

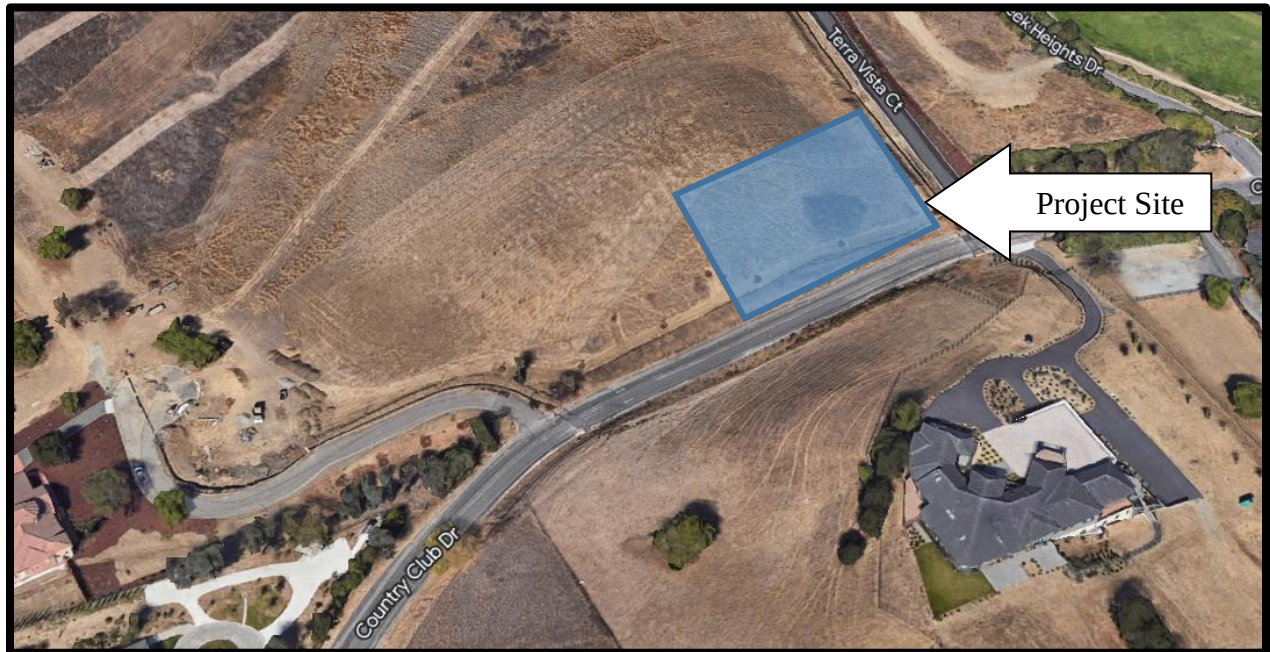


MILPITAS PLANNING COMMISSION STAFF REPORT

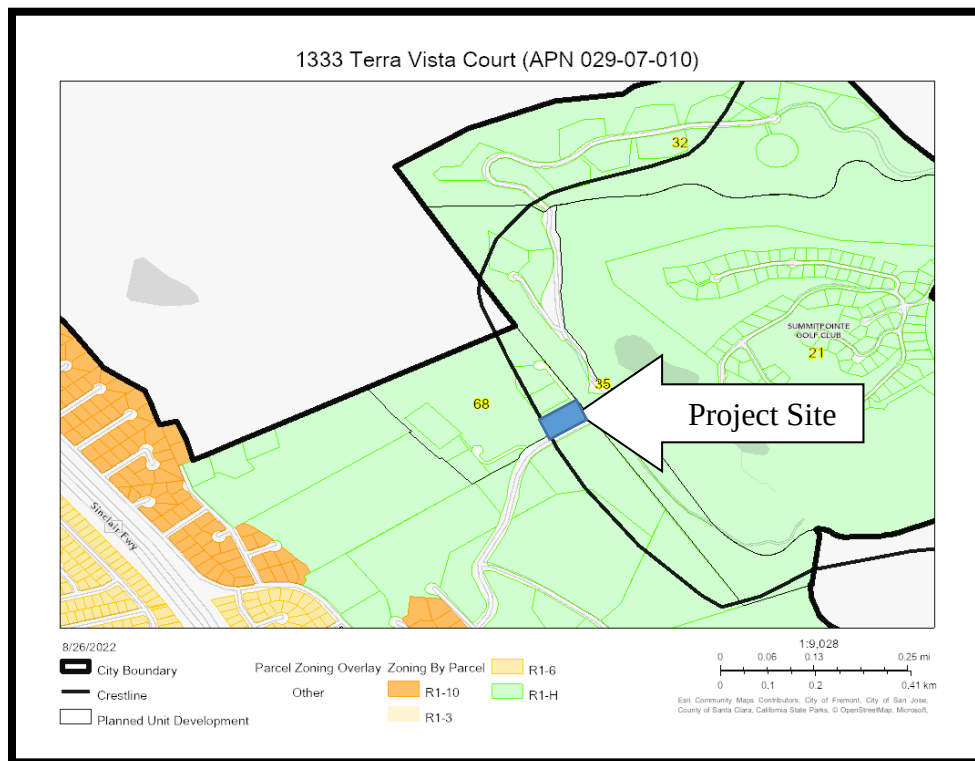
October 25, 2023

APPLICATION:	NEW HILLSIDE RESIDENCE - 1321 TERRA VISTA COURT (LOT 4) - Site Development Permit No. SD22-0013 and PUD Amendment No. PA23-0001: A request for an Amendment to the development standards for a single-family home within Planned Unit Development No. 68 (Countryside Estates) to deviate from the approved designs for that single-family home and a Site Development Permit to construct a 4,929 square-foot, two-story, single-family residence with an attached three-car garage on a 1.1-acre vacant site located in the R1-H Single-family Residential-Hillside Zoning District with a Site and Architectural (-S) Overlay at 1321 Terra Vista Court (Countryside Estates, Lot 4).
RECOMMENDATION:	Staff recommends that the Planning Commission adopt Resolution No. 23-015 approving and recommending City Council approval of Site Development Permit SD22-0013 and Planned Unit Development Amendment PA23-0001, subject to the attached Conditions of Approval.
LOCATION:	
Address/APN:	1321 Terra Vista Court (APN 029-07-012)
Area of City:	Northeastern portion of the City of Milpitas in the hillside area
PEOPLE:	
Project Applicant:	Eugene Sakai, Studio S Squared Architecture, Inc.
Project Planner:	Randy Baez, Associate Planner
LAND USE:	
General Plan Designation:	Hillside Low-Density (HLD)
Zoning District:	Single Family Residential-Hillside (R1-H)
Planned Unit Development:	No. 68 (Countryside Estates)
Site Area:	1.1 acres
ENVIRONMENTAL:	Categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Map 1
3D Aerial Project Location



Map 2
Zoning Map



BACKGROUND

History

On November 17, 1992, the City Council approved Planned Unit Development (PUD) No. 68 (Countryside Estates) to allow the construction of six hillside residential home sites on a 24.5-acre parcel. Each home site would be reviewed separately under the provisions of an “S” Zone Application or Site Development Permit and subject to a precise building envelope established by the PUD. To date, lots 2 and 6 have been approved for development.

Process

In addition to satisfying the substantive and procedural requirements typically applicable to a Site Development Permit and Planned Unit Development Amendment, because of the project’s location within the Hillside Combining District (“H”), the application must be considered by both the Planning Commission and the City Council (Milpitas Municipal Code [MMC] Section XI-10-45.09) for conformance with the Hillside Site and Architectural Guidelines.

PROJECT DESCRIPTION

Overview

The project site is an undeveloped 1.1-acre parcel located at the intersection of Country Club Drive and Terra Vista Court within Planned Unit Development No. 68: Countryside Estates. The property and neighboring properties are zoned Single Family Residential – Hillside. The project site is located on the east side of the hillside crest line. A vicinity map of the subject site location is shown on Map 1.

The applicant is requesting a Site Development Permit and a Planned Unit Development Amendment to construct a 4,929-square foot, two-story single-family residence and a 797 square-foot accessory structure (Accessory Dwelling Unit) on a 1.1-acre vacant lot. The residence will include an attached 1-car and 2-car garage, in addition to three off-street parking spaces access from the swing-in driveway. The project also includes an amendment to Planned Unit Development No. 68 to include the following change:

1. Changes to exterior finishes and design to allow for a contemporary Chateau design for this lot, which will include painted stucco, stone veneer, and a standing seam metal roof.

Location and Context

The project site is located in the northeastern portion of the City of Milpitas in the hillside area. Map 2 and the following table provide a summary of the Zoning and Land Uses surrounding the site

Table 1: Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Use
Subject Site	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
North	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
South	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-Family Home

East	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
West	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant

PROJECT ANALYSIS

General Plan and Zoning Conformance

Milpitas General Plan 2040

The General Plan designation for the project site is Hillside Low Density (HLD). The General Plan details the goals, objectives and policies for the City's Hillside Area. It is characterized by gentle to steep slopes, grassy terrain with some chaparral and trees, wildlife, geologically unstable areas, the Ed R. Levin County Regional Park, and a feeling of remoteness from the more urban portions of the city. The Hillside Low Density designation allows a maximum of one (1) housing unit per gross acre. The project is in conformance with the policies and standards in the City's General Plan policies, as outlined in the following table:

Table 2: General Plan Consistency

Policy	Conformance
<i>CD 7-1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The proposed Project will not impact the visual character of the hillside from the valley floor or other viewpoints, as the project site is located over 100 feet east of the crestline. Project Plan sheets A0.4 and A0.5 illustrate how the proposed residence will not obstruct panoramic public views from and of the hillsides.
<i>CD 7-2 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. The proposed Project will be situated at the flattest portion of the lot to limit disruption to the existing natural topography by limiting cut to 3,005 cubic yard and fill to 435 cubic yards for both construction phases. The total earthwork exported will be 2,570 cubic yards to accommodate the home's footprint and meet the grade requirements to not be visible from the valley floor.
<i>CD 7-3 Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. Minimal contour grading will be required for the construction of the new residence due to its siting on the flattest areas of the lot. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set.
<i>CD 7-4 Avoid mass graded pads within hillside areas. Smaller steps or grade</i>	Consistent. The building pad is proposed at the flattest portion of the lot and will only

<i>changes should be used over single, large, slope banks to the greatest extent feasible.</i>	necessitate minimal grading to accommodate the residence. Grading has been minimized as much as feasibly possible in the Project, in that the site follows the site's natural contours in an effort to preserve the natural terrain quality.
CD 7-5 <i>Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No changes are proposed to the existing land use and zoning designation, as the subject site is to be used as a single-family residence.

Development Standards

The site is located in the R1-H Single-Family Residential-Hillside Combining District. The “H” Zoning District promotes and encourages the orderly development of the hillside area of the City by the application of regulations and requirements established to meet the particular constraints associated with the development of hillside areas, including, but not limited to, geologic problems, slope, safe access, and visibility.

Per MMC Section XI-10-45.17-3, the subject parcel is less than 3.0-acres, which allows for the smallest maximum size for the main residence and the least amount of impervious surface coverage compared to parcels over this acre threshold. The project applicant chose to conform to development standards within its maximum limitations. Table 3 demonstrates the Project’s consistency with the applicable development standards of the R1-H zone and PUD # 68.

Table 3: Summary of Development Standards

Standards	Hillside & PUD 68 Requirements	Proposed	Complies
Front Setback	25 ft. minimum when avg. slope is <16%. Otherwise, 40 ft. minimum	55 ft. and 7 inches from the property line	Yes
Side Yard Setback	40 ft. minimum	44 ft. and 11 in. on south; 50 ft. and 8.5 in. on north.	Yes
Rear	40 ft. minimum	127 ft. and 7.5 inches	Yes
Size of Main Residence	6,000 sq. ft. maximum (lots < 3 acres)	4,929 sq. ft.	Yes
Impervious Surfaces	8,000 sq. ft. maximum (lots < 3 acres)	7,339 sq. ft.	Yes
Building Height (Maximum)	17 ft. west of crestline; 27 ft. east of crestline / 1 ½ stories	1 ½ story or 26 feet and 10.5 inches	Yes
Parking	Four spaces required	Six spaces (three inside garage & three outside)	Yes

Standards	Hillside & PUD 68 Requirements	Proposed	Complies
Crestline Zone of Protection	Within three hundred (300) feet easterly of the crestline, structure heights shall be restricted so that no structure extends above the crestline site line	Within 300 ft east of the crestline, not visible from the three closest viewpoints nor does the height of the structure extend into the crestline site line	Yes

Due to the subject property's location, the project is also required to comply with the development standards in the City's Hillside Combining District. Per MMC Section XI-10-45.09-7 of the Zoning Ordinance, the Planning Commission and City Council shall consider the following guidelines in its review. Staff has determined the Project to be consistent with the Hillside Architectural Guidelines as demonstrated in Table 4 below.

Table 4: Hillside Zoning Ordinance Compliance

Site and Architectural Guidelines Section 45.09-7	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Due to the proposed location and minimal scale of the home relative to the maximum allowable size outlined in Table 3, the development will not substantially interfere with views and privacy to adjacent lots. In addition, the proposal exceeds all setback requirements, is within its 27-foot, two-story height limit at 26-feet and 10.5 inches, and substantially setback from adjacent property lines to the north and south, which minimizes interference with views and privacy. Additionally, the lot to the west is dedicated as Common Area only and will not be developed with future residential uses.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The project site is currently vacant and undeveloped and has no existing trees. As such, no trees will be removed. As proposed, the design of the house is carefully sited to be built on the flattest portions of the lot, following the natural landscape and existing contours of the site to limit cut to 3,005 cubic yards and fill to 435 cubic yards, with a net export of 2,570 cubic yards. Minimal landscaping is also proposed, including 22 mid-size trees and various flowering plants, ground cover, succulents and shrubs.

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The proposed design includes varying rooflines, a clear delineation of different colors and materials, and punctuation of certain front and side facing elevations to remove the perception of bulk within the one-and-a-half-story residence. The footprint of the proposed home is also angled in its orientation to the front property line, thus minimizing the perception of excessive bulk. Furthermore, as described above and shown in Table 3, the proposed main residence is proposed to be sized in scale closer to immediate neighbors' proposed residences built on lots less than 3.0-acres in size. The overall building footprint of the main residence on the 1.1-acre lot is consolidated, and the remaining portions of the lot will also remain undeveloped, and no accessory structures are proposed.
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed home will not exceed 27 feet in height as permitted for homes east of the crestline, and exceeds all minimum setbacks as required by the Hillside development standards. The proposed home also has a combination of mansard-style and minimally pitched roof systems that could be used to utilize future solar energy. With regards to adjacent properties, the lot to the west is reserved as Common Area and the residences to the east are located greater than 429 feet away. As such, the proposed main residence will not cause an impairment to the adjacent properties access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. The proposed location of the main dwelling is where the existing lot is most flat, and grading is limited to 3,005 cubic yards of necessary cut to accommodate the two-story dwelling and modest pool and 435 cubic yards of the grading will be repurposed as fill.

Planned Unit Development Amendment

The project is also located within PUD 68, which establishes total allowed square footage, total grading allowed, size of the garage and exterior finish materials. Per PUD 68 (adopted November 1992), the lot shall have a 3-car garage, 4,000-5,000 square feet of total allowable square footage for the residential structure, and only permits certain types of exterior finishes.

Staff has determined through analysis and research that PUD 68, also known as Countryside Estates, which was established to regulate the construction of six custom homes, is no longer reflective of the current development patterns of the Bay Area.

An increase in residential square footage is not required; however, Staff recommends amending the PUD for this lot to allow for the proposed changes in exterior finishes. In order to approve such changes, the Planning Commission must make the finding that these changes will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.

Site & Architectural Design

The project is designed in a modern Chateau style, which adds to the diversity of the neighborhood. The exterior materials are composed of painted stucco, high quality stone veneer and a standing seam metal roof, with metal and stain grade wood accents. The articulation of the architectural forms blending with a variety of finishes creates an attractive front elevation, along with an integrated curved driveway pattern that enhances the house and the neighborhood. All exterior materials and finishes work together as a palette of earth tone colors creating harmony with the surroundings. The colors and materials are complementary to the neighboring residences and within an earth tone range.

Grading and Landscaping

Due to the sloped lot and vehicular access requirements, the applicant has requested that the site be graded in order to make the site feasible for residential development. In an effort to limit the amount of ground to be removed, the applicant has proposed a site plan which locates the proposed home on the flattest portion of the site. Given the steep slope of the lot, grading was required to accommodate a two-story home with rear yard access. In order to minimize grading, the rear yard entry is located on the second floor, which requires considerably less grading than having the exit on the first floor. However, due to the property slope and proximity to the crestline, the project will result in 3,005 cubic yards of cut and 435 cubic yards of fill for the construction of a new home and the required grade at the driveway for firetruck access. 435 cubic yards of cut will be repurposed, resulting in a net export of 2,570 cubic yards. Furthermore, no grading is proposed in the crestline zone of protection, and grading is limited to the near footprint of the home and rear patio area. The proposed landscape plan includes a variety of flowers, shrubs, succulents, and trees. As demonstrated in Attachment B (Project Plans), these plans are consistent with the grading/landscaping requirements within the Hillside Ordinance.

Crestline Zone of Protection

In an effort to protect the quality of views of the hills from the valley floor, development standards related to the crestline have been incorporated into the Zoning Code. Per MMC Section XI-10-45.06, the purpose of the crestline zone of protection is to preserve the natural quality of the crestline and the slopes immediately below, when viewed from the valley floor. In addition, Section 45.06-2 states that, in the area within three hundred (300) feet easterly of the crestline, structure heights shall be restricted so that no structure extends above the crestline site line. An exhibit was given to the applicant demonstrating the location of prominent crestlines identified by the City. To demonstrate compliance with the crestline zone of protection and site line, which is located within the rear half of the existing lot, the applicant installed “story poles” along the minimum setback line and took pictures from areas recognized by the City as vantage points and

required by the Hillside Ordinance Section XI-45-.06-3. Specifically, designated viewpoints VP2, VP3, and VP4 were included within this analysis. As demonstrated in Attachment C and plan Sheet A0.5, although cross section #3 for VP4 would intrude into the site line, the story pole tests confirm the project will not be visible from the valley floor, and therefore, is compliant with the Crestline Zone of Protection.

FINDINGS FOR APPROVAL (OR DENIAL)

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action. Based on substantial evidence in the public record, Staff has found that the proposed project is consistent with the General Plan, Zoning Ordinance, and all required Findings.

Site Development Permit Findings (Section XI-10-57-03-1(F))

- 1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the architectural design and site planning of the proposed home is aesthetically compatible with the neighboring homes with an emphasis of minimizing changes to the natural topography. The proposed home incorporates earth tone colors and is sited in a manner as to not draw attention when viewed from the valley floor.

- 2. The project is consistent with the Milpitas Zoning Ordinance in that:*

As described in table 3 above, the proposed home meets the development standards in the Single-Family Hillside Zoning District and Countryside Estates PUD 68 for setbacks, height requirements, and landscaping and is requesting an amendment to PUD 68 for exterior finishes.

- 3. The project is consistent with the Milpitas General Plan in that:*

The project is consistent with the Milpitas General Plan, and particularly with Policy CD 7-5, which states to limit new development in the Hillside Area to only to Very Low Density Residential, open space and park uses. The project meets this finding, as the site is a part of an approved Planned Unit Development, which subdivided lots planned for clustered housing. The proposed home is designed to fit in with the natural topographic features of the property and reduces the visual impact as viewed from the valley floor.

Planned Unit Development (Section XI-10-54.07(B)(6)(a-d))

- 1. The proposed development will result in an intensity of land utilization no higher than and standards of open spaces at least as high as permitted or specified otherwise for such development in the General Plan, Zoning Ordinance and Subdivision ordinance.*

The permit amendment, along with the project, will result in an intensity no higher than and standards of open space at least as high as permitted, in that the PUD requirements mirror the

Hillside combining zoning requirements, in regards to land utilization, planting, irrigation, and open space. This standard has been met.

2. *The development will not create traffic congestion pursuant to the California Environment Quality Act (CEQA). However, if traffic congestion is created by the proposed development, the traffic impacts will be mitigated by traffic improvements proposed by the developer or by funding capital projects and by on-site provisions for traffic circulation and parking or, if it cannot be mitigated, the Planning Commission and City Council shall issue any necessary findings pursuant to CEQA.*

The project associated with the PUD permit amendment, will not create traffic congestion that will significantly and negatively affect existing traffic operations. This standard has been met.

3. *For residential development in the Valley Floor Planning Area, as defined in the Milpitas General Plan Land Use Element, the maximum dwelling unit density per gross acre shall be the upper limit of the corresponding General Plan density range within each zoning designation. In the case of the Valley Floor Planning Area residential developments proposed on land zoned "R3" (Multiple Family Residential) an overall density of up to forty (40) units per gross acre can be approved if the following criteria are found by the City Council to be met.*

The proposed the PUD permit amendment shall not have any effect on residential development density. This standard has been met.

Furthermore, in order to grant a Planned Unit Development amendment, the following findings are hereby made pursuant to Milpitas Municipal Code Section XI-10-54.07(B)(6)(d):

1. *Development of the site under the provisions of the Planned Unit Development will result in public benefit not otherwise attainable by application of the regulations of general zoning districts.*

The amendment, along with the project, will result in a public benefit by conforming the PUD to current development standards and allow flexibility for a smaller garage, more square footage for the residential structure and changes to the exterior, without being detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.

2. *The proposed Planned Unit Development is consistent with the Milpitas General Plan.*

The amendment, along with the project is consistent with the Milpitas General Plan, as demonstrated and outlined in Table 2 above.

3. *The proposed development will be in harmony with the character of the surrounding neighborhood and will have no adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, or loss of privacy that are not mitigated to acceptable levels.*

The architectural design and site planning of the proposed home are aesthetically compatible with the neighboring homes, with an emphasis of minimizing changes to the natural topography. The proposed home incorporates earth tone colors and is tucked into the hillside as to not draw attention to it when viewing from the valley floor. All exterior materials and finishes work together as a palette of earth tone colors, creating harmony with the surroundings. The colors and materials of the proposed French chateau design are complementary to the neighboring residences. Additionally, the proposed home is on a 1.1-acre parcel sitting at a minimum of 40 feet set back from all property lines, with a minimum of 80 feet between the closest neighboring home, and therefore will not interfere with privacy.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning).

PUBLIC COMMENT/OUTREACH

Staff provided public notice for the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on October 13, 2023. In addition, 18 notices were sent to owners and occupants within 300 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.ci.milpitas.ca.gov, and posted at City Hall.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Adopt Resolution 23-015, approving and recommending the City Council approve the Site Development Permit No. SD22-0013 and Planned Unit Development Amendment P-PA23-0001, to allow the construction of a single-family residence in the hillside district, subject to the findings and attached Conditions of Approval.

ATTACHMENTS

- A: Resolution 23-015
- B: Project Plans
- C: Story Pole Installation

RESOLUTION NO. 23-015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS APPROVING AND RECOMMENDING APPROVAL OF SITE DEVELOPMENT PERMIT NO. SD22-0013 AND PLANNED UNIT DEVELOPMENT AMENDMENT PA23-0001 TO THE MILPITAS CITY COUNCIL TO DEVELOP A NEW HILLSIDE HOME LOCATED ON A VACANT 1.1-ACRE SITE AT 1321 TERRA VISTA CT (APN: 029-07-012). THE PROJECT SITE IS ZONED SINGLE FAMILY RESIDENTIAL - HILLSIDE

WHEREAS, on December 16, 2022, an application was submitted by Eugene Sakai, of Studio S Squared Architecture, Inc. (“Applicant”), for a development proposal to allow the development of a 4,929-square foot, one and a half-story single-family residence (“Project”) on a vacant 1.1-acre site within Planned Unit Development No. 68 at 1321 Terra Vista Ct (APN: 029-07-012). The Project site is zoned Single Family Residential - Hillside; and

WHEREAS, Planned Unit Development Amendment Permit No. PA23-0013 is also required to allow for changes in the exterior finishes within this project from the associated Planned Unit Development Area, known as PUD 68; and

WHEREAS, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), which assessment determined that the Project is exempt from CEQA review pursuant to Section 15303 (New Construction and Conversion of Small Structures) of the CEQA Guidelines and, as a separate and independent basis, pursuant to Section 15183 of the CEQA Guidelines; and

WHEREAS, on October 25, 2023, the Planning Commission held a duly noticed public hearing on the subject application, at which all those in attendance were given the opportunity to speak on Project; and

WHEREAS, the Planning Commission has considered all of the written and oral testimony presented at the public hearing in making its decision; and

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1: Recitals.

The Planning Commission has considered the full record before it, which may include, but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and incorporated herein by reference.

SECTION 2: CEQA Finding

The project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) for “New Construction or Conversion of Small Structures including one single-family residence, or a second dwelling unit in a residential zone,” because it can be seen with certainty that there is no possibility that these actions may have a significant effect on the environment. The Project’s proposed new construction of a single-family residence and its accessory structures are within a residentially zoned area on a legal parcel and none of the exceptions, as specified in Section 15300.2 of the CEQA Guidelines that would preclude applicability of this exemption are present. As a separate and independent basis, the Project is exempt

from Section 15183 of the CEQA Guidelines as a project consistent with a community plan, general plan or zoning in that it is consistent with the development density established in the Milpitas General Plan and the applicable zoning and there are no project-specific significant effects which are peculiar to this project or its site.

SECTION 3: Site Development Permit (Section XI-10-57.03(F)(1)) - The Planning Commission makes the following findings based on the evidence in the public record in approving Site Development Permit No. SD22-0013:

1. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*
The architectural design and site planning of the proposed home is aesthetically compatible with the neighboring homes with an emphasis of minimizing changes to the natural topography. The proposed home incorporates earth tone colors and is sited in a manner as to not draw attention when viewed from the valley floor.
2. *The project is consistent with the Milpitas Zoning Ordinance.*

The proposed home meets the development standards in the Single Family Hillside Zoning District and Countryside Estates PUD 68 for setbacks, height requirements, and landscaping and is requesting an amendment to PUD 68 for exterior finishes. As demonstrated in Table 1 below.

Table 1:
Summary of Development Standards

Standards	Hillside & PUD 68 Requirements	Proposed	Complies
Front Setback	25 ft. minimum when avg. slope is <16%. Otherwise, 40 ft. minimum	55 ft. and 7 inches from the property line	Yes
Side Yard Setback	40 ft. minimum	44 ft. and 11 in. on south; 50 ft. and 8.5 in. on north.	Yes
Rear	40 ft. minimum	127 ft. and 7.5 inches	Yes
Size of Main Residence	6,000 sq. ft. maximum (lots < 3 acres)	4,929 sq. ft.	Yes
Impervious Surfaces	8,000 sq. ft. maximum (lots < 3 acres)	7,339 sq. ft.	Yes
Building Height (Maximum)	17 ft. west of crestline; 27 ft. east of crestline / 1 ½ stories	1 ½ story or 26 feet and 10.5 inches	Yes
Parking	Four spaces required	Six spaces (three inside garage & three outside)	Yes
Crestline Zone of Protection	Within three hundred (300) feet easterly of the crestline, structure heights shall be restricted so that no structure extends above the crestline site line	Within 300 ft east of the crestline, not visible from the three closest viewpoints nor does the height of the structure extend into the crestline site line	Yes

Due to the subject property's location, the project is also required to comply with the development standards in the City's Hillside Combining District. Per MMC Section XI-10-45.09-7 of the Zoning Ordinance, the Planning Commission and City Council shall consider the following guidelines in its review. Staff has determined the Project to be consistent with the Hillside Architectural Guidelines as demonstrated in Table 2 below.

Table 2:
Hillside Zoning Ordinance Compliance

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Due to the proposed location and minimal scale of the home relative to the maximum allowable size outlined in Table 3, the development will not substantially interfere with views and privacy to adjacent lots. In addition, the proposal exceeds all setback requirements, is within its 27-foot, two-story height limit at 26-feet and 10.5 inches, and substantially setback from adjacent property lines to the north and south, which minimizes interference with views and privacy. Additionally, the lot to the west is dedicated as Common Area only and will not be developed with future residential uses.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The project site is currently vacant and undeveloped and has no existing trees. As such, no trees will be removed. As proposed, the design of the house is carefully sited to be built on the flattest portions of the lot, following the natural landscape and existing contours of the site to limit cut to 3,005 cubic yards and fill to 435 cubic yards, with a net export of 570 cubic yards. Minimal landscaping is also proposed, including 22 mid-size trees and various flowering plants, ground cover, succulents and shrubs.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The proposed design includes varying rooflines, a clear delineation of different colors and materials, and punctuation of certain front and side facing elevations to remove the perception of bulk within the one-and-a-half-story residence. The footprint of the proposed home is also angled in its orientation to the front property line, thus minimizing the perception of excessive bulk. Furthermore, as described above and shown in Table 3, the proposed main residence is proposed to be sized in scale closer to immediate neighbors' proposed residences built on lots less than 3.0-acres in size. The overall building footprint of the main residence on the 1.1-acre lot is consolidated, and the remaining portions of the lot will also remain undeveloped, and no accessory structures are proposed.

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed home will not exceed 27 feet in height as permitted for homes east of the crestline, and meets or exceeds all minimum setbacks as required by the Hillside development standards. The proposed home also has a combination of mansard-style and minimally pitched roof systems that could be used to utilize future solar energy. With regards to adjacent properties, the lot to the west is reserved as Common Area and the residences to the east are located greater than 429 feet away. As such, the proposed main residence will not cause an impairment to the adjacent properties access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. As proposed, the proposed location of the main dwelling is where the existing lot is most flat, but grading is limited to 3,005 cubic yards of cut to accommodate the two-story dwelling and 435 cubic yards of the grading will be repurposed as fill.

Site & Architectural Design

The project is designed in a modern Chateau style, which adds to the diversity of the neighborhood. The exterior materials are composed of painted stucco, high quality stone veneer and a standing seam metal roof, with metal and stain grade wood accents. The articulation of the architectural forms blending with a variety of finishes creates an attractive front elevation, along with an integrated curved driveway pattern that enhances the house and the neighborhood. All exterior materials and finishes work together as a palette of earth tone colors creating harmony with the surroundings. The colors and materials are complementary to the neighboring residences and within an earth tone range.

Grading and Landscaping

Due to the sloped lot and vehicular access requirements, the applicant has requested that the site be graded in order to make the site feasible for residential development. In an effort to limit the amount of ground to be removed, the applicant has proposed a site plan which locates the proposed home on the flattest portion of the site. Given the steep slope of the lot, grading was required to accommodate a two-story home with rear yard access. In order to minimize grading, the rear yard entry is located at the second floor, which requires considerably less grading than having the exit on the first floor. However, due to the property slope and proximity to the crestline, the project will result in 3,005 cubic yards of cut and 435 cubic yards of fill for the construction of a new home and the required grade at the driveway for firetruck access. 435 cubic yards of cut will be repurposed resulting in a net export of 2,570 cubic yards. Furthermore, no grading is proposed in the crestline zone of protection and grading is limited to the near footprint of the home and rear patio area. The proposed landscape plan includes a variety of flowers, shrubs, succulents, and trees. As demonstrated in Attachment B (Project Plans), these plans are consistent with the grading/landscaping requirements within the Hillside Ordinance.

Crestline Zone of Protection

In an effort to protect the quality of views of the hills from the valley floor, development standards related to crestlines have been incorporated into the Zoning Code. Per MMC Section XI-10-45.06, the purpose of the crestline zone of protection is to preserve the natural quality of the crestline and the slopes

immediately below, when viewed from the valley floor. The crestline zone of protection is defined as “the area westerly of the perceived crestline and between the perceived crestline and an elevation one hundred (100) feet below” (MMC Sec. XI-10-45.06-2). An exhibit was given to the applicant demonstrating the location of prominent crestlines identified by the City. To demonstrate compliance with the crestline zone of protection, which is located within the rear half of the existing lot, the applicant installed “story poles” along the minimum setback line and took pictures from areas recognized by the City as vantage points. Specifically, designated viewpoints VP2, VP3, and VP4 were included within this analysis. As demonstrated in Attachment C and plan Sheet A0.5, although cross section #3 for VP4 would intrude into the site line, the story pole tests confirm the project will not be visible from the valley floor, and therefore, is compliant with the Crestline Zone of Protection.

3. *The project is consistent with the Milpitas General Plan.*

The project is consistent with the Milpitas General Plan, and particularly with Policy CD 7- 5, which states to limit new development in the Hillside Area to only to Very Low Density Residential, open space and park uses. The project meets this finding, as the site is a part of an approved Planned Unit Development, which subdivided lots planned for clustered housing. The proposed home is designed to fit in with the natural topographic features of the property and reduces the visual impact as viewed from the valley floor. As outlined in Table 3 below.

Table 3:
General Plan Consistency

Policy	Conformance
<i>CD 7-1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The proposed Project will not impact the visual character of the hillside from the valley floor or other viewpoints as the project site is located over 100 feet west of the crestline. Project Plan sheets A0.4 and A0.5 illustrate how the proposed residence will not obstruct panoramic public views from and of the hillsides.
<i>CD 7-2 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. The proposed Project will be situated at the flattest portion of the lot to limit disruption to the existing natural topography by limiting cut to 3,005 cubic yards and fill to 435 cubic yards for both construction phases. The total earthwork exported will be 2,570 cubic yards to accommodate the home’s footprint and meet the grade requirements to not be visible from the valley floor.
<i>CD 7-3 Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. Minimal contour grading will be required for the construction of the new residence due to its siting on the flattest areas of the lot. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set.
<i>CD 7-4 Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The building pad is proposed at the flattest portion of the lot and will only necessitate minimal grading to accommodate the residence. Grading has been minimized as much as feasibly possible in the Project, in that the site follows

	the site's natural contours in an effort to preserve the natural terrain quality.
CD 7-5 <i>Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No changes are proposed to the existing land use and zoning designation, as the subject site is to be used as a single-family residence.

As described above, the Project is compatible and consistent with the surrounding uses and has been found to conform to the intent of the Milpitas 2040 General Plan designation. The proposed home is designed to fit in with the natural topographic features of the property and reduces the visual impact as viewed from the valley floor.

SECTION 4: *Planned Unit Development (Section XI-10-54.07(B)(6)(a-d)) – The Planning Commission makes the following standard requirements based on the evidence in the public record in support of the Planned Unit Development Amendment. PA23-0001:*

1. *The proposed development will result in an intensity of land utilization no higher than and standards of open spaces at least as high as permitted or specified otherwise for such development in the General Plan, Zoning Ordinance and Subdivision ordinance.*

The permit amendment, along with the project, will result in an intensity no higher than and standards of open space at least as high as permitted, in that the PUD requirements mirror the Hillside combining zoning requirements, in regard to land utilization, planting, irrigation, and open space. This standard has been met.

2. *The development will not create traffic congestion pursuant to the California Environment Quality Act (CEQA). However, if traffic congestion is created by the proposed development, the traffic impacts will be mitigated by traffic improvements proposed by the developer or by funding capital projects and by on-site provisions for traffic circulation and parking or, if it cannot be mitigated, the Planning Commission and City Council shall issue any necessary findings pursuant to CEQA.*

The project associated with the PUD permit amendment seeks to allow changes in exterior finishes from what was originally approved within PUD No. 68. This change in materials will not create traffic congestion that will significantly and negatively affect existing traffic operations. This standard has been met.

3. *For residential development in the Valley Floor Planning Area, as defined in the Milpitas General Plan Land Use Element, the maximum dwelling unit density per gross acre shall be the upper limit of the corresponding General Plan density range within each zoning designation. In the case of the Valley Floor Planning Area residential developments proposed on land zoned "R3" (Multiple Family Residential) an overall density of up to forty (40) units per gross acre can be approved if the following criteria are found by the City Council to be met.*

The proposed the PUD permit amendment will not have any effect on residential development density as the proposed density is consistent with both the allowed and existing residential density in the surrounding neighborhood. This standard has been met.

SECTION 5: *Furthermore, in order to grant a Planned Unit Development amendment, the following findings are hereby made pursuant to Milpitas Municipal Code Section XI-10-54.07(B)(6)(d):*

1. *Development of the site under the provisions of the Planned Unit Development will result in public benefit not otherwise attainable by application of the regulations of general zoning districts.*

The amendment, along with the project, will result in a public benefit by allowing changes to the exterior that are not detrimental to the light, air, or privacy of any other structure or use currently existing or anticipated. The amendment will also allow for added public benefit by increasing and improving the variety of quality architecture within the neighborhood.

2. *The proposed Planned Unit Development is consistent with the Milpitas General Plan.*

The amendment, along with the project is consistent with the Milpitas General Plan, as demonstrated and outlined in Table 3 above.

3. *The proposed development will be in harmony with the character of the surrounding neighborhood and will have no adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, or loss of privacy that are not mitigated to acceptable levels.*

The architectural design and site planning of the proposed home are aesthetically compatible with the neighboring homes. The proposed home incorporates earth tone colors and is sited in a manner as to not draw attention to it when viewing from the valley floor. All exterior materials and finishes work together as a palette of earth tone colors, creating harmony with the surroundings. The colors and materials are complementary to the neighboring residences. Additionally, the proposed home is on a 1.14-acre parcel sitting at a minimum of 25-foot set back from all property lines and at a minimum of 80 feet from the closest neighboring home, and therefore will not interfere with privacy.

SECTION 6: The Planning Commission of the City of Milpitas hereby approves and recommends the City Council approve Site Development Permit No. SD22-0013 and Planned Unit Development Amendment PA23-0001 and adopt a resolution to allow the development of a single-family residence in the hillside district, based on the above findings and subject to the Conditions of Approval in the proposed Site Development Permit No. SD22-0013 and Planned Unit Development Amendment PA23-0001 attached hereto as **Exhibit 1** incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on October 25, 2023.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on October 25, 2023, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Mercedes Albana				
Dipak Awasthi				
Bill Chuan				
Larry Ciardella				
Alexander Galang				
Sonia Medina-Ashby				

**SITE DEVELOPMENT PERMIT NO. P-SD22-0013 AND
PLANNED UNIT DEVELOPMENT AMENDMENT PA23-0001
1321 TERRA VISTA CT (APN 029-07-012)**

The City of Milpitas Planning Commission and City Council approve Site Development Permit No. SD22-0013 and Planned Unit Development Amendment PA23-0001 in accordance with Section X1-10-45.09 and Section XI-10-54.07(B)(6)(a-d) of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Permit is to allow the issuance of building permits for the proposed development of a 4,929-square foot, one and a half-story single-family residence (“Project”) on a vacant 1.1-acre site within Planned Unit Development No. 68 at 1321 Terra Vista Ct (APN: 029-07-012), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits. This Permit is also to amend Planned Unit Development No. 68 for this lot to allow the proposed changes to exterior finishes and design for a contemporary Chateau design, which will include painted stucco, stone veneer, and a standing seam metal roof.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant and owner, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. Site Development Permit No. SD22-0013 and Planned Unit Development Amendment PA23-0001 (“Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County’s Recorder Office. **(P)**
2. Modifications to project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
3. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
4. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
5. Permit Expiration. Pursuant to Section XI-10-64.06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:

- a. Completes a foundation associated with the project; or
- b. Dedicates any land or easement as required from the zoning action; or
- c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

This permit shall become null and void if the work is added to, modified, or otherwise deviated from in any significant way from the approved site plan, building plan, floor plans, or other approved submittals as determined by the Planning Director or designee.

6. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
7. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit. **(P)**
8. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(P)**
9. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to City. There is no vesting of any fees or charges with the adoption of this Resolution. **(P)**
10. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Resolution. **(P)**
11. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
12. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
13. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related

determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**

14. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
15. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.
16. Permittee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on October 25, 2023, in accordance with these Conditions of Approval. **(P)**
Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, Permittee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**
17. Response to Conditions of Approval. Permittee shall provide a written response to comments upon submittal for building permit application. The responses should clearly indicate how each condition of approval has been addressed in the plans and shall note the appropriate plan sheet. **(P)**
18. Prior to the issuance of a building permit, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
19. Streets shall be designed to generally follow the contours and land form in order to minimize cut and fill. Exposed walls and facing roadways and retaining walls shall be no greater than six feet in height. Crib walls fencing roadways shall be no greater than 15 feet in height. **(P)**
20. Landscaping coverage and stabilization of graded slopes shall be selected and designed to be compatible with surrounding natural vegetation or to replace removed natural vegetation and should recognize climatic, soil, and ecologic characteristic of the region. Plan materials that require excessive water after becoming established should be avoided. **(P)**
21. Trees which have a six inch or greater diameter trunk size at a point three feet above grade may not be removed without obtaining prior approval from the City. The location of all such trees shall be shown on all plans submitted for approval. The Planning Commission, upon review of an "S" Zone application approval, shall have the power to authorize removal, relocation or replacement if the Permittee can show that such requirement is unreasonable as applied to the particular property. If the removal is permitted, the replacement of any trees removed pursuant to this section shall be at a five to one (5:1) ratio. **(P)**

22. The proposed home is located east of the Crestline and is subject to a maximum height of 1.5 stories or 26 feet. **(P)**
23. Within six months, or such other period established by the Planning Commission, after the commencement of grading activities, all graded areas not covered by an impervious surface shall be stabilized in such manner as shall be approved by the Community Development Manager. **(P)**
24. Where two cut-or-fill slopes intersect, the intersection shall be horizontally rounded and blended. **(P)**
25. Where any cut-or-fill slopes intersect the natural grade, the intersection of each slope shall be vertically and/or horizontally rounded and blended. **(P)**
26. Fees: Upon reviewing Exhibit B from the Subdivision Improvement Agreement, it appears that a number of fees were deferred to be paid before building permit issuance. Those fees are listed here:
- a. Prior to the final (occupancy) of each building, a cash fee (\$1333.00/per dwelling unit) to cover the development of park and recreation areas shall be collected by the City for the granting of the PUD.
27. Prior to Building Permit Issuance, the applicant must demonstrate proof in accordance with “Special Conditions – P.U.D. No. 68 and Vesting Tentative Map “Countryside Estates,” that the development at “ADDRESS OF DEVELOPMENT” will be serviced by a fire hydrant that meets the minimum water demand of 1,500 hydrant fire flow to the satisfaction of the Deputy Fire Chief, or his designee. **(P)**

Fire Department

28. The project/development shall comply with the requirements of the Fire Department and the California Fire Code, as outlined, as may be amended by the City of Milpitas. Changes to the site plan and/or internal circulation shall be reviewed and approved by the Fire Department. **(F)**
29. Electronic Documents. The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 105.4.2.2, added by MMC Section V-300-2.11, and CFC Section 102.10
30. Fire Department Access. Sheets A-1.0C shows an acceptable Fire Dept. apparatus access. Fire apparatus access roads shall be provided for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Fire apparatus access shall meet the following:
- a. Fire apparatus access shall extend to within 150 feet of all portions of exterior walls of the building/structure per the California Fire Code Section 503.1.
 - b. The private road shall be designed for fire apparatus access. Fire Access Dimensions, fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm). CFC Section 503.2.1 Exception:
Milpitas Municipal Code XI-10-45.11
45.11-1 Privately owned and maintained access from the public road to each single-family dwelling shall be a minimum of fourteen (14) feet in width. Turning radius shall be designed to meet the Fire Department’s requirements.

45.11-2 Turnout space shall be provided on driveways over one hundred fifty (150) feet in length with

a maximum spacing of one hundred fifty (150) feet if driveway is less than eighteen (18) feet wide.

45.11-3 Turnaround. All dwelling units shall provide an on-site area for vehicles to turn around if served by a driveway over one hundred fifty (150) feet in length to meet Fire Department's requirements.

45.11-4 Vertical Clearance. All privately owned and maintained roads and drives shall assure a minimum fourteen (14) foot vertical clearance.

- c. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather capabilities. Bearing capacity for the driveway and the entry drive court shall be designed to provide a minimum of 60,000 lbs. bearing capacity for the fire apparatus. CFC Section 503.2.3
- d. When there is a dead-end condition, means for fire apparatus turn-around shall be provided as per the CA Fire Code Section 503.2.5. The Fire Department reserves the right to request site design changes as needed to meet the requirements of the CFC, and/or make the request for additional fire protection measures in conformance with the CFC Section 102.9.
- e. The grade (maximum 10%) of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. CFC Section 503.2.7.
- f. Electric gates. Where provided, gates shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. CA Fire Code Section 503.5
Electric gates shall also be provided with a Milpitas Fire Department approved "Knox" electronic switch in addition to the keypad. CA Fire Code Section 102.9

31. Premises identification. New and existing buildings shall have approved address numbers. Address numbers shall be illuminated and located where they are clearly visible from the street. CFC Section 505.
32. Water supply requirements. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 meters) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. CFC Section 507.5.1

Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet.

33. Sprinkler system supervision and alarms, and monitoring. It is recommended that due to the location of the home (hillside) the automatic fire sprinkler system for this home be a system that has supervision and alarm, and monitoring system in conformance to the CA Fire Code Section 903.4.

Building Department

34. Compliance with Building Code of Regulations. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department. **(B)**

Engineering Department

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

*The following conditions shall be met **prior to** any detailed construction plan check submittals (Building or Engineering, except demolition and rough grade plans), unless otherwise approved by the Director of Engineering/City Engineer. City reserves the right to reject any plan check submittal if any of the following conditions are not met. **(E)***

35. Modifications: The Site Development Plan dated September 1, 2023 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
36. Stormwater Control Plan: Permittee shall submit City approved final Stormwater Control Plan (SWCP) that complies with the latest Municipal Regional Stormwater NPDES Permit, including Low Impact Development (LID) Section C3.c.i.(2)(b) measures for harvesting and reuse, infiltration, or evapo-transpiration, for City's review and approval by the Engineering Department.
37. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not limited to, payment of permit fees and/or fee deposit at the time of the submittal.
38. Project Job Account/Fee Deposit: Permittee shall open a new PJ account as a deposit to cover the costs for Engineering Department's services for review and inspection of the project. The amount shall be determined based on the approved City fee schedule at the time of application submittal.

PRIOR TO OFF-SITE PLAN APPROVAL/ENCROACHMENT PERMIT ISSUANCE

*The following conditions shall be addressed as part of the off-site improvement plan review and shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/City Engineer. **(E)***

39. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
- a. Milpitas Design Guidelines: (<http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/design-guidelines/>);
 - b. Standard details and specifications: (<http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/standard-details-and-specifications/>);
 - c. Americans with Disabilities Act (ADA) requirements, where applicable.
40. Sanitary Sewer Calculations: Permittee shall submit a completed "Sewer Needs Questionnaire" form and sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and

impact to the existing main. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.

41. Storm Drain Design: Permittee shall submit storm drain hydrology and hydraulic calculations based upon a 10-year storm event to justify the size of the storm drain lateral flowing full, without surcharging the main line pipe, and to be reviewed and approved by the Engineering Department.
42. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
43. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.
44. Relocation and Adjustment of Existing Public Utilities: Permittee shall relocate and/or adjust existing public utilities as needed that are in conflict with the proposed improvements.
45. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service.
46. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, 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 Engineering Department.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to** any building permit issuance (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/ City Engineer. (E)*

47. Water Supply and Force Majeure: The City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply.
48. Water Efficient Landscapes: Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package.
49. Private utilities shall run within their recorded easements.
50. Fees: Upon reviewing Exhibit B from the Subdivision Improvement Agreement, it appears that a number of fees were deferred to be paid before building permit issuance. Those fees are listed here, as well as additional fees that may apply:

Exhibit B fees:

- a. Hillside water reimbursement fee: \$8,550
- b. Treatment Plant Fee: \$880 per dwelling

c. Cost of meter purchases: these were listed in Exhibit B, but the City no longer collects those. Instead we have the customer order the meters through our supplier and pay the supplier directly.

Other Fees

d. Sewer connection fee: \$1,908 single family parcel (separate from Treatment Plant fee)

51. Mailboxes: The Permittee shall coordinate with US Postal Services regarding placement of required mailboxes. Mailbox location shall not be on public street frontages and shall be approved by City and US Postal Services prior to building permit issuance. Mailbox locations shall be shown on the improvement plans and Permittee shall submit a letter to the City's Land Development Engineering Section from the Postmaster approving the location of the mailbox. Structures to protect mailboxes may require Building, Engineering and Planning Department review.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

52. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
53. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.
54. Construction Staging and Employee Parking: Permittee shall place all construction related materials, equipment, and arrange construction workers parking on-site and not located in the public right-of-ways or public easements.
55. Water Shut-down Plan: Permittee shall provide a water shut-down plan at least seven days in advance of the shut-down in coordination with the Engineering Inspector and notify affected property owners/tenants when cut-in tee(s) is/are required.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** first building occupancy on either lot, unless otherwise approved the Director of Engineering/City Engineer.*

56. Landscape Certificate of Completion: Permittee shall submit a Certificate of Substantial Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance.
57. Record Drawings: Permittee shall submit record drawings in Full size hard copy, AutoCAD, Tiff, and PDF formats for City records. Record drawings shall include all public improvements. Additionally, if the project uses recycled water, the permittee shall also submit record drawings of on-site irrigation facilities.
58. Private Job (PJ) Balance: Permittee shall pay for any remaining balance from the Private Job deposit.

(P) = Planning (B) = Building

(E) = Engineering (F) = Fire Prevention (CA) = City Attorney

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

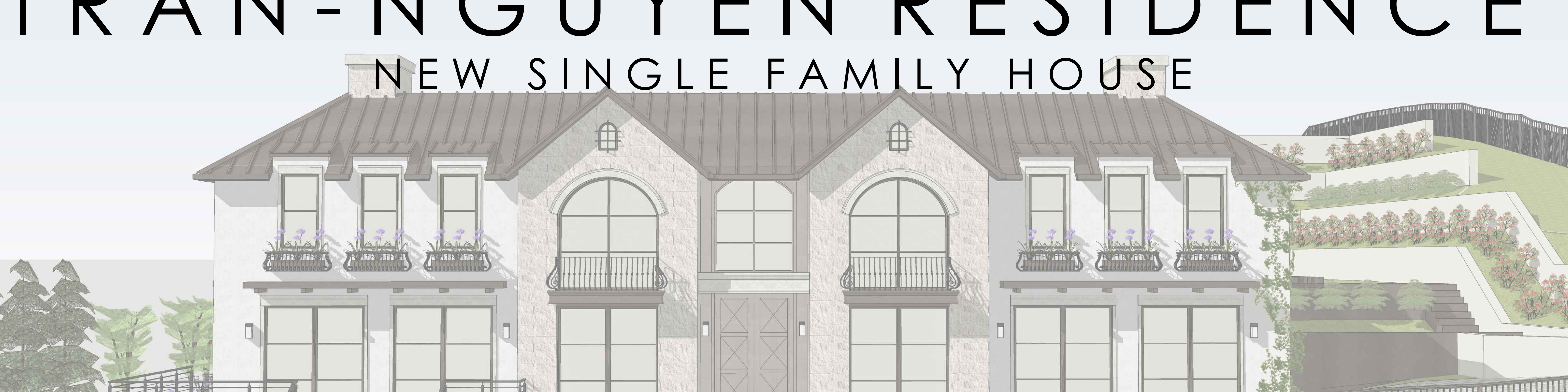
The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this Permit.

