

A SIX UNIT DEVELOPMENT FOR: GEORGE NEJAT



669-673 OLD SAN FRANCISCO ROAD
SUNNYVALE, CA 94086

Revisions	By

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

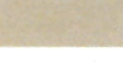
DATE	01/01/2015
TIME	
DATE	
TIME	

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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

ABBREVIATIONS		
DESCRIPTION	DESCRIPTION	DESCRIPTION
AB AGGREGATE BASE	UP LIP OF OUTLET	
AC ASPHALT CONCRETE	UP LOW POINT	
AD AREA DRAIN	MON MONUMENT	
BC BACK OF CURB	(W) NEW	
BP BASTION PREVENTOR	OC ORIGINAL GROUND	
BN BOTTOM OF WALL	PI PULL BOX	
CA CURB AND GUTTER	POV POLE VOLET	
CA CENTERLINE	R.P.A. PROPERTY LINE	
CLSW CENTERLINE SWALE	PS POWER PVS	
CO CLEANOUT	PPP PLASTIC PERFORATED PIPE	
CP CONTROL POINT	PSL PUBLIC SERVICE EASEMENT	
CRW CROWN	PVC POLYVINYL CHLORIDE	
DI DRAIN INLET	R/W RIGHT OF WAY	
EL ELECTRIC	RCW REINFORCED CONCRETE PIPE	
EP EDGE OF PAVEMENT ELEVATION	SD STORM DRAIN	
ELC EUCALYPTUS TREE	SMH STORM DRAIN MANHOLE	
ELX EXISTING	SS SANITARY SEWER	
FG FINISH GRADE	SSM SANITARY SEWER MANHOLE	
FL FREE HYDRANT	SW SIDEWALK	
FL FLOWLINE	TC TOP OF CURB	
FO FENCE	TT TOP OF FOUNDATION	
FOC FACE OF CURB	TOS TOP OF SLAB	
GB GRADE BREAK	TP TOP OF PAVEMENT	
GUT GUT WIRE	TPW TYPICAL	
HP HIGH POINT	UP UNIFORM CLAY PIPE	
IP DUCTILE IRON PIPE	WL WHITE LINE STRIPE	
IN INVERT	WALK WALKWAY	
JP JOINT POLE	WM WATER METER	
JS JUNCTION BOX (UTILITY)	WV WATER VALVE	

LEGEND

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

STORMWATER MANAGEMENT PLANS

SIX (6) NEW TOWN HOUSES SUBDIVISION

669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFROWCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 08. These updated stormwater quality control requirements are predominantly 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 design and installed according to numeric sizing 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 disposed 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.
- Gross 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:

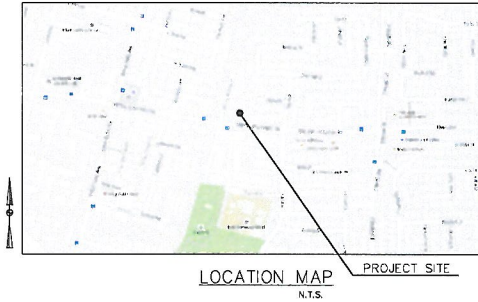
- Keep landscaped areas well maintained;
- Prevent soil being washed onto pavement;

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 of 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 architectural plans for roof downspout locations.
- On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH40 for pipes running under driveway.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.



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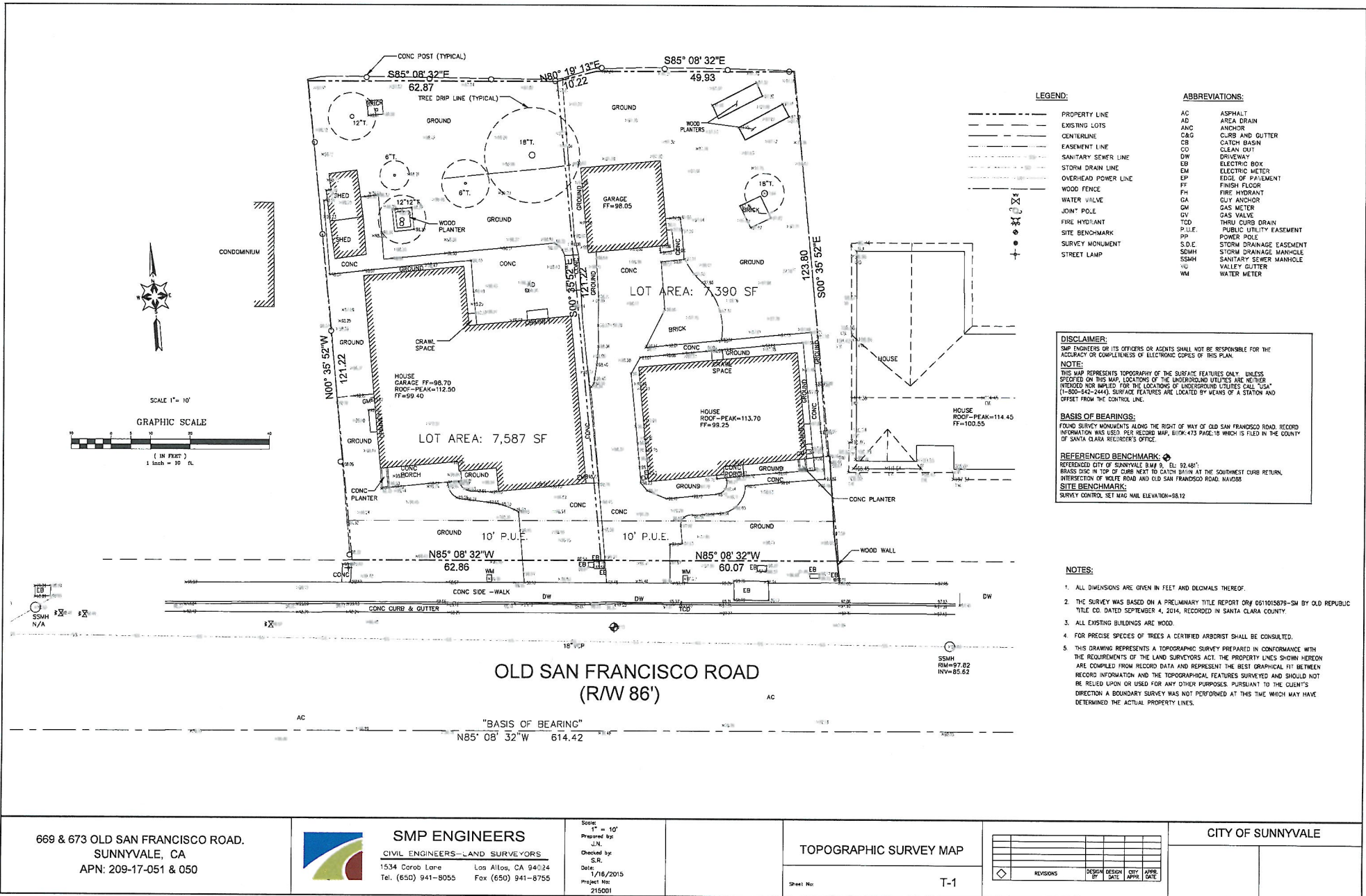
STORMWATER MANAGEMENT PLANS
SIX (6) NEW TOWN HOUSES SUBDIVISION
APN: 209-17-051 & 050
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA
STORMWATER MANAGEMENT NOTES MEASURES

