R H A

ROBERT HIDEY ARCHITECTS

NORTH PARK VICTORIA

MILPITAS, CA

SHEET INDEX

100% SCHEMATIC DESIGN

ROBSON HOMES

PROJECT NUMBER: 16035 10/16/19

A ELEVATIONS – SPANISH VERSION 1
– ALL STUCCO, FOAM CORNICE EAVES, 'S' TILE, AND SHARED DETAILING ELEMENTS (1A, 2A, 3A)
B ELEVATIONS - MONTEREY VERSION 1
– PREDOMINANTLY STUCCO WITH BRICK VENEER AND LAP SIDING ENHANCEMENTS, FLAT TILE (3B)
C ELEVATIONS – MONTEREY VERSION 2
– PREDOMINANTLY STUCCO WITH BOARD & BATTEN ENHANCEMENTS, FLAT TILE, AND SHARED DETAILING ELEMENTS (2C & 3C)
D ELEVATIONS – SPANISH VERSION 2
– ALL STUCCO, COMBINATION OF FOAM CORNICE AND WOOD RAFTER TAILS EAVES, AND SHARED DETAILING ELEMENTS (1DX, 2D, 3D)

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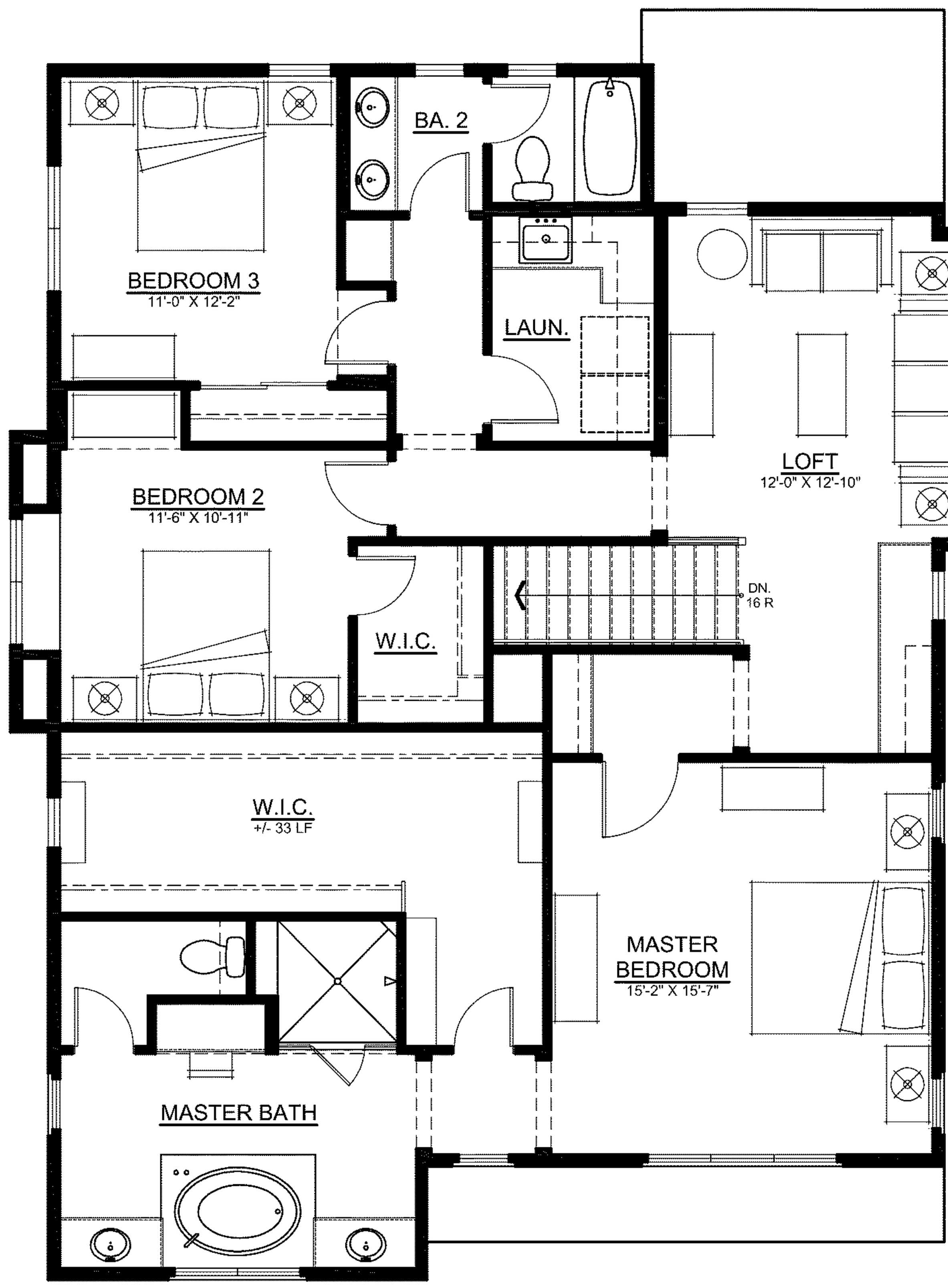
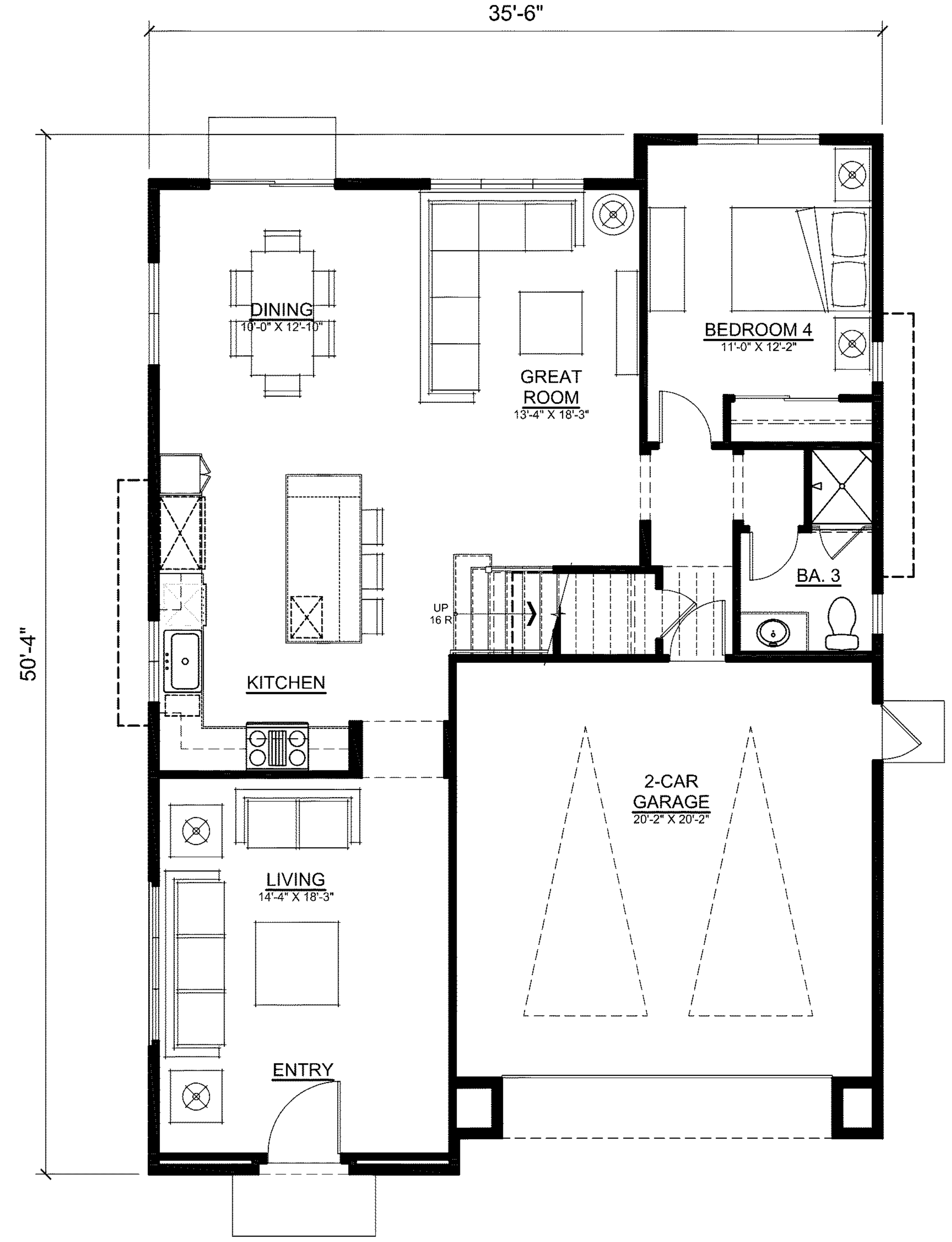
ROBERT HIDEY ARCHITECTS



SECOND FLOOR
(1,544 SF)



FIRST FLOOR
(1,216 SF)

PLAN 1
('A' ELEVATION)
TOTAL: 2,760 SF

PLAN 1 FLOOR PLAN

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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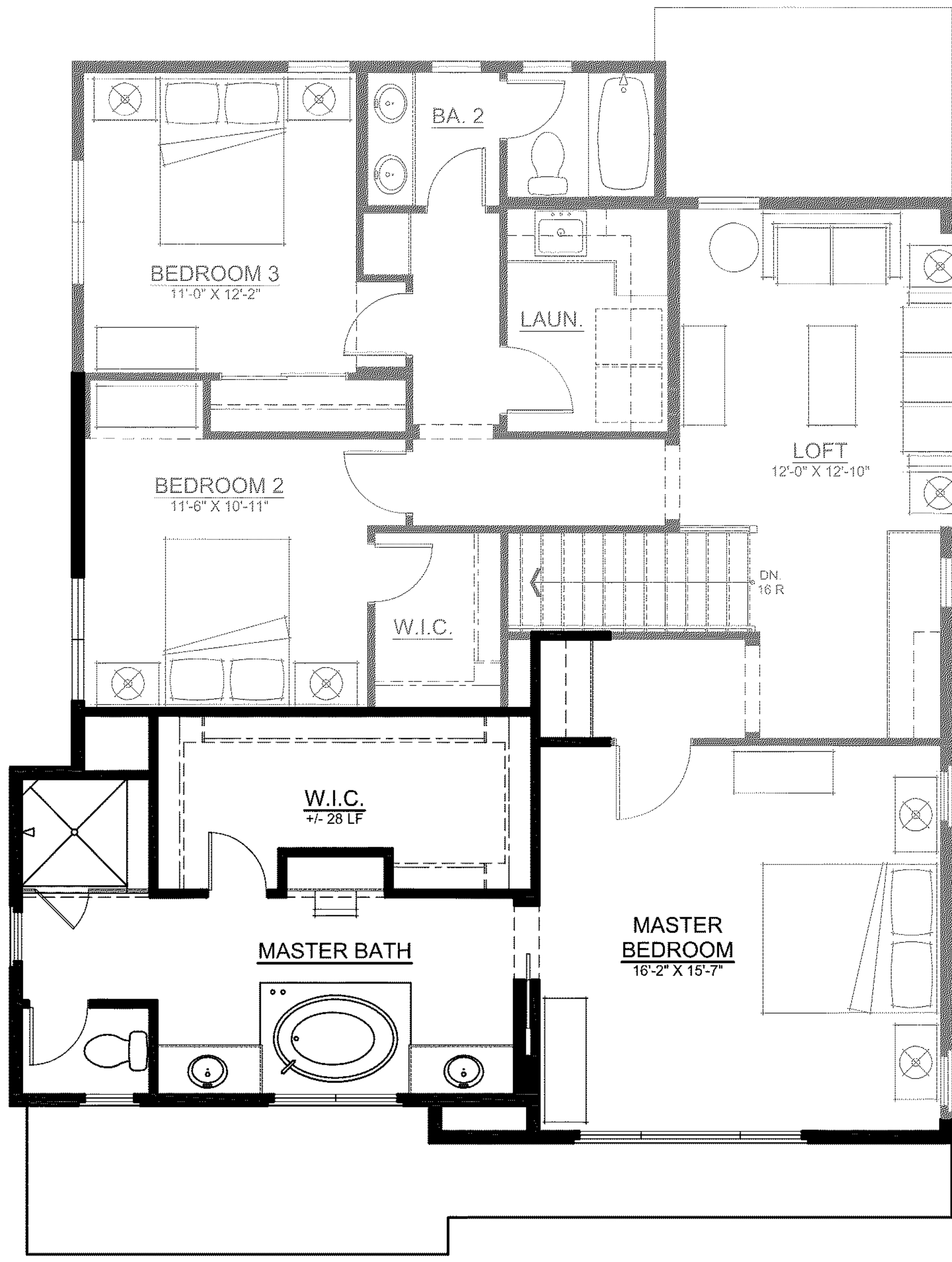
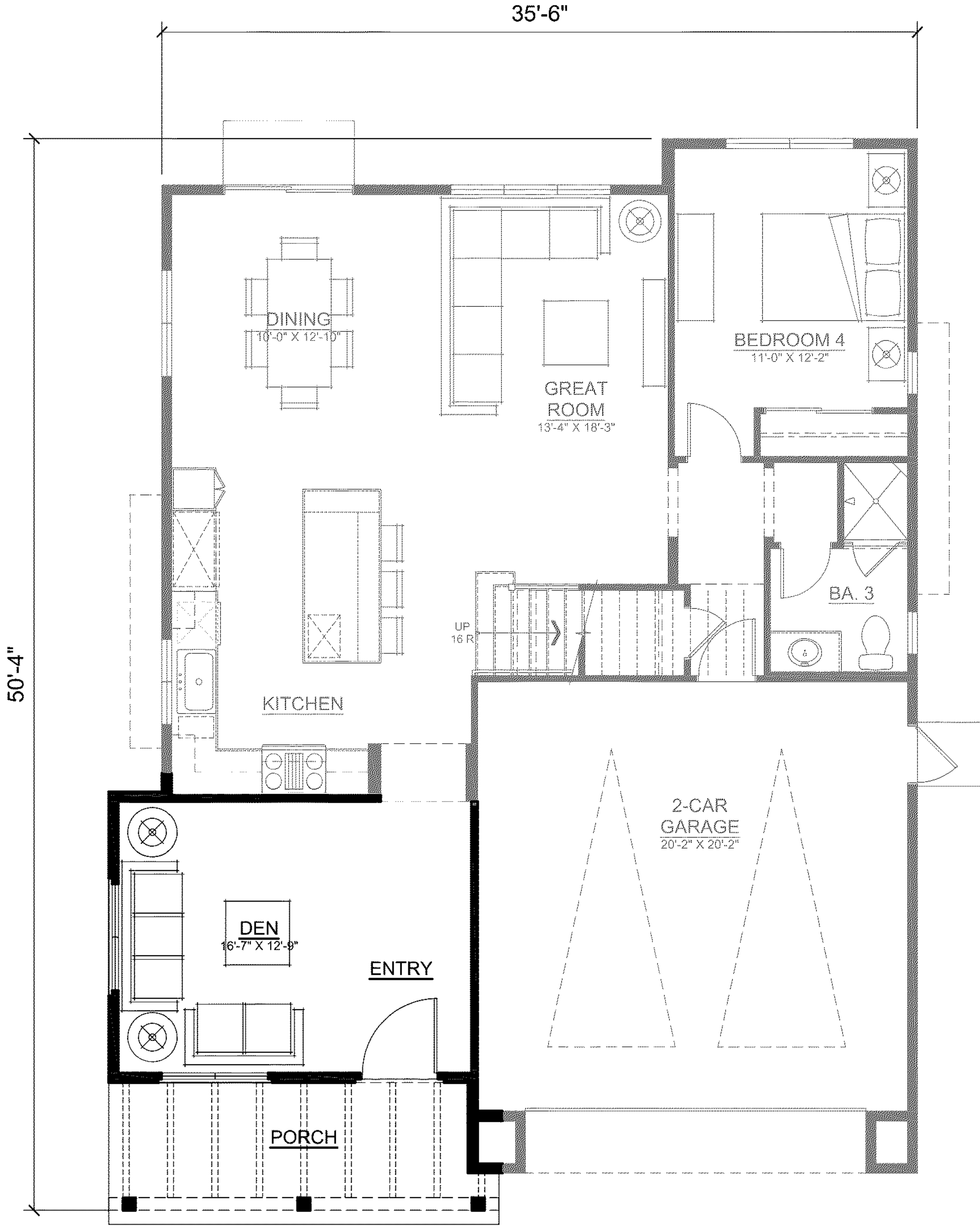
ROBERT HIDEY ARCHITECTS



SECOND FLOOR
(1,473 SF)



FIRST FLOOR
(1,169 SF)

PLAN 1X
('DX' ELEVATION)
TOTAL: 2,642 SF

PLAN 1X FLOOR PLAN

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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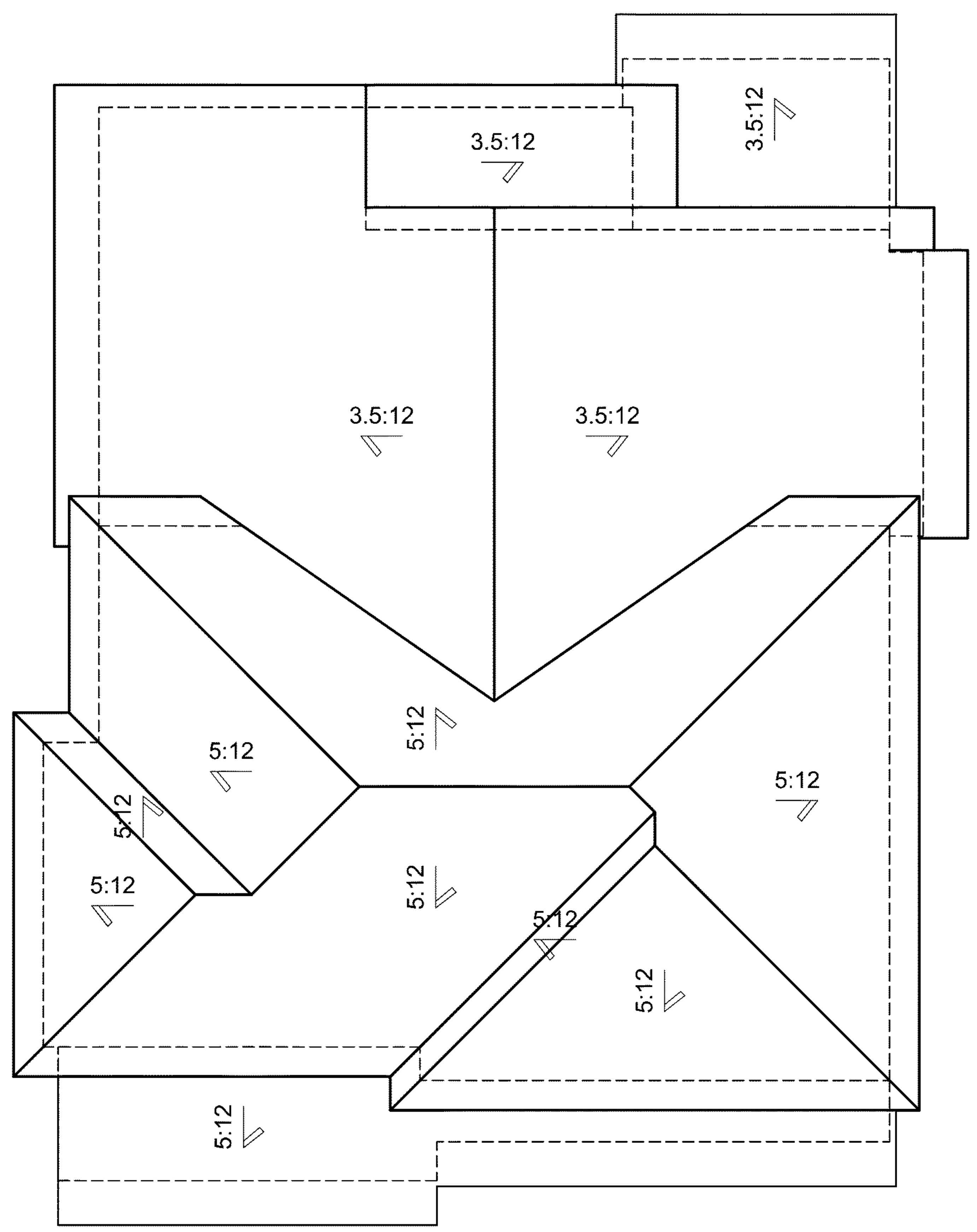
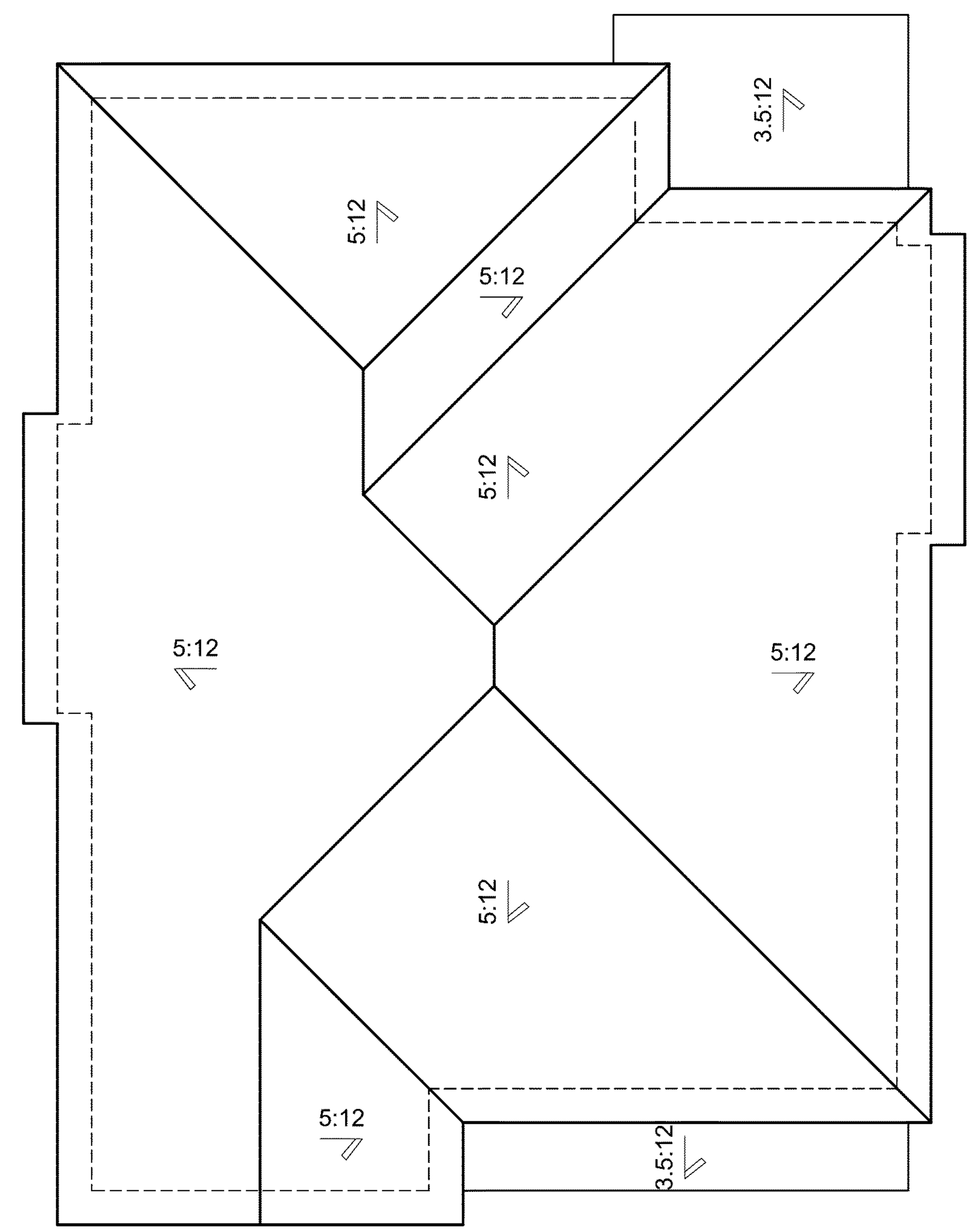
ROBERT HIDEY ARCHITECTS



'1DX' ELEVATION



'1A' ELEVATION

PLAN 1

ROOF PLANS

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

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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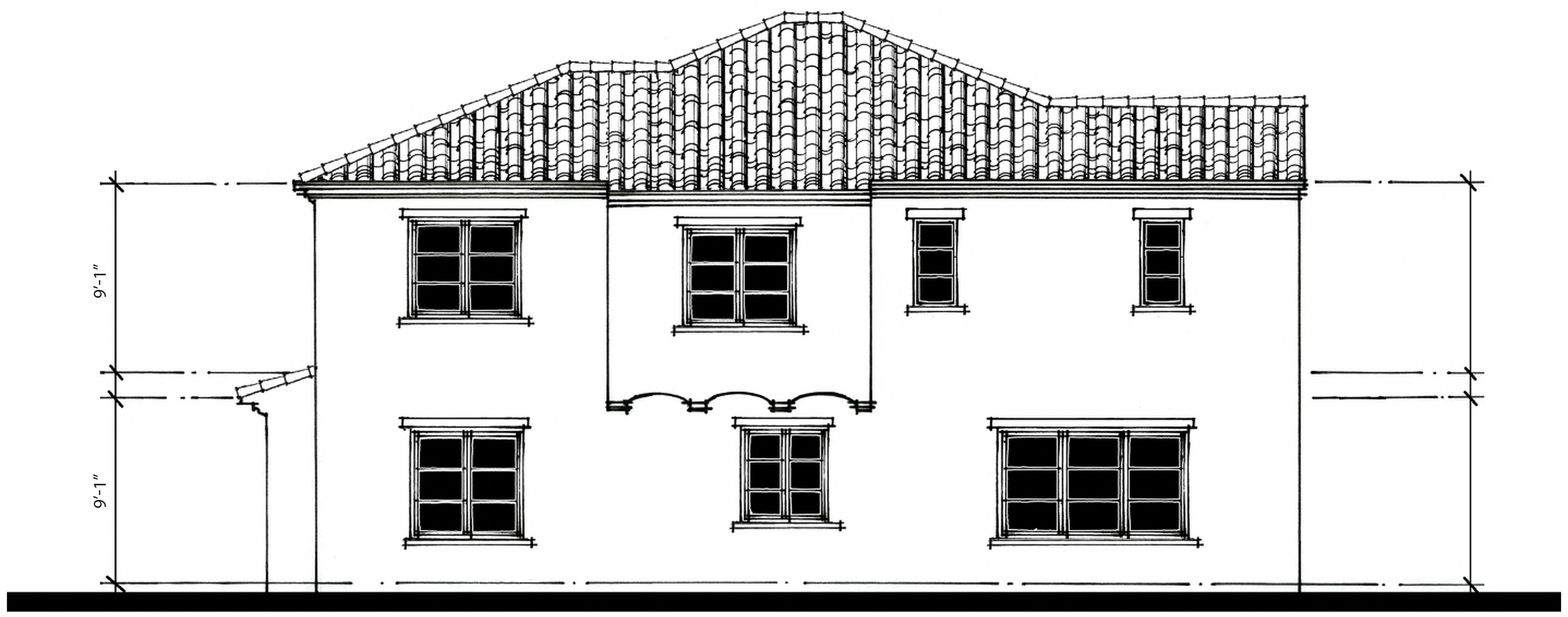
R H A
ROBERT HIDEY ARCHITECTS



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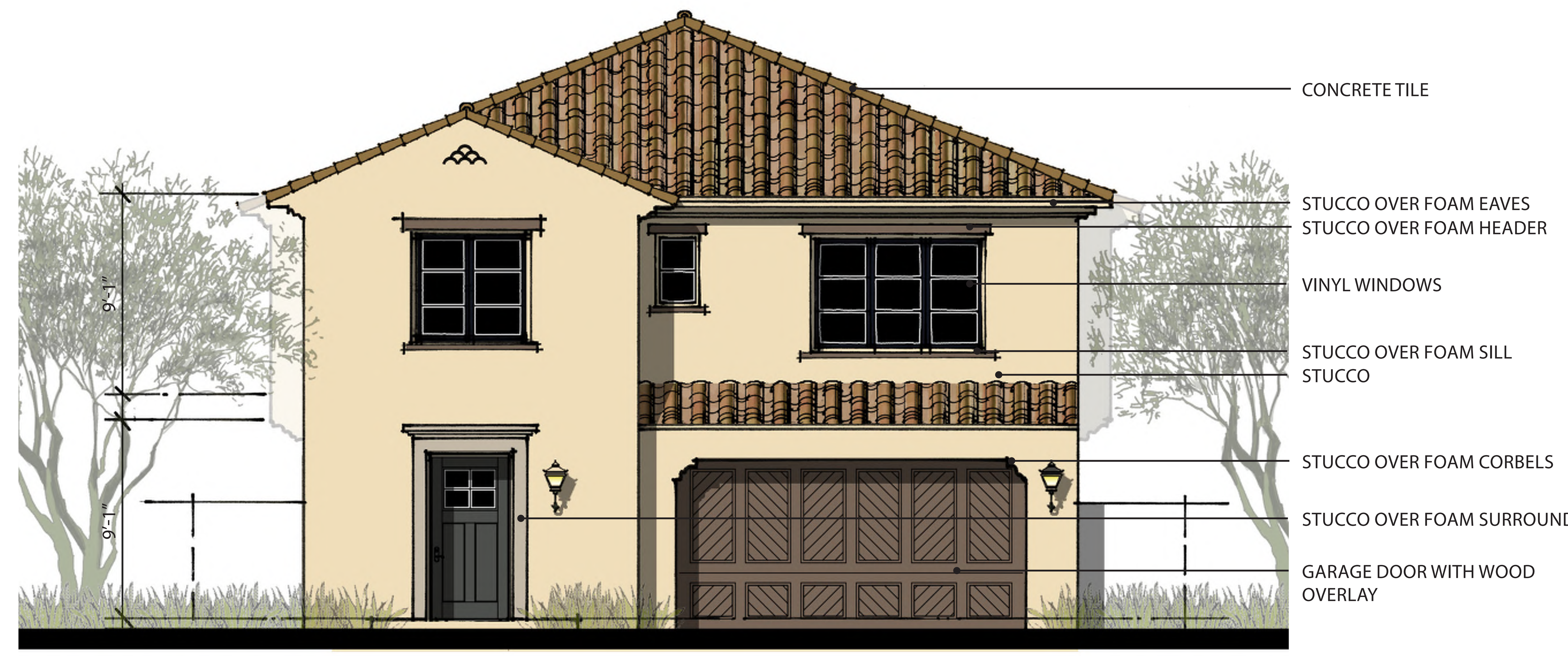

FRONT
SCHEME 4

RIGHT

REAR

PLAN 1A
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

ELEVATIONS

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

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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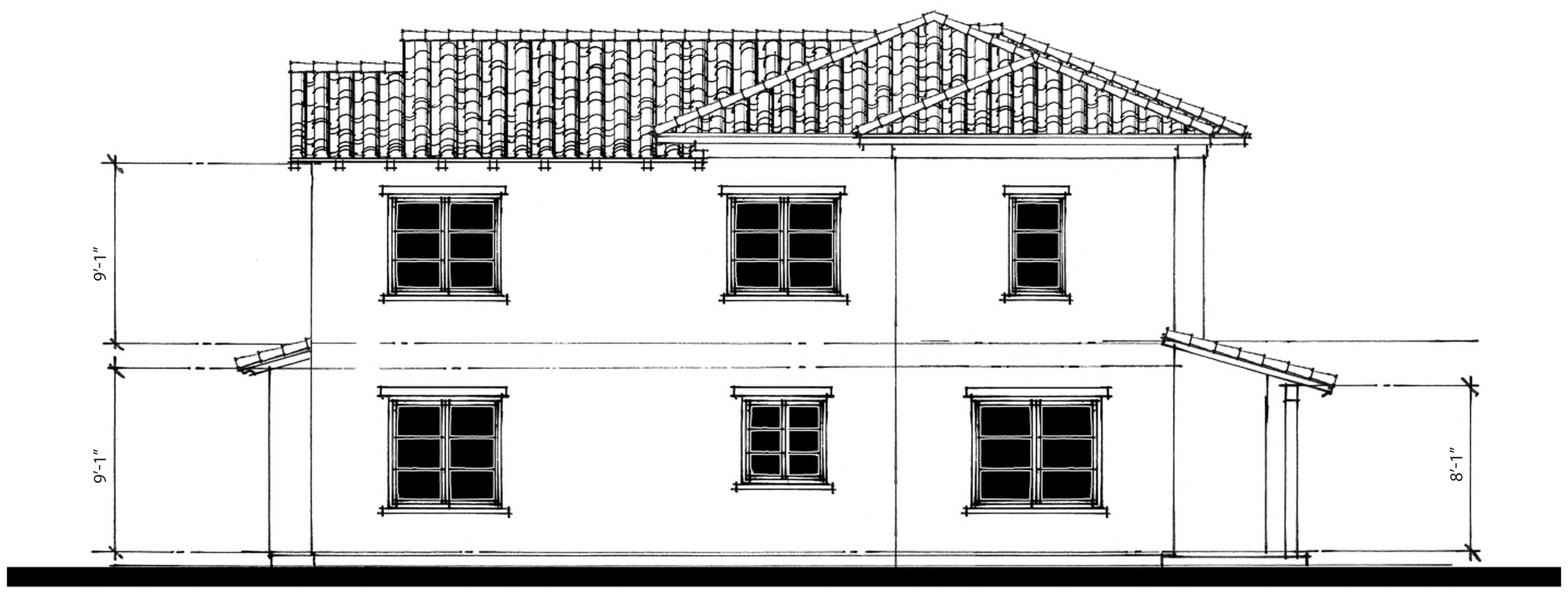
RHA
ROBERT HIDEY ARCHITECTS



LEFT

FRONT
SCHEME 6

RIGHT

REAR

PLAN 1DX
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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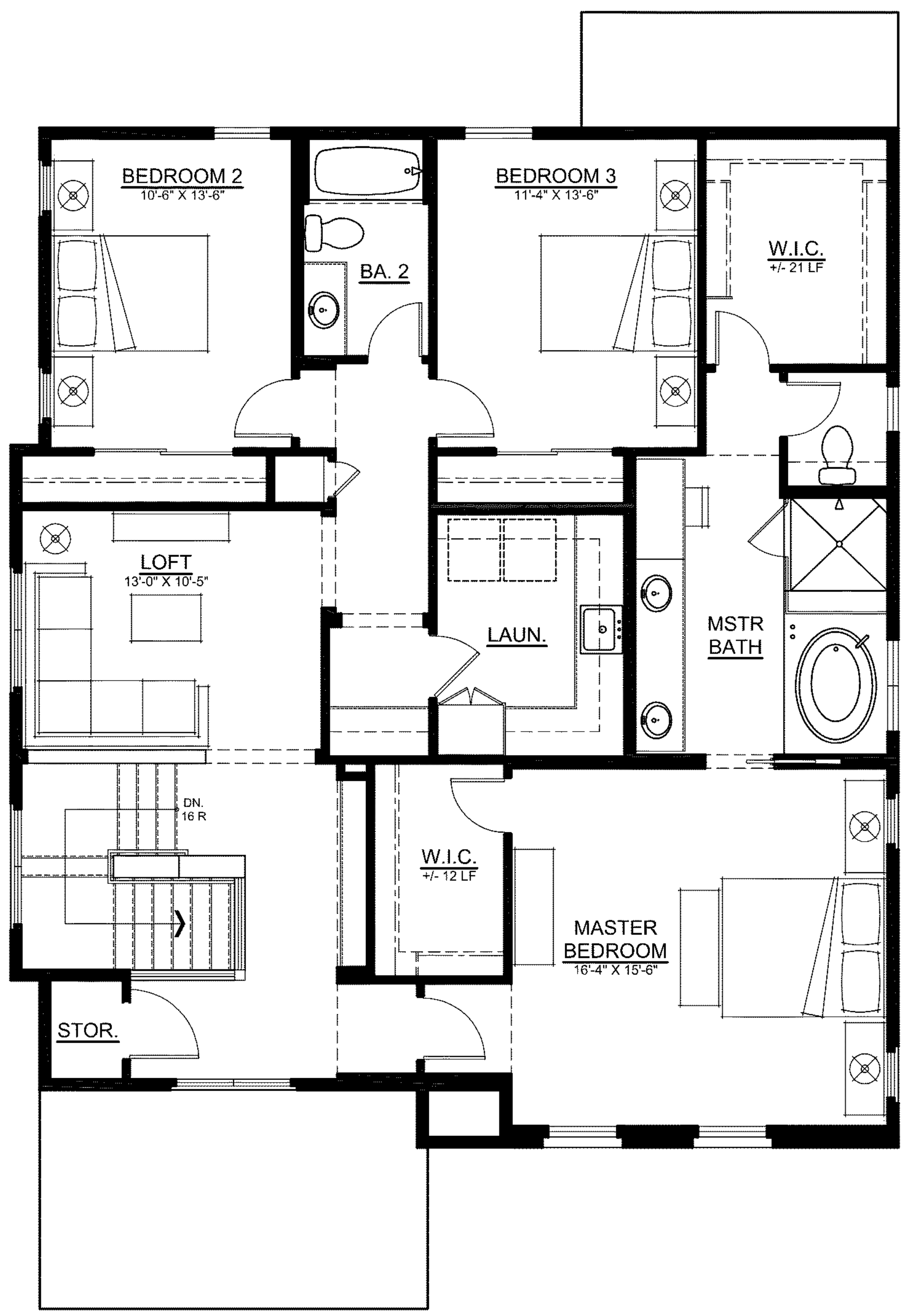
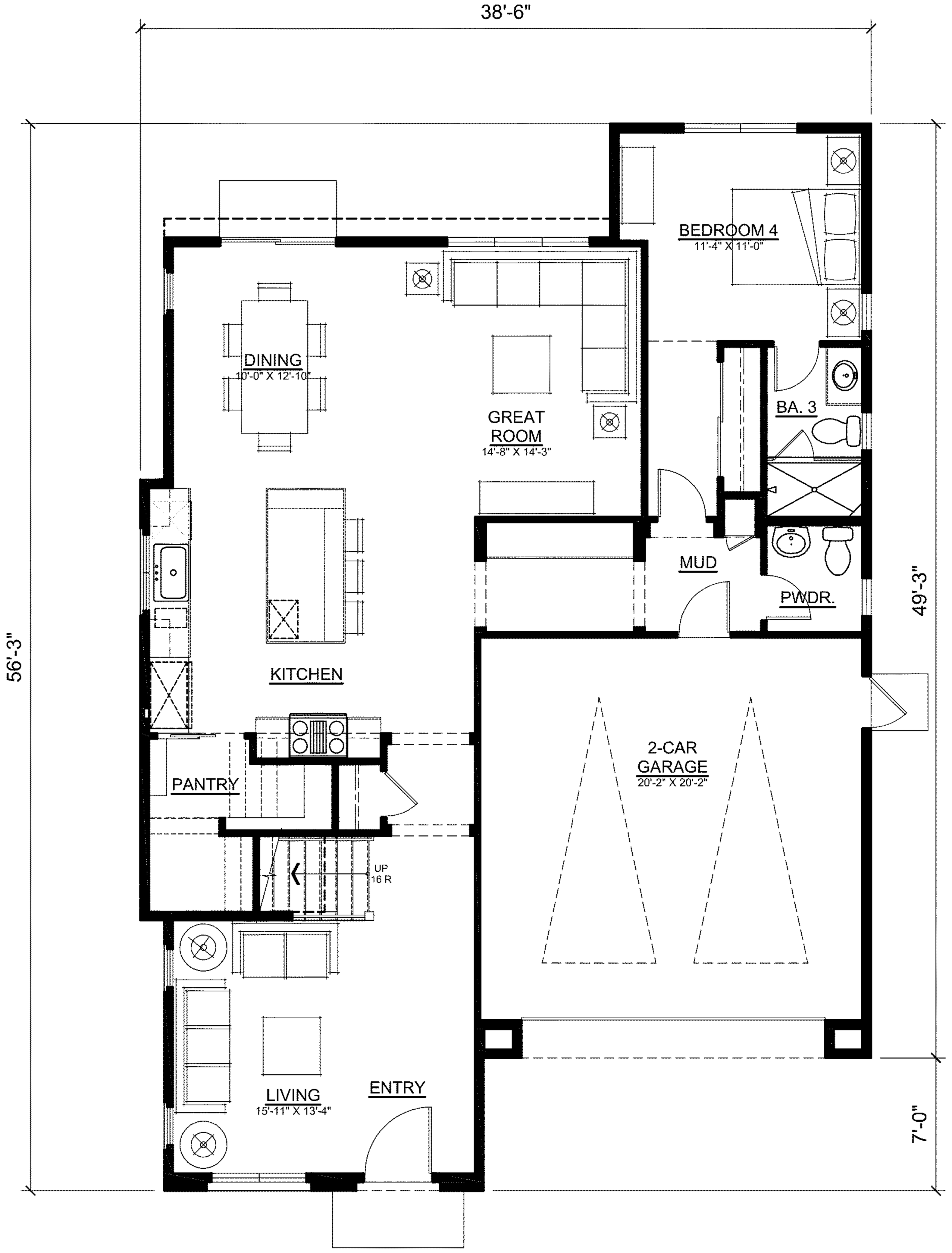
R H A

ROBERT HIDEY ARCHITECTS





SECOND FLOOR
(1,544 SF)

PLAN 2
('A' ELEVATION)
TOTAL: 2,921 SF

FIRST FLOOR
(1,377 SF)

PLAN 2 FLOOR PLAN

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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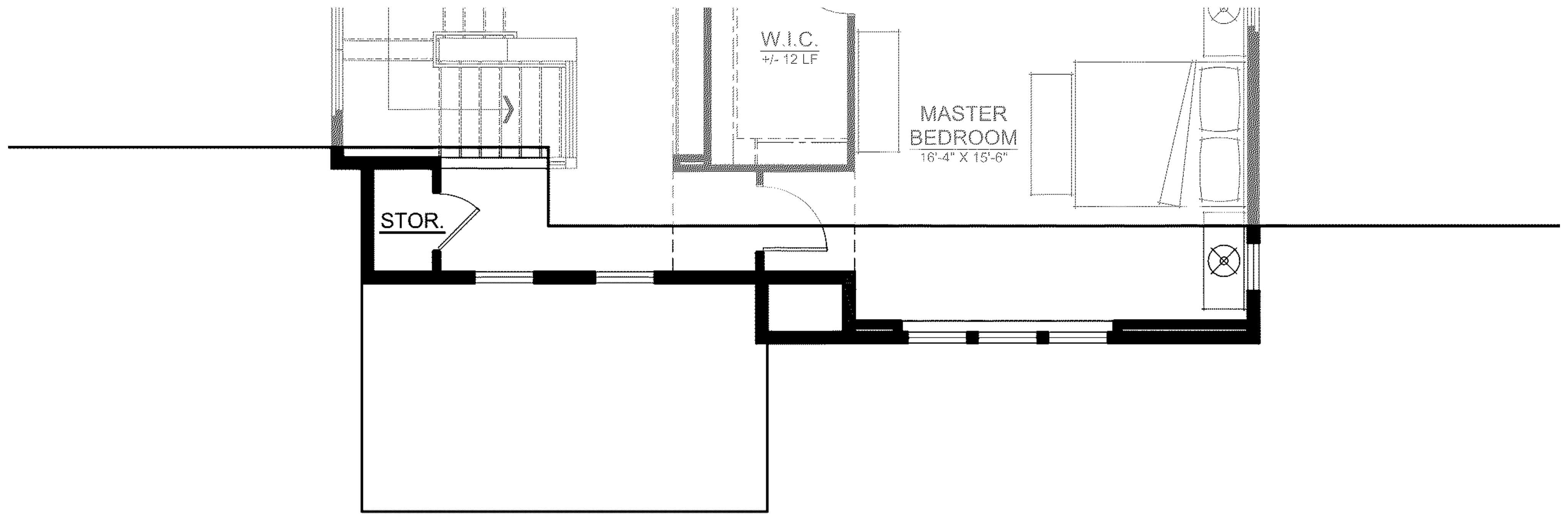
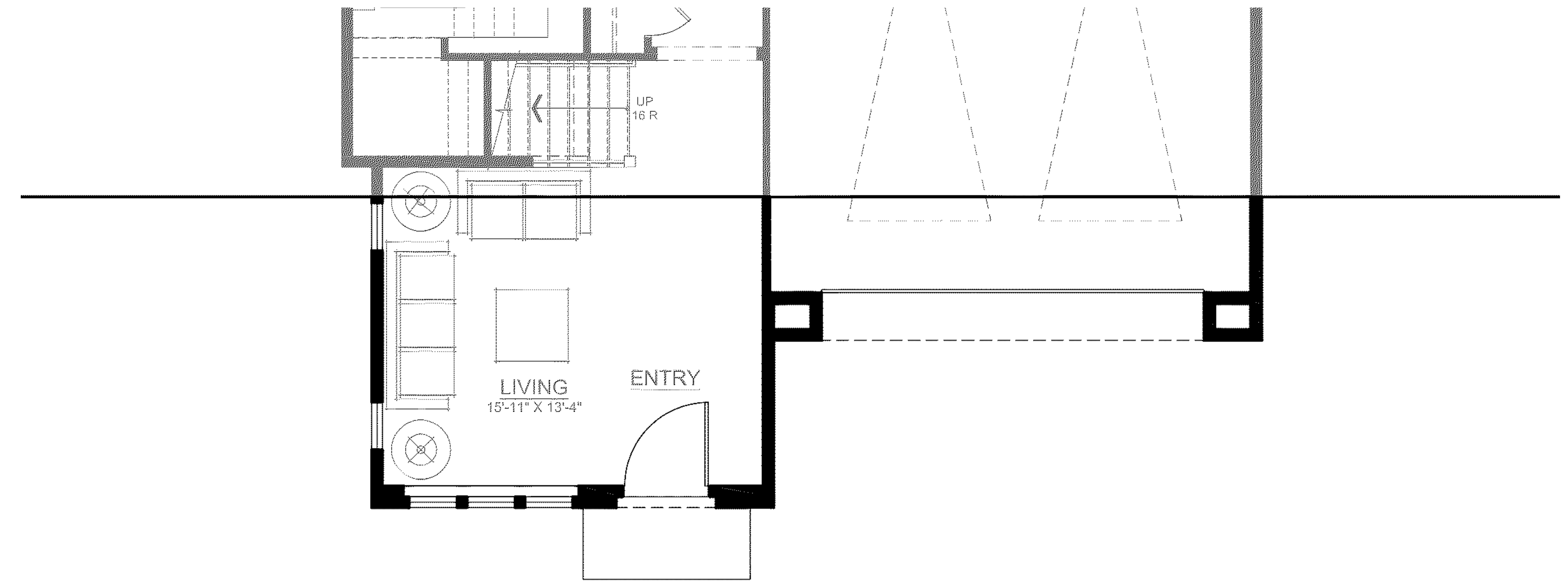
RHA

