

MEMORANDUM

Planning Department

Date: December 13, 2023
To: Zoning Administrator
From: Kristina Phung, Associate Planner



Subject: **NEW TWO-STORY SINGLE-FAMILY RESIDENCE – 874 Berryessa Street – P-SD23-0010:** A Site Development Permit to allow the development of an approximately 2,805-square foot, two-story single-family residence with a 492-square foot attached garage on a 0.14-acre lot located in the R1-6 Single-family Residential Zoning District located at 874 Berryessa Street. The maximum height of the new residence will be 27 feet and 5.5-inches above grade level. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15332 (In-fill Development Projects) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Location: 874 Berryessa Street (APN: 022-05-054)

Zoning/GP: Single-Family Residential (R1-6) / Low-Density Residential (LDR)

Project Overview:

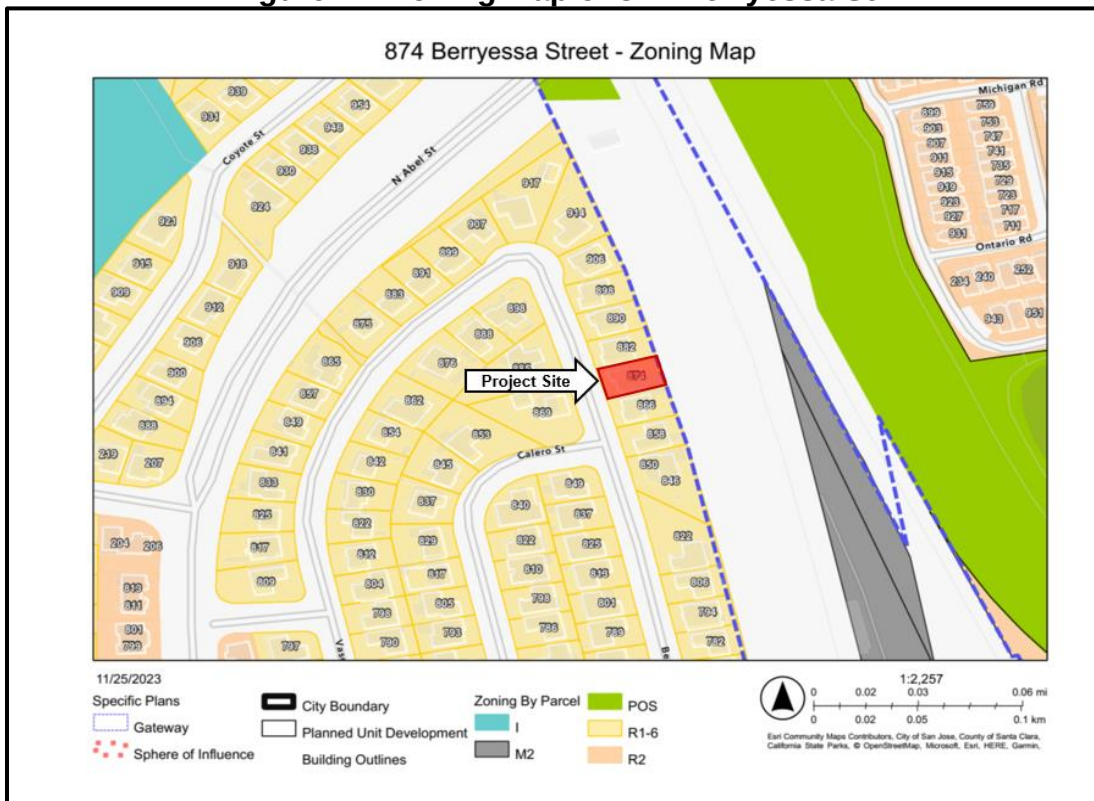
On May 9, 2023, Barzin Keyhankhadiv (Applicant), on behalf of property owner Ramakrishna Jasti, submitted a Site Development Permit (SDP) application to replace an existing single-story residence with a new two-story, 2,805-square foot, single-family residence on a 0.14-acre lot located at 874 Berryessa Street (the "Project"). Site Development Permits are required for all new main buildings per Milpitas Municipal Code ("MMC") Section XI-10-57.03 (C)(1)(a). Figures 1 and 2 demonstrate the location and zoning map of the Project.



Figure 1 – Aerial Map of 874 Berryessa St.



Figure 2 – Zoning Map of 874 Berryessa St.



The subject property and surrounding properties to the north, west, and south are zoned Single-Family Residential (R1) with the east zoned Heavy Industrial (M2). Table 1 demonstrates the surrounding zoning and land uses.

Table 1: Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Uses/Businesses
Subject Site	Low Density Residential (LDR)	Single-Family Residential (R1)	One-Story, Single-Family Residence
North	Low Density Residential (LDR)	Single-Family Residential (R1)	One-Story, Single-Family Residence
South	Low Density Residential (LDR)	Single-Family Residential (R1)	One-Story, Single-Family Residence
West	Low Density Residential (LDR)	Single-Family Residential (R1)	Two-Story, Single-Family Residence
East	Milpitas Gateway Specific Plan (MGSP)	Heavy Industrial (M2)	Berryessa Creek and UPRR

Zoning Conformance:

The Project site is in the R1-6 Zoning District and complies with the applicable development standards shown in Table 2:

Table 2: R1-6 Zoning District Development Standards

Standards	Required	Proposed	Complies
Lot Area, Min.	6,000-square feet	6,054-square feet (No Change from Existing)	Yes
Lot Width, Min.	55'	59.99' (Front) 61.08' (Rear) (No Change from Existing)	Yes
Front Yard Setback, Min.	20'	20'-3"	Yes
Side Yard Setback, Min.	6' (left, adj. to garage) 7' (right)	6' – 6" (left) 9' (right)	Yes
Rear Yard Setback, Min.	25'	27' – 8"	Yes
Parking, Min.	Three Spaces	Four Spaces (Two in Garage, Two in Driveway)	Yes
Building Height, Max.	30'	27' - 5.5"	Yes

Standards	Required	Proposed	Complies
Front Yard Paving Coverage, Max.	Width of the area that may be paved shall not exceed the width of the garage, or fifty percent (50%) of the lot width measured at the front property line, whichever is greater.	20.25'/59.99' = 33.8%	Yes

Project Details:

The applicant is requesting a Site Development Permit to construct a new two-story home with four bedrooms and three and a half bathrooms in the place of an existing 1,637-square foot single-story residence with unpermitted accessory structures. The new residence will reach a maximum height of 27-feet and 5.5-inches above grade level, which is below the 30-foot maximum height limit as demonstrated in Table 2 above. If the applicant receives approval of this Site Development Permit request, the applicant will be required to subsequently obtain a demolition permit to allow for the demolition the existing residence and unpermitted accessory structures, and a building permit to allow for the construction of the Project from the City's Building Department.

The first floor will include an attached two-car garage, one bedroom, an office, one and a half bathrooms, great room, kitchen, and dining area. The great room, kitchen, and dining area will be in an open floor plan layout at the rear half of the first floor. Double swing doors at the rear of the first floor will provide direct access to the back yard. The second floor will contain three bedrooms, two and a half bathrooms, a laundry room, and will also have a rear facing covered balcony accessible by a common hallway. In total, the new residence will have approximately 2,805-square feet of habitable space.

No other accessory structures are proposed as part of this Site Development Permit request, except for 6-foot tall wood fence along the side and rear property lines. Additionally, no significant landscaping improvements are proposed. Decorative shrubs will be incorporated along the front entrance pathway to the new residence. The proposed Project will require the removal of three existing trees for construction of the new residence, but these trees are all under 10-inches in circumference and do not meet the threshold for a separate tree removal permit under the City's tree removal ordinance¹.

To further bring the subject property into compliance with maximum front yard paving coverage regulations for single-family residential zones per MMC Section XI-10-4.05(B)(1)(a)², the existing paved area and driveway will be modified from 30.25-feet in width to 20.25-feet in width. The resulting alterations to the driveway will have paving up to 33.8 percent of the front width of the lot, which is under the 50 percent maximum coverage

¹ Per the City's Tree Removal Ordinance per MMC Sec. X-2-7.01 on developed residential property, a protected tree is designated as one that has fifty-six-inch (56"), or greater circumference of its trunk measured 4 1/2 feet from the ground.

² Per Residential Zone Special Development Standards MMC Section XI-10-4.05(B)(1)(a), the width of the area that may be paved shall not exceed the width of the garage, or fifty percent (50%) of the lot width measured at the front property line, whichever is greater.

allowance. Other proposed site improvements include the enlargement of the existing driveway approach from 20-feet in width to 23.5-feet in width. The Project applicant will work with the City's Engineering Department to obtain all necessary encroachment permits prior to altering the driveway approach after the proposed Project is entitled.

The Project was designed in a Craftsman architectural style and will feature neutral, earth toned colors and materials. The exterior stucco walls will be painted in a taupe shade, with window and door trims in white and exterior stone veneer cladding in dark brown at the front facade. The front double door entryway will feature mahogany solid core wood in dark brown to complement the cladding. A prefabricated garage door will also be painted a taupe color, and the roof material will feature heathered gray colored composition shingles. Figures 1-4 show the proposed elevations.

Figure 1: Proposed Front Façade of Residence (West Elevation)

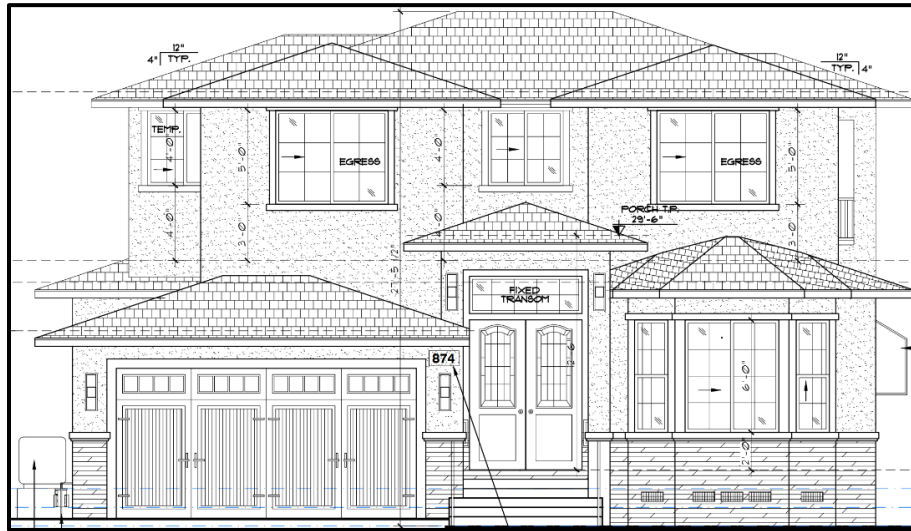


Figure 2: Proposed Rear Façade of Residence (East Elevation)



Architectural elevation drawing of a two-story house. The drawing includes the following details:

- Roof:** Gabled roof with a 12" TYP. pitch indicated on the right side.
- Second Floor:**
 - Left side: A window labeled "FIXED" with a height of 3'-0" and a width of 5'-0".
 - Middle: Two windows labeled "TEMP." with a height of 3'-0" and a width of 4'-0".
 - Right side: A window labeled "TEMP." with a height of 3'-0" and a width of 5'-0".
 - Far right: A door labeled "TEMP." with a height of 3'-0" and a width of 4'-0".
- First Floor:**
 - Left side: A window labeled "FIXED" with a height of 3'-0" and a width of 5'-0".
 - Middle: Two windows labeled "TEMP." with a height of 3'-0" and a width of 4'-0".
 - Right side: A door labeled "GARDEN WINDOW AT KITCHEN" with a height of 3'-0" and a width of 4'-0".
- Dimensions:**
 - Window heights: 3'-0" (multiple).
 - Window widths: 5'-0", 4'-0", 3'-0".
 - Spacings: 4'-0", 5'-0", 3'-0".
 - Overall width: 27'-1 1/2".
- Labels:** "FIXED", "TEMP.", "GARDEN WINDOW AT KITCHEN".
- Other:** A central vertical line indicates a symmetrical design. A small section of a porch with a railing is visible on the far left.

Neighborhood Compatibility

Many of the residences in the surrounding area are single-story, but there are five other two-story homes along Berryessa Street, and another sixth two-story residence was recently entitled at 698 Berryessa Street by the Zoning Administrator at its public hearing on August 17, 2023. There are two other two-story residences in the immediate vicinity of the subject property less than 100 linear feet to the subject property (869 Berryessa St. and 890 Berryessa St.).

The scale of the new proposed two-story home is consistent with two-story houses on the same street, which includes the two aforementioned addresses, one of which is directly across the street, and the other located two lots to the north of the subject lot. While somewhat larger in scale than the one-story homes that are predominant in the surrounding area, the subject new residence, as proposed, maintains appropriate setbacks from property lines and neighboring parcels, thereby maintaining a sense of openness and preserving the low-density, single-family character of the neighborhood.

Homes in the surrounding area are predominantly Ranch style, with low rooflines, muted earth tone colors, prominent front-facing garages, and exterior walls finished with stucco, brick and/or stone. The proposed Project will incorporate a more contemporary Craftsman architectural style into the neighborhood, but will remain compatible in terms of materials and colors (taupe-colored stucco, natural dark brown stone veneer, gray-colored composition shingle roofing, mahogany wood double entry doors, and a prominent front garage).

The color and material board is shown as Figure 5.

Figure 5: Color and Material Board

ROOF MATERIAL: COMPOSITION SHINGLES (WEATHERED GRAY) 		EXTERIOR WALL: STUCCO PAINTED W/ TONY TAUPE "SW 7038" SHERWIN WILLIAMS PRODUCTION 	
TRIMS: 1x4 FLAT WOOD PAINTED W/ AESTHETIC WHITE "SW 7035" SHERWIN WILLIAMS PRODUCTION 		ENTRY DOOR: MAHOGANY SOLID CORE WOOD COLOR: COFFEE FINISH STONE VENEER: PRO-LEDGE DARK BROWN 	
WINDOWS: MILGARD PRODUCTION COLOR: "SW 7035" AESTHETIC WHITE SHERWIN WILLIAMS PRODUCTION 		GARAGE DOOR : PREFABRICATED DOOR PAINTED PAINTED W/ TONY TAUPE "SW 7038" SHERWIN WILLIAMS PRODUCTION 	
WOOD FENCE : PREFAB. 8'-0" WIDE PANEL WITH 6'-0" HT. BUILT BY 1"x8" FENCING OVERLAP 1" REDWOOD, LOUVERED STYLE BY 4x4 POST @ 8'-0" O.C. P.T.D.F. 		RAILING AT BALCONY: 4x4 POST RAILING W/ 2x CAP & METAL GUARDRAIL BETWEEN 	
DATE: 07/11/23 SCALE: N.T.S. MATERIAL BOARD			
NEW SINGLE FAMILY FOR: 874 BERRYESSA STREET MILPITAS, CA 95035 APN: 022-05-054		DESIGNER: ARIA BUILD AND CONSTRUCTION 931 MERIDIAN AVE., SAN JOSE, CA 95126 PH: (408) 816-7734	
		MB	

Floodplain Management

The Project location is in a 100-year flood plain, which is considered an "AH" zone per the Federal Emergency Management Agency (FEMA) and the City of Milpitas. When an applicant proposes a substantial improvement to an existing structure in a "AH" zone, they must adhere to Chapter 15 (Floodplain Management Regulations) of the MMC.

Per MMC Section XI-15-5.1(c)(1)(ii), *the lowest floor elevation must be elevated at least one foot above the base flood elevation*, which is approximately 15 feet above sea level for this specific Project. The applicant has demonstrated compliance by proposing the main floor of the residence to be at least 17 feet above sea level.

Findings for Approval:

Findings shall identify the rationale behind the decision to take a certain action. Each required finding within the Milpitas Municipal Code Section XI-10-57.03 (G) have been analyzed below:

1. The development recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building;

The Project includes demolition of an existing one-story, single-family residence and construction of a new two-story, single-family residence within a single-family residential zoning district. The proposed architectural design integrates well with the surrounding neighborhood in terms of color and building materials such as earth-tone stucco, stone accents, and a weathered gray composition shingle roofing. The proposed home respects the existing development pattern in the neighborhood by maintaining ample setbacks as well as stepping back the second story on all four sides of the residence, with the front portion of the second-story stepped back six feet over the garage to soften and reduce the visual prominence, scale, and bulk of the Project. The hip-roof design mimic those of other residences in the immediate area, and the size and scale of the proposed Project are consistent with other two-story residences on the 800 block of Berryessa Street (e.g., 869 Berryessa St., 890 Berryessa St.).

2. The development assures that modifications satisfy functional requirements, and are screened with appropriate compatible materials; and

The proposed residence satisfies functional requirements as more space is needed to accommodate the owner's growing family. The proposed modifications are consistent with the development standards required for the zoning district as demonstrated in Table 2 and will feature contemporary design and materials. Additionally, the new residence will be constructed in compliance with the most recent California Building Code, California Fire Code, and other required applicable development codes to improve functional aspects including but not limited to seismic safety, electrical and energy efficiency considerations such as Title 24 compliance, and enhanced noise insulation.

3. The development assures that the modifications will not interfere with the privacy, quiet enjoyment, or view of the surrounding properties.

The new two-story residence features windows and doors along the front, sides, and rear of the house and the Project proposes six-foot tall wood fencing installed along the sides and rear of the property lines in compliance with Milpitas Municipal Code Section XI-10-54.10, Fences and Walls, providing privacy protections against neighboring properties on the first floor and the subject home. The lots immediately to the north and south of the subject lot are both single-story, and any future alterations to add a second story or build a new two-story residence on those lots would undergo individual privacy and direct line of sight studies to this new residence on a case by case basis to assess and reduce potential concerns on privacy, quiet enjoyment, or views.

The second floor of the proposed Project will be stepped back on all four sides from the first floor, providing additional distance separation from neighboring residences to the north and south and reducing the bulk of the new residence. The proposed second floor of the Project would be setback approximately 11.5-feet from both subject property lines to the north and south. The second floor would be approximately 19-feet away from the south elevation wall of the single-story residence at 882 Berryessa Street, and approximately 18.5-feet away from the north elevation wall of the single-story residence at 866 Berryessa Street. Both of these adjacent neighbors also have constructed attached patio cover structures along the abutting side yards; therefore, potential privacy concerns will be minimized as these shade structures obstruct potential direct views into the existing neighboring residences' windows. Furthermore, the applicant will be installing privacy shade structures for each window on both floors inside the new residence to preserve privacy for the two adjacent homes as well as the subject home.

The immediate property to the east will have negligible concerns related to these issues as no new physical structures will be constructed in the foreseeable future as it contains Berryessa Creek and the Union Pacific Railroad (UPRR). The existing residences to the west already contain privacy blinds at the front facing windows and will also be separated by Berryessa Street, ample front yard setbacks, and would not be directly fronting each other across the public right of way. As such, the residences will not have a direct line of sight to each other.

Additionally, the property and neighboring lots are in the flat lands near the center of Milpitas and do not have significant or protected views. The proposed Project complies with the setback and height requirements for the R1-6 Zoning District, thereby maintaining solar access and privacy for the subject residence and neighboring homes. Furthermore, the proposed use will remain as a single-family residence in an existing single-family residential zoning district and does not propose a change in land use that could interfere with the quiet enjoyment of the single-family residential neighborhood.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), Section 15332 (In-Fill Development Projects) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Recommendation:

Staff recommends that the Zoning Administrator approve P-SD23-0010 to allow the development of an approximately 2,805-square-foot, two-story single-family residence with a 492-square foot attached garage at 874 Berryessa Street, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution 23-022
- B. Project Plans

RESOLUTION NO. 23-022

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE
CITY OF MILPITAS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT NO.
SD23-0010 TO ALLOW THE DEVELOPMENT OF AN APPROXIMATELY 2,805
SQUARE-FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A 492-SQUARE
FOOT ATTACHED GARAGE ON A 0.14-ACRE PARCEL AT 874 BERRYESSA STREET
(APN 022-05-054)**

WHEREAS, on May 9, 2023, Barzin Keyhankhadiv (“Applicant”) on behalf of Ramakrishna Jasti submitted a Site Development Permit (“SDP”) application to replace an existing single-story residence with a new two-story, single family residence (“Project”) on a 0.14-acre lot located at 874 Berryessa Street (APN 022-05-054); and

WHEREAS, the property (APN 022-05-054) is located within the Single-Family Residential (R1-6) zoning district; and

WHEREAS, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Zoning Administrator determine this Project is categorically exempt; and

WHEREAS, on December 13, 2023, the Zoning Administrator held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Zoning Administrator of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Smaller Structures), Section 15332 (In-Fill Development Projects) and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). As proposed, the Project includes the development of a single-family residence in a residential zone, consistent with the general plan and zoning standards, located within city limits on a site with no value to habitat for endangered species, and adequately served by all utilities.

Section 3: The Milpitas Municipal Code (MMC) requires approval of a Site Development Permit (SDP) for new main buildings (MMC Section XI-10-57.03 (C)(1)(a)).



In order to approve an SDP, the Zoning Administrator must make the following findings, per MMC Section XI-10-57.03(G):

- a) *The development recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building;*

The Project includes demolition of an existing one-story, single-family residence and construction of a new two-story, single-family residence within a single-family residential zoning district, and the proposed architectural design integrates well with the surrounding neighborhood in terms of building materials such as stucco, stone accents, and composition shingle roofing. The proposed home respects the existing development pattern in the neighborhood by maintaining ample and appropriate setbacks as well as stepping back the second story on all four sides of the residence, with the front portion of the second-story stepped back six feet over the garage to soften and reduce the visual prominence, scale, and bulk of the Project. The earth-tone colors and hip-roof design mimic those of other residences in the immediate area, and the size and scale of the proposed Project are consistent with other two-story residences on the 800 block of Berryessa Street (e.g., 869 Berryessa St., 890 Berryessa St.).

- b) *The development assures that modifications satisfy functional requirements, and are screened with appropriate compatible materials; and*

The proposed residence satisfies functional requirements as more space is needed to accommodate the owner's family. The proposed modifications are consistent with the development standards required for the zoning district as demonstrated in Table 1 below and will feature contemporary design and materials. Additionally, the new residence will be constructed in compliance with the most recent California Building Code, California Fire Code, and other required applicable development codes to improve functional aspects including but not limited to seismic safety, electrical and energy efficiency considerations such as Title 24 compliance, and enhanced noise insulation.

Table 1: R1-6 Zoning District Development Standards

Standards	Required	Proposed	Complies
Lot Area, Min.	6,000-square feet	6,054-square feet (No Change from Existing)	Yes
Lot Width, Min.	55'	59.99' (Front) 61.08' (Rear) (No Change from Existing)	Yes

Standards	Required	Proposed	Complies
Front Yard Setback, Min.	20'	20'-3"	Yes
Side Yard Setback, Min.	6' (left, adj. to garage) 7' (right)	6' – 6" (left) 9' (right)	Yes
Rear Yard Setback, Min.	25'	27' – 8"	Yes
Parking, Min.	Three Spaces	Four Spaces (Two in Garage, Two in Driveway)	Yes
Building Height, Max.	30'	27' - 5.5"	Yes
Front Yard Paving Coverage, Max.	Width of the area that may be paved shall not exceed the width of the garage, or fifty percent (50%) of the lot width measured at the front property line, whichever is greater.	$20.25'/59.99' = 33.8\%$	Yes

- c) *The development assures that the modifications will not interfere with the privacy, quiet enjoyment, or view of the surrounding properties.*

The new two-story residence features windows and doors along the front, sides, and rear of the house and the Project proposes six-foot tall wood fencing installed along the sides and rear of the property lines in compliance with Milpitas Municipal Code Section XI-10-54.10, Fences and Walls, providing privacy protections against neighboring properties on the first floor and the subject home. The lots immediately to the north and south of the subject lot are both single-story, and any future alterations to add a second story or build a new two-story residence on those lots would undergo individual privacy and direct line of sight studies to this new residence on a case by case basis to assess and reduce potential concerns on privacy, quiet enjoyment, or views.

The second floor of the proposed Project will be stepped back on all four sides from the first floor, providing additional distance separation from neighboring residences to the north and south and reducing the bulk of the new residence. The proposed second floor of the Project would be setback approximately 11.5-feet from both subject property lines to the north and south. The second floor would be approximately 19-feet away from the south elevation wall of the single-story residence at 882 Berryessa Street, and approximately 18.5-feet away from the north elevation wall of the single-story residence at 866 Berryessa Street. Both of these adjacent neighbors also have constructed attached patio cover structures along the abutting side yards; therefore, potential privacy concerns will be minimized as these shade structures obstruct potential direct views into the existing neighboring residences' windows. Furthermore, the applicant will be installing privacy shade structures for each window on both floors inside the new residence to preserve privacy for the two adjacent homes as well as the subject home.

The immediate property to the east will have negligible concerns related to these issues as no new physical structures will be constructed in the foreseeable future as it contains Berryessa Creek and the Union Pacific Railroad (UPRR). The existing residences to the west already contain privacy blinds at the front facing windows and will also be separated by Berryessa Street, ample front yard setbacks, and would not be directly fronting each other across the public right of way. As such, the residences will not have a direct line of sight to each other.

Additionally, the property and neighboring lots are in the flat lands near the center of Milpitas and do not have significant or protected views. The proposed Project complies with the setback and height requirements for the R1-6 Zoning District, thereby maintaining solar access and privacy for the subject residence and neighboring homes. Furthermore, the proposed use will remain as a single-family residence in an existing single-family residential zoning district and does not propose a change in land use that could interfere with the quiet enjoyment of the single-family residential neighborhood.

Section 4: The Zoning Administrator of the City of Milpitas hereby adopts Resolution No. 23-022 approving Site Development Permit No. SD23-0010 to allow the development of a new 2,805-square foot, two-story single family residence with a 492-square foot attached garage at 875 Berryessa Street, subject to the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of Milpitas on December 13, 2023.

Jay Lee, AICP
Planning Director

Date: _____

EXHIBIT 1

**SITE DEVELOPMENT PERMIT NO. P-SD23-0010
874 BERRYESSA STREET (APN 022-05-054)**

The City of Milpitas Zoning Administrator approves Site Development Permit No. SD23-0010 in accordance with Section XI-10-57.03 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 Site Development Permit entitlement is to allow the issuance of building permits for the proposed development of a 2,805-square foot, two-story single-family residence, with a 492-square foot attached garage ("Project") on a 0.14-acre lot located within the R1-H Single-family Residential Zoning District at 874 Berryessa Street (APN: 022-05-054), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Site Development Permit No. SD23-0010 ("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. **(P)**
2. 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)**
3. 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: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all the terms, obligations, and conditions of this Permit.
4. 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: **(P)**
 - i. Completes a foundation associated with the Project; or
 - ii. Dedicates any land or easement as required from the zoning action; or

- iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. 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)**
6. 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 approval of this Permit. 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). **(CA)**
7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit 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 the 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 the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
8. 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 Permit. **(P)**
9. 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)**
10. 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)**
11. 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)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**

13. 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)**

14. 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. **(CA)**

15. Permittee shall develop the approved Project in conformance with the approved plans (date stamped 05/04/23), approved by the Zoning Administrator on the date of the public hearing for the Project on December 13, 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, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

FIRE DEPARTMENT CONDITIONS

The plans approved by the Planning Department process are not building plans and have not been reviewed nor approved for conformance to the California Building Code (CBC), California Fire Code (CFC) and the Milpitas Municipal Code (MMC). Do not consider this set of plans as final building plans approved by the Fire Department. Building plans must be submitted for review and approval before construction is to commence. The following notes are a general list of the applicable code requirements (2022) and are provided to assist with the **building permit process**. Please note that these are not all inclusive. All applicable Building, Fire and Municipal Code requirements must be met in advance of any building permit approvals or related construction as some of the requirements and notes below meets current codes.

16. Fire Department 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:

16.1. 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.

17. 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

18. Provide location of the nearest hydrant. Additional hydrants may be required in accordance with CFC Appendices C and CC.
Show the distance of the fire hydrant to the frontage of the property. For Group R3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.3, the distance requirement shall not be more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building.

19. Required water supply (hydrants that meet the minimum City Engineering Division Design Standards). An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. CFC Section 507.1

Provide a report showing a minimum fire flow of 500 gpm based on the Type V-B sprinklered with a total fire area of 3,515.91. 2022 CFC B105.1

Request the fire flow at Milpitas Works MilpitasWorks@milpitas.gov.

20. An approved automatic fire sprinkler system (NFPA 13D minimum) shall be provided for all structures (living space, garage, outdoor spaces attached to the home, pool cabana, ADU, attached covered patio or porch, etc), when additions are made that increase the building area to more than 3,600 square feet, or when the Building Department determines that the home needs to comply with the current CA Building Codes due to extensive remodel/renovation. California Fire Code Section 903.2, amended by Milpitas Municipal Code V-300-2.69.

Provide the following notes on the cover sheet: AUTOMATIC FIRE SPRINKLERS for NEW HOMES

20.1. 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-300-2.69**

20.2. FIRE DEPARTMENT PERMIT – REQUIRED

The Milpitas Fire Department shall approve new installation and/or modifications to existing fire protection, alarm or monitoring system(s). A separate submittal is required to the Milpitas Fire Department, for review and approval, prior to the commencement of any work. CFC Section 901.2

20.3. WATER SUPPLY SERVICE TO THE HOME

The existing water supply service to the home may need upgrading to service the automatic fire sprinkler system. All new water services shall be done as required by the City of Milpitas Engineering Division.

BUILDING DEPARTMENT CONDITIONS

21. Compliance with California 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.
22. Demolition. All existing structures and improvements to the property, including any unpermitted or otherwise legally non-compliant structures and improvements, shall be demolished prior to construction of any new development contemplated by this building permit.

ENGINEERING DEPARTMENT CONDITIONS

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)***

23. Modifications: The Site Development Plan received 10/18/2023 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
24. Solid Waste and Recycling Handling Plan: Permittee shall provide the locations of the garbage/food scraps split cart, recyclables split cart and yard trimming cart.

25. 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.
26. 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.
27. Improvement Agreement and Securities: Permittee shall execute an Improvement Agreement and provide improvement securities in accordance with MMC Title XI, Section 17, and submit all other supplemental documents as stipulated in the Improvement Agreement (such as certificate of insurance).

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)*

28. 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: (<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - b. Standard details and specifications: (<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - c. Americans with Disabilities Act (ADA) requirements, where applicable.
29. Sanitary Sewer Calculations: Permittee shall submit a completed sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and impact to the existing main.
30. 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.
31. 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.
 - a) Provide a new driveway, curb, gutter, 1-ft AC plug and repair the damaged 4-ft wide public sidewalk to the nearest score line along the frontage of the Project and

install the asphalt concrete pavement conform to the existing pavement, where applicable.

b) Upgrade and the existing meter for residential and fire, as needed.

32. Water Service Agreement: Permittee shall complete a water service agreement to upgrade the existing water service, based upon increased water usage.

33. 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)*

34. Recycling Report Prior to Demolition Permit Issuance: Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Department, for forwarding to the Engineering Department for review and approval. The report shall describe the following resource recovery activities:

- a) What materials will be salvaged.
- b) How materials will be processed during demolition.
- c) Intended locations or businesses for reuse or recycling.
- d) Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.

Permittee shall make every effort to salvage materials for reuse and recycling, and shall comply with the City's demolition and construction debris recycling ordinance.

35. Recycling Report Prior to Building Permit Issuance: Permittee shall submit Part II of the Recycling Report to the Building Department, for forwarding to the Engineering Department. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Department for approval by the Engineering Department prior to inspection by the Building Department.

36. Flood Plain Management: This Project is in the Flood Zone "AH" (Elevation 16-ft), therefore, Permittee shall comply with all applicable flood protection criterion required by the Federal Emergency Management Agency (FEMA) and MMC Title XI, Chapter 15.

37. Development Fees: Permittee shall pay the following development fees. The information listed in items "a" through "e" are based upon current fee rates; however,

those fee rates are subject to change. The exact fee amount shall be determined at the time of building permit fee payment.

- a) Water connection fee at \$1,164/unit, based upon increased water usage.
- b) Sewer connection fee at \$1,406/unit for residential, based upon increased average wastewater flow.
- c) Wastewater Treatment Plant fee per MMC VIII, Chapter 2, Section 7.04.
- d) 3.8% of applicable fees in accordance with City Resolution No. 8969 as Permitting Automation Fee.
- e) FEMA Flood Zone Designation Letter fee in the amount of \$100.00 each.

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)*

- 38. 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.
- 39. 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.
- 40. 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.

PRIOR TO FIRST OCCUPANCY

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

- 41. Completion of Public Improvements: Permittee shall complete all public improvements, including but not limited to frontage improvements along Berryessa Street as shown on City approved plans.
- 42. LOMR-F: Permittee shall submit the FEMA approved LOMR-F for each unit/building associated with the requested occupancy, if Project is located in the SFHA, and if the Permittee wish to remove the building from the flood plain and to reduce/eliminate the flood insurance premium.
- 43. Elevation and/or Flood Proofing Certificate: Permittee's civil engineer shall submit Elevation and/or Flood Proofing Certificate for the lowest finished floor elevation of each building for City record.

44. 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.

45. Private Job (PJ) Balance: Permittee shall pay for any remaining balance from the Private Job deposit.

(P) = Planning

(F) = Fire Prevention

(B) = Building

(LD) = Land Development

(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 subject property on the terms and conditions set forth in this Permit.

Dated: _____

Signature of Permittee

NEW SINGLE FAMILY HOME:
874 BERRYESSA STREET
MILPITAS, CA 95035
APN: 022-05-054

SUMMARY

1. DEMOLISHING WHOLE HABITABLE AREA BUT KEEP THE EXISTING FOUNDATION.
2. RAISED EXISTING FLOOR LEVEL (15'-9") FOR 1'-3" TO BE 17'-0". THE "BFE" IS 15'-0".
3. DEMOLISHING WHOLE ROOF AND BUILT THE NEW ROOF.
4. UPGRADE EXISTING ELECTRICAL METER.
5. UN-PERMITTED STRUCTURE WILL BE REMOVED.
6. NO ATTACHED OR DETACHED ACCESSORY STRUCTURE WILL BE ADDED TO THE REAR YARD.
7. CONSTRUCTION NEW TWO STORY SINGLE FAMILY RESIDENCE.

THIS PROJECT HAS TOTAL:
FOUR BEDROOMS, THREE AND HALF BATH, ONE WALK IN LAUNDRY,
OFFICE, KITCHEN, GREAT ROOM AND BALCONY

THERE IS NO GRADING OR EARTHWORK AT THIS PROJECT.

MAX. HT. ON FRONT ELEVATION = 27'-5½"
MAX. HT. ON RIGHT ELEVATION = 27'-1½"
MAX. HT. ON REAR ELEVATION = 27'-0"
MAX. HT. ON LEFT ELEVATION = 27'-0"

INDEX

AREA

ARCHITECTURAL:
A0 ... COVER SHEET PLUS AREA CALCULATIONS
A1 ... EXISTING AND PROPOSED SITE PLANS
A2 ... EXISTING FLOOR PLAN
A3 ... PROPOSED FIRST AND SECOND FLOOR PLAN
A4 ... PROPOSED ROOF PLAN
A5 ... EXTERIOR ELEVATIONS
A6 ... BUILDING CROSS SECTIONS
1 ... TOPOGRAPHIC SURVEY
CB-1 ... BLUE PRINT FOR CLEAN BAY

LOT SIZE 6,053.59 SQ. FT.
EXISTING HABITABLE AREA 1,636.75 SQ. FT.
PROPOSED GARAGE AREA 492.44 SQ. FT.
PROPOSED HABITABLE AREA 2,804.67 SQ. FT.
PROPOSED FRONT PORCH 51.86 SQ. FT.
PROPOSED COVERED BALCONY 166.94 SQ. FT.

DEFERRED ITEMS

FIRE SPRINKLER DRAWING AND CALCULATIONS

PROJECT DATA

OWNER'S NAME: RAMAKRISHNA JASTI
NUMBER OF FLOORS: TWO (2) STORY
FIRE PROTECTION: HAS SPRINKLER

APN	022-05-054
COUNTY	SANTA CLARA
ZONING DISTRICT	R1-6
FLOOD ZONE	"AH"
HISTORIC DISTRICT	NO
OCCUPANCY	R-3/U
BUILDING TYPE	V-B
AVERAGE SLOPE	0
LOT SIZE	6,053.59
MIN. SETBACK	F=20', R=25'
NEW HOUSE	9x6' GARAGE SIDE TOTAL 13'-0"
NEW GARAGE	27'-5½"
TOTAL FLOOR AREA	2,804.67
TOTAL GARAGE AREA	492.44
TOTAL FLOOR AREA	3,297.11

APPLICABLE CODES:
CALIFORNIA RESIDENTIAL CODE (CRC) 2022
CALIFORNIA ELECTRICAL CODE (CEC) 2022
CALIFORNIA MECHANICAL CODE (CMC) 2022
CALIFORNIA PLUMBING CODE (CPC) 2022
CALIFORNIA ENERGY CODE 2022
CALIFORNIA FIRE CODE (CFC) 2022
CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2022
MILPITAS MUNICIPAL CODE (MMC) 2023

CONSULTANTS

DESIGNER: ARIA
BUILD AND CONSTRUCTION
931 MERIDIAN AVE.,
SAN JOSE, CA 95126
PH: (408) 816-1134

STRUCTURAL:

TITLE24:

PARCEL MAP



CITY OF MILPITAS

BUILDING SAFETY AND HOUSING DEPARTMENT
Mailing Address: 455 East Calaveras Boulevard, Milpitas, California 95035-5479 - Tel. 408.586.3240, Fax 408.586.3285
www.ci.milpitas.ca.gov

MEMORANDUM

To: Kristina Phung
From: Betty Chan
Date: 5/15/2023
Project #: P-SD23-0010
Address: 874 Berryessa St
Description: Rebuilt single family home

If you have any questions on the comments and notes below, please contact **Betty Chan** at 408-586-3247.

CONDITIONS OF APPROVAL:

Compliance with California 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.

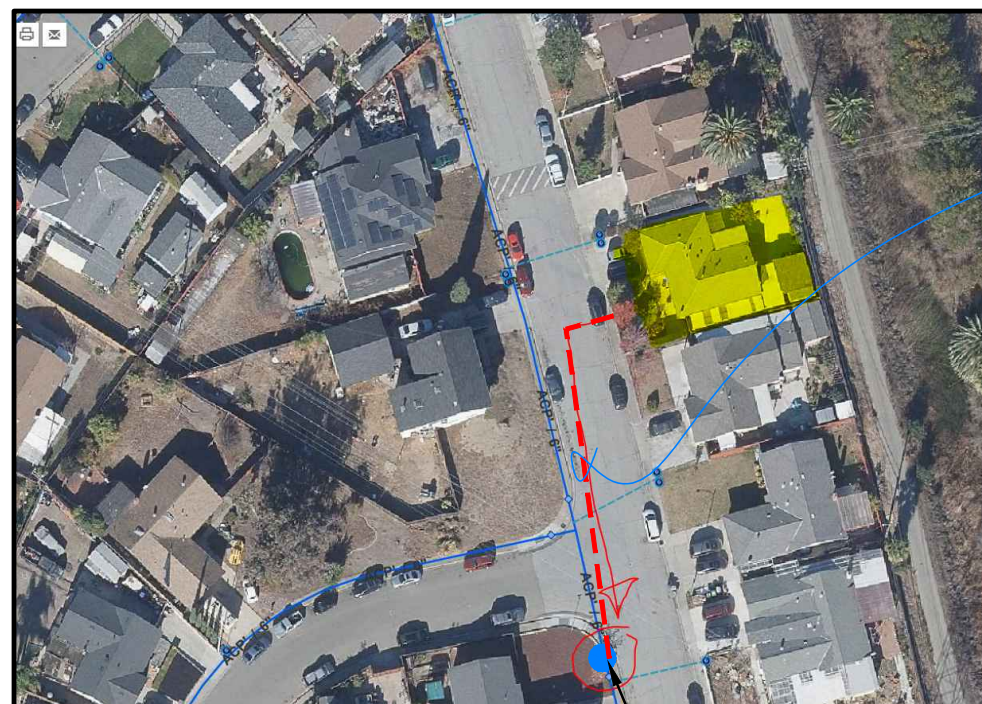
- 1 -

FIRE NOTES:

1. 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.
2. 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.

