

# A SIX UNIT DEVELOPMENT FOR: GEORGE NEJAT



669-673 OLD SAN FRANCISCO ROAD  
SUNNYVALE, CA 94086

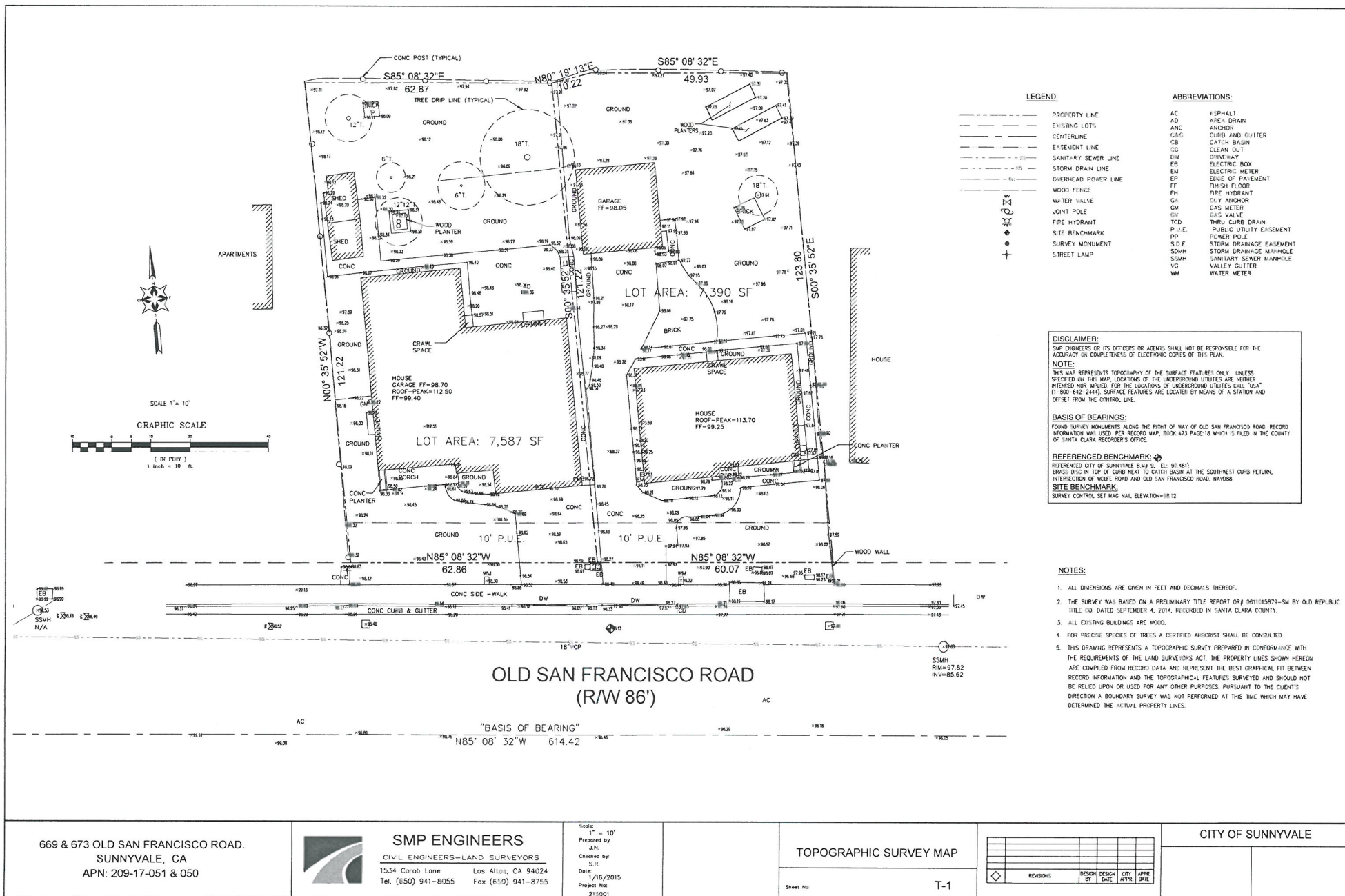
Revisions	By

INNOVATIVE CONCEPTS  
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San Jose, CA 95131  
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A Major Use Permit / Special Development Permit for:  
George Nejat  
669 & 673 Old San Francisco Road  
Sunnyvale, CA 94086


