



MILPITAS PLANNING COMMISSION STAFF REPORT

January 10, 2024

APPLICATION: **LANDSCAPE RENOVATION, NEW PAVILION, BATHROOM AND NEW POOL** - Site Development Permit No. SD21-0002: A request for a Site Development Permit to develop a 1,200-square foot single-story pavilion with a 125-square foot bathroom, construct a 76-square foot bathroom addition to the existing guest house, and a new in-ground pool at an existing single-family residence on a 6.13-acre lot located in the R1-H Single-family Residential Hillside Combining District located at 1350 Country Club Drive.

RECOMMENDATION: **Staff recommends that the Planning Commission adopt Resolution No. 24-005, recommending City Council approve Site Development Permit No. SD21-0002, subject to the attached Conditions of Approval.**

LOCATION:

Address/APN:

1350 Country Club Drive (APN: 029-03-020)

Area of City:

Northeastern portion of the City of Milpitas in the hillside area

PEOPLE:

Project Applicant/Owner:

Raj and Annu Navani

Project Planner:

Lillian VanHua, AICP, Senior Planner

LAND USE:

General Plan Designation:

Hillside Low-Density (HLD)

Zoning District:

Single-Family Residential-Hillside (R1-H)

Site Area:

6.13 acres

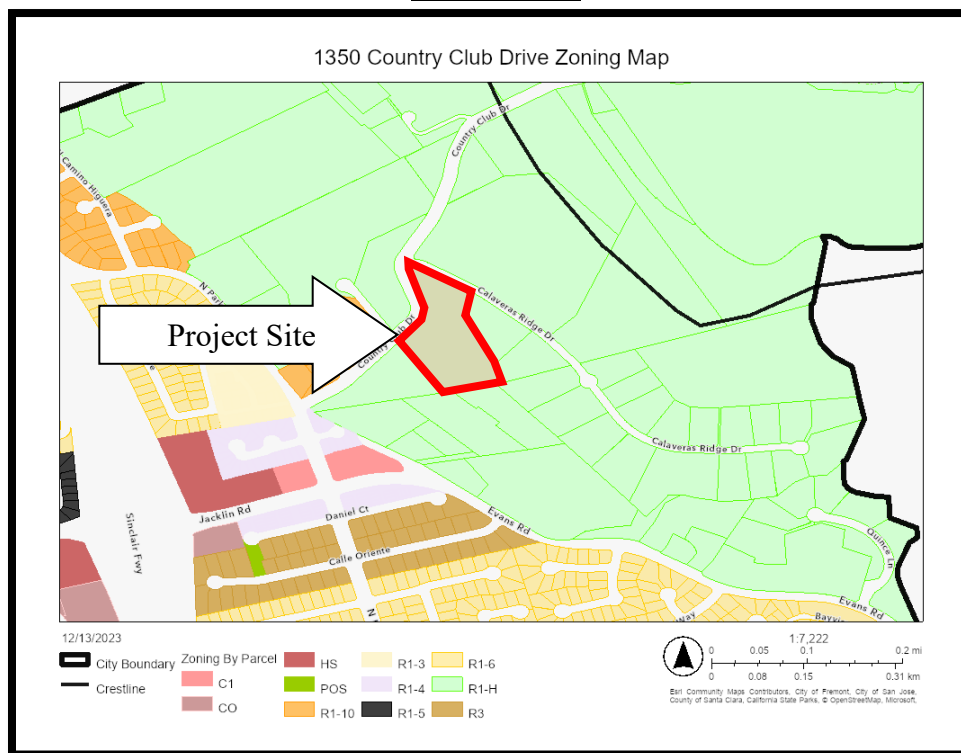
ENVIRONMENTAL:

Categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), Section 15301 (Existing Facilities), and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Map 1
Aerial Project Location



Map 2
Zoning Map



PROJECT DESCRIPTION

History

- On March 19, 2002, the Milpitas City Council approved a Hillside Site and Architectural Review Permit and Variance (P-VA2002-1) to construct a one-story, single-family residence, six-car garage, and backyard amenities including pool, spa, patios, guest house (cabana/pool house), and solid roof arbor, and to grade on slopes in excess of 40 percent.
- On August 27, 2003, the Milpitas Planning Commission Subcommittee approved Hillside ‘S’ Zone Application P-SA2003-109, an application to review compliance with special conditions related to landscaping and the entry fence and gate of the previously approved Site and Architectural Review Permit.

Application

The applicant is requesting a Site Development Permit to develop a 1,200-square foot single-story pavilion with a 125-square foot bathroom, a 76-square foot bathroom addition to the existing guest house, a new in-ground pool, landscape renovations, and a realignment of the existing crushed gravel driveway to accommodate an overflow parking area at an existing single-family residence with an attached six-car garage.

Context and Location

The Project site is a developed 6.13-acre parcel located off Country Club Drive, in the northeastern portion of the City of Milpitas, in the hillside area approximately a 0.15-mile northeast of the Country Club Drive/North Park Victoria Drive intersection. The project site is located on the west side of the crestline. A vicinity map of the subject site location is shown on Map 1. The property and neighboring properties are zoned Single-Family Residential – Hillside (R1-H). Map 2 on the previous page and Table 1 on the following page summarize the Zoning and Land Uses surrounding the site.

Process

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

Table 1
Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Use
Subject Site	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home
North	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home
South	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home
East	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home
West	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home

PROJECT ANALYSIS

Milpitas General Plan 2040

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

Table 2
General Plan Consistency

Policy	Conformance
<i>CD 7-1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The Project will not significantly impact the visual character of the hillside from the valley floor or other viewpoints, as the project site is located over 900 feet west of and approximately 200 feet lower than the crestline.
<i>CD 7-2 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. The Project will be situated at the flattest portion of the lot, along the same elevation as the existing single-family residence and guest house to minimize the disruption to the existing natural topography by limiting the volume of grading to only 255 cubic yards of cut and 416 cubic yards of fill on the site. This is designed to accommodate the footprint of the pavilion,

Policy	Conformance
	bathroom addition, driveway extension, and pool and meet the required grade at the existing concrete retaining wall.
<i>CD 7-3 Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. Minimal contour grading will be required to construct the pavilion, bathroom addition, and in-ground pool due to its location on the flattest areas of lot, along the same elevation as the existing single-family residence and guest house. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set.
<i>CD 7-4 Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The Project is proposed at the flattest portion of the lot and will only require 255 cubic yards of cut and 416 cubic yards of fill on the site. The house site is gently sloped, and the original plans called for the house to “step down” the hillside to minimize grading for the building pad. The various components of the Project will be sited in a similar manner and the finished grade will “step down” from the existing contours of the hillside. The driveway extension consists of an existing gravel area on the site and no additional grading will be needed to accommodate the new parking area. Grading has been substantially minimized for the Project because the work follows the site's natural contours to preserve the natural terrain quality.
<i>CD 7-5 Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No change in land use is proposed; the site will remain developed as a single-family residence, with adequate fire safety measures to allow fire apparatus access. The proposed landscaping elements and patios are pervious to inhibit excess runoff and erosion.

Development Standards

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

Pursuant to MMC Section XI-10-45.17-4, the subject parcel is greater than 3.0 acres, which allows for the largest maximum size for the main residence (10,000 square feet) and the largest amount of impervious surface coverage on the site (30,000 square feet). Table 3 demonstrates the Project's consistency with the applicable development standards of the R1-H zone. Figures 1 & 2 demonstrate the site plan and building configuration. Figures 3 and 4 demonstrate the floor plan and layout of the pavilion and bathroom addition.

Table 3
Summary of Development Standards

Standards	Hillside Requirements	Proposed	Complies
Front Setback	25 ft. minimum when avg. slope is <16%; otherwise, a 40 ft. minimum	207'1" (e)	Yes
Side Yard Setback	40 ft. minimum	West side – 159'3" (e) East Side – 111'-7"	Yes
Rear	40 ft. minimum	53'9" (e)	Yes
Size of Main Residence	10,000 sq. ft. maximum (lots > 3 acres)	9,946 sq. ft. (e)	Yes
Size of Accessory Structure	1,200 sq. ft. maximum	442 sq. ft. guest house 1,200 sq. ft. pavilion with a 125 sq. ft. bathroom	Yes
Height of Retaining Wall	6 ft. maximum	5 ft.	Yes
Impervious Surfaces	30,000 sq. ft. maximum (lots > 3 acres) 30,000 sq. ft. maximum (lots > 3 acres)	22,295 sq. ft.	Yes
Building Height (Max.)	West of crestline – 17 ft.	17 ft	Yes
Parking	4 spaces for 5 bedrooms	6 spaces in garage, 10 spaces on driveway	Yes
Crestline Zone of Protection	Within three hundred (300) feet easterly of the crestline, structure heights shall be restricted so that	West of the crestline	Yes

Standards	Hillside Requirements	Proposed	Complies
	no structure extends above the crestline site line.		
(e) = existing			

Figure 1
Site Plan

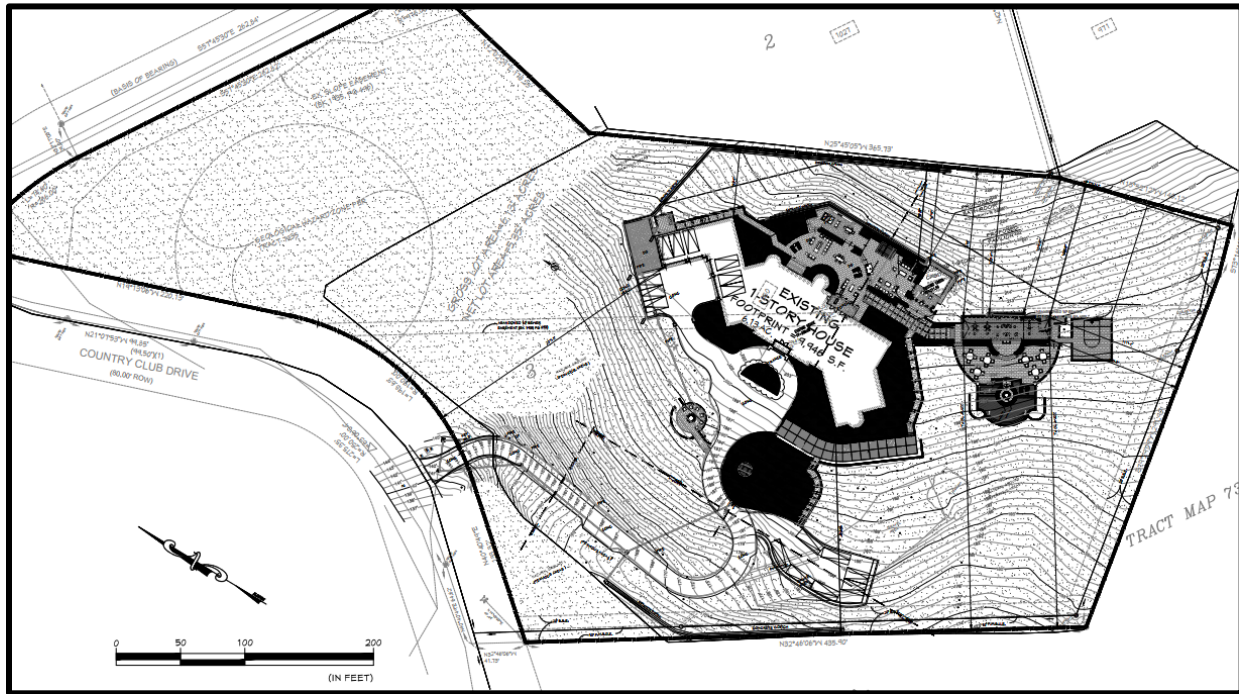


Figure 2
Enlarged Site Plan

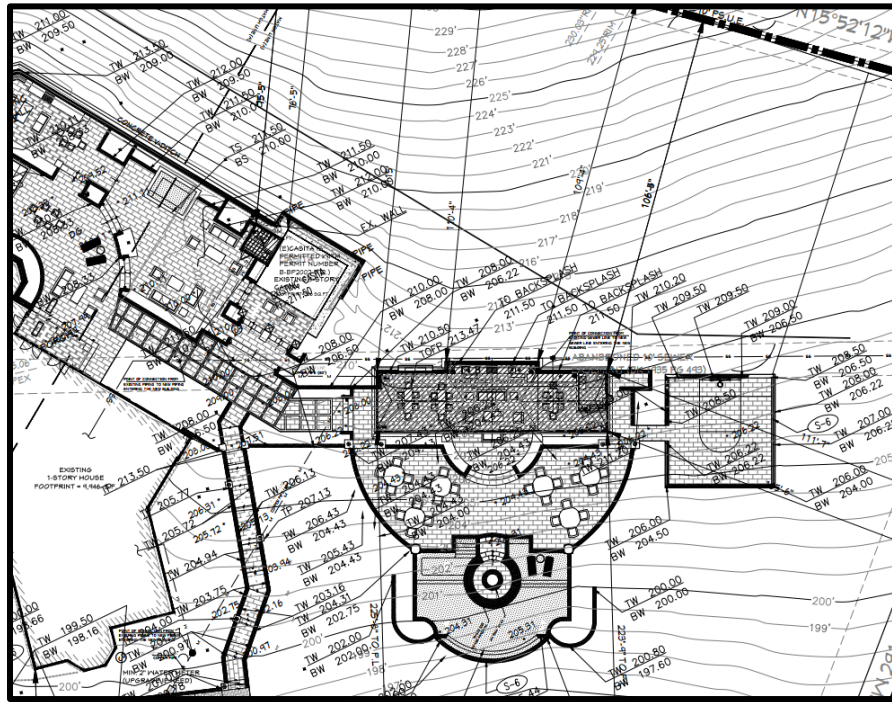


Figure 3
Pavilion Floor Plan

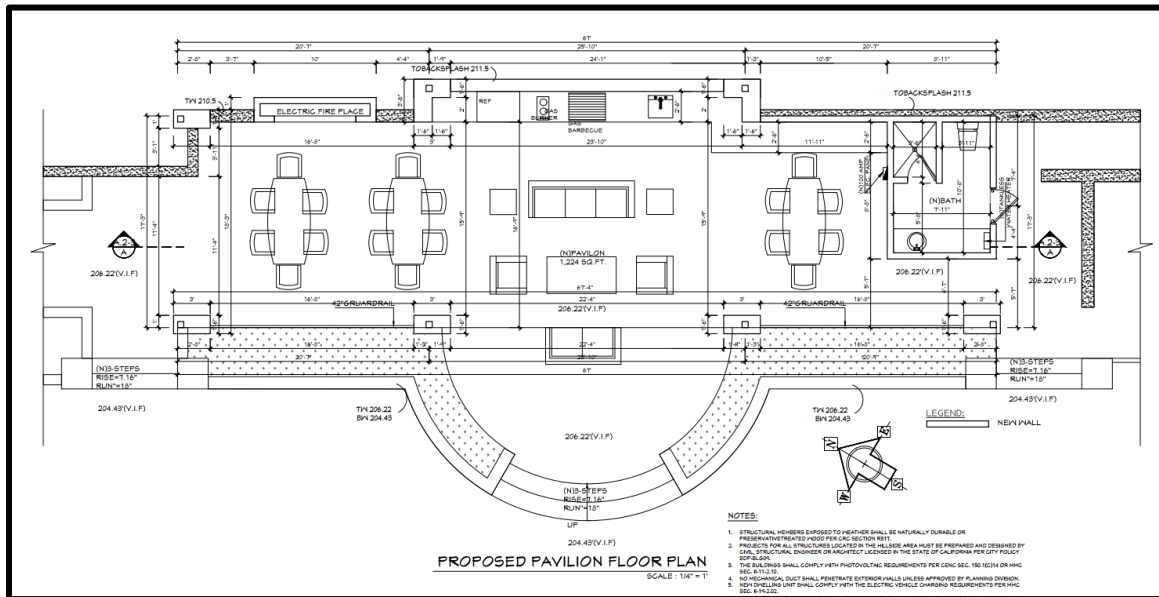
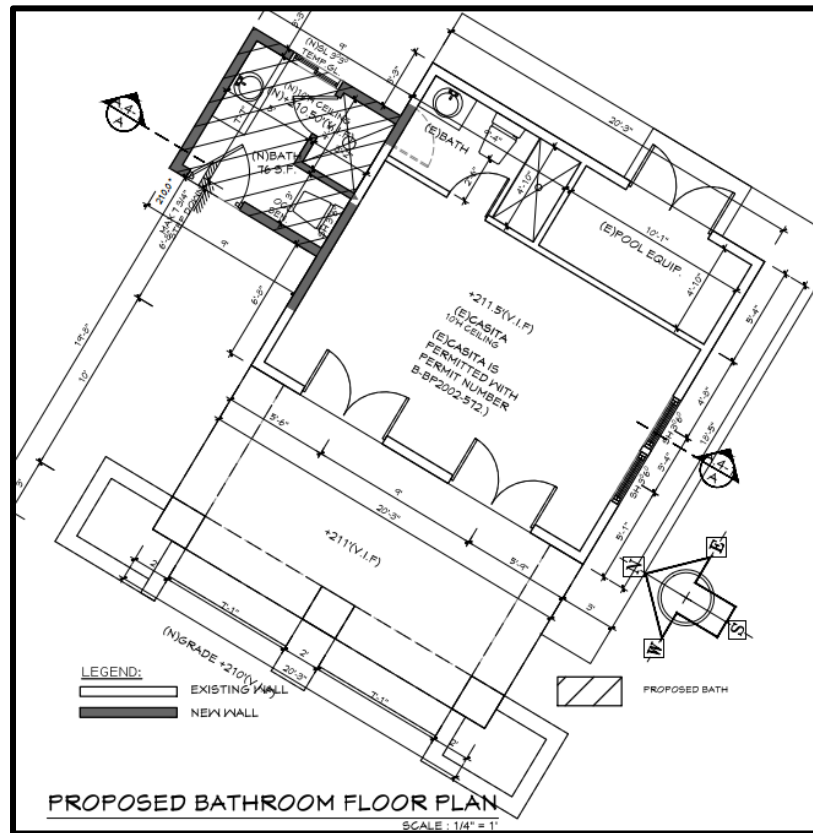


Figure 4
Bathroom Addition



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

Table 4
Hillside Zoning Ordinance Compliance

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent</i>	Consistent. Based on the existing location and minimal scale of the home in consideration of the maximum allowable size outlined in Table 3, developing the 1,200-square foot pavilion, bathroom addition, and a new in-ground pool and site improvements will not substantially interfere with views and

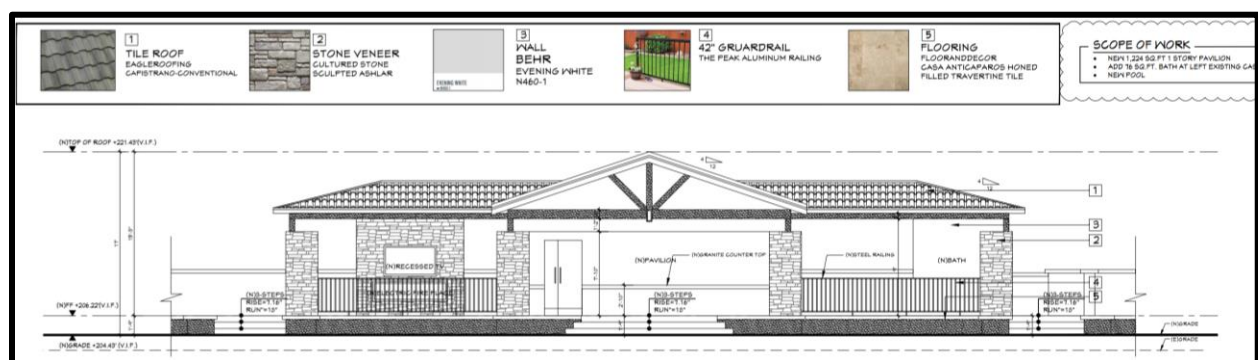
Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
<i>lots, will avoid unreasonable interference with views and privacy.</i>	privacy to adjacent lots. The existing residence exceeds all setback requirements, meets the maximum 17-foot, one-story height limit, and minimizes interference with views and privacy through substantial setbacks from adjacent residences to the north and south.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The Project site is developed with a few shrubs and trees on the higher-sloped northern portions of the lot. The proposed project will not remove any existing trees. As proposed, the design of the pavilion, bathroom addition, and in-ground pool are carefully sited to be built on the flattest portions of the lot, following the existing contours of the site to limit the amount of imported soil.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The existing one-story residence, proposed pavilion and bathroom addition are predominantly horizontal in design and includes a hip roof system, a clear delineation of different colors and materials, and punctuation of certain front and side-facing elevations to minimize the perception of bulk within the main structure and the detached guest house. Furthermore, as described above and shown in Table 3, the scale of the main residence and accessory structures are similar to the immediate neighbors' residences built on similar lots larger than 3.0-acres in size.
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed pavilion and bathroom addition will not exceed the maximum height limit of 17 feet for homes west of the crestline and exceeds all minimum setbacks as required by the Hillside development standards. As such, the Project will not cause an impairment to the adjacent properties' access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. Although the aggregate volume of proposed cut and fill grading for the original house was 7,000 cubic yards, most of the grading was necessary in order to accommodate the driveway and vehicular

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
	turn-around in front of the residence. The site of the house is gently sloped, and the original plans called for the house to “step down” the hillside to minimize grading for the building pad. The various components of the Project will be sited in a similar manner and the finished grade will “step down” from the existing contours of the hillside. Moreover, the siting of the proposed pavilion, bathroom addition and in-ground pool is on a relatively flat portion of the existing lot. The new pavilion, bathroom addition, and in-ground pool is limited to 255 cubic yards of cut and 416 cubic yards of fill on the site.

Site & Architectural Design

The Project site has an existing single-family residence with various exterior materials and finishes, a palette of earth-tone colors, and a hip roof system with dark gray concrete ‘S’ tiles. The existing detached guest house (cabana/pool house) was designed with the same materials to complement the main residence. The design of the proposed pavilion and bathroom addition features a hip roof system with dark gray tiles, with a stucco finish in “Evening White” to match the existing single-family residence, as shown on Figure 5.

Figure 5
Elevation



Recreation Courts

The Project also proposes a basketball court just south of the pavilion. Pursuant to MMC Section XI-10-45.14, grading for tennis courts and other recreation courts shall not exceed six feet of fill or twelve feet of cut and fill. The finished grade of the basketball court is at 206 feet, while the existing contours vary from 204 feet to 209 feet. Therefore, the proposed basketball court is in

conformance with Section XI-10-45.14 as the maximum cut is three feet and maximum fill is two feet.

The basketball court will also be landscaped and screened pursuant to MMC Section XI-10-45.14-2. The proposed retaining wall on the lower side of the court will be two feet tall and shrubs are proposed to aid in screening. The other side of the court and the rear will also be screened with larger plants. Lastly, the surface of the court will be colored in natural tones pursuant to MMC Section XI-10-45.14-3. The Project proposes gray, mauve, and moss green colored pavers in conformance with above referenced section.

Outdoor Lighting

Pursuant to MMC Section XI-10-45.15-1, no artificial lighting shall be permitted for tennis and other recreation courts. No lighting is proposed for the court.

Pursuant to MMC Section XI-10-45.15-2, artificial lighting of swimming pools and spas shall be permitted only under certain conditions:

- (a) Light(s) are placed beneath the surface of water in the pool or spa to illuminate the water;
- (b) Other exterior lights used to illuminate the surrounding area;
- (c) Light(s) use the minimum wattage which will safely illuminate the area;
- (d) No direct light is cast beyond the immediate area of the pool or spa; and
- (e) No light sources are directly visible from off the site.

The Project only proposes pool lighting beneath the surface of the water. Other outdoor lighting will be located on steps for safety purposes and will use minimum wattage lights to safely illuminate the area.

Grading and Landscaping

Pursuant to MMC Section XI-10-45.18-4, where the aggregate volume of grading exceeds 1,500 cubic yards, the Planning Commission shall review the proposed grading plan and recommend approval or denial to the City council. Although the aggregate volume of proposed cut and fill grading for the original house is 7,000 cubic yards, most of the grading was necessary in order to accommodate the driveway and vehicular turn-around in front of the residence. The subject site consists of slopes ranging from 10 to 80 percent. A driveway was needed to provide access from the public street to the building site for construction purposes, residential daily access purposes, and for emergency response purposes. Moreover, the site of the house is gently sloped, and the original plans called for the house to “step down” the hillside to minimize grading for the building pad. In an effort to limit the amount of ground to be removed, the applicant has proposed a site plan which locates the Project on the flattest portion of the site, which will result in 255 cubic yards of cut and 416 cubic yards of fill on the site. The various components of the Project will be sited in a similar manner and the finished grade will “step down” from the existing contours of the hillside. No existing trees will be removed.

The Project’s landscape renovations include new landscaping throughout the property, grass flanking on both sides of the front entrance, and the realignment of a crushed gravel overflow parking area as required by the City’s Fire Department in order to facilitate additional parking and emergency vehicle access. A new walkway and stairs will be built leading the overflow parking area to the upper walkway surrounding the residence. Outdoor amenities include various seating

areas, firepits, and patios. All plants will be drought-tolerant and water efficient and conditioned to comply with Resolution no. 6066.

Crestline Zone of Protection

To protect the quality of views of the hills from the valley floor, development standards related to the crestline have been incorporated into the Zoning Code. Pursuant to MMC Section XI-10-45.06, the purpose of the crestline zone of protection is to preserve the natural quality of the crestline and the slopes 100 feet immediately below when viewed from the valley floor. The proposed Project is located over 900 feet west of the crestline and approximately 200 feet lower in elevation; the project is further restricted to a height of seventeen (17) feet and one (1) story (excluding basements) from the lowest finished grade to the highest ridgeline of the building. The Project conforms to these development standards outlined in Table 3.

FINDINGS FOR APPROVAL (OR DENIAL)

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

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

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

The Project's architectural design and site planning are aesthetically compatible with the neighboring homes, emphasizing minimal changes to the natural topography and minimal visual impacts. The proposed pavilion and bathroom addition incorporate earth-tone colors that match the existing single-family residence and is sited so as not to draw attention when viewed from the valley floor.

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

As described within the staff report, the proposed development of a pavilion with a standalone bathroom, bathroom addition to the existing guest house, and an in-ground pool and site improvements will conform to the R1-H Single-Family Residential Hillside Zoning District standards for setbacks, height requirements, and landscaping.

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

The proposed Project is consistent with the Milpitas General Plan, particularly with Policy CD 7-5, which states that new development in the Hillside Area should be limited to only very low density residential, open space, and park uses. The Project site is a legal lot with an approved single-family residence. The proposed Project is designed to fit in with the natural topographic features of the hillside property and reduce the visual impact as viewed from the valley floor.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), as the scope of work includes a new 1,200-square foot single-story pavilion with a standalone 125-square foot bathroom, a 76-square foot bathroom addition to the existing guest house, an in-ground swimming pool, and associated earth work in a residential zone. As a separate and independent basis, the Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land), as the scope of work also includes new landscaping across the site and will be minimally graded to facilitate the scope of work. As a separate and independent basis, the Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities), as the Project scope involves the addition of 76-square feet to the existing guest house to facilitate a bathroom and a 125-square foot standalone bathroom within the pavilion on a site with an existing single-family residence. As a separate and independent basis, the Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning), as the proposed Project is consistent with the established Milpitas 2040 General Plan and R1-H Single-Family Residential Hillside Zoning District.

PUBLIC COMMENT/OUTREACH

Staff provided public notice for the application in accordance with City and State public noticing requirements. A notice was published in the Milpitas Post on December 29, 2023. In addition, 22 notices were sent to owners and occupants within 300 feet of the project site. A public notice was also posted on the project site, on the City's Website, www.milpitas.gov, and posted at City Hall. At the time of writing this report, there have been no inquiries from the public.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Adopt Resolution No. 24-005, approving and recommending the City Council approve Site Development Permit No. SD21-0002, to allow the development of a 1,200-square foot single-story pavilion with a 125-square foot standalone bathroom, construct a 76-square foot bathroom addition to the existing guest house, and a new in-ground pool at an existing single-family residence in the R1-H Single-Family Residential Hillside Zoning District, subject to the findings and attached Conditions of Approval.

ATTACHMENTS

A: Resolution 24-005

B: Project Plans

RESOLUTION NO. 24-005

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS
APPROVING AND RECOMMENDING APPROVAL OF SITE DEVELOPMENT
PERMIT NO. SD21-0002 TO THE MILPITAS CITY COUNCIL TO DEVELOP A 1,200-
SQUARE FOOT SINGLE-STORY PAVILION WITH A 125-SQUARE FOOT
BATHROOM, CONSTRUCT A 76-SQUARE FOOT BATHROOM ADDITION TO THE
EXISTING GUEST HOUSE, AND A NEW IN-GROUND SWIMMING POOL AT AN
EXISTING SINGLE-FAMILY RESIDENCE ON 6.13-ACRE SITE AT 1350 COUNTRY
CLUB DRIVE (APN: 029-03-020)**

WHEREAS, on February 10, 2021, an application was submitted by Raj and Annu Navani, the property owners (“Applicant”), for a development proposal to allow the development of a 1,200-square foot pavilion with a 125-square foot bathroom, construct a 76-square foot bathroom addition to the existing guest house, and a new in-ground swimming pool (“Project”) on a 6.13-acre site with an existing single-family residence at 1350 Country Club Drive (APN: 029-03-020). The Project site is zoned R1-H Single-family Residential-Hillside Zoning District; and

WHEREAS, the Planning Department completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), which assessment determined that the Project is exempt from CEQA review pursuant to Section 15303 (New Construction and Conversion of Small Structures) of the CEQA Guidelines and, as a separate and independent basis, pursuant to Section 15304 (Minor Alterations to Land) of the CEQA Guidelines; and, as a separate and independent basis, pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and, as a pursuant to Section 15183 of the CEQA Guidelines (Projects Consistent with a Community Plan, General Plan, or Zoning); and

WHEREAS, on January 10, 2024 the Planning Commission held a duly noticed public hearing on the subject application, at which all those in attendance were given the opportunity to speak on the Project; and

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

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

SECTION 1: Recitals.

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

SECTION 2: Record

The location and custodian of the documents or other material which constitute the record of proceedings upon which this decision is based is within the Planning Department, City of Milpitas, 455 East Calaveras Boulevard, Milpitas, California 95035

SECTION 3: CEQA Finding

The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), as the scope of work includes a new 1,200-square foot single-story pavilion with a standalone 125-square foot bathroom, a 76-square foot bathroom addition to the existing guest house, an in-ground swimming pool, and associated earth work in a residential zone. As a separate and independent basis, the Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land), as the scope of work also includes new landscaping across the site and will be minimally graded to facilitate the scope of work. As a separate and independent basis, the Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities), as the Project scope involves the addition of 76-square feet to the existing guest house to facilitate a bathroom and a 125-square foot standalone bathroom within the pavilion on a site with an existing single-family residence. As a separate and independent basis, the Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning), as the proposed Project is consistent with the established Milpitas 2040 General Plan and R1-H Single-Family Residential Hillside Zoning District.

SECTION 4: Site Development Permit (Section XI-10-57.03(F)(1))

The Planning Commission makes the following findings based on the evidence in the public record in approving Site Development Permit No. SD21-0002:

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

The Project's architectural design and site planning are aesthetically compatible with the neighboring homes, emphasizing minimal changes to the natural topography and minimal visual impacts. The proposed pavilion, landscape renovations, and bathroom addition incorporate earth-tone colors that match the existing single-family residence and is sited so as not to draw attention when viewed from the valley floor.

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

As described in Table 1 below, the proposed development of a pavilion with a standalone bathroom, bathroom addition to the existing guest house, and an in-ground pool and site improvements will conform to the R1-H Single-Family Residential Hillside Zoning District standards for setbacks, height requirements, and landscaping.

Table 1:
Summary of Development Standards

Standards	Hillside Requirements	Proposed	Complies
Front Setback	25 ft. minimum when avg. slope is <16%; otherwise, a 40 ft. minimum	207'1" (e)	Yes

Standards	Hillside Requirements	Proposed	Complies
Side Yard Setback	40 ft. minimum	West side – 159’3” (e) East Side – 111’-7”	Yes
Rear	40 ft. minimum	53’9” (e)	Yes
Size of Main Residence	10,000 sq. ft. maximum (lots > 3 acres)	9,946 sq. ft. (e)	Yes
Size of Accessory Structure	1,200 sq. ft. maximum	442 sq. ft. guest house 1,200 sq. ft. pavilion with a 125 sq. ft. bathroom	Yes
Height of Retaining Wall	6 ft. maximum	3 ft.	Yes
Impervious Surfaces	30,000 sq. ft. maximum (lots > 3 acres) 30,000 sq. ft. maximum (lots > 3 acres)	22,295 sq. ft	Yes
Building Height (Max.)	West of crestline – 17 ft.	17 ft	Yes
Parking	4 spaces for 5 bedrooms	6 spaces in garage, 10 spaces on driveway	Yes
Crestline Zone of Protection	Within three hundred (300) feet easterly of the crestline, structure heights shall be restricted so that no structure extends above the crestline site line.	(e) West of the crestline	Yes
(e) = existing			

Due to the subject property’s location, the project must also comply with the development standards in the City’s Hillside Combining District. Per MMC Section XI-10-45.09-7 of the Zoning Ordinance, the Planning Commission and City Council shall consider the following guidelines in their review. As described below, including in Table 2, the Project is consistent with the Hillside Architectural Guidelines .

Table 2:
Hillside Zoning Ordinance Compliance

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Based on the existing location and minimal scale of the home in consideration of the maximum allowable size outlined in Table 1, developing the 1,200-square foot pavilion, bathroom addition, and a new in-ground pool and site improvements will not substantially interfere with views and privacy to adjacent lots. The existing residence exceeds all setback requirements, meets the maximum 17-foot, one-story height limit, and minimizes interference with views and privacy through substantial setbacks from adjacent residences to the north and south.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The Project site is developed with a few shrubs and trees on the higher-sloped northern portions of the lot. The proposed project will not remove any existing trees. As proposed, the design of the pavilion, bathroom addition, and in-ground pool are carefully sited to be built on the flattest portions of the lot, following the existing contours of the site to limit the amount of imported soil.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The existing one-story residence, proposed pavilion and bathroom addition are predominantly horizontal in design and includes a hip roof system, a clear delineation of different colors and materials, and punctuation of certain front and side-facing elevations to minimize the perception of bulk within the main structure and the detached guest house. Furthermore, as described above and shown in Table 1, the scale of the main residence and accessory structures are similar to the immediate neighbors' residences built on similar lots greater than 3.0-acres in size.
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s)</i>	Consistent. The proposed pavilion and bathroom addition will not exceed maximum

Site and Architectural Guidelines <i>Section 45.09-7</i>	Consistency Finding
<i>shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	height limit of 17 feet for homes west of the crestline and exceeds all minimum setbacks as required by the Hillside development standards. As such, the Project will not cause an impairment to the adjacent properties' access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. Although the aggregate volume of proposed cut and fill grading for the original house was 7,000 cubic yards, most of the grading was necessary in order to accommodate the driveway and vehicular turn-around in front of the residence. The site of the house is gently sloped, and the original plans called for the house to “step down” the hillside to minimize grading for the building pad. The various components of the Project will be sited in a similar manner and the finished grade will “step down” from the existing contours of the hillside. Moreover, the siting of the proposed pavilion, bathroom addition and in-ground pool is on a relatively flat portion of the existing lot. The new pavilion, bathroom addition, and in-ground pool is limited to 255 cubic yards of cut and 416 cubic yards of fill on the site.

Site & Architectural Design

The Project site has an existing single-family residence with various exterior materials and finishes, a palette of earth-tone colors, and a hip roof system with dark gray concrete ‘S’ tiles. The existing detached guest house (cabana/pool house) was designed with the same materials to complement the main residence. The design of the proposed pavilion and bathroom addition features a hip roof system with dark gray tiles, with a stucco finish in “Evening White” to match the existing single-family residence.

Recreation Courts

The Project also proposes a basketball court just south of the pavilion. Pursuant to MMC Section XI-10-45.14, grading for tennis courts and other recreation courts shall not exceed six feet of fill or twelve feet of cut and fill. The finished grade of the basketball court is at 206 feet, while the existing contours vary from 204 feet to 209 feet. Therefore, the proposed basketball court is in conformance with Section XI-10-45.14 as the maximum cut is three feet and maximum fill is two feet.

The basketball court will also be landscaped and screened pursuant to MMC Section XI-10-45.14-2. The proposed retaining wall on the lower side of the court will be two feet tall and shrubs are proposed to aid in screening. The other side of the court and the rear will also be screened with larger plants. Lastly, the surface of the court will be colored in natural tones pursuant to MMC Section XI-10-45.14-3. The Project proposes gray, mauve, and moss green colored pavers in conformance with above referenced section

Outdoor Lighting

Pursuant to MMC Section XI-10-45.15-1, no artificial lighting shall be permitted for tennis and other recreation courts. No lighting is proposed for the court.

Pursuant to MMC Section XI-10-45.15-2, artificial lighting of swimming pools and spas shall be permitted only under certain conditions:

- (a) Light(s) are placed beneath the surface of water in the pool or spa to illuminate the water;
- (b) Other exterior lights used to illuminate the surrounding area;
- (c) Light(s) use the minimum wattage which will safely illuminate the area;
- (d) No direct light is cast beyond the immediate area of the pool or spa; and
- (e) No light sources are directly visible from off the site.

The Project only proposes pool lighting beneath the surface of the water. Other outdoor lighting will be located on steps for safety purposes and will use minimum wattage lights to safely illuminate the area.

Grading and Landscaping

Pursuant to MMC Section XI-10-45.18-4, where the aggregate volume of grading exceeds 1,500 cubic yards, the Planning Commission shall review the proposed grading plan and recommend approval or denial to the City council. Although the aggregate volume of proposed cut and fill grading for the original house is 7,000 cubic yards, most of the grading was necessary in order to accommodate the driveway and vehicular turn-around in front of the residence. The subject site consists of slopes ranging from 10 to 80 percent. A driveway was needed to provide access from the public street to the building site for construction purposes, residential daily access purposes, and for emergency response purposes. Moreover, the site of the house is gently sloped, and the original plans called for the house to “step down” the hillside to minimize grading for the building pad. In an effort to limit the amount of ground to be removed, the applicant has proposed a site plan which locates the Project on the flattest portion of the site, which will result in 255 cubic yards of cut and 416 cubic yards of fill on the site. The various components of the Project will be sited in a similar manner and the finished grade will “step down” from the existing contours of the hillside. No existing trees will be removed. Therefore, the Planning Commission recommends that the City Council approve the Project’s grading plan.