AUTOMATIC FIRE SPRINKLERS FOR NEW HOMES:

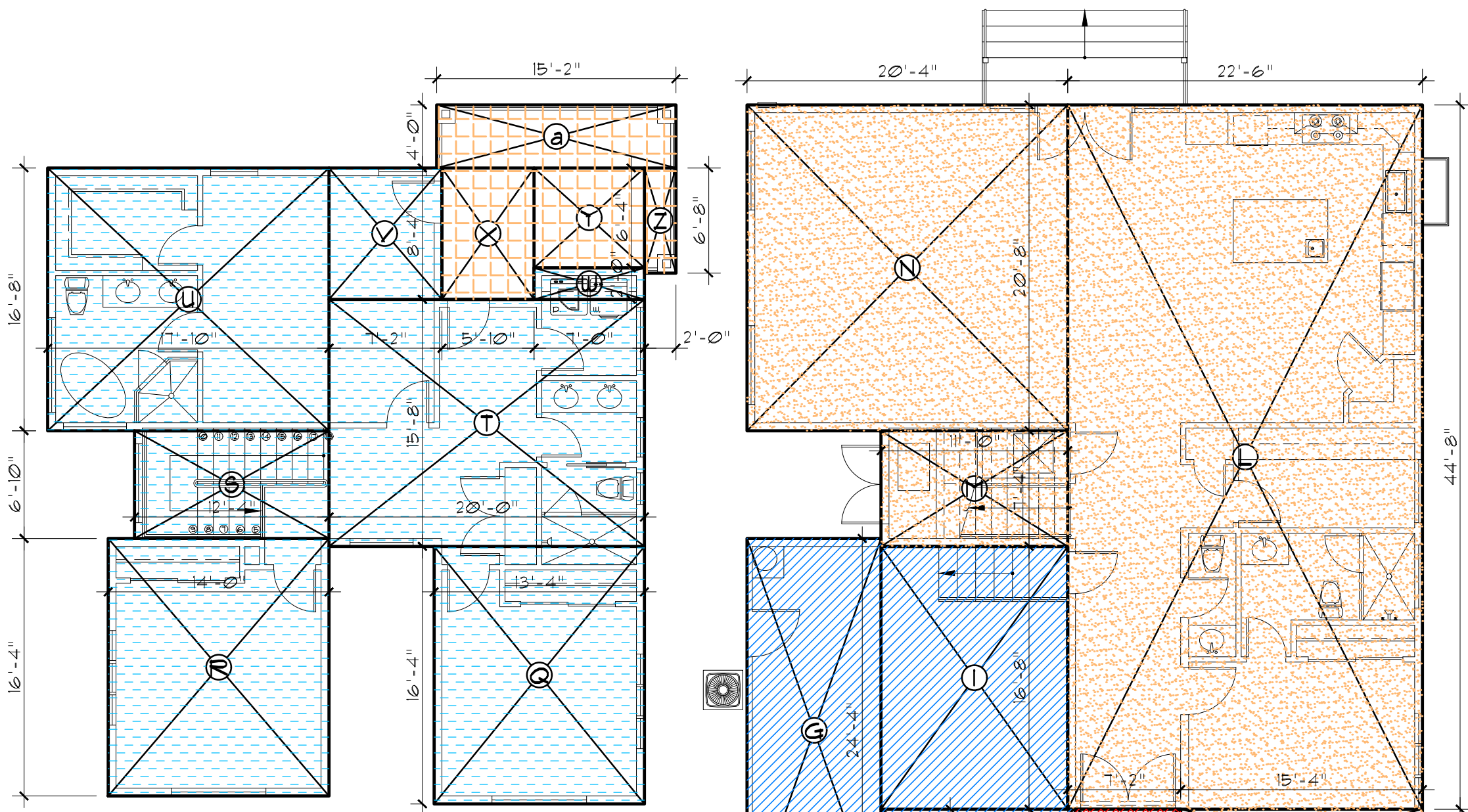
- A- AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (NFFA 13D MINIMUM) SHALL BE PROVIDED FOR THE HOME (LIVING SPACE, GARAGE, OUTDOOR SPACES ATTACHED TO THE HOME, ETC). CALIFORNIA FIRE CODE SECTION 903.2, AMENDED BY MILPITAS MUNICIPAL CODE V-300-2.63
- B- FIRE DEPARTMENT PERMIT - REQUIRED THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEM(S). A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 901.2.
- C- WATER SUPPLY SERVICE TO THE HOME THE EXISTING WATER SUPPLY SERVICE TO THE HOME MAY NEED UPGRADING TO SERVICE THE AUTOMATIC FIRE SPRINKLER SYSTEM. ALL NEW WATER SERVICES SHALL BE DONE AS REQUIRED BY THE CITY OF MILPITAS ENGINEERING DIVISION.



LOCATION OF THE NEAREST HYDRANT

DISTANCE OF THE FIRE HYDRANT TO THE FRONTAGE OF THE PROPERTY
N.T.S.

PUBLIC WORKS DEPARTMENT Utility Engineering Division https://www.milpitas.gov				455 E Calaveras Blvd. Milpitas, CA 95035 E-mail: MilpitasWorks@milpitas.gov Call: (408) 586-2600	
Date and Time:	7/20/2023				
Project Site Address:	874 Berryessa St., Milpitas, CA 95035				
APN	2205054				
Customer Name:	Hydrant Khavir	Contact:	hydranting@comcast.net		
Test Conducted By:	Hydraulic Model				
Payment Amount:	Not Established				
Received by:	Not Established				
READINGS		F.H. ADDRESS		PRESSURE ZONE	SHGL
Static Pressure (S)	83 PSI	Intersection of Berryessa St., and Calero St.		SF1	200'
Residual Pressure (R1)	73 PSI				
Flow (Q1)	999 GPM				
*Fire Hydrant Nozzle Coefficient (F)	1	Flow Gauge			
Compiled by: Theodore Alicante Water Purveyor Representative					



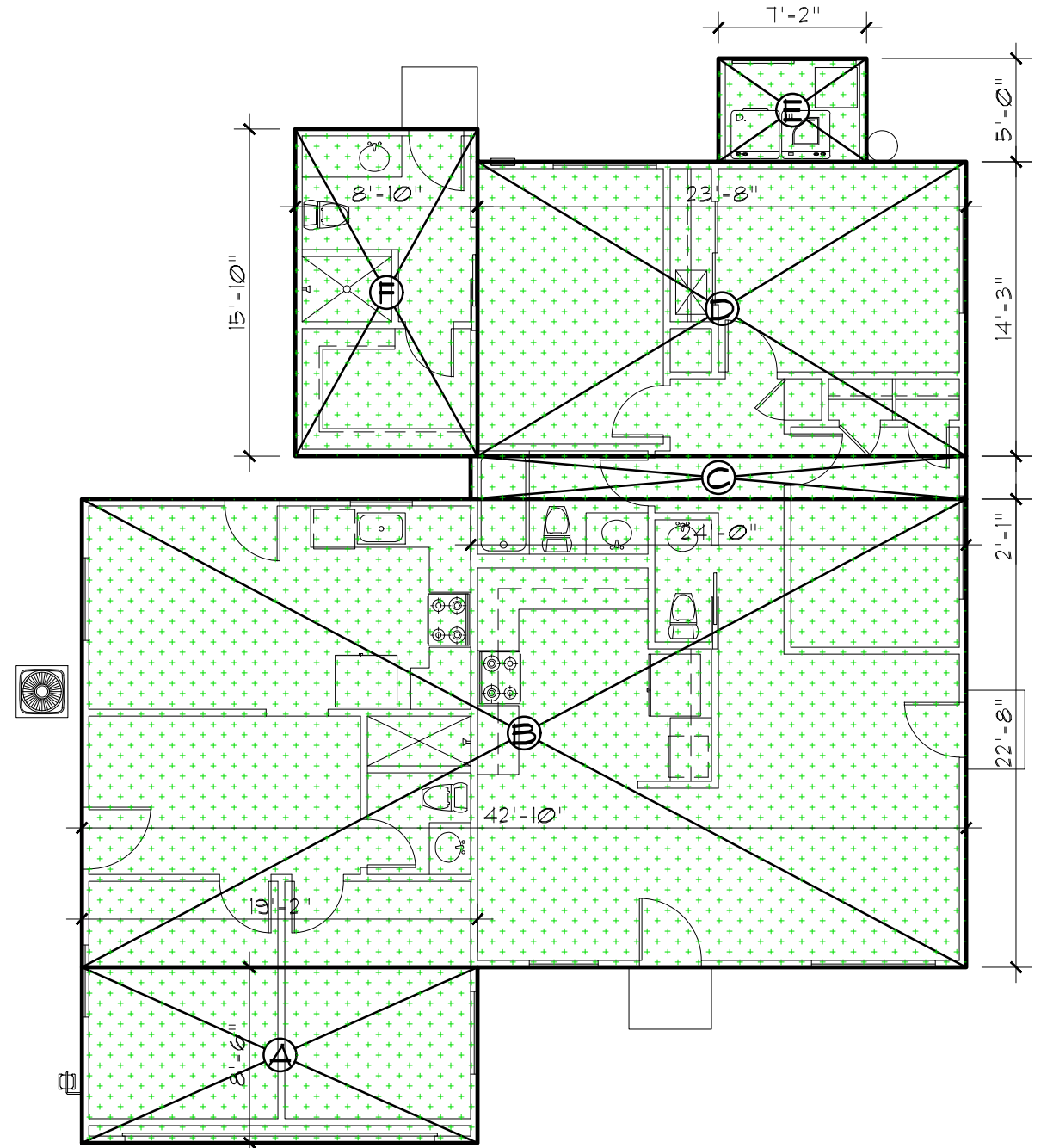
NEW 2ND FLOOR

NEW 1ST FLOOR

SPACES	AREA SQ. FT.	TOTAL SQ. FT.
HABITABLE	162.92	
	910.89	
	50.00	
	337.25	
	35.83	
	199.86	

SPACES	AREA SQ. FT.	TOTAL SQ. FT.
GARAGE	206.83	
	88.39	
	191.22	
	21.45	
	56.22	
HABITABLE	1,005.00	
	86.18	
	420.22	
COVERED PORCH	24.44	
	21.42	

SPACES	AREA SQ. FT.	TOTAL SQ. FT.
HABITABLE	211.78	
	228.67	
	84.21	
	313.34	
	291.22	
	59.12	
	14.00	
	48.61	
COVERED BALCONY	44.33	
	13.33	
	60.67	



EXISTING FLOOR

AREA CALCULATION

REVISIONS BY

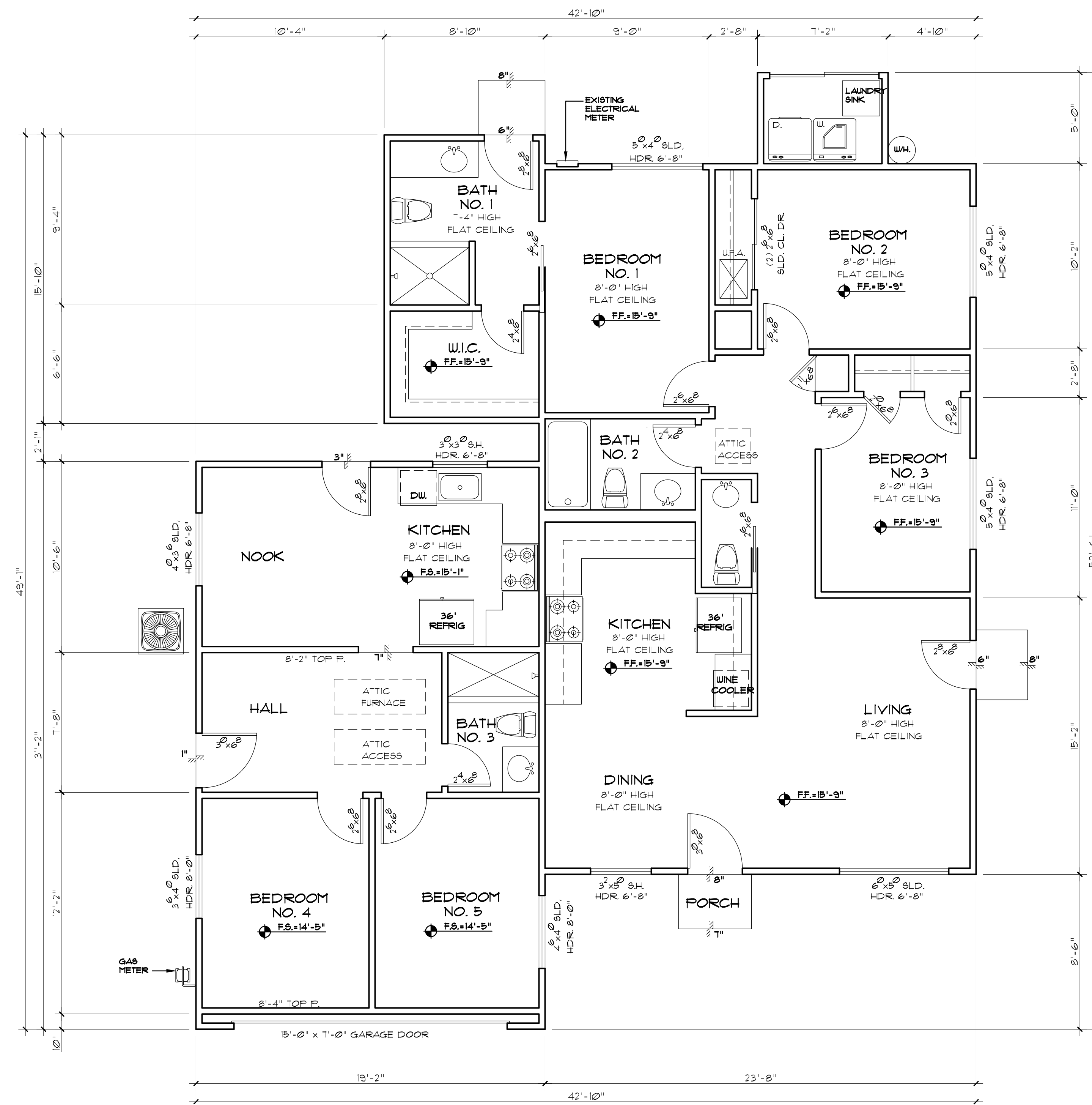
ARIA
BUILD AND CONSTRUCTION
931 MERIDIAN AVE.,
SAN JOSE, CA 95126
PH: (408) 816-1134



COVER SHEET

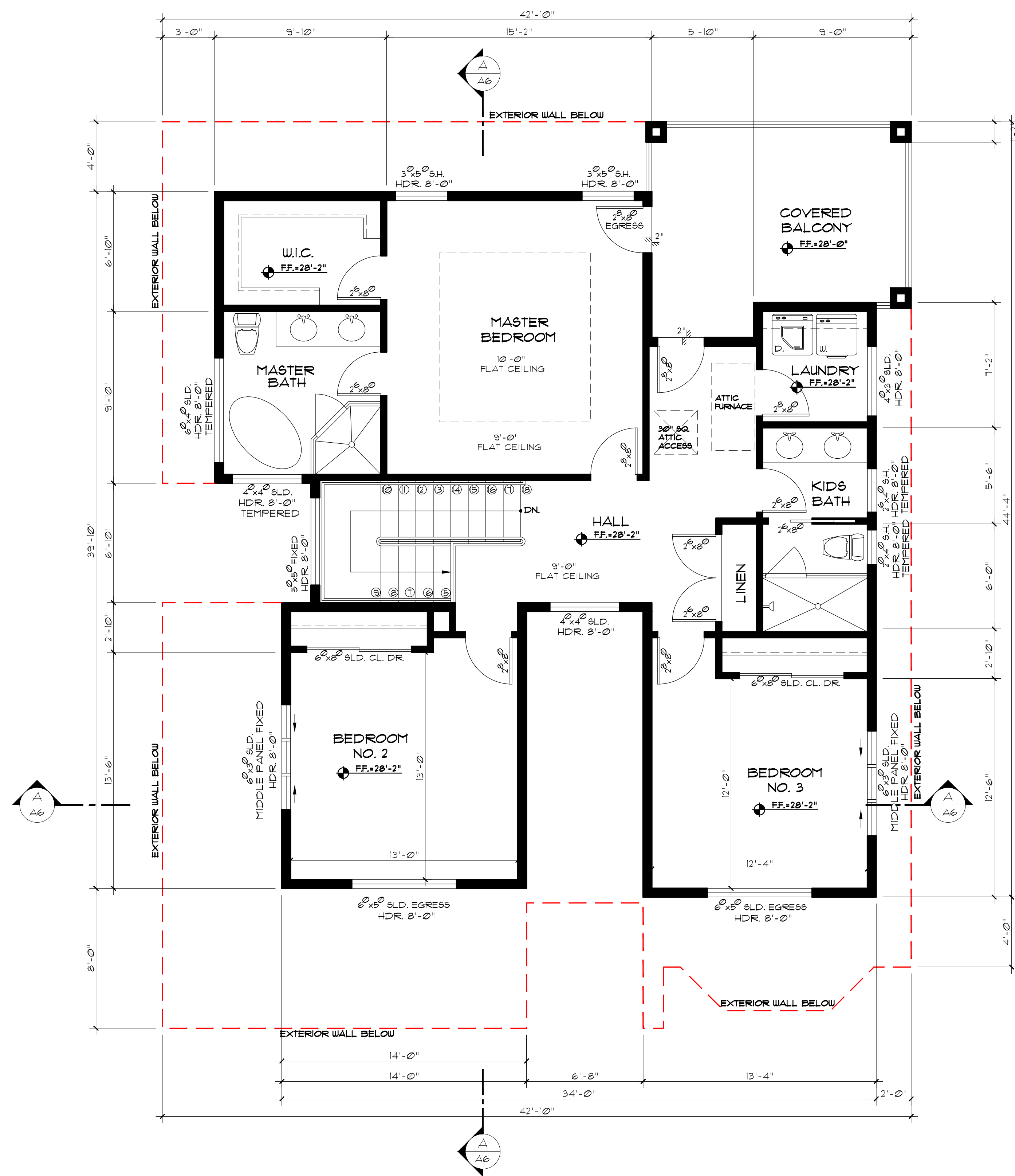
REBUILT SINGLE FAMILY HOME FOR:
874 BERRYESSA STREET
MILPITAS, CA 95035
APN # 022-05-054

DATE: 05/10/2023
SCALE: 1/8" = 1'-0"
DRAWN: BK
JOB:
SHEET:
A0
OF SHEETS

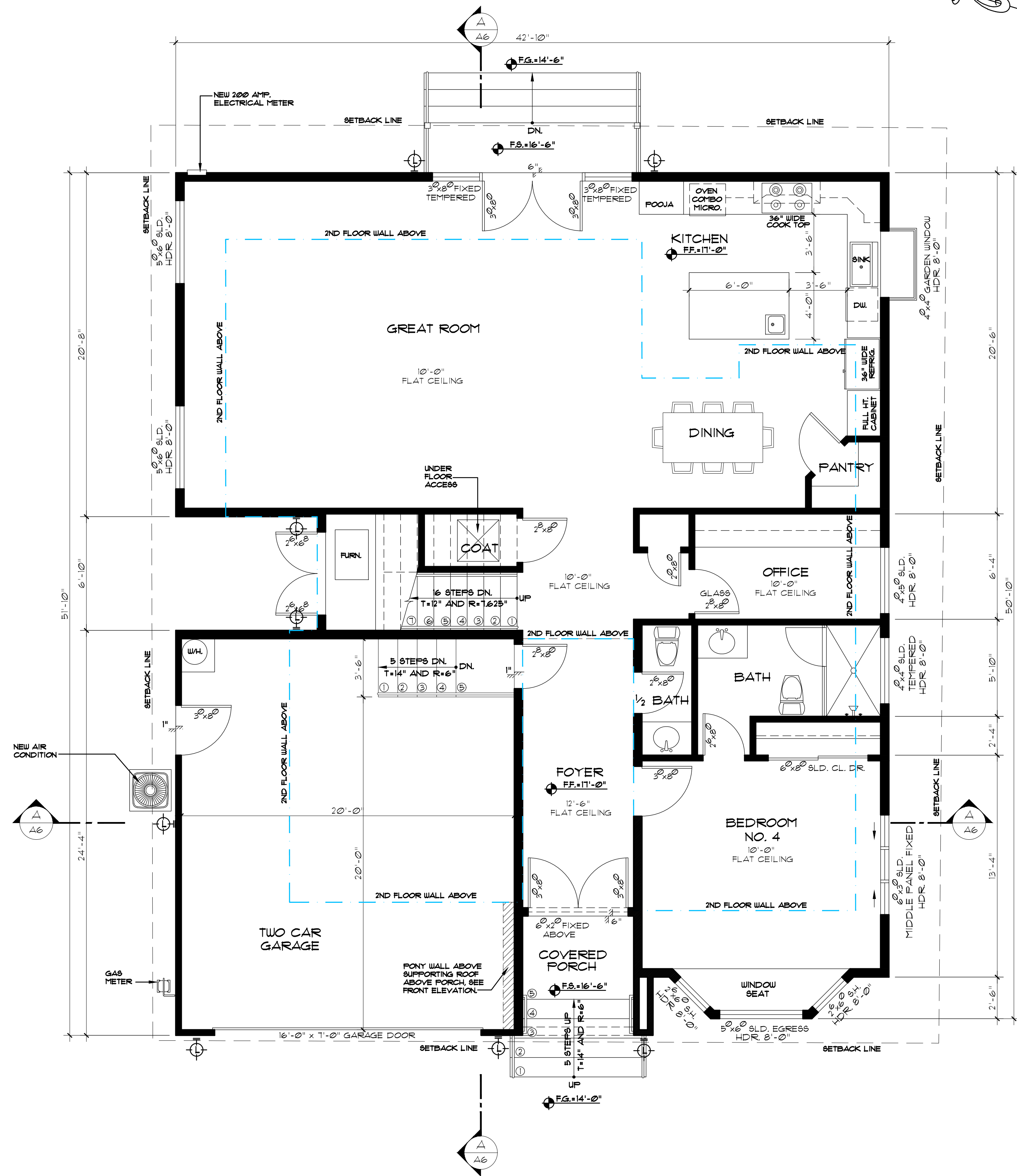


EXISTING FLOOR

[illegible]



PROPOSED SECOND FLOOR PLAN



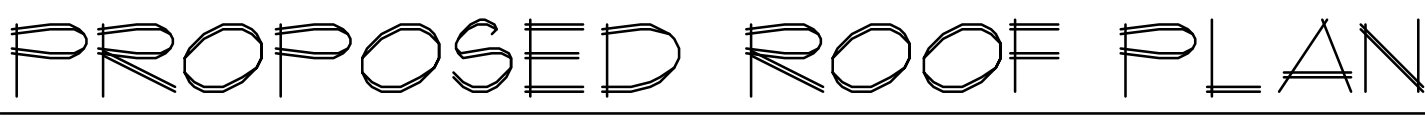
PROPOSED FIRST FLOOR PLAN

REVISIONS		BY

REBUILT SINGLE FAMILY HOME FOR
874 BERRYESSA STREET
MILPITAS, CA 95035
APN # 022-05-054

ARIA
BUILD AND CONSTRUCTION
931 MERIDIAN AVE.,
SAN JOSE, CA 95126
Build & Construction PH: (408) 816-1134

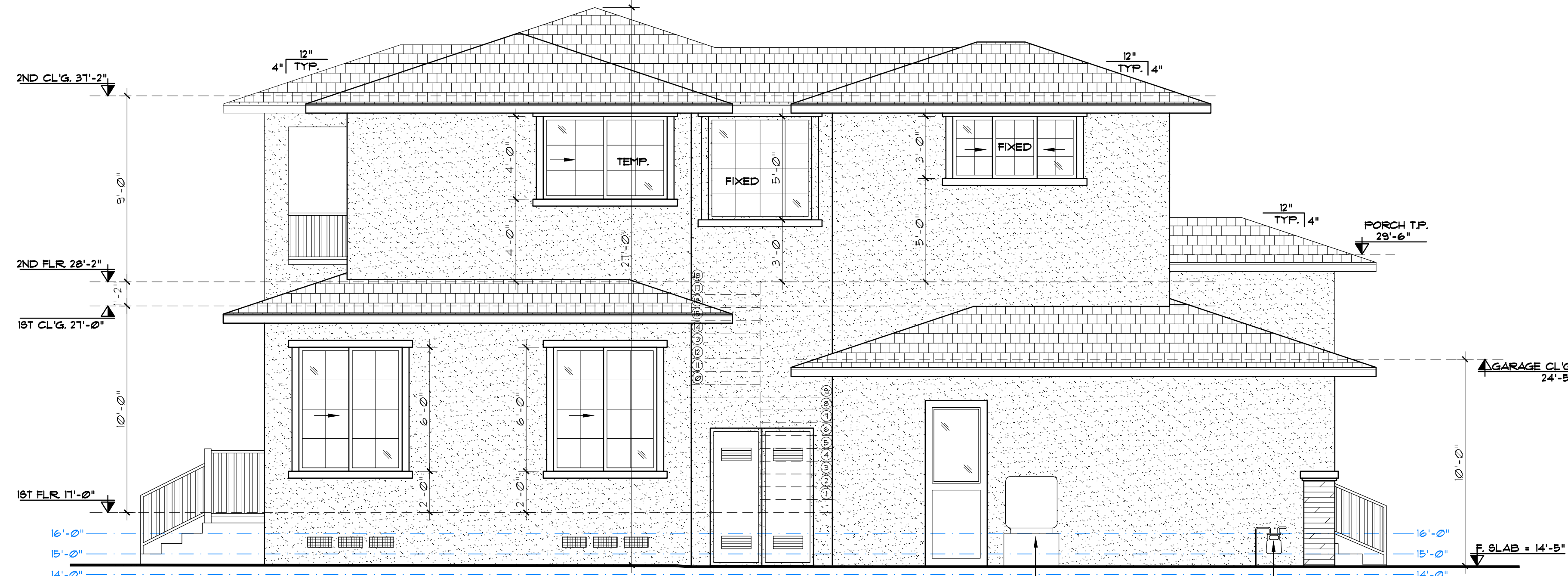
DATE 05/04/2023	
SCALE 1/4" = 1'-0"	
DRAWN BK	
JOB	
SHEET	
A3	OF SHEETS



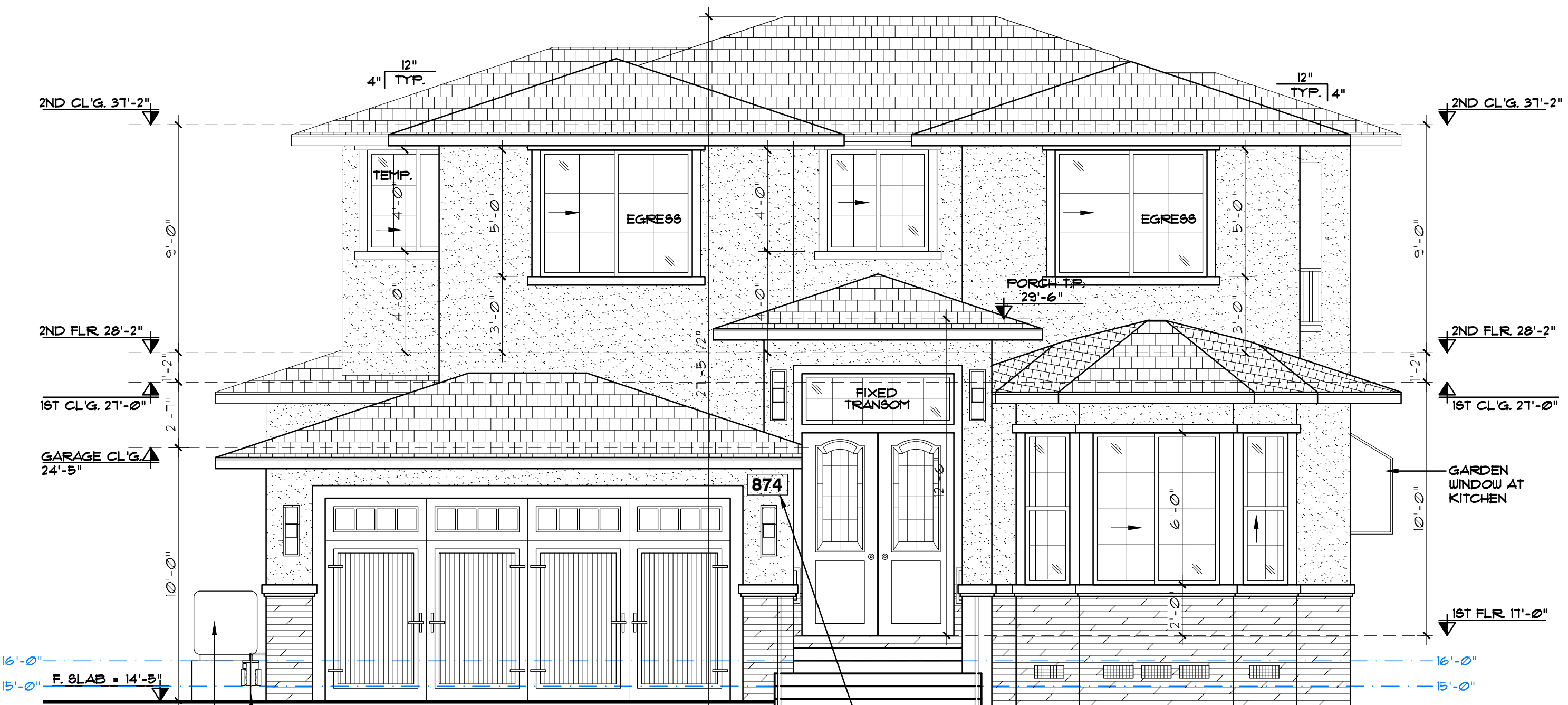
- LEGENDS:**
- ===== 1ST FLOOR WALLS
- ===== 2ND FLOOR WALLS
-  "PV" WILL BE UNDER SEPARATE PERMIT
-  EAVE VENT LOCATION
-  FOUNDATION VENT LOCATION



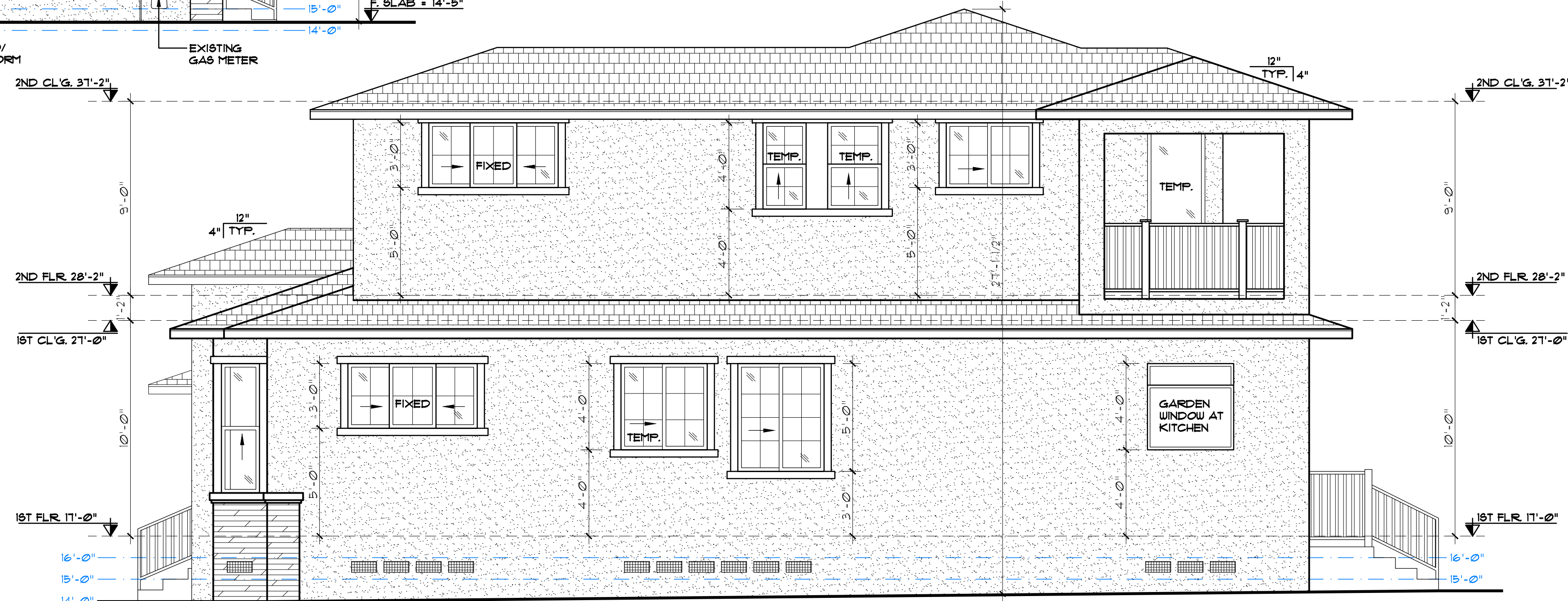
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

ADDRESS NUMBERS SHALL BE ILLUMINATED AND LOCATED AS CLEARLY VISIBLE FROM THE STREET. CPC SECTION 505

THE DESIGN IS CRAFTSMAN STYLE AND PER THE ATTACHED MATERIAL BOARD:

- a. EXTERIOR WALLS STUCCO PAINTED WITH SHERWIN WILLIAMS PRODUCT (SW 1038).
- b. FRONT SIDE ALSO WE HAVE STONE VENEER AS PRO-LEDGE (DARK BROWN).
- c. WINDOWS ARE MILGARD PAINTED WITH SHERWIN WILLIAMS PRODUCT (SW 1035).

REVISIONS		BY

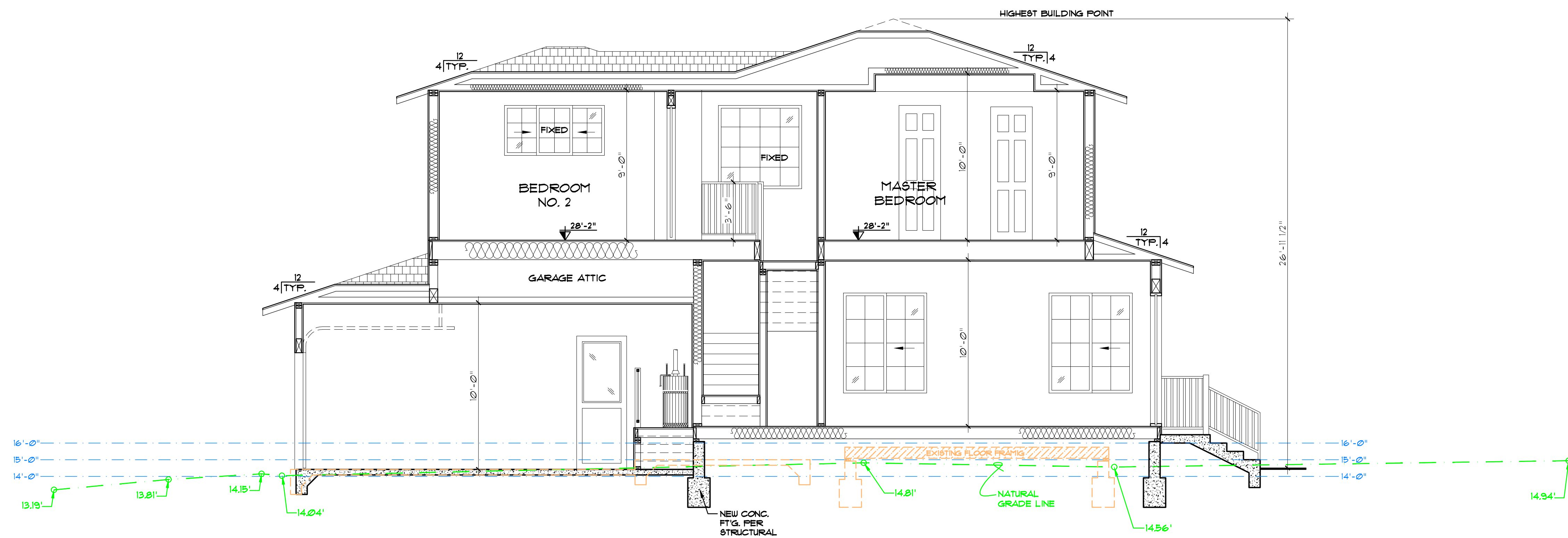
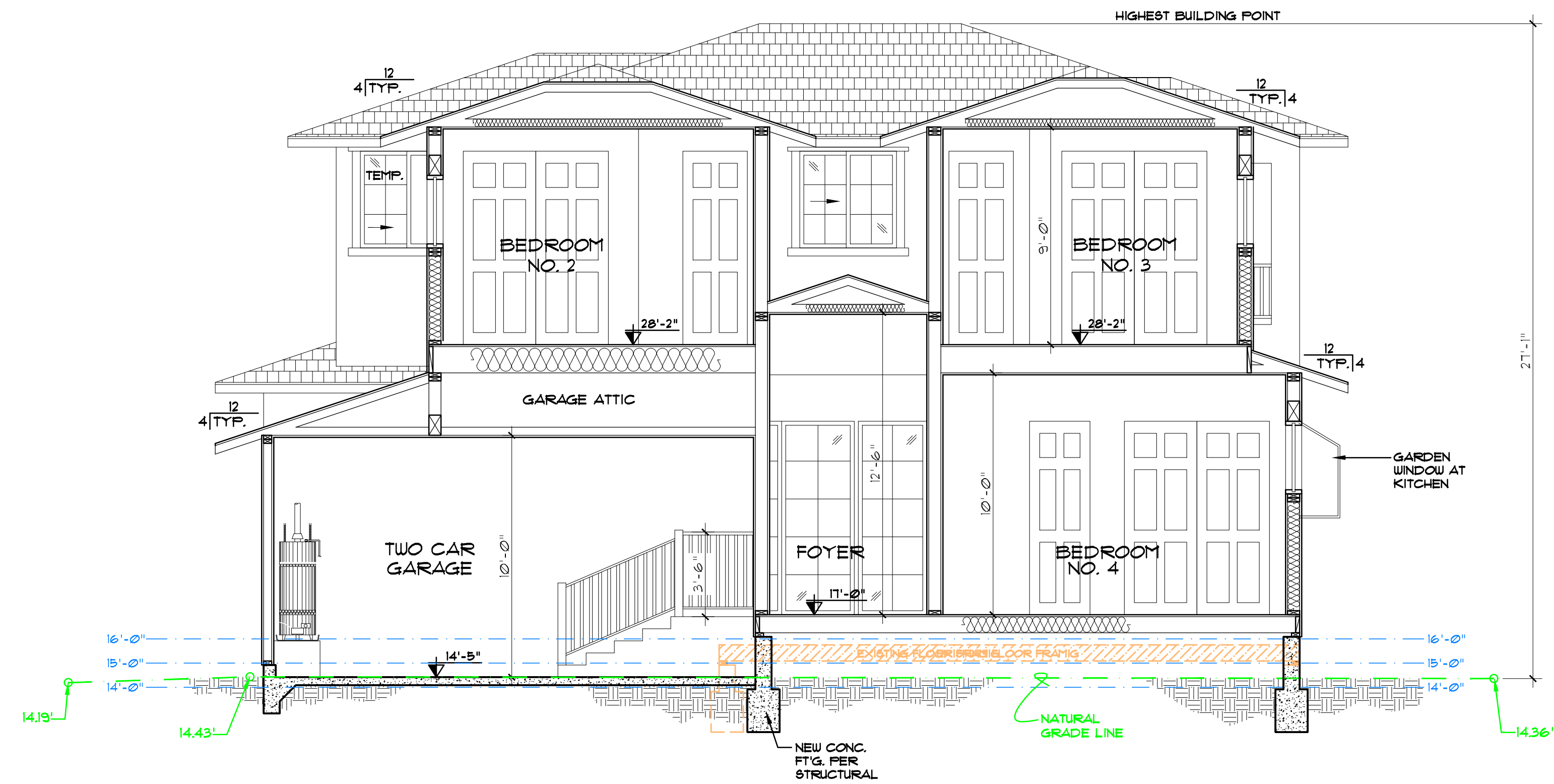
**ARIA**
BUILD AND CONSTRUCTION

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SAN JOSE, CA 95126
Build & Construction PH: (408) 816-1134

PROPOSED
EXTERIOR ELEVATIONS

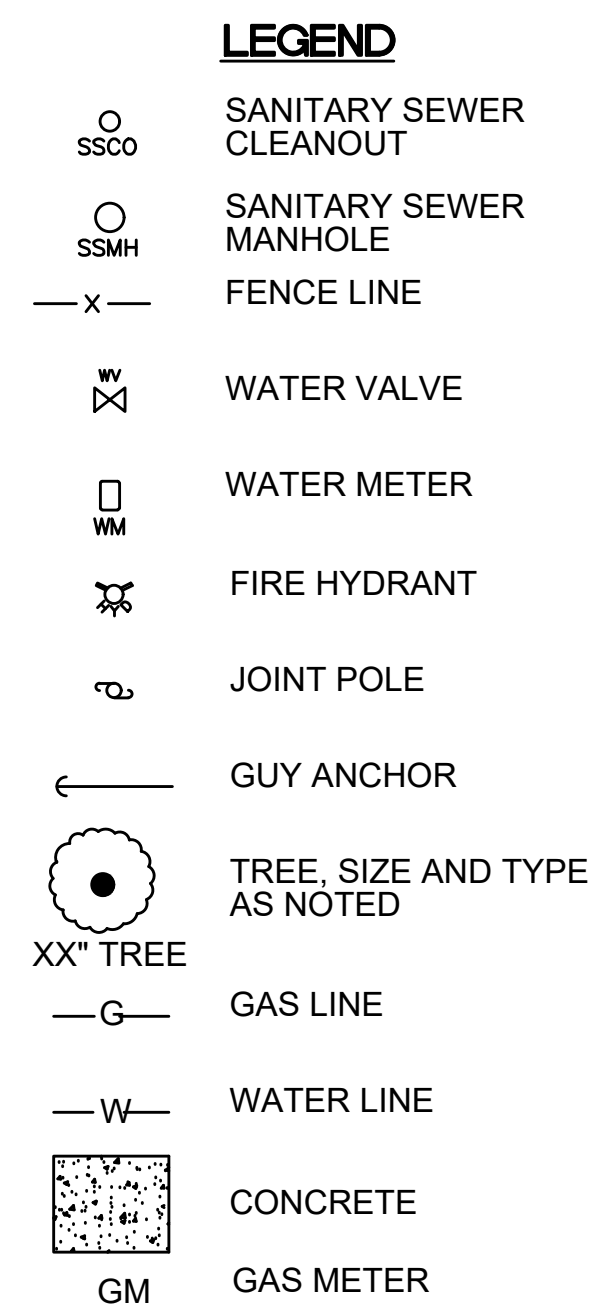
REBUILT SINGLE FAMILY HOME FOR:
874 BERRYESSA STREET
MILPITAS, CA 95035
APN # 022-05-054

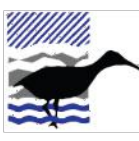
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SCALE	1/4" = 1'-0"
DRAWN	BK
JOB	
SHEET	A5
OF	SHEETS