Dated: _____

Signature of Permittee

TRAN-NGUYEN RESIDENCE

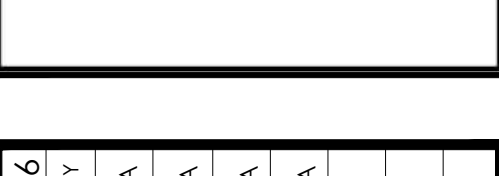
NEW SINGLE FAMILY HOUSE

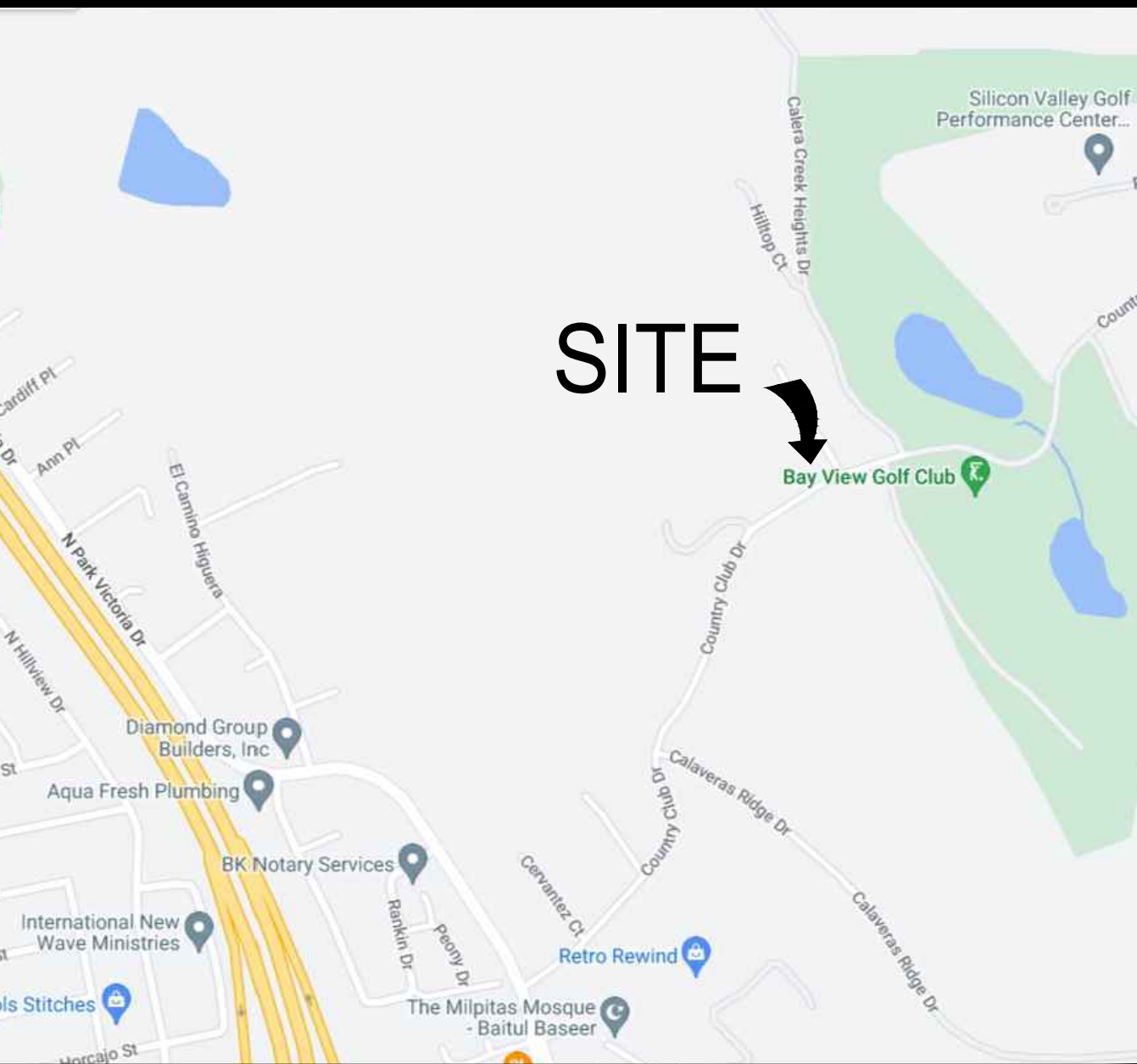
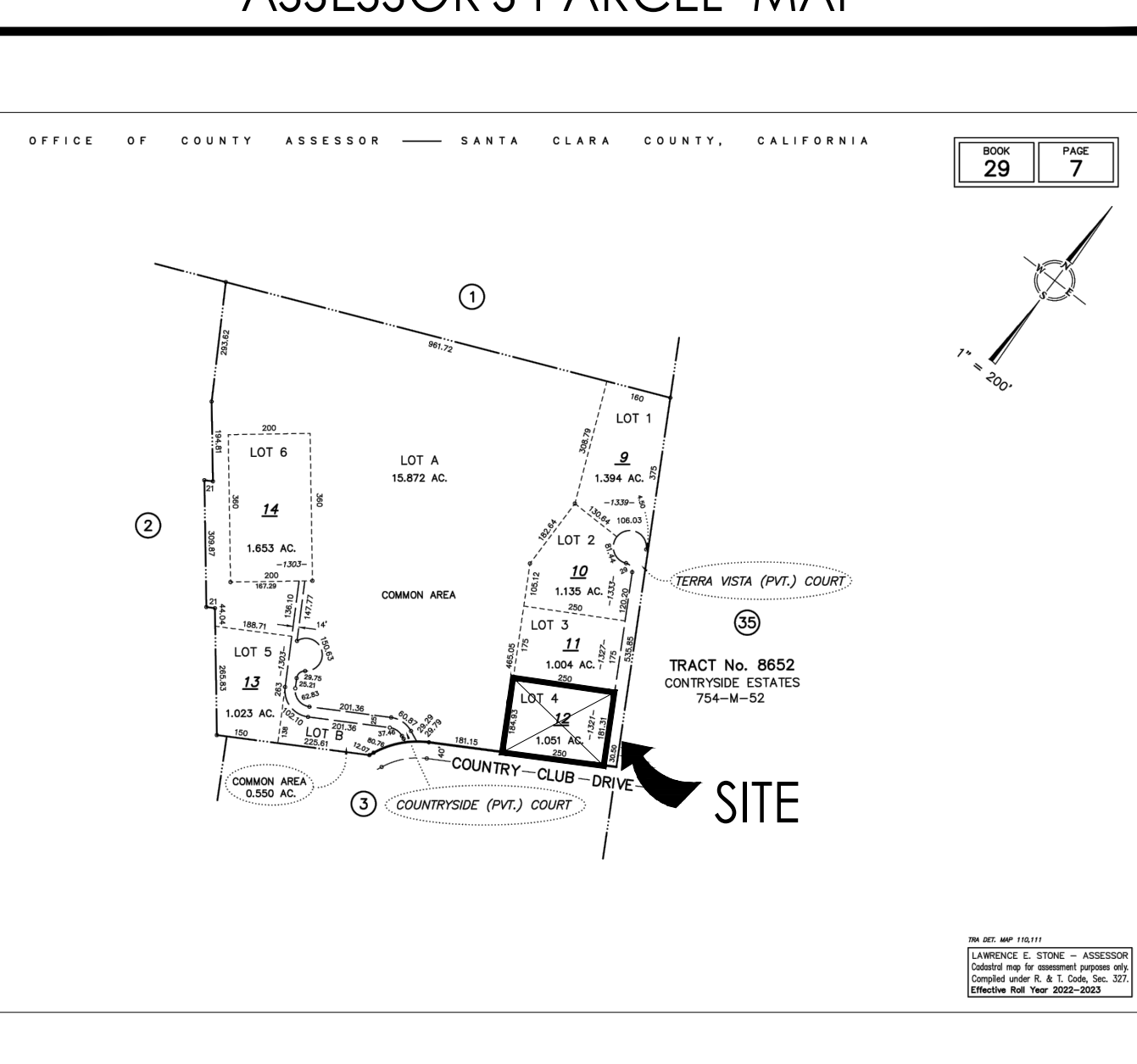


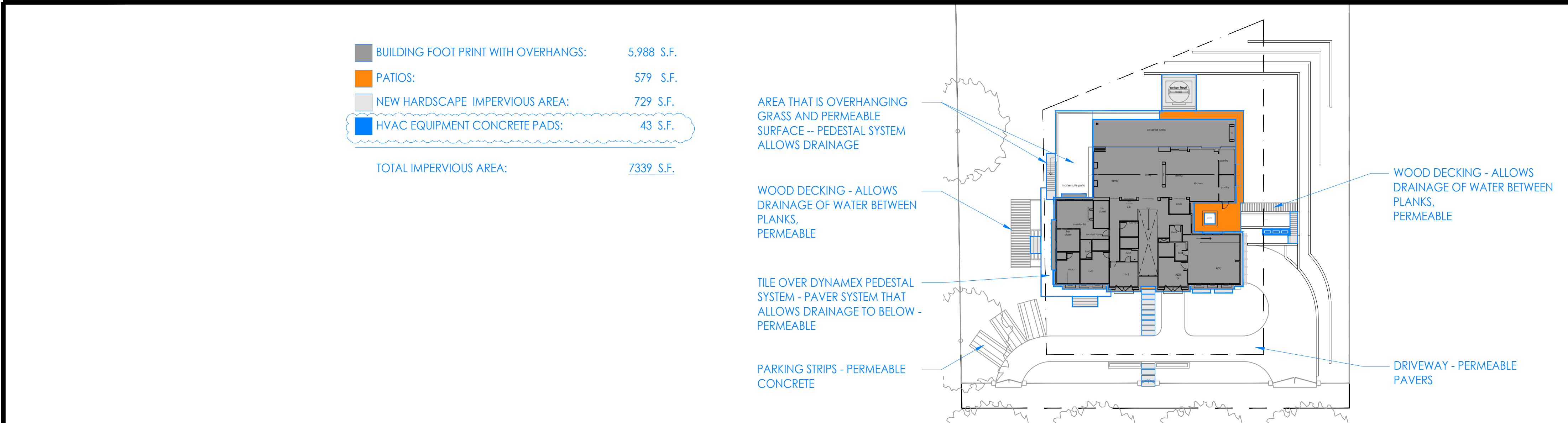
1321 TERRA VISTA COURT, MILPITAS



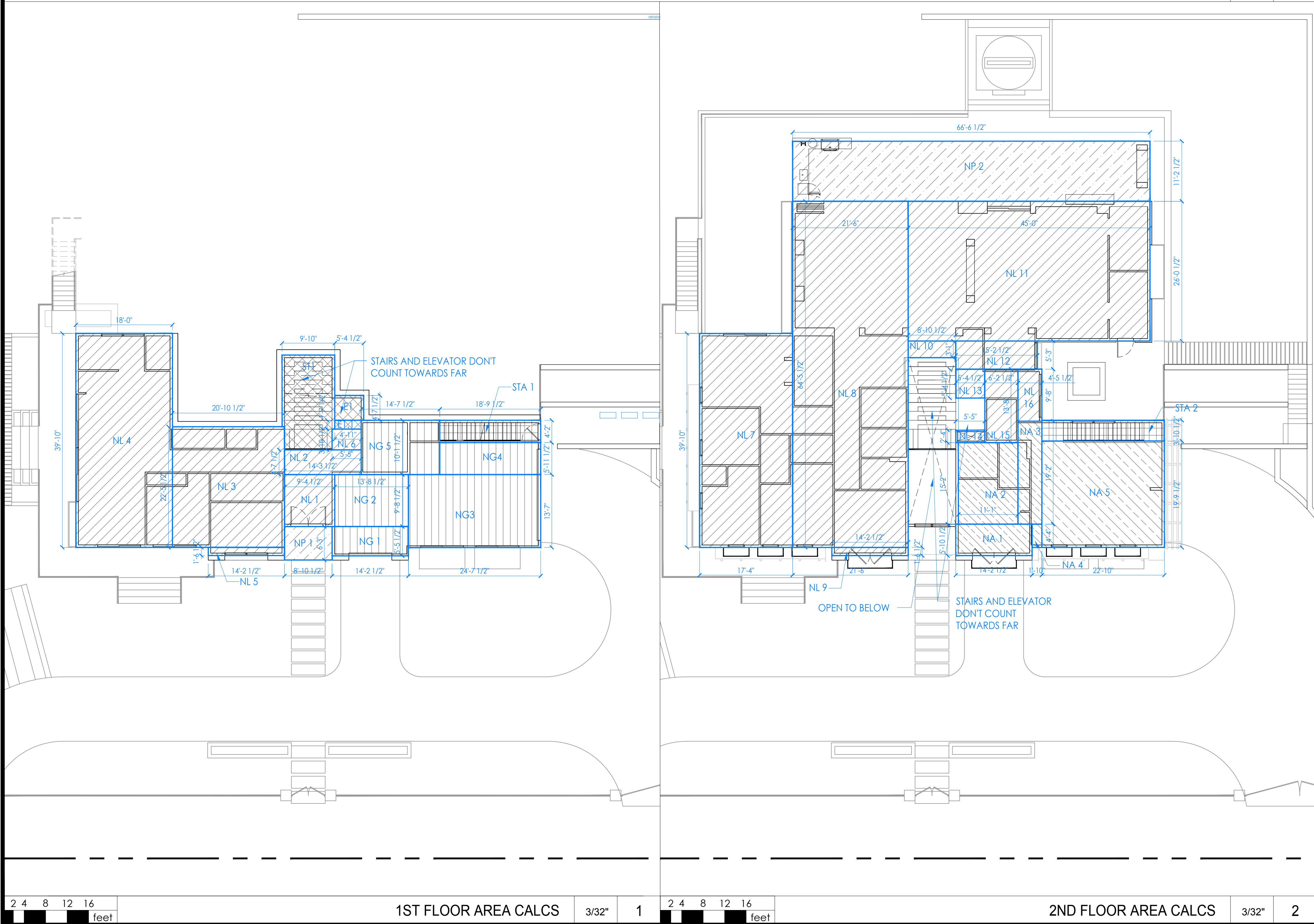
Tran-Nguyen Residence	Milpitas, 1321 Terra Vista Court	Hue Tran Vu Nguyen
NEW SINGLE FAMILY HOUSE		

COVER SHEET

LOCATION MAP	SCOPE OF WORK	DEFERRED SUBMITTALS	SHEET INDEX	PROJECT TEAM																																																																																				
	BUILD NEW TWO STORY , 5 BR AND 5.5 BA SINGLE FAMILY RESIDENCE WITH 4,928.53 LIVING S.F., 804.93 S.F. GARAGE, 799.22 S.F. PORCH AREA AND 796.79 S.F 1BR AND 1BA ADU. TOTAL LIVING AREA INCLUDING ADU IS 5,725.32 S.F.	- FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN" - STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D - SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT	ARCHITECTURAL - A0.0 COVER SHEET - A0.2 FLOOR AREA CALCULATIONS - A0.3 MAP WITH VIEWPOINTS LOCATION - A0.4 SITE SECTIONS - A0.5 VIEW STUDIES - A1.0a SITE PLAN - A1.0b SITE PLAN - A1.0c FIRE DEPARTMENT ACCESS SITE PLAN - A2.1a BASEMENT / 1ST FLOOR PLAN - A2.1b 2ND FLOOR PLAN - A2.2 ROOF PLAN - A3.0a EXTERIOR ELEVATIONS - A3.0b EXTERIOR ELEVATIONS - A3.1 EXTERIOR PERSPECTIVES - A3.2 EXTERIOR PERSPECTIVES - A5.0 SECTIONS - A5.1 SECTIONS CIVIL - SUT TOPOGRAPHIC SURVEY - SL-1 AVERAGE LOT SLOPE EXHIBIT - SL-2 AVERAGE LOT SLOPE EXHIBIT (25' OFFSET STUDY AREA) - C-1.0 TITLE SHEET - C-2.0 GRADING AND DRAINAGE - BASEMENT LEVEL - C-2.1 GRADING AND DRAINAGE - MAIN LEVEL - C-2.2 GRADING AND DRAINAGE - SECTION AA - C-2.3 GRADING AND DRAINAGE - SECTION BB - C-2.4 DRIVEWAY PROFILE - FRONT - C-2.5 DRIVEWAY PROFILE - SIDE - C-3.0 UTILITY PLAN - C-4.0 DETAILS - C-4.1 DETAILS - C-5.0 GRADING SPECIFICATIONS - ER-1 EROSION CONTROL PLAN - ER-2 EROSION CONTROL DETAILS - EX-1 SITE GRADING EXHIBIT LANDSCAPE - L1.0 LANDSCAPE PLANTING PLAN - L2.0 IRRIGATION PLAN - L6.0a-d LANDSCAPE LIGHTING PLAN	OWNER Hue Tran, Vu Nguyen 393 Los Coches Street Milpitas, California 95035 email: vhn2000@gmail.com ARCHITECT Studio S Squared Architecture, Inc. 1000 S Winchester Blvd San Jose, CA 95128 attn: Isabeau Guglielmo email: lsabeau@StudioS2arch.com GEOTECHNICAL ENGINEER Romig Engineers, Inc. attn: Lucas Ottoboni ph: 650 591 5224 email: lucas@romigengineers.com CIVIL ENGINEER Leo & Braze Engineering, Inc attn: Pete Carlino ph: 408 318 7863 email: pcarlino@leabraze.com LANDSCAPE ARCHITECT Studio S Squared Architecture, Inc. 1000 S Winchester Blvd San Jose, CA 95128 attn: Greg Ing email: greg@studios2arch.com STRUCTURAL DP Advanced Engineering Inc. 3381 Walnut Blvd, Ste. 220, Brentwood, CA 94513 attn: Scott Kaeding ph: (925) 516-3502 email: sk@advengineering.com																																																																																				
ASSESSOR'S PARCEL MAP	PROJECT SUMMARY	REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT																																																																																						
	<table border="1"> <tr><td>Assessor's Parcel No.</td><td>029-07-012</td></tr> <tr><td>Zoning:</td><td>Single Family Residential-Hillside (R1-H)</td></tr> <tr><td>Jurisdiction:</td><td>Milpitas</td></tr> <tr><td>Type of Construction:</td><td>TYPE V-B, SPRINKLERED</td></tr> <tr><td>Building Occ. Groups:</td><td>R-3/U (SINGLE FAMILY RESIDENTIAL)</td></tr> <tr><td>Required Property Setbacks (1st / 2nd):</td><td></td></tr> <tr><td>Front</td><td>25'-0"</td></tr> <tr><td>Rear</td><td>40'-0"</td></tr> <tr><td>Right Side</td><td>40'-0"</td></tr> <tr><td>Left Side</td><td>40'-0"</td></tr> <tr><td>Proposed Property Setbacks (1st / 2nd):</td><td></td></tr> <tr><td>Front</td><td>55'-7"</td></tr> <tr><td>Rear</td><td>127'-7 1/2"</td></tr> <tr><td>Right Side</td><td>50'-8 1/2"</td></tr> <tr><td>Left Side</td><td>44'-11"</td></tr> <tr><td>Max. Allowed Building Height:</td><td>27'-0"</td></tr> <tr><td>Proposed Building Height</td><td>26'-10 1/2"</td></tr> <tr><td>Lot Area:</td><td>45,781.0</td></tr> <tr><td>Total New First Floor Living Area</td><td>1,383.73</td></tr> <tr><td>Total New Second Floor Living Area</td><td>3,544.80</td></tr> <tr><td>Total Garage Area</td><td>804.93</td></tr> <tr><td>Total Floor Area</td><td>4,928.53</td></tr> <tr><td>Allowable Floor Area</td><td>6,000.00</td></tr> <tr><td>Total New ADU Area</td><td>796.79</td></tr> <tr><td>Grand Total</td><td>5,725.32</td></tr> <tr><td>Lot Area:</td><td>45,781.00</td></tr> <tr><td>Total New First Floor Living Area</td><td>1,383.73</td></tr> <tr><td>Total Garage Area</td><td>804.93</td></tr> <tr><td>Total Porches Counted Towards Lot Coverage</td><td>799.20</td></tr> <tr><td>Total Proposed Lot Coverage</td><td>2,987.86</td></tr> <tr><td>Total New ADU Area</td><td>796.79</td></tr> <tr><td>Added Area Allowed for the vertical circulation for ADU (Not Counted Towards FAR)</td><td>166.48</td></tr> <tr><td>Grand Total Lot Coverage</td><td>3,951.13</td></tr> <tr><td>Total Porch Coverage</td><td>799.20</td></tr> <tr><td>Allowable Impervious Surface Coverage</td><td>8,000.00</td></tr> <tr><td>Provided Impervious Surface Coverage</td><td>7,339.00</td></tr> </table> PARKING SUMMARY <table border="1"> <tr><td>Number of bedroom:</td><td>6</td></tr> <tr><td>*Including Office per Section XI-10-2.03</td><td></td></tr> <tr><td>Require off-street parking spaces:</td><td>6</td></tr> <tr><td>Proposed number of parking spaces in garage:</td><td>3</td></tr> <tr><td>Proposed number of uncovered parking spaces:</td><td>3</td></tr> <tr><td>Total number of proposed parking spaces:</td><td>6</td></tr> </table> AUTOMATIC FIRE SPRINKLERS FOR NEW HOMES 5.1.1. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D MINIMUM) SHALL BE PROVIDED FOR THE HOME (LIVING SPACE, GARAGE, OUTDOOR SPACES ATTACHED TO THE HOME, ETC). CALIFORNIA FIRE CODE SECTION 903.2, AMENDED BY MILPITAS MUNICIPAL CODE V-300-2.62	Assessor's Parcel No.	029-07-012	Zoning:	Single Family Residential-Hillside (R1-H)	Jurisdiction:	Milpitas	Type of Construction:	TYPE V-B, SPRINKLERED	Building Occ. Groups:	R-3/U (SINGLE FAMILY RESIDENTIAL)	Required Property Setbacks (1st / 2nd):		Front	25'-0"	Rear	40'-0"	Right Side	40'-0"	Left Side	40'-0"	Proposed Property Setbacks (1st / 2nd):		Front	55'-7"	Rear	127'-7 1/2"	Right Side	50'-8 1/2"	Left Side	44'-11"	Max. Allowed Building Height:	27'-0"	Proposed Building Height	26'-10 1/2"	Lot Area:	45,781.0	Total New First Floor Living Area	1,383.73	Total New Second Floor Living Area	3,544.80	Total Garage Area	804.93	Total Floor Area	4,928.53	Allowable Floor Area	6,000.00	Total New ADU Area	796.79	Grand Total	5,725.32	Lot Area:	45,781.00	Total New First Floor Living Area	1,383.73	Total Garage Area	804.93	Total Porches Counted Towards Lot Coverage	799.20	Total Proposed Lot Coverage	2,987.86	Total New ADU Area	796.79	Added Area Allowed for the vertical circulation for ADU (Not Counted Towards FAR)	166.48	Grand Total Lot Coverage	3,951.13	Total Porch Coverage	799.20	Allowable Impervious Surface Coverage	8,000.00	Provided Impervious Surface Coverage	7,339.00	Number of bedroom:	6	*Including Office per Section XI-10-2.03		Require off-street parking spaces:	6	Proposed number of parking spaces in garage:	3	Proposed number of uncovered parking spaces:	3	Total number of proposed parking spaces:	6	THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW: - WINDOW/DOOR PACKAGE - CABINET SHOP DRAWINGS AND FINISH SAMPLES - MECHANICAL DUCTING PLAN - STAIR AND RAIL SHOP DRAWINGS - MISC. STEEL SHOP DRAWINGS NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC. REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE - LICENSE NUMBER - INSURANCE AND WORKER'S COMP POLICIES - CONSTRUCTION STAGING PLAN - CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2 APPLICABLE CODES APPLICABLE CODES (with City of Milpitas Amendments) -2019 CALIFORNIA ADMINISTRATIVE CODE, CAC -2019 CALIFORNIA BUILDING CODE, CBC -2019 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC -2019 CALIFORNIA ELECTRICAL CODE, CEC -2019 CALIFORNIA MECHANICAL CODE, CMC -2019 CALIFORNIA PLUMBING CODE, CPC -2019 CALIFORNIA ENERGY CODE, CEC -2019 CALIFORNIA HISTORICAL CODE, CHC -2019 CALIFORNIA FIRE CODE, CFC -2019 CALIFORNIA EXISTING BUILDING CODE -2019 CALIFORNIA GREEN BUILDING STANDARDS -2019 CALIFORNIA REFERENCED STANDARDS -SANTA CLARA COUNTY STANDARD DETAIL AND SPECIFICATION SI-7 FOR CONSTRUCTION SITE SAFETY		
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IMPERVIOUS AREA 1/32" 3



New Basement Floor Living Area		
Section	Dimensions	Area (s.f.)
NL1	9'-4 1/2" X 9'-8 1/2"	90.67
NL2	14'-3 1/2" X 4'-7 1/2"	65.76
NL3	20'-10 1/2" X 22'-5 1/2"	468.50
NL4	18'-0" X 39'-10"	716.30
NL5	14'-2 1/2" X 1'-6 1/2"	21.62
NL6	5'-5" X 3'-10 1/2"	20.88
NFL Total New First Floor Living Area		1,383.73
New Second Floor Living Area		
NL7	17'-4" X 39'-10"	690.33
NL8	21'-6" X 64'-5 1/2"	1,386.00
NL9	14'-2 1/2" X 1'-6 1/2"	21.59
NL10	8'-10 1/2" X 3'-1"	27.39
NL11	45'-0" X 26'-0 1/2"	1,171.00
NL12	15'-2 1/2" X 5'-3"	79.77
NL13	5'-4 1/2" X 5'-4 1/2"	28.93
NL14	5'-5" X 2'-4"	12.46
NL15	6'-2 1/2" X 13'-8"	84.29
NL16	4'-5 1/2" X 9'-8"	43.04
NSL Total New Second Floor Living Area		3,544.80
New Garage Area		
NG1	14'-2 1/2" X 5'-5 1/2"	77.54
NG2	13'-8 1/2" X 9'-8 1/2"	132.72
NG3	24'-7 1/2" X 13'-7"	334.95
NG4	18'-9 1/2" X 4'-2"	111.82
NG5	14'-7 1/2" X 10'-1 1/2"	147.90
NG Total Garage Area		804.93
New ADU Area (up to 800 S.F. exemption from Lot Coverage and FAR)		
NA 1	14'-2 1/2" X 5'-10 1/2"	83.13
NA 2	11'-1" X 15'-2"	168.58
NA 3	4'-5 1/2" X 19'-2"	85.27
NA 4	1'-10" X 4'-4"	7.87
NA 5	22'-10" X 19'-9 1/2"	451.94
NA Total New ADU Area		796.79
New Porch Area (Not counted towards FAR, counts toward Lot Coverage)		
NP 1 - Front Porch	8'-10 1/2" X 6'-3"	55.20
NP 2 - Rear patio	66'-6 1/2" X 11'-2 1/2"	744.00
TPC Total Porch Coverage		799.20
Stairway + elevator (Not Counted Towards FAR)		
ST 1		169.37
E 1 + E 1.1		32.96
ST Total Stairway + elevator		202.33
Added Area Allowed for the vertical circulation for ADU (Not Counted Towards FAR)		
STA 1 + STA 2		166.48
STA Total Stairway		166.48
LA Lot Area:		45,781.00
NFL Total New First Floor Living Area		1,383.73
NSL Total New Second Floor Living Area		3,544.80
NG Total Garage Area		804.93
FAR = NFL + NSL + NG		4,928.53
max FAR		6,000.00
NA Total New ADU Area		796.79
GT = FAR + NA		5,725.32
LA Lot Area:		45,781.00
NFL Total New First Floor Living Area		1,383.73
NG Total Garage Area		804.93
TPC Total Porches Counted Towards Lot Coverage		799.20
TLC = NFL + NG + TPC		2,987.86
NA Total New ADU Area		796.79
STA Added Area Allowed for the vertical circulation for ADU		166.48
GTC = TLC + NA		3,951.13
TPC Total Porch Coverage		799.20
Allowable Impervious Surface Coverage		8,000.00
Provided Impervious Surface Coverage		7,339



1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE

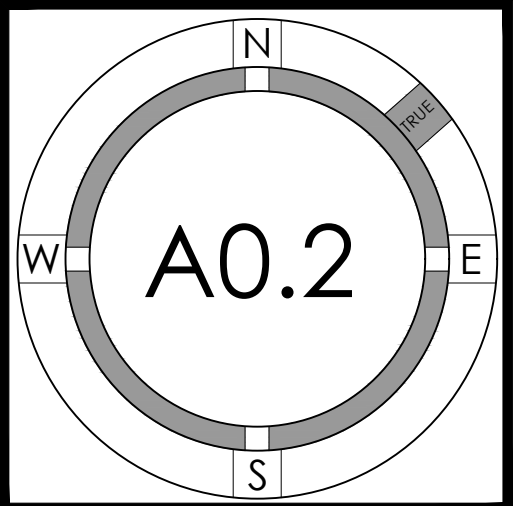
Milpitas, 1321 Terra Vista Court

Hue Tran Vu Nguyen



PROJECT NO.	REVISION	DATE	DESCRIPTION	DRAWN BY
21-036				IG / MKA
		2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA
		2023.02.03	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
		2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
		2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

FLOOR
AREA
CALCULATION





1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

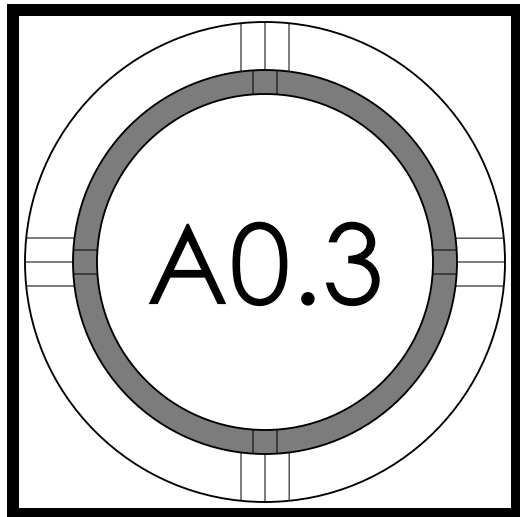
21036 TRAN-NUYEN
RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1321 TERRA VISTA CT, MILPITAS, CA

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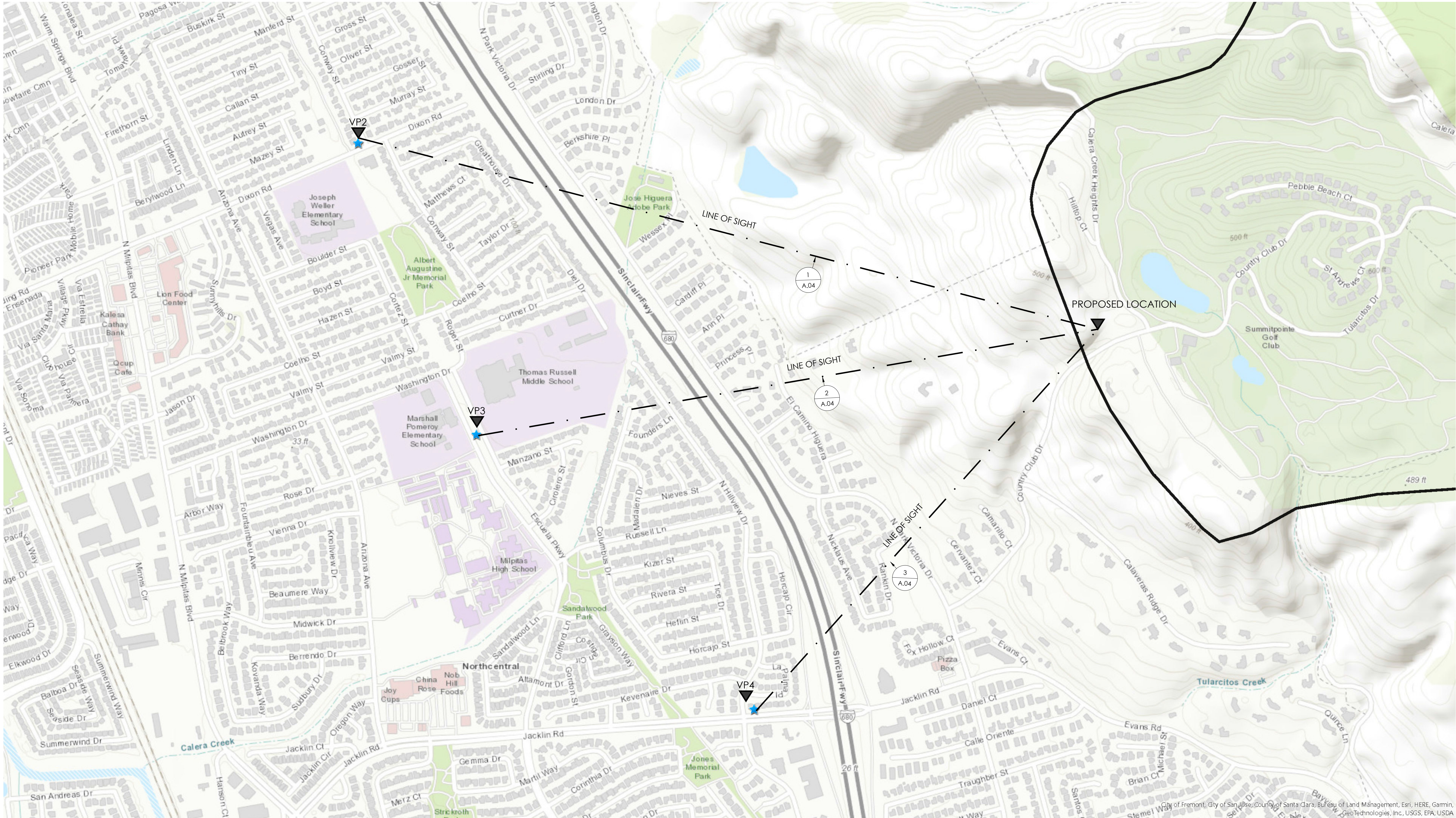


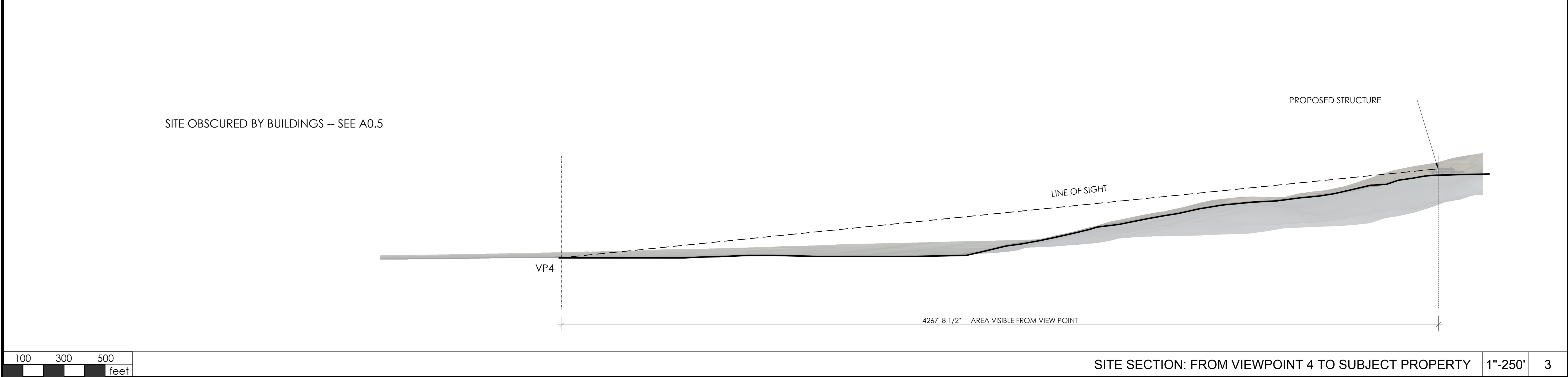
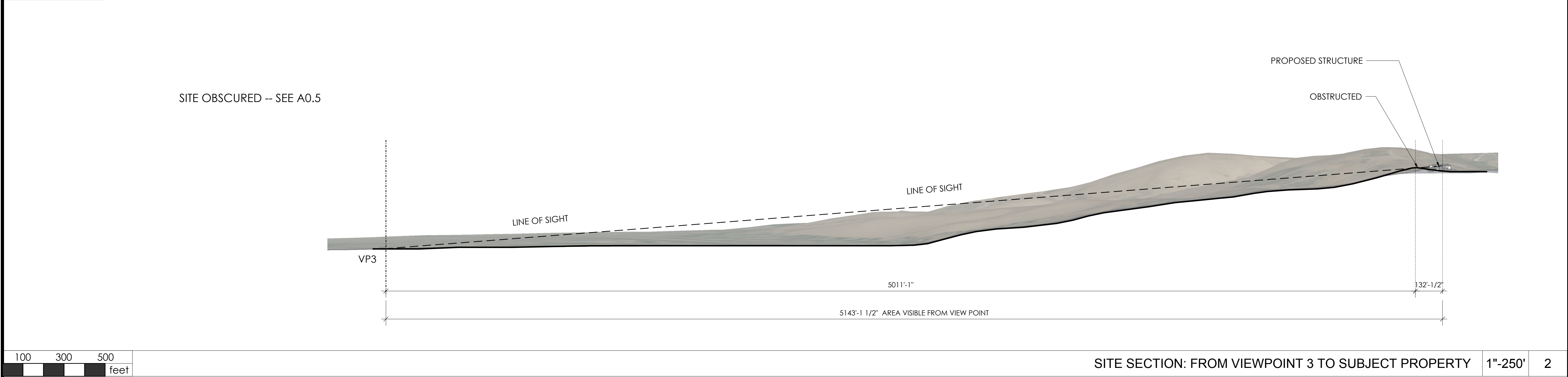
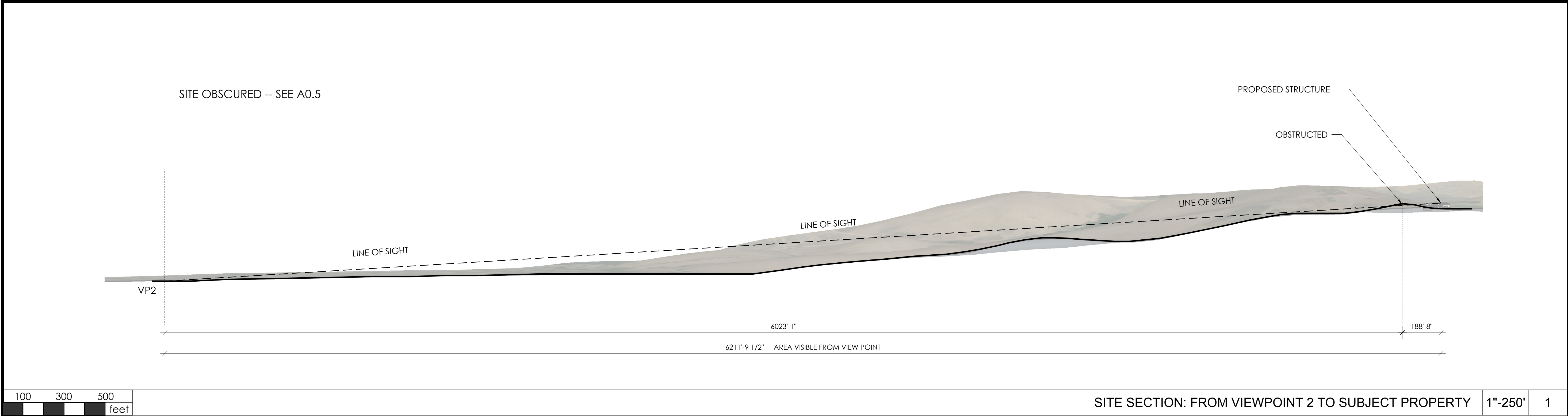
PROJECT NO.	REGION	DATE	DESCRIPTION	DRAWN BY
19-008		2022.11.30	PLANNING DEPARTMENT SUBMITAL	IG / MKA
		2023.04.28	PLANNING DEPARTMENT RESUBMITAL	IG / MKA
		2023.07.20	PLANNING DEPARTMENT RESUBMITAL	IG / MKA
		2023.09.01	PLANNING DEPARTMENT RESUBMITAL	IG / MKA

MAP
WITH
VIEWPOINTS
LOCATION



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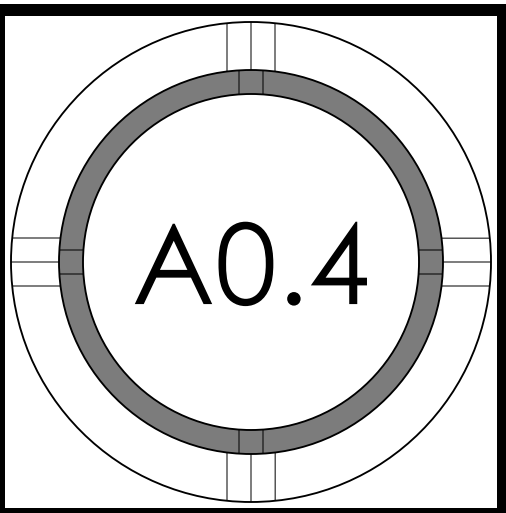
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

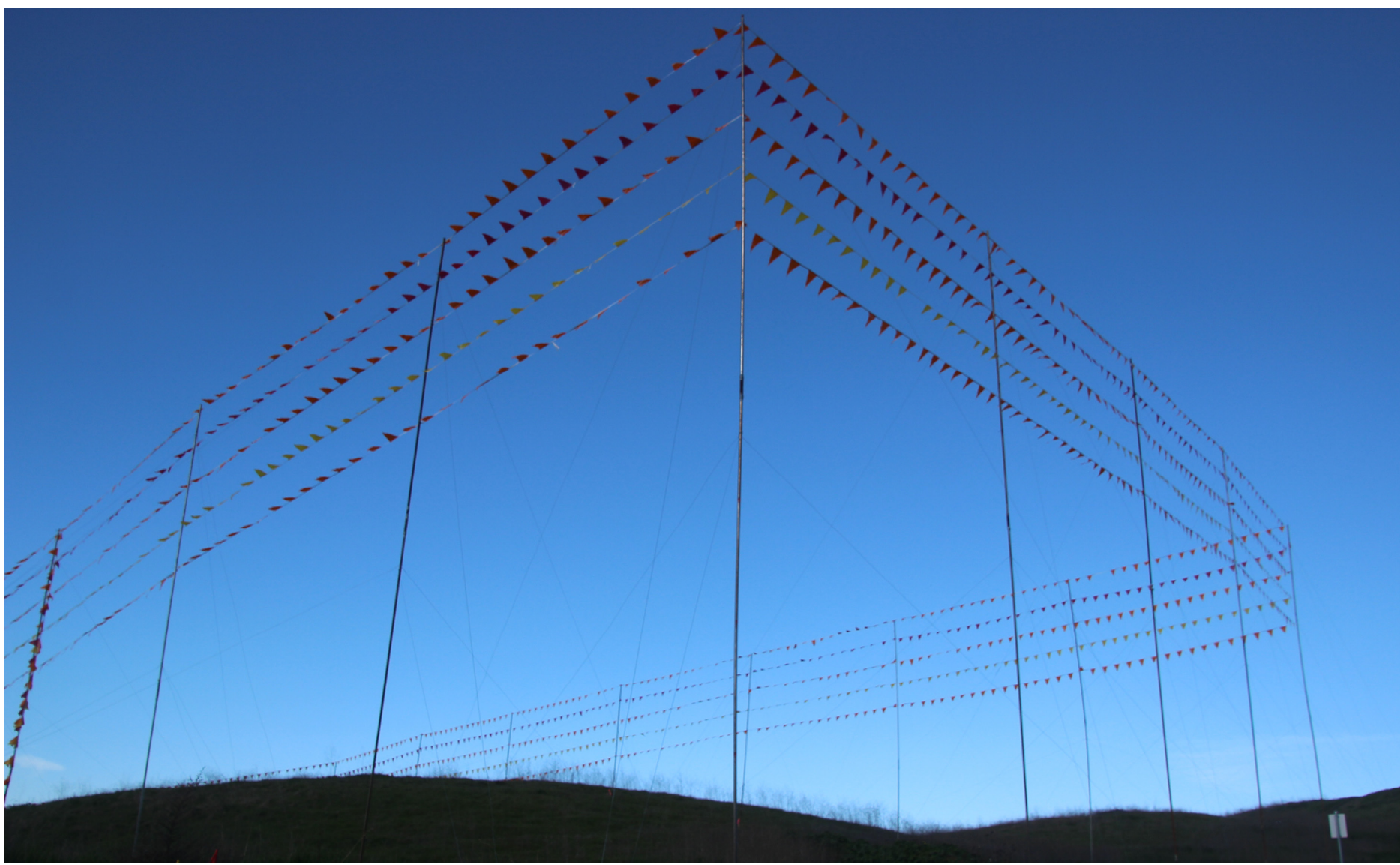
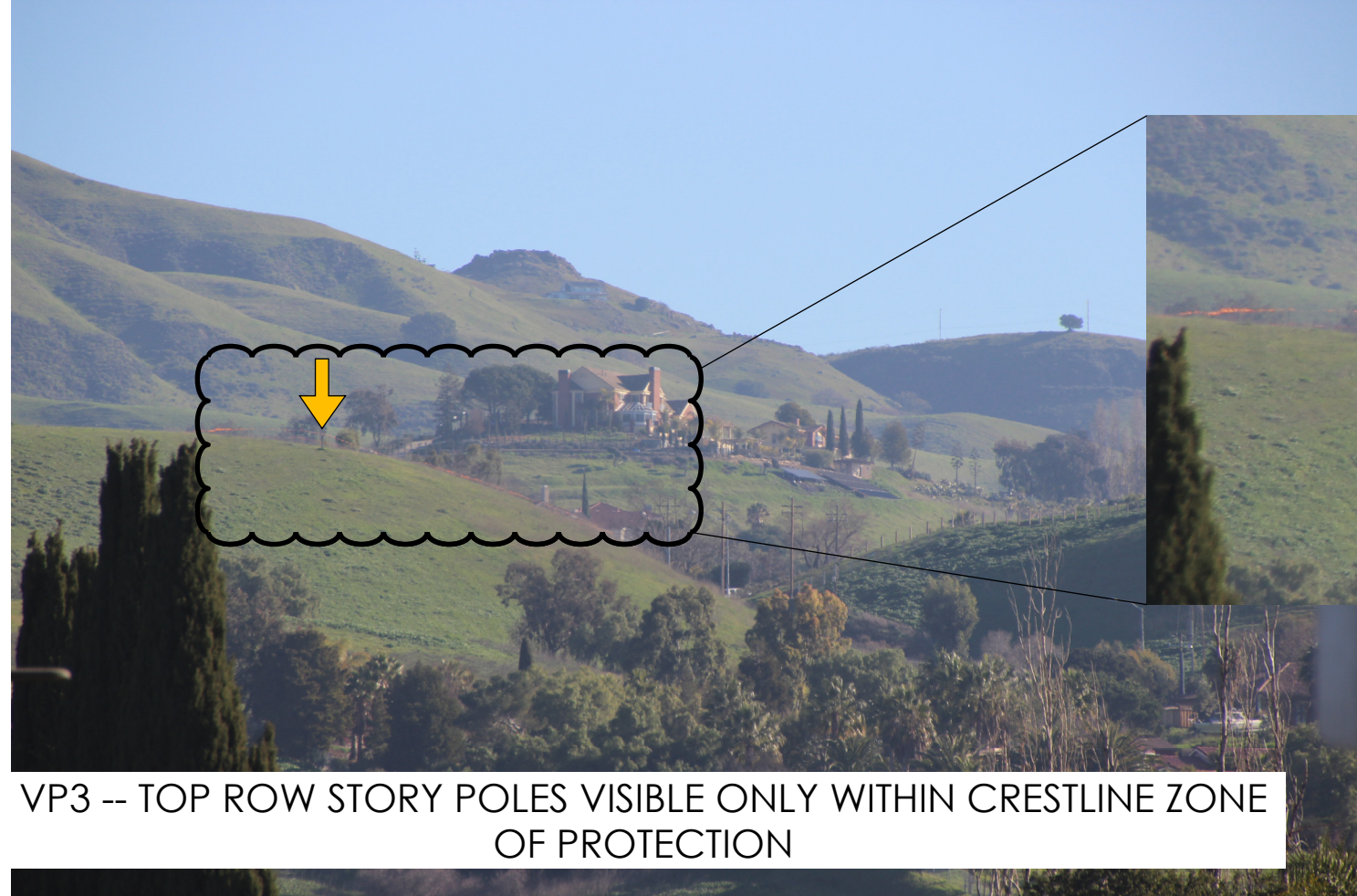
21036 TRAN-NUYEN RESIDENCE	NEW SINGLE FAMILY RESIDENCE	
	1321 TERRA VISTA CT, MILPITAS, CA	BLANK



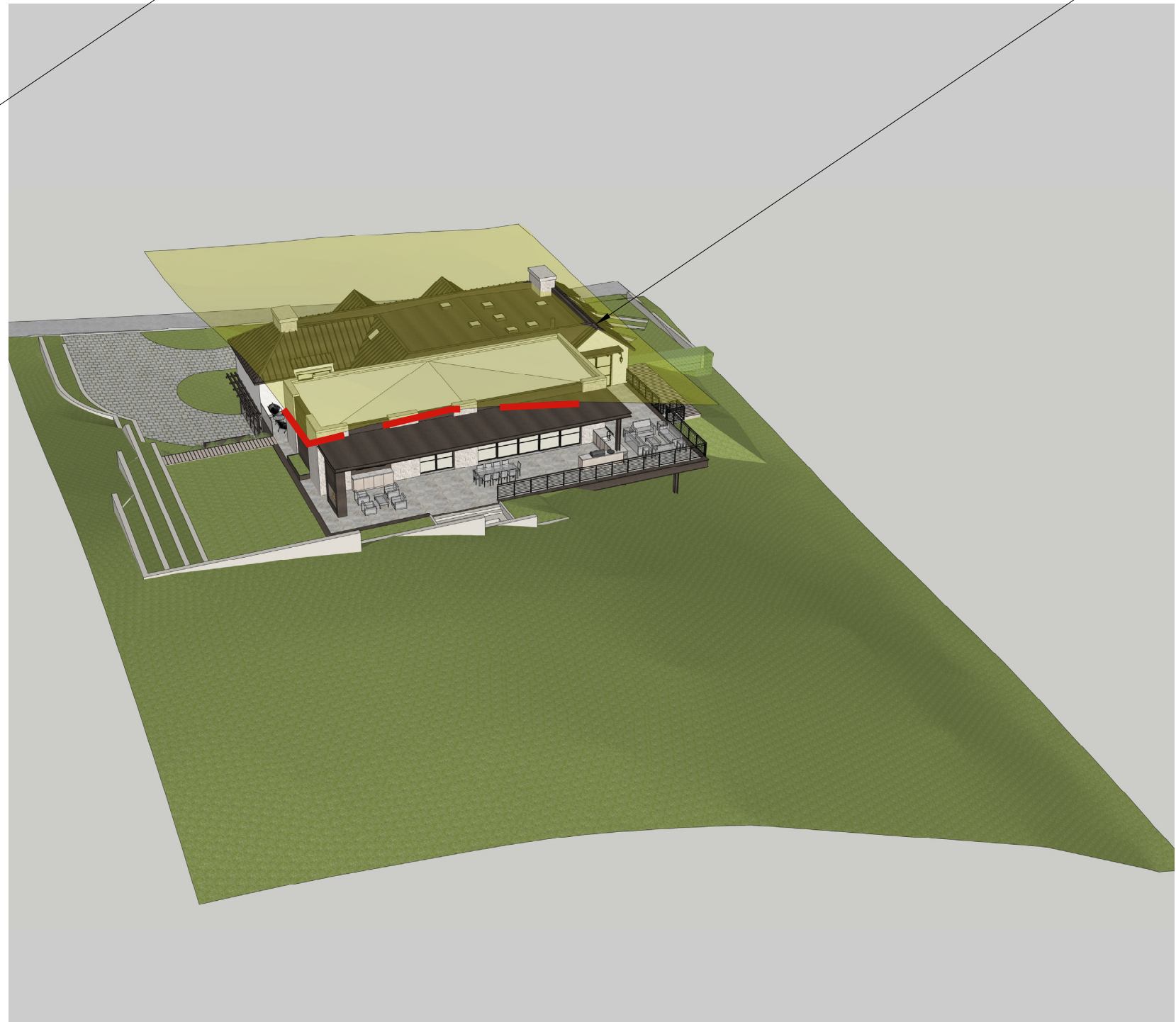
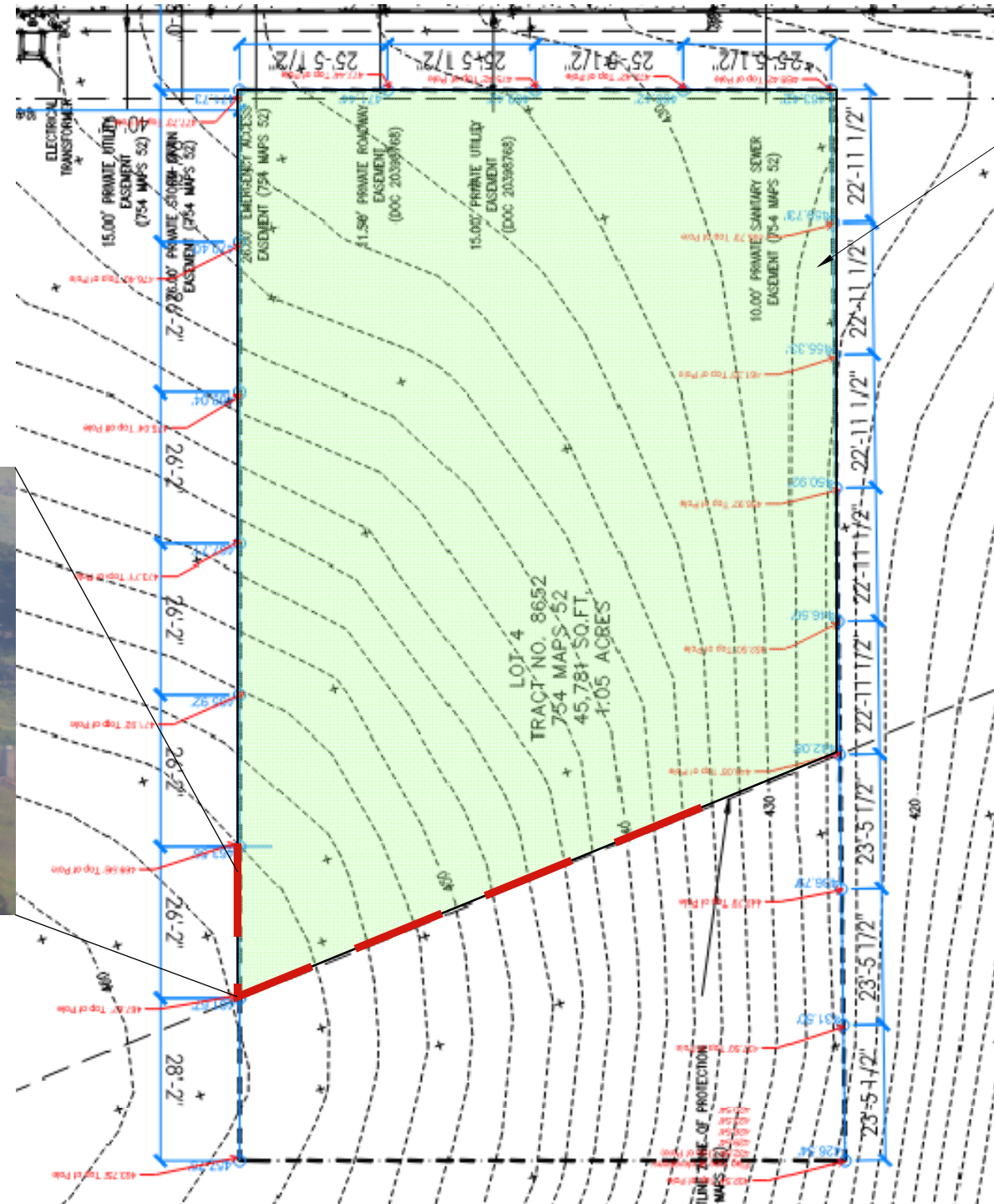
PROJECT NO.	REVISION	DATE	DESCRIPTION	DRAWN BY
19-008		2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA
		2023.04.28	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
		2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
		2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

SITE SECTION





STORY POLES INSTALLED AT SETBACK LINES AND CONTINUED INTO CRESTLINE ZONE OF PROTECTION.