The Project’s landscape renovations include new landscaping throughout the property, grass flanking on both sides of the front entrance, and the realignment of a crushed gravel overflow parking area as required by the City’s Fire Department in order to facilitate additional parking and emergency vehicle access. A new walkway and stairs will be built leading the overflow parking area to the upper walkway surrounding the residence. Outdoor amenities include various seating

areas, firepits, and patios. All plants will be drought-tolerant and water efficient and conditioned to comply with Resolution no. 6066.

Crestline Zone of Protection

To protect the quality of views of the hills from the valley floor, development standards related to the crestline have been incorporated into the Zoning Code. Pursuant to MMC Section XI-10-45.06, the purpose of the crestline zone of protection is to preserve the natural quality of the crestline and the slopes 100 feet immediately below when viewed from the valley floor. The proposed Project is located over 900 feet west of the crestline and approximately 200 feet lower in elevation; the project is further restricted to a height of seventeen (17) feet and one (1) story (excluding basements) from the lowest finished grade to the highest ridgeline of the building. The Project conforms to these development standards outlined in Table 1.

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

The proposed Project is consistent with the Milpitas General Plan, particularly with Policy CD 7-5, which states that new development in the Hillside Area should be limited to only very low density residential, open space, and park uses. The Project site is a legal lot with an approved single-family residence. The proposed Project is designed to fit in with the natural topographic features of the hillside property and reduce the visual impact as viewed from the valley floor as outlined in Table 3.

Table 3:
General Plan Consistency

Policy	Conformance
<i>CD 7-1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The Project will not significantly impact the visual character of the hillside from the valley floor or other viewpoints, as the project site is located over 900 feet west of and approximately 200 feet lower than the crestline.
<i>CD 7-2 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. The Project will be situated at the flattest portion of the lot, along the same elevation as the existing single-family residence and guest house to minimize the disruption to the existing natural topography by limiting the volume of grading to only 255 cubic yards of cut and 416 cubic yards of fill on the site. This is designed to accommodate the footprint of the pavilion, bathroom addition, driveway extension, and pool and meet the required grade at the existing concrete retaining wall.

Policy	Conformance
<i>CD 7-3 Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. Minimal contour grading will be required to construct the pavilion, bathroom addition, and in-ground pool due to its location on the flattest areas of lot, along the same elevation as the existing single-family residence and guest house. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set.
<i>CD 7-4 Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The Project is proposed at the flattest portion of the lot and will only require 255 cubic yards of cut and 416 cubic yards of fill on the site. The house site is gently sloped, and the original plans called for the house to “step down” the hillside to minimize grading for the building pad. The various components of the Project will be sited in a similar manner and the finished grade will “step down” from the existing contours of the hillside. The driveway extension consists of an existing gravel area on the site and no additional grading will be needed to accommodate the new parking area. Grading has been substantially minimized for the Project because the work follows the site's natural contours to preserve the natural terrain quality.
<i>CD 7-5 Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No change in land use is proposed; the site will remain developed as a single-family residence, with adequate fire safety measures to allow fire apparatus access. The proposed landscaping elements and patios are pervious to inhibit excess runoff and erosion.

As described above, the Project is compatible and consistent with the surrounding uses and has been found to conform to the intent of the Milpitas 2040 General Plan designation. The pavilion, bathroom addition, and in-ground pool are designed to fit in with the natural topographic features of the property and reduce the visual impact as viewed from the valley floor.

SECTION 5: The Planning Commission of the City of Milpitas hereby approves and recommends the City Council approve Site Development Permit No. SD21-0002 and adopt a resolution to allow the development of a 1,200-square foot single-story pavilion with a 125-square foot bathroom, construct a 76-square foot bathroom addition to the existing guest house, and a new in-ground swimming pool at an existing single-family residence in the R1-H Single-Family

RESO NO. 24-005

Residential Hillside Zoning District, based on the above findings and subject to the Conditions of Approval in the proposed Site Development Permit No. SD21-0002 attached hereto as **Exhibit 1** incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on January 10, 2024.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on January 10, 2024, and carried by the following roll call vote:

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

EXHIBIT 1

**SITE DEVELOPMENT PERMIT NO. P-SD21-0002
1350 COUNTRY CLUB DRIVE (APN 029-03-020)**

The City of Milpitas Planning Commission and City Council approve Site Development Permit No. SD21-0002 in accordance with Section X1-10-45.09 and 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 a 1,200-square foot single-story pavilion with a 125-square foot bathroom, a 76-square foot bathroom addition to the existing guest house, and a new in ground swimming pool (“Project”) appurtenant to an existing single-family residence on a 6.13-acre site located in the R1-H Single-family Residential-Hillside Zoning District at 1350 Country Club Drive (APN 029-03-020), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

General Conditions

1. General Compliance. The applicant and owner, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. **Site Development Permit No. SD21-0002** (“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. Modifications to project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
3. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
4. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
5. Permit Expiration. Pursuant to Section XI-10-64.06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within

two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:

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

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

6. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
7. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit. **(P)**
8. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(P)**
9. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to City. There is no vesting of any fees or charges with the adoption of this Permit. **(P)**
10. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Permit. **(P)**
11. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**

12. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
13. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**
14. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
15. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.
16. Development in Conformance with Approve Plans. Permittee shall develop the approved project in conformance with the approved plans dated August 24, 2023, approved by the Planning Commission on January 10, 2024, in accordance with these Conditions of Approval. Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, Permittee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**
17. Response to Conditions of Approval. The permittee shall provide a written response to comments upon submittal for building permit application. The responses should clearly indicate how each condition of approval has been addressed in the plans and shall note the appropriate plan sheet. **(P)**
18. Conditions of Approval. Prior to the issuance of a building permit, the owner or designee shall include, within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**

PROJECT SPECIFIC CONDITIONS

Planning Department Conditions

19. Streets shall be designed to generally follow the contours and land form in order to minimize cut and fill. Exposed walls and facing roadways and retaining walls shall be no greater than six feet in height. Crib walls fencing roadways shall be no greater than 15 feet in height. **(P)**
20. Landscaping coverage and stabilization of graded slopes shall be selected and designed to be compatible with surrounding natural vegetation or to replace removed natural vegetation and should recognize climatic, soil, and ecologic characteristic of the region. Plant materials that require excessive water after becoming established should be avoided. **(P)**
21. Within six months, or such other period established by the Planning Commission, after the commencement of grading activities, all graded areas not covered by an impervious surface shall be stabilized in such manner as shall be approved by the Planning Director. **(P)**
22. Trees which have a six inch or greater diameter trunk size at a point three feet above grade may not be removed without obtaining prior approval from the City. The location of all such trees shall be shown on all plans submitted for approval. The Planning Commission, upon review of an "S" Zone application approval, shall have the power to authorize removal, relocation or replacement if the Permittee can show that such requirement is unreasonable as applied to the particular property. If the removal is permitted, the replacement of any trees removed pursuant to this section shall be at a five to one (5:1) ratio. **(P)**
23. Where two cut-or-fill slopes intersect, the intersection shall be horizontally rounded and blended. **(P)**
24. Where any cut-or-fill slopes intersect the natural grade, the intersection of each slope shall be vertically and/or horizontally rounded and blended. **(P)**
25. Hillside Landscaping Water Conservation Policy. Permittee shall submit a revised planting and landscape plan prior to building permit issuance that demonstrates compliance with the Hillside Landscape Water Conservation Policy (Resolution No. 6066). **(P)**
26. Recreation Court Color. All surface and retaining walls shall be colored in natural tones and screened as appropriate so that the court is not conspicuous when viewed from off-site. **(P)**
27. Outdoor Lighting. No artificial lighting shall be permitted for tennis and other recreation courts.
28. Outdoor Lighting. Artificial lighting of swimming pools and spas shall be permitted only under the following conditions:
 - a. Lights are placed beneath the surface of water in the pool or spa to illuminate the water;
 - b. Other exterior lights used to illuminate the surrounding area;
 - c. Lights use the minimum wattage which will safely illuminate the area;
 - d. No direct light is cast beyond the immediate area of the pool or spa; and
 - e. No light sources are directly visible from off the site.

29. Outdoor Lighting. Outdoor lighting should use the minimum wattage lights which will safely illuminate the area. Outdoor light sources shall be shielded so as not to be directly visible from off-site.

Fire Department

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 (2016) 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.

30. Electronic documents. The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 105.4.2.2, added by MMC Section V-300-2.11, and CFC Section 102.9

Building Department

31. 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 **(B)**

Engineering Department

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

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

32. Modifications: The Site Development Plan dated August 24, 2023 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
33. 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.

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. Easements on the Building Permit Plans: Permittee shall depict all existing easements to remain based upon current preliminary title report and depict new easements on applicable building permit plans.
35. Water Efficient Landscapes: Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package.

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)*

36. 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.
37. 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 the Director of Engineering/City Engineer.*

38. Landscape Certificate of Completion: Permittee shall submit a Certificate of Substantial Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance.

(P) = Planning
(B) = Building
(E) = Engineering
(F) = Fire Prevention
(CA) = City Attorney

ACCEPTANCE

Permittee/Property Owner

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

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.

1350 COUNTRY CLUB DR, MILPITAS, CA 95035
NEW PAVILION & BATH

PROJECT INFORMATION

OWNER

RAJ AND ANNU NAVANI

1350 COUNTRY CLUB DR,
MILPITAS, CA 95035

PROJECT LOCATION

1350 Country Club Dr, Milpitas, CA 95035

PROJECT DATA

ZONING: R1-H
AFN: 029-003-020.
LOT AREA: 267,091 SQ.FT.
OCCUPANCY: R-2.
CONSTRUCTION TYPE: V-B.
EXISTING USED: SINGLE HOUSE.
STORY : 1 STORY.
EXISTING LOT COVERAGE: 10,312 SQ.FT. (3.8 %).
PROPOSED LOT COVERAGE: 11,588 SQ.FT.(4.3 %).
PROPOSED BUILDING HEIGHT: 17'-0"
EXISTING SPRINKLERD: YES.

SQUARE FOOTAGE	EXISTING	PROPOSED
MAIN HOUSE	9,946 SQFT	
CASITA	366 SQFT	
PROPOSED PAVILION		1,200 SQFT
PROPOSED BATH		76 SQFT

SCOPE OF WORK

- NEW 1,200 SQ.FT 1 STORY PAVILION
- ADD 76 SQ.FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE--
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ADMINISTRATIVE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 INTERNATIONAL PROPERTY MAINTENANCE CODE
TITLE 24,PART 6, CALIFORNIA ENERGY CODE
TITLE 24 HANDICAPPED ACCESSIBILITY REGULATIONS
THE 2020 MILPITAS MUNICIPAL CODE

DEFERRED SUBMITTAL

- AUTOMATIC FIRE SPRINKLERS FOR ALL STRUCTURES, INCLUDING NEW THE PAVILION, AND ADDITIONAL BATH
- POOL

* NOTE: DEFERRED SUBMITTAL SHALL BE APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION OF ANY WORK IN THE DEFERRED SUBMITTAL ITEMS.



SHEET INDEX

A0	TITLE SHEET.
A1-0	EXISTING SITE PLAN.
A1-1	PROPOSED SEPARATE SITE PLAN.
A1-2	PROPOSED SITE PLAN.
A1-3	ENLARGED PROPOSED SITE PLAN.
A2-1	PAVILION PLANS.
A2-2	PAVILION ELEVATIONS.
A2-3	PAVILION SECTION.
A3-1	EXISTING CABANA.
A3-2	PROPOSED BATH.
A4	ELECTRICAL FLOOR PLAN.
A5	ELECTRICAL FLOOR PLAN.
A6	WATER SUPPLY PLAN& SANITARY SEWER PLAN.
A7	WATER SUPPLY PLAN& SANITARY SEWER PLAN.
C6	2019 CAL GREEN RESIDENTIAL MANDATORY MEASURES.
CB	BLUE PRINT FOR A CLEAN BAY.
S-0	GENERAL NOTES & STRUCTURAL SPECS.
S-1.1	FOUNDATION PLAN & FOUNDATION NOTES-PAVILION
S-1.2	FRAMING PLAN & FRAMING NOTES-PAVILION
S-2.1	FOUNDATION PLAN & FOUNDATION NOTES-BATH ROOM
S-2.2	FRAMING PLAN & FRAMING NOTES-BATH ROOM
S-3	STRUCTURAL DETAILS.
S-4	STRUCTURAL DETAILS.
S-5	STRUCTURAL DETAILS.

GENERAL NOTES:

- DISCREPANCIES: DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY PRIOR TO COMMENCING ANY WORK.
- ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM: CALIFORNIA BUILDING CODE 2019 EDITION
CALIFORNIA MECHANICAL CODE 2019 EDITION
CALIFORNIA PLUMBING CODE 2019 EDITION
CALIFORNIA ELECTRIC CODE 2019 EDITION
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.
- ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELDS APPLICABLE CODES AND STANDARDS.
- CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- ROOMS W/ FIXED GLASS SHALL HAVE A MIN.OF 2 AIR CHANGES PER HOUR WITH 1/5 FROM OUTSIDE AIR . BATHROOMS AND LAUNDRY ROOMS SHALL HAVE A MIN. OF 5 AIR CHANGES PER HOUR .
- INTERIOR WALL COVERINGS SHALL BE MIN. 1/2" THK. GYPSUM BOARD FLAME SPREAD CLASS III UNLESS NOTED OTHERWISE .
- WORK SHALL BE EXECUTED WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF ADJACENT AREAS. THE CONTRACTOR SHALL KEEP DIRT, DUST AND NOISE TO A MINIMUM AND PROVIDE DUST SHEETS AS REQUIRED AND DIRECTED. WORK SHALL BE SCHEDULED BY THE CONTRACTOR AND AGREED TO BY THE OWNER IN WRITING.
- INSULATE ALL EXTERIOR WALLS WITH R-19 MIN. BATT INSULATION . AND CEILINGSS WITH R-30 MIN. INSULATION, UNLESS NOTED OTHERWISE ON THESE PLANS AND DRAWINGS PER TITLE 24.
- ALL HABITABLE ROOMS, SHALL HAVE COMFORT HEATING AT LEAST 68°F (20°C) AT A POINT 3'-0" ABOVE FLOOR.
- PRIOR TO INSPECTION OF ROOF SHEATHING, THE APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT ENGINEER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.

- VERIFY EXCESS FLOW OR MOTION SENSOR AUTOMATIC SHUT-OFF VALVE IS AT (E) GAS METER IF IS NOT SHALL BE PROVIDED.

- PROVIDE WATERPROOF GYPSUM BOARD AT TUBS AND SHOWERS WITH SELF-FURRED BLDG. PAPER BACKING BEHIND CERAMIC TILE.

- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT OFF VALVES. (CPC 609.10):
 - AUTOMATIC WASHING MACHINE HOT AND COLD WATER).
 - ICEMAKER.
 - DISHWASHER.

- ATTIC ACCESS : THE ATTIC ACCESS SHALL BE WEATHERSTRIPPED, AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL IN THE ATTIC SIDE OF CEILING .

- DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' FEET INCLUDING 2 TWO 90 DEGREE ELBOWS .

- ALL STAIR RISERS SHALL BE OF UNIFORM SIZE AND SHAPE EXCEPT THAT THE LARGEST TREAD RISER IN ANY FLIGHT OF STAIRS CANNOT EXCEED THE SMALLEST BY MORE THAN 3/8" (CBC. 1003.3.3)

- PROVIDE " TYPE "X" GYP. BD. THROUGHOUT THE ENCLOSED USABLE AREA.

- PROVIDE FIREBLOCKING OF THE STUD WALL ADJACENT TO THE STAIR STRINGER. (CBC. 1003.3.3.4 & 708)

- INSULATE ALL INTERIOR WALLS WITH R-11 MIN. BATT INSULATION UNLESS OTHERWISE NOTED ON THESE PLANS AND DRAWINGS.

- SMOKE DETECTORS ARE REQUIRED TO BE INTER-CONNECTED AND BE EQUIPPED WITH A BATTERY BACKUP. DETECTORS MUST EMIT A SIGNAL WHEN BATTERIES ARE LOW .

- TEST FOR RADON, IF THE LEVELS ARE STILL EQUAL OR EXCEED 4 PCIL, THE PASSIVE SYSTEM SHOULD BE ACTIVATED BRING IT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY, FOR REMEDIATION.

- ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.

SITE PLAN NOTES:

- THE GENERAL CONTRACTOR (GC) SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO START WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE GC SHALL NOTIFY THE DESIGNER IMMEDIATELY.
- THE GC, AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS.
- THE GC SHALL VERIFY ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
- THE GC, AND ALL SUBS SHALL BE RESPONSIBLE FOR THE PROTECTION OF NEW AND EXISTING CONSTRUCTION FROM DAMAGE. ALL DAMAGED MATERIAL SHALL BE RESTORED/ REPAIRED TO ITS ORIGINAL CONDITION
- THE GC, SHALL BE RESPONSIBLE FOR ALL ITEMS OF EQUIPMENT, FIXTURES AND MATERIALS NOT SPECIFIED HEREIN BUT NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED ON THESE DRAWINGS. THE GC SHALL SUBMIT CUT SHEET/SHOP DRAWINGS WHICH MEET THE QUALITY AND FUNCTION DESIRED.
- THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL MATERIALS AND WORK QUALITY WHICH ARE NOT IN CONFORMANCE WITH THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK OR QUALITY SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER OR DESIGNER.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE AND AVAILABLE DURING INSPECTION ACTIVITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL PROPERTY LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
- THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS, ROOTS OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.
- ALL FOOTINGS TRENCHES SHALL BE CLEANED AN GRUBBED OF ALL ROOTS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION OR MAXIMUM FIELD DENSITY. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND BY THE LOCAL BUILDING DEPARTMENT. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATION SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL HAVE NO MORE THAN MINOR AMOUNT OF ORGANIC SUBSTANCES AND HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MIN. DIMENSION GREATER THAN 8"

- ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" WATER SHALL BE ADDED TO THE OPTIMUM LEVEL FOR THE REQUIRED COMPACTION AND DENSITY PER LAYER FILL AND COMPACTION SHALL MEET THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.

- ALL FINISH GRADES AROUND THE BUILDING SHALL BE SLOPPED TO DRAIN WATER AWAY FROM THE BUILDING.

- PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR THE ENTIRE SITE.

- NO DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED PROVIDE A MINIMUM OF 0.5% SLOPE FOR THE ENTIRE SITE.

- PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DRAWINGS.

- PROVIDE A CHEMICAL TOILET ON SITE PRIOR TO CALLING FOR THE FIRST INSPECTION.

- INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BLACK GROUND CLEARLY VISIBLE FROM THE STREET.

- FINISH FLOOR TO BE ABOVE CROWN OF EXISTING STREET. PROVIDE A 2 PER CENT SLOPE AWAY FROM PROPOSED BUILDING FOR A MINIMUM OF 5 FEET.

LEGEND

- SECTION KEY
- EXTERIOR ELEVATION KEY
- INTERIOR ELEVATION KEY
- DETAIL KEY
- NOTE KEY
- DOOR KEY
- WINDOW KEY
- REVISION
- REFERENCE KEY

DIMENSION NOTES:

DO NOT SCALE THESE DRAWINGS, ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS.

ALL DIMENSION ARE TO THE FACE OF THE STUD, UNLESS OTHERWISE NOTED.

THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND MANUFACTURERS INSTALLATION PROCEDURES PRIOR TO START OF ANY WORK.

DIMENSIONS REGARDING FRAMING ARE FROM FACE OF STUD TO FACE OF STUD.

DIMENSIONS NOTED 'CLEAR' ARE FROM FACE OF FINISH TO FACE OF FINISH AND MUST BE PRECISELY MAINTAINED. DIMENSIONS REGARDING FURNITURE, FIXTURES AND/OR EQUIPMENT ARE 'CLEAR' DIMENSIONS.

DIMENSIONS NOTED 'V.I.F.' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF WORK BEING PERFORMED.

DIMENSIONS NOTED 'A.F.F.' ARE ABOVE FINISHED FLOOR IN CARPETED AREAS, THE TOP OF THE CARPET IS CONSIDERED THE FINISH FLOOR.

DIMENSIONS IN THE PLAN PERTAINING TO DOORS AND WINDOWS ARE TO THE CENTER OF THE UNIT. ACCOMMODATIONS SHALL BE MADE FOR SHIMMING NECESSARY TO ENSURE THE UNIT IS SQUARE, LEVEL AND OPERATES PROPERLY.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT.11 U.S.C. AS AMENDED DECEMBER 1, 1990 AND KNOWN AS THE ARCHITECTURAL WORKS PROTECTION ACT OF 1990.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ASSOCIATE DESIGN PROFESSIONALS, ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF ASSOCIATE DESIGN PROFESSIONALS.

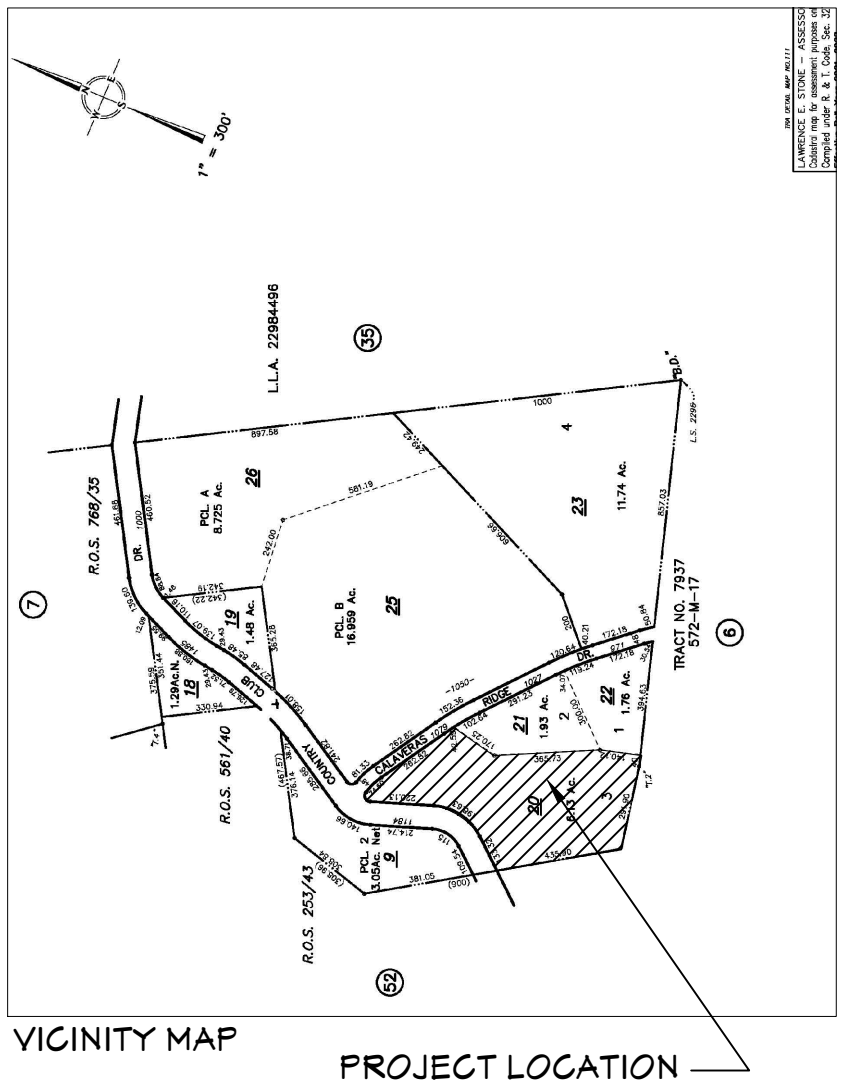
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ASSOCIATE DESIGN PROFESSIONALS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

ABBREVIATIONS / DEFINITIONS:

& < @ Ø ∅ FL	AND ANGLE AT CENTERLINE DIAMETER OR ROUND PROPERTY LINE, PLATE	(E) E.J. EL ELEC. ELEV. EMER. ENCL. E.P. E.Q. EQFT/ EQPM E.V. E.M. EXST. EXH. EXPO. EXT. E.G.	EXISTING/ EAST/ ENTRY/ EACH EXPANSION JOINT ELEVATION ELECTRIC ELEVATOR EMERGENCY ENCLOSURE ELECTRIC PANEL EQUAL EQUIVALENT	I.D. IN. INSUL. INT. INV. INVERTED	INSIDE DIAMETER/ INTERIOR DESIGNER INCH INSULATION INTERIOR INVERT/ INVERTED	R.A. RAD. R.D. R.D.L. RECT. RECT. REF. REFR/ R/F REG. REINF. REQ'D RESIL. RET. RM. R.O. R.R. RND.	RETURN AIR RADIUS ROOF DRAIN ROOF DRAIN LEADER RECEPTACLE RECTANGULAR REFERENCE REFRIGERATOR REGISTER REINFORCEMENT REQUIRED RESILIENT RETAIN(ING), RETURN ROOM ROUGH OPENING ROOF RAFTER REDWOOD
A.B. ABV. AC A.C. ACGUS. A.D. ADH. ADJ. AL. ALT. ANOD. A.P. APFX. APPRVD ARCH. ASB. ASSY. AUTO.	ANCHOR BOLT ABOVE AIR CONDITIONING ASPHALT CONCRETE ACOUSTICAL AREA DRAIN ADHESIVE ADJUSTABLE ALUMINUM ALTERNATE ANODIZED ACCESS PANEL APPROXIMATELY APPROVED ARCHITECTURAL ASBESTOS ASSEMBLY AUTOMATIC	F. F.A. F.C.O. F.D. FDP. F.E. F.E.G. F.G. F.H. F.H. FIX. FIX/FIXT F.J. F.L. FLASH. FLR. FLUOR. F.O.C. F.O.F. F.O.S.	FIXED FIRE ALARM FACTORY FLOOR CLEAN OUT FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH GRADE FLAT HEAD FINISH FIXTURE FLOOR JOIST FLOYN LINE FLASHING FLR. FLUORESCENT FACE OF CONCRETE/ FACE OF CURB FACE OF FINISH FACE OF STUD/ FACE OF STRUCTRE FACE OF MASONRY	JAN. JOINT JOIST KIT. L. L.A. LAB. LAM. LAV. LBS. LFA. LKR. L.T. LUM.	JANITOR JOINT JOIST KITCHEN LOWLINEN LANDSCAPED AREA LABORATORY LAMINATE LAVATORY POUNDS LOAD FROM ABOVE LEFT HAND LOCKER LIGHT LUMINOUS	S. S.A. S.C. S.G.D. SCHED. S.D. SEG. SEL. SH. SHT. SHT'G. SIM. SIMP. S.J. S.S. S.S. S.SK. STA. STD. STL. STOR. STRUCT. SUSP. SYM.	SOUTH SUPPLY AIR SOLID CORE SEAT COVER DISPENSER SCHEDULE SCHEDULE SUB DRAIN/ SOAP DISPENSER SECTION SELECTED SHELF SHEET SHEATHING SIMILAR SIMPSON SOFFIT JOIST STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
CAB. C.B. CEM. C.G. CHAN. CHG. C.I. C.J. CLG. CLKG. CLR. CNTR. CONC. COND. CONST. CONT. CORR. CTSK. CTR.	CABINET CATCH BASIN CEMENT CORNER GUARD CHANNEL CHANGE CAST IRON CONTROL JOINT/ CONST. JOINT CEILING/CEILING JOIST CAULKING CLEAR COUNTER CONCRETE CONDITION CONSTRUCTION CONTRACTOR/ CONTINUOUS CORRIDOR, CORROSIIVE COUNTERSUNK CENTER	F.O.M. F.F. F.S. FTG. FTG. FURR. FUT. F.V. G.A. G.B. G.C. GEN. G.F.I. G.I. G.L. G.L.B. GND. GR. GYF. G.P.	GAUGE GALVANIZED GRAB BAR/GRADE BEAM GENERAL CONTRACTOR GENERAL GROUND FAULT INTERRUPT GALVANIZED IRON GLASS GLULAM BEAM GROUND GRADE GYPSUM GRADE PLANE	M.H. MIN. MIR. MISC. M.O. MOS. MTD. MUL. (N) N. NAT. N.I.C. N.G. NOM. N.T.S.	MAN HOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOSAIC MOUNTED MULLION	T. T.C. T.G.L. TEL. TEMP. TER. TERRAZZO T.F. T.F.L. T.O.S. TRANS. T.S. T.V. TYP. U. U.B.C. U.G. U.L. UNF. U.N.O. UR.	TREAD TOP OF CURB TIME CLOCK TELEPHONE TEMPERED TERRAZZO TOP OF FENCE TONGUE AND GROOVE THK. T.F. TOP OF PAVING TOP OF FLATE TOP OF STRUCTURE/SLAB TRANSFORMER TOP OF STEP TOP OF WALL TYPICAL UNDER UNIFORM BUILDING CODE UNDERGROUND UNDERWRITER'S LABORATORY UNFINISHED UNLESS NOTED OTHERWISE URINAL
DBL. DECO. DEPT. DET. D.F. DIA. DIAG. DIM. DOWN DR. D.S. D.S.P. DWS.	DOUBLE DECORATIVE DEPARTMENT DETAIL DRINKING FOUNTAIN/ DOUGLASS FIR DIAMETER DIAGONAL DIMENSION DOWN DOOR DOWN SPOUT DRY STAND PIPE DRAWING	H. H.B. H.C. HD. HDR. HDND HDNR. H.M. HORIZ. HR. HT./HGT. HVAC	HIGH HOSE BIB HOLLOW CORE HARD HEADER HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING VENTILATING/ AIR COND.	PERIM. FL P.LAM. PLAS. PLUMB. PLYND PNT. P.O.C. PK. PROJ. PSL. PT.	PERIMETER PLATE/PROPERTY LINE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD POINT POINT OF CONNECTION PAIR PROJECTION PARALLEL STRAND LAMINATE POINT	V. VENT. VERT. VERT. V.R. W. W.D. W.H. W.C. W.I. W.P. W.V.M.	VERTICAL VENTILATING VERTICAL VERIFY VENT THROUGH ROOF WEST, WIDE, WIDTH WITH WOOD WATER HEATER WATER CLOSET WROUGHT IRON WATERPROOF WELDED WIRE MESH

NOTICE TO BUILDER:

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION, STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.



RAJ AND ANNU NAVANI
NEW PAVILION, GAME ROOM &
BATH
1350 Country Club Drive
Milpitas, CA, 95035

REVISIONS

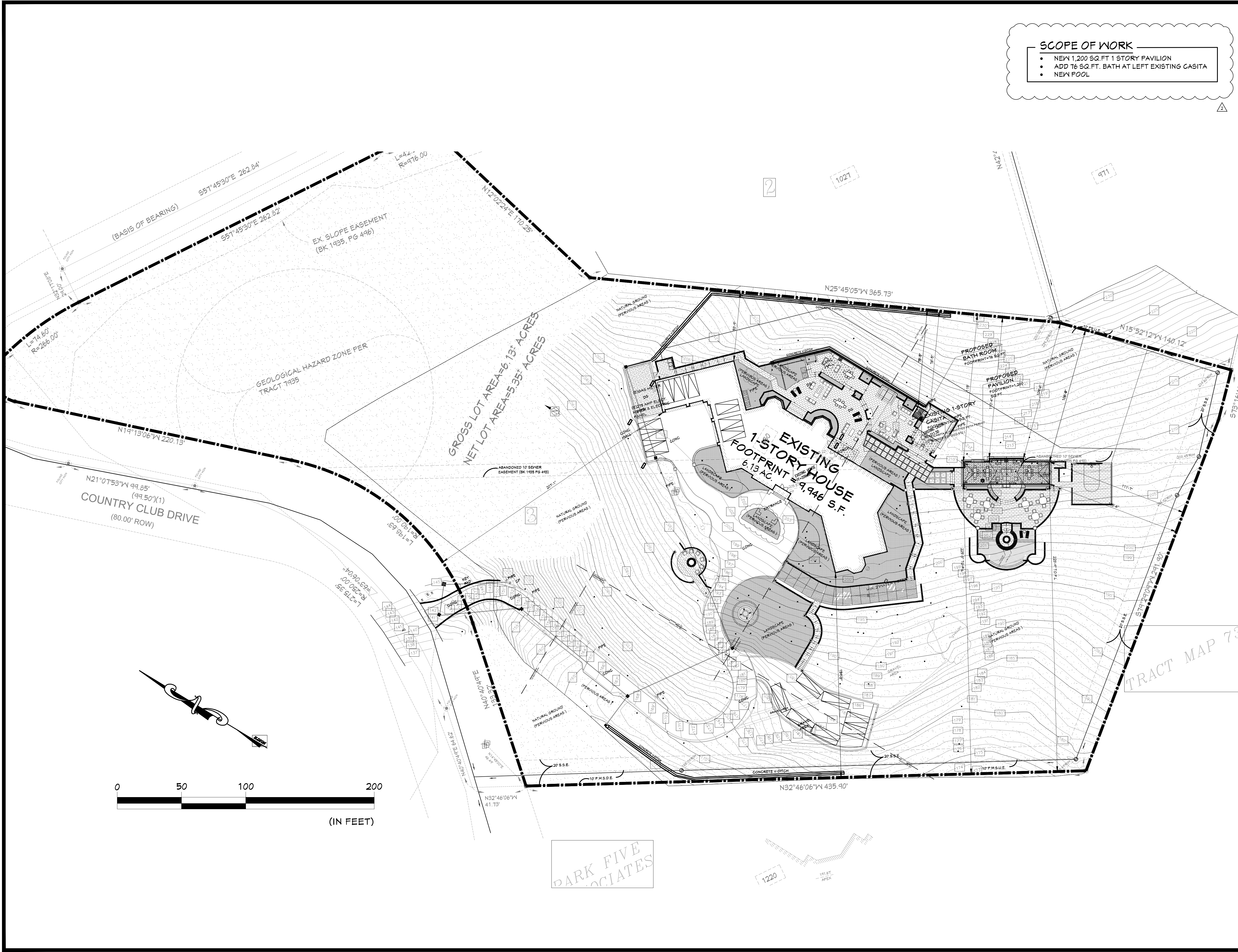
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- PLAN CHECK 08/24/2023

TITLE SHEET

1ST BUILDING
SUBMITTAL
JOB NO.
DRAWN
CHECK

SHEET

A0



SCOPE OF WORK

- NEW 1,200 SQ. FT. 1 STORY PAVILION
- ADD 16 SQ. FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

secure structure
HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Duberstein Drive
San Ramon, CA 94583 408-843-6406
ssdesigneng@gmail.com

RAJ AND ANNU NAVANI
NEW PAVILION, GAME ROOM &
BATH
1350 Country Club Drive
Milpitas, CA, 95035

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PROPOSED
SEPARATE SITE PLAN.

1ST BUILDING
SUBMITTAL _____ SHEET
JOB NO. _____
DRAWN _____
CHECK _____

A1-1

SITE PLAN NOTES

- S-1 (E) CURB AND GUTTER TO REMAIN.
S-2 (E) DRIVEWAY TO REMAIN.
S-3 (N) CONCRETE STAIRS. SEE ARCHITECTURAL PLANS.
S-4 (E) TREE TO REMAIN, TYP.
S-5 (E) CONCRETE RETAINING WALL TO REMAIN.
S-6 (N) CONCRETE RETAINING WALL.
S-7 (N) CATCH BASIN.
S-8 (N) PATIO. SEE ARCHITECTURAL PLANS.
S-9 (N) 6" HIGH CONCRETE CURB.
S-10 (N) STORMWATER DISSIPATOR.

SCOPE OF WORK

- NEW 1,200 SQ. FT. 1 STORY PAVILION
- ADD 76 SQ. FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

Table 1: Hillside Development Standards

Development Standards	Required	Existing	Proposed	Complies
Lot Area (Acres)	None	6.13 acres - 267055.3 (sq. Ft.)	No change	-
Setbacks				
Front	25'	207'1"	No change	-
Side	40'	159'3"	105'6"	-
Rear	40'	53'9"	No change	-
Size of Main Dwelling	Max: 9,946 sq. ft.	Yes	No change	-
Off-Street Parking	4 or more bedrooms = 3 per unit, plus 1 per each additional bedroom	6	16	-
Impervious Surface Coverage	30,000 sq. ft.	-	22,295 sq.ft.	Yes
Height	Accessory structures limited to 17' and 1 story from the lowest finished grade to the highest ridgeline of the building.	-	Pavilion: 17' Rest room: 13.5'	Yes

PARKING SUMMARY TABLE

Residential Uses: Single Family	REQ.	PROV.
4 or more bedrooms (5-bedroom)	3 per unit, plus 1 per each additional bedroom (4-space for 5-bed)	16-space (6-space in garage, 10-space outdoor)

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San Ramon, CA 94583 408-843-6406
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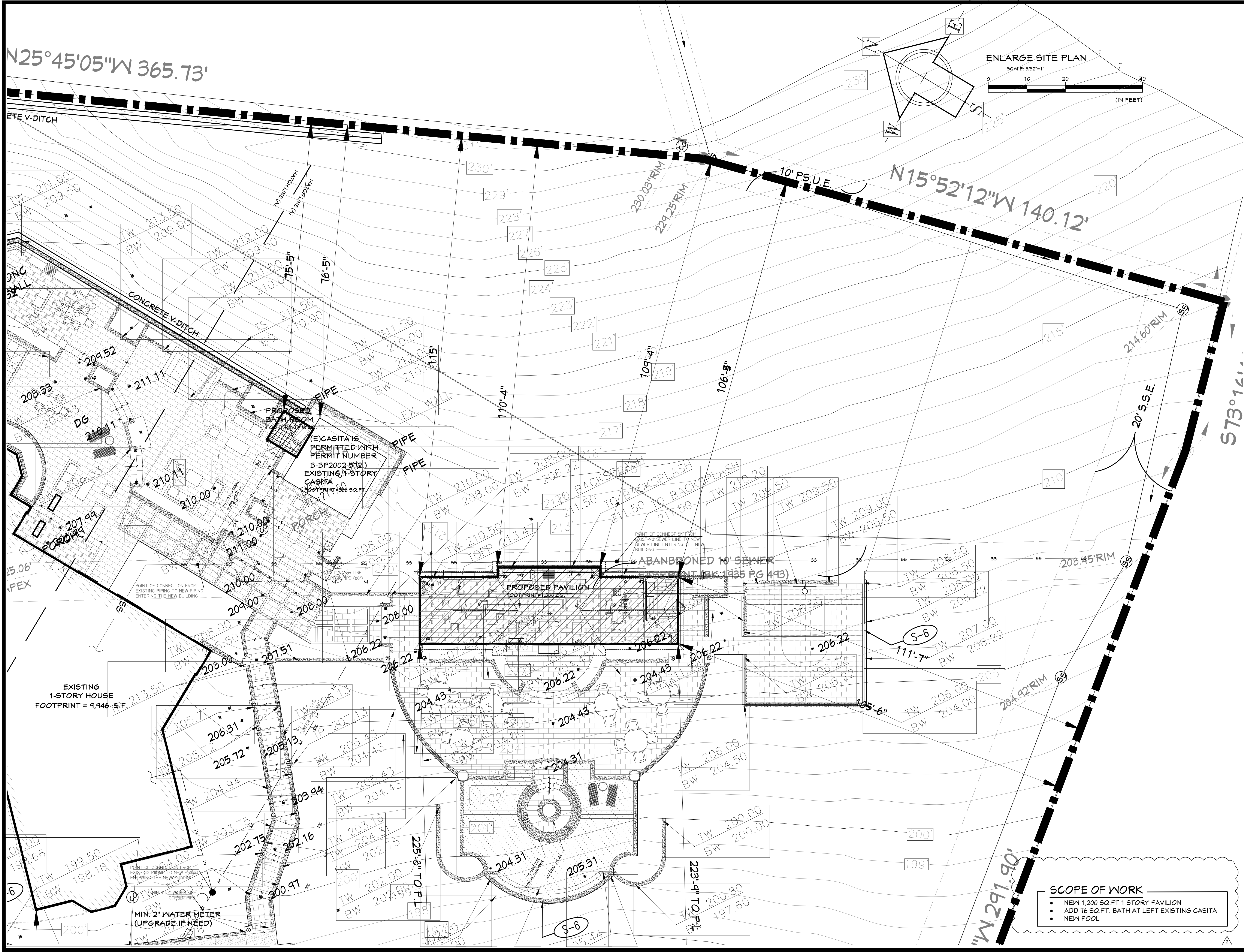
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PROPOSED SITE PLAN

1ST BUILDING SUBMITTAL _____ SHEET
JOB NO. _____
DRAWN _____
CHECK _____

A1-2



secure structure
HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Duberstein Drive
San Ramon, CA 94583 408-843-6406
ssdesigneng@gmail.com

**RAJ AND ANNU NAVANI
NEW PAVILION, GAME ROOM &
BATH**
1350 Country Club Drive
Milpitas, CA, 95035

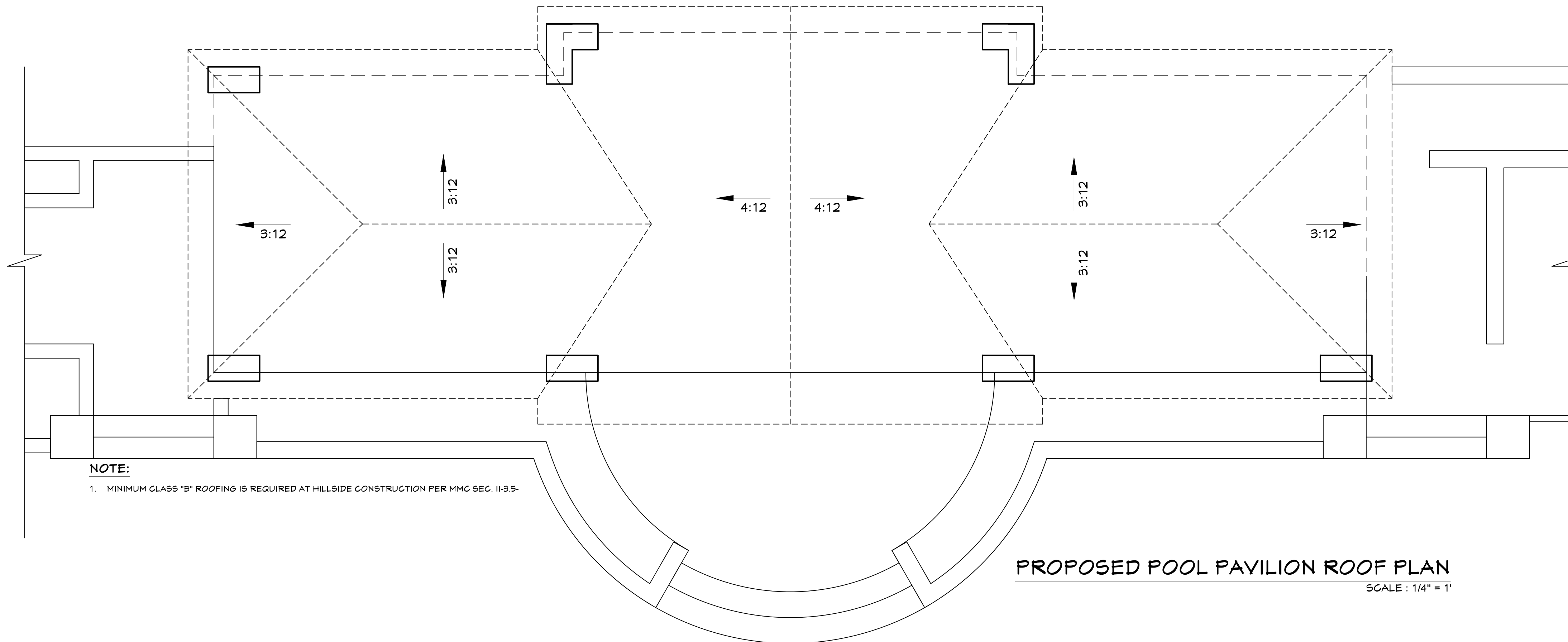
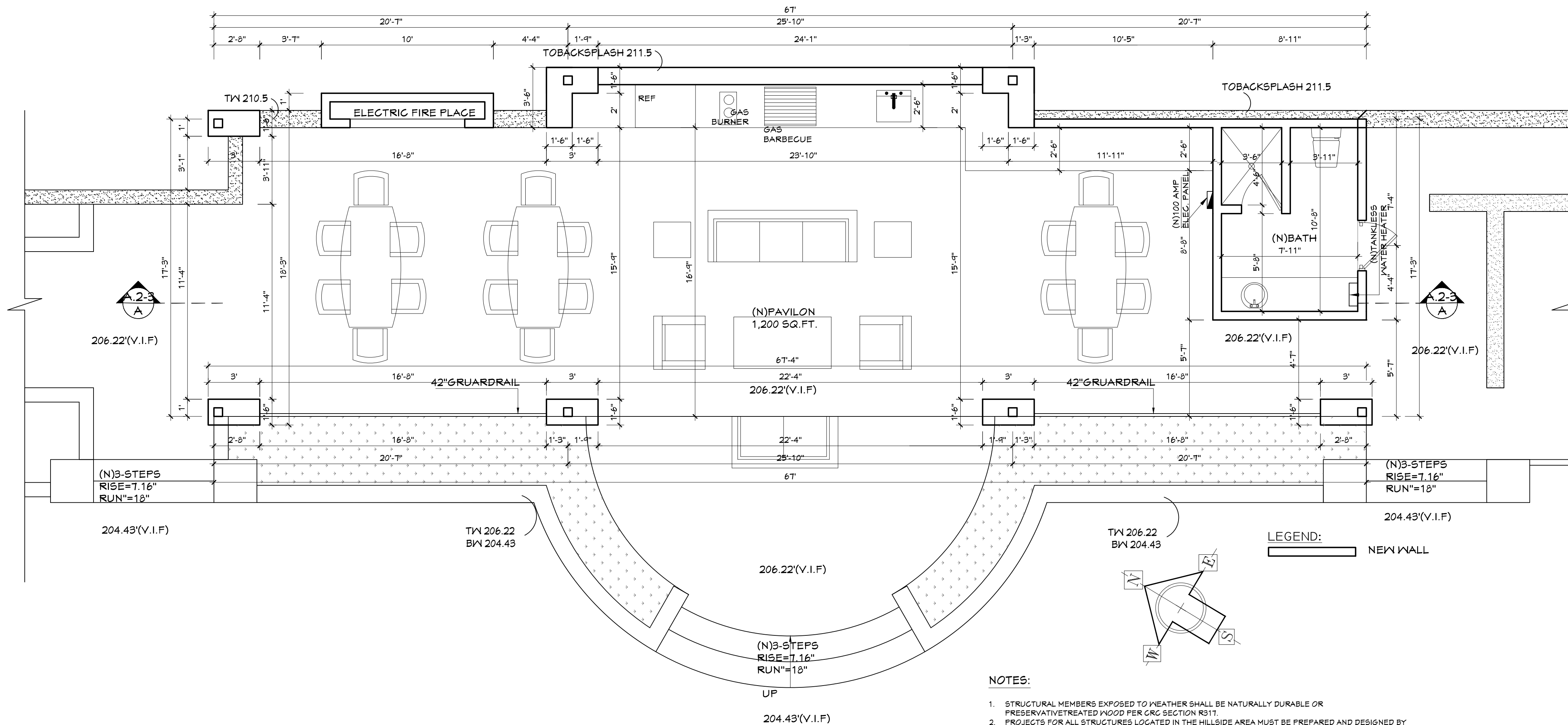
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**ENLARGE
PROPOSED SITE PLAN**

1ST BUILDING SUBMITTAL	SHEET
JOB NO.	
DRAWN	
CHECK	

A1-3

- SCOPE OF WORK**
- NEW 1,200 SQ. FT. 1 STORY PAVILION
 - ADD 76 SQ. FT. BATH AT LEFT EXISTING CASITA
 - NEW POOL



SCOPE OF WORK

- NEW 1,200 SQ.FT 1 STORY PAVILION
- ADD 16 SQ.FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

BATHROOM NOTES:

- THE MAX FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI CPG 411.1.1. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI.
- ULTRA LOW FLUSH TOILET (1.28 GALLONS/FLUSH) AT ALL NEW BATHROOMS (CPG 2019 SECTION 411.2)
- THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI.
- FINISH BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALL SHALL BE CEMENTITIOUS MATERIAL OR GYPSUM BOARD APPROVED FOR THIS INSTALLATION. WATER RESISTANT GYPSUM BOARD UNDER GLUE-ON TILE IS NOT ALLOWED.
- SHOWER AND TUB/SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- BATH TUB: MAXIMUM HOT WATER TEMP DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEG F.
- SHOWER:
A) THE SHOWER DOOR SIZE TO HAVE A NET OPENING OF AT LEAST 22-INCHES AND TO SKING OUT (0307).
B) SHOWERS MUST HAVE WATERPROOF WALL FINISH UP AT LEAST 6" ABOVE THE FLOOR. (CRC 2019 SECTION R301.2)
C) GLASS SHOWER AND TUB ENCLOSURE MUST BE SAFETY GLAZING (CRC 2019 SECTION R308.4.5)
D) SHOWER HEAD MAXIMUM FLOW RATE OF 1.8 GPM @ 80 PSI CPG 408.2.1/IGBC 4303.1.3.1 & 2. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

secure structure
HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Duberstein Drive
San Ramon, CA 94583 408-843-6406
ssdesigneng@gmail.com

RAJ AND ANNU NAVANI NEW PAVILION, GAME ROOM & BATH 1350 Country Club Drive Milpitas, CA, 95035

REVISIONS

- PLAN CHECK 2/15/2022
PLAN CHECK 08/24/2023

PAVILION PLANS

1ST BUILDING
SUBMITTAL _____ SHEET
JOB NO. _____
DRAWN _____
CHECK _____

A2-1



1

TILE ROOF
EAGLE ROOFING
CAPISTRANO-CONVENTIONAL



2

STONE VENEER
CULTURED STONE
SCULPTED ASHLAR



3

WALL
BEHR
EVENING WHITE
N460-1



4

42" GUARDRAIL
THE PEAK ALUMINUM RAILING



5

FLOORING
FLOORANDDECOR
CASA ANTICAPAROS HONED
FILLED TRAVERTINE TILE

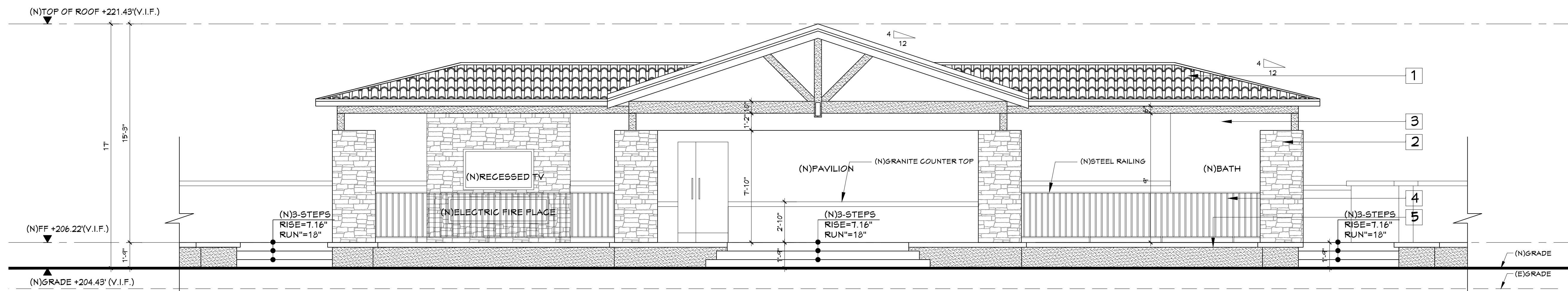
SCOPE OF WORK

- NEW 1,200 SQ.FT 1 STORY PAVILION
- ADD 76 SQ.FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

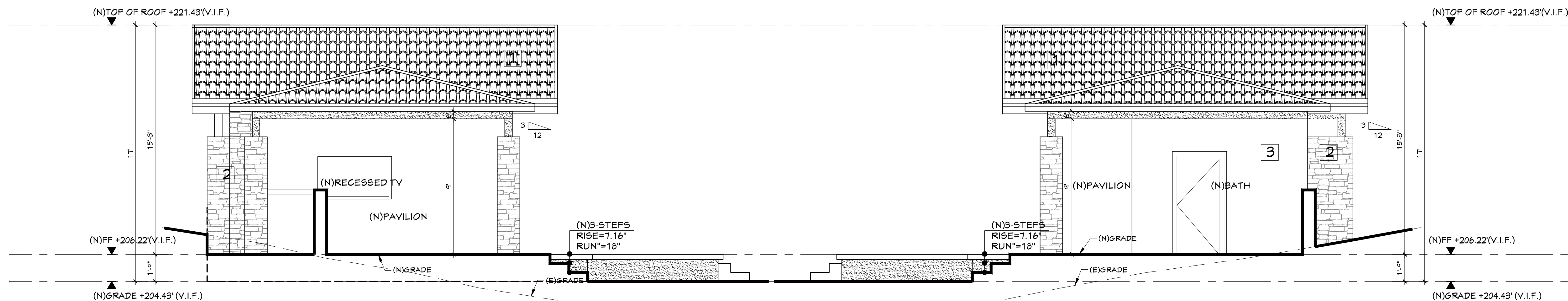


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Milpitas, CA, 95035

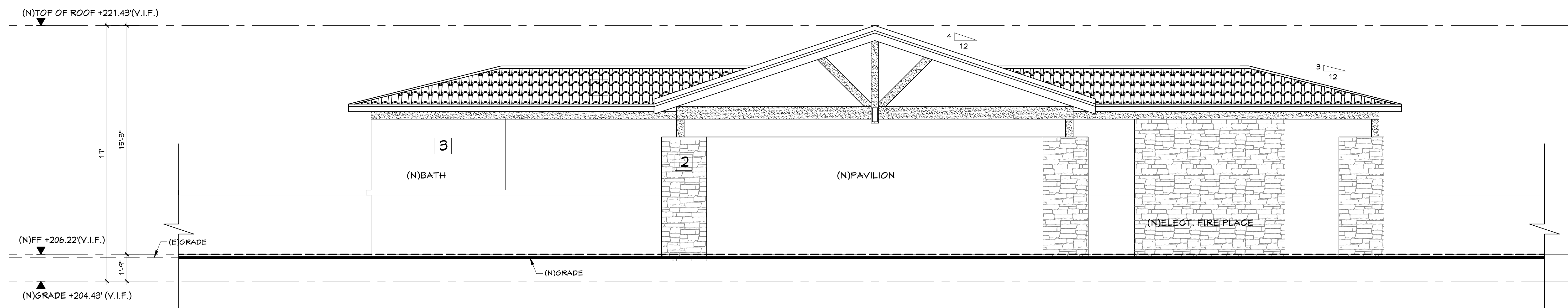


(N)FRONT ELEVATION
SCALE : 1/4" = 1'



(N)LEFT ELEVATION
SCALE : 1/4" = 1'

(N)RIGHT ELEVATION
SCALE : 1/4" = 1'



(N)REAR ELEVATION
SCALE : 1/4" = 1'

REVISIONS

- PLAN CHECK 2/15/2022
- PLAN CHECK 08/24/2023

PAVILION
ELEVATIONS

1ST BUILDING
SUBMITTAL
JOB NO.
DRAWN
CHECK

SHEET

A2-2

RAJ AND ANNU NAVANI

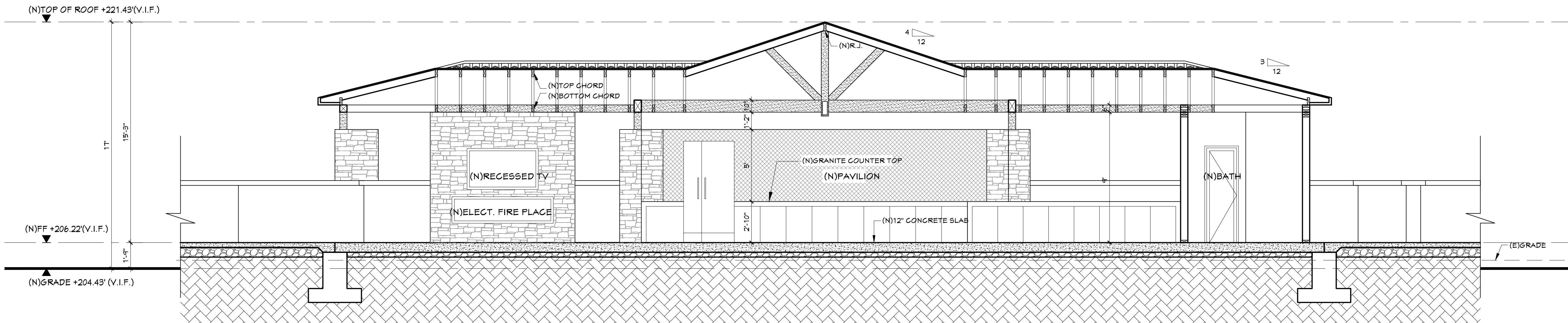
NEW PAVILION, GAME ROOM & BATH

1350 Country Club Drive

Milpitas, CA, 95035

SCOPE OF WORK

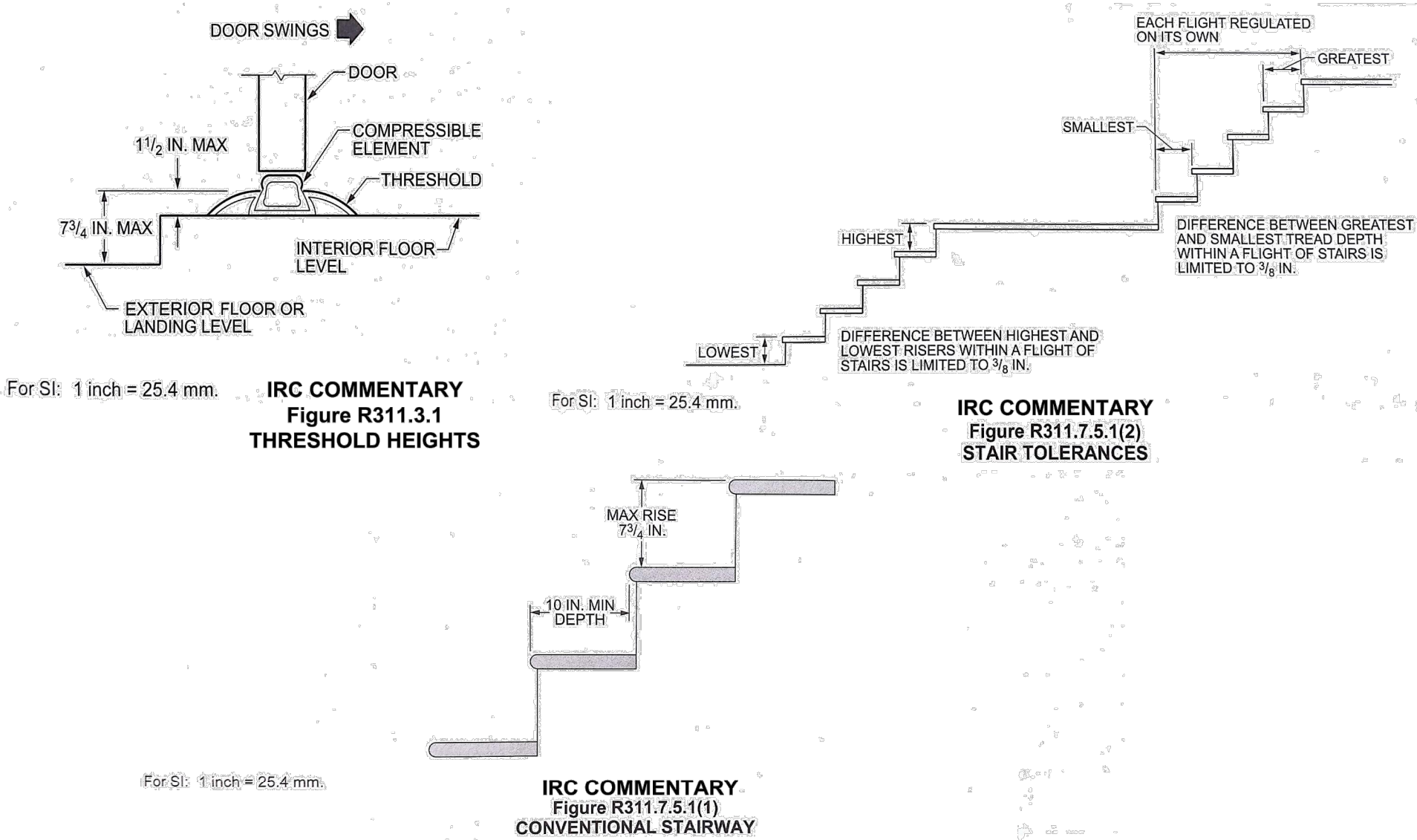
- NEW 1,200 SQ.FT 1 STORY PAVILION
- ADD 76 SQ.FT. BATH AT LEFT EXISTING CASITA
- NEW POOL



(N)SECTION A-A

SCALE : 1/4" = 1'

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.



R311.7.5.1 Risers. The maximum riser height shall be 7³/₄" (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30" (762mm), as measured vertically, to the floor or grade below do not permit the passage of a 4" diameter (102mm) sphere.

Exception 1: The opening between adjacent treads is not limited on spiral stairways.

Exception 2: The riser height of spiral stairways shall be in accordance with Section 311.7.10.1.

R311.7.5.2. Treads. The tread depth shall be not less than 10" (254mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" (9.5mm).

REVISIONS

- PLAN CHECK 2/15/2022
- PLAN CHECK 08/24/2023

PAVILION SECTION

1ST BUILDING

SUBMITTAL

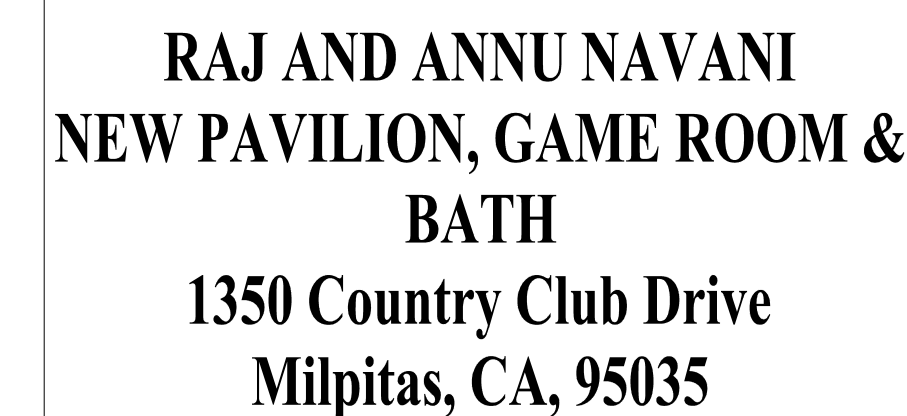
JOB NO.

DRAWN

CHECK

SHEET

A2-3

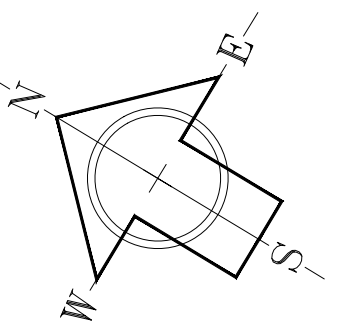


REVISIONS PLAN CHECK 2/15/2022 PLAN CHECK 08/24/2023	
EXISTING CABANA	
1ST BUILDING SUBMITTAL _____ JOB NO. _____ DRAWN _____ CHECK _____	SHEET A3-1

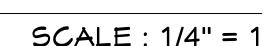
- NEW 1,200 SQ.FT 1 STORY PAVILION
- ADD 76 SQ.FT. BATH AT LEFT EXISTING CASITA
- NEW POOL



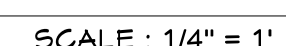
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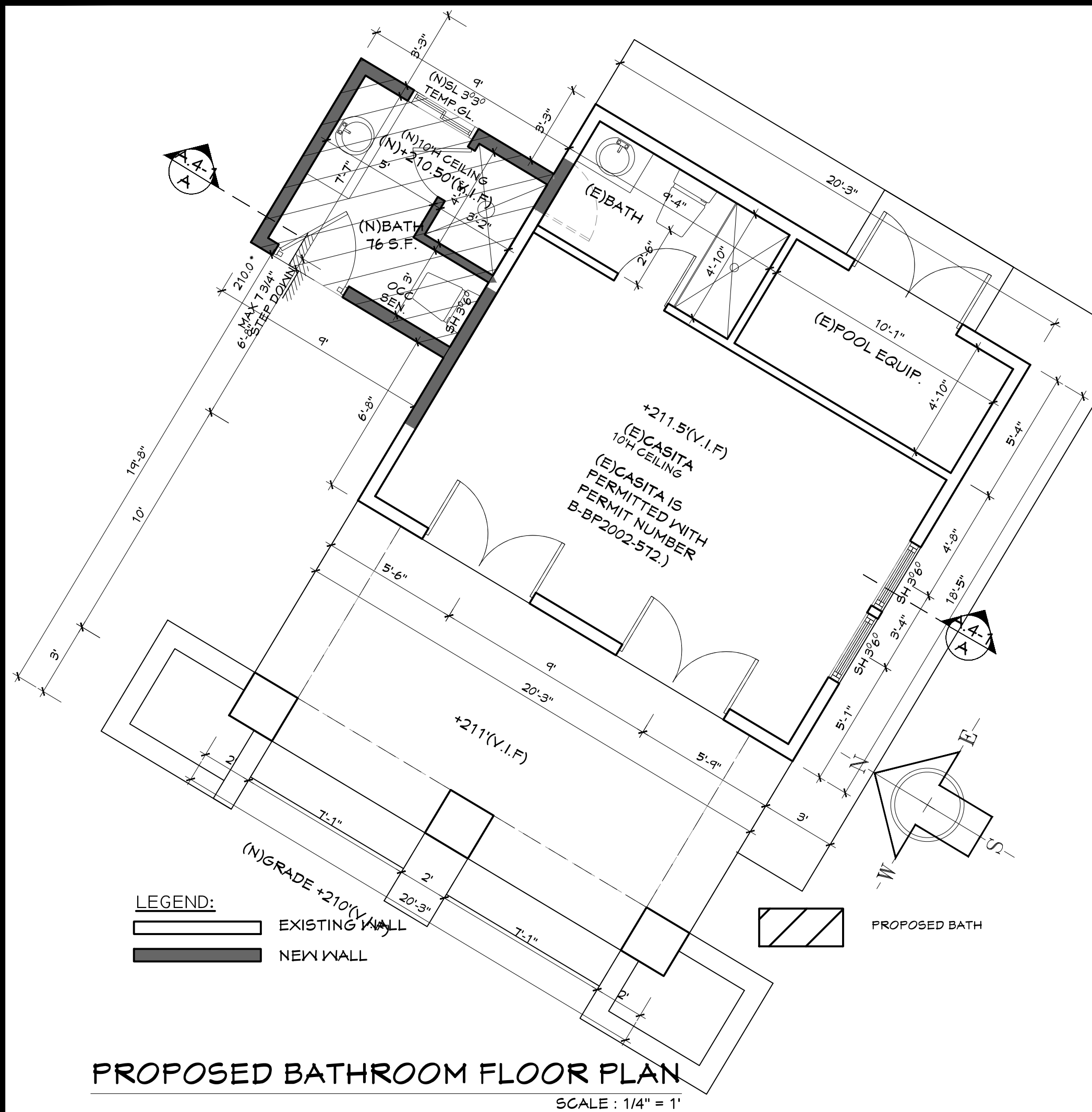
SCALE : 1/4" = 1'



SCALE : 1/4" = 1'

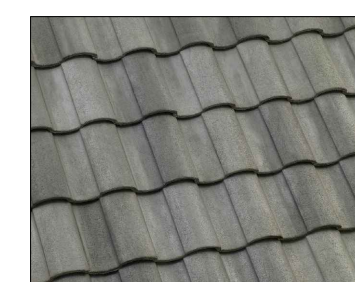


SCALE: 1/4" = 1'

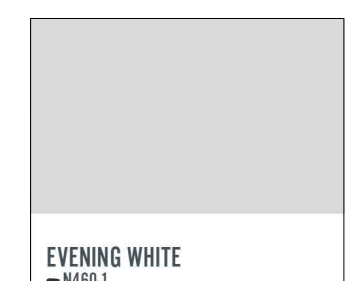


BATHROOM NOTES:

1. THE MAX. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM @ 60 PSI. CFC 411.1.1. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI.
2. ULTRA LOW FLUSH TOILET (1.28 GALLONS/FLUSH) AT ALL NEW BATHROOMS (CFC 2014 SECTION 411.2)
3. THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GPM AT 60 PSI.
4. FINISH BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALL SHALL BE CEMENTITIOUS MATERIAL OR GYP-SUM BOARD APPROVED FOR THIS INSTALLATION. WATER RESISTANT GYP-SUM BOARD UNDER GLUE-ON TILE IS NOT ALLOWED.
5. SHOWER AND TUB/SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
6. BATH TUB: MAXIMUM HOT WATER TEMP. DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEG. F.
7. SHOWER:
A) THE SHOWER DOOR SIZE TO HAVE A NET OPENING OF AT LEAST 22-INCHES AND TO SWING OUT (R307).
B) SHOWER MUST HAVE WATERPROOF WALL FINISH UP AT LEAST 6' ABOVE THE FLOOR. (CFC 2014 SECTION R301.2)
C) GLASS SHOWER AND TUB ENCLOSURE MUST BE SAFETY GLAZING (CFC 2014 SECTION R308.4.5)
D) SHOWER HEAD MAXIMUM FLOW RATE OF 1.5 GPM @ 80 PSI CFC 408.2.1/CFC 4.303.1.3.1 & 2. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.



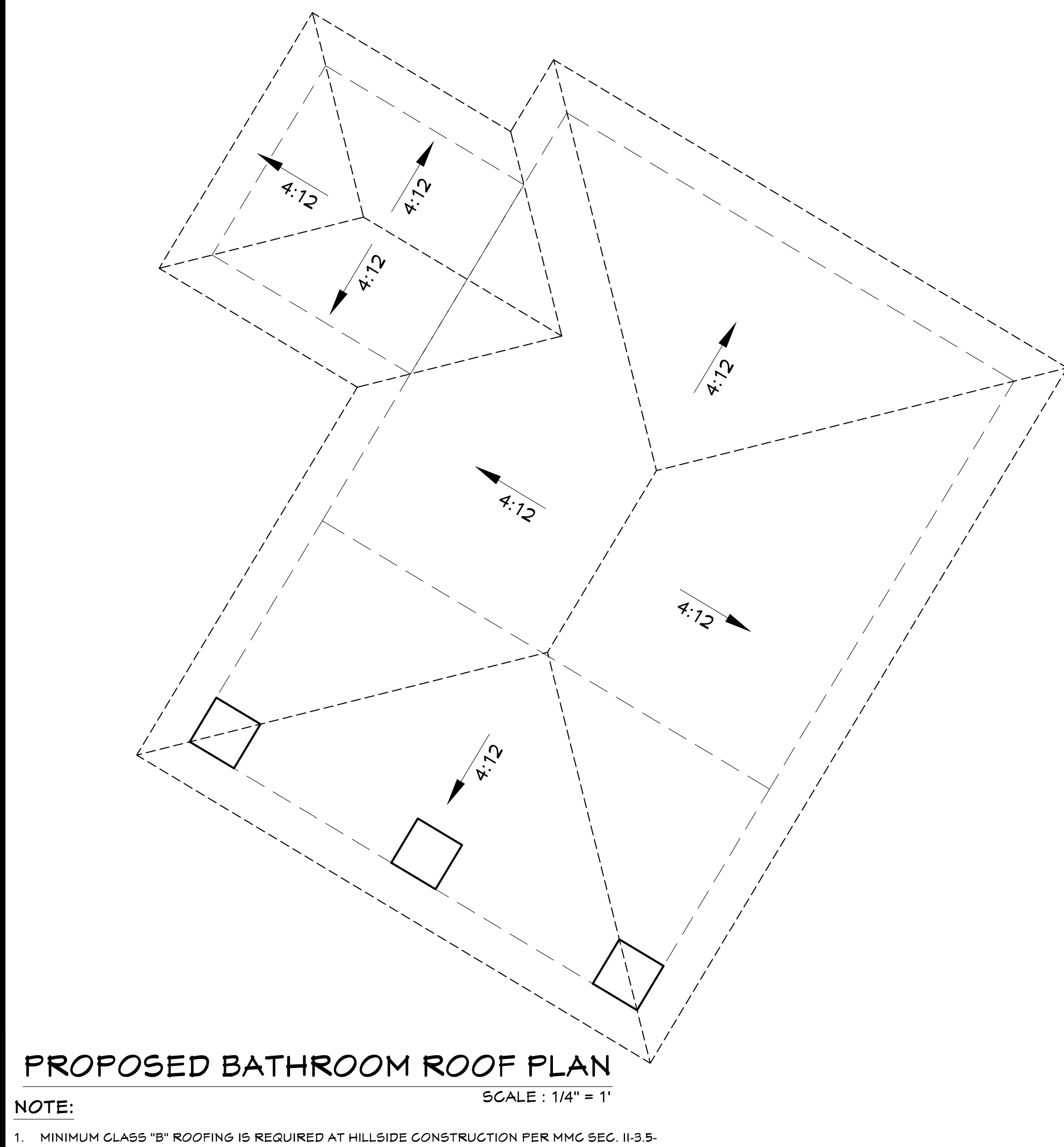
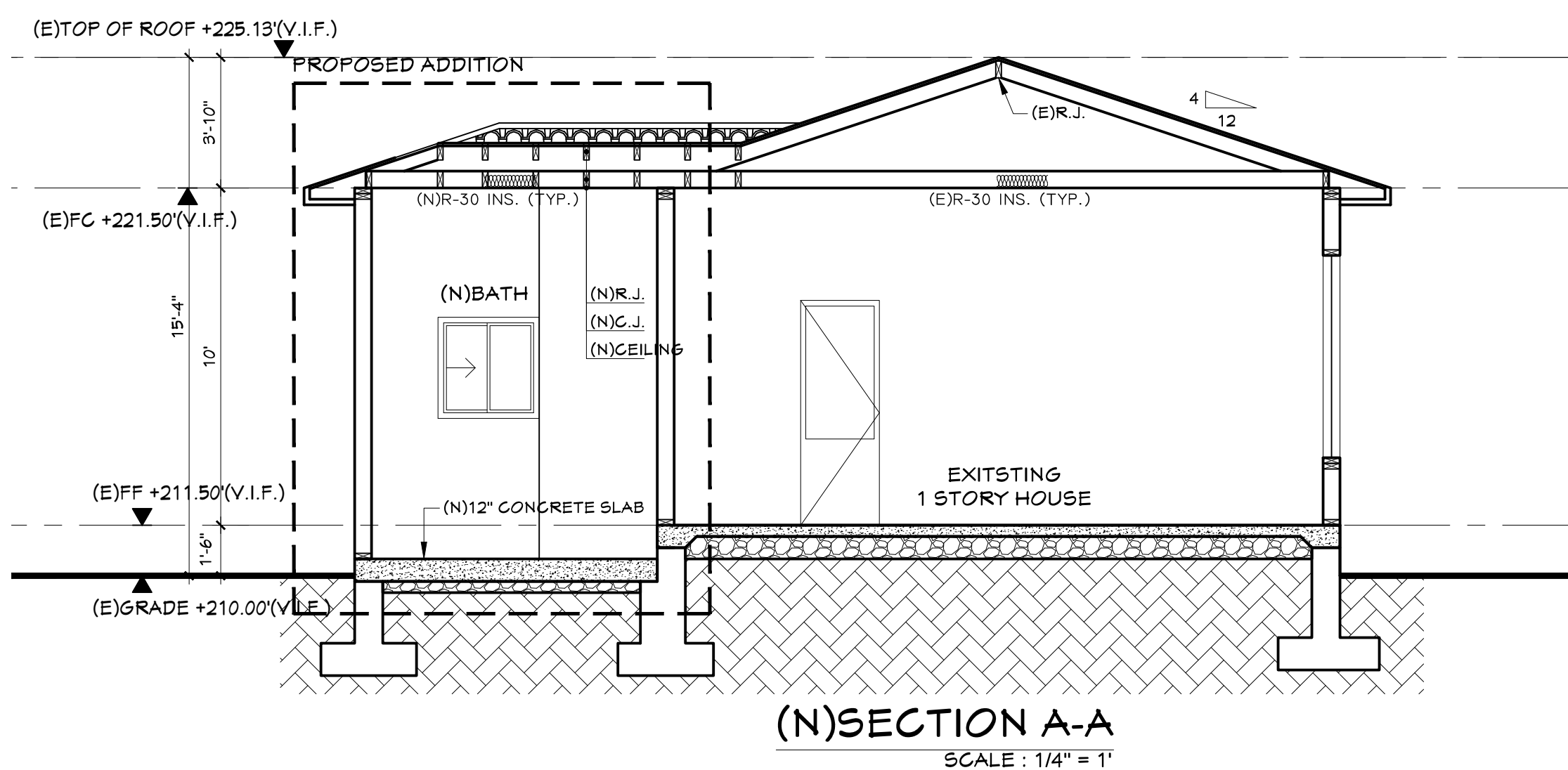
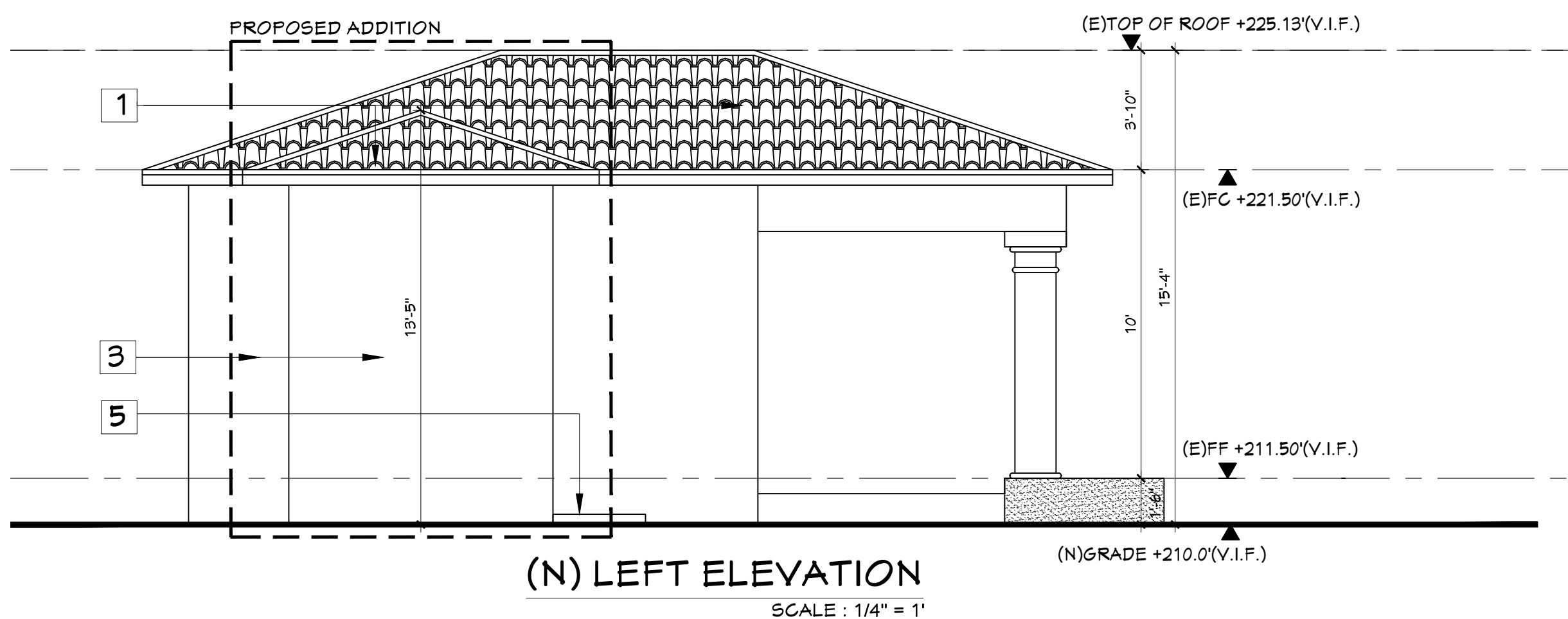
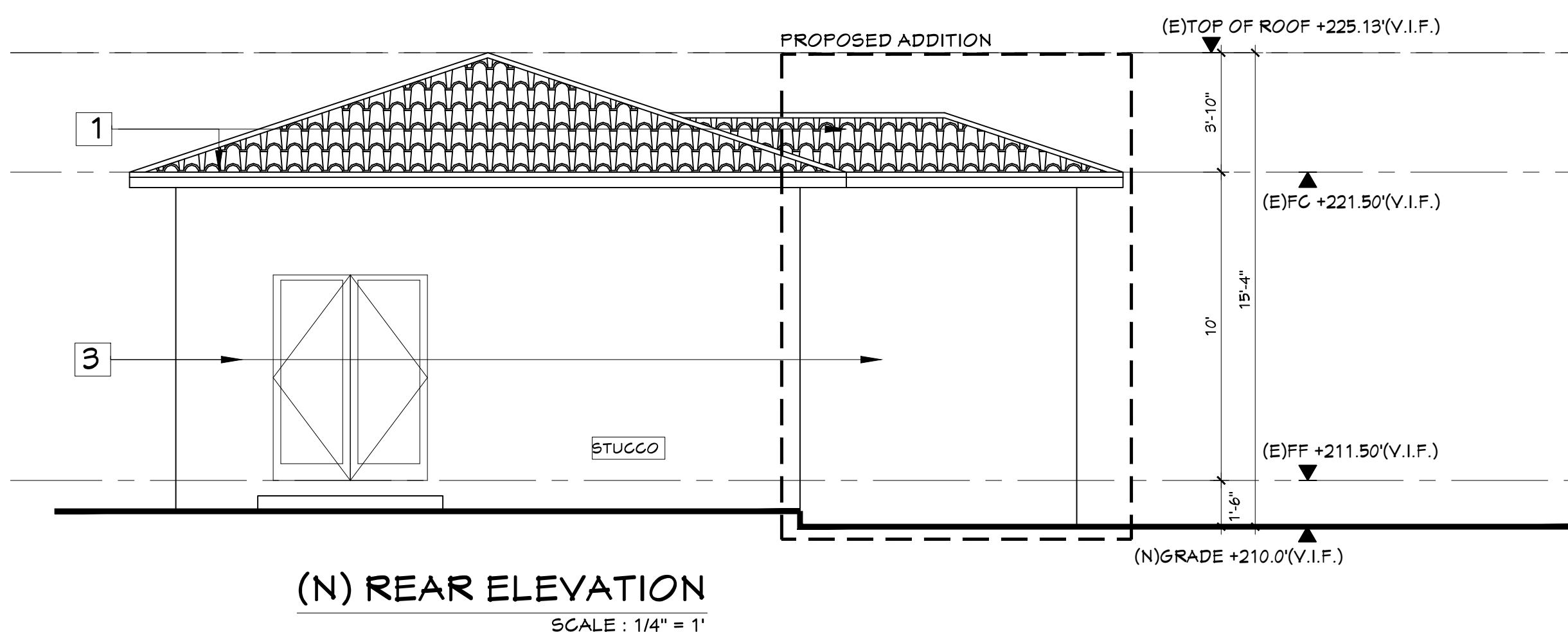
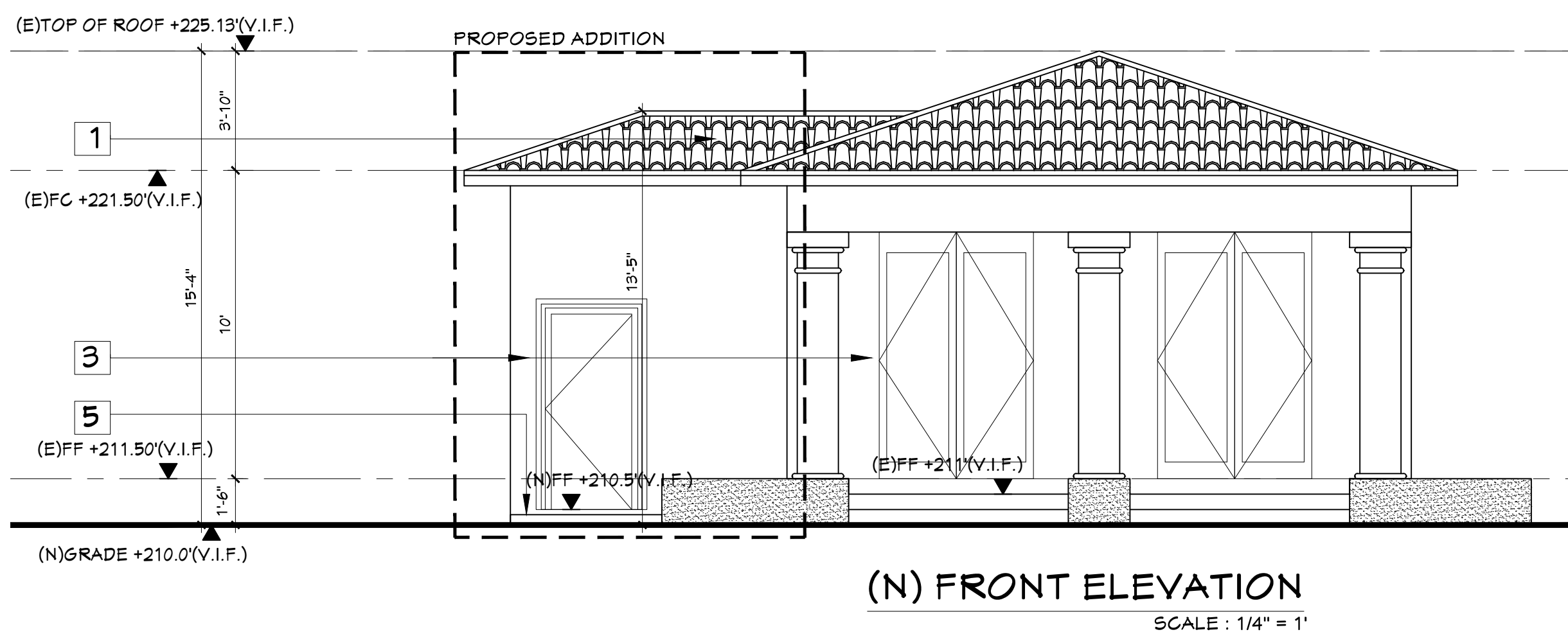
- 1**
TILE ROOF
EAGLE ROOFING
CAPISTRANO-CONVENTIONAL



- 3**
WALL
BEHR
EVENING WHITE
N460-1



- 5**
FLOORING
FLOOR AND DECOR
CASA ANTICAPAROS HONED
FILLED TRAVERTINE TILE



SCOPE OF WORK

- NEW 1,200 SQ. FT. 1 STORY PAVILION
- ADD 76 SQ. FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

RAJ AND ANNU NAVANI
NEW PAVILION, GAME ROOM & BATH
1350 Country Club Drive
Milpitas, CA, 95035

REVISIONS

- PLAN CHECK 2/15/2022
PLAN CHECK 08/24/2023

PROPOSED BATH

RAJ AND ANNU NAVANI

NEW PAVILION, GAME ROOM & BATH

1350 Country Club Drive

Milpitas, CA, 95035

SCOPE OF WORK

- NEW 1,200 SQ.FT 1 STORY PAVILION
- ADD 16 SQ.FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

ELECTRICAL NOTES:

- ALL RECEPTACLES TO BE INSTALLED MINIMUM PER CEC EVEN IF NOT SHOWN (C.E.C 210.52)
- INSTALL DEDICATED 20-AMP CIRCUIT AT BATHROOM RECEPTACLES (C.E.C 210.52D)
- PROVIDE STEEL ELECTRICAL BOX IN FIRE-RESISTIVE CEILING AND WALL SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE RESISTIVE WALLS BY A MIN 24" HORIZONTALLY BOX AREA SHALL NOT EXCEED 16 SQ IN. AS PER U.B.S 109.1
- PROVIDE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR PRONG OUTLETS FOR DRYER AND RANGE
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT SINGLE-PHASE, 15 AND 20-AMP RECEPTACLE IN ALL HABITABLE ROOMS (EXCEPT GARAGE) PER CEC 210.12
- PROVIDE HARDWIRED INTERCONNECTED SMOKE DETECTORS EQUIPPED WITH BATTERY BACK UP.
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN ALL HABITABLE ROOMS: (A) ON ALL WALL SPACES 2' OR WIDER (B) NOT MORE THAN 4' FROM OPENING AND (C) NOT MORE THAN 12' FT ON CENTERS
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN KITCHENS: (A) ON COUNTER SPACES 12 INCHES OR WIDER (B) NOT MORE THAN 4' FROM CENTERS (C) NOT MORE THAN 3' FROM AN EDGE COUNTER AND (D) ON ISLAND/ PENINSULAR COUNTERS 12" OR WIDER (1 VERY 4)
- ALL 125-VOLT SINGLE-PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION AT THE FOLLOWING LOCATIONS: (A) BATHROOM, ADJACENT TO BASIN, (B) GARAGE, (C) OUTSIDE AND (D) ALL KITCHEN OUTLETS.
- PROVIDE RECEPTACLE OUTLET IN DWELLING UNIT HALLWAYS 10' OR MORE IN LENGTH.
- EXTERIOR LIGHTING TO BE PROVIDED WITH MOTION AND PHOTO SENSORS.
- FOR ALL RECEPTACLES, SWITCHES, DISCONNECTS AND SIMILAR DEVICES, MEASURE FROM THE FINISHED FLOOR:
MINIMUM HEIGHT: 15 INCHES FROM FLOOR TO THE BOTTOM OF THE OUTLET BOX
MAXIMUM HEIGHT: 46 INCHES FROM FLOOR TO THE TOP OF THE OUTLET BOX IF THE REACH IS OVER AN OBSTRUCTION, SUCH AS A KITCHEN BASE CABINET WITH A DEPTH OF 20 TO 25 INCHES, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH AND 46 INCHES FOR SIDE APPROACH.
- GFCI PROTECTION MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION IN THE FOLLOWING AREAS: KITCHENS, BATHROOMS, BATHING ROOMS WITH SHOWER, LOGGERS, INDOOR NET LOCATIONS, OUTDOOR AREAS, GARAGES, ROOFTOPS, AND WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY SINK.
- EXTERIOR RECEPTACLES, ELECTRICAL DEVICES AND THEIR COVER PLATES MUST BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED, WHEN EXPOSED TO RAIN OR WATER CONDITIONS, ELECTRICAL DEVICES MUST BE LISTED FOR "WET LOCATION"
- SWITCHES SERVING LIGHT FIXTURES REQUIRE A NEUTRAL CONDUCTOR TO BE BROUGHT THE OUTLET BOX.
- RECESSED DOWNLIGHTS LUMINAIRES IN CEILING SHALL:
 - BE LISTED IC FOR ZERO CLEARANCE; AND
 - AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 15 PASGALS; AND
 - BE SEALED WITH A GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING; AND
 - BE READILY ACCESSIBLE FOR MAINTENANCE IF ASSOCIATED WITH HARDWIRED BALLASTS OR DRIVES; AND
 - NOT CONTAIN SCREW BASE SOCKETS; AND
 - CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCE JOINT APPENDIX J8 AND ARE MARKED "JAS-2015-E"; AND
 - BE CONTROLLED BY DIMMERS OR VACANCY SENSORS
- AT LEAST ONE LUMINAIRE IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY VACANCY SENSOR
- AT LEAST ONE LUMINAIRE IN BATHROOM SHALL BE CONTROLLED BY VACANCY SENSOR.
- OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
 - MANUAL ON/OFF SWITCH; AND
 - CONTROLLED BY PHOTOCELL AND MOTION SENSOR OR PHOTO CONTROL TIME SWITCH CONTROLLASTRONOMICAL TIME CLOCK/ENERGY MANAGEMENT CONTROLS SYSTEM
- A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET (CEC 210.11(D)(2) AND 210.52(F))
- ALL NEW 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT RECEPTACLES (2019 CEC 406.12)
- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY STAR" EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. EXHAUST FANS SHALL BE RATED 50 CFM MINIMUM (CFC R303.1).
- THE EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEM PER CEC SEC 150.0(K)2B
- ALL OUTDOOR RECEPTACLES AND LIGHTS SHALL BE GFCI AND WEATHERPROOF (W/P) AND WEATHER-RESISTANT (W/R) PER CEC SEC 210.3 AND 406.1
- PER MFG. 11-112.01, IF IT IS GAS APPLIANCE, A DEDICATED 200/240-VOLT, 50 AMP OR GREATER ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH CONDUCTORS OF ADEQUATE CAPACITY, WITHIN 3 FEET OF THE APPLIANCE AND ACCESSIBLE WITH NO OBSTRUCTIONS, A RESERVED DOUBLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE BRANCH CIRCUIT LABELLED FOR FUTURE APPLIANCE AND ELECTRICALLY ISOLATED.

ELECTRICAL LEGEND

HE	HIGH EFFICIACY
⊕	ROPE PENDANT LIGHT
⊕	LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N
⊕	OUTDOOR LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N W/ SENSOR
⊕	SINGLE POLE TOGGLE SWITCH, 140", 8" ABOVE COUNTER
⊕	110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.
⊕	110V DUPLEX RECEPTACLE U.O.N., 12" ABOVE COUNTER U.O.N.
220V	220V RECEPTACLE
GFCI	INDEGATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION
W/P & W/R	ABBREVIATION FOR Weatherproof (W/P) and Weather-resistant (W/R)
W/P	EXHAUSTED FAN W/ FLUORESCENT HIGH EFFICIACY LIGHTING COMBO SWITCH SEPERATELY WATERPROOF
⊕	SINGLE MULTI-FUNCTION CONTROL SWITCH, 48" ABOVE FLOOR OCCUPANCY SENSOR
⊕	22 IN. DIAMETER PENDANT LIGHT
⊕	EXTERIOR CEILING FAN
⊕	5" RECESSED LIGHTING FIXTURE - CEILING MOUNTED
PC	PHOTOCELL SENSOR
TC	TIME CLOCK W/ 2HR BYPASS
OCC SEN.	OCCUPANCY SENSOR
V.S	VACANCY SENSOR
⊕	BATTERY CARBON & MONOXIDE SMOKE ALARMS, CEILING MOUNTED

PROPOSED PAVILION ELECTRICAL FLOOR PLAN

SCALE : 1/4" = 1'

FOR SERVICE PANEL

RESIDENTIAL ELECTRICAL LOAD CALCULATION SHEET

1. GENERAL LIGHTING: Table 220.12	
9,946	Sq. ft. x 3 VA = 29,838 VA
Small appliances: 220.52(A)	
1,500	VA x (2) circuits = 3,000 VA
Laundry: 220.52(B)	
(1,500)	VA x 2 circuit = 3,000 VA
Applying Demand Factors: Table 220.42	
1st 3000 VA x 100% =	3,000 VA
Next 32,838 VA x 35% =	11,494 VA
Remaining VA x 25% =	
Total	14,494 VA
2. FIXED APPLIANCES: 220.53 ("it shall be permissible to apply a demand factor of 75% for four+ appliances other than electric ranges, clothes dryers, space heating equip., air-conditioning equip.)	
Dishwasher =	1 (1500) VA
Disposer =	1 (800) VA
Compactor =	1 (99) VA
Microwave =	1 (1300) VA
Spa =	0 (12,000) VA
Attic Fan =	1 (1600) VA
	= 5,299 VA
Total:	5,299 VA x 75% = 3,947 VA
3. DRYER: 220.54; Table 220.54	
(5,500) x 1	VA 100% = 5,500 VA
4. COOKING EQUIPMENT: Table 220.55; Notes	
Col A	VA x % = VA
Col B	VA x % = VA
Col C	VA x % = VA
Total	VA
5. HEATING or A/C: 220.60(non-coincident loads)	
Heating unit =	0 (GAS) VA x 100 % = 0 VA
A/C unit =	3,500 VA x 100 % = 3,500 VA
Heat Pump =	VA x 100 % = VA
Largest Load	3,500 VA
6. LARGEST MOTOR OUTLETS: 220.14(C) => 430.24 & 440.6	
1,600	VA x 25 % = 400 VA
7. EVSC	
0	VA x 1.25 (cont. duty) VA
8. PAVILION =	
	26,912 VA
9. SERVICE	
Total VA	54,753 VA
VA/240 volts =	275 Amps

(N) SUB PANEL	ALLOWED LOAD: 200 AMPS		PANEL LOADED AT 65%		% PHASE UNBALANCE 14% <30% LOADED				
(N) PANEL: "main panel" TYPE: PANELBOARD NOTES: MAIN PANEL	VOLTAGE: 120/208V, 3P, 4W AIG: FULLY RATED		BUS: 200A MLO: 200A		MOUNT: FLUSH TYPE: NEMA 1				
	TOP FEED		PRINT DATE: JUNE 17, 2019						
LOAD	VA		NO	A	B	C	NO	VA	LOAD
LIGHTING - PAVILION	824	20	1		A		2	50	TANKLESS WATER HEATER
INDOOR RECEPTACLES - PAVILION	1,000	20	3		B		4	50	DEDICATED 208/240-VOLT, 50 AMP
KITCHEN RECEPTACLES - PAVILION	2,400	20	5		C		6		SPACE
KITCHEN RECEPTACLES - PAVILION	1,600	20	7		A		8		SPACE
OUTDOOR RECEPTACLES - PAVILION	400	20	9		B		10		SPACE
REFRIGERATOR - PAVILION	1,800	20	11		C		12		SPACE
RESTROOM - PAVILION	1,921	20	13		A		14		SPACE
CEILING FAN - PAVILION	124	20	15		B		16		SPACE
GARBAGE DISPOSAL - PAVILION	800	20	17		C		18		SPACE
ADDITION BATH	1,921	20	19		A		20		SPACE
FIRE PLACE	1500	20	21		B		22		SPACE
			23		C		24		SPACE
SPACE			25		A		26		SPACE
SPACE			27		B		28		SPACE
SPACE			29		C		30		SPACE
SPACE			31		A		32		SPACE
SPACE			33		B		34		SPACE
SPACE			35		C		36		SPACE
SPACE			37		A		38		SPACE
SPACE			39		B		40		SPACE
SPACE			41		C		42		SPACE
SUBTOTAL	14,912						12,000		
TOTAL: 26,912 VA									
AMP REQUIRED 26,912 VA / 208V*1.732 = 75AMP									
AMP PROVIDED 100 AMP									
NOTE: ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL ALL ELECTRICAL EQUIPMENT TO THE 2019 CALIFORNIA ELECTRICAL CODE									

REVISIONS

- PLAN CHECK 2/15/2022
- PLAN CHECK 08/24/2023

ELECTRICAL FLOOR PLANS

RAJ AND ANNU NAVANI

NEW PAVILION, GAME ROOM & BATH

1350 Country Club Drive

Milpitas, CA, 95035

SCOPE OF WORK

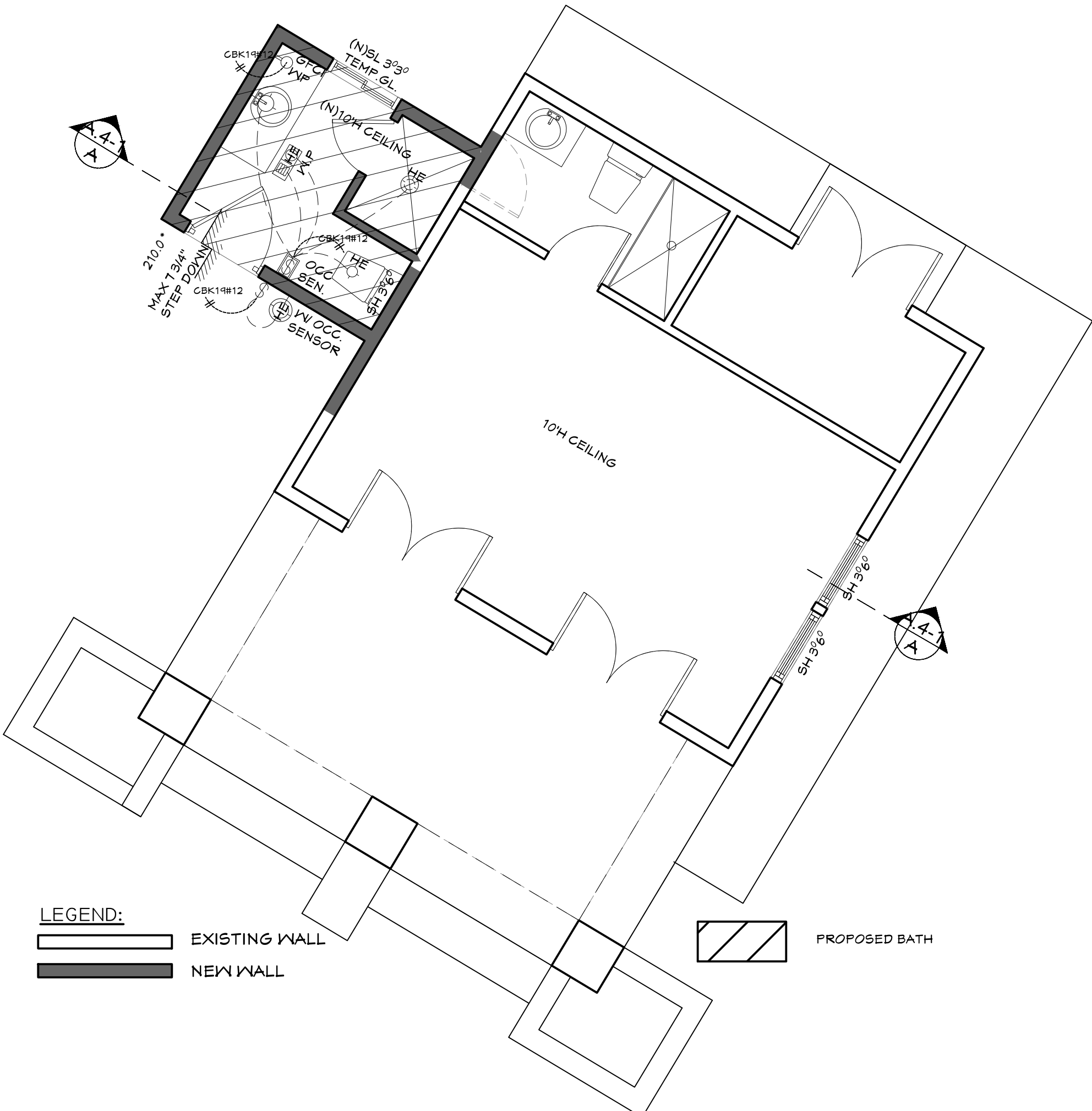
- NEW 1,200 SQ. FT 1 STORY PAVILION
- ADD 16 SQ. FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

ELECTRICAL NOTES:

- ALL RECEPTACLES TO BE INSTALLED MINIMUM PER CEC EVEN IF NOT SHOWN (C.E.C 210.52)
- INSTALL DEDICATED 20-AMP CIRCUIT AT BATHROOM RECEPTACLES (C.E.C 210.52D)
- PROVIDE STEEL ELECTRICAL BOX IN FIRE-RESISTIVE CEILING AND WALL SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE RESISTIVE WALLS BY A MIN 24" HORIZONTALLY BOX AREA SHALL NOT EXCEED 16 SQ IN. AS PER U.B.S 704.7
- PROVIDE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL AND A FOUR PRONG OUTLETS FOR DRYER AND RANGE
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL 125-VOLT, SINGLE-PHASE, 15 AND 20-AMP RECEPTACLE IN ALL HABITABLE ROOMS (EXCEPT GARAGE) - PER CEC 210.12
- PROVIDE HARDWIRED INTERCONNECTED SMOKE DETECTORS EQUIPPED WITH BATTERY BACK UP.
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN ALL HABITABLE ROOMS: (A) ON ALL WALL SPACES 2FT OR WIDER (B) NOT MORE THAN 6FT FROM OPENING AND (C) NOT MORE THAN 12 FT ON CENTERS
- RECEPTACLE OUTLETS SHALL BE INSTALLED IN KITCHENS: (A) ON COUNTER SPACES 12 INCHES OR WIDER (B) NOT MORE THAN 4FT ON CENTERS; (C) NOT MORE THAN 2FT FROM AN EDGE COUNTER AND (D) ON ISLAND/PENINSULAR COUNTER OF 12" OR WIDER (1 VERY 4)
- ALL 125 VOLT, SINGLE-PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION AT THE FOLLOWING LOCATIONS: (A) BATHROOM, ADJACENT TO BASIN, (B) GARAGE, (C) OUTSIDE AND (D) ALL KITCHEN OUTLETS.
- PROVIDE RECEPTACLE OUTLET IN DWELLING UNIT HALLWAYS 10'-0" OR MORE IN LENGTH.
- EXTERIOR LIGHTING TO BE PROVIDED WITH MOTION AND PHOTO SENSORS.
- FOR ALL RECEPTACLES, SWITCHES, DISCONNECTS AND SIMILAR DEVICES, MEASURE FROM THE FINISHED FLOOR:
MINIMUM HEIGHT: 15 INCHES FROM FLOOR TO THE BOTTOM OF THE OUTLET BOX
MAXIMUM HEIGHT: 48 INCHES FROM FLOOR TO THE TOP OF THE OUTLET BOX. IF THE REACH IS OVER AN OBSTRUCTION, SUCH AS A KITCHEN BASE CABINET WITH A DEPTH OF 20 TO 25 INCHES, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH AND 46 INCHES FOR SIDE APPROACH.
- GFCI PROTECTION MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION IN THE FOLLOWING AREAS: KITCHENS, BATHROOMS, INDOOR POOL LOCATIONS, LOCKER ROOMS WITH SHOWER, OUTDOOR AREAS, GARAGES, ROOFTOPS, AND WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY SINK.
- EXTERIOR RECEPTACLES, ELECTRICAL DEVICES AND THEIR COVER PLATES MUST BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED. WHEN EXPOSED TO RAIN OR WATER CONDITIONS, ELECTRICAL DEVICES MUST BE LISTED FOR "WET LOCATION."
- SWITCHES SERVING LIGHT FIXTURES REQUIRE A NEUTRAL CONDUCTOR TO BE BROUGHT THE OUTLET BOX.
RECESSED DOWNLIGHTS LUMINAIRES IN CEILINGS SHALL:
 - BE LISTED IC FOR ZERO CLEARANCE; AND
 - AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 15 PSIGS; AND
 - BE SEALED WITH A GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING; AND
 - BE READILY ACCESSIBLE FOR MAINTENANCE IF ASSOCIATED WITH HARDWIRED BALLASTS OR DRIVES; AND
 - NOT CONTAIN SCREW BASE SOCKETS; AND
 - CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCE JOINT APPENDIX JB AND ARE MARKED "AS-2015-ET" AND
 - BE CONTROLLED BY DIMMERS OR VACANCY SENSORS
- AT LEAST ONE LUMINAIRE IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY VACANCY SENSOR
- AT LEAST ONE LUMINAIRE IN BATHROOM SHALL BE CONTROLLED BY VACANCY SENSOR.
- OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
 - MANUAL ON/OFF SWITCH; AND
 - CONTROLLED BY PHOTOCELL AND MOTION SENSOR OR PHOTO CONTROL TIME SWITCH CONTROLLASTRONOMICAL TIME CLOCK/ENERGY MANAGEMENT CONTROLS SYSTEM
- A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET (CEC 210.11G(2) AND 210.52D)
- ALL NEW 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT RECEPTACLES (2019 CEC 406.12)
- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY STAR" EXHAUST FAN, AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. EXHAUST FANS SHALL BE RATED 50 CFM MINIMUM (CIRC R303.3.1).
- THE EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEM PER CEC SEC 150.0(K) 2B
- ALL OUTDOOR RECEPTACLES AND LIGHTS SHALL BE GFCI AND WEATHERPROOF (WP) AND WEATHER-RESISTANT (WR) PER CEC SEC. 210.5 AND 406.4
- PER MNC 11-11.2.05, IF IT IS GAS APPLIANCE, A DEDICATED 208/240-VOLT, 50 AMP OR GREATER ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH CONDUCTORS OF ADEQUATE CAPACITY, WITHIN 3 FEET OF THE APPLIANCE AND ACCESSIBLE WITH NO OBSTRUCTIONS, A RESERVED DOUBLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE BRANCH CIRCUIT LABELLED FOR FUTURE APPLIANCE AND ELECTRICALLY ISOLATED.

ELECTRICAL LEGEND

HE	HIGH EFFICIACY
⊕	ROPE PENDANT LIGHT
⊕	LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N
⊕	OUTDOOR LIGHTING FIXTURE, WALL MOUNTED, +84 U.O.N W/ SENSOR
⊕	SINGLE POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER
⊕	110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.
⊕	110V DUPLEX RECEPTACLE U.O.N., 12" ABOVE COUNTER U.O.N.
220V	220V RECEPTACLE
GFCI	INDECATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION
WP&WR	ABBREVIATION FOR Weatherproof (WP) and Weather-resistant (WR)
EX P	EXHAUSTED FAN W/ FLUORESCENT HIGH EFFICIACY LIGHTING COMBO SWITCH SEPERATELY WATERPROOF
⊕	SINGLE MULTI-FUNCTION CONTROL SWITCH, 48" ABOVE FLOOR OCCUPANCY SENSOR
⊕	22 IN. DIAMETER PENDANT LIGHT
⊕	EXTERIOR CEILING FAN
⊕	5" RECESSED LIGHTING FIXTURE - CEILING MOUNTED
PC TC OCC SEN. V.S	PHOTOCELL SENSOR TIME CLOCK W/ 2HR BYPASS OCCUPANCY SENSOR VACANCY SENSOR
⊕	BATTERY CARBON & MONOXIDE SMOKE ALARMS, CEILING MOUNTED



PROPOSED BATHROOM ELECTRICAL FLOOR PLAN

SCALE : 1/4" = 1'

REVISIONS

- PLAN CHECK 2/15/2022
- PLAN CHECK 08/24/2023

ELECTRICAL FLOOR PLANS

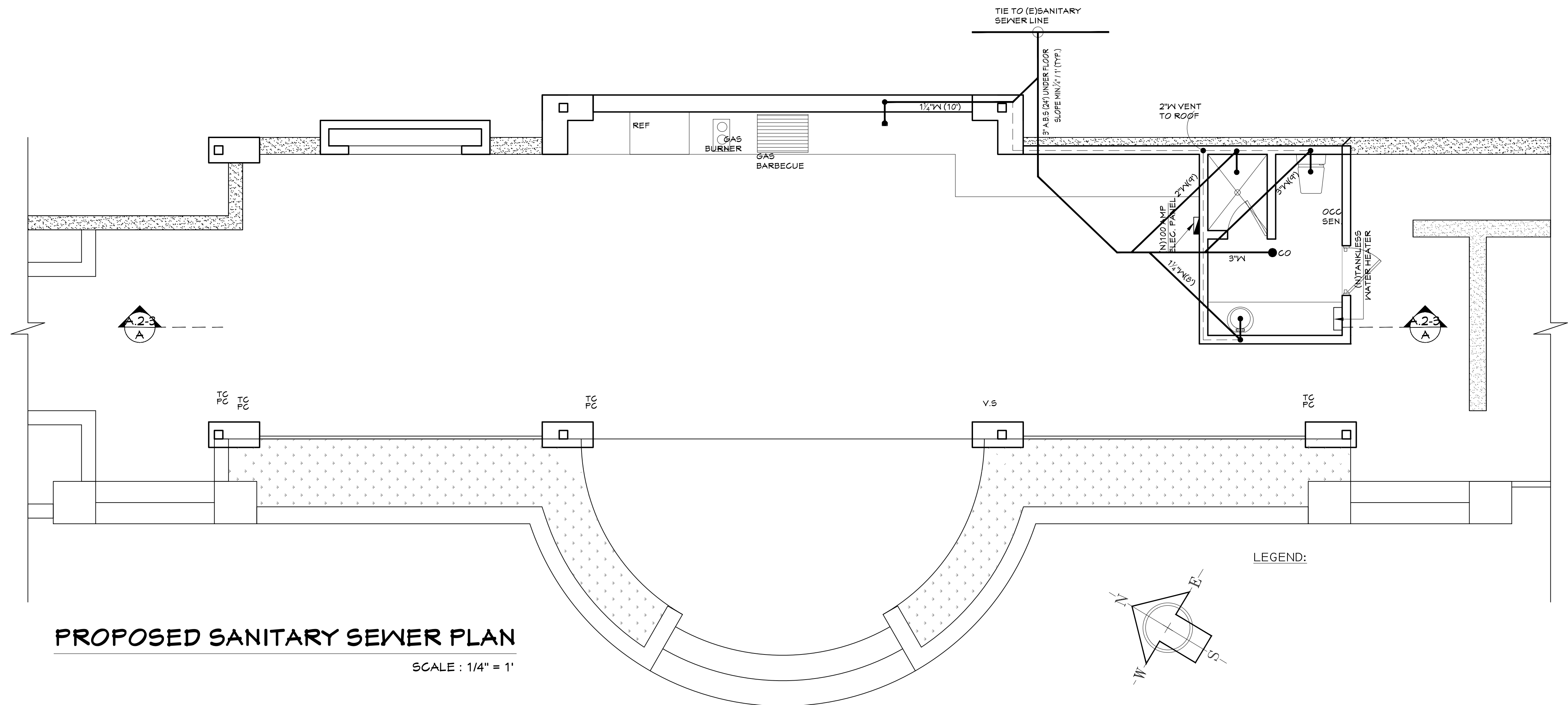
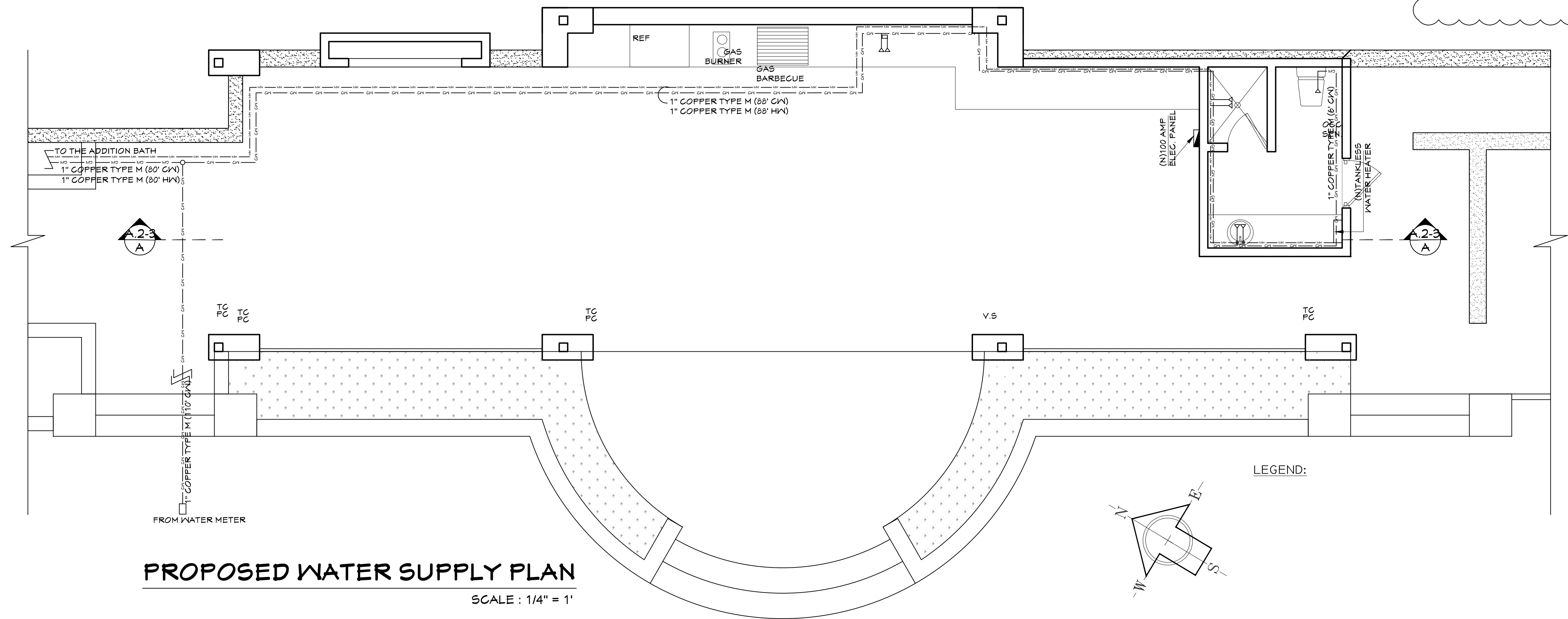
1ST BUILDING SUBMITTAL _____ SHEET
JOB NO. _____
DRAWN _____
CHECK _____

A5

RAJ AND ANNU NAVANI
NEW PAVILION, GAME ROOM &
BATH
1350 Country Club Drive
Milpitas, CA, 95035

SCOPE OF WORK

- NEW 1,200 SQ.FT 1 STORY PAVILION
- ADD 76 SQ.FT. BATH AT LEFT EXISTING CASITA
- NEW POOL



REVISIONS

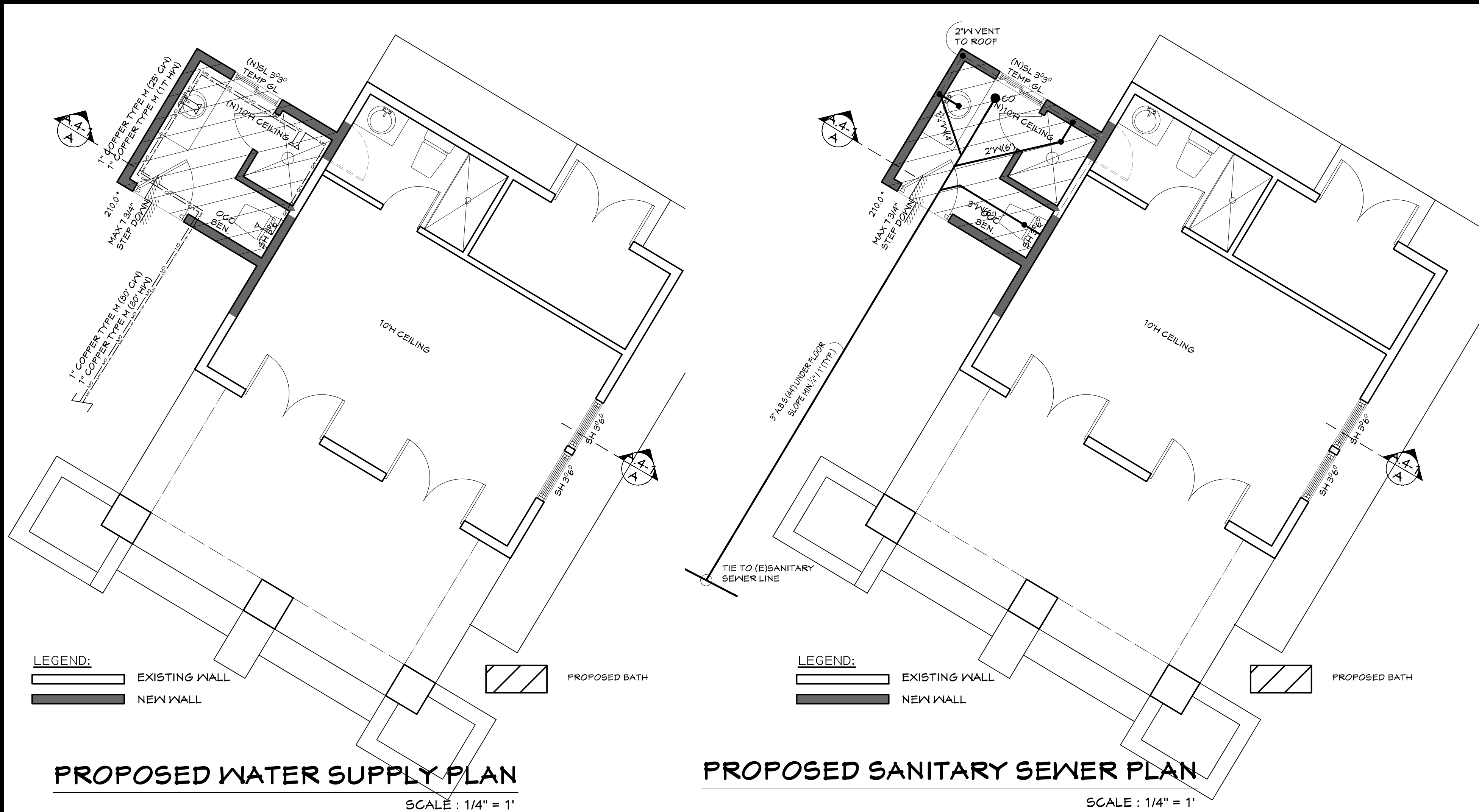
- PLAN CHECK 2/15/2022
- PLAN CHECK 08/24/2023

WATER SUPPLY PLAN &
SANITARY SEWER PLAN

1ST BUILDING
SUBMITTAL
JOB NO.
DRAWN
CHECK

SHEET

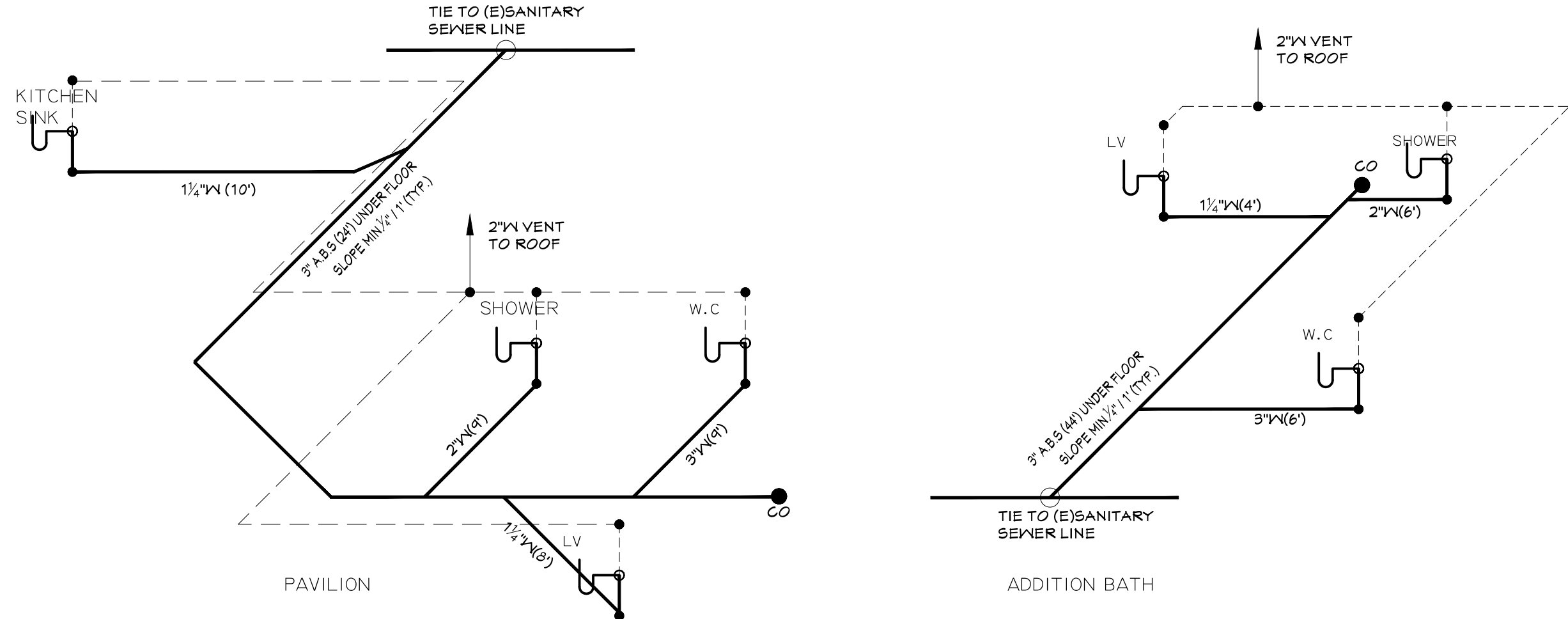
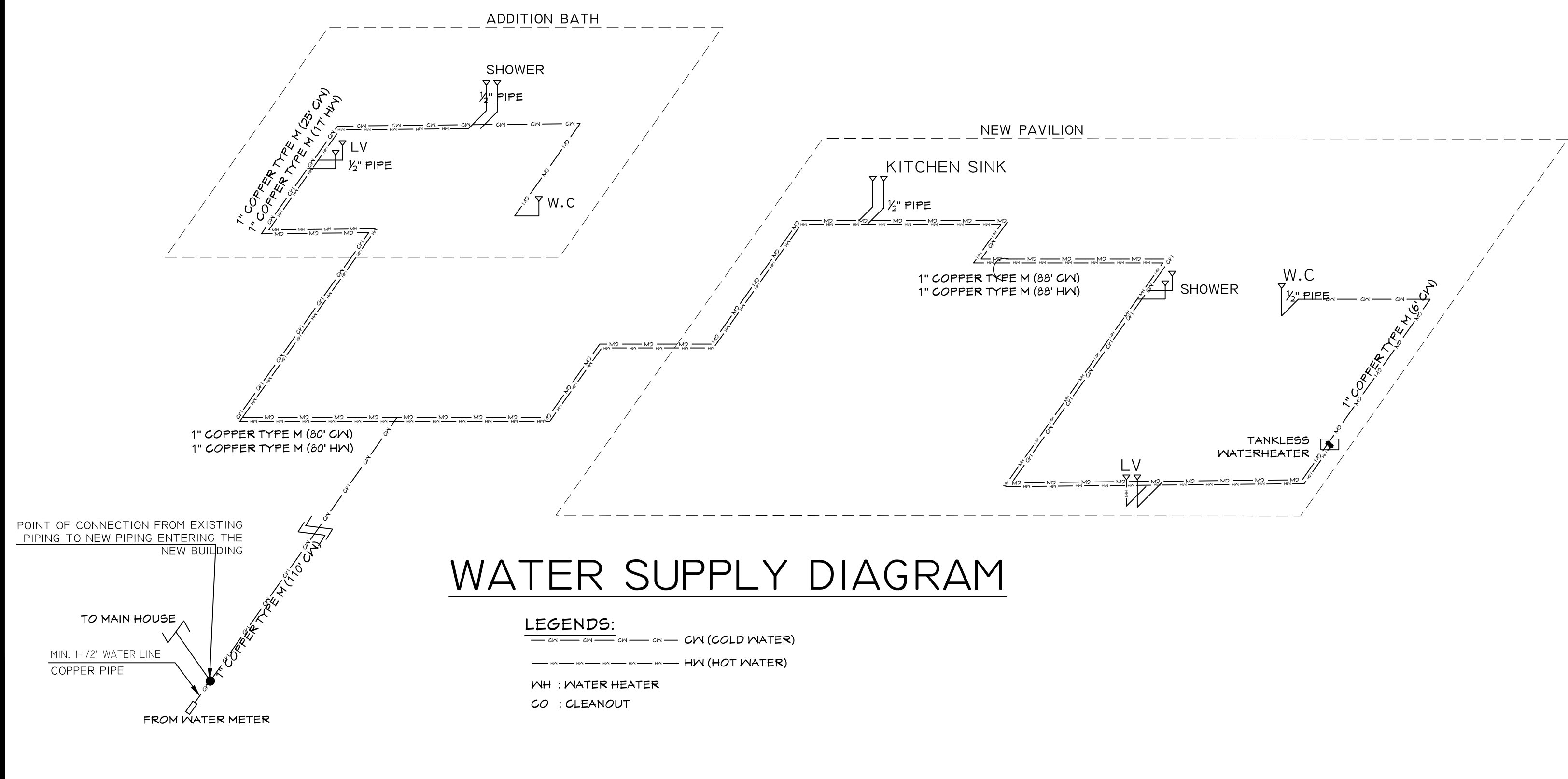
A6



FIXTURE CALCULATIONS									
FIXTURE TYPE	Q.TY	DEMAND WEIGHT IN WSFU					DRAINAGE		
		COLD ²	HOT ²	FIXTURE DEMAND	TOTAL COLD WATER	TOTAL HOT WATER	TOTAL DEMAND	DFU	TOTAL DEMAND
WATER CLOSET, 1.28 GPF	7	2.5	0	2.5	17.5	0	17.5	3	21
LAVATORY	7	1	1	1.5	7	7	10.5	1	7
BATHTUB	6	4	4	6	24	24	36	2	12
SHOWER	2	2	2	3	4	4	6	2	4
CLOTHES WASHER	1	4	4	6	4	4	6	3	3
KITCHEN SINKS	2	1.5	1.5	2.25	3	3	4.5	2	4
HOSE BIB	1	3		3	3	0	3		
TOTAL FIXTURE UNITS					62.5	42	83.5		51
REQUIRED MINIMUM PIPE SIZE (OVER 60 PSI) ³					1 1/2"	1 1/2"	1 1/2"		4"
(MAXIMUM LENGTH = 300 FT)									

FIXTURE CALCULATIONS FOR PAVILION & ADDITION BATH									
FIXTURE TYPE	Q.TY	DEMAND WEIGHT IN WSFU					DRAINAGE		
		COLD ²	HOT ²	FIXTURE DEMAND	TOTAL COLD WATER	TOTAL HOT WATER	TOTAL DEMAND	DFU	TOTAL DEMAND
WATER CLOSET, 1.28 GPF	2	2.5	0	2.5	5	0	5	3	6
LAVATORY	2	1	1	1.5	2	2	3	1	2
SHOWER	2	2	2	3	4	4	6	2	4
KITCHEN SINKS	1	1.5	1.5	2.25	1.5	1.5	2.25	2	2
TOTAL FIXTURE UNITS					12.5	7.5	16.25		14
REQUIRED MINIMUM PIPE SIZE (OVER 60 PSI) ³					1"	1"	1"		3"
(MAXIMUM LENGTH = 300 FT)									

- NOTE:
1. FIXTURE UNITS ARE BASED ON 2019 CPG TABLE 610.4 FOR WATER AND TABLE 103.2 FOR DRAINAGE.
 2. SEPERATE HOT AND COLD WATER FIXTURE UNITS ARE TAKEN AS THREE - QUARTER (3/4) OF TOTAL FIXTURE DEMAND, PER 2019 CPG TABLE 610.3, NOTE 3.
 3. PIPE SIZES ARE BASED ON 2019 CPG TABLE 610.4 FOR WATER AND TABLE 103.2 FOR DRAINAGE.
 4. SELF-CLOSING OR SELF-CLOSING METERING FAUCETS SHALL BE INSTALLED ON LAVATORIES INTENDED TO SERVE THE TRANSIENT PUBLIC. METERED FAUCETS SHALL DELIVER A MAXIMUM OF 0.25 GALLONS OF WATER PER USE.
 5. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN TEN FEET FROM ANY AIR INTAKE.



SANITARY SEWER DIAGRAM

— A.B.S. : ACRYLONITRILE BUTADIENE STYRENE
— CO : CLEAN OUT

SCOPE OF WORK

- NEW 1,200 SQ. FT. 1 STORY PAVILION
- ADD 76 SQ. FT. BATH AT LEFT EXISTING CASITA
- NEW POOL

HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Duberstein Drive
San Ramon, CA 94583 408-843-6406
ssdesigneng@gmail.com

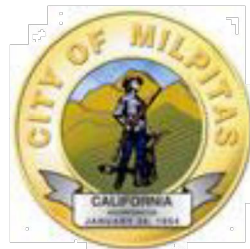
RAJ AND ANNU NAVANI
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REVISIONS

PLAN CHECK 2/15/2022
PLAN CHECK 08/24/2023

WATER SUPPLY PLAN &
SANITARY SEWER PLAN

1ST BUILDING SUBMITTAL SHEET
JOB NO.
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2019 CALGreen
Residential Mandatory Measures
Checklist

This checklist applies to newly constructed buildings, additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall only apply to and/or within the specific area of the addition or alteration. (sec. 301.1.1)	
Feature or Measure	Required
RESIDENTIAL MANDATORY MEASURES	
Site Development (4.106)	
Projects less than one acre: Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction.	N/A
Projects one acre or more: Newly constructed projects or additions shall comply with Milpitas Municipal Code Title 2 Chapter 13 for erosion and sediment controls, the City of Milpitas Enforcement Response Plan for Construction Site Control, and the California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit requirements.	×
Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.	×
Electric vehicle (EV) charging for new construction. New construction shall comply with sec. 4.106.4.1, 4.106.4.2, or 4.106.4.3, to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with California Electrical Code (CEC), Article 625.	×
New one- and two-family wellings and Townhouses with private garages: Each dwelling unit shall be installed with listed raceway capable of supporting EVSE.	N/A
New multifamily dwellings: 10% of the total parking spaces on a building site shall be EV spaces capable of supporting EVSE.	N/A
New hotels and motels: EV spaces capable of supporting EVSE shall be provided per Table 4.106.4.3.1.	N/A
ENERGY EFFICIENCY (4.201)	
For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.	×
WATER EFFICIENCY AND CONSERVATION	
Indoor Water Use (4.303)	
All noncompliant plumbing fixtures in any single-family and multi-family residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to final inspection. (California Civil Code sec. 1101.4 and 1101.5)	×
Water closets. The effective flush volume of all water closets shall not exceed 1.28 gpf. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.	×
Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.	
Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gpf and floor mounted or other urinals shall not exceed 0.5 gpf.	N/A
Single showerheads. Showerheads shall have a max. flow rate of not more than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	×
Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.	×
Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not	×

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2019 CALGreen Residential Mandatory Measures Checklist (Cont'd)

Feature or Measure	Required
exceed 1.2 gpm at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.	×
Lavatory faucets in common and public use areas. The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.	×
Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.	×
Kitchen faucets. The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 60 psi.	×
Outdoor Water Use (4.304)	
Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	×
Water Reuse Systems (4.305)	
Recycled water supply systems. Newly constructed residential developments may be required to have recycled water supply systems installed for landscape irrigation systems.	×
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	
Enhanced Durability and reduced Maintenance (4.406)	
Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	×
Construction Waste Reduction, Disposal and Recycling (4.408)	
Construction waste management. A minimum of 65% of the non-hazardous construction and demolition waste in accordance with either sec. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction demolition waste management ordinance.	×
Documentation. Documentation shall be provided to the City of Milpitas Solid Waste Division which demonstrates compliance prior to final inspection.	×
Building Maintenance and Operation (4.410)	
O&M Manual: An operation and maintenance manual shall be available in the building at the time of final inspection.	×
Recycling by Occupants: Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.	×
ENVIRONMENTAL QUALITY	
Fireplaces (4.503)	
Bay Area Air Quality Management District: Effective November 1, 2016 -- "No wood-burning devices of any kind may be installed in new homes or buildings being constructed in the Bay Area". "Bay Area residents who begin a chimney or fireplace remodeling project that costs over \$15,000 and requires a building permit will only be allowed to install a gas-fueled, electric or EPA-certified device".	×
Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits.	N/A
Pollutant Control (4.504)	
At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered.	×
Adhesives, sealants and caulks shall be compliant with VOC limits as shown in Table 4.504.1 or 4.504.2 as applicable.	×

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2019 CALGreen Residential Mandatory Measures Checklist (Cont'd)

Feature or Measure	Required
Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds shall comply with statewide VOC standards and other requirements.	×
Paints, stains and other coatings shall be compliant with VOC limits as shown in Table 4.504.3.	×
Aerosol paints and coatings shall meet the Product-Weighted MIR limits for ROC and comply with the BAAQMD percent VOC by weight of product limits of Regulation 8, Rule 49.	×
All carpet shall meet the testing and project requirements per sec. 4.504.3. All carpet cushion installed in the building shall meet the requirements of the Carpet and Rug Institute's Green Label program. All carpet adhesive shall meet the requirements of Table 4.504.1.	×
At least 80% of floor area receiving resilient flooring shall comply with the requirements per sec. 4.504.4.	×
Hardwood plywood, particleboard and medium density fiberboard (MDF) used on interior or exterior of the building shall comply with formaldehyde emission limits per Table 4.504.5.	×
Documentation shall be provided to the City building inspector verifying that compliant materials have been used.	×
Interior Moisture Control (4.505)	
Concrete Slab Foundations: Concrete slab foundations required to have a vapor retarder by the California Building Code or the California Residential Code shall have a capillary break installed in compliance with sec. 4.505.2.1.	×
Building materials with visible signs of water damage shall not be installed.	×
Moisture content of building materials used in wall and floor framing shall not to exceed 19% before enclosure. Moisture content shall be verified in compliance with sec. 4.505.3.	×
Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.	×
Indoor Air Quality and Exhaust (4.506)	
Each bathroom shall be mechanically ventilated and exhaust fans shall be ENERGY STAR rated and ducted to terminate outside.	×
Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control adjustable between a relative humidity range of s50% to max. 80%.	×
Environmental Comfort (4.507)	
Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design methods. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems) or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or other equivalent design methods.	×
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS	
Qualifications (702)	
HVAC system installers are trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.	×
Special inspectors employed by the owner or owner's agent shall demonstrate competence for the particular type of inspection to be performed and shall have a certification or qualifications acceptable to the enforcing agency. Note: Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with CalGreen.	×
Verifications (703)	
Documentation used to show compliance with CalGreen shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency, which demonstrate substantial conformance.	×

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HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Duberstein Drive
San Ramon, CA 94583 408-843-6406
ssdesigneng@gmail.com

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REVISIONS

- △ PLAN CHECK 2/15/2022
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CALGREEN BUILDING
CHECKLIST

1ST BUILDING
SUBMITTAL _____ SHEET
JOB NO. _____
DRAWN _____
CHECK _____

CG

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 temporary 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.

Spill Cleanup

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 cloth 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 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.

- ☐ 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.

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.

Earth-Moving and Dewatering Activities

Who should use this information?



- Bulldozer, 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:

1. Unusual soil conditions, discoloration or odor.
2. Abandoned underground tanks.
3. Abandoned wells.
4. Buried barrels, debris or trash.

If any of these are found follow the procedures below.

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.

- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

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 broken pavement 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.

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 tributyl tin 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

sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.

- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- ☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- ☐ Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

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

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 dependence 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:

1. Dial 911
2. Santa Clara County Environmental Health Services (408) 299-6930
3. 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.

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.

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.
- ☐ Dispose of unused pesticides as hazardous waste.

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.

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.

- ☐ Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

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.

- ☐ San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- ☐ Do not use copper-based algaecides Control algae with chlorine or other alternatives, such as sodium bromide.

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.

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.



HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Duberstein Drive
San Ramon, CA 94583 408-843-6406
ssdesigneng@gmail.com

RAJ AND ANNU NAVANI NEW PAVILION, GAME ROOM & BATH 1350 Country Club Drive Milpitas, CA, 95035

REVISIONS

- PLAN CHECK 2/15/2022
- PLAN CHECK 08/24/2023

BLUE PRINT FOR A CLEAN BAY

1ST BUILDING SUBMITTAL
JOB NO.
DRAWN
CHECK

SHEET

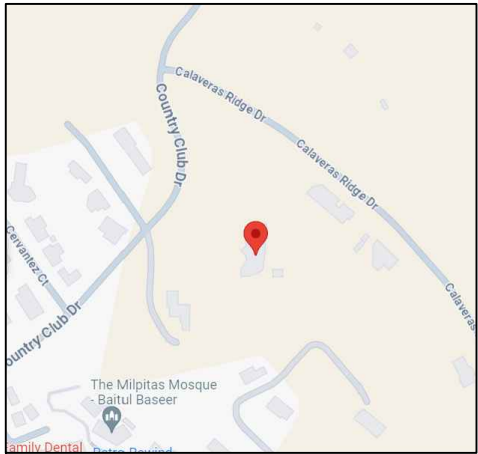
CB

NAVANI RESIDENCE

1350 COUNTRY CLUB DR



OVER VIEW MAP



PROPERTY MAP

APPLICABLE CODES:

2019 California Building Code (CBC) – Volume 1
2019 California Building Code (CBC) – Volume 2
2019 California Electrical Code (CEC)
2019 California Mechanical Codes (CMC)
2019 California Plumbing Codes (CPC)
2019 California Energy Code
2019 California Fire Code (CFC)
2019 California Residential Code (CRC)
2019 California Green Building Standards Code (CALGreen)
Pleasanton Municipal Code Title 20

ESTIMATED IMPERVIOUS SURFACE QUANTITIES

TYPE OF IMPERVIOUS SURFACE	PRE-PROJECT CONDITION IN SQ. FT.	PROPOSED PROJECT IMPROVEMENTS IN SQ. FT.
BUILDING FOOTPRINT	711	2,770
DRIVEWAY(S), PATIO(S), ETC.	5,820	4,080
DETACHED GARAGE(S), OTHER	0	15,445
TOTAL IMPERVIOUS SURFACE IN SQUARE FEET	6,531	22,295

SHEET INDEX

L-1	COVER SHEET
L-2	PLANTING PLAN
L-3	PLANTING PLAN
L-4	PLANTING PLAN
L-5	IRRIGATION PLAN
L-6	IRRIGATION PLAN
L-7	IRRIGATION PLAN
L-8	WALL HTS SHEET
L-9	WALL HTS SHEET
L-10	WALL HTS SHEET
L-11	DETAIL PLAN
L-12	HYDROZONE PLAN
L-13	SITE PLAN
L-14	BLUEPRINT FOR CLEAN BAY
L-15	DRAINAGE PLAN
L-16	GAS & ELECTRICAL PLAN

LOT SIZE 6.13 ACRES

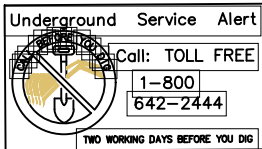
BUILDING DATA

FLOOR AREA:	7781 SQFT.
GARAGE AREA:	2168 SQFT.
COVERED PORCHES:	167 SQFT.
PORTE COCHERE:	523 SQFT.
STORAGE:	407 SQFT.

SCOPE OF WORK

LANDSCAPE-POOL, SOLID ROOF PATIO COVER, 2-BBQ COUNTER'S, 2-BATHROOM'S, SOLID ROOF, LAWN, SPA, 3-FIRE PITS, FOUNTAIN, WALLS,WI RAILING, HARDSCAPE, STEPS, PARKING AREA, LIGHTS, LEGENDS, EDGING, AND FENCING, NOTES

IRRIGATION-PIPES, VALVES, DRAINS, DETAILS, NOTES, CONTROLLER, BUBBLERS, ET SENSOR, BACKFLOW, FILTERS, QUICK COUPLERS, DRIP STUB UP, MAIN LINE, PVC LATERAL LINES, CHECK VALVE, WATER METER, GATE VALVE, MASTER VALVE, FLOW SENSOR, & PRESSURE REGULATOR



SCALE: 1"=8'-0"		
⑥	12/26/23	BL
⑤	10/27/22	BL
④	4/6/22	BL
③	7/3/20	BL
②	5/27/20	BL
①	4/17/20	BL
REVISIONS		BY
DATE: 3/4/20		

COVER SHEET



1228 QUARRY LANE, SUITE E, PLEASANTON, CA 94566
(925) 846-2833 HHLD30@AOL.COM

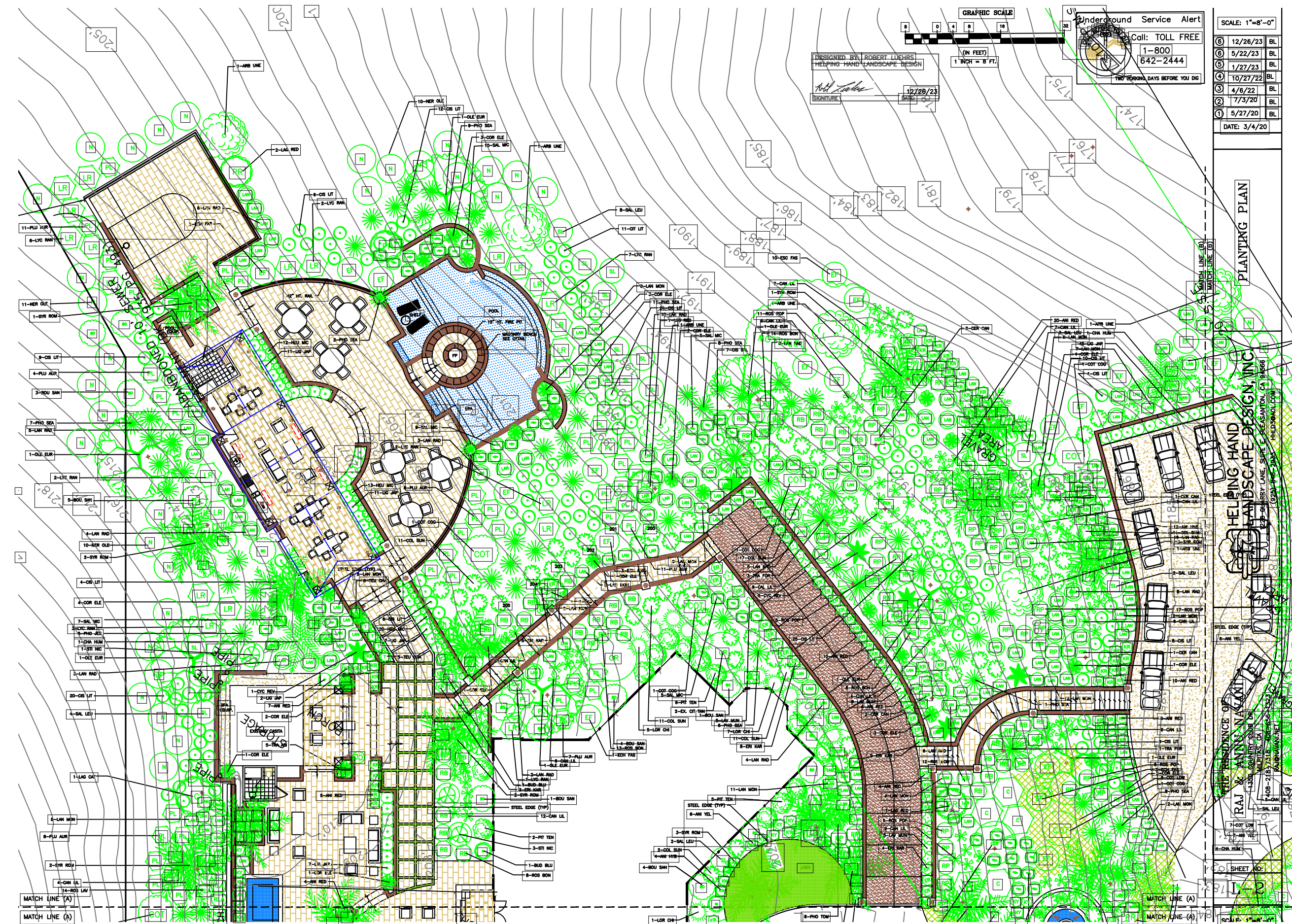
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RAJ & ANNU NAVANI

1350 COUNTRY CLUB DR
MILPITAS, CA
408-218-7318 408-656-1323
RAJ@NAVANI.NET

SHEET NO:

L-1

OF 13 SHEETS



RAJ & ANNU NAVANI

1350 COUNTRY CLUB DR

MILPITAS, CA

408-218-7318 408-656-1323

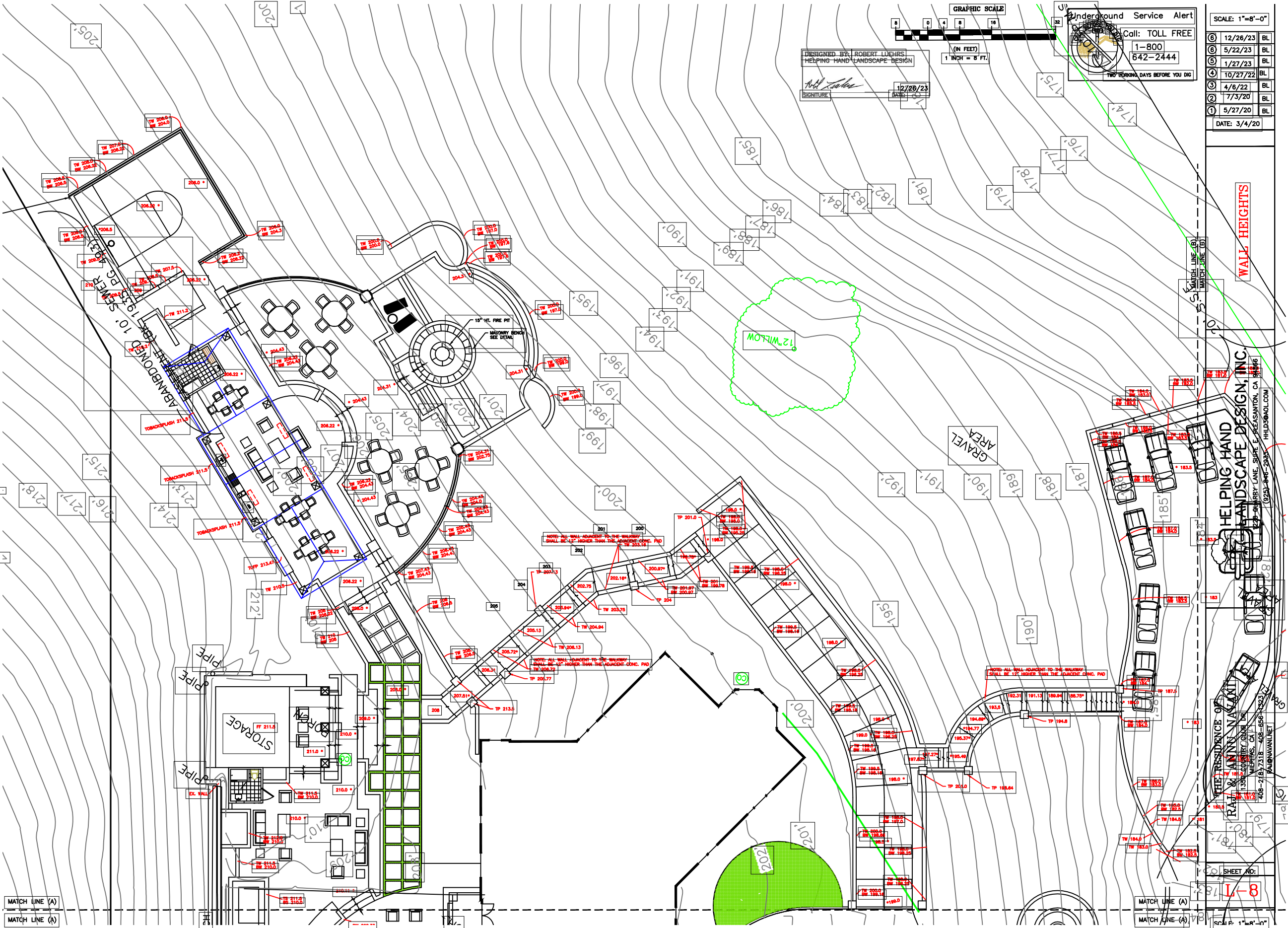
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PLANT LEGEND

SYMBOL		SIZE	QTY.	BOTANICAL NAME		COMMON NAME		WATER NEEDS		EMITTER	
										QTY.	SIZE
TREES											
ARB UNE		24" BOX	10	ARBUTUS UNDEO _ MULTI.		NCN		LOW		(3)	2G
CER CAN		24" BOX	7	CERCIS C. TEXENSIS 'OKLAHOMA' STD.		EASTERN REDBUD		VERY LOW		(3)	2G
CHA HUM		24" BOX	20	CHAMAEROPS HUMILIS		MEDITERRANEAN FAN PALM		LOW		(3)	2G
COT COG		24" BOX	12	COTINUS COGGYGRIA 'ROYAL PURPLE'		SMOKE TREE		LOW		(3)	2G
CYR REV		15G	9	CYCAS REVOLUTA		SEGO PALM		MODERATE		(2)	1G
LAG CAT		24" BOX	3	LAGERSTROEMIA I. 'CATAWBA'		CRAPE MYRTLE-DK. PURPLE		LOW		(3)	2G
LAG RED		24" BOX	8	LAGERSTROEMIA I. 'RED ROCKET'		CRAPE MYRTLE-DWAF MULTI.		LOW		(3)	2G
OLE EUR		36" BOX	11	OLEA EUROPAEA 'SWAN HILL' LB.		OLIVE		VERY LOW		(4)	2G
SYR ROM		24" BOX	37	SYAGRUS ROMANZOFFIANA		QUEEN PALM		LOW		(3)	2G
TRA FOR		24" BOX	10	TRACHYCARPUS FORTUNEI		WINDMILL PALM		LOW		(3)	2G
SHRUBS											
BUD BLU		5G	10	BUDDLEJA H. LO & BEHOLD 'BLUE CHIP'		BUTTERFLY BUSH		MODERATE		(2)	1G
BOU SAN		5G	21	BOUGAINVILLEA 'SAN DIEGO RED'		NCN		LOW		(2)	1G
CAM SHI		5G	11	CAMELLIA H. SHISHI-GASHIRA'		NCN		MODERATE		(2)	1G
CAN LIL		5G	154	CANNA LILY 'TROPICANA		CANNA LILY		MODERATE		(2)	1G
CEA CON		5G	34	CEANOTHUS 'CONCHA'		WILD LILAC		VERY LOW		(2)	1G
CIS LIT		5G	204	CISTUS 'LITTLE MISS SUNSHINE'		ROCKROSE CORBARIENSIS		LOW		(2)	1G
COL SUN		5G	76	COLEONEMA P. 'SUNSET GOLD'		GOLDEN BREATH OF HEAVEN		MODERATE		(2)	1G
COR ELE		5G	34	CORDYLINE B. 'ELECTRIC PINK'		NCN		MODERATE		(2)	1G
ECH FAS		5G	49	ECHIUUM FASTUOSUM		PRIDE OF MADEIRA		LOW		(2)	1G
LIG JAP		5G	89	LIGUSTRUM JAPONICUM 'TEXANUM'		JAPANESE PRIVET		MODERATE		(2)	1G
LOR CHI		5G	13	LOROPETALUM CHINENSE 'PLUM DELIGHT'		NCN		LOW		(2)	1G
LYC RAN		5G	32	LYCIANTHES RANTONNETII STD.		NCN		MODERATE		(2)	1G
NER OLE		15G	64	NERIUM OLEANDER STD.-DOUBLE HOT PINK		OLEANDER STANDARD		LOW		(3)	2G
PHO SEA		5G	137	PHORMIUM HYBRID 'SEA JADE'		NEW ZEALAND FLAX		LOW		(2)	1G
PHO TOM		5G	53	PHORMIUM HYBRID 'TOM THUMB'		NEW ZEALAND FLAX		LOW		(2)	1G
PIT TEN		5G	18	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'				MODERATE		(2)	1G
PLU AUR		5G	59	PLUMBAGO AURICULATA		CAPE PLUMBAGO		LOW		(2)	1G
ROS BON		5G	61	ROSA 'BONICA'		ROSE-PINK		MODERATE		(2)	1G
ROS LAV		5G	50	ROSA 'LAVA FLOW'		ROSE-RED		MODERATE		(2)	1G
ROS POP		5G	48	ROSA 'POPCORN'		ROSE-WHITE		MODERATE		(2)	1G
ROS STD		5G	20	ROSA - STD.		ROSE		MODERATE		(2)	1G
STR NIC		5G	4	STRELITZIA NICOLAI		GIANT BIRD OF PARADISE		MODERATE		(2)	1G
TRA ASI		1G	38	TRACHELOSPERMUM ASIATICUM		STAR JASMINE		MODERATE		(1)	1G
PERENNIALS											
ANI RED		1G	103	ANIGOZANTHOS 'BUSH DEVIL'		KANGAROO PAW - RED		LOW		(1)	1G
ANI YEL		1G	48	ANIGOZANTHOS 'BUSH GOLD'		KANGAROO PAW - YELLOW		LOW		(1)	1G
ERI KAR		1G	39	ERIGERON KARVINSKIANUS		SANTA BARBRA DAISY		LOW		(1)	1G
HEU MIC		1G	45	HEUCHERA MICRANTHA 'PURPLE PALACE'		CORAL BELLS		MODERATE		(1)	1G
KNI UVA		1G	13	KNIPHOFIA UVARIA		RED-HOT POKER PLANT		LOW		(1)	1G
LAN MON		1G	174	LANTANA MONTEVIDENSIS		NCN		LOW		(1)	1G
LAN RAD		1G	110	LANTANA RADATION		NCN		LOW		(1)	1G
LAV MUN		1G	18	LAVANDULA A. 'MUNSTEAD'		ENGLISH LAVENDER		LOW		(1)	1G
SAL LEU		1G	22	SALVIA LEUCANTHA		MEXICAN BUSH SAGE		LOW		(1)	1G
SAL MIC		1G	91	SALVIA MICROPHYLLA 'HOT LIPS'		HOT LIPS SAGE		LOW		(1)	1G
TEU CHA		1G	5	TEUCRIUM L. CHAMAEDRYS		GERMANDER		LOW		(1)	1G
VINES & GROUNDCOVER											
COT LOW		5G	24	COTONEASTER ' LOWFAST'		NCN		LOW		(2)	1G



COTONEASTER D. 'LOWFAST' (8' O.C.)

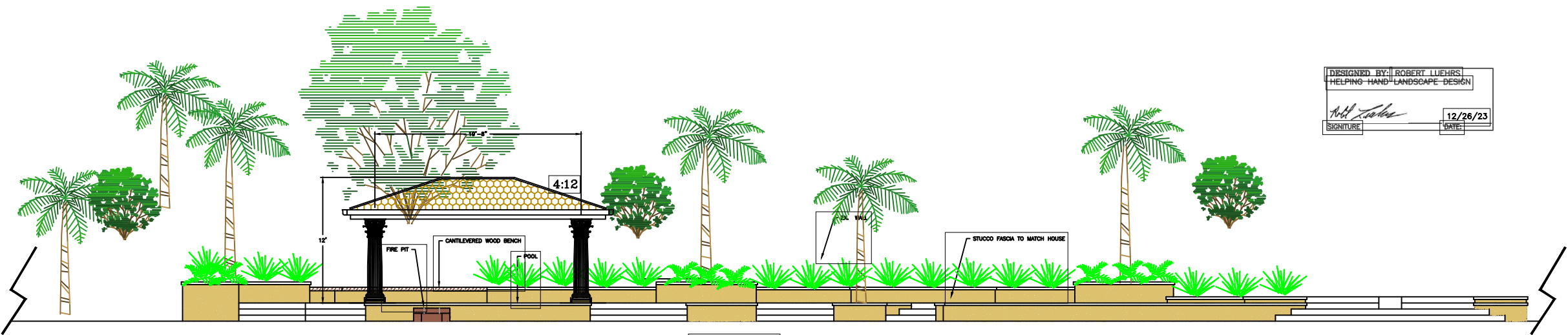


WALL HEIGHTS

HELPING HAND LANDSCAPE DESIGN, INC.

1-8

1-8



DESIGNED BY: ROBERT LUEHRS
HELPING HAND LANDSCAPE DESIGN
12/26/23
SIGNATURE DATE

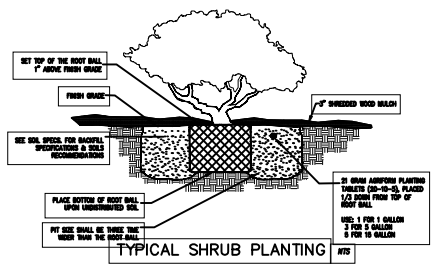
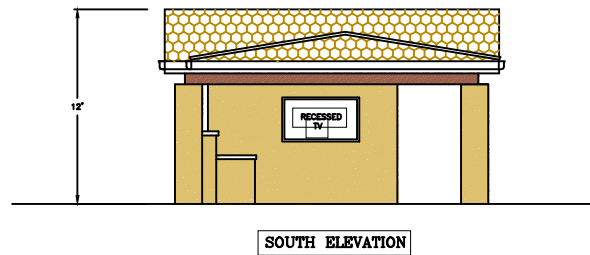
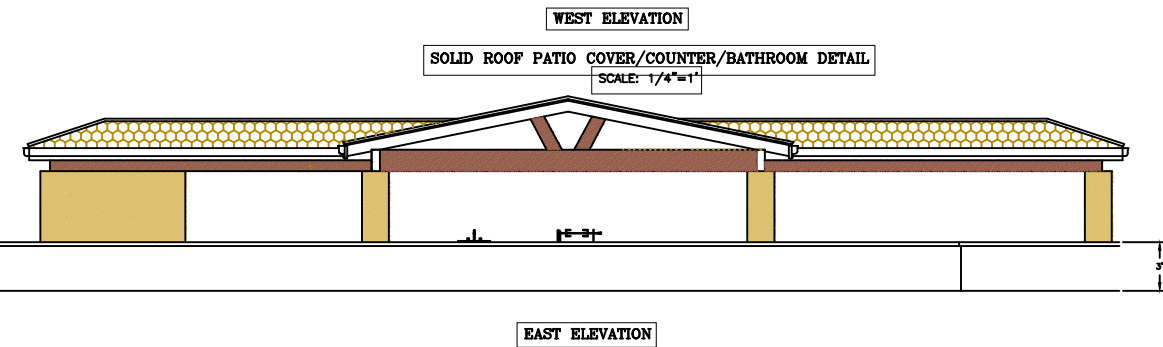
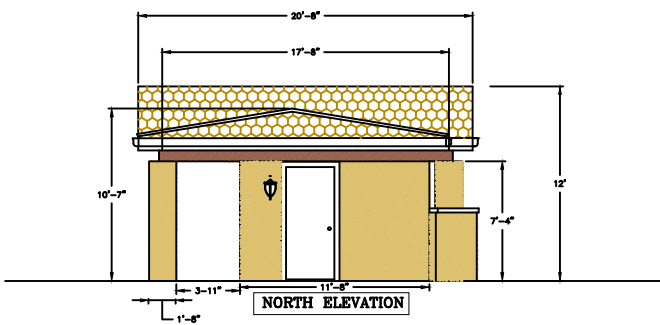
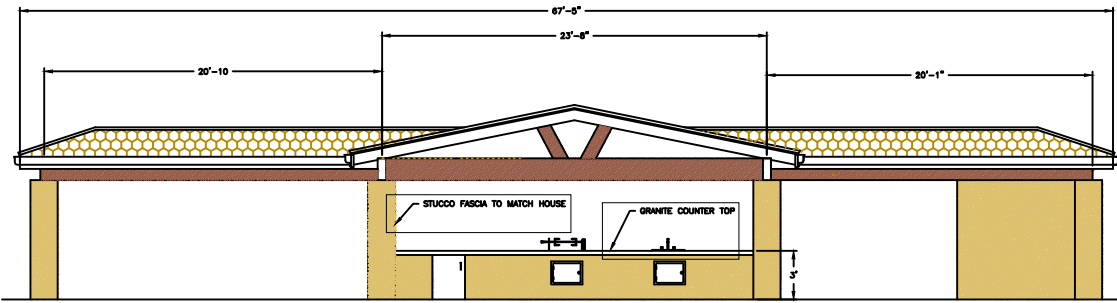
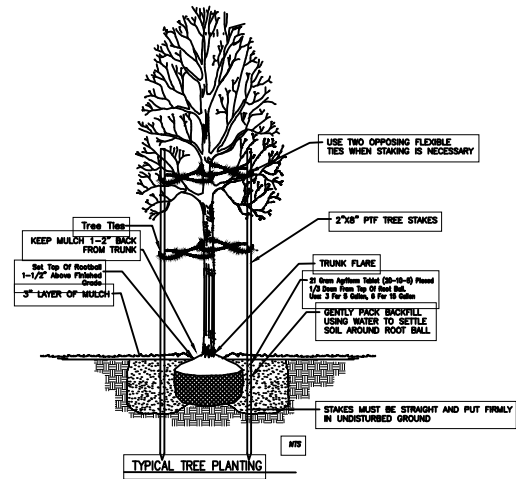
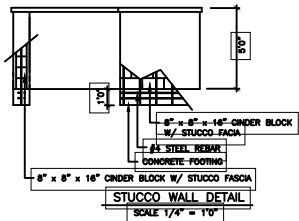
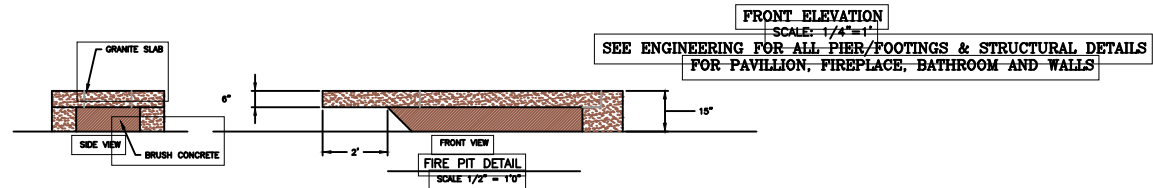
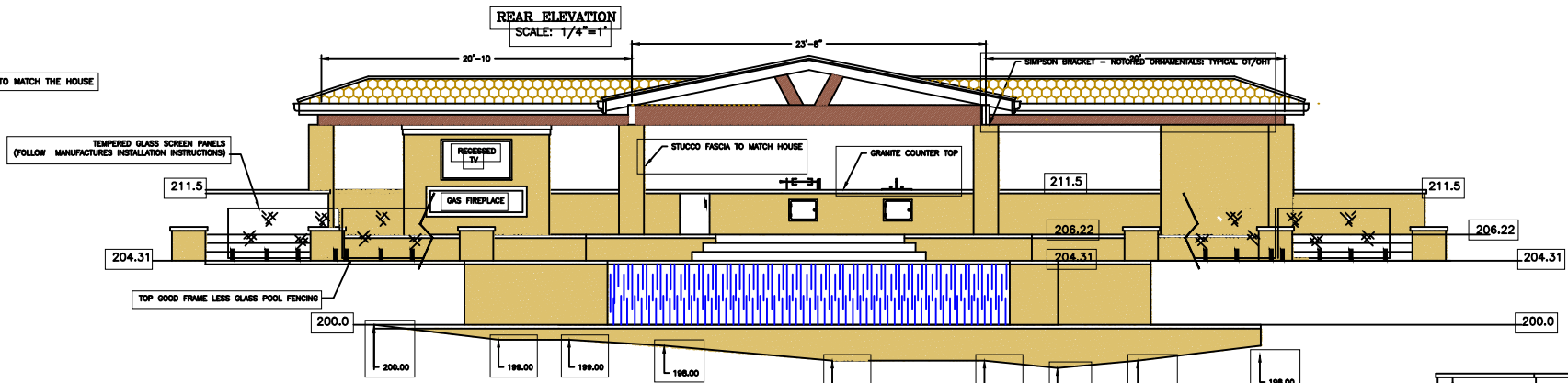
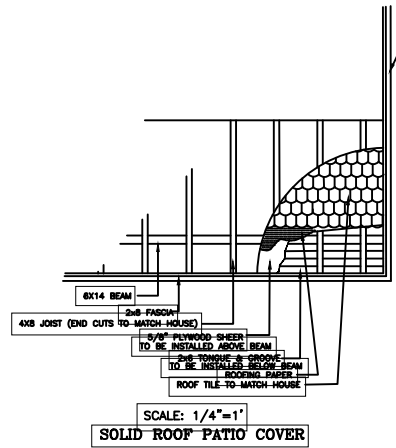
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3	7/3/20	BL
2	5/27/20	BL
1	4/17/20	BL
REVISIONS		BY
DATE: 3/4/20		

DETAIL PLAN

HELPING HAND
LANDSCAPE DESIGN, INC.
1228 QUARRY LANE, SUITE E, PLEASANTON, CA 94566
(925) 846-2933 HLD360AOL.COM

THE RESIDENCE OF
RAJ & ANNU NAVANI
1350 COUNTRY CLUB DR
MILPITAS, CA
408-218-7318 408-656-1323
RAJ@NAVANI.NET

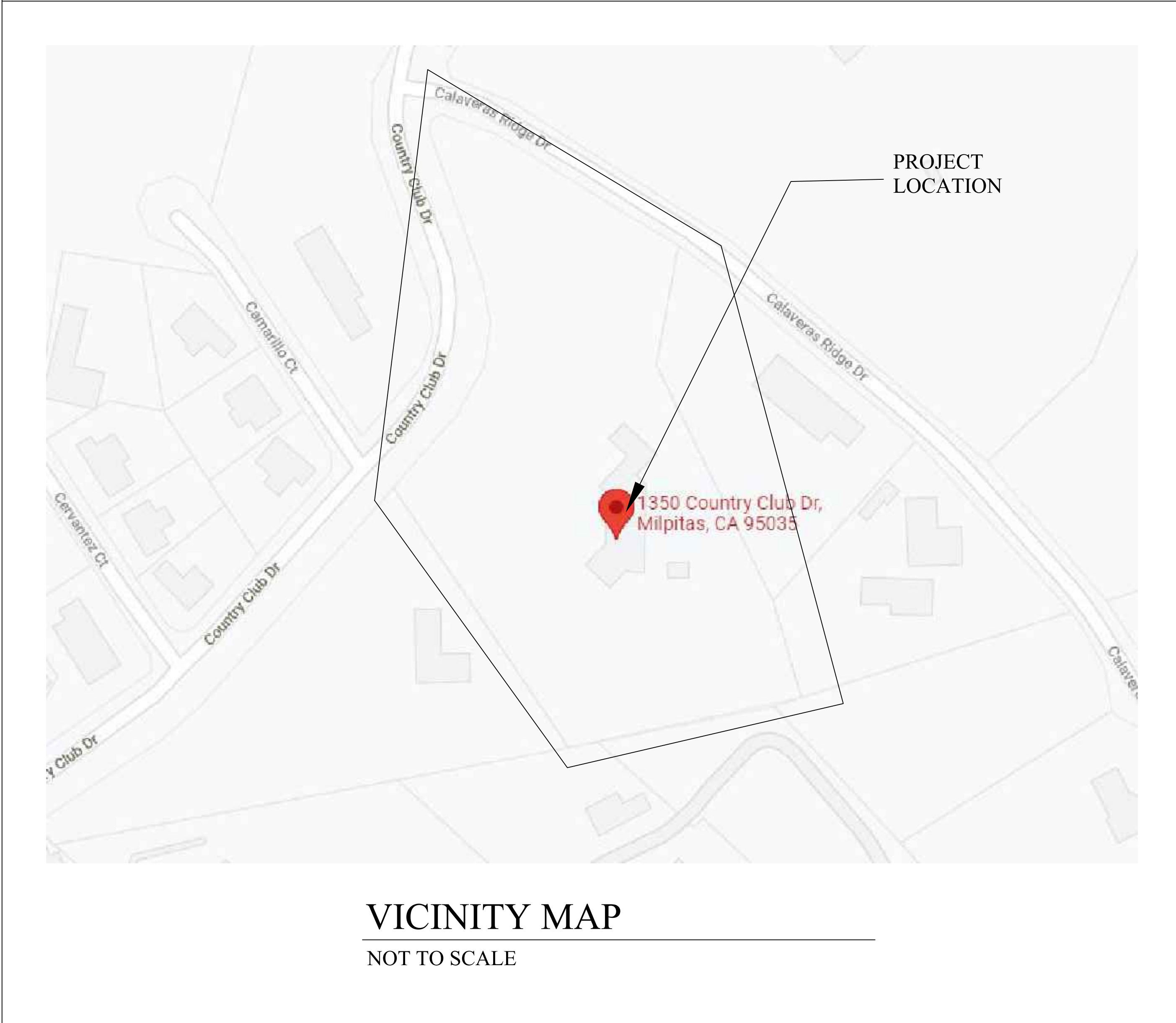
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L-11
OF 13 SHEETS



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH STANDARD SPECIFICATIONS, CONSTRUCTION DETAILS, AND STANDARD DRAWINGS (LISTED ON THIS SHEET) OF THE CITY OF MILPITAS AVAILABLE IN THE CITY ENGINEER'S OFFICE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE IMPROVEMENTS IN THESE PLANS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH THE AGENCIES' REQUIREMENTS. ALL PLANS SHALL BE PREPARED ON CITY'S IMPROVEMENTS TITLE BLOCK. THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL LAWS. PLANS USED FOR CONSTRUCTION OF PUBLIC FACILITIES PURPOSES MUST BE SIGNED BY THE CITY ENGINEER OR HIS REPRESENTATIVE. ANY SUBSEQUENT CHANGES SHALL BE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE PRIOR TO THEIR CONSTRUCTION. THE OFFICIAL COPY OF THESE PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER IN MILPITAS.
2. THIS PLAN IS SUBJECT TO REVIEW AND SUBSEQUENT APPROVAL IN THE EVENT THE WORK HAS NOT COMMENCED WITHIN SIX (6) MONTHS OF THE DATE OF PLAN APPROVAL.
3. ALL UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER.
4. A \$2,000 DEPOSIT SHALL BE MADE TO THE CITY OF MILPITAS AND A CONSTRUCTION WATER METER SHALL BE OBTAINED FOR INCIDENTAL WATER USED DURING GRADING AND ROADWAY CONSTRUCTION. WATER METER(S) SHALL BE INSTALLED FOR INCIDENTAL WATER USE DURING BUILDING(S) CONSTRUCTION AND PRESSURE TEST OF WATER LINE WITHIN THE BUILDING(S).
5. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 642-2444 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, AND OBTAIN A REFERENCE NUMBER.
6. PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF PUBLIC FACILITIES, THE DEVELOPER'S ENGINEER SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CONTRACTORS AND THE CITY PUBLIC WORKS INSPECTOR. THIS SHALL TAKE PLACE A MINIMUM OF SEVEN (7) DAYS PRIOR TO THE SCHEDULED START OF WORK. AT THE CONFERENCE, THE DEVELOPER'S ENGINEER SHALL PRESENT THE PUBLIC WORKS INSPECTOR WITH A CERTIFIED COPY OF A MATERIAL LIST AND SPECIFICATIONS FOR INSTALLATION. PRIOR TO THE INSTALLATION, APPROVAL BY THE CITY ENGINEER IS REQUIRED OF ANY NON-STANDARD MATERIALS. ANY NON-STANDARD MATERIALS SHALL BE DEMONSTRATED BY THE DEVELOPER'S ENGINEER AND CONTRACTOR TO EQUAL OR EXCEED CITY STANDARDS.
7. THE CONTRACTOR SHALL CALL CITY OF MILPITAS PUBLIC WORKS FACILITIES INSPECTION AT (408) 586-2884 TO SCHEDULE INSPECTIONS, 48 HOURS PRIOR TO START OF CONSTRUCTION.
8. PRIOR TO ANY WORK, THE CONTRACTOR SHALL OBTAIN A CITY BUSINESS LICENSE AND A PUBLIC WORKS CONSTRUCTION OR ENCROACHMENT PERMIT.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND OR PERPETUATION OF ALL EXISTING MONUMENTS AND STAKES WITHIN THE CONTRACTOR'S AREA OF WORK. THE CONTRACTOR SHALL NOT DISTURB OR REMOVE ANY MONUMENTS OR STAKES WITHOUT THE PERMISSION OF THE CITY ENGINEER, AND HE SHALL BEAR THE EXPENSE OF RESETTING ANY MONUMENTS OR STAKES WHICH MAY BE DISTURBED OR REMOVED WITH OR WITHOUT PERMISSION. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 15 WORKING DAYS NOTICE TO THE CITY ENGINEER PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS OR STAKES. THE CONTRACTOR SHALL UTILIZE THE SERVICES OF A CALIFORNIA LICENSED LAND SURVEYOR TO RESET ALL DISTURBED OR REMOVED MONUMENTS AND STAKES OR PROVIDE WITNESS MONUMENTS, AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO THE BUSINESS AND PROFESSIONS CODE SECTION 8771.
10. WHEN IT IS FOUND THAT FIELD CONDITIONS ARE NOT AS SHOWN ON THE PLANS, THE CONSULTING ENGINEER SHALL MAKE REVISIONS AND/OR ADJUSTMENTS TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FURTHER CONSTRUCTION.
11. UPON COMPLETION OF IMPROVEMENTS, THE DEVELOPER'S ENGINEER SHALL SUBMIT A LETTER TO THE CITY ENGINEER CERTIFYING THAT THOSE PRIVATELY MAINTAINED IMPROVEMENTS (STREET, LIGHTING, UTILITIES, ETC.) HAVE BEEN CONSTRUCTED PER THE IMPROVEMENT PLANS.
12. DEVELOPER SHALL COORDINATE WITH PACIFIC GAS AND ELECTRIC COMPANY FOR THE DESIGN AND INSTALLATION OF ALL GAS AND ELECTRIC FACILITIES.
13. DEVELOPER SHALL COORDINATE WITH AT&T FOR THE DESIGN AND INSTALLATION OF ALL TELEPHONE FACILITIES.
14. CONSTRUCTION SHALL NOT BEGIN UNTIL 7 AM AND SHALL END BY 7 PM, WEEKDAYS AND WEEKENDS, EXCEPT HOLIDAYS.
15. A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES CONSTRUCTION PERMIT) IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY RELATED TO THIS SITE AND SHALL BE OBTAINED BY THE OWNER AND/OR OWNER'S CONTRACTOR AS APPROPRIATE. ANY DISCHARGE (DURING CONSTRUCTION) OF GROUNDWATER INTO THE DOWNSTREAM STORM SYSTEM MUST BE UNCONTAMINATED. THE CONTRACTOR SHALL MAKE THIS DETERMINATION PRIOR TO ANY DISCHARGE.
16. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100' OF THIS AREA SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGIST (SCA) OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGIST (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
17. RECORD DRAWINGS ORIGINAL PLANS, INCLUDING A COPY OF THE AUTOCAD FILES (DIGITAL FORMAT) SHALL BE FURNISHED TO THE CITY ENGINEER WITHIN SIXTY (60) DAYS OF THE COMPLETION OF CONSTRUCTION AND PRIOR TO INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS.
18. ALL GRADING SHALL COMPLY WITH CITY OF MILPITAS GRADING ORDINANCE, THIS PLAN, AND THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY FRANK LEE & ASSOCIATES GEOTECHNICAL CONSULTANTS DATED AUGUST 8, 2021 AND ALL SUBSEQUENT ADDENDUMS.
19. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM HIS/HER RESPONSIBILITY TO CORRECT ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, ANY REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
20. A WATER VALVE SHALL BE INSTALLED FOR EACH RESIDENTIAL UNIT AFTER THE METER AND PRIOR TO ENTRY OF THE BUILDING SUCH THAT IT IS ACCESSIBLE TO HOMEOWNER AND CITY METER READER.
21. THE FOLLOWING ENTITIES SHALL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE / OWNERSHIP OF THE LISTED FACILITIES AND COMPLETION CERTIFICATE BY DESIGN ENGINEER (STATE OWNERSHIP'S NAME AND INSPECTION BY P.W. INSPECTION OR BUILD. DIV.): FACILITIES OWNERSHIP INSPECTION DESIGN ENGINEER
WATER - CITY OF MILPITAS, BUILD. DIV.
SEWER - CITY OF MILPITAS, BUILD. DIV.
STORM - CITY OF MILPITAS, BUILD. DIV.
STREET - CITY OF MILPITAS, BUILD. DIV.
22. DESIGN ENGINEER COMPLETION CERTIFICATE "REQUIRED" IF INSPECTION BY BUILD. DIV., "NOT REQUIRED" IF INSPECTION BY P.W. INSPECTION.
22. EACH PARCEL SHALL HAVE SEPARATE SOLID WASTE ENCLOSURE AND BFI SERVICE. UNLESS, NECESSARY AGREEMENTS HAVE BEEN RECORDED TO PROVIDE FOR JOINT USE OF ENCLOSURE AND OR BFI SERVICES FOR MORE THAN ONE PARCEL.

CIVIL IMPROVEMENT PLANS
1350 COUNTRY CLUB DRIVE, MILPITAS, CA



VICINITY MAP

NOT TO SCALE

NOT TO SCALE

ABBREVIATIONS			
@	AT	TP	TOP OF PAVEMENT
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING	N	NORTH
CB	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OPNG.	OPENING
CO	CLEANOUT	PR.	PAIR
COMPO.	COMPOSITION	PLYWD.	PLYWOOD
CONC.	CONCRETE	(R)	REMOVE
DEMO.	DEMOLITION	RWL	RAINWATER LEADER
DIA.	DIAMETER	REF.	REFERENCE
DN.	DOWN	SAD	SEE ARCHITECTURAL
D.S.	DOWN SPOUT		DRAWINGS
EA.	EACH	SLD	SEE LANDSCAPE
(E)	EXISTING		DRAWINGS
EQ.	EQUAL	SHT.	SHEET
EXT.	EXTERIOR	SS	SANITARY SEWER
FG	FINISH GRADE	SSCO	SANITARY SEWER
FIN. FLR	FINISH FLOOR		CLEANOUT
FL	FLOW LINE	SD	STORM DRAIN
FP	FINISH PAVEMENT	SDCO	STORM DRAIN
HDR.	HEADER		CLEANOUT
HT.	HEIGHT	TYP.	TYPICAL
MON	MONUMENT	V.I.F.	VERIFY IN FIELD
TW	TOP OF WALL	W/	WITH
BW	BOTTOM OF WALL	WD.	WOOD

SYMBOLS

	BOUNDARY LINE
	CENTERLINE
	MONUMENT LINE
	PROPERTY LINE

EARTHWORK QUANTITIES

CUT	255 CUBIC YARDS
FILL	416 CUBIC YARDS
EXPORT	NONE

NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. THEY DO NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND ARE INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS. NOTE THE GEOTECHNICAL ENGINEER IN THE FIELD MAY REQUIRE ADDITIONAL EARTHWORK AT TIME OF CONSTRUCTION. CONTRACTOR SHALL INDEPENDENTLY DETERMINE AND IS RESPONSIBLE FOR THE ACTUAL EARTHWORK QUANTITIES FOR GRADING PERMIT APPLICATION REQUIREMENTS.

CITY OF MILPITAS FIRE DEPARTMENT ACCEPTANCE OF THESE PLANS IS NOT INTENDED TO PERMIT ANY VIOLATIONS, OMISSIONS, OR ERRORS OF CODE, REGULATION OR STANDARD. DEVIATIONS SHALL BE SPECIFICALLY IDENTIFIED IN WRITING, AND INDEPENDENTLY SUBMITTED FOR REVIEW AND APPROVAL. ACCEPTANCE OF THESE PLANS EXPIRES IN ONE YEAR, UNLESS ALL PERMITS HAVE BEEN OBTAINED AND CONSTRUCTION HAS COMMENCED. BY: _____ DATE: _____ FIRE DEPARTMENT GEOTECHNICAL ENGINEER GRADING PLANS REVIEWED BY FRANK LEE & ASSOCIATES: BY: _____ DATE: _____ FRANK LEE, C.E. C.E. 34975, REG. EXPIRES 09/30/23 <u>NOTE:</u> • SEE GEOTECHNICAL REPORT PRIOR TO ANY SITE WORK, GRADING, SHORING, COMPACTION, LIME TREATMENT OR EXCAVATION OF FOOTINGS AND UNDERGROUND UTILITIES. FOLLOW GEOTECHNICAL RECOMMENDATIONS AND PROCEDURES. • GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING, PAVING, EXCAVATION AND FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS. SUBMIT INSPECTION AND TESTING REPORTS TO THE BUILDING SAFETY AND HOUSING DEPARTMENTS.	
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BY: _____ DATE: _____
FIRE DEPARTMENT

GEOTECHNICAL ENGINEER
GRADING PLANS REVIEWED BY FRANK LEE & ASSOCIATES:

BY: _____ DATE: _____
FRANK LEE, C.E.
C.E. 34975, REG. EXPIRES 09/30/23

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FIRE DEPARTMENT	
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GEOTECHNICAL ENGINEER

GRADING PLANS REVIEWED BY FRANK LEE & ASSOCIATES:

BY: _____ DATE: _____

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ESTIMATED IMPERVIOUS SURFACE QUANTITIES		
TYPE OF IMPERVIOUS SURFACE	PRE-PROJECT CONDITION IN SQ. FT.	PROPOSED PROJECT IMPROVEMENTS IN SQ. FT.
BUILDING FOOTPRINT	711	2,770
DRIVEWAY(S), PATIO(S), ETC.	5,820	4,080
DETACHED GARAGE(S), OTHER	0	15,445
TOTAL IMPERVIOUS SURFACE IN SQUARE FEET	6,531	22,295

SHEET INDEX

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C0.0	LOCATION MAP, GENERAL NOTES & SHEET INDEX
C1.0	PLOT PLAN / SITE PLAN
C2.0	DEMOLITION PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	SECTIONS
C5.0	MISCELLANEOUS DETAILS
ENGINEER'S STATEMENT	
THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION IN CONNECTION WITH	
BY:	<u>EKUNDAYO SOWUNMI, P.E.</u> RCE 22573 EXP. 12/31/2023

C0.0 LOCATION MAP, GENERAL NOTES & SHEET INDEX
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ENGINEER'S STATEMENT

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RCE 22573 EXP. 12/31/2023

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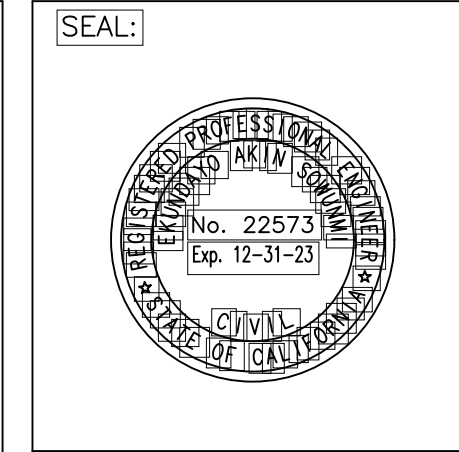
BY: _____
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ACKLAND
INTERNATIONAL, INC.
333 Hegenberger Road, Suite 206
Oakland, CA 94612
510.564.4284 (tel)
ekundayo.sowunmi@gmail.com



					PROJECT NAME:
					NEW CIVIL IMPROVEMENTS PLAN
					1350 COUNTRY CLUB DRIVE
					MILPITAS, CA 95035
					CLIENT NAME & ADDRESS:
					RAJ AND ANNU NAVANI
					1350 COUNTRY CLUB DRIVE
					MILPITAS, CA 95035
N.O.	DATE		DESCRIPTION	BY	
REVISION					

								PROJECT NAME:	NEW CIVIL IMPROVEMENTS PLAN 1350 COUNTRY CLUB DRIVE MILPITAS, CA 95035	
								CLIENT NAME & ADDRESS:	RAJ AND ANNU NAVANI 1350 COUNTRY CLUB DRIVE MILPITAS, CA 95035	
								NO.	DATE	
								[REVISION]	[DESCRIPTION]	[BY]

[illegible][illegible]

SHEET TITLE	
LOCATION MAP	
GENERAL NOTES	
AND SHEET INDEX	
PROJECT NO.	S21045
DRAWN BY:	EU
CHECKED BY:	ES
SCALE:	AS SHOWN
DATE:	06-24-23
SHEET NO.	C0.0

LOCATION MAP GENERAL NOTES AND SHEET INDEX	
PROJECT NO.	S21045
DRAWN BY:	EU
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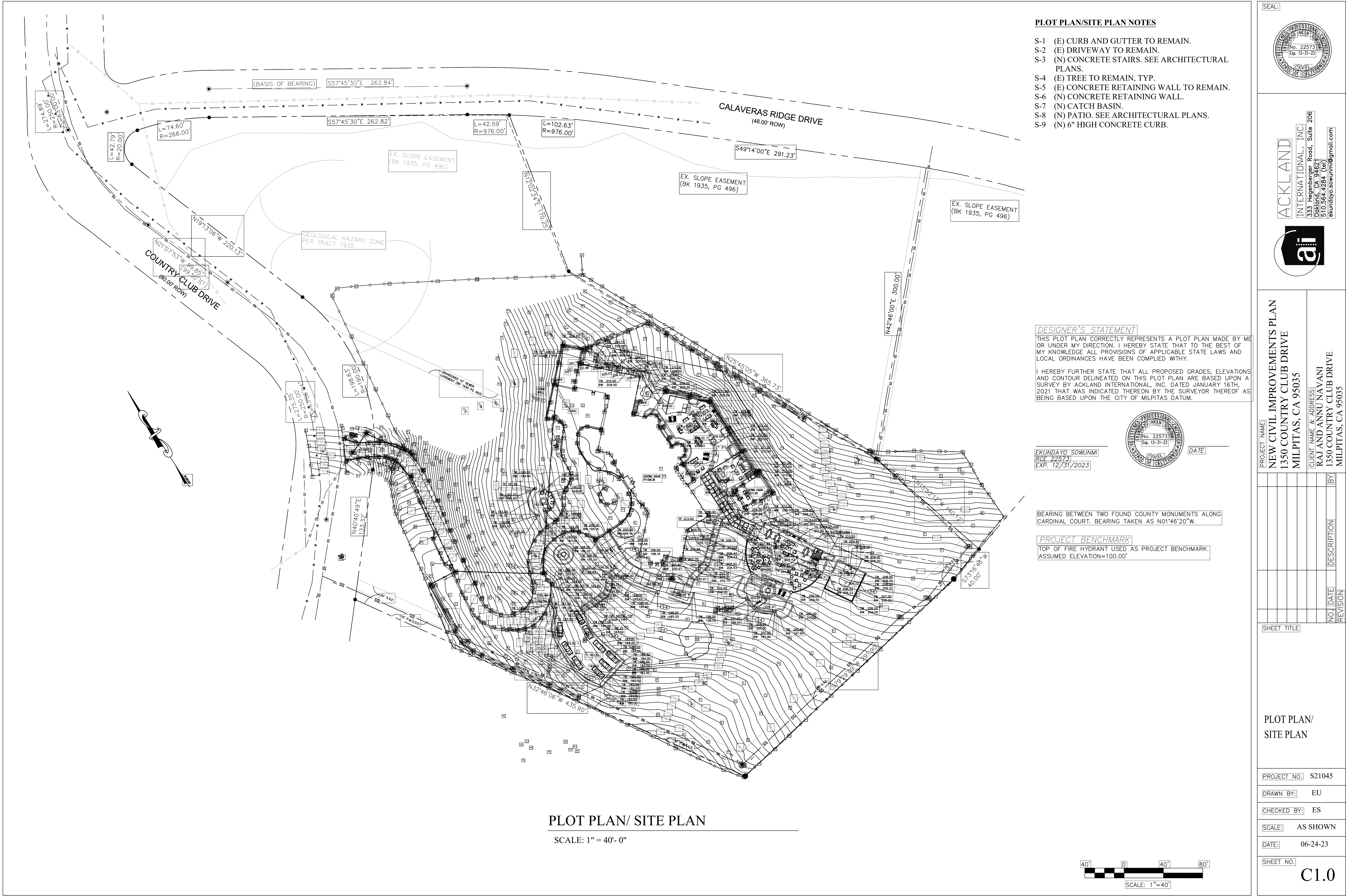
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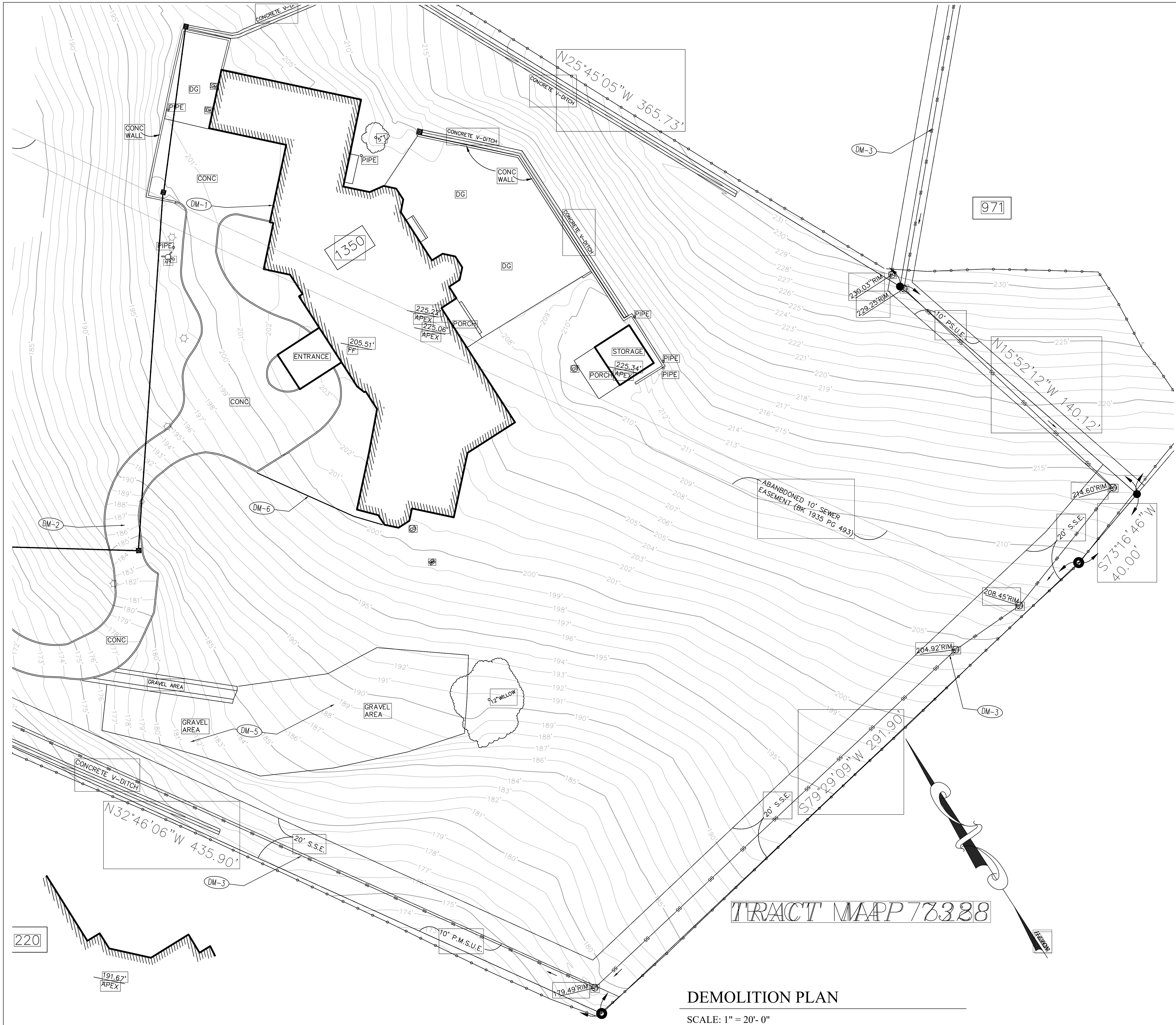
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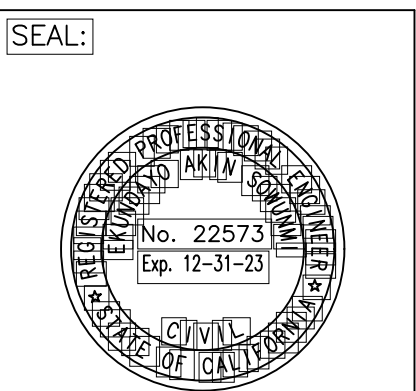
SHEET NO. C0.0

C0.0





- DEMOLITION PLAN NOTES**
- DM-1 (E) BUILDING TO REMAIN.
 - DM-2 (E) ASPHALT CONCRETE PAVEMENT.
 - DM-3 (E) SANITARY SEWER MAIN.
 - DM-4 (E) TREES TO REMAIN.
 - DM-5 DEMOLISH (E) GRAVEL AREA.
 - DM-6 DEMOLISH (E) LANDSCAPING.



ACKLAND
INTERNATIONAL, INC.
333 Hegenberger Road, Suite 206
Berkeley, CA 94704
(916) 835-1024
ackland@ackintl.com

PROJECT NAME:
NEW CIVIL IMPROVEMENTS PLAN
1350 COUNTRY CLUB DRIVE
MILPITAS, CA 95035

CLIENT NAME & ADDRESS:
RAJ AND ANNU NAVANI
1350 COUNTRY CLUB DRIVE
MILPITAS, CA 95035

NO.	DATE	DESCRIPTION	BY

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DEMOLITION PLAN

PROJECT NO.: S21045

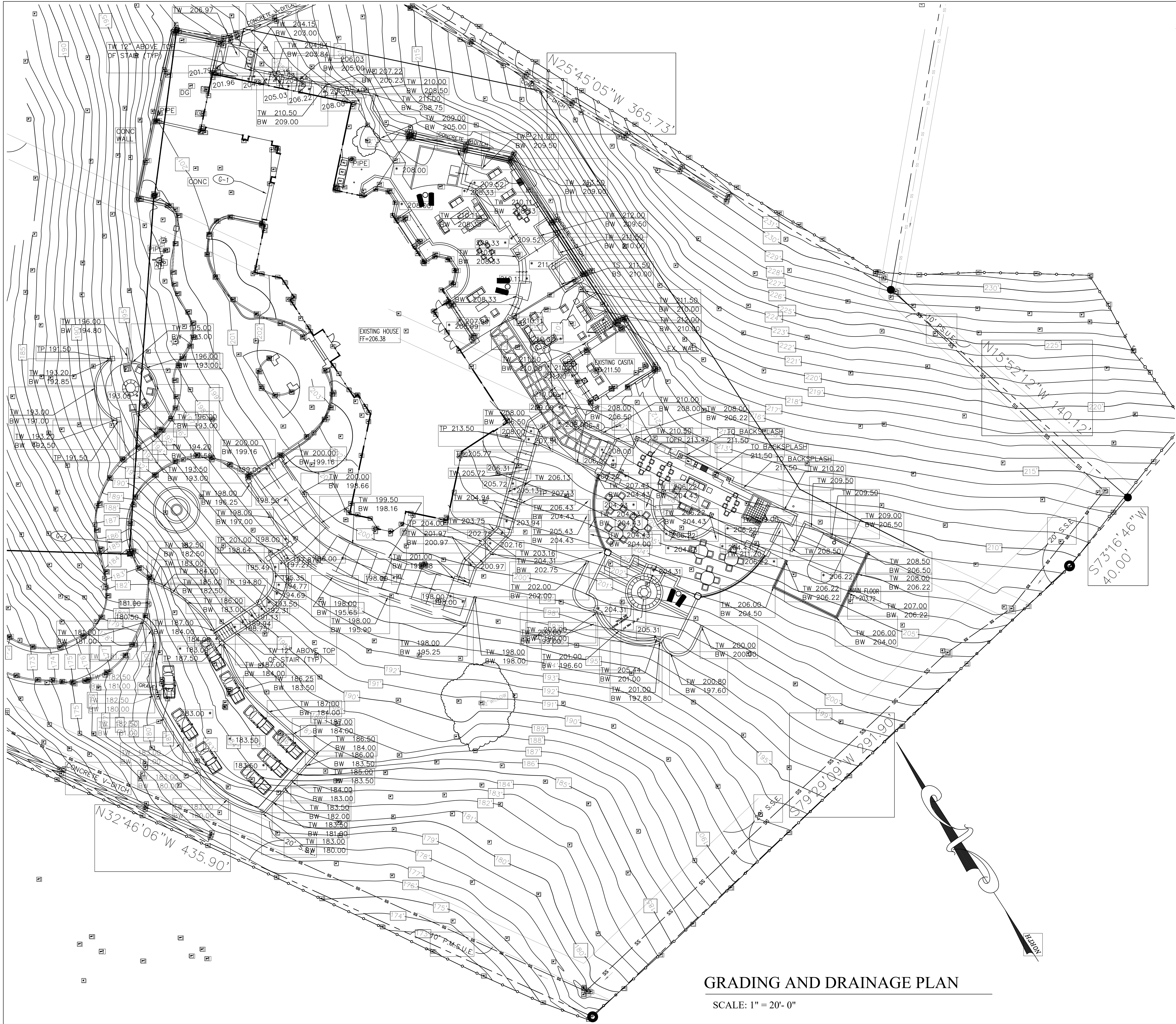
DRAWN BY: EU

CHECKED BY: ES

SCALE: AS SHOWN

DATE: 06-24-23

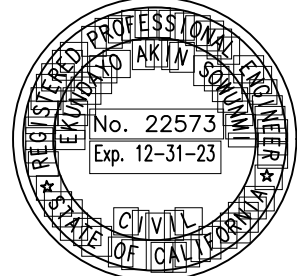
SHEET NO.: C2.0



GRADING AND DRAINAGE PLAN NOTES

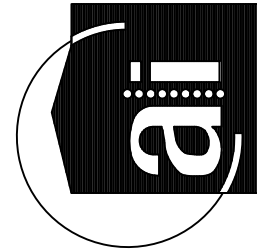
- G-1 (E) CONCRETE RETAINING WALL TO REMAIN.
- G-2 (E) STORM DRAIN LINE TO REMAIN.
- G-3 (E) STAIRWAY TO REMAIN.
- G-4 CONSTRUCT (N) CONCRETE STAIRS.
- G-5 CONSTRUCT (N) CONCRETE CURB.
- G-6 CONSTRUCT (N) CONCRETE RETAINING WALL.
- G-7 CONSTRUCT STORMWATER DISSIPATOR.
- G-8 (N) SANITARY SEWER CLEANOUT.

SEAL:



ACKLAND INTERNATIONAL, INC.

333 Hegenberger Road, Suite 206
San Jose, CA 95128
408.555.1284
ackland@acklandintl.com



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		MILPITAS, CA 95035	
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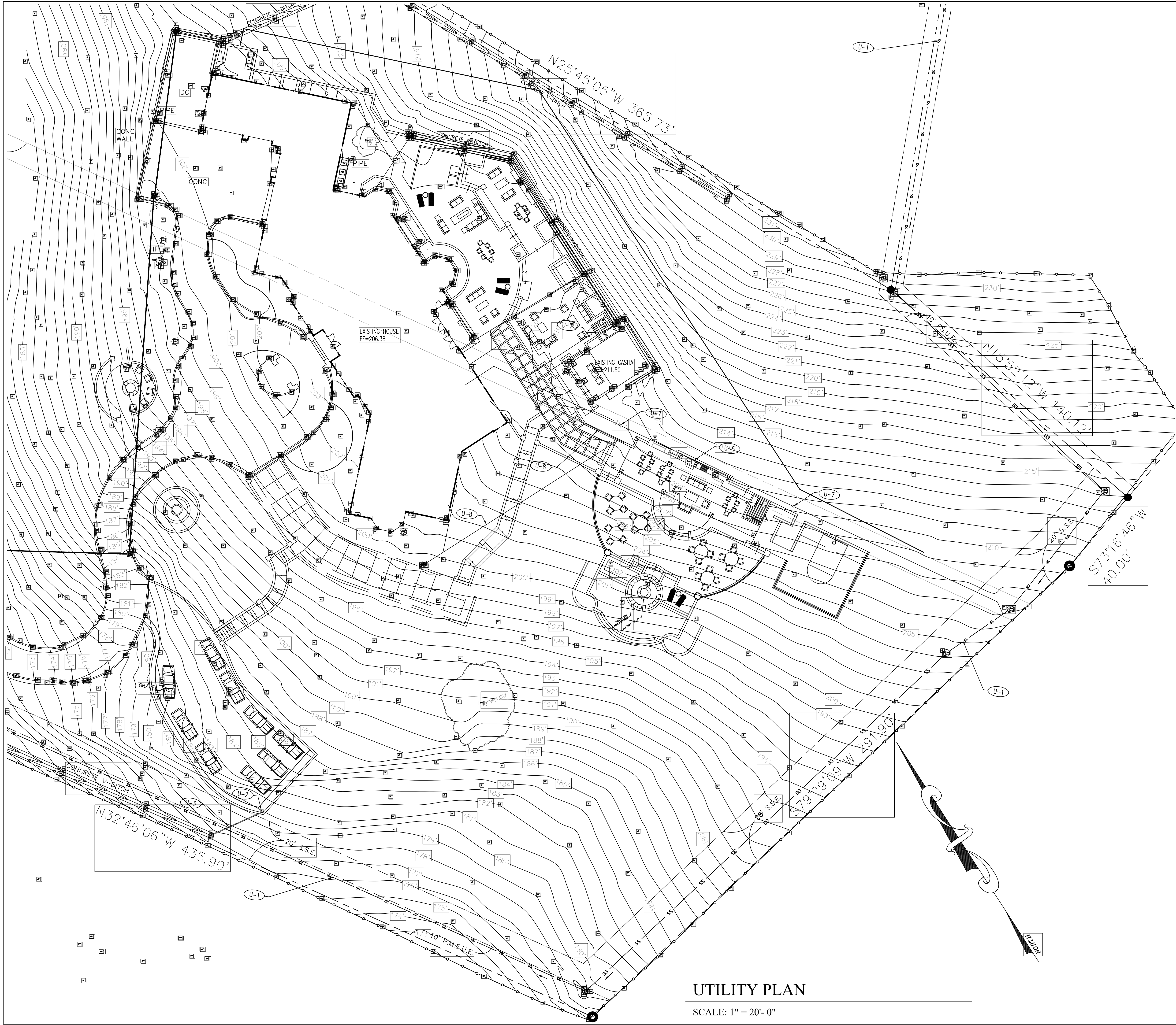
GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"



SCALE: 1"=20'

C3.0

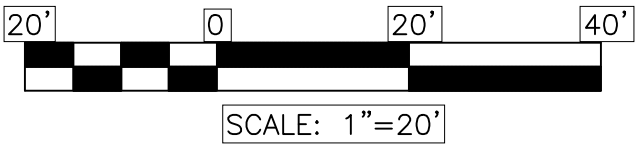


UTILITY PLAN

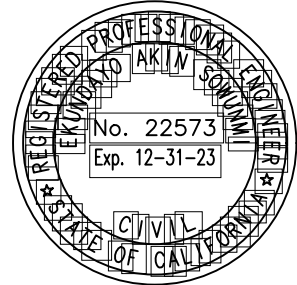
SCALE: 1" = 20'- 0"

UTILITY PLAN NOTES

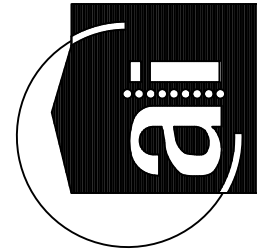
- U-1 (E) SANITARY SEWER MAIN.
- U-2 CONSTRUCT (N) AREA DRAIN PER DETAIL 1/C5.0.
- U-3 CONSTRUCT (N) 6" STORM DRAIN PIPE (HDPE) FOR RUNOFF DISCHARGE INTO (E) CONCRETE DITCH.
- U-4 (E) STORM DRAIN.
- U-5 CONSTRUCT (N) 4" SEWER LATERAL (2% SLOPE).
- U-6 CONSTRUCT (N) 4" PERFORATED PIPE AT RETAINING WALL.
- U-7 CONSTRUCT (N) SANITARY SEWER CLEANOUT.
- U-8 PROVIDE (N) 3/4" WATERLINE TO (N) BATH AND (N) PAVILION FROM (E) WATERLINE.



SEAL:



ACKLAND
INTERNATIONAL, INC.
333 Hegenberger Road, Suite 206
Berkeley, CA 94704
(415) 555-1284
acklandyo.sowunn@gmail.com



PROJECT NAME:
NEW CIVIL IMPROVEMENTS PLAN
1350 COUNTRY CLUB DRIVE
MILPITAS, CA 95035
CLIENT NAME & ADDRESS:
RAJ AND ANNU NAVANI
1350 COUNTRY CLUB DRIVE
MILPITAS, CA 95035

NO.	DATE	DESCRIPTION	BY

SHEET TITLE

UTILITY PLAN

PROJECT NO. S21045

DRAWN BY: EU

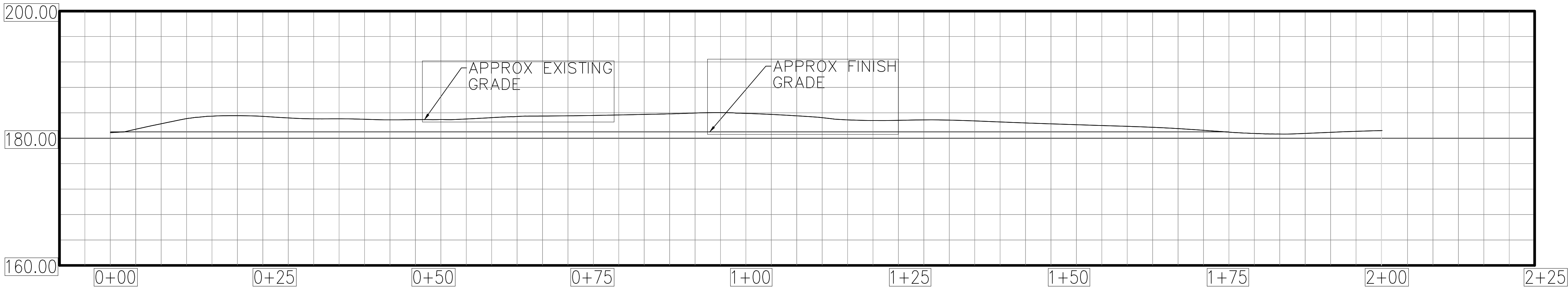
CHECKED BY: ES

SCALE: AS SHOWN

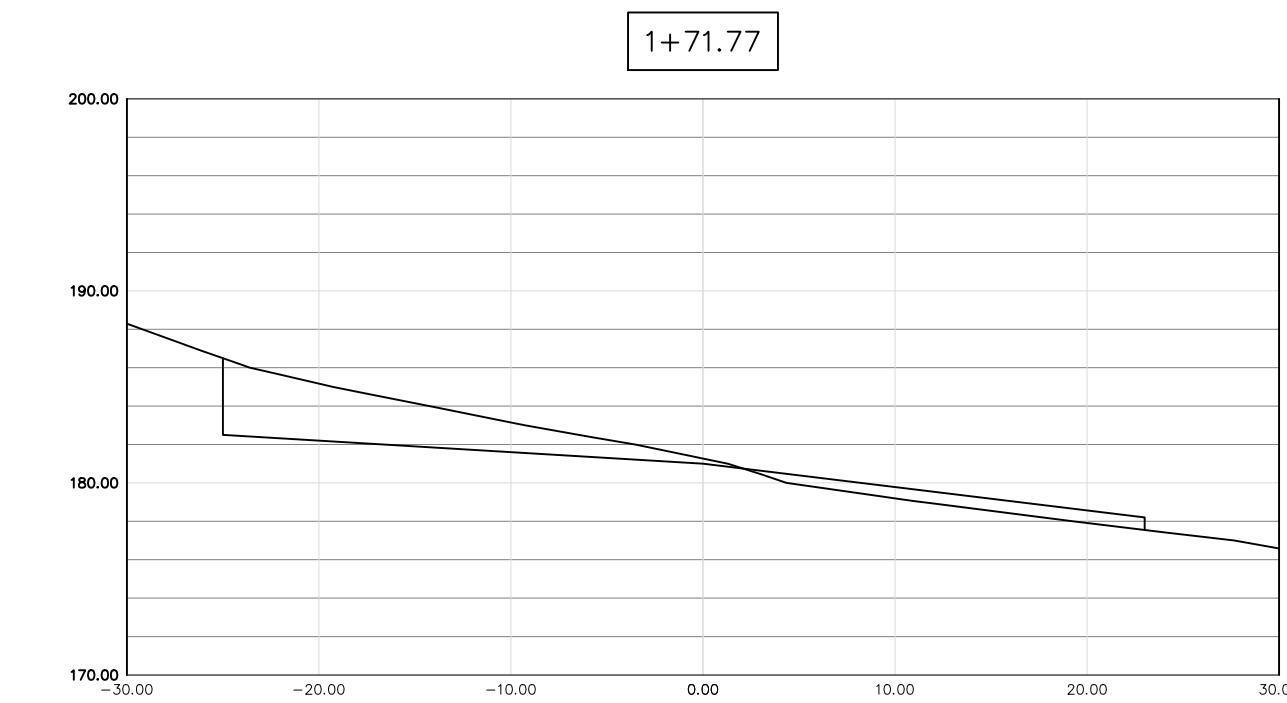
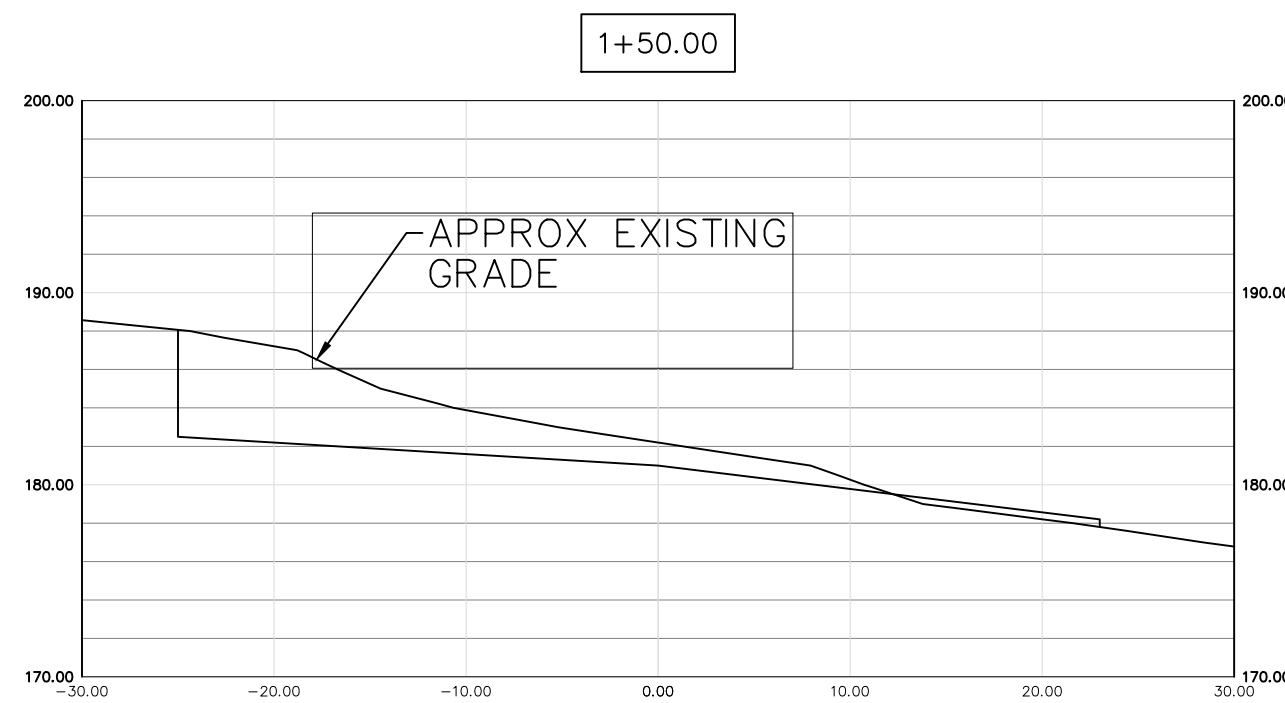
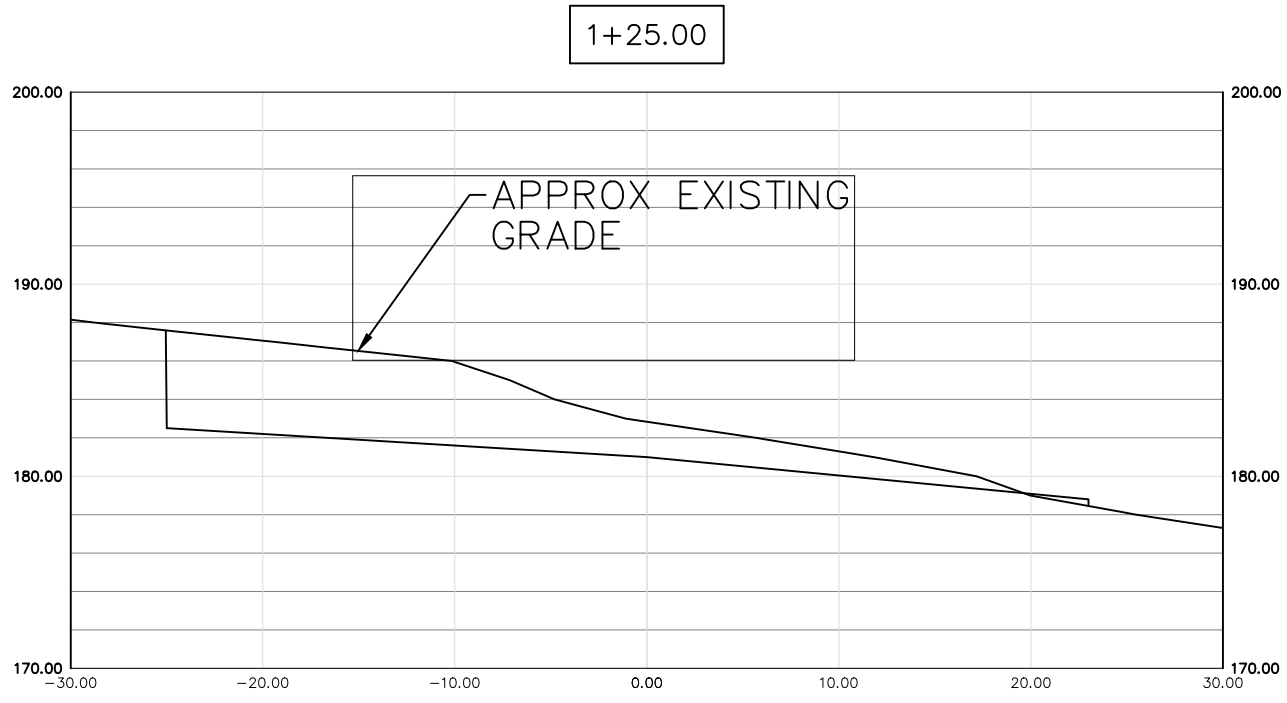
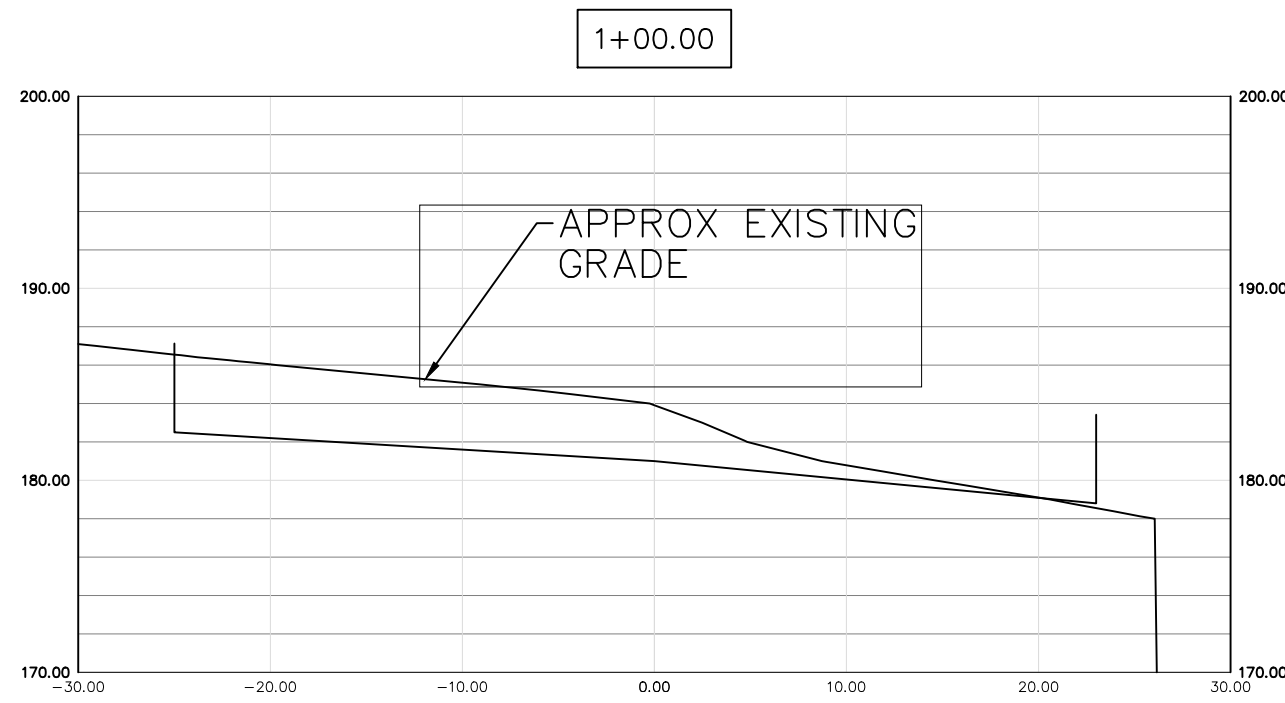
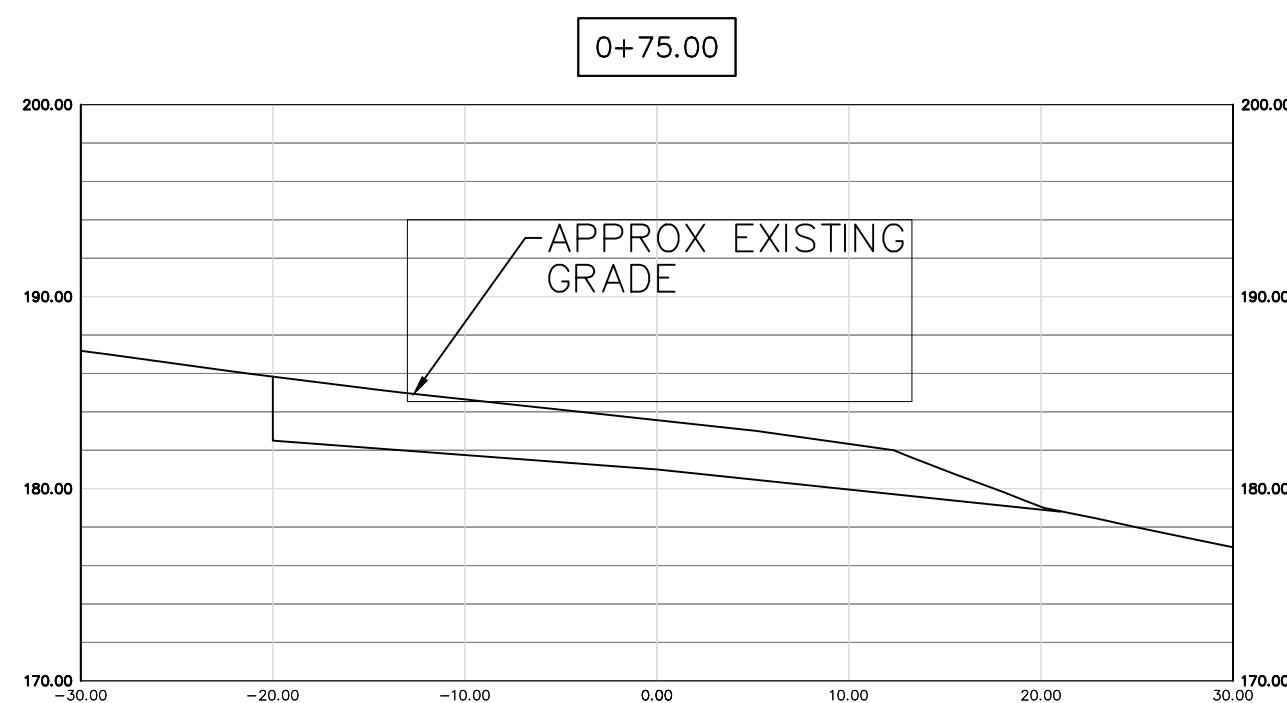
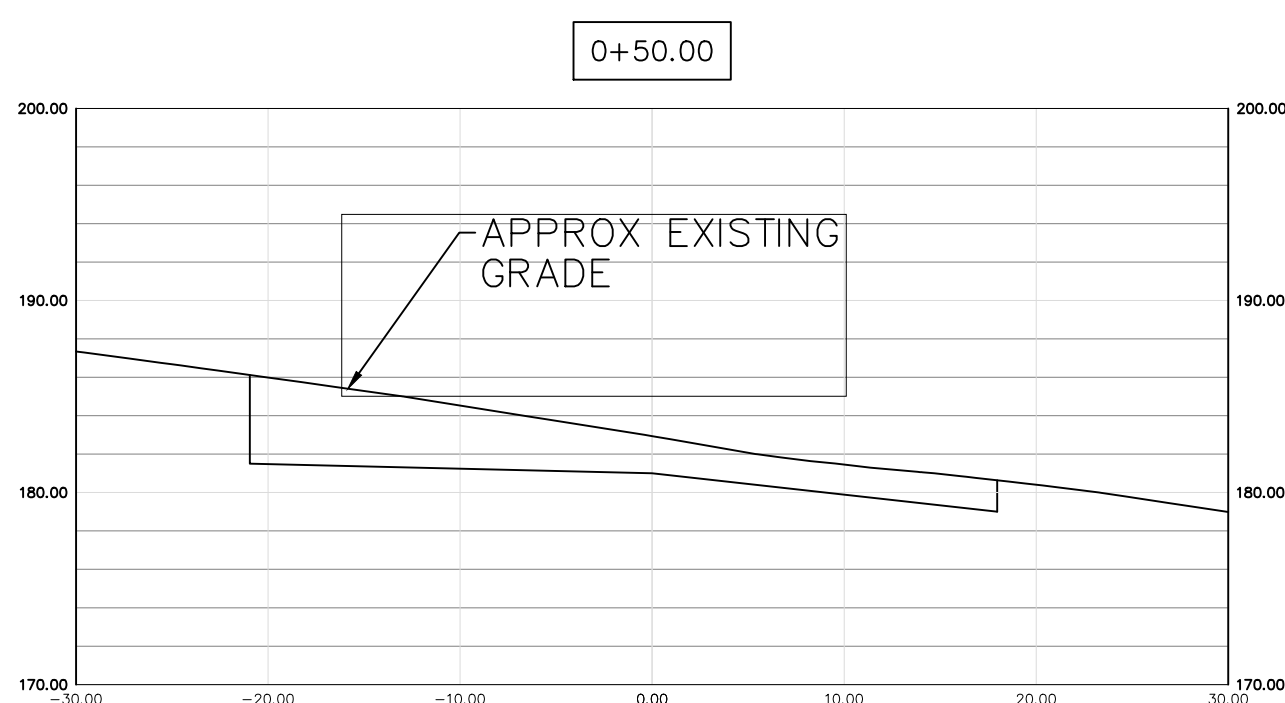
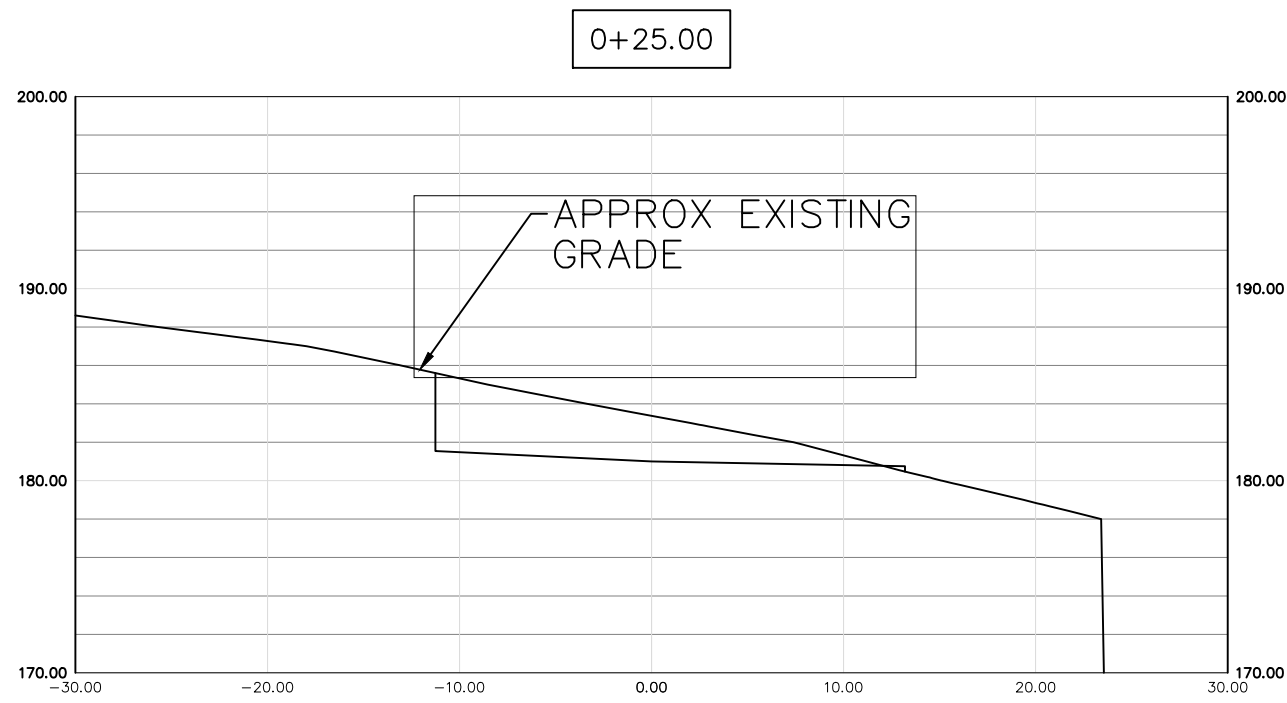
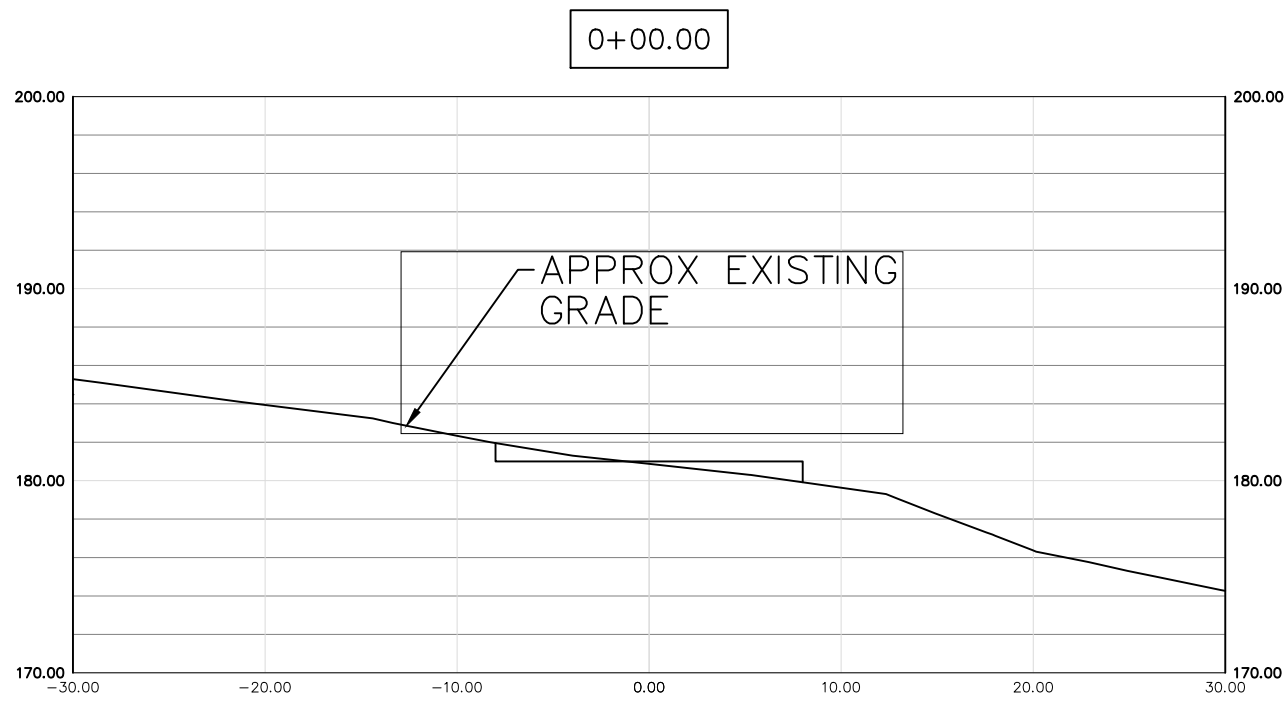
DATE: 06-24-23

SHEET NO.

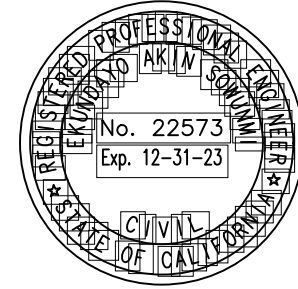
C4.0



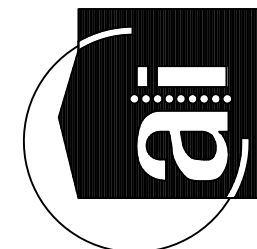
PARKING LOT PROFILE
SCALE: 1"=10'-0" HORZ.; 1"=20'-0" VERT.



SEAL:



ACKLAND
INTERNATIONAL, INC.
333 Hegenberger Road, Suite 206
Berkeley, CA 94704
(925) 835-1028
aklandyo.sowunni@gmail.com



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1350 COUNTRY CLUB DRIVE
MILPITAS, CA 95035

CLIENT NAME & ADDRESS:
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1350 COUNTRY CLUB DRIVE
MILPITAS, CA 95035

NO.	DATE	DESCRIPTION	BY

SHEET TITLE

PARKING LOT
PROFILE & SECTIONS

PROJECT NO. S21045

DRAWN BY: EU

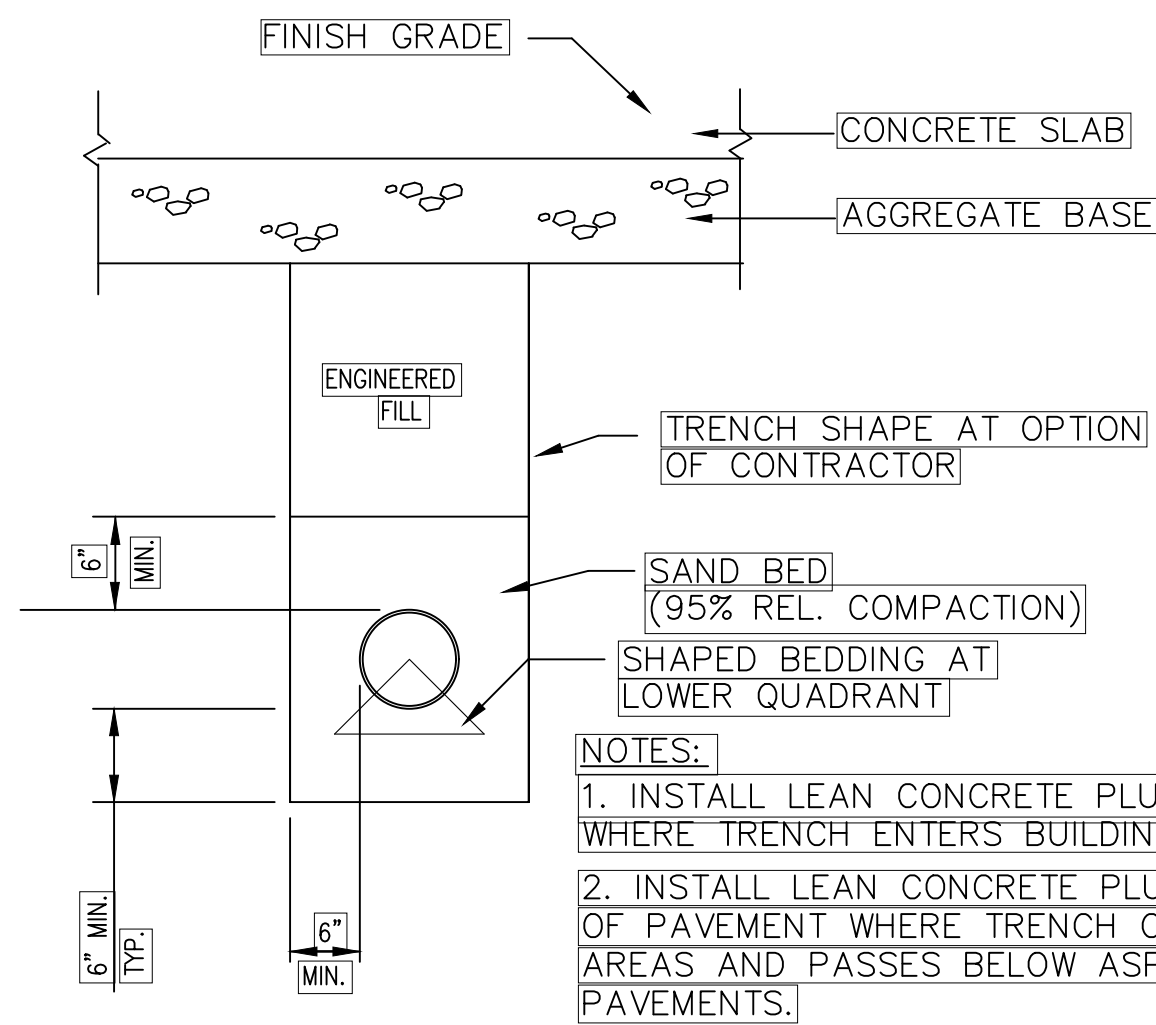
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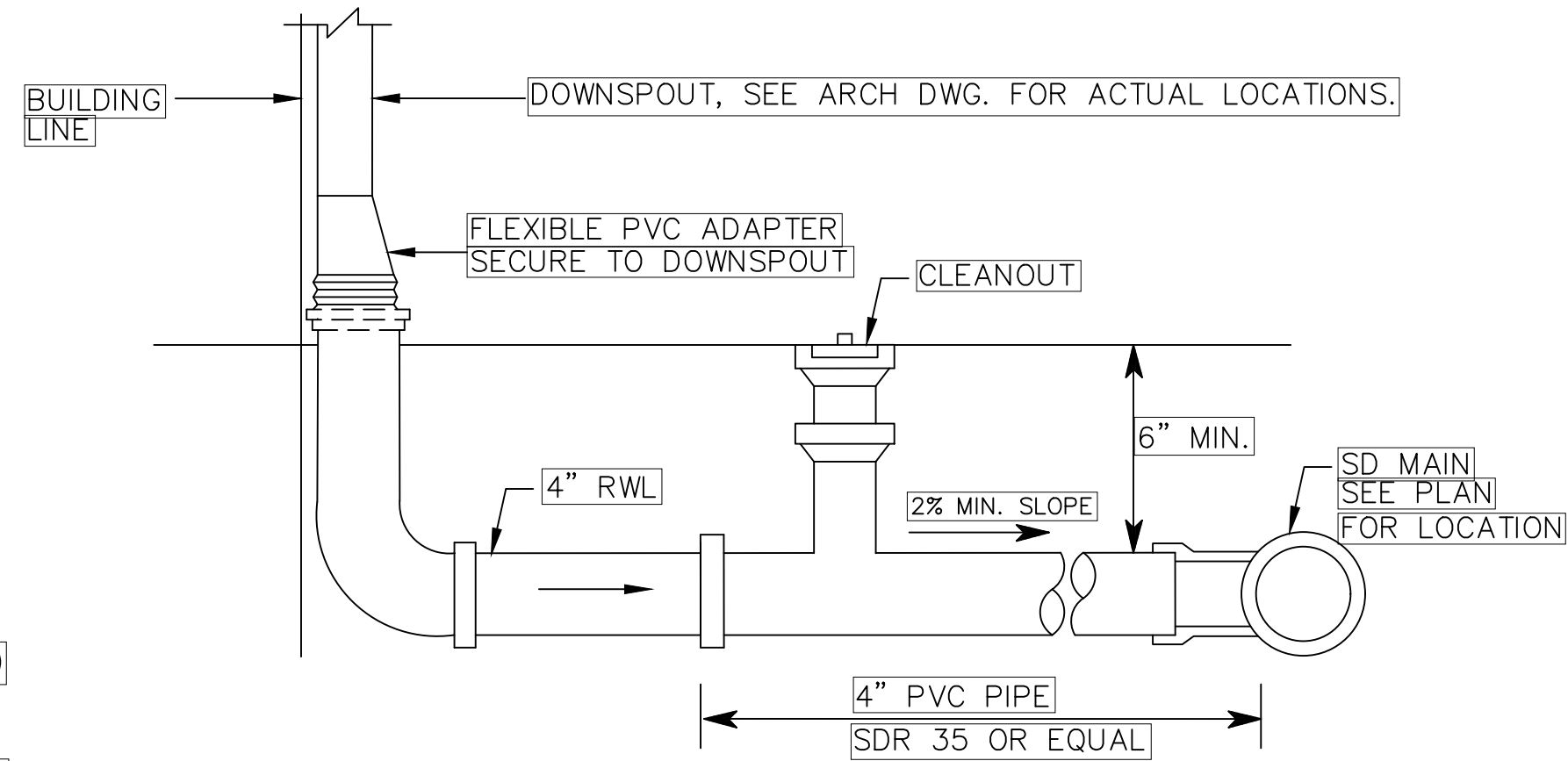
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SHEET NO.

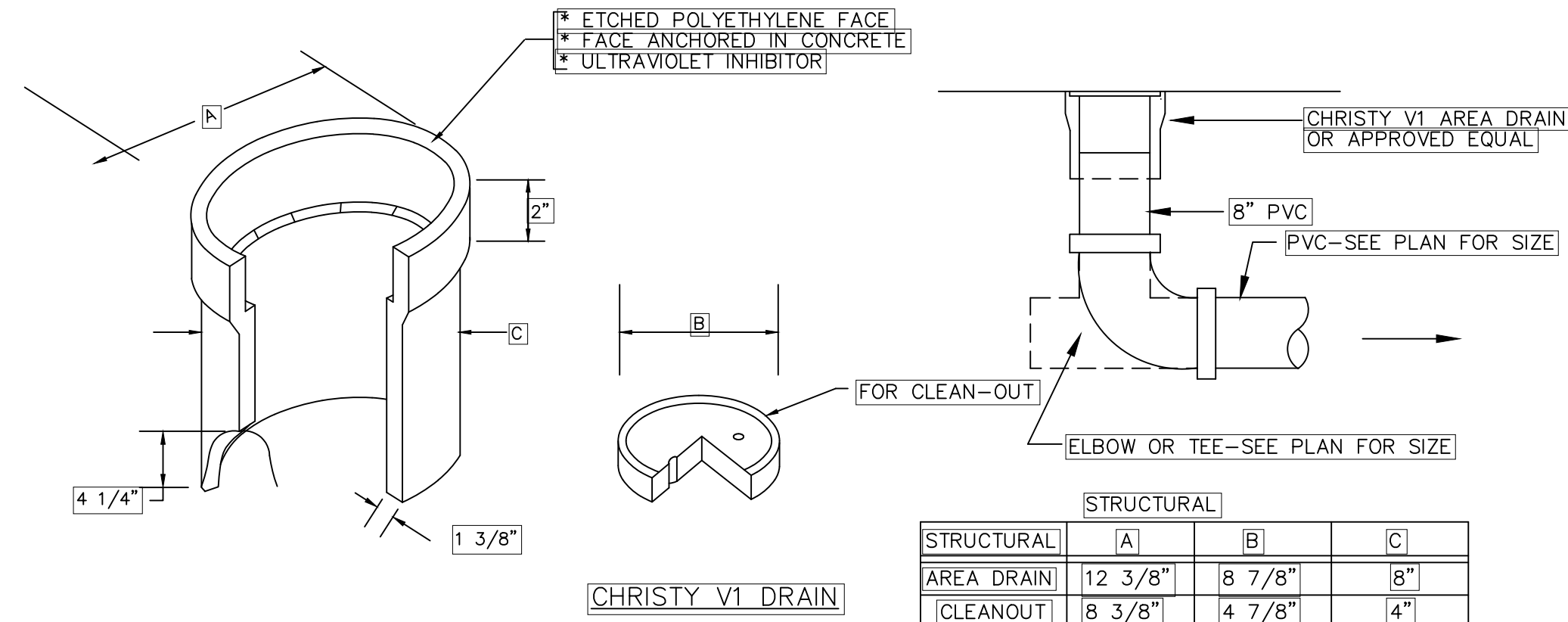
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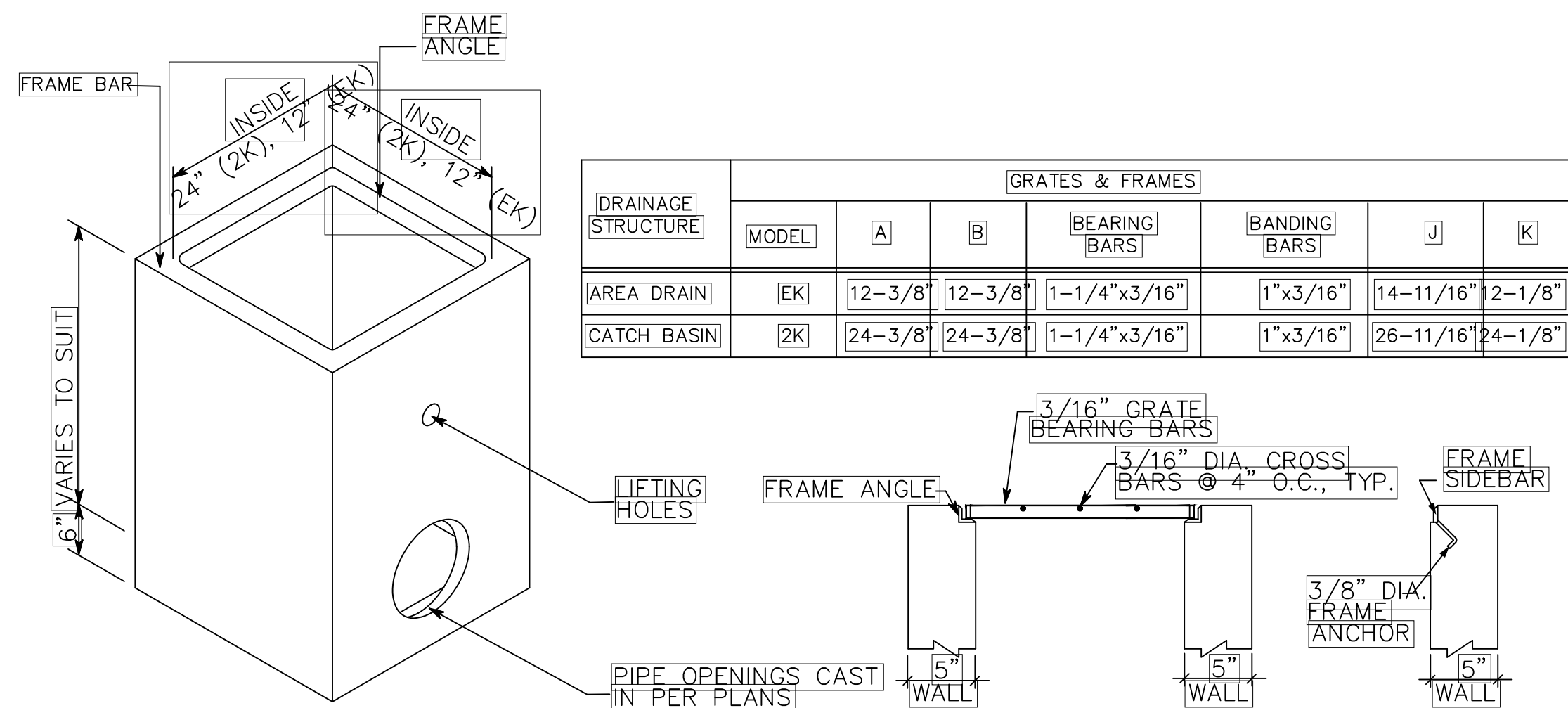
1 TRENCH DETAIL
(C5.0) NTS



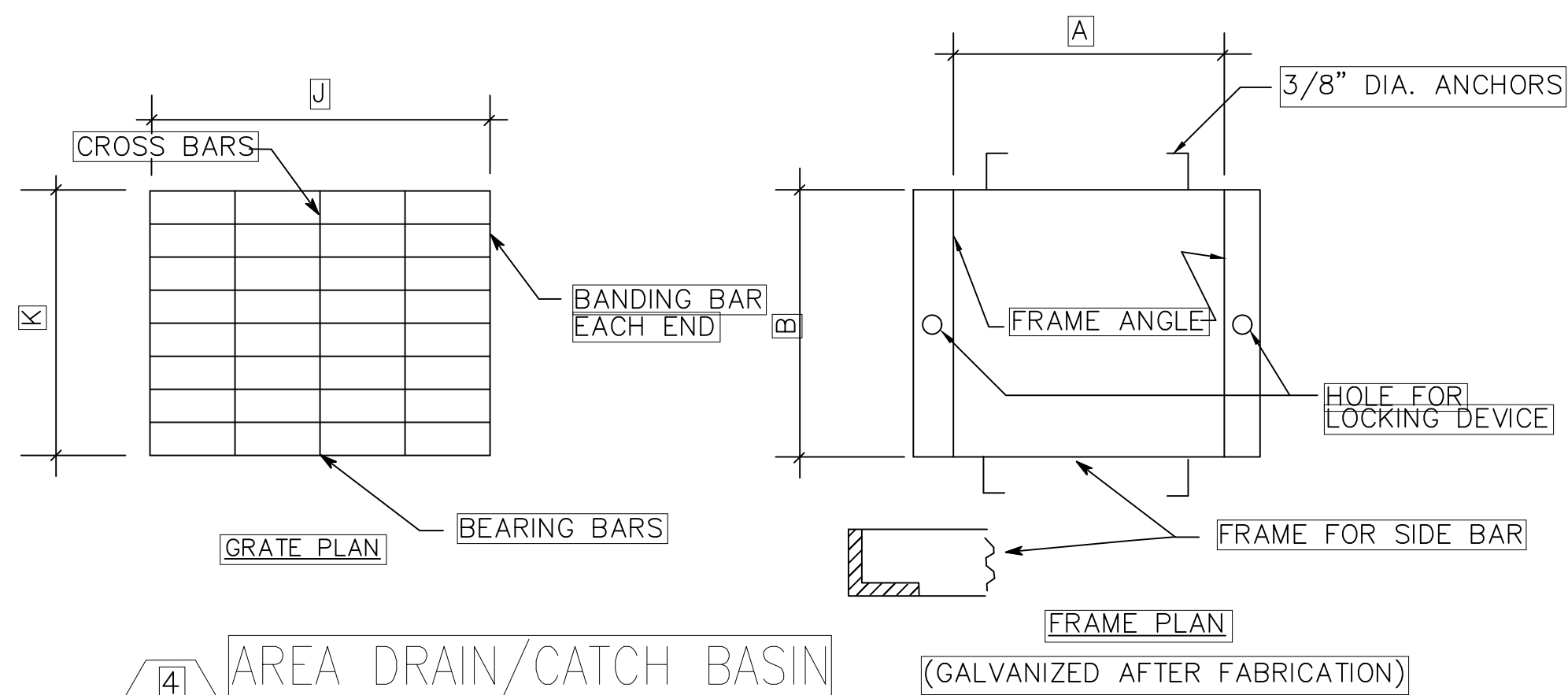
2 DOWNSPOUT TO RWL CONNECTION DETAIL
(C5.0) NTS



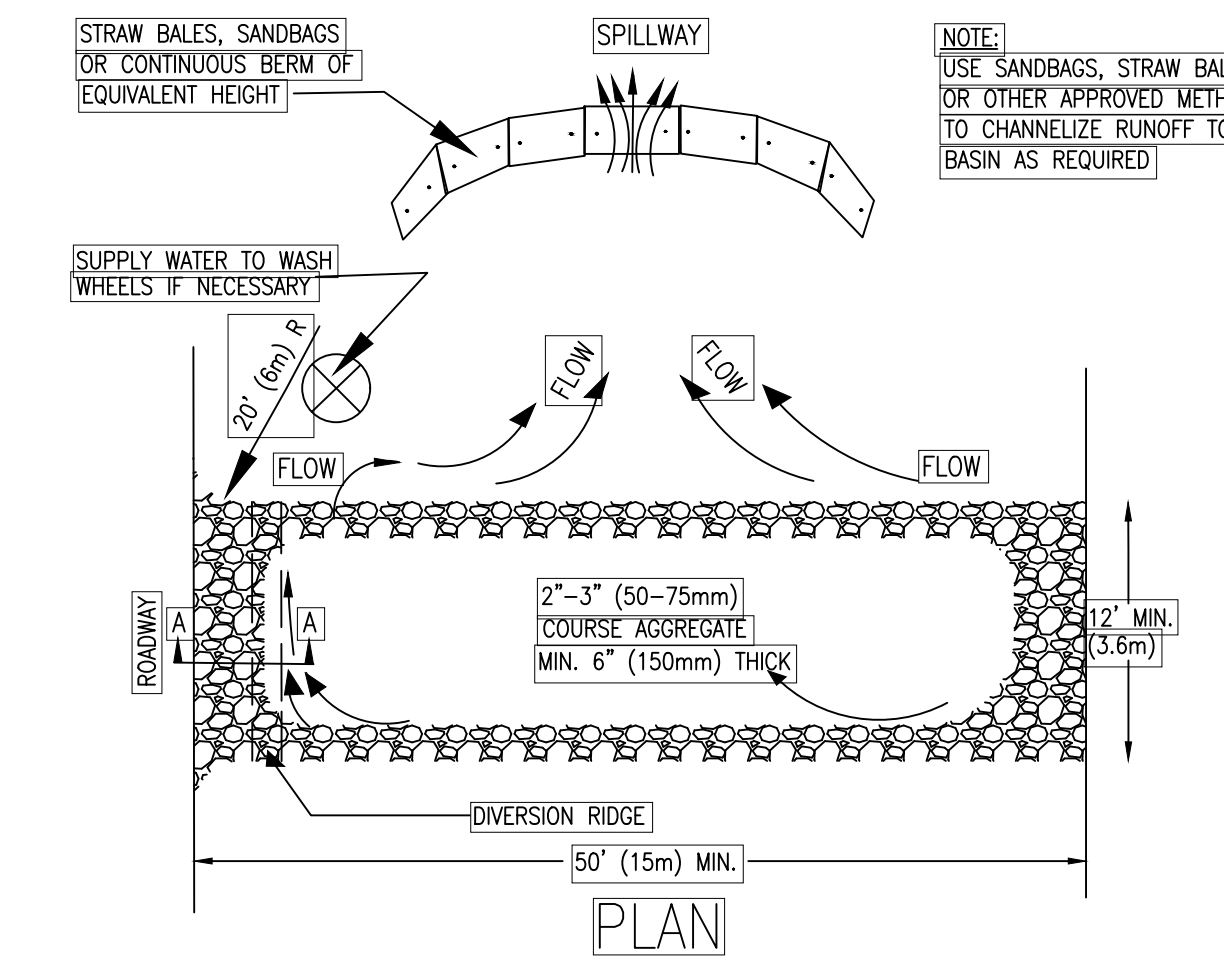
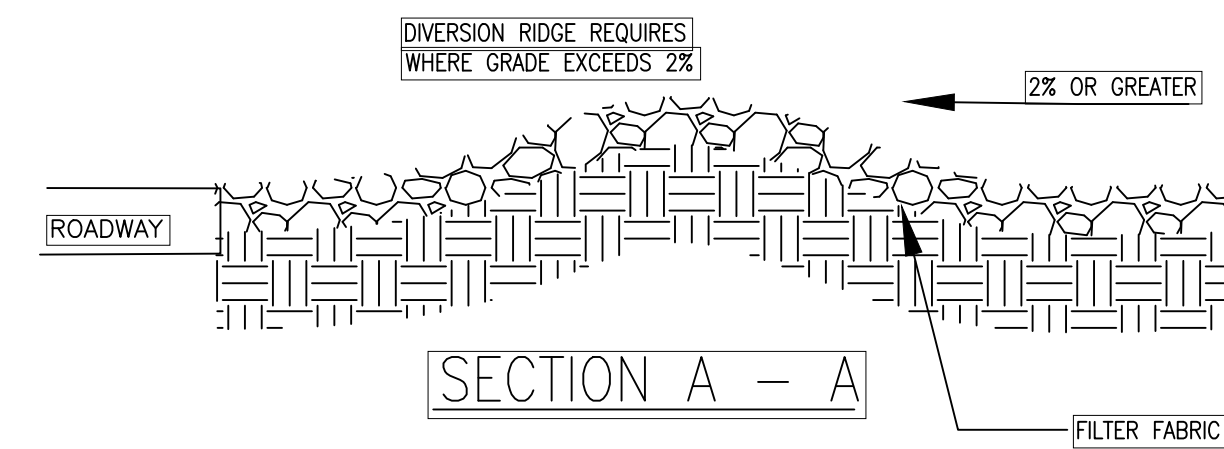
3 STORM DRAIN CLEANOUT DETAIL
(C5.0) NTS



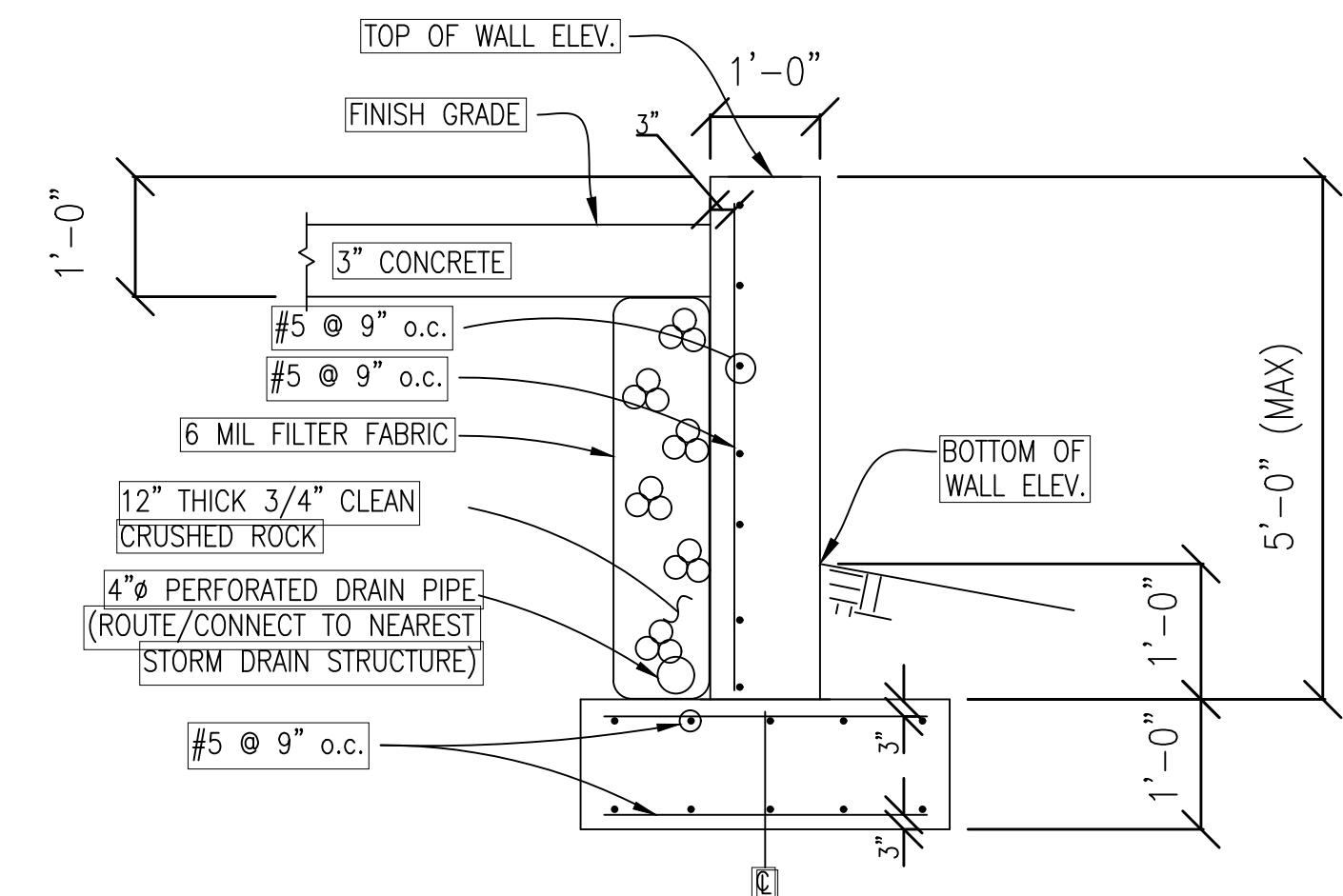
DRAINAGE STRUCTURE	GRATES & FRAMES						
	MODEL	A	B	BEARING BARS	BANDING BARS	J	K
AREA DRAIN	EK	12-3/8"	12-3/8"	1-1/4"x3/16"	1"x3/16"	14-11/16"	12-1/8"
CATCH BASIN	2K	24-3/8"	24-3/8"	1-1/4"x3/16"	1"x3/16"	26-11/16"	24-1/8"



4 AREA DRAIN/CATCH BASIN
(C5.0) NTS

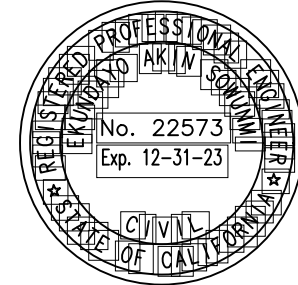


6 STABILIZED CONSTRUCTION ENTRANCE
(C5.0) NTS

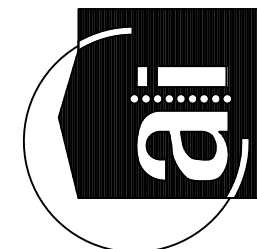


7 RETAINING WALL DETAIL
(C5.0) NTS

SEAL:



ACKLAND
INTERNATIONAL, INC.
333 Hegenberger Road, Suite 206
Berkeley, CA 94704
(916) 556-1024
eklandyo.sowunni@gmail.com



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MILPITAS, CA 95035
CLIENT NAME & ADDRESS:
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1350 COUNTRY CLUB DRIVE
MILPITAS, CA 95035

NO.	DATE	DESCRIPTION	BY

SHEET TITLE

MISCELLANEOUS
DETAILS

PROJECT NO. S21045

DRAWN BY: EU

CHECKED BY: ES

SCALE: AS SHOWN

DATE: 06-24-23

SHEET NO.

C5.0



City of Milpitas – Planning Commission

2024 Regular Meeting Dates

2nd and 4th Wednesday of the Month
at 7:00 PM

January 10 and 24
February 14 and 28
March 13 and 27
April 10 and 24
May 8 and 22
June 12 and 26
July - <i>No meetings*</i>
August 14 and 28
September 11 and 25
October 9 and 23
November 13 and 27
December 11

**Note: In the Commission Bylaws' addendums passed and adopted by City Council on April 16, 2019, there shall be no meetings in July for any/all Commissions, City Council Subcommittees and other bodies. This is to match the adopted City Council schedule.*



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, November 8, 2023
CITY COUNCIL CHAMBERS
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Chuan called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

Commissioner Albana led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

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

ABSENT: None

STAFF: Michael Fossati, Christopher Creech, Randy Baez, Arthur Belton, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

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

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for November 8, 2023.

Motion/Second Albana/Awasthi

Motion carried by a vote of AYES: 7 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for October 25, 2023.

Motion/Second Albana/Medina-Ashby

Motion carried by a vote of AYES: 6 NOES: 0 ABSTAIN: 1 (Gupta)

ANNOUNCEMENTS

Chair Chuan welcomed new commissioner, Parveen Gupta.

Vice Chair Ciardella reminded the public of the Veteran's Day event hosted by the City on Saturday, November 11th at 9 a.m.

Commissioner Awasthi also welcomed Commissioner Gupta. He also shared that November is the month of Diwali. At last night's City Council meeting, a proclamation was given by the Mayor for the Festival of Lights, declaring November 12th a day for Diwali.

Planning Director Lee shared that the November 22nd Planning Commission meeting will be canceled; next regular scheduled meeting is on December 13th.

PUBLIC FORUM

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

PUBLIC HEARING

IX-1 NEW SINGLE-FAMILY HILLSIDE RESIDENCE – 490 VISTA RIDGE DR

– P-SD23-0003: A Site Development Permit to develop a 5,838-square foot, two-story single-family residence with a 1,552-square foot attached garage on a vacant 1.3-acre hillside lot located in the R1-H Single-family Residential Hillside Zoning District at 490 Vista Ridge Dr. The project includes an attached accessory dwelling unit (ADU), in-ground pool, deer fencing up to six-feet in height, landscaping, and associated site improvements. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

[\(33:17\)](#) Project Planner Kristina Phung, the applicant team members, Todd Aranaz and Anne Fougeron, Fourgeron Architecture addressed commissioners' clarifying questions related to crestline zone of protection (elevation vs distance), viewpoints consideration outside the zone of protection, identification the rear and front of project rendering, materiality of project, number of other vacant/built lots surrounding project site, HOA approval of materials proposed to be used, use of large attached garage, the astronomy-inspired design of the project, fence exception, working with topography to minimize grading, and details current hillside ordinance to control building more homes in the future.

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

Motion to close the Public Forum.

Motion/Second Ciardella/Medina-Ashby

Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-019, recommending City Council approval of Site Development Permit No. SD23-0003, subject to the attached Conditions of Approval.

Motion/Second Awasthi/Ciardella

Motion carried by a vote of AYES: 7 NOES: 0

IX-2 ENTERTAINMENT USE – 532 BARBER LANE – P-UP23-0010: A Conditional Use Permit to allow the operation of an arcade entertainment center (ClawMee) located in the General Commercial (C2) Zoning District with Recreation & Entertainment (-RE) Overlay at 532 Barber Lane. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

[\(1:05:25\)](#) Project Planner Michael Fossati, the applicant team member,

Shaolong Qu, Tiger Claw Tech Entertainment addressed commissioners' clarifying questions related to food or snacks for patrons to purchase, if customers are able to bring their own snacks, if the company has other business locations, a typographical error (restaurant), maximum capacity, business hours, minors being accompanied by adult, machine maintenance, and business operations.

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

Motion to close the Public Forum.

Motion/Second Albana/Ciardella

Motion carried by a vote of AYES: 7 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-020 approving Conditional Use Permit No. UP23-0010, subject to the attached Conditions of Approval.

Motion/Second Albana/Ciardella

Motion carried by a vote of AYES: 7 NOES: 0

NEW BUSINESS

NO ITEMS

ADJOURNMENT

Chair Chuan adjourned the meeting at 8:12 pm

Motion/Second Awasthi/Galang

Motion carried by a vote of AYES: 7 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina