

List of Attachments for Public Hearing Item No. 3

– Pan Residence

Attachments:

- 3-A Resolution
- 3-B Project Plans (*loose separate item / packet*)
- 3-C Planning Commission Staff Report
- 3-D Planning Commission Adopted Resolution
- 3-E 07-08-2015 Meeting Minutes: Planning Commission

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS APPROVING SITE DEVELOPMENT PERMIT AMENDMENT NO. SA14-0002 FOR SITE AND BUILDING MODIFICATIONS TO AN EXISTING HILLSIDE HOME, LOT LINE ADJUSTMENT AND RECONFIGURATION OF EXISTING OPEN SPACE EASEMENT LOCATED AT 1000 COUNTRY CLUB DRIVE

WHEREAS, on November 5, 2002, the City Council approved a Planned Unit Development (PUD) and Environmental Assessment for the construction of a new 12,571 square foot house and various site improvements on a 4.62 acre parcel. The PUD approval allowed the home to be constructed within the crestline zone of protection, combining the total square footage of the main residence and second family unit, reduced rear setback, and exempted unconditioned space (garage, covered pool and unconditioned basement) from the square footage calculations; and

WHEREAS, on May 26, 2004, the Planning Commission approved a one-time, eighteen (18) month time extension for Planned Unit Development permit approvals for the 12,571 square foot hillside home and associated site improvements; and

WHEREAS, the construction for the new home began in 2005 and there are active building permits that have been extended to allow completion of the home; and

WHEREAS, on August 7, 2014, an application was submitted by Theresa Pan with SAN Partners LLC, to allow for minor building and site modifications to the hillside home which is currently under construction. The request also includes a lot line adjustment and reconfiguration of an existing open space and landscape easement located at 1000 Country Club Drive. The property is located within Single Family Residential with Hillside Combining Zoning District (APN: 29-03-014); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommended that the Planning Commission determine this project exempt under CEQA; and

WHEREAS, on July 8, 2015, 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 and recommends the City Council approve SA14-0002 subject to the findings and conditions of approval; and

WHEREAS, on August 4, 2015, the City Council of the City of Milpitas held a duly-noticed public hearing on the subject application, and considered evidence present by City staff, the applicant, and other interested parties.

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

1. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.
2. The Planning Division conducted an environmental assessment of the project in accordance with CEQA. The project is categorically exempt from further CEQA review under Sections 15301, 15303 (New Construction of Small Structures) and 15304 (Minor Alterations to Land) of CEQA. The project entails minor site and building modifications such as façade changes to an existing home, installation of minor structures include outdoor patios and trellis, and minor grading to site to adjust the slope of an existing driveway.
3. **Site Development Permit [Section XI-10-57-03(F)]**
 - I. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

The project will provide for a compatible and aesthetic development in that site layout and design of the proposed home provides an appropriate scale, massing and blends the natural setting. The proposed modifications such as the squared window openings, stone cladding and landscaping treatments minimizes the appearance of bulk, provides for a visually solid base that grounds the building, and provides architectural interest. The proposed colors and material are in keeping with natural earth tones and would complement the natural hillside setting.

II. The project is consistent with the Milpitas Zoning Ordinance.

The project is consistent with the Milpitas Zoning Ordinance. The project complies with the hillside development standards and complies with the setback, height, maximum square footage, and impervious surface coverage regulations as summarized in the Table 1 below. In terms of the architectural guidelines, the proposed modifications improve the bulk and massing of the building with the proposed window openings, stone cladding and landscaping treatments. The proposed colors and material are in keeping with natural earth tones and would complement the natural hillside setting.

Table 1:
Summary of Development Standards in the Hillside Combining District

| Development Standards | Required | Existing/ Previously Approved | PUD | Proposed | Complies |
|-----------------------------|--|-------------------------------------|-----|--------------------------------|----------|
| Lot Area (Acres)* | 14.1 | 4.6 | | 8.7 (with lot line adjustment) | No |
| Setbacks | | | | | |
| Front | 40 | 210' | | | Yes |
| Side | 40 | 245' and 127' | | 245' and 127' | Yes |
| Rear | 40 | 20 | E1 | 670'(with lot line adjustment) | Yes |
| Size of Main Dwelling | 10,000 | 12,571 sq. ft. | E2 | 11,658 sq. ft. | Yes |
| Impervious Surface Coverage | 10% of lot, not to exceed 30,000 s. f. | 19,347 s. f. | | 27,811 s. f. | Yes |
| Height | One-story, max. ht. 17' on the westside of crestline, Two-story max. ht. 27 on eastside of crestline | | E3 | | Yes |
| Parking | 7 (8 bdrm) | 6 | | 6 covered, 10 uncovered | Yes |

The project will not create unreasonable views or obstructions in that the project proposes minor exterior façade changes to the existing unfinished residence. The existing building form, location and height of the building remain unchanged from the previous approval. However, the roof lines would be lower on certain portions of the roof. Furthermore, the project will not impair light or air considering the home is located approximately 600-feet from the nearest adjacent home.

Grading and disturbance of existing contours (*natural & man-made*) will not be significant and limited developed portions of the site. Existing trees are to remain and protected in place.

III. The project is consistent with the Milpitas General Plan.

The project is consistent with the General Plan in terms of land use and density. The project entails site and building modifications to a previously approved hillside residence that is under construction. The project is also consistent with the following General Plan policies and principles:

- 2.a-G-3, which encourages a variety of housing types and densities that met the needs of individuals and families.
- 2.a-l-18: retains the natural character of the hillside by utilizing designs, colors, and materials that blends with the environment and terrain.
- 5.a-1-2: minimizes the threat to life and property through identification of active fault traces and geologic hazard zones

4. The City Council of the City of Milpitas hereby approves Site Development Permit Amendment No. SA14-0002 based on the above Findings and subject to the Conditions of Approval attached hereto as **Exhibit 1** and incorporated herein.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Mary Lavelle, City Clerk

Jose S. Esteves, Mayor

APPROVED AS TO FORM:

Gary M. Baum, Interim City Attorney

EXHIBIT 1
CONDITIONS OF APPROVAL
PAN RESIDENCE - SA14-0002 – 1000 COUNTRY CLUB DRIVE

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. This Site Development Permit Amendment No. SA14-0002 (“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 and this Resolution has been recorded by the Permittee with the Santa Clara County’s Recorder Office and a copy shall be provided to the Planning Division.
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.
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:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
 - a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. 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. Project Job Account. If Permittee’s project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee’s private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit.
7. 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 adoption of this Resolution. 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).
8. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution 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.

9. 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 Resolution.
10. 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)**
11. 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.
12. 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.
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.
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.
15. Permittee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on July 8, 2015, in accordance with these Conditions of Approval.
16. 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 Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**
17. 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)**

Site Development Permit:

18. Climate Action Plan Compliance. Prior to issuance of any building permit, the Permittee shall revise the building plans to show the following:
 - a. Pre-wired for solar photovoltaic systems.
 - b. Provide exterior electrical outlet for gardening equipment
19. Lighting Plan. Prior to issuance of any building permit, the Owner or Designee shall submit a lighting and iso-illumination plan that shall demonstrate 1) safe and adequate lighting of the project site and 2) lighting is contained

and does not spill over onto adjacent properties or create unwanted glare. Proposed light fixtures shall be high quality and complement the architectural style of the home.(P)

20. Architectural Elevations. Prior to issuance of any building permit, the Permittee shall revise building elevations to reflect high quality material, finishes, and articulation. Such revisions to the building architecture are subject to Planning Director review and approval and includes the following:
- a. The stucco shall be a sand finish on the body of the building with smooth stucco finish on all windows, doors, and other trims. The permittee shall provide a sample mock-up of the stucco finish for the body and trim prior its application for Planning Director approval. (P)
 - b. Final color selection for the building shall be submitted to the Planning Director for review and approval. (P)
 - c. All roof edges and building eaves shall be further developed with architectural detail consistent with the architecture character of the project subject to Planning Director review and approval. (P)
 - d. Further detail development shall be provided at the Guest Deck guardrail and roof edges above on the northeast elevation, in a manner consistent with the architectural character of the overall design subject to the Planning Director review and approval.

Windows and Doors

- e. All windows shall be designed to provide a range of 2 to 4-inch recess on all elevations, subject to Planning Director approval. (P)
 - f. The Permittee shall incorporate detail elements such as architectural such as but not limited to decorative headers, lintels, project bottom sills and/or trim at the window openings in a manner that reinforces the architectural style and character of the home subject to the Planning Director's review and approval.(P)
 - g. All pedestrian and garage doors shall be decorative, distinctive, and reinforce the architectural style of the home and include ornamentation such as, but not limited to recessed or grooved panels, metal studs and decorative hardware. (P)
21. Encroachment Permit: A City encroachment permit is required for any work in the area within City's jurisdiction, right of way (ROW), Public Service Utility Easement (PSUE), or Public Utility Easement (PUE). The Contractor must apply, pay for and obtain the encroachment permit prior to starting work.(E)
22. Utility Protection: All existing public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrubs are permitted within City utility easements, where the easement is located within landscape areas.(E)
23. Solid Waste Management: Per Chapter 200, Solid Waste Management, V-200-3.10, *General Requirement*, Permittee shall not keep or accumulate, or permit to be kept or accumulated, any solid waste of any kind and is responsible for proper keeping, accumulating and delivery of solid waste. In addition, according to V-200-3.20 *Owner Responsible for Solid Waste, Recyclables, and Yard Waste*, Permittee shall subscribe to and pay for solid waste services rendered. (E)
24. Demolished Material Removal: All demolished materials including, but not limited to, broken concrete, asphalt paving, pipe, vegetation, excess earth, building debris, and other unsuitable materials, etc., shall be removed from the job site for recycling or disposal by Permittee to the satisfaction of the City Engineer. Permittee shall to the maximum extent possible, reuse any useful construction materials generated during the demolition and construction of the site. Permittee shall recycle all building and paving materials including, but not limited to roofing materials, wood, drywall, metals, and miscellaneous and composite materials, aggregate base material, asphalt, and concrete. Permittee's contractor shall perform all recycling and/or disposal by removal from the job site.(E)
25. Construction Storm Water Quality: Permittee shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board). Prior to the issuance of any building, demolition, or grading permit, Permittee shall submit an Erosion and Sediment Control Plan (Erosion Control Plan) as a part of the improvement plan submittal. The erosion control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Permittee shall ensure that all contractors and sub-contractors

install and regularly maintain all construction BMPs as required by the approved erosion control plan, the COMC, and the City's Clean Water Program. (E)

26. Construction Storm Water Quality: The Contractor shall perform all elements of the best management practices for compliance with the requirements of the National Pollution Elimination Discharge System Permit as regulated by the San Francisco Bay Regional Water Quality Control Board. The Contractor is responsible for compliance.
27. Flood Zone. The property is in Flood Hazard Zone Area X, (flood insurance is not required), 06085C0059J, 2/19/14. This is provided for your information only.
28. Agency Approval: It is the responsibility of the Permittee to obtain any necessary permits/approvals from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Union Pacific Railroad, Southern Pacific Railroad, Santa Clara Valley Transportation Agency, and City of Milpitas Engineering Division. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division.
29. Right of Entry. Prior to building permit issuance, the Permittee shall obtain a right of entry from the neighboring property to perform any work.
30. Underground Service Alert (USA): Permittee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities.
31. Recycled Water for Construction Activity: The City Council has declared a water supply emergency and enacted a Water Shortage Contingency Plan. The project is required to use recycled water for construction purposes such as dust control and compaction.
32. Tree Removal Permit: In accordance with COMC Chapter 2, Title X (Ord. 201), Permittee may be required to obtain a permit for removal of any existing tree(s). Contact the Public Works Department at (408) 586-2600 to obtain the requirements and forms. (E)
33. Deferred Landscaping: The City Council has declared a water supply emergency. The applicant shall defer the planting of landscaping until such time as the water supply shortage is over.
34. Water Well: Prior to building permit issuance, the proposed water well shall be review and approved by Santa Clara Valley Water District and County Health Department.
35. Water Well: Prior to building permit issuance, the plans shall clarify the use of the well water and provide protection on the City water system by installing a RP Backflow device right after the water meters. The plans shall show plumbing and the intent of the water tank
36. Lot Line Adjustment: Prior to building permit issuance, a copy of the recorded lot line adjustment shall be provided to Land Development.
37. Open Space and Landscaping Easement: Prior to building permit issuance, the existing landscape easement per L490 O.R. 695 shall be abandoned and a proposed landscape easement shall be approved by City Council per City of Milpitas requirements.
38. Plan Corrections: Prior to building permit issuance, the Permittee shall revise the following:
 - a. Detail 3 on Sheet C6.0 shall be revised to reflect the current design of the driveway.
 - b. Detail 2 on Sheet L5.0 conflicts with Sheet C3.3 regarding the knockout for the drainage swale, the plan shall be revised.

(P) = Planning
(B) = Building
(E) = Engineering
(F) = Fire Prevention
(CA) = City Attorney



PAN RESIDENCE
 1000 COUNTRY CLUB DRIVE, MILPITAS, CA 95035

SITE DEVELOPMENT PERMIT AMENDMENT - REV. 2

MAY 19, 2015

**PFAU
GNOT**
 ARCHITECTURE

98 Jack London Alley
 San Francisco
 CA 94107
 Tel 415 908.6408
 Fax 415 908.6409

- EXAMINATION OF THE SITE** AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLIGENCE ON HIS PART TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- ANY ERRORS, OMISSIONS, OR CONFLICTS** FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- WHERE REFERENCED IN NOTES, **ARCHITECT SHALL BE PFAU LONG ARCHITECTURE LTD., HOUSE OWNER SHALL BE SAN PARTNERS, LLC.**
- CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER** WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL PROTECT** NEW MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED. CONTRACTOR SHALL COORDINATE TEMPORARY BARRICADES WITH ARCHITECT AND /OR OWNER PRIOR TO COMMENCEMENT OF WORK.
- ALL CONSTRUCTION WORK**, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY THE CITY OF MILPITAS. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE.
- ALL WORK LISTED**, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS. WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THIS PROJECT. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY STANDARDS.
- THE USE OF THE WORD "PROVIDE"** IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.
- THE CONTRACTOR** SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE LETTER IN WHICH THEY WERE DRAWN.
- THE CONTRACTOR** SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED.**
- DETAILS SHOWN ARE TYPICAL U.O.N.** SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK** AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCE. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING INSTALLATIONS SHALL BE BROUGHT TO THE ARCHITECT FOR CLARIFICATION.

- INSTALL BATT INSULATION** BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS, CEILINGS, AND FLOORS WHERE EXPOSED.
- ALL DIMENSIONS** ON CONSTRUCTION DRAWINGS (EXCEPT FOR GRIDLINE DIMENSIONS) ARE TO FACE OF FINISH. DIMENSIONS ARE TO BOTTOM OF FINISHED CEILING OR TOP OF FINISHED FLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS** TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY START OF WORK.
- WINDOW AND DOOR SIZES** ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED** THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
- ALL CHANGES IN FLOOR MATERIALS** OCCUR AT THE SWINGSIDE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING, AND FLASHING, ETC.**, LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- PROVIDE SOLID WOOD BACKING** FOR ALL SURFACE MOUNTED ACCESSORIES.
- ALL WORK SHALL BE GUARANTEED** AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
- ALL MATERIALS** FOR USE ON THE PROJECT SHALL BE STORED WITHIN THE PROJECT SITE.
- CONTRACTOR SHALL** PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.
- ALL QUESTIONS** REGARDING PROJECT EITHER DURING BIDDING PHASE OR DURING CONSTRUCTION SHALL BE DIRECTED TO THE ARCHITECT IN WRITING, PFAU LONG ARCHITECTURE LTD., 98 JACK LONDON ALLEY, SAN FRANCISCO, CA 94107.
- DEMOLITION:** THE CONTRACTOR SHALL ENTIRELY DEMOLISH AND REMOVE FROM SITE ANY STRUCTURE OR PORTION THEREOF INDICATED TO BE REMOVED.
- SALVAGE:** ALL ITEMS DEEMED SALVAGEABLE BY THE OWNER WILL EITHER HAVE BEEN INDICATED ON THE DRAWINGS, REMOVED PRIOR TO THE START OF DEMOLITION, OR WILL BE DIRECTED BY THE OWNER TO BE STORED BY THE CONTRACTOR AND SHALL REMAIN THE PROPERTY OF THE OWNER. ITEMS TO BE RELOCATED WILL HAVE BEEN INDICATED ON THE DRAWINGS.
- PROPERTY LINES:** THE PROPERTY LINES SHALL BE ACCURATELY IDENTIFIED BY A SURVEYOR BY STAKING AND STRING, TO BE IN PLACE FOR INSPECTION OF SETBACKS, FOUNDATION.
- DESIGN BUILD:** ALL ELECTRICAL AND PLUMBING WORK SHALL BE DESIGN BUILD BASED ON THE INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS.
- PROJECT CLOSEOUT:**
 - CONTRACTOR SHALL** REVIEW PROJECT WITH ARCHITECT AND/OR OWNER TO ENSURE THAT ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN FOLLOWED.
 - CONTRACTOR SHALL** OBTAIN ALL REQUIRED CERTIFICATES AND NOTICES.
 - ALL WORK** PERFORMED SHALL BE CLEAN AND READY FOR USE.
- UPON SUBSTANTIAL COMPLETION**, THE ARCHITECT SHALL, AT THE CONTRACTOR'S WRITTEN REQUEST, COMPILE A PROJECT PUNCH LIST NOTING ANY CORRECTIONS OR OMISSIONS. ARCHITECT'S ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT, UNLESS SPECIFICALLY DETERMINED OTHERWISE BY OWNER.

PROJECT DESCRIPTION
 RENOVATION AND COMPLETION OF AN EXISTING UNFINISHED 2-STORY (PLUS BASEMENT/GARAGE) SINGLE-FAMILY RESIDENCE INCLUDING INTERIOR AND EXTERIOR MODIFICATIONS, MINOR RE-CONFIGURATION OF (E) ROOF LINE, AND MISC. LANDSCAPE IMPROVEMENTS. EXTERIOR IMPROVEMENTS ARE BEING MADE TO SIMPLIFY THE ARCHITECTURAL LANGUAGE, TO CALM THE BUILDING VISUALLY AND TO DEFER MORE TO THE SURROUNDING LANDSCAPE. SITE WORK INCLUDES THE ENLARGEMENT OF AN EXISTING LANDSCAPE EASEMENT TO PRESERVE THE NATURE OF THE HILLSIDE SETTING.

LOCATION: 1000 COUNTRY CLUB DR., MILPITAS, CA 95035
APN#: 029-03-014
ZONE: R1-H
LOT SIZE: 380,078 SF
OCCUPANCY: R-3
CONSTRUCTION TYPE: TYPE V-B
SPRINKLER SYSTEM: YES
NUMBER OF STORIES: 2 (PLUS BASEMENT/GARAGE)
COVERED PARKING: 6*
UNCOVERED PARKING: 10*

*4 OR MORE BEDROOMS REQUIRE 3 PARKING SPACES, PLUS 1 PER EACH ADDITIONAL BEDROOM

REQUIRED SETBACKS:

| | |
|-------|--------|
| FRONT | 40'-0" |
| REAR | 40'-0" |
| SIDE | 40'-0" |

BUILDING HEIGHT:

| | |
|---------------|------------------------------|
| (E) RESIDENCE | 27'-0" ABOVE EXISTING GRADE* |
| (N) RESIDENCE | NO CHANGE FROM (E)** |

- * PREVIOUSLY PERMITTED UNDER 2002 ZONING ORDINANCE
- ** MAX 2 STORIES, 27'-0" FROM LOWEST FINISHED GRADE FOR MAIN RESIDENCE

BUILDING SIZE (SEE A0.02)

| | |
|-------------------------|--------------|
| (E) PERMITTED FOOTPRINT | 12,571 SF* |
| (E) ACTUAL FOOTPRINT | 14,732 SF** |
| (N) PROPOSED FOOTPRINT | NO CHANGE*** |

- * PREVIOUSLY PERMITTED UNDER 2002 ZONING ORDINANCE (DOES NOT INCLUDE UNCONDITIONED SPACE)
- ** EXISTING CALCULATED UNDER CURRENT ZONING ORDINANCE
- *** MAX 10,000 SF BUILDING FOOTPRINT ON 3+ ACRES

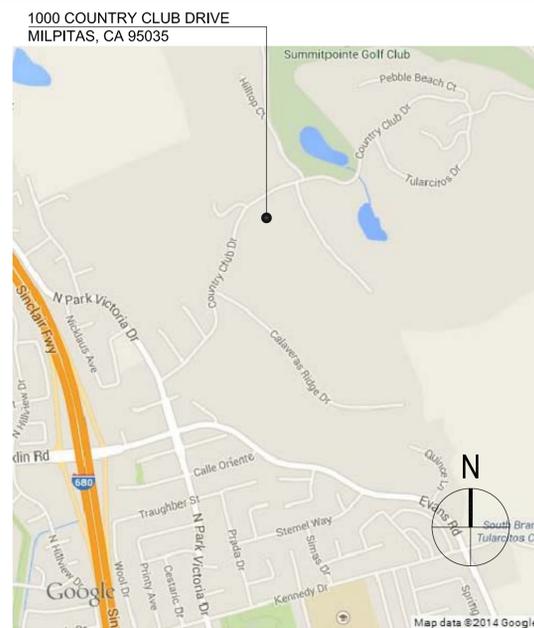
IMPERVIOUS SURFACE COVERAGE (SEE A0.02)

| | |
|------------------------|-------------|
| (E) PERMITTED | 19,978 SF* |
| (E) BUILDING FOOTPRINT | 14,732 SF |
| (N) HARDSCAPE | 13,079 SF |
| TOTAL | 27,811 SF** |

- * 20,124 SF MAX, 10% FORMER LOT SIZE
- ** 30,000 SF MAX WITH LOT LINE ADJUSTMENT APPROVAL

APPLICABLE CODES
 2013 EDITION: CALIFORNIA BUILDING CODE
 CALIFORNIA PLUMBING CODE
 CALIFORNIA ELECTRICAL CODE
 CALIFORNIA MECHANICAL CODE
 CALIFORNIA FIRE CODE
 CALIFORNIA ENERGY CODE
 CALIFORNIA GREEN BUILDING CODE
 2014 EDITION: MILPITAS MUNICIPAL CODE

PROJECT DATA | 3



VICINITY MAP | 2

ARCHITECTURAL

- A0.01 PROJECT INFORMATION
- A0.02 SITE DIAGRAMS
- A0.03 3D RENDERINGS
- A0.04 3D RENDERINGS
- A0.05 PROJECT MATERIALS
- A0.06 PROJECT MATERIALS
- A0.07 SITE DIAGRAMS
- A0.08 VIEWPOINT EXHIBITS

SURVEY

- SU-1(1of8) BOUNDARY AND TOPOGRAPHIC SURVEY
- SU-1(2of8) BOUNDARY AND TOPOGRAPHIC SURVEY
- SU-1(3of8) BOUNDARY AND TOPOGRAPHIC SURVEY
- SU-1(4of8) BOUNDARY AND TOPOGRAPHIC SURVEY
- SU-1(5of8) BOUNDARY AND TOPOGRAPHIC SURVEY
- SU-1(6of8) BOUNDARY AND TOPOGRAPHIC SURVEY, NOT ISSUED
- SU-1(7of8) BOUNDARY AND TOPOGRAPHIC SURVEY, NOT ISSUED
- SU-1(8of8) BOUNDARY AND TOPOGRAPHIC SURVEY, NOT ISSUED

CIVIL

- C1.0 TITLE SHEET
- C2.0 SITE LAYOUT PLAN
- C3.0 OVERALL SITE PLAN
- C3.1 GRADING & DRAINAGE PLAN
- C3.2 GRADING & DRAINAGE PLAN
- C3.3 GRADING & DRAINAGE PLAN
- C4.1 UTILITY PLAN
- C4.2 UTILITY PLAN
- C4.3 UTILITY PLAN
- C5.1 DRIVEWAY PROFILE
- C5.2 SITE SECTIONS
- C6.0 DETAILS
- C6.1 DETAILS
- C6.2 DETAILS
- C7.0 GRADING SPECIFICATIONS
- ER-1 EROSION CONTROL PLAN
- ER-2 EROSION CONTROL DETAILS
- EX1 VIEW POINT EXHIBIT
- EX2 VIEW POINT SECTIONS

ARCHITECTURAL

- A1.00 SITE PLAN
- A1.01 ENLARGED SITE PLAN
- A2.00AD DEMO ROOF PLAN
- A2.10AD DEMO FLOOR PLAN - MAIN LEVEL
- A2.20AD DEMO FLOOR PLAN - LOWER LEVEL
- A2.30AD DEMO FLOOR PLAN - GARAGE LEVEL
- A2.00 ROOF PLAN
- A2.10 FLOOR PLAN - MAIN LEVEL
- A2.11 FLOOR PLAN - MAIN LEVEL
- A2.12 FLOOR PLAN - MAIN LEVEL
- A2.13 FLOOR PLAN - MAIN LEVEL
- A2.20 FLOOR PLAN - LOWER LEVEL
- A2.21 FLOOR PLAN - LOWER LEVEL
- A2.22 FLOOR PLAN - LOWER LEVEL
- A2.30 FLOOR PLAN - GARAGE LEVEL
- A2.31 FLOOR PLAN - GARAGE LEVEL
- A2.32 FLOOR PLAN - GARAGE LEVEL
- A3.00 BUILDING ELEVATIONS
- A3.01 BUILDING ELEVATIONS
- A3.02 BUILDING ELEVATIONS
- A3.03 BUILDING ELEVATIONS
- A3.04 BUILDING ELEVATIONS
- A3.05 BUILDING ELEVATIONS
- A4.00 ROOF CROSS SECTIONS

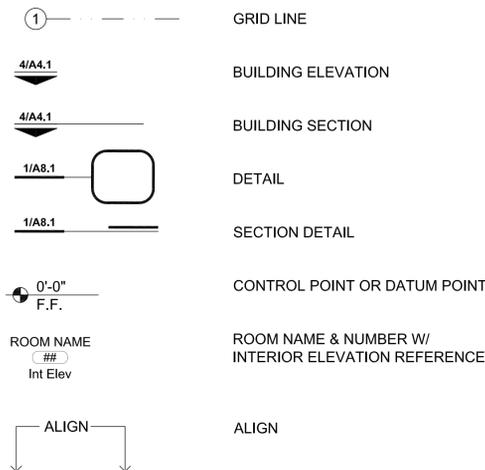
LANDSCAPE

- L-1.0 TREE PROTECTION PLAN
- L-2.0 SITE PLAN
- L-2.1 LAYOUT ENLARGEMENT PLAN
- L-2.2 LAYOUT ENLARGEMENT PLAN
- L-3.0 PLANTING PLAN
- L-4.0 LIGHTING DIAGRAM
- L-4.1 LIGHTING CUT SHEETS
- L-5.0 LANDSCAPE DETAILS
- L-5.1 LANDSCAPE DETAILS

GENERAL NOTES | 5

| | |
|-----------------------------------|--|
| ADJ. Adjacent | LEV. Level |
| A.F.F. Above Finish Floor (Grade) | MAX. Maximum |
| @ At | MECH. Mechanical |
| BD. Board | MANUF. Manufacturer |
| BETW. Between | MIN. Minimum |
| Block. Blocking | MTD. Mounted |
| BM. Beam | MTL. Metal |
| B.O. Bottom of | N.I.C. Not in Contract |
| C.J. Control Joint | NO. Number |
| C.L. Center Line | (N) New |
| CLNG. Ceiling | OFCI Owner Furnished, Contractor Installed |
| CLR. Clear | O.C. On Center |
| COL. Column | OPNG. Opening |
| CONC. Concrete | OPP. Opposite |
| CONST. Construction | PLYWD Plywood |
| CONT. Continuous | PT Pressure Treated |
| DIA. Diameter | PTD. Painted |
| DIM. Dimension | RAD. Radius, Radii |
| DN Down | R.D. Roof Drain |
| DR Door | RE. Refer To |
| DWG Drawing | REQ'D Required |
| EA. Each | RM. Room |
| EL. Elevation | R.O. Rough Opening |
| ELEC. Electrical | RWL Rain Water Leader |
| EQ. Equal/Equal To | SASM Self-Adhering Sheet Membrane |
| EQUIP. Equipment | SCHED. Schedule |
| EXT. Exterior | SIM. Similar |
| (E) Existing | SOG Slab On Grade |
| F.F. Finish Floor | STL Steel |
| FLR. Floor | S.C.D. See Civil Drawings |
| F.O. Face Of | S.L.D. See Landscape Drawings |
| F.O.S. Face Of Stud | S.S.D. See Structural Drawings |
| F.O.W. Face Of Wall | STRUCT. Structural |
| GA. Gauge | THRU Thru |
| GSM Galvanized Sheet Metal | T.O. Top Of |
| GYP. BD. Gypsum Board | TYP. Typical |
| HB Hose Bib | V.I.F. Verify in Field |
| H.M. Hollow Metal | W/ With |
| HR. Hour | WD Wood |
| INT. Interior | |
| JT. Joint | |

ABBREVIATIONS | 4



SYMBOLS | 6

ARCHITECTURE

PAN RESIDENCE

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 Milpitas, CA

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Waterproofing: Simpson Gumpertz & Heger
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 (415) 495-3700
 Contact: David Noma

Architect Consultant

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| | 12/05/14 | Site Dev. Permit Amend. Rev. 1 | MD | MT |
| | 05/19/15 | Site Dev. Permit Amend. Rev. 2 | MD | MT |

Project Name: 1000 Country Club Drive Residence

Project Number: 23006

Description: PROJECT INFORMATION

Ref. North Sheet 1 Of 1

A0.01

Scale: 0' 1" 2" 4" 8'
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SHEET INDEX | 1

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| <p>Landscape Architect: Blasen Landscape Architecture 500 Red Hill Avenue San Anselmo, CA 94960 (415) 485-3885 Principal: Eric Blasen Contact: Beth Lee</p> | <p>Mechanical, Electrical, and Plumbing: Engineering 350, LLC 870 Market St, Suite 458 San Francisco, CA 94102 (707) 320-1352 Principal: Ray Keane Contact: Kim Zyiker</p> |
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Architect Consultant

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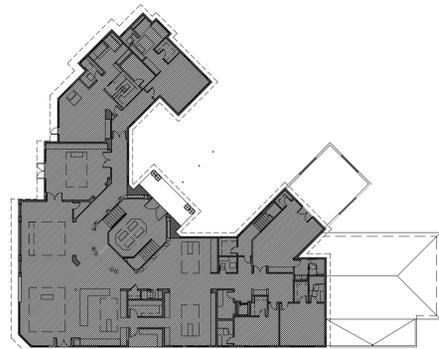
Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: **SITE DIAGRAMS**

Ref. North Sheet 1 Of 1

A0.02

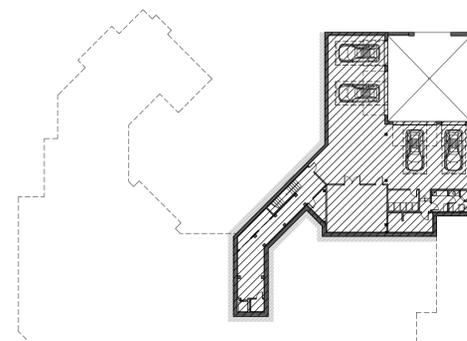
Scale: 0' 10' 20' 30' 40' 50' 60'
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(E) BUILDING: MAIN LEVEL: 6,675 sf habitable space



(E) BUILDING: LOWER LEVEL: 4,983 sf habitable space
2,178 sf non-habitable space

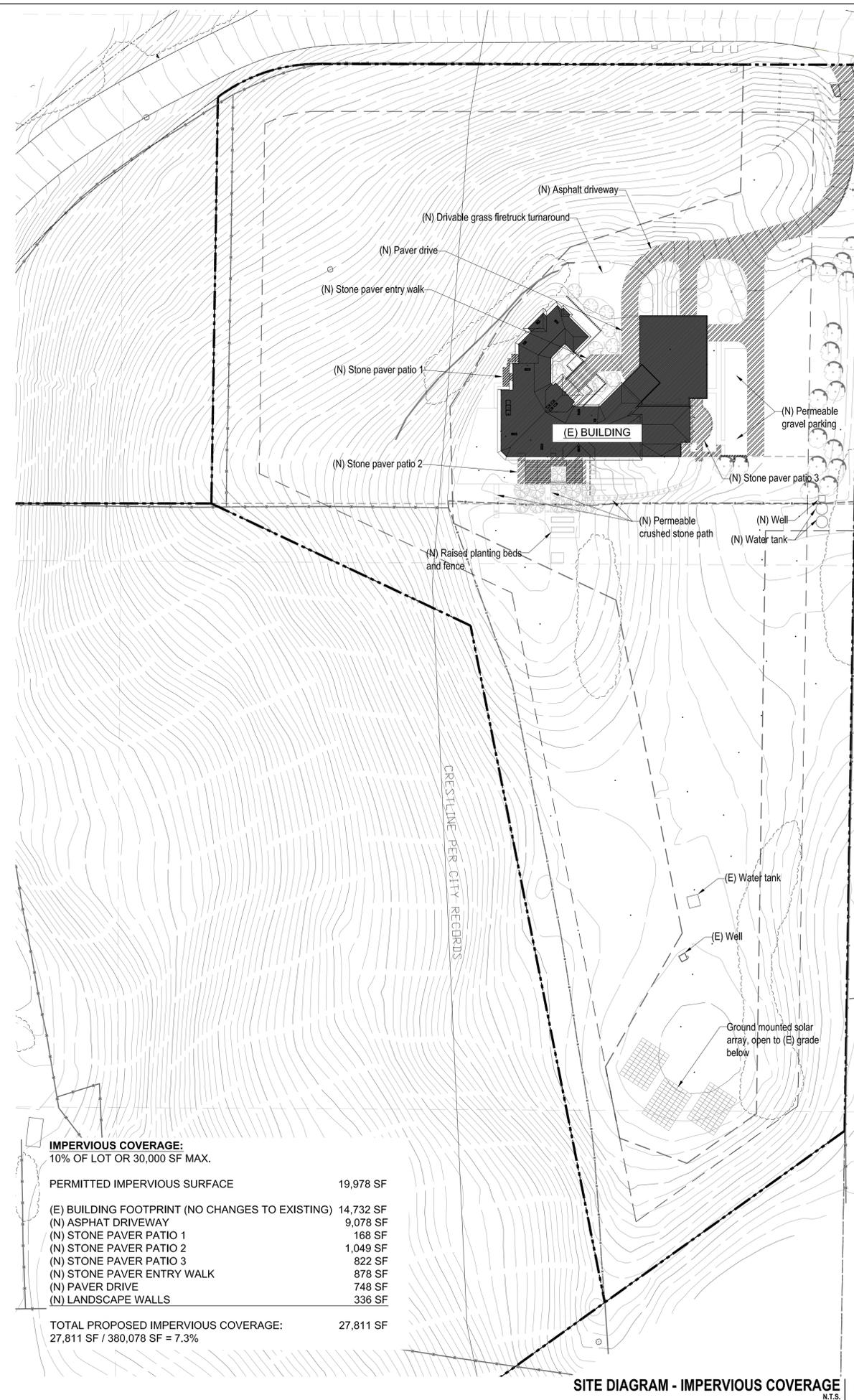


(E) BUILDING: GARAGE LEVEL: 3,737 sf non-habitable space

BUILDING SIZE

| | |
|---|---|
| PERMITTED BUILDING SIZE | 12,571 SF |
| (E) BUILDING SIZE - HABITABLE SPACE | 6,675 SF MAIN LEVEL 4,983 SF LOWER LEVEL 11,658 SF |
| (E) BUILDING SIZE - NON-HABITABLE SPACE | 2,178 SF LOWER LEVEL 3,737 SF GARAGE LEVEL 5,915 SF |

SITE DIAGRAM - BUILDING SIZE N.T.S. **2**



IMPERVIOUS COVERAGE:
10% OF LOT OR 30,000 SF MAX.

| | |
|---|-----------|
| PERMITTED IMPERVIOUS SURFACE | 19,978 SF |
| (E) BUILDING FOOTPRINT (NO CHANGES TO EXISTING) | 14,732 SF |
| (N) ASPHAT DRIVEWAY | 9,078 SF |
| (N) STONE PAVER PATIO 1 | 168 SF |
| (N) STONE PAVER PATIO 2 | 1,049 SF |
| (N) STONE PAVER PATIO 3 | 822 SF |
| (N) STONE PAVER ENTRY WALK | 878 SF |
| (N) PAVER DRIVE | 748 SF |
| (N) LANDSCAPE WALLS | 336 SF |

TOTAL PROPOSED IMPERVIOUS COVERAGE: 27,811 SF
27,811 SF / 380,078 SF = 7.3%

SITE DIAGRAM - IMPERVIOUS COVERAGE N.T.S. **1**



VIEW FROM EAST PERSPECTIVE | 4



VIEW FROM NORTH EAST PERSPECTIVE | 3



BIRD'S EYE ENTRANCE VIEW FROM NORTH PERSPECTIVE | 2



VEHICULAR ENTRANCE GATE PERSPECTIVE | 1

PAN RESIDENCE

1000 Country Club Drive
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APN#: 029-03-014

| | |
|---|--|
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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: 3D RENDERINGS

Ref. North Sheet 1 Of 1

A0.03

Scale: 0' 1' 2' 4' 8'
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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: 3D RENDERINGS

Ref. North Sheet 1 Of 1

A0.04

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ENTRY PERSPECTIVE | 2



ENTRY WALLS PERSPECTIVE | 1



6'-0" DEER FENCE & 54" WIRE FENCE | 10



PHOTOVOLTAIC ARRAY | 9



DRY STACK LANDSCAPE WALLS | 8



WOOD AND PAINTED STEEL GUARDRAILS | 7



WOOD AND PAINTED STEEL PATIO TRELLIS | 6



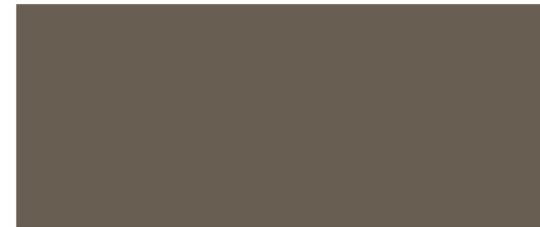
AUTOCOURT CONCRETE PAVERS | 5



PRE-PATINATED COPPER STANDING SEAM ROOF | 4



ISTRIA LIMESTONE CLADDING, ENTRY & PATIO PAVERS | 3



FACTORY FINISH METAL CLAD WINDOWS | 2



PAINTED STUCCO | 1

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: PROJECT MATERIALS

Ref. North Sheet 1 Of 1

A0.05



CONTINUS ROYAL PURPLE

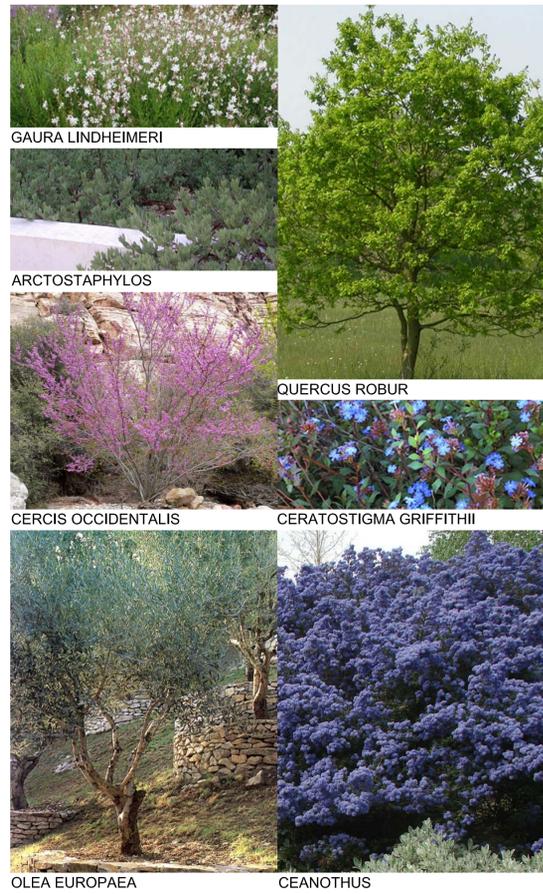
MUHLENBERGIA CAPILLARIS

TILIA TOMENTOSA

ARBUTUS MARINA

NERERIUM OLEANDER

RHAMNUS CALIFORNICA



GAURA LINDHEIMERI

ARCTOSTAPHYLOS

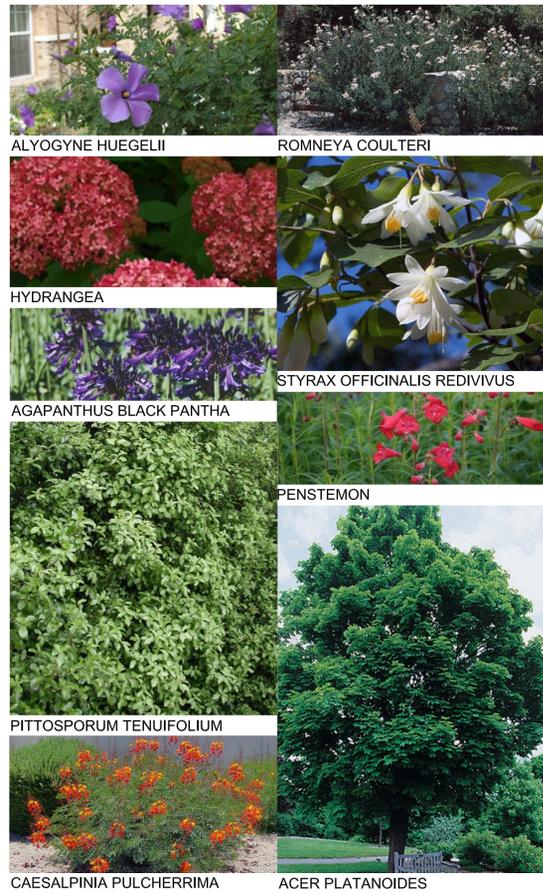
CERCIS OCCIDENTALIS

OLEA EUROPAEA

QUERCUS ROBUR

CERATOSTIGMA GRIFFITHII

CEANOTHUS



ALYOGYNE HUEGELII

HYDRANGEA

AGAPANTHUS BLACK PANTHA

PITTIOSPORUM TENUIFOLIUM

CAESALPINIA PULCHERRIMA

ROMNEYA COULTERI

STYRAX OFFICINALIS REDIVIVUS

PENSTEMON

ACER PLATANOIDES

SOUTHEAST AND SOUTHWEST GARDENS | 5



METROSIDEROS EXCELSA

QUERCUS SUBER

PODOCARPUS GRACILIOR

QUERCUS AGRIFOLIA

PITTIOSPORUM TENUIFOLIUM

SCREENING PLANTS | 4



ASPARAGUS DENSIFLORUS

OPHIOPOGON JAPONICUS

TAXUS BACCATA REPANDENS

ACER PALMATUM

ACER JAPONOCUM

HELLEBORUS ARGUTIFOLIUS

CAMELLIA JAPONICA

HOUSE ENTRY LANDSCAPING | 3



SALVIA LEUCANTHA

ARCTOSTAPHYLOS

ACER BUERGERIANUM

CEANOTHUS

CALLISTEMON



MYRSINE AFRICANA

BOUGAINVILLEA

FEIJOA SELLOWIANA

LOROPETALUM CHINENSE

GARAGE LANDSCAPING | 2



MELIANTHUS MAJOR

CEANOTHUS

CALLISTEMON

BERBERIS THUNBERGII

FEIJOA SELLOWIANA

ENTRY DRIVE LANDSCAPING | 1

PAN RESIDENCE

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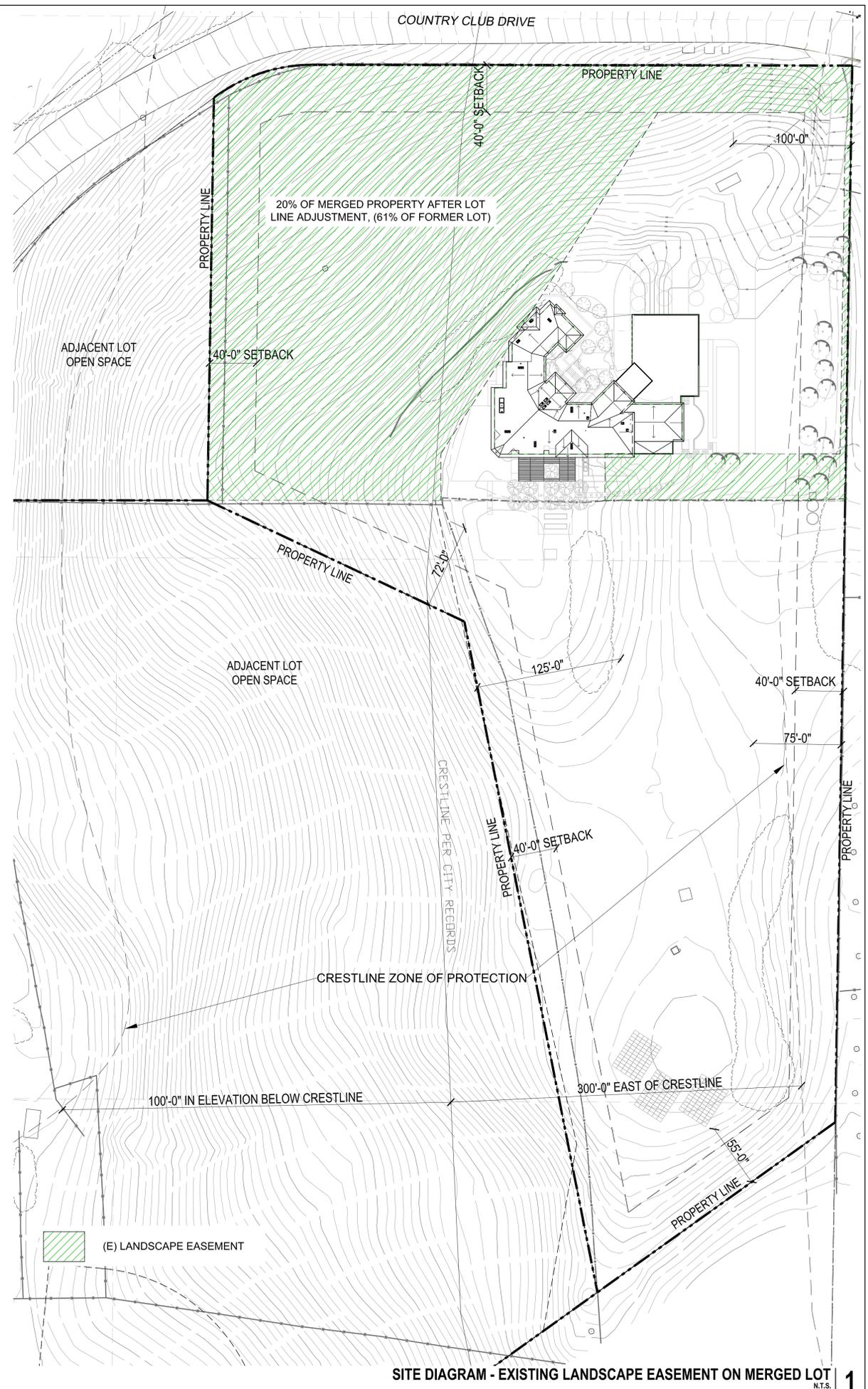
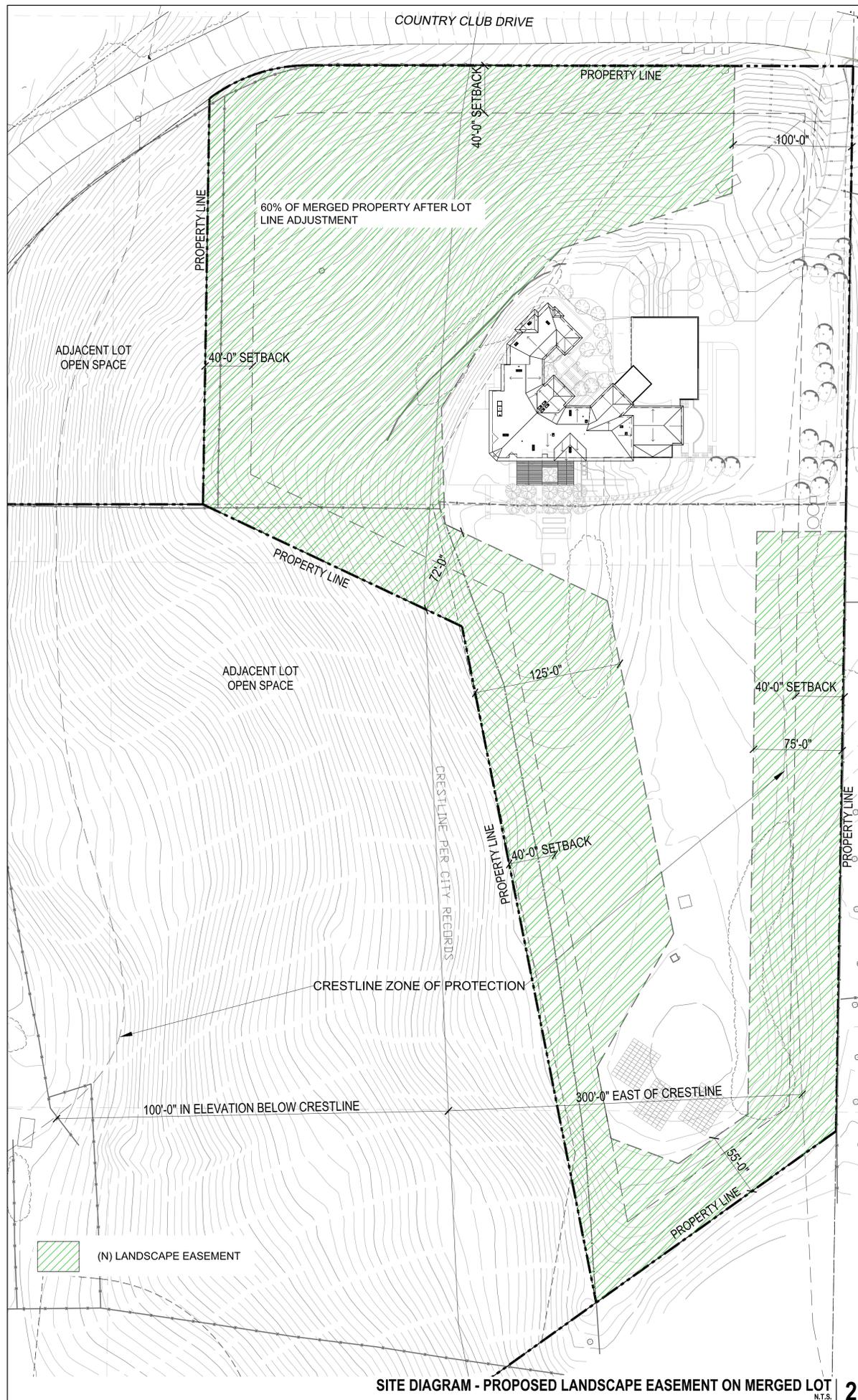
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Project Number: 23006

Description: PROJECT MATERIALS

Ref. North Sheet 1 Of 1

A0.06

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PFAU LONG
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Architect: Pfau Long Architecture LTD
98 Jack London Alley
San Francisco, CA 94107
(415) 908-6408
Principal: Peter Pfau
Contact: Melanie Turner

Civil: Lea & Braze Engineering Inc.
2495 Industrial Parkway West
Hayward, CA 94545
(510) 887-4086
Principal: Peter Cantino
Contact: Randy West
Contact: Brad Sundheimer

Landscape Architect: Blasen Landscape Architecture
500 Red Hill Avenue
San Anselmo, CA 94960
(415) 485-9895
Principal: Eric Blasen
Contact: Beth Lee

Mechanical, Electrical, and Plumbing Engineering 350, LLC
870 Market St, Suite 458
San Francisco, CA 94102
(707) 320-1352
Principal: Ray Keane
Contact: Kim Zylker

Waterproofing: Simpson Gumpertz & Heger
100 Pine Street, Suite 1600
San Francisco, CA 94110
(415) 495-3700
Contact: David Noma

Architect: _____ Consultant: _____

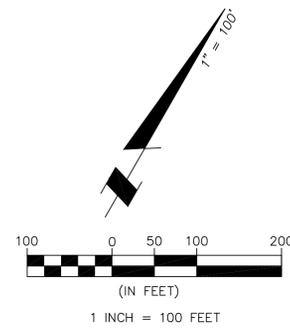
| No. | Date | Issues and Revisions | By | Check |
|-----|----------|--------------------------------|----|-------|
| | 05/19/15 | Site Dev, Permit Amend, Rev. 2 | MD | MT |

Project Name: 1000 Country Club Drive Residence
Project Number: 23006
Description: SITE DIAGRAMS

Ref. North Sheet 1 Of 1

A0.07

Scale: 0' 10' 20' 40' 80' N.T.S.
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID NORTH BASED UPON A GPS SURVEY USING THE LEICA IROVER AND THE LEICA SMARTNET GPS NETWORK. DISTANCES SHOWN ARE GROUND DISTANCES.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM.

