

MEMORANDUM

Planning Department



Date: October 17, 2024
To: Zoning Administrator
From: Randy Baez, Associate Planner

Subject: **SECOND-STORY SINGLE-FAMILY ADDITION (P-MS24-0119)** – A Minor Site Development Permit to allow the development of a 1,443 square-foot addition to an existing 1,300 square-foot, single-family home located at 211 Smithwood Street within the R1-6 (Single-Family Residential) zoning district. 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: 211 Smithwood St. (APN: 2220072)

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

Application:

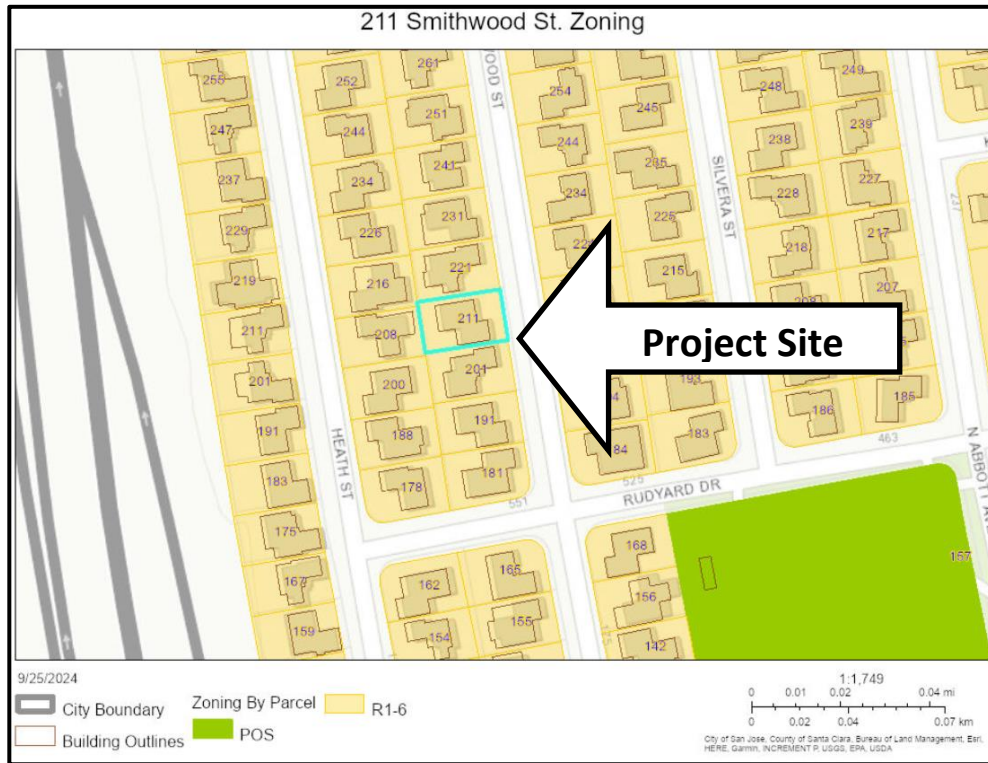
On May 22, 2024, Gustavo Ortega from Cal Green Remodeling (on behalf of the property owner) submitted a Minor Site Development (MSD) Permit application to develop a two-story, 1,443 square-foot addition to an existing 1,300 single-family home within the rear yard of a 0.14-acre site located at 211 Smithwood Street.

The proposed addition will feature a new 221 square-foot porch and an 83 square-foot deck, as well as a new office on the first floor, two new bedrooms and a den on the second floor. The existing single-story home has a building height of 14 feet and 3 inches, and this proposal will increase that to two stories and 23 feet and 6 inches. Per Milpitas Municipal Code (MMC), significant building additions may be subject to approval from the Zoning Administrator through an MSD Permit.

The Project site is surrounded by residential uses to the north, south, east, and west, as demonstrated in Map 1: Project Zoning and Map 2: Aerial View.



Map 1: Project Zoning



Map 2: Aerial View



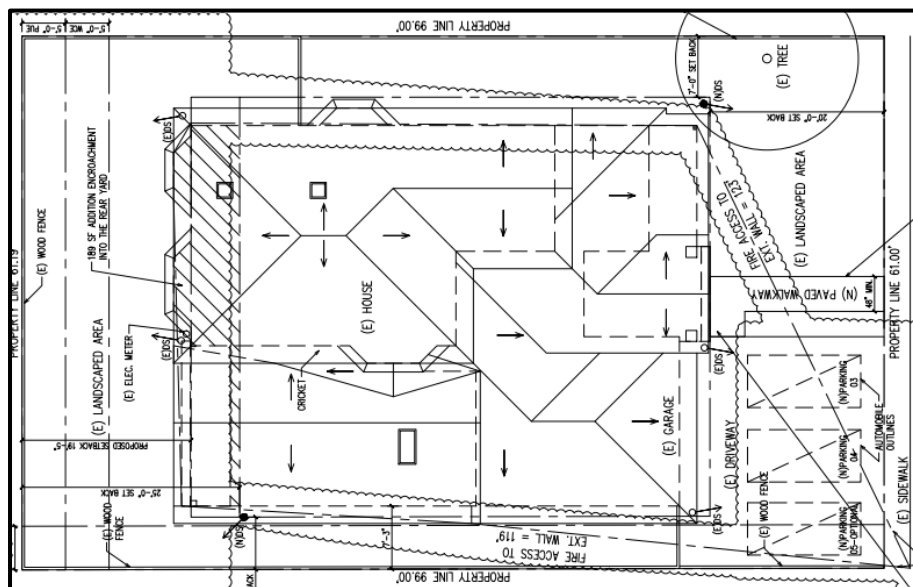
Table 1: Surrounding Zoning and Land Uses

	General Plan	Zone	Uses
Subject Site	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential
North	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential
South	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential
East	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential
West	Low Density Residential (LDR)	Single Family Residential (R1-6)	Single-Family Residential

Project Details

The existing 1,300 square-foot home is comprised of three bedrooms, a kitchen, living room, family room, sunroom, and an attached two-car garage. The majority of the 1,443 square-foot addition is proposed as a new second-story, while also adding onto the rear and front elevations of the ground floor. The first-floor addition at the front will develop a new office and an enlarged front porch, while the addition at the rear would demolish the sunroom in support of a larger family room and 83 square-foot rear patio. The second-floor addition would create a new den, two new bathrooms, and two new bedrooms. The total floor area would result in 2,743 square-feet of conditioned space. *Figure 1: Site Plan* shows the proposed building footprint.

Figure 1: Site Plan



Analysis

The Project site is in the Single Family Residential (R1-6) Zoning District and complies with all of the development standards of MMC Sec. XI-10-4.04-1 (Residential Zone Development Standards) as shown in *Table 2*. The proposed addition is 1,443 square feet and 23 feet, 6 inches in height, which may require Zoning Administrator review per MMC Sec. XI-10-57.03-C.2(d).

Table 2: R1-6 Development Standards

Standards	Required/Maximum	Proposed	Complies
Front Setback	20 feet	20 feet	Yes
Side Yard Setback	Adjacent to garage: 6 feet Total: 13 feet	7 feet, 3 inches 7 feet	Yes
Rear Yard Setback	25 feet*	19 feet, 5 inches**	Yes
Building Height	30 feet	23 feet, 6 inches	Yes
Parking	4 parking spaces	5 spaces	Yes
*	Per MMC Sec. XI-10-55.03 (Setbacks), “additions may be allowed into the required rear yard so that the remaining rear yard set back (measured perpendicular to the rear lot line at any point) is not less than the exterior height of the rear wall of said building addition and shall not encroach into a public utility easement”.		
**	Proposed rear elevation building height is 19 feet, 2 inches		

Colors and Materials

The proposed addition features a gray plaster exterior and asphalt shingle roof which will match the existing single-family dwelling. The Project also proposes façade improvements such as new stone veneer at the front elevation as well as four bay windows throughout. The existing single-family dwelling is a single-story structure, as are most other homes within the vicinity. However, there are a few homes within the neighborhood, including the property directly across the subject site along Smithwood Street with two-stories. *Figures 2 and 3* show the proposed floor plan, and *Figures 4 and 5* show the proposed elevations.

Figure 2: 1st Floor Plan

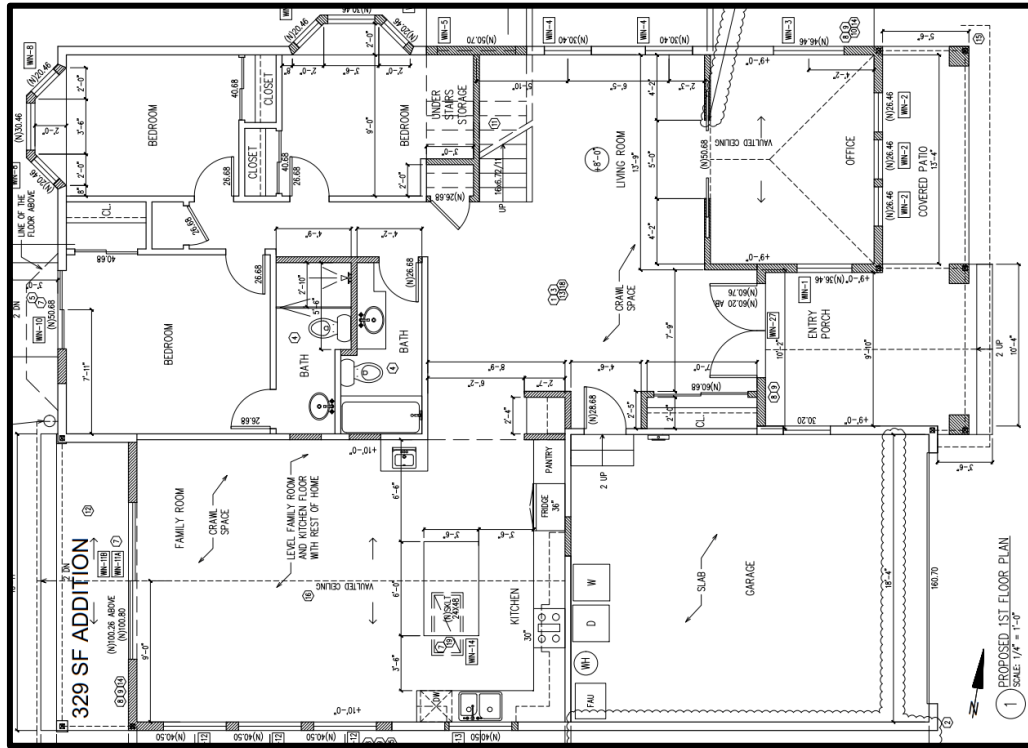


Figure 3: 2nd Floor Plan

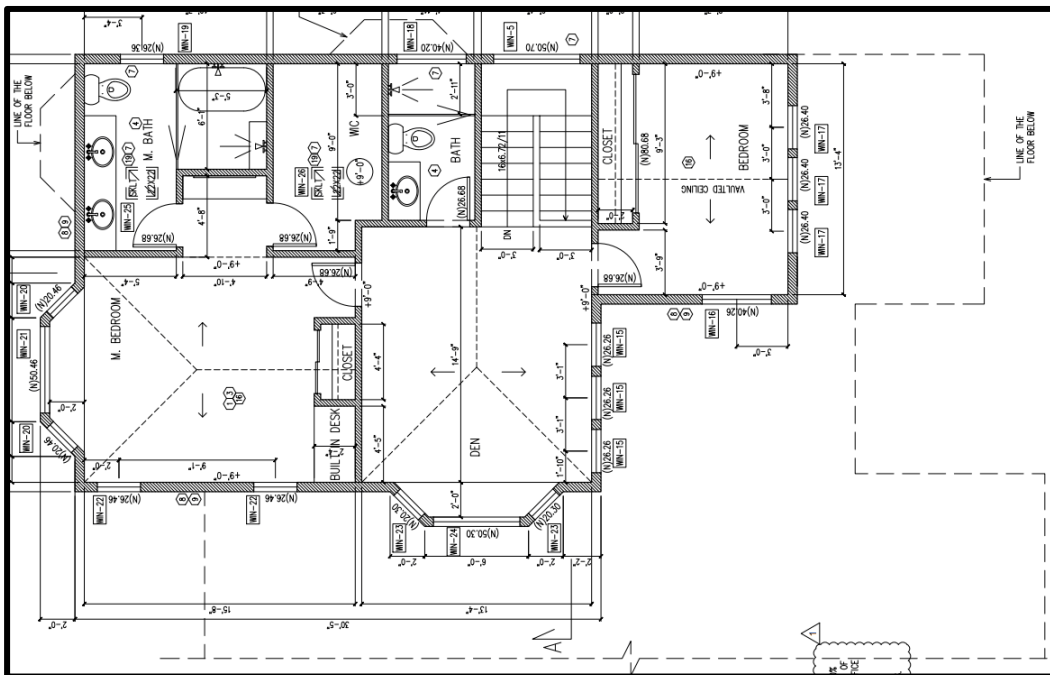


Figure 4: Front Elevation



Figure 5: Rear Elevation



Parking

The existing dwelling has three bedrooms with two additional bedrooms proposed. Five total bedrooms would require four parking spaces as reflected in Table 2 and MMC Section XI-10-53. The property currently has a two-car garage and a driveway that can safely accommodate at least two vehicles for a total of 4 parking spaces. The site will remain compliant with MMC Sec. XI-10-53 (parking standards).

Zoning Conformance

As proposed, the Project and associated use are consistent with the purpose and intent of the Single Family Residential (R1-6) zoning district, which is intended to *“stabilize and protect the residential characteristics of the District and to promote and encourage a suitable environment for family life. The R1 District is intended for the suburban family home and the services appurtenant thereto,”* per MMC Sec. XI-10-4.01.

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 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 Project is minimally visible to vehicles and pedestrians from the public right-of-way. The addition has a proposed building height of 23 feet and 6 inches, which is below the maximum height of 30 feet allowed within the R1-6 Zoning District. The two-story addition is designed to be consistent with the main dwelling and other nearby residential structures. The addition will also be painted a gray-colored finish to match the existing main dwelling.

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

The proposed two-story addition was designed to have the majority of the square footage on the ground floor in order to maximize space and functionality. The addition will complement the character of the neighborhood as its building materials will match the existing dwelling. Furthermore, the Project would not require adding any additional parking spaces, so the subject site would still meet minimum parking requirements.

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

The proposed two-story addition is located within all required setbacks and is further setback from the ground floor front yard by approximately 15 feet, for a total second-

floor front yard setback of approximately 35 feet. In addition, the Project exceeds the minimum side yard setbacks to not interfere with the privacy 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 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-MS24-0119 to allow the development of a 1,443 square-foot addition to an existing 1,300 square-foot residential building on a 0.14-acre site in the R1-6 Single Family Residential Zoning District located at 211 Smithwood Street, subject to the findings outlined in this report and the attached Conditions of Approval.

Attachments:

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

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. MS24-0119** ("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 Department 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 November 16, 2023), approved by the Zoning Administrator 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)**

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

- a. 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.
- b. 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. Added by MMC Section V-300-2.55 and CFC Section 505.
- c. 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 for the first story of the building as measured by an approved route around the exterior of the building or facility.

- i. 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.
 - ii. Provide in the site plan, the nearest fire hydrant and distance to the frontage of the property.
- d. 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 an approximate total fire area of 3,287 square feet. 2022 CFC B105.1. Total fire area is approximate only and may change based on the final plans submitted during permitting. Fire flow can be requested at MilpitasWorks@milpitas.gov

- e. **The reconstruction of this home plus the addition makes this home to be considered as new (coordinate with the building department on the determination of the reconstruction as new home). Coordinate with building plan reviewer for the determination based on BLDG50 policy with link below for reference. The following fire dept. comments will be applicable.**

<https://www.milpitas.gov/DocumentCenter/View/314/BDP-BLG50-Fire-Sprinkler-Requirements-for-Rebuild-PDF>

- i. Provide the following notes on the cover sheet: AUTOMATIC FIRE SPRINKLERS for NEW HOMES
 - 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
 - 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
 - 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.
- f. Walkway. A paved walkway shall be provided from the front public sidewalk to the front door of the new dwelling unit. The sidewalk shall be 48 inches in width minimum. The walkway shall be maintained clear and unobstructed at all times.

- g. Gate(s). If there are gates along the path of the required walkway, such gates shall be not less than 48 inches net clear when open and shall provide the means for easy opening from the exterior side of the gate(s).
- h. Access Control device. When access control devices including bars, grates, electric or magnetic locks or similar devices, which will 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. 2022 CFC Section 504.6 added by MMC Section V-300-2.54

17. Building Department. The permittee 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 Department. **(B)**

18. 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)**

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

Jay Lee, AICP
Planning Director

Date: _____

MEMORANDUM

Planning Department



Date: October 17, 2024
To: Zoning Administrator
From: Michael Fossati, AICP, Senior Planner

Subject: **TWO-STORY ADDITION TO ONE-STORY RESIDENCE – 285 FALCATO DR. – P-MS24-0196:** A Minor Site Development Permit to remodel an existing 1,502-square foot, one-story, single-family residence into a 2,507-square foot, two-story single-family residence, up to 24 feet in height, on a 0.14-acre lot located in the R1-6 Single-family Residential Zoning District at 285 Falcato Drive. 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: 285 Falcato Drive (APN: 088-14-100)

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

Project Overview:

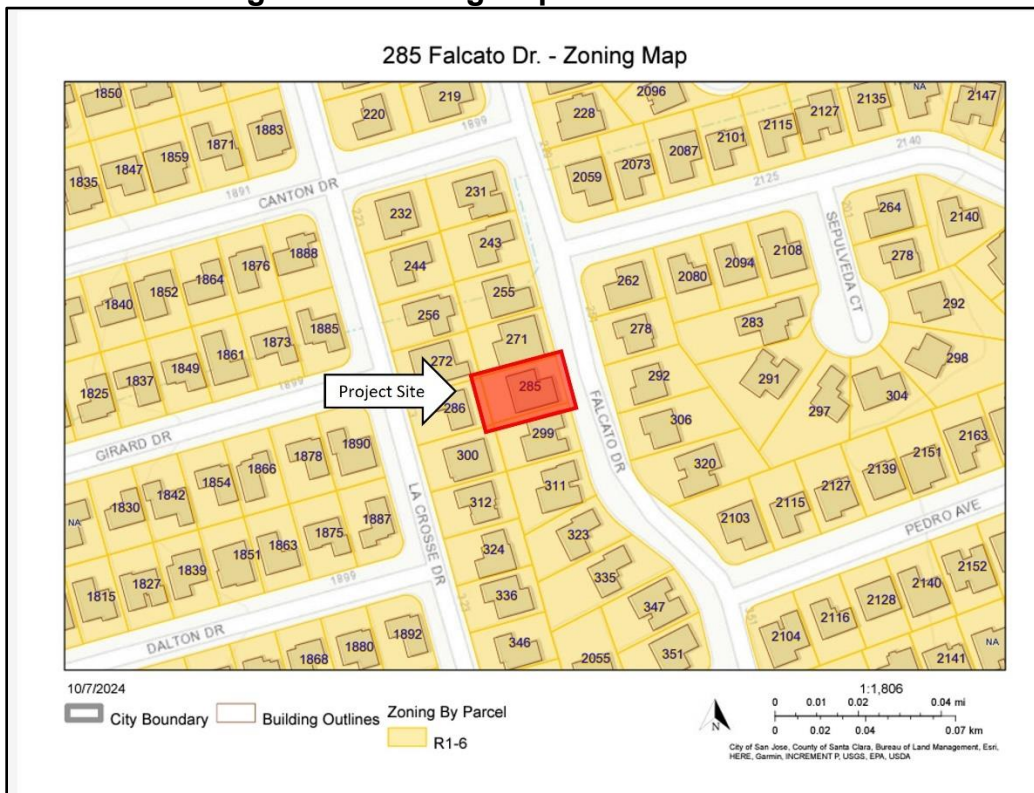
On August 2, 2024, Leila Jahanpour (Applicant), on behalf of property owner Ranjith Nari Kutty, submitted a Minor Site Development (MSD) Permit application to remodel an existing single-story residence into a new two-story, 2,507-square foot, single-family residence on a 0.14-acre lot located at 285 Falcato Drive (the "Project"). MSD Permits are required for certain additions to residential buildings that exceed the threshold for planning staff review, as stated per Milpitas Municipal Code (MMC) Section XI-10-57.03(2)(a)(ii). Figures 1 and 2 demonstrates the location and zoning map of the Project.



Figure 1 – Aerial Map of 285 Falcato Dr.



Figure 2 – Zoning Map of 285 Falcato Dr.



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)	Two-Story, Single-Family Residence
South	Low Density Residential (LDR)	Single-Family Residential (R1)	Two-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 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	6,100-square feet	Yes
Lot Width, Min.	55'	61'	Yes
Front Yard Setback, Min.	20'	20' 9"	Yes
Side Yard Setback, Min.	6' (adj. to garage), other side total 13' min.	9' 6" (adj. to garage, left) 6' (right), total 15' 6"	Yes
Rear Yard Setback, Min.	25'	26' 4"	Yes
Parking, Min.	Four Spaces	Four Spaces	Yes
Building Height, Max.	30'	24'	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.	22'/61' = 36%	Yes

Project Details:

The applicant has proposed to remodel the first floor of an existing approximately 1,500 square foot single-story residence and add approximately 1,005 square feet to a newly created second floor. The remodeled residence will reach a height no taller than 24 feet, which is below the 30-foot maximum height limit. The first floor will include an attached two-car garage, one bedroom, one bathroom, living room, dining room, as well as a kitchen/family room in an open floor plan layout. The second floor will contain four bedrooms, two bathrooms, and an open bonus area. An internal staircase is proposed in the center of the residence to access the second floor. In total, the remodeled residence will have approximately 2,507-square feet of habitable space and a 467 attached garage. Figures 3 and 4 demonstrate the proposed first and second floor plans.

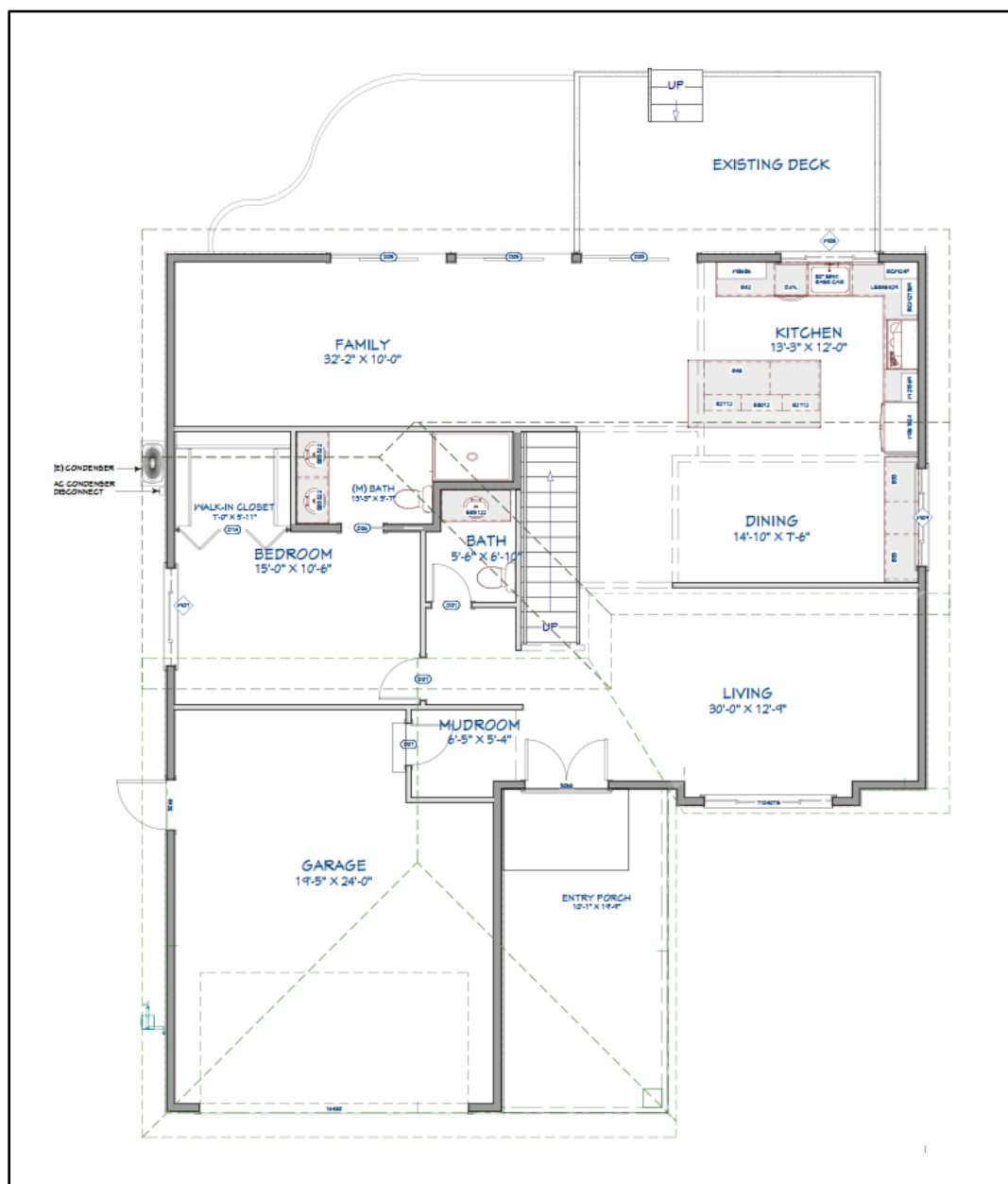
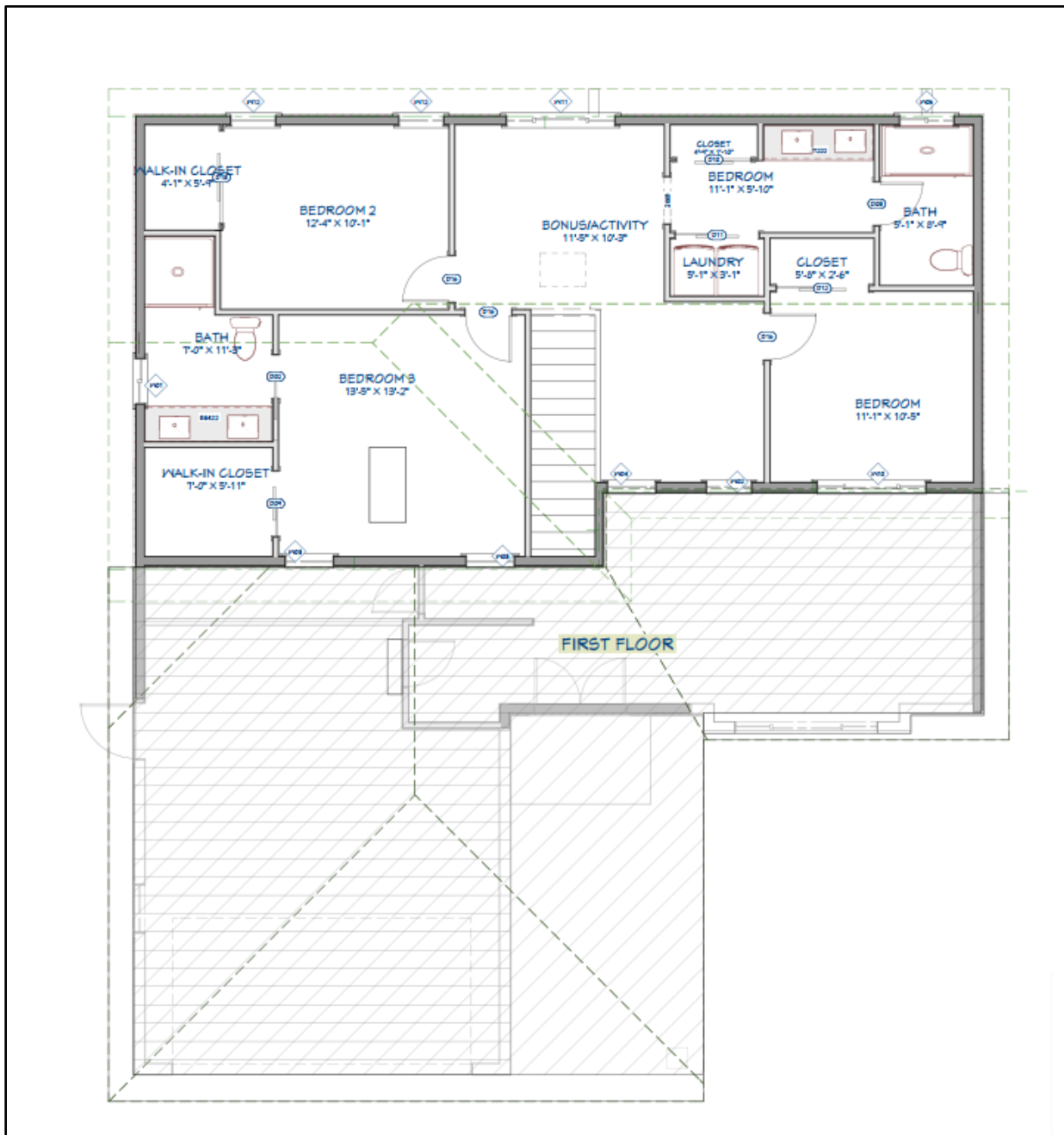
Figure 3: Proposed First Floor – 285 Falcato Dr.

Figure 4: Proposed Second Floor – 285 Falcato Dr.

An existing wooden deck in the rear yard will be relocated and extended to utilize the backyard. A 6-foot-tall wood fence will remain along the side and rear property lines, behind the residence. An existing lemon and pomegranate tree will be preserved and protected during construction. The contemporary design of the remodel will feature dark brown composition shingle roof, exterior stucco walls will be painted in beige with window and accent trims in brown. A dark gray, prefabricated wood garage door with glass windows is also proposed. Figures 5 and 6 are renderings of the proposed remodel.

Figure 5: Proposed Front Façade (West Elevation)



Figure 6: Proposed Front Façade (North Elevation)

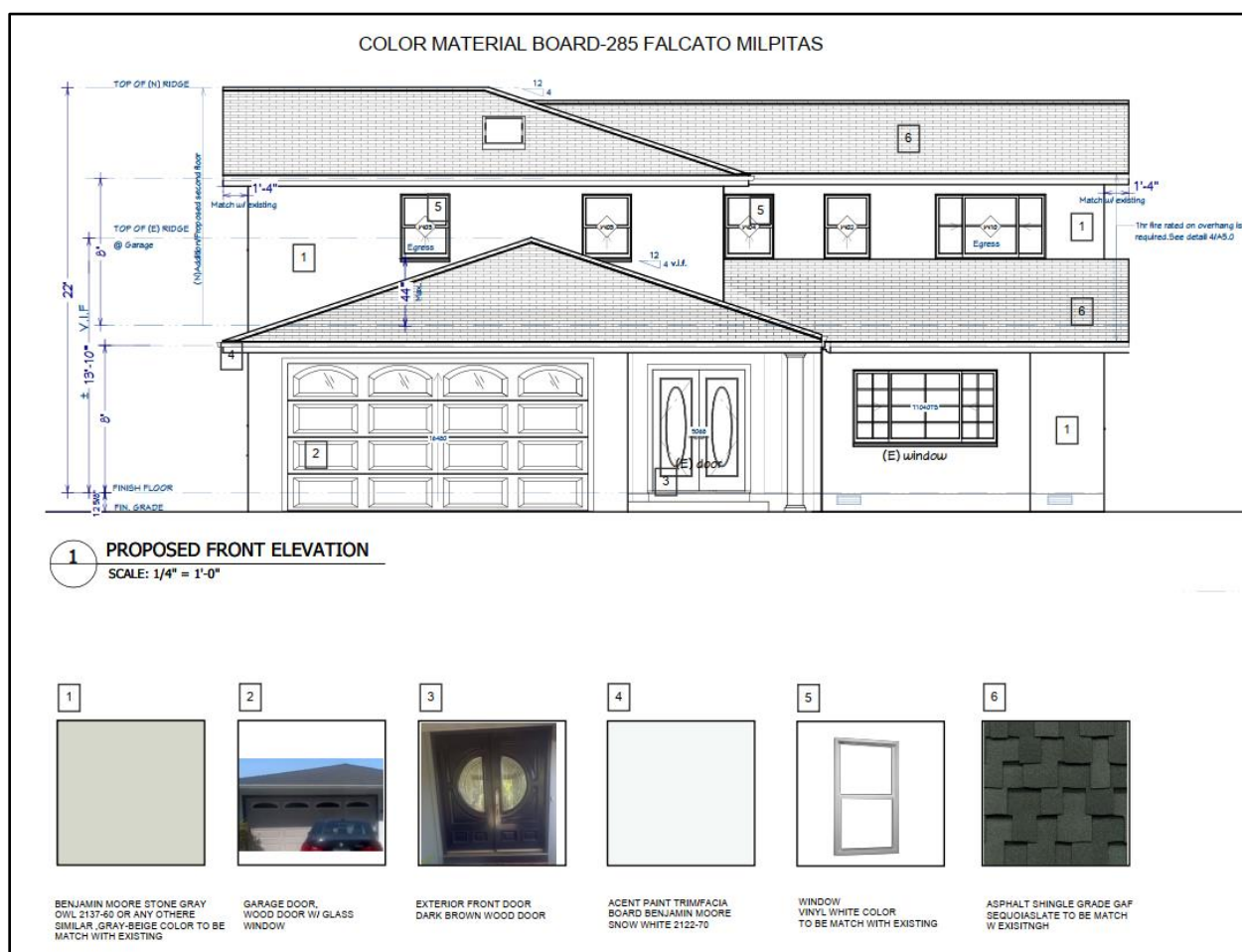


Neighborhood Compatibility

Many of the residences in the surrounding area are two-story, including 271 Falcato Drive, 255 Falcato Drive, and 306 Falcato Drive. The Project's scale is consistent with two-story residences in the immediate area by keeping the second story addition recessed from the first-floor front wall. This design feature supports a sense of openness on single-family lots and helps preserve the low-density, single-family character of the neighborhood, while being able to provide space for a growing family that prefers to remain in Milpitas.

Homes in the surrounding area are predominantly ranch style, with low rooflines, muted earth tone colors, and prominent front-facing garages. The proposed Project will incorporate a more contemporary 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, and a prominent front garage). Figure 7 is a color and material board of the Project.

Figure 7: Color and Material Board



Privacy

The Project will minimize privacy impacts by limiting the number of windows along the second floor elevation. The bulk of the windows are along the front and rear elevation, facing either the street or the rear property, which has a 26-foot rear setback from the rear property line. The only window along the upper floor side is a sliding window for the second story bathroom.

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 is a remodel and addition of a one-story, single-family residence into a two-story single-family residence. The site is surrounded with one- and two-story similar sized single-family homes. The contemporary design with earthtone colors and materials respects the suburban feel of the area and supports the residential characteristics of the R1-6 zoning district to promote and encourage a suitable environment for family life.

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

The Project is proposing standard exterior building materials such as stucco, vinyl windows, prefabricated front and garage door to create a design that satisfies the functional requirements of being a comfortable home while remaining compatible with similar sized residences in the immediate area.

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

The Project incorporates design features to not interfere with privacy, quiet enjoyment, or view of the surrounding properties. For instance, the majority of windows are along the east and west elevations that face either the street or the rear property. Only one bathroom window is facing a neighboring property. The second story addition is recessed back from the first-floor front facing wall, creating a greater setback from the front to assist in preserving the quiet enjoyment of the home across the street.

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). The Project is a remodel and addition of a single-family residence that meets or exceeds all of the objective design standards of the R1-6 zoning district.

Recommendation:

Staff recommends that the Zoning Administrator approve P-MS24-0196 to allow the remodel an existing 1,502-square foot, one-story, single-family residence into a 2,507-square foot, two-story single-family residence at 285 Falcato Drive, subject to the attached Conditions of Approval.

Attachments:

- A. Conditions of Approval
- B. Project Plans
- C. Color and Material Board
- D. Rendering

**MINOR SITE DEVELOPMENT PERMIT NO. MS24-0196
285 FALCATO DRIVE (APN 088-14-100)**

The City of Milpitas Zoning Administrator approves Minor Site Development Permit No. MS24-0196 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 a remodel an existing 1,502-square foot, one-story, single-family residence into a 2,507-square foot, two-story single-family residence on a 0.14-acre lot located in the R1-6 Single-family Residential Zoning District at 285 Falcato Drive (APN: 088-14-100), 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 Minor Site Development Permit No. MS24-0196 ("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 June 28, 2024), approved by the Zoning Administrator on the date of the public hearing for the Project on October 17, 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.

(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

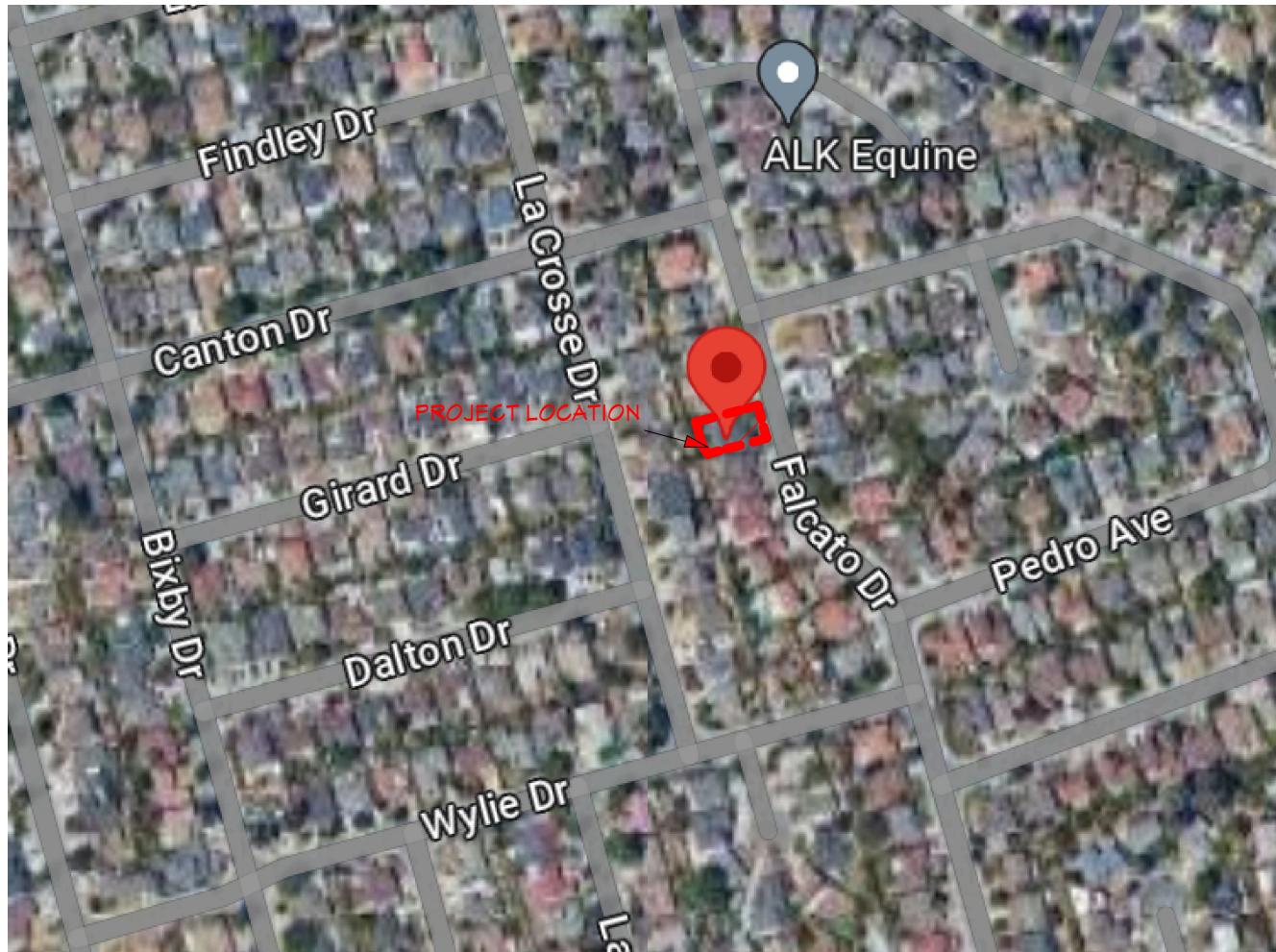
The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the subject property on the terms and conditions set forth in this Permit.

Dated: _____

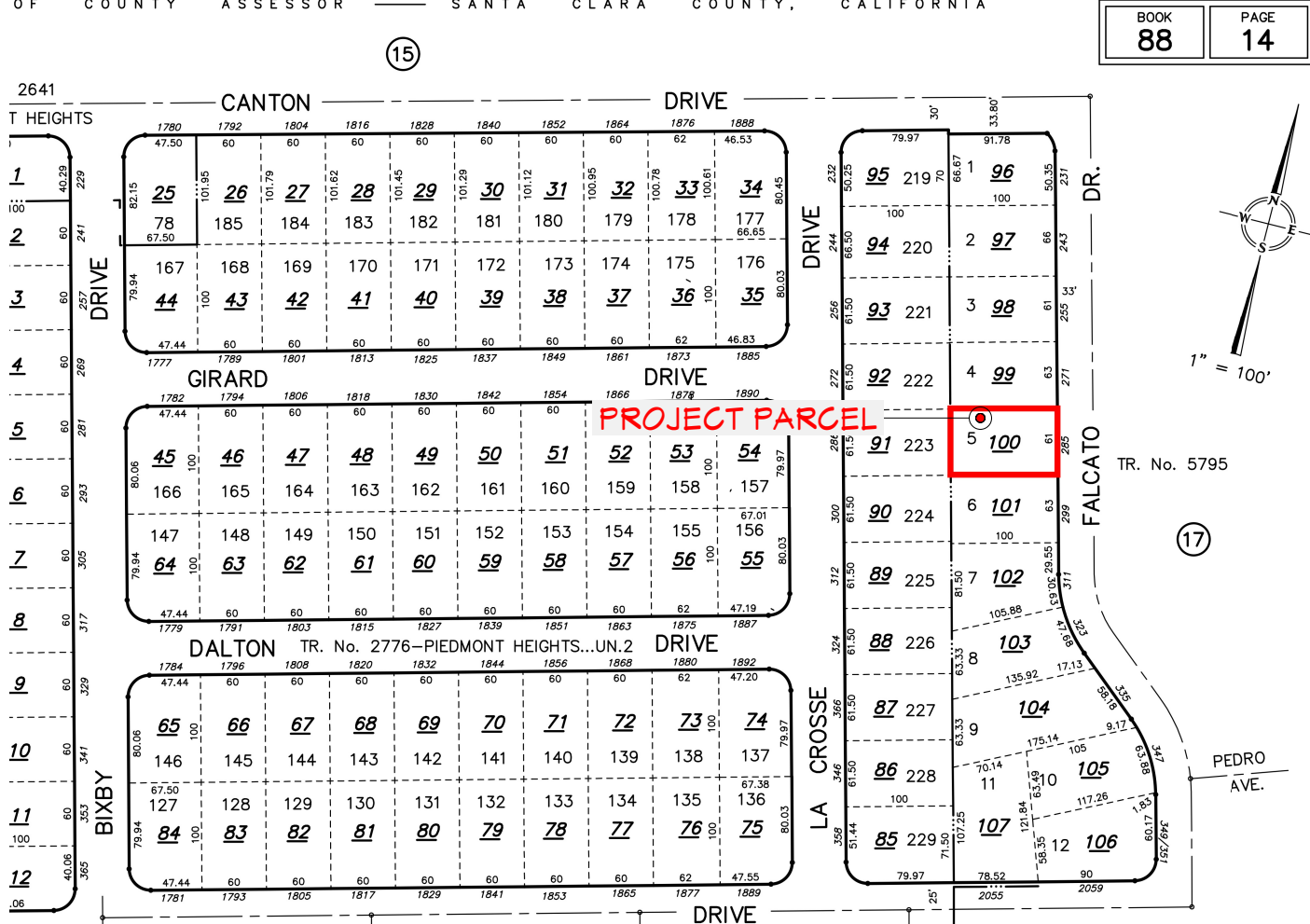
Signature of Permittee

R. KUTTY'S RESIDENCE RESIDENCE,
REMODELING AND SECOND FLOOR ADDITION

VICINITY MAP
N.T.S.



ASSESSOR'S MAP
N.T.S.



SITE INFORMATION:	
APN:	088-14-100
ZONING:	R1-6
LOT AREA:	6,048 SQ FT
EXISTING FOOTPRINT:	2020 SQ FT
EXISTING LIVING AREA:	1502 SQ FT
GARAGE:	461 SQ FT
PROPOSED ADDITION	1005 SQ FT
(E) BEDROOMS:	3
(E) BATHS:	2
ADDITION BEDROOMS:	1 and half
ADDITION FULL BATHS:	
EXISTING HEIGHT ABOVE GRADE:	19' -4"
PROPOSED HEIGHT ABOVE GRADE:	24' -0"
MAXIMUM HEIGHT ABOVE GRADE:	30'-0"
EXISTING/PROPOSED SETBACKS:	
FRONT/	20'-4"
REAR/	26'-9"
SIDES /	5'-10/ 9'-6"

FLOOR AREA	EXISTING	PROPOSED	TOTAL
LIVING/FLOOR	1502 +/- SQ. FT.	+1005 SQ. FT.	2507 +/- SQ. FT.
SARASE	461 +/- SQ. FT.		461 +/- SQ. FT.
TOTAL:	1964 +/- SQ. FT.	+1005 SQ. FT.	2974 +/- SQ. FT.
LOT COVERAGE:			
LOT SIZE:	6,048	SQ. FT.	
FAR ALLOWABLE: 0.6 or 60%	3,651	SQ. FT.	
PROPOSED FAR: 0.41 or 48.78%	2,974	SQ. FT.	

BUILDING INFORMATION

PROJECT ADDRESS:
285 FALCATO DR
MILPITAS, CA 95035

APN & zoning
APN: 543-0420-016
Zoning R1-6

applicable CODES:
CALIFORNIA BUILDING CODE 2022
CALIFORNIA FIRE CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
2022 California Residential Code (the governing code of the project).
2022 California Energy Code,
2022 MILPITAS Municipal Code (MMC)

OCCUPANCY GROUP: R1-6
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 1 EXISTING
SPRINKLERS: yes
SPRINKLERS: Will be determined by the Milpitas Consolidated Fire Department

SCOPE OF WORK

Partial Remodeling and Second-Floor Addition to Single-Family Residence
First Floor:
- Remove existing kitchen and build a new kitchen on the rear right side
- Demolish two bedrooms on the rear side and convert to a new family room
- Extend master bedroom and bathroom
- Install new stairs
- Relocate furnace to the second-floor roof
- Convert laundry room to a mudroom
- Remove fireplace and chimney
- Rear deck extension

Second Floor:
- Add three new bedrooms
- Add two new bathrooms and laundry room

Project Specifications:
- Proposed Living Area/Addition to Second Floor: 1,005 Sq.Ft
- First Floor Area to be Remodeled (Kitchen, family room,bedrooms &bath): 1168 Sq.Ft
- HVAC Upgrade: Install new AC for the second floor

PROJECT DIRECTORY

OWNER:
RANJITH NARI KUTTY
285 FALCATO DR
MILPITAS, CA 95035

DESIGNER:
LEILA JAHANPOUR
LEILA.J4154@GMAIL.COM
T:415-940-4247

ENGINEER:
AHSAN KUSHKAKI
305 COTTSWALD COURT
DANVILLE, CA 94506
T:925-864-0148

TITLE-24:
AqduS Siddiqui
Energy Analytica LLC
8206 Caribou Peak Way,
Elk Grove, CA 95758
(510) 862-9282
www.energyanalytica.com

SHEET INDEX

- G1.0 Cover Sheet, General Notes & Abbreviations
- C1.0 Existing Site Plan, Notes and Site Information
- A1.0 Existing Floor Plan, Roof Plan, Demo Plan & Notes
- A1.1 Proposed First Floor Plan, and Doors & Windows Schedules
- A1.2 Proposed Second Floor Plan, Notes and Interior Stairs Diagram
- A1.3 Proposed First Floor Roof Plan, Attic Vent calculation and Notes
- A1.4 Proposed Second Floor Roof Plan, Attic Vent calculation and Notes
- A2.0 Existing Elevations & Notes
- A2.1 Proposed Elevations, Cross Section & Notes
- A2.2 Proposed Elevations, Cross Section & Notes and exterior wall detail
- A5.0 Exterior Design Details,
- A11.0 Low Rise Residential Mandatory Measure Summary
- A11.1 Low Rise Residential Mandatory Measure Summary
- A11.2 Cal Green Mandatory Check List

- S-1 Foundation Plan, and Notes
- S-2 Roof Framing Plan, and Shear Walls
- SD-1 Structural Construction Details

- T.1 Title -24 Compliance Forms
- T.2 Title -24 Compliance Forms

GENERAL NOTES:

- A. BUILDING CODES: All work shall comply with the applicable requirements of the California building code. California mechanical code, California plumbing code, California electrical code, as well as the state and local building codes.
- B. Should errors, omissions, or discrepancies appear in drawings or specifications or in the work done by others affecting this work, the designer shall be notified at once and shall issue instructions as to proceed. If the contractor proceeds without contacting the designer and/or owner, the contractor shall be liable for any expensive that may result.
- C. Detailed drawing and specifications take precedence over general drawing and specifications, dimensions take precedence over scaled measurements.
- D. The contractor shall conform to and abide by all local, city, county, and state building and safety laws. Such laws shall be considered a part of these specifications and the provisions of such regulations shall be observed. The contractor shall notify the designer if drawings or specifications that are at variance. Should the contractor perform any work contrary to such laws or regulations. The contractor shall bear all such costs arising.
- E. Scope: All work necessary, indicated or reasonably inferred, or required by codes as listed in "A" shall be completed for a complete and proper finished job.
- F. Permits: The general building permit & plan check fees shall be secured & paid for by the owner. All other permits shall be taken out & paid for by either the general building contractor or by the subcontractor directly responsible.
- G. Alternates: Designs, materials, equipment, products, & construction methods other than those described below or indicated on the drawings may be considered for use, provided they are first approved in writing by the owner, designer, prevailing engineer, & governing authority.
- H. Intention: The intention of the documents is to include all labor, materials, equipment & transportation necessary for the completion of the work.
 - I. Change orders: The owner may order extra work or make changes by altering, adding to or deducting from the scope of work, the contract sum being adjusted accordingly.
 - J. Cutting & patching: All trades shall do their own cutting, fitting, patching, etc.
 - K. Clean Up: All trades shall, at all times, keep the premises free from accumulations of waste materials or rubbish from & about the building and all their tools, scaffolding, & surplus materials & leave the job in a broom-clean condition including removing all labels, stickers, paint smears, etc., from lighting fixtures, plumbing fixtures, glass surfaces finish hardware, cabinets, countertop, etc.
 - L. Temporary toilets: The general contractor shall provide temporary toilet facilities for all trades until the completion of the project.
- M. Lines & levels: The contractor shall be responsible for the accuracy of the building lines & levels. The contractor shall compare carefully the lines & levels shown on the drawings with existing levels for location & construction of the work & discrepancies before proceeding without contacting the owner & designer: the contractor shall be liable for any expense that may results
- N. Homeowner will take any necessary precautions to remove or relocate items of value to be reused and/or saved, or in any danger or being damaged due to the construction process.

CONSTRUCTION NOTES:

- 1. All glazing shall comply with California building code and local ordinances. Refer to the energy compliance statement for all glazing requirements. All glazing to be installed in hazardous locations shall be tempered.
- 2.1 Glazing in all fixed & operable panels of swinging, sliding and bi-fold doors shall be a manufacturer's designation specifying who applied the designation, designation the type of glass & safety glazing standard with which it complies, which is visible in the final installation. CRC R308.4#1
- 2. The general contractor and all sub-contractors shall verify all dimension and conditions of the site prior to beginning construction and shall report any discrepancies to the building designer immediately and in writing before commencing any work. Commencement of construction indicated acceptance of existing conditions.
- 3. Contractor to verify all new door and window sizes to verify they will match specified brand & types before ordering.
- 4. Contractor to verify new doors & window sizes meet title 24 standards.
- 5. All exterior doors of conditioned spaces shall be fully weather-stripped.
- 6. Provide insulation equal to R-15 in exterior walls and R-38 in attic. (verify with title 24 energy code)
- 7. Residential Gypsum Board: Screws for attaching gypsum board to wood framing shall be Type W or Type S in accordance with ASTM C 1002 and shall penetrate the wood not less than 5/8-inch. CRC 702.3.6
- 8. Bathroom: Water resistant gypsum (greenboard) is not permitted for use as a base for tile in tub/shower walls or ceilings. Fiber-cement, fiber-mat reinforced cementitious backer units, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C1325, C1178, or C1278 respectively, and installed in accordance with manufactures' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. CRC R702.4.2
- 9. Type "M" copper pipe is to be used for all water piping.
- 10. Location, type and size of building address shall be illuminated, clearly visible and legible from the adjacent public way or street fronting the property. Address letters/numbers shall be minimum 4" high, with a minimum stroke width of 1/2", and shall contrast with their background. CRC R319
- 11. The general contractor and all sub-contractor to meet all necessary requirements of the current green building standards code chapter 4 residential mandatory measures.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS, ROOF PITCH PRIOR TO START OF CONSTRUCTION.
- 13. Fire Department access roadway must be provided and maintained serviceable prior to and during construction.
- 14. The applicant/owner must immediately notify the Fremont Fire Department, Hazardous Materials Unit 510-494-4282 of any underground pipes, tanks or structures; any suspected or actual contaminated soils; or other environmental anomalies encountered during site development activities. Any confirmed environmental liabilities will need to be remedied prior to proceeding with site development.
- 15. NOTES:
 - Owner is Responsible to Contact the PG&E for Upgrade or New Electrical Service.
 - Owner is Responsible to Contact the Union Sanitary District for the Sewer Upgrade or New Service
- 16. The owner/ contractor is responsible to use green Halo Systems online to submit Construction and demolition (C&D) debris diversion to track their project's diversion rate, to ensure compliance with the City's debris diversion requirements outlined in the Green Building section of the municipal code.

DESIGN BY:
Leila Jahanpour
Leila.J4154@gmail.com
PHONE #: 415.940.4247

Leila Jahanpour

June, 2024

SYM.	REVISIONS	DATE
△	Original Issue	6/28/2024
△		
△		
△		
△		

SUBMITTAL	DATE
	06-28-2024
ISSUE	DATE

PROJECT:
RANJITH NARI KUTTY RESIDENCE
SECOND FLOOR ADDITION & HOME REMODELING
285 FALCATO DR, MILPITAS CA 95035
APN: 088-14-100

TITLE SHEET

COVER SHEET, VICINITY
MAP, ASSESSOR MAP,
BUILDING INFO, AND
NOTES

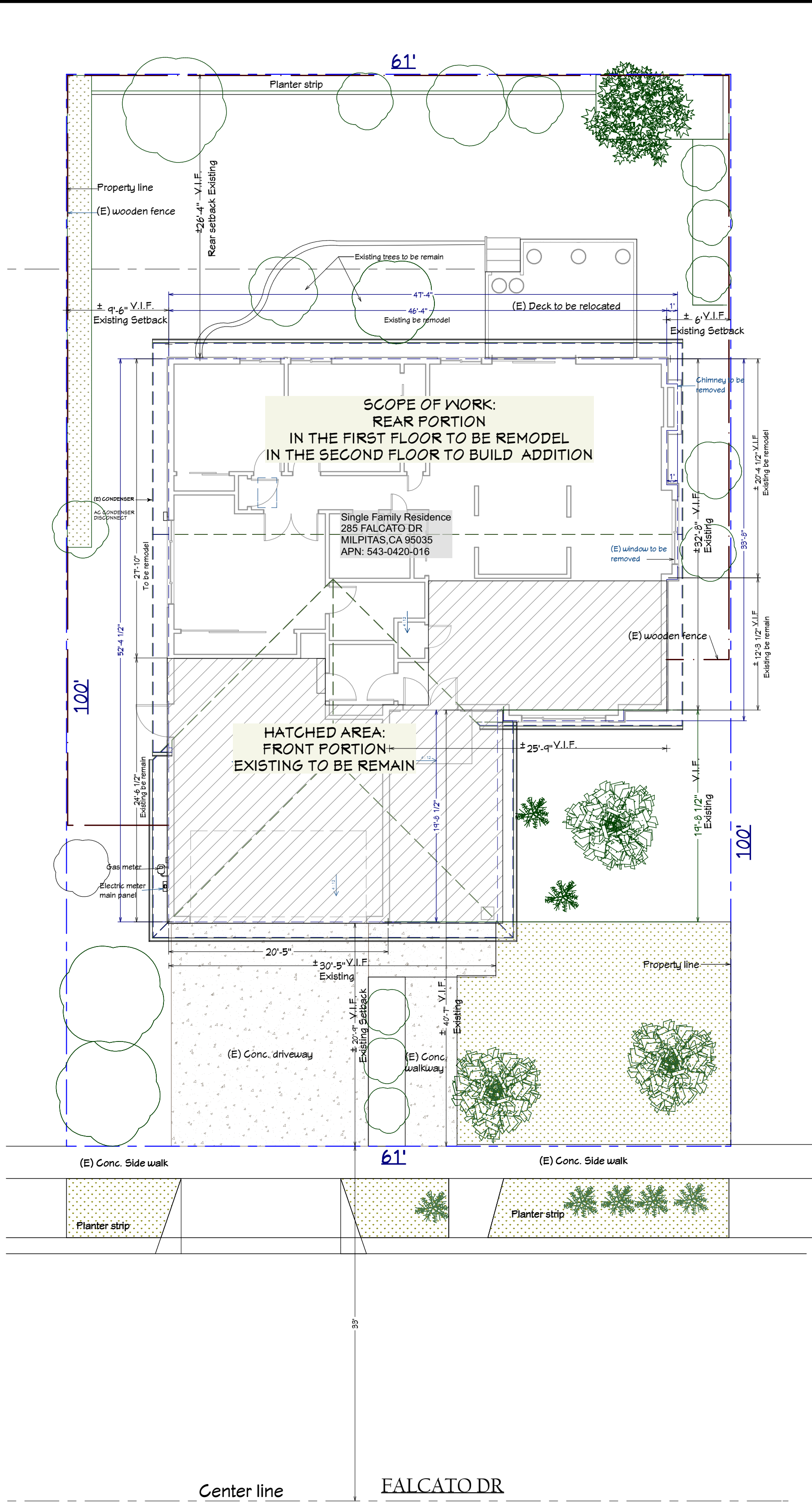
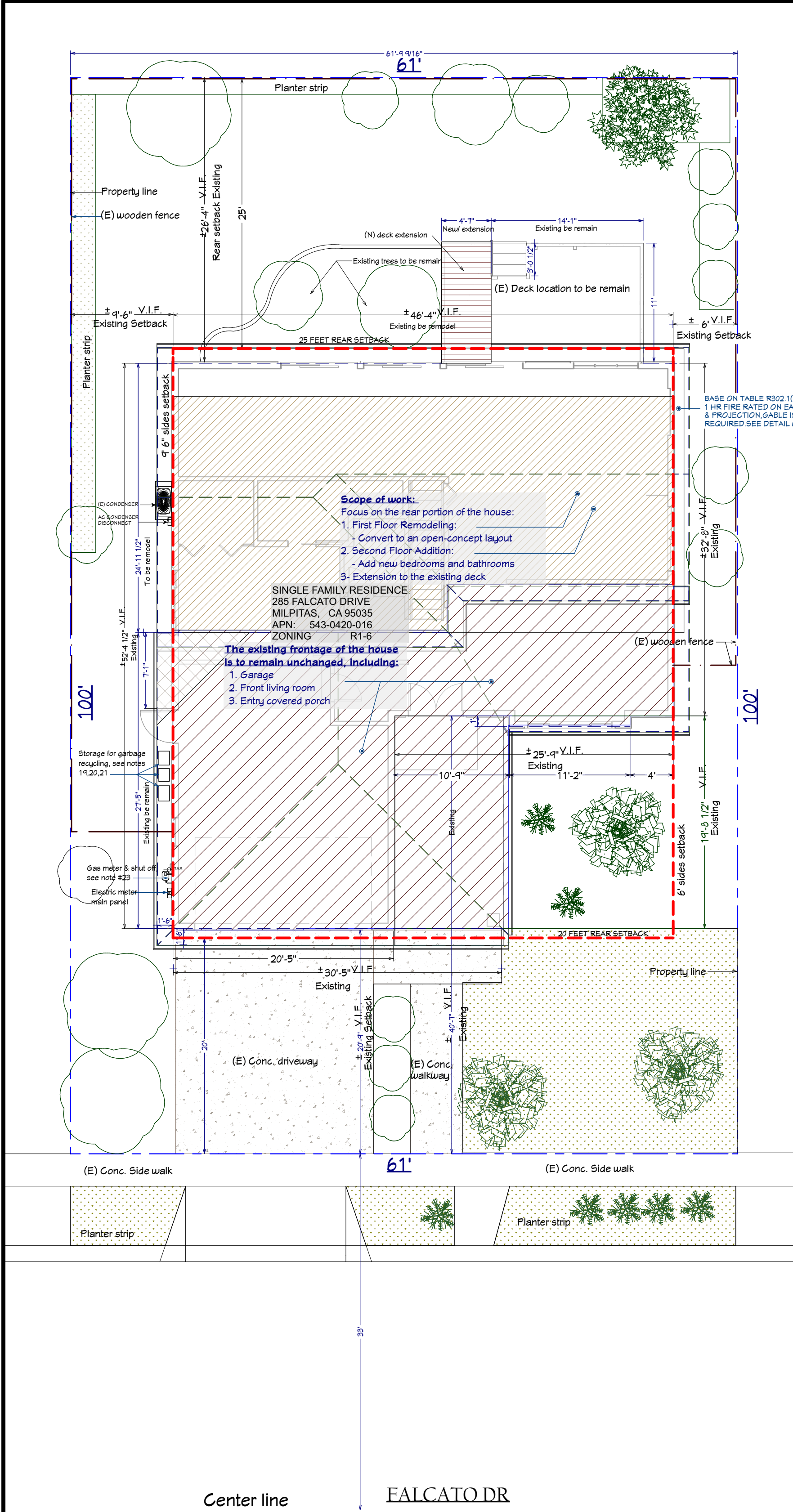
DRAWN BY:	DATE:
L.J	50/05/2023

SCALE:	JOB NUM:
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SHEET

G1.0

OF



SITE PLAN NOTES

1. RAIN LEADERS ON THE DWELLING SHALL DRAIN TO LANDSCAPING AND TREATED TO THE MAXIMUM EXTENT PRACTICABLE.
 2. A MINIMUM SLOPE OF 5% FOR A DISTANCE OF TEN FEET (MINIMUM) FROM THE BUILDING PAD IS REQUIRED FOR DRAINAGE. BEYOND THE 10' ENVELOPE AROUND THE BUILDING, SWALES AND ASPHALT CONCRETE PAVEMENT AREAS MUST DRAIN AT A MINIMUM SLOPE OF 1% .
 3. SURFACE DRAINAGE MUST BE FILTERED: RUNOFF FROM IMPERVIOUS SURFACES SHALL BE TREATED BY LANDSCAPING TO THE MAXIMUM EXTENT PRACTICABLE.
 4. DUST SHALL BE CONTROLLED AT ALL TIMES. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM, AND PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN THE AREAS THAT ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
 5. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
 6. **CALL BEFORE YOU DIG!** Contact Underground Service Alert (USA) at 1-800-227-2600 at least 2 working days before excavating.
 7. Unless otherwise noted on the plans, finished ground surfaces shall be graded to drain the finished site properly within 10-feet of any building foundation with a slope of 5% away from any building or structure. All exterior hard scape within 10-feet of a building foundation shall be installed with a 2% minimum slope away from any building or structure. Drainage swales shall be a 1.5% minimum slope. All graded slopes shall have a maximum slope of 3H to 1V (33%), unless shown otherwise on the plans.
 8. Lot grading shall conform at the property lines and shall not slope toward property lines in a manner which would cause storm water to flow onto neighboring property. Historic drainage patterns shall not be altered in a manner to cause drainage problems to neighboring property.
 9. New rainwater downspouts shall be disconnected and direct runoff to a landscaped area. Downspouts may be connected to a pop-up drainage emitter in the landscaped area or may drain to splash blocks or cobblestones that direct water away from the building.
 10. Contractor to field verify existing drainage. If the existing drainage system is damaged during excavation, contractor shall repair and/or reroute drainage system and connect to existing drainage facility as necessary.
 11. Existing public improvements that are damaged by the project construction shall be repaired or replaced.
 12. Erosion and sediment control facilities shall be installed prior to October 1 and shall be maintained daily until April 30. These facilities shall control and contain erosion-caused silt deposits and provide for the safe discharge of silt-free storm waters into existing storm drain facilities. Erosion and sediment control supplies must be kept on-site during the dry season and employed, as necessary prior to and during rain events.
 13. An encroachment permit will be required for any construction activity within a public street right of way, which includes any temporary storage of materials.
 14. Fire Department access roadway must be provided and maintained serviceable prior to and during construction.
 15. The applicant must immediately notify the Fremont City department, Hazardous Materials Unit of any underground pipes, tanks or structures; any suspected or actual contaminated soils; or other environmental anomalies encountered during site development activities. Any confirmed environmental liabilities will need to be remedied prior to proceeding with site development. Construction and Demolition:
 16. 1. During construction and demolition, all debris must be removed from the site by the City only approved hauler, Republic Services, using their debris box service. No other entity is authorized to collect or transport material generated within Fremont City. There is an exception for debris boxes containing only separated soil, concrete or asphalt.
2. Alternately, the construction or demolition contractor may self-haul debris. "Self-haul" means to remove materials from the jobsite premises, using the contractors' own equipment, vehicles, and employees, as an incidental part of a total construction service offered by that contractor. Contractors who self-haul debris in their own vehicles must deliver the material to an approved facility. All facilities used must be on the approved facility list. Hiring a 3rd party hauler is NOT permitted.
3. Loads of separated recyclable materials (only soil, asphalt or concrete) cannot contain more than 10% garbage or other non-recyclable material by weight or volume.
4. All organic waste must be separated from regular trash and recycled, composted, chipped for mulch, or delivered to an approved processing facility.
"Organic waste" means food, green material, landscape and pruning waste, carpets, lumber, wood, and paper products.
5. During construction, 100% of the asphalt and concrete must be reused or recycled, and 65% of the remaining debris must be reused or recycled. Applicant must save all weight tags/receipts from disposal and recycling to turn in at the completion of the project.
6. The applicant must submit a Fremont City Waste Handling Plan. The Waste Handling Plan must:
a) provide an estimate of type of debris generated
b) list the names of the approved recycling facilities that will be used.
 17. Hiring a 3rd party hauler is NOT permitted.
- The Applicant/Contractor/Owner must submit a Milpitas Waste Handling Plan online prior to permit issue. The Waste Handling Plan must:
- provide an estimate of type of debris generated
 - list the names of the approved recycling facilities that will be used
 - indicate that 65% of the material will be reused or recycled
 - be distributed to all subcontractors on the job.
- All disposal and recycling receipts must officially list Fremont as the City of origin to be counted toward the diversion requirement.
18. Prior to scheduling the final inspection, the Applicant/Contractor/Owner must submit documentation showing: whether the construction/demolition debris was reused, recycled, or disposed/landfill. If a Republic Services debris box/dumpster was used, contact Republic Services via email at disprpt@republicservices.com to request a copy of the DISPOSAL REPORT. Allow three business days for review of the report.
 19. Garbage, recycling, and organics requirements are explained in the City of Milpitas Waste Handling Guidelines document, available at: <https://city.fremont.gov/whg>. Applicant will be responsible for incorporating these guidelines into the design of the project.
 20. Weekly garbage, recycling and organics collection services are required for all residential properties, including ADU's, and are provided exclusively by Republic Services in Milpitas.
 21. Garbage, recycling, and organics carts must always be hidden from public view, except on collection days. 27 square feet of storage space is required in the garage for garbage, recycling and organics carts. The minimum storage area for carts is in addition to the storage area required by other City departments, required parking or other designated areas. If the carts are to be stored in the garage, demonstrate that the minimum clear dimensions for parking remains. If sufficient garage space is not available, residents must have unrestricted access to the same amount of exterior storage in the side or back yards so that the carts remain hidden from public view.
 22. Building address is to be plainly legible and visible from the public street. These numbers shall contrast with their background.

- 23- New buildings and existing buildings that undergo alterations or additions that exceed \$10,000 construction valuation shall be provided with earthquake-actuated gas shut-off valves designed to automatically shut-off the gas at the location of the valve in the event of a seismic disturbance and listed by UPC and certified by the Division of the State Architect.
 - 24- Base on CEC 250.50
- Electrical sub/contractor is responsible for field verification of:
- The grounding electrode for main Electrical service, and provide grounding rod per CEC 230.79(C).
 - UFER grounding per CEC 250.52(A)(3)

Note:

- Grounding Electrodes: all the grounding electrodes available at a site, such as metal underground water pipes, metal frames of buildings, concrete-encased electrodes, and other listed electrodes as defined in 250.52.
- Bonding Together: All these grounding electrodes must be bonded together to form an effective grounding system. This ensures a common grounding point, reducing the risk of electrical faults and enhancing safety.
- Compliance: The installation of all grounding electrode conductors should comply with additional provisions as specified in 250.64(A), (B), (C), and (E).
- Concrete-Encased Electrode: a "Ufer Ground," this involves embedding a conductor in concrete to form a grounding electrode.
- Specifications: At least 20 feet of 1/2 inch or larger reinforcing steel must be encased by at least 2 inches of concrete, or a minimum of 20 feet of bare copper conductor not smaller than 4 AWG embedded within the concrete foundation.
- Location: The electrode must be encased by 2 inches of concrete that is in direct contact with the earth.

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PROJECT:
RANJITH NARI KUTTY RESIDENCE
SECOND FLOOR ADDITION & HOME REMODELING
285 FALCATO DR, MILPITAS CA 95035
APN: 088-14-100

TITLE SHEET

SITE PLAN. NOTES AND
SITE INFORMATION

DRAWN BY:
L.J.

DATE:
50/05/2023

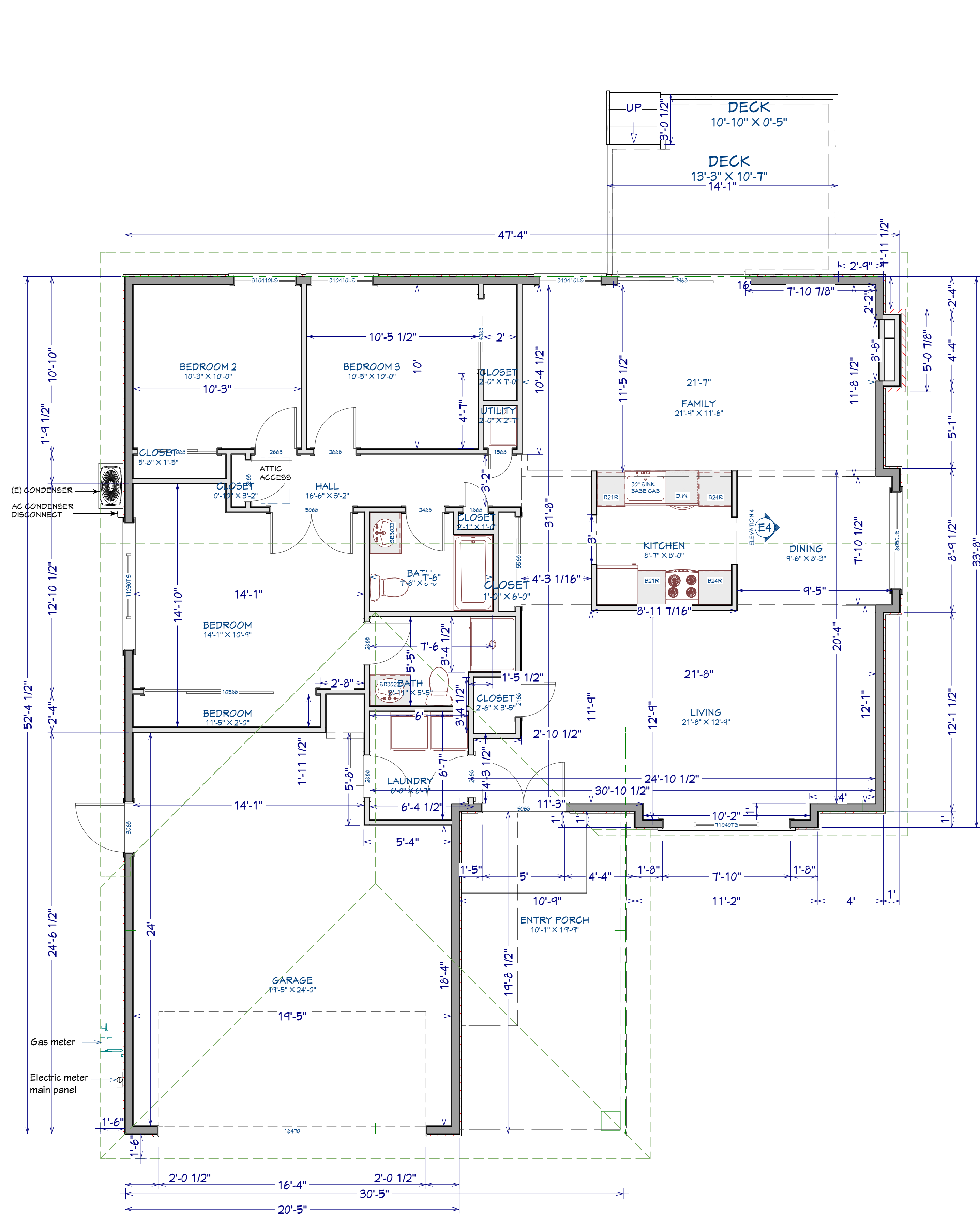
SCALE :

JOB NUM :

SHEET

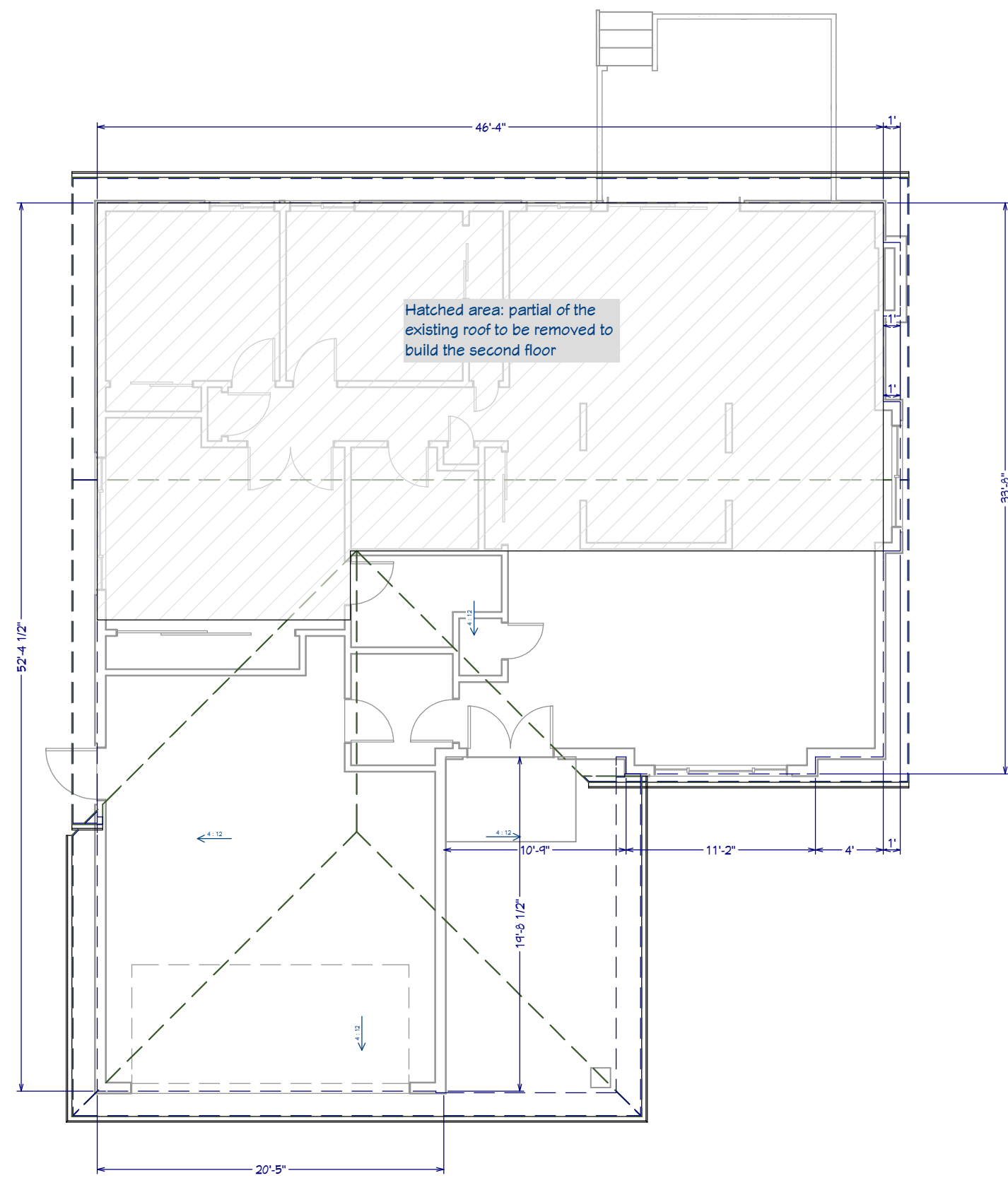
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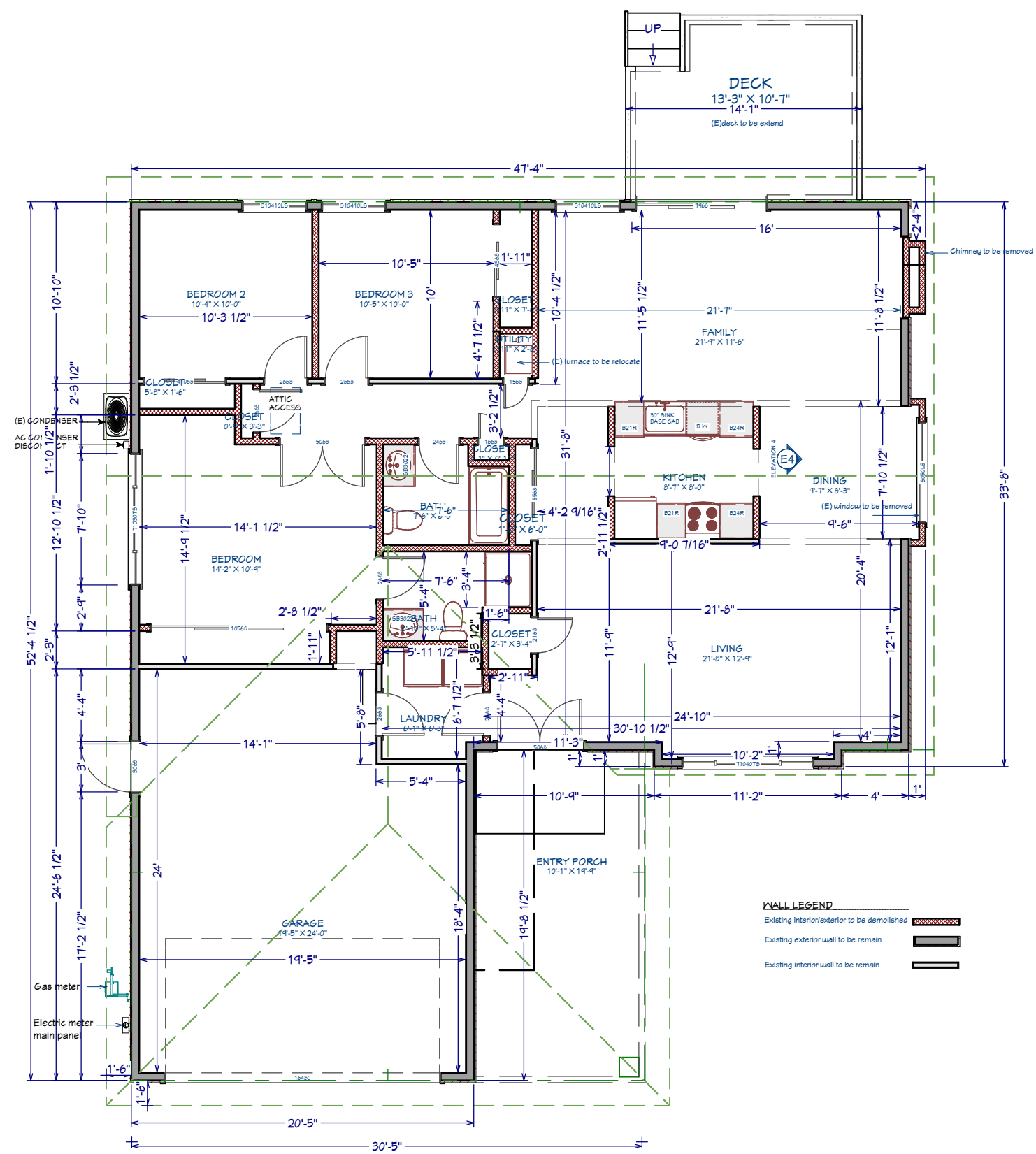


Note:
All existing dimensions will be verified in the field by the contractor

1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



3 DEMOLISH ROOF PLAN
SCALE: 1/8" = 1'-0"

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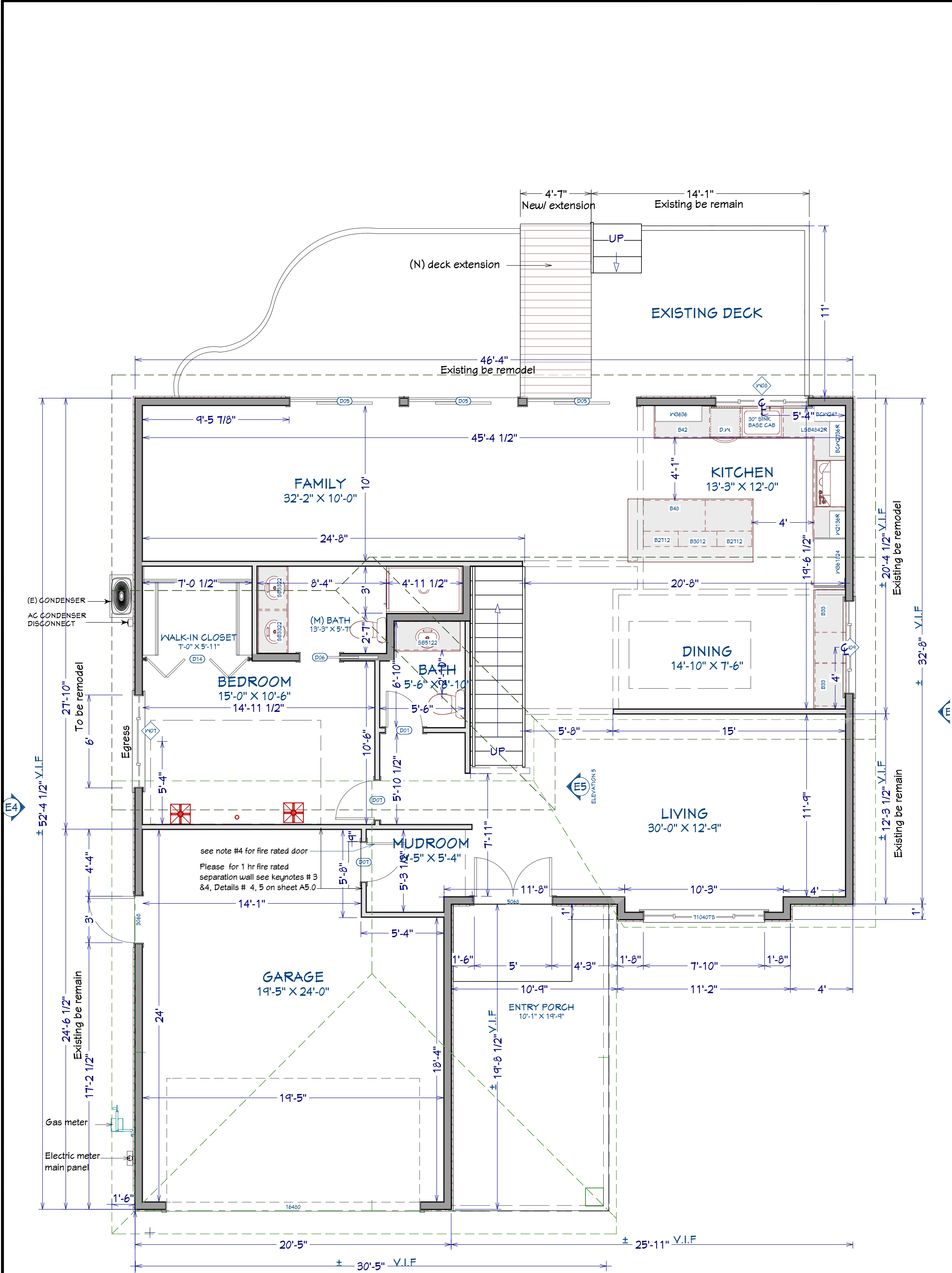
PROJECT:
RANJITH NARI KUTTY RESIDENCE
SECOND FLOOR ADDITION & HOME REMODELING
285 FALCATO DR, MILPITAS CA 95035
APN: 088-14-100

TITLE SHEET
EXISTING FLOOR PLAN &
EXISTING ROOF PLAN
AND DEMO. PLAN

DRAWN BY:
SCALE:

DATE:
JOB NUM:

SHEET
A1.0
OF



1 PROPOSED first FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
- The laundry tray or automatic washer standpipe for each dwelling unit. *CPC* Table 422.1.
 - Ventilation for mechanical clothes dryers shall be vented to the outside and comply with City of Fremont.
 - The wall between an attached garage and the house living area is required to be min. 5/8 type "X" gypsum board. Most garages have a ceiling secured to the bottom chord of the roof trusses or rafters, and that has to be 5/8" type "X" gypsum board also. If there is no ceiling and the roof structure is exposed in the garage, then the wall separating the garage from the dwelling must extend up to the underside of the roof sheathing. There is a high incidence of fires started in garages due to the gasoline and other flammable materials often stored there and, either way, the intent is create a 5/8 type "X" gypsum board barrier between the garage and house for fire protection.
 - Based on *CRC* R302.5.1 Opening protection door #7, which is located between garage and mudroom shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with self-closing or automatic-closing and self-latching device.
 - Regarding penetrations through walls or ceilings separating the dwellings from the garage: *CRC* R302.5 A. Ducts in the garage or penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum 26 gage sheet steel or other approved material and shall have no openings into the garage. *CRC* R302.5.2
 - At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements. *CRC* R302.5.3
 - The width of the landing shall not be less than the door width and 36" minimum in depth. Landings at required egress doors shall not be more than 1-1/2" lower than the top of the threshold.
Exception: A door may open at a landing that is not more than 7-3/4" lower than the floor level if the door does not swing over the landing. (*CRC* R311.3.1 & R311.3.2)
- Key notes: A-The step down from the threshold will not exceed 7-3/4".
7. Based on code *CRC* R311.7., on stairways and landing in :
- A.36" Minimum stair width,
B.7.75" maximum rise,
C.10" minimum run with nosing.
D.A nosing measuring 3/4" min. to 1-1/4" max. is required on stairs where the tread depth is less than 11".
E. In the main entry door D7, the landings at the required egress door shall not be more than 1 1/2" lower than the top of the threshold. *CRC* 311
9. Based on *CRC* R311.2 egress door for each dwelling unit shall be side-hinged and one door leaf shall provide a clear width of not less than 32 inches (36-inch panel) and clear height of not less than 78 inches.
10. Based on R311.7.6 Landings for Stairways

There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

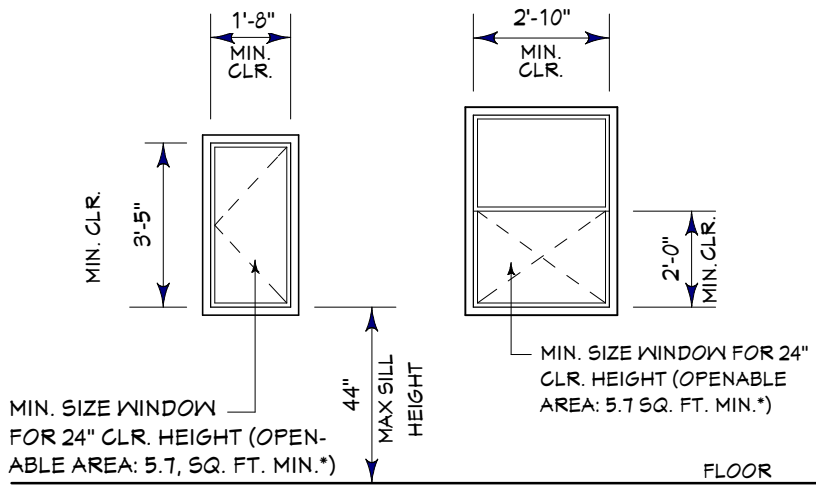
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

A new step will be installed with the following dimensions:
- Riser height: 7.5 inches, Tread depth: 11 inches (minimum)

Please note that the final step dimensions will be verified in the field during construction by the contractor, in accordance with relevant building codes and notes #6, 7, 8, 9, and 10. The contractor will ensure compliance with these regulations and confirm the dimensions before proceeding with the installation.

DOOR SCHEDULE						
NUMBER	DIMENSIONS	LABEL	QTY	FLOOR	SIZE	DESCRIPTION
D01	28"x80"x1 3/8" L IN	2468	1	1	2468 L IN	HINGED-DOOR P04
D02	28"x80"x1 3/8" L	2468	1	2	2468 L	POCKET-PANEL
D03	28"x80"x1 3/8" L IN	2468	1	2	2468 L IN	HINGED-PANEL
D05	(2) 42"x80"x1 3/4" L EX	7068	3	1	7068 L EX	EXT. SLIDER-GLASS PANEL
D06	30"x80"x1 3/8" R	2668	1	1	2668 R	POCKET-DOOR P04
D07	30"x80"x1 3/8" L IN	2668	2	1	2668 L IN	HINGED-DOOR P04
D09	(2) 21"x80"x1 3/8" R IN	3668	1	2	3668 R IN	SLIDER-PANEL
D10	(2) 24"x80"x1 3/8" R IN	4068	1	2	4068 R IN	SLIDER-PANEL
D11	(2) 27"x80"x1 3/8" L IN	4668	1	2	4668 L IN	SLIDER-PANEL
D12	(2) 30"x80"x1 3/8" L IN	5068	1	2	5068 L IN	SLIDER-PANEL
D13	(2) 30"x80"x1 3/8" R IN	5068	1	2	5068 R IN	SLIDER-DOOR P04
D14	(4) 19 1/2"x80"x1 3/8" L/R	6668	1	1	6668 L/R	4 DR. BIFOLD-LOUVERED
D16	30"x80"x1 3/8" L IN	2668	3	2	2668 L IN	HINGED-PANEL

WINDOW SCHEDULE						
NUMBER	DIMENSIONS	LABEL	QTY	FLOOR	SIZE	DESCRIPTION
W01	30"x30"LS	2626LS	1	2	2626LS	LEFT SLIDING
W02	30"x42"SH	2636SH	1	2	2636SH	SINGLE HUNG
W03	32"x42"SH	2836SH	2	2	2836SH	SINGLE HUNG
W04	32"x42"SH	2836SH	1	2	2836SH	SINGLE HUNG
W06	36"x20"LS	3018LS	1	2	3018LS	LEFT SLIDING
W07	72"x36"TS	6030TS	1	1	6030TS	TRIFLE SLIDING
W08	72"x38"TS	6032TS	1	1	6032TS	TRIFLE SLIDING
W09	72"x40"TS	6034TS	1	1	6034TS	TRIFLE SLIDING
W10	72"x42"TS	6036TS	1	2	6036TS	TRIFLE SLIDING
W11	72"x44"TS	6038TS	1	2	6038TS	TRIFLE SLIDING
W12	30"x48"SH	2640SH	2	2	2640SH	SINGLE HUNG



BASED ON THE 2022 CRC SECTION R310.1

- open directly into a public way, yard, or court that opens to a public way,
- have a minimum net clear opening area of 5.7sqft [5sqft for grade-floor level openings], with minimum net clear dimensions of 24" opening height and 20" of opening width,
- the bottom of the clear opening not more than 44" above the floor. 2022 *CRC*, Section R310

4- Contractor/ owner is responsible to check and verify all door and windows dimensions, and egress during construction before ordering.

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SECOND FLOOR ADDITION & HOME REMODELING
285 FALCATO DR, MILPITAS CA 95035
APN: 088-14-100

TITLE SHEET

PROPOSED FIRST FLOOR
PLAN
DOOR & WINDOW
SCHEDULE

DRAWN BY:

DATE:

SCALE:

JOB NUM:

SHEET

A1.1

OF

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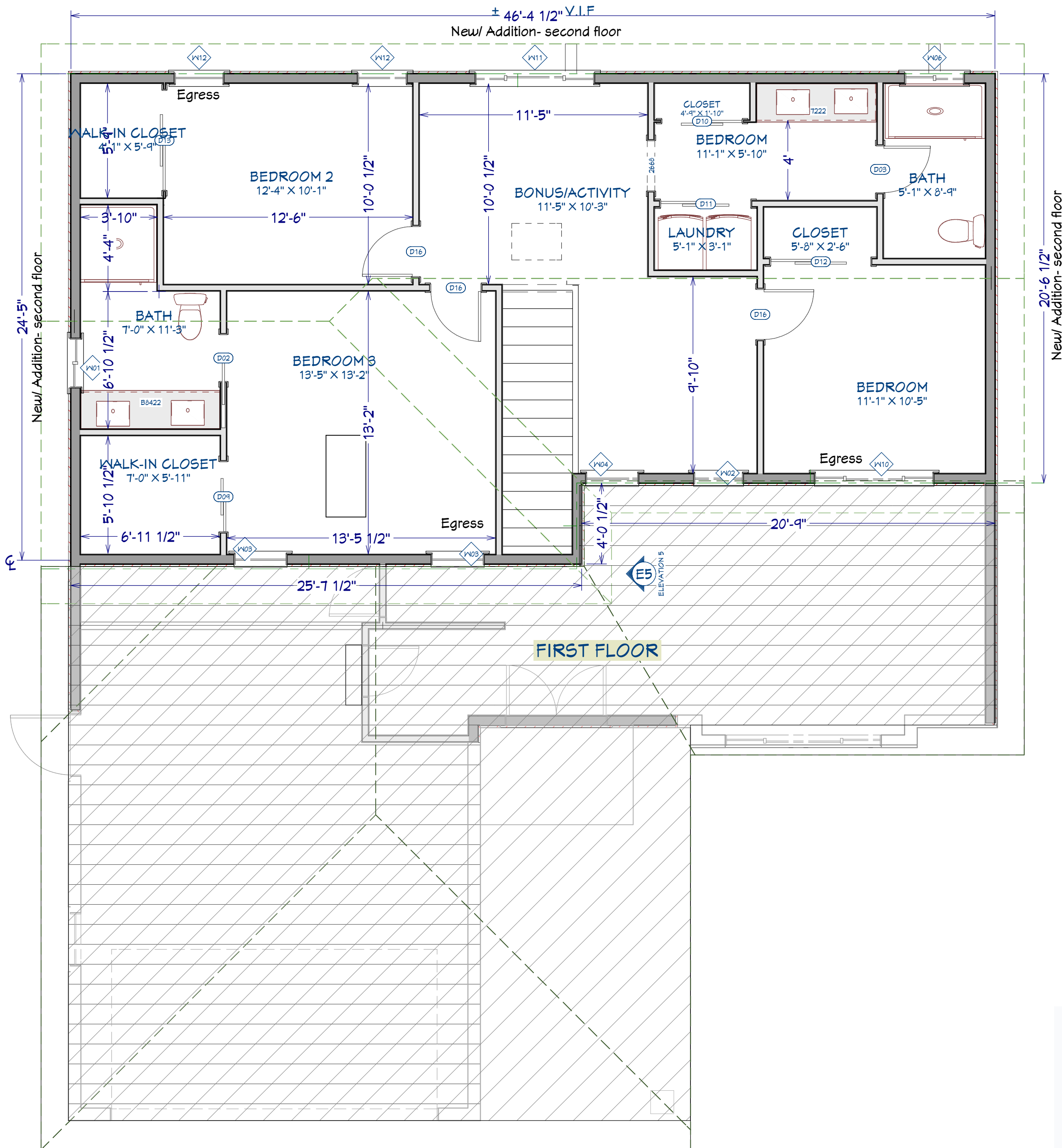
PROPOSED SECOND
FLOOR PLAN
NOTES AND INTERIOR
STAIRS DIAGRAM

DRAWN BY: DATE:
SCALE: JOB NUM:

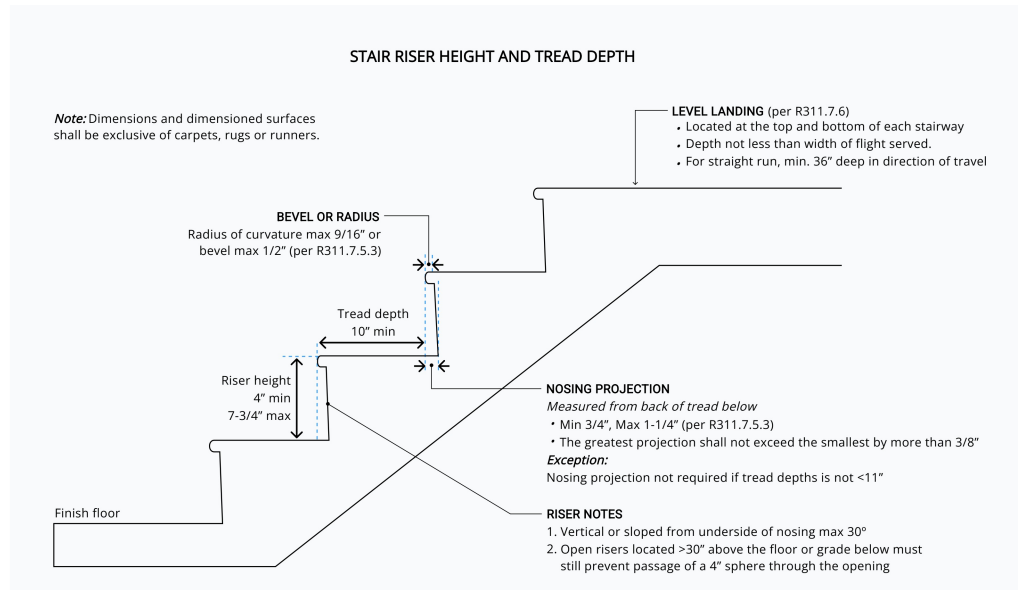
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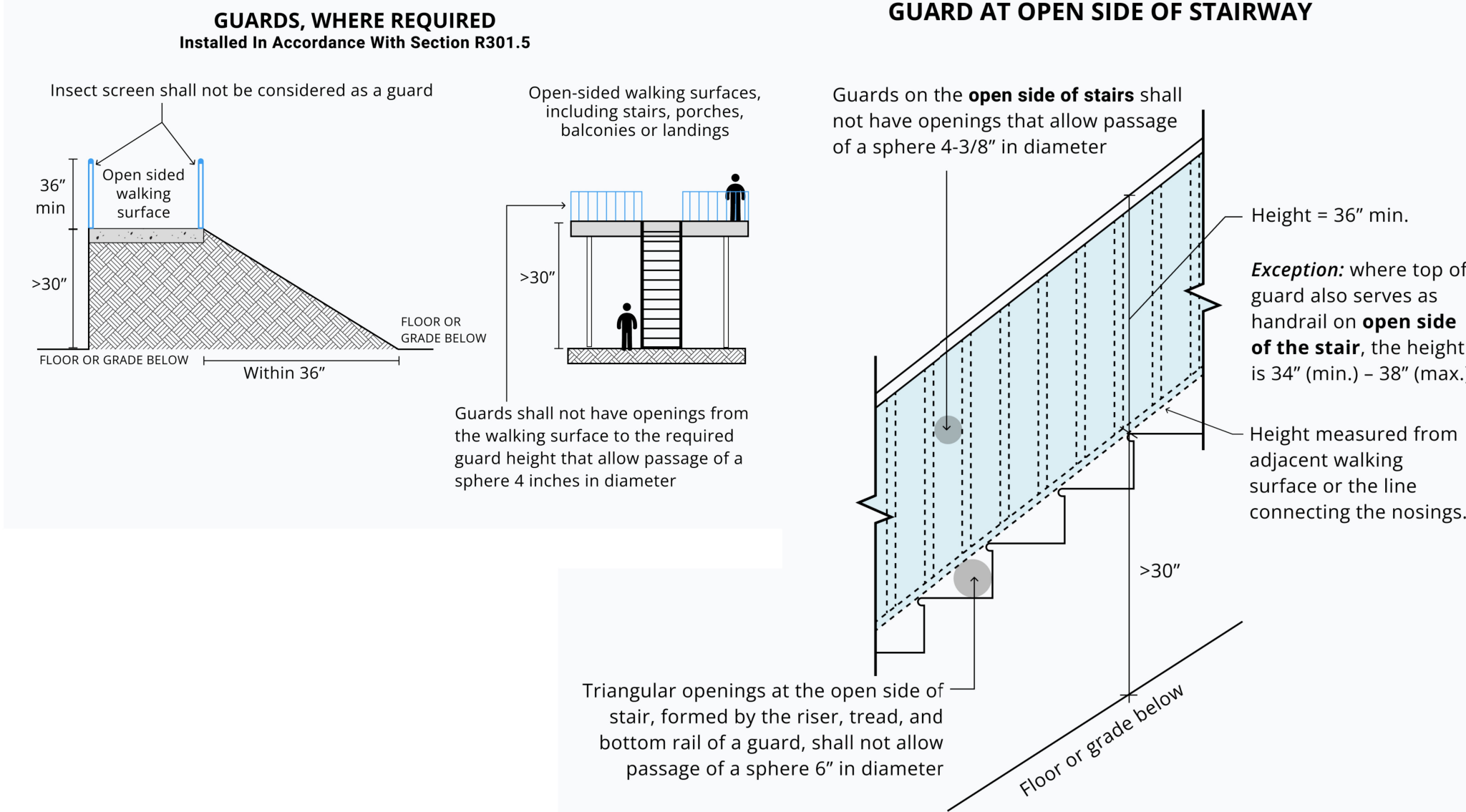
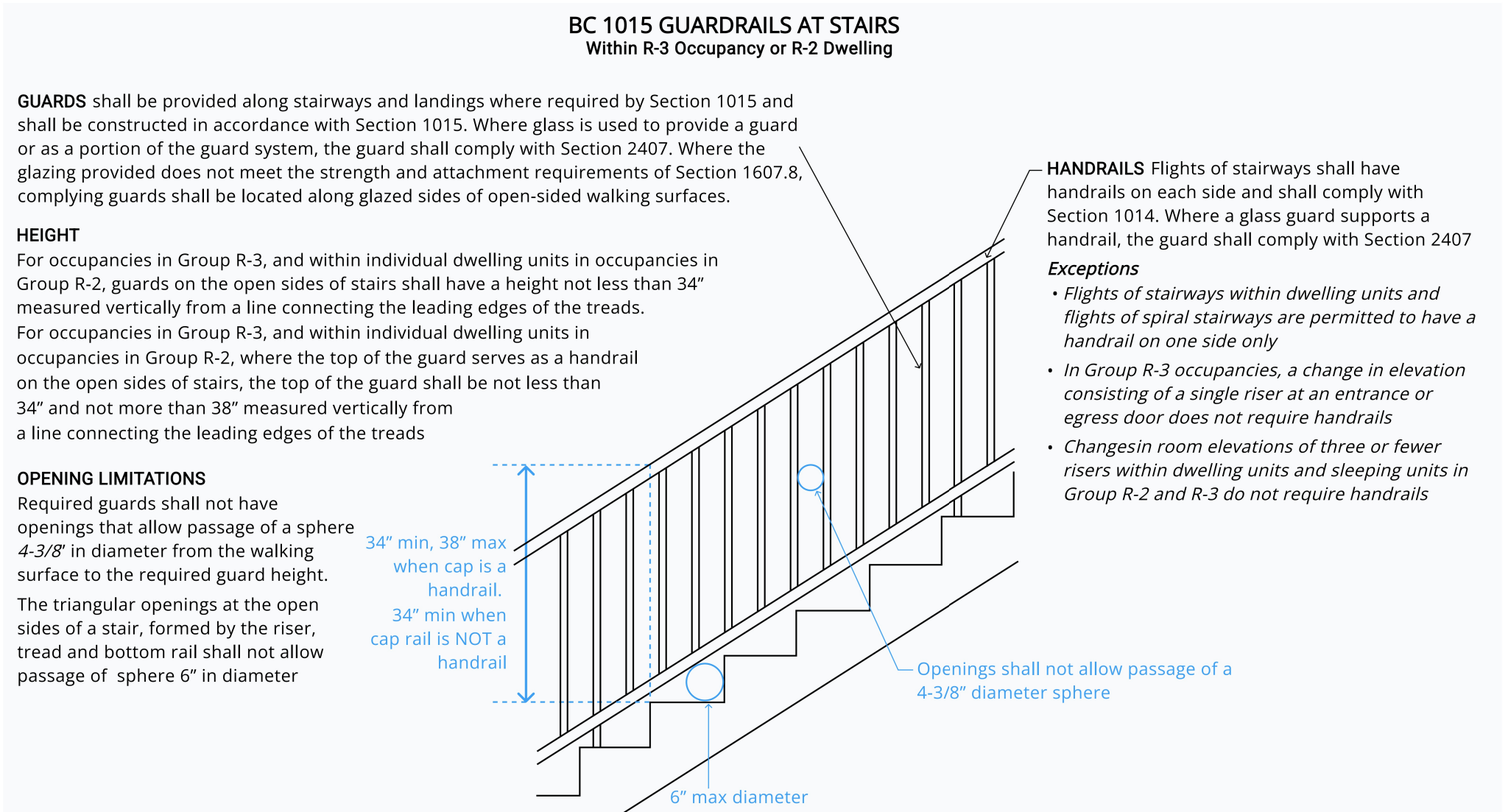
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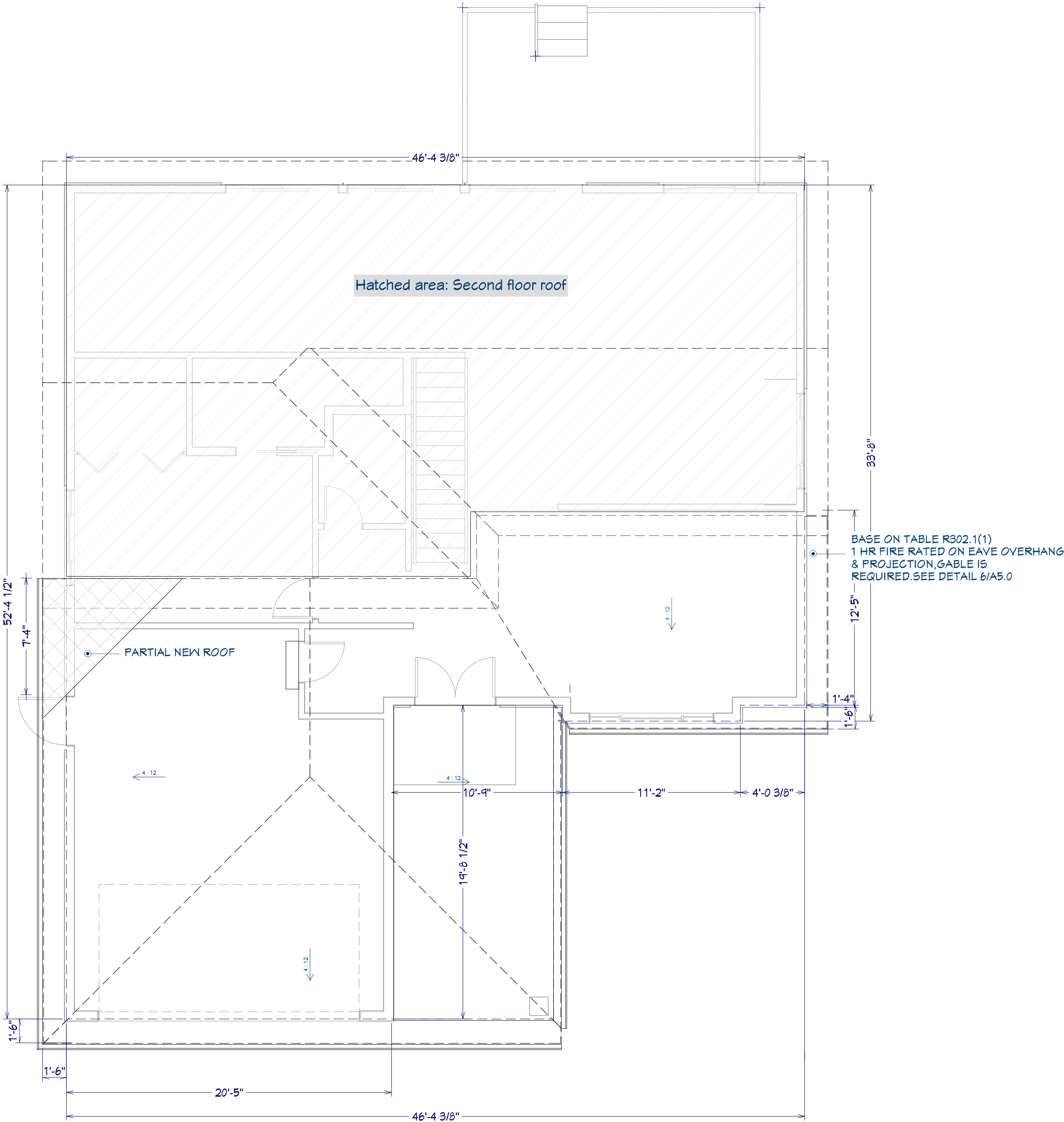
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 STAIR RISER AND TREAD DIAGRAM



3 INTERIOR STAIRS DIAGRAM AND GUARD RAILS NOTES



1 PROPOSED FIRST ROOF PLAN
SCALE: 1/4" = 1'-0"

First Floor Attic Ventilation Table:

Existing/Proposed first floor roof area: 1080 sq.ft.
1080/150= 7.2= sq.ft. NFVA , 7.2X144=1,037 sq.in , 1,037/2= 519 sq.in
Provide Ventilation:

- Roof vent provide @ lower part/soffit :519 sq.ft. NFVA intake needed or near the soffit
- 4" diameter vent = 12.56 sq. in., divided by 144 equals an area of 0.087 sq. ft. per vent.
- The number of soffit vents needed: 42x 12.56=527 Sq.in. => 42 soffit vents needed or similar
Roof vent provide @ upper part/gable/ roof,ridge: 519 sq.ft. NFVA if exhaust of needed at or near the ridge,or anything similar.
Roof vent @ ridge/gable
- 3 of Galvanized Steel half-round dormer vent, 24"x12", Net -free area: 100 sq.in. or any similar existing vent
- 3 of O'HANGIN vent near ridge, net free ventilation area : 72 sq.ft. or any other similar existing vent
Total for first floor exiting/proposed=527+300(3x100)+216(3x72)=>1043 sq.in.>1037 sq.in.

Note:
- During construction, the contractor will confirm the existing roof vent's dimensions and functionality to ensure they align with the calculated ventilation needs for the attic space, as specified in the design plans

ROOF PLAN NOTES:

1. INSTALL ARCHITECTURAL GRADE COMPOSITION ROOFING IN THE NEW AREA AND EXISTING AREA, STRUCTURAL WOULD REMAIN AND REPLACE THE ROOF WITH COMPOSITION ROOFING.
2. PROVIDE EAVE, DORMER, AND GABLE VENTS AS PER 2022 CRC. SECTION R806.2. AND PER VENTILATION TABLE ABOVE.
3. MATCH EXISTING OVER HANGS.
4. PROVIDE GSM. ROOF TO WALL, AND RAKE FLASHING AS PER CRC 2022 SECTION R905.2.8
5. SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING PLAN AND ROOF FRAMING DETAILS.
6. PROVIDE DOWN SPOUTS AT EACH CORNER, CONNECT TO EXISTING LANDSCAPE DRAINAGE SYSTEM.
7. COMPOSITION ROOFING, OVER: 30 LB. FELT, OVER: ROOF SHEATHING WITH RADIANT BARRIER, S.S.D.
8. BASE ON TABLE R302.1(1)
>2 FEET TO 5 FEET, 1 HR FIRE RATED ON PROJECTION, EAVE, AREA IS REQUIRED. SEE DETAIL/SECTION ON SHEET A.05
9. Per code R905.1.1 Underlayment double underlayment to be provided at the proposed roof. for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).
10. Fasteners for the roofing shall be corrosion resistant. CRC R905.2.5
11. Roofing material to be Class C minimum rating. CRC R902.1.3
12. double underlayment to be provided at the proposed roof. Double underlayment is required for roof slopes at 2:12 to 4:12 per CRC R905.1.1.
13. Roofing material to be Class C minimum rating. CRC R902.1.3
14. Fasteners for the roofing shall be corrosion resistant. CRC R905.2.50.
15. Based on R807.1 Attic Access:

Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m2). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.
The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members.

Key note:

"a"- BASED ON R802.9 Framing of openings.
Openings in roof and ceiling framing shall be framed with header and trimmer joists. Where the header joist span does not exceed 4 feet , the header joist shall be permitted to be a single member the same size as the ceiling joist or rafter. Single trimmer joists shall be permitted to be used to carry a single header joist that is located within 3 feet of the trimmer joist bearing. Where the header joist span exceeds 4 feet , the trimmer joists and the header joist shall be doubled and of sufficient cross section to support the ceiling joists or rafter framing into the header. Approved hangers shall be used for the header joist to trimmer joist connections where the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips not less than 2 inches by 2 inches . fir more information please see FIGURE R804.3.5(2) HEADER TO TRIMMER CONNECTION on the top and details 7 & 11 on sheet SD3

"b". Per CRC R905.1.1. , double underlayment to be provided at the proposed roof. (Double underlayment is required for roof slopes at 2:12 to 4:12 per CRC R905.1.1.)

"c". Roofing material to be Class C minimum rating. CRC R902.1.3

"d". Fasteners for the roofing shall be corrosion resistant. CRC R905.2.5

"E": Additional crawl space and attic vents will be provided at the exterior to recover any existing vents that will be blocked by the addition.

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SECOND FLOOR ADDITION & HOME REMODELING
285 FALCATO DR, MILPITAS CA 95035
APN: 088-14-100

TITLE SHEET

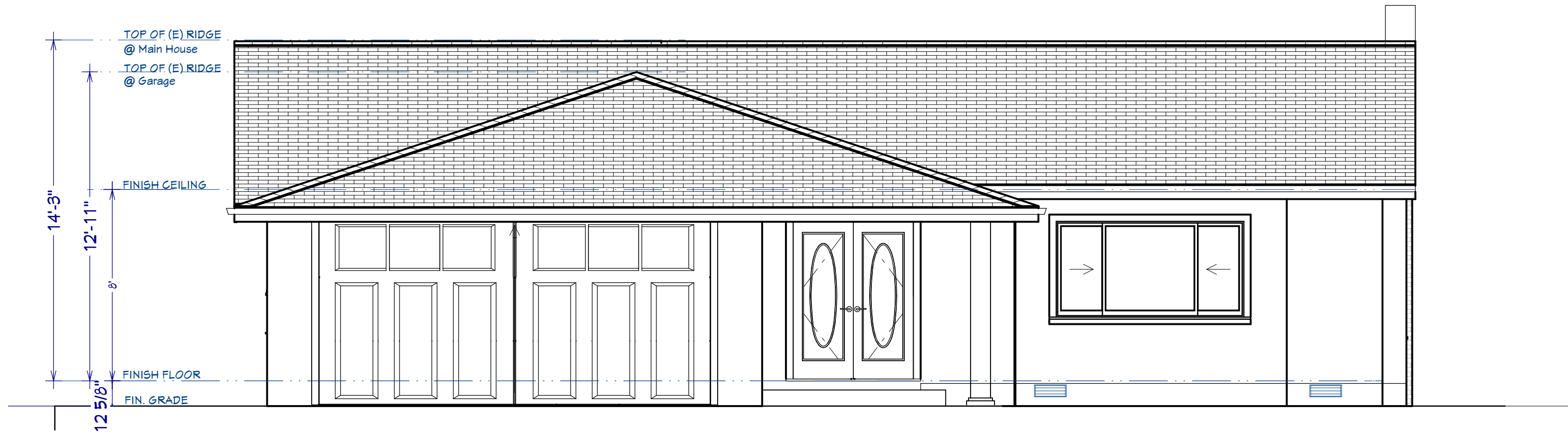
PROPOSED FIRST FLOOR
ROOF PLAN AND NOTES
ATTIC & CRAWL SPACE
VENTING

DRAWN BY :	DATE:
SCALE :	JOB NUM :

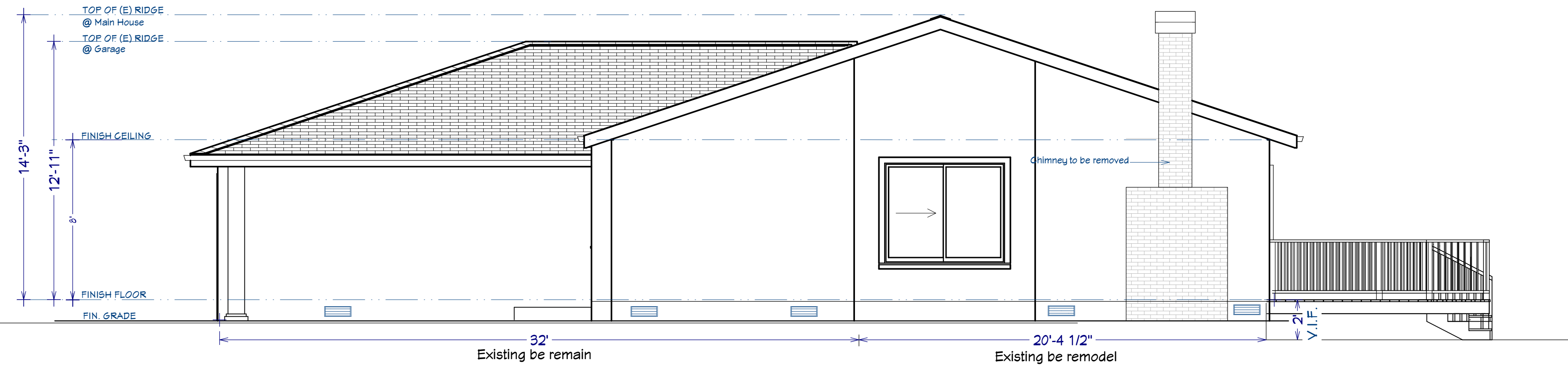
SHEET

A1.3

OF



1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

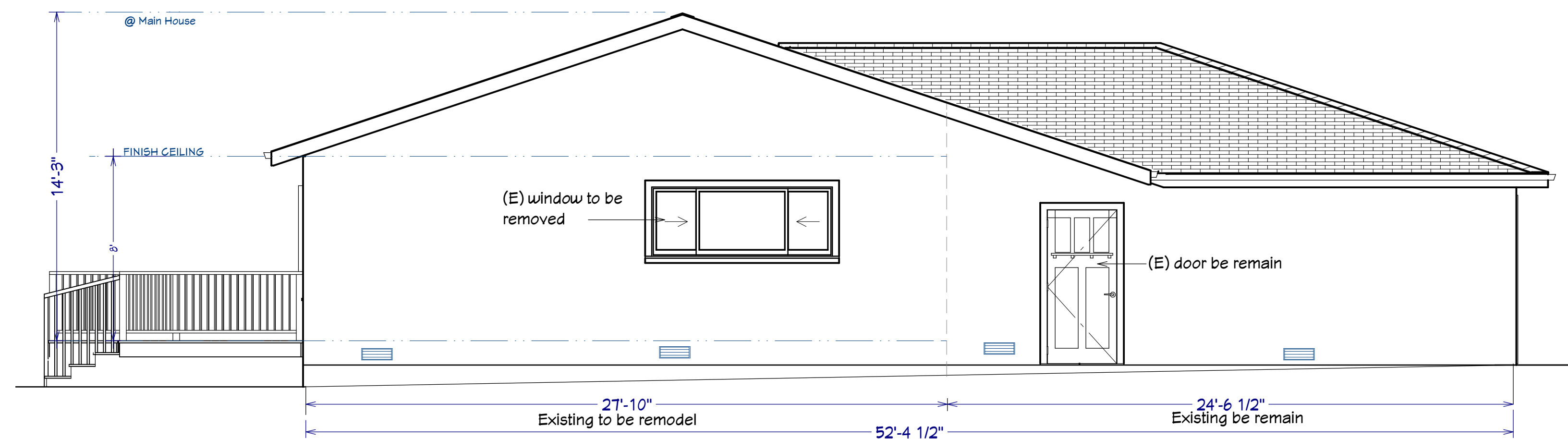


2 EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

Elevation 4



4 EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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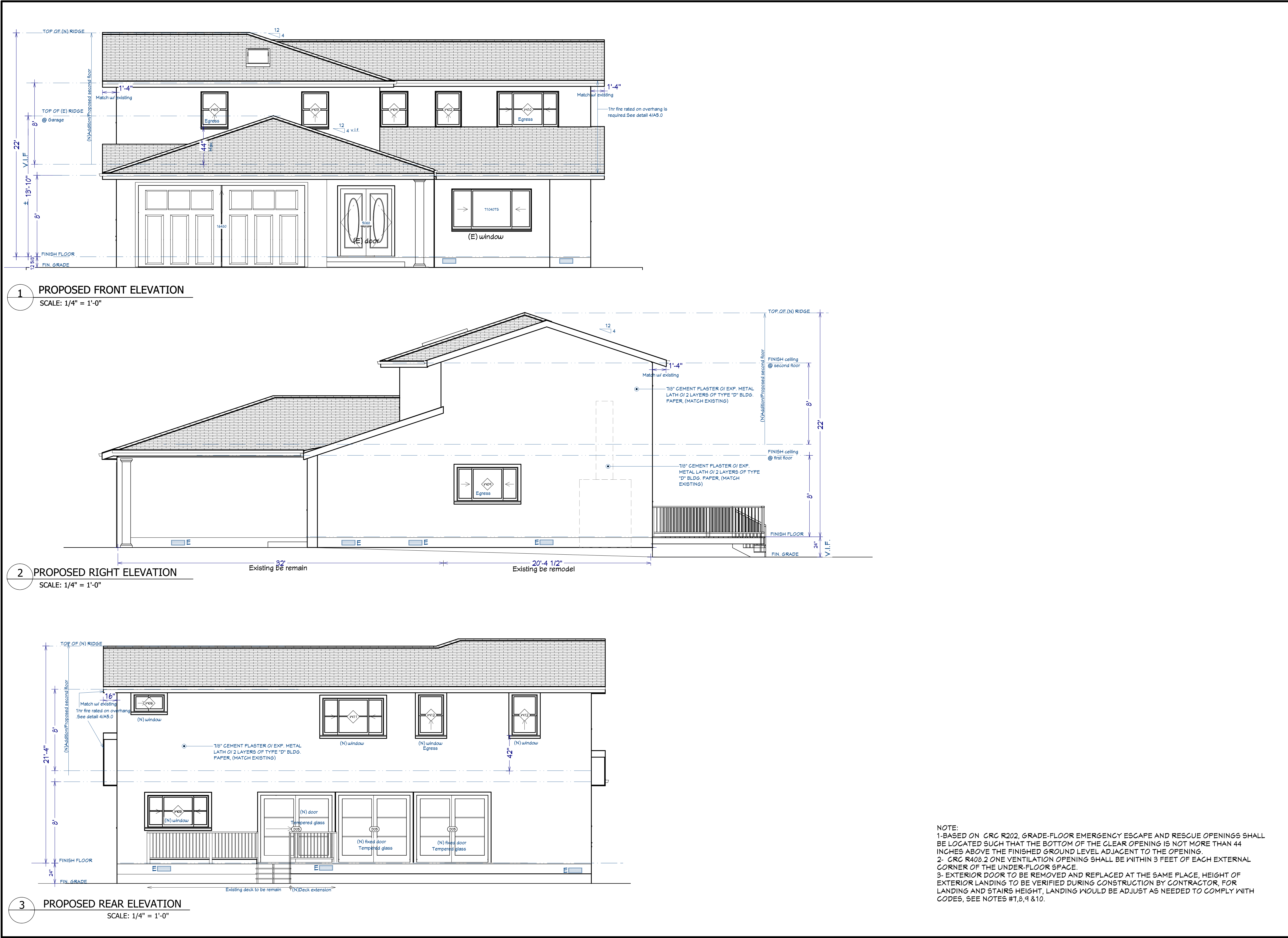
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SECOND FLOOR ADDITION & HOME REMODELING
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TITLE SHEET
EXISTING
ELEVATIONS

DRAWN BY: DATE:
SCALE: JOB NUM:

SHEET
A2.0
OF



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TITLE SHEET

PROPOSED EXTERIOR
ELEVATIONS
AND CROSS SECTION

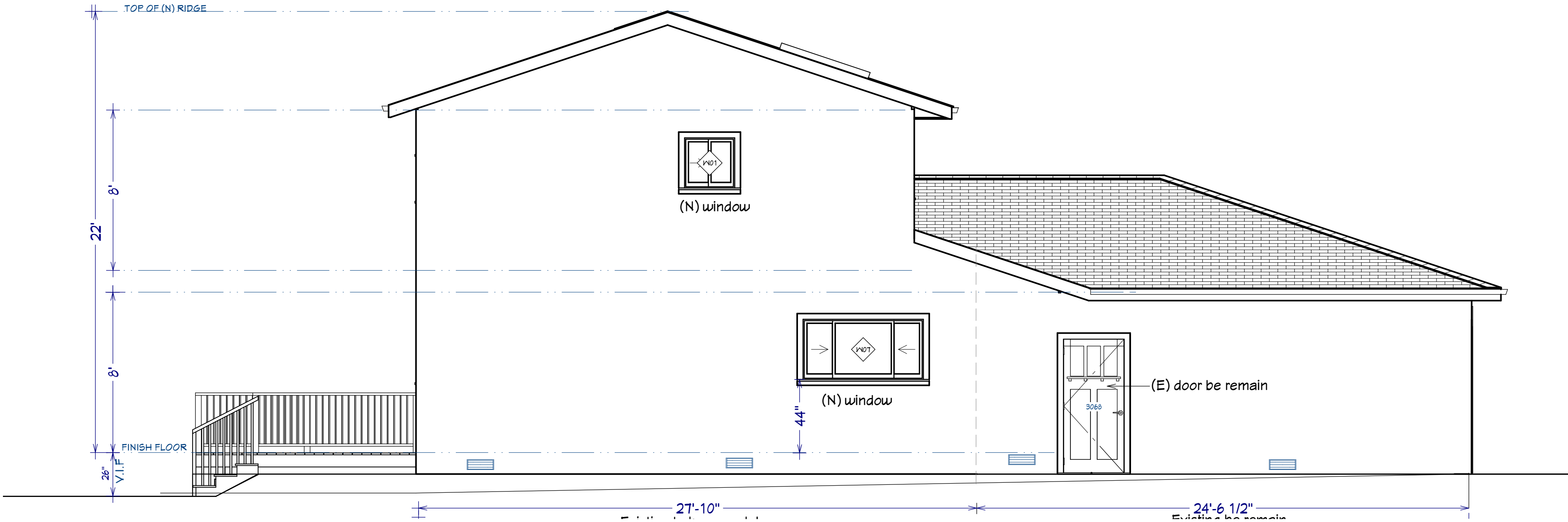
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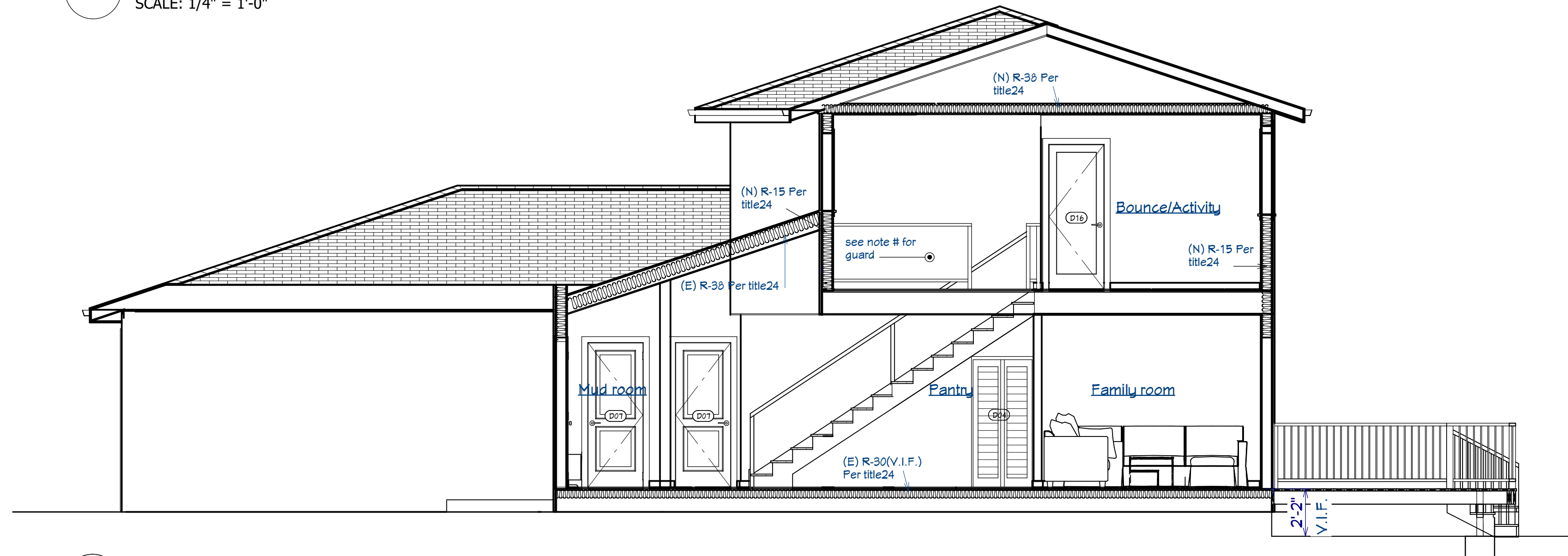
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OF

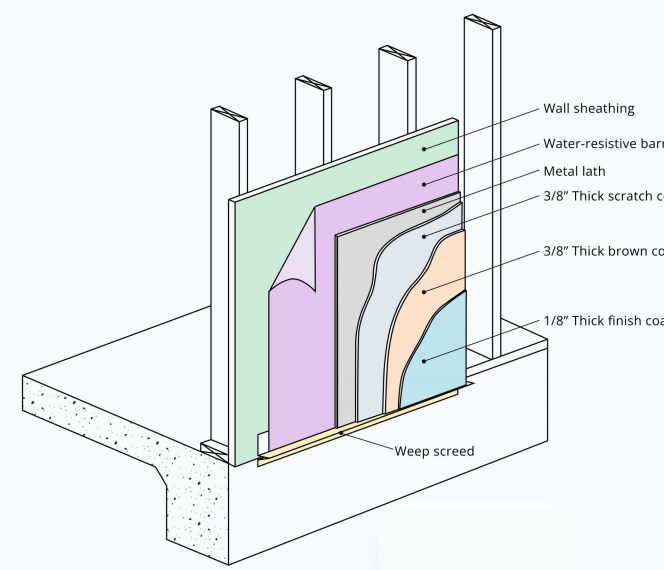


1 EXISTING/PROPOSED LEFT SIDE ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



2 TYPICAL CROSS SECTION/ SC-2
SCALE: 1/4" = 1'-0"

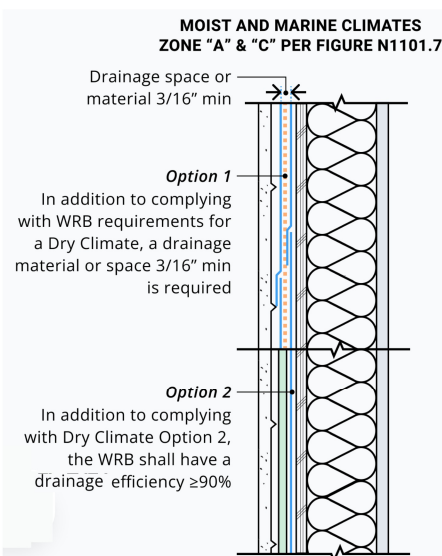
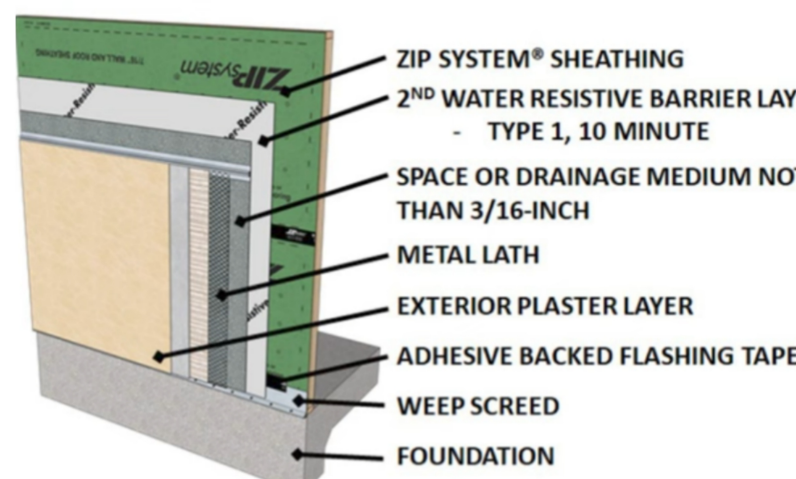
Stucco: Non-rated Walls



The code requires a layering of water barrier and a process of installing the stucco to allow each layer to properly cure before the next one is installed. Screeds at the base of stucco serve to allow moisture that has entered the exterior finish system to have a gravity path out. Screeds often have a bent edge at the end to provide a drip, so by capillary action the moisture or rain from the exterior surface does not come up and behind the screed. Installation is to comply with ASTM C926 / ASTM C1063 as well as state or local codes. Screeds should maintain the required clearance to soil, including soil placed after construction in flowerbeds.

- 1. WATER-RESISTIVE BARRIER**
One layer of No. 15 asphalt felt, free from holes and breaks, is shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2". Where joints occur, felt shall be lapped not less than 6".
- 2. LATH**
All lath and lath attachments shall be of corrosion-resistant materials. Lath shall be attached to framing members with 1-1/2" long, 11 gauge nails having a 7/16" head, or 7/8" long 16 gauge staples, spaced at no more than 6". R703.7.1
- 3. APPLICATION**
Each coat shall be kept in a moist condition for at least 48 hours prior to the application of the next coat
- 4. CURING**
The finish coat shall not be applied sooner than seven days after application of the second coat
- 5. WEEP SCREED**
A minimum No. 26 galvanized sheet gauge, corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3-1/2" shall be provided at or below the foundation plate line. The weep screed shall be placed a minimum of 4" above the earth or 2" above paved areas.
- 6. Installation of these materials shall be in compliance with ASTM C 926 and ASTM C 1063**

ZIP System® Sheathing for use with Exterior Plaster under 2021 IRC Section 2510.6.2 #1 or 2021 IRC Section R703.7.3.2 #1 in Moist or Marine Climates



Water-Resistive Barriers at Exterior Plaster (Stucco):
Barriers is plural and more than one is required. The code provides two different Water Resistive Barrier options:
Two layers of 10-minute grade D paper or water-resistive barriers that comply with ASTM E2556 type I, in moist or marine climates the code adds the following requirement of adding a drainage space or material not less than 3/16" between the 2 two layers. One layer of 60 minute grade D paper (ASTM E2556 type II) covered by a layer of foam or plastic insulating sheathing or other non-water-absorbing layer or a designed drainage space. In moist or marine climates the code adds the following requirement of adding a drainage space or material not less than 3/16" between the 2 two layers or ensuring that the drainage provided on the exterior side of the water-resistive barrier is not less than 90% as measured in accordance with ASTM E2273 or Annex 2 of ASTM E2925
Whichever option is used, the WRB layers must be installed separately from one another such that each acts as a drainage plane independently from the other. Any flashing intended to drain to the water-resistive barrier shall be directed between the layers.

3 EXTERIOR WALL STUCCO- SHEATHING DETAIL AND NOTES

DESIGN BY:
Leila Jahanpour
LeilaJ4154@gmail.com
PHONE #: 415.940.4247

Leila Jahanpour

June 2024

SYM.	REVISIONS	DATE
△	Original Issue	6/28/2024
△		
△		
△		
△		

SUBMITTAL	DATE
	06-28-2024
ISSUE	DATE

PROJECT:
RANJITH NARI KUTTY RESIDENCE
SECOND FLOOR ADDITION & HOME REMODELING
285 FALCATO DR, MILPITAS CA 95035
APN: 088-14-100

TITLE SHEET

PROPOSED EXTERIOR
ELEVATIONS
AND CROSS SECTION
AND EXTERIOR WALL
DETAIL

DRAWN BY:

DATE:

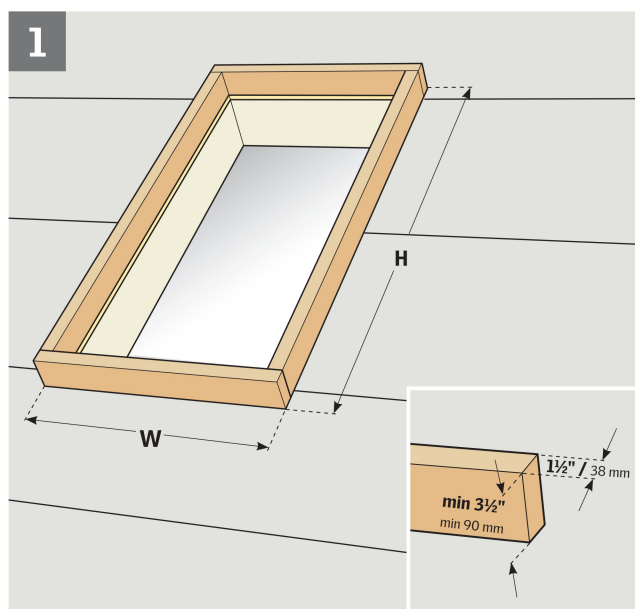
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JOB NUM:

SHEET

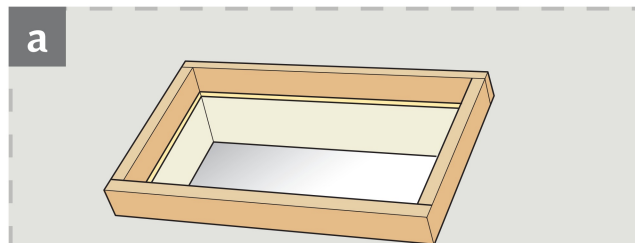
A2.2

OF



FCM

ENGLISH: FCM Curb Mounted Skylight Installation Instructions

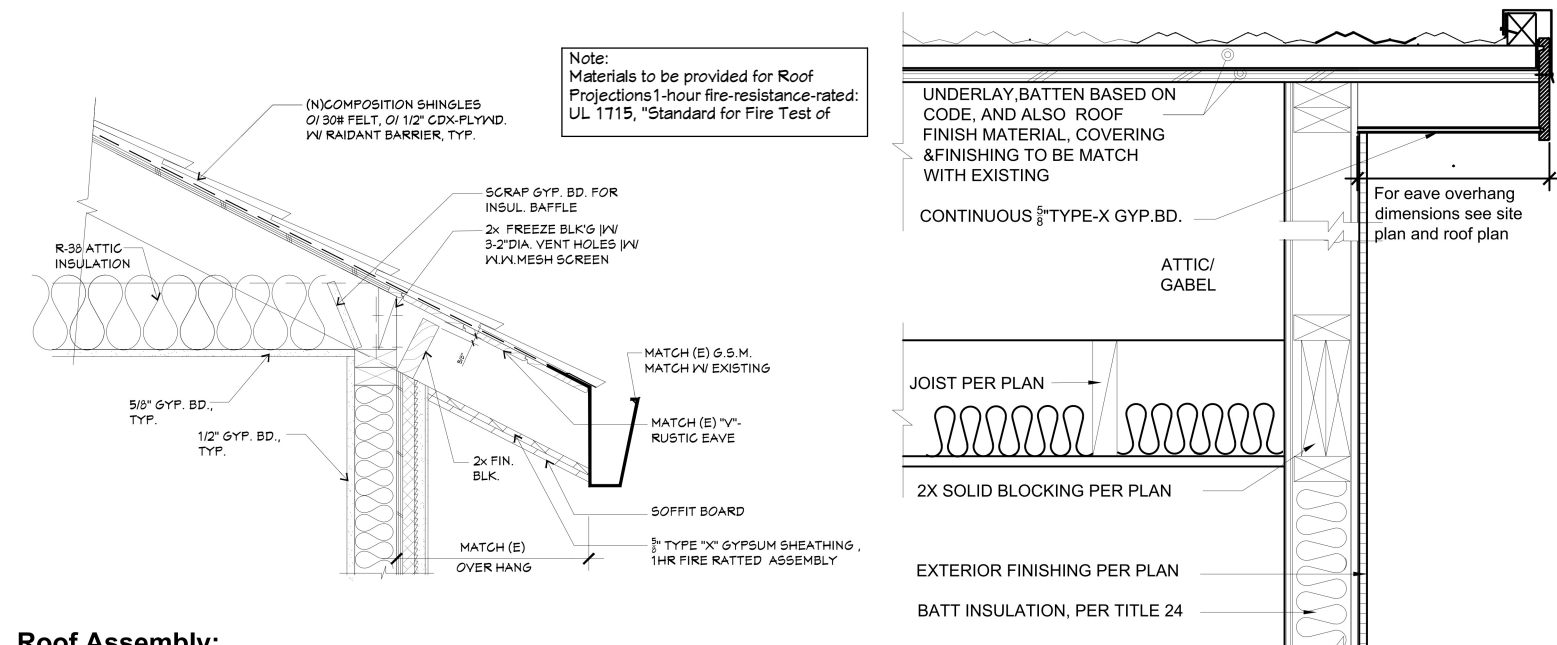


Note: The final dimensions of the skylight will be confirmed during the construction phase, at the discretion of the owner and contractor.

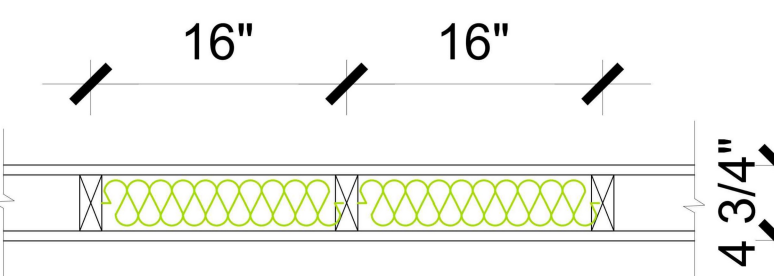
Product Details	Specifications
Skylight size Dimensions: H 51.375 in, W 27.375 in, D 3 in	Dimensions: H 51.375 in, W 27.375 in, D 3 in
Product Depth (in.)	3 in
Product Width (in.)	27.375 in
Rough Opening Width (in.)	22.5 in
Product Height (in.)	51.375 in
Rough Opening Height (in.)	46.5 in
Exterior Color/Finish	Neutral Gray
Features	Argon Gas Filled, Light Transmittal
Glass Type	Energy Efficient Glass, Insulated Glass, Low-E Glass, Tempered Glass, Tinted Glass
Interior Color/Finish Family	White
Minimum Roof Pitch (degrees)	0
Returnable	90 Day
Li-Factor	0.49
Warranty / Certifications	North-Central, Northern
Energy Star Qualified	
Manufacturer Warranty	10-year limited
UV Protection (in.)	95.2

Product Details	Specifications
Product Height (in.)	51.375 in
Rough Opening Height (in.)	46.5 in
Exterior Color/Finish	Neutral Gray
Features	Argon Gas Filled, Light Transmittal
Glass Type	Energy Efficient Glass, Insulated Glass, Low-E Glass, Tempered Glass, Tinted Glass
Interior Color/Finish Family	White
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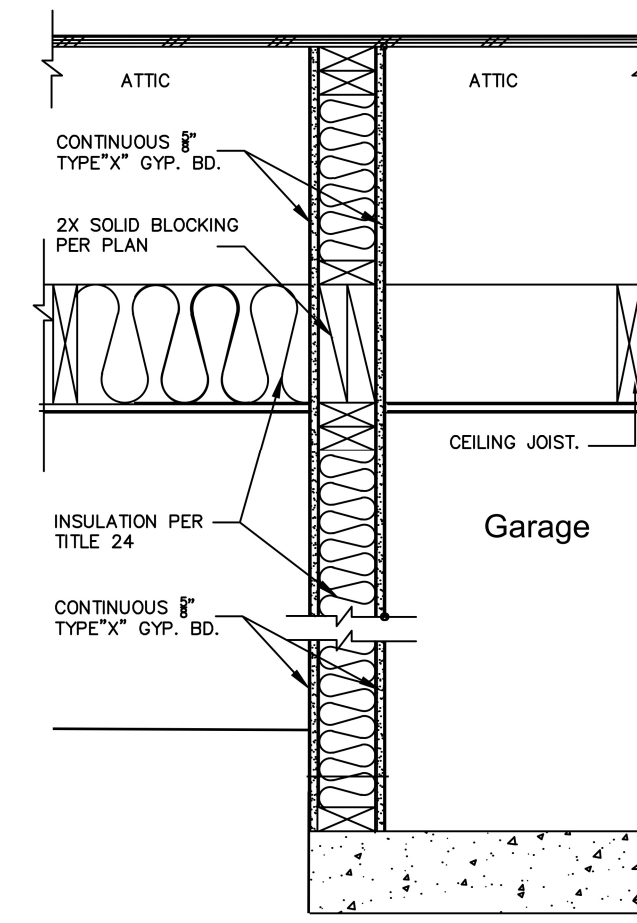
2x4 @ 16" O.C.
* 3" MINERAL WOOL BATT INSULATION
* JOINT FINISHED.



STC Rating: 50-54 STC
GA FILE NO: WP-3010
FIRE RATED WALL ASSEMBLY - U314
* 1 LAYER OF TYPE "X" ON EA. SIDE OF 2x4 @ 16" O.C.
* 3" MINERAL WOOL BATT INSULATION
* JOINT FINISHED.

FIRE RATED WALL

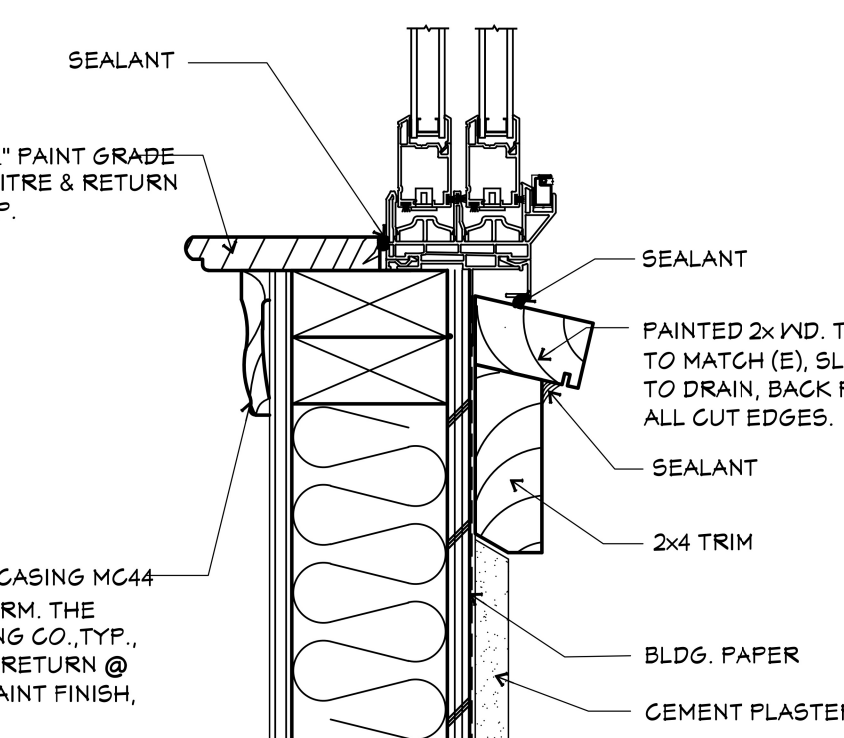
SCALE: 1" = 1' - 0"



UL or GA Roof Overhang Assembly:
UL Assembly:
- UL Design No.: U914
- Fire-Resistant Rating: 1 hour
- Assembly Description: Roof Overhang Assembly
GA Assembly:
- GA File No.: GA-253
- Fire-Resistant Rating: 1 hour
- Assembly Description: Roof Overhang Assembly
Assembly Components:
1. 5/8" Type X Gypsum Board (UL-listed) - installed over
2. 1" fiberglass insulation (UL-listed) - installed over
3. 2x6 wood framing (16" o.c.) - installed over
4. Roofing material (e.g., asphalt shingles, metal roofing)

FIRE RATED WALL SECTION

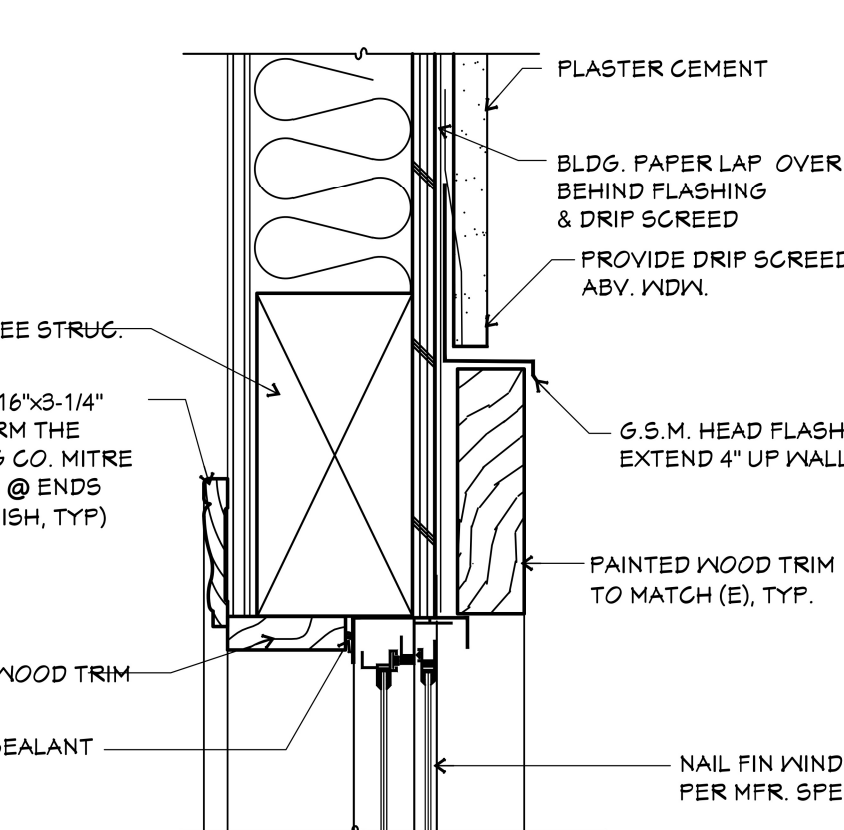
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SEE DETAIL "I" FOR TYPICAL WINDOW FLASHING

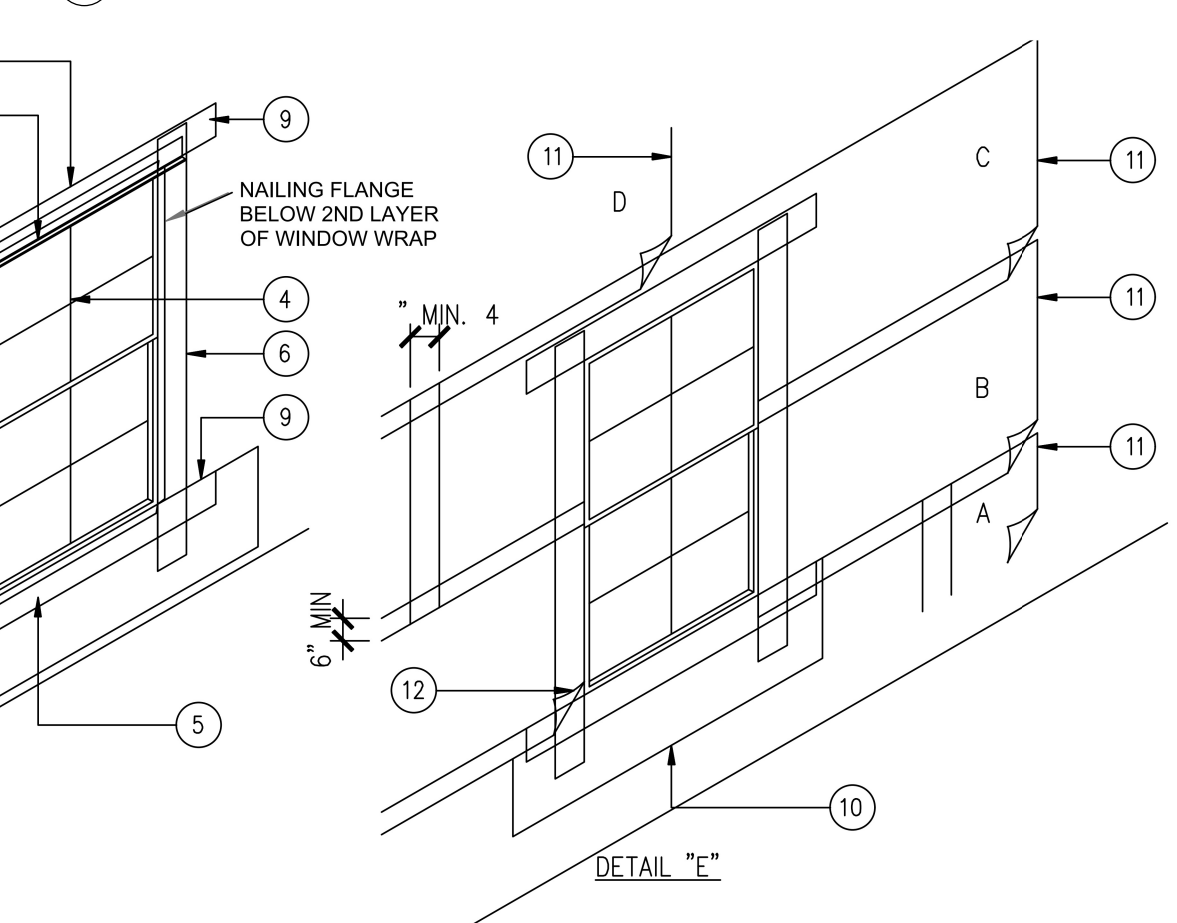
TYPICAL WINDOW SILL DETAIL

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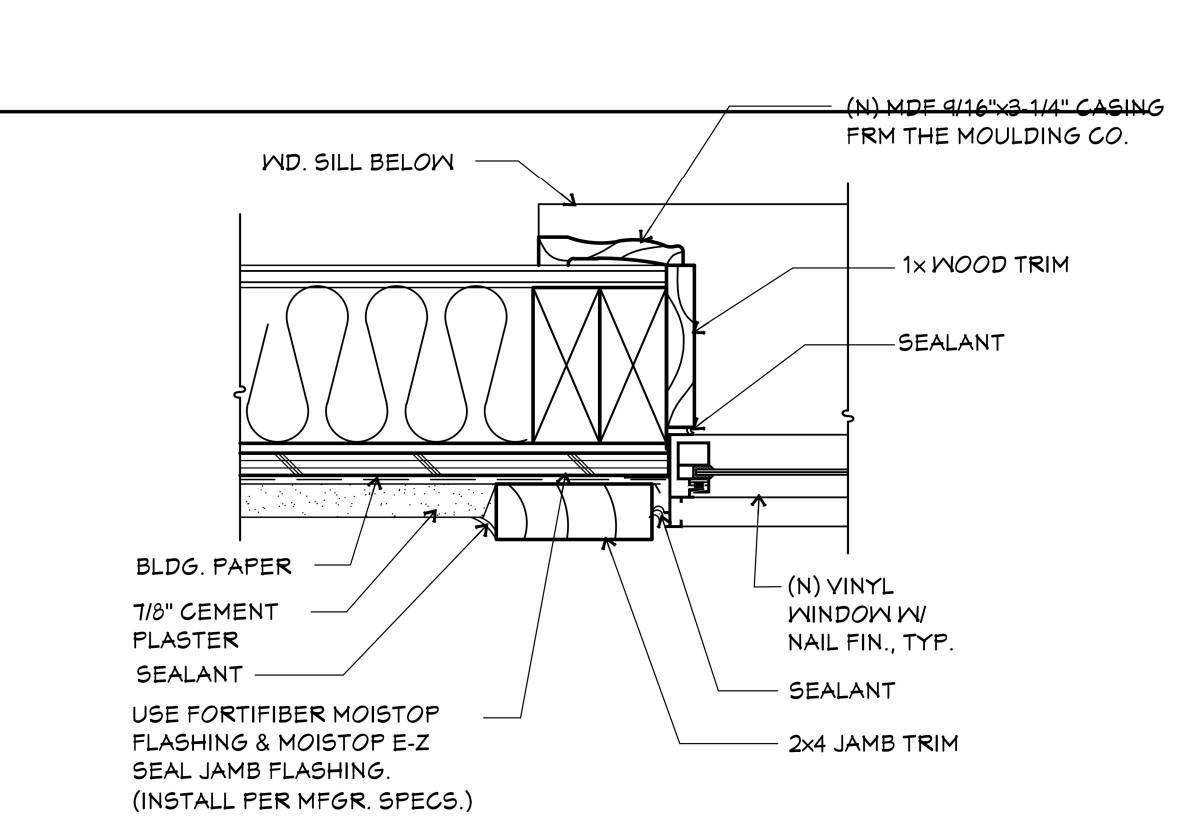


SEE DETAIL "I" FOR TYPICAL WINDOW FLASHING

ROOF ASSEMBLY DETAIL AND NOTES



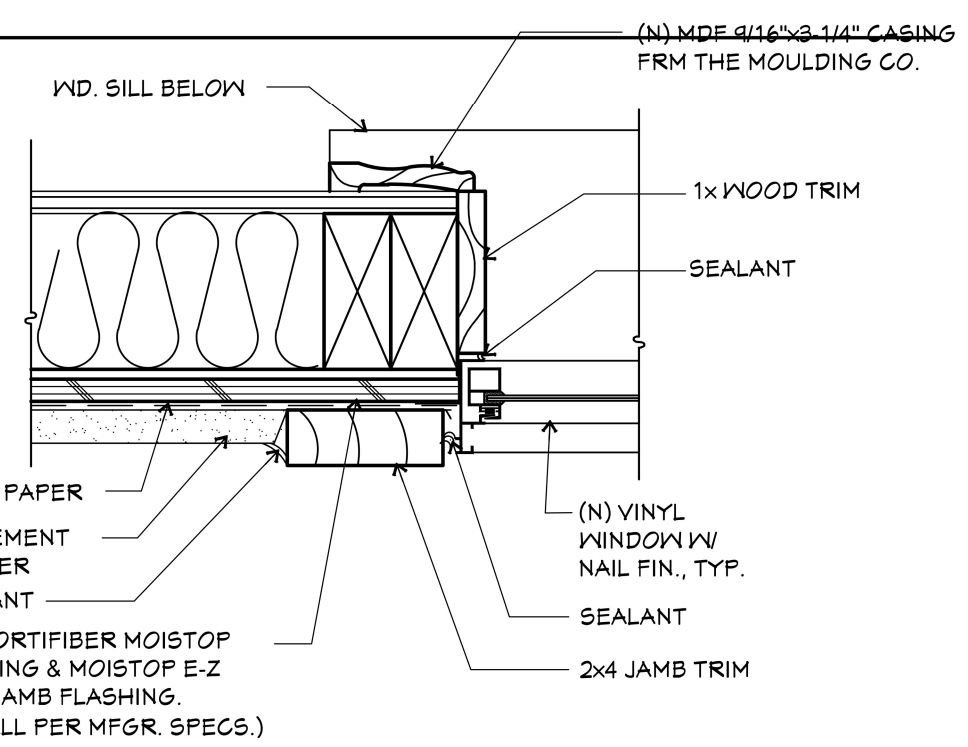
Based on Section 1507.2.8.3 applies asphalt shingle roofing edge flashing requirements at eave and rake conditions. The code essentially calls for a continuous flashing to occur at roof eaves and rakes where joints occur. The minimum leg lengths for the flashing are 2" at the roof deck and 1-1/2" for the vertical leg. The vertical leg must also extend below the roof sheathing a minimum of 1/4". The application of the drip edge relative to the roofing underlayment is specifically defined. The underlayment is to be installed OVER the drip edge at the eaves and UNDER the drip edge at rakes. Drip edge flashings are also required to be mechanically fastened to the roof deck at 12" on center maximum. Note that the requirement in the Building Code of a 1-1/2" min. vertical leg is not shown in the Residential Code.



SEE DETAIL "I" FOR TYPICAL WINDOW FLASHING

TYPICAL WINDOW JAMB DETAIL

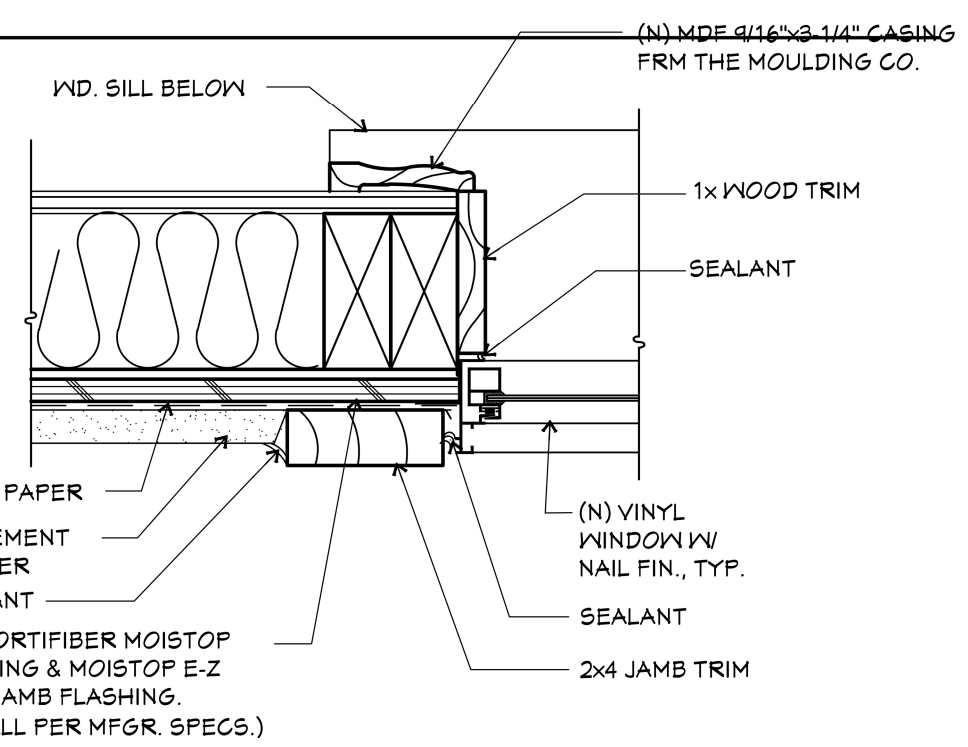
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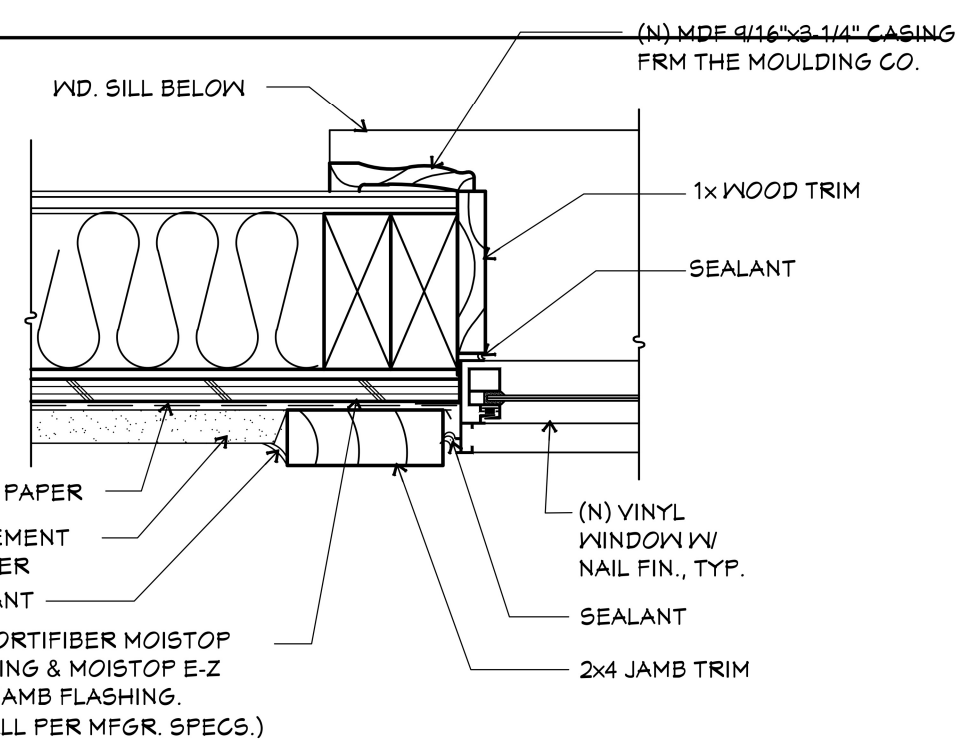
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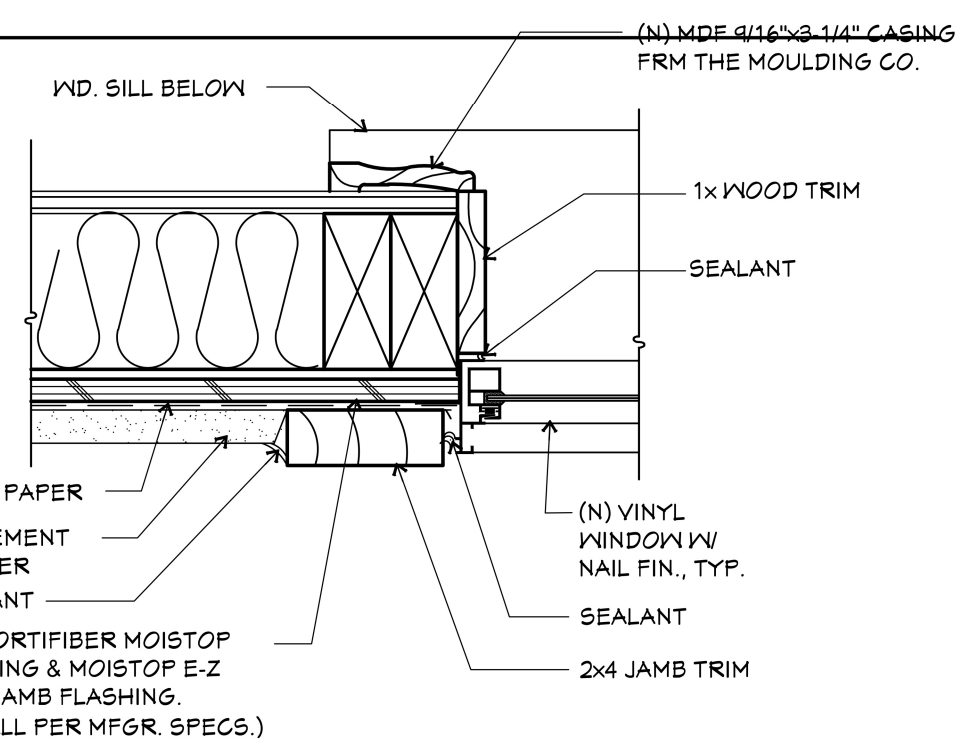
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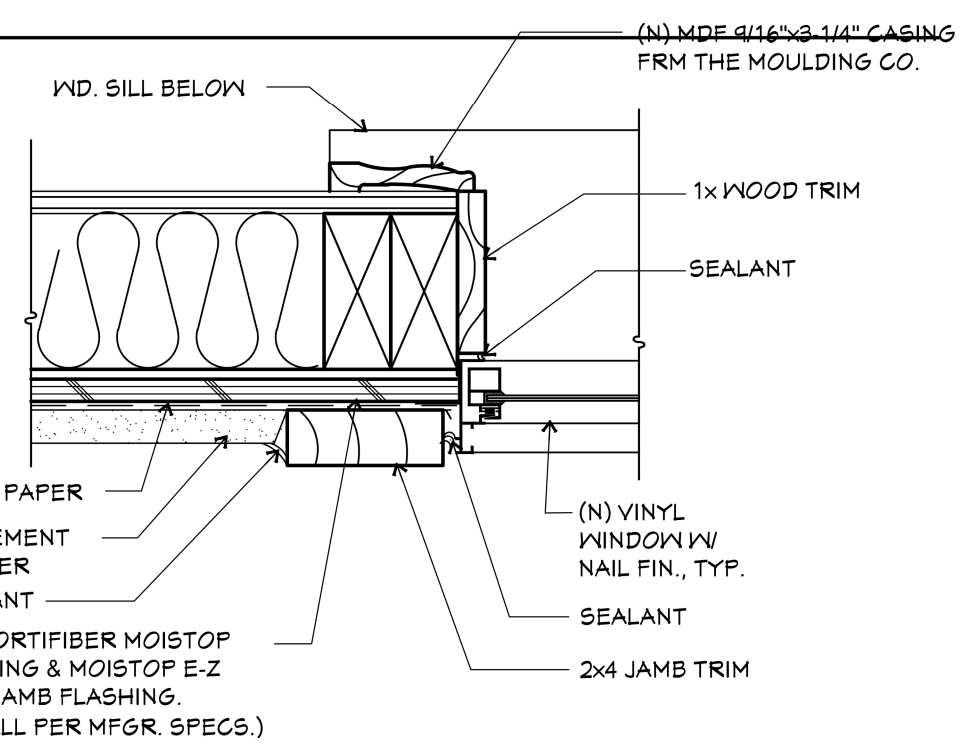
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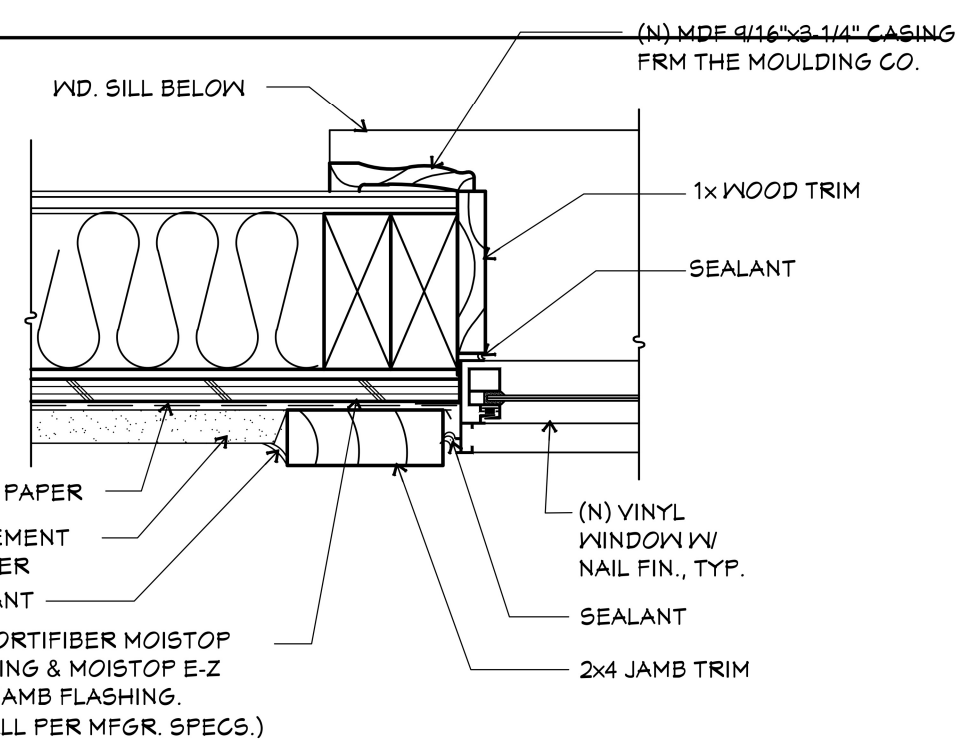
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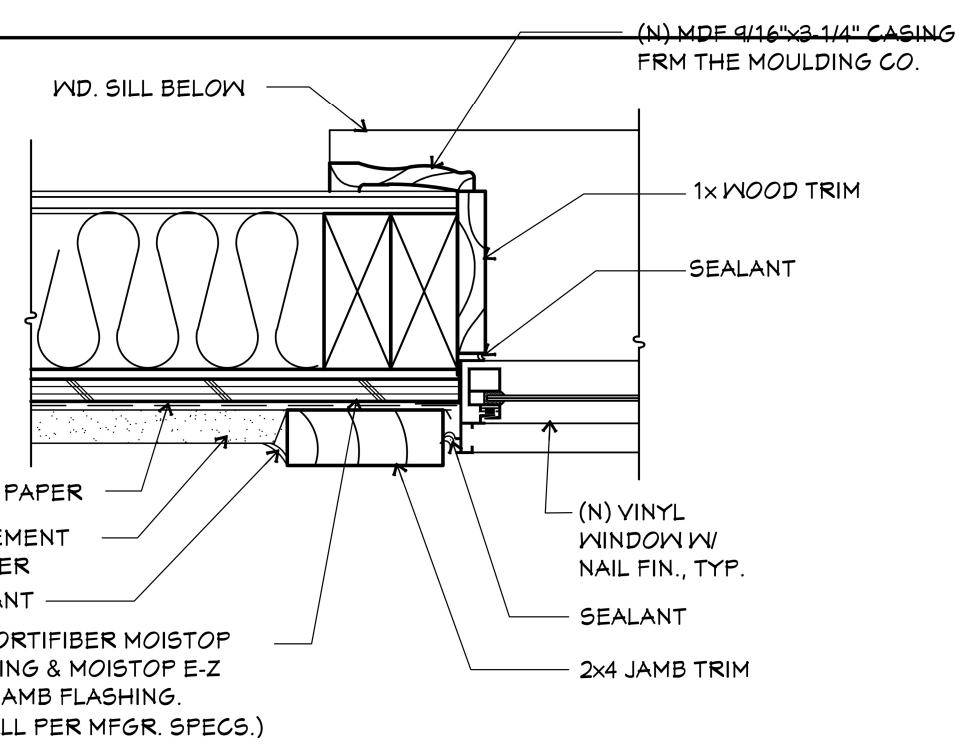
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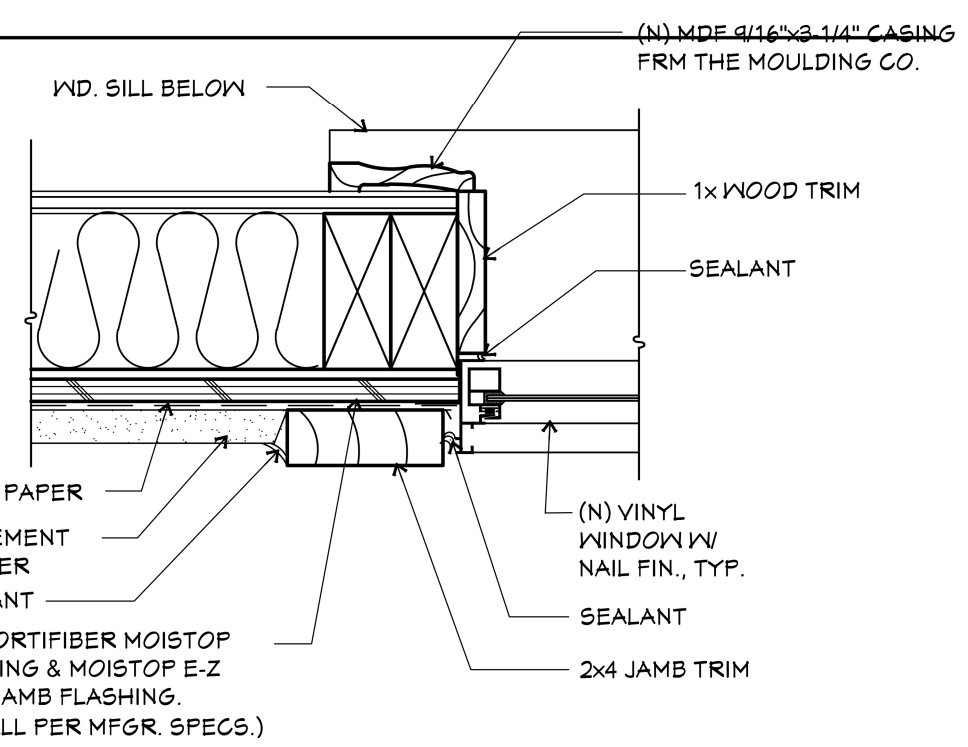
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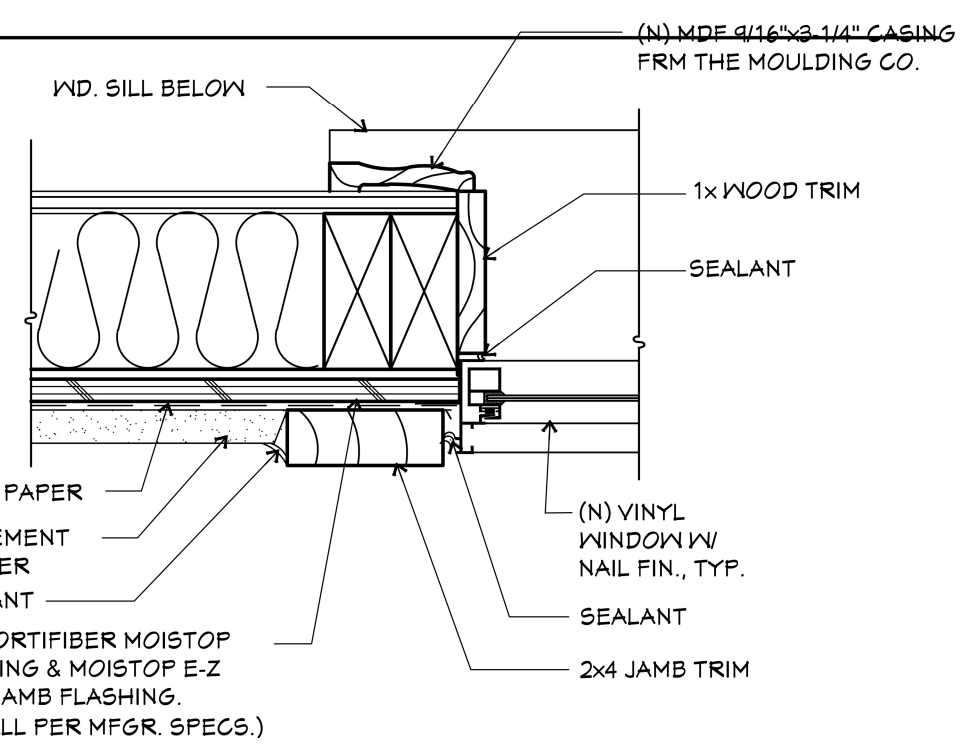
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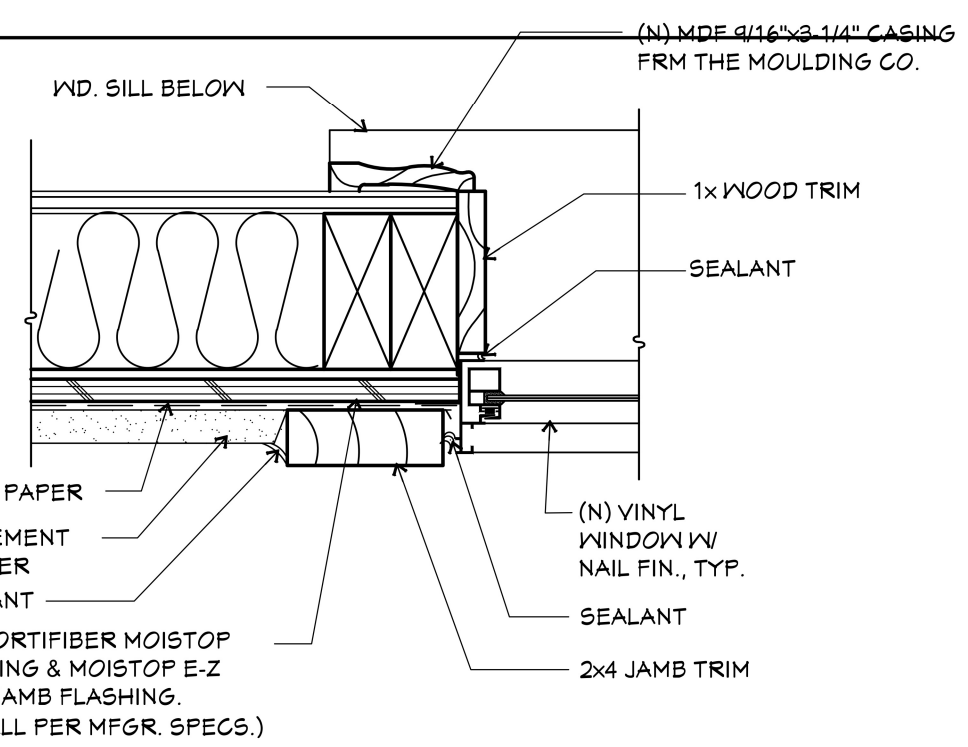
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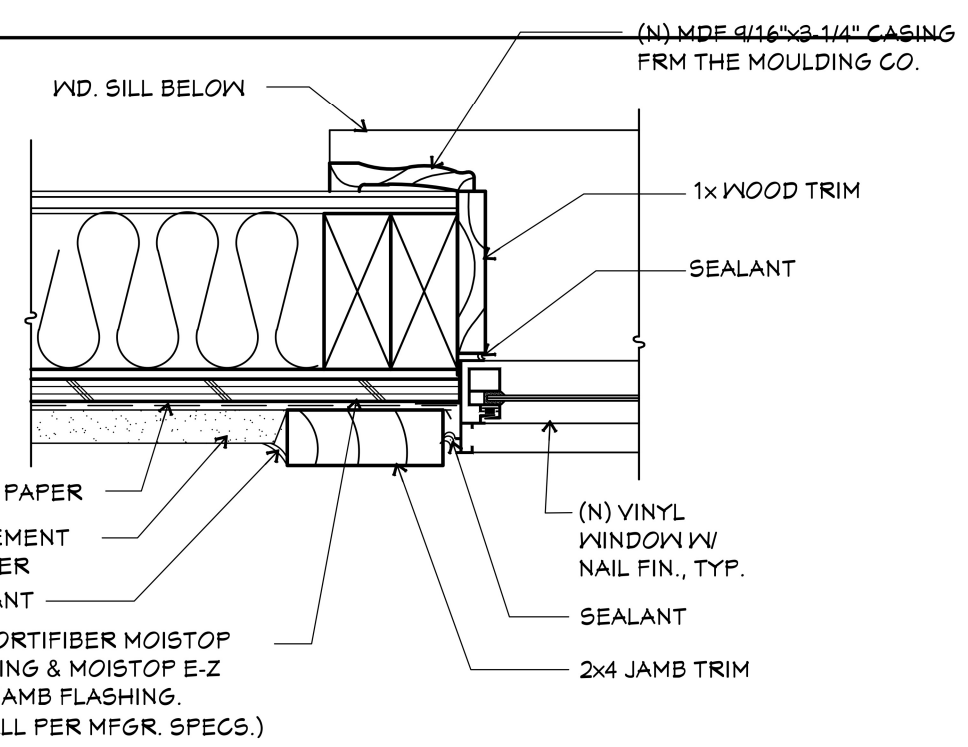
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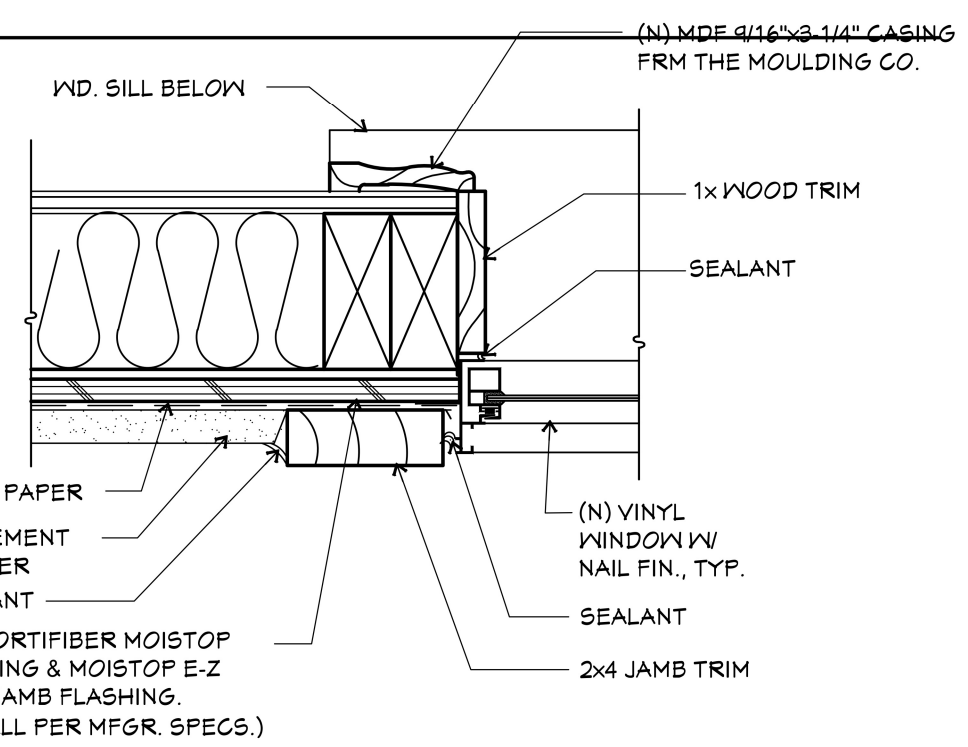
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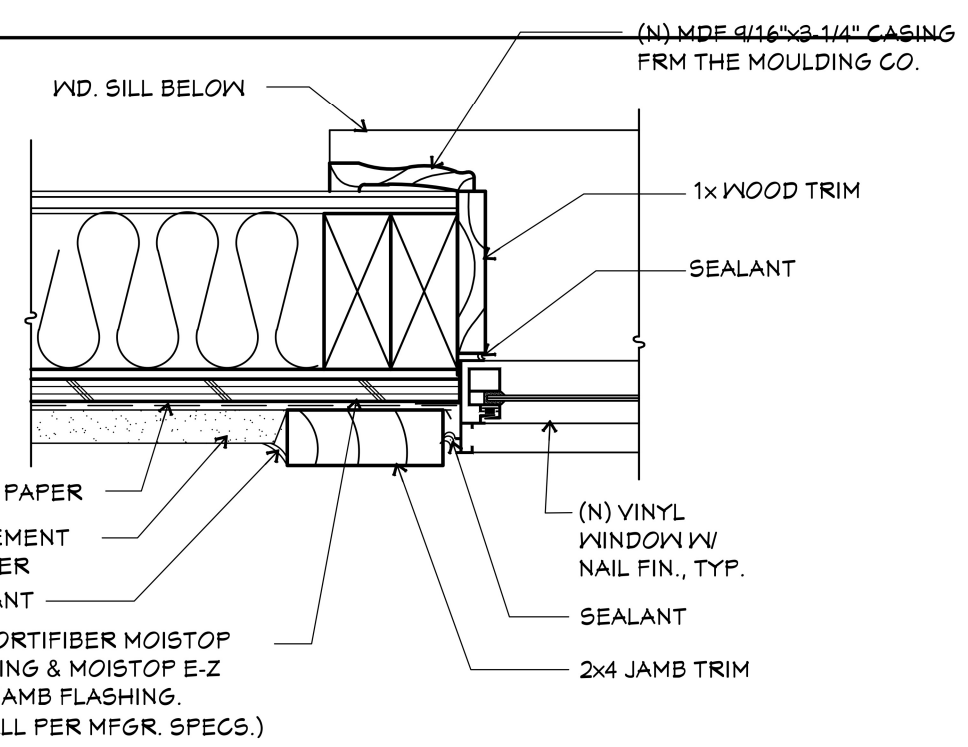
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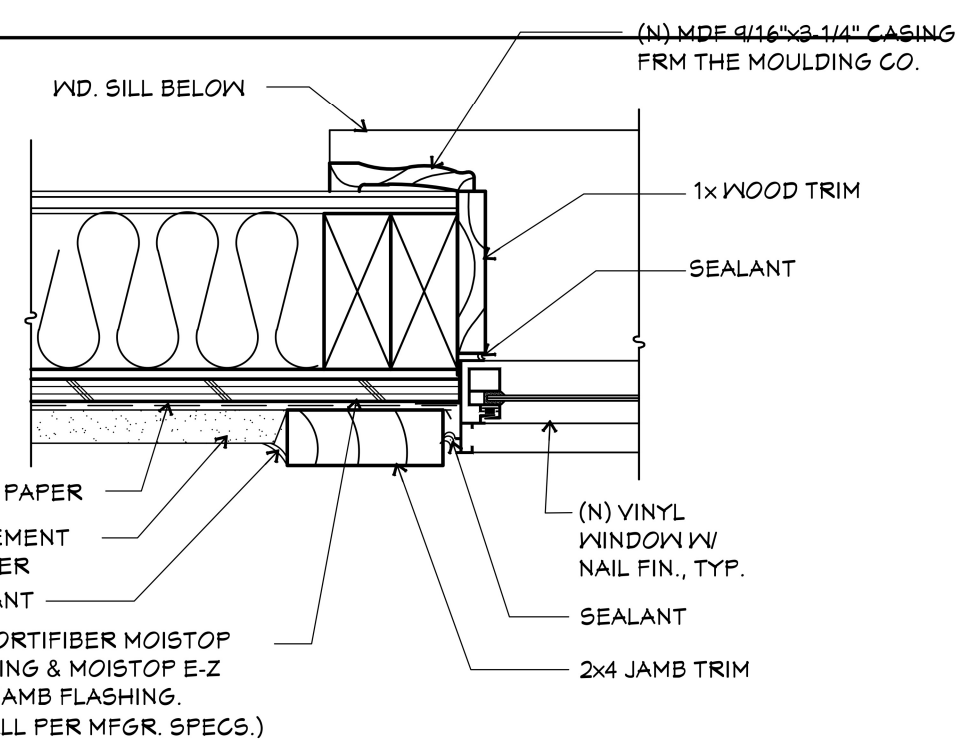
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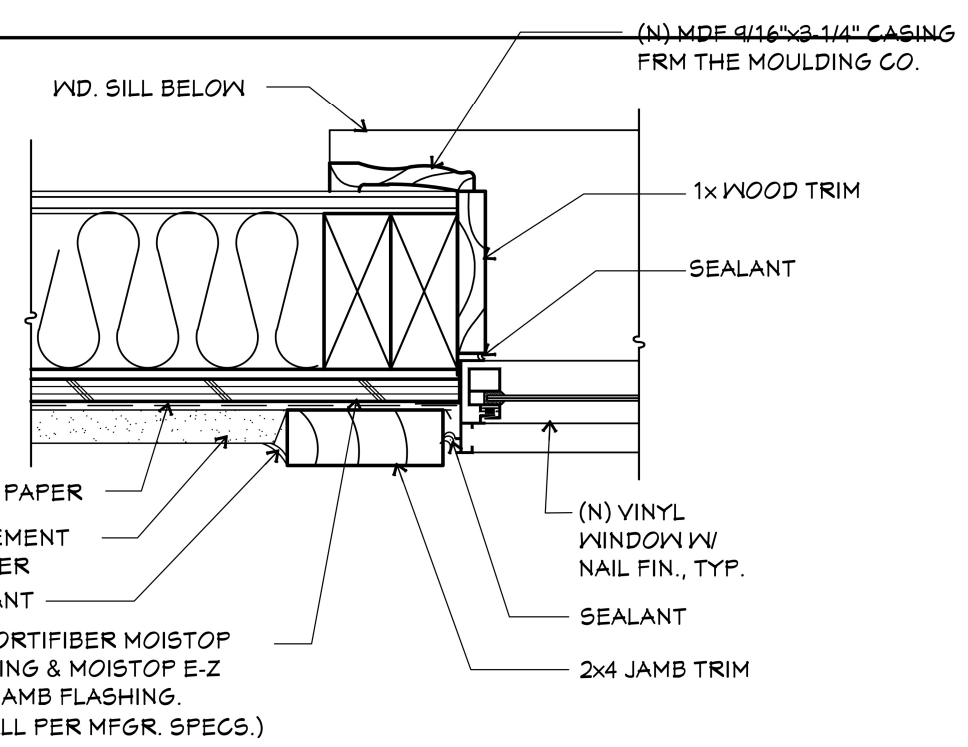
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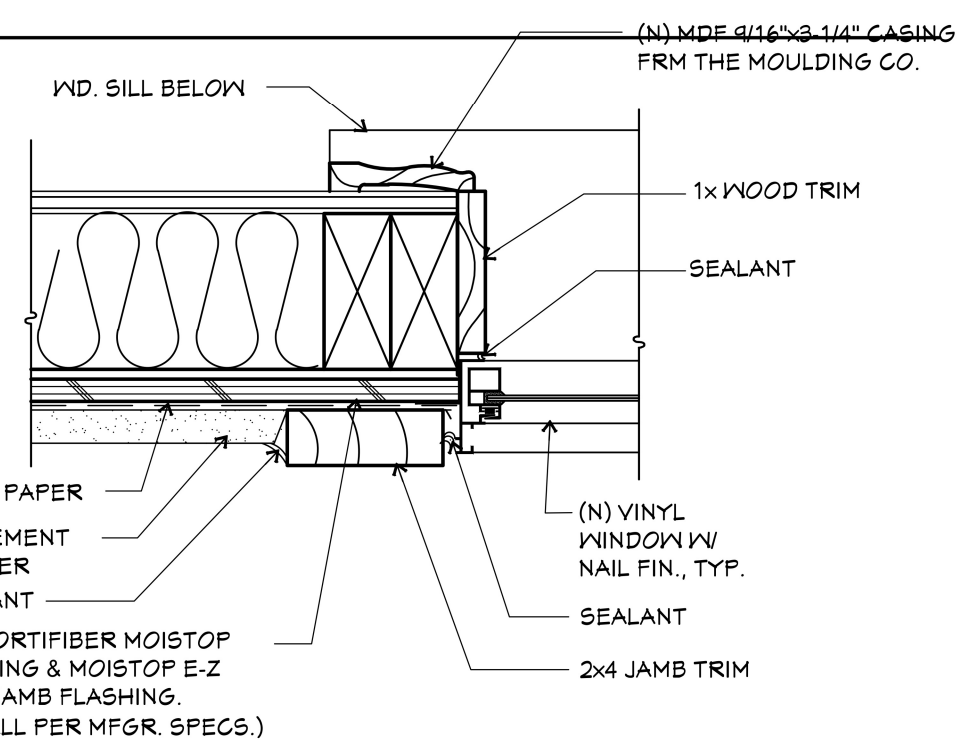
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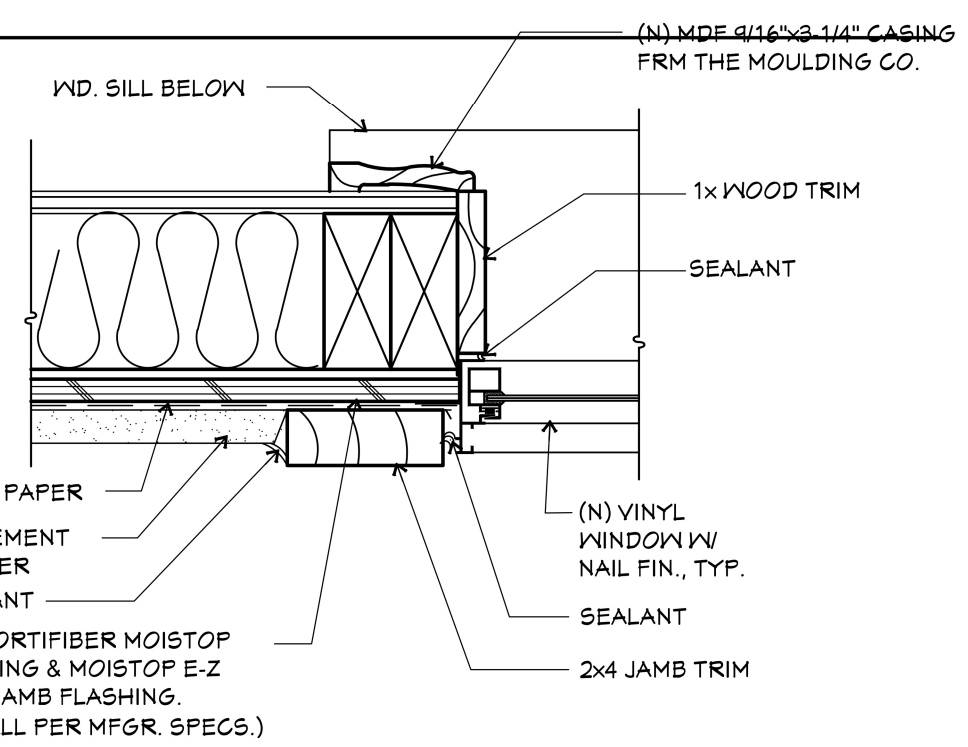
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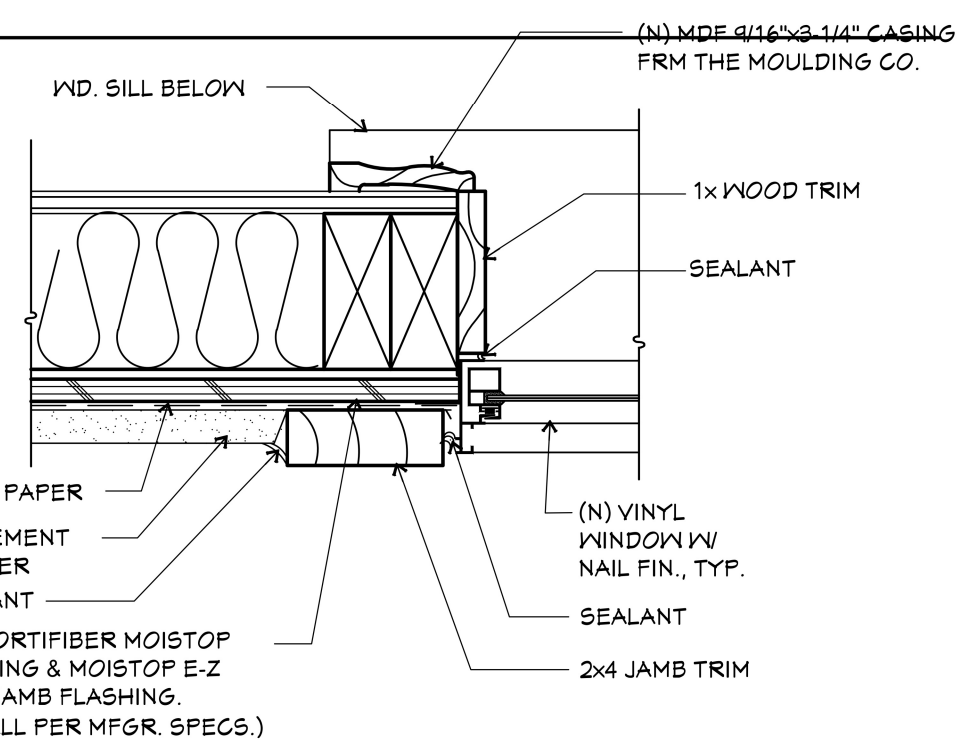
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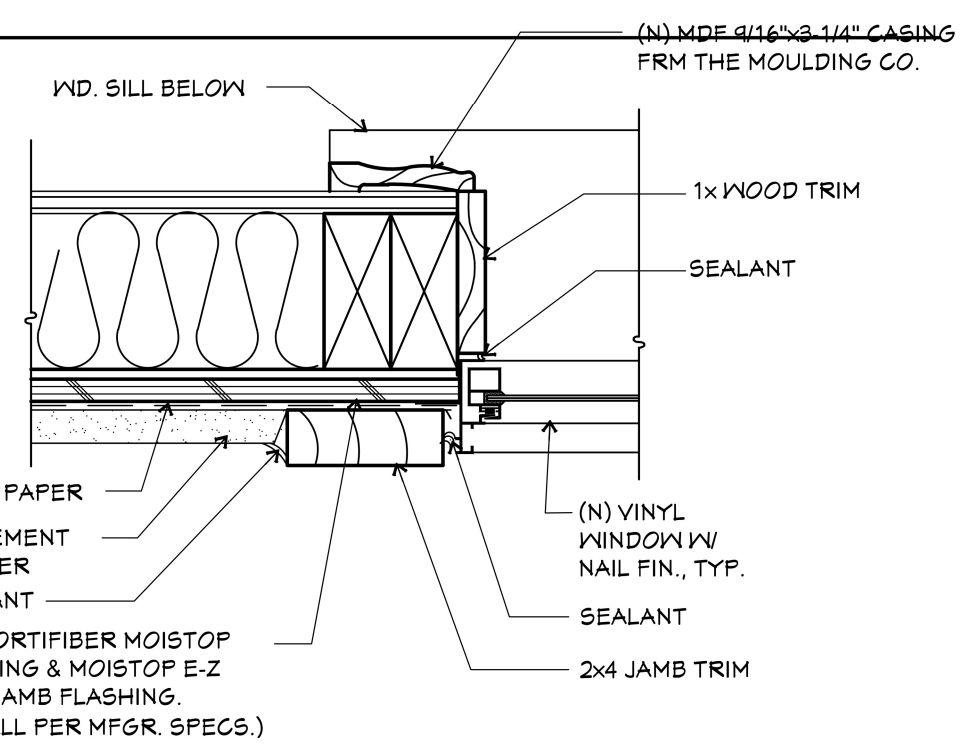
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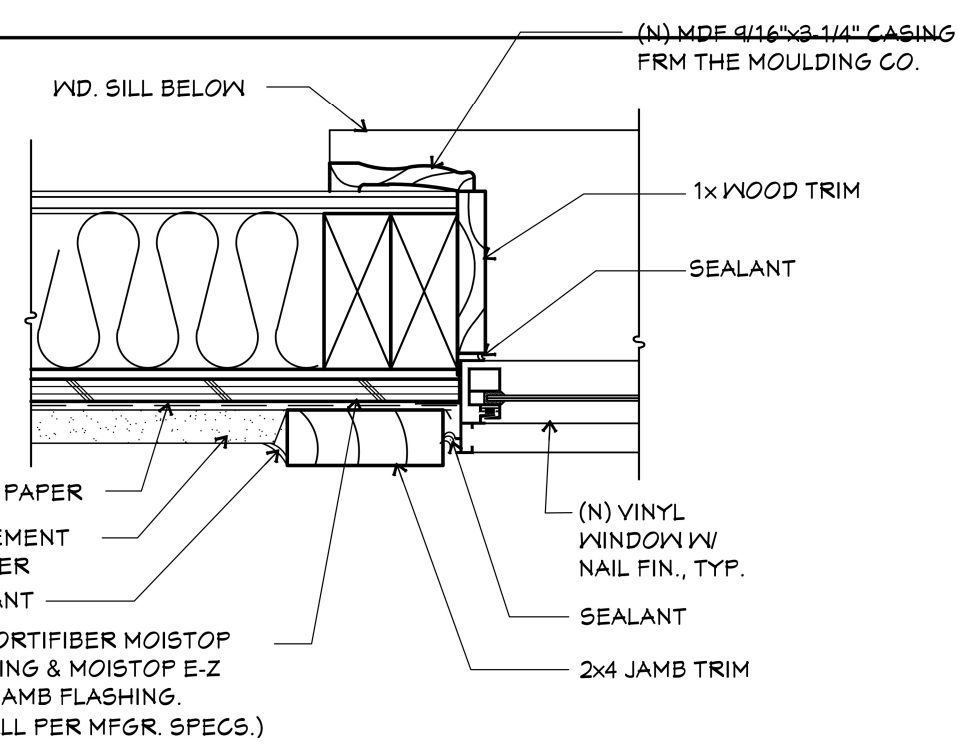
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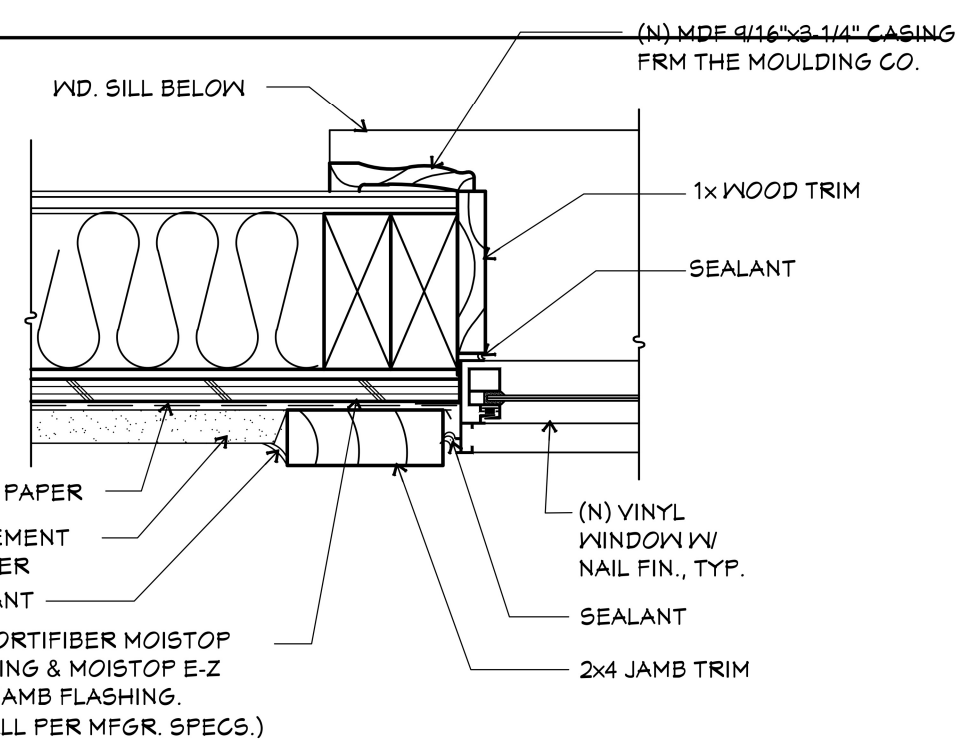
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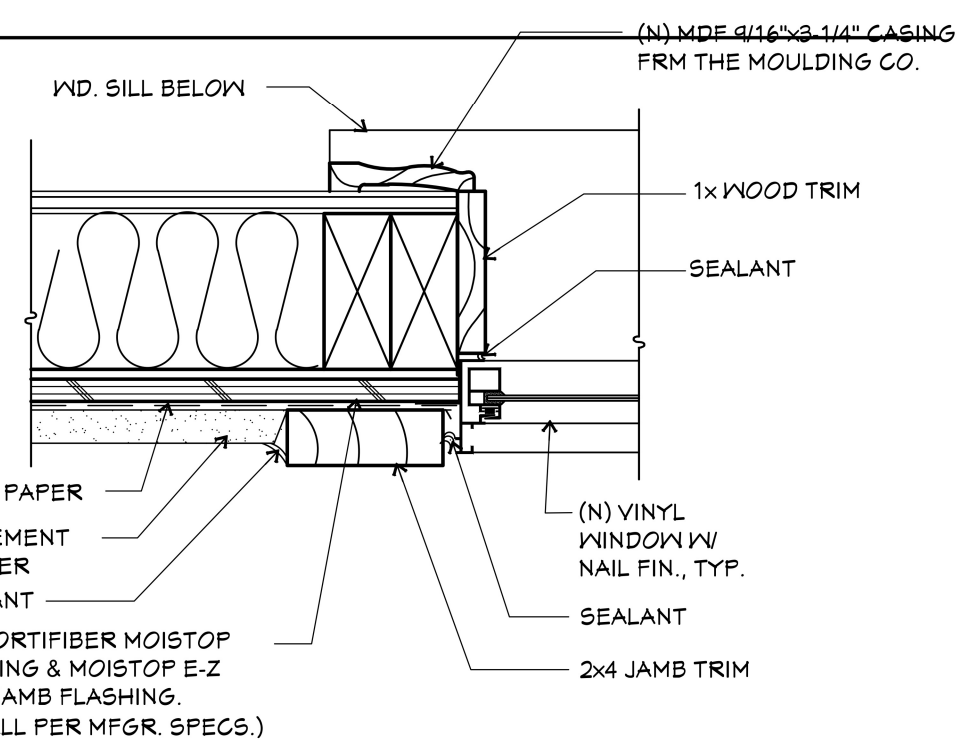
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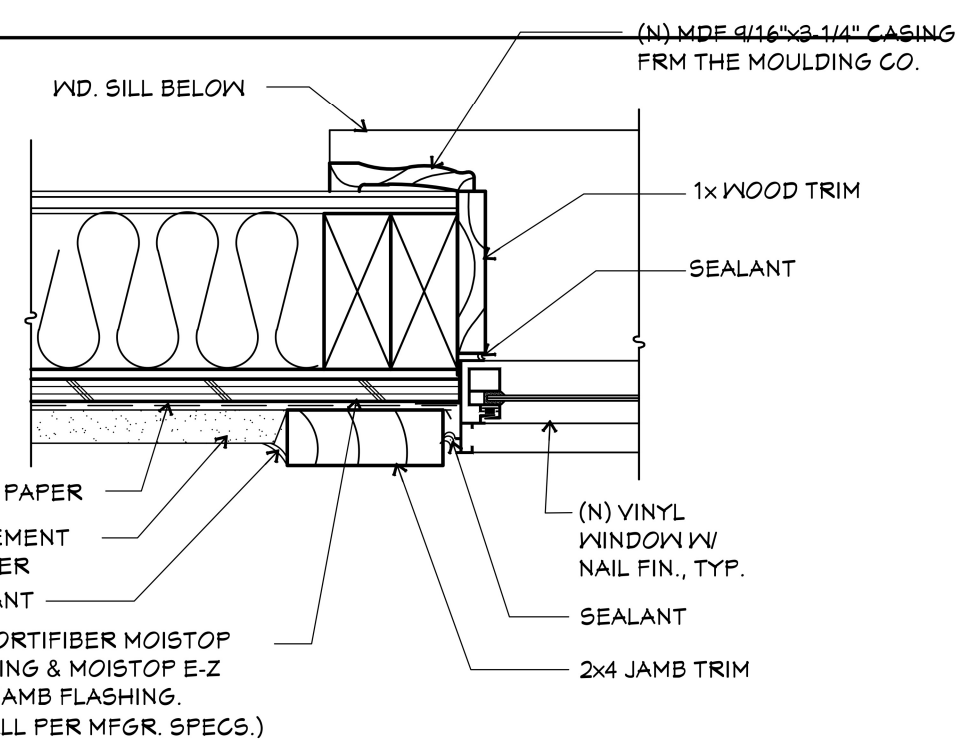
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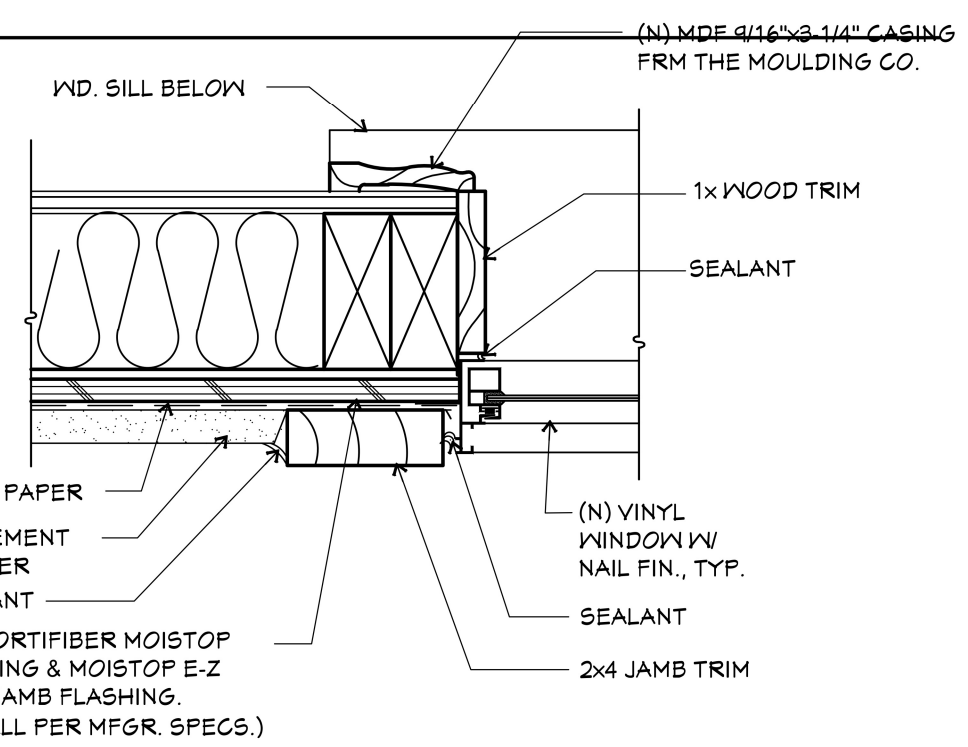
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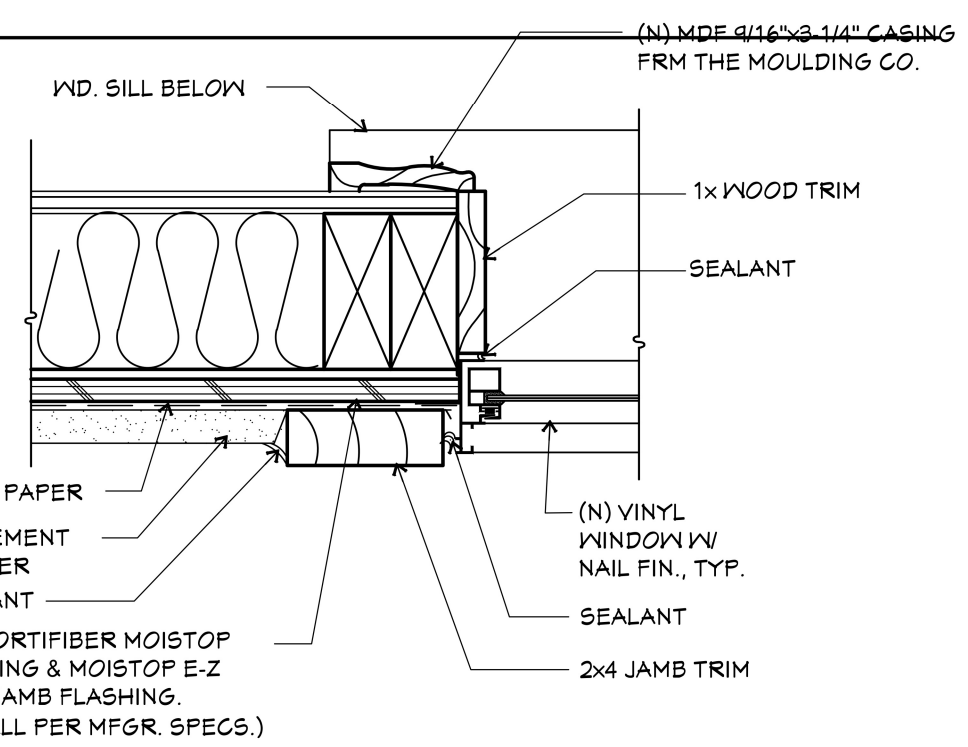
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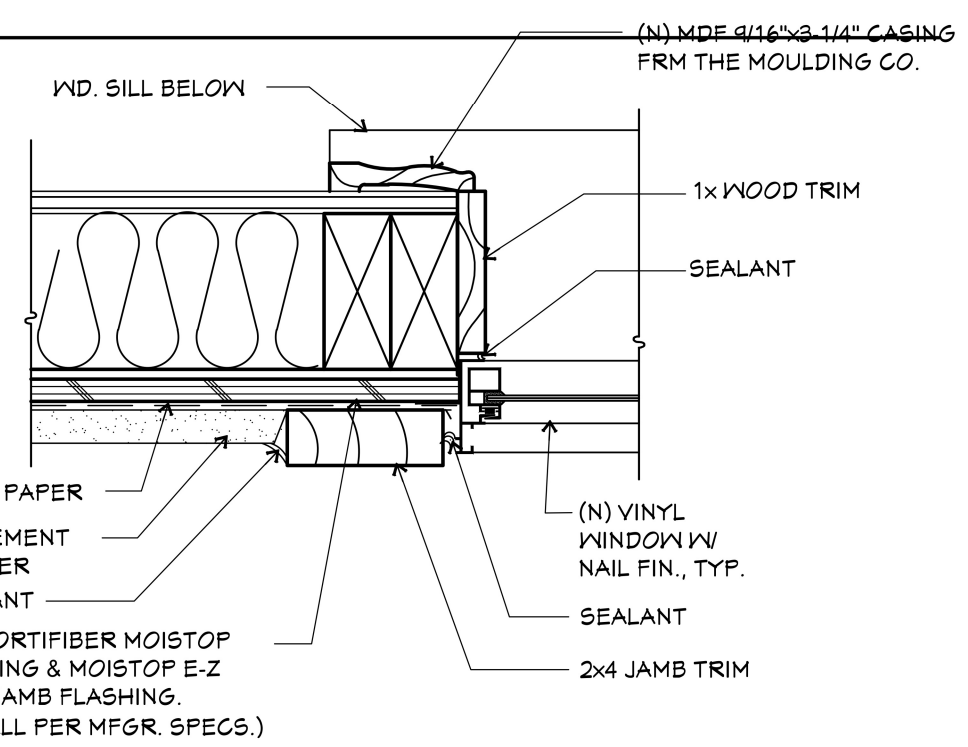
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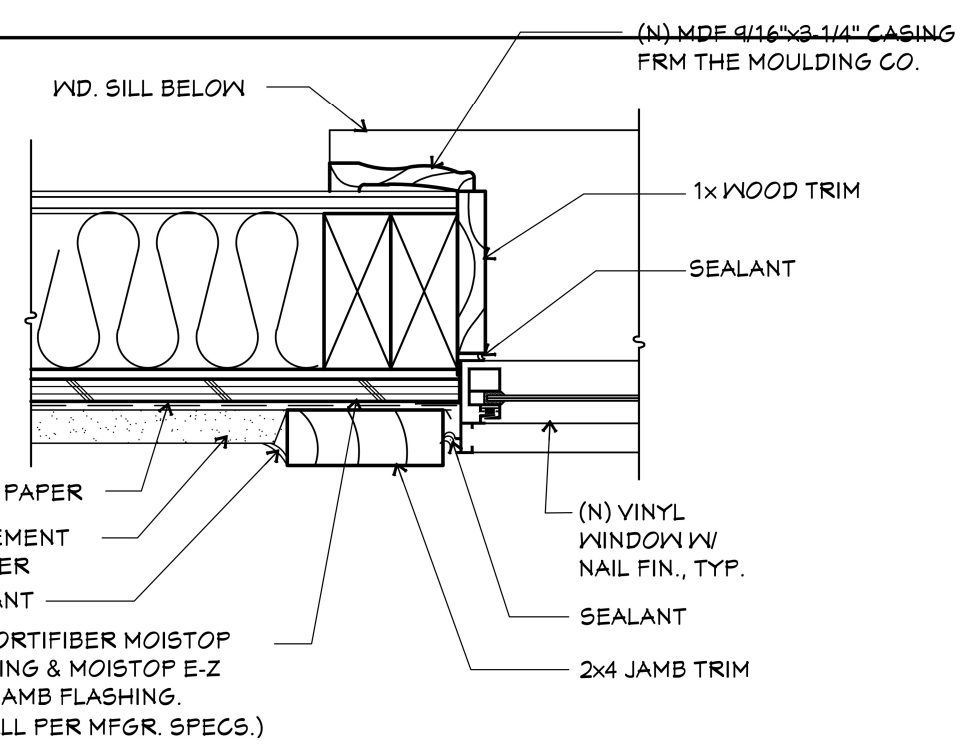
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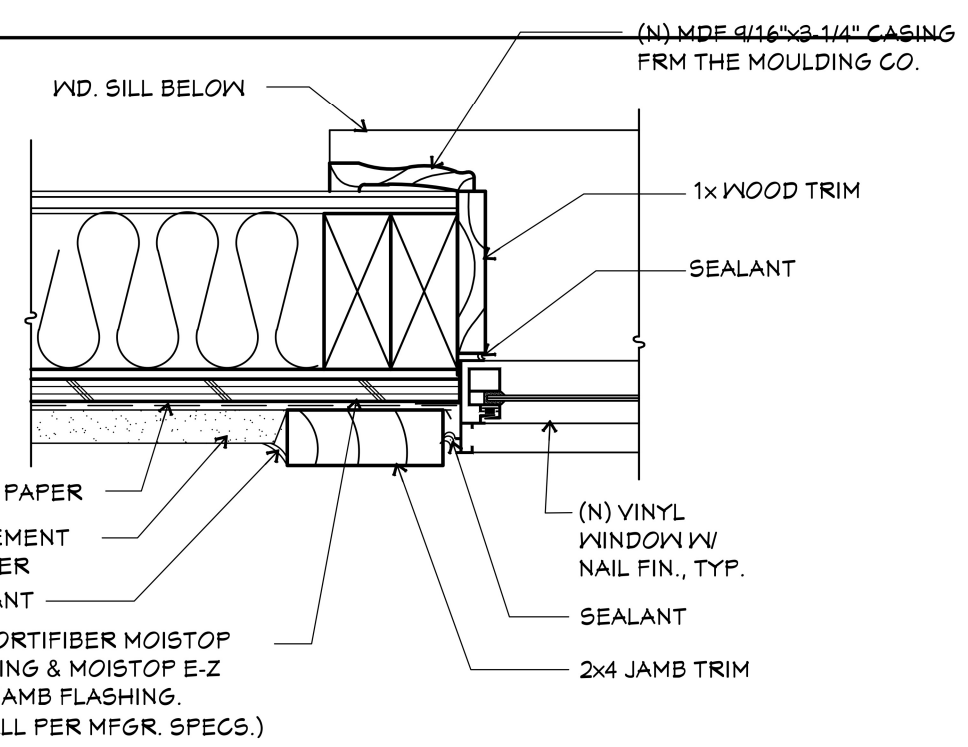
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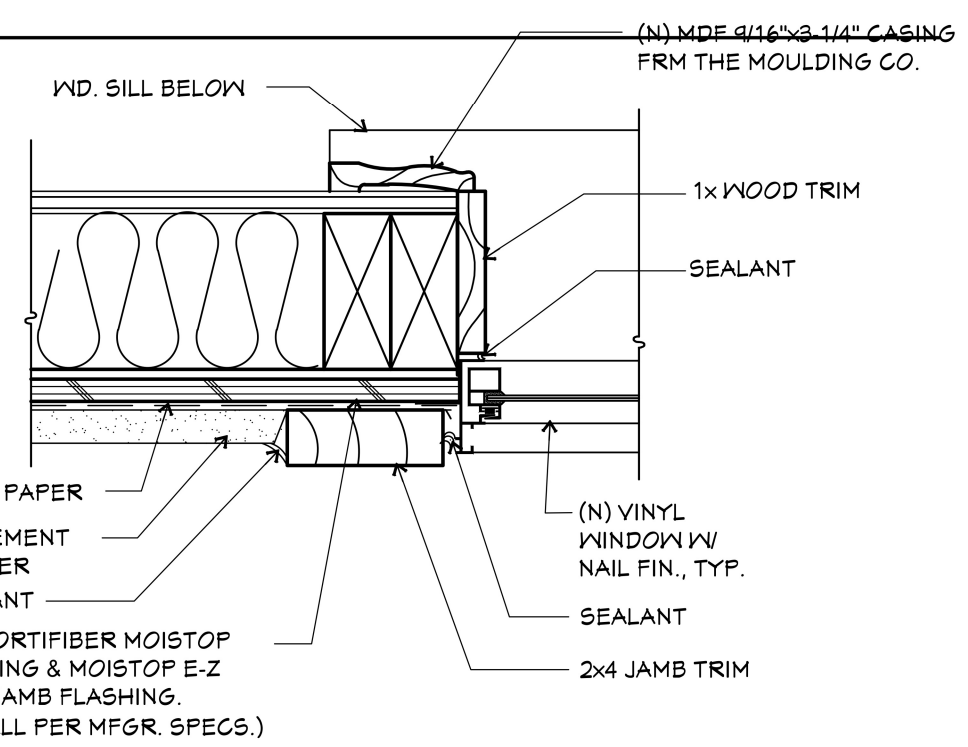
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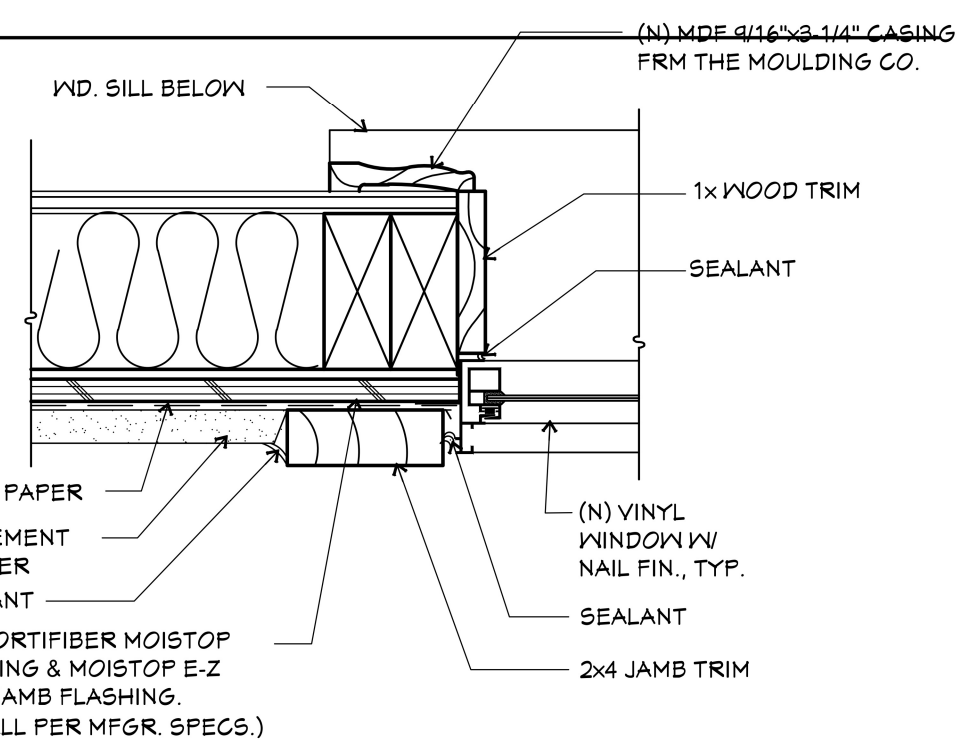
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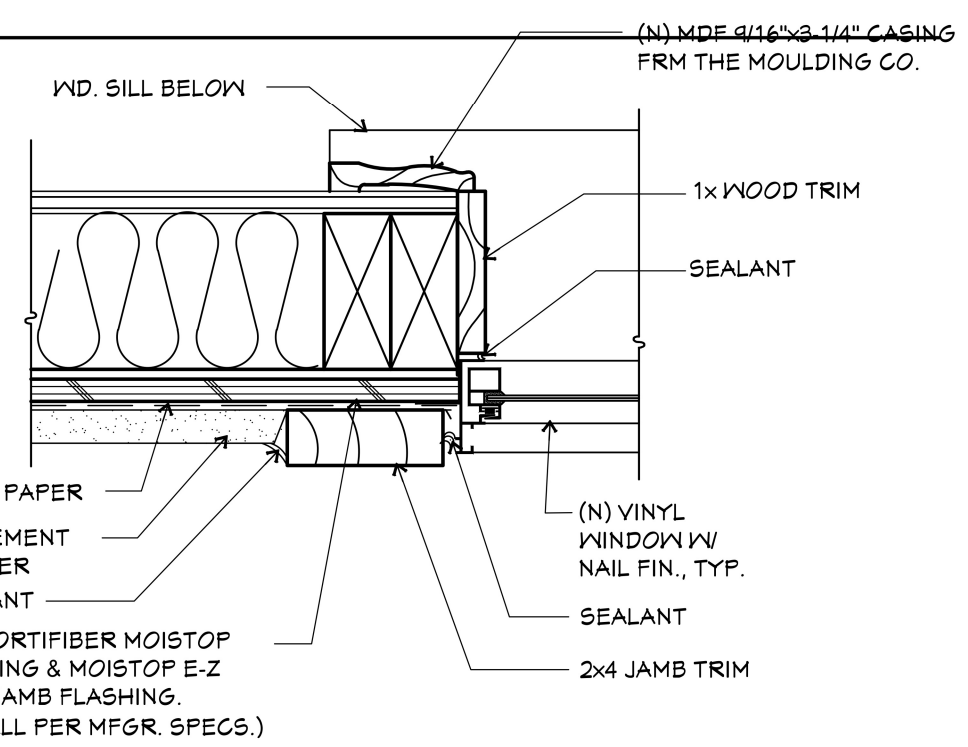
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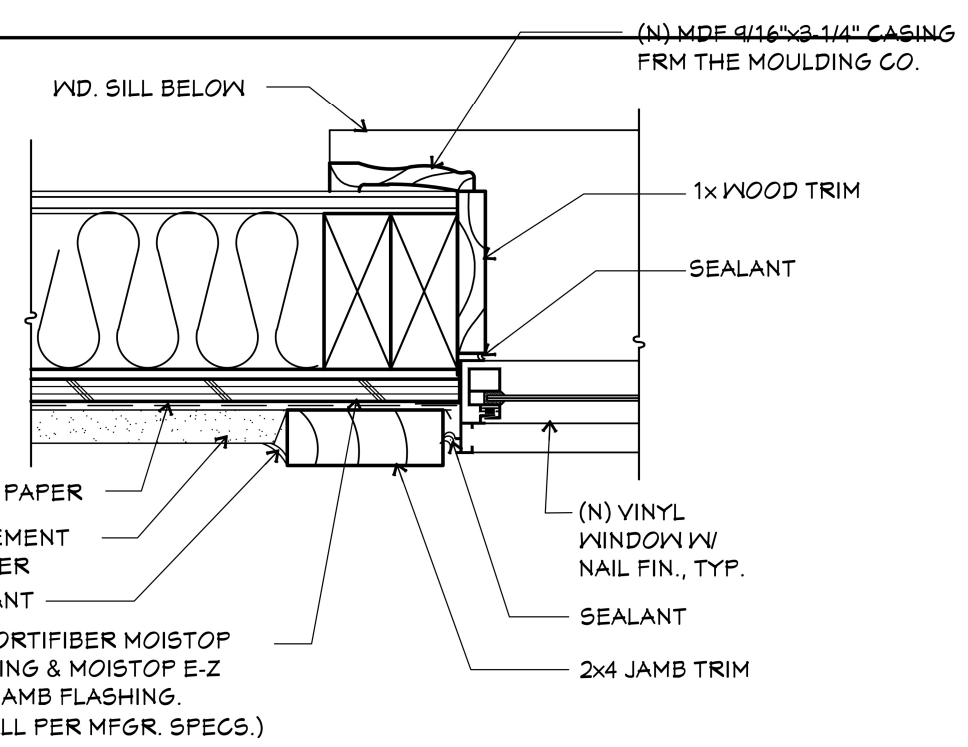
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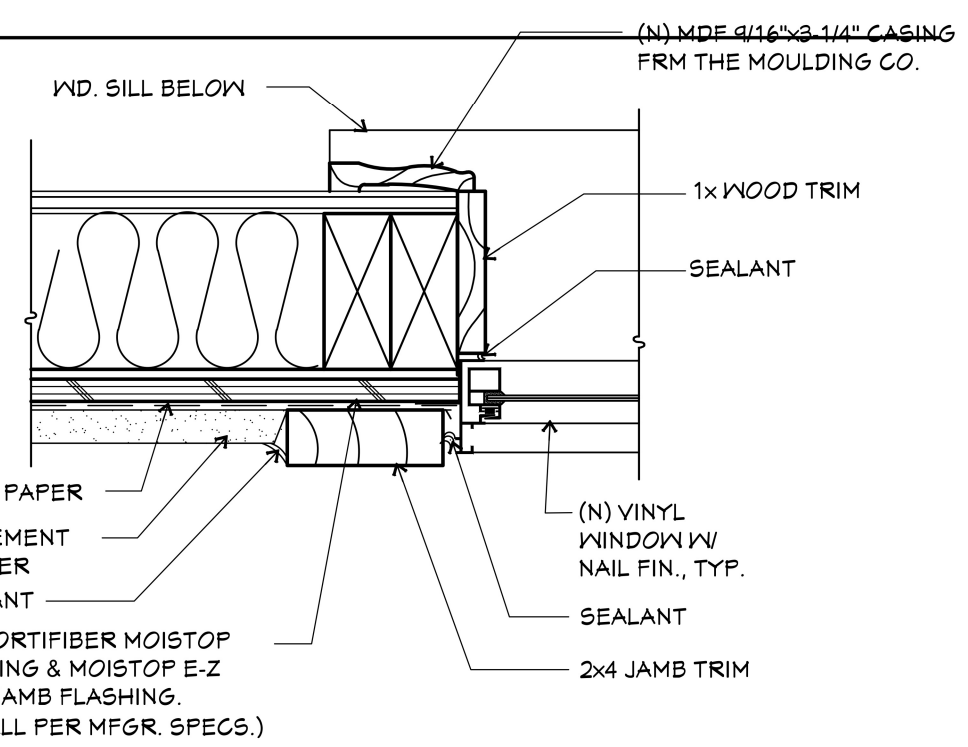
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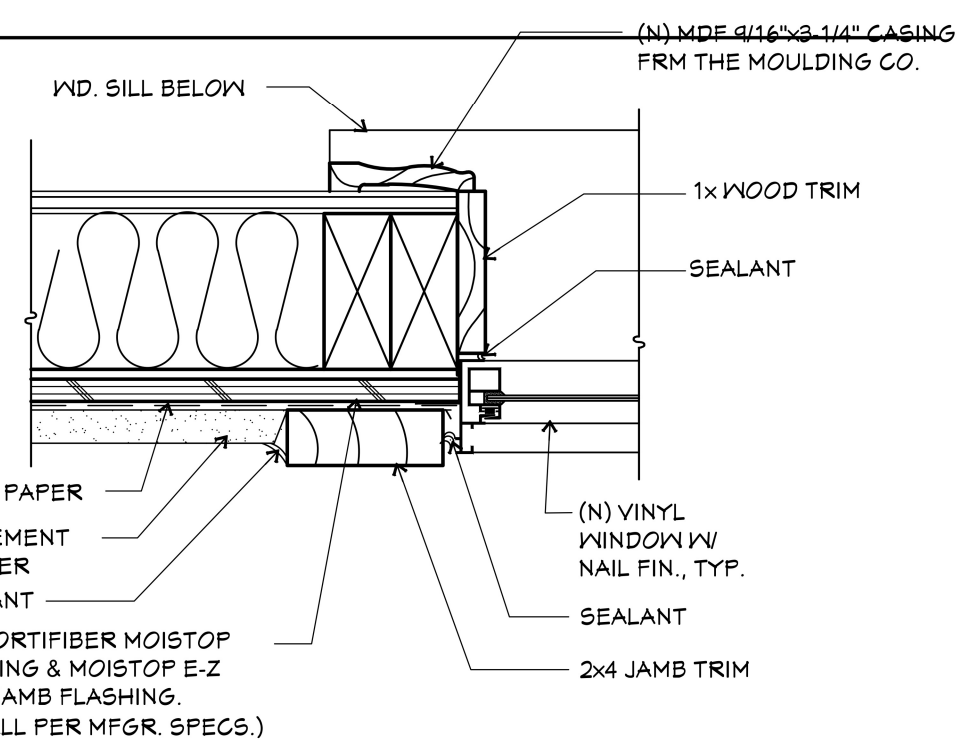
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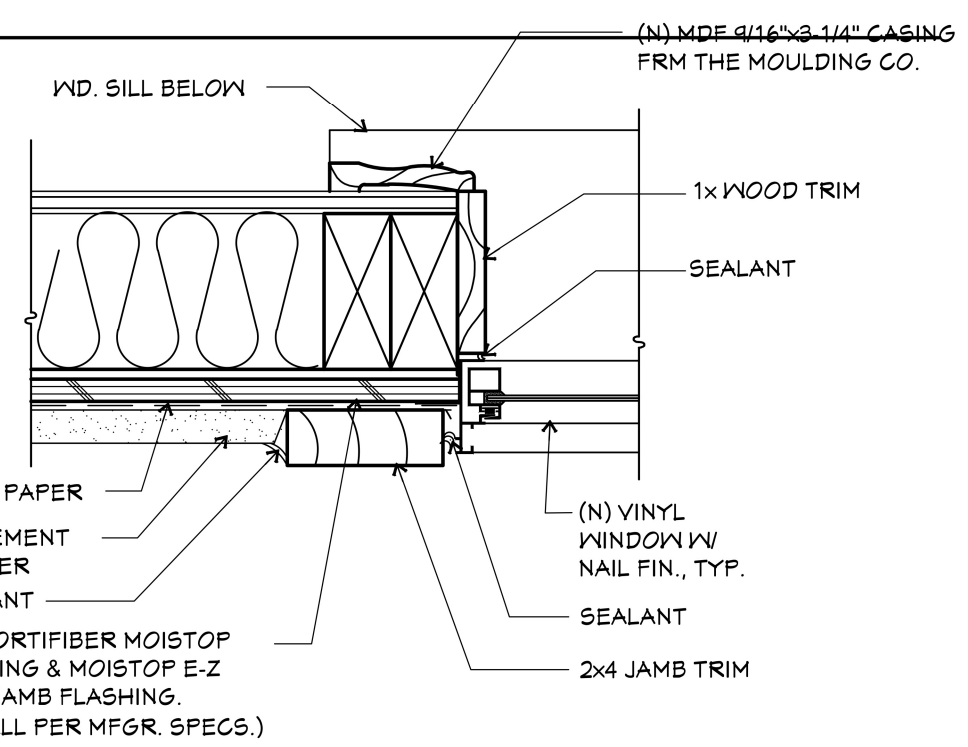
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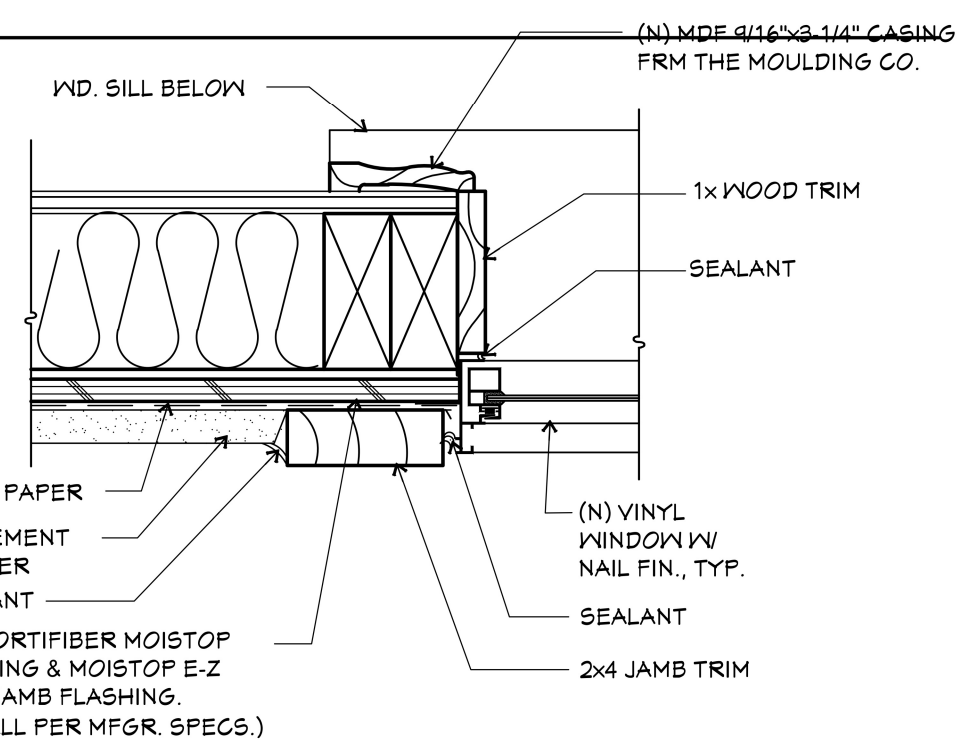
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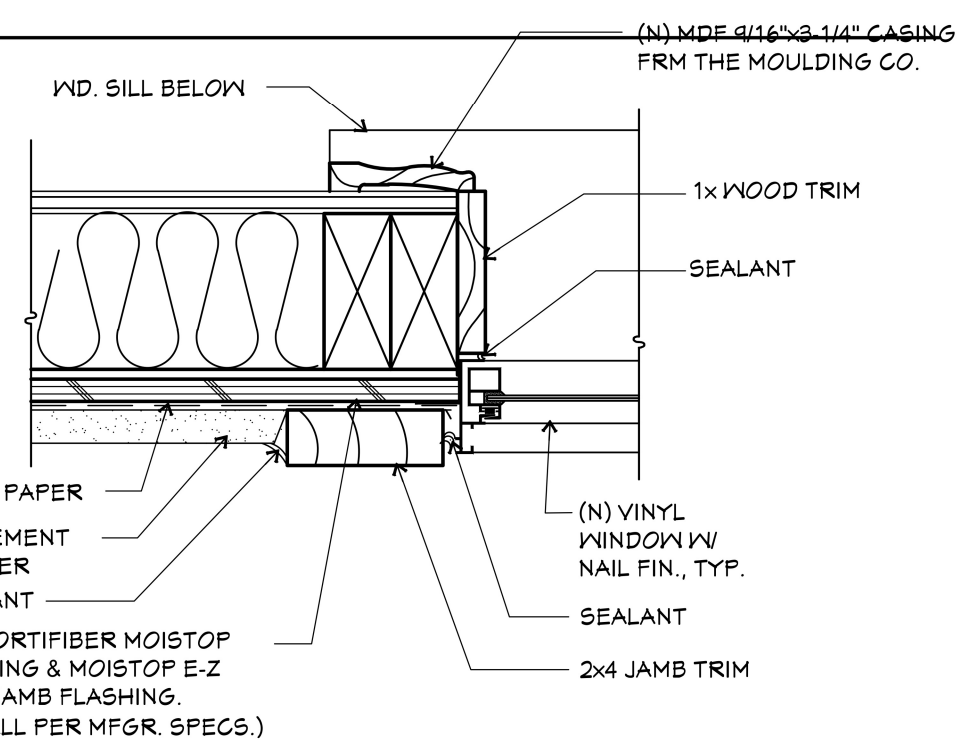
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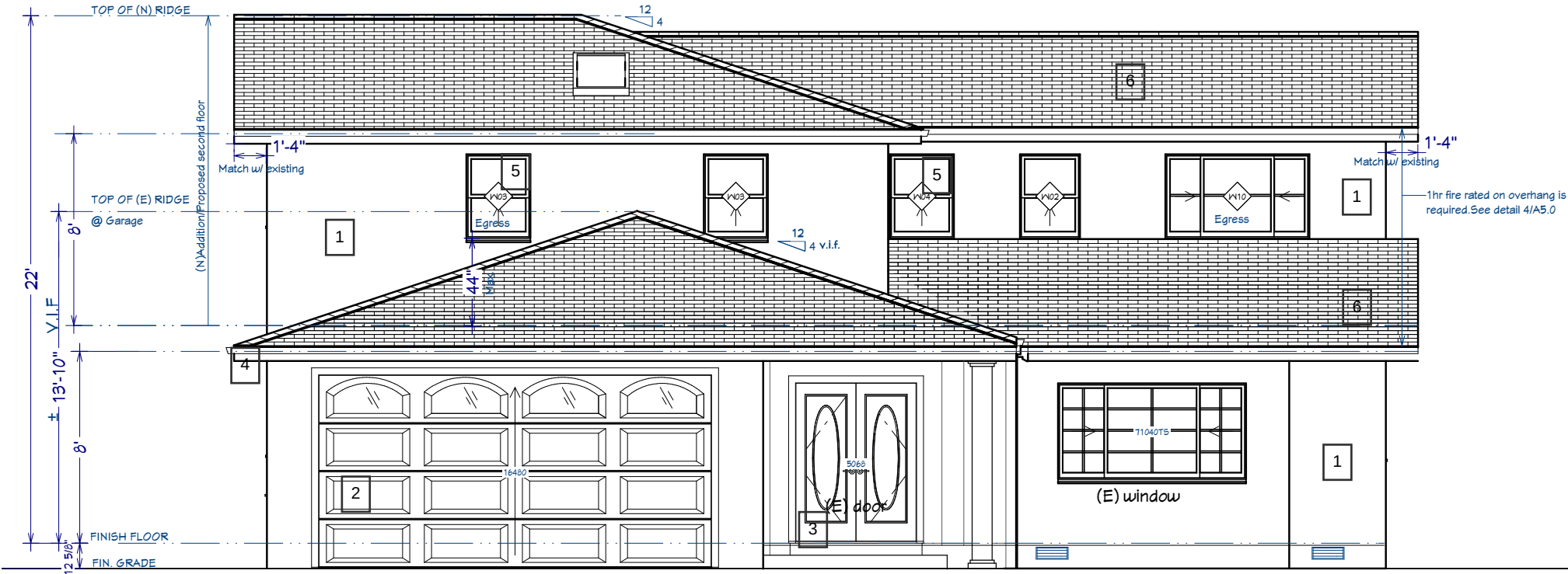
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y	NA	RESPON PARTY		Y	NA	RESPON PARTY		Y	NA	RESPON PARTY		Y	NA	RESPON PARTY		Y	NA	RESPON PARTY	
			CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL																
			301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.																
			301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.																
			The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.																
			Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.																
			Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.																
			301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.																
			SECTION 302 MIXED OCCUPANCY BUILDINGS																
			302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions:																
			1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.																
			2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.																
			DIVISION 4.1 PLANNING AND DESIGN																
			ABBREVIATION DEFINITIONS:																
			HCD Department of Housing and Community Development																
			BSC California Building Standards Commission																
			DSA-SS Division of the State Architect, Structural Safety																
			OSH/PD Office of Statewide Health Planning and Development																
			LR Low Rise																
			HR High Rise																
			AA Additions and Alterations																
			N New																
			CHAPTER 4 RESIDENTIAL MANDATORY MEASURES																
			SECTION 4.102 DEFINITIONS																
			The following terms are defined in Chapter 2 (and are included here for reference)																
			FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.																
			WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.																
			4.106 SITE DEVELOPMENT																
			4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.																
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.																
			1. Retention basins of sufficient size shall be utilized to retain storm water on the site.																
			2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.																
			3. Compliance with a lawfully enacted storm water management ordinance.																
			Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.																
			(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)																
			4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:																
			1. Swales																
			2. Water collection and disposal systems																
			3. French drains																
			4. Water retention gardens																
			5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.																
			Exception: Additions and alterations not altering the drainage path.																
			4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.																
			Exceptions:																
			1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:																
			1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.																
			1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.																
			2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.																
			4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall be not less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.																
			Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.																
			4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".																
			4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.																
			4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.																
			1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.																
			Exceptions:																
			1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.																
			2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.																
			Notes:																
			a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.																
			b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.																
			2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.																
			Exception: Areas of parking facilities served by parking lifts.																
			4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.																
			1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.																
			The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.																
			Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.																
			Notes:																
			a. Construction documents shall show locations of future EV spaces.																
			b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.																
			2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.																
			Exception: Areas of parking facilities served by parking lifts.																
			3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.																
			When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.																
			4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.																
			Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.																
			4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:																
			1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.																
			2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.																
			Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.																
			4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:																
			1. The minimum length of each EV space shall be 18 feet (5486 mm).																
			2. The minimum width of each EV space shall be 9 feet (2743 mm).																
			3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).																
			a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.																
			4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.																
			4.106.4.2.3 EV space requirements. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.																
			Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.																
			2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on ampereage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.																
			Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.																
			4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE".																
			4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).																
			4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.																
			Notes:																
			1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.																
			2. There is no requirement for EV spaces																

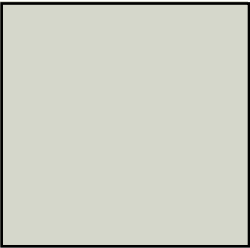
OF

COLOR MATERIAL BOARD-285 FALCATO MILPITAS



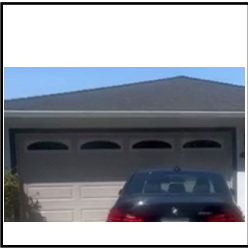
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1



BENJAMIN MOORE STONE GRAY
OWL 2137-60 OR ANY OTHER
SIMILAR, GRAY-BEIGE COLOR TO BE
MATCH WITH EXISTING

2



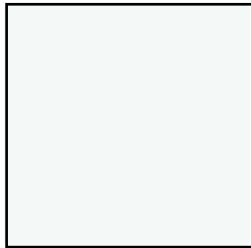
GARAGE DOOR,
WOOD DOOR W/ GLASS
WINDOW

3



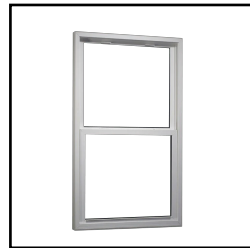
EXTERIOR FRONT DOOR
DARK BROWN WOOD DOOR

4



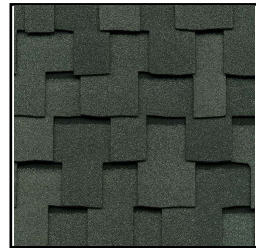
ACENT PAINT TRIM/FACIA
BOARD BENJAMIN MOORE
SNOW WHITE 2122-70

5



WINDOW
VINYL WHITE COLOR
TO BE MATCH WITH EXISTING

6



ASPHALT SHINGLE GRADE GAF
SEQUIOIASLATE TO BE MATCH
W EXISITNGH

PROJECT:

RANJITH NARI KUTTY RESIDENCE
SECOND FLOOR ADDITION & HOME REMODELING
285 FALCATO DR, MILPITAS CA 95035

3D Views

APN: 088-14-100