ROBERT HIDEY ARCHITECTS

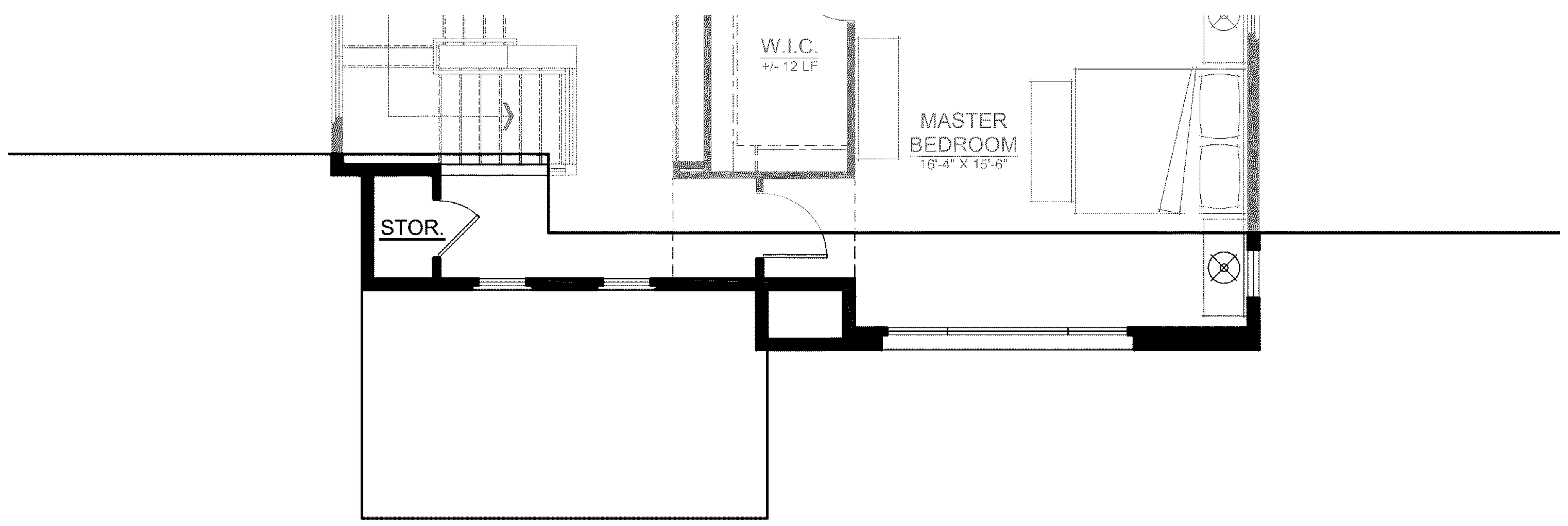


SECOND FLOOR

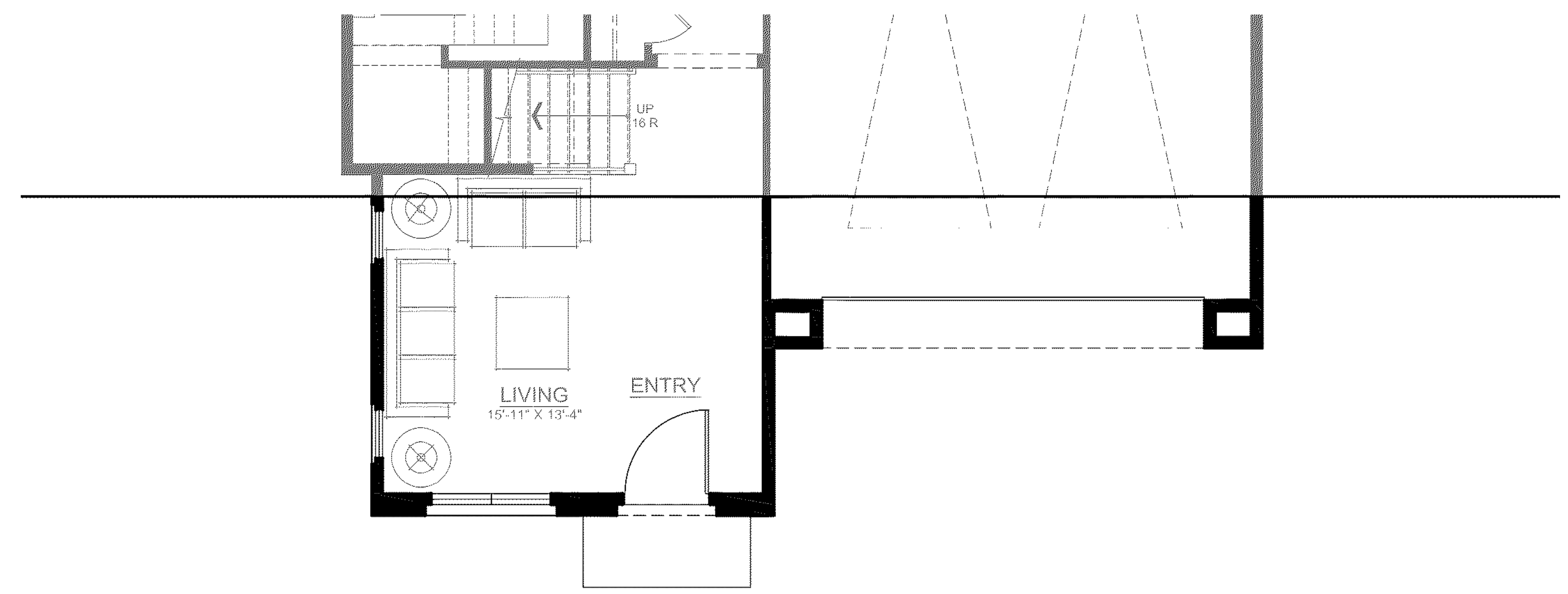


FIRST FLOOR

'C' ELEVATION



SECOND FLOOR



FIRST FLOOR

'D' ELEVATION

PLAN 2 FLOOR PLAN

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

PLAN 2

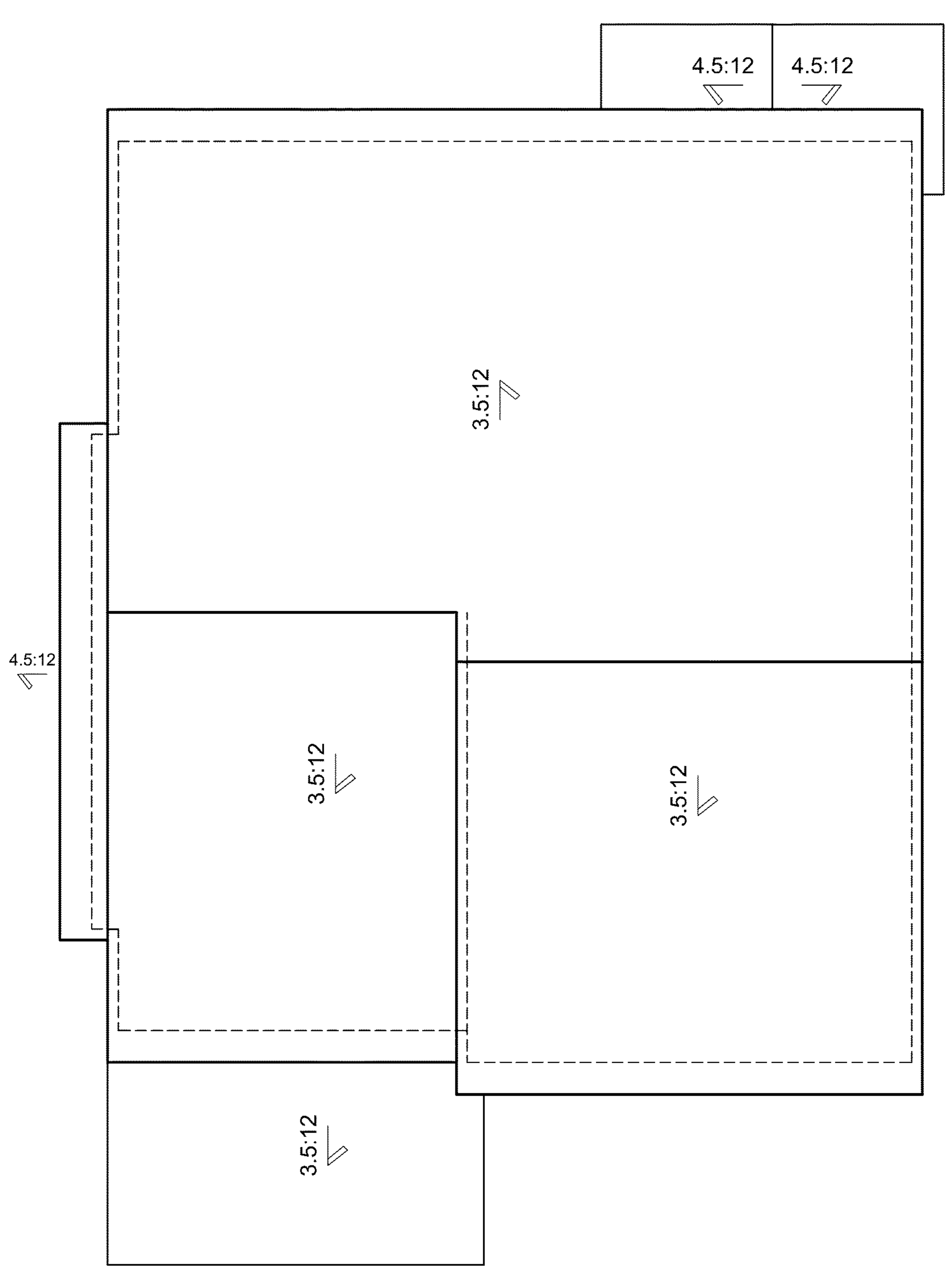
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

DESIGN FOCUS
LANDSCAPE

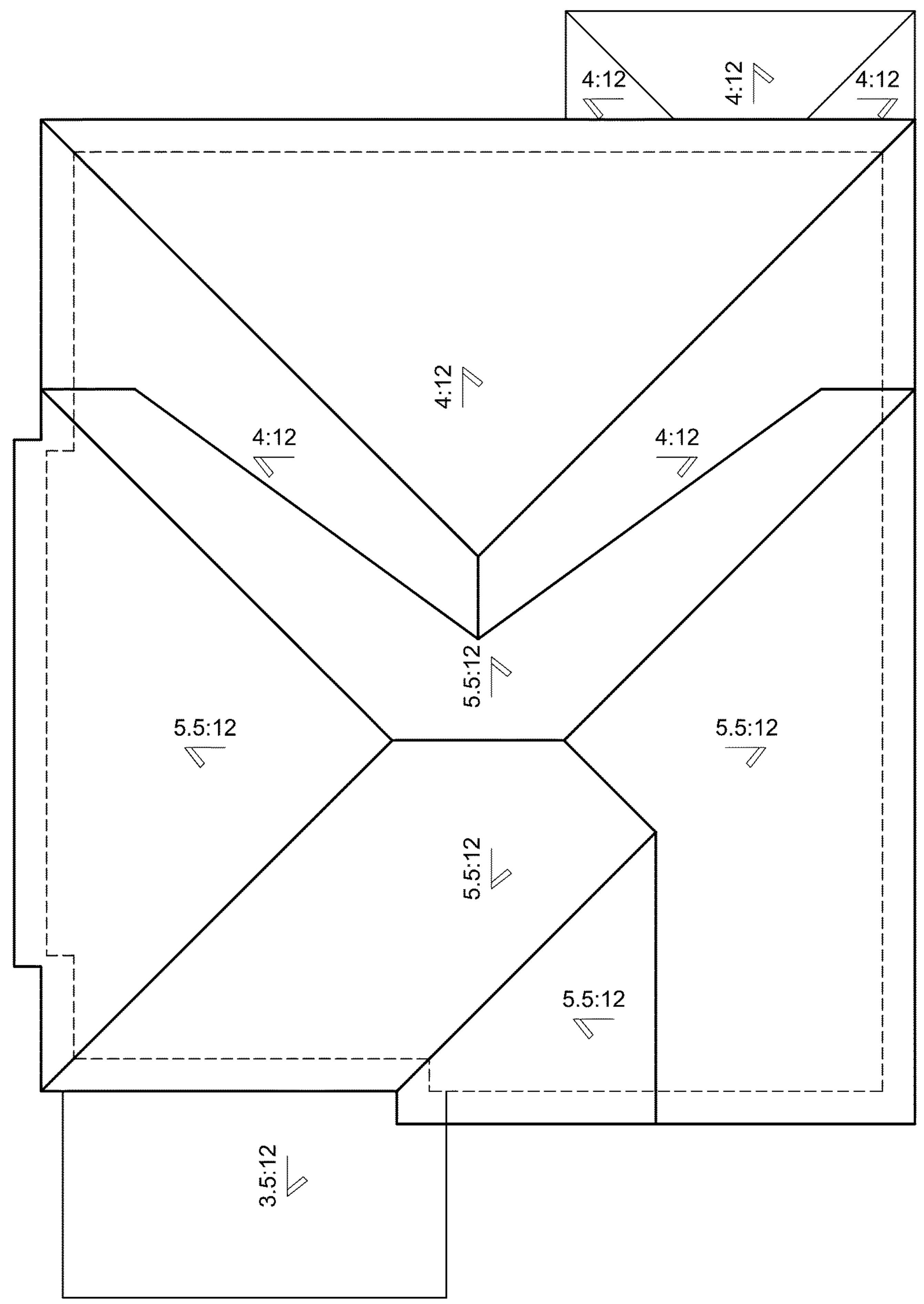
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

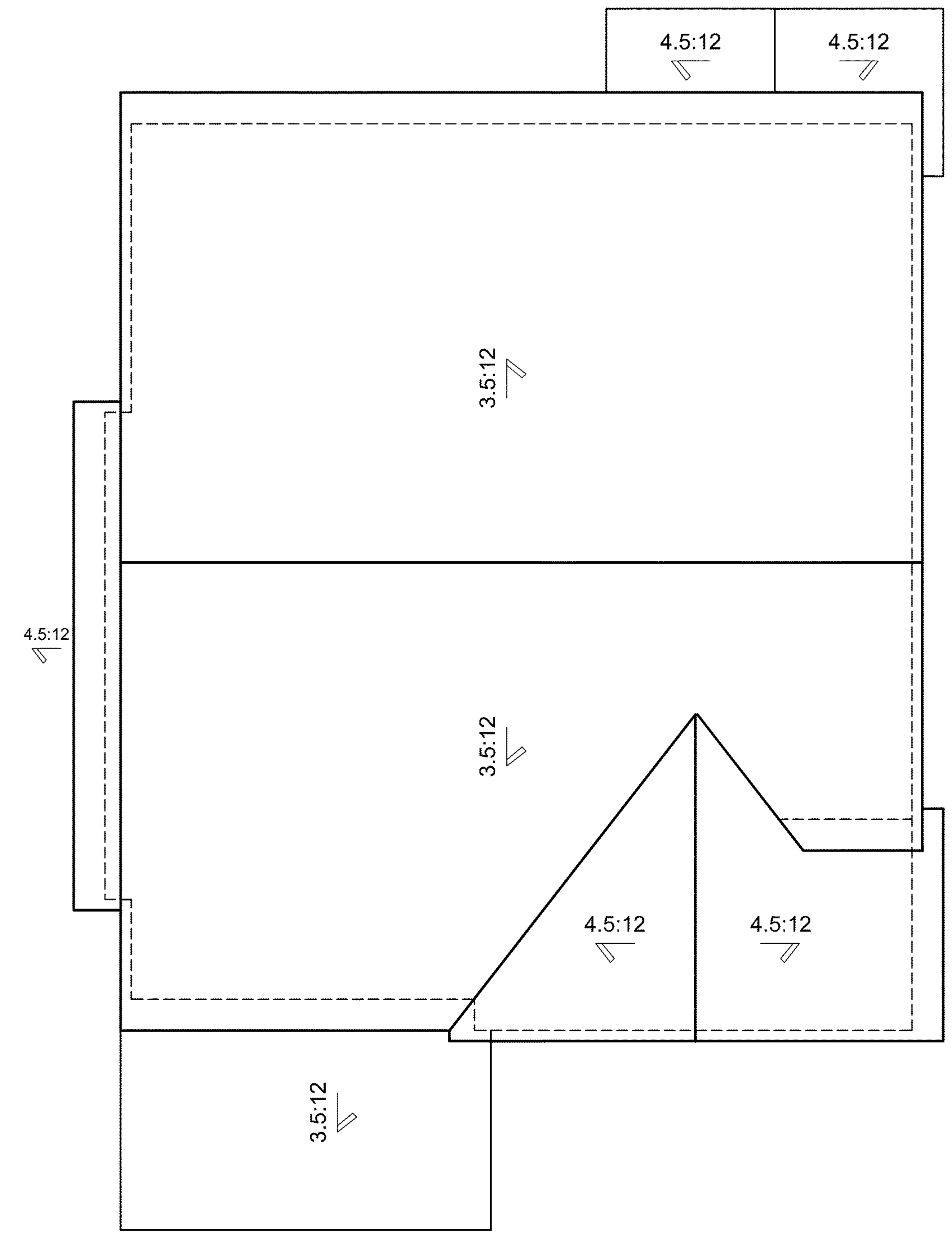
RHA
ROBERT HIDEY ARCHITECTS



'2D' ELEVATION



'2C' ELEVATION



'2A' ELEVATION

PLAN 2

ROOF PLANS

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

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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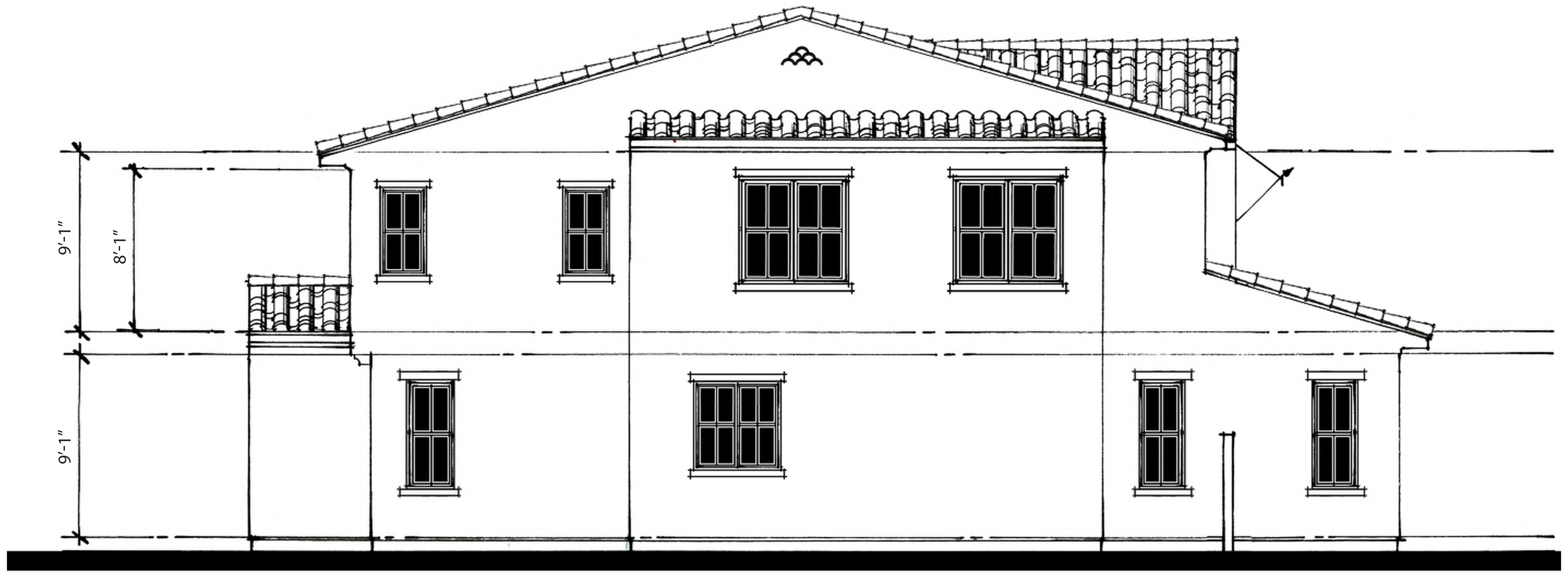

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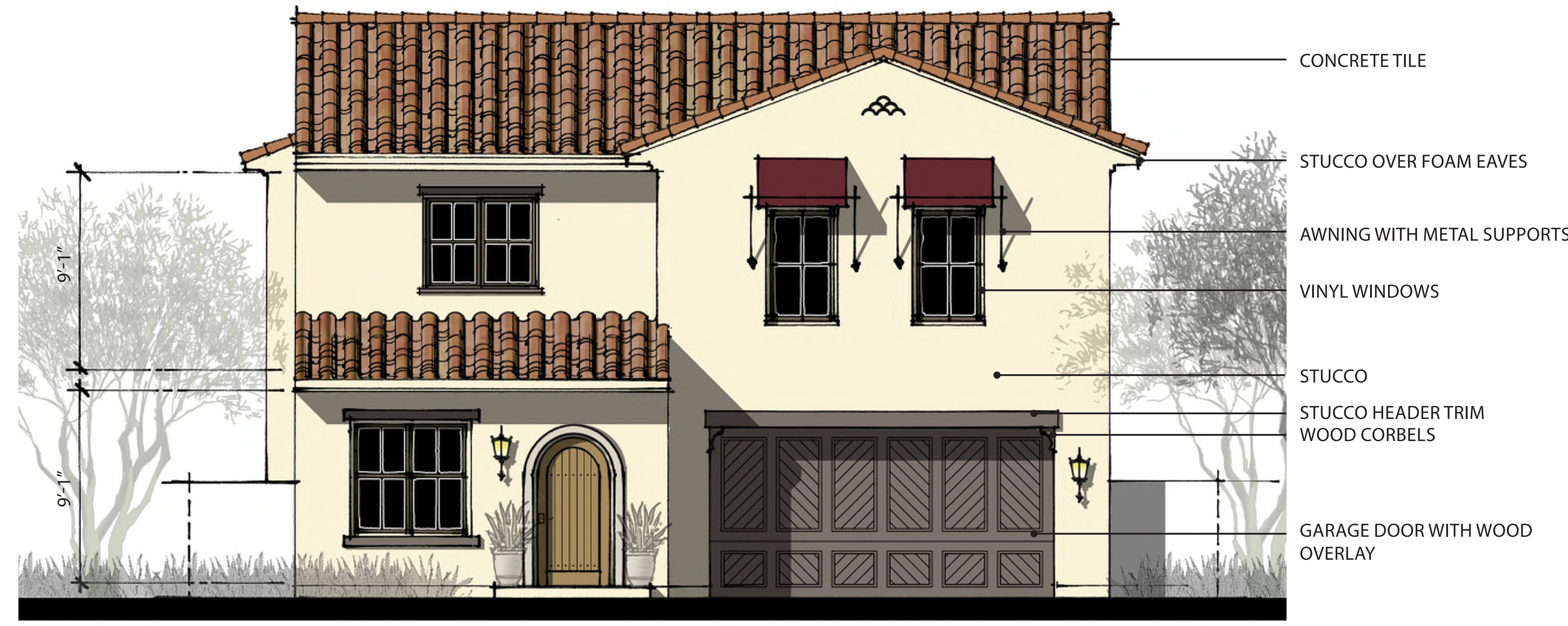
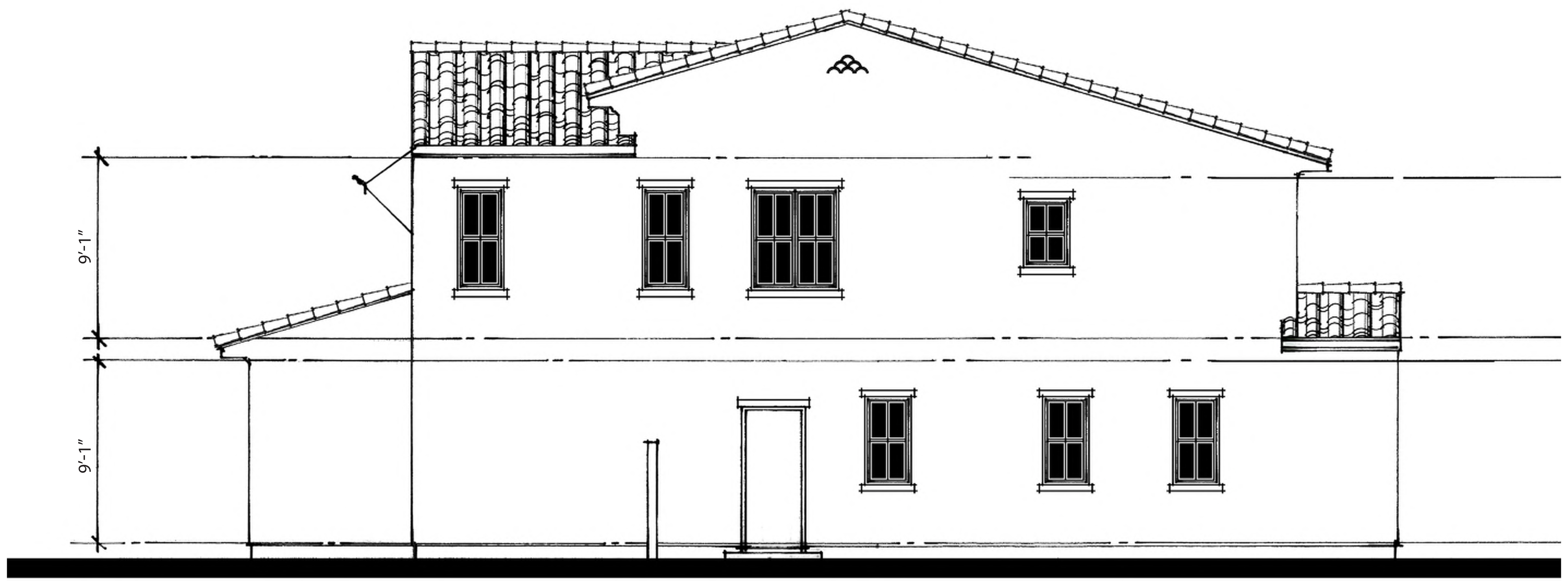


FRONT
SCHEME 3



RIGHT

REAR

PLAN 2A
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

ELEVATIONS

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

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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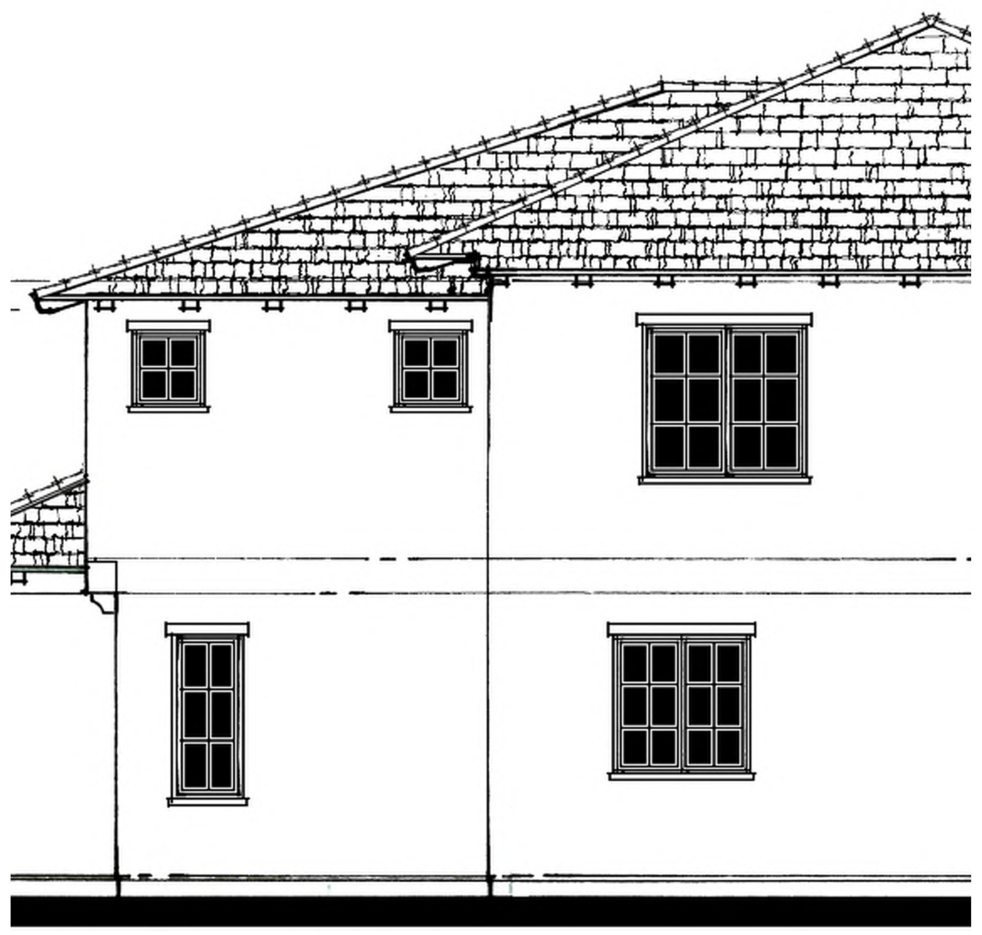
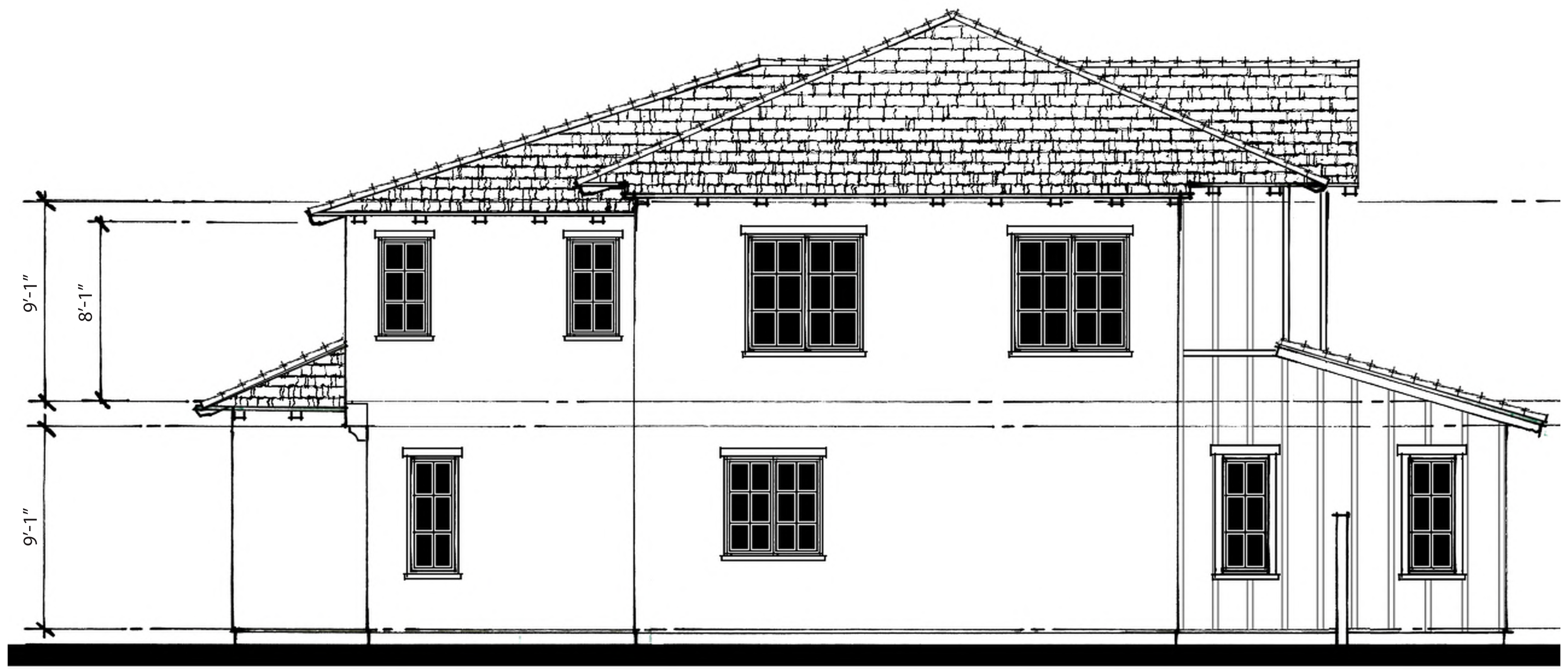
RHA

ROBERT HIDEY ARCHITECTS



LEFT
(AT LOT 1)



LEFT

FRONT
SCHEME 1

RIGHT

REAR

PLAN 2C
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

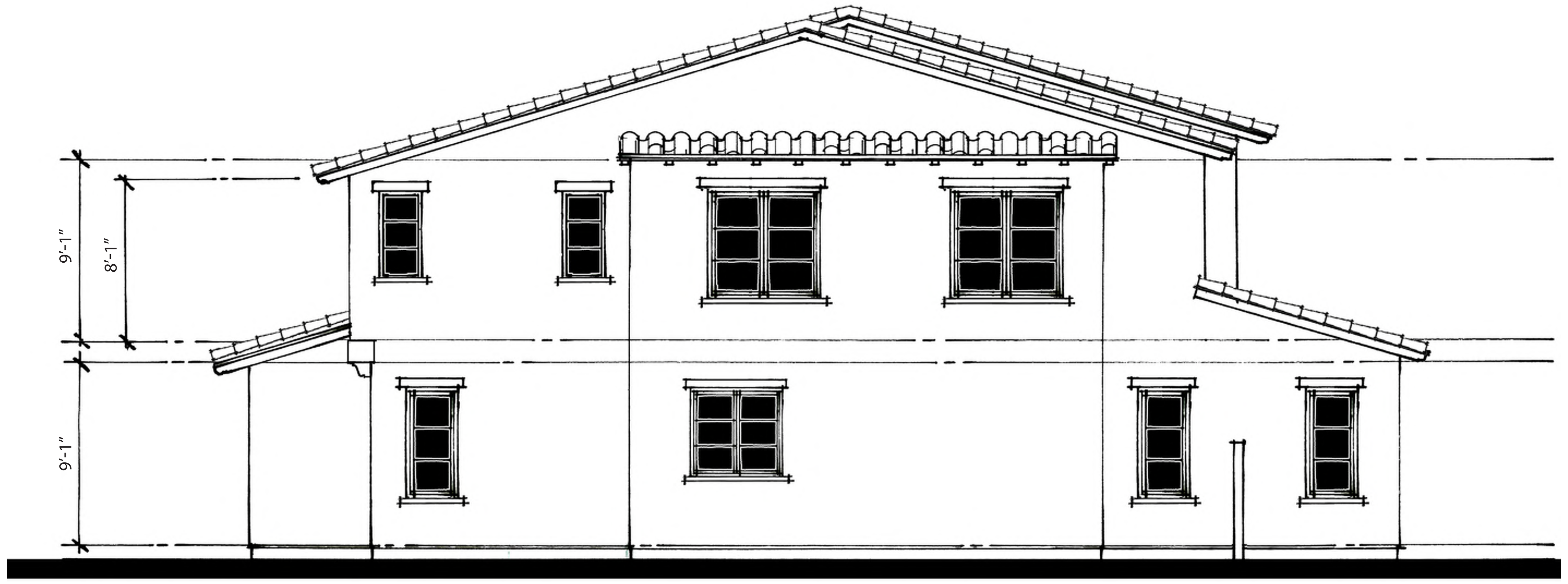
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 10/16/19

R H A

ROBERT HIDEY ARCHITECTS



LEFT

FRONT
SCHEME 7

RIGHT

REAR

PLAN 2D
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

ELEVATIONS

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

DESIGN FOCUS
LANDSCAPE

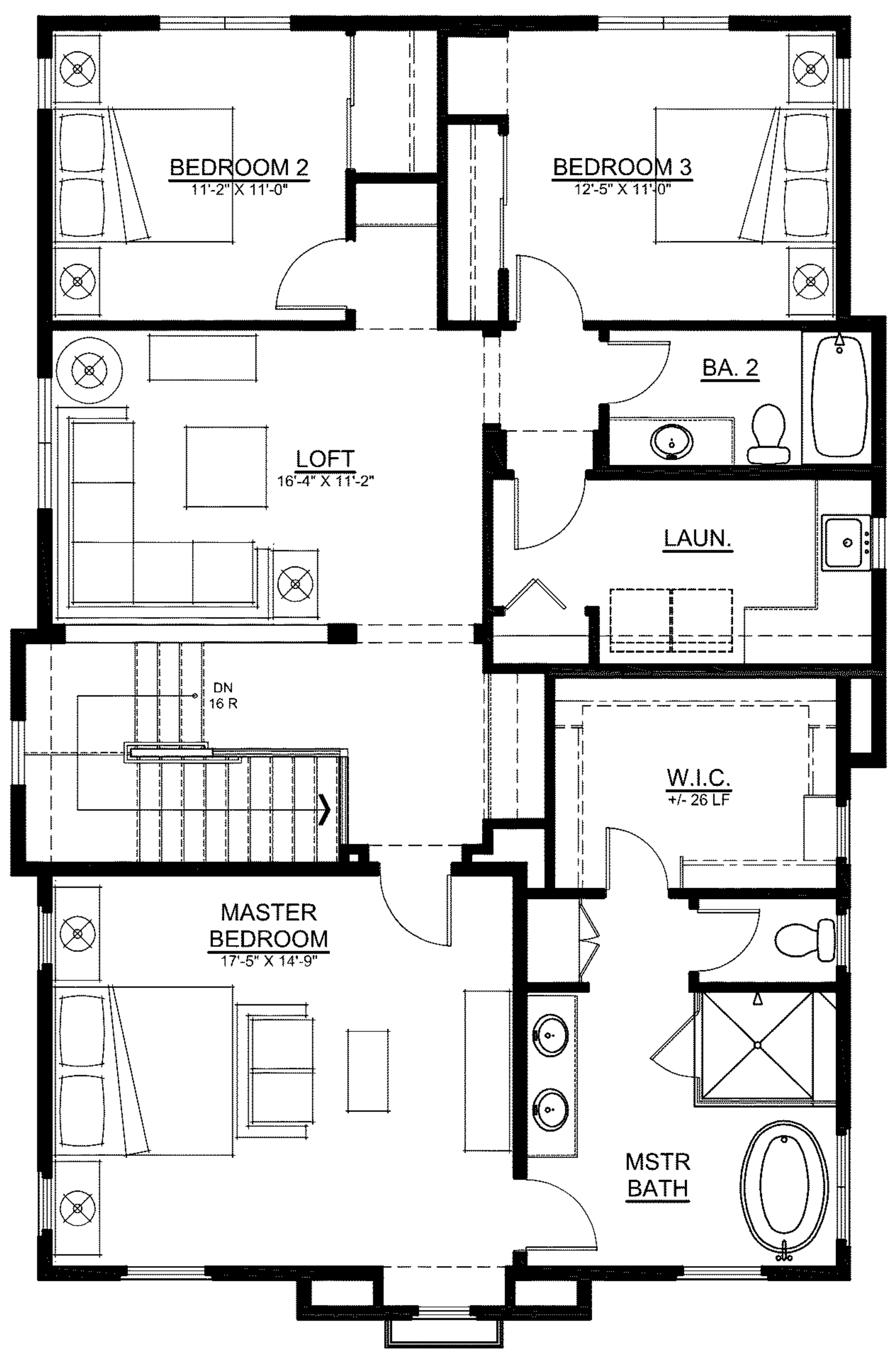
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

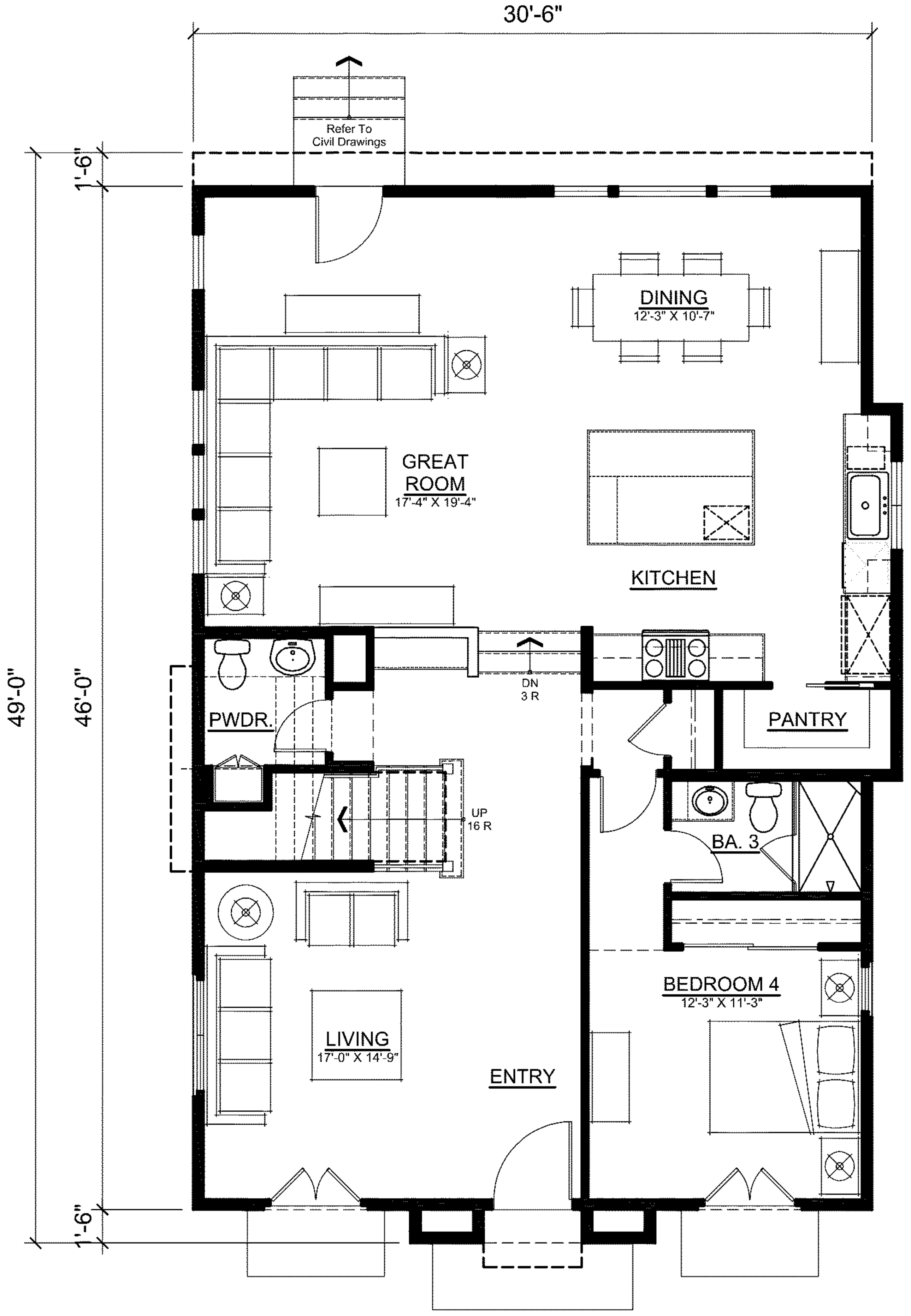
16035.01 10/16/19

R H A

ROBERT HIDEY ARCHITECTS



SECOND FLOOR
(1,403 SF)



FIRST FLOOR
(1,426 SF)