NOTES:

BGT RELIED UPON TWO PRELIMINARY REPORTS THAT COVER THE NORTHERLY AND SOUTHERLY SUBJECT PROPERTIES: CHICAGO TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 43800770, WAS USED FOR THE NORTHERLY PARCEL, AND OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NO. 0616007854, FOR THE SOUTHERLY PARCEL. EASEMENTS PLOTTED ARE THOSE REFERENCED WITHIN THE REPORTS.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

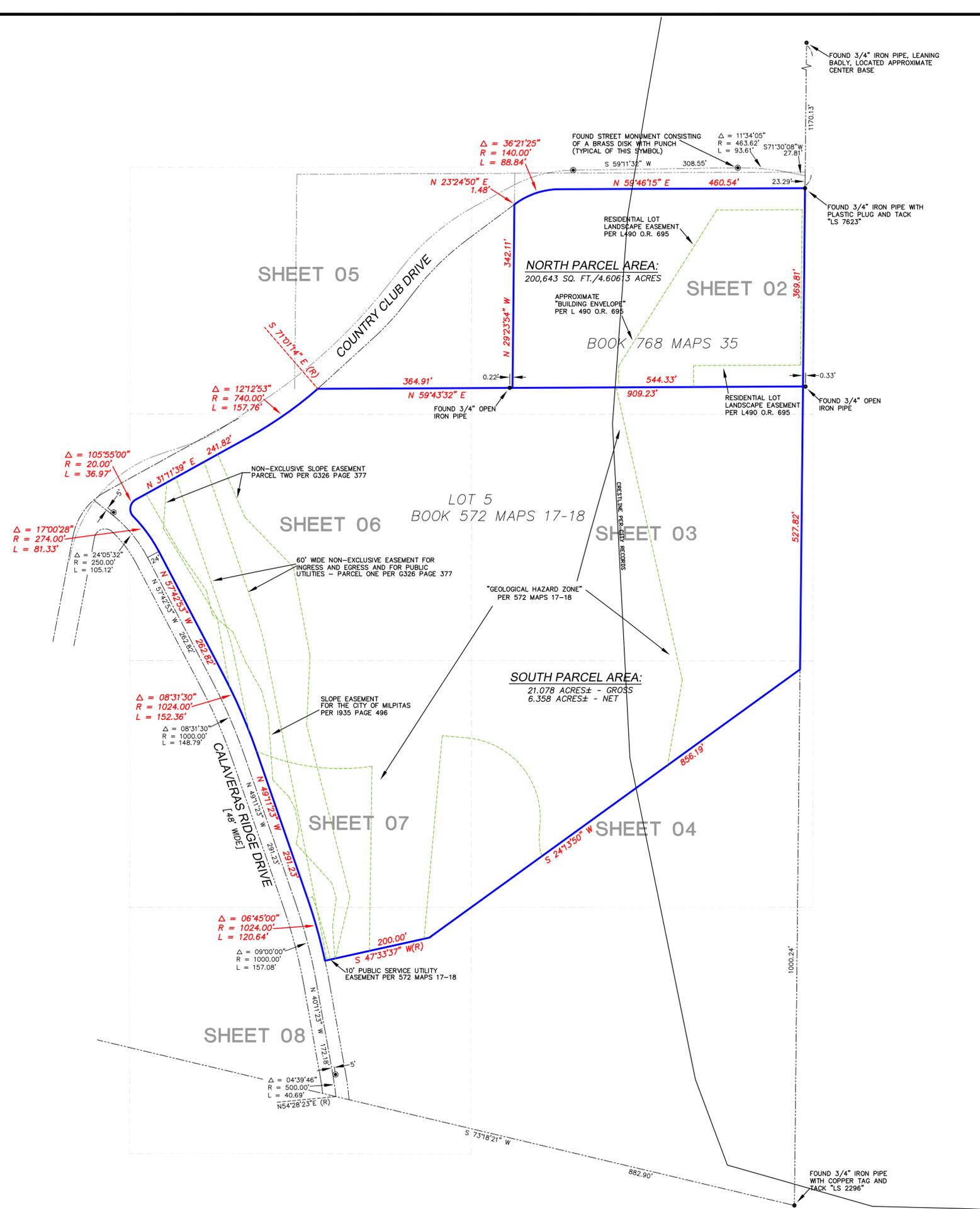
TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

FIELD SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: MAY 24, 2013
JOB NUMBER: 13-077

AERIAL MAPPING PROVIDED BY: 3Di GEOTERRA MAPPING GROUP
www.3DiMapping.com

DATE OF PHOTOGRAPHY: MAY 17, 2013

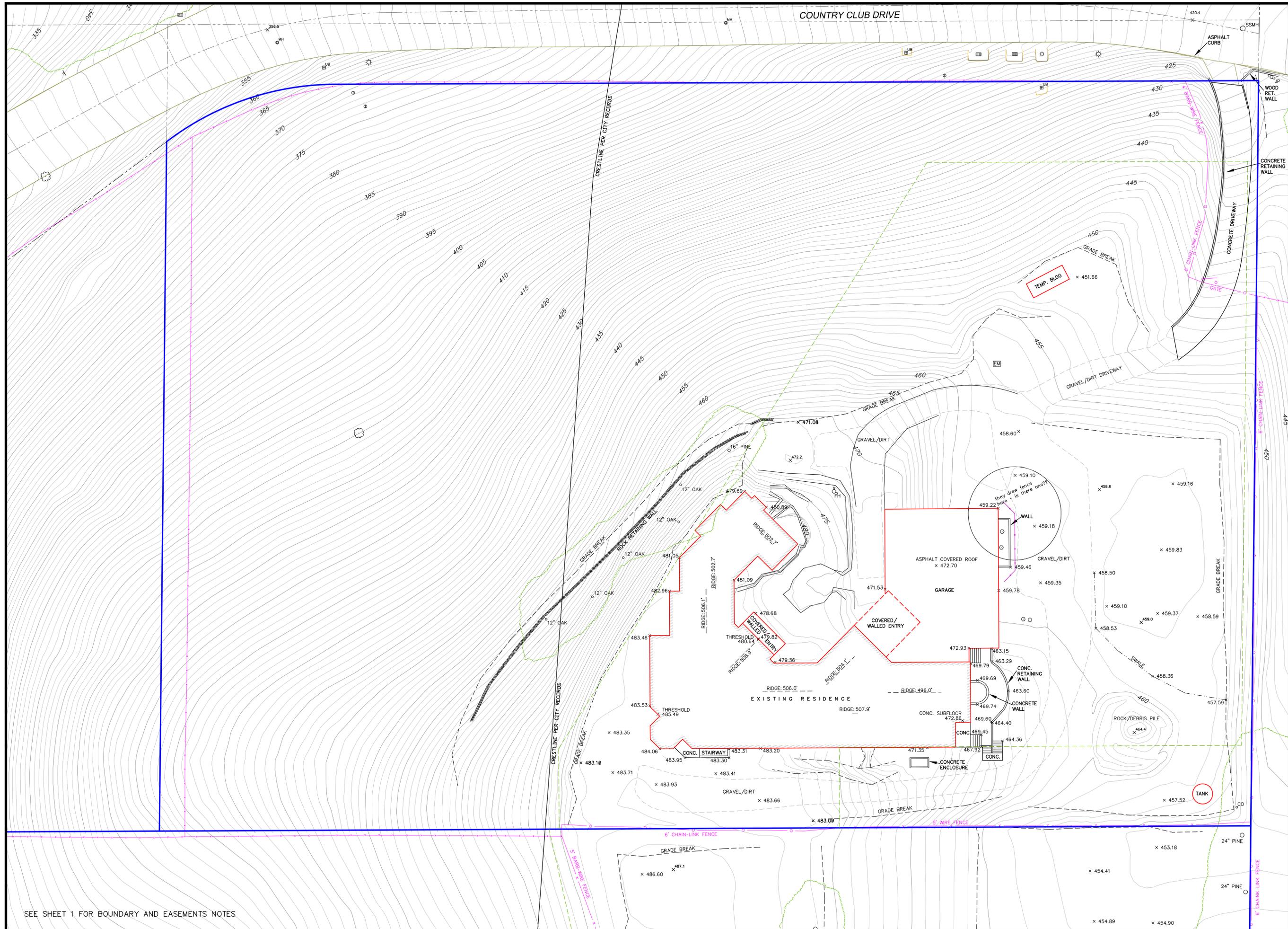


Assessor Parcel Number:
029-03-014
029-03-024

Prepared For:
T.G. DYNAMICS GROUP, LLC.
2185 FORTUNE DRIVE
SAN JOSE, CA 95131

BOUNDARY AND TOPOGRAPHIC SURVEY
 FORMER "LANDS OF MARTINEZ" (BOOK 768 MAPS 35), AND LOT 5, PER "TRACT NO. 7935" (BOOK 572 MAPS 17)
1000 COUNTRY CLUB DR. & 1050 CALAVARES RIDGE DR.
 MILPITAS, COUNTY OF SANTA CLARA, CALIFORNIA

Date: JUNE 2013
Scale: 1" = 100'
Contour Interval: n/a
Drawn: LHL
Drawing Number:
SU-1
SHEET 1 OF 8
Job No. 13-077



SEE SHEET 1 FOR BOUNDARY AND EASEMENTS NOTES

www.bgtlandsurveying.com

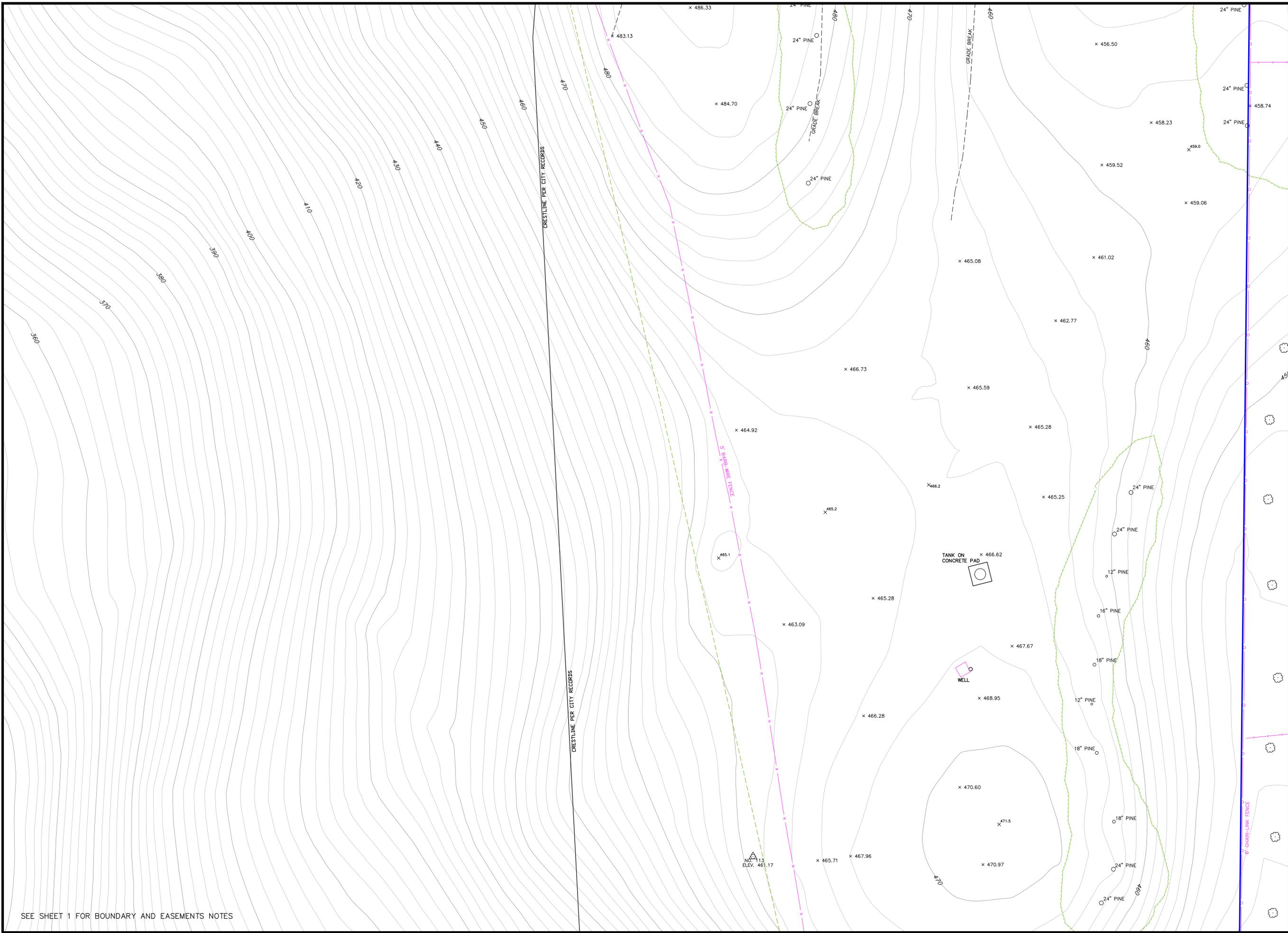
BGT LAND SURVEYING
 1206 S. Amphlett Blvd., Suite 3 - San Mateo, CA 94402
 Main: (650) 212-1030 bgt@bgtlandsurveying.com

Assessor Parcel Number:
029-03-014

Prepared For:
T.G. DYNAMICS GROUP, LLC
2185 FORTUNE DRIVE
SAN JOSE, CA 95131

BOUNDARY AND TOPOGRAPHIC SURVEY
1000 COUNTRY CLUB DRIVE
 MILPITAS, COUNTY OF SANTA CLARA, CALIFORNIA

Date: JUNE 2013
 Scale: 1" = 20'
 Contour Interval: 1' & 2'
 Drawn: LHL
 Drawing Number:
SU-1
 SHEET 2 OF 8
 Job No. 13-077



SEE SHEET 1 FOR BOUNDARY AND EASEMENTS NOTES

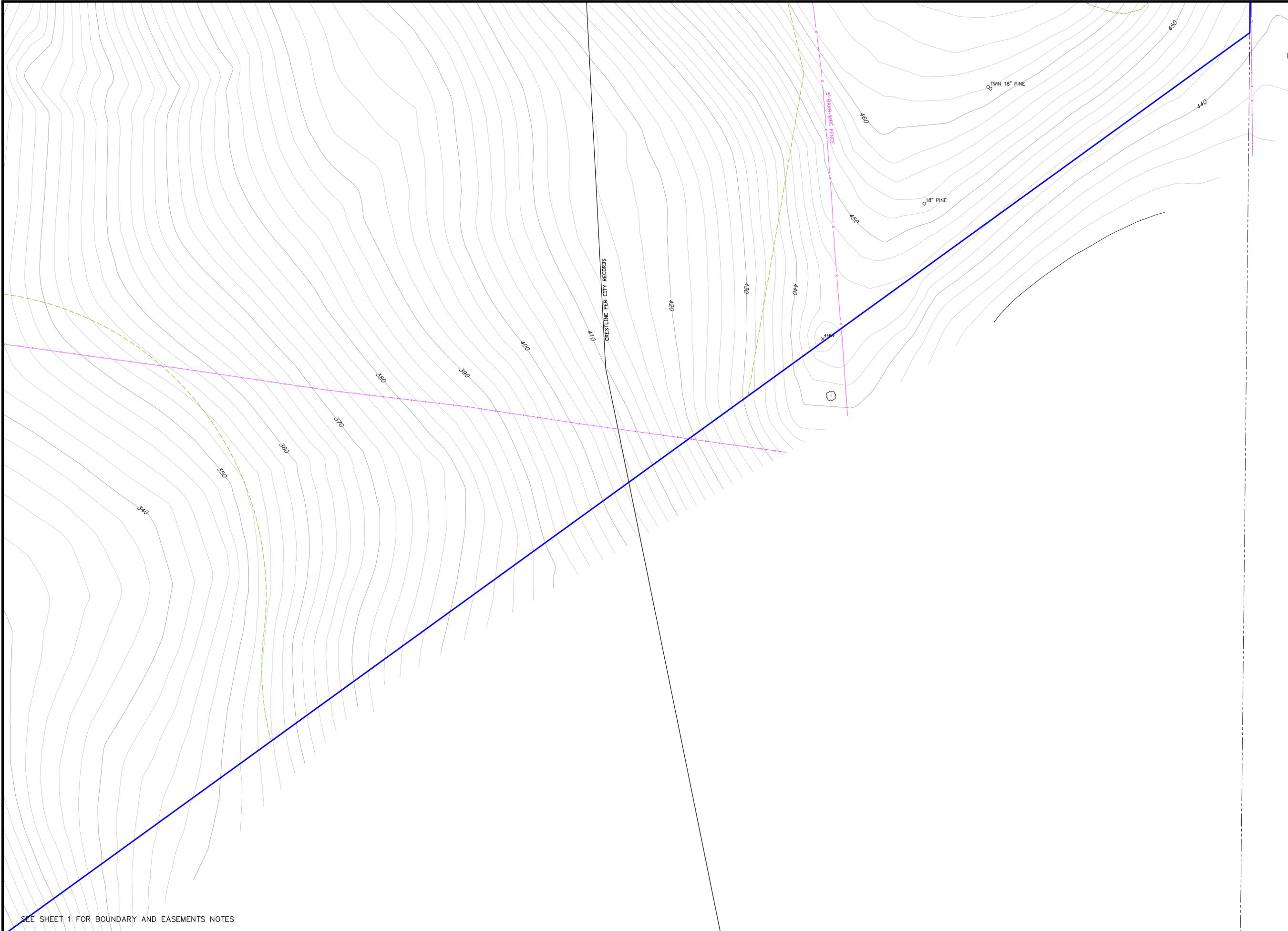


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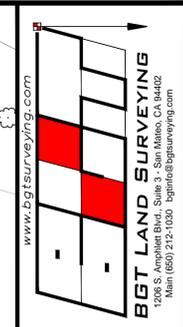
Prepared For:
 T.G. DYNAMICS GROUP, LLC
 2185 FORTUNE DRIVE
 SAN JOSE, CA 95131

BOUNDARY AND TOPOGRAPHIC SURVEY
1050 CALAVERAS RIDGE DRIVE
 MILPITAS, COUNTY OF SANTA CLARA, CALIFORNIA

| | |
|-------------------|-----------|
| Date: | JUNE 2013 |
| Scale: | 1" = 20' |
| Contour Interval: | 2' |
| Drawn: | LHL |
| Drawing Number: | SU-1 |
| SHEET 3 OF 8 | |
| Job No. | 13-077 |



SEE SHEET 1 FOR BOUNDARY AND EASEMENTS NOTES



Assessor Parcel Number:
029-03-024

Prepared For:
T.G. DYNAMICS GROUP, LLC
2185 FORTUNE DRIVE
SAN JOSE, CA 95131

BOUNDARY AND TOPOGRAPHIC SURVEY
1050 CALAVERAS RIDGE DRIVE
MILPITAS, COUNTY OF SANTA CLARA, CALIFORNIA

Date: JUNE 2013
Scale: 1" = 20'
Contour Interval: 2'

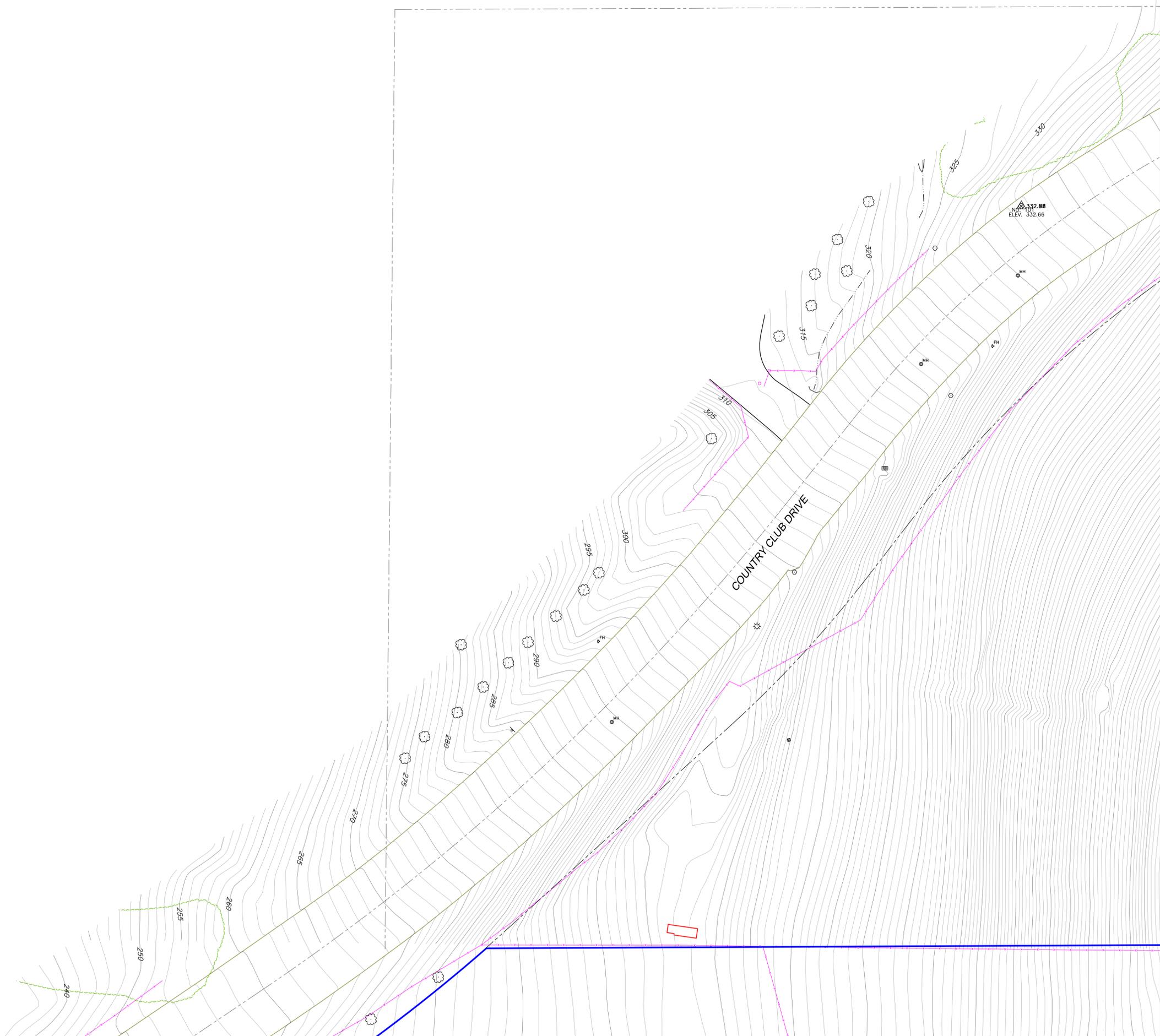
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Drawing Number:

SU-1
SHEET 4 OF 8

Job No. 13-077

SEE SHEET 1 FOR BOUNDARY AND EASEMENTS NOTES



Assessor Parcel Number:
029-03-024

Prepared For:
T.G. DYNAMICS GROUP, LLC
2185 FORTUNE DRIVE
SAN JOSE, CA 95131

BOUNDARY AND TOPOGRAPHIC SURVEY

1050 CALAVERAS RIDGE DRIVE MILPITAS, COUNTY OF SANTA CLARA, CALIFORNIA

Date: JUNE 2013

Scale: 1" = 20'

Contour Interval: 1' & 2'

Drawn: LHL

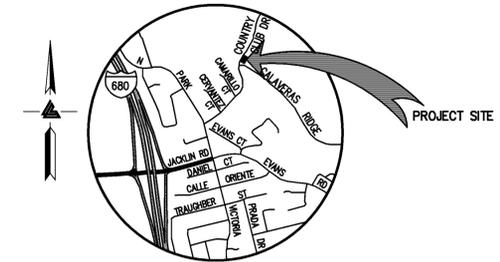
Drawing Number:

SU-1

SHEET 5 OF 8

Job No. 13-077

PAN RESIDENCE 1000 COUNTRY CLUB DRIVE MILPITAS, CALIFORNIA



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER: SAN PARTNERS LLC
PO BOX 610910,
SAN JOSE, CA

APN: 029-03-014

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY BGT LAND SURVEYING, ENTITLED: "TOPOGRAPHIC SURVEY" 1000 COUNTRY CLUB DRIVE MILPITAS, CA DATED: MAY 24, 2013 JOB#: 13-077
 - ARCHITECTURE BY PFAU LONG ARCHITECTURE, ENTITLED: "PAN RESIDENCE" 1000 COUNTRY CLUB DRIVE MILPITAS, CA DATED: JANUARY 30, 2013
 - SOIL REPORT BY ROMIG ENGINEERING, INC. ENTITLED: "GEOTECHNICAL INVESTIGATION" MARTINEZ RESIDENCE 1000 COUNTRY CLUB DRIVE MILPITAS, CA DATED: 12-2-15 JOB#: 1495-1
 - LANDSCAPE PLAN BY BLASEN LANDSCAPE ARCHITECTURE, ENTITLED: "SITE PLAN" 1000 COUNTRY CLUB DRIVE MILPITAS, CA DATED: 6-23-14

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ESTIMATED EARTHWORK QUANTITIES

| | CUBIC YARDS | WITHIN BUILDING FOOTPRINT | OUTSIDE BUILDING FOOTPRINT | TOTAL CUBIC YARDS |
|--------|-------------|---------------------------|----------------------------|-------------------|
| CUT | 0 | 3625 | 3625 | |
| FILL | 0 | 115 | 115 | |
| EXPORT | | | | 3510 |

NOTE:

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

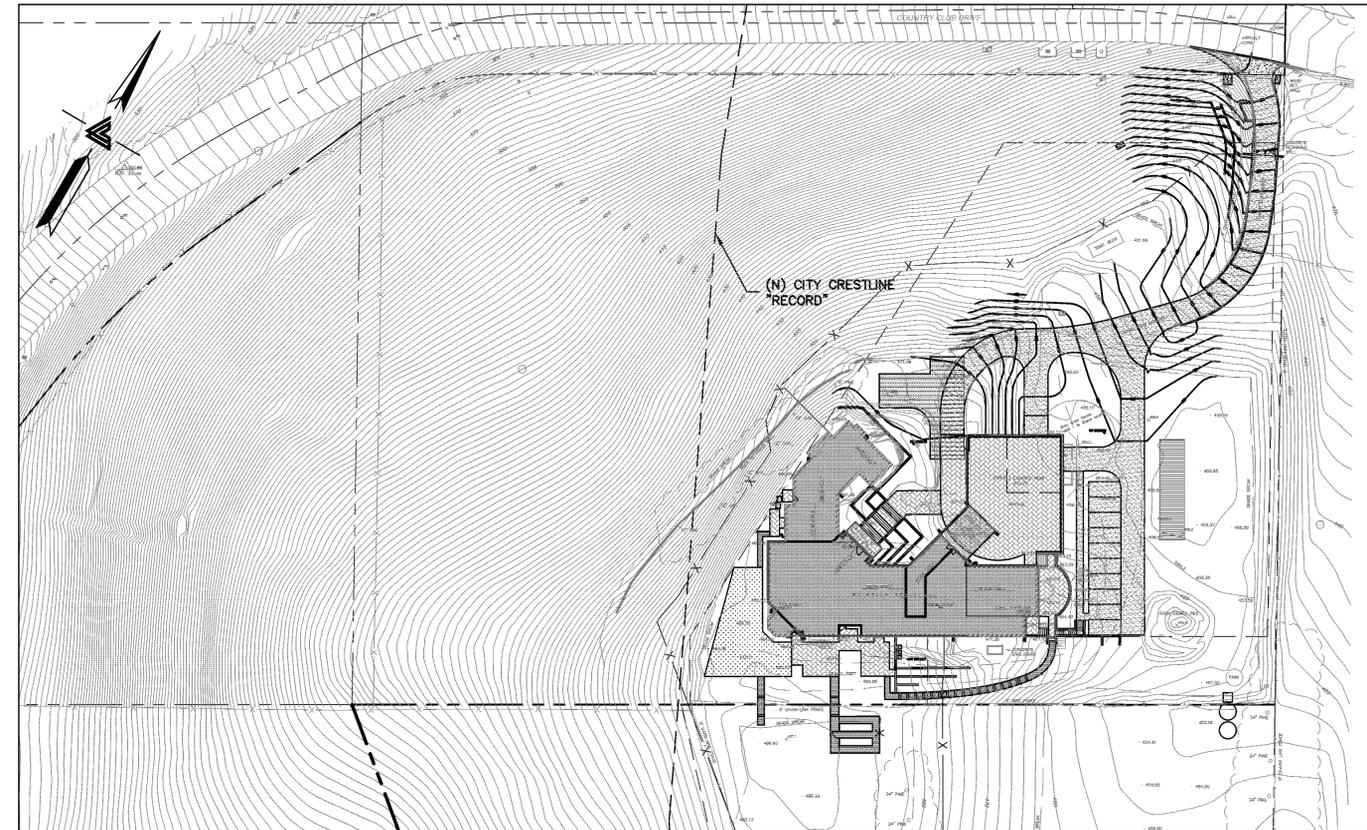
IMPERVIOUS SURFACE CALCULATION

| AREA | SQR FT |
|------------------------------------|--------|
| PERMITTED BUILDING SIZE | 11,200 |
| (E) BUILDING FOOTPRINT | 14,732 |
| (N) HARDSCAPE | 13,079 |
| TOTAL PROPOSED IMPERVIOUS COVERAGE | 27,811 |

SHEET INDEX

| | |
|-------|-------------------------|
| C-1.0 | TITLE SHEET |
| C-2.0 | SITE LAYOUT PLAN |
| C-3.0 | OVERALL SITE PLAN |
| C-3.1 | GRADING & DRAINAGE PLAN |
| C-3.2 | GRADING & DRAINAGE PLAN |
| C-3.3 | GRADING & DRAINAGE PLAN |
| C-4.1 | UTILITY PLAN |
| C-4.2 | UTILITY PLAN |
| C-4.3 | UTILITY PROFILE |
| C-5.1 | DRIVEWAY PROFILE |
| C-5.2 | SITE SECTIONS |
| C-6.0 | DETAILS |
| C-6.1 | DETAILS |
| C-6.2 | DETAILS |
| C-7.0 | GRADING SPECIFICATIONS |
| ER-1 | EROSION CONTROL |
| ER-2 | EROSION CONTROL DETAILS |
| EX1 | VIEW POINT EXHIBIT |
| EX2 | VIEW POINT SECTIONS |

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| --- | --- | BOUNDARY |
| --- | --- | PROPERTY LINE |
| --- | --- | RETAINING WALL |
| --- | --- | LANDSCAPE RETAINING WALL |
| --- | --- | RAINWATER TIGHTLINE |
| --- | --- | SUBDRAIN LINE |
| --- | --- | TIGHTLINE |
| --- | --- | STORM DRAIN LINE |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | WATER LINE |
| --- | --- | GAS LINE |
| --- | --- | PRESSURE LINE |
| --- | --- | JOINT TRENCH |
| --- | --- | SET BACK LINE |
| --- | --- | CONCRETE VALLEY GUTTER |
| --- | --- | EARTHEN SWALE |
| --- | --- | CATCH BASIN |
| --- | --- | JUNCTION BOX |
| --- | --- | AREA DRAIN |
| --- | --- | CURB INLET |
| --- | --- | STORM DRAIN MANHOLE |
| --- | --- | FIRE HYDRANT |
| --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | STREET SIGN |
| --- | --- | SPOT ELEVATION |
| --- | --- | FLOW DIRECTION |
| --- | --- | DEMOLISH/REMOVE |
| --- | --- | BENCHMARK |
| --- | --- | CONTOURS |
| --- | --- | TREE TO BE REMOVED |



KEY MAP
1" = 50'

GENERAL

- INCLUDE ANY NECESSARY DETAILS AND SPECIFICATIONS WITH THE PLANS IF THEY ARE NOT CITY STANDARDS OR APPROVED EQUALS.
- SHOW THE LOCATIONS OF ALL EXISTING AND PROPOSED PUBLIC FACILITIES (STREETS-INCLUDE STREET NAME (ALSO STATE PRIVATE STREET IF PRIVATE MAINTAINED ROAD), STREET LIGHT, STORM DRAIN, SEWER, WATER ETC.), AND ANY PROPOSED CONNECTIONS TO PUBLIC FACILITIES.
- SHOW ALL EXISTING AND ANY PROPOSED EASEMENT OR RIGHT OF WAY DEDICATION ON PLANS.
- PRIOR TO THE START OF ANY WORK WITHIN THE CITY RIGHT OF WAY (PUBLIC STREET OR EASEMENT), THE DEVELOPER'S CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT. ALSO INCLUDE OTHER PUBLIC WORK GENERAL CONSTRUCTION NOTES - SEE ENGINEERING PLANS AND MAP PROCEDURES AND GUIDELINES.

WATER

- SHOW THE SIZE(S) AND LOCATION(S) OF ALL EXISTING AND PROPOSED WATER MAINS, SERVICE(S), METER(S) AND BACKFLOW DEVICE(S) ON THE PLANS. ALSO, SHOW DEPTH AND MATERIAL OF EXISTING MAIN FOR WET/HOT TAPS OR ISOLATION VALVES FOR CUTTING IN TEE'S.
- DOMESTIC WATER METERS - ADD NOTE: INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE AS PER CITY STANDARD DRAWING #734.
- FIRE SERVICES - ADD NOTE: INSTALL DETECTOR CHECK VALVE PER CITY STANDARD DRAWING #730 FOR COMMERCIAL/INDUSTRIAL USE. LOOPED FIRE SERVICES REQUIRE DOUBLE CHECK DETECTOR CHECK VALVE.
- INDICATE ANY EXISTING WELL(S) TO BE MAINTAINED OR ABANDONED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICT. AIR GAP OR REDUCED BACKFLOW PROTECTION IS ALSO REQUIRED FOR ALL ACTIVE (NON-SEALED) WELLS.

SEWER

- SHOW SIZE(S) AND LOCATION(S) OF EXISTING AND PROPOSED MAINS, LATERAL(S), CLEAN OUT(S) AND ANY NECESSARY SEWER BACKFLOW DEVICE(S) ON THE PLANS.
- RESIDENTIAL DEVELOPMENTS REQUIRE A 4" SEWER LATERAL AND CLEANOUT AS PER CITY STANDARD DRAWING #620, SHEET 1.
- SHOW THE LOWEST FINISH FLOOR ELEVATION OF THE STRUCTURE AND THE RIM ELEVATION OF NEAREST UPSTREAM SANITARY MANHOLE ON THE PLANS. IF THE LOWEST FLOOR ELEVATION IS LESS THAN ONE FOOT ABOVE THE RIM ELEVATION OF THE NEAREST UPSTREAM MANHOLE, THEN A BACKFLOW PREVENTER PER CITY STANDARD DRAWING #624 IS REQUIRED.
- APPLICANT SHALL CONTACT THE SAN JOSE/SANTA CLARA WATER POLLUTION CONTROL PLANT (SJ/SC WPCP 408-945-5300) FOR THEIR REQUIREMENTS ON PLAN APPROVAL.

STORM

- SHOW SIZE(S) AND LOCATION(S) OF ALL EXISTING AND PROPOSED STORM WATER FACILITIES ON THE PLANS.
- SHOW HOW ALL ON-SITE DRAINAGE IS CONVEYED OFF-SITE (STREET, GREEN BELT, ETC.) INCLUDING CONNECTIONS TO THE CITY STORM DRAIN SYSTEM INCLUDING CREEK AND CHANNELS. ALSO SHOW THE LOCATIONS AND SIZES OF ALL INLETS, DISSIPATORS, PIPES, THROUGH CURB DRAINS, ETC.

DRIVEWAY

- SHOW WIDTH(S) AND LOCATION(S) OF ALL EXISTING AND PROPOSED DRIVEWAY(S) ON THE PLANS.

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY. TYPICALLY THROUGHOUT IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

NOTE:

A PUBLIC WORKS ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN CITY RIGHT-OF-WAY OR EASEMENT. CONTRACTOR SHALL SUBMIT 3 SETS OF APPROVED PLANS WITH COMPLETED SIGNED ENCROACHMENT PERMIT APPLICATION INCLUDING INSURANCE, LICENSE (CITY BUSINESS, CONTRACTOR) INFORMATION TO LAND DEVELOPMENT FOR PROCESSING.

NOTE:

CONTRACTOR SHALL CONTACT THE STREET LANDSCAPING SECTION AT 408-586-2801 TO OBTAIN THE REQUIREMENTS AND FORMS FOR REMOVAL OF ANY EXISTING TREE(S).

LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| --- | --- | BOUNDARY |
| --- | --- | PROPERTY LINE |
| --- | --- | RETAINING WALL |
| --- | --- | LANDSCAPE RETAINING WALL |
| --- | --- | RAINWATER TIGHTLINE |
| --- | --- | SUBDRAIN LINE |
| --- | --- | TIGHTLINE |
| --- | --- | STORM DRAIN LINE |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | WATER LINE |
| --- | --- | GAS LINE |
| --- | --- | PRESSURE LINE |
| --- | --- | JOINT TRENCH |
| --- | --- | SET BACK LINE |
| --- | --- | CONCRETE VALLEY GUTTER |
| --- | --- | EARTHEN SWALE |
| --- | --- | CATCH BASIN |
| --- | --- | JUNCTION BOX |
| --- | --- | AREA DRAIN |
| --- | --- | CURB INLET |
| --- | --- | STORM DRAIN MANHOLE |
| --- | --- | FIRE HYDRANT |
| --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | STREET SIGN |
| --- | --- | SPOT ELEVATION |
| --- | --- | FLOW DIRECTION |
| --- | --- | DEMOLISH/REMOVE |
| --- | --- | BENCHMARK |
| --- | --- | CONTOURS |
| --- | --- | TREE TO BE REMOVED |

ABBREVIATIONS

| | | | |
|----------|---|--------|----------------------------|
| AB | AGGREGATE BASE | LNDG | LANDING |
| AC | ASPHALT CONCRETE | LF | LINEAR FEET |
| ACC | ACCESSIBLE | MAX | MAXIMUM |
| AD | AREA DRAIN | MH | MANHOLE |
| BC | BEGINNING OF CURVE | MIN | MINIMUM |
| B & D | BEARING & DISTANCE | MON. | MONUMENT |
| BFPD | BACKFLOW PREVENTION DEVICE | (N) | NEW |
| BM | BENCHMARK | NTS | NOT TO SCALE |
| BW/FG | BOTTOM OF WALL/FINISH | O.C. | ON CENTER |
| GRADE | | O/ | OVER |
| CB | CATCH BASIN | (PA) | PLANTING AREA |
| C & G | CURB AND GUTTER | PED | PEDESTRIAN |
| CL | CENTER LINE | PIV | POST INDICATOR VALVE |
| CPP | CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR) | PSS | PUBLIC SERVICES EASEMENT |
| | | P | PROPERTY LINE |
| CO | CLEANOUT | PP | POWER POLE |
| COTG | CLEANOUT TO GRADE | PUE | PUBLIC UTILITY EASEMENT |
| CONC | CONCRETE | PVC | POLYVINYL CHLORIDE |
| CONST | CONSTRUCT or -TION | R | RADIUS |
| CONC COR | CONCRETE CORNER | RCR | REINFORCED CONCRETE PIPE |
| CY | CUBIC YARD | RIM | RIM ELEVATION |
| D | DIAMETER | RW | RAINWATER |
| DI | DROP INLET | R/W | RIGHT OF WAY |
| DIP | DUCTILE IRON PIPE | S | SLOPE |
| EA | EACH | S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| EC | END OF CURVE | SAN | SANITARY |
| EG | EXISTING GRADE | SD | STORM DRAIN |
| EL | ELEVATIONS | SDM | STORM DRAIN MANHOLE |
| EP | EDGE OF PAVEMENT | SHT | SHEET |
| EQ | EQUIPMENT | S.L.D. | SEE LANDSCAPE DRAWINGS |
| EW | EACH WAY | SPEC | SPECIFICATION |
| (E) | EXISTING | SS | SANITARY SEWER |
| FC | FACE OF CURB | SSCO | SANITARY SEWER CLEANOUT |
| FF | FINISHED FLOOR | SSMH | SANITARY SEWER MANHOLE |
| FG | FINISHED GRADE | ST | STREET |
| FH | FIRE HYDRANT | STA | STATION |
| FL | FLOW LINE | STD | STANDARD |
| FS | FINISHED SURFACE | STRUCT | STRUCTURAL |
| G | GAGE OR GAUGE | T | TELEPHONE |
| GA | GAGE OR GAUGE | TC | TOP OF CURB |
| GB | GRADE BREAK | TEMP | TEMPORARY |
| HDPE | HIGH DENSITY CORRUGATED POLYETHYLENE PIPE | TP | TOP OF PAVEMENT |
| | | TW/FG | TOP OF WALL/FINISH GRADE |
| HORIZ | HORIZONTAL | TYP | TYPICAL |
| HI PT | HIGH POINT | VC | VERTICAL CURVE |
| H&T | HUB & TACK | VCP | VITRIFIED CLAY PIPE |
| ID | INSIDE DIAMETER | VERT | VERTICAL |
| INV | INVERT ELEVATION | W/ | WITH |
| JB | JUNCTION BOX | W, WL | WATER LINE |
| JT | JOINT TRENCH | WM | WATER METER |
| JP | JOINT UTILITY POLE | WWF | WELDED WIRE FABRIC |
| L | LENGTH | | |



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
1000 COUNTRY CLUB DRIVE
MILPITAS, CALIFORNIA 95045
(P) (510) 887-4086
(F) (510) 887-3019
WWW.LEABRAZE.COM

PAN RESIDENCE
1000 COUNTRY CLUB DR.
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 029-03-014

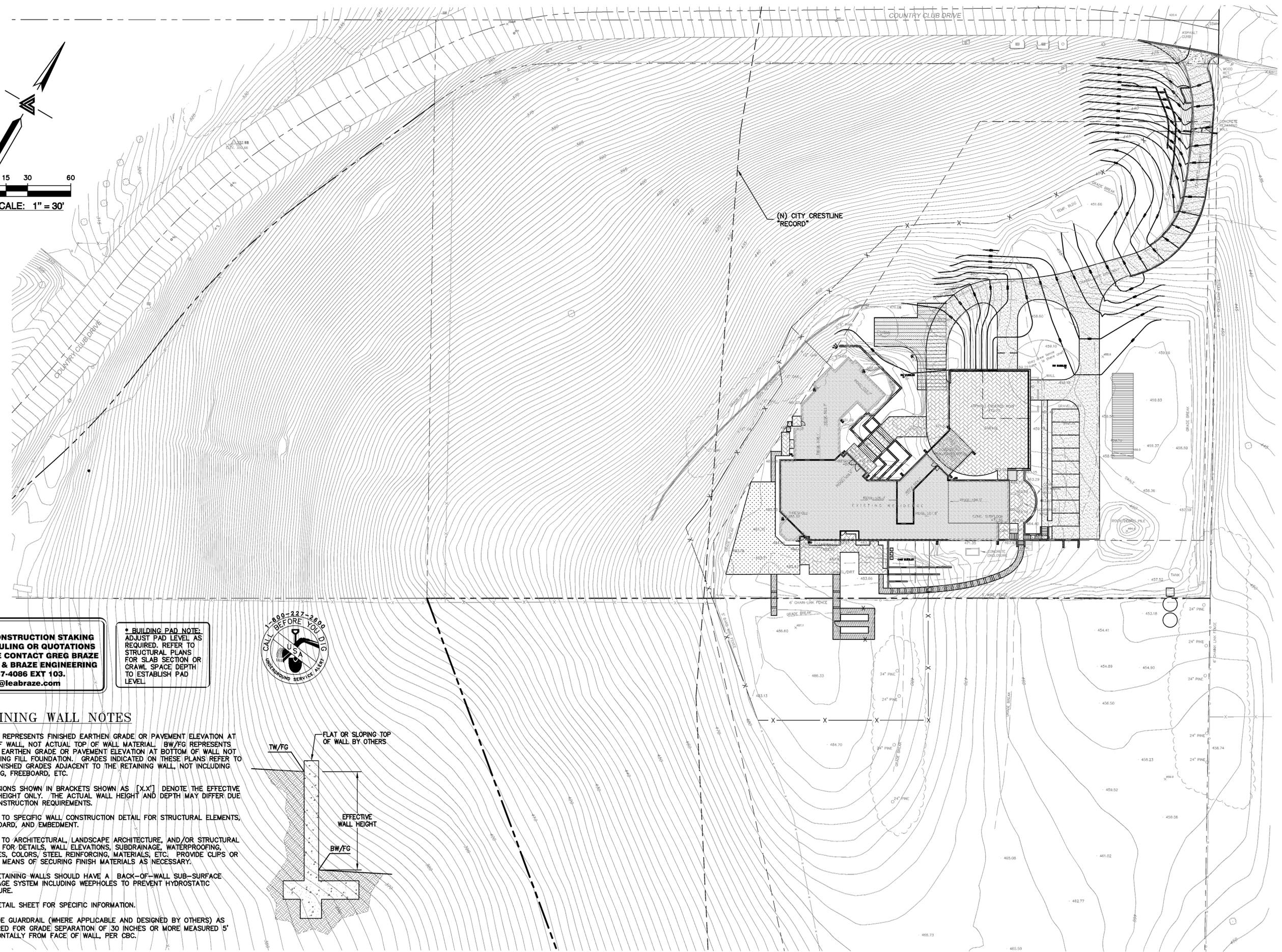
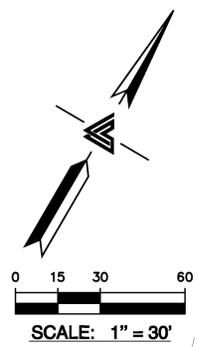
TITLE SHEET

| | | |
|---|-------------------------|----|
| 4 | CITY COMMENTS | RB |
| 3 | PLANNING LETTER 5-11-15 | RB |
| 2 | PLANNING LETTER 2-17-15 | RB |
| 1 | PLANNING LETTER 9-10-14 | RB |
| | PLAN REV 7-30-14 | TB |
| | REVISIONS | BY |

JOB NO: 2140175
DATE: 5-19-15
SCALE: 1" = 50'
DESIGN BY: BS, RB
DRAWN BY: TB
SHEET NO:

C-1.0
1 OF 19 SHEETS

100% DESIGN DEVELOPMENT



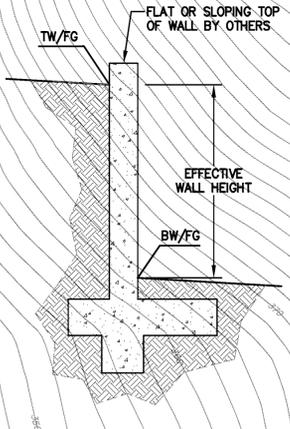
NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT GREG BRAZE
AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 103.
gbraze@leabraze.com

*** BUILDING PAD NOTE:**
 ADJUST PAD LEVEL AS
 REQUIRED. REFER TO
 STRUCTURAL PLANS
 FOR SLAB SECTION OR
 CRAWL SPACE DEPTH
 TO ESTABLISH PAD
 LEVEL.



RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL. NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY.
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



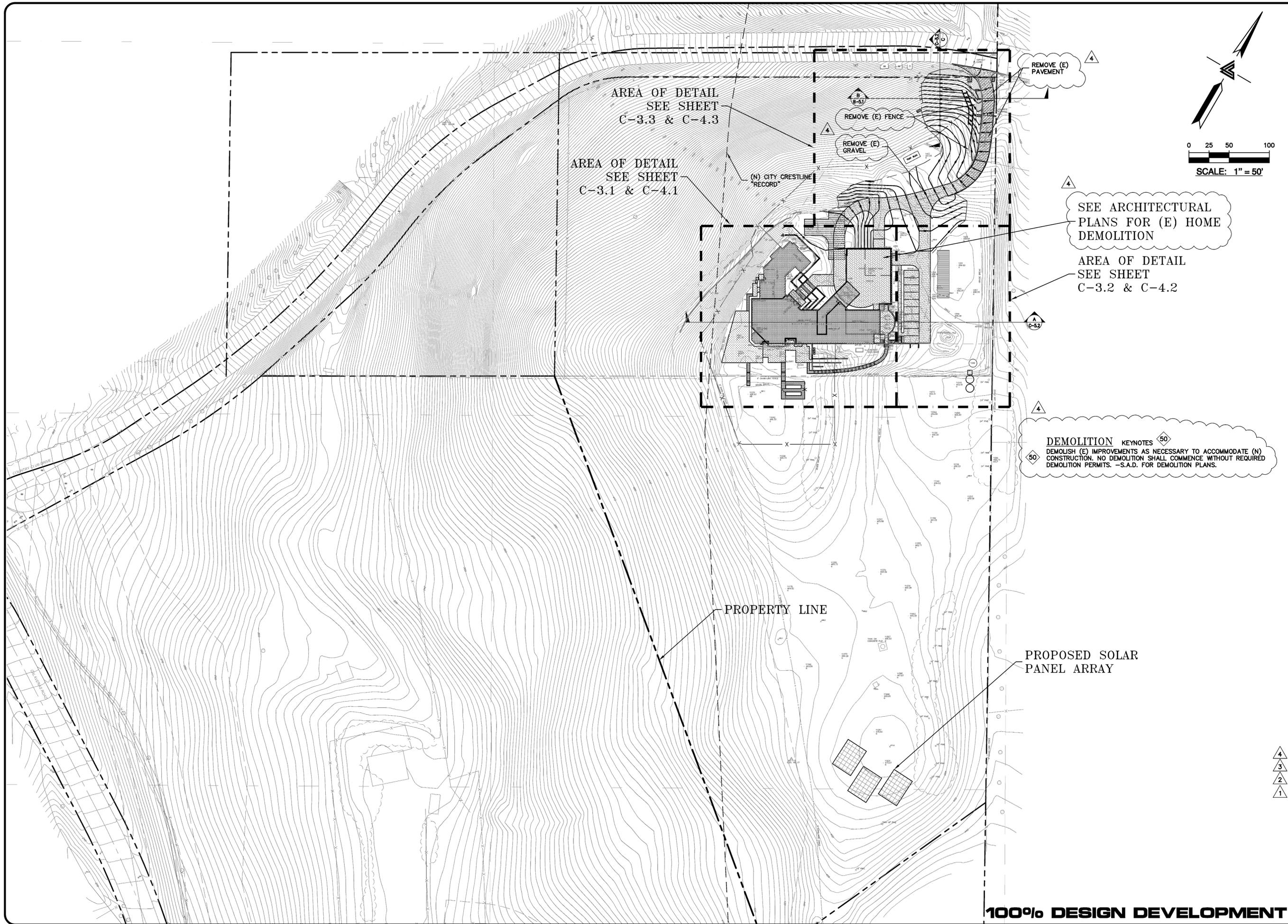
LEA & BRAZE ENGINEERING, INC.
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 BAY AREA REGION
 1000 COUNTRY CLUB DR. # 300
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 (P) (510) 887-3019 (F) (916) 797-7363
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MILPITAS, CALIFORNIA
 SANTA CLARA COUNTY APN: 029-03-014

SITE LAYOUT PLAN

| | | |
|---|-----------------|----------|
| 4 | CITY COMMENTS | |
| 3 | 5-11-15 | RB |
| 2 | PLANNING LETTER | RB |
| 1 | 2-17-15 | RB |
| | PLANNING LETTER | RB |
| | 9-10-14 | RB |
| | PLAN REV | TB |
| | 7-30-14 | TB |
| | REVISIONS | BY |
| | JOB NO: | 2140175 |
| | DATE: | 5-19-15 |
| | SCALE: | 1" = 30' |
| | DESIGN BY: | BS, RB |
| | DRAWN BY: | TB |
| | SHEET NO: | |

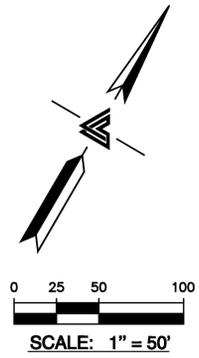
100% DESIGN DEVELOPMENT 2 OF 19 SHEETS



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**OVERALL SITE PLAN
 AND DRIVEWAY
 DEMOLITION PLAN**



SEE ARCHITECTURAL
 PLANS FOR (E) HOME
 DEMOLITION

AREA OF DETAIL
 SEE SHEET
 C-3.2 & C-4.2

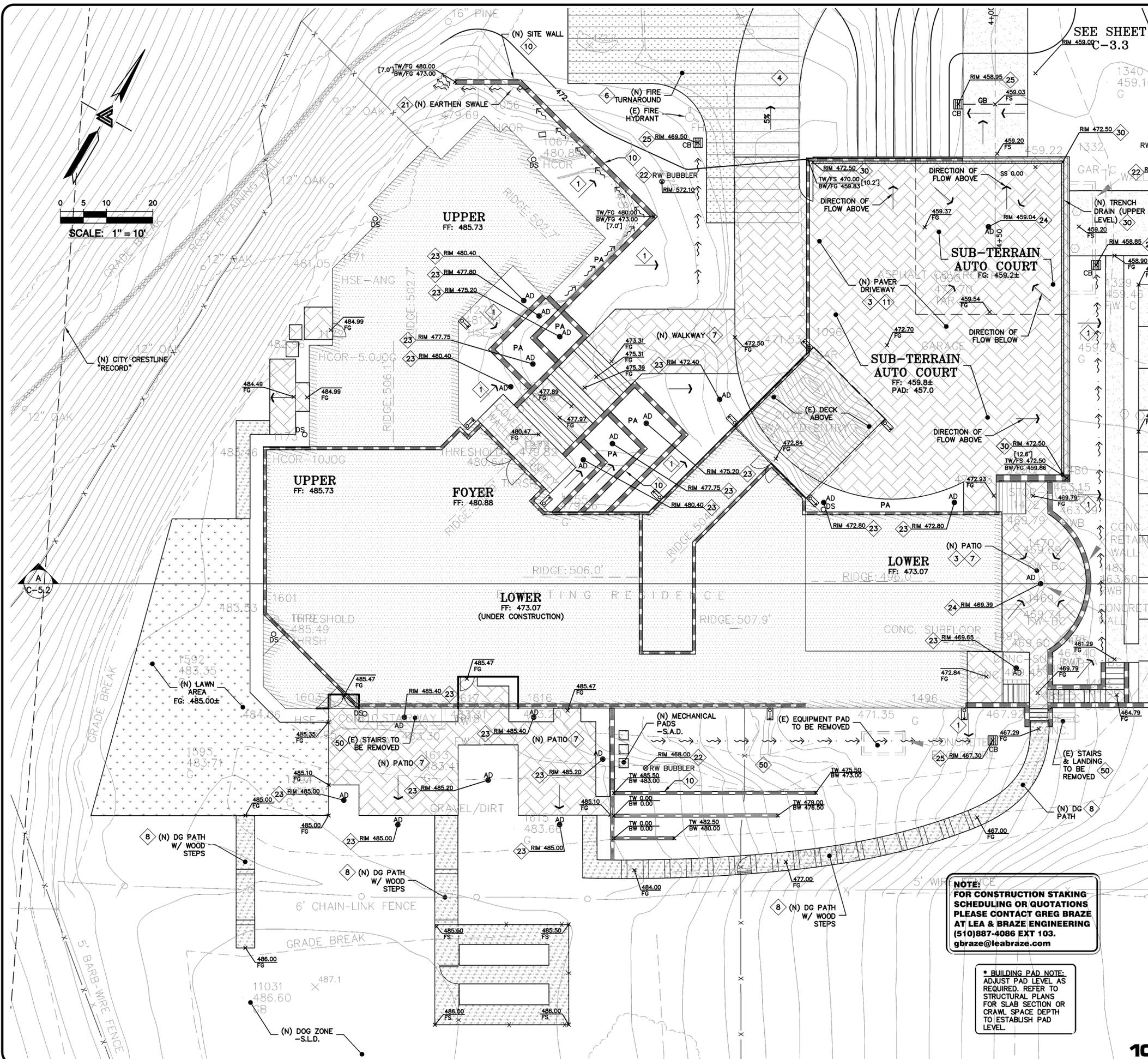
DEMOLITION KEYNOTES $\diamond 50$
 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS. -S.A.D. FOR DEMOLITION PLANS.

| | | |
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JOB NO: 2140175
 DATE: 5-19-15
 SCALE: 1" = 20'
 DESIGN BY: BS, RB
 DRAWN BY: TB
 SHEET NO:

C-3.0
 3 OF 19 SHEETS

100% DESIGN DEVELOPMENT



SEE SHEET
RIM 459.00 -3.3

- FLATWORK** KEYNOTES 1 TO 10
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 - 4 (N) AC DRIVEWAY.
 - 5 GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL 3 ON SHEET C-6.0
 - 6 INSTALL (N) GRASS PAVE SYSTEM FOR HE FIRE TRUCK TURN AROUND AREA.
 - 7 (N) CONCRETE SECTION. 6" PCC OVER 4" AB.
 - 8 (N) CRUSHED STONE WITH WOOD STEP TIES. SEE LANDSCAPE PLANS FOR MORE DETAIL.
 - 9 (N) CRUSHED STONE
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 - 12 3:1 SLOPE MAX IN RIGHT OF WAY
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- 20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 0.5% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
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 - 22 CONNECT RAINWATER DOWNSPOUTS TO 6" PVC (SDR-35) TIGHTLINE SLOPED AT 1% MINIMUM. PROVIDE MINIMUM 30" COVER. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. CONNECT TO BUBBLE UP DRAIN PER DETAIL 9 ON SHEET C-6.1.
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SANTA CLARA COUNTY
 APN: 029-03-014

**GRADING &
 DRAINAGE PLAN**

| NO. | DESCRIPTION | DATE | BY |
|-----|-----------------|---------|----|
| 1 | CITY COMMENTS | 5-11-15 | RB |
| 2 | PLANNING LETTER | 7-17-15 | RB |
| 3 | PLANNING LETTER | 9-10-14 | RB |
| 4 | PLAN REV | 7-30-14 | TB |
| 5 | REVISIONS | | BY |

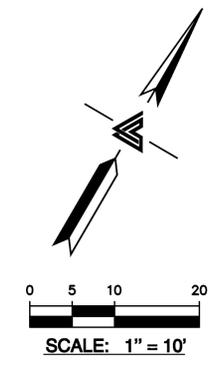
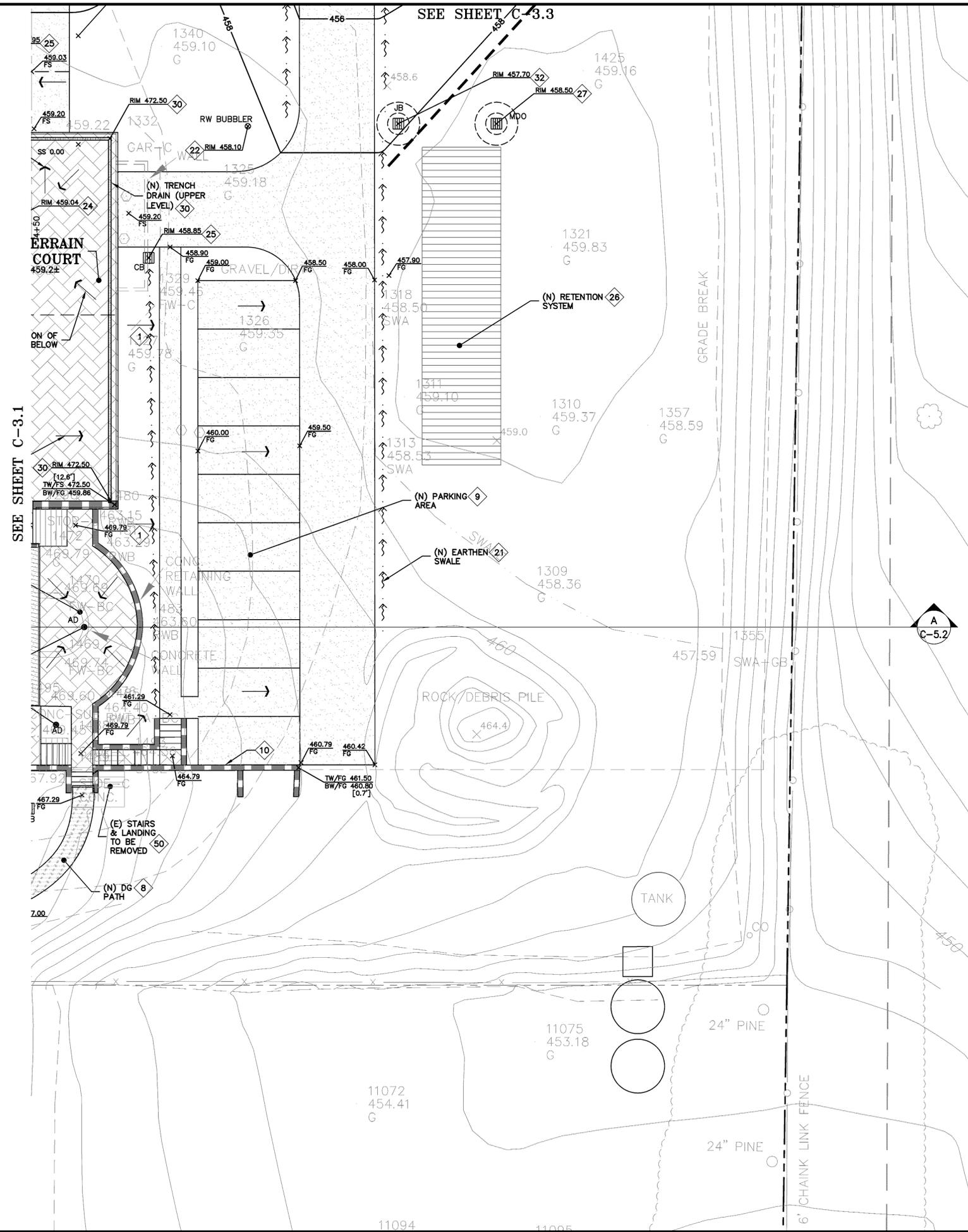
JOB NO: 2140175
 DATE: 5-19-15
 SCALE: 1" = 10'
 DESIGN BY: BS, RB
 DRAWN BY: TB
 SHEET NO:

C-3.1
 4 OF 19 SHEETS

NOTE:
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 SCHEDULING OR QUOTATIONS
 PLEASE CONTACT GREG BRAZE
 AT LEA & BRAZE ENGINEERING
 (510)887-4086 EXT 103.
 gbraze@leabraze.com

*** BUILDING PAD NOTE:**
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 FOR SLAB SECTION OR
 CRAWL SPACE DEPTH
 TO ESTABLISH PAD
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100% DESIGN DEVELOPMENT



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 APN: 029-03-014

GRADING & DRAINAGE PLAN

| NO. | REVISIONS | BY |
|-----|-------------------------|----|
| 4 | CITY COMMENTS | RB |
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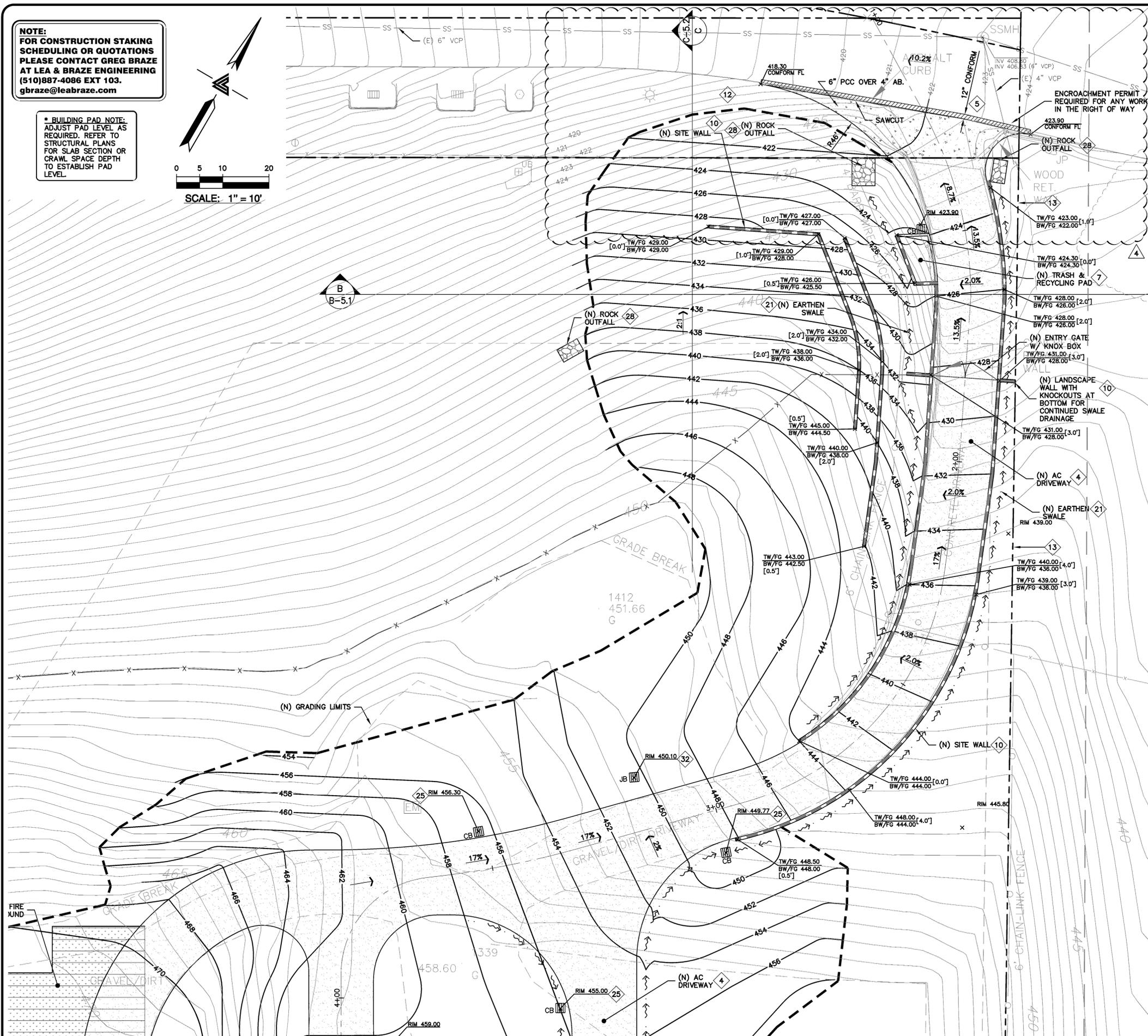
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0 5 10 20
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SEE SHEET C-3.1

SEE SHEET C-3.2

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GRADING & DRAINAGE PLAN

| NO. | DATE | BY |
|-----|---------|----|
| 4 | 5-11-15 | RB |
| 3 | 2-17-15 | RB |
| 2 | 9-10-14 | RB |
| 1 | 7-30-14 | TB |
| | | BY |

JOB NO: 2140175
 DATE: 5-19-15
 SCALE: 1" = 10'
 DESIGN BY: BS, RB
 DRAWN BY: TB
 SHEET NO:

C-3.3
 6 OF 19 SHEETS

100% DESIGN DEVELOPMENT



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 SACRAMENTO, CALIFORNIA 95834
 HAYWARD, CALIFORNIA 94545
 (P) (916) 887-4086
 (F) (916) 887-7363
 WWW.LEABRAZE.COM

**PAN RESIDENCE
 1000 COUNTRY CLUB DR.
 MILPITAS, CALIFORNIA**

SANTA CLARA COUNTY
 APN: 029-03-014

UTILITY PLAN

- STORM DRAIN KEYNOTES 20 TO 33**
- 20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 0.5% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 21 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
 - 22 CONNECT RAINWATER DOWNSPOUTS TO 6" PVC (SDR-35) TIGHTLINE SLOPED AT 1% MINIMUM. PROVIDE MINIMUM 30" COVER. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. CONNECT TO BUBBLE UP DRAIN PER DETAIL 9 ON SHEET C-6.1.
 - 23 INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM.
 - 24 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR ATRIUM GRATE (NDS PART 80 OR SIMILAR) IN LANDSCAPE OR PLANTER AREAS.
 - 25 DRAINAGE INLETS AS SHOWN WITHIN TRAFFIC AREAS AND SUBJECT TO VEHICULAR LOADING SHALL BE "CHRISTY U-21" OR EQUAL. INLETS AS SHOWN WITHIN NON-TRAFFIC AREAS SHALL BE "CHRISTY V-24" OR EQUAL UNLESS OTHERWISE NOTED.
 - 26 INSTALL (N) STORM DRAIN DETENTION SYSTEM TO METER OUT RELEASE OF RUNOFF. SEE DETAIL 5 OF SHEET C-6.1.
 - 27 INSTALL (N) STORM DRAIN METERED RELEASE OUTLET (MDO).
 - 28 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 6 ON SHEET C-6.1.
 - 29 INSTALL (N) SUBDRAIN SYSTEM BEHIND RETAINING WALLS. USE 4" PVC (SDR-35) PERFORATED PIPE WITH THE HOLES FACED DOWN SLOPED AT 1.0% MIN. SURROUND WITH 3/4" CLEAN CRUSHED ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). SUBDRAINS SHALL BE A DEDICATED LINE UNTIL IT REACHES THE STORM DRAIN SYSTEM PRIOR TO CONNECTION POINT SHOWN IN PLAN. PROVIDE CLEANOUTS AT MAJOR CHANGES OF DIRECTION OF THE TIGHTLINE AND AT A MINIMUM OF 50' INTERVAL ALONG THE TIGHTLINE. SEE REPORT FOR DRAINAGE AND ALTERNATIVES. -TYP
 - 30 INSTALL (N) MINI NDS TRENCH DRAIN OR APPROVED EQUAL. CONNECT TO 4" PVC VERTICAL PIPE AND 4" PVC HORIZONTAL PIPE SLOPED AT 1% MIN. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - 31 CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES.
 - 32 INSTALL (N) U-21 JUNCTION BOX WITH STANDARD GRATE AND W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN.
 - 33 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 7 ON SHEET C-6.1.
- UTILITIES KEYNOTES 40 TO 46**
- 40 INSTALL (N) SEWER LATERAL. LATERAL SHALL BE 4" / 6" PVC (SDR-26 OR BETTER) SLOPED AT 2% / 1% CONNECT TO (E) SEWER LATERAL AT CLEANOUT AS SHOWN. PROVIDE CLEANOUT TO GRADE AT COMBINED ANGLES OF 135° OR 100' MAXIMUM INTERVALS AT BUILDING AND BEHIND PROPERTY LINE. CONNECT PER TOWN STANDARDS. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION.
 - 41 RECONNECT WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
 - 42 LEFT BLANK
 - 43 (N) ELECTRIC AND (N) GAS METER PER DISTRICT STANDARDS. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.
 - 44 RUN ON-SITE SERVICE CONDUITS FOR WATER, GAS AND ELECTRICAL FROM THE MAIN RESIDENCE TO THE ACCESSORY STRUCTURES. FINAL ROUTING WILL BE DETERMINED IN THE FIELD.
 - 45 INSTALL (N) SEWER CLEAN OUT TO GRADE. SET SURFACE LEVEL COVER TO MATCH FINISH GRADE.

SEE SHEET C-4.2

**NOTE:
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 SCHEDULING OR QUOTATIONS
 PLEASE CONTACT GREG BRAZE
 AT LEA & BRAZE ENGINEERING
 (510)887-4086 EXT 103.
 gbraze@leabraze.com**

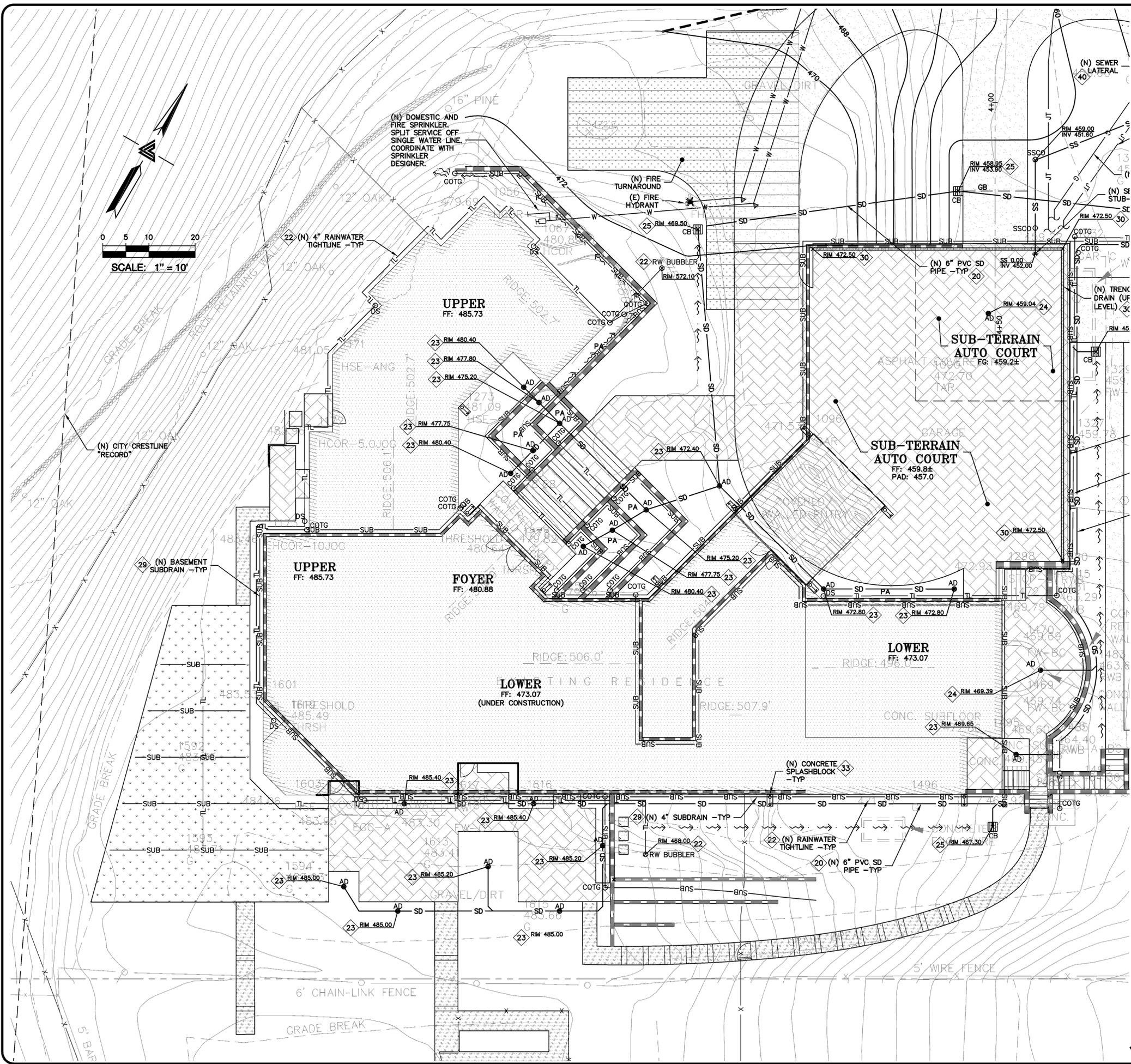
*** BUILDING PAD NOTE:
 ADJUST PAD LEVEL AS
 REQUIRED. REFER TO
 STRUCTURAL PLANS
 FOR SLAB SECTION OR
 CRAWL SPACE DEPTH
 TO ESTABLISH PAD
 LEVEL.**

| | | |
|---|-----------------|----|
| 4 | CITY COMMENTS | RB |
| 3 | PLANNING LETTER | RB |
| 2 | PLANNING LETTER | RB |
| 1 | PLAN REV | TB |
| | REVISIONS | BY |

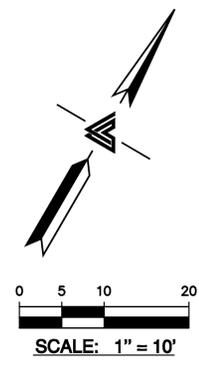
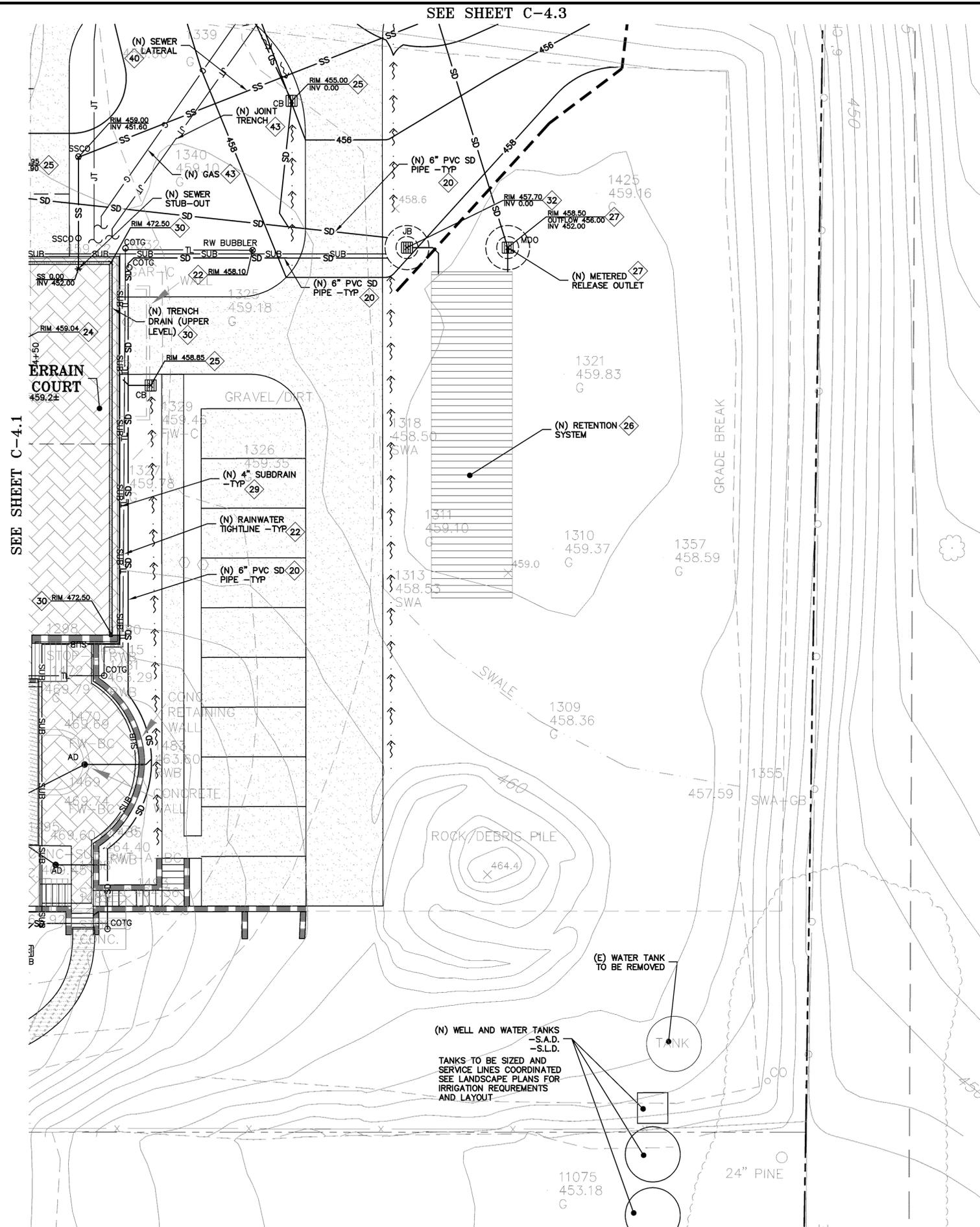
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|------------|----------|
| JOB NO: | 2140175 |
| DATE: | 5-19-15 |
| SCALE: | 1" = 10' |
| DESIGN BY: | BS, RB |
| DRAWN BY: | TB |
| SHEET NO: | |

C-4.1

100% DESIGN DEVELOPMENT



SCALE: 1" = 10'



- STORM DRAIN KEYNOTES 20 TO 33**
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*** BUILDING PAD NOTE:**
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 CIVIL ENGINEERS • LAND SURVEYORS
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 BAY AREA REGION
 HAYWARD, CALIFORNIA 94545
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 (F) (510) 887-3019
 WWW.LEABRAZE.COM

**PAN RESIDENCE
 1000 COUNTRY CLUB DR.
 MILPITAS, CALIFORNIA**
 APN: 029-03-014
 SANTA CLARA COUNTY

UTILITY PLAN

| | | |
|---|-------------------------|----|
| 4 | CITY COMMENTS | RB |
| 3 | 5-11-15 | RB |
| 2 | PLANNING LETTER 2-12-15 | RB |
| 1 | PLANNING LETTER 9-10-14 | RB |
| | PLAN REV 7-30-14 | TB |
| | REVISIONS | BY |

JOB NO: 2140175
 DATE: 5-19-15
 SCALE: 1" = 10'
 DESIGN BY: BS, RB
 DRAWN BY: TB
 SHEET NO:

C-4.2
 8 OF 19 SHEETS

100% DESIGN DEVELOPMENT



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION
 SACRAMENTO REGION
 1000 COUNTRY CLUB DR. # 300
 MILPITAS, CALIFORNIA 94543
 (P) (510) 887-4066 (F) (916) 966-1338
 (P) (510) 887-3019 (F) (916) 797-7353
 WWW.LEABRAZE.COM

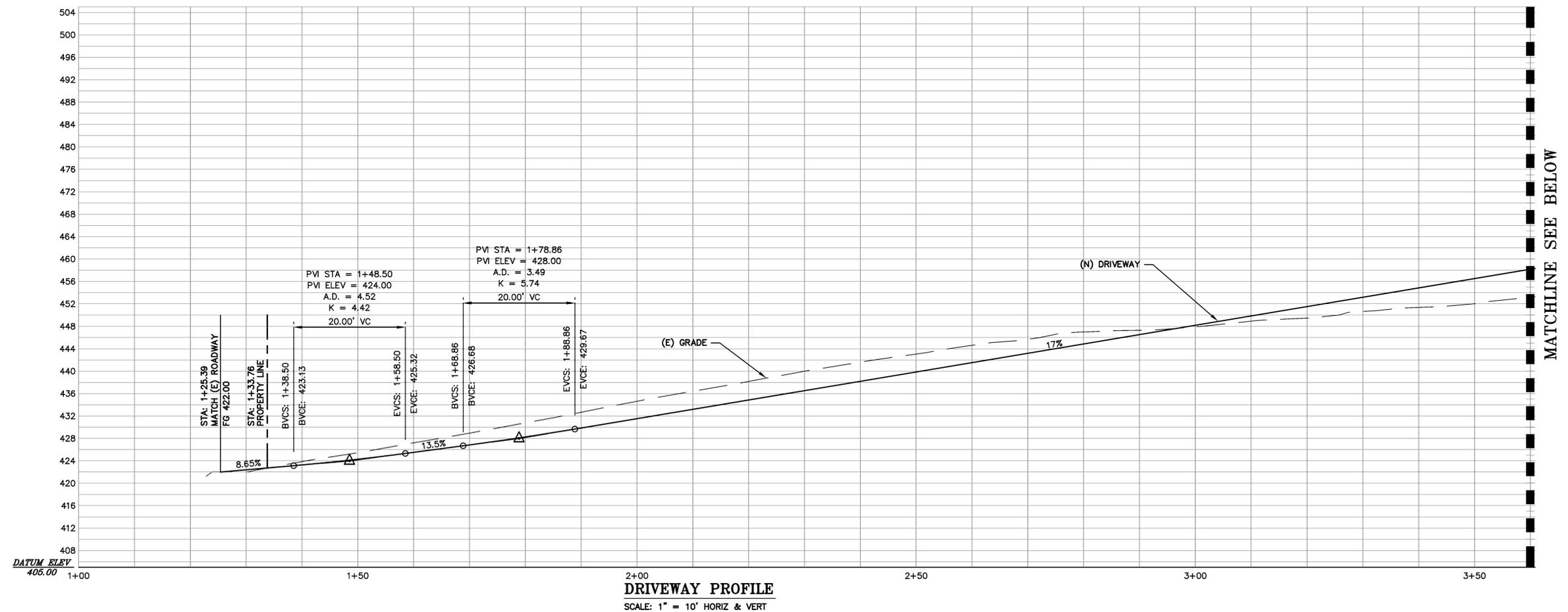
**PAN RESIDENCE
 1000 COUNTRY CLUB DR.
 MILPITAS, CALIFORNIA**
 SANTA CLARA COUNTY
 APN: 029-03-014

DRIVEWAY PROFILE

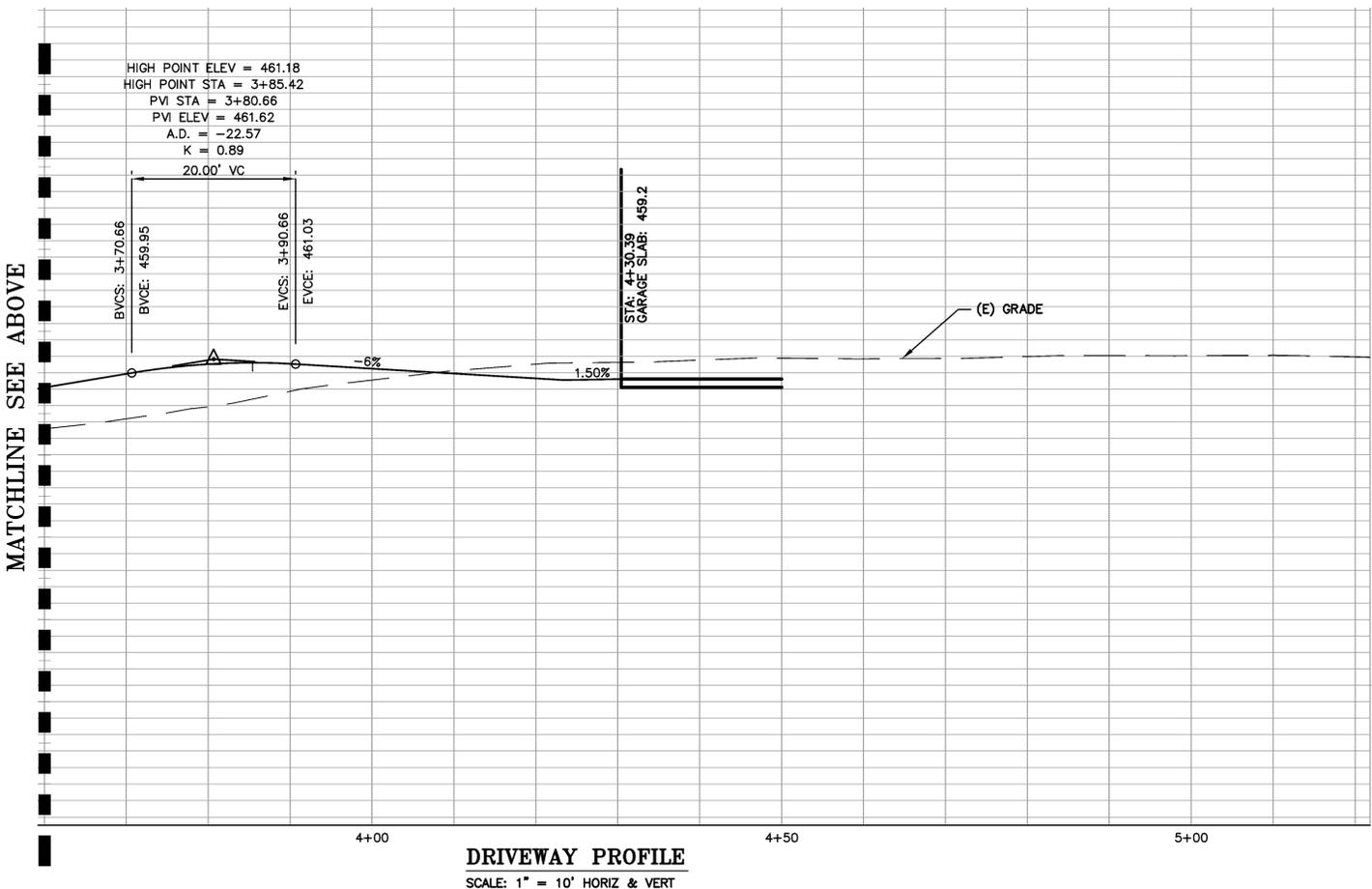
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|---|-----------------|----|
| 4 | CITY COMMENTS | RB |
| 3 | 5-11-15 | RB |
| 2 | PLANNING LETTER | RB |
| 1 | 2-17-15 | RB |
| | PLANNING LETTER | RB |
| | 9-10-14 | RB |
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| | 7-30-14 | TB |
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JOB NO: 2140175
 DATE: 5-19-15
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 DESIGN BY: BS, RB
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 SHEET NO:

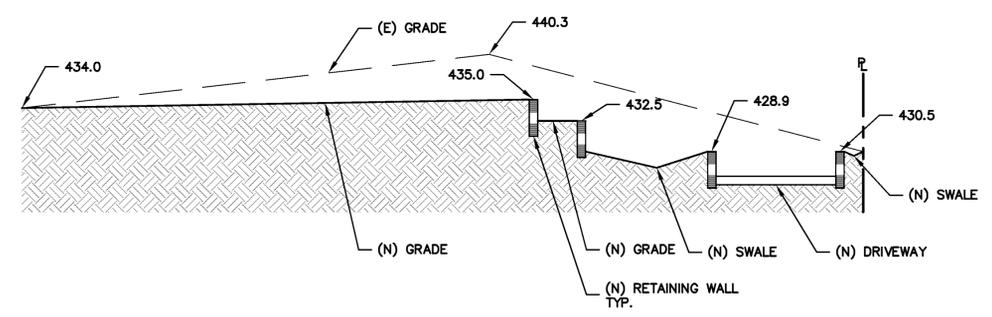
C-5.1
 10 OF 19 SHEETS



DRIVEWAY PROFILE
 SCALE: 1" = 10' HORIZ & VERT



DRIVEWAY PROFILE
 SCALE: 1" = 10' HORIZ & VERT



B SECTION B
 SCALE: 1" = 10'

100% DESIGN DEVELOPMENT



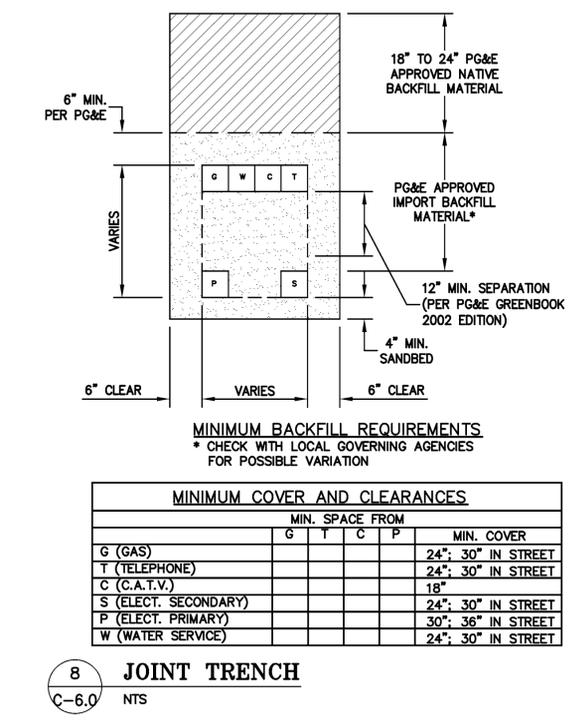
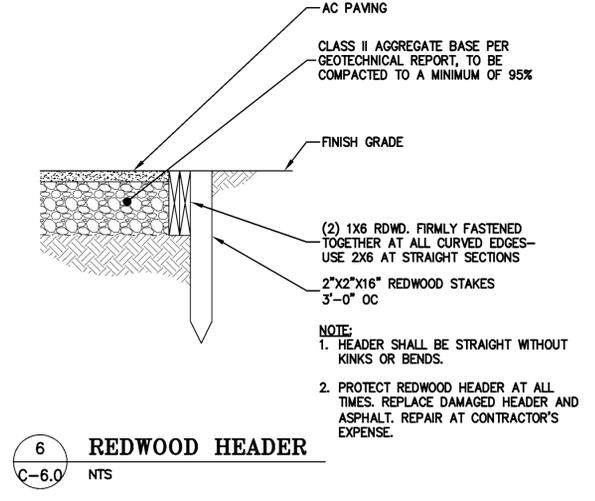
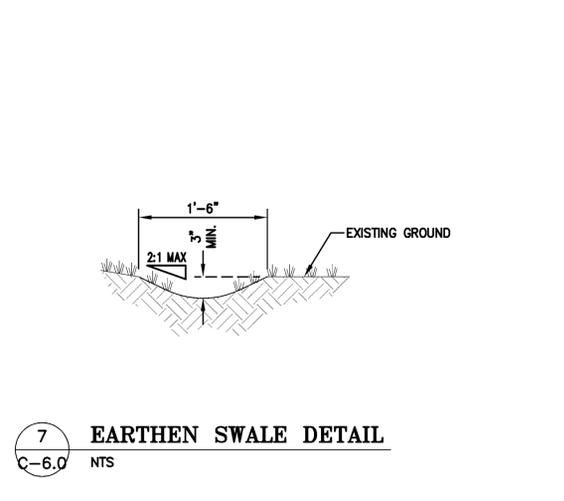
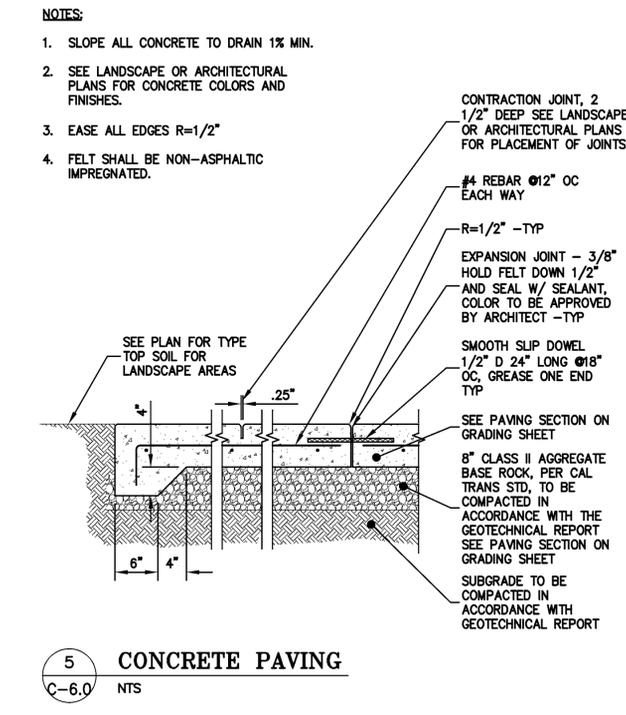
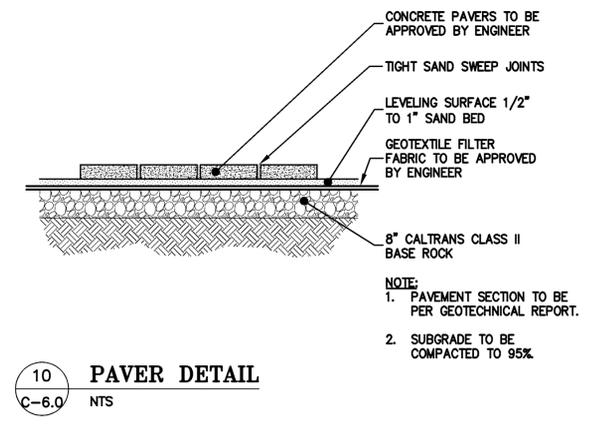
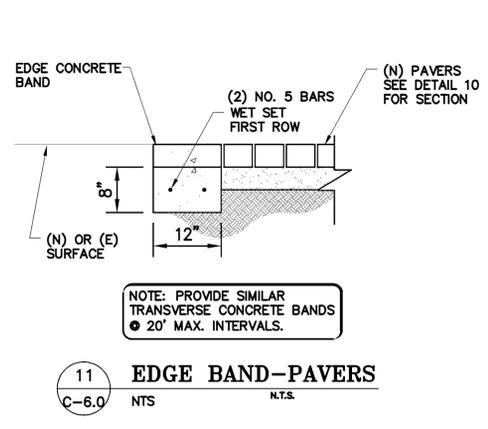
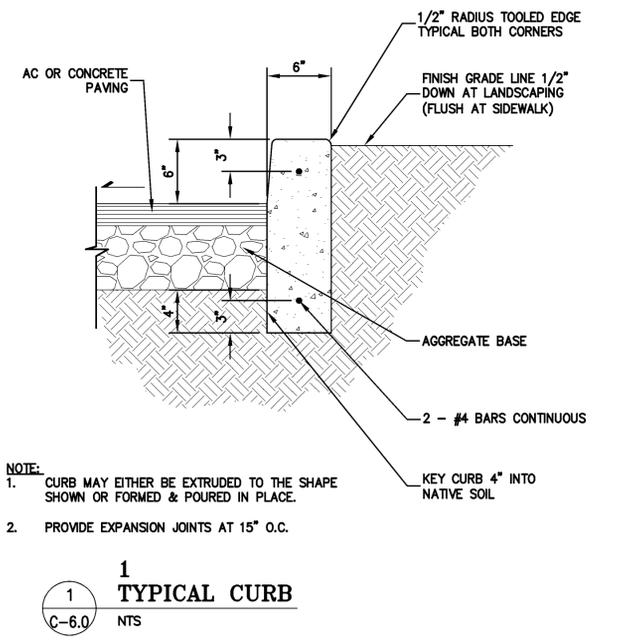
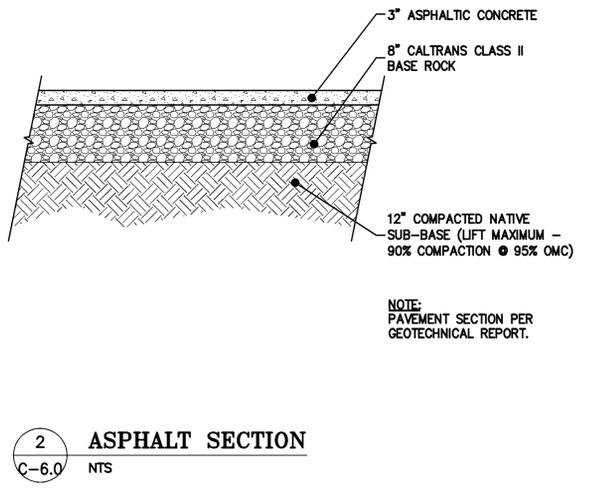
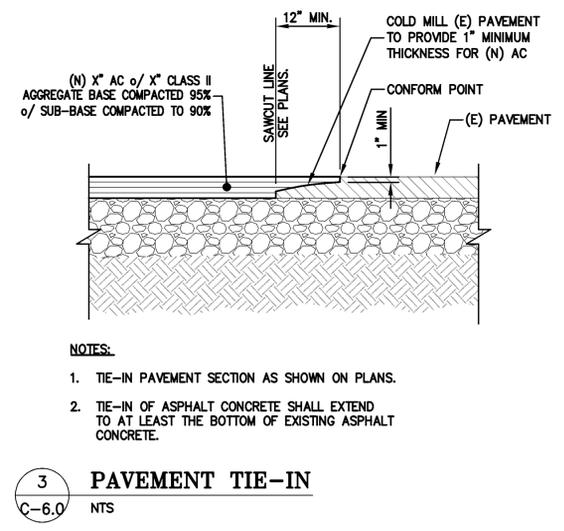
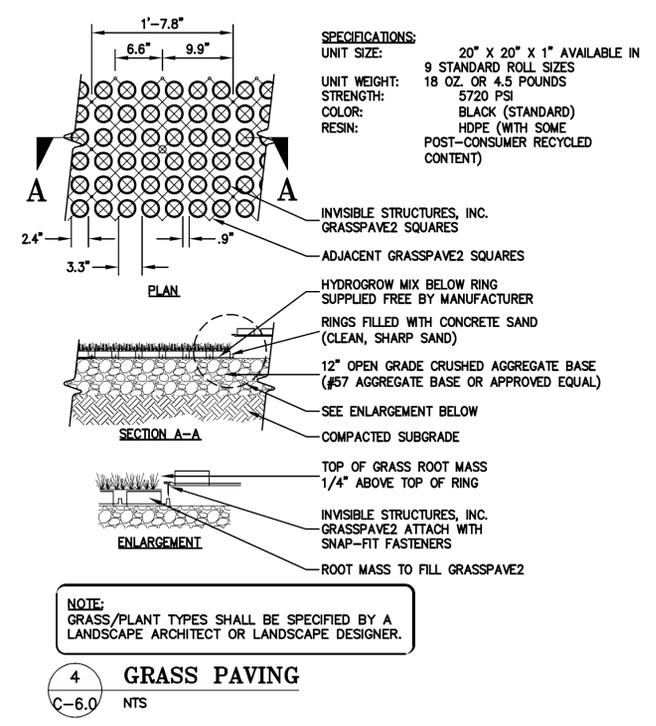
LEA & BRAZZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 1500 JUDAS ROAD, WEST
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086 (F) (510) 887-3019
 WWW.LEABRAZZE.COM

**PAN RESIDENCE
 1000 COUNTRY CLUB DR.
 MILPITAS, CALIFORNIA**
 SANTA CLARA COUNTY
 APN: 029-03-014

DETAILS

| | | |
|---|-------------------------|----|
| 4 | CITY COMMENTS | RB |
| 3 | PLANNING LETTER 5-11-15 | RB |
| 2 | PLANNING LETTER 2-17-15 | RB |
| 1 | PLANNING LETTER 9-10-14 | RB |
| | PLAN REV 7-30-14 | TB |
| | REVISIONS | BY |
| | JOB NO: 2140175 | |
| | DATE: 5-19-15 | |
| | SCALE: NTS | |
| | DESIGN BY: BS, RB | |
| | DRAWN BY: TB | |
| | SHEET NO: | |

C-6.0



100% DESIGN DEVELOPMENT



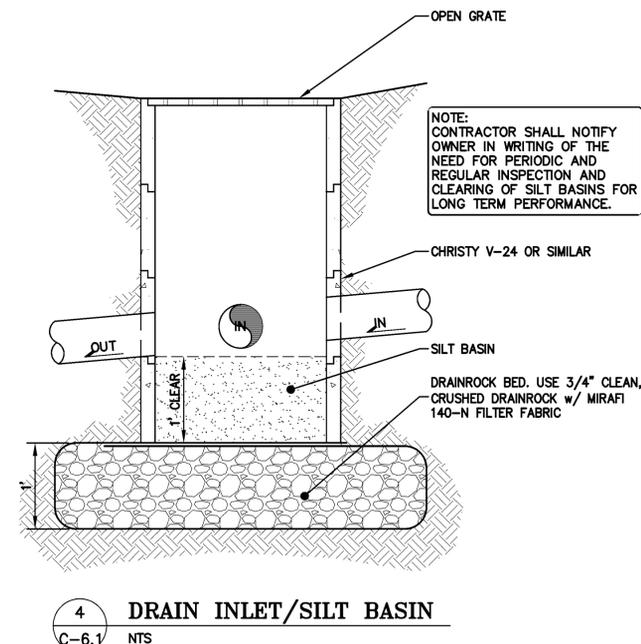
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 BAY AREA REGION
 SOUTHWEST REGION
 HAWAII REGION
 1000 COUNTRY CLUB DR., MILPITAS, CA 95030
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 (P) (510) 887-4086 (F) (510) 887-1338
 (P) (916) 966-1338 (F) (916) 966-1338
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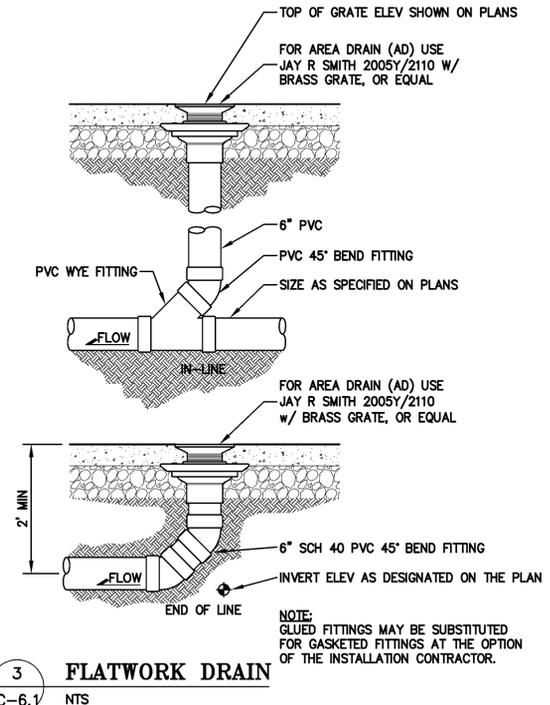
DETAILS

| | | |
|---|-------------------------|----|
| 4 | CITY COMMENTS | RB |
| 3 | PLANNING LETTER 5-11-15 | RB |
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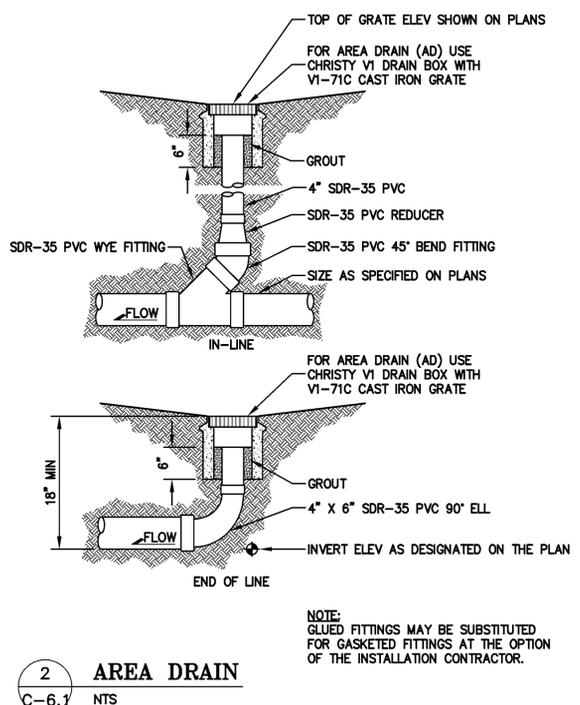
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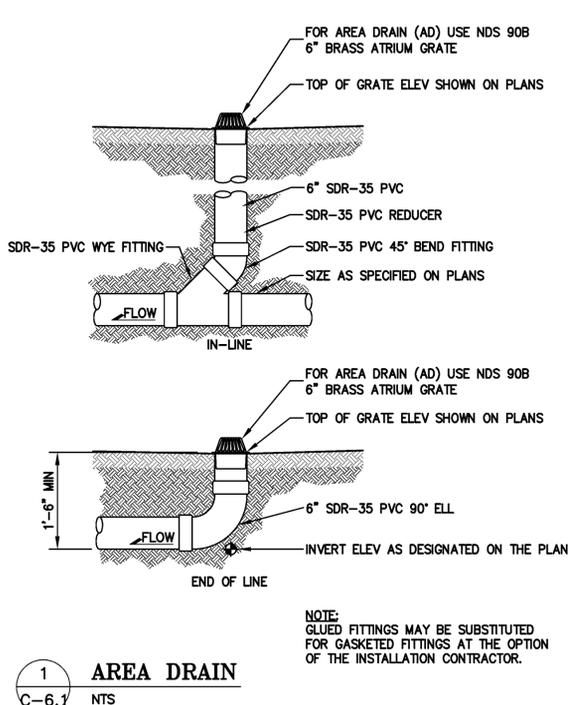
4 DRAIN INLET/SILT BASIN
 C-6.1 NTS



