

# A SIX UNIT DEVELOPMENT FOR: GEORGE NEJAT



669-673 OLD SAN FRANCISCO ROAD  
SUNNYVALE, CA 94086

Revisions	By

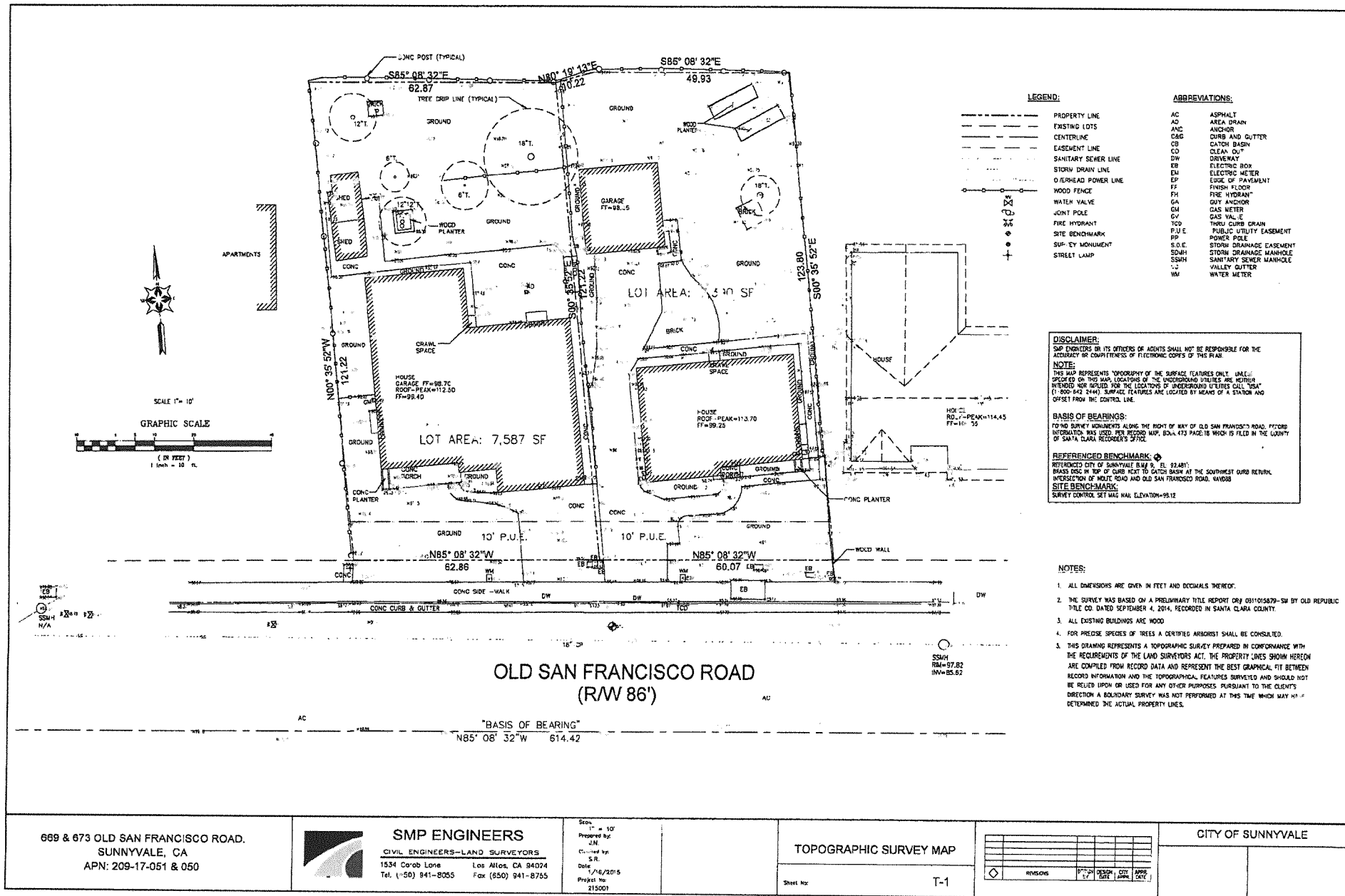
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A Major Use Permit / Special Development Permit for:  
George Nejat  
669 & 673 Old San Francisco Road  
Sunnyvale, CA 94086

Date	11/10/2016
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Sheet	0





669 & 673 OLD SAN FRANCISCO ROAD,  
SUNNYVALE, CA  
APN: 209-17-051 & 050



**SMP ENGINEERS**  
CIVIL ENGINEERS—LAND SURVEYORS  
1534 Carob Lane Los Altos, CA 94024  
Tel. (415) 941-8055 Fax (850) 941-8755

Scale: 1" = 10'  
Prepared by: J.M.  
Checked by: S.R.  
Date: 7/6/2015  
Project No: 215001

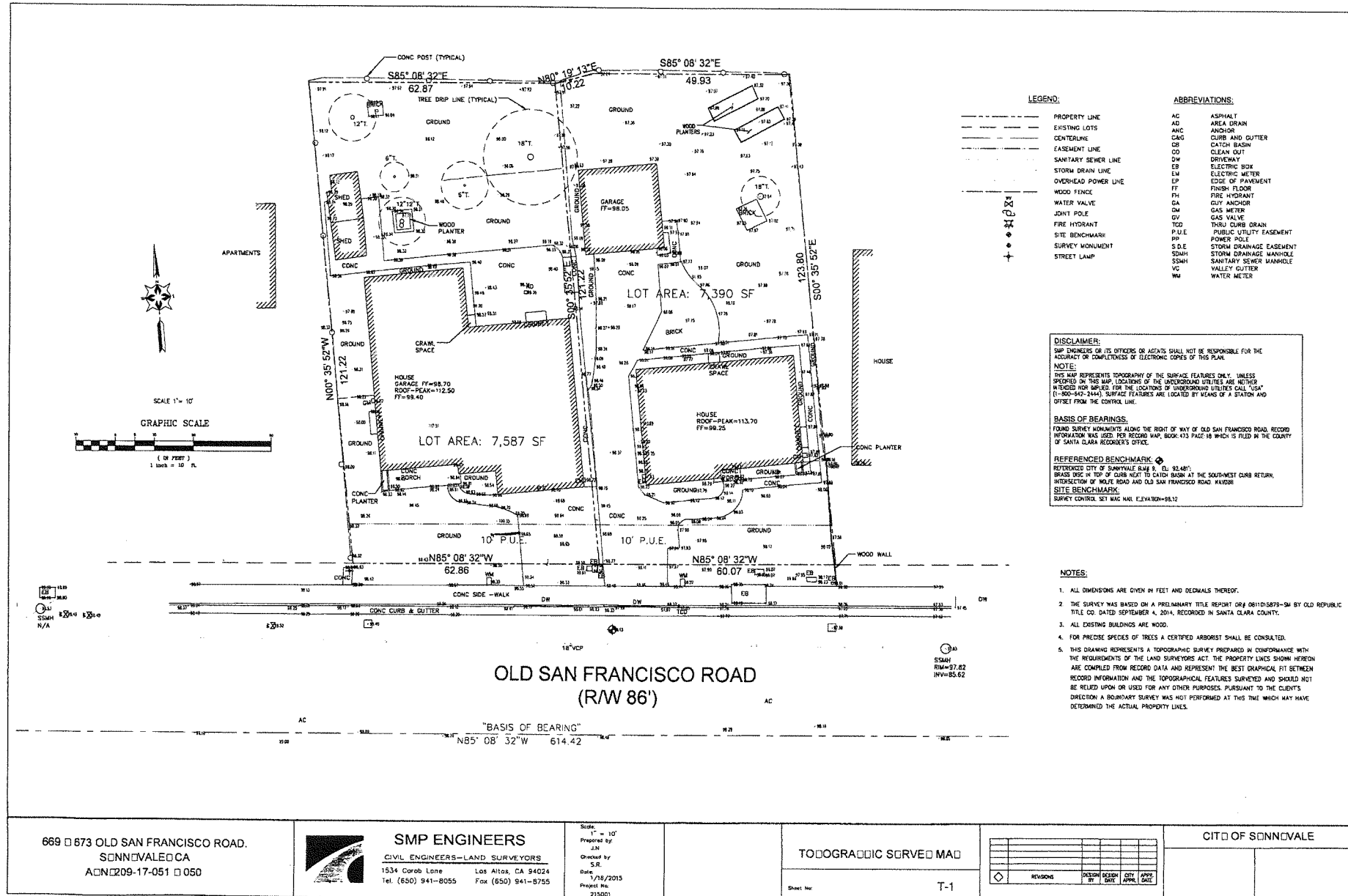
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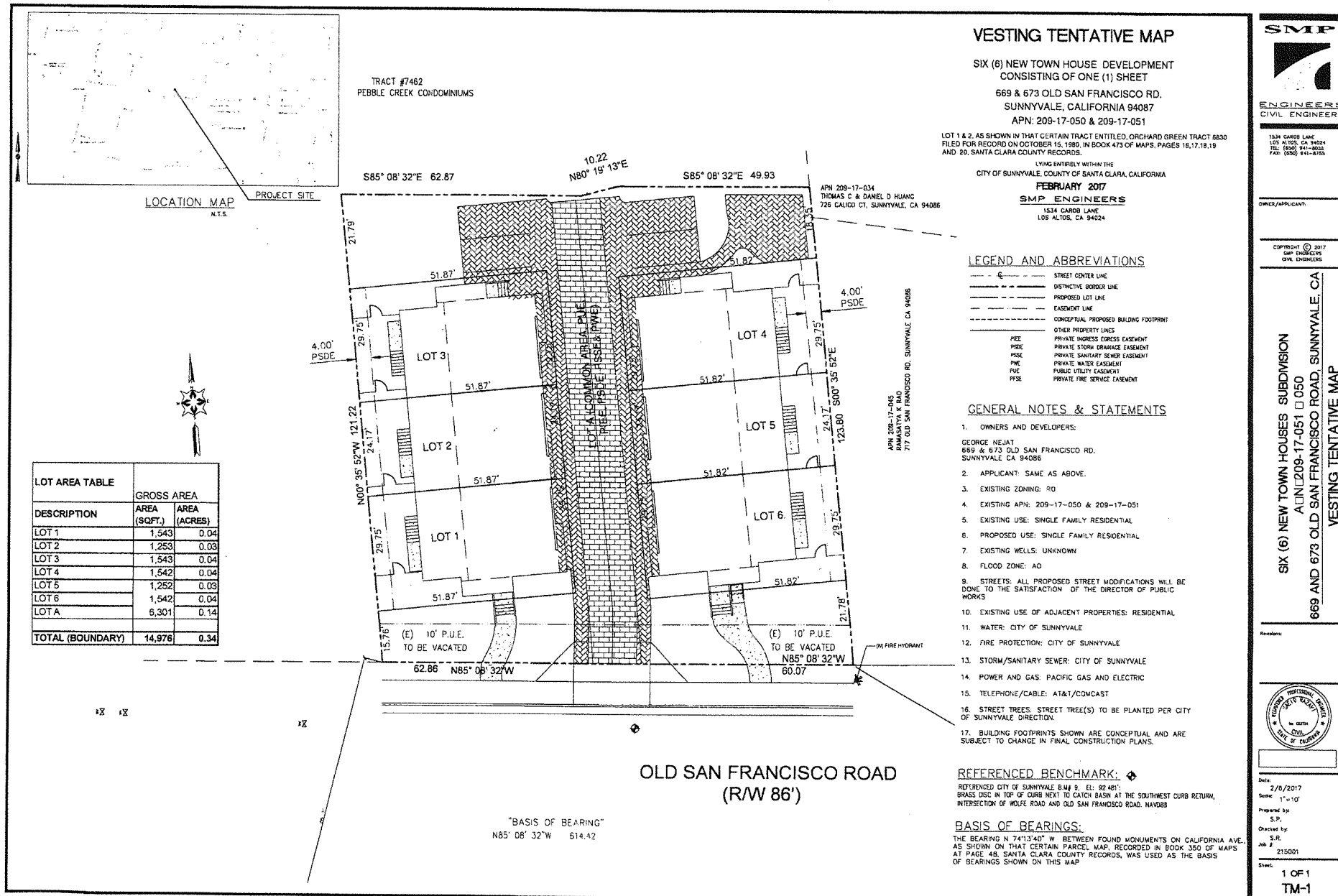
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DESIGN	CITY	DATE	APPROV.

CITY OF SUNNYVALE



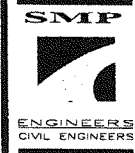
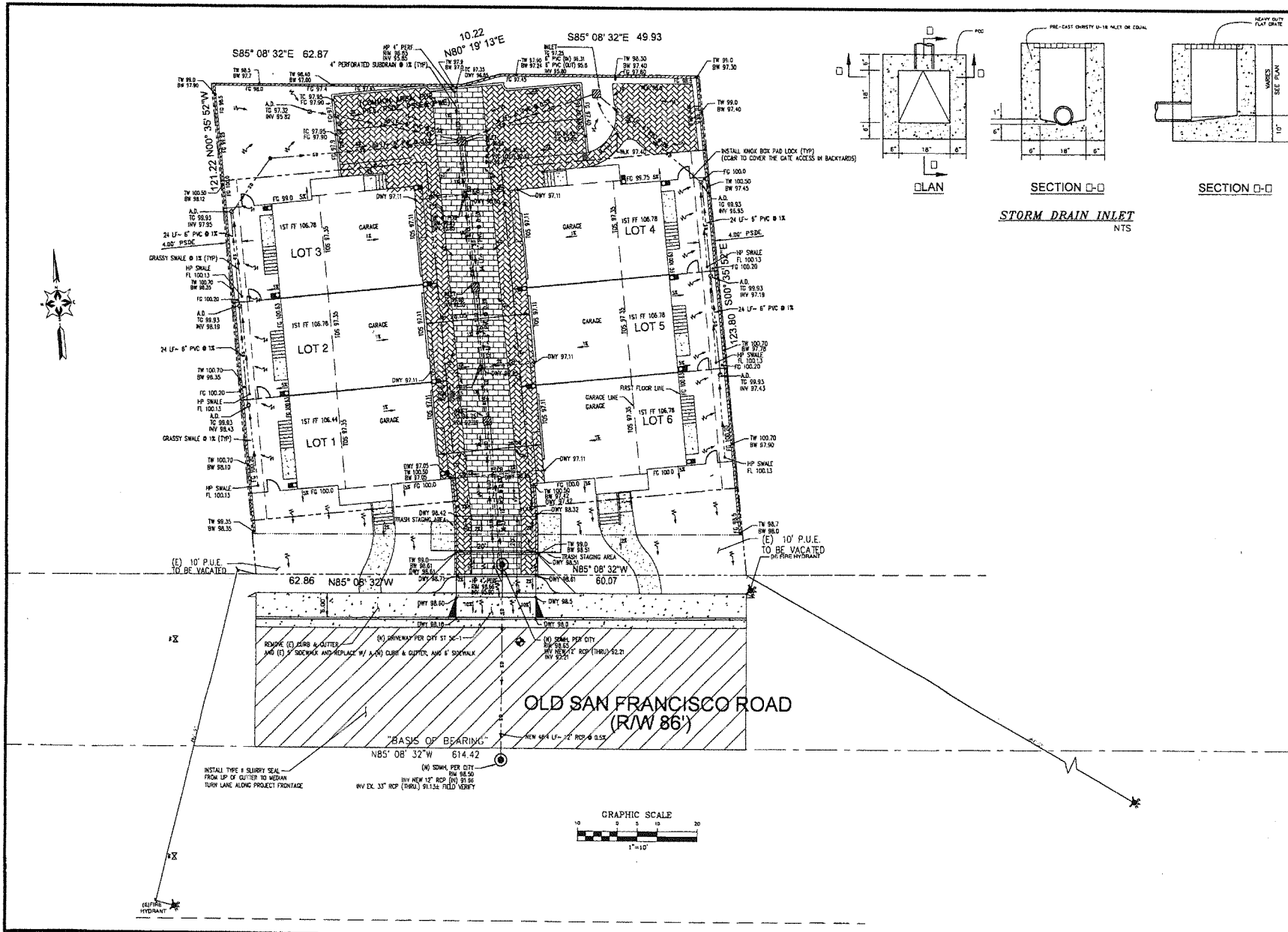


OWNER/APPLICANT:

GRADING AND DRAINAGE PLANS  
SIX (6) NEW TOWN HOUSES SUBDIVISION  
A ☐ 209-17-051 ☐ 050  
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA  
COVER SHEET

C 1

NTS



1534 CAROL LANE  
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ACIN 209-17-051 050  
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA  
GRADING AND DRAINAGE PLAN

Revised:



Date:

2/8/2017

Scale:

1"=10'

Prepared by:

S.P.