PLAN 3
('A' ELEVATION)
TOTAL: 2,829 SF

PLAN 3 FLOOR PLAN

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

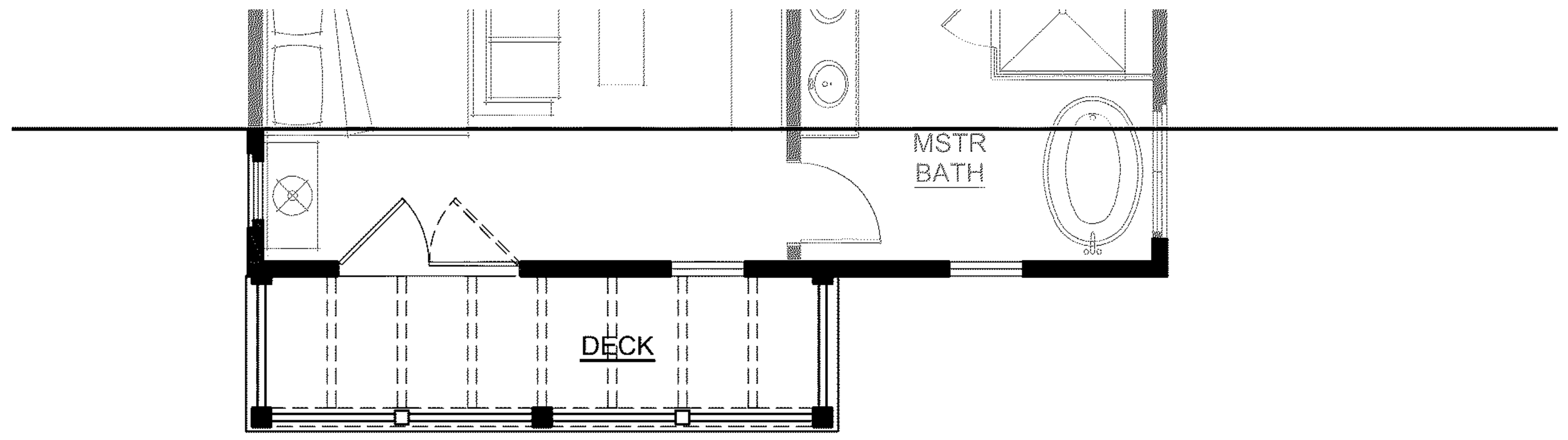
NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

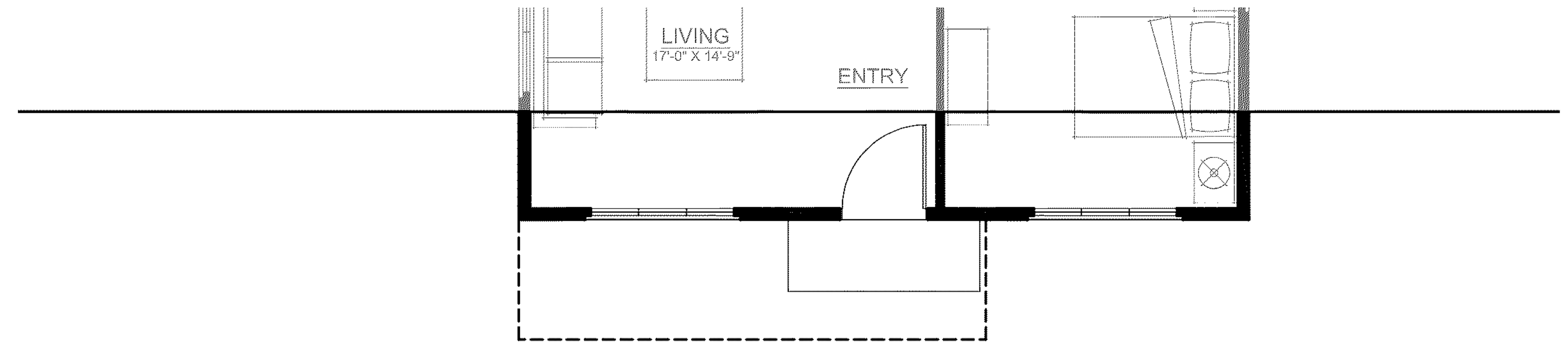
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

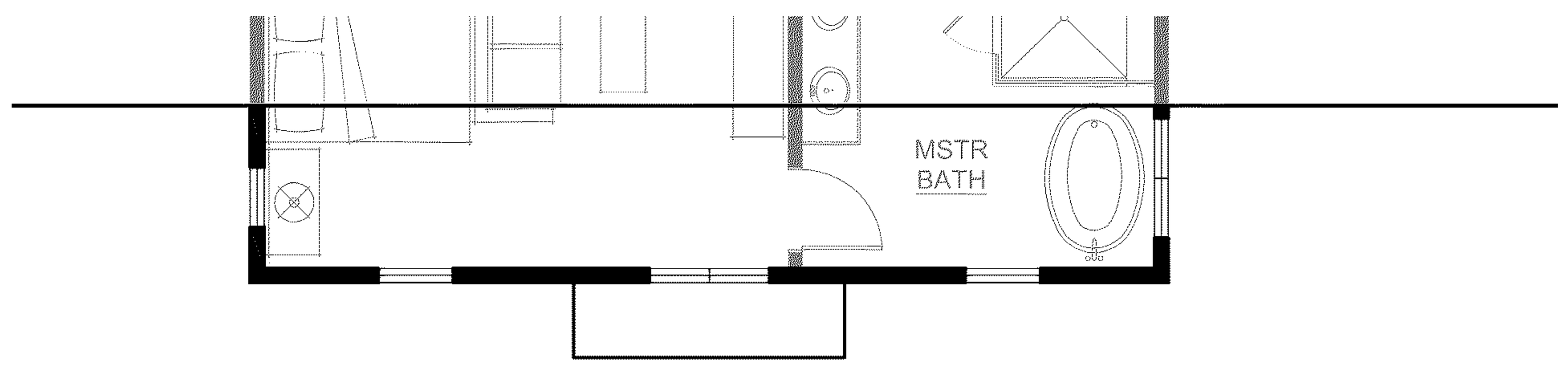


SECOND FLOOR
1,395 SF

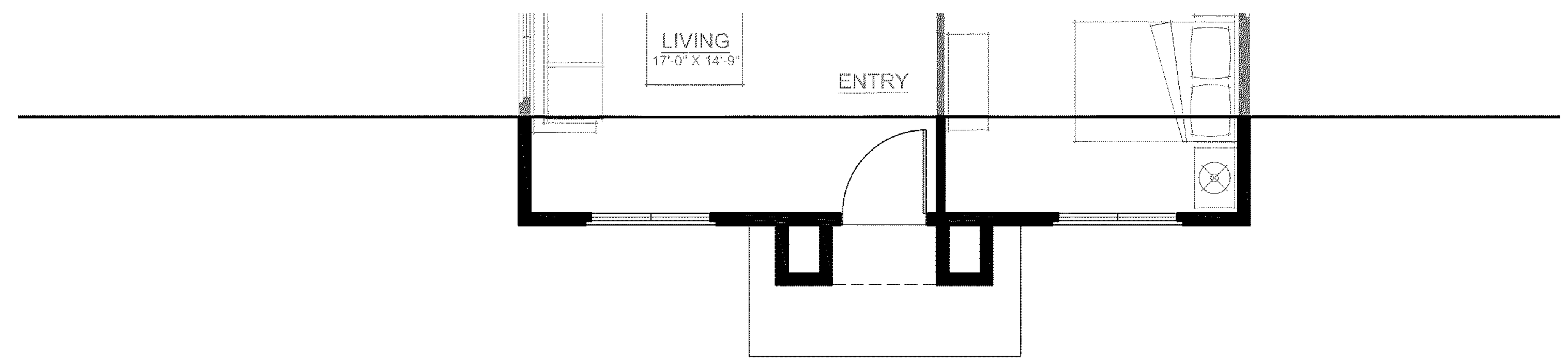


FIRST FLOOR
1,426 SF

'B' ELEVATION (2,821 SF)

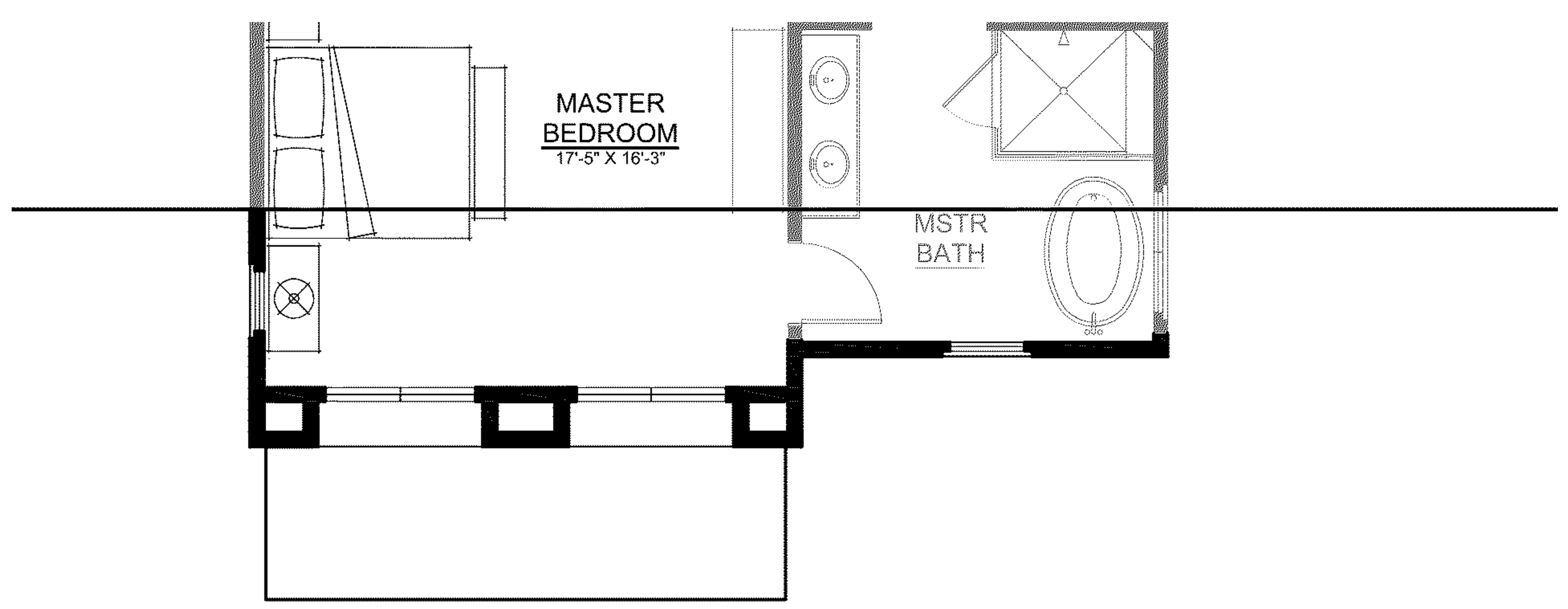


SECOND FLOOR
1,395 SF

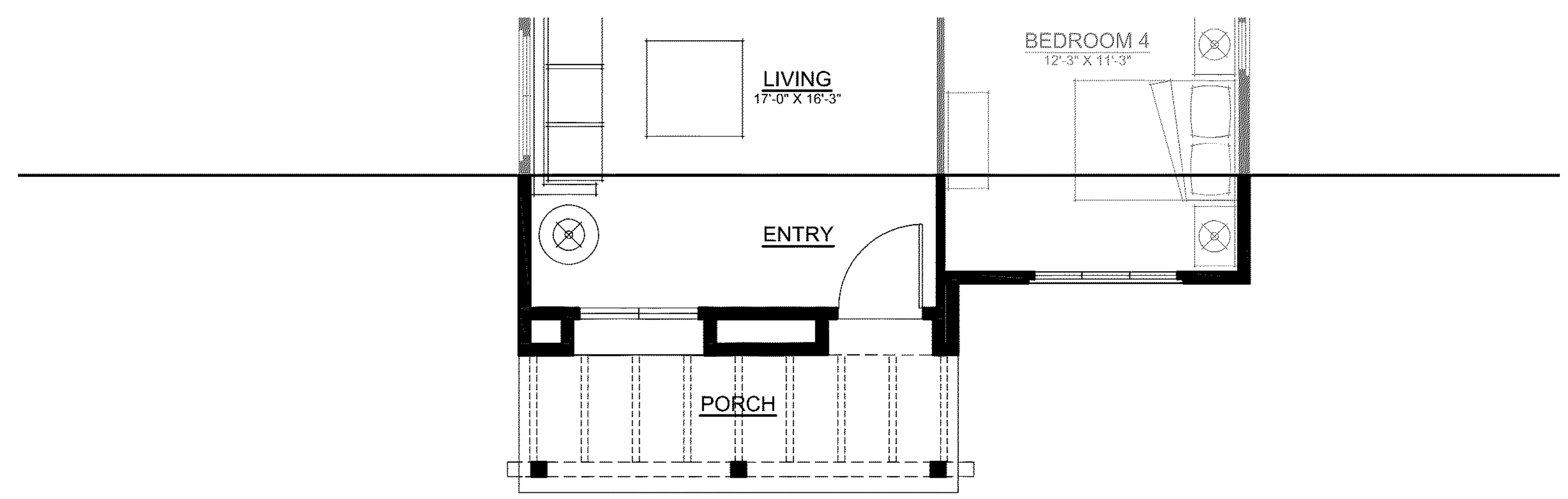


FIRST FLOOR
1,426 SF

'C' ELEVATION (2,821 SF)



SECOND FLOOR
1,422 SF



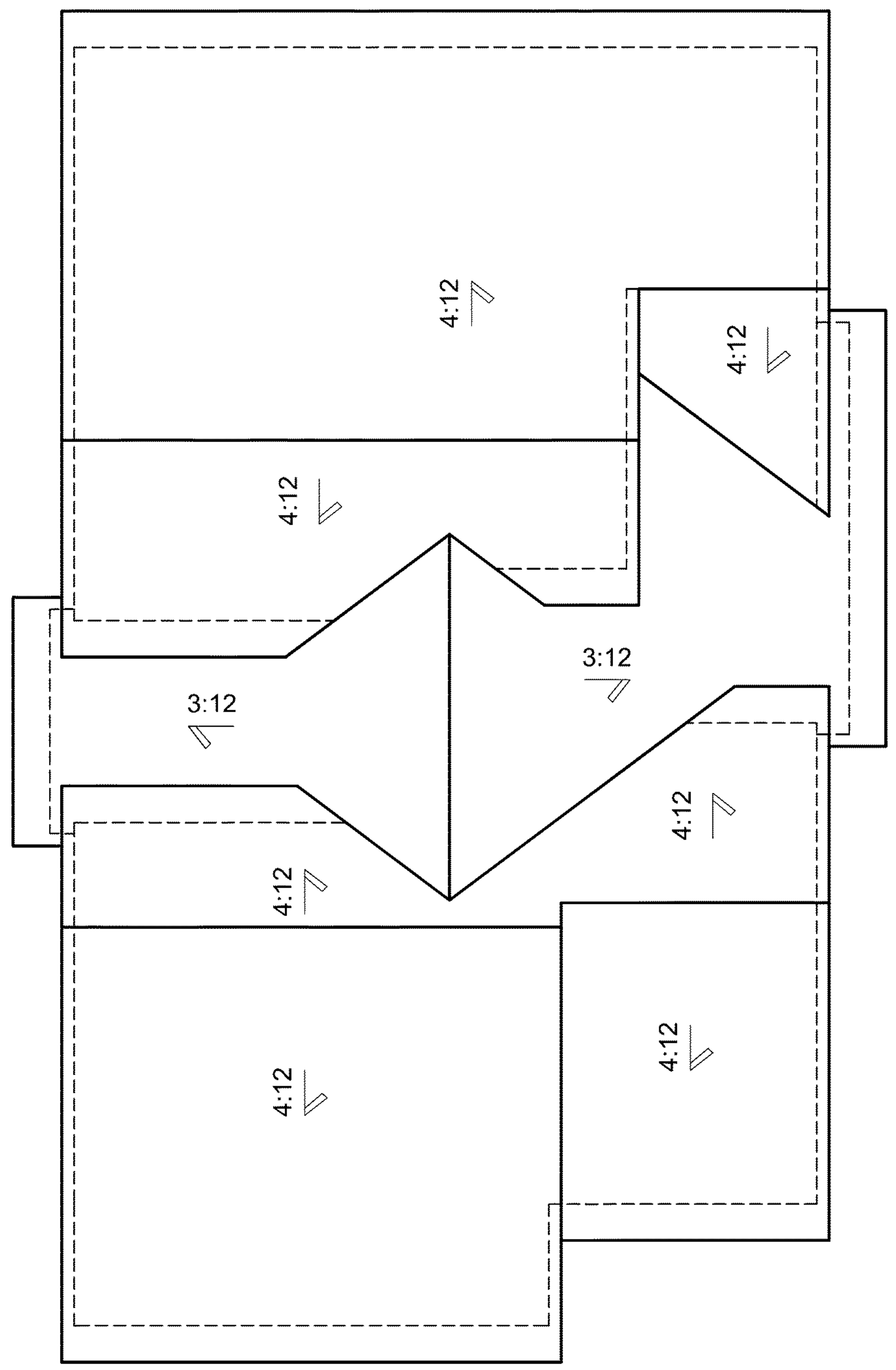
FIRST FLOOR
1,452 SF

'D' ELEVATION (2,874 SF)

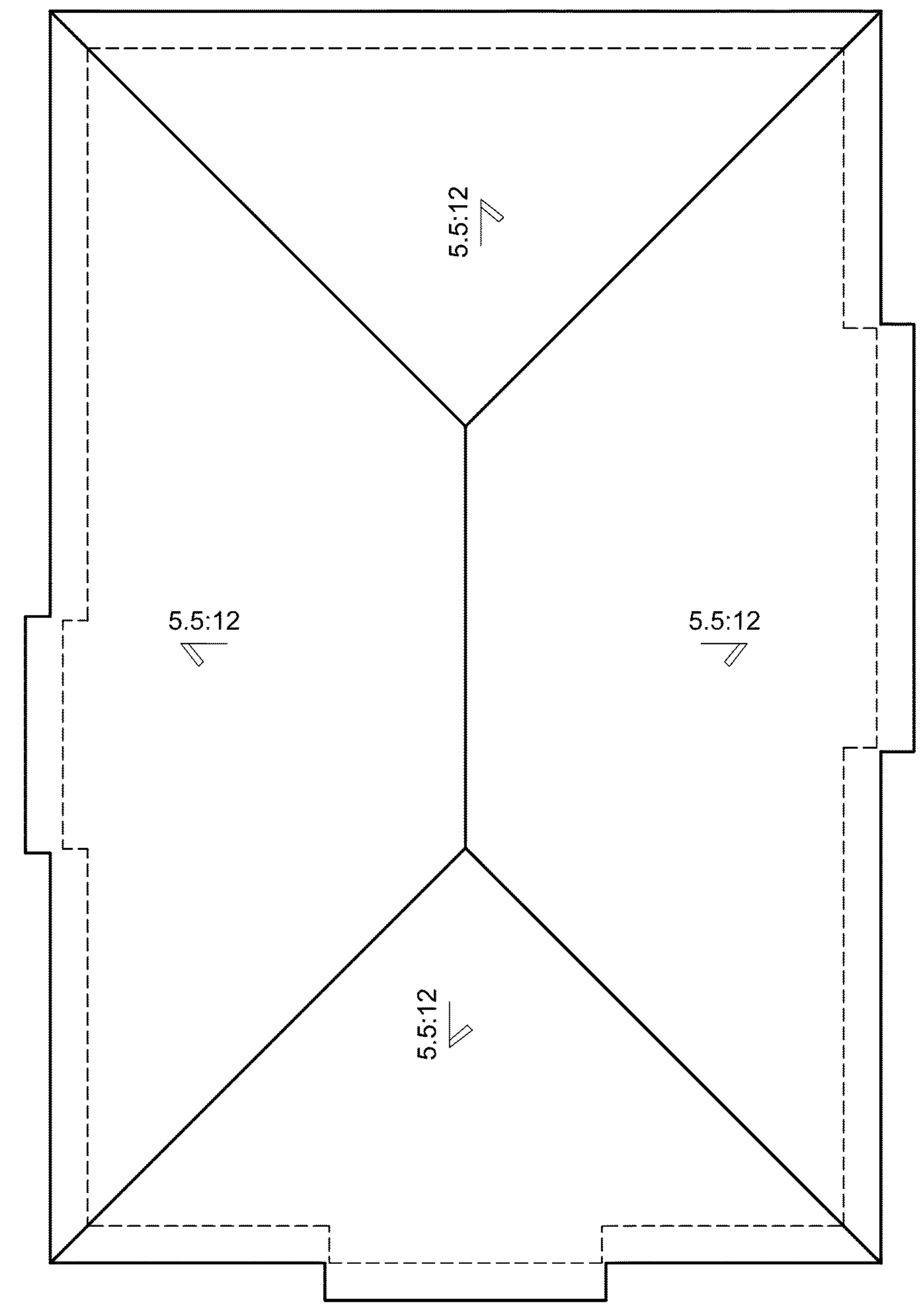
PLAN 3 FLOOR PLAN

RHA

ROBERT HIDEY ARCHITECTS



'3B' ELEVATION



'3A' ELEVATION

PLAN 3

ROOF PLANS

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

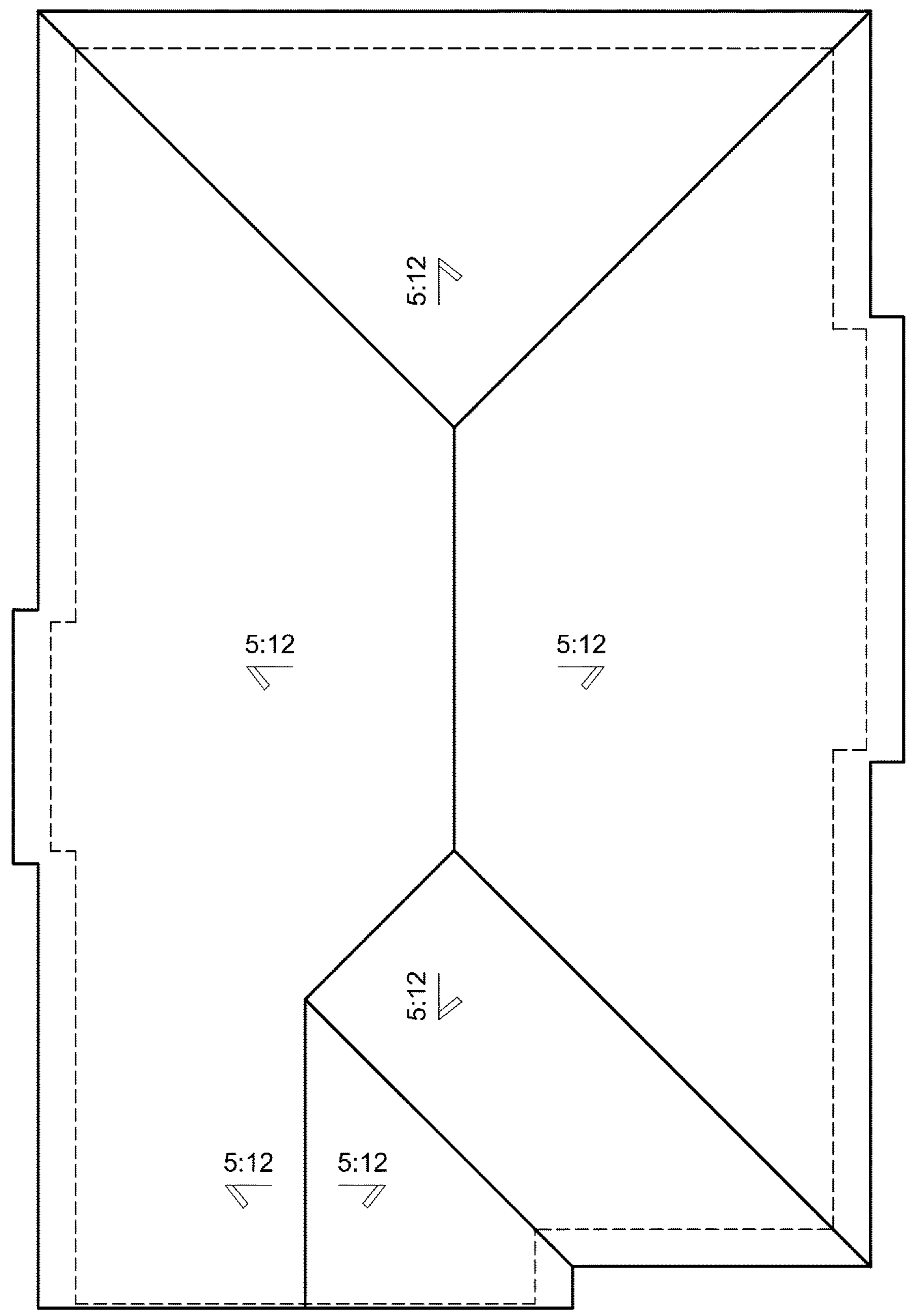
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

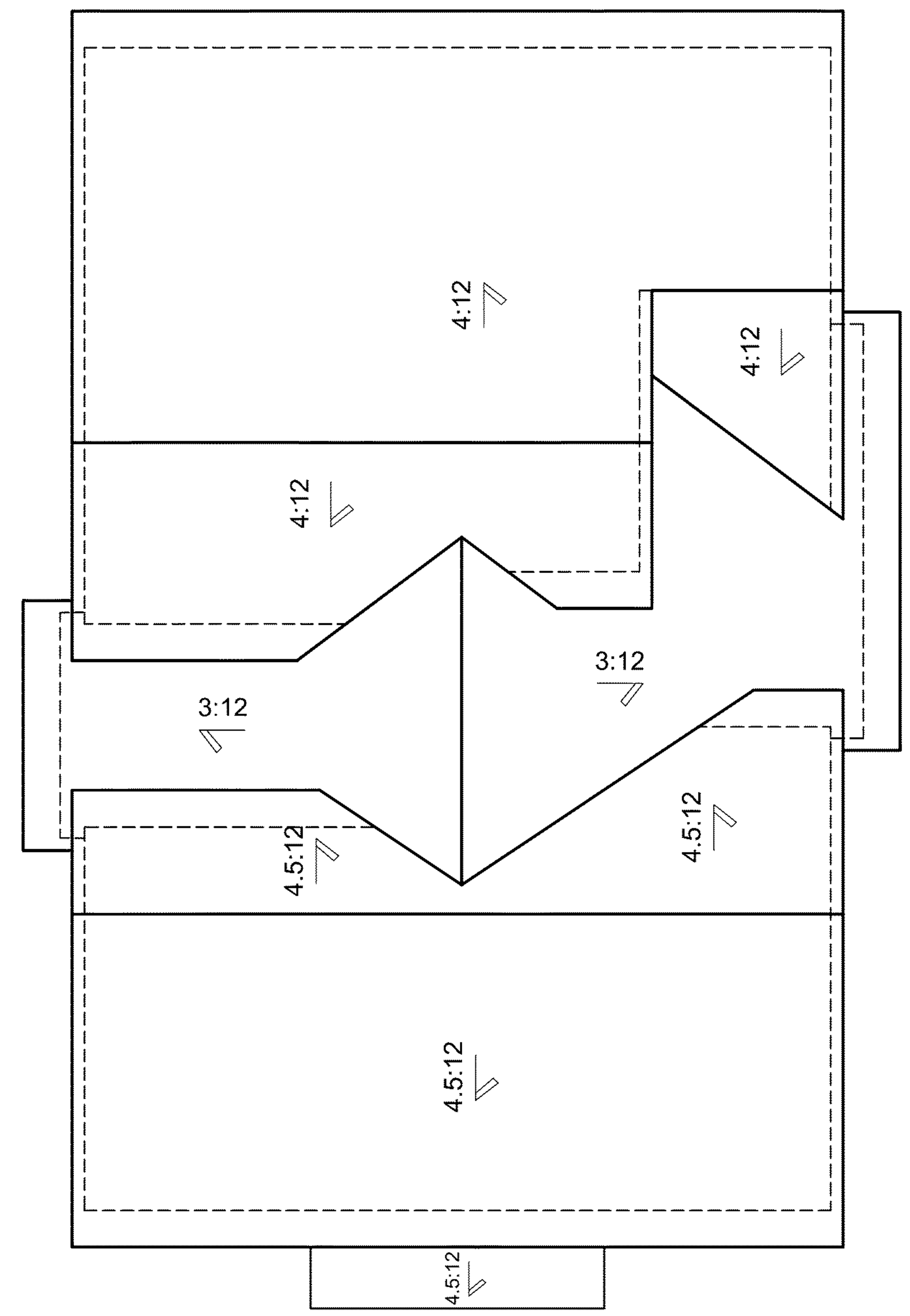
16035.01 10/16/19

R H A

ROBERT HIDEY ARCHITECTS



'3D' ELEVATION



'3C' ELEVATION

PLAN 3

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROOF PLANS

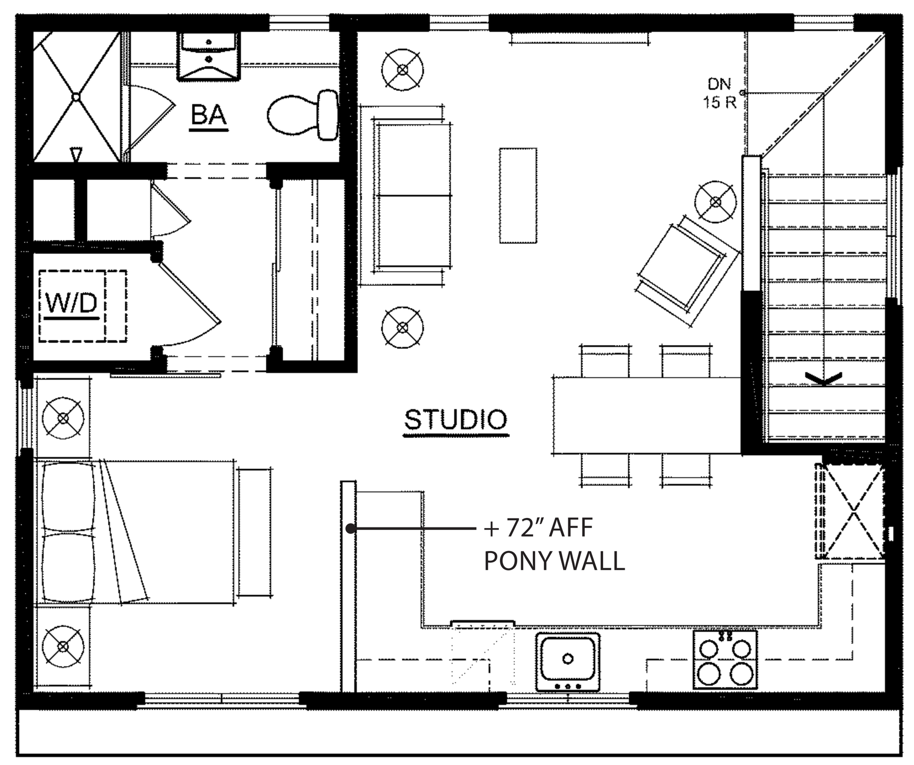
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

ROBSON HOMES

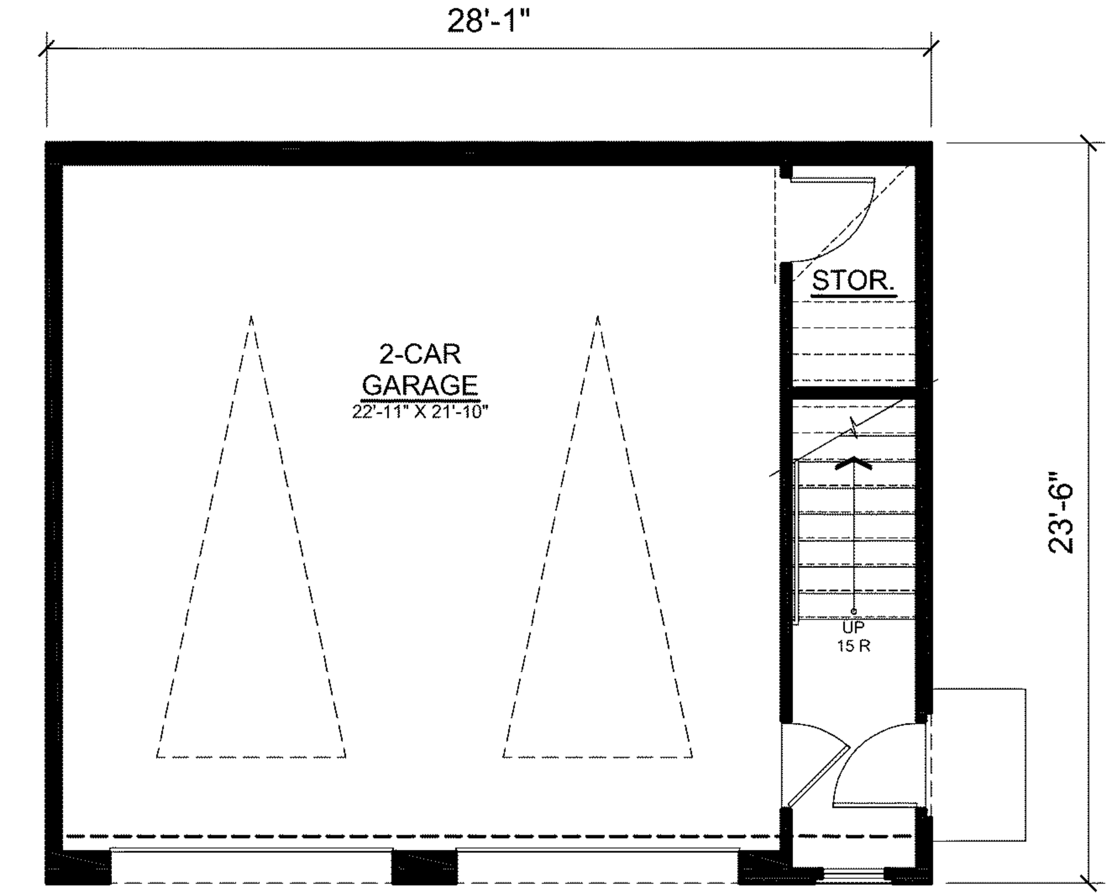
16035.01 10/16/19

RHA

ROBERT HIDEY ARCHITECTS



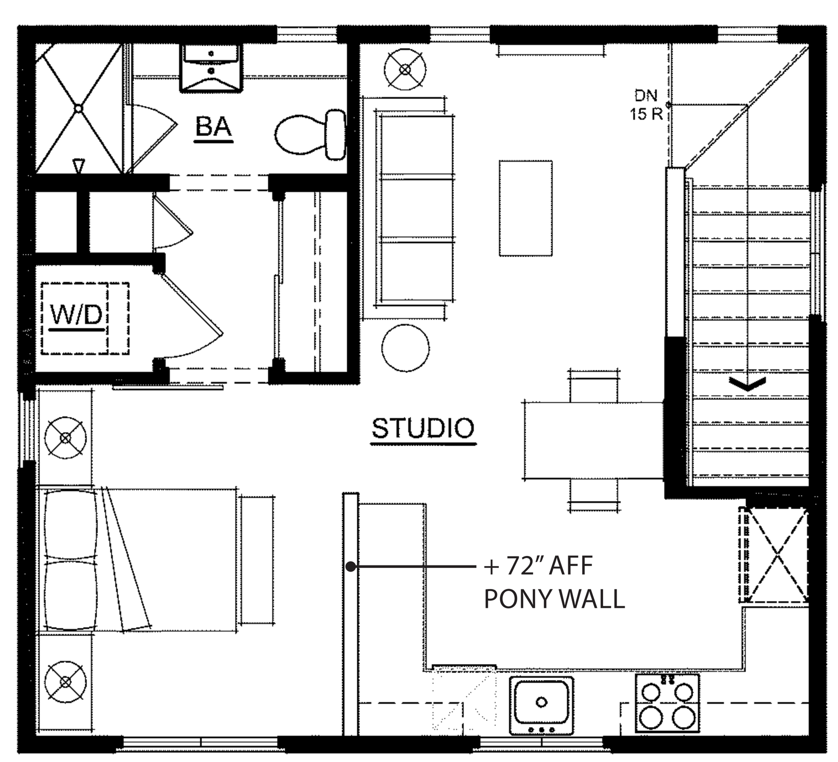
SECOND FLOOR



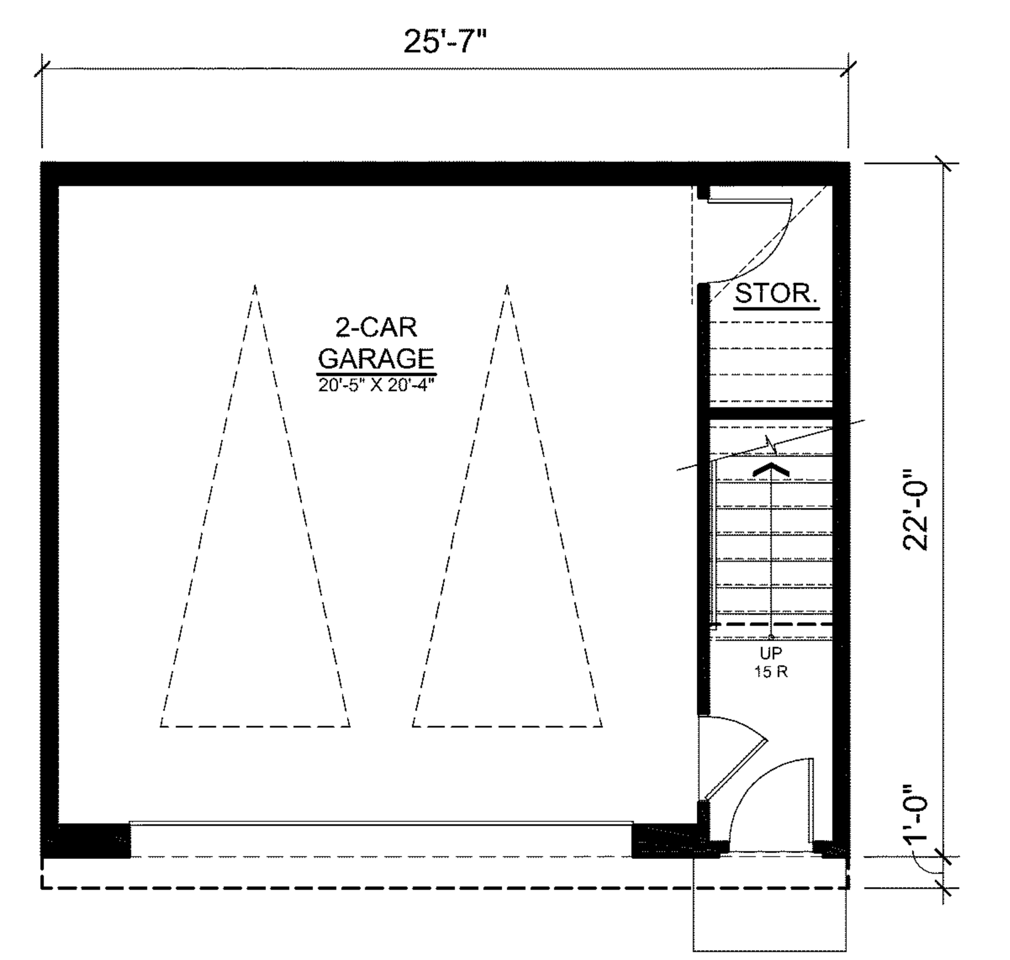
FIRST FLOOR

ADU GARAGE C

2ND FLOOR	= 555 SF
1ST FLOOR	= 69 SF
TOTAL STUDIO	**= 624 SF**
TOTAL GARAGE	**= 591 SF**



SECOND FLOOR



FIRST FLOOR

ADU GARAGE A & B

2ND FLOOR	= 521 SF
1ST FLOOR	= 62 SF
TOTAL STUDIO	**= 583 SF**
TOTAL GARAGE	**= 501 SF**

ADU FLOOR PLANS

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

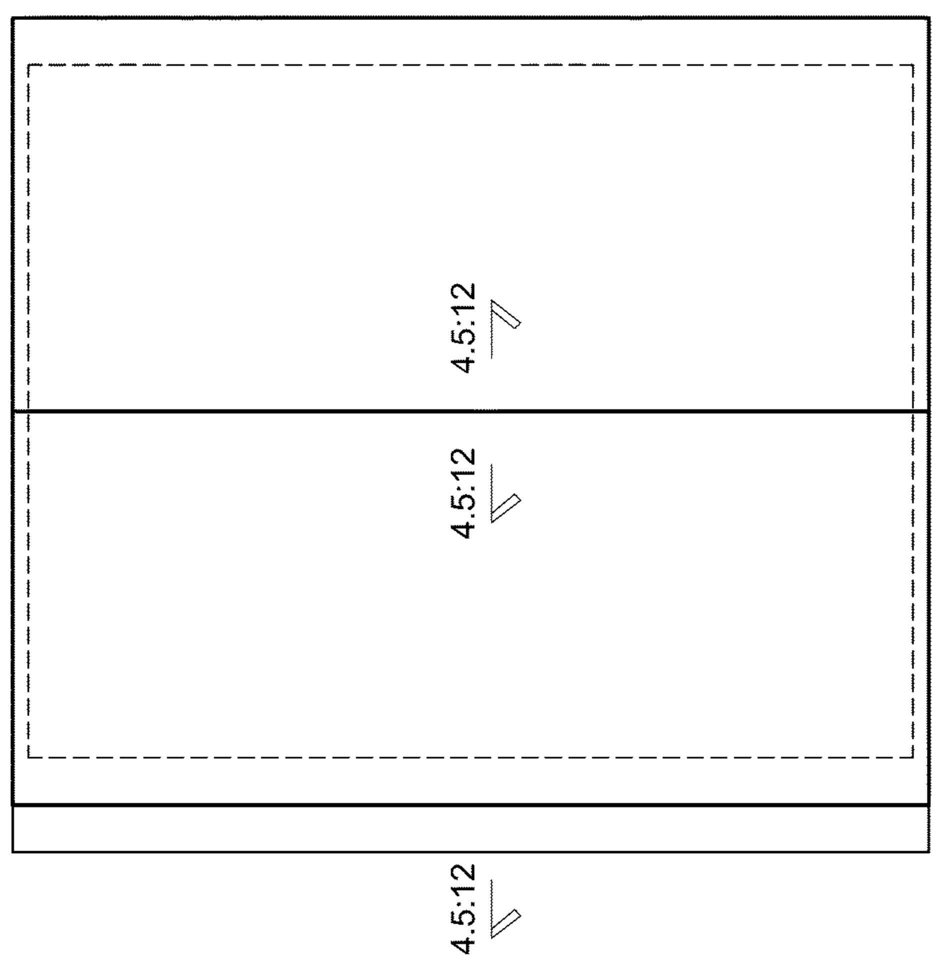
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