Scale	0" = 10' - 0"
North	
Area	
Sheet	0
of	20

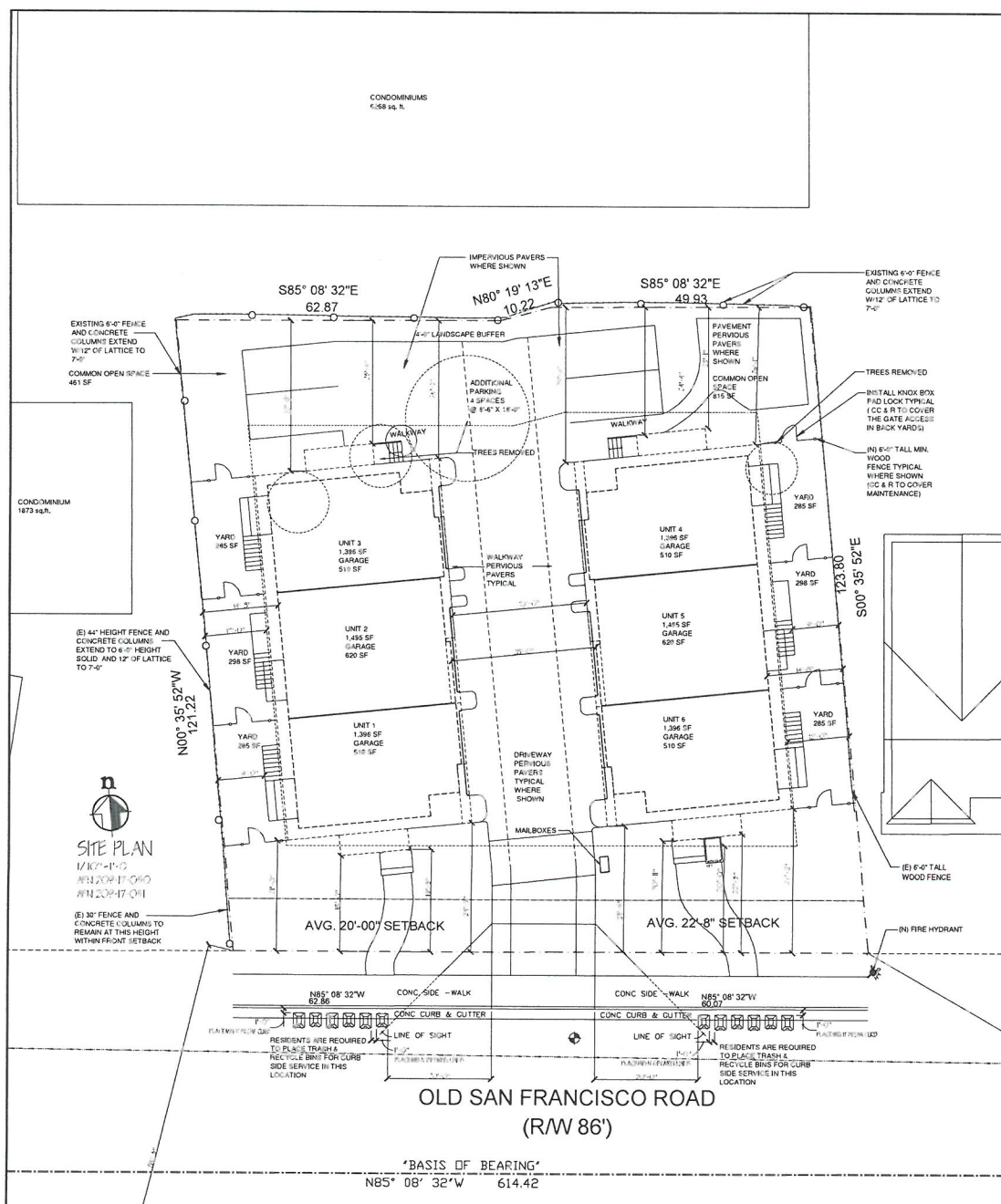


A SIX UNIT DEVELOPMENT FOR:  
**GEORGE NEJAT**  
669-673 OLD SAN FRANCISCO ROAD  
SUNNYVALE, CA 94086



## COLOR PALETTE

- 1  STANDARD WEIGHT  
CONCRETE TILE ROOF  
BY BORAL ROOFING  
STYLE: SAXONY 900 SLATE  
COLOR: CHARCOAL BROWN BLEND
- 2  WOOD CAP RAILING  
COLOR: SANTANA SOUL  
BY KELLY MOORE
- 3  VINYL WINDOWS  
BY MILGARD  
STYLE MONTECITO SERIES  
COLOR: CLASSIC BROWN
- 4  JELD-WEN ENTRY DOOR  
STYLE: CRAFTSMAN 3-LITE PRE-HUNG  
COLOR: MESA RED GLOSS FINISH
- 5  GARAGE DOORS SECTION STEEL  
BY CLOPAY  
STYLE: NON INSULATED ALMOND GARAGE  
DOOR WITH PLAIN WINDOW  
COLOR: ALMOND
- 6  GLASS PANEL RAILING BY CRYSTALITE  
ALUMINUM WITH BRONZE FINISH
- 7  GALVANIZED STEEL K-STYLE GUTTER  
BROWN (AMERIMAX HOME PRODUCT)  
BY KELLY MOORE  
COLOR: SANTANA SOUL
- 8  STUCCO EXTERIOR  
SAND FINISH  
COLOR: SWISS COFFEE  
BY KELLY MOORE
- 9  SIDING EXTERIOR  
SMOOTH FINISH  
COLOR: SPANISH SAND  
BY KELLY MOORE
- 10  WOOD TRIM EXTERIOR  
SMOOTH FINISH  
COLOR: SANTANA SOUL  
BY KELLY MOORE
- 11  STACKED STONE  
BY ELDORADO STONE  
STYLE: LIMESTONE  
COLOR: SAN MARTIN

 VICINITY MAP  
INDEX OF PAGES

- SITE PLAN
- WATER, WASTE, AND SEWERAGE MAP
- SEWER PLAN
- ROADS AND DRAINAGE PLAN
- SEWER WATER & MANHOLE/SEWAGE / DRAINAGE
- SEWER WATER & MANHOLE/SEWAGE PLAN / DRAINAGE SURFACE
- FREE ACCESS PLAN
- PROPOSED FLOOR PLANS
- ROOF PLANS
- ELEVATIONS
- ELEVATIONS
- BUILDING SECTIONS
- SURVEY STUDY
- SURVEY STUDY
- LANDSCAPE PLANS

SHEET 0	PROJECT DESCRIPTION	
SHEET 1	BUILDING OCCUPANCY	15.87% (1)
SHEET A0	ZONING	80%
SHEET C-2	TYPE OF CONSTRUCTION	100%
SHEET S11A-2	STORIES	15
SHEET S11A-3	LOT SIZE	14,977 SF
SHEET A1		
SHEET A2	SITE COVERAGE	15.24% SF = 2282
SHEET A3		
SHEET A4	FLOOR AREA	12,180 SF = 82%
SHEET A5		
SHEET A6	PRIVATE OPEN SPACE	1,176 SF
SHEET A7	COMMON OPEN SPACE	1,267 SF
SHEET A8	TOTAL	2,443 SF
SHEET L1		
	LANDSCAPE AREA	15,240 SF

BUILDING DATA		SECOND FLOOR		GARAGE	GARAGE ENTRANCE		FLOOR
UNIT 1	001 SF	9,854 SF	001 SF	257 SF	001 SF	1,990 SF	
UNIT 2	794 SF	7,044 SF	946 SF	710 SF	710 SF	1,110 SF	
UNIT 3	001 SF	9,854 SF	001 SF	001 SF	001 SF	1,990 SF	
UNIT 4	001 SF	9,854 SF	001 SF	001 SF	001 SF	1,990 SF	
UNIT 5	794 SF	7,044 SF	946 SF	710 SF	710 SF	1,110 SF	
UNIT 6	001 SF	9,854 SF	001 SF	001 SF	001 SF	1,990 SF	
TOTAL		4,506 SF	3,746 SF	2,294 SF	262 SF	12,190 SF	

<u>AVERAGE FRONT SPACES</u>	
<b>1ST FLOOR</b>	<b>6TH FLOOR</b>
151.00 R	151.00 R
20.5 R	25.0 R
160.0 R	20.0 R
129.5 R	22.5 R
24.5 R	27.2 R
<b>TOTAL: 82.5 R / 4</b>	<b>TOTAL: 95.5 R / 4</b>
<b>20.7 R Average Front 1st Floor Setback</b>	<b>23.87 R Average Front 1st Floor Setback</b>
<b>2ND FLOOR</b>	<b>7TH FLOOR</b>
25.5 R	25.5 R
25.5 R	29.0 R
20.5 R	26.6 R
25.5 R	26.0 R
<b>TOTAL: 96.2 R / 4</b>	<b>TOTAL: 106.2 R / 4</b>
<b>25.5 R Average Front 2nd Floor Setback</b>	<b>26.25 R Average Front 2nd Floor Setback</b>

