

# MEMORANDUM

## Planning Department

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**Date:** November 6, 2025  
**To:** Zoning Administrator  
**From:** Sean Manalo, Associate Planner

**Subject:** **NEW SINGLE-STORY, SINGLE-FAMILY RESIDENCE– 1619 Ellis Ave. – Site Development Permit (P-SD25-0008):** A Site Development Permit to construct a new 2,110-square-foot single-family residence and allow the demolition of an existing 1,210 square-foot single-family home on an 8,712-square foot parcel in the One and Two Family Residential (R2) Zoning District located at 1619 Ellis Ave. The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and on a separate and independent basis, Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).

**Location:** 1619 Ellis Avenue (APN: 029-21-033)

**Zoning/GP:** One & Two-Family Residential (R2) Zone / Med. Density Residential (MDR)

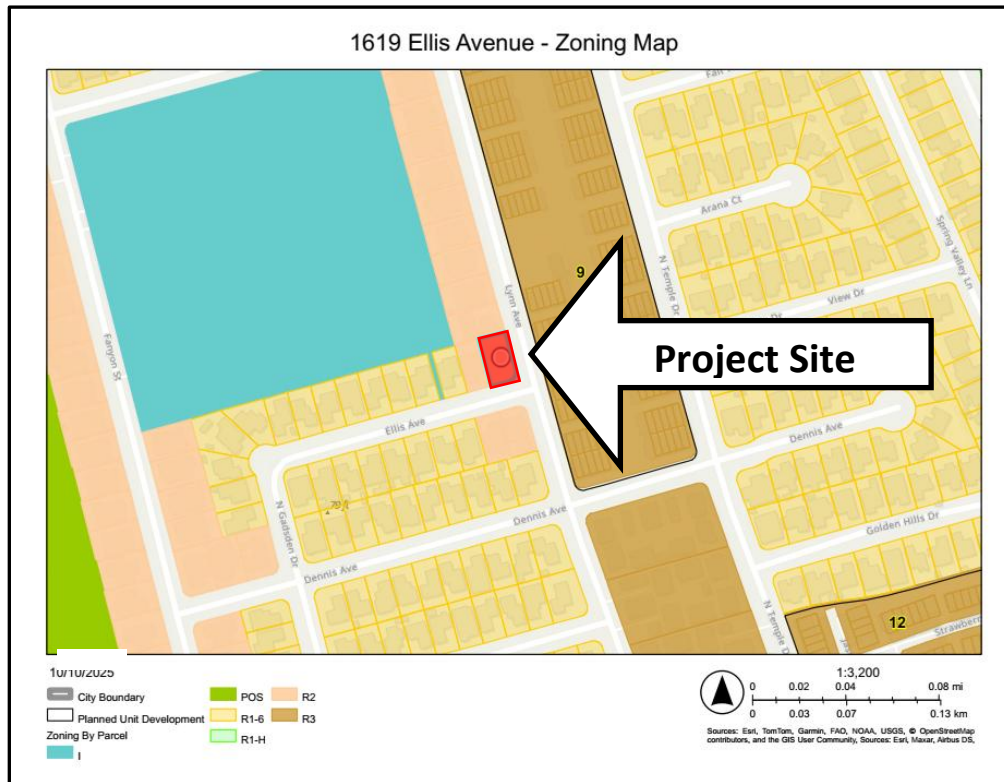
**Application:**

On July 17, 2025 Qing Li of LADC Consulting Inc. (the “Applicant”) on behalf of property owners, Kang Han and Lei Zhang, submitted a Site Development (SD) Permit application to construct a new 2,110-square-foot single-family residence to replace an existing single-family residence on a 0.20-acre lot located at 1619 Ellis Avenue (the “Project”).

According to the Applicant, the existing residence lost structural integrity and partly collapsed, rendering the building uninhabitable. The Project requests to legalize the demolition of the existing 1,210 square-foot single-family residence and construct a new single-story, single-family residence with a different floor plan layout, increased square footage, a rebuilt garage and the addition of a new front porch. The construction of new single-family dwellings not located in the “H” Hillside combining district requires a Minor Site Development Permit (MSD) to be reviewed by the Zoning Administrator, as stated per Milpitas Municipal Code (MMC) Section D.4.020 of the City’s adopted Milpitas Zoning Ordinance. Maps 1 and 2 demonstrate the aerial location and zoning map of the Project site.

The subject property is surrounded by residential uses to the north, south, east, and west, as demonstrated in Map 1 (Zoning Map), Map 2 (Aerial Map), and Table 1 (Surrounding Zoning and Land Uses).

**Map 1: Zoning Map of 1619 Ellis Avenue**



**Map 2: Aerial Map of 1619 Ellis Avenue**



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

|                     | <b>General Plan</b>              | <b>Zone</b>                  | <b>Uses</b>                    |
|---------------------|----------------------------------|------------------------------|--------------------------------|
| <b>Subject Site</b> | Medium Density Residential (MDR) | One and Two-Family (R2) Zone | Single-Family Residence        |
| <b>North</b>        | Medium Density Residential (MDR) | One and Two-Family (R2) Zone | Multi-Family Residences        |
| <b>South</b>        | Medium Density Residential (MDR) | One and Two-Family (R2) Zone | Single-Family Residence        |
| <b>East</b>         | High Density Residential (HDR)   | Multi Family (R3) Zone       | Multi-Family Apartment Complex |
| <b>West</b>         | Medium Density Residential (MDR) | One and Two-Family (R2) Zone | Single-Family Residence        |

**Project Details**

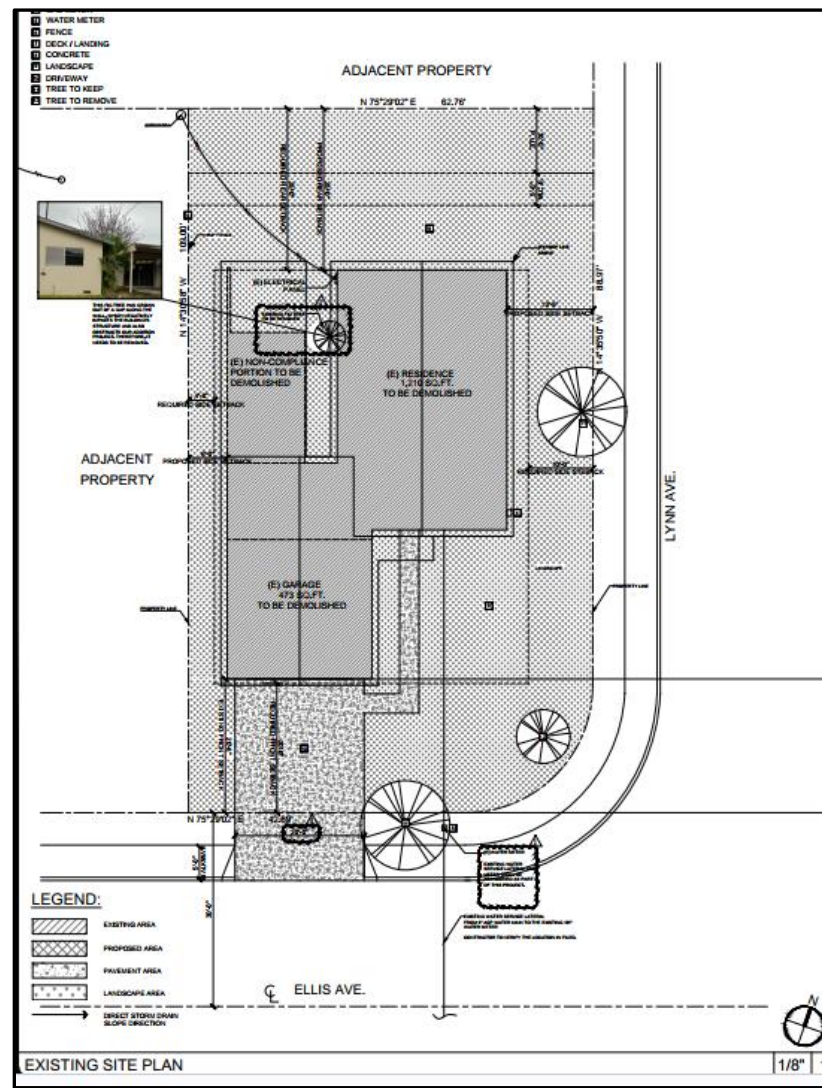
The existing (previous) 1,210-sq. ft. single-story, single-family residence was primarily comprised of three bedrooms and two bathrooms with a kitchen, living room, family room and sunroom, with an attached 473-sq. ft. two-car garage. The Applicant is requesting a Minor Site Development (MSD) Permit to construct a new single-story residence to replace the previously demolished single-story residence.

The proposed new residence will feature an attached two-car garage, living room, dining room, pantry, kitchen, as well as three full bathrooms, one powder room, and four bedrooms. A master suite with bathroom and walk in closet will be located at the rear of the building and will be accessed through double doors via a small hallway. Bedrooms 2 and 3 will feature access to a shared jack and jill restroom with dual access doors. A large sliding door at the rear of the residence and behind the dining area will provide direct access to the back yard. The total square footage of the new residence would result in approximately 2,110 sq. ft of habitable space and 473-sq.ft. attached garage with a new 52 sq. ft covered entry porch.

No other accessory structures are proposed as part of this Site Development Permit request. The property owner intends to maintain an existing 6-foot-tall wood fence along the side and rear property lines. Additionally, no significant landscaping improvements are proposed. The proposed Project includes the removal of one existing tree on the property, but the tree is under 56-inches in circumference and therefore does not meet the threshold for a separate tree removal permit under City's tree removal ordinance described in Milpitas Municipal Code Section X-2-7.01(a). The Applicant/property owner has identified a location at the rear of the property that may accommodate a potential attached ADU for the future. Details of the potential ADU were not provided and are not part of the scope of this project.

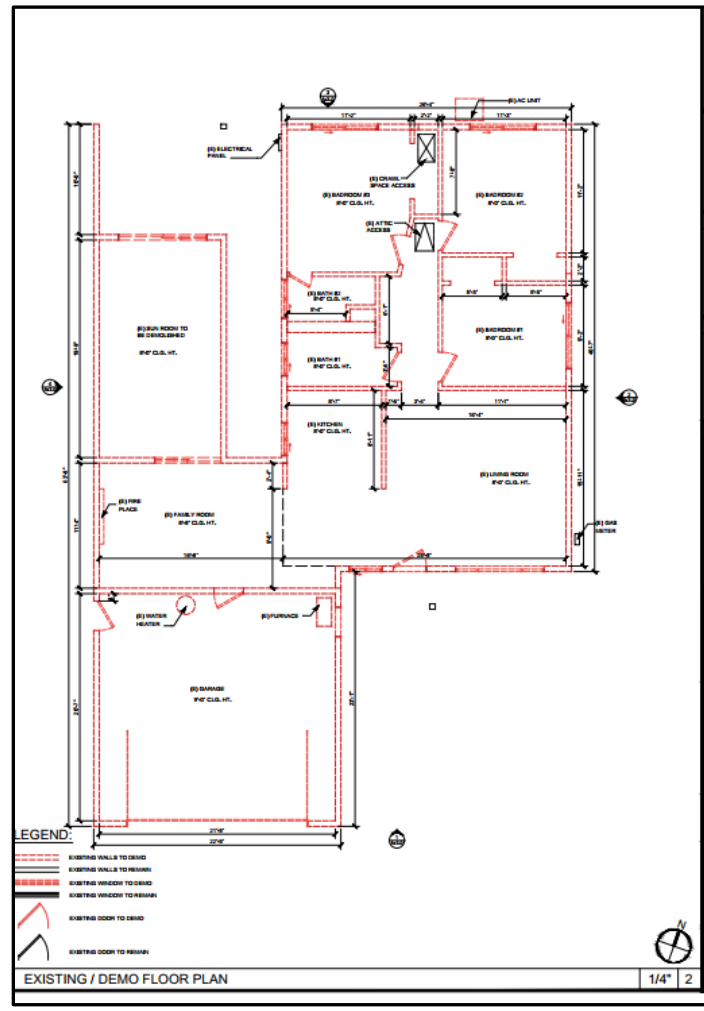
Figures 1-2 show the existing (previous) residence site plan and floor plan, and Figures 3-4 show the proposed Project's overall site plan and new floor plan. If the Applicant receives approval of this MSD Permit request, the Applicant will be required to subsequently obtain a demolition permit to allow for the formal demolition the previous residence, and a building permit to allow for the construction of the proposed Project from the City's Building Department. Additionally, the Applicant may be required to obtain other potential types of permits issued by other reviewing City Departments to allow for construction of the Project as listed in the attached Resolution and Conditions of Approval (Attachment A).

**Figure 1: Existing Site Plan (Sheet A1.0, Attachment B)**

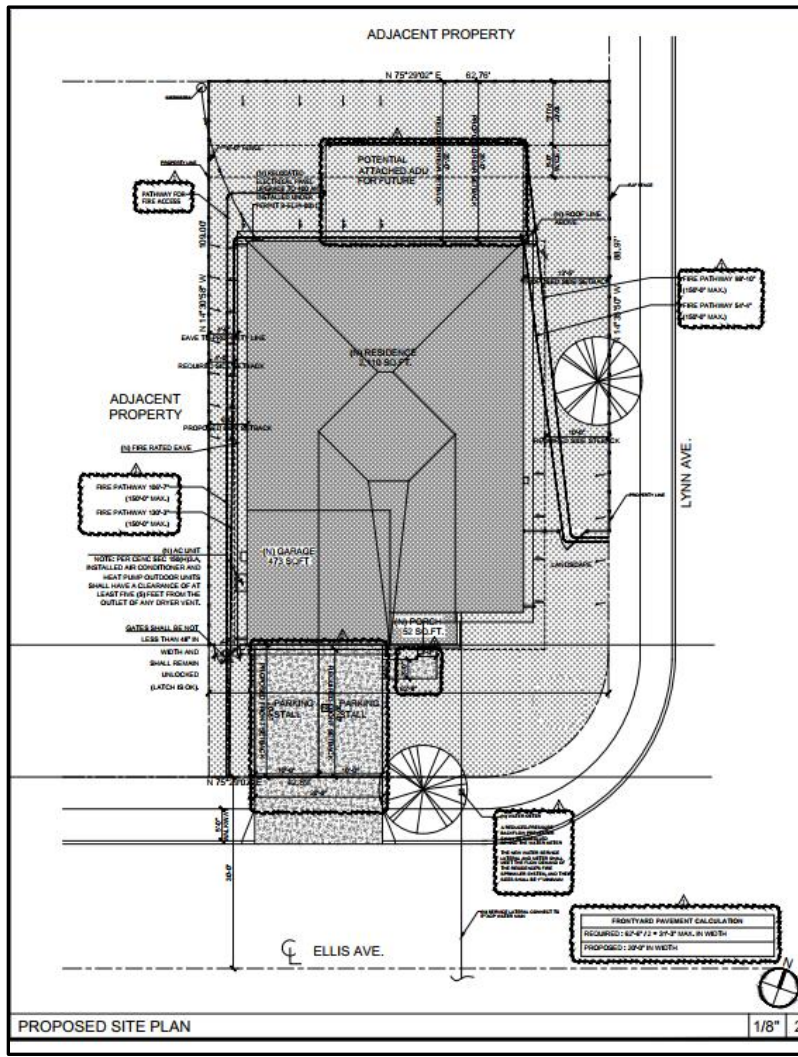




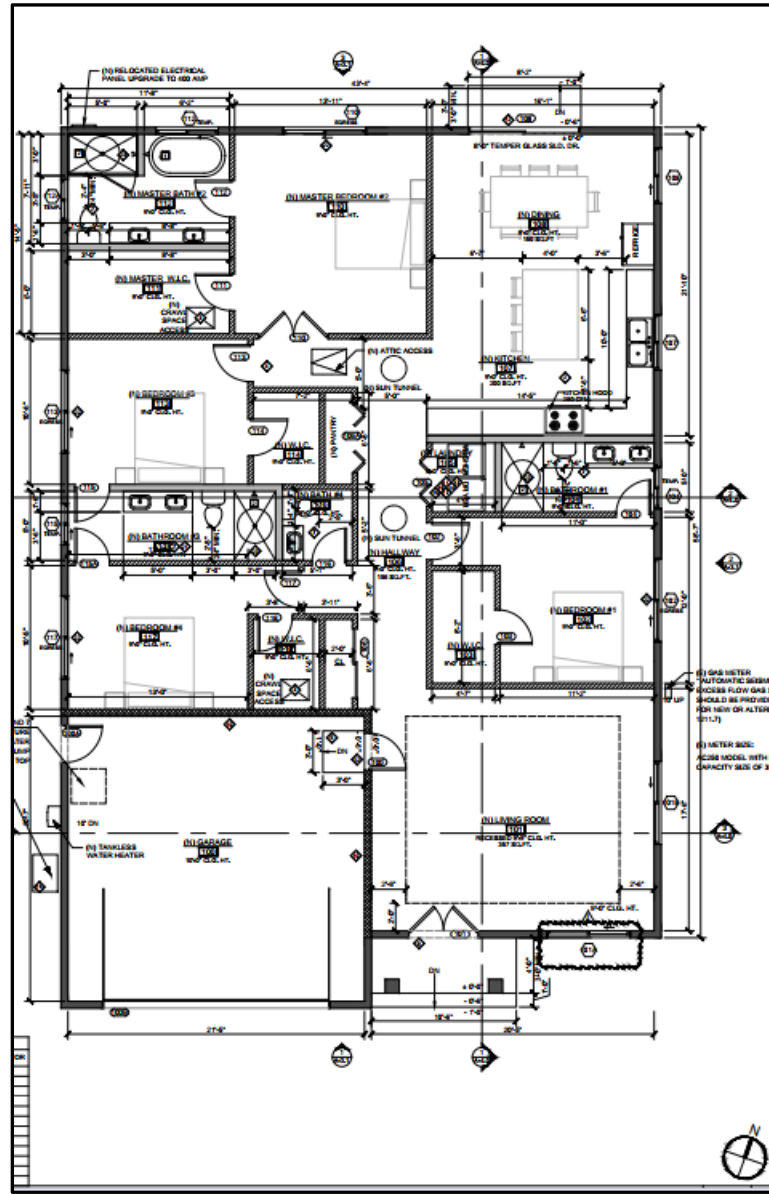
**Figure 2: Existing Floor Plan (Sheet A1.1, Attachment B)**



**Figure 3: Proposed New Site Plan (Sheet A6, Attachment B)**



**Figure 4: Proposed New Floor Plan (Sheet A2.0, Attachment B)**



## **Project Analysis**

The subject site is in the R2 Zoning District and the Project wholly complies with the applicable development standards as shown in Table 2, and does not require any deviations from required standards:

**Table 2: R2 Zoning District Development Standards**

| <b>Standards</b>             | <b>Required/Minimum</b>                                      | <b>Proposed</b>                                 | <b>Complies</b> |
|------------------------------|--------------------------------------------------------------|-------------------------------------------------|-----------------|
| <b>Lot Area</b>              | 5,800 square feet                                            | 8,712 square feet.<br>(No Change from Existing) | Yes             |
| <b>Lot Width</b>             | 55 feet                                                      | Appx 63 feet<br>(No Change from Existing)       |                 |
| <b>Front Setback</b>         | 20 feet                                                      | 20 feet, 7 inches                               | Yes             |
| <b>Interior Side Setback</b> | 1 story minimum:<br>One Side: 4 feet<br>Total both sides: 12 | 1 story: 6 feet                                 | Yes             |
| <b>Street Side Setback</b>   | 10 feet                                                      | 13 feet, 5 inches                               | Yes             |
| <b>Rear Yard Setback</b>     | 25 feet                                                      | 25 feet                                         | Yes             |
| <b>Building Height, Max</b>  | 30 feet                                                      | 17 feet, 7 inches                               | Yes             |
| <b>Parking, Min.</b>         | 2 per unit                                                   | 4 spaces<br>(2 Covered,<br>2 Outdoor)           | Yes             |

As proposed, the Project is consistent with the purpose and intent of the One and Two-Family Residential (R2) Zoning District, which is intended for a *“mix of residential development types, and to stabilize and protect the residential character of these neighborhoods within the community.”*

### **Parking:**

The proposed Project’s four total bedrooms would require two parking spaces as reflected in Table C.6.050-A. The property will maintain a two-car garage (covered parking) and driveway that can safely accommodate at least two additional vehicles for a total of 4 parking spaces. Therefore, the site will remain compliant with the parking standards established under Section C.6.050.



### **Architecture, Colors, and Materials**

The Applicant has designed the Project with a Transitional Modern/Ranch architectural style and will feature neutral, earth toned colors and materials, similar to the existing design of the residence. Transitional Modern architecture balances and blends traditional and modern architectural elements into a cohesive space. Elements of Transitional Modern architecture may include colored brick and stone features, small front porches, neutral color palettes, open-concept floor plans, and modern fixtures/hardware. Similarly, the Ranch architectural style is known to feature long and shallowly pitched rooflines, a low overall profile, and deep eaves on a single-story platform.

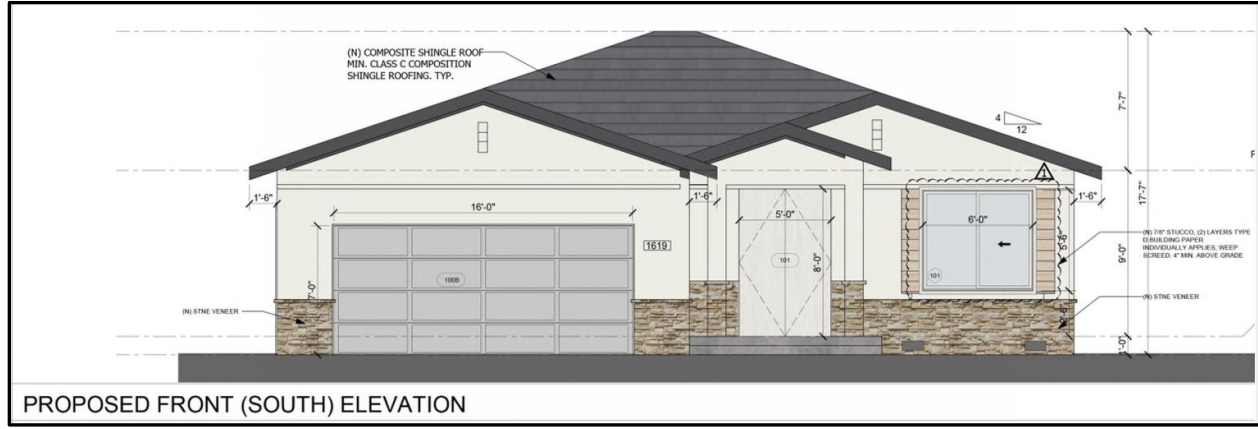
The front façade of the Project will include exterior stucco walls to be painted grey with dark grey accents. Wainscot accents added to the garage façade include cultured stone veneer identified as northern slate panels. The proposed asphalt roofing will be similar to the roof of the former residence and proposes charcoal grey shake. The window and glass door frames will be metal white window trims.

A project design statement (Attachment C) from the Applicant asserts that the proposed new main house ensures continuity in appearance and maintains a cohesive visual character, with a style, proportions, and color palette consistent with nearby homes and buildings in the immediate area. Figure 5 shows the existing front façade of the residence and Figures 6-7 show the proposed Project's colored renderings of the remodeled and expanded residence, including a colors and materials board.

**Figure 5: Previous Front Façade of 1619 Ellis Avenue**



**Figure 6: Proposed Front Façade (South Elevation) (Attachment B)**



### **Figure 7: Colors/Materials Board**

| EXTERIOR MATERIAL MATRIX |              |                                                                            |                                                                                    |                                                                                       |
|--------------------------|--------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| MATERIAL MARK            | DESCRIPTION  | BASIS OF DESIGN -<br>MODEL NO. / STYLE /<br>PATTERN<br>(OR APPROVED EQUAL) | FINISH / COLOR                                                                     | REMARK                                                                                |
| ST-1                     | Stone Veneer | GenStone Northern Slate Panel                                              | Color: Light Gray with Charcoal and Tan Highlights<br>Reflectance Value(LRV)=30<60 |  |
| PNT-1                    | Paint - Wall | Tintable With BEHR Copper Force Paint, 790C-3                              | Stucco Texture<br>Color: Dolphin Fin<br>Reflectance Value(LRV)=59<60               |  |
| RF-1                     | SHINGLE ROOF | GAF/ TIMBERLINE HDZ                                                        | COLOR: CHARCOA                                                                     |  |

## Neighborhood Compatibility and Privacy

Figure 8 demonstrates that the proposed Project will be compatible to other homes in the immediate vicinity that either have a similar grey or light neutral painted stucco façade with front facing garages and either have a grayscale roof shingle color and material in a ranch or transitional modern architectural style.

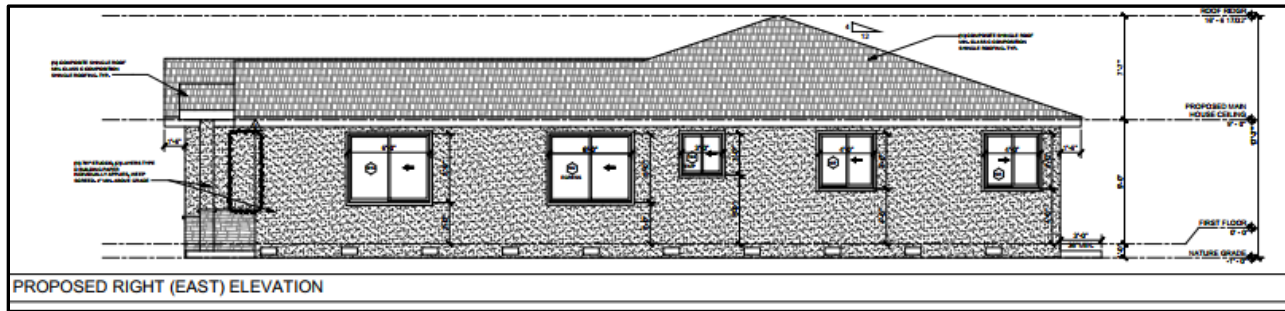
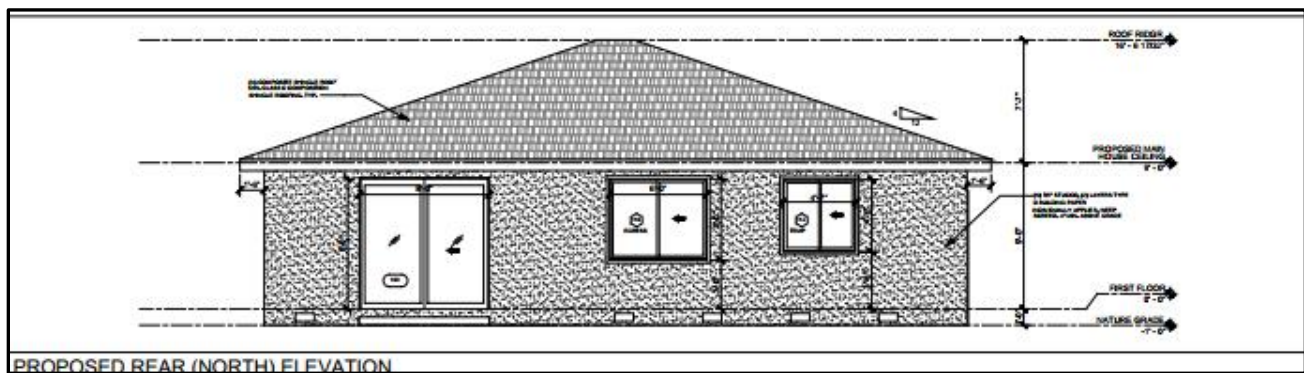
Single-family residences in the surrounding area are predominantly Ranch style, with low rooflines, muted earth tone colors, prominent front-facing garages, and exterior walls finished with stucco, brick and/or stone. Adjacent properties, however, have adopted more contemporary designs consistent with Transitional Modern architecture including but not limited to second stories, mixed materials, oversized and asymmetrical windows, and clean lines. The proposed Project will maintain elements of both Transitional Modern and Ranch architectural styles in the neighborhood and will remain compatible in terms of materials and colors (grey-colored stucco, natural dark brown stone veneer, gray-colored composition shingle roofing, wood entry doors, and a prominent front porch and garage).

The immediate neighborhood maintains residences of a similar one-story height, as well as a collection of single-family and multi-family residences (across Lynn Avenue) that are two-stories and approximately 30-ft in height. The proposed residence will be 17 feet, 7 inches in height and will not obstruct views or adversely impact the privacy of adjacent neighbors. Furthermore, the subject new residence, as proposed, maintains appropriate setbacks from property lines and neighboring parcels, thereby maintaining a sense of openness and preserving the low-density, single-family character of the neighborhood. The plans also describe that six-foot-tall privacy fencing will be maintained along the side and rear perimeters of the property adjacent to neighbors to the north and west. All new windows are to be installed with window shades/blinds as detailed in the elevations of the proposed plans with a window and door schedule. Figures 9 and 10 provide elevations of the side and rear property lines for the proposed project.

**Figure 8: Aerial View of Project Site and Immediate Neighborhood**





**Figure 9: Proposed Project East (Right) Elevation (Attachment B)****Figure 10: Proposed Project North (Rear) Elevation (Attachment B)****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), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The Project involves the demolition of the existing residence and proposes the construction of new single-story, single-family residence with an expanded ground floor that meets or exceeds all of the objective design standards of the R2 zoning district.

**Findings for Approval:**

In accordance with Section D.4.020-F of the City's Zoning Ordinance, the Zoning Administrator (Review Authority) 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 proposed project is consistent with this Title*

This finding can be met. The Project involves the demolition of the existing residence

and the construction of a new one-story single-family residence that will meet all R2 zoning district development standard requirements related to parking, building height, setbacks, and other standards. The site is surrounded with one- and two-story similar sized single-family homes and multi-family residences. The Project's contemporary design with earthtone colors and materials respects the suburban feel of the area and supports the residential characteristics of the R2 zoning district. The architectural style will be designed similarly to neighboring properties maintaining a Transitional Modern/Ranch style design.

2. *The proposed use and project are consistent with the goals and policies of the General Plan*

This finding can be met. Community Design Policy 3.5 of the General Plan intends to ensure that new residential development and substantial additions are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics. Furthermore, Section B.4.030 of the Milpitas Zoning Ordinance provides regulations and development standards associated with location, size, height, and other details for residential development.

The project complies with the standards described in the Milpitas Zoning Ordinance and therefore, maintains the character and development pattern of the existing residential neighborhood. The project will be permitted and deemed consistent with the objectives of the General Plan and this Title upon approval of a Site Development permit.

3. *The project will not be detrimental to public health, safety, and general welfare*

This finding can be met. Applicable life and safety codes shall be applied and implemented through the future building permit process with review by all relevant city departments.

4. *And, the proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

This finding can be met. The Project involves the demolition of the existing residence and proposes the construction of new single-story, single-family residence with an expanded ground floor that meets or exceeds all of the objective design standards of the R2 zoning district. The Project complies with the California Environmental Quality Act (CEQA) and is categorically pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), and, as a separate and independent basis, Section 15183 (Projects



Consistent with a Community Plan, General Plan, or Zoning).

**Recommendation:**

Staff recommends that the Zoning Administrator approve Site Development Permit No. SD25-0008 to allow the demolition of an existing 1,210-square-foot single-family home, and allow the construction of a new 2,110-square-foot single-family residence and on an 8,712-square foot parcel in the One and Two Family Residential (R2) Zoning District located at 1619 Ellis Ave., subject to the findings outlined in this report and the attached Conditions of Approval.

**Attachments:**

- A. Resolution 25-016 with Conditions of Approval
- B. Project Plans
- C. Project Narrative, Applicant Submittal

**ATTACHMENT A**

**RESOLUTION NO. 25-016**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE  
CITY OF MILPITAS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT NO.  
SD25-0008 TO ALLOW THE DEMOLITION OF AN EXISTING 1,210 SQUARE-FOOT  
RESIDENCE AND THE CONSTRUCTION OF A NEW 2,110 SQUARE-FOOT, SINGLE-  
STORY, SINGLE-FAMILY RESIDENCE WITH A 473-SQUARE FOOT ATTACHED  
GARAGE ON A 0.20 -ACRE PARCEL AT 1619 ELLIS AVENUE  
(APN 029-21-033)**

**WHEREAS**, On July 17, 2025 Qing Li of LADC Consulting Inc. (the “Applicant”) on behalf of property owners, Kang Han and Lei Zhang, submitted a Site Development (SD) Permit application to demolish an existing single-family residence and construct a new 2,110 square foot single-story, single family residence with a 473 square foot attached garage (“Project”) on a 0.20-acre lot located at 1619 Ellis Avenue (APN 029-21-033) and

**WHEREAS**, the property (APN 029-21-033) is located within the One and Two-Family Residential (R2) zoning district; and

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

**WHEREAS**, on November 6, 2025, the Zoning Administrator held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

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

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

**Section 2:** The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Smaller Structures), and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). As proposed, the Project involves the demolition of the existing residence and proposes the construction of new single-story, single-family residence with an expanded ground floor that meets or exceeds all of the objective design standards of the R2 zoning district.

**Section 3:** The Milpitas Municipal Code (MMC) requires approval of a Minor Site Development Permit (MSD) for new single-family residential buildings (Section D.4.020).

In order to approve an (Minor) Site Development Permit, the Zoning Administrator must make the following findings, per Milpitas Zoning Ordinance Update Section D.4.020.

a. *The proposed project is consistent with this Title*

*This finding can be met. The project involves the demolition of the existing residence and the construction of a new one-story single-family dwelling that will meet all R2 zoning district development standard requirements related to parking, building height, setbacks and other standards. The site is surrounded with one-and two-story similar sized single-family homes and multi-family residences. The Project's contemporary design with earthtone colors and materials respects the suburban feel of the area and supports the residential characteristics of the R2 zoning district. The architectural style will be designed similarly to neighboring properties maintaining a Transitional Modern/Ranch style design.*

b. *The proposed use and project are consistent with the goals and policies of the General Plan*

This finding can be met. Community Design Policy 3.5 of the General Plan intends to ensure that new residential development and substantial additions are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics. Furthermore, Section B.4.030 of the Milpitas Zoning Ordinance provides regulations and development standards associated with location, size, height, and other details for residential development.

The project complies with the standards described in the Milpitas Zoning Ordinance and therefore, maintains the character and development pattern of the existing residential neighborhood. The project will be permitted and deemed consistent with the objectives of the General Plan and this Title upon approval of a Site Development permit.

c. *The project will not be detrimental to public health, safety, and general welfare*

*This finding can be met. Applicable life and safety codes shall be applied and implemented through the future building process with review by all relevant city departments.*

d. *And, The proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

This finding can be met. The Project involves the demolition of the existing residence and proposes the construction of new single-story, single-family residence with an expanded ground floor that meets or exceeds all of the objective design standards of the R2 zoning district. The Project complies with the California Environmental Quality Act (CEQA) and is categorically pursuant to CEQA Guidelines Section 15303 (New construction or conversion of small structures), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

**Section 4:** The Zoning Administrator of the City of Milpitas hereby adopts Resolution No. 25-008 approving Site Development Permit No. SD25-0008 to allow the construction of a new 2,110-square-foot single-family residence and allow the demolition of an existing 1,210 square-foot single-family home on an 8,712-square foot parcel in the One and Two Family Residential (R2) Zoning District located at 1619 Ellis Ave. subject to the Conditions of Approval attached hereto as Exhibit 1.

**PASSED AND ADOPTED** at a regular meeting of the Zoning Administrator of the City of Milpitas on November 6, 2025.

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

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

**ATTACHMENT A**

**SITE DEVELOPMENT PERMIT NO. P-SD25-0008  
1619 ELLIS AVENUE (APN 029-21-033)**

The City of Milpitas Zoning Administrator approves Site Development Permit No. SD25-0008 0010 in accordance with Section D.4.020. of the Zoning Ordinance Update of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Site Development Permit entitlement is to allow the issuance of building permits for the proposed development of a 2,805-square foot, two-story single-family residence, with a 473-square foot attached garage ("Project") on a 0.20-acre lot located within the One and Two-Family (R2) Residential Zoning District at 1619 Ellis Avenue (APN: 029-21-033), 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 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 Site Development Permit No. SD25-0008 ("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 November 6, 2025), 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 project/development shall comply with the requirements of the Fire Department and the California Fire Code. **(F)**

17. Building Department

The project/development shall comply with the requirements of the Building Department and the International Building Code. **(B)**

18. Engineering

The project/development shall comply with the requirements of the Engineering Division and as may be amended by the City of Milpitas. **(LD)**

a. Modifications: The Site Development Plan dated November 6, 2025 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.

b. Submittal Requirements: Permittee to ensure that all plan check submittals are in accordance with City's submittal check list for each permit type, including but not

limited to, payment of permit fees and/or fee deposit at the time of the submittal.

- c. Public Improvement Design Standards: All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
  - a. Milpitas Design Guidelines:  
(<http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/design-guidelines/>);
  - b. Standard details and specifications:  
(<http://www.ci.milpitas.ca.gov/milpitas/departments/engineering/standard-details-and-specifications/>); and
  - c. Americans with Disabilities Act (ADA) requirements, where applicable.

#### **PRIOR TO ENCROACHMENT PERMIT ISSUANCE**

*The following conditions shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

- a. Domestic Water and Fire Service Calculations: Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
- b. Specific Improvements: In addition to standard public improvements required under Milpitas Municipal Code (MMC) Title XI, Chapter 1, Section 7, Permittee shall install other specific improvements listed below including incidental improvements as required by the City as part of the encroachment permit.
- c. Abandonment of the existing water service lateral at its tapping point at the City water main and installation of a new water service lateral and water meter if fire sprinkler flow calculations determine that the existing water service and meter size does not provide adequate flow capacity for the reconstructed residence's required fire sprinklers.
- d. Abandonment of Existing City Utilities: Permittee shall cap, abandon or remove any unused existing public utilities based upon City's Abandonment Notes and to the City's satisfaction.
- e. Water Service Agreement: Permittee shall complete a water service agreement to obtain water service.
- f. Encroachment Permit: Prior to any work in the public right-of-way and/or public easement, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Engineering Department.

#### **PRIOR TO BUILDING PERMIT ISSUANCE**

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

- a. Easements on the Building Permit Plans: Permittee shall depict all existing easements to remain based upon current preliminary title report and depict new easements on applicable building permit plans.

### **DURING CONSTRUCTION**

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

- b. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
- c. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.

### **PRIOR TO FIRST OCCUPANCY**

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

- a. Completion of Public Improvements: Permittee shall complete all public improvements, including but not limited to the replacement of the property's existing water service and meter if required per fire sprinkler flow calculations, as shown on City approved plans.
- b. FEMA Substantial Improvement

The project/development is considered a "substantial improvement," as defined by the Federal Emergency Management Agency (FEMA). The project triggers FEMA Substantial Improvement requirements due to its scope. The project shall meet all FEMA Substantial Improvement Guidelines, as determined by the City of Milpitas Land Development Department, prior to Building Permit Issuance. (LD)

(P) = Planning

(F) = Fire Prevention

(B) = Building

(LD) = Land Development

(CA) = City Attorney



# HAN'S RESIDENCE

## NEW CONSTRUCTION

1619 ELLIS AVE, MILPITAS, CA 95035

APN 29-21-033

| PROPERTY CLIENT                       | ARCHITECT&MEP                                                           | ENGINEER                                                                | T-24                                                                    |
|---------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| YIKANG HAN                            | LADC CONSULTING INC.                                                    | LADC CONSULTING INC.                                                    | LADC CONSULTING INC.                                                    |
| 1619 ELLIS AVE.<br>MILPITAS, CA 95035 | 2380 QUME DR, STE. E<br>SAN JOSE, CA 95131                              | 2380 QUME DR, STE. E<br>SAN JOSE, CA 95131                              | 2380 QUME DR, STE. E<br>SAN JOSE, CA 95131                              |
| TEL: (707) 889-3281                   | TEL: (408) 642-1628<br>FAX: (408) 642-1539<br>EMAIL: INFO@LADC-ARCH.COM | TEL: (408) 642-1628<br>FAX: (408) 642-1539<br>EMAIL: INFO@LADC-ARCH.COM | TEL: (408) 642-1628<br>FAX: (408) 642-1539<br>EMAIL: INFO@LADC-ARCH.COM |

APN NUMBER: ----- 29-21-033  
ZONING: ----- R-2  
LOT AREA: ----- 6,758 SF / 0.2 ACRES

TYPE OF CONSTRUCTION: ----- V-B  
OCC. GROUP: ----- R3-U  
FIRE SPRINKLER: ----- (N) YES

### EXISTING

EXISTING FLOOR AREA: ----- 1,210 SF  
EXISTING GARAGE AREA: ----- 473 SF

TOTAL FLOOR AREA ----- 1,210 SF

MAX. FAR: -----  
PROPOSED FAR: ----- 1,210/6,758=18%

EXISTING STORIES: ----- 1  
MAXIMUM BUILDING HEIGHT: ----- 30'-0"  
EXISTING BUILDING HEIGHT: ----- 13'-3"

#BEDROOM: ----- 3  
#BATH: ----- 2

### PROPOSED

NEW FLOOR AREA: ----- 2,110 SF  
REBUILD GARAGE AREA: ----- 473  
NEW PORCH ----- 52 SF  
TOTAL FLOOR AREA ----- 2,110 SF

MAX. FAR: -----  
PROPOSED FAR: ----- 2,110/6,758=31%

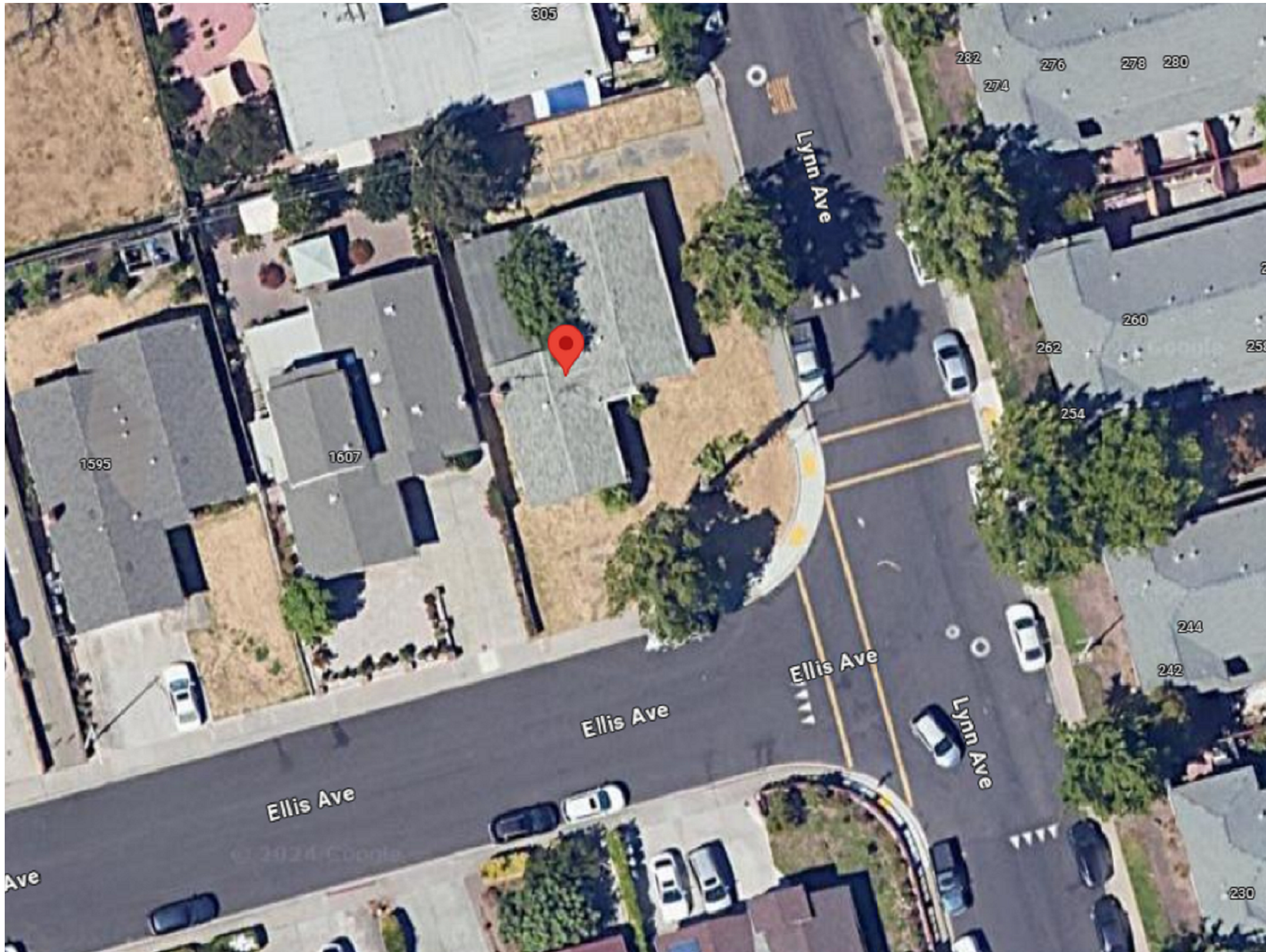
PROPOSED STORIES: ----- 1  
MAXIMUM BUILDING HEIGHT: ----- 30'-0"  
PROPOSED BUILDING HEIGHT: ----- 17'-7"

#BEDROOM: ----- 4  
#BATH: ----- 3.5

| SETBACK       |          |          |
|---------------|----------|----------|
|               | PROPOSED | REQUIRED |
| FRONT         | 20'-7"   | 20'-0"   |
| REAR          | 25'-0"   | 25'-0"   |
| SIDE - INNER  | 6'-0"    | 4'-0"    |
| SIDE - STREET | 13'-5"   | 10'-0"   |

| PARKING  |          |          |
|----------|----------|----------|
| EXISTING | REQUIRED | PROPOSED |
| 2        | 3 MIN.   | 3        |

### PROJECT TEAM



1619 ELLIS AVE, MILPITAS, CA 95035

EXISTING CONDITION

### PROJECT DATA AND ZONING

#### ARCHITECTURAL

- A-0.0 COVER SHEET
- A-0.1 GENERAL NOTES AND SYMBOLS
- A-1.0 SITE PLAN
- A-1.1 EXISTING & DEMO FLOOR PLAN AND ROOF PLAN
- A-2.0 PROPOSED FLOOR PLAN & NOTES
- A-2.1 PROPOSED ROOF PLAN
- A-3.0 EXISTING ELEVATION
- A-3.1 PROPOSED ELEVATION
- A-4.0 PROPOSED SECTION
- A-5.0 ARCHITECTURAL DETAIL

- BMP-1 CLEAN BAY BLUEPRINT
- CG-1 CAL-GREEN CHECKLIST
- CG-2 CAL-GREEN CHECKLIST

#### ELECTRICAL

- E-1.0 PROPOSED ELECTRICAL PLAN

· CALL 811 BEFORE YOU DIG  
· PRIOR TO THE CONSTRUCTION OF THE NEW FOUNDATION, VERIFICATION IS REQUIRED TO SHOW THAT THE NEW FOUNDATION SYSTEM MATCHES THE EXISTING. EXCAVATION AT THE CORNER OF THE EXISTING BUILDING, OTHER THAN THE CORNER OF GARAGE, TO EXPOSE THE BOTTOM OF THE FOOTING FOR VERIFICATION OF THE TYPE OF THE EXISTING FOUNDATION SYSTEM BY THE FIELD INSPECTOR IS REQUIRED AT FIRST INSPECTION IF YOU HAVE ANY QUESTIONS OR NEED FURTHER INFORMATION, PLEASE CONTACT INFO@LADC-ARCH.COM.  
· ADDRESS NUMBERS SHALL BE ILLUMINATED (EXTERNAL OR INTERNAL) AND PLACED AT THE FRONT OF THE STRUCTURE FACING THE STREET, AS PER FIRE CODE.  
· ADDRESS NUMBERS SHALL BE MINIMUM 4"HIGH WITH 1/2"STROKE

AUTOMATIC FIRE SPRINKLERS FOR NEW HOMES  
4.2.1. 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  
4.2.2. 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  
4.2.3. 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.  
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.

### DRAWING INDEX

- THIS PROJECT AIMS TO:
- REBUILD THE GARAGE.
  - DEMOLISHED THE MAIN HOUSE, TO REBUILD FOR A DIFFERENT FLOOR PLAN LAYOUT.
  - ADDED 523 SQ.FT. ADDITION TO THE EXISTING HOUSE.
  - ADDED 52 SQ.FT. FRONT PORCH
  - RELOCATE AND UPGRADED THE MAIN ELECTRICAL PANEL TO 400 AMP.

### SCOPE OF WORK

#### APPLICABLE CODES

- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (CEC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA FIRE CODE (CFC)

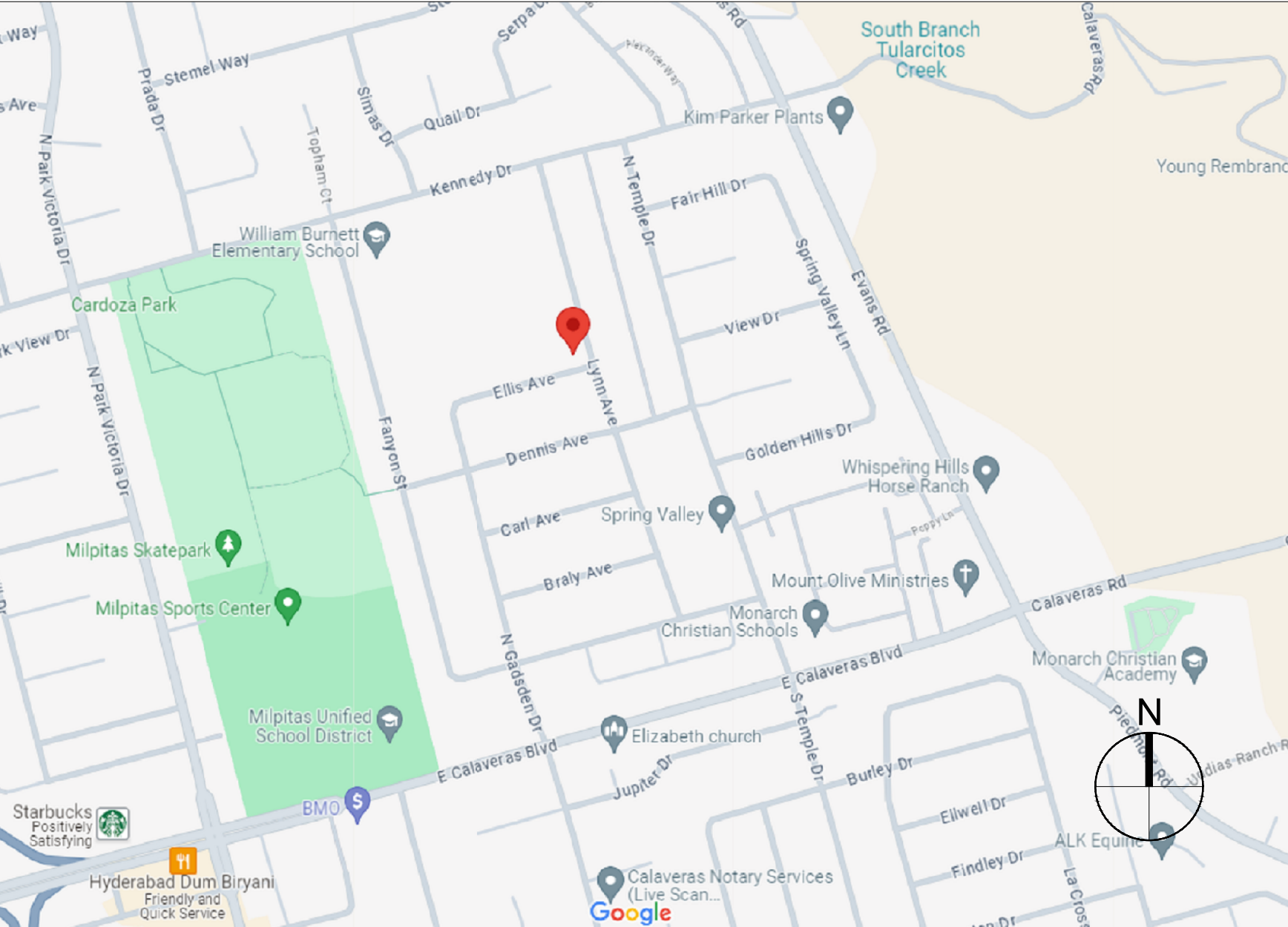
2023 MILPITAS MUNICIPAL CODE

UPGRADE EXISTING 100 AMP TO (N) 400 AMP BY OWNER

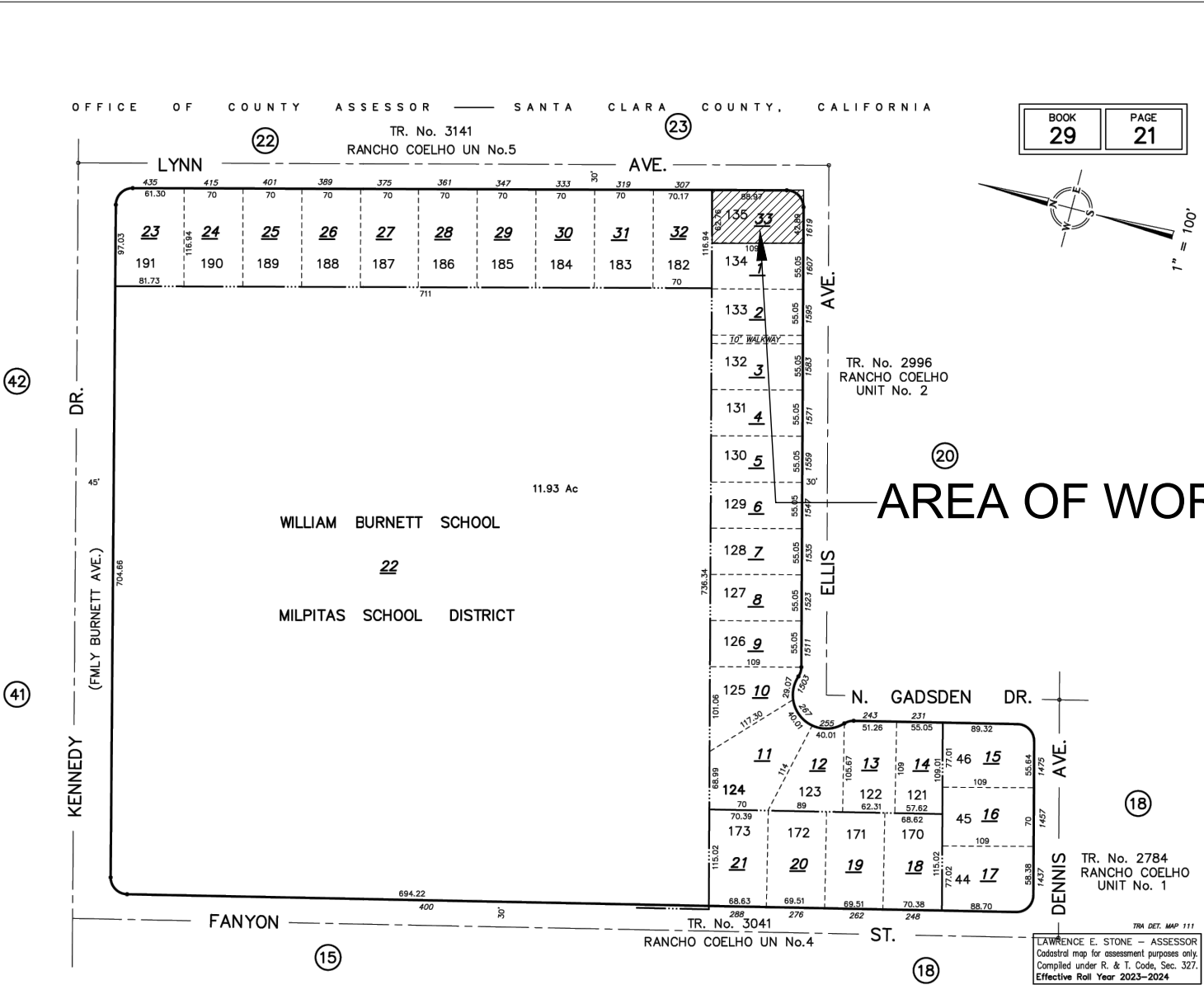
INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D)

FIRE DEPARTMENT PERMIT  
INSTALL SOLAR PANEL

### NOTES



VICINITY MAP



PARCEL MAP

### APPLICABLE CODES

### DEFERRED SUBMITTALS

### FOR OFFICIAL CITY ONLY

FOR APPROVAL STAMP ONLY:

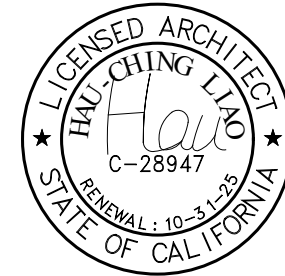


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EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

**HAN'S RESIDENCE**  
**NEW CONSTRUCTION**  
  
1619 ELLIS, AVE.  
MILPITAS, CA 95035  
APN 29-21-033

| # | DATE      | DESCRIPTION              |
|---|-----------|--------------------------|
| 0 | 7/16/2025 | FIRST PLANNING SUBMITTAL |
| 1 | 8/27/2025 | 1ST PLANNING COMMENT     |
| 2 |           |                          |
| 3 |           |                          |
| 4 |           |                          |
| 5 |           |                          |
| 6 |           |                          |
| 7 |           |                          |
| 8 |           |                          |
| 9 |           |                          |

DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

COVER SHEET

SHEET OF:

A-0.0



1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS
- INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK
- THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST CLIENT OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE CLIENT, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL CLIENT OR ANY SUBSEQUENT CLIENTS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CBC, CFC, CPC, CEC, CRC, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY CLIENT AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY AND 9 AM TO 4PM SATURDAY. NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS.
- PROTECTED TREES THAT ARE NOT GOING TO BE REMOVED MUST BE PROTECTED DURING CONSTRUCTION. PROTECTED TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION OF A PROJECT BY USE OF THE FOLLOWING METHODS:

(A) PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF A STURDY BUT OPEN MATERIAL (I.E., CHAIN LINK) TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.

(B) THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS, AS DESCRIBED IN THE TREE PROTECTION PLAN, MAY BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

(C) DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).

(D) PRUNING THAT IS NECESSARY TO ACCOMMODATE A PROJECT FEATURE, SUCH AS A BUILDING, ROAD OR WALKWAY SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS.

(E) NEW LANDSCAPING INSTALLED WITHIN THE DRIPLINE OF AN EXISTING TREE SHALL BE DESIGNED TO REPRODUCE A SIMILAR ENVIRONMENT TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION. (ORD. 2623-99 § 1; PRIOR ZONING CODE § 19.81.130)

GENERAL NOTES

1. THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE CLIENT NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
- REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
- PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED.
- CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
- OPERATING SYSTEMS, UTILITIES AND SERVICES SERVING THE EXISTING SITE SHALL BE MAINTAINED IN OPERATION TO SERVE THE NEEDS OF PORTIONS OF THE BUILDING AND SITE NOT INVOLVED IN THE WORK UNDER THIS CONTRACT AT ALL TIMES DURING THE PROGRESS OF THE WORK UNDER THIS CONTRACT, EXCEPT FOR SUCH SHORT PERIODS AS ARE ABSOLUTELY NECESSARY TO PERFORM THE WORK. SUCH OPERATING SYSTEMS, UTILITIES AND SERVICES INCLUDE BUT ARE NOT LIMITED TO WATER, ELECTRICITY, HVAC, SANITARY, SEWER, FIRE ALARM, TELEPHONE AND SECURITY.
- PRIOR TO INTERRUPTING OR OTHERWISE AFFECTING ANY SUCH OPERATING SYSTEM, UTILITY OR SERVICE, CONTRACTOR SHALL CONSULT WITH CLIENT'S REPRESENTATIVE TO ESTABLISH A MUTUALLY SATISFACTORY SCHEDULE FOR CUT OVER, CUT OFF DISRUPTION OR OTHER CHANGE IN THE OPERATION OF THE AFFECTED SYSTEM, UTILITY OR SERVICE.
- ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
- DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
- NOISE AND DUST IS NOT TO BE DISRUPTIVE TO THE OCCUPIED AREA OF THE BUILDING. PROVIDE TEMPORARY PARTITIONS AS REQUIRED.
- DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
- CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS.
- EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. COORDINATE LOCATION WITH ARCHITECT & CLIENT.
- ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK.

GENERAL DEMO NOTES

1. CONTRACTOR VERIFY ALL(E) PLUMBING SIZE AND LOCATION. ALL NEW WATER AND DRAINAGE SHALL MATCH EXISTING
- ALL DRAINAGE PIPE SHALL HAVE MINIMUM 4% DOWN GRADE SLOPE.
- ALL (N) TAP WATER (HOT & COLD) PIPE SHOULD BE COPPER PIPE. ALL (N) DRAINAGE PIPE SHOULD BE POLYETHYLENE PIPE. PRIOR TO INSTALLATION, ALL PLUMBING ELEMENTS SHALL BE LOCATED AND INSTALLED AS PER CODE (2022 CPC)
- WATER SAVING PLUMBING FIXTURES ARE REQUIRED THROUGHOUT THE HOUSE
- RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GPM AT 60 PSI & MINIMUM OF 0.8 GPM AT 20 PSI. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI.
- METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDING SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
- WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
- SINGLE SHOWERHEAD SHALL HAVE A MAXIMUM FLOW OF 1.8 GPM AT 80 PSI. MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE COMBINED FLOW OF 1.8 GPM AT 80 PSI OR, THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALL AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
- DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS, SIZES, AND ELEVATIONS OF ALL ITEMS SHOWN AS EXISTING PRIOR TO DEMOLITION OR THE INSTALLATION OF ANY NEW WORK.
- WHEN PLACING NEW PLUMBING FIXTURES, CONTRACTOR SHALL VERIFY LOCATIONS OF PLUMBING VENTS. OFFSET VENTS THAT TERMINATE WITHIN 10 FEET OF HVAC UNITS OUTDOOR AIR INTAKES. CONTRACTOR SHALL FIELD VERIFY PRIOR TO BID WHERE THE INTERFERENCES ARE AND PRICE ACCORDINGLY OR MAKE ALLOWANCE IN BID.
- THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY OFFSET OR FITTING OR EVERY STRUCTURAL DIFFICULTY THAT MAY BE ENCOUNTERED DURING INSTALLATION OF THE WORK. LOCATION OF ALL ITEMS NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS NECESSARY TO SECURE BEST CONDITIONS AND RESULTS MUST BE DETERMINED AT THE JOB SITE AND SHALL HAVE THE APPROVAL OF THE ARCHITECT BEFORE BEING INSTALLED.
- OBTAIN RECORD DRAWINGS (IF THERE IS ANY) OF THE EXISTING CONSTRUCTION FROM THE CLIENTS FOR INFORMATION ON EXISTING CONDITIONS.
- ALL VALVES SHOWN SHALL BE FULL LINE SIZE UNLESS OTHERWISE NOTED.
- USE CAUTION WHEN SAW-CUTTING THROUGH EXISTING CONCRETE FLOOR OR WALL CONSTRUCTION FOR THE INSTALLATION OF MECHANICAL/PLUMBING SYSTEMS TO AVOID CUTTING (E) REBAR AT EDGE OF OPENING.LEAVE SUFFICIENT REBAR EXPOSED TO THE NEW REINFORCING FOR REPLACEMENT CONCRETE AND/OR OTHER STRUCTURAL ATTACHMENTS FOR NEW CONSTRUCTION
- CLOSELY COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO TRENCHING. DEMOLITION OR INSTALLATION OF NEW. IDENTIFY SIZE AND LOCATIONS OF ALL PENETRATIONS THROUGH FOUNDATIONS, WALLS, OR ROOFS PRIOR TO FABRICATION OF ANY SYSTEMS OR ORDERING MATERIALS AFFECTED BY POSSIBLE COORDINATION CONFLICTS.
- REFER TO ARCHITECTURAL DESCRIPTION OF CONSTRUCTION PHASING, PROVIDE SEQUENCED DEMOLITION TEMPORARY SERVES AND SEQUENCED CONSTRUCTION IN ORDER TO MAINTAIN SERVICES TO OCCUPIED PORTIONS OF THE FACILITY.
- AFTER DEMOLITION OF EXISTING EQUIPMENT AND ACCESSORIES, PATCH ALL SURFACES THAT WILL REMAIN TO MATCH WITH EXISTING ADJACENT SURFACES.
- OFFSET ALL RISERS AND DROPS TO AVOID PENETRATIONS AT TOP PLATES.
- RESET ALL EXISTING FLOOR CLEANOUTS AND FLOOR DRAIN TOPS WHERE NEW FLOORING IS INSTALLED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS, TRANSITIONS, OFFSETS, ETC., TO AVOID DUCTWORK, PIPING, EQUIPMENT OR STRUCTURE AND TO MAKE A COMPLETE AND FUNCTIONING SYSTEM.
- INSTALL ALL WORK TO CLEAR ARCHITECTURAL, STRUCTURAL MEMBERS AND MECHANICAL SYSTEMS. ADJUST PIPING AS NECESSARY. NO ITEM SUCH AS PIPE, ETC., SHALL BE IN CONTACT WITH ANY EQUIPMENT. INSTALL ALL PIPING AS HIGH AS POSSIBLE OR AS SPECIFIED ON DRAWINGS TO MAINTAIN MAXIMUM ACCESSIBILITY.
- ALL NEW SANITARY WASTE PIPING SHOWN SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED ON PLANS. WHERE SLOPES LESS THAN 1/4" PER FOOT ARE INDICATED, CONTRACTOR SHALL SLOPE NEW PIPING UNIFORMLY BETWEEN UPPER TERMINAL OF PIPE AND THE POINT OF CONNECTION TO THE SITE PIPING (AS INDICATED ON CIVIL PLANS) TO ACHIEVE THE MAXIMUM SLOPE POSSIBLE, BUT IN NO CASE SHALL THE PIPING BE SLOPED AT LESS THAN THE MINIMUM SLOPE INDICATED.
- PENETRATION OF PIPES, CONDUIT, ETC., IN WALLS AND/OR FLOORS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. MATERIALS SHALL BE A TESTED ASSEMBLY APPROVED BY THE STATE FIRE MARSHAL.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR CUTTING THROUGH STRUCTURAL SYSTEM. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT BEFORE MAKING PENETRATIONS THAT ARE NOT DETAILED ON THE CONSTRUCTION DOCUMENTS.
- AT THE TIME OF THE DESIGN PHASE, IN MOST AREAS THERE WERE NO AVAILABLE DRAWINGS TO USE AS REFERENCE IN LOCATING EXISTING WASTE, VENT, AND COLD WATER PIPING. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITY SERVICE PRIOR TO INSTALLATION OF NEW PIPING.
- WHERE NEW FLOORING IS INSTALLED, REPLACE FLOOR DRAIN FLOOR GRATES. REFER TO ARCHITECTURAL PLANS FOR AREAS OF NEW FLOORING.
- REFER TO SPECIFICATIONS FOR CURRENT CODES AND STANDARDS.
- WHEN PROVIDING A NEW FIXTURE IN PLACE OF AN EXISTING, THE NEW FIXTURE SHALL CONNECT TO EXISTING DOMESTIC WASTER, WASTE AND VENT SYSTEMS. ALL NEW HARDWARE (INCLUDING FIXTURE SUPPORT CARRIER), MATERIALS AND FITTINGS AS REQUIRED TO CONNECT TO EXISTING SYSTEMS SHALL BE PROVIDED. EXTEND (E) PLUMBING SERVICES AS REQUIRED TO MAKE NEW CONNECTIONS. ALL PIPING SHALL BE BEHIND FINISHED SURFACES.

GENERAL PLUMBING NOTES

AUTOMATIC FIRE SPRINKLERS FOR NEW HOMES

AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13D MINIMUM) SHALL BE PROVIDED FOR THE HOME (LIVING SPACE, GARAGE, OUTDOOR SPACES ATTACHED TO THE HOME, ETC). CALIFORNIA FIRE CODE SECTION 903.2, AMENDED BY MILPITAS MUNICIPAL CODE V-300-2.68

FIRE DEPARTMENT PERMIT - REQUIRED

THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION, ALARM OR MONITORING SYSTEM(S). A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT, FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 901.2

WATER SUPPLY SERVICE TO THE HOME

THE EXISTING WATER SUPPLY SERVICE TO THE HOME MAY NEED UPGRADING TO SERVICE THE AUTOMATIC FIRE SPRINKLER SYSTEM. ALL NEW WATER SERVICES SHALL BE DONE AS REQUIRED BY THE CITY OF MILPITAS ENGINEERING DIVISION.

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

FIRE DEPARTMENT NOTES

|                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                       |                                                                                           |                                                                                                                                                                                                            |                                                                                               |                                                                                                                                                                                                                                    |                                                                                                      |                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| &<br>#<br>(E)<br>(N)                                                                                                                                                                 | And<br>Angle<br>At<br>Centerline<br>Diameter or Round<br>Pound or Number<br>Existing<br>Relocated<br>New                                                                                                                                                                              | J.<br>Centerline<br>ELEV.<br>MER.<br>ENC.<br>NCR.<br>OPT.<br>W.D.<br>XPO.<br>XP.<br>PR.F. | Expansion Joint<br>Elevation<br>Electrical<br>levator<br>emergency<br>Enclosure<br>engineer<br>Electrical Panelboard<br>Equipment<br>Electrical Water Cooler<br>Existing<br>xposed<br>xpansion<br>Exterior | LAB.<br>LAM.<br>LAV.<br>LKR.<br>LT.                                                           | Laboratory<br>Laminate<br>Lavatory<br>Locker<br>Light                                                                                                                                                                              | RWD.<br>R.W.L.                                                                                       | Redwood<br>Rain Water Leader                                                                                                                                                                                                   |
| B.B.<br>BD.<br>BLTUM<br>BKG.<br>BLDG.<br>BLK.<br>BLKG.<br>BMT.<br>BOT.                                                                                                               | Bulletin Board<br>Board<br>Blumminous<br>Backing<br>Building<br>Block<br>Blocking<br>Beam<br>Bottom                                                                                                                                                                                   | FLASH.<br>FLUOR.<br>FLOOR.<br>F.O.C.<br>F.O.S.<br>F.L.<br>F.L.T.                          | Flashing<br>Fluorescent<br>Face of Concrete<br>Face of Finish<br>Face of Studs<br>Fireproof<br>Full Size<br>Foot or Feet<br>Footing<br>Footing<br>FUTURE                                                   | N.<br>N.C.<br>NO. or #<br>NOM.<br>N.T.S.                                                      | North<br>Not in Contrast<br>Number<br>Nominal<br>Not To Scale                                                                                                                                                                      | TRD.<br>T.C.<br>TEL.<br>TEMP.<br>T.C.G.<br>THRES.                                                    | Tread<br>Towel Bar<br>Top of Curb<br>Telephone<br>Terrazzo<br>Tempered<br>Tongue and Groove<br>Thick<br>Threshold<br>Top of Pavement<br>Telephone Panelboard<br>Toilet Paper Dispenser<br>Television<br>Top of Wall<br>Typical |
| CAB.<br>C.B.<br>CER.<br>C.M.<br>C.<br>C.G.<br>C.J.<br>CLG.<br>CLKG.<br>CLC.<br>CLC.<br>CLR.<br>CLO.<br>COL.<br>CONC.<br>CONSTR.<br>CONT.<br>COR.<br>CPT.<br>CTSK<br>COUNTER.<br>CTR. | Cabinet<br>Catch Basin<br>Cement<br>Ceramic<br>Cast Iron<br>Corner Guard<br>Construction Joint<br>Ceiling<br>Calking<br>Closet<br>Clear<br>Closed Opening<br>Column<br>Concrete<br>Connection<br>Construction<br>Continuous<br>Corridor<br>Carpet<br>Countersunk<br>Counter<br>Center | GA.<br>GALV.<br>GLB.<br>GL.<br>GND.<br>GR.<br>GYP.                                        | Guage<br>Galvanized<br>Grab Bar<br>Glass<br>Ground<br>Grout<br>Gypsum                                                                                                                                      | P<br>P.A.D.<br>PRCST.<br>PLB.<br>P.LAM.<br>PLAS.<br>PLYVD.<br>PR.<br>PT.<br>P.T.D/R<br>P.T.R. | Paint<br>Powder Actuated Device<br>Pre-cast<br>Plate<br>Plastic Laminate<br>Plaster<br>Plywood<br>Pair<br>Point<br>Paper Towel Dispenser<br>Combination Paper Towel<br>Dispenser & Receptacle<br>Partition<br>Paper Towel Reptacle | UNF.<br>UOT.N.<br>UR.                                                                                | Unfinished<br>Unless Otherwise Noted<br>Urinal                                                                                                                                                                                 |
| DET.<br>DIA.<br>DISP.<br>D.O.<br>D.O.<br>DR.<br>DWR.<br>D.S.P.<br>DWG.                                                                                                               | Detail<br>Diameter<br>Dispenser<br>Down<br>Down Opening<br>Drawer<br>Downspout<br>Dry Standpipe<br>Drawing                                                                                                                                                                            | JAN.<br>JT.                                                                               | Janitor<br>Joint                                                                                                                                                                                           | Q.T.<br>QTY.                                                                                  | Quarry Tile<br>Quantity                                                                                                                                                                                                            | V.C.T.<br>VERT.<br>VEST.<br>V.I.F.                                                                   | Vinyl Composition Tile<br>Vertical<br>Vestibule<br>Verify in field                                                                                                                                                             |
| E<br>EA<br>E.B.                                                                                                                                                                      | East<br>Each<br>Expansion Bolt                                                                                                                                                                                                                                                        | Kit.                                                                                      | Kitchen                                                                                                                                                                                                    | R<br>RAD.<br>R.D.<br>REF.<br>REFR.<br>RGTR.<br>REINFOR.<br>REQ.<br>RESIL.<br>R.O.<br>RUB.     | Riser<br>Radius<br>Roof Drain<br>Reference<br>Refrigerator<br>Refrigerator<br>Reinforced<br>Required<br>Resilient<br>Room<br>Rough Opening<br>Rubber                                                                               | W<br>W/<br>WC.<br>WATER.<br>WD.<br>W.C.<br>W.F.<br>WHERE OCCURS<br>W/O<br>WP<br>WSC.T.<br>W.<br>W.R. | West<br>With<br>Wall Covering<br>Water Closet<br>Wood<br>Wide Flange<br>Where Occurs<br>Without<br>Waterproof<br>Vainscot<br>Weight<br>Water Resistant                                                                         |

ABBREVIATION

|  |                                                        |
|--|--------------------------------------------------------|
|  | BUILDING SECTION<br>SECTION NUMBER<br>SHEET NUMBER     |
|  | DETAIL SECTION<br>SECTION NUMBER<br>SHEET NUMBER       |
|  | DETAIL REFERENCE<br>DETAIL NUMBER<br>SHEET NUMBER      |
|  | BUILDING ELEVATION<br>ELEVATION NUMBER<br>SHEET NUMBER |
|  | INTERIOR ELEVATION<br>ELEVATION NUMBER<br>SHEET NUMBER |
|  | DOOR TAG                                               |
|  | WINDOW TAG                                             |
|  | GRID LINES                                             |
|  | FLOOR ELEVATION                                        |
|  | REVISION TAG                                           |
|  | ROOM TAG                                               |

ANNOTATION SYMBOLS

FOR APPROVAL STAMP ONLY:

LADC CONSULTING INC.  
2380 CUME DR, STE. E  
SAN JOSE, CA 95131

OFFICE: (408) 642-1628  
FAX: (408) 642-1539  
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

HAN'S RESIDENCE  
NEW CONSTRUCTION

1619 ELLIS, AVE.  
MILPITAS, CA 95035  
APN 29-21-033

| # | DATE      | DESCRIPTION              |
|---|-----------|--------------------------|
| 0 | 7/16/2025 | FIRST PLANNING SUBMITTAL |
| 1 | 8/27/2025 | 1ST PLANNING COMMENT     |
| 2 |           |                          |
| 3 |           |                          |
| 4 |           |                          |
| 5 |           |                          |
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| 7 |           |                          |
| 8 |           |                          |
| 9 |           |                          |

DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

GENERAL NOTES  
AND SYMBOLS

SHEET OF:

A-0.1



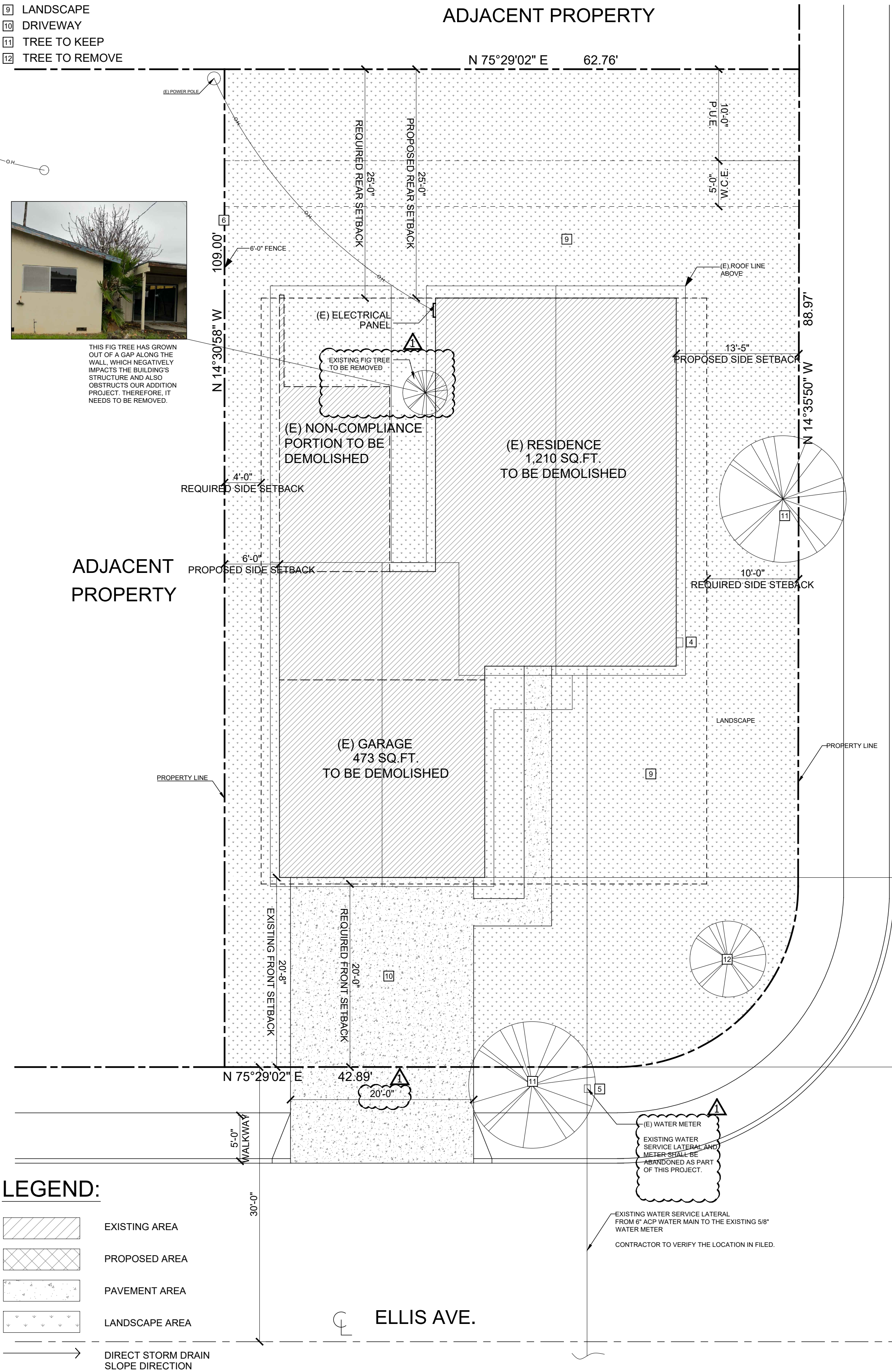
NOTE:

ALL NEW AND EXISTING PLUMBING FIXTURE WILL MEET THE CAL-GREEN FLOW REQUIREMENTS. CONTRACTOR TO VERIFY IN FIELD. THE EXISTING WATER AND SEWER LINE TO MEET ALL REQUIREMENTS BY CODE.

- 1 ELEC. METER
- 2 ELEC. PANEL
- 3 ELEC. SUB PANEL
- 4 GAS METER
- 5 WATER METER
- 6 FENCE
- 7 DECK / LANDING
- 8 CONCRETE
- 9 LANDSCAPE
- 10 DRIVEWAY
- 11 TREE TO KEEP
- 12 TREE TO REMOVE



THIS FIG TREE HAS GROWN OUT OF A GAP ALONG THE WALL, WHICH NEGATIVELY IMPACTS THE BUILDING'S STRUCTURE AND ALSO OBSTRUCTS OUR ADDITION PROJECT. THEREFORE, IT NEEDS TO BE REMOVED.



LEGEND:

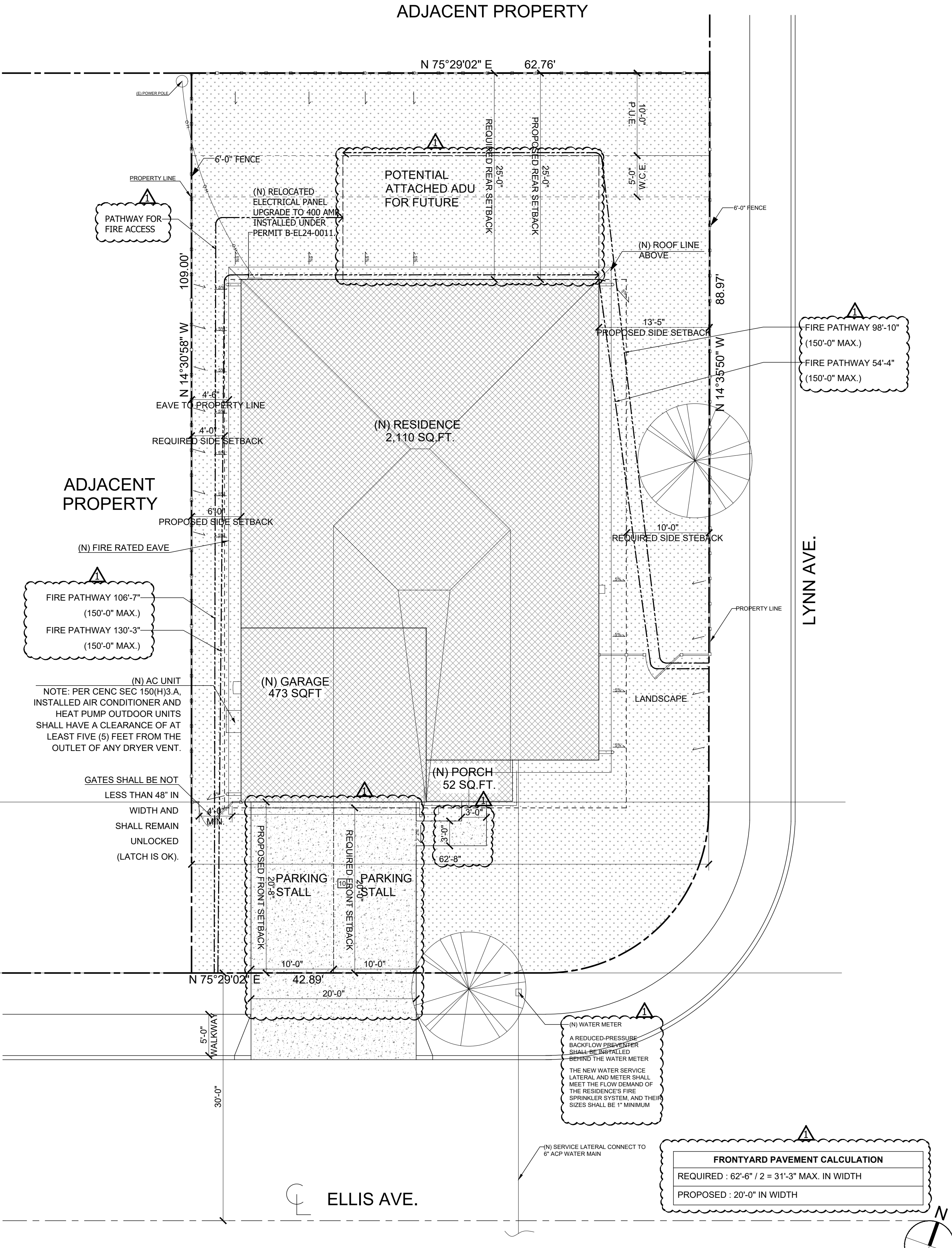
- EXISTING AREA
- PROPOSED AREA
- PAVEMENT AREA
- LANDSCAPE AREA
- DIRECT STORM DRAIN SLOPE DIRECTION

EXISTING SITE PLAN

NOTE:

ANY OVERHEAD POWER LINES ABOVE THE NEW ADDITION SHALL BE SPECIFIED TO MEET THE MIN. CLEARANCE REQUIREMENTS PER CEC SEC 230.24(A) AND PG&E.

THIS BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLER.



ADJACENT PROPERTY

(N) AC UNIT  
NOTE: PER CENC SEC 150(H)3.A, INSTALLED AIR CONDITIONER AND HEAT PUMP OUTDOOR UNITS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET FROM THE OUTLET OF ANY DRYER VENT.

GATES SHALL BE NOT LESS THAN 48" IN WIDTH AND SHALL REMAIN UNLOCKED (LATCH IS OK).

FRONTYARD PAVEMENT CALCULATION  
REQUIRED : 62'-6" / 2 = 31'-3" MAX. IN WIDTH  
PROPOSED : 20'-0" IN WIDTH

PROPOSED SITE PLAN

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CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

HAN'S RESIDENCE  
NEW CONSTRUCTION

1619 ELLIS, AVE.  
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DRAWN BY: WC  
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PROJECT NO.: PD-24010

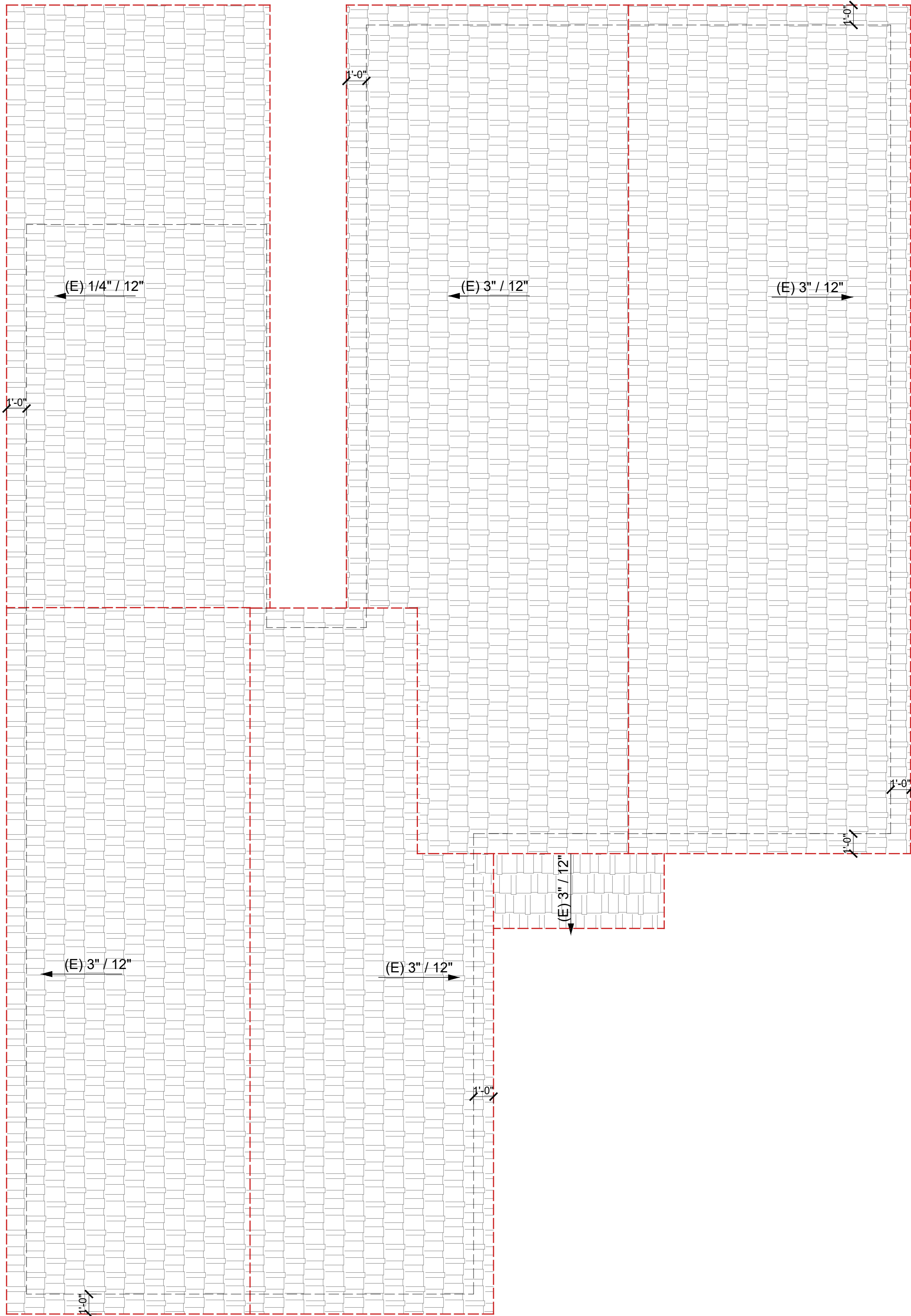
SHEET TITLE:

SITE PLAN

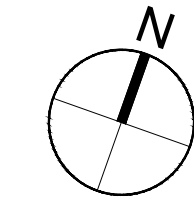
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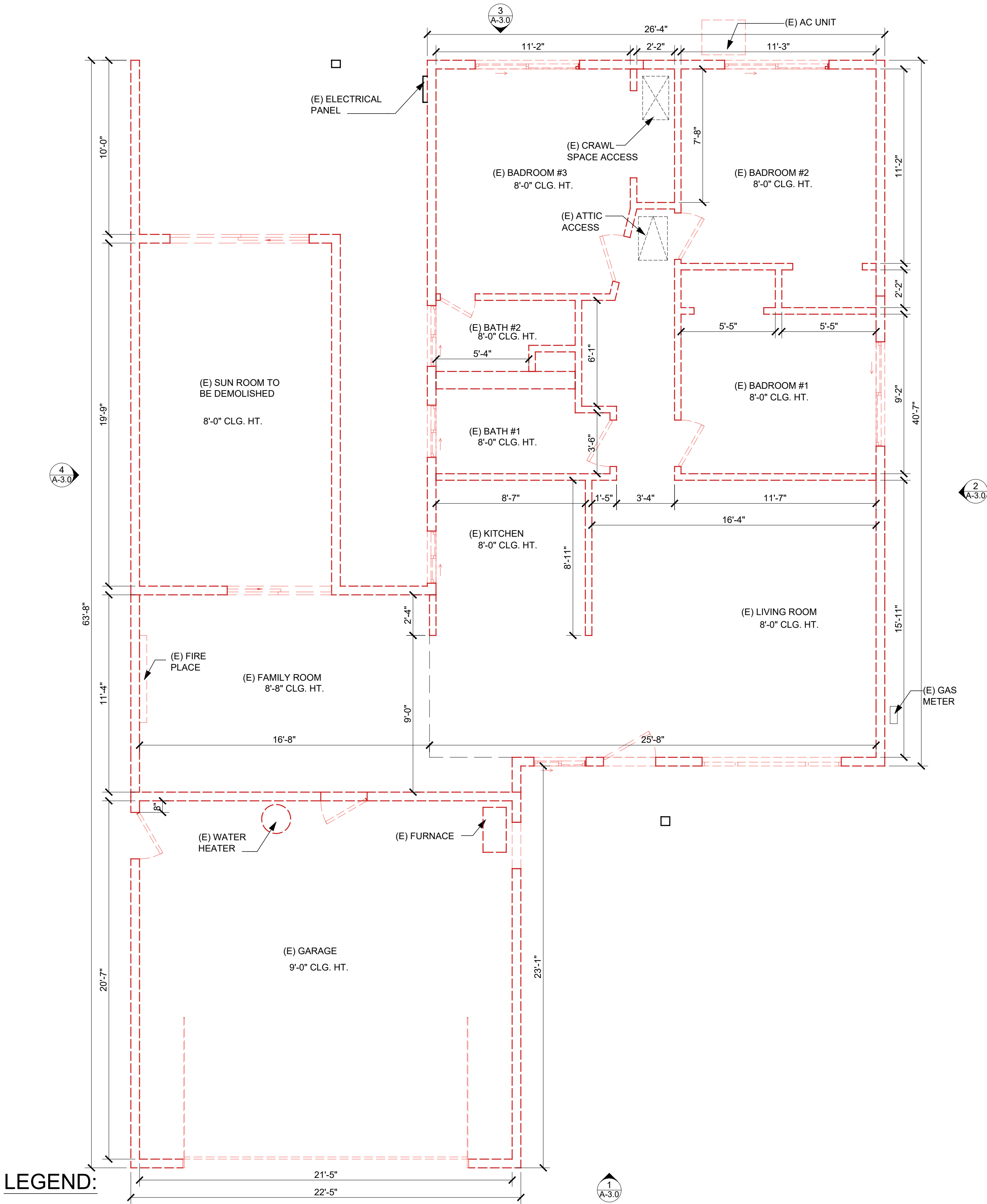




EXISTING / DEMO ROOF PLAN

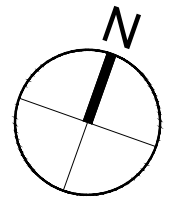


1/4" 1



LEGEND:

- EXISTING WALLS TO DEMO
- EXISTING WALLS TO REMAIN
- EXISTING WINDOW TO DEMO
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO DEMO
- EXISTING DOOR TO REMAIN



1/4" 2

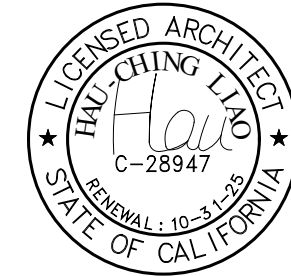
EXISTING / DEMO FLOOR PLAN

FOR APPROVAL STAMP ONLY:

**LADC**  
DESIGN • BUILD • MANAGEMENT  
LADC CONSULTING INC.  
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SAN JOSE, CA 95131  
OFFICE: (408) 642-1628  
FAX: (408) 642-1539  
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

**HAN'S RESIDENCE**  
**NEW CONSTRUCTION**  
1619 ELLIS, AVE.  
MILPITAS, CA 95035  
APN 29-21-033

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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

EXISTING & DEMO  
FLOOR PLAN AND  
ROOF PLAN

SHEET OF:

A-1.1



ALL INTERIOR FINISH MATERIALS, KITCHEN EQUIPMENTS, PLUMBING FIXTURES AND ELEC. FIXTURES SHALL BE SELECTED BY OWNERS. PROVIDE INTERIOR SECURITY & VACUUM AT OWNER'S OPTION.

EXTERIOR WALL & PLUMBING WALL: 2X6 @ 16" O.C., TYP.

KITCHEN NOTES:

- A. COOK TOP WITH EXHAUST AIR TO EXTERIOR WALL.
- B. HOME CENTER WITH UPPER CABINET AND LIGHT.
- C. DISH-WASHER, GARBAGE DISPOSAL, MICRO-WAVE, OVEN AND OTHER EQUIPMENTS SHALL BE SELECTED BY OWNER BEFORE CONSTRUCTION.
- D. PROVIDE GFCI PROTECTED OUTLETS AT COUNTER TOP.
- E. PROVIDE 2 MIN. SEPARATE 20 AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES.
- F. TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.
- G. EVERY COUNTER SPACE 12" OR UNDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS.
- H. ALL COUNTER TOPS SHALL BE GFCI PROTECTED.
- I. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- J. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.
- K. IF GAS LINE IS ALTERED OR MOVED SHOW EXISTING AND PROPOSED LOCATION, PIPE SIZE, AND BTU'S OF APPLIANCES BEING SERVED, SHOW GAS METER LOCATION. LEAVE EXPOSED FOR INSPECTION.
- L. GARAGE TO KITCHEN OPENINGS 1/2" SHEETROCK ON GARAGE SIDE -DOOR TO GARAGE REQUIRED TO BE A MINIMUM 1-3/8" SOLID CORE OR 20 MINUTE RATED. SELF CLOSING/Self LATCHING DOOR.
- M. SKYLIGHTS -OPERABLE SKYLIGHTS MUST BE 10 FEET FROM PLUMBING VENTS OR THREE FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REPORT NUMBER

PROVIDE 18"x24" UNDERFLOOR ACCESS

PROVIDE 22"x30" ATTIC ACCESS, MIN, 30" HEADROOM CLEARANCE.

SELF-CLOSING & SELF-LATCHING SOLID CORE DOOR 1-3/8" THICK WITH 20 MINUTES RATED. (BY: CAL-DOOR CO. OR APPROVED EQUAL)

WATER HEATER & FURNACE SHALL HAVE SEISMIC RESTRAINT STRAP & ELEVATE PILOT HEIGHTS 18" MIN. ABOVE FLOOR, COVER WITH SHEET METAL. PER CPC & CMC.

BATH TUB AND SHOWER NOTES:

- A. FINISHED WALL W/ NONABSORBENT SURFACE UP TO 72" ABOVE FLOOR
- B. TEMPERED GLASS ENCLOSURE. (22" MIN. OPENING)
- C. PROVIDE FIBER-REINFORCED GYPSUM BACKERS (OR APPR. EQ.)
- D. ALL BATHTUB AND SHOW, SHOULD COMPLY WITH CRC R307.2 AND R702.4.2. TYP.
- E. PROVIDE W/IR GREEN GYP. BD. @ AROUND SHOWER. TUBS PER UBC CHAPTER 25
- F. PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE UP TO 72" ABOVE THE DRAIN INLET AT TUB/SHOWER.
- G. PROVIDE TEMPERED GLAZING FOR ALL NEW WINDOWS WITHIN 24" FROM THE ARC OPENING OF THE DOORS AND WITHIN 60" FROM THE WET SURFACE OF TUB/ SHOWER.
- H. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- I. ALL ELECTRICAL RECEPTACLES SHALL BE GFCI PROTECTED.
- J. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND/OR UTILITY ROOMS MUST BE HIGH EFFICACY, OR
- K. MUST BE CONTROLLED BY A MANUAL-ON OCCUPANCY SENSOR.
- L. TOILET CLEARANCE -24" IN FRONT OF TOILET AND 15" ON EACH SIDE MEASURED FROM CENTER OF TOILET.
- M. SKYLIGHTS -OPERABLE SKYLIGHTS NEED TO BE 10-FEET FROM PLUMBING VENTS OR 3-FEET BELOW THE VENT TERMINATION. PROVIDE ICBO EVALUATION REFERENCE NUMBER. SHOWER COMPARTMENT MUST HAVE A FINISHED INTERIOR NO LESS THAN 1024 SQUARE INCHES AND SHALL ENCOMPASS A MINIMUM THIRTY INCH CIRCLE.
- N. SHOWER AND TUB/SHOWER SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (I.E., CERAMIC TILE OR FIBERGLASS) ABOVE A MOISTURE RESISTANT UNDERLAYMENT (E.G. W.R. GYP.) TO A HEIGHT OF 72-INCHES ABOVE THE DRAIN INLET.
- O. PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE REQUIRED FOR SHOWER AND SHOWER TUB COMBINATIONS, MAXIMUM MIXING WATER TEMP. OF 120N F.
- P. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC.
- Q. SAFETY GLAZING IS REQUIRED ON WINDOWS WITHIN TUB OR SHOWER AREA WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.

CUSTOM TUB WITH CERAMIC TILE SHELF AND ELEG, PROVIDE ACCESS PANEL AT MOTOR SIDE. THE PANEL SHALL BE LARGE ENOUGH FOR LARGEST EQUIPMENT.T.

ALL EXTERIOR WOOD DOORS SHALL BE SOLID CORE WITH WEATHER STRIP.

GARAGE & UTILITY ROOM CONSTRUCTION: (ONE HOUR RATED)

5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. (SEE FIRE SEPARATION NOTS FOR MORE INFO.)

FIRE SEPARATION WALL UP TO ROOF SHEATHING. SEE FIRE SEPARATION NOTES FOR INFORMATION.

PROVIDE 4" DRYER VENT, DRYER SHALL BE A LISTED & APPROVED PRODUCT TESTED BY A RECOGNIZED TESTING AGENCY, IF THE VENT MORE THAN 4' LONG.

7/5" MAX. FOR IN-SWINGING DOORS & 1/2" MAX. FOR OUT-SWINGING DOORS FROM THE TOP OF THE THRESHOLD TO THE LANDING AT THE EXTERIOR DOORS.

THE CLOTHES DRYER'S SHALL BE VENTED TO THE OUTSIDE WITH A MIN. 4" EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. C.M.C. SECTION 504.3.1.

THE DRYER TERMINATES TO THE OUTSIDE OF BLDG TO BE MIN. 3' FROM OPENING.

MAX. LENGTH OF THE DRYER SHALL NOT EXCEED 14' W/ (2)-90 DEGREE ELBOWS EXHAUST DUCT EQUIPPED WITH A BACK-DRAFT DAMPER. CMC 504.3.2.2.

EXHAUST DUCT TO ROOF OR THRU WALL. PER 510.5.2 OF 2022 CPC.

PROVIDE A 100 SQ.IN. LOUVER IN THE DOOR FOR MAKEUP AIR. (CMC 504.3.1.)

PROVIDE AC CONDENSER UNITS SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3" ABOVE THE GROUND LEVEL. CMC 1106.2.

VENTILATION @ LAUNDRY & WATER CLOSET ROOM TO COMPLY WITH 2022 CMC TABLE 402.1 & 504.6.

R-15 INSULATION ON WALL OF UTILITY & LAUNDRY ROOMS.

T & P VALVE DRAIN LINE TO DISCHARGE TO THE EXTERIOR W/ 2% SLOPE.

PROVIDE REINFORCEMENTS FOR AT LEAST ONE BATHROOM ON ENTRY LEVEL. REINFORCEMENT FOR WATER CLOSET, BATHTUB AND SHOWER ROOM SHALL COMPLY WITH CCR §327.1.1 PER CRC 2022.

BEDROOM WINDOW SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET AND THAT THE NET CLEAR HEIGHT OF THE OPENING SHALL NOT BE LESS THAN 24 INCHES AND NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES PER CRC §312.2.1.

BEDROOM WINDOW SILL HEIGHT SHALL BE 44" MAX TO CLEAR OPENING PER CRC 319.3.12.2.

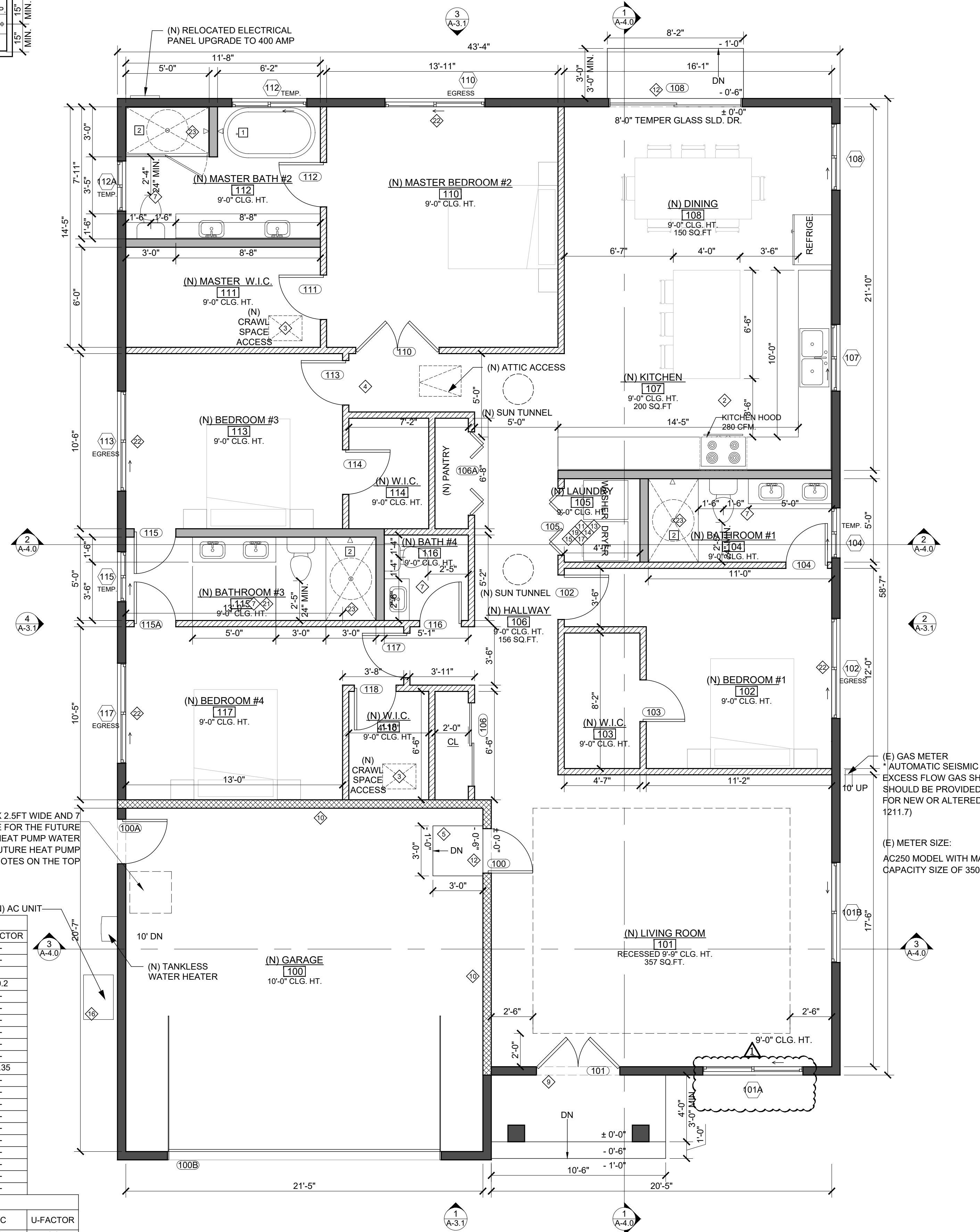
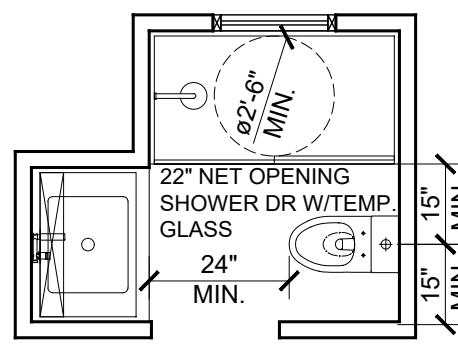
SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE, PER CPC SECTION 408.6.

| DOOR SCHEDULE |              |                       |                        |             |                     |      |          |
|---------------|--------------|-----------------------|------------------------|-------------|---------------------|------|----------|
| NUMBER        | SIZE         | TYPE                  | LOCATION               | MANUFACTURE | REMARK              | SHGC | U-FACTOR |
| 100           | 2'-8"x6'-8"  | OUTSWING              | (N) GARAGE             | PER CLIENT  | 20 MIN. FIRE RATED. | -    | -        |
| 100A          | 2'-8"x6'-8"  | INSWING               | (N) GARAGE             | PER CLIENT  |                     | -    | -        |
| 100B          | 16'-0"x7'-0" | SECTIONAL GARAGE DOOR | (N) GARAGE             | PER CLIENT  |                     | -    | -        |
| 101           | 5'-0"x8'-0"  | INSWING               | (N) LIVING ROOM        | PER CLIENT  | DOUBLE DR.          | -    | 0.2      |
| 102           | 2'-6"x6'-8"  | INSWING               | (N) BEDROOM #1         | PER CLIENT  |                     | -    | -        |
| 103           | 2'-6"x6'-8"  | INSWING               | (N) BATHROOM #1 W.I.C. | PER CLIENT  |                     | -    | -        |
| 104           | 2'-6"x6'-8"  | INSWING               | (N) BATHROOM #1        | PER CLIENT  |                     | -    | -        |
| 105           | 4'-0"x6'-8"  | BI-FOLD               | (N) PANTRY             | PER CLIENT  |                     | -    | -        |
| 106           | 6'-0"x6'-8"  | SLIDING               | (N) HALLWAY CL.        | PER CLIENT  |                     | -    | -        |
| 106A          | 5'-0"x6'-8"  | BI-FOLD               | (N) PANTRY             | PER CLIENT  |                     | -    | -        |
| 108           | 0'-8"x0'-0"  | SLIDING               | (N) DINING             | PER CLIENT  | TEMP.               | 0.25 | 0.35     |
| 110           | 5'-0"x6'-8"  | INSWING               | (N) MASTER BEDROOM #2  | PER CLIENT  | DOUBLE DR.          | -    | -        |
| 111           | 2'-8"x6'-8"  | INSWING               | (N) MASTER W.I.C.      | PER CLIENT  |                     | -    | -        |
| 112           | 2'-8"x6'-8"  | INSWING               | (N) MASTER BATH #2     | PER CLIENT  |                     | -    | -        |
| 113           | 2'-8"x6'-8"  | INSWING               | (N) BEDROOM #3         | PER CLIENT  |                     | -    | -        |
| 114           | 2'-8"x6'-8"  | INSWING               | (N) BEDROOM #3 W.I.C.  | PER CLIENT  |                     | -    | -        |
| 115           | 2'-6"x6'-8"  | INSWING               | (N) BATHROOM #3        | PER CLIENT  |                     | -    | -        |
| 115A          | 2'-6"x6'-8"  | INSWING               | (N) BATHROOM #3        | PER CLIENT  |                     | -    | -        |
| 116           | 2'-6"x6'-8"  | INSWING               | (N) BATH #4            | PER CLIENT  |                     | -    | -        |
| 117           | 2'-8"x6'-8"  | INSWING               | (N) BEDROOM #4         | PER CLIENT  |                     | -    | -        |
| 118           | 2'-6"x6'-8"  | INSWING               | (N) BATHROOM #4 W.I.C. | PER CLIENT  |                     | -    | -        |

| WINDOW SCHEDULE |             |       |         |                       |             |        |      |          |
|-----------------|-------------|-------|---------|-----------------------|-------------|--------|------|----------|
| NUMBER          | SIZE        | SILL  | TYPE    | LOCATION              | MANUFACTURE | REMARK | SHGC | U-FACTOR |
| 101A            | 6'-0"x5'-6" | 2'-0" | SLIDING | (N) LIVING ROOM       | PER CLIENT  |        | 0.23 | 0.3      |
| 101B            | 6'-0"x5'-0" | 3'-0" | SLIDING | (N) LIVING ROOM       | PER CLIENT  |        | 0.23 | 0.3      |
| 102             | 6'-0"x5'-0" | 3'-0" | SLIDING | (N) BEDROOM #1        | PER CLIENT  | EGRESS | 0.23 | 0.3      |
| 104             | 3'-0"x3'-0" | 5'-0" | SLIDING | (N) BATHROOM #1       | PER CLIENT  | TEMP.  | 0.23 | 0.3      |
| 107             | 4'-0"x4'-0" | 4'-0" | SLIDING | (N) KITCHEN           | PER CLIENT  |        | 0.23 | 0.3      |
| 108             | 4'-0"x4'-0" | 4'-0" | SLIDING | (N) KITCHEN           | PER CLIENT  |        | 0.23 | 0.3      |
| 110             | 6'-0"x5'-0" | 3'-0" | SLIDING | (N) MASTER BEDROOM #2 | PER CLIENT  | EGRESS | 0.23 | 0.3      |
| 112             | 4'-6"x4'-6" | 3'-6" | SLIDING | (N) MASTER BATH #2    | PER CLIENT  | TEMP.  | 0.23 | 0.3      |
| 112A            | 3'-0"x3'-0" | 5'-0" | SLIDING | (N) MASTER BATH #2    | PER CLIENT  | TEMP.  | 0.23 | 0.3      |
| 113             | 6'-0"x5'-0" | 3'-0" | SLIDING | (N) BEDROOM #3        | PER CLIENT  | EGRESS | 0.23 | 0.3      |
| 115             | 3'-0"x3'-0" | 5'-0" | SLIDING | (N) BATHROOM #3       | PER CLIENT  | TEMP.  | 0.23 | 0.3      |
| 117             | 6'-0"x5'-0" | 3'-0" | SLIDING | (N) BEDROOM #4        | PER CLIENT  | EGRESS | 0.23 | 0.3      |

- 1 BATHTUB
- 2 SHOWER
- 3 TOILET
- 4 SINK
- 5 WASHER
- 6 DRYER
- 7 WATER HEATER
- 8 STOVE / COOK TOP
- 9 OVEN
- 10 REFRIGERATOR
- 11 FIREPLACE
- 12 BED (QUEEN SIZE)
- 13 BED (KING SIZE)
- 14 COUCH
- 15 SHOE CABINET
- 16 WALL CABINET
- 17 FLEXIBLE SUN TUNNEL  $\Phi 18"$  UNO.
- 18 SKYLIGHT



|      |   |
|------|---|
| 1/4" | 1 |
|------|---|

SHEET OF:

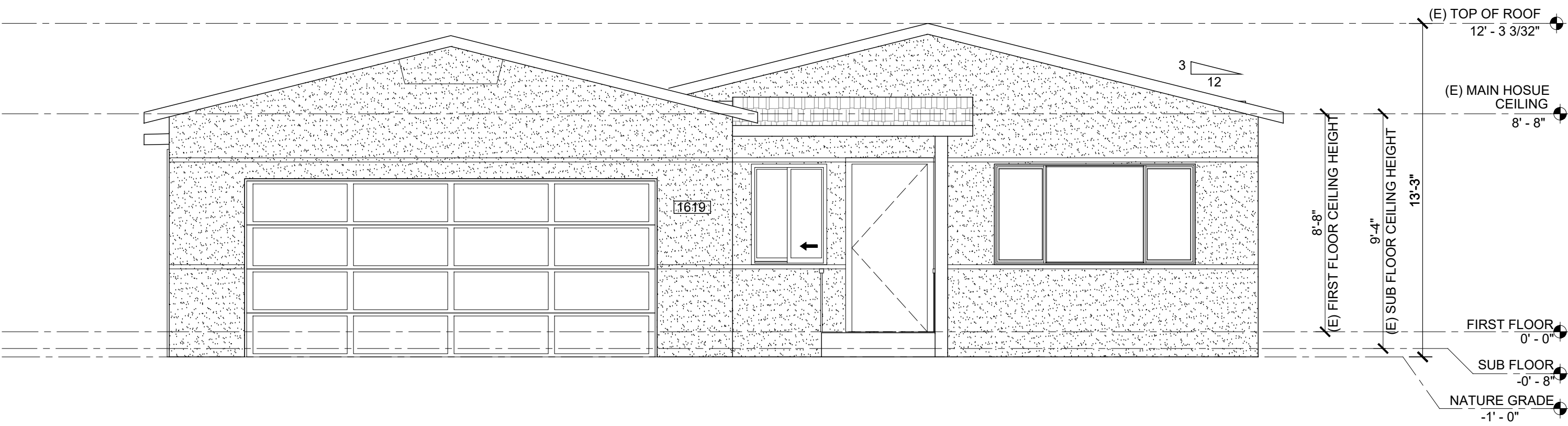
# A-2.0

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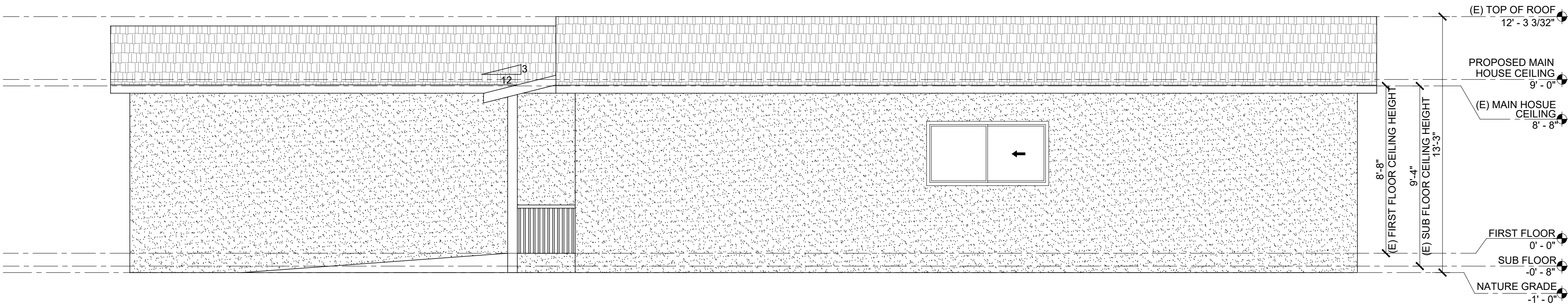






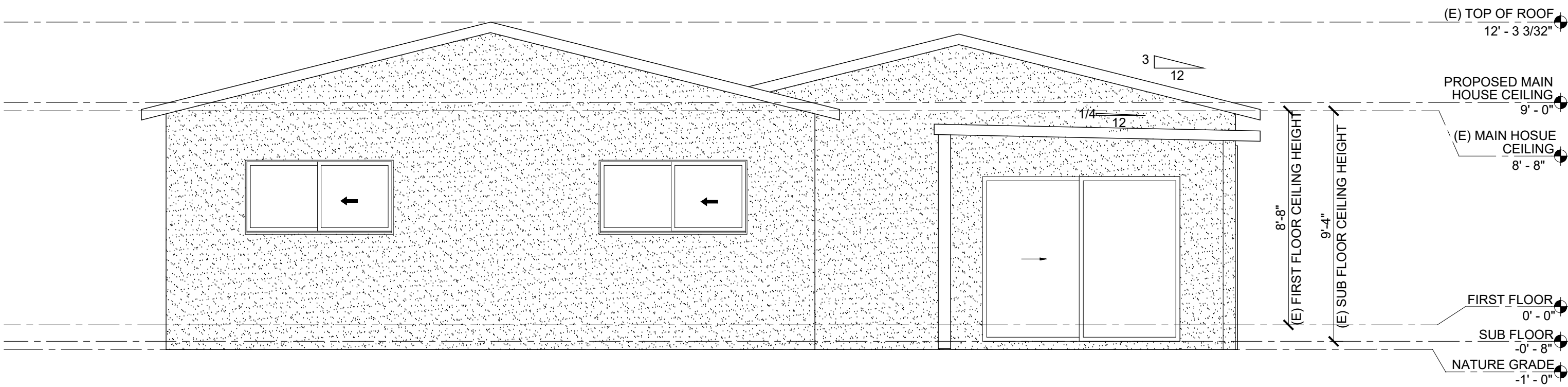
EXISTING FRONT (SOUTH) ELEVATION

1/4" 1



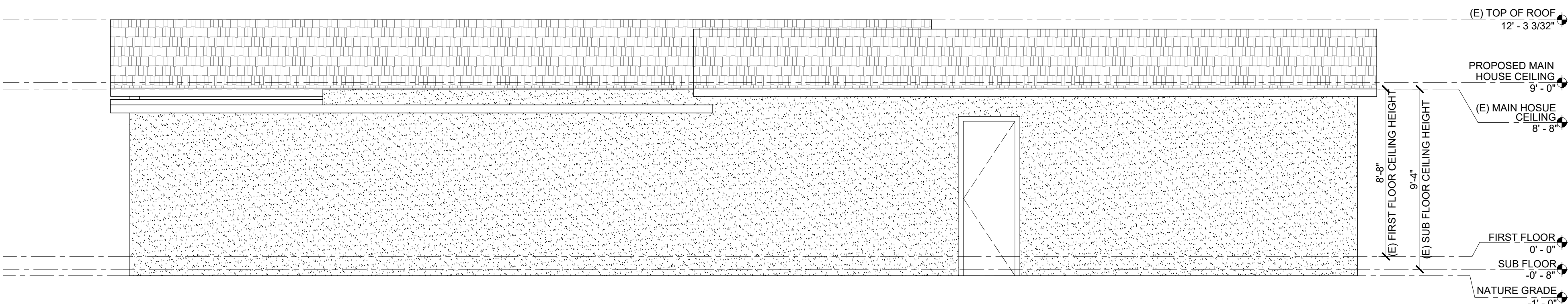
EXISTING RIGHT (EAST) ELEVATION

1/4" 2



EXISTING REAR (NORTH) ELEVATION

1/4" 3



EXISTING LEFT (WEST) ELEVATION

1/4" 4

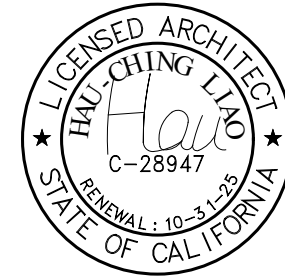
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FAX: (408) 642-1539  
EMAIL: INFO@LADC-ARCH.COM

CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

**HAN'S RESIDENCE**  
**NEW CONSTRUCTION**  
1619 ELLIS, AVE.  
MILPITAS, CA 95035  
APN 29-21-033

| # | DATE      | DESCRIPTION              |
|---|-----------|--------------------------|
| 0 | 7/16/2025 | FIRST PLANNING SUBMITTAL |
| 1 | 8/27/2025 | 1ST PLANNING COMMENT     |
| 2 |           |                          |
| 3 |           |                          |
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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

EXISTING ELEVATION

SHEET OF:

A-3.0



CRAWL SPACE VENTILATION CALCULATION:

TOTAL NEW LIVING AREAS ENCLOSED: 2,110 S.F.

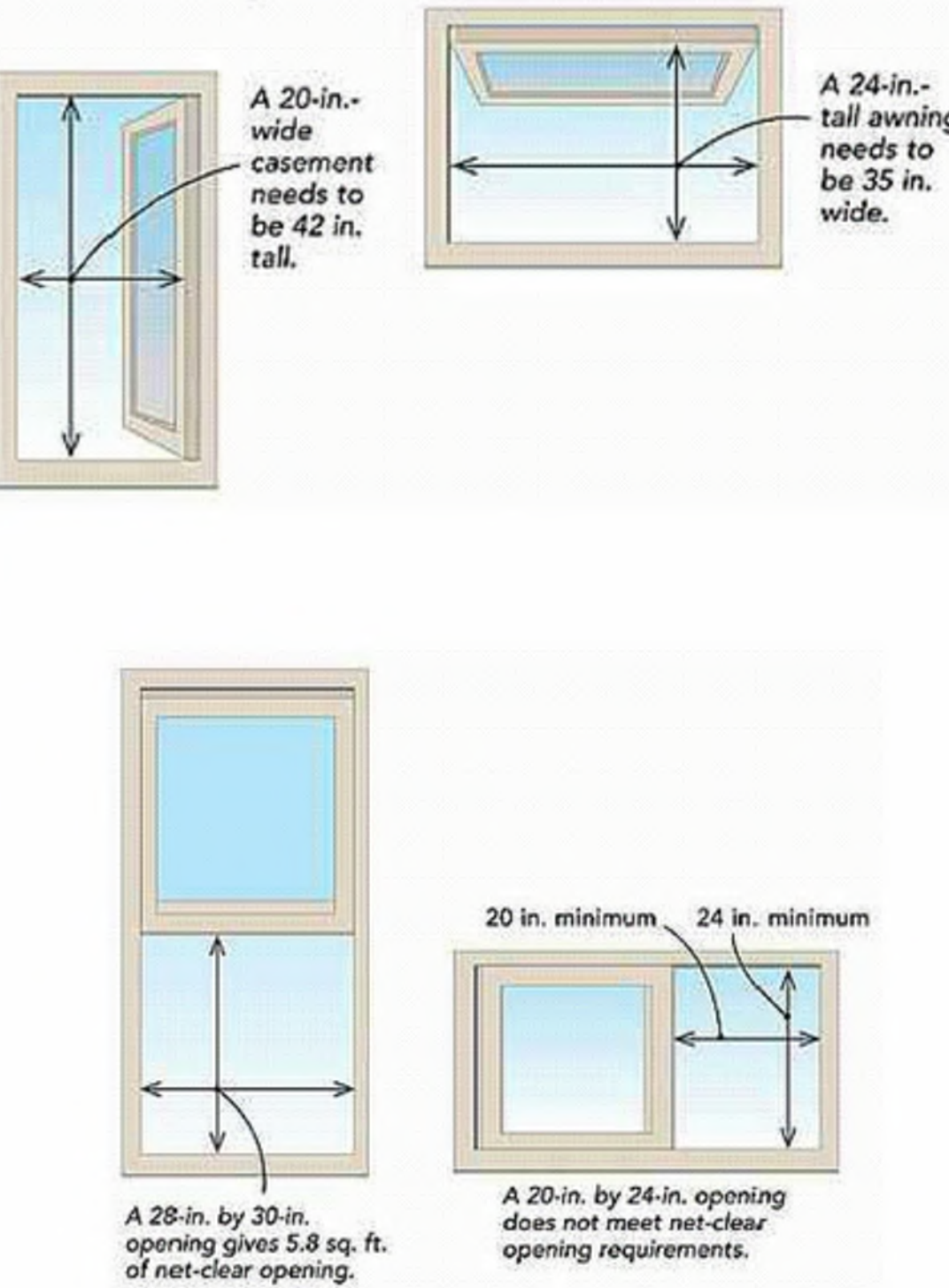
AREA OF OPENING REQUIRED:  
2,110 / 150 = 14 SQ. FT. x 144 = 2,016 SQ.IN.

TO PROVIDE  
(25) 14" X 6" VENTS (14" X 6" = 84 SQ.IN.) = 25 X 84 = 2,100 SQ.IN.  
TOTAL PROVIDED AREA: 2,100 SQ.IN. > 2,016 SQ.IN.

MIN. (25) NEW CRAWL SPACE VENTS IN TOTAL.

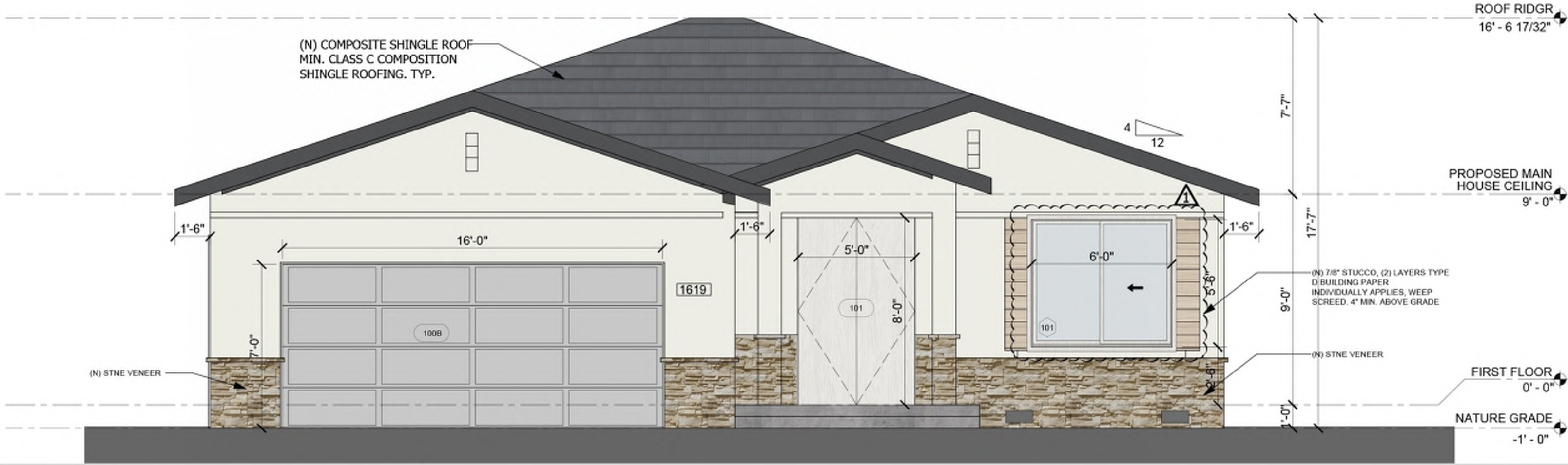
(CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION)

TYP. ESCAPE AND RESCUE WINDOW:



NOTES:

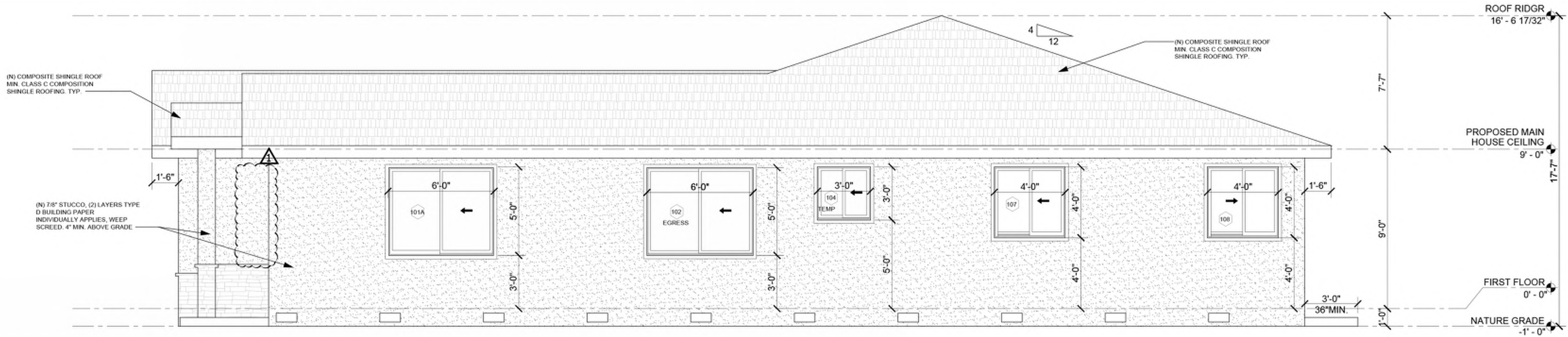
1. EACH BEDROOM SHALL HAVE (1) EGRESS WINDOW.
2. OPENING OF ALL OPERABLE WINDOW SHALL HAVE A HEIGHT OF 44" MIN TO OPENING, ABOVE FIN. FLOOR AND THE NET CLEAR OPENING OF 5.0 SQUARE FEET MINIMUM. (GRADE FLOOR OPENING MAY HAVE A NET CLEAR OPENING OF 5.0 SQUARE FEET MINIMUM, THE CLEAR HEIGHT SHALL BE 24" MIN. AND THE NET CLEAR WIDTH SHALL BE 20" MINIMUM).
3. ALL NEW WINDOW TO HAVE LOW-E GLASS
4. ALL PATIO DOOR TO HAVE TEMPERED GLASS
5. ALL EGRESS WINDOWS TO HAVE A 24" MIN. TO THE FINISH FLOOR OR A SAFETY BAR PLACED OVER OPERABLE OPENING
6. CRAWL SPACE VENT SHALL BE COVERED FOR RODENT CONTROL. COVERING SHALL NOT EXCEED 1/4". WHERE CRAWL SPACE COVERING IS USED, THE NET FREE AREA SHALL BE RATED FOR SPECIFIED VENT SIZE REQUIREMENT IN CALCULATION



| EXTERIOR MATERIAL MATRIX |              |                                                                   |                                                                                    |        |
|--------------------------|--------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------|--------|
| MATERIAL MARK            | DESCRIPTION  | BASIS OF DESIGN - MODEL NO. / STYLE / PATTERN (OR APPROVED EQUAL) | FINISH / COLOR                                                                     | REMARK |
| ST-1                     | Stone Veneer | GenStone Northern Slate Panel                                     | Color: Light Gray with Charcoal and Tan Highlights<br>Reflectance Value(LRV)=30<60 |        |
| PNT-1                    | Paint - Wall | Tintable With BEHR Copper Force Paint, 790C-3                     | Stucco Texture<br>Color: Dolphin Fin<br>Reflectance Value(LRV)=59<60               |        |
| RF-1                     | SHINGLE ROOF | GAF/TIMBERLINE HDZ                                                | COLOR: CHARCOA                                                                     |        |

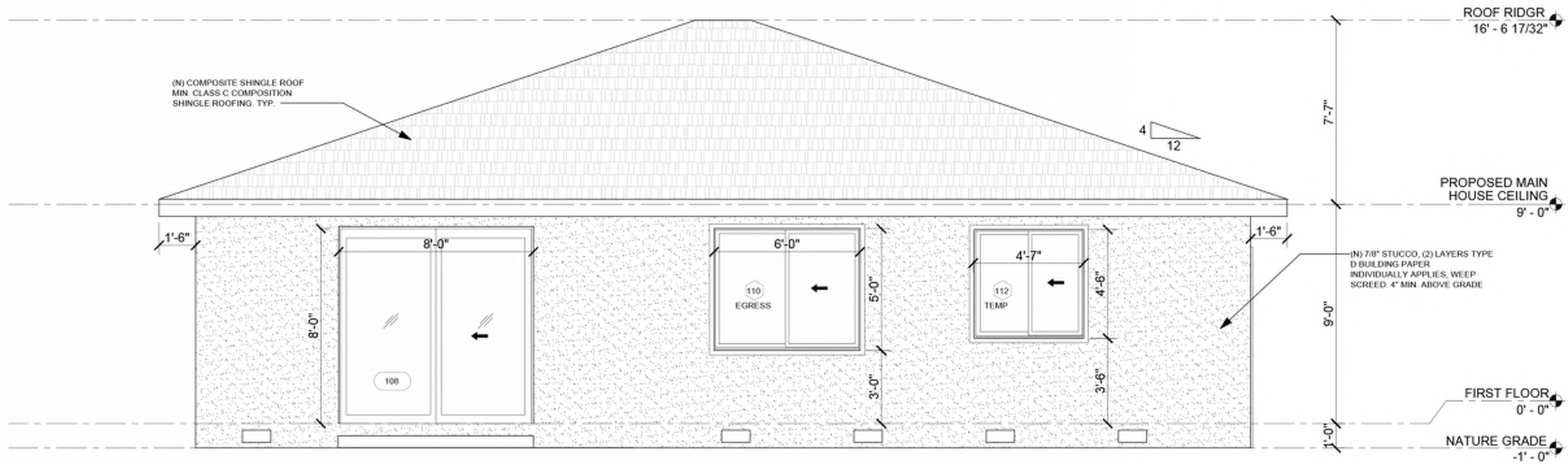
PROPOSED FRONT (SOUTH) ELEVATION

1/4" 1



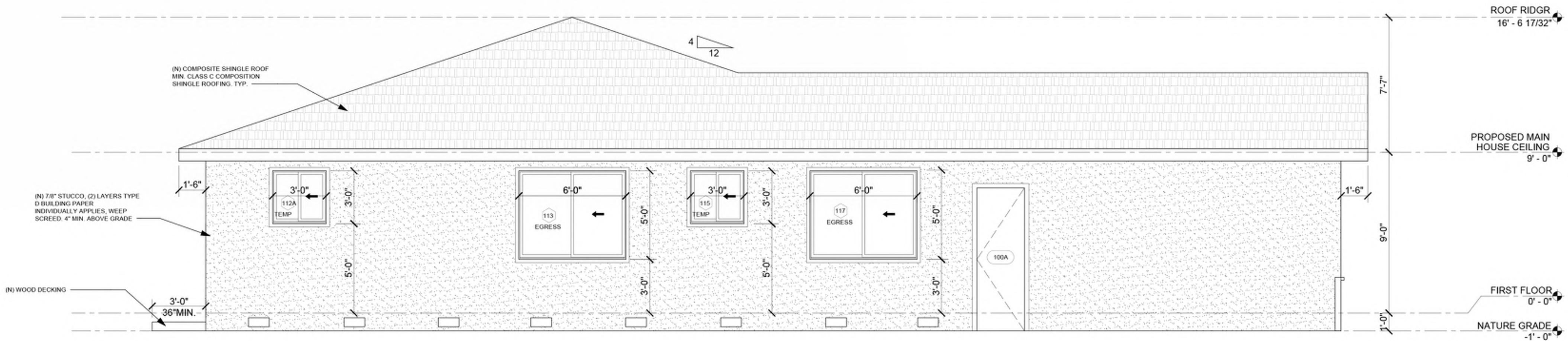
PROPOSED RIGHT (EAST) ELEVATION

1/4" 2



PROPOSED REAR (NORTH) ELEVATION

1/4" 3



PROPOSED LEFT (WEST) ELEVATION

1/4" 4

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DESIGN-BUILD-MANAGEMENT

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CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

**HAN'S RESIDENCE**  
**NEW CONSTRUCTION**  
1619 ELLIS, AVE.  
MILPITAS, CA 95035  
APN 29-21-033

| # | DATE      | DESCRIPTION              |
|---|-----------|--------------------------|
| 0 | 7/16/2025 | FIRST PLANNING SUBMITTAL |
| 1 | 8/18/2025 | 1ST PLANNING COMMENT     |
| 2 |           |                          |
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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

PROPOSED ELEVATION

SHEET OF:

A-3.1



CRAWL SPACE VENTILATION CALCULATION:

TOTAL NEW LIVING AREAS ENCLOSED: 2,110 S.F.

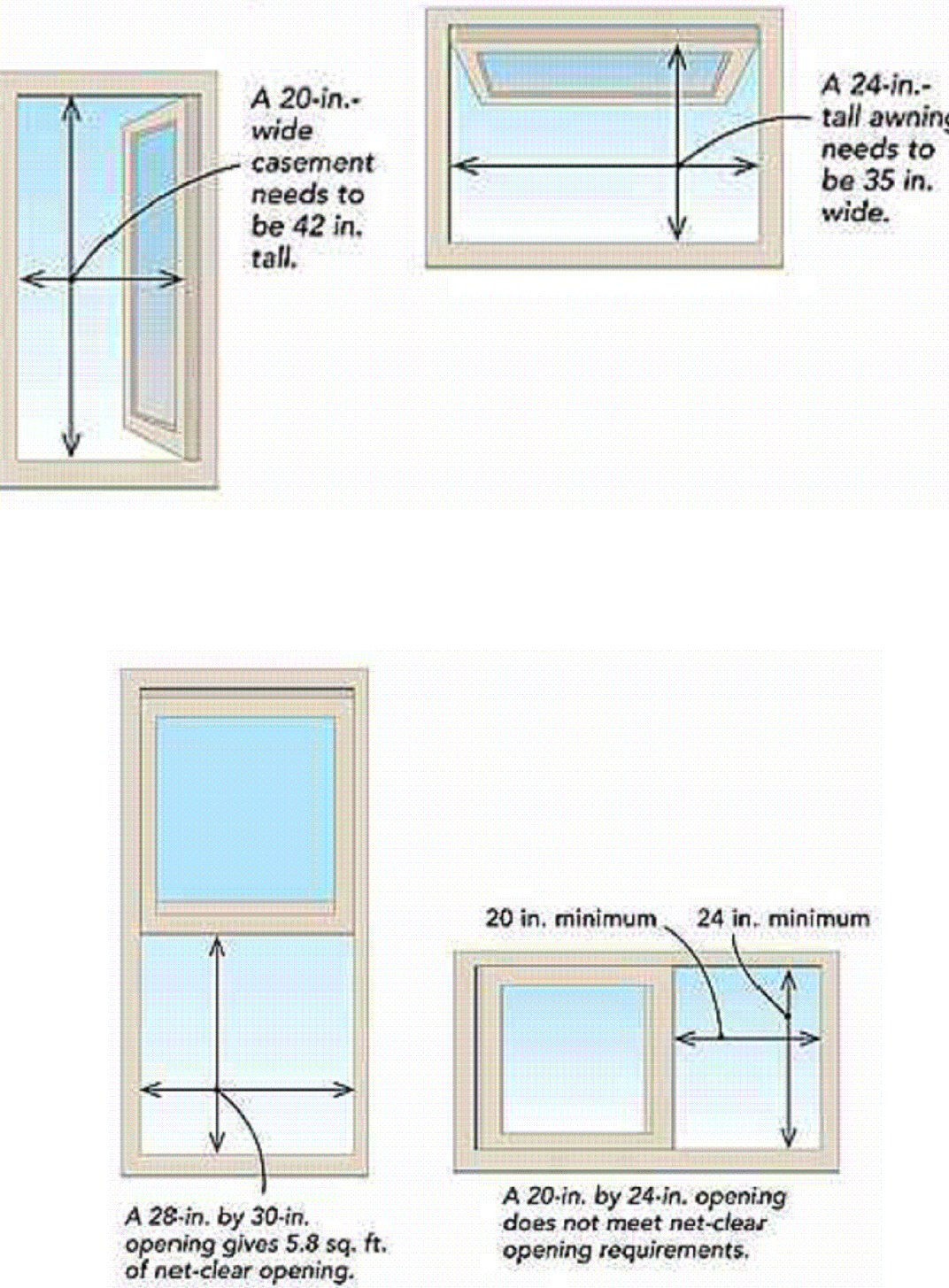
AREA OF OPENING REQUIRED:  
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TO PROVIDE  
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TOTAL PROVIDED AREA: 2,100 SQ.IN. > 2,016 SQ.IN.

MIN. (25) NEW CRAWL SPACE VENTS IN TOTAL.

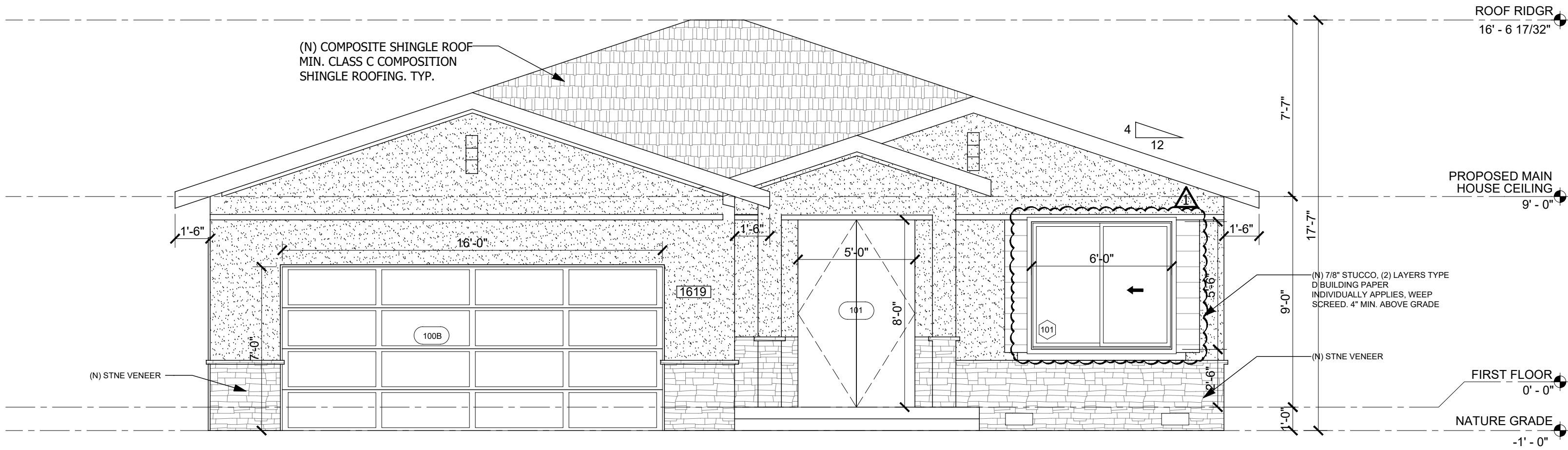
(CONTRACTOR TO VERIFY THE EXISTING CONDITION & LOCATION)

TYP. ESCAPE AND RESCUE WINDOW:



NOTES:

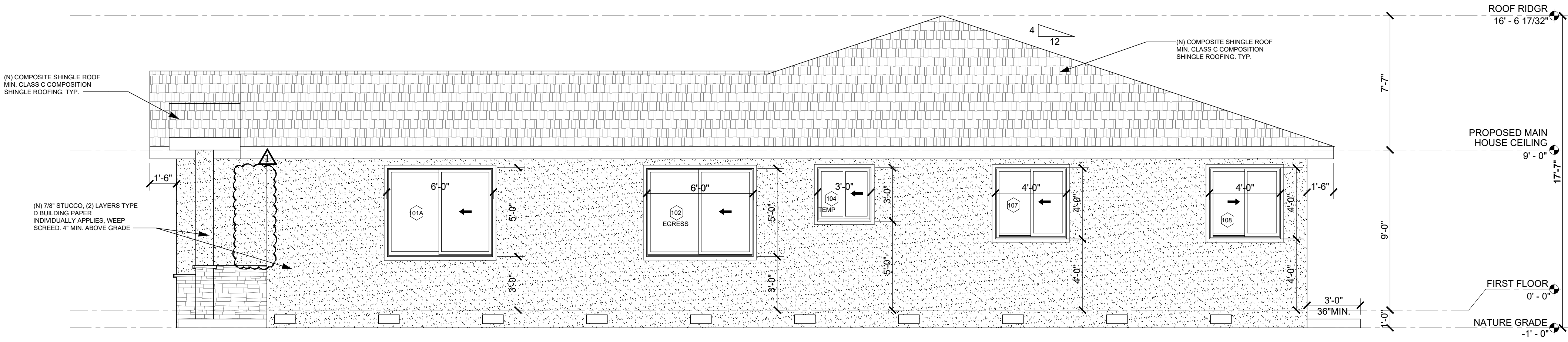
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PROPOSED FRONT (SOUTH) ELEVATION

1/4"

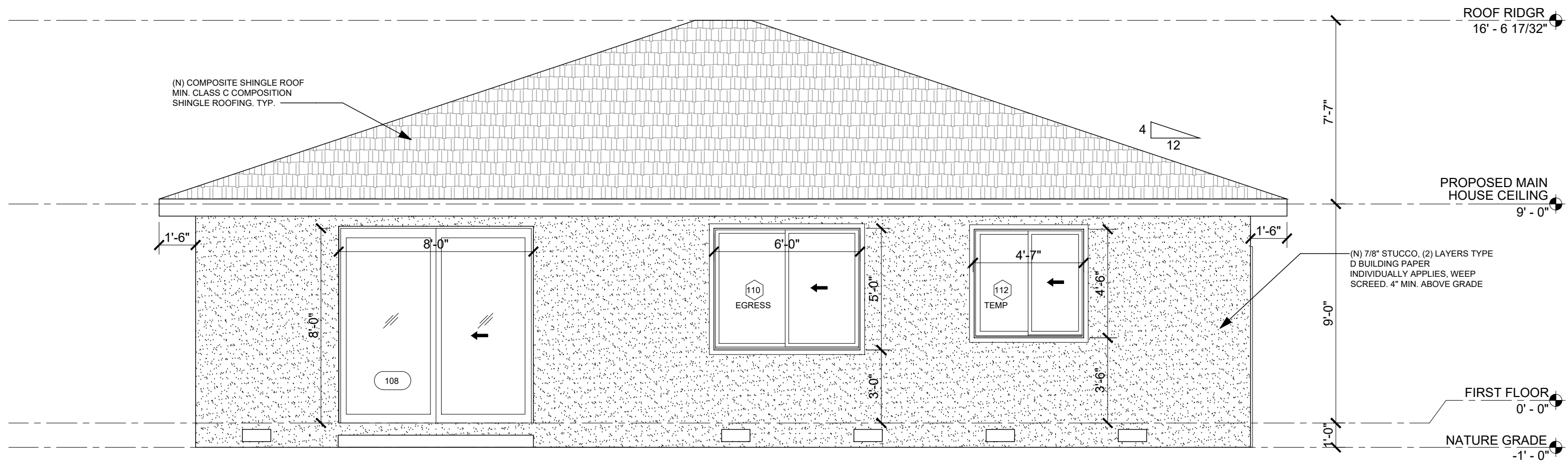
1



PROPOSED RIGHT (EAST) ELEVATION

1/4"

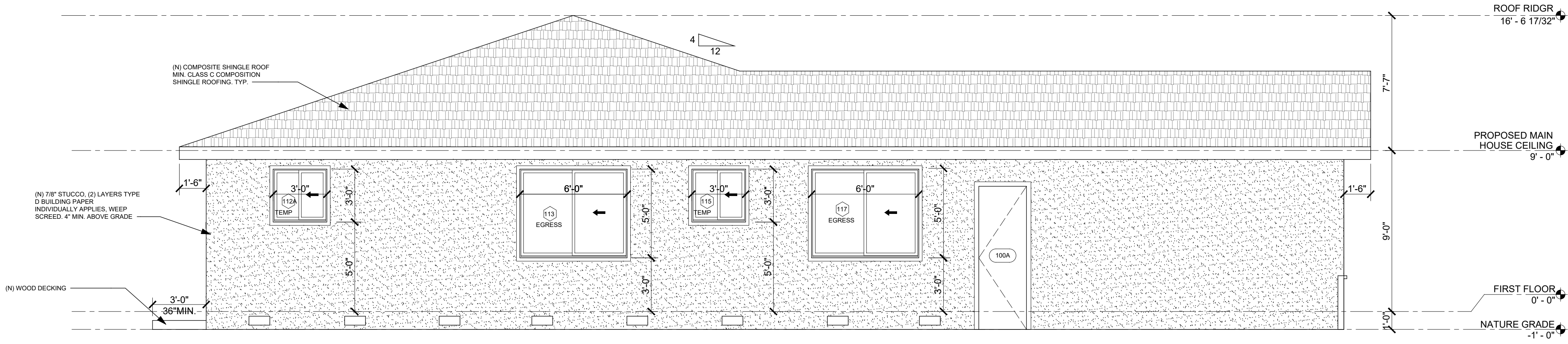
2



PROPOSED REAR (NORTH) ELEVATION

1/4"

3



PROPOSED LEFT (WEST) ELEVATION

1/4"

4

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CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

**HAN'S RESIDENCE**  
**NEW CONSTRUCTION**  
1619 ELLIS, AVE.  
MILPITAS, CA 95035  
APN 29-21-033

| #  | DATE      | DESCRIPTION              |
|----|-----------|--------------------------|
| 1  | 7/16/2025 | FIRST PLANNING SUBMITTAL |
| 2  | 8/27/2025 | 1ST PLANNING COMMENT     |
| 3  |           |                          |
| 4  |           |                          |
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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

PROPOSED ELEVATION

SHEET OF:

A-3.1

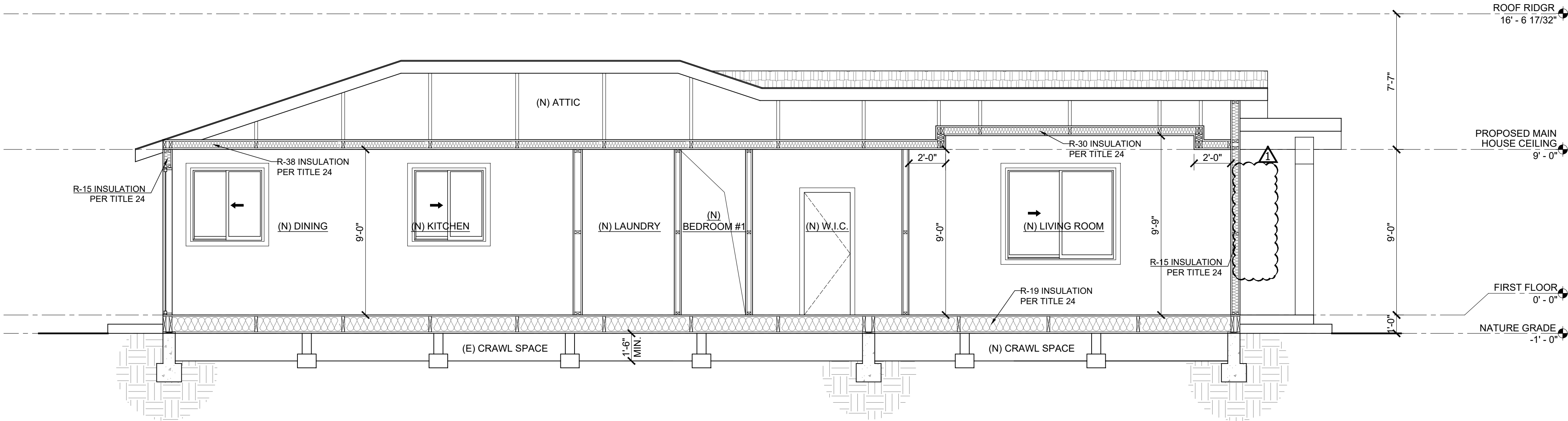


NOTE:

ONE HOUR RATED WALL:

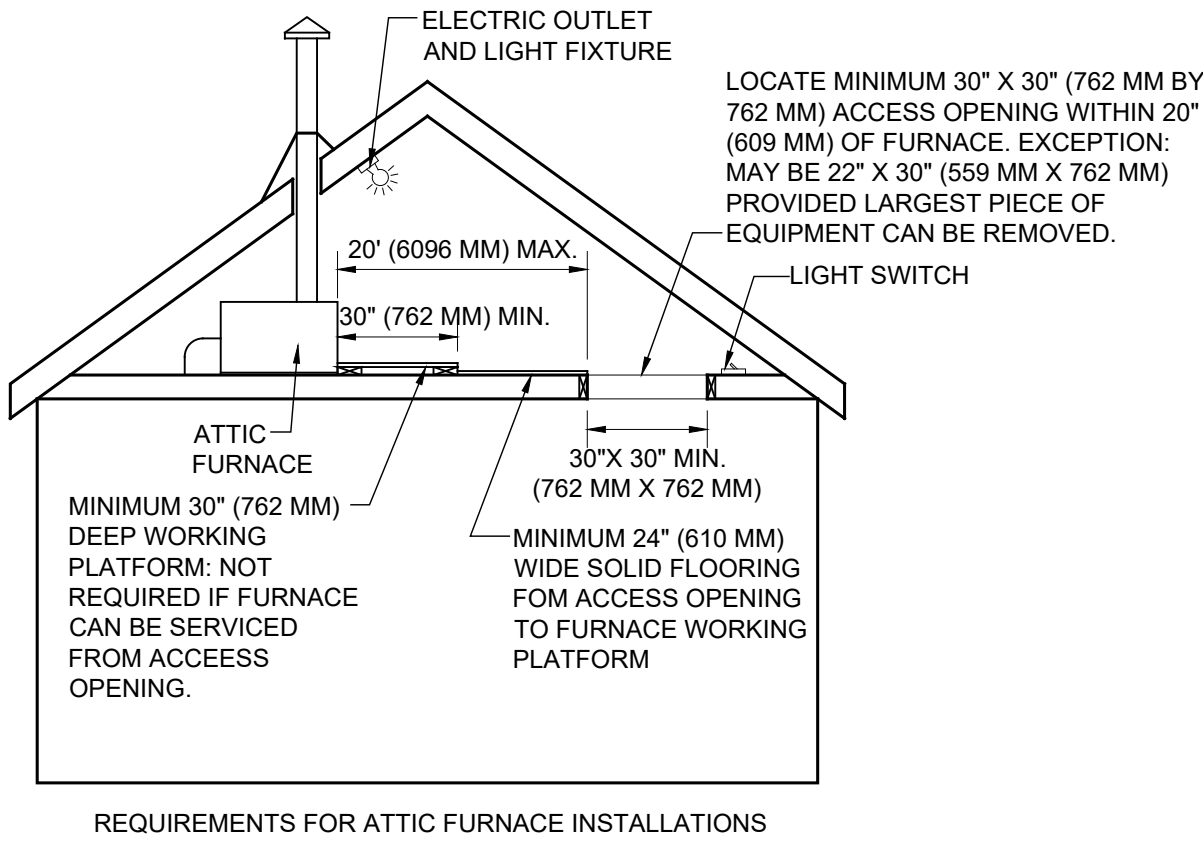
5/8" GYP. BD. TYPE "X" ON WALL, CEILING, AND POSTS. FIRE RESISTANT CAULKING AT PENETRATIONS. FIRE SEPARATION WALL UP TO ROOF FRAMING, SEE FIRE SEPARATION NOTES FOR INFORMATION.

WOOD FRAMING LESS THAN 8" ABOVE GRADE SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD.



SECTION 1

1/4" 1



REQUIREMENTS FOR FURNACE IN ATTIC:

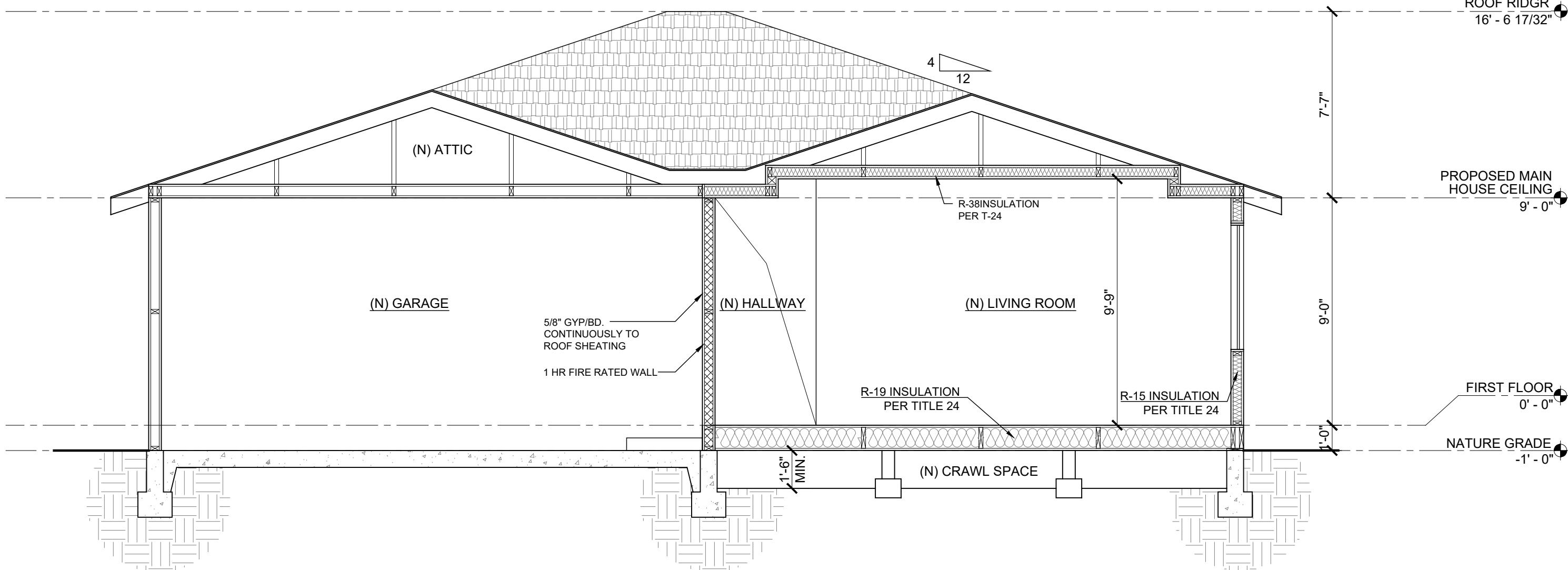
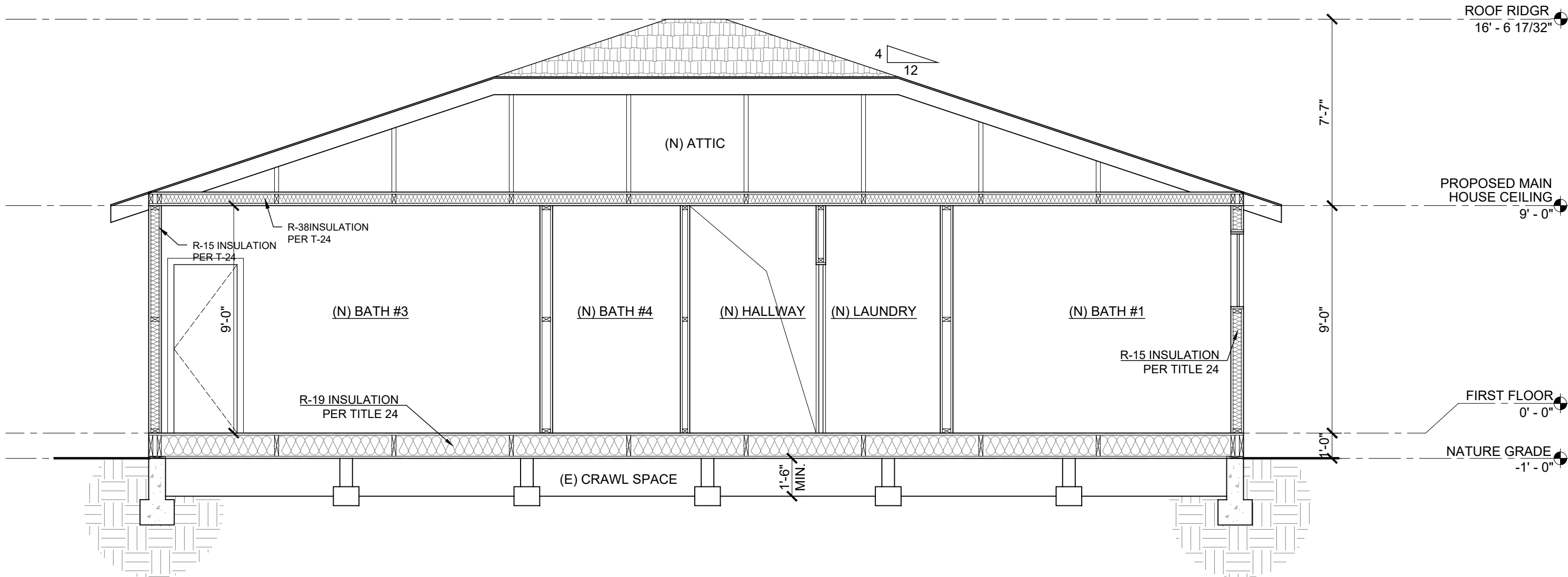
1. 24" WIDE SOLID FLOORING ACCESS WAY
2. 30" X 30" WORKING PLATFORM OR GRADE SURFACE IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE
3. A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE TO BE INSTALLED NEAR THE APPLIANCE.

FURNACE IN ATTIC DETAIL

1/4" 3

SECTION 2

1/4" 2



SECTION 3

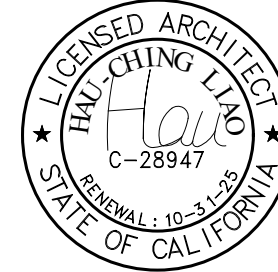
1/4" 3

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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

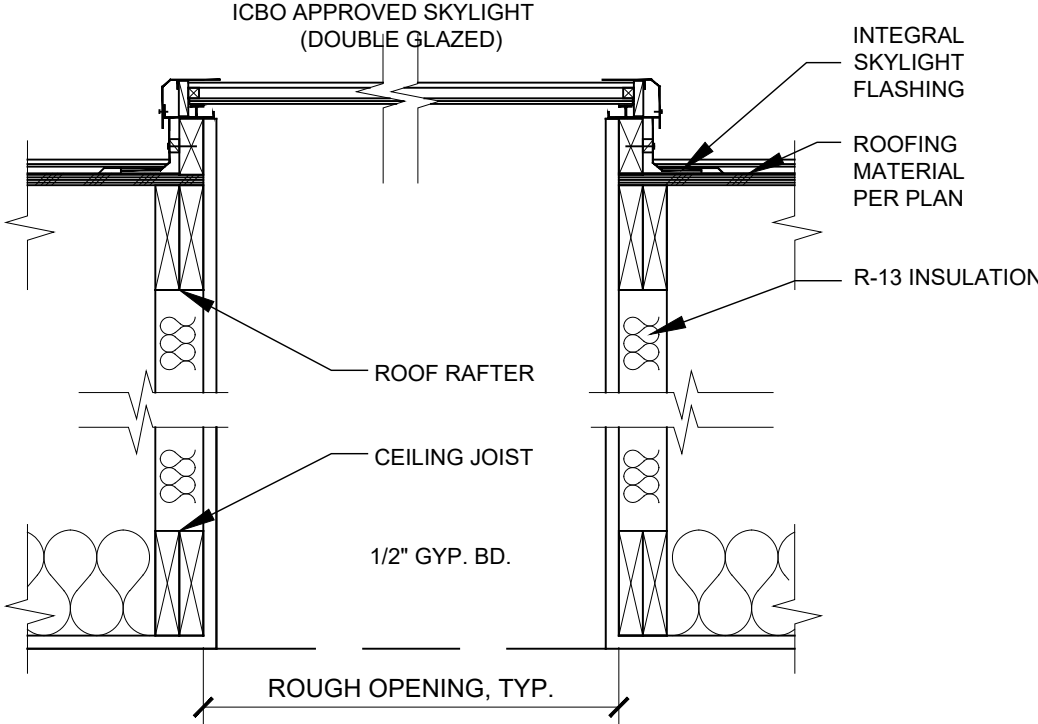
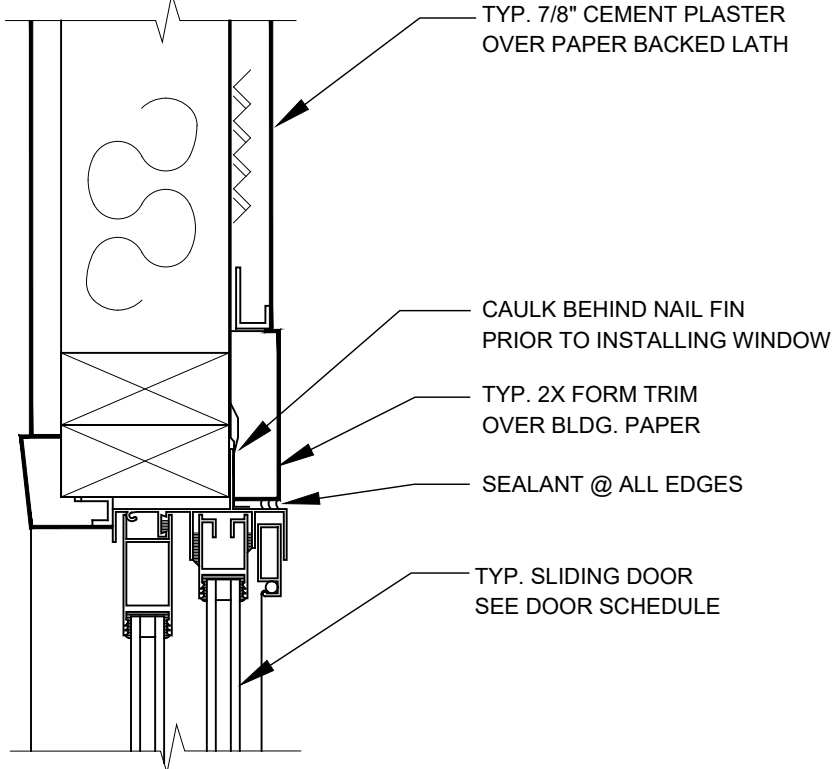
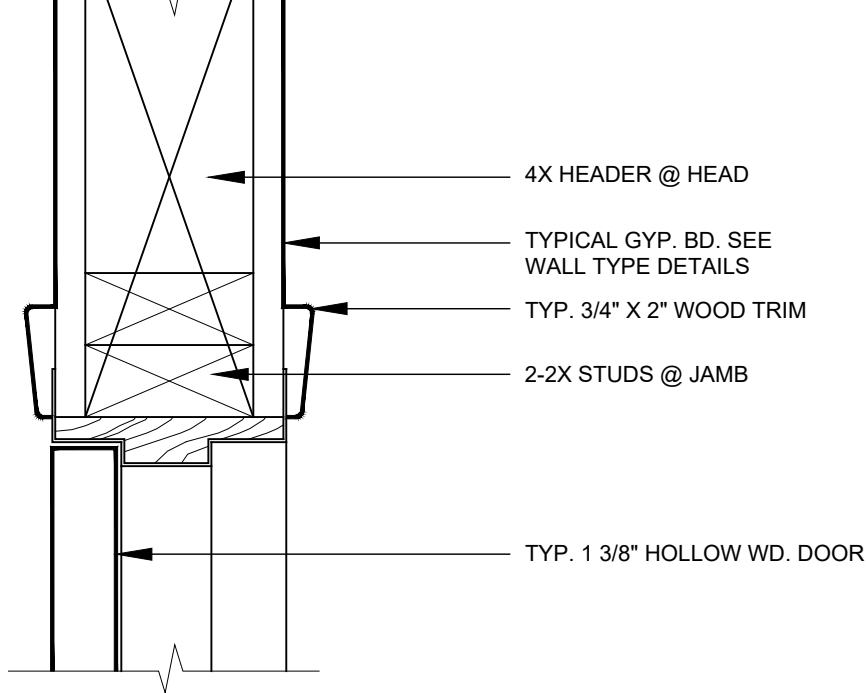
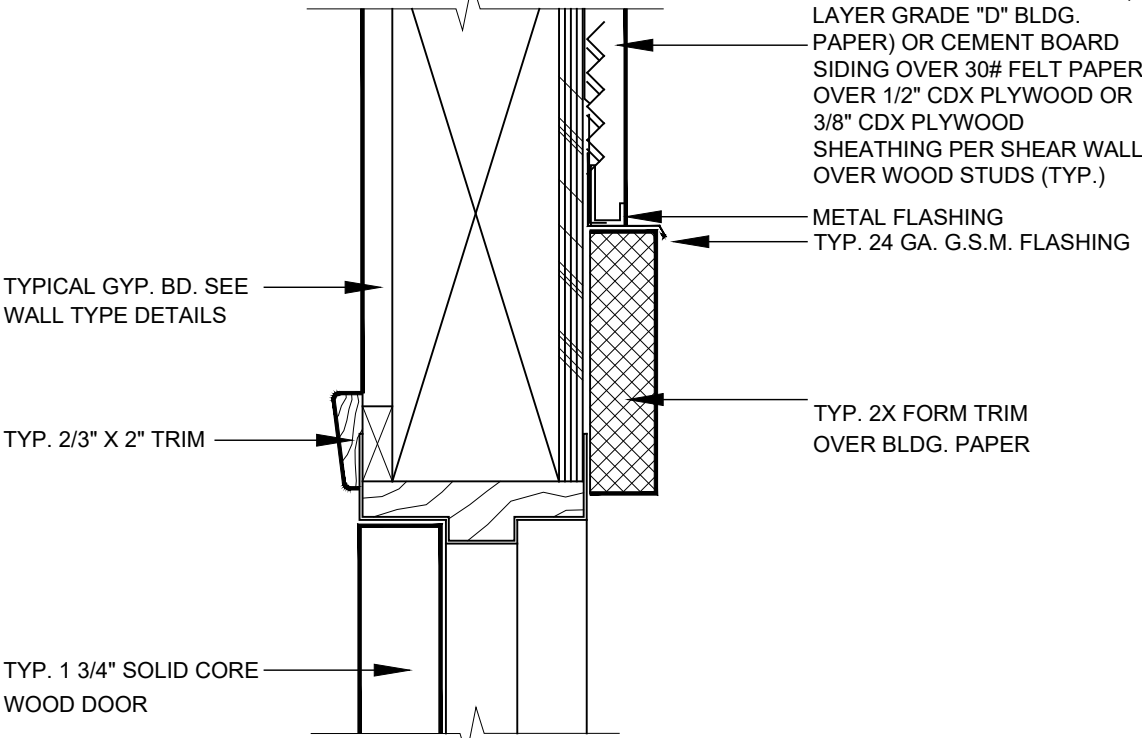
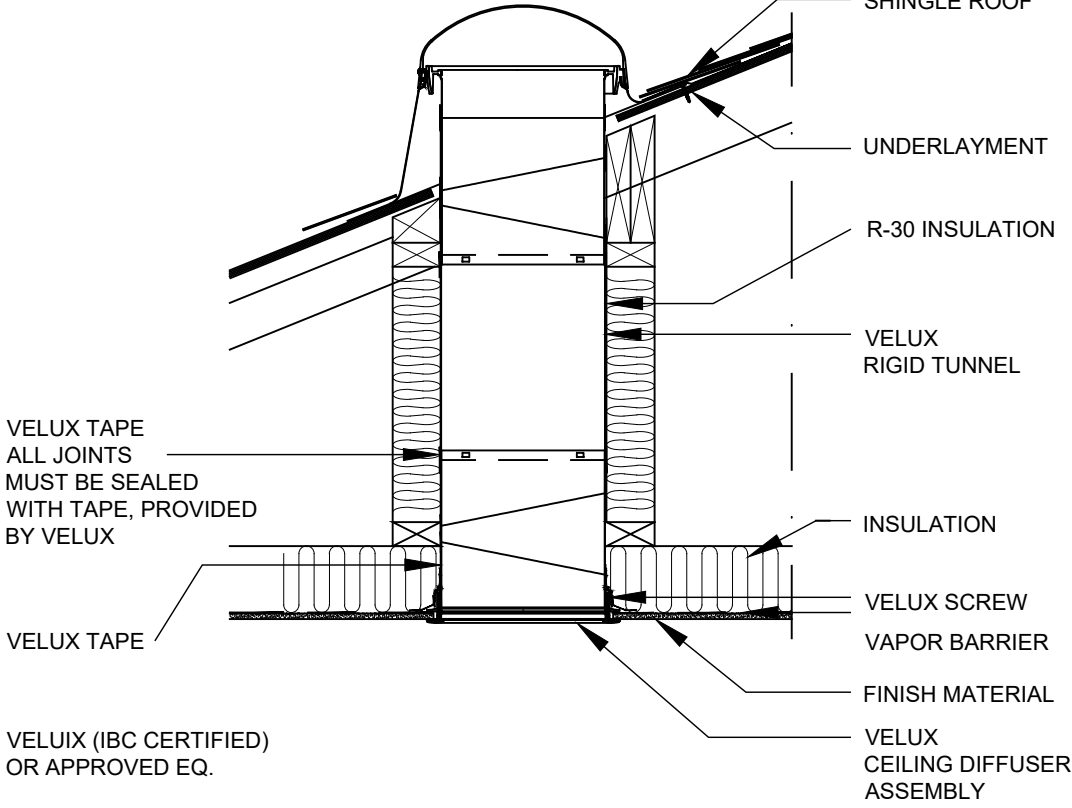
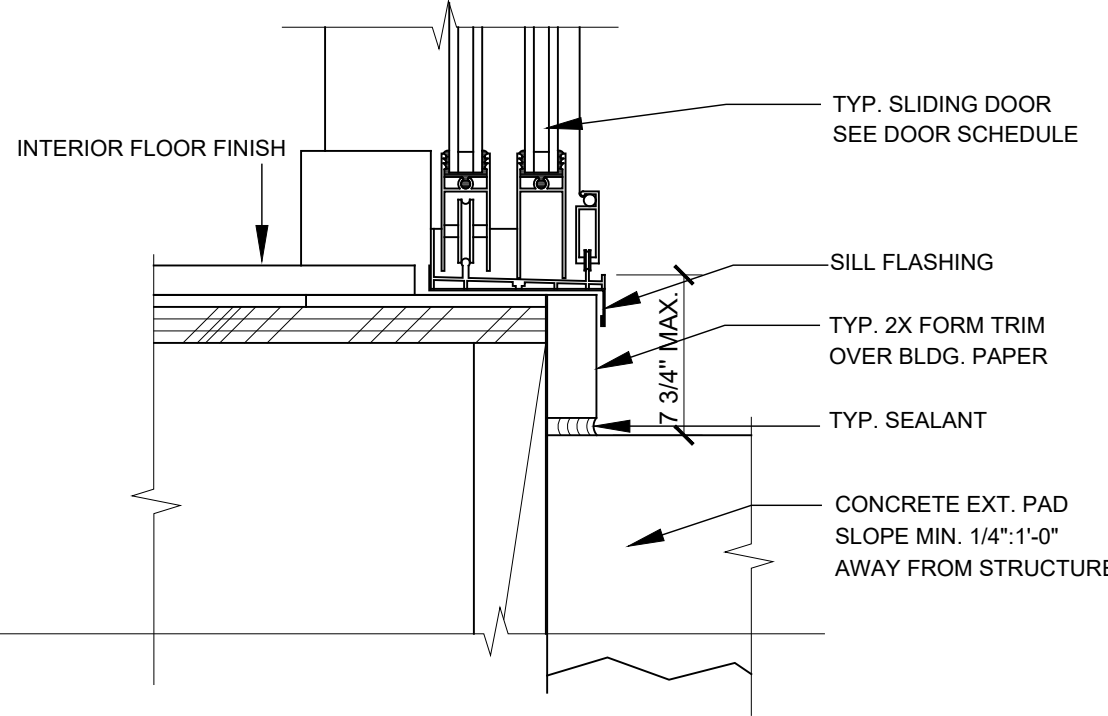
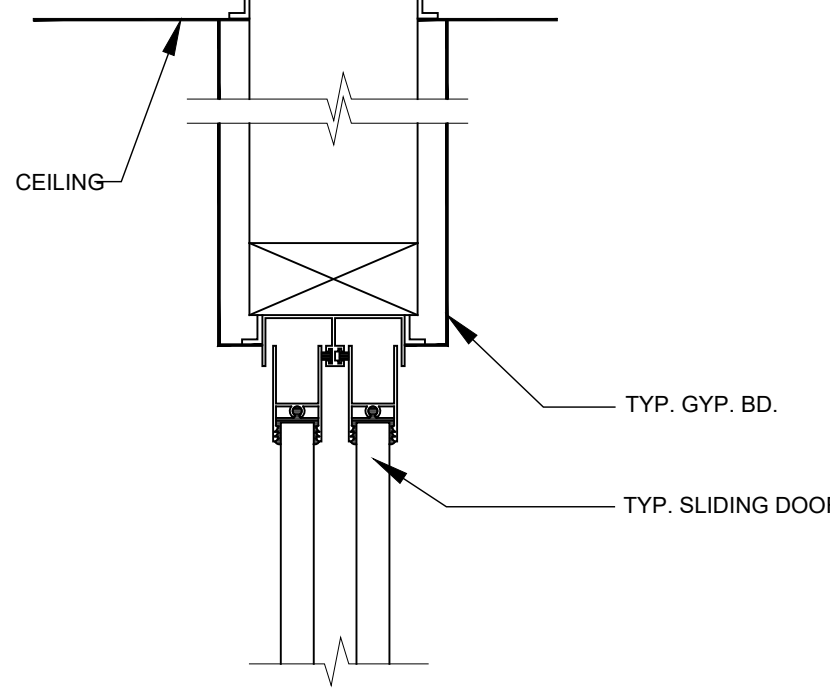
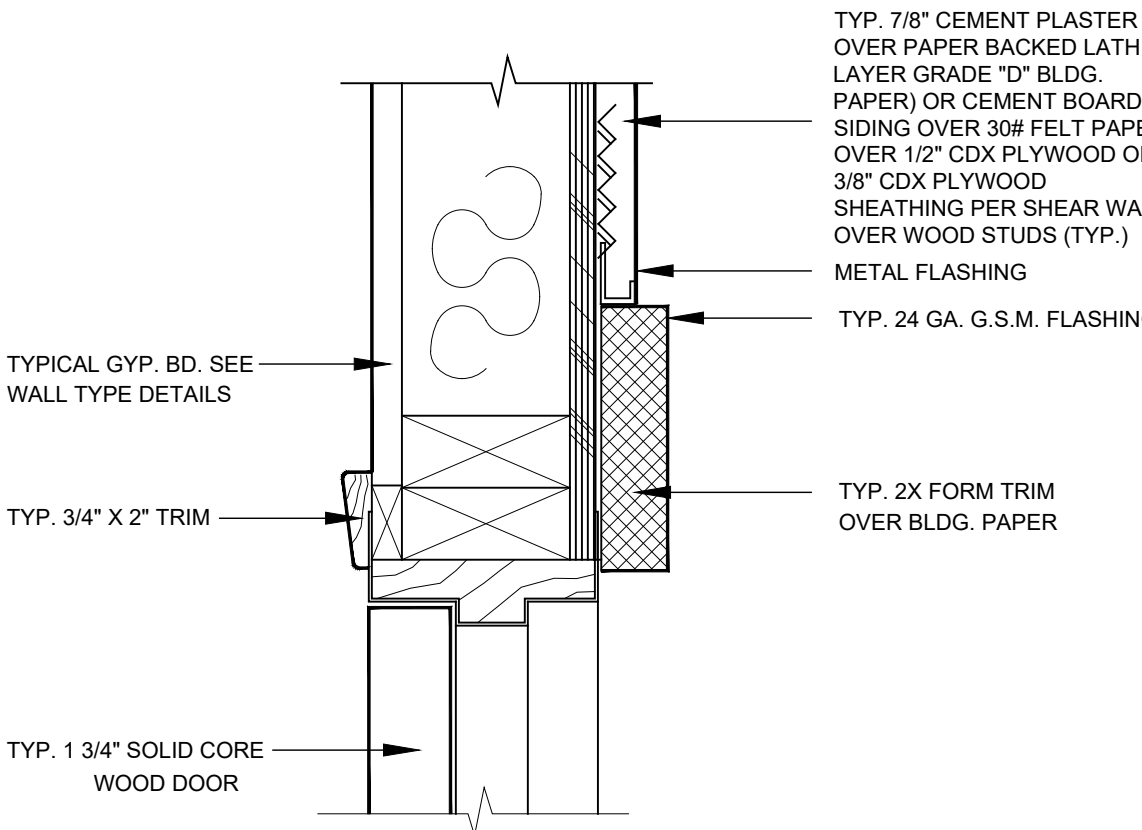
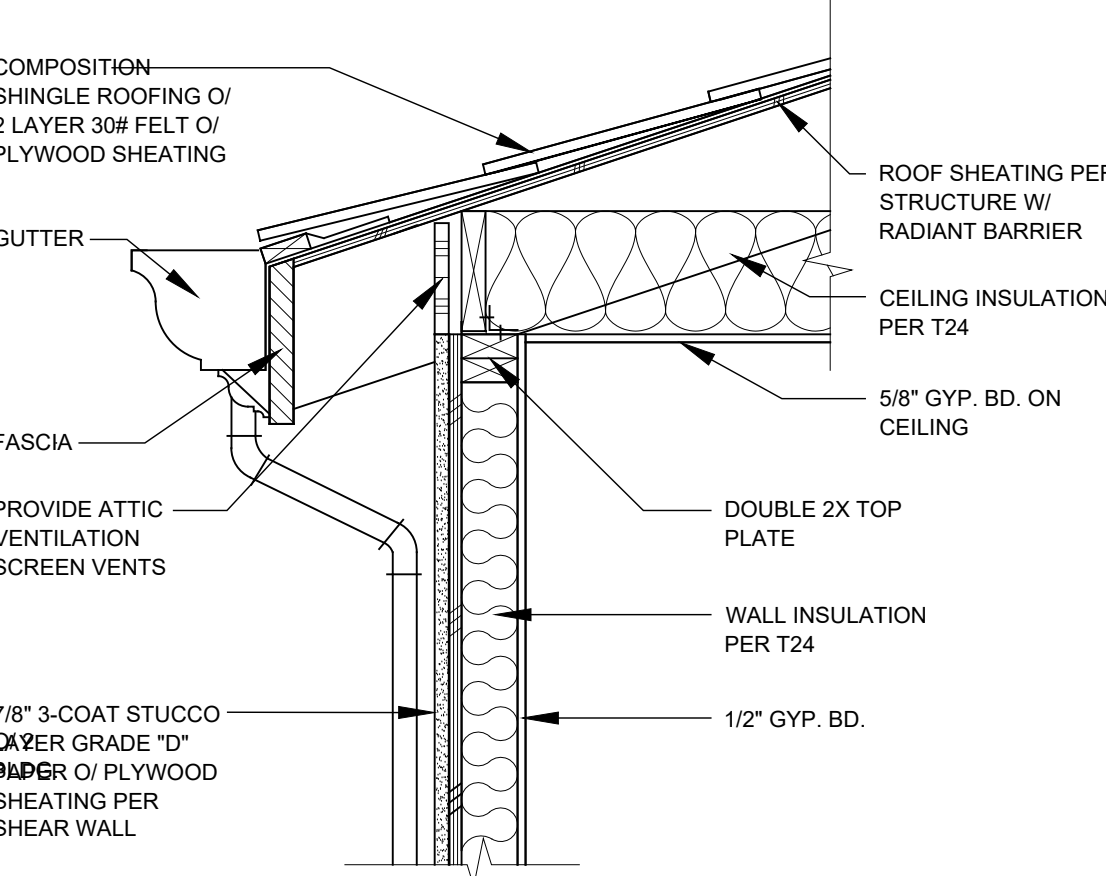
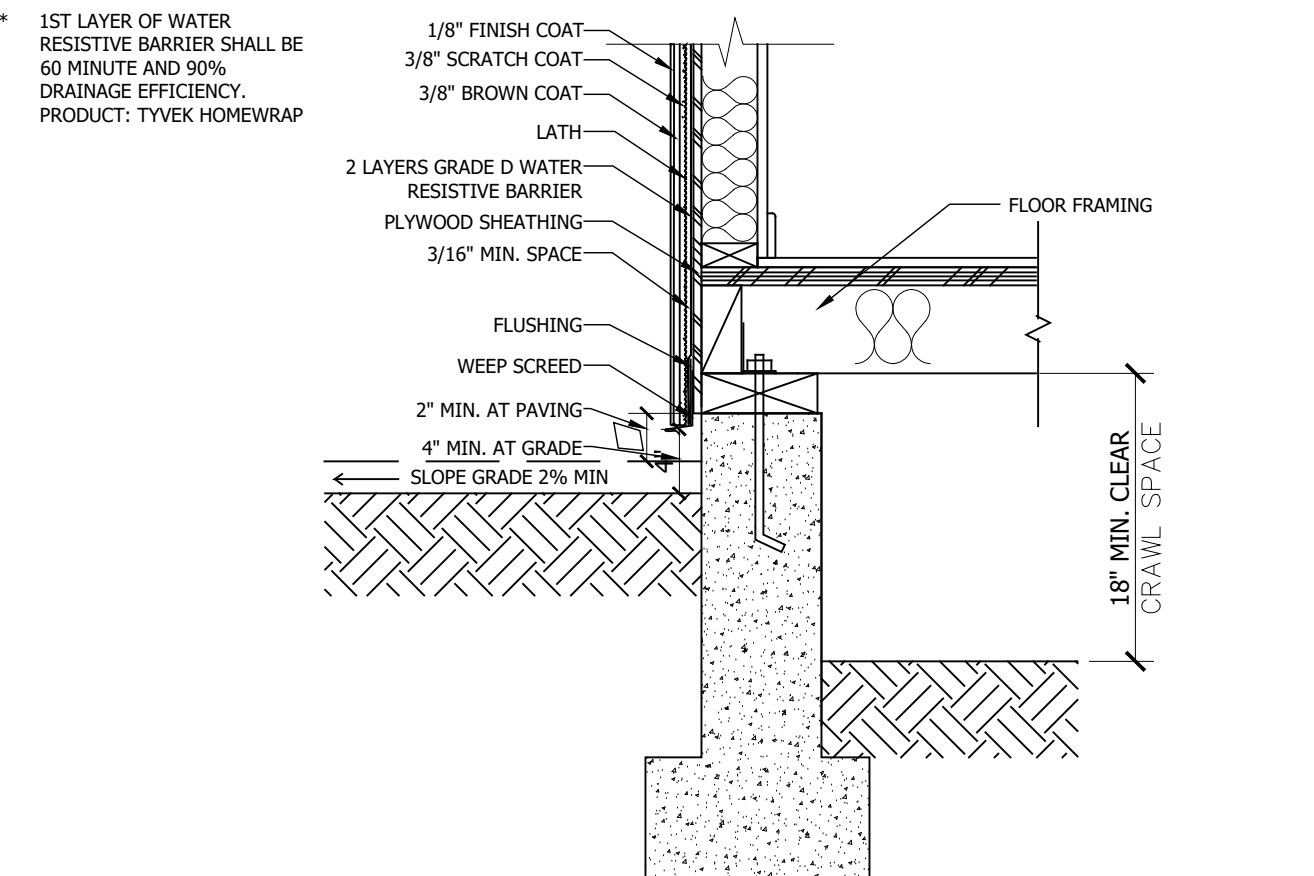
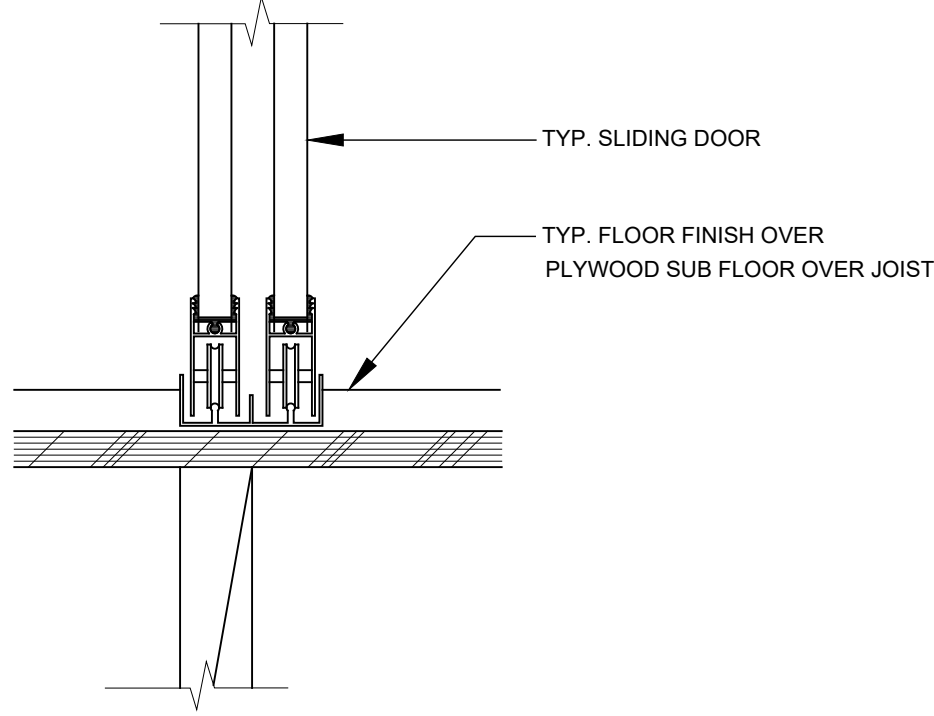
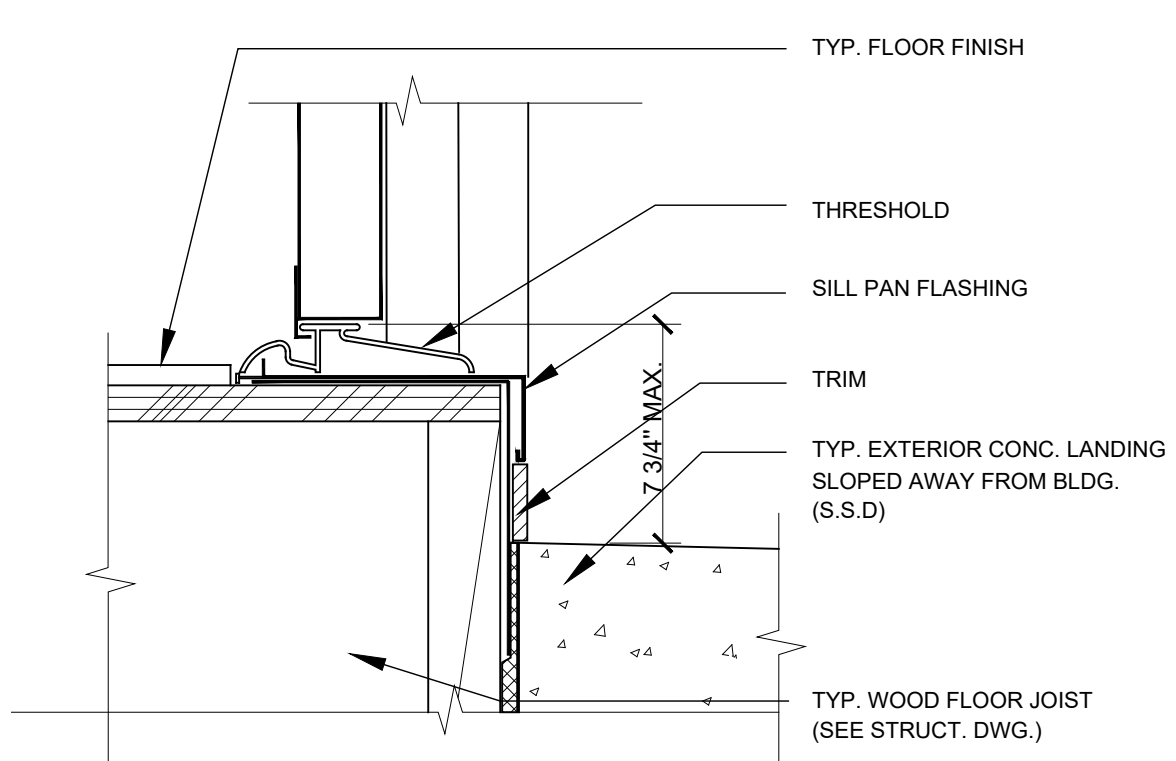
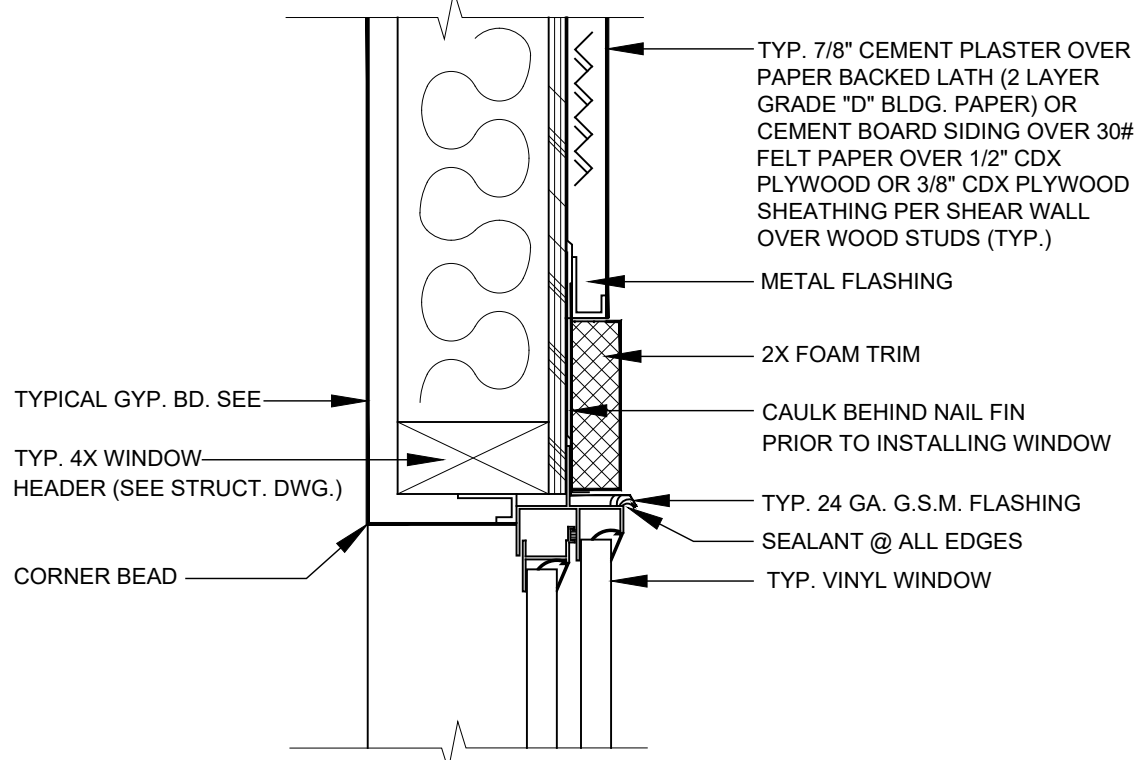
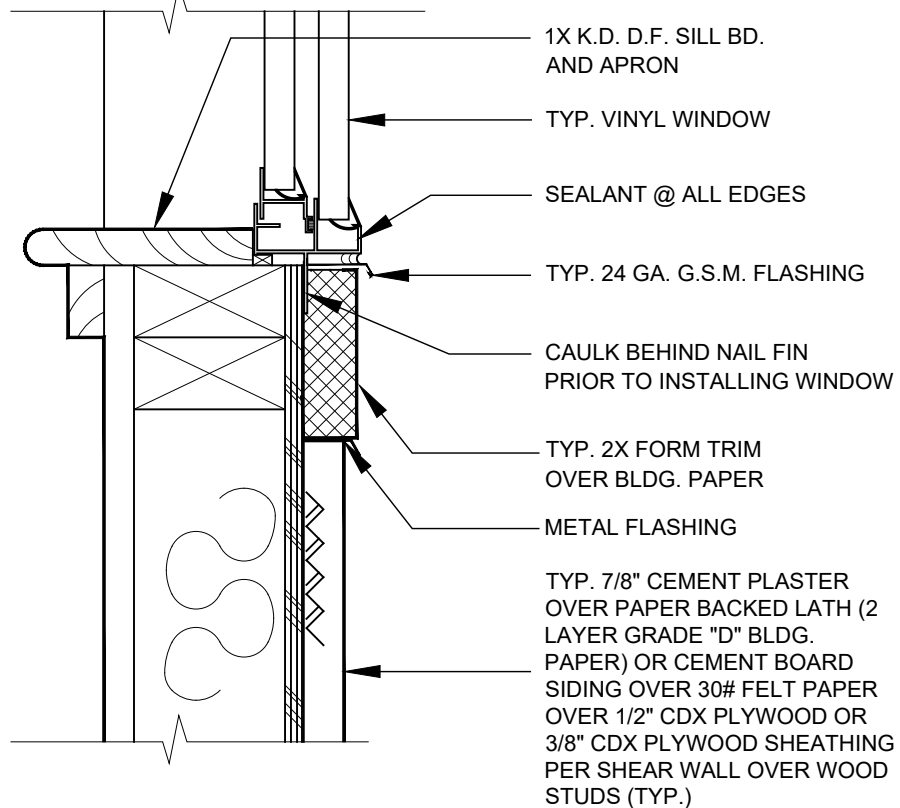
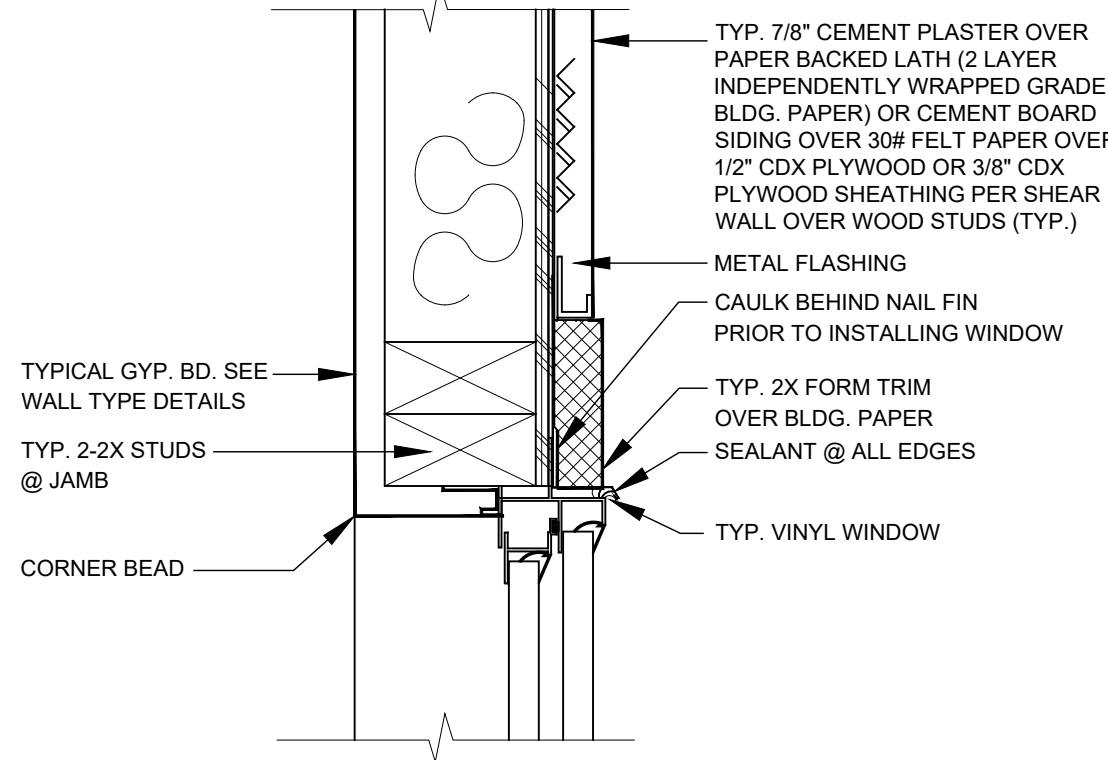
SHEET TITLE:

PROPOSED SECTION

SHEET OF:

A-4.0



|                                                                                      |     |    |                                                                                       |     |    |                                                                                       |     |   |                                                                                       |     |   |
|--------------------------------------------------------------------------------------|-----|----|---------------------------------------------------------------------------------------|-----|----|---------------------------------------------------------------------------------------|-----|---|---------------------------------------------------------------------------------------|-----|---|
|     |     |    |    |     |    |    |     |   |    |     |   |
| SKYLIGHT                                                                             | NTS | 13 | EXTERIOR SLIDING GLASS DOOR JAMB                                                      | NTS | 9  | INTERIOR DOOR HEAD/JAMB                                                               | NTS | 5 | EXTERIOR DOOR HEAD                                                                    | NTS | 1 |
|     |     |    |     |     |    |    |     |   |    |     |   |
| SUN TUNNEL                                                                           | NTS | 14 | EXTERIOR SLIDING GLASS DOOR SILL                                                      | NTS | 10 | CLOSET SLIDING DOOR HEAD                                                              | NTS | 6 | EXTERIOR DOOR JAMB                                                                    | NTS | 2 |
|   |     |    |   |     |    |  |     |   |  |     |   |
| TYP. EAVE                                                                            | NTS | 15 | EXTERIOR STUCCO DETAIL                                                                | NTS | 11 | CLOSET SLIDING DOOR SILL                                                              | NTS | 7 | EXTERIOR DOOR SILL                                                                    | NTS | 3 |
|  |     |    |  |     |    |  |     |   |                                                                                       |     |   |
| VINYL WINDOW HEAD                                                                    | NTS | 12 | VINYL WINDOW SILL                                                                     | NTS | 8  | VINYL WINDOW JAMB                                                                     | NTS | 4 |                                                                                       |     |   |

FOR APPROVAL STAMP ONLY:

LADC

DESIGN•BUILD•MANAGEMENT

LADC CONSULTING INC.  
2380 CUME DR, STE. E  
SAN JOSE, CA 95131

OFFICE: (408) 642-1628  
FAX: (408) 642-1539  
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CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

HAN'S RESIDENCE  
NEW CONSTRUCTION

1619 ELLIS, AVE.  
MILPITAS, CA 95035  
APN 29-21-033

| # | DATE      | DESCRIPTION              |
|---|-----------|--------------------------|
| 0 | 7/16/2025 | FIRST PLANNING SUBMITTAL |
| 1 | 8/27/2025 | 1ST PLANNING COMMENT     |
| 2 |           |                          |
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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

ARCHITECTURAL  
DETAIL

SHEET OF:

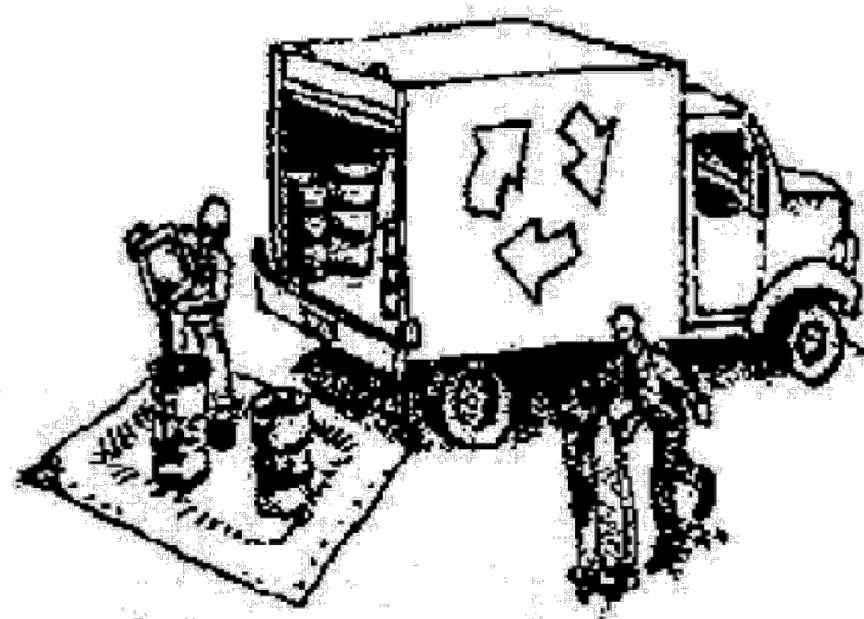
A-5.0



# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



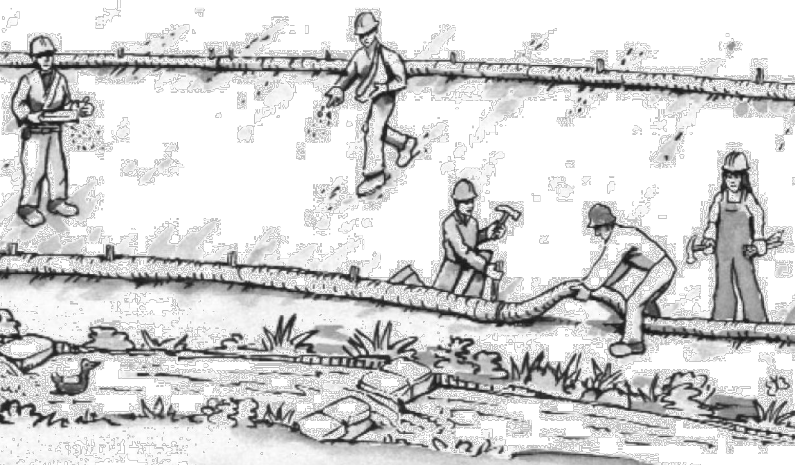
### Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

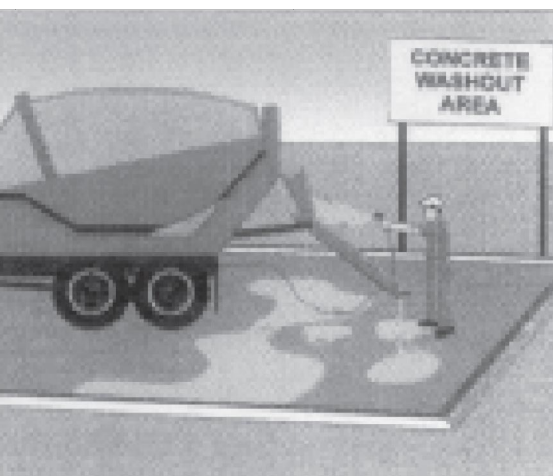
### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



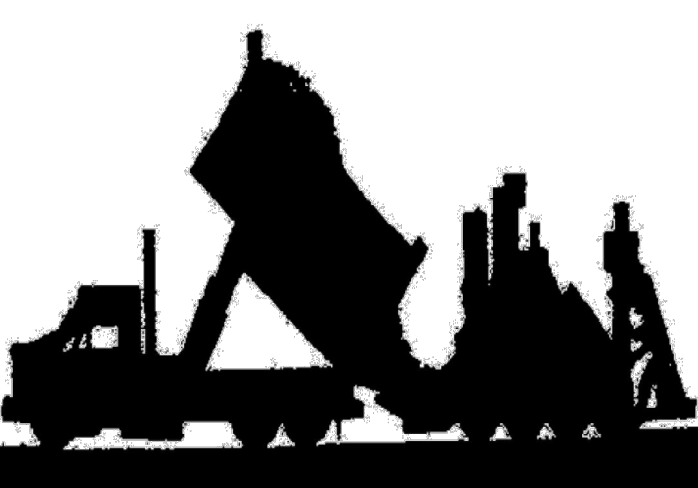
### Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work

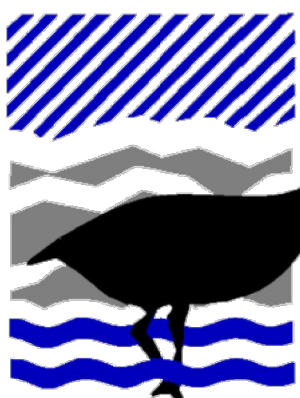


### Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

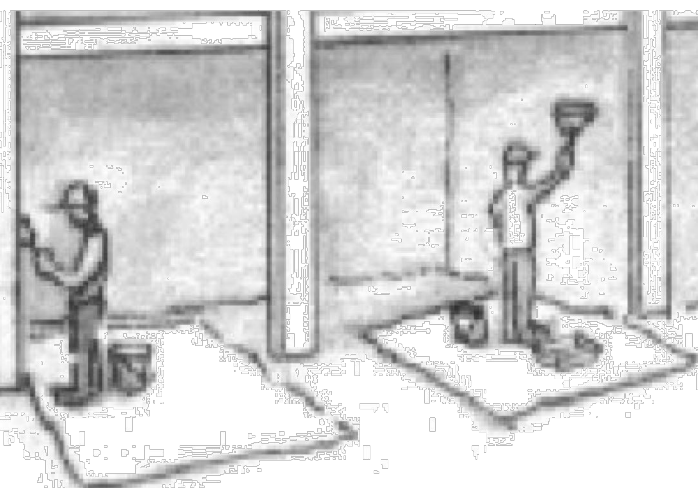
### Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley**  
**Urban Runoff**  
**Pollution Prevention Program**

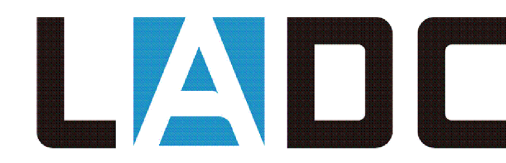
## Painting & Paint Removal



### Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

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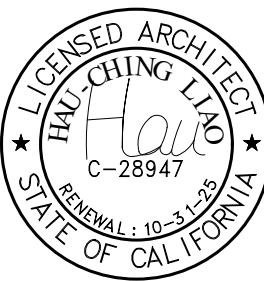


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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

CLEAN BAY BLUEPRINT

SHEET OF:

BMP-1

Storm drain polluters may be liable for fines of up to \$10,000 per day!



CITY OF MILPITAS  
Building Safety Department  
455 E. Calaveras Blvd.  
Milpitas, CA 95035  
408-586-3240  
[www.milpitas.gov](http://www.milpitas.gov)



2022 CALGREEN  
MANDATORY MEASURES  
CHECKLIST  
(RESIDENTIAL)

| <b>This checklist applies to newly constructed buildings, and 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. (301.1.1)</b>                                                                                                                                                                                                                                                                                                             |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Parenthetical references are to the noted section of the 2022 <i>California Green Building Code</i> , unless stated otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |
| Feature or Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Required |
| <b>RESIDENTIAL MANDATORY MEASURES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |
| <b>Site Development (4.106)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |
| <b>Projects less than one acre:</b> 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.<br><b>Projects one acre or more:</b> Newly constructed projects or additions shall comply with Milpitas Municipal Code Title 2 Chapter 13 for erosion and sediment controls, the City of Milpitas Enforcement Response Plan for Construction Site Control, and the California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit requirements. | CG-1     |
| Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A-1.0    |
| <b>Electric vehicle (EV) charging for new construction.</b> New construction shall comply with sec. 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 <i>California Electrical Code (CEC)</i> , Article 625.                                                                                                                                                                                                                                                                                                                          | CG-1     |
| <b>New one- and two-family dwellings and Townhouses with private garages.</b> Each dwelling unit shall be installed with listed raceways capable of supporting EVSE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CG-1     |
| <b>New multifamily dwellings, hotels, and motels.</b><br><b>EV Capable.</b> 10% of the total parking spaces on a building site shall be EV spaces capable of supporting future Level II EVSE.                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N/A      |
| <b>EV Ready.</b> 25% of the total parking spaces shall be equipped with low power Level 2 EV charging receptacles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A      |
| <b>20 or more units.</b> 5% of the total parking spaces shall be equipped with Level 2 EVSE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A      |
| <b>ENERGY EFFICIENCY (4.201)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |
| For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CG-1     |
| <b>WATER EFFICIENCY AND CONSERVATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |
| <b>Indoor Water Use (4.303)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |
| All noncompliant plumbing fixtures in any single-family and multi-family residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to final inspection. (See also California Civil Code sec. 1101.4 and 1101.5)                                                                                                                                                                                                                                                                                                                                                           | CG-1     |
| <b>Water closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gpf. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.<br><b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.                                                                                                                                                                                                                                               | CG-1     |
| <b>Urinals.</b> The effective flush volume of wall-mounted urinals shall not exceed 0.125 gpf, and other urinals shall not exceed 0.5 gpf.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CG-1     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Single showerheads.</b> Showerheads shall have a max. flow rate of not more than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.                                                                                                                                                                                                                                                 | CG-1 |
| <b>Multiple showerheads serving one shower.</b> When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.                                                                                                                               | CG-1 |
| <b>Residential lavatory faucets.</b> The max. flow rate of residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.                                                                                                                                                                                                                                                    | CG-1 |
| <b>Lavatory faucets in common and public use areas.</b> The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.                                                                                                                                                                                                                               | CG-1 |
| <b>Metering faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.                                                                                                                                                                                                                                                                                                                                        | CG-1 |
| <b>Kitchen faucets.</b> The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 60 psi.                                                                                                                                                                                                                                                                                                                                                                           | CG-1 |
| <b>Outdoor Water Use (4.304)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |
| <b>Outdoor potable water use in landscape areas.</b> Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.                                                                                                                                                                                        | CG-1 |
| <b>Water Reuse Systems (4.305)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |      |
| <b>(RESERVED)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |
| <b>MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |      |
| <b>Enhanced Durability and reduced Maintenance (4.406)</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |      |
| <b>Rodent proofing.</b> Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the enforcing agency.                                                                                                                                                            | CG-1 |
| <b>Construction Waste Reduction, Disposal and Recycling (4.408)</b>                                                                                                                                                                                                                                                                                                                                                                                                         |      |
| <b>Construction waste management.</b> Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either sec. 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.                                                                                                                                                                            | CG-1 |
| <b>Documentation.</b> Documentation shall be provided to the City of Milpitas Solid Waste Division which demonstrates compliance prior to final inspection.                                                                                                                                                                                                                                                                                                                 | CG-1 |
| <b>Building Maintenance and Operation (4.410)</b>                                                                                                                                                                                                                                                                                                                                                                                                                           |      |
| <b>O&amp;M Manual.</b> An operation and maintenance manual shall be available in the building at the time of final inspection.                                                                                                                                                                                                                                                                                                                                              | CG-2 |
| <b>Recycling by Occupants.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. | N/A  |
| <b>ENVIRONMENTAL QUALITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |      |
| <b>Fireplaces (4.503)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |      |
| <b>Bay Area Air Quality Management District.</b> Only gas fireplaces, pellet-fueled devices, or E.P.A. certified wood-burning devices may be installed in new buildings, added to or replace wood-burning devices in existing buildings, or be used when reconstructing or repairing a wood-burning device [Milpitas Municipal Code II-15].                                                                                                                                 | CG-2 |
| Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits.                                                                                                                                                                                                                                                                                                    | CG-2 |

CAL-GREEN NOTES:

- PROJECTS LESS THAN ONE ACRE: PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
- PROJECTS ONE ACRE OR MORE: NEWLY CONSTRUCTED PROJECTS OR ADDITIONS SHALL COMPLY WITH MILPITAS MUNICIPAL CODE TITLE 2 CHAPTER 13 FOR EROSION AND SEDIMENT CONTROLS, THE CITY OF MILPITAS ENFORCEMENT RESPONSE PLAN FOR CONSTRUCTION SITE CONTROL, AND THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SAN FRANCISCO BAY REGION MUNICIPAL REGIONAL STORMWATER NPDES PERMIT REQUIREMENTS.
- ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SEC. 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 CALIFORNIA ELECTRICAL CODE (CEC), ARTICLE 625.
- NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH PRIVATE GARAGES. EACH DWELLING UNIT SHALL BE INSTALLED WITH LISTED RACEWAYS CAPABLE OF SUPPORTING EVSE.
- FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.
- ALL NONCOMPLIANT PLUMBING FIXTURES IN ANY SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL REAL

- PROPERTY SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO FINAL INSPECTION. (SEE ALSO CALIFORNIA CIVIL CODE SEC. 1101.4 AND 1101.5)
- WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GPF. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
- THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GPF, AND OTHER URINALS SHALL NOT EXCEED 0.5 GPF.
- SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

- THE MAX. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI.
- THE MAX. FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
- METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.
- THE MAX. FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI.
- RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND

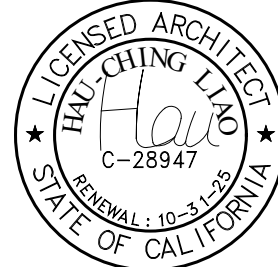
- DEMOLITION WASTE IN ACCORDANCE WITH EITHER SEC. 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.
- DOCUMENTATION SHALL BE PROVIDED TO THE CITY OF MILPITAS SOLID WASTE DIVISION WHICH DEMONSTRATES COMPLIANCE PRIOR TO FINAL INSPECTION.

FOR APPROVAL STAMP ONLY:



CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

HAN'S RESIDENCE  
NEW CONSTRUCTION  
1619 ELLIS, AVE.  
MILPITAS, CA 95035  
APN 29-21-033

| # | DATE      | DESCRIPTION              |
|---|-----------|--------------------------|
| 0 | 7/16/2025 | FIRST PLANNING SUBMITTAL |
| 1 | 8/27/2025 | 1ST PLANNING COMMENT     |
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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

CAL-GREEN CHECKLIST

SHEET OF:

CG-1



| Pollutant Control (4.504)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |
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| <b>Cover vent openings.</b> At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered.                                                                                                                                                                                                                                                                                                               | <u>CG-2</u> |
| <b>Finish material pollutant control.</b><br>Adhesives, sealants, and caulks shall be compliant with VOC limits as shown in Table 4.504.1 or 4.504.2, as applicable.                                                                                                                                                                                                                                                                                                                                                                                                             | <u>CG-2</u> |
| Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (no more than 1 pound in weight no more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements.                                                                                                                                                                                                                                                                                                                                                          | <u>CG-2</u> |
| <b>Paints and coatings.</b> Paints, stains, and other coatings shall be compliant with VOC limits as shown in Table 4.504.3.                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <u>CG-2</u> |
| <b>Aerosol Paints and Coatings.</b> Shall meet the Product-Weighted MIR limits for ROC and comply with the BAAQMD percent VOC by weight of product limits of Regulation 8, Rule 49.                                                                                                                                                                                                                                                                                                                                                                                              | <u>CG-2</u> |
| <b>Carpet.</b> All carpet and carpet cushion shall meet the requirements of the CDPH “Standard Method for the Testing of Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers”.                                                                                                                                                                                                                                                                                                                                                    | <u>CG-2</u> |
| <b>Carpet adhesive.</b> Shall meet the requirements of Table 4.504.1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>CG-2</u> |
| <b>Resilient flooring systems.</b> At least 80% of floor area receiving resilient flooring shall meet the requirements of CDPH “Standard Method for the Testing of Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers”.                                                                                                                                                                                                                                                                                                          | <u>CG-2</u> |
| <b>Composite wood products.</b> Hardwood plywood, particleboard, and medium density fiberboard (MDF) used on interior or exterior of the building shall comply with formaldehyde emission limits per Table 4.504.5.                                                                                                                                                                                                                                                                                                                                                              | <u>CG-2</u> |
| <b>Documentation.</b> Verification of compliance hall be provided to the City building inspector.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <u>CG-2</u> |
| Interior Moisture Control (4.505)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |
| <b>Concrete Slab Foundations.</b> Concrete slab foundations required to have a vapor retarder by the California Building Code or the California Residential Code shall have a capillary break installed in compliance with section 4.505.2.1.                                                                                                                                                                                                                                                                                                                                    | <u>CG-2</u> |
| <b>Moisture content of building materials.</b><br>Building materials with visible signs of water damage shall not be installed.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>CG-2</u> |
| Wall and floor framing shall not to exceed 19% moisture content at time of enclosure. Moisture content shall be verified in compliance with section 4.505.3.                                                                                                                                                                                                                                                                                                                                                                                                                     | <u>CG-2</u> |
| Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.                                                                                                                                                                                                                                                                                                                                                                                                                                                | <u>CG-2</u> |
| Indoor Air Quality and Exhaust (4.506)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |
| <b>Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated, and exhaust fans shall be ENERGY STAR rated and ducted to terminate outside.                                                                                                                                                                                                                                                                                                                                                                                                                       | <u>CG-2</u> |
| Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control adjustable between a relative humidity range of ≤50% to max. 80%.                                                                                                                                                                                                                                                                                                                                                                          | <u>CG-2</u> |
| Environmental Comfort (4.507)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |
| <b>Heating and air-conditioning systems.</b> Shall be sized, designed, and have their equipment selected using the following methods:<br>1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design methods.<br>2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems) or other equivalent design software or methods.<br>3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or other equivalent design methods. | <u>CG-2</u> |

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| INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Qualifications (702)                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |
| <b>Installer training.</b> HVAC system installers are trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.                                                                                                                                                                                                                                                       | <u>CG-2</u> |
| <b>Special inspection.</b> Special inspectors employed by the owner or owner’s agent shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection to be performed and shall have a certification or qualifications acceptable to the enforcing agency.<br><b>Note:</b> Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with CALGreen. | <u>CG-2</u> |
| Verifications (703)                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |
| <b>Documentation.</b> Documentation used to show compliance with CALGreen shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency, which demonstrate substantial conformance.                                                                                                                                                                 | <u>CG-2</u> |

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1/1/2023

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CAL-GREEN NOTES:

- AN OPERATION AND MAINTENANCE MANUAL SHALL BE AVAILABLE IN THE BUILDING AT THE TIME OF FINAL INSPECTION
- ONLY GAS FIREPLACES, PELLET-FUELED DEVICES, OR E.P.A. CERTIFIED WOOD-BURNING DEVICES MAY BE INSTALLED IN NEW BUILDINGS, ADDED TO OR REPLACE WOOD-BURNING DEVICES IN EXISTING BUILDINGS, OR BE USED WHEN RECONSTRUCTING OR REPAIRING A WOOD-BURNING DEVICE [MILPITAS MUNICIPAL CODE II-15]. GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE. WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS.
- AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
- ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. AEROSOL ADHESIVES AND SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (NO MORE THAN 1 POUND IN WEIGHT NO MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS.
- PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3.
- SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND COMPLY WITH THE BAAQMD PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.
- ALL CARPET AND CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CDPH “STANDARD METHOD FOR THE TESTING OF EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS”. CARPET ADHESIVE. SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.
- AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF CDPH “STANDARD METHOD FOR THE TESTING OF EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING

- ENVIRONMENTAL CHAMBERS”.
- HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) USED ON INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH FORMALDEHYDE EMISSION LIMITS PER TABLE 4.504.5.
- DOCUMENTATION. VERIFICATION OF COMPLIANCE HALL BE PROVIDED TO THE CITY BUILDING INSPECTOR.
- CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE OR THE CALIFORNIA RESIDENTIAL CODE SHALL HAVE A CAPILLARY BREAK INSTALLED IN COMPLIANCE WITH SECTION 4.505.2.1.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT TO EXCEED 19% MOISTURE CONTENT AT TIME OF ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH SECTION 4.505.3. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.
- EACH BATHROOM SHALL BE MECHANICALLY VENTILATED, AND EXHAUST FANS SHALL BE ENERGY STAR RATED AND DUCTED TO TERMINATE OUTSIDE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL ADJUSTABLE BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50% TO MAX. 80%.
- HEATING AND AIR-CONDITIONING SYSTEMS. SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
  - ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN METHODS.
  - SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL SECTIONS-2014 OR OTHER EQUIVALENT DESIGN METHODS.
- HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM
- SPECIAL INSPECTORS EMPLOYED BY THE OWNER OR OWNER'S AGENT SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION TO BE PERFORMED AND SHALL HAVE A CERTIFICATION OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY. NOTE: SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH CALGREEN.
- DOCUMENTATION USED TO SHOW COMPLIANCE WITH CALGREEN SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY, WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE

FOR APPROVAL STAMP ONLY:



CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:



PROJECTS:

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NEW CONSTRUCTION  
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APN 29-21-033

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DRAWN BY: WC  
CHECKED BY: CL  
PROJECT NO.: PD-24010

SHEET TITLE:

CAL-GREEN CHECKLIST

SHEET OF:

CG-2







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**Date:** August. 18, 2025

**Project Address:** 1619 Ellis Ave, Milpitas, CA 95035

**Project Name:** New Main House

**Permit #:** P-SD25-0008

## PROJECT DESIGN STATEMENT

The proposed new main house will utilize stucco as the primary exterior material, consistent with the materials and colors of the original building. This ensures continuity in appearance and maintains a cohesive visual character.

The structure has a maximum height of 17'-7", which will not obstruct views or adversely impact the privacy of adjacent properties. The house is sited in the location of a previously existing structure, thereby respecting the physical and environmental characteristics of the property and minimizing visual impacts on the surrounding neighborhood.

In terms of architectural design, the new main house is compatible with the existing surrounding neighborhood. The style, proportions, and color palette are consistent with nearby homes, ensuring visual harmony and neighborhood compatibility.

If you have any questions or need further information, please contact [info@ladc-arch.com](mailto:info@ladc-arch.com).

LADC Consulting, Inc.

Tel: 408-642-1628

Email: [info@ladc-arch.com](mailto:info@ladc-arch.com)