

# MEMORANDUM

Planning Department

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**Date:** May 23, 2024  
**To:** Zoning Administrator  
**From:** Kristina Phung, AICP, Associate Planner

**Subject:** **New Elevator Tower and Façade Improvements – 1000 Hillview Court - P-MS24-0028:** A Minor Site Development Permit request to develop a new 485-square foot elevator tower with a maximum height of 38 feet above grade level at the north end of an existing 61,326-square foot, three-story building with 134-units of permanent supportive housing on a 3.30-acre site at 1000 Hillview Court. The proposal also includes façade improvements including new paint and window trim. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

**Location:** 1000 Hillview Court (APN: 028-26-003)

**Zoning/GP:** Town Center (TC) / Town Center (TWC)

**Application:**

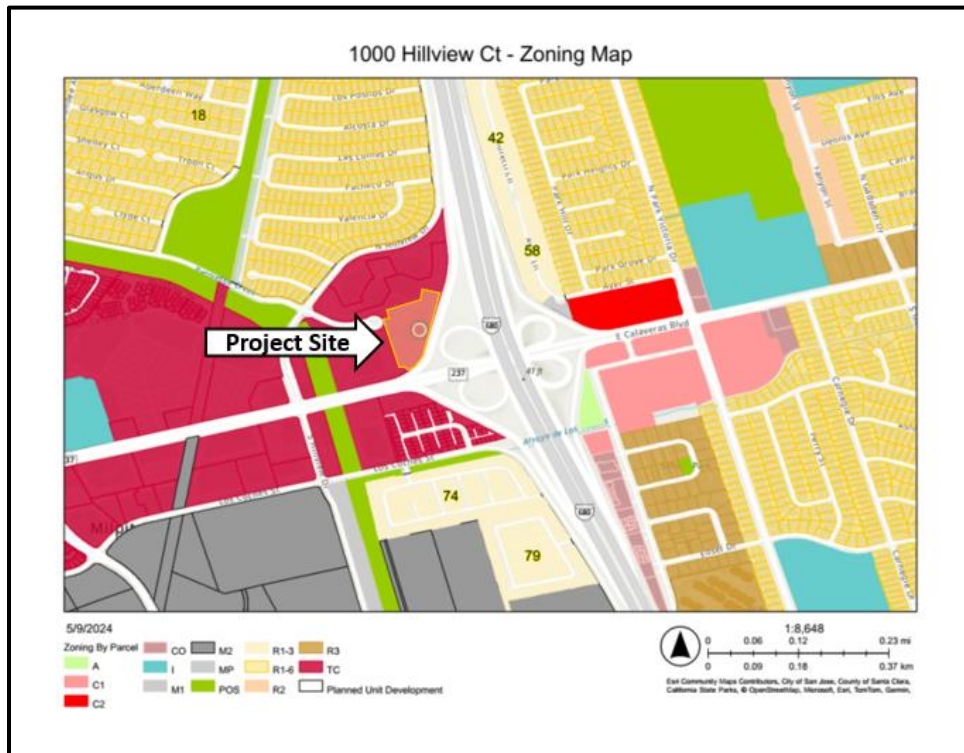
On February 1, 2024, Kevin Pressey of Pressey & Associates (Applicant) submitted a Minor Site Development (MSD) Permit application to develop a new elevator tower to an existing converted hotel building. The scope of work includes a new 485-square foot elevator tower with a maximum height of 38-feet above grade level at the north end of an existing 61,326-square foot, three-story building with 134-units of permanent supportive housing, with façade and site improvements including new paint and window trim (the “Project”).

Per Milpitas Municipal Code (MMC) Table XI-10-57.03-1, applicants proposing to develop building additions to non-residential buildings require a MSD Permit with Zoning Administrator approval.

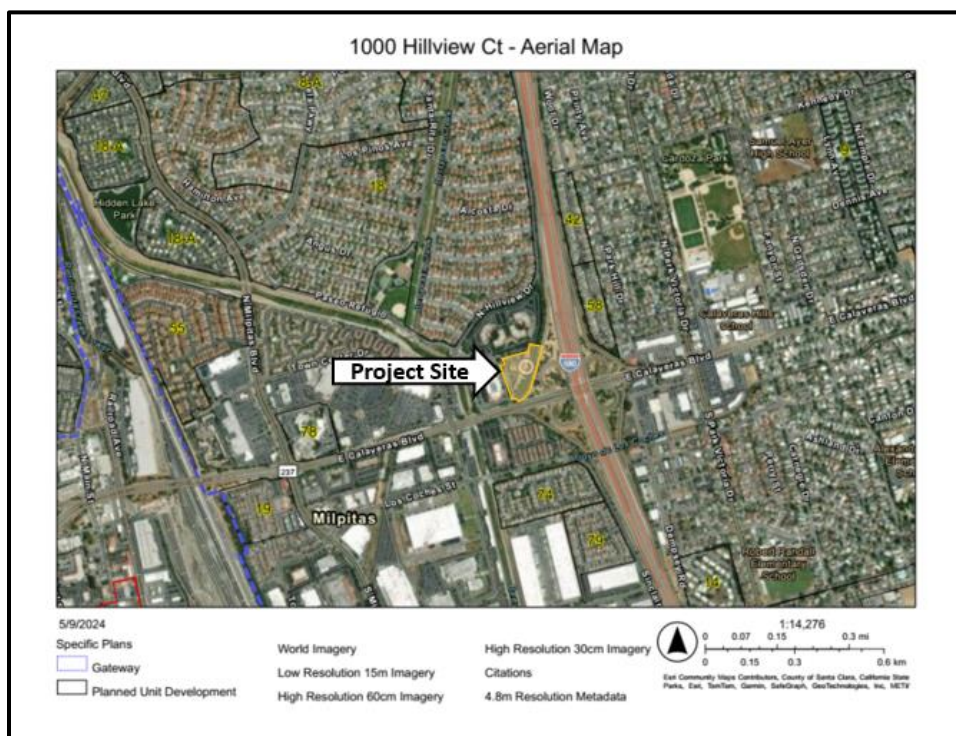
The project site is surrounded by commercial uses to the north and east, and is separated by East Calaveras Boulevard to the south and other commercial uses. Interstate Highway 680 is located west of the project site, and other commercial and residential uses are located further to the west. This is demonstrated in Zoning Map, Aerial View Map, and Surrounding Zoning and Land Uses table.



### Map 1 – Zoning Map



### Map 2 – Aerial View



**Table 1: Surrounding Zoning and Land Uses**

	<b>General Plan</b>	<b>Zone</b>	<b>Uses</b>
<b>Subject Site</b>	Town Center (TWC)	Town Center (TC)	Permanent Supportive Housing (Project Homekey Site)
<b>North</b>	Town Center (TWC)	Town Center (TC)	Offices
<b>South</b>	Town Center (TWC)	Town Center (TC)	E. Calaveras Blvd, Medical Offices, Car Wash
<b>East</b>	Medium Density (MDR)/ Neighborhood Commercial Mixed Use (NCMU)	Single-Family Residential (R1-3)/ General Commercial (C2)	Interstate Highway 680, Residential, Commercial Shopping Plaza
<b>West</b>	Town Center (TWC)	Town Center (TC)	Hotel

**Project Details**

The existing building at 1000 Hillview Court was formerly a hotel (Extended Stay America), approved by the City of Milpitas per Conditional Use Permit No. UP-1367 in 1996 with 146 rooms. In 2020, the existing site and hotel received a California Department of Housing and Community Development Project Homekey funding grant to convert the 143 hotel rooms into 134 studio apartments as permanent supportive housing for the formerly homeless. The County of Santa Clara (County) is the current owner of the project site, and JHC-Hillview LLC is the ground lessee and operator of the building with Domus Management Company (Domus) as the property management company and Abode Services (Abode) providing case management and supportive services. The County, Domus, and Abode meet regularly with the residents and neighbors as needed to discuss any issues that arise from the site operations and facilities.

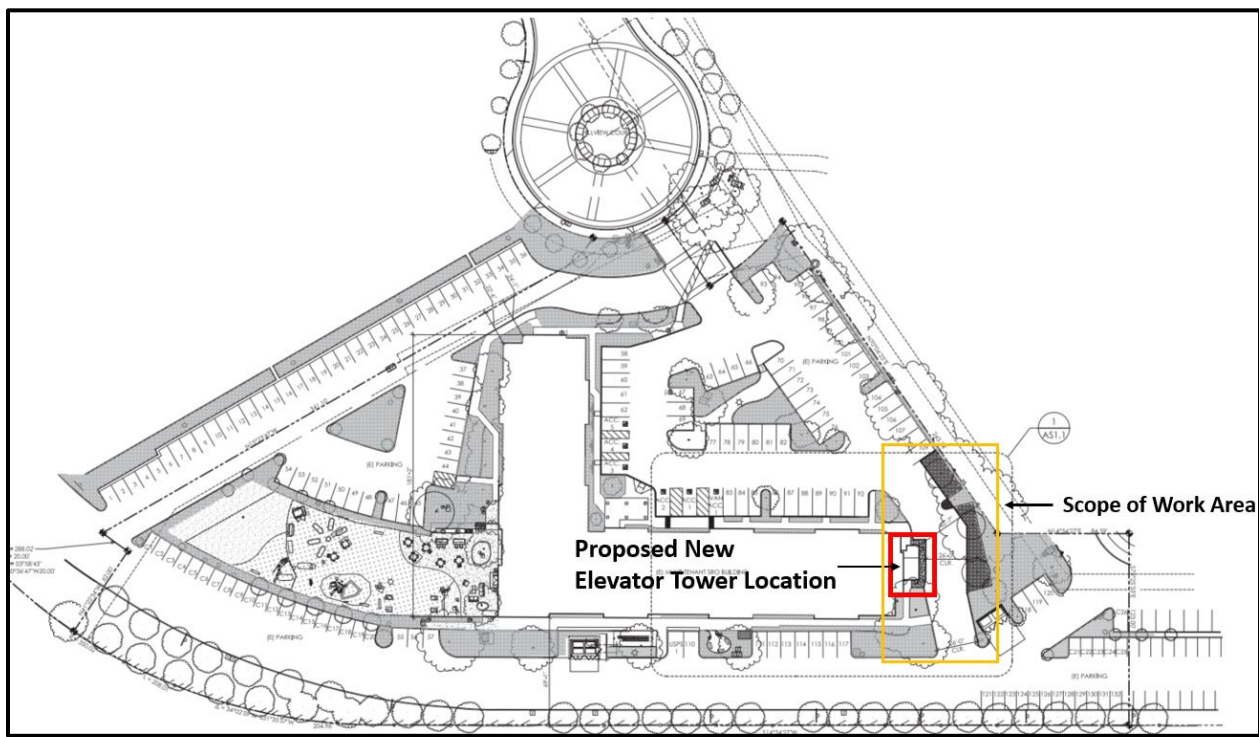
Rehabilitation efforts to redevelop the former hotel into a permanent supportive housing facility began in late 2020. To date, the improvements have been proposed in four phases. The current status of those phases are as follows:

- Phase I (Completed): Updated and conversion of hotel rooms to studio units for immediate occupancy.
- Phase II (Completed): Site and community area upgrades.
- Phase III (Construction in Progress): Re-roofing, replacing all exterior windows, altering lobby area floor plan, and accessory structures to the tenant yard on south side of building.
- Phase IV (Under Review - Subject Planning Entitlement Approval): New elevator tower at north end of building and new exterior paint and window trim with site improvements.

The converted facility received its final Certificate of Occupancy in December 2022 for the first two phases of construction listed above. Phase III has received all necessary building permits and the construction is in progress. The Phase IV proposal to add a new elevator tower was a result of feedback from the County and residents residing in the building. Up to 134 households (primarily individuals) reside in the building with only one elevator, limiting tenants with existing health and mobility issues. Having one elevator to provide service for all units results in hardships for tenants when the elevator is out of service or requires routine maintenance. Therefore, the Applicant has noted that the proposed addition of a second elevator tower will improve the access and circulation within the building, while improving the quality of life for its residents.

Development of the new elevator tower will require the removal of nine parking stalls, decreasing the total parking spaces from 174 to 165. Additional parking details and design components of the Project are discussed in subsequent pages of this memorandum. Figure 1: Site Plan shows the location of the proposed elevator tower and the general scope of work area.

**Figure 1: Site Plan**



**Analysis**

The project site is in the Town Center (TC) Zoning District and complies with all applicable development standards of that district, as shown in Table 2:

**Table 2: TC Zone Development Standards**

Standards	Required	Existing/Proposed		Complies
Front Yard Setback	20-ft	Existing 24'-1"/No Change		Yes
Side Yard Setback (Interior – North)	0-ft	50'-10" / 45'-7"		Yes
Side Yard Setback (Interior – South)	0-ft	Existing 22'-6" / No Change		Yes
Rear Yard Setback	0-ft	Existing 69'-1"/No Change		Yes
Max. FAR	0.85	Existing 0.4266/Proposed 0.4299		Yes
Lot Coverage	None	N/A		Yes
Landscaping	All required setback areas and the ends of each parking aisle	Existing/New landscaping added where parking stalls removed		Yes
Building Height, maximum for Primary Building	35-ft. or 3 stories	Existing <sup>1</sup>	Proposed <sup>1</sup>	Yes, see footnote 1 and Height and Views subsection below
		Max. Height to top of decorative tower – 69'-8"	Max. Height to new elevator tower ceiling plate – 31'-6"	
		Max. Height to top of main building roof – 41'-11"	Max. Height to new elevator tower top of ridge – 37'-8"	

<sup>1</sup>The existing hotel prior to its conversion into permanent supportive housing units was constructed and approved under the zoning development standards adopted at the time of its approval per UP-1367 in 1996. The proposed Project is not considered a new primary building and is a minor addition to an existing building to improve the operating conditions of the building. Additionally, the previous maximum building height for primary buildings under the TC zoning district was previously "none" and was modified under Ordinance No. 38.846, adopted by the Milpitas City Council on October 4, 2022, to establish maximum building heights for non-residential buildings in certain commercial zones. Furthermore, elevator towers are also allowed to exceed the height limit per MMC XI-10-55.02(B).

**Height and Views**

The proposed new elevator tower will not exceed any of the existing maximum building heights of the converted hotel that was approved per Use Permit No. UP-1367 in 1996 and as shown in Table 2. The new 485-square foot elevator tower will not exceed 38 feet above grade level as measured to the top of the new elevator ridge and will be lower in height than the tallest portions of the existing main building (41'-11") and decorative tower (69'-8"). As such, minimal visual impacts are anticipated with regards to the height, bulk, and scale of the new elevator tower addition.

The proposal for a new elevator tower to the existing building is not considered a new primary building, and the maximum building heights for primary buildings in the TC Town Center zoning district were recently modified from "none" to 35-feet or 3 stories in October

2022, adopted under City Council Ordinance No. 38.846. Additionally, elevator towers are permitted exceed the height limit per MMC XI-10-55.02(B), Structures Permitted Above Height Limit.

The proposed Project does not require screening from public right-of-way views. It will not exceed the maximum heights of any portion of the existing decorative tower or main building and will meet all required setback area requirements as demonstrated in Table 2. Nevertheless, existing features along the project site boundaries provide screening opportunities for the new elevator tower. The project site by the north and west property lines includes a surface parking lot. It includes existing landscaping along the perimeter with shrubs and trees that provide screening and separation from the abutting properties. Additionally, existing landscaped areas, including tall trees and shrubbery along the east and south property lines also screen the existing building from any substantial immediate views along major travel thoroughfares, including East Calaveras Boulevard and Interstate Highway 680 as shown in Figures 2 and 3.

**Figure 2: Existing Views/Screening of Project Site from Interstate Highway 680**



**Figure 3: Existing Views/Screening of Project Site from E. Calaveras Blvd**



### **Architecture and Façade Improvements**

The proposed new elevator tower will be constructed to match the existing Mediterranean-style architecture of the converted hotel. The existing building is three-stories tall with an existing color scheme including muted dark orange paint on the first floor, and lighter beige and tan shades on the second and third floors, with white accent trim and red tile roofing.

As discussed above in the Project Details section, the property owner for the Phase III improvements to the project site applied separately for reroofing and window replacement building permits and proposed a similar like for like red tile roof color and material and window type as the existing. As part of the proposed Project and Phase IV of improvements to the site, the new elevator tower and existing building will also include façade improvements including new exterior paint and window trim colors, including a combination of three white and off-white colors for the primary stucco colors, with dark blue paint as the doors and dark brown window trim to replace the existing white window trims.

Figure 4 demonstrates the existing façade color and materials, and Figure 5 shows the proposed colors and materials of the new elevator tower and building façade. Figures 6-11 show the proposed new elevator tower, an enlarged site plan, and at different elevations of the existing building.

On the east elevation, a new ground floor door of the new elevator tower addition will be provided to add a separate egress route from inside the building. On the north elevation, a total of three windows, one on each floor, will be added to the new elevator tower addition and will match the existing windows for the main building.

**Figure 4: Existing Building Façade/Color Scheme**



**Figure 5: Proposed Building Façade/Color Scheme**

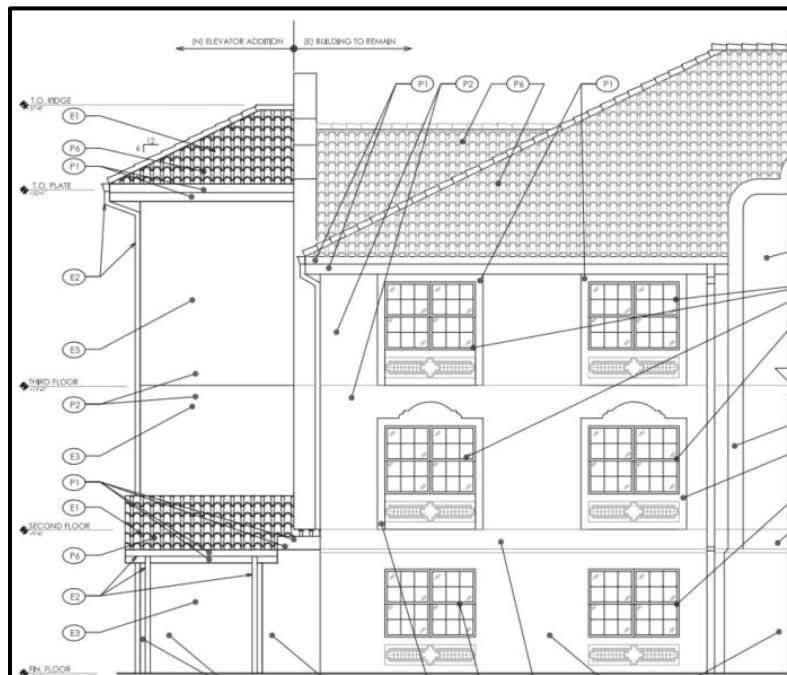




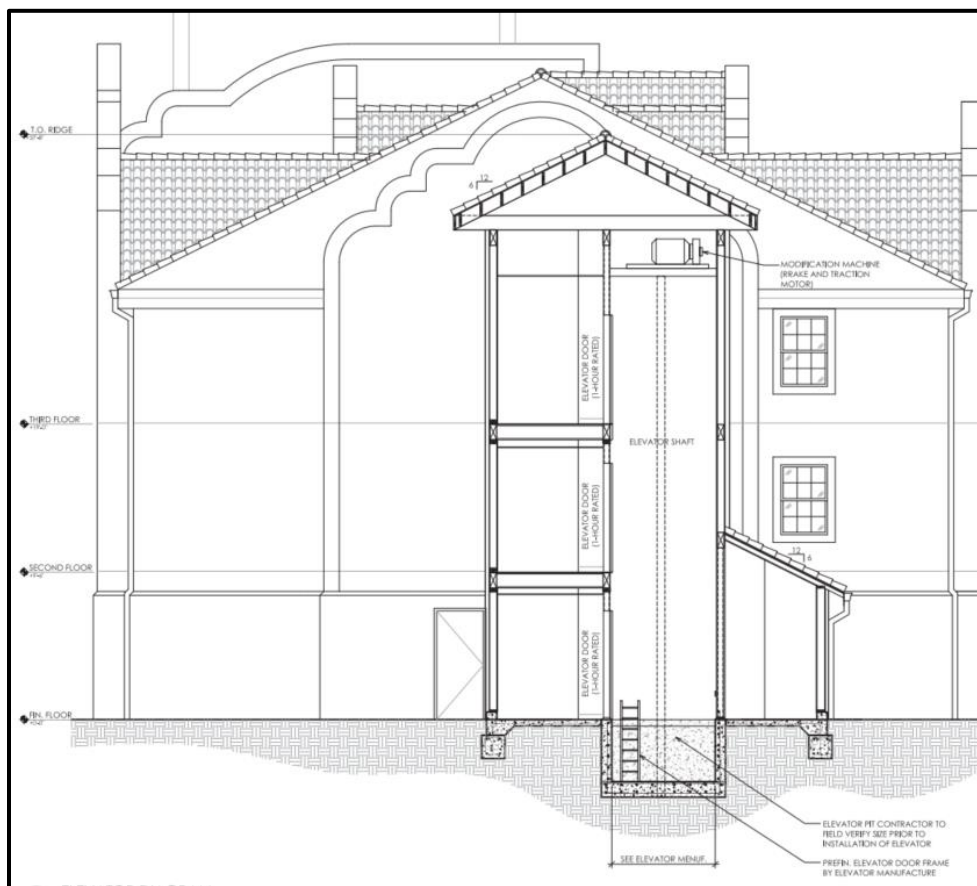
**Figure 8: North Elevation – Proposed Elevator Tower**



**Figure 9: West Elevation – Proposed Elevator Tower**



**Figure 10: Elevator Section Diagram – Proposed Elevator Tower**



**Additional Site Improvements**

Minor site improvements are proposed by the Applicant in order to maintain a minimum 24-foot wide drive aisle after construction of the proposed Project, in compliance with MMC XI-10-53.13, Design Standards. The new drive aisle width will be 26-feet. Approximately 169-square feet of existing landscaping and nine surface parking stalls will be removed and will be replaced with approximately 1,008-square-feet of replacement mulch landscaping where the nine parking stalls and 1,024-square feet of asphalt have been removed, as demonstrated by the darker shaded areas in Figure 11.

The proposed Project will require the removal of one 8-inch tree to allow for construction of the new elevator tower. Trees this size do not meet the threshold for a separate tree removal permit under the City’s Tree Removal Ordinance<sup>1</sup>. Although a separate tree removal permit is not required, the Applicant proposes to plant three new 15-gallon trees within the new planter bed where the existing parking will be removed.

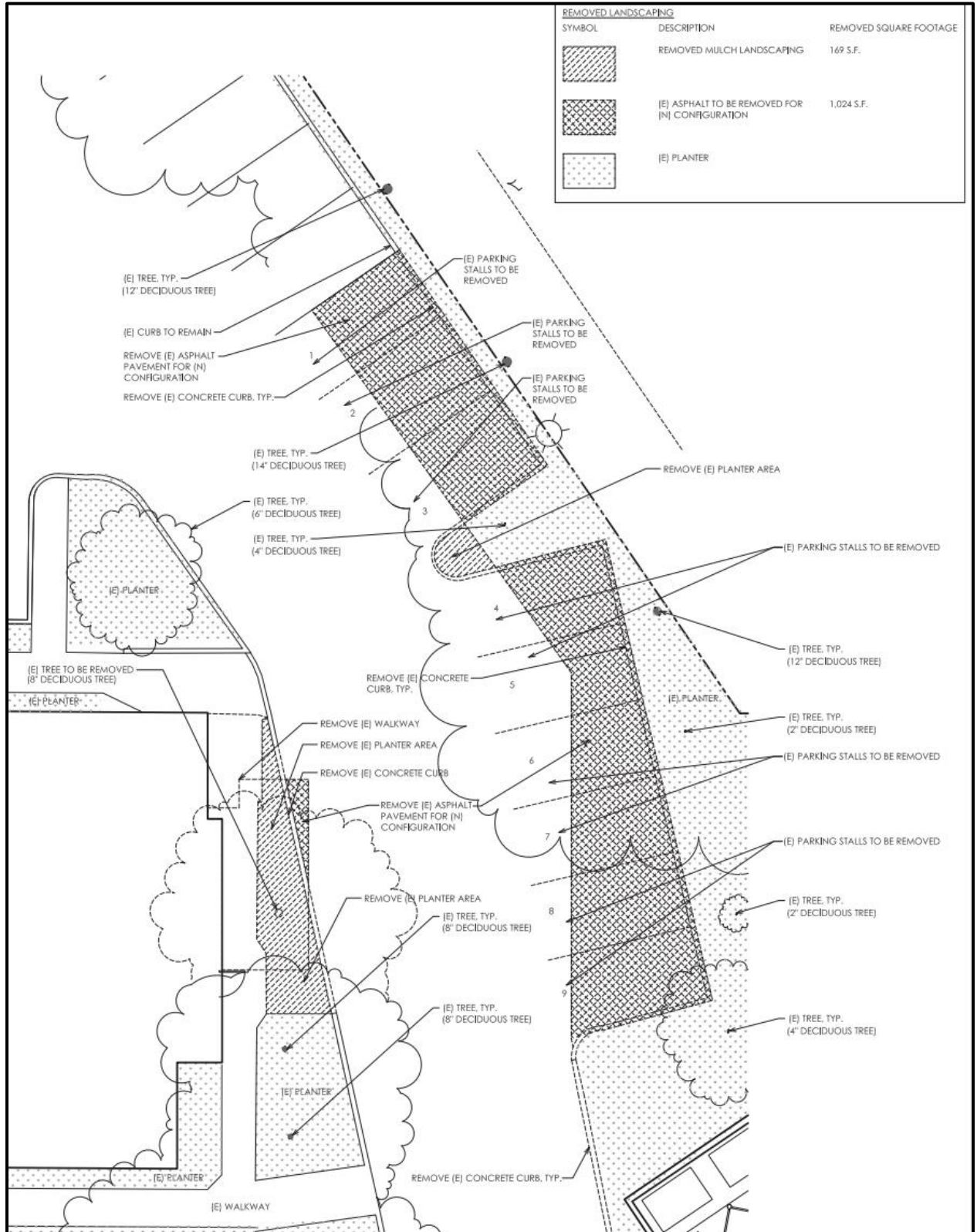
<sup>1</sup> Per the City’s Tree Removal Ordinance per MMC Sec. X-2-7.01 on developed commercial property, a protected tree is designated as one that has thirty-seven-inch (37”), or greater circumference of its trunk measured 4 1/2 feet from the ground.

The project site requires a minimum of 134 parking stalls (one stall required per Studio/Single Room Occupancy Unit) per MMC Table XI-10-53.09-1, Number of Parking Spaces Required. The existing site will have 165 surface parking stalls once the proposed Project is developed, thereby still remaining compliance with the MMC parking standards, as demonstrated in Table 3. The total number of proposed overall parking spaces exceeds the number of required parking spaces by 31, and is therefore compliant with City standards.

**Table 3: Parking Standards**

<b>Type</b>	<b>Existing</b>	<b>Required</b>	<b>Proposed</b>
Standard	141	-	132
Compact	26	-	26
Accessible	5	5	5
Van Accessible	1	1	1
USPS Parking	1	-	1
Total Spaces Required per MMC Table XI-10-53.09-1, 1 Stall/Unit (1 stall x 134 units)		134	
<b>Total Spaces</b>	174	134	165

**Figure 11: Proposed Parking Removal and Landscaping Improvements**



### **Findings for Approval:**

In accordance with Section XI-10-57.03(G) of the Milpitas Municipal Code, the Zoning Administrator may consider and approve a Minor Site Development Permit if the required findings can be made. Findings shall identify the rationale behind the decision to take a certain action and are 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 proposed Project is considered a minor addition and improvement to a converted hotel building, which only has one existing elevator, to provide additional access for its tenants and improve operational conditions and the quality of life for its residents. The proposed Project respects the existing site's development patterns by matching the new elevator tower architecture to the Mediterranean-style architecture. The building will also receive façade improvements with new paint and window trim to modernize the exterior. As such, the proposed Project is intended to meet and improve the expectations of the tenants that use and see the building, and the façade improvements will modernize the visual character of the building while still using earth-toned colors, as required per MMC XI-10-57.03. Furthermore, the proposed new elevator tower will be constructed below the tallest features of the existing main building and decorative tower. Therefore, the proposed Project will be compatible with the scale and architectural features of the existing building.

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

The proposed Project is intended to improve the functional usage of the existing three-story building by improving and ensuring adequate access is available to all units on the upper floors. Tenants may have mobility and health issues, causing hardships for those residents when the one existing elevator is under repair or maintenance. As discussed in the analysis, the proposed Project is not required to be screened; however, existing landscaping including trees and shrubs surround the subject property lines and provides substantial separation and screening from neighboring properties. Additionally, as shown in Figures 2 and 3, a significant amount of tall existing trees surround and screen the existing site and building to south and east along major transportation thoroughfares (East Calaveras Blvd and Interstate Highway 680). The new elevator tower will also be constructed with matching Mediterranean-style architecture to the existing main building and will meet all required setback requirements. Overall, the proposed Project will have minimal visual impacts and will improve the functionality of the converted hotel.

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

The project site is not adjacent to any residential uses, and the proposed new elevator tower does not introduce any new habitable square footage or uses. The new elevator tower will be in front of an existing three-story office park plaza to the north with dark-

glazed windows. In addition, all units within the existing building have privacy curtains installed inside each window. The existing west parcel includes an existing hotel (Embassy Suites), but the hotel is located southwest of the subject property's building and does not have any immediate line of sight to windows at the Embassy Suites, and the rooms at this hotel also contain privacy blinds. Furthermore, as shown in Figures 2 and 3, existing tall trees and shrubs surround the project site along all property lines, and substantial existing screening along the south and east property lines, which shield the subject property from immediate views at its maximum height along major transportation thoroughfares (East Calaveras Boulevard and Interstate Highway 680). Therefore, the proposed Project will not interfere with the privacy, quiet enjoyment, or view of the surrounding properties.

**California Environmental Quality Act (CEQA):**

The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e) (Existing Facilities) and as a separate and independent basis, Section 15303 (Construction or Conversion of Small Structures). As proposed, the Project is less than 10,000 square feet, located within an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and in an area that is not environmentally sensitive.

**Recommendation:**

STAFF RECOMMENDS THAT the Zoning Administrator approve P-MS24-0028 to develop a new 485-square foot elevator tower with a maximum height of 38 feet above grade level at the north end of an existing 61,326-square foot, three-story building with 134-units of permanent supportive housing with façade improvements including new paint and window trim on a 3.30-acre site at 1000 Hillview Court, subject to the findings outlined in this report and the attached Conditions of Approval.

*Attachments:*

- A. Conditions of Approval*
- B. Project Plans*

**Attachment A**

**MINOR SITE DEVELOPMENT PERMIT NO. P-MS24-0028  
1000 HILLVIEW COURT (APN 028-26-003)**

The City of Milpitas Zoning Administrator approves Minor Site Development Permit No. MS24-0028 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 Minor Site Development Permit entitlement is to allow the issuance of building permits for the proposed development of a new 485-square foot elevator tower with a maximum height of 38 feet above grade level at the north end of an existing 61,326-square foot, three-story building with 134-units of permanent supportive housing and includes façade improvements including new paint and window trim (“Project”) on a 3.30-acre lot located within the TC Town Center Zoning District at 1000 Hillview Court (APN: 028-26-003), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

**APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:**

**CONDITIONS OF APPROVAL:**

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 Minor Site Development Permit No. MS24-0028 (“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 of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, 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. **(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 April 26, 2024), approved by the Zoning Administrator on May 23, 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, Planning Commission, or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

16. Land Development Department. The project/development shall comply with the requirements of the Engineering Division. Changes to the site plan shall be reviewed and approved by the Engineering Division. **(LD)**

### **BUILDING DEPARTMENT CONDITIONS**

17. 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.

**FIRE DEPARTMENT CONDITIONS**

18. *Building plans **must** be submitted for review and approval to the Building and Fire Departments prior to any construction, or occupancy is to commence. The following notes are a general list of the applicable Fire Code requirements (2022) and are provided to assist with the building permit process and/or Occupancy 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 construction, or occupancy permit approvals.*
  
19. **Technical Assistance:** To determine the acceptability of technologies, processes, products, facilities, materials, and uses attending the design, operation or use of a building or premises subject to inspection by the Fire Code Official, the Fire Code Official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion(s), plan review(s) and/or report(s). California Fire Code (CFC), Section 104.7.2
  
20. **Change in Occupancy:** No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of the current code(s). CFC Section 102.3
  
21. **Occupancy and Building Analysis:** As part of the construction permit process (Building Permit application), the “Use and Occupancy Classification” shall be provided for all areas of the building in conformance with Chapter 3 of the California Building Code (CBC) and a complete “General Building Area, Height and Construction Type” analysis shall be done for the whole building in conformance to the CBC Chapter 5. Changes and or modifications required in order to be in conformance with the California Building Codes shall be incorporated into the construction documents. CFC Section 102.3
  
22. **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
  
23. **Fire Department Access:** Fire Department apparatus and staff access shall be provided to all buildings and site. Detailed review will be done during construction permit process. CFC Section 503
  - 23.1. **Obstruction of Fire Access:** Ground structures (including landscape) and building projections shall not encroach or impede the fire apparatus access

requirements. CFC Section 503.4

23.2. Marking of Fire Access Roads: The required access road shall be designated and clearly marked as a fire lane. The designated fire lane shall be identified as set forth in Section 22500.1 of the Vehicle Code. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE". CFC Section 503.3. Minimum marking shall be pole signage and red curb with "FIRE LANE" stencil. Signage and red curbs shall be done throughout and as needed to clearly identify the no parking zones.

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

1. AUTOMATIC FIRE SPRINKLERS
2. FIRE ALARM SYSTEM (Elevator Emergency Function)

25. Automatic Fire Sprinkler System for Structures:

25.1. Automatic Fire Sprinkler. The new and existing space shall be provided with an automatic fire sprinkler system in conformance with the NFPA 13 Standards. California Fire Code Section 903.3

26. Building/Structure Other Requirements:

26.1. Hoistway enclosure protection. Elevator, dumbwaiter and other hoistway enclosures shall be shaft enclosures complying with 2022 CBC Sections 712 and 713. 2022 CBC 3002

26.2. Emergency signs. An approved pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not use the elevators in case of fire. The sign shall read "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS". 2022 CBC 3002.3

26.3. New Elevators. All new passenger service elevators shall meet the medical service elevator requirements in California Building Code, 2022 Edition, Chapter 30. CFC Section 606.1.1 added to the California Code, 2022 edition by MMC Section V-300-2.67.

- 26.4. Gurney Size. *The medical emergency service elevator shall accommodate the loading and transport of two emergency personnel. Each requiring a minimum clear 21-inch diameter circular area and an ambulance gurney or stretcher [minimum size 24 inches by 84 inches with no less than 5-inch radius corners] in the horizontal position, open position. 2022 CBC 3002.4.1a*
- 26.5. Fire Fighters' emergency operation. Elevators shall be provided with Phase I emergency recall operation and Phase II emergency recall in-car operation in accordance with *California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders.*
- 26.6. Designation. Medical elevators shall be identified by the international symbol (Star of Life) for emergency medical services. 2022 CBC 3002.4
- 26.7. Emergency hoistway venting. Elevator hoistways containing driving machine shall be provided with a means for venting smoke and hot gases top the outer air in case of fire.
- 26.8. General. Elevator hoistway openings and enclosed elevator lobbies shall be provided in accordance with the following:
1. Where hoistway opening protection is required by Section 3006.2, such protection shall be in accordance with Sections 3006.3
  2. Where enclosed elevator lobbies are required for underground buildings, such lobbies shall comply with Section 405.4.3.
  3. Where an area of refuge is required and an enclosed elevator lobby is provided to serve as an area of refuge, the enclosed elevator lobby shall comply with Section 1009.6.
- 26.9. Two-way communication. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at eh landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. 2022 CBC 1009.8
- 26.10. Access Control Devices: When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the Fire Code Official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. CFC Section 504.6, added by MMC Section V-300-2.54

- 26.11. Premises Identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters and shall be consistent with Milpitas standardized addressing guidelines. CFC Section 505. The Fire Dept. may require the installation of address numbers at multiple building locations. CFC Section 102.9
- 26.12. Fire Department Emergency Key Box (aka: Knox Box, Knox Locks, Knox Electric Switches, etc.): The Fire Code Official is authorized to require a key box(es) to be installed in an approved location(s) if necessary for life-saving or fire-fighting purposes. Quantity and location shall be as directed by the Fire Code Official. CFC Section 506
- 26.13. Fire Equipment ID signs: Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning, systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. CA Fire Code Section 509
- 26.14. Fire Protection Equipment maintenance: Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in CA Fire Code, Table 901.6.1 and the California Code of Regulations, Title 19, Division 1, Chapters 3 and 5. CFC Section 901.6
- 26.15. Fire Protection Equipment: All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by these regulations shall be maintained in an operable condition at all times in accordance with this code and California Code of Regulations, Title 19, Division 1. Upon disruption or diminishment of the fire protective qualities of such equipment, material or systems, immediate action shall be instituted to effect a reestablishment of such equipment, material or systems to their original normal and operational condition. California Code of Regulations, Title 19, Division 1, §1.14
- 26.16. Means of Egress. Means of egress shall conform to the requirements of the California Building Code and Fire Code Chapter 10.

27. Fire Safety: Fire safety during construction, alteration or demolition of the building shall meet the requirements of Chapter 33 of the California Fire Code and the Standards for Construction Site Fire Safety (un-024) by “unidocs” organization (<http://www.unidocs.org>). A Construction Site Fire Safety plan shall be submitted to the Milpitas Fire Prevention Division for review and approval prior to the start of combustible construction. CFC Chapter 33

28. Landscape sheets: Landscaping may be impacted by the comments above and the requirements for fire access, fire systems and devices (such as apparatus access, hydrants, fire service lines, fire department connections valves, etc.). The Fire Dept. reserves the right to relocate, delete or change the proposed landscaping when in conflict with fire systems and devices. CFC 507.5.4.

29. Plan Submittal: Complete plans and specifications for all aspects of fire protection systems shall be submitted to the Fire Department for review and approval prior to system installation. CFC Section 901.2

(P) = Planning

(PO) = Police

(F) = Fire Prevention

(B) = Building

(LD) = Land Development

(CA) = City Attorney

\_\_\_\_\_  
Jay Lee, AICP  
Planning Director

Date: \_\_\_\_\_

**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*

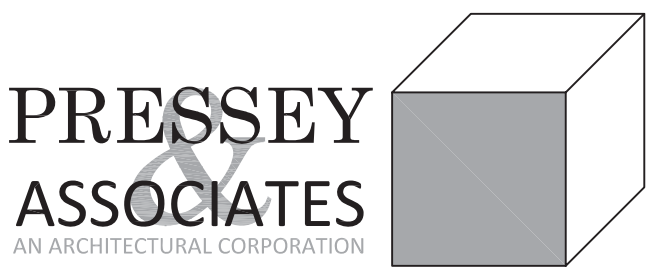
The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the subject property on the terms and conditions set forth in this Permit.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature of Permittee

# HILLVIEW PHASE 4 MILPITAS ELEVATOR ADDITION

1000 HILLVIEW COURT  
MILPITAS, CA 95035



1015 2ND ST. SECOND FLOOR  
SACRAMENTO, CA 95814  
TEL 916-346-4280

## ABBREVIATIONS

ACC. & Z	ACCESSIBLE AND ANGLE	INCL	INCLUDE INSULATION
@	AT	J-BOX	ELECTRICAL JUNCTION BOX JOINT
A.B.	ANCHOR BOLT	JT.	JOINT
A.C.	ASPHALTIC CONCRETE	LAV.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LB.	POUND
APPROX.	APPROXIMATE		
BLDG.	BUILDING	MAX.	MAXIMUM
BLK	BLOCK	MB	MACHINE BOLT
BLKG.	BLOCKING	MECH	MECHANICAL
BM	BEAM	MFR.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
		MTL.	METAL
CL	CENTERLINE	(N)	NEW
CEM.	CEMENT	N.I.C.	NOT IN CONTRACT
CHKD.	CHECKED	NO., #	NUMBER NOT TO SCALE
CLR.	CLEAR	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
COMP.	COMPOSITION	O.F.C.I	OWNER FURNISHED CONTRACTOR
CONC.	CONCRETE		INSTALLED
CONN.	CONNECTION	O/	OVER, ON
CNTR.	CENTER		
CONT.	CONTINUOUS	P.C.	PORTLAND CEMENT
CW	COLD WATER	PSI	POUNDS PER SQUARE INCH
DEMO.	DEMOLITION	PL	PLATE
DTL.	DETAIL	±	PLUS OR MINUS FIELD VERIFY
D.F.	DOUGLAS FIR	P.LAM.	PLASTIC LAMINATE
D.I.	DROP INLET	PLYWD.	PLYWOOD
DIA. ∅	DIAMETER	P.T.R.	PENETRATION THRU ROOF
DM.	DIMENSION	P.V.C.	POLYVINYL CHLORIDE
DRWGS.	DRAWINGS	R.D.	ROOF DRAIN
DS.	DOWNSPOUT	REF.	REFERENCE
(E)	EXISTING	REINF.	REINFORCED
EA.	EACH	REQ.	REQUIRED
ELECT.	ELECTRICAL	REV.	REVISIONS
EQUIP.	EQUIPMENT	RWD.	REDWOOD
ETC.	ET CETERA	R.W.L.	RAIN WATER LEADER
EXP.	EXPANSION	SF.	SQUARE FEET
E.J.	EXPANSION JOINT	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
		SPECS.	SPECIFICATIONS
F.D.	FLOOR DRAIN	SQ.	SQUARE
F.H.	FIRE HOSE CABINET	S.STL.	STAINLESS STEEL
FDNL.	FOUNDATION	STD.	STANDARD
F.F.	FINISHED FLOOR	STL.	STEEL
FLASH.	FLASHING	T.O.	TOP OF
FLR.	FLOOR	T.O.S.	TOP OF STEEL
F.O.B.	FACE OF BLOCK	THK.	THICK
FT.	FOOT	TYP.	TYPICAL
F.S.	FLOOR SINK	U.N.O	UNLESS OTHERWISE NOTED
		VCT	VINYL COMPOSITE TILE
GA.	GAUGE	V.T.R.	VENT THRU ROOF
GALV.	GALVANIZED	W/	WITH
GEN.	GENERAL	WD.	WOOD
G.I.	GALVANIZED IRON	W.H.	WATER HEATER
G.S.M.	GALVANIZED SHEET METAL	W.L.	WROUGHT IRON
GYP. BD.	GYPSUM BOARD	W.W.F.	WELDED WIRE FABRIC

## CODE ANALYSIS

CONSTRUCTION SHALL COMPLY WITH TITLE 24, CALIFORNIA CODE REGULATIONS, INCLUDING THE FOLLOWING:

2024 CITY OF MILPITAS MUNICIPAL CODE  
2022 CALIFORNIA ADMINISTRATIVE CODE (CCR, TITLE 24 (PART 1))  
2022 CALIFORNIA BUILDING CODE (CBC), CCR, TITLE 24 (PART 2)  
2022 CALIFORNIA ELECTRICAL CODE (CEC), CCR, TITLE 24 (PART 3)  
2022 CALIFORNIA MECHANICAL CODE (CMC), CCR, TITLE 24 (PART 4)  
2022 CALIFORNIA PLUMBING CODE (CPC), CCR, TITLE 24 (PART 5)  
2022 CALIFORNIA ENERGY CODE, CCR, TITLE 24 (PART 6)  
2022 CALIFORNIA HISTORIC STANDARDS CODE (CHSC), CCR, TITLE 24 (PART 8)  
2022 CALIFORNIA FIRE CODE (CFC), CCR, TITLE 24 (PART 9)  
2022 CALIFORNIA EXISTING BUILDING CODE, CCR, TITLE 24 (PART 10)  
2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN), CCR, TITLE 24 (PART 11)  
2022 CALIFORNIA REFERENCED STANDARDS, CCR, TITLE 24 (PART 12)  
STATE FIRE MARSHAL REGULATIONS, CCR, TITLE 19 (PUBLIC SAFETY)

ASME [A17.1/CSA B44]: ELEVATOR STANDARD 2022 EDITION

TYPE OF CONSTRUCTION = Y-A

OCCUPANCY TYPE = B, R-2/A, A-3/B/S-1

## PROJECT INFORMATION

LOCATION: 1000 HILLVIEW COURT MILPITAS, CA 95035  
FIRE SPRINKLER: YES  
APNS: 028-26-003  
PUBLIC HOUSING: YES

GROSS SQUARE FOOTAGE				
FIRST FLOOR	21,138 S.F.	SETBACKS (MIN.)	REQUIRED	EXISTING
SECOND FLOOR	20,094 S.F.	FRONT	20 FEET	24'-1"
THIRD FLOOR	20,094 S.F.	SIDES (INTERIOR - NORTH)	0 FEET	50'-10"
		SIDES (INTERIOR - SOUTH)	0 FEET	22'-6"
		REAR	0 FEET	69'-1"
				PROPOSED
				24'-1" (NO CHANGE)
				45'-7"
				22'-6" (NO CHANGE)
				69'-1" (NO CHANGE)

TOTAL BUILDING AREA **61,326 S.F.**

TOTAL SITE AREA 3.30 ACRES

ZONING DISTRICT TC (TOWN CENTER)

ADDITION GROSS SQUARE FOOTAGE

FIRST FLOOR	211 S.F.
SECOND FLOOR	137 S.F.
THIRD FLOOR	137 S.F.

TOTAL ADDITION AREA **485 S.F.**

REVISED TOTAL BUILDING AREA **61,811 S.F.**

MAX. HEIGHT OF THE TOP OF THE DECORATIVE TOWER 69'-8"

MAX. HEIGHT OF THE TOP OF THE MAIN BUILDING ROOF 41'-11"

MAX. HEIGHT OF THE NEW ELEVATOR TOWER CEILING PLATE 31'-6"

MAX. HEIGHT OF THE NEW ELEVATOR TOWER TO TOP OF RIDGE 37'-8"

THE PROPOSED HEIGHT OF THE NEW ELEVATOR ADDITION IS 37'-8" ABOVE THE EXISTING GRADE TO THE TOP OF THE RIDGE AT THE ELEVATOR ADDITION ROOF. WHILE THIS IS ABOVE THE 35'-0" HEIGHT LIMITATION IT IS SIGNIFICANTLY BELOW THE MAXIMUM HEIGHT OF THE EXISTING BUILDING WHICH IS 41'-11" TO THE TOP OF THE MAIN BUILDING ROOF AND 69'-8" TO THE TOP OF THE DECORATIVE TOWER AT THE CENTER OF THE BUILDING. THE HEIGHT OF THE ADDITION IS REQUIRED TO GET THE CLEARANCES FOR THE ELEVATOR AND THE EQUIPMENT AT THE SHAFT SO THAT THE ELEVATOR CAN REACH ALL 3 EXISTING FLOORS

## PROJECT SCOPE

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, INSURANCE AND SERVICES REQUIRED FOR THE NEW ELEVATOR AT THE NORTH END OF THE EXISTING SUBJECT BUILDING.

PROVIDE ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL CHANGES AS INDICATED.

A. NEW ELEVATOR

- ADD A NEW ELEVATOR TOWER AT THE NORTH END OF THE EXISTING SUBJECT BUILDING.
- RECONFIGURE DRIVE AISLE FOR PROPER CLEARANCES AROUND THE ADDITION.
- REMOVE AFFECTED PARKING STALLS AND INRLL WITH LANDSCAPE TO MATCH ADJACENT LANDSCAPING.
- ADD THREE 15 GALLON TREES

## PARKING SUMMARY

PARKING			
REQUIRED: PER PLANNING CODE SEC. 53.134 SRO UNITS (1 STALL/UNIT); 1 x 134 = 134 STALLS			
TYPE	EXISTING	REQUIRED	PROPOSED
STANDARD	141	-	132
COMPACT	26	-	26
ACCESSIBLE	5	5	5
VAN ACCESSIBLE	1	1	1
USPS PARKING	1	-	1
TOTAL	174	134	165

- ALL PARKING IS UNASSIGNED
- NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES: 5 PARKING STALLS, PER TABLE 118-208.2 = FIVE ACCESSIBLE PARKING SPACES. REQUIRED VAN PARKING SPACES PER 118-208.2.4, ONE ACCESSIBLE SPACE
- PROPOSED, THIS PROJECT REMOVES STANDARD PARKING SPACES: 9 PARKING STALLS LEAVING A TOTAL OF 165

## PROJECT DIRECTORY

OWNER:  
JAMBORÉE HOUSING CORPORATION  
17701 CROWN AVENUE, SUITE 200  
IRVING, CA 92614  
(916) 545-2455  
CONTACT: DAN MALONEY

ARCHITECT:  
PRESSEY & ASSOCIATES  
2015 H ST., THIRD FLR.  
SACRAMENTO, CA 95811  
(916) 346-4280  
CONTACT: KEVIN PRESSEY

MECHANICAL / PLUMBING ENGINEER:  
PETERS ENGINEERING  
2411 ALHAMBRA BLVD., SUITE 100  
SACRAMENTO, CA 95817  
(916) 447-2841  
CONTACT: SEAN TICHENOR

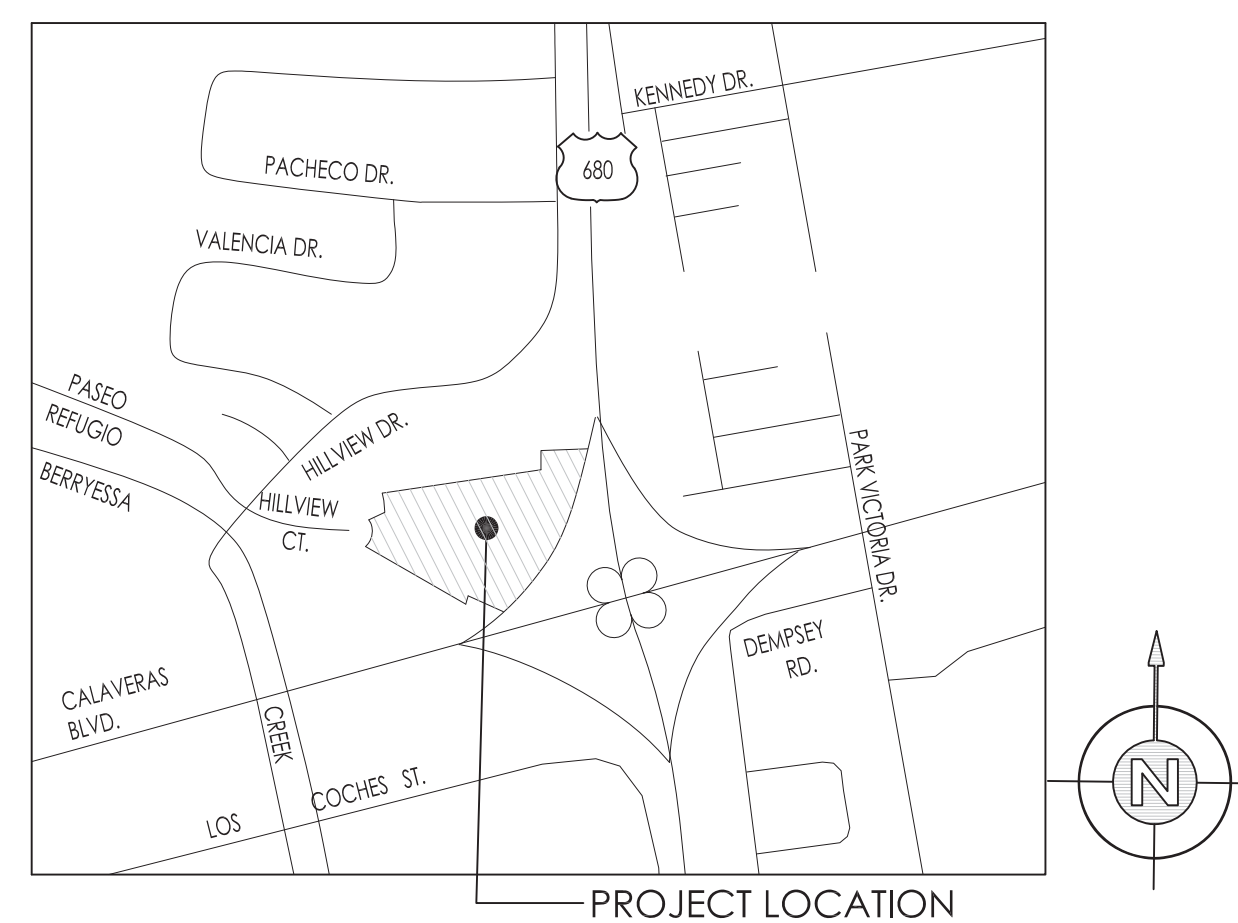
STRUCTURAL ENGINEER:  
BIGGS CARDOSA ASSOC., INC.  
845 THE ALAMEDA  
SAN JOSE, CA 95126  
(408) 296-5515  
CONTACT: DAN LAZZARINI

ELECTRICAL ENGINEER:  
PETERS ENGINEERING  
2411 ALHAMBRA BLVD., SUITE 100  
SACRAMENTO, CA 95817  
(916) 447-2841  
CONTACT: GINO ROMANO

## SYMBOLS

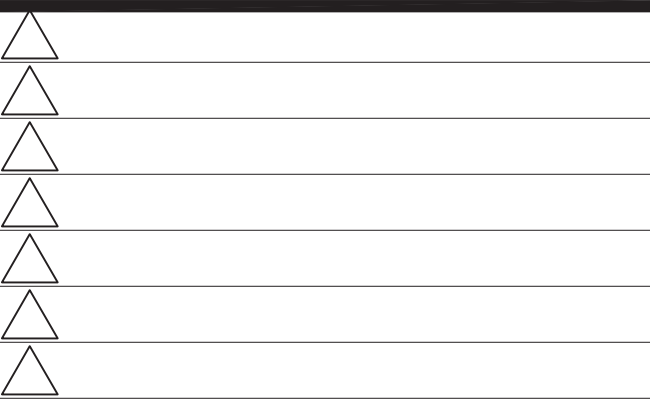
	CONCRETE		WOOD FRAMING (BLOCKING)		ELEVATION NUMBER
	A.C. PAVING		WOOD (FINISHED MEMBER)		NOTE NUMBER
	CERAMIC TILE OR BRICK		INSULATION		KEYNOTE
	SAND MORTAR OR PLASTER		ROOM NUMBER		REVISION NUMBER
	AGGREGATE		WINDOW TYPE		MATCH LINE
	EARTH		DOOR NUMBER		DATUM, WORK OR CONTROL NUMBER
	METAL		SECTION NUMBER		ANGLE
	PLYWOOD		SHEET WHERE SECTION IS DRAWN		DIAMETER OR ROUND
	GYPNUM BOARD		DETAIL NUMBER		PERPENDICULAR
	GLASS		SHEET WHERE DETAIL IS DRAWN		POUND OR NUMBER
	WOOD FRAMING (CONT. MEMBER)		ENLARGED NUMBER		CENTERLINE
			SHEET WHERE ENLARGED ELEVATION IS DRAWN		PLATE OR PROPERTY LINE

## VICINITY MAP

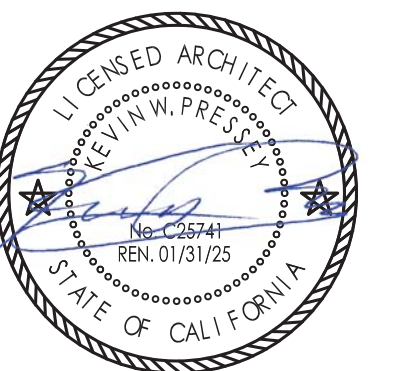


## GENERAL NOTES

- UNLESS SHOWN AS EXISTING (E), ALL CONDITIONS AND FINISHES SHOWN ARE NEW.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE AND CALIFORNIA FIRE CODE. ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO WORK COMMENCEMENT.



## REVISION HISTORY



HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION  
1000 HILLVIEW COURT  
MILPITAS, CA 95035

## TITLE SHEET

PROJECT NO. 24004

SCALE

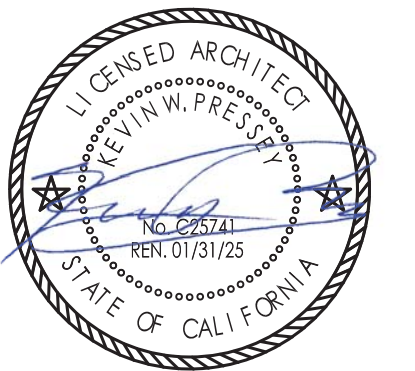
DATE APRIL 26, 2024

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**A0.0**

1 OF 15


REVISION HISTORY



HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION

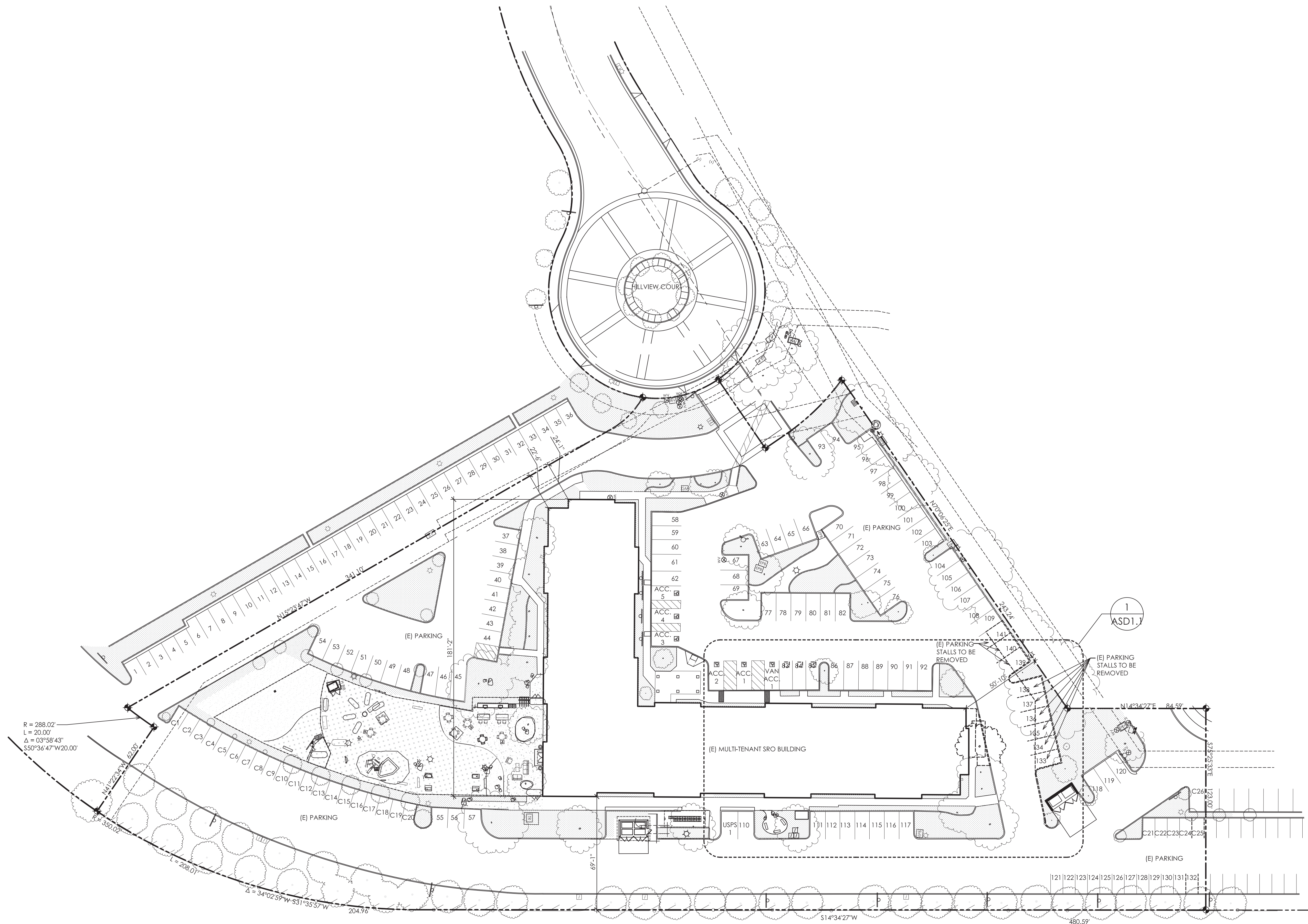
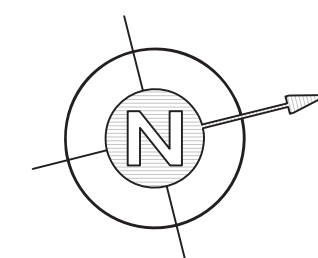
1000 HILLVIEW COURT  
MILPITAS, CA 95035

SITE PLAN - DEMOLITION

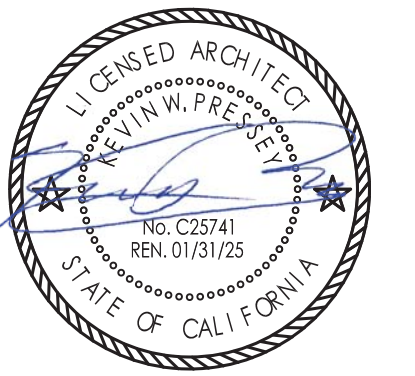
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SCALE	
DATE	APRIL 26, 2024
DRAWN	XFL

**ASD1.0**

2 OF 15




REVISION HISTORY



HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION

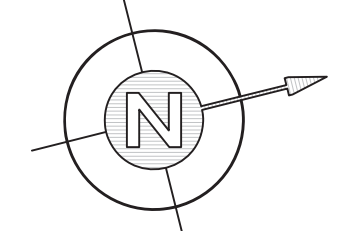
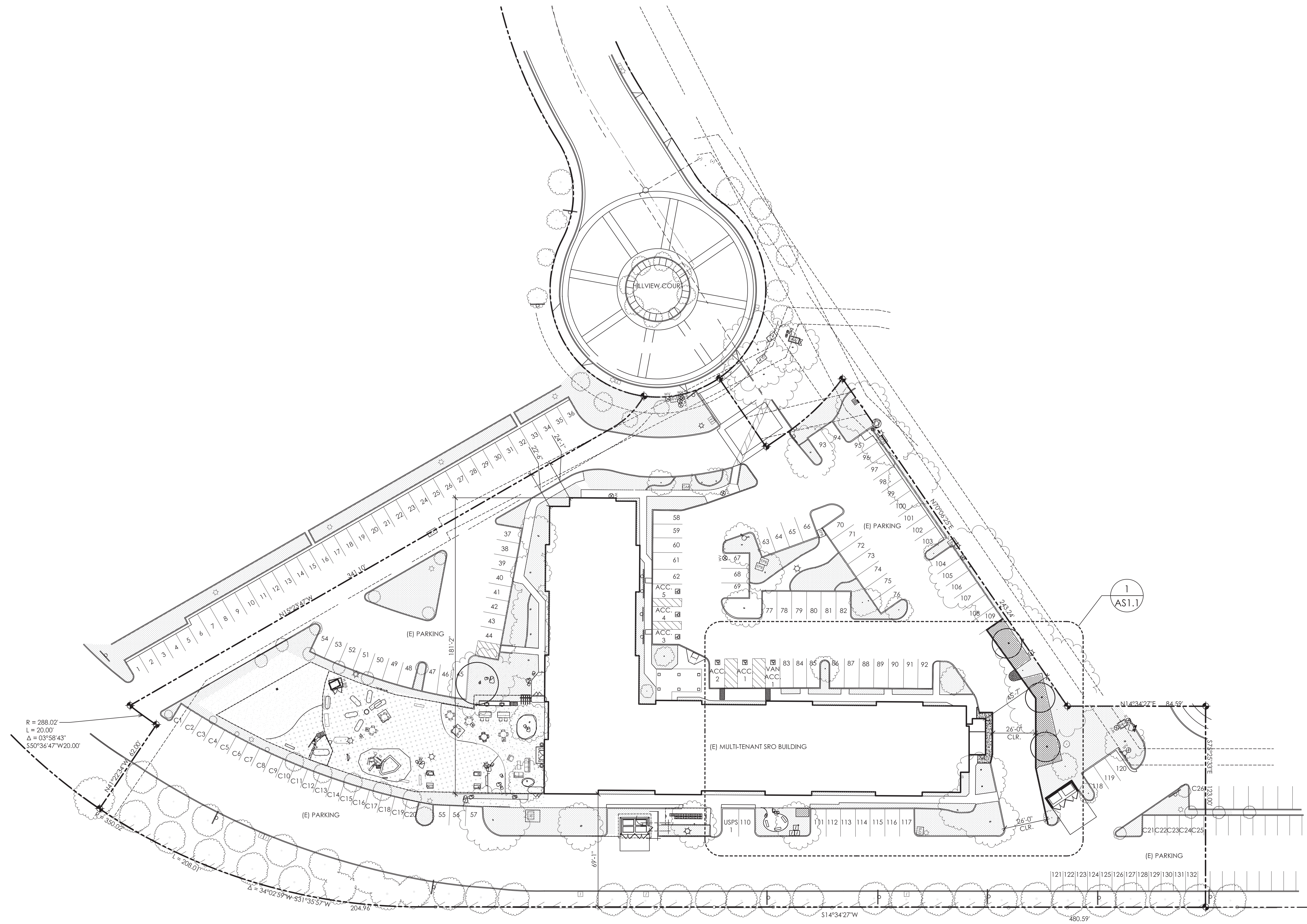
1000 HILLVIEW COURT  
MILPITAS, CA 95035

PROPOSED SITE PLAN

PROJECT NO. 24004  
SCALE  
DATE APRIL 26, 2024  
DRAWN XFL

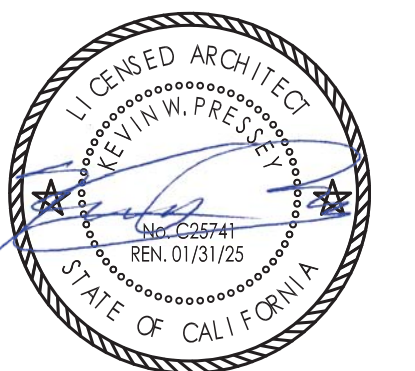
**AS1.0**

3 OF 15



REMOVED LANDSCAPING SYMBOL	DESCRIPTION	REMOVED SQUARE FOOTAGE
[Symbol]	REMOVED MULCH LANDSCAPING	169 S.F.
[Symbol]	(E) ASPHALT TO BE REMOVED FOR (N) CONFIGURATION	1,024 S.F.
[Symbol]	(E) PLANTER	

REVISION HISTORY



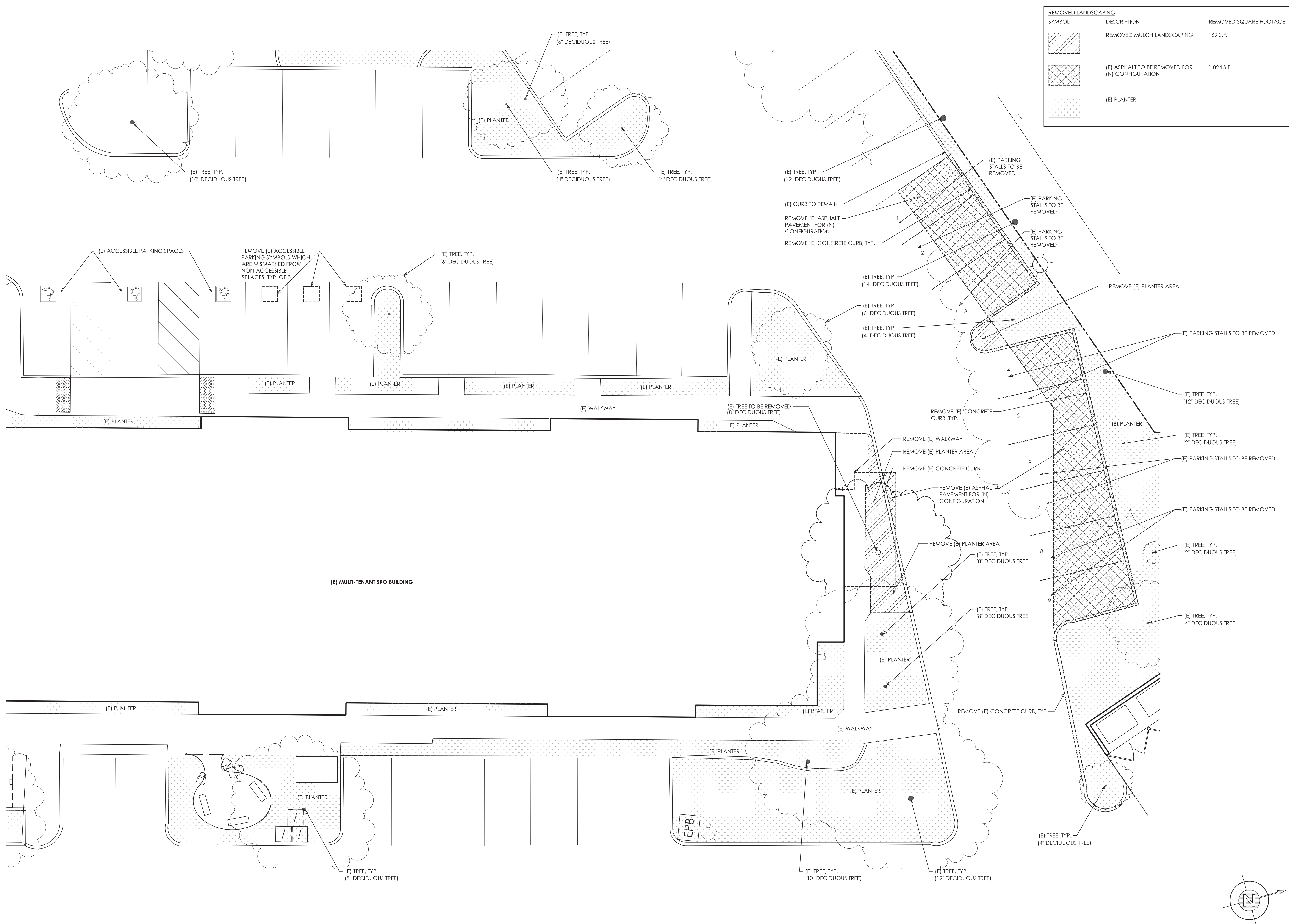
**HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION**

1000 HILLVIEW COURT  
MILPITAS, CA 95035

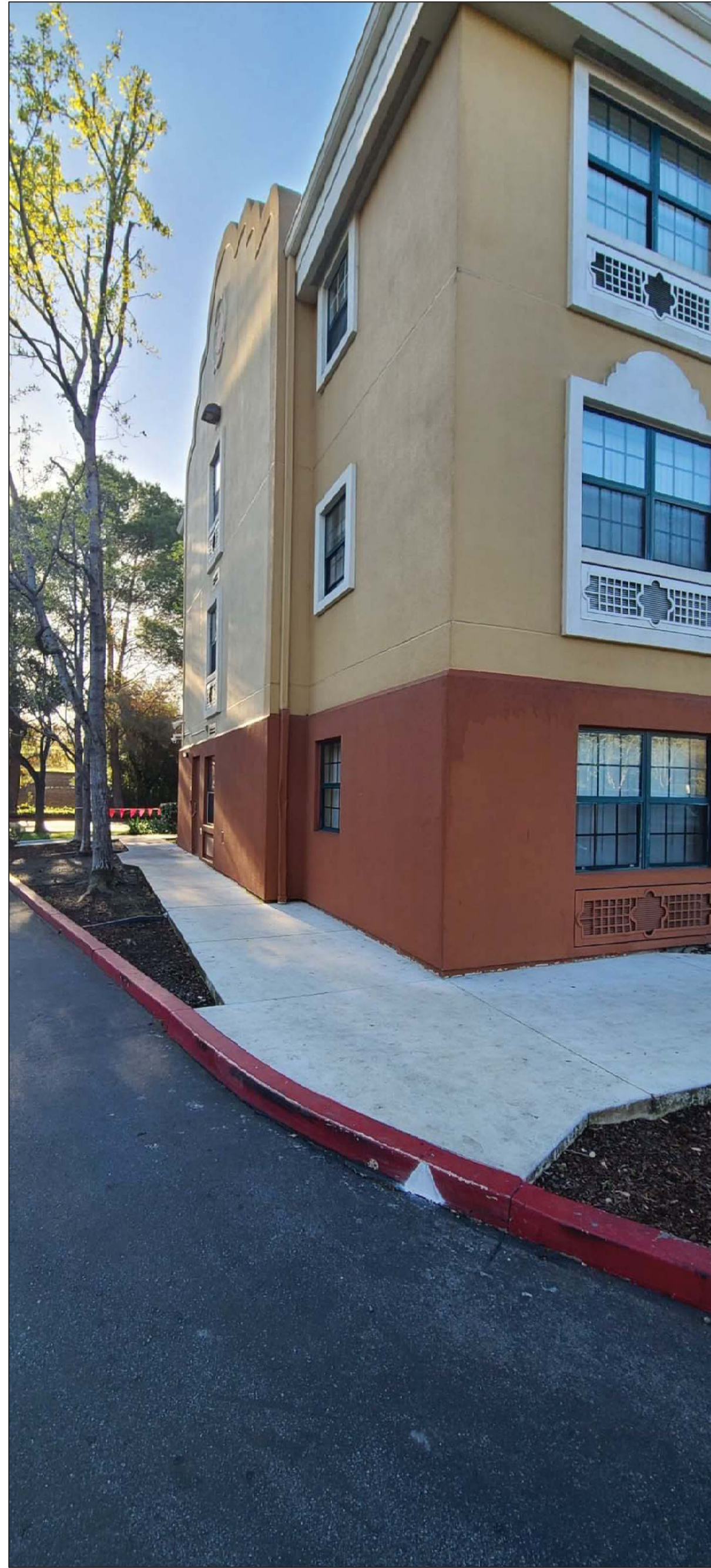
**ENLARGED SITE PLAN - DEMOLITION**

PROJECT NO.	24004
SCALE	
DATE	APRIL 26, 2024
DRAWN	XFL

**ASD1.1**



**1 DEMOLITION ENLARGED SITE PLAN**  
SCALE: 1/8"=1'-0"



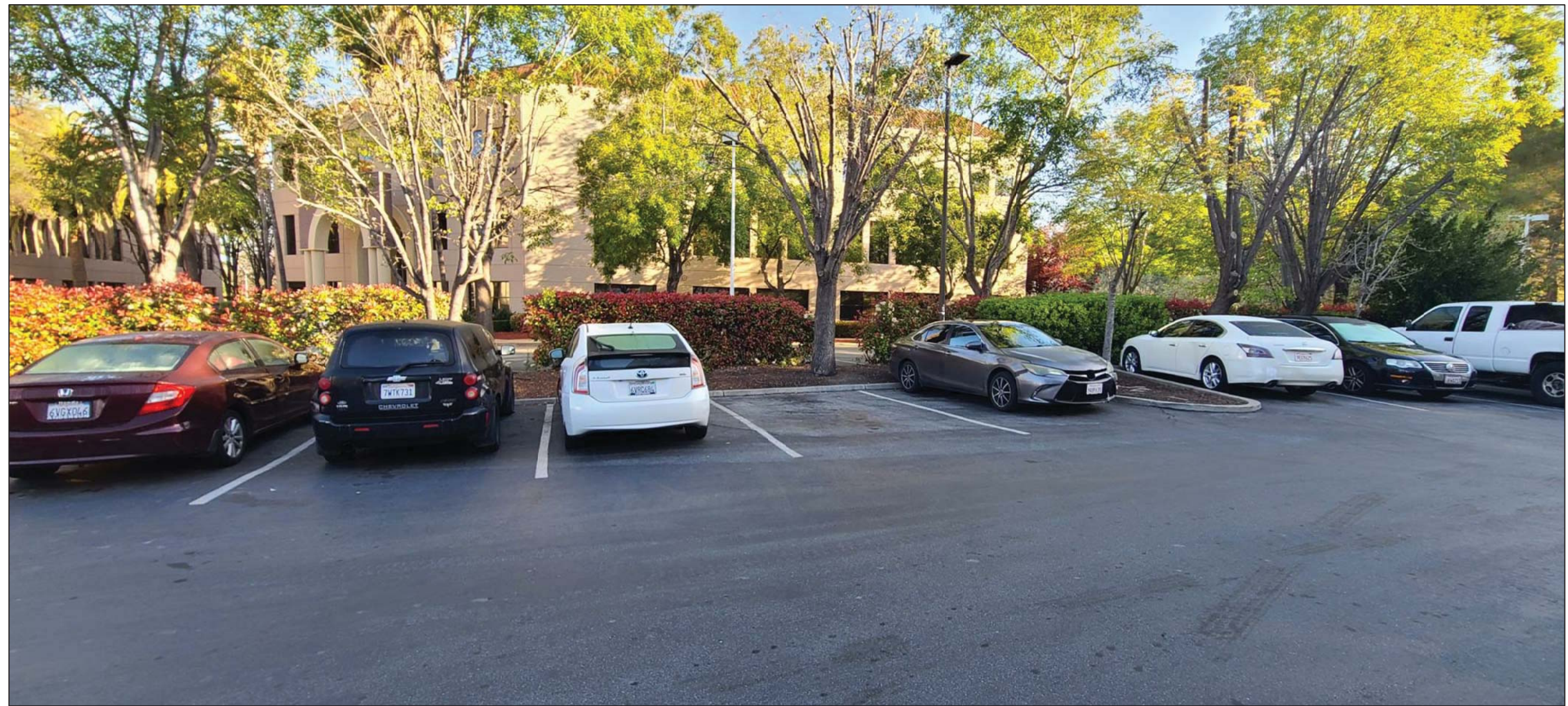
4 CAMERA 4  
SCALE:



3 CAMERA 3  
SCALE: 1/4"=1'-0"



1 CAMERA 1  
SCALE:



2 CAMERA 2  
SCALE:



6 CAMERA 6  
SCALE:



5 CAMERA 5  
SCALE:


REVISION HISTORY



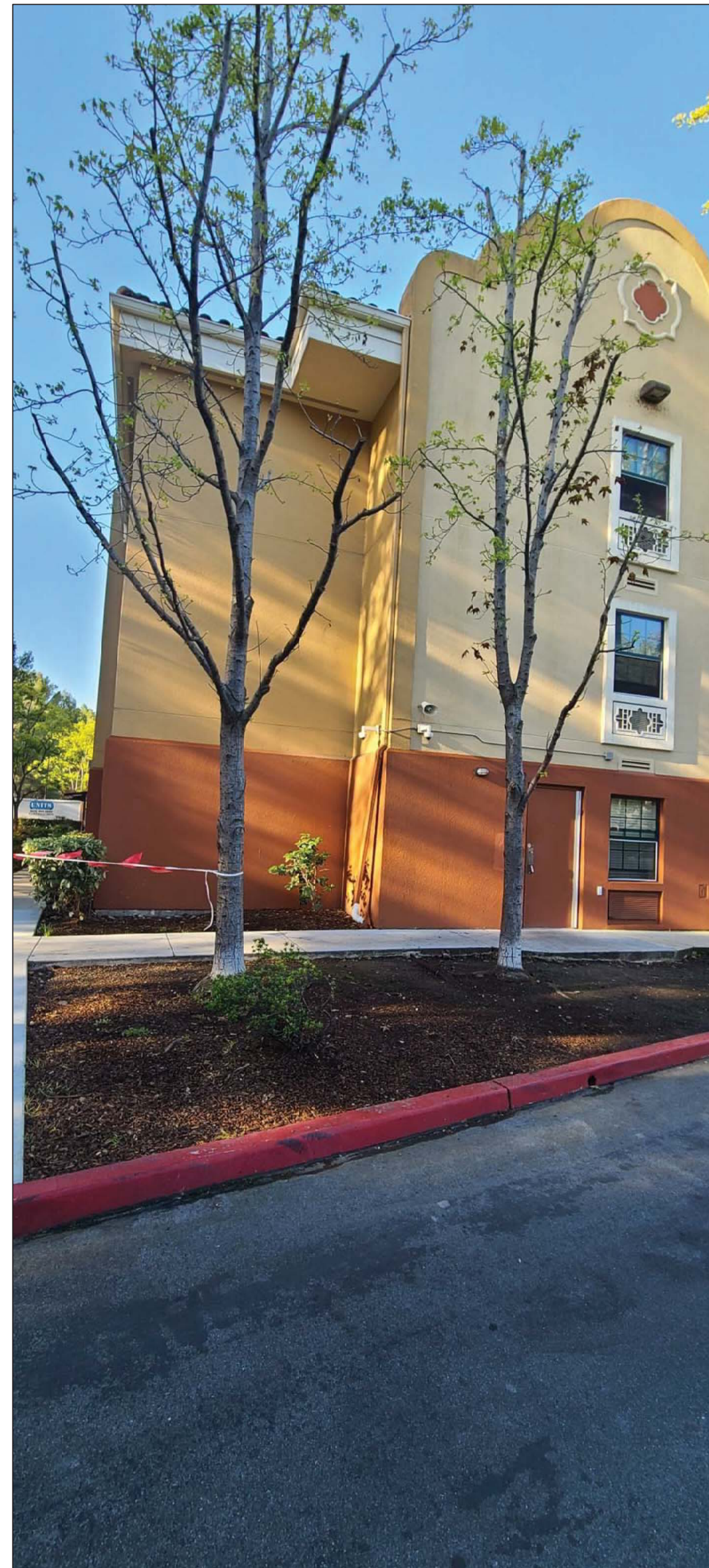
HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION

1000 HILLVIEW COURT  
MILPITAS, CA 95035

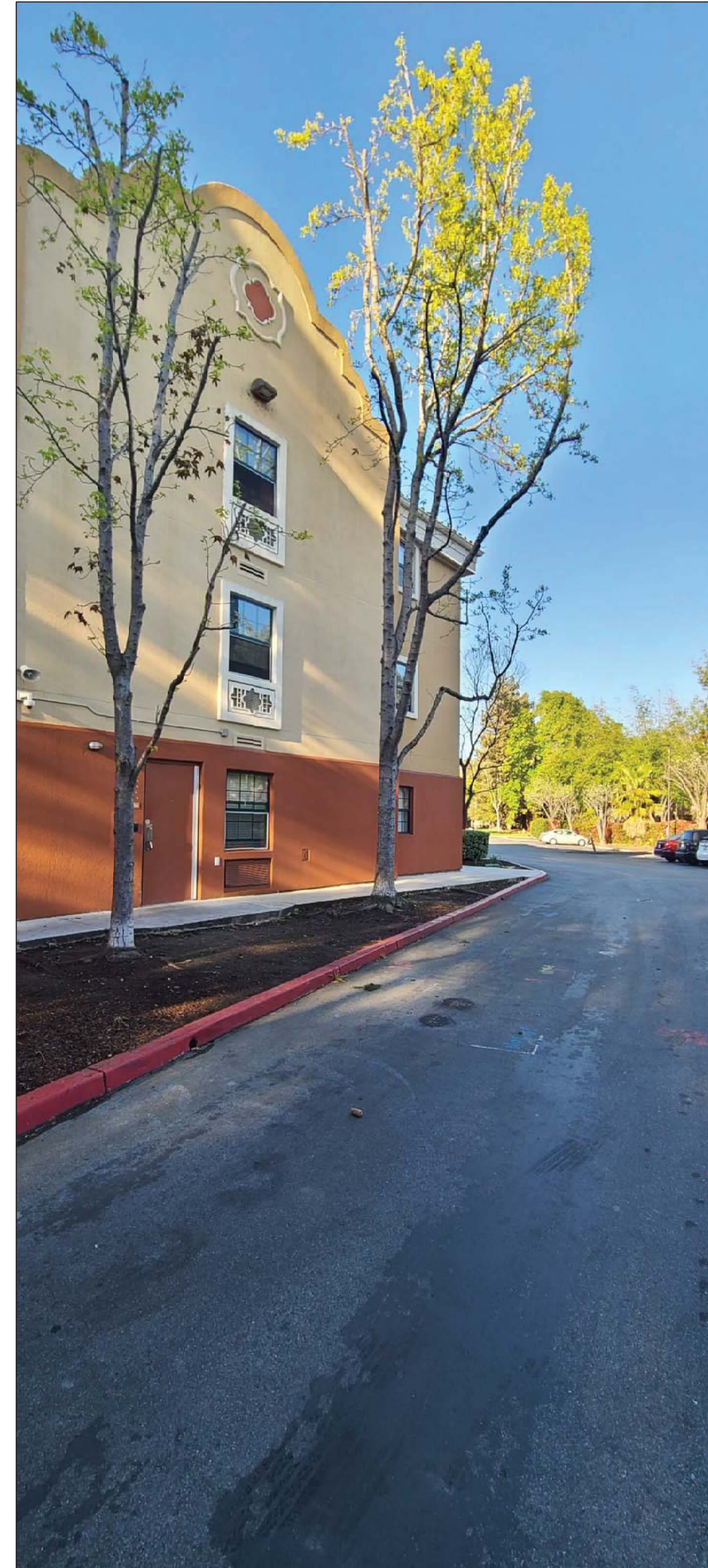
SITE PHOTOGRAPHS

PROJECT NO. 24004  
SCALE  
DATE APRIL 26, 2024  
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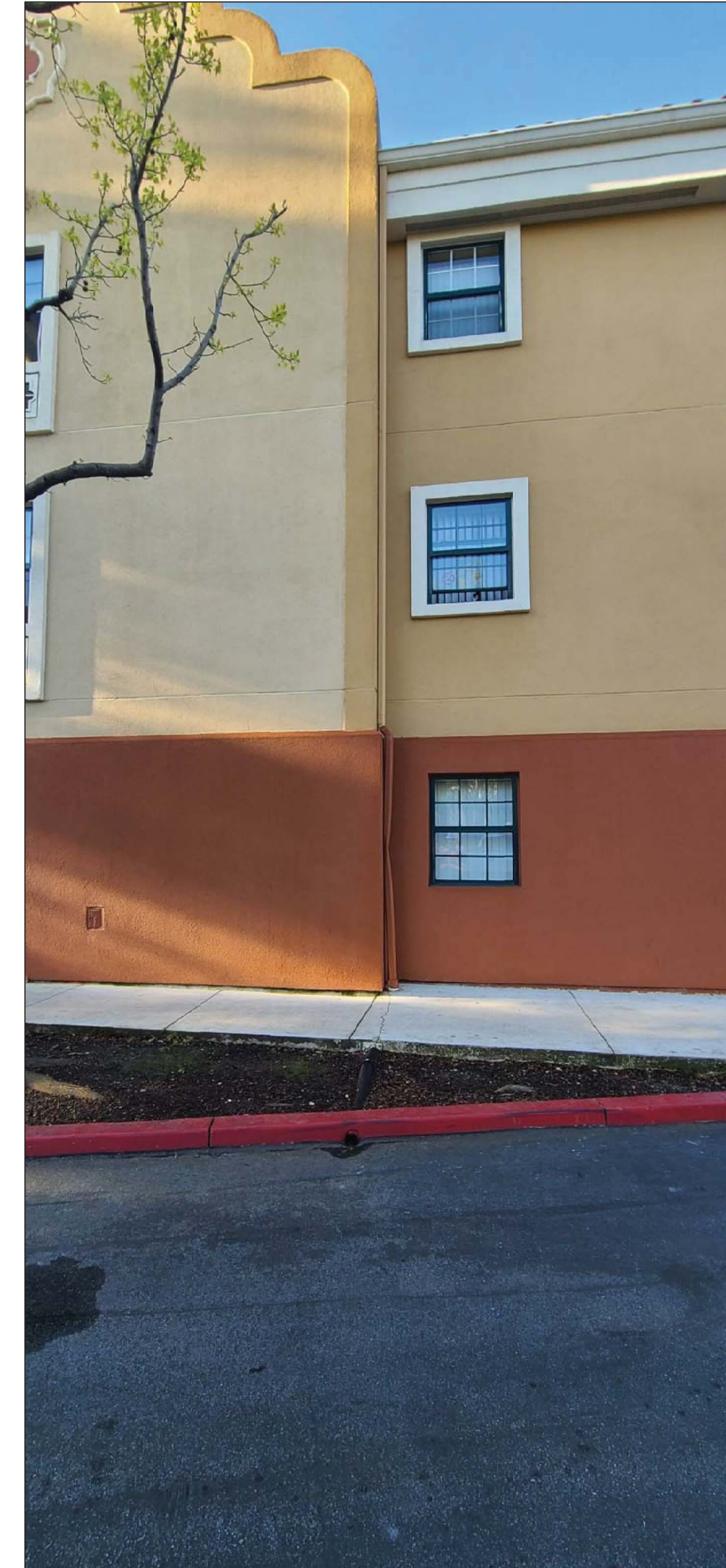
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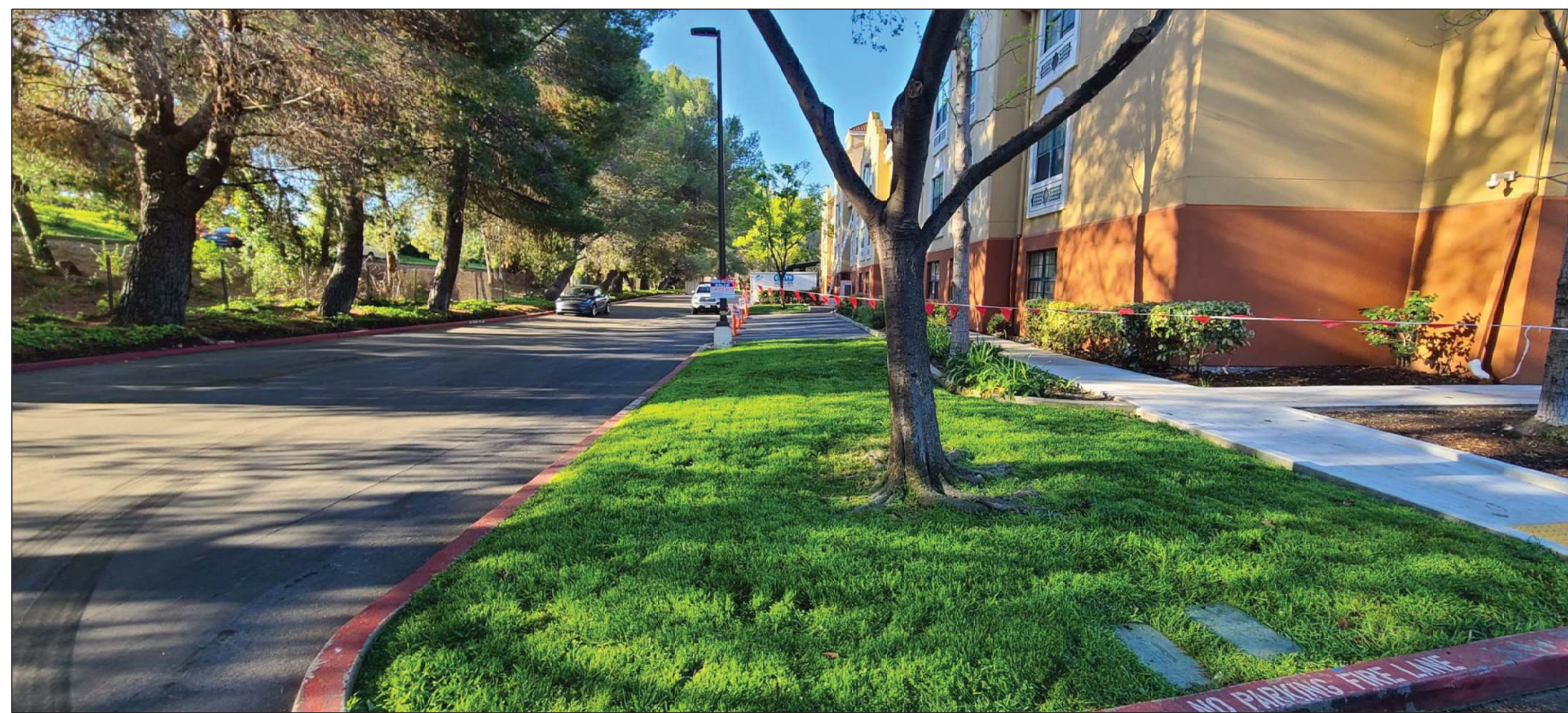
9 CAMERA 9  
SCALE:



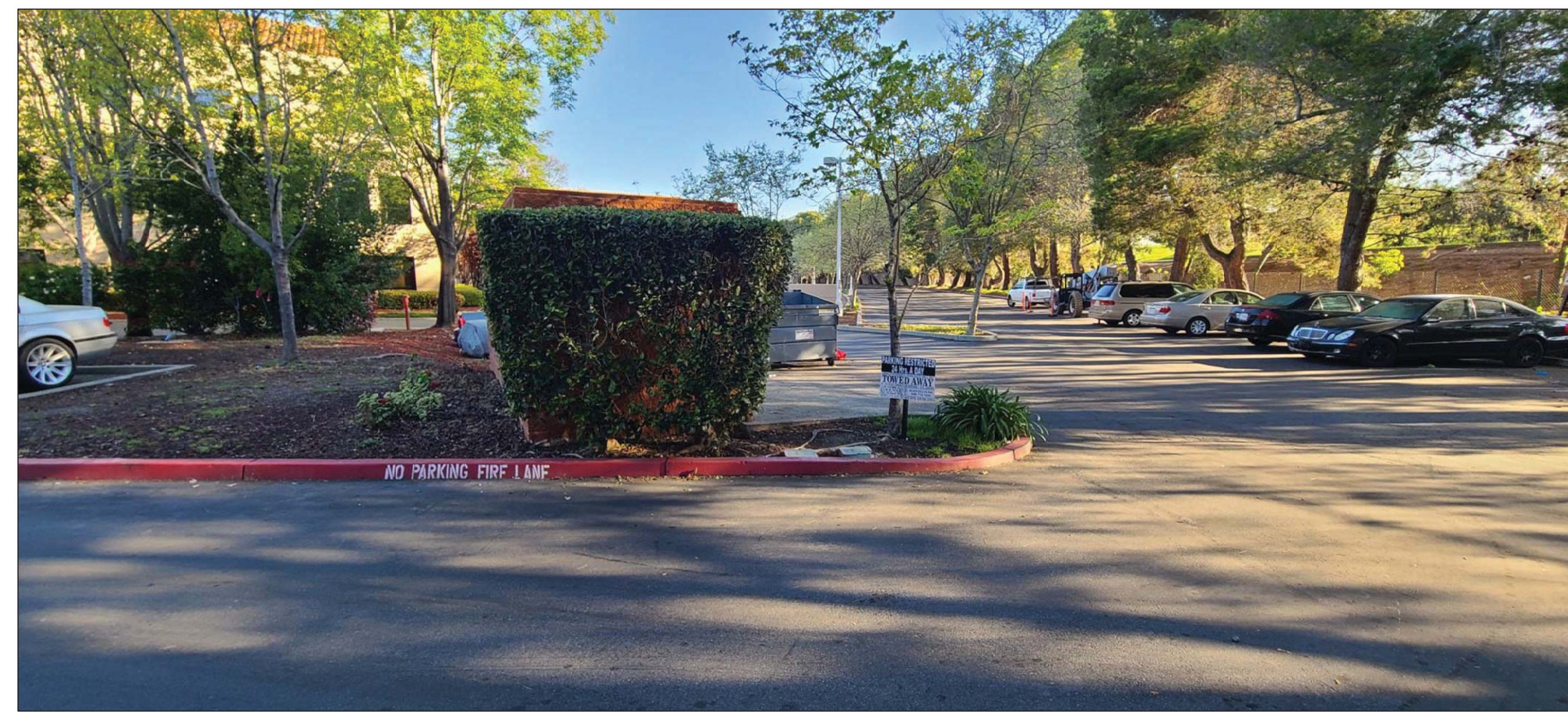
8 CAMERA 8  
SCALE:



7 CAMERA 7  
SCALE:



11 CAMERA 11  
SCALE:



10 CAMERA 10  
SCALE:


REVISION HISTORY



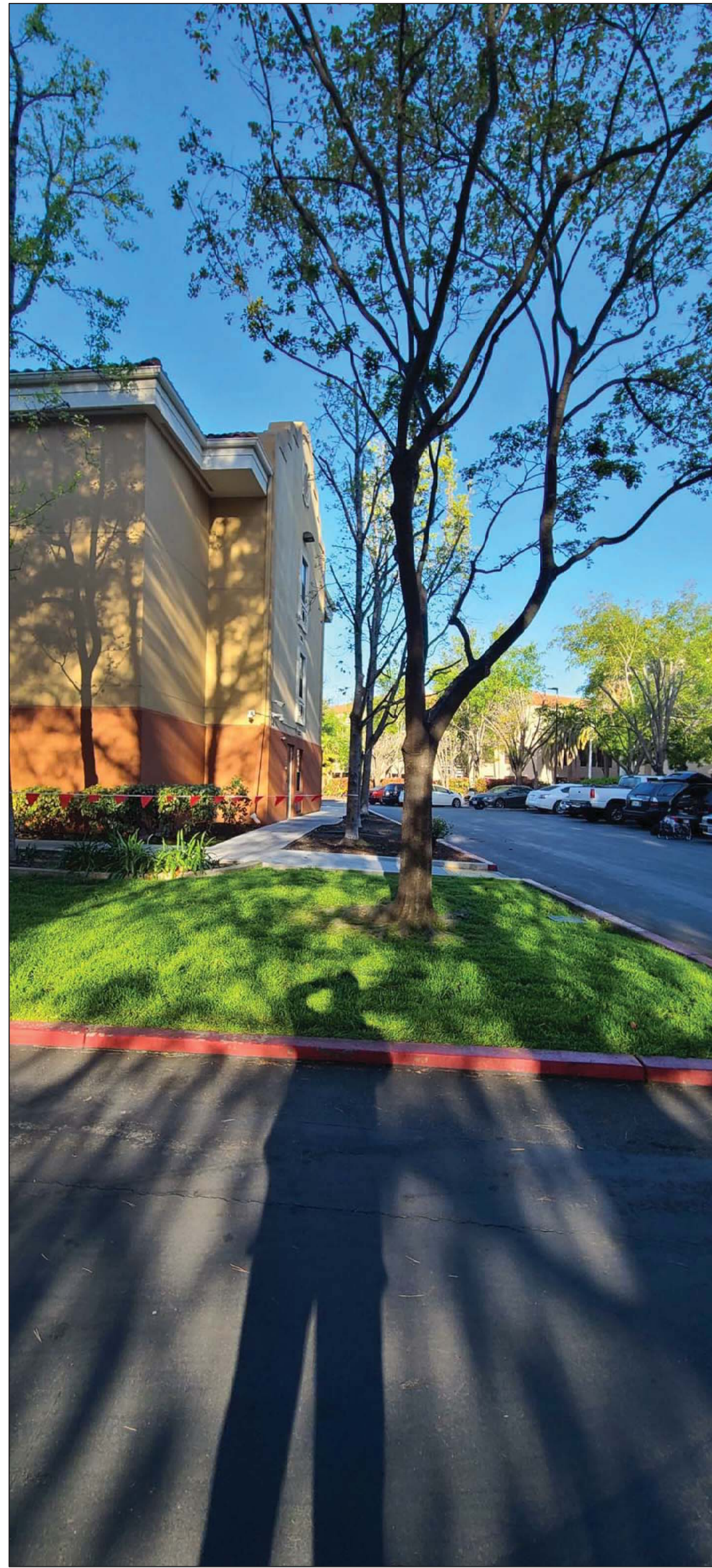
HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION

1000 HILLVIEW COURT  
MILPITAS, CA 95035

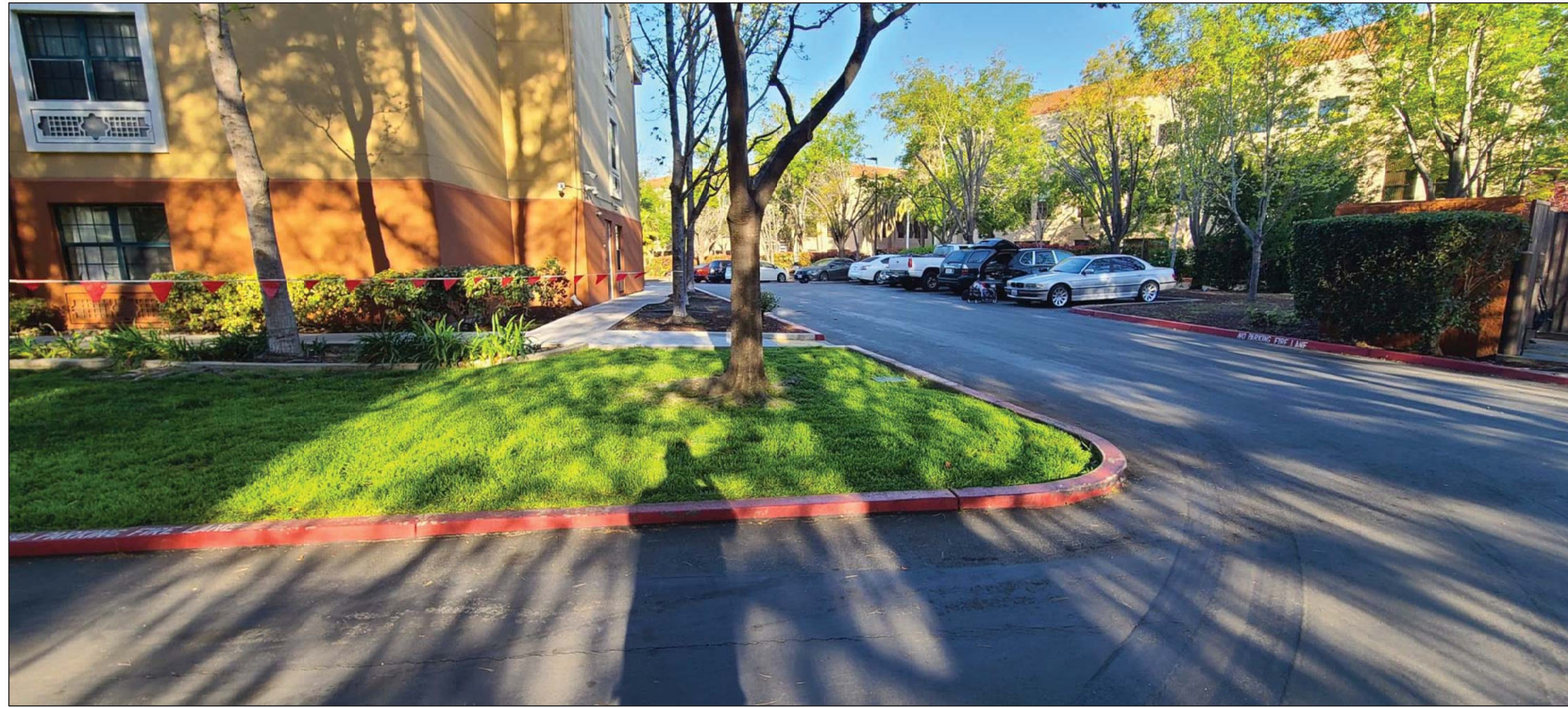
SITE PHOTOGRAPHS

PROJECT NO. 24004  
SCALE  
DATE APRIL 26, 2024  
DRAWN XFL

**ASD1.3**



13 CAMERA 13  
SCALE:



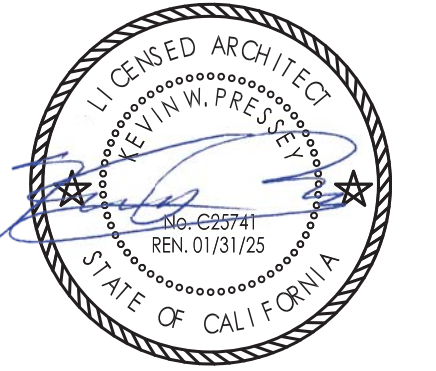
12 CAMERA 12  
SCALE:



14 CAMERA 14  
SCALE:

△	
△	
△	
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△	
△	

REVISION HISTORY



HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION

1000 HILLVIEW COURT  
MILPITAS, CA 95035

SITE PHOTOGRAPHS

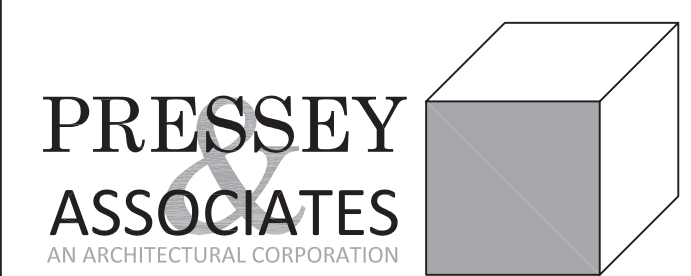
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DATE	APRIL 26, 2024
DRAWN	XFL

**ASD1.4**

7 OF 15

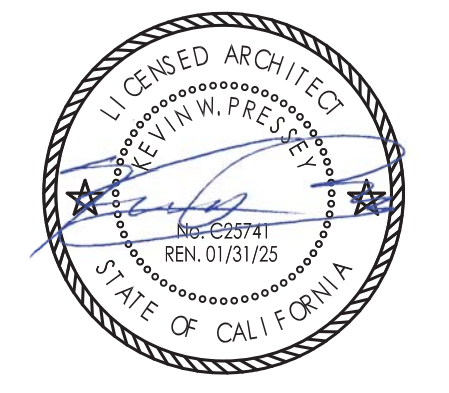


- KEYNOTES
- 1 PROVIDE (N) ELEVATOR TOWER
  - 2 REMOVE WINDOW AND END WALL @ HALLWAY, SEE ENLARGED PLAN



1015 2ND ST. SECOND FLOOR  
SACRAMENTO, CA 95814  
TEL 916-346-4280


REVISION HISTORY



HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION

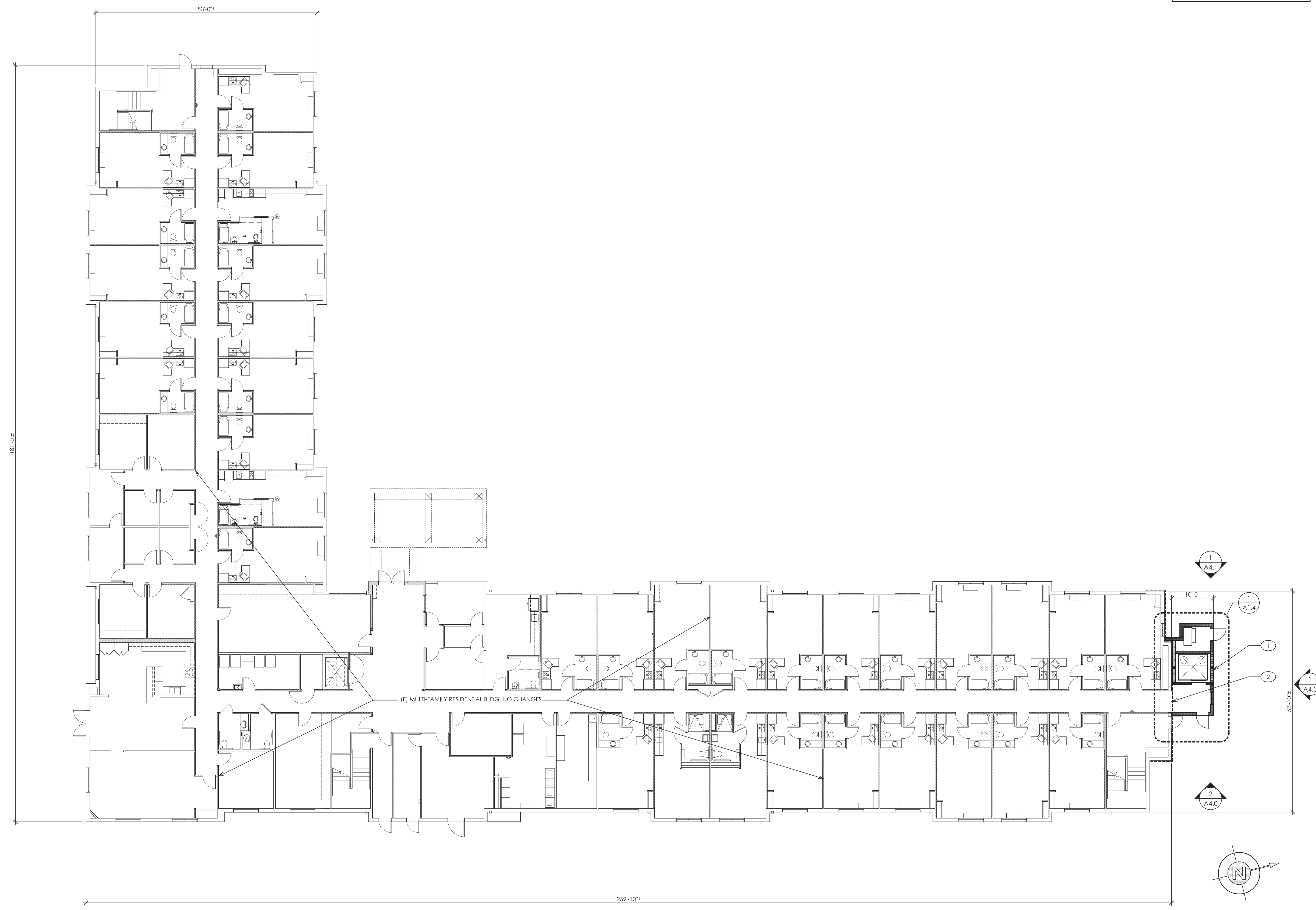
1000 HILLVIEW COURT  
MILPITAS, CA 95035

FIRST FLOOR PLAN

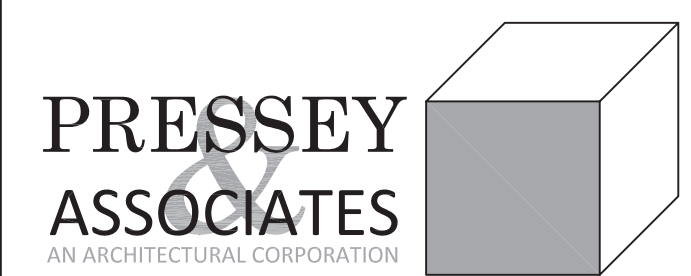
PROJECT NO. 24004  
SCALE  
DATE APRIL 26, 2024  
DRAWN XFL

A1.0

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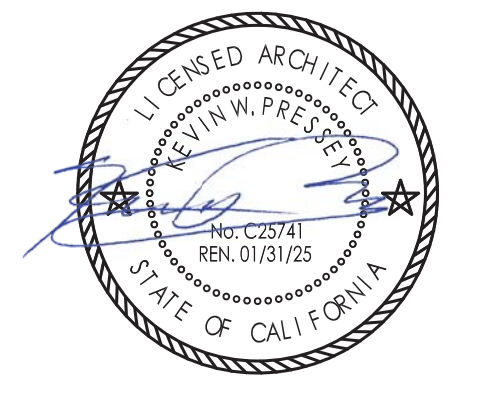


- KEYNOTES
- 1 PROVIDE (N) ELEVATOR TOWER
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SACRAMENTO, CA 95814  
TEL 916-346-4280


REVISION HISTORY



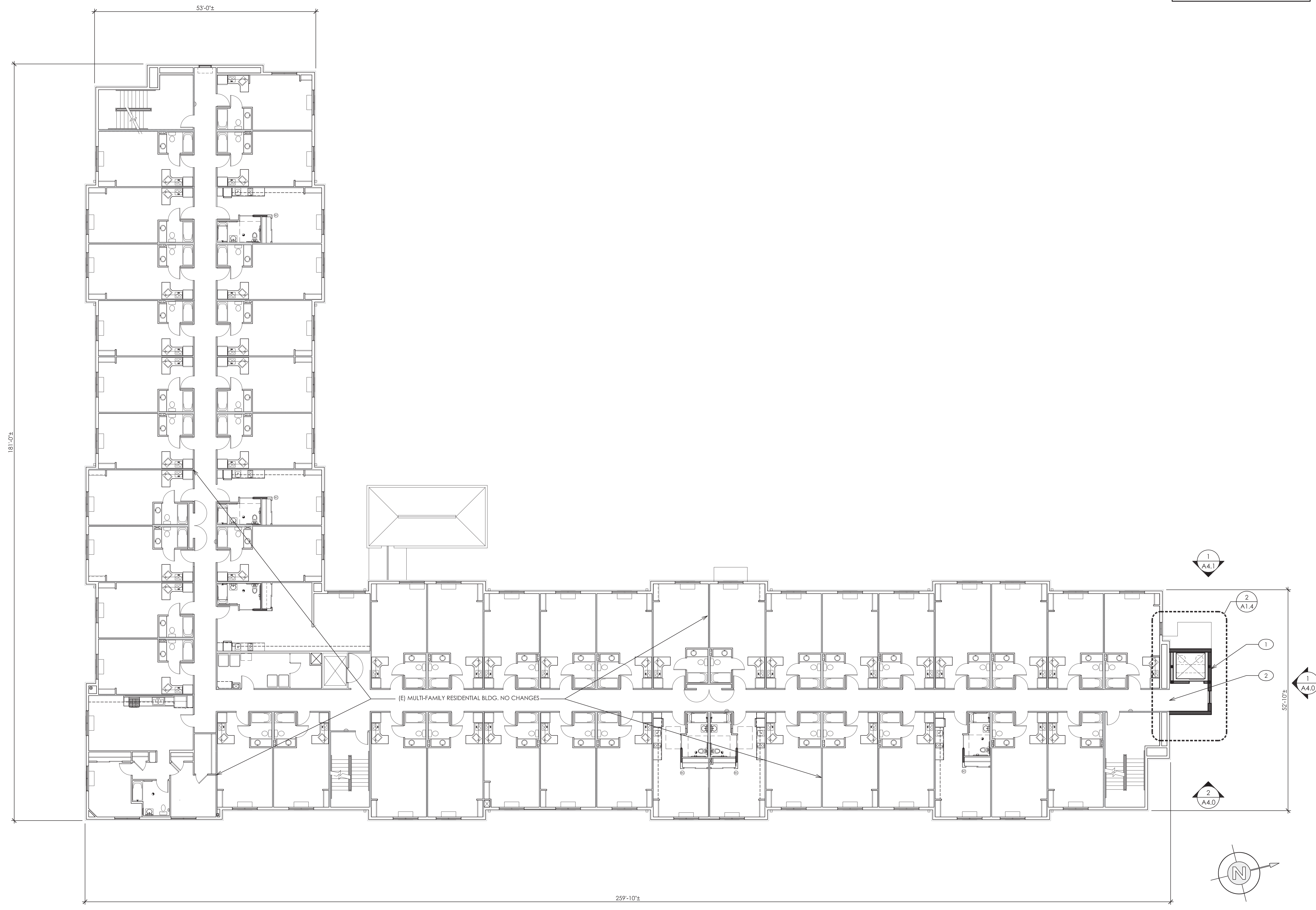
HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION  
1000 HILLVIEW COURT  
MILPITAS, CA 95035

SECOND FLOOR PLAN

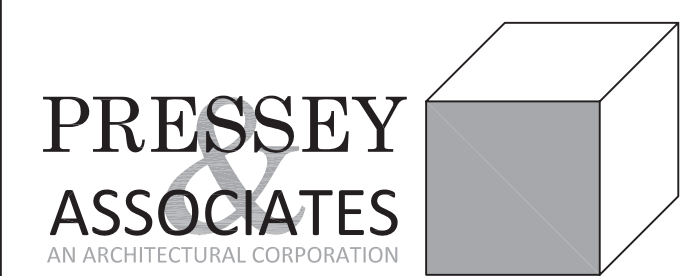
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SCALE  
DATE APRIL 26, 2024  
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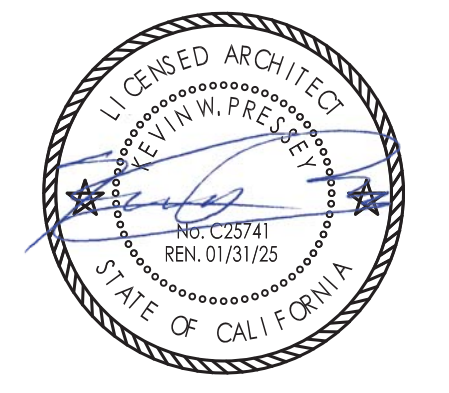


- KEYNOTES
- 1 PROVIDE (N) ELEVATOR TOWER
  - 2 REMOVE WINDOW AND END WALL @ HALLWAY, SEE ENLARGED PLAN



1015 2ND ST. SECOND FLOOR  
SACRAMENTO, CA 95814  
TEL 916-346-4280


REVISION HISTORY



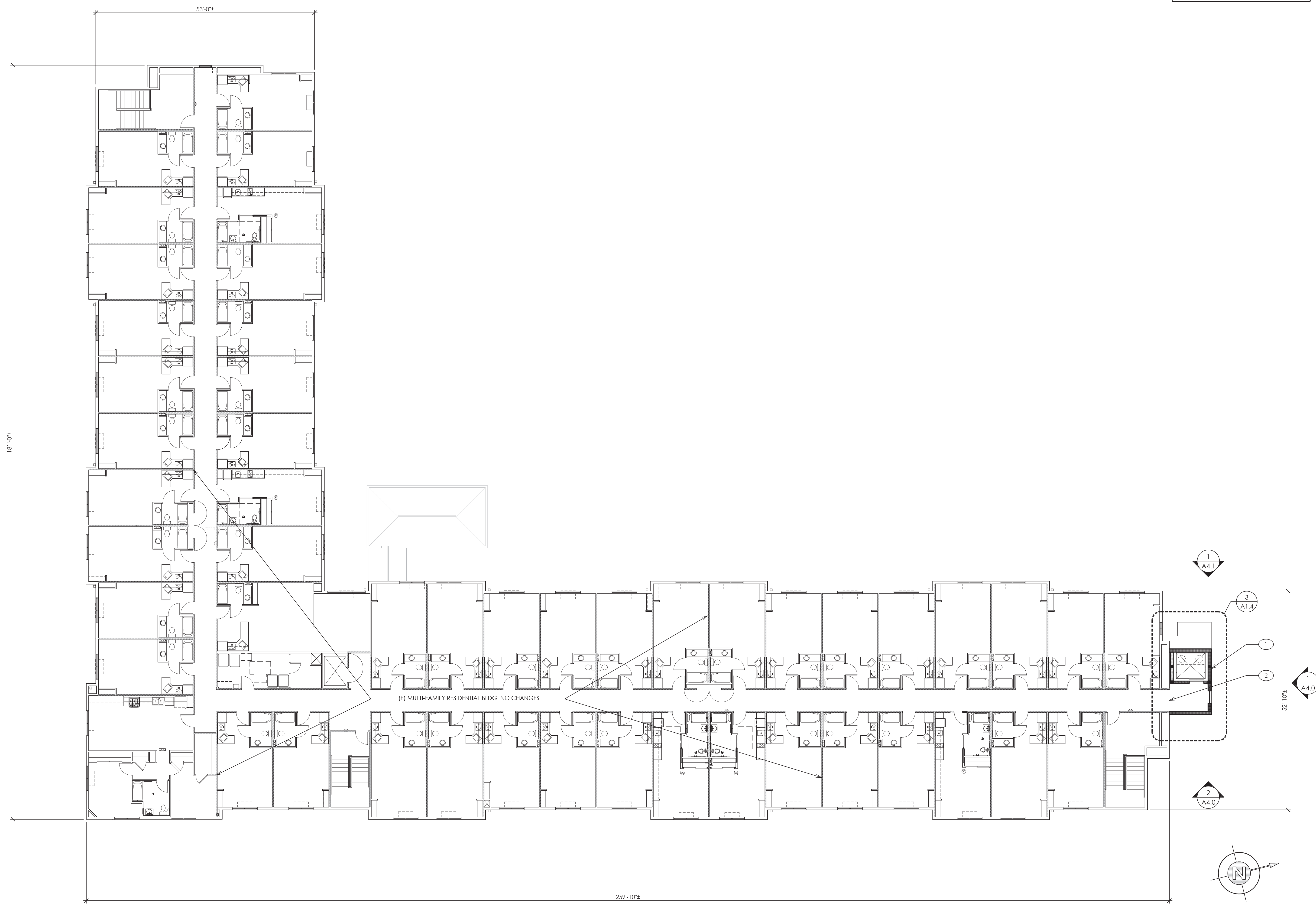
HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION  
1000 HILLVIEW COURT  
MILPITAS, CA 95035

THIRD FLOOR PLAN

PROJECT NO. 24004  
SCALE  
DATE APRIL 26, 2024  
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**COLOR SAMPLES**

	WHITE OPULENCE OC-69		CREAMY WHITE OC-7		SYMPHONY BLUE 2060-10
	WHITE DOVE OC-17		CLASSIC BROWN VINYL WINDOW		EAGLE SCC 8830 ALBUQUERQUE BLEND

**COLOR LEGEND**

- (P1) WHITE OPULENCE OC-69
- (P2) WHITE DOVE OC-17
- (P3) CREAMY WHITE OC-7
- (P4) CLASSIC BROWN VINYL WINDOW
- (P5) SYMPHONY BLUE 2060-10
- (P6) EAGLE SCC 8830 ALBUQUERQUE BLEND

**EXTERIOR ELEVATIONS KEYNOTES**

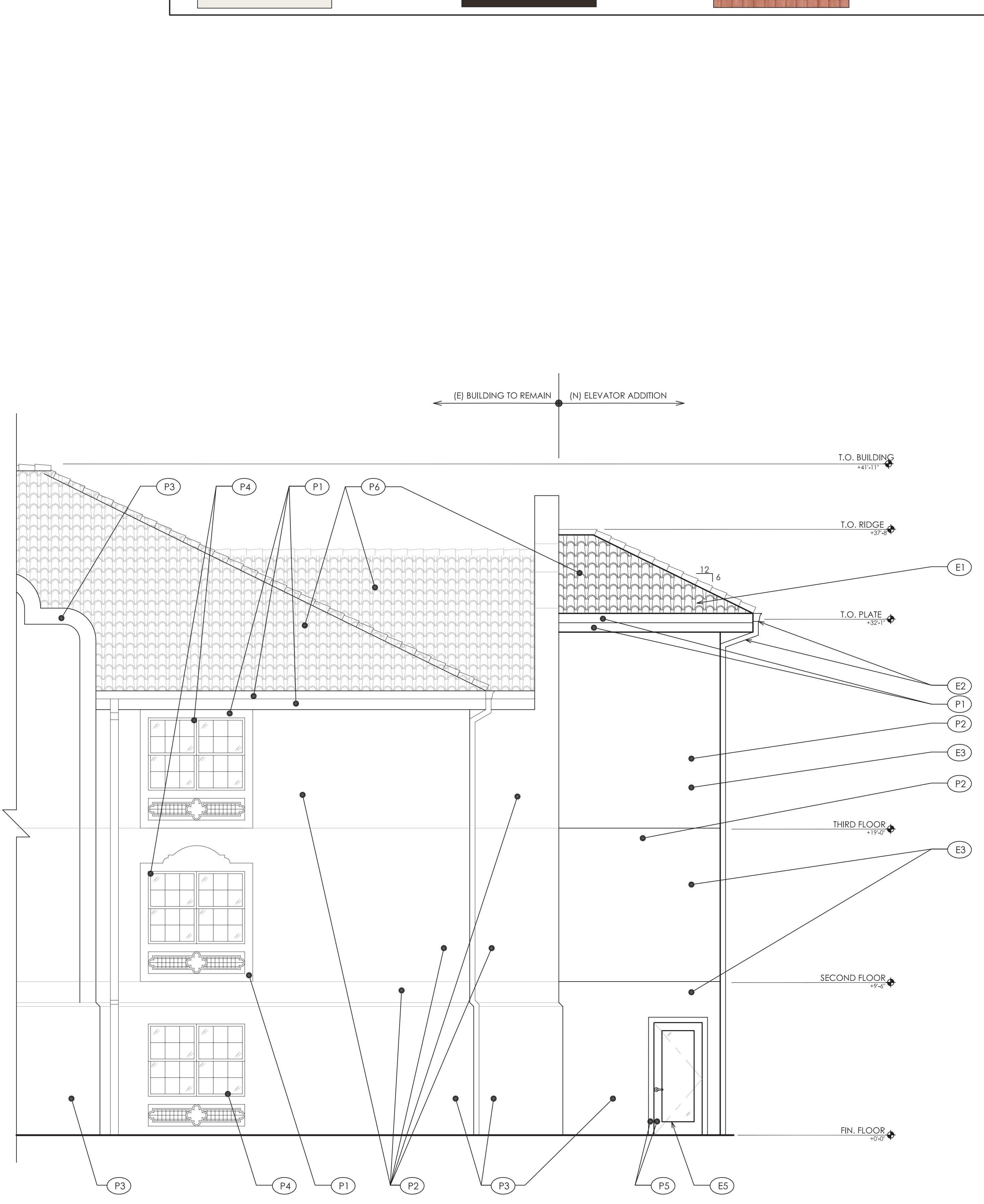
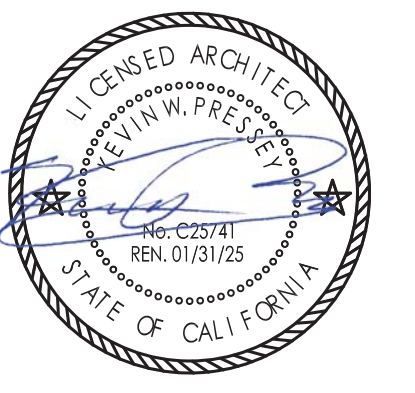
- (E1) PROVIDE ROOFING TILES TO MATCH (E)
- (E2) PROVIDE GUTTER AND DOWNSPOUTS - TO MATCH (E) GUTTERS AND DOWNSPOUTS
- (E3) PROVIDE STUCCO FINISH - FINISH TEXTURE AND PAINT TO MATCH (E)
- (E4) PROVIDE WINDOW - TO MATCH (E). SEE WINDOW SCHEDULE
- (E5) PROVIDE DOOR AND TRIM - PAINT TO MATCH (E)
- (E6) REMOVE WALL DECORATION AS NEEDED

**PRESSEY ASSOCIATES**  
AN ARCHITECTURAL CORPORATION

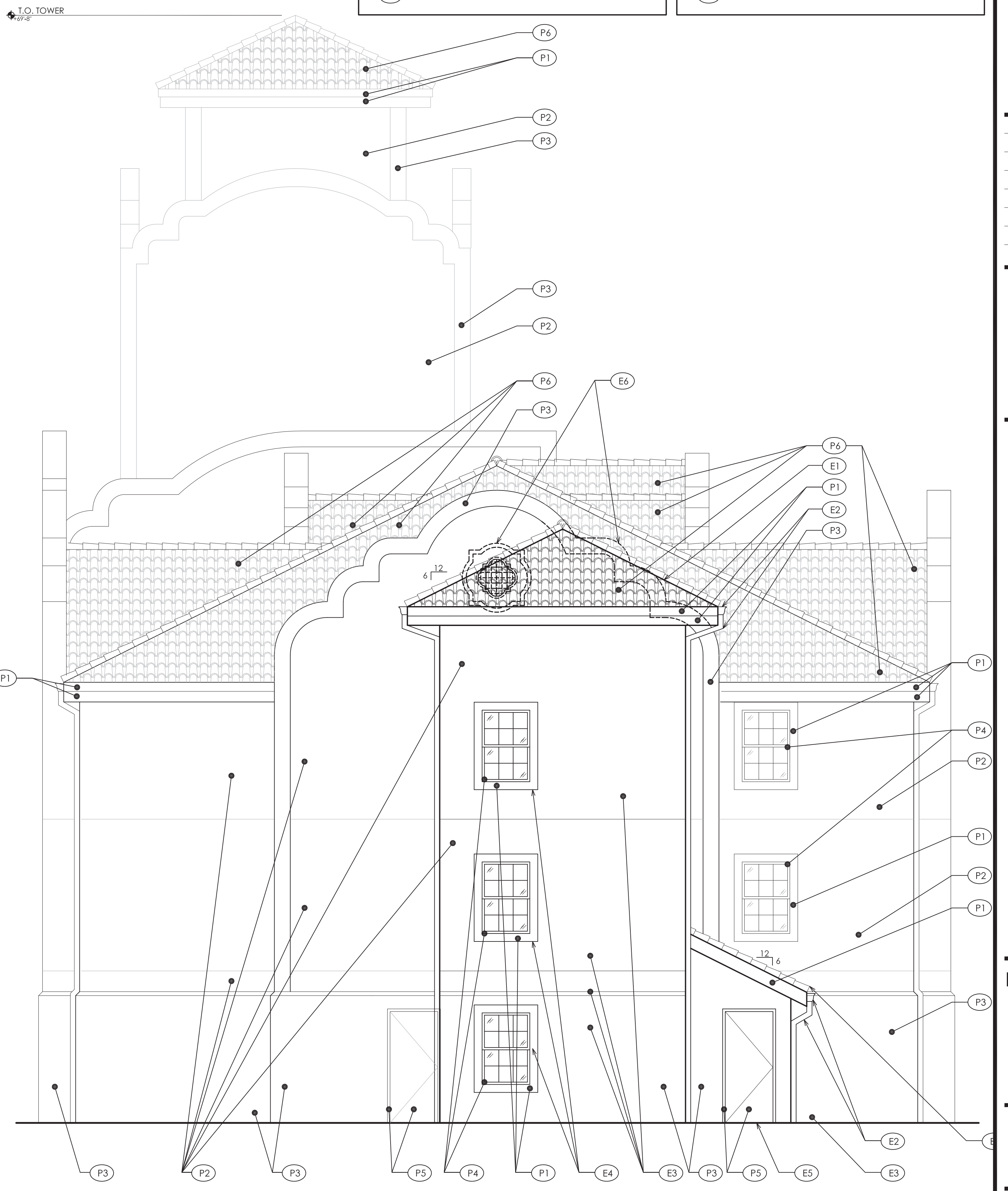
1015 2ND ST. SECOND FLOOR  
SACRAMENTO, CA 95814  
TEL 916-346-4280

NO.	REVISION

**REVISION HISTORY**



**2** EXTERIOR ELEVATION - EAST  
SCALE: 1/4"=1'-0"



**1** EXTERIOR ELEVATION - NORTH  
SCALE: 1/4"=1'-0"

**HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION**

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MILPITAS, CA 95035

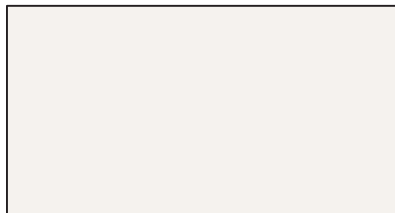
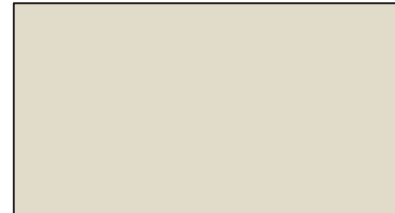

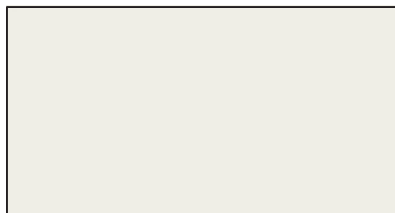
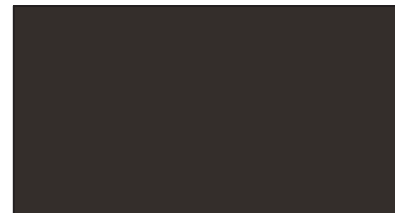
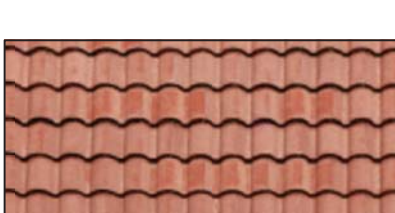
**EXTERIOR ELEVATIONS**

PROJECT NO. 24004  
SCALE  
DATE APRIL 26, 2024  
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**COLOR SAMPLES**

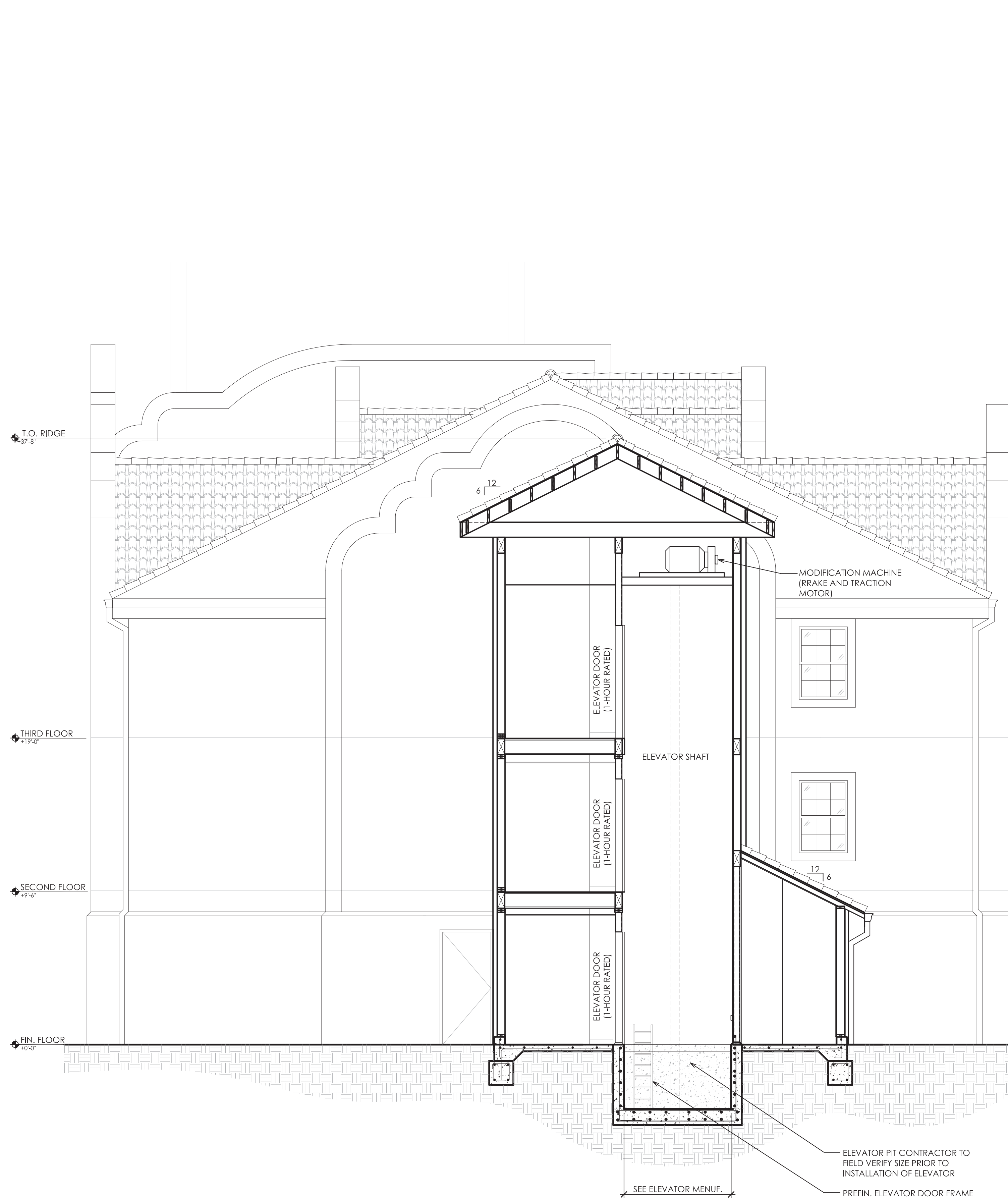
	WHITE OPULENCE OC-69		CREAMY WHITE OC-7		SYMPHONY BLUE 2060-10
	WHITE DOVE OC-17		CLASSIC BROWN VINYL WINDOW		EAGLE SCC 8830 ALBUQUERQUE BLEND

**COLOR LEGEND**

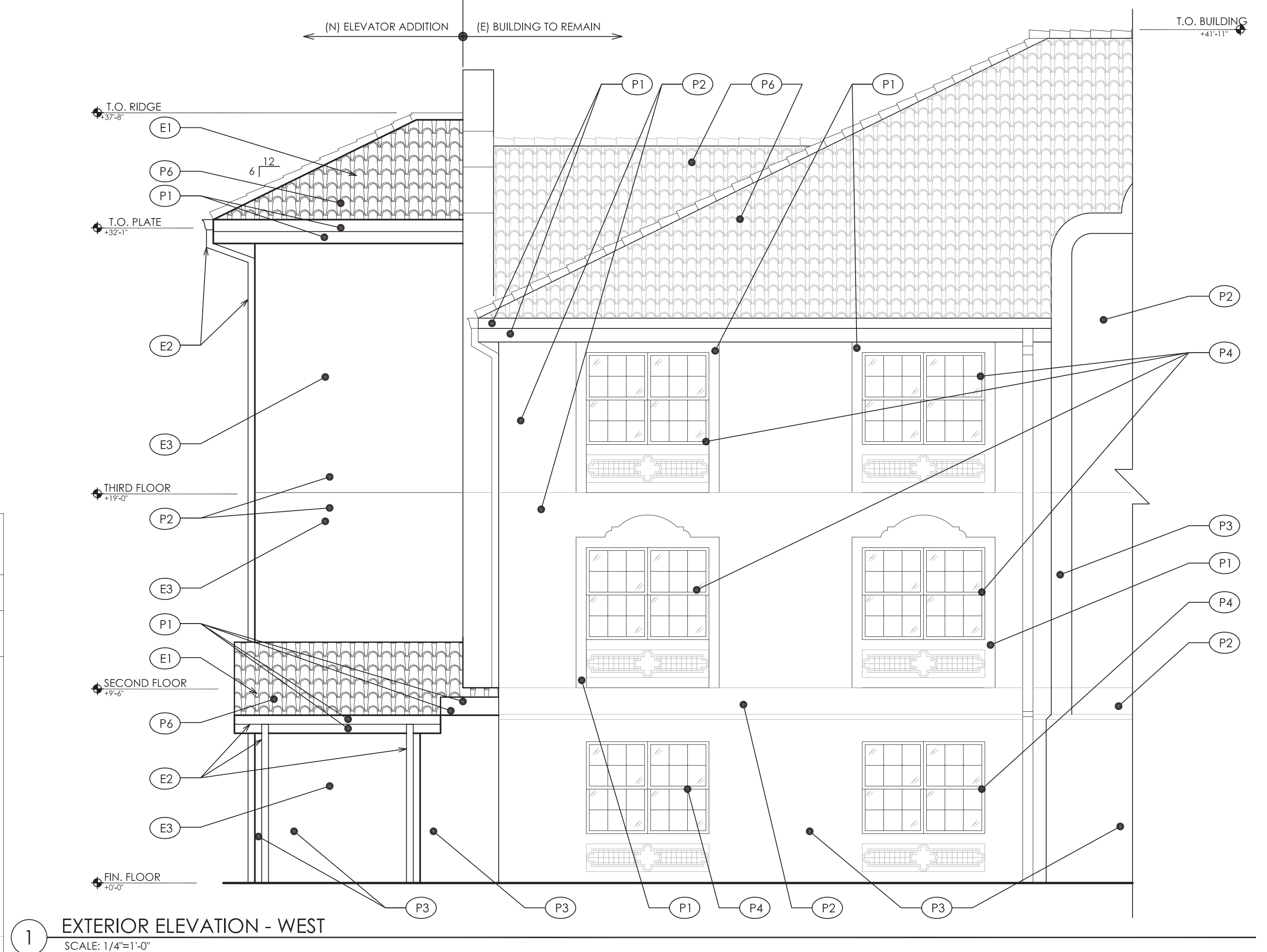
- (P1) WHITE OPULENCE OC-69
- (P2) WHITE DOVE OC-17
- (P3) CREAMY WHITE OC-7
- (P4) CLASSIC BROWN VINYL WINDOW
- (P5) SYMPHONY BLUE 2060-10
- (P6) EAGLE SCC 8830 ALBUQUERQUE BLEND

**EXTERIOR ELEVATIONS KEYNOTES**

- (E1) PROVIDE ROOFING TILES TO MATCH (E)
- (E2) PROVIDE GUTTER AND DOWNSPOUTS - TO MATCH (E) GUTTERS AND DOWNSPOUTS
- (E3) PROVIDE STUCCO FINISH - FINISH TEXTURE AND PAINT TO MATCH (E)
- (E4) PROVIDE WINDOW - TO MATCH (E). SEE WINDOW SCHEDULE
- (E5) PROVIDE DOOR AND TRIM - PAINT TO MATCH (E)
- (E6) REMOVE WALL DECORATION AS NEEDED



**2 ELEVATOR DIAGRAM**  
SCALE: 1/4"=1'-0"



**1 EXTERIOR ELEVATION - WEST**  
SCALE: 1/4"=1'-0"

REVISION HISTORY




HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION

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EXTERIOR ELEVATION  
AND ELEVATOR DIAGRAM

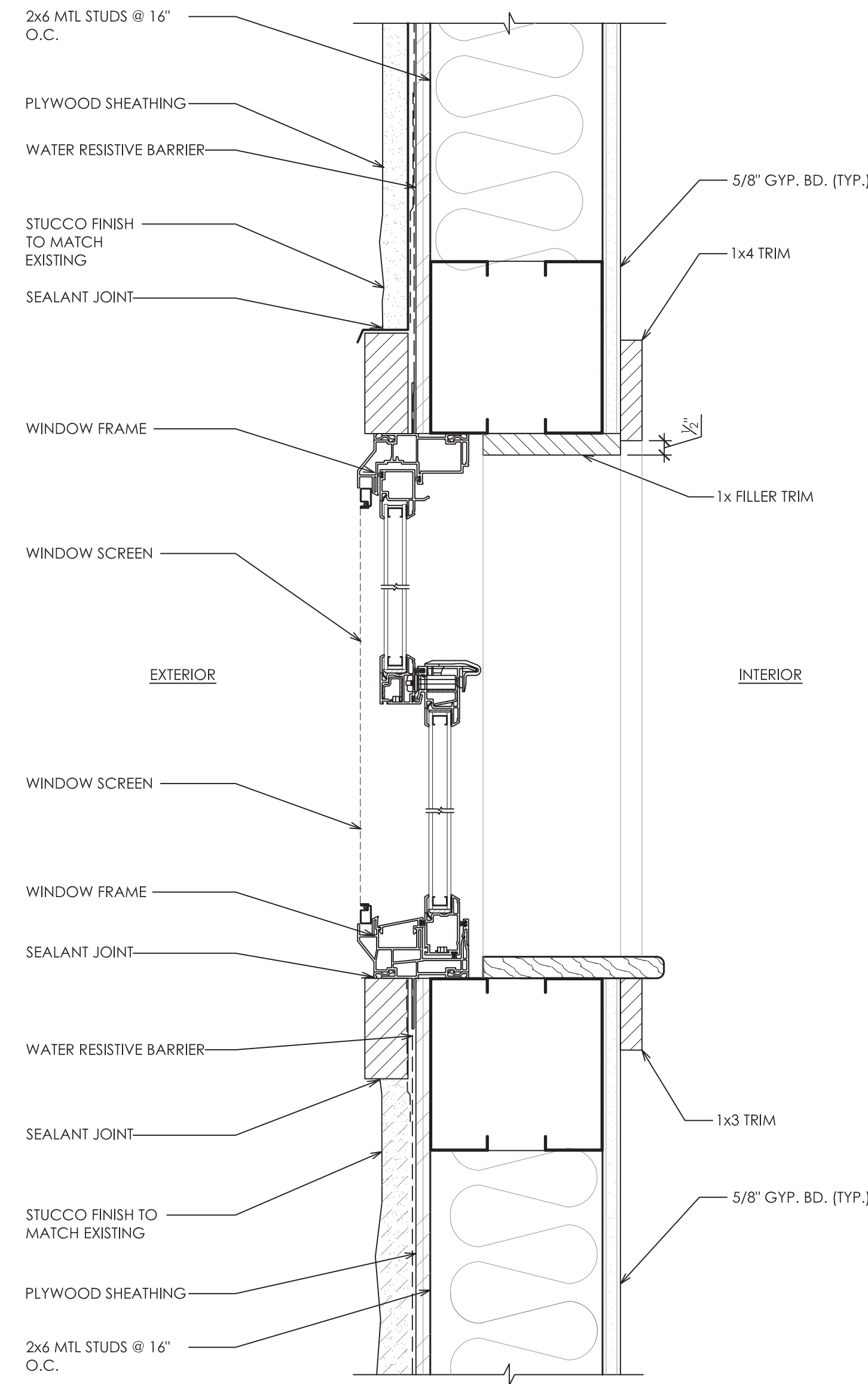
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SCALE	
DATE	APRIL 26, 2024
DRAWN	XFL

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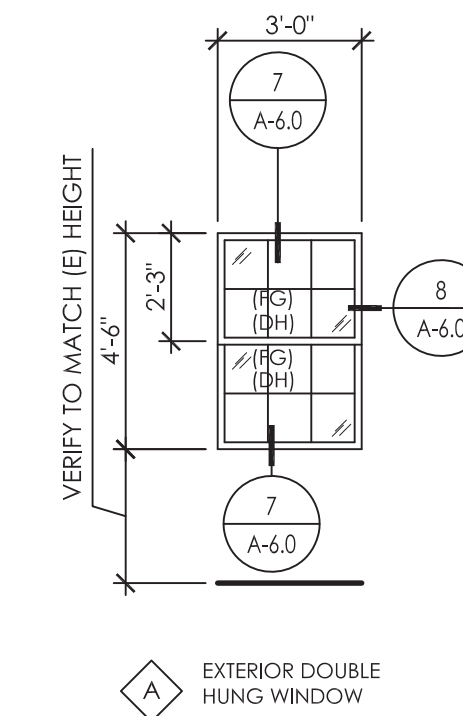
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WINDOW & STOREFRONT SCHEDULE										
WINDOWS/STOREFRONT				FRAMES		DETAILS			REMARKS	
	SIZE	WINDOW TYPE	GLAZING TYPE	OPERATION	TYPE	FINISH	HEAD	JAMB	SILL	
01	4'-6" X 3'-0"	A	DUAL PANE	DOUBLE HUNG	ALUM.	BRONZE, ANOD.	7/A6.0	8/A6.0	7/A6.0	
02	4'-6" X 3'-0"	A	DUAL PANE	DOUBLE HUNG	ALUM.	BRONZE, ANOD.	7/A6.0	8/A6.0	7/A6.0	
03	4'-6" X 3'-0"	A	DUAL PANE	DOUBLE HUNG	ALUM.	BRONZE, ANOD.	7/A6.0	8/A6.0	7/A6.0	

- NOTES:
- A. ALL WINDOWS TO MEET THE FOLLOWING VALUES: U = 0.45, SHGJ = 0.29, VT = 0.5
  - B. FIELD VERIFY ALL WINDOW OPENINGS PRIOR TO ORDERING OR INSTALLING WINDOW UNITS.
  - C. PROVIDE FRAMING, WEATHERPROOFING, AND FINISHES AS REQUIRED.
  - D. GLAZING SHALL BE DUAL PANE LOW 'E' AT EXTERNAL WINDOWS.
  - E. THE CONTRACTOR SHALL BE RESPONSIBLE TO DESIGN THE STOREFRONT WINDOW SYSTEMS INCLUDING THE STRUCTURAL CALCULATIONS AND SUBMIT IT FOR APPROVAL PRIOR TO INSTALLATION.
  - F. SAFETY GLASS IS MARKED AS (S)

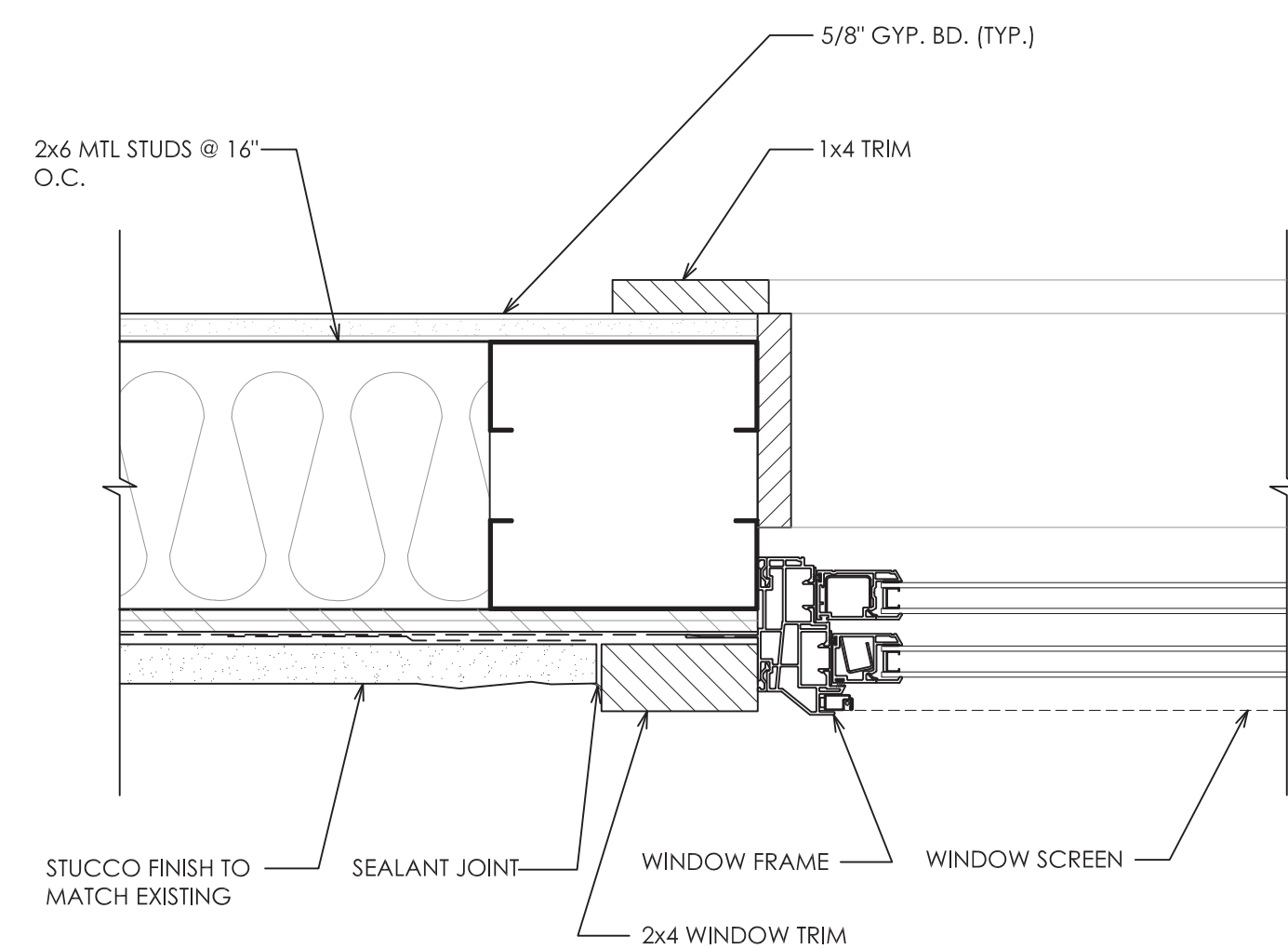


7 DOUBLE HUNG WINDOW AT STUCCO  
SCALE: 3/8"=1'-0"



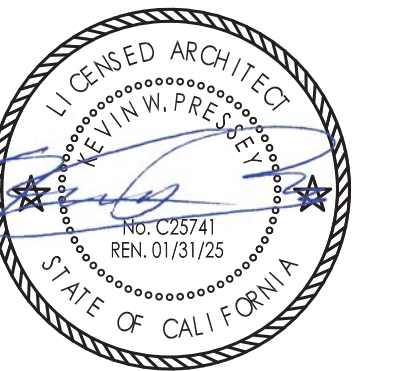
(S) SAFETY GLASS (ON 2ND AND 3RD FLR.)  
(FG) FIXED GLASS  
(DH) DOUBLE HUNG SCREEN & LOCK, TYP.

6 WINDOW TYPES  
SCALE: 1/4"=1'-0"



8 WINDOW JAMB AT DOUBLE HUNG WINDOW  
SCALE: 3/8"=1'-0"


REVISION HISTORY



HILLVIEW PHASE 4 MILPITAS  
ELEVATOR ADDITION

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WINDOW DETAILS

PROJECT NO. 24004  
SCALE  
DATE APRIL 26, 2024  
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**A6.0**

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