Checked by:

S.R.

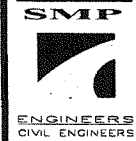
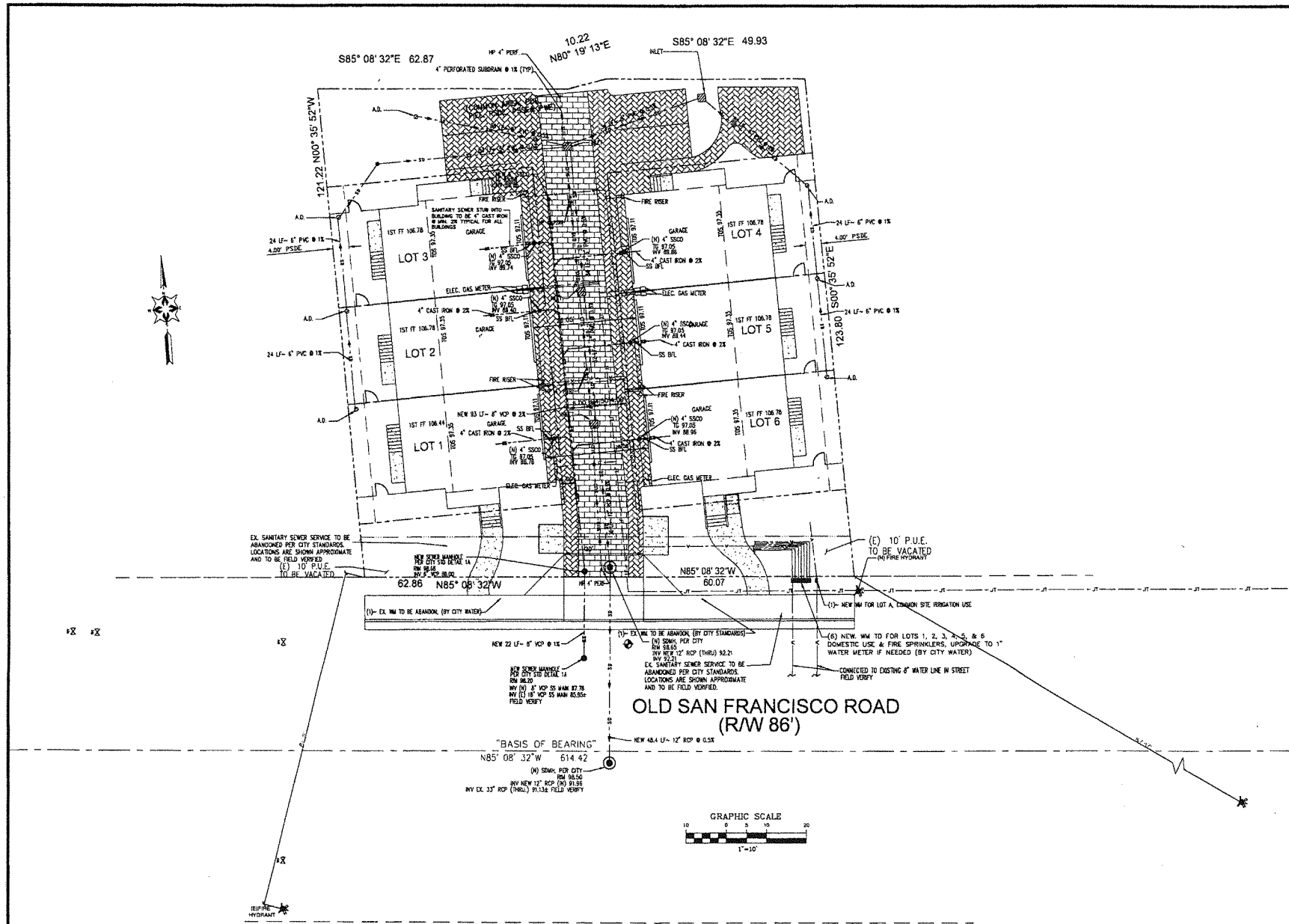
Job #:

215001

Sheet:

2 OF 3

C-2



1524 CARON LANE  
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GRADING AND DRAINAGE PLANS  
SIX (6) NEW TOWN HOUSES SUBDIVISION  
ALN1209-17-051 □ 050  
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA  
UTILITY PLAN

Revisions



Date:

2/8/2017

Scale: 1"=10'

Prepared by:

S.P.

Checked by:

S.R.

Job #

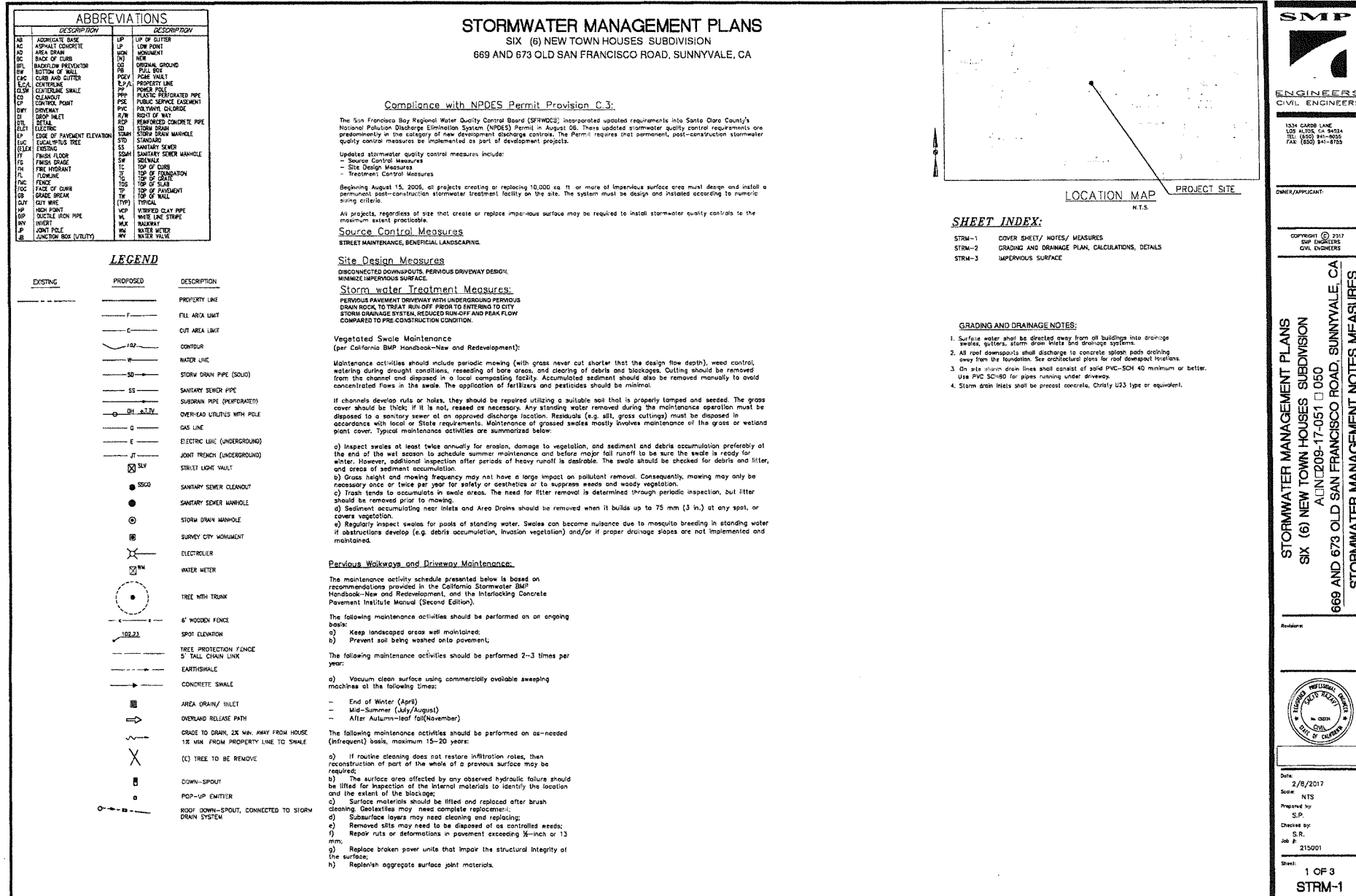
215001

Sheet

3 OF 3

C-3





1525 GARDEN LANE  
LOS ALTOS, CA 94034  
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STORMWATER MANAGEMENT PLANS  
 SIX (6) NEW TOWN HOUSES SUBDIVISION  
 A/CN/2018-17-051 □ 050  
 669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA  
 STORMWATER MANAGEMENT NOTES MEASURES

