



# MILPITAS PLANNING COMMISSION AGENDA REPORT

## PUBLIC HEARING

Meeting Date: June 12, 2013

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**APPLICATION:** **CONDITIONAL USE PERMIT NO. UP13-0007, PIONEER DENTAL LABORATORY**

**APPLICATION SUMMARY:** A request to operate an 880 square foot dental laboratory within an existing multi-tenant commercial building.

**LOCATION:** 1291 S. Park Victoria Drive (APN 88-36-036)

**APPLICANT:** Allen He, 778 El Camino Real, San Carlos, CA-94070

**OWNER:** Shoker Devinder S and Rajwant K Trustee

**RECOMMENDATION:** **Staff recommends that the Planning Commission: Adopt Resolution No. 13-017 approving Conditional Use Permit No. UP13-0007 for Pioneer Dental Laboratory, subject to the conditions of approval.**

**PROJECT DATA:**

General Plan/  
Zoning Designation: General Commercial (GNC)/General Commercial (C2)

Overlay District: Site and Architectural Overlay (-S)

Related Permits: **UP09-0003**

Site Area: 0.59 Acres

Building Square Footage: 6,728 square feet

Tenant Square Footage: 880 square feet

Parking Spaces 33 spaces provided, 33 required

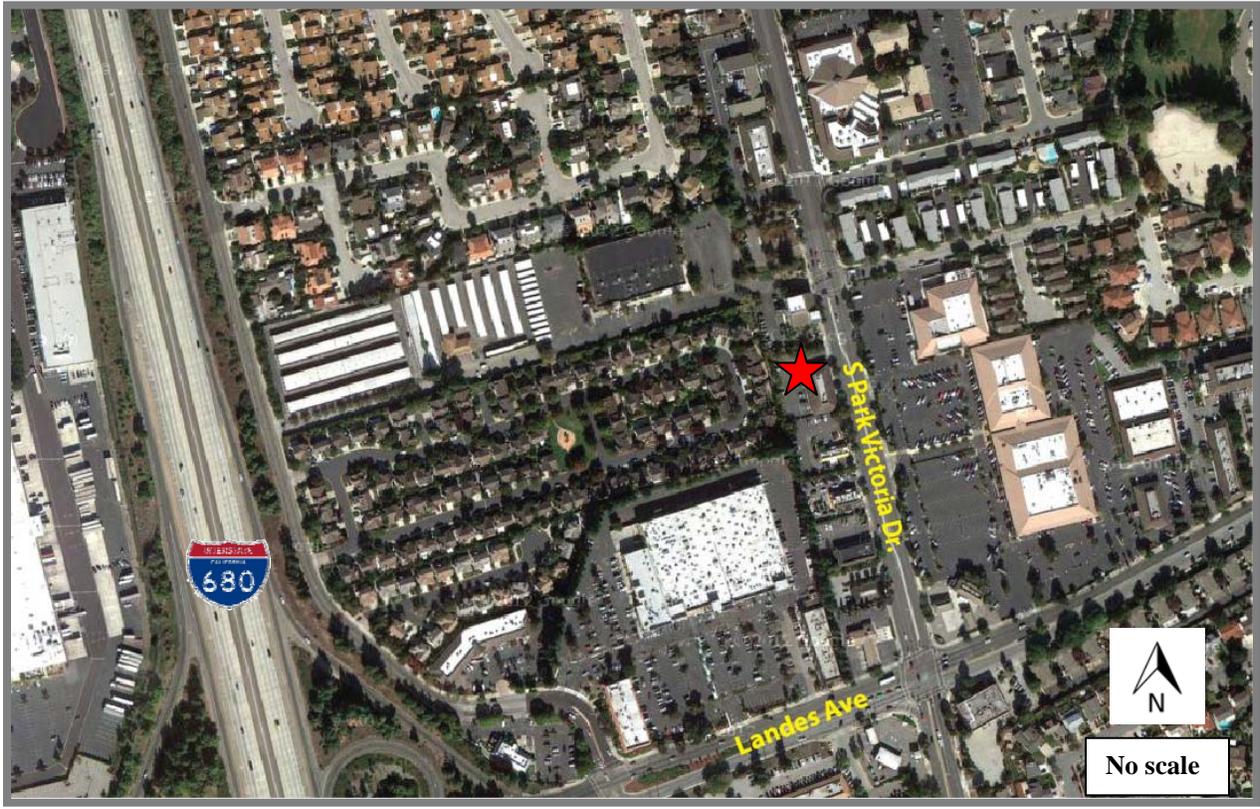
CEQA Determination: Categorically Exempt from further environmental review pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA).

**PLANNER:** Diana Pancholi, Planning Intern

**ATTACHMENTS:**

- A. Resolution No. 13-017
- B. Project Plans

### Project Location



★ PROJECT SITE



**BACKGROUND**

In December 1974, the Planning Commission approved Site and Architectural review to allow for the construction of a one story, 6,728 square foot commercial office building and related site improvements.

In May 2009, the Planning Commission approved a Conditional Use Permit to allow a 1,600 square foot grocery store located at 1291 South Park Victoria in the existing commercial building.

On April 25, 2013, Allen He of Ad Eleven Ten Architect, representing Dr. Devinder Shoker, submitted an application to operate an 880 square foot dental lab within an existing multi-tenant commercial building located at 1291 S Park Vitoria Drive. The use will occupy only partial tenant space facing the S Park Victoria Drive frontage. The application is submitted pursuant to Milpitas Municipal Code XI-10-5.02-1 (Medical Support Laboratories) and XI-10-57.04 (Conditional Use Permit) which allows Medical Support Laboratories within the General Commercial (C2) zoning district with Planning Commission approval of a Conditional Use Permit.