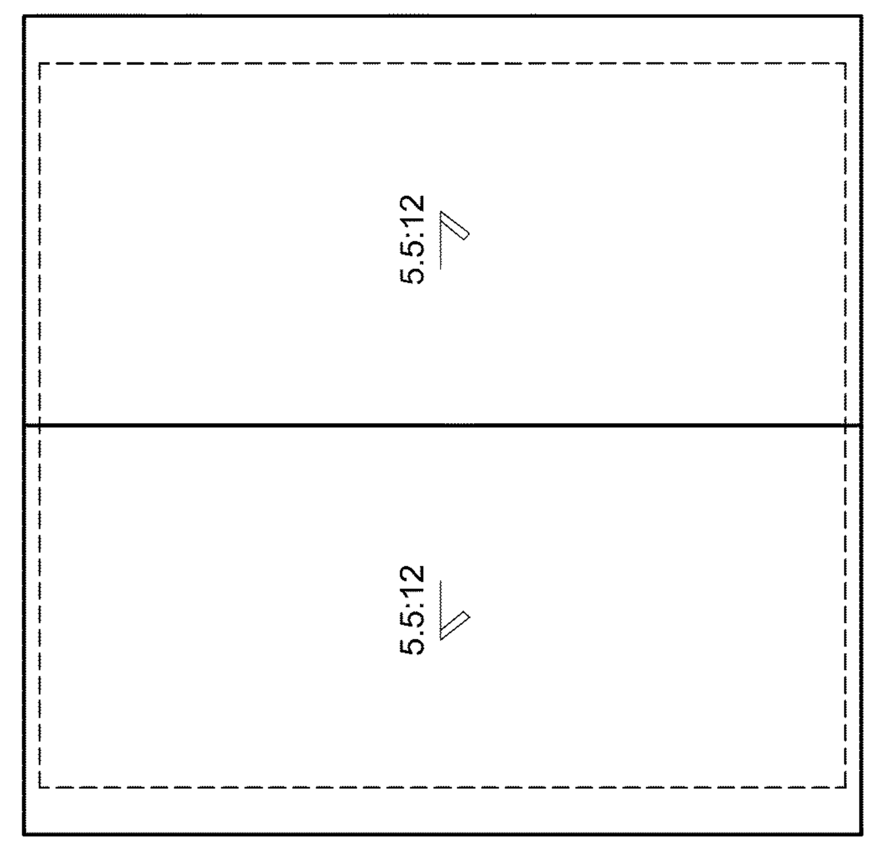
16035.01 10/16/19

R H A

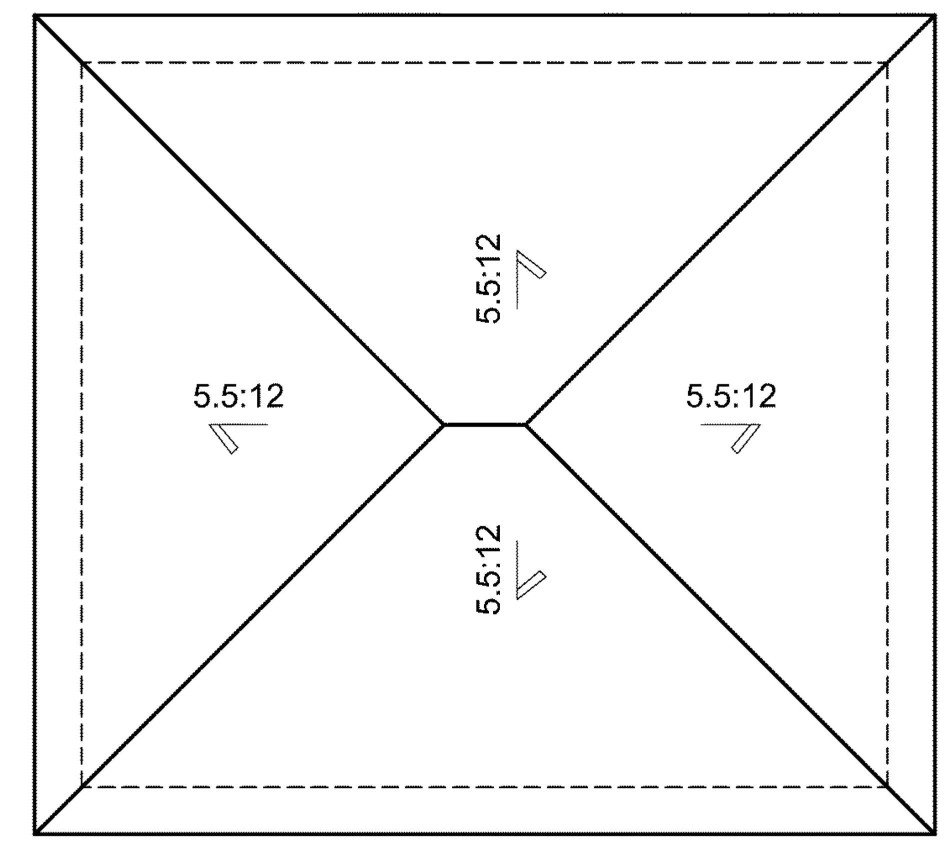
ROBERT HIDEY ARCHITECTS



'GC' ELEVATION



'GB' ELEVATION



'GA' ELEVATION

ADU ROOF PLANS

0 1' 2' 4' 8'

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 10/16/19

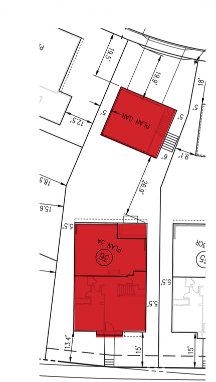
RHA
ROBERT HIDEY ARCHITECTS

3A REAR (REVERSE)

3A FRONT (REVERSE)
SCHEME 4

3A LEFT (REVERSE)

ADU GA RIGHT (REVERSE)



PLAN 3 - LOT 36
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

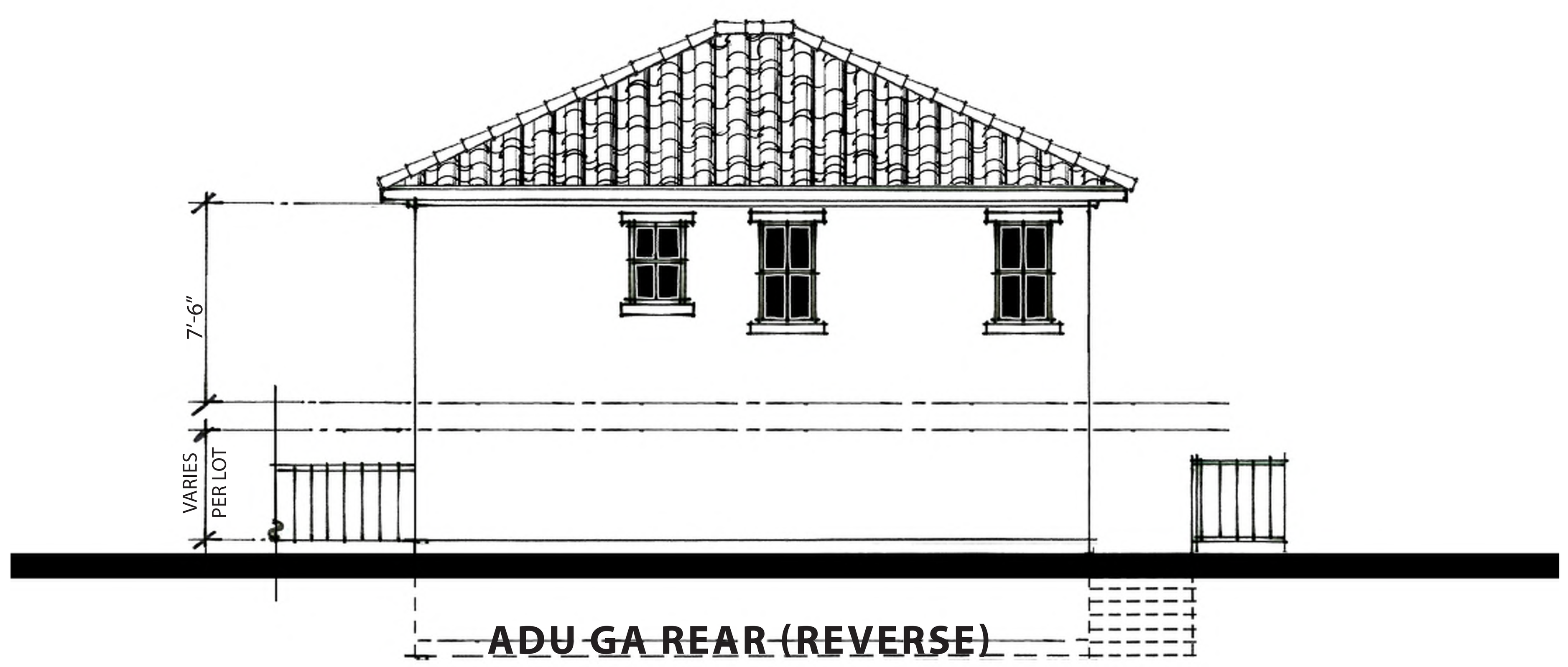
ROBSON HOMES

16035.01 10/16/19

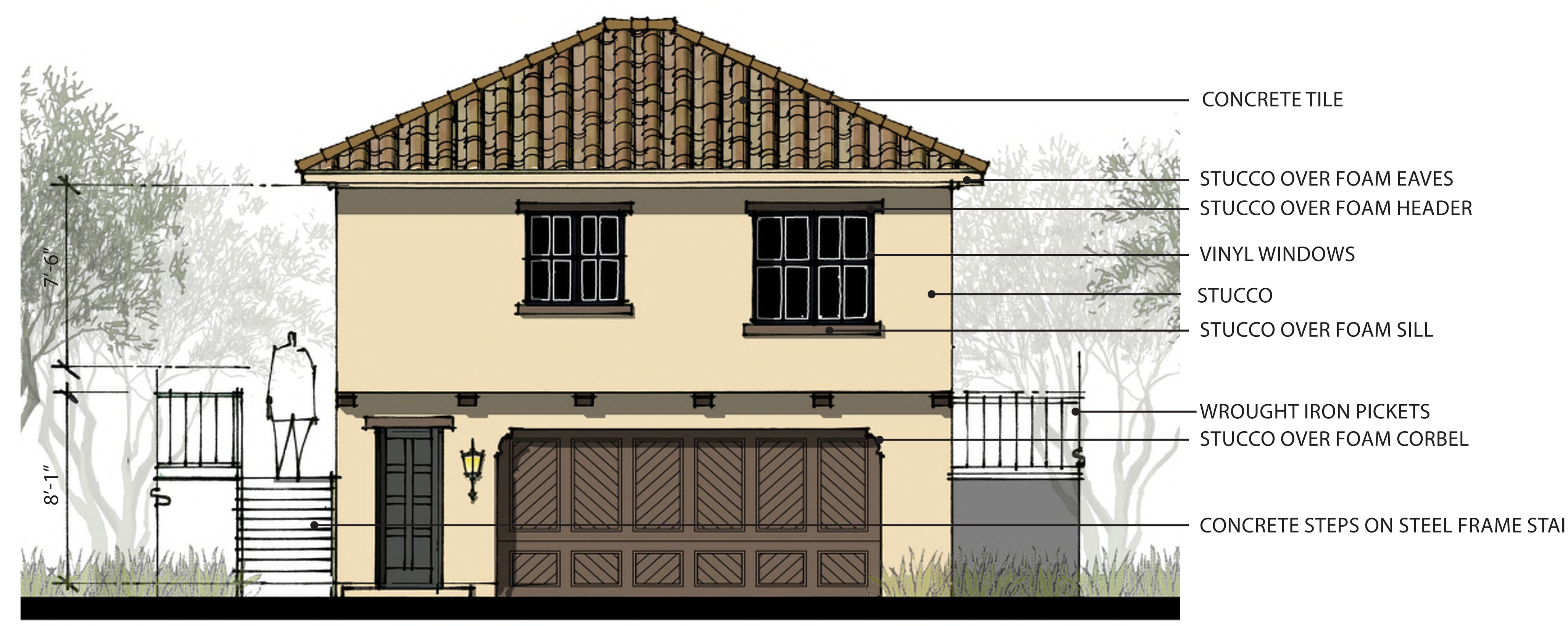
R H A
ROBERT HIDEY ARCHITECTS

3A RIGHT (REVERSE)

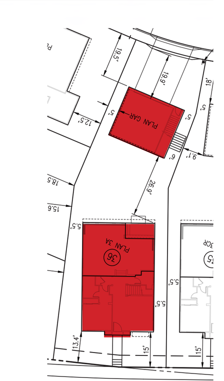
ADU GA LEFT (REVERSE)



ADU GA REAR (REVERSE)



ADU GA FRONT (REVERSE)
SCHEME 4



PLAN 3 - LOT 36
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 10/16/19

RHA
ROBERT HIDEY ARCHITECTS

3BR REAR (REVERSE)

3BR FRONT (REVERSE)
SCHEME 8

3BR LEFT (REVERSE)

ADU GCR RIGHT (REVERSE)

PLAN 3 - LOT 34

NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

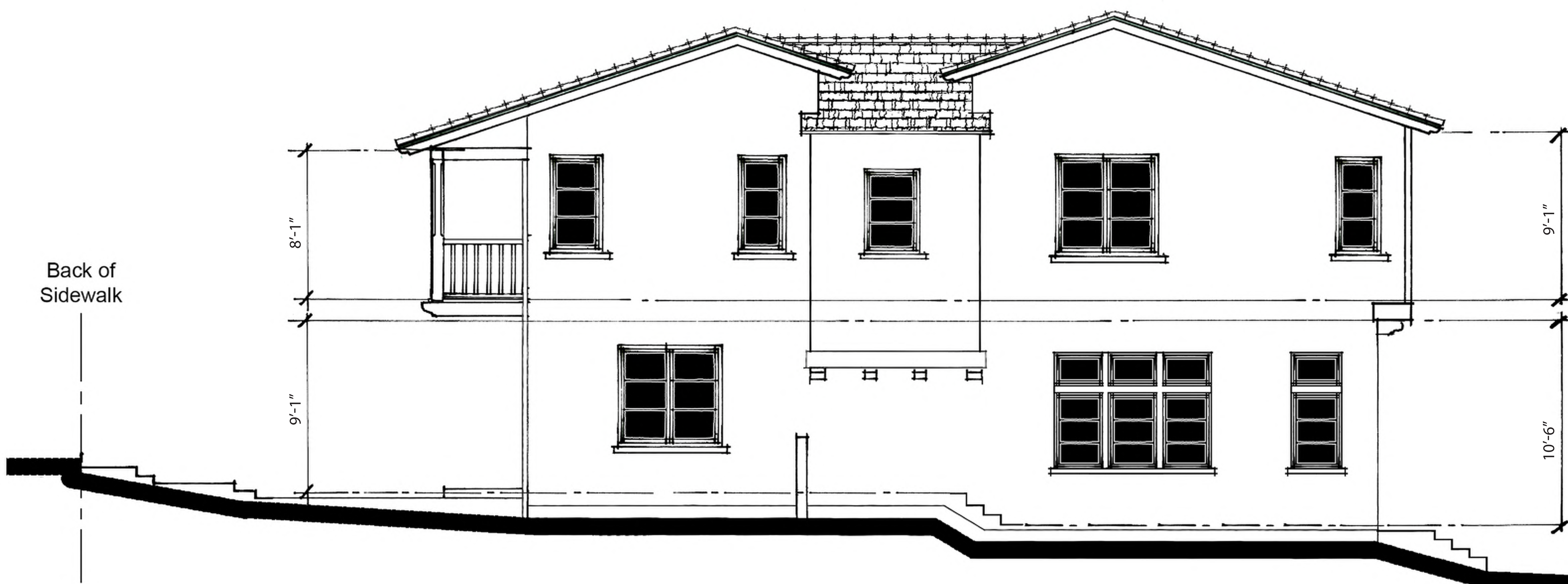
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

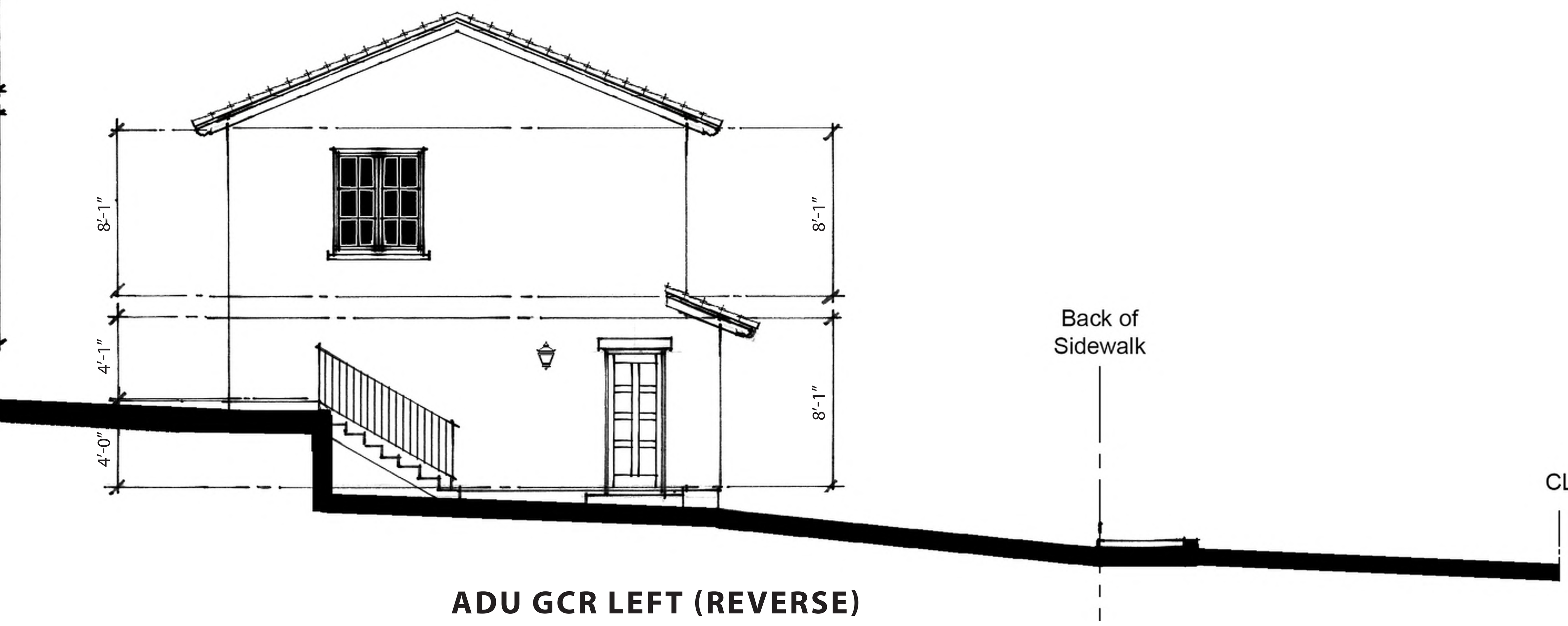
ROBSON HOMES

16035.01 10/16/19

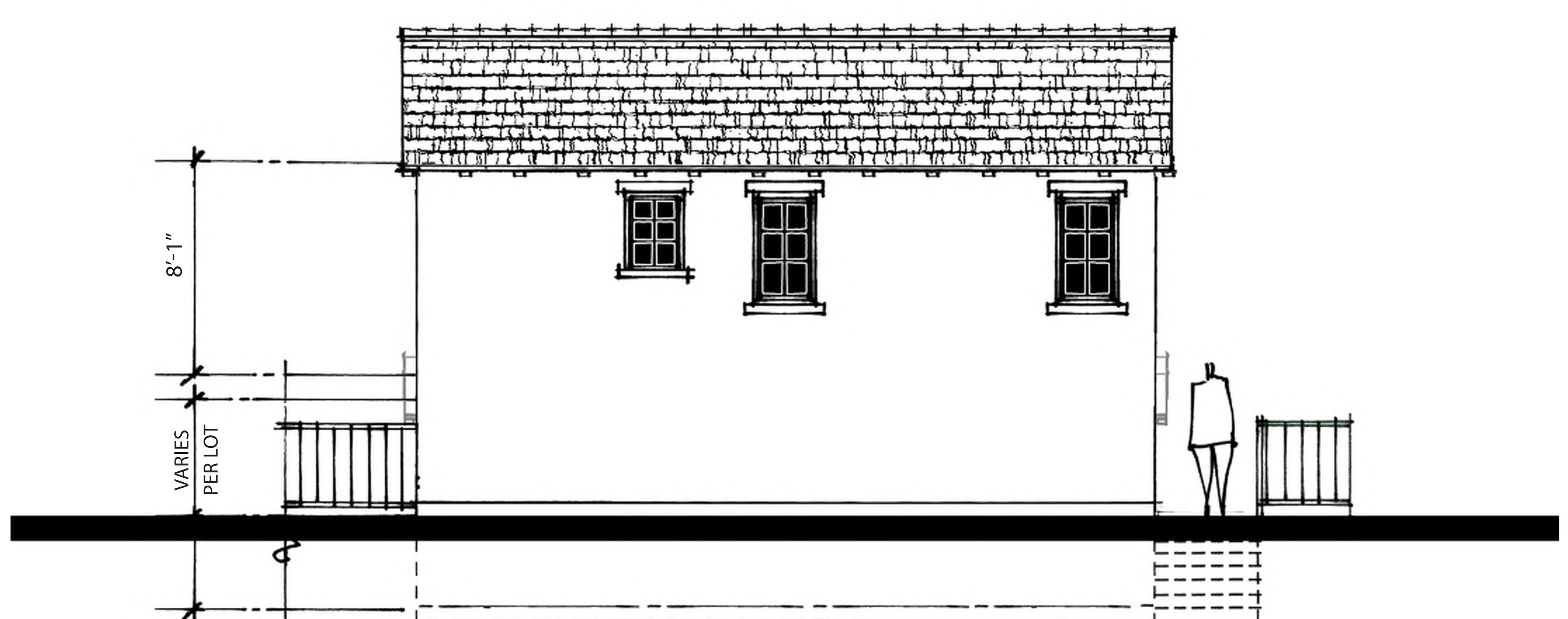
RHA
ROBERT HIDEY ARCHITECTS



3B RIGHT (REVERSE)

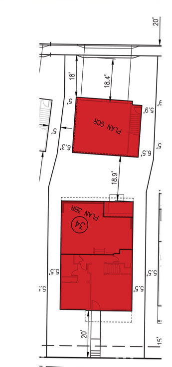


ADU GCR LEFT (REVERSE)



ADU GCR REAR (REVERSE)

ADU GCR FRONT (REVERSE)
SCHEME 8



PLAN 3 - LOT 34
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

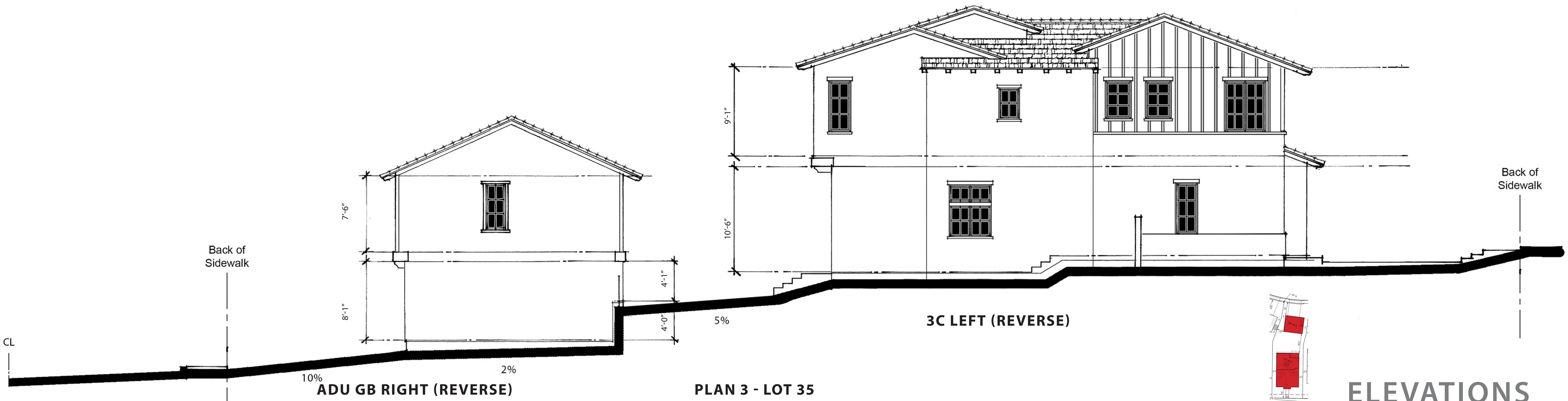
16035.01 10/16/19

RHA

ROBERT HIDEY ARCHITECTS

3C REAR (REVERSE)

3C FRONT (REVERSE)
SCHEME 2



3C LEFT (REVERSE)

ADU GB RIGHT (REVERSE)

PLAN 3 - LOT 35

NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

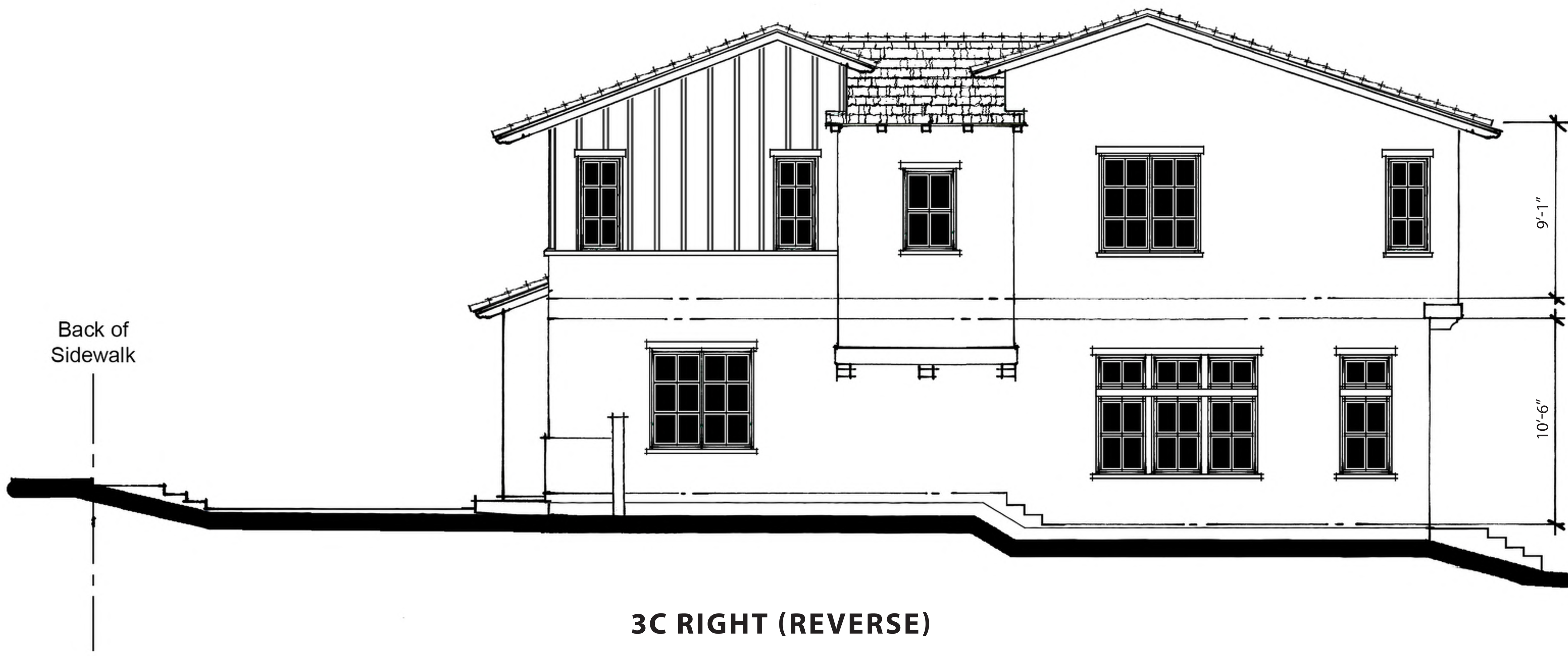
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

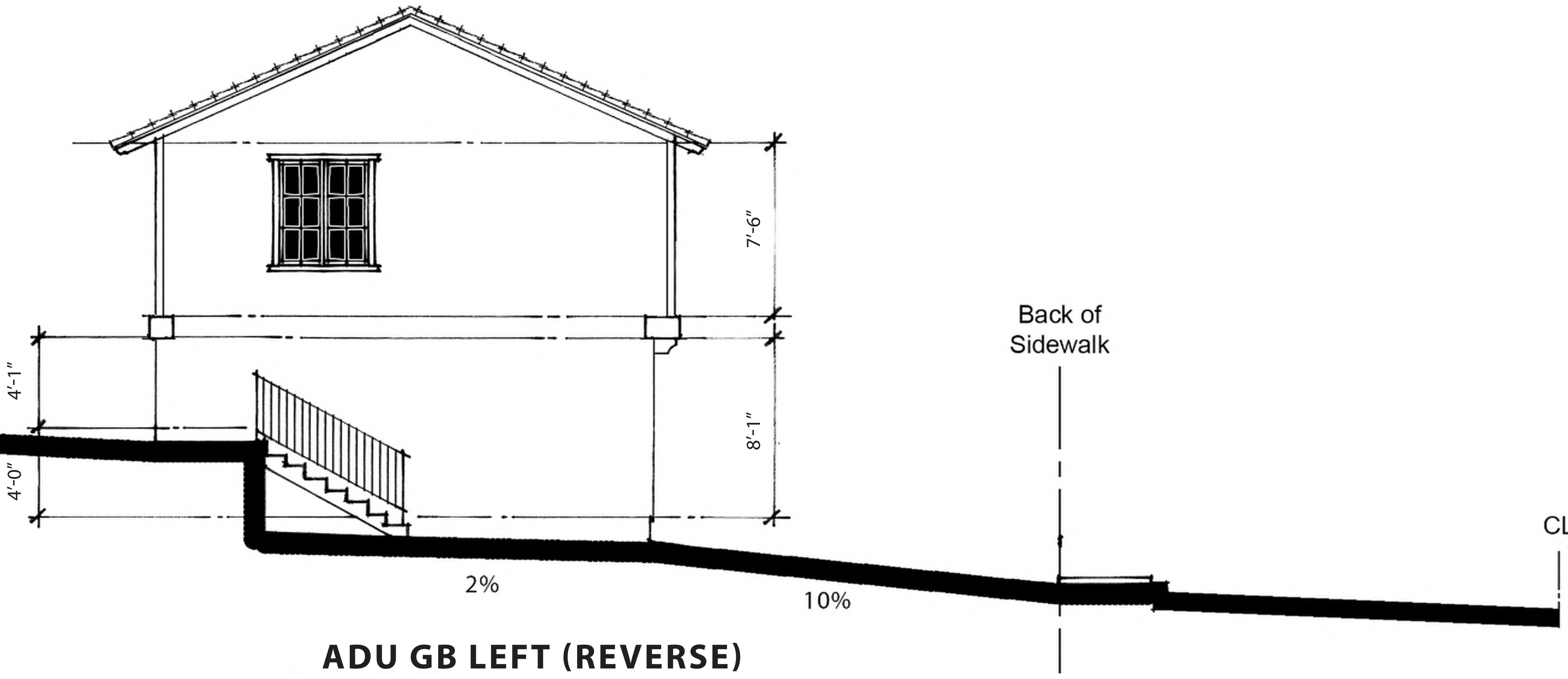
16035.01 10/16/19

RHA

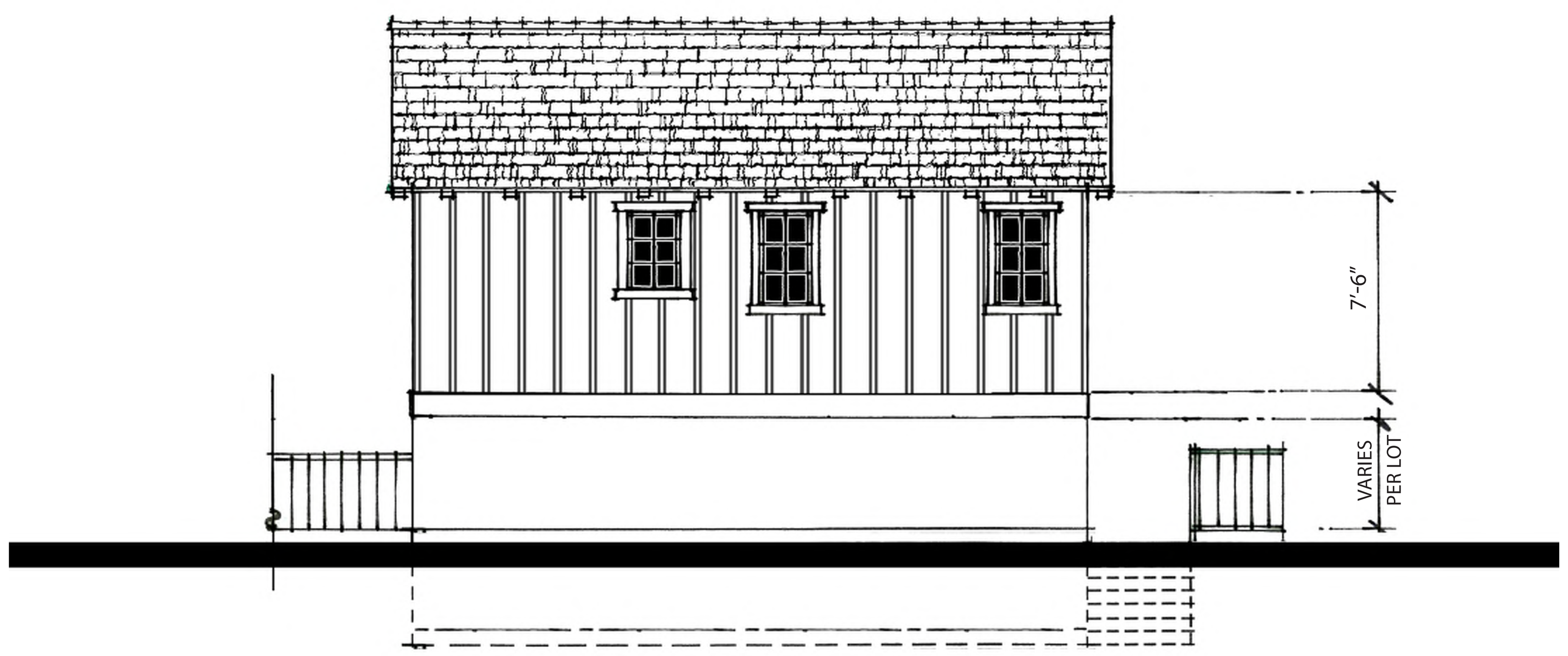
ROBERT HIDEY ARCHITECTS



3C RIGHT (REVERSE)

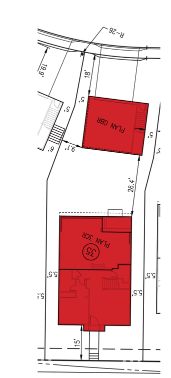


ADU GB LEFT (REVERSE)



ADU GB REAR (REVERSE)

ADU GB FRONT (REVERSE)
SCHEME 2



PLAN 3 - LOT 35

NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

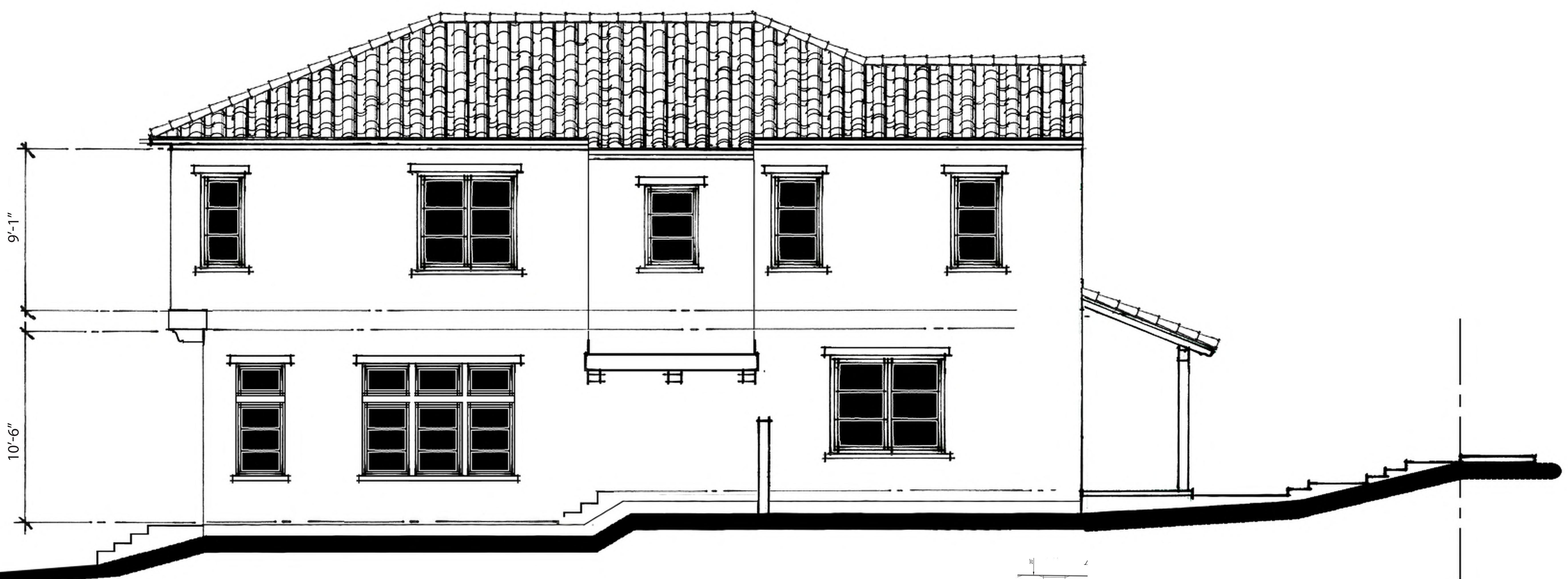
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

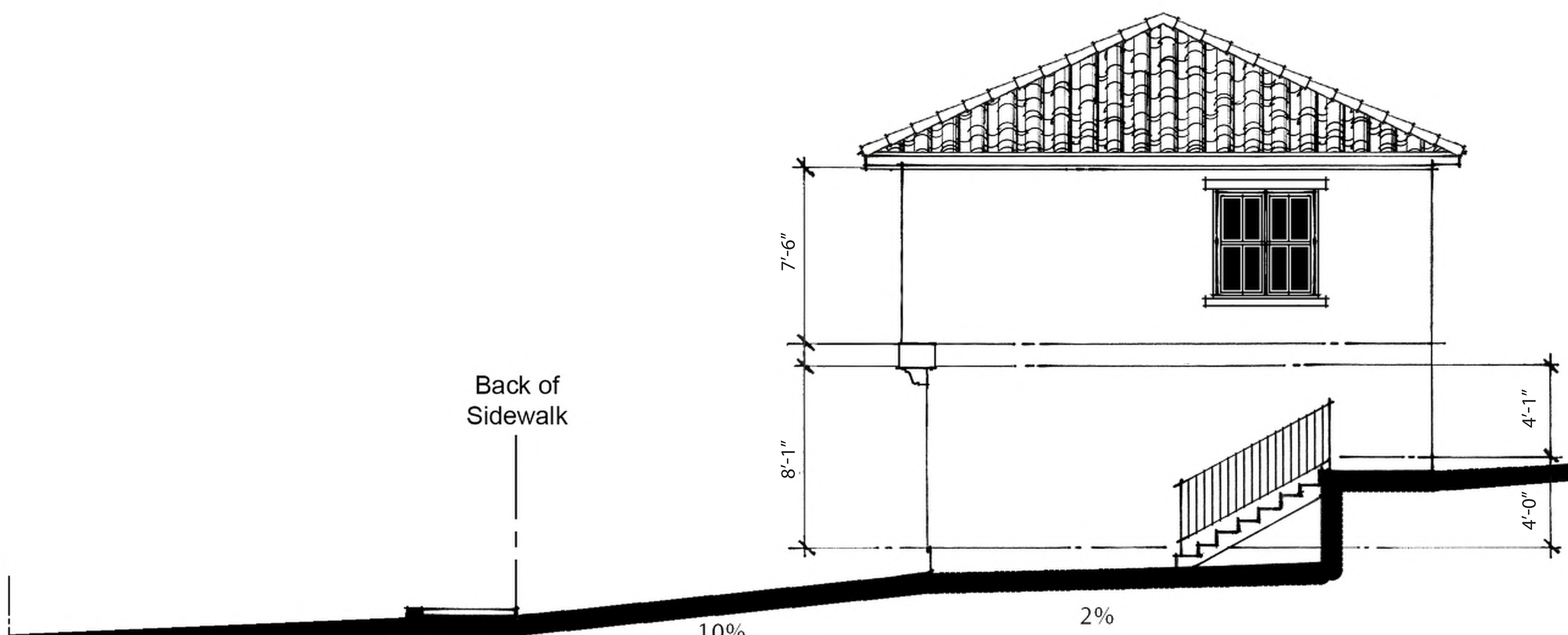
RHA
ROBERT HIDEY ARCHITECTS

3D REAR

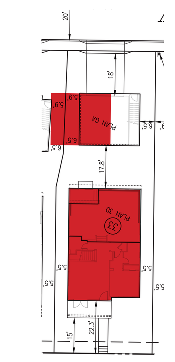
3D FRONT
SCHEME 5



3D LEFT



ADU GA RIGHT



PLAN 3 - LOT 33
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

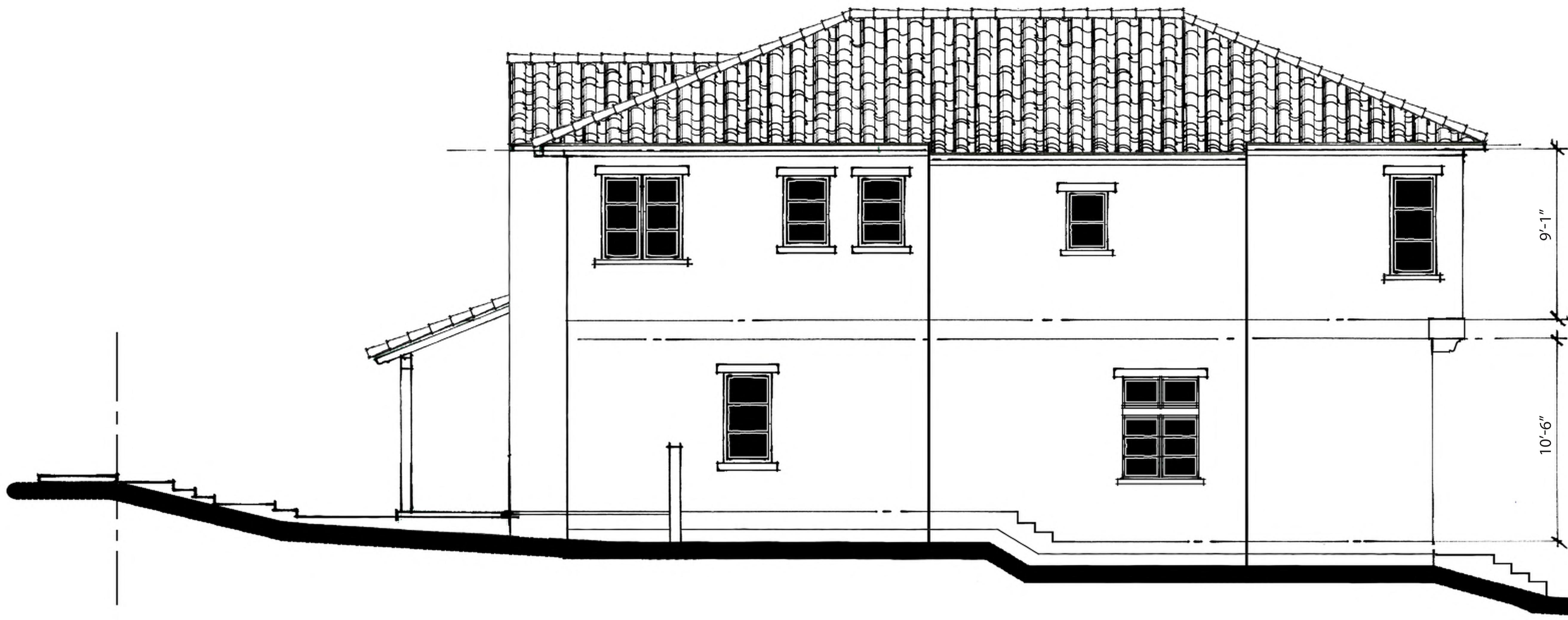
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