Revisions



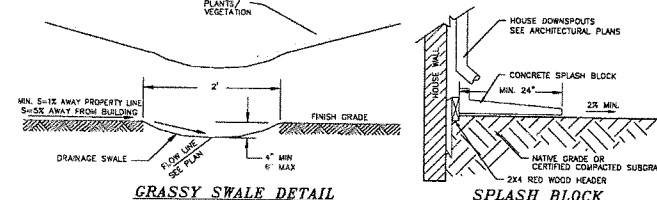
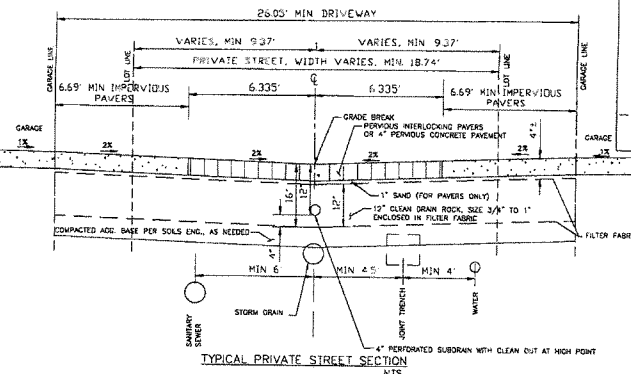
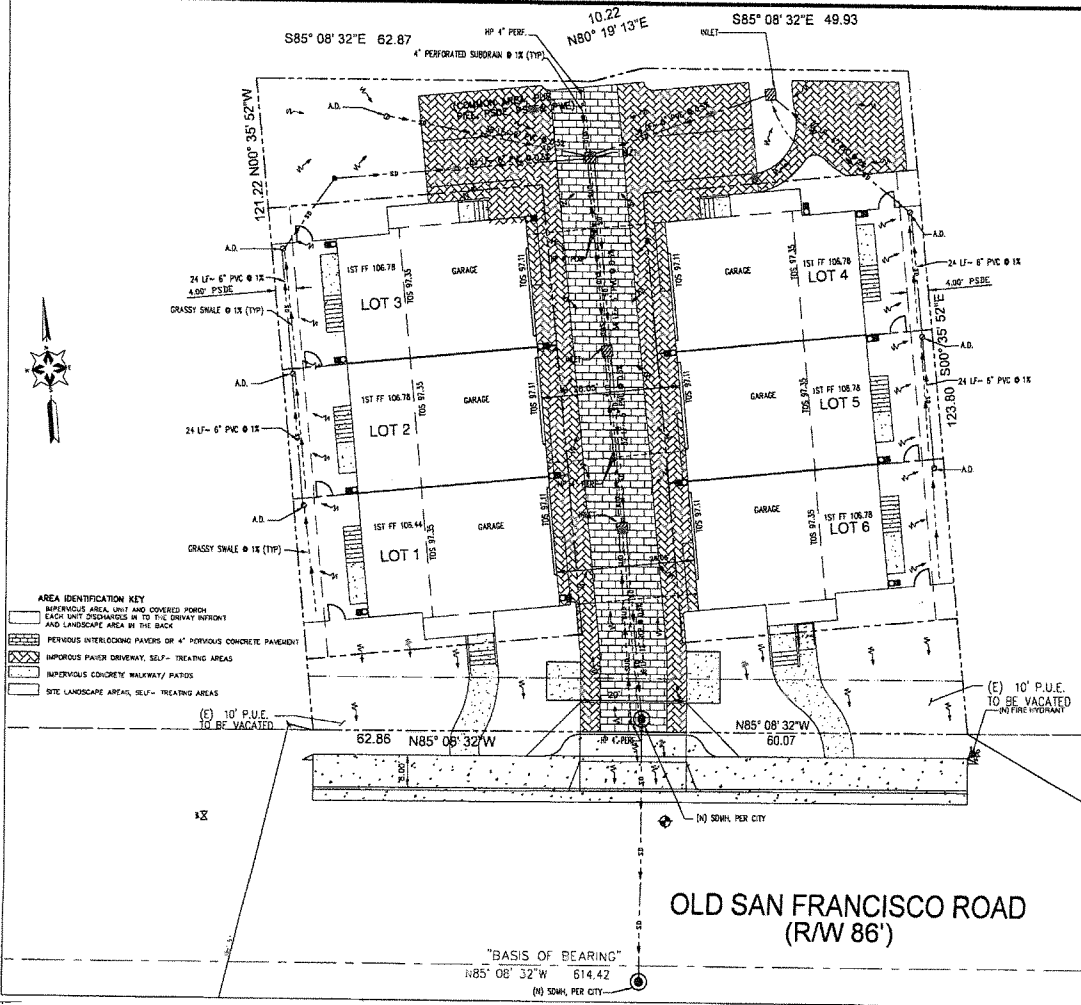
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Prepared by: S.P.  
Checked by: S.R.  
Job #: 215001  
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1 OF 3  
STRM-1

PRE-DEVELOPMENT STORM RUN-OFF WATERSHED:		
DESCRIPTION	AREA (SQFT)	AREA (ACRES) MATERIAL
EX HOUSES, SHEDS AND GARAGES	4,068	0.093 ROOF
EX DRIVEWAY, WALKWAY & PATIOS	3,117	0.072 AC. CONC.
<b>TOTAL IMPERVIOUS</b>	<b>7,185</b>	<b>0.165 IMPERVIOUS</b>
EX GROUND/ LANDSCAPE	7,791	0.179 GROUND
<b>TOTAL PERVIOUS</b>	<b>7,791</b>	<b>0.179 PERVIOUS</b>
<b>TOTAL SITE</b>	<b>14,976</b>	<b>0.344</b>

POST DEVELOPMENT STORM RUN-OFF WATERSHED:		
DESCRIPTION	AREA (SQFT)	AREA (ACRES) MATERIAL
BUILDINGS	5,332	0.122 ROOF
IMPERVIOUS PORCH, DRIVEWAY & WALKWAY	3,308	0.076 CONC.
<b>TOTAL IMPERVIOUS</b>	<b>8,640</b>	<b>0.330 IMPERVIOUS</b>
PERVIOUS DRIVEWAY/ PARKING	1,522	0.035 PERVIOUS PAVERS
GROUND/ LANDSCAPE/ PLANTERS	4,814	0.111 GROUND
<b>TOTAL PERVIOUS</b>	<b>6,336</b>	<b>0.145 PERVIOUS</b>
<b>TOTAL SITE</b>	<b>14,976</b>	<b>0.344 GROUND</b>

Project Impact on Impervious Surface:		
Description	Existing sq. ft.	Proposed sq. ft.
a Impervious surface area (includes land covered by buildings, sheds, patios/cover, parking lots, streets, sidewalks, paved walkways and driveways)	7,185 sq. ft.	8,640 sq. ft.
b Pervious Area ( includes landscaping, pervious pavement, and natural buffer areas)	7,791 sq. ft.	6,336 sq. ft.
c Total Project Area (a + b)	14,976 sq. ft.	14,976 sq. ft.
d Percent Impervious (a ÷ c) x 100	48 %	58 %
e Percent Pervious (b ÷ c) x 100	52 %	42 %
f Impervious created or added		3,442 sq. ft.
g Impervious area replaced		5,198 sq. ft.
h Percent replacement of existing impervious surface (g ÷ f) x 100 Note: if this value exceeds 50%, c. 3 requirements apply to the entire site.		72 %
i Estimated area of land disturbed during construction (includes clearing, grading or excavating)		14,976 sq. ft.