During a project site visit on May 17, 2013, Staff found that the Pioneer Dental Laboratory has already been functioning at this location without a business license, occupancy permit, and conditional use permit during the past year. During the site visit, the business owner and property owner were made aware of these requirements.

**PROJECT DESCRIPTION**

The project site is located on a 0.59 acre site located at the southwest corner of the intersection at South Park Victoria and Big Bend Drive across from Parktown Shopping Center. The site is currently developed with a 6,728 square foot multi-tenant commercial building designed with a heavy cedar shake mansard roof and rustic vertical siding walls. The site has one two-way driveway entrance that is accessed from South Park Victoria Drive. At the rear of the lot is a parking lot area that provides thirty-five (35) parking spaces. There is existing landscaping throughout the site. A vicinity map of the subject site location is included on the previous page.

The project site is zoned and designated General Commercial (C2). Surrounding land uses include commercial and professional office uses to the north and south, commercial retail to the west, and residential homes to the immediate east.

***Floor Plan***

The proposed layout consists of office, various work benches and two utility rooms. The proposed floor plan also includes two Americans with Disabilities Act (ADA) compliant lavatories. One of the lavatories is placed towards the rear in the Dental Lab tenant area. The other additional lavatory is located closer to the adjoining tenant space in the same unit and is accessible from both tenant spaces. The dental lab staff can access the other lavatory only through the lavatory in their tenant area. This could create operational difficulties. Staff *recommends* as a conditional approval that the two tenant spaces should be separated by a partition wall to maintain and provide privacy to the lavatory uses.

***Development Standards*****Parking**

As proposed, the project would have sufficient on-site parking. The site was originally parked at a ratio of one space per 200 square feet of gross floor area. Based on the Milpitas Parking Ordinance the project site requires a total of 33 parking spaces. The site currently provides 33 parking spaces including two (2) ADA compliant parking spaces. The proposed dental laboratory use is parked at a parking ratio of one space per 300 square feet of gross floor area, which requires three parking spaces. The project satisfies the parking requirement by providing the three required parking spaces. The parking requirements as per Code section XI-53.09.C are summarized below:

**Table 1: Parking Summary**

<b>Tenant</b>	<b>Tenant Square Footage (SF)</b>	<b>Parking Ratio</b>	<b>Required Parking</b>
Martial Art Studio	1530	1 space per 150 sq. ft.	11
Tutoring center	767	1 space per 500 sq. ft.	2
Dental Office	2616	1 space per 225 sq. ft.	12
Neil Salon	973	1 space per 200 sq. ft.	5
Proposed Dental Laboratory	880	1 space per 300 sq. ft.	3
<b>Total Required</b>			<b>33</b>
<b>Total Provided</b>			<b>33</b>

**REQUIRED FINDINGS**

A finding is a statement of fact relating the information that the Planning Commission or City Council has considered in making a decision. Findings shall discuss the rationale behind the decision to take a certain action.

To approve the Conditional Use Permit application, the Planning Commission must make the following findings pursuant to Milpitas Municipal Code Section XI-10-57-04:

- 1. The proposed project use at the proposed location will not be detrimental or injurious to the property or improvements in the vicinity nor to the public health, safety, and general welfare.*

Granting the project a Conditional Use permit will improve the property and vicinity relative to public health, safety, and general welfare in that the use at this location is suitable and appropriate given the use will complement the nearby dental office and other professional office uses within the center. The proposed use would be compatible with adjacent residential homes in that the use does not generate noise, odors, and generates less traffic than other retail uses that are permitted in the Neighborhood Commercial District. The proposed dental laboratory does not involve industrial operations or equipment. If the

conditional use permit is approved, the dental laboratory will be conforming legal use as conditioned and the work completed in accordance with all building and fire code requirements and regulations to ensure compliance with public health and safety requirements.

2. *The proposed use is consistent with the Milpitas General Plan.*

The proposed use is consistent with the Milpitas General Plan in that the project promotes the development of small businesses and expands employment opportunities. The table below outlines the project's consistency with applicable General Plan Guiding Principles and Implementing Policies:

**Table 2: General Plan Consistency**

Policy	Consistency Finding
<p><i>Implementing Policy 2.a-I-7</i></p> <p>Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention.</p>	<p><b>Consistent.</b> The project promotes the development of small businesses and expands employment opportunities.</p>

3. *The proposed use is consistent with the Milpitas Zoning Ordinance.*

The primary consideration of a Conditional Use Permit is the project's compatibility with surrounding uses and ensuring that its operations do not negatively impact neighboring properties. The proposed use conforms to the Commercial Zoning Ordinance in terms of land use in that dental laboratories are conditionally permitted. The proposed project is conditionally permitted in the General Commercial zoning district and in compliance with the development standards and parking requirements. The project maintains the existing development standards in terms setbacks, height, floor area ratio, and parking in that the project requires four parking spaces based on a parking ratio of 1/300 for medical laboratories is satisfied by the three parking spaces allocated to the tenant space based on a ratio of 1/200 when the site was originally approved and developed. The project does not propose any exterior modifications.

Staff believes the Planning Commission can make these findings for a conditional use permit for a dental laboratory use within an existing multi-tenant commercial building based in the information set forth above.

**ENVIRONMENTAL REVIEW**

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). The project request is to operate an 880 square foot dental laboratory use within an existing commercial service building. The proposed dental laboratory does not generate additional traffic than the retail use that was originally anticipated for the center.