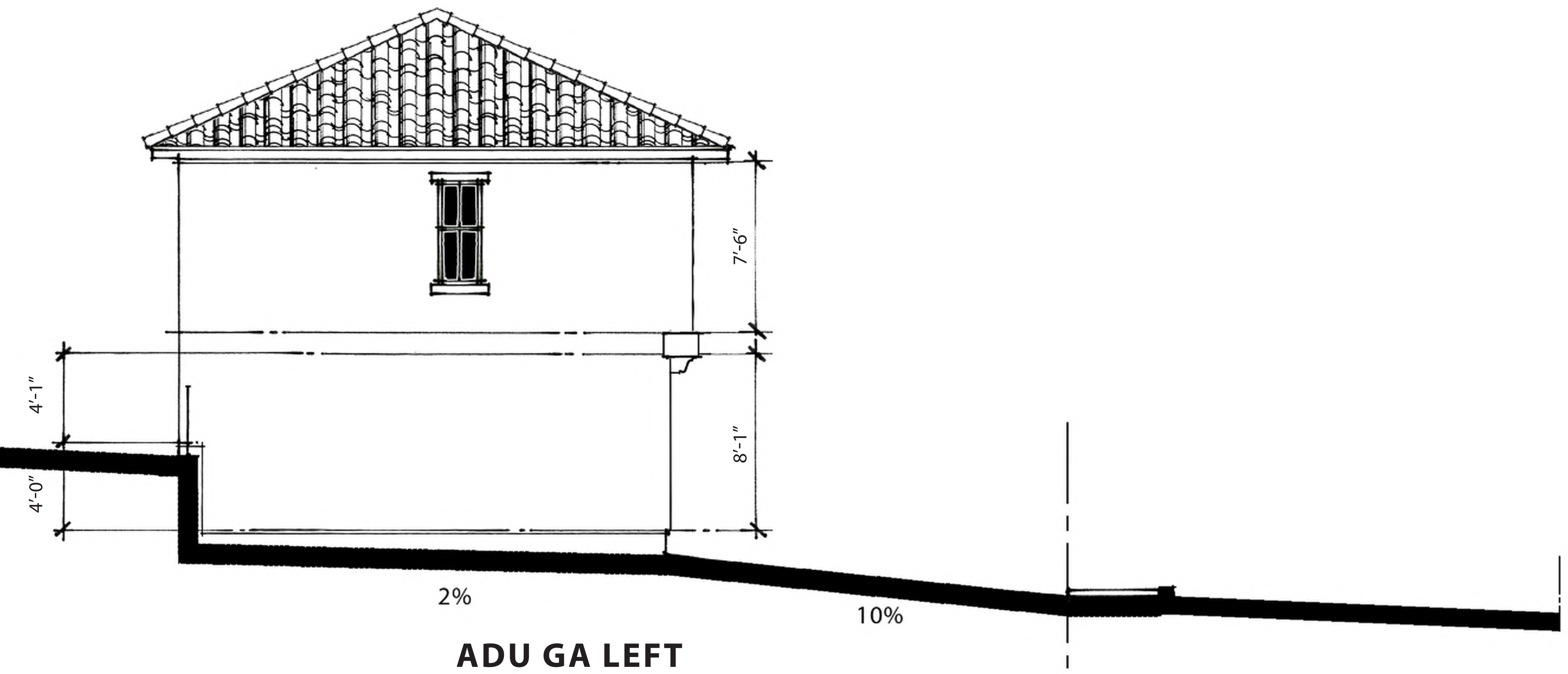
ROBSON HOMES

RHA

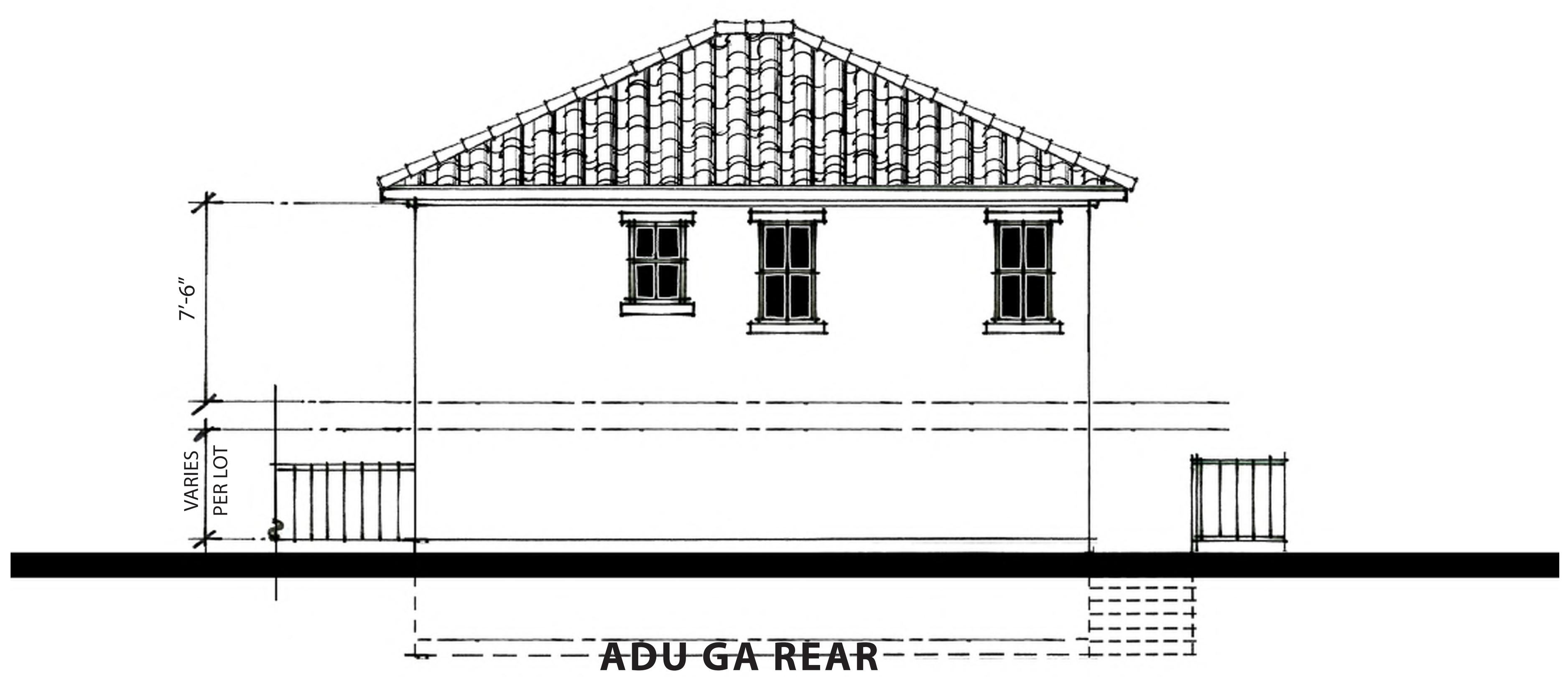
ROBERT HIDEY ARCHITECTS



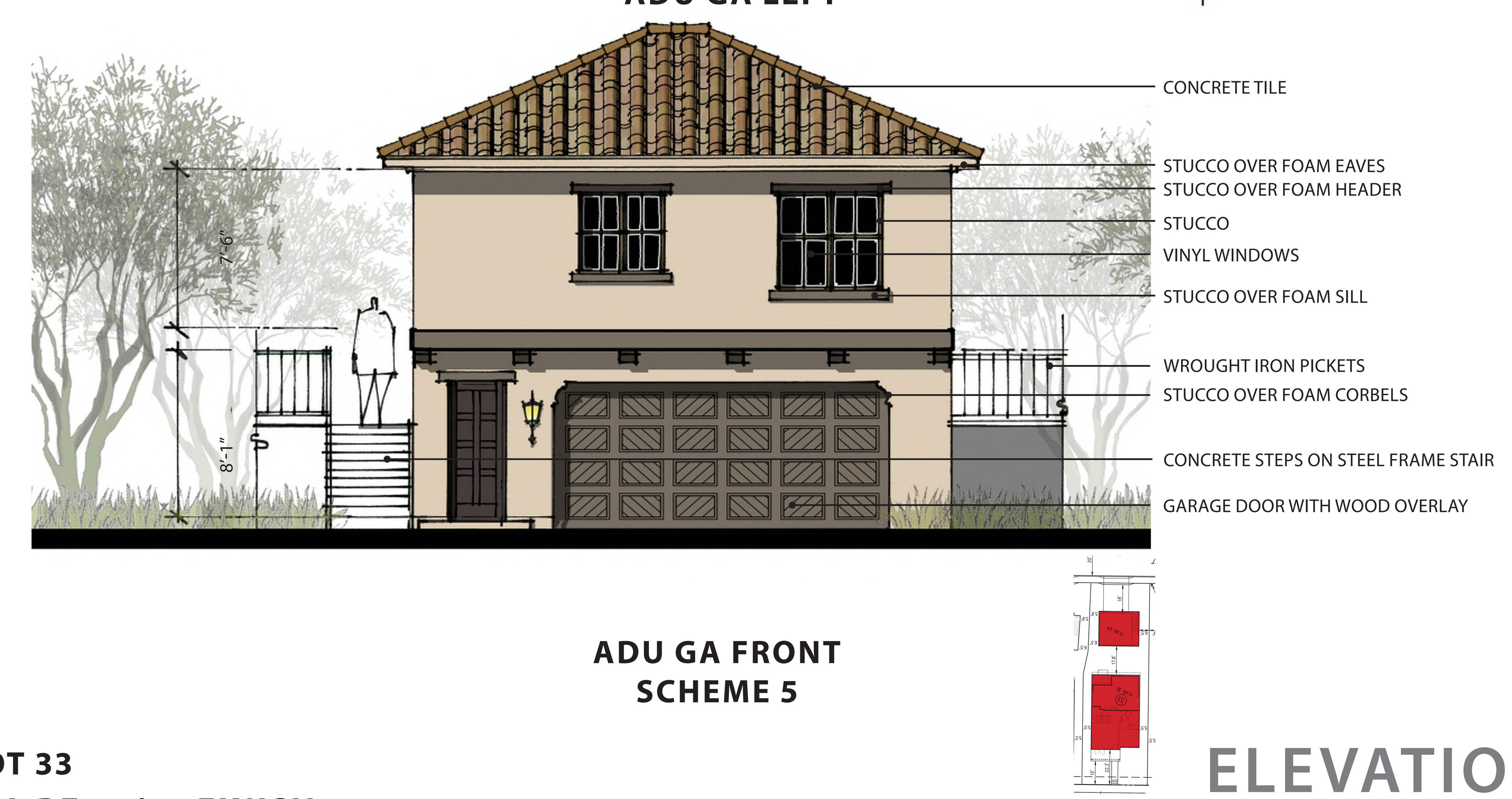
3D LEFT



ADU GA LEFT



ADU GA REAR



ADU GA FRONT
SCHEME 5

PLAN 3 - LOT 33

NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

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

NORTH PARK VICTORIA

MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 10/16/19

RHA

ROBERT HIDEY ARCHITECTS

PLAN 3A

(LOT 36)

PLAN GA

PLAN 2D
(LOT 16)

PLAN 2C
(LOT 15)

SITE SECTION ' A'

0 4' 8' 16' 24'
SCALE: 3/32 "=1'-0"

NORTH PARK VICTORIA

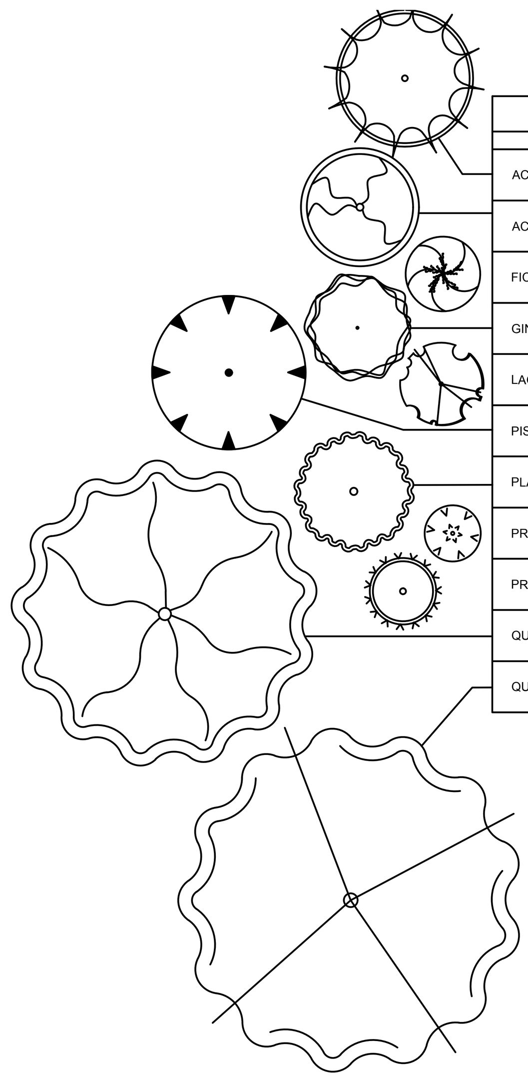
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 10/16/19



SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO 'SENSATION'	5	M	15G	
ACER PALMATUM 'RED EMPEROR'	1	M	15G	
FICUS CARICA 'BLACK MISSION'	1	M	24"	FRUTING FIG
GINKGO BILOBA 'FAIRMONT'	10	M	24"	
LAGERSTROEMIA X 'MUSKOGEE'	29	L	24"	STANDARD
PISTACIA CHINENSIS 'KEITH DAVEY'	21	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	22	M	24"	
PRUNNUS ARMENIACA	1	M	24"	FRUITING APRICOT
PRUNUS DOMESTICA	1	M	24"	FRUITING PLUM
QUERCUS LOBATA	2	L	24"	CA NATIVE
QUERCUS ROBUR	2	M	24"	

NORTH PARK VICTORIA LEGEND		
	STEPPING STONE	20"X20"X3" THICK TUMBLED CAMERON LIGHT STONE, AVAILABLE AT PENINSULA BUILDING MATERIALS BRAD BULLOCK (408) 690-0348, SEE 2.1 DETAIL #6
	POT	
	FENCE	GOOD NEIGHBOR, SEE L2.1 DETAIL #2
	FENCE ON TOP OF WALL	GOOD NEIGHBOR, SEE L2.1 DETAIL #3
	ENCLOSURE WALL	STUCCO FACED, SEE L2.1 DETAIL #7
	LOW GARDEN WALL	WITH 32" WIDE GATE, SEE L2.1 DETAIL #4
	CMU RETAINING WALL	
	STUCCO SOUND WALL	7' TALL
	PEDESTRIAN GATE	GOOD NEIGHBOR, SEE L2.1 DETAIL #1
	BIORETENTION AREA	

LANDSCAPE AND IRRIGATION PLAN SHALL COMPLY WITH THE ENGINEERING PLANS AND MAP PROCEDURES AND GUIDELINES

NORTH PARK VICTORIA
1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

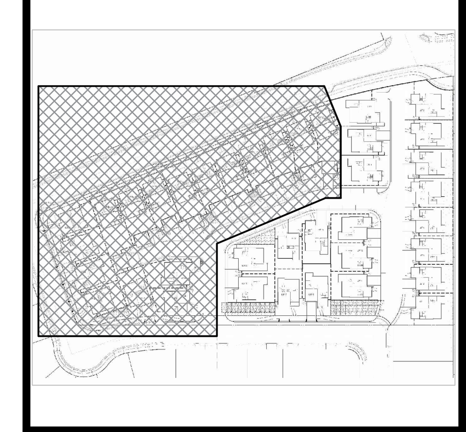
LAYOUT PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

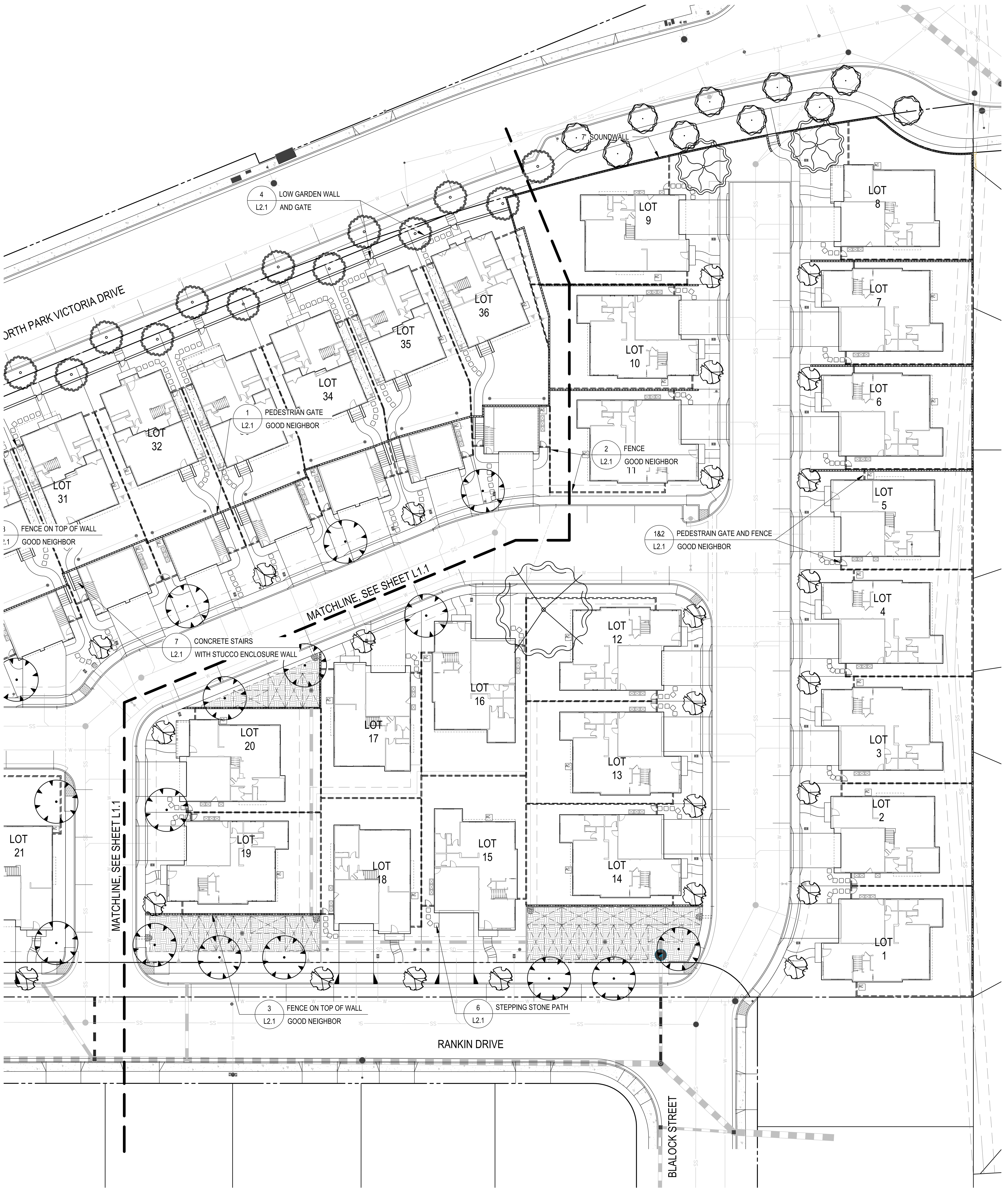
KEY MAP

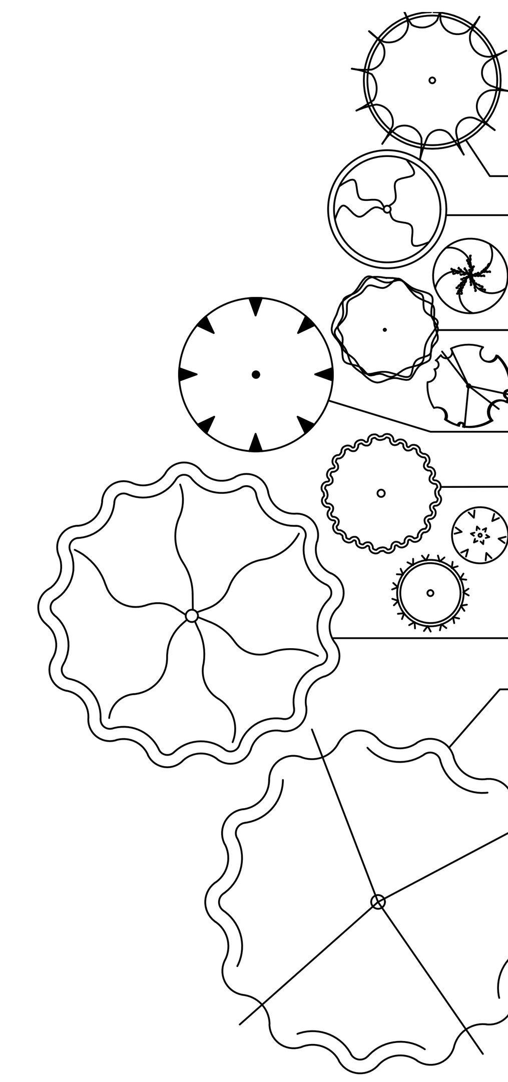


REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/29/2019
STATE OF CALIFORNIA

REVISED: 10/29/2019
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=20'-0"

L1.1





SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO 'SENSATION'	5	M	15G	
ACER PALMATUM 'RED EMPEROR'	1	M	15G	
FICUS CARICA 'BLACK MISSION'	1	M	24"	FRUTING FIG
GINKGO BILOBA 'FAIRMONT'	10	M	24"	
LAGERSTROEMIA X 'MUSKOGEE'	29	L	24"	STANDARD
PISTACIA CHINENSIS 'KEITH DAVEY'	21	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	22	M	24"	
PRUNNUS ARMENIACA	1	M	24"	FRUITING APRICOT
PRUNUS DOMESTICA	1	M	24"	FRUITING PLUM
QUERCUS LOBATA	2	L	24"	CA NATIVE
QUERCUS ROBUR	2	M	24"	

NORTH PARK VICTORIA LEGEND		
	STEPPING STONE	20"X20"X3" THICK TUMBLED CAMERON LIGHT STONE, AVAILABLE AT PENINSULA BUILDING MATERIALS BRAD BULLOCK (408) 690-0348, SEE 2.1 DETAIL #6
	POT	
	FENCE	GOOD NEIGHBOR, SEE L2.1 DETAIL #2
	FENCE ON TOP OF WALL	GOOD NEIGHBOR, SEE L2.1 DETAIL #3
	ENCLOSURE WALL	STUCCO FACED, SEE L2.1 DETAIL #7
	LOW GARDEN WALL	WITH 32" WIDE GATE, SEE L2.1 DETAIL #4
	CMU RETAINING WALL	
	STUCCO SOUND WALL	7' TALL
	PEDESTRIAN GATE	GOOD NEIGHBOR, SEE L2.1 DETAIL #1
	BIORETENTION AREA	

LANDSCAPE AND IRRIGATION PLAN SHALL COMPLY WITH THE ENGINEERING PLANS AND MAP PROCEDURES AND GUIDELINES

NORTH PARK VICTORIA
1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

LAYOUT PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

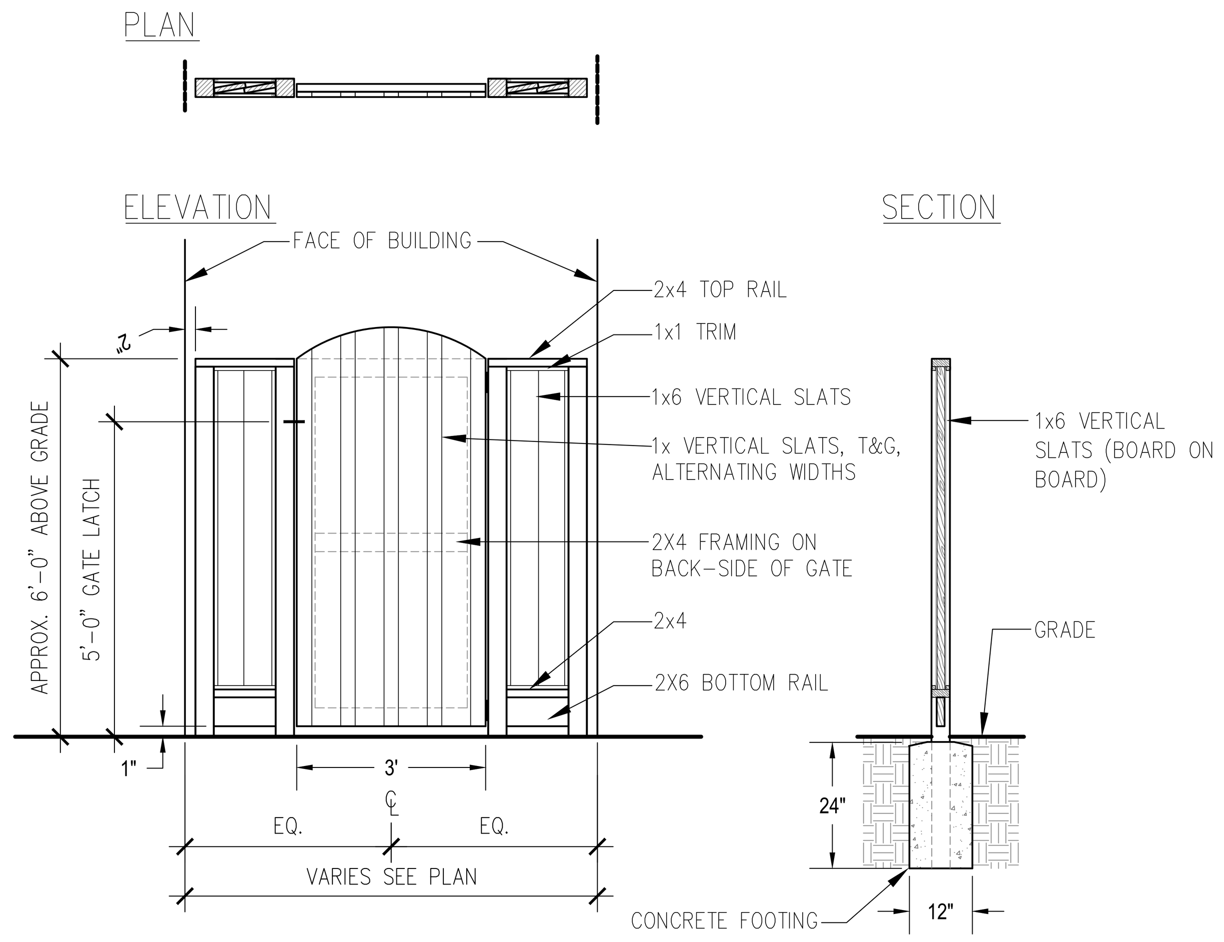
FOCUS

KEY MAP

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYE
No. 3763
10/2018
STATE OF CALIFORNIA

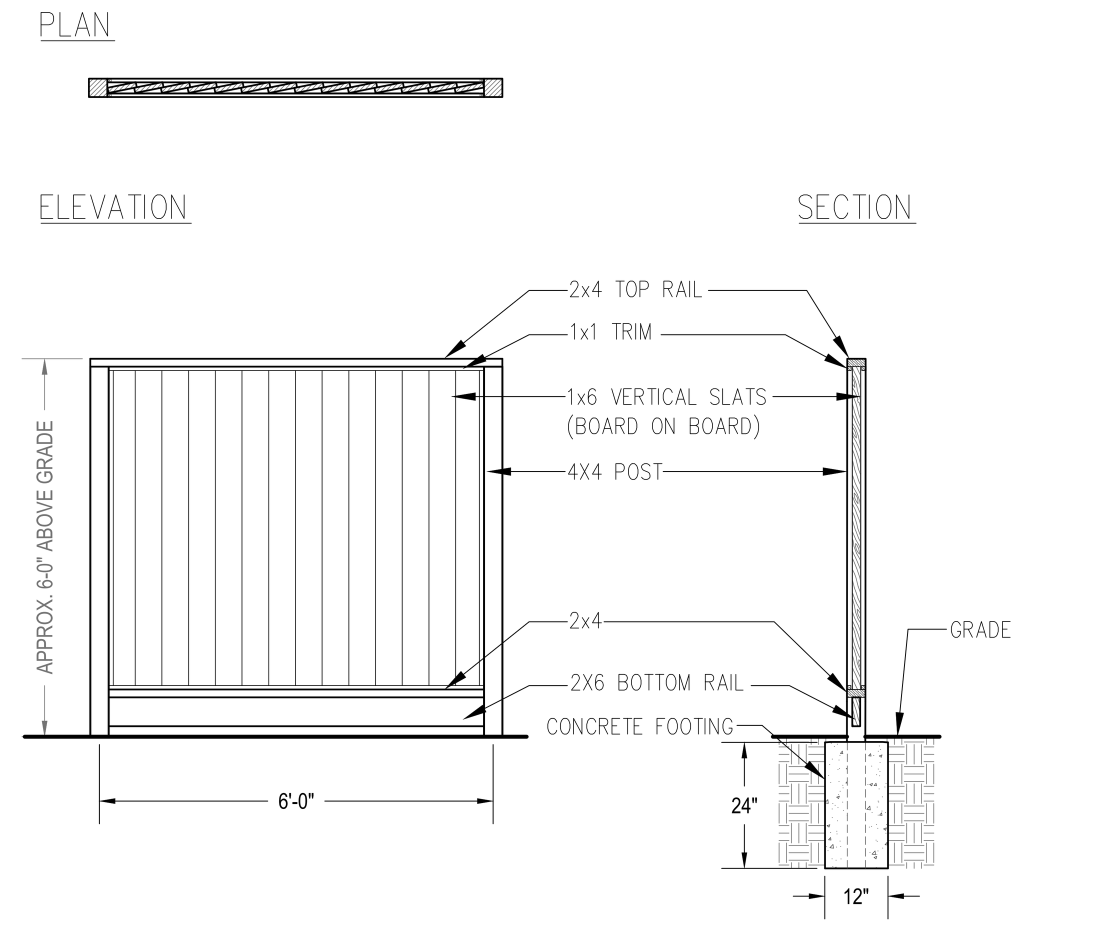
REVISED: 10/29/2019
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=20'-0"

L1.2



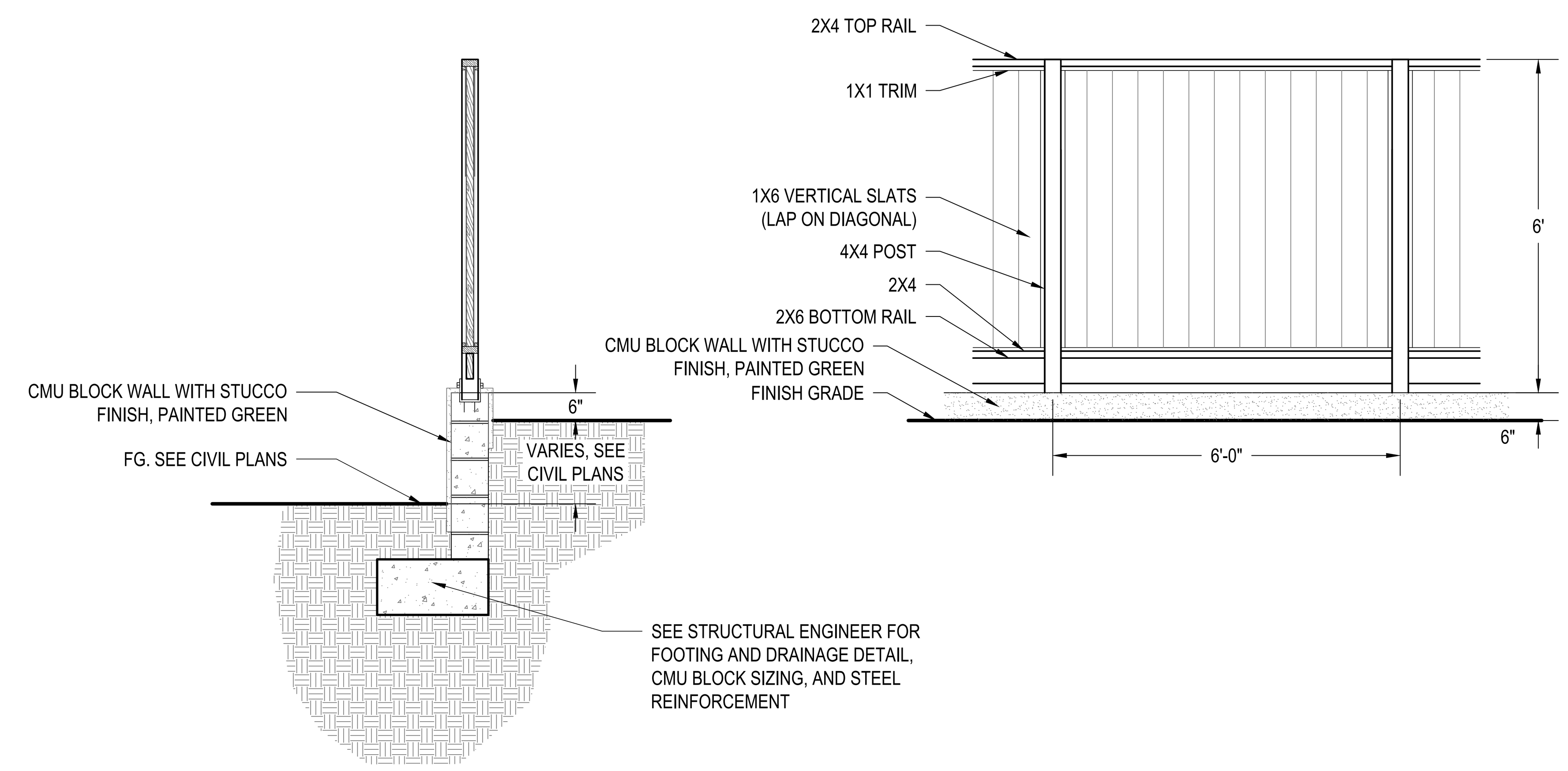
1 PEDESTRIAN GATE
GOOD NEIGHBOR

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



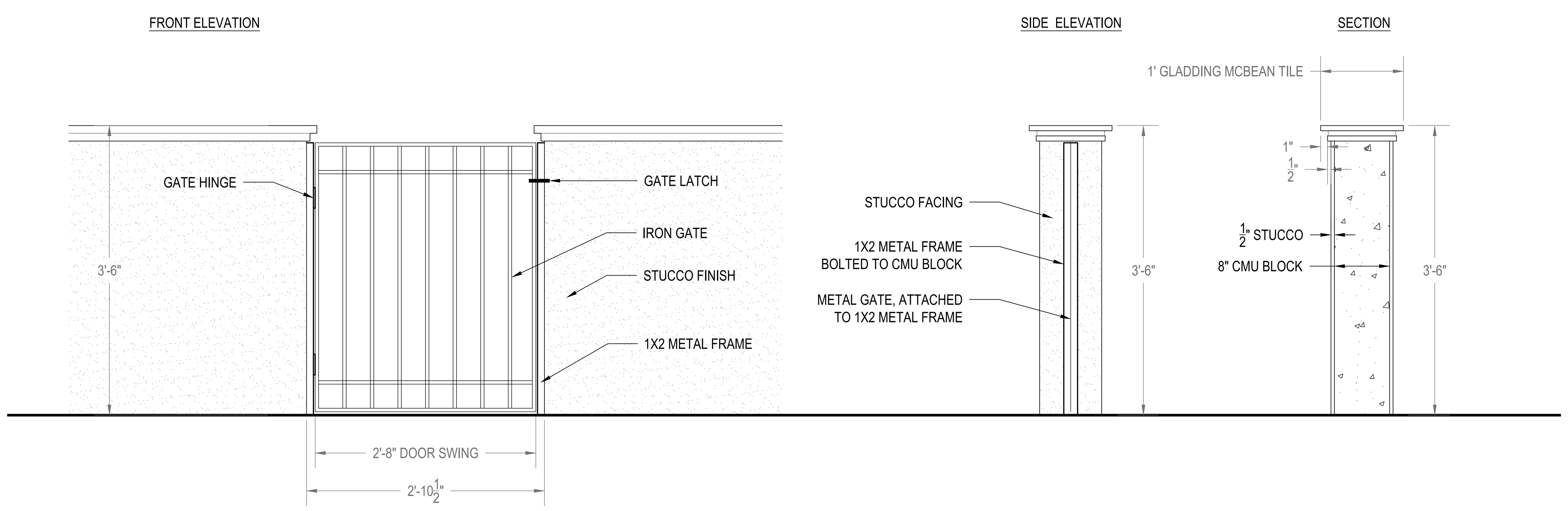
2 FENCE
GOOD NEIGHBOR

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



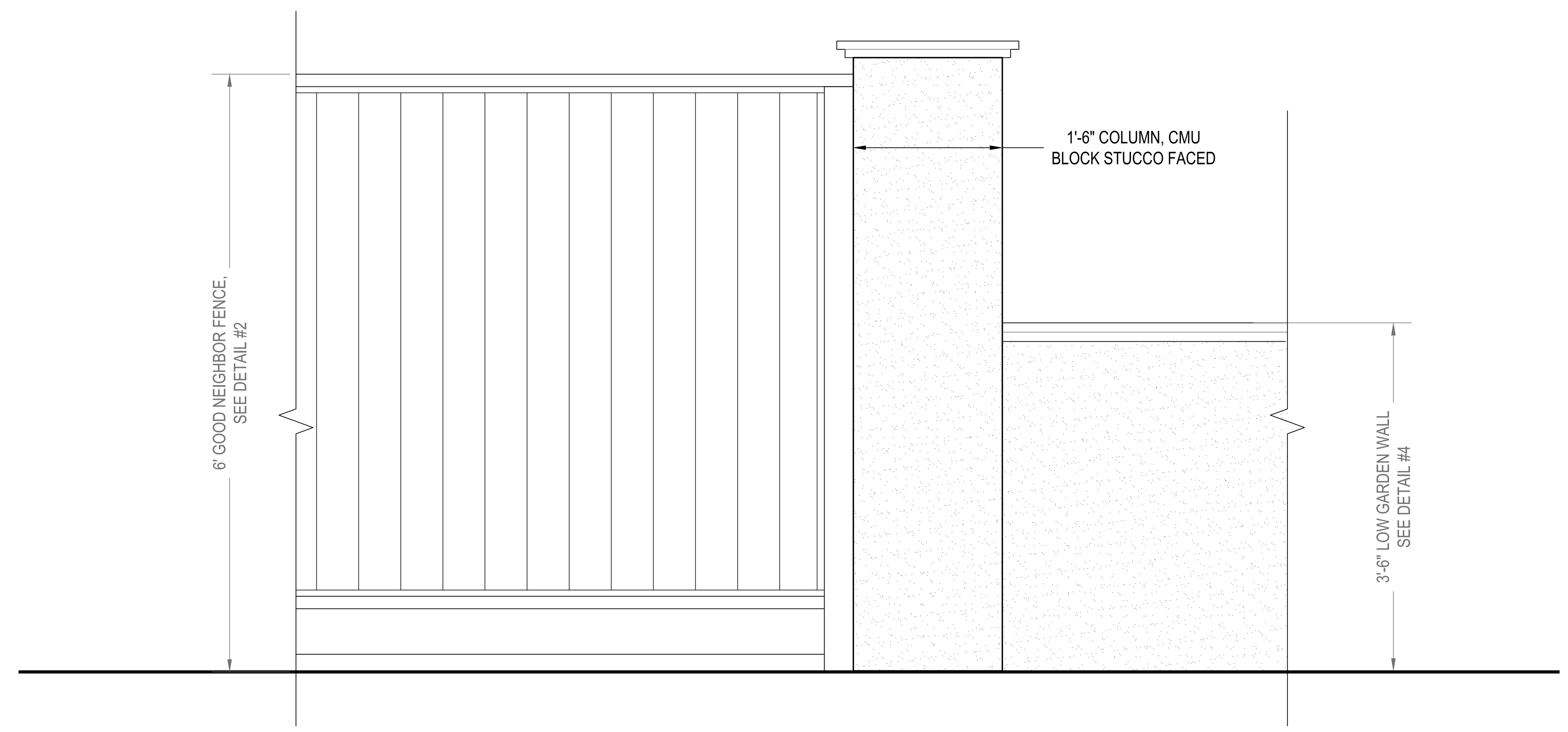
3 FENCE ON TOP OF WALL
GOOD NEIGHBOR

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



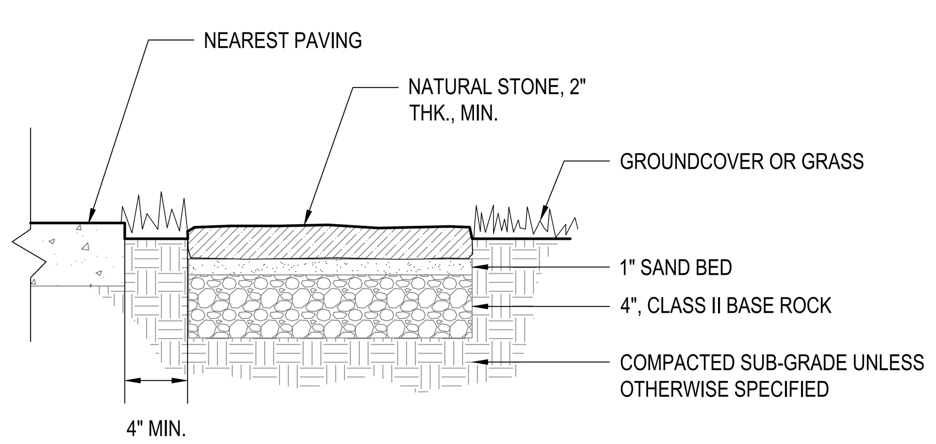
4 LOW GARDEN WALL
AND GATE

SCALE: 1"=1'-0"



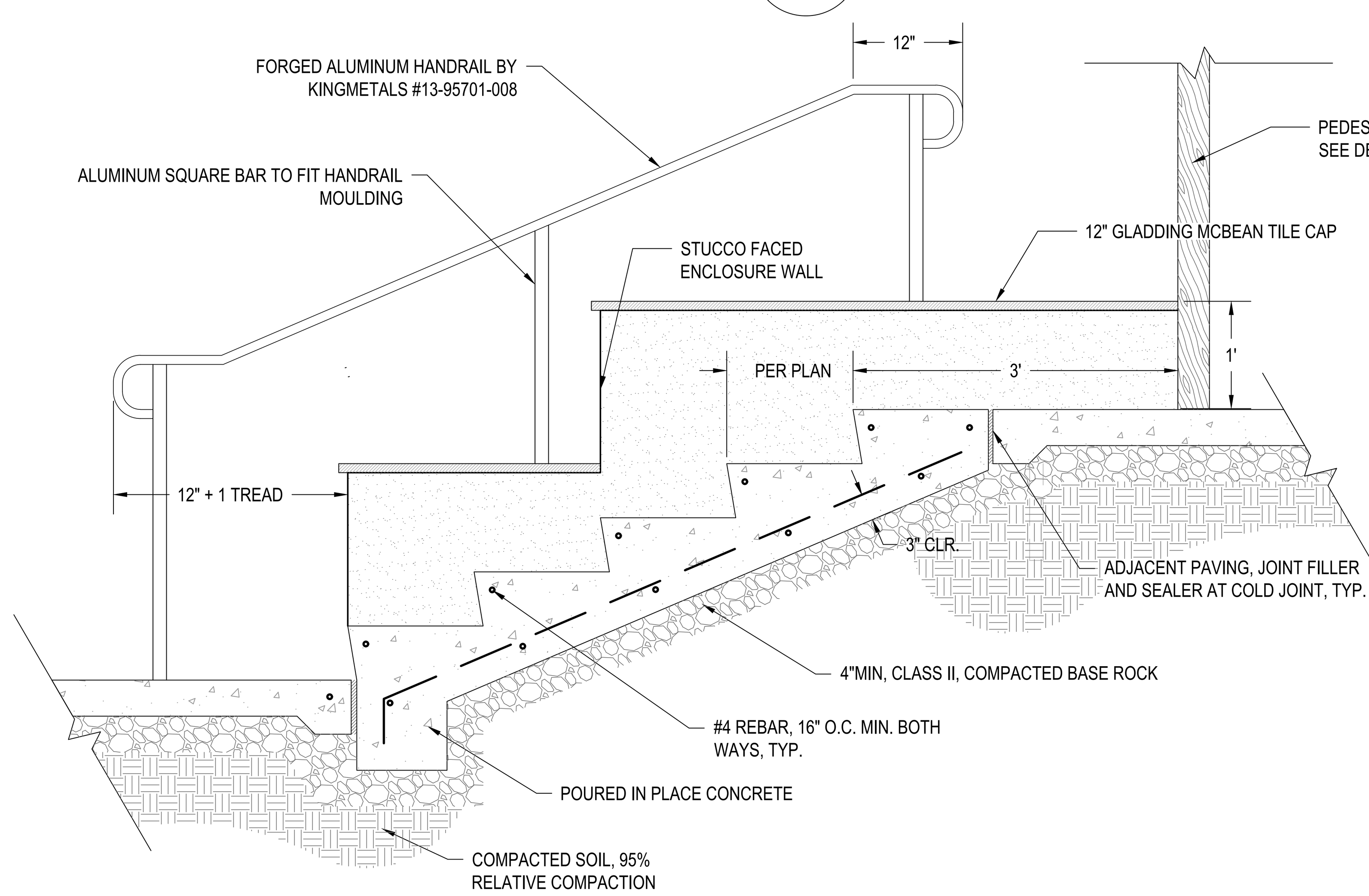
5 STUCCO COLUMN

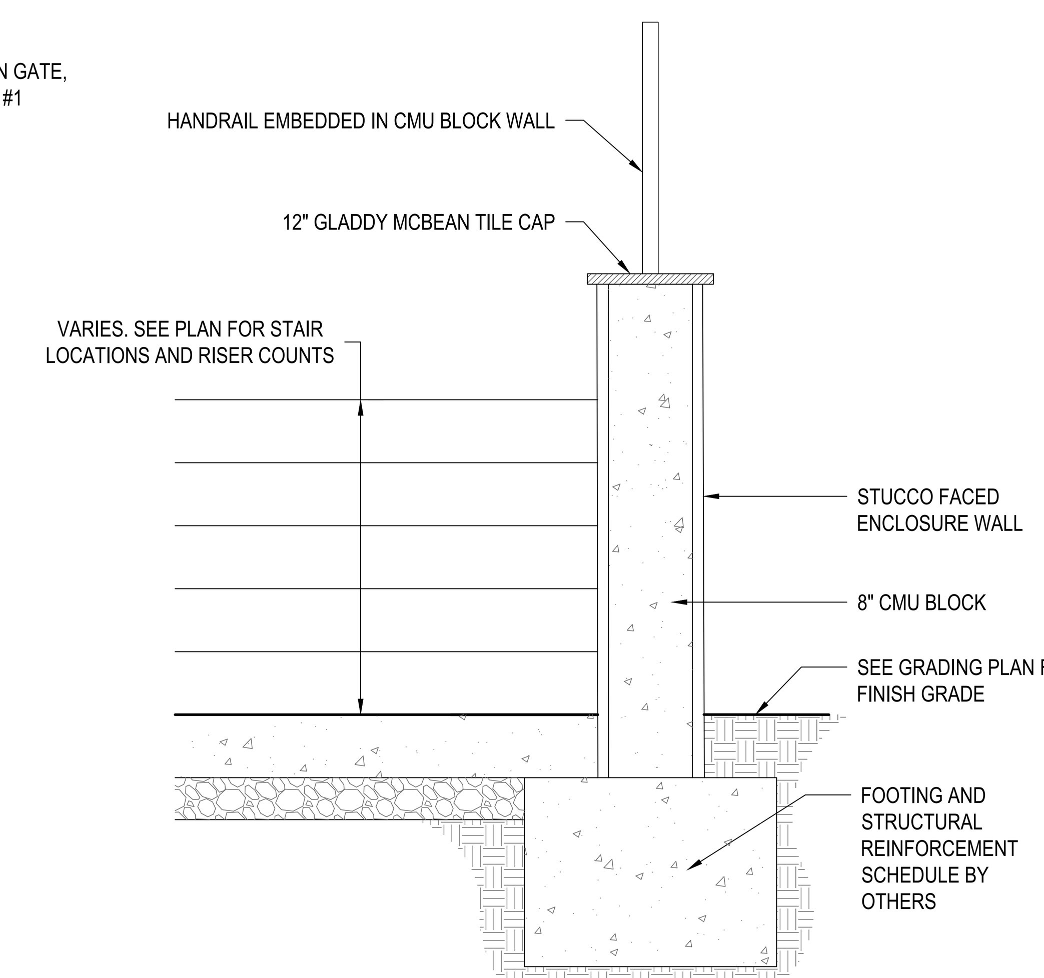
SCALE: 1"=1'-0"



6 STEPPING STONE PATH

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





7 CONCRETE STAIRS
WITH STUCCO ENCLOSURE WALL

SCALE: 1"=1'-0"

NORTH PARK VICTORIA
1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

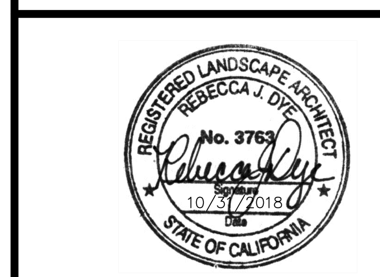
LANDSCAPE DETAILS

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

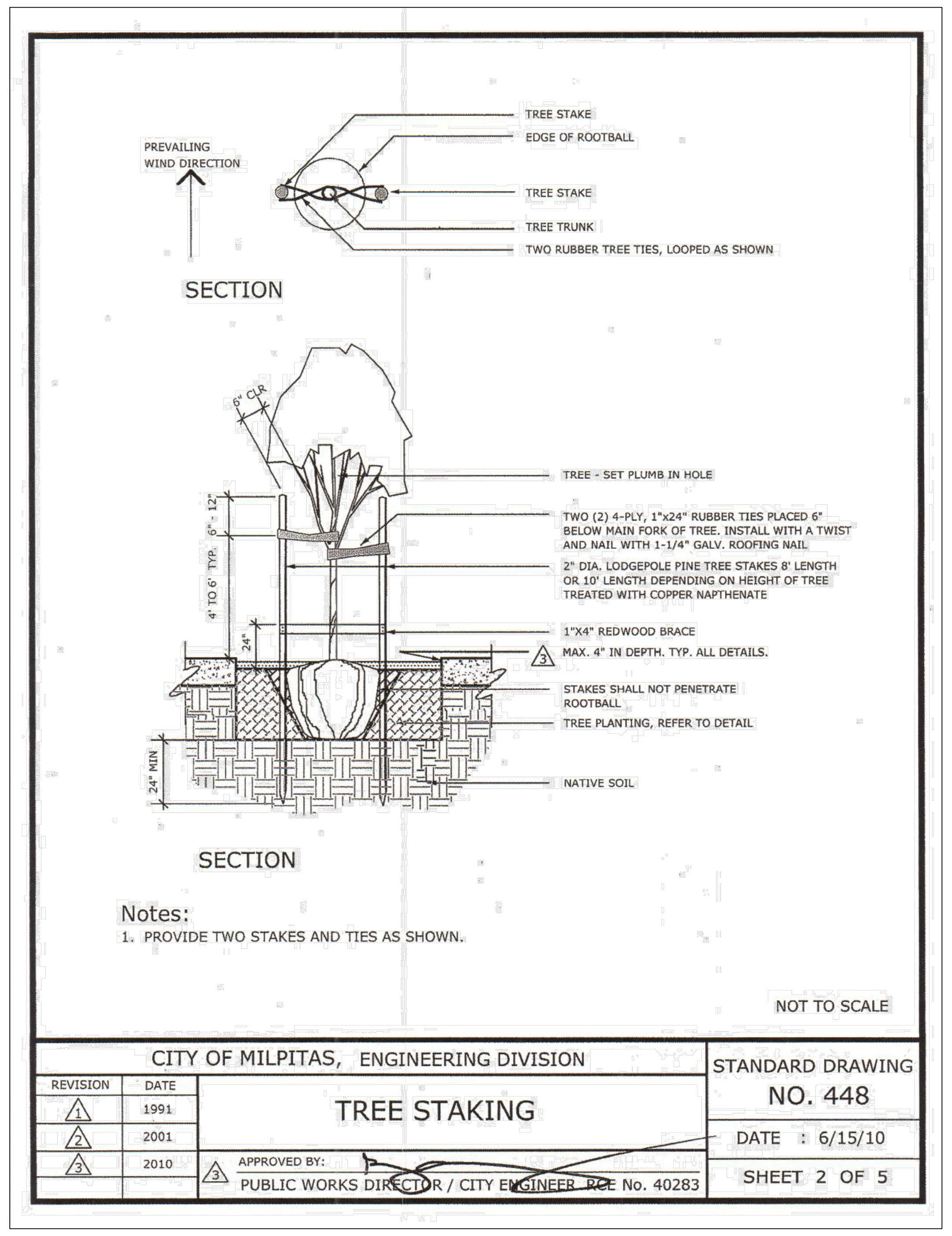
FOCUS

KEY MAP



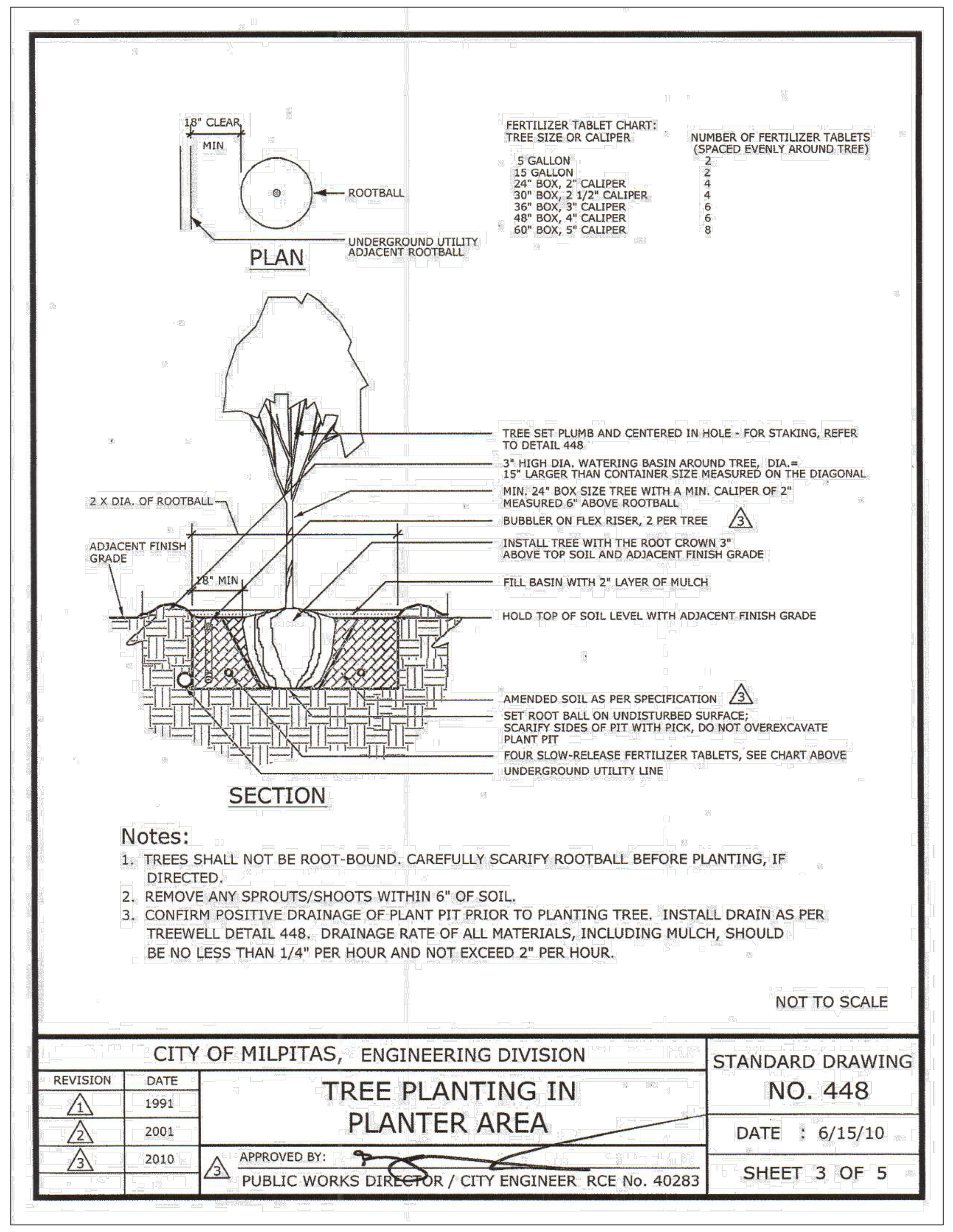
REVISED: 10/29/2019
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L2.1



1 TREE STAKING

SCALE: NTS



2 TREE IN PLANTER AREA

SCALE: NTS

NORTH PARK VICTORIA

1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

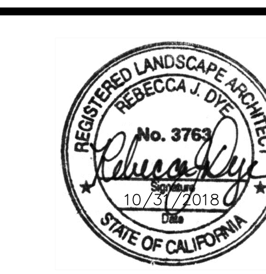
LANDSCAPE DETAILS

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

KEY MAP



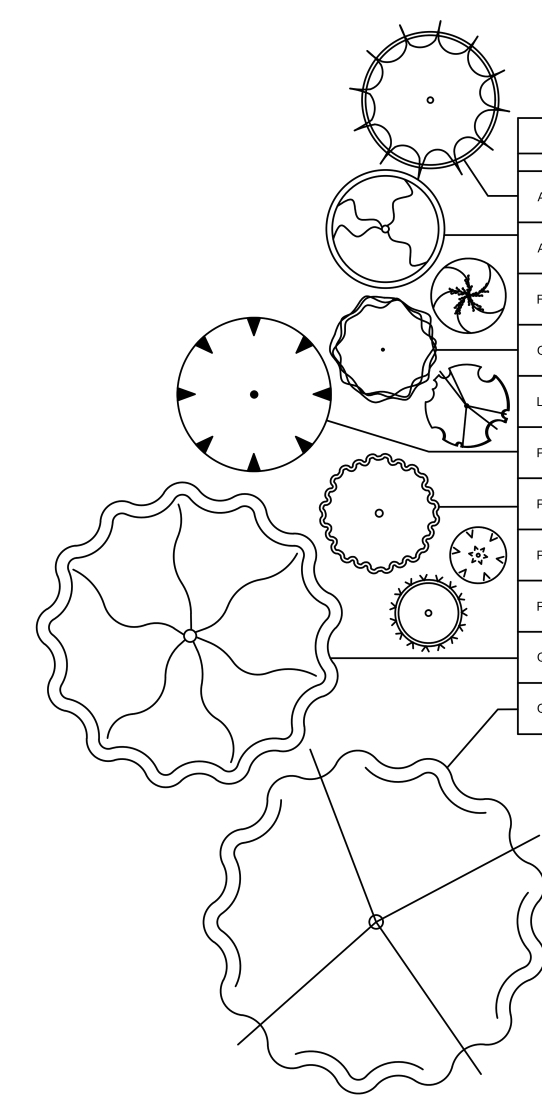
REVISED: 10/29/2019
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L2.2

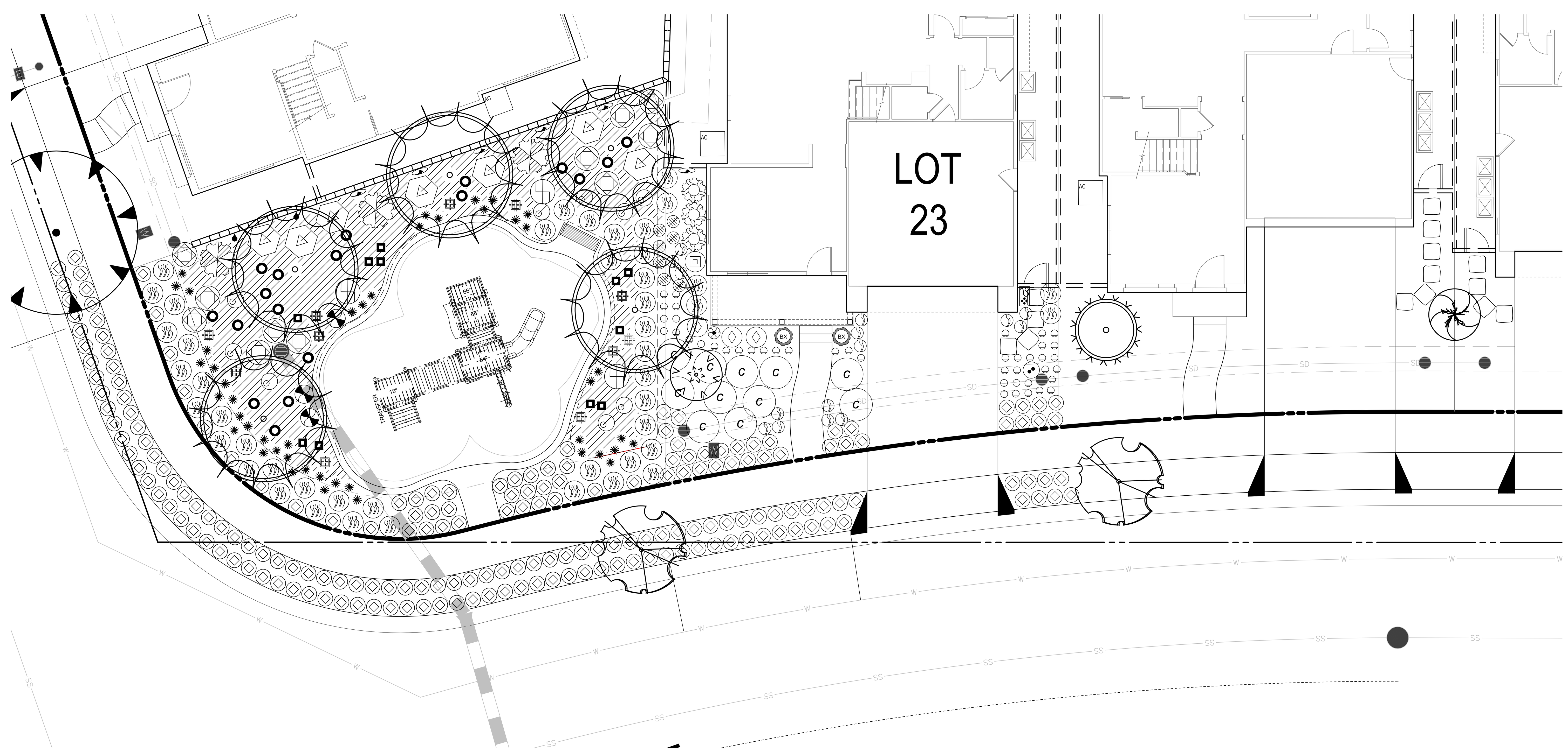
BIORETENTION & COMMON SPACE PLANTING				
NAME	COUNT	WUCOLS	SIZE	NOTES
AGAPANTHUS 'BABY PETE'	128	L	1G	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
BUDDLEJA DAVIDII 'PETITE PLUM'	3	L	15G	
CANNA 'EREBUS'	9	M	5G	
CHONDROPETALUM TECTORUM 'EL CAMPO'	11	M	5G	LOW WATER ACCORDING TO L.A. EXPERIENCE
CORNUS STOLONIFERA	7	H	5G	
DATURA WHITE	3	M	5G	
DISTICTIS BUCCINATORIA	5	M	5G	BLOOD RED TRUMPET VINE
FICUS PUMILA	2	M	5G	REMOVE FROM STAKE & OUT TO GROUND, LOW WATER ONCE ESTABLISHED
HEMEROCALLIS 'AZTEC CHALICE'	11	M	1G	2"O.C.
HEMEROCALLIS 'CRANBERRY BABY'	45	M	1G	18" O.C.
IRIS ENSATA 'BENI BOTAN'	11	H	1G	
LOMANDRA LONGIFOLIA BREEZE	40	L	1G	
MIMULUS GUTTATUS	18	H	1G	
PENSTEMON X GLOXINIOIDES 'MIDNIGHT'	3	L	1G	LOW WATER ACCORDING TO L.A. EXPERIENCE

NO MOW FESCUE

TYPICAL LOT PLANTING - ATTACHED GARAGE				
NAME	COUNT	WUCOLS	SIZE	NOTES
AGAPANTHUS 'BABY PETE'	69	L	1G	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
BOUGAINVILLEA 'BARBARA KARST-TRACHELOSPERMUM JASMINOIDES	1	L/M	15G/5G	15G BOUGAINVILLEA AND 5GJASMINE STAKED
BUXUS 'GREEN BEAUTY' 15G	2	M	15G	
CAREX DIVULSA	7	L	1G	
COTONEASTER DAMMERI 'LOWFAST'	11	L	1G	48"O.C.
DISTICTIS BUCCINATORIA	1	L	5G	BLOOD RED TRUMPET VINE. LOW WATER ACCORDING TO L.A. EXPERIENCE
EUONYMUS JAPONICUS 'GREEN SPIRE'	3	L	3' O.C.	
GERANIUM X 'ROZANNE'	43	L	1G	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
KNIPHOFIA 'CHRISTMAS CHEER'	1	L	5G	LOW WATER ACCORDING TO L.A. EXPERIENCE
LIMONIUM PEREZII	15	L	1G	
LOMANDRA LONGIFOLIA BREEZE	6	L	1G	
ROSA 'FLOWER CARPET WHITE'	3	L	2G	30"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
WISTERIA SINENSIS 'COOKE'S SPECIAL'	1	M	5G	
YUCCA GLORIOSA	1	L	5G	



SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO 'SENSATION'	5	M	15G	
ACER PALMATUM 'RED EMPEROR'	1	M	15G	
FICUS CARICA 'BLACK MISSION'	1	M	24"	FRUTING FIG
GINKGO BILOBA 'FAIRMONT'	10	M	24"	
LAGERSTROEMIA X 'MUSKOGEE'	29	L	24"	STANDARD
PISTACIA CHINENSIS 'KEITH DAVEY'	21	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	22	M	24"	
PRUNNUS ARMENIACA	1	M	24"	FRUITING APRICOT
PRUNUS DOMESTICA	1	M	24"	FRUITING PLUM
QUERCUS LOBATA	2	L	24"	CA NATIVE
QUERCUS ROBUR	2	M	24"	



NOTE: PLANTING AND IRRIGATION WILL COMPLY WITH MWELO REQUIREMENTS

NORTH PARK VICTORIA

1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

TYPICAL PLANTING PLAN - BIORETENTION AND ATTACHED GARAGE UNIT

DESIGN

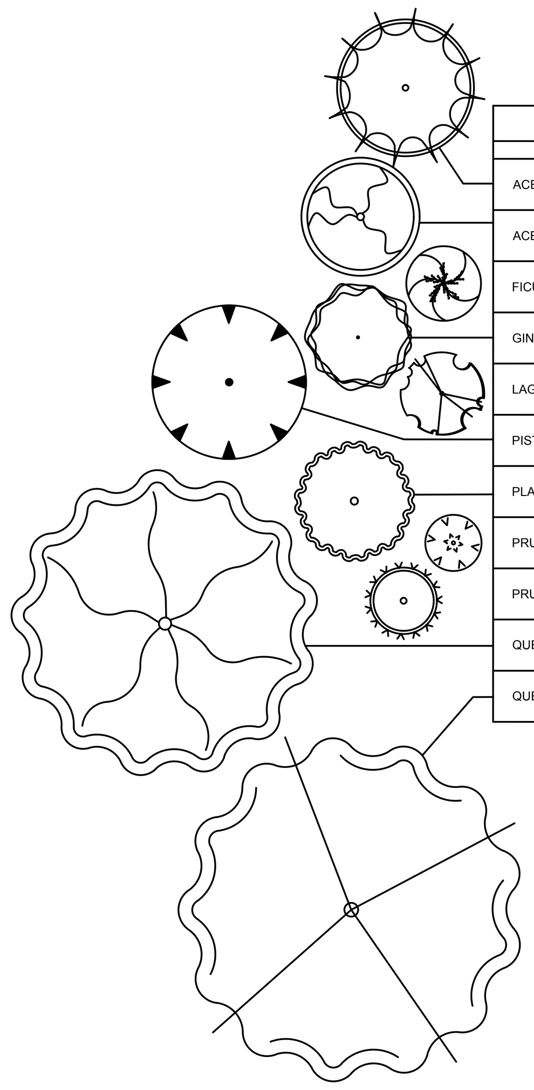
PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

KEY MAP

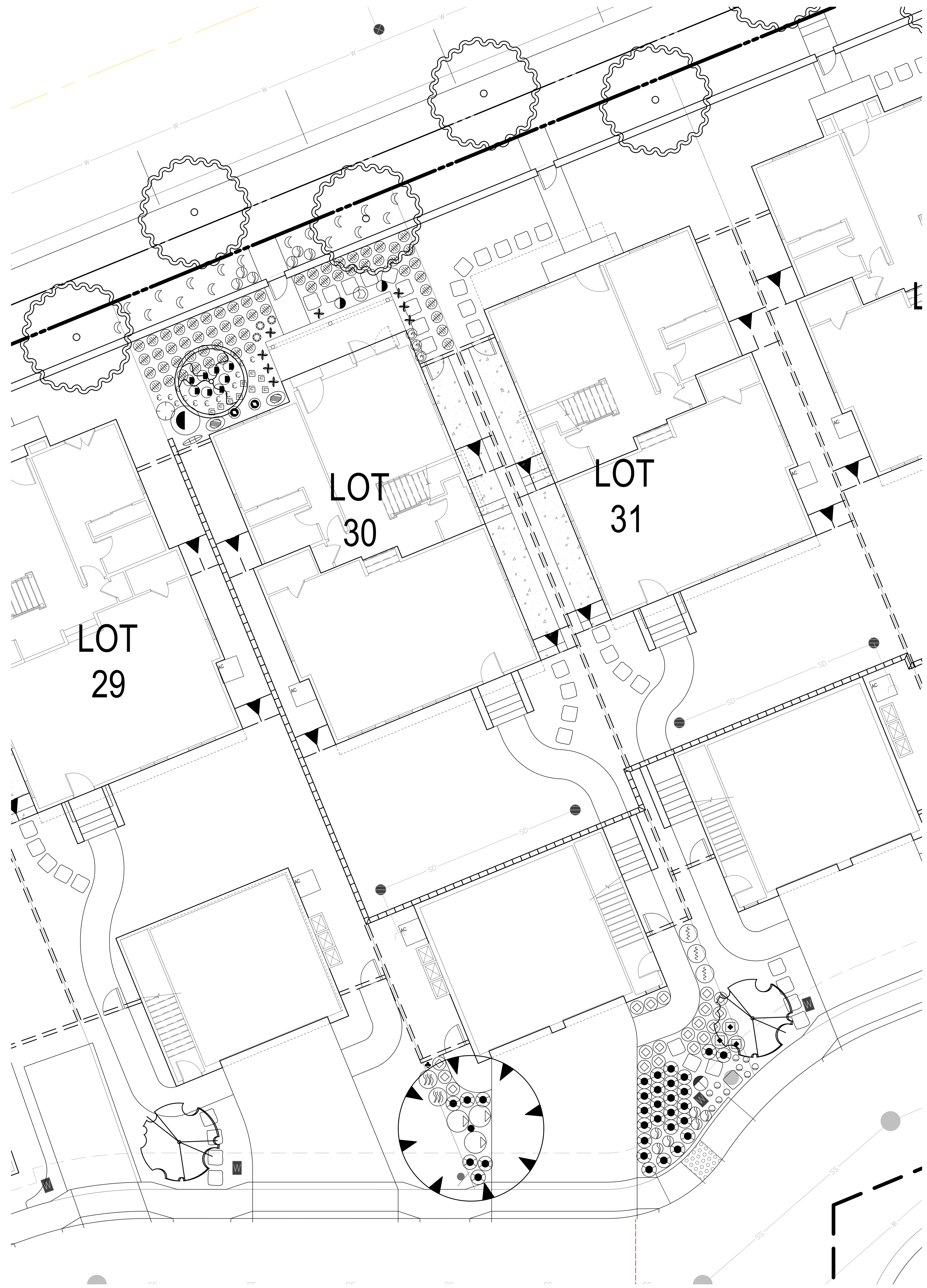
REVISED: 10/29/2019
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1/8"=1'-0"

L3.1



SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO 'SENSATION'	5	M	15G	
ACER PALMATUM 'RED EMPEROR'	1	M	15G	
FICUS CARICA 'BLACK MISSION'	1	M	24"	FRUTING FIG
GINKGO BILOBA 'FAIRMONT'	10	M	24"	
LAGERSTROEMIA X 'MUSKOGEE'	29	L	24"	STANDARD
PISTACIA CHINENSIS 'KEITH DAVEY'	21	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	22	M	24"	
PRUNNUS ARMENIACA	1	M	24"	FRUITING APRICOT
PRUNUS DOMESTICA	1	M	24"	FRUITING PLUM
QUERCUS LOBATA	2	L	24"	CA NATIVE
QUERCUS ROBUR	2	M	24"	

TYPICAL LOT PLANTING - DETACHED GARAGE				
NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS 'BABY PETE'	19	1G	L	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ARCTOSTAPHYLOS 'PACIFIC MIST'	17	1G	VL	3' O.C.
CAMELLIA JAPONICA 'NUCCIO'S PEARL'	2	15G	M	
CAREX DIVULSA	61	1G	L	
CLEMATIS 'JACKMANII'	1	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ERIGERON KARVINSKIANUS 'MOERHEIMII'	31	1G	L	
GERANIUM X CANTABRIGIENSE 'BIOKOVO'	13	1G	L	15"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
GERANIUM X 'ROZANNE'	10	1G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	1	5G	M	
HELLEBORES ' SPARKLING DIAMOND'	3	1G	L	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HESPERALOE PARVIFLORA	1	5G	VL	
HEUCHERA MAXIMA	3	1G	L	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HYDRANGEA ARBORESCENS 'ANNABELLE'	1	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
HYDRANGEA MACROPHYLLA 'BAILMER'	2	5G	M	
IRIS DOUGLASIANA	9	1G	L	CA NATIVE
LIMONIUM PEREZII	12	1G	L	
LOMANDRA LONGIFOLIA BREEZE	2	1G	L	
MUHLENBERGIA RIGENS	3	5G	L	CA NATIVE
NEPHROLEPS CORDIFOLIA	8	5G	M	
RIBES SANGUINEUM 'CLAREMONT'	1	5G	L	
SALVIA LEUCANTHA	3	1G	L	
SALVIA SPATHACEA	8	1G	L	CA NATIVE
SARCOCOCCA RUSCIFOLIA	2	5G	L	
STIPA GIGANTEA	3	1G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
VACCINIUM OVATUM	1	5G	L	CA NATIVE



NOTE: PLANTING AND IRRIGATION WILL COMPLY WITH MWELO REQUIREMENTS

NORTH PARK VICTORIA

1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

TYPICAL PLANTING PLAN - DETACHED GARAGE UNIT

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

KEY MAP

REVISED: 10/29/2019
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: $\frac{1}{8}$"=1'-0"

L3.2

HYDROZONE INFORMATION TABLE				
WATER USE	ZONE/VALVE	IRRIGATION METHOD	AREA (SQ.FT.)	% OF LANDSCAPE AREA
LOW WATER USE	N/A	DRIP	30,235	77.3%
MEDIUM WATER USE	N/A	DRIP	8,851	22.7%
HIGH WATER USE	N/A	N/A	0	0
TOTAL	N/A	DRIP	39,086	100%

LOW WATER USE

MEDIUM WATER USE

HIGH WATER USE

NORTH PARK VICTORIA

1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

HYDROZONE

DESIGN

FOCUS

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

KEY MAP

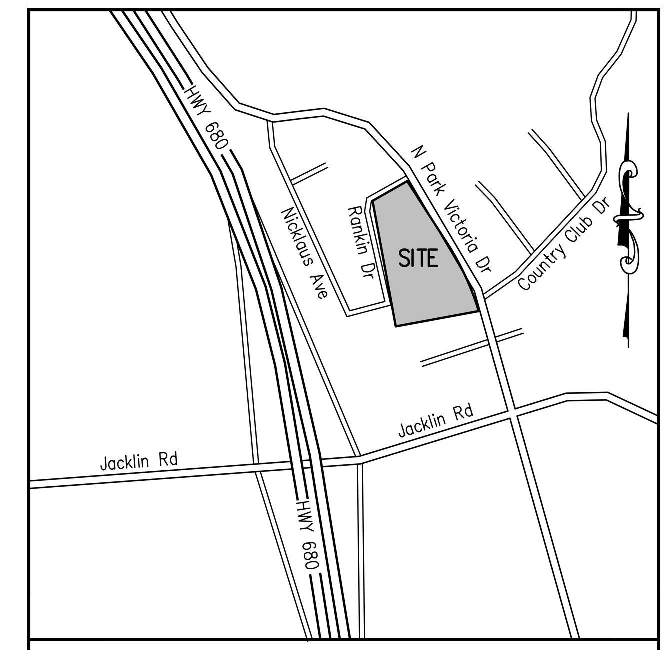
REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DYER
No. 3763
10/29/2019
STATE OF CALIFORNIA

REVISED: 10/29/2019
DESIGN BY: RJD
DRAWN BY: KH/RL
SCALE: 1"=30'-0"

L4.1

1005 N. PARK VICTORIA DRIVE

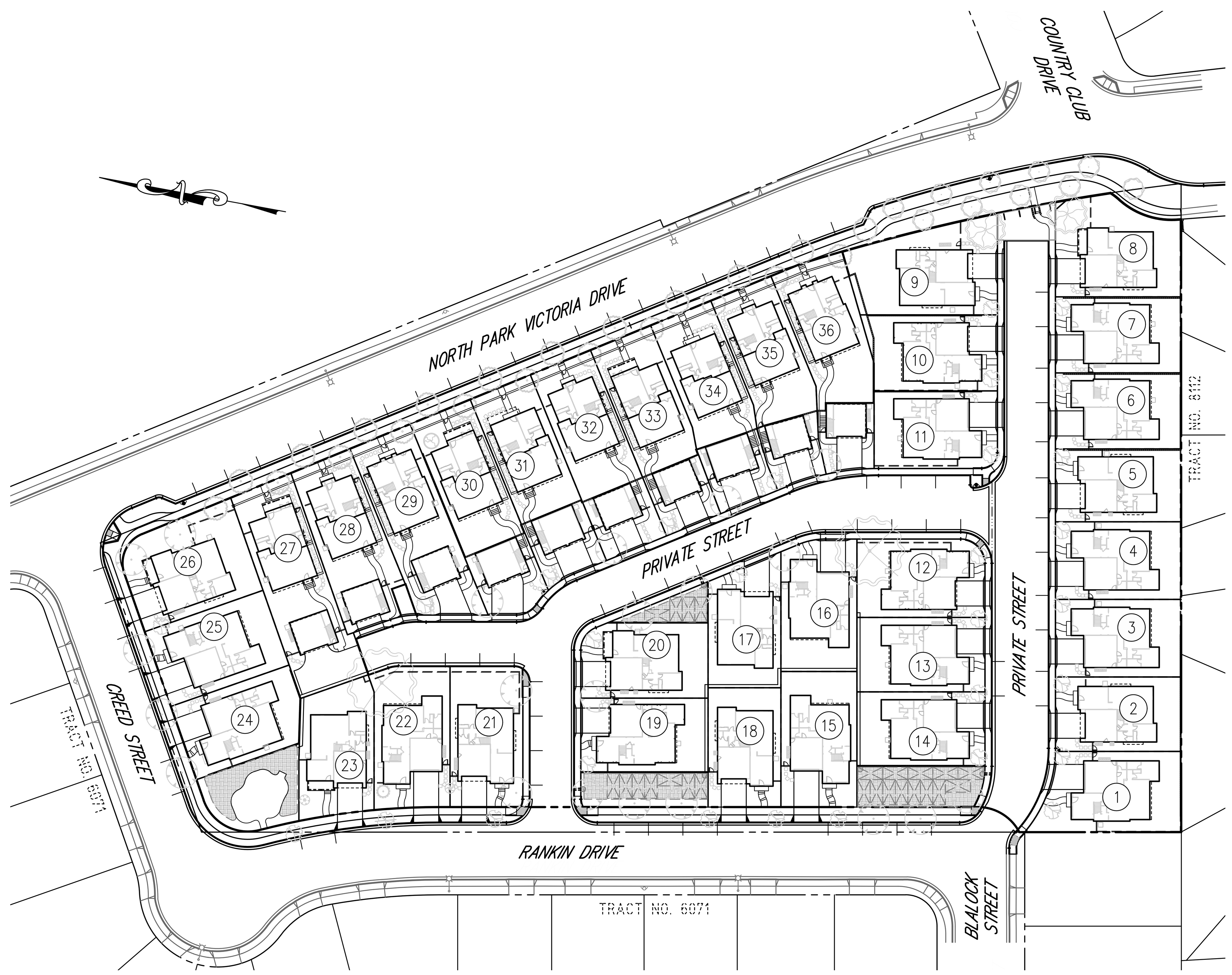
MILPITAS CALIFORNIA



VICINITY MAP

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT LINE
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		EDGE OF PAVEMENT
SS	EXSS SS	SANITARY SEWER PIPE & MANHOLE
SD	EXSD SD	STORM DRAIN PIPE & MANHOLE
WT W	EXWT W	WATER MAIN & VALVE
RW RW	EXRW RW	RECYCLED WATER MAIN & VALVE
OH	OH	OVERHEAD LINE
		CURB INLET
		FIELD INLET
SD SD	SD SD	AREA DRAIN PIPE & AREA DRAIN
		FIRE HYDRANT
W ARV	W ARV	WATER METER & AIR RELEASE VALVE
		POWER POLE
		ELECTROLIER
		SURVEY MONUMENT
		SIGN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		DIRECTION OF FLOW
		DIRECTION OF OVERLAND RELEASE PATH
		CURB RAMP
		STORMWATER TREATMENT PLANTER
		CURB TRANSITION
		RETAINING WALL



KEY MAP
SCALE: 1"=50'

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AP	ANGLE POINT
APN	ASSESSORS PARCEL NUMBER
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
BK	BOOK
BW	BOTTOM OF WALL
B/W	BACK OF WALK
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BOV	BLOW-OF-VALVE
BLDG	BUILDING
BRK	BRICK
BS	BOTTOM OF STEP
C&G	CURB & GUTTER
CB	CATCH BASIN
CEN	CENTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CR	CURB RAMP
DC	DEPRESSED CURB
DI	DRAINAGE INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DBL	DOUBLE
DS	DOWNSPOUT
DW	DRIVEWAY
ESMT	EASEMENT
ELEC	ELECTRICAL
ELECT	ELECTROLIER
ENCL	ENCLOSURE
ENCR	ENCROACHING
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
FB	FLUSH BAND
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FC	FACE OF CURB
FEN	FENCE
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FIRE SERVICE
F/W	FRONT OF WALK
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GRT	GRATE
GV	GAS VALVE
HP	HIGH POINT
IM	IMAGE
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LAT	LATERAL
JT	JOINT TRENCH
LAT	LATERAL
LP	LOW POINT
MH	MANHOLE
M	MAPS
MEAS	MEASURED
MON	MONUMENT
OR	OFFICIAL RECORDS
P	PAD
PG	PAGE
PKG	PARKING
PLNT	PLANTER
PT	POINT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PS	PROTECTIVE SLOPE
PVC	POLYVINYL CHLORIDE PIPE
RC	ROLLED CURB
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RE	REEL
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SD	STORM DRAIN
SER	SERVICE
SS	SANITARY SEWER
STB	STREET LIGHT BOX
STD	STANDARD
SQ	SQUARE
S/W	SIDEWALK
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TEL	TELEPHONE
TG	TOP OF GUTTER
TRC	TOP OF ROLLED CURB
TS	TOP STEP
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
WB	WATER BOX
WM	WATER METER
WT	WATER
WV	WATER VALVE
WD	WOOD
XING	CROSSING

SHEET INDEX

CIVIL
C1 COVER SHEET
C2 EXISTING TOPOGRAPHY AND DEMOLITION PLAN
C3 PRELIMINARY SITE PLAN
C4 PRELIMINARY GRADING AND DRAINAGE PLAN
C5 PRELIMINARY UTILITY PLAN
C6 STORMWATER MANAGEMENT PLAN
C7 STORMWATER MANAGEMENT DETAILS
C8 SITE SECTIONS AND DETAILS
C9 SOLID WASTE HANDLING PLAN
C10 FIRE TRUCK ACCESS PLAN

ARCHITECTURAL
A1 COVER SHEET
A2 PLAN 1 – FLOOR PLANS
A3 PLAN 1X – FLOOR PLANS
A4 PLAN 1 – ROOF PLANS 'D', 'DX'
A5 PLAN 1 – EXTERIOR ELEVATIONS 'D'
A6 PLAN 1X – EXTERIOR ELEVATIONS 'D'
A7 PLAN 2 – FLOOR PLANS – BASE PLANS
A8 PLAN 2 – FLOOR PLANS – PARTIAL PLANS 'C' & 'D'
A9 PLAN 2 – ROOF PLANS 'A', 'C', 'D'
A10 PLAN 2 – EXTERIOR ELEVATIONS 'A'
A11 PLAN 2 – EXTERIOR ELEVATIONS 'C'
A12 PLAN 2 – EXTERIOR ELEVATIONS 'D'
A13 PLAN 3 – FLOOR PLANS – BASE PLANS
A14 PLAN 3 – FLOOR PLANS – PARTIAL PLANS 'B', 'C' & 'D'
A15 PLAN 3 – ROOF PLANS 'A' & 'B'
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A18 ADU – ROOF PLANS 'GA', 'GB', 'GC'
A19 PLAN 3 – EXTERIOR ELEVATIONS 3A WITH GA AT LOT 36
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A21 PLAN 3 – EXTERIOR ELEVATIONS 3B WITH GC AT LOT 34
A22 PLAN 3 – EXTERIOR ELEVATIONS 3B WITH GC AT LOT 34
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A24 PLAN 3 – EXTERIOR ELEVATIONS 3C WITH GB AT LOT 35
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A26 PLAN 3 – EXTERIOR ELEVATIONS 3D WITH GA AT LOT 33
A27 SITE SECTION 'A'

LANDSCAPE
L1.1 LAYOUT PLAN
L1.2 LAYOUT PLAN
L2.1 LANDSCAPE DETAILS
L2.2 LANDSCAPE DETAILS
L3.1 TYPICAL PLANTING PLAN – BIORETENTION AND ATTACHED GARAGE UNIT
L3.2 TYPICAL PLANTING PLAN – DETACHED GARAGE UNIT
L4.1 HYDROZONE

	Required	Provided	Notes
XI-10-53.09 - Off-Street Parking Required by Land Use			
Table 53.09 - Number of parking spaces required			
I. Residential Uses			
Single Family and Duplexes:			
4 or more bedrooms - 3 per unit, plus 1 per each additional bedroom	108	143	143 spaces breakdown - 2x covered plus 2x driveway parking spaces for 35 lots and 2x covered plus 1x private parking stall for 1 lot
Guest Parking - projects w/ private garages:			
20% of the total required, may be uncovered	21.6	24	24x guest parking stalls w/in the private street. This guest parking count does not include the 33x new public street parking spaces created along the project's street frontages on Rankin, Creed and North Park Victoria Drive
XI-10-13.08 - Accessory Dwelling Units			
4.a.i. Parking:			
The owner must provide one additional off-street parking space for the accessory dwelling unit unless the accessory unit is located within one-half mile of public transit	0	0	VTA Bus #46 stops on Jacklin/Hwy 680 and N. Park Victoria Drive, between Daniel Court and Calle Oriente are within one-half mile of the project site

CITY OF MILPITAS MUNICIPAL CODE PARKING REQUIREMENTS

PROJECT INFORMATION:

THE PROJECT IS LOCATED IN AN AREA WITH THE FLOOD ZONE DESIGNATION OF "X". WHICH IS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAN.

BENCHMARK:

THE BENCHMARK FOR THIS PROJECT IS THE CITY OF MILPITAS BENCHMARK ID "CRE-NPV." IT IS A BRASS DISC IN THE MONUMENT WELL AT THE INTERSECTION OF CREED STREET AND NORTH PARK VICTORIA DRIVE.
ELEVATION=35.218 (NGVD29).
ELEVATION=37.958 (NAVD 89).
ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM. TO CONVERT PLAN ELEVATIONS TO NAVD89, ADD 2.74'.

BASIS OF BEARINGS:

THE BEARING NORTH 10°27'28"W OF THE MONUMENT LINE OF RANKIN DRIVE AS SHOWN UPON THAT CERTAIN TRACT MAP ENTITLED "TRACT NO. 6071" IN BOOK 429 OF MAPS PAGES 6-8 RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

PROJECT TEAM

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SAN JOSE, CA 95126

1005 N. PARK VICTORIA DRIVE
COVER SHEET
MILPITAS CALIFORNIA

Date	10/24/2019
Scale	AS SHOWN
Drawn	JG
Designed	JG
Job	15-115
Sheet	C1
Of	Sheets

NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF MILPITAS.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO PROVIDE PG&E RELEASE LETTER THAT STATES ALL GAS AND ELECTRIC SERVICES HAVE BEEN SHUT OFF TO THE SITE.
11. REFER TO THE PROJECT TENTATIVE MAP FOR ALL BOUNDARY AND EXISTING EASEMENT INFORMATION

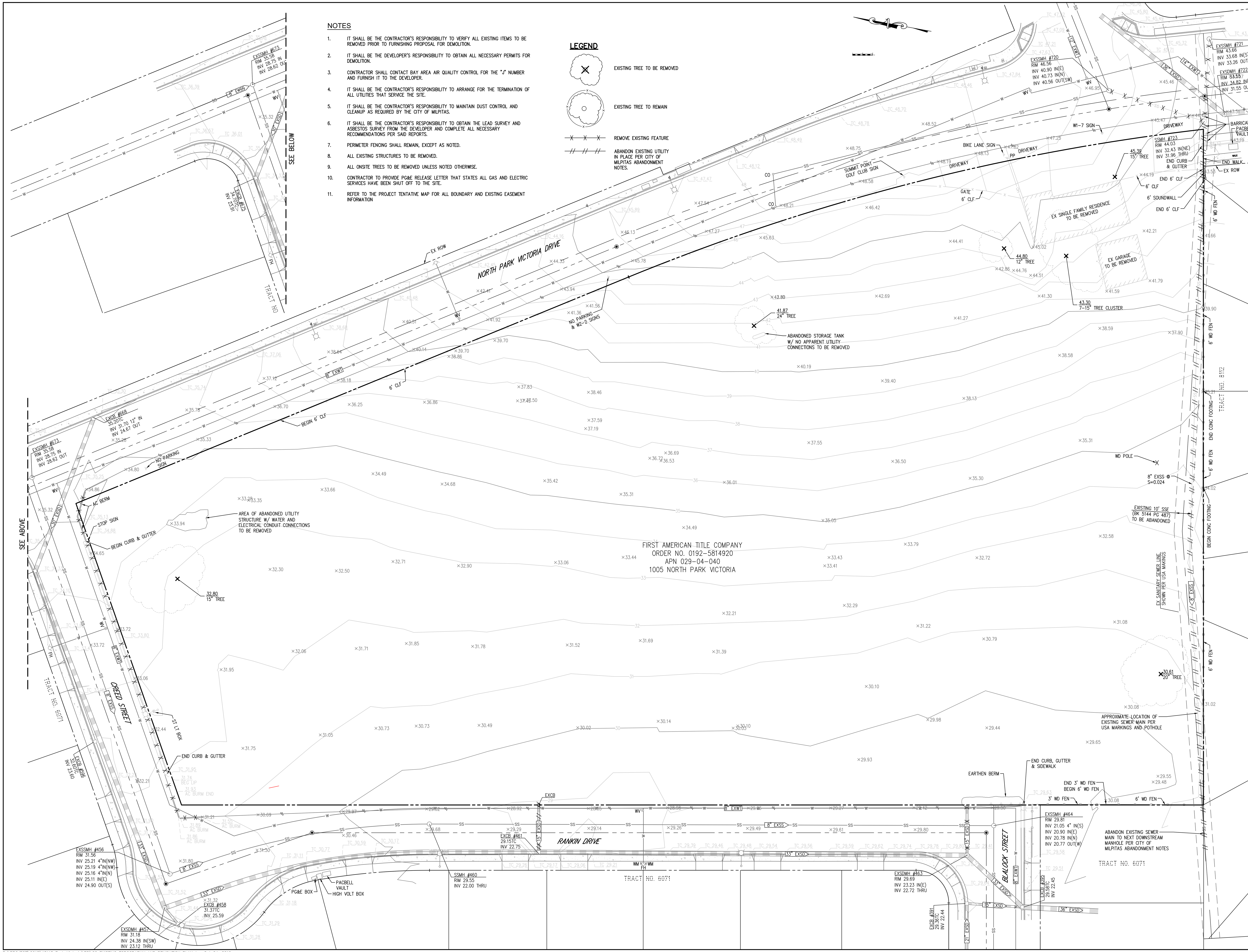
LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

REMOVE EXISTING FEATURE

ABANDON EXISTING UTILITY IN PLACE PER CITY OF MILPITAS ABANDONMENT NOTES.



BY
REVISIONS

NO.	DATE
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1005 N. PARK VICTORIA DRIVE EXISTING TOPOGRAPHY AND DEMOLITION PLAN

MILPITAS CALIFORNIA

Date	10/24/2019
Scale	1"=20'
Drawn	JG
Designed	JG
Job	15-115
Sheet	C2
Of	Sheets

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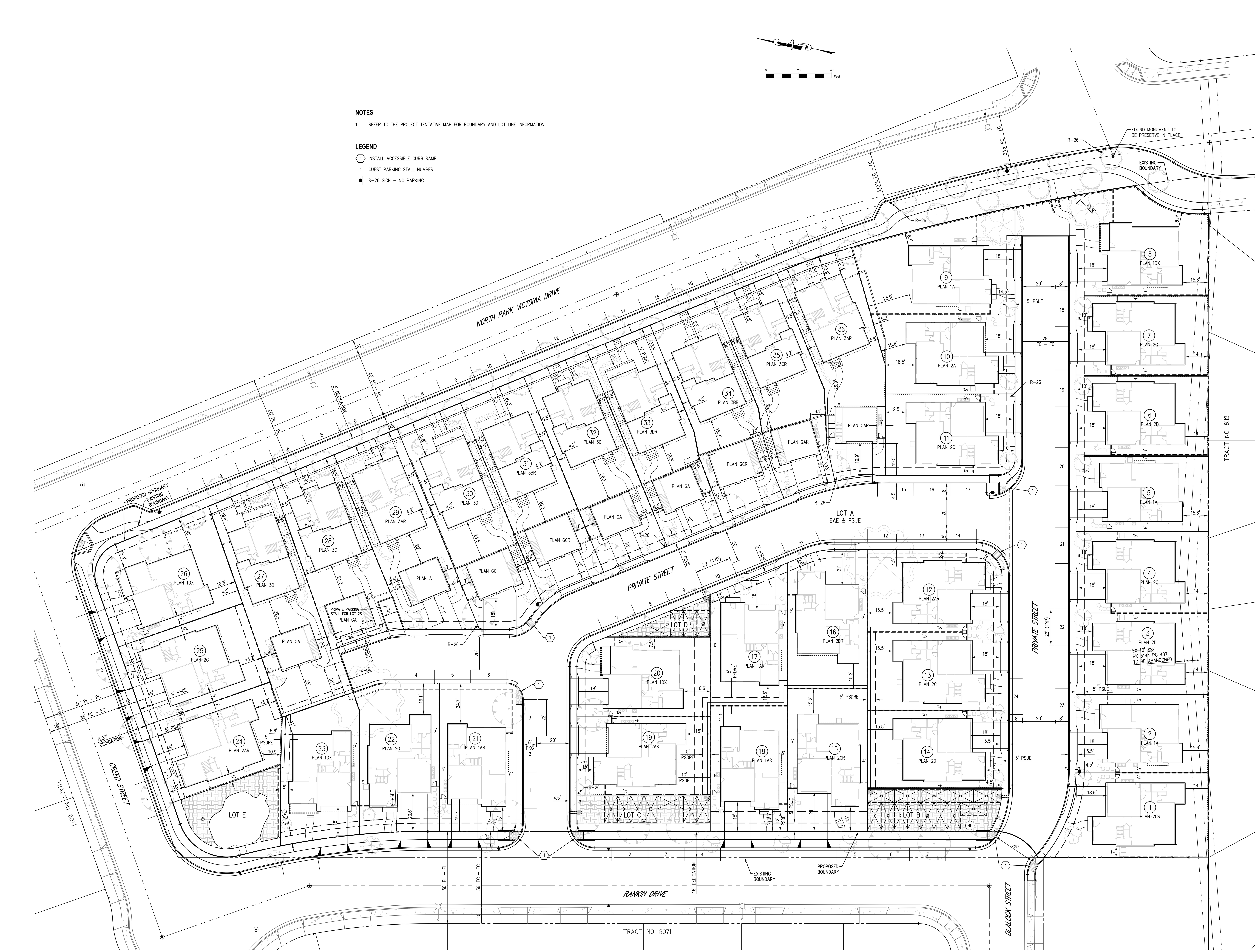

Date 10/24/2019

Scale 1"=20'

Drawn JG

Designed JG

Job 15-115

Sheet C3

Of Sheets

1005 N. PARK VICTORIA DRIVE PRELIMINARY SITE PLAN

MILPITAS CALIFORNIA

PREPARED FOR:

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NO. DATE REVISIONS BY

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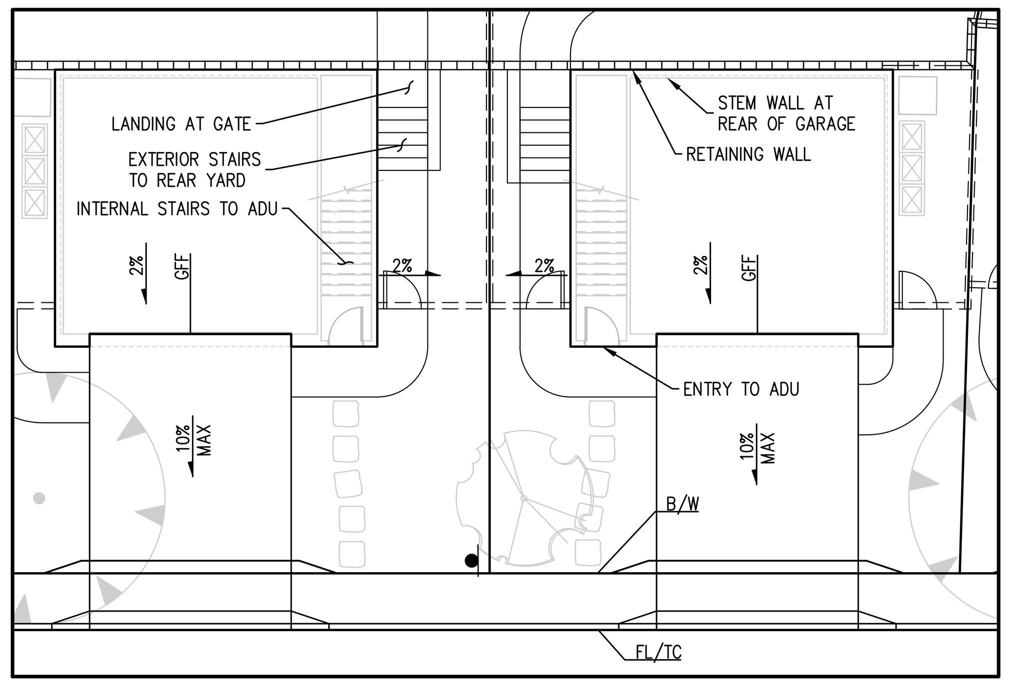


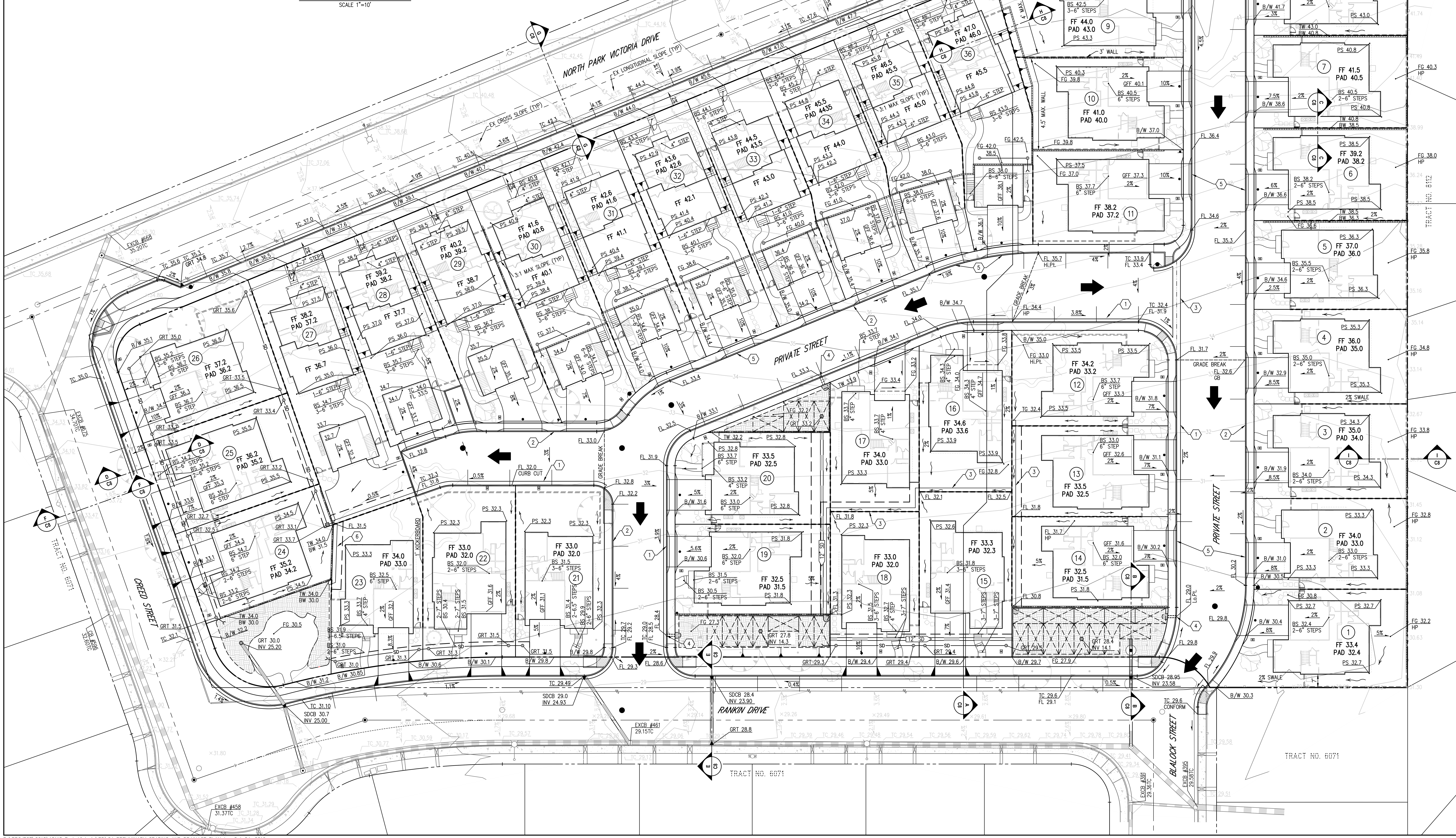
TYPICAL DETACHED GARAGE DETAIL
SCALE 1"=10'

CURB LEGEND

1. CURB AND GUTTER
2. VERTICAL CURB
3. VALLEY GUTTER
4. THROUGH CURB CHANNEL
5. DEPRESSED DRIVEWAY
6. "U" GUTTER

GRADING QUANTITIES TABLE (CUBIC YARDS - CY)		
	CUT	FILL
MASS EXCAVATION	4608	6320
NET	1712	EXPORT

* GRADING QUANTITIES DO NOT INCLUDE UTILITY SPOILS FROM FUTURE UTILITY TRENCHING



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1005 N. PARK VICTORIA DRIVE PRELIMINARY GRADING AND DRAINAGE PLAN

MILPITAS CALIFORNIA

Date	10/24/2019
Scale	1"=20'
Drawn	JG
Designed	JG
Job	15-115
Sheet	C4
Of	Sheets

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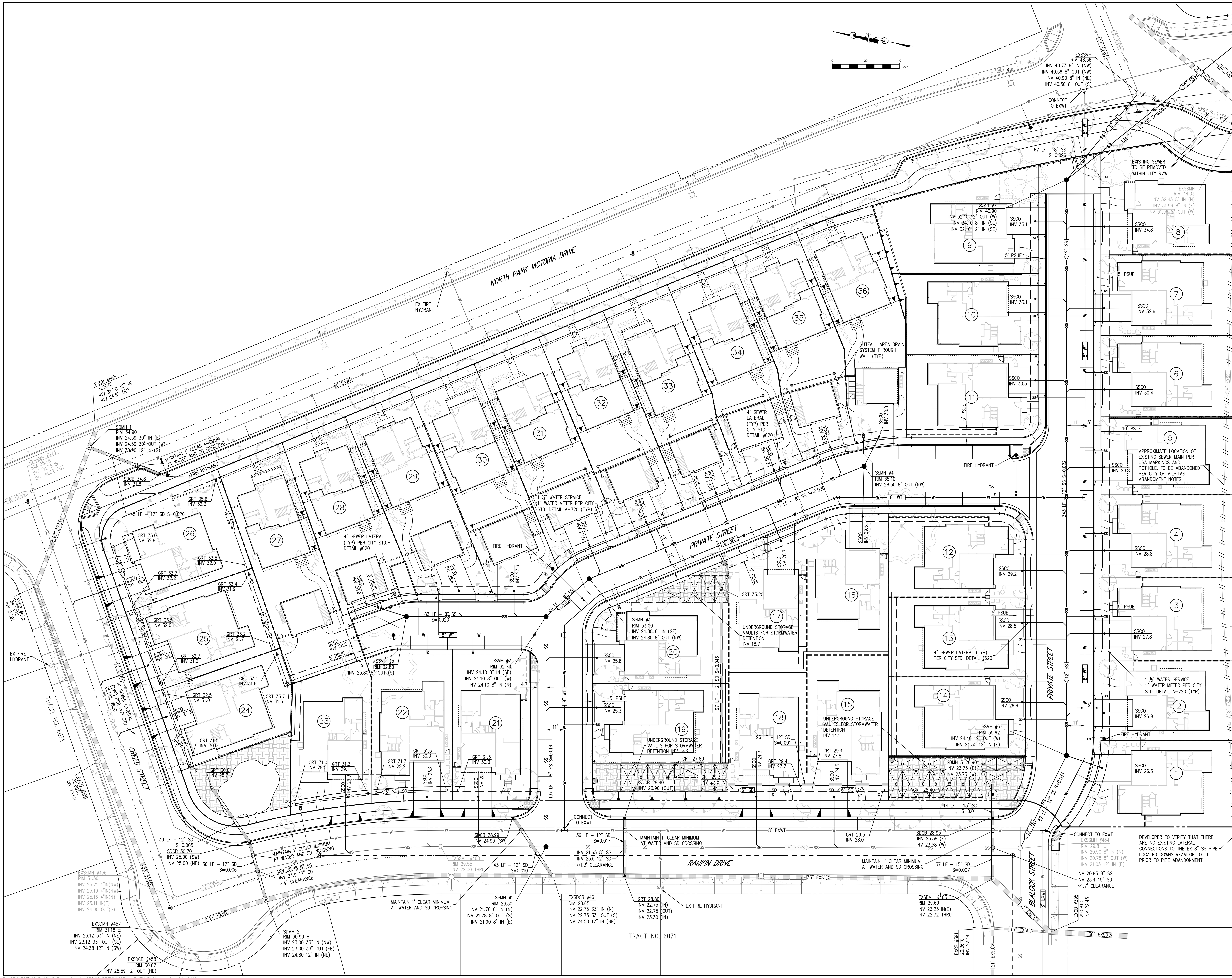

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SAN JOSE, CA 95126

1005 N. PARK VICTORIA DRIVE PRELIMINARY UTILITY PLAN

MILPITAS CALIFORNIA

Date	10/24/2019
Scale	1"=20'
Drawn	JG
Designed	JG
Job	15-115
Sheet	C5
Of	Sheets

STORMWATER TREATMENT SUMMARY TABLE

		IMPERVIOUS SURFACES				PERVIOUS SURFACES				TREATMENT MEASURES			
WATERSHED ID	TOTAL WATERSHED AREA (SF)	STREETS DRIVEWAYS (SF)	SIDEWALKS (SF)	BUILDINGS (SF)	TOTAL (SF)	STREETS (SF)	DRIVEWAYS (SF)	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT AREA (SF)	REQUIRED TREATMENT AREA (SF)	CALCULATION METHOD	TREATMENT MEASURE
A	**47,808**	5,634	2,863	17,284	**25,781**	-	-	20,880	**20,880**	**1,147**	1,115	4% METHOD	BIOTREATMENT
B	**47,527**	5,426	3,867	15,752	**25,045**	-	-	21,390	**21,390**	**1,092**	1,087	4% METHOD	BIOTREATMENT
C	**27,020**	3,703	1,927	8,234	**13,864**	-	-	12,549	**12,549**	**607**	605	4% METHOD	BIOTREATMENT
D	**78,569**	13,637	8,716	25,142	**47,495**	-	-	29,050	**29,050**	**2,024**	2,016	4% METHOD	BIOTREATMENT
SUBTOTAL (SF)	**200,924**	28,400	17,373	66,412	**112,185**	-	-	83,869	**83,869**	**4,870**	**4,823**		

HMP SIZING AND DESIGN NOTE:

THE PROJECT IS SUBJECT TO HYDROMODIFICATION REQUIREMENTS. THE HYDROMODIFICATION ANALYSIS PREPARED BY SCHAAF & WHEELER (REPORT CEAX.13.18 DATED 4/26/19) INDICATES THAT 29,200 CUBIC FEET OF STORAGE IS REQUIRED.

HMP STORAGE

SITE FEATURE	QUANTITY	STORAGE VOLUME PROVIDED (CF)
UNDERGROUND STORAGE VAULTS	24 BOXES WITH INTERNAL DIMENSIONS OF 7'X15'X10' (WIDTH X LENGTH X HEIGHT)	25,200
BIOTREATMENT BASIN	0.4 VOID RATIO OF 30" BIOTREATMENT BASIN SECTION OVER 4,772 SF BASIN AREA	4,862
STORM DRAIN PIPE	192 LF OF 15" PIPE	235
TOTAL STORAGE VOLUME PROVIDED		30,297

LEGEND

SELF TREATING AREA

WATERSHEDS TREATED WITH BIOTREATMENT

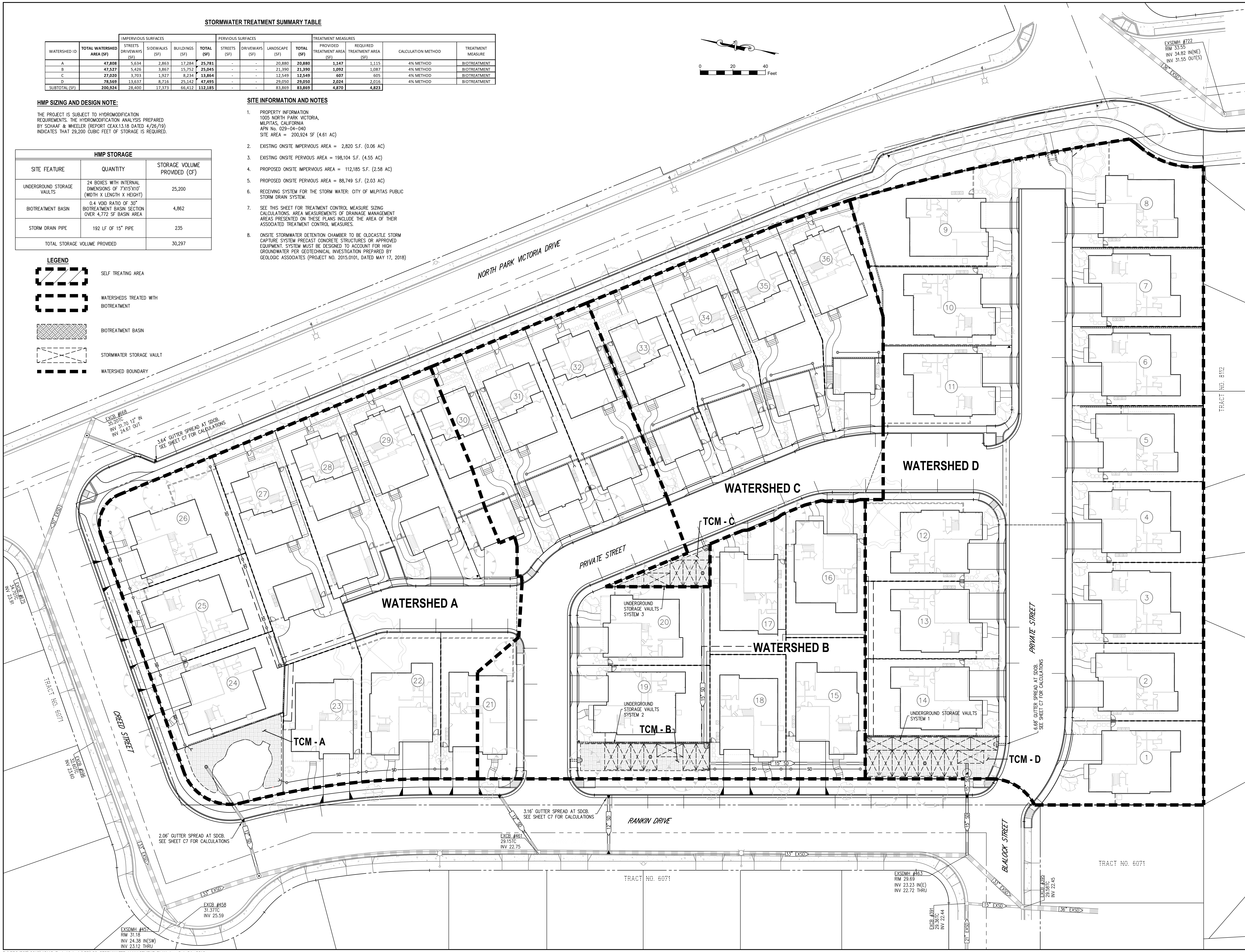
BIOTREATMENT BASIN

STORMWATER STORAGE VAULT

WATERSHED BOUNDARY

SITE INFORMATION AND NOTES

1. PROPERTY INFORMATION
   1005 NORTH PARK VICTORIA,
   MILPITAS, CALIFORNIA
   APN No. 029-04-040
   SITE AREA = 200,924 SF (4.61 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 2,820 S.F. (0.06 AC)
3. EXISTING ONSITE PERVIOUS AREA = 198,104 S.F. (4.55 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 112,185 S.F. (2.58 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 88,749 S.F. (2.03 AC)
6. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF MILPITAS PUBLIC STORM DRAIN SYSTEM.
7. SEE THIS SHEET FOR TREATMENT CONTROL MEASURE SIZING CALCULATIONS. AREA MEASUREMENTS OF DRAINAGE MANAGEMENT AREAS PRESENTED ON THESE PLANS INCLUDE THE AREA OF THEIR ASSOCIATED TREATMENT CONTROL MEASURES.
8. ONSITE STORMWATER DETENTION CHAMBER TO BE OLDCASTLE STORM CAPTURE SYSTEM PRECAST CONCRETE STRUCTURES OR APPROVED EQUIPMENT. SYSTEM MUST BE DESIGNED TO ACCOUNT FOR HIGH GROUNDWATER PER GEOTECHNICAL INVESTIGATION PREPARED BY GEOLOGIC ASSOCIATES (PROJECT NO. 2015.0101, DATED MAY 17, 2018)



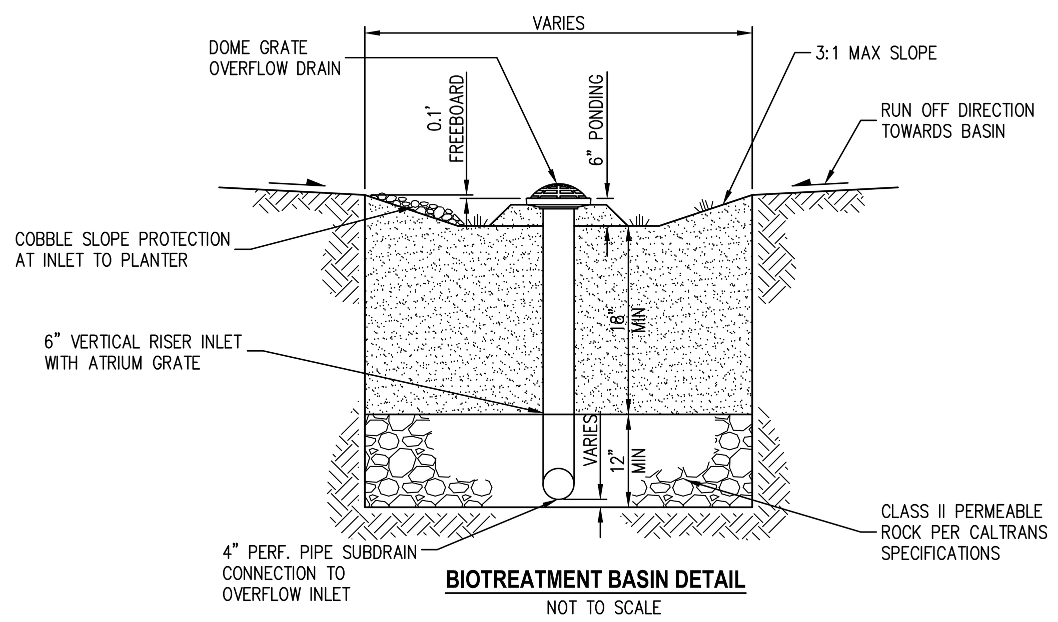
PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
2055 Gateway Place
Suite 550
San Jose, CA 95110
T: (408) 453-1066

1005 N. PARK VICTORIA DRIVE
STORMWATER MANAGEMENT PLAN
MILPITAS CALIFORNIA

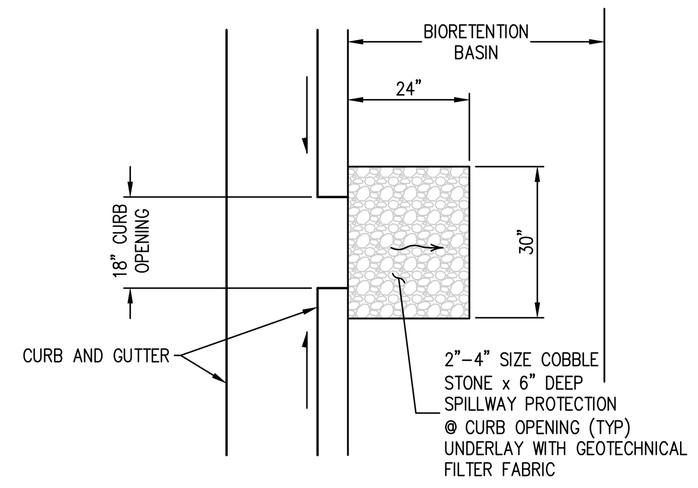
Date	10/24/2019
Scale	1"=20'
Drawn	JG
Designed	JG
Job	15-115
Sheet	C6
Of	Sheets

NO.	DATE	REVISIONS	BY

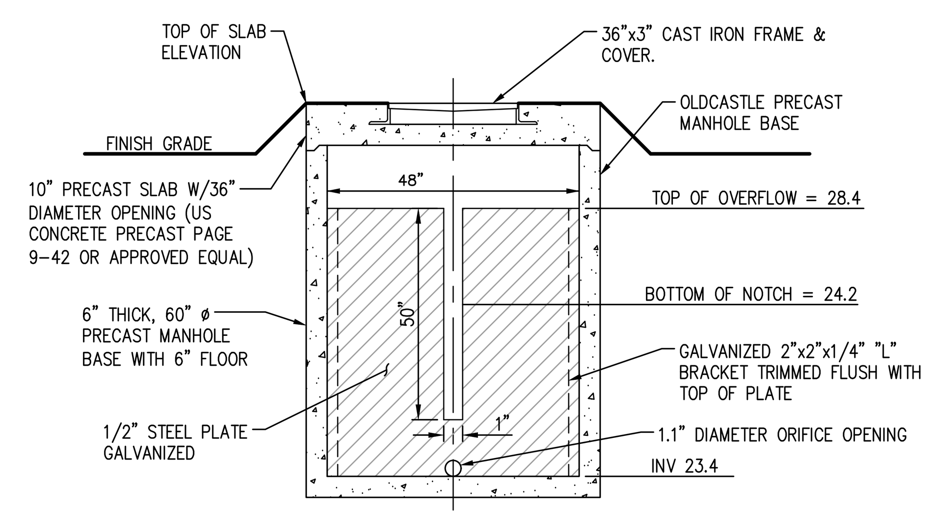


BIOTREATMENT BASIN DETAIL
NOT TO SCALE

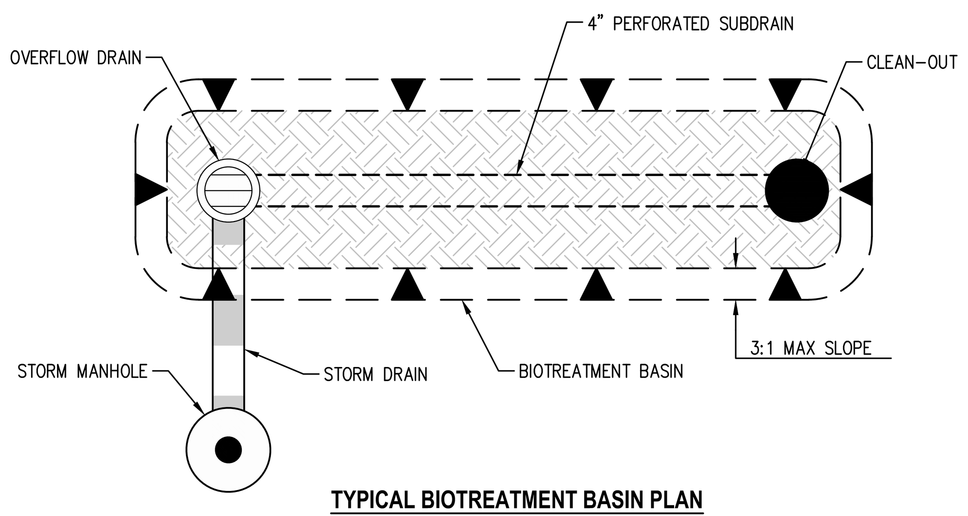
NOTES
1. PERFORATION TO BE INSTALLED FACING DOWNWARD.
2. BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.C.I.(1)(B)(VI)
3. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION LAYOUT WITHIN BASIN.



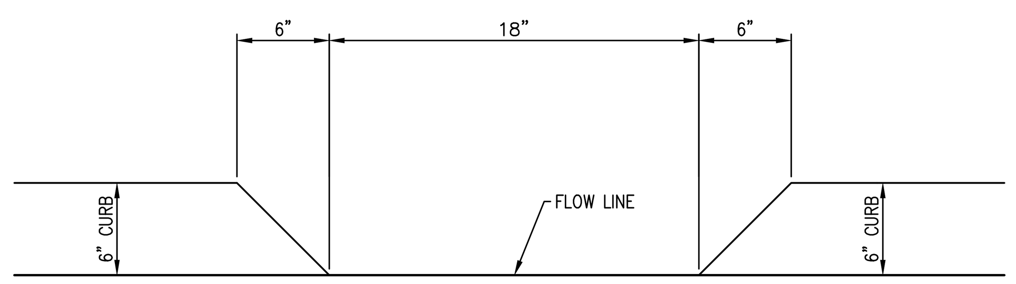
SPILLWAY PROTECTION
@ CURB OPENING
NOT TO SCALE



WEIR MANHOLE DETAIL
NOT TO SCALE



TYPICAL BIOTREATMENT BASIN PLAN
NOT TO SCALE



CURB CUT DETAIL
NOT TO SCALE

GUTTER SPREAD CALCULATIONS

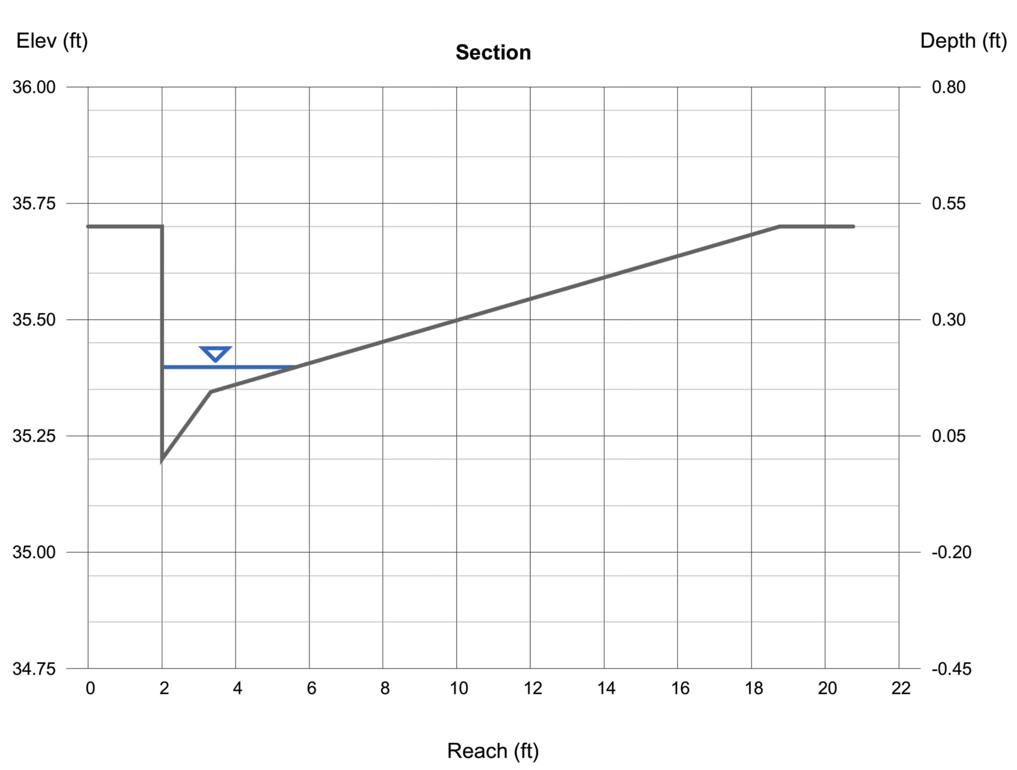
Storm Structure ID No.	Added Tributary	Individual Area (sf)	Area (acres)	Runoff Coefficient C	Product C*A	Time of Concentration (min)	Rainfall Intensity (in/hr) I	Runoff (cfs) Q=C*A*I	Length of Gutter Run (ft)	Longitudinal Slope (%)	Cross Slope - Sx (%)	Gutter Cross Slope - Sw(%)	Gutter Spread (ft)
SCCB	North Park Victoria Drive	10443	0.240	0.90	0.216	5.00	2.80	0.604	485	1.1%	2.3%	10.9%	3.64
SDCB	Creed Street	6472	0.149	0.90	0.134	5.00	2.80	0.374	284	1.4%	2.6%	10.9%	2.06
SDCB	Rankin Drive (S)	5219	0.120	0.90	0.108	5.00	2.80	0.302	266	0.40%	2.3%	10.9%	3.16
TCM-D	Onsite Private Street (S)	69921	1.605	0.67	1.068	10.00	1.90	2.029	364	2.0%	2.0%	10.9%	6.68

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. — Wednesday, Apr 17 2019

North Park Victoria Drive - Gutter Spread (10 Year Storm)

Gutter		Highlighted	
Cross Sl, Sx (ft/ft)	= 0.023	Depth (ft)	= 0.20
Cross Sl, Sw (ft/ft)	= 0.109	Q (cfs)	= 0.600
Gutter Width (ft)	= 1.33	Area (sqft)	= 0.23
Invert Elev (ft)	= 35.20	Velocity (ft/s)	= 2.63
Slope (%)	= 1.10	Wetted Perim (ft)	= 3.84
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.24
		Spread Width (ft)	= 3.64
Calculations		EGL (ft)	= 0.31
Compute by:	Known Q		
Known Q (cfs)	= 0.60		

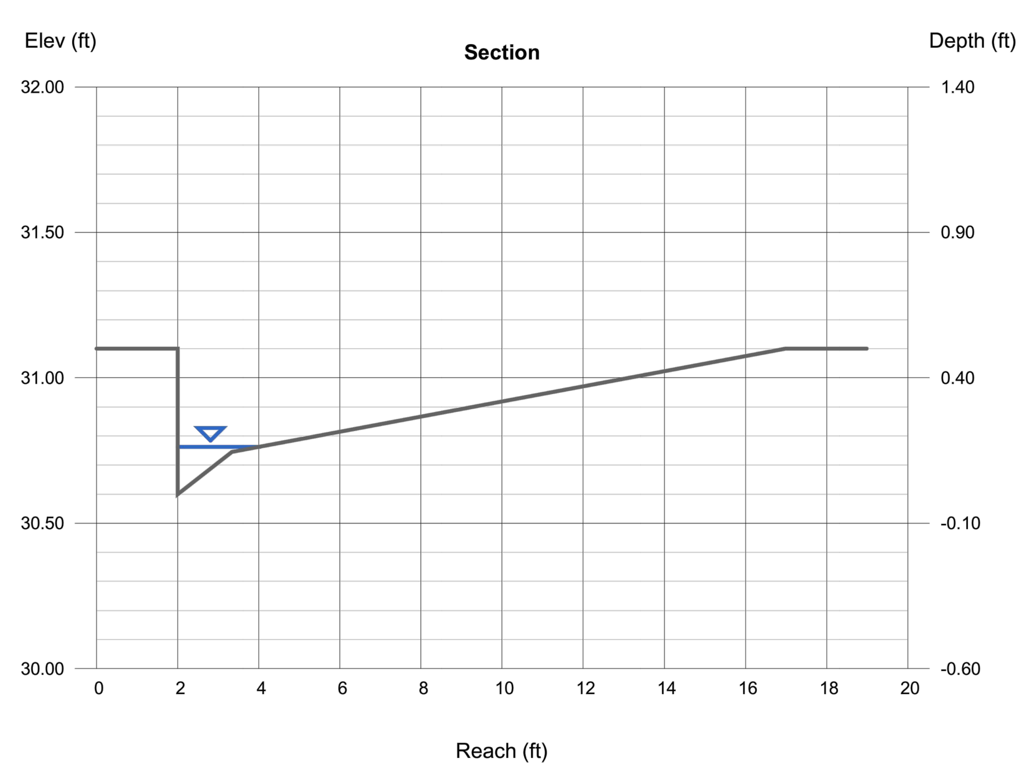


Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. — Wednesday, Apr 17 2019

Creed Street - Gutter Spread (10 Year Storm)

Gutter		Highlighted	
Cross Sl, Sx (ft/ft)	= 0.026	Depth (ft)	= 0.16
Cross Sl, Sw (ft/ft)	= 0.109	Q (cfs)	= 0.370
Gutter Width (ft)	= 1.33	Area (sqft)	= 0.13
Invert Elev (ft)	= 30.60	Velocity (ft/s)	= 2.92
Slope (%)	= 1.40	Wetted Perim (ft)	= 2.19
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.21
		Spread Width (ft)	= 2.02
Calculations		EGL (ft)	= 0.30
Compute by:	Known Q		
Known Q (cfs)	= 0.37		

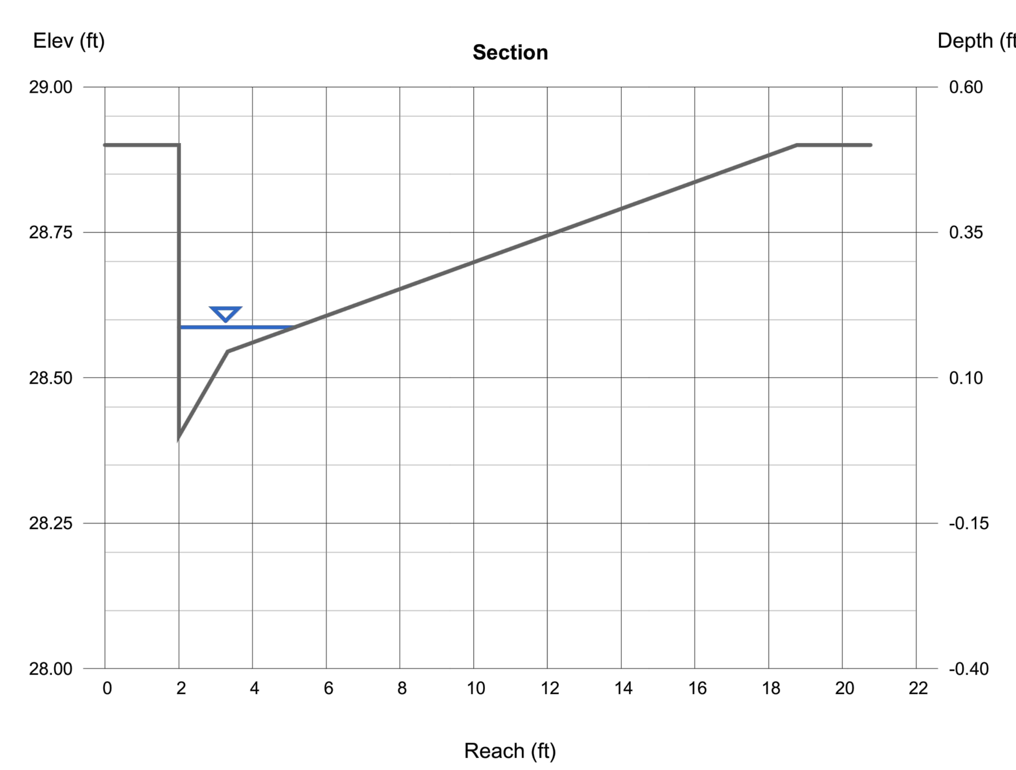


Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. — Wednesday, Apr 17 2019

Rankin Drive - Gutter Spread (10 Year Storm)

Gutter		Highlighted	
Cross Sl, Sx (ft/ft)	= 0.023	Depth (ft)	= 0.19
Cross Sl, Sw (ft/ft)	= 0.109	Q (cfs)	= 0.300
Gutter Width (ft)	= 1.33	Area (sqft)	= 0.19
Invert Elev (ft)	= 28.40	Velocity (ft/s)	= 1.57
Slope (%)	= 0.40	Wetted Perim (ft)	= 3.35
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.20
		Spread Width (ft)	= 3.16
Calculations		EGL (ft)	= 0.23
Compute by:	Known Q		
Known Q (cfs)	= 0.30		

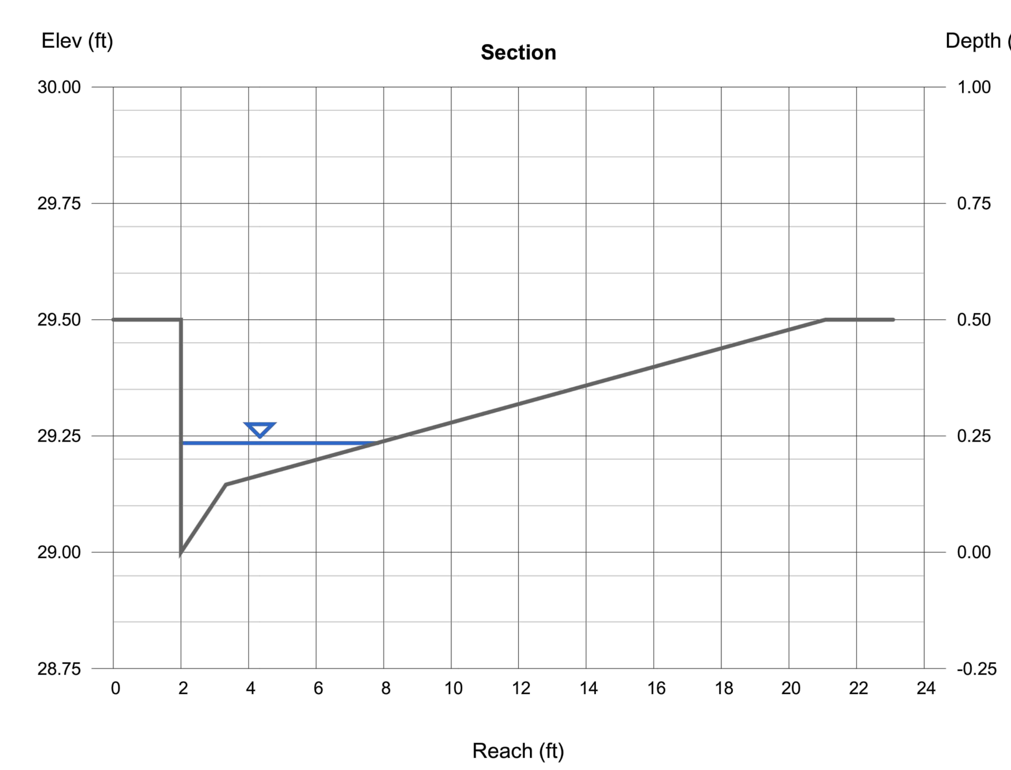


Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. — Wednesday, Apr 17 2019

Onsite Private Street South - Gutter Spread (10 Year Storm)

Gutter		Highlighted	
Cross Sl, Sx (ft/ft)	= 0.020	Depth (ft)	= 0.24
Cross Sl, Sw (ft/ft)	= 0.109	Q (cfs)	= 2.030
Gutter Width (ft)	= 1.33	Area (sqft)	= 0.42
Invert Elev (ft)	= 29.00	Velocity (ft/s)	= 4.85
Slope (%)	= 2.00	Wetted Perim (ft)	= 6.08
N-Value	= 0.010	Crit Depth, Yc (ft)	= 0.32
		Spread Width (ft)	= 5.83
Calculations		EGL (ft)	= 0.60
Compute by:	Known Q		
Known Q (cfs)	= 2.03		