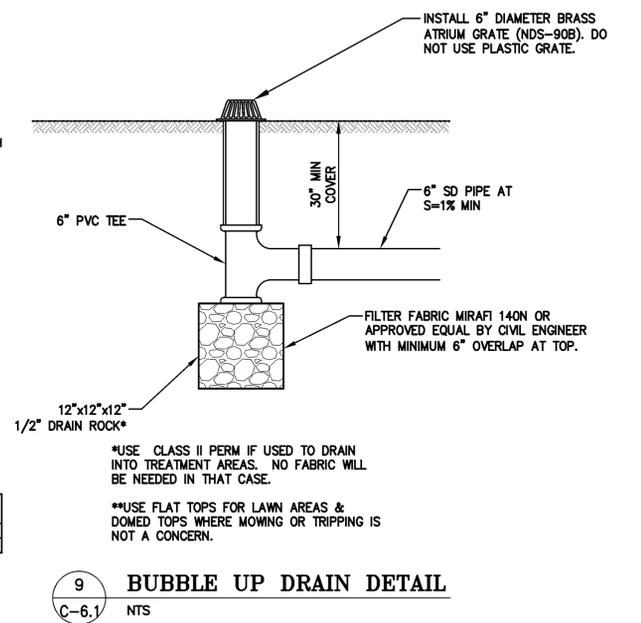
3 FLATWORK DRAIN
 C-6.1 NTS



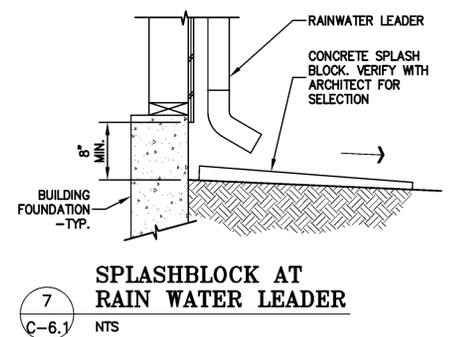
2 AREA DRAIN
 C-6.1 NTS



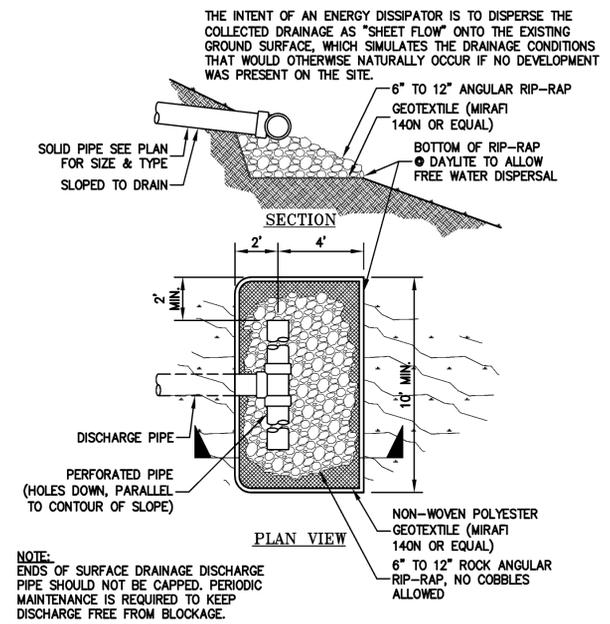
1 AREA DRAIN
 C-6.1 NTS



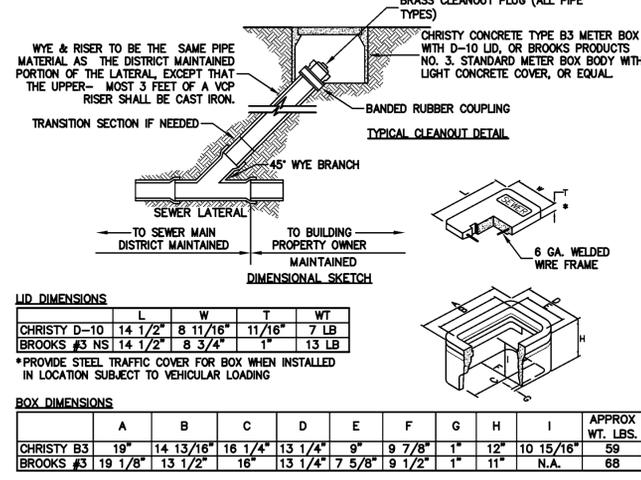
9 BUBBLE UP DRAIN DETAIL
 C-6.1 NTS



7 SPLASHBLOCK AT RAIN WATER LEADER
 C-6.1 NTS



6 ENERGY DISSIPATOR DISCHARGE
 C-6.1 NTS



LID DIMENSIONS

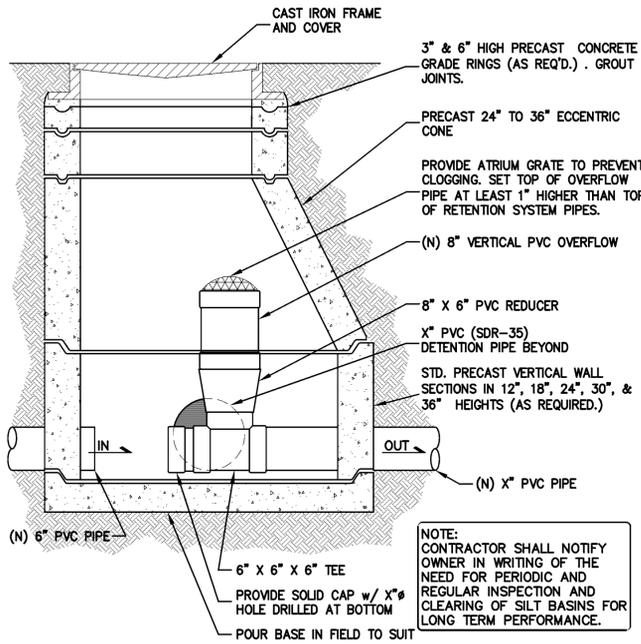
| | L | W | T | WT |
|--------------|---------|----------|--------|-------|
| CHRISTY D-10 | 14 1/2" | 8 11/16" | 11/16" | 7 LB |
| BROOKS #3 NS | 14 1/2" | 8 3/4" | 1" | 13 LB |

*PROVIDE STEEL TRAFFIC COVER FOR BOX WHEN INSTALLED IN LOCATION SUBJECT TO VEHICULAR LOADING

BOX DIMENSIONS

| | A | B | C | D | E | F | G | H | I | APPROX WT. LBS. |
|------------|---------|-----------|---------|---------|--------|--------|----|-----|-----------|-----------------|
| CHRISTY B3 | 19" | 14 13/16" | 16 1/4" | 13 1/4" | 9" | 9 7/8" | 1" | 12" | 10 15/16" | 59 |
| BROOKS #3 | 19 1/8" | 13 1/2" | 16" | 13 1/4" | 7 5/8" | 9 1/2" | 1" | 11" | N.A. | 68 |

8 TYPICAL SEWER CLEANOUT BOX
 C-6.1 NTS



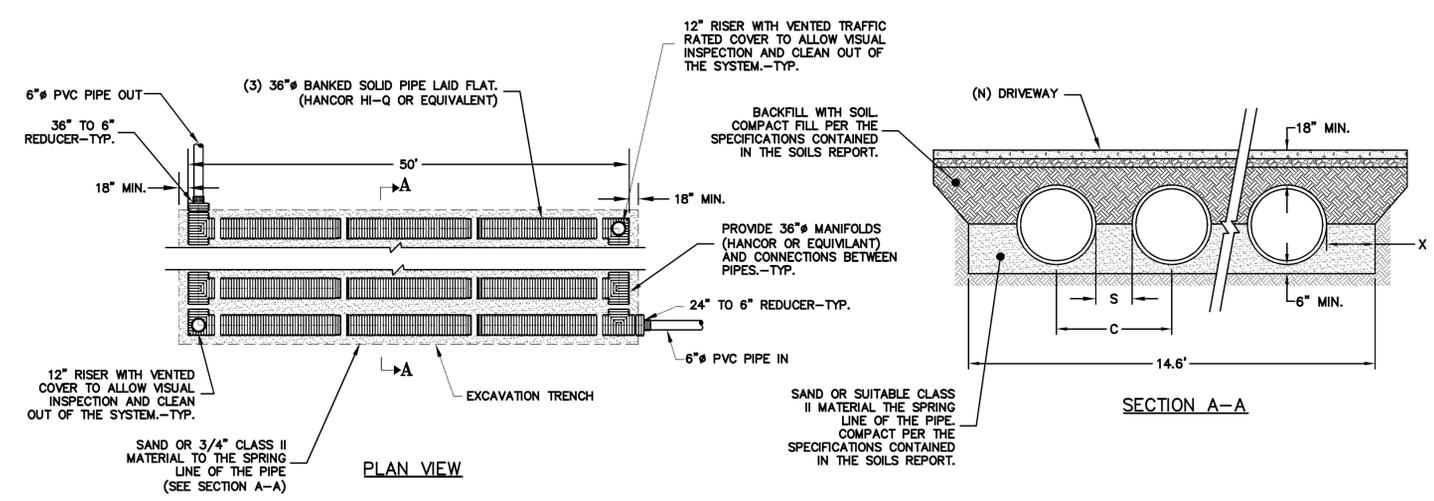
5 SCHEMATIC METERED RELEASE OUTLET
 C-6.1 NTS



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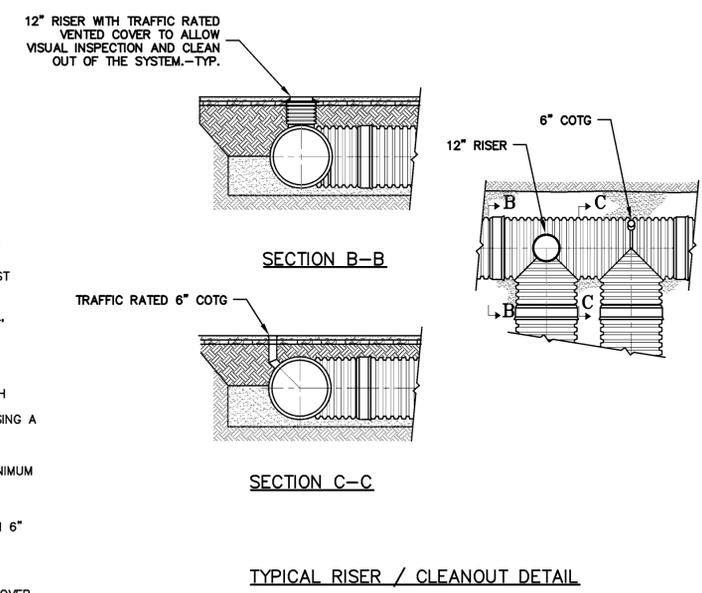
DETAILS



| STORAGE PIPE NOMINAL I.D. | NOMINAL O.D. | TYPICAL SPACING "S" | TYPICAL SPACING "C" | MIN. SIDE WALL "X" |
|---------------------------|----------------|---------------------|---------------------|--------------------|
| 36" (900 MM) | 42" (1,067 MM) | 22" (559 MM) | 63" (1,600 MM) | 18" (457 MM) |

NOTES:

- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - FILTER FABRIC:** A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING:** SUITABLE MATERIAL SHALL BE CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS II* IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER:** MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 18" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
- * CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.



1 SCHEMATIC DETENTION SYSTEM DETAILS
 C-6.2 N.T.S.

| | | |
|---|-------------------------|----|
| 4 | CITY COMMENTS | RB |
| 3 | PLANNING LETTER 5-11-15 | RB |
| 2 | PLANNING LETTER 2-17-15 | RB |
| 1 | PLANNING LETTER 9-10-14 | RB |
| | PLAN REV 7-30-14 | TB |
| | REVISIONS | BY |

JOB NO: 2140175
 DATE: 5-19-15
 SCALE: NTS
 DESIGN BY: BS, RB
 DRAWN BY: TB
 SHEET NO:

C-6.2
 14 OF 19 SHEETS

100% DESIGN DEVELOPMENT

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- 3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- 4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- 5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- 6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- 7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- 8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- 9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- 10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT AND THE CITY OF MILPITAS.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
 - (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
 - (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
 - (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RITS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE SPREAD BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL), DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERLAPPED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL. SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

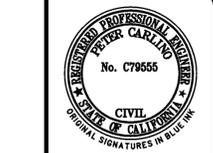
14. EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
 - FIBER, 2000 LBS/ACRE
 - SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
 - FERTILIZER (11-8-4), 500 LBS/ACRE
 - WATER, AS REQUIRED FOR APPLICATION
- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING, OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



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1000 COUNTRY CLUB DR.
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 029-03-014

GRADING SPECIFICATIONS

| | | |
|---|-------------------------|----|
| 4 | CITY COMMENTS | |
| 3 | 5-11-15 | RB |
| 2 | PLANNING LETTER 2-12-15 | RB |
| 1 | PLANNING LETTER 9-10-14 | RB |
| | PLAN REV 7-30-14 | TB |
| | REVISIONS | BY |

JOB NO: 2140175
DATE: 5-19-15
SCALE: NO SCALE
DESIGN BY: BS, RB
DRAWN BY: TB
SHEET NO:

C-7.0
15 OF 19 SHEETS

100% DESIGN DEVELOPMENT

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THRU APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

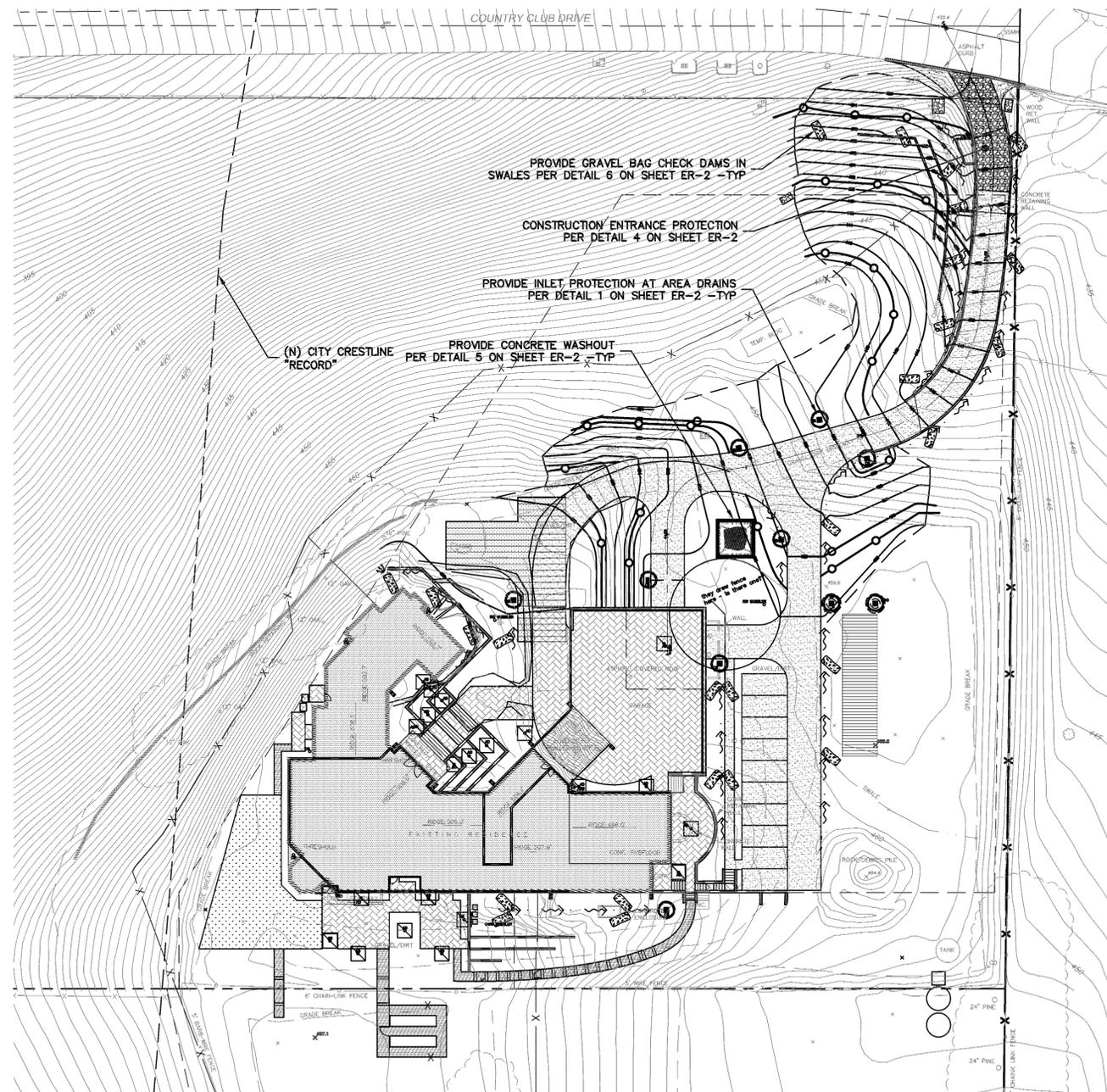
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

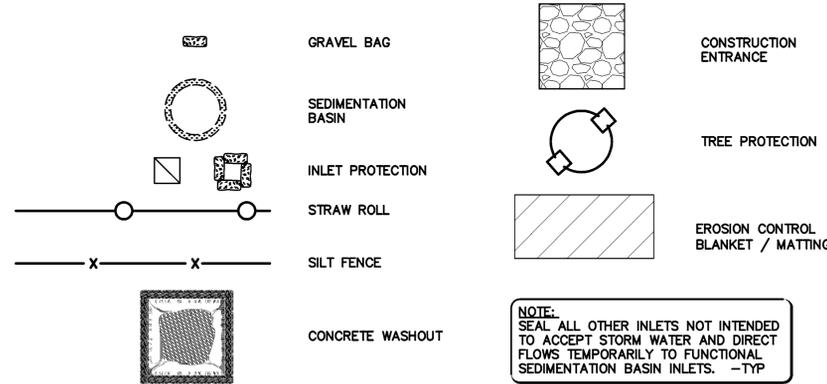
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

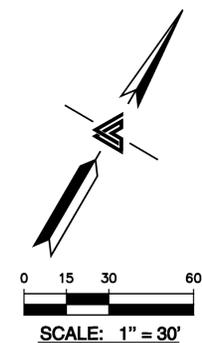
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



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| 4 | CITY COMMENTS | |
| 3 | PLANNING LETTER | RB |
| 2 | PLANNING LETTER | RB |
| 1 | PLAN REV | TB |
| | REVISIONS | BY |

JOB NO: 2140175
DATE: 5-19-15
SCALE: 1" = 30'
DESIGN BY: BS, RB
DRAWN BY: TB
SHEET NO:

ER-1
16 OF 19 SHEETS

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SANTA CLARA COUNTY

EROSION CONTROL PLAN



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 BAY AREA REGION
 SOUTHWEST REGION
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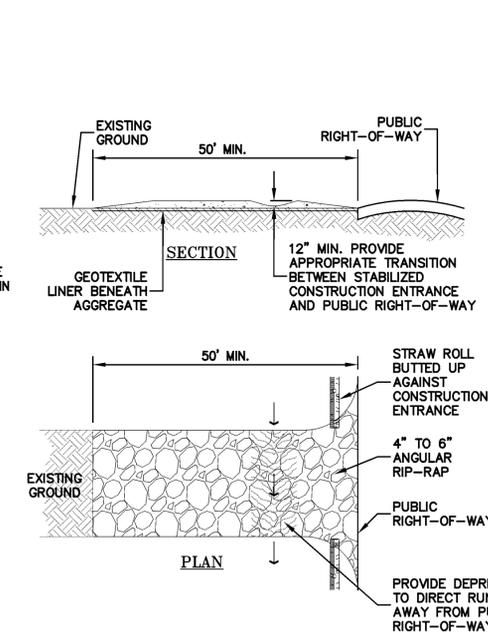
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**EROSION CONTROL
 DETAILS**

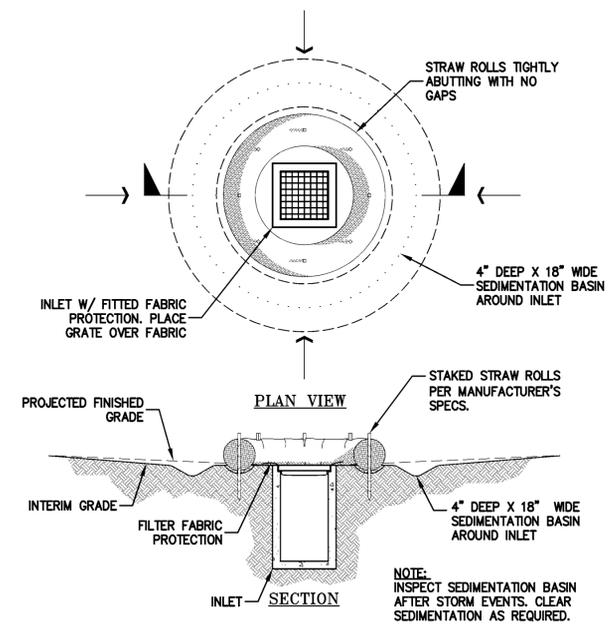
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| 4 | CITY COMMENTS | RB |
| 3 | PLANNING LETTER | RB |
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| 1 | PLAN REV | TB |
| | REVISIONS | BY |

JOB NO: 2140175
 DATE: 5-19-15
 SCALE: NTS
 DESIGN BY: BS, RB
 DRAWN BY: TB
 SHEET NO:

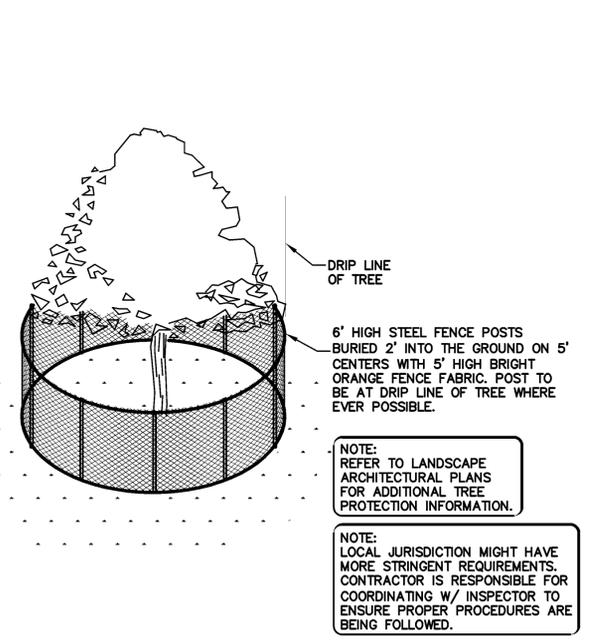
ER-2
 17 OF 19 SHEETS



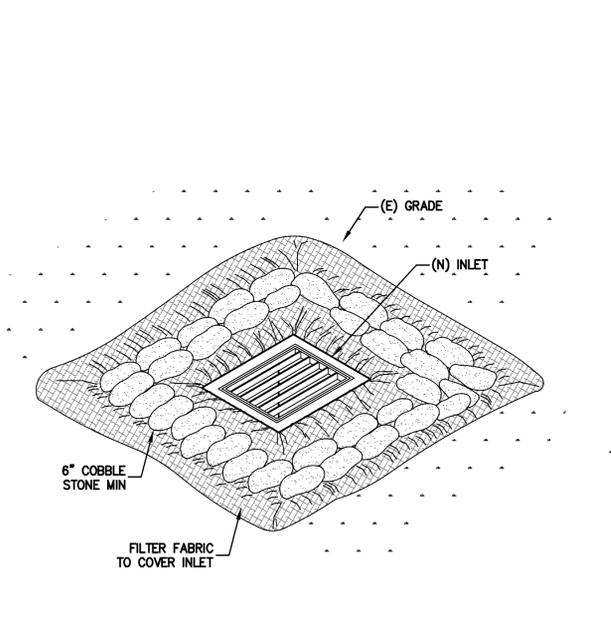
NOTES:
 STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
 MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.
 WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADIUS.
 THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.
 ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.
 PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



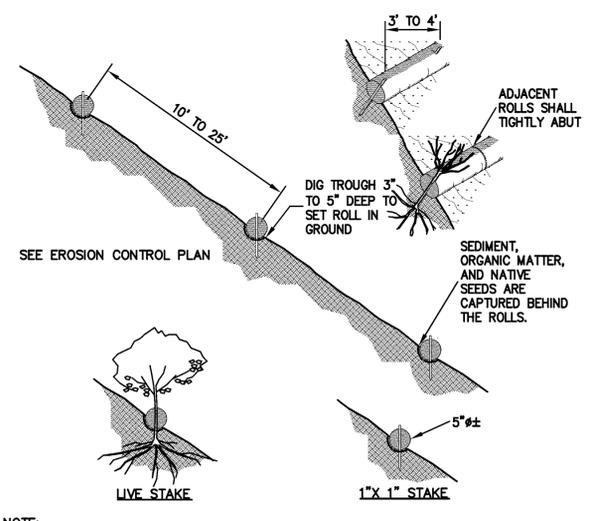
3 SEDIMENTATION BASIN
 ER-2 NTS



2 EXISTING TREE PROTECTION DETAIL
 ER-2 NTS

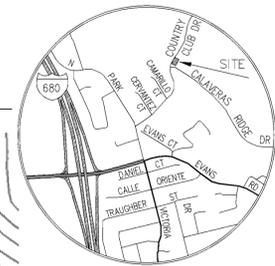


1 INLET PROTECTION
 ER-2 NTS

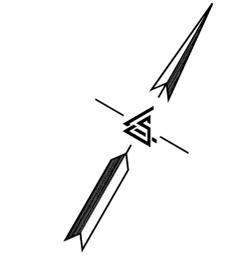


NOTE:
 1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 STRAW ROLLS
 ER-2 NTS



VICINITY MAP
NO SCALE



0 250 500 100
SCALE: 1" = 500'



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VIEW POINT EXHIBIT

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| 4 | CITY COMMENTS | RB |
| 3 | 5-11-15 | RB |
| 2 | PLANNING LETTER | RB |
| 1 | 2-17-15 | RB |
| | PLANNING LETTER | RB |
| | 9-10-14 | RB |
| | PLAN REV | TB |
| | 7-30-14 | TB |
| | REVISIONS | BY |

JOB NO: 2140175
 DATE: 5-19-15
 SCALE: 1" = 500'
 DESIGN BY: BS, RB
 DRAWN BY: TB
 SHEET NO:

SOURCE OF TOPOGRAPHIC INFORMATION
 SOURCE OF TOPOGRAPHIC INFORMATION TAKEN FROM AERIAL MAP OF THE
 CITY OF MILPITAS DATED 7-16-99.
100% DESIGN DEVELOPMENT

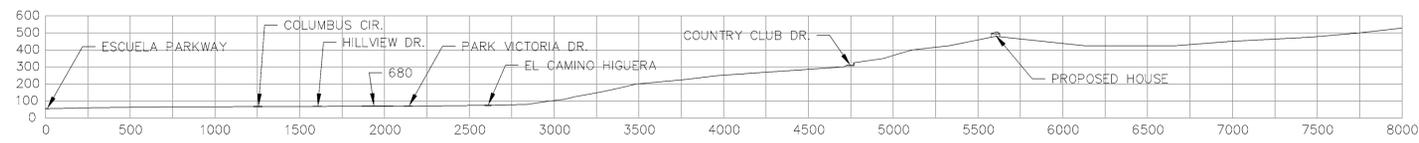
EX1
 OF 19 SHEETS



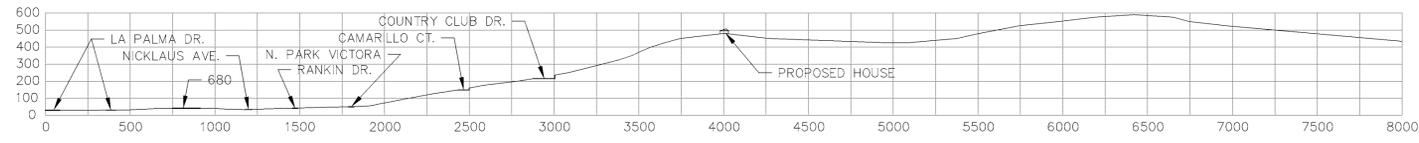
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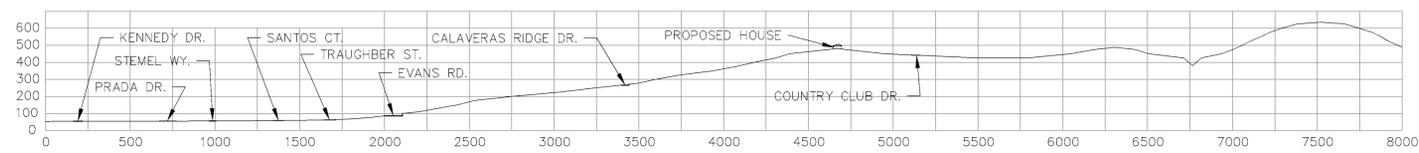
**VIEW POINT
 SECTIONS**



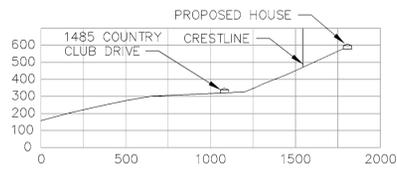
SECTION FROM VIEW POINT 3 TOWARD SITE
 SCALE
 HORIZONTAL: 1" = 500'
 VERTICAL: 1" = 500'



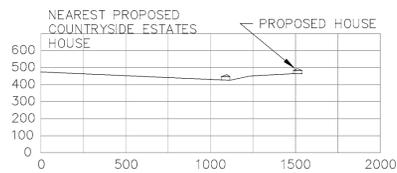
SECTION FROM VIEW POINT 4 TOWARD SITE
 SCALE
 HORIZONTAL: 1" = 500'
 VERTICAL: 1" = 500'



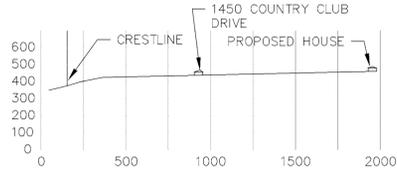
SECTION FROM VIEW POINT 5 TOWARD SITE
 SCALE
 HORIZONTAL: 1" = 500'
 VERTICAL: 1" = 500'



SECTION FROM VIEW POINT 6 TOWARD SITE
 SCALE
 HORIZONTAL: 1" = 500'
 VERTICAL: 1" = 500'



SECTION FROM VIEW POINT 7 TOWARD SITE
 SCALE
 HORIZONTAL: 1" = 500'
 VERTICAL: 1" = 500'



SECTION FROM VIEW POINT 8 TOWARD SITE
 SCALE
 HORIZONTAL: 1" = 500'
 VERTICAL: 1" = 500'

| | | |
|---|-----------------|----|
| 4 | CITY COMMENTS | - |
| 3 | 5-11-15 | RB |
| 2 | PLANNING LETTER | RB |
| 1 | 2-17-15 | RB |
| | PLANNING LETTER | RB |
| | 9-10-14 | RB |
| | PLAN REV | TB |
| | 7-30-14 | TB |
| | REVISIONS | BY |

JOB NO: 2140175
 DATE: 5-19-15
 SCALE: 1" = 500'
 DESIGN BY: BS, RB
 DRAWN BY: TB
 SHEET NO:

100% DESIGN DEVELOPMENT OF 19 SHEETS

PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

Owner:
SAN Partners, LLC
P.O. Box 610910
San Jose, CA 95161
(408) 432-8500
Contact: Theresa Pan

Structural Engineer:
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Milpitas, CA 95035
(415) 957-9220
Contact: Jeff Medeiros

Architect:
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98 Jack London Alley
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(415) 906-6408
Principal: Peter Pfa
Contact: Melanie Turner

Civil:
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(510) 887-4086
Principal: Peter Carino
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Contact: Brad Sundheimer

Landscape Architect:
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Principal: Eric Blasen
Contact: Beth Lee

Mechanical, Electrical, and Plumbing:
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Principal: Ray Keane
Contact: Kim Zyker

Waterproofing:
Simpson Gumpertz & Heger
100 Pine Street, Suite 1600
San Francisco, CA 94110
(415) 495-3700
Contact: David Noma

Architect _____ Consultant _____

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| | 05/19/15 | Site Dev. Permit Amend. Rev. 2 | MD | MT |

Project Name: 1000 Country Club Drive Residence
Project Number: 23006

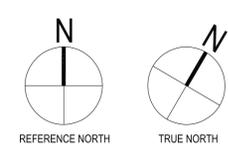
Description: **SITE PLAN**

Sheet 1 of 1

TRUE NORTH

A1.00

Scale: 0' 10' 20' 30' 40' 50' 60'
1" = 60'-0"
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SITE PLAN 1

PAN RESIDENCE

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

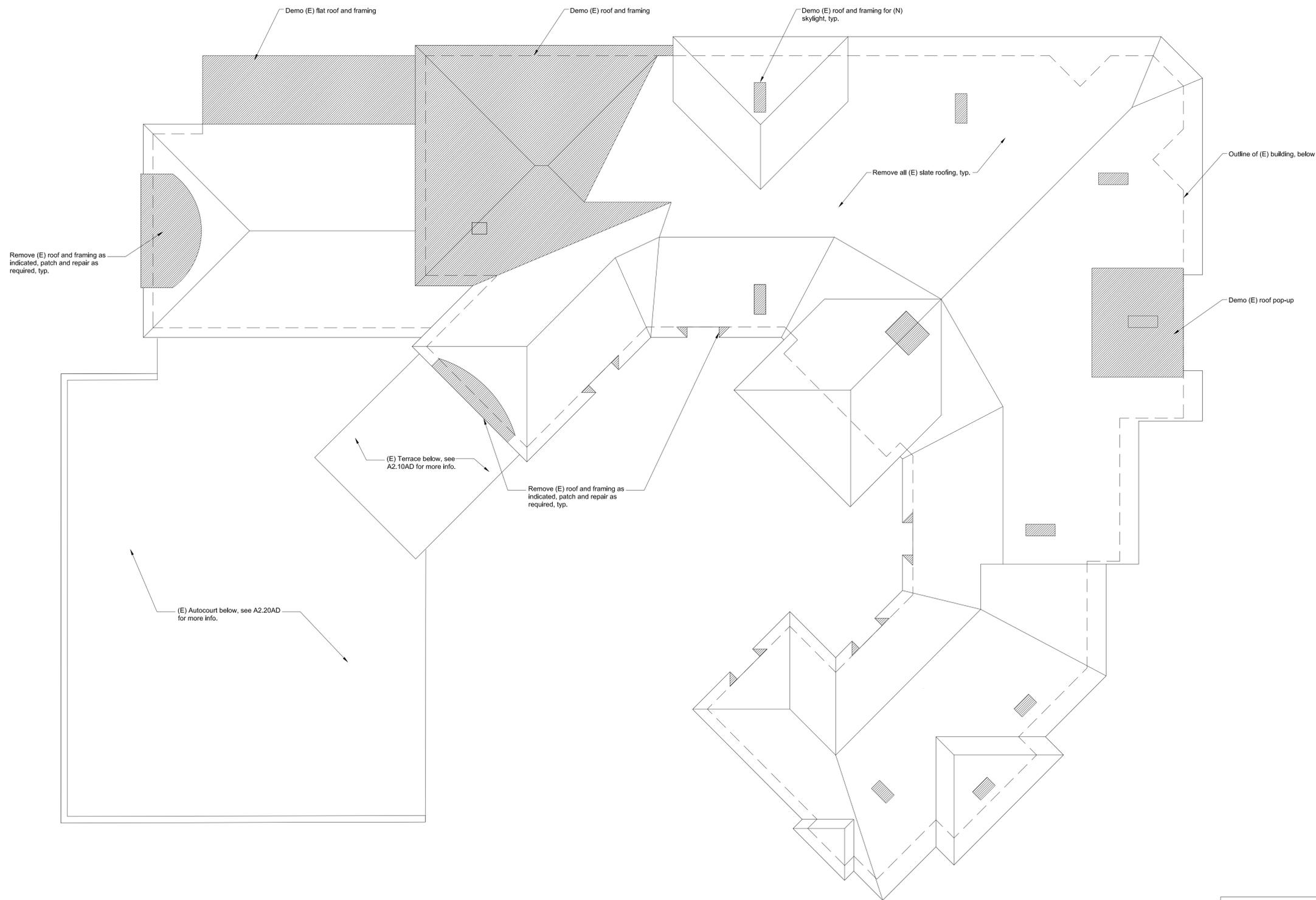
Description: DEMO ROOF PLAN

Ref. North Sheet 1 Of 1

Scale: 0 10 20 40 60

A2.00AD

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Legend
Areas to be demo'd

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Milpitas, CA

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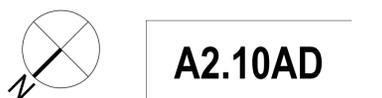
Waterproofing:
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100 Pine Street, Suite 1600
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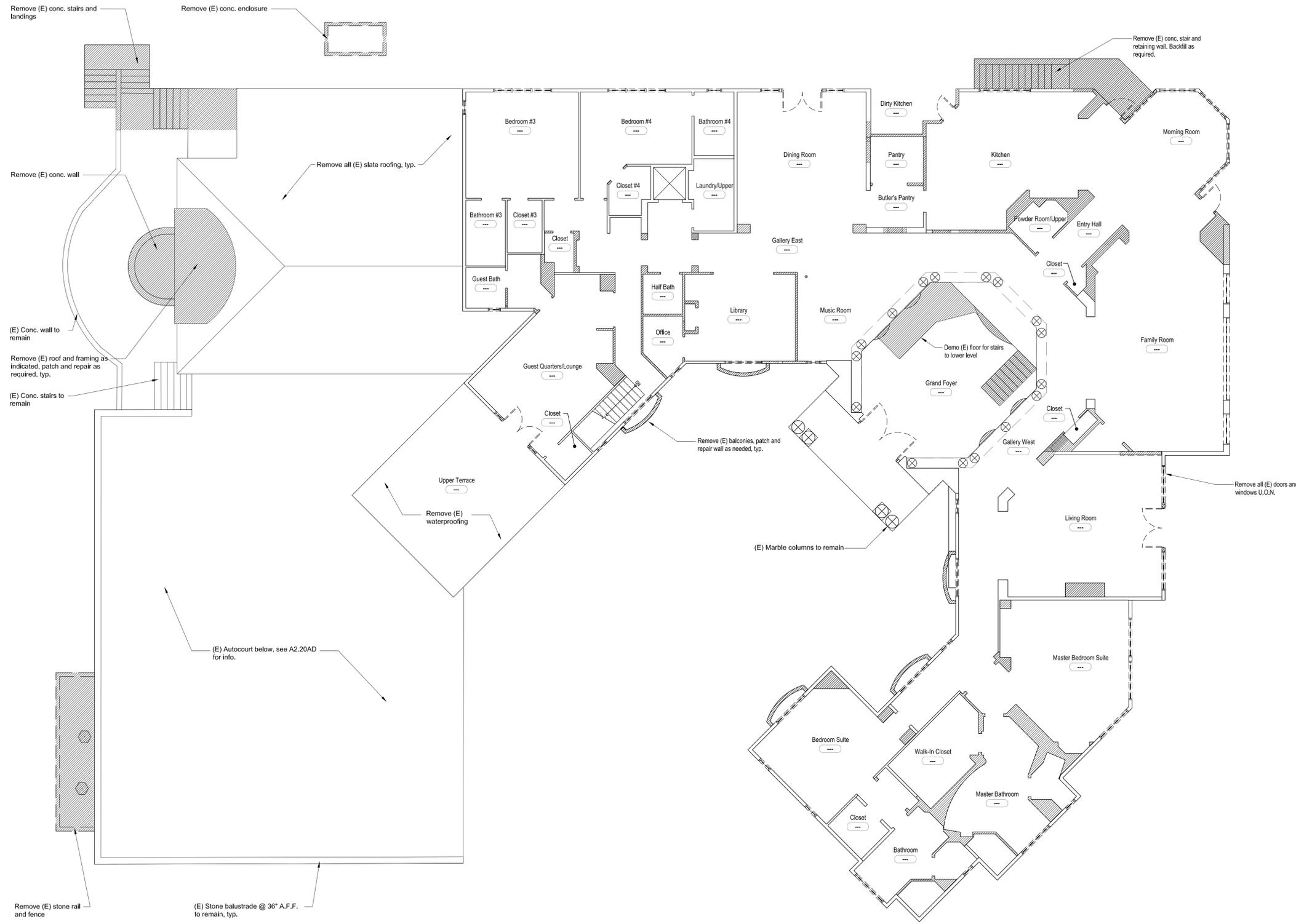
Project Name: 1000 Country Club Drive Residence
Project Number: 23006
Description: DEMO FLOOR PLAN - MAIN LEVEL

Ref. North Sheet 1 Of 1



A2.10AD

Scale: 1/8" = 1'-0"
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Legend

Areas to be demo'd

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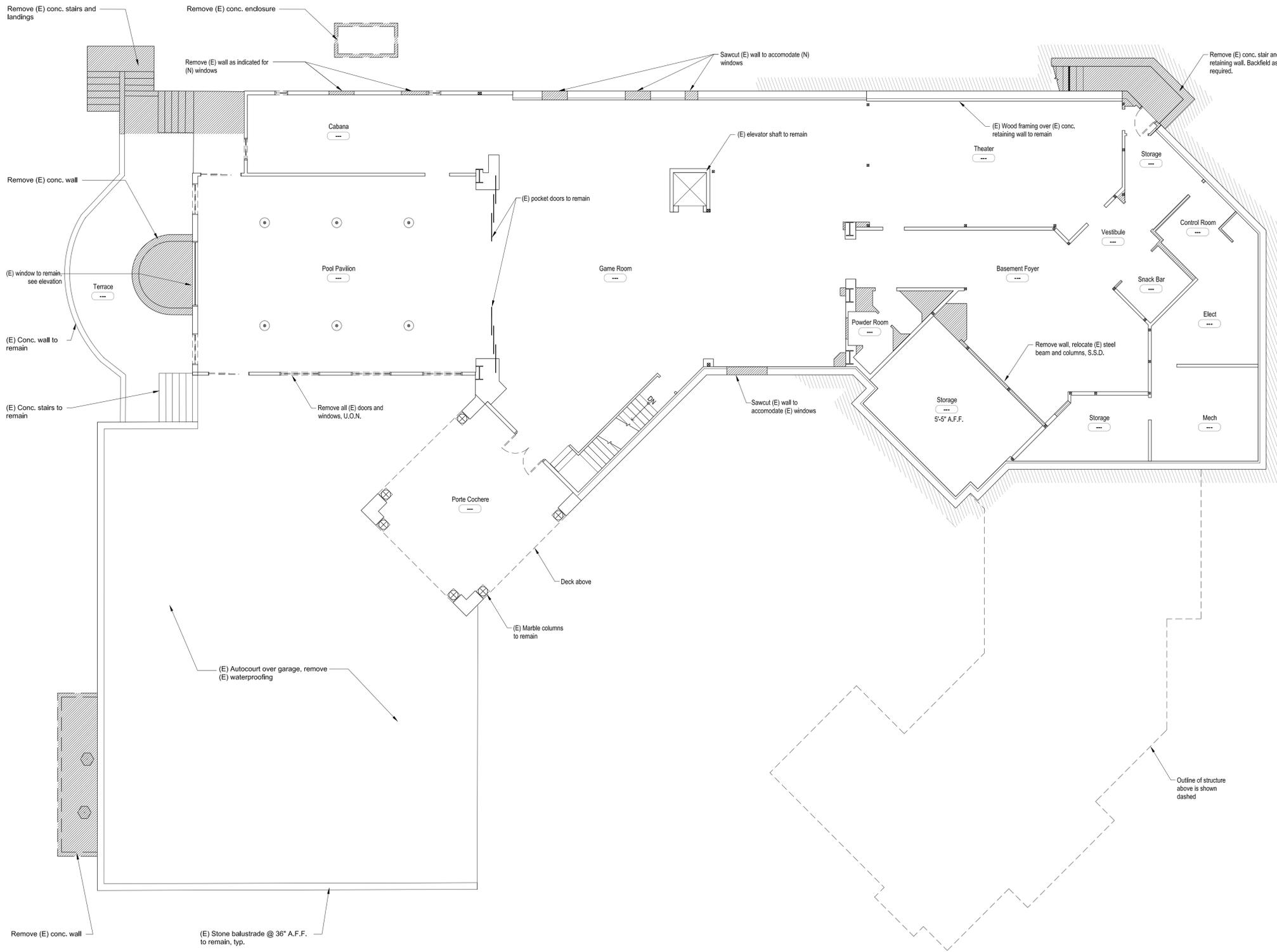
Architect: Pfaul Long Architecture LTD
98 Jack London Alley
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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: DEMO FLOOR PLAN - LOWER LEVEL

Ref. North Sheet 1 Of 1

A2.20AD

Scale: 0 2 4 6 8'

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Legend

Areas to be demo'd

PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

| | |
|---|--|
| <p>Owner: SAN Partners, LLC P.O. Box 610910 San Jose, CA 95161 (408) 432-8500 Contact: Theresa Pan</p> | <p>Structural Engineer: Peoples Associates 1996 Tarob Court Milpitas, CA 95035 (415) 957-9220 Contact: Jeff Medeiros</p> |
| <p>Architect: Pfau Long Architecture LTD 98 Jack London Alley San Francisco, CA 94107 (415) 906-6408 Principal: Peter Pfau Contact: Melanie Turner</p> | <p>Civil: Lea & Braze Engineering Inc. 2495 Industrial Parkway West Hayward, CA 94545 (510) 887-4086 Principal: Peter Carlino Contact: Randy West</p> |
| <p>Landscape Architect: Blasen Landscape Architecture 500 Red Hill Avenue San Anselmo, CA 94960 (415) 485-3885 Principal: Eric Blasen Contact: Beth Lee</p> | <p>Mechanical, Electrical, and Plumbing: Engineering 350, LLC 870 Market St, Suite 458 San Francisco, CA 94102 (707) 320-1352 Principal: Ray Keane Contact: Kim Zyiker</p> |
| | <p>Waterproofing Simpson Gumpertz & Heger 100 Pine Street, Suite 1600 San Francisco, CA 94110 (415) 495-3700 Contact: David Noma</p> |

Architect _____ Consultant _____

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

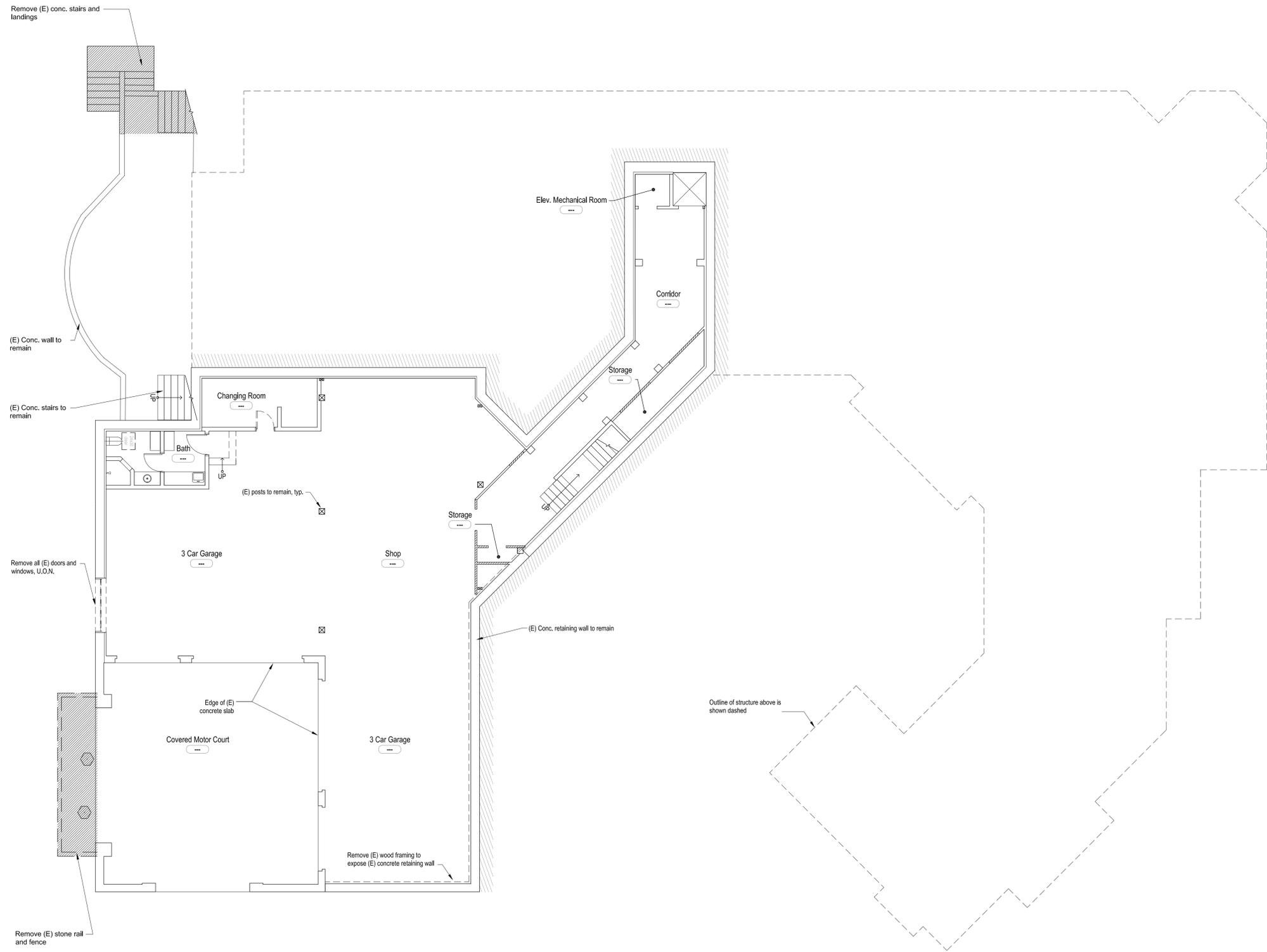
Description: DEMO FLOOR PLAN - GARAGE LEVEL

Ref. North Sheet 1 Of 1

A2.30AD

Scale: 0' 1" 2" 4" 8'

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Legend

Areas to be demo'd

PAN RESIDENCE

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Milpitas, CA

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

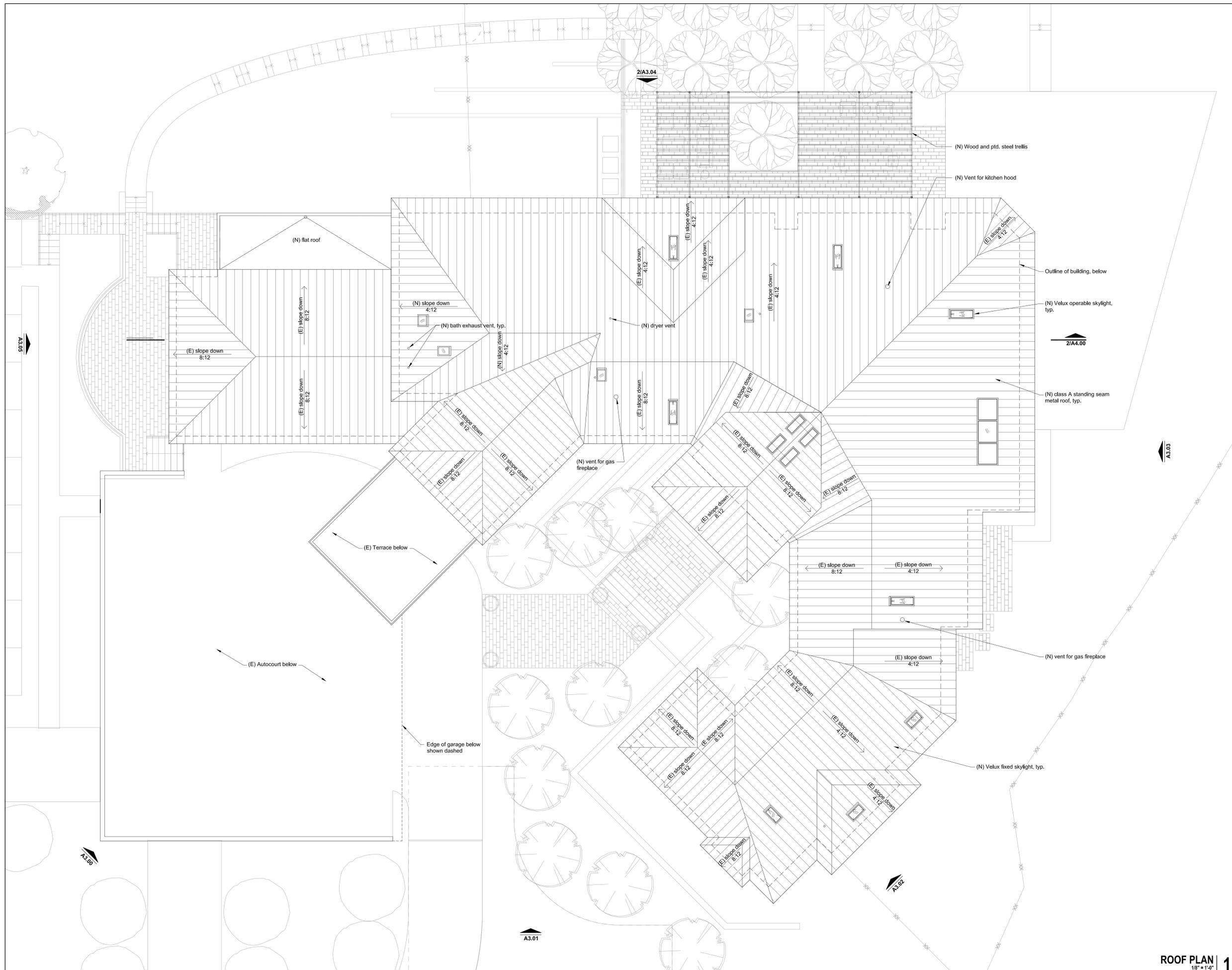
Description: **ROOF PLAN**

Ref. North Sheet 1 Of 1

Scale: 0 2 4 8'

