



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, September 13, 2021

7:00 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15 | AT&T Channel 99

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**Special Meeting: Study Session - Canceled | Public Hearing - 7:00 PM**

**Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>**

### TELECONFERENCE NOTICE

*Because of the COVID-19 emergency and the “shelter in place” orders issued by Santa Clara County and the State of California, the meeting of the Sunnyvale Planning Commission on September 13, 2021, will take place by teleconference, as allowed by Governor Gavin Newsom’s Executive Order N-29-20 and N-08-21.*

- *Watch the Planning Commission meeting on television over Comcast Channel 15 and AT&T Channel 99, or at <https://Sunnyvale.ca.gov/YouTubeMeetings> or <https://Sunnyvaleca.Legistar.com/Calendar.aspx>*
- *Submit written comments to the Planning Commission up to 4 hours prior to the meeting to [planningcommission@sunnyvale.ca.gov](mailto:planningcommission@sunnyvale.ca.gov) or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707.*
- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (\*9 on a telephone):*

*Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>*

*Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357*

*Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment, contact the City at least 2 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. For other special assistance, please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this*

meeting. The Planning Division may be reached at 408-730-7440 or at [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov) (28 CFR 35.160 (b) (1)).

### **STUDY SESSION CANCELED**

### **7 P.M. PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

*Call to Order via Teleconference*

#### **ROLL CALL**

#### **ORAL COMMUNICATIONS**

*This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.*

#### **CONSENT CALENDAR**

*All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.*

1. [21-0885](#) Approve Planning Commission Meeting Minutes of August 23, 2021

**Recommendation:** Approve Planning Commission Meeting Minutes of August 23, 2021 as submitted.

#### **PUBLIC HEARINGS/GENERAL BUSINESS**

*If you wish to speak to a public hearing/general business item, please refer to the notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes.*

2. [21-0820](#) **Proposed Project:** General Plan Amendment Initiation: to consider a 100% Floor Area Ratio (FAR) combining district on 10 parcels in the

M-S zoning district totaling 63 acres.

**Location:** 974 East Arques Avenue (APNs: 205-36-006, 205-36-007, 205-36-008), 190 Commercial Street (APN: 205-35-001), 198 Commercial Street (APN: 205-35-002), 930 East California Street (APN: 205-35-003), 1050/1090 East Arques Avenue (APN: 205-37-009), 928/930 East Arques Avenue (APN: 205-35-017), and 955/965 East Arques Avenue (APNs: 205-25-018 and 205-25-019)

**File #:** 2021-7282

**Zoning:** M-S - Industrial and Service

**General Plan:** Industrial

**Applicant / Owner:** RMW Architecture & Interiors (applicant) / Applied Materials, Inc. (owner)

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

**Project Planner:** Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

**Recommendation:** Alternative 2: Recommend to the City Council to initiate a General Plan Amendment study of a larger study area as an industrial intensification site in the General Plan to allow 100% FAR with the preparation of a Specific, Area, or Precise Plan (as shown in Attachment 7 to the report).

3. [21-0862](#)

**Proposed Project:**

**DESIGN REVIEW** for a new two-story single-family residence with 4,257 square feet gross floor area (3,815 square feet living area and 442 square foot garage) and 43.6% Floor Area Ratio (FAR).

**Location:** 575 Crawford Drive (APN: 201-34-010)

**File #:** 2020-7579

**Zoning:** R-0

**Applicant / Owner:** Deng Design Studio (applicant) / Chaolin Chiang (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from the CEQA provisions.

**Project Planner:** Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

**Recommendation:** Alternative: Approve the Design Review with the Conditions of Approval in Attachment 4

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

**INFORMATION ONLY REPORTS/ITEMS**

4. [21-0886](#) Planning Commission Proposed Study Issues, Calendar Year: 2022  
(Information Only)

## **NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

**-Staff Comments**

## **ADJOURNMENT**

*Notice to the Public:*

*Any agenda related writings or documents on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at [planning@sunnyvale.ca.gov](mailto:planning@sunnyvale.ca.gov). Agendas and associated reports are also available at [sunnyvaleca.legistar.com/calendar.aspx](http://sunnyvaleca.legistar.com/calendar.aspx) 72 hours before the meeting.*

*Planning a presentation for a Planning Commission meeting? To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available on the City website.*

*PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.*

*PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5. Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please see the notice at the beginning of this agenda.*





# City of Sunnyvale

## Agenda Item 1

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**21-0885**

**Agenda Date:** 9/13/2021

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**SUBJECT**

Approve Planning Commission Meeting Minutes of August 23, 2021

**RECOMMENDATION**

Approve Planning Commission Meeting Minutes of August 23, 2021 as submitted.



# City of Sunnyvale

## Meeting Minutes - Draft Planning Commission

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Monday, August 23, 2021

7:00 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15 | AT&T Channel 99

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**Special Meeting: Study Session - Canceled | Public Hearing - 7:00 PM**

### TELECONFERENCE NOTICE

#### **STUDY SESSION CANCELED**

#### **7 P.M. PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

Pursuant to Section 3 of Executive Order N-29-20 (March 17, 2020) and Section 42 of Executive Order N-08-21 (June 11, 2021), issued by Governor Newsom, the meeting was conducted telephonically.

Chair Howard called the meeting to order at 7:00 PM.

#### **ROLL CALL**

**Present:** 5 - Chair Daniel Howard  
Vice Chair Martin Pyne  
Commissioner Sue Harrison  
Commissioner Ken Rheaume  
Commissioner Carol Weiss  
**Absent:** 1 - Commissioner John Howe

Commissioner Howe's absence is excused.

#### **ORAL COMMUNICATIONS**

None.

#### **CONSENT CALENDAR**

1. [21-0823](#) Approve Planning Commission Meeting Minutes of August 9, 2021

MOTION: Vice Chair Pyne moved and Commissioner Rheaume seconded the

motion to approve the Consent Calendar.

**Yes:** 4 - Chair Howard  
Vice Chair Pyne  
Commissioner Harrison  
Commissioner Rheaume

**No:** 0

**Absent:** 1 - Commissioner Howe

**Abstained:** 1 - Commissioner Weiss

2. [21-0844](#) **Proposed Project:** Related applications on a 0.14-acre site:  
**DESIGN REVIEW** to allow a single-story addition of 498 square feet to an existing two-story home, resulting in 2,977 square feet (2,513 square feet living space and 464 square feet garage) and 49.6% floor area ratio (FAR).  
**Location:** 693 W. Remington Drive (APN: 201-30-040)  
**File #:** 2021-7169  
**Zoning:** R-0  
**Applicant / Owner:** CAGE Design Build (applicant) / Cole and Jessica N Lodge (owner)  
**Environmental Review:** A Class 1 Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.  
**Project Planner:** Kelly Cha, Associate Planner,  
kcha@sunnyvale.ca.gov

MOTION: Vice Chair Pyne moved and Commissioner Rheaume seconded the motion to approve the Consent Calendar.

**Yes:** 4 - Chair Howard  
Vice Chair Pyne  
Commissioner Harrison  
Commissioner Rheaume

**No:** 0

**Absent:** 1 - Commissioner Howe

**Abstained:** 1 - Commissioner Weiss

### **PUBLIC HEARINGS/GENERAL BUSINESS**

3. [21-0642](#) **Proposed Project:**  
Forward recommendations related to the Lawrence Station Area Plan (LSAP) to the City Council to:  
1. **Adopt a Resolution to:**

- a. Certify the Subsequent Environmental Impact Report;
- b. Make the findings required by the California Environmental Quality Act;
- c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
- d. Adopt the Water Supply Assessment;
- e. Amend the Lawrence Station Area Plan;
- f. Amend the General Plan and update the General Plan Map;
- g. Adopt the LSAP Sense of Place Plan;
- h. Amend the LSAP Development Incentives Program.

**2. Adopt a Resolution to:**

- a. Amend Resolution No. 1060-21 (Master Fee Schedule) to add the LSAP Plan Fee, LSAP Sense of Place Fee, LSAP Residential Wastewater Fee, and LSAP Transportation Impact Fee.

**3. Introduce an Ordinance to:**

- a. Amend Sunnyvale Municipal Code (SMC) Section 19.16.020 (Zoning Districts-Creation), Chapter 19.35 (Lawrence Station Area Plan Specific Plan District), and make related changes to the SMC to implement the amended LSAP;
- b. Amend the Precise Zoning Plan Districts Map and re-zone parcels within the LSAP district;
- c. Add Chapter 3.52 (LSAP Transportation Impact Fee) to Title 3.50 (Revenue and Finance).

**Location:**

**Existing Plan:** Lawrence Station Area

**Proposed Boundary Expansion Sites:** 932 Kifer Road (APN 205-49-005), 950 Kifer Road (APN 205-49-012), 945 Kifer Road (APN 205-40-002), and 955 Kifer Road (APN 205-40-001)

**File nos.:**

2017-7082 (Lawrence Station Area Plan Amendment)  
2018-7714 (Sense of Place Plan)  
2018-7723 (General Plan Amendment/Rezoning for Boundary Expansion Sites)

**Zoning:**

**LSAP** - Various designations of Flexible Mixed-Use I (MXD-I), Flexible Mixed-Use II (MXD-II), Flexible Mixed-Use III (MXD-III), LSAP Industrial and Service (M-S/LSAP), Office/Retail (O-R), and High Density Residential and Office (R-5)

**Proposed Boundary Expansion Sites** - General Industrial (M-3) [932 and 950 Kifer Road] and Industrial and Service (M-S) [945 and 955 Kifer Road]

**Applicants:** City of Sunnyvale (file #'s 2017-7082 and 2018-7714) and

Intuitive Surgical, Inc. (file # 2018-7723)

**Environmental Review** (SCH # 2019012022): Adopt a resolution to make findings required by CEQA, certify the Subsequent Environmental Impact Report (SEIR), and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

**Project Planner:** George Schroeder, 408-730-7443, gschroeder@sunnyvale.ca.gov

Senior Planner George Schroeder presented the staff report with a slide presentation.

Commissioner Weiss requested clarification on whether recent state legislation permits maximum housing capacity and referenced information on the fifth slide of the staff presentation. Senior Planner Schroeder explained that the City is unable to enforce a maximum housing capacity, and the number of units were studied from an environmental review standpoint. Assistant Director Andrew Miner and Senior Planner Schroeder both confirmed that an increase in density within developments is permitted as long as certain incentives, such as community benefits and housing affordability, are offered.

Commissioner Rheume asked whether the proposed plan update will preserve existing redwoods such as those on Sonora Court. Senior Planner Schroeder stated that chapter six of the amended Lawrence Area Station Plan (LSAP) discusses the guidelines and policies for public improvements and tree preservation. He also mentioned that some sidewalks will be created behind the trees on Sonora Court to avoid impacting the mature trees there.

Vice Chair Pyne asked whether the language in the Lawrence Area Station Plan (LSAP) pertaining to the preservation of trees is sufficient to satisfy state laws. Senior Planner Schroeder assured him that requirements for preserving trees are evaluated according to arborist reports and the removal of trees is assessed on a per-project basis.

Vice Chair Pyne questioned whether the plan amendments will impact the project in progress on 1178 Sonora Court. Senior Planner Schroeder confirmed that the project located at 1178 Sonora Court is expected to be deemed complete prior to adoption of the plan updates.

Vice Chair Pyne asked whether adoption of the LSAP and its aim to rezone the Lawrence Station Area for commercial use will impact the residential project that is currently underway at 1202 Kifer Road. Senior Planner Schroeder stated that staff

informed the applicant of their option to file a SB 330 preliminary application prior to adoption of the plan updates, which would allow them to proceed with a residential project regardless of whether the Lawrence Station Area Plan is adopted.

Commissioner Harrison and Senior Planner Schroeder discussed the method for reading the table listed on page 14 of the staff report.

Commissioner Harrison inquired about why residential uses on the Costco site would be prohibited under the plan update. Assistant Director Miner explained that nonresidential zoning proposed under the plan update would preserve the existing use, so the City cannot require residential on that site. There is also a concern under recent changes in state law that opportunities for residential development elsewhere in the Lawrence Station area would be diminished.

Commissioner Harrison explored the possibility of property owners and developers taking advantage of density incentives by building part of The Loop Road and providing public open spaces. According to Senior Planner Schroeder, there are minimum requirements in place to ensure that easements are provided for public access if a property is within the path of the Loop Road. Higher incentive points are awarded for the construction of these improvements. He stated that property owners and developers who are subject to these requirements benefit since these roads may be used for other purposes such as emergency vehicle access.

Commissioner Harrison probed whether the City has areas in mind that may be designated as public open space. Senior Planner Schroeder stated that opportunities for public open space are always considered and noted that the area east of Lawrence Expressway is one such example. He also noted that the City has two LSAP projects that include open space areas.

Chair Howard asked whether staff had a response to the letter sent by PS Business Parks, Inc. (PSBP). Senior Planner Schroeder acknowledged that the site owned by PS Business Parks, Inc. (1310-1380 Kifer Road) is in the path of many of the proposed improvements within the LSAP. He also countered that in spite of this, these roads may be used for other purposes such as emergency vehicle access, there are plenty of density incentives available, and the site's land area may allow for the most units in the plan area.

Chair Howard opened the Public Hearing.

Dick Scott, Divisional Vice President of PS Business Parks, Inc. (PSBP), stated that the proposed plan update involves a 60-foot-wide Loop Road that will intersect their site, restrict their flexibility, and negatively impact the number of units they may provide. Instead, Mr. Scott suggested that this road instead be placed to the west of their site to alleviate the burden that the proposed project will have on their site. Bradley Karvasek, a colleague of Mr. Scott's, urged the Planning Commission to consider moving the Loop Road to the west, rather than through the center, of their site.

Cliff Bargar, a regular commuter to the Lawrence Station area, recognized how the area has improved by transforming from industrial to urban over the years. While he spoke in favor of the proposed project, he offered a few suggestions. These included considering the impact of widened intersections and additional turn lanes on pedestrians and bicyclists; a Kifer Road diet complete with protected bike lanes; and the construction of sidewalks on existing public right-of-way.

Blake Reinhardt, Vice President of Construction for Intuitive Surgical, Inc., spoke in favor of the plan updates and requested the Planning Commission's approval of the LSAP and Environmental Impact Report.

Commissioner Harrison offered the possibility of a development incentive for consolidating parcels in the Lawrence/Willow/Reed subarea (MXD-IV zoning district) as a means for facilitating development. Assistant Director Miner advised that this recommendation may be made to City Council.

Commissioner Rheume sought staffs' response to the request made by representatives of PS Business Parks, Inc. (PSBP) to relocate the Loop Road to the west of their site rather than the center. Assistant Director Miner provided an overview of the Loop Road's proposed location and explained that its incorporation in the plan is incentive-based. Senior Planner Schroeder added that the Loop Road's alignment with Corvin Drive allows for a protected crossing and stated that there is flexibility for its placement on the site as long as it extends southward and aligns with the parcel adjacent to it since this will allow for extension in the future. He also pointed out that it is an easement rather than a dedication which will not negatively affect unit potential. Chair Howard and Assistant Director Miner reiterated these points in a subsequent conversation.

Chair Howard asked whether staff considered the possibility of a Kifer Road diet.



Chair Howard closed the Public Hearing.

Principal Transportation Engineer Lillian Tsang confirmed that, in the past, the City of Santa Clara, which partially shares Kifer Road with the City of Sunnyvale, expressed no interest in exploring a Kifer Road diet. As a result, the City is not proposing a road diet for Kifer Road.

Vice Chair Pyne questioned whether fully protected bike lanes on Kifer Road were considered. Principal Transportation Engineer Tsang responded that the right-of-way on Kifer Road poses limitations that inhibit the maintenance of two lanes for travel in both directions as well as a median allowing turn lanes into various driveways.

MOTION: Commissioner Harrison moved and Commissioner Rheaume seconded the motion to approve Alternative 2 – Recommend the Actions in Alternative 1 with modifications provided the modifications are within the scope of the environmental review.

The modifications are as follows:

- 1.) Extend the availability of development incentives for consolidating parcels to the Lawrence/Willow/Reed subarea (MXD-IV zoning district); and
- 2.) City staff shall follow up with the City of Santa Clara to determine whether there is interest in a road diet on Kifer Road that would accommodate Class IV protected bicycle lanes.

Commissioner Harrison articulated that the staff recommendation is well thought out and shared her appreciation of staff's efforts to tie together the proposed plan update's many moving pieces.

Commissioner Rheaume commended Senior Planner Schroeder and staff involved with the proposed project and highlighted the proposed plan update's flexibility and holistic approach.

Vice Chair Pyne spoke in favor of the motion and thanked staff for a well-done plan.

Commissioner Weiss voiced her support of the motion and expressed that she is impressed with the proposed plan update's scope.

Chair Howard spoke in favor of the motion and praised staff's efforts to address concerns surrounding the proposed plan update.

The motion carried by the following vote:

**Yes:** 5 - Chair Howard  
Vice Chair Pyne  
Commissioner Harrison  
Commissioner Rheaume  
Commissioner Weiss

**No:** 0

**Absent:** 1 - Commissioner Howe

These recommendations will be forwarded to the City Council for consideration at the September 14, 2021 meeting.

**4.**      [21-0758](#)

**Proposed Project:** Related applications on multiple sites totaling 32.4-acres:

**SPECIAL DEVELOPMENT PERMIT:** To demolish two existing industrial/office/R&D buildings and three accessory structures and construct two new three-story office/R&D/manufacturing buildings totaling 1,211,000 sq. ft. (including 148,000 sq. ft. of basement space) connected by a pedestrian bridge across Kifer Road; and construct an 11,000 sq. ft. freestanding amenity building for a total combined FAR of 77%. The project also includes a five-level, above ground parking structure with an attached 12,000 sq. ft. central utility plant.

**VESTING TENTATIVE PARCEL MAP:** To merge four existing lots into two.

**DEVELOPMENT AGREEMENT:** Introduction of an Ordinance Approving and Adopting a Development Agreement Between the City of Sunnyvale and Intuitive Surgical, Inc.

**Location:** 932 Kifer Road (APN 205-49-005), 950 Kifer Road (APN 205-49-012), 945 Kifer Road (APN 205-40-002), 955 Kifer Road (APN 205-40-001)

**File #:** 2019-7557

**Zoning:** M-S (945/955 Kifer Road) and M-3 (932/950 Kifer Road)

**Applicant / Owner:** Foster + Partners/Intuitive Surgical, Inc.

**Environmental Review:** No additional review required as per CEQA Guidelines 15168(c)(2) and (4) - environmental impacts of the project

are addressed in the Lawrence Station Area Plan Update/Intuitive Surgical Corporate Campus Project Subsequent Environmental Impact Report (SEIR - State Clearinghouse No. 2019012022)

**Project Planner:** George Schroeder, (408) 730-7443,  
gschroeder@sunnyvale.ca.gov

Senior Planner George Schroeder presented the staff report with a slide presentation.

Vice Chair Pyne requested an explanation for why the revised Recommended Condition of Approval PF-2 excluded mention of gateway signage although it is still mentioned in the staff report. Senior Planner Schroeder advised that the gateway signage will still be built by the proposed project, but it is no longer part of the Development Agreement that is referenced in PF-2. Director Trudi Ryan added that the applicant requested to complete the gateway signage and median improvements in lieu of paying the sense of place fee.

Vice Chair Pyne and Senior Planner Schroeder discussed the potential for future projects installing sidewalks to the west of the project site that would connect to the sidewalks that will be built by the proposed project.

Commissioner Harrison questioned how the median to be built on Kifer Road will be affected by the recommendation that will be made to City Council pertaining to the buffered bike lanes and Kifer Road diet that the City will collaborate with the City of Santa Clara on. Senior Planner Schroeder assured her that any modifications to the Kifer Road cross section will not affect the overall median since it has always been part of plans for the road diet.

Commissioner Weiss and Senior Planner Schroeder conversed about the proposed project's many security features. Among them are the eight-foot security fencing on both sides, driveway gates, and additional security measures that will control access to the building.

Commissioner Weiss inquired about the proposed project's solid waste disposal plan and whether it will address disposal of hazardous materials. Senior Planner Schroeder explained that this plan pertains to regular solid waste and recycling. Assistant Director Miner recommended that Commissioner Weiss follow up with the applicant for a more detailed explanation of the solid waste disposal plan.

Commissioner Rheume probed about whether the proposed project incorporates enclosures around utilities. Senior Planner Schroeder revealed that the proposed

project's main transformers will be located within the building and that its many backflow preventers will be shielded from street view by landscape screening.

Applicants Blake Reinhardt and Blake Dobbin from Intuitive Surgical Inc. presented the project including additional images and information.

Commissioner Weiss followed up with the applicant regarding the proposed project's use of hazardous materials. Eric Morley, co-founder of The Morley Bros., confirmed that the proposed project will involve assembly of existing parts—all of which do not use hazardous materials.

Commissioner Weiss and Mr. Morley engaged in a discussion about whether the demolition of the existing property and construction of the proposed project will be done in phases. Mr. Morley voiced that while demolition will occur over the course of approximately 30 to 45 days, the construction of both the north and south sites of the proposed project are intended to be done simultaneously.

Vice Chair Pyne inquired about the placement of public art referenced in the staff report. Mr. Morley disclosed that while its placement is subject to the approval of the Arts Commission, this art is planned to be situated on Kifer Road at the parking garage.

Vice Chair Pyne and Mr. Morley deliberated upon the possibility of including more parking spaces than what is required by the code minimum. Mr. Morley revealed that they are open to repurposing or utilizing the parking garage to include more parking spaces than is required in the future.

Vice Chair Pyne and Mr. Morley conversed about what experience the shared-use path will offer to those passing through. Mr. Morley clarified that since Intuitive Surgical Inc. does not own the adjacent property where the path would continue (960 Kifer Road), they may only provide a recreation space that is lighted, landscaped, comfortable, convenient, and safe on the project site until the adjacent site redevelops.

Commissioner Rheume questioned whether there is still cleanup of soil required on one of the properties and how long the process will take. Mr. Morley explained that the proposed project is subject to a remedial action plan to clean up and dispose of contaminated soil as per local, state, and federal requirements. He assured that this process will take place within the planned demolition phase of the existing property

site.

Chair Howard opened the Public Hearing.

Cliff Bargar, an employee of Intuitive Surgical Inc., emphasized the beauty of the proposed project, congratulated the team responsible for its creation, and proposed the continuation of new sidewalks that will connect to Wolfe Road as a means for improving pedestrian experience.

Vincent Anderson, the City's Fire Marshal, advised that he is available for inquiries pertaining to hazardous materials or fire protection.

Mr. Morley and Mr. Reinhardt thanked staff and Planning Commissioners for their support and efforts to move the Lawrence Station Area Plan and their proposed project forward. Mr. Reinhardt respectfully requested the approval of the Planning Commissioners for the proposed project.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Harrison moved and Commissioner Rheaume seconded the motion for Alternative 1 - Make the Determination required by Resolution No. 371-81 for a Development Agreement (Attachment 12 to the Report) and Recommend that the City Council approve Alternatives 2 and 3: 2) Make the required findings to approve the CEQA determination that the project is consistent with the Lawrence Station Area Plan Update/Intuitive Surgical Corporate Campus Project Subsequent Environmental Impact Report and no additional environmental review is required and approve the Special Development Permit and Vesting Tentative Parcel Map based on findings in Attachment 3 to the report and Recommended Conditions of Approval in Attachment 6 to the report with staff's modified conditions as presented at the hearing; and 3) Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and Intuitive Surgical, Inc. (revised Attachment 2 to the report).

Commissioner Harrison spoke in favor of the motion due to the proposed project's coordination with the Lawrence Station Area Plan and subsequent Environmental Impact Report; ability to offer such benefits to the City as medians, water line extension and signage; well-done architecture (i.e., curved roofs and large overhangs); and optimization of existing vegetation.

Commissioner Rheaume voiced his support of the motion due to the proposed project's quality industrial design and preservation of existing trees. He also noted that he is impressed with the applicant for maintaining the City's assembly jobs.

Vice Chair Pyne asked staff when the development of the 960 Kifer Road parcel will occur. Assistant Director Miner confirmed that it is currently in use, so it is unknown at this time when development will take place. Vice Chair Pyne then stated he is pleased with the proposed project's architecture and is excited about the improvements it will contribute to the City (i.e., signage, median, sidewalks, shared-use path, and aesthetically pleasing parking garage). For these reasons, he is in favor of the motion.

Commissioner Weiss revealed that she is in support of the motion since the proposed project meets all applicable requirements, goals and policies. She also voiced her appreciation for its attention to maintaining the existing tree canopy, improved pedestrian and bike circulation, architecture, and the number of community benefits it offers.

Chair Howard stated his support of the motion and his agreement with the sentiments of the other Planning Commissioners.

The motion carried by the following vote:

**Yes:** 5 - Chair Howard  
Vice Chair Pyne  
Commissioner Harrison  
Commissioner Rheaume  
Commissioner Weiss

**No:** 0

**Absent:** 1 - Commissioner Howe

These recommendations will be forwarded to the City Council for consideration at the September 14, 2021 meeting.

### **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

### **INFORMATION ONLY REPORTS/ITEMS**

5. [21-0824](#) Planning Commission Proposed Study Issues, Calendar Year: 2022

(Information Only)

## **NON-AGENDA ITEMS AND COMMENTS**

### **-Commissioner Comments**

Commissioner Weiss requested information pertaining to the closure of Target. Assistant Director Miner informed her that Target decided to close of its own accord due to issues related to fire protection, and he invited Fire Marshal Anderson to speak on the matter. Fire Marshal Anderson advised that Target's closure was not initiated by the City and that research is being done to determine what prompted the closure.

### **-Staff Comments**

Assistant Director Miner announced that a Brown Act and Parliamentary Procedure training is being offered to Planning Commissioners by the City Clerk and City Attorney's Office on August 24, 2021.

## **ADJOURNMENT**

Chair Howard adjourned the meeting at 9:30 PM.





# City of Sunnyvale

## Agenda Item 2

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21-0820

Agenda Date: 9/13/2021

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### REPORT TO PLANNING COMMISSION

#### SUBJECT

**Proposed Project:** General Plan Amendment Initiation: to consider a 100% Floor Area Ratio (FAR) combining district on 10 parcels in the M-S zoning district totaling 63 acres.

**Location:** 974 East Arques Avenue (APNs: 205-36-006, 205-36-007, 205-36-008), 190 Commercial Street (APN: 205-35-001), 198 Commercial Street (APN: 205-35-002), 930 East California Street (APN: 205-35-003), 1050/1090 East Arques Avenue (APN: 205-37-009), 928/930 East Arques Avenue (APN: 205-35-017), and 955/965 East Arques Avenue (APNs: 205-25-018 and 205-25-019)

**File #:** 2021-7282

**Zoning:** M-S - Industrial and Service

**General Plan:** Industrial

**Applicant / Owner:** RMW Architecture & Interiors (applicant) / Applied Materials, Inc. (owner)

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).

**Project Planner:** Momoko Ishijima, (408) 730-7532, [mishijima@sunnyvale.ca.gov](mailto:mishijima@sunnyvale.ca.gov)

#### REPORT IN BRIEF

#### BACKGROUND

General Plan Amendment Initiation (GPI) requests are considered on a quarterly basis through a recommendation from the Planning Commission, and then action by the City Council. The process for considering a General Plan Amendment (GPA) begins with a written request from a property owner or applicant (Attachment 2). If the City Council approves the GPI, a formal application for a GPA may be filed by the property owner or applicant. The City Council must approve the GPA and related rezoning before the specific project is considered.

Staff received a GPI request from the applicant on April 16, 2021 requesting to consider a 100% floor area ratio (FAR) combining district for 10 parcels totaling 63 acres. All parcels are owned by Applied Materials, where they envision expanding their Sunnyvale Campus as their core global innovation platform for business, engineering, and advanced research, and development (R&D) lab operations. Three of the parcels (APNs: 205-36-006, -007, and -008) are part of the Arques Campus Specific Plan adopted by City Council in 1999, which allowed 72% FAR. The new proposal would expand Applied Materials' campus plan, and the General Plan designation and subsequent rezoning would allow the company to grow in the City. Applied Materials, Inc. was founded in 1967 and has had a campus presence in Sunnyvale since 1995.

The City Council is scheduled to consider this item on September 28, 2021.

#### EXISTING POLICY

The General Plan is the primary policy plan that guides the physical development of the City. When

used together with a larger body of City Council policies, it provides direction for decision-making on City services and resources. The 2017 adopted Land Use and Transportation (LUTE) Chapter within the General Plan created an integrated set of policies to guide land use, development, and transportation choices with a horizon year of 2035. The LUTE anticipates that the proposed project area would experience minor infill, improvements, and redevelopment up to 35% FAR through 2035. The LUTE has several policies to improve the jobs-to-housing ratio, promote business retention and expansion, and ensure coordinated development with community benefits.

### **Regional Participation**

*Policy LT-1.3:* Contribute to a healthy jobs-to-housing ratio in the region by considering jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components.

### **Effective Integration of Transportation and Land Use Planning**

*Policy LT-3.4:* Require large employers to develop and maintain transportation demand management programs to reduce the number of vehicle trips generated by their employees.

### **Open Space, Parks and Wetlands**

*Policy LT-9.1:* Ensure that the planned availability of open space in both the city and region is adequate.

*Action LT-9.1d:* Integrate useable open spaces and plazas into commercial and office developments.

### **Supportive Economic Development Environment**

*Policy LT-11.1:* Provide existing businesses with opportunities to grow in Sunnyvale and provide opportunities to expand into new technologies.

*Policy LT-11.3:* Promote business opportunities and business retention in Sunnyvale.

### **A Balanced Economic Base**

*Policy LT-12.4:* Attract and retain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy and provide a range of job opportunities.

*Policy LT-12.5:* Encourage land uses that generate revenue while preserving a balance with other community needs, such as housing.

### **Protected Commercial Districts**

*Policy LT-13.8:* require high design standards for office, industrial, and research and development (R&D) buildings in all business districts.

*Action LT-13.8b:* Maintain and review, as needed, criteria for superior quality architecture, landscaping, and site development for office, industrial, and R&D projects that request to develop beyond standard floor area ratio limits.

*Policy LT-13.9:* Maintain areas of Class B and C buildings to support all types of businesses and provide a complete community.

### **Specialized Plans and Zoning Tools**

*Policy LT-14.1:* Prepare specific area plans and special zoning tools (including, but not limited to

specific plans, precise plans, design guidelines, specialized zoning, and sense of place plans) to guide change in areas that need special attention.

### **Community Benefits**

*Policy LT-14.8:* Ensure that development projects provide appropriate improvements or resources to meet the City's future infrastructure and facility needs, and provide development incentives that result in community benefits and enhance the quality of life for residents and workers.

*Action LT-14.8c:* Include a discussion of community benefits in area plans and specific plans that defines the City's priorities and outlines an implementation program.

### **General Plan Land Use Map**

The entire area has a General Plan designation of Industrial and is zoned M-S (Industrial and Service). The General Plan designation is for R&D, manufacturing, office, and heavy industrial uses. Attachment 5 is a General Plan land use map of the vicinity.

### **Arques Campus Specific Plan**

As mentioned in the Background section of this report, City Council adopted the Arques Campus Specific Plan in 1999, which includes three parcels of the main Applied Materials campus (APNs: 205-36-006, -007, and -008). The Arques Campus Specific Plan allowed 72% FAR with a Development Agreement, which included a 15-year guarantee of entitlements and financial contributions for community-wide benefits (See Attachment 8). The development envisioned in the Specific Plan has not been realized and the existing FAR remains at 34%. The GPI request area includes the Arques Campus Specific Plan area and the surrounding properties and envisions a larger campus development.

### **Council Policy 1.1.13 - Review Criteria for Projects Greater than 35% FAR:**

The policy establishes criteria to evaluate the merits of Use Permit applications that exceed the baseline FAR in industrial zoning districts. The review criteria consist of: community character; environmental (traffic and air quality); site design and architectural; and an optional category of economic and fiscal factors.

### **ZONING STANDARDS**

The M-S zoning district allows a maximum FAR of 35%, with building heights up to 75 feet and eight stories. An additional 10% FAR or height by 10 feet can be earned by exceeding the maximum standards in the City's Green Building program. Requests for FAR beyond 45% (or above 35% FAR without the Green Building incentive) require a Use Permit with Planning Commission and City Council review, and are subject to the review criteria for higher intensity industrial development.

There are certain industrial areas in the City that are designated for more intensive development (up to 70% or 100% FAR). Properties zoned M-S/100% are allowed an additional 25 feet in height for a maximum of 100 feet and eight stories (not including rooftop equipment and elevator shafts).

Transportation Demand Management (TDM) programs are also required for projects in designated high-intensity industrial zoning districts. The Central and Wolfe campus is the only site currently zoned M-S/100%; all the sites originally designated with 70% or 100% FAR are now part of the Moffett Park Specific Plan or Peery Park Specific Plan areas.

### **CITYWIDE DEVELOPMENT POOL**

The City maintains a limited amount of available office/industrial square footage (Citywide

Development Pool) that may be applied to higher FAR projects that provide community benefits. The Pool was created by crediting square footage (35% FAR) for sites developed without industrial, research and development or office uses. Sites with uses such as places of worship, hotels and commercial retail contribute to the Citywide Development Pool. The square footage approved for a specific project (typically a Use Permit) is subtracted from the Citywide Development Pool. There is no formal Council policy on whether the Citywide Development Pool should be adjusted if there are zoning changes to higher FARs. However, one example of how the City has previously addressed this issue is the nearby development at Central Expressway and Wolfe Road, which was rezoned in 2014. In that case, the additional development potential approved was deducted from the Development Pool. The current balance of the Citywide Development Pool is 1.2 million square feet.

If the GPI is granted, future GPA and rezoning is approved for this project, and the City Council decides to grant the square footage from the Citywide Development Pool, the balance would be exhausted.

### **ENVIRONMENTAL REVIEW**

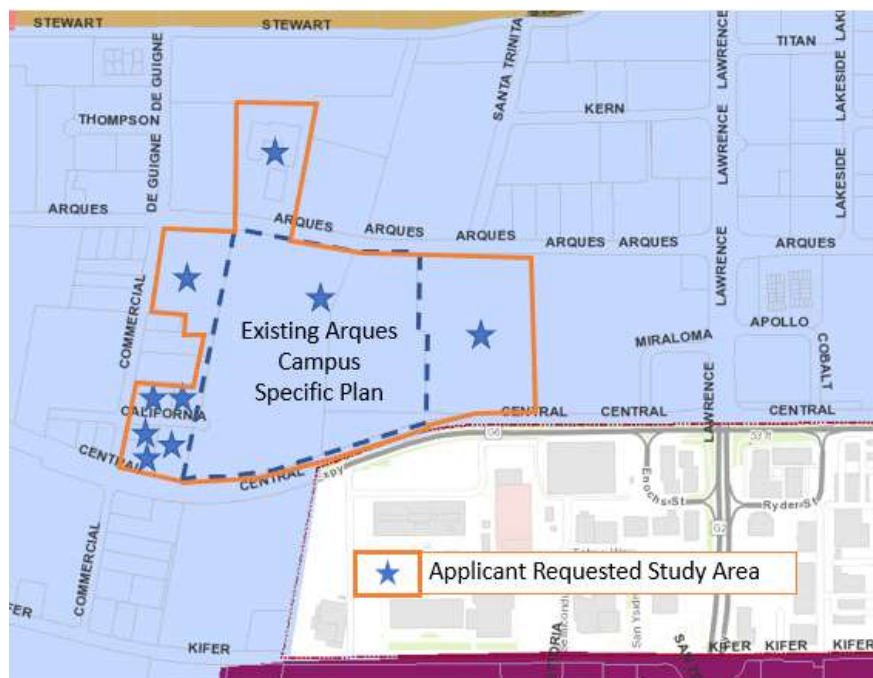
The decision to initiate a GPA study does not require environmental review under the California Environmental Quality Act (CEQA) because the mere initiation of a study does not constitute a project under CEQA pursuant to CEQA Guidelines Section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. If initiated, the proposed GPA and associated rezoning (RZ) would be subject to the provisions of CEQA and environmental analysis would be conducted.

### **DISCUSSION**

The requested study area is bound by Central Expressway to the south, Commercial Street to the west, and East Arques Avenue to the north except for 955/965 East Arques Avenue, which is located on the north side of East Arques Avenue. There are 10 parcels in the requested boundary of the study area. See Attachment 3 for the applicant's conceptual site plan.

The total GPI request area is 63 acres. The existing land uses in the area are industrial, with the largest use by Applied Materials for R&D and office. Currently, there is approximately 932,825 square feet of building area in 10 buildings with an overall FAR of approximately 33%.

The area proposed for study, by Applied Materials, is shown in the map below:



The GPI request area is surrounded by industrial uses. The City of Santa Clara border is located south of Central Expressway and the Lawrence Station Area Plan (LSAP) boundary is also located 0.25 mile to the south. Industrial uses are currently located within the portions of the City of Santa Clara, and industrial and multi-family uses are located within the LSAP south of Kifer Road. Residential development is also located in the East Sunnyvale Industrial to Residential (ITR) area about 0.25 miles away, north of Stewart Avenue. This ITR area includes several residential developments, with 1051 units currently under construction. The Central and Wolfe project (100% FAR) and the proposed Fortinet General Plan Amendment (GPA) and rezoning project (100% FAR) are located to the west and south within 0.25 mile. See Attachment 4 for vicinity maps of the area.

The GPI request area is located 0.5 mile north of the Lawrence Caltrain station and 1.5 miles east of the Sunnyvale Caltrain station. These major transit sites are conveniently located for potential new commuters with rides to transit or who may bicycle the distance. The area is also serviced by Santa Clara Valley Transportation Authority (VTA) and Altamont Corridor Express (ACE) bus lines.

### Conceptual Proposal

The applicant, representing Applied Materials, Inc., is requesting that the City consider a study to enable rezoning the proposed study area from M-S to M-S/FAR 100%, which would facilitate a master-planned office/R&D campus project. A conceptual project proposal was submitted with the GPI application to illustrate the request (See Attachments 2 and 3). The actual project would require a separate permit consideration if the GPI is initiated, and the GPA and rezoning are ultimately approved.

The conceptual proposal consists of the following elements:

- Retain 167,000 sq. ft. of Office/R&D and 17,000 sq. ft. of manufacturing at the existing Applied Materials campus
- Demolish existing structures on all other parcels totaling 748,825 sq. ft.
- Construct 2,385,297 sq. ft. of Office/R&D (net increase by 1,636,472 sq. ft.)

- Allow a height limit of 100 feet and 8 stories
- Allow lot coverage maximum of 45%
- Parking ratio of 3.3 spaces per 1,000 gross square footage of FAR
- Overall plan area FAR of 100%.

### **Recent Examples of Projects with 100% or Greater FAR**

The proposed density is similar to the nearby Central and Wolfe office development. The project was rezoned from M-S to M-S/FAR 100% based on the site's industrial designation, proximity to arterial roadways, and sufficient distance away from single-family residential and other sensitive land uses. The City also approved a rezoning from M-S/FAR 55% and 75% to M-S/FAR 100% for the office campus at the northwest corner of Mathilda and Maude Avenues in 2012, because of the site's gateway location, and because of how the project met the City's objectives of encouraging Class A office developments while being able to provide traffic mitigation measures and public improvements. That campus is now in the Peery Park Specific Plan (PPSP) with a different zoning designation.

If sufficient development reserve is available, all properties within the PPSP can be considered for 100% or 120% FAR if specified community benefits are provided and approved by the Planning Commission or City Council. Since the adoption of the PPSP in 2016, four office projects have been approved for 100% FAR or greater; the development reserve is essentially depleted.

The Lawrence Station Area Plan (LSAP) was adopted in 2016 and is scheduled for City Council consideration of an update on September 14, 2021. The update would increase housing and would expand the boundary line to the west. Office/R&D projects in the LSAP can be considered for up to 150% FAR in some locations with a Development Agreement and the provision of community benefits.

The Fortinet campus GPI was considered by City Council on August 22, 2017, which included 11 parcels on 17.85 acres. City Council authorized a GPA study for a larger study area as an industrial intensification site in the General Plan to allow 100% FAR with the preparation of a Specific, Area, or Precise Plan. This project is currently on hold by the applicant.

### **Proposed General Plan Amendment and Rezoning**

If initiated by the City Council, subsequent GPA and rezoning applications would be required to consider the 100% FAR. The recently adopted LUTE did not identify the proposed study area as an industrial intensification area; therefore, the General Plan would need to be amended to reflect the change. The Changing Conditions Map contained in the LUTE (Attachment 6) identifies the study area as where enhancement is to occur through build-out (2035). This enhancement would entail minor infill, improvements and redevelopment where urban form may change, but would still be consistent with the current character. The LUTE categorizes industrial intensification sites as "transform" areas where major redevelopment would occur with significant changes to urban form and character, including FAR. The subsequent GPA request would designate the study area as a "Transform - Office/Industrial" character of change area in the LUTE. Other than Moffett Park and Peery Park the only other Industrial/Office Transform area is Reamwood Avenue and Tasman Drive (industrial sites) near a VTA Light Rail Train station.

The rezoning request would be needed to amend the existing M-S zoning designation to the M-S/FAR 100% to be consistent with a General Plan change. Appropriate studies would be completed as part of the application. A recommendation hearing would be conducted by the Planning

Commission and the final determination would be made by the City Council. The following finding is required to approve a future GPA and rezoning:

*The City Council may approve a General Plan or zoning amendment upon finding that the amendment, as proposed, changed or modified is deemed to be in the public interest.*

To study the applicant's proposal, the City would analyze the potential benefits of increasing the allowable floor area or retaining similar existing land uses. The study would analyze: traffic and transportation implications; water, sewer, and other utility impacts; effects on city services; other environmental impacts; and potential visual impacts associated with increased building heights and massing. Typically, a fiscal impact analysis is also prepared to gauge the potential effects on revenues and City services. The potential for Community benefits will also be evaluated as part of the study. The City would also review the appropriateness of the proposed boundary for the industrial intensification area. The applicant would be responsible for the costs of all studies as part of the GPA and rezoning review process.

Staff suggested the GPI process for this potential development because of the programmatic nature of the request. The request affects several properties and was not contemplated with the recently adopted LUTE. The applicant could apply for a Use Permit for higher FAR without changing the General Plan and Zoning, but the application would still require review by the Planning Commission and City Council. The differences in the processes are as follows:

- A GPA/RZ requires conceptual-level design details. If a GPA is approved, a subsequent application with specific project design features would be submitted for Planning Commission and possibly City Council consideration.
- A Use Permit application to exceed 35% FAR would be subject to the specific review criteria for project over 35% FAR as specified in Council Policy 1.1.13;
- The City does not have the discretion to specify the boundary of a study area with a Use Permit Application, but may do so for a GPA/RZ; and
- Use Permits expire if not exercised within two years, whereas GPAs (including Specific Plans) and rezoning actions do not expire.

### **Recent Development Activity in the Vicinity**

As noted earlier in the report, the GPI request area is located within close proximity to the Central and Wolfe office development and the LSAP boundary. The Central and Wolfe office development was approved in 2014 with 100% FAR. The City approved a project within the LSAP to construct two new four-story office buildings and associated parking structures resulting in 80% FAR for Intuitive Surgical's campus on Kifer Road. Phase I of this development has been constructed with Phase II pending construction. The Greystar development east of the Intuitive Surgical campus has been developed with a 520-unit multi-family residential and 7,000 square feet of retail development. Intuitive Surgical is proposing a 77% FAR office development project also on Kifer Road (part of the expanded LSAP boundary), which is scheduled to be considered by City Council on September 14, 2021.

### **Potential Expanded Study Area Option**

Staff proposes a slightly expanded Applied Materials study area to capture three additional parcels on Commercial Avenue and two additional properties on the north side of Arques Avenue. This boundary includes five properties not controlled by Applied Materials. Staff finds these boundaries recognize the changing nature of real estate, including the possibility that future requests will be



[illegible]

The PPSP, adopted in 2016, is an example of a comprehensive plan for a larger industrial area that includes a community benefits program, provision for open space, and requirements to fund transportation improvements. The PPSP encourages a range of workplace types and expansion opportunities to ensure the continued success of existing businesses in the area.

There are no fiscal impacts associated with a GPI request. All fees and costs for development processing, related special studies and CEQA analysis would be covered by the applicant. A General Plan Amendment study will include a fiscal impact analysis.

## Page 8 of 10

As of the date of the staff report preparation, staff has received no comments on the item.

Notice of Public Hearing, Staff Report and Agenda:

- Published in the Sun Newspaper
- Posted on the City of Sunnyvale's Website
- Agenda posted on the City's official notice bulletin board
- Notices mailed to property owners and tenants within 300 feet

See Attachment 4 for Vicinity and Noticing Map.

### **ALTERNATIVES**

Recommend to City Council:

1. Initiate a General Plan Amendment study to consider identifying the 10 parcels within the GPI request area as an industrial intensification site in the General Plan to allow 100% FAR.
2. Initiate a General Plan Amendment study of a larger study area as an industrial intensification site in the General Plan to allow 100% FAR with the preparation of a Specific, Area, or Precise Plan (as shown in Attachment 7 to the report).
3. Do not initiate a General Plan Amendment study and leave the current zoning designation as M-S. An applicant could apply for a Use Permit for the City to consider a FAR greater than 35% for a specific development project.

### **STAFF RECOMMENDATION**

Alternative 2: Recommend to the City Council to initiate a General Plan Amendment study of a larger study area as an industrial intensification site in the General Plan to allow 100% FAR with the preparation of a Specific, Area, or Precise Plan (as shown in Attachment 7 to the report).

The area is already planned for higher intensity development through the Arques Campus Specific Plan. Expanding the boundaries and considering higher intensity development could assist a successful company expanding their presence in Sunnyvale. Staff finds that a larger GPI study area is a more thorough approach to planning for this area. A Specific Plan could provide a thorough study of the types of uses and intensities, a holistic view of traffic impacts and area improvements and sense of place additions. It is possible the area will experience more redevelopment interest in the future and doing a study of a slightly larger area would provide a broader approach rather than taking projects on a piecemeal basis. All studies required for a General Plan Amendment or preparation of a specialized plan would be paid by the applicant.

Prepared by: Momoko Ishijima, Senior Planner

Reviewed by: Noren Caliva-Lepe, Principal Planner

Reviewed by: Andrew Miner, Assistant Director of Community Development

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

### **ATTACHMENTS**

1. *Not Used, Reserved for Report to Council*

2. Applicant's GPI Request Letter
3. Applicant's Conceptual Development Plan
4. Vicinity and Noticing Maps
5. General Plan Land Use Map of Vicinity
6. LUTE Changing Conditions Map
7. Expanded Study Area
8. Link to Arques Campus Specific Plan (1999)

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974 East Arques Avenue  
Sunnyvale, California 94085  
Telephone: 408-748-5508  
www.appliedmaterials.com

April 15, 2021

Ms. Trudi Ryan  
Director, Community Development  
City of Sunnyvale  
456 W. Olive Avenue  
Sunnyvale, CA 94086

***Re: GPI Request Letter for Applied Materials' Arques Campus Expansion—190 & 198 Commercial Street and 928/930, 955/965, 974 & 1050-1090 E. Arques Avenue***

Dear Ms. Ryan:

I am writing to respectfully request a General Plan Initiation (GPI) for Applied Materials' properties located on East Arques Avenue and Commercial Street. Specifically, we are requesting consideration of increasing the current 72% floor-area-ratio (FAR) to 100% FAR. This increase is requested to support Applied's vision to transform these properties into our core global innovation infrastructure platform encompassing expanded business, engineering, and advanced R&D lab operations in Sunnyvale.

Currently, Applied owns the following properties in Sunnyvale that are part of this GPI request:

- 190 & 198 Commercial Street
- 928 & 930 East Arques Avenue
- 955 & 965 East Arques Avenue
- 974 East Arques Avenue
- 1050 – 1090 East Arques Avenue

A conceptual master plan (attached) illustrates potential building footprints, parking, and overall site treatment with a 100% FAR. While not intended to communicate a final design or arrangement of structures, the conceptual master plan demonstrates the ability of the sites to accommodate the following planning considerations:

- Parking of ratio of 3.33 stalls per 1,000 GSF of FAR
- Height limit of 100'
- Site coverage maximum of 45%

An essential component of this request is the development of a major laboratory facility adjacent to Applied's existing Maydan Technology Center (MTC). The MTC is a premier R&D facility operating for the past 20 years and is near its service capacity. A second lab building will supplement the MTC's capacity while expanding Applied's ability to maintain Sunnyvale as the core hub for our global innovation infrastructure and is the catalyst for our GPI request.

Given the national focus on expanding semiconductor capabilities in the United States and investing in infrastructure for the future, Applied Materials intends to partner with the State of California, local premier universities and other public/private entities to position our new R&D facilities as a key part of the national effort to accelerate U.S. leadership in semiconductors as envisioned in the federal CHIPS Act and President Biden's national infrastructure plan. We are committed to significantly expanding infrastructure in the U.S. over the coming years and plan to make major investments to establish new R&D labs that would supplement the innovation infrastructure we currently have. With these next-generation facilities, world-class talent, and strong partnerships throughout the high-tech eco-system, Applied Materials will establish a sustainable new platform for technology leadership to advance the state of chip making for years to come. The initiation of a General Plan amendment for Applied's property holdings is the first step toward allowing us to realize our future vision in Sunnyvale.

By way of background, Applied Materials is the leader in materials engineering solutions used to produce virtually every new chip and advanced display in the world. Founded in 1967, Applied is one of the companies that put the “silicon” in Silicon Valley while building a reputation as a leading corporate citizen. Since 1995, Applied has made a home in Sunnyvale. In 1999, the City of Sunnyvale adopted the Arques Campus Specific Plan to transform our 35-acre site into one of the world’s foremost R&D campuses.

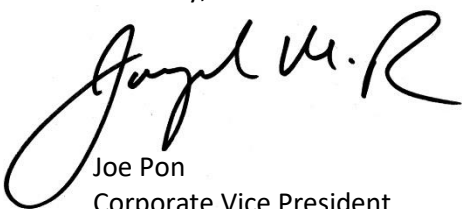
With more than 2,500 engineers and technologists working in Sunnyvale, Applied reinvests approximately \$2 billion each year in R&D – much of that centered on activities in Sunnyvale. As a high-tech manufacturer, we employ a variety of engineers and partner with numerous local companies making us unique among our current Silicon Valley peers. At Applied, we work to make a positive contribution not only to our industry but to our larger communities and the world around us. We take a holistic approach to our business to consider our operations, how we work with customers and suppliers, and how our technology can be used to advance sustainability on a global scale. In 2020, we adopted several challenging new goals and commitments for environmental performance as well as reinforcing our Culture of Inclusion to improve diversity and inclusion within our company and in the electronics industry.

In the City of Sunnyvale, Applied Materials generates millions of dollars in property taxes and with our planned investment in new facilities would likely double our current property tax run rate with ongoing annual investment of hundreds of millions of dollars in new capital equipment and improvements. In addition, an expanded campus would potentially allow for a new sales tax nexus. We believe that as leaders in business, we have an obligation to be leaders in the community. We demonstrate this commitment through strategic grantmaking and employee engagement that align what matters to employees and the community to who we are and what we stand for as a company. Causes of particular importance to Applied include education for underserved youth, girls empowerment, alleviation of hunger, access to arts and culture and environmental stewardship. We are supporters of key community organizations like Sunnyvale Community Services and nonprofits with focused work in Sunnyvale including Greenbelt Alliance/People for Open Spaces, Livable Sunnyvale and organizations providing services in Sunnyvale’s Title I schools.

We believe that Applied Materials’ desire to grow and expand our presence in Sunnyvale is aligned with the City’s vision to have a vibrant and innovative local economy that is comprised, in part, of leading-edge business. Our goal is to reimagine our Sunnyvale site as an expanded R&D facility and campus serving as a global hub for innovation driven by the next-generation of engineers and technologists, and we begin by requesting approval of this GPI to initiate the General Plan amendment process.

The City of Sunnyvale has played a prominent role in the history of the Silicon Valley technology revolution. We look forward to continuing to collaborate with the City as Applied Materials grows and invents what comes next.

Sincerely,



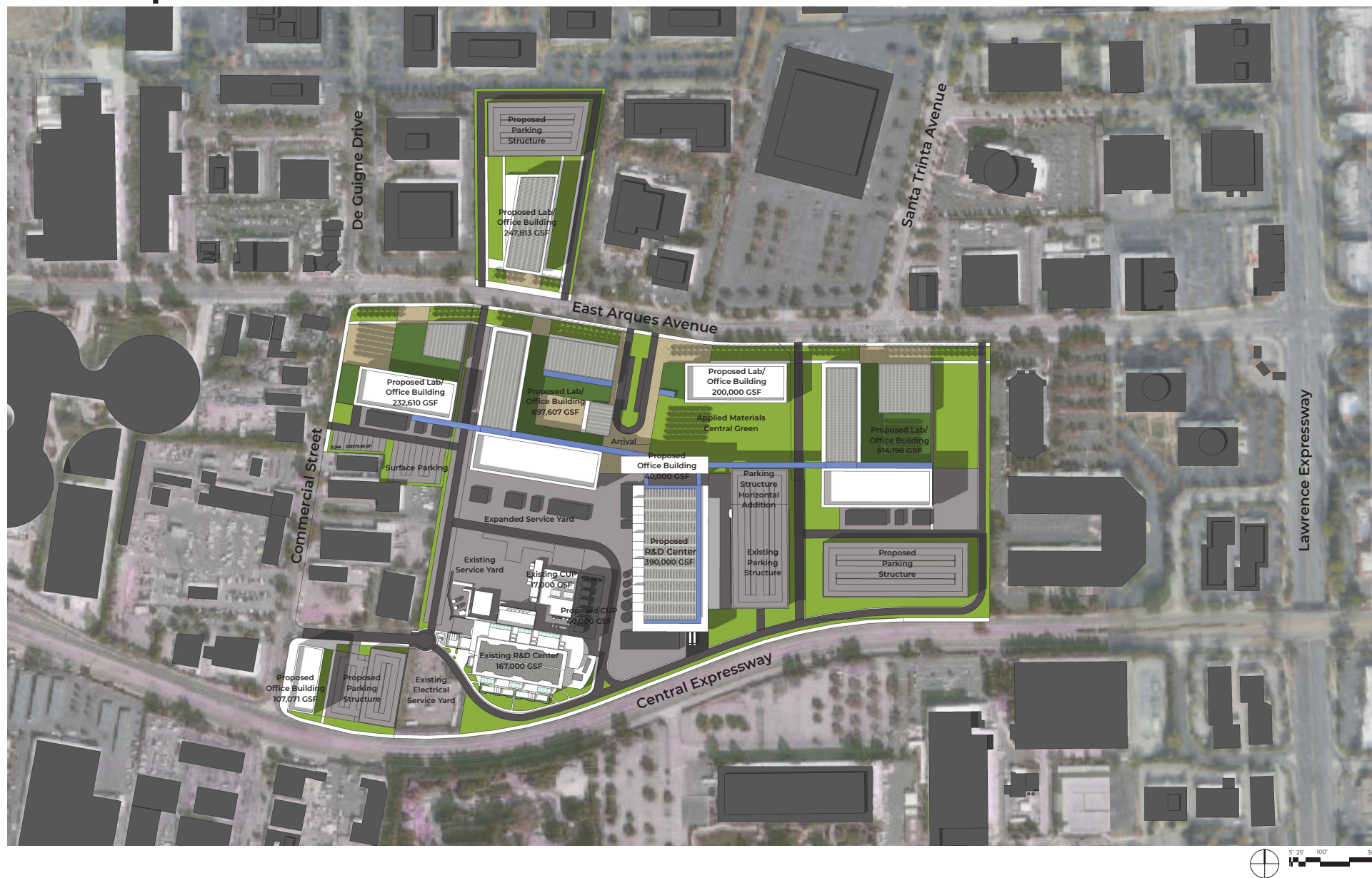
Joe Pon  
Corporate Vice President

cc: Andy Miner, George Schroeder, Connie Verceles

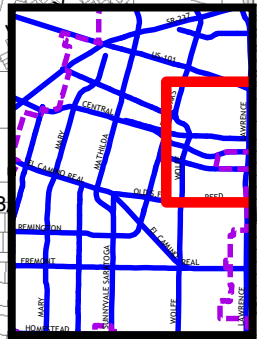
*Attachments:* Planning Application, Conceptual Master Plan



# Conceptual Master Plan

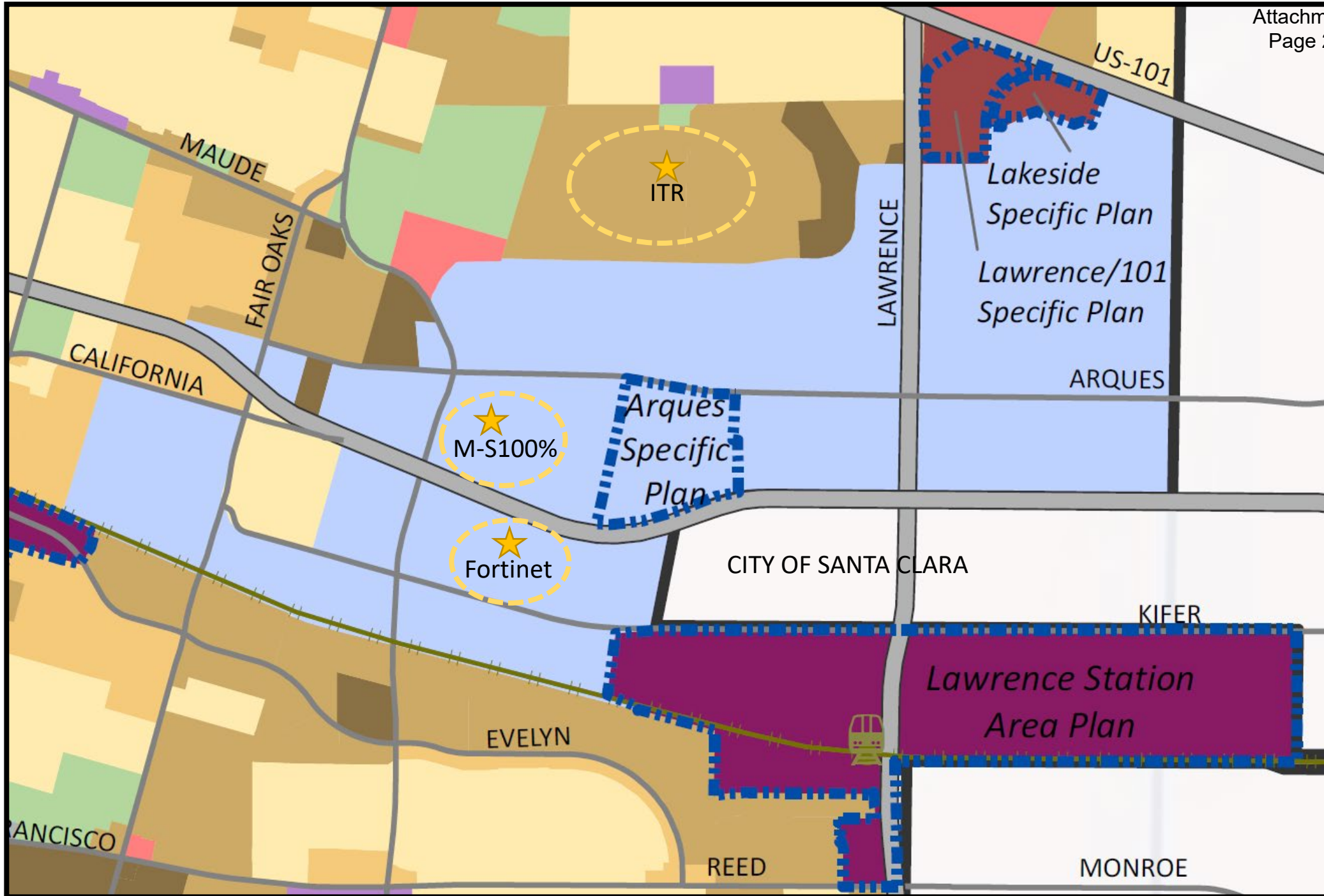






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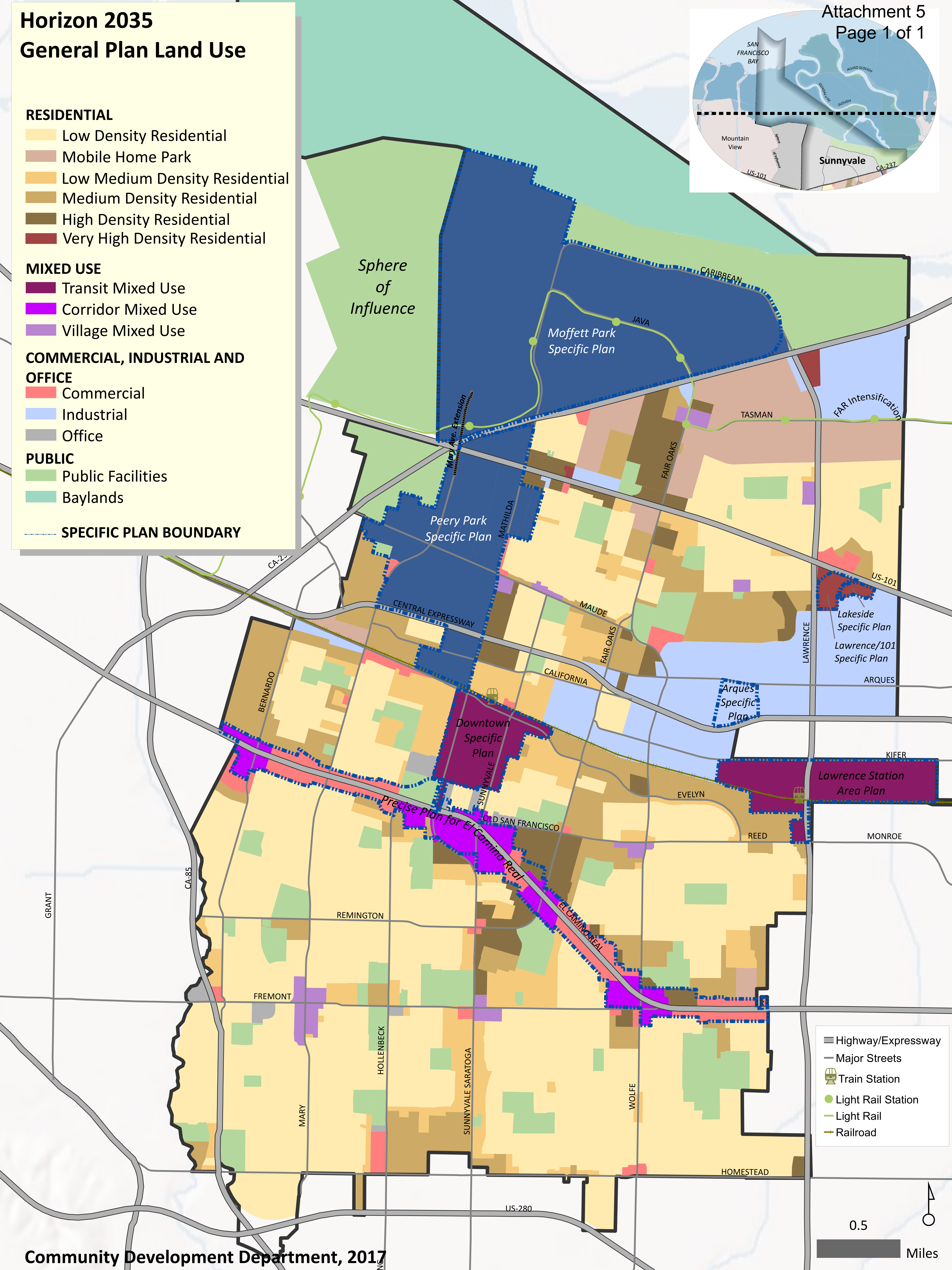
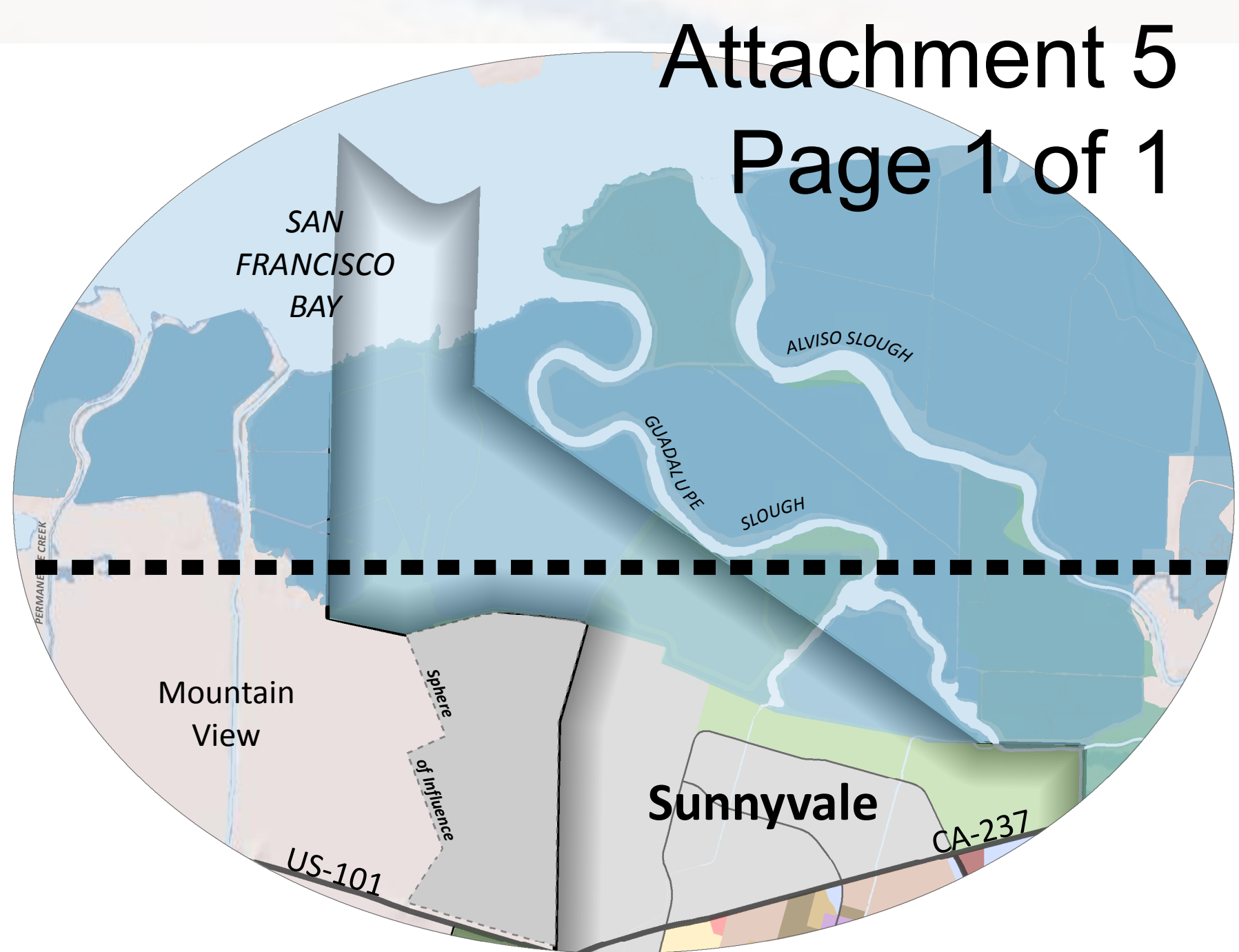






Horizon 2035  
General Plan Land Use

- RESIDENTIAL**
- Low Density Residential
  - Mobile Home Park
  - Low Medium Density Residential
  - Medium Density Residential
  - High Density Residential
  - Very High Density Residential
- MIXED USE**
- Transit Mixed Use
  - Corridor Mixed Use
  - Village Mixed Use
- COMMERCIAL, INDUSTRIAL AND OFFICE**
- Commercial
  - Industrial
  - Office
- PUBLIC**
- Public Facilities
  - Baylands
- SPECIFIC PLAN BOUNDARY**



- Highway/Expressway
- Major Streets
- Train Station
- Light Rail Station
- Light Rail
- Railroad



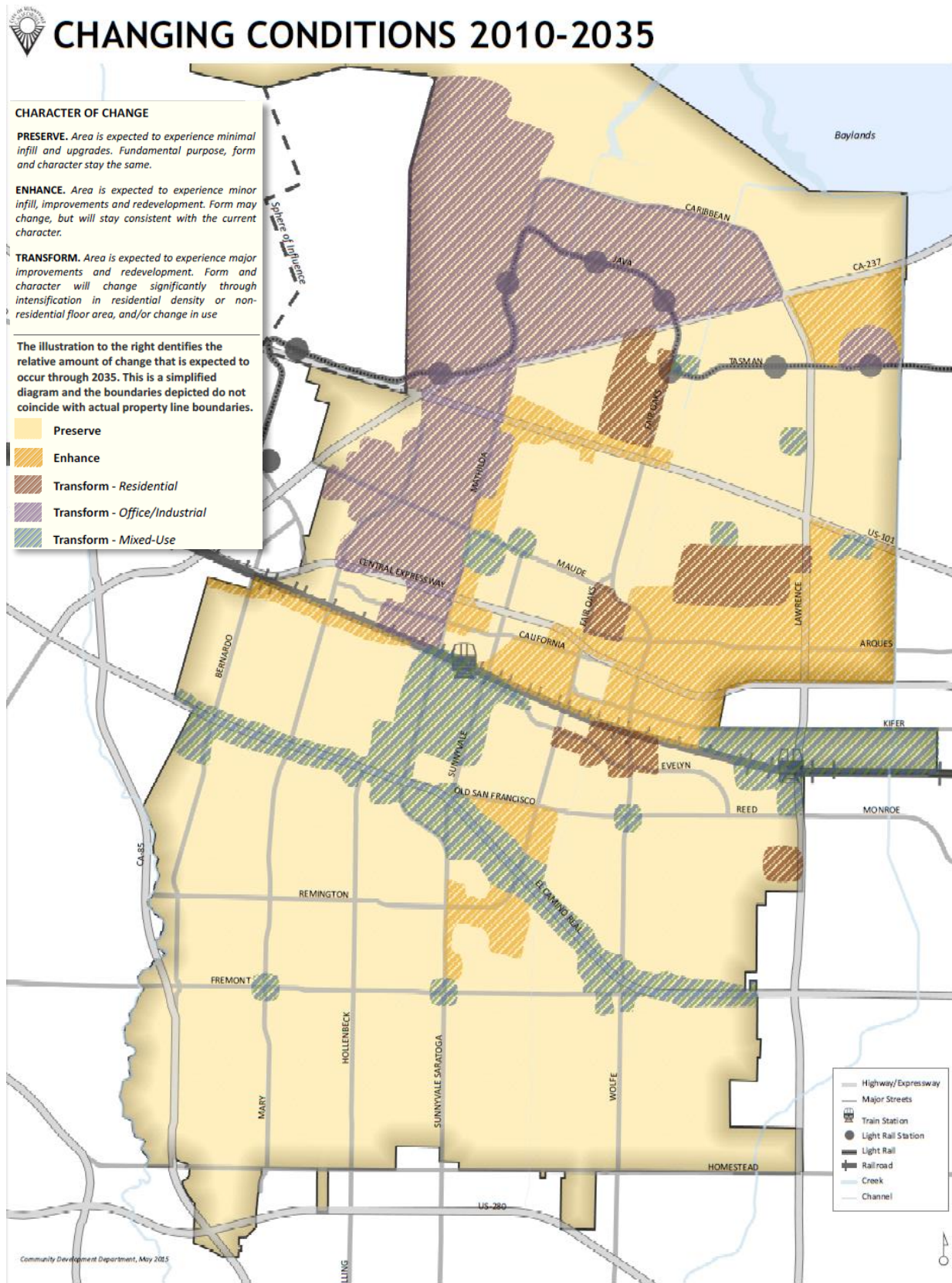
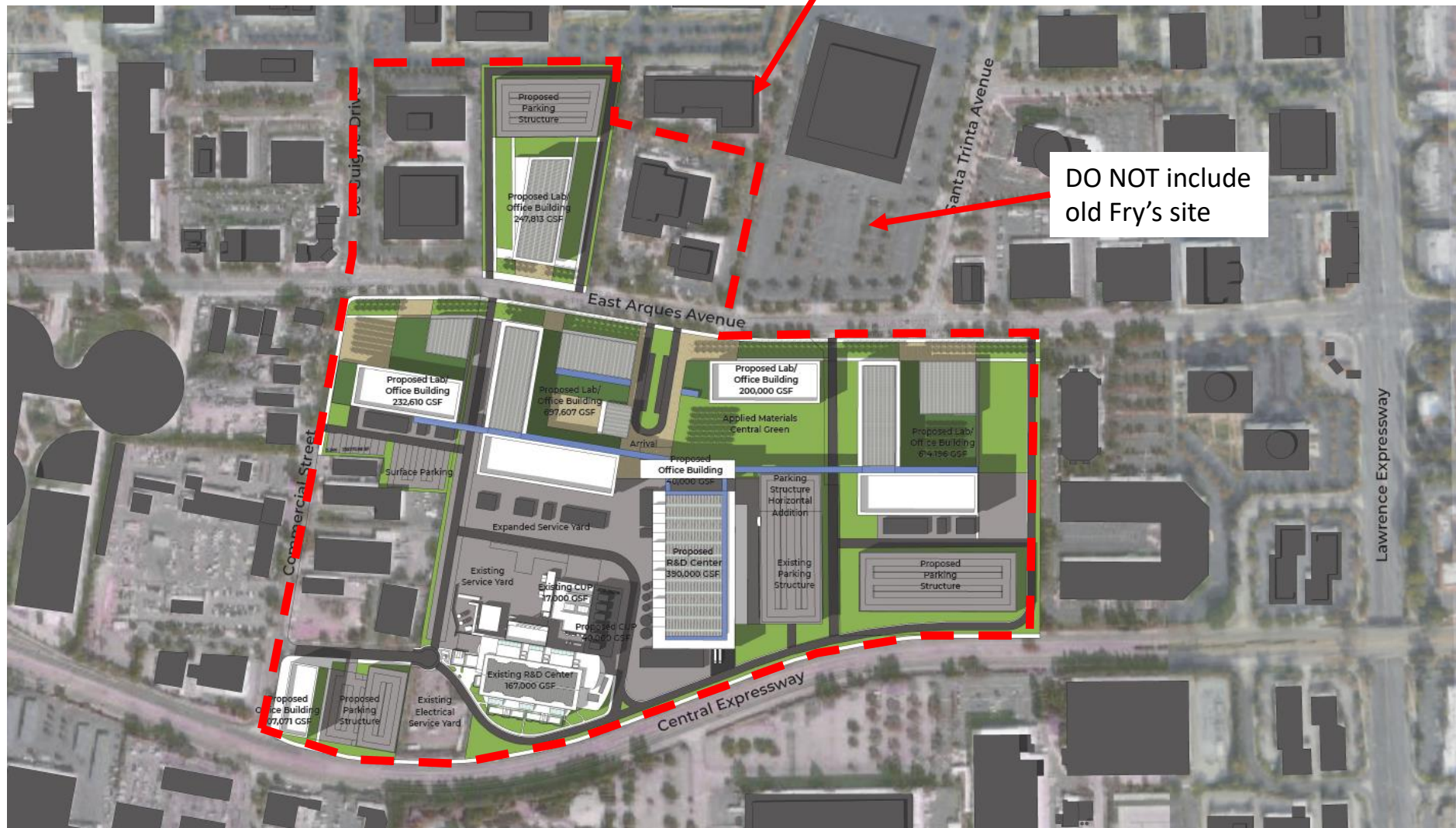


Figure 1: Changing Conditions 2010–2035

DO NOT include APN 205-25-004  
(because lot is accessed from Stewart)

Recommended study area boundary

DO NOT include  
old Fry's site





**RTC #:** 21-0820

**Document Titles:** Arques Campus Specific Plan (1999)

**Link:** <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=24926>





# City of Sunnyvale

## Agenda Item 3

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21-0862

Agenda Date: 9/13/2021

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### REPORT TO PLANNING COMMISSION

#### SUBJECT-

##### **Proposed Project:**

**DESIGN REVIEW** for a new two-story single-family residence with 4,257 square feet gross floor area (3,815 square feet living area and 442 square foot garage) and 43.6% Floor Area Ratio (FAR).

**Location:** 575 Crawford Drive (APN: 201-34-010)

**File #:** 2020-7579

**Zoning:** R-0

**Applicant / Owner:** Deng Design Studio (applicant) / Chaolin Chiang (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from the CEQA provisions.

**Project Planner:** Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

#### REPORT IN BRIEF

**General Plan:** Low Density Residential

**Existing Site Conditions:** One-story Single-Family Residence

##### **Surrounding Land Uses**

**North:** Two-story single-family residence

**South:** One and two-story single-family residences across Crawford Drive

**East:** One-story single-family residence

**West:** One-story single-family residence

**Issues:** Neighborhood compatibility and compliance with Single Family Home Design Techniques

**Staff Recommendation:** Approve the Design Review with recommended conditions in Attachment 4.

#### BACKGROUND

##### Description of Proposed Project

The applicant proposes demolition of the existing one-story single-family residence and construction of a new two-story single-family residence with 4,257 square feet gross floor area and 43.6% FAR on a 9,750 square-foot interior lot.

A Design Review is required for new single-family residences for evaluating compliance with the development standards and the City's Single-Family Home Design Techniques. Planning Commission review is required for homes exceeding 3,600 square feet floor area or 45% FAR.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the data table of the project.

##### Previous Actions on the Site

A Tree Removal Permit (2020-7139) was approved for the removal of two protected trees (a Fir and a Maple tree) on the site due to declining health and conflict with the proposed new house layout. The City Arborist verified that the trees had decayed roots and limbs. Two 24" box replacement trees will be planted after the demolition of the existing house (See Attachment 4, Condition GC-6). There are no other previous planning applications or active neighborhood preservation complaints for the property.

### **EXISTING POLICY**

The City's Design Guidelines as noted in the Single-Family Home Design Techniques provide recommendations for site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below. Refer to Attachment 3 for the required findings regarding Design Review.

### **ENVIRONMENTAL REVIEW**

A Class 3 Categorical Exemption (CEQA Guidelines, Section 15301) relieves this project from the requirements of the California Environmental Quality Act that covers construction and location of limited numbers of new, small facilities or structures. A new single-family residence is covered by this exemption.

### **DISCUSSION**

#### **Architecture and Site Design**

The subject property is located within a residential neighborhood, which is generally located between Sunnyvale-Saratoga Road and Hollenbeck Avenue, and south of El Camino Real. The immediate neighborhood has a mix of one and two-story single-family residences.

The proposed two-story home has characteristics associated with Modern-style architecture including an emphasis on rectangular forms and horizontal lines, low pitched roofs with overhangs, simple details, and strategic use of materials for visual interest and texture. The articulation of the building forms with a variety of finishes creates an attractive front elevation. The building materials will include a combination of stucco, stone veneer, and wood siding, asphalt shingled roofing, and composite windows that are recessed two inches from the wall face. All exterior material and finishes work together as a palette of grey and beige colors.

The design includes a two-story stone veneer-clad wall for the staircase adjacent to the entry porch. The applicant proposed two porch canopy options, including one with a wide, extended porch canopy (see page 2 of Attachment 5) and one with a narrow canopy (see page 3 of Attachment 5). Staff recommends the wider porch canopy. This will help in providing a visual break to the two-story wall and minimizing the visual building mass along the front façade (See Attachment 4, Condition PS-1 (b)).

As conditioned, staff finds the proposed design to be aesthetically pleasing and will enhance the existing streetscape of the neighborhood.

Refer to Attachment 5 for architectural and site plans. No protected trees are proposed to be removed as part of this application.

#### **Floor Area and Floor Area Ratios**



A single-family residential project with a gross floor area greater than 3,600 square feet requires review by the Planning Commission. The existing floor area in the neighborhood ranges from 1,440 square feet to 4,194 square feet (15% to 43% FAR) with an average of 2,601 square feet area (26% FAR). See Attachment 6 for a neighborhood comparison of gross floor area and floor area ratio.

The proposed 4,257 square feet gross floor area will be the largest in the neighborhood. However, the new home has mass and bulk similar to the existing two-story homes within the immediate neighborhood. The well-articulated building facade with offsets and high-quality decorative elements further helps in minimizing the potential visual impact. The proposed design also includes a 285 square foot double-height area with a ceiling height over 15 feet, which is counted twice in the floor area calculation.

Since this neighborhood consists of several two-story homes and is not predominately one-story, the 35% second floor to first-floor ratio design guideline is not applicable.

### **Solar Access**

SMC 19.56.020 states that no permit may be issued for any construction that would interfere with solar access by shading more than 10% of the roof of any structure on a nearby property. The project plans demonstrate that the shading would comply with this requirement (shades 8.2% of the roof area of the adjacent home at 9:00 a.m. on December 21st).

### **Neighborhood Impacts and Compatibility**

The surrounding neighborhood is an eclectic mix of densities and house styles. It contains single-family homes and duplexes, including one and two-story structures. The proposed project is consistent with the common site layout, density, and character of the neighborhood.

The neighborhood also has a mix of architectural styles. Staff finds the proposed Modern architecture to be compatible with the neighborhood and the existing streetscape. The proposed home, with an overall height of 28 feet, has compatible mass, scale, and heights as the surrounding two-story homes including 591 Crawford (29'-3" height), 595 Crawford (30' height), and 576 Crawford (29' height). The use of roof segments, wall offsets, and materials further helps in minimizing the visual bulk of the proposed house.

The proposed home exceeds the minimum required side and rear yard setbacks from the neighboring properties, which helps to reduce impacts to neighbors. The second-floor windows facing the neighboring properties (except those required for egress) will have high sills to minimize the privacy impacts of the neighbors (Attachment 4, Condition PS-1(c)). Based on the setback and location of the second-floor windows, staff does not find any privacy impacts to the neighbors.

The first and second-floor plate heights are 9 feet along the front elevation. The first floor has an additional two-feet-six-inch cavity space to accommodate HVAC, fire sprinklers, and electrical wires above the first-floor ceiling (Attachment 7). However, this space is not required for the garage. Staff recommends the removal of the cavity space over the garage. This will result in a two-feet-six-inches decrease in the wall height along the front elevation of the garage, which will help to minimize the visual prominence of the parking area (Attachment 4, Condition PS-1(a)).

As conditioned, staff finds that the proposed design generally complies with the Single-Family Home

Design Techniques. The project also complies with all development standards, such as setbacks, height, parking and lot coverage.

**FISCAL IMPACT**

No fiscal impacts other than normal fees and taxes are expected.

**PUBLIC CONTACT****Notice of Public Hearing**

- Published in the Sun newspaper
- Posted on the site
- 64 notices mailed to property owners and residents within 300 feet of the project site

**Staff Report**

- Posted on the City of Sunnyvale's website Agenda
- Posted on the City's official notice bulletin board
- Posted on the City's website

**Public Contact:** Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

**ALTERNATIVES**

1. Approve the Design Review with the Conditions of Approval in Attachment 4.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

**STAFF RECOMMENDATION**

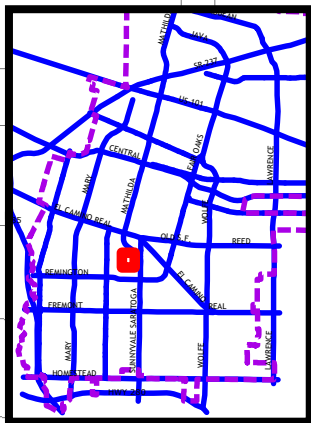
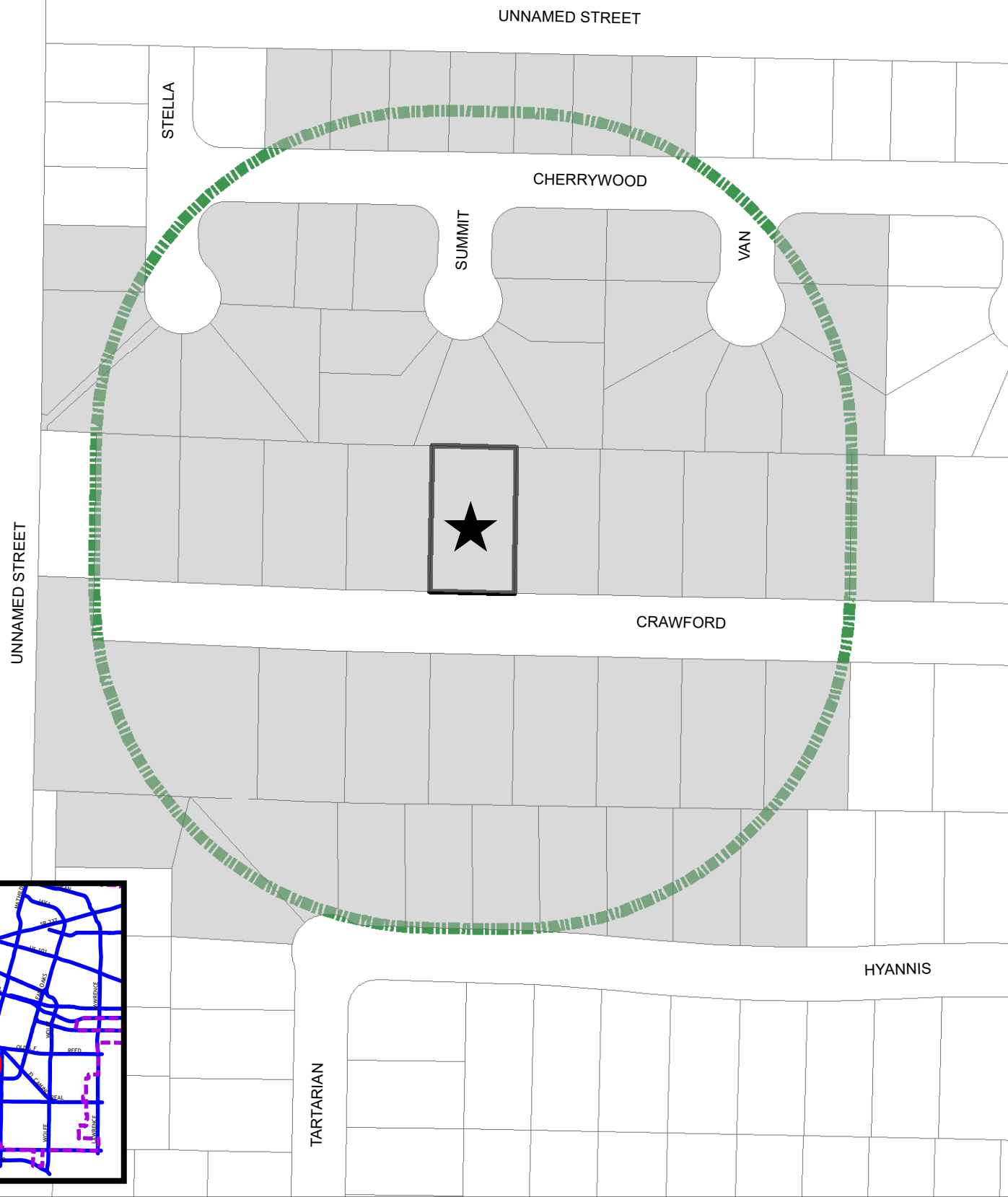
Alternative: Approve the Design Review with the Conditions of Approval in Attachment 4

Prepared by: Aastha Vashist, Associate Planner

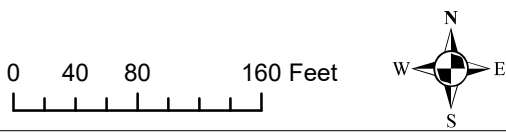
Approved by: Noren Caliva-Lepe, Principal Planner

**ATTACHMENTS**

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Architectural and Site Plans
6. Neighborhood Square Footage Comparison
7. Project Description Letter by the Applicant



2020-7579  
575 Crawford Dr. (APN: 201-34-010)  
DESIGN REVIEW  
300-ft Area



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Low-density Residential	Same	--
<b>Zoning District</b>	R-0	Same	--
<b>Lot Size (s.f.)</b>	9,750 s.f.	Same	6,000 s.f. min.
<b>Living Area</b>	948	3,815 s.f.	--
<b>Garage</b>	587	442 s.f.	400 s.f. min.
<b>Gross Floor Area (s.f.)</b>	1,905 s.f.	4,257 s.f.	3,600 s.f. without PC review
<b>Lot Coverage</b>	19.8%	29%	40% max.
<b>Floor Area Ratio (FAR%)</b>	19.5%	43.6%	45% without PC review
<b>Building Height</b>	14'	28'-4"	30' max.
<b>No. of Stories</b>	1	2	2 max.
<b>SETBACKS</b>			
<b>First Floor</b>			
<b>Front</b>	25'-0"	21'-0"	20' min.
<b>Side</b>	7'-0"	5'-0"	4' min.
<b>Combined/Total Side</b>	18'-0"	15'-0"	15' min.
<b>Rear</b>	70'-0"	56'-0"	20' min.
<b>Second Floor</b>			
<b>Front</b>	--	25'-0"	25' min.
<b>Side</b>	--	11'-0"	7' min.
<b>Combined/Total Side</b>	--	25'-0"	21' min.
<b>Rear</b>	--	65'-0"	20' min.
<b>Parking</b>			
<b>Total Spaces</b>	4	4	4 min.
<b>Covered</b>	2	2	2 min.
<b>Uncovered</b>	2	2	2 min.

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**575 Crawford Dr**

## RECOMMENDED FINDINGS

### Design Review

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The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single-Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed entry porch is well designed as it helps in defining the front entry and is consistent with the proposed architectural style of the house. <b><i>Finding met.</i></b>
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the design, scale and bulk of the proposed addition is similar to the existing two-story homes within the neighborhood. The proposed second floor has well-articulated building facade with offsets and high-quality materials that help in minimizing the potential visual impact. <b><i>Finding met.</i></b>
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed project complies with the requirements related to height and setbacks and is respectful of the surrounding neighborhood. The proposed project, as conditioned, respects the privacy of adjacent neighbors by providing high sill windows on the second floor along the side yards. Side and rear setbacks exceed minimum required, which helps to further reduce impacts to neighbors. <b><i>Finding met.</i></b>
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project meets the minimum required parking of two covered and two uncovered parking spaces. The entry porch is projected forward of the garage that helps in minimizing the visual prominence of the garage. The proposed location of the garage is consistent with the pattern common in the neighborhood. As conditioned, the reduced plate height of the garage will further help in minimizing the visual impact of the parking. <b><i>Finding met.</i></b>
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project proposes landscaping improvements that include new planting in the front yard. <b><i>Finding met.</i></b>

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575 Crawford Dr**

<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant proposes to utilize high-quality material that will complement the proposed architectural style and will enhance the existing streetscape. <b><i>Finding Met</i></b>
<i>2.2.7 Preserve mature landscaping</i>	Two protected trees were approved to be removed through a previous Tree Removal Permit. The project includes two new 24-inch box trees that will mitigate the loss of the protected trees, per the City's Tree replacement standards. <b><i>Finding met.</i></b>

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**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
PLANNING COMMISSION HEARING ON SEPTEMBER 13, 2021**

Planning Application **2020-7579**  
575 Crawford Drive

DESIGN REVIEW to allow a new two-story single-family residence with 4,257 square feet gross floor area (3,815 square feet living area and 442 square foot garage) and 43.6% Floor Area Ratio (FAR).

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

<p><b>GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.</b></p>
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**GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:**

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

**GC-2. ENTITLEMENTS—EXERCISE AND EXPIRATION:**

The approved entitlements shall be null and void two years from the date of approval by the final review authority if the approval is not

**2020-7579**  
575 Crawford Dr

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exercised, unless a written request for an extension is received prior to the expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

**GC-3. ENTITLEMENTS—DISCONTINUANCE AND EXPIRATION:**

The entitlements shall expire if discontinued for a period of one year or more. [SDR] (PLANNING)

**GC-4. INDEMNITY:**

The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

**GC-5. NOTICE OF FEES PROTEST:**

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING / OCA]

**GC-6. CONFORMANCE WITH PREVIOUS PLANNING PERMIT:**

The subject site shall comply with all conditions of approval and requirements of planning application **2020-7139**. The applicant will plant two 24" Box replacement trees [PLANNING] [COA]

**GC-7. ENCROACHMENT PERMIT:**

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]



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**PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.**

**PS-1. REQUIRED REVISIONS TO PROJECT PLANS:**

The plans shall be revised to address comments from the Planning Commission including the following:

- a) Reduce the overall first floor wall height for the proposed garage. The maximum plate height for the garage area shall be 9 feet and the cavity space should be removed.
- b) Extend the entry porch canopy to the two-story staircase wall, as shown on page 2 of the project plans dated 07/06/2021.
- c) Second floor windows on the side yards should maintain a minimum sill height of 5 feet (unless a larger window is required for meeting egress requirement). [COA] [PLANNING]

**PS-2. EXTERIOR MATERIALS REVIEW:**

Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

**BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).**

**BP-1. CONDITIONS OF APPROVAL:**

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

**BP-2. RESPONSE TO CONDITIONS OF APPROVAL:**

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

**BP-3. BLUEPRINT FOR A CLEAN BAY:**

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

**BP-4. TREE PROTECTION PLAN:**

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan

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from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

**BP-5. BEST MANAGEMENT PRACTICES - STORMWATER:**

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
  - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

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- ii) Dumpster drips from covered trash and food compactor enclosures.
  - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
  - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
  - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

**BP-6. CONSTRUCTION MANAGEMENT PLAN:**

The project applicant shall implement a Construction Management Plan (CMP) to minimize impacts of construction on surrounding residential uses to the extent possible. The CMP shall be subject to review and approval by the Director of Community Development prior to issuance of a demolition permit, grading permit, or building permit. The CMP shall identify measures to minimize the impacts of construction including the following:

- a) Measures to control noise by limiting construction hours to those allowed by the SMC, avoiding sensitive early morning and evening hours, notifying residents prior to major construction activities, and appropriately scheduling use of noise-generating equipment.
- b) Use 'quiet' models of air compressors and other stationary noise sources where such technology exists.
- c) Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- d) Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or other noise-sensitive land uses.
- e) Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses.
- f) Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible. Obtain approval of proposed construction vehicle truck routes from the Department of Public Works.
- g) Manage construction parking so that neighbors are not impacted by construction vehicles. When the site permits, all construction parking shall be on-site and not on the public streets.
- h) Prohibit unnecessary idling of internal combustion engine-driven equipment and vehicles.

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- i) Notify all adjacent business, residents, and noise-sensitive land uses of the construction schedule in writing. Notify nearby residences of significant upcoming construction activities at appropriate stages in the project using mailing or door hangers.
- j) Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. [COA] [PLANNING]

**BP-7. CONSTRUCTION MATERIAL AND STAGING:**

All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-ways or public easements. [COA] [PUBLIC WORKS]

**EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.**

**EP-1. UTILITY CONNECTION:**

This project requires connection to all City utilities or private utilities operating under a City or State franchise which provide adequate levels of service. [COA] [PUBLIC WORKS] (SMC 18.08.030, SMC 12.08.010)

**EP-2. SEWER CLEANOUT:**

Install new sewer cleanout at the street right-of-way lines for all existing and proposed sanitary sewer laterals to be used for the project. [SDR] [PUBLIC WORKS]

**EP-3. STREETSCAPE IMPROVEMENTS:**

Along Crawford Drive frontage, conform to existing adjacent swales to create flowline.

**EP-4. DECORATIVE PAVEMENT:**

Any and all proposed decorative pavement and vertical curb pertaining to on-site development shall not be located within the City right-of-way. [COA] [PUBLIC WORKS]

**PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.**

**2020-7579**  
575 Crawford Dr

**PF-1. LANDSCAPING AND IRRIGATION:**

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

**PF-2. COMPLETION OF PUBLIC IMPROVEMENTS:**

Developer shall complete all required public improvements as required and in accordance with City approved plans, prior to any building occupancy. [COA] [PUBLIC WORKS]

<p><b>DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.</b></p>
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**DC-1. BLUEPRINT FOR A CLEAN BAY:**

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

**DC-2. TREE PROTECTION:**

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

**DC-3. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:**

OR 2.1: Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

- a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.
- b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.
- c) Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.

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- d) Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-4. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA] [PLANNING]





P.O. Box 1834  
Danville, CA 94526-6834  
Tel: 510.331.6059

DENG DESIGN STUDIO RETAINS OWNERSHIP OF ALL DRAWINGS. ANYONE RECOGNIZES THAT NO SUCH DOCUMENTS SHOULD BE SUBJECT TO RE-USE WITHOUT WRITTEN AUTHORIZATION OF DENG DESIGN STUDIO.

CHIANG RESIDENCE  
575 CRAWFORD DRIVE  
SUNNYVALE, CA 94087

# CHIANG RESIDENCE

## ABBREVIATIONS

A.F.F.	Above Finished Floor	I.D.	Inside Diameter
APPROX.	Approximate	INT.	Interior
BLDG.	Building	LAM.	Laminate
CAB.	Cabinet	MAX.	Maximum
CLG.	Ceiling	MFR.	Manufacturer
CLR.	Clear	MIN.	Minimum
COL.	Column	MISC.	Miscellaneous
CONC.	Concrete	MTD.	Mounted
CONT.	Continuous	(N)	New
CTR.	Center	N.I.C.	Not in Contract
DTL.	Detail	No. or #	Number
DIA.	Diameter	N.T.S.	Not to Scale
DM.	Dimension	O.C.	On Center
DN.	Down	OPP.	Opposite
DWG.	Drawing	REQ'D.	Required
(E)	Existing	RM.	Room
EA.	Each	SSD.	See structural drawing
EP.	Electrical panel	STD.	Standard
EQ.	Equal	STOR.	Storage
EXT.	Exterior	SUSP.	Suspended
F.E.C.	Fire Extinguisher Cabinet	TYP.	Typical
		U.O.N.	Unless Otherwise Noted
FLUOR.	Fluorescent	V.I.F.	Verify in Field
F.O.S.	Face of Studs	W.	Width
FURR.	Furring		
GA.	Gauge		
GYP.	Gypsum		
HPWR.	Hardwore		

## SYMBOL

DETAIL SYMBOL—SEE ELEVATION AND DETAIL SHEETS		NORTH ARROW
		ALIGN
		ELEVATION REFERENCE SYMBOLS
		REVISION (CLUDED AROUND EXTENT OF REVISION)

## SCOPE OF WORK

- DEMOLISHING OF EXISTING 1-STORY HOUSE AND A STORAGE SHED
- CONSTRUCTION OF A NEW 2-STORY SINGLE-FAMILY HOME, INCLUDING (5) BEDROOMS, (4) BATHROOMS, (1) GREAT ROOM, A LAUNDRY CLOSET, DEN, DINING ROOM & KITCHEN
- CONSTRUCTION OF A NEW ATTACHED 2-CAR GARAGE AND DRIVEWAY
- INSTALLATION OF NEW FIRE SPRINKLER SYSTEM THROUGHOUT
- M.E.P. WORKS PER NEW CONSTRUCTION

## PROJECT DATA

PROJECT ADDRESS:	575 CRAWFORD DR. SUNNYVALE, CA 94087
ZONE DISTRICT:	R-0
ASSESSORS PARCEL #:	201-34-010
LOT AREA:	9,750 S.F.
NO. OF STORIES:	2
ALLOWABLE F.A.R.:	3,600 SF
LOT COVERAGE ALLOWABLE (2 STORY):	3,900 SF
FIRST FLOOR FRONT SETBACK:	20'
FIRST FLOOR COMBINED SIDE SETBACK:	15'
FIRST FLOOR REAR SETBACK:	20'
SECOND FLOOR FRONT SETBACK:	25'
SECOND FLOOR COMBINED SIDE SETBACK:	21'
SECOND FLOOR REAR SETBACK:	20'
HEIGHT LIMIT:	30'
EXISTING RESIDENCE (CONDITIONED AREA):	948 SF
EXISTING GARAGE (UNCONDITIONED AREA):	587 SF
EXISTING COVERED ENTRY PORCH:	28 SF
EXISTING STORAGE SHED (TO BE DEMOLISHED):	370 SF
EXISTING TOTAL F.A.R.:	1,535 SF
EXISTING TOTAL LOT COVERAGE:	1,933 SF
PROPOSED FIRST FLOOR (CONDITIONED AREA):	2,349.6 SF
PROPOSED SECOND FLOOR (CONDITIONED AREA):	1,464.9 SF
PROPOSED GARAGE (UNCONDITIONED AREA):	441.5 SF
PROPOSED COVERED ENTRY PORCH:	36 SF
PROPOSED TOTAL F.A.R.:	4,256 SF = 43.6% > 3,600 SF
PROPOSED TOTAL LOT COVERAGE:	2,827.1 SF = 28.9% < 3,900 SF
FLOOR AREA HAS MORE THAN 15'-0" CEILING:	285 SF

## PROJECT DIRECTORY

**OWNER**  
CHAOLIN CHIANG  
575 CRAWFORD DRIVE  
SUNNYVALE, CA 94087

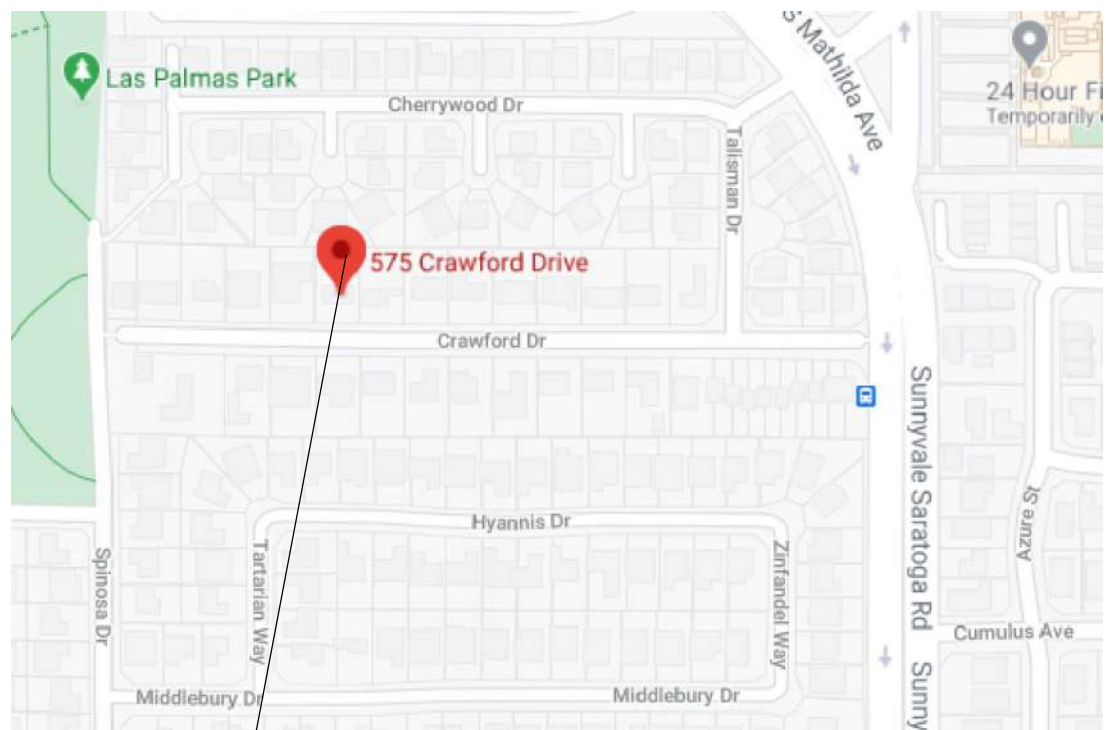
**LAND SURVEYOR**  
ALPHA LAND SURVEYS, INC.  
P.O.BOX 1146  
MORGAN HILL, CA 95038  
T: 831-438-4453  
CONTACT: CURT DUNBAR

**CIVIL**  
BOWMAN & WILLIAMS  
3949 RESERACH PARK CT. #100  
SOQUEL, CA 95073  
T: 831-426-3560  
CONTACT: BENJAMIN RYLANDER

**ARCHITECTURAL**  
DENG DESIGN STUDIO  
P.O.BOX 1834  
DANVILLE, CA 94526-6834  
T: 510-331-6059  
CONTACT: JEREMY DENG  
dengdesignstudio@gmail.com

**LANDSCAPE**  
AMBIENCE GARDEN DESIGN  
530 LAWRENCE EXPWY  
P.O.BOX 377  
SUNNYVALE, CA 94085  
T: 408-990-6999  
CONTACT: CHRISTINA JANREGUI

## VICINITY MAP



SITE

## ARCHITECTURAL DESIGN STATEMENT

THIS CONTEMPORARY-STYLE HOME IS DESIGNED TO PROMOTE AMPLE OPEN SPACES BY UTILIZING ABUNDANT NATURAL LIGHT. THE GREAT ROOM AND KITCHEN AREA EXTEND TO THE BACK PATIO WITH MODERN DOUBLE-SLIDING DOORS, CREATING A SPACIOUS LOCATION FOR CASUAL GATHERINGS. A MODERN FLOATING STAIRCASE IS AN EXTRAORDINARY FOCAL POINT THAT TIES TOGETHER PUBLIC AND PRIVATE SPACES OF THE HOME. THE HOME CONTAINS A LAVISH MASTER SUITE AS WELL AS A SIZABLE GUEST SUITE, EACH WITH THEIR OWN BATHROOM AND WALK-IN CLOSET. MODERN STONE AND WOOD MATERIALS ARE USED TO PROMOTE THE CONTEMPORARY EXTERIOR, WHILE STAYING COMPATIBLE WITH NEIGHBORING HOMES.

## SUNNYVALE FIRE DEPARTMENT NOTES

- COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SUNNYVALE MUNICIPAL CODE (SMC), CALIFORNIA FIRE CODE (CFC), TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND SUNNYVALE FIRE PREVENTION PROCEDURES/REQUIREMENTS.
- AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IS REQUIRED THROUGHOUT EACH STRUCTURE.
- BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING (ESCAPE WINDOW) IN ACCORDANCE WITH CFC SECTION 1030.1. (CFC 1030)
- LANDSCAPING AND LOCATION OF SLEEPING ROOMS RELATIVE TO PROPERTY LINES SHALL BE LOCATED SO AS TO PROVIDE APPROVED LADDER ACCESS TO EACH SLEEPING ROOM.
- APPROVED LADDER ACCESS CONSISTS OF A MAXIMUM 70 DEGREE CLIMBING ANGLE, AT LEAST 3 FEET OF CLEAR SPACE BEHIND THE BASE OF THE LADDER TO ALLOW ACCESS AND APPROVED CONCRETE OR GRAVEL LADDER PADS HAVING A MINIMUM DIMENSION OF 3' X 6' AND POSITIONED SO THAT THE 6' LENGTH IS PERPENDICULAR TO THE STRUCTURE.
- PROVIDE APPROVED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS THROUGHOUT EACH STRUCTURE.

## BUILDING CODE ANALYSIS

ALL WORKS SHALL CONFORM TO FOLLOWING CODES:

2019 C.R.C.; 2019 C.B.C.; 2019 CMC; 2019 CPC; 2019 CEC; 2019 CFC; 2019 CALIFORNIA ENERGY CODE; 2019 CALGREEN STANDARD CODE; SUNNYVALE MUNICIPAL CODE; SUNNYVALE FIRE PREVENTION PROCEDURES/REQUIREMENTS; AND AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL GOVERNMENT ARE APPLICABLE TO THIS PROJECT.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 & U
FIRE PROTECTION:	AUTOMATIC FIRE SPRINKLER SYSTEM
OFF-STREET PARKING:	2-CAR GARAGE + 2 UNCOVERED SPACES

## DEFERRED SUBMITTALS

GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING (2) COPIES OF EACH LISTED BELOW DEFERRED SUBMITTAL ITEMS TO THE ARCHITECT OR DESIGNER/ENGINEER-OF-RECORD FOR REVIEW FIRST, THEN FORWARD TO THE LOCAL BUILDING/FIRE DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTAL CONFORM TO THE DESIGN OF THE BUILDING.

- ROOF TRUSS SHOP DRAWINGS
- AUTOMATIC FIRE SPRINKLER SYSTEM DRAWINGS

## DRAWING INDEX

<b>LAND SURVEY</b> LS-1	SURVEY MAP
<b>CIVIL</b> C-1.0	SITE PLAN
<b>ARCHITECTURAL</b> A-0.0	TITLE SHEET 3-D COLOR RENDERING SINGLE-FAMILY HOME DESIGN TECHNIQUES SHADOW ANALYSIS STREET ELEVATION ARCHITECTURAL SITE PLAN FLOOR AREA CALCULATIONS PROPOSED 1ST FLOOR PLAN PROPOSED 2ND FLOOR PLAN PROPOSED ROOF PLAN PROPOSED BUILDING EXTERIOR ELEVATIONS PROPOSED BUILDING EXTERIOR ELEVATIONS PROPOSED BUILDING CROSS SECTIONS CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST
A-0.1	
A-0.2	
A-0.3	
A-0.4	
A-0.5	
A-100.1	
A-100.2	
A-200	
A-500.1	
A-500.2	
A-600	
GB-1	
<b>LANDSCAPE</b> L-1 L-2 L-3	LANDSCAPE PLAN IRRIGATION PLAN HYDROZONE PLAN

Project Name:

Issue & Revisions:	Date:
ISSUED FOR PLANNING REVIEW	09/22/20
FOR PLANNING COMMENTS	04/06/21
FOR PLANNING COMMENTS	05/14/21
FOR PLANNING COMMENTS	07/06/21

Jeremy Deng

**Sheet Name**  
**TITLE SHEET**

Project No.	150215
By:	JD
Reviewed:	MC
Scale:	

A-0.0





**View from Crawford Drive (with extended porch roof)**





**View from Crawford Drive (without extended porch roof)**

**FINISH MATERIAL SAMPLE/COLOR BOARD**

575 CRAWFORD DR. SUNNYVALE, CA 94087



**Exterior Wall Finish**

Manufacturer: Quarry Mills

Style: Versailles Natural Stone Veneer

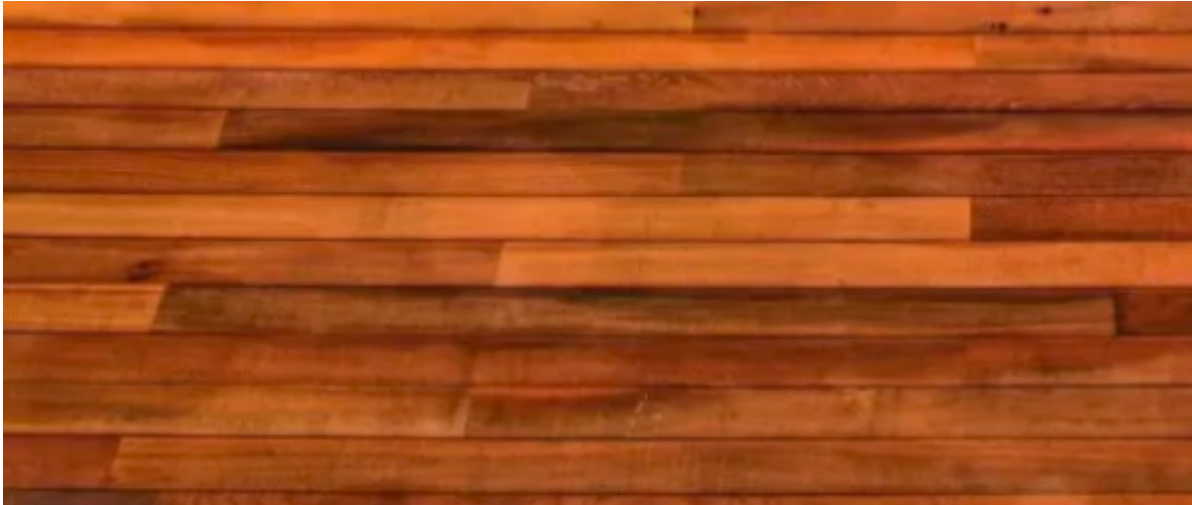
Colors: Gray Tones

Size: 5" H. x 4"-16" L.



**Exterior Wall Cement Plaster**

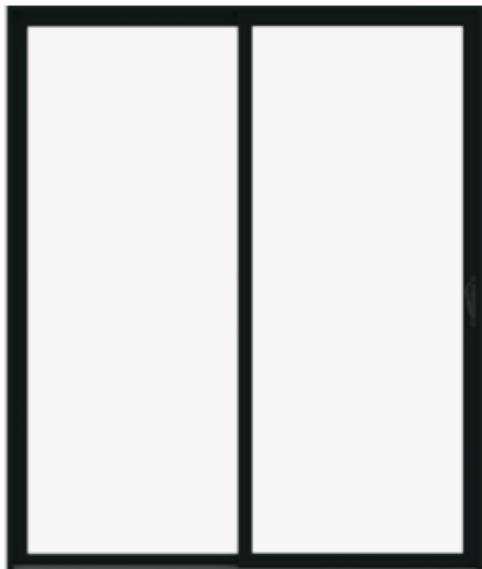
Color: White with Fine Texture



**Exterior Wood Siding Panel**

Location: Canopy at Front Porch, First-Floor Side & Rear Walls

Color: Cherry (To Match Garage Door)



**Window & Patio Door**

Manufacturer: Anderson Window & Door

Model: 100 Series

Frame Material/Glaze: Composite/Low-E Clear Dual-Pane Glass

Setting: 2" Window Recess from Face of Exterior Wall



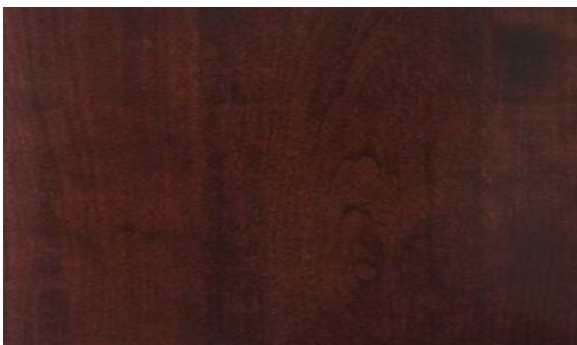
**Main Entry Door**

Manufacturer: Jeld-Wen

Model: W02M All Panel

Material: Solid Core Wood Door

Color: Cherry (To Match Garage Door)



**Garage Door**

Manufacturer: Clopay

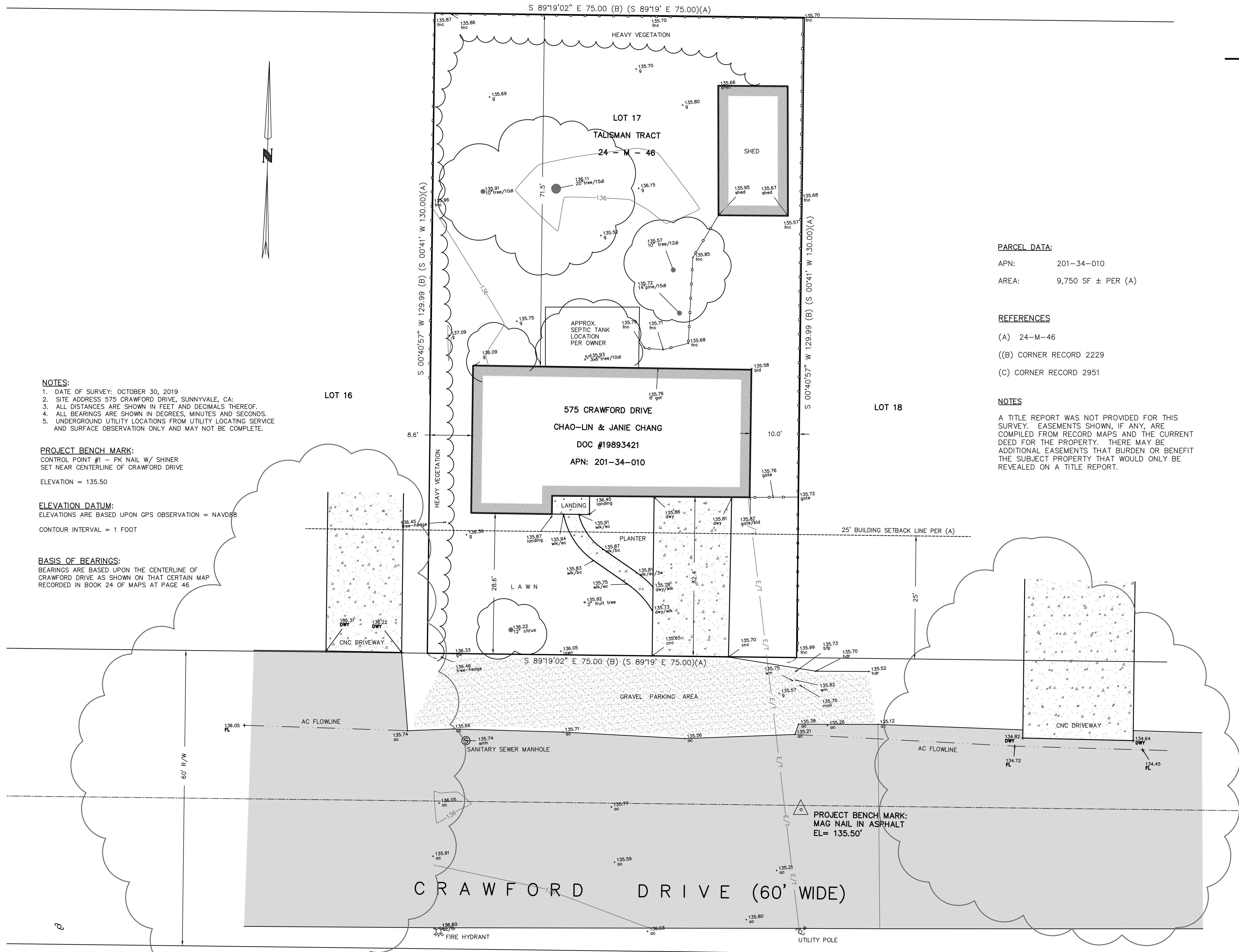
Style: Design 5 (Long Windows Down Side-Right Side). Accent Strip Spliced. Horizontal  
Cladding Spliced.

Glass: Frosted

Color: Cherry

Size: 16' L x 8' H.





**NOTES:**  
1. DATE OF SURVEY: OCTOBER 30, 2019  
2. SITE ADDRESS 575 CRAWFORD DRIVE, SUNNYVALE, CA:  
3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
4. ALL BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS.  
5. UNDERGROUND UTILITY LOCATIONS FROM UTILITY LOCATING SERVICE AND SURFACE OBSERVATION ONLY AND MAY NOT BE COMPLETE.

**PROJECT BENCH MARK:**  
CONTROL POINT #1 - PK NAIL W/ SHINER  
SET NEAR CENTERLINE OF CRAWFORD DRIVE  
ELEVATION = 135.50

**ELEVATION DATUM:**  
ELEVATIONS ARE BASED UPON GPS OBSERVATION = NAVD83  
CONTOUR INTERVAL = 1 FOOT

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED UPON THE CENTERLINE OF CRAWFORD DRIVE AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 24 OF MAPS AT PAGE 46

**PARCEL DATA:**  
APN: 201-34-010  
AREA: 9,750 SF ± PER (A)

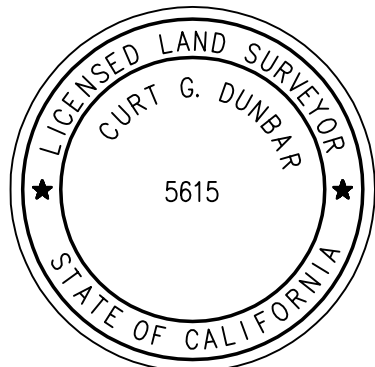
**REFERENCES**  
(A) 24-M-46  
((B) CORNER RECORD 2229  
(C) CORNER RECORD 2951

**NOTES**  
A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.

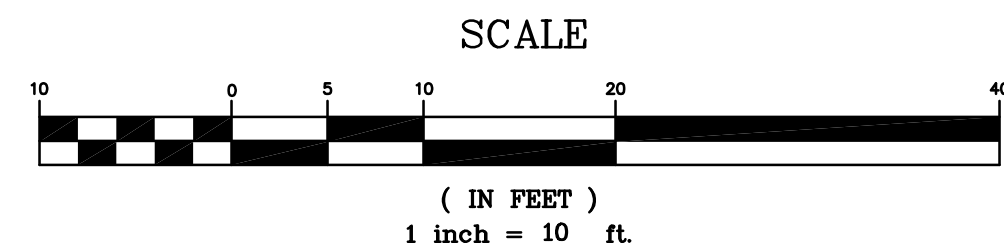
SYMBOL LEGEND			
AD	AREA DRAIN	RWLUG	RAIN WATER LEADER TO UNDERGROUND
B	BENCHMARK	RWLS	RAIN WATER LEADER SPLASH
BFP	BLOW OFF PREVENTOR	S	SANITARY SEWER MANHOLE
BOL	BOLLARD/POLE	SD	STORM DRAIN MANHOLE
CB	CATCH BASIN	SL	STREET LIGHT / PARKING AREA LIGHT
CO	CLEAN OUT	SCP	SURVEY CONTROL POINT
CO	DROP INLET	SG	SIGN
ELEC	ELECTRIC CONTROL BOX	UP	UTILITY POLE
ELEC	ELECTROUTER/SIGNAL POLE	WV	WATER VALVE
FD	FIRE HYDRANT	WM	WATER VALVE
GM	GAS METER	WM	WATER VALVE
HB	HOSE BIB	20"	TREE WITH TRUNK DIAMETER
HP	HANDICAP PARKING	TL	TREE LINE
222.03	SPOT ELEVATION WITH DESCRIPTION	ASPH	ASPHALT PAVED AREAS
60	INDEX ELEVATION CONTOUR	CONC	CONCRETE PAVED AREAS
59	INTERMEDIATE ELEVATION CONTOUR	GRAV	GRAVEL PAVED AREAS

LINE TYPE LEGEND	
ASPH	ASPHALT BERM
CONC	CONCRETE CURB
E/T	OBERHEAD ELECTRIC & TELEPHONE
SS	UNDERGROUND SANITARY SEWER LINE
W	UNDERGROUND WATER LINE
SD	UNDERGROUND STORM DRAIN LINE
T	UNDERGROUND COMMUNICATION LINE
FL	FENCE LINE (CHAIN LINK) BUILDING LINE
ED	EDGE OF DIRT ROAD
PL	PROPERTY LINE
HR	HAND RAILING
LS	LANE STRIPE
FS	FOG STRIPE
RO	ROOF OVERHANG
EL	EASEMENT LINE
AP	ADJOINING PROPERTY LINES
RL	RIGHT OF WAY LINE
BL	BUILDING EAVE LINE
CL	CENTER LINE
FL	FLOW LINE
BL	BUILDING LINE

ABBREVIATION LEGEND			
AB	ASEAL-BERM	HVLT	HIGH VOLTAGE VAULT
AD	AREA DRAIN	ICV	IRRIGATION CONTROL VALVE
BFP	BACK FLOW PREVENTER	JP	JOINT UTILITY POLE
BOL	BOLLARD	MON	MONUMENT
BW	BACK OF WALK	PL	PLANTER
CB	CATCH BASIN	RWD	REDWOOD TREE
COL	COLUMN	SDCO	STORM DRAIN CLEANOUT
COM	COMMUNICATION BOX	SDMH	STORM DRAIN MANHOLE
CC/CNC	CONCRETE (SPOT ELEVATION)	SDI	STORM DRAIN INLET
COR	BUILDING CORNER	SLB	STREET LIGHT BOX
CPNT	CONTROL POINT	SO FT	SQUARE FEET
DOC NO.	DOCUMENT NUMBER	SSCO	SANITARY SEWER CLEANOUT
E BX	ELECTRIC BOX	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC	TC	STREET LIGHT
EP	EDGE OF PAVEMENT	TOP	TOP CURB
FD	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FL	FLOWLINE	VLT	VAULT (UNKNOWN UTILITY)
FNC	FENCE	VG	VALLEY GUTTER
G/GND	GROUND SPOT ELEVATION	WM	WATER METER
GV	GATE VALVE	WV	WATER VALVE
HC	HANDICAPPED		
HDR	HEADER BOARD		



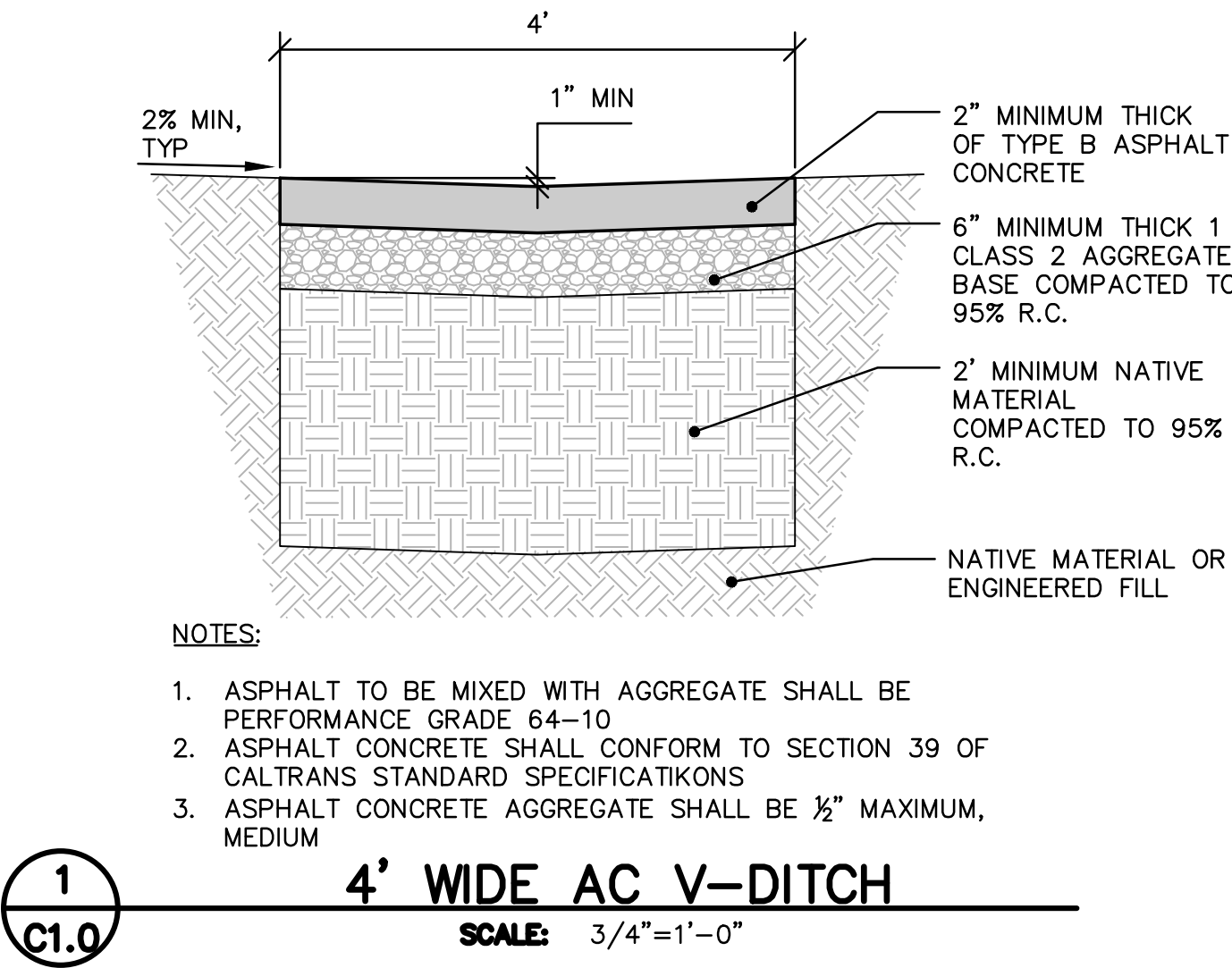
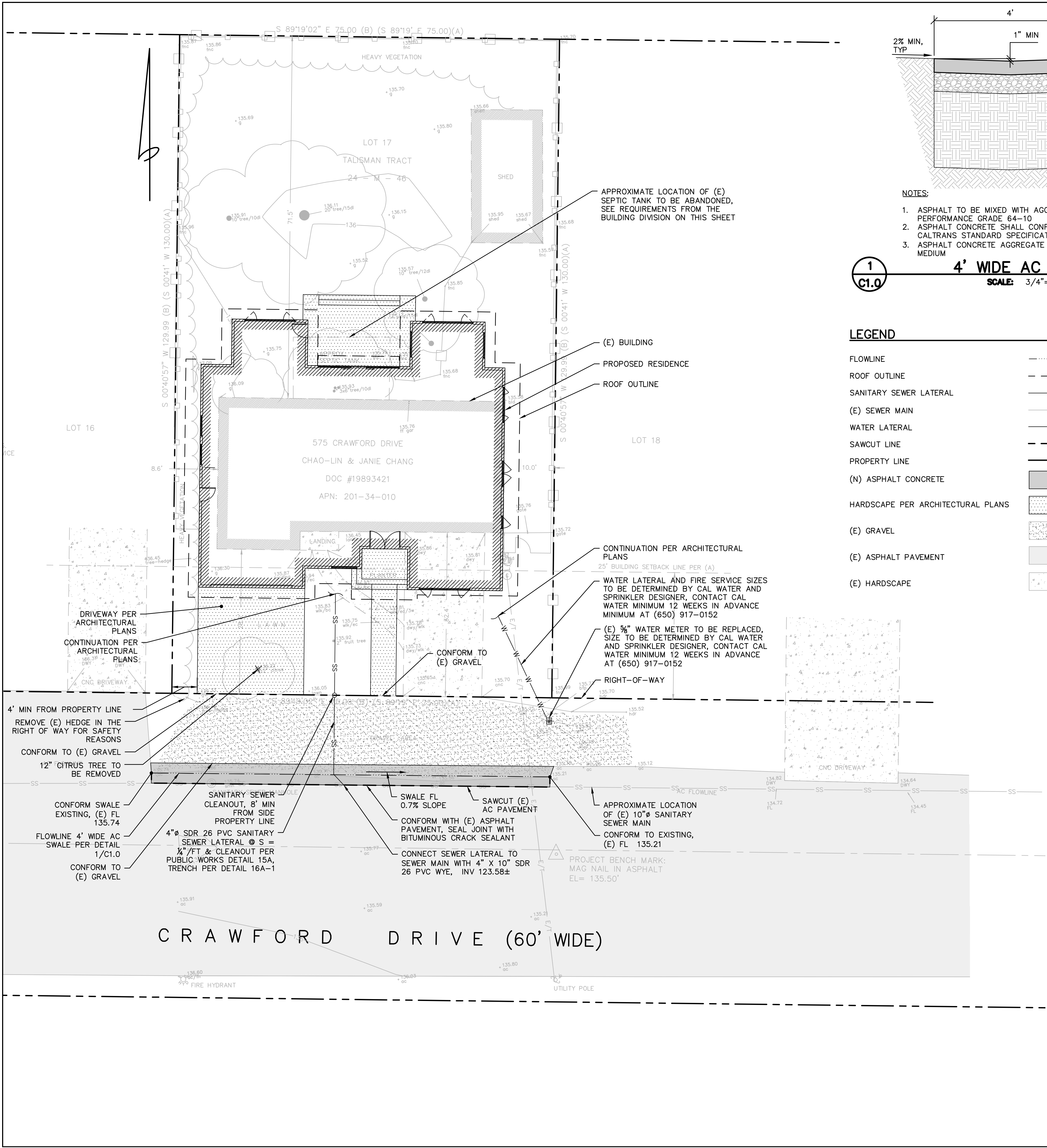
CURT DUNBAR, PLS 5615



UPDATED CRAWFORD OFFSITE AREA 1/4/21

ALPHA LAND SURVEYS, INC.			
4444 SCOTT'S VALLEY DR. #7 SCOTT'S VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1148 MORGAN HILL, CA 95038 (831) 438-4453	SURVEY MAP OF 575 CRAWFORD DRIVE CITY OF SUNNYVALE SANTA CLARA COUNTY	SHEET 1 OF ONE
1" = 10'	DATE: OCT 2019	JOB#: 2019-147	





LEGEND	
FLOWLINE	---
ROOF OUTLINE	---
SANITARY SEWER LATERAL	SS
(E) SEWER MAIN	SS
WATER LATERAL	W
SAWCUT LINE	---
PROPERTY LINE	---
(N) ASPHALT CONCRETE	
HARDSCAPE PER ARCHITECTURAL PLANS	
(E) GRAVEL	
(E) ASPHALT PAVEMENT	
(E) HARDSCAPE	

**GENERAL NOTES**

- WATER SERVICE IN THIS AREA IS PROVIDED BY CALWATER. PLEASE CONTACT CALWATER AT (650) 917-0920 OR (650) 917-1380 FOR ALL WATER RELATED ISSUES.
- CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
- PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. FOLLOW THE ATTACHED LINK FOR THE ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS. HTTP://SUNNYVALE.CA.GOV/DEPARTMENTS/PUBLIC+WORKS/ENGINEERING/ENCROACHMENT+PERMITS/
- INCREMENTAL SEWER CONNECTION FEE FOR STANDARD OCCUPANCY BASED ON APPROPRIATE FEE SCHEDULE AT TIME OF BUILDING PLAN REVIEW WILL APPLY.