NO.	DATE	REVISIONS	BY
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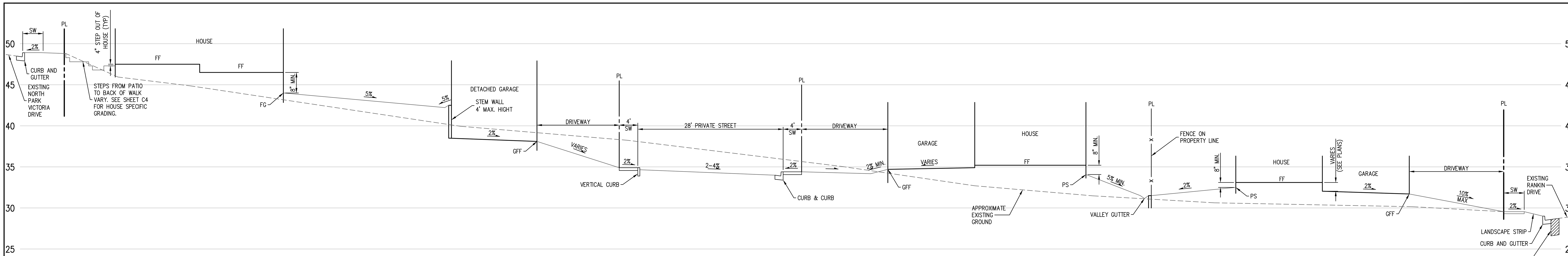
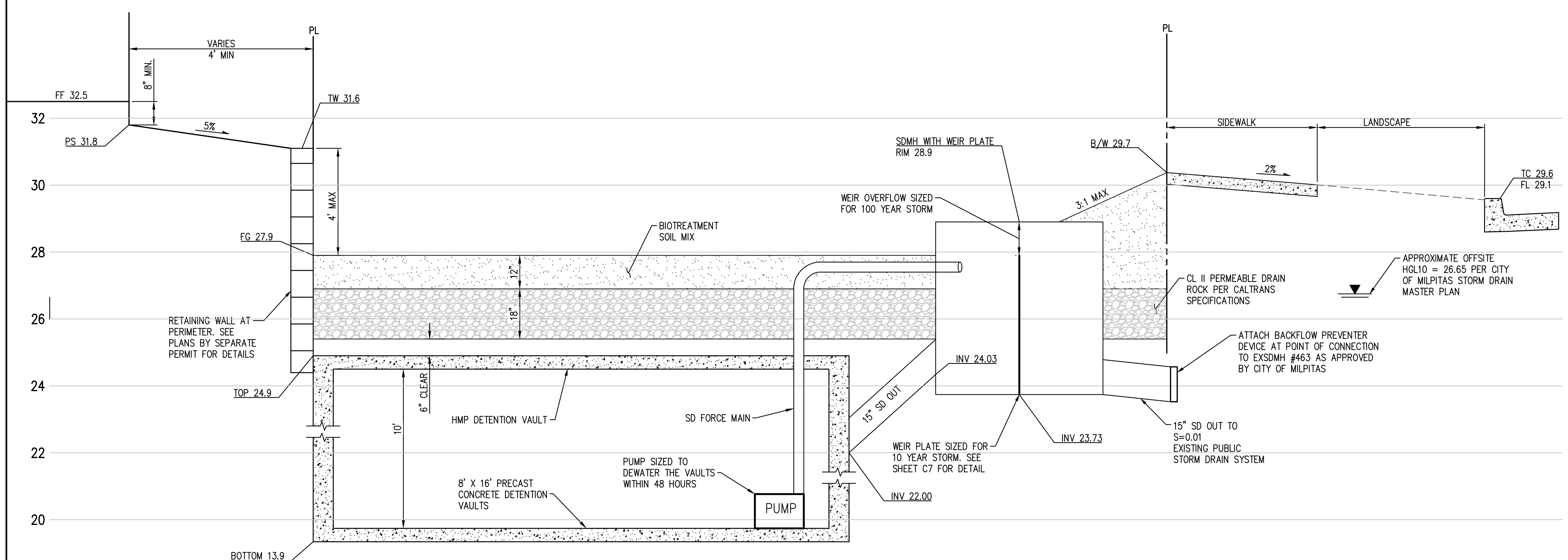
1005 N. PARK VICTORIA DRIVE STORMWATER MANAGEMENT DETAILS

MILPITAS CALIFORNIA

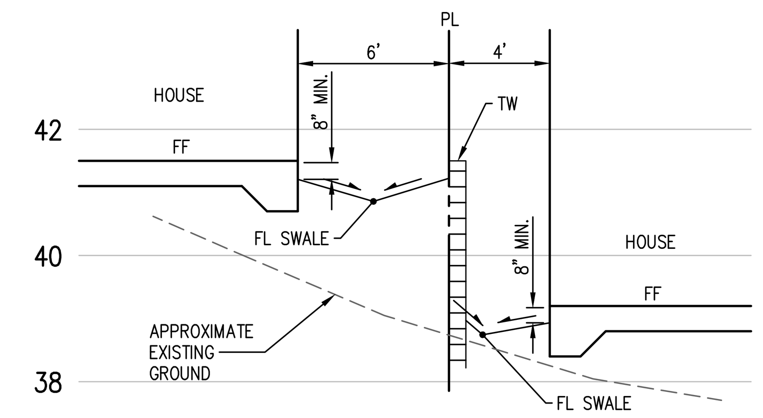
Date	10/24/2019
Scale	
Drawn	JG
Designed	JG
Job	15-115
Sheet	C7
Of	Sheets



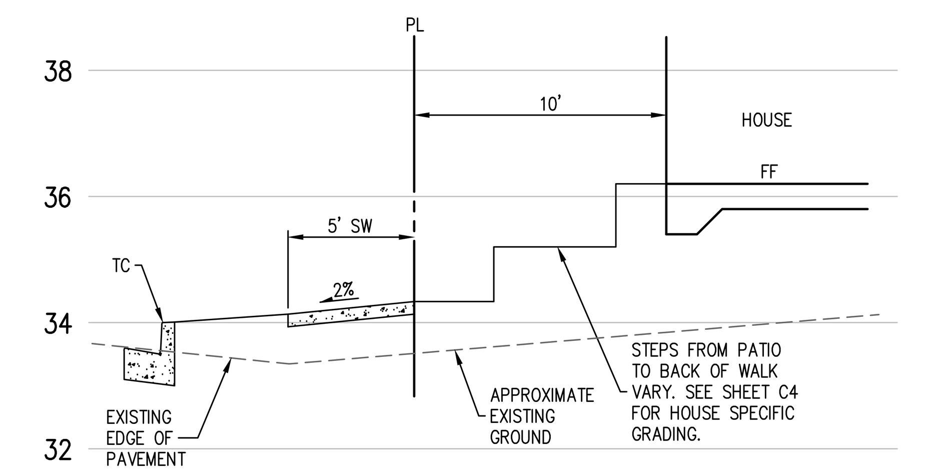
SECTION A - A
SCALE : H 1"=1' - V 1"=10'



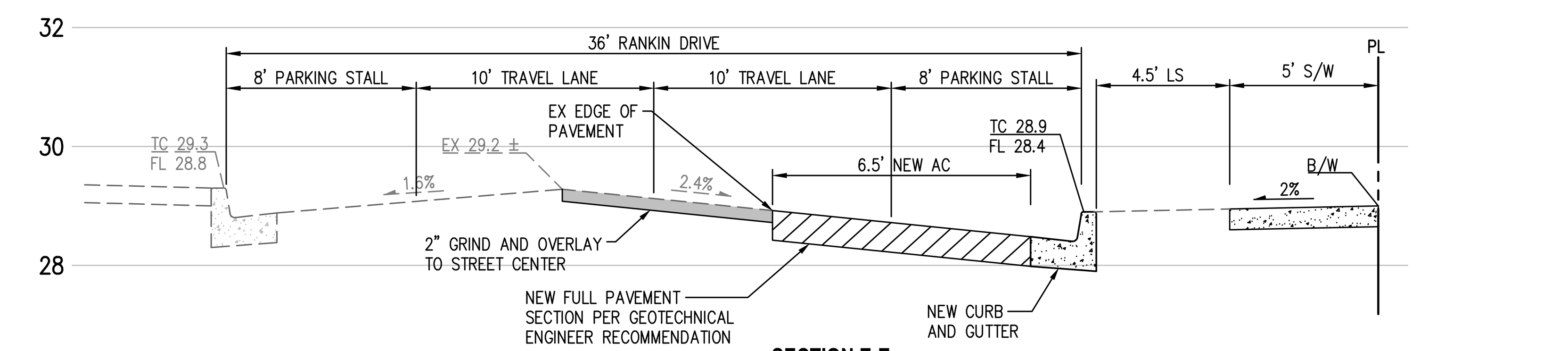
SECTION B - B
SCALE: HORZ 1"=2' - VERT 1"=2'



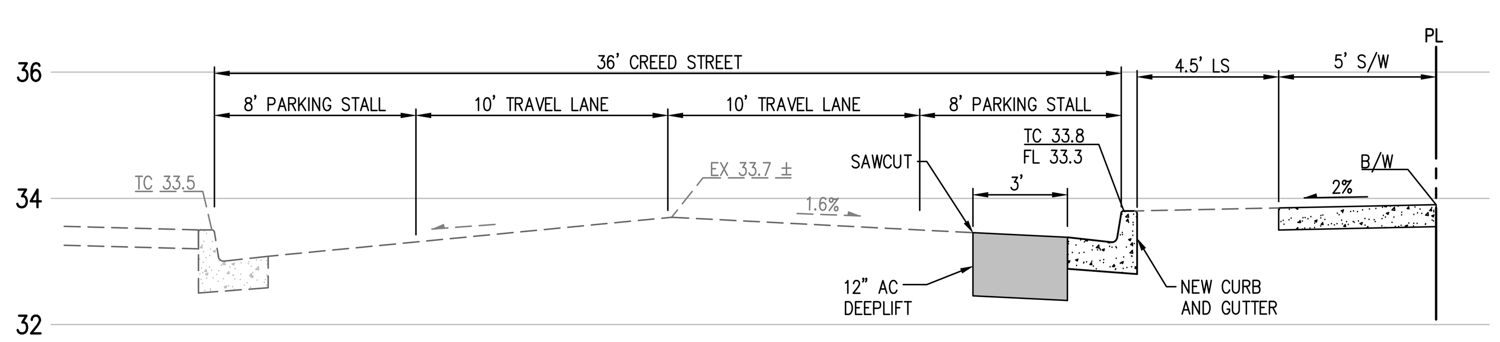
SECTION C - C (TYP)
SCALE : H 1"=5' - V 1"=2'



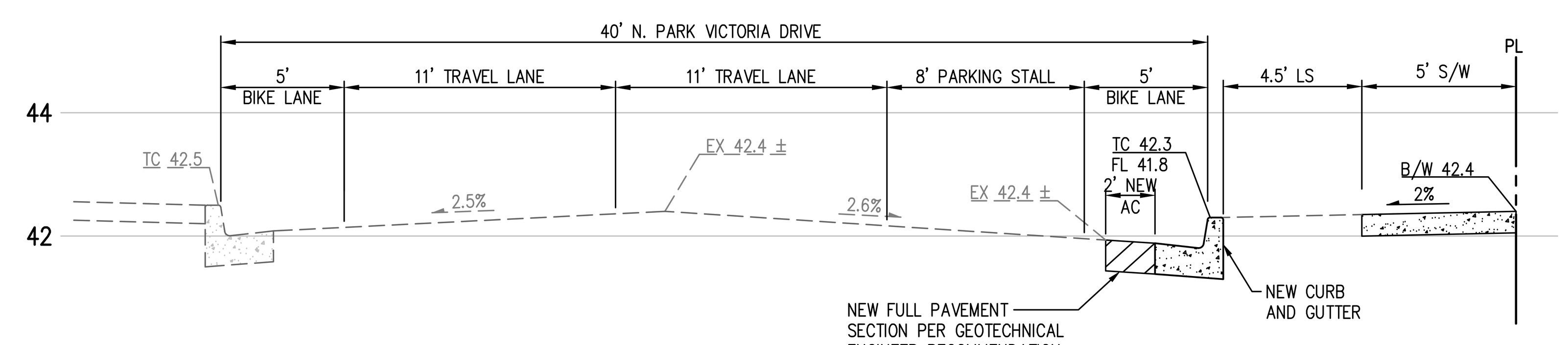
SECTION D - D (TYP)
SCALE : H 1"=5' - V 1"=2'



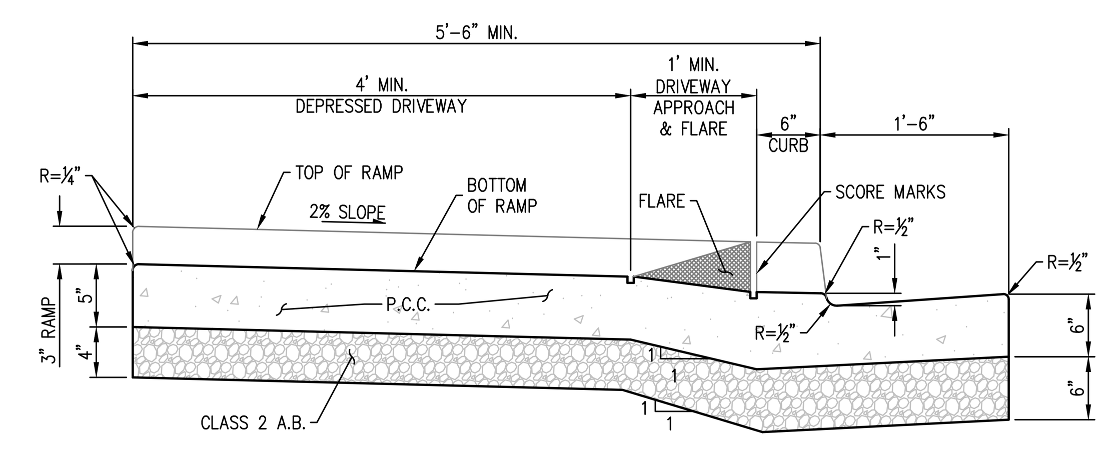
SECTION E-E
SCALE: HORZ 1"=5' - VERT 1"=2'



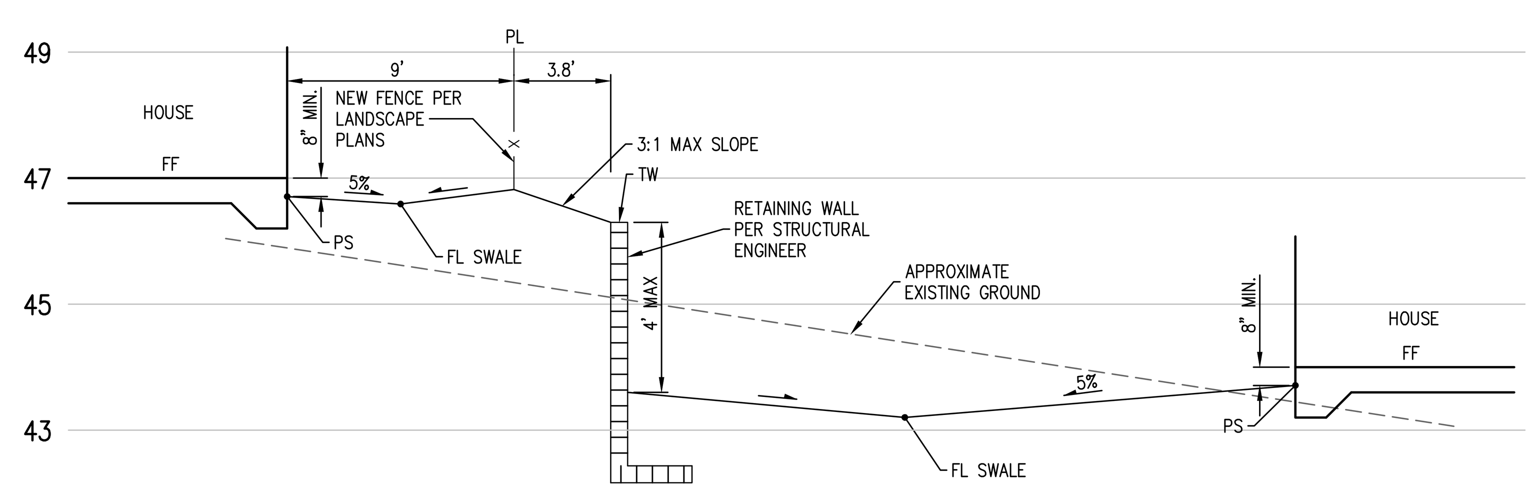
SECTION F-F
SCALE: HORZ 1"=5' - VERT 1"=2'



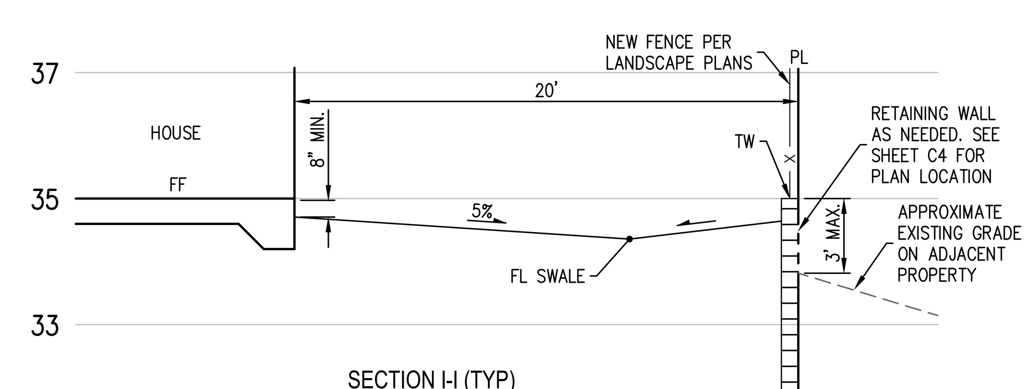
SECTION G-G
SCALE: HORZ 1"=5' - VERT 1"=2'



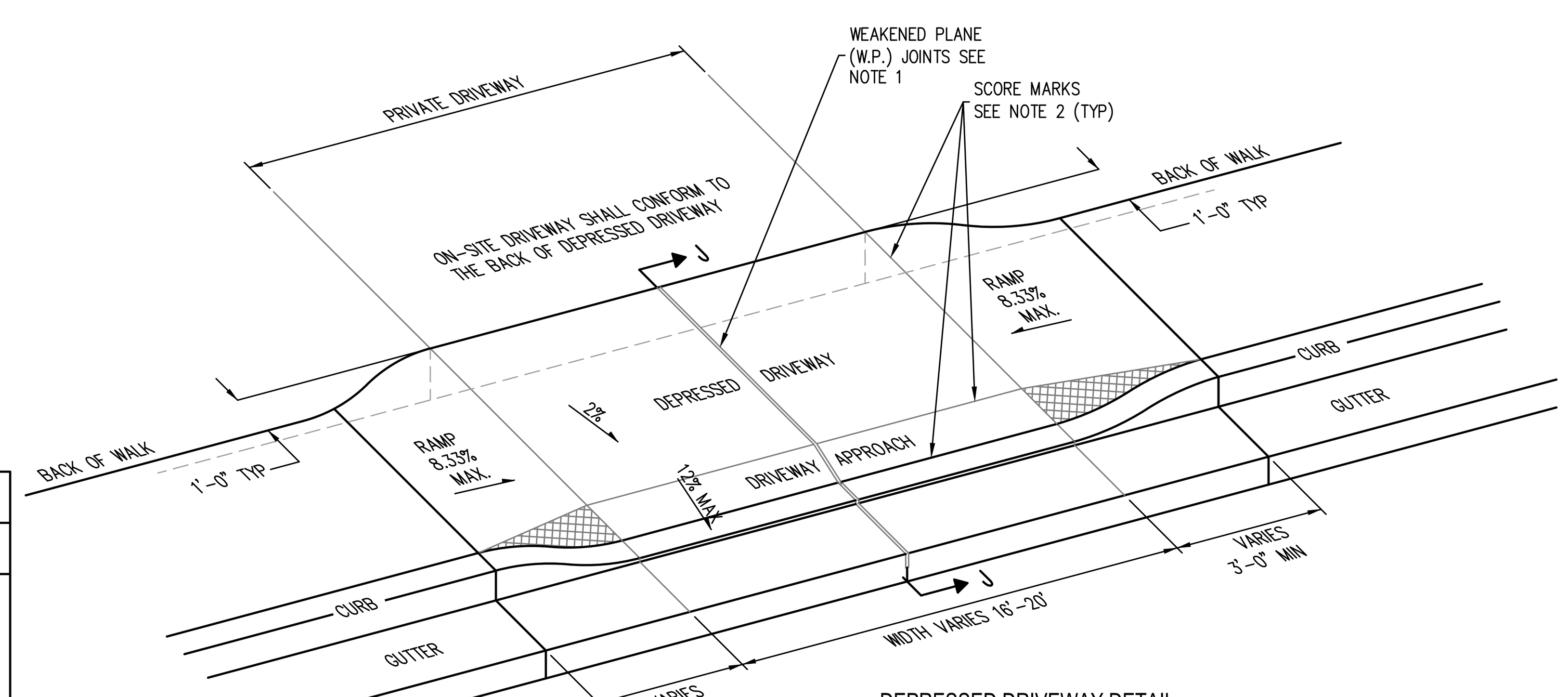
SECTION J-J
NOT TO SCALE



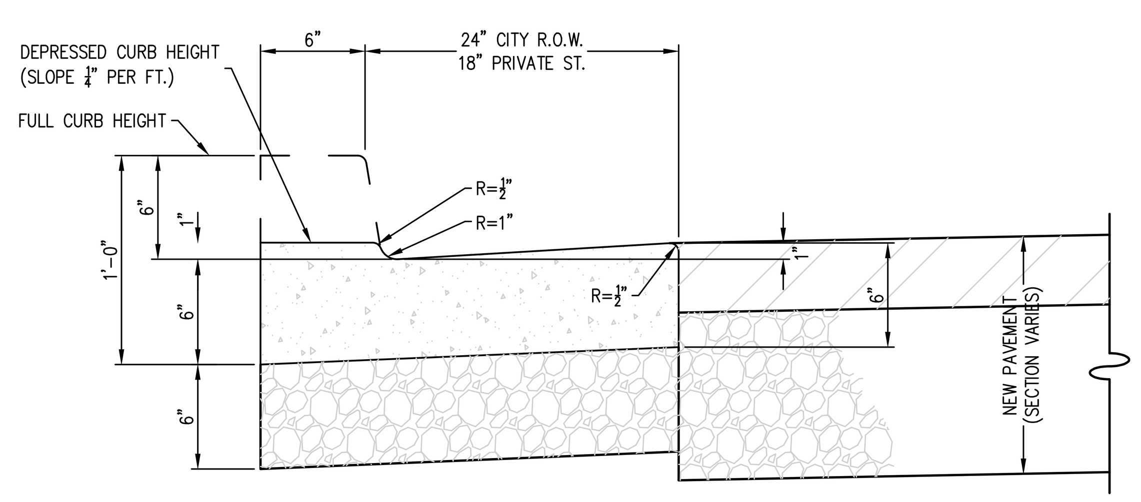
SECTION H -H (TYP)
SCALE : H 1"=5' - V 1"=2'



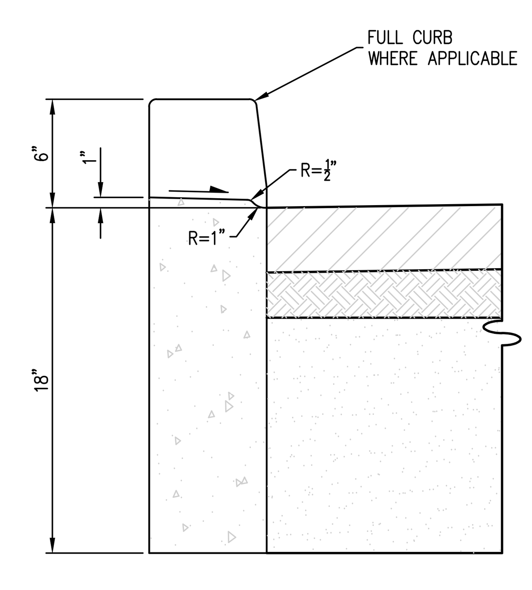
SECTION I-I (TYP)
SCALE : H 1"=5' - V 1"=2'



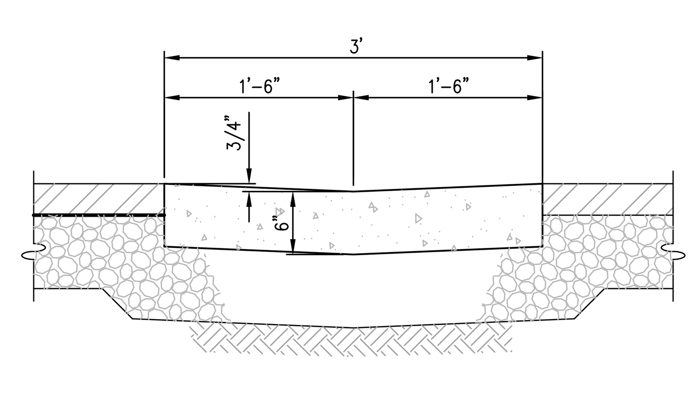
5 DEPRESSED DRIVEWAY DETAIL
NOT TO SCALE



1 FULL OR DEPRESSED CURB AND GUTTER
NOT TO SCALE



2 FULL OR DEPRESSED VERTICAL CURB
NOT TO SCALE



3 VALLEY GUTTER
NOT TO SCALE

PAVING CHART

AREA DESCRIPTION	TRAFFIC INDEX	A.C. PAVING AC (IN)	A.C. PAVING BASE (IN)	A.C. PAVING TOTAL (IN)
ALL ONSITE PARKING AREAS AND PRIVATE STREETS	5.0	4.0	7.5 (CL II AB)	11.5

- ALL ONSITE ROCK & PAVING SECTIONS & REINFORCEMENT REQUIREMENTS SHALL MEET OR EXCEED THE SOILS REPORT PREPARED BY GEO-LOGIC ASSOCIATES (PROJECT 2015.0101 DATED MAY 17, 2018)
- FILED TESTING RESULTS INDICATED THE ONSITE SOIL HAD AN R-VALUE OF LESS THAN 5. FOR PRACTICAL PURPOSES, AN R-VALUE OF 5 WAS USED TO CALCULATE THE PAVEMENT SECTIONS. A TI OF 5 WAS SELECTED FOR THE PROJECT'S PRIVATE STREETS. FOR MORE INFORMATION, SEE SECTION 6.5 OF THE SOILS REPORT.

NOTES:
1. W.P. JOINTS REQUIRED ON CENTERLINE FOR DRIVEWAYS 12' TO 20' WIDE. DRIVEWAYS 24'-30' WIDE SHALL HAVE 2 W.P. JOINTS EVENLY SPACED (AT ⅓ AND ⅔ POINTS).
2. PLACE SCORE MARKS AT ¼ POINTS ON DRIVEWAYS 12' TO 20' WIDE AND AT ⅙ POINTS ON DRIVEWAYS 24' - 30' WIDE.

NO.	DATE	REVISIONS	BY

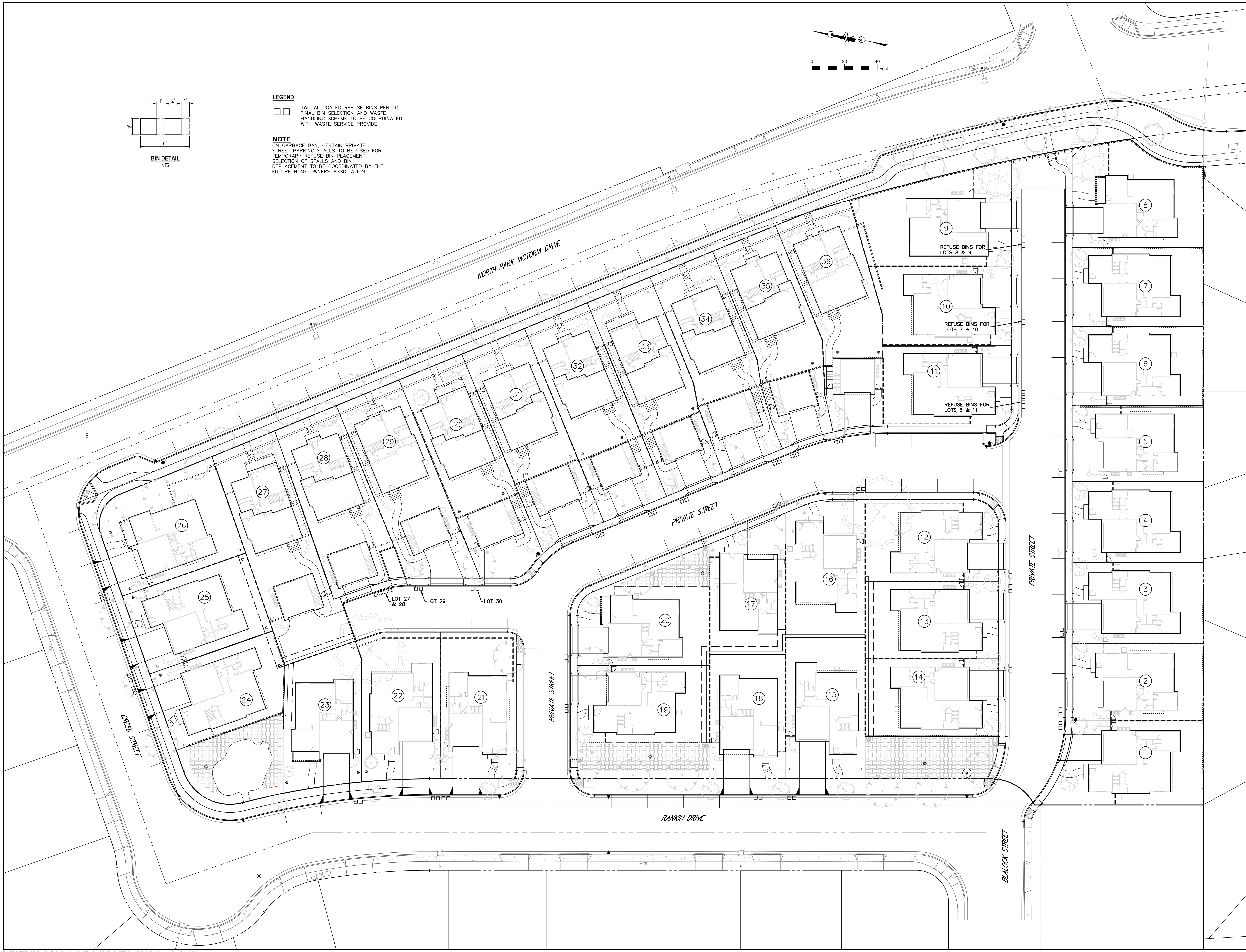
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
2055 Gateway Place Suite 550 San Jose, CA 95110 T: (408) 453-1066

PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

1005 N. PARK VICTORIA DRIVE SITE SECTIONS AND DETAILS

MILPITAS CALIFORNIA

Date 10/24/2019
Scale
Drawn JG
Designed JG
Job 15-115
Sheet C8
Of Sheets



NO.	DATE	REVISIONS	BY

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A CALIFORNIA LIMITED LIABILITY COMPANY
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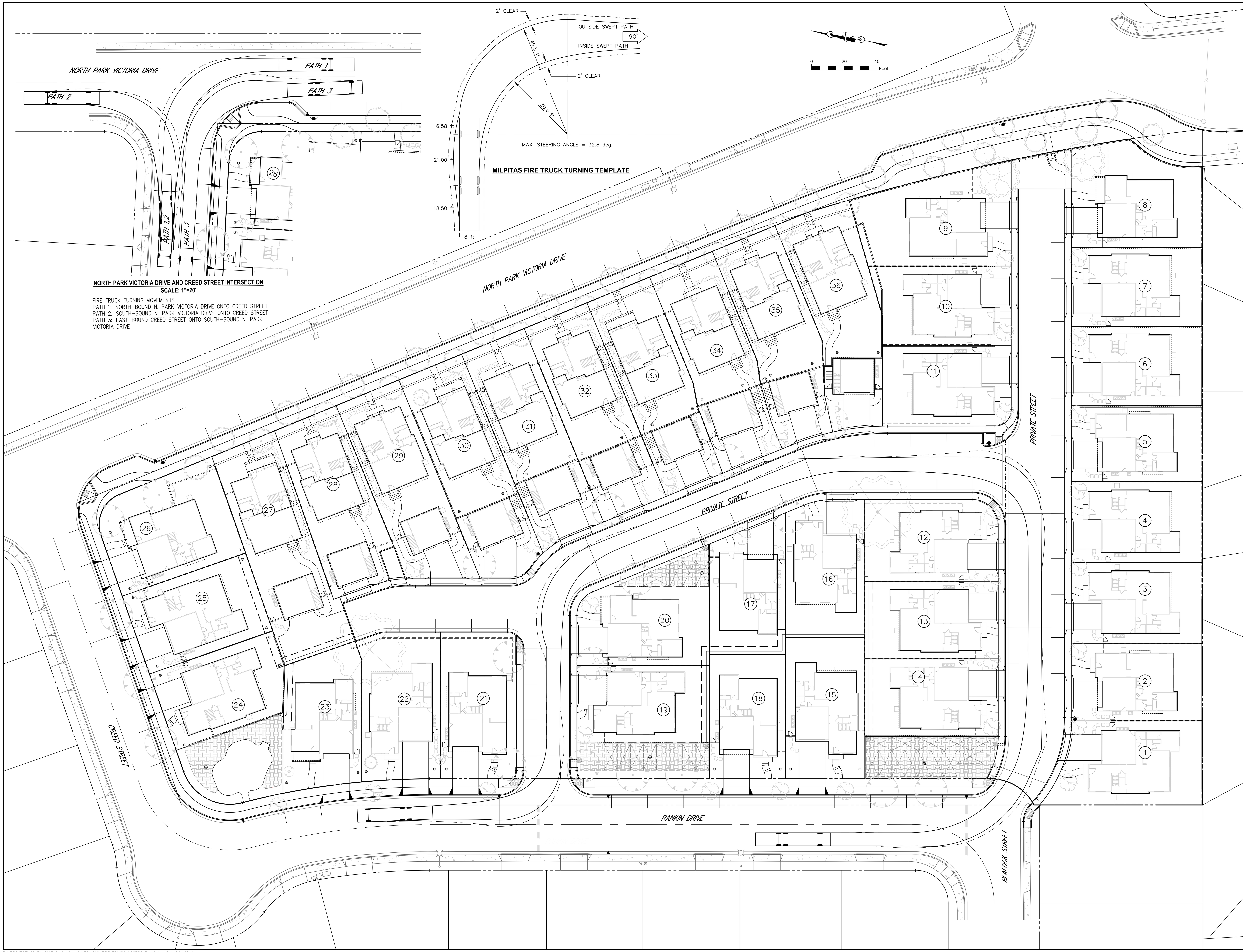
SAN JOSE, CA 95126

1005 N. PARK VICTORIA DRIVE SOLID WASTE HANDLING PLAN

MILPITAS CALIFORNIA

Date	10/24/2019
Scale	1"=20'
Drawn	JG
Designed	JG
Job	15-115
Sheet	C9
Of	Sheets

R:\PROJECT\2015\15115 Park Victoria\PD\C9 SOLID WASTE HANDLING PLAN.dwg Oct 24, 2019



BY

REVISIONS

NO.	DATE
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SAN JOSE, CA 95126

1005 N. PARK VICTORIA DRIVE
FIRE TRUCK ACCESS PLAN

MILPITAS CALIFORNIA

Date	10/24/2019
Scale	1"=20'
Drawn	JG
Designed	JG
Job	15-115
Sheet	C10
Of	Sheets

R:\PROJECT\2015\15115 Park Victoria\PD\C10 FIRE TRUCK ACCESS PLAN.dwg Oct 24, 2019

NOTES

OWNER/DEVELOPER: ROBSON HOMES
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126
(408) 345-1767

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
2055 GATEWAY PLACE, SUITE 550
SAN JOSE, CALIFORNIA 95110
(408) 453-1066

1. EXISTING ZONING: R1-6 (SINGLE FAMILY RESIDENTIAL MINIMUM LOT SIZE 6,000 SF)
2. PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
3. PROPOSED USE: 36 RESIDENTIAL UNITS
4. BENCHMARK: BRASS DISK IN MONUMENT WELL AT INTERSECTION OF CREED STREET AND PARK VICTORIA DRIVE, ELEVATION = 35.218 (NGVD29).
5. FLOOD ZONE DESIGNATION: "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. ASSESSORS PARCEL NUMBER: 029-04-040
7. NO KNOWN WELLS ON SITE
8. STORM SEWER TO BE PROVIDED BY CITY OF MILPITAS
9. WATER TO BE PROVIDED BY CITY OF MILPITAS
10. SANITARY SEWER TO BE PROVIDED BY CITY OF MILPITAS
11. FIRE PROTECTION IS TO BE PROVIDED BY CITY OF MILPITAS
12. GAS AND ELECTRIC IS TO BE PROVIDED BY PG&E
13. NUMBER OF LOTS: 41 (36 RESIDENTAL, 4 OPEN SPACE & 1 PRIVATE STREET)
14. TOTAL AREA: 4.88 ACRES GROSS

ABBREVIATIONS

EAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
MON	MONUMENT
M-M	MONUMENT TO MONUMENT
NTS	NOT TO SCALE
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSUE	PUBLIC SERVICE AND UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT

LEGEND

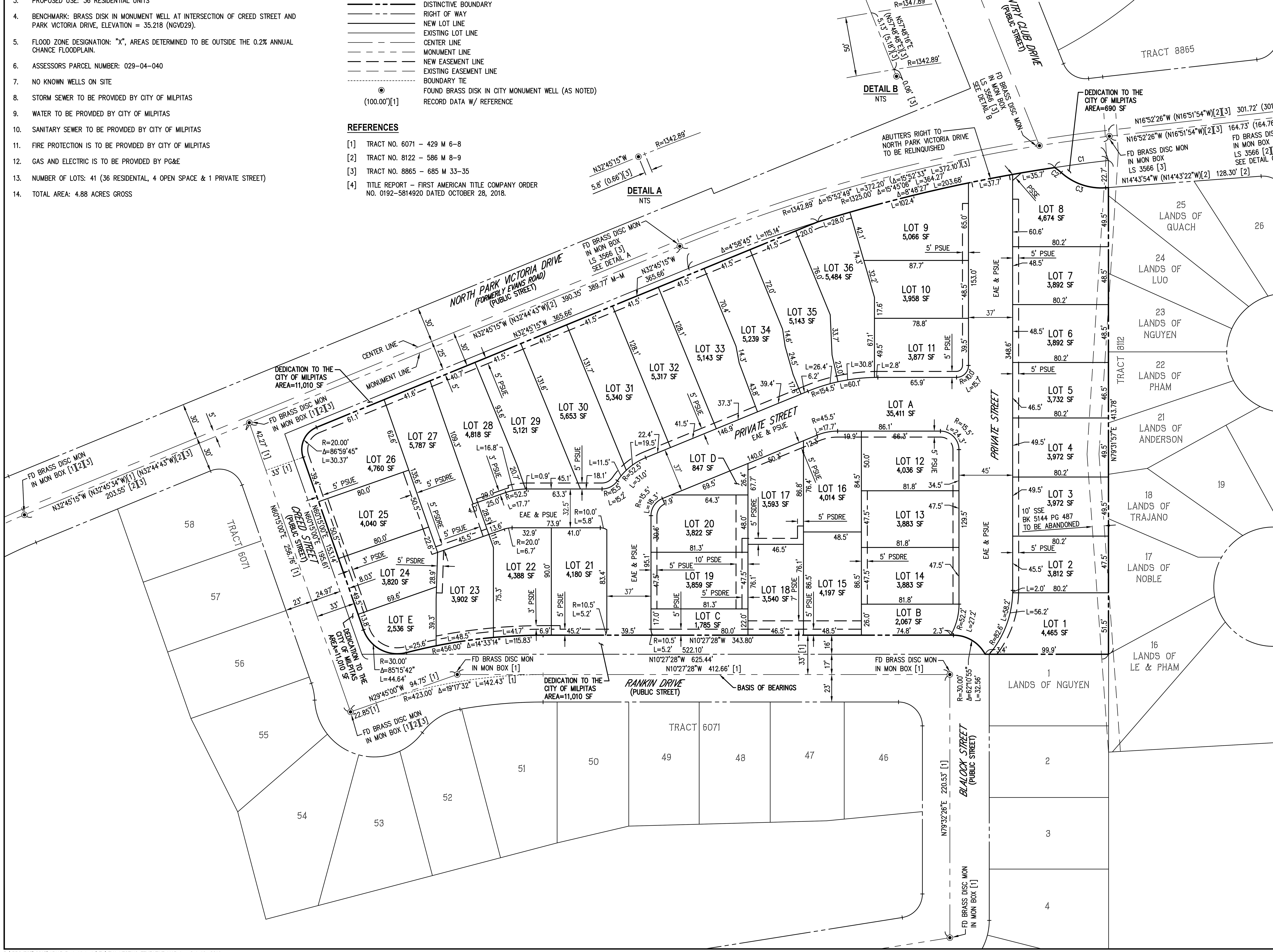
DISTINCTIVE BOUNDARY
RIGHT OF WAY
NEW LOT LINE
EXISTING LOT LINE
CENTER LINE
MONUMENT LINE
NEW EASEMENT LINE
EXISTING EASEMENT LINE
BOUNDARY TIE
FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
(100.00')[1] RECORD DATA W/ REFERENCE

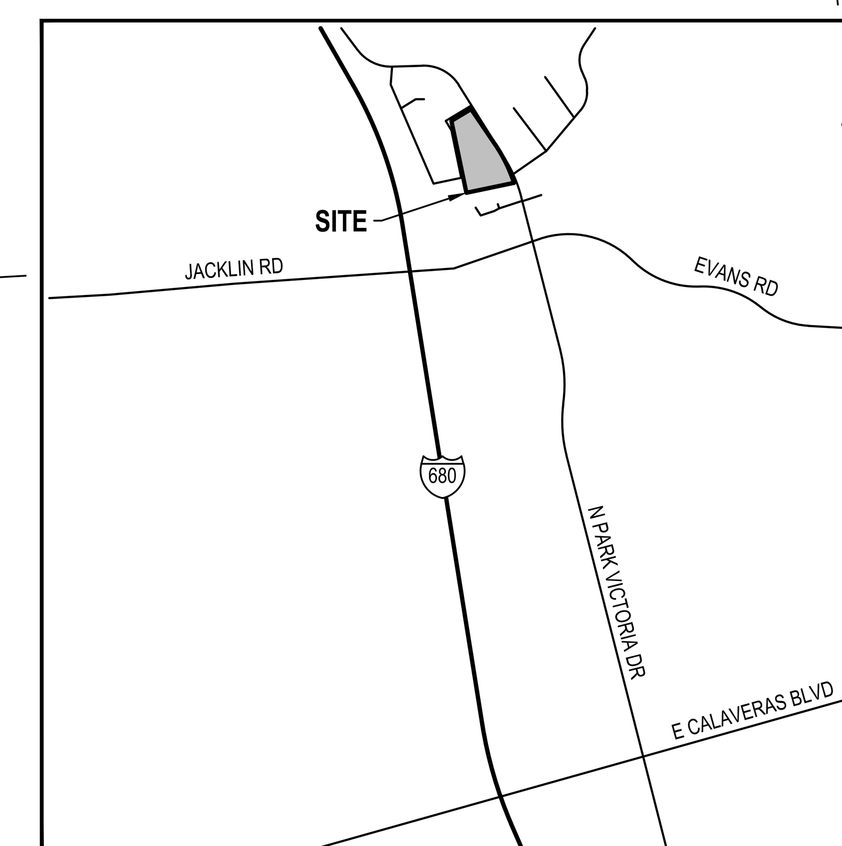
REFERENCES

[1] TRACT NO. 6071 – 429 M 6-8
[2] TRACT NO. 8122 – 586 M 8-9
[3] TRACT NO. 8865 – 685 M 33-35
[4] TITLE REPORT – FIRST AMERICAN TITLE COMPANY ORDER NO. 0192-5814920 DATED OCTOBER 28, 2018.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	1325.00'	1°57'54"	45.44'
C2	40.00'	9°53'43"	6.91'
C3	50.00'	46°24'18"	40.50'





VICINITY MAP
NOT TO SCALE

NO.	DATE	REVISIONS	BY

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1005 N. PARK VICTORIA DRIVE VESTING TENTATIVE MAP

MILPITAS CALIFORNIA

DATE	10/16/2019
SCALE	1"=30'
DESIGNED	JG
DRAWN	CH
JOB NO.	15-115

SHEET **TM1** OF SHEETS

R:\PROJECT\2015\15115 Park Victoria\TM\TM1 VESTING TENTATIVE MAP.dwg Oct 16, 2019


B.DAVIDGE '19