GREEN PLANE REPRESENTS AREA OF THE STORY POLES OUTSIDE OF CRESTLINE RIDGE ZONE

SUMMARY: WE SET UP STORY POLES ALONG THE SITE SETBACKS (AND INTO THE CRESTLINE) TO GET AN IDEA FOR THE VISIBILITY AT DIFFERENT ELEVATION POINTS FROM THE 3 CLOSEST VIEWPOINTS. THE SITE WAS COMPLETELY HIDDEN FROM 2 OF THE VIEWPOINTS (VP2 AND VP4). THE TOPMOST ROW OF FLAG ROPE WAS ONLY VISIBLE FROM VP3 WITHIN THE CRESTLINE ZONE. ONLY A SMALL CORNER OF THE FLAG ROPE WERE VISIBLE FROM THIS VIEWPOINT AND THESE FLAGS WERE ALONG THE SETBACK LINES AND CRESTLINE. THIS DETERMINED THE LIMITS OF VISIBILITY AND WE SET THE HOUSE BACK CONSIDERABLE FROM THESE SETBACKS AND CRESTLINE. AS A RESULT WE CREATED A 3D PLANE TO REPRESENT THIS TOP ROW OF STORYPOLES IN THE 3D MODEL. SINCE THERE IS ONLY A SLIVER OF THE ROOFING ABOVE THE PLANE AND SETBACK CONSIDERABLY FROM BOTH THE SETBACKS AND CRESTLINE, IT WILL NOT BE VISIBLE FROM ANY OF THE PROTRUSIONS.



1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Tran-Nguyen Residence

NEW SINGLE FAMILY HOUSE

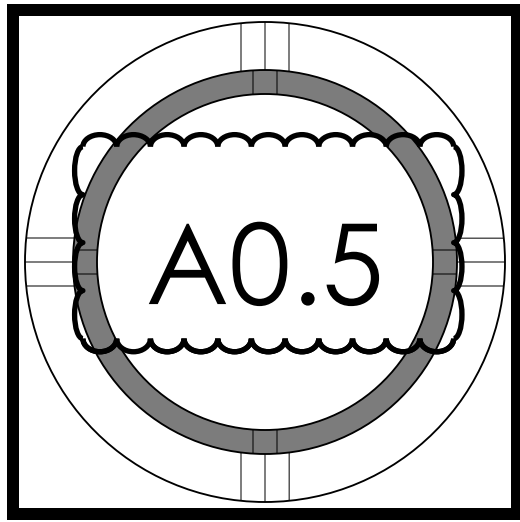
Milpitas, 1321 Terra Vista Court

Hue Tran Vu Nguyen



PROJECT NO.		MATCH CAD TITLE BLOCK	
REGION	DATE	DESCRIPTION	DRAWN BY
	2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA
	2023.04.28	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
	2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

VIEW STUDIES





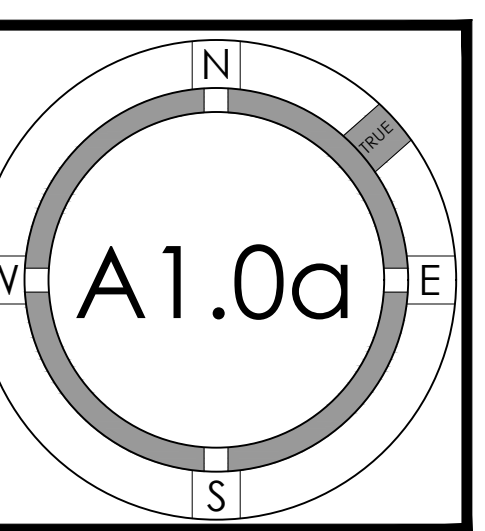
- | PROPOSED TREES (I refer to Landscape Plan) | | | | | | |
|--|------|----------|-------------------------|-------------|------------------------------|-------------|
| Plant Legend | | | | | | |
| Sym. | Qty. | Size | Botanical Name | Common Name | Comments | Plant Usage |
| | | | REVISION | | | |
| Trees & Shrubs | | | | | | |
| AT1 | 1 | 2' to 3' | Adiantum Nigrum | Black Noddy | On shade | Low |
| AT2 | 1 | 2' to 3' | Ficus religiosa | Fig Tree | Verticillate shade w/ canopy | Low |
| UT1 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT2 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT3 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT4 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT5 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT6 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT7 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT8 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT9 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT10 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT11 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT12 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT13 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT14 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT15 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT16 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT17 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT18 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT19 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT20 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT21 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT22 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT23 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT24 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT25 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT26 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT27 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT28 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT29 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT30 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT31 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT32 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT33 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT34 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT35 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT36 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT37 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT38 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT39 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT40 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT41 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT42 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT43 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT44 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT45 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT46 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT47 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |
| UT48 | 2 | 2' to 3' | Leptocarpus laurifolius | Leptocarpus | Leptocarpus | Low |

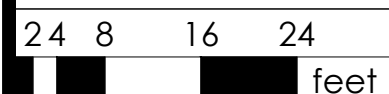
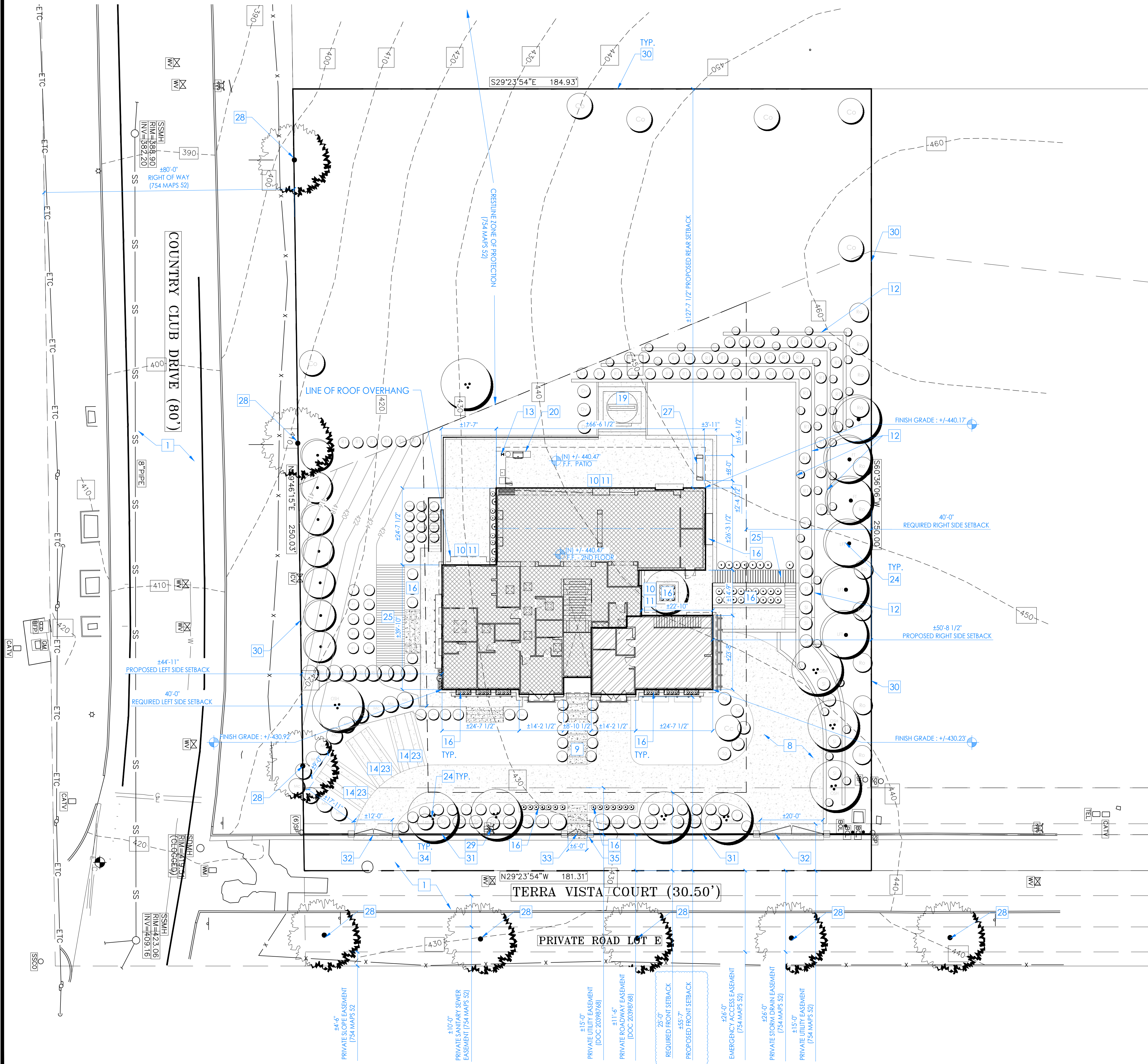
PROPOSED TREES (refer to Landscape Plan)						
Plant Legend						
Symbol	Qty.	Size	Botanical name	Common Name	Comments	Native Usage
Trees						
A1	5	30' DBH	Ashoka (Moringa)	HYPOLICHAERIS		DBH
C20	1	30' DBH	Red trees	Red trees		DBH
C21	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
LT1	2	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C22	1	30' DBH	Magnolia	Magnolia		DBH
C24	1	30' DBH	Olda (Javan hill - butler)	Javan hill Olda		DBH
T12	2	30' DBH	Red-leaved magnolia	Red-leaved magnolia		DBH
Shrub & Pheasant						
A1	5	30' DBH	Ashoka (Moringa)	Moringa		DBH
A1	5	30' DBH	Ashoka (Moringa)	Ashoka (Moringa)		DBH
C20	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C21	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C22	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C23	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C24	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C25	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C26	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C27	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C28	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C29	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C30	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C31	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C32	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C33	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C34	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C35	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C36	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C37	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C38	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C39	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C40	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C41	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C42	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C43	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C44	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C45	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C46	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C47	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C48	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C49	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C50	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C51	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C52	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C53	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C54	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C55	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C56	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C57	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C58	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C59	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C60	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
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C66	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
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C72	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C73	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C74	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C75	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C76	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C77	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C78	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C79	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C80	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C81	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C82	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C83	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C84	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C85	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C86	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C87	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C88	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C89	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C90	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C91	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C92	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C93	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C94	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C95	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C96	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C97	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C98	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C99	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C100	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
Grass/Ornamental (12' high)						
A1	5	30' DBH	Magnolia	Magnolia		DBH
LT1	2	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C20	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C21	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C22	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
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C78	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C79	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C80	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C81	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C82	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C83	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C84	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C85	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C86	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C87	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C88	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C89	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C90	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C91	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C92	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C93	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C94	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C95	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C96	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C97	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C98	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C99	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
C100	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
Shrubland						
A1	5	30' DBH	Agave Blue Glow	Blue Glow Agave		DBH
C20	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH
Others						
A1	5	30' DBH	Agave Blue Glow	Blue Glow Agave		DBH
C20	1	30' DBH	Long-leaved magnolia	Long-leaved magnolia		DBH

*Owner's notes to be planned by contractor, verified by Owner.

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
REQUIRED YARD SETBACK/EASEMENT
TREE PROTECTION FENCING

- NOTES:
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
 2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.





SITE PLAN 1/16" 1

= NUMBER TO KEY NOTE BELOW

- EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
- (N) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
- (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) TO (E) ELECTRICAL SERVICE UFER GROUND CONNECTION PER CEC 250-52
- (N) GAS METER LOCATION--INSTALL TWO 2" DIAMETER X 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
- (N) HEATPUMP UNIT PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE
- NOT USED
- (N) DRIVEWAY, PERMEABLE PAVING
- (N) WALKWAY, PERMEABLE CONCRETE
- (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN. SEE CIVIL AND LANDSCAPE PLANS FOR MORE INFO.
- (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
- (N) RETAINING WALLS--SEE CIVIL PLANS FOR MORE INFO.
- (N) PORCH COLUMNS
- (N) UNCOVERED PARKING SPACE
- (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
- (N) PLANTER
- (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION--SEE LANDSCAPE PLAN FOR MORE INFO.
- NOT USED
- (N) FIRE PIT. XL1200 ETHANOL BURNER
- (N) OUTDOOR KITCHEN WHIT BUILT-IN GRILL LF36ATR, 36" LYNX PROFESSIONAL
- (N) TRASH COLLECTION AREA
- NOT USED
- PARKING STRIPS -- PERMEABLE CONCRETE
- (N) TREE(S)--SEE LANDSCAPE PLAN FOR MORE INFO.
- (N) WOOD DECK.
- (N) VEGETABLE/HERB RAISED BEDS--SEE LANDSCAPE PLAN FOR MORE INFO.
- (N) OUTDOOR FIREPLACE -- FLEX 68DB DOUBLE SIDED BIO-FUEL FIREPLACE
- (E) TREE(S) PREVIOUSLY APPROVED AS PART OF DEVELOPMENT TO REMAIN. TREES NOT YET PLANTED ON SITE
- (E) FIRE HYDRANT
- (N) 54" HIGH, OPENWORK TYPE, WOOD FENCE -- PAINTED DARK BROWN TO MATCH METAL FENCE -- SEE DETAIL 1B/A3.2
- (N) 42" HIGH IRON FENCE ALONG FRONT PROPERTY LINE -- SEE DETAIL 1A/A3.2
- (N) 42" HIGH IRON VEHICULAR GATE -- APPROPRIATE KNOX PRODUCT WILL BE PROVIDED AND INSTALLED.
- (N) 42" HIGH METAL PEDESTRIAN GATE
- (N) 42" HIGH FENCE MASONRY COLUMN
- (N) BUILT-IN MAILBOX

PROPOSED TREES (refer to Landscape Plan)					
Plant Legend					
Symbol	Qty	Size	Botanical Name	Common Name	Comments
Specimen Trees					
1	1	24" DB	Adiantum majus	Large Maidenhair	DB: 24"
2	1	24" DB	Adiantum majus	Large Maidenhair	DB: 24"
3	1	24" DB	Adiantum majus	Large Maidenhair	DB: 24"
4	1	24" DB	Adiantum majus	Large Maidenhair	DB: 24"
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100	1	24" DB	Adiantum majus	Large Maidenhair	DB: 24"

SITE PLAN KEYNOTES

- PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
- REQUIRED YARD SETBACK/EASEMENT
- TREE PROTECTION FENCING

- NEW BUILDING AREA
- NEW BUILDING AREA -- ADU
- NEW GARAGE AREA
- NEW HARDSCAPE
- NEW HARDSCAPE -- PERMEABLE CONCRETE

SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

- NOTES:
- (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
 - (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.

SITE PLAN LEGEND



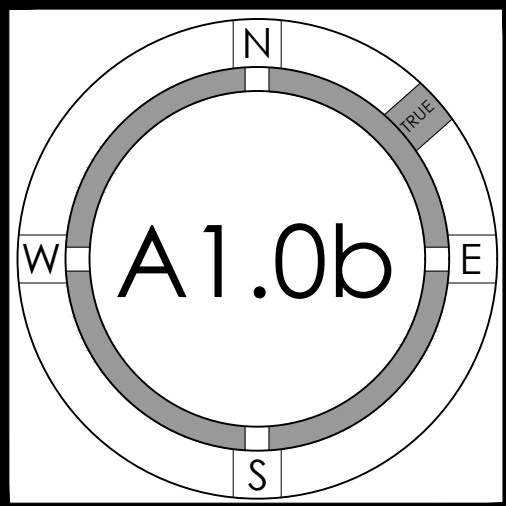
1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

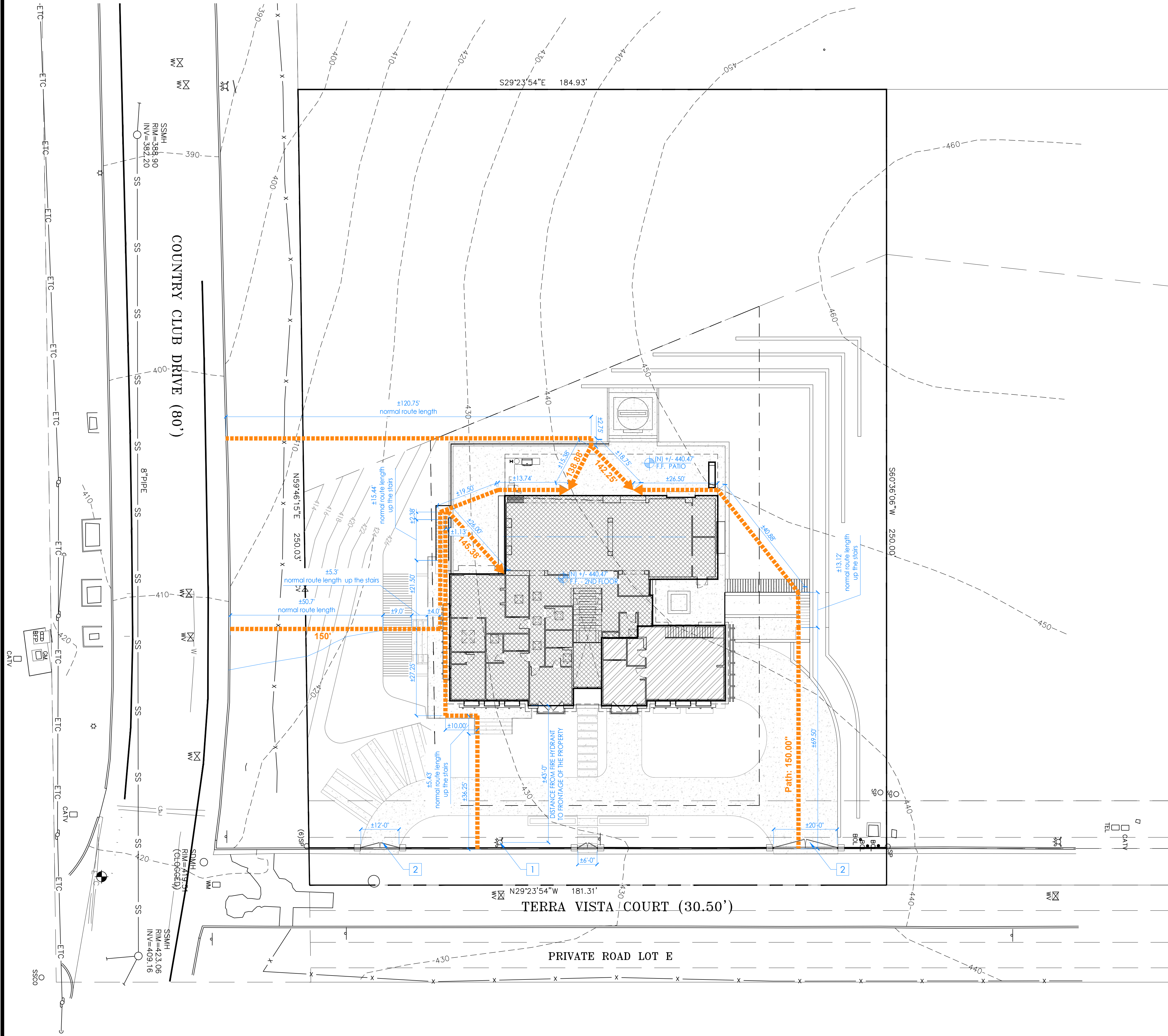
Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE
Milpitas, 1321 Terra Vista Court
Hue Tran Vu Nguyen



PROJECT NO.	DESCRIPTION	DRAWN BY	DATE
21-036	PLANNING DEPARTMENT SUBMITTAL	IG / MKA	2022.11.30
	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA	2023.02.03
	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA	2023.07.20
	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA	2023.09.01

SITE PLAN



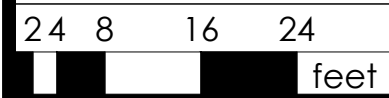


- # = NUMBER TO KEY NOTE BELOW
- (E) FIRE HYDRANT
 - (N) 42" HIGH METAL VEHICULAR GATE -- APPROPRIATE KNOX PRODUCT WILL BE PROVIDED AND INSTALLED.

--- PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
----- ROUTE OF FIRE HOSE

NEW BUILDING AREA
 NEW BUILDING AREA -- ADU
 NEW HARDSCAPE

SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO



FIRE DEPARTMENT ACCESS SITE PLAN

1/16"

1

FIRE DEPARTMENT ACCESS SITE PLAN LEGEND

-



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San Jose, CA 95128
P : (408) 998 - 0983

Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE

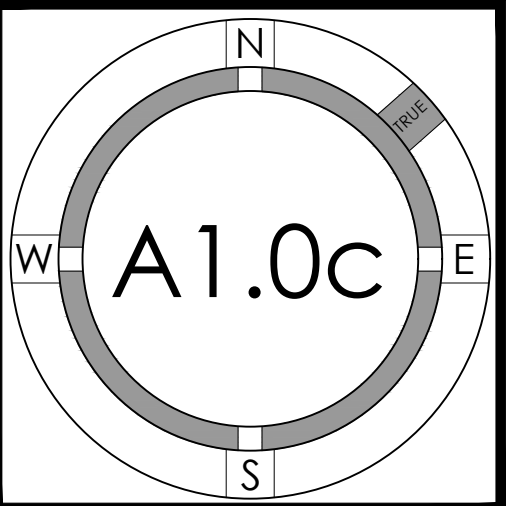
Milpitas, 1321 Terra Vista Court

Hue Tran Vu Nguyen



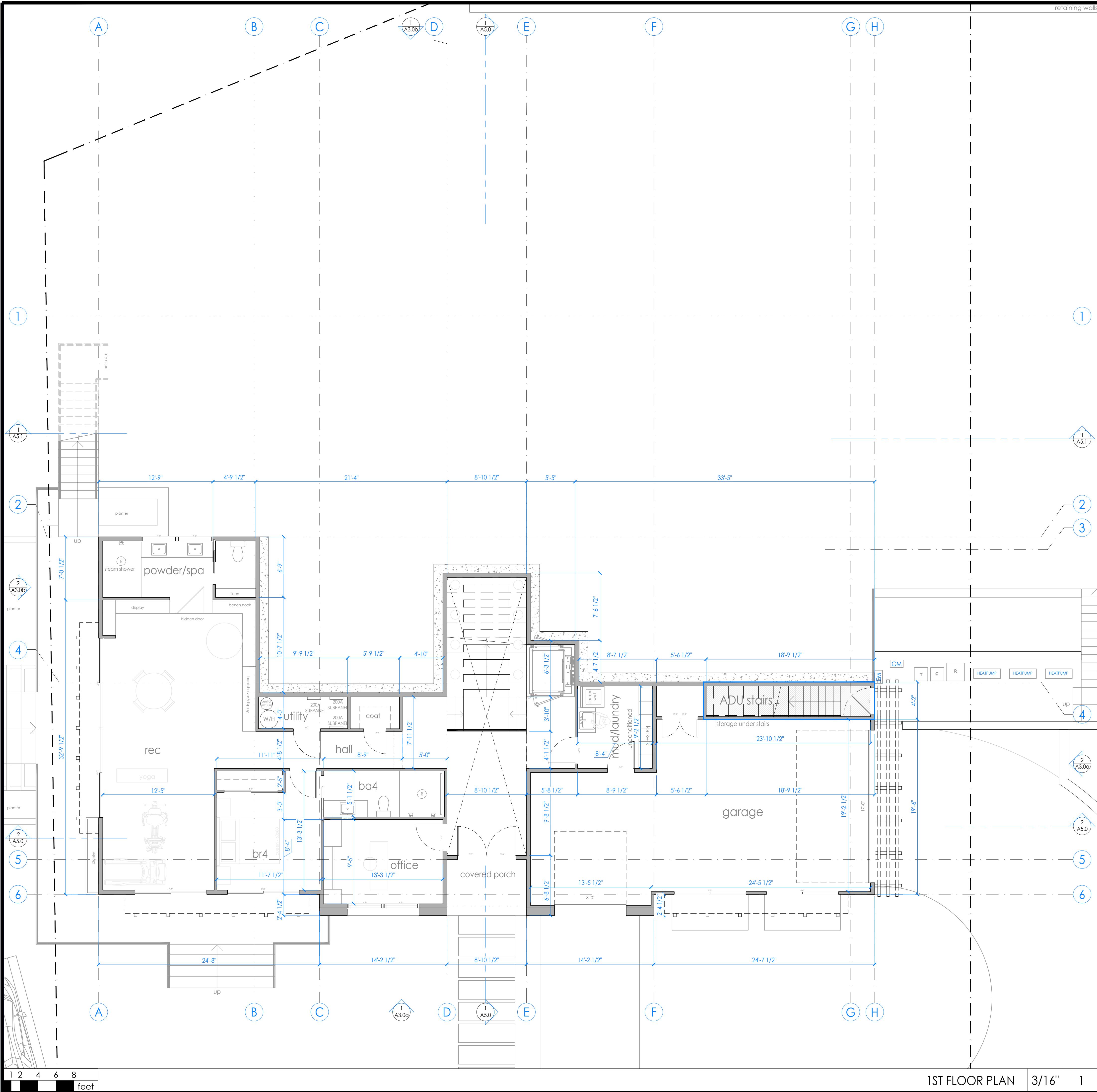
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		2023.02.03	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
		2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
		2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

FIRE DEPARTMENT
ACCESS
SITE PLAN



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FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION



1ST FLOOR PLAN 3/16" 1

FLOOR PLAN KEYNOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16" O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

(E) WALL TO REMAIN: REPAIR DAMAGE CAUSED BY REMOVING FINISHES AS NOTED ON A2.0. ALL WALLS TO RECEIVE (N) PAINT FINISH.

FLOOR PLAN LEGEND



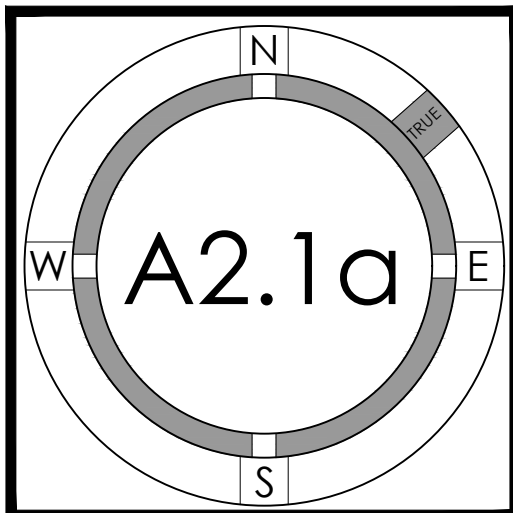
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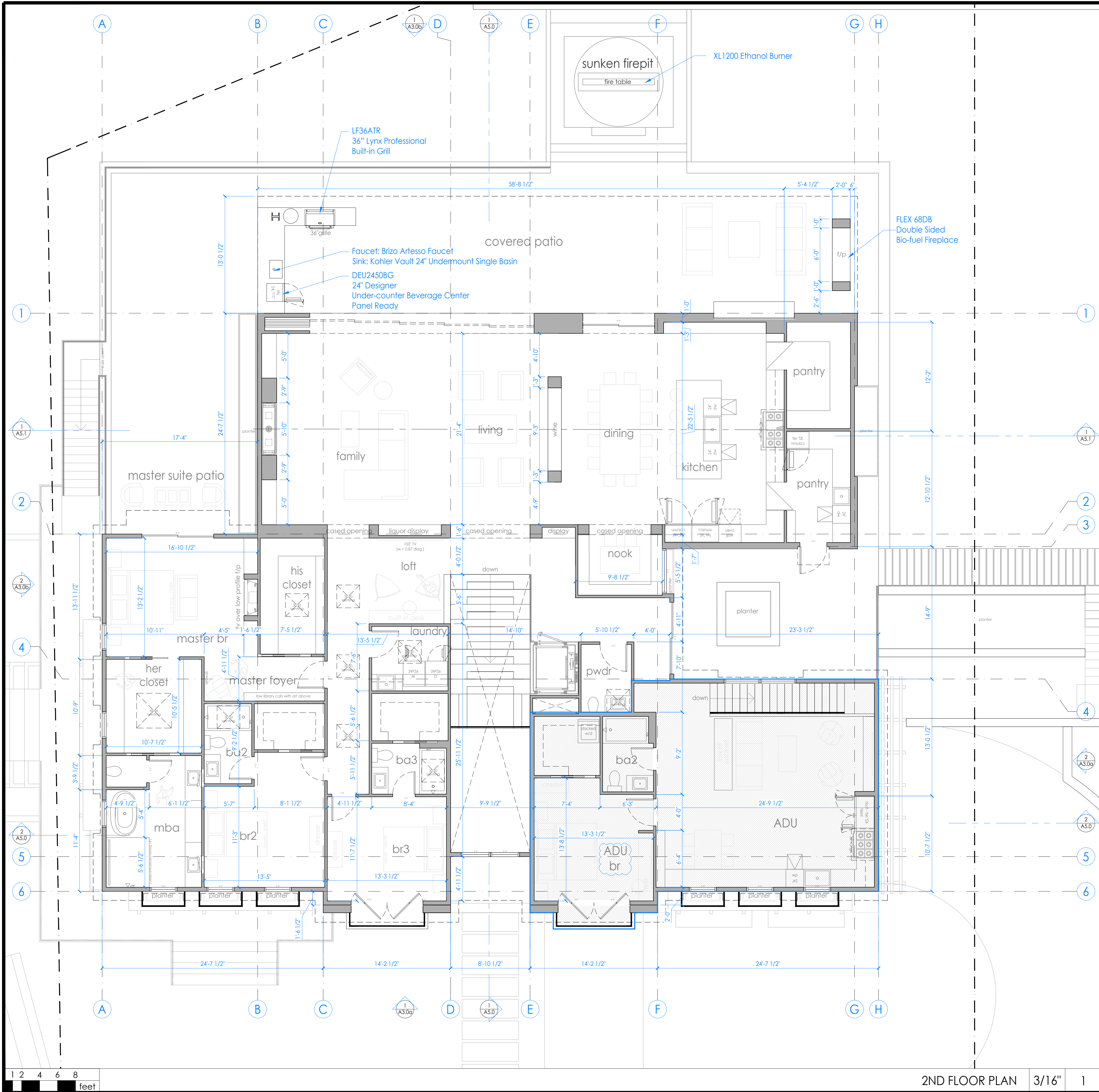
Tran-Nguyen Residence
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Milpitas, 1321 Terra Vista Court
Hue Tran Vu Nguyen



PROJECT NO.	DESCRIPTION	DATE	DRAWN BY
21-036	PLANNING DEPARTMENT SUBMITTAL	2022.11.30	IG / MKA
REVISION	PLANNING DEPARTMENT RESUBMITTAL	2023.02.03	IG / MKA
	PLANNING DEPARTMENT RESUBMITTAL	2023.07.20	IG / MKA
	PLANNING DEPARTMENT RESUBMITTAL	2023.09.01	IG / MKA

1ST
FLOOR PLAN
/ BASEMENT





2ND FLOOR PLAN 3/16" 1

FLOOR PLAN KEYNOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16" O.C.—SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. OVER EXTERIOR WALLS SHEATHING PER CRC 703.2—INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

(E) WALL TO REMAIN: REPAIR DAMAGE CAUSED BY REMOVING FINISHES AS NOTED ON A2.0. ALL WALLS TO RECEIVE (N) PAINT FINISH.

FLOOR PLAN LEGEND



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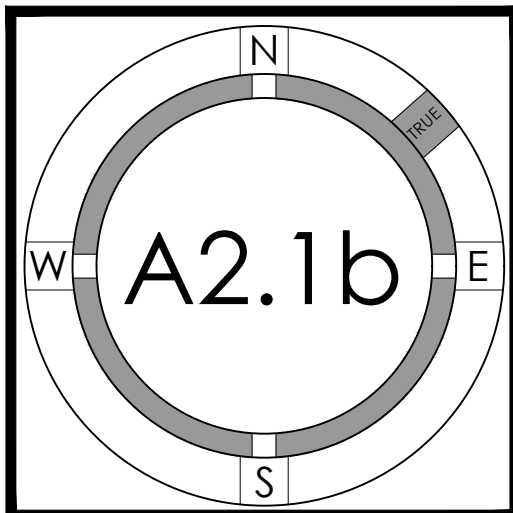
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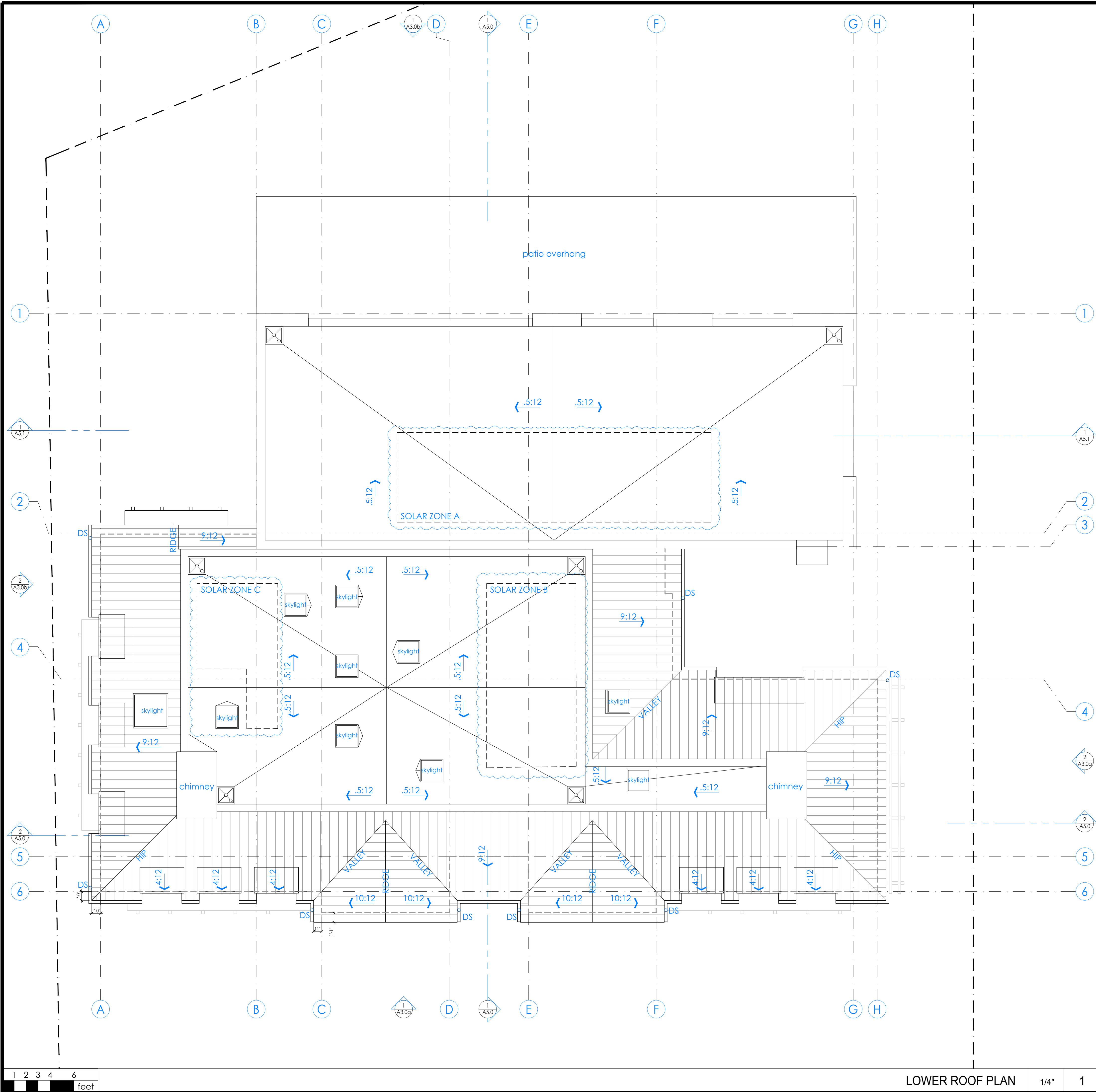


PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
21-036	2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA
	2023.02.03	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
	2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

2ND

FLOOR PLAN





LOWER ROOF PLAN

1/4"

1

1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
3. [RUN PLUMBING/HVAC VENTS TO FALSE CHIMNEY PROVIDED. NO ROOF PENETRATIONS THROUGH ROOF THAT ARE VISIBLE FROM THE STREET WILL BE ACCEPTED.] PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
5. FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS.
6. SEE ROOF PLAN FOR SLOPE.
7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE 1:240 FRONT-TOBACK, BUT TO BE LEVEL SIDE TO SIDE
9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
10. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

- NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
 2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
 3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
 4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

ROOF GENERAL NOTES

-

ATTIC VENTILATION CALCULATIONS AND NOTES

-

STANDING SEAM METAL ROOF, MIN CLASS A--MANUF: AEP SPAN; STYLE: DESIGN SPAN - DURA TECH ; COVERAGE: 16'; GAUGE: 22; COLOR: COOL ZINC MIDNIGHT BRONZE--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]

SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST O/ 6-OZ MIN. POLYMAT FILTER FABRIC O/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.

ROOFTOP PATIO TO BE TILE O/ BISON DECK SUPPORTS (bisonip.com) O/ 40+ PSI DENSITY CLOSED CELL EXTRUDED POLYSTYRENE INSULATION (MIN. 1.5 INCHES THICK) O/ ROOFING MEMBRANE SLOPED MIN. 3/8:12--INSTALL ALL COMPONENTS PER MANUFACTURER'S WARRANTY INSTRUCTIONS. THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR AND MUST TAKE INTO CONSIDERATION THE STRUCTURAL CAPABILITY AND ADEQUACY OF THE STRUCTURE TO CARRY THE DEAD AND LIVE LOAD WEIGHT(S) INVOLVED, AND THAT THE DENSITY OF ANY INSULATION IS SATISFACTORY TO RESIST CRUSHING AND DAMAGING THE WATERPROOFING MEMBRANE.

DENOTES FLAT ROOF DRAIN CONNECTED TO HARDPIPED 2" RAIN WATER LEADER AND 2" ROOF OVERFLOW. OVERFLOW TO BE CONNECTED TO ESCUTCHEON--SEE DETAILS [XXX/XXX]--ENSURE ROOFING OVERLAPS ROOF DRAIN PER BOTH DRAIN AND ROOF MANUF. DIRECTIONS {avoid roof drainage in wall cavities where possible}

DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS

DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

----- LINE OF BLDG. BELOW

ROOF PLAN LEGEND

-



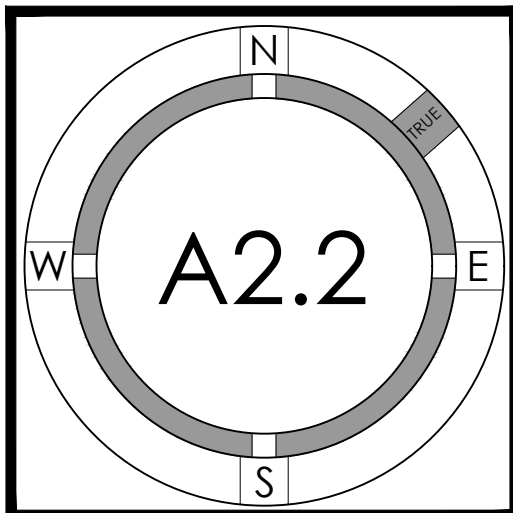
1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE
Milpitas, 1321 Terra Vista Court
Hue Tran Vu Nguyen



PROJECT NO.	REVISION	DATE	DESCRIPTION	DRAWN BY
21-036		2022.11.30	PLANNING DEPARTMENT SUBMITAL	IG / MKA
		2023.02.03	PLANNING DEPARTMENT RESUBMITAL	IG / MKA
		2023.07.20	PLANNING DEPARTMENT RESUBMITAL	IG / MKA
		2023.09.01	PLANNING DEPARTMENT RESUBMITAL	IG / MKA

ROOF PLAN





SOUTH-WEST ELEVATION (FRONT) 3/16" 1



SOUTH-EAST ELEVATION (LEFT) 3/16" 2

= NUMBER OF KEYNOTE BELOW

- 1 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
- 2 PATIO OVERHANG--SEE ROOF PLAN FOR MORE INFO
- 3 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
- 4 PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" PLASTER OY METAL LATH O/ 2 LAYERS GRADE D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE--SEE DETAILS [XX/XX]--DO NOT USE "DOUBLE-ROLL" INSTALLATION FOR BUILDING PAPER
- 5 WOOD FRAMED "FALSE" CHIMNEY WITH 10" TALL PRECAST STONE CORNICE CAP-- www.chimneyking.com--SEE ROOF PLAN FOR LOCATION--INTENT OF CHIMNEY IS TO SCREEN MULTIPLE PLUMBING/HVAC ROOF PENETRATIONS FROM VIEW
- 6 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF.: KONATURAL STONE; STYLE: BUFF -- REAL STONE ; COLOR: POWDER GRAY; INSTALLATION STYLE: DRYSTACK; WAINSCOT SILL OVER STEEL "L" ANGLE; CHISELED EDGE; SILL COLOR: GRAY--https://konaturalstone.com/signature-collection/buff-- USE POLYMER-MODIFIED SETTING MORTAR --INSTALL PER MANUF. INSTRUCTIONS. ICC-ES EVALUATION REPORT ESR-1215, AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780. CONTACT TERESA VASQUEZ AT BORAL STONE GROUP (415-418-9730, Teresa.Vasquez@Boral.com) FOR FIELD REVIEW OF LATH INSTALLATION PRIOR TO INSTALLING SCRATCH COAT. SEAL VENEER WITH SILANE OR SILOXANE BASED MASONRY TREATMENT SUCH AS CRAFTSHIELD PER MANUF. INSTRUCTIONS.
- 7 PREFINISHED METAL PANELS -- https://puretreeform.com/portfolio-item/federal-oil-rubbed --OR EQUAL TO MATCH WINDOW FINISH
- 8 PAINT GRADE REDWOOD TRELLIS--SEE ROOF PLAN FOR MORE INFO
- 9 STAIN GRADE WOOD GARAGE DOOR --SEE DOOR SCHEDULE FOR MORE INFO
- 10 WINDOW/DOOR OPENING WITH SIMULATED DIVIDED LITES; GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS AND A SPACER BAR BETWEEN THE PANES OF GLASS--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 3" [PAINT GRADE WOOD/STAIN GRADE WOOD/PAINTED FIBER CEMENT/PVC] TRIM TYPICAL, U.N.O.
- 11 FIELD PAINTED STEEL COLUMN--S.S.D. FOR MORE INFO
- 12 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: HINKLEY LIGHTING ; STYLE: ROOK 1 LIGHT, 5.75 INCH OUTDOOR WALL LIGHT ; DARK SKY RATED; COLOR: BRONZE ; https://www.hinkley.com/
- 13 STUCCO LOW WALL
- 14 OUTDOOR KITCHEN--OWNER TO PROVIDE SPECS
- 15 DECORATIVE IRON RAIL
- 16 GLASS GUARD RAIL
- 17 VERISTONE TRIM 8" HIGH
- 18 PLANTER
- 19 ROOF TERRACE PLANTERS
- 20 OUTDOOR FIREPLACE

- NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
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 3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
 4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
 5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

KEYNOTES - -

ELEVATION GRID LINE KEY
A 1ST FLOOR TOP OF STRUCTURE = +/- 429.97'
B GRADE FOR DETERMINING HEIGHT = +/- 430.13'
C 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 438.97'
D 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 440.22'
E 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 449.22'
F PROPOSED BUILDING HEIGHT = +/- 457.0'
G MAX BUILDING HEIGHT ALLOWED = 27'-0" +/- 457.13'

ELEVATION GRID LINE KEY - -



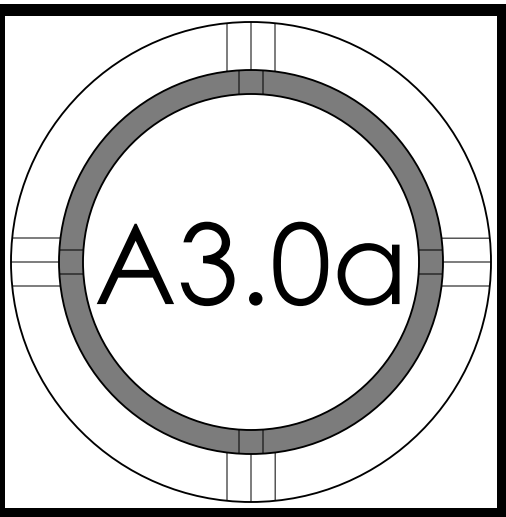
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE
Milpitas, 1321 Terra Vista Court
Hue Tran Vu Nguyen



MATCH CAD TITLE BLOCK				PROJECT NO.
REGION	DATE	DESCRIPTION	DRAWN BY	
	2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA	
	2023.04.28	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA	
	2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA	
	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA	

EXTERIOR
ELEVATIONS



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NORTH-EAST ELEVATION (FRONT) 3/16" 1



NORTH-WEST ELEVATION (LEFT) 3/16" 2

= NUMBER OF KEYNOTE BELOW

- 1 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
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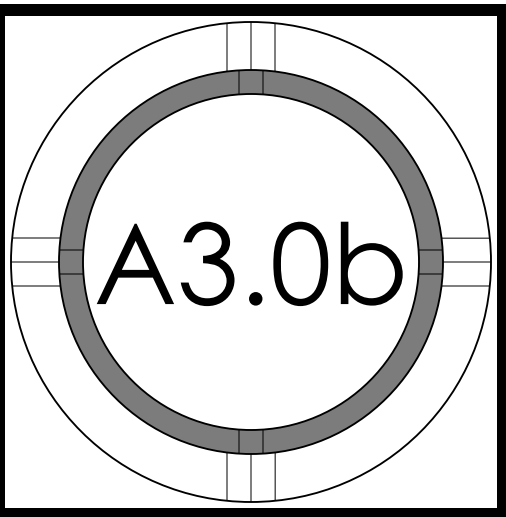
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE
Milpitas, 1321 Terra Vista Court
Hue Tran Vu Nguyen



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REGION	DATE	DESCRIPTION	DRAWN BY
	2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA
	2023.04.28	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
	2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA
	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

EXTERIOR
ELEVATIONS



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PERSPECTIVE EXTERIOR RIGHT HIGH - 4



PERSPECTIVE EXTERIOR FRONT - 1



PERSPECTIVE EXTERIOR LEFT HIGH - 5



PERSPECTIVE EXTERIOR FRONT LEFT - 2



PERSPECTIVE EXTERIOR FRONT HIGH - 6



PERSPECTIVE EXTERIOR FRONT RIGHT - 3



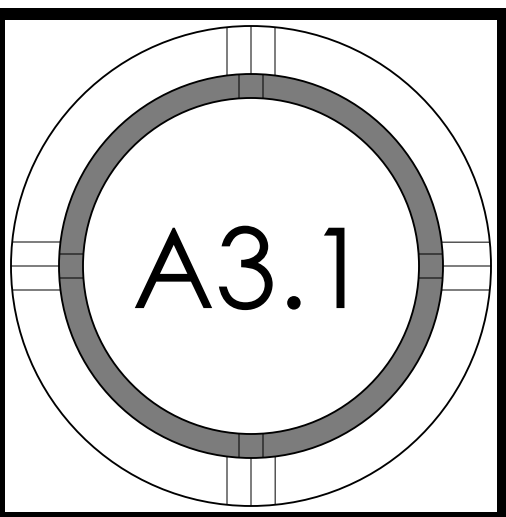
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		2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