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STORMWATER MANAGEMENT PLANS  
SIX (6) NEW TOWN HOUSES SUBDIVISION  
ADN/208-17-051 □ 050  
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA  
STORMWATER MANAGEMENT PLAN/ DETAILS



Date: 2/8/2017  
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Sheet: 2 OF 3  
STRM-2

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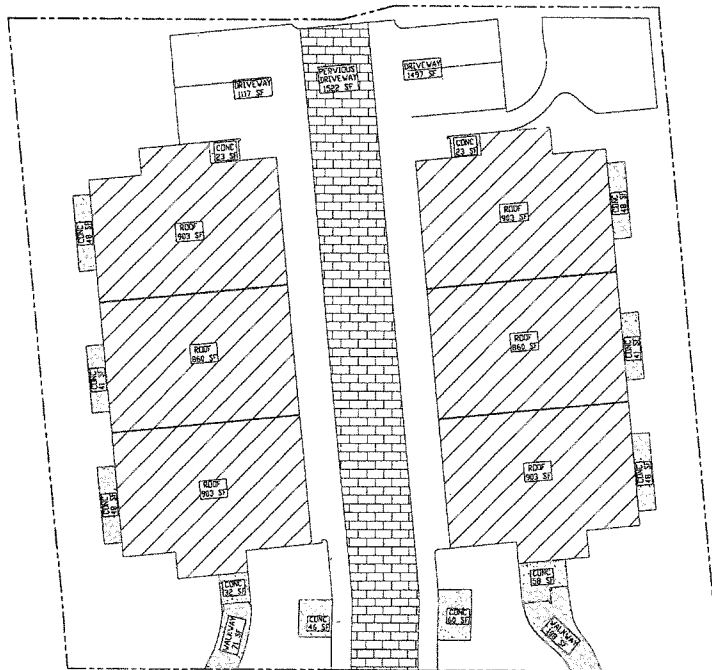
STORMWATER MANAGEMENT PLANS  
SIX (6) NEW TOWN HOUSES SUBDIVISION  
A/CN/209-17-051 □ 050  
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA  
IMPERVIOUS SURFACE

Revisions:

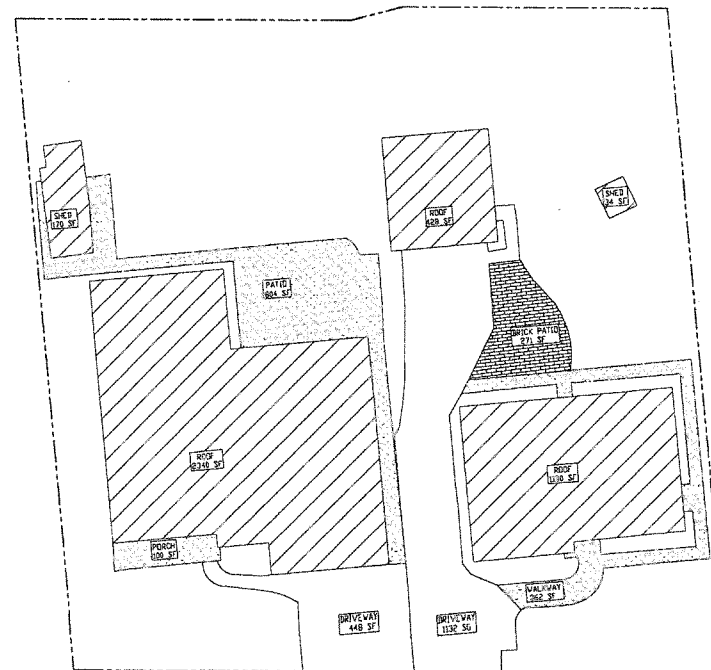
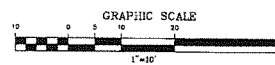


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Prepared by: S.P.  
Checked by: S.R.  
APP P: 215001

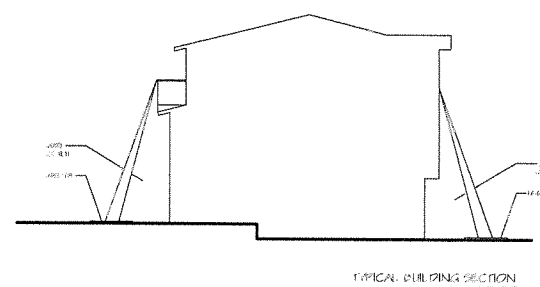
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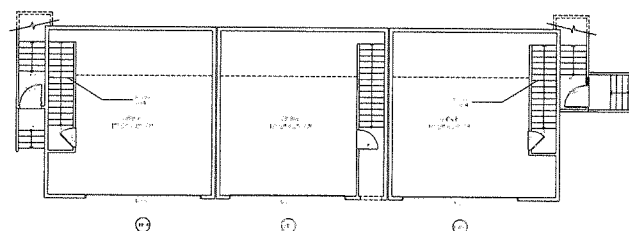
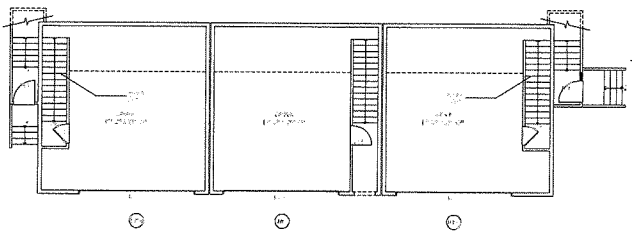
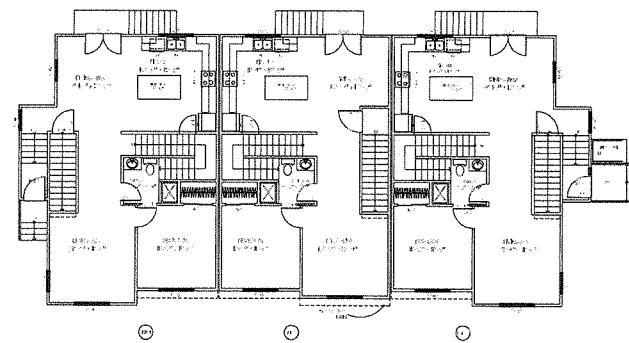
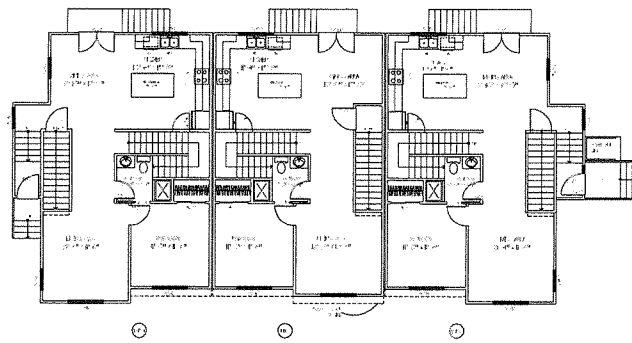
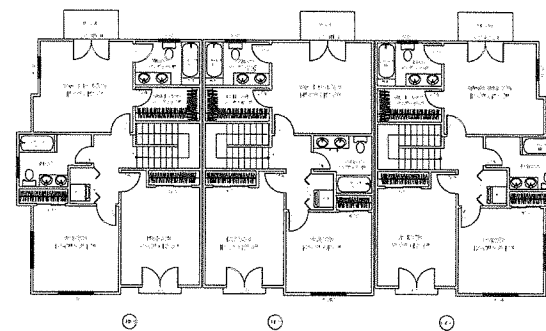
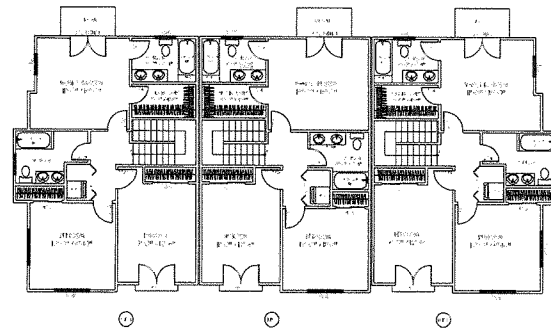