Revisions:



Date: 7/25/2018
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 215001

Sheet: 1 OF 3
STRM-1





VICINITY MAP

INDEX: C3 PA 25

SUBTITLE	SHEET NO.	PROJECT DESCRIPTION	DATE
GENERAL NOTES	SHEET 0		
TOPOGRAPHIC MAP	SHEET 1	PLANNING SCENARIO	10/1/00
SITE PLANS	SHEET 2	ADJACENT	10/1/00
COVER SHEET / NOTES / DETAILS	SHEET 3	TYPE OF CONSTRUCTION	10/1/00
GENERAL & DRAINAGE PLAN	SHEET 4	STREETS	10/1/00
UTILITY PLAN	SHEET 5		
SUBDIVISION & MANUAZATION PLAN / NOTES	SHEET 6	LOT SIZE	10/1/00
SUBDIVISION & MANUAZATION PLAN / DETAILS	SHEET 7		
SUBDIVISION & MANUAZATION PLAN /		NET COVERAGE	10/1/00
IMPROVEMENTS SURFACE	SHEET 8		
SECTIONAL ELEVATION MAP	SHEET 9	FLOOR AREA	10/1/00
FIELD ACCESS PLANS	SHEET 10		
PROPOSED BLOCK PLANS	SHEET 11	PERMIT GREEN SPACE	10/1/00
EXIST. PLANS	SHEET 12	COMMON GREEN SPACE	10/1/00
STREETS	SHEET 13	NOTA	10/1/00
ELEVATIONS	SHEET 14		
PLANNING SECTIONS	SHEET 15	LANDSCAPE PLANS	10/1/00
SCAPE STUDY	SHEET 16		
SCAPE STUDY	SHEET 17		
LANDSCAPE PLANS	SHEET 18		

APPENDIX FROM 50 YEARS

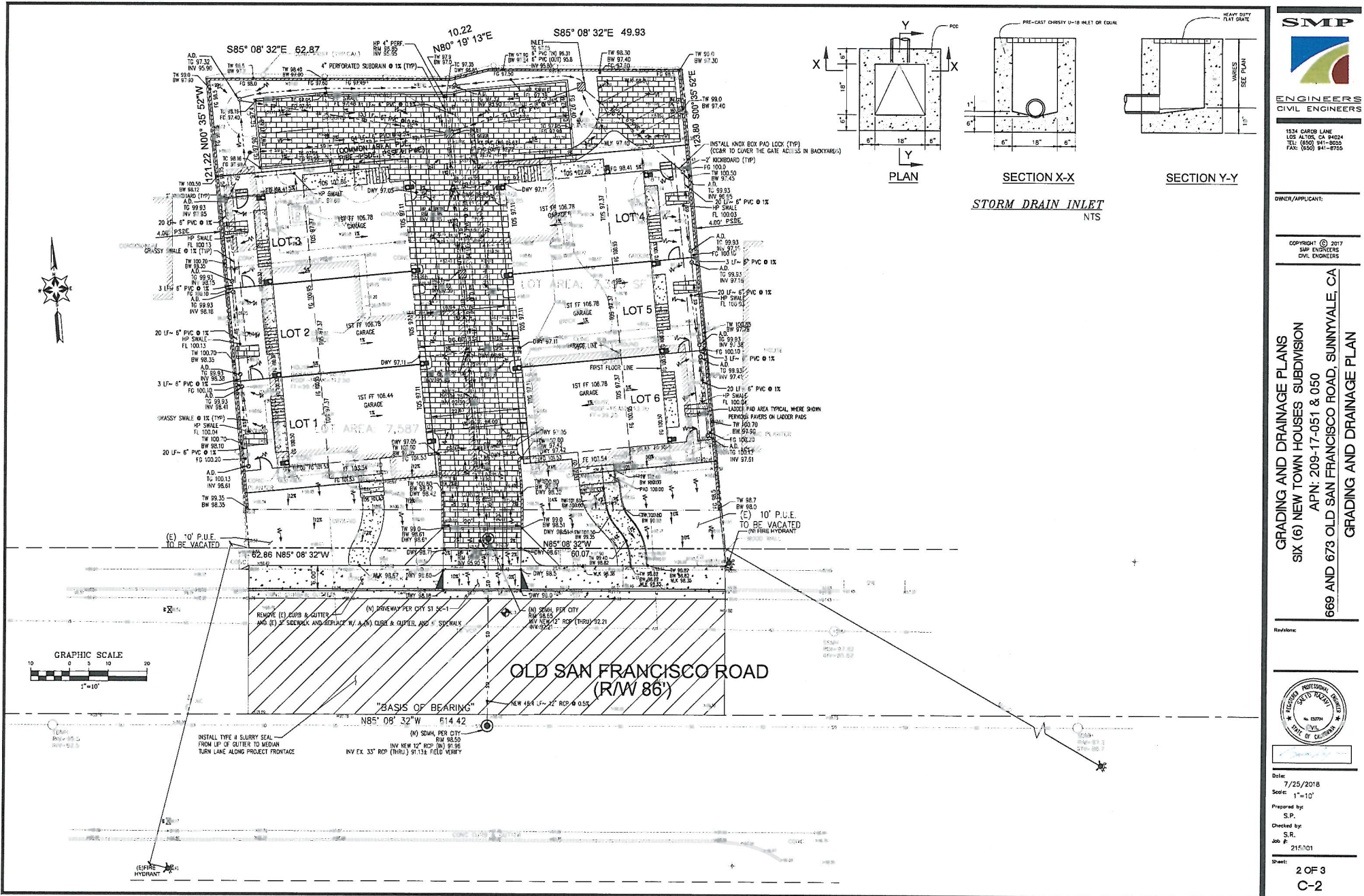
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GRADING AND DRAINAGE PLANS
SIX (6) NEW TOWN HOUSES SUBDIVISION
APN: 209-17-051 & 050
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA
COVER SHEET

Sheet: 1 OF 3
C-1

NTS



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DRAWN/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
GRADING AND DRAINAGE PLAN

