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Date	11/1/11
Drawn	AL
Checked	AL
Reviewed	AL

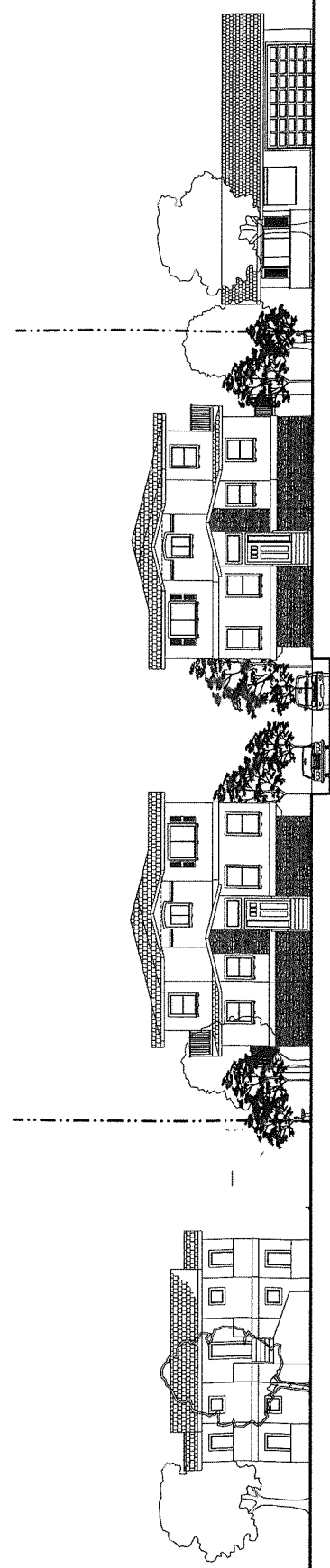
A Major Use Permit/ Special Development Permit Fee:
George Nejat
669 & 673 Old San Francisco Road
Sunnyvale, CA 94086



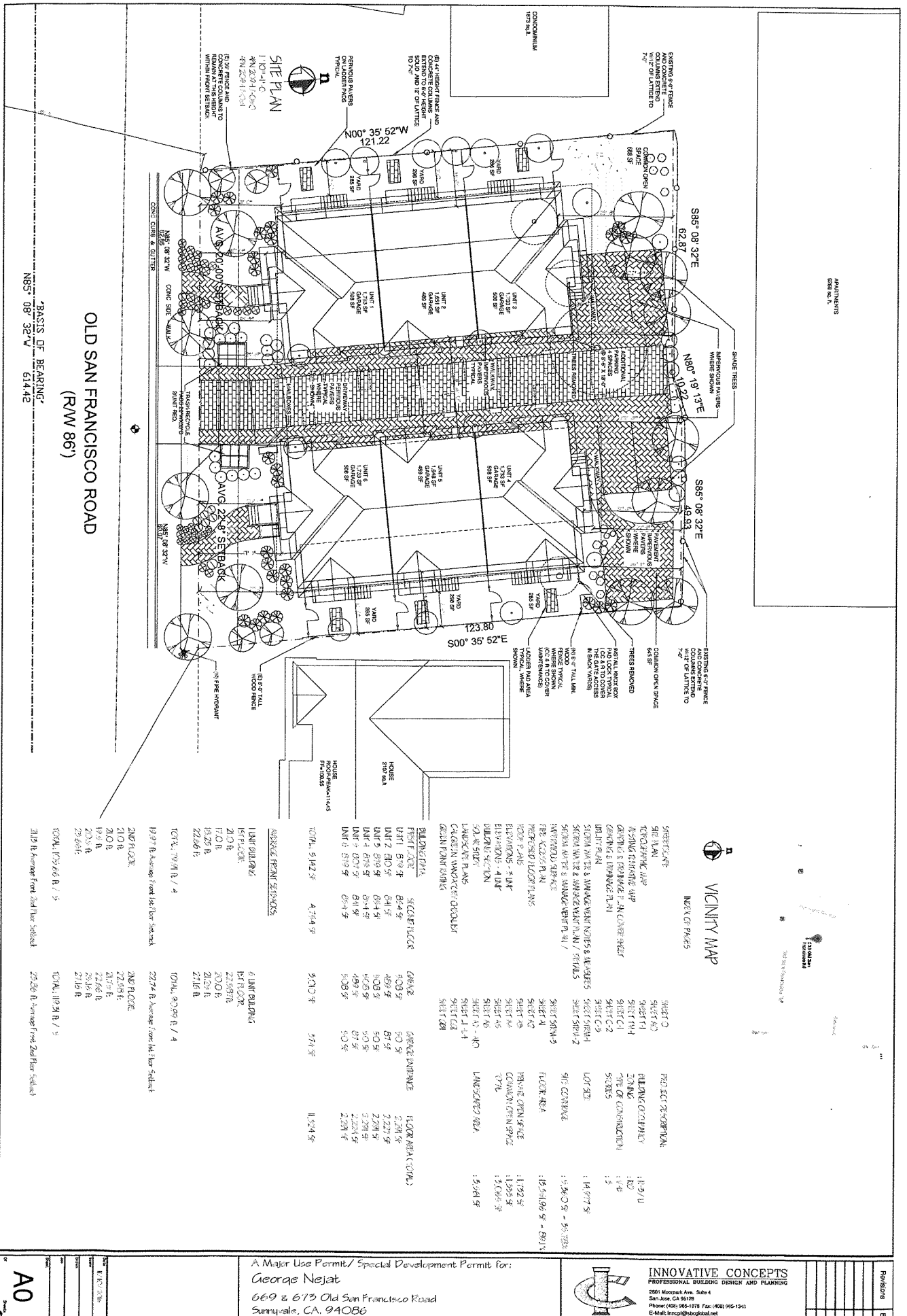
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
2801 Holliston Ave., Suite 4
San Jose, CA 95133
Phone: (408) 960-1070 Fax: (408) 960-1040
E-mail: info@innovativeconcepts.com