A2.00

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PAN RESIDENCE

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Milpitas, CA

APN#: 029-03-014

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

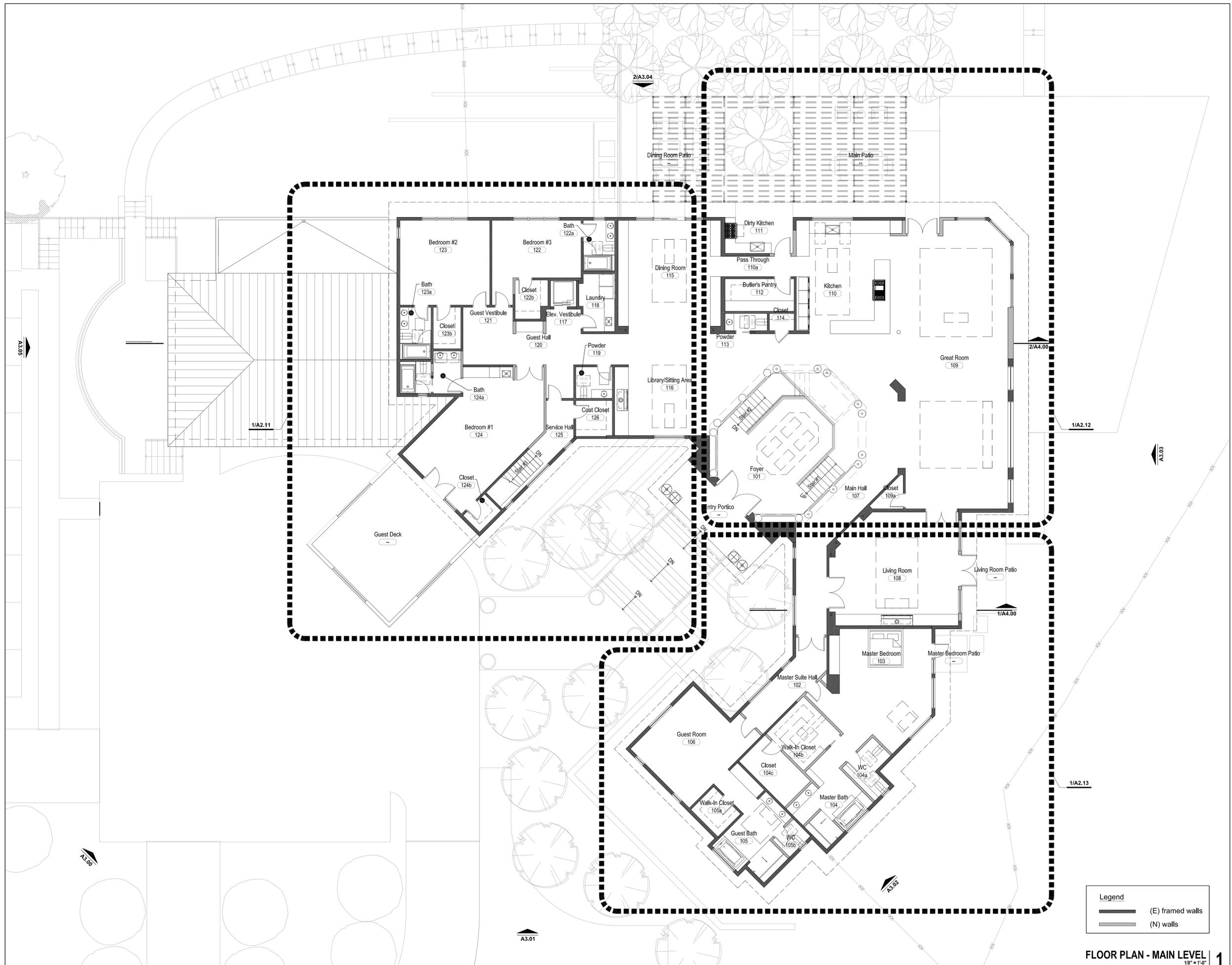
Description: **FLOOR PLAN - MAIN LEVEL**

Rel. North Sheet 1 Of 1

A2.10

Scale: 0 1 2 4 8'

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Legend

- (E) framed walls
- (N) walls

FLOOR PLAN - MAIN LEVEL 1
1/8" = 1'-0"

PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

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| | |
|----------------|-----------------------------------|
| Project Name | 1000 Country Club Drive Residence |
| Project Number | 23006 |
| Description | FLOOR PLAN - MAIN LEVEL |

Ref. North Sheet 1 Of 1

A2.11

Scale 0 2 4 6 8'

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Legend

- (E) framed walls
- (N) walls

FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0" 1

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

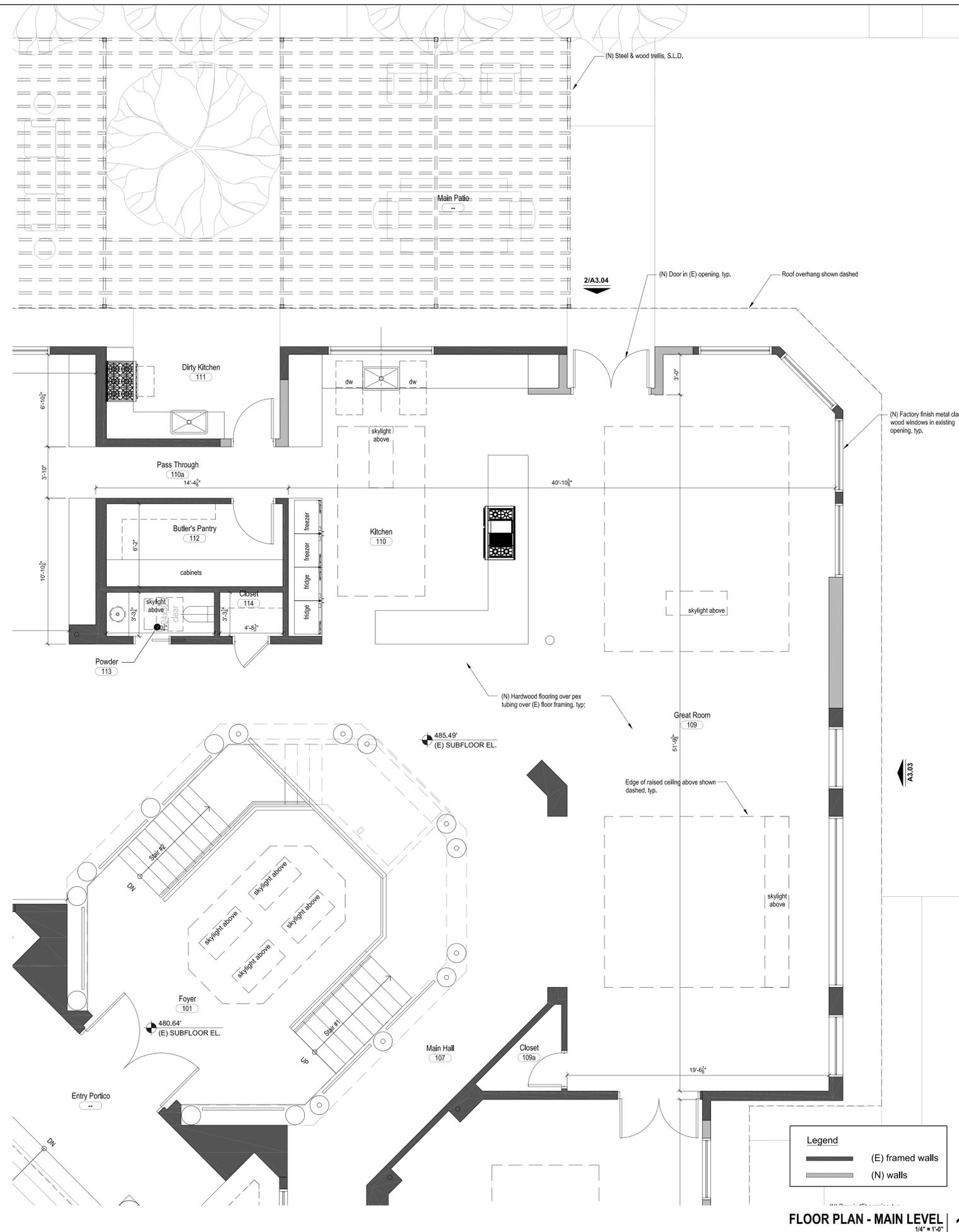
Description: FLOOR PLAN - MAIN LEVEL

Ref. North Sheet 1 Of 1

Scale: 0 1 2 3 4 5 6'

A2.12

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Legend

- (E) framed walls
- (N) walls

FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0" 1

PAN RESIDENCE

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APN#: 029-03-014

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

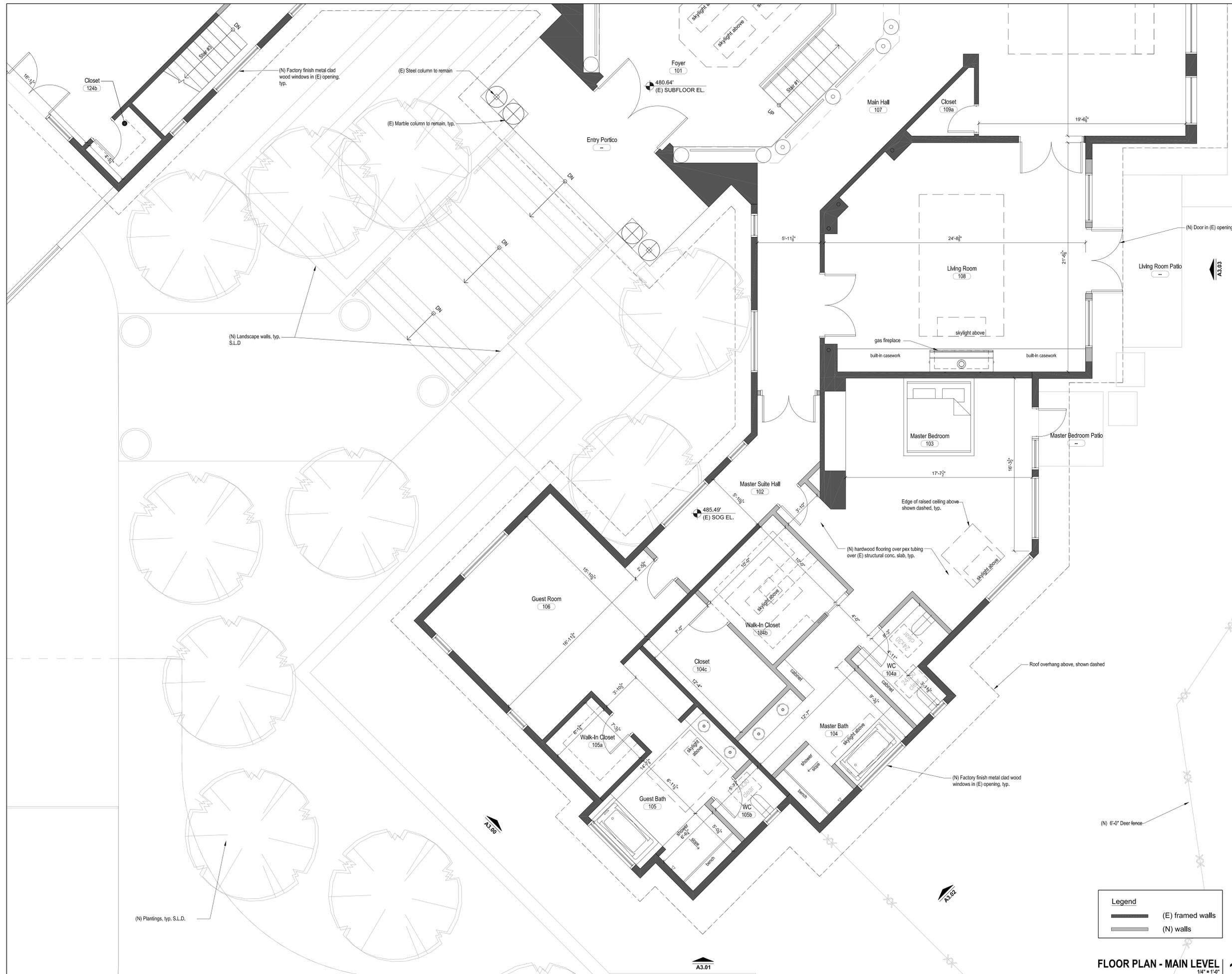
Description: FLOOR PLAN - MAIN LEVEL

Rel. North Sheet 1 Of 1

A2.13

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

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Legend

- (E) framed walls
- (N) walls

FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0" 1

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| | 06/23/14 | Site Dev. Permit Amend. | MD | MT |
| | 12/05/14 | Site Dev. Permit Amend. Rev. 1 | MD | MT |
| | 05/19/15 | Site Dev. Permit Amend. Rev. 2 | MD | MT |

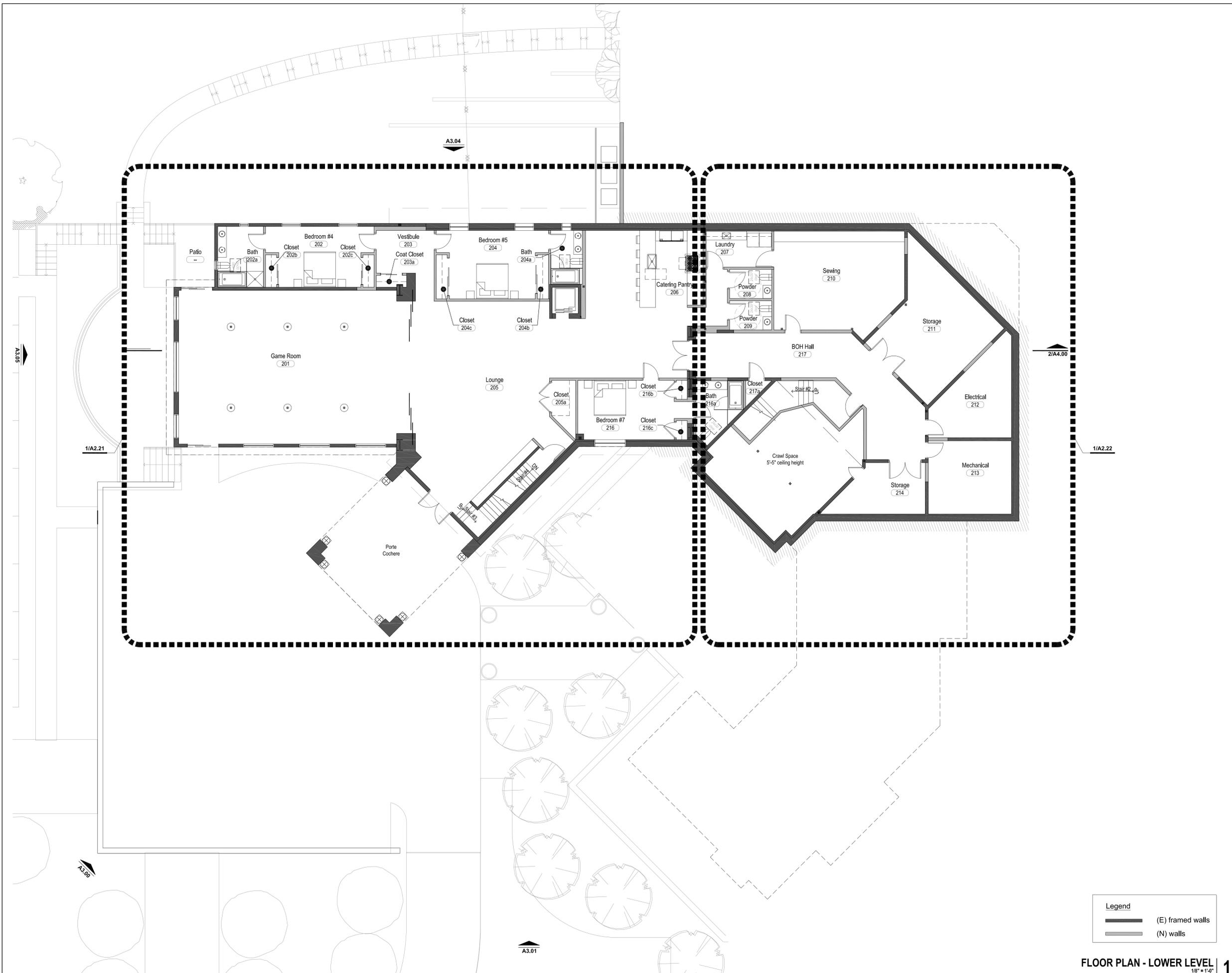
Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: **FLOOR PLAN - LOWER LEVEL**

Ref. North Sheet 1 Of 1

A2.20

Scale: 0 1 2 4 8
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FLOOR PLAN - LOWER LEVEL 1
1/8" = 1'-0"

PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

Owner:
SAN Partners, LLC
P.O. Box 610910
San Jose, CA 95161
(408) 432-8500
Contact: Theresa Pan

Structural Engineer:
Peoples Associates
1996 Tarob Court
Milpitas, CA 95035
(415) 957-9220
Contact: Jeff Medeiros

Architect:
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98 Jack London Alley
San Francisco, CA 94107
(415) 906-6408
Principal: Peter Pfau
Contact: Melanie Turner

Civil:
Lea & Braze Engineering Inc.
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(510) 887-4086
Principal: Peter Carino
Contact: Randy West
Contact: Brad Sundheimer

Landscape Architect:
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(415) 485-3885
Principal: Eric Blasen
Contact: Beth Lee

Mechanical, Electrical, and Plumbing:
Engineering 350, LLC
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Principal: Ray Keane
Contact: Kim Zylker

Waterproofing:
Simpson Gumpertz & Heger
100 Pine Street, Suite 1600
San Francisco, CA 94110
(415) 495-3700
Contact: David Noma

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

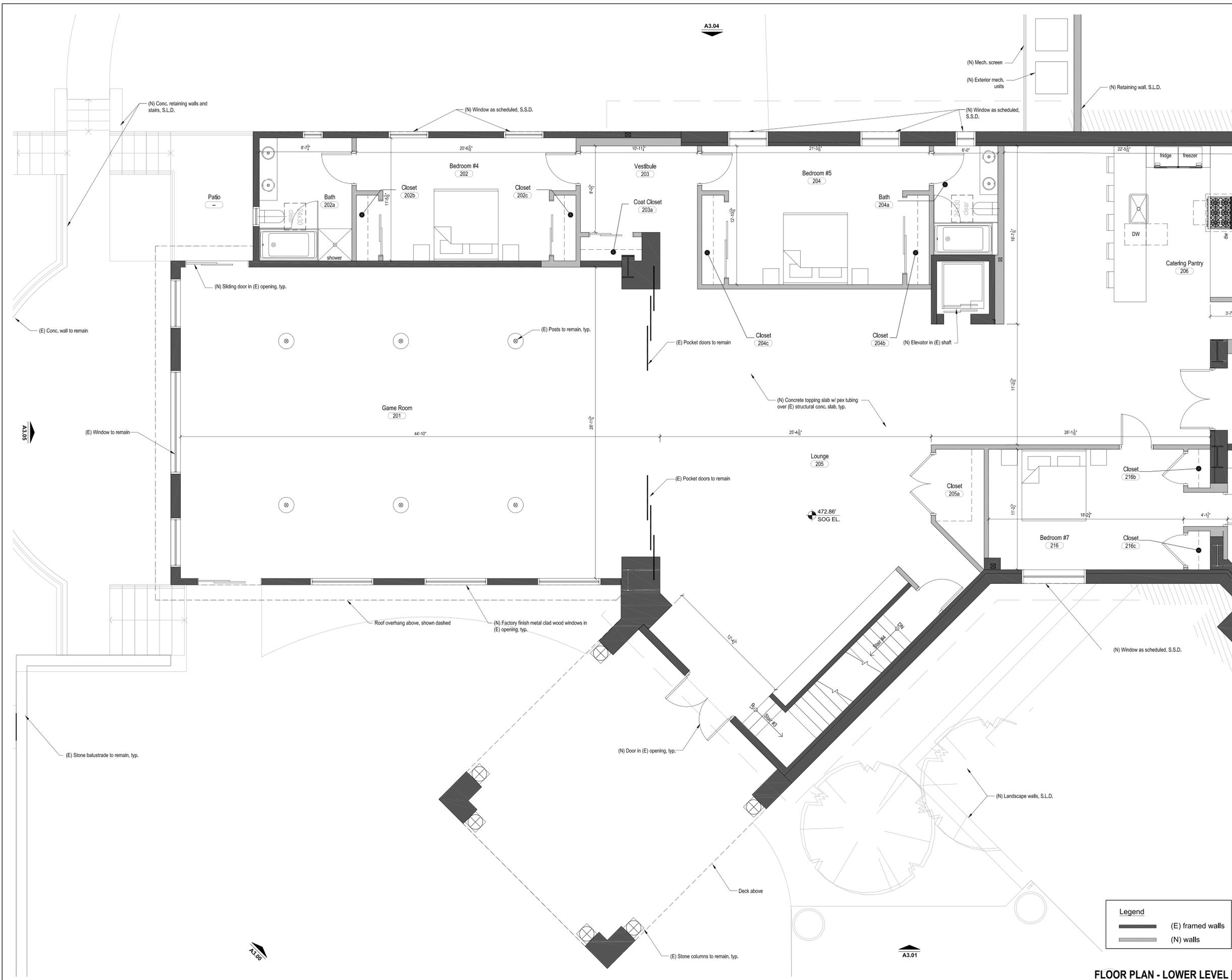
Description: **FLOOR PLAN - LOWER LEVEL**

Ref. North Sheet 1 Of 1

A2.21

Scale: 0 1 2 4 8
1/4" = 1'-0"

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Legend

- (E) framed walls
- (N) walls

FLOOR PLAN - LOWER LEVEL
1/4" = 1'-0" 1

PAN RESIDENCE

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Milpitas, CA

APN#: 029-03-014

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

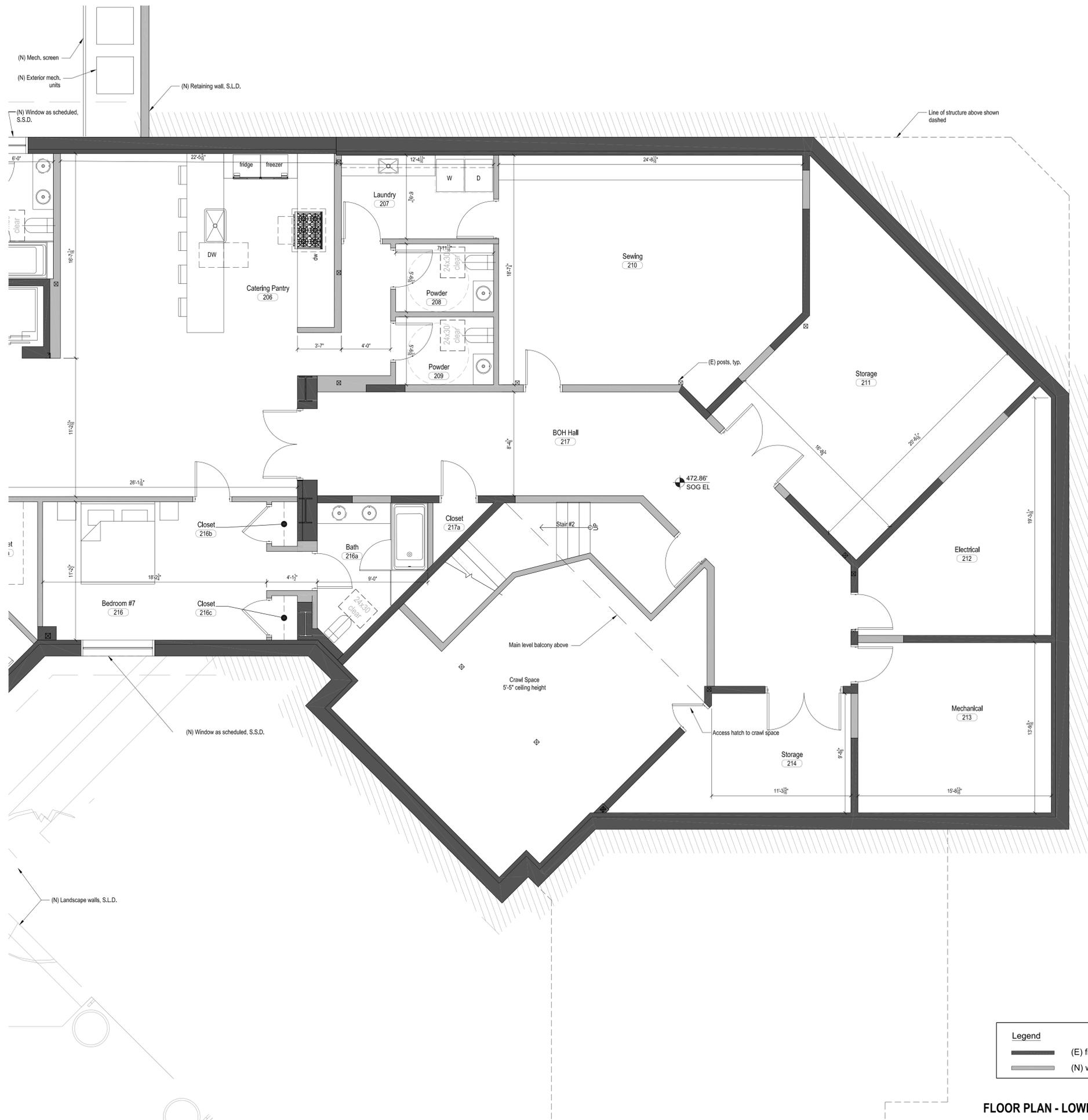
Description: **FLOOR PLAN - LOWER LEVEL**

Ref. North Sheet 1 Of 1

Scale: 0 1 2 4 8'

A2.22

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Legend

— (E) framed walls

— (N) walls

FLOOR PLAN - LOWER LEVEL 1
1/4" = 1'-0"

PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

| | |
|---|--|
| <p>Owner: SAN Partners, LLC P.O. Box 610910 San Jose, CA 95161 (408) 432-8500 Contact: Theresa Pan</p> | <p>Structural Engineer: Peoples Associates 1996 Tarob Court Milpitas, CA 95035 (415) 957-9220 Contact: Jeff Medeiros</p> |
| <p>Architect: Pfaul Long Architecture LTD 98 Jack London Alley San Francisco, CA 94107 (415) 908-6408 Principal: Peter Pfaul Contact: Melanie Turner</p> | <p>Civil: Lea & Braze Engineering Inc. 2495 Industrial Parkway West Hayward, CA 94545 (510) 887-4086 Principal: Peter Carlino Contact: Randy West Contact: Brad Sundheimer</p> |
| <p>Landscape Architect: Blasen Landscape Architecture 500 Red Hill Avenue San Anselmo, CA 94960 (415) 485-3885 Principal: Eric Blasen Contact: Beth Lee</p> | <p>Mechanical, Electrical, and Plumbing: Engineering 350, LLC 870 Market St, Suite 458 San Francisco, CA 94102 (707) 320-1352 Principal: Ray Keane Contact: Kim Zyiker</p> |
| | <p>Waterproofing: Simpson Gumpertz & Heger 100 Pine Street, Suite 1600 San Francisco, CA 94110 (415) 495-3700 Contact: David Noma</p> |

Architect Consultant

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| | 05/19/15 | Site Dev. Permit Amend. Rev. 2 | MD | MT |

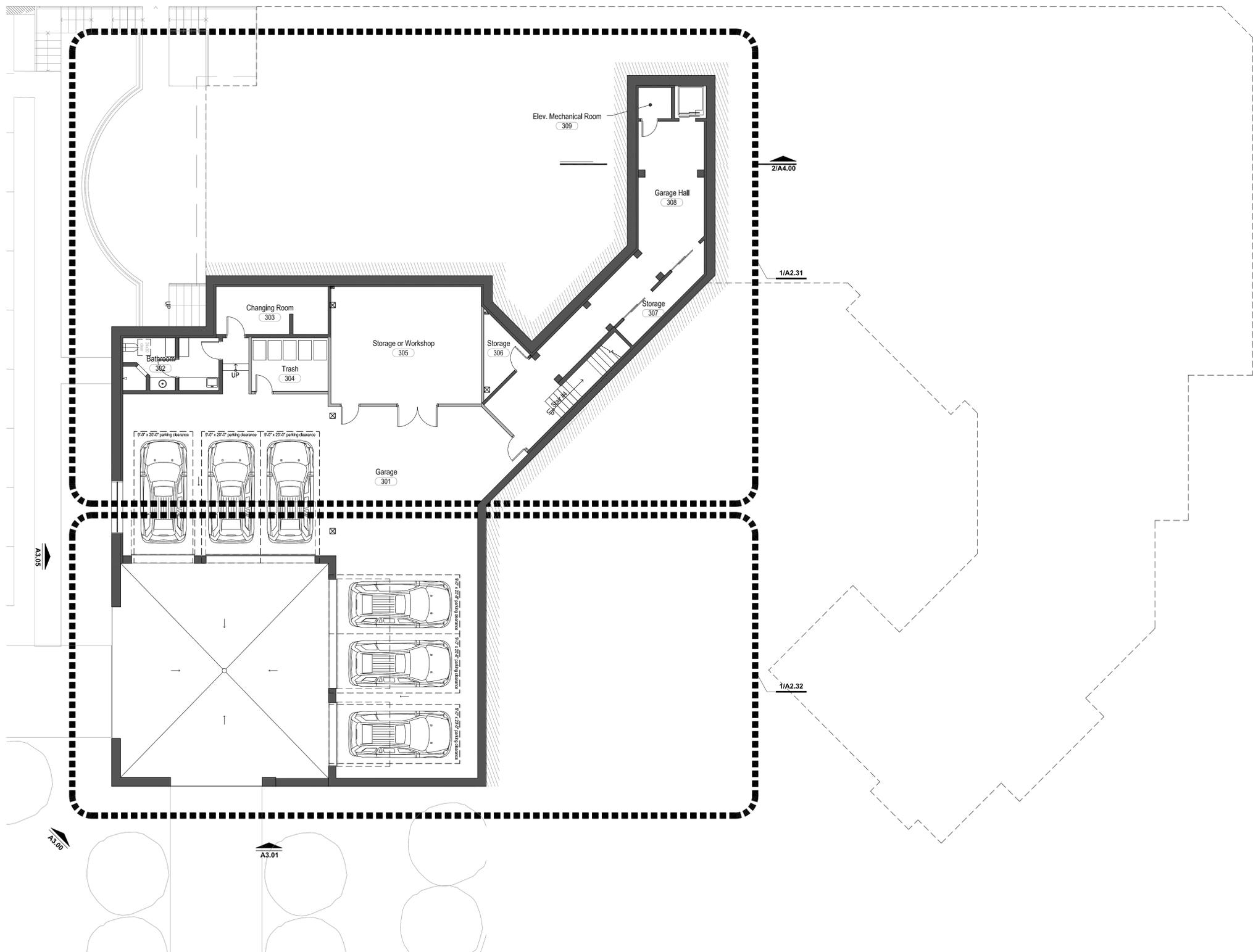
Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: **FLOOR PLAN - GARAGE LEVEL**

Ref. North Sheet 1 Of 1

A2.30

Scale: 0 1 2 4 8
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Legend

— (E) framed walls

— (N) walls

FLOOR PLAN - GARAGE LEVEL 1
1/8" = 1'-0"

PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

Owner:
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Contact: Theresa Pan

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(415) 957-9220
Contact: Jeff Medeiros

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

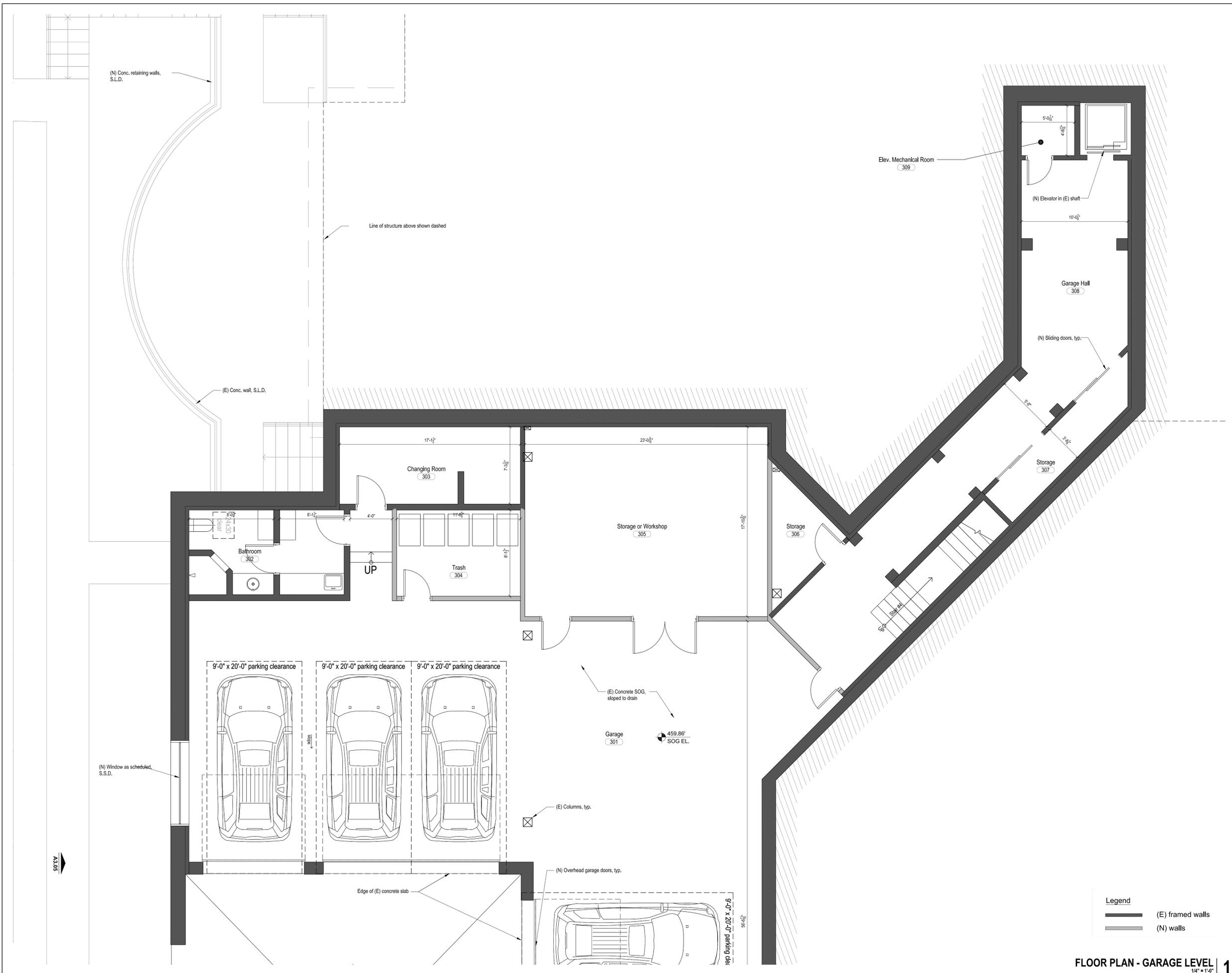
Description: **FLOOR PLAN - GARAGE LEVEL**

Ref. North Sheet 1 Of 1

A2.31

Scale: 0 1 2 3 4 5 6'

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FLOOR PLAN - GARAGE LEVEL 1
1/4" = 1'-0"

PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

Owner:
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(408) 432-8500
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Structural Engineer:
Peoples Associates
1996 Tarob Court
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(415) 957-9220
Contact: Jeff Medeiros

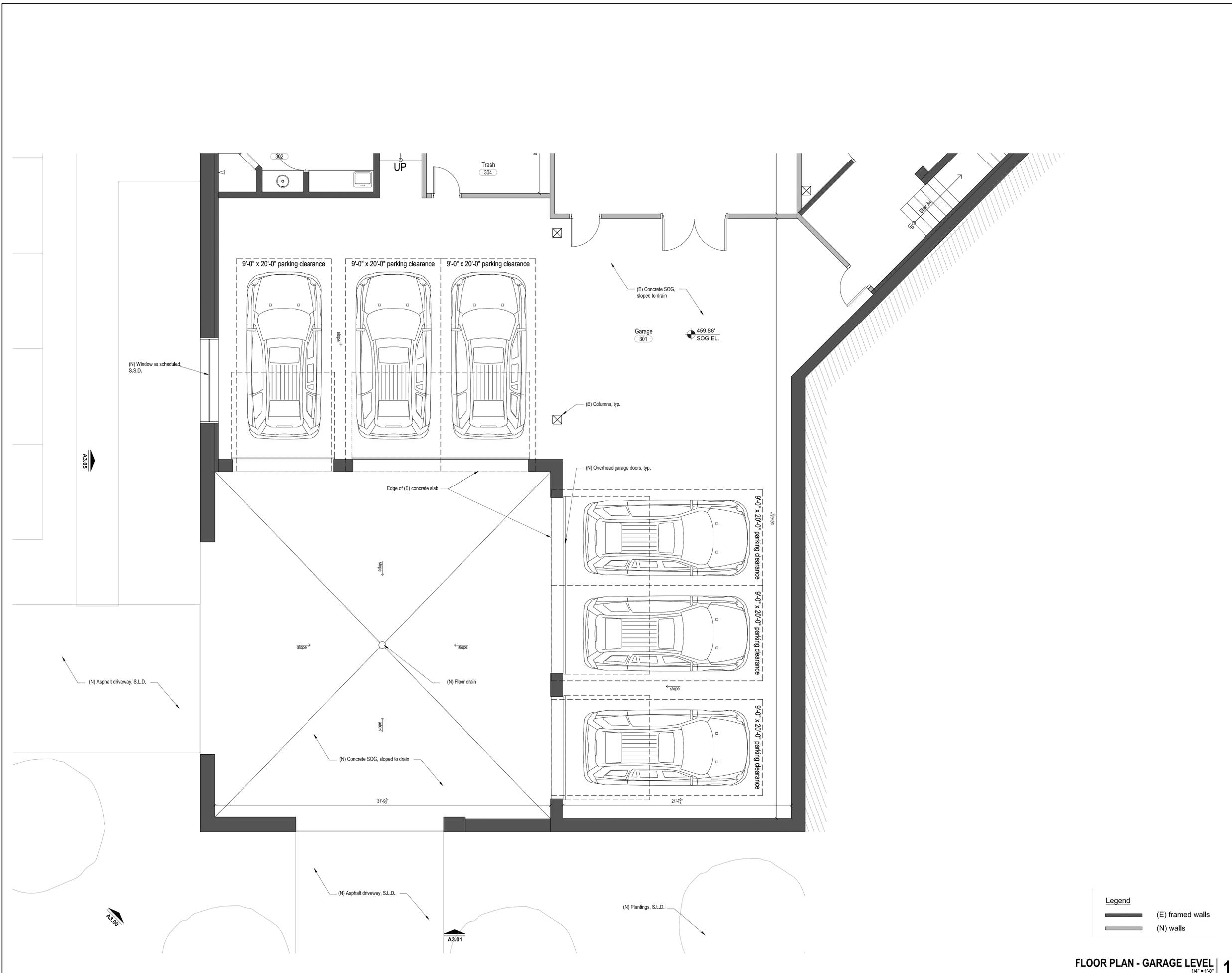
Architect:
Pfau Long Architecture LTD
98 Jack London Alley
San Francisco, CA 94107
(415) 908-6408
Principal: Peter Pfau
Contact: Melanie Turner

Civil:
Lea & Braze Engineering Inc.
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San Francisco, CA 94110
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Contact: David Noma



Legend
 (E) framed walls
 (N) walls

FLOOR PLAN - GARAGE LEVEL 1
1/4" = 1'-0"

Architect Consultant

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Project Name: 1000 Country Club Drive Residence
 Project Number: 23006

Description: **FLOOR PLAN - GARAGE LEVEL**

Ref. North Sheet 1 Of 1

A2.32

Scale: 0 1 2 4 8
1/4" = 1'-0"

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PAN RESIDENCE

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1996 Tarob Court
Milpitas, CA 95035
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Contact: Jeff Medeiros

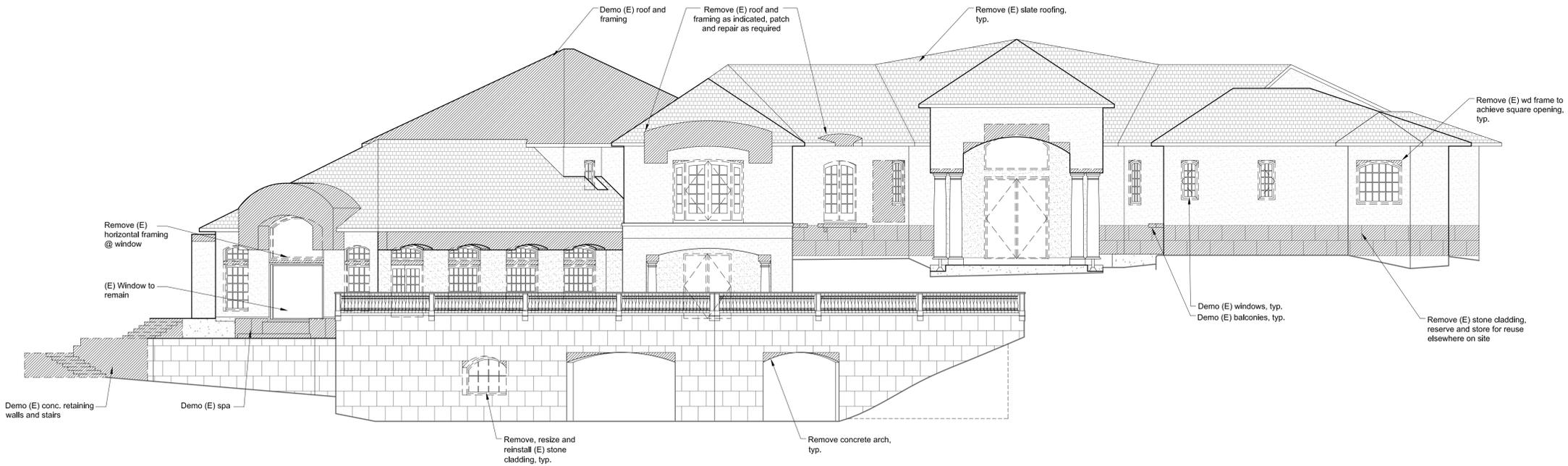
Architect: Pfaul Long Architecture LTD
98 Jack London Alley
San Francisco, CA 94107
(415) 908-6408
Principal: Peter Pfaul
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Civil: Lea & Braze Engineering Inc.
2495 Industrial Parkway West
Hayward, CA 94545
(510) 887-4086
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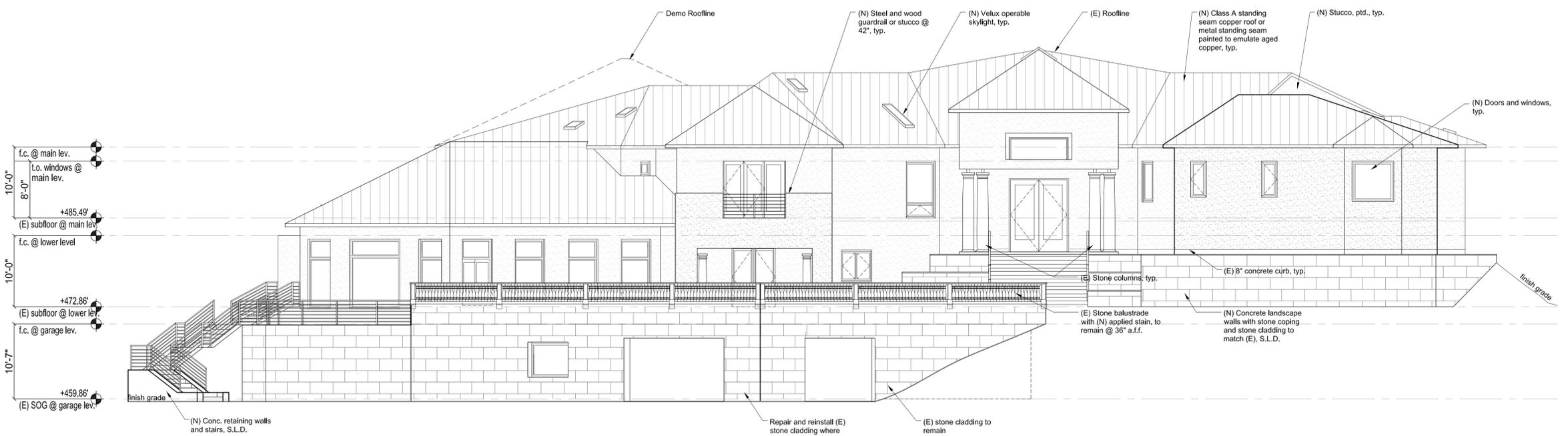
Landscape Architect: Blasen Landscape Architecture
500 Red Hill Avenue
San Anselmo, CA 94960
(415) 485-3885
Principal: Eric Blasen
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100 Pine Street, Suite 1600
San Francisco, CA 94110
(415) 495-3700
Contact: David Noma



(E) ELEVATION - NORTH | 2
1/8" = 1'-0"



(N) ELEVATION - NORTH | 1
1/8" = 1'-0"

Architect: Pfaul Long Architecture
Consultant: Simpson Gumpertz & Heger

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006
Description: ELEVATIONS

Ref. North Sheet 1 Of 1

A3.00

Scale: 0 2 4 6 8'
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PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

Owner:
SAN Partners, LLC
P.O. Box 610910
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(408) 432-8500
Contact: Theresa Pan

Structural Engineer:
Peoples Associates
1996 Tarob Court
Milpitas, CA 95035
(415) 957-9220
Contact: Jeff Medeiros

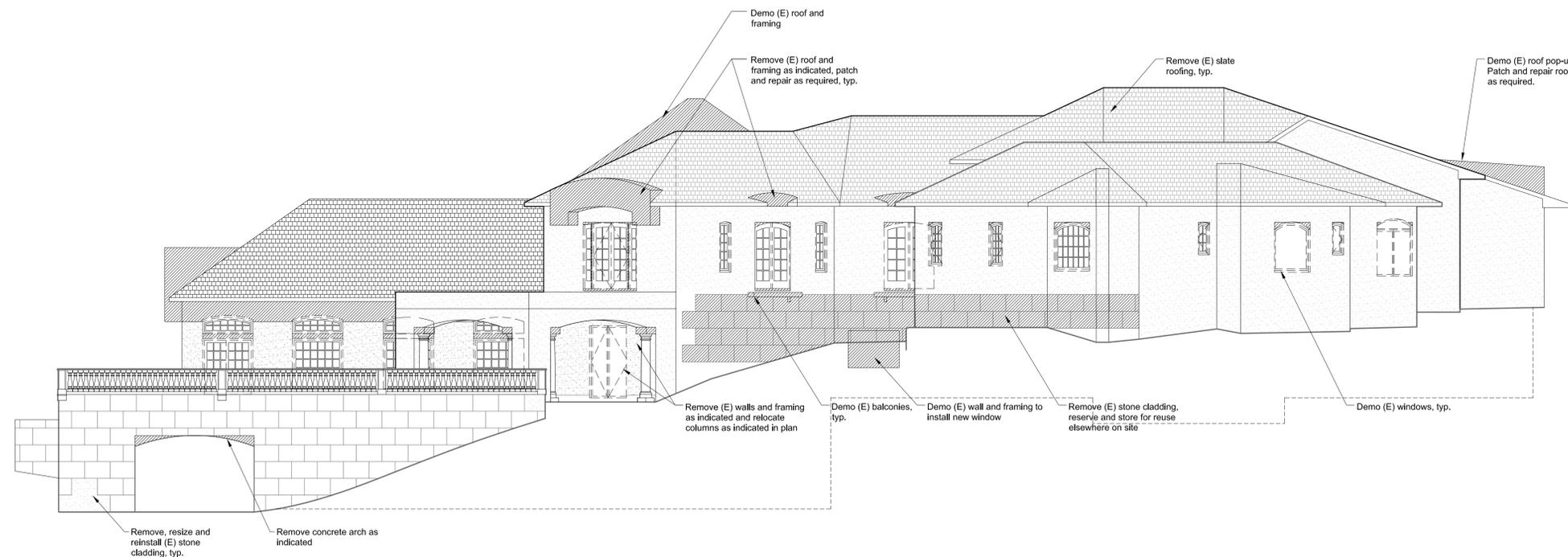
Architect:
Pfaul Long Architecture LTD
98 Jack London Alley
San Francisco, CA 94107
(415) 908-6408
Principal: Peter Pfaul
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2495 Industrial Parkway West
Hayward, CA 94545
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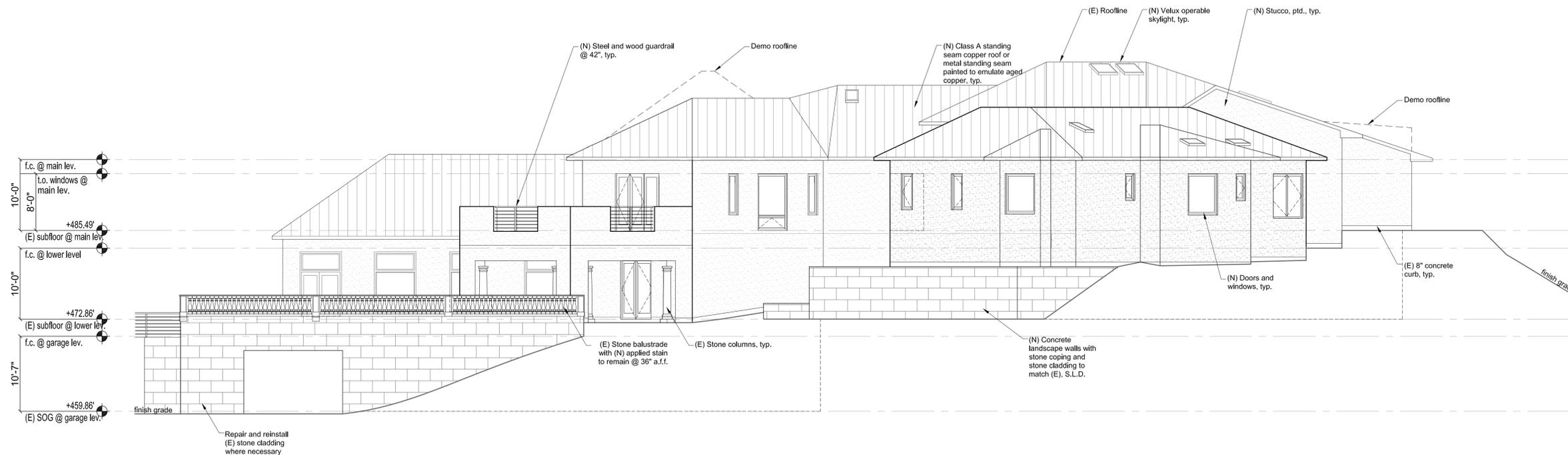
Landscape Architect:
Blasen Landscape Architecture
500 Red Hill Avenue
San Anselmo, CA 94960
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Waterproofing:
Simpson Gumpertz & Heger
100 Pine Street, Suite 1600
San Francisco, CA 94110
(415) 495-3700
Contact: David Noma



(E) ELEVATION - NORTHEAST 2
1/8" = 1'-0"



(N) ELEVATION - NORTHEAST 1
1/8" = 1'-0"

Architect: Pfaul Long Architecture LTD
Consultant: Peoples Associates

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: ELEVATIONS

Ref. North Sheet 1 Of 1

A3.01

Scale: 0 2 4 6 8
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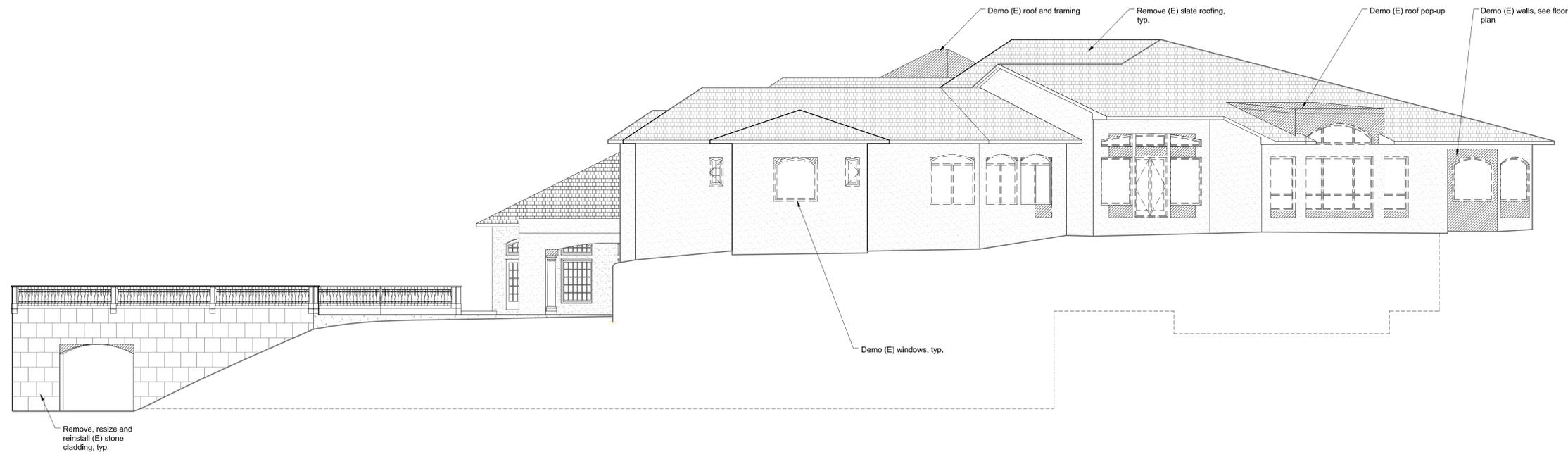
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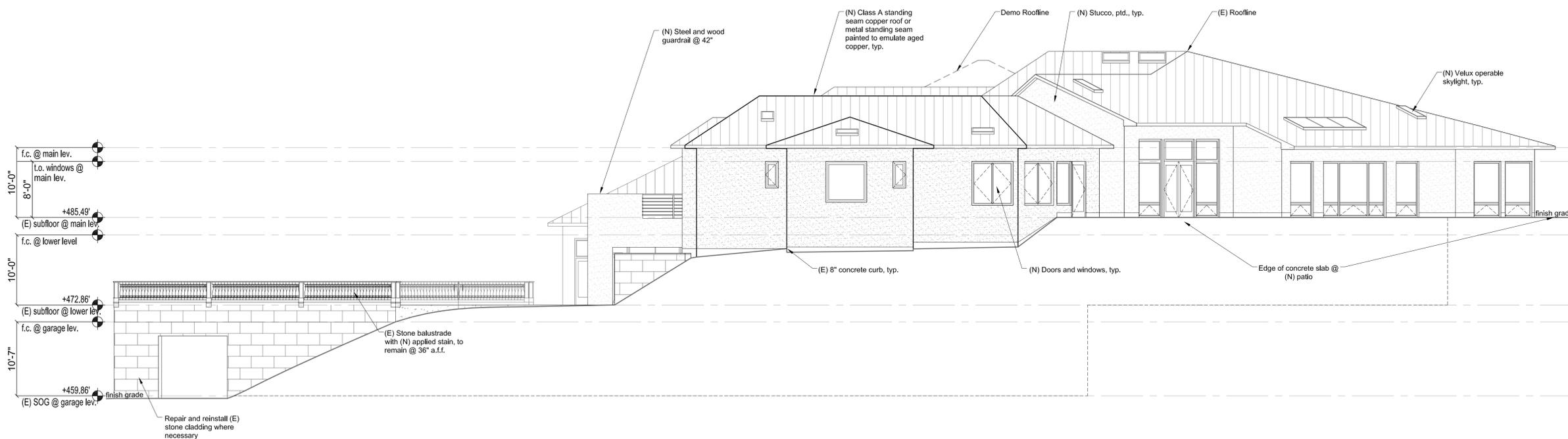
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(415) 495-3700
Contact: David Noma



(E) ELEVATION - WEST | 2
1/8" = 1'-0"



(N) ELEVATION - WEST | 1
1/8" = 1'-0"

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: ELEVATIONS

Ref. North Sheet 1 Of 1

A3.02

Scale: 0 2 4 6 8'
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PAN RESIDENCE

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Milpitas, CA

APN#: 029-03-014

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Milpitas, CA 95035
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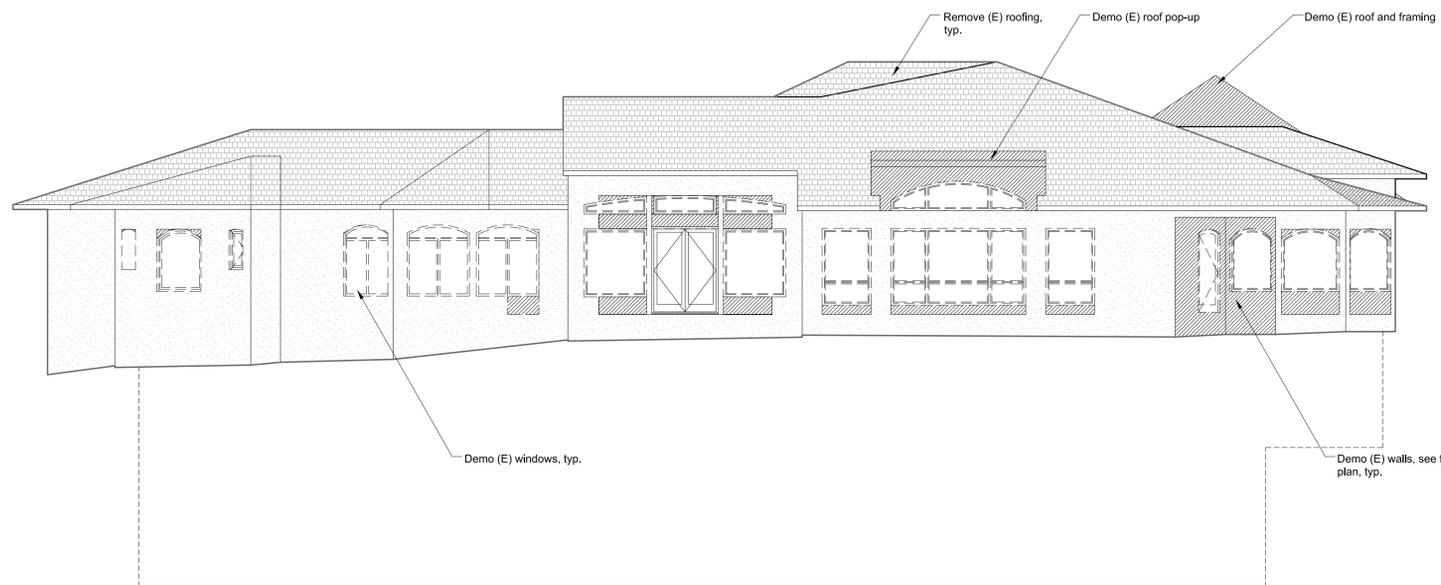
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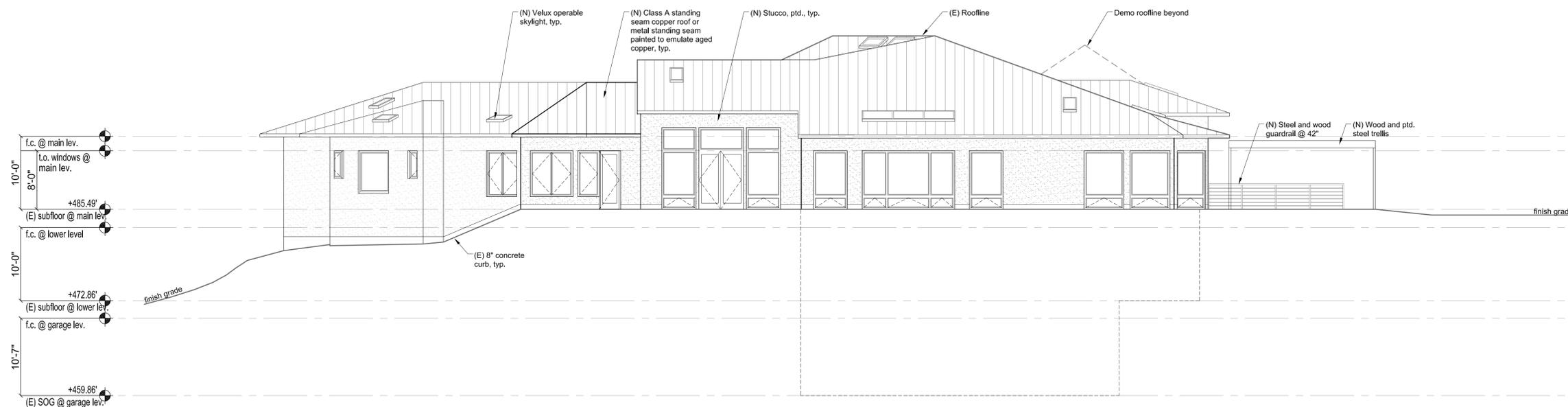
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(E) ELEVATION - SOUTHWEST 1/8" = 1'-0" 2



(N) ELEVATION - SOUTHWEST 1/8" = 1'-0" 1

Architect Consultant

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Project Name: 1000 Country Club Drive Residence
Project Number: 23006

Description: ELEVATIONS

Ref. North Sheet 1 Of 1

A3.03

Scale: 0 2 4 6 8
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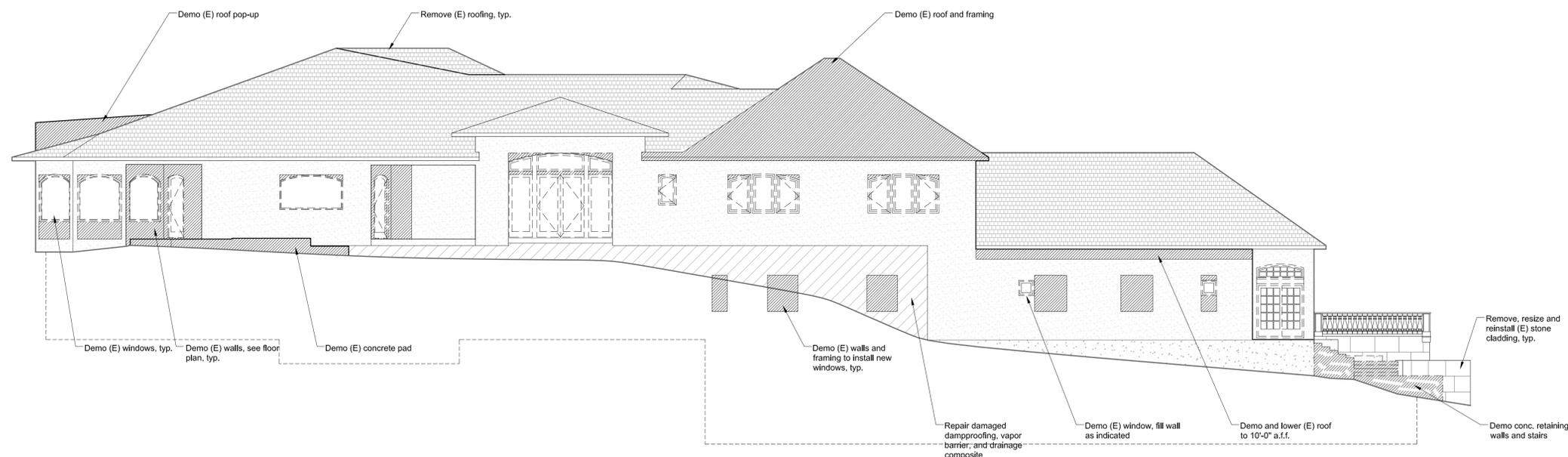
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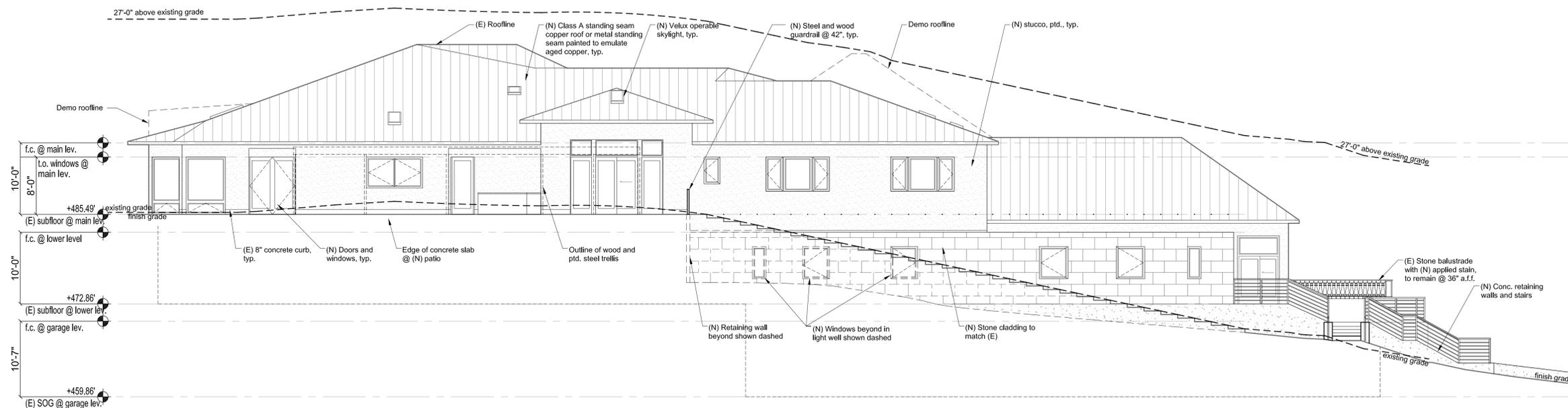
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San Francisco, CA 94110
(415) 495-3700
Contact: David Noma



(E) ELEVATION - SOUTHEAST 2
1/8" = 1'-0"



(N) ELEVATION - SOUTHEAST 2
1/8" = 1'-0"

Architect _____ Consultant _____

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| | | | |
|----------------|-----------------------------------|--|--|
| Project Name | 1000 Country Club Drive Residence | | |
| Project Number | 23006 | | |
| Description | ELEVATIONS | | |

Ref. North Sheet 1 Of 1

A3.04

Scale 0 2 4 6
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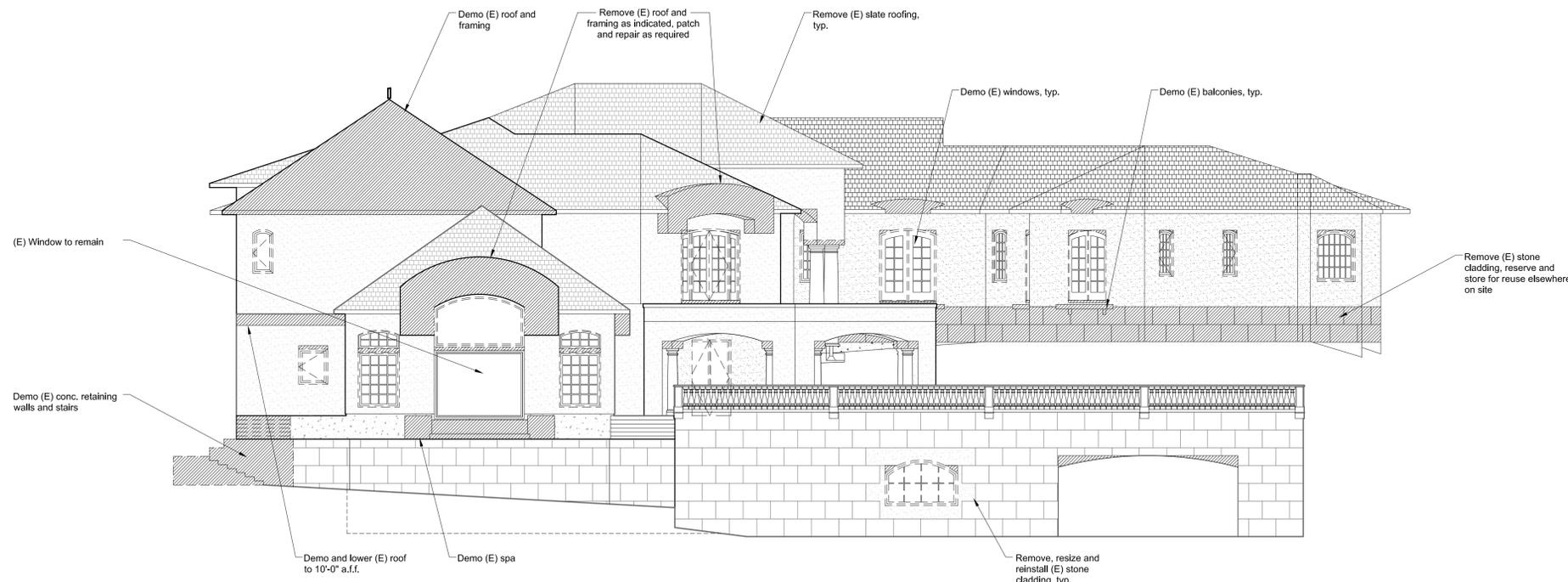
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Principal: Peter Pfau
Contact: Melanie Turner

Civil:
Lea & Braze Engineering Inc.
2495 Industrial Parkway West
Hayward, CA 94545
(510) 887-4086
Principal: Peter Carlino
Contact: Randy West
Contact: Brad Sundheimer

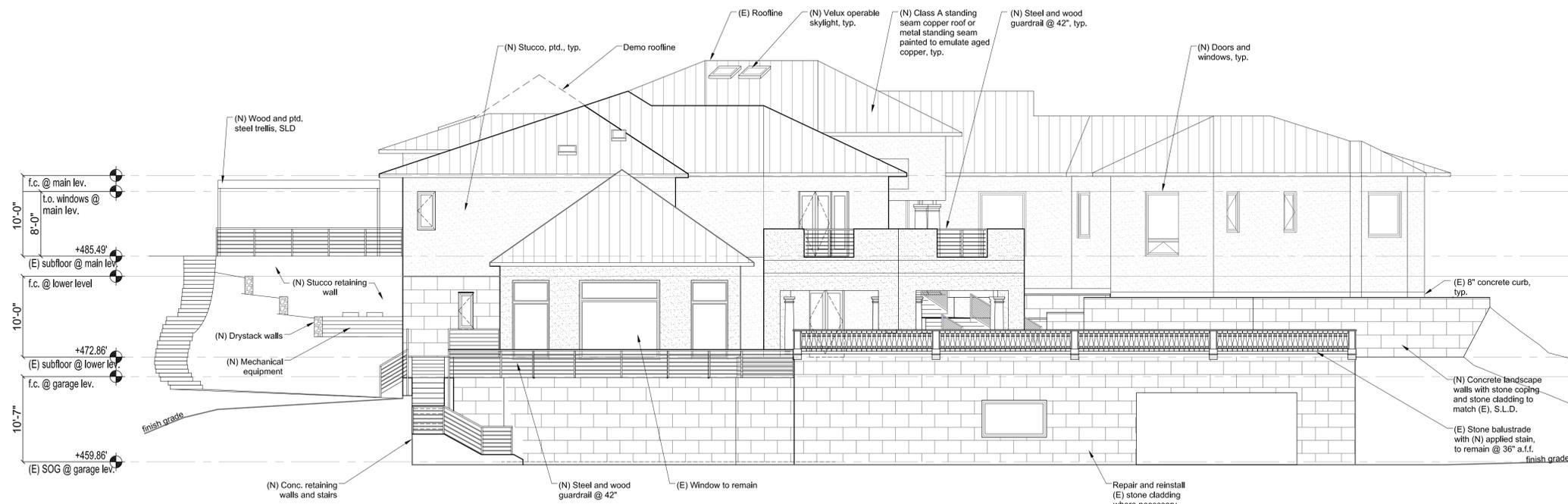
Landscape Architect:
Blasen Landscape Architecture
500 Red Hill Avenue
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(415) 485-3885
Principal: Eric Blasen
Contact: Beth Lee

Mechanical, Electrical, and Plumbing:
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San Francisco, CA 94102
(707) 320-1352
Principal: Ray Keane
Contact: Kim Zyiker

Waterproofing:
Simpson Gumpertz & Heger
100 Pine Street, Suite 1600
San Francisco, CA 94110
(415) 495-3700
Contact: David Noma



(E) ELEVATION - NORTHEAST 2
1/8" = 1'-0"



(N) ELEVATION - NORTHEAST 1
1/8" = 1'-0"

Architect: Consultant:

| No. | Date | Issues and Revisions | By | Check |
|-----|----------|--------------------------------|----|-------|
| | 06/23/14 | Site Dev. Permit Amend. | MD | MT |
| | 12/05/14 | Site Dev. Permit Amend. Rev. 1 | MD | MT |
| | 05/19/15 | Site Dev. Permit Amend. Rev. 2 | MD | MT |

Project Name: 1000 Country Club Drive Residence
Project Number: 23006
Description: ELEVATIONS

Ref. North Sheet 1 Of 1

A3.05

Scale: 0' 2' 4' 6'
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PAN RESIDENCE

1000 Country Club Drive
Milpitas, CA

APN#: 029-03-014

Owner:
SAN Partners, LLC
P.O. Box 610910
San Jose, CA 95161
(408) 432-8500
Contact: Theresa Pan

Structural Engineer:
Peoples Associates
1996 Tarob Court
Milpitas, CA 95035
(415) 957-9220
Contact: Jeff Medeiros

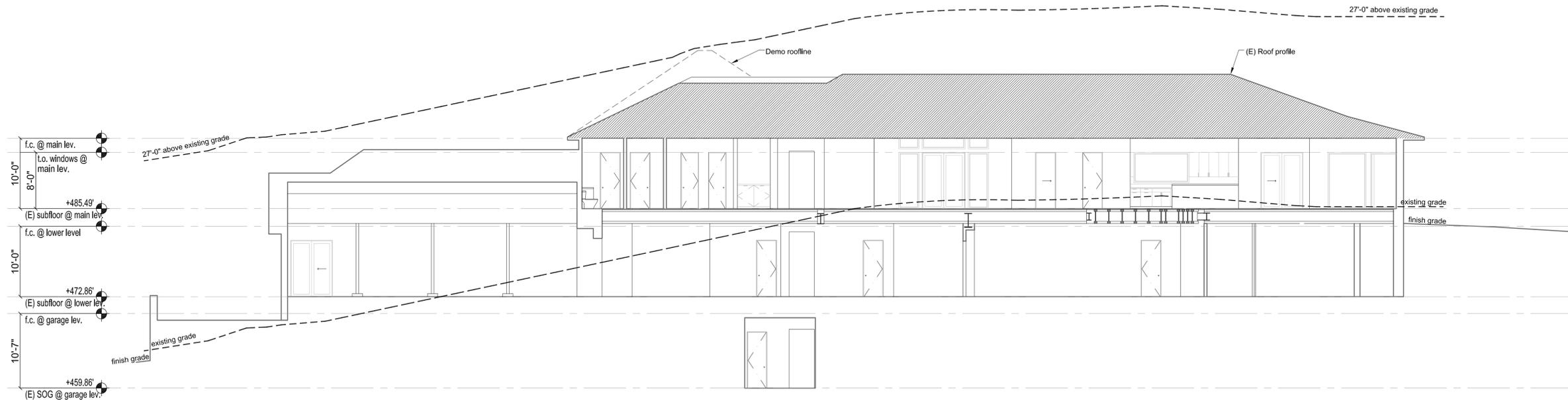
Architect:
Pfaul Long Architecture LTD
98 Jack London Alley
San Francisco, CA 94107
(415) 908-6408
Principal: Peter Pfaul
Contact: Melanie Turner

Civil:
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San Francisco, CA 94110
(415) 495-3700
Contact: David Noma



SECTION (longitudinal northeast-northwest) | 2

1/8" = 1'-0"



SECTION (northeast to northwest through Living Room) | 1

1/8" = 1'-0"

Architect Consultant

| No. | Date | Issues and Revisions | By | Check |
|-----|----------|--------------------------------|----|-------|
| | 06/23/14 | Site Dev. Permit Amend. | MD | MT |
| | 12/05/14 | Site Dev. Permit Amend. Rev. 1 | MD | MT |
| | 05/19/15 | Site Dev. Permit Amend. Rev. 2 | MD | MT |

Project Name: 1000 Country Club Drive Residence
Project Number: 23006

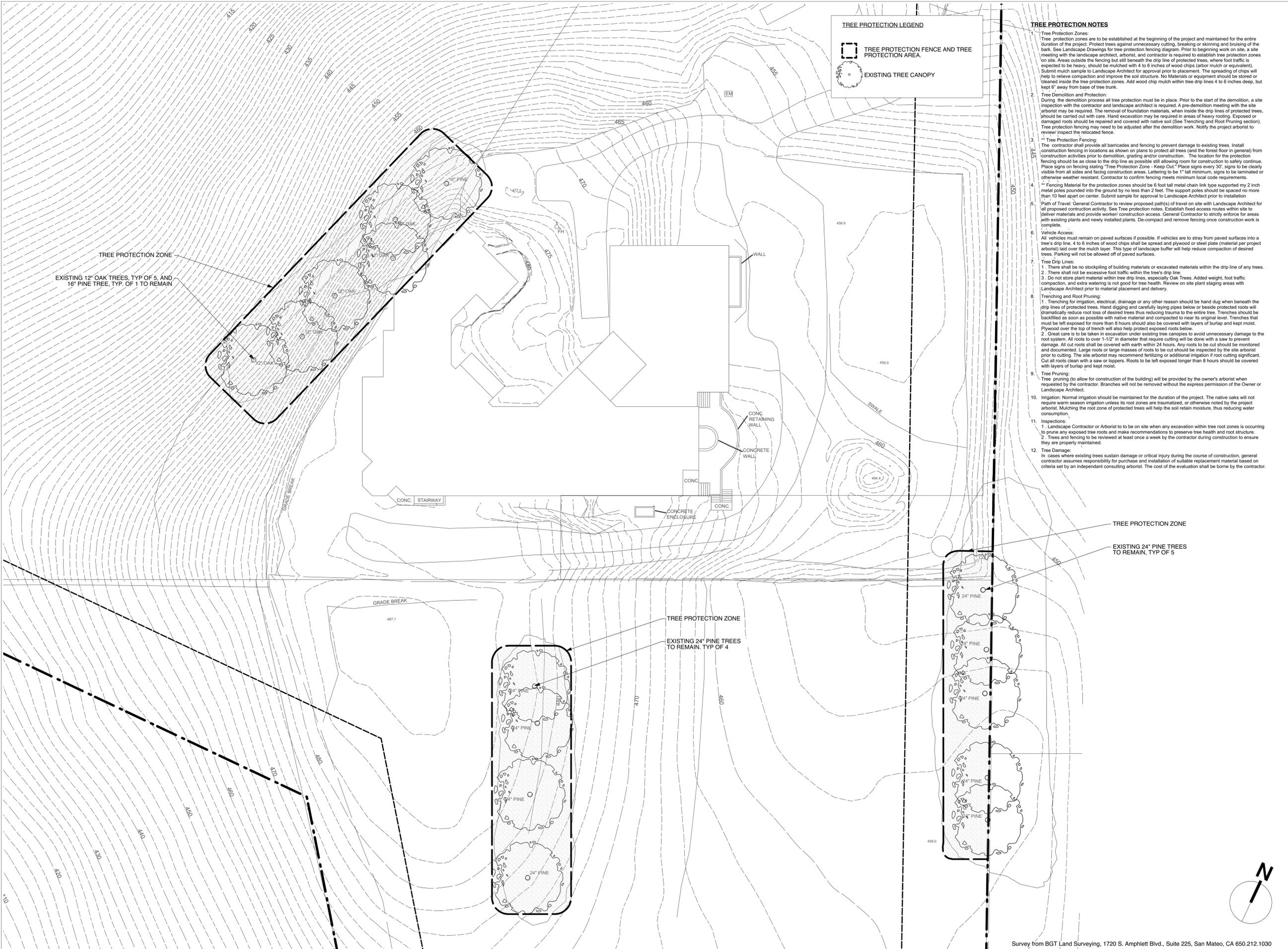
Description: ROOF CROSS SECTIONS

Ref. North Sheet 1 Of 1

A4.00

Scale: 0 2 4 6 8'
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TREE PROTECTION LEGEND

- TREE PROTECTION FENCE AND TREE PROTECTION AREA.
- EXISTING TREE CANOPY

- TREE PROTECTION NOTES**
1. Tree Protection Zones: Tree protection zones are to be established at the beginning of the project and maintained for the entire duration of the project. Protect trees against unnecessary cutting, breaking or skinning and bruising of the bark. See Landscape Drawings for tree protection fencing diagram. Prior to beginning work on site, a site meeting with the landscape architect, arborist, and contractor is required to establish tree protection zones on site. Areas outside the fencing but still beneath the drip line of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of wood chips (arbor mulch or equivalent). Submit mulch sample to Landscape Architect for approval prior to placement. The spreading of chips will help to relieve compaction and improve the soil structure. No Materials or equipment should be stored or cleaned inside the tree protection zones. Add wood chip mulch within tree drip lines 4 to 6 inches deep, but kept 2' away from base of tree trunk.
 2. Tree Demolition and Protection: During the demolition process all tree protection must be in place. Prior to the start of the demolition, a site inspection with the contractor and landscape architect is required. A pre-demolition meeting with the site arborist may be required. The removal of foundation materials, when inside the drip lines of protected trees, should be carried out with care. Hand excavation may be required in areas of heavy rooting. Exposed or damaged roots should be repaired and covered with native soil (See Trenching and Root Pruning section). Tree protection fencing may need to be adjusted after the demolition work. Notify the project arborist to review/inspect the relocated fence.
 3. Tree Protection Fencing:
 - ** Tree Protection Fencing: The contractor shall provide all barricades and fencing to prevent damage to existing trees. Install construction fencing in locations as shown on plans to protect all trees (and the forest floor in general) from construction activities prior to demolition, grading and/or construction. The location for the protection fencing should be as close to the drip line as possible still allowing room for construction to safely continue. Place signs on fencing stating "Tree Protection Zone - Keep Out." Place signs every 30'; signs to be clearly visible from all sides and facing construction areas. Lettering to be 1" tall minimum, signs to be laminated or otherwise weather resistant. Contractor to confirm fencing meets minimum local code requirements.
 - ** Fencing Material for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Submit sample for approval to Landscape Architect prior to installation
 4. Path of Travel: General Contractor to review proposed path(s) of travel on site with Landscape Architect for all proposed construction activity. See Tree protection notes. Establish fixed access routes within site to deliver materials and provide worker construction access. General Contractor to strictly enforce for areas with existing plants and newly installed plants. De-compact and remove fencing once construction work is complete.
 5. Vehicle Access: All vehicles must remain on paved surfaces if possible. If vehicles are to stray from paved surfaces into a tree's drip line, 4 to 6 inches of wood chips shall be spread and plywood or steel plate (material per project arborist) laid over the mulch layer. This type of landscape buffer will help reduce compaction of desired trees. Parking will not be allowed off of paved surfaces.
 6. Tree Drip Lines:
 1. There shall be no stockpiling of building materials or excavated materials within the drip line of any trees.
 2. There shall not be excessive foot traffic within the tree's drip line.
 3. Do not store plant material within tree drip lines, especially Oak Trees. Added weight, foot traffic compaction, and extra watering is not good for tree health. Review on site plant staging areas with Landscape Architect prior to material placement and delivery.
 7. Trenching and Root Pruning:
 1. Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the drip lines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for more than 8 hours should also be covered with layers of burlap and kept moist. Plywood over the top of trench will also help protect exposed roots below.
 2. Great care is to be taken in excavation under existing tree canopies to avoid unnecessary damage to the root system. All roots to over 1-1/2" in diameter that require cutting will be done with a saw to prevent damage. All cut roots shall be covered with earth within 24 hours. Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist prior to cutting. The site arborist may recommend fertilizing or additional irrigation if root cutting significant. Cut all roots clean with a saw or loppers. Roots to be left exposed longer than 8 hours should be covered with layers of burlap and kept moist.
 8. Tree Pruning: Tree pruning (to allow for construction of the building) will be provided by the owner's arborist when requested by the contractor. Branches will not be removed without the express permission of the Owner or Landscape Architect.
 9. Irrigation: Normal irrigation should be maintained for the duration of the project. The native oaks will not require warm season irrigation unless its root zones are traumatized, or otherwise noted by the project arborist. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.
 10. Inspections:
 1. Landscape Contractor or Arborist to be on site when any excavation within tree root zones is occurring to prune any exposed tree roots and make recommendations to preserve tree health and root structure.
 2. Trees and fencing to be reviewed at least once a week by the contractor during construction to ensure they are properly maintained.
 11. Tree Damage: In cases where existing trees sustain damage or critical injury during the course of construction, general contractor assumes responsibility for purchase and installation of suitable replacement material based on criteria set by an independent consulting arborist. The cost of the evaluation shall be borne by the contractor.

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R.L.A. #3774

Pan Residence
landscape

1000 Country Club Drive
Milpitas, CA
APN: 029-03-014

Tree Protection
Plan

Revisions:

06.23.14 Site Development Permit Amendment

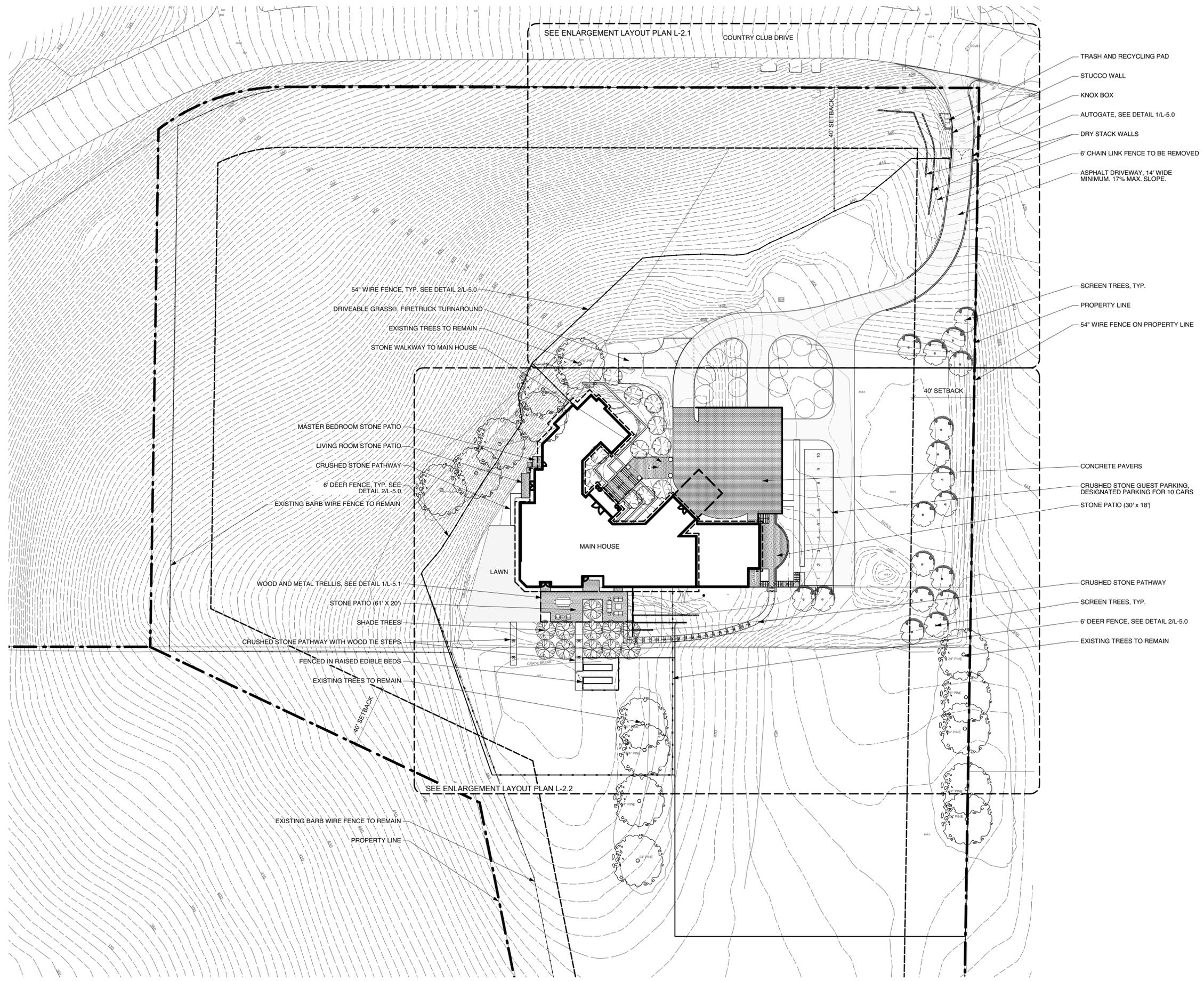
12/05/14 Site Dev. Permit Amend. Rev 1

05.19.15 Site Dev. Permit Amend. Rev. 2

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| Drawn: BLA | Checked: EB |
| Issue Date: 23-Jun-14 | Scale: 1" = 20' |
| Sheet: L-1.0 | |

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Pan Residence
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1000 Country Club Drive
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 APN: 029-03-014

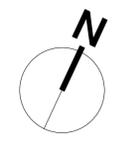
Site Plan

Revisions:

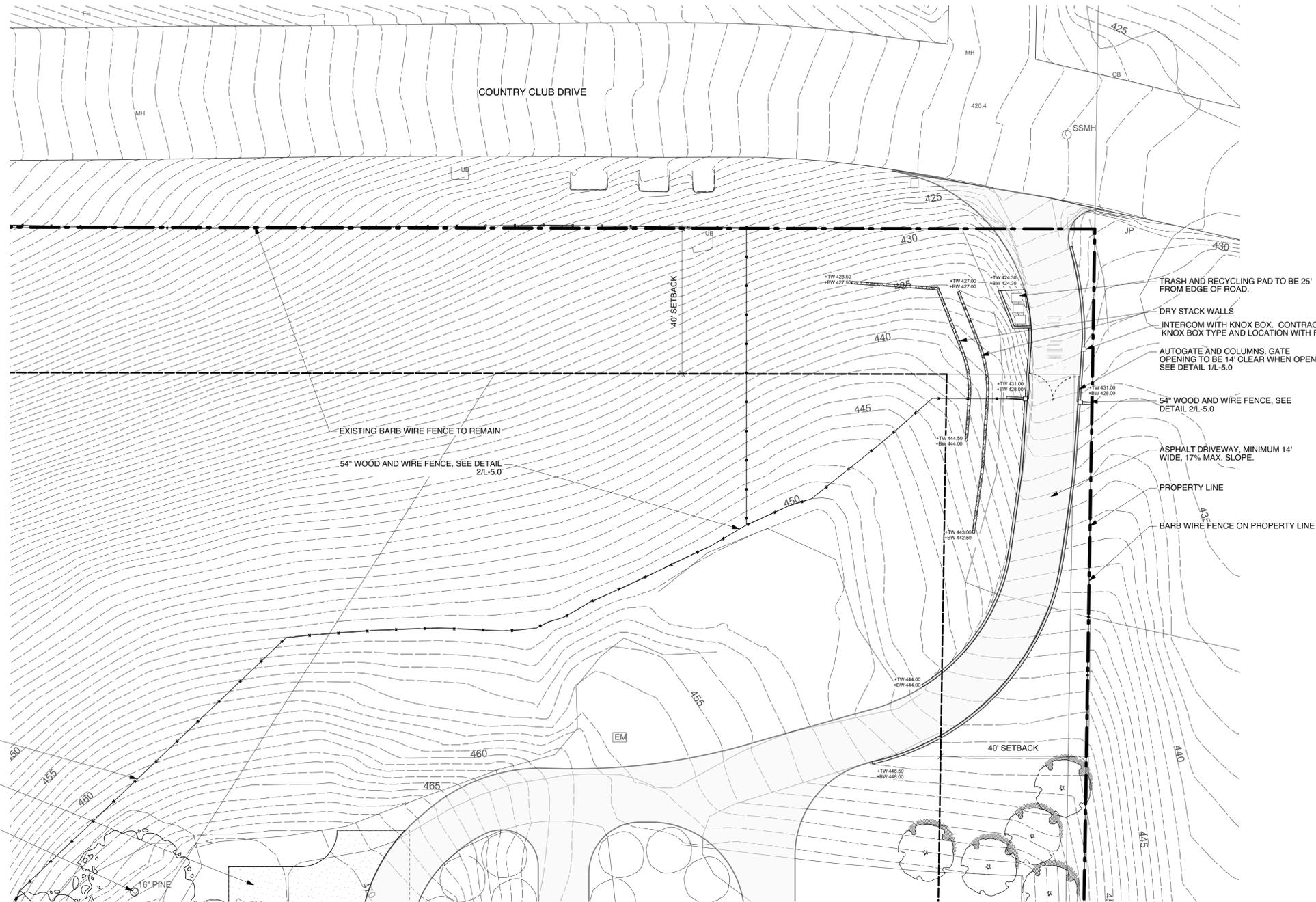
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| 06.23.14 Site Development Permit Amendment |
| 12/05/14 Site Dev. Permit Amend. Rev 1 |
| 05.19.15 Site Dev. Permit Amend. Rev. 2 |

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Pan Residence
 landscape

1000 Country Club Drive
 Milpitas, CA
 APN: 029-03-014

Layout Enlargement
Plan

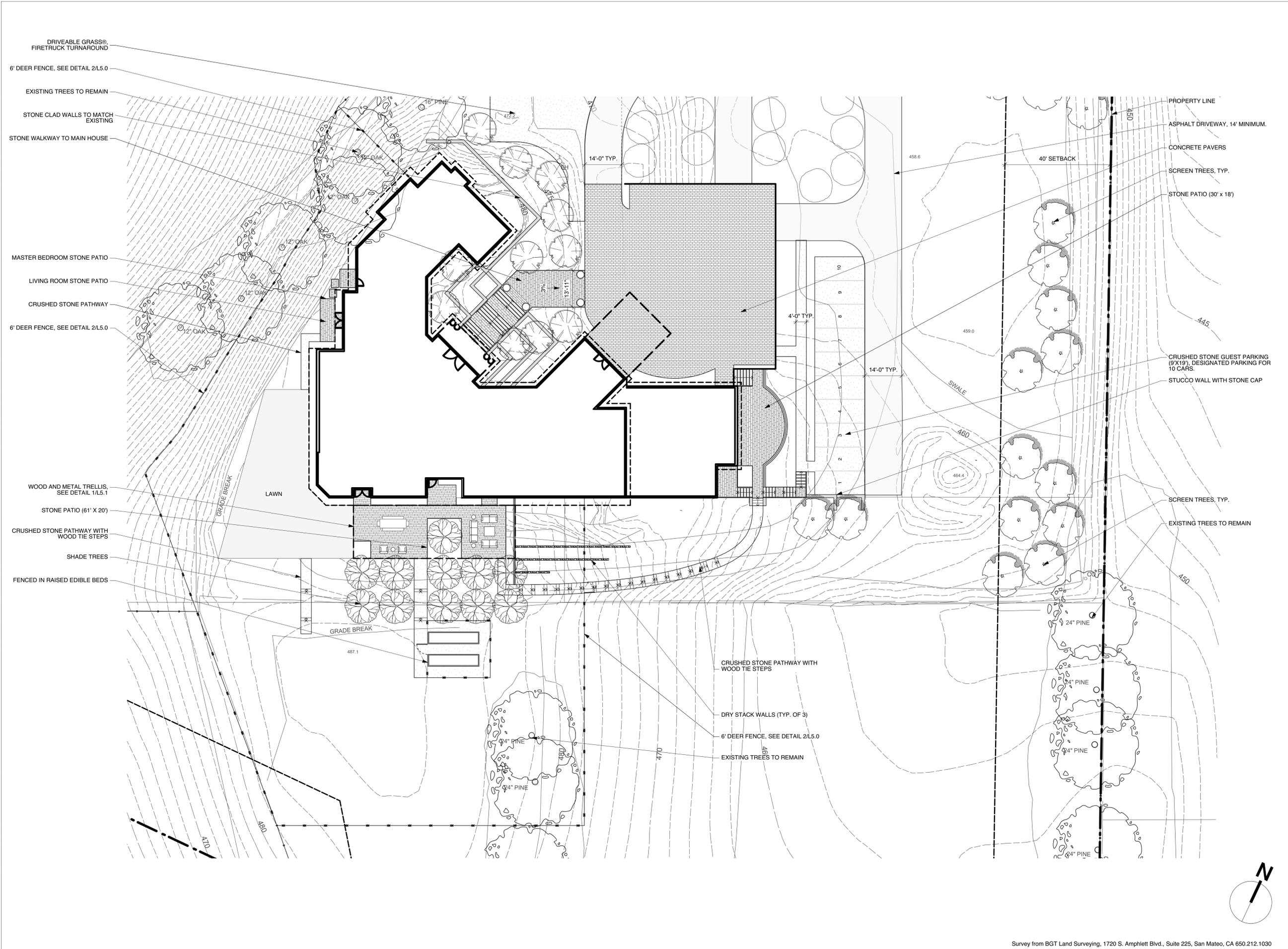
- Revisions:
- 06.23.14 Site Development Permit Amendment
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Pan Residence
 landscape

1000 Country Club Drive
 Milpitas, CA
 APN: 029-03-014

Layout Enlargement
 Plan

- Revisions:
- 06.23.14 Site Development Permit Amendment
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| Drawn: BLA | Checked: EB |
| Issue Date: 23-Jun-14 | Scale: 1/16"=1'-0" |

Sheet:
L-2.2
 SCHEMATIC

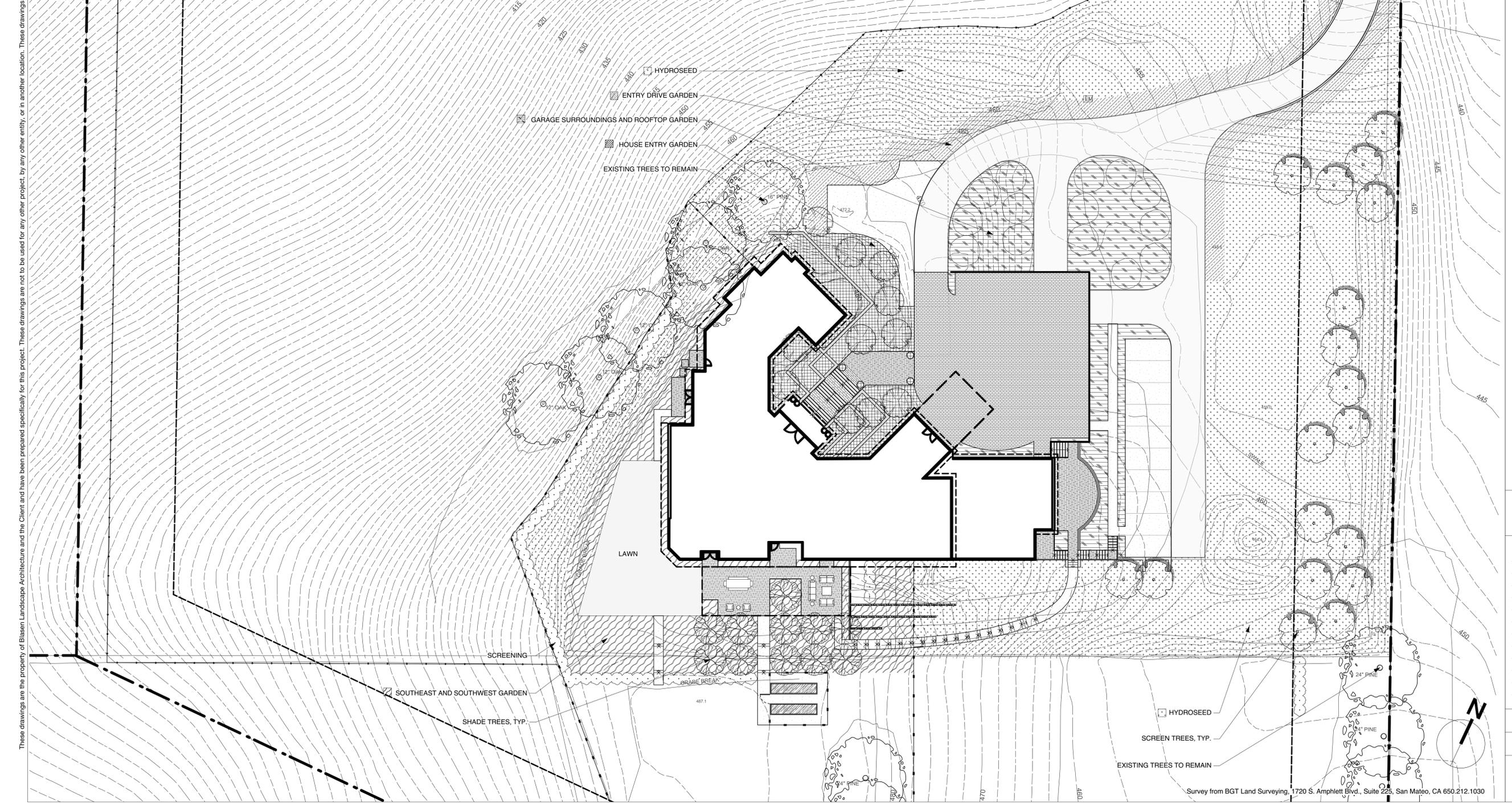
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| BOTANICAL NAME | COMMON NAME | CONTAINER SIZE | MATURE (HxW) | GROWTH RATE | SPACING | WN | BOTANICAL NAME | COMMON NAME | CONTAINER SIZE | MATURE (HxW) | GROWTH RATE | SPACING | WN |
|---|-------------------------------|----------------|--------------|-------------|----------|----|--|--------------------------------------|----------------|--------------|-------------|----------|----|
| Entry Drive | | | | | | | Southeast and Southwest Gardens | | | | | | |
| Arctostaphylos 'Pacific Mist' | Creeping Manzanita | 1 gal | 1'x6" | mod | 4' o.c. | WN | Agapanthus 'Black Parliha' | Black Lily of the Nile | 1 gal | 3'x3' | fast | 30' o.c. | W |
| Berberis thunbergii 'Gentry' | Gentry Japanese Barberry | 1 gal | 3'x4" | mod | 4' o.c. | W | Alyogyne huegelii 'MonLeon' | Leon's Purple Delight Lilac Hibiscus | 5 gal | 10'x8" | fast | 8' o.c. | WN |
| Callistemon 'Little John' | Little John Bottlebrush | 1 gal | 3'x4" | mod | 4' o.c. | W | Arctostaphylos 'Pacific Mist' | Creeping Manzanita | 1 gal | 1'x6" | mod | 4' o.c. | WN |
| Ceanothus 'Dark Star' | Dark Star Ceanothus | 5 gal | 4'x6" | mod | 5' o.c. | WN | Caesalpinia pulcherrima | Peacock Flower | 5 gal | 8'x6" | mod | 5' o.c. | W |
| Feijoa sellowiana | Pineapple Guava | 5 gal | 8'x8" | mod | 5' o.c. | W | Ceanothus 'Concha' | Concha Ceanothus | 5 gal | 8'x8" | mod | 6' o.c. | WN |
| Melianthus major | Honey Bush | 5 gal | 8'x8" | mod/fast | 6' o.c. | W | Ceratostigma griffithii | Burmese plumbago | 1 gal | 2'x3' | mod/fast | 2' o.c. | WN |
| Hydroseed Mix TBD. | | | | | | | Cercis occidentalis | Western Redbud | 5 gal | 10'x8" | mod/slow | 6' o.c. | W |
| House Entry | | | | | | | Continus 'Royal Purple' | Smokeshush | 5 gal | 8'x8" | mod | 6' o.c. | W |
| Acer japonicum vitifolium | Full Moon Maple | 24" box | 10'x10' | mod | 10' o.c. | | Gaura lindheimeri 'Whirling Butterflies' | Whirling Butterflies Gaura | 1 gal | 2'x3' | fast | 3' o.c. | W |
| Acer palmatum 'Seiryu' | Seiryu Japanese Maple | 24" box | 10'x8" | mod | 10' o.c. | | Hydrangea 'Invincibelle Spirit' | Invincibelle Spirit Hydrangea | 5 gal | 4'x6" | mod | 4' o.c. | W |
| Asparagus densiflorus 'Myers' | Foxtail Fern | 1 gal | 2'x2" | fast | 2' o.c. | | Muhlenbergia capillaris | Pink Muhly | 1 gal | 3'x3' | fast | 3' o.c. | W |
| Camellia japonica 'Bella Rossa' | Nuccio's Bella Rossa Camellia | 15 gal | 8'x6" | mod | 5' o.c. | W | Nerium oleander 'Little Red' | Little Red Oleander | 5 gal | 5'x5" | mod | 4' o.c. | W |
| Hebeobrus argenteifolius | Christmas Rose | 1 gal | 2'x2" | fast | 2' o.c. | | Olea europea 'Little Ollie' | Little Ollie Dwarf Olive | 5 gal | 4'x4" | mod/fast | 4' o.c. | W |
| Ophiopogon japonicus 'Nigrescens' | Nigrescens Mondo Grass | 1 gal | 6'x6" | mod | 4' o.c. | | Penstemon 'Firebird' | Firebird Beard Tongue | 1 gal | 1'x3' | fast | 2' o.c. | W |
| Taxus baccata repandens | Spreading English Yew | 5 gal | 3'x8" | mod | 6' o.c. | | Pittosporum tenuifolium 'Golf Ball' | Golf Ball Kohuhu | 5 gal | 2'x2' | fast | 2' o.c. | W |
| Garage Surroundings and Roof Top | | | | | | | Rhamnus californica 'Mound San Bruno' | Mound San Bruno Coffeeberry | 1 gal | 2'x3' | mod | 3' o.c. | WN |
| Acer buergerianum | Trident Maple | 24" box | 20'x20' | mod | 10' o.c. | | Romneya coulteri | Mexican Bush Sage | 5 gal | 6'x6" | slow | 4' o.c. | WN |
| Arctostaphylos 'Pacific Mist' | Creeping Manzanita | 1 gal | 1'x6" | mod | 4' o.c. | WN | Salvia leucantha 'Midnight Blue' | Midnight Blue Salvia | 1 gal | 18'x2" | fast | 2' o.c. | W |
| Bougainvillea 'Barbara Karst' | Barbara Karst Bougainvillea | 5 gal | 12'x12' | mod | 10' o.c. | W | Styrax officinalis redivivus | Snowdrop Bush | 5 gal | 10'x6" | mod | 4' o.c. | WN |
| Callistemon 'Little John' | Little John Bottlebrush | 1 gal | 3'x4" | mod | 4' o.c. | W | Tree Options | | | | | | |
| Ceanothus 'Dark Star' | Dark Star Ceanothus | 5 gal | 4'x6" | mod | 5' o.c. | WN | Acer platanoides | Norway Maple | 24" box | 35'x25' | mod | 25' o.c. | |
| Distictis buccinatoria | Blood Red Trumpet Vine | 5 gal | 20'x20' | fast | 12' o.c. | W | Arbutus 'Marina' | Marina Strawberry Tree | 24" box | 20'x20' | mod | 20' o.c. | W |
| Feijoa sellowiana | Pineapple Guava | 5 gal | 8'x8" | mod | 5' o.c. | W | Olea europaea-fruitless | Fruitless Olive | 24" box | 20'x15' | mod | 15' o.c. | W |
| Loropetalum chinense 'Purple Majesty' | Purple Majesty Fringe Flower | 5 gal | 5'x6" | mod | 4' o.c. | W | Quercus robur | English oak | 24" box | 40'x40' | mod | 40' o.c. | W |
| Myrsine africana | African Boxwood | 5 gal | 4'x3' | mod | 3' o.c. | W | Tilia tomentosa | Silver Linden | 24" box | 50'x30' | mod | 30' o.c. | W |
| Salvia leucantha 'Midnight' | Mexican Bush Sage | 1 gal | 18'x2" | fast | 2' o.c. | W | Screening | | | | | | |
| | | | | | | | Metrosideros excelsa | Pohutukawa | 24" box | 20'x10' | mod | 10' o.c. | W |
| | | | | | | | Pittosporum tenuifolium | Kohuhu | 15 gal | 15'x15' | fast | 4' o.c. | W |
| | | | | | | | Podocarpus gracilior | Fern Pine | 24" box | 50'x25' | mod | 25' o.c. | W |
| | | | | | | | Quercus agrifolia | Coast Live Oak | 24" box | 40'x25' | mod | 25' o.c. | W |
| | | | | | | | Quercus suber | Cork Oak | 24" box | 40'x40' | mod | 40' o.c. | W |

NOTES

- IN ORDER TO AID IN REDUCING THE POTENTIAL OF CREATING A FIRE HAZARD, THE LANDSCAPE PLAN AND PLANTINGS SHALL:
 - NOT USE A MIXTURE OF GROUND COVERS AND SHRUBS DIRECTLY BENEATH TREE CANOPIES WHICH WOULD TEND TO INCREASE THE SPREAD OF FIRE
 - NOTE USE LARGE CONTINUOUS GROUPS OR LINES OF SHRUBS OR TREES WHICH WOULD ALLOW THE RAPID SPREAD OF FIRE, BUT ARRANGE THEM IN CLUSTERS TO BREAK A POTENTIAL FUEL LINE.
 - NOT LET TREES HANG OVER THE ROOF OR GROW TO WITHIN 10 FEET OF ANY CHIMNEY.
 - NOT INCLUDE A CONTINUOUS MASS OF TREES OR SHRUBS ON A HILL BELOW ANY HOME WHICH WOULD CAUSE THE RAPID SPREAD OF FIRE.
 - SHOW TREE CANOPIES SPACED WELL APART AND IN SUCH A MANNER AS TO PROVIDE EASY ACCESS IN ORDER TO REMOVE DEAD WOOD. THIS SHOULD NOT BE TAKEN TO SUGGEST OVER THINNING OR "LION'S TAILING" OF TREES.
- IRRIGATION SYSTEM SHALL INCLUDE A WATERING SCHEDULE WITH AMENDMENTS FOR SEASONAL CHANGES.
- LOW VOLUME IRRIGATION SYSTEMS SHALL BE INSTALLED. THIS INCLUDES LOW VOLUME SPRINKLER HEADS, DRIP EMITTERS, AND BUBBLER EMITTERS.
- INSTALL SEPARATE VALVES FOR TURF AND NON-TURF AREAS AND TO ACCOMMODATE DIFFERENT WATER USE REQUIREMENTS WITHIN THE LANDSCAPED AREAS.
- SET ELECTRIC CONTROLLER TO WATER BETWEEN 7PM AND 10AM.
- SPRINKLER HEADS SHOULD HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
- SYSTEM MODIFICATIONS MUST BE MADE TO PREVENT OVER SPRAY.
- ADD A LAYER OF MULCH (1" MINIMUM, 2" PREFERRED) ON THE SOIL SURFACE.
- PROPER OPERATION AND MAINTENANCE OF THE IRRIGATION AND SYSTEM AND CONTROLS.
- ABATE WEEDS AND DISCOURAGE THEIR INVASION.

W = Low Water Use Plant
N = Native Plant



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RLA #3774

Pan Residence
landscape

1000 Country Club Drive
Milpitas, CA
APN: 029-03-014

Planting Plan

Revisions:

06.23.14 Site Development Permit Amendment

12/05/14 Site Dev. Permit Amend. Rev 1

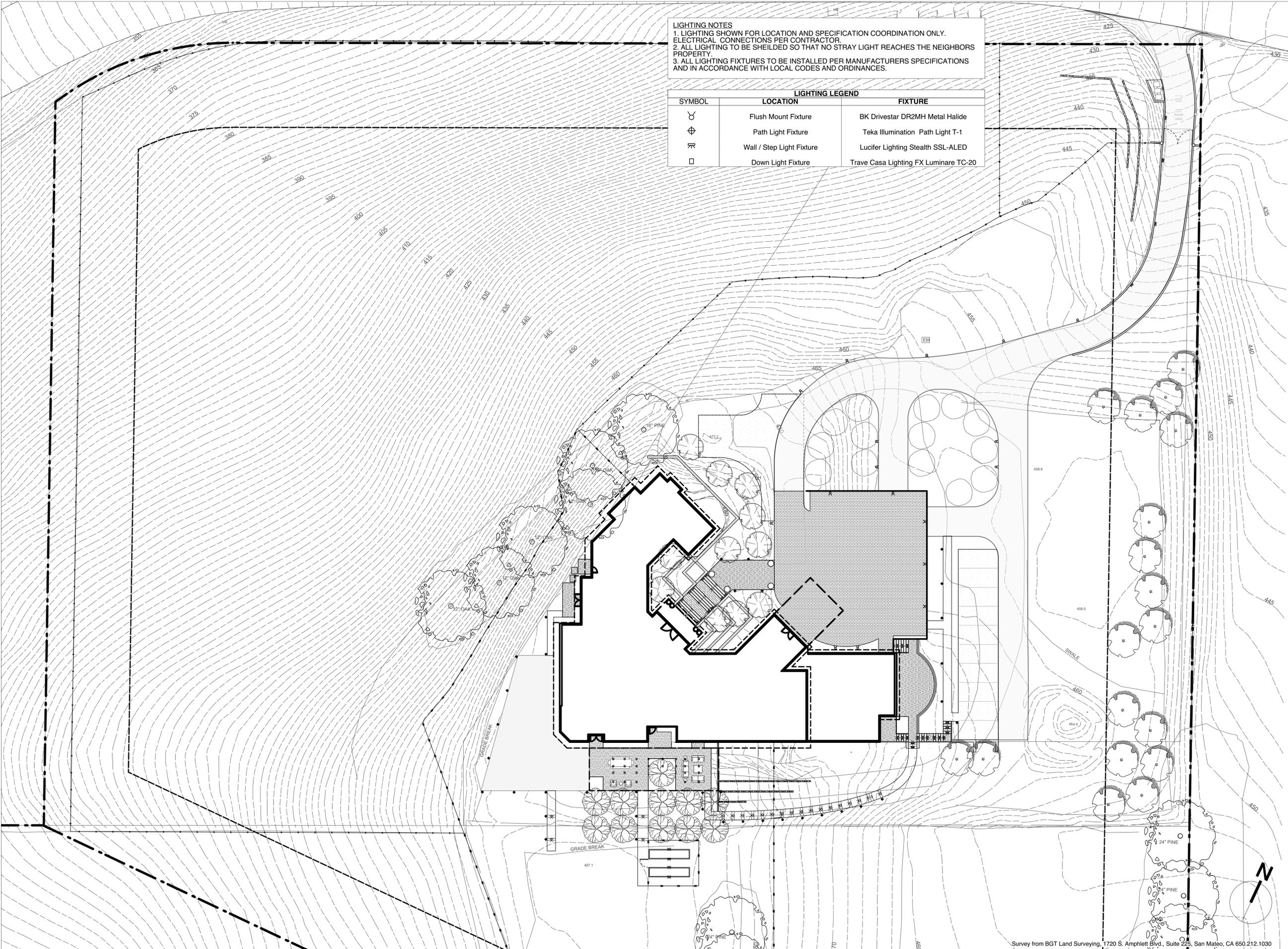
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| | |
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| Issue Date: 23-Jun-14 | Scale: 1"=20' |
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LIGHTING NOTES
 1. LIGHTING SHOWN FOR LOCATION AND SPECIFICATION COORDINATION ONLY.
 ELECTRICAL CONNECTIONS PER CONTRACTOR.
 2. ALL LIGHTING TO BE SHIELDED SO THAT NO STRAY LIGHT REACHES THE NEIGHBORS PROPERTY.
 3. ALL LIGHTING FIXTURES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.

| LIGHTING LEGEND | | |
|-----------------|---------------------------|---------------------------------------|
| SYMBOL | LOCATION | FIXTURE |
| ⊕ | Flush Mount Fixture | BK Drivestar DR2MH Metal Halide |
| ⊕ | Path Light Fixture | Teka Illumination Path Light T-1 |
| ⊕ | Wall / Step Light Fixture | Lucifer Lighting Stealth SSL-ALED |
| □ | Down Light Fixture | Trave Casa Lighting FX Luminare TC-20 |



Survey from BGT Land Surveying, 1720 S. Amphlett Blvd., Suite 225, San Mateo, CA 650.212.1030

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 R.L.A. #3774

Pan Residence
 landscape

1000 Country Club Drive
 Milpitas, CA
 APN: 029-03-014

Lighting Diagram

- Revisions:
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| Issue Date: 23-Jun-14 | Scale: 1"= 20' |

Sheet:
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 SCHEMATIC

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DR2MH™ Metal Halide

Remote Ballast

DR2MH faciplates are machined from 2-3/4" thick solid material.

2-3/4" Faciplate

1-1/2" Aperture

7" Dia. Faciplate

HP2RM Flush

CO2RM Flange

RM Surface Mount

UPM Universal Power Module

Deep Remote

- Patented HydroLock™ Technology
- Deep Housing

Shallow Remote

- Shallow Housing
- Ideal for restricted depth installations

Choose from these remote ballast housings to suit any installation:

52 Precision

Light Fixtures Available Upon Request. Photo by Alex Photography. Photo by Alex

B-K LIGHTING

1 FLUSH MOUNT
Scale: Actual Size

TEKA

ILLUMINATION

T-1
Path Light

6 1/2"

3 1/2"

10"

A

B

C

D

F

H

Description
Garden luminaire for G4, 12V lamps

Materials and Construction

A. Heavy pure copper shade
B. Solid brass screw finial
C. Etched glass enclosure
D. Solid brass fitting
E. Stainless steel fasteners
F. Heavy pure copper stem - 3/4" O.D. threaded 7/8-20
G. Supplied with 36", #16AWG wire for remote 12V supply
H. Supplied with machined brass slip fit adaptor threaded for 1/2" I.P. and allows for field cutting of stem

Options available at additional cost...

A. #20 Transformer Adapter Kit - Cast bronze housing with integral electronic 11.6V transformer for 120V, 277V available on request (may be used with #33 anchor kit).
B. #30 Clamp on blades for direct burial in earth, includes 1 foot longer stem
C. #300 Remote Transformer Kit (300W max., 150W min.)
D. Add suffix TR for tamper resistant finial
E. Add suffix BP for brown patina
F. Order #KE10C20 for 20,000 hr. 10W "Xelogen" lamps.
G. For longer stem lengths up to 48" - specify stem length
H. Add suffix WS for white painted inner shade

Mounting
To any 1/2" I.P. threaded fitting or using the available mounting options listed below.

| Product Number | Lamp | Finish Option |
|-----------------|----------|---------------|
| T1307 / Natural | 2 10W G4 | Brown Patina |
| T650 / Nickel | 2 10W G4 | None |

*Nickel Plate

Note
ETL listed to ANS/UL Standard 1598 and Certified to CAN/CSA Standard C22.2 No. 250

TEKA ILLUMINATION, INC.
40429 Brickyard Drive, Madera, California 93636 | (559) 438-5800 Fax (559) 438-5900 www.tekaillumination.com © Copyright TEKA 2004

2 PATH LIGHT
Scale: Actual Size

STEALTH®

SSL-ALED
RECESSED LUMINAIRE

SSL-ALED

DESCRIPTION

A General
Regressed LED with slit aperture for glare-free, energy efficient, path, step and accent lighting; suitable for dry or wet, interior or exterior applications

B Special Features
Dimmable 3W AC LED (dimming by power supply); LED/heat sink module is replaceable

C Effects Devices
Provided with sealed linear spread lens; consult factory for availability of color gels which may achieve custom color temperatures

D Mounting
Optimum 18" (457mm) above walking surface; 36" (914mm) on-center

E Retention
Torsion spring clips secure fixture into back box, mounting plate or appropriately sized cut-out; additional set screws included with locking version

1.60" 41mm

9/4"

24mm

2.59" 66mm

2.75" 70mm

1.61" 41mm

1.25" 3mm

TECHNICAL

CONSTRUCTION
Cast 316 stainless steel or bronze depending on finish

ELECTRICAL
The system requires a proprietary remote driver assembly (PSA-60-12H dimmable power supply with hardware transformer or PSA-60-12P plug-in transformer, each order separately). The power supply may be installed up to 40' (12.2m) from the luminaires. Each power supply is capable of powering up to 18 luminaires. See page 3 for AC power supplies.

MOUNTING
See page 2 for mounting options.

ORDERING INFORMATION (fitting)

Example: SSL-ALED-3K-NBR-NL

| | | |
|-----------------------|---|----------------|
| SSL-ALED | FINISH | LOCKING |
| SERIES | W White Powdercoat | NL Non-Locking |
| SSL-ALED | B Black Powdercoat | L Locking |
| 3K 3000K | C Chrome | |
| CK Custom Color (Gel) | IG Industrial Gray | |
| | NBR Natural Bronze | |
| | SS Brushed Stainless Steel | |
| | BR Brushed Bronze | |
| | ABR Architectural Bronze Powdercoat | |
| | BRP Polished Oil-Rubbed Bronze Powdercoat | |
| | BRM Matte Oil-Rubbed Bronze Powdercoat | |

LUCIFER LIGHTING COMPANY | luciferlighting.com | 3750 HGS North San Antonio, Texas 78219 | (PH) +1-210-227-7329 | (FAX) +1-210-227-4967

©2012 Lucifer Lighting Company. As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

page 1

3 WALL / STEP LIGHT
Scale: Actual Size

FX | LUMINAIRE®

TC-20

DOWNLIGHTING

TRAVECASA® | FX LUMINAIRE®

TIME TESTED, FLEXIBLE AND DURABLE

The TraveCasa® is at home in fine landscape architectural structures such as arbors, trellises or dining pavilions.

This fixture is designed to surface mount onto beams or posts. The halogen lamp is adjustable to allow maximum forward projection making this unique model well suited for illuminating steps or color pots from adjacent structures.

Milled from very heavy gauge, solid copper with stainless hardware, this luminaire will enhance any fine lighting project. The false bottom internal plate obscures wirenut connection for a clean finish.

The white powder coated unit looks great in a small modern trellis design - the copper TC works well in craftsman style structures.

3.50"

2.75"

2.75"

BLEND IN EFFORTLESSLY
The key to successful outdoor lighting is to incorporate the equipment into the structures or garden without introducing a conflicting design element. The TC's simple geometric form allows it to disappear into any fine trellis or arbor.

The copper will patina naturally over time and can be accelerated with solution spray. For patina formulas visit our website at www.FXL.com/patina.

Note: This fixture is designed for downlighting only.

ARCHITECTURAL ACCENTS

© 2009 FX LUMINAIRE® 800-688-1269 www.FXL.com®

4 DOWN LIGHT
Scale: Actual Size

BLASEN
LANDSCAPE
ARCHITECTURE

500 Red Hill Avenue
San Anselmo, CA 94960
t: 415.485.3885
f: 415.485.3877
www.blasengardens.com

R.L.A. #3774

Pan Residence
landscape

1000 Country Club Drive
Milpitas, CA
APN: 029-03-014

Lighting Cut Sheets

Revisions:

06.23.14 Site Development Permit Amendment

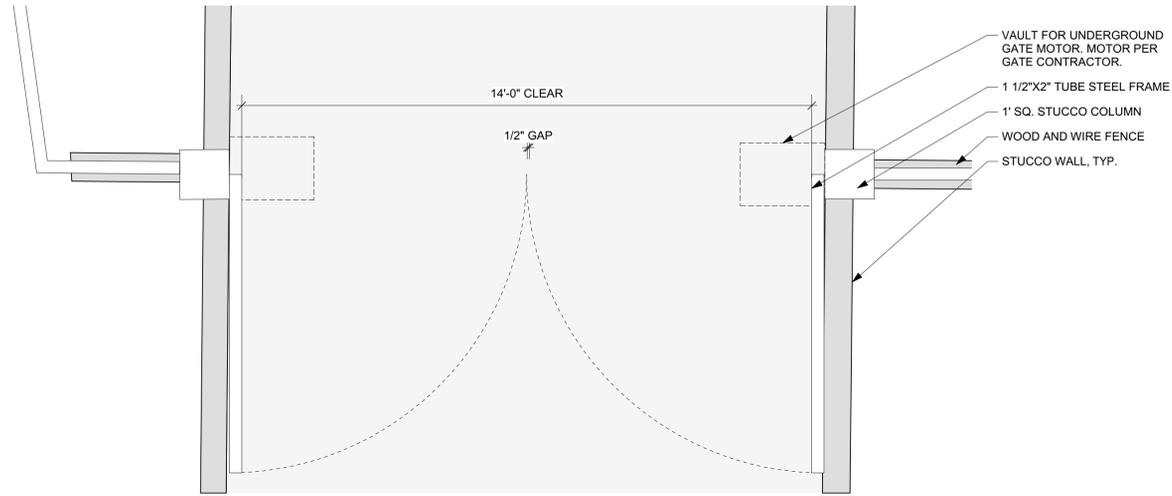
12/05/14 Site Dev. Permit Amend. Rev 1

05.19.15 Site Dev. Permit Amend. Rev. 2

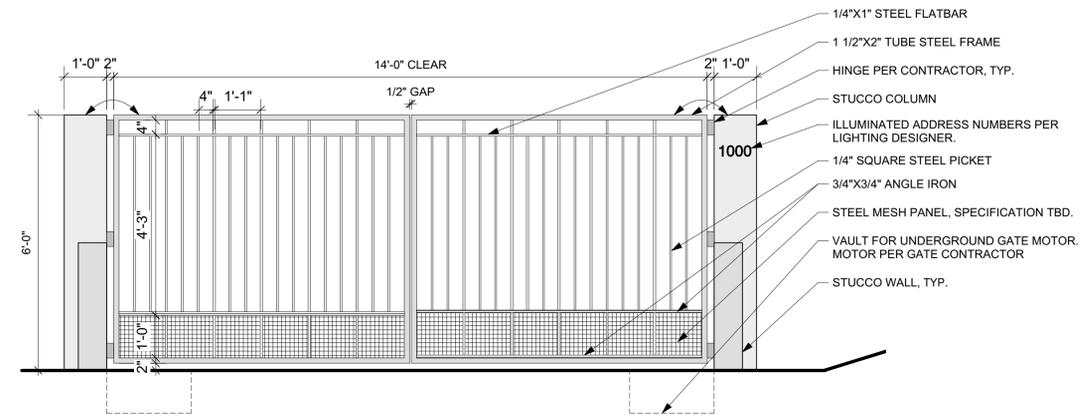
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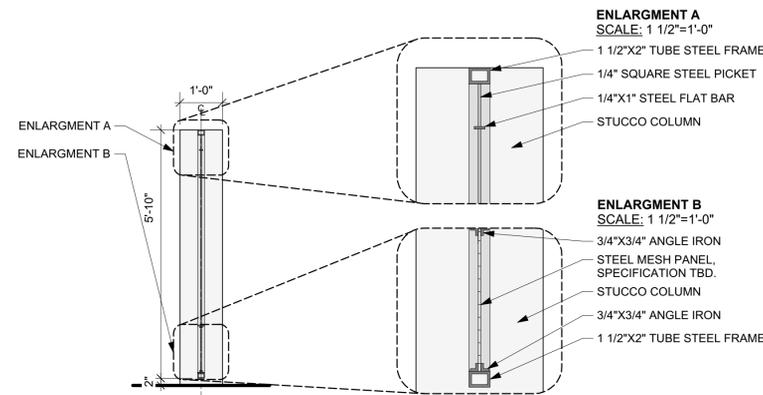
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PLAN
SCALE: 1/2"=1'-0"

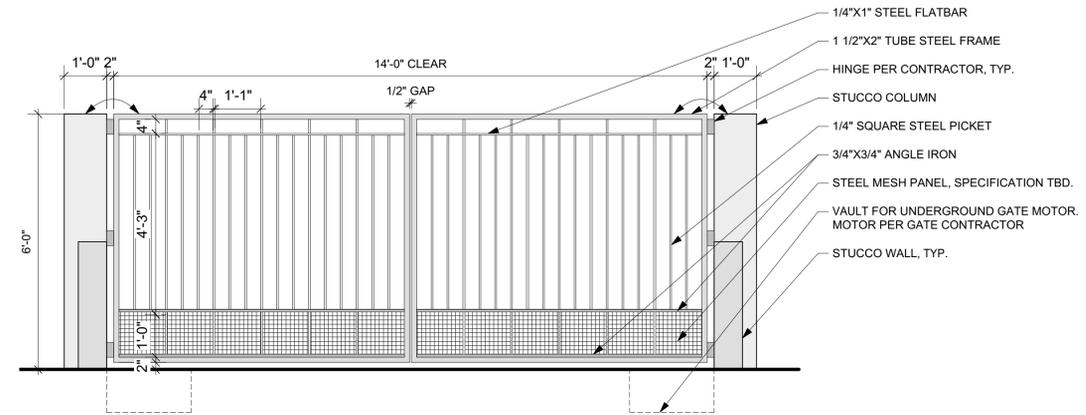


FRONT ELEVATION
SCALE: 1/2"=1'-0"



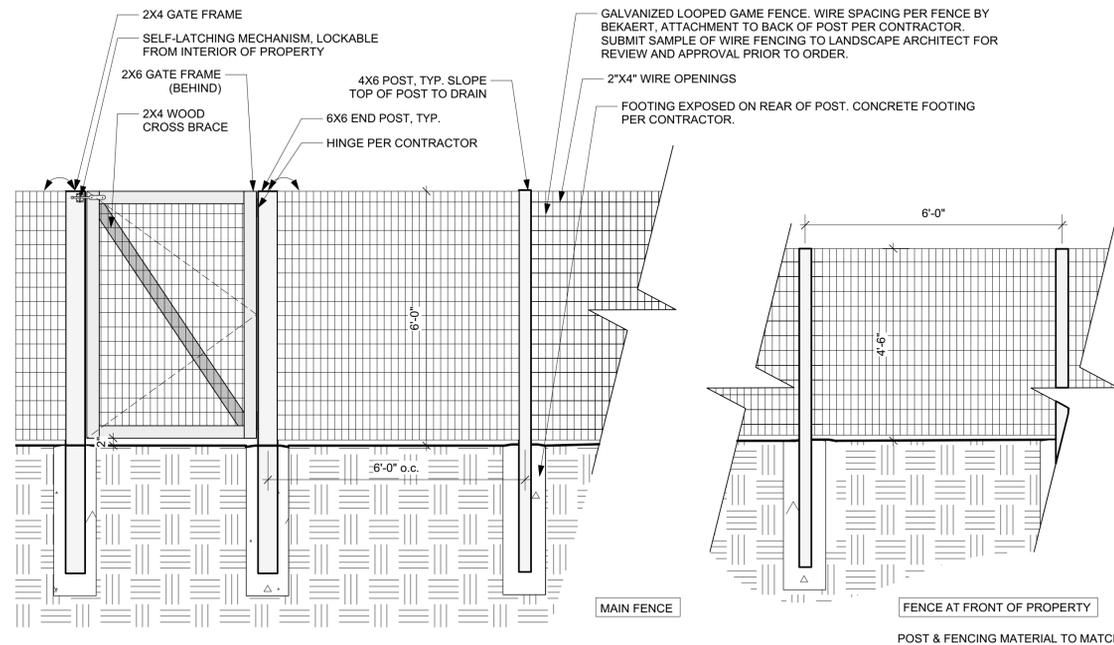
SECTION
SCALE: 1/2"=1'-0"

NOTES:
 1. GATE STEEL FRAME AND CONNECTION PER STRUCTURAL ENGINEER, TYP.
 2. AUTO GATE MECHANICAL SYSTEM PER GATE CONTRACTOR. SUBMIT CUT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDER.
 3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR STEEL FRAME AND METAL WORK FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 4. ALL HARDWARE TO BE STAINLESS STEEL PER CONTRACTOR.



BACK ELEVATION
SCALE: 1/2"=1'-0"

1 MAIN AUTO GATE OPTIONS
SCALE: AS NOTED



NOTES:
 1. ALL WOOD TO BE WESTERN RED CEDAR WITH CRISP EDGES (1/8" EASE).
 2. PRICE FENCE AS KILN-DRIED GRADE C AND BETTER. SUBMIT SAMPLES OF EACH CEDAR TYPE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDER.
 3. ALL SCREWS AND BOLTS TO BE GALVANIZED PER CONTRACTOR.
 4. GATE LOCATION TO BE DETERMINED IN FIELD. GATE SWINGS INTO PROPERTY. LOCATE LATCH ON INTERIOR OF PROPERTY.
 5. SUBMIT LATCH CUT SHEET TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 6. SEE SITE PLAN FOR LOCATION OF 4'-6" FENCE AT FRONT OF PROPERTY.

2 WOOD AND WIRE FENCE
SCALE: 1/2"=1'-0"

Pan Residence
 landscape

1000 Country Club Drive
 Milpitas, CA
 APN: 029-03-014

Landscape Details

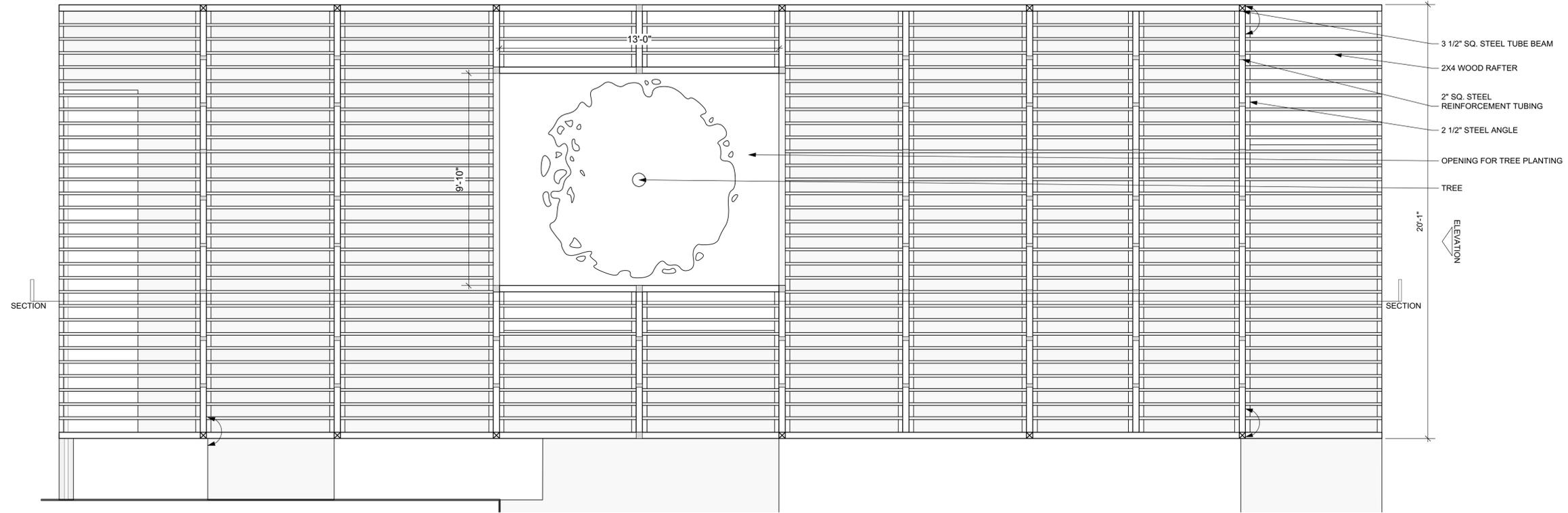
Revisions:

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| 06.23.14 Site Development Permit Amendment |
| 12/05/14 Site Dev. Permit Amend. Rev 1 |
| 05.19.15 Site Dev. Permit Amend. Rev. 2 |

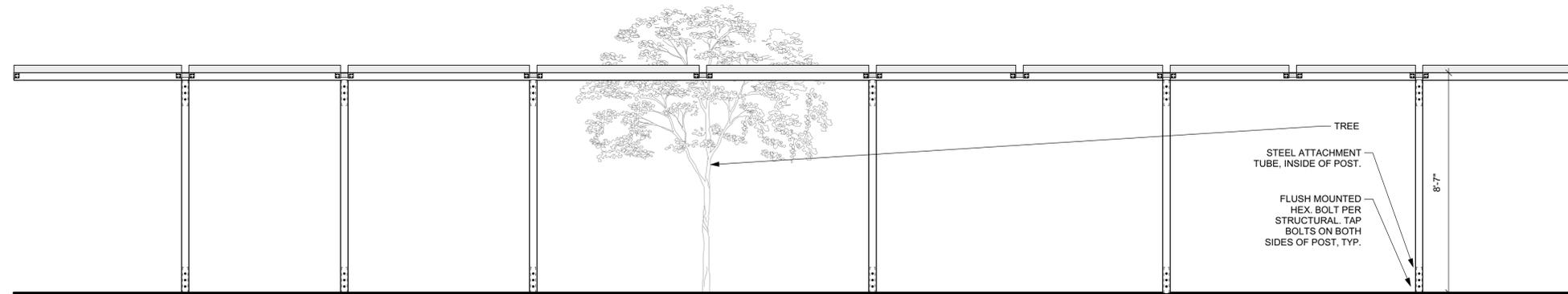
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| Issue Date: 23-Jun-14 | Scale: As Noted |

Sheet:
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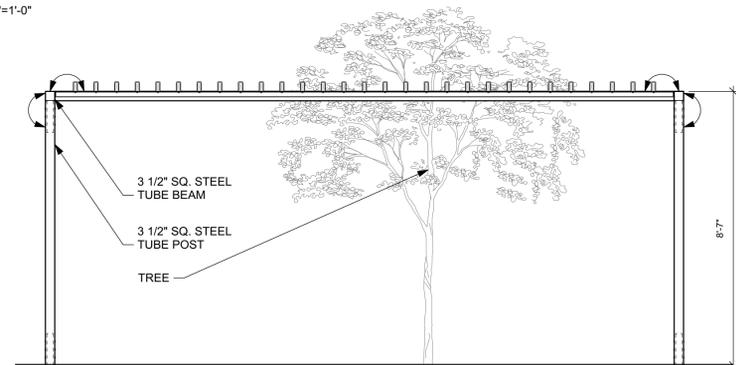
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PLAN VIEW
SCALE: 3/8"=1'-0"



SECTION
SCALE: 3/8"=1'-0"



ELEVATION
SCALE: 3/8"=1'-0"

1 WOOD AND METAL TRELLIS
SCALE: AS NOTED

BLASEN
LANDSCAPE
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500 Red Hill Avenue
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www.blasengardens.com
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Pan Residence
landscape

1000 Country Club Drive
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| | |
|--------------------------|--------------------|
| Drawn: BLA | Checked: EB |
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Sheet:
L-5.1
SCHEMATIC

Pan Residence, 1000 Country Club Drive, Milpitas, California

Amendment to Site Development Permit

05.19.15

The design for the Pan Family at 1000 Country Club Drive is the culmination of a long road for the project at that address. Having remained unfinished since beginning construction in 2003, Theresa purchased the property in its current form and has taken on the task of completing the residence to reflect her lifestyle and to fit within the context of the surrounding foothills.

From Country Club Drive, the view will remain largely unchanged. The driveway entrance location is as originally permitted, with the gate and intercom moving to 56'-0" up the driveway to improve general neighborhood vehicular safety. A new gate will welcome visitors into the property, while the remaining landscape, an asphalt driveway, decomposed granite walking pathways, new lawn area, outdoor dining space, deer fencing, edible garden, and a permeable surface parking area for guests are kept close to the main structure, while most of the remaining property is kept in its natural state.

The landscape design will sit lightly on the site, keeping as many mature trees as possible and using native and drought tolerant plant species. We propose improving the poor soils on site with compost additions, establishing clear mulch areas around existing trees, and removing any dead or dying brush. The existing hillside is intended to be kept in its natural state without excessive terracing and fill. The project intends to preserve, protect, and restore vegetation and mature trees on site. Proposed screen planting is intended to maximize privacy between the house and the golf course, and the views from valley floor and Interstate 680. Proposed landscape plants include a mix of fast, moderate and slow growing plant materials. Specimen trees around the house will help provide scale and soften the structures overall appearance. Landscape irrigation includes using well water and water conserving irrigation systems, such as drip irrigation, low flow sprinklers and automatic controls and weather station. Proposed site fencing is an openwork design, wood, maintains the rural character of the hills, and does not block vehicle or pedestrian site lines. The landscape design incorporates the city's hillside ordinance requirements through proper irrigation, dead wood removal, and planting.

Architecturally, this project retains the existing footprint of the originally permitted residential structure and attempts to 'quiet' the massing by reducing roof protrusions, lowering raised clerestory roofs, and removing non-functional Juliette balconies. We propose to replace the partially installed lightweight slate roof, which has not held up to the considerable winds in that location, with a standing seam copper roof, pre-patinaed to a rich dark brown. The main body of the structure will be clad in stucco as originally intended, painted a mid-range earthy tone to blend in with the surrounding hillside vegetation. The lower portion of the structure will be clad in limestone, some of which has already been installed prior to Theresa's purchase of the property. A patio and vegetable garden towards the rear of the house are meant to be a retreat and sanctuary for Theresa and her family to gather, while a permeable surface area at the garage entrance level will provide ample space for her extended family and friends to park their vehicles.

The project uses sustainable building practices wherever feasible. With the goal to make a more energy efficient structure, we propose a new ground mounted solar array on the southern portion of property to serve most of the electrical needs of the main residence. This array would be mounted as close to the ground as is feasible, and yet be held off natural grade to allow water to penetrate back into the ground and replenish the surrounding water table. Additionally, as a part of the "Built it Green" requirement and because it is simply the right thing to do, the project will employ environmentally-friendly materials and building systems. The house will incorporate the latest earth friendly technologies including a series of highly efficient energy recovery ventilators with zoned heating and cooling, and interior materials with recycled and non-toxic contents.

While the existing structure on site may be non-confirming with regard to current height and building size requirements, the new project in its entirety does not propose to physically increase the size of the residence nor does it propose to raise its height, and in fact we propose to lower the roof over some portions of the footprint. Additionally, as we have enlarged the project parcel and extended the property limits towards the south, the residence is well away from all property lines.

Through an approved lot line adjustment, the project parcel size has been increased to 8.7 acres. While this does not bring the project Parcel into conformance with current zoning requirements for minimum lot size in this area, it is significantly larger than the original 4.62 acres and brings the impervious square footage into compliance. In addition to the enlargement of the project parcel, we also propose revising and enlarging an existing landscape easement. In order to maintain compliance with the City, 50% of the parcel is required to be encumbered and in this case we propose 60%. Our revised landscape easement covers more of the hillside to protect its natural state from development while the direct periphery of the house is left unencumbered so the client is able to create usable and accessible outdoor space.

Significant effort has been expended to assure that the proposed residence fits comfortably into its compact lot and is respectful of its neighbors. By avoiding any significant changes to the existing structure, adding vegetative screening and utilizing materials which are visually quiet and blend into the natural colors of the area, we have strived to create a positive compliment to the existing character of this part of Milpitas.

December 2, 2014
941-3A

Ms. Theresa Pan
P.O. Box 610910
San Jose, California 95161

**RE: SUPPLEMENTAL RECOMMENDATIONS
PAN RESIDENCE AND SITE IMPROVEMENTS
1000 COUNTRY CLUB DRIVE
MILPITAS, CALIFORNIA**

Dear Ms. Pan:

As requested, this letter was prepared to update our geotechnical report and present supplemental recommendations for the proposed site improvements and completion of construction of your residence located at 1000 Country Club Drive in Milpitas, California. As you know, we performed a geotechnical investigation for the design and construction of the residence and presented the results in our report, dated July 22, 2005. In addition, we performed a geotechnical review of the existing conditions of the site and partially constructed residence and presented our observations in our letter to you dated August 24, 2010. The scope of our geotechnical services for this project was presented in our agreement with you dated November 4, 2014.

PROJECT DESCRIPTION

The project consists of completing construction of your residence and construction of several additional site improvements at the referenced property. You plan to finish construction of the residence and associated site improvements at this time. We understand that the existing residence footprint will be altered at the at-grade area of the residence at the southwest corner, which may include additional foundation elements. The exterior stairwell to the basement located along the southeast side of the residence will be removed and backfilled. The site retaining walls and front entry porch, stairs, and walkway planned along the front of the residence and at the southeast side of the residence will be constructed and the driveway will be paved.

Additional improvements include installation of two 5,000 gallon steel water tanks southeast of the residence near an existing water tank. The tanks will be approximately 12 feet in diameter and 7.5 feet in height. We understand that the tanks will be supported on concrete slabs which will be constructed about 3 feet below grade in order to partially hide them.

In addition, a solar panel array is planned on a gently sloping area approximately 450 feet southeast of the residence in the expanded portion of the property. We understand that the solar panels will be supported on concrete piers extending about 6 feet below grade. Structural loads are expected to be relatively light as is typical for this type of construction.

PREVIOUS SITE INVESTIGATIONS

We performed a geotechnical investigation for design and construction of the residence and associated site improvements; the results were presented in our report dated July 22, 2005. The site investigation included advancing three exploratory borings to depths ranging between 15 to 20 feet. Our exploratory borings generally encountered approximately 4.5 to 6 feet of soft to very stiff sandy lean clay (including some surface fill) of low plasticity underlain by very severely weathered sandstone and claystone bedrock. Site development included extensive cuts and fills to create the building pad and driveway alignment. Due to the variable support conditions, our report recommended that the residence be supported on a pier and grade beam foundation bearing in weathered bedrock below the fill and native soil and on a structural mat at the basement level bearing in weathered bedrock. The approximate locations of the borings are shown on Figure 1 and the boring logs are attached.

The west portion of the site, including part of the proposed building area, is located within the State of California Alquist-Priolo Earthquake Fault Zone. The Seismic Hazard Zones Map of the Milpitas Quadrangle prepared by the California Geological Survey (2004) also indicates that portions of the site are located in an earthquake-induced landslide hazard zone. The previous report also discussed our review of the previous geotechnical report prepared by Engeotech, Inc., dated April 28, 2002, and an addendum to the Geologic Hazards Evaluation Letter prepared by John Coyle & Associates, Inc., dated September 30, 2002. Engeotech also reviewed the geologic conditions at the site and determined the potential for landsliding to occur at the site is low. Based on the information reviewed, Coyle judged the risk of seismically induced landsliding and fault rupture at the proposed building location is low.

Supplemental recommendations regarding new site retaining walls were presented in our letter dated November 2, 2005.

We performed a geotechnical review of the existing conditions of the site and partially constructed residence and presented our observations in our letter to you dated August 24, 2010. During our site reconnaissance, the residence had been partially constructed, including the foundations and floors, wood and steel framing, and roof. The driveway, patios, and exterior walkways were not constructed. The drainage system, such as roof downspouts, area drains, outfall facilities had not been installed.

SITE RECONNAISSANCE AND SOIL SAMPLING

On November 24, 2014, a member of our staff visited the property to observe current site conditions. The site was occupied by a multi-level, wood and steel frame residence that had a stucco or unfinished exterior. The residence had a basement level garage which daylighted along the northeast side. An unpaved driveway extended up from Country Club Drive to the garage level. The residence was constructed on a cut/fill building pad with moderate to steep slopes extending generally downward along the perimeter of the building pad.

As observed in 2010, the residence had been partially constructed with the foundations, wood and steel framing, and roof completed. The interior framing was exposed with no interior finishes completed. Where observed, the foundation appeared to be performing adequately. The exposed 2 to 5 foot high cut slopes along the front of the residence which were noted in 2010 remained and the front yard site walls had not been constructed. The cut slopes appeared to have remained relatively stable with some continued surface erosion and soil sloughing. We did not observe any indication of slope instability or adverse erosion along the slopes surrounding the building pad. The residence and site generally appeared to be in similar condition as observed during our previous investigation and site visit.

The property now also includes the large parcel to the southeast of the residence area as shown on Figure 1. The expanded area consists of gently to moderately sloping terrain covered by a heavy grown on native vegetation.

The soil conditions at the location of the proposed water tanks were investigated by sampling the surface soil. The soils were continuously sampled to a depth of approximately 31 inches using a hand auger. At the location of this shallow boring, we encountered very stiff to hard, moist, sandy lean clay of low plasticity. The location of the shallow boring is shown on Figure 1 and the boring log is attached.

EARTHQUAKE DESIGN PARAMETERS

The State of California currently requires that all buildings be designed in accordance with the seismic design provisions presented in the 2013 California Building Code and in ASCE 7-10, "Minimum Design Loads for Buildings and Other Structures." Based on site geologic conditions and on information from our subsurface exploration at the site, the site may be classified as Site Class C, very dense soil and soft rock, in accordance with Chapter 20 of ASCE 7-10. Spectral acceleration response parameters S_S and S_1 , and site coefficients F_a and F_v , may be taken directly from the figures and tables in the 2013 California Building Code and in the lookup tables at the U.S.G.S. website based on the latitude and longitude of the site. For the site latitude (37.4543) and longitude (-121.8834) and Site Class C, $SD_s = 1.461g$, and $SD_1 = 0.784g$.

CONCLUSIONS AND UPDATED RECOMMENDATIONS

Based on the findings from our recent site visit, our July 22, 2005 geotechnical report and supplemental letters, and review of information in our files, it is our opinion that the conclusions and recommendations presented in our previous reports may be used for the completion of the residence construction and the proposed site improvements, except as modified/updated below.

In our opinion, where new foundations are needed to support the proposed alteration of the at-grade area of the residence, they may consist of a pier and grade beam foundation as presented in our July 22, 2005 geotechnical report. Construction of the previously planned site improvements such as site retaining walls, exterior flatwork and pavement, grading,

and site drainage should follow as recommended in our previous report and supplemental retaining wall letter dated November 2, 2005.

The proposed solar array may be supported on a drilled pier foundation as recommended below. We understand that the proposed water tanks will be mounted on a structural slab constructed about 3 feet below grade. In our opinion, the water tanks may be supported on a structural slab bearing on stiff to very stiff native soil.

If differing conditions than anticipated are exposed during construction, our office should provide additional geotechnical recommendations for the project accordingly.

FOUNDATIONS

Drilled Piers for the Solar Array

In our opinion, the solar array may be supported on a drilled pier foundation. Piers should have a minimum diameter of 16-inches. From a geotechnical viewpoint, drilled piers should extend at least 6 feet below existing grade, however, the structural engineers requirements may result in a deeper pier depth. The piers may be designed for an allowable skin friction of 450 pounds per square foot for dead plus live loads, starting 2 feet below grade, with a one-third increase allowed when considering additional short-term wind or seismic loading. An allowable uplift skin friction of 350 pounds per square foot, starting 2 feet below grade, may be assumed for design. From a geotechnical viewpoint, piers should be reinforced in the vertical direction with the equivalent of at least four No. 4 bars. Piers should have a center-to-center spacing of at least three pier diameters.

Pier drilling should be observed by our representative to confirm that the pier holes extend the required minimum depth, expose the anticipated competent material, and are properly cleaned or all loose or soft soil and debris. The minimum pier depths recommended above may require adjustment if soft conditions are encountered during drilling.

Concrete should be placed in the pier excavations as soon as practical after drilling. Ground water seepage may be encountered during pier drilling and it is possible that ground water seepage could cause some sloughing or caving of the pier holes. If limited seepage of water were to occur, concrete would need to be placed in the pier holes by the tremie method or the water pumped from the pier excavation prior to concrete placement.

Lateral loads on the piers may be resisted by passive earth pressure based on an equivalent fluid pressure of 300 pounds per cubic foot acting on 1.5 times the projected area of the pier. Passive resistance of the upper 2 feet of the soil should be neglected.

Structural Slab for the Water Tanks

In our opinion, the proposed water tanks may be supported on a structural slab/mat foundation bearing in stiff native soil. In our opinion, the slab/mat should be designed to be more heavily reinforced than a conventional concrete slab and at least 6 inches in thickness in order to support the loads from the proposed water tanks.

The slab/mat may be designed for an average allowable bearing pressure of 2,000 pounds per square foot for combined dead plus live loads. These pressures may be increased by one-third for total loads including wind or seismic forces. These pressures are net values; the weight of the mat may be neglected in design. A modulus of subgrade reaction of 50 pounds per cubic inch may be assumed for the mat subgrade, if used for design.

If retaining walls are planned along the perimeter of the water tank excavation, if desired, the retaining walls may be supported on the slab/mat and the slab thickened as required by the structural engineer to support the wall loads.

The bottom of the slab/mat excavation should be cleaned of loose or soft soils. Our representative should observe the excavation to confirm that it exposes competent suitable material and to evaluate whether scarification and recompaction of the subgrade is needed. If competent and/or consistent soil conditions are not encountered across the excavation, some further excavation and supplemental recommendations likely will be required.

Lateral loads may be resisted by friction between the bottom of the slab/mat and the supporting subgrade. A coefficient of friction of 0.3 may be assumed. In addition to friction, lateral resistance may be provided by passive soil pressure acting against the sides of foundations cast neat in footing excavations. We recommend assuming an equivalent fluid pressure of 300 pounds per cubic foot for passive soil resistance, where appropriate. The upper foot of passive soil resistance should be neglected where soil adjacent to the footing will be landscaped or subject to softening from rainfall and/or surface water runoff.

Settlement

Thirty year differential movement due to static loads is not expected to exceed ¼-inch across the proposed solar array foundations and water tanks, provided they are designed and constructed as recommended.

RETAINING WALL RECOMMENDATIONS

Supplemental geotechnical recommendations for the project retaining walls are presented in the following section of this letter. The recommendations for lateral loads on walls, wall drainage, and backfill presented in our referenced report and letter may be used for the project except as modified herein. We expect that site retaining walls will be supported on a drilled pier foundation as previously recommended.

Seismic Loads on Retaining Walls

Based on the site peak ground acceleration (PGA), on Seed and Whitman (1970); Al Atik and Sitar (2010); and Lew et al. (2010); seismic loads on retaining walls that can yield may be simulated by a line load of $20H^2$ (in pounds per foot, where H is the wall height in feet). Seismic loads on walls that cannot yield may be subjected to a seismic load as high as about $27H^2$. This seismic surcharge line load should be assumed to act at $1/3H$ above the

base of the wall (in addition to the active wall design pressure of 45 or 65 pounds per cubic foot previously recommended).

FOLLOW-UP GEOTECHNICAL SERVICES

To confirm that our recommendations are properly understood and implemented, we recommend that we be retained to 1) review the grading and foundation plans for conformance with our recommendations and 2) observe and test during earthwork and foundation construction.

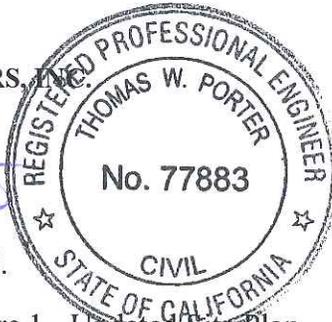
We make no warranty, expressed or implied, except that our services are performed in accordance with geotechnical engineering principles generally accepted at this time and location.

Please call if you have any questions or comments concerning the conclusions and updated geotechnical recommendations for the project presented in this letter.

Very truly yours,

ROMIG ENGINEERS, INC.

Tom W. Porter, P.E.



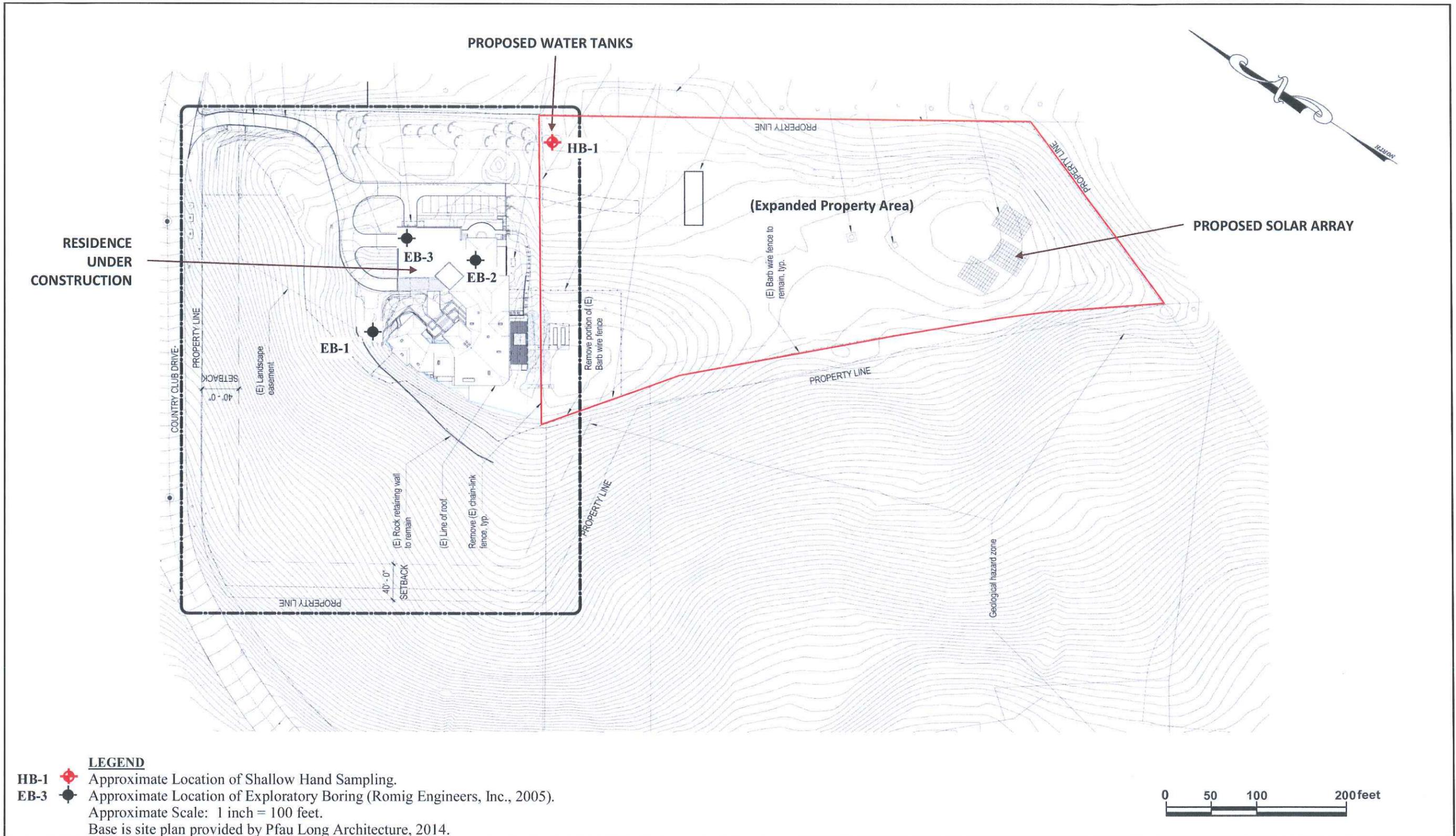
Glenn A. Romig, P.E., G.E.



- Attachments: Figure 1 - Updated Site Plan
- Key to Exploratory Boring Logs
- Shallow Boring Log HB-1
- Exploratory Boring Logs EB-1, EB-2, and EB-3

- Copies: Addressee (1)
- Pfau Long Architecture (3)
 - Attn: Ms. Meagan Dickemann
- Mr. John Curry (via email)
- Peoples Associates (via email)
 - Attn: Mr. Jeff Medeiros
- Lea & Braze Engineering, Inc. (via email)
 - Attn: Mr. Pete Carlino

GAR:TWP:dr



SITE PLAN
PAN RESIDENCE
MILPITAS, CALIFORNIA

FIGURE 1
DECEMBER 2014
PROJECT NO. 941-3A

USCS SOIL CLASSIFICATION

| PRIMARY DIVISIONS | | | SOIL TYPE | SECONDARY DIVISIONS |
|--|-------------------------------------|------------------------------|---|---|
| COARSE GRAINED SOILS (< 50 % Fines) | GRAVEL | CLEAN GRAVEL (< 5% Fines) | GW | Well graded gravel, gravel-sand mixtures, little or no fines. |
| | | | GP | Poorly graded gravel or gravel-sand mixtures, little or no fines. |
| | | GRAVEL with FINES | GM | Silty gravels, gravel-sand-silt mixtures, non-plastic fines. |
| | | | GC | Clayey gravels, gravel-sand-clay mixtures, plastic fines. |
| | SAND | CLEAN SAND (< 5% Fines) | SW | Well graded sands, gravelly sands, little or no fines. |
| | | | SP | Poorly graded sands or gravelly sands, little or no fines. |
| SAND WITH FINES | | SM | Silty sands, sand-silt mixtures, non-plastic fines. | |
| | | SC | Clayey sands, sand-clay mixtures, plastic fines. | |
| FINE GRAINED SOILS (> 50 % Fines) | SILT AND CLAY Liquid limit < 50% | | ML | Inorganic silts and very fine sands, with slight plasticity. |
| | | | CL | Inorganic clays of low to medium plasticity, lean clays. |
| | | | OL | Organic silts and organic clays of low plasticity. |
| | SILT AND CLAY Liquid limit > 50% | | MH | Inorganic silt, micaceous or diatomaceous fine sandy or silty soil. |
| | | | CH | Inorganic clays of high plasticity, fat clays. |
| | | | OH | Organic clays of medium to high plasticity, organic silts. |
| HIGHLY ORGANIC SOILS | | | Pt | Peat and other highly organic soils. |
| BEDROCK | | | BR | Weathered bedrock. |

RELATIVE DENSITY

| SAND & GRAVEL | BLOWS/FOOT* |
|---------------|-------------|
| VERY LOOSE | 0 to 4 |
| LOOSE | 4 to 10 |
| MEDIUM DENSE | 10 to 30 |
| DENSE | 30 to 50 |
| VERY DENSE | OVER 50 |

CONSISTENCY

| SILT & CLAY | STRENGTH [^] | BLOWS/FOOT* |
|-------------|-----------------------|-------------|
| VERY SOFT | 0 to 0.25 | 0 to 2 |
| SOFT | 0.25 to 0.5 | 2 to 4 |
| FIRM | 0.5 to 1 | 4 to 8 |
| STIFF | 1 to 2 | 8 to 16 |
| VERY STIFF | 2 to 4 | 16 to 32 |
| HARD | OVER 4 | OVER 32 |

GRAIN SIZES

| BOULDERS | COBBLES | GRAVEL | | SAND | | | SILT & CLAY |
|----------------|---------|----------------------------|------|--------|--------|------|-------------|
| | | COARSE | FINE | COARSE | MEDIUM | FINE | |
| 12 " | 3 " | 0.75 " | 4 | 10 | 40 | 200 | |
| SIEVE OPENINGS | | U.S. STANDARD SERIES SIEVE | | | | | |

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch O.D. split spoon sampler; blow counts not corrected for larger diameter samplers.

[^] Unconfined Compressive strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.

KEY TO SAMPLERS



Modified California Sampler (3-inch O.D.)

Mid-size Sampler (2.5-inch O.D.)

Standard Penetration Test Sampler (2-inch O.D.)

KEY TO EXPLORATORY BORING LOGS
 PAN RESIDENCE
 MILPITAS, CALIFORNIA

FIGURE A-1
 DECEMBER 2014
 PROJECT NO. 941-3A

DRILL TYPE: Hand Auger

LOGGED BY: TWP

DEPTH TO GROUND WATER: Not Encountered. SURFACE ELEVATION:

DATE DRILLED: 11/24/14

| CLASSIFICATION AND DESCRIPTION | SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2) | SOIL TYPE | SOIL SYMBOL | DEPTH (FEET) | SAMPLE INTERVAL | SPT RESISTANCE (Blows/ft) | WATER CONTENT (%) | SHEAR STRENGTH (TSF)* | UNCONFIN. COMP. (TSF)* |
|--|--|-----------|---|--------------|-----------------|---------------------------|-------------------|-----------------------|------------------------|
| Brown, Sandy Lean Clay, moist, fine to medium sand, trace fine gravels, low plasticity. | Very Stiff to Hard | CL |  | 0 | | | 17 | | |
| Bottom of Boring at 31 inches. Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual. *Measured using Torvane and Pocket Penetrometer devices. | | | | | | | 14 | | |
| | | | | | | | 12 | | |
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SHALLOW BORING LOG HB-1
 PAN RESIDENCE
 MILPITAS, CALIFORNIA

BORING HB-1
 DECEMBER 2014
 PROJECT NO. 941-3A

DRILL TYPE: Track mounted CME-55 Drill with 4" Continuous Flight Auger.

LOGGED BY: NWA

DEPTH TO GROUND WATER: Not Encountered. SURFACE ELEVATION: NA

DATE DRILLED: 6/28/05

| CLASSIFICATION AND DESCRIPTION | SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2) | SOIL TYPE | SOIL SYMBOL | DEPTH (FEET) | SAMPLE INTERVAL | SPT RESISTANCE (Blows/ft) | WATER CONTENT (%) | SHEAR STRENGTH (TSF)* | UNCONFIN. COMP. (TSF)* |
|---|--|-----------|-------------|--------------|-----------------|---------------------------|-------------------|-----------------------|------------------------|
| Fill: Light brown to medium brown, Sandy Clay, moist, fine to coarse sand, fine to coarse gravel, low plasticity. | Stiff | CL | | 0 | 0 - 9 | 9 | 6 | | |
| Medium brown, Sandy Clay, moist, fine to coarse sand, low plasticity, residual soil. ■ Liquid Limit = 28%, Plasticity Index = 11%. | Stiff to Very Stiff | CL | | | 9 - 21 | 21 | 5 | | |
| | | | | | 21 - 30 | 30 | 6 | | |
| | | | | 5 | | | | | |
| Light brown, Sandstone, moist, very severely weathered. | Soft* | BR | | | 5 - 13 | 13 | 6 | | |
| Resistance from 8 to 9.5 feet does not represent bedrock hardness due to slough at the bottom of the excavation during sampling. | | | | 10 | | | | | |
| | | | | | 10 - 15 | | | | |
| | | | | 15 | | | | | |
| Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual. | | | | | 15 - 65 | | | | |
| *Measured using Torvane and Pocket Penetrometer devices. | | | | | 65 - 27 | | | | |
| ▲ Free Swell = 30%. | | | | | 27 - 20 | | | | |
| Bottom of Boring at 19 Feet. | | | | 20 | | | | | |

EXPLORATORY BORING LOG EB-1
MARTINEZ RESIDENCE
MILPITAS, CALIFORNIA

BORING EB-1
JULY 2005

DRILL TYPE: Track mounted CME-55 Drill with 4" Continuous Flight Auger.

LOGGED BY: NWA

DEPTH TO GROUND WATER: Not Encountered. **SURFACE ELEVATION:** NA

DATE DRILLED: 6/28/05

| CLASSIFICATION AND DESCRIPTION | SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2) | SOIL TYPE | SOIL SYMBOL | DEPTH (FEET) | SAMPLE INTERVAL | SPT RESISTANCE (Blows/ft) | WATER CONTENT (%) | SHEAR STRENGTH (TSF)* | UNCONFIN. COMP. (TSF)* |
|--|--|-----------|--|--------------|---|---------------------------|-------------------|-----------------------|------------------------|
| <p>Light brown to medium brown, Sandy Clay, moist, fine to coarse sand, residual soil.</p> <p>Animal burrows 0 to 2 feet.</p> | Soft to Stiff | CL |  | 0 |  | 6 | 8 | | |
| <p>Light brown, Sandstone, moist, very severely weathered.</p> <p>Resistance from 8 to 9.5 feet does not represent bedrock hardness due to slough at the bottom of the excavation during sampling.</p> <p>Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.</p> <p>*Measured using Torvane and Pocket Penetrometer devices.</p> | Soft* | BR |  | 5 |  | 15 | 11 | | |
| <p>Bottom of Boring at 20 Feet.</p> | | | | 10 |  | 15 | 11 | | |
| | | | | 15 |  | 23 | 13 | | |
| | | | | 20 |  | 56 | 12 | | |

EXPLORATORY BORING LOG EB-2
 MARTINEZ RESIDENCE
 MILPITAS, CALIFORNIA

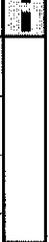
BORING EB-2
 JULY 2005

DRILL TYPE: Track mounted CME-55 Drill with 4" Continuous Flight Auger.

LOGGED BY: NWA

DEPTH TO GROUND WATER: Not Encountered. SURFACE ELEVATION: NA

DATE DRILLED: 6/28/05

| CLASSIFICATION AND DESCRIPTION | SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2) | SOIL TYPE | SOIL SYMBOL | DEPTH (FEET) | SAMPLE INTERVAL | SPT RESISTANCE (Blows/ft) | WATER CONTENT (%) | SHEAR STRENGTH (TSF)* | UNCONFIN. COMP. (TSF)* |
|--|--|-----------|--|--------------|---|---------------------------|-------------------|-----------------------|------------------------|
| Light brown to medium brown, Sandy Clay, moist, fine to coarse sand, residual soil. | Soft to Stiff | CL |  | 0 |  | 5 | 15 | | |
| Light brown, Sandstone, moist, very severely weathered. | Soft* | BR |  | 5 |  | 27 | 15 | | |
| Light brown, Claystone, moist, very severely weathered. ▲ Free Swell = 50%. | Soft* | BR |  | 10 |  | 35 | 10 | | |
| Bottom of Boring at 15 Feet. | | | | 15 |  | 51 | 11 | | |
| Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual. *Measured using Torvane and Pocket Penetrometer devices. | | | | 20 | | | | | |

EXPLORATORY BORING LOG EB-3
MARTINEZ RESIDENCE
MILPITAS, CALIFORNIA

BORING EB-3
JULY 2005



MILPITAS PLANNING COMMISSION STAFF REPORT

July 8, 2015

APPLICATION: **Pan Residence – SA14-0002 – 1000 Country Club Drive:** A request for a Site Development Permit Amendment for various site and building modifications to an existing hillside home currently under construction, lot line adjustment and reconfiguration of the existing open space easement.

RECOMMENDATION: **Staff recommends that the Planning Commission: Adopt Resolution No. 15-025 recommending approval to City Council for Site Development Permit Amendment No. SA14-0002 to allow for various site and building modifications, lot line adjustment and reconfigure an existing open space easement subject to the findings and conditions of approval.**

LOCATION:
Address/APN: 1000 Country Club Drive (APN 29-03-014)
Area of City: Hillside

PEOPLE:
Project Applicant: Theresa Pan, SAN Partners, LLC
Consultant(s): Peter Pfau, Pfau Long Architects
Property/Business Owner: Theresa Pan
Project Planner: Cindy Hom, Assistant Planner

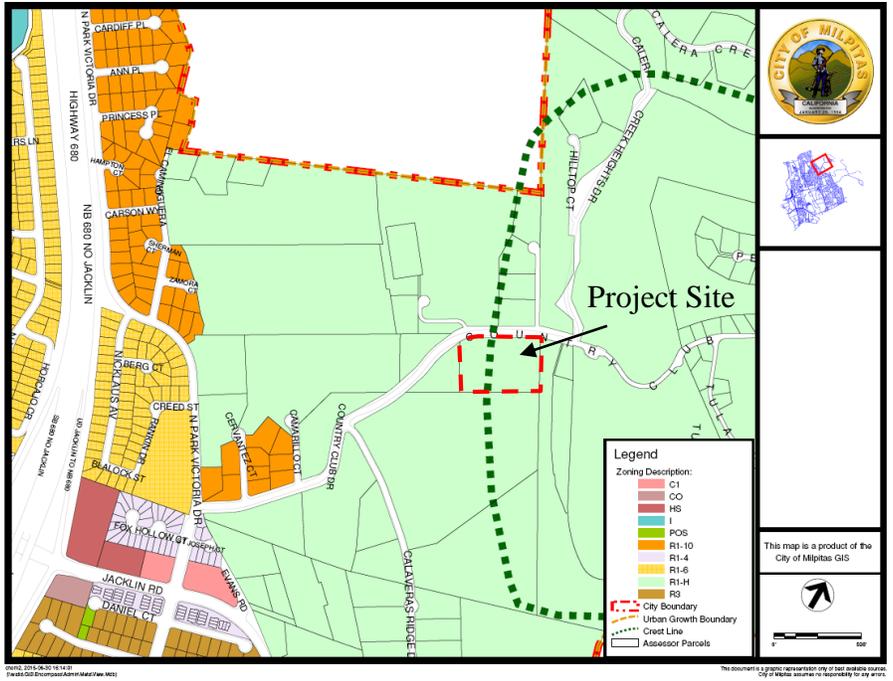
LAND USE:
General Plan Designation: Hillside Medium Density (HMD)
Zoning District: Single Family Residential with Hillside Combining District (R1-H)
Overlay District: Site and Architectural Overlay (-S)

ENVIRONMENTAL: Categorically Exempt from further environmental review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction of Small Structures) 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA).

EXECUTIVE SUMMARY

A request for a Site Development Permit Amendment for minor various site and building modifications to an existing hillside home currently under construction. Currently there are active building permits that have been extended to complete the construction of the home. The purpose of the proposed modifications is to make the home compliant with the current building codes, improve the driveway approach condition, and provide for a more contemporary architecture and site design. The project includes a lot line adjustment and reconfiguration of an existing open space easement.

Map 1 Project Location



Map 2 Project Site



BACKGROUND

History

In 1973, a single story house was legally constructed in Santa Clara County on the property located at 1000 Country Club Drive prior to annexation to the City in 1975. The home's crestline location and a substandard setback on the south property line (25 feet instead of 40 feet) made it a legal, non-conforming building.

In 1989, the previous owner applied for a Variance (No. 459) to locate a detached two-car garage along the crestline approximately 10 feet from the house. That Variance and related Site Development Permit was approved with the condition that the garage be attached to the house.

In October 2003 the Planning Commission recommended approval to the City Council for a Planned Unit Development Permit (PD2002-2) and Environmental Impact Assessment (EA2002-10) for the removal and replacement of the existing one-story house with a new 12,571 square feet house on two levels:

- An 8,278 square feet upper entry level
- A lower level with 4,293 square feet of living space (*2,809 of which is below grade*) and 1,858 square feet of unconditioned area—of which approximately two-thirds is an indoor pool and one-third is a below grade storage area. Only conditioned living space was counted in determining the maximum size of a residence. Beneath the lower living level, there is a 2,949 square feet below-grade 6-car garage/shop and a covered motor court; an elevator links all three levels.

The architecture of the house is characterized by a concrete tile roof with stucco and limestone-veneer covered walls. The building height ranged from 17 feet to 27 feet above finished grade. The permit was approved by the City Council on November 5, 2002.

In June 2003, the Planning Commission Subcommittee approved a Site Development Permit Amendment (SA2003-79) to allow for an exterior color change and comply with Special Conditions in regards to a revised building setback of 40 feet, extension of stone veneer along the south elevation and location of the building envelope for a hillside residence.

In November 2003, the City Council approved a Certificate of Compliance to create a legal lot of record as required by the conditions of approval for the Planned Unit Development permit.

In May 2004, the Planning Commission granted a one-time eighteen month time extension of the permit approvals for the hillside home and associated site improvements.

The house began construction in 2005 but remains uncompleted.

The Application

On August 7, 2014, Theresa Pan with San Partners LLC submitted a Site Development Permit Amendment to allow for minor building and site modifications to a hillside home that is currently under construction. The request also includes a lot line adjustment and reconfiguration of an existing open space and landscape easement. The project is submitted pursuant to Milpitas Municipal Code XI-10-57.03-1 (J) (Modifications of or Amendment) and XI-10-45.09 (Site and

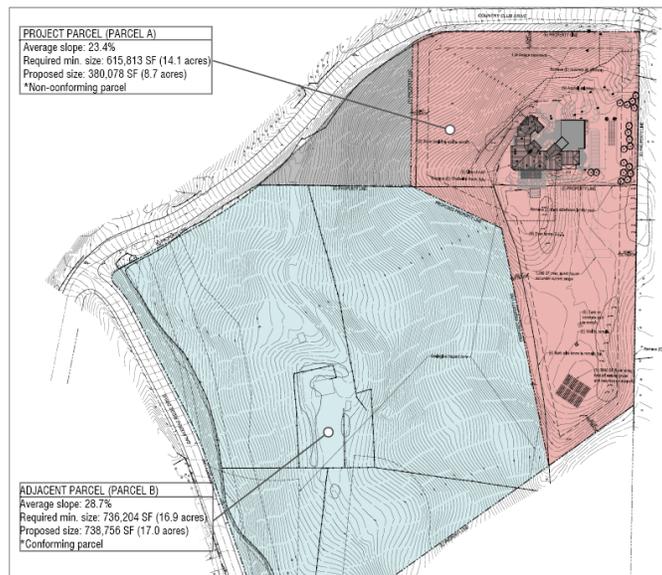
Architectural Review) of the Milpitas Zoning Ordinance for Planning Commission and City Council review and approval.

PROJECT DESCRIPTION

Overview

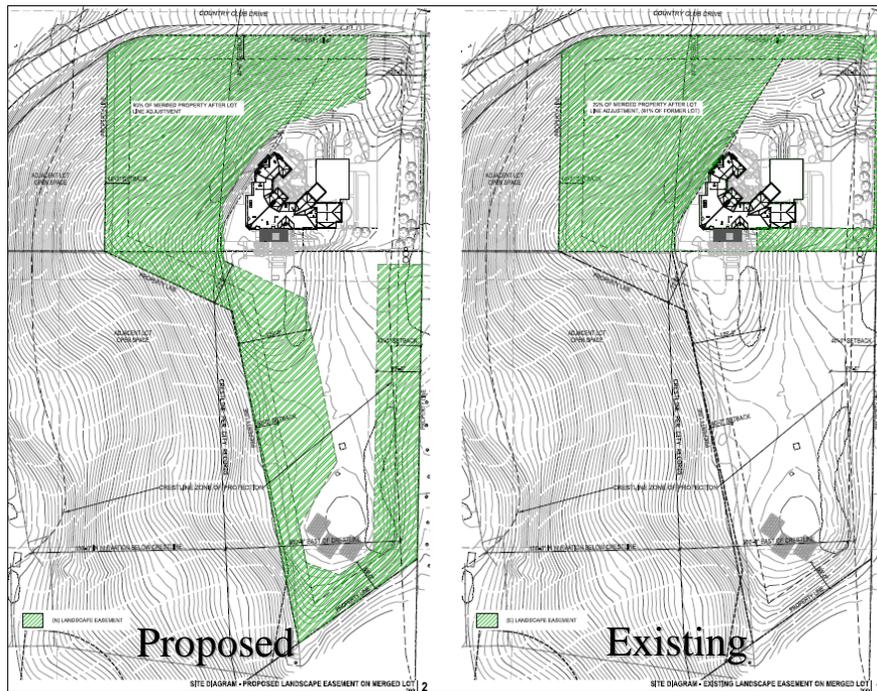
The project proposes various site and building modifications that are described in further detail below. The project also includes a lot line adjustment and reconfiguration of the existing open space easement. The same property owner also owns the adjacent lot (approximately 21-acres) to the south and submitted a lot line adjustment concurrent with this application. The lot line adjustment would increase the existing 4.62-acre parcel to 8.7 acres. As demonstrated in the Map Exhibit below, the adjacent parcel remains conforming. The project site is currently non-conforming and remains non-conforming even with the lot line adjustment. The lot line adjustment reduces the non-conformity and therefore can be supported by staff.

**Map 3:
Lot Line Adjustment**



The existing open space and landscaping easement currently covers 61% of the existing lot. With the lot line adjustment, the open space easement would be reconfigured to encompass the added area and encumber 60% of the lot as open space to comply with the provision for open space easements for hillside developments, which require a minimum of 50% of the gross area to be encumbered with an open space easement in favor of the City. The map exhibit below depicts the existing and proposed reconfiguration of the open space easement. Per Milpitas Municipal Code (MMC) XI-10-45-.08-2, reconfiguration of the open space easement may be granted, at a public hearing by the City Council provided that the net acreage is not decreased.

Map 4: Open Space Easement Exhibit



Site Improvements

Driveway

The project proposes to widen the driveway apron on Country Club Drive to improve the site distance for the approach onto and off the project site and adjust the existing driveway approach to achieve the required slope to meet Fire Department requirements for emergency vehicle ingress and egress. The modifications require grading and installation of stepped retaining walls approximately 2 to 4-feet in height along the west side of the driveway and a 2 to 4-foot retaining wall on the east side of the driveway. A new trash and recycling pad would be constructed at the lower level of the driveway. Trash and recycling bins would be placed on this pad on the trash collection days only.

Paving

The project proposes a new gravel area adjacent to the porte-cochere shown on the east elevation. The gravel area is intended to keep guest parking on a relatively flat area, closest to the main residence. New grass pavers will be installed for the fire turnaround area. The project would add a combination of crushed stone and concrete paths and stairs that connect outdoor patio space to the main residence on the southeast and northeast elevation.

Accessory Structures

The project includes installation of the following structures:

- Landscaping Walls - New concrete landscaping walls with stone coping and cladding are proposed to enhance the main front entrance. A series of three (3) dry-stack rock walls

that are approximately 2-feet in height are proposed along the southeast corner of the building. The purpose of the stepped walls is to transition the grade difference between the building and finished grade, as well as screen the mechanical equipment.

- **Balcony Railing and Fencing** – The project proposes a new balcony railing consisting of steel and wood guardrails for the new patio deck along the north and southwest elevation and on the guest deck level of the main residence. A new six-foot deer (comprised of wood and wire) fence would be installed to encompass a portion of the rear yard where the proposed outdoor entertainment patio and vegetable garden areas are located.
- **Solar Panels** – The applicant proposes a ground mounted three solar panel array on the southern portion of the property to serve most of the electrical needs of the main residence. This array would be raised slightly above the natural grade to allow the penetration of water into the ground.
- **Above Ground Tanks** – Although the project is already connected to city services, the project proposes to remove an existing water tank and install a new well and two 5,000 gallon plastic water tanks that are partially below grade and screened with landscaping. The proposed well and water tanks are located near the eastern property boundary. The tanks will be used for landscape irrigation.
- **Outdoor Patios** – Two new outdoor patio areas are proposed on the northeast and southeast elevation. The southeast outdoor patio is designed as an outdoor entertainment space consisting of a stone patio with a wood and metal trellis. The second patio is located on the east side of the building. The previous approval had a fountain feature in this location. The project would demolish the fountain feature and convert it to patio space. The patio would consist of stone pavers and a decorative balcony railing.

Architectural Changes

The project proposes minor architectural modifications to the roof and exterior façade. The proposed modifications include lowering the roof pitch on certain areas of the roof and removing awkward roof protrusions and non-functional Juliette balconies. The applicant also proposes to replace the lightweight slate tile roof with a standing seam metal copper roof that will be painted a brown color to match and blend with the natural landscape. The project is subject to high winds and the existing lightweight slate tiles have not held up to the considerable winds. Other changes to the body of the building include:

- Removing the existing window frames to achieve square openings as well as installation of additional windows, light wells, and operable skylights.
- Removing stone cladding that was approved on the front elevation. As mentioned above, this area will include a new landscaping wall that include a stone coping and cladding that would match the existing cladding and provide a visually solid base similar to what was previously approved.

Floor Plan Changes

The applicant proposes minor floor plan changes that consist of the following:

- Remodel stairs at foyer.

- Reconfigure existing interior walls.
- Remove and replace an indoor pool, sauna and steam room, and exercise/massage room located on the lower level with a new great room and three new bedrooms.
- Remodel existing catering pantry, and
- Replace home theatre room with a hobby/sewing room.

Location and Context

The project site is on a 4.62-acre lot that is developed with an unfinished hillside home currently under construction and existing vegetation. The rectangular shaped lot is located near the Country Club Drive cul-de-sac. The project site is bounded by Country Club Drive to the north, Summitpointe Golf Course and residential community to the east, and single family residences to the south and west.

The General Plan designation is Hillside Very Low Density and the Zoning designation is Single Family Residential with the Hillside Combining District and Site and Architectural overlay. The subject site straddles the crestline that separates the Western Face and Eastern Hills portions of the Milpitas Hillside Planning Area. The project site is located within the Urban Growth Boundary and Urban Service Area. Surrounding uses include vacant, undeveloped parcels to the north, a golf course and a gated residential community to the east and northeast, and hillside homes to the west and south. The site also falls within the Alquist-Priolo Special Study Zone for seismic hazards. Vicinity and location maps of the subject site location are provided on Page 2.

PROJECT ANALYSIS

General Plan and Zoning Conformance

The proposed project is consistent with the Milpitas General Plan in terms of land use and density. The project entails site and building modifications to a previously approved hillside home. The General Plan designation is Hillside Low Density which allows one unit per one gross acre. The project is also consistent with the following General Plan policies and principles:

- 2.a-G-3, which encourages a variety of housing types and densities that met the needs of individuals and families.
- 2.a-l-18: retains the natural character of the hillside by utilizing designs, colors, and materials that blends with the environment and terrain.
- 5.a-1-2: minimizes the threat to life and property through identification of active fault traces and geologic hazard zones.

The project conformance with the Zoning Ordinance and Hillside Development standards are discussed in the sections below:

Development Standards

The table below demonstrates how the project is consistent with the development standards of the Hillside Combining District set aside in the Zoning Ordinance.

Table 1:
Summary of Development Standards in the Hillside Combining District

| Development Standards | Required | Existing/ Previously Approved | PUD | Proposed | Complies |
|-----------------------------|--|-------------------------------------|--------|---------------------------------|----------|
| Lot Area (Acres)* | 14.1 | 4.6 | | 8.7 (with lot line adjustment) | No |
| Setbacks | | | | | |
| Front | 40 | 210' | | | Yes |
| Side | 40 | 245' and 127' | | 245' and 127' | Yes |
| Rear | 40 | 20 | E1** | 670' (with lot line adjustment) | Yes |
| Size of Main Dwelling | 10,000 sq. ft. | 12,571 sq. ft. | E2*** | 11,658 sq. ft. | Yes |
| Impervious Surface Coverage | 10% of lot, not to exceed 30,000 sq. ft. | 19,347 s. f. | | 27,811 s. f. | Yes |
| Height | One-story, max. ht. 17' on westside of crestline, Two-story max. ht. 27 on eastside of crestline | | E3**** | | Yes |
| Parking | 7 (for 8 bdrms) | 6 | | 6 covered, 10 uncovered | Yes |

* Exempted Lot Status per MMC 45.03-7. Lot created prior to adoption of Hillside Ordinance.

**E1 – PUD exception to allow deviation on setback requirement

***E2 – PUD exception to combine main dwelling and guest house square footage and exempting 1,858 square foot basement area (garage, covered pool and unconditioned basement).

****E3 – PUD exception to allow structure to be built in the crest zone of protection.

Site Layout, Access & Circulation

Main access to the project site is an existing 300+ foot driveway at the property's northeast corner and terminates in a circular turn-around in front of the existing garage.

Where it currently begins the loop for the turn-around, the proposed driveway will split with the east fork accessing the lower covered motor court and the below-grade garage. The west

fork ascends to a circular turn around at the entry level of the new house that is directly above the motor court and garage.

The proposed house has a rough “L” shaped footprint, with one wing aligned approximately in the north-south direction along the crestline right over the existing home’s footprint, and the other aligned in the east-west direction from the south property line. The upper driveway turn-around and an intensively landscaped front entry area are located between the wings.

Site & Architectural Design

The proposed architectural modifications are intended to “quiet” the massing of the building by removing some of the Provincial style architectural elements and ornamentation to provide a more contemporary California ranch style architecture, which incorporates typical architectural design elements such as L-shaped building footprint; simple, open floor plan, large windows; high ceilings; and exterior finishes consisting of stucco, wood, stone cladding and glass.

The Hillside Ordinance includes the following architectural guidelines. Based on the review of the application, the project complies with these standards as demonstrated in the Table 2 below:

**Table 2:
Compliance with Architectural Guidelines**

| Site & Architectural Guidelines | Comments Regarding Subject Proposal |
|---|---|
| (a) Avoid Unreasonable Interference with Views and Privacy | The main residence was approved on the crestline with a PUD approval. The project does not change the location or height of the building. Project compliance with specified height limits and line of sight analysis determine the architectural modifications will not create an unreasonable interference with the views and privacy of nearby Hillside homes beyond what was previously approved. The building is proposed to be painted with earth tones to blend with the natural landscape. |
| (b) Preserve Natural Landscape | Site is already developed. The application will increase impervious surface areas within the 30,000 square foot limitation for lots more than 3 acres in size. Disturbance of existing contours (<i>natural & man-made</i>) will not be significant and limited developed portions of the site. Existing trees are to remain and protected in place. |
| (c) Minimize Perception of Excessive Bulk | The existing building form remains unchanged, however, the exterior façade has been simplified to reflect a more contemporary California Ranch style architecture. The squared window openings also help with the massing of the building. The landscaping treatment and stone cladding on the building and landscaped walls provide a visually solid base and helps “ground” the building and blend with the natural hillside setting. |

| | |
|--|---|
| (d) Impairment of Light & Air | The proposed building is over 600 ft. from the nearest home site and therefore, no impairment of light and air should occur. |
| (e) Grading | Minimal amount of earth will be disturbed on the site for the proposed site modifications. The impact on the natural contours will be minimal since most of the grading is in or around already developed portions of the site (<i>i.e. the driveway and existing home site</i>) and much of the earth movement is due to decreasing the slope of the driveway. |

Landscaping & Open Space Design

The landscaping proposal maintains existing mature on-site trees and utilizing plant materials that are native and drought resistant. The plant selections and planting design are consistent with City Council Resolution No. 6066 (Hillside Landscaping and Water Conservation Policy and Fire Hazard Mitigation Measures) in that the planting consists of drought tolerant species, planted in areas to screen the home and preserve view sheds. This project removes water features such as the indoor pool and fountain features that were previously approved.

Grading

The project proposes to excavate approximately 3,626 cubic yards of soil and install 115 cubic yards of fill. Approximately 3,510 cubic yards of soil will be exported. Disturbance of existing contours (*natural & man-made*) will not be significant and limited to developed portions of the site such as the driveway, fire turn around, and motor court area. The grading activities relate to the driveway improvements to meet Fire Department requirements and improve the driveway approach.

Geologic

According to the General Plan Seismic and Geotechnical Map (Figure 5-2) and United States Geological Survey (USGS) Special Studies Zone Map, the project site is located within the Alquist-Priolo Special Study Zone and is located in areas with known expansive and unstable soils. Therefore, Geologic and Soils Studies are required to identify any significant seismic fault and/or slope instability hazards on the site that would threaten the proposed residence and to provide mitigation measures. A Geologic and Geotechnical Investigation and report were provided for the original approval (PD2002-2). A supplemental report was provided with this application to update geotechnical report and present supplemental recommendations for the proposed modifications. Based on the findings from site investigation and review of the previous reports, it was determined the previous conclusions and recommendation may be used for the completion of the residence construction and proposed site improvements as modified and updated with Supplement letter dated December 2, 2014.

FINDINGS FOR APPROVAL

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

Site Development Permit (Section XI-10-57-03-1(F))

1. *The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

The project will provide for a compatible and aesthetic development in that site layout and design of the proposed home provides an appropriate scale, massing and blends the natural setting. The proposed modifications such as the squared window openings, stone cladding and landscaping treatments minimizes the appearance of bulk, provides for a visually solid base that grounds the building, and provides architectural interest. The proposed colors and material are in keeping with natural earth tones and would complement the natural hillside setting.

2. *The project is consistent with the Milpitas Zoning Ordinance.*

The project is consistent with the Milpitas Zoning Ordinance as demonstrated in the sections above. The project complies with the hillside development standards and comply with the setback, height, maximum square footage, and impervious surface coverage regulations. In terms of the architectural guidelines, the proposed modifications improves the bulk and massing of the building with the proposed window openings, stone cladding and landscaping treatments. The proposed colors and material are in keeping with natural earth tones and would complement the natural hillside setting.

The project will not create unreasonable views or obstructions in that the project proposes minor exterior façade changes to the existing unfinished residence. The existing building form, location and height of the building remain unchanged from the previous approval. However, the roof lines would be lower on certain portions of the roof. Furthermore, the project will not impair light or air considering the home is located approximately 600-feet from the nearest adjacent home.

Grading and disturbance of existing contours (*natural & man-made*) will not be significant and limited developed portions of the site. Existing trees are to remain and protected in place.

3. *The project is consistent with the Milpitas General Plan.*

The project is consistent with the General Plan in terms of land use and density. The project is entails site and building modifications to a previously approved hillside residence that is under construction. The project is also consistent with the following General Plan policies and principles:

- 2.a-G-3, which encourages a variety of housing types and densities that met the needs of individuals and families.
- 2.a-l-18: retains the natural character of the hillside by utilizing designs, colors, and materials that blends with the environment and terrain.
- 5.a-1-2: minimizes the threat to life and property through identification of active fault traces and geologic hazard zones.

ENVIRONMENTAL REVIEW

The Planning Division conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review under Section 15301, Section 15303 (New Construction of Small Structures) 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA). The project entails minor site and building modifications such as façade changes to an existing home, installation of minor structures include outdoor patio and trellis, and minor grading to site to adjust the slope of an existing driveway.

PUBLIC COMMENT/OUTREACH

Staff provided public notice the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on 6/26/15. In addition, 17 notices were sent to owners and occupants within 500 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.ci.milpitas.ca.gov, and posted at City Hall.

CITY COUNCIL REVIEW

This project requires review by the City Council and is tentatively scheduled on the August 4, 2015 Council agenda.

CONCLUSION

The project enables the completion of a hillside home currently under construction by modifying the site to improve the access condition and to implement architectural changes that are consistent with the design guidelines and comply with the zoning requirements for hillside developments

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open and Close Public Hearing
2. Adopt Resolution No 15-025

ATTACHMENTS

- A. Resolution No.15-025
- B. Project Plans
- C. Project Description
- D. Geologic/Geotechnical Assessment

RESOLUTION NO. 15-025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS APPROVING SITE DEVELOPMENT PERMIT AMENDMENT NO. SA14-0002 FOR SITE AND BUILDING MODIFICATIONS TO AN EXISTING HILLSIDE HOME, LOT LINE ADJUSTMENT AND RECONFIGURATION OF EXISTING OPEN SPACE EASEMENT LOCATED AT 1000 COUNTRY CLUB DRIVE (APN: 029-03-014)

WHEREAS, on November 5, 2002, the City Council approved a Planned Unit Development (PUD) and Environmental Assessment for the construction of a new 12,571 square foot house and various site improvements on a 4.62 acre parcel. The PUD approval allowed the home to be constructed within the crestline zone of protection, combining the total square footage of the main residence and second family unit, reduced rear setback, and exempted unconditioned space (garage, covered pool and unconditioned basement) from the square footage calculations.

WHEREAS, on May 26, 2004, the Planning Commission approved a one-time, eighteen month time extension for Planned Unit Development permit approvals for the 12,571 square foot hillside home and associated site improvements.

WHEREAS, the construction for the new home began in 2005. There are active building permits that have been extended to allow completion of the home.

WHEREAS, on August 7, 2014, an application was submitted by Theresa Pan with SAN Partners LLC, P.O. Box 610910 San Jose, CA 95161 to allow for minor building and site modifications to a hillside home that is currently under construction. The request also includes a lot line adjustment and reconfiguration of an existing open space and landscape easement located at 1000 Country Club Drive. The property is located within Single Family Residential with Hillside Combining Zoning District (APN: 29-03-014).

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 this project exempt under CEQA.

WHEREAS, on July 8, 2015, 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 Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Planning Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

| Development Standards | Required | Existing/ Previously Approved | PUD | Proposed | Complies |
|-----------------------------|--|-------------------------------|-----|--------------------------------|----------|
| Side | 40 | 245' and 127' | | 245' and 127' | Yes |
| Rear | 40 | 20 | E1 | 670'(with lot line adjustment) | Yes |
| Size of Main Dwelling | 10,000 | 12,571 sq. ft. | E2 | 11,658 sq. ft. | Yes |
| Impervious Surface Coverage | 10% of lot, not to exceed 30,000 s. f. | 19,347 s. f. | | 27,811 s. f. | Yes |
| Height | One-story, max. ht. 17' on the westside of crestline, Two-story max. ht. 27 on eastside of crestline | | E3 | | Yes |
| Parking | 7 (8 bdrm) | 6 | | 6 covered, 10 uncovered | Yes |

The project will not create unreasonable views or obstructions in that the project proposes minor exterior façade changes to the existing unfinished residence. The existing building form, location and height of the building remain unchanged from the previous approval. However, the roof lines would be lower on certain portions of the roof. Furthermore, the project will not impair light or air considering the home is located approximately 600-feet from the nearest adjacent home.

Grading and disturbance of existing contours (*natural & man-made*) will not be significant and limited developed portions of the site. Existing trees are to remain and protected in place.

3. *The project is consistent with the Milpitas General Plan.*

The project is consistent with the General Plan in terms of land use and density. The project entails site and building modifications to a previously approved hillside residence that is under construction. The project is also consistent with the following General Plan policies and principles:

- 2.a-G-3, which encourages a variety of housing types and densities that met the needs of individuals and families.
- 2.a-I-18: retains the natural character of the hillside by utilizing designs, colors, and materials that blends with the environment and terrain.

EXHIBIT 1

**CONDITIONS OF APPROVAL
PAN RESIDENCE - SA14-0002 – 1000 COUNTRY CLUB DRIVE**

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. This Site Development Permit Amendment No. SA14-0002 (“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 and this Resolution has been recorded by the Permittee with the Santa Clara County’s Recorder Office and a copy shall be provided to the Planning Division.
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.
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:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
 - a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. 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)**

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.

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.
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.
15. Permittee shall develop the approved project in conformance with the approved plans approved by the Planning Commission on July 8, 2015, in accordance with these Conditions of Approval.
16. 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 Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**
17. 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)**

Site Development Permit:

18. Climate Action Plan Compliance. Prior to issuance of any building permit, the Permittee shall revise the building plans to show the following:
 - a. Pre-wired for solar photovoltaic systems.
 - b. Provide exterior electrical outlet for gardening equipment
19. Lighting Plan. Prior to issuance of any building permit, the Owner or Designee shall submit a lighting and iso-illumination plan that shall demonstrate 1) safe and adequate lighting of the project site and 2) lighting is contained and does not spill over onto adjacent properties or create unwanted glare. Proposed light fixtures shall be high quality and complement the architectural style of the home. **(P)**
20. Architectural Elevations. Prior to issuance of any building permit, the Permittee shall revise building elevations to reflect high quality material, finishes, and articulation. Such revisions to the building architecture are subject to Planning Director review and approval and includes the following:

construction of the site. Permittee shall recycle all building and paving materials including, but not limited to roofing materials, wood, drywall, metals, and miscellaneous and composite materials, aggregate base material, asphalt, and concrete. Permittee's contractor shall perform all recycling and/or disposal by removal from the job site. (E)

23. Construction Storm Water Quality: Permittee shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board). Prior to the issuance of any building, demolition, or grading permit, Permittee shall submit an Erosion and Sediment Control Plan (Erosion Control Plan) as a part of the improvement plan submittal. The erosion control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Permittee shall ensure that all contractors and sub-contractors install and regularly maintain all construction BMPs as required by the approved erosion control plan, the COMC, and the City's Clean Water Program. (E)
24. Construction Storm Water Quality: The Contractor shall perform all elements of the best management practices for compliance with the requirements of the National Pollution Elimination Discharge System Permit as regulated by the San Francisco Bay Regional Water Quality Control Board. The Contractor is responsible for compliance.
25. Flood Zone. The property is in Flood Hazard Zone Area X, (flood insurance is not required), 06085C0059J, 2/19/14. This is provided for your information only.
26. Agency Approval: It is the responsibility of the Permittee to obtain any necessary permits/approvals from affected agencies and private parties, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Union Pacific Railroad, Southern Pacific Railroad, Santa Clara Valley Transportation Agency, and City of Milpitas Engineering Division. Copies of any approvals or permits must be submitted to the City of Milpitas Engineering Division.
27. Right of Entry. Prior to building permit issuance, the Permittee shall obtain a right of entry from the neighboring property to perform any work.
28. Underground Service Alert (USA): Permittee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities.
29. Recycled Water for Construction Activity: The City Council has declared a water supply emergency and enacted a Water Shortage Contingency Plan. The project is required to use recycled water for construction purposes such as dust control and compaction.
30. Tree Removal Permit: In accordance with COMC Chapter 2, Title X (Ord. 201), Permittee may be required to obtain a permit for removal of any existing tree(s). Contact the Public Works Department at (408) 586-2600 to obtain the requirements and forms. (E)

MEETING MINUTES

MILPITAS PLANNING COMMISSION Milpitas City Hall, Council Chambers 455 E. Calaveras Blvd., Milpitas, CA

Wednesday, July 8, 2015

- I. PLEDGE OF ALLEGIANCE** **Chair Mandal** called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.
- II. ROLL CALL/ SEATING OF ALTERNATE** **Commissioners**
Present: Chair Sudhir Mandal, Vice Chair Larry Ciardella,
 Commissioners Gurdev Sandhu, Rajeev Madnawat, Ray
 Maglalang, Zeya Mohsin
Absent: Demetress Morris, Hon Lien
Staff: Bill Ekern, Gary Baum, Adam Petersen, Cindy Hom
- III. PUBLIC FORUM** **Chair Mandal** invited members of the audience to address the Commission and there were no speakers.
- IV. APPROVAL OF MEETING MINUTES** **Chair Mandal** called for approval of the June 24, 2015 meeting minutes of the Planning Commission.
Motion to approve Planning Commission meeting minutes.
Motion/Second: Commissioner Mohsin/Commissioner Sandhu
AYES: 6
NOES: 0
ABSTAIN: 0
- V. ANNOUNCEMENTS** Interim Planning Director Bill Ekern introduced Interim City Attorney Gary Baum and Senior Planner Sarah Fleming. He also announced that the July 22, 2015 Planning Commission meeting is canceled.

Vice Chair Ciardella announced he needed to leave the meeting early and would excuse himself after the election of officers.

Commissioner Maglalang reported that he had a discussion with a representative of the mosque.
- VI. CONFLICT OF INTEREST** **Interim City Attorney Baum** asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.

Commissioner Mohsin reported that she would recuse herself from Item IX-1.

VII. APPROVAL OF AGENDA

Chair Mandal asked if staff or Commissioners had changes to the agenda and there were none.

Motion to approve the July 8, 2015 agenda as submitted.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 6

NOES: 0

VIII. ELECTION OF OFFICERS

Election of Planning Commission Officers (Chair and Vice Chair):

Motion to nominate Sudhir Mandal as Chair for a one-year term

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 6

NOES: 0

Motion to nominate Larry Ciardella as Vice Chair for a one-year term

Motion/Second: Commissioner Mandal/Commissioner Mohsin

AYES: 2

NOES: 3 Sandhu, Madnawat, Maglalang

Motion to nominate Rajeev Madnawat as Vice Chair for a one-year term

Motion/Second: Commissioner Maglalang/Commissioner Sandhu

AYES: 3

NOES: 2 Mandal, Mohsin

Commissioner Ciardella left the meeting at 7:20 PM

IX. PUBLIC HEARING

IX-1 AL HILAAL MOSQUE AND COMMUNITY CENTER – 372-374 Turquoise Street – ZA15-0003, UP15-0008: The applicant is requesting a Zoning Text Amendment to conditionally permit assembly uses in Industrial Zones, and is concurrently requesting a use permit for a 13,125 sq. ft. assembly use at 372-374 Turquoise Street.

Senior Planner Adam Petersen provided a PowerPoint presentation describing the permit request. He said zone changes are needed in order to allow the proposed use and discussed the location and zoning.

Mr. Petersen said that heavy industrial zones comprise 20% of the land in Milpitas. The remaining 80% of land consists of commercial zones, mixed use zones, and residential zones, and it is important for the commission to consider that places of assembly are permitted in these zones, and the only area in the city where assembly uses are not allowed include the industrial zones.

During his presentation, Mr. Petersen said that places of assembly were prohibited at City

Council's direction from industrial zones in 2009 and this zone change would be inconsistent with the City's General Plan and conflicts with its guiding principles and policies. He said the zone change would be applicable to any assembly use in any industrial zone and has far reaching implications.

Commissioner Maglalang asked if the applicant is the owner of the building and Mr. Petersen said they are.

Vice Chair Madnawat asked if it is possible to amend just the M2 zone and not the M1 and MP zones. Mr. Ekern said he did not have the direct answer as to whether or not that recommendation could be made, and that the point staff is trying to make is that this is not consistent with the general plan's direction.

Mr. Baum said one would think it would be permissible to amend just one of those three zones however there has to be a rational basis before a decision can be made and it would be difficult to come up with a basis for why it would be rational to put this kind of assembly in an M2 zone, the heaviest industrial zone, and not in M1 or MP.

Vice Chair Madnawat asked what the rationale basis is for allowing assembly use in any other zone not M2 and Mr. Ekern said the rational basis is 1) it is the direction of the City Council to preserve job generating areas in industrial land sites, places where you can have heavy job and manufacturing type businesses, and is specifically not allowed under the general plan, and 2) assembly uses are allowed in virtually every other zoning district in the city.

Applicant Mark Tiernan, also a Milpitas resident, said the Al Hilaal mosque does have a current location at 90 Dempsey Road and has been there for over 20 years. The facility on Turquoise is approximately 32,000 sq ft and has four tenants in the building which will remain in the facility. As a result, the city will not lose employment, jobs or sales tax revenue based on this application and may generate more sales tax revenues through its bookstore and its online internet presence.

Mr. Tiernan said the Al Hilaal Mosque wants to remain in Milpitas and has searched for a new facility but it has been difficult to find.

In regards to shared parking, Mr. Tiernan said that staff originally told them they were over 80 spaces short but when they sat down together and did the calculations they found they were approximately 14 spaces short. He said the tenants in the building gladly offered to share their parking and the property owner across the street offered to share theirs as well.

Mr. Tiernan said that staff has used numbers that overinflate the use of the community center and mosque. He said main prayer services take place on Fridays between 12:00 - 2:00 PM which is the highest use of people there all week with about 70-80 people attending over two sessions, 95% of weddings will take place on the weekends, and he believes the impact to the neighborhood will be very slight.

Vice Chair Madnawat feels the maximum occupancy number of 358 is high. Mr. Ekern said the occupancy of a building is determined by Building and Fire codes and factors including anticipated use and building size.

Chair Mandal opened the public hearing and multiple people spoke in favor of the project.

Amin Adil Qazi, the architect for the project, said he disagrees with staff that the shared parking categorization is for mixed use developments, and he discussed zoning language

and made reference to Section 11 of the zoning code. He said they are proposing 13,000 square feet for the community center and mosque and that the remainder will remain office space.

The mosque's religious director, who is also a Milpitas resident, discussed programs and services provided by the mosque, including after school programs and youth and marriage counseling, and said their services are limited at the current location due to the lack of space.

A Milpitas resident from Angus Drive gave a summary of the mosque's history searching for a location for their facility. He said they have moved from different locations and have been on Dempsey Road for close to 20 years. In 2000 they acquired land on Montague Expressway where they hoped to build, and worked with city staff to get the necessary permits; however, they received negative feedback from neighbors and decided to sell the property in 2013 and move on. They have searched within the zoning that will allow them to relocate but buildings are small and will not fit their needs, and it has been very challenging to find a facility that is suitable for them. They felt their only option was to purchase the building on Turquoise Street.

An elementary school teacher and Milpitas resident from Burleigh Drive said the mosque's women's needs include a healthy social environment and support groups and adequate space is needed. Two main concerns for the women is safety and size of the space. The current space is small and shared with men and children, it does not provide the space needed for the women to feel comfortable, and they do not feel secure there due to other businesses located in the center. She said there have been break ins and vandals and feels the new location would be a good fit.

Several people spoke of the importance of the mosque to the youth of their community, and how they feel a bigger space is needed to conduct daily activities for children.

A speaker said the mosque is trying to find a peaceful compromise that all will benefit from. She discussed the lack of space for prayer and unsafe surroundings while having to pray outside on the sidewalk, across from a liquor store.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Maglalang

AYES: 4

NOES: 0

Vice Chair Madnawat had questions about M1, M2 and MP zoning districts and Mr. Petersen gave a description of each.

Chair Mandal asked what the city has seen in terms of growth and Mr. Ekern said the general trend with the economy over the last 20-30 years has seen the loss of heavy manufacturing jobs throughout the country. He said cities are reliant on a way to provide services that are connected to it and need the ability to have machine shops to build equipment and auto repair shops so that people can take care of their equipment etc., and there is a need for types of uses that are appropriate in these areas and the city needs to retain a buffer for these areas and preserve the opportunity for heavy industry because those jobs are still needed in the community.

Commissioner Maglalang asked if spot zoning is possible and Mr. Baum replied that it is

generally not permissible. He asked what the boundaries will be if rezoned and Mr. Ekern said the zoning change would affect all industrial areas in the city.

Vice Chair Madnawat feels this project provides great community benefits and proposes changing only the M2 zone to allow places of assembly, not M1 or MP. He said the city has not seen heavy industrial establishments coming to Milpitas and many of buildings remain empty, and the community center will attract more traffic and create more noise and the M2 zone is less prone to noise and traffic compared to M1 and MP.

Vice Chair Madnawat said that if a shared parking agreement is not amenable, he proposes that the capacity be reduced in order to reduce the parking requirement.

Motion to amend the zoning text to allow conditional use for places of assembly in the M2 heavy industrial zone and direction to staff to move forward with a CEQA study and return to the Planning Commission with a resolution that supports this request.

Motion/Second: Vice Chair Madnawat/Chair Mandal

AYES: 4

NOES: 0

Motion to approve Use Permit UP15-0008 for a mosque in the Heavy Industrial Zone (M2) at 372-374 Turquoise Street, with a condition that the applicant conduct a parking survey and work with staff on a parking solution. If the parking study shows that more spaces are required than a shared parking agreement provides, then the applicant should return to the commission. There was also a recommendation that the mosque promotes ride sharing.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 4

NOES: 0

IX-2 ULFERTS SIGN PROGRAM AMENDMENT - 768 Barber Lane - SA15-0002: A request for a Site Development Permit amendment to amend the existing sign program at the Ulferts Center.

Project Planner Cindy Hom provided a brief overview of the project.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Maglalang

AYES: 5

NOES: 0

Motion to Adopt Resolution No. 15-024 approving Site Development Permit Amendment No. SA15-0002 to allow for an amendment to the master sign program for multi-tenant shopping center at 648-794 Barber Lane subject to the conditions of approval.

Motion/Second: Commissioner Sandhu/Commissioner Maglalang

AYES: 5

NOES: 0

IX-3 PAN RESIDENCE – 1000 Country Club Drive – SA14-0002: A request for a Site Development Permit Amendment for various site and building modifications to an existing hillside home currently under construction and reconfiguration of the open space. The project proposes a lot line adjustment to increase the size of the existing parcel and enlarge the existing landscaping easement.

Project Planner Cindy Hom provided an overview of the project and Peter Pfau, the project architect, reviewed the project plans.

Vice Chair Madnawat noted that there are two water tanks on the property and asked if there are plans to incorporate rain water harvesting and Mr. Pfau replied that they are looking into that possibility and trying to incorporate other sustainable systems.

Chair Mandal opened the public hearing and there were no speakers.

Motion to close the public hearing.

Motion/Second: Commissioner Sandhu/Commissioner Maglalang

AYES: 5

NOES: 0

Motion to Adopt Resolution No. 15-025 recommending the City Council approve Site Development Permit Amendment No. SA14-0002 for various site and building modifications to an existing hillside home and reconfiguration of the open space subject to the findings and conditions of approval.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 5

NOES: 0

X. NEW BUSINESS

NO ITEMS

XI. ADJOURNMENT The meeting was adjourned at 9:25 PM to the next meeting scheduled on Wednesday, August 12, 2015.

Motion to adjourn to the next meeting.

Motion/Second: Vice Chair Madnawat/Commissioner Sandhu

AYES: 5

NOES: 0

*Meeting Minutes submitted by
Planning Secretary Elia Escobar*