

NORTH PARK VICTORIA

MILPITAS, CA

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100% SCHEMATIC DESIGN

ROBSON HOMES

PROJECT NUMBER: 16035 11/27/19

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

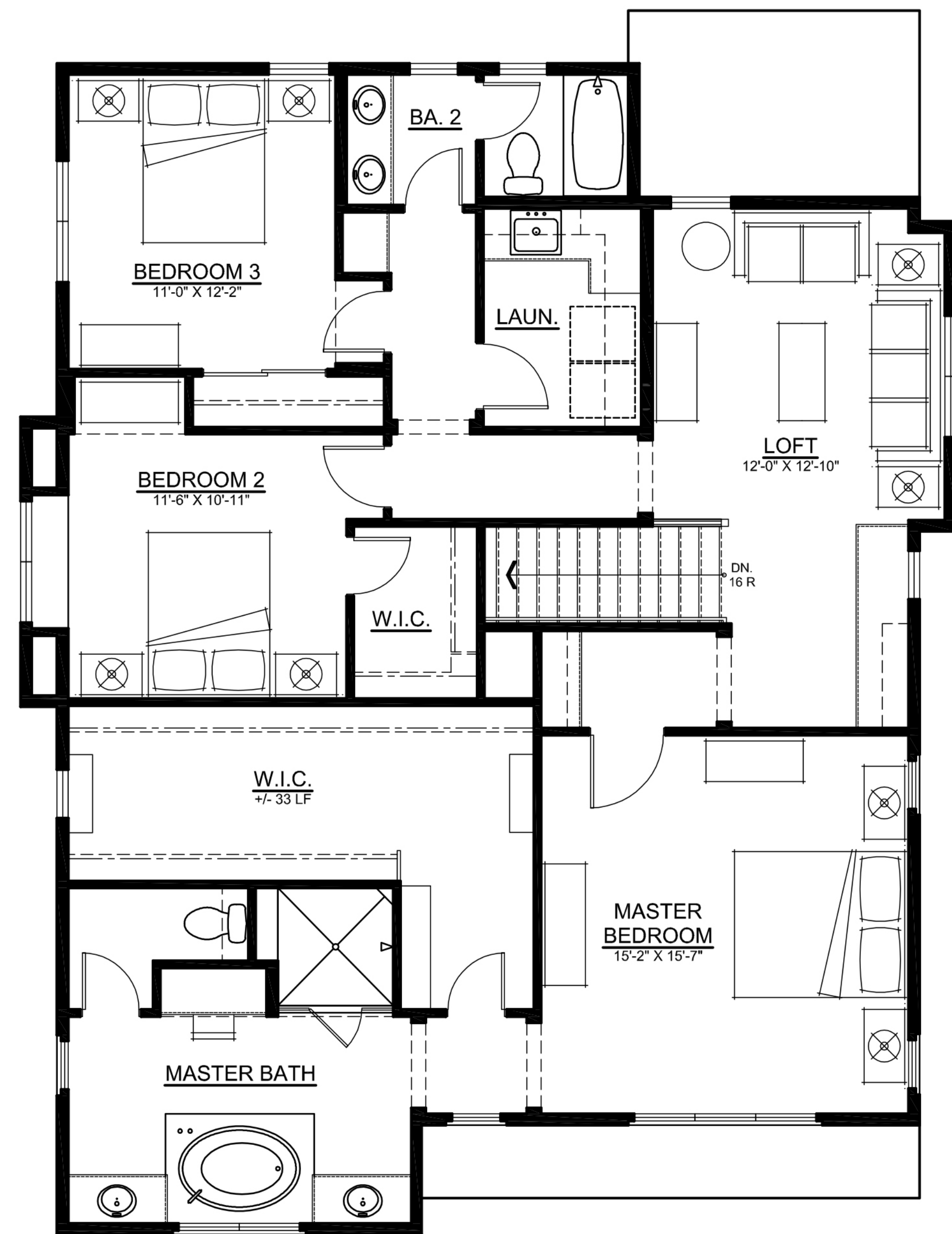
– PREDOMINANTLY STUCCO WITH BOARD & BATTEN ENHANCEMENTS, FLAT TILE, AND SHARED DETAILING ELEMENTS (2C & 3C)