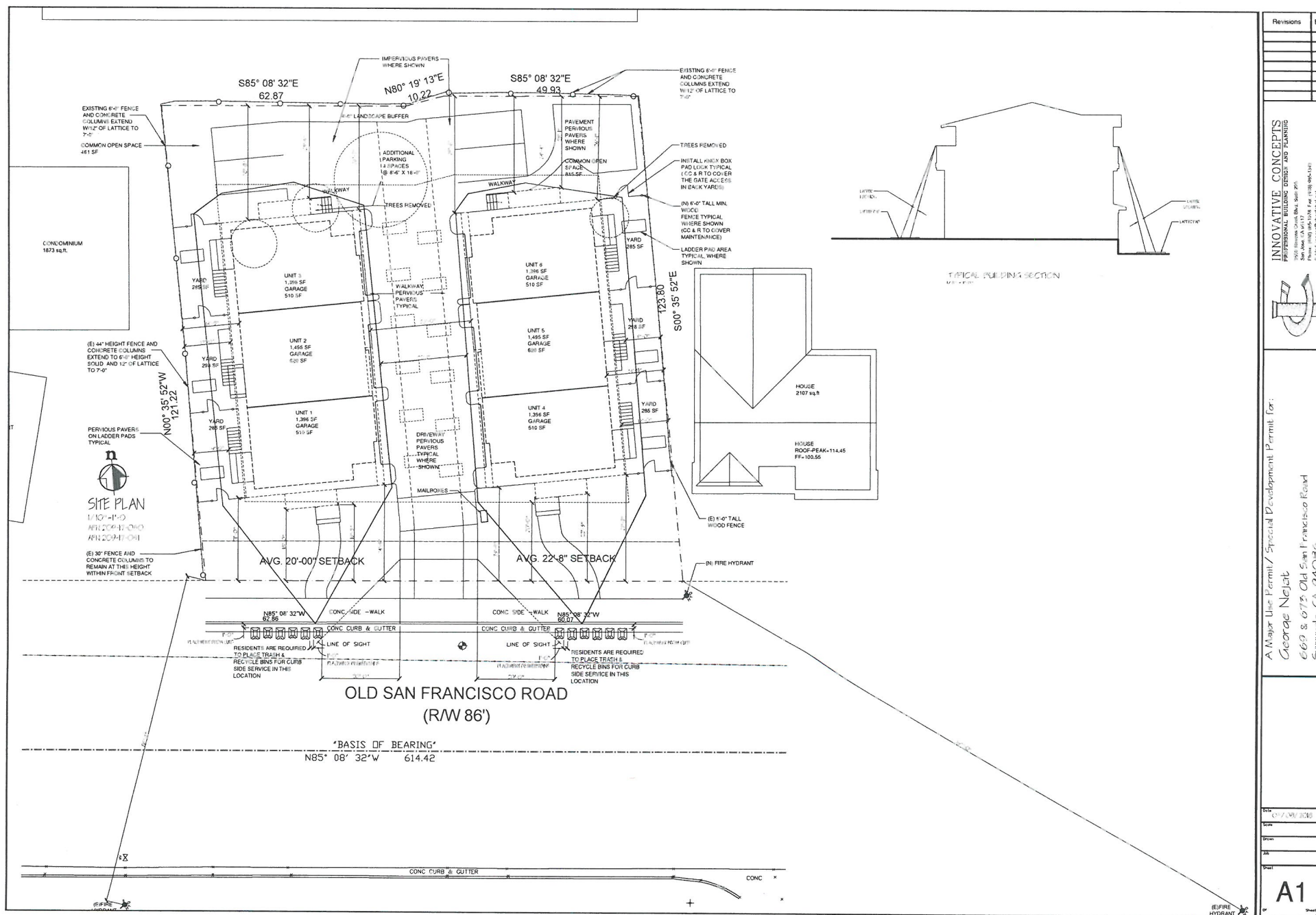
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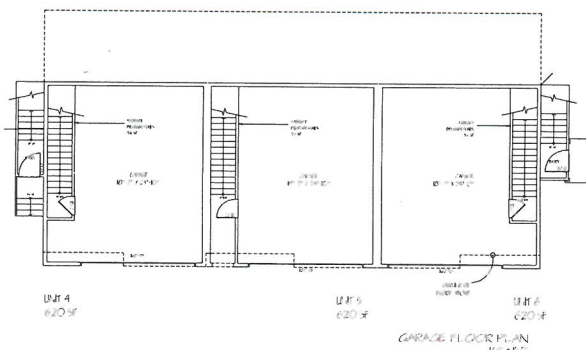
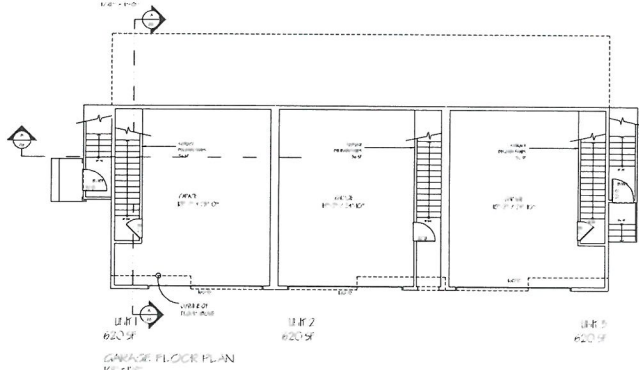
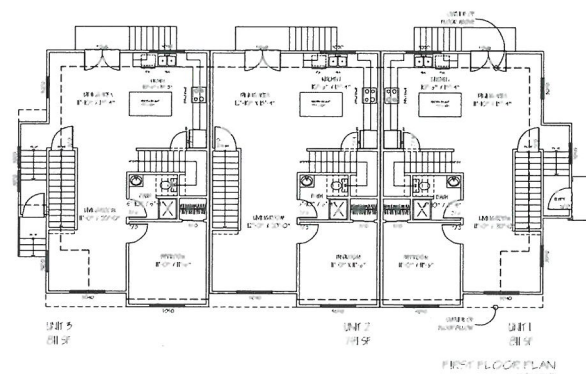
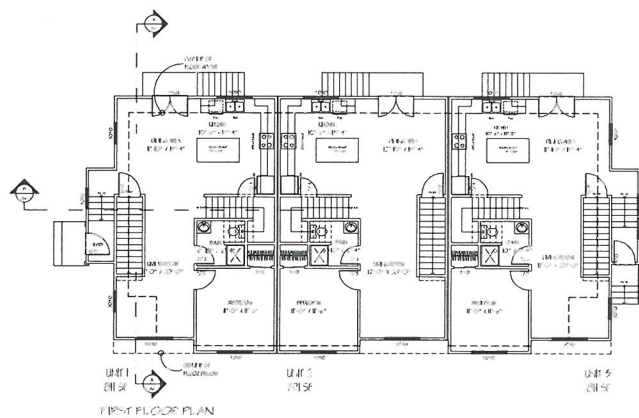
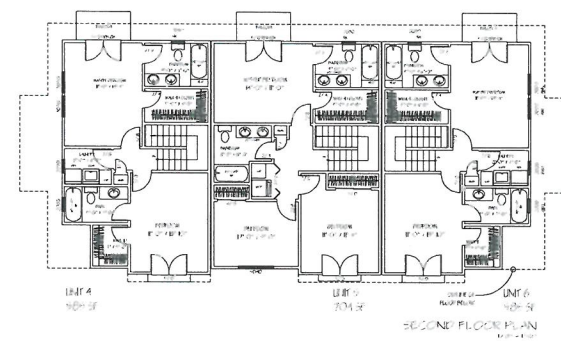
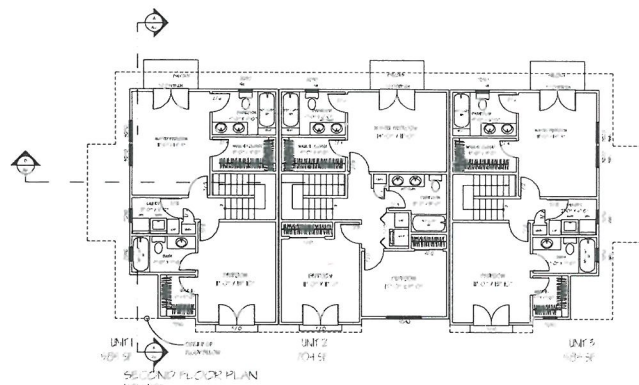
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A Major Use Permit/ Special Development Permit for:  
George Nejat  
609 & 673 Old San Francisco Road  
Berkeley, CA 94706

Title	09/7/09/2045
Scale	
Drawn	
Job	
Sheet	
A0	



[illegible]

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George Nejat  
669 & 673 Old San Francisco Road  
Sunnyvale, CA 94086

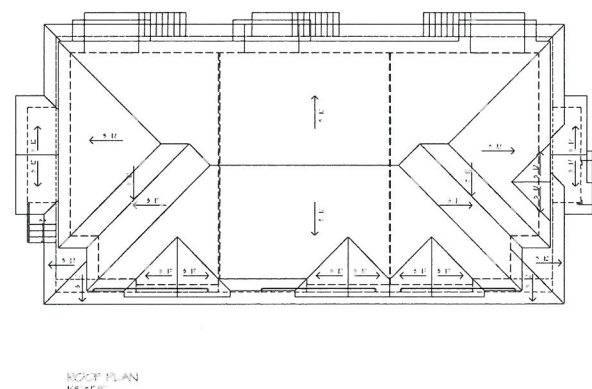
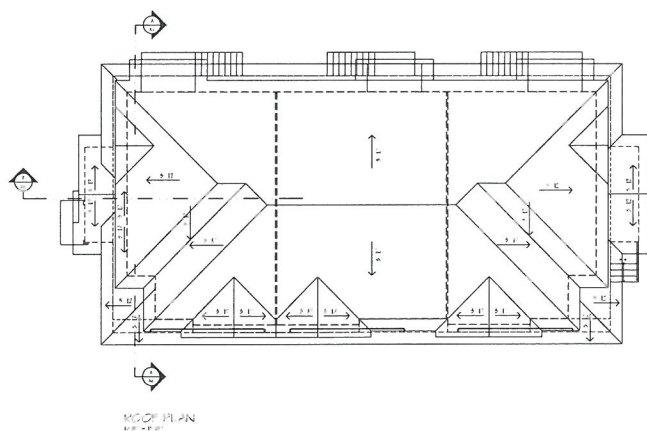
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Revisions

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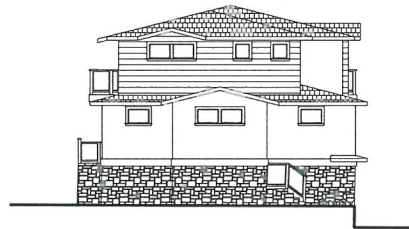
A Major Use Permit/ Special Development Permit for:  
**George Nejat**  
669 & 673 Old San Francisco Road  
Sunnyvale, CA, 94086

Date	04/28/2021
Section	
Organ	
July	
Sheet	

A3



SOUTH ELEVATION  
1/12' x 12' 0"



NORTH ELEVATION  
1/12' x 12' 0"



WEST ELEVATION  
1/12' x 12' 0"



EAST ELEVATION  
1/12' x 12' 0"

Revisions	By

INNOVATIVE CONCEPTS  
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A Major Use Permit/ Special Development Permit for:  
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669 S. 67th Old San Francisco Road  
San Jose, CA 95128