SECTION B-B

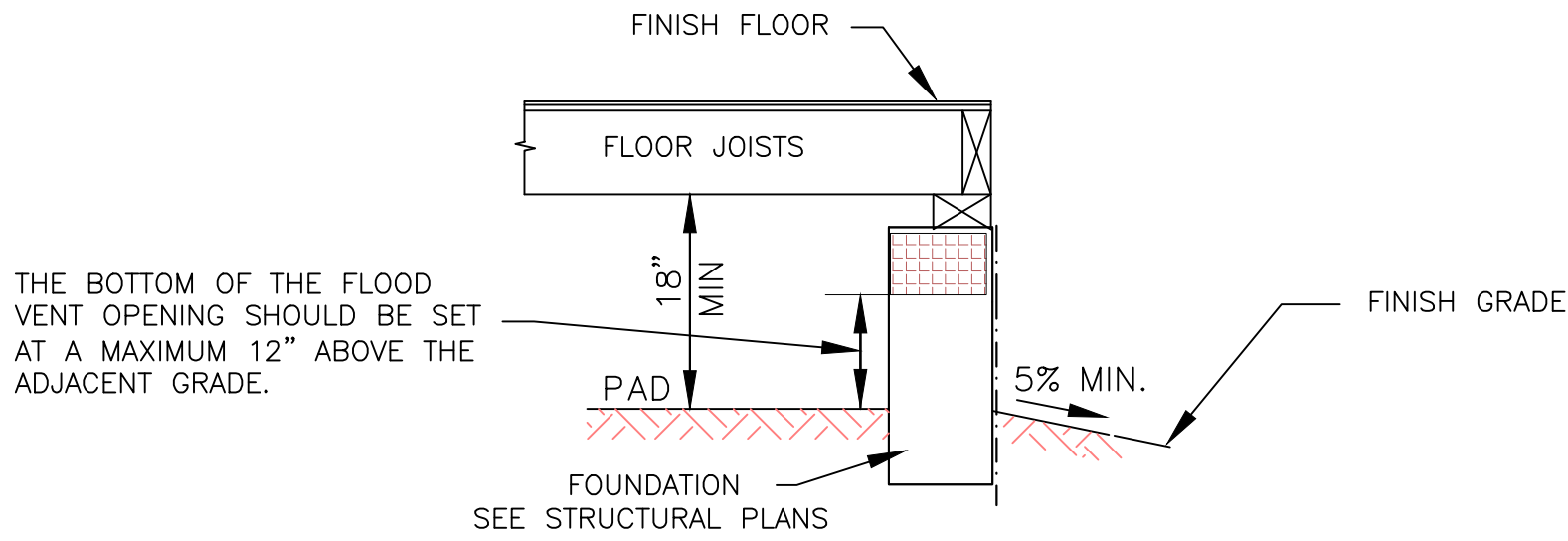
 ARIA Build & Construction	ARIA BUILD AND CONSTRUCTION 931 MERIDIAN AVE. SAN JOSE, CA 95126 PH: (408) 816-1134		REVISIONS	BY
	ARIA BUILD AND CONSTRUCTION 931 MERIDIAN AVE. SAN JOSE, CA 95126 PH: (408) 816-1134			
CROSS SECTIONS A-A AND B-B				
REBUILT SINGLE FAMILY HOME FOR: 874 BERRYESSA STREET MILPITAS, CA 95035 APN # 022-05-054				
DATE	05/04/2023			
SCALE	1/4" = 1'-0"			
DRAWN	BK			
CHECK				
SHEET	A6			
OF SHEETS				

[illegible]

Fresh Concrete and Mortar Application Who should use this information? - Masons and Bricklayers - Sidewalk Construction Crews - Patio Construction Workers - Construction Inspectors - General Contractors - Home Builders - Developers - Concrete Delivery/Pumping Workers  Storm Drain Pollution from Fresh Concrete And Mortar Applications Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law. Doing the Job Right General Business Practices - Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a storm drain and waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse. - Wash out chutes onto dirt areas at site that do not flow to streets or drains. - Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind. - Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff. - Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers. During Construction - Don't mix up more fresh concrete or cement than you will use in a two-hour period. - Set up and operate small mixers on tarps or heavy plastic drop cloths. - When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain. - Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried. - Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains. - When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility. - Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash. - Never dispose of washout into the street, storm drains, drainage ditches, or streams.	 BLUEPRINT FOR A CLEAN BAY Best Management Practices for the Construction Industry Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees. Preventing Pollution: It's Up to Us In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.  Santa Clara Valley Urban Runoff Pollution Prevention Program Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices" (BMPs) for stormwater pollution prevention. Spill Response Agencies: - Dial 911 - Santa Clara County Environmental Health Services (408) 299-6930 - Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours). Local Pollution Control Agencies Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195 Santa Clara Valley Water District (408) 265-2600 San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 Serving Milpitas, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga Small Business Hazardous Waste Disposal Program Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.	PROJECT ADDRESS: 874 BERRYESSA STREET MILPITAS, CA 95035 APN # 022-05-054 PROJECT NAME: REBUILT SINGLE FAMILY HOME
Heavy Equipment Operation Who should use this information? - Vehicle and Equipment Operators - Site Supervisors - General Contractors - Home Builders - Developers  Stormwater Pollution from Heavy Equipment on Construction Sites Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible. Doing the Job Right Site Planning and Preventive Vehicle Maintenance - Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers. - Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. - Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier. - If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes. - Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning. - Cover exposed fifth wheel wheel hitches and other oily or greasy equipment during rain events. - Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains. Spill Cleanup - Clean up spills immediately when they happen. - Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials. - Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them. - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. - Report significant spills to the appropriate local spill response agencies immediately. In Milpitas, dial 9-1-1. If hazardous materials might enter the storm drain.	General Construction and Site Supervision Who should use this information? - General Contractors - Site Supervisors - Inspectors - Home Builders - Developers - Homeowners  Storm Drain Pollution from Construction Activities Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees. Doing the Job Right General Principles - Keep an orderly site and ensure good housekeeping practices are used. - Maintain equipment properly. - Cover materials when they are not in use. - Keep materials away from streets, storm drains and drainage channels. - Ensure dust control water doesn't leave site or discharge to storm drains. Advance Planning To Prevent Pollution - Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Field Manual, available from the Regional Water Quality Control Board San Francisco Bay Region, as a reference. - Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate. - Train your employees and subcontractors. Make these brochures available to everyone who works on the construction site. Inform subcontractors about the stormwater requirements and their own responsibilities. Good Housekeeping Practices - Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site. - Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. - Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter. - Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. - Never hose down "dirty" pavement or surfaces where materials have spilled. - Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down. - Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site. Materials/Waste Handling - Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job. - Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires. - Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed. Permits - In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.	PROJECT ADDRESS: 874 BERRYESSA STREET MILPITAS, CA 95035 APN # 022-05-054 PROJECT NAME: REBUILT SINGLE FAMILY HOME
Earth-Moving and Dewatering Activities Who should use this information?  - Buildozer, Back Hoe, and Grading Machine Operators - Dump Truck Drivers - Site Supervisors - General Contractors - Home Builders - Developers Storm Drain Pollution from Earth-Moving Activities Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited. Doing the Job Right General Business Practices - Schedule excavation and grading work during dry weather. - Perform major equipment repairs away from the job site. - When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains. - Do not use diesel oil to lubricate equipment parts, or clean equipment. Practices During Construction - Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned. - Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual For proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003) - Cover stockpiles and excavated soil with secured tarps or plastic sheeting. Dewatering Operations Check for Toxic Pollutants - Check for odors, discoloration, or an oily sheen on groundwater. - Call your local wastewater treatment agency and ask whether the groundwater must be tested. - If contamination is suspected, have the water tested by a certified laboratory. - Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility. Detecting Contaminated Soil or Groundwater Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions: - Unusual soil conditions, discoloration or odor. - Abandoned underground tanks. - Abandoned wells. - Buried barrels, debris or trash. If any of these are found follow the procedures below.	Landscaping, Gardening, And Pool Maintenance Who should use this information? - Landscapers - Gardeners - Swimming Pool/Spa Service and Repair Workers - General Contractors - Home Builders - Developers - Homeowners  Storm Drain Pollution from Landscaping and Swimming Pool Maintenance Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life. Doing the Job Right General Business Practices - Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting. - Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet. - Schedule grading and excavation projects during dry weather. - Use temporary check dams or ditches to divert runoff away from storm drains. - Protect storm drains with sandbags or other sediment controls. - Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed. Landscaping/Garden Maintenance - Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash. - Dispose of unused pesticides as hazardous waste. Pool/Fountain/Spa Maintenance Draining pools or spas - When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance. - Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout. - If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area. OR Filter Cleaning - Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage. - If there is no suitable dirt call San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 for instructions on discharging filter backwash or rinse water to the sanitary sewer.	PROJECT ADDRESS: 874 BERRYESSA STREET MILPITAS, CA 95035 APN # 022-05-054 PROJECT NAME: REBUILT SINGLE FAMILY HOME
Roadwork and Paving Who should use this information? - Road Crews - Driveway/Sidewalk/Parking Lot Construction Crews - Seal Coat Contractors - Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers - Construction Inspectors - General Contractors - Developers - Home Builders  Storm Drain Pollution from Roadwork Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay. Doing the Job Right General Business Practices - Develop and implement erosion/sediment control plans for roadway embankments. - Schedule excavation and grading work during dry weather. - Check for and repair leaking equipment. - Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites. - When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks. - Do not use diesel oil to lubricate equipment parts or clean equipment. - Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly. During Construction - Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff. - Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials. - Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff. - Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area. - Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms. - Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use. - Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) Dig up, remove, and properly dispose of contaminated soil. Asphalt/Concrete Removal - Avoid creating excess dust when breaking asphalt or concrete. - After breaking up old pavement, be sure to remove all chunks and pieces. Make sure sediment does not come in contact with rainfall or runoff. - When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues. - Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.	Milpitas Municipal Code (MMC) 2017 XI-16-11 Accidental Discharge - Notification of Discharge (a) All persons shall notify the City by telephone immediately by dialing 911 upon accidentally discharging any material other than an acceptable discharge into a storm drain or watercourse to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. Prohibited discharges include but are not limited to: (1) Sewage; (2) Discharges of wash water resulting from the cleaning of exterior surfaces and pavement, or the equipment and other facilities of any commercial business, or any other public or private facility; (3) Discharges of runoff from material storage areas, including containing chemicals, fuels, or other potentially polluting or hazardous materials; (4) Discharges of pool or fountain water containing chlorine, biocides, or other chemicals; discharges of pool or fountain filter backwash water; (5) Discharges of sediment, pet waste, vegetation clippings, or other landscape or construction-related wastes; and (6) Discharges of food-related wastes (e.g., grease, fish processing, and restaurant kitchen mat and trash bin wash water, etc.). The City, at its sole option, may direct the person or persons responsible for the discharge to perform cleanup activities when it is deemed by the City that the person or persons have the capability to perform such activities. All violations shall be corrected in a timely manner before the next rain event, but no longer than ten (10) business days after the violations are discovered. (b) The person deemed by the City responsible for the discharge shall, within five (5) days of the date of occurrence, provide a detailed written statement to the City Manager or his or her designee describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such notification will not relieve persons of liability for violations of this Chapter or for any fines imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 5650 of the California Fish and Wildlife Code, or any other applicable provisions of State or federal law. (c) Persons deemed by the City responsible for the discharge are responsible for all expenses resulting from the discharge, including, but not limited to, damages, fines, and costs of clean-up, whether performed by their own efforts. City efforts, or the efforts of a third party. Reimbursement of City efforts shall be determined by the number of personnel required and amount of time necessary for the coordination of City efforts and actual clean-up. All personnel costs shall be charged at their current full-burdened rate, including overtime, plus any and all other direct costs. XI-16-14 Enforcement and Penalties (a) Criminal Penalties. Violations of the provisions of this Chapter shall be subject to criminal penalties as provided in Section 1-1-4.09-1 of this Code. (b) Judicial Civil Penalties. Any person who intentionally or negligently violates any provision of this Chapter or any provision of any permit or certificate issued pursuant to this Chapter shall be civilly liable to the city in a sum not to exceed twenty-five thousand dollars per day for each day in which such violation occurs. (c) Administrative Citations. When the City Manager and/or his or her designee determines that one or more violations of this Chapter have occurred an administrative citation may be issued pursuant to the procedures set forth in Sections V-500-8.00 through V-500-8.06. The schedule of fines for administrative citations issued for violations of this Chapter shall be set forth in the schedule of fines established by resolution of the City Council. (d) Notice of Noncompliance. If the severity of the violation warrants immediate action, a Notice of Noncompliance or Stop Work Notice shall be issued, permits may be suspended or revoked, Stormwater Pollution Prevention Plans may be found in noncompliance, and corrective actions may be implemented in accordance with Section 11 of this Chapter. For all other cases, including those sites or projects where a stormwater pollution prevention plan is not required, the City Manager or his or her designee shall issue a Notice of Noncompliance that shall enumerate the violations found. The City Manager or his or her designee shall order compliance by a date or hour certain at his or her discretion. If the violations are not abated in the time period identified in the Notice of Noncompliance, the site shall be deemed to be in noncompliance with federal, State and local laws and the City Manager or his or her designee shall have the authority to issue a Stop Work Notice and/or deem the Stormwater Pollution Prevention Plan inadequate. If a Stop Work Notice is issued, corrective actions must be performed until the site has achieved compliance. Corrective actions may include revision and resubmission of any Plan, including, but not limited to, Stormwater Pollution Prevention Plan, Erosion Control Plan or Grading Plan. The City Manager or his or her designee may also require a discharger that has violated any discharge limits contained in this Chapter to install a temporary system for the capture, testing, and release of stormwater. (e) Suspension of Utility Service. The City may, without prior notice, suspend water service, sanitary sewer service, and/or storm drain discharge access to a person discharging to the storm drain system when such suspension is necessary to stop an actual or threatened discharge which presents, or may present, imminent and substantial danger to the environment or to the health or welfare of persons; or presents, or may present, imminent and substantial danger to the storm drain system. (f) For construction projects where a total of three or more Stop Work Notices and Notices of Noncompliance for urban runoff violations have been issued, the City Manager or his or her designee may require the contractor to hire a Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) within three business days. The QSD/QSP shall establish effective BMPs, provide guidance for improvement for the duration of the project, and certify compliance. A Stop Work Notice shall be issued for failure to comply. (g) Remedies Cumulative. The remedies provided in this section are cumulative and not exclusive, and shall be in addition to any other penalty provided for in this Chapter and shall be in addition to all other remedies available to the City under State and federal law.	PROJECT ADDRESS: 874 BERRYESSA STREET MILPITAS, CA 95035 APN # 022-05-054 PROJECT NAME: REBUILT SINGLE FAMILY HOME
Painting and Application of Solvents and Adhesives Who should use this information? - Painters - Paperhangers - Plasterers - Graphic Artists - Dry Wall Crews - Floor Covering Installers - General Contractors - Home Builders - Developers - Homeowners  Storm Drain Pollution from Paints, Solvents, and Adhesives All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses. Doing the Job Right Handling Paint Products - Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. - Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory. - If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste. Paint Removal - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash. - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyltin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. - When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision. Painting Cleanup - Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream. - For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary Recycle/Reuse Leftover Paints Whenever Possible - Donate excess water-based (latex) paint for reuse. - Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste. - Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.	BLUEPRINT FOR A CLEAN BAY BUILDING & SAFETY DEPARTMENT PROJECT ADDRESS: 874 BERRYESSA STREET MILPITAS, CA 95035 APN # 022-05-054 PROJECT NAME: REBUILT SINGLE FAMILY HOME	PROJECT ADDRESS: 874 BERRYESSA STREET MILPITAS, CA 95035 APN # 022-05-054 PROJECT NAME: REBUILT SINGLE FAMILY HOME

GRADING AND DRAINAGE CONSTRUCTION NOTES:

- 1 TIE ROOF DOWNSPOUT WITH 4" PVC PIPE TO DISCHARGE AT GRAVEL BASIN.
- 2 DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND 5% SLOPE FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- 3 APPROXIMATE LOCATION OF 4" SDR-26 SS. LAT. @ 2% MIN.
- 4 APPROXIMATE LOCATION OF JOINT TRENCH TRENCH INCLUDES: GAS LINE, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.
- 5 INSTALL (N) 4" SSCO PER CITY STANDARD DETAIL 620 .
- 6 INSTALL NEW WATER METER AND SERVICE LINE DESIGN BY OTHERS.
- 7 (N) EARTH SWALE. @ S=2% MIN. SEE DETAIL ON SHEET C-2.
- 8 6" PVC (SDR-35) @ S=1% MIN.
- 9 CONSTRUCT GRAVEL BASIN (6'X10'X5' DEEP). SEE DETAIL ON SHEET C-2.



NOTE

TYPICAL FOOTING DETAIL
N.T.S.

SOIL NOTE

" PLACING 2 FEET OF LOW PERMEABILITY SOIL/SLURRY WHERE UTILITY LINES ENTER OR EXIT (EGRESS POINTS). THE MATERIAL SHOULD BE PLACED OUTSIDE OF THE FOOTING.

* PAD ELEVATION SHOULD BE EQUAL OR HIGHER THEN FINISH GRADE

ABBREVIATION

AD AREA DRAIN
CO CLEANOUT
FG FINISH GRADE
FL FLOW LINE
FS FINISH SLAB
INV INVERT
(N) NEW
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT

DESCRIPTION

PROPERTY LINE
CENTERLINE
SANITARY SEWER
STORM DRAIN LINE
SUBDRAIN LINE
DRAINAGE FLOW

GEOTECHNICAL NOTE

"EARTHWORK, UTILITY TRENCH BACKFILLING, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, FOUNDATION, SLAB, AND DRIVEWAY CONSTRUCTION, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION SHOULD BE PERFORMED AS RECOMMENDED IN THE GEOTECHNICAL REPORT, DATED ----- SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT."

ALL UTILITIES TO BE CONNECTED AT PROPERTY BY OTHERS

GENERAL NOTES:

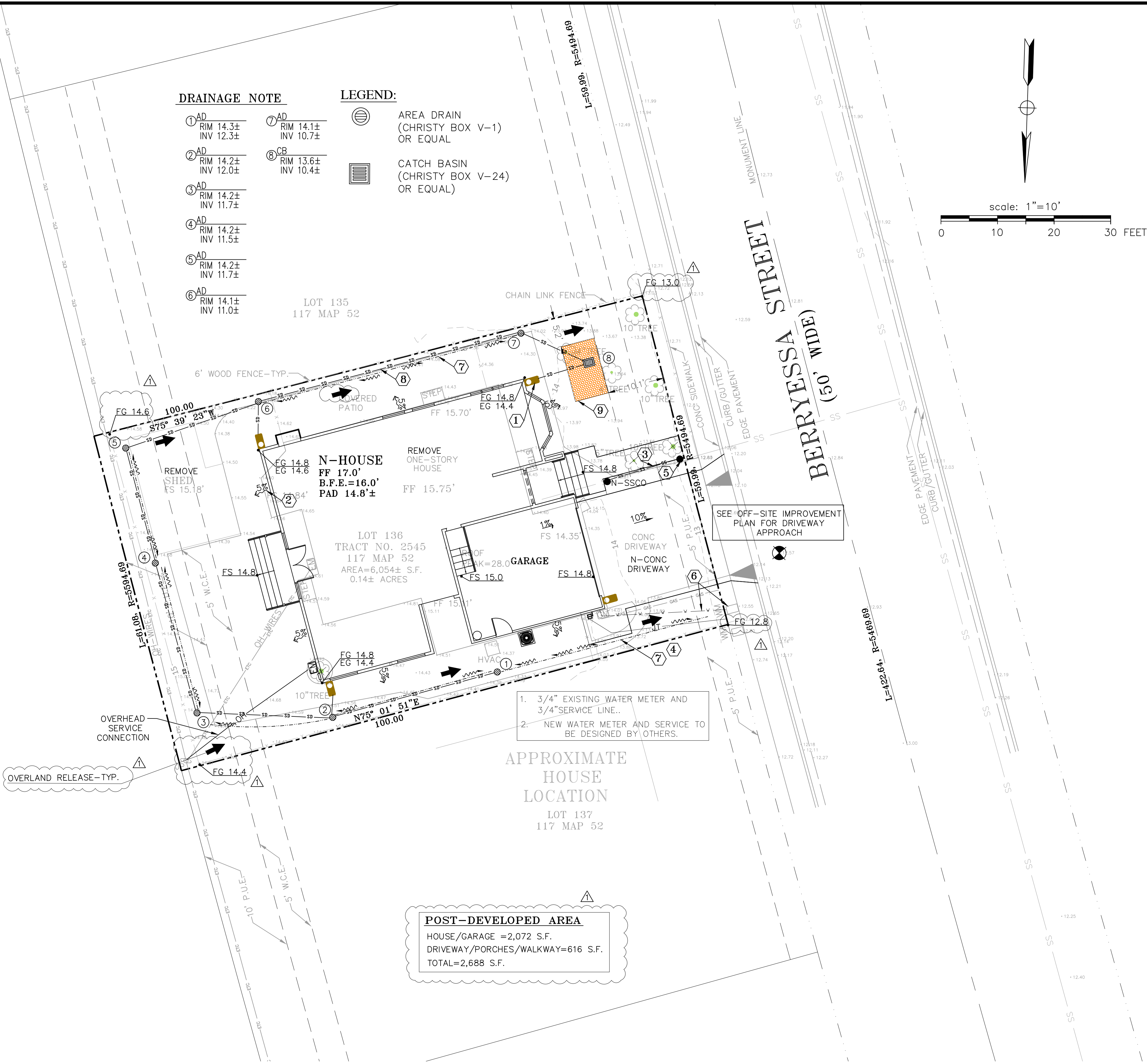
- A. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
- B. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

DRAINAGE NOTE

- 1 AD RIM 14.3± INV 12.3±
- 2 AD RIM 14.2± INV 12.0±
- 3 AD RIM 14.2± INV 11.7±
- 4 AD RIM 14.2± INV 11.5±
- 5 AD RIM 14.2± INV 11.7±
- 6 AD RIM 14.1± INV 11.0±
- 7 AD RIM 14.1± INV 10.7±
- 8 CB RIM 13.6± INV 10.4±

LEGEND:

- AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- CATCH BASIN (CHRISTY BOX V-24) OR EQUAL



POST-DEVELOPED AREA

HOUSE/GARAGE =2,072 S.F.
DRIVEWAY/PORCHES/WALKWAY=616 S.F.
TOTAL=2,688 S.F.

SHEET INDEX

STORMWATER MANAGEMENT PLAN	C-1
MISC. DETAILS	C-2
EROSION CONTROL PLAN	C-3

EARTHWORK QUANTITY

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF MILPITAS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE CUT REQUIRED 50± CY

FILL REQUIRED 0± CY



NNR ENGINEERING

SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 248-7813

874 BERRYESSA STREET

MILPITAS

STORMWATER
MANAGEMENT PLAN

REVIEW COMMENTS 9/1/23

REVISIONS DATE

JOB NO:

DATE: 7-14-2023

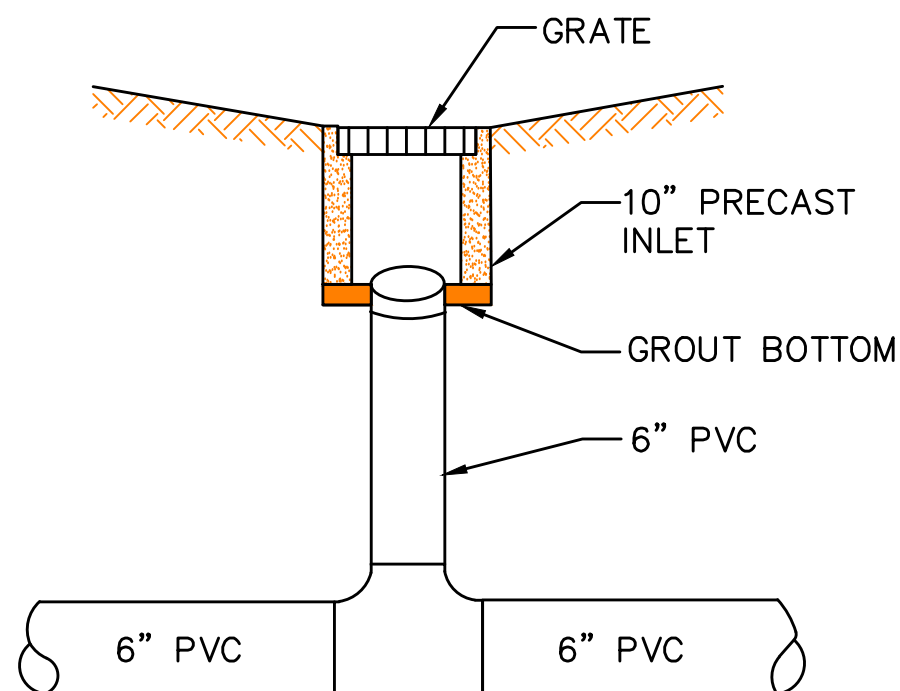
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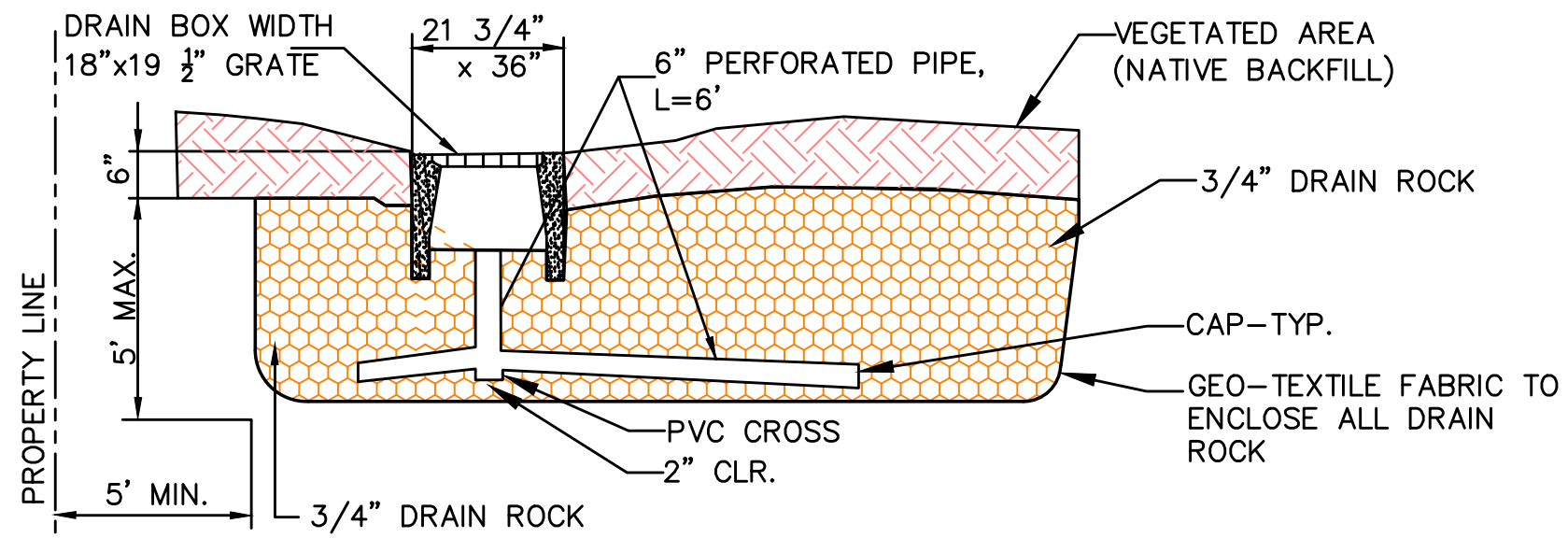
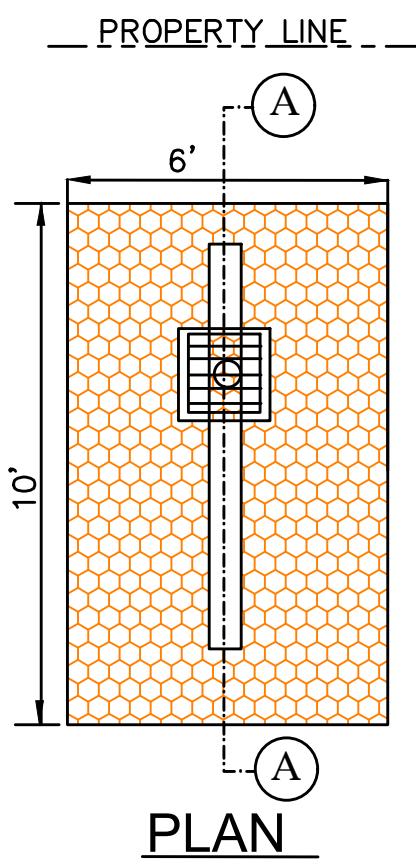
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C-1

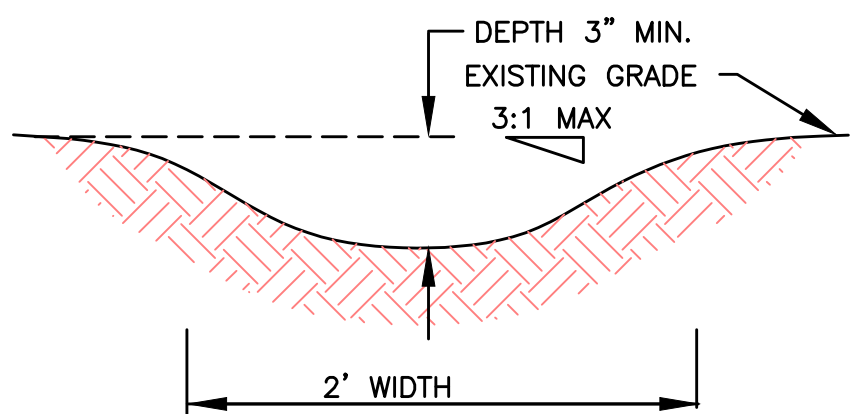
OF 3 SHEETS



AREA DRAIN DETAIL
N.T.S.



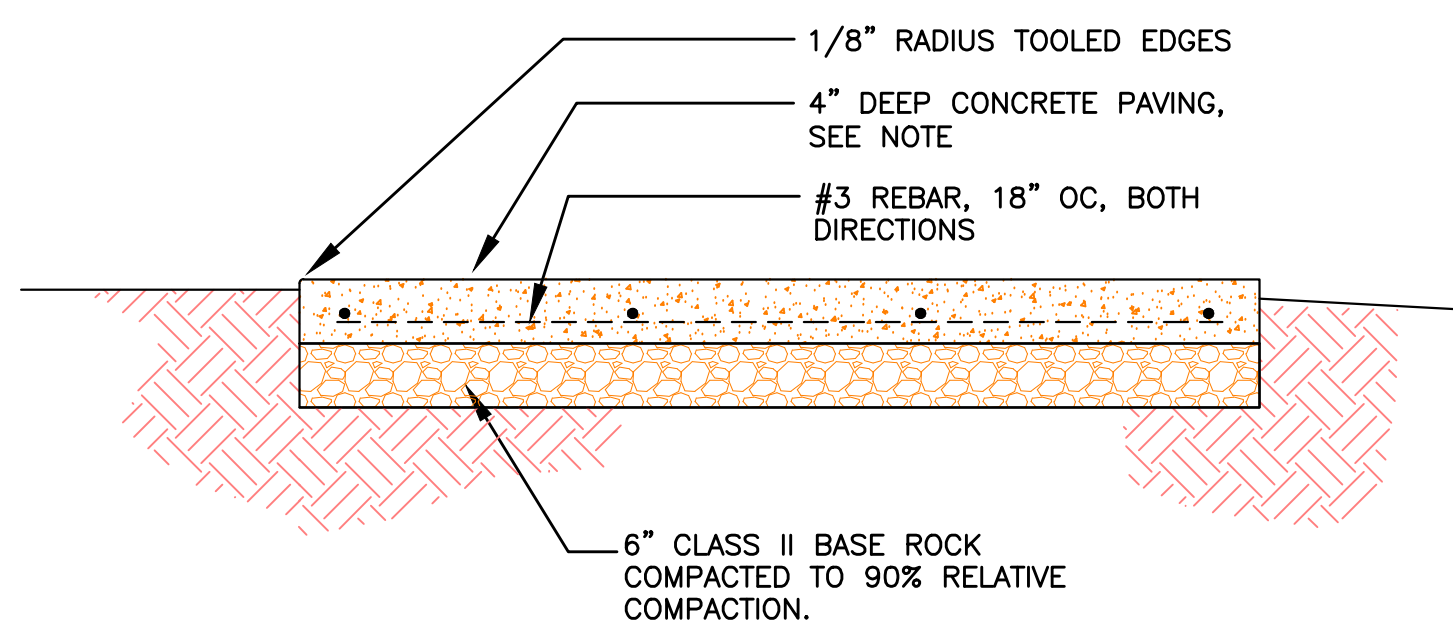
SECTION A-A
GRAVEL BASIN DETAIL
N.T.S.



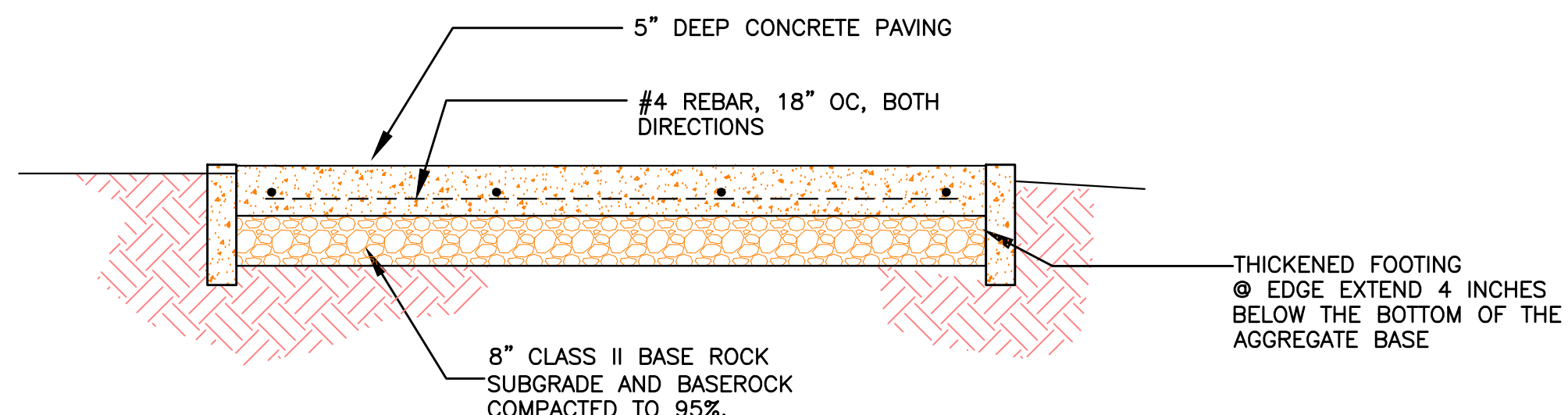
EARTH SWALE DETAIL
N.T.S.

MAINTENANCE NOTES

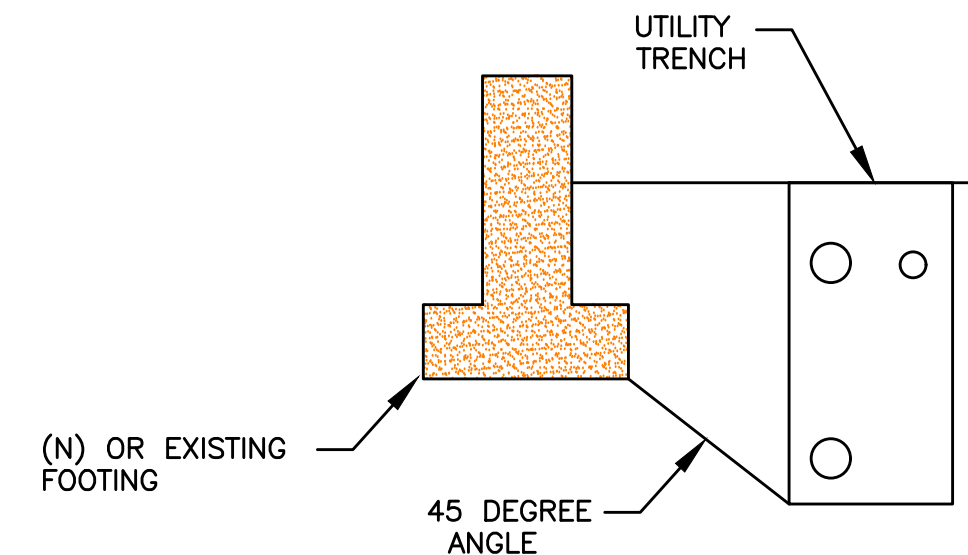
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



CONCRETE WALKWAY-TYPICAL SECTION
N.T.S.



CONCRETE DRIVEWAY-TYPICAL SECTION
N.T.S.



UTILITY DETAIL
N.T.S.



N. DIM N. RAFF OUL

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MILPITAS

SANTA CLARA COUNTY APN: 022-05-054 CALIFORNIA

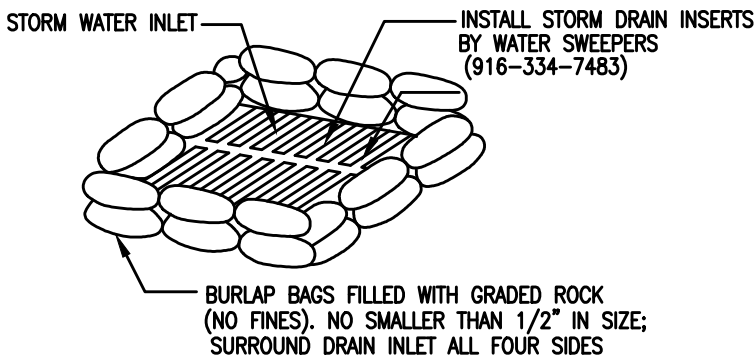
MISC. DETAILS

REVISIONS	DATE
JOB NO:	
DATE:	7-14-2023
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	

C-2

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. 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 LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAIN WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.