**PERMIT STREAMLINING ACT**

The project is subject to the Permit Streamlining Act, requesting the City to deem the application complete or incomplete within 30 calendar days.

*Project Received:* April 25, 2013

*Deemed Complete:* May 15, 2013

This project is Categorical Exempt per Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA). The City will have 60 days (until November 15, 2013) to make a decision on the project.

**PUBLIC COMMENT/OUTREACH**

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

Notice of Public Hearing	Agenda
<ul style="list-style-type: none"> <li>▪ Posted on the site <i>(14 days prior to the hearing)</i></li> <li>▪ Six (6) notices mailed to property owners and residents adjacent to the project site <i>(10 days prior to the hearing)</i></li> <li>▪ Posted on the City's official notice bulletin board <i>(10 days prior to the hearing)</i></li> </ul>	<ul style="list-style-type: none"> <li>▪ Posted on the City's official notice bulletin board <i>(5 days prior to the hearing)</i></li> <li>▪ Posted on the City of Milpitas's Web site <i>(one week prior to the hearing)</i></li> </ul>

**CONCLUSION**

The project is consistent with the General Plan and conforms to the Commercial Zoning Ordinance in terms of land use and development standards. The project would provide a complementary and compatible use with the nearby dental offices. The proposed conditions of approval would provide the appropriate controls to ensure that the use does not have any negative impacts on the surrounding businesses and properties.

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission adopt Resolution No. 13-017 approving Conditional Use Permit No. UP13-0007, subject to the attached Conditions of Approval.

*Attachments:*

- A. Resolution No. 13-017
- B. Plans

**RESOLUTION NO. 13-017**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS,  
CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. UP13-0007 FOR OPERATION  
OF A 880 SQUARE FOOT DENTAL LABORATORY CALLED “PIONEER DENTAL  
LABORATORY” LOCATED WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED  
AT  
1291 SOUTH PARK VICTORIA DRIVE IN THE CITY OF MILPITAS.**

**WHEREAS**, on April 25, 2013, Allen He of Ad Eleven Ten Architect, representing Dr. Devinder Shoker, submitted an application to operate an 880 square foot dental laboratory within an existing multi-tenant commercial building located at 1291 South Park Vitoria Drive. The use will occupy only partial tenant space facing the South Park Victoria Drive frontage. The property is located at 1291 South Park Victoria Drive (APN 88-36-036), within the General Commercial 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 Planning Commission determine the project is categorical exempt; and

**WHEREAS**, on June 12, 2013, the Planning Commission 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 Planning Commission 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 proposed project is exempt from further environmental review pursuant to Section 15301, Class 1, (a) (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines because the project proposes to operate an 880 square foot dental laboratory within an existing multi-tenant commercial building located at 1291 South Park Vitoria Drive. The proposed dental laboratory does not generate additional traffic than the retail use that was originally anticipated for the center.

**Section 3:** The project is consistent with the policies and goals of General Plan in that it would expand employment opportunities and allows for the promotion of local business. The proposed use and location would be compatible and neighborhood serving to the adjacent land uses that includes commercial and residential uses.

**Section 4:** The project conforms to the General Commercial Zoning in terms of land use, development standards, and parking. The proposed dental laboratory is a conditionally permitted use in the General Commercial Zoning District.

**Section 5:** In accordance with the Municipal Code Section XI-10-57.04.F, the Planning Commission further finds that:

1. *The proposed project use at the proposed location will not be detrimental or injurious to the property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The proposed use will improve the property and vicinity relative to public health, safety, and general welfare in that the use at this location is suitable and appropriate given the use complement the nearby dental office and other professional office uses within the center. The proposed use would be compatible with adjacent residential homes in that the use does not generate noise, odors, and generates less traffic than other retail uses that are permitted in the Neighborhood Commercial District.

*2. The proposed use is consistent with the Milpitas General Plan.*

The proposed use is consistent with the policies and goals of General Plan in that it would expand employment opportunities and allows for the promotion of local business. The proposed use and location would be compatible and neighborhood serving to the adjacent land uses that includes commercial and residential uses.

*3. The proposed use is consistent with the Milpitas Zoning Ordinance.*

The proposed use conforms to the Commercial Zoning Ordinance in terms of land use in that dental laboratories are conditionally permitted. The proposed project is conditionally permitted in the General Commercial zoning district and in compliance with the development standards and parking requirements. The project maintains the existing development standards in terms setbacks, height, floor area ratio, and parking

**Section 6:** Based on the foregoing, the Planning Commission of the City of Milpitas hereby approves Conditional Use Permit No. UP13-0007 for the operation of “Pioneer Dental Laboratory”, subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Milpitas on June 12, 2013

\_\_\_\_\_ Chair

**TO WIT:**

**I HEREBY CERTIFY** that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on June 12, 2012, and carried by the following roll call vote:

<b>COMMISSIONER</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Lawrence Ciardella				
John Luk				
Rajeev Madnawat				
Sudhir Mandal				

<b>COMMISSIONER</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Zeya Mohsin				
Gurdev Sandhu				
Garry Barbadillo				
Demetress Morris				

**EXHIBIT 1**

**CONDITIONS OF APPROVAL FOR  
CONDITIONAL USE PERMIT NO. UP13-0007**

**Planning Department**

1. The owner or designee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on June 12, 2013, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee 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 Planning Commission, in accordance with the Zoning Ordinance.