Date	10/10/2017
Scale	
Drawn	
Job	
Sheet	

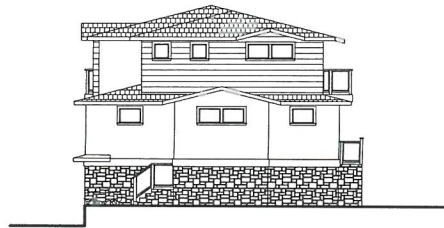
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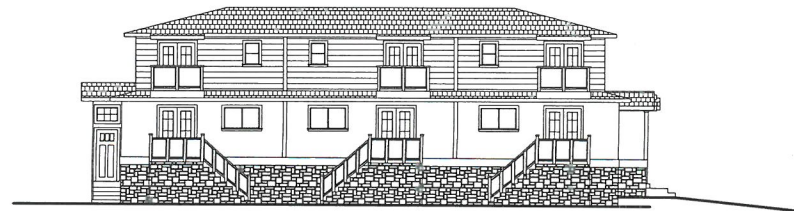
SOUTH ELEVATION  
1/2" = 1'-0"



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



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



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

Revisions	By

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A Major Use Permit/ Special Development Permit for:  
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Sunnyvale, CA, 94086

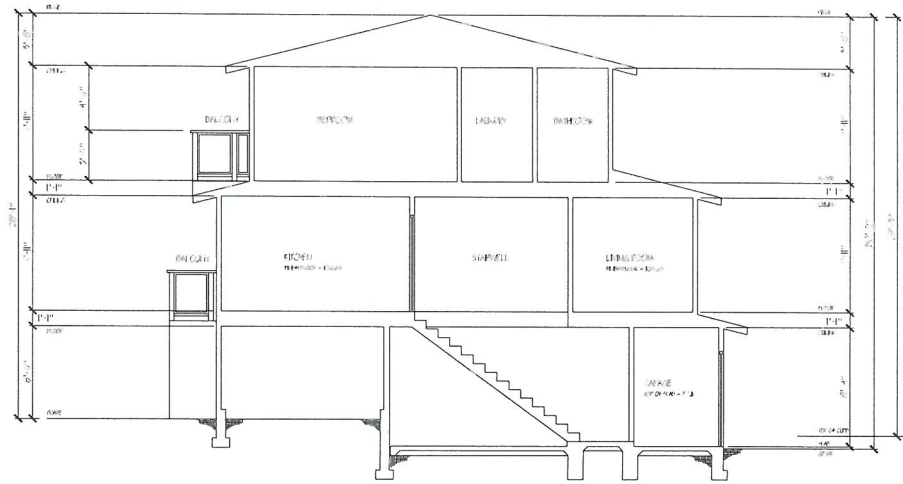
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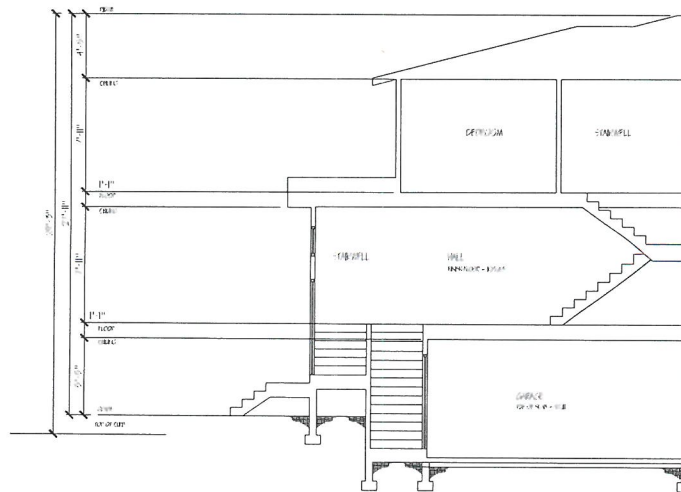
As:

Print:

A5



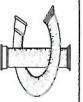
SECTION 'A-A'  
1/4" = 1'-0"



SECTION 'B-B'  
1/4" = 1'-0"

Revisions	By

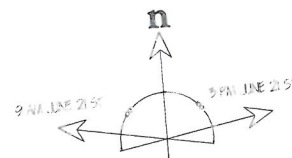
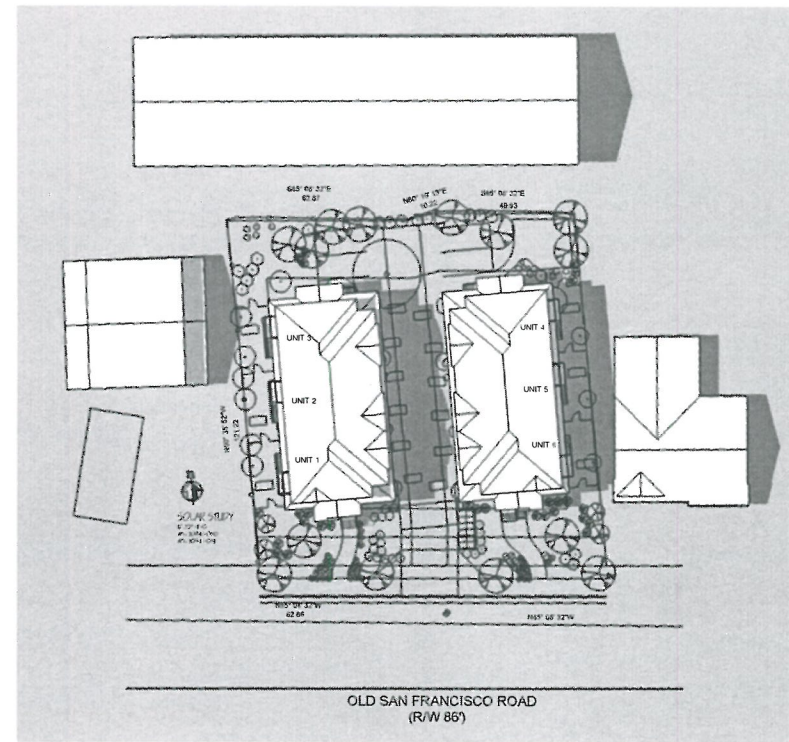
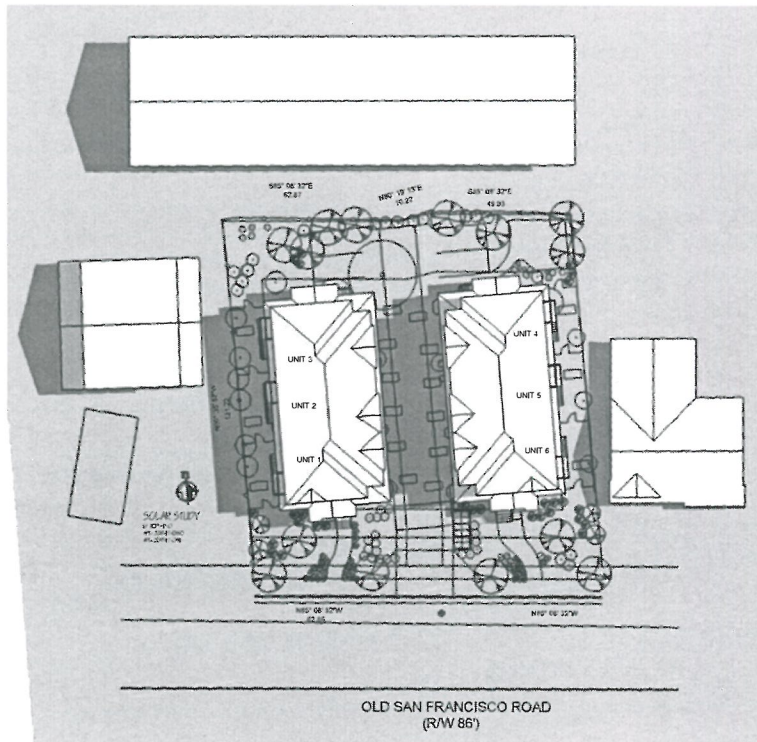
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A Major Use Permit/Special Development Permit for:  
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669 & 675 Old San Francisco Road  
San Jose, CA 95130

Date	01/08/2013
Drawn	
Check	
Scale	
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A6