NOTES:

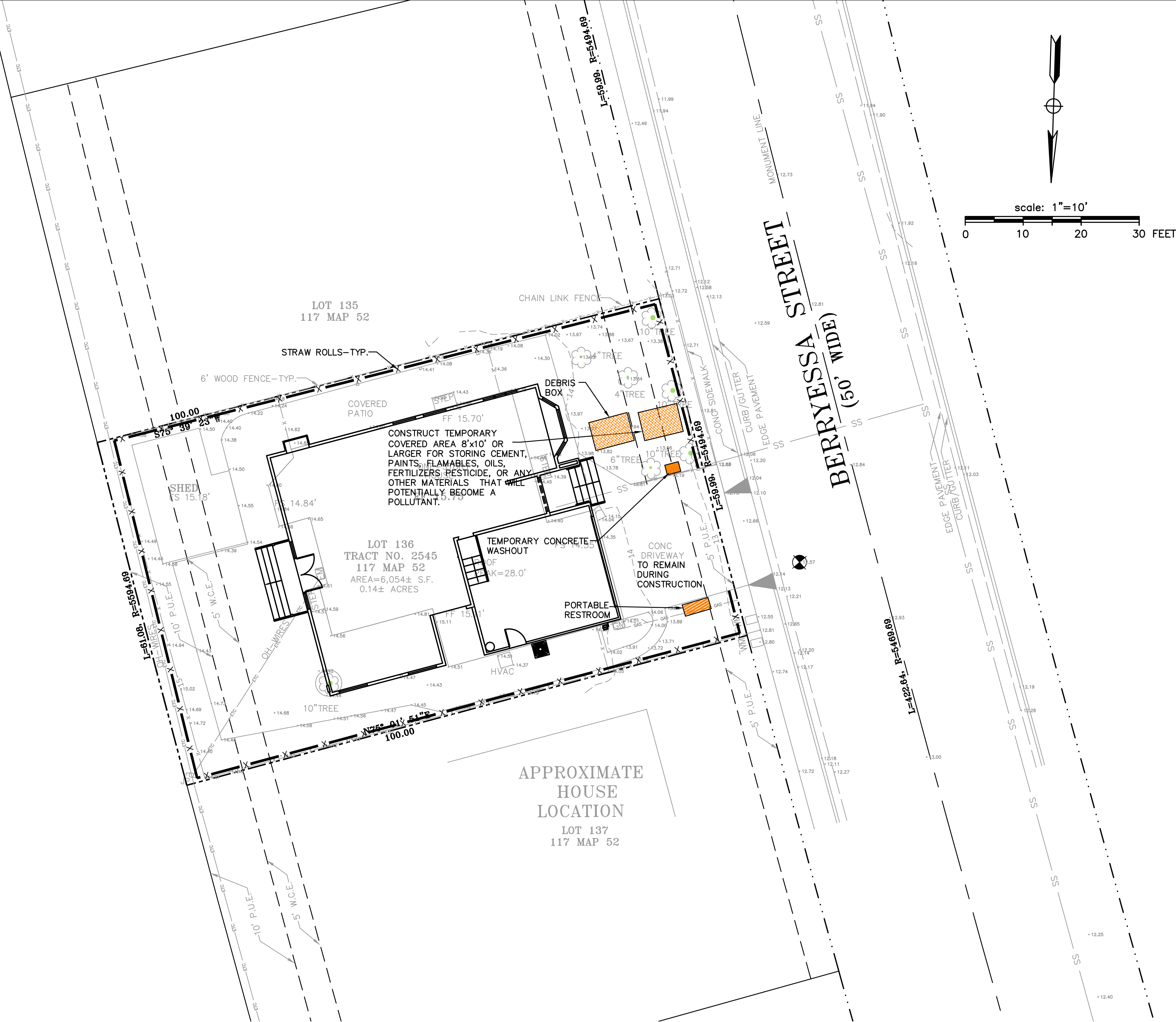
1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
3. REMOVE ACCUMULATED SILT AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.)
SEDIMENT FILTER DETAIL

NTS

LEGEND

— X — X — STRAW WATTLES



scale: 1"=10'

0 10 20 30 FEET



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(408) 346-7985

874 BERRYESSA STREET

MILPITAS

EROSION CONTROL
PLAN

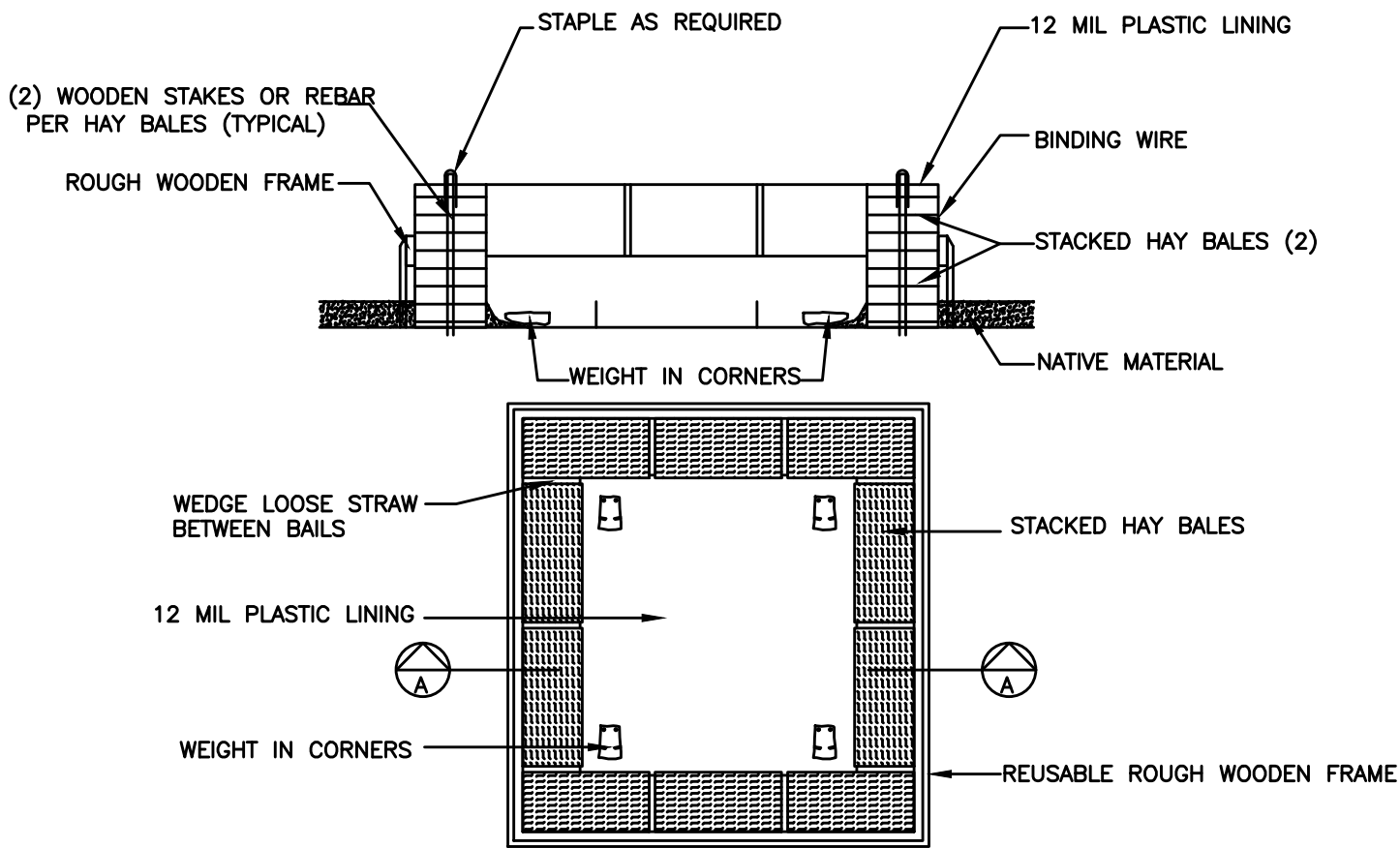
CALIFORNIA

APN: 022-05-054

SANTA CLARA COUNTY

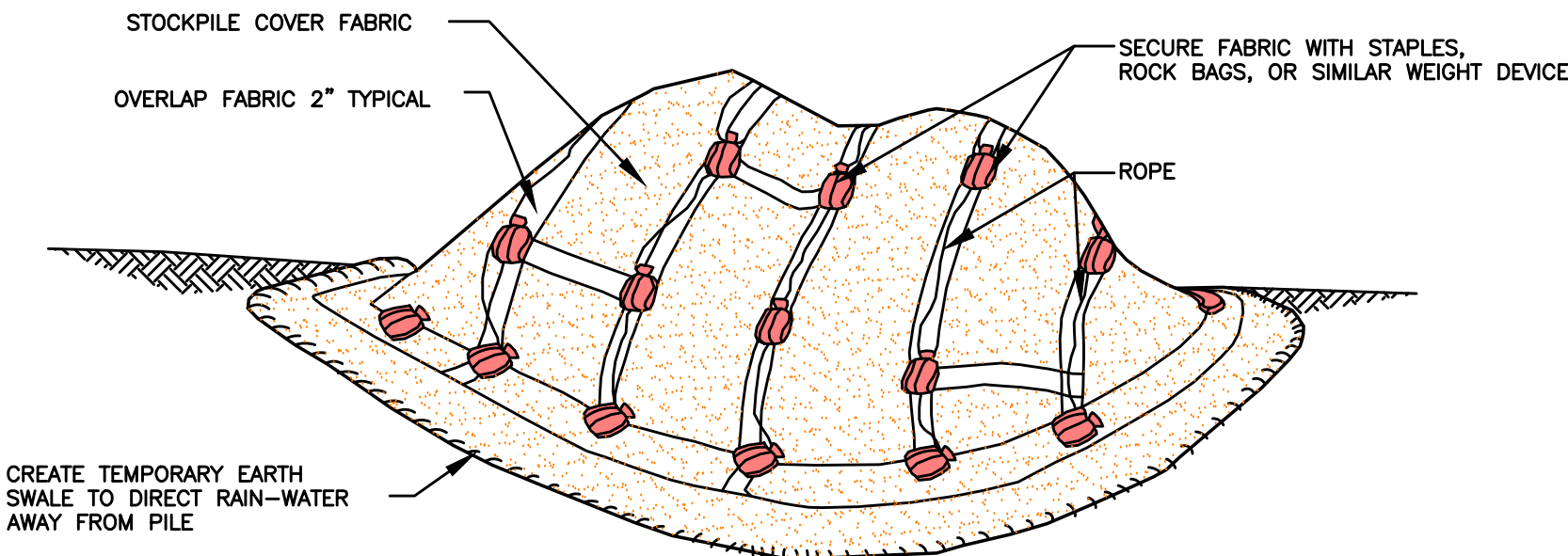
SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT AND MAINTAIN TEMPORARY CHAIN LINK FENCE AT THE SITE PERIMETER.
3. CONSTRUCT FIBER ROLLS ON THE SITE PERIMETER.
4. PROVIDE WATER ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)

NTS

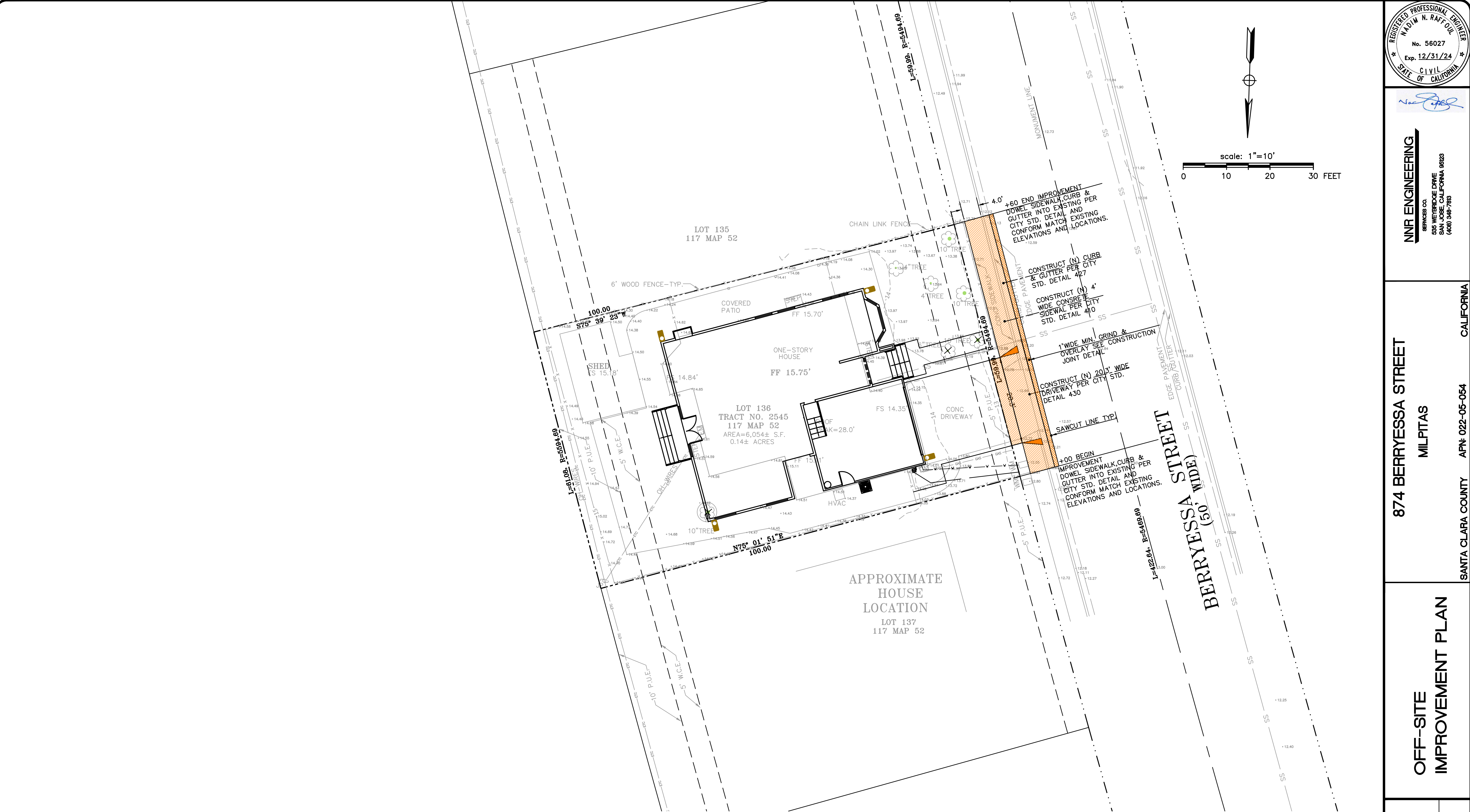


TEMPORARY COVER ON STOCK PILE

NTS

C-3

OF 3 SHEETS



GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



NNR ENGINEERING

SERVICES CO.
535 WEYBROOK DRIVE
SAN JOSE, CALIFORNIA 95023
(408) 948-7915

874 BERRYESSA STREET

MILPITAS

SANTA CLARA COUNTY APN: 022-05-054

CALIFORNIA

**OFF-SITE
IMPROVEMENT PLAN**

REVISIONS DATE

JOB NO:

DATE: 7-14-2023

SCALE: 1"=10'

DRAWN BY: NR

SHEET NO:

CO-1

OF 1 SHEETS



N. DIM N. RAFF OUL

555 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 946-7893

874 BERRYESSA STREET

MILPITAS

SANTA CLARA COUNTY APN: 022-05-054

CITY STANDARD
DETAILS

REVISIONS DATE

JOB NO:

DATE: 7-14-2023

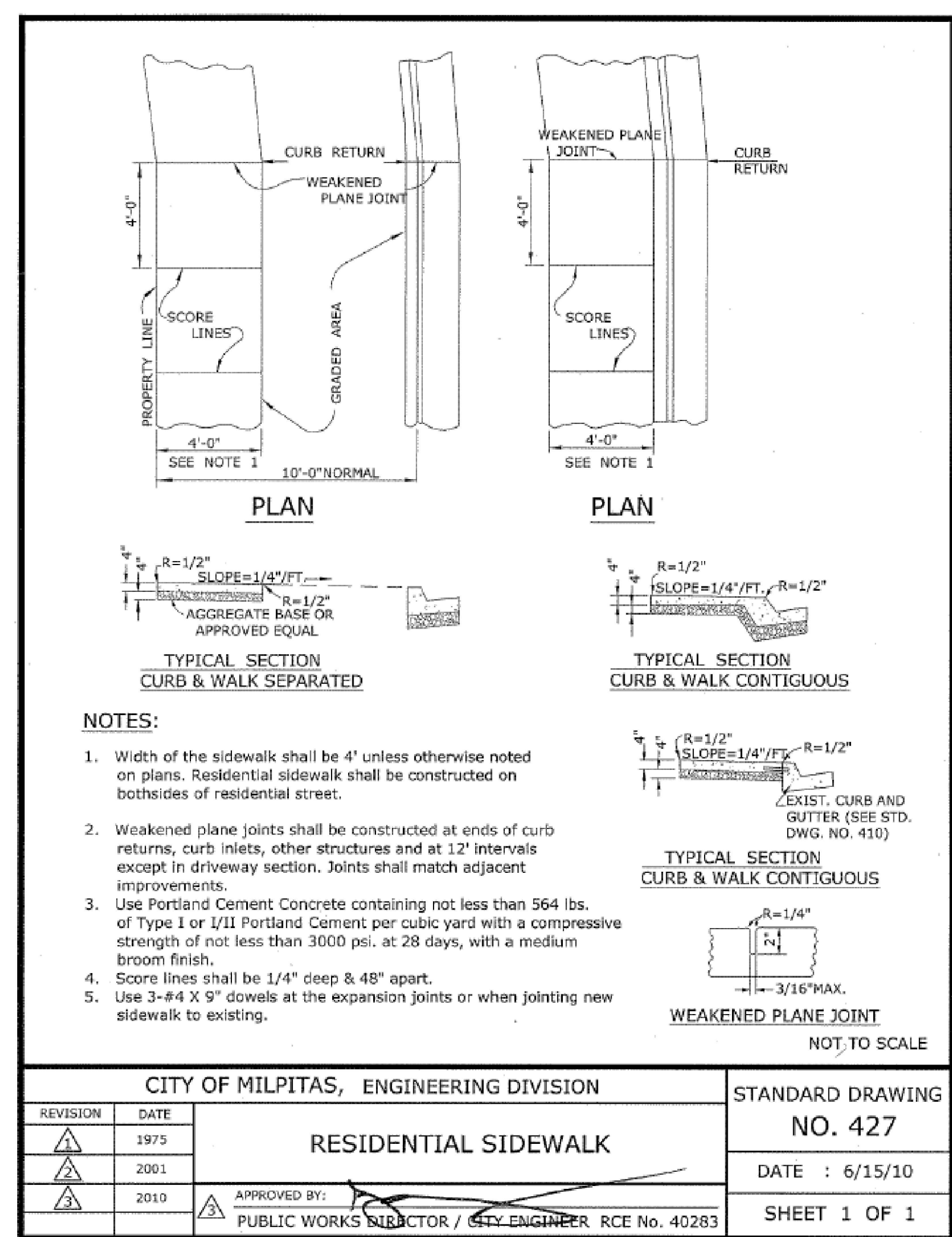
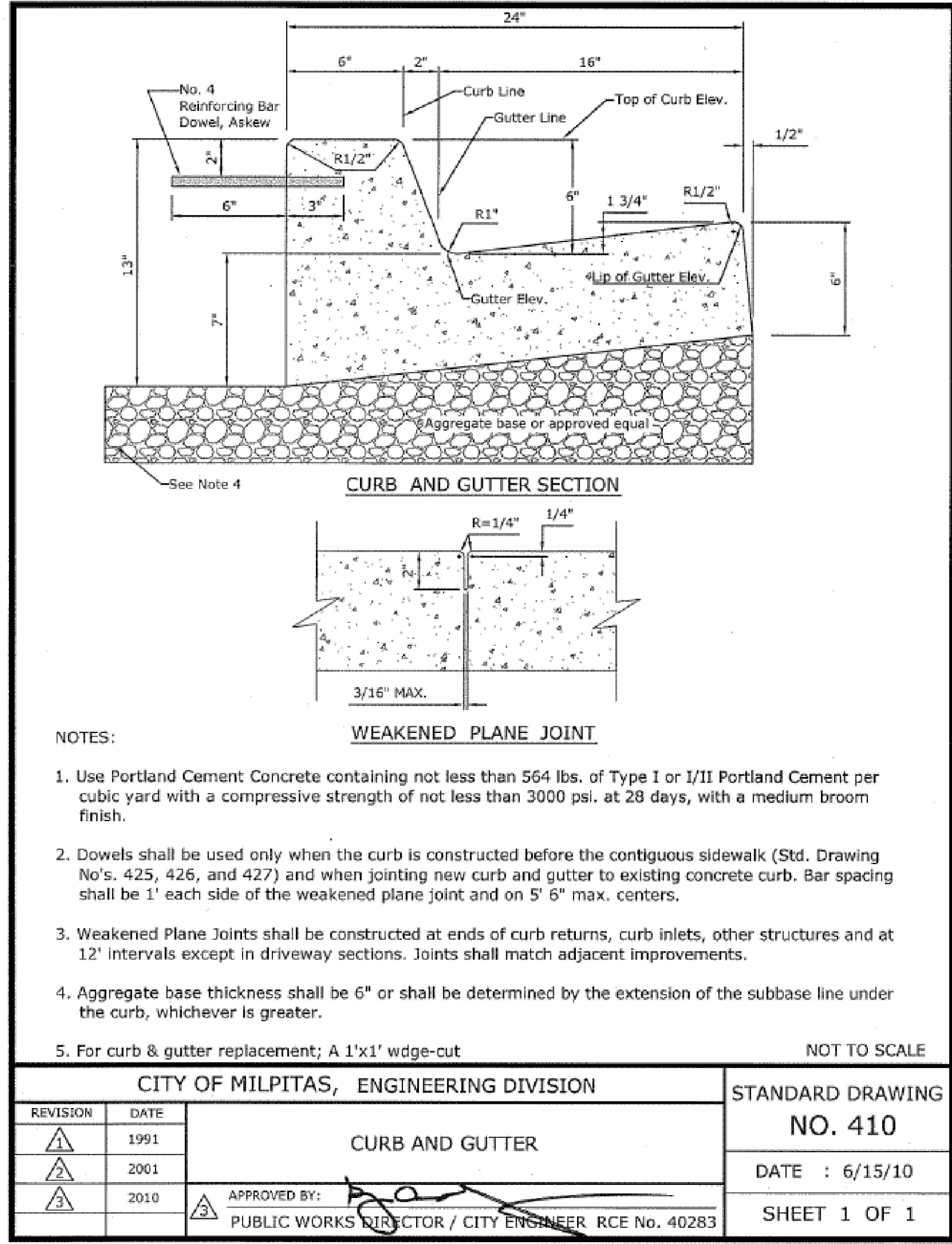
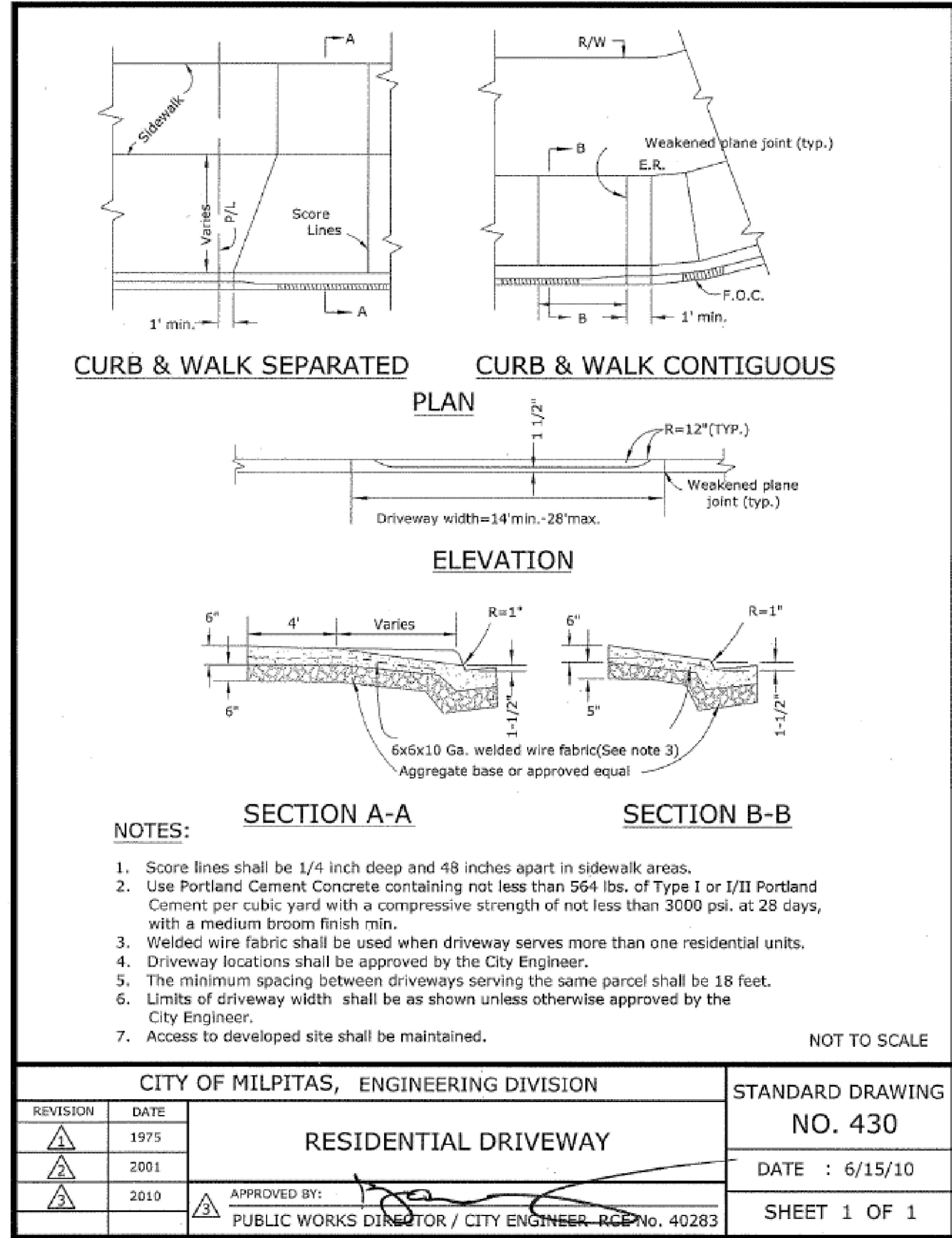
SCALE: N.T.S.

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SHEET NO:

CO-2

OF 2 SHEETS



SYMBOLS AND LEGEND

SYMBOLS	ABBR.	DESCRIPTION
— S OR W	S OR W	SOIL OR WASTE PIPE ABOVE FLOOR
— — — S OR W	S OR W	SOIL OR WASTE PIPE BELOW FLOOR OR GRADE
— SS —	SS	SITE SANITARY SEWER
----- SD	SD	STORM DRAIN PIPE ABOVE FLOOR
----- SD	SD	STORM DRAIN PIPE BELOW FLOOR OR GRADE
----- V	V	VENT
— — — CW	CW	COLD WATER
— — — HW	HW	HOT WATER (120°F)
— — — HWR	HWR	HOT WATER RETURN
— GAS —	G	NATURAL GAS (8"W.C.)
		AUTOMATIC GAS SHUT OFF VALVE
	CV	COCK VALVE
	BV	BALL VALVE
	HB	HOSE BIBB
	TPRV	PRESSURE AND TEMPERATURE RELIEF VALVE
	PRV	PRESSURE REDUCING VALVE
	PG	PRESSURE GAUGE W/ISOLATION VALVE
	WHA	WATER HAMMER
— IW —	IW	INDIRECT WASTE
— ID —	ID	INDIRECT DRAIN
	FS	FLOOR SINK
— D —	D	DRAIN LINE
	FD	FLOOR DRAIN
////////		EXISTING PIPE TO BE REMOVED
	FCO WCO	FLOOR CLEANOUT OR WALL CLEANOUT
	POC	POINT OF CONNECTIONS
	CHV	CHECK VALVE
— WH —	WH	WATER HEATER
— W/ —	W/	WITH
— AP —	AP	ACCESS PANEL
— CLG —	CLG	CEILING DOWN
— DN —	DN	DOWN
— GC —	GC	GAS COCK
— VTR —	VTR	VENT THRU ROOF
(E)	(E)	EXISTING
(N)	(N)	NEW
— POC —	POC	POINT OF CONNECTIONS
— OD —	OD	OVERFLOW DRAIN
— AFF —	AFF	ABOVE FINISHED FLOOR

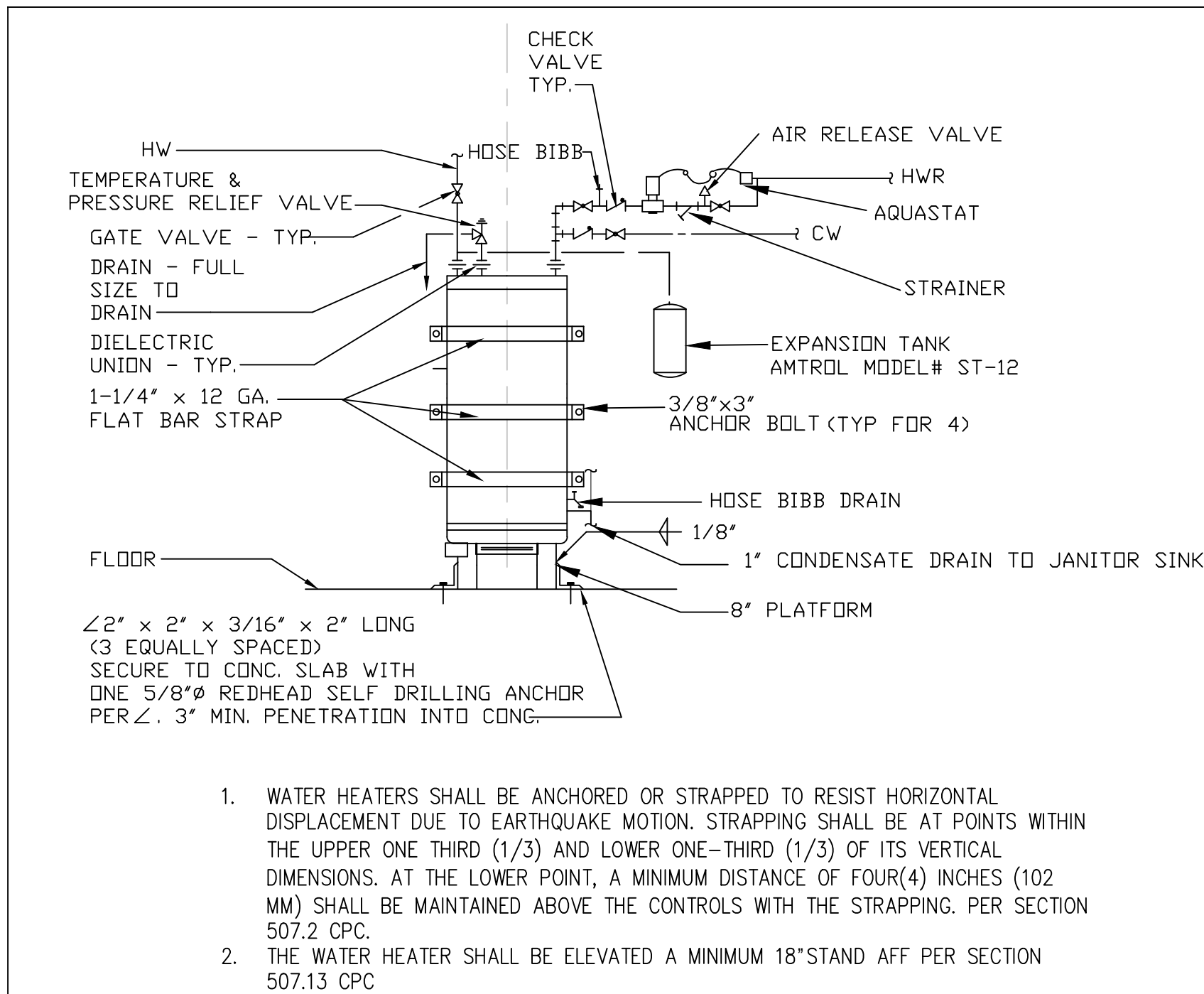
NOTES:
— PROVIDE ISOLATION VALVE FOR EACH WATER CONNECTION TO FIXTURES.

WATER HAMMER ARRESTER SCHEDULE

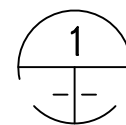
MARK	MAKE	MODEL No.	TYPE	FIXTURE UNIT RANGE	I.P.S.	REMARKS
WHA-1	J.R. SMITH	5050	HYDROTROL	1-11	3/4"	INSTALLED IN UPRIGHT POSITION AT EVERY TOILETS, KITCHEN, ETC. FIXTURE CONNECTION ON HOT AND COLD WATER PIPES.
WHA-2	"	5010	"	12-32	1"	
WHA-3	"	5020	"	33-60	1"	

NOTES:

PROVIDE WATER HAMMER ARRESTER FOR EACH WATER CONNECTION TO SANITARY FIXTURES, KITCHEN EQUIPMENT AND KITCHEN FIXTURES.



- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR(4) INCHES (102 MM) SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. PER SECTION 507.2 CPC.
- THE WATER HEATER SHALL BE ELEVATED A MINIMUM 18" STAND AFF PER SECTION 507.13 CPC



HEAT PUMP WATER HEATER PIPING DETAIL

SCALE: NO SCALE

ELECTRIC HEAT PUMP WATER HEATER

SYMBOL	MANUFACTURER	MODEL	MINIMUM STORAGE GALLONS	MINIMUM RECOVERY GPH 100°F RISE	MAXIMUM WORKING PRESS	TYPE	INPUT KW	ELECTRICAL			REMARKS
								VOLT	PHASE	AMP	
WH	A.O. SMITH	HPTU-80CTA	80	55	150 Psi	ELECTRIC	4.5KW	208	1	30	H=69" DIAM.=27"Ø

EXTERNAL INSULATION

- REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILS AND CONTRACT REQUIREMENTS. COMPLY WITH THE LATEST ADDITIONS, UNLESS OTHERWISE NOTED, OF ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS, THE CODES, REGULATIONS AND STANDARDS THOSE REFERENCED IN THE SPECIFICATIONS, AND THE FOLLOWING CODES STANDARDS AND REGULATIONS:

TITLE 24, 2019 CBC
TITLE 24, 2019 CEC
TITLE 24, 2019 CMC
TITLE 24, 2019 CPC
TITLE 24, 2019 CFC
TITLE 19
CAL/OSHA
ANSI/ASME B31.1

IBC 2018, INCLUDING 2019 STATE OF CALIFORNIA AMENDMENTS
NEC 2018, INCLUDING 2019 STATE OF CALIFORNIA AMENDMENTS
UMC 2018, INCLUDING 2019 STATE OF CALIFORNIA AMENDMENTS
UPC 2018, INCLUDING 2019 STATE OF CALIFORNIA AMENDMENTS
IFC 2018, INCLUDING 2019 STATE OF CALIFORNIA AMENDMENTS
PUBLIC SAFETY DIVISION I, STATE FIRE MARSHAL REGULATIONS
CODES, STANDARDS AND REGULATIONS
POWER PIPING CODE

- THE MECHANICAL CONTRACTOR SHALL VERIFY ALL SECTIONS AND ELEVATIONS OF EXISTING DRAINS TO INSTALLATION.
- MECHANICAL CONTRACTOR MAY USE ONE SIZE LARGER PIPE WHEN PIPE SIZE SHOWN IS NOT AVAILABLE. IF CONTRACTOR CHOOSES TO INCREASE PIPE SIZE, THE VALVES AND FITTING SIZES MUST ALSO BE INCREASED.
- MECHANICAL CONTRACTOR TO REMOVE ALL LEFT OVER SCRAPS, ETC. (IF ANY) AND LEAVE PREMISES CLEAN AND FREE OF ANY TRASH OR DEBRIS DUE TO HIS WORK.
- MECHANICAL CONTRACTOR IS TO REPORT TO THE OWNER ANY OBSERVATIONS OR CONDITIONS WHICH ARE DISCOVERED IN THE BUILDING WHICH WOULD PREVENT THE CORRECT INSTALLATION OF THE SYSTEM.
- EXAMINE THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS WHICH MAY AFFECT THE WORK AS COVERED BY THIS SECTION OF THE WORK. FAILURE TO DO SO SHALL NOT LESSEN RESPONSIBILITY OR ENTITLE ADDITIONAL COMPENSATION FOR WORK NOT INCLUDED IN THE ESTIMATE.
- LAYOUT OF THE EQUIPMENT AND WORK IS GENERALLY DIAGRAMMATIC, UNLESS SPECIFICALLY DIMENSIONED. DRAWINGS AND DETAILS SHALL BE CHECKED FOR INTERFERENCE BEFORE INSTALLING THE WORK. ANY INTERFERENCE NOTED BETWEEN DIFFERENT DRAWINGS, AND BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION FOR A DECISION. THERE SHALL BE NO ADDITIONAL COMPENSATION FOR INTERFERING WORK THAT WAS PERFORMED PRIOR TO CHECKING INTERFERENCE AND FIELD CONDITIONS. THE RIGHT IS RESERVED TO MAKE ANY REASONABLE CHANGE IN LOCATION OF EQUIPMENT WITHOUT INVOLVING ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO THE BUILDING AND FACILITY CAUSED BY LEAKS IN ANY TEMPORARY OR PERMANENT PIPING SYSTEM CAUSED BY DISCONNECTED PIPES OR FITTINGS, OR BY OVERFLOW OR EQUIPMENT, OR LEAKS CAUSED BY THESE INSTALLATIONS.
- MANUFACTURER'S DIRECTIONS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- ALL OF THE WORK ARE NEW UNLESS OTHERWISE NOTED.
- VERIFY EXACT LOCATIONS AND POINTS OF CONNECTIONS BEFORE ENTERING BID. BID SHALL REFLECT ANY DIFFERENCES ENCOUNTERED IN FIELD. NO EXTRA COSTS WILL BE ACCEPTED SUBSEQUENT TO BID FOR DETERMINING THESE LOCATIONS.
- VERIFY INVERT ELEVATION OF EXISTING SEWER TO WHICH NEW BUILDING WASTE LINE IS TO BE CONNECTED AND NOTIFY OWNER OF ANY DISCREPANCIES BEFORE MAKING UP OR INSTALLATION OF NEW WASTE SYSTEM.
- CONNECTIONS TO EXISTING WORK SHALL BE CHECKED BEFORE STARTING THE WORK.
- SEWER MATERIAL SHALL BE SCHEDULE 40 ABS PIPE AND INSTALLED PER APPLICABLE CODES AND STANDARDS.
- DRAINAGE PIPING SHALL BE SLOPED AT 1/4" PER FOOT. OBTAIN CITY APPROVAL FOR PIPE SLOPE LESS THAN 1/4" PER FOOT.
- MINIMUM VENT SIZE SHALL BE AS PER CODE.
- PROVIDE CLEAN-OUT WITHIN 2' OF THE BUILDING FOUNDATION ON THE EXTERIOR OF THE BUILDING.
- PROVIDE ALL CLEAN-OUTS TO BE EXTENDED TO THE EXTERIOR WHEN LOCATED MORE THAN 5' FROM THE CRAWL HOLE.
- STRIP DRAINS ARE INSTALLED FOR SHOWERS, PROVIDE AN IAMPO (INTERNATIONAL ASSOCIATION OF MECHANICAL AND PLUMBING OFFICIALS) NUMBER FOR THE SHOWER DRAIN SYSTEM.
- ALL PROPOSED HOSE BIBS TO HAVE NON-REMOVABLE BACKFLOW DEVICE.
- PROVIDE A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVES FOR ALL TUB/SHOWERS AND BATHTUBS & WHIRLPOOL TUBS PER SECTIONS 408.3 AND 409 CPC.
- PROVIDE WATER PIPING AND COOLING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY, PIPING SHALL BE INSULATED TO THE THICKNESS AS FOLLOWS PER 150.0 (J) CEC:
 - ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WHETHER BURIED OR UNBURIED, MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE SELECTED BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS IN TABLE 120.3A
 - THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES FROM THE STORAGE TANK.
 - ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH (19 MILLIMETER) OR LARGER.
 - ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RETICULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
 - ALL HOT WATER PIPING FROM THE HEAT SOURCE TO THE KITCHEN FIXTURES.
- PROVIDE THE FIRST HOUR RATING OF THE WATER TO PROVIDE A MINIMUM OF 74 GALLONS PER TABLE 501.1 (2) CPC.
- CLOTHING AND DISH WASHING MACHINES SHALL BE FITTED WITH WATER HAMMER ARRESTORS

DRAWING LIST

- 1- P0-1 SYMBOLS, LEGENDS & GENERAL NOTES
2- P1-1 SITE PLAN-PLUMBING
2- P2-1 PLUMBING CALCULATIONS

WATER BRANCH PIPE SIZE SCHEDULE

HW OR CW PIPE SIZE	WITH FLUSH VALVE		WITHOUT FLUSH VALVE		REMARKS
	MAX. F.U.	GPM	MAX. F.U.	GPM	
1/2"	—	—	2	4	
3/4"	—	—	10	9	
1"	5	15	20	15	
1-1/4"	10	22	30	22	
1-1/2"	15	30	55	30	
2"	60	55	150	55	
2-1/2"	170	85	300	85	

NOTES:

- CW & HW BRANCH PIPES SERVING GROUP OF FIXTURES SHALL BE SIZED AS SCHEDULED UNLESS OTHERWISE NOTED ON PLANS.
- SIZE OF BRANCH MAIN SERVING EACH GROUP OF FIXTURES SHALL BE AS NOTED ON PLANS.

I & A ENGINEERING

1610 BLOSSOM HILL ROAD, SUITE "6A"
SAN JOSE, CALIFORNIA 95124
TEL: (408) 268-9337
FAX: (408) 268-1135



DRAWINGS NOT FOR CONSTRUCTION UNTIL
STAMPED AND COPY BY BUILDING DEPARTMENT.
ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE ORIGINAL AND
UNPUBLISHED WORK OF THE ENGINEER AND
MAY NOT BE DUPLICATED, USED, OR DISCLOSED
WITHOUT WRITTEN CONSENT OF THE ENGINEER.

874 BERRYESSA ST.
MILPITAS, CA 95035

PROJECT: NEW SINGLE FAMILY HOME

DRAWING TITLE: SYMBOLS, LEGENDS, AND GENERAL NOTES

PROJECT:

DRAWING TITLE:

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

JOB NO.: 23-116

CAD FILE:

DSGN'D BY: I. R.

DRAWN BY: H. N.

CHK'D BY: I. R.

APP'D BY: I. R.