Revisions	By

A SIX UNIT DEVELOPMENT FOR:
GEORGE NEJAT



669-673 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA 94086





DATE: 11/11/2017
DRAWN: J. HARRIS
CHECKED: J. HARRIS
APPROVED: J. HARRIS

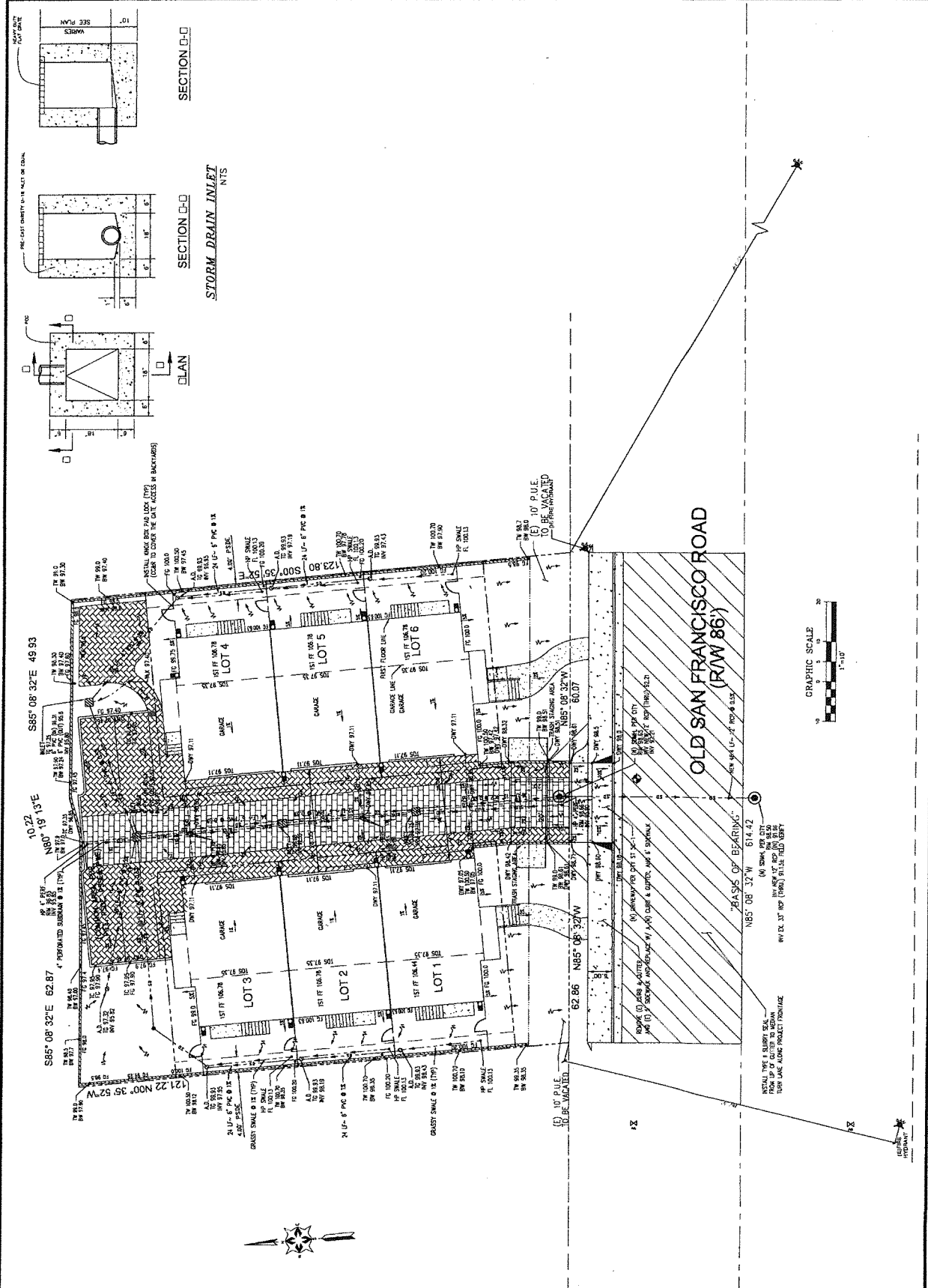
PROJECT: SIX (6) NEW TOWN HOUSES SUBDIVISION
LOCATION: 669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA
DATE: 11/11/2017
DRAWN: J. HARRIS
CHECKED: J. HARRIS
APPROVED: J. HARRIS

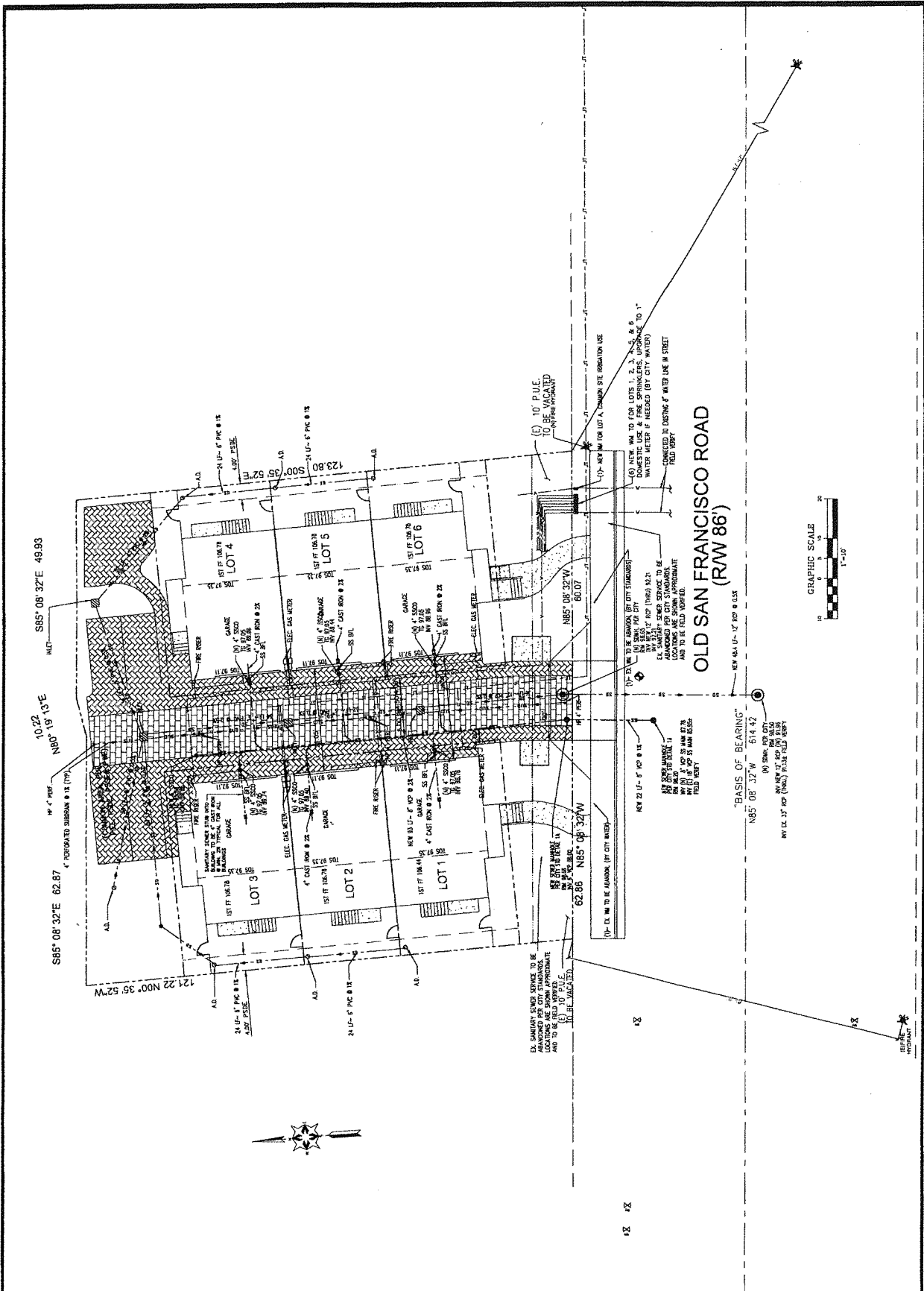
GRADING AND DRAINAGE PLANS
SIX (6) NEW TOWN HOUSES SUBDIVISION
ADJACENT TO 669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA

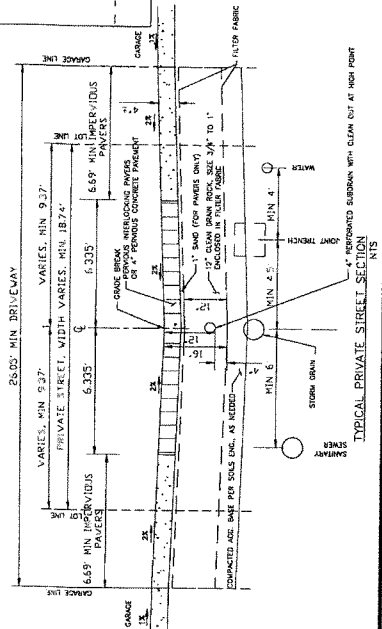


DATE: 11/11/2017
SCALE: 1"=10'
PROJECT: SIX (6) NEW TOWN HOUSES SUBDIVISION
LOCATION: 669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA
DATE: 11/11/2017
DRAWN: J. HARRIS
CHECKED: J. HARRIS
APPROVED: J. HARRIS

2 OF 3
C-2







NEW IMPERVIOUS AREA

A1

DATE: 07/15/2016
DRAWN: J. J. J.
CHECKED: J. J. J.
APPROVED: J. J. J.

A Major Use Permit/ Special Development Permit for:
George Nejat
669 & 679 Old San Francisco Road
Sunnyvale, CA 94086

INNOVATIVE CONCEPTS
ARCHITECTURAL, BUILDING DESIGN AND PLANNING
3401 Mission Ave., Suite 4
San Jose, CA 95128
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Revisions

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A2

DATE: 11/11/14

BY: [Signature]

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

PROJECT: 669 & 675 Old San Francisco Road

SUNNYVALE, CA 94086

CLIENT: George Nejat

ARCHITECT: INNOVATIVE CONCEPTS

2801 Sandrock Ave., Suite 4

Sunnyvale, CA 94089

PHONE: (408) 985-0778 FAX: (408) 985-1343

E-MAIL: info@innovativeconcepts.net

REVISIONS:

BY:

DATE:

DESCRIPTION:

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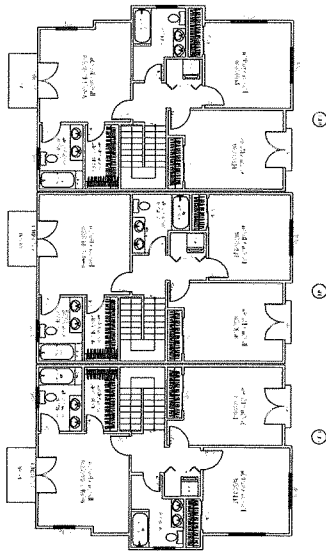
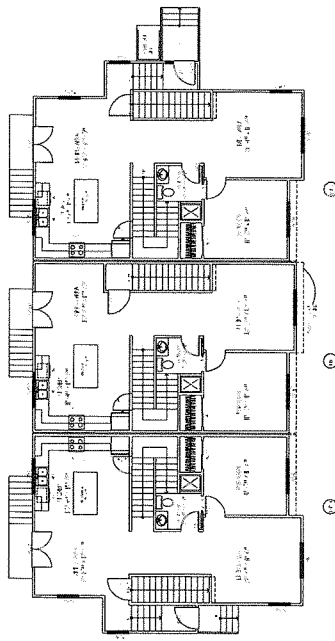
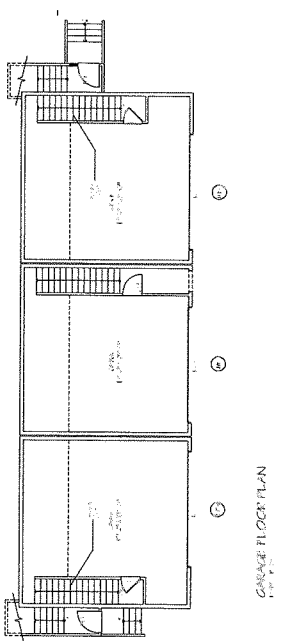
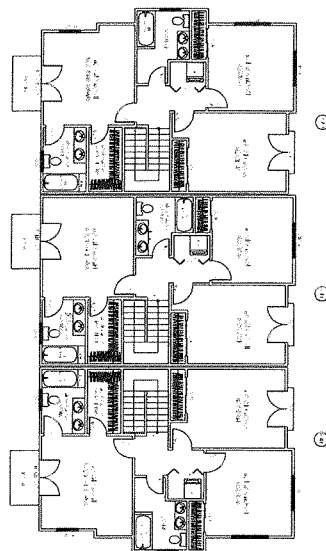
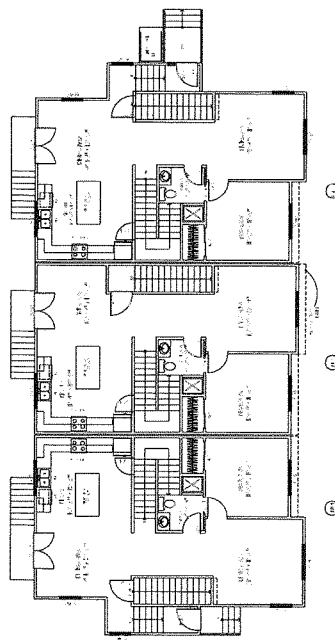
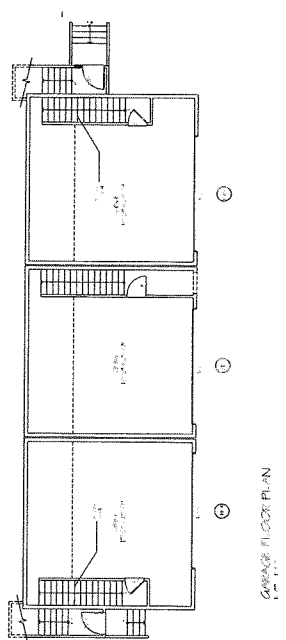
BY:

DATE:

A Major Use Permit/ Special Development Permit for:



INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING



A3

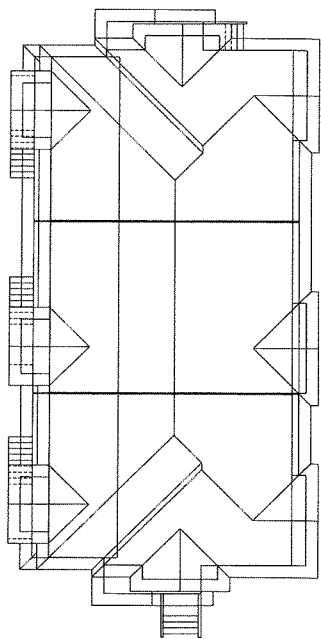
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Sheet	
Project	
Client	
Architect	
Engineer	
Surveyor	
Other	

A Major Use Permit/ Special Development Permit for:
George Nejat
669 & 679 Old San Francisco Road
Sunnyvale, CA, 94086

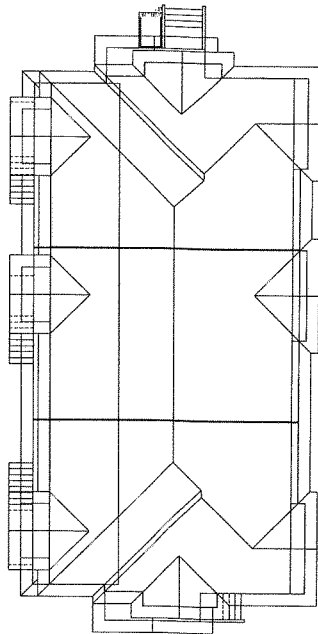


INNOVATIVE CONCEPTS
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2001 Montebello Ave., Suite 4
San Jose, CA 95128
Phone: (408) 958-1078 Fax: (408) 958-1313
E-Mail: info@icdesign.com

Revisions	
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ROOF PLAN
Sheet No. 1

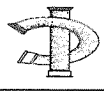


ROOF PLAN
Sheet No. 2

A4

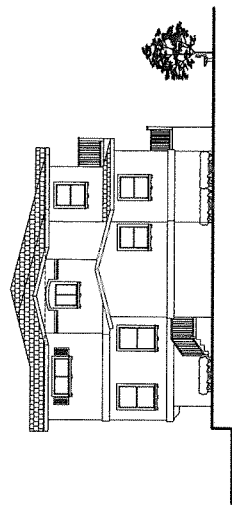
DATE: 11/01/2016
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

A Major Use Permit/ Special Development Permit for:
George Nejat
669 & 675 Old San Francisco Road
Sunnyvale, CA 94086

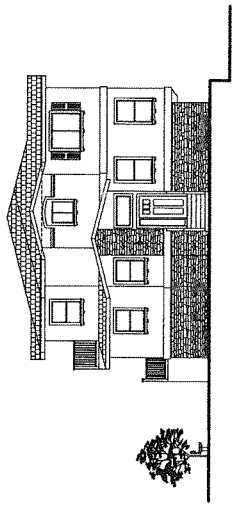


INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3001 Mission Ave., Suite 4
San Jose, CA 95128
Phone: (408) 995-1078 Fax: (408) 995-1043
E-mail: bnp@innovativeconcepts.net

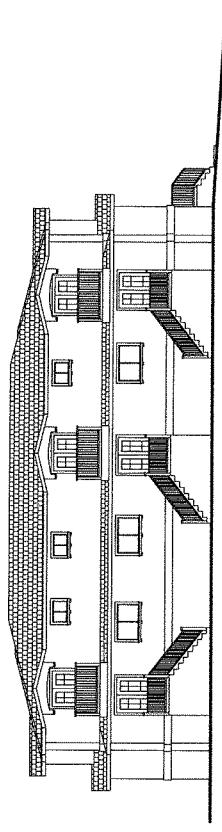
Revisions	By



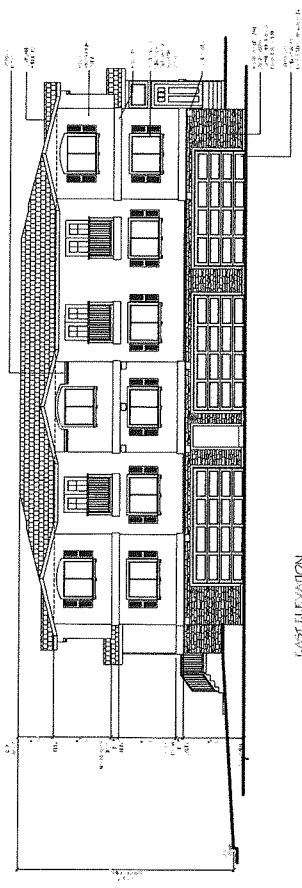
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1/2" = 1'-0"



SOUTH ELEVATION
1/2" = 1'-0"



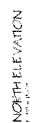
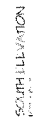
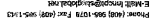
WEST ELEVATION
1/2" = 1'-0"



EAST ELEVATION
1/2" = 1'-0"

669 & 673 Old San Francisco Road
Sunnyvale, CA. 94086

INNOVATIVE CONCEPTS



A6

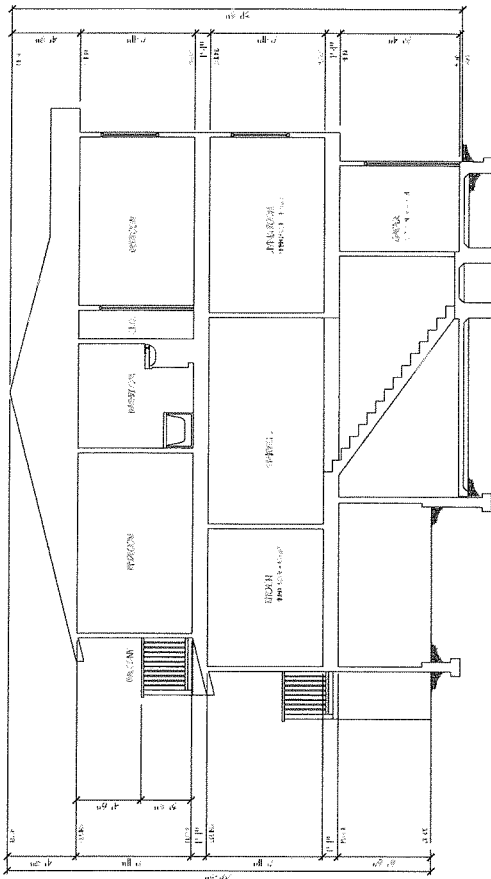
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Project	Garage Negat
Client	669 & 675 Old San Francisco Road
Location	Sunnyvale, CA, 94086

A Major Use Permit/ Special Development Permit For:
Garage Negat
669 & 675 Old San Francisco Road
Sunnyvale, CA, 94086

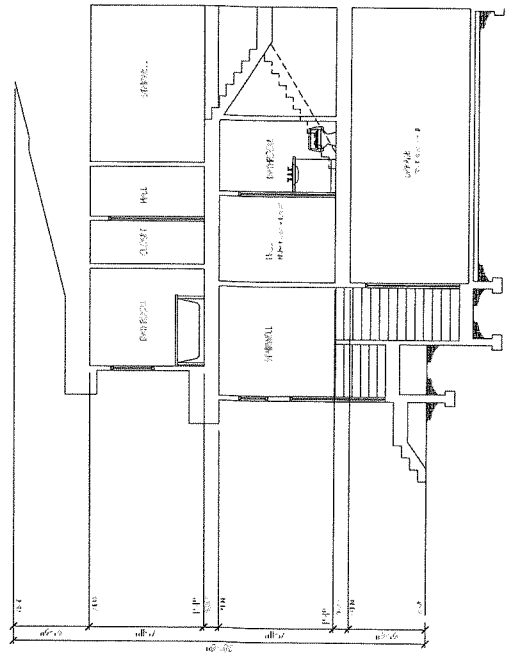


INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
2801 Woodside Ave., Suite 4
San Jose, CA 95128
Phone: (408) 985-1078 Fax: (408) 985-1543
E-Mail: info@innovativeconcepts.com