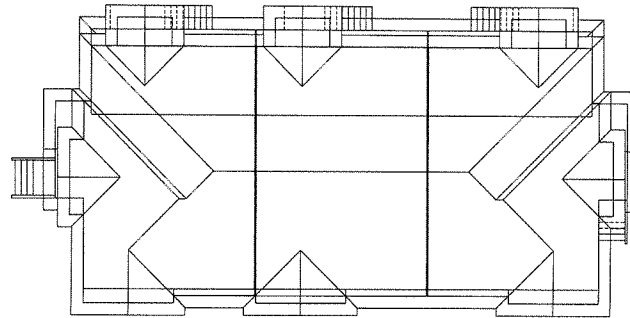
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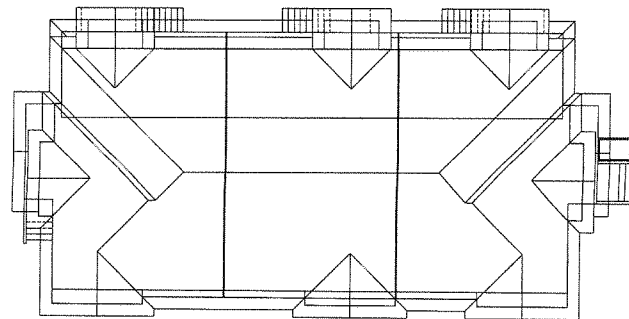
EXISTING IMPERVIOUS AREA







ROOT PLAN  
P. 10-1-1



ROOF PLAN  
DATE: 11/1/88

Revisions	By

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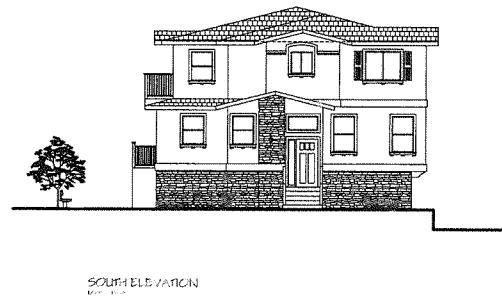
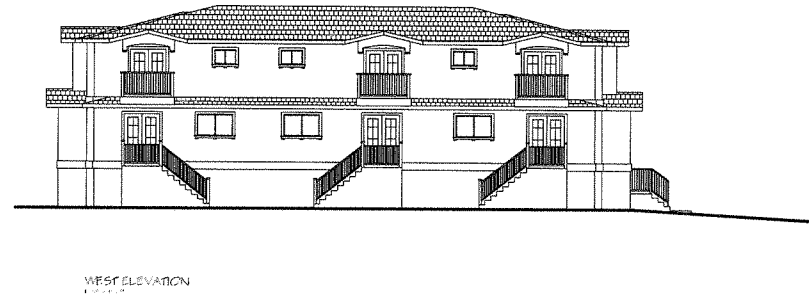
2801 Moorpark Ave., Suite 4  
San Jose, CA 95129  
Phone: (408) 953-1078 Fax: (408) 805-1343  
E-Mail: [inpcp@jabocglobal.net](mailto:inpcp@jabocglobal.net)



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

Date	11/19/2018
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A3



**INNOVATIVE CONCEPTS**  
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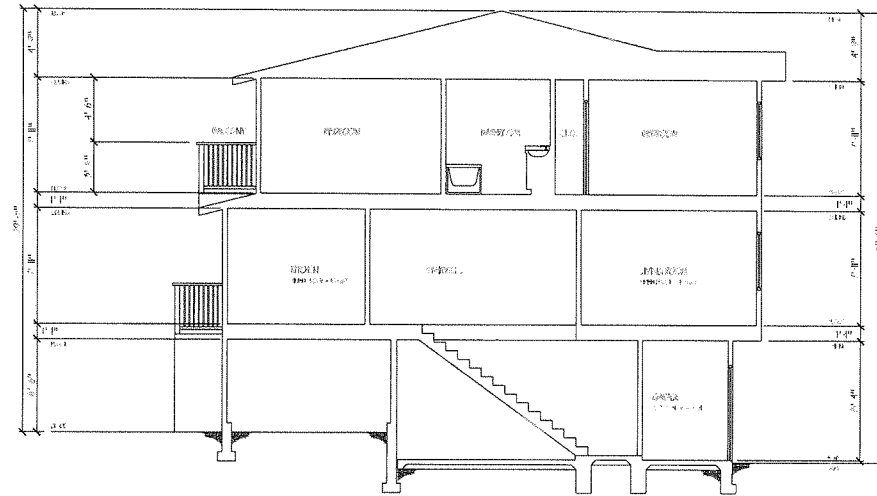
A Major Use Permit/ Special Development Permit for:  
George Nejjat  
669 & 673 Old San Francisco Road  
Sunnyvale, CA. 94086

Date	11/10/2016
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Diagram	
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A4	
Of	Sheets

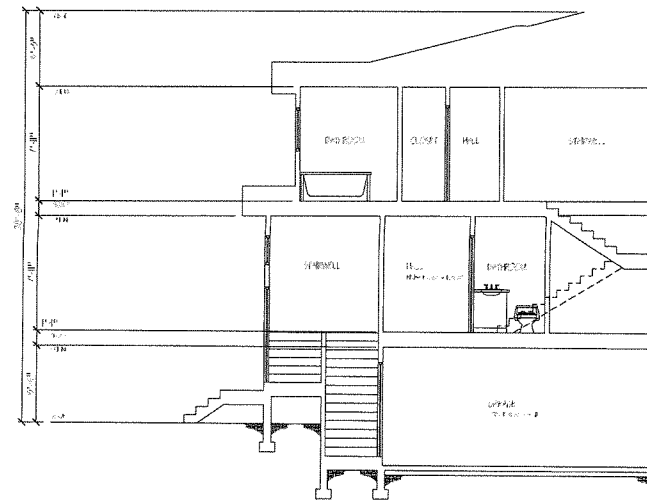


DATE	11/10/2016	BY	
DRAWN		REVISIONS	
DATE		BY	
NO.			
<p>A Major Use Permit / Special Development Permit for:</p> <p><b>George Nejat</b></p> <p>6550 &amp; 6575 Old San Francisco Road</p> <p>Sunnyvale, CA. 94086</p>			
<p><b>A5</b></p>			
<p><b>INNOVATIVE CONCEPTS</b>          PROFESSIONAL BUILDING DESIGN AND PLANNING</p> <p>2021 Moorpark Ave., Suite A          Sunnyvale, CA 94086          Phone: (408) 990-1070 Fax: (408) 995-1143          E-Mail: <a href="mailto:info@igcglobal.net">info@igcglobal.net</a></p>			





SECTION 'A'-'A'



SECTION 'B'-'B'