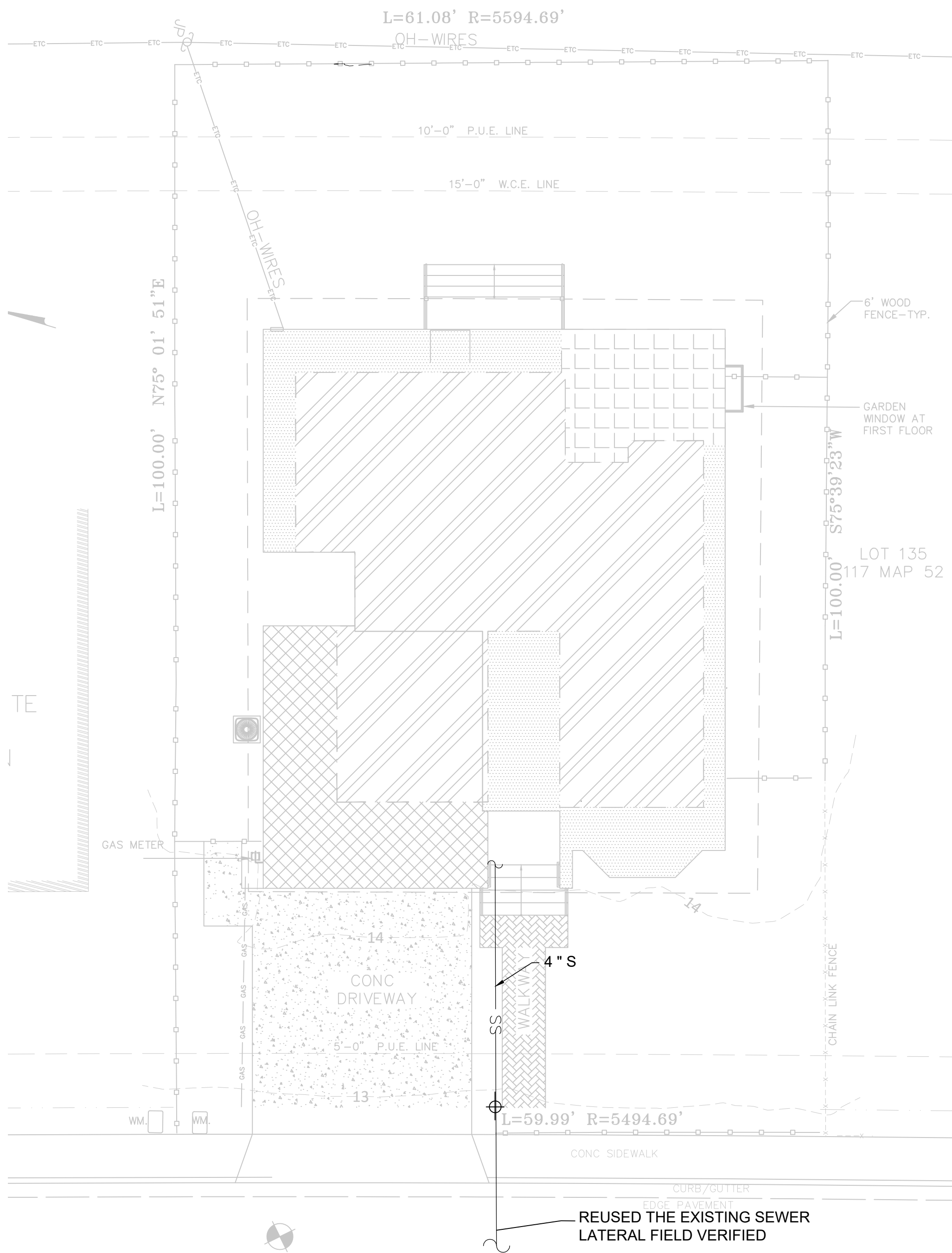
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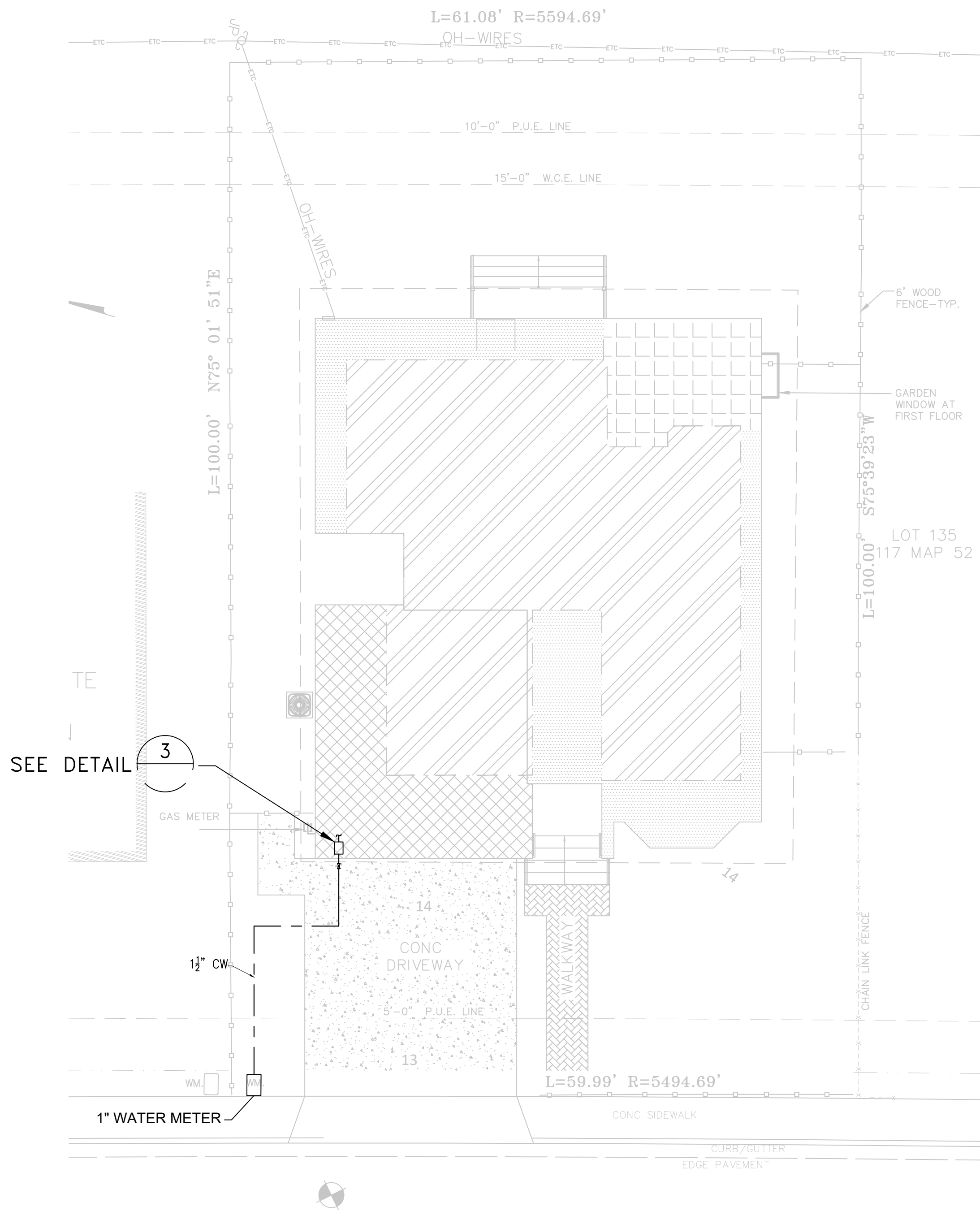
P0-1

SHEET * OF *



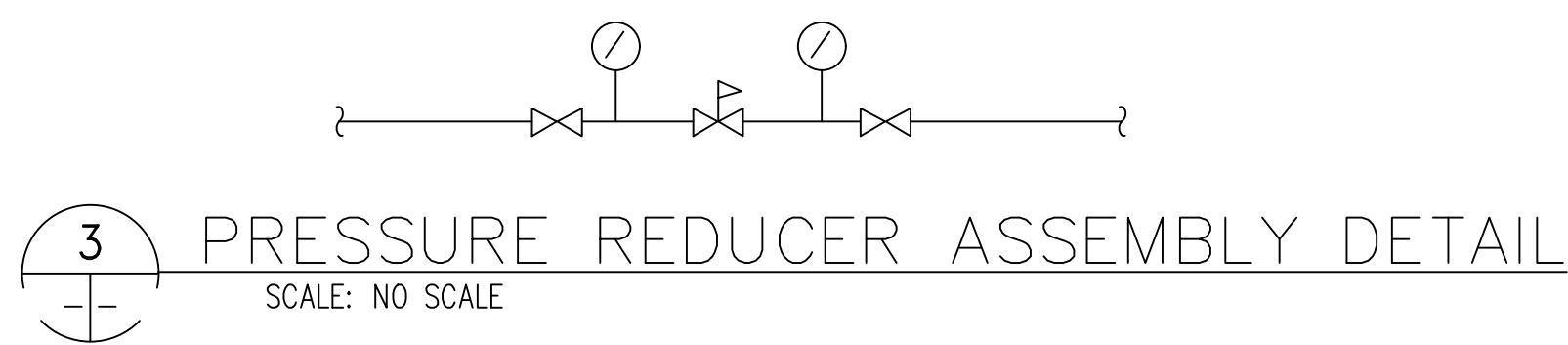
BERRYESSA STREET
(50' WIDE)

1 SITE PLAN-MAIN SEWER PIPING
SCALE: 1/8" = 1'-0"



BERRYESSA STREET
(50' WIDE)

2 SITE PLAN-MAIN WATER PIPING
SCALE: 1/8" = 1'-0"



3 PRESSURE REDUCER ASSEMBLY DETAIL
SCALE: NO SCALE

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1610 BLOSSOM HILL ROAD, SUITE "6A"
SAN JOSE, CALIFORNIA 95124
TEL: (408) 268-9337
FAX: (408) 268-1135



DRAWINGS NOT FOR CONSTRUCTION UNTIL
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874 BERRYESSA ST.
MILPITAS, CA 95035

PROJECT: NEW SINGLE FAMILY HOME

DRAWING TITLE: SITE PLAN
MAIN SEWER PIPING

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JOB NO.: 23-116

CAD FILE:

DSGN'D BY: I. R. DRAWN BY: H. N.

CHK'D BY: I. R. APP'D BY: I. R.

DATE: 05/30/23 SCALE: AS NOTED

DRAWING NO.:

P1-1

SHEET * OF *

I & A ENGINEERING

PLUMBING CALCULATION

PROJECT: 874 BERRYESSA ST MILPITAS

Building type: RESIDENTIAL - TOTAL

				WATER PIPE SIZE								140 DEG. HOT WATER HEATER			SOIL			
				FIXTURE UNIT WEIGHT				TOTAL FU DEMAND										
				PUBLIC		PRIVATE		TOTAL				GPH		GPH		FU PER UNIT	FU PER UNIT	TOTAL FIXT. UNIT
				FIXT. UNITS	HW FU 75%	FIXT. UNITS	HW FU 75%	CW		HW		PER	TOTAL					
FIXTURE		No. PUB.	No. PRI.					PUB.	PR.	PUB.	PR.	FIXT.	PUB.	PRI.				
WATER	FV			5	-	3	-	0	0	-	-	-	-	-	6	4	0	
CLOSET	FT		4	3	-	2.5	-	0	10	-	-	-	-	-	4	3	12	
URINAL	FV			4	-	-	-	0	0	-	-	-	-	-	2	2	0	
WALL/STALL	FT			2	-	2	-	0	0	-	-	-	-	-	2	2	0	
LAVATORY			6	1	0.75	1	0.75	0	6	0	4.5	2	0	12	2	2	12	
SINGLE COMPARTMENT SINK			1	1.5	1.125	1	0.75	0	1	0	0.8	10	0	10	2	2	2	
DOUBLE COMPARTMENT SINK			1	1.5	1.125	1	0.75	0	1	0	0.8	10	0	10	2	2	2	
THREE COMPARTMENT SINK				1.5	1.125	1	0.75	0	0	0	0	10	0	0	2	2	0	
INDUSTRIAL SINK				3	2.25	1.5	1.125	0	0	0	0	10	0	0			0	
JANITORS SINK				3	2.25	1.5	1.125	0	0	0	0	20	0	0	2	2	0	
DISH WASHING SINK				1.5	1.125	2	1.5	0	0	0	0	20	0	0	2	2	0	
MOP SINK				3	2.25	1.5	1.125	0	0	0	0	20	0	0	3		0	
DRINKING FOUNTAIN				0.5	0		0	0	0	-	0	0	0	0	1		0	
BATHTUB		1		4	3	4	3	0	4	0	3	20	0	20	2	2	2	
SHOWER (1 HEAD)		3		2	1.5	2	1.5	0	6	0	4.5	30	0	90	2	2	6	
LAVATORY WASHUP				2	1.5		0	0	0	0	0	20	0	0	2	2	0	
HOSE BIBB-FIRST				2.5	1.875	2.5	1.875	0	0	0	0		0	0			0	
HOSE BIBB-OTHERS				1	0.75	1	0.75	0	0	0	0		0	0			0	
LAUNDRY SINK				1.5	1.125	1.5	1.125	0	0	0	0	20	0	0	2	2	0	
					0		0	0	0	0	0		0	0			0	
					0		0	0	0	0	0		0	0			0	
					0		0	0	0	0	0		0	0			0	
BAR SINK				2	1.5	1	0.75	0	0	0	0	20	0	0	2	1	0	
COFFE/TEE STAND				2	0		0	0	0	0	0		0	0			0	
ICE MAKER				2	0		0	0	0	0	0		0	0	-		0	
DISHWASHER		1		1.5	1.125	1.5	1.125	0	1.5	0	1.1	15	0	15	2	2	2	
CLOTHES WASHER		1		4	3	4	3	0	4	0	3	20	0	20	3	3	3	
GREASE INTERCEPT					0		0	0	0	0	0	0	0	0			0	
DISPOSAL				2	1.5		0	0	0	0	0	0	0	0	2		0	
PEELER					0		0	0	0	0	0	0	0	0			0	
FLOOR DRAIN					0		0	0	0	0	0	0	0	0	3		0	
FLOOR SINK					0		0	0	0	0	0	0	0	0	4		0	
TOTAL		0	18													TOTAL		41

TOTAL FIXTURE UNITS
WATER DEMAND
HOSE BIBBS
SITE
GLASS WASHER
POOL
TOTAL WATER DEMAND
MAIN PIPE SIZE (in.):
HEAD LOSS (PSI/100')

	0	34	0	18
	33.5	17.625		
GPM	22	13		
GPM	0			
GPM	0			
GPM	0			
GPM	0			
GPM	22	13		
GPH	177			
1.5"				
5.3				

0	177
---	-----

TOTAL SOIL FU	41
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CALCULATION BASED ON CPC -2022. TABLE H2.1

HOT WATER HEATER

TOTAL WATER HEATER	DISHWASHER	TOTAL
GPH	GPH	GPH
177 0.4	0	70.8

TOTAL WATER STORAGE	DISHWASHER	TOTAL
GAL	GAL	GAL
71 1	0	70.8

CW IN OUT	HWH	HWH
DEG. EG. F	BTU/H	KW
60 130	41134.8	12

COLD AND HOT WATER PIPE CALCULATION

	HORIZ. FEET	VERT. FEET		
1- PIPE MAXIMUM LENGTH	90	18	108	FEET
FITTING 25%			27	FEET
TOTAL			135	FEET
2- AVAILABLE MIN. MAX.			45	PSI
			45	PSI
3- TOTAL FIXTURE UNITS			33.5	FU
GPM			22	
OTHER GPM				
TOTAL GPM			22	GPM
4- METER SIZE			1"	INCH
5- LOSSES:				
PRESSURE DROP THRU METER			5	PSI
HEIGHT LOSS			7.826087	PSI
RESIDUAL PRESSURE			25	PSI
OTHER LOSSES				PSI
TOTAL LOSSES			37.826087	PSI
6- AVAILABLE PRESSURE				
TOTAL			7.173913	PSI
PRESSURE DROP PER 100'			5.3	PSI

WATER PIPE SIZE INCH	GPM	FLUSH TANK FU
1/2	1.8	1
3/4	4.8	6
1	9	12
1-1/4	18	26
1-1/2	26	44
2	55	151

I & A ENGINEERING

1610 BLOSSOM HILL ROAD, SUITE "B"
SAN JOSE, CALIFORNIA 95124
TEL: (408) 268-9337
FAX: (408) 268-1135



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874 BERRYESSA ST.
MILPITAS, CA 95035

NEW SINGLE FAMILY HOME

PLUMBING CALCULATIONS

PROJECT:

DRAWING TITLE:

REV	DATE	DESCRIPTION
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△		
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△		
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JOB NO.: 23-116

CAD FILE:

DSGN'D BY: DRAWN BY:

I. R. H. N.

CHK'D BY: APP'D BY:

I. R. I. R.

DATE: SCALE:

05/30/23 AS NOTED

DRAWING NO.:

P2-1

SHEET _ OF _



CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CA 95035-5479
GENERAL INFORMATION: 408-586-3279 www.ci.milpitas.ca.gov

December 7, 2023

Mike Ma
569 Clyde Ave Unit 520
MOUNTAIN VIEW CA 94043

The scope of work includes adding exterior lights and replacing all exterior doors, windows, and façade improvements.

Re: MINOR SDP – P-MS23-0178 – 1500 COUNTRY CLUB DRIVE, MILPITAS, CA, 95035 – APN: 2606030

Dear Mike Ma,

This letter serves as Planning approval of application **P-MS23-0178**, a request to replace exterior doors, windows and façade for the existing Bay View Golf Club located at 1500 Country Club Drive.

The project site is currently developed with a golf course and a small number of accessory buildings, including a 5,841 square-foot clubhouse. Previous Planning records on file for this address include permits for a new accessory structure (SA2001-83) and the expansion of water pump houses (SA2002-87) at the project site. The site is known as the Bay View Golf Club.

The proposed Minor Site Development will not change the current use, but consists of exterior and interior non-structural improvements primarily including the following:

1. Add exterior lights and stone veneer to the existing columns.
2. Replace all exterior windows and doors.
3. Replace existing brick veneer with a combination of new stone veneer and cement plaster.
4. Open the existing T-bar ceiling in the dining and lounge areas with newly exposed ducts and interior light fixtures.
5. Remodel existing restrooms for ADA compliance.

The existing clubhouse is located just south of Country Club Drive, with access from a private parking lot. The proposed window, door, and façade treatments visually relate to the architectural design and details of the property and its buildings. All windows in the clubhouse structure will be replaced with dark bronze aluminum-frame windows, which will complement the building. The floor plan of the clubhouse will not change with the removal and replacement of eight interior wood doors. A new, warm-toned stone veneer will also be installed on a portion of the north elevation façade and chimney, which will complement the new stone veneer bases on the existing columns throughout the exterior of the building. The doors and windows were designed with an emphasis on simplicity, form, and material, and would work to beautify the existing site. New exterior light sconces will also be installed on the existing columns located on all four elevations. Per [MMC Sec. XI-10-45.15 \(Outdoor Lighting\)](#), the proposed lighting should use the minimum wattage lights which will safely illuminate the area and be shielded so as not to be directly visible off-site.

The proposed exterior modifications will not increase building square footage, intensify parking requirements, nor encroach on existing easements or obstruct pedestrian circulation.

Table 1: Adjacent Property Zoning Designations

Parcel Location	Zone
North	Hillside Combining District (R-1H)
South	Hillside Combining District (R-1H)
East	Hillside Combining District (R-1H)
West	Hillside Combining District (R-1H)

Per the City of Milpitas Zoning Ordinance Section XI-57.03 (J)(1) Site Development Permits and Minor Site Development Permits:

“Applications for Modification of or Amendment. Projects shall be developed in conformity with project approvals. If the applicant wishes to modify the project, as approved, the applicant shall submit revised plans and any other applicable information to the City for review by the Planning Department. The Planning Department staff shall make one of the following determinations regarding the request:

- 1. Insignificant Modifications. If the Planning Department determines that the modifications are minor, the modifications may be approved administratively.”*

The Planning Department has reviewed P-MS23-0178, and the changes have been determined to be suitable to be insignificant and may be approved administratively. As such, **application P-MS23-0178 is hereby deemed approved.**

Please note that any deviation from the approved submittal shall require the owner or designee to 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 prior to the issuance of any building permits for the project.

The next step in the process is to submit working drawings or construction plans to the Building Department for plan checking. Please contact that Department (408) 586-3240 for further information.

If you have any questions pertaining to this matter, please give me a call at (408) 586-3287. Thank you for participating in the City's planning review process.

Sincerely,

Randy Baez
Associate Planner

Encl: Conditions of Approval
Exhibit A: Approved Plan Set dated 7/3/23

CONDITIONS OF APPROVAL

MINOR SDP – P-MS23-0178 – 1500 COUNTRY CLUB DRIVE, MILPITAS, CA, 95035 – APN:
2606030

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. Minor Site Development Permit No. P-MS23-0178 (“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 and a copy shall be provided to the Planning Department. **(P)**
2. 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.
3. 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.
4. 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 , without notice to you [, 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.
5. 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)**
6. Previous Approvals. Permittee shall abide by 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.

EXTERIOR AND INTERIOR IMPROVEMENTS
BAY VIEW COUNTRY CLUB
1500 COUNTRY CLUB DRIVE
MILPITAS, CA 95035



REVISIONS

GENERAL NOTES

1. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.
2. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE GENERAL CONTRACTOR.
3. BIDDERS SHALL MAKE KNOWN TO THE GENERAL CONTRACTOR ANY LIMITATIONS, EXCLUSIONS OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS NOTED, THEY WILL BE PRESUMED INCLUDED BY THE OWNER.
4. PERMITS: THE OWNER SHALL OBTAIN AND PAY FOR GENERAL CONSTRUCTION PERMIT(S) REQUIRED FOR THE WORK. PLUMBING, HVAC AND ELECTRICAL SUBCONTRACTORS SHALL OBTAIN AND PAY FOR PERMITS REQUIRED FOR THEIR RESPECTIVE WORK. DO NOT OPERATIONS UNTIL ALL SUCH AGENCIES HAVE BEEN NOTIFIED AND PERMITS HAVE BEEN ISSUED FOR THE CONSTRUCTION PROJECT.
5. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE GENERAL CONTRACTOR ALONE SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.
6. THE SUBCONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED IN WRITTEN FORM IMMEDIATELY TO THE GENERAL CONTRACTOR PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.
7. ANY INFORMATION REQUIRED BY THE SUBCONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED PRIOR TO BID OR COMMENCING ANY WORK.
8. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL BE COMPLETED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE GENERAL CONTRACTOR.
9. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND SUBCONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE OWNER. THE SUBCONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
10. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GOVERNMENT AND ANY OTHER APPLICABLE RULES. WORK SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE GENERAL CONTRACTOR.
11. THE SUBCONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE GENERAL CONTRACTOR. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.
12. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. REPORT ANY DISCREPANCIES TO THE GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.
13. CUTTING, CHASING, DRILLING, OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF POWER OR OTHER HEAVY EQUIPMENT SHALL BE PERMITTED ONLY IF IT WILL BE PERFORMED AFTER REGULAR BUSINESS HOURS ON AN OVERTIME BASIS UNLESS THE LANDLORD AND ANY AFFECTED TENANTS EXPRESSLY PERMIT IT IN WRITTEN FORM, TO BE OTHERWISE.
14. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE AS QUIETLY AND FREE OF VIBRATION AS POSSIBLE.
15. WHERE NEW ROOFING OR PENETRATIONS IN EXISTING ROOFING IS TO ADJOIN AND EXTEND EXISTING ROOFING, THE SUBCONTRACTORS SO INVOLVED SHALL EXERCISE ALL NECESSARY PRECAUTIONS TO MAINTAIN WATERTIGHTNESS AND AVOID DAMAGING THAT PORTION OF THE EXISTING ROOFING WHICH IS TO REMAIN, AND SHALL REPAIR ANY DAMAGE TO EXISTING ROOFING SHOULD ANY BE ENCOUNTERED WITHIN THE LIMITS OF THE RENOVATION WORK.
16. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AS REQUIRED BY LOCAL BUILDING CODES UPON APPROVAL OF SIGN LOCATIONS AND STYLES BY THE GENERAL CONTRACTOR.
17. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP AND MATERIALS FOR A PERIOD OF AT LEAST ONE(1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
18. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON WALLS AND CEILINGS MUST COMPLY WITH U.B.C. CHAPTER 42.
19. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF THE GENERAL CONTRACTOR.
20. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND ACCESSORIES AS NOTED ON THE DRAWINGS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
21. HEATING, VENTILATION AND AIR CONDITIONING: PROVIDE ALL LABOR, MATERIALS AND SERVICES FOR A COMPLETE OPERATING FORCED AIR HEATING, VENTILATING AND AIR CONDITIONING SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, REQUIREMENTS OF THE SERVING UTILITY AND FUNCTIONS SHOWN ON THE DRAWINGS.
22. ELECTRICAL: WORK SHALL CONSIST OF A COMPLETE WIRING SYSTEM INCLUDING METER LOG, PANELBOARD(S), OUTLETS, WALL SWITCHES AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, BELLS, APPLIANCES, FANS AND ALL ACCESSORIES ALL AS INDICATED ON THE DRAWINGS OR REQUIRED FOR THE COMPLETION OF THE WORK.
23. PLUMBING: WORK SHALL CONSIST OF A COMPLETE SYSTEM INCLUDING SERVICE CONNECTIONS, DRAIN-WASTE AND VENT LINES, HOT AND COLD WATER LINE, AND GAS LINES IF INDICATED ON THE DRAWINGS. ALL EXCAVATION AND BACKFILL REQUIRED, AND THE INSTALLATION OF ALL FIXTURES, WATER HEATERS AND APPLIANCES. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH AND ALL LOCAL CODES AND REGULATIONS.
24. ALL KITCHEN EQUIPMENT AND RETAIL SHELVES, CABINETS, AND MILLWORK ARE DESIGNED, BUILT, OR SUPPLIED BY OTHERS, U.O.N.
25. ALL EXTERIOR SIGNAGE REQUIRES A SEPARATE PERMIT.
26. PROVIDE APPROVED STREET ADDRESS/ SUITE NUMBER POSITIONED SUCH AS TO BE VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL CONTRAST WITH THEIR WITH A MINIMUM 6" HIGH CHARACTER WITH 3/4" STROKE RECOMMENDED. UFC 901.4.4.

CONSTRUCTION PLAN NOTES

1. THOROUGHLY EXAMINE THE JOB SITE AND REVIEW EXISTING CONDITIONS. NOTIFY THE GENERAL CONTRACTOR OF ANY CONFLICTS BETWEEN FIELD CONDITIONS AND DRAWINGS. ALLOW SUFFICIENT TIME FOR RESOLUTION WITHOUT DELAYING THE WORK.
2. TELECOMMUNICATIONS SYSTEMS INSTALLATION AND OTHER WORK NOT INCLUDED IN THIS CONTRACT WILL BE EXECUTED DURING THE CONTRACT TIME. MAKE PROVISIONS FOR N.I.C. ITEMS. COOPERATE WITH PERSONNEL AND PROVIDE ACCESS TO AREAS, SERVICES, ETC.
3. PROVIDE WORK AND MATERIALS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
4. CONFIRM APPROPRIATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS. NOTIFY THE GENERAL CONTRACTOR IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS.
5. MAINTAIN ALL BUILDING LIFE SAFETY, FIRE PROTECTION AND SECURITY SYSTEMS AT ALL TIMES.
6. REPORT ANY HAZARDOUS MATERIALS ENCOUNTERED TO THE OWNER.
7. IF ADJACENT SPACES ARE OCCUPIED, DO NOT ALLOW ADHESIVE ODOR OR OTHER FUMES TO ENTER H.V.A.C SYSTEM.
8. SUBMIT ONE REPRODUCIBLE AND ONE PRINT OF EACH SHOP DRAWING, STANDARD SHOP DRAWING OR SPECIFICATION IF AVAILABLE. INFORMATION IS CLEARLY IDENTIFIED AND DISTINGUISHED FROM NON-APPLICABLE INFORMATION.
9. ALL WORK SHALL BE PLUMB, SQUARE, LEVEL, TRUE IN PROPER ALIGNMENT, AND SECURELY FASTENED.
10. AS APPLICABLE, SECURELY ANCHOR ALL WORK, INCLUDING NOT-IN-CONTRACT ITEMS SUCH AS FILE CABINETS, ETC., TO ADJACENT STRUCTURE AND SCRIBE TO ADJACENT SURFACE AS APPLICABLE. VERIFY NOT-IN-CONTRACT ITEM INSTALLATION DATES AND COORDINATE AS REQUIRED.
11. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. REPAIR FIREPROOFING ON STRUCTURAL ELEMENTS, WHERE SLAB ON GRADE IS REMOVED, REPLACE ALL SUBSTRATE MATERIALS.
12. TAPE AND SAND SMOOTH WITH NO VISIBLE JOINTS EXISTING PARTITIONS AND OTHER VERTICAL AND HORIZONTAL SURFACES. AS APPLICABLE, U.O.N SURFACES ARE TO BE FREE OF IMPERFECTIONS AND MARKINGS SUBJECT TO BLEEDTHROUGH.
13. FINISH EXISTING SURFACES AS REQUIRED TO MATCH ADJACENT OR ADJUTING SURFACES.
14. LAY OUT PARTITIONS ON THE FLOOR FOR THE GENERAL CONTRACTOR'S REVIEW PRIOR TO FRAMING ANY WALL.
15. PARTITIONS ARE DIMENSIONED TO FINISHED FACE OF WALLS, U.O.N
16. CLEAR DIMENSIONS AS NOTED ARE NOT ADJUSTABLE.
17. DIMENSIONS TO EXTERIOR PERIMETER WINDOW WALL ARE TO FACE OF WALL BELOW SILL.
18. HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR, U.O.N
19. DIMENSIONS SHALL BE EXACT WITHIN 1/8" IN 10'-0" ALONG FULL HEIGHT AND LENGTH OF PARTITIONS.
20. VERIFY PARTITION THICKNESS FOR ITEMS SUCH AS PLUMBING, PANELS, CABINETS ETC. AND NOTIFY THE GENERAL CONTRACTOR OF ANY CONFLICTS.
21. MODIFY EXISTING COLUMN FURRING AS REQUIRED TO FIT PLAN. FURR COLUMNS AS REQUIRED TO PROVIDE ELECTRICAL JUNCTION BOXES TO PANEL SYSTEM FURNITURE.
22. DOORS WITHOUT SYMBOLS OR ANYTHING TO REMAIN.

DEMOLITION NOTES

1. CONTRACTOR TO CONFIRM WITH THE GENERAL CONTRACTOR BEFORE CONDUCTING ANY SUBSTANTIAL DEMOLITION WORK, INCLUDING CUTTING AND PATCHING
2. UNDER NO CIRCUMSTANCES SHALL WORK BE CONDUCTED WITH ANY WORK RELATED TO THE FOLLOWING WITHOUT PRIOR CONSULTATION WITH THE GENERAL CONTRACTOR AND MEETING SUBSEQUENT REQUIREMENTS OF THE CITY
 - A. STRUCTURAL STEEL
 - B. MISCELLANEOUS STRUCT. METALS, INCLUDING LINTELS, EQUIPMENT SUPPORTS, STAIR SYSTEMS AND SIMILAR CATEGORIES OF WORK
 - C. STRUCTURAL CONCRETE
 - D. FOUNDATION CONSTRUCTION
 - E. TIMBER & PRIMARY WOOD FRAMING
 - F. BEARING AND RETAINING WALLS
 - G. STRUCTURAL DECKING
3. OPERATIONAL AND SAFETY LIMITATIONS:

NO WORK SHALL BE DONE THAT WOULD RESULT IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR DECREASED SAFETY

POWER AND COMM. PLAN NOTES

1. VERIFY AND COORDINATE CONDUIT RUNS, GROUTING AND WIRING REQUIRED TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION.
2. TELECOMMUNICATIONS SYSTEMS CABLING AND TERMINATIONS WILL BE PROVIDED BY TENANT UNDER A SEPARATE CONTRACT. VERIFY OUTLET AND CONDUIT SIZES WITH VENDOR BEFORE INSTALLATION.
3. ALL ELECTRICAL DEVICES (SWITCHES, PLUGS, ETC.) TO BE THE SAME COLOR AS COVERPLATE U.O.N AND SHALL BE MOUNTED VERTICALLY U.O.N
4. COLOR OF ALL NEW AND EXISTING COVERPLATES TO BE WHITE. IF 50% OR MORE OF EXISTING OUTLETS ARE IVORY, THEN THE NEW SHALL MATCH EXISTING.
5. PROVIDE GROUND FAULT INTERRUPT CIRCUIT RECEPTACLES FOR OUTLETS ADJACENT TO SINKS AND AT OTHER WET AREAS.
6. PROVIDE OUTLET BOX WITH MUD RING AND PULL WIRE AT WALL MOUNTED VOICE AND DATA OUTLETS U.O.N
7. NEW ELECTRICAL VOICE AND DATA WALL OUTLETS SHALL BE MOUNTED 15" ABOVE SLAB, U.O.N. HEIGHT OF OUTLETS SHALL BE MEASURED TO THE CENTERLINE OF THE BOX.
8. ALL OUTLETS SHOWN BACK-TO-BACK IN PARTITIONS SHALL BE OFFSET THE MINIMUM DIMENSION REQUIRED (WITHOUT TOUCHING) TO AVOID BACK-TO-BACK INSTALLATION.
9. LOCATE WALL OUTLETS AT DIMENSION NOTED OR ON STUD WITHIN 12" OF SCALED DIMENSION IF NOT NOTED, WHERE GROUPED TOGETHER, INSTALL 6" CENTER TO CENTER.
10. HORIZONTAL DIMENSIONS ARE TO THE CENTERLINE OF SINGLE OUTLETS, AND TO THE MIDPOINT OF MULTIPLE ADJACENT OUTLETS.
11. LAYOUT FLOOR OUTLETS FOR GENERAL CONTRACTOR'S REVIEW BEFORE CORING. AVOID STRUCTURAL AND OTHER ELEMENTS. CHARGES TO CORRECT UNREVIEWED OUTLETS WILL NOT BE ACCEPTED.
12. A MINIMUM OF 2" CLEAR MUST BE MAINTAINED FOR FLOOR OUTLETS ADJACENT TO A WALL, U.O.N
13. WHERE FLOOR MONUMENTS ARE SHOWN NEXT TO EACH OTHER, THEY SHALL BE LOCATED AS CLOSE TOGETHER AS PRACTICAL.
14. ALIGN TOPS OF TRIMS WHERE MULTIPLE PANEL BOXES ARE EXPOSED.
15. PROVIDE POWER AND OTHER FITTINGS FOR APPLIANCES AND OTHER DEVICES AS REQUIRED FOR PROPER OPERATION, INCLUDING HARDWIRING AS NEEDED WITH PROPER DISCONNECT, EG. DISHWASHERS, WATER-HEATERS, HVAC UNITS, ETC.
16. VERIFY EQUIPMENT SPECIFICATIONS AND ELECTRICAL REQUIREMENTS FROM MANUFACTURER FOR PROPER FIT AND FUNCTION. VERIFY ALL EQUIPMENT MOUNTING REQUIREMENTS.
17. ARCHITECTURAL DRAWING DETERMINES LOCATION OF OUTLETS AND SUPERCEDES ALL OTHERS, U.O.N
18. AT RATED WALL SLEEVES ARE REQUIRED AT DATA, TELEPHONE AND POWER PENETRATIONS AND ALL PENETRATIONS SHALL BE FIREPROOFED.
19. PROVIDE J-BOX AND CONDUIT TO ABOVE CEILING FOR VOICE/ DATA CABLING IN FLOOR TO FLOOR PARTITIONS AND PARTITIONS WITH INSULATION.
20. ELECTRICAL SYSTEMS TO BE DESIGN-BUILD AND PROVIDED BY ELECTRICAL CONTRACTOR FOR THE TYPES OF LOADS INDICATED ON PLANS
21. ELECTRICAL CONTRACTOR TO INCLUDE ALL COSTS ASSOCIATED WITH (INCLUDING NECESSARY COORDINATION WITH P.G & E) , IN ORDER TO UPGRADE EXISTING POWER SOURCE TO BUILDING.
22. NO KG TYPE CABLE ALLOWED.
23. NO FLEXIBLE METAL CONDUIT ALLOWED IN LENGTHS LONGER THAN 5'-0".
24. ALL RECESSED LIGHT FIXTURES MUST BE TENTED IN ACCORDANCE WITH UNDERWRITE LABORATORIES AND CITY OF SAN MATEO REQUIREMENTS FOR 1 HOUR RATED ASSEMBLIES.

APPLICABLE CODES	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
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65	66
67	68
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71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

2022 CEC, CFG, CPG, CMG, CEG, CALIFORNIA ENERGY CODE AND CITY OF MILPITAS ORDINANCES

2022 CALIFORNIA BUILDING CODE (CBC);
2022 CALIFORNIA FIRE CODE (CFC);
2022 CALIFORNIA PLUMBING CODE (CPG);
2022 CALIFORNIA MECHANICAL CODE (CMG);
2022 CALIFORNIA ELECTRICAL CODE (CEG);
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES);
2022 CALIFORNIA GREEN BUILDING STANDARDS (CGBS)

SCOPE OF WORK

THIS SCOPE OF WORK UNDER THIS PERMIT APPLICATION INCLUDES BOTH EXTERIOR AND INTERIOR NON-STRUCTURAL IMPROVEMENTS. THERE IS NO CHANGES TO THE CURRENT USE. ALL SPACES AND THEIR FUNCTIONS REMAIN THE SAME AREAS.

1. ADDING EXTERIOR LIGHTS AND FURRING OUT THE COLUMNS.
2. REPLACE ALL EXTERIOR WINDOWS AND DOORS.
3. OPEN THE EXISTING T-BAR CEILING AT DINING AND LOUNGE AREAS WITH NEW EXPOSED DUCTS AND NEW LIGHT FIXTURES.
4. REMODEL EXISTING RESTROOMS FOR ADA COMPLIANCE.
5. NO WORK TO EXISTING KITCHEN AND BAR AREAS.

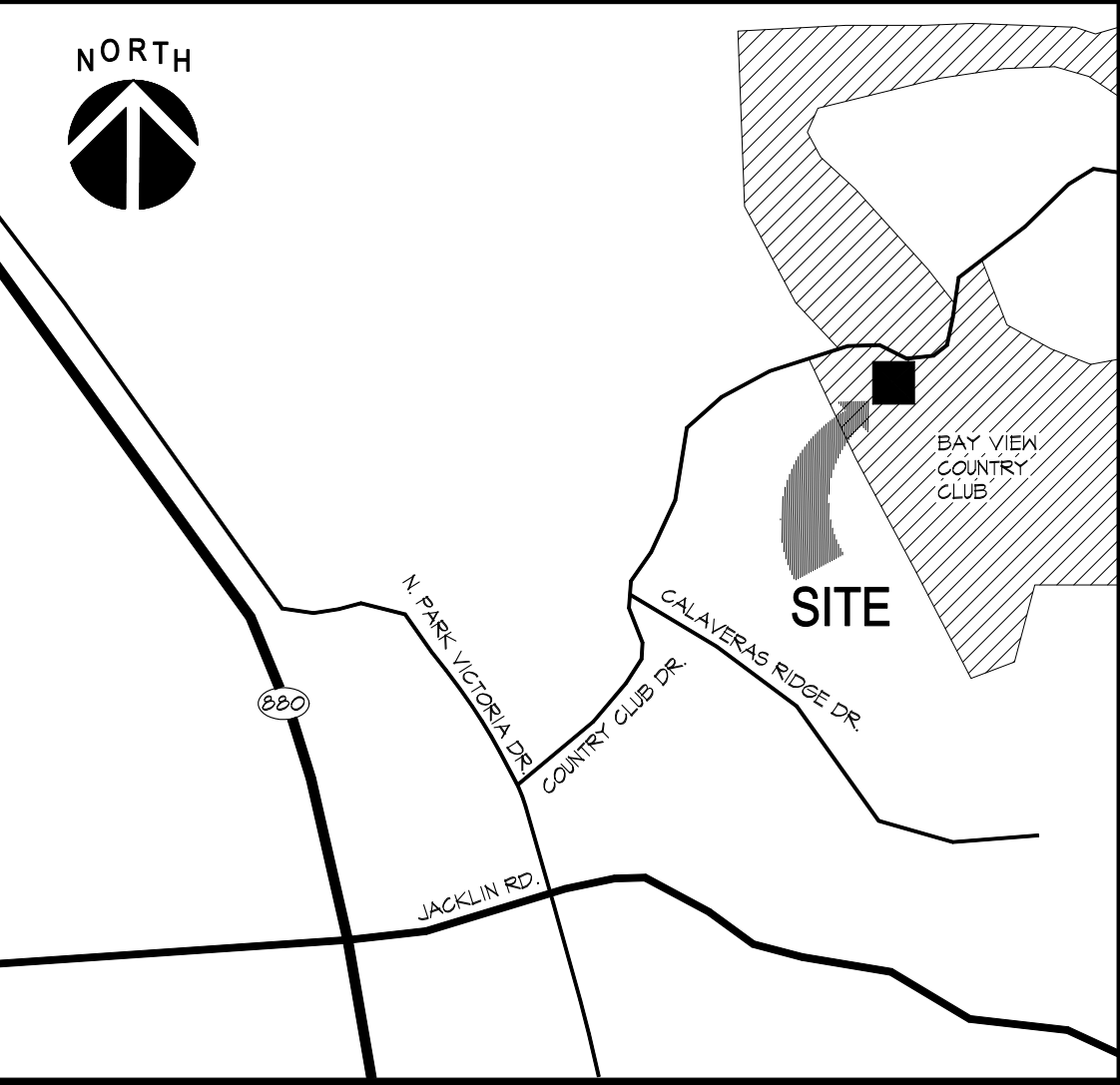
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DRAWING INDEX

ARCHITECTURAL MECHANICAL

- | | | |
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| A1.2 | | M1.2 |
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LOCATION MAP



PROJECT CONTACT

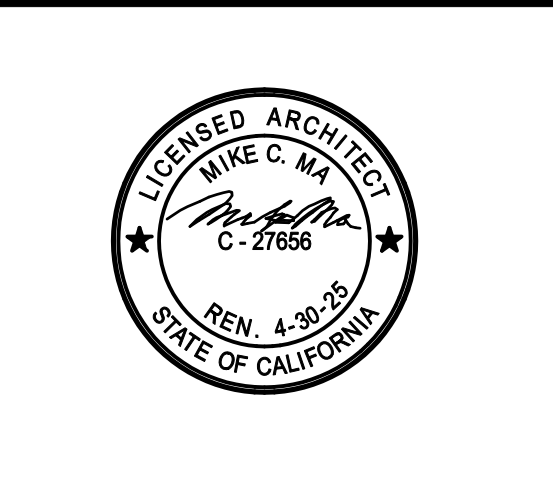
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BAY VIEW COUNTRY CLUB	MARCH DESIGN
1500 COUNTRY CLUB DRIVE MILPITAS, CA 95035	569 CLYDE AVENUE, UNIT 520 MOUNTAIN VIEW, CA 94043
(408) 497-5068 EMAIL: caddyw@gmail.com	(650) 302-1987 EMAIL: mma.ala@gmail.com
MEP ENGINEER:	SURVEYOR
MY ENGINEERING, INC.	WEC & ASSOCIATES
1543 N GARVEY AVE., NORTH, STE 210 WEST COVINA, CA 91790	2625 MIDDLEFIELD ROAD, #650 PALO ALTO, CA 94306
(626) 337-1965 EMAIL: jessica.yueh@myengineeringinc.com	(650) 823-6466 EMAIL: ed@weceng.com

OWNER:	ARCHITECT:
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PROJECT SUMMARY

APN:	022-38-024
BUILDING FLOOR AREA:	5841 S.F.
AREA OF WORK:	3120 S.F.
OCCUPANCY GROUP:	B/A-3
CONSTRUCTION TYPE:	V-B
STORIES:	1 STORY
FIRE SPRINKLERS:	NO
USAGE:	CLUB HOUSE/ RESTAURANT/ PRO SHOP
HAZARDOUS MATERIALS:	NONE IN THIS PERMIT

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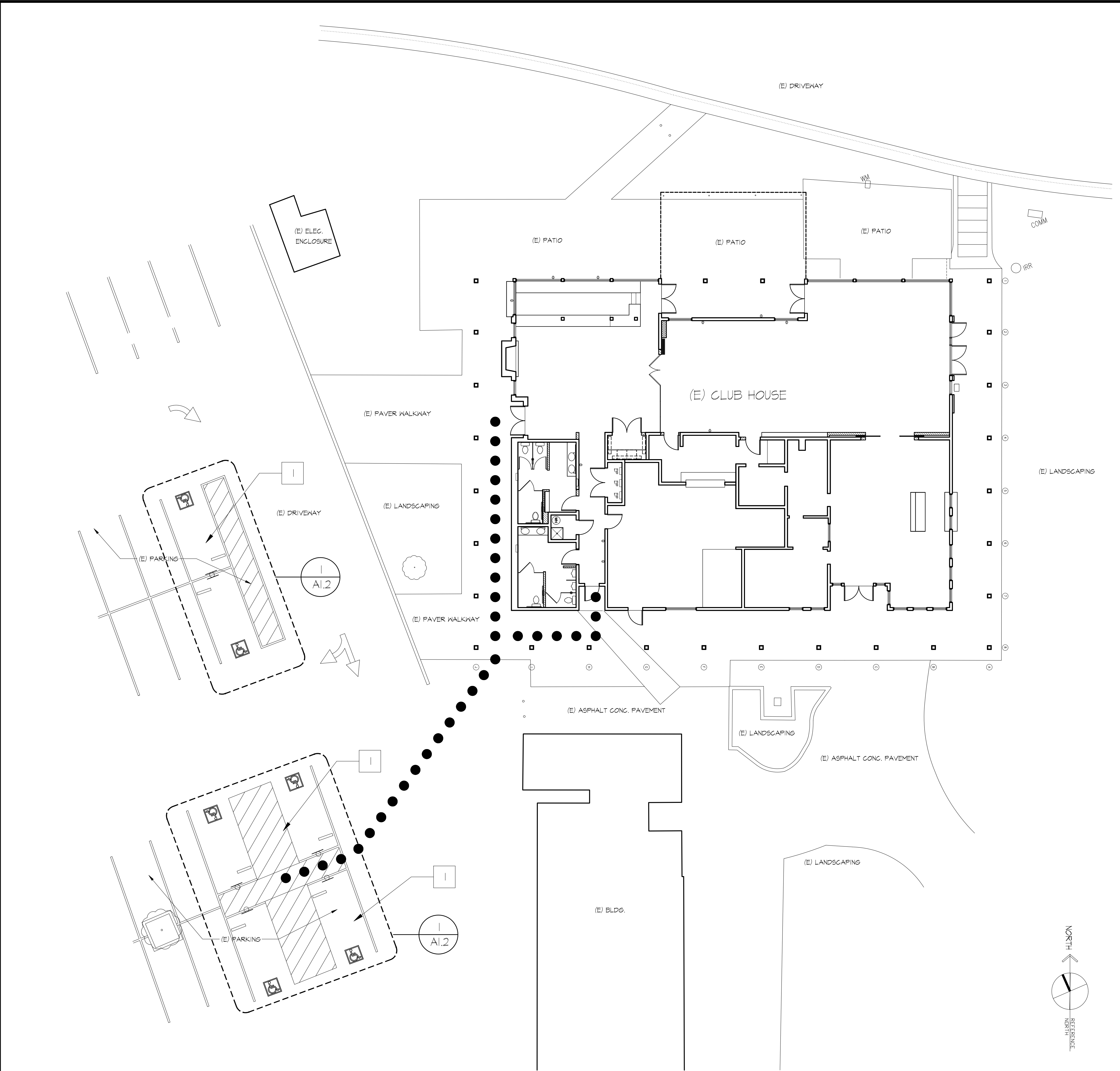
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RAWN MM

DB NO.