SHADOW ANALYSIS  
JUNE 21 AT 9 AM AND 3 PM  
100° AZIMUTH AND 47° ALTITUDE

Revisions	By

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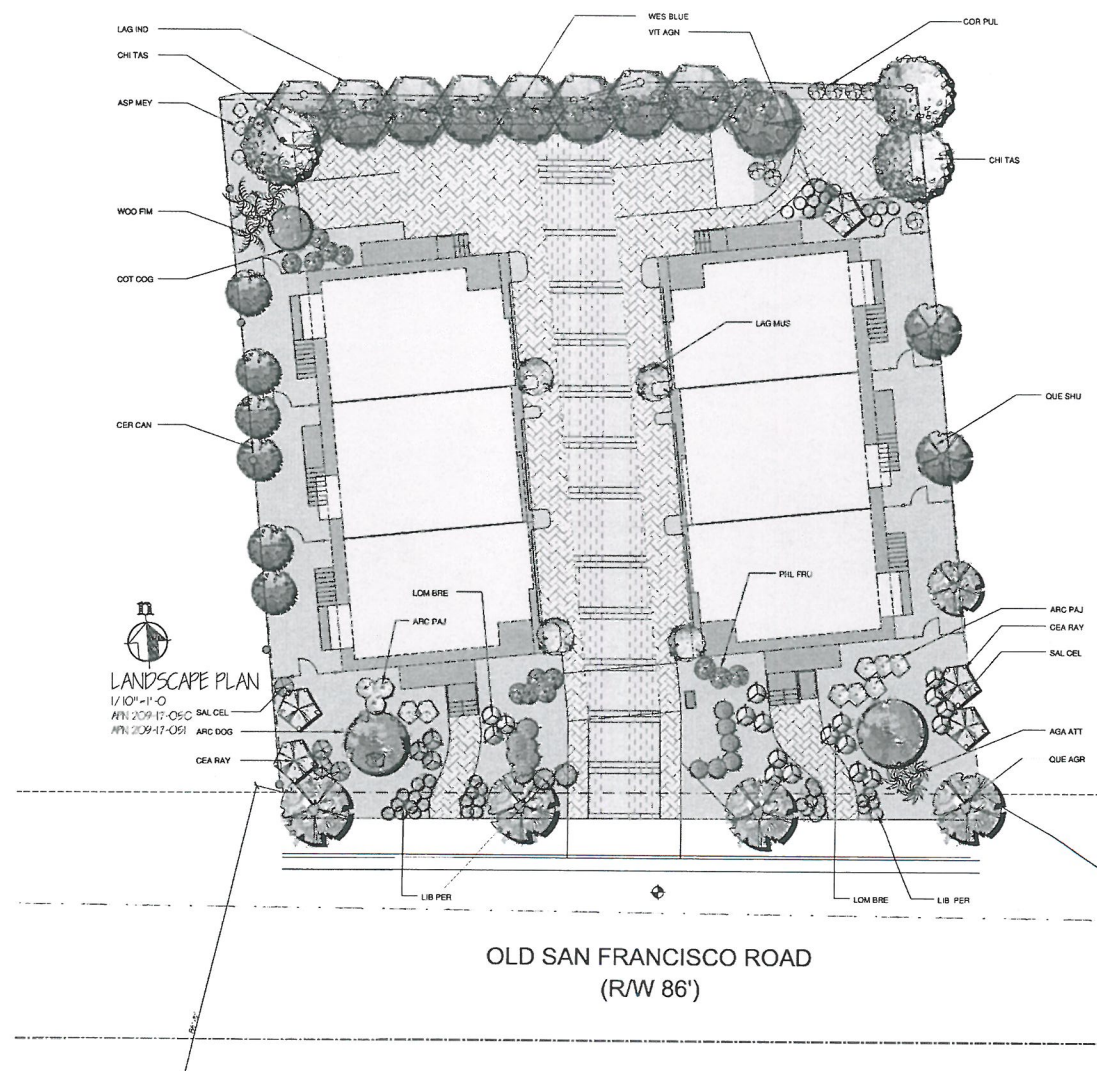
2801 Moorpark Ave., Suite 4  
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E-Mail: [innconp@earthlink.net](mailto:innconp@earthlink.net)



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

Date	04/08/2018
Scale	
Drawn	
Job	
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A7



PLANT LIST			
CODE	QTY	SIZE	NAME
AGA ATT	3	5 GAL	AGAVE ATTENUATA 'NOVA'
ARC DOC	2	15 GAL	ARCTOSTAPHYLOS MANZANITA 'DOCTOR HURD'
ARC PAJ	10	5 GAL	ARCTOSTAPHYLOS PAJORCENSIS 'LESTER ROUNTREE'
ASP MEY	5	5 GAL	ASPARAGUS DENIFOLIOS 'MEYER III'
CEA RAY	5	5 GAL	CEANOTHUS 'RAY HARTMAN'
CHI TAS	3	24" BOX	CHITRALPA TASHKENTENSIS 'MORNING CLOUD'
COR PUL	18	5 GAL	CEANOTHUS 'RAY HARTMAN'
COT COG	1	15 GAL	CONTINUIS COGGYGROIA 'GRACE'
LAG IND	9	24" BOX	LAGERSTROMIA INDICA 'NATCHEZ'
LAG MJS	4	15 GAL	LAGERSTROMIA 'MUSKOGEE'
LAV ANG	15	1 GAL	LAVANDULA ANGUSTIFOLIA
LIB PER	33	1 GAL	LIBERTIA PEREGRINANS
LOM BRE	15	1 GAL	LOMANDORA LONGIFOLIA 'BREEZE'
PHL FRU	8	5 GAL	PHLOMIS FRUTESCENS
QUE AGR	4	36" BOX	QUERCUS AGRIFOLIA
QUE SHU	3	24" BOX	QUERCUS SHUMARDII
SAL CEL	8	5 GAL	SALVIA 'CELESTIAL BLUE'
VIT AGN	1	15 GAL	VITEX AGNUS-CASTUS
WES BLU	29	5 GAL	WESTRINGIA FRUTICOSA 'BLUE GEM'
WOO FIM	5	5 GAL	WOODWARDIA FIMBRIATA

INFILL ALL PLANTING AREAS  
WITH 2" PREMIUM ARBOR MULCH

Revisions	E

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PROFESSIONAL BUILDING DESIGN AND PLANNING

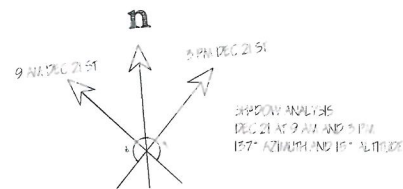
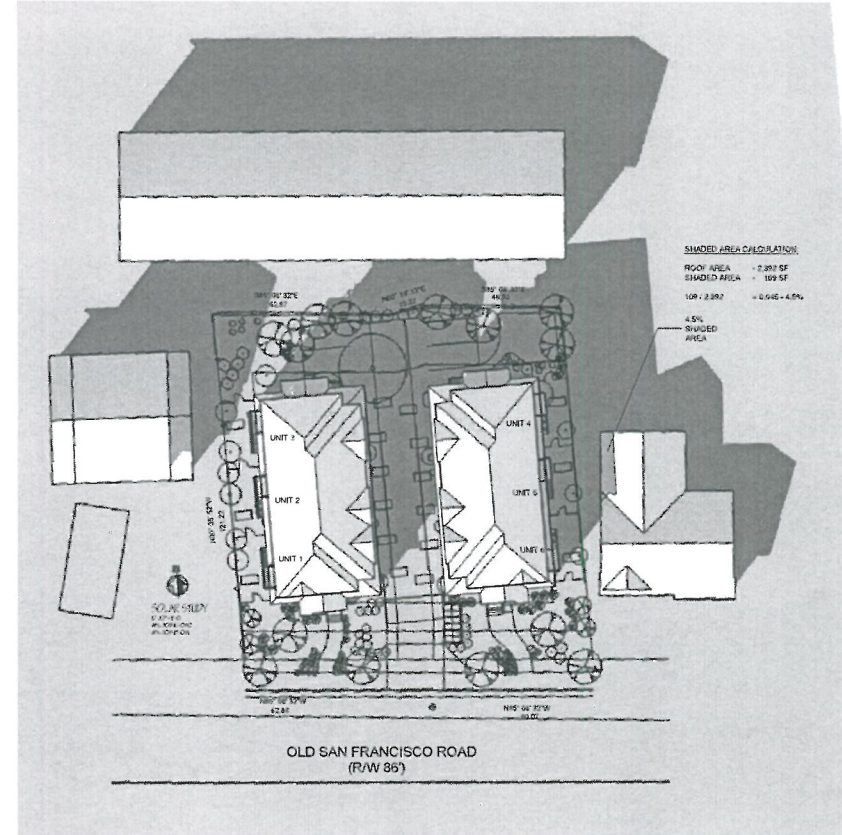
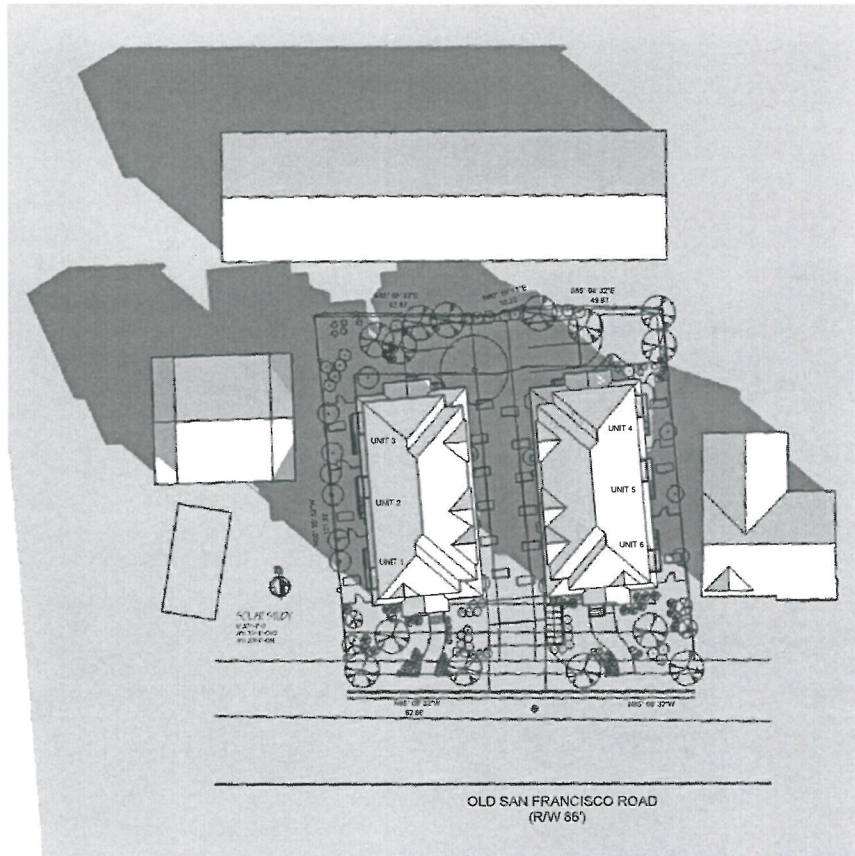
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A Major Use Permit/ Special Development Permit for:  
George Nejat  
669 & 673 Old San Francisco Road  
Sausalito CA 94066