**POOL AND SEPTIC TANK REMOVAL**

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

**BUILDING DIVISION REQUIREMENTS**

A demolition permit is required for the removal of all pools or underground septic tanks. Permits are required prior to the demolition work. Following is a listing of the general requirements based on the 2019 California Building Code, 2019 California Residential Code, and 2019 California Plumbing Code. This brochure is intended to provide general information, contact the Building Safety Division for any questions or additional information.

- Swimming pools shall be drained to the sanitary sewer clean out. Swimming pools shall not be drained to street, gutter or storm drain. If the property is on a septic system and there is no sanitary sewer clean out, contact the Environmental Services Department at (408) 730-7270 for guidance.
- If the shell of the pool or septic tank is to remain, a minimum of four holes (each a minimum 1' in diameter) shall be drilled into the bottom of the pool floor or septic tank (one of the holes shall be at the deepest point).
- The pool or septic tank shell shall be filled with crushed rock material (3/4" minimum size to 1-1/2" maximum size) for a minimum of 12" deep at the bottom and then clean fill, or other approved material, can be added on top to match adjacent grade level.
- All gas, water, and sewer lines to the pool shall be securely capped off with an approved fitting (gas line is required to have a screw joint fitting). (CPC 722, 1206.3)
- All electrical pool equipment, including the breaker in the electrical panel, shall be removed.
- If a structure is to be constructed above or near the filled area, a geotechnical report/letter prepared by a soils engineer will be required.

**PERMIT PROCESS**

**Building Permit Review**

Building permits for most pool removals are available on-line at [Sunnyvale.ca.gov](http://Sunnyvale.ca.gov) Permits can also be obtained at the One-Stop Permit Center which is open between the hours of 8 a.m. to 12:30 p.m. and 1 to 5 p.m.

**Inspections**

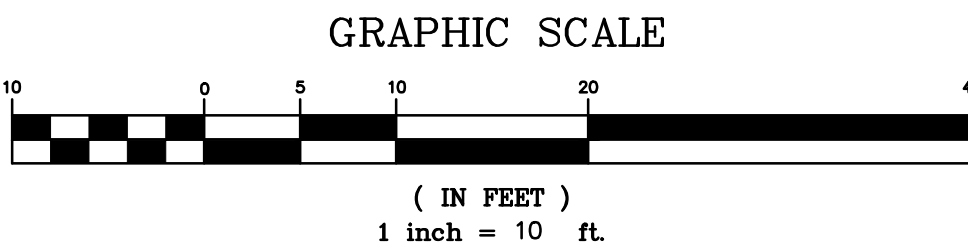
- Two inspections are required: an in-progress and a final. The in-progress should be scheduled when the holes along the pool floor or septic tank have been drilled and before it is filled. The final inspection should be scheduled after all work is completed.

**Building Permit Application Requirements**

- A completed Building Permit Worksheet application (available at the One-Stop Permit Center or on-line at [Sunnyvale.ca.gov](http://Sunnyvale.ca.gov)) - *only one copy of this item needed*
- An approval letter from the Homeowner's Association (if applicable).
- Site plan showing the location of the pool or septic tank to be removed.
- Fee

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444  
Building and Planning Division representatives are available 8 a.m. - 12:30 p.m. and 1 p.m. - 5 p.m.  
[Sunnyvale.ca.gov](http://Sunnyvale.ca.gov) - Search "Planning and Building"

Rev. 11/2019



Know what's below.  
Call before you dig.



2/9/21

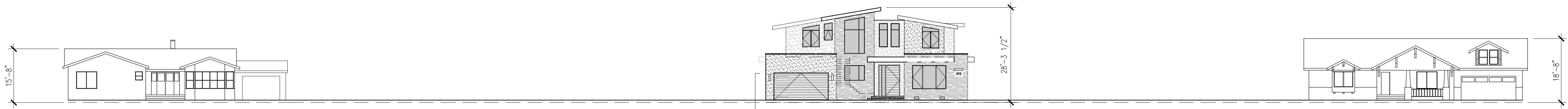
**DISCLAIMER**

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APN 201-34-010

REVISION				
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 428-3560		SITE PLAN		
		CHANG RESIDENCE 575 CRAWFORD DRIVE SITUATED IN SUNNYVALE, CA 94087		
SCALE 1" = 10'-0"	DRAWN JEE	JOB NO. 28209	SHEET	
DATE 02/09/21	CHECKED BRR	INDEX	C1.0	
DESIGN JEE/BRR	DWG NAME	FILE NO.	OF 1	





- 579 CRAWFORD DR.
- 1-STORY STRUCTURE
  - SHINGLE ROOF
  - CEMENT PLASTER FINISHED EXTERIOR WALLS

- 575 CRAWFORD DR. (PROPOSED)
- 2-STORY STRUCTURE
  - BUILD-UP ROOF
  - CEMENT PLASTER/LEDGE STONE VENEER/ACCENT WOOD PANELS FINISHED EXTERIOR WALLS

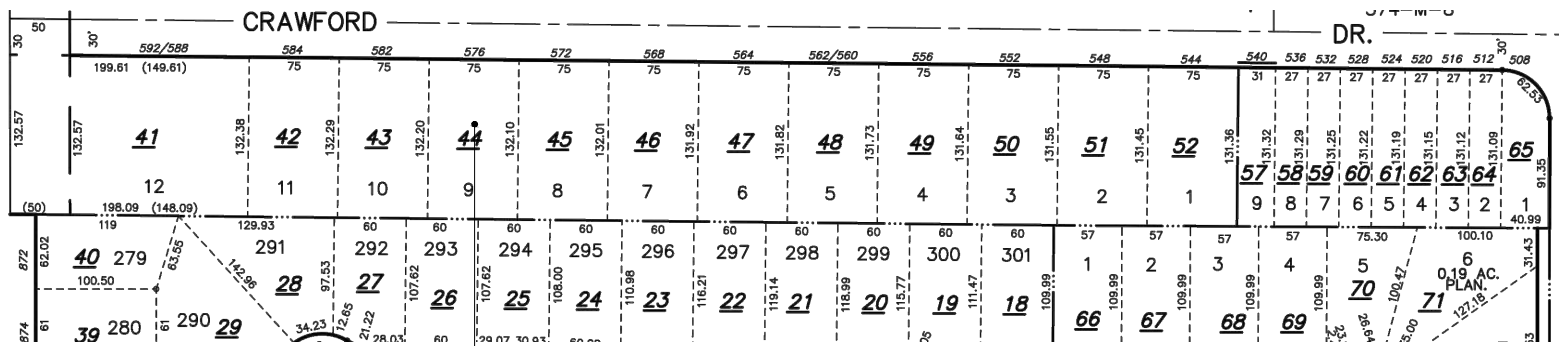
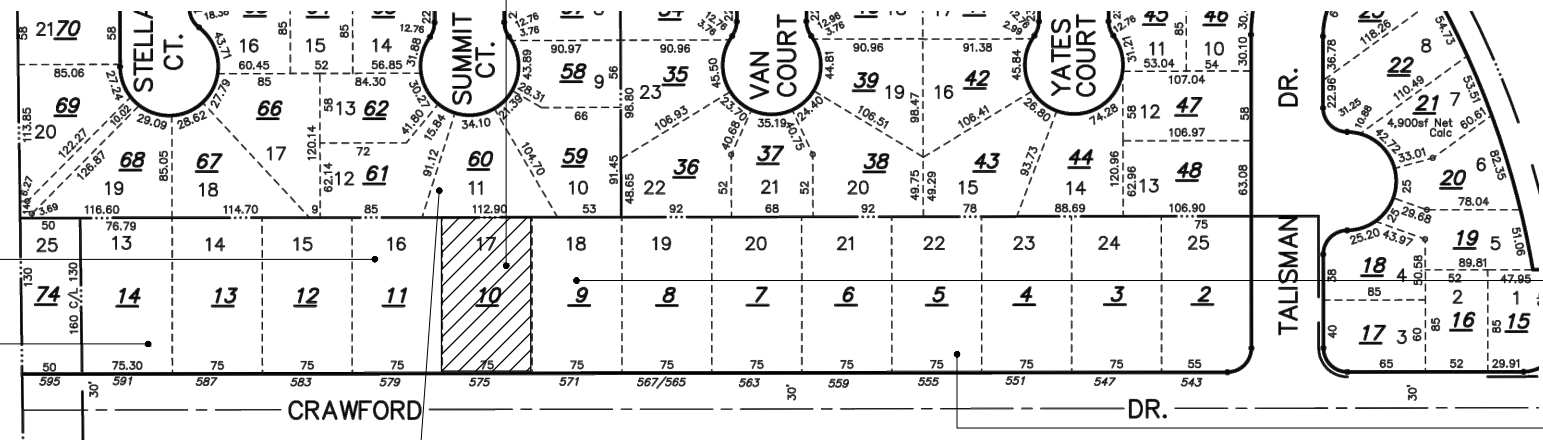
- 571 CRAWFORD DR.
- 1-STORY STRUCTURE
  - SHINGLE ROOF
  - CEMENT PLASTER/LEDGE STONE FINISHED EXTERIOR WALLS



- 591 CRAWFORD DR.
- 2-STORY STRUCTURE
  - SHINGLE ROOF
  - CEMENT PLASTER FINISHED EXTERIOR WALLS



- 852 SUMMIT CT.
- 2-STORY STRUCTURE
  - TILE ROOF
  - CEMENT PLASTER & STONE VENEER FINISHED EXTERIOR WALLS

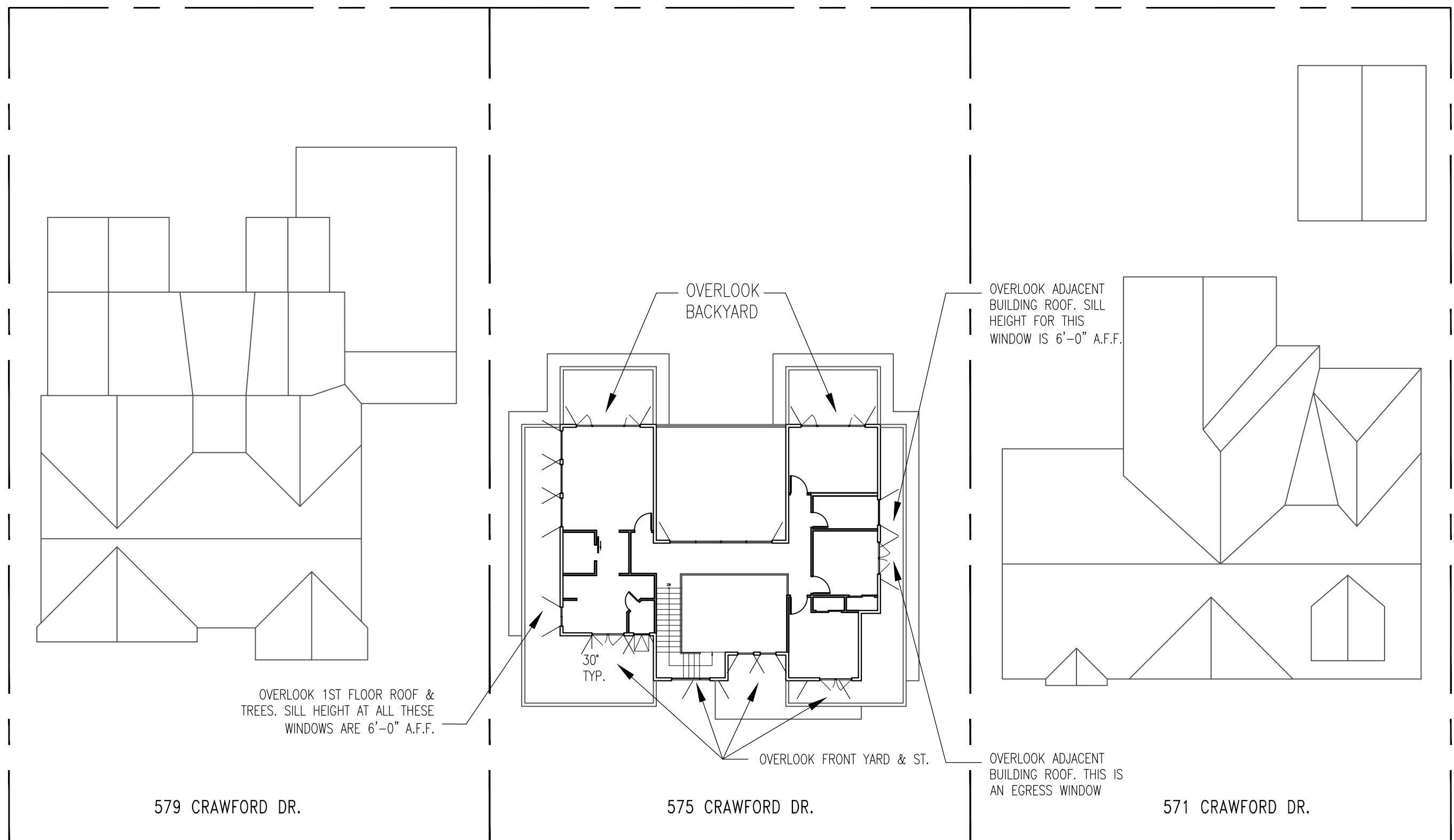


- 555 CRAWFORD DR.
- 2-STORY STRUCTURE
  - TILE ROOF
  - CEMENT PLASTER FINISHED EXTERIOR WALLS



- 576 CRAWFORD DR.
- 2-STORY STRUCTURE
  - TILE ROOF
  - CEMENT PLASTER/LEDGE STONE FINISHED EXTERIOR WALLS

## NEIGHBORHOOD CONTEXT SURVEY



## SITE WITH VIEW



P.O. Box 1834  
Danville, CA 94526-6834  
Tel: 510.331.6059

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# CHIANG RESIDENCE

575 CRAWFORD DRIVE  
SUNNYVALE, CA 94087

Project Name:

Issue & Revisions:	Date:
ISSUED FOR PLANNING REVIEW	09/22/20
FOR PLANNING COMMENTS	04/06/21
FOR PLANNING COMMENTS	05/14/21
FOR PLANNING COMMENTS	07/06/21

Jeremy Deng

Sheet Name  
**SINGLE FAMILY HOME  
DESIGN TECHNIQUES**

Project No. 150215  
By: JD  
Reviewed: MC  
Scale: 1/16"=1'-0"

# A-0.1





DENG DESIGN

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Danville, CA 94526-6834  
Tel: 510.331.6059

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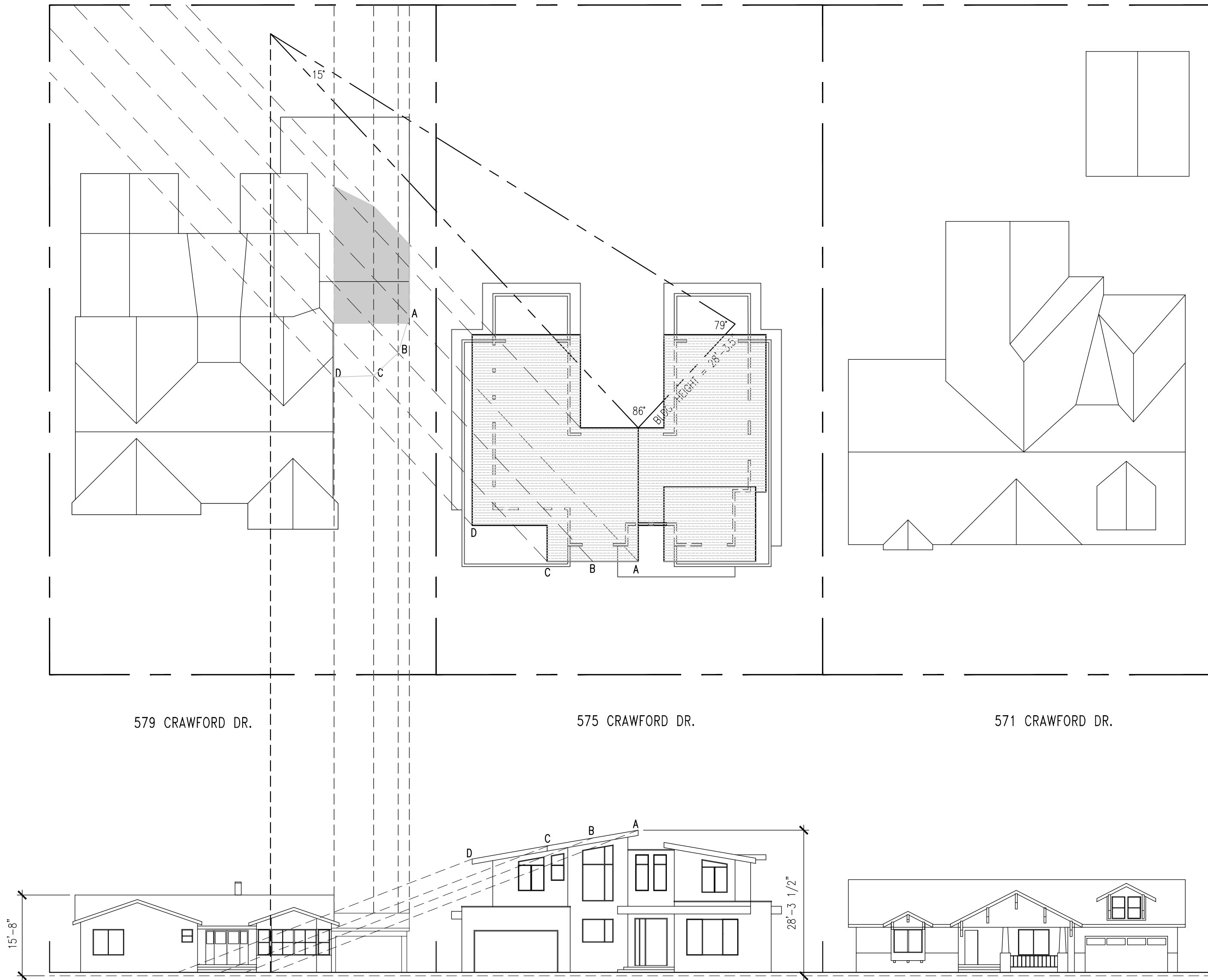
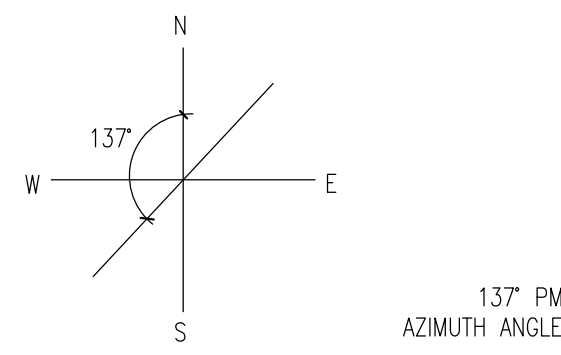
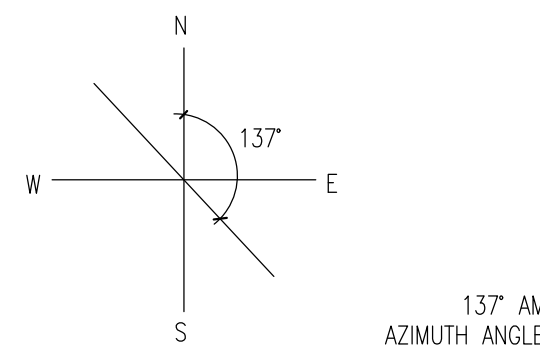
Jeremy Deng

Sheet Name

SHADOW ANALYSIS

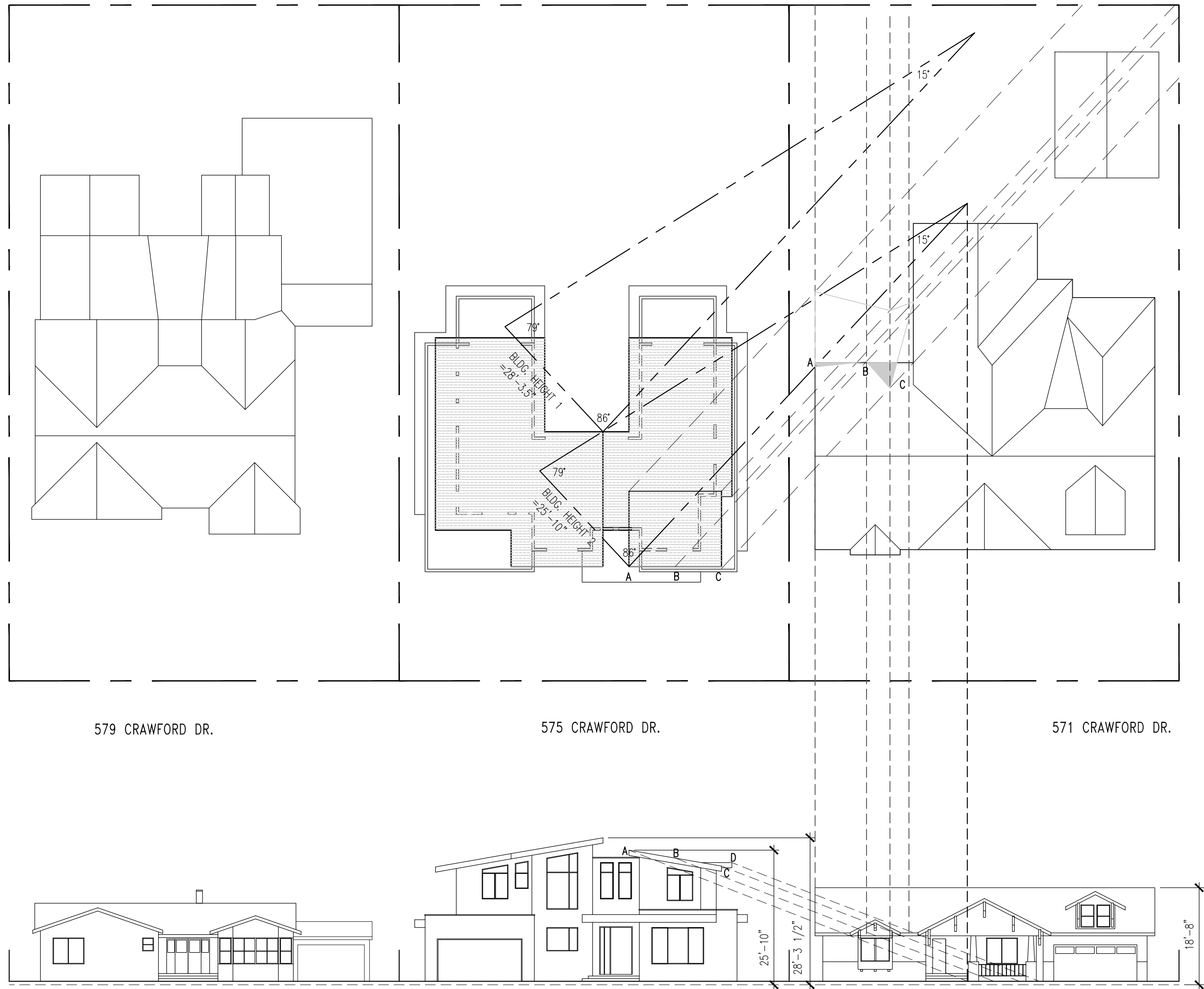
Project No.	150215
By:	JD
Reviewed:	MC
Scale:	1/16"=1'-0"

A-0.2



AM = 320.7 SF / 3,880 SF = 8.2%

SOLAR ACCESS & SHADOW ANALYSIS – 9AM DECEMBER 21ST



PM = 16.4 SF / 3,306 SF = 0.5%

SOLAR ACCESS & SHADOW ANALYSIS – 3PM DECEMBER 21ST



DENG DESIGN

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Danville, CA 94526-6834  
Tel: 510.331.6059

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AUTHORIZATION OF DENG DESIGN STUDIO

CHIANG RESIDENCE  
575 CRAWFORD DRIVE  
SUNNYVALE, CA 94087

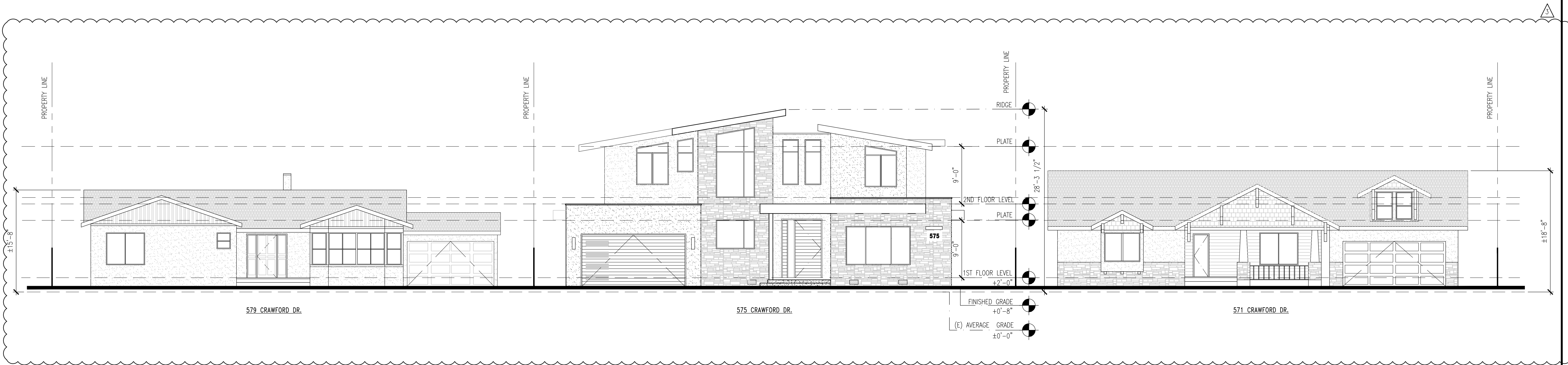
Project Name:

Issue & Revisions:	Date:
ISSUED FOR PLANNING REVIEW	09/22/20
△1 FOR PLANNING COMMENTS	04/06/21
△2 FOR PLANNING COMMENTS	05/14/21
△3 FOR PLANNING COMMENTS	07/06/21

Jeremy Deng

Sheet Name
STREETSCAPE ELEVATION
Project No. 150215
By: JD
Reviewed: MC
Scale: 1/8"=1'-0"

A-0.3



1 CRAWFORD STREET ELEVATION

Scale: 1/8"=1'-0"



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# CHIANG RESIDENCE

575 CRAWFORD DRIVE  
SUNNYVALE, CA 94087

Project Name:

Issue & Revisions:	Date:
ISSUED FOR PLANNING REVIEW	09/22/20
FOR PLANNING COMMENTS	04/06/21
FOR PLANNING COMMENTS	05/14/21
FOR PLANNING COMMENTS	07/06/21

Jeremy Deng

Sheet Name

SITE PLAN

Project No.	150215
By:	JD
Reviewed:	MC
Scale:	1/8"=1'-0"

## A-0.4

### LEGEND

- PROPERTY LINE
- NEW CONCRETE PAVEMENT
- EXISTING HOUSE PERIMETER WALL
- EXISTING +6'-0" HT. FENCING LINE
- STORM WATER DRAINAGE DIRECTION

### KEY NOTES

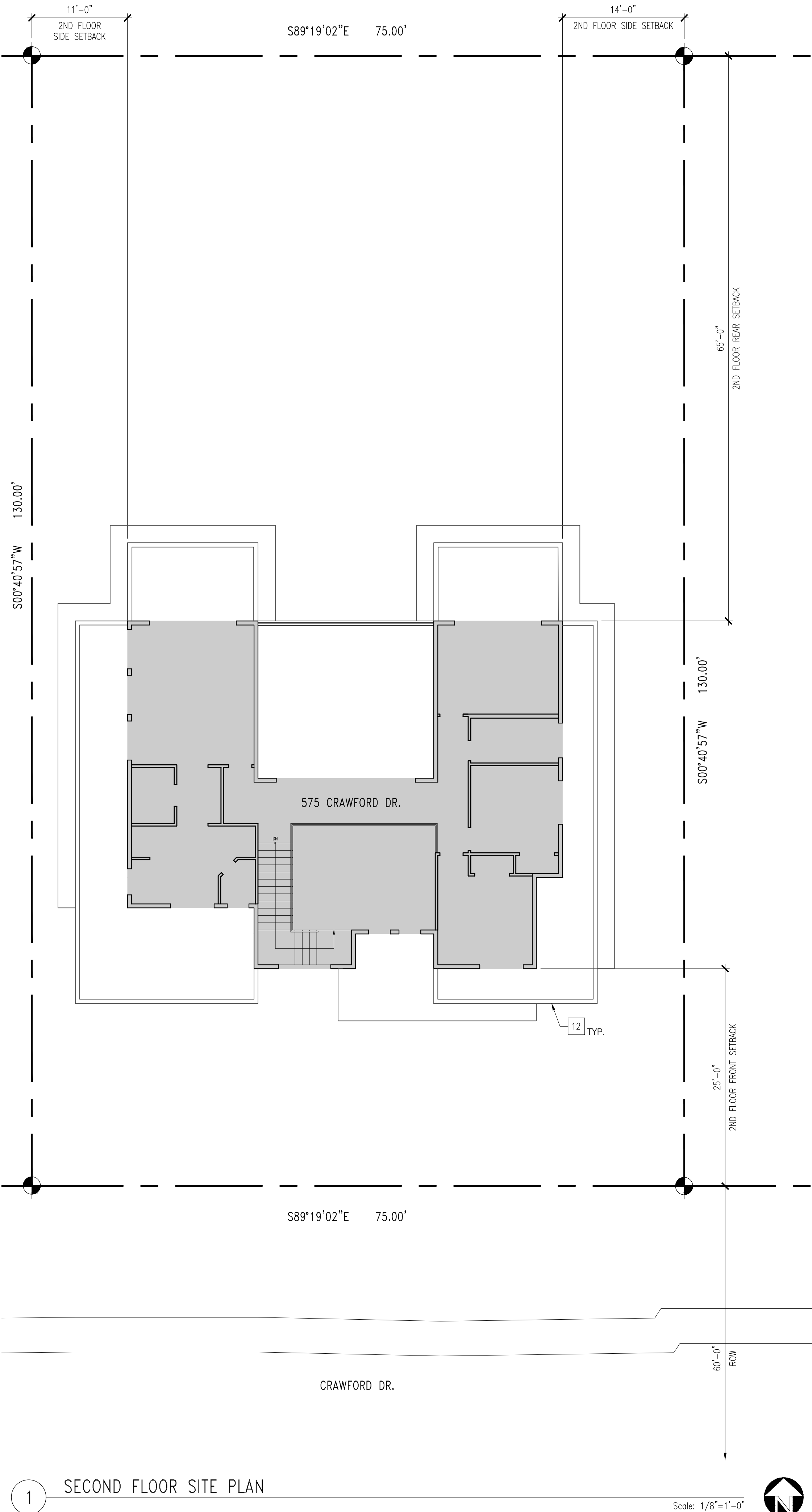
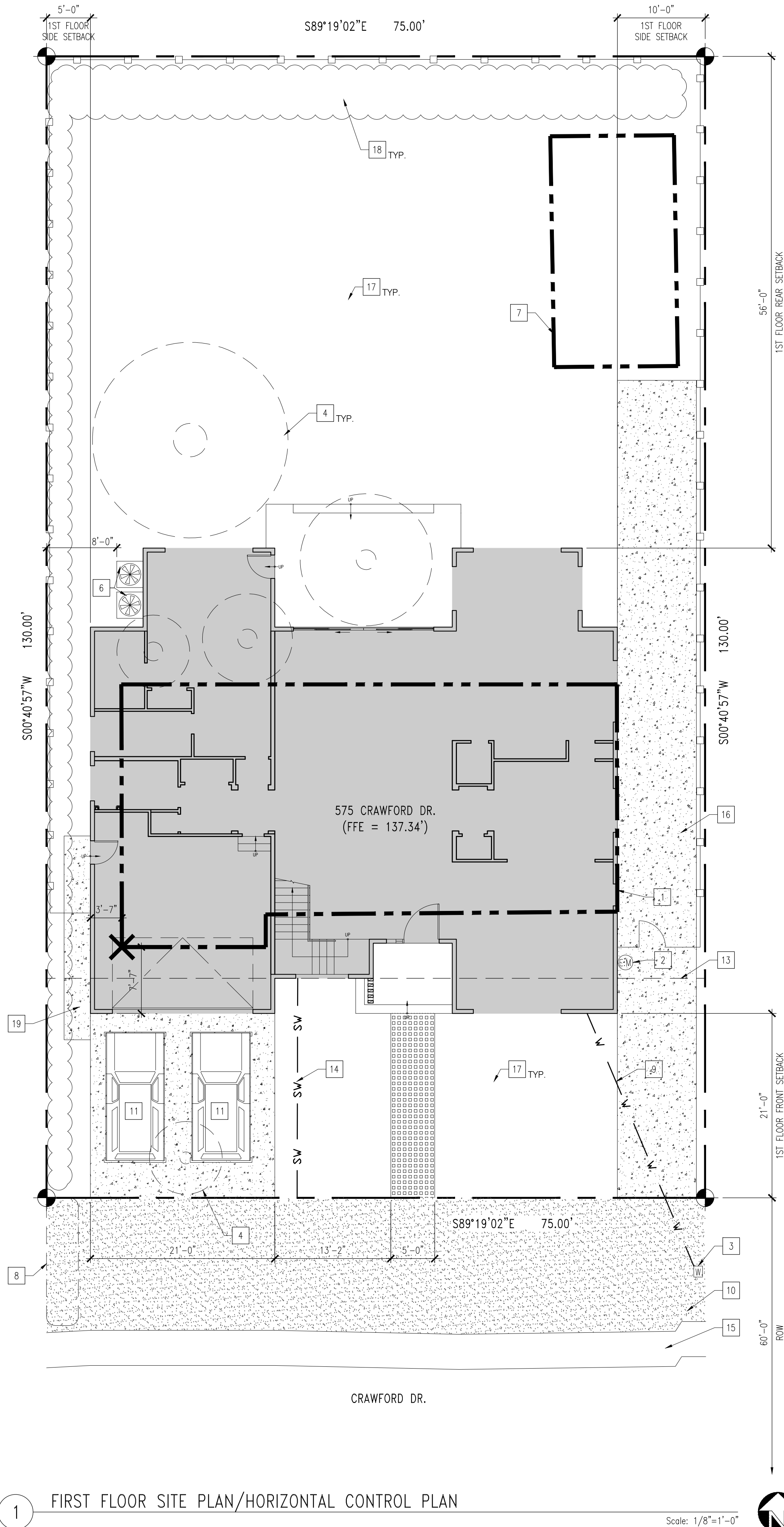
- REMOVE (E) GAS METER AND CAP OFF GAS LATERAL AS REQUIRED
- RELOCATE ELECTRICAL METER TO THIS NEW LOCATION W/ 200-AMP LOAD PANEL
- (E) WATER METER TO BE REPLACE. SEE CIVIL PLAN C-1.0
- EXISTING TREES WERE REMOVED ON 2/5/21 (TREE REMOVAL PERMIT # 2020-7139)
- (N) 21'-0" W. x 21'-0" L. CONCRETE DRIVEWAY W/ (2) UNCOVERED PARKING SPACES
- TWO (N) 36" SQ. x 4" THK. A/C CONDENSER CONCRETE PADS
- REMOVE (E) STORAGE SHED
- (E) TREE-HEDGE ALONG WITH NEW PROPOSED DRIVEWAY WAS REMOVED PER PUBLICWORKS COMMENTS
- (N) WATER MAIN SUPPLY LINE. SEE CIVIL PLAN C-1.0
- (E) GRAVEL PARKING AREA TO REMAIN
- (2) NEW UNCOVERED PARKING SPACES
- NEW 1ST FLOOR ROOF BELOW
- 25'-0" BLDG. SETBACK LINE PER TRACT 671/LOT 17. THIS REQUIREMENT IS ELIMINATED BY THE PLANNING DEPARTMENT
- NEW SANITARY SEWER LATER WITH CLENDOUT. SEE CIVIL PLAN C1.0
- 4'-0" W. FLOW LINE. SEE CIVIL PLAN C-1.0
- (N) WALKWAY PER LANDSCAPE PLAN L-1. PROVIDE MIN. 1/2" EXPANSION JOINT ALONG BUILDING FOUNDATION AND WALL FRAMING AND 1'-0" AWAY FROM THE WOODEN FENCE
- (N) LANDSCAPING AREA PER LANDSCAPE PLAN L-1
- (E) TREE-HEDGE TO REMAIN
- (N) 3'-0" WIDE REINFORCED CONCRETE WALKWAY. PROVIDE MIN. 2% SLOPE TO DRAIN WATER AWAY FROM THE BUILDING

### PUBLIC WORK DEPARTMENT NOTES

- WATER SERVICE IN THIS AREA IS PROVIDED BY CALWATER. CONTACT CALWATER AT (650)917-0920 OR (650)917-1380 FOR ALL WATER RELATED ISSUES.
- CONSTRUCTION RELATED MATERIALS, EQUIPMENTS, EXT. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS & VEHICULAR TRAFFIC.
- PRIOR TO ANY WORK IN PUBLIC RIGHT-WAY, OBTAIN AN ENCROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED & APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- INCREMENTAL SEWER CONNECTION FEE FOR STANDARD OCCUPANCY BASED ON APPROPRIATE FEE SCHEDULE AT THE TIME OF BUILDING PLAN REVIEW WILL APPLY

### STORM WATER DRAINAGE & RETENTION DURING CONSTRUCTION

- ERODED SEDIMENTS AND POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE COVERED AND/OR PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND SHALL NOT CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY AND SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED ON THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON-SITE UNTIL IT CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
- TRASH AND CONSTRUCTION -RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF STORM WATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE STREET/PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.
- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE PROVIDED TO RETAIN STORM WATER RUNOFF ON-SITE AND SHALL BE PROPERLY LOCATED TO COLLECT ALL TRIBUTARY SITE RUNOFF.
- WHERE RETENTION OF STORM WATER RUNOFF ON-SITE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAINED ON-SITE DURING THE CONSTRUCTION DURATION.





DENG DESIGN

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575 CRAWFORD DRIVE  
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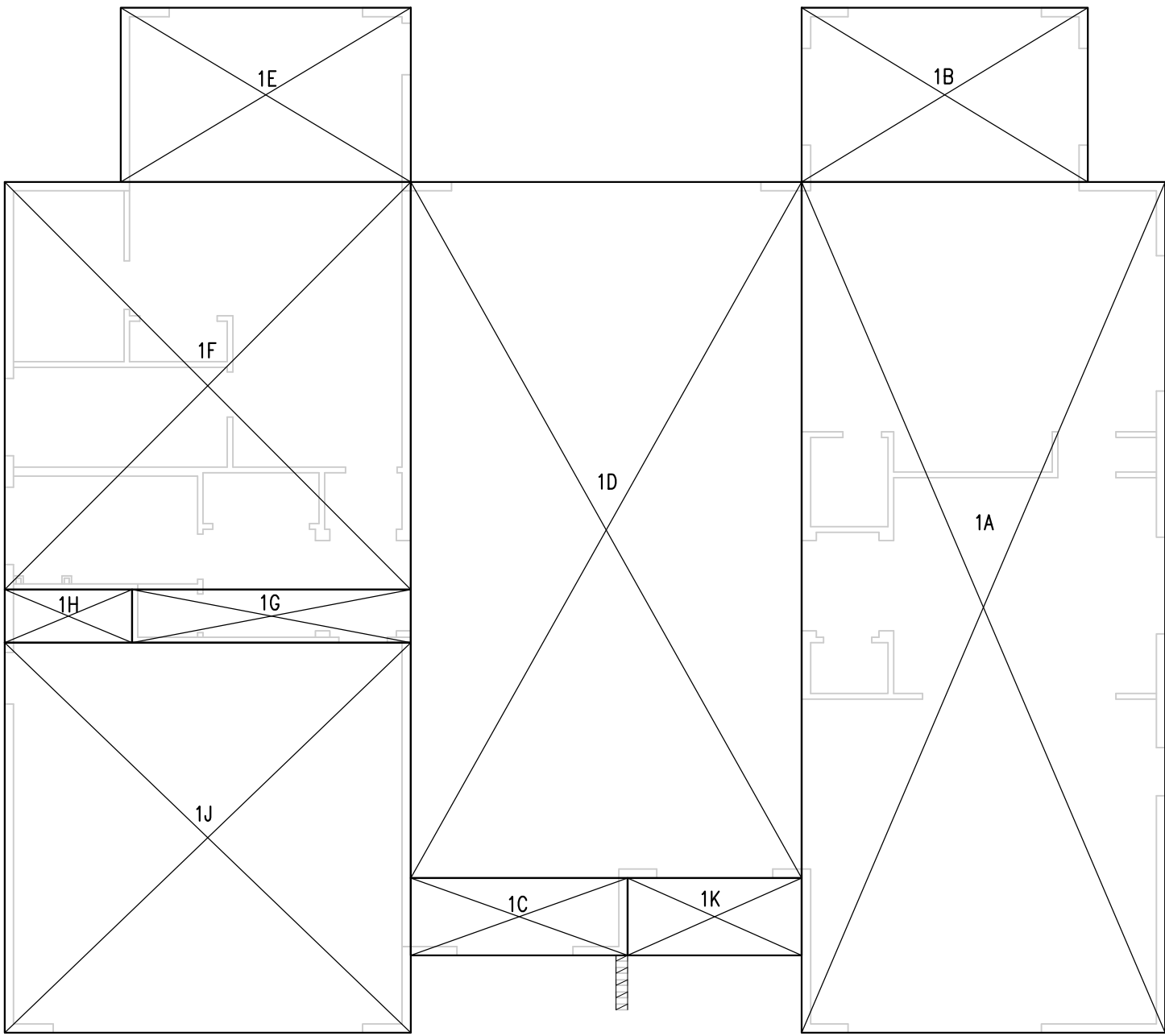
Jeremy Deng

Sheet Name

FLOOR AREA CALCULATIONS

Project No.	150215
By:	JD
Reviewed:	MC
Scale:	

A-0.5



FIRST FLOOR (CONDITIONED)

1A	826.8 SF
1B	133.1 SF
1C	44.8 SF
1D	727.5 SF
1E	135 SF
1F	442.8 SF
1G	39.6 SF

FIRST FLOOR TOTAL: 2,349.6 SF

SECOND FLOOR (CONDITIONED)

2A	123.8 SF
2B	168.8 SF
2C	267.5 SF
2D	46.6 SF
2E	62 SF
2F	301.3 SF
2G	271.2 SF
2H	223.7 SF

SECOND FLOOR TOTAL: 1,464.9 SF

ATTACHED GARAGE (UNCONDITIONED)

1H	18.1 SF
1J	423.4 SF

GARAGE TOTAL: 441.5 SF

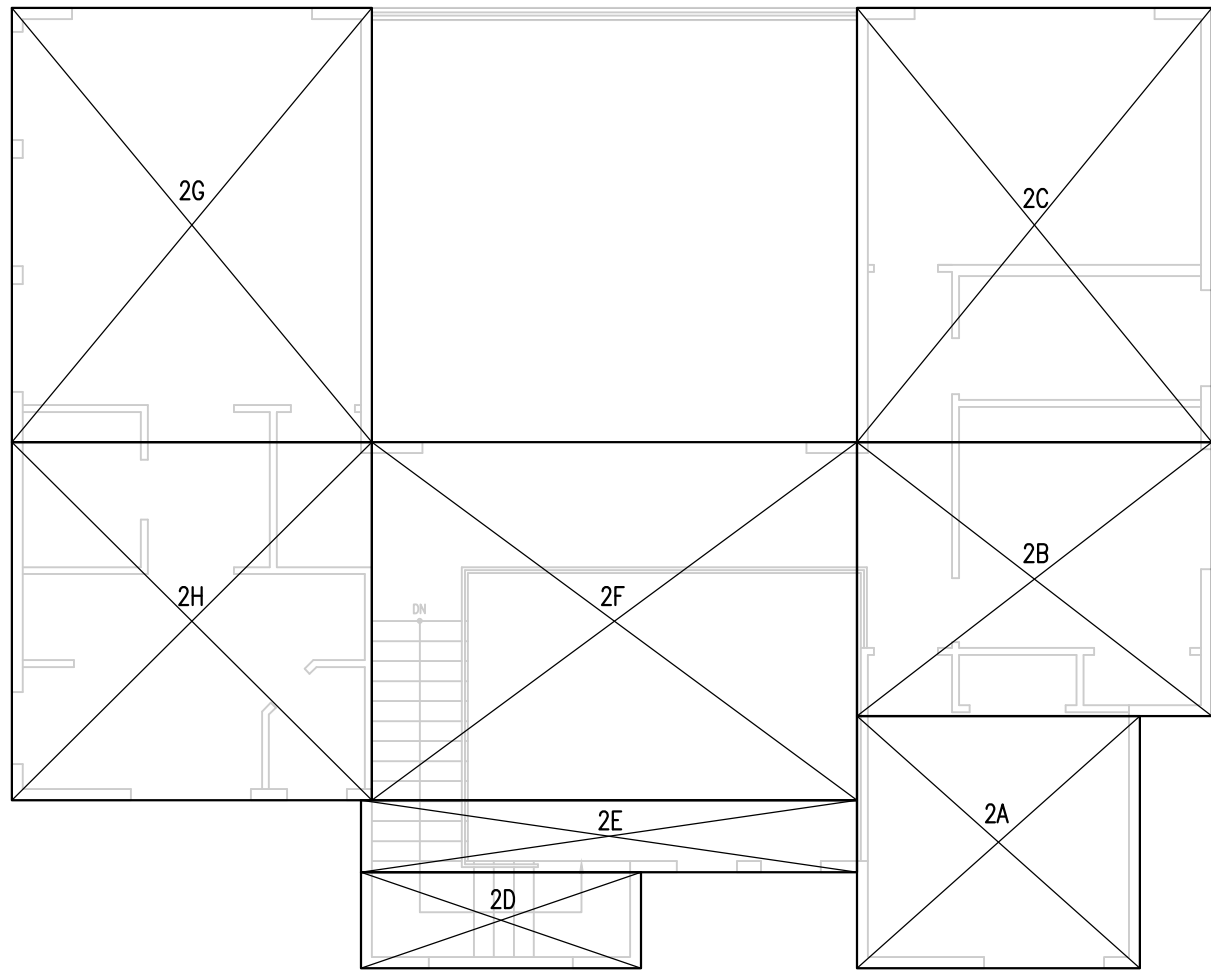
COVERED ENTRY PORCH

1K	36 SF
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COVERED PORCH TOTAL: 36 SF

TOTAL F.A.R.: 2,349.6+1,464.9+441.5 = 4,256 SF>3,600 SF (ALLOWABLE)  
= 43.6% LOT SIZE

TOTAL LOT COVERAGE: 2,349.6+441.5+36 = 2,827.1 SF<3,900 SF (MAX. ALLOW.)  
= 28.9% LOT SIZE



Scale: 1/8" = 1'-0"

1 1ST FLOOR AREA CALCULATIONS

2 2ND FLOOR AREA CALCULATIONS



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Jeremy Deng

Sheet Name  
**FIRST FLOOR PLAN**

Project No. 150215  
By: JD  
Reviewed: MC  
Scale: 1/4"=1'-0"

**A-100.1**

## FLOOR PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY DESIGNER. FLOOR PLAN BY DESIGNER TAKES PRECEDENCE OVER ALL OTHER PLANS. **ALL WALLS/PARTITIONS ARE DIMENSIONED FROM STUDS TO STUDS.**
- CONTRACTOR SHALL REPORT TO DESIGNER OR STRUCTURAL ENGINEER FOR ANY DISCREPANCY BETWEEN PLANS, INCLUDING ARCHITECTURAL AND STRUCTURAL DRAWINGS. ANY DISCREPANCY NOT REPORTED TO THE DESIGNER OR STRUCTURAL ENGINEER WILL ABSOLVE THE DESIGNER OR STRUCTURAL ENGINEER FROM ANY LIABILITY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO STARTING ANY FIELD WORK.
- ANY DEVIATION CALLED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE REPORTED IN WRITTEN TO THE DESIGNER OR STRUCTURAL ENGINEER. ANY DISCREPANCY NOT REPORTED TO THE DESIGNER OR STRUCTURAL ENGINEER WILL ABSOLVE THE DESIGNER OR STRUCTURAL ENGINEER FROM ANY LIABILITY.
- AT ALL PERIMETER CONDITIONS WHERE DEMO OCCURS SHALL BE PATCHED AND REPAIRED. ALL EXISTING WALLS DAMAGED SHALL BE REPAIRED AS REQUIRED.
- USE 5/8" "WONDERBOARD" OR "DUROCK" CEMENT BOARD AROUND TUB/SHOWER AREA, KITCHEN & UTILITY ROOM. BOARD SHALL BE MIN. 72" HIGH FROM DRAIN INLET.
- ALL WINDOW AND EXTERIOR DOORS SHALL BE DBL. GLAZED. PROVIDE WEATHER-STRIPPED FOR OUT-SWINGING DOOR.
- NEW TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL, 2019 CRC SECTION R308.1.
- WATER HEATER SHALL BE SEISMIC ALLY ANCHORED TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STAIRS/ANCHORD LOCATED TO MAINTAIN A MIN. DISTANCE OF 4" ABOVE THE CONTROLS.
- WATER HEATER MUST BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALVANIZED STEEL OR HAND DRAWN COPPER TO THE OUTSIDE OF THE BLDG. WITH THE END OF THE PIPE NOT MORE THAN (2) TWO FT. OR LESS SIX INCHES ABOVE THE GRADE, POINTING DOWNWARD. THE TERMINAL AND BEING UNTHREADED.
- FLOOR LEVEL CHANGE SHALL NOT BE MORE THAN 1/2". EXCEPT a) IF STAIRS ARE USED AND DOOR(S) DO NOT SWING OVER THE TOP STEP; b) LANDINGS AT EXTERIOR DOORWAY PER 2019 CRC SEC. R311.3.1.
- GLASS DOORS AND WINDOWS SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLAZING, OR PROTECTIVE GRILL.
- PROVIDE EXHAUST VENTILATION FOR WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM PER 2008 RESIDENTIAL COMPLIANCE MANUAL. EXHAUST FAN MUST SUPPLY 5 AIR CHANGES PER HOUR & MIN. 20CFM IN ALL BATHROOMS. KITCHEN EXHAUST FAN SHALL SUPPLY 5 AIR CHANGES PER HOUR. IF HOOD IS USED AS EXHAUST FAN, IT MUST BE DUCTED TO OUTSIDE. EXHAUST FAN CONTROL SWITCH SHALL BE LABELED & PROPERTY OWNER SHALL PROVIDE WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM.
- PROVIDE HEATING EQUIPMENT SUFFICIENT TO MEET REQUIREMENTS SET FORTH IN 2019 CRC SEC. R303.10 AT 36" ABOVE FLOOR & 24" FROM EXTERIOR WALL IN EACH HABITABLE AREA.
- HEIGHT OF COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGE SHALL BE 30" (UNPROTECTED) 24" (PROTECTED).
- WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISHED WALL MATERIALS SHALL HAVE CONSTRUCTED OF MATERIAL NOT ADVERSELY AFFECTED BY WATER (IF GYP. BD. IS TO BE USED, IT MUST BE APPROVED W.G. BOARD INSTALLED ACCORDING TO 2019 CRC SEC. R702.3.7 & R702.4.
- THE TUB/SHOWER VALVES SHALL BE PRESSURE BALANCED AND THE TEMP. RATING SET TO 120 DEGREES OR LESS.
- EMERGENCY ESCAPE WINDOWS FOR SLEEPING ROOMS MUST:
  - MIN. NET CLEAR OPERABLE AREA 5.7 SF.
  - MIN. NET CLEAR OPERABLE WIDTH 20 INCHES.
  - MIN. NET CLEAR OPERABLE HEIGHT 24 INCHES.
  - MAX. 44" HEIGHT FROM BOTTOM OF CLEAR OPENING TO THE FINISHED FLOOR
- INSTALL A SMOOTH METAL DUCT AS DRYER VENT EXHAUST TO OUTSIDE WITH A BACKDRAFT DAMPER.
- SHOWER STALLS AND TUB ENCLOSURES MUST CONFORM WITH THE REQUIREMENTS PER 2019 CPC.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. 36" AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, ATTIC VENTS OR ANY OPENINGS INTO THE BUILDING PER 2019 CMC.
- DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE & LIVING AREA SHALL BE 26 GA. MIN. PER 2019 CRC SECTION R302.5.2
- PROVIDE 1/2" GYP. BD. DRAFTSTOPS IN USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR/CEILING ASSEMBLY. DRAFTSTOPS SHALL BE INSTALLED SO THAT SPACE OF CONCEALED SPACE DOES NOT EXCEED 1,000 S.F. AND DIVIDED APPRX. EQUAL. DRAFTSTOPS SHALL BE INSTALLED IN FLOOR/CEILING ASSEMBLIES UNDER: a) CEILING IS SUSPENDED; b) FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.
- PROVIDE 1/2" GYP. BD. OR 2x WOOD FIREBLOCKING @ FOLLOWING LOCATIONS:
  - IN CONCEALED SPACES OF WOOD STUD WALL & PARTITION, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS AT a) VERTICALLY @ CEILING & FLOOR LEVEL; b) HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0".
  - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES AT SOFFITS, DROP CEILING & COVER CEILING.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T/B OF RUN.
  - AT OPENINGS AROUND VENTS, PIPES DUCTS, CABLES & WIRES @ CEILING & FLOOR LEVEL. W/AN APPROVED MATERIALS TO RESISTANT THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BR REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.

## LEGEND

- NEW EXTERIOR WALL. 2x6 D.F. #2 WOOD STUD FRAMED WALL PER STRUCT. PLANS WITH 7/8" 3-COAT CEMENT PLASTER OVER METAL LATH OVER (2) LAYERS D-GRADE BLDG. PAPER (INDEPENDENTLY WRAPPED) OVER APA RATED 1/2" OSB OR PLYWD SHEATHING AT EXTERIOR SIDE; BATT INSULATION PER T-24 CALCS.; AND 1/2" GYP. BD. AT INTERIOR SIDE
- NEW INTERIOR CEILING HEIGHT PARTITION PER STRUCT. PLANS WITH 1/2" GYP. BD. AT ALL SIDES (2x6 FRAMING FOR ALL PLUMBING WALLS)
- NEW INTERIOR FULL-HEIGHT AREA SEPARATION WALL PER STRUCT. PLANS WITH R-13 BATT INSULATION & FULL HEIGHT 5/8" TYPE "X" GYP. BD. CONTINUOUS FROM FOUNDATION TO ROOF SHEATHING AT GARAGE SIDE & 1/2" GYP. BD @ ROOM SIDE
- NEW ANDERSON SERIES 100 WINDOW OR EQ. LOW-E DUAL PANE GLAZE & COMPOSITE FRAME. REFER TO T-24 CALCULATIONS FOR U-VALUE.  
NOTE: ALL EXTERIOR WINDOWS & SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY & BEAR A LABEL IDENTIFYING MANUF. PERFORMANCE CHARACTERISTICS & APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 101/1.5.2/4440. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED & LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/1.5.2/4440 OR COMPLY CBC 1709A.5.1.
- NEW EXTERIOR/INTERIOR DOOR. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED & LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/1.5.2/4440 OR COMPLY CBC 1709A.5.1.

## UNDER-FLOOR VENTILATION CALCULATION (PER 2019 CRC CHAPTER 4, SECTION R408.2)

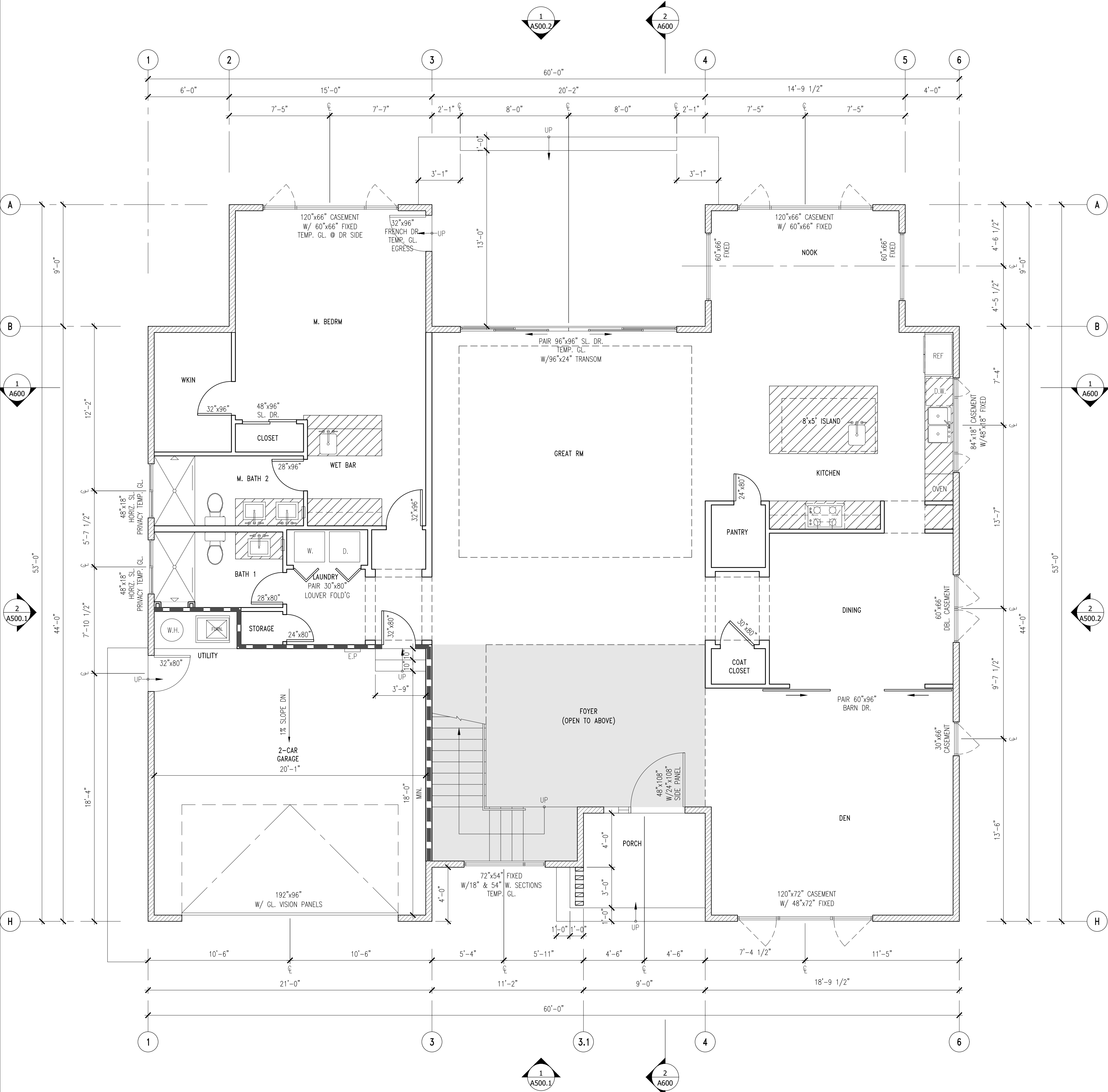
VENTILATION AREA REQUIRED	2,240 S.F./150 = 15 S.F.
VENTILATION AREA PROVIDED	16" x 7" x (31) EA. = 15 S.F.

### NOTE:

- REFER TO ELEVATION SHEET FOR UNDER-FLOOR VENT LOCATIONS.
- UNDER-FLOOR VENTS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH OPENINGS OF 1/8" MIN. AND 1/4" MAX IN DIMENSION.
- PROVIDE AT LEASE (1) OPENING WITHIN (3) FT. OF EA. CORNER OF BLDG.

## PLUMBING FIXTURE NOTES (PER 2019 CALGREEN CODE)

- TOILET SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
- SHOWERHEADS SHALL HAVE A MAX. FLOW RATE NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI. WHEN A SHOWER IS SERVED BY MORE THAN 1 SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALE SHALL MAX. 1.8 GALLONS PER MINUTE AT 80 PSI. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY 1 SHOWER OUTLET TO BE IN OPERATE AT A TIME. A-HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
- LAVATORY FAUCET FLOW RATE SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. MIN. FLOW RATE 0.8 GALLONS PER MINUTE AT 20 PSI.
- LAVATORY FAUCET FLOW RATE LOCATED AT OUTSIDE OF DWELLINGS OR SLEEPING UNITS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.
- KITCHEN FAUCET FLOW RATE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCET MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAX. RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI & MUST DEFAULT TO MAX. FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
- INSTALL AT LEASE ONE QUALIFIED ENERGY STAR DISHWASHER OR CLOTHES WASHERS
- METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE



1 FIRST FLOOR PLAN

Scale: 1/4"=1'-0"







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Jeremy Deng

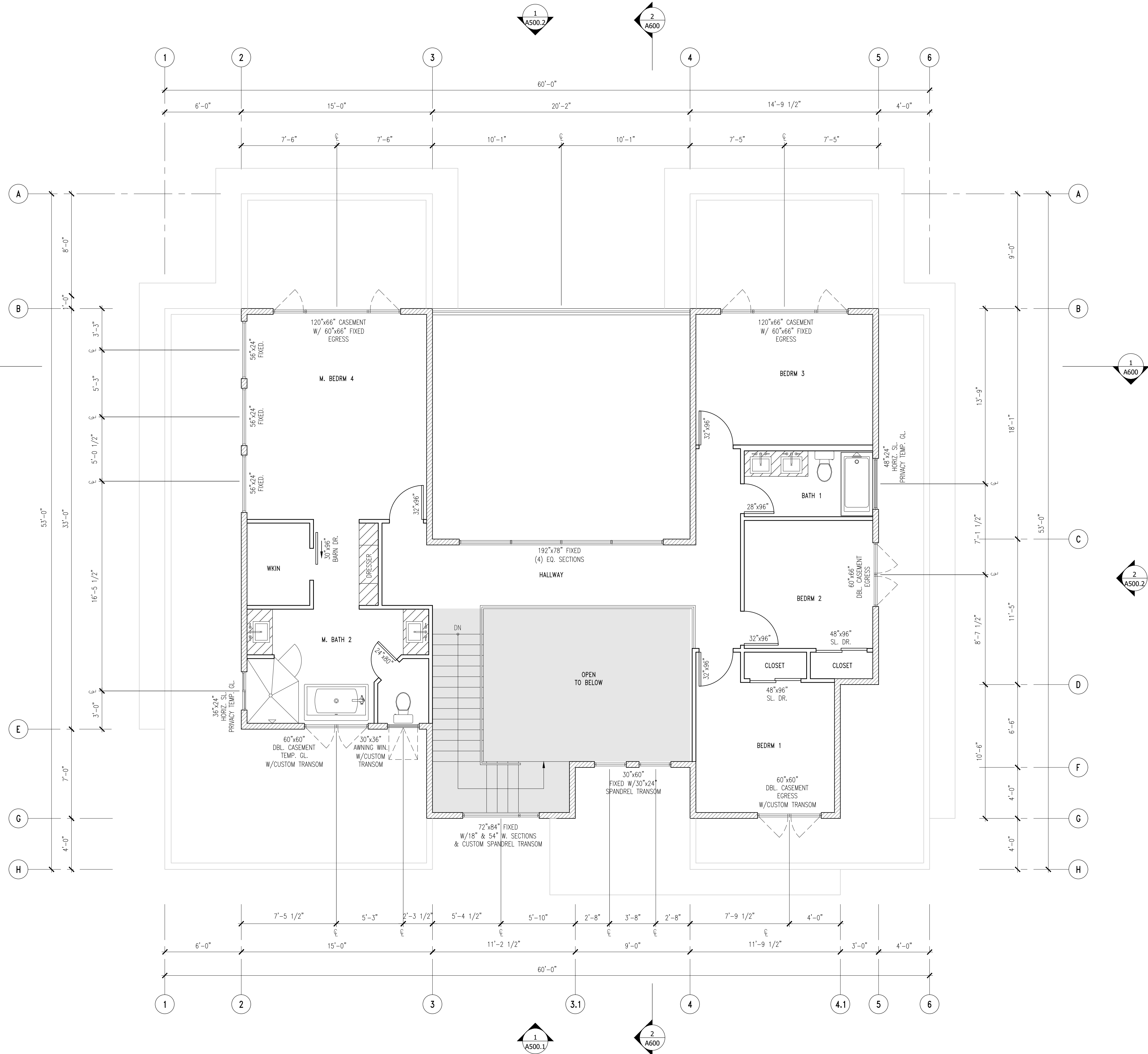
Sheet Name

SECOND FLOOR PLAN

Project No. 150215  
By: JD  
Reviewed: MC  
Scale: 1/4"=1'-0"

A-100.2

REFER TO SHEET A-100.1 FOR FLOOR  
GENERAL NOTES & LEGEND



1 SECOND FLOOR PLAN

Scale: 1/4"=1'-0"





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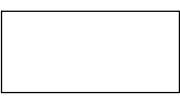
*Jeremy Deng*

**Sheet Name**  
**1ST & 2ND FLOOR ROOF PLAN**

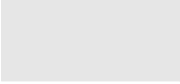
**Project No.** 150215  
**By:** JD  
**Reviewed:** MC  
**Scale:** 1/4"=1'-0"

**A-300**

**LEGEND**



NEW 2ND FLOOR LOW-SLOPE OR FLAT ROOF, 4-PLY BUR ROOF SYSTEM,  
ROOFING  
ASSEMBLY PER MANUF. SPECIFICATIONS  
-1/2" CDX PLYWOOD SHEATHING, 5 PLY,  
-WOOD RAFTER FRAME, SEE ROOF PLAN  
-R-30 BATT INSULATION



NEW 1ST FLOOR FLAT ROOF 4-PLY BUR ROOF SYSTEM



DENOTE DIRECTION OF DRAINAGE



(N) 26GA. GALVANIZE SHEET METAL DOWNSPOUT

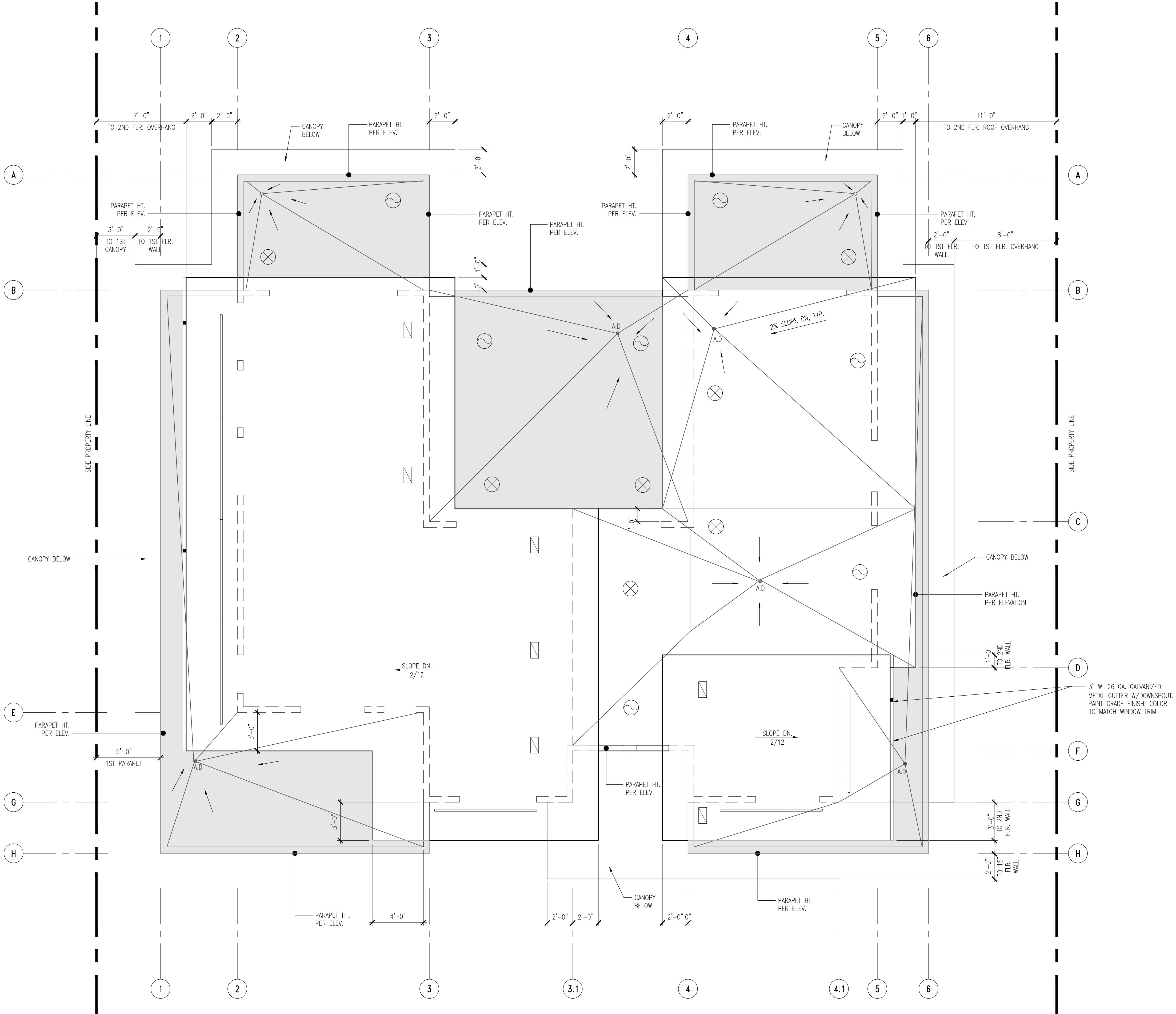


(N) STORM WATER AREA DARIN

**ATTIC SPACE VENTILATION CALCULATION**

(PER 2019 CRC SECTION R806.2)

1ST FLOOR LEFT SIDE FLAT ROOF ATTIC SPACE AREA	389 S.F.
VENT AREA REQUIRED:	389/150 = 2.6 S.F.
ROOF INTAKE VENT	REQUIRED: 2.6 x 50% = 1.3 S.F. PROVIDED: 1 x (2) UNITS = 2 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: PV-14-C06 1 SQFT NET FREE AREA PER UNIT
ROOF EXHAUST VENT	REQUIRED: 2.6 x 50% = 1.3 S.F. PROVIDED: 1 x (2) UNITS = 2 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: AV-14-C06 1 SQFT NET FREE AREA PER UNIT
1ST FLOOR RIGHT SIDE FLAT ROOF ATTIC SPACE AREA	233 S.F.
VENT AREA REQUIRED:	233/150 = 1.6 S.F.
ROOF INTAKE VENT	REQUIRED: 1.6 x 50% = 0.8 S.F. PROVIDED: 1 x (1) UNIT = 1 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: PV-14-C06 1 SQFT NET FREE AREA PER UNIT
ROOF EXHAUST VENT	REQUIRED: 1.6 x 50% = 0.8 S.F. PROVIDED: 1 x (1) UNIT = 1 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: AV-14-C06 1 SQFT NET FREE AREA PER UNIT
1ST FLOOR REAR FLAT ROOF ATTIC SPACE AREA	238 S.F.
VENT AREA REQUIRED:	238/150 = 1.6 S.F.
ROOF INTAKE VENT	REQUIRED: 1.6 x 50% = 0.8 S.F. PROVIDED: 1 x (2) UNITS = 2 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: PV-14-C06 1 SQFT NET FREE AREA PER UNIT
ROOF EXHAUST VENT	REQUIRED: 1.6 x 50% = 0.8 S.F. PROVIDED: 1 x (2) UNITS = 2 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: AV-14-C06 1 SQFT NET FREE AREA PER UNIT
1ST FLOOR GREAT ROOM ROOF ATTIC SPACE AREA	355 S.F.
VENT AREA REQUIRED:	355/150 = 2.4 S.F.
ROOF INTAKE VENT	REQUIRED: 2.4 x 50% = 1.2 S.F. PROVIDED: 1 x (2) UNITS = 2 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: PV-14-C06 1 SQFT NET FREE AREA PER UNIT
ROOF EXHAUST VENT	REQUIRED: 2.4 x 50% = 1.1 S.F. PROVIDED: 1 x (2) UNITS = 2 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: AV-14-C06 1 SQFT NET FREE AREA PER UNIT
2ND FLOOR LOW-SLOPE ATTIC SPACE AREA	684 + 259 = 943 S.F.
VENT AREA REQUIRED:	943/150 = 6.3 S.F.
SOFFIT VENT	REQUIRED: 6.3 x 50% = 3.15 S.F. PROVIDED: 0.5 x (7) = 3.5 S.F. MFR: AIR VENT, INC. MODEL: CONTINUOUS ALUM. SOFFIT VENT SV202 9 SQ. IN. PER FOOT
ROOF EXHAUST VENT	REQUIRED: 4.6 x 50% = 2.3 S.F. PROVIDED: 0.5 x (5) = 2.5 S.F. MFR: O'HAGIN, LLC MODEL: TAPERED LOW-PROFILE STANDARD EXHAUST ROOF VENT 0.5 NET FREE SQUARE FEET PER (1) UNIT
2ND FLOOR FLAT ROOF ATTIC SPACE AREA	624 + 277 = 901 S.F.
VENT AREA REQUIRED:	901/150 = 6 S.F.
ROOF INTAKE VENT	REQUIRED: 6 x 50% = 3 S.F. PROVIDED: 1 x (3) UNITS = 3 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: PV-14-C06 1 SQFT NET FREE AREA PER UNIT
ROOF EXHAUST VENT	REQUIRED: 6 x 50% = 3 S.F. PROVIDED: 1 x (3) UNITS = 3 S.F. MFR: ACTIVE VENTILATION PRODUCT, INC. MODEL: AV-14-C06 1 SQFT NET FREE AREA PER UNIT



1 1ST & 2ND FLOOR ROOF PLAN

Scale: 1/4"=1'-0"



P.O. Box 1834  
Danville, CA 94526-6834  
Tel: 510.331.6059

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THAT NO SUCH DOCUMENTS SHOULD BE  
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AUTHORIZATION OF DENG DESIGN STUDIO

# CHIANG RESIDENCE

575 CRAWFORD DRIVE  
SUNNYVALE, CA 94087

Project Name:

Issue & Revisions:	Date:
ISSUED FOR PLANNING REVIEW	09/22/20
FOR PLANNING COMMENTS	04/06/21
FOR PLANNING COMMENTS	05/14/21
FOR PLANNING COMMENTS	07/06/21

Jeremy Deng

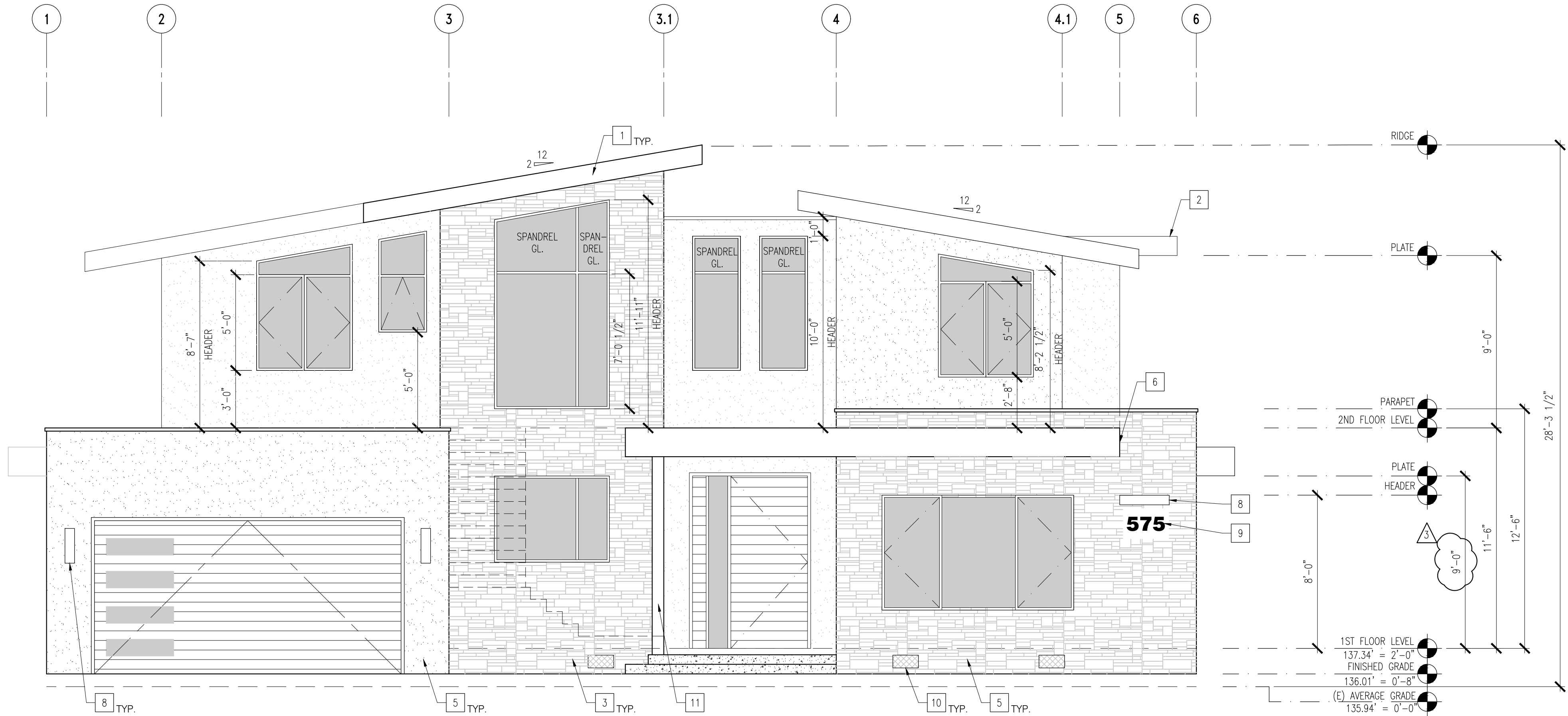
Sheet Name  
**EXTERIOR ELEVATIONS**

Project No. 150215  
By: JD  
Reviewed: MC  
Scale: 1/4"=1'-0"

## A-500.1

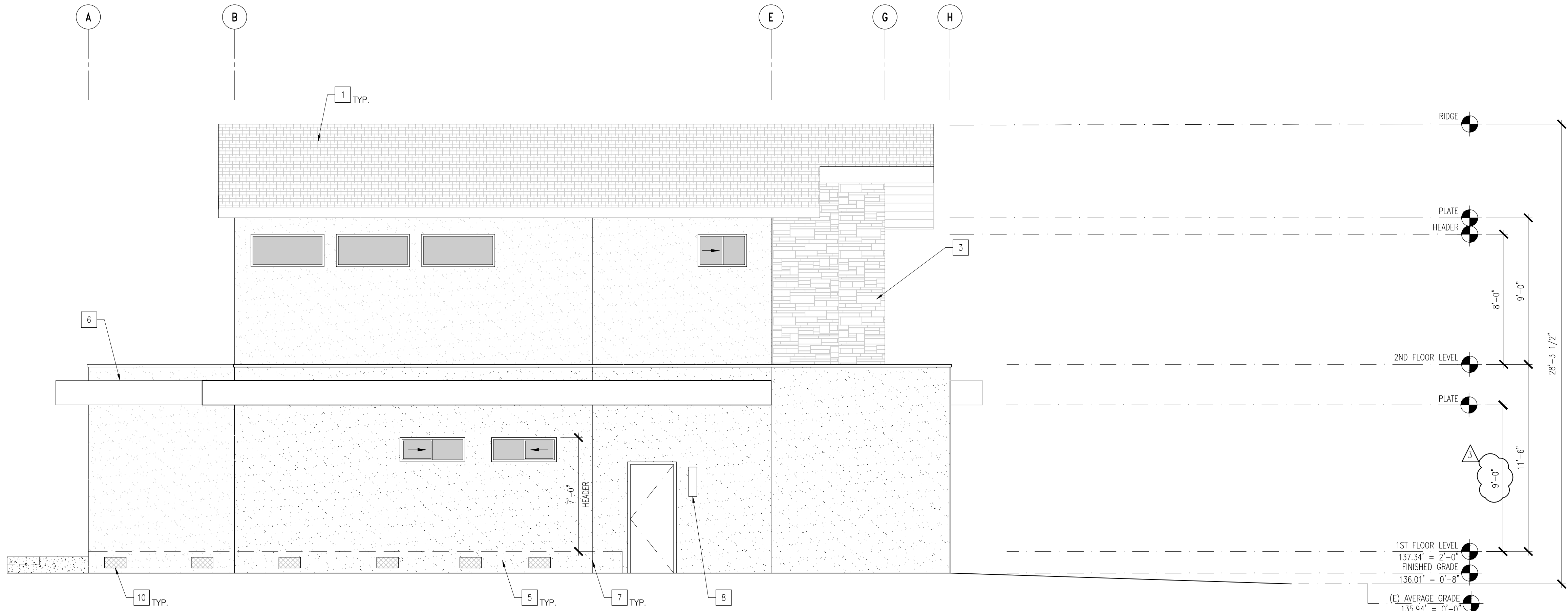
### EXTERIOR ELEVATION KEYNOTES

- (N) BUILT-UP LOW-SLOPE ROOF WITH PAINT FINISHED WOOD FASCIA
- (N) FLAT ROOF WITH PAINT FINISHED WOOD FASCIA
- (N) PORCELAIN TILE OR STONE VENEER CLADDING. SEE MATERIAL & FINISH SAMPLE BOARD
- (N) +42" HT. ALUM. FRAMED TEMP. GLASS GUAR
- (N) CEMENT PLASTER FINISH WITH FINE TEXTURE
- (N) 18" HT x 24" DEEP WOOD SIDING PANELING CANOPY WITH EXTERIOR GRADE STAIN FINISH
- (N) ALUM. CEMENT PLASTER EXPANSION JOINT. PAINTED FINISH. COLOR TO MATCH CEMENT PLASTER
- (N) DECORATIVE SURFACE MOUNTED LIGHT FIXTURE, TYP.
- ILLUMINATE STREET NUMBER. THE ADDRESS NEEDS TO BE MIN. 4" HIGH WITH A STROKE WIDTH 1/2" MIN. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND
- (N) UNDER-FLOOR VENT, TYP.
- (N) WOOD CANOPY SUPPORTING POST PER STRUCT. PLANS. WITH PAINTED FINISH. COLOR: BLACK



1 FRONT ELEVATION

Scale: 1/4"=1'-0"



2 LEFT SIDE ELEVATION

Scale: 1/4"=1'-0"





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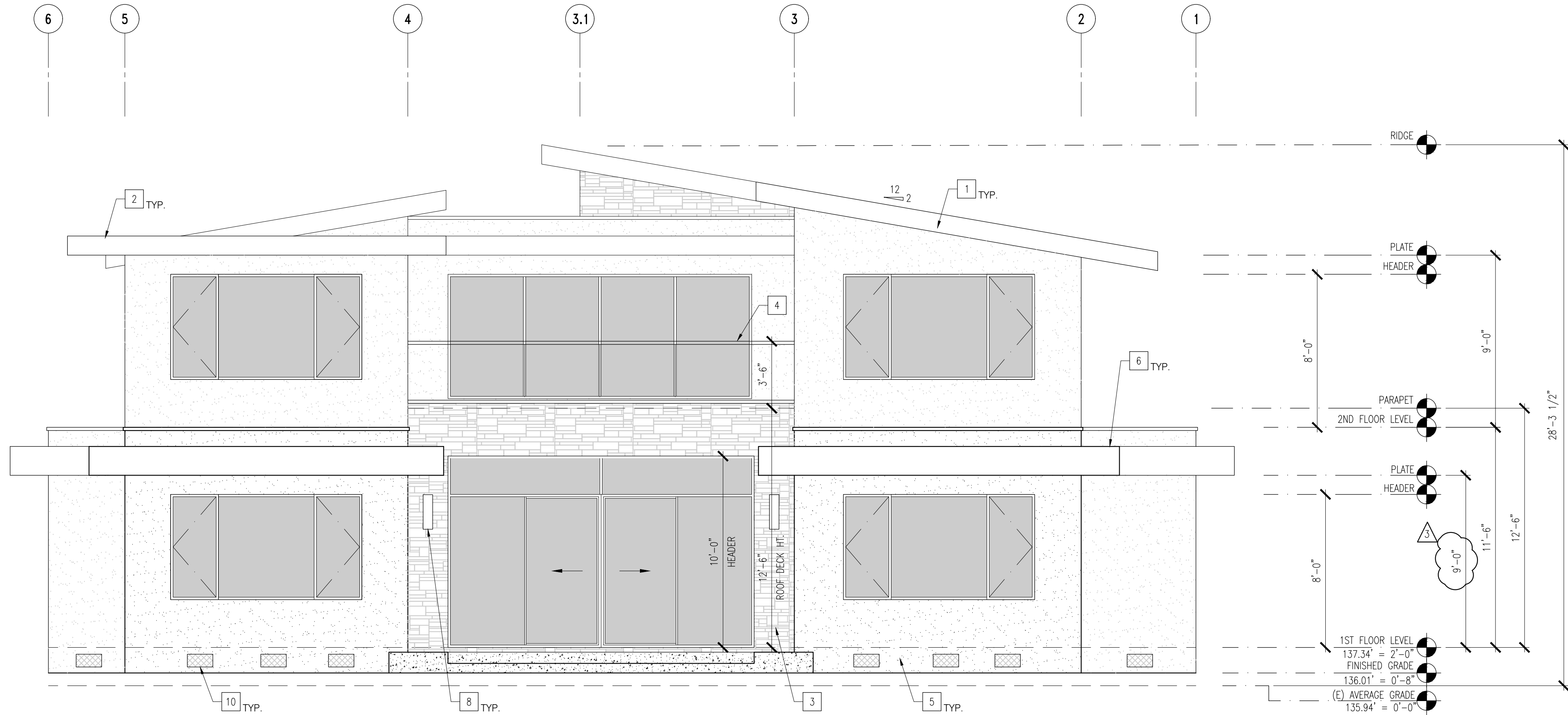
Jeremy Deng

Sheet Name  
EXTERIOR ELEVATIONS

Project No. 150215  
By: JD  
Reviewed: MC  
Scale: 1/4"=1'-0"

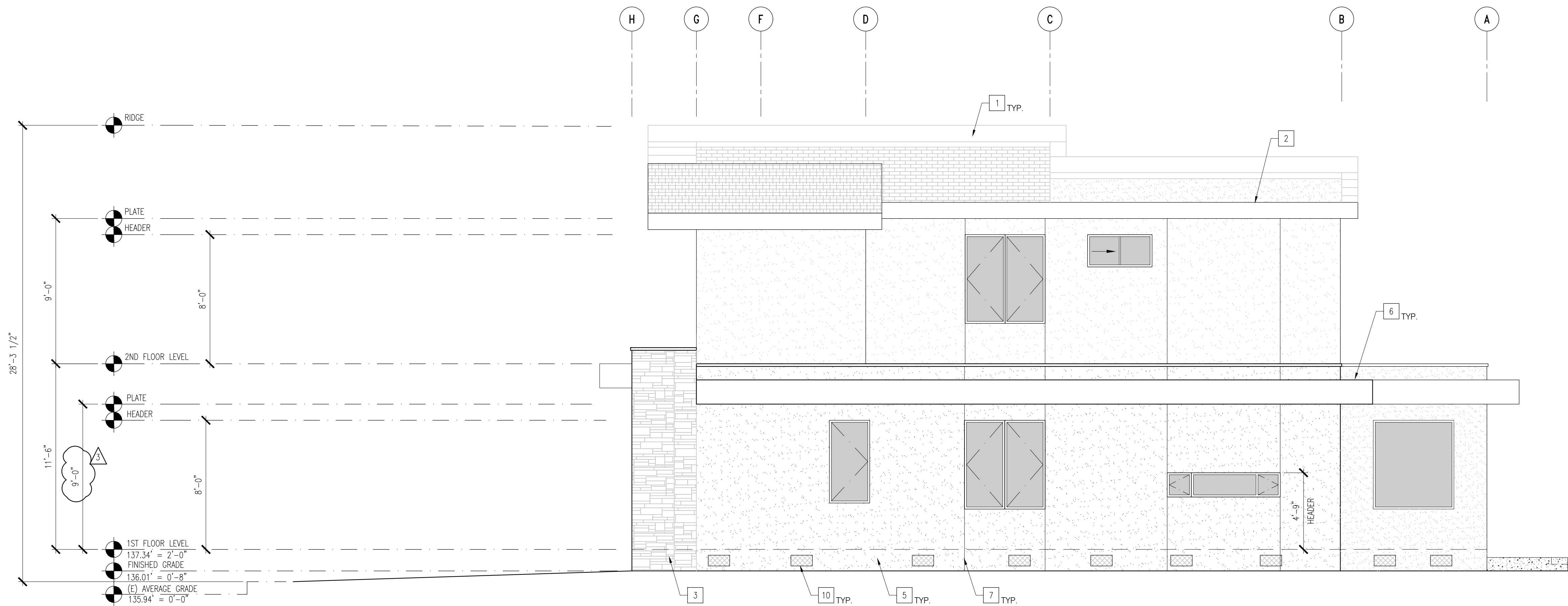
A-500.2

REFER TO SHEET A-500.1 FOR EXTERIOR FINISH KEYNOTES



1 REAR ELEVATION

Scale: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION

Scale: 1/4"=1'-0"



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Jeremy Deng

Sheet Name

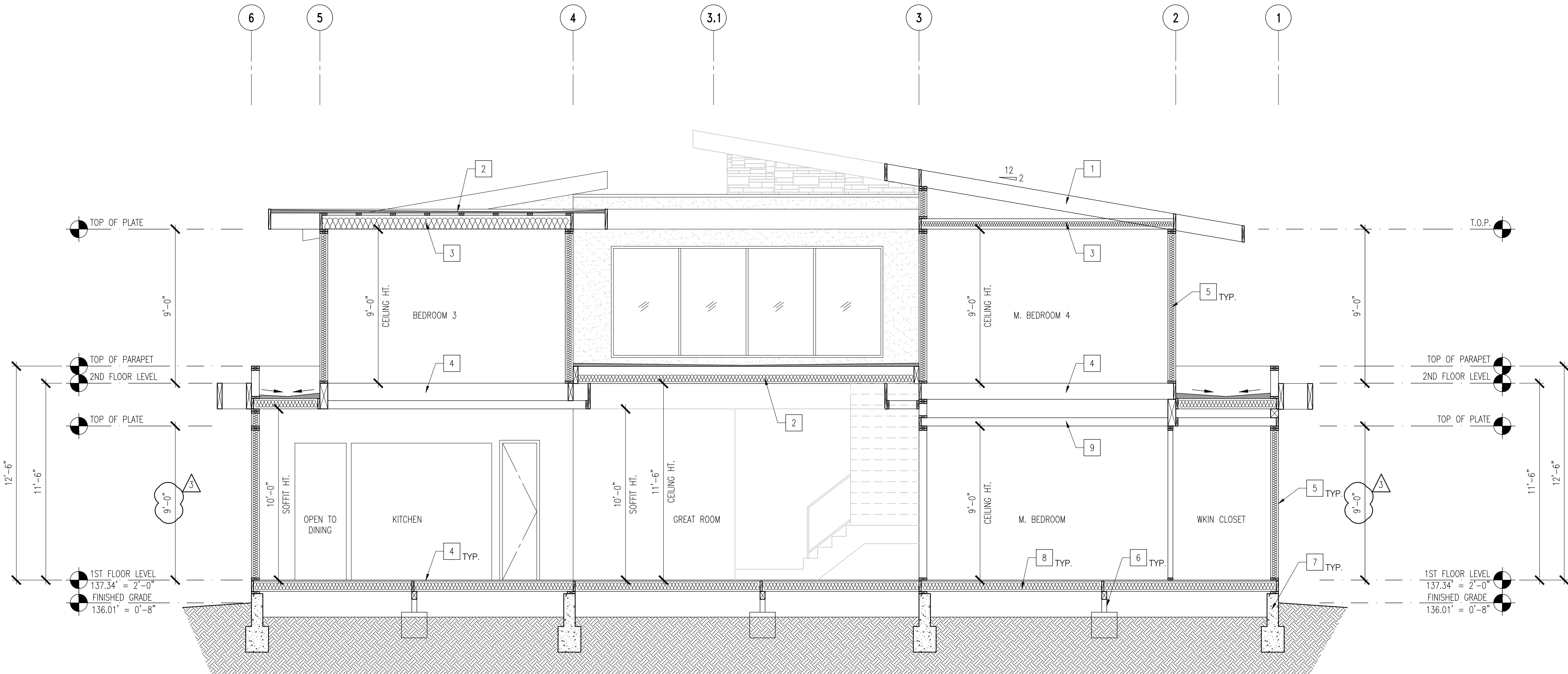
BUILDING CROSS SECTIONS

Project No. 150215  
By: JD  
Reviewed: MC  
Scale: 1/4"=1'-0"

## A-600

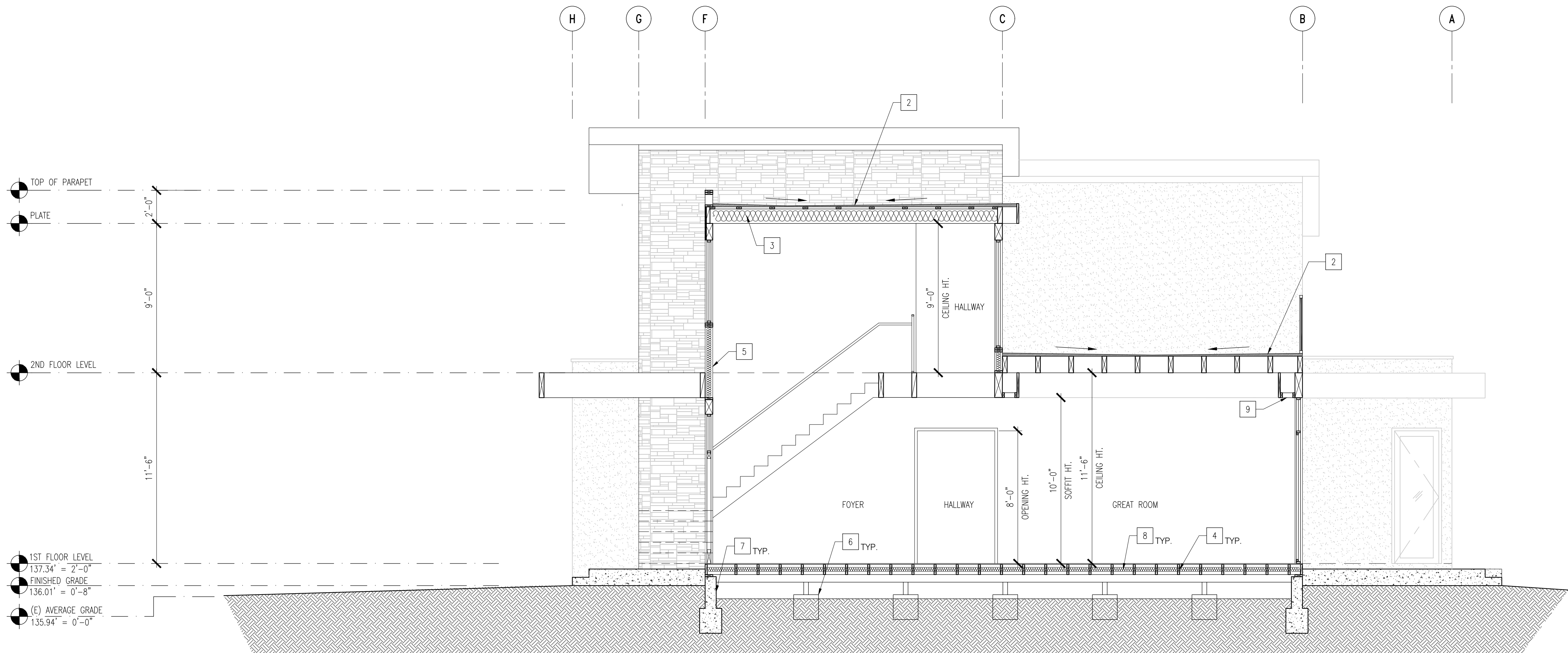
### KEY NOTES

- (N) LOW-SLOPED ROOF FRAMING PER STRUCT. PLAN
- (N) FALT ROOF FRAMING PER STRUCT. PLAN
- (N) R-30 BATT INSULATION. SEE T-24 CALCULATION
- (N) FLOOR JOISTS AND SHEATHING PER STRUCT. PLAN
- (N) WOOD STUDS EXTERIOR WALL PER STRUCT. PLAN WITH R-15 BATT INSULATION
- (N) PIER PER STRUCT. PLANS
- (N) CONCRETE FOOTING PER STRUCT. PLAN
- (N) R-19 BATT INSULATION
- (N) CEILING JOISTS PER STRUCT. PLANS



1 BUILDING HORIZONTAL SECTION

Scale: 1/4"=1'-0"



2 BUILDING LONGITUDINAL SECTION

Scale: 1/4"=1'-0"



CALGREEN RESIDENTIAL MANDATORY CHECKLIST  
THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

Following is a standardized checklist of the 2019 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Field Inspection Verification
4.1 Planning and Design	4.106.2 <b>Storm Water Drainage and Retention during construction.</b> A plan is developed and implemented to manage storm water drainage during construction.	Sheet: A-0.4	Initials and Date:
4.1 Planning and Design	4.106.3 <b>Grading and paving.</b> Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet: C-1.0 A-0.4	Initials and Date:
4.1 Planning and Design	4.106.4.1 <b>New one- and two-family dwellings and townhouses with attached private garages</b> shall install a listed raceway to accommodate a dedicated 208.240-volt branch circuit	Sheet: A-0.4	Initials and Date:
4.1 Planning and Design	4.106.4.2 <b>New multifamily dwellings.</b> If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces capable of supporting future EVSE.	Sheet: N/A	Initials and Date:
4.1 Planning and Design	4.106.4.3 <b>New hotels and motels.</b> All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE.	Sheet: N/A	Initials and Date:
4.2 Energy Efficiency	4.201.1 <b>Scope</b> Compliance with the California Energy Commission mandatory standards.	Sheet: T-24.1 T-24.2 T-24.3	Initials and Date:

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444  
Building and Planning Division representatives are available 8 a.m. - 12:30 p.m. and 1 p.m. - 5 p.m.  
Sunnyvale.ca.gov - Search "Planning and Building"

Rev. 1/2020  
Page 1 of 6

4.3 Water Efficiency and Conservation	4.303.1.1 <b>Water Closets.</b> Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	Sheet: A-100.1	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.2 <b>Urinals.</b> The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet: N/A	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.3 <b>Showerheads.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet: A-100.1	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.4 <b>Faucets.</b> Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in residential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet: A-100.1	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.2 <b>Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet: A-100.1	Initials and Date:
4.3 Water Efficiency and Conservation	4.304.1 <b>Outdoor potable water use in landscape areas.</b> Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0).	Sheet: L-1	Initials and Date:
4.3 Water Efficiency and Conservation	4.305.1 <b>Recycled water supply systems.</b> Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet: L-1	Initials and Date:

Page 2 of 6

4.4 Material Conservation and Resource Efficiency	4.406.1 <b>Rodent Proofing.</b> Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.	Sheet: G.C./HOME OWNER	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.1 <b>Construction waste management.</b> Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste.	Sheet: G.C.	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.2 <b>Construction waste management plan.</b> Submit a construction waste management plan.	Sheet: G.C.	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.1 <b>Operation and maintenance manual.</b> An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: G.C.	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.2 <b>Recycling by occupants.</b> Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.	Sheet: N/A	Initials and Date:
4.5 Environmental Quality	4.503.1 <b>Fireplaces.</b> Any installed gas fireplace shall be a direct-vent sealed-combustion type.	Sheet: N/A	Initials and Date:

Page 3 of 6

4.5 Environmental Quality	4.503.3 <b>Moisture content of building materials.</b> Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: G.C.	Initials and Date:
4.5 Environmental Quality	4.504.1 <b>Covering of duct openings and protection of mechanical equipment during construction.</b> Duct openings and other related air distribution component openings shall be covered during construction.	Sheet: G.C.	Initials and Date:
4.5 Environmental Quality	4.504.2 <b>Finish material pollutant control.</b> <b>Adhesives, sealants and caulks.</b> Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. <b>Paints and coatings.</b> Paints, stains and other coatings shall be compliant with voelimits. <b>Aerosol paints and coatings.</b> Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. <b>Verification.</b> Documentation shall be provided to verify that compliant voe limit finish materials have been used.	Sheet: G.C.	Initials and Date:
4.5 Environmental Quality	4.504.3 <b>Carpet systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF1 ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. <b>Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. <b>Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 4.504.1.	Sheet: N/A	Initials and Date:

Page 4 of 6

4.5 Environmental Quality	4.504.4 <b>Resilient flooring systems.</b> Where resilient flooring is in stalled, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (alsoknown as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 201 0 (also known as Specification 01350).	Sheet: G.C.	Initials and Date:
4.5 Environmental Quality	4.504.5 <b>Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those section s, as shown in Table 4.504.5.	Sheet: G.C.	Initials and Date:
4.5 Environmental Quality	4.505.2 <b>Concrete slab foundations.</b> Vapor retarder and capillary break is installed at slab-on-grade foundations.	Sheet: N/A	Initials and Date:
4.5 Environmental Quality	4.507.2 <b>Heating and air-conditioning system design.</b> Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ACCA 1	Sheet: G.C.	Initials and Date:

Page 5 of 6

	Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5-2014 or equivalent.	G.C.	
Chapter 7: Installer and Special Inspector Qualifications	702.1 <b>Installer Training.</b> HVAC system installers are trained and certified in the proper installation of HVAC systems.  702.2 <b>Special Inspection.</b> Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they areinspecting.  703.1 <b>Documentation.</b> Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Sheet: G.C.	Initials and Date:

Page 6 of 6



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CHIANG RESIDENCE  
575 CRAWFORD DRIVE  
SUNNYVALE, CA 94087

Project Name:

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ISSUED FOR PLANNING REVIEW	09/22/20
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FOR PLANNING COMMENTS	07/06/21

Jeremy Deng

Sheet Name  
RESIDENTIAL MANDATORY  
CALGREEN CHECKLIST

Project No.	150215
By:	JD
Reviewed:	MC
Scale:	NONE

GB-1

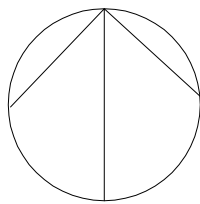


Revisions      Date      By

Plans By:  
Ambience Garden Design  
530 Lawrence Expwy  
Mailbox #377  
Sunnyvale, CA 94085  
C-27 Lic #1003318  
LA Lic #6251

Phone: (408) 990-6999  
(By Appointment Only)  
www.gardenzine.com

Landscape Plan



NORTH

Chiang Residence  
575 Crawford Dr.  
Sunnyvale, CA

Scale: 1/8" = 1'-0"

Date: 2/19/2021

Drawn By: TAJ

Job No.

L-1

PLANTING NOTES

SOIL PREP

USE 4 CU. YDS. ORGANIC AMENDMENT/ 1000 SQ. FT. IN ALL GROUNDCOVER AND TURF AREAS. INCORPORATE INTO SOIL BY TILLING TO A DEPTH OF 6 INCHES.

PLANT MATERIAL

A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. 1 GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITION, FROZEN, OR DAMAGED, AND SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTION IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLY UNIFORM AND STANDARDIZED SIZE FOR EACH SPECIES, WELL FORMED, AND IN A HEALTHY, FULLY ROOTED, THRIVING CONDITION.

B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.

C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.

D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.

E. CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.

PLANTING

DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.

1 GAL PLANT = 1 TABLET  
5 GAL PLANT = 3 TABLETS  
15 GAL PLANT = 5 TABLETS

BOX TREES = 1 TABLET/ (3) INCHES OF BOX WIDTH

BARK MULCH

INSTALL A 3 INCH LAYER OF SHREDDED GORILLA HAIR MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

GUARANTEE

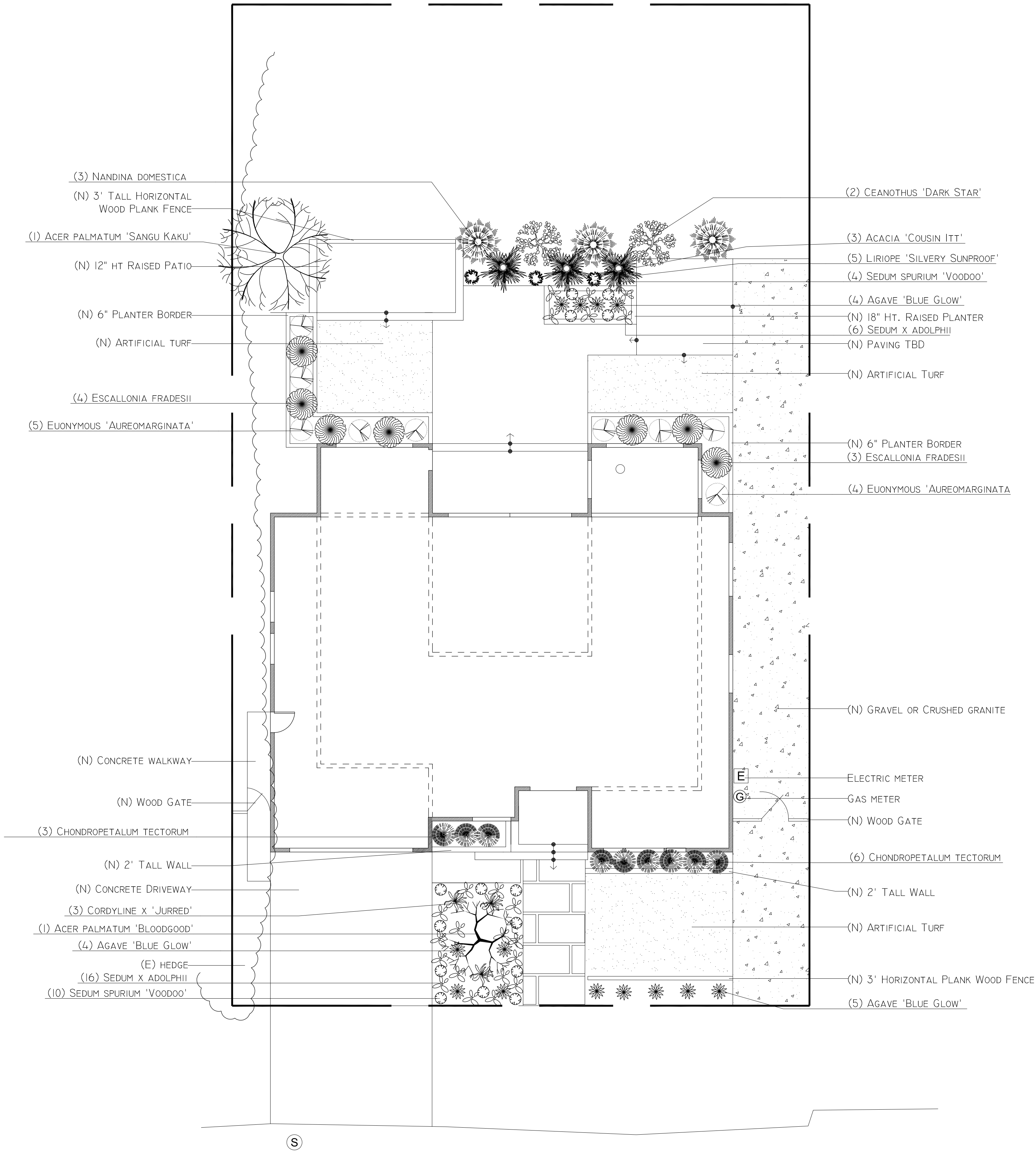
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL 1 GALLON, 5 GALLON, AND 15 GALLON PLANTS FOR A PERIOD OF 1 MONTH.

PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
3		ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5-GAL	LOW
1		ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	24" BOX MULTI	MODERATE
1		ACER PALMATUM 'SANGU KAKU'	CORAL BARK MAPLE	24" BOX MULTI	MODERATE
13		AGAVE 'BLUE GLOW'	BLUE AGAVE	1 GAL	LOW
9		CHONDROPETALUM TECTORUM	CAPE REED	5-GAL	MODERATE
2		CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5-GAL	LOW
3		CORDYLINE X 'JURRED'	FESTIVAL GRASS CORDYLINE	5-GAL	LOW
9		EUONYMUS JAPONICUS 'AUREOMARGINATUS'	GOLDEN EUONYMUS	5-GAL	LOW
3		LIRIOPE 'SILVERY SUNPROOF'	LIRIOPE	1 GAL	MODERATE
7		ESCALLONIA FRADESII	COMPACT ESCALLONIA	5-GAL	MODERATE
3		NANDINA DOMESTICA	HEAVENLY BAMBOO	5-GAL	LOW
14		SEDUM SPURIUM 'VOODOO'	VOODOO SEDUM	4" POT	LOW
22		SEDUM X ADOLPHII	ADOLPHII SEDUM	4" POT	LOW

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND  
APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE  
LANDSCAPE AND IRRIGATION DESIGN PLAN

Christina Saunepi  
LANDSCAPE ARCHITECT LIC # 6251 2/19/2021



FRONT YARD AREA 1,497 SQ. FT.

FRONT HARDSCAPE AREA 623 SQ. FT. (41.6%)

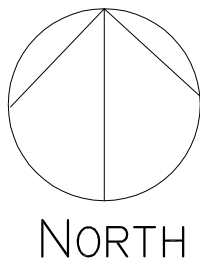


Revisions      Date      By

Plans By:  
Ambience Garden Design  
530 Lawrence Expwy  
Mailbox #377  
Sunnyvale, CA 94085  
C-27 Lic #1003318  
LA Lic # 6251

Phone: (408) 990-6999  
(By Appointment Only)  
www.gardendezine.com

Irrigation Plan



Chiang Residence  
575 Crawford Dr.  
Sunnyvale, CA

Scale: 1/8" = 1'-0"

Date: 2/19/2021

Drawn By: TAJ

Job No.

L-2

Irrigation Schedule

Station	Area	Type	Late Winter	Early Sprint	Late Spring	Early Summer	Late Summer	Early Fall	Late Fall	Early Winter	Frequency
1	Front Along House	Drip .4 gpm	N/A	30 min 50%	48 min 80%	60 min 100%	60 min 100%	48 min 80%	30 min 50%	as needed	2x's/Week
2	Front by Fence	Drip .4 gpm	N/A	15 min 50%	24 min 80%	30 min 100%	30 min 100%	24 min 80%	15 min 50%	as needed	1x's/Week
3	Planters at Back of House	Drip .4 gpm	N/A	30 min 50%	48 min 80%	60 min 100%	60 min 100%	48 min 80%	30 min 50%	as needed	2x's/Week
4	Rear Planters	Drip .4 gpm	N/A	15 min 50%	24 min 80%	30 min 100%	30 min 100%	24 min 80%	15 min 50%	as needed	2x's/Week
5	Rear Japanese Maple	Drip .4 gpm	N/A	30 min 50%	48 min 80%	60 min 100%	60 min 100%	48 min 80%	30 min 50%	as needed	2x's/Week

Note: This Irrigation Schedule is a guideline. Actual watering times may need to be adjusted to seasonal variations

IRRIGATION NOTES

SCOPE

FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.

PROTECTION

CALL DIG ALERT 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.

DRAWINGS

THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)

GENERAL

ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.

PLASTIC PIPE AND FITTINGS

SHALL BE TYPE I, POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS. MAINLINE SHALL BE SCH 40 PVC. LATERAL LINES SHALL BE SCH 40 PVC.

SLEEVES

ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

ALL CONTROL WIRES SHALL BE SLEEVED SEPARATELY FROM THE MAIN OR LATERAL LINES UNDER CONCRETE WALKS AND/OR DRIVEWAYS.

PIPE AND CONTROL WIRE INSTALLATION

MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

PRESSURE TESTING

AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

COVERAGE TEST

PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

GUARANTEE

IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

IRRIGATION LEGEND

WATER METERS

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		WATER METER	1"

POINT OF CONNECTION

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		AT CORNER OF HOUSE	12.00 GPM @ 50.00 PSI

BACKFLOW PREVENTION

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		REDUCED PRESSURE BACKFLOW PREVENTOR	1"

CONTROLLERS

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		RACHIO 8 STATION EXTERIOR CONTROLLER HUNTER RAINCLIK RAIN SENSOR	8 ZONES

PIPE (MAINLINE)

QUANTITY	SYMBOL	DESCRIPTION	SIZE
150 FT		SCHEDULE 40 PVC PIPE	1"

VALVES

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		KING BROTHERS BALL VALVE	1"
5		IRRITROL 700 SERIES VALVE WITH DRIP FILTER/PRESS. REG.	3/4"

PIPE SLEEVES

QUANTITY	SYMBOL	DESCRIPTION	SIZE
205'		SCHEDULE 40 PVC PIPE	1-1/2"

PIPE (LATERAL)

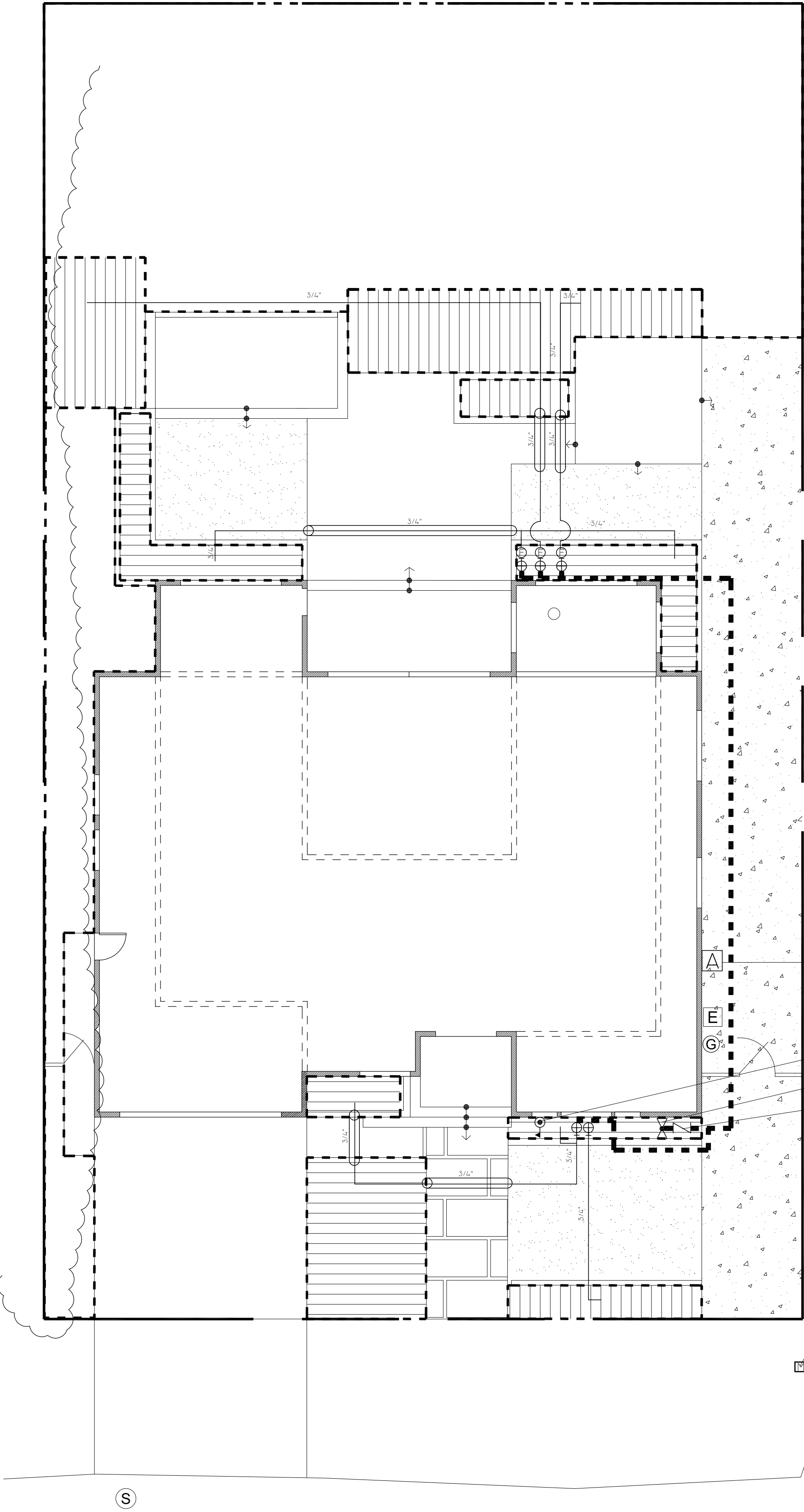
QUANTITY	SYMBOL	DESCRIPTION	SIZE
60'		SCHEDULE 40 PVC PIPE	3/4"

DRIP

QUANTITY	SYMBOL	DESCRIPTION	SIZE
		NETAFIM TECHLINECV, .6GPH, 12" o.c.	1/2"

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN

*Christina Jang*  
LANDSCAPE ARCHITECT Lic # 6251 2/19/2021



A3 3/4" 20PH	A5 3/4" 15PH	A4 3/4" 20PH
-----------------	-----------------	-----------------

A1 3/4" 20PH	A2 3/4" 10PH
-----------------	-----------------

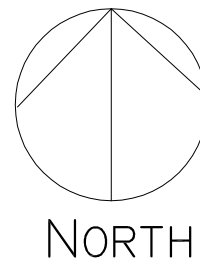


Revisions      Date      By

Plans By:  
Ambience Garden Design  
530 Lawrence Expwy  
Mailbox #377  
Sunnyvale, CA 94085  
C-27 Lic #1003318  
LA Lic # 6251

Phone: (408) 990-6999  
(By Appointment Only)  
www.gardendezine.com

Hydrozone Plan



Chiang Residence  
575 Crawford Dr.  
Sunnyvale, CA

Scale: 1/8" = 1'-0"

Date: 2/19/2021

Drawn By: TAJ

Job No.

L-3

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name

ET<sub>o</sub> of City from Appendix A

San Jose

45.30

ET<sub>o</sub> (inches/year)

0

Overhead Landscape Area (ft<sup>2</sup>)

5118

Drip Landscape Area (ft<sup>2</sup>)

0

SLA (ft<sup>2</sup>)

Total Landscape Area

5,118.00

Results:

(ET<sub>o</sub>) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA]

79,070.54

Gallons

10,570.23

Cubic Feet

105.70

HCF

0.24

Acre-feet

0.08

Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)

Precipitation (Optional)

ET<sub>o</sub> of City from Appendix A

45.30

ET<sub>o</sub> (inches/year)

Total Landscape Area

5,118.00

LA (ft<sup>2</sup>)

Special Landscape Area

0.00

SLA (ft<sup>2</sup>)

Total annual precipitation (inches/year)

0.00

Eppt (in/yr)(25% of total annual precipitation)

Enter Effective Precipitation

0.00

Eppt (in/yr)(25% of total annual precipitation)

Results:

MAWA = [(ET<sub>o</sub> - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]

Gallons

Cubic Feet

HCF

Acre-feet

Millions of Gallons

Estimated Total Water Use

Equation: ETWU = ET<sub>o</sub> x 0.62 x [(PF x HA)/IE] + SLA; Considering precipitation ETWA = (ET<sub>o</sub>-Eppt) x 0.62 x [(PF x HA)/IE] + SLA

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type

Plant Factor

Very Low

0 - 0.1

Low

0.2 - 0.3

Medium

0.4 - 0.6

High

0.7 - 1.0

SLA

1

Hydrozone

Select System From the Dropdown List click on cell below

Plant Water Use Type (4) (low, medium, high)

Plant Factor (PF)

Hydrozone Area (HA) (ft<sup>2</sup>) Without SLA

Irrigation Efficiency (IE)

(PF x HA (ft<sup>2</sup>))/IE

Zone 1

Drip

Medium

0.40

265

0.81

131

Zone 2

Drip

Low

0.30

63

0.81

16

Zone 3

Drip

Medium

0.40

196

0.81

97

Zone 4

Drip

Medium

0.40

291

0.81

139

Zone 5

Drip

Medium

0.50

146

0.81

90

Zone 6

Drip

Medium

0.00

572

Zone 7

Drip

Medium

0.00

2,632

Zone 8

Drip

Medium

0.00

953

SLA

0

472

Sum

5,118

0

Results

MAWA = 79,071

ETWU = 13,261

Gallons

1,773

Cubic Feet

18

HCF

0

Acre-feet

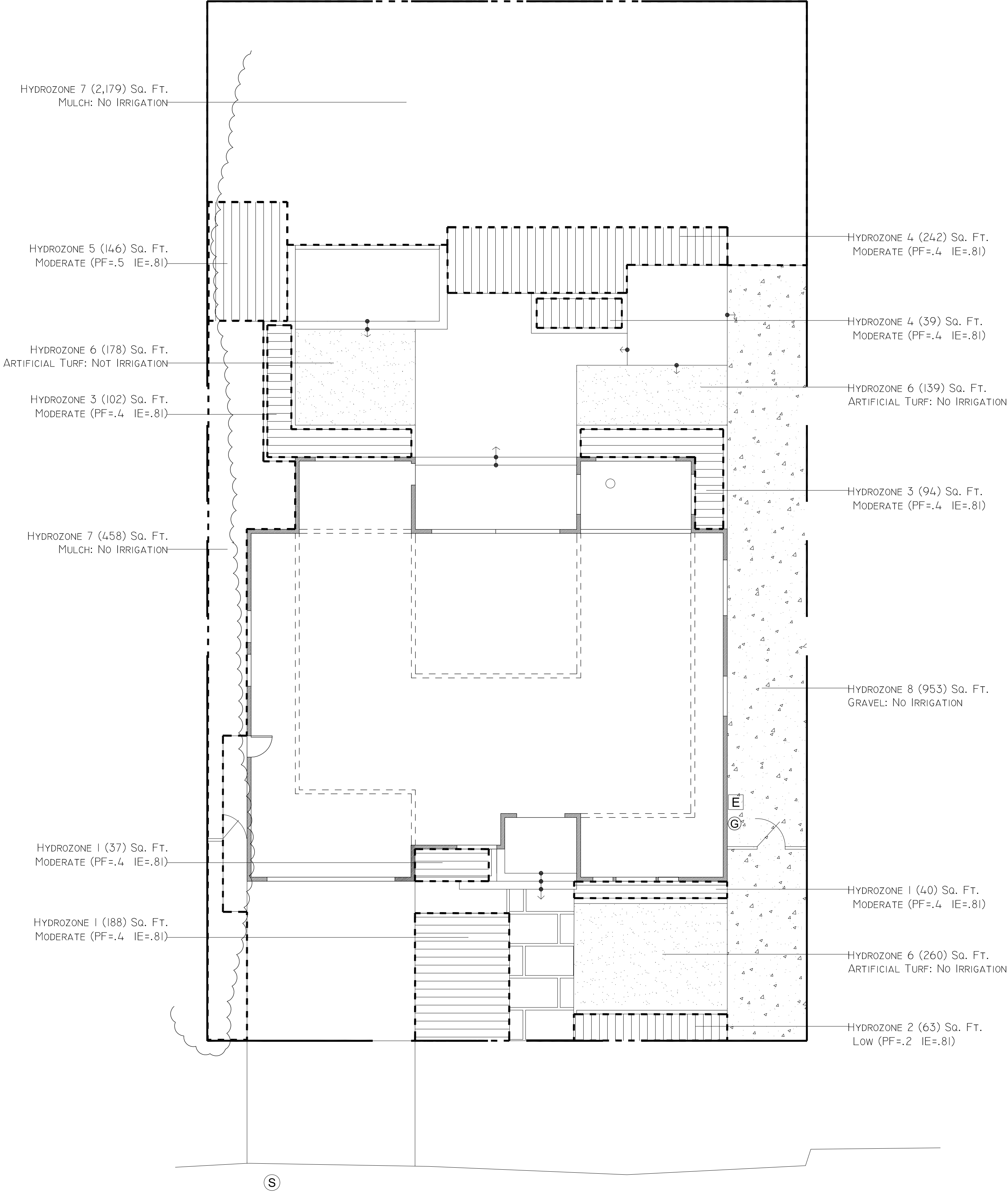
0

Millions of Gallons

ETWU complies with MAWA

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN

Christina Saunepi  
LANDSCAPE ARCHITECT LIC # 6251 2/19/2021



2020-7579

575 Crawford Dr

Address	Use	Zoning	Units	Year Built	Lot Area (s.f.)	Living Area (s.f.)	Garage Area (s.f.)	Floor Area (s.f.)	FAR	Stories	Notes
588 Crawford Dr	Single-Family Residence	R0	1	1949	19,536	2,190	900	3,090	15.8%	2	
584 Crawford Dr	Single-Family Residence	R0	1	1956	9,900	2,413	1,205	3,618	36.5%	1	Design Review# 2018-7326
582 Crawford Dr	Single-Family Residence	R0	1	1951	9,900	2,635	476	3,111	31.4%	1	Design Review# 2008-0714
576 Crawford Dr	Single-Family Residence	R0	1	2004	9,900	3,554	468	4,022	40.6%	2	Design Review# 2002-0414
572 Crawford Dr	Single-Family Residence	R0	1	1955	9,900	2,861	661	3,559	35.9%	1	Design Review# 2016-7320
568 Crawford Dr	Single-Family Residence	R0	1	1953	9,825	1,096	480	1,576	16.0%	1	
564 Crawford Dr	Single-Family Residence	R0	1	1954	9,900	2,331	480	2,811	28.4%	2	
562 Crawford Dr	Duplex	R0	2	1951	9,825	2,459		2,459	25.0%	1	Design review# 2004-0885
556 Crawford Dr	Single-Family Residence	R0	1	1953	9,825	1,173	396	1,569	16.0%	1	
552 Crawford Dr	Single-Family Residence	R0	1	1953	9,825	1,125	396	1,521	15.5%	1	

2020-7579

575 Crawford Dr

Address	Use	Zoning	Units	Year Built	Lot Area (s.f.)	Living Area (s.f.)	Garage Area (s.f.)	Floor Area (s.f.)	FAR	Stories	Notes
548 Crawford Dr	Single-Family Residence	R0	1	1952	9,825	2,296	1,108	3,404	34.6%	1	
544 Crawford Dr	Single-Family Residence	R0	1	1949	9,825	1,408	400	1,808	18.4%	1	
543 Crawford Dr	Single-Family Residence	R0	1	1956	9,000	1,246	506	1,752	19.5%	1	
547 Crawford Dr	Single-Family Residence	R0	1	1953	9,750	1,665	405	2,070	21.2%	1	Design Review# 2015-7532
551 Crawford Dr	Single-Family Residence	R0	1	1950	9,750	1,341	320	1,661	17.0%	1	
555 Crawford Dr	Single-Family Residence	R0	1	1951	9,750	3,823	399	4,222	43.3%	2	
559 Crawford Dr	Single-Family Residence	R0	1	1951	9,750	2,652	742	3,394	34.8%	2	
563 Crawford Dr	Single-Family Residence	R0	1	1951	9,750	1,000	440	1,440	14.8%	1	
565 Crawford Dr	Single-Family Residence and ADU	R0	2	1951	9,750	1,511	336	1,847	18.9%	1	
571 Crawford Dr	Single-Family Residence	R0	1	1951	9,750	1,718	625	2,343	24.0%	1	Design Review# 2014-7824



2020-7579

575 Crawford Dr

Address	Use	Zoning	Units	Year Built	Lot Area (s.f.)	Living Area (s.f.)	Garage Area (s.f.)	Floor Area (s.f.)	FAR	Stories	Notes
575 Crawford Dr	Single-Family Residence	R0	1	1951	9,750	3,815	442	4,257	43.7%	2	Proposed project
579 Crawford Dr	Single-Family Residence	R0	1	1953	9,750	3,099	381	3,480	35.7%	1	
583 Crawford Dr	Single-Family Residence	R0	1	1953	9,750	2,297	440	2,737	28.1%	1	Design Review# 2005-0202
587 Crawford Dr	Single-Family Residence	R0	2	1955	9,750	1,407	400	1,807	18.5%	1	
591 Crawford Dr	Single-Family Residence	R0	1	1953	9,750	3,603	591	4,194	43.0%	2	Design Review# 2014-7047
<b>Existing Average</b>					<b>10,159</b>	<b>2,074</b>	<b>548</b>	<b>2,601</b>	<b>26.0%</b>		
<b>Proposed Average</b>					<b>10,159</b>	<b>2,189</b>	<b>542</b>	<b>2,710</b>	<b>26.7%</b>		

### PROJECT DESCRIPTION LETTER

This Contemporary-style home is designed to promote an open space design by utilizing abundant natural light. The great room and kitchen area extends to the back patio with modern double-sliding doors, creating a spacious location for casual gatherings. A modern floating staircase is an extraordinary focal point that ties together public and private spaces of the home. The home contains a lavish master suite as well as a sizable guest suite, each with their own bathroom and walk-in closet. Modern stone and wood materials are used to promote the Contemporary exterior, while staying compatible with neighboring homes.

We have designed our first floor with nine-foot plate heights, which is a common height for new home designs. Additionally, a minimum 2'-6" cavity space between the first and second floors is required for installation of the HVAC ductwork, fire sprinkler pipes, electrical wires, and structural support beams. Thus, we cannot reduce this cavity space to lower the overall building height/first floor exterior height.

However, we have accepted the City's recommendations to lower the exterior garage height by a total of 2' (we have already incorporated a 1' decrease in an earlier revision) in order to be more compatible with adjacent homes, as it is not necessary to include this cavity space for the unconditioned garage.

A common design element of Contemporary-style homes is a two-story staircase wall. We have designed this part of our exterior to consist of stone and to be a mostly unbroken wall.

However, we have also incorporated the City's recommendations. We shifted the staircase wall to be behind other front-facing exterior walls, ensuring that the staircase wall does not overpower the rest of the design. In addition, our proposed porch overhang and split window design already divides the staircase wall into two distinct sections. If we extend the overhang further to split the staircase wall, we believe that the altered balance of the overhang and the staircase wall will compromise our Contemporary design.



# City of Sunnyvale

## Agenda Item 4

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**21-0886**

**Agenda Date: 9/13/2021**

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Planning Commission Proposed Study Issues, Calendar Year: 2022 (Information Only)

Date	Working Title	Summary of Scope	Staff Comments
2/6/21	Elimination of Single-Family Zoning	Study would explore the elimination of single-family zoning	None
6/14/21	Safe Parking	Study would explore allowing Safe Parking lots in some zoning districts	None
6/14/21	Aging in Place	Study would explore the creation of policies or regulations associated with Aging in Place	None

\*The study issues have been proposed for future sponsorship

Toward the end of the calendar year, no later than October, boards and commissions will review the list of proposed study issues and officially vote on sponsorship for each individually listed study issue. Official sponsorship means that the study issue is approved for ranking with a majority vote of the board or commission. Staff will then prepare the sponsored study issue papers, including fiscal impact **but not** the staff recommendation.