TITLE SHEET

A1.0



←.....

PATH OF TRAVEL FOR DISABLED FROM PARKING OR PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE. ACCESSIBLE PATH OF TRAVEL* IS A BARRIER FREE CONTINUOUSLY ACCESSIBLE PATH WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEEDING 1/4" VERTICAL MAXIMUM CROSS-SLOPE 2% TYPICAL. * PATH IS A MIN. 48" WIDTH AND SHALL HAVE RAMP AT ELEVATION CHANGES/ SLOPE EXCEEDING 5%.

(E) DISABLED ACCESSIBLE PARKING STALL

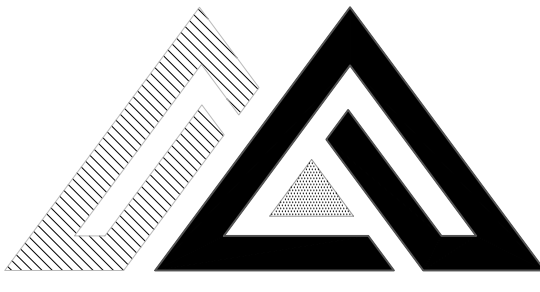
LEGEND

- 1 UPGRADE (E) ACCESSIBLE PARKING STALLS, INCLUDING SIGNS AND LOADING AREAS.

KEYNOTES

1 SITE PLAN (FOR REFERENCE ONLY; NO SITE WORK)

1/10" = 1'-0"



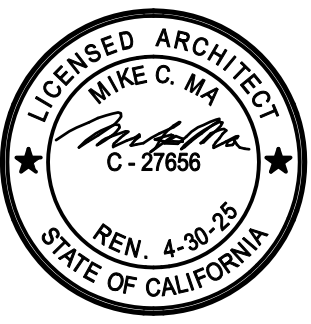
March
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

569 CLYDE AVENUE, UNIT 520
MOUNTAIN VIEW, CA 94043
650.302.1987
mike@march.design

REVISIONS

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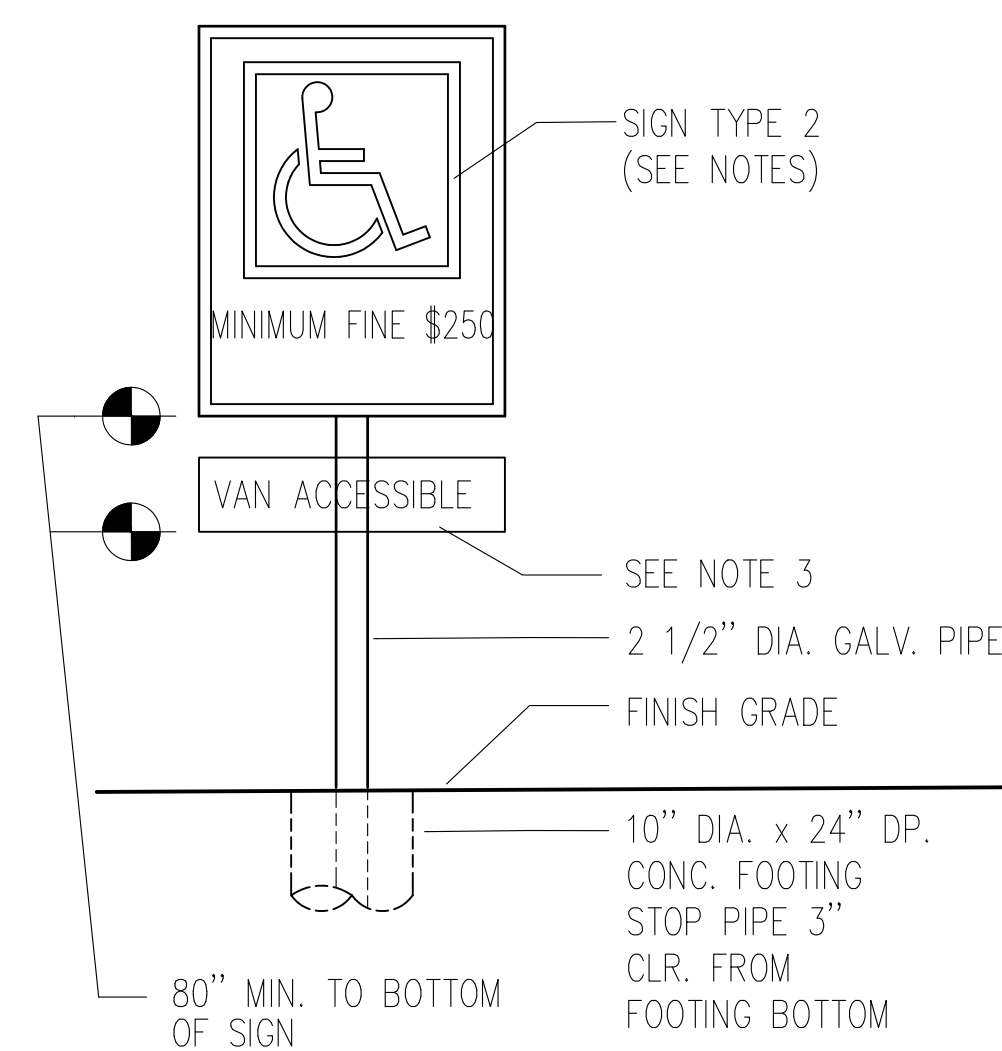
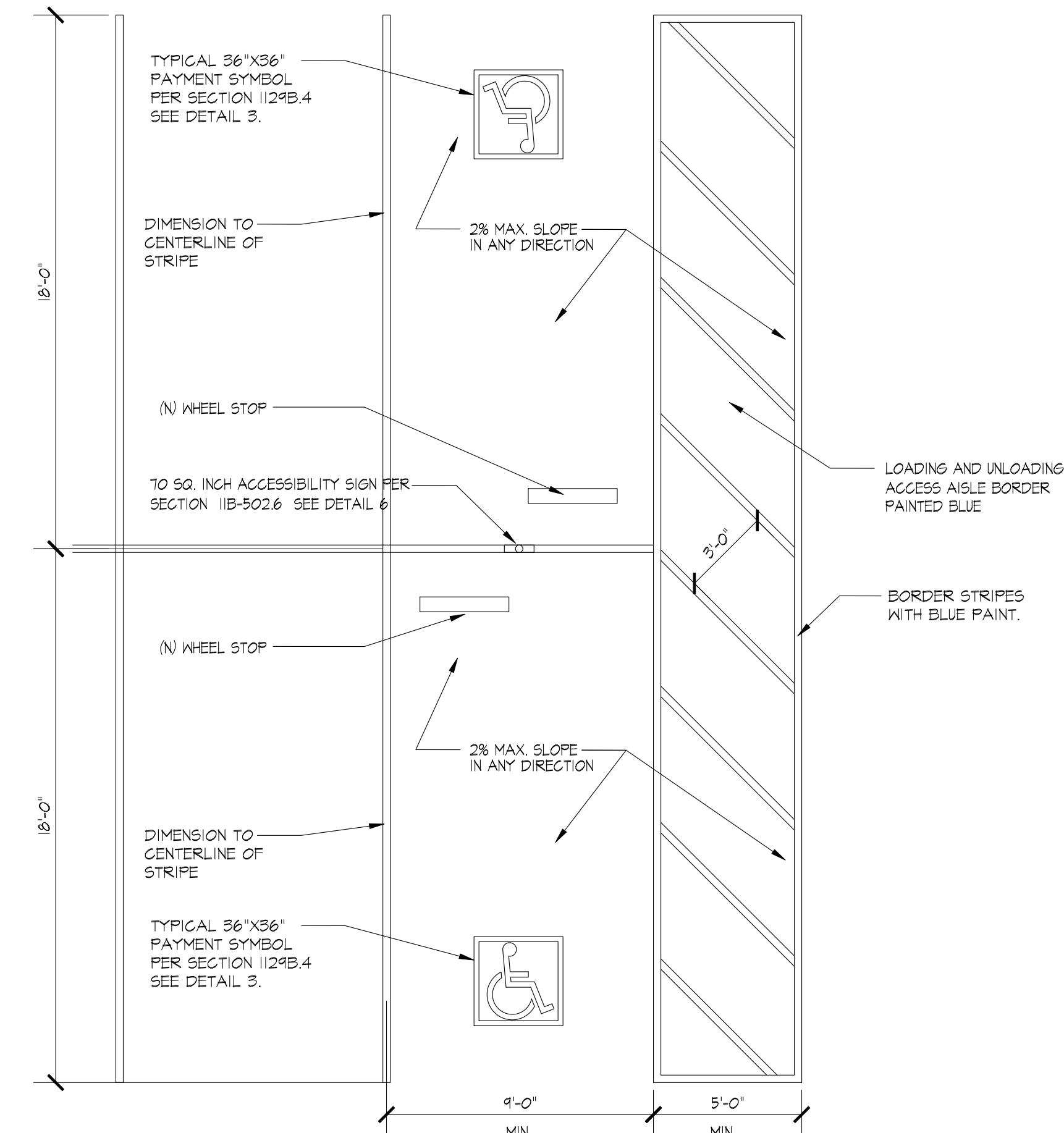
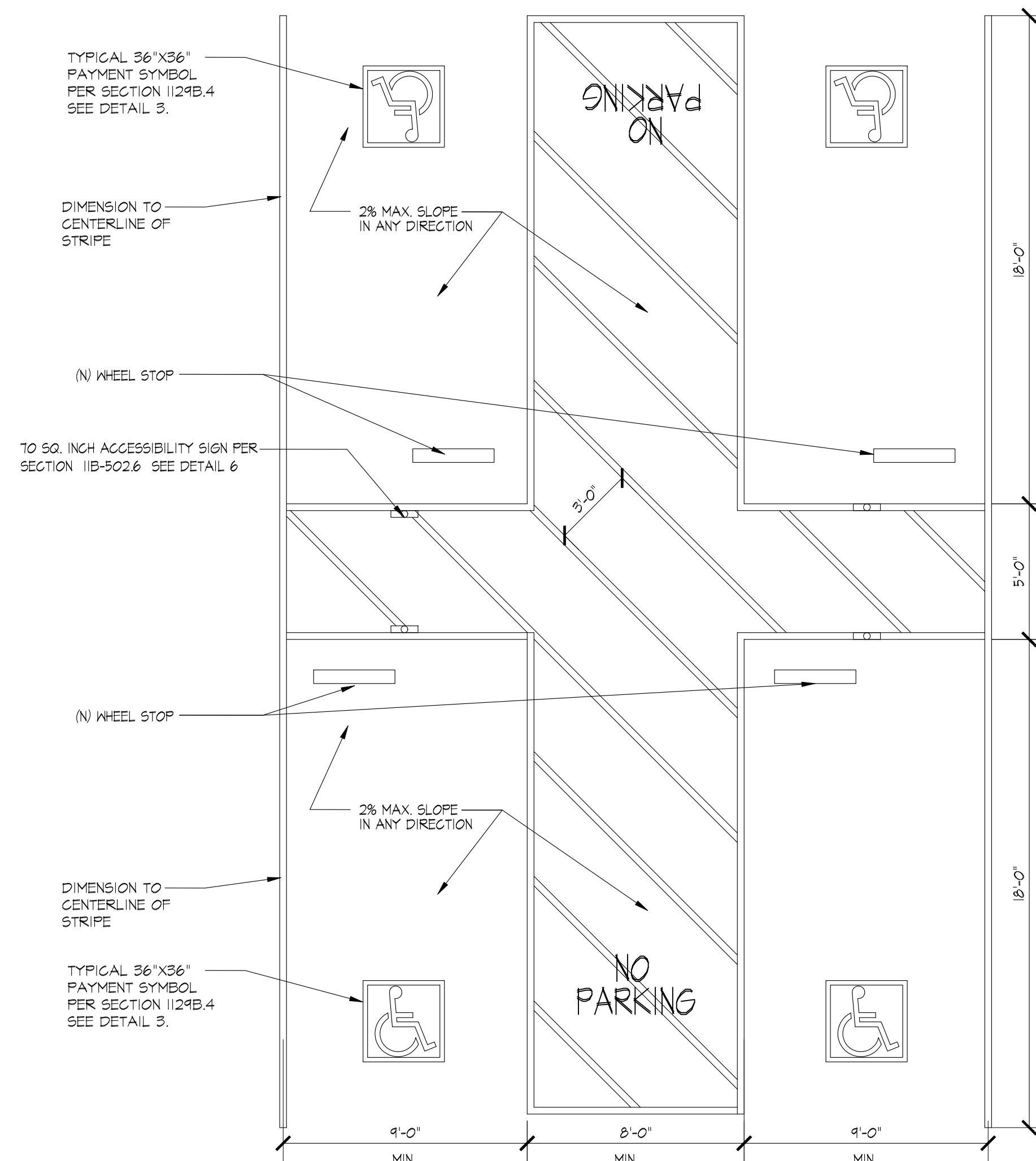


LICENSED ARCHITECT
MIKE C. MARCH
C-27656
REN. 4-30-25
STATE OF CALIFORNIA

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JOB NO.	

SITE PLAN

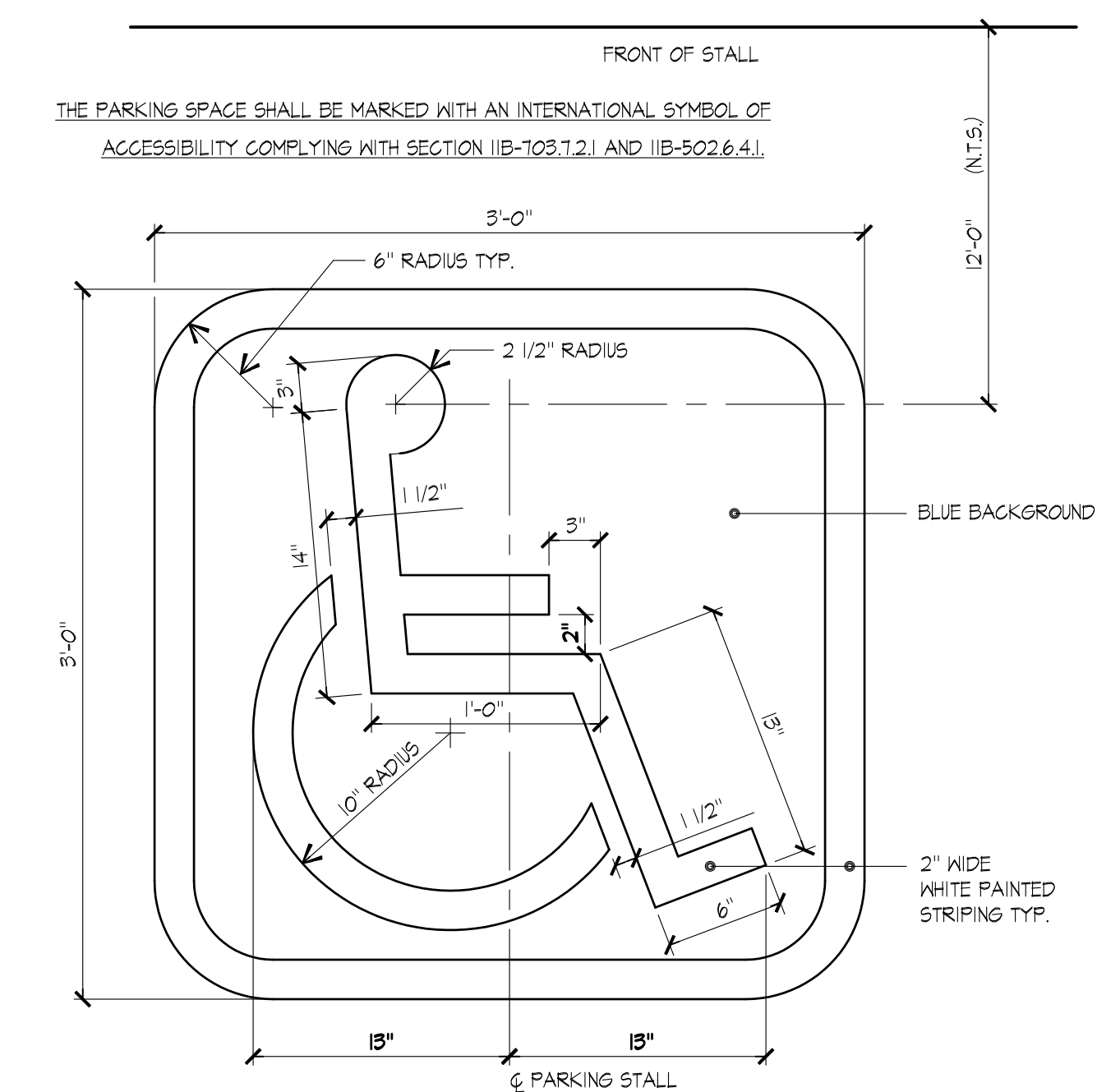
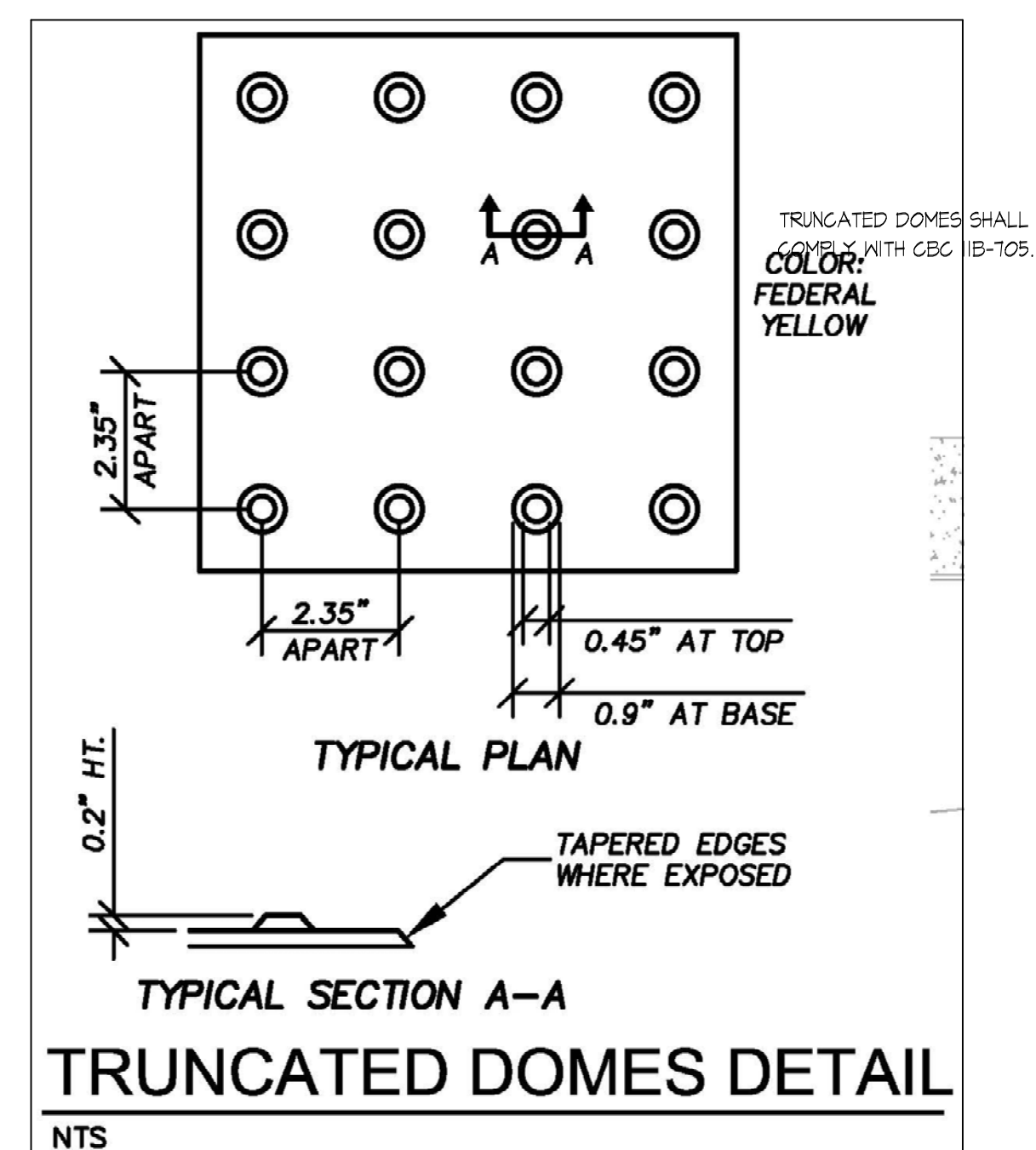
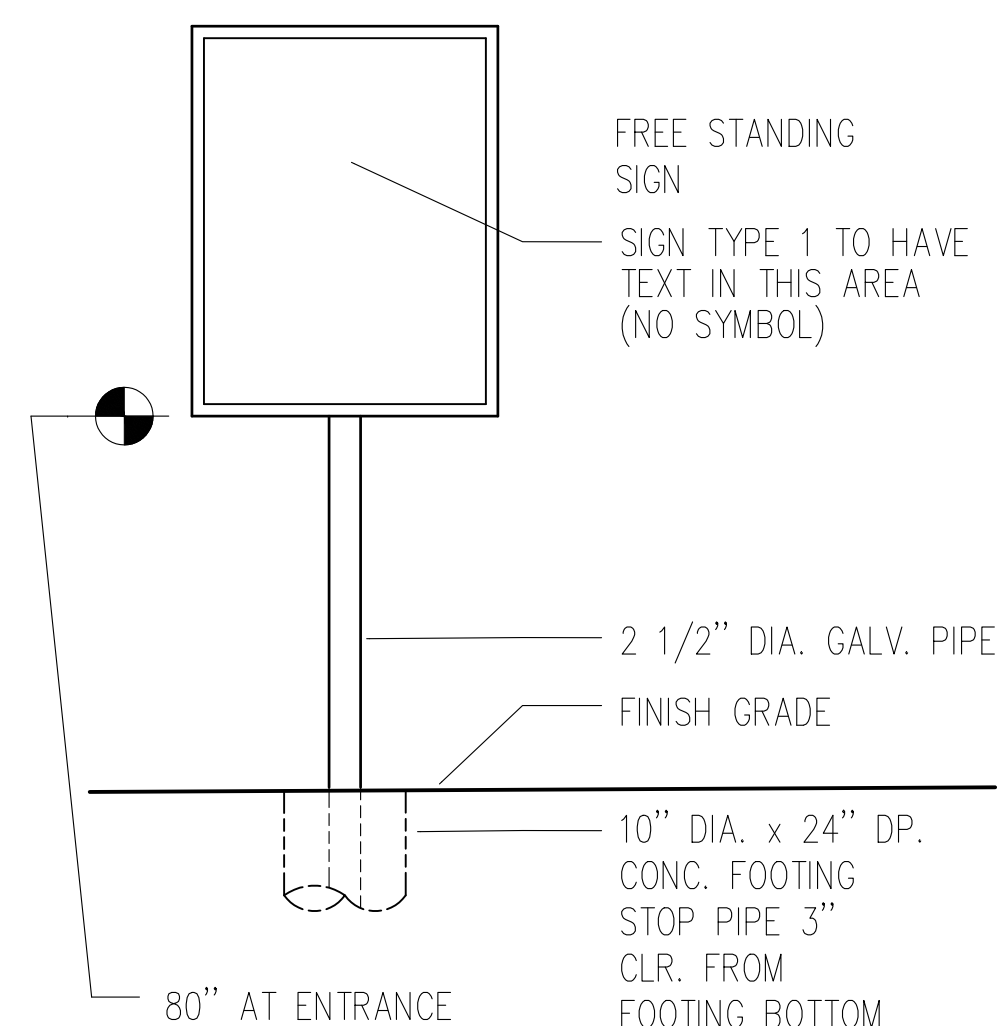
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NOTES:

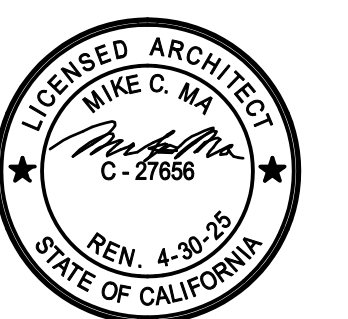
1. OFF-STREET PARKING FACILITIES TO HAVE SIGN AT STREET ENTRANCE NOT LESS THAN 17" x 22" IN SIZE.

PROVIDE A NEW SIGN ON METAL POLE AT THE ENTRANCE OF THE SITE, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____."
2. HANDICAP PARKING SPACE SIGN TO BE BEADED (OR EQUIAL) WITH HANDICAP SYMBOL, AS SHOWN. SIZE TO BE 70 SQ. IN. MINIMUM. SIGN IN WHITE ON A DARK BLUE BACKGROUND PER CBC SECTION 1129B.4
3. PROVIDE SIGN AT VAN STALL WITH ADD'L SIGN STATING "VAN ACCESSIBLE"



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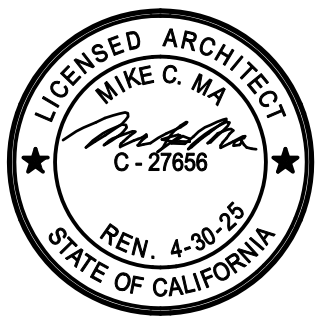
ENLARGED SITE PLAN & DETAILS

A1.2

REVISIONS

(E) H.M. DOOR

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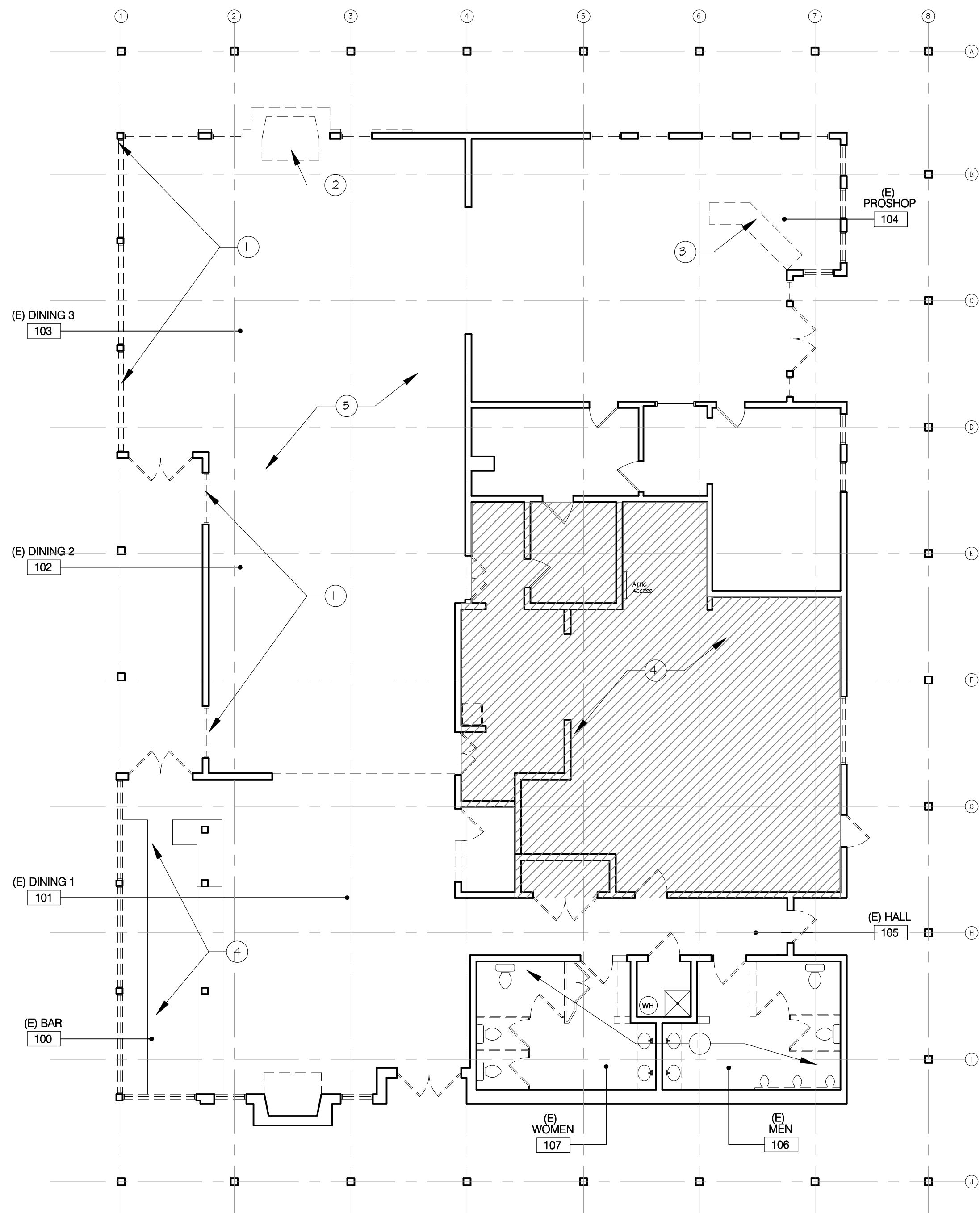
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DEMOLITION
& NEW FLOOR
PLANS

A2.1



① DEMOLITION PLAN

1/8"=1'-0"

1. PROTECT ALL EXISTING ADJACENT REMAINING WALLS, DOORS, WINDOWS, CEILINGS, FIXTURES, FINISHES, AND ACCESSORIES DURING DEMOLITION.
2. PROTECT AND/ OR SAVE ALL THERMOSTATS, ELEC. PANELS, SWITCH GEARS, BOARDS, AND ETC. FOR POSSIBLE REUSE. VERIFY WITH CLIENT.
3. NO WORK TO EXISTING BAR OR KITCHEN AREA.

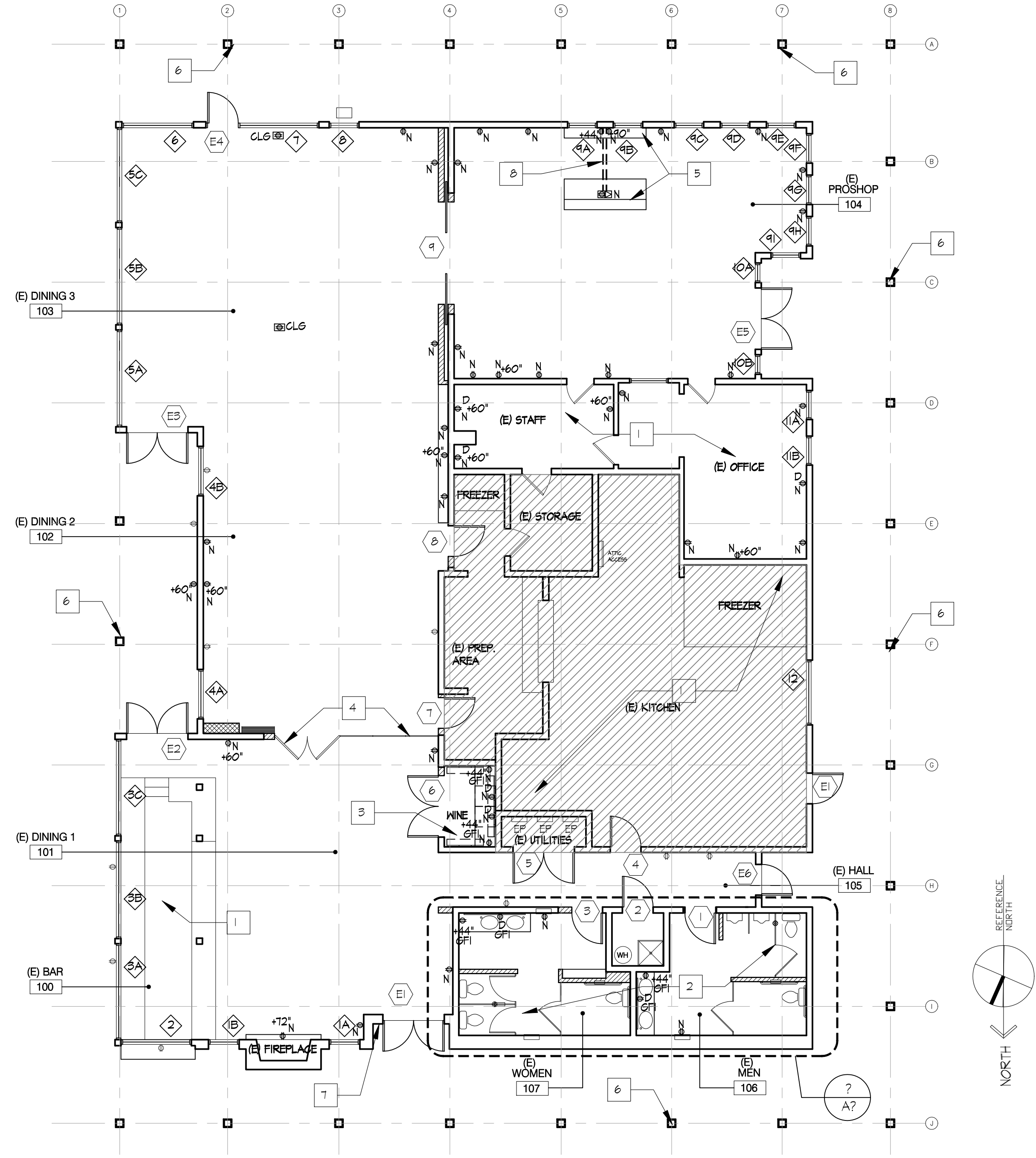
DEMOLITION PLAN GENERAL NOTES

- ① REMOVE EXISTING WALLS, WINDOWS, DOORS, FIXTURES, AND ETC. AS SHOWN.
- ② DEMOLISH (E) FIREPLACE & CHIMNEY.
- ③ DEMOLISH & REMOVE MILLWORK/ COUNTER AS SHOWN.
- ④ NO WORK AT EXISTING BAR, KITCHEN, AND OFFICE AREA.
- ⑤ EXISTING HARDWOOD TO REMAIN. PROVIDE PROTECTION DURING CONSTRUCTION.

DEMOLITION KEYNOTES

- ===== (E) WALL OR STRUCTURE TO REMAIN.
- ===== (E) WINDOW
- ===== (E) DOOR
- ===== (E) NON-STRUCT. WALL TO BE DEMOLISHED
- ===== (E) WINDOW TO BE REMOVED
- ===== (E) DOOR TO BE REMOVED

LEGEND



② PROPOSED FLOOR PLAN

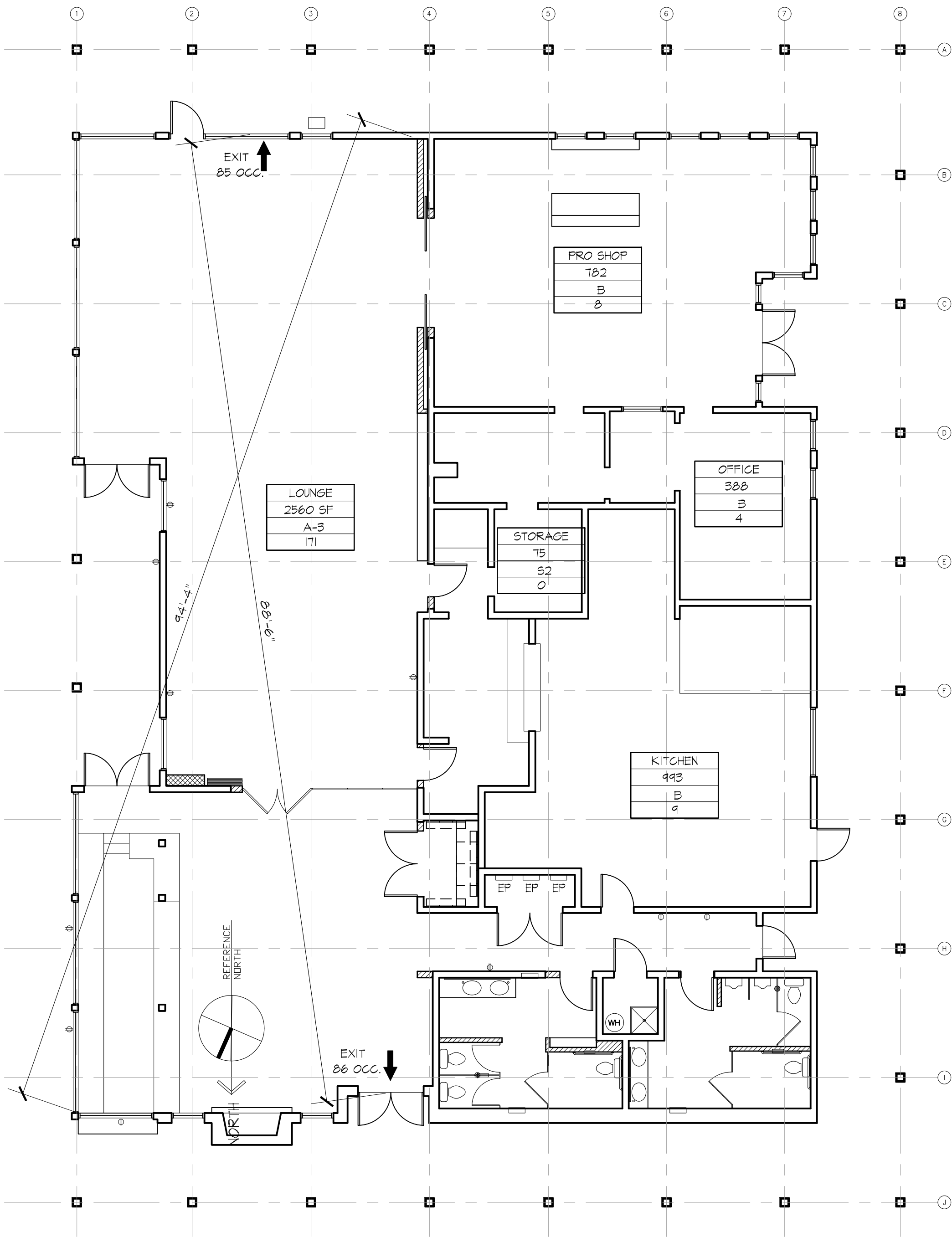
1/8"=1'-0"

- 1 NO WORK AT EXISTING BAR, KITCHEN, AND OFFICE AREA.
- 2 REMODEL AND ADA UPGRADE TO EXISTING RESTROOMS. SEE ENLARGED PLAN.
- 3 NEW WINE CLOSET. SEE ENLARGED PLAN.
- 4 NEW FOLDING PARTITIONS WITH DOORS.
- 5 NEW PROSHOP COUNTER.
- 6 NEW CEMENT PLASTER WITH 2 LAYERS OF GRADE 'D' BLDG. PAPER AND METAL LATH ON ALL EXTERIOR COLUMNS.
- 7 PROVIDE ACCESSIBILITY ENTRANCE SIGN. SEE DETAIL.
- 8 SAW CUT FOR FLOOR CONDUIT & FLOOR OUTLETS.