Date	08/08/2015
Scale	
Draper	
Job	

L1



Revisions	By

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

DATE	01/01/2010
BY	
CHK	
APP	
REV	

A8

MAX. 26.0' DRIVEWAY

PRIVATE STREET, WIDTH VARIES, MAX. 22.67'

6.335' PERVIOUS PAVERS

6.375' PERVIOUS PAVERS

6.69' MAX IMPERVIOUS PAVERS

1% 2% 2% 2% 1%

GRADE BREAK

PERVIOUS INTERLOCKING PAVERS OR 4" PERVIOUS CONCRETE PAVEMENT

1" SAND (FOR PAVERS ONLY)

12" CLEAN DRAIN PIPE, SIZE 3/4" TO 1" ENCLOSED IN FILTER FABRIC

4" PERFORATED SUBDRAIN WITH CLEAN OUT AT HIGH POINT

JOINT TRENCH

MIN 4.5'

MIN 6'

MIN 4'

WATER

STORM DRAIN

SANITARY SEWER

COMPACTED AGG. BASE PER SOILS ENG., AS NEEDED

LOT LINE

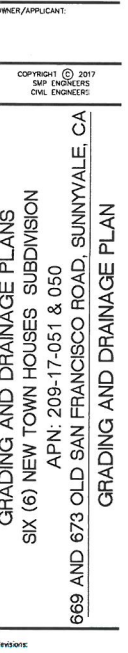
LOT LINE

GARAGE LINE

GARAGE LINE

GARAGE

GARAGE



1: \_\_\_\_\_  
 Date: 1/10/2018  
 Title: 1"=10'  
 Prepared by: \_\_\_\_\_  
 S.P.  
 Checked by: \_\_\_\_\_  
 S.R.  
 Date: 215001  
 \_\_\_\_\_  
 Sheet: 2 OF 3  
 C-2



ENGINEERS  
CIVIL ENGINEERS

1534 CAROB LANE  
LOS ANGELES, CA 90024  
TEL: (800) 941-8055  
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OWNER/APPLICANT:

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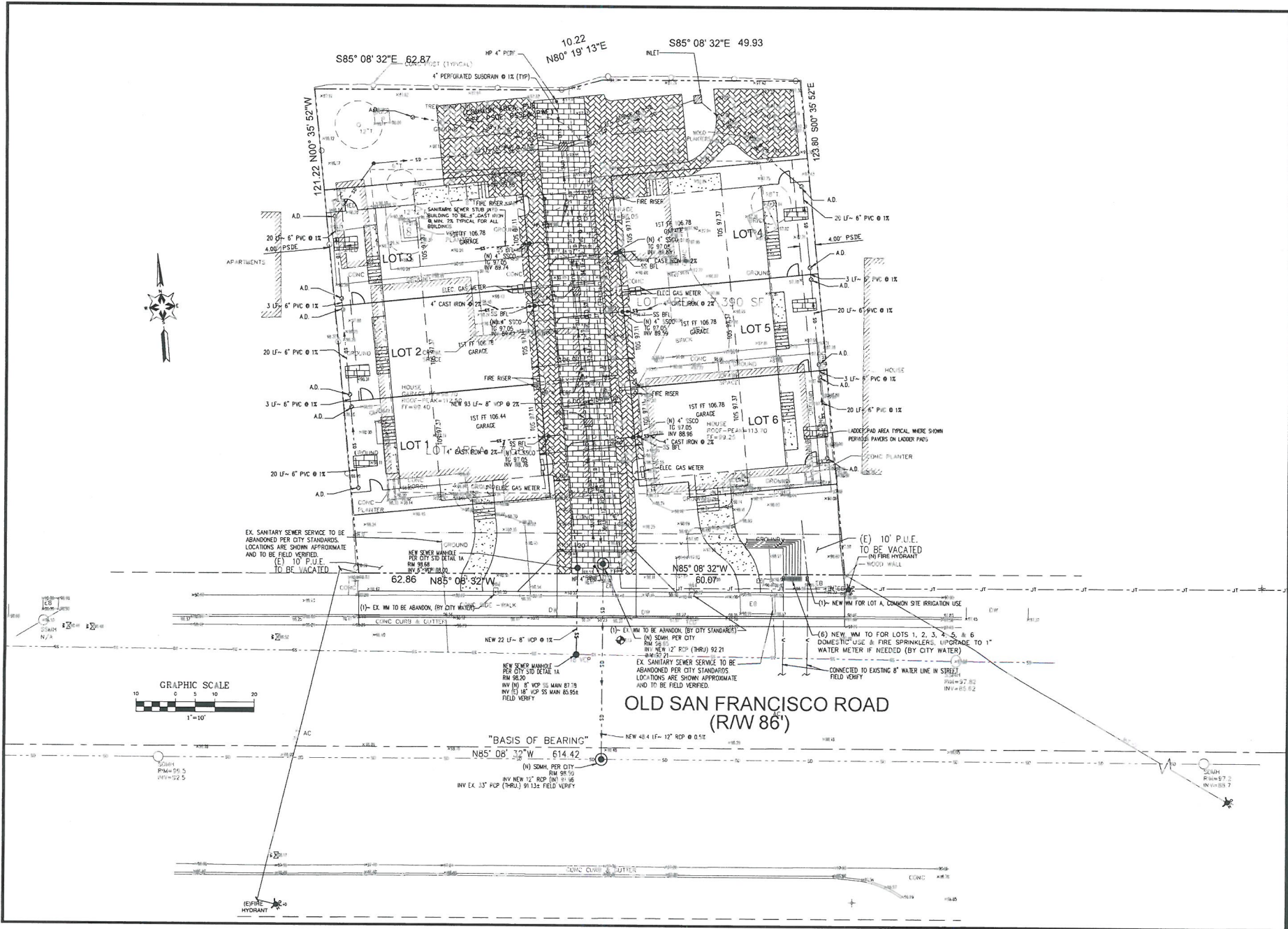
GRADING AND DRAINAGE PLANS  
SIX (6) NEW TOWN HOUSES SUBDIVISION  
APN: 209-17-051 & 050  
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA  
UTILITY PLAN

