

MEMORANDUM

Planning Department



Date: March 28, 2024
To: Zoning Administrator
From: Kristina Phung, AICP, Associate Planner

Subject: **NEW TWO-STORY SINGLE-FAMILY RESIDENCE – 129 Carnegie Drive – P-SD23-0013:** A Site Development Permit to demolish an existing 995-square foot, one-story, single-family residence and develop an approximately 2,220-square foot, two-story single-family residence with a 443-square foot attached garage on a 0.14-acre lot located in the R1-6 Single-family Residential Zoning District at 129 Carnegie Drive. The maximum height of the new residence will be 25 feet and 7-inches above grade level. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15332 (In-fill Development Projects) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Location: 129 Carnegie Drive (APN: 088-04-030)

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

Project Overview:

On December 7, 2023, Chad Nguyen (Applicant), on behalf of property owner Dai Tieu, submitted a Site Development Permit (SDP) application to replace an existing single-story residence with a new two-story, 2,220-square foot, single-family residence on a 0.14-acre lot located at 129 Carnegie Drive (the "Project"). Site Development Permits are required for all new main buildings per Milpitas Municipal Code ("MMC") Section XI-10-57.03 (C)(1)(a). Figures 1 and 2 demonstrate the location and zoning map of the Project.



Figure 1 – Aerial Map of 129 Carnegie Drive

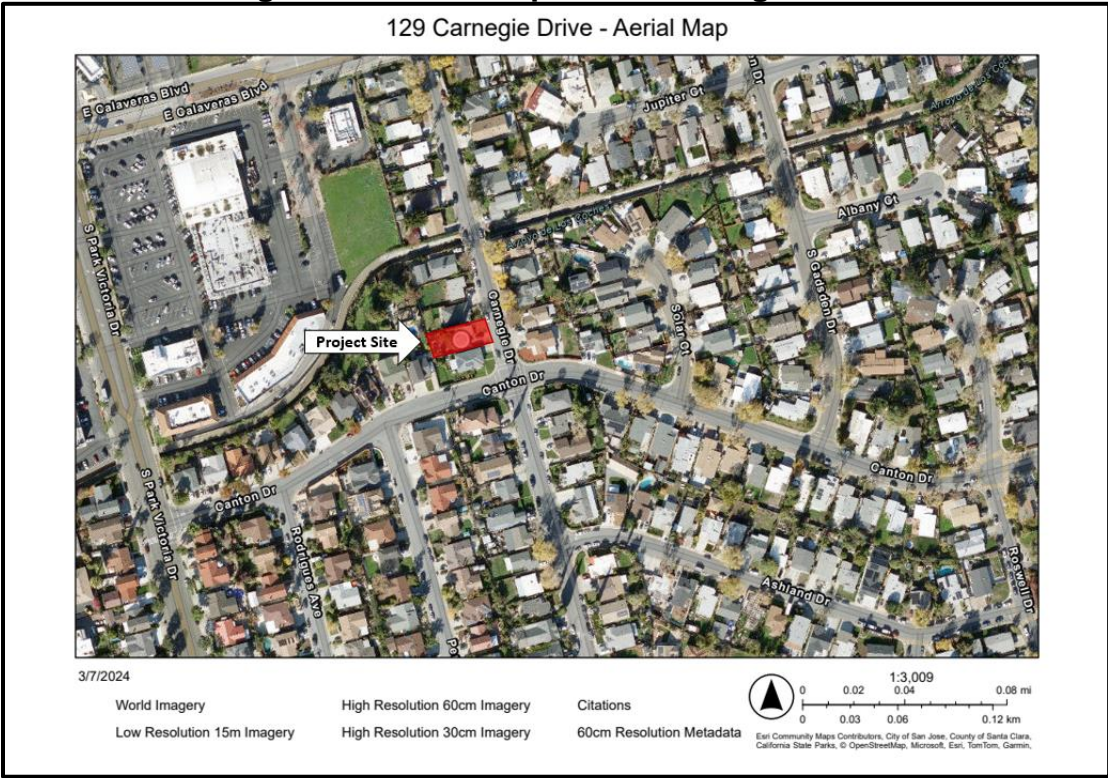
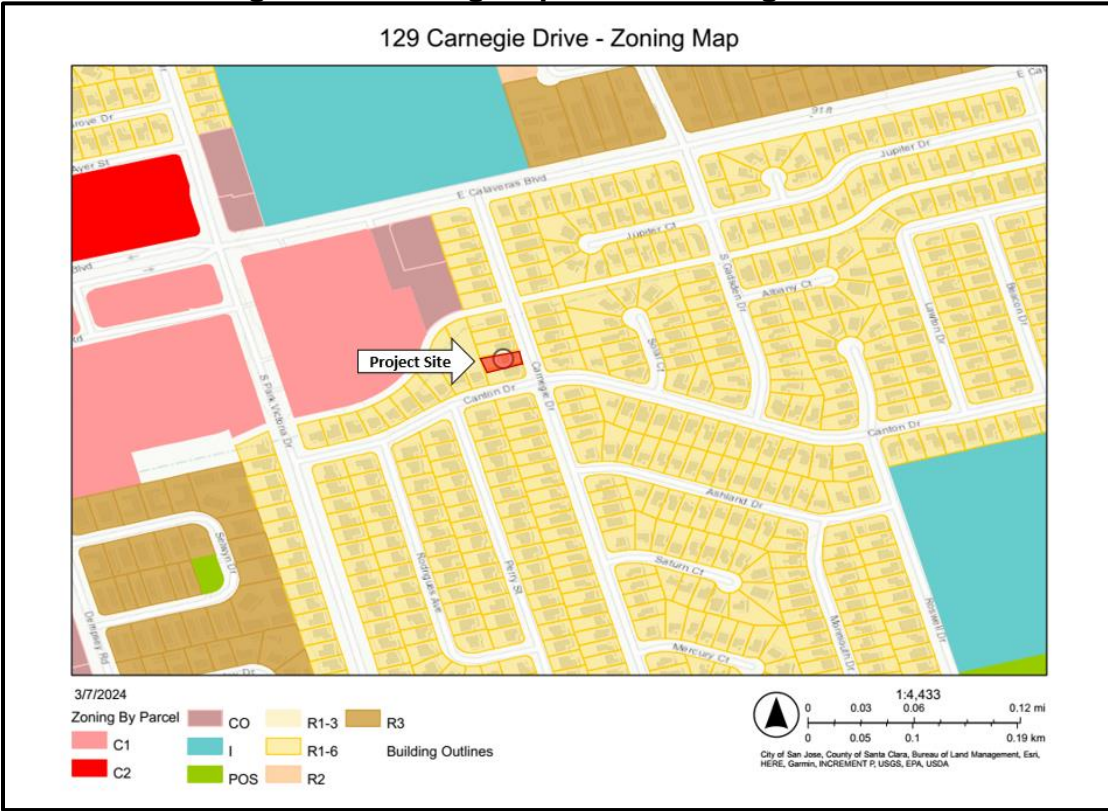


Figure 2 – Zoning Map of 129 Carnegie Drive



The subject property and surrounding properties are all zoned Single-Family Residential (R1). Table 1 demonstrates the surrounding zoning and land uses.

Table 1: Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Uses/Businesses
Subject Site	Low Density Residential (LDR)	Single-Family Residential (R1)	One-Story, Single-Family Residence
North	Low Density Residential (LDR)	Single-Family Residential (R1)	One-Story, Single-Family Residence
South	Low Density Residential (LDR)	Single-Family Residential (R1)	One-Story, Single-Family Residence
West	Low Density Residential (LDR)	Single-Family Residential (R1)	One-Story, Single-Family Residence
East	Low Density Residential (LDR)	Single-Family Residential (R1)	Two-Story, Single-Family Residence

Zoning Conformance:

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

Table 2: R1-6 Zoning District Development Standards

Standards	Required	Proposed	Complies
Lot Area, Min.	6,000-square feet	6,000-square feet (No Change from Existing)	Yes
Lot Width, Min.	55'	50' (No Change from Existing)	No, existing substandard lot
Front Yard Setback, Min.	20'	20'	Yes
Side Yard Setback, Min.	6' (adj. to garage), other side total 13' min.	7' (adj. to garage, right) 6' (left)	Yes
Rear Yard Setback, Min.	25'	45' – 5"	Yes
Parking, Min.	Three Spaces	Four Spaces (Two in Garage, Two in Driveway)	Yes
Building Height, Max.	30'	25' - 7"	Yes
Front Yard Paving Coverage, Max.	Width of the area that may be paved shall not exceed the width of the garage, or fifty percent (50%) of the lot width measured at the front property line, whichever is greater.	21.67'/50' = 43.3%	Yes

As to lot width, while the lot does not meet the current minimum standards for new lots in this area, it did meet applicable standards at the time of its creation and remains developable under current standards for the original single-family residential use.

Project Details:

The applicant is requesting a Site Development Permit to construct a new two-story home with three bedrooms and three bathrooms in the place of an existing 995-square foot single-story residence. The new residence will reach a maximum height of 25-feet and 7-inches above grade level, which is below the 30-foot maximum height limit as demonstrated in Table 2 above. If the applicant receives approval of this Site Development Permit request, the applicant will be required to subsequently obtain a demolition permit to allow for the demolition of the existing residence, and a building permit to allow for the construction of the Project from the City's Building Department.

The first floor will include an attached two-car garage, one bedroom, one bathroom, laundry room, as well as a kitchen/dining room area, family room, and living room in an open floor plan layout. The second floor will contain two bedrooms, two bathrooms, and an office room. The second floor will also include two balconies facing the front and rear. In total, the new residence will have approximately 2,220-square feet of habitable space.

No other accessory structures are proposed as part of this Site Development Permit request, except for a 6-foot-tall wood fence along the side and rear property lines. Additionally, no significant landscaping improvements are proposed. The proposed Project will require the removal of three existing trees for construction along the front of the new residence, but these trees are all under 12-inches in circumference and do not meet the threshold for a separate tree removal permit under the City's tree removal ordinance¹.

The existing concrete driveway and driveway approach will be widened from approximately 16-feet in width to 21-feet 8-inches in width. The resulting alterations to the driveway will have paving up to 43.3 percent of the front width of the lot, which is under the 50 percent maximum coverage allowance per MMC Section XI-10-4.05(B)(1)(a)². The Project applicant will work with the City's Engineering Department to obtain all necessary encroachment permits prior to altering the driveway approach after the proposed Project is entitled.

The Applicant describes the architectural style as "Clean Contemporary Mediterranean" and will feature neutral, earth toned colors and materials. The exterior stucco walls will be painted in a taupe shade, with window and accent trims in brown. The balconies will feature wrought iron railing in black and the wood front door in dark brown to complement the other dark neutral accent tones on the facade. A prefabricated wood garage door with glass

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

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

windows will also be painted black, and the roof material will feature dark brown/black colored composition asphalt shingles. Figures 1-4 show the proposed elevations.

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



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



Figure 3: Proposed Right Façade of Residence (North Elevation)



Figure 4: Proposed Left Façade of Residence (South Elevation)



Neighborhood Compatibility

Many of the residences in the surrounding area are single-story, but there are four other two-story homes along Carnegie Drive. There are three other two-story residences in the immediate vicinity of the subject property less than 120 linear feet south (155 Carnegie Dr.) and 150 linear feet west of the subject property at the nearest cross street, Canton Drive (1359 Canton Dr. and 1335 Canton Dr.).

The scale of the new proposed two-story home is consistent with two-story houses on Carnegie Drive and Canton Drive, which includes the three aforementioned addresses, one of which is two lots to the south (129 Carnegie Dr.), and the two others are located one lot immediately adjacent to the west (1359 Canton Dr.) and three lots to the west (1335 Canton Dr.). While somewhat larger in scale than the one-story homes that are predominant in the surrounding area, the subject new residence, as proposed, maintains appropriate setbacks from property lines and neighboring parcels, thereby maintaining a sense of openness and preserving the low-density, single-family character of the neighborhood.

Homes in the surrounding area are predominantly Ranch style, with low rooflines, muted earth tone colors, prominent front-facing garages, and exterior walls finished with stucco, brick and/or stone. The proposed Project will incorporate a more contemporary Mediterranean architectural style into the neighborhood, but will remain compatible in terms of materials and colors (taupe-colored stucco, dark brown trim and accent paint, dark brown colored composition shingle roofing, dark brown wood front door, black wrought iron balcony metal railings, and a prominent front garage).

The color and material board is shown as Figure 5.

Figure 5: Color and Material Board



Findings for Approval:

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

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

The Project includes demolition of an existing one-story, single-family residence and construction of a new two-story, single-family residence within a single-family residential zoning district, and the proposed architectural design integrates well with the surrounding neighborhood in terms of building materials such as stucco, metal accents, and composition shingle roofing. The proposed home respects the existing development pattern in the neighborhood by maintaining ample and appropriate setbacks as well as stepping back the second story on two sides of the residence, with the front portion of the second-story stepped back approximately 9 feet and 3 inches above the garage and stepped back three feet from the side closest to the garage to soften and reduce the visual prominence, scale, and bulk of the Project. The earth-tone colors and hip-roof design mimic those of other residences in the immediate area, and the size and scale of the proposed Project are consistent with the other two-story residences on the 100 block of 129 Carnegie Drive (e.g., 155 Carnegie Drive.) and the two other two-story residences west of the project site (1359 and 1335 Canton Dr.).

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

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

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

The new two-story residence features windows and doors along the front, sides, and rear of the house and the Project proposes six-foot tall wood fencing installed along the sides and rear of the property lines in compliance with Milpitas Municipal Code Section XI-10-54.10, Fences and Walls, providing privacy protections against neighboring properties on the first floor and the subject home. The second story of the new residence on the south elevation are proposed to have 5-feet of frosted glass on the lower half of the larger windows as shown in Figure 3 of this memorandum and elevations of the plan set (Attachment B). All other windows and doors on the first and second floors of the new residence will have privacy blinds installed to further maintain privacy for the subject residence and neighboring homes.

The lots immediately to the north, south, and east of the subject lot are single-story residences, and any future alterations to add a second story or build a new two-story residence on those lots would undergo individual privacy and direct line of sight studies to this new residence on a case-by-case basis to assess and reduce potential concerns on privacy, quiet enjoyment, or views. Additionally, the lot immediately west of the subject property at 1359 Canton Drive is an existing two-story single-family residence with an average lot depth of 257-feet, over twice as deep as the subject lot depth at 120-feet. As such, the rear of the new residence at 129 Carnegie Drive would only face the rear yard of 1359 Canton Drive and would not have any direct line of sight to this house as the neighboring residence is built within the front portion of the lot by Canton Drive. Furthermore, all four adjacent existing residences from the subject lot already contain privacy blinds within each window.

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

California Environmental Quality Act (CEQA):

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

Recommendation:

Staff recommends that the Zoning Administrator approve P-SD23-0013 to allow the development of an approximately 2,220-square-foot, two-story single-family residence with a 443-square foot attached garage at 129 Carnegie Drive, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution 24-012
- B. Project Plans

RESOLUTION NO. 24-012

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT NO. SD23-0013 TO ALLOW THE DEVELOPMENT OF AN APPROXIMATELY 2,220 SQUARE-FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A 443-SQUARE FOOT ATTACHED GARAGE ON A 0.14-ACRE PARCEL AT 129 CARNEGIE DRIVE (APN 088-04-030)

WHEREAS, on December 7, 2023, Chad Nguyen (“Applicant”) on behalf of property owner Dai Tieu Jasti submitted a Site Development Permit (“SDP”) application to replace an existing single-story residence with a new two-story, single-family residence (“Project”) on a 0.14-acre lot located at 129 Carnegie Drive (APN 088-04-030); and

WHEREAS, the property (APN 088-04-030) is located within the Single-Family Residential (R1-6) zoning district; and

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

WHEREAS, on March 28, 2024, the Zoning Administrator held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

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

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

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

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



(C)(1)(a). In order to approve an SDP, the Zoning Administrator must make the following findings, per MMC Section XI-10-57.03(G):

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

The Project includes demolition of an existing one-story, single-family residence and construction of a new two-story, single-family residence within a single-family residential zoning district, and the proposed architectural design integrates well with the surrounding neighborhood in terms of building materials such as stucco, metal accents, and composition shingle roofing. The proposed home respects the existing development pattern in the neighborhood by maintaining ample and appropriate setbacks as well as stepping back the second story on two sides of the residence, with the front portion of the second-story stepped back approximately 9 feet and 3 inches above the garage and stepped back three feet from the side closest to the garage to soften and reduce the visual prominence, scale, and bulk of the Project. The earth-tone colors and hip-roof design mimic those of other residences in the immediate area, and the size and scale of the proposed Project are consistent with the other two-story residences on the 100 block of 129 Carnegie Drive (e.g., 155 Carnegie Drive.) and the two other two-story residences west of the project site (1359 and 1335 Canton Dr.).

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

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

Table 1: R1-6 Zoning District Development Standards

Standards	Required	Proposed	Complies
Lot Area, Min.	6,000-square feet	6,000-square feet (No Change from Existing)	Yes
Lot Width, Min.	55'	50' (No Change from Existing)	No, existing substandard lot

Standards	Required	Proposed	Complies
Front Yard Setback, Min.	20'	20'	Yes
Side Yard Setback, Min.	6' (adj. to garage), other side total 13' min.	7' (adj. to garage, right) 6' (left)	Yes
Rear Yard Setback, Min.	25'	45' – 5"	Yes
Parking, Min.	Three Spaces	Four Spaces (Two in Garage, Two in Driveway)	Yes
Building Height, Max.	30'	25' - 7"	Yes
Front Yard Paving Coverage, Max.	Width of the area that may be paved shall not exceed the width of the garage, or fifty percent (50%) of the lot width measured at the front property line, whichever is greater.	21.67'/50' = 43.3%	Yes

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

The new two-story residence features windows and doors along the front, sides, and rear of the house and the Project proposes six-foot tall wood fencing installed along the sides and rear of the property lines in compliance with Milpitas Municipal Code Section XI-10-54.10, Fences and Walls, providing privacy protections against neighboring properties on the first floor and the subject home. The second story of the new residence on the south elevation are proposed to have 5-feet of frosted glass on the lower half of the larger windows as shown in Figure 3 of this memorandum and elevations of the plan set (Attachment B). All other windows and doors on the first and second floors of the new residence will have privacy blinds installed to further maintain privacy for the subject residence and neighboring homes.

The lots immediately to the north, south, and east of the subject lot are single-story residences, and any future alterations to add a second story or build a new two-story residence on those lots would undergo individual privacy and direct line of sight studies to this new residence on a case-by-case basis to assess and reduce potential concerns on privacy, quiet enjoyment, or views. Additionally, the lot immediately west of the subject property at 1359 Canton Drive is an existing two-story single-family residence with an average lot depth of 257-feet, over twice as deep as the subject lot depth at 120-feet. As such, the rear of the new residence at 129 Carnegie Drive would only face the rear yard of 1359 Canton Drive and would not have any direct line of sight to this house as the neighboring residence is built within the front portion of the lot by Canton Drive. Furthermore, all four adjacent existing residences from the subject lot already contain privacy blinds within each window.

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

Section 4: The Zoning Administrator of the City of Milpitas hereby adopts Resolution No. 24-012 approving Site Development Permit No. SD23-0013 to allow the development of a new 2,220-square foot, two-story single-family residence with a 443-square foot attached garage at 129 Carnegie Drive, subject to the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of Milpitas on March 28, 2024.

Jay Lee, AICP
Planning Director

Date: _____

EXHIBIT 1

**SITE DEVELOPMENT PERMIT NO. P-SD23-0013
129 CARNEGIE DRIVE (APN 088-04-030)**

The City of Milpitas Zoning Administrator approves Site Development Permit No. SD23-0013 in accordance with Section XI-10-57.03 of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Site Development Permit entitlement is to allow the issuance of building permits for the proposed development of a 2,220-square foot, two-story single-family residence, with a 443-square foot attached garage ("Project") on a 0.14-acre lot located within the R1-H Single-family Residential Zoning District at 129 Carnegie Drive (APN: 088-04-030), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Site Development Permit No. SD23-0013 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the Project: **(P)**
 - i. Completes a foundation associated with the Project; or
 - ii. Dedicates any land or easement as required from the zoning action; or

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

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

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**
15. Permittee shall develop the approved Project in conformance with the approved plans (date stamped 08/28/23), approved by the Zoning Administrator on the date of the public hearing for the Project on March 28, 2024 in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

FIRE DEPARTMENT CONDITIONS

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

requirements must be met in advance of any building permit approvals or related construction as some of the requirements and notes below meets current codes.

16. 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 106.1.1, added by MMC Section V-300-2.28, and CFC Section 106.1.1.

17. Premises identification. New and existing buildings shall have approved address numbers. Address numbers shall be illuminated and located where they are clearly visible from the street. CFC Section 505

18. Fire Department Access

Building and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of 2022 CFC 503.1.1 and shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

18.1. Provide a site plan and show the dimension in the normal route of fire hose from fire apparatus access road to all portion of the exterior wall of the main building. Verify if future ADU meets this requirement.

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

Provide a report showing a minimum fire flow of 500 gpm at minimum 20 psi residual pressure based on the Type V-B sprinklered with a total fire area of 2,693 square feet. 2022 CFC B105.1

Fire flow can be requested at MilpitasWorks@milpitas.gov

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

19.1.1. An approved automatic fire sprinkler system (NFPA 13D minimum) shall be provided for the home (living space, garage, outdoor spaces attached to the home, etc.). California Fire Code Section 903.2.8

19.1.2. FIRE DEPARTMENT PERMIT – REQUIRED

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

19.1.3. WATER SUPPLY SERVICE TO THE HOME

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

20. Required access. Exterior doors and openings required by the California Fire Code or the California Building Code shall be maintained readily accessible emergency access by the fire department. An approved access walkway leading from the fire apparatus access roads to exterior openings shall be provided where required by the fire code official. 2022 CFC 504.1. Provide a 48 inches wide pathway around the exterior opening and to the future ADU.

BUILDING DEPARTMENT CONDITIONS

21. Compliance with California Code of Regulations. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department.
22. Demolition. All existing structures and improvements to the property, including any unpermitted or otherwise legally non-compliant structures and improvements, shall be demolished prior to construction of any new development contemplated by this building permit.

ENGINEERING DEPARTMENT CONDITIONS

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

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

23. Modifications: The Site Development Plan received August 23, 2023 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
24. 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.

25. Project Job Account/Fee Deposit: Permittee shall open a new PJ account as a deposit to cover the costs for Engineering Department's services for review and inspection of the Project. The amount shall be determined based on the approved City fee schedule at the time of application submittal.

PRIOR TO OFF-SITE PLAN APPROVAL/ENCROACHMENT PERMIT ISSUANCE

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

26. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
- Milpitas Design Guidelines: (<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - Standard details and specifications: (<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - Americans with Disabilities Act (ADA) requirements, where applicable.
27. Sanitary Sewer Calculations: Permittee shall submit a completed "Sewer Needs Questionnaire" form and sanitary sewer calculations to justify lateral size design, allocation of discharge for each of the lateral, and impact to the existing main. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
28. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the Project.
29. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.
- Installation of a new driveway per City Standards.
 - Installation of a new water service tap and meter serving domestic and fire sprinklers for the main residence.
 - Installation of new separate water and sewer service lines (domestic water, sanitary sewer) for the main residence.
 - Installation of radio-transmitted water meters with a meter antenna, any repeaters or transmitters as needed with dedicated power supplies at no cost to the City at locations acceptable to the City to ensure accurate and timely

reception of meter readings. Permittee shall execute a recorded instrument providing dedicated space, access rights and dedicated power supplies to the City for operation/maintenance/repair/replacement of subject radio antenna.

30. Abandonment of Existing City Utilities: Permittee shall cap, abandon or remove any unused existing public utilities based upon City's Abandonment Notes and to the City's satisfaction.
31. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service.
32. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.

PRIOR TO BUILDING PERMIT ISSUANCE

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

33. 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. Public Utility Easement shall be kept free and clear of all buildings, structures, and trees.
 - a. According to the guidelines for Tree removal, a protected tree on residential property is defined as one with a trunk circumference of fifty-six inches (56") or more, measured 4 ½ feet above the ground. If the existing 24"-diameter tree within the 10-ft. PUE falls below this criterion, it will be required to be removed. For further information, please review the Tree Removal Checklist: (<https://www.milpitas.gov/DocumentCenter/View/1219/Tree-Removal-Permit-PDF?bidId=>)
34. Water Supply and Force Majeure: The City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply.
35. Recycling Report Prior to Demolition Permit Issuance: Permittee shall submit Part I of a Recycling Report on business letterhead to the Building Department, for forwarding to the Engineering Department for review and approval. The report shall describe the following resource recovery activities:
 - a) What materials will be salvaged.
 - b) How materials will be processed during demolition.
 - c) Intended locations or businesses for reuse or recycling.

- d) Quantity estimates in tons (both recyclable and for landfill disposal). Estimates for recycling and disposal tonnage amounts by material type shall be included as separate items in all reports to the Building Division before demolition begins.

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

- 36. Recycling Report Prior to Building Permit Issuance: Permittee shall submit Part II of the Recycling Report to the Building Department, for forwarding to the Engineering Department. Part II of the Recycling Report shall be supported by copies of weight tags and/or receipts of "end dumps." Actual reuse, recycling and disposal tonnage amounts (and estimates for "end dumps") shall be submitted to the Building Department for approval by the Engineering Department prior to inspection by the Building Department.
- 37. Flood Plain Management: This project is in the Flood Zone "AO" with 1' average flood depth, therefore, Permittee shall comply with all applicable flood protection criterion required by the Federal Emergency Management Agency (FEMA) and MMC Title XI, Chapter 15. In an AO Zone, the dwelling areas of the structure shall be elevated above the highest adjacent grade to a height exceeding the depth number specified in feet on the FIRM by at least one (1) foot. The garage or non-dwelling areas solely used for vehicle parking shall be subject to MMC Title XI, Chapter 15 (3).
- 38. Development Fees: Permittee shall pay the following development fees. The information listed in items "a" through "f" are based upon current fee rates; however, those fee rates are subject to change. The exact fee amount shall be determined at the time of building permit fee payment.
 - a) Water connection fee at \$1,910 for residential, based upon increased water usage.
 - b) Sewer connection fee at \$1,908 for residential, based upon increased average wastewater flow.
 - c) Wastewater Treatment Plant fee per MMC VIII, Chapter 2, Section 7.04.e
 - d) Calaveras Boulevard Widening Traffic Impact fee per Resolution No. 7894.
 - e) 3.8% of applicable fees in accordance with City Resolution No. 8969 as Permitting Automation Fee.
 - f) FEMA Flood Zone Designation Letter fee in the amount of \$100.00 each.
- 39. Mailboxes: The Permittee shall coordinate with US Postal Services regarding placement of required mailboxes. Mailbox location shall not be on public street frontages and shall be approved by City and US Postal Services prior to building permit issuance. Mailbox locations shall be shown on the improvement plans and Permittee shall submit a letter to the City's Land Development Engineering Section from the Post Master approving the location of the mailbox. Structures to protect mailboxes may require Building, Engineering and Planning Department review.

DURING CONSTRUCTION

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

40. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
41. 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.
42. 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.
43. Water Shut-down Plan: Permittee shall provide a water shut-down plan at least seven days in advance of the shut-down in coordination with the Engineering Inspector, and notify affected property owners/tenants when cut-in tee(s) is/are required.

PRIOR TO FIRST OCCUPANCY

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

44. Completion of Public Improvements: Permittee shall complete all public improvements, including but not limited to the frontage improvements on 129 Carnegie Drive as shown on City approved plans.
45. LOMR-F: The project is located in an established SFHA, therefore, Permittee shall submit the FEMA approved LOMR-F for the building associated with the requested occupancy.
46. Elevation and/or Flood Proofing Certificate: Permittee's civil engineer shall submit Elevation and/or Flood Proofing Certificate for the lowest finished floor elevation of each building for City record.
47. Record Drawings: Permittee shall submit record drawings in full-size hard copy, AutoCAD, Tiff, and PDF formats for City records. Record drawings shall include all public improvements. Additionally, if the project uses recycled water, the permittee shall also submit record drawings of on-site irrigation facilities.

48. Private Job (PJ) Balance: Permittee shall pay for any outstanding balance in the Private Job account.

- (P) = Planning
- (F) = Fire Prevention
- (B) = Building
- (LD) = Land Development
- (CA) = City Attorney

NOTICE OF RIGHT TO PROTEST

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

AGREEMENT

Permittee/Property Owner

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

Dated: _____

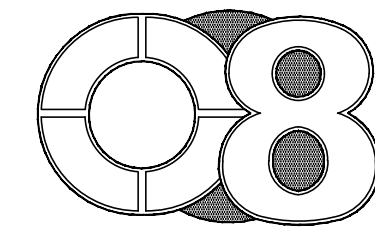
Signature of Permittee

NEW SINGLE FAMILY HOUSE

DAI & YEN

RESIDENCE

129 CARNEGIE DR.
MILPITAS, CALIFORNIA



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95135
408.375.0041

REVISIONS

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PROJECT DESIGNER:

PROJECT

DAI & YEN
RESIDENCE

129 CARNEGIE DR.
MILPITAS, CALIFORNIA

SHEET CONTENTS

TITLE SHEET

DATE 08-28-23

SCALE AS SHOWN

JOB 2423

SHEET

A-0

ABBREVIATIONS

&	AND	E.J.	EXPANSION JOINT	MAX.	MAXIMUM	S.N.D.	SANITARY NAPKIN DISPENSER
<	ANGLE	EL.	ELEVATION	M.C.	MEDICINE CABINET	S.N.R.	SANITARY NAPKIN RECEPTACLE
⊙	AT	ELEC.	ELECTRICAL	M.F.C.H.	MECHANICAL	SPEC.	SPECIFICATIONS
⊕	CENTERLINE	ELEV.	ELEVATOR	MEMB.	MEMBRANE	SQ.	SQUARE
⊖	DIAMETER OR ROUND	EMER.	EMERGENCY	MET.	METAL	SST.	STAINLESS STEEL
⊘	PERPENDICULAR	ENCL.	ENCLOSURE	MFR.	MANUFACTURER	S.SK.	SERVICE SINK
#	POUND OR NUMBER	E.P.	ELECTRICAL PANELBOARD	MH.	MANHOLE	STA.	STATION
(E)	EXISTING	EQ.	EQUAL	MN.	MINIMUM	STD.	STANDARD
ACOUST.	ACOUSTICAL	EQPT.	EQUIPMENT	MISC.	MISCELLANEOUS	STOR.	STORAGE
A.D.	AREA DRAIN	E.W.C.	ELECTRIC WATER COOLER	M.O.	MASONRY OPENING	STR.	STRUCTURAL
ADJ.	ADJUSTABLE	EXPD.	EXPOSED	MTD.	MOUNTED	SUSP.	SUSPENDED
AGGR.	AGGREGATE	EXP.	EXPANSION	MUL.	MULLION	SYM.	SYMMETRICAL
AL.	ALUMINUM	EXT.	EXTERIOR	N.	NORTH	TRD.	TREAD
APPROX.	APPROXIMATE	F.A.	FIRE ALARM	N.I.C.	NOT IN CONTRACT	T.B.	TOWEL BAR
ARCH.	ARCHITECTURAL	F.B.	FLAT BAR	N.O.	NUMBER	T.C.	TOP OF CURB
ASB.	ASBESTOS	FN.	FINISH	NOM.	NOMINAL	TEL.	TELEPHONE
ASPH.	ASPHALT	FL.	FLOOR	N.T.S.	NOT TO SCALE	TER.	TERRAZZO
BO.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	O.A.	OVERALL	T.&G.	TONGUE AND GROOVE
BLDG.	BUILDING	F.H.C.	FIRE HOSE	OFF.	OFFICE	T.P.	TOP OF PAVEMENT
BLK.	BLOCK	FIN.	FINISH	OPG.	OPENING	T.P.D.	TOILET PAPER DISPENSER
BLKG.	BLOCKING	FL.	FLASHING	OPR.	OPPOSITE	T.V.	TOP OF WALL
BM.	BEAM	FLOR.	FLORESCENT	ORP.	OPPOSITE	TYP.	TYPICAL
BOT.	BOTTOM	F.O.C.	FACE OF CONCRETE	PRCST.	PRECAST	UNF.	UNFINISHED
CAB.	CABINET	F.O.F.	FACE OF FINISH	PL.	PLATE	UR.	URINAL
C.B.	CATCH BASIN	F.O.S.	FACE OF STUDS	P.LAM.	PLASTIC LAMINATE	VERT.	VERTICAL
CER.	CERAMIC	F.PRF.	FIREPROOF	PLYD.	PLYWOOD	VEST.	VESTIBULE
CEM.	CEMENT	FT.	FOOT OR FEET	PR.	PAIR	W.	WEST
CL.	CAST IRON	FURR.	FURRING	P.T.	POINT	W/F.	WITH
CLG.	CEILING	FUT.	FUTURE	P.T.D.	PAPER TOWEL DISPENSER	W.C.	WATER CLOSET
CLGK.	CAULKING	GA.	Gauge	P.T.D/R	PAPER TOWEL/RECEPTACLE	WD.	WOOD
CLD.	CLOSET	GALV.	GALVANIZED	PTN.	PARTITION	WO	WITHOUT
CLR.	CLEAR	G.B.	GRAB BAR	Q.T.	QUARRY TILE	WP.	WATERPROOF
COL.	COLUMN	GL.	GLASS	R.	RISER	WSCT.	WANSOOT
CONC.	CONCRETE	GND.	GROUND	RAD.	RADIUS	WT.	WEIGHT
CONN.	CONNECTION	GR.	GRADE	R.D.	ROOF DRAIN		
CONSTR.	CONSTRUCTION	GYP.	GYP.SUM	REF.	REFERENCE		
CONT.	CONTINUOUS	H.B.	HOSE BIB	REFR.	REFRIGERATOR		
CORR.	CORRIDOR	H.C.	HOLLOW CORE	ROTR.	REGISTER		
CTSK.	COUNTERSINK	HDWD.	HARDWOOD	REINF.	REINFORCED		
CNTR.	COUNTER	H.M.	HOLLOW METAL	REQ.	REQUIRED		
CTR.	CENTER	HORIZ.	HORIZONTAL	RESIL.	RESILIENT		
DBL.	DOUBLE	HRT.	HEIGHT	RM.	ROOM		
DEPT.	DEPTH	ID.	INSIDE DIAMETER(DIM.)	R.O.	ROUGH OPENING		
D.F.	DRINKING FOUNTAIN	INT.	INTERIOR	R.W.	RAIN WATER LEADER		
DF	DETAIL	JAN.	JANITOR	S.	SOUTH		
DIA.	DIAMETER	JT.	JOINT	S.C.	SOLID CORE		
DM.	DIMENSION	KIT.	KITCHEN	S.C.D.	SEAT COVER DISPENSER		
DISP.	DISPENSER	LAB.	LABORATORY	SCHED.	SCHEDULE		
DN.	DOWN	LAM.	LAMINATE	S.D.	SOAP DISPENSER		
D.O.	DOOR OPENING	LAV.	LAVATORY	SECT.	SECTION		
DR.	DRIVER	LKR.	LOCKER	SH.	SHelf		
D.S.P.	DOWN SPOUT	LT.	LIGHT	SHR.	SHOWER		
DWG.	DRAWING			SHT.	SHEET		
E	EAST			SIM.	SIMILAR		
EA.	EACH						

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ARCHITECTURAL	
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A-2.1	FIRST FLOOR PLAN & CALGREEN NOTES
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A-4.0	ROOF PLAN
A-5.0	SECTIONS

PROJECT INFO.

ASSESSOR'S PARCEL NUMBER 088-04-030
 TYPE OF CONSTRUCTION: I-B
 ZONE: R1-6
 LOT AREA: 6,000 SF.
 HISTORICAL: NO
 OCCUPANCY GROUP: R3/U
 FLOOD ZONE: (YES, SMALL PORTION OF FRONT YARD ONLY)

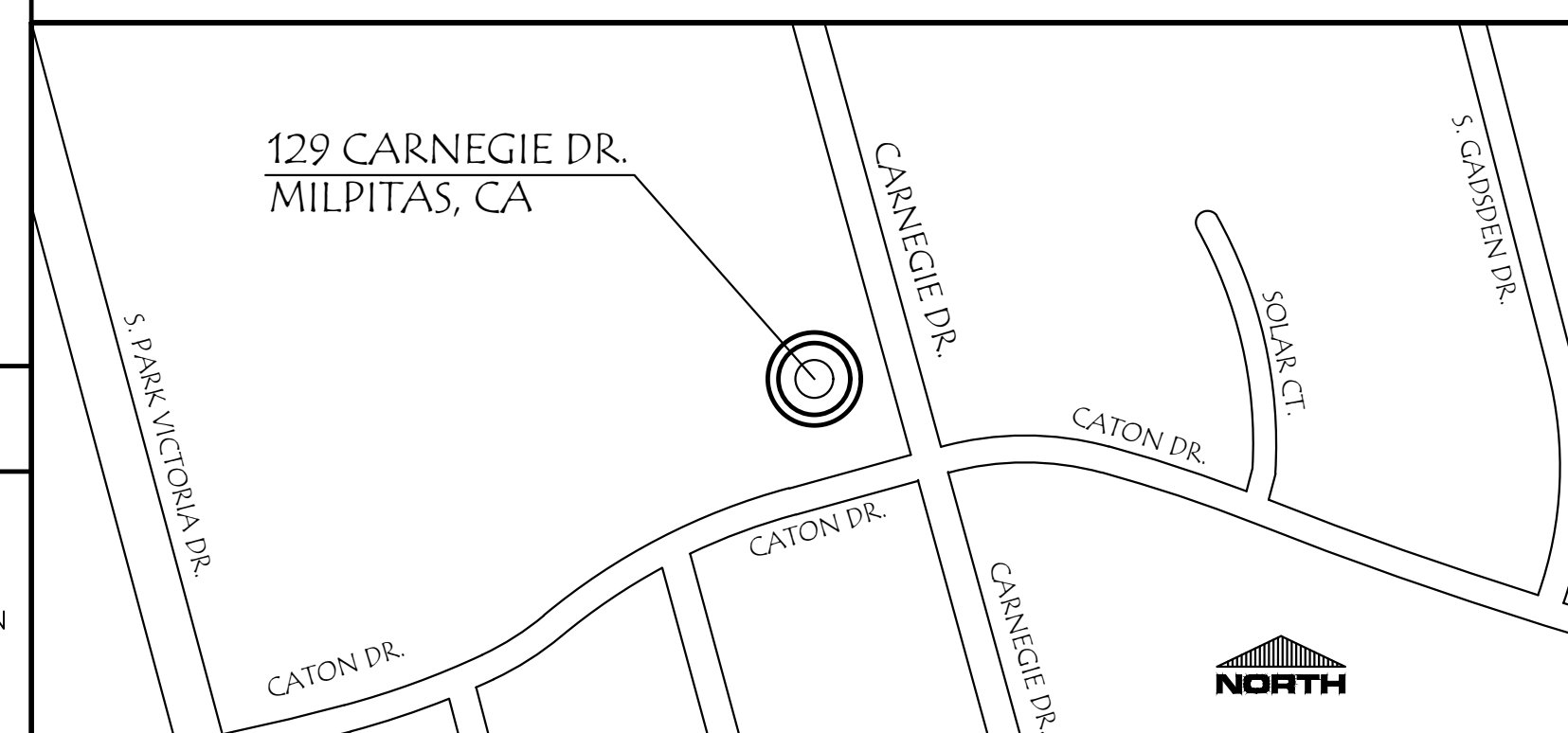
EXISTING HOUSE:
EXISTING 1 STORY HOUSE
GARAGE AREA: 200 SF.
FLOOR AREA: 995 SF.
INCLUDED: 3 BEDROOMS AND 2 BATHS
YEAR BUILT: 1955

PROJECT PROPOSED:
PROPOSE 2 STORIES SINGLE FAMILY HOUSE
GARAGE AREA: 443 SF.
FIRST FLOOR AREA: 1,250 SF.
SECOND FLOOR AREA: 970 SF.
TOTAL PROPOSED LIVING FLOOR AREA: 2,220 SF.
TOTAL PROPOSED CONSTRUCTION AREA: 2,663 SF.
FLOOR AREA RATIO: 2,663 / 6,000 = .443 (OR 44.3%)
MAXIMUM BUILDING HEIGHT: 25'-7"

3 BEDROOMS AND 3 BATHS
1 OFFICE
2 CAR GARAGE

FRONT YARD:
TOTAL AREA: 1,000 SF
PROPOSED CONCRETE DRIVEWAY: 445 SF (LESS THAN 50%)

VICINITY MAP



SCOPE OF WORK

.NEW CONSTRUCTION OF 2,220 SF. SINGLE FAMILY HOUSE WITH 443 SF. 2 CAR ATTACHED GARAGE
.NO CUT AND FILL, PROPOSED IN THIS PROJECT
.EXISTING 6 FEET HEIGHT WOODEN FENCE TO REMAIN
.NEW 6 FEET HEIGHT WOODEN FRONT FENCE WITH 6 FEET WOODEN GATE TO MATCH EXISTING WOODEN FENCE
.WIDEN EXISTING CONCRETE DRIVEWAY FROM 16 FT WIDE 21 FT 8 INCHES WIDE, MATCHING EXISTING COLOR
.NEW PUBLIC RIGHT OF WAY MODIFICATIONS AND DRIVEWAY APPROACH WILL REQUIRE OBTAINMENT OF ENCROACHMENT PERMIT FROM DEPARTMENT OF PUBLIC WORKS

PROPOSED PRIVACY

.ALL EXTERIOR WNDOWS SHALL HAVE BLINDER, WINDOW SHADES
.ANY LARGE WINDOWS ON SECOND FLOOR, FROM 5FT DOWN SHALL USE OBSCURED GLASS

CONTACT INFO.

OWNER: DAI & YEN
129 CARNEGIE DR
MILPITAS, CA

DESIGNER: 08 DESIGN STUDIO
4180 WATKINS WAY
SAN JOSE, CA 95135
408-375-0041

BUILDING CODES

THIS PROJECT SHALL COMPLY WITH

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- LOCAL CITY ORDINANCE

SYMBOLS

(A)	COLUMN/GRIDLINE
(T)	DETAIL REF. #
(M)	SHEET REF. #
(A)	SECTION REF.

DEFERRED SUBMITTAL

- FIRE SPRINKLER SYSTEM WILL BE INSTALLED PER CHAPTER 12.10 OF THE CITY OF MILPITAS MUNICIPAL CODE AND CRC SECTION R313 OR NFPA 13D UNDER SEPARATE PERMIT
- CONTRACTOR TO SUBMIT SHOP DRAWINGS AND A PERMIT APPLICATION TO THE MILPITAS FIRE DEPARTMENT FOR APPROVAL PRIOR CONSTRUCTION.

ENERGY CONSULTANT

CALSTAIRS ENERGY, INC.
2238 BAYVIEW HEIGHTS DRIVE, SUITE E
LOS OSOS, CA
(805)-904-9048

SOIL CONSULTANT

SILICON VALLEY SOIL ENGINEERING
1916 O'TOOLE WAY
SAN JOSE, CA
408-324-1400

CONSUL. SURVEY ENGINEERS

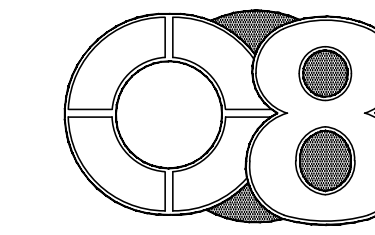
ROBERT CRAIG
966 ELSIE MAE DR
BOULDER CREEK, CA
831-359-1750

CONSUL. CIVIL ENGINEERS

ENGINEERS CONSULTING STRUCTURAL

AE ANTHEM ENGINEERING
42111 N. LA CROSSE TRAIL
ANTHEM, AZ 85086
623-399-0871

GENERAL NOTES



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95155
408.375.0041

REVISIONS

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PROJECT DESIGNER:

PROJECT

DAI & YEN
RESIDENCE

129 CARNEGIE DR
MILPITAS, CALIFORNIA

SHEET CONTENTS

DEMOLITION
PLAN

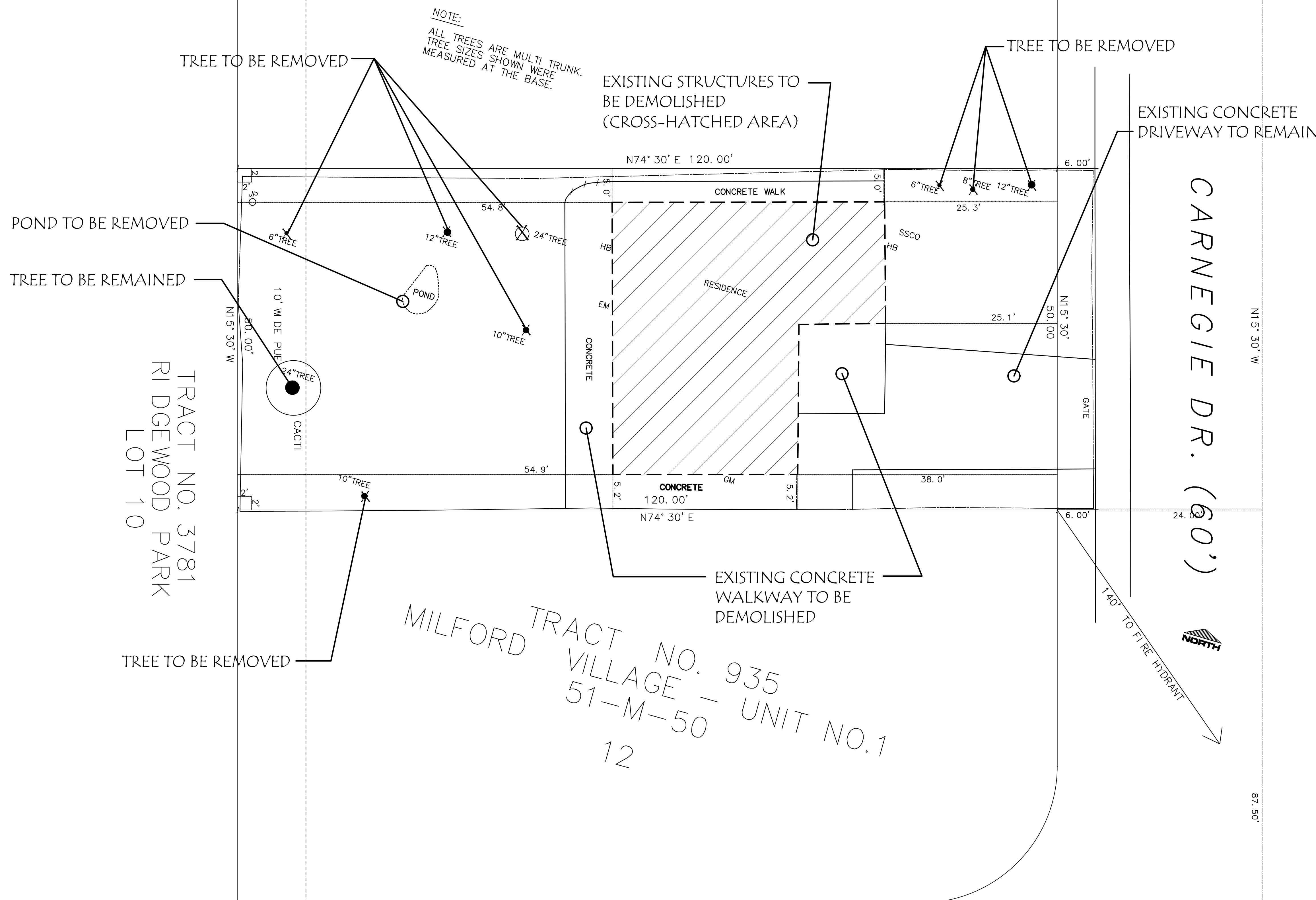
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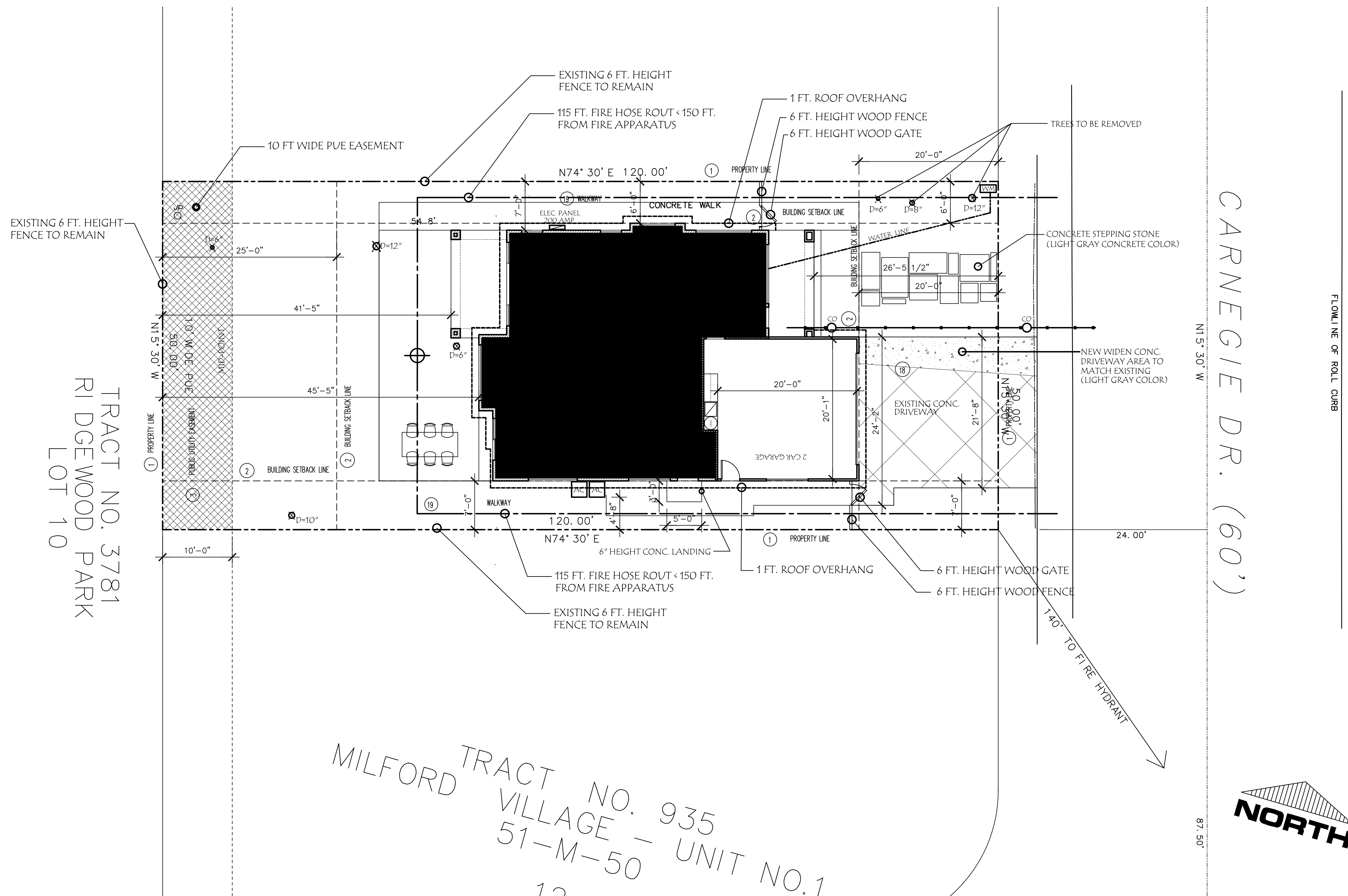
SCALE AS SHOWN

JOB 2423

SHEET

D-1.0





KEYNOTES

- | | |
|---|-------------------------|
| 1 PROPERTY LINE | 2 BUILDING SETBACK LINE |
| 3 PUBLIC UTILITY EASEMENT | 4 STREET TREE EASEMENT |
| 5 EASEMENT - | 6 STEPPING STONE |
| STRUCTURES/ MISCELLANEOUS ITEMS (E=EXISTING, N=NEW) | |
| 7 TERRACE | 8 DECK |
| 9 PORCH/ STOOP | 10 TRELLIS |
| 11 FENCE | 12 CONCRETE LANDING |
| 13 RETAINING WALL | 14 PLANTER AREA |
| 15 TREE | 16 GATE |
| PAVING (E=EXISTING, N=NEW) | |
| 17 PARKING AREA | 18 DRIVEWAY |
| 19 WALKWAY | 20 PATIO |

4180 WATKINS WAY
SAN JOSE, CA 95155
408.575.0041

REVISIONS

NO.	DESCRIPTION

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PROJECT DESIGNER:
[Signature]

PROJECT

DAI & YEN RESIDENCE

129 CARNEGIE DR
MILPITAS, CALIFORNIA

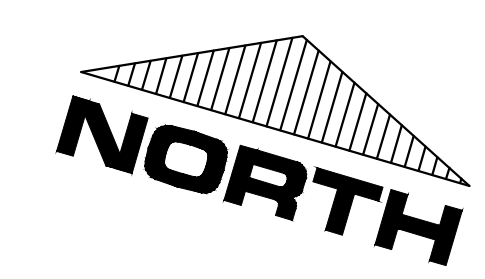
SHEET CONTENTS

SITE PLAN

NOTES:
SEE CIVIL AND LANDSCAPE DRAWINGS
TREE PROTECTION AND REMOVAL INFO.

NOTES:
SEE CIVIL AND LANDSCAPE DRAWINGS
FOR ADDITIONAL INFORMATION

GRADING NOTES:
THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET CUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%.



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

GENERAL NOTES

SIDEWALK, CURB & GUTTER:
OWNER MUST REPLACE THOSE PORTIONS OF THE EXISTING SIDEWALKS, CURBS, GUTTERS OR DRIVEWAY APPROACHES IN THE PUBLIC RIGHT-OF-WAY ALONG THE FRONTAGE OF THE PROPERTY THAT ARE BROKEN, BADLY CRACKED, DISPLACED, OR NON-STANDARD, AND MUST REMOVE ANY UNPERMITTED PAVEMENT IN THE PLANTER STRIP. CONTACT PUBLIC WORKS' INSPECTOR AT 650-496-6929 TO ARRANGE A VISIT SO THE INSPECTOR CAN DETERMINE THE EXTENT OF REPLACEMENT WORK.
ANY WORK IN THE RIGHT-OF-WAY MUST BE DONE PER PUBLIC WORKS' STANDARDS BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET-WORK PERMIT FROM PUBLIC WORKS AT THE DEVELOPMENT CENTER.
THE OWNER MAY BE REQUIRED TO REPLACE EXISTING AND OR ADD NEW STREET TREES IN THE PUBLIC RIGHT-OF-WAY ALONG THE PROPERTY'S FRONTAGE. CALL THE PUBLIC WORKS' ARBORIST TO ARRANGE A SITE VISIT SO HE/SHE CAN DETERMINE WHAT STREET TREE WORK, IF ANY, WILL BE REQUIRED FOR THIS PROJECT.

ALL EXTERIOR LANDING SHALL BE MAX. OF 7.75" IF DOOR OPEN TOWARD INSIDE AND MAX. OF 1" IF DOOR OPEN TOWARD LANDING.
CONTRACTOR TO OBTAIN DEMOLITION PERMIT AND TREE REMOVAL PERMIT FROM PLANNING AND BUILDING DEPARTMENT PRIOR ANY CONSTRUCTION COMMENCEMENT.
AC UNIT NOTES:
MANUFACTURE: CARRIER OR EQUAL
MODEL: CARRIER INFINITY 19VS 24VNA9
NOISE LEVEL: 68 DECIBEL MAX

DATE 08-28-23
SCALE AS SHOWN
JOB 2423
SHEET

PUBLIC WORK NOTES

NOTES

A-1.0

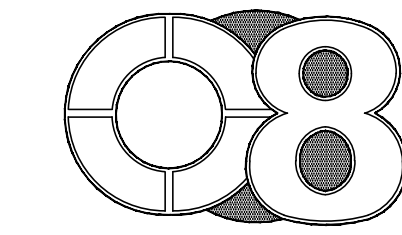
CALGREEN NOTES

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- WALLS WITH 2X6 AND FRAMING REQUIRE R-19 INSULATION
- PROVIDE HOT WATER PIPING INSULATION
- LIGHTING - NEW MANDATORY REQUIREMENTS FOR INDOOR ROOMS
- DUCT INSULATION R-6 REQUIRED
- DUCT LEAKAGE TESTING - 6% W/O AIR HANDLER AND 4% WITH AIR HANDLER
- RETURN DUCT DESIGN/ FAN POWER, AIRFLOW TESTING, AND GRILL SIZING REQUIREMENT
- WATER HEATING , 50 GALLON WATER HEATER IS PROVIDED IN LAUNDRY ROOM
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- CONTRACTOR TO PROVIDE RADIANT BARRIER, SEE SHEET A-4.1 INSULATION NOTES
- REDUCE U-FACTOR (0.32) AND SHGC (0.25) FOR HIGH PERFORMANCE WINDOWS, SEE TITLE 24
- PLUMBING FIXTURE NOTES:

FIXTURE TYPE	MAXIMUM FLOW RATE AT ≥ 20 PERCENT REDUCTION
SHOWERHEADS	2 GPM @ 80 PSI
LAVATORY FAUCETS	1.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
TOILET GRAVITY TANK	1.28 GALLONS/FLUSH
- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED, SEE LANDSCAPE DRAWINGS.
- JOINTS AND OPENINGS. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN 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.
- A MINIMUM OF 60% OF THE CONSTRUCTION WASTE GENERATE AT THE SITE IS DIVERTED TO RECYCLE OR SAVAGE. THIS IS ACHIEVED EITHER BY USING CITY PRE-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICE DEPARTMENT.
- CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO BUILDING OCCUPANT OR OWNER.
- ELECTRIC FIREPLACES: SEE SHEET A-2.1, FIREPLACE NOTES
- ANY WOOD SOVE OR PELLET STOVE WILL COMPLY WITH US EPA PHASE II EMISSION LIMITS
- AT TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM
- ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT STANDARD
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS
- AEROSOL PAINTS & COATINGS WILL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC & OTHER REQUIREMENTS
- DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
- CARPET AND CARPET SYSTEMS INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS FOUND IN THE 2013 CALIFORNIA GREEN BUILDING CODE
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- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED
- EXHAUST FANS THAT ARE ENERGY STAR-COMPLIANT, DUCTED AND THAT TERMINATE OUTSIDE THE BUILDING WILL BE PROVIDED IN EVERY BATHROOM. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT
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- HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
- VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

FLOOR PLAN NOTE :

- FIREPLACE NOTES:**
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 MODEL: SKOPE E195 ELECTRIC FIREPLACE
- MECHANICAL NOTES:**
 DUCTS IN GARAGE PENETRATING THE WALLS AND CEILING OF AT SEPARATION WALL SHALL BE CONSTRUCTED OF A MIN NO. 26 GAGE STEEL SHEET
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 SHOWER SWINGING DOORS SHALL BE OUTWARD WITH A 22" MINIMUM CLEAR OPENING.
- LAUNDRY ROOM DOORS:**
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DESIGN STUDIO

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 408.375.0041

REVISIONS

PROJECT DESIGNER:

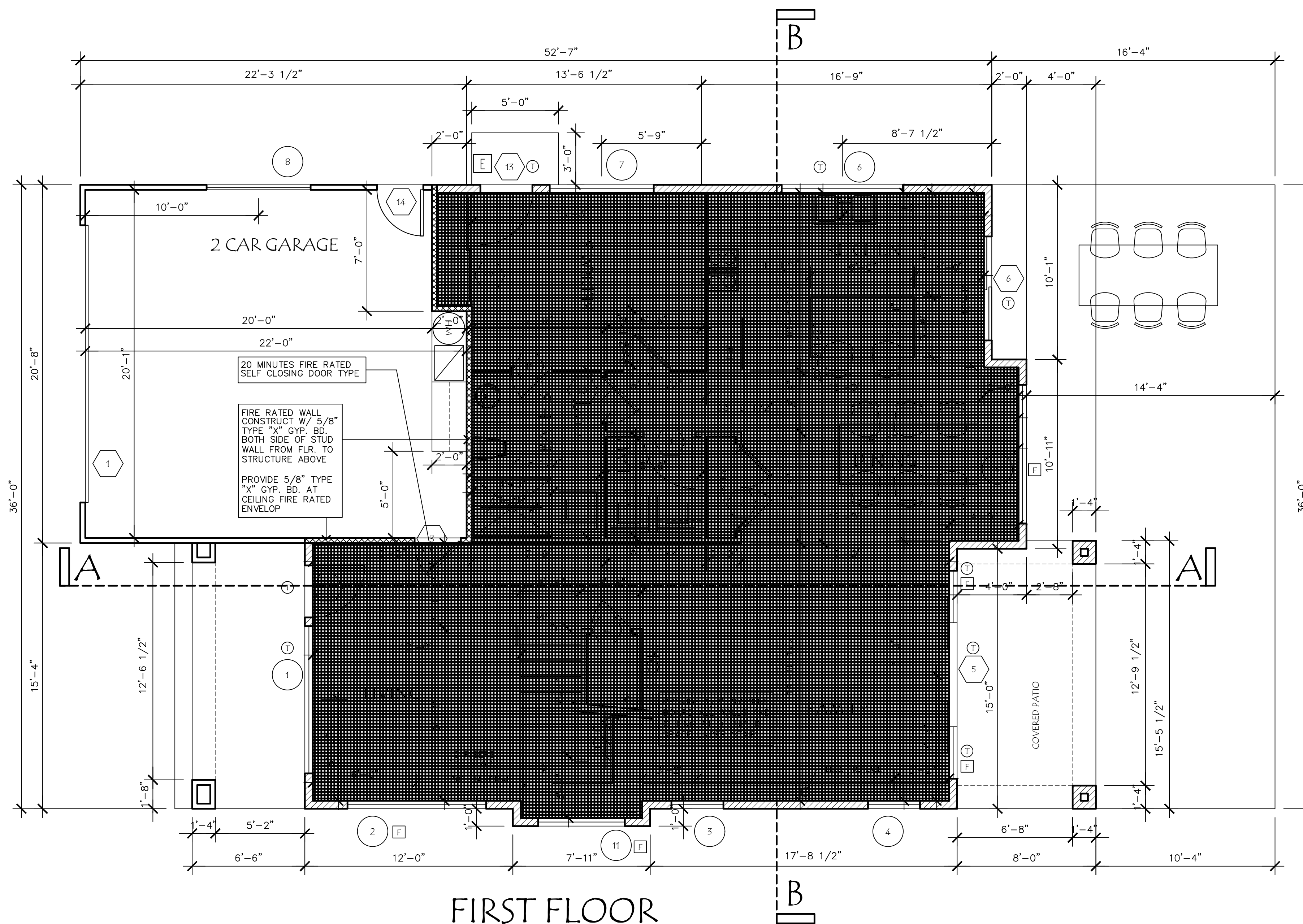
PROJECT

DAI & YEN
 RESIDENCE

129 CARNEGIE DR
 MILPITAS, CALIFORNIA

SHEET CONTENTS

FIRST FLOOR
 PLAN



FIRST FLOOR

LEGEND

- BUILT-OUT WALL
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- SOUND INSULATED WALL
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- TEMPERED GLASS
- FIXED
- DOOR NUMBER
- WINDOW NUMBER

DATE 08-28-23

SCALE AS SHOWN

JOB 2423

SHEET

A-2.1

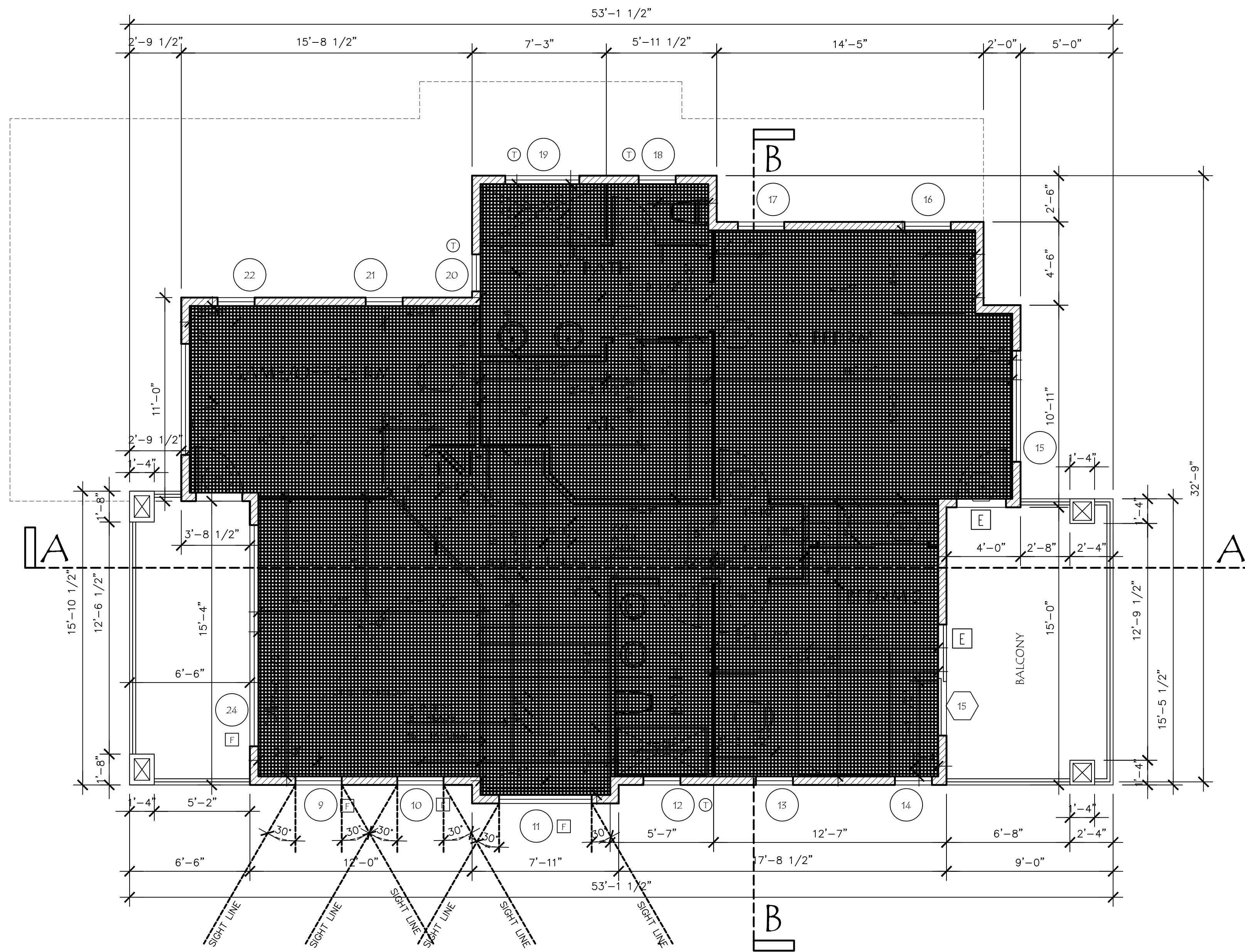
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FLOOR PLAN NOTE :

- FIREPLACE NOTES:**
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 MODEL: SKOPE E195 ELECTRIC FIREPLACE
- MECHANICAL NOTES:**
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 CONTRACTOR TO PROVIDE LAUNDRY TRAY - LAMBRO 1780 HEAVY DUTY LAUNDRY TRAY OR EQUAL
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 OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 42 INCHES.
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 1" FLOOR LEVEL DIFFERENT IF DOOR SWING OVER LANDING



LEGEND

- BUILT-OUT WALL
- 1 HR. FIRE RATED WALL
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- 1 HR. FIRE RATED WALL UNIT SEPARATION
- EMERGENCY EGRESS WINDOW OR DOOR
- TEMPERED GLASS
- FIXED
- DOOR NUMBER
- WINDOW NUMBER



REVISIONS

NO.	DESCRIPTION

These drawings are instruments of service. It is the property of O8 Design Studio. All design and other information on these drawings are for use on the specified project and shall not be used without the expressed written consent of O8 Design Studio. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings.

PROJECT DESIGNER:

[Signature]

PROJECT

DAI & YEN RESIDENCE

129 CARNEGIE DR
 MILPITAS, CALIFORNIA

SHEET CONTENTS

SECOND FLOOR PLAN

DATE 08-28-23
 SCALE AS SHOWN
 JOB 2423

SHEET
A-2.2

SECOND FLOOR PLAN

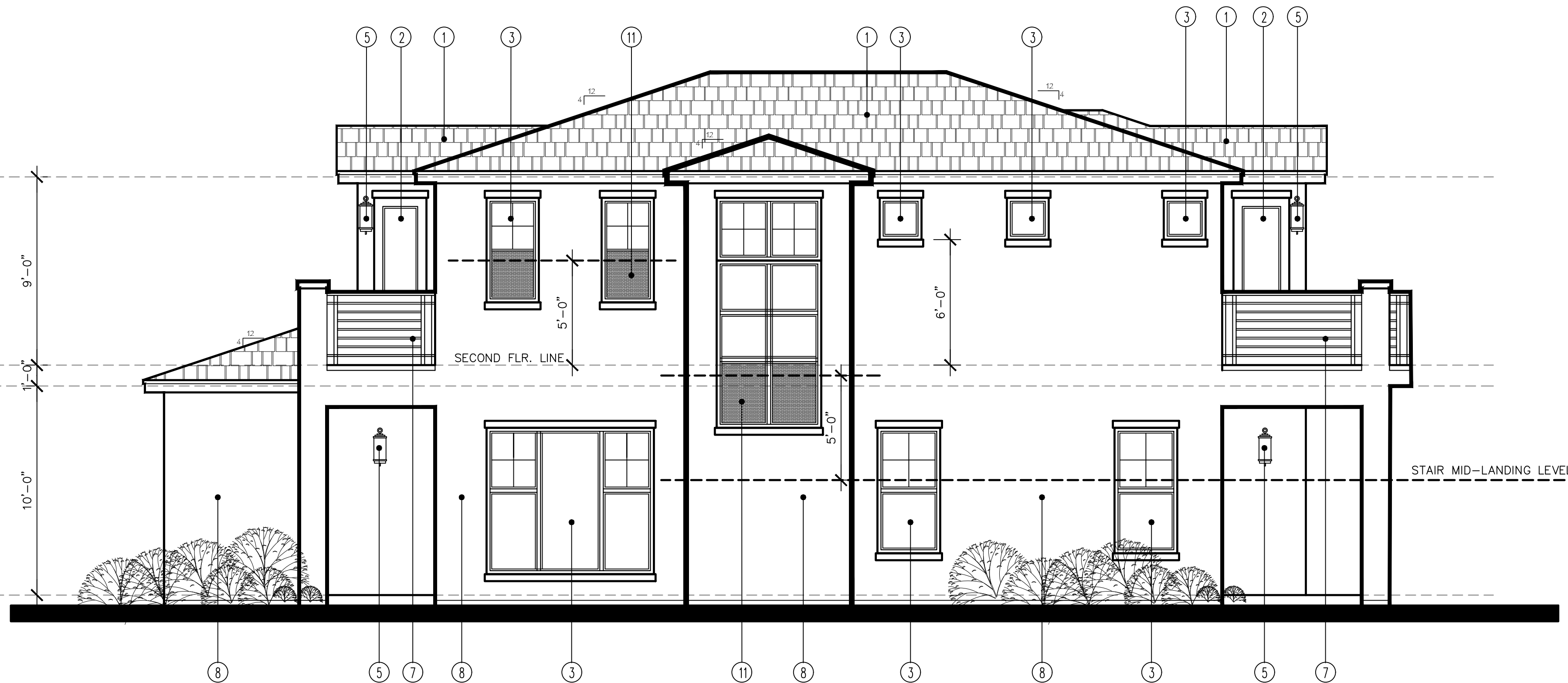
SCALE: 1/4" = 1'-0"

NOTES



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

- ① ROOFING - ASPHALT SHINGLE
- ② DOOR
- ③ WINDOW
- ④ GARAGE DOOR
- ⑤ EXTERIOR LIGHT
- ⑥ CONCRETE STEPS
- ⑦ WROUGHT IRON RAILING
- ⑧ STUCCO
- ⑨ WROUGHT IRON FLOWER BOX
- ⑩ HOUSE ADDRESS
- ⑪ OBSCURED GLASS WINDOWS

GENERAL NOTES

HOUSE ADDRESS:

THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE ADDRESS NEEDS TO BE MINIMUM 4" HIGH AND 1/2" THICK.

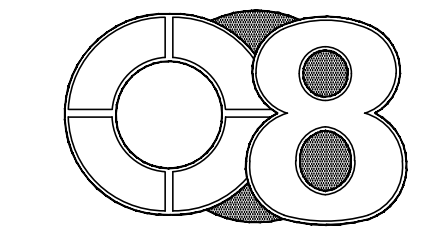
EXTERIOR STUCCO FINISH:

3 COAT STUCCO SYSTEM, 7/8" MIN. THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE

PROPOSED PRIVACY

ALL EXTERIOR WINDOWS SHALL HAVE BLINDER, WINDOW SHADES

ANY LARGE WINDOWS ON SECOND FLOOR, FROM 5FT DOWN SHALL USE OBSCURED GLASS



DESIGN STUDIO

4180 WATKINS WAY
SAN JOSE, CA 95155
408.375.0041

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PROJECT

DAI & YEN
RESIDENCE

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MILPITAS, CALIFORNIA

SHEET CONTENTS

ELEVATIONS

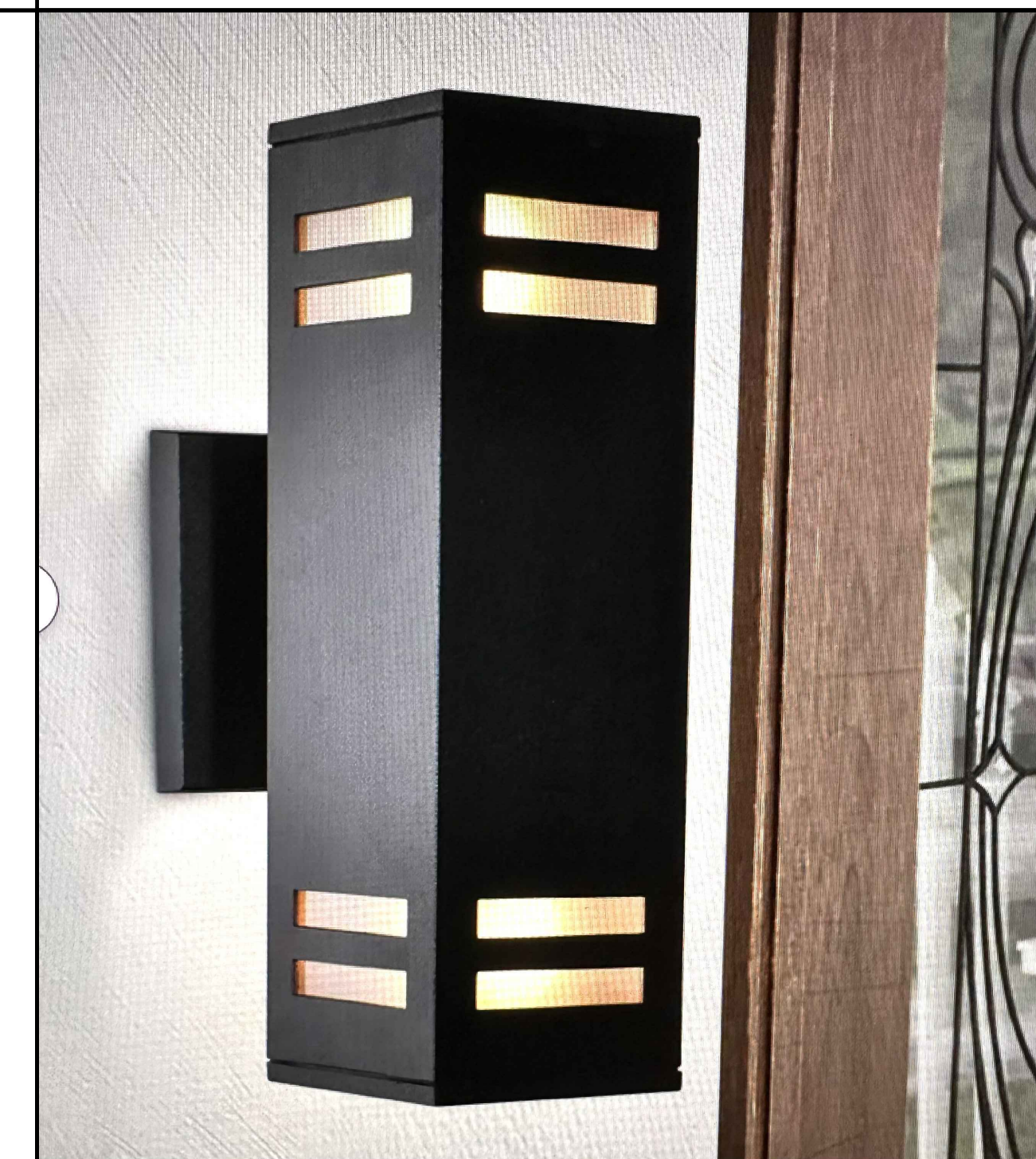
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SHEET

A-3.1



EXTERIOR WALL MOUNTED LIGHT
MANUFACTURE: MANSEAU ALUMINIUM WALL LIGHT
LIGHTING TYPE: OUTDOOR ARMED SCENCE
WEATHERPROOF: YES
MATERIAL: ALUMINIUM
LIGHT BULB: 2 (60 WATT MAX. EACH)
MOUNTING HEIGHT: 7 FEET FROM FINISH FLOOR TO MIDDLE OF LIGHT FIXTURE

PROPOSE EXTERIOR LIGHTING



REAR ELEVATION



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

- ① ROOFING - ASPHALT SHINGLE
- ② DOOR
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- ⑩ HOUSE ADDRESS
- ⑪ OBSCURED GLASS WINDOWS

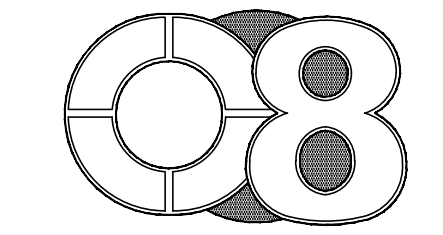
GENERAL NOTES

HOUSE ADDRESS:
 .THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE ADDRESS NEEDS TO BE MINIMUM 4" HIGH AND 1/2" THICK.

EXTERIOR STUCCO FINISH:
 3 COAT STUCCO SYSTEM, 7/8" MIN. THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE

PROPOSED PRIVACY

.ALL EXTERIOR WINDOWS SHALL HAVE BLINDER, WINDOW SHADES
 .ANY LARGE WINDOWS ON SECOND FLOOR, FROM 5FT DOWN SHALL USE OBSCURED GLASS



DESIGN STUDIO

4180 WATKINS WAY
 SAN JOSE, CA 95155
 408.375.0041

REVISIONS

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PROJECT DESIGNER:

PROJECT

DAI & YEN
 RESIDENCE

129 CARNEGIE DR
 MILPITAS, CALIFORNIA

SHEET CONTENTS

ELEVATIONS

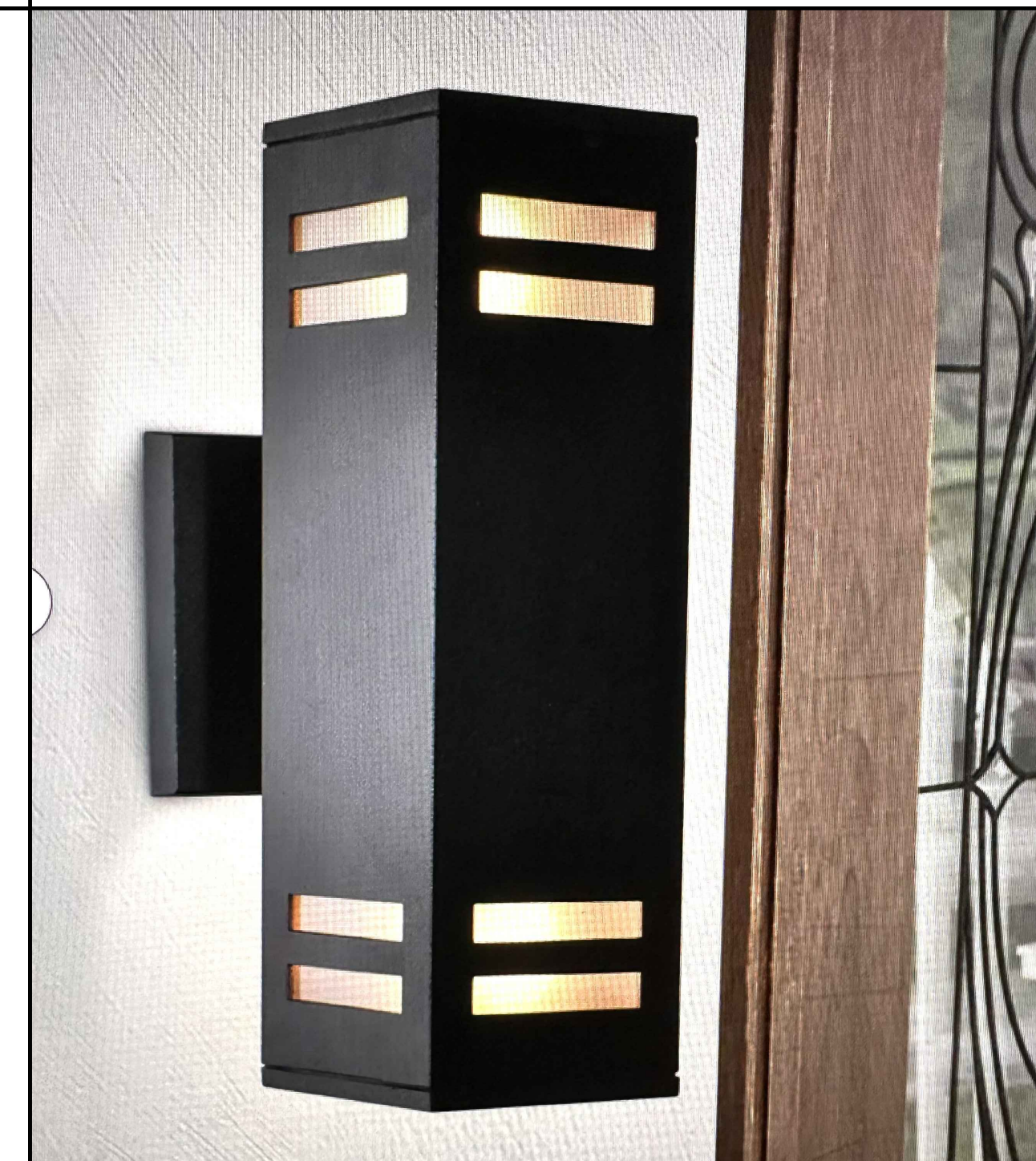
DATE 08-28-23

SCALE AS SHOWN

JOB 2423

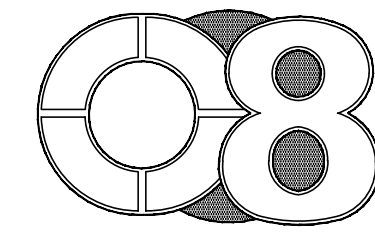
SHEET

A-3.2



EXTERIOR WALL MOUNTED LIGHT
 MANUFACTURE: MANSEAU ALUMINUM WALL LIGHT
 LIGHTING TYPE: OUTDOOR ARMED SCONCE
 WEATHERPROOF: YES
 MATERIAL: ALUMINIUM
 LIGHT BULB: 2 (60 WATT MAX. EACH)
 MOUNTING HEIGHT: 7 FEET FROM FINISH FLOOR TO MIDDLE OF LIGHT FIXTURE

PROPOSE EXTERIOR LIGHTING



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PROJECT

DAI & YEN
RESIDENCE

129 CARNEGIE DR
MILPITAS, CALIFORNIA

SHEET CONTENTS

ROOF PLAN

DATE 08-28-23

SCALE AS SHOWN

JOB 2423

SHEET

A-4.0

ROOF PLAN NOTES

BUILDING ROOF ITEMS

- 1 FLOOR LINE
- 2 CRICKET
- 3 GUTTER
- 4 BUILDING LINE BELOW
- 5 HIP LINE
- 6 CRICKET
- 7 2'X2' SKYLIGHT
- 8 2'X4' SKYLIGHT
- 9 12" SUN TUNNEL
- 10 18" SUN TUNNEL
- 11 SILL / RAIL LINE
- 12 RIDGE LINE
- 13 ROOF EDGE / FASCIA
- 14 VALLEY LINE
- 15 ATTIC VENT
- 16 CHIMNEY
- 17 RIDGE VENT
- 18 SMART STRIP VENT (FOR VAULTED CEILING)
- 20 CHASE
- 21 DOWN SPOUT, SEE 14/A-8.0
- 22 DRAIN
- 23 DECKING
- 24 PURLINS
- 25 ACCESS LADDER
- 26 MECHANICAL EQUIPMENT
- 27 DECK COATING
- 28 LATTICE PANEL
- 29 EXPOSED BEAMS
- 30 DORMER

ROOFING NOTES

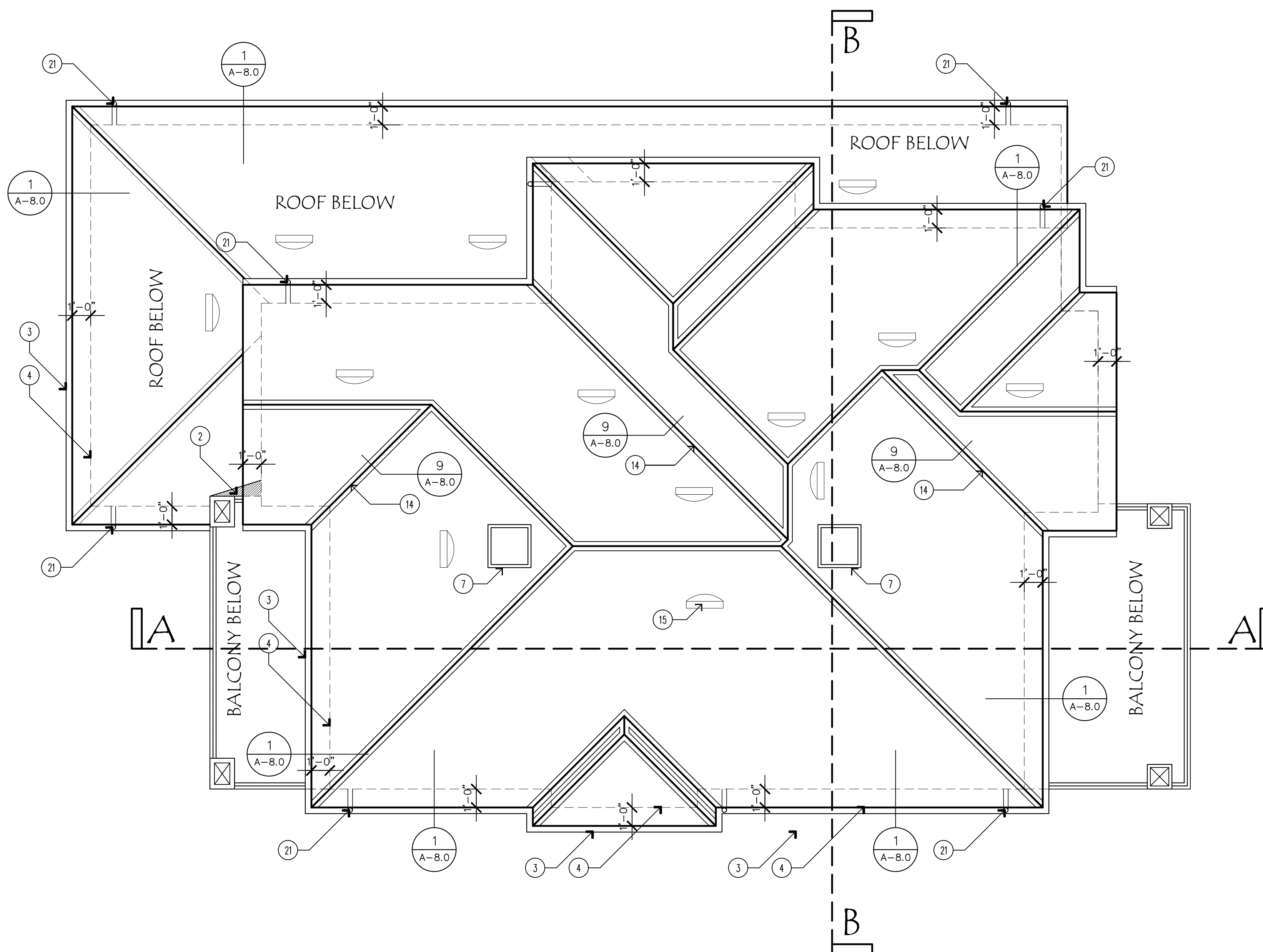
MANUFACTURE: CERTAINTeed
TYPE: ASPHALT SHINGLE
INSTALLATION PER MANUFACTURE RECOMMENDATIONS.

ATTIC ACCESS:
ROOF VENT: GALVANIZE ROOF VENT

GUTTER AND DOWN SPOUT:
GALVANIZE GUTTER AND DOWN SPOUT, PAINTED FINISH

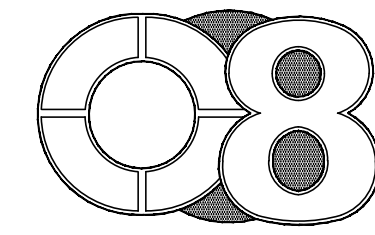
PLUMBING NOTE :
PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS

SKYLIGHT NOTES:
THE SKYLIGHT UNIT SHALL BE TESTED AND LABELED IN COMPLIANCE WITH AAMA/WDMA/CSA 101/1.S.2/A440 PER CRC SECTION R308.6.9



ATTIC VENT CALCULATION

ATTIC SPACE	ATTIC AREA	$\times \frac{1}{150}$ = REQ'D. FREE VENT	24x9 ATTIC VENT AREA = .75 SQFT.	1" HOLE VENT 3 @ EA. BLKG 1-1/2" DIA. = .0123 SQFT.
A	1230 S.F.	8.2 S.F.	9 = 6.75 SQFT.	136 = 1.67 SQFT.
B	519 S.F.	3.46 S.F.	4 = 3 SQFT.	84 = 1.03 SQFT.
SUMMARY: AREA A: AREA VENT PROVIDE: 6.75 + 1.67 = 8.42 SF. > AREA REQUIRE 8.2 SF. AREA B: AREA VENT PROVIDE: 3.0 + 1.03 = 4.03 SF. > AREA REQUIRE 3.46 SF.				



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PROJECT

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RESIDENCE

129 CARNEGIE DR
MILPITAS, CALIFORNIA

SHEET CONTENTS

COLOR BOARD

DATE 08-28-23

SCALE AS SHOWN

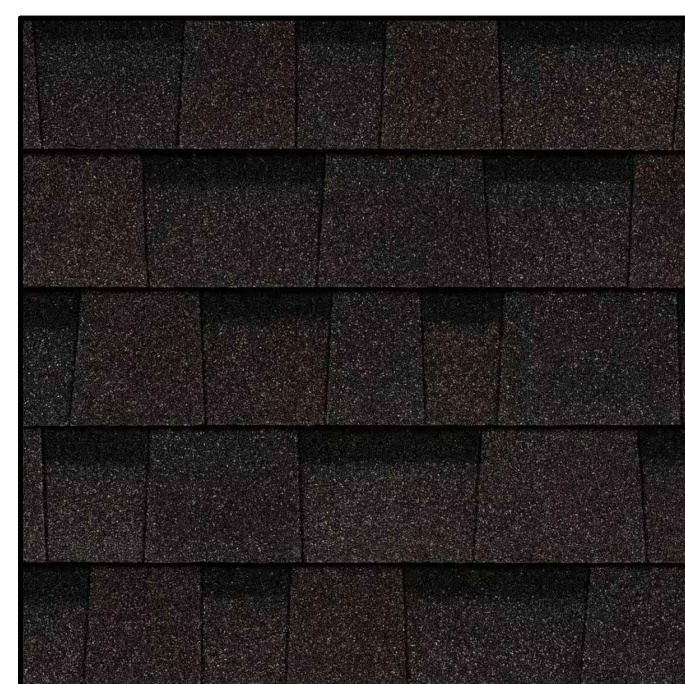
JOB 2423

SHEET

A-CB

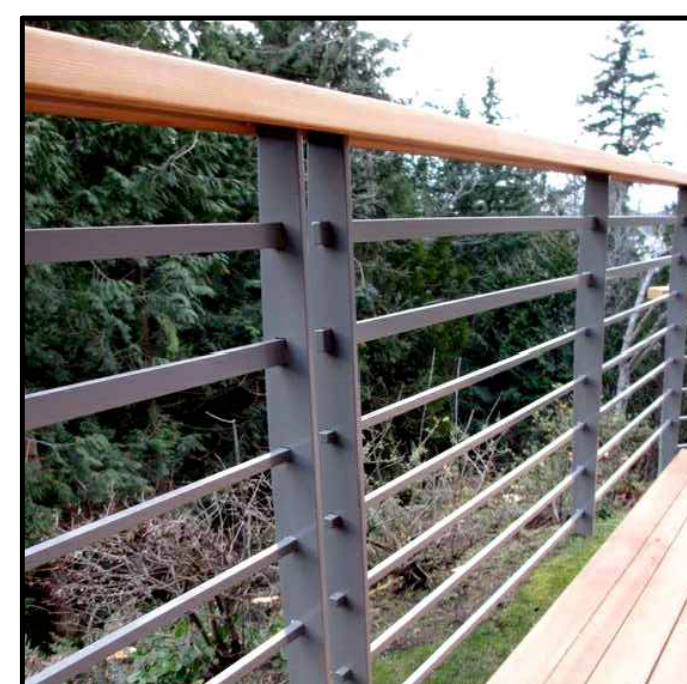


1



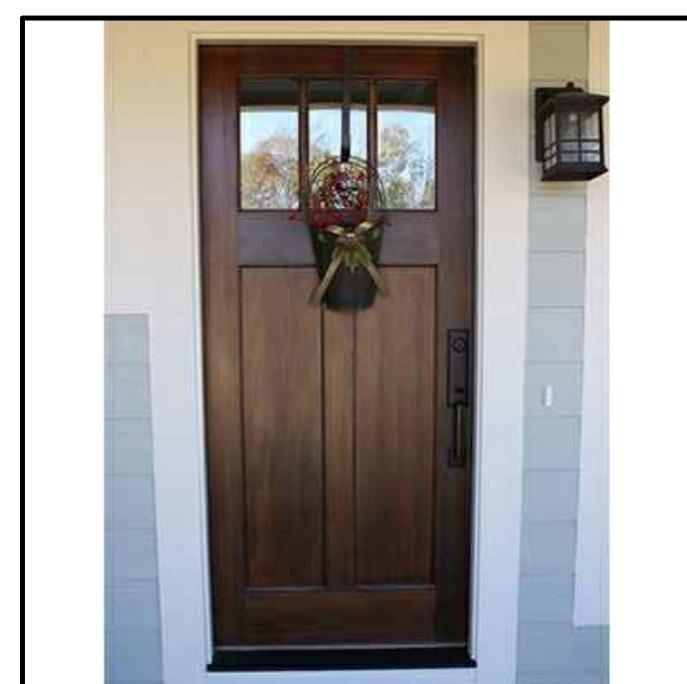
ASPHALT SHINGLE
GRAND SEQUOIA GAF
WEATHER WOOD

2



METAL RAILING
WROUGHT IRON RAILING
PAINTED BLACK

3



EXTERIOR FRONT DOOR
SIERRA PACIFIC
DARK BROWN
WOOD DOOR

4



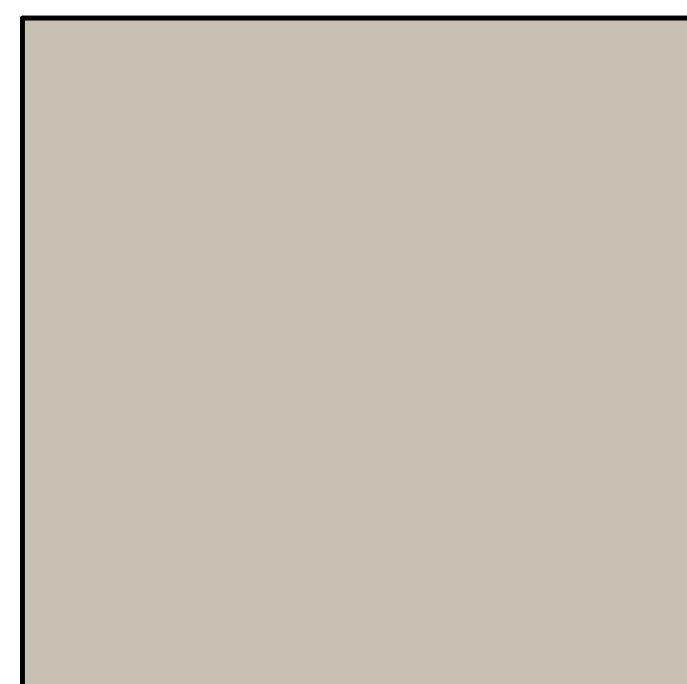
GARAGE DOOR
GDI
WOOD DOOR WITH
GLASS WINDOW

5



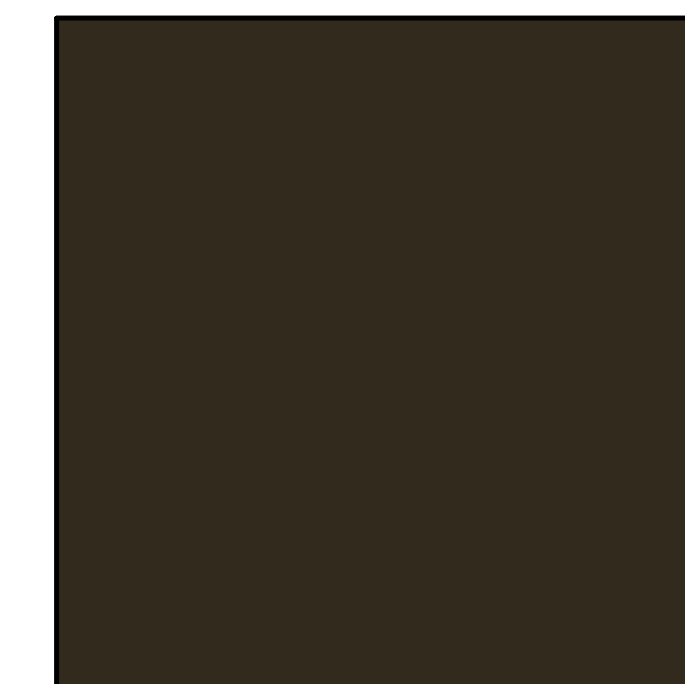
MILGARD WINDOW
VINYL FRAME
DARK BRONZE COLOR

6



BODY PAINT
KELLY MOORE
SWISS COFFEE
KM23

7



ACCENT PAINT
TRIM/FACIA BOARD
SHERWIN WILLIAMS
HIGH TEA
SW 6159