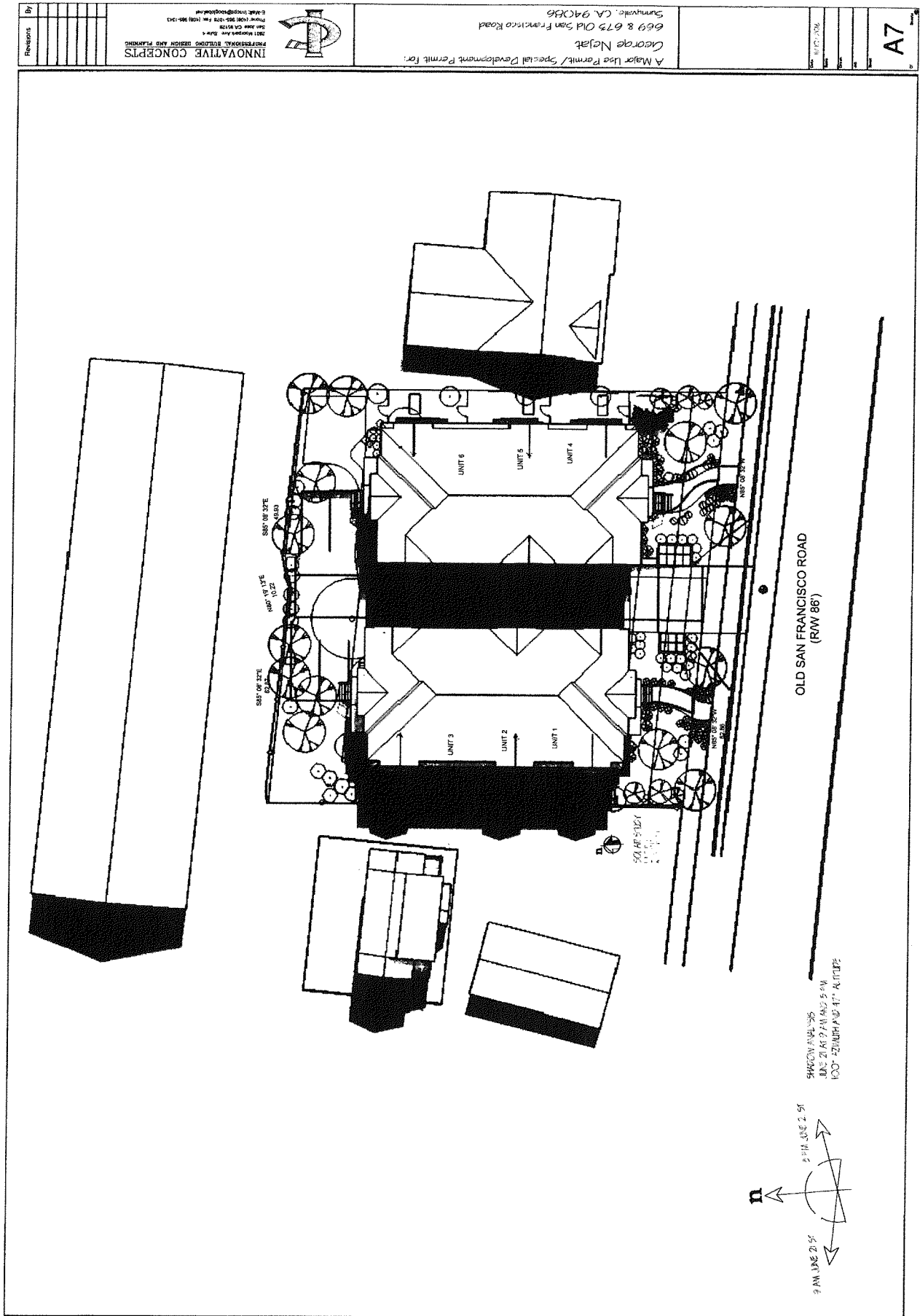
Revisions	By

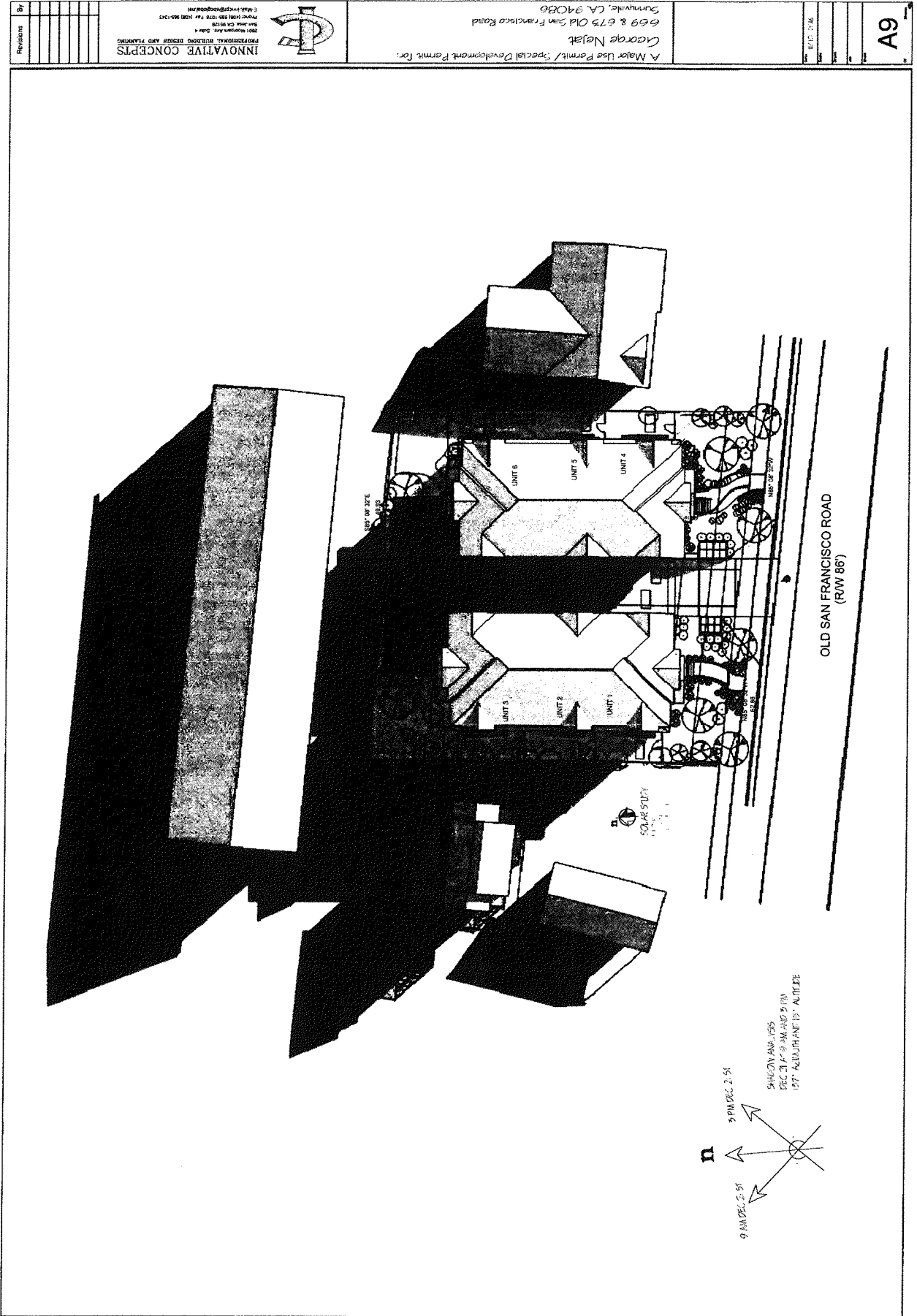


SECTION 'A'-A'
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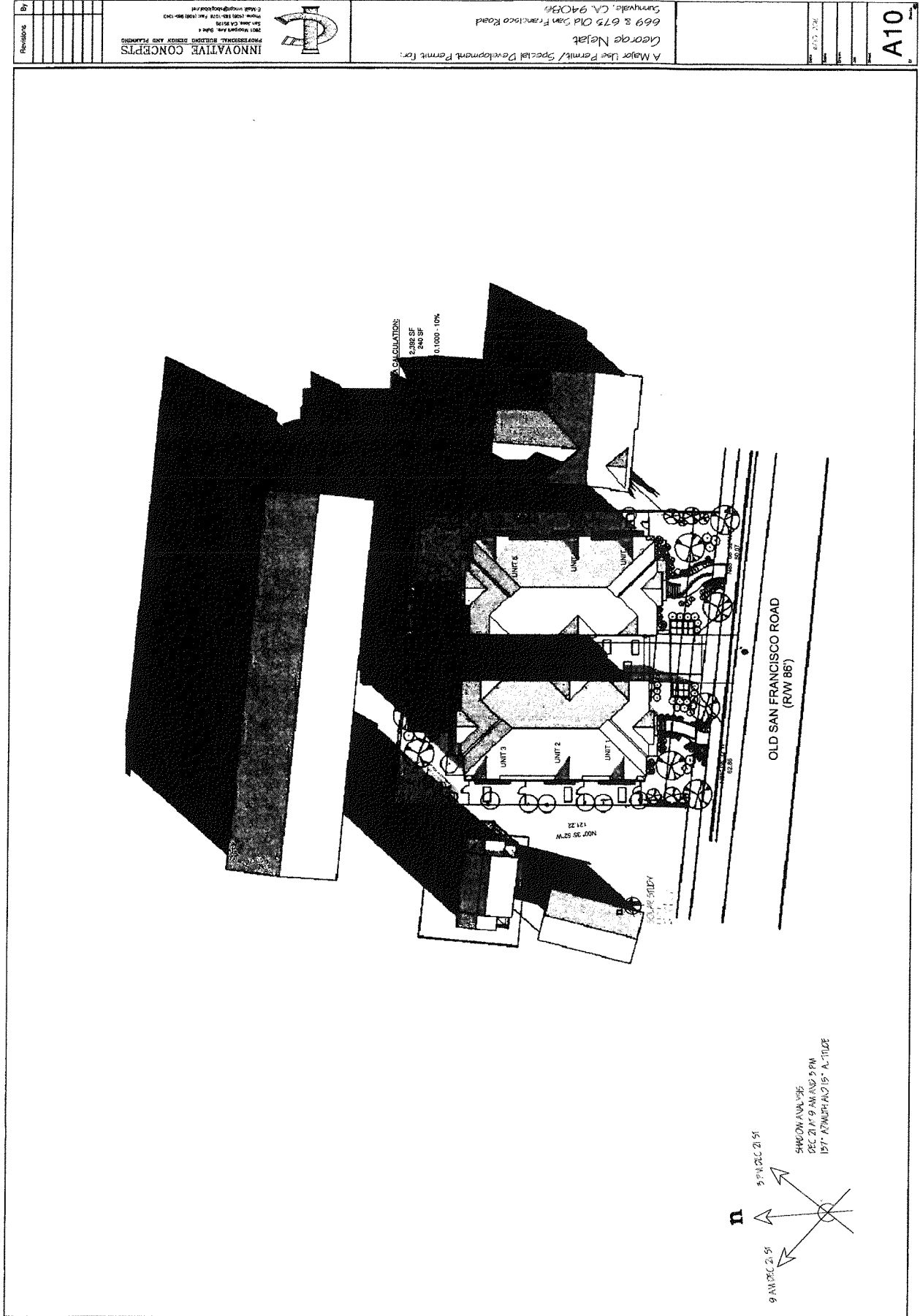


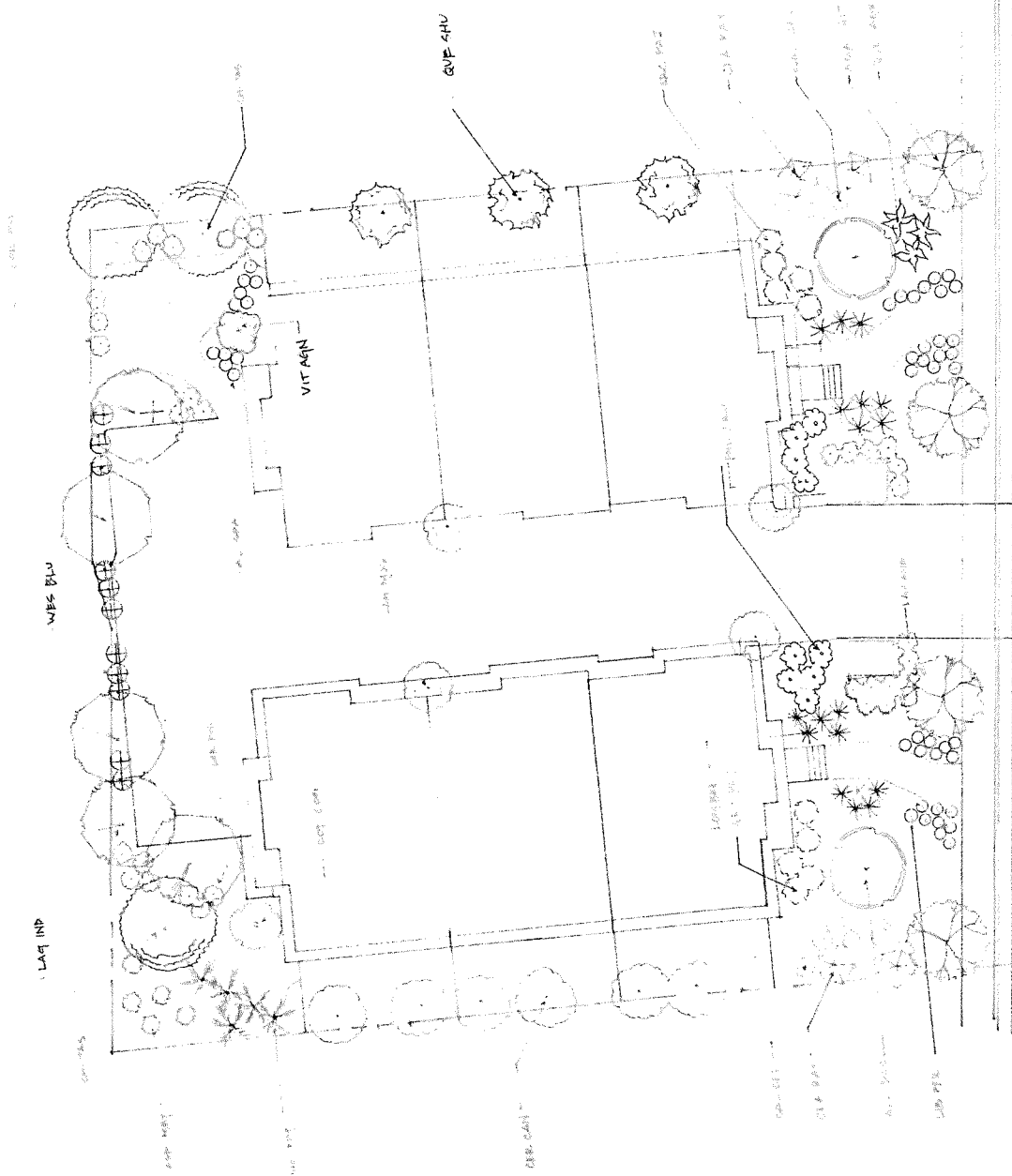
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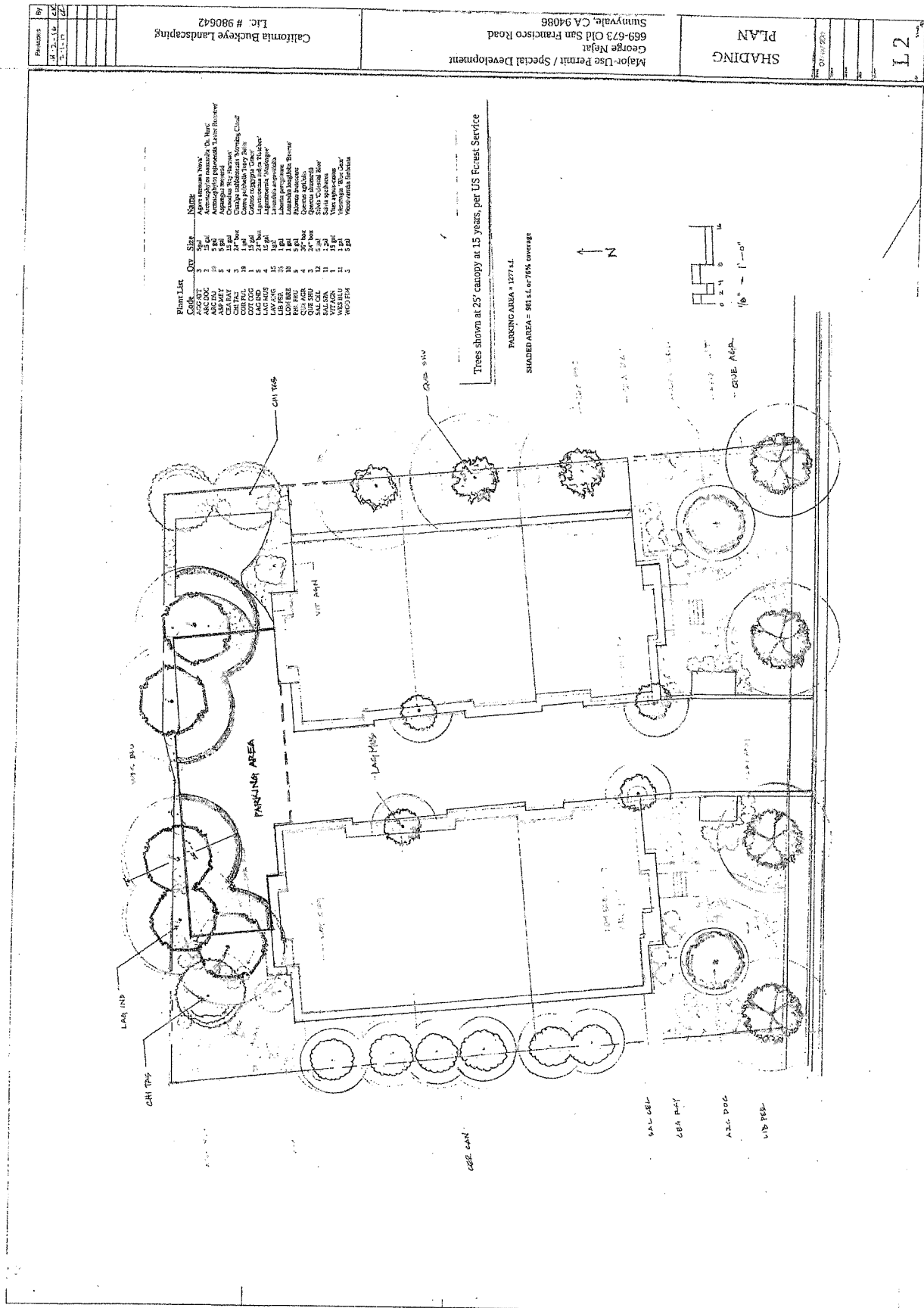


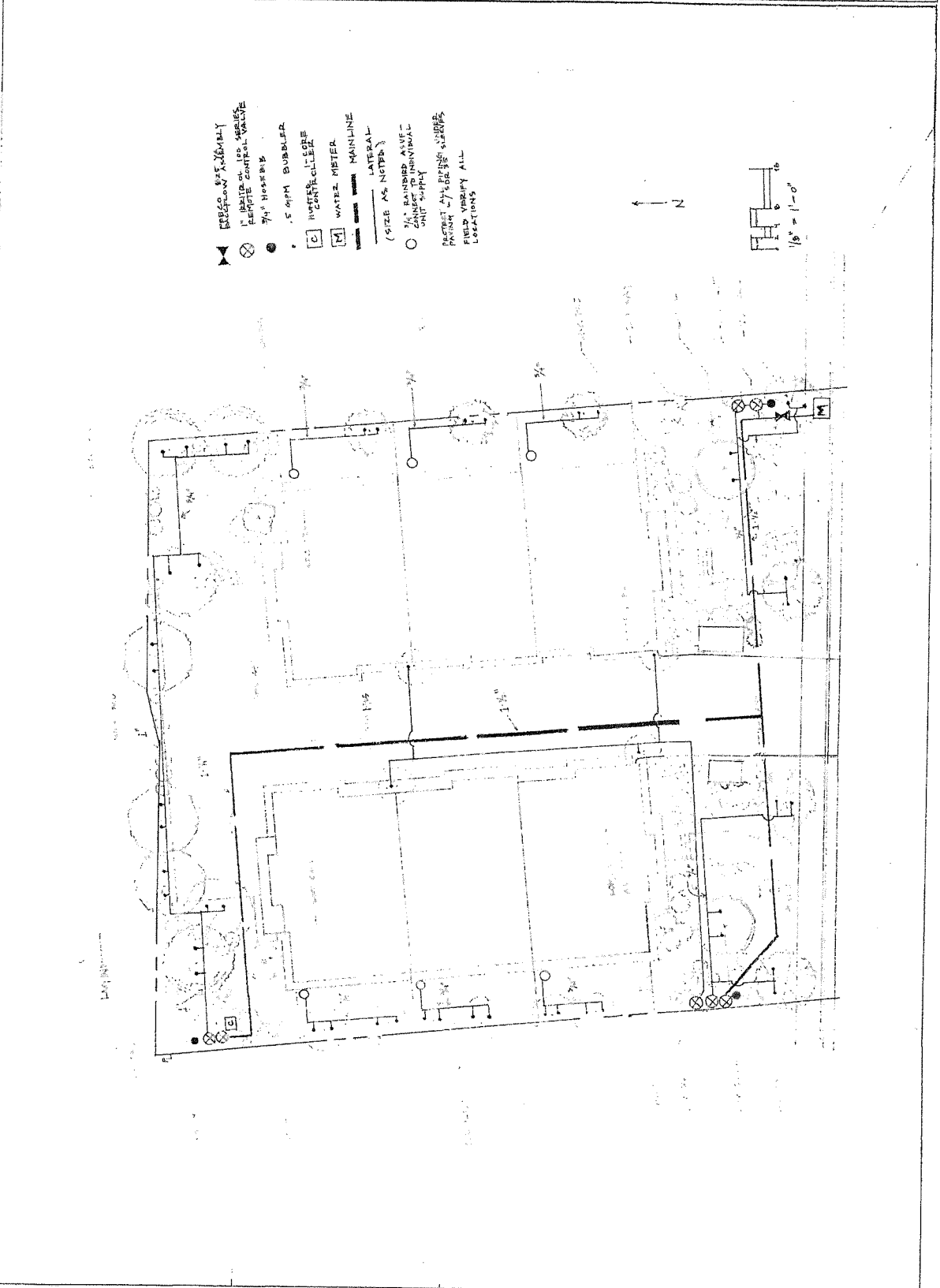


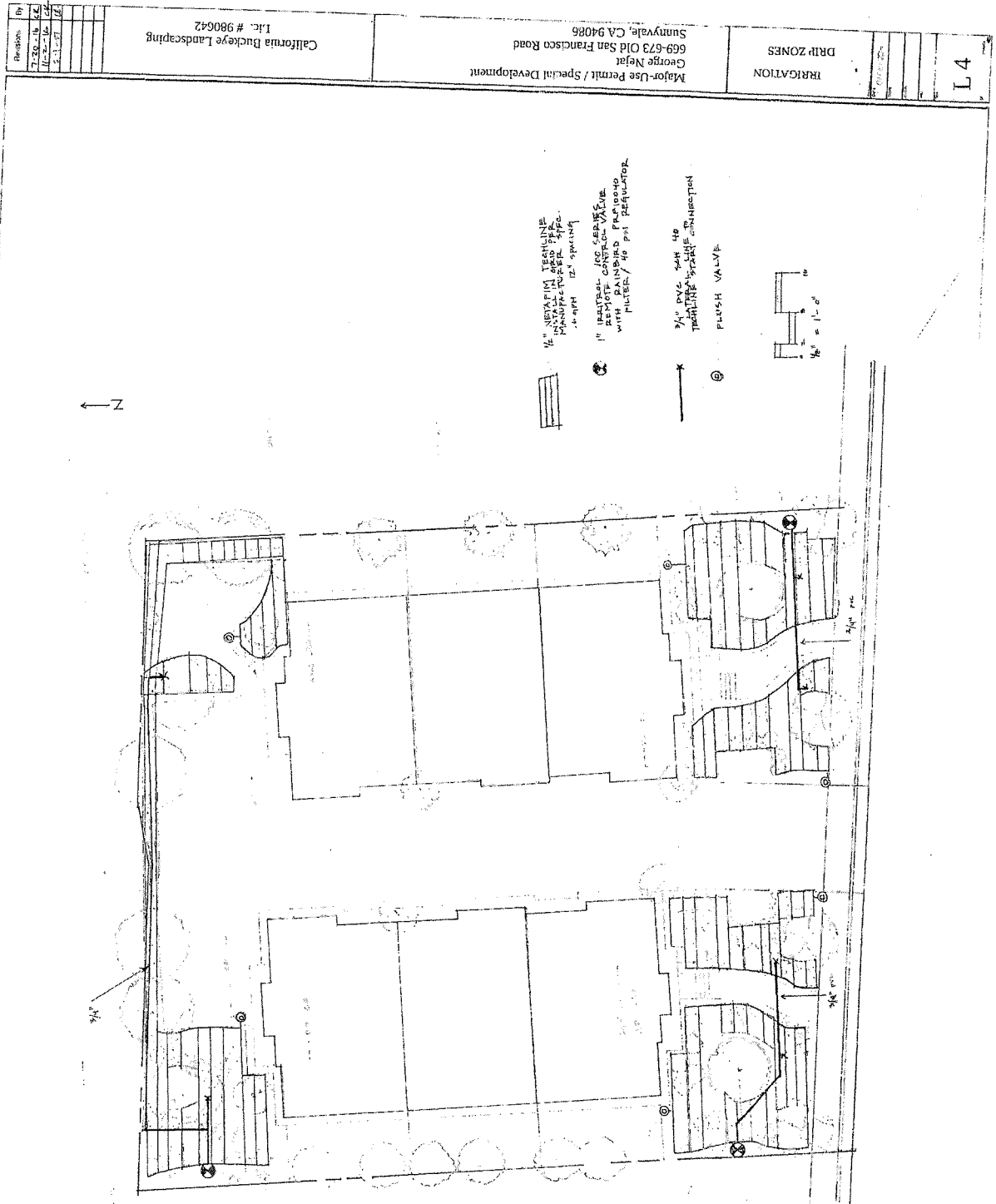
<p>INNOVATIVE CONCEPTS PROFESSIONAL DESIGN AND PLANNING 3000 S. GATEWAY AVENUE, SUITE 200 SAN JOSE, CA 95128 PHONE: (408) 950-1000 FAX: (408) 950-1001 WWW.INNOVATIVECONCEPTS.COM</p>		<p>George Negat 669 & 679 Old San Francisco Road Sunnyvale, CA 94086</p>	<p>A9</p>
<p>A Major Use Permit/ Special Development Permit for:</p>		<p>669 & 679 Old San Francisco Road Sunnyvale, CA 94086</p>	<p>669 & 679 Old San Francisco Road Sunnyvale, CA 94086</p>
<p>Revisions</p>	<p>By</p>	<p>Date</p>	<p>Scale</p>



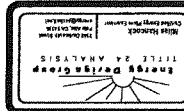
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TOWNHOMES FOR GEORGE NEJAT
669 - 673 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA 94086

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REVIEW	

CALGREEN MANDATORY CHECKLIST
RESIDENTIAL PROJECTS
THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2014

Following is a standardized checklist of the 2014 California Green Building Standards Code (CalGreen) requirements for new residential construction. This checklist is intended to be used in conjunction with the CalGreen Mandatory Measures (Chapter 4.3) of the California Building Standards Code (CBC) and the California Building Standards Code (CBC) for existing buildings. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CalGreen Measure	Description	Design/Construction Reference	City or County Requirements
4.106.2 Storm water drainage and retention during construction	Storm water drainage and retention during construction shall be designed and implemented to manage storm water drainage during construction.	Sheet ST104-1	Yes/No/NA
4.106.3 Grading and parking	Construction plan shall indicate how the grading or a drainage system will manage all surface water from the project from existing, existing, and new.	Sheet C1, C2, C3	Yes/No/NA
5.107.1 Scope building areas or exceeds the requirements of the California Building Energy Efficiency Standards	California Building Energy Efficiency Standards	Sheet T24	Yes/No/NA
4.107.1 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings (faucets and showers) shall be water conserving and shall meet the prescriptive requirements of Section 4.107.1, through 4.107.1.4.4.	Sheet A2	Yes/No/NA
4.107.2 Standards for plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.2, through 4.107.2.4.4.	Sheet A2	Yes/No/NA
4.107.3 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.3, through 4.107.3.4.4.	Sheet A2	Yes/No/NA
4.107.4 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.4, through 4.107.4.4.4.	Sheet A2	Yes/No/NA
4.107.5 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.5, through 4.107.5.4.4.	Sheet A2	Yes/No/NA

4.106.2 Storm water drainage and retention during construction	Storm water drainage and retention during construction shall be designed and implemented to manage storm water drainage during construction.	Sheet A2	Yes/No/NA
4.106.3 Grading and parking	Construction plan shall indicate how the grading or a drainage system will manage all surface water from the project from existing, existing, and new.	Sheet A2	Yes/No/NA
5.107.1 Scope building areas or exceeds the requirements of the California Building Energy Efficiency Standards	California Building Energy Efficiency Standards	Sheet A2	Yes/No/NA
4.107.1 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings (faucets and showers) shall be water conserving and shall meet the prescriptive requirements of Section 4.107.1, through 4.107.1.4.4.	Sheet A2	Yes/No/NA
4.107.2 Standards for plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.2, through 4.107.2.4.4.	Sheet A2	Yes/No/NA
4.107.3 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.3, through 4.107.3.4.4.	Sheet A2	Yes/No/NA
4.107.4 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.4, through 4.107.4.4.4.	Sheet A2	Yes/No/NA
4.107.5 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.5, through 4.107.5.4.4.	Sheet A2	Yes/No/NA

4.106.2 Storm water drainage and retention during construction	Storm water drainage and retention during construction shall be designed and implemented to manage storm water drainage during construction.	Sheet A2	Yes/No/NA
4.106.3 Grading and parking	Construction plan shall indicate how the grading or a drainage system will manage all surface water from the project from existing, existing, and new.	Sheet A2	Yes/No/NA
5.107.1 Scope building areas or exceeds the requirements of the California Building Energy Efficiency Standards	California Building Energy Efficiency Standards	Sheet A2	Yes/No/NA
4.107.1 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings (faucets and showers) shall be water conserving and shall meet the prescriptive requirements of Section 4.107.1, through 4.107.1.4.4.	Sheet A2	Yes/No/NA
4.107.2 Standards for plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.2, through 4.107.2.4.4.	Sheet A2	Yes/No/NA
4.107.3 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.3, through 4.107.3.4.4.	Sheet A2	Yes/No/NA
4.107.4 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.4, through 4.107.4.4.4.	Sheet A2	Yes/No/NA
4.107.5 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.5, through 4.107.5.4.4.	Sheet A2	Yes/No/NA

4.106.2 Storm water drainage and retention during construction	Storm water drainage and retention during construction shall be designed and implemented to manage storm water drainage during construction.	Sheet A2	Yes/No/NA
4.106.3 Grading and parking	Construction plan shall indicate how the grading or a drainage system will manage all surface water from the project from existing, existing, and new.	Sheet A2	Yes/No/NA
5.107.1 Scope building areas or exceeds the requirements of the California Building Energy Efficiency Standards	California Building Energy Efficiency Standards	Sheet A2	Yes/No/NA
4.107.1 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings (faucets and showers) shall be water conserving and shall meet the prescriptive requirements of Section 4.107.1, through 4.107.1.4.4.	Sheet A2	Yes/No/NA
4.107.2 Standards for plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.2, through 4.107.2.4.4.	Sheet A2	Yes/No/NA
4.107.3 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.3, through 4.107.3.4.4.	Sheet A2	Yes/No/NA
4.107.4 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.4, through 4.107.4.4.4.	Sheet A2	Yes/No/NA
4.107.5 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.5, through 4.107.5.4.4.	Sheet A2	Yes/No/NA

4.106.2 Storm water drainage and retention during construction	Storm water drainage and retention during construction shall be designed and implemented to manage storm water drainage during construction.	Sheet A2	Yes/No/NA
4.106.3 Grading and parking	Construction plan shall indicate how the grading or a drainage system will manage all surface water from the project from existing, existing, and new.	Sheet A2	Yes/No/NA
5.107.1 Scope building areas or exceeds the requirements of the California Building Energy Efficiency Standards	California Building Energy Efficiency Standards	Sheet A2	Yes/No/NA
4.107.1 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings (faucets and showers) shall be water conserving and shall meet the prescriptive requirements of Section 4.107.1, through 4.107.1.4.4.	Sheet A2	Yes/No/NA
4.107.2 Standards for plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.2, through 4.107.2.4.4.	Sheet A2	Yes/No/NA
4.107.3 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.3, through 4.107.3.4.4.	Sheet A2	Yes/No/NA
4.107.4 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.4, through 4.107.4.4.4.	Sheet A2	Yes/No/NA
4.107.5 Water conserving plumbing fixtures and fittings	Plumbing fixtures and fittings shall be water conserving and shall meet the prescriptive requirements of Section 4.107.5, through 4.107.5.4.4.	Sheet A2	Yes/No/NA

6731 HANCOCK FARM, CA 94086 TITLE 2A ANALYSIS Energy Design Group 10000 Sycamore Drive Sunnyvale, CA 94086		669 - 673 OLD SAN FRANCISCO ROAD SUNNYVALE, CA 94086		GB1 DATE: 11/11/10 BY: JLB REV: 01 APP: 01 SHEET: 27	
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Planning Worksheet SINGLE FAMILY DETACHED Project Name: 6731 HANCOCK FARM, CA 94086 Sheet Number: 27 of 27 Date: 11/11/10 By: JLB		Planning Worksheet SINGLE FAMILY DETACHED Project Name: 6731 HANCOCK FARM, CA 94086 Sheet Number: 27 of 27 Date: 11/11/10 By: JLB	
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