EXTERIOR
PERSPECTIVES



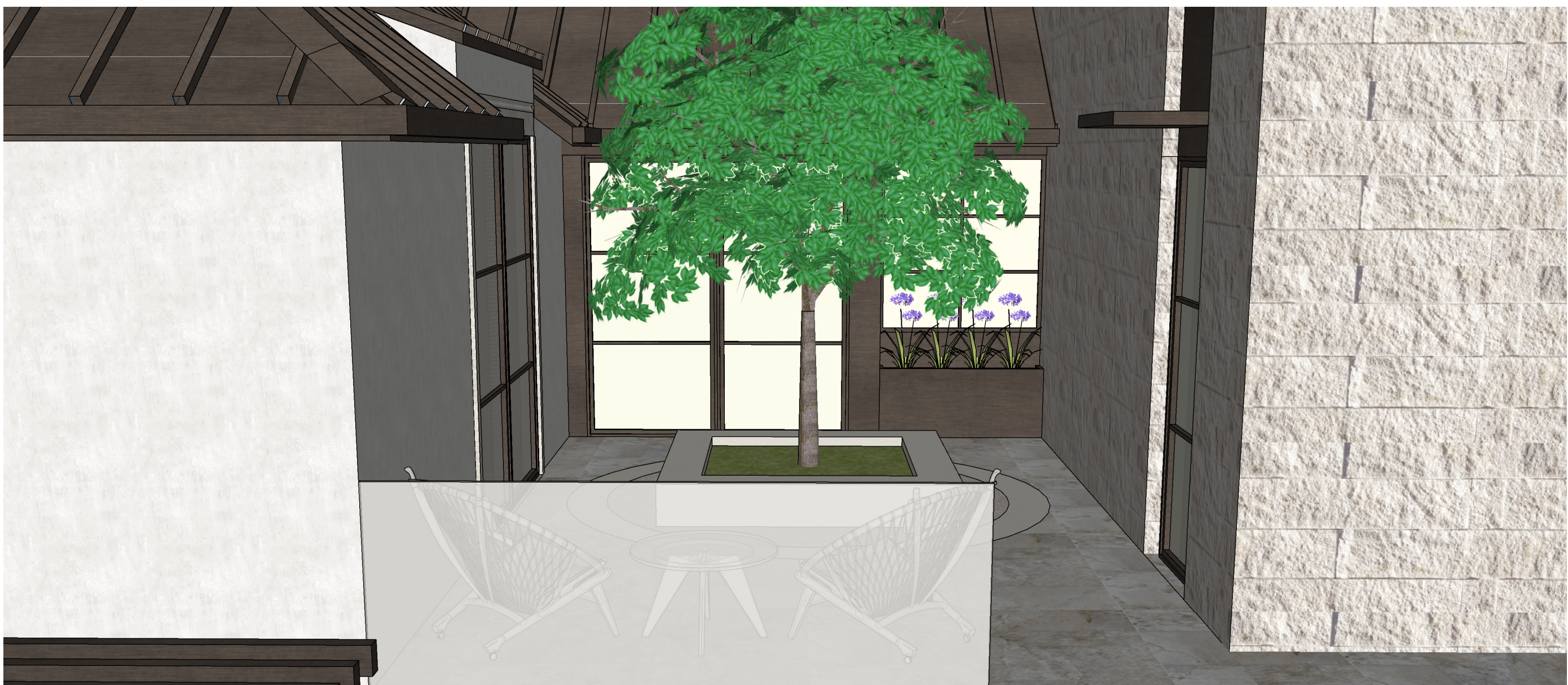
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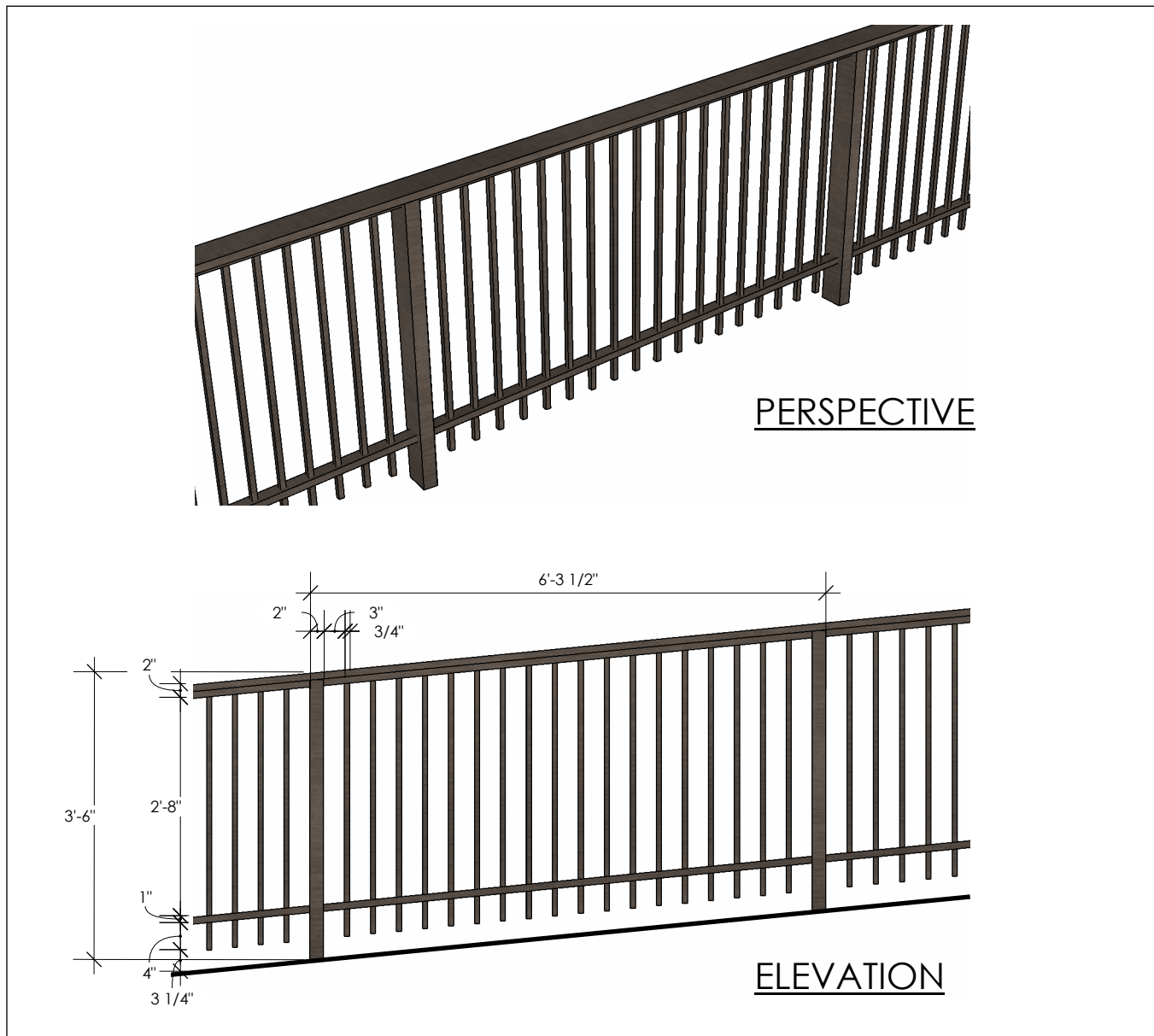
PERSPECTIVE EXTERIOR REAR PATIO HEIGHT - 4



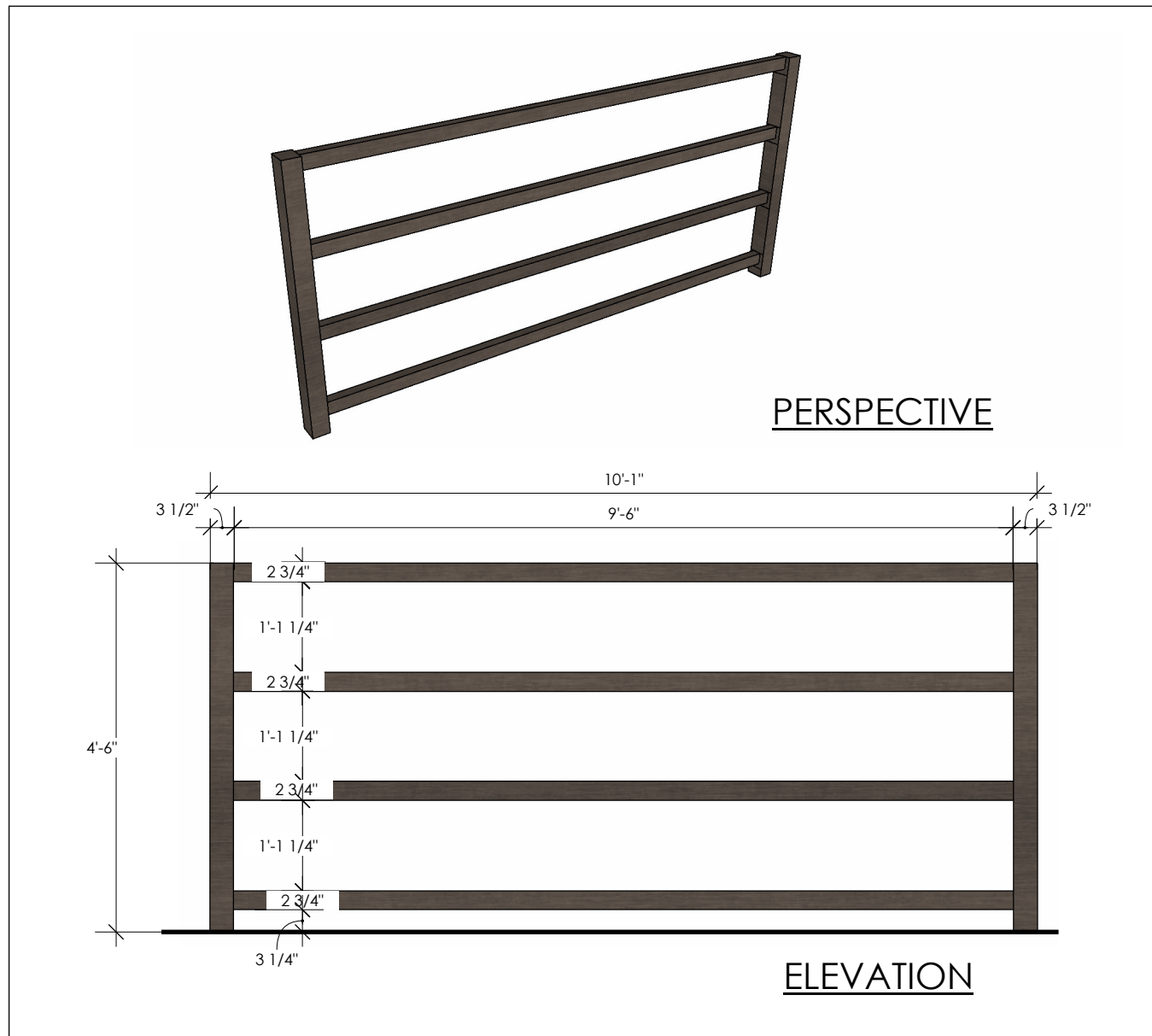
PERSPECTIVE EXTERIOR POOL - 5



PERSPECTIVE EXTERIOR RIGHT - 6



A | IRON FENCE -- ALONG FRONT PROPERTY LINE



B | WOOD FENCE -- ALONG SIDE AND REAR PROPERTY LINES

EXTERIOR FENCES - 1



PERSPECTIVE EXTERIOR FRONT ENTRY - 2



PERSPECTIVE EXTERIOR REAR PATIO - 3



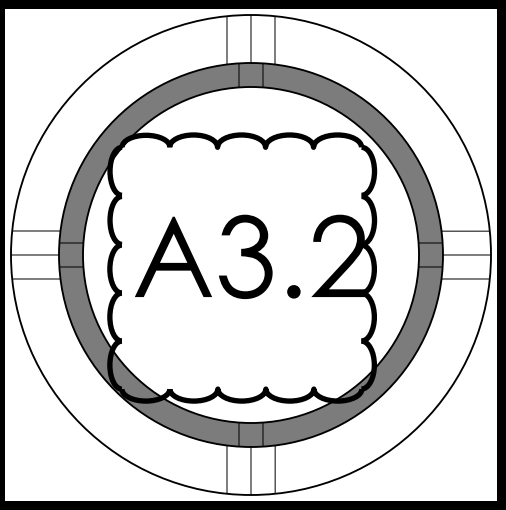
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Hue Tran Vu Nguyen

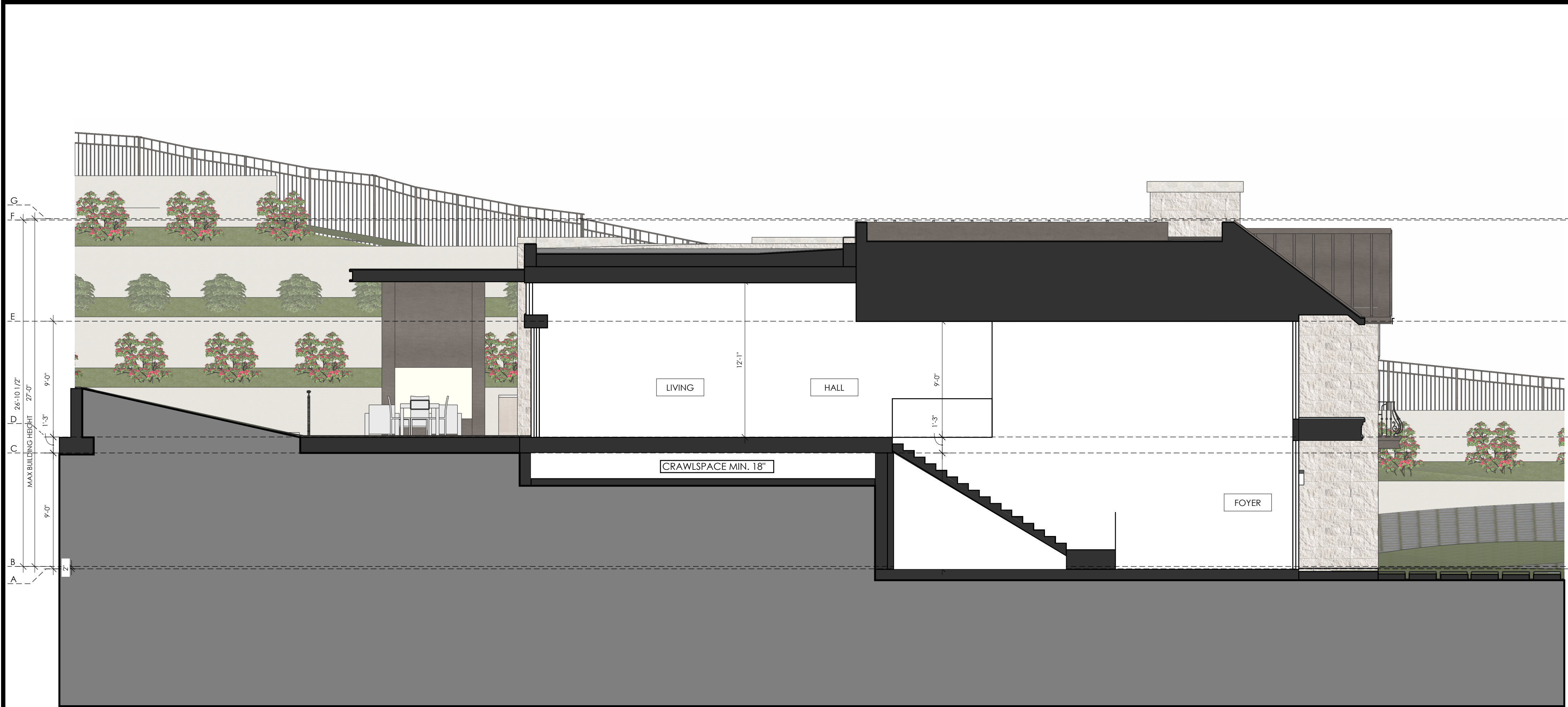


PROJECT NO.		REVISION		DATE	DESCRIPTION	DRAWN BY	
						IG / MKA	
				2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA	
				2023.04.28	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA	
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EXTERIOR
PERSPECTIVES

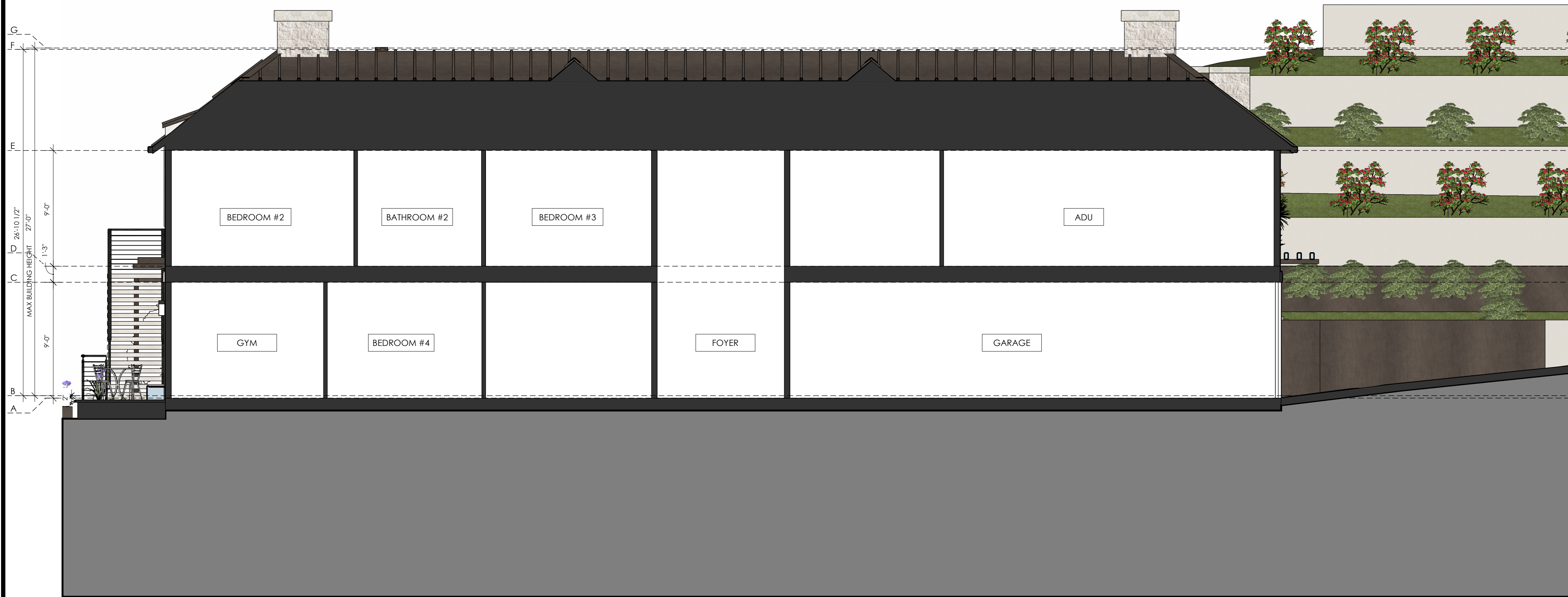


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12346feet

SECTION 11/4"1



12346feet

SECTION 21/4"2

= NUMBER OF KEYNOTE BELOW

- NOTES:
- SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
 - SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
 - SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
 - SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
 - SEE BID INSTRUCTIONS FOR INSULATION VALUES. INSULATION TO BE NOT LESS THAN AS INDICATED IN T24 REPORT

KEYNOTES		-	-
SEE EXTERIOR ELEVATIONS FOR ELEVATION GRID LINE KEY			
ELEVATION GRID LINE KEY		-	-



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Tran-Nguyen Residence

NEW SINGLE FAMILY HOUSE

Milpitas, 1321 Terra Vista Court

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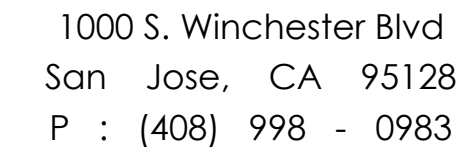


PROJECT NO.		MATCH/CAD TITLE BLOCK	
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	2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA
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	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

SECTIONS

A5.0

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FOR PERMIT APPROVAL ONLY--NOT FOR CONSTRUCTION

Tran-Nguyen Residence

NEW SINGLE FAMILY HOUSE

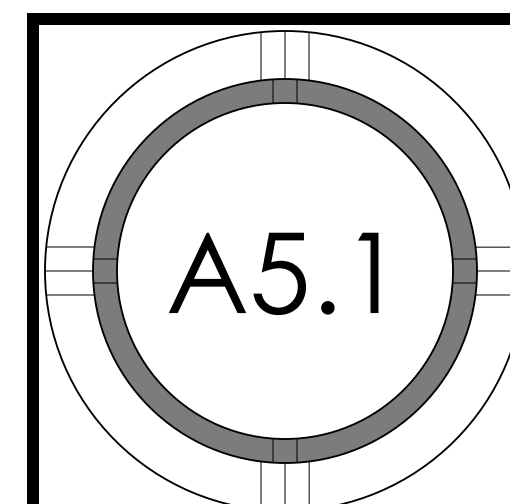
Milpitas, 1321 Terra Vista Court

Hue Tran Vu Nguyen

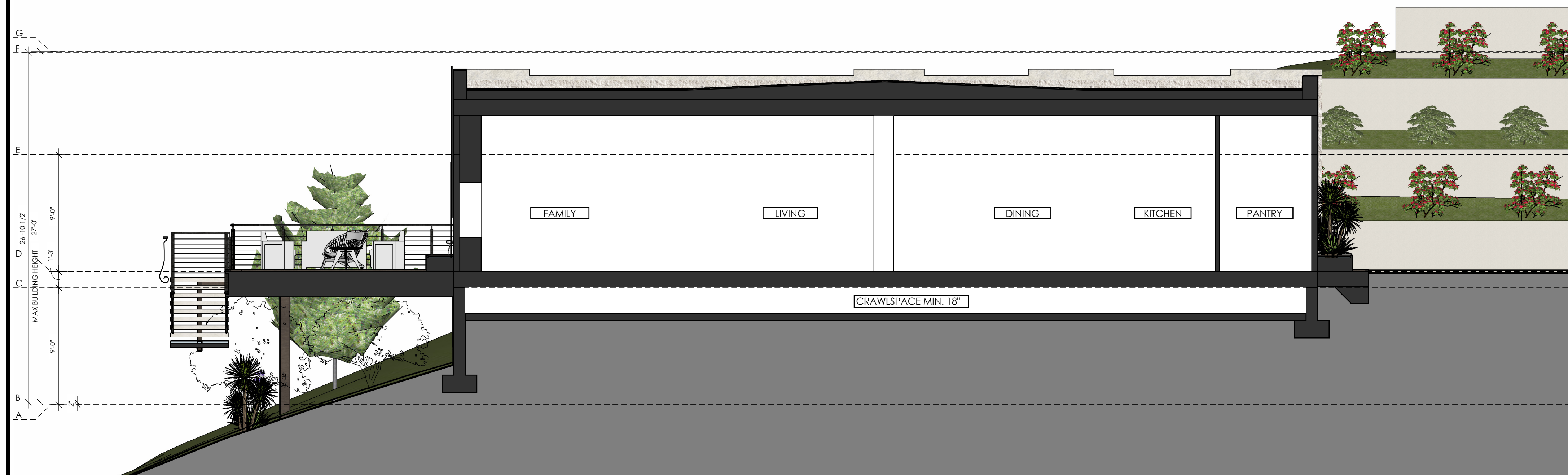


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	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA	

SECTIONS



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1 2 3 4 6
feet

SECTION 3	3/16"	1
-----------	-------	---

= NUMBER OF KEYNOTE BELOW

NOTES:

1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
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SEE EXTERIOR ELEVATIONS FOR ELEVATION GRID LINE KEY

KEYNOTES

1

ELEVATION GRID LINE KEY

-



LEGEND AND NOTES

- | | |
|-----------------|---|
| — — — — — | BOUNDARY LINE |
| — ETC — — — — — | ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE |
| — — — — — | EASEMENT |
| — X — — — — — | FENCE LINE |
| — SS — — — — — | SANITARY SEWER LINE |
| — — — — — | PAINT MARKING |
| — C — — — — — | COMMS UTILITY MARKING |
| — E — — — — — | ELECTRICAL UTILITY MARKING |
| — G — — — — — | GAS UTILITY MARKING |
| — W — — — — — | WATER UTILITY MARKING |
| ⤿ BFP | BACK FLOW PREVENTER |
| ⊕
•BOL | BENCHMARK
BOLLARD |
| BW | BOTTOM RETAINING WALL |
| □ CATV | CABLE TV BOX |
| ⚡ | FIRE HYDRANT |
| □ GM | GAS METER |
| ← | GUY ANCHOR |
| INVERT | INVERT |
| ⋈ ICV | IRRIGATION CONTROL VALVE |
| ⊕ | JOINT POLE |
| ○SSCO | SANITARY SEWER CLEAN-OUT |
| ○SSMH | SANITARY SEWER MAINTENANCE |
| ○SP | STANDPIPE |
| ○SDMH | STORM DRAIN MAINTENANCE |
| ☆ | STREET LIGHT |
| — | STREET SIGN |
| TW | TOP OF RETAINING WALL |
| □ WM | WATER METER |
| ⋈ WV | WATER VALVE |
| <u>XXX.XX</u> | SPOTGRADE |

ASPHALT

CONCRETE

GRAVEL

COUNTRY CLUB DRIVE (80')

80.00' RIGHT OF WAY
(754 MAPS 52)

LOT 3
TRACT NO. 8852
754 MAPS 52

LOT 4
TRACT NO. 8652
754 MAPS 52
45,781 SQ.FT.
1.05 ACRES

430
N29°23'54"W 181.31'
TERRA VISTA COURT (30.50')

NOTES

ALL DISTANCES AND DIMENSIONS ARE
IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO
FINISHED MATERIAL (STUCCO/SIDING)
AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS
45,781± SQUARE FEET / 1.05± ACRES

EASEMENT NOTE

EASEMENTS ARE SHOWN PER THE
PRELIMINARY TITLE REPORT ISSUED BY OLD
REPUBLIC TITLE COMPANY, ORDER NO.
0616018760-SL, DATED AS OF APRIL 5, 2021
ENCROACHMENT EASEMENTS, MAINTENANCE
EASEMENTS, DRAINAGE EASEMENTS, COMMON
UTILITY METER EASEMENTS EXIST PER DOC
24512387. SAID EASEMENTS ARE NOT
PLOTTABLE OF RECORD.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP
NO.: 06085C0059
EFFECTIVE DATE: FEBRUARY 19, 2014

BENCHMARK

CITY OF MILPITAS BENCHMARK
CITY CC PUMP
BRASS DISK IN MONUMENT WELL,
0.2 MILE EAST OF INTERSECTION,
NORTH PARK VICTORIA DRIVE AND
COUNTRY CLUB DRIVE, 50+ NORTH
OF PUMPING STATION.
ELEVATION = 223.56'
(NAVD 88 DATUM)

SITE BENCHMARK

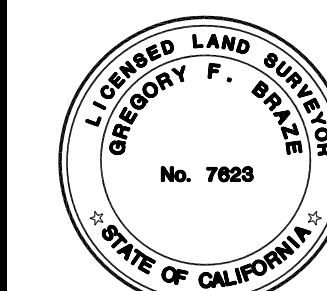
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 420.90'
(NAVD 88 DATUM)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES,
SIZES AND LOCATION SHOWN ON
THIS SURVEY ARE BASED ON
VISUAL OBSERVATION. ANY USE OF
THIS INFORMATION SHOULD BE
VERIFIED, BEFORE ITS USE, WITH
THE CONTROLLING MUNICIPALITY
OR UTILITY PROVIDER. THIS
SURVEY MAKES NO GUARANTEE OF
THE INSTALLED ACTUAL LOCATION,
DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE
BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE
MADE BY THE PROJECT ARBORIST.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

WWW.LEABRAZE.COM

1321 TERRA VISTA COURT
MILPITAS
CALIFORNIA

SANTA CLARA COUNTY

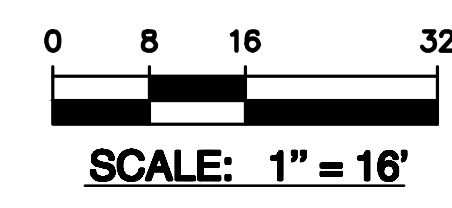
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TOPOGRAPHIC SURVEY

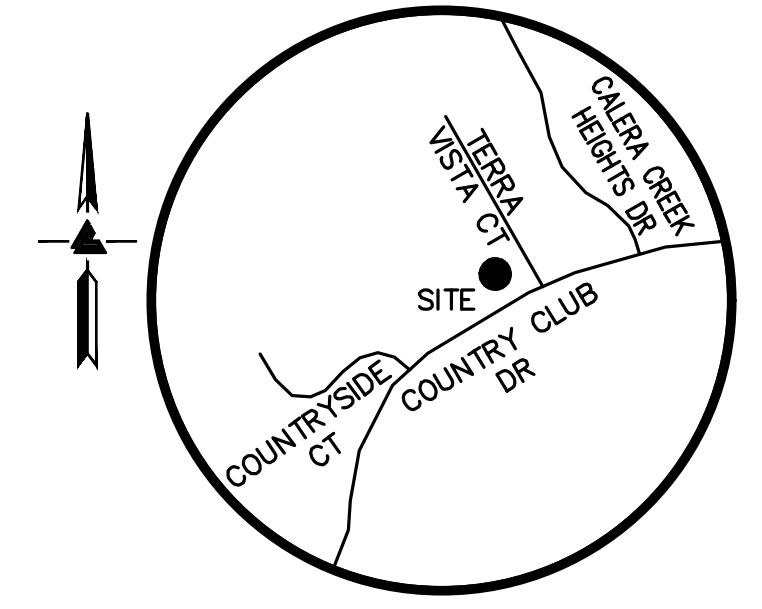
—	—
—	—
—	—
REVISIONS	B'
JOB NO:	2211757
DATE:	11-3-21
SCALE:	1"=16'
BNDY BY:	DN
FIELD BY:	BC
DRAWN BY:	ZB
SHEET NO:	

SU1

1 OF 1 SHEETS



CITY OF MILPITAS BENCHMARK
CITY CC PUMP
BRASS DISK IN MONUMENT WELL,
0.2 MILE EAST OF INTERSECTION,
NORTH PARK VICTORIA DRIVE AND
COUNTRY CLUB DRIVE, 50+ NORTH
OF PUMPING STATION.
ELEVATION = 223.56'
(NAVD 88 DATUM)



NO SCALE

EASEMENTS ARE SHOWN PER THE
PRELIMINARY TITLE REPORT ISSUED BY OLD
REPUBLIC TITLE COMPANY, ORDER NO.
0616018760-SL, DATED AS OF APRIL 5, 2021
ENCROACHMENT EASEMENTS, MAINTENANCE
EASEMENTS, DRAINAGE EASEMENTS, COMMON
UTILITY METER EASEMENTS EXIST PER DOC
24512387. SAID EASEMENTS ARE NOT
PLOTTABLE OF RECORD.

THIS EXHIBIT IS INTENDED ONLY AS AN AID TO DETERMINE THE AVERAGE LOT SLOPE OF THE SUBJECT PROPERTY. SITE SURVEY INFORMATION, INCLUDING BUT NOT LIMITED TO, UTILITIES, FENCES AND SPECIFIC SPOT GRADES MAY BE REMOVED FOR CLARITY. REFER TO THE SITE SURVEY BY LEA & BRAZE, INC., FOR COMPLETE SITE SURVEY INFORMATION



PROPERTY OWNER(S)			
PROPERTY ADDRESS		1321 Terra Vista Court	
CALCULATED BY		DATE	February 16, 2022
REFERENCE MAP:		JOB#	2211757

A. NET AREA (An)*	<u>45781.12 SF</u>	B. CONTOUR INTERVAL (I)	<u>2.0 FT.</u>
C. DRAWING SCALE	<u>1" = 16'</u>		
D. CONTOUR LENGTH WITHIN NET AREA OF LOT (An)			

CONTOUR	LENGTH (FEET)	CONTOUR	LENGTH (INCHES)	CONTOUR	LENGTH (INCHES)	CONTOUR	LENGTH (INCHES)
396	0.0	432	17.5				
398	0.1	434	18.0				
400	0.9	436	18.1				
402	1.7	438	18.7				
404	2.5	440	16.3				
406	3.4	442	15.2				
408	4.6	444	14.3				
410	6.5	446	13.5				
412	7.9	448	12.8				
414	8.9	450	12.1				
416	10.0	452	11.3				
418	11.2	454	10.7				
420	12.4	456	10.0				
422	15.1	458	8.3				
424	17.5	460	4.9				
426	18.1	462	0.0				
428	17.7	464					
430	17.2	466					
TOTAL							

CONVERT INCHES TO FEET (MULTIPLY BY MAP SCALE) = (L) =

E. AVERAGE SLOPE WITHIN NET AREA OF LOT

$$S = \frac{100 \quad (2 \text{ FT}) \quad 5718.4}{45781.12 \text{ SF}} = \underline{\underline{25.0\%}}$$



1321 TERRA VISTA COURT
MILPITAS
CALIFORNIA

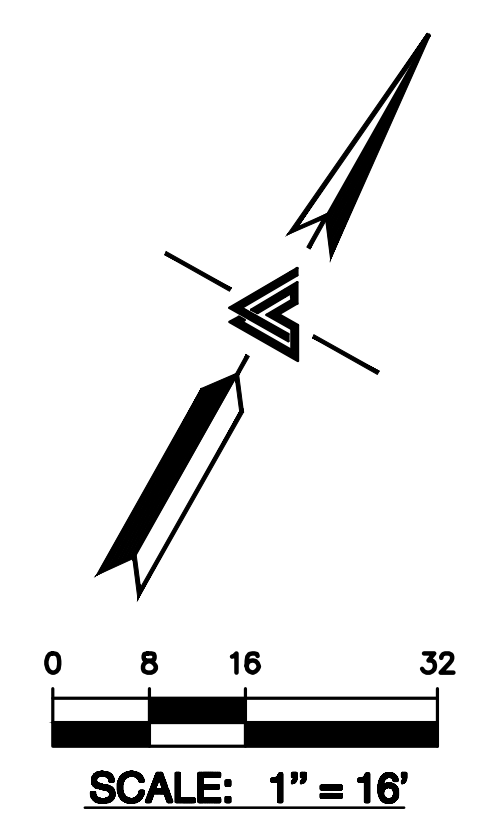
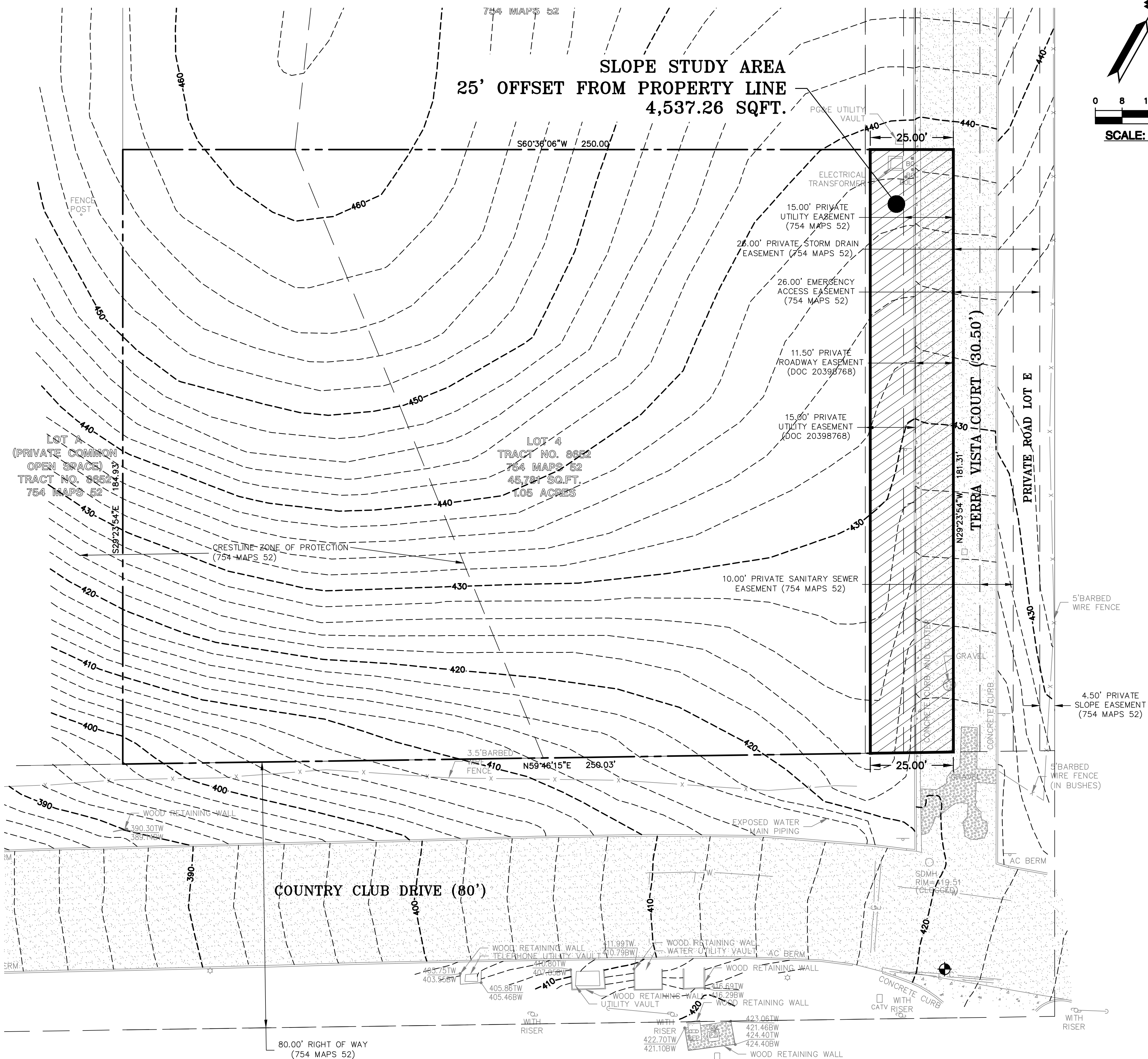
SAN JUAN COUNTY

APN: 029-01-012

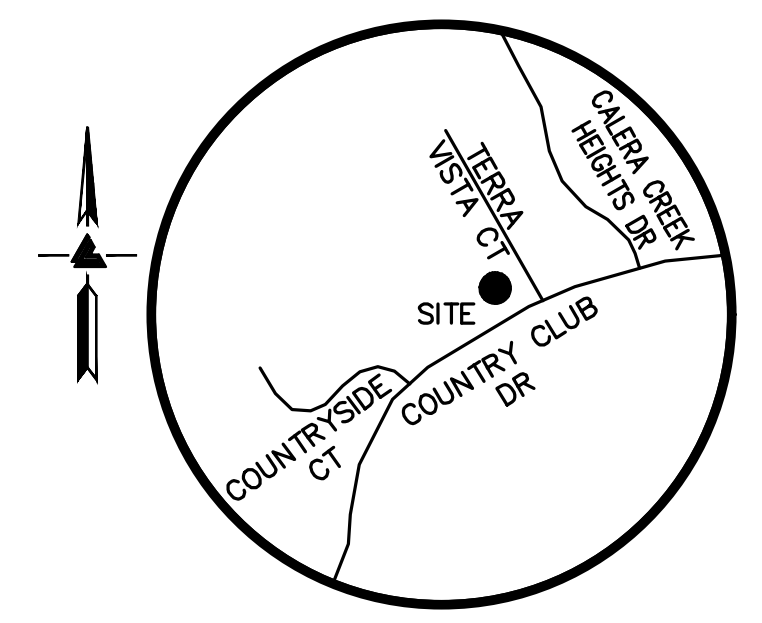
**AVERAGE LOT SLOPE
EXHIBIT**

	-
	-
	-
	-
REVISIONS	BY
JOB NO:	2211757
DATE:	11-3-21
SCALE:	1"=16'
BANDY BY:	DN
FIELD BY:	BC
DRAWN BY:	ZB
SHEET NO:	

SL-1



BENCHMARK
CITY OF MILPITAS BENCHMARK
CITY CC PUMP
BRASS DISK IN MONUMENT WELL,
0.2 MILE EAST OF INTERSECTION,
NORTH PARK VICTORIA DRIVE AND
COUNTRY CLUB DRIVE, 50+ NORTH
OF PUMPING STATION.
ELEVATION = 223.56'
(NAVD 88 DATUM)



SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 420.90'
(NAVD 88 DATUM)

VICINITY MAP
NO SCALE

EASEMENT NOTE
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THE AVERAGE LOT SLOPE OF THE SUBJECT PROPERTY.
SITE SURVEY INFORMATION, INCLUDING BUT NOT LIMITED
TO, UTILITIES, FENCES AND SPECIFIC SPOT GRADES MAY
BE REMOVED FOR CLARITY.
REFER TO THE SITE SURVEY BY LEA & BRAZE, INC., FOR
COMPLETE SITE SURVEY INFORMATION

CITY OF MILPITAS
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
(510) 887-4086
CALCULATIONS BY LEA & BRAZE ENGINEERING

STUDY AREA - CALCULATION OF AVERAGE SLOPE
STUDY AREA IS AREA WITHIN 25' OFFSET FROM THE EAST (ROADWAY) PROPERTY LINE

PROPERTY OWNER(S)		1321 Terra Vista Court	
PROPERTY ADDRESS		R. West	
CALCULATED BY		DATE	March 4, 2022
REFERENCE MAP:		Survey by Lea & Braze Engineering	JOB# 2211757

1. CALCULATION OF AVERAGE SLOPE
A. NET AREA (An)* 4537.26 SF
B. CONTOUR INTERVAL (I) 2.0 FT.
C. DRAWING SCALE 1" = 16'
D. CONTOUR LENGTH WITHIN NET AREA OF LOT (An)

CONTOUR	LENGTH (FEET)	CONTOUR	LENGTH (INCHES)	CONTOUR	LENGTH (INCHES)	CONTOUR	LENGTH (INCHES)
420	0.0	456					
422	1.8	458					
424	3.2	460					
426	3.6	462					
428	3.4	464					
430	2.7	466					
432	2.4	468					
434	1.7	470					
436	1.6	472					
438	1.7	474					
440	0.0	476					
442		478					
444		480					
446		482					
448		484					
450		486					
452		488					
454		490					
TOTAL		22.1		353.6 FT.			

CONVERT INCHES TO FEET (MULTIPLY BY MAP SCALE) = (L) =
E. AVERAGE SLOPE WITHIN NET AREA OF LOT
S = 100 (2 FT) 353.6 = 15.6%
4537.26 SF



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1321 TERRA VISTA COURT, WEST
MILPITAS, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

1321 TERRA VISTA COURT
MILPITAS
CALIFORNIA
SANTA CLARA COUNTY
APN: 029-07-012

AVERAGE SLOPE
EXHIBIT
(25' OFFSET STUDY AREA)

REVISIONS	BY
JOB NO: 2211757	
DATE: 11-3-21	
SCALE: 1"=16'	
BNDY BY: DN	
FIELD BY: BC	
DRAWN BY: ZB	
SHEET NO:	

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

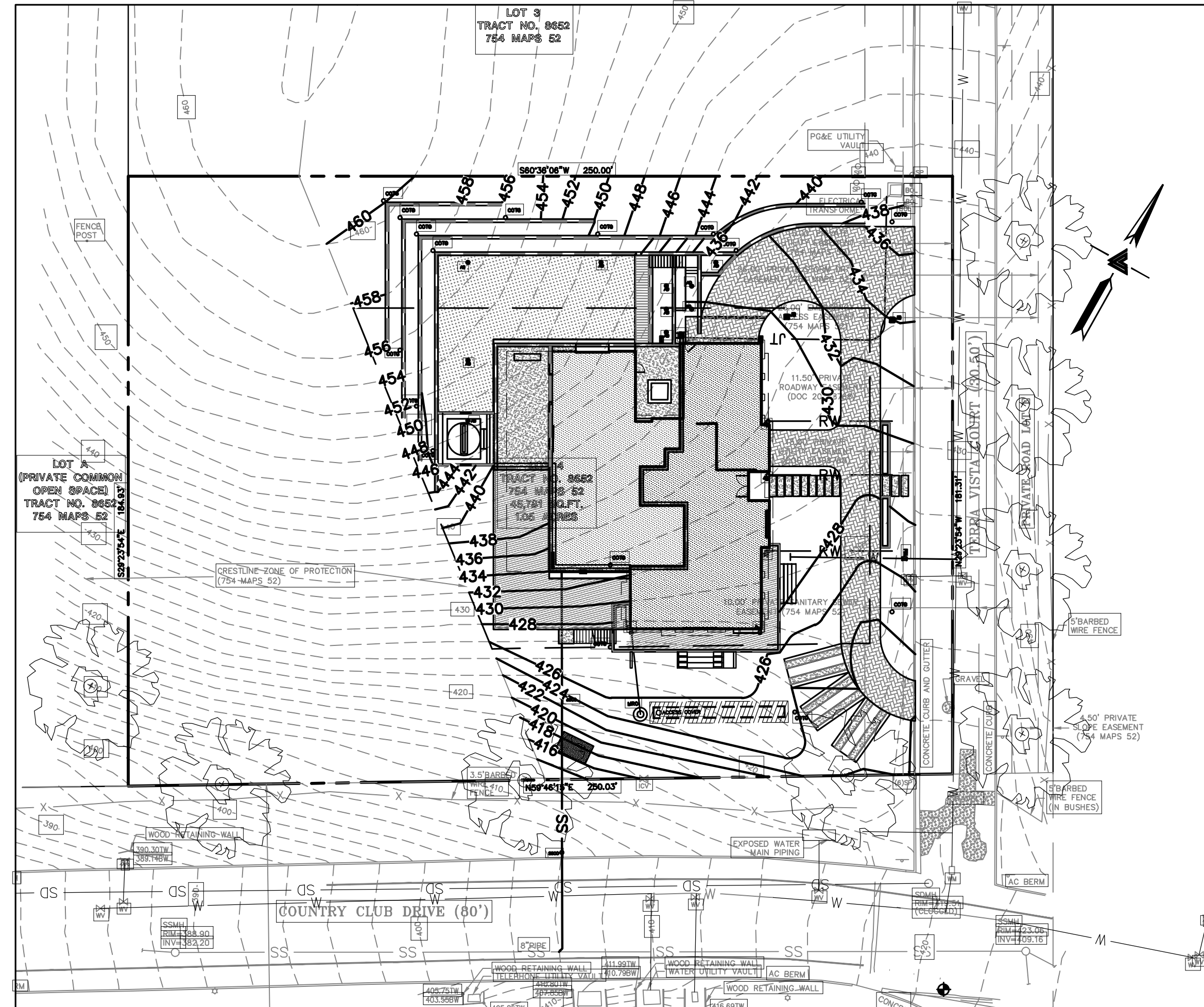
ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PE	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	R	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDM	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST	STREET
G	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STR	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	TOW	TOP OF WALL
ID	INVERT DIAMETER	TEMP	TEMPORARY
INV	INVERT ELEVATION	TP	TOP OF PAVEMENT
JB	JUNCTION BOX	TW/FG	TOP OF WALL/FINISH GRADE
JT	JOINT TRENCH	TYP	TYPICAL
L	LENGTH	VC	VERTICAL CURVE
LNDG	LANDING	VCP	VITRIFIED CLAY PIPE
		VERT	VERTICAL
		W/	WITH
		WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

TRAN-NGUYEN RESIDENCE

1321 TERRA VISTA CT.

MILPITAS, CALIFORNIA



BENCHMARK

CITY OF MILPITAS BENCHMARK
CITY CC PUMP
BRASS DISK IN MONUMENT WELL,
0.2 MILE EAST OF INTERSECTION,
NORTH PARK VICTORIA DRIVE AND
COUNTRY CLUB DRIVE, 50+ NORTH
OF PUMPING STATION.
ELEVATION = 223.56'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 420.90'
(NAVD 88 DATUM)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES,
SIZES AND LOCATION SHOWN ON
THIS SURVEY ARE BASED ON
VISUAL OBSERVATION. ANY USE OF
THIS INFORMATION SHOULD BE
VERIFIED, BEFORE ITS USE, WITH
THE CONTROLLING MUNICIPALITY
OR UTILITY PROVIDER. THIS
SURVEY MAKES NO GUARANTEE OF
THE INSTALLED ACTUAL LOCATION,
DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE
BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE
MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE
IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO
FINISHED MATERIAL (STUCCO/SIDING)
AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS
45,781± SQUARE FEET / 1.05± ACRES

EASEMENT NOTE

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PRELIMINARY TITLE REPORT ISSUED BY OLD
REPUBLIC TITLE COMPANY, ORDER NO.
616018760-SL, DATED AS OF APRIL 5, 2021
ENCROACHMENT EASEMENTS, MAINTENANCE
EASEMENTS, DRAINAGE EASEMENTS, COMMON
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FEMA FLOOD NOTE

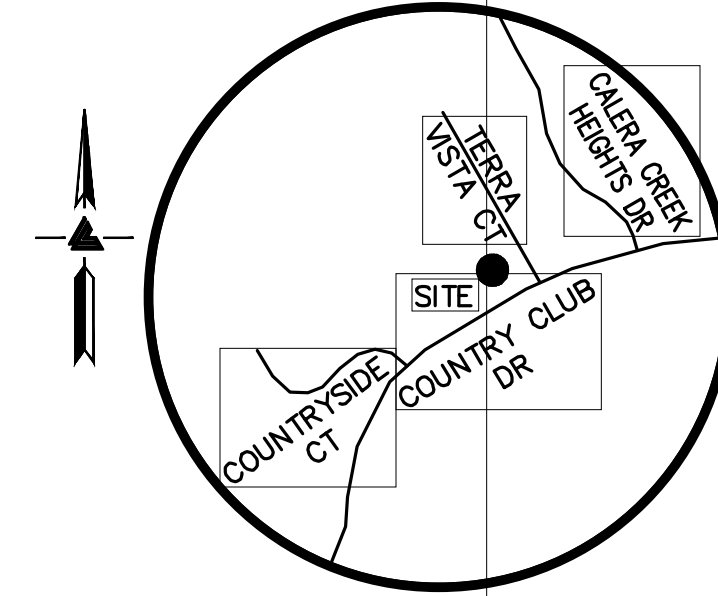
PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)
FLOOD INSURANCE RATE MAP
NO.: 06085C0059
EFFECTIVE DATE: FEBRUARY 19, 2014

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	715	2,290	3,005
FILL	100	335	435
EXPORT			2,570

NOTE:

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE
ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT
IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION,
TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION
(IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING
MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME
OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.



VICINITY MAP

NO SCALE

OWNER'S INFORMATION

OWNER:
VU NGUYEN
393 LOS COCHES STREET
MILPITAS, CA, 95035

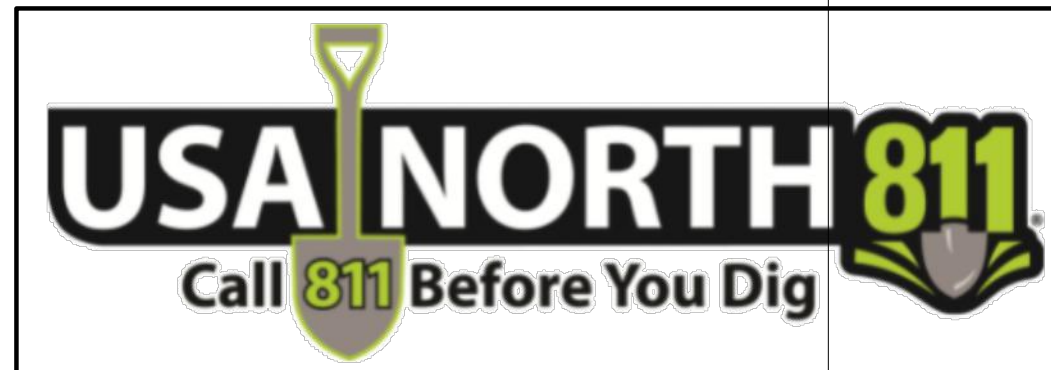
APN: 029-07-012

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA BRAZE ENGINEERING INC.,
ENTITLED:
"TOPOGRAPHIC SURVEY"
1321 TERRA VISTA COURT
MILPITAS, CA., 95035
DATED: NOVEMBER 3, 2021
JOB# 2211757
 - SITE PLAN BY STUDIO S SQUARED ENTITLED:
"TRAN - NGUYEN RESIDENCE"
1321 TERRA VISTA COURT
MILPITAS, CA., 95035
DATED: SEPTEMBER 30, 2022
UPDATED: APRIL 20, 2023
 - SOIL REPORT BY XXX, ENTITLED:
"XXX"
1321 TERRA VISTA COURT
MILPITAS, CA., 95035
JOB# XXX
DATE: XXX
 - LANDSCAPE PLAN BY XXX, ENTITLED
"XXX"
1321 TERRA VISTA COURT
MILPITAS, CA., 95035
- THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED
SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND
PROPOSED ITEMS ACCORDING TO THEM.

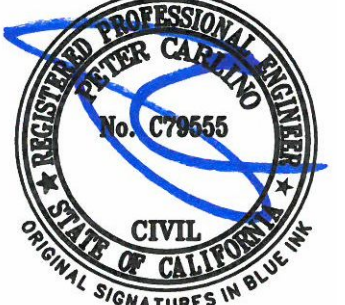
SHEET INDEX

- | | | |
|-----|-------|---|
| 1. | C-1.0 | TITLE SHEET |
| 2. | C-2.0 | GRADING & DRAINAGE PLAN -
BASEMENT LEVEL |
| 3. | C-2.1 | GRADING & DRAINAGE PLAN -
MAIN LEVEL |
| 4. | C-2.2 | SITE SECTION A-A |
| 5. | C-2.3 | SITE SECTION B-B |
| 6. | C-2.4 | DRIVEWAY PROFILE |
| 7. | C-2.5 | DRIVEWAY PROFILE |
| 8. | C-3.0 | UTILITY PLAN |
| 9. | C-4.0 | DETAILS |
| 10. | C-4.1 | DETAILS |
| 11. | C-5.0 | GRADING SPECIFICATIONS |
| 12. | ER-1 | EROSION CONTROL |
| 13. | ER-2 | EROSION CONTROL DETAILS |



NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabrazeng.com

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS
REQUIRED. REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.

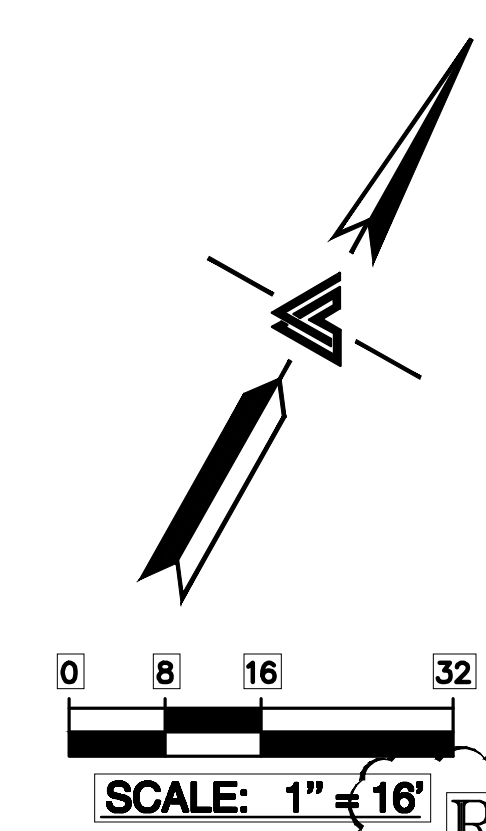
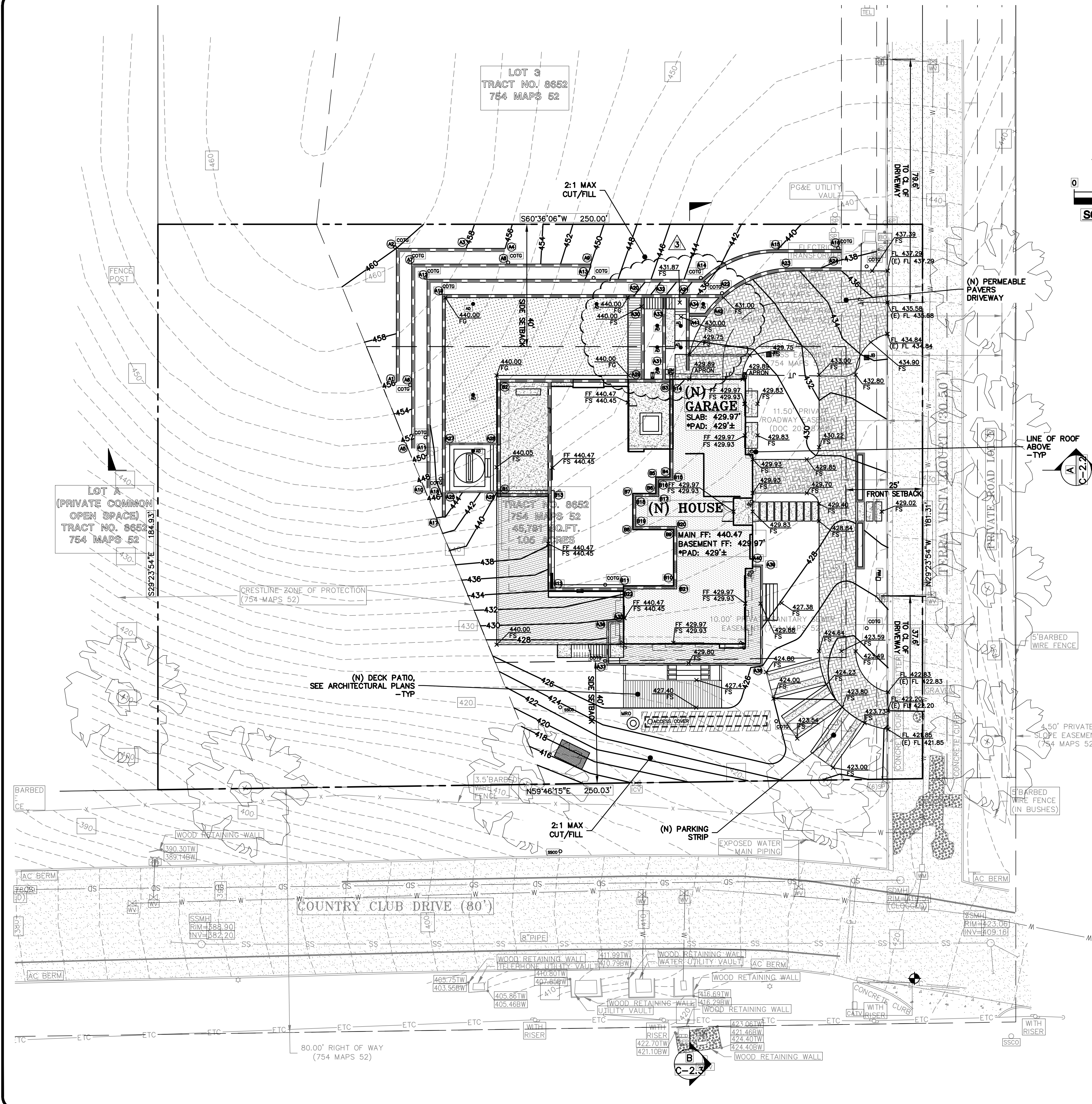


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1000 AVENUE
HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

TRAN - NGUYEN RESIDENCE
1321 TERRA VISTA COURT
MILPITAS, CALIFORNIA 95035
APN: 029-07-012

TITLE SHEET

PC #3 RESPONSES 09-28-2023	MR
PC #2 RESPONSES 07-13-23	TT/PC
PC #1 RESPONSES 05-12-23	TT
REVISIONS	BY
JOB NO:	2221852
DATE:	12-02-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	
C-1.0	
01 OF 13 SHEETS	



FLATWORK KEYNOTES 1 TO X

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING SHOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

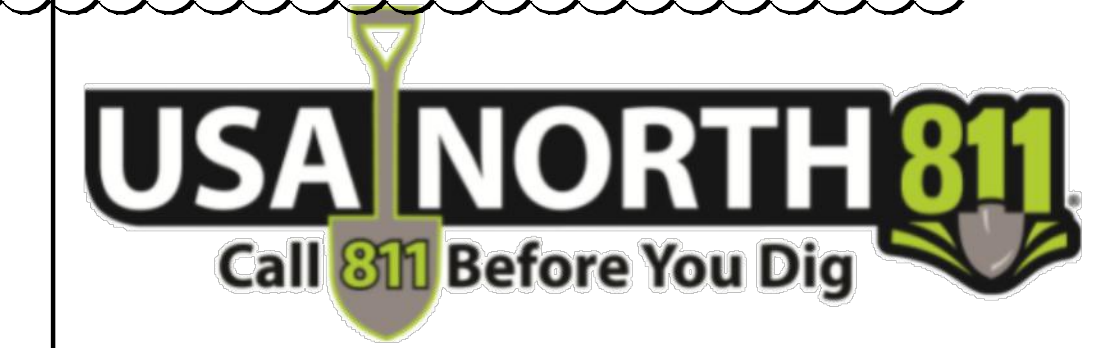
INSTALL (N) PERMEABLE CONCRETE PAVER DRIVEWAY. SEE DETAIL X ON SHEET C-X.

(N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL X ON SHEET C-X.

RETAINING WALL CHART

EXTERIOR WALL DESIGNATION	BW/FG/FS	TW/FG/FS	EFFECTIVE HEIGHT
A1	456.00	456.00	0.0
A2	456.00	460.00	4.0
A3	456.00	458.00	2.0
A4	456.00	456.00	0.0
A5	451.00	451.00	0.0
A6	451.00	455.00	4.0
A7	451.00	455.00	4.0
A8	451.00	455.00	4.0
A9	450.00	450.00	0.0
A10	447.00	447.00	0.0
A11	446.50	450.00	3.5
A12	446.00	450.00	4.0
A13	446.00	449.00	3.0
A14	438.00	443.00	5.0
A15	438.00	440.00	2.0
A16	438.00	438.00	0.0
A17	444.00	444.00	0.0
A18	440.00	446.00	6.0
A19	440.00	445.00	5.0
A20	440.00	445.00	5.0
A21	430.00	436.00	6.0
A22	431.50	437.00	5.5
A23	434.25	437.00	2.8
A24	436.20	437.00	0.8
A25	440.00	446.00	6.0
A26	437.50	440.00	2.5
A27	437.50	440.00	2.5
A28	437.50	440.00	2.5
A29	437.50	440.00	2.5
A30	437.50	437.67	0.2
A31	430.00	436.00	6.0
A32	430.00	435.30	5.3
A33	430.00	436.00	6.0
A34	433.00	436.00	3.0
A35	429.97	430.00	0.0
A36	429.97	430.00	0.0
A37	427.00	429.80	2.8
A38	426.00	429.80	3.8
A39	429.00	429.80	0.8
A40	429.00	429.88	0.9
A41	430.00	433.00	3.0
A42	430.50	433.00	2.5

INTERIOR WALL DESIGNATION	BW/FS/FG	TW/FS/FG	EFFECTIVE HEIGHT
B1	438.00	439.47	1.5
B2	438.00	439.47	1.5
B3	438.00	439.47	1.5
B4	438.00	439.47	1.5
B5	438.00	439.47	1.5
B6	438.00	439.47	1.5
B7	438.00	439.47	1.5
B8	436.00	439.47	3.5
B9	435.00	439.47	4.5
B10	434.00	439.47	5.5
B11	434.00	439.47	5.5
B12	434.00	439.47	5.5
B13	434.00	439.47	5.5
B14	429.97	439.47	9.5
B15	429.97	439.47	9.5
B16	429.97	439.47	9.5
B17	429.97	439.47	9.5
B18	429.97	439.47	9.5
B19	429.97	439.47	9.5
B20	429.97	439.47	9.5
B21	429.97	439.47	9.5
B22	429.97	439.47	9.5



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com

BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

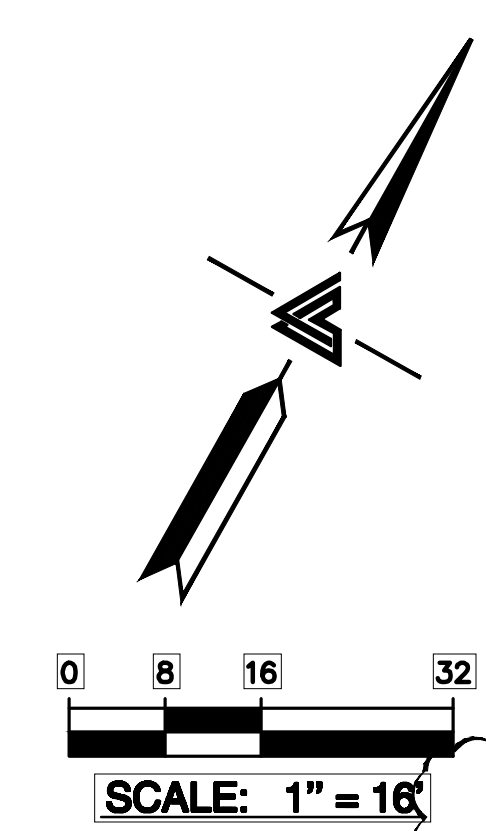
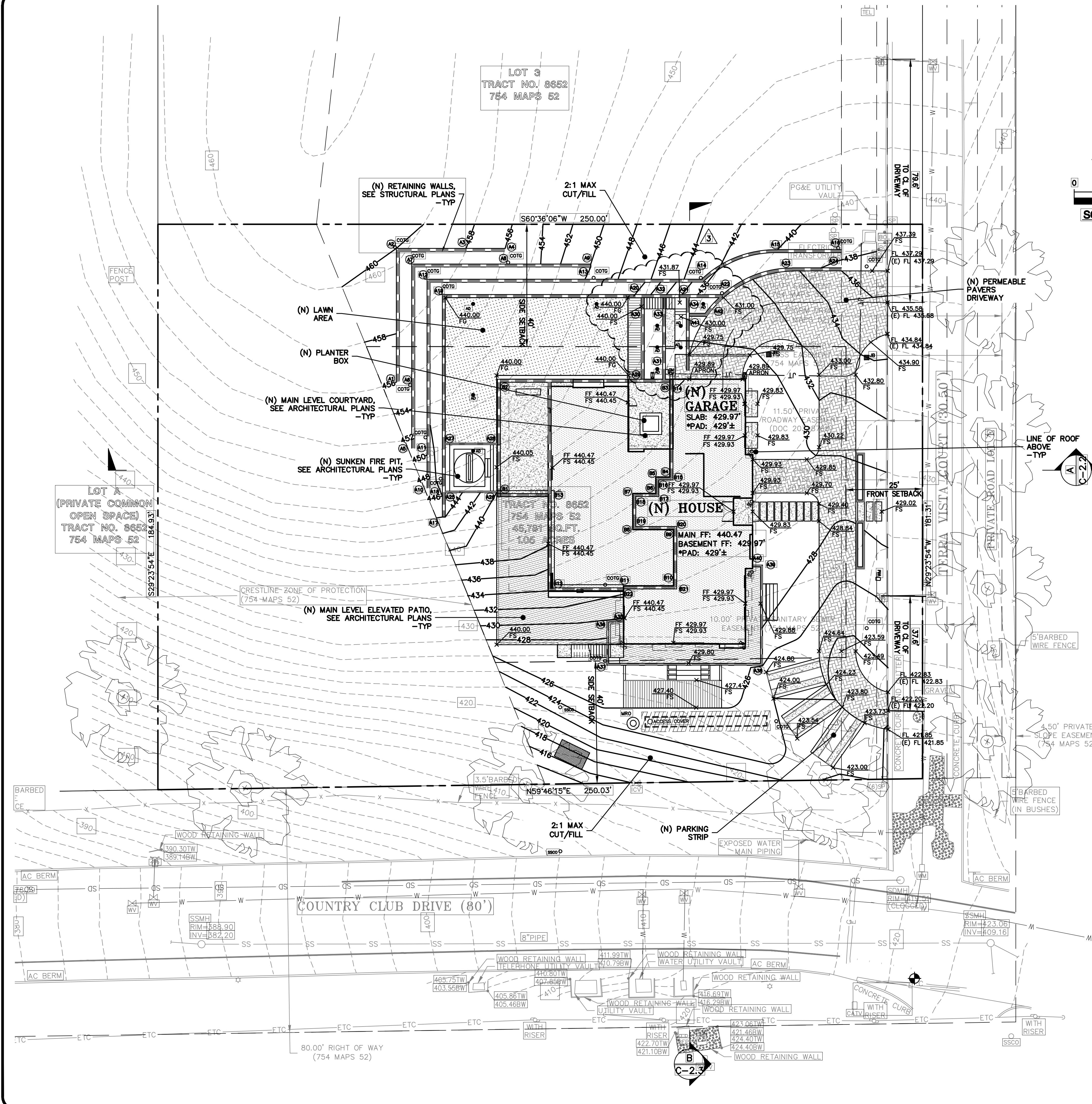


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(510) 887-4086
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1321 TERRA VISTA COURT
MILPITAS, CALIFORNIA 95035
APN: 029-07-012
SANTA CLARA COUNTY

GRADING AND DRAINAGE - BASEMENT LEVEL

PC #3 RESPONSES 09-28-2023	MR
PC #2 RESPONSES 07-13-23	TT/PC
PC #1 RESPONSES 05-12-23	TT
REVISIONS	BY
JOB NO:	2221852
DATE:	12-02-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	
C-2.0	
02 OF 13 SHEETS	



FLATWORK KEYNOTES 1 TO X
FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING SHOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

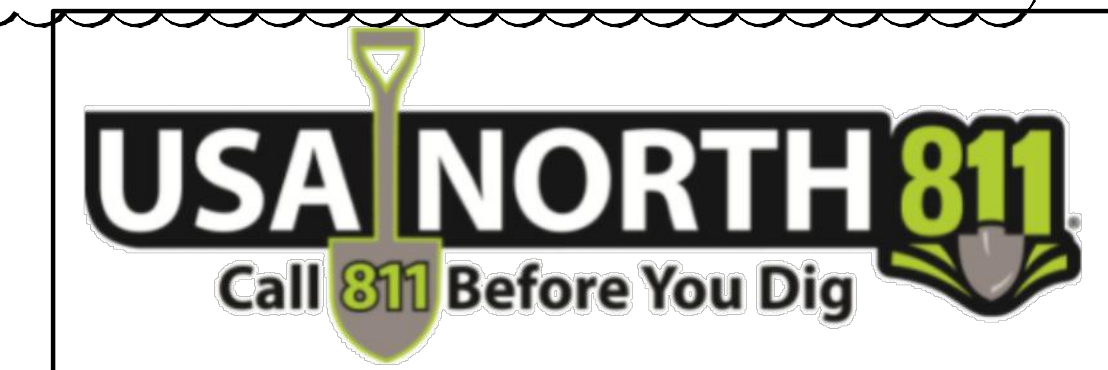
SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

INSTALL (N) PERMEABLE CONCRETE PAVER DRIVEWAY. SEE DETAIL X ON SHEET C-X.
(N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL X ON SHEET C-X.

RETAINING WALL CHART

EXTERIOR WALL DESIGNATION	BW/FS/FG	TW/FS/FG	EFFECTIVE HEIGHT
A1	456.00	456.00	0.0
A2	456.00	460.00	4.0
A3	456.00	458.00	2.0
A4	456.00	456.00	0.0
A5	451.00	451.00	0.0
A6	451.00	455.00	4.0
A7	451.00	455.00	4.0
A8	451.00	455.00	4.0
A9	450.00	450.00	0.0
A10	447.00	447.00	0.0
A11	446.50	450.00	3.5
A12	446.00	450.00	4.0
A13	446.00	449.00	3.0
A14	438.00	443.00	5.0
A15	438.00	440.00	2.0
A16	438.00	438.00	0.0
A17	444.00	444.00	0.0
A18	440.00	446.00	6.0
A19	440.00	445.00	5.0
A20	440.00	445.00	5.0
A21	430.00	436.00	6.0
A22	431.50	437.00	5.5
A23	434.25	437.00	2.8
A24	436.20	437.00	0.8
A25	440.00	446.00	6.0
A26	437.50	440.00	2.5
A27	437.50	440.00	2.5
A28	437.50	440.00	2.5
A29	437.50	440.00	2.5
A30	437.50	437.67	0.2
A31	430.00	436.00	6.0
A32	430.00	435.30	5.3
A33	430.00	436.00	6.0
A34	433.00	436.00	3.0
A35	429.97	430.00	0.0
A36	429.97	430.00	0.0
A37	427.00	429.80	2.8
A38	426.00	429.80	3.8
A39	429.00	429.80	0.8
A40	429.00	429.88	0.9
A41	430.00	433.00	3.0
A42	430.50	433.00	2.5

INTERIOR WALL DESIGNATION	BW/FS/FG	TW/FS/FG	EFFECTIVE HEIGHT
B1	438.00	439.47	1.5
B2	438.00	439.47	1.5
B3	438.00	439.47	1.5
B4	438.00	439.47	1.5
B5	438.00	439.47	1.5
B6	438.00	439.47	1.5
B7	438.00	439.47	1.5
B8	436.00	439.47	3.5
B9	435.00	439.47	4.5
B10	434.00	439.47	5.5
B11	434.00	439.47	5.5
B12	434.00	439.47	5.5
B13	434.00	439.47	5.5
B14	429.97	439.47	9.5
B15	429.97	439.47	9.5
B16	429.97	439.47	9.5
B17	429.97	439.47	9.5
B18	429.97	439.47	9.5
B19	429.97	439.47	9.5
B20	429.97	439.47	9.5
B21	429.97	439.47	9.5
B22	429.97	439.47	9.5



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazeng.com

BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

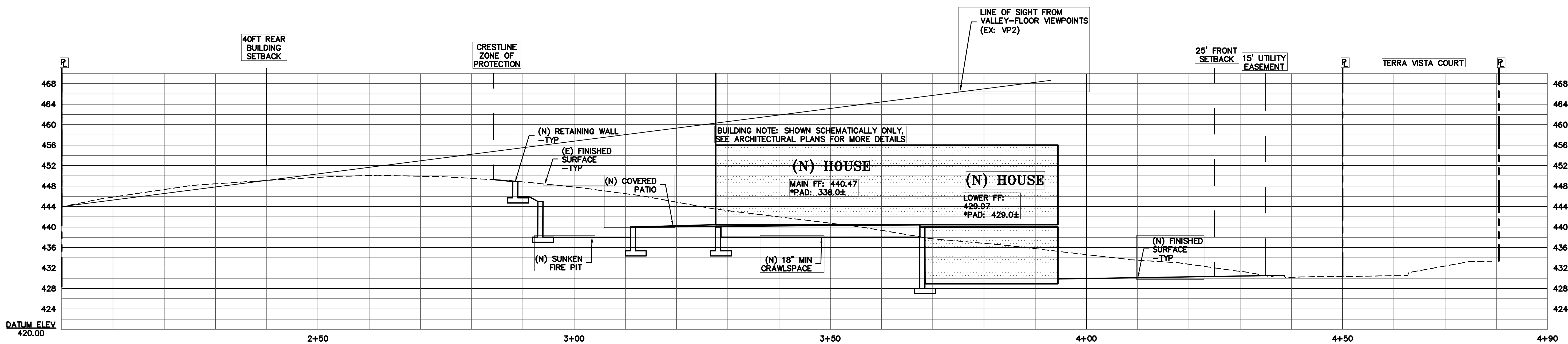
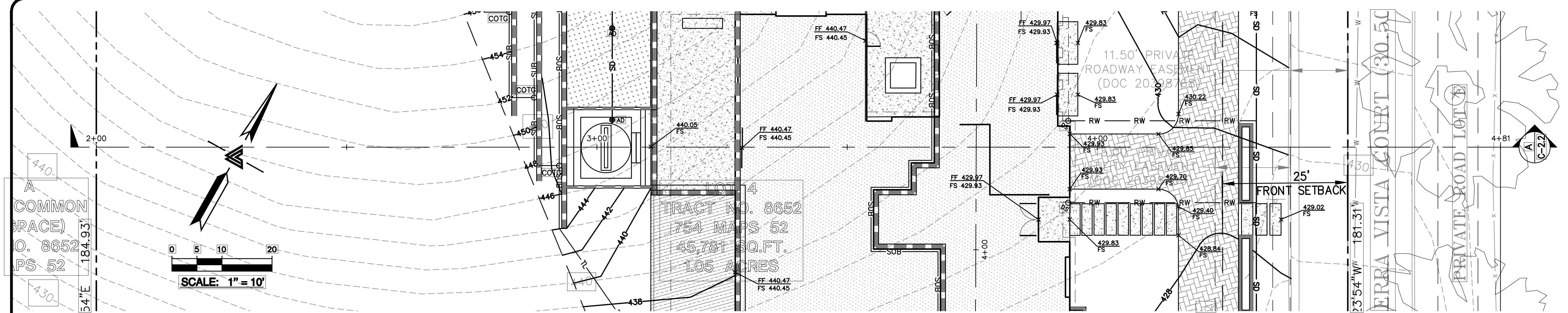


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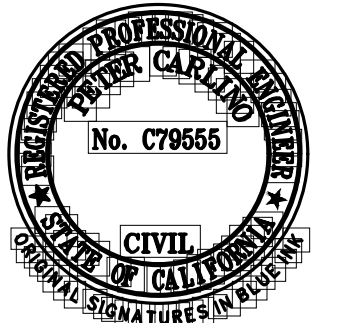
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SANTA CLARA COUNTY
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GRADING AND DRAINAGE - MAIN LEVEL

PC #3 RESPONSES 09-28-2023	MR
PC #2 RESPONSES 07-13-23	TT/PC
PC #1 RESPONSES 05-12-23	TT
REVISIONS	BY
JOB NO:	2221852
DATE:	12-02-22
SCALE:	
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	
C-2.1	
03 OF 13 SHEETS	



SECTION A-A PROFILE
SCALE: 1" = 10' HORIZ & VERT

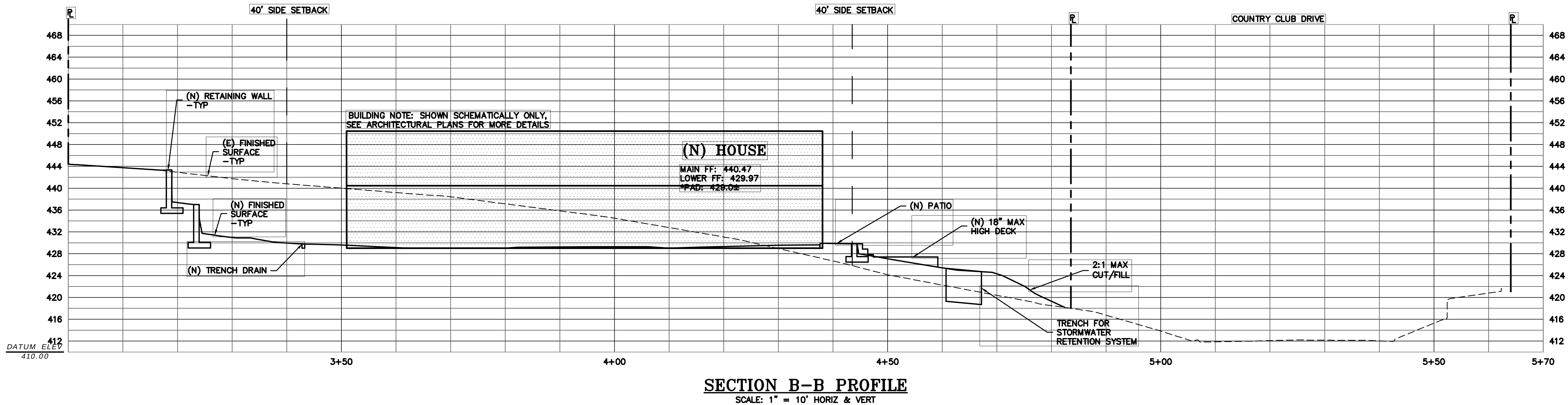
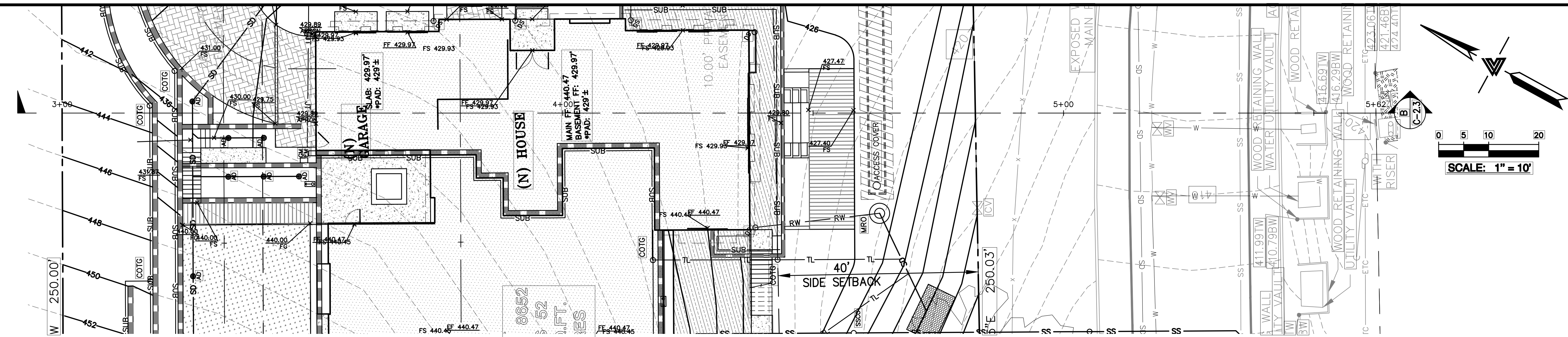


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(510) 887-4086
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MILPITAS, CALIFORNIA 95035
SANTA CLARA COUNTY
APN: 029-07-012

GRADING AND
DRAINAGE-
MAIN LEVEL

PC #3 RESPONSES 09-28-2023	MR
PC #2 RESPONSES 07-13-23	TT/PC
PC #1 RESPONSES 05-12-23	TT
REVISIONS	BY
JOB NO:	2221852
DATE:	12-02-22
SCALE:	
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	
C-2.2	
04 OF 13 SHEETS	

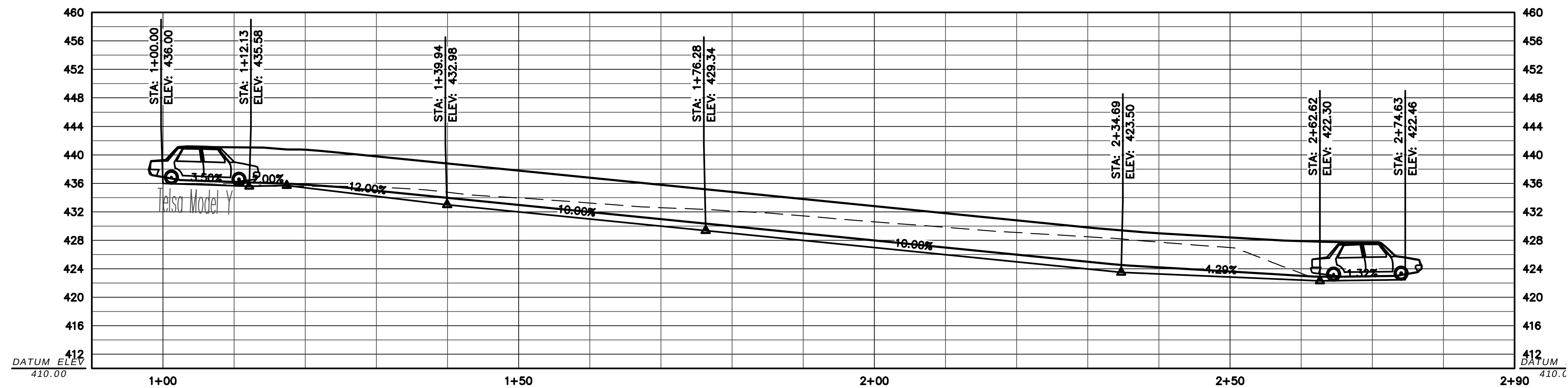
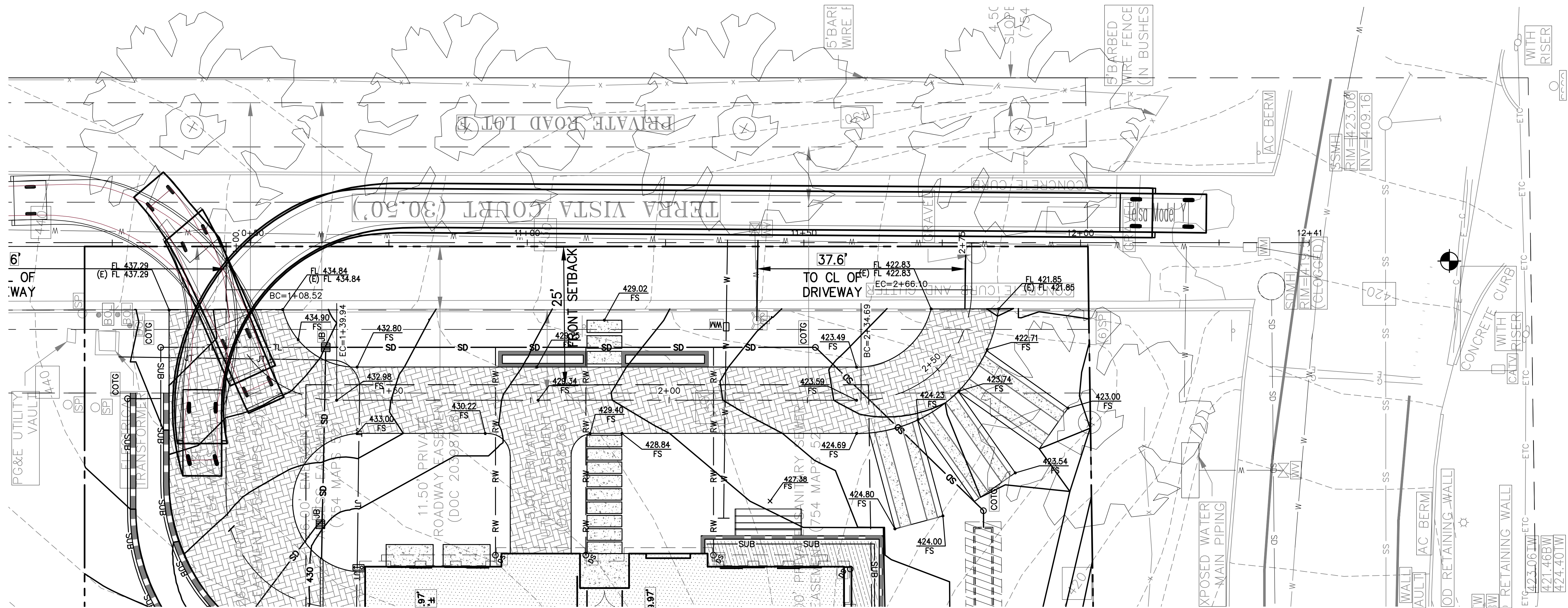


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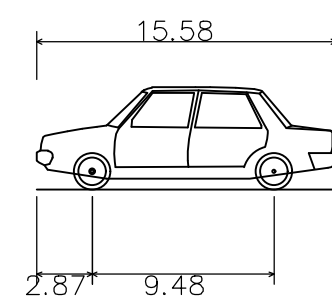
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MILPITAS, CALIFORNIA 95035
SANTA CLARA COUNTY
APN: 029-07-012

GRADING AND
DRAINAGE-
MAIN LEVEL

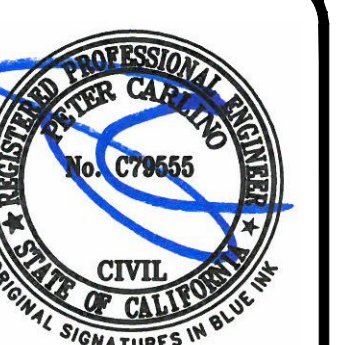
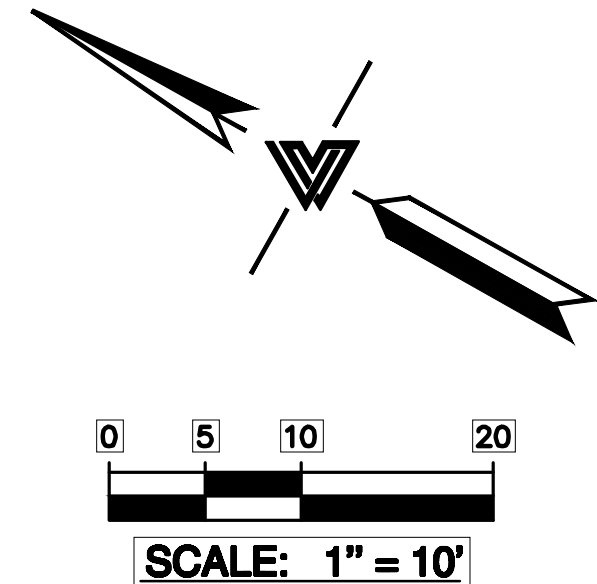
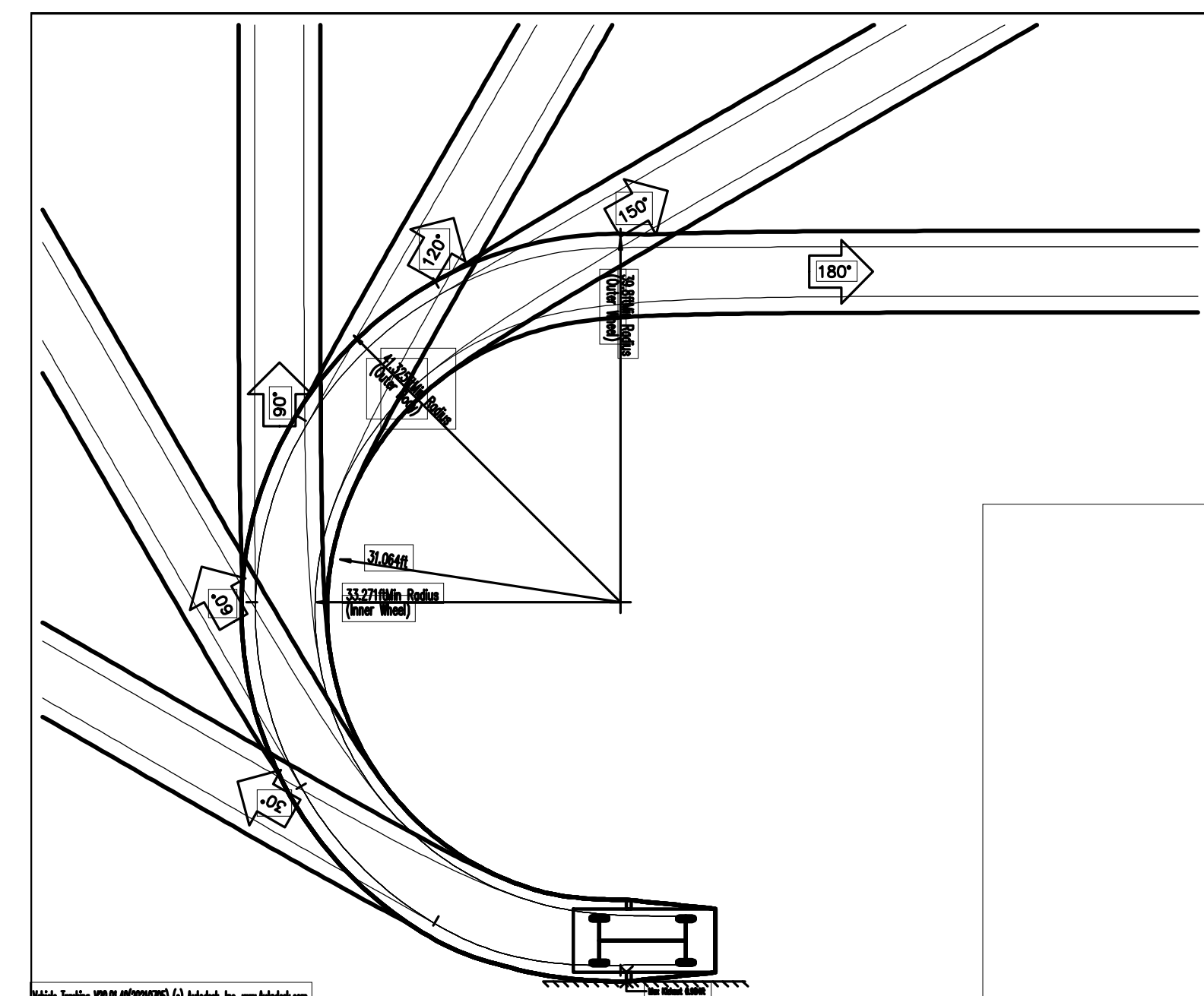
PC #3 RESPONSES 09-28-2023	MR
PC #2 RESPONSES 07-13-23	TT/PC
PC #1 RESPONSES 05-12-23	TT
REVISIONS	BY
JOB NO:	2221852
DATE:	12-02-22
SCALE:	
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	
C-2.3	
05 OF 13 SHEETS	



FRONT DWY PROFILE
SCALE: 1" = 10' HORIZ & VERT



Telsa Model Y
Overall Length 15.580ft
Overall Width 2.870ft
Overall Body Height 9.480ft
Min Body Ground Clearance 0.546ft
Max Track Width 5.400ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 39.800ft



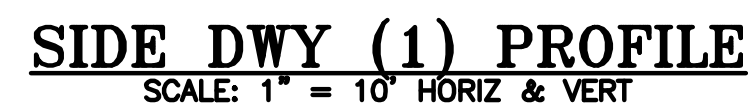
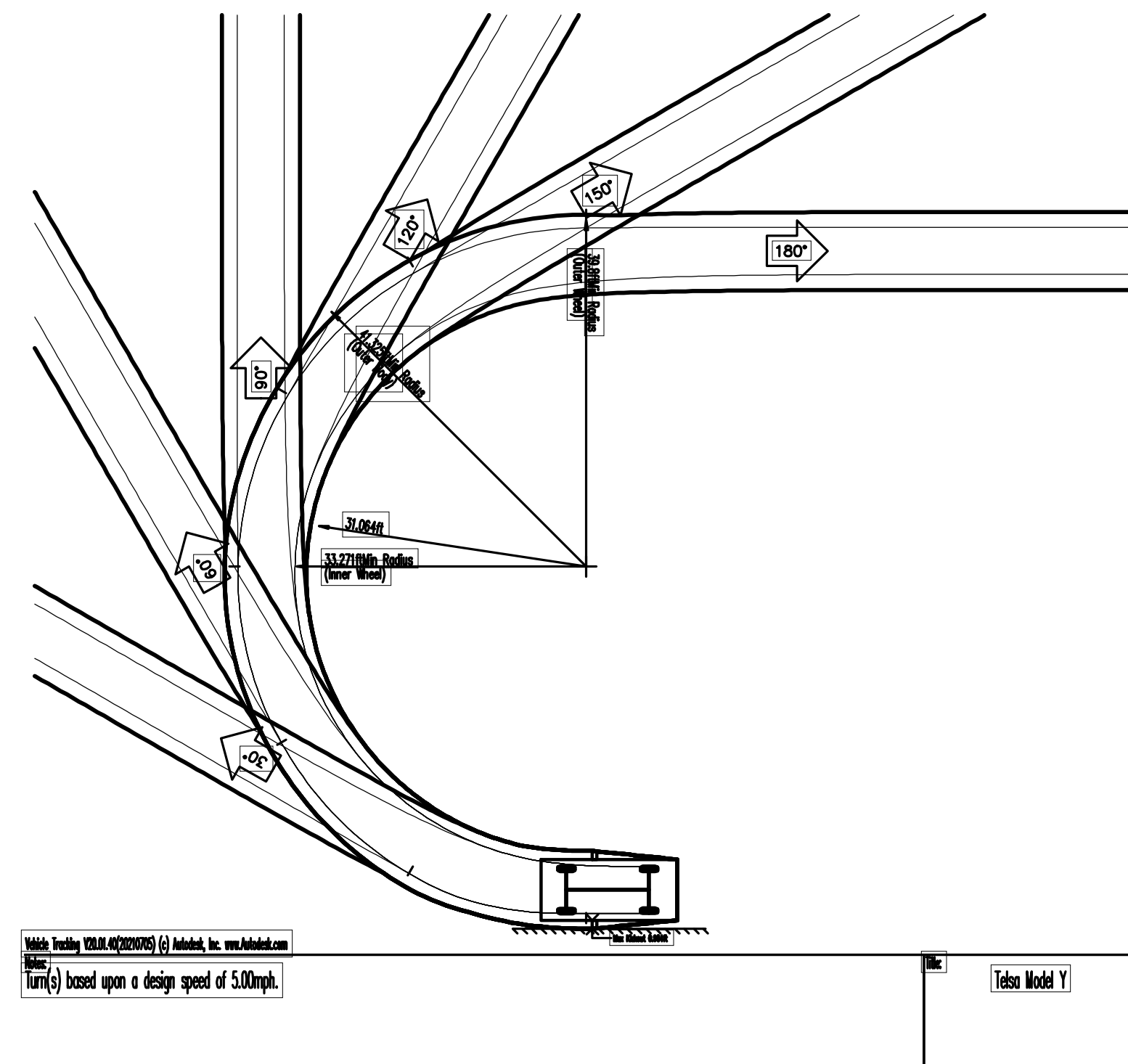
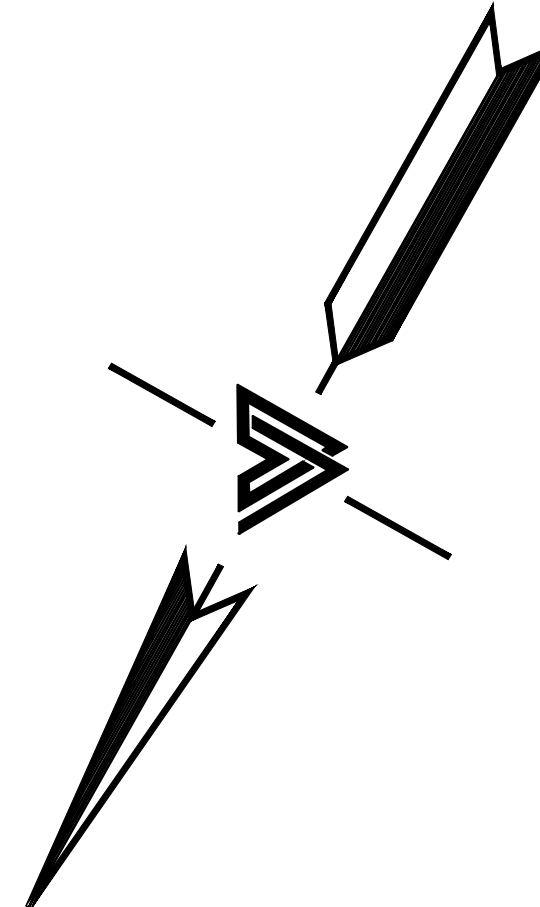
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1321 TERRA VISTA COURT
MILPITAS, CALIFORNIA 95035
SANTA CLARA COUNTY
APN: 029-07-012

DRIVEWAY PROFILE - FRONT

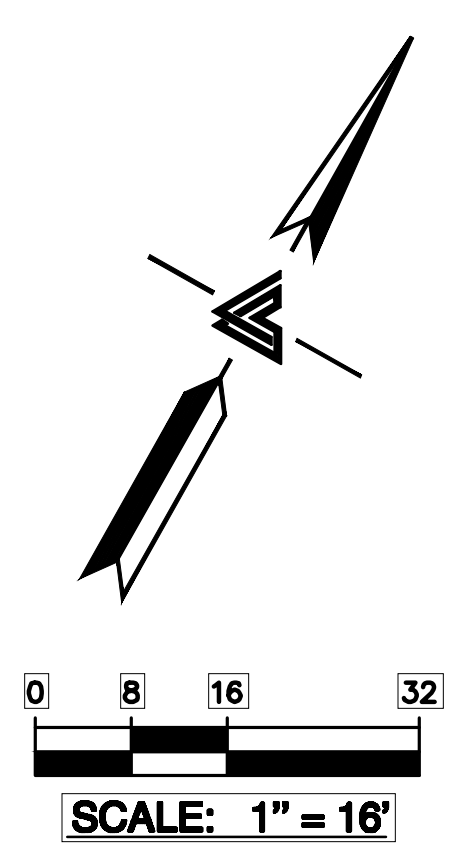
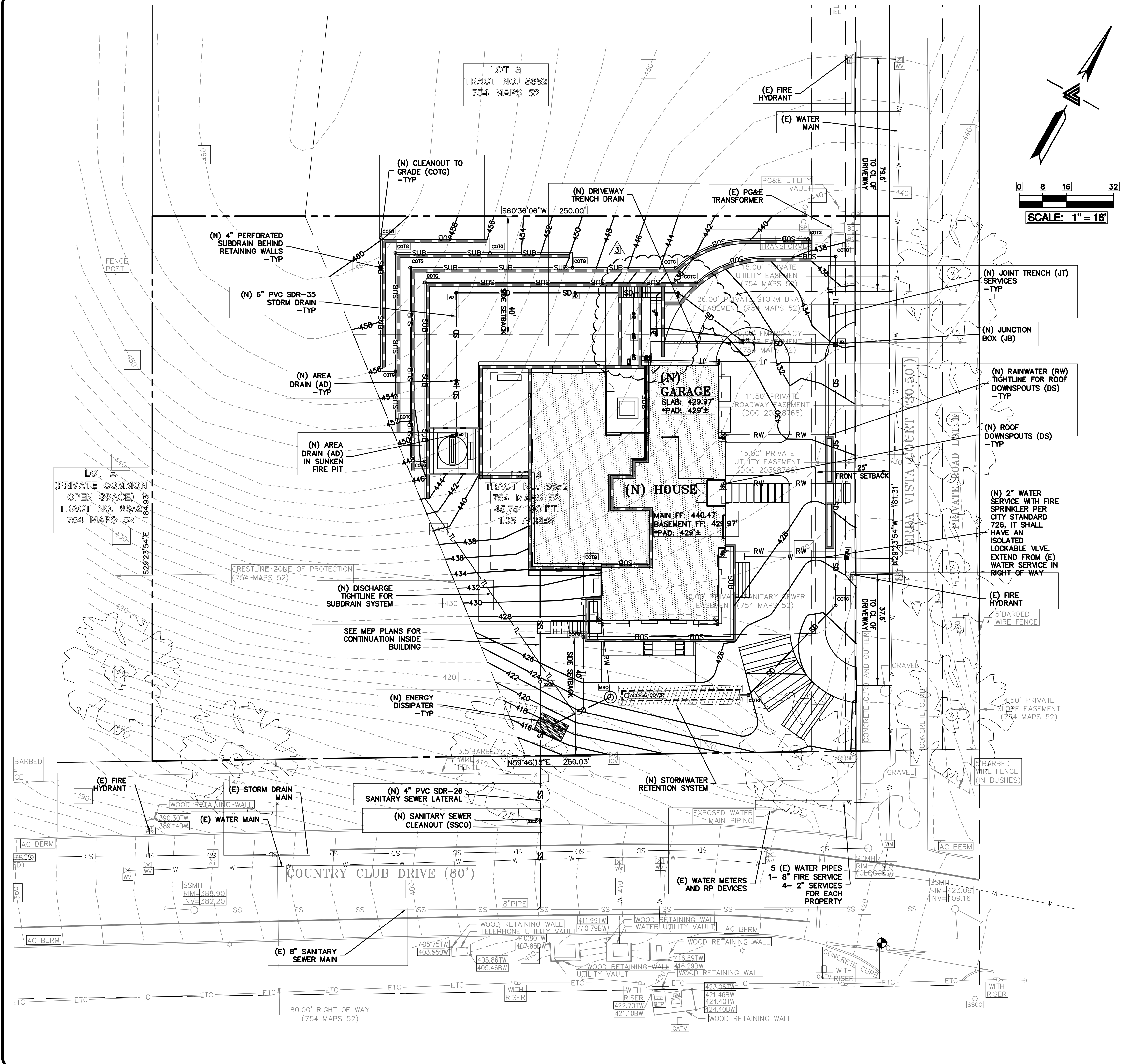
NO.	REVISIONS	BY
1	PC #1 RESPONSES 05-12-23	TT
2	PC #2 RESPONSES 07-13-23	TT/PC
3	PC #3 RESPONSES 09-28-2023	MR
REVISIONS		
JOB NO:	2221852	
DATE:	12-02-22	
SCALE:	AS NOTED	
DESIGN BY:	TT	
CHECKED BY:	DY	
SHEET NO:	C-2.4	

06 OF 13 SHEETS



DRIVEWAY PROFILE--SIDE

PC #3 RESPONSES 09-26-2023		MF
PC #2 RESPONSES 07-13-23		TT/
PC #1 RESPONSES 05-12-23		TT
REVIEWS		B
JOB NO:	2221852	
DATE:	12-02-24	
SCALE:	AS NOTED	
DESIGN BY:	TT	
CHECKED BY:	DY	
SHEET NO:	C-2.5	
07	OF	13 SHEETS



STORM DRAIN KEYNOTES 10 TO X
INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL X ON SHEET C-X.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL X ON SHEET C-X.