Revisions:



Date: 1/10/2018  
Scale: 1"=10'  
Prepared by: S.P.  
Checked by: S.R.  
Job #: 215001

Sheet: 3 OF 3  
C-3



ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB AGGREGATE BASE	LP LOW POINT
AC ASPHALT CONCRETE	LP LOW POINT
AD AREA DRAIN	MON MONUMENT
RC BACKFLOW PREVENTOR	OR ORIGINAL GROUND
BN BOTTOM OF WALL	PEV PEAK VAULT
CAG CURB AND GUTTER	PLI PROPERTY LINE
CLM CENTERLINE	PPF PLASTIC PERFORATED PIPE
CLW CENTERLINE SWALE	PSL PUBLIC SERVICE LINE
CN CLEANOUT	PVC POLYVINYL CHLORIDE
CP CONTROL POINT	P/W PAVEMENT
DWY DRIVEWAY	R/C REINFORCED CONCRETE
EL ELECTRIC	SD STORM DRAIN
ELT ELEVATION	SDH STORM DRAIN MANHOLE
EP EDGE OF PAVEMENT ELEVATION	STD STANDARD
EUC EUCALYPTUS TREE	STH SANITARY SINK
EX EXISTING	SW SANITARY SINK MANHOLE
FF FINISH FLOOR	SW SIDEWALK
FG FINISH GRADE	T TOP OF CURB
FI FIRE HYDRANT	TT TOP OF GRADE
FL FLOWLINE	TT TOP OF GRADE
FNC FENCE	TT TOP OF GRADE
FOC FACE OF CURB	TT TOP OF GRADE
GB GRADE BREAK	TT TOP OF GRADE
GUT GUT PIPE	TT TOP OF GRADE
HP HIGH POINT	VCV VERTICALLY CLAY PIPE
DP DUCTILE IRON PIPE	W WHITE LINE STRIPE
IN INVERT	WALK WALKWAY
JP JOINT POLE	WW WATER WETER
JB JUNCTION BOX (UTILITY)	WW WATER WETER

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	FILL AREA LIMIT
---	---	CUT AREA LIMIT
---	---	CONTOUR
---	---	WATER LINE
---	---	STORM DRAIN PIPE (CULV)
---	---	SANITARY SINK PIPE
---	---	SUBURBAN PIPE (PERFORATED)
---	---	OVERHEAD UTILITIES WITH POLE
---	---	GAS LINE
---	---	ELECTRIC LINE (UNDERGROUND)
---	---	JOINT TRENCH (UNDERGROUND)
---	---	STREET LIGHT VAULT
---	---	SANITARY SINK CLEANOUT
---	---	SANITARY SINK MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	SURVEY CITY MONUMENT
---	---	ELECTRIC
---	---	WATER METER
---	---	TREE WITH TRUNK
---	---	6' RODDEN FENCE
---	---	SPOT ELEVATION
---	---	TREE PROTECTION FENCE
---	---	5' TALL CHAIN LINK
---	---	EARTH SWALE
---	---	CONCRETE SWALE
---	---	AREA DRAIN/ INLET
---	---	OVERLAND RELEASE PATH
---	---	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
---	---	1% MIN. FROM PROPERTY LINE TO SWALE
---	---	(E) TREE TO BE REMOVED
---	---	DOWN-SPOUT
---	---	POP-UP EMITTER
---	---	ROOF DOWN-SPOUT, CONNECTED TO STORM DRAIN SYSTEM

## STORMWATER MANAGEMENT PLANS

### SIX (6) NEW TOWN HOUSES SUBDIVISION

669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYSVALE, CA

#### Compliance with NPDES Permit Provision C.3.

The San Francisco Bay Regional Water Quality Control Board (SFWRQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are presumptively in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

#### Updated stormwater quality control measures include:

- Source Control Measures
- Site Design Measures
- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be designed and installed according to numeric, design criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

#### Source Control Measures

STREET MAINTENANCE, BENEFICIAL LANDSCAPING.

#### Site Design Measures

DISCONNECTED DOWNSPOUTS, PERVIOUS DRIVEWAY DESIGN, MINIMIZE IMPERVIOUS SURFACE.

#### Stormwater Treatment Measures:

PERVIOUS PAVEMENT DRIVEWAY WITH UNDERGROUND PERVIOUS DRAIN ROCK, TO TREAT RUN-OFF PRIOR TO ENTERING TO CITY STORM DRAINAGE SYSTEM, REDUCED RUN-OFF AND PEAK FLOW COMPARED TO PRE-CONSTRUCTION CONDITION.

#### Vegetated Swale Maintenance

(per California BMP Handbook-New and Redevelopment):

Maintenance activities should include periodic mowing (with grass never cut shorter than the design flow depth), weed control, watering during drought conditions, reseeding of bare areas, and clearing of debris and blockages. Cutting should be removed from the channel and deposited in a local composting facility. Accumulated sediment should also be removed manually to avoid concentrated flows in the swale. The application of fertilizers and pesticides should be minimal.

If channels develop ruts or holes, they should be repaired utilizing a suitable soil that is properly tamped and seeded. The grass cover should be thick, if it is not, reseed as necessary. Any standing water removed during the maintenance operation must be disposed to a sanitary sewer at an approved discharge location. Residuals (e.g. silt, grass cuttings) must be disposed in accordance with local or State requirements. Maintenance of grassed swales mostly involves maintenance of the grass or wetland plant cover. Typical maintenance activities are summarized below:

- Inspect swales at least twice annually for erosion, damage to vegetation, and sediment and debris accumulation preferably at the end of the wet season to schedule summer maintenance and before major fall runoff to be sure the swale is ready for winter. However, additional inspection after periods of heavy runoff is desirable. The swale should be checked for debris and litter, and areas of sediment accumulation.
- Grass height and mowing frequency may not have a large impact on pollutant removal. Consequently, mowing may only be necessary once or twice per year for safety or aesthetics or to suppress weeds and woody vegetation.
- Trash tends to accumulate in swale areas. The need for litter removal is determined through periodic inspection, but litter should be removed prior to mowing.
- Sediment accumulating near inlets and Area Drains should be removed when it builds up to 75 mm (3 in.) at any spot, or covers vegetation.
- Regularly inspect swales for pools of standing water. Swales can become nuisance due to mosquito breeding in standing water if obstructions develop (e.g. debris accumulation, invasion vegetation) and/or if proper drainage slopes are not implemented and maintained.

#### Pervious Walkways and Driveway Maintenance:

The maintenance activity schedule presented below is based on recommendations provided in the California Stormwater BMP Handbook-New and Redevelopment, and the Interlocking Concrete Pavement Institute Manual (Second Edition).

The following maintenance activities should be performed on an ongoing basis:

- Keep landscaped areas well maintained;
- Prevent soil being washed onto pavement;

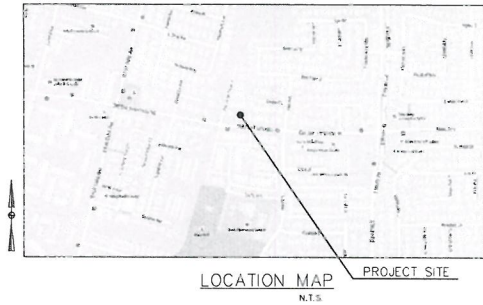
The following maintenance activities should be performed 2-3 times per year:

- Vacuum clean surface using commercially available sweeping machines at the following times:

- End of Winter (April)
- Mid-Summer (July/August)
- After Autumn-leaf fall (November)

The following maintenance activities should be performed on as-needed (infrequent) basis, maximum 15-20 years:

- If routine cleaning does not restore infiltration rates, then reconstruction of part of the whole or a previous surface may be required.
- The surface area affected by any observed hydraulic failure should be lifted for inspection of the internal materials to identify the location and the extent of the blockage.
- Surface materials should be lifted and replaced after brush cleaning. Geotextiles may need complete replacement.
- Subsurface layers may need cleaning and replacing.
- Removed silt may need to be disposed of as controlled waste;
- Repair ruts or deformations in pavement exceeding 1/8-inch or 13 mm;
- Replace broken paver units that impair the structural integrity of the surface.
- Replenish aggregate surface joint materials.



SHEET INDEX:	
STRM-1	COVER SHEET/ NOTES/ MEASURES
STRM-2	GRADING AND DRAINAGE PLAN, CALCULATIONS, DETAILS
STRM-3	IMPERVIOUS SURFACE

#### GRADING AND DRAINAGE NOTES:

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architecture plans for roof downspout locations.
- On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH80 for pipes running under driveway.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.



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STORMWATER MANAGEMENT PLANS  
SIX (6) NEW TOWN HOUSES SUBDIVISION  
APN: 209-17-051 & 050  
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYSVALE, CA  
STORMWATER MANAGEMENT NOTES MEASURES

Revisions:



Date: 7/14/2017  
Scale: N.T.S.  
Prepared by: S.P.  
Checked by: S.R.  
Job #: 215001

Sheet:

1 OF 3  
STRM-1

GRASSY SWALE DETAIL  
NTS

EXISTING IMPERVIOUS AREA



1534 CAROL LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

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SIX (6) NEW TOWN HOUSES SUBDIVISION  
APN: 209-17-051 & 050  
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA  
VESTING TENTATIVE MAP

Revisions:



Date: 1/10/2018  
Scale: 1"=10'  
Prepared by: S.P.  
Checked by: S.R.  
Job #: 215001  
Sheet: 1 OF 1  
TM-1

# VESTING TENTATIVE MAP

SIX (6) NEW TOWN HOUSE DEVELOPMENT  
CONSISTING OF ONE (1) SHEET  
669 & 673 OLD SAN FRANCISCO RD.  
SUNNYVALE, CALIFORNIA 94087  
APN: 209-17-050 & 209-17-051

LOT 1 & 2, AS SHOWN IN THAT CERTAIN TRACT ENTITLED, ORCHARD GREEN TRACT 6830  
FILED FOR RECORD ON OCTOBER 15, 1990, IN BOOK 473 OF MAPS, PAGES 16,17,18,19  
AND 20, SANTA CLARA COUNTY RECORDS.

LYING ENTIRELY WITHIN THE  
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

JANUARY 2018  
SMP ENGINEERS  
1534 CAROL LANE  
LOS ALTOS, CA 94024

## LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- - - - - DISTINCTIVE BORDER LINE
- - - - - PROPOSED LOT LINE
- - - - - EASEMENT LINE
- - - - - CONCEPTUAL PROPOSED BUILDING FOOTPRINT
- OTHER PROPERTY LINES
- PEE PRIVATE WOODS/EDGES EASEMENT
- PDE PRIVATE STORM DRAINAGE EASEMENT
- PWE PRIVATE WATER EASEMENT
- PUE PRIVATE UTILITY EASEMENT
- PVE PRIVATE FIRE SERVICE EASEMENT

## GENERAL NOTES & STATEMENTS

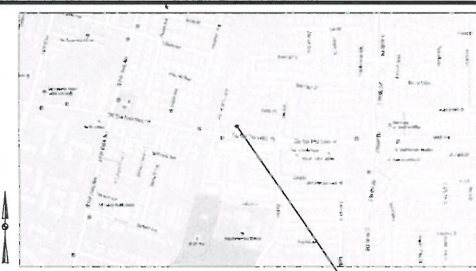
- OWNERS AND DEVELOPERS:  
GEORGE NEJAT  
669 & 673 OLD SAN FRANCISCO RD.  
SUNNYVALE CA 94086
- APPLICANT: SAME AS ABOVE.
- EXISTING ZONING: R3PD
- EXISTING APN: 209-17-050 & 209-17-051
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING WELLS: UNKNOWN
- FLOOD ZONE: AO
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DONE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: CITY OF SUNNYVALE
- FIRE PROTECTION: CITY OF SUNNYVALE
- STORM/SANITARY SEWER: CITY OF SUNNYVALE
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE/CABLE: AT&T/COMCAST
- STREET TREES: STREET TREE(S) TO BE PLANTED PER CITY OF SUNNYVALE DIRECTION.
- BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL CONSTRUCTION PLANS.

## REFERENCED BENCHMARK:

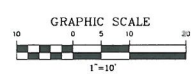
REFERENCED CITY OF SUNNYVALE B.M.# 9, EL: 92.481;  
BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN,  
INTERSECTION OF WOLFE ROAD AND OLD SAN FRANCISCO ROAD, NAVD88

## BASIS OF BEARINGS:

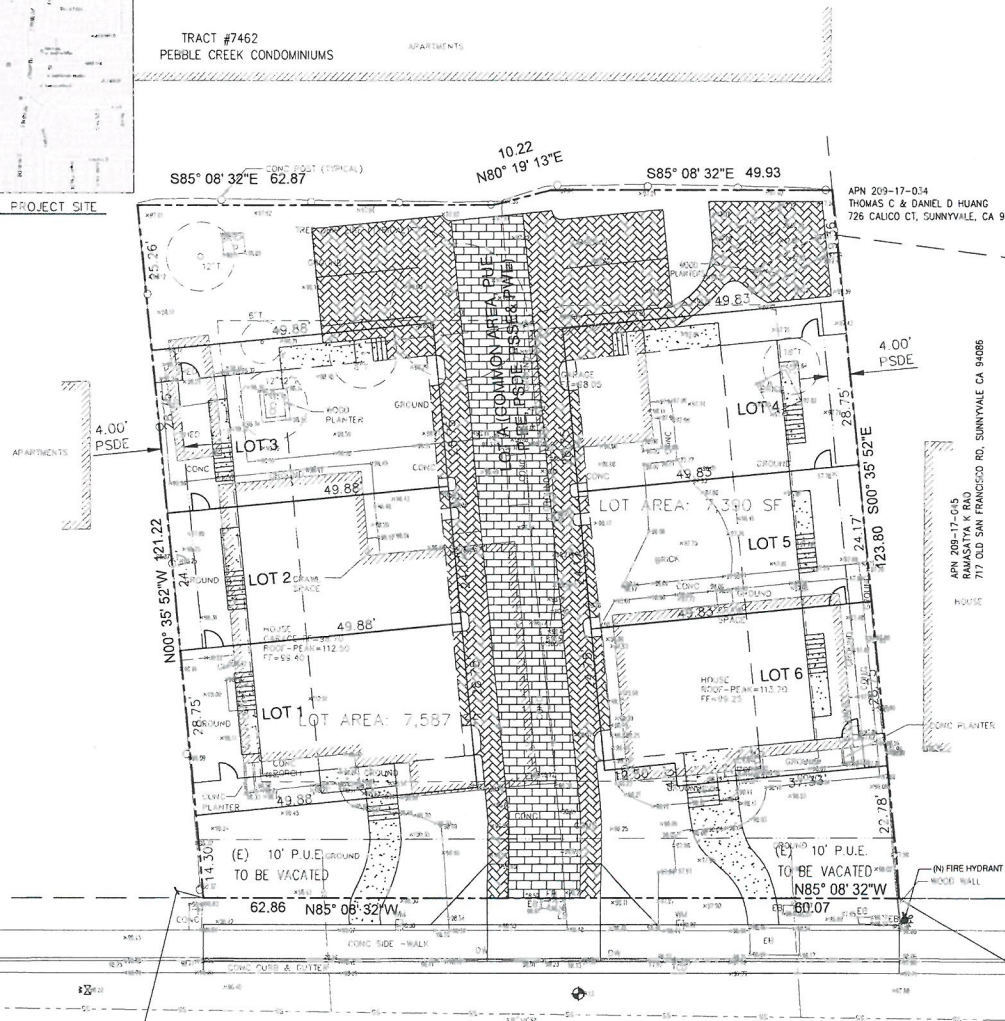
THE BEARING N 74°13'40" W BETWEEN FOUND MONUMENTS ON CALIFORNIA AVE.,  
AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 350 OF MAPS  
AT PAGE 48, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS  
OF BEARINGS SHOWN ON THIS MAP



LOCATION MAP  
N.T.S.



LOT AREA TABLE		
DESCRIPTION	GROSS AREA	
	AREA (SQFT.)	AREA (ACRES)
LOT 1	1,434	0.03
LOT 2	1,205	0.03
LOT 3	1,434	0.03
LOT 4	1,433	0.03
LOT 5	1,204	0.03
LOT 6	1,383	0.03
LOT A	6,883	0.16
TOTAL (BOUNDARY)	14,976	0.34



OLD SAN FRANCISCO ROAD  
(R/W 86')

## "BASIS OF BEARING"

N85° 08' 32" W 614.42