2. Conditional Use Permit No. UP13-0007 shall become null and void if the project is not commenced within eighteen (18) months from the date of approval. Pursuant to Section 64.06(2) of the Zoning Ordinance of the City of Milpitas, if the project requires the issuance of a building permit, the project shall be deemed to have commenced when the date of the building permit is issued and/or a foundation is completed, if a foundation is a part of the project. If the project does not require the issuance of a building permit, the project shall be deemed to have commenced when dedication of any land or easement is required or complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
3. Pursuant to Section 64.07(1) of the Zoning Ordinance of the City of Milpitas, the owner or designee shall have the right to request an extension of the Conditional Use Permit No. UP13-0007 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein.
4. The project shall be operated in accordance with all local, State and federal regulations.
5. Prior to issuance of building permits, the owner or designee shall construct a partition wall to create a physical separation between both the lavatories to ensure functional operation of both the lavatories.
6. Prior to the issuance of building permits, the owner or designee shall include within the first four pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project.
7. If, at time of building permit review, there is an outstanding project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full.

# PIONEER DENTAL LAB

## CONDITIONAL USE PERMIT

**ELEVEN TEN**  
 Architect & Associates  
 223 Sycamore St  
 San Carlos, CA 94070  
 Tel. (408) 505-3805  
 simon@1110architect.com



### GENERAL NOTES

BY EXECUTING CONTRACTS, CONTRACTOR AND SUBCONTRACTORS REPRESENT THAT THEY HAVE:

VISITED THE SITE AND ITS SURROUNDING AND MADE DUE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES.

COMPARED DRAWINGS WITH EXISTING CONDITIONS AND INFORMED THEMSELVES OF CONDITIONS TO BE ENCOUNTERED, INCLUDING WORK BY OTHERS, IF ANY, BEING PERFORMED, AND NOTIFIED THE ARCHITECT OF AMBIGUITIES, INCONSISTENCIES, AND ERRORS THEY HAVE DISCOVERED WITHIN DRAWINGS OR BETWEEN SCOPE AND EXISTING CONDITIONS.

FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR COMPLETING THE WORK IN ACCORDANCE WITH PLANS AND OTHER CONTRACT DOCUMENT AT NO ADDITIONAL COST.

CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO CONDITIONS THEY CAN DETERMINE BY EXAMINING THE SITE AND PLANS AND OTHER CONTRACT DOCUMENTS.

CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO AMBIGUITIES, INCONSISTENCIES OR ERRORS WITHIN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS, WHEN SUCH AMBIGUITIES, INCONSISTENCIES, OR ERROR ARE KNOWN TO CONTRACTOR OR SUBCONTRACTOR BEFORE CONTRACT EXECUTION UNLESS CONTRACTOR OR SUBCONTRACTOR HAS NOTIFIED THE OWNER IN WRITING OF SUCH CONDITION BEFORE EXECUTION OF AGREEMENT BETWEEN OWNER AND CONTRACTOR.

CONTRACTOR SHALL ACCEPT THE SITE AND THE EXISTING SURROUNDING IN THE CONDITIONS IN WHICH THEY EXIST AT THE TIME CONTRACTOR IS GIVEN ACCESS TO BEGIN THE WORK.

DAMAGE CAUSED BY CONTRACTOR TO EXISTING STRUCTURES, AND WORK BY OTHERS SHALL BE REPAIRED BY CONTRACTOR AND LEFT IN AS GOOD CONDITIONS AS EXISTING BEFORE THE DAMAGING, UNLESS SUCH EXISTING WORK IS SHOWN TO BE REMOVED OR REPLACED BY NEW WORK.

- COMPLETE DOCUMENTATION OF EXISTING CONSTRUCTION IS NOT AVAILABLE. DIMENSIONS, LAYOUT, EXISTING MATERIALS, AND CONCEALED CONDITIONS HAVE NOT NECESSARILY BEEN VERIFIED AND AREA NOT REPRESENTED TO BE ACCURATE BEYOND THE LEVEL NECESSARY TO DEFINE THE APPROXIMATE SCOPE OF SURFACE RENOVATION AND SYSTEM REPLACEMENT.
- IMMEDIATELY UPON ENTERING THE SITE FOR PURPOSES OF BEGINNING WORK, LOCATE GENERAL REFERENCE POINTS AND LAY OUT WORK AND BE RESPONSIBLE FOR LINES ELEVATION AND MEASUREMENTS, AND WORK EXECUTED UNDER THIS CONTRACT. EXERCISE PROPER PRECAUTIONS TO VERIFY FIGURES SHOWN ON PLANS BEFORE LAYING OUT WORK.
- 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 BUSINESS OWNER, THE ARCHITECT AND HIS CONSULTANTS FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECTS.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.

### CONTACT LIST

**OWNER**  
 DR. SHOKER DDS  
 408.876.8640  
 1293 S PARK VICTORIA DR  
 MILPITAS CA 95035  
 DEVINDERSHOKER@YAHOO.COM

**TENANT**  
 PIONEER DENTAL LAB  
 CONTACT PERSON:  
 MICHAEL  
 408.942.6494

**ARCHITECT**  
 ELEVEN TEN ARCHITECTS  
 223 SYCAMORE ST  
 SAN CARLOS, CA 94070

PROJECT ARCHITECT  
 SIMON LIN  
 408.505.3805  
 simon@1110architect.com

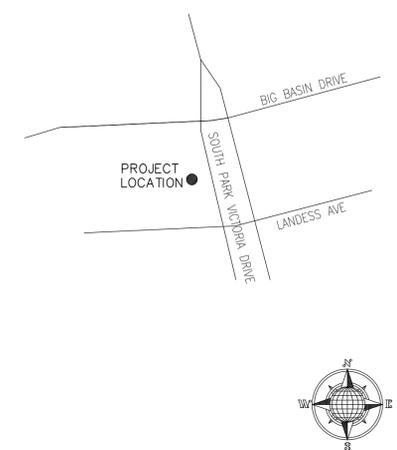
### APPLICABLE CODES

CALIFORNIA BUILDING CODE	2010
CALIFORNIA MECHANICAL CODE	2010
CALIFORNIA PLUMBING CODE	2010
CALIFORNIA ELECTRICAL CODE	2010
CALIFORNIA FIRE CODE	2010
CALIFORNIA ENERGY EFFICIENCY STANDARDS	2010

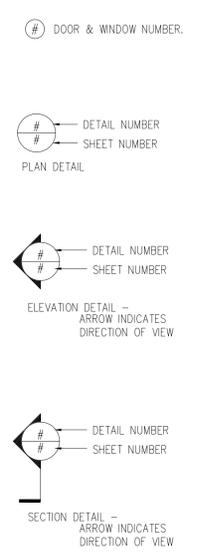
### DRAWING INDEX

ARCHITECTURAL  
 A0 COVER SHEET  
 A1 SITE PLAN AND SITE DETAILS  
 A2 FLOOR PLAN, REFLECTED CEILING PLAN

### VICINITY MAP



### SYMBOL



### PROJECT DATA

GOVERNING AGENCY: CITY OF MILPITAS
APN: 088-36-036
LOT SIZE: 25,932 SQ. FT
CONSTRUCTION TYPE: TYPE VB
SPRINKLER: NO
FIRE ALARM SYSTEM: YES
EXISTING TOTAL BUILDING AREA: 6,767 SQ. FT.
NUMBER OF STORY: 1
OCCUPANCY GROUP: B
PROJECT AREA: APPROX. 880 SQ. FT.
TOTAL OFF STREET PARKING:
REGULAR STALL: 30
H.C. STALL: 2
TOTAL PARKING 32

### PROJECT DESCRIPTION

THIS PROJECT IS TO DIVIDE AN EXISTING TENANT SPACE IN AN EXISTING 1-STORY COMMERCIAL BUILDING, INTO TWO TENANT SPACES, AND IMPROVE ONE OF THE TWO TENANT SPACES, WHICH IS 830 SQ. FT., IN ORDER TO ACCOMMODATE FOR A DENTAL LAB. A COMMON AREA OF 35 SF. FT. WOULD ALSO BE CREATED, WHERE ELECTRICAL SUB PANELS, AND HVAC THERMOSTAT WOULD BE LOCATED. IT CONSISTS OF THE FOLLOWING SCOPE OF WORK:

- NEW ADA COMPLIANT RESTROOM
- NEW PARTITION WALLS AND DOORS
- NEW DENTAL LAB EQUIPMENT, WORK STATIONS
- MODIFY EXITING ELECTRICAL WIRING

PIONEER DENTAL LAB  
 TENANT IMPROVEMENT

1291 S. PARK VICTORIA DRIVE, MILPITAS, CA 95035

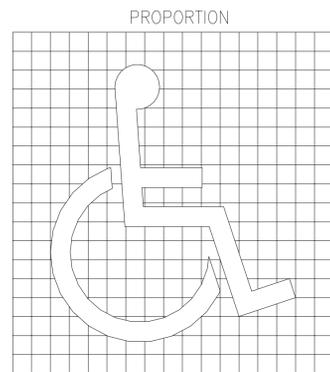
### SHEET REVISIONS

▲ PLANNING SUBMITTAL	04/23/2013

Sheet Title:  
**COVER SHEET**  
**PROJECT DATA**

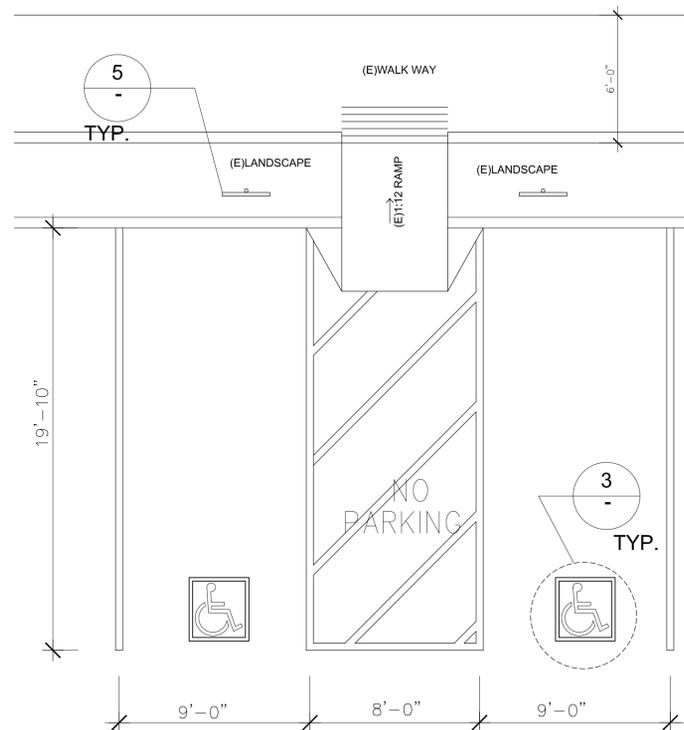
DATE: 3.13.2013  
 SCALE: AS SHOWN  
 SHEET NO.

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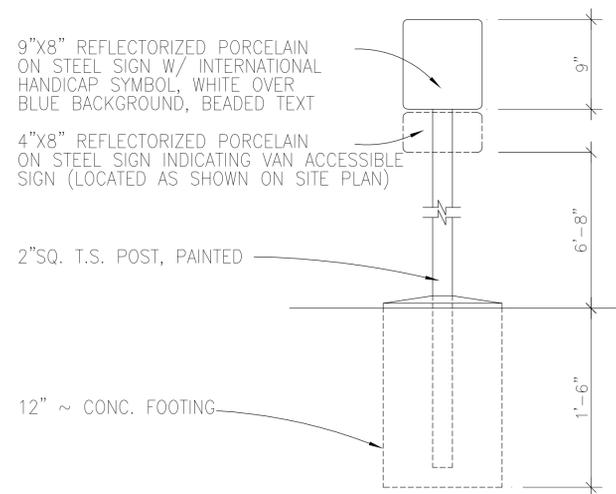


PAINT SYMBOL WITH 2-COATS  
H.D. TRAFFIC PAINTED

**3. (E)ACCESSIBILITY SIGN** N.T.S.

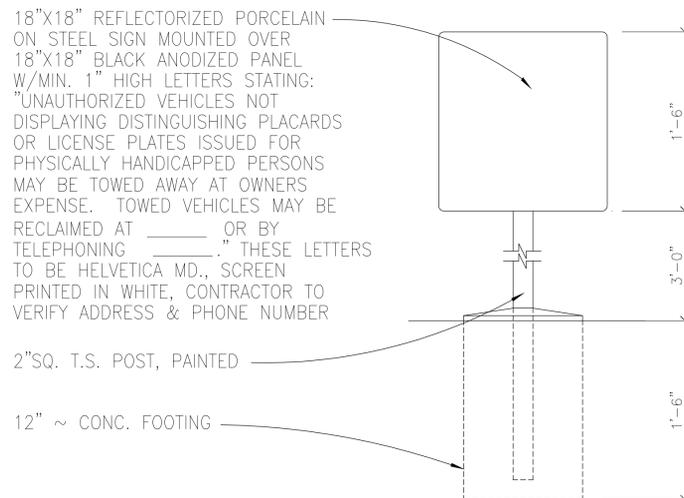


**2. (E)H.C. ACCESSIBLE PARKING** 1/4"=1'-0"

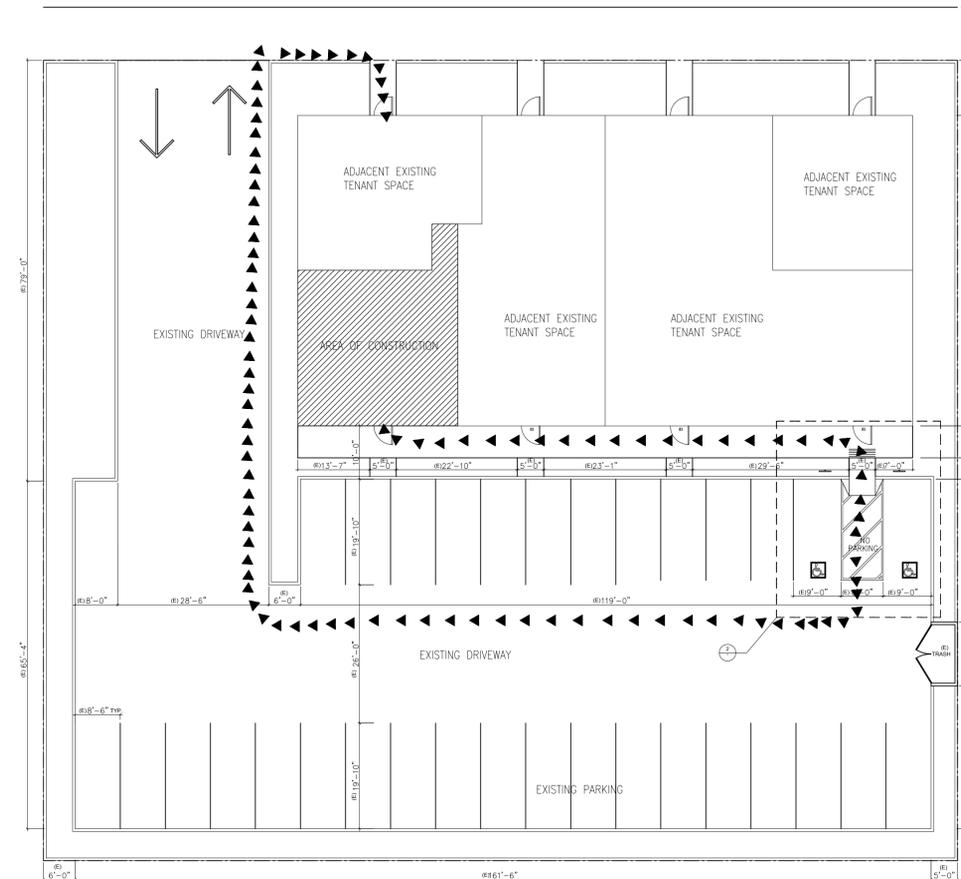


\* FOR WALL MOUNT SIGN ONLY W/ OUT POLE

**5. (E)H.C. PARKING SIGN** N.T.S.



**4. (E)TOW AWAY SIGN** N.T.S.



**1. EXISTING SITE PLAN** 1/16"=1'-0"

**LEGEND**

- ◀◀◀◀◀◀ ACCESSIBLE PATH OF TRAVEL  
CONTRACTOR TO VERIFY AND MAKE SURE THE PATH OF TRAVEL IS LESS THAN 2% SLOPE THROUGHOUT, IN ALL DIRECTIONS EXCEPT THE CURB RAMP, WHICH SHOULD BE LESS THAN 1:12 IN SLOPE
- PROPERTY LINE

**ELEVEN TEN**  
Architect & Associates  
223 Sycamore St  
San Carlos, CA 94070  
Tel. (408) 505-3805  
simon@1110architect.com

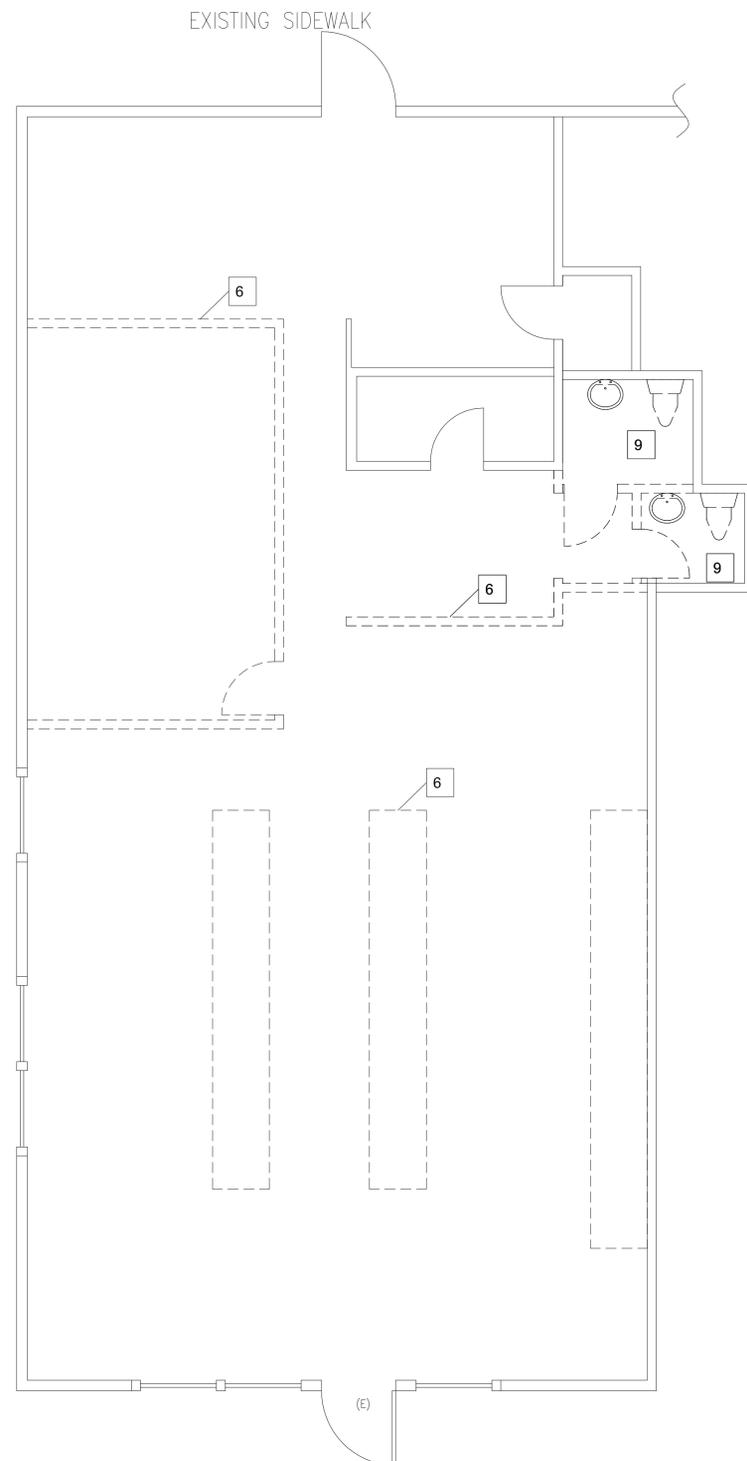


**PIONEER DENTAL LAB**  
TENANT IMPROVEMENT  
1291 S. PARK VICTORIA DRIVE, MILPITAS, CA 95035

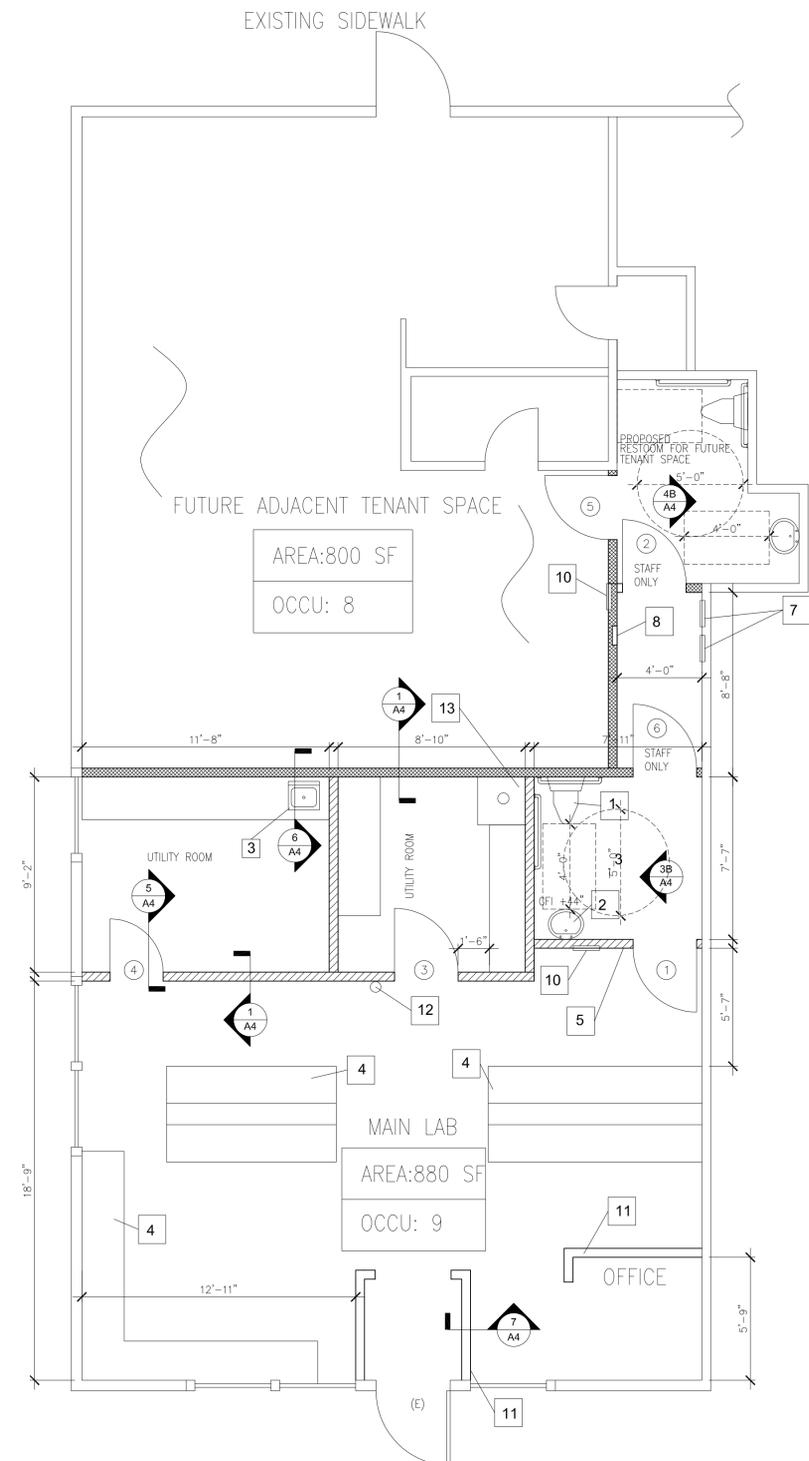
SHEET REVISIONS	
▲ PLANNING SUBMITTAL	04/23/2013

Sheet Title:  
**SITE PLAN  
DETAILS**  
DATE: 3.13.2013  
SCALE: AS SHOWN  
SHEET NO.

**A1**



**2. DEMOLITION PLAN** 1/4"=1'-0"



**1. PROPOSED FLOOR PLAN** 1/4"=1'-0"

**LEGEND**

- EXISTING WALLS TO BE DEMOLISHED
- ==== EXISTING WALLS TO REMAIN, REPAIR OR REPAINT AS REQUIRED BY OWNER
- ==== NEW PARTITION WALL  
3-5/8"X 25 GA. METAL STUDS @ 24" O.C  
W/ 5/8" TYPE "X" GYP. BD. ON OFFICE SIDE, AND WATER RESISTANT GYP. BD. ON RESTROOM SIDE
- ==== NEW DEMISING WALL WITH SOUND INSULATION  
3-5/8"X 25 GA. METAL STUDS @ 24" O.C  
W/ 5/8" TYPE "X" GYP. BD. ON OFFICE SIDE, AND WATER RESISTANT GYP. BD. ON RESTROOM SIDE

**KEY NOTES**

- 1 NEW ADA COMPLIANT TOILET
- 2 NEW ADA COMPLIANT LAVATORY
- 3 NEW ADA COMPLIANT HANDSINK
- 4 WORK BENCH, 34" A.F.F.
- 5 NEW BRAILLED SIGN "BATHROOM" MOUNTED AT 5'-0" A.F.F.
- 6 DEMOLISH EXISTING PARTITION WALL OR COUNTER
- 7 EXISTING ELECTRICAL SUB-PANELS TO BE RELOCATED
- 8 HVAC THERMOSTAT TO BE REMAIN
- 9 EXISTING PLUMBING FIXTURE TO BE REMOVED
- 10 NEW ELECTRICAL SUB-PANEL
- 11 4' - 0" HALF HEIGHT WALL
- 12 PORTABLE FIRE EXTINGUISHER, CLASS: 2A-10B,C
- 13 PROPOSED OPEN FLAME AREA WITH HOOD AND VENTILATION

**ELEVEN TEN**  
 Architect & Associates  
 223 Sycamore St  
 San Carlos, CA 94070  
 Tel. (408) 505-3805  
 simon@1110architect.com

STAMP



**PIONEER DENTAL LAB**  
 TENANT IMPROVEMENT

1291 S. PARK VICTORIA DRIVE, MILPITAS, CA 95035

**SHEET REVISIONS**

1	PLANNING SUBMITTAL	04/23/2013

Sheet Title:

**FLOOR PLAN**

DATE: 3.13.2013  
 SCALE: AS SHOWN  
 SHEET NO.

**A2**