Revisions:



DATE: 7/25/2018
SCALE: 1"=10'
PREPARED BY: S.P.
CHECKED BY: S.R.
JOB #: 215/01
SHEET: 2 OF 3
C-2



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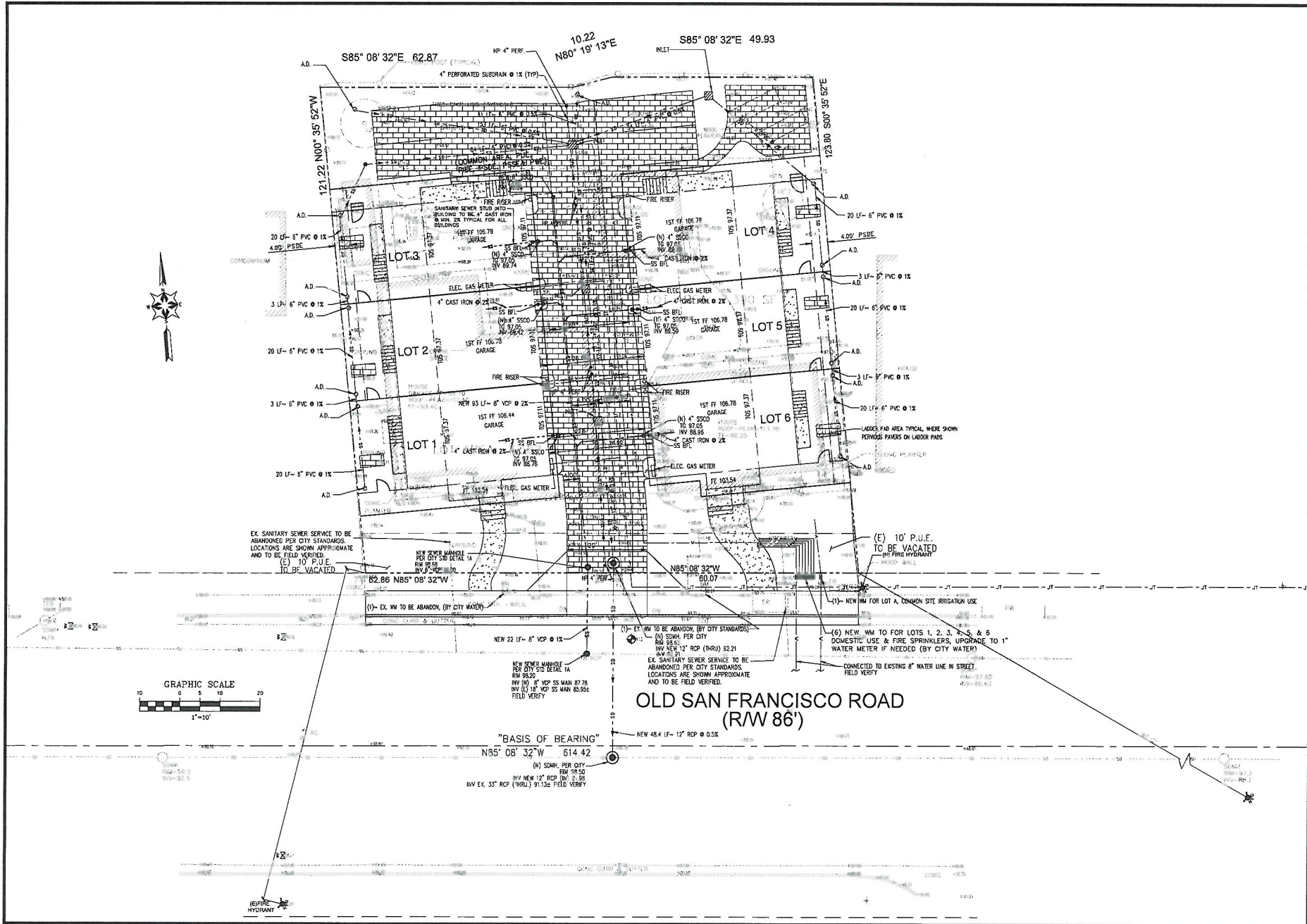
GRADING AND DRAINAGE PLANS
SIX (6) NEW TOWN HOUSES SUBDIVISION
APN: 209-17-051 & 050
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA
UTILITY PLAN

Revisions:



Date:
7/25/2018
Scale:
1"=10'
Prepared by:
S.P.
Checked by:
S.R.
Job #:
215001

Sheet:
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PRE-DEVELOPMENT STORM RUN-OFF WATERSHED:

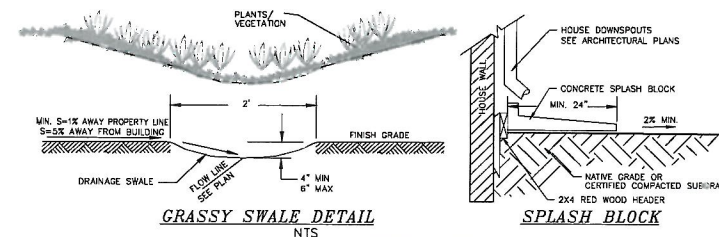
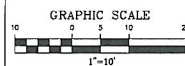
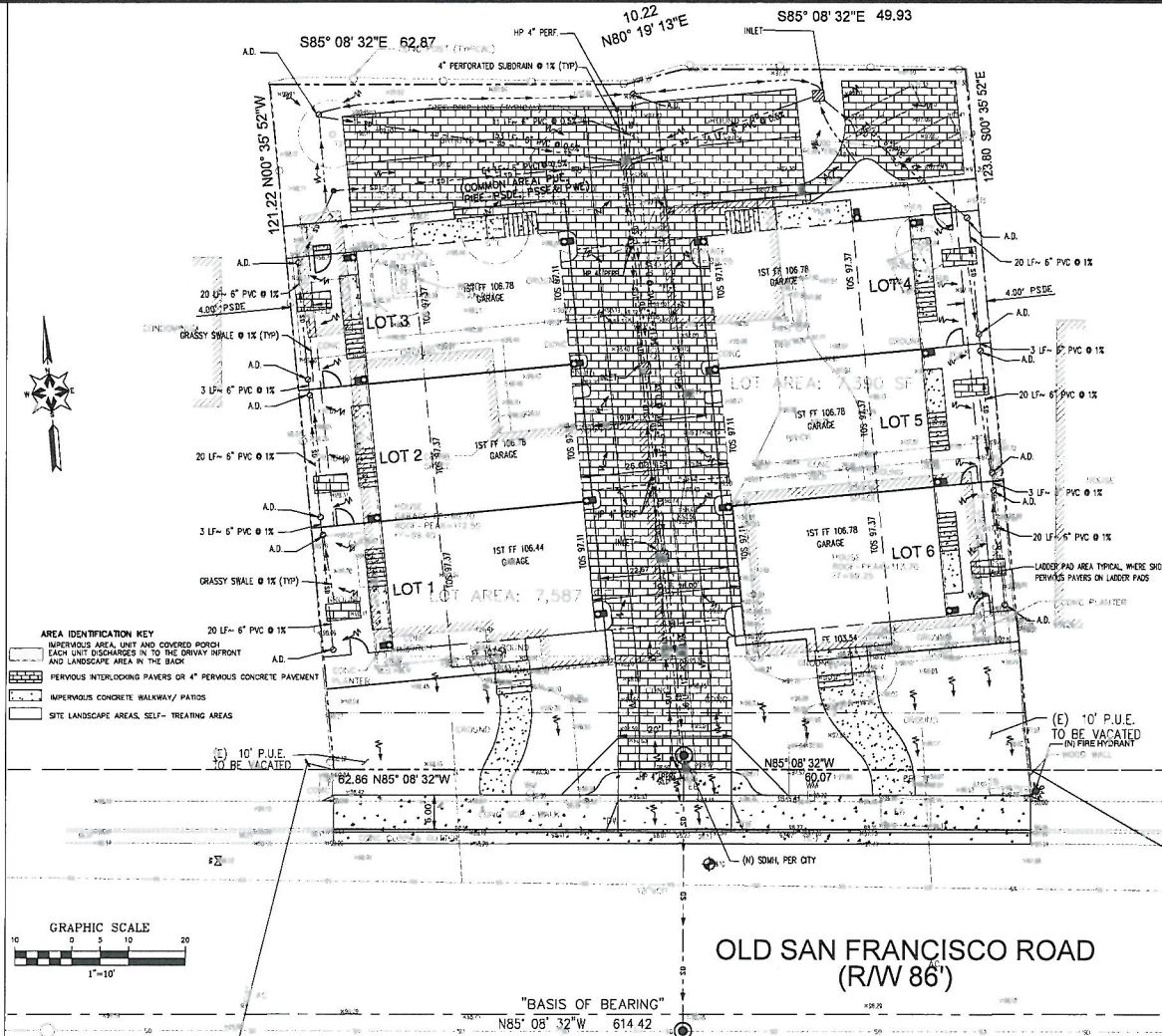
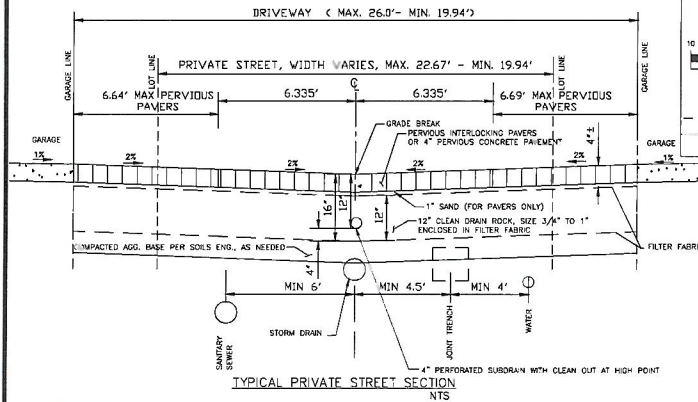
DESCRIPTION	AREA (SQFT)	AREA (ACRES)	MATERIAL
EX HOUSES, SHEDS AND GARAGES	4,068	0.093	ROOF
EX DRIVEWAY, WALKWAY & PATIOS	3,117	0.072	AC, CONC.
TOTAL IMPERVIOUS	7,185	0.165	IMPERVIOUS
EX GROUND/ LANDSCAPE	7,791	0.179	GROUND
TOTAL PERVIOUS	7,791	0.179	PERVIOUS
TOTAL SITE	14,976	0.344	-

POST DEVELOPMENT STORM RUN-OFF WATERSHED:

DESCRIPTION	AREA (SQFT)	AREA (ACRES)	MATERIAL
BUILDINGS	5,124	0.118	ROOF
IMPERVIOUS PORCH & WALKWAY	781	0.018	CONC.
TOTAL IMPERVIOUS	5,905	0.136	IMPERVIOUS
PERVIOUS DRIVEWAY/ PARKING	4,230	0.097	PERVIOUS PAVERS
LADDER PERVIOUS PAD	108	0.002	PERVIOUS PAVERS
GROUND/ LANDSCAPE/ PLANTERS	4,733	0.109	GROUND
TOTAL PERVIOUS	9,071	0.208	PERVIOUS
TOTAL SITE	14,976	0.344	GROUND

U 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.	5,905 sq. ft.
b Pervious Area (includes landscaping, pervious pavement, and natural buffer areas)	7,791 sq. ft.	9,071 sq. ft.
c Total Project Area (a + b)	14,976 sq. ft.	14,976 sq. ft.
d Percent Impervious (a ÷ c) x 100	48 %	39 %
e Percent Pervious (b ÷ c) x 100	52 %	61 %
f Impervious created or added		1,965 sq. ft.
g Impervious area replaced		3,940 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.		55 %
i Estimated area of land disturbed during construction (includes clearing, grading or excavating)		14,976 sq. ft.



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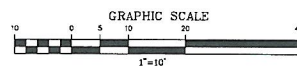
STORMWATER MANAGEMENT PLANS
SIX (6) NEW TOWN HOUSES SUBDIVISION
APN: 209-17-051 & 050
669 AND 673 OLD SAN FRANCISCO ROAD, SUNNYVALE, CA
STORMWATER MANAGEMENT PLAN/ DETAILS

Revisions:



Date: 7/25/2018
Scale: 1\"/>

Sheet: 2 OF 3
STRM-2





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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: 7/25/2018
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.P.
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, 1980, 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

JULY 2018
SMP ENGINEERS
1534 CAROB 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
PIC	PRIVATE INGRESS/EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWE	PRIVATE WATER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PFSE	PRIVATE FIRE SERVICE EASEMENT

GENERAL NOTES & STATEMENTS

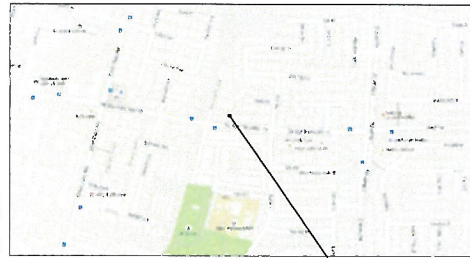
- OWNERS AND DEVELOPERS:
GEORGE NEJAT
669 & 673 OLD SAN FRANCISCO RD.
SUNNYVALE, CA 94086
- APPLICANT: SAME AS ABOVE.
- EXISTING ZONING: R3PD
- EXISTING APN: 209-17-050 & 209-17-051
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING WELLS: UNKNOWN
- FLOOD ZONE: 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.# 8, E.L. 52.481;
BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN,
INTERSECTION OF WOLFE ROAD AND OLD SAN FRANCISCO ROAD, NAV088