- ===== (E) WALL OR STRUCTURE TO REMAIN.
- ===== (E) WINDOW
- ===== (E) DOOR
- ===== NEW INFILL EXTERIOR WALL W/ 2X WOOD STUD ON 6" CONC. BASE. PROVIDE 1/8" CEMENT PLASTER FINISH ON METAL LATH o/ 2 LAYERS OF GRADE 'D' BUILDING PAPER ON EXTERIOR GRADE PLYWOOD. PROVIDE 5/8" GYP. BD. ON THE INTERIOR SIDE. SEE DETAIL 3/A&2.
- ===== (N) INTERIOR WALL W/ 2X4 WD. STUD @16" O.C. AND 5/8" TYP. X GYP. BD. ON EACH SIDE. SEE DETAIL 1/A&1.
- ===== (N) INTERIOR FURRED WALL W/ 2X4 WD. STUD @16" O.C. AND 5/8" TYP. X GYP. BD. ON FINISH SIDE. SEE DETAIL 1/A&1.
- ===== NEW DOOR, SEE DOOR SCHEDULE
- ===== NEW WINDOW. SEE WINDOW SCHEDULE
- ===== (E) DUPLEX OUTLET
- ===== (N) DUPLEX OUTLET
- ===== (N) DEDICATED DUPLEX OUTLET
- ===== (N) GFCI DUPLEX OUTLET
- ===== (N) GFCI DUPLEX OUTLET AT COUNTERTOP HEIGHT
- ===== (N) FLOOR OUTLET
- ===== (N) CEILING OUTLET

FLOOR PLAN KEYNOTES

LEGEND



OFFICE	ROOM USE
192 SF	ROOM AREA
B	OCCUPANCY TYPE
1	OCCUPANT LOAD

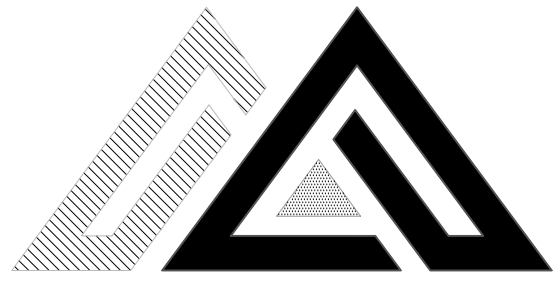
LEGEND

① EXITING PLAN

1/8"=1'-0"

KEYNOTES

GENERAL NOTES



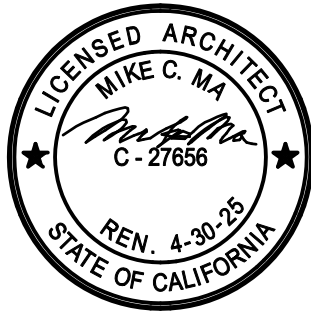
March
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

111 MAIN STREET, SUITE J3
LOS ALTOS, CA 94022
650.302.1987
mike@march.design

REVISIONS

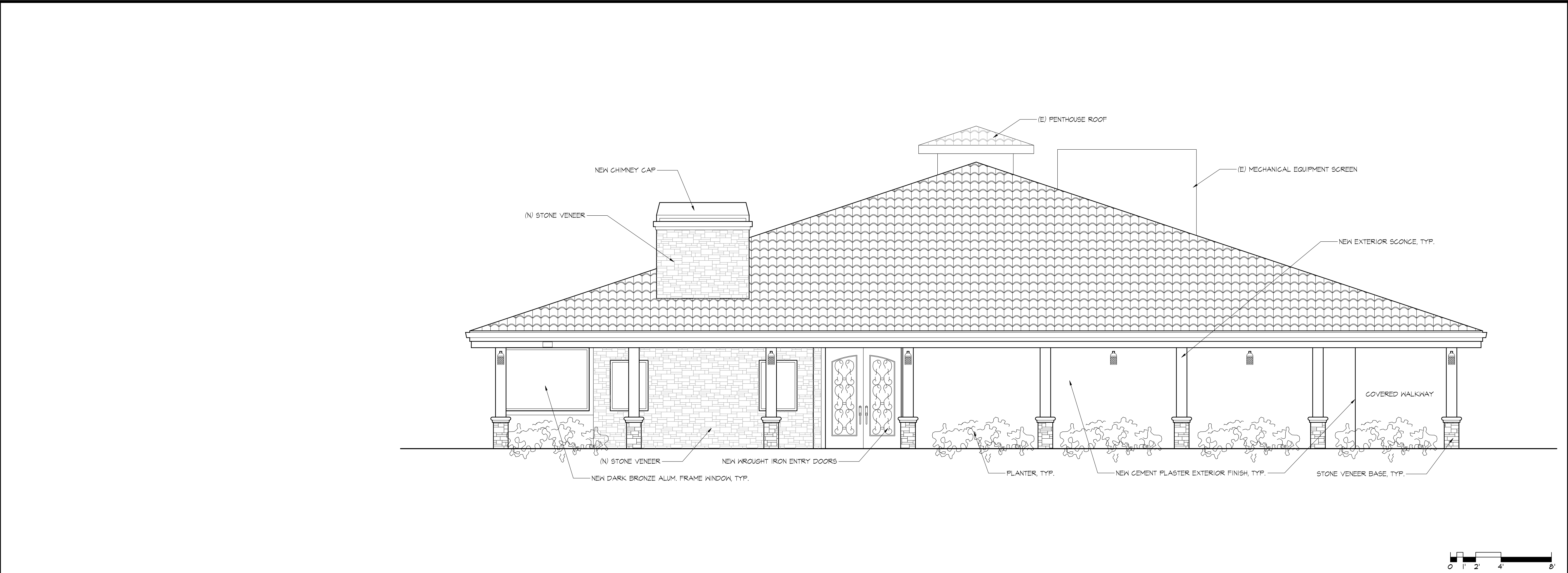
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1500 COUNTRY CLUB DRIVE
MILPITAS, CA



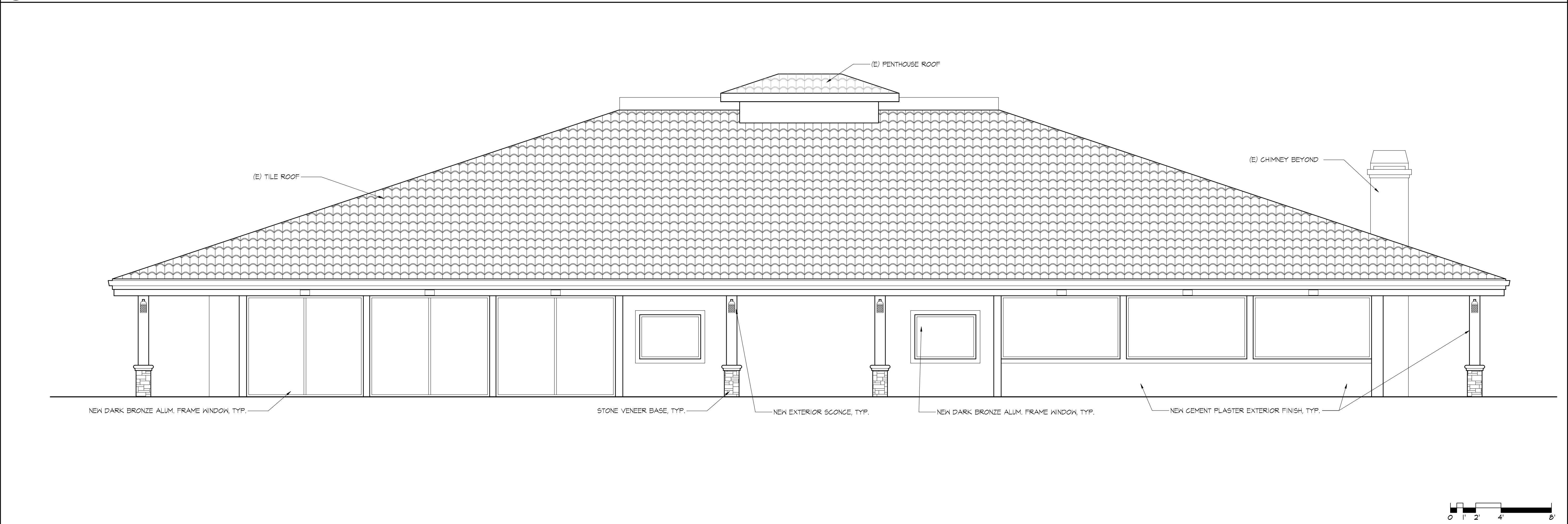
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EXITING
PLAN

A2.2



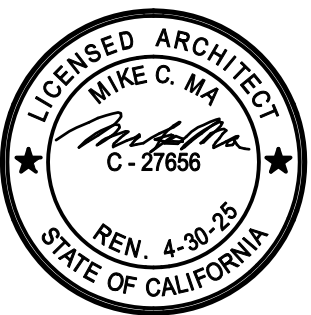
① PROPOSED FRONT ELEVATION (WEST)



② PROPOSED LEFT SIDE ELEVATION (NORTH)

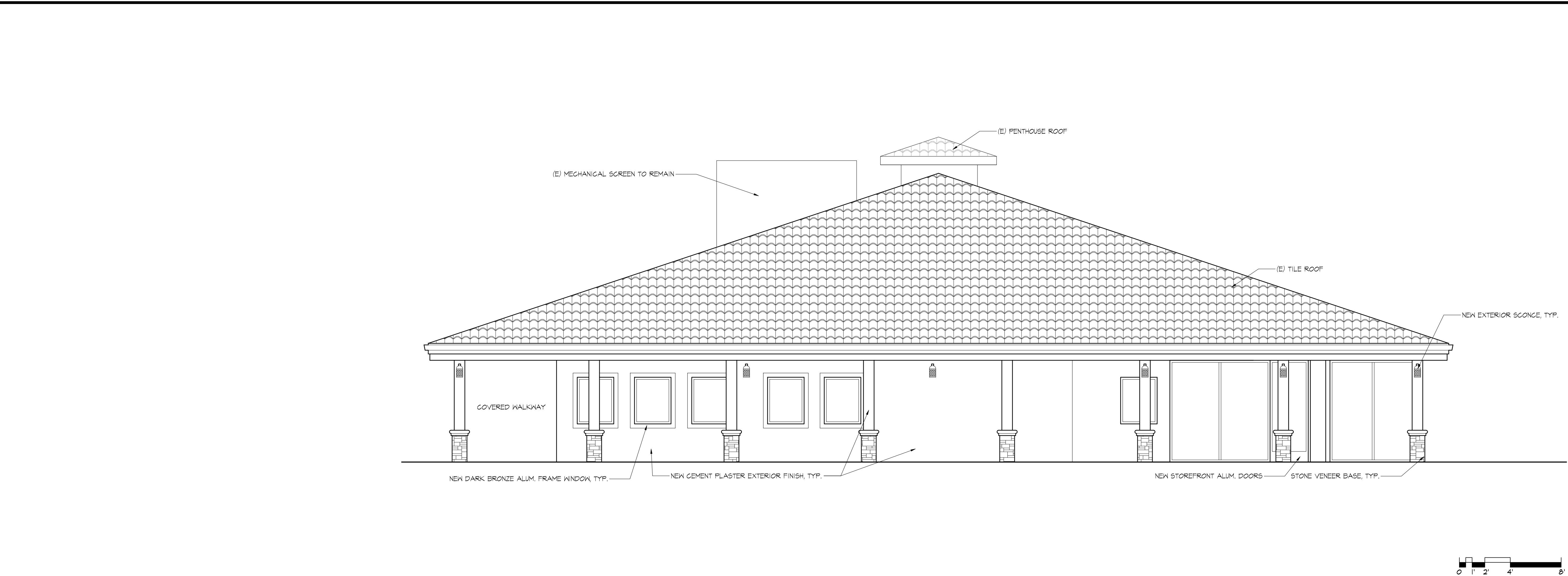
REVISIONS

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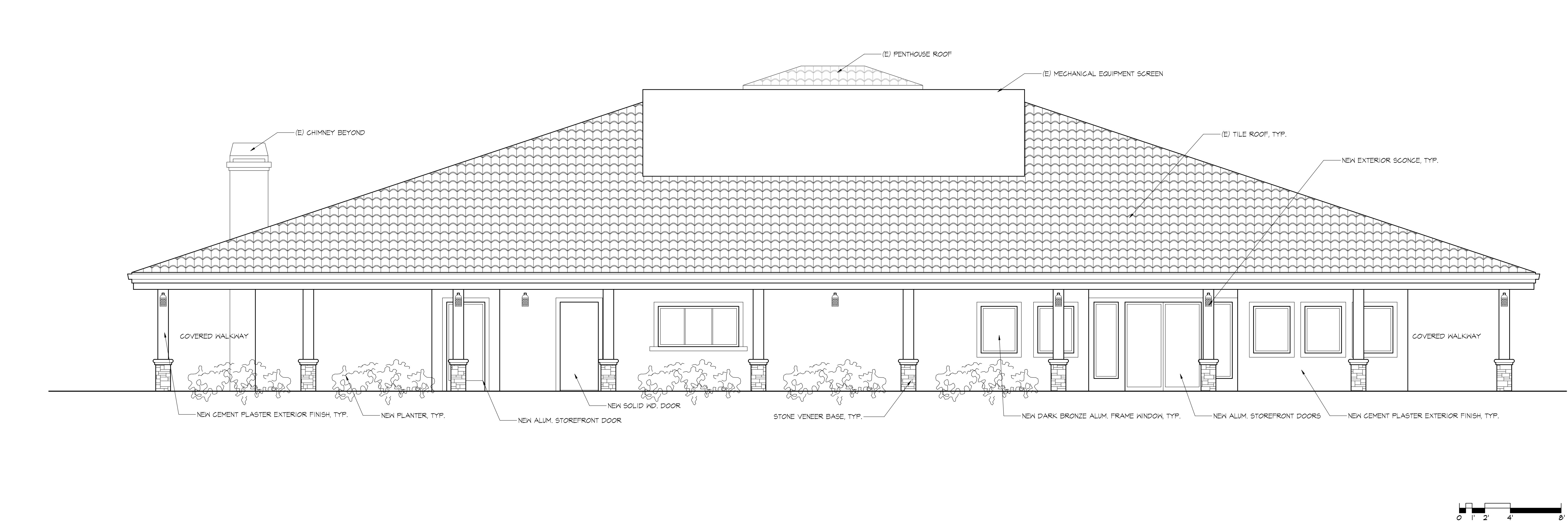


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**EXTERIOR
ELEVATIONS**



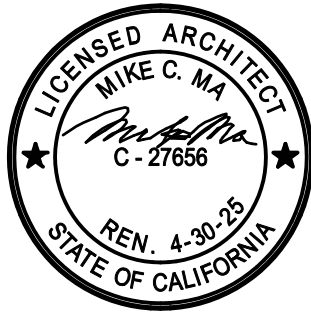
① PROPOSED REAR ELEVATION (EAST)



② PROPOSED RIGHT SIDE ELEVATION (SOUTH)

REVISIONS

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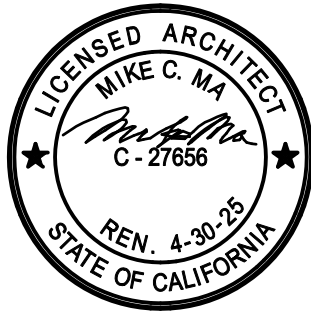


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DRAWN	MM
JOB NO.	

**EXTERIOR
ELEVATIONS**

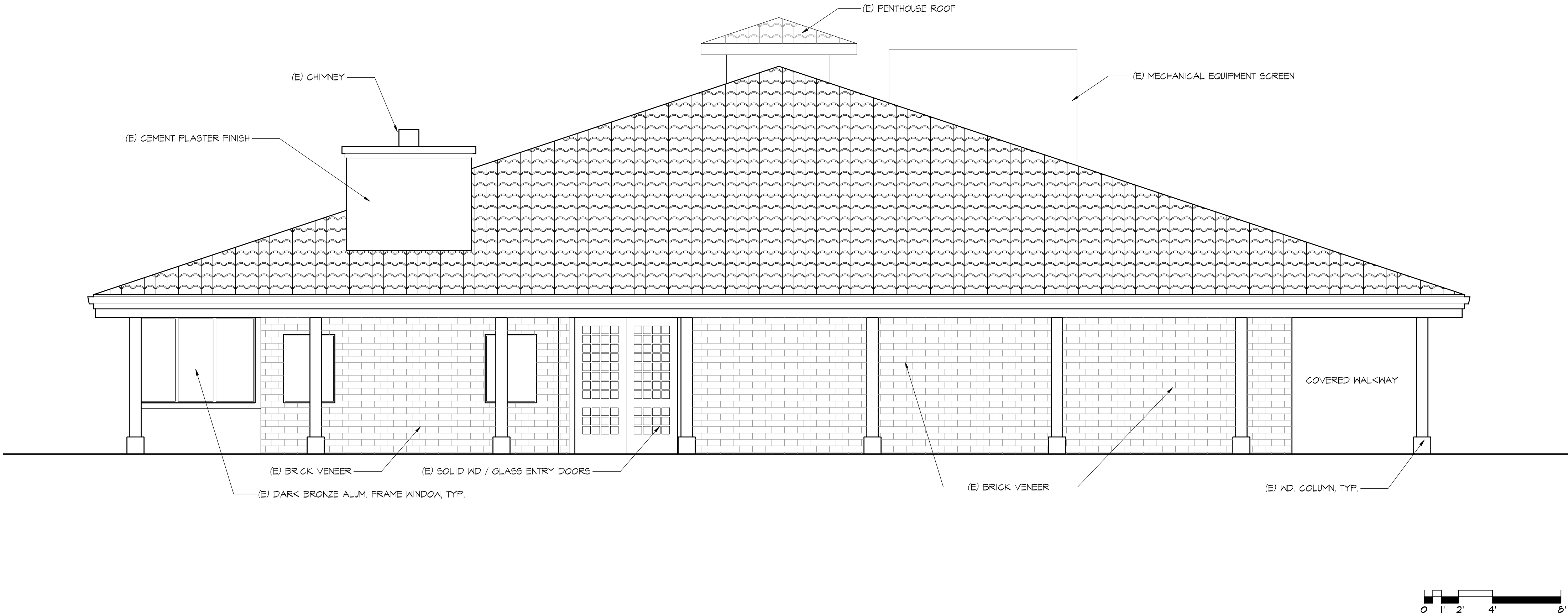
REVISIONS

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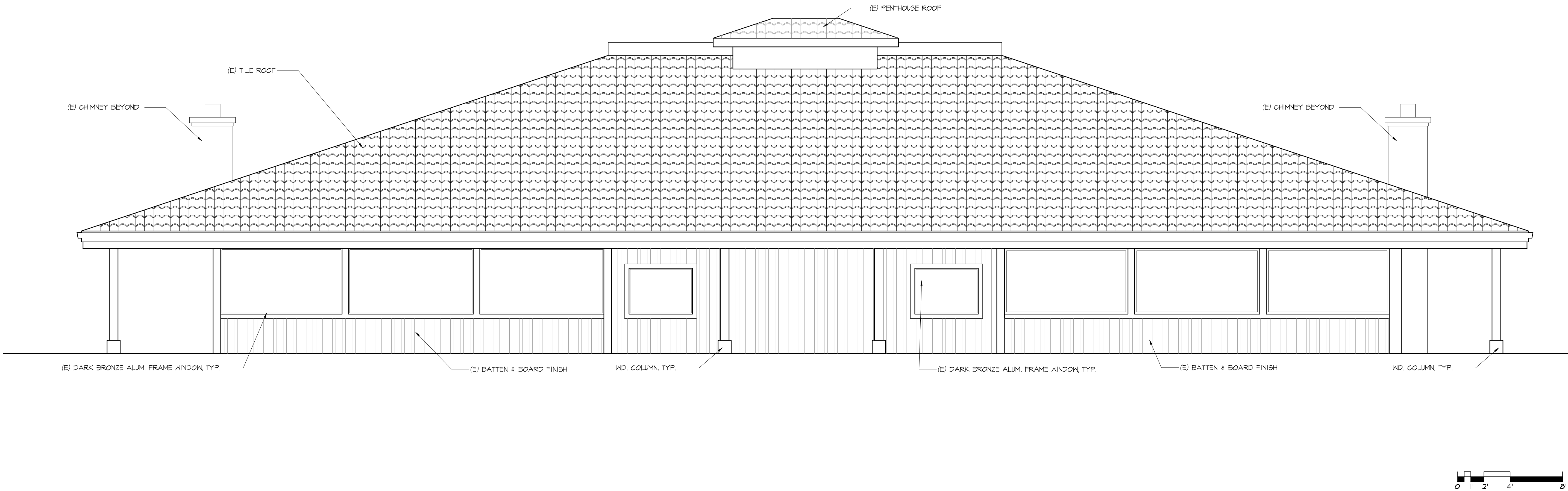


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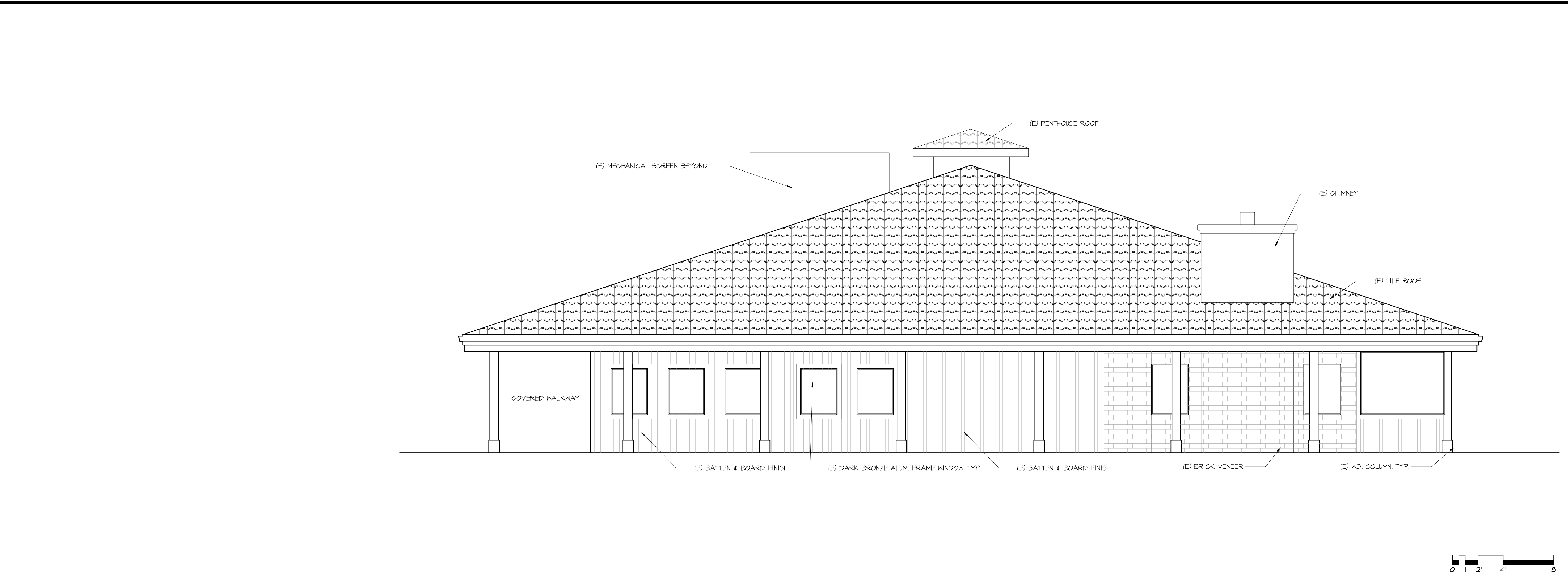
**EXISTING
EXTERIOR
ELEVATIONS**



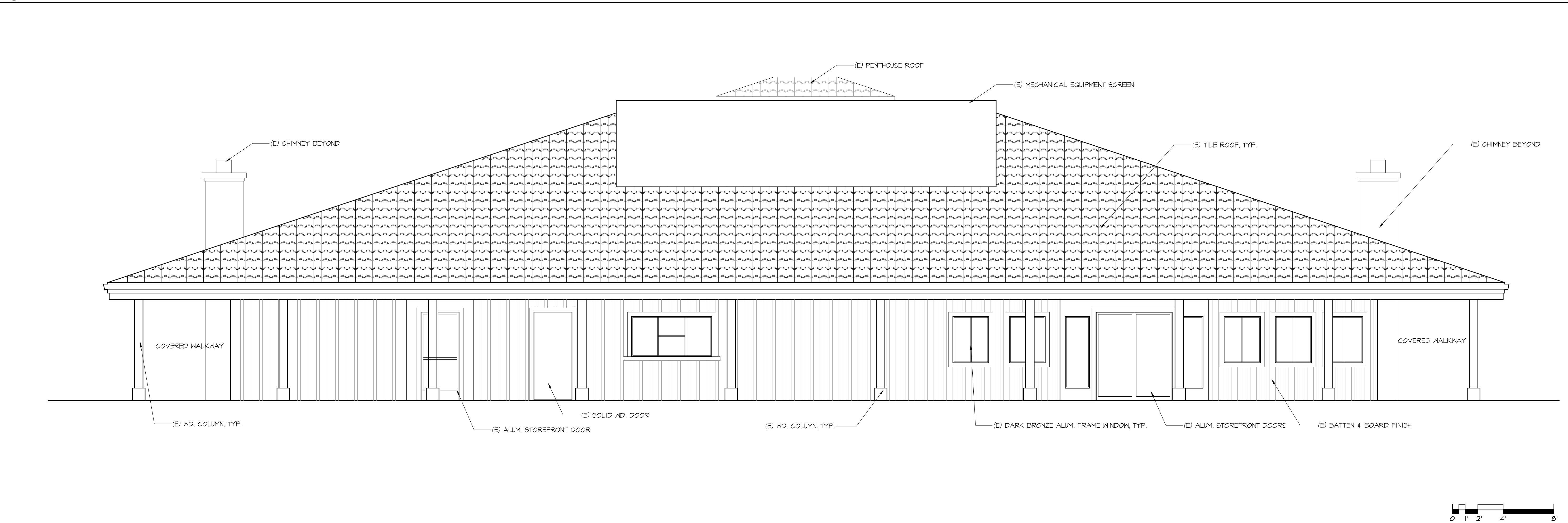
① EXISTING FRONT ELEVATION (WEST)



② EXISTING LEFT SIDE ELEVATION (NORTH)



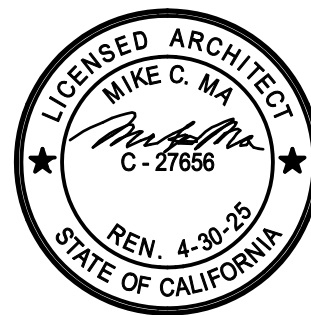
① EXISTING REAR ELEVATION (EAST)



② EXISTING RIGHT SIDE ELEVATION (SOUTH)

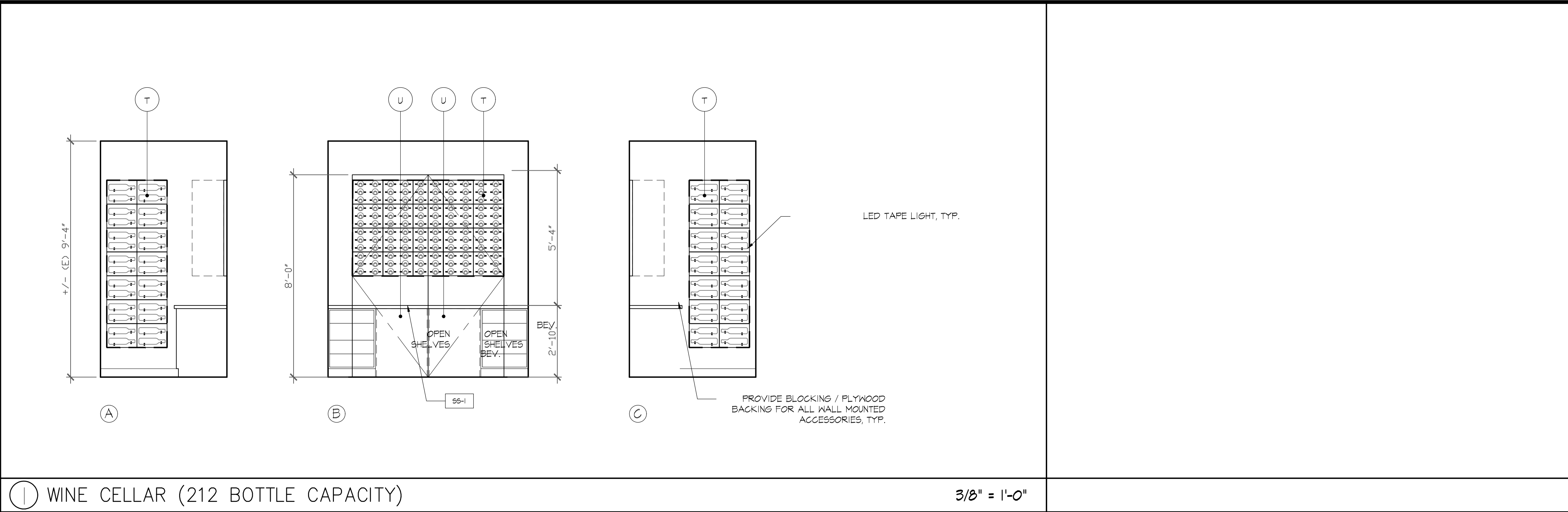
REVISIONS

BAY VIEW COUNTRY CLUB
EXTERIOR & INTERIOR IMPROVEMENTS
1500 COUNTRY CLUB DRIVE
MILPITAS, CA



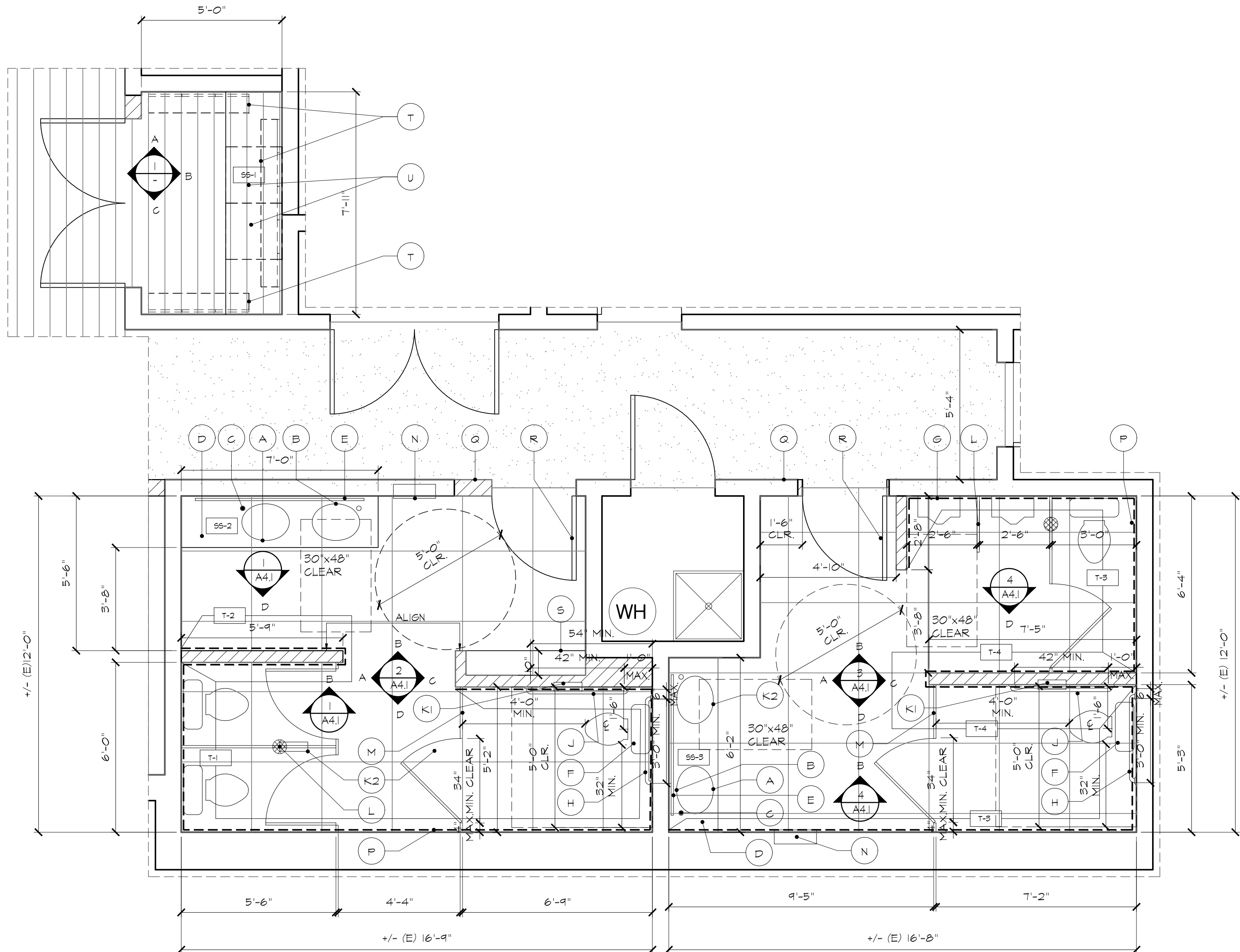
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EXISTING
EXTERIOR
ELEVATIONS



① WINE CELLAR (212 BOTTLE CAPACITY)

3/8" = 1'-0"



③ INTERIOR ELEVATIONS AT MEN'S RESTROOM

3/8" = 1'-0"

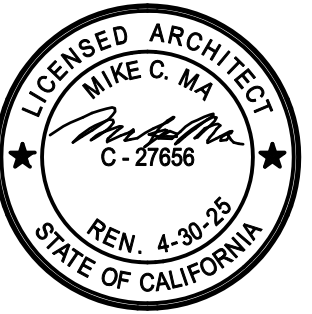
- (A) NEW UNDER COUNTER ADA LAVATORY: KOHLER, #K-2882, VERTICYL COLOR: WHITE. INSULATE WASTE AND HOT WATER PIPING UNDER COUNTER WITH TRUEBRO LAV GUARD 2" OR APPROVED EQUAL.
- (B) NEW ELECTRIC FAUCET, 0.5 MAX. GPM FLOW RATE LAVATORY FAUCET WITH GRID DRAIN.FINISH: POLISHED CHROME.
- (C) NEW COUNTER TOP MOUNTED SOAP DISPENSER:
- (D) NEW SOLID SURFACE COUNTER TOP AND SPLASH: HEIGHT: +34" A.F.F. SEE FINISH SCHEDULE FOR FINISH SPECIFICATION.
- (E) NEW LIGHTED MIRROR: BOTTOM EDGE SHALL BE AT +40" A.F.F., TOP EDGE SHALL BE @ +7'-0" A.F.F.
- (F) NEW FLOOR MOUNTED ACCESSIBLE ELONGATED TOILET WITH AUTO FLUSH VALVE: TOP OF ACCESSIBLE TOILETS ARE 17" TO 19" ABOVE THE FLOOR. CBC 1115B.4, #4. FLUSH VALVE AT +50" A.F.F. ON WIDE SIDE OF STALL. ELONGATED HEAVY DUTY OPEN FRONT SEAT LESS COVER, COLOR: WHITE VITREOUS CHINA.
- (G) NEW WALL MOUNTED ACCESSIBLE URINAL WITH AUTO FLUSH VALVE. FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRED TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LB.F. CBC 1115B.4.2, #2. URINAL RIM PROJECTION SHALL BE MIN. 1/4" AND MAX. 17". HEIGHT TO BE MAX. 17" ABOVE THE FLOOR. CBC1115B.4.2 #1.
- (N) 36" GRAB BAR
- (F) (N) 42" GRAB BAR
- (J) (N) COMBINATION SEAT COVER/TOILET TISSUE DISPENSER: (SERVES 1 STALL).
- (KI) (N) COMBINATION SEAT COVER/TOILET TISSUE DISPENSER: (SERVES 2 STALLS).
- (N) FLOOR DRAIN, ZURN OR EQUAL, SLOPE 2% MAX.
- (K2) (N) CEILING MOUNTED STAINLESS STEEL TOILET PARTITION, AND WALL MOUNTED URINAL SCREEN. PROVIDE ACCESSIBLE STALL W/ 36" WIDE DOOR AND 34" CLEAR OPENING, NON-TWISTING LATCH AND "U" SHAPED HANDLE IMMEDIATELY BELOW LATCH ON BOTH SIDES OF DOOR, AND SELF-CLOSING HINGES. PROVIDE URINAL SCREENS TO MATCH TOILET PARTITIONS. PROVIDE STRUCTURAL SUPPORT IN CEILING AS REQUIRED. NEW COAT HOOKS: BOBRICK #B-6827 W/ SATIN FINISH. PROVIDE (1) AT THE BACK OF EACH STALL DOOR.
- (N) SEMI-RECESSED AUTOMATIC PAPER TOWEL DISPENSER/WASTE RECEPTACLE, (OPERABLE PARTS AT 40" AFF MAX.).
- (N) FULL HT. TILE WAINSCOT WITH METAL COVE TRIM, TYP.
- (N) DOOR SIGNAGE, SEE DETAIL -/A9.4
- (P) (N) WALL SIGNAGE, SEE DETAIL -/A9.4
- (Q) (N) UPPER & LOWER CABINET WITH UNDER CABINET LED LIGHT
- (R) (N) WINE RACK PANEL WITH LED TAPE LIGHT, PROVIDE BACKING AS NEEDED
- (S) (N) UNDERCOUNTER WINE REFRIGERATOR
- (T) NOTE:
1. PROVIDE STRUCTURAL BACKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
- (U) 2. SEE DETAILS ON A9.3 & A9.4 FOR SIGNAGE, FIXTURE AND ACCESSORY MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS.