D ELEVATIONS – SPANISH VERSION 2

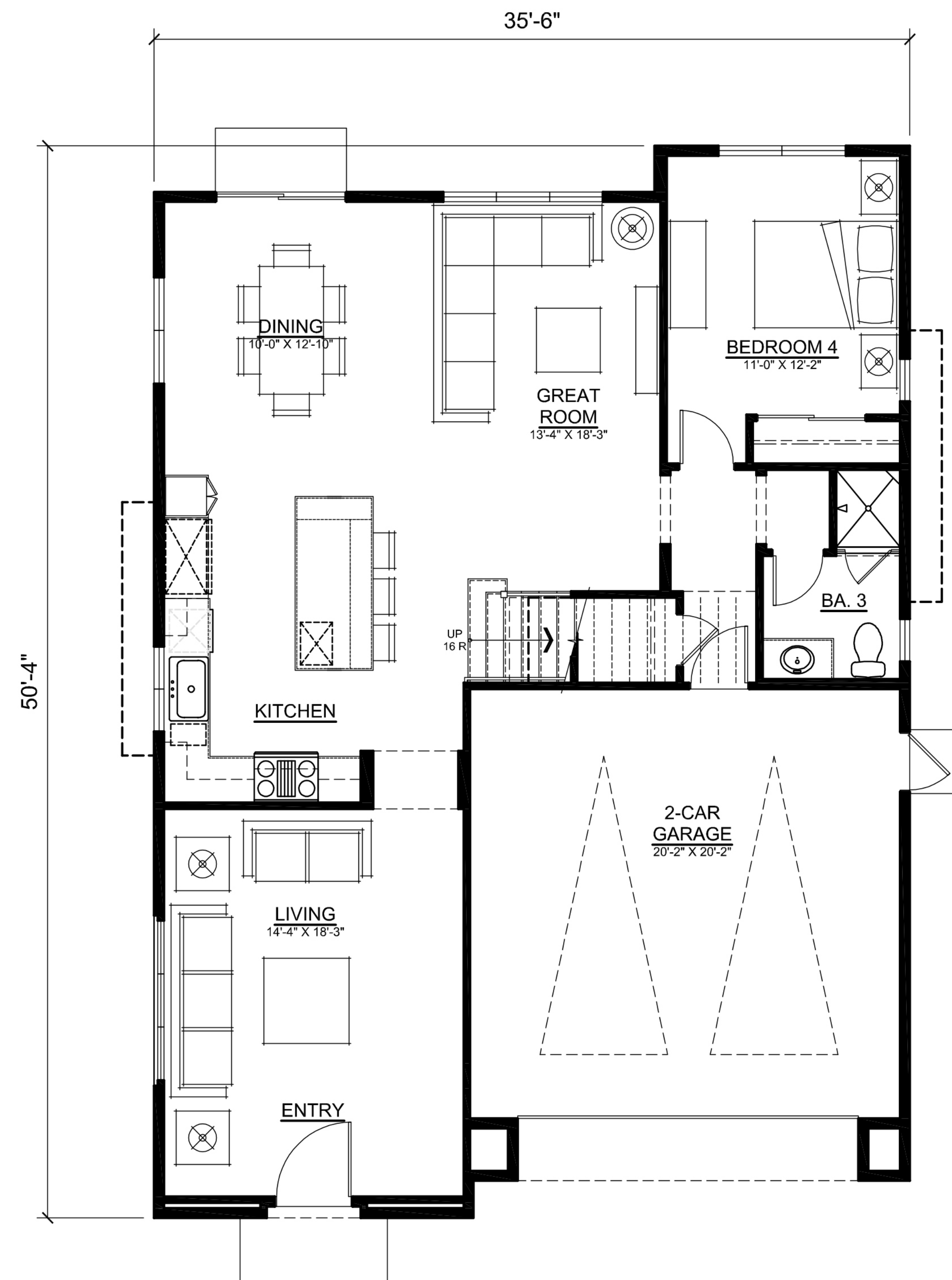
– ALL STUCCO, COMBINATION OF FOAM CORNICE AND WOOD RAFTER TAILS EAVES, AND SHARED DETAILING ELEMENTS (1DX, 2D, 3D)

R H A

ROBERT HIDEY ARCHITECTS



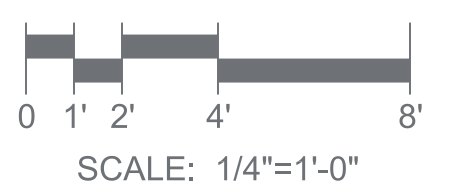
SECOND FLOOR
(1,556 SF)



FIRST FLOOR
(1,243 SF)

PLAN 1
(A' ELEVATION)
TOTAL: 2,799 SF

PLAN 1 FLOOR PLAN



NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

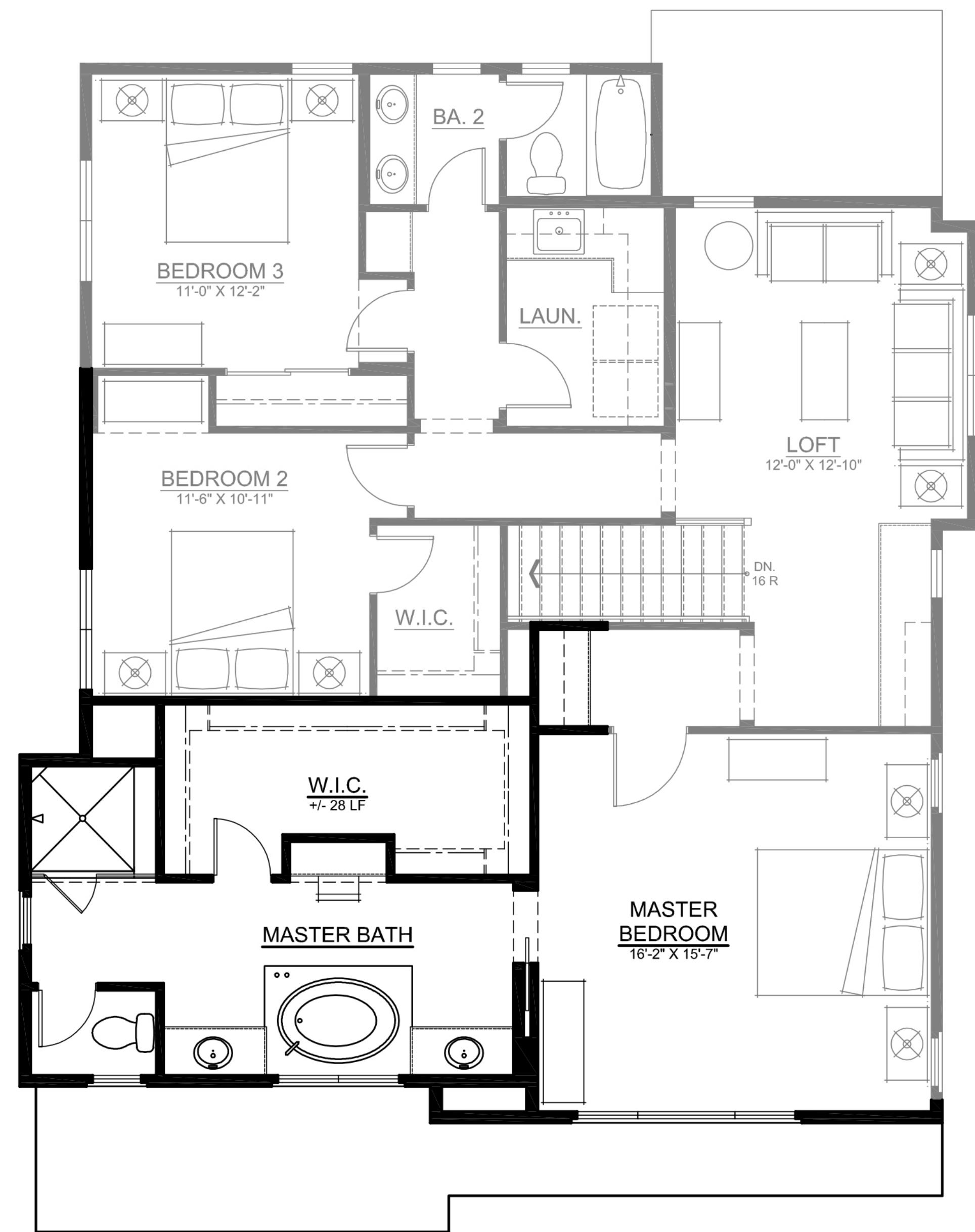
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