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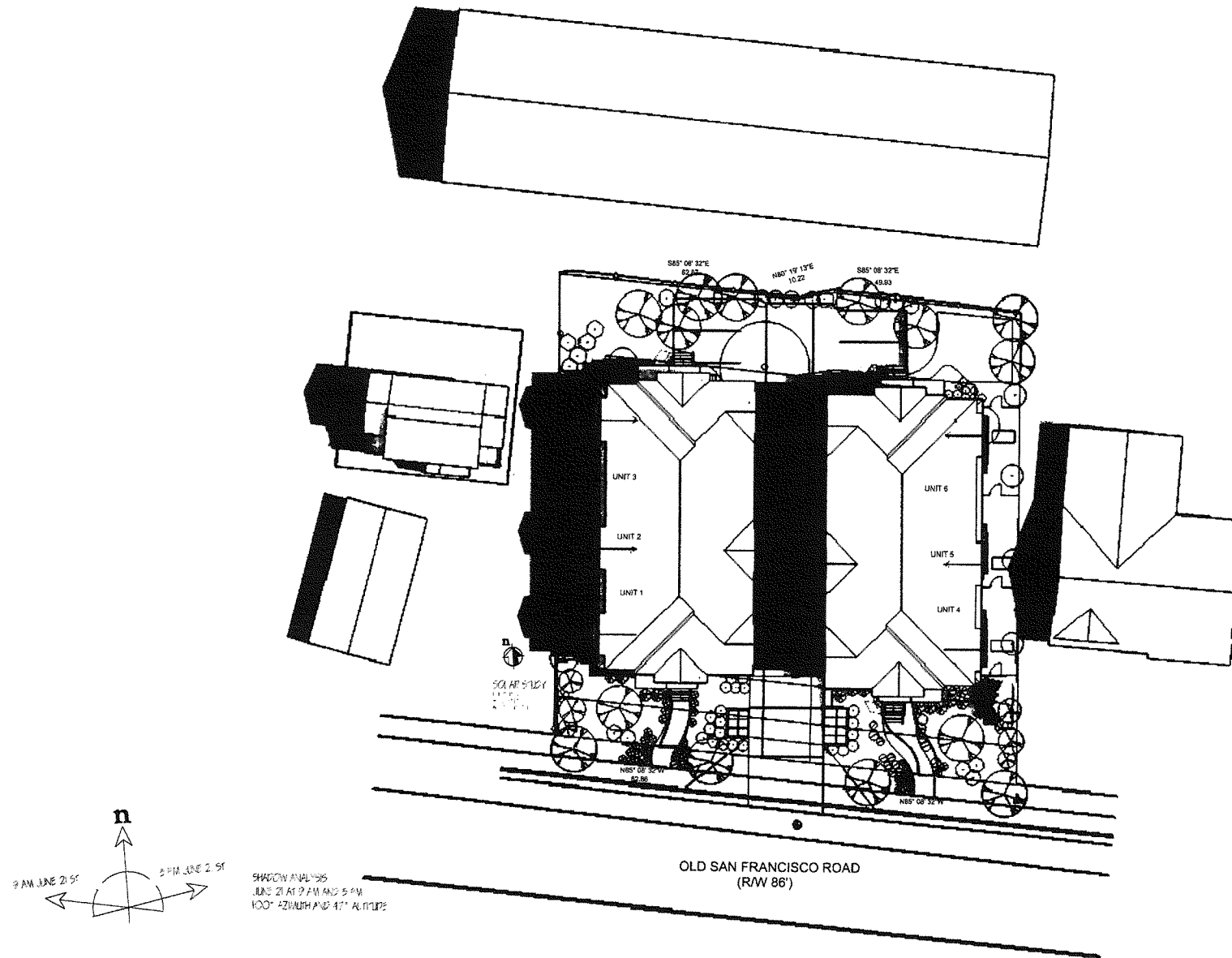
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2801 Market Ave., Suite 4  
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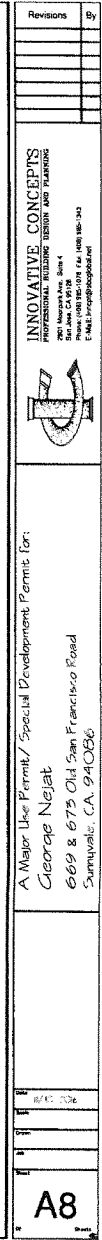


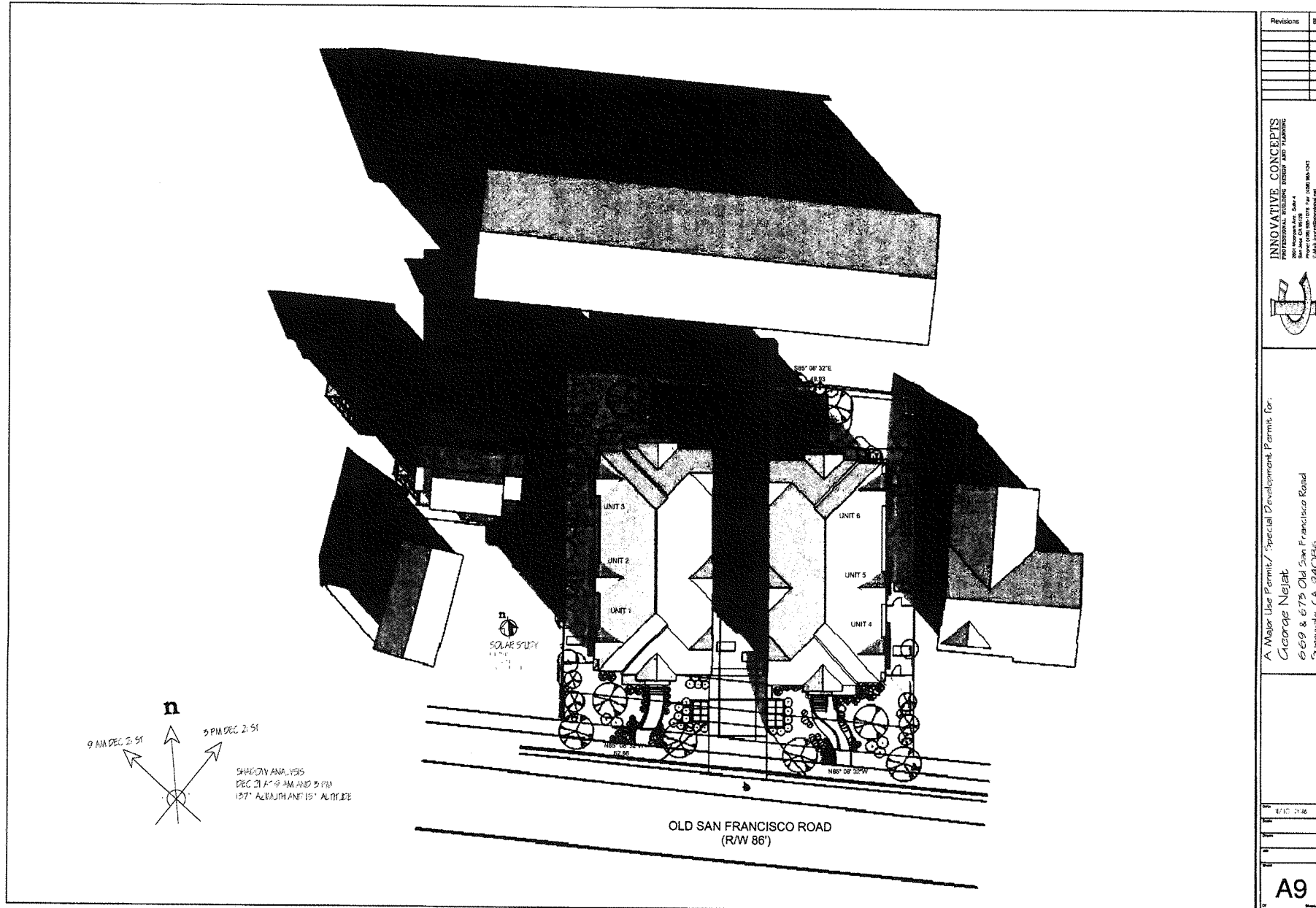
A Major Use Permit / Special Development Permit for:  
**George Najat**  
669 & 675 Old San Francisco Road  
Sunnyvale, CA 94086