PLUMBING FIXTURE & ACCESSORIES SCHEDULE



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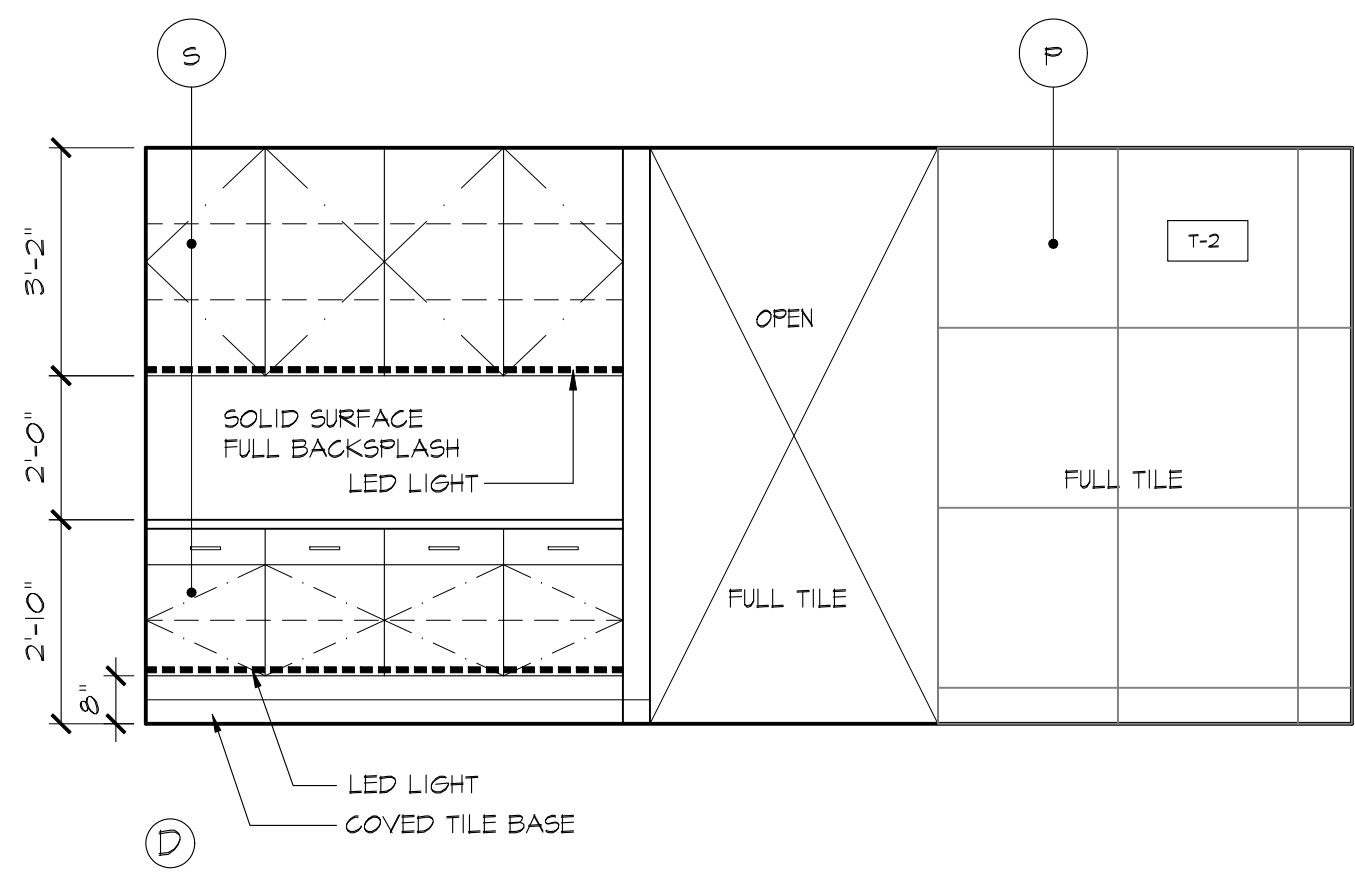
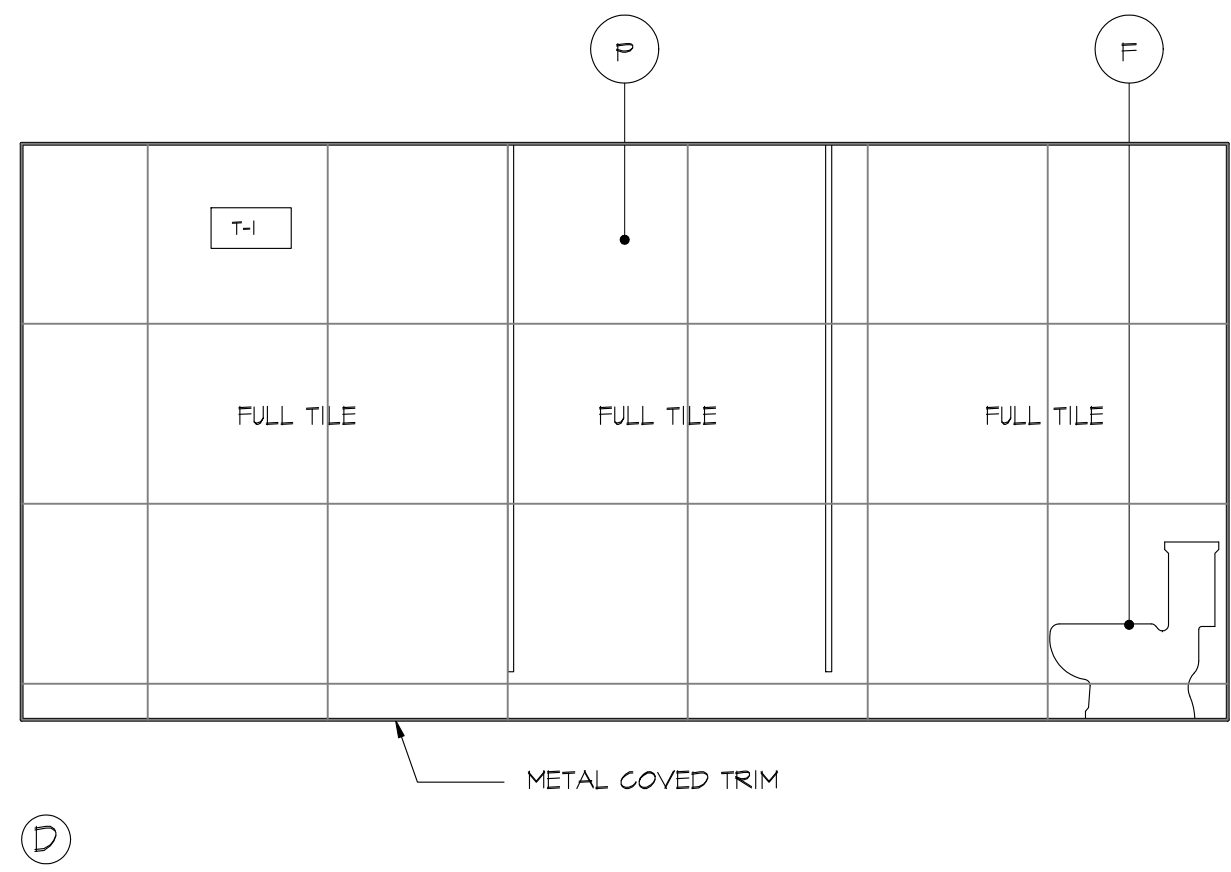
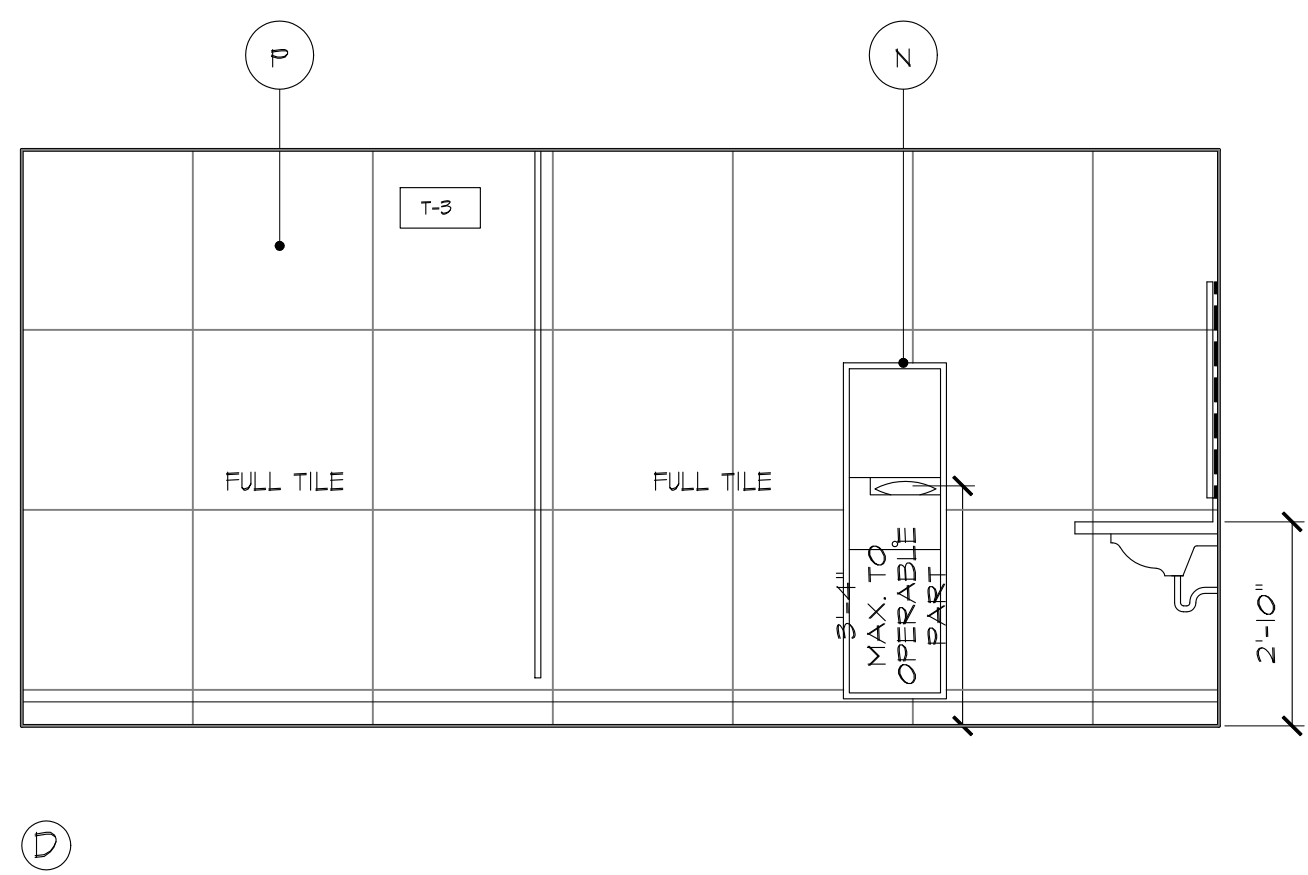
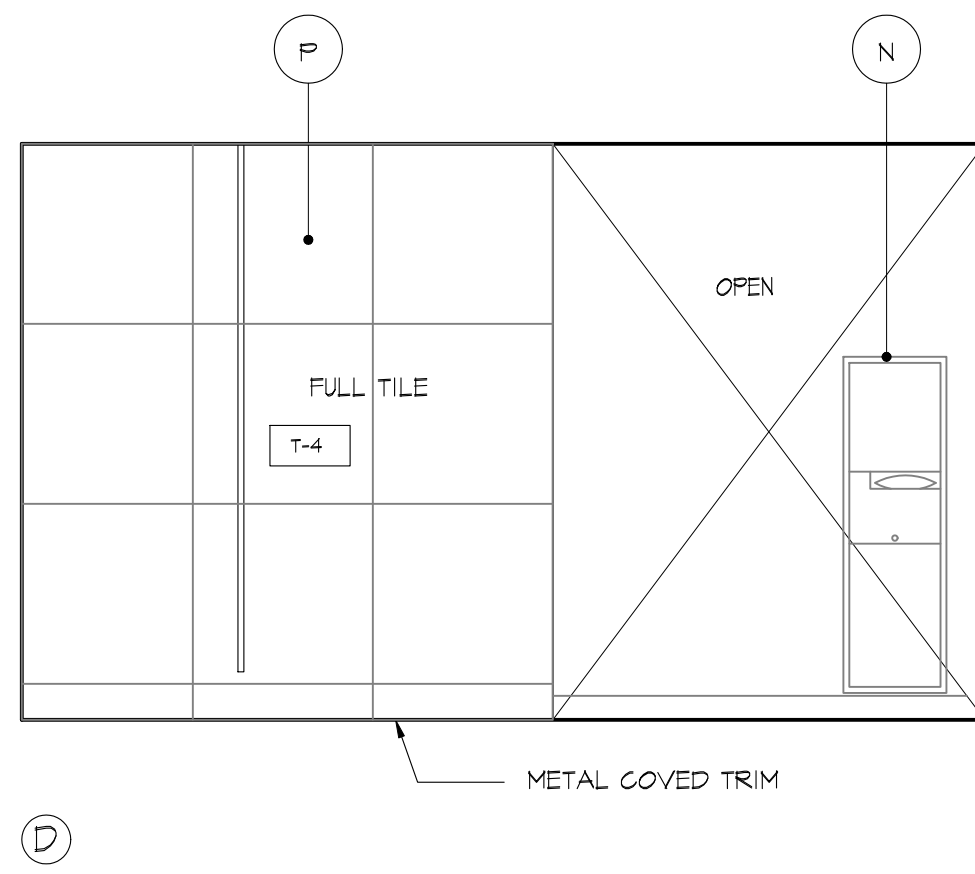
RESTROOM PLANS &
INTERIOR ELEVATIONS

A4.1



RESTROOM INTERIOR ELEVATIONS

A4.2


$$3/8'' = 1'-0''$$

$$3/8'' = 1'-0''$$

$$3/8'' = 1'-0''$$

$$3/8" = 1'-0"$$



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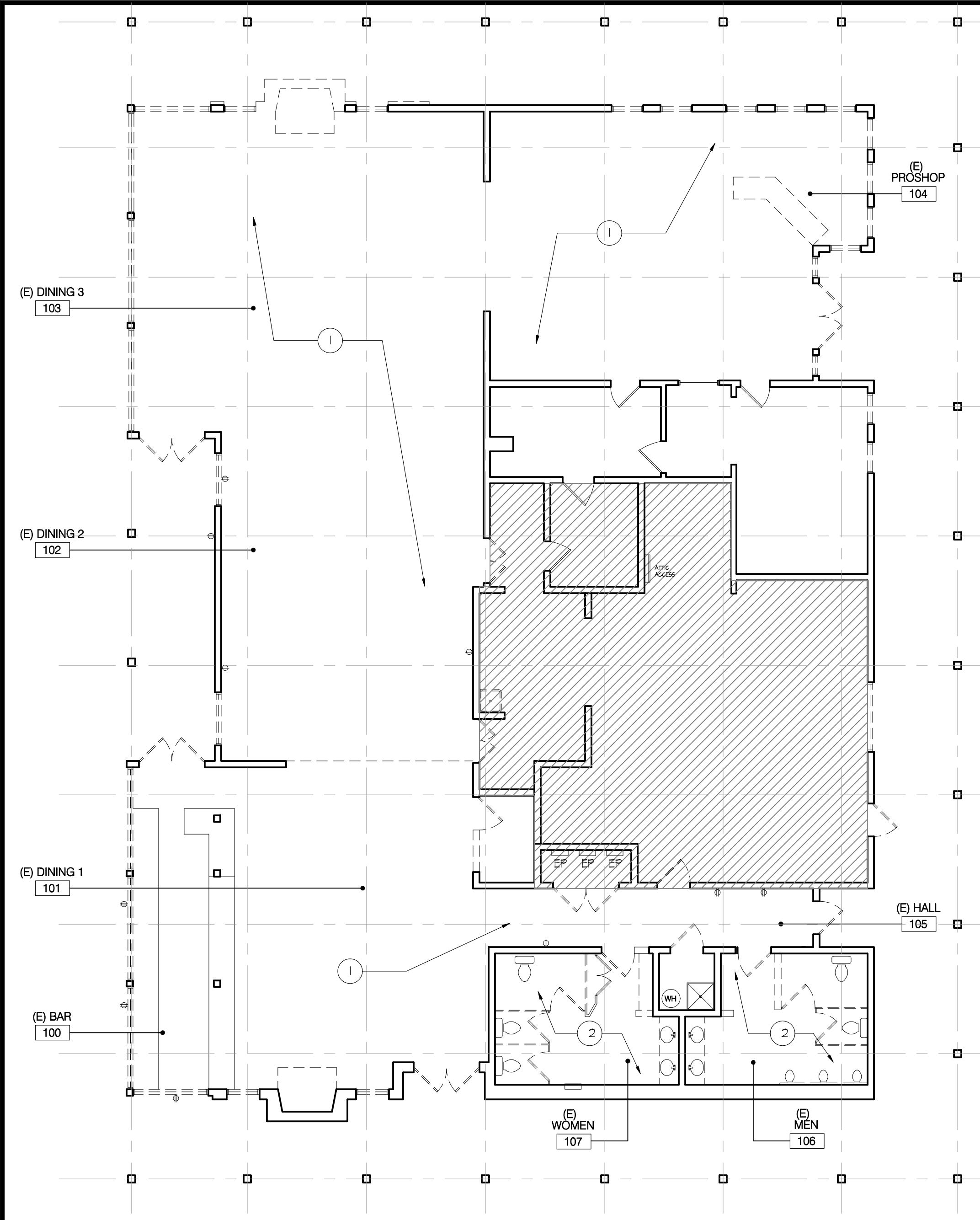
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INTERIOR ELEVATIONS

A5.1



① DEMOLITION REFLECTED CEILING PLAN 1/8"=1'-0"

1. PROVIDE NEW CEILING & LIGHTING FIXTURES AS SPECIFIED.

2. WHERE SWITCHES ARE ADJACENT TO EACH OTHER, THEY SHALL BE GANGED AND COVERED BY A SINGLE PLATE. COLOR OF ELECTRICAL DEVICES COVER PLATES, RECEPTACLES AND SWITCHES SHALL BE WHITE.

3. ALL LIGHT FIXTURES SHALL BE FULLY OPERATIONAL WITH A CONSISTENT LAMP COLOR TEMPERATURE (3000K) THROUGHOUT THE SPACE, U.O.N.

4. SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS/ FIXTURES.

5. ALL NEW CEILING SYSTEMS AND LIGHT FIXTURES IN AREAS OF WORK SHALL HAVE SEISMIC BRACING AS REQUIRED BY APPLICABLE CODES.

6. THE GENERAL CONTRACTOR SHALL FIELD-VERIFY EXISTING ROOF INSULATION, AND PROVIDE AN ALLOWANCE TO REPLACE MISSING OR DEFICIENT UNITS AS REQUIRED BY THE BUILDING DEPARTMENT.

7. ALL RECESSED DOWNLIGHTS, HVAC DIFFUSER, EXIT SIGN... ETC. SHALL BE CENTERED AND LINED UP IN THE VISUAL TILE PATTERN, U.O.N.

8. REWORK EXISTING SUSPENDED CEILING SYSTEM LAYOUT, LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, AND THERMOSTAT LOCATIONS AS REQUIRED FOR NEW PARTITION LAYOUT. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT'S APPROVAL.

9. EMERGENCY LIGHTING SHALL BE PROVIDED, AS PER CODE. FIXTURES WITH INTEGRAL BODINE TYPE BALLASTS PER 2019 CBC SEC. 1006. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY 2019 CBC SEC. 1011.6 FOR "A" OCCUPANCIES.

10. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE UL APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BUILDING DEPARTMENT.

11. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS.
12. LIGHT FIXTURES AND SWITCHING SHALL CONFORM TO TITLE 24 REQUIREMENTS. FOR LIGHT FIXTURES SPECIFIED AS DIMMING TYPE PROVIDE SEPARATE DIMMING SWITCH. ADDITIONALLY, LIGHT FIXTURES IN AREA OF WORK WITHIN 15'-0" OF EXTERIOR GLASS SHALL BE DOUBLE SWITCHED SEPARATELY PER CODE REQUIREMENTS. PROVIDE PHOTOCELL SENSOR AS NEEDED. 2. ALL NEW AND EXISTING CEILING SYSTEMS AND LIGHT FIXTURES IN AREAS OF WORK SHALL HAVE SEISMIC BRACING AS REQUIRED BY APPLICABLE CODES.

13. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.

14. SEE MECHANICAL DRAWINGS FOR HVAC DUCTING.

15. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ON LIGHTING.

1. REMOVE ALL EXISTING T-BAR CEILINGS, CEILING TILES, BUGEYE EMERGENCY LIGHTS & LIGHTING FIXTURES THROUGHOUT, U.O.N. VERIFY EXISTING CEILING MOUNTED CAMERA, SPEAKER, AV EQUIPMENT, WIFI DEVICE CONDITIONS, CAREFULLY REMOVE AND SAVE FUNCTIONAL DEVICES FOR REINSTALLATION.

2. (E) GYP. BD. CEILING TO REMAIN.
1. SAVE ALL EXIT SIGNS FOR RELOCATION.

2. DO NOT REMOVE EXISTING DRAFTSTOPS.

3. ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, CONDUIT, AND METAL MOLDING NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR DISPOSED OF BY THE CONTRACTOR AS INSTRUCTED BY THE CONSTRUCTION MANAGER.

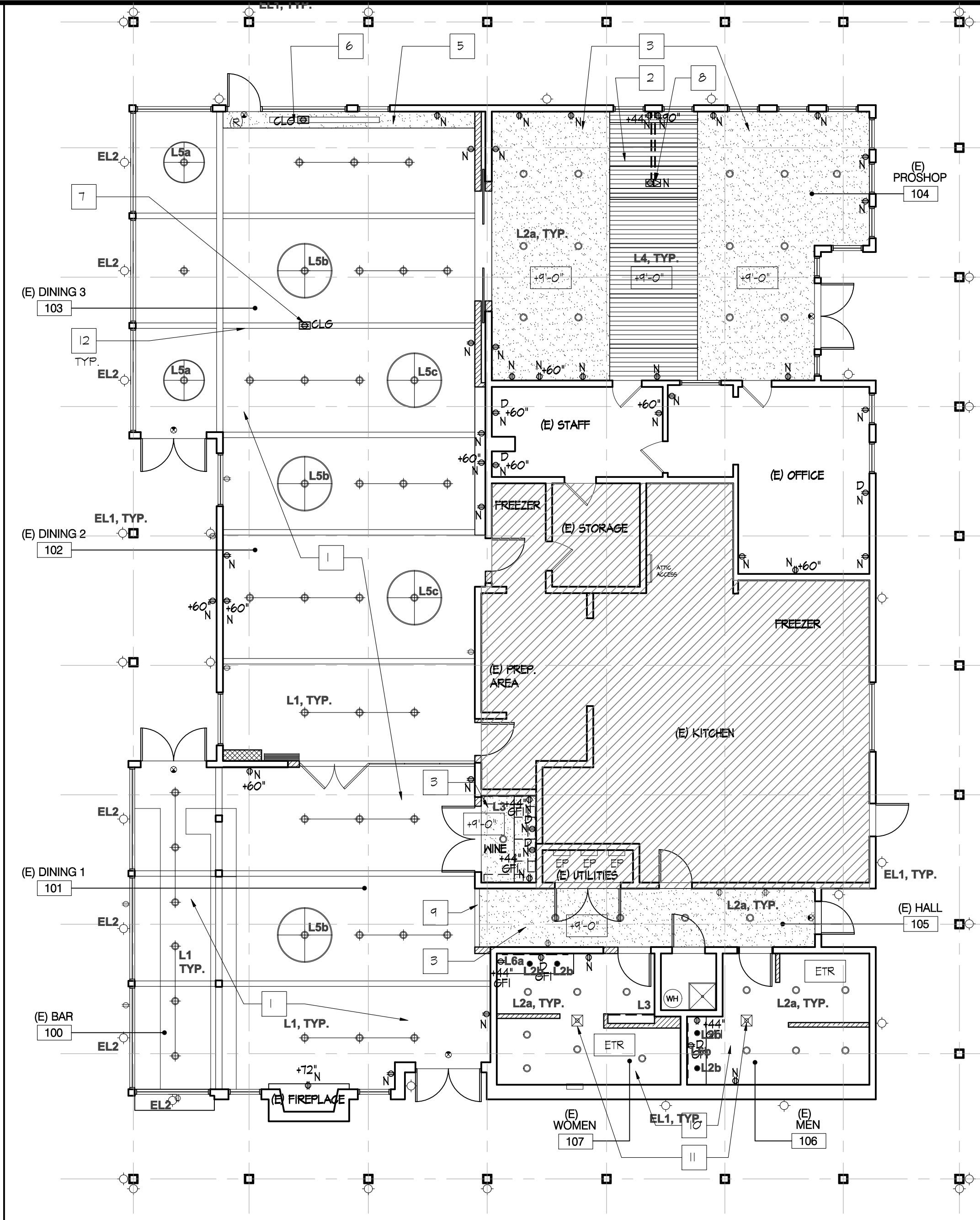
4. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER DEMOLITION, AS REQUIRED.

5. THE CONTRACTOR SHALL CAP OFF BEHIND FINISHED SURFACES ALL PROJECT PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS THAT ARE BEING ABANDONED.

6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED WALL AND CEILING CONDUITS, WIRING AND CABELING INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT. VERIFY WITH TENANT OR OWNER, THE RE-USE OF EXISTING CABLING PRIOR TO REMOVAL.

7. REFER TO ENGINEERING DRAWINGS FOR REMOVAL AND/OR RELOCATION IF REQUIRED OF HVAC DUCTS, DIFFUSERS, SPRINKLER HEADS, EXIT LIGHTS, ETC.

DEMOLITION RCP NOTES



② PROPOSED REFLECTED CEILING PLAN 1/8"=1'-0"

- (N) WOODWORKS CEILING SYSTEM

(N) GYP. BD. CEILING, U.O.N.

ETR EXISTING CEILING TO REMAIN

10'-0" HEIGHT OF CEILING A.F.F. LOCATIONS NOT INDICATED TO BE 10'-0" A.F.F.

PS NEW RECESSED ELECTRIC PROJECTION SCREEN AT ZEN HALL. DA=LITE, "BOARDROOM ELECTROL" OR EQUAL, TAB-TENSION SCREEN WITH MATTE WHITE FINISH AND CEILING CLOSURE DOORS. SIZE: 8' X 8'. SUBMIT FOR APPROVAL.

(N) CEILING MOUNTED EXHAUST FAN & VENTED TO OUTSIDE

(R) CEILING MOUNTED EXIT SIGN w/ 90 MIN. BATTERY BACKUP. PROVIDE NEW TO MATCH EXISTING BUILDING STANDARD. PROVIDE SINGLE OR DOUBLE FACE AND DIRECTIONAL ARROWS AS INDICATED ON PLAN, AND AS REQUIRED BY CODE. PROVIDE BACK-UP POWER SUPPLY AS REQUIRED BY C.B.C. EXIT SIGN MUST COMPLY WITH UL 924.
- EL1 (N) EXTERIOR WALL SCONCE

EL2 (N) EXTERIOR WALL SCONCE

L1 (N) TRACK LIGHT

L2a (N) 6" RECESSED LED LIGHT COOPER

L2b (N) 4" RECESSED LED LIGHT HALO, HC4-10-DD10-SNPDI-HM44-12-835-41-ND-WB

L3 (N) LED TAPE LIGHT WITH ALUM. BAR AND FROSTED LENS 2102E, BLAZE BASIC, D-24-BLBSC1-35, 3500K

L4 (N) LINEAR CEILING LIGHT

L5a (N) DECORATIVE PENDANT TOWNSEND, ORBIT 35

L5b (N) DECORATIVE PENDANT TOWNSEND, ORBIT 42

L5c (N) DECORATIVE PENDANT TOWNSEND, STELLA 42

L6a (N) T2" LIGHTED MIRROR

L6b (N) 60" LIGHTED MIRROR

CEILING & LIGHTING LEGEND

1. PROVIDE NEST THERMOSTATS THROUGHOUT.
2. ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL RECESSED DOWNLIGHTS/WALL WASHERS SHALL BE CENTERED IN THE VISUAL TILE PATTERN, U.O.N.
3. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT'S APPROVAL.
4. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.

RCP NOTES

1. PROVIDE STANDARD HEATING AND AIR CONDITIONING THROUGHOUT THE AREA OF WORK. MODIFY THE EXISTING HVAC SYSTEM FOR NEW CONSTRUCTION. RIGID DUCTS AT OPEN CEILING AREA. ADJUST THERMOSTATS, PROVIDE SUPPLIES AND RETURNS, AND BALANCE THE SYSTEM AS REQUIRED. PROVIDE CONDENSATE RETURN AS REQUIRED BY CODE.
2. PROVIDE FIRE DAMPERS AT ALL PENETRATIONS OF FIRE RATED ASSEMBLIES AS REQUIRED. DAMPERS SHALL BE FIRE/SMOKE WITH SMOKE ACTIVATION AS REQUIRED BY 2019 CBC SEC. 716.3.3.1 AND 716.3.3.2.
3. THERMOSTATS SHALL BE LOCATED AT 48" ABOVE UNFINISHED FLOOR NEXT TO SWITCHES UNLESS OTHERWISE NOTED.
4. MECHANICAL WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL COMPLY WITH THE REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24.

HVAC NOTES

1. OPEN CEILING w/ GAP SHEET.
2. NEW WOOD FINISH CEILING
3. NEW GYP. BD. CEILING.
4. PROVIDE GYP. BD. CEILING
5. PROVIDE GYP. BD. SOFFIT
6. PROVIDE (N) CEILING RECESSED ELECTRIC PROJECTION SCREEN
7. PROVIDE ELECTRICAL OUTLET AT CEILING FOR PROJECTOR.
8. SAK CUT FOR (N) FLOOR OUTLETS
9. (N) HEADER AT 18'-0"
10. (E) GYP. BD. CEILING TO REMAIN. PATCH & REPAIR AS NEEDED.
11. NEW EXHAUST VENT & VENTED TO OUTSIDE. PROVIDE ROOF FLASHING/PATCHING/REPAIR, WHERE REQUIRED.
12. STAIN OR PAINT EXISNT WOOD BEAM.

RCP KEYNOTES

GENERAL NOTES

March DESIGN

ARCHITECTURE | INTERIOR | PLANNING

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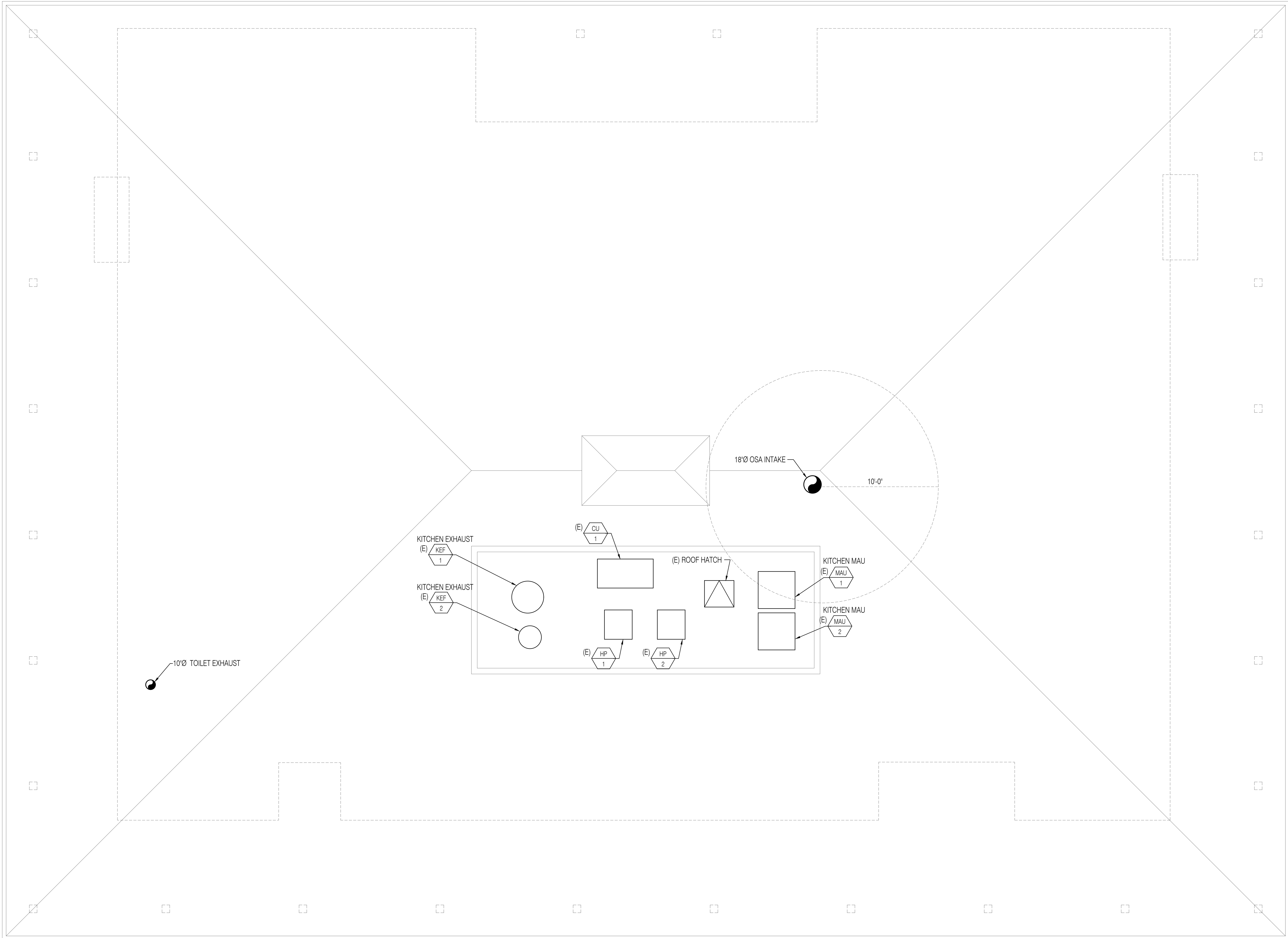
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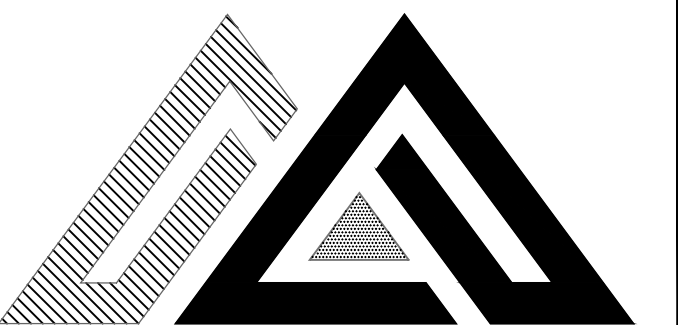
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REFLECTED CEILING DEMO & NEW PLANS

A6.1





**March
DESIGN**

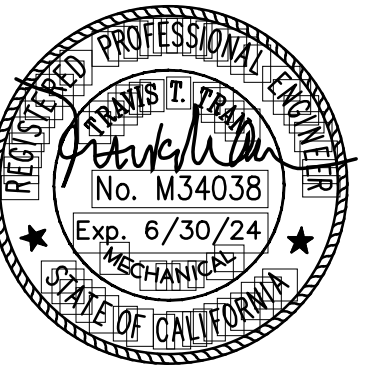
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**MECHANICAL
ROOF PLAN**

M2.3



MEV Engineering, Inc.
Mechanical, Electrical and Plumbing
(MEP) Consulting Engineers

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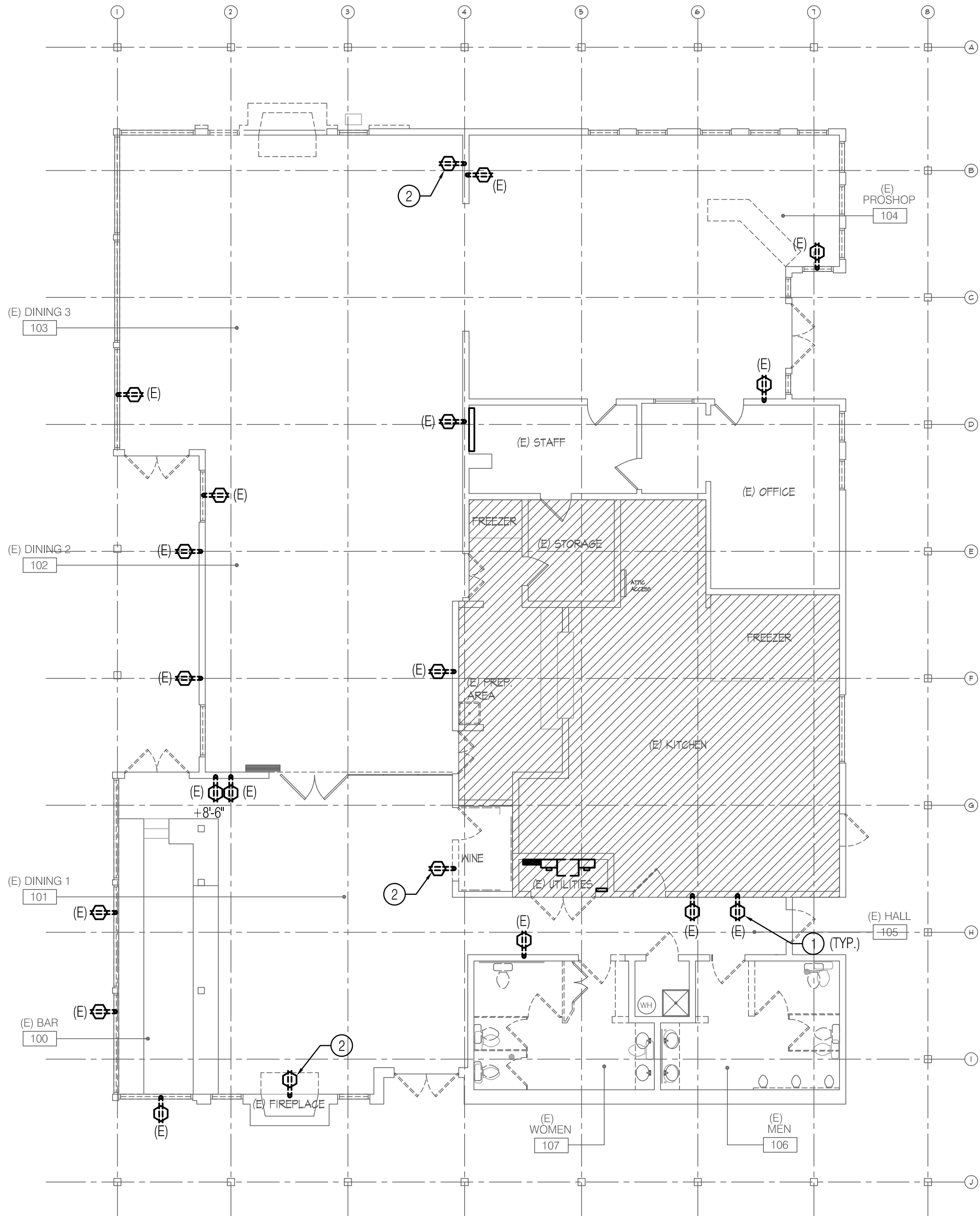
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**ELECTRICAL
DEMOLITION
FLOOR PLAN**

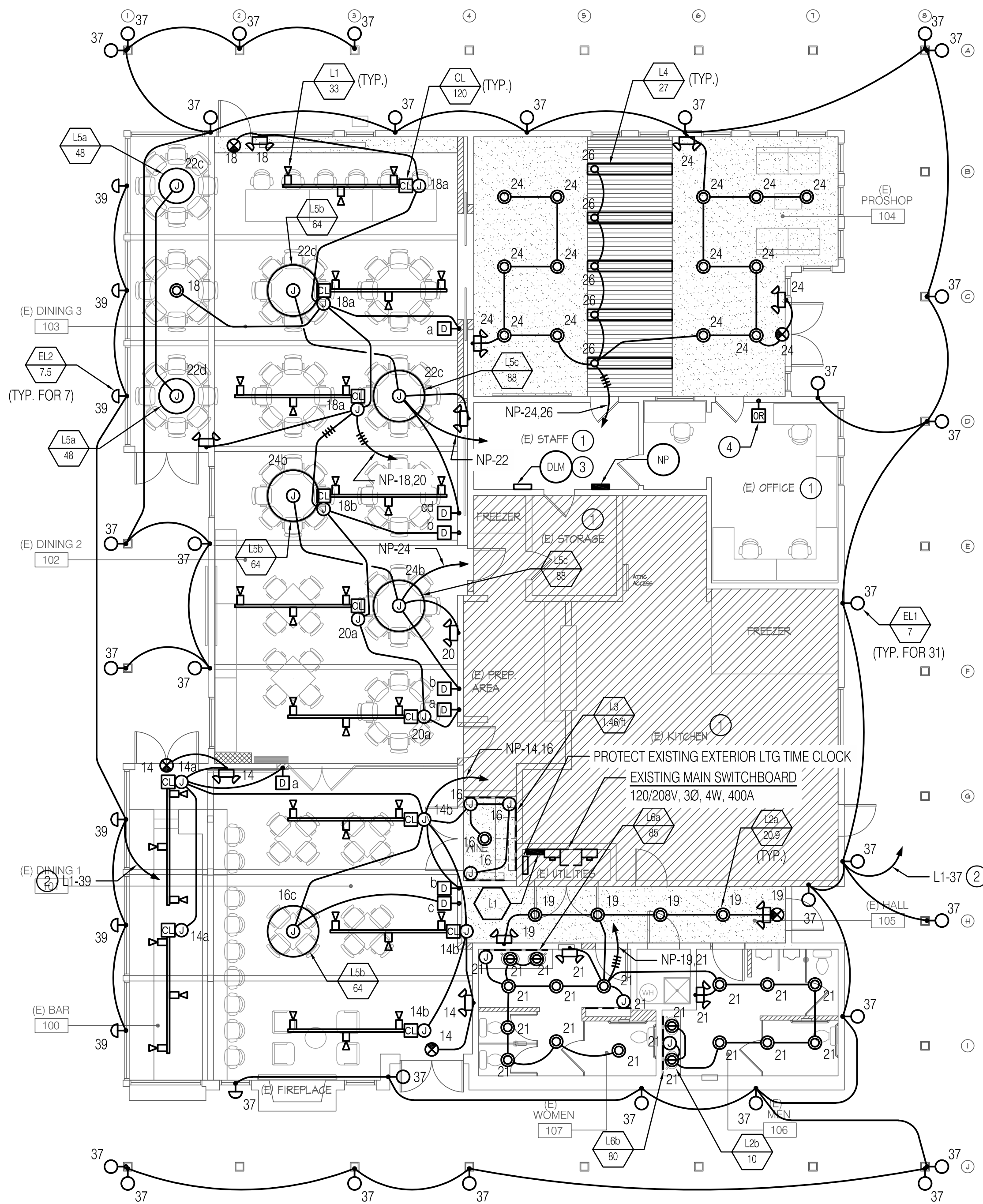
E1.0



ELECTRICAL DEMOLITION FLOOR PLAN 1/8" 1

REFERENCE NOTES #

1. PROTECT EXISTING RECEPTACLE BRANCH CIRCUIT TO REMAIN AS IS.
2. DISCONNECT & REMOVE EXISTING RECEPTACLE AND COVER WITH BLANK PLATE. PROTECT EXISTING BRANCH CIRCUIT AT ALL TIMES.



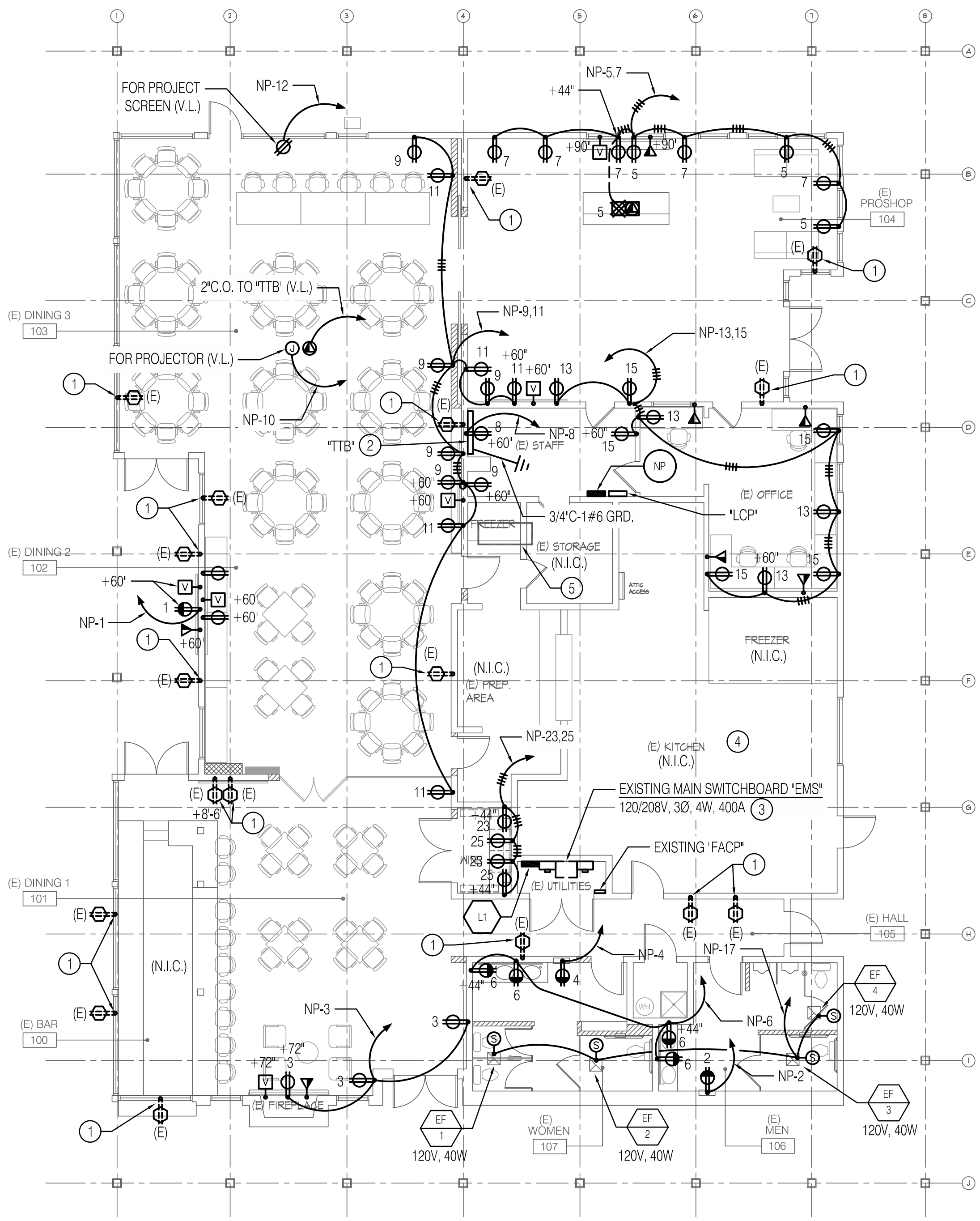
LIGHTING FLOOR PLAN 1/8" 1

GENERAL NOTES

- REFER TO THE LIGHTING CONTROL DIAGRAM & DEVICE LOCATION ON SHEET NO. E2.2.

REFERENCE NOTES #

- INDICATES THE AREA OR ROOM THE EXISTING LIGHTING SYSTEM AND BRANCH CIRCUITS TO REMAIN AS IS.
- CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT WITH EXISTING TIME CLOCK.
- TIME CLOCKED RELAY DIMMING PANEL "DLM" FOR DINING AREA LIGHTING CONTROL. SEE CONTROL WIRING DIAGRAM ON E3.1.
- OVERRIDE BY-PASS TIMER FOR "DLM". SEE CONTROL WIRING DIAGRAM ON E3.1.



POWER FLOOR PLAN 1/8" 2

REFERENCE NOTES #

- PROTECT EXISTING GENERAL BRANCH CIRCUIT TO REMAIN AS IS.
- NEW 3/4" THICK PLYWOOD TERMINAL BACKBOARD "TTB" FOR VOICE/DATA, SECURITY LOW VOLTAGE SYSTEM. (CABLE BY OTHERS).
- PROTECT EXISTING FIRE ALARM SYSTEM.
- PROTECT EXISTING BRANCH CIRCUITS/PANELS AT KITCHEN & BAR AREA TO REMAIN AS IS.
- RELOCATED EXISTING FC-1 DISCONNECT, INTERCEPT AND EXTEND EXISTING BRANCH CIRCUIT TO EQUIPMENT NEW LOCATION AND PROTECT EXISTING BRANCH CIRCUIT.

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POWER &
LIGHTING
FLOOR PLAN

E2.1