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

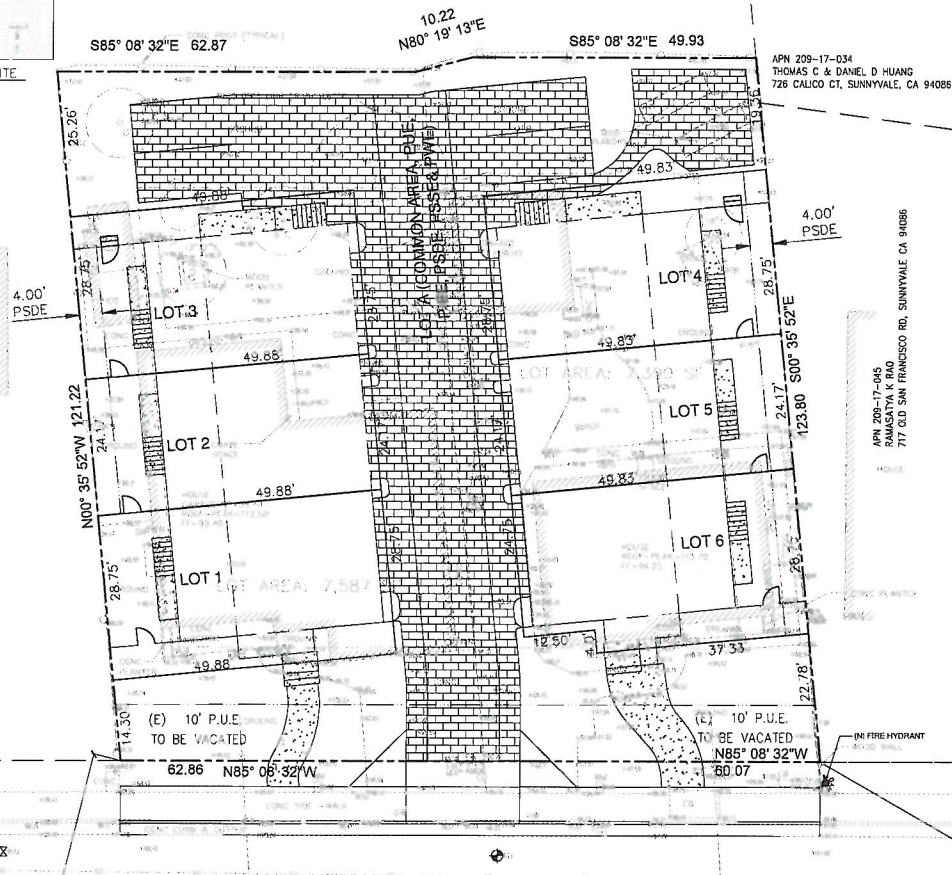


LOCATION MAP
N.T.S.



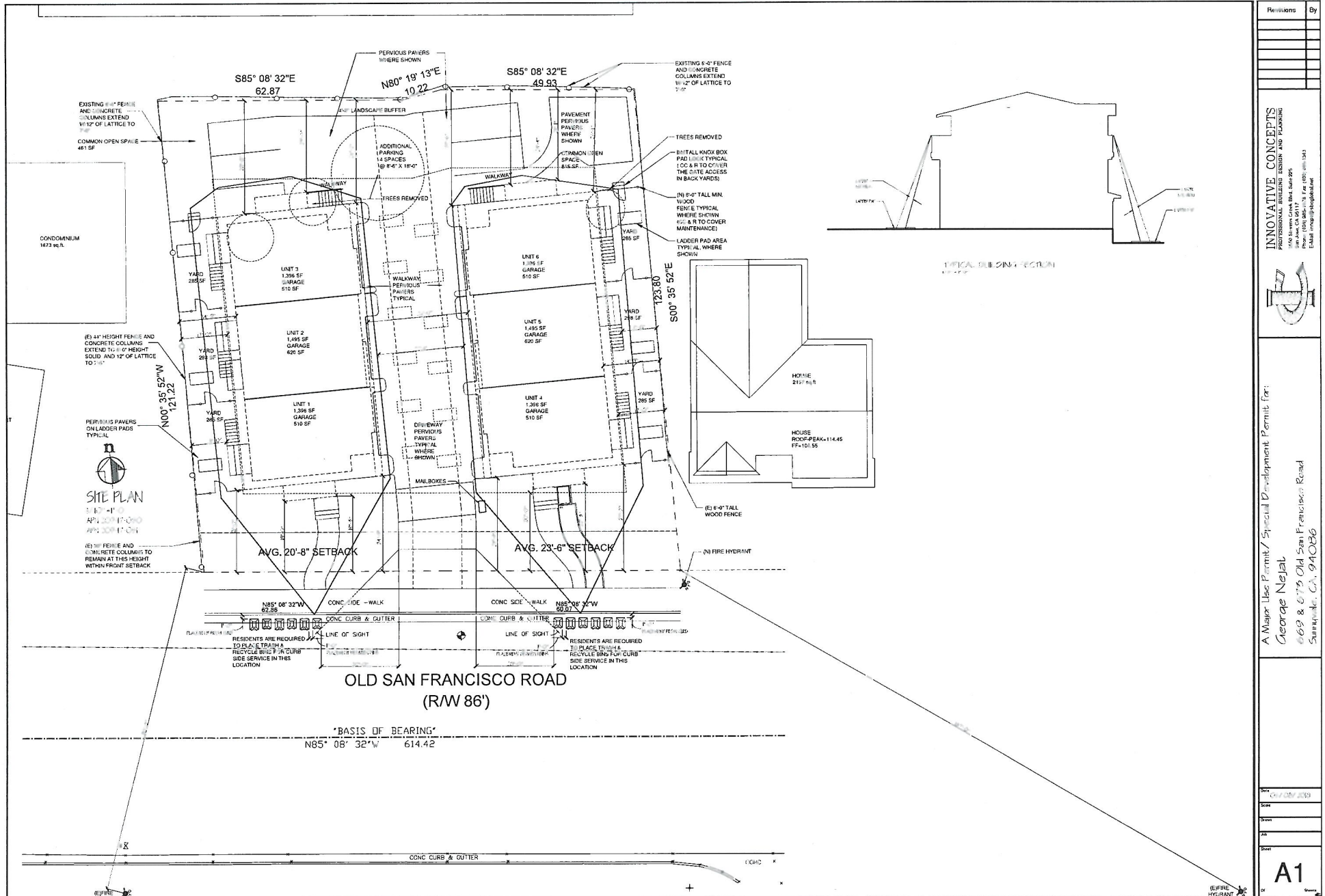
LOT AREA TABLE		
DESCRIPTION	GROSS AREA	
	AREA (SQFT.)	AREA (ACRES)
LOT 1	1,434	0.03
LOT 2	1,205	0.03
LOT 3	1,434	0.03
LOT 4	1,433	0.03
LOT 5	1,204	0.03
LOT 6	1,383	0.03
LOT A	6,883	0.16
TOTAL (BOUNDARY)	14,976	0.34

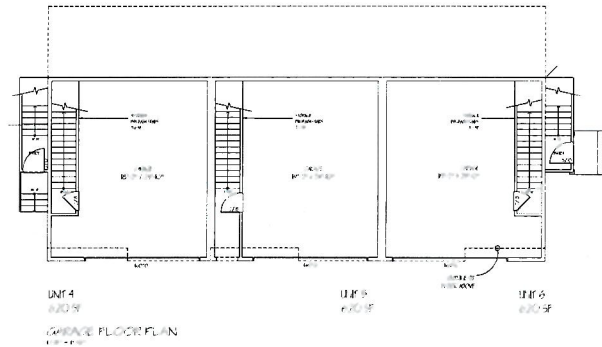
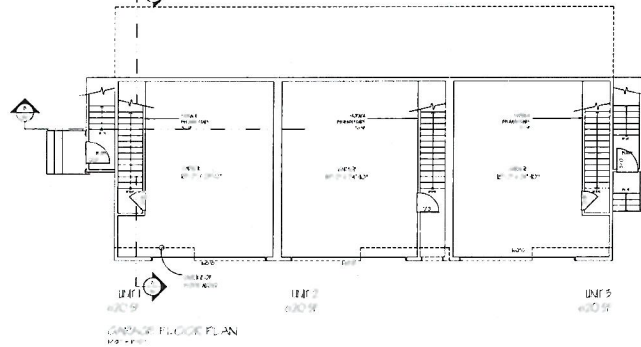
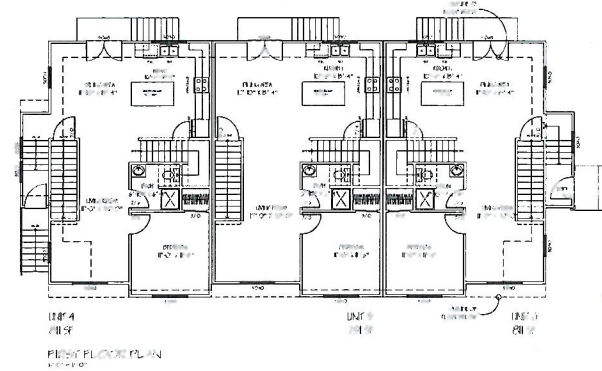
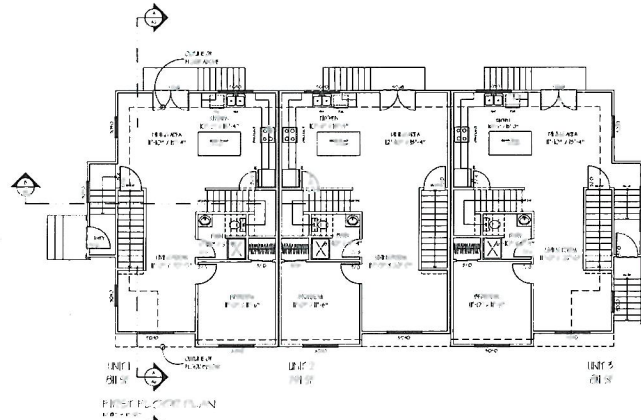
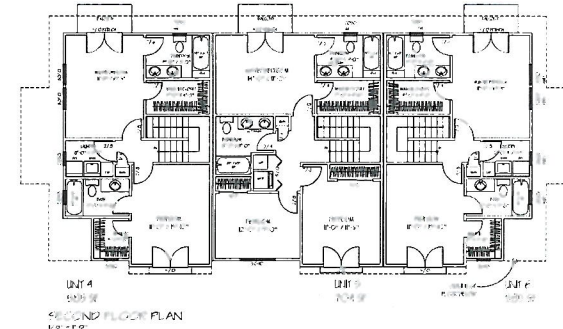
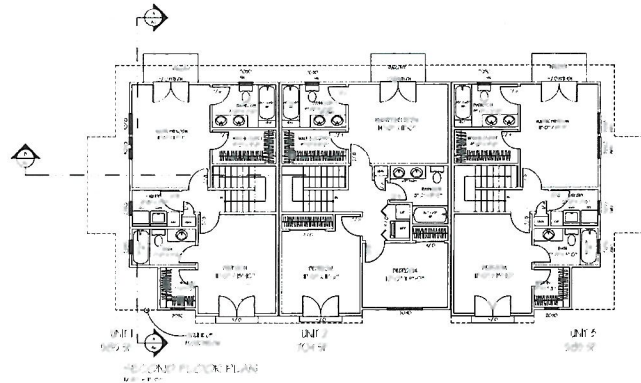
TRACT #7462
PEBBLE CREEK CONDOMINIUMS



OLD SAN FRANCISCO ROAD
(R/W 86')

"BASIS OF BEARING"
N85° 08' 32" W 614.42'





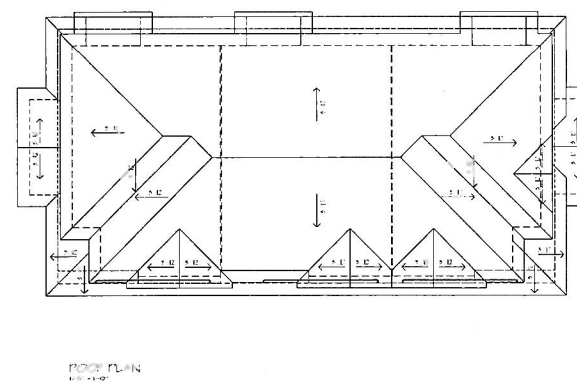
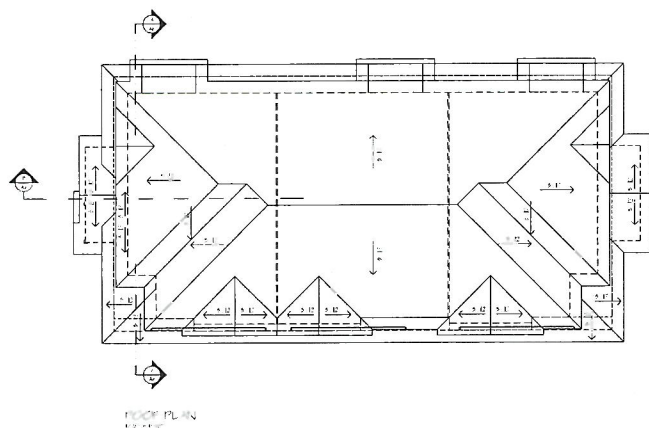
Revisions	By

INNOVATIVE CONCEPTS
 PROFESSIONAL BUILDING DESIGN AND PLANNING
 2555 Stevens Creek Blvd., Suite 205
 San Jose, CA 95128
 Tel: (408) 945-1340
 E-Mail: info@icconcept.com

A Major Use Permit / Special Development Permit for:
George Nejat
 663 & 675 Old San Francisco Road
 Sunnyvale, CA 94086

Date	05/08/2010
Drawn	
Check	
App	
Seal	

A2



Revisions	

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
1150 Stevens Creek Blvd. Suite 225
San Jose, CA 95117
Phone: (408) 986-1076 Fax: (408) 986-1343



A Major Use Permit / Special Development Permit for:
George Nejat
660 & 675 Old San Francisco Road
Sunnyvale, CA, 94086

Date: 01/01/2015

10

Sheet

A3



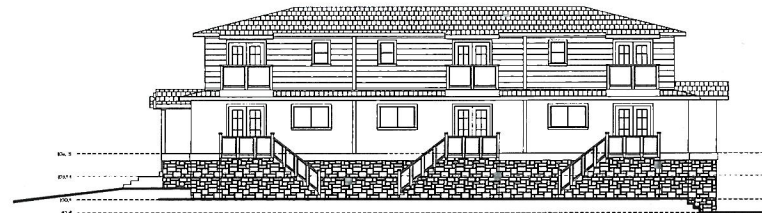
BUILDING 2
SOUTH ELEVATION
1/2" = 1'-0"



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



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



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

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
2200 Bayview Avenue, Suite 220
San Francisco, CA 94134
Phone: (415) 362-1121 Fax: (415) 362-1151
Email: info@icgdp.com



A Major Use Permit / Special Development Permit for:
George Nejat
669 & 675 Old San Francisco Road
San Mateo, CA 94406

Date	04/06/2016
Scale	
Drawn	
CHK	
Sheet	

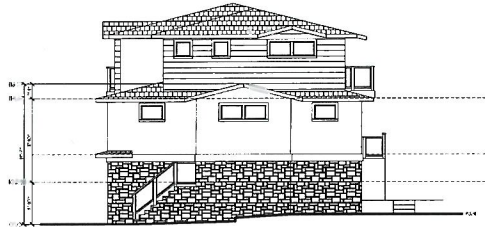
A4



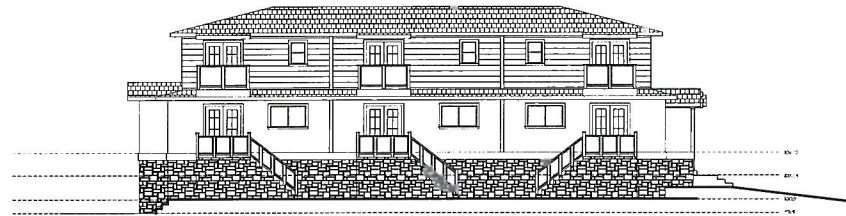
BUILDING 1
SOUTH ELEVATION
1/16" = 1'-0"



BUILDING 1
EAST ELEVATION
1/16" = 1'-0"



BUILDING 1
NORTH ELEVATION
1/16" = 1'-0"



BUILDING 1
WEST ELEVATION
1/16" = 1'-0"

Revisions	By

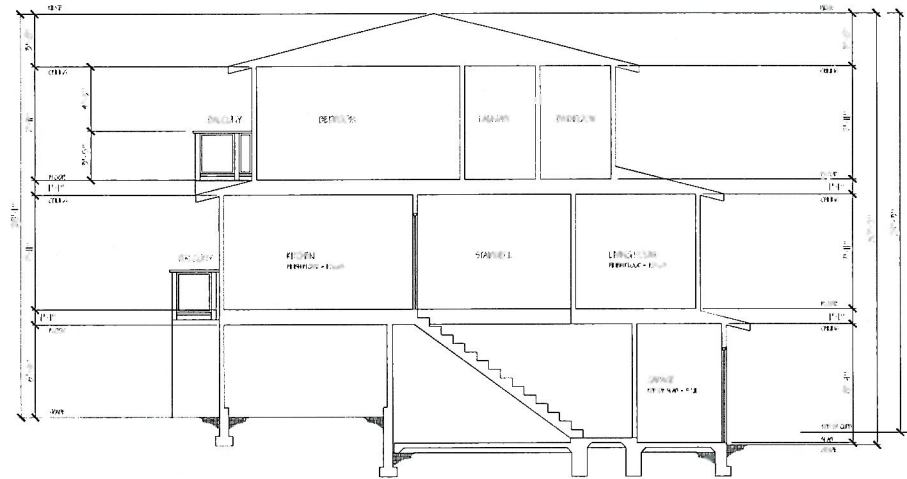
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
10000 Wilshire Blvd., Suite 205
Beverly Hills, CA 90210-3205
Tel: (310) 488-1000
Fax: (310) 488-1001
E-Mail: info@innovative-ideas.com



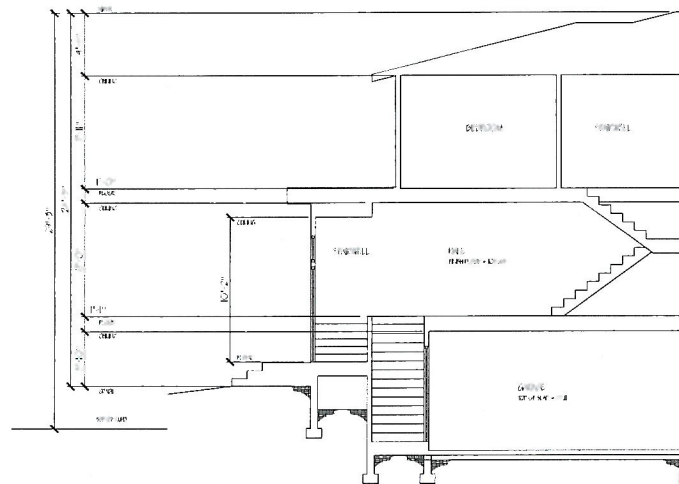
A Minor Use Permit / Special Development Permit for:
George Nejal
6609 & 6705 Old San Francisco Road
Sunnyvale, CA 94036

Scale	1/16" = 1'-0"
Date	07/28/2010
Drawn	
Check	
Sheet	

A5



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



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

Revisions	By

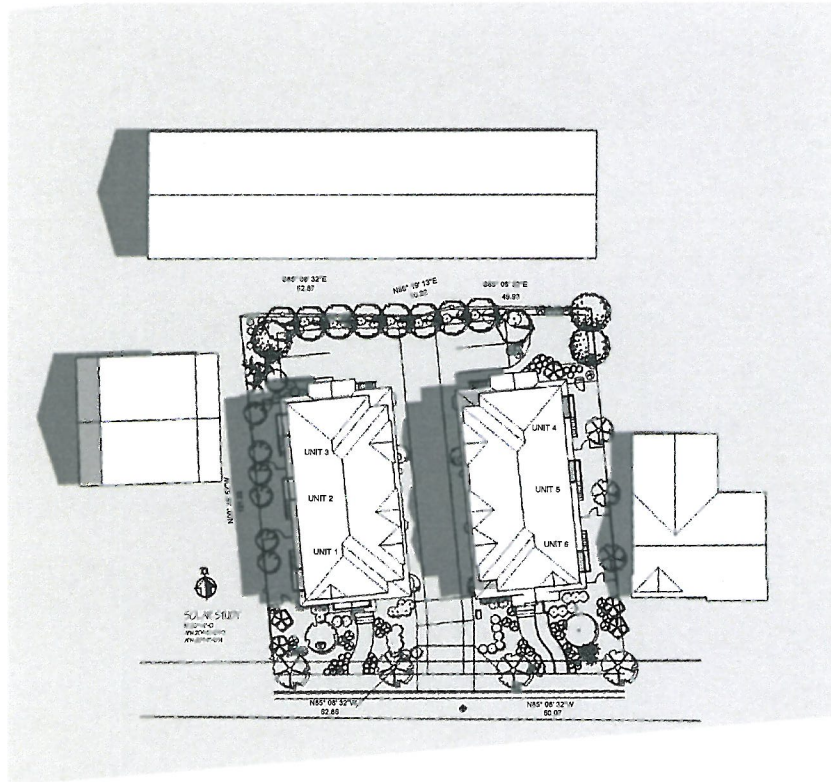
INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
2000 Stevens Creek Blvd. Suite 200
San Jose, CA 95128
Tel: (408) 995-1400
Fax: (408) 995-1401
Email: info@icconcept.com



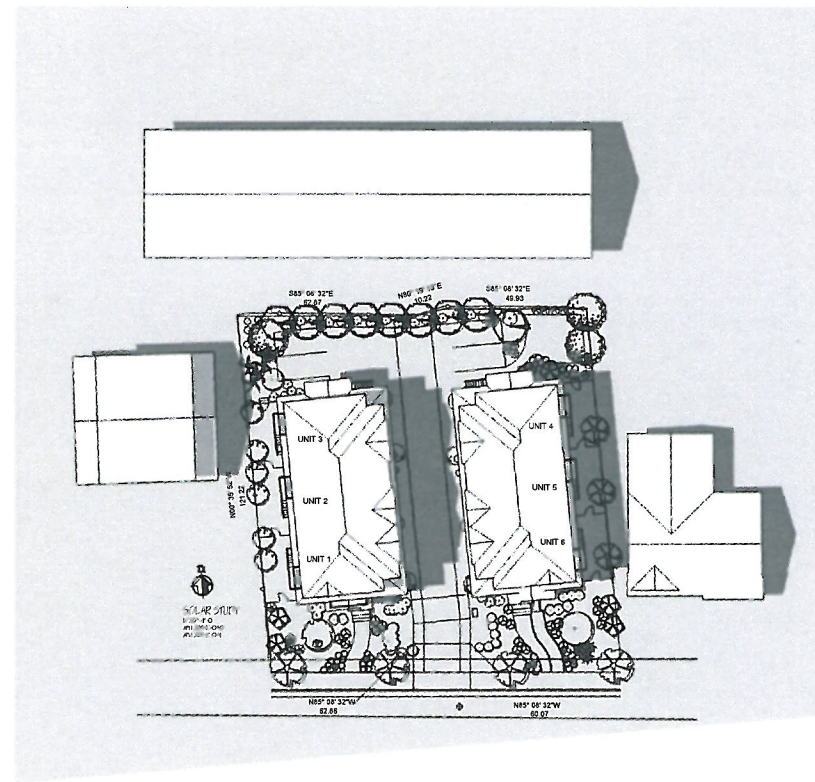
A Major Use Permit / Special Development Permit for:
George Nejad
6609 & 675 Old San Francisco Road
Sunnyvale, CA 94086

Date	2/10/2020
Scale	
Drawn	
Job	
Sheet	

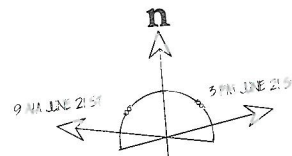
A6



OLD SAN FRANCISCO ROAD
(R/W 86')



OLD SAN FRANCISCO ROAD
(R/W 86')



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

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
2001 Moraga Ave. Suite 4
San Francisco, CA 94134
Phone: (415) 865-1070 Fax: (415) 865-1143
E-Mail: info@innovative.net



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

DATE	BY

A7



PLANT LIST			
CODE	QTY	SIZE	NAME
AGA ATT	3	5 GAL	AGAVE ATTENUATA 'NOVA'
ARC DOG	2	15 GAL	ARCTOSTAPHYLOS MANZANITA 'DOCTOR HURD'
ARC PAJ	10	5 GAL	ARCTOSTAPHYLOS PAJAROENSIS 'LESTER ROUNTREE'
ASP MEY	5	5 GAL	ASPARAGUS DENSIFLORUS 'MEYERSII'
CEA RAY	5	5 GAL	CEANOTHUS RAY HARTMAN
CHI TAS	3	24\" BOX	CHITALPA TASHKENTENSIS 'MORNING CLOUD'
COR PUL	18	5 GAL	CEANOTHUS RAY HARTMAN
COT COG	1	15 GAL	CONTINUIS COGGYGRIA 'GRACE'
LAG IND	9	24\" BOX	LAGERSTOEMIA INDICA 'NATCHEZ'
LAG MUS	4	15 GAL	LAGERSTOEMIA 'MUSKOGEE'
LAV ANG	15	1 GAL	LAVANDULA ANGUSTIFOLIA
LIB PER	33	1 GAL	LIBERTIA PEREGRINANS
LOM BRE	15	1 GAL	LOMANDRA 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	By

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PROFESSIONAL BUILDING DESIGN AND PLANNING
2500 Stevens Creek Blvd. Suite 205
San Jose, CA 95128 Tel: (408) 940-1440
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Email: info@icdesign.net



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

Scale	0\"/>
-------	-------

L1