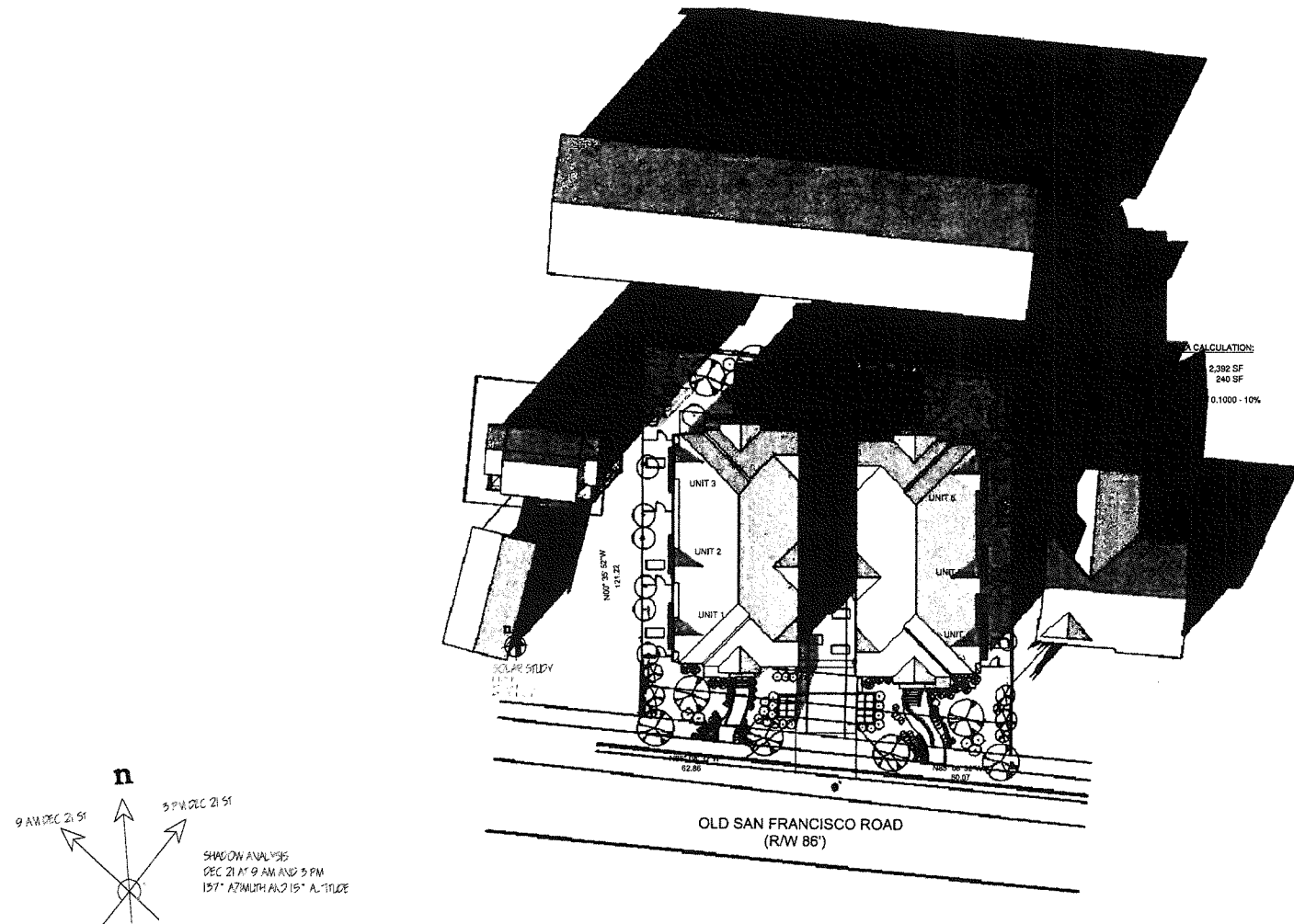
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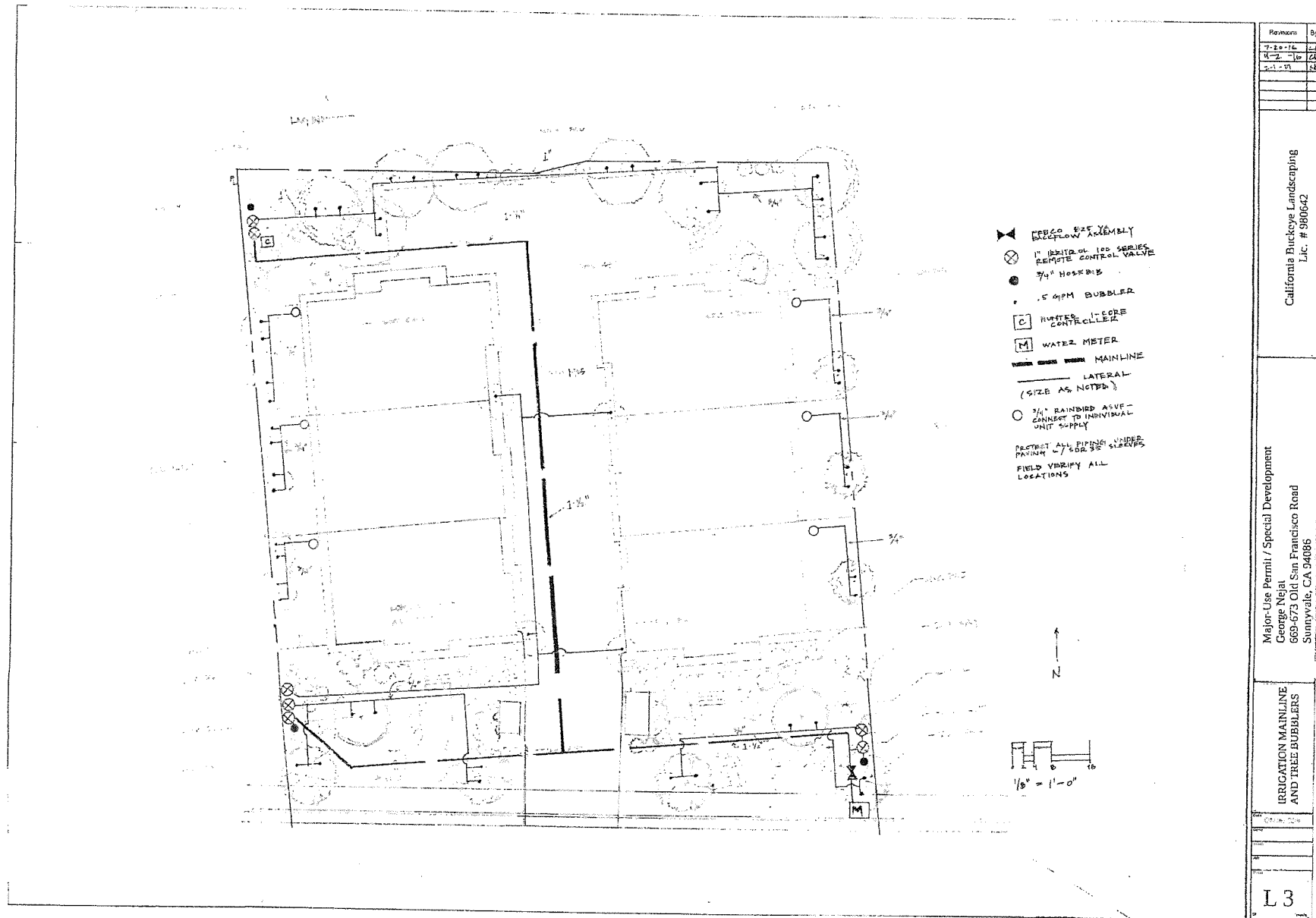







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Revisions	By
7-20-16	CK
11-2-16	CL
2-1-17	UE

California Buckeye Landscaping  
Lic. # 980642

Major-Use Permit / Special Development  
George Nejat  
669-673 Old San Francisco Road  
Sunnyvale, CA 94086

IRRIGATION  
DRIP ZONES

L 4



# **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 2013 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 the Only Field Insp. Verification
4.1 Plumbing and Drainage	4.106.2 Storm water drainage and retention during construction. A plan is developed and implemented to manage storm water drainage during construction.	Sheet: STRM-1	Initials: _____ Date: _____
4.1 Plumbing and Drainage	4.106.3 Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows keep water from entering buildings.	Sheet: C1, C2, G3	Initials: _____ Date: _____
4.2 Energy Efficiency	5.101.1 Scope Building meets or exceeds the requirements of the California Building Energy Efficiency Standards	Sheet: T24	Initials: _____ Date: _____
4.3 Water Conservation	4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4303.1.1 through 4303.1.4.4.	Sheet: A2	Initials: _____ Date: _____
4.3 Water Conservation	4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	Sheet: A2	Initials: _____ Date: _____
4.3 Water Conservation	4.304.1 Irrigation Controllers. Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.	Sheet: L4	Initials: _____ Date: _____

4.4 Indoor Air Quality	4.408.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in exterior walls or exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	Sheet: A2	Initials: _____ Date: _____
4.4 Indoor Air Quality	4.408.3 Construction waste management. Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.	Sheet: A2	Initials: _____ Date: _____
4.4 Indoor Air Quality	4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: A2	Initials: _____ Date: _____
4.3 Environmental Quality	4.503.1 Fireplace. Any installed gas fireplace shall be a direct-vent sealed combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	Sheet: A2	Initials: _____ Date: _____
4.3 Environmental Quality	4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction. 4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. 4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits. 4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product verified HAP limits for HAP and other toxic compounds. 4.504.2.4 Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. 4.504.3 Carpet systems. Carpet and carpet systems shall be compliant (Q) Q 0.0 with VOC limits. 4.504.4 Resilient flooring systems. 80% of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; or meet California Dept. 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). 4.504.5 Composite wood products. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	Sheet: A2	Initials: _____ Date: _____

4.5 Environmental Quality	4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations. 4.505.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: A2	Initials: _____ Date: _____
4.5 Environmental Quality	4.507.2 Heating and air-conditioning system design. 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-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.	Sheet: A2	Initials: _____ Date: _____
Chapter 7: Air Quality and Local Air Pollution Regulations	702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems. 702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 Documentation. 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: A2	Initials: _____ Date: _____

REVISION	BY



**TOWNHOMES FOR GEORGE NEJAT**  
689 - 673 OLD SAN FRANCISCO ROAD  
SUNNYVALE, CA 94086

DATE	BY

CG1

[illegible]