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE. SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL X ON SHEET C-X.

DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL X ON SHEET C-X.

INSTALL (N) "CHRISTY F08" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL X ON C-X.

UTILITIES KEYNOTES 31 TO X
INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

(N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%.

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV, COMM, TELEPHONE & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.



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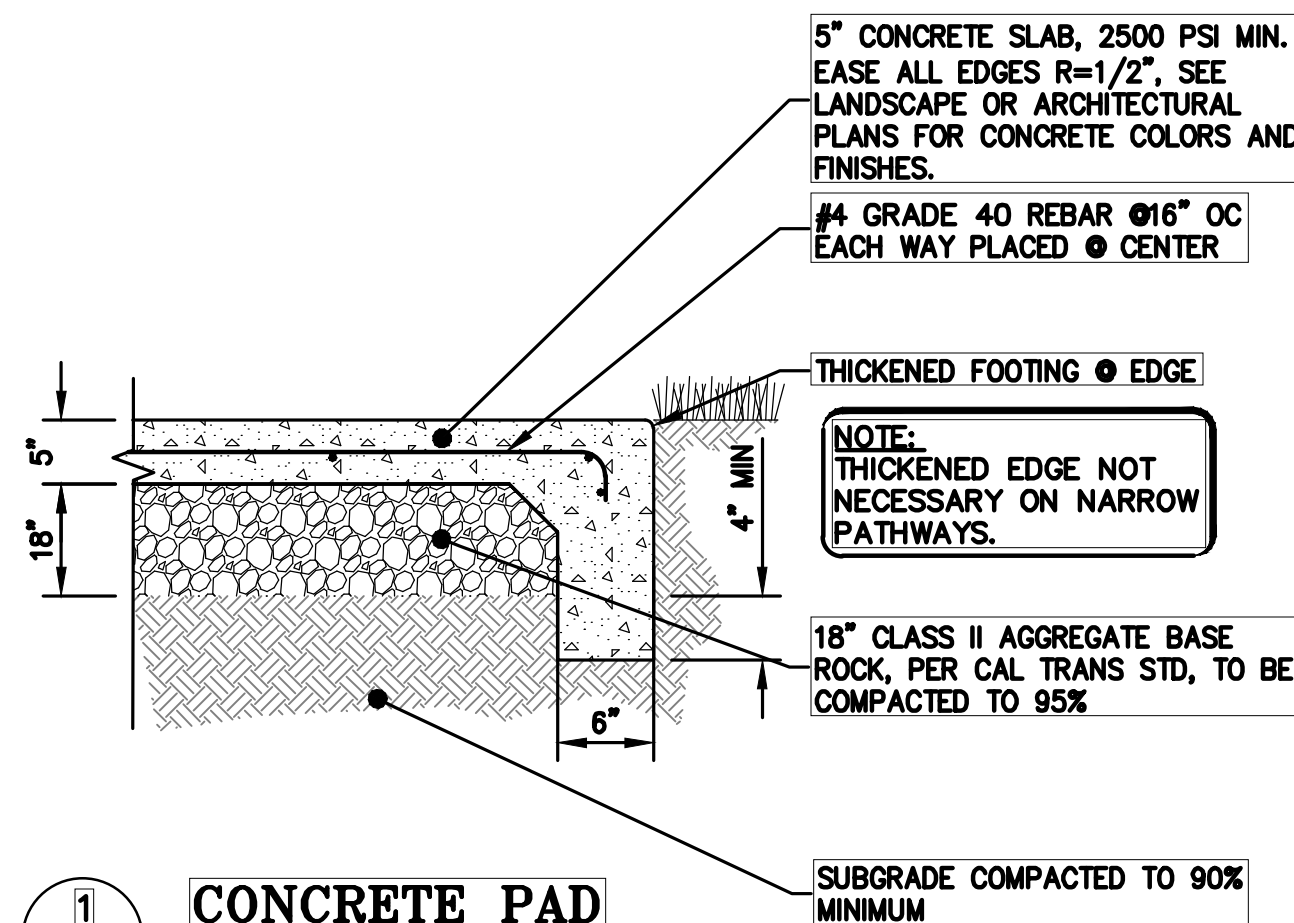
UTILITY PLAN

PC #3 RESPONSES 09-28-2023	MR
PC #2 RESPONSES 07-13-23	TT/PC
PC #1 RESPONSES 05-12-23	TT
REVISIONS	BY
JOB NO:	2221852
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DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	
C-3.0	
08 OF 13 SHEETS	

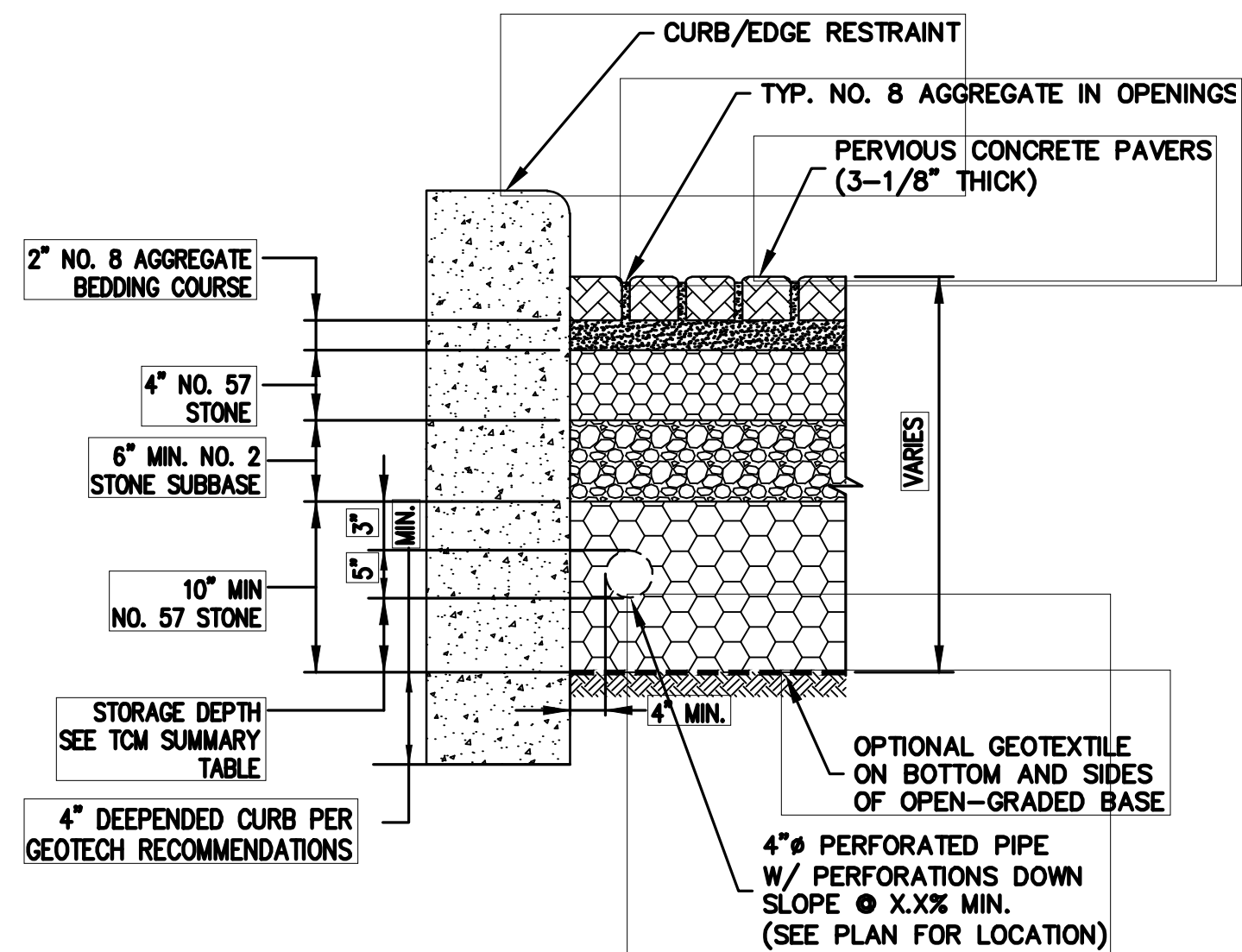
USA NORTH 811
Call 811 Before You Dig

NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabrazec.com

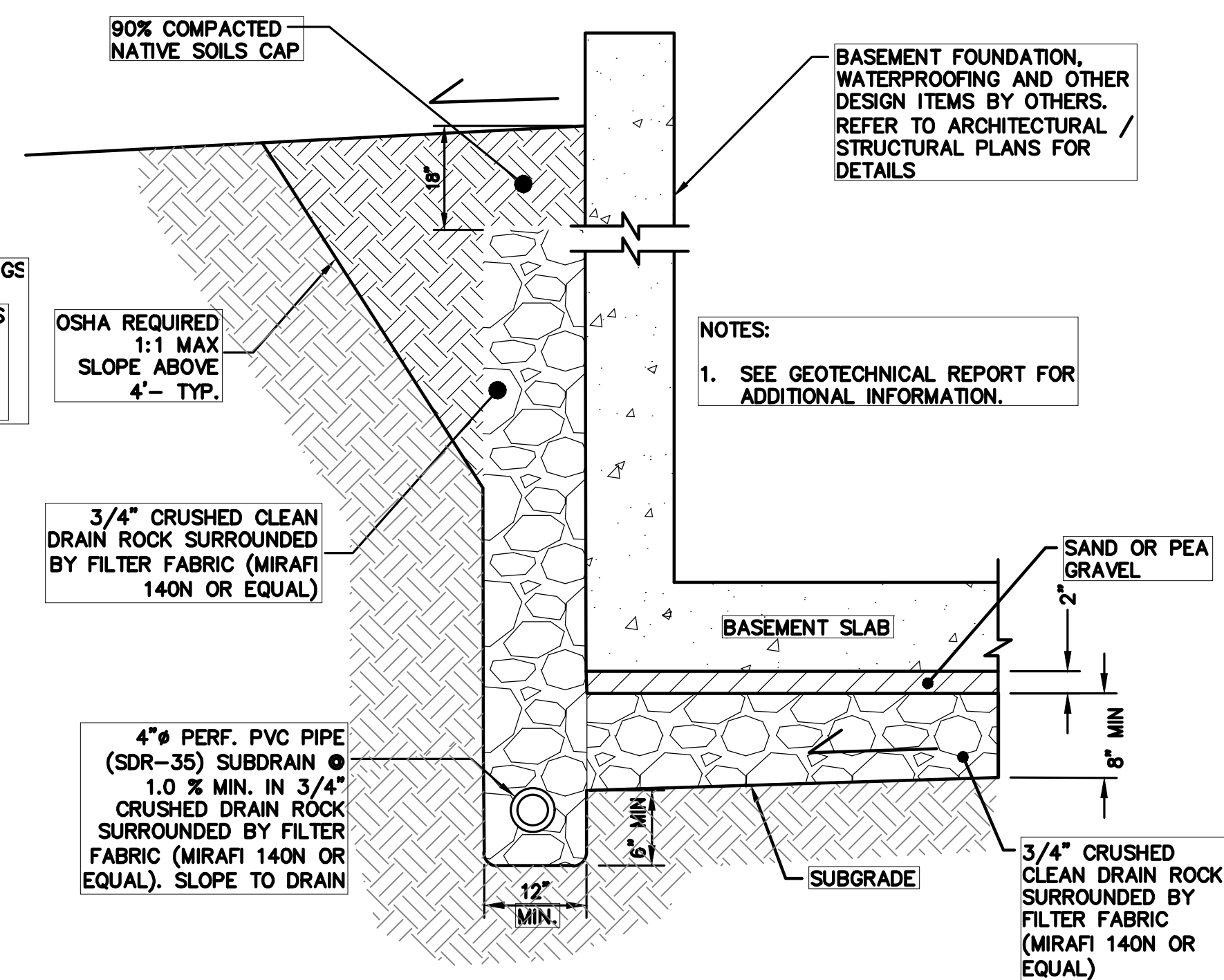
BUILDING PAD NOTE:
ADJUST PAD LEVEL AS
REQUIRED. REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.



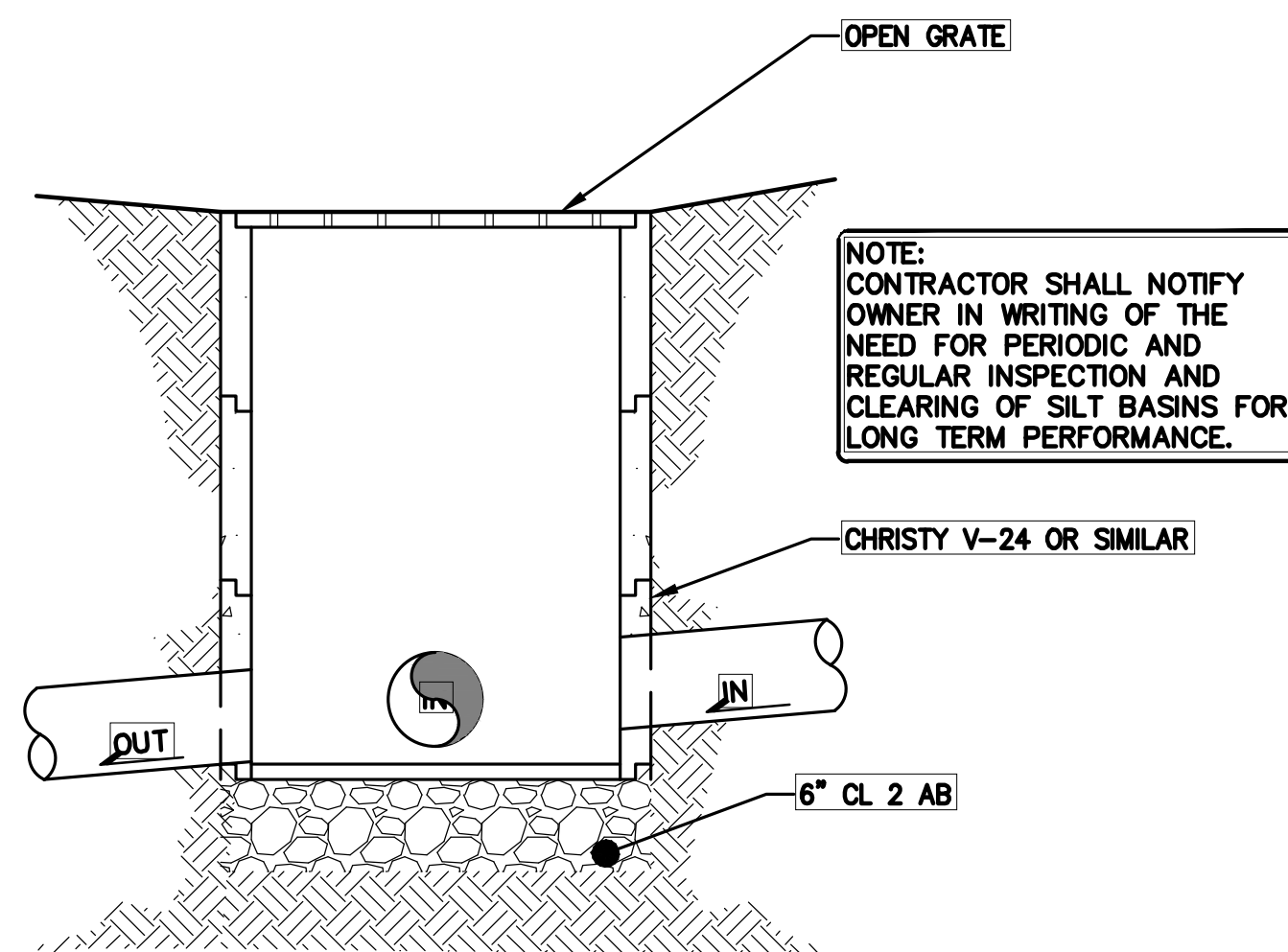
1 CONCRETE PAD
C-4.0 NTS



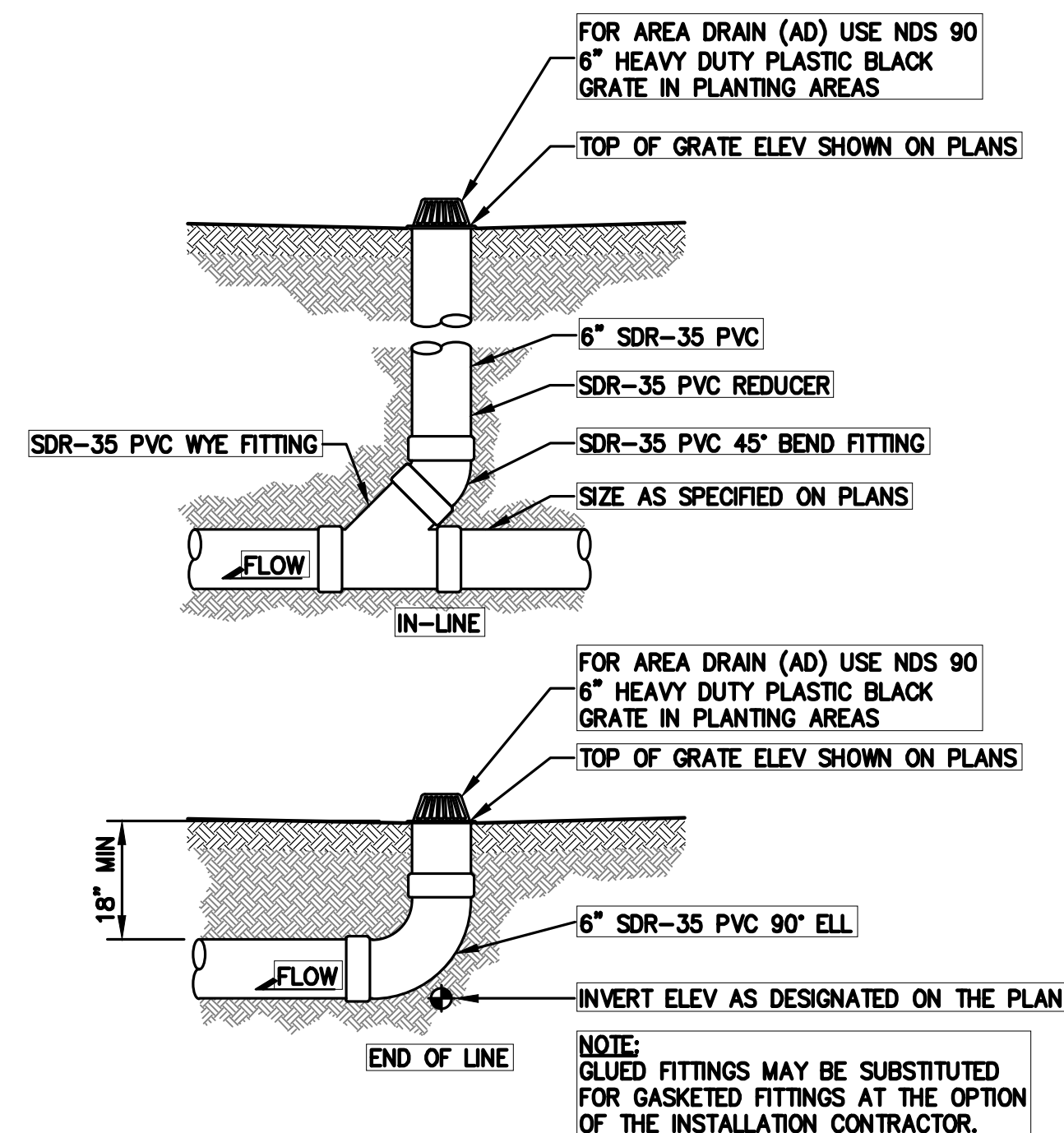
2 SELF-RETAINING PERVIOUS PAVERS
C-4.0 NTS



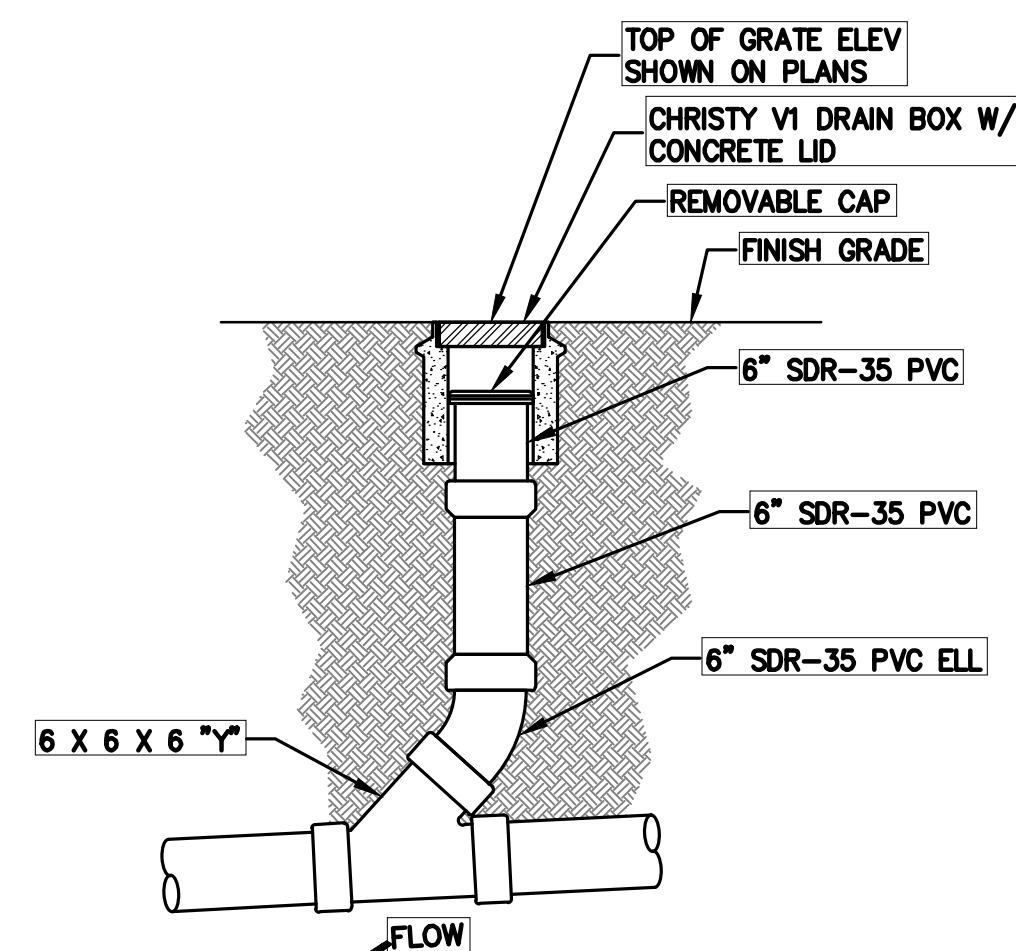
3 RETAINING WALL SUBDRAIN
C-4.0 NTS



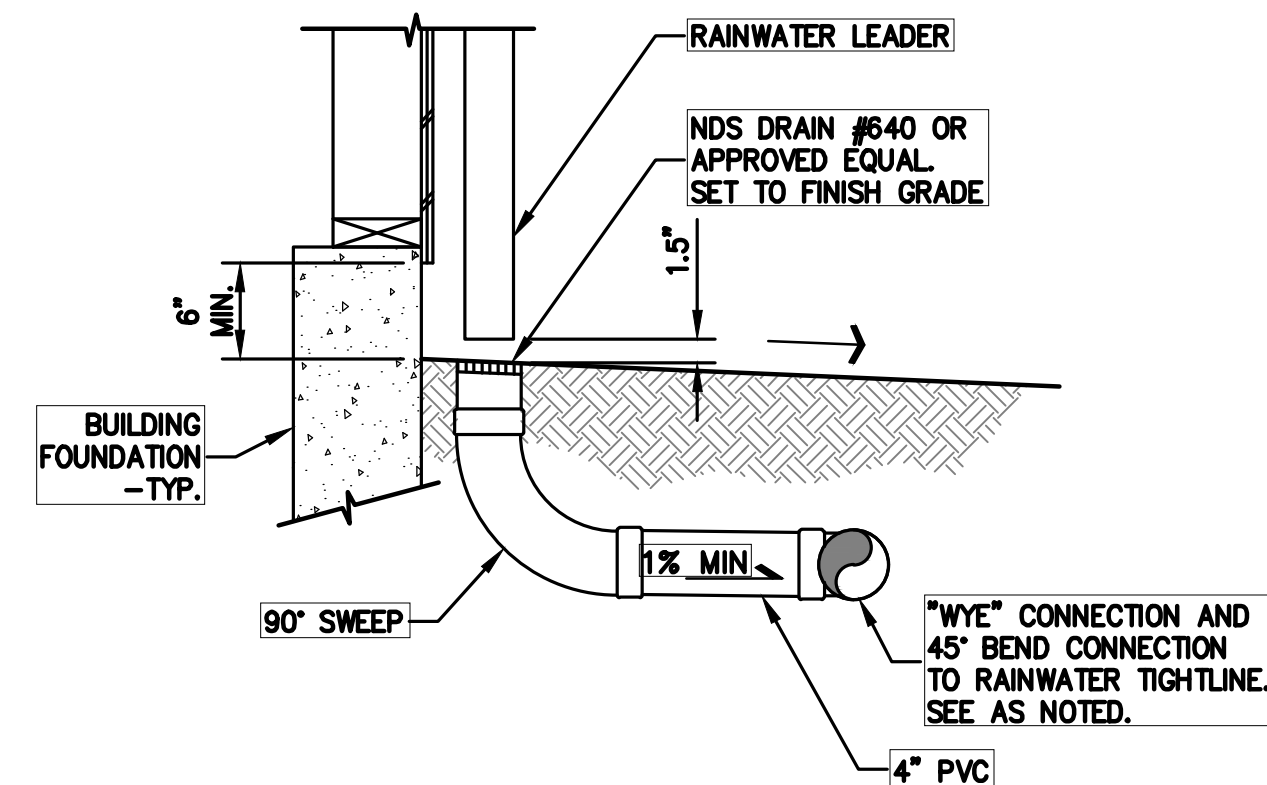
4 JUNCTION BOX (JB) W/ CONCRETE BOTTOM
C-4.0 NTS



5 AREA DRAIN-LANDSCAPE
C-4.0 NTS



6 CLEANOUT TO GRADE (COTG)
C-4.0 NTS



7 RAIN WATER LEADER TO TIGHTLINE CONNECTION
C-4.0 NTS



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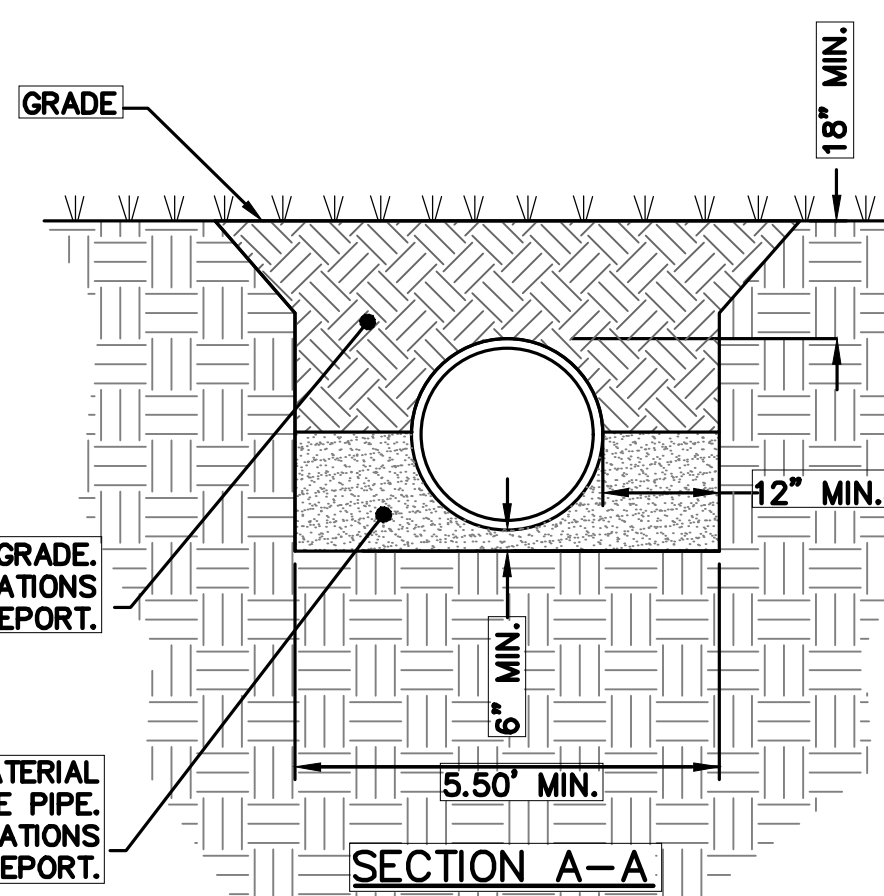
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SANTA CLARA COUNTY
APN: 029-07-012

DETAILS

NO.	REVISIONS	BY
1	PC #1 RESPONSES 05-12-23	TT
2	PC #2 RESPONSES 07-13-23	TT/PC
3	PC #3 RESPONSES 09-26-2023	MR

JOB NO:	2221852
DATE:	12-02-22
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DESIGN BY:	TT
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SHEET NO:	

C-4.0
09 OF 13 SHEETS



STORAGE PIPE NOMINAL I.D.	NOMINAL O.D.	MIN. SIDE WALL "X"
36" (900 MM)	42" (1,067 MM)	12" (292 MM)

THIS IS A SCHEMATIC DETAIL. REFER TO
PLAN FOR INLET LOCATIONS, INVERTS,
ACCESS COVERS, ETC.

NOTES:

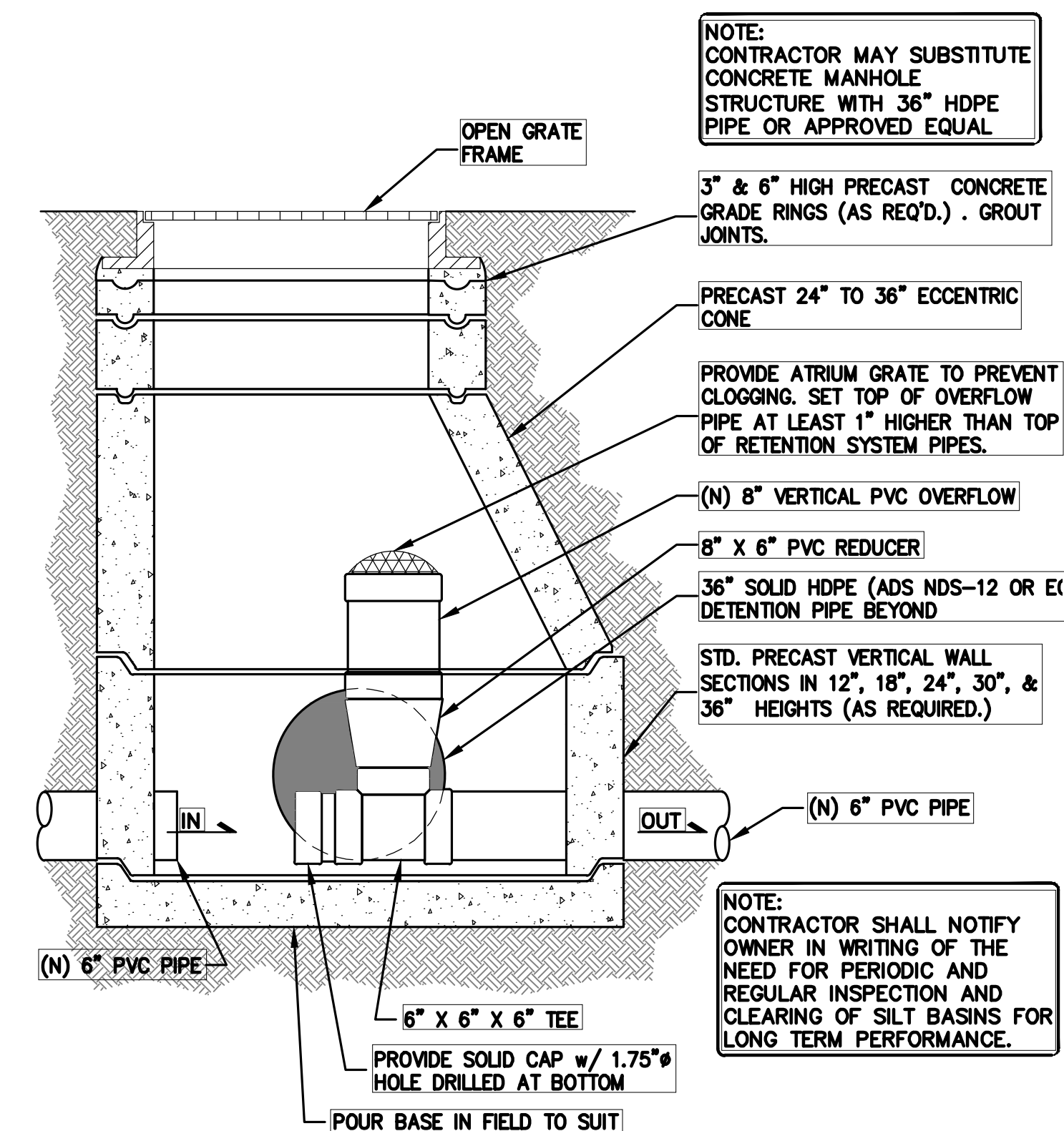
1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II* IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.



NOTE:
CONTRACTOR MAY SUBSTITUTE
CONCRETE MANHOLE
STRUCTURE WITH 36" HDPE
PIPE OR APPROVED EQUAL

3" & 6" HIGH PRECAST CONCRETE
GRADE RINGS (AS REQ'D.) . GROUT
JOINTS.

PRECAST 24" TO 36" ECCENTRIC
CONE

PROVIDE ATRIUM GRATE TO PREVENT CLOGGING. SET TOP OF OVERFLOW PIPE AT LEAST 1" HIGHER THAN TOP OF RETENTION SYSTEM PIPES.

(N) 8" VERTICAL PVC OVERFLOW

8" X 6" PVC REDUCER

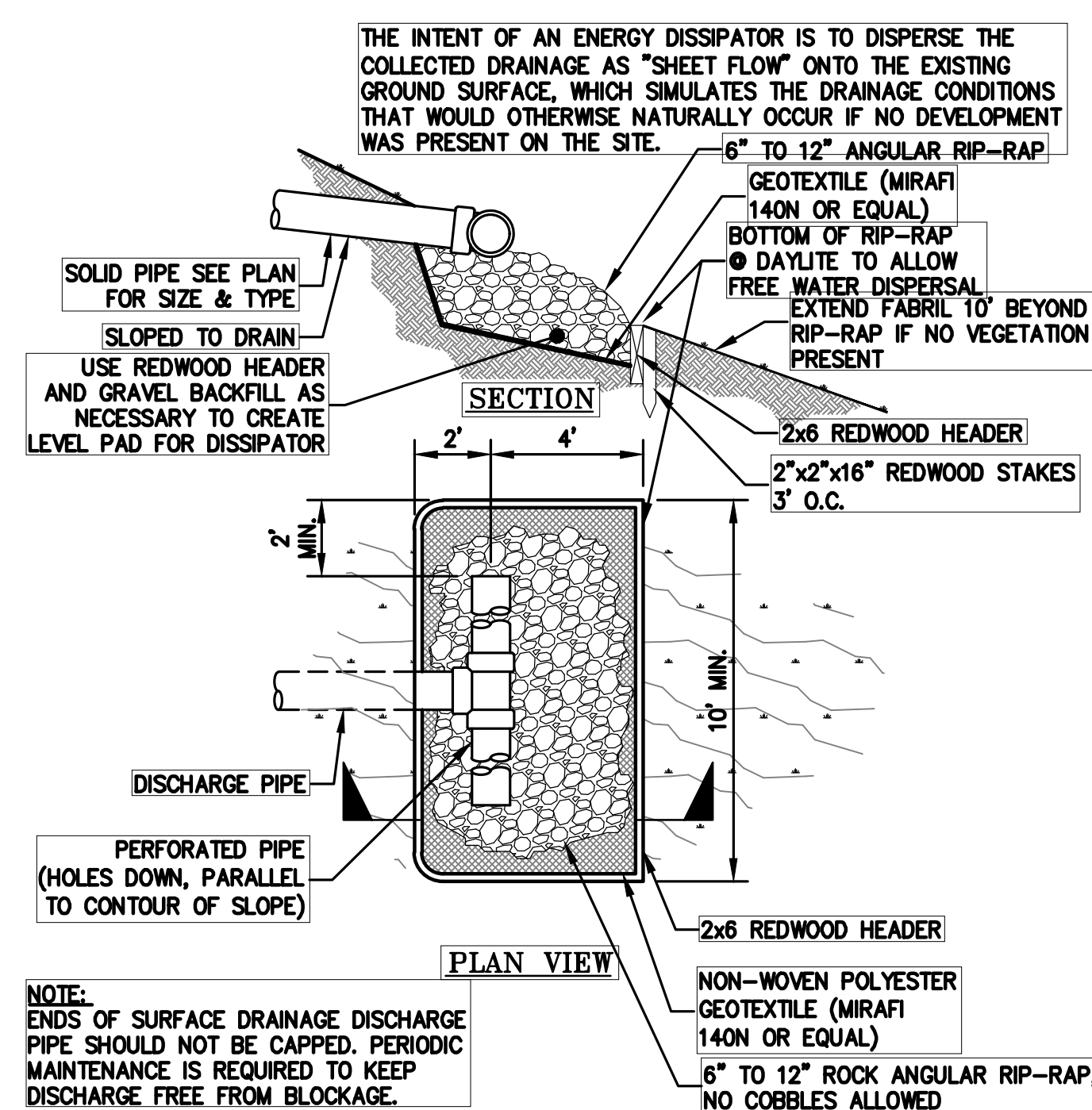
36" SOLID HDPE (ADS NDS-12 OR EQUIVALENT)
DETENTION PIPE BEYOND

STD. PRECAST VERTICAL WALL
SECTIONS IN 12", 18", 24", 30", &
36" HEIGHTS (AS REQUIRED.)

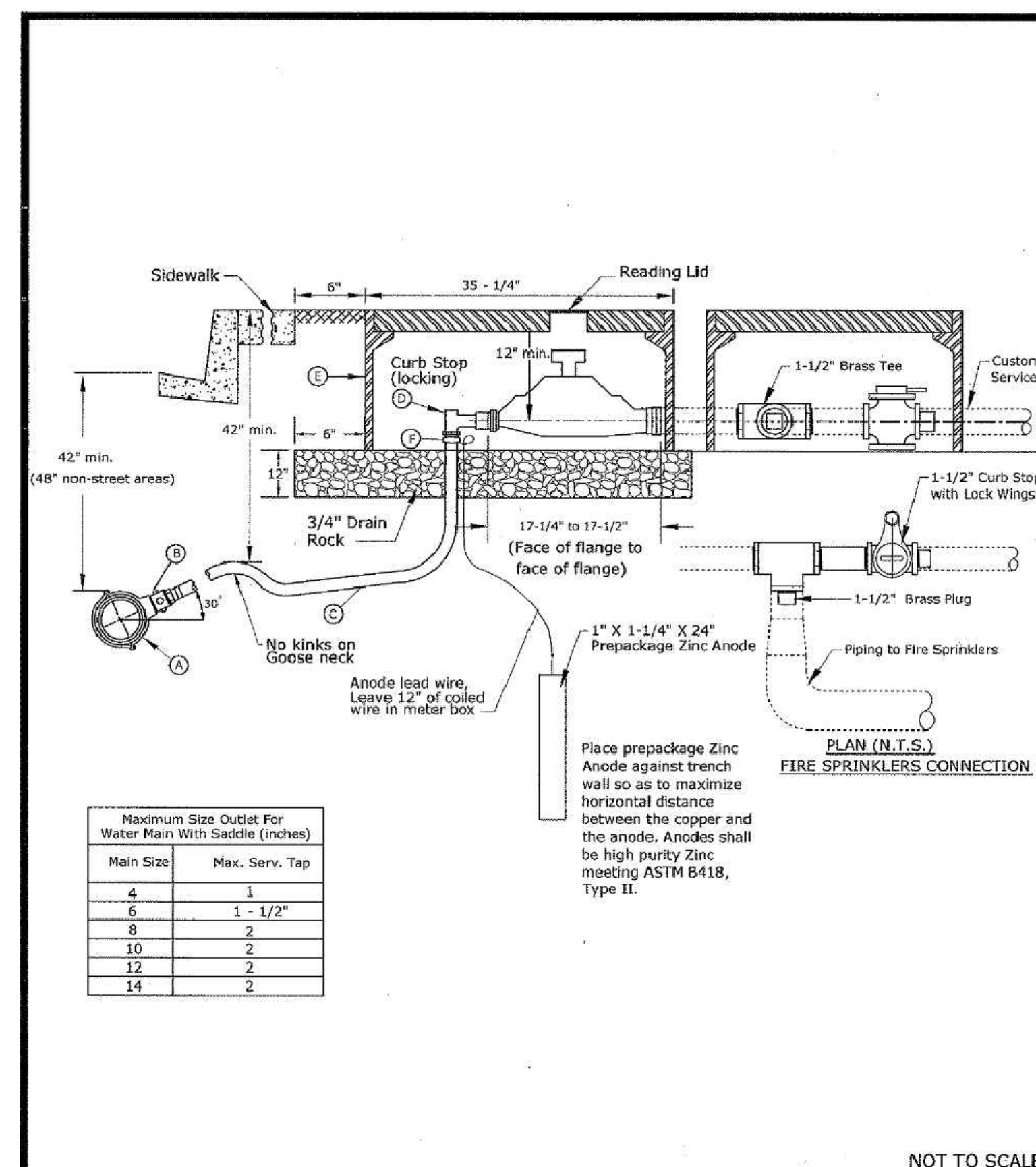
NOTE:
CONTRACTOR SHALL NOTIFY
OWNER IN WRITING OF THE
NEED FOR PERIODIC AND
REGULAR INSPECTION AND
CLEARING OF SILT BASINS FOR
LONG TERM PERFORMANCE.

TYPICAL RETENTION SYSTEM DETAILS

METERED RELEASE OUTLET



3 ENERGY DISSIPATER DISCHARGE



CITY OF MILPITAS, ENGINEERING DIVISION			STANDARD DRAWING
REVISION	DATE	2" WATER SERVICE WITH FIRE SPRINKLERS APPROVED BY:  PUBLIC WORKS DIRECTOR / CITY ENGINEER PCE No. 40283	NO. 726
	1997		DATE : 6/15/10
	2001		
	2010		SHEET 1 OF 2

MATERIALS:

- (A) Service Saddle shall be Mueller BR2B or approved equal.
- (B) Curb stop, coupling, three part union, meter outlet fitting and meter box shall be per approved equal list. Corporation stop shall be Insulated Mueller H-14276 or approved equal.
- (C) Service pipe shall conform to A.S.T.M. Class K, soft annealed, seamless copper tubing.
- (D) Angle meter stop, Mueller 14276 or approved equal.
- (E) Meter boxes shall be Christy B36 BOX and B36G lid, or approved equal with the word "Water" imprinted on the lid and Christy B9 Meter box with B9D lid (or approved equal) for the sprinkler connection.
- (F) Brass grounding clamp, coated with 3M electrical compound, with brass bolts and brass set screw.

NOTES:

1. Customer service end shall be 2" flange with insulating gasket, Calpicco Type F Option 1 or approved equal.
2. Water meter with Automatic Remote Read Transmitter Register shall be furnished and installed by the City at the expense of the customer.
3. Meter box shall be set as detailed at the time the service is installed unless other wise specified by the City Engineer.
4. Where a separated sidewalk occurs , meter box shall be installed 6" from back of curb.
5. Where more than one domestic water meter is required; each meter shall be identified with permanent durable markings to indicate which address, building, tenant space that each meter serves (i.e. brass tag stamped with address).
6. Meter box side openings shall be grouted.
7. Where meter box is located in driveways, box shall be furnished with steel traffic cover. (Christy B36-B1G or approved equal)
8. Install reduced pressure principle backflow preventer as shown on City Standard Drawing No. 734 when any of the following conditions exist.

- When serving more than two (2) dwelling units.
- To separate potable water supply from irrigation system.
- When Recycled water connection serves the site.
- When Recycled water irrigation system has permanent plumbing connection to chemical feed.
- When any potable water service has permanent plumbing connection to pumps, injectors and tanks.

CITY OF MILPITAS, ENGINEERING DIVISION		STANDARD DRAWING
REVISION	DATE	NO. 726
1	1997	DATE : 6/15/10
2	2001	
3	2010	SHEET 2 OF 2
2" WATER SERVICE WITH FIRE SPRINKLERS APPROVED BY: <i>[Signature]</i> PUBLIC WORKS DIRECTOR / CIVIL ENGINEER REG. NO. 40303		

3	PC #3 RESPONSES 09-26-2023	MR	
2	PC #2 RESPONSES 07-13-23	TT/P	
1	PC #1 RESPONSES 05-12-23	TT	
REVISIONS		BY	
JOB NO:		2221852	
DATE:		12-02-22	
SCALE:		NTS	
DESIGNED BY:		TT	
CHECKED BY:		DY	
SHEET NO:			

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-ADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THRU APRIL 15TH, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

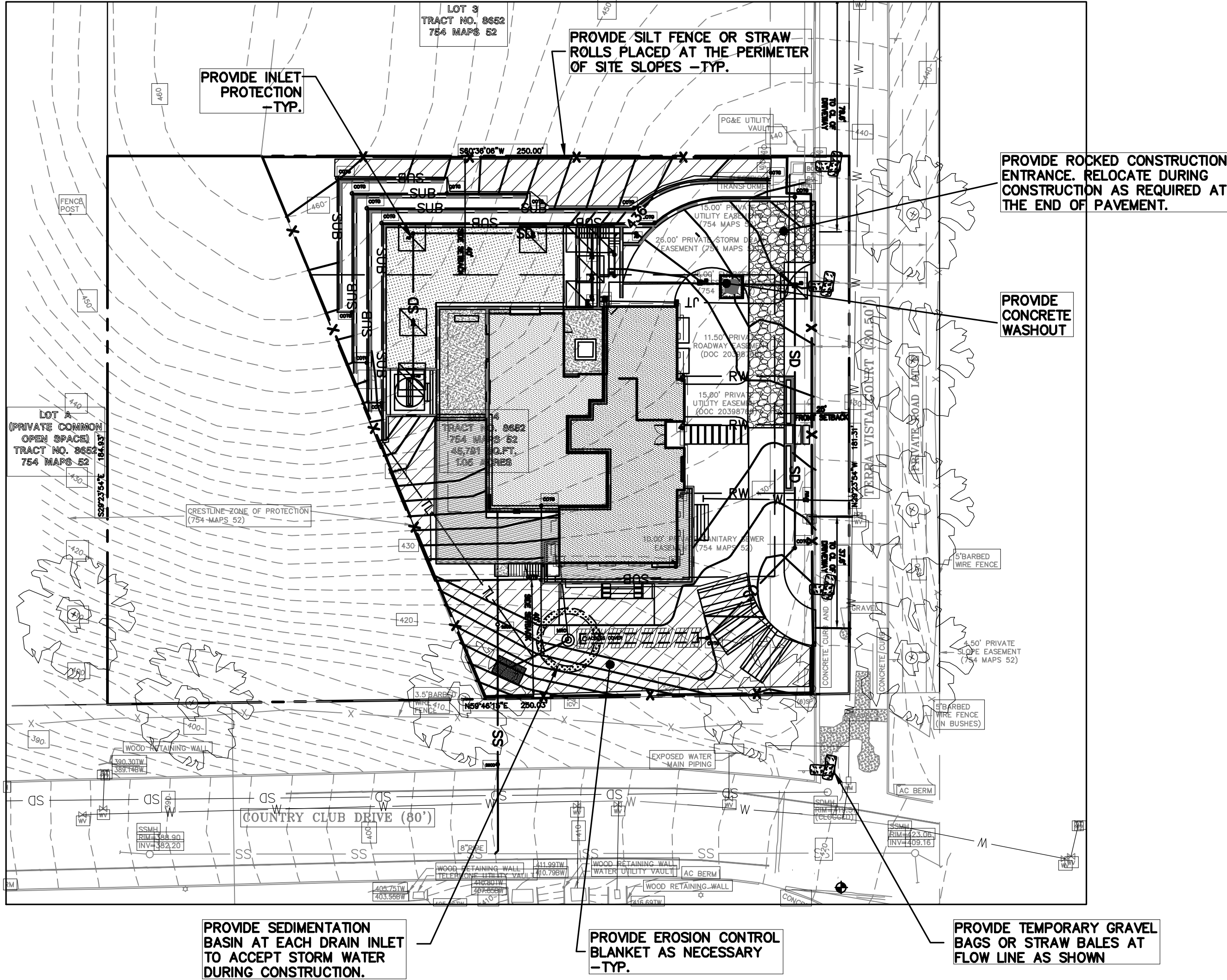
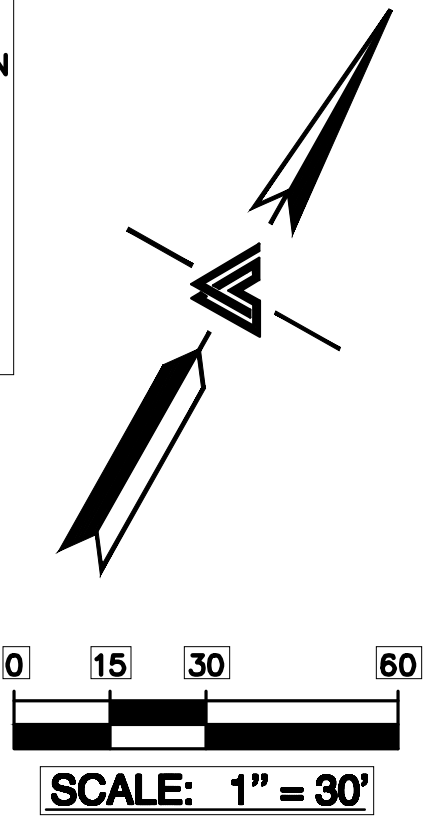
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

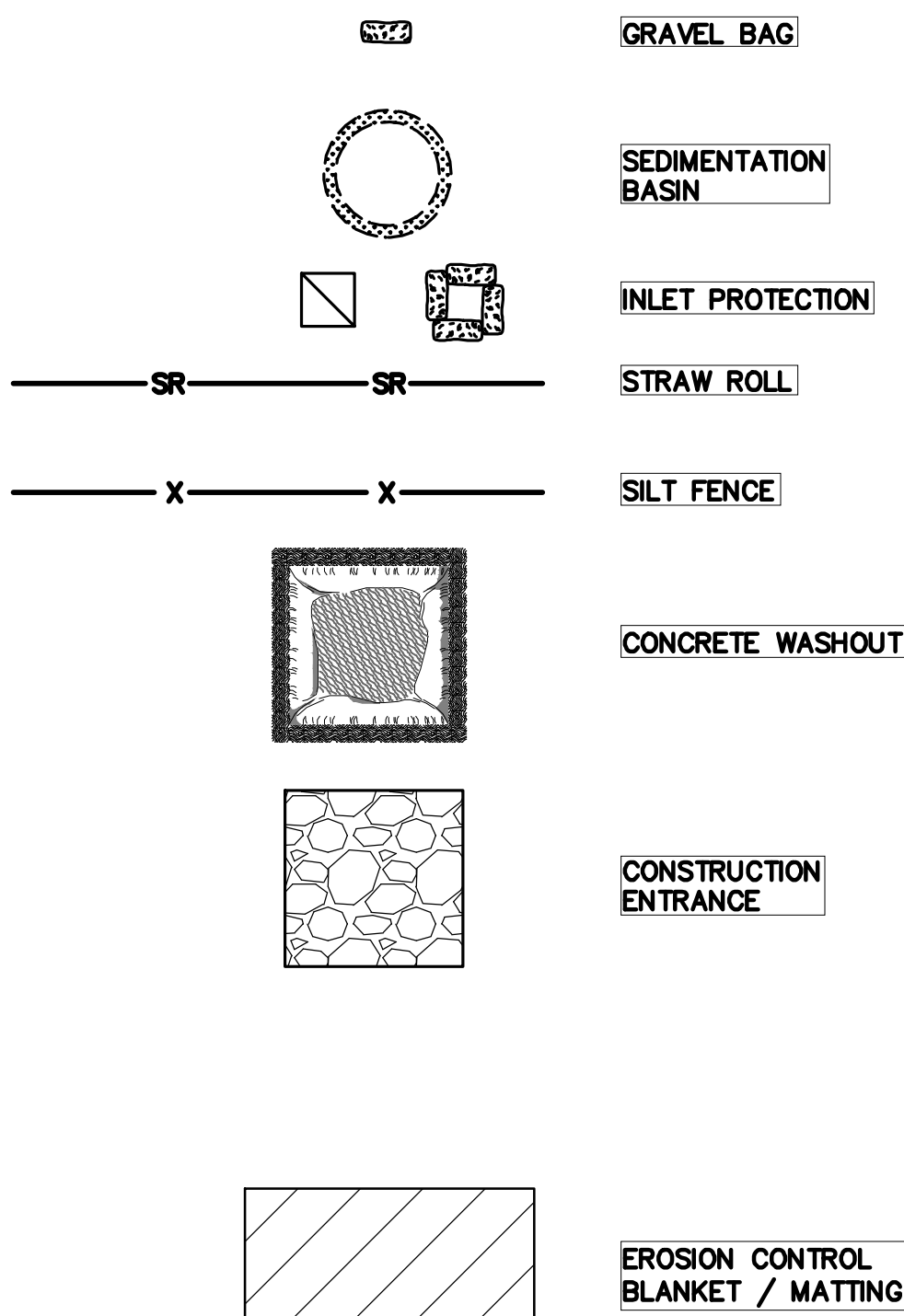
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1" FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

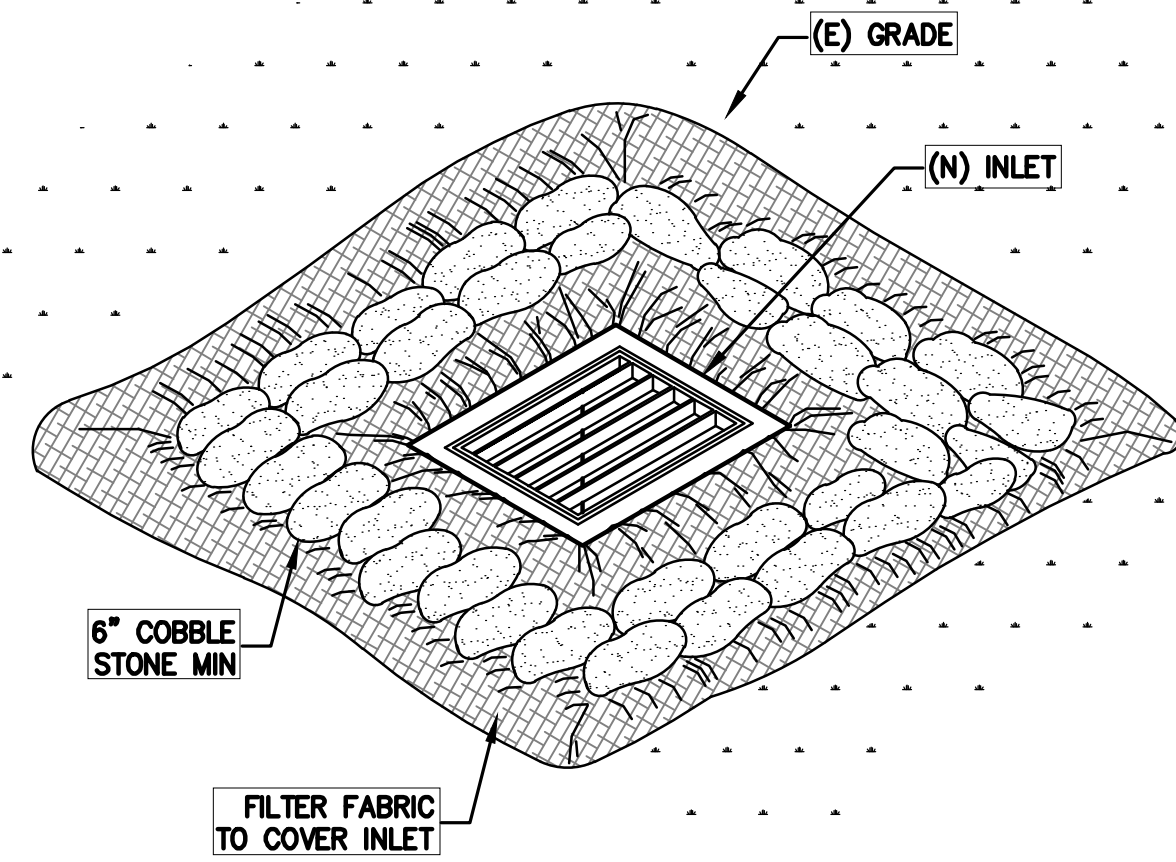


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RANNEY WAY, SUITE 100, HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

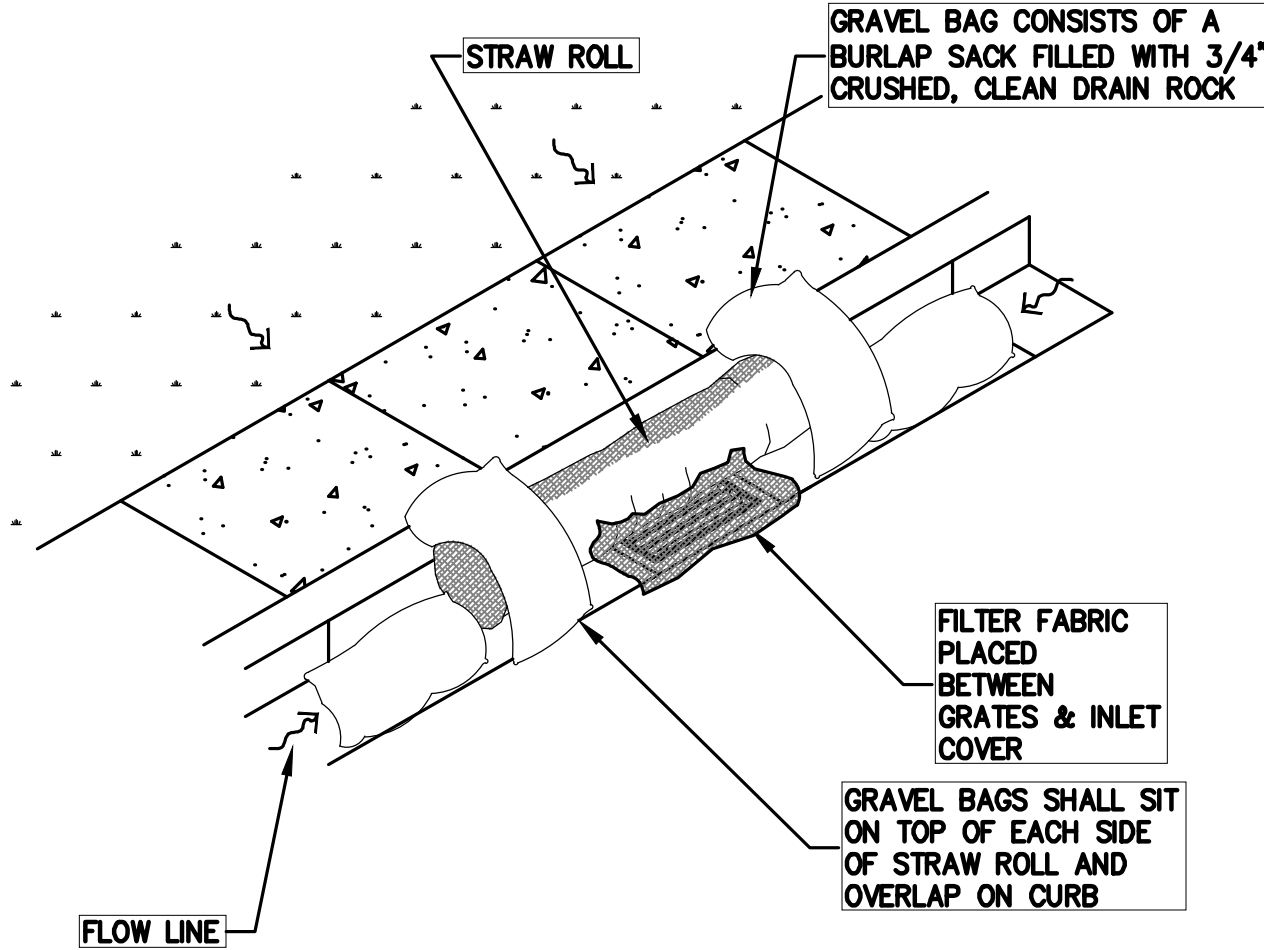
TRAN - NGUYEN RESIDENCE
1321 TERRA VISTA COURT
MILPITAS, CALIFORNIA 95035
APR: 029-07-012
SANTA CLARA COUNTY

EROSION CONTROL PLAN

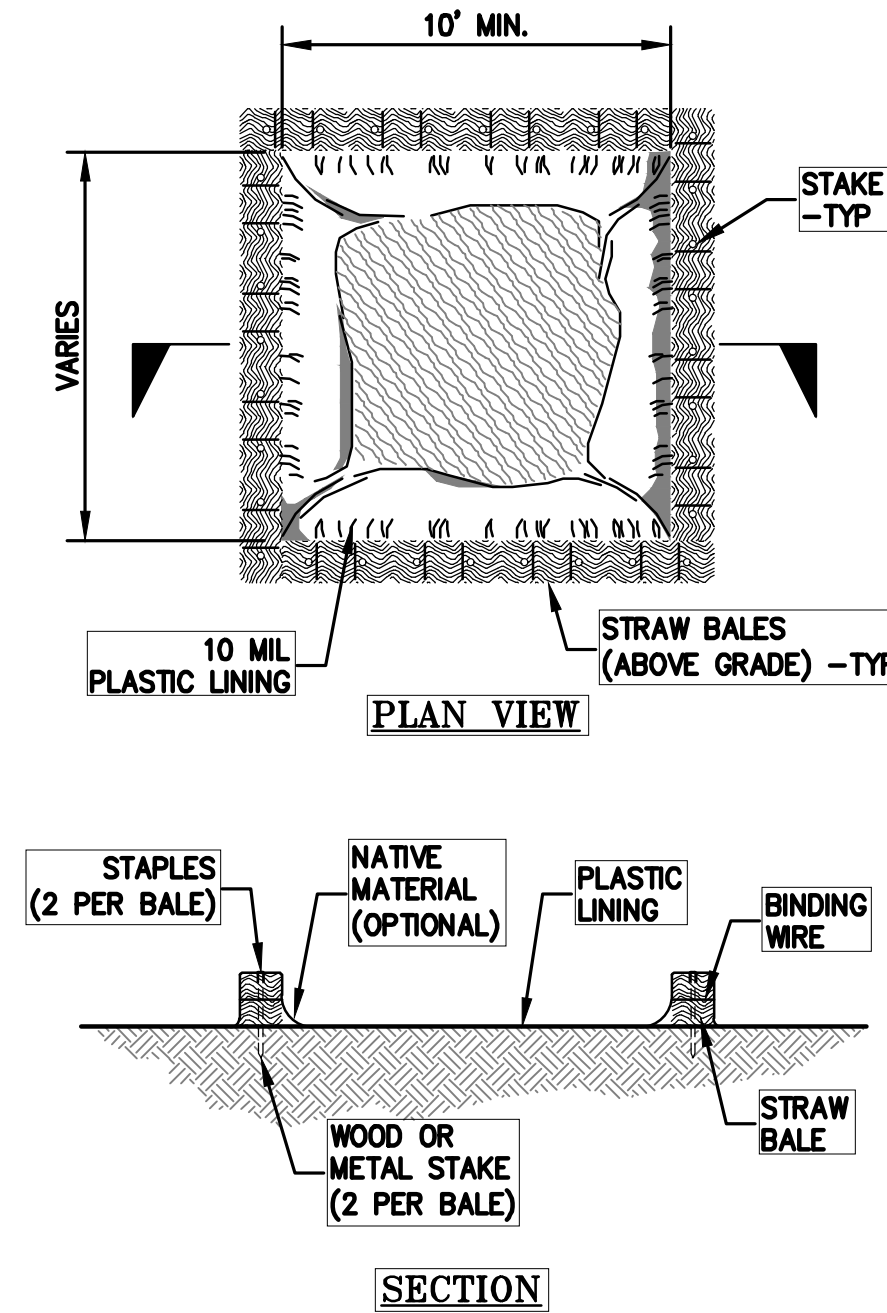
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PC #2 RESPONSES 07-13-23	TT/PC
PC #1 RESPONSES 05-12-23	TT
REVISIONS	BY
JOB NO:	2221852
DATE:	12-02-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	



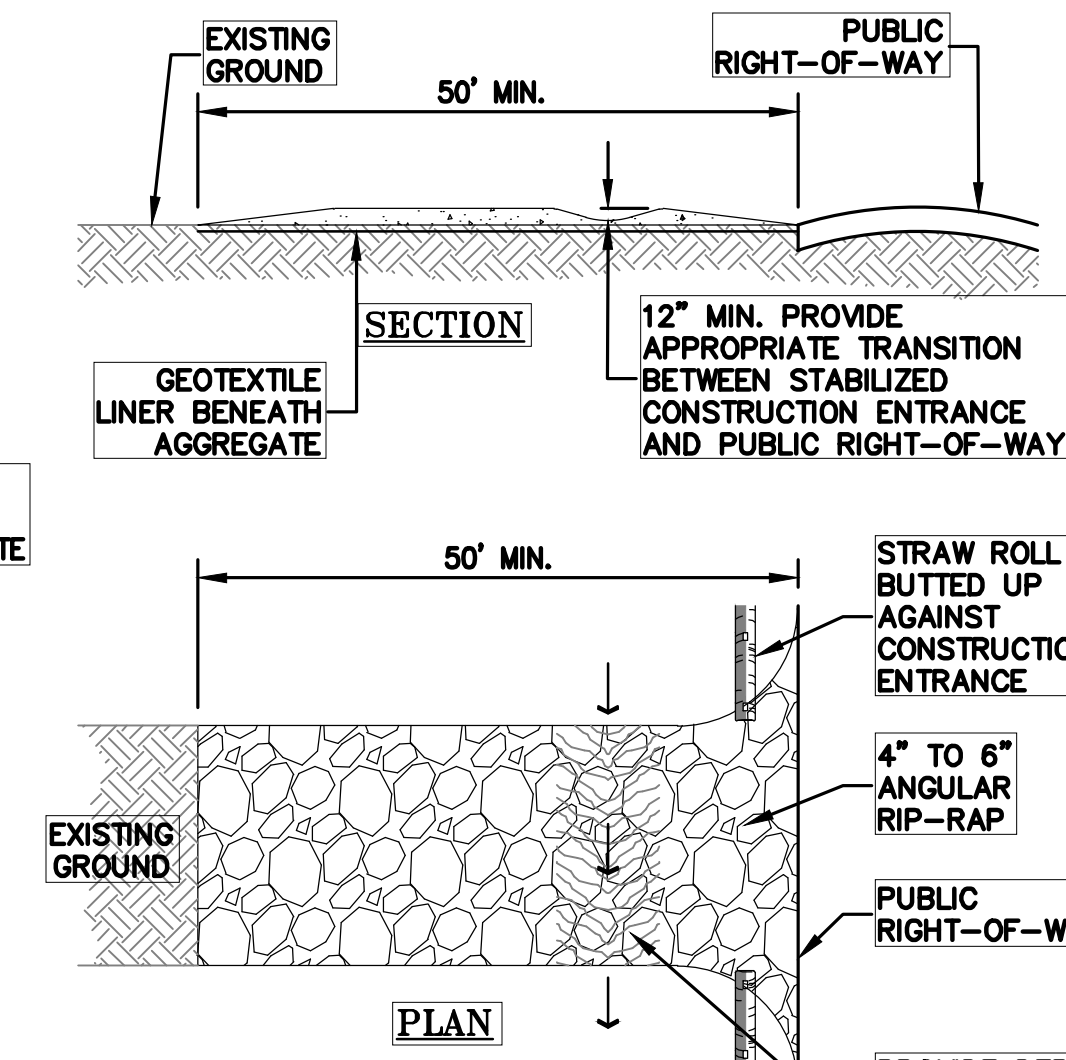
1 INLET PROTECTION
ER-2 NTS



2 STREET INLET PROTECTION
ER-2 NTS

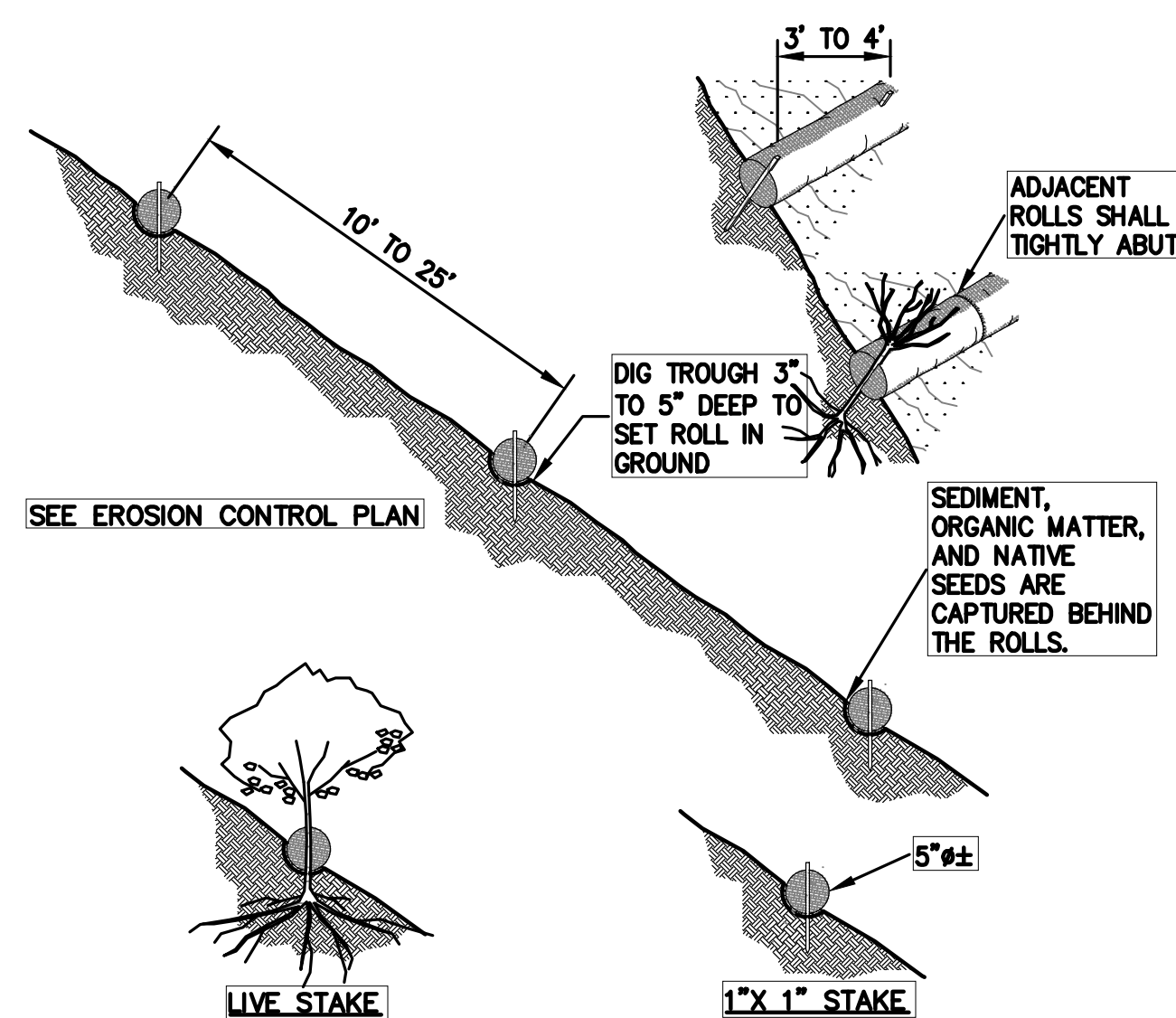


3 CONCRETE WASHOUT
ER-2 NTS



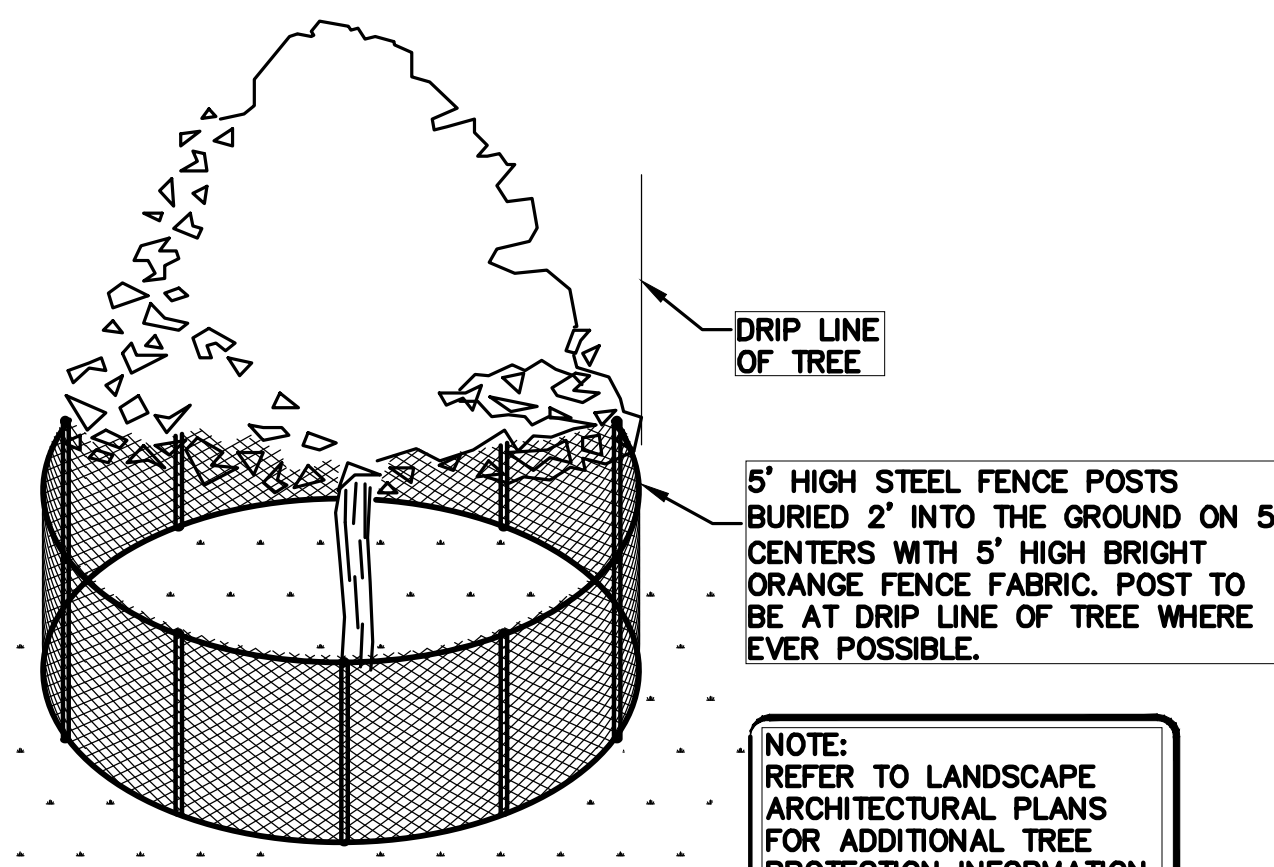
4 CONSTRUCTION ENTRANCE
ER-2 NTS

NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADIUS.
THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

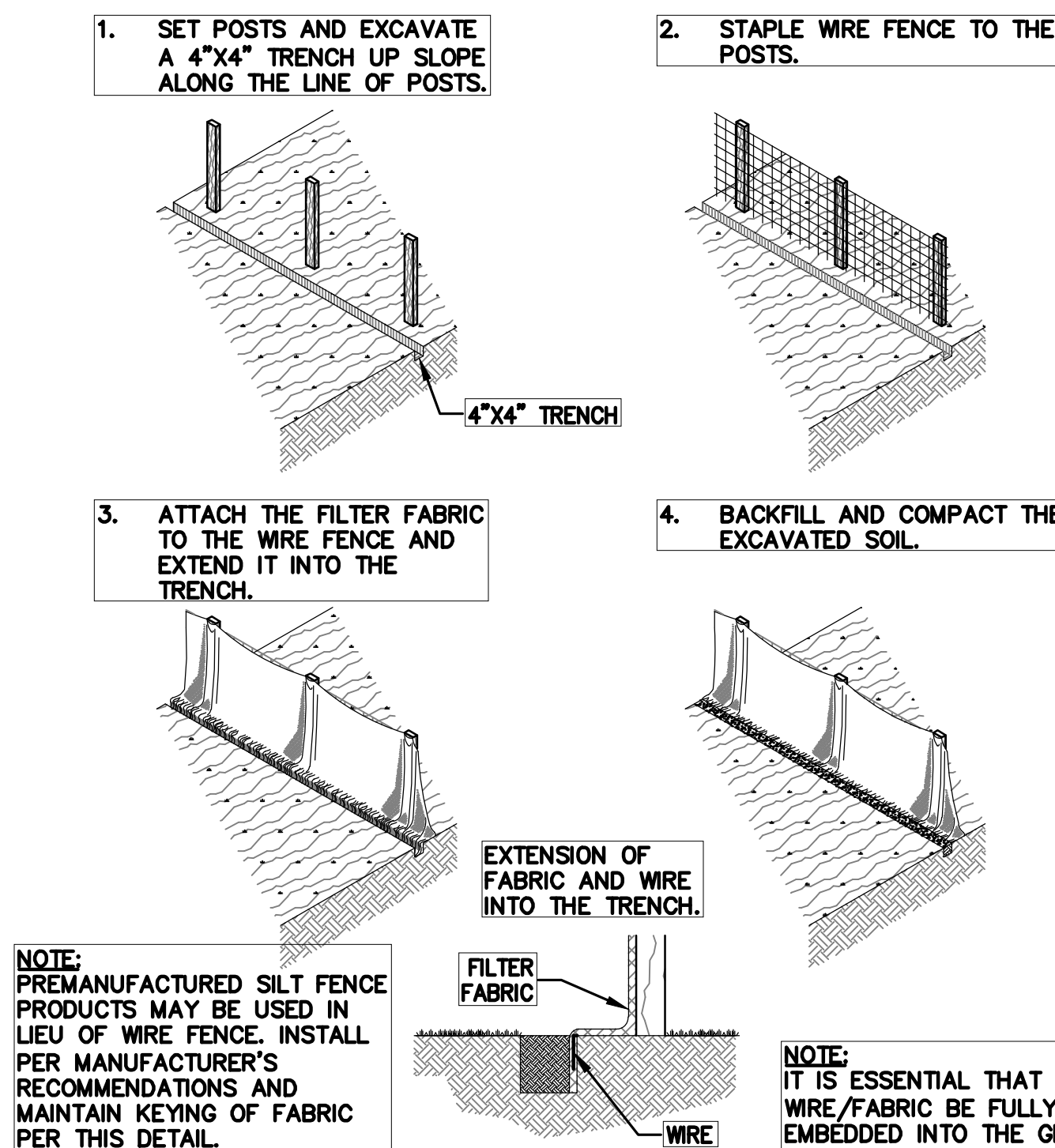


NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 STRAW ROLLS
ER-2 NTS



6 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



7 SILT FENCE
ER-2 NTS



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CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RANNEY RD., SUITE 100, SAN JOSE, CA 95135
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(415) 887-4086
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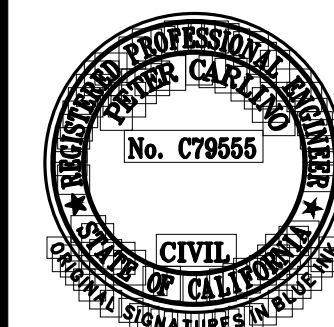
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SANTA CLARA COUNTY
APN: 029-07-012

EROSION CONTROL
DETAILS

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REVISIONS	BY

JOB NO: 2221852
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CHECKED BY: DY
SHEET NO:

ER-2
13 OF 13 SHEETS

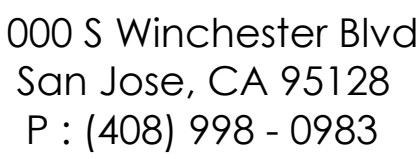


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CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 PLYMOUTH BLVD., SUITE 100, SAN JOSE, CA 95131
SAN JOSE, CA 95131
(415) 887-4066
WWW.LEABRAZE.COM

TRAN - NGUYEN RESIDENCE
1321 TERRA VISTA COURT
MILPITAS, CALIFORNIA 95035
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SITE GRADING
EXHIBIT

PC #3 RESPONSES 09-28-2023	MR
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FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

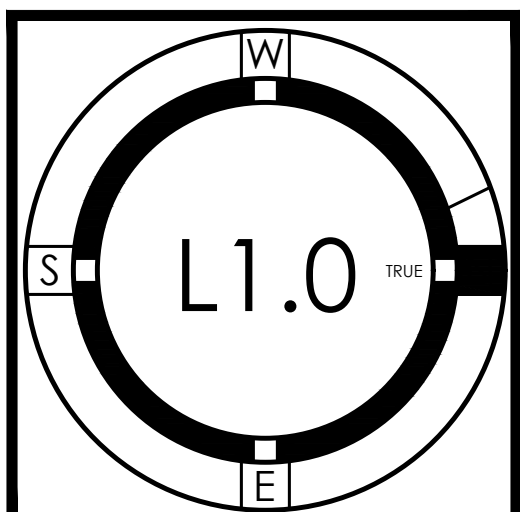
TRAN-NGUYEN RESIDENCE
NEW SINGLE FAMILY RESIDENCE

MILPITAS, CA

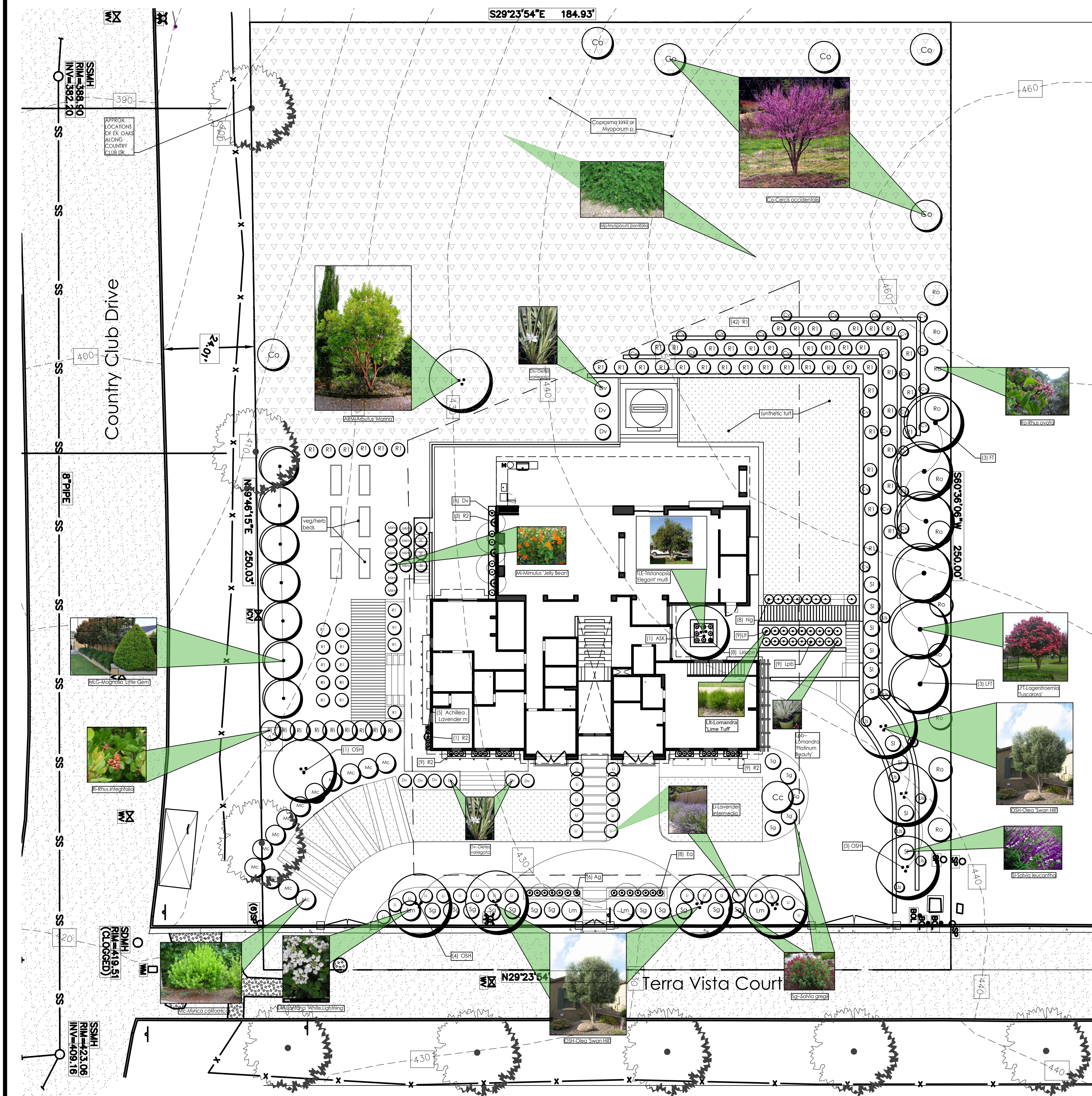


PROJECT NO.		21036	
REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.10.12		GI /
	2022.11.22		GI /
	2023.05.10		GI /
	2023.09.28		GI /

LANDSCAPE PLANTING PLAN



STUDIO S SQUARED ARCHITECTURE, INC.



LANDSCAPE PLANTING PLAN - GROUND FLOOR | 1"=16'

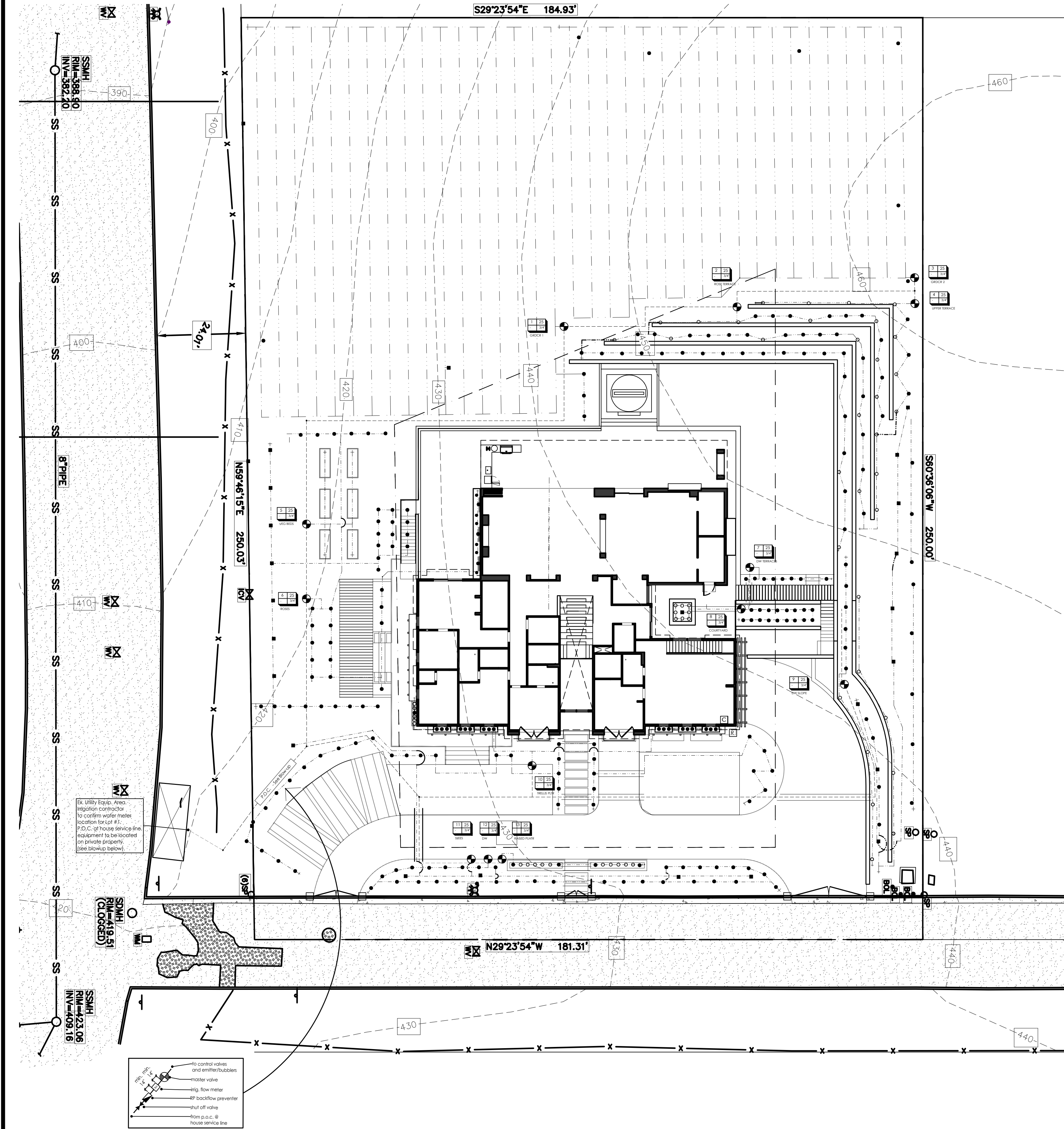
Plant Legend

Sym.	Qty.	Size	Botanical Name	Common Name	Comments	Water Usage
						WUCOLS
Trees						
ARM		24" box	Arbutus 'Marina'	Hybrid Madrone		Low
FT		5 gal	Fruit trees	Fruit trees	Verify fruit tree species w/ owner	Mod
LFM		24" box	Lagerstroemia f. 'Muskogee'	Lavender Hybrid Crape Myrtle		Low
LFT		24" box	Lagerstroemia f. 'Tuscarora'	Rose Hybrid Crape Myrtle		Low
MLG		24" box	Magnolia g. 'Little Gem'	Little Gem Magnolia		Mod
OSH		36" box	Olea e. 'Swan Hill' - fruitless	Swan Hill Olive - fruitless multi		Low
TLE		36" box	Tristanopsis laurina 'Elegant'	Elegant Water Gum		Mod
Shrubs & Perennials						
As		5 gal	Asparagus 'Meyer'	Meyer's Asparagus		Mod
At		5 gal	Agapanthus 'Tinkerbell'	Tinkerbell Lily of the Nile		Mod
Cdl		5 gal	Cordylina 'Design a Line'	Design a Line Cordylina		Low
Cv		5 gal	Convolvulus sabatius	Dwarf Morning Glory		Low
Dv		5 gal	Dietes variegata	Variegated Fornight Lily		Low
Llt		5 gal	Lomandra 'Lime Tuff'	Lime Tuff Mat Rush		Low
Lls		5 gal	Lantana m. 'Lavender Swirl'	Lavender Swirl Lantana		Low
Lpb		5 gal	Lomandra 'Platinum Beauty'	Platinum Beauty Mat Rush		Low
Lwl		5 gal	Lantana m. 'White Lightning'	White Lightning Lantana		Low
Mc		5 gal	Myrica californica	California Myrtle		Low
Mjb		5 gal	Mimulus 'Jelly Bean series'	Orange or Yellow Monkey Flower		Low
Ng		5 gal	Nandina d. 'Gulf Stream'	Gulf Stream Heavenly Bamboo		Low
Pg		5 gal	Punica granatum 'nana'	Dwarf Pomegranate		Low
R1		5 gal	Rosa	Shrub Rose	*Owner's ex. shrub roses	Mod
R2		5 gal	Rosa	Climbing Rose	*Owner's ex. climbing roses	Mod
Rc		5 gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry		Low
Ri		5 gal	Rhus integrifolia	Lemonberry		Low
Ro		5 gal	Rhus ovata	Sugar Bush		Low
Ru		5 gal	Rhaphiolepis u. 'Minor'	Dwarf Yeddo Hawthorn		Low
Sg		5 gal	Salvia greggi	Autumn Sage		Low
Sl		5 gal	Salvia leucantha 'Santa Barbara'	Santa Barbara Mexican Sage		Low
Groundcovers 1'-2' high						
Mp		1 gal	Myoporum parvifolium	No Common Name (N.C.N.)	5' o.c. triangular spacing. 4' from edges.	Low
Th		1 gal	Thymus serpyllum 'Creeping Pink'	Creeping Pink Thyme		Low
SynTurf			'Everbatural Prem.' Synthetic Turf	Synthetic Turf	by Watersavers.com	NA
Succulents						
Ag		5 gal	Agave 'Blue Glow'	Blue Glow Agave		Low
Ea		1 gal	Echeveria agavoides	No common name		Low

*Owner's roses to be planted by contractor. Verify with Owner.

PLANTING LEGEND & NOTES

--	--



24 8 16 24
feet

IRRIGATION PLAN - GROUND FLOOR

1"=16'

-

IRRIGATION LEGEND

KEY	MANUF.	MODEL NO.	DESCRIPTION
RAINBIRD	XBCV		PRESSURE COMPENSATING EMITTER WITH CHECK VALVE. SEE EMITTER SCHEDULE.
RAINBIRD	XCZ-075-PRF SERIES		3/4" CONTROL ZONE KIT FOR DRIP IRRIGATION. LOW FLOW ELECTRIC VALVE W/ PRESS. REG AND FILTER. INSTALL BELOW GRADE IN A VALVE BOX.
RAINBIRD	HV SERIES		1" MASTER SHUT OFF VALVE AT POINT OF CONNECTION. INSTALL BELOW GRADE IN A VALVE BOX.
			1" BRASS SHUT OFF VALVE - SAME SIZE AS MAINLINE. INSTALL BELOW GRADE IN A VALVE BOX.
HUNTER	PHC-6		PRO-HC WIFI - 6 STATION OUTDOOR HYDRAWISE CONTROLLER. SEE NOTE #11.
HUNTER	WR-CLIK		WIRELESS RAIN CLIK.
FEBCO	B25Y		1" REDUCED PRESSURE BACKFLOW PREVENTER. INSTALL AS PER LOCAL PLUMBING CODES ABOVE GRADE.
HUNTER	HC-100-FLOW		FLOW METER. INSTALL BELOW GRADE IN VALVE/METER BOX.
			3/4" HOSE BIB ON HOUSE WALL OR IN VEGETABLE GARDEN.
			AUTOMATIC FLUSH VALVE AT ENDS OF DRIP IRRIGATION PE TUBING.

1 GAL. PLANT LOCATION. SEE EMITTER SCHEDULE.
5 GAL. PLANT LOCATION. SEE EMITTER SCHEDULE.
15 GAL. OR 24" BOX TREE LOCATION. SEE EMITTER SCHEDULE.
1/2" OR 3/4" PE DRIP TUBING W/ COMPRESSION FITTINGS - SEE DRIP NOTES. INSTALL FLUSH VALVE AT END. DO NOT TRENCH UNDER EXISTING TREE CANOPIES. IF NOT POSSIBLE, INSTALL ON TOP OF SOIL UNDER MULCH.
1/2" EMITTER TUBING W/ COMPRESSION FITTINGS - 18" EMITTER SPACING AND 18"x24" ROW SPACING. 1 GALLON PER HR. EMITTER. RAINBIRD XBCV DRIPLINE WITH CHECK VALVE. SEE DRIP NOTES. INSTALL AUTOMATIC FLUSH VALVE AT END. DO NOT TRENCH UNDER EXISTING TREE CANOPIES. INSTALL ON TOP OF SOIL UNDER MULCH.
NON PRESSURE LINE - CLASS 200 PVC - 3/4" UNLESS OTHERWISE LABELED
PRESSURE LINE - SCH. 40 PVC
ALL PIPING 24" UNDER PAVING:
PRESSURE LINE, NONPRESSURE LINE, CONTROL WIRE SLEEVE, OR EXTRA LINE FOR FUTURE USE - MIN 2" OR LARGER AS NOTED.
CLASS 315 PVC, TWICE THE SIZE OF THE PIPE INSIDE.
INSTALL A 2" SCH. 40 PVC GREY ELECTRICAL CONDUIT AT ALL PRESSURE LINE PAVING CROSSINGS.

EMITTER SCHEDULE:

PLANT SIZE	NO. OF EMITTERS	EMITTER SIZE	PLANT DESCRIPTION	EMITTER LOCATION
1 GAL.	1	1 GPH	SMALL SHRUBS	AT PLANT
5 GAL.	2	1 GPH	MEDIUM SHRUBS	6" x 12"
15 GAL.	2	2 GPH	TREES	1' FROM TREE
24" BOX	3	2 GPH	TREES	2' APART

VALVE NO.	2	25	PSI
GPM	1.0	3/4"	VALVE SIZE
			VEG BEDS
			ZONE I.D.



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TRAN-NGUYEN RESIDENCE
NEW SINGLE FAMILY RESIDENCE

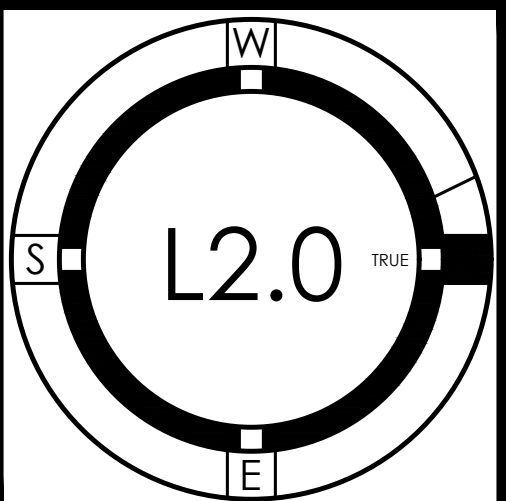
1321 TERRA VISTA CT.
MILPITAS, CA

VU NGUYEN



PROJECT NO.		21036	
REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.10.12		GI /
	2022.11.22		GI /
	2023.05.10		GI /
	2023.09.28		GI /

IRRIGATION PLAN

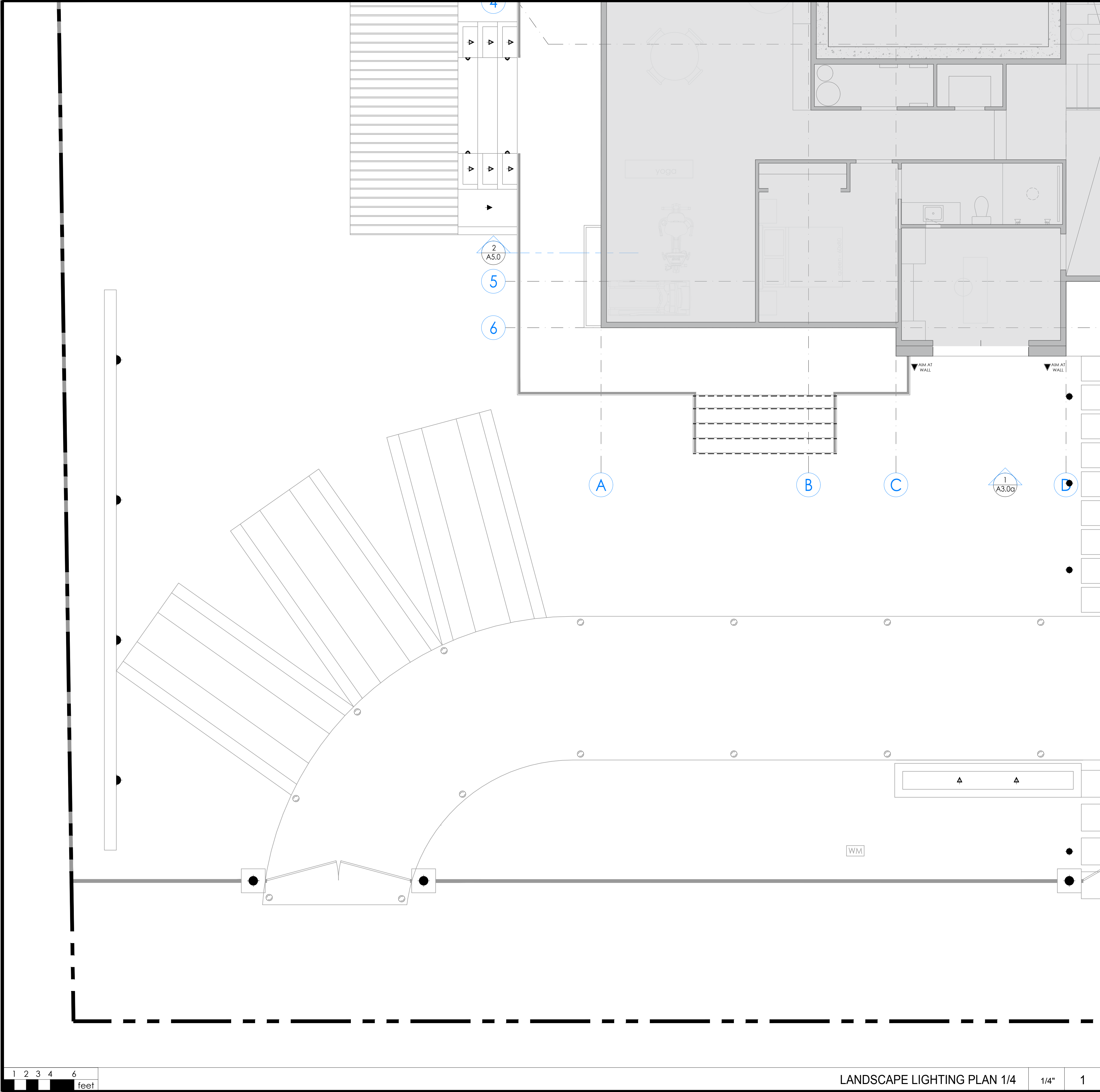


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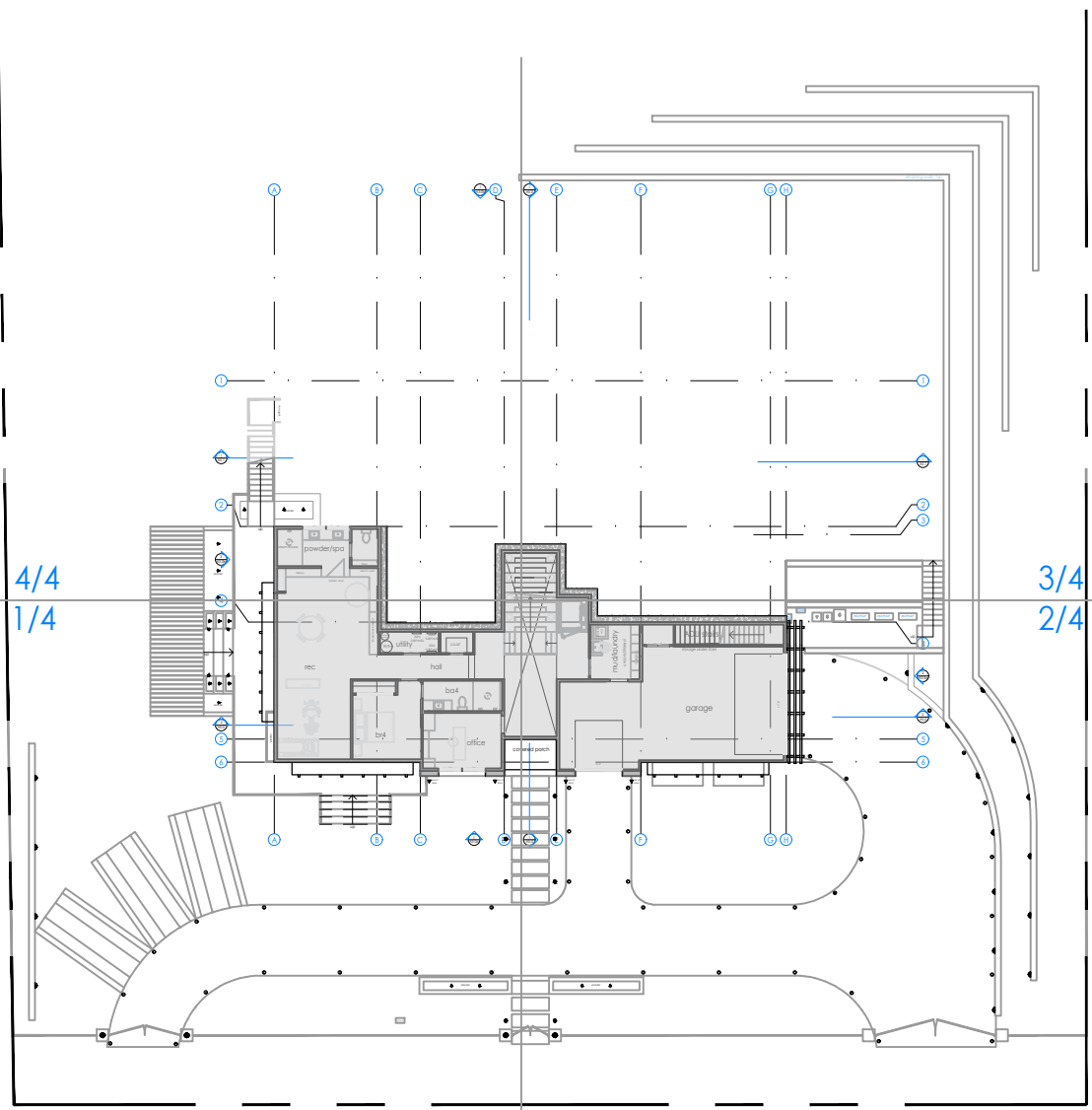
IRRIGATION LEGEND & NOTES

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-



LANDSCAPE LIGHTING PLAN 1/4 1/4" 1



LANDSCAPE LIGHTING SCHEDULE			
SYM/PICTURE			
DESCRIPTIONS	POST LIGHT / Bromley 2361 OZ-LL		
COLOR/FILTER	A/BER		
FINISH	OIL RYBBED BRONZE		
PRODUCT'S LINK	https://www.hinkley.com/2361oz-ll.html		
SYM/PICTURE			
DESCRIPTIONS	INGRADE LIGHT / FXLUMNAIRE FC-3LED-CW-BZ		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/in-grade-and-well-lights-hardscapes/designer/fc		
SYM/PICTURE			
DESCRIPTIONS	PATH LIGHT #1 / FXLUMNAIRE DS-NL-18R-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/path-and-area-lights/standard/ds		
SYM/PICTURE			
DESCRIPTIONS	PATH LIGHT #2 / FXLUMNAIRE DS-NL-12R-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/path-and-area-lights/standard/ds		
SYM/PICTURE			
DESCRIPTIONS	STEP LIGHT #1 / FXLUMNAIRE MW-LED20W-BZ		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights/		
SYM/PICTURE			
DESCRIPTIONS	STEP LIGHT #2 / FXLUMNAIRE CG-NL-BZ		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights/		
SYM/PICTURE		N/A	
DESCRIPTIONS	LED STRIP LIGHT		
COLOR/FILTER	A/BER		
FINISH	-		
PRODUCT'S LINK	NO DATA		
SYM/PICTURE			
DESCRIPTIONS	WALL LIGHT / FXLUMNAIRE HS-ZD-FW		
COLOR/FILTER	A/BER		
FINISH	FLAT WHITE		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights/		
SYM/PICTURE			
DESCRIPTIONS	WALL WASH UPLIGHT / FXLUMNAIRE WS-LED35W-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/up-lights/standard/ws		
SYM/PICTURE			
DESCRIPTIONS	UPLIGHT / FXLUMNAIRE FR-ZD-AB		
COLOR/FILTER	A/BER		
FINISH	ANTIQUÉ BRONZE		
PRODUCT'S LINK	https://www.fx.com/product/up-lights/designer/fr		

KEYNOTES AND LEGENDS



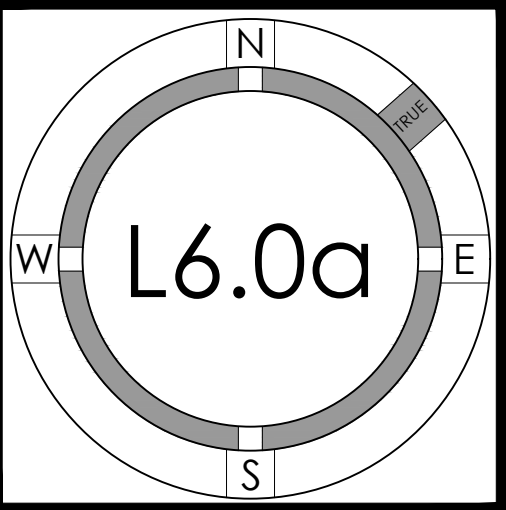
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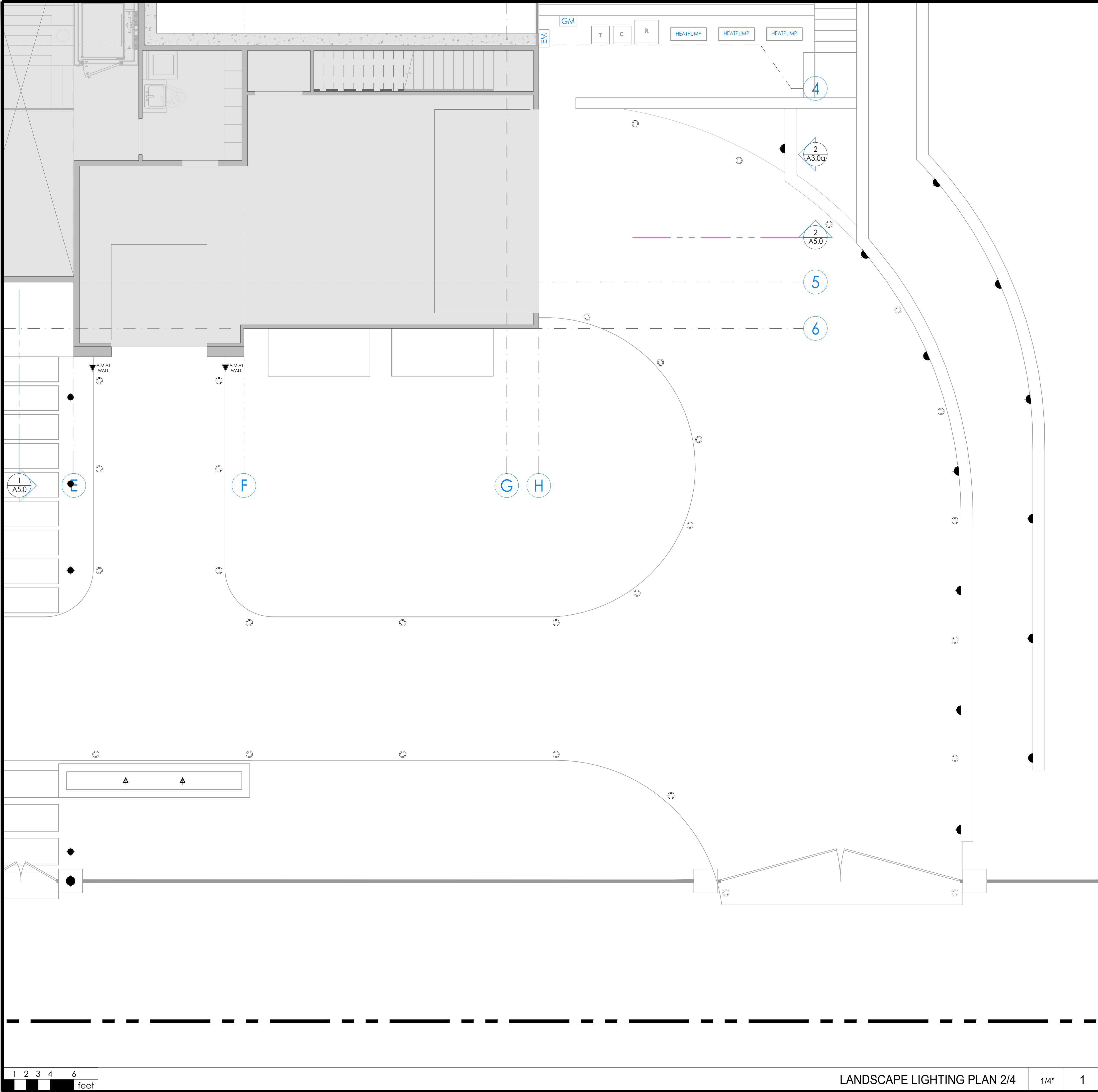
Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE
Milpitas, 1321 Terra Vista Court
Hue Tran Vu Nguyen



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
21-036	2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IC / MKA
	2023.02.03	PLANNING DEPARTMENT RESUBMITTAL	IC / MKA
	2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IC / MKA
	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IC / MKA

LIGHTING PLAN 1/4

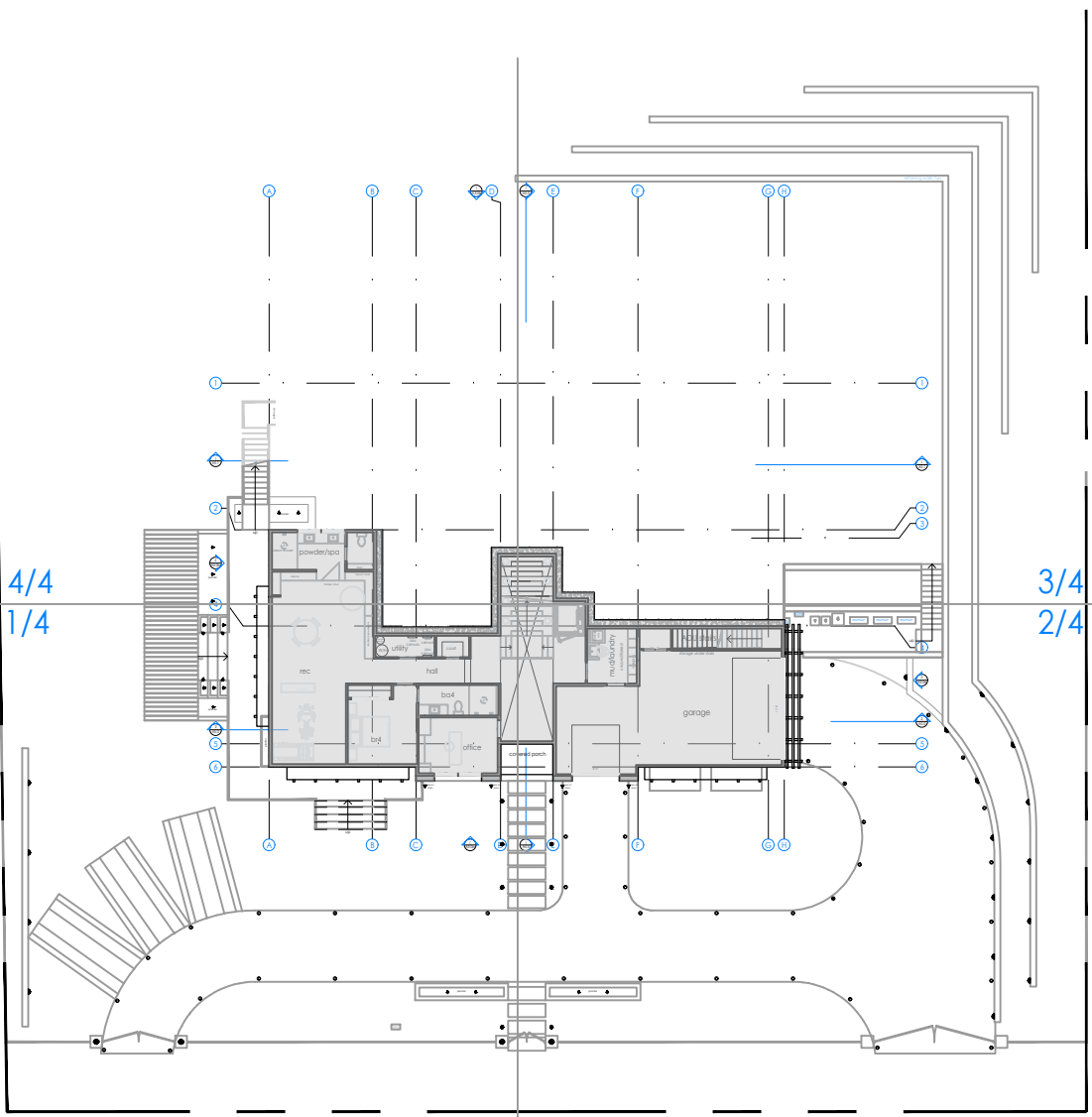




LANDSCAPE LIGHTING PLAN 2/4

1/4"

1



LANDSCAPE LIGHTING SCHEDULE			
SYM/PICTURE			
DESCRIPTIONS	POST LIGHT / Bromley 2361 OZ-LL		
COLOR/FILTER	A/BER		
FINISH	OIL RYBBER BRONZE		
PRODUCT'S LINK	https://www.hinkley.com/2361oz-ll.html		
SYM/PICTURE			
DESCRIPTIONS	INGRADE LIGHT / FXLUMNAIRE FC-3LED-CW-BZ		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/in-grade-and-well-lights-hardscapes/designer/fc		
SYM/PICTURE			
DESCRIPTIONS	PATH LIGHT #1 / FXLUMNAIRE DS-NL-18R-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/path-and-area-lights/standard/ds		
SYM/PICTURE			
DESCRIPTIONS	PATH LIGHT #2 / FXLUMNAIRE DS-NL-12R-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/path-and-area-lights/standard/ds		
SYM/PICTURE			
DESCRIPTIONS	STEP LIGHT #1 / FXLUMNAIRE MW-LED20W-BS		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights		
SYM/PICTURE			
DESCRIPTIONS	STEP LIGHT #2 / FXLUMNAIRE CG-NL-BS		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights		
SYM/PICTURE			
DESCRIPTIONS	LED STRIP LIGHT		
COLOR/FILTER	A/BER		
FINISH	-		
PRODUCT'S LINK	NO DATA		
SYM/PICTURE			
DESCRIPTIONS	WALL LIGHT / FXLUMNAIRE HS-ZD-FW		
COLOR/FILTER	A/BER		
FINISH	FLAT WHITE		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights		
SYM/PICTURE			
DESCRIPTIONS	WALL WASH UPLIGHT / FXLUMNAIRE WS-LED35W-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/up-lights/standard/ws		
SYM/PICTURE			
DESCRIPTIONS	UPLIGHT / FXLUMNAIRE FR-ZD-AB		
COLOR/FILTER	A/BER		
FINISH	ANTIQUE BRONZE		
PRODUCT'S LINK	https://www.fx.com/product/up-lights/designer/fr		

KEYNOTES AND LEGENDS

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Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE

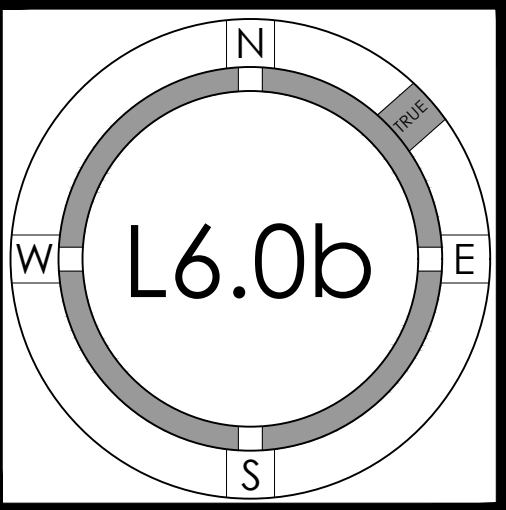
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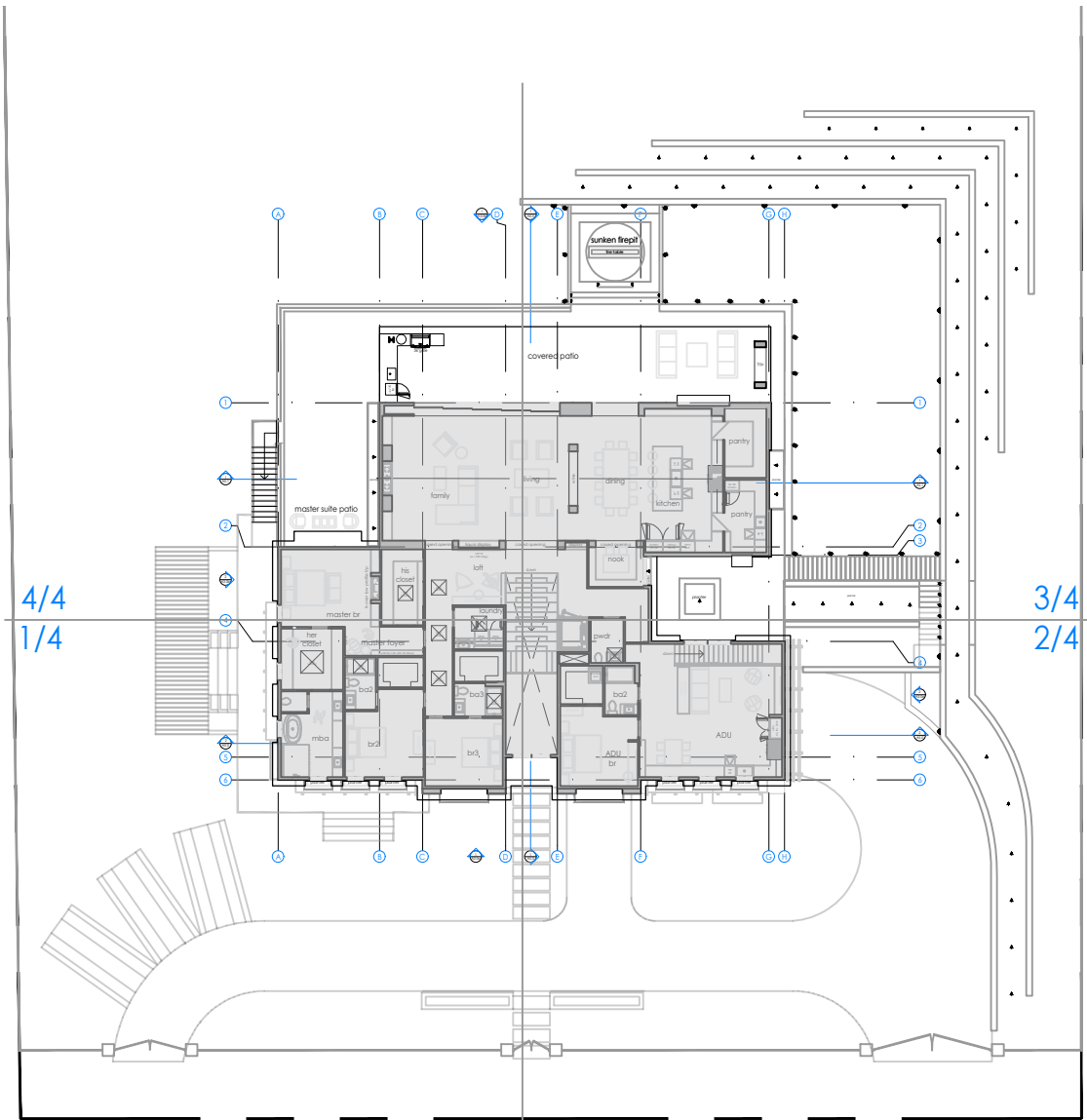
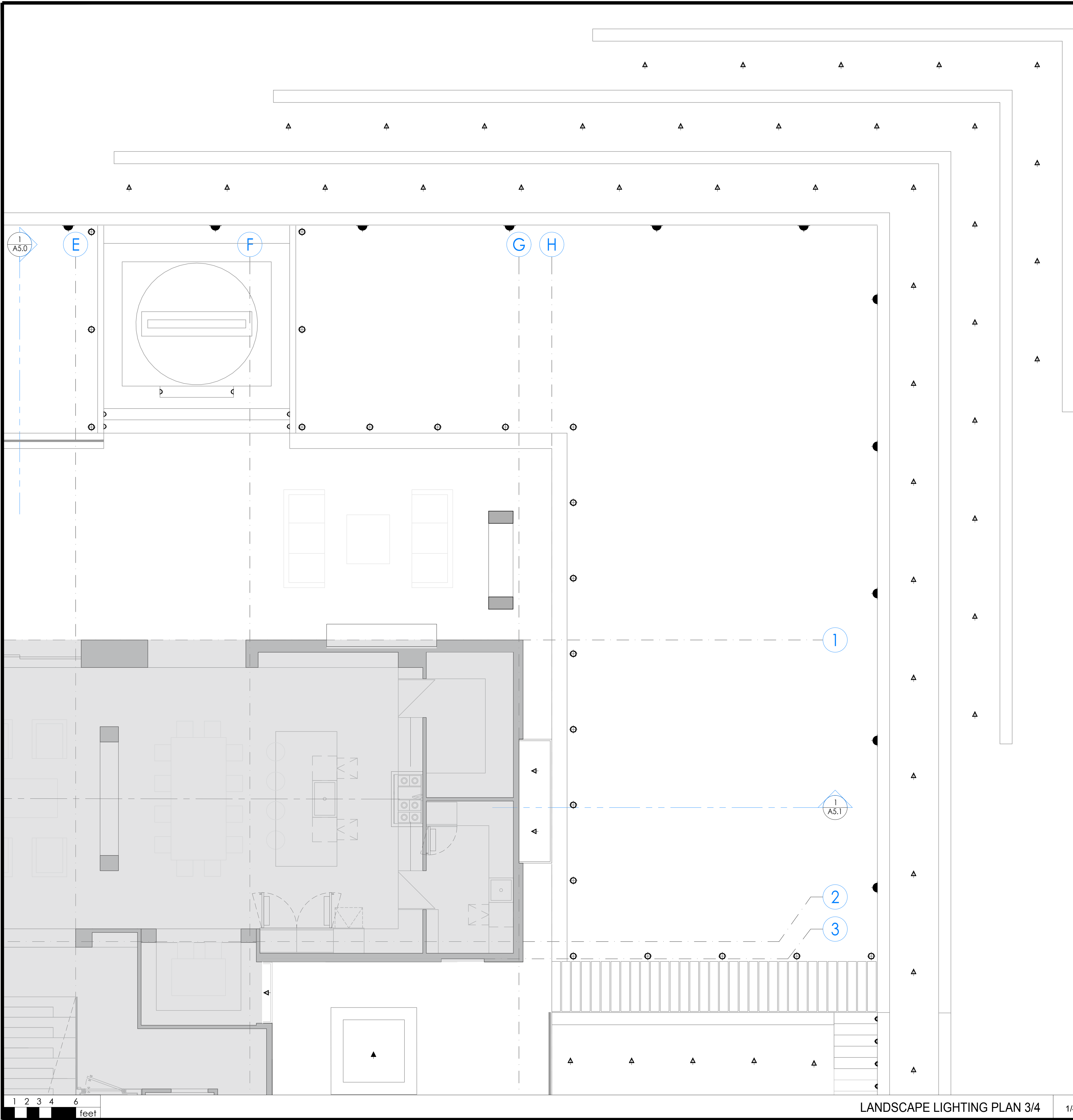
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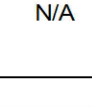


PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
21-036	2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IC / MKA
	2023.02.03	PLANNING DEPARTMENT RESUBMITTAL	IC / MKA
	2023.07.20	PLANNING DEPARTMENT RESUBMITTAL	IC / MKA
	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IC / MKA

LIGHTING
PLAN
2/4





LANDSCAPE LIGHTING SCHEDULE	
SYM/PICTURE	 
DESCRIPTIONS	POST LIGHT / Bromley 2361 OZ-LL
COLOR/FILTER	AMBER
FINISH	OIL RYBBED BRONZE
PRODUCT'S LINK	https://www.hinkley.com/2361oz-ll.html
SYM/PICTURE	 
DESCRIPTIONS	INGRADE LIGHT / FXLUMNAIRE FC-3LED-CW-BZ
COLOR/FILTER	AMBER
FINISH	NATURAL BRASS
PRODUCT'S LINK	https://www.fx.com/product/in-grade-and-well-lights-hardscapes/designer/fc
SYM/PICTURE	 
DESCRIPTIONS	PATH LIGHT #1 / FXLUMNAIRE DS-NL-18R-BZ
COLOR/FILTER	AMBER
FINISH	BRONZE METALLIC
PRODUCT'S LINK	https://www.fx.com/product/path-and-area-lights/standard/ds
SYM/PICTURE	 
DESCRIPTIONS	PATH LIGHT #2 / FXLUMNAIRE DS-NL-12R-BZ
COLOR/FILTER	AMBER
FINISH	BRONZE METALLIC
PRODUCT'S LINK	https://www.fx.com/product/path-and-area-lights/standard/ds
SYM/PICTURE	 
DESCRIPTIONS	STEP LIGHT #1 / FXLUMNAIRE MW-LED20W-BS
COLOR/FILTER	AMBER
FINISH	NATURAL BRASS
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights/
SYM/PICTURE	 
DESCRIPTIONS	STEP LIGHT #2 / FXLUMNAIRE CG-NL-BS
COLOR/FILTER	AMBER
FINISH	NATURAL BRASS
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights/
SYM/PICTURE	 
DESCRIPTIONS	LED STRIP LIGHT
COLOR/FILTER	AMBER
FINISH	-
PRODUCT'S LINK	NO DATA
SYM/PICTURE	 
DESCRIPTIONS	WALL LIGHT / FXLUMNAIRE HS-ZD-FW
COLOR/FILTER	AMBER
FINISH	FLAT WHITE
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights/
SYM/PICTURE	 
DESCRIPTIONS	WALL WASH UPLIGHT / FXLUMNAIRE WS-LED35W-BZ
COLOR/FILTER	AMBER
FINISH	BRONZE METALLIC
PRODUCT'S LINK	https://www.fx.com/product/up-lights/standard/ws
SYM/PICTURE	 
DESCRIPTIONS	UPLIGHT / FXLUMNAIRE FR-ZD-AB
COLOR/FILTER	AMBER
FINISH	ANTIQUE BRONZE
PRODUCT'S LINK	https://www.fx.com/product/up-lights/designer/fr



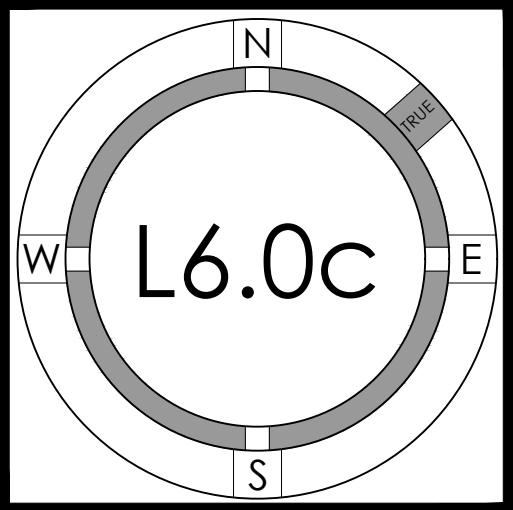
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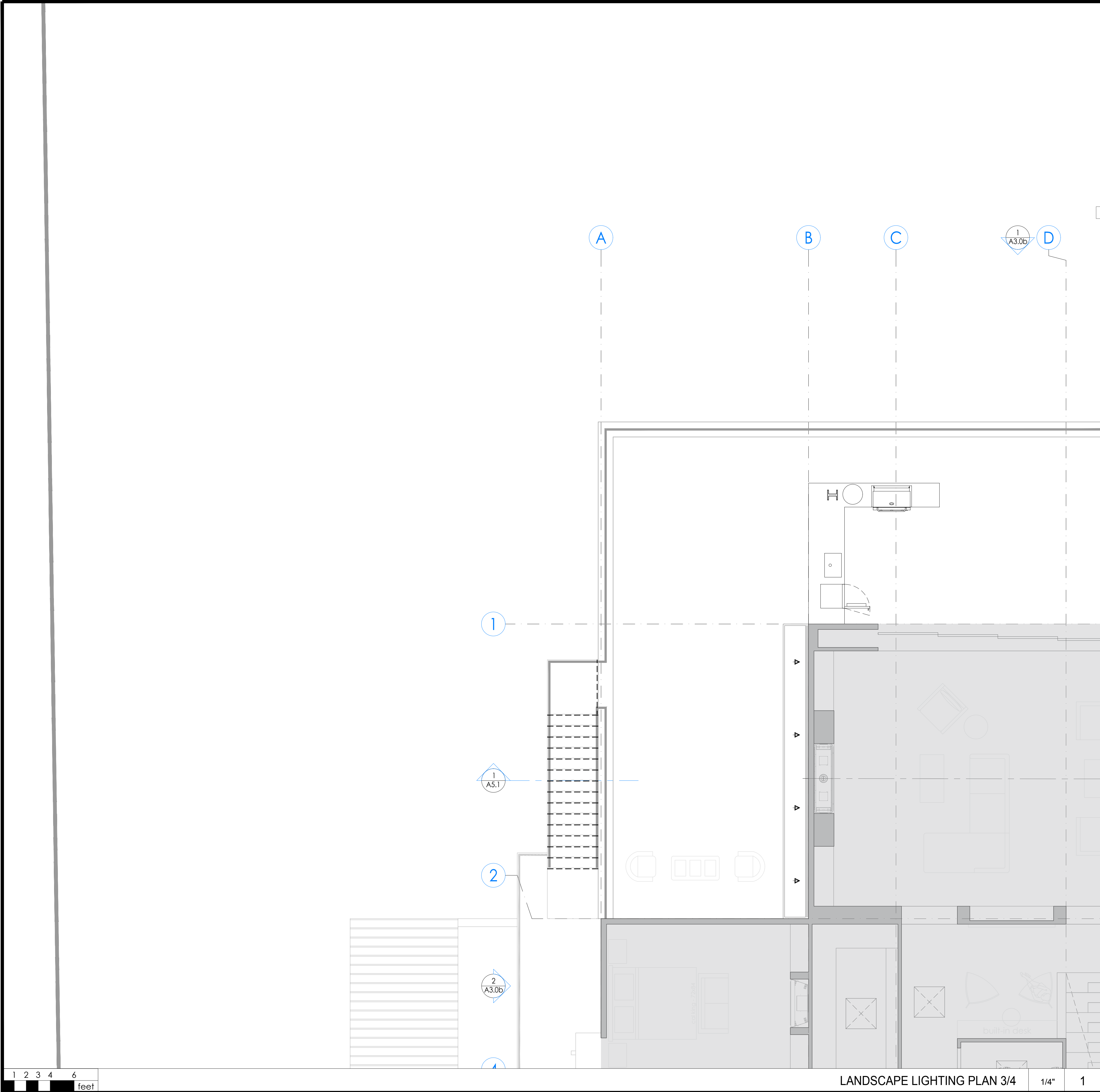
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	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IC / MKA

LIGHTING PLAN
3/4

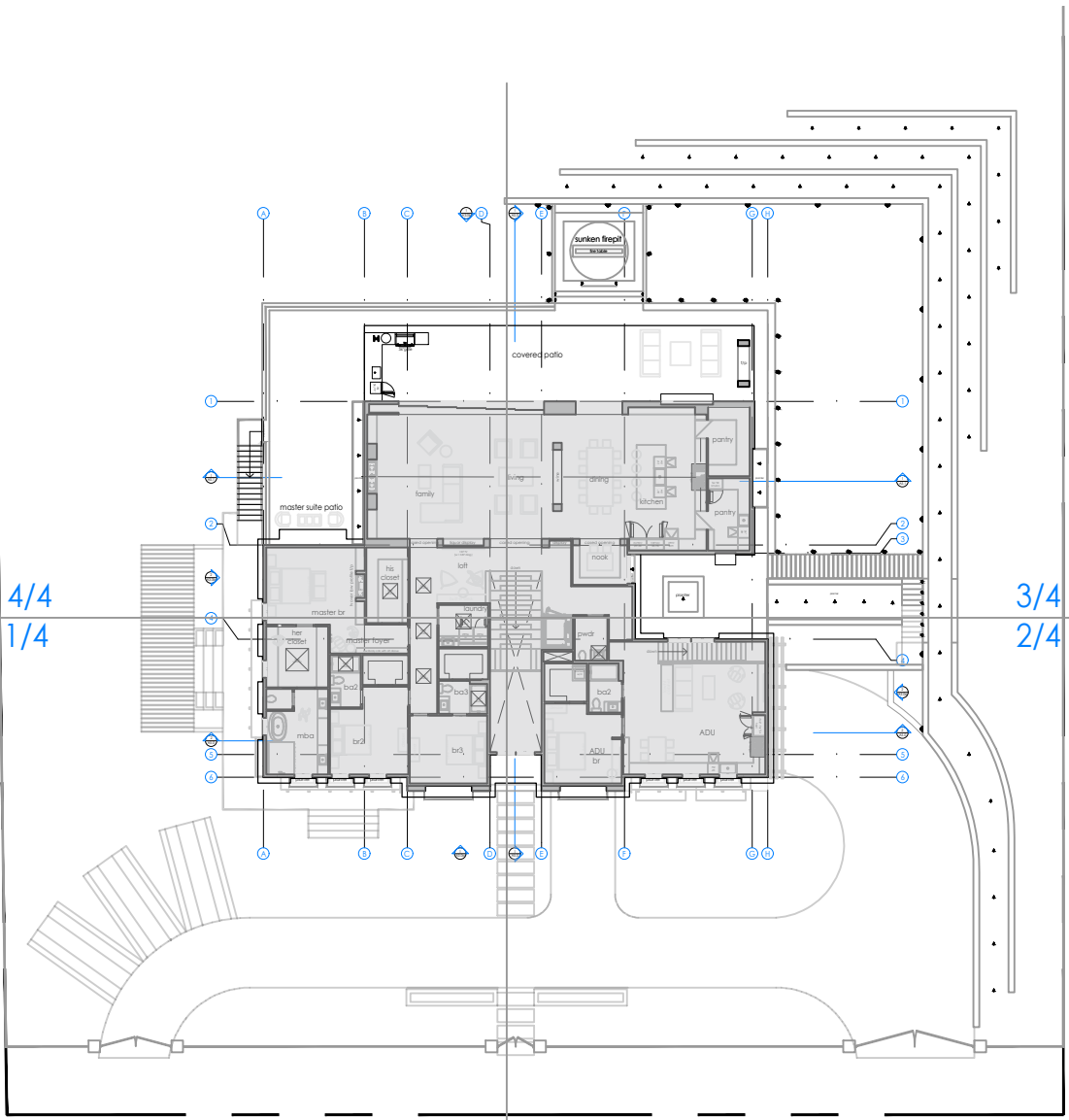




LANDSCAPE LIGHTING PLAN 3/4

1/4"

1



LANDSCAPE LIGHTING SCHEDULE			
SYM/PICTURE			
DESCRIPTIONS	POST LIGHT / Bromley 2361 OZ-LL		
COLOR/FILTER	A/BER		
FINISH	OIL RYBBED BRONZE		
PRODUCT'S LINK	https://www.hinkley.com/2361oz-ll.html		
SYM/PICTURE			
DESCRIPTIONS	INGRADE LIGHT / FXLUMNAIRE FC-3LED-CW-BZ		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/in-grade-and-well-lights-hardscapes/designer/fc		
SYM/PICTURE			
DESCRIPTIONS	PATH LIGHT #1 / FXLUMNAIRE DS-NL-18R-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/path-and-area-lights/standard/ds		
SYM/PICTURE			
DESCRIPTIONS	PATH LIGHT #2 / FXLUMNAIRE DS-NL-12R-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/path-and-area-lights/standard/ds		
SYM/PICTURE			
DESCRIPTIONS	STEP LIGHT #1 / FXLUMNAIRE M-W-LED20W-BS		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights		
SYM/PICTURE			
DESCRIPTIONS	STEP LIGHT #2 / FXLUMNAIRE CG-NL-BS		
COLOR/FILTER	A/BER		
FINISH	NATURAL BRASS		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights		
SYM/PICTURE		N/A	
DESCRIPTIONS	LED STRIP LIGHT		
COLOR/FILTER	A/BER		
FINISH	-		
PRODUCT'S LINK	NO DATA		
SYM/PICTURE			
DESCRIPTIONS	WALL LIGHT / FXLUMNAIRE HS-ZD-FW		
COLOR/FILTER	A/BER		
FINISH	FLAT WHITE		
PRODUCT'S LINK	https://www.fx.com/product/wall-and-step-lights		
SYM/PICTURE			
DESCRIPTIONS	WALL WASH UPLIGHT / FXLUMNAIRE WS-LED35W-BZ		
COLOR/FILTER	A/BER		
FINISH	BRONZE METALLIC		
PRODUCT'S LINK	https://www.fx.com/product/up-lights/standard/ws		
SYM/PICTURE			
DESCRIPTIONS	UPLIGHT / FXLUMNAIRE FR-ZD-AB		
COLOR/FILTER	A/BER		
FINISH	ANTIQUE BRONZE		
PRODUCT'S LINK	https://www.fx.com/product/up-lights/designer/fr		

KEYNOTES AND LEGENDS

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION



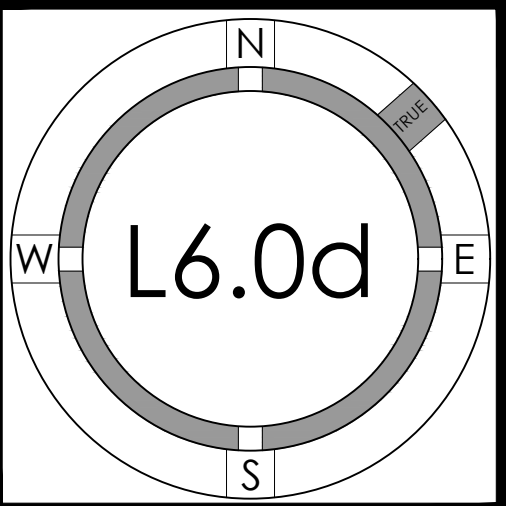
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PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
21-036	2022.11.30	PLANNING DEPARTMENT SUBMITTAL	IG / MKA
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	2023.09.01	PLANNING DEPARTMENT RESUBMITTAL	IG / MKA

LIGHTING
PLAN
4/4

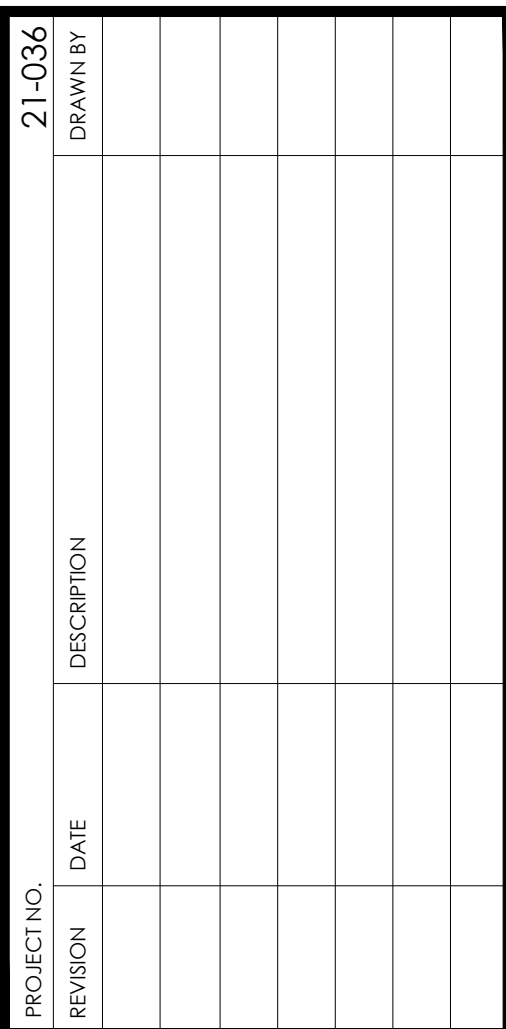




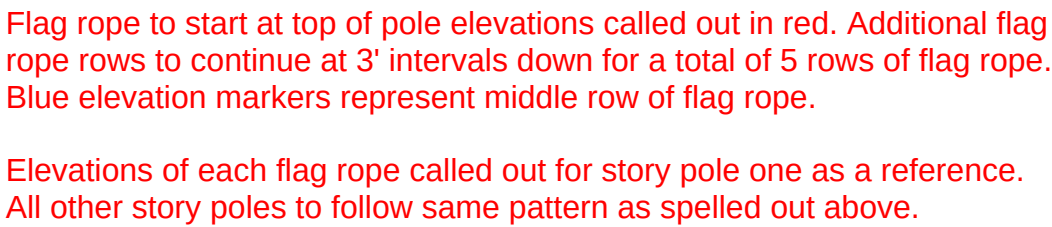
Tran-Nguyen Residence
NEW SINGLE FAMILY HOUSE

Milpitas, 1321 Terra Vista Court

Hue Tran Vu Nguyen



SITE PLAN & DEMO SITE PLAN

[illegible]

**City of Milpitas
Planning Commission
Work Plan FY 2023-24**

Purpose: As established under Chapter 500 of Title I of the Milpitas Municipal Code, the Planning Commission advises the City Council on issues and policies related to land use planning, zoning regulations, urban design, and community development. The Commission meets bi-monthly to review, consider, and discuss proposals for new development throughout the City, and it is empowered to make decisions on certain land use matters or to make formal recommendations to the City Council.			
Topic/Activity	Tasks	Required Resources	Completion
Development Review*	Attend meetings (2x/month); read meeting packets; active participation; site visits; Vote to approve/deny a project or make a recommendation to the Council	Commission, Staff	Ongoing
Housing Opportunity Districts	Participate in meetings; review draft plan and make recommendations to Council	Commission, Staff, Consultants	Early 2024
Transit Area Development Impact Fee Update	Participate in meetings; review draft study and make recommendations to Council	Commission, Staff, Consultants	Mid 2024
Gateway/Main St. Specific Plan (Midtown Update)	Participate in meetings; review draft plan and make recommendations to Council	Commission, Staff, Consultants	Mid 2024
Main St. Sense of Place Plan and Impact Fee Study	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff, Consultant	Mid 2025
Innovation Districts Parks and Trails Master Plan	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff, Consultant	Mid 2025
Comprehensive Zoning Ordinance Update	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff, Consultant	Mid 2025
Misc. Development Policies (State legislation implementation)	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff	Annual
Annual CIP Conformance with General Plan	Receive presentations; provide feedback and make recommendations to Council	Commission, Staff	Annual

* The Commission Reviews and Acts Upon the Following:

1. General Plan and General Plan amendments;

City of Milpitas
Planning Commission
Work Plan FY 2023-24

2. Specific Plans and Specific Plan amendments;
3. Zoning and Subdivision Ordinance amendments
4. Environmental Impact Reports and Negative Declarations under CEQA;
5. Tentative Subdivision Maps;
6. Planned Development permit applications;
7. Subdivision Ordinance exceptions;
8. Special Studies and Reports
9. Master Plans (e.g., Bike and Ped Master Plan, Open Space Plan, Green Infrastructure Plan, etc.)
10. Appeals of Decisions by the Zoning Administrator.



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, October 11, 2023
CITY COUNCIL CHAMBERS
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Chuan called the meeting to order at 7:04pm.

PLEDGE OF ALLEGIANCE

Chair Chuan led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Chuan, Vice Chair Ciardella, Commissioners Albana, Awasthi, Galang, and Medina-Ashby

ABSENT: None

STAFF: Jay Lee, Christopher Creech, Michael Fossati, Ned Thomas, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda and there were none.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for August 23, 2023.

Motion/Second Medina-Ashby/Ciardella

Motion carried by a vote of AYES: 6 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for August 30, 2023.

Motion/Second Awasthi/Medina-Ashby

Motion carried by a vote of AYES: 6 NOES: 0

By motion, approve the meeting minutes for September 27, 2023.

Motion/Second Albana/Ciardella

Motion carried by a vote of AYES: 4 NOES: 0 ABSTAIN: 2 (Chuan, Galang)

By motion, approve the meeting minutes for August 23, 2023.

Motion/Second Galang/Ciardella

Motion carried by a vote of AYES: 6 NOES: 0

ANNOUNCEMENTS

Chair Chuan followed up with an email sent to all commissioners from the City Attorney's Office that regarded Ethics Training. Chair Chuan also shared the

City's announcement that the City will temporarily discontinue Zoom public comments; public comments will be received in-person or via email. Tonight's meeting will be an exception since the agenda was posted prior to this announcement.

Vice Chair Ciadella congratulated Ned Thomas on being appointed City Manager.

Assistant City Attorney Christopher Creech clarified that the Ethics Training is required by the State law and is a regular/annual training that the City helps ensure compliance with.

PUBLIC FORUM

Chair Chuan invited members of the public to address the commission and there were none.

PUBLIC HEARING

PULTE HOMES RESIDENTIAL TOWNHOMES AND APARTMENTS – 1355 CALIFORNIA CIR – P-GP22-0001, P-ZA22-0001, P-SD22-0003, P-UP22-0001, P-MT22-0001, P-DB23-0003, P-PD22-0001, P-TR23-0021, P-EA22-0002: A General Plan Text Amendment, Zoning Map Amendment, Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Density Bonus Permit, Planned Unit Development Permit, Tree Removal Permit, and Environmental Assessment to allow demolition of one industrial building, removal and replacement of 27 ordinance-sized trees, and the development of a multi-family residential project consisting of 13 residential buildings, up to 51 feet in height, and one residential apartment building, up to 78-feet in height, for a total of 206 residential units. The project will also include 323 vehicle parking spaces, a 0.32-acre internal park, and associated site improvements on a 6.7-acre site at 1355 California Circle. As Lead Agency, the City has prepared an Environmental Impact Report (SCH #2022110251) in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Sections 21080(d) and 21082.2(d) and CEQA Guidelines Section 15064.

Project Planner Lillian VanHua, the applicant team member, Jim Sullivan, and CEQA consultant, John Anderson, addressed commissioners' clarifying questions related to price point of the units that will be sold, possible consideration of a dog park, if this is the first project proposed in Milpitas that includes townhomes/condominiums/apartments, project parking, street parking, traffic congestion, public transportation in the area, description of a stack-flat type condo, covered/garage/guest parking, who will manage the apartment complex, rent control/affordability for apartments, possibly consider to raise the amount of affordable units (low-income, moderate income), alternate off-site parking for guests, affordable units allocated for MUSD employees, number of public comment received prior to meeting, height/density waiver, how this proposed project will impact our RHNA numbers, clarification of development fees that will be received, and concerns of fire prevention and access.

Chair Chuan invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Ciardella/Awasthi

Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission open and close the public hearing, consider Environmental Impact Report pursuant to Public Resources Code Sections 21080(d) and 2108.2(d) and CEQA Guidelines Section 15064, adopt Resolution No. 23-017, recommending that the City Council approve General Plan Text Amendment No. GP22-0001, Zoning Map Amendment No. ZA22-0001, Site Development Permit No. SD22-0003, Conditional Use Permit No. UP22-0001, Vesting Tentative Map MT22-0001, Density Bonus Permit No. DB23-0003, Tree Removal Permit No. TR23-0021, and Environmental Assessment No. EA22-0002, subject to the findings and Conditions of Approval, and Resolution No. 23-018 certifying an Environmental Impact Report pursuant to Public Resources Code Section 21080(d) and 21082.2(d) and CEQA Guidelines Section 15064.

**The commission received public comment and voted to approve the proposed project with the following changes: that the findings and conditions of approval be amended throughout Resolution No. 23-017 such that the 31 lower-income rental units and the 44 moderate-income rental units be made minimums and that the 44 moderate-income rental units can also be reserved for lower income households, and separately, recommend to the City Council that the dog park be incorporated into the proposed parkland, that the townhomes be made with affordable units, and that the project applicant work with MUSD to form an agreement to provide housing for its employees.*

Motion/Second Albana/Ciardella

Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 9:25 pm

Motion/Second Mohsin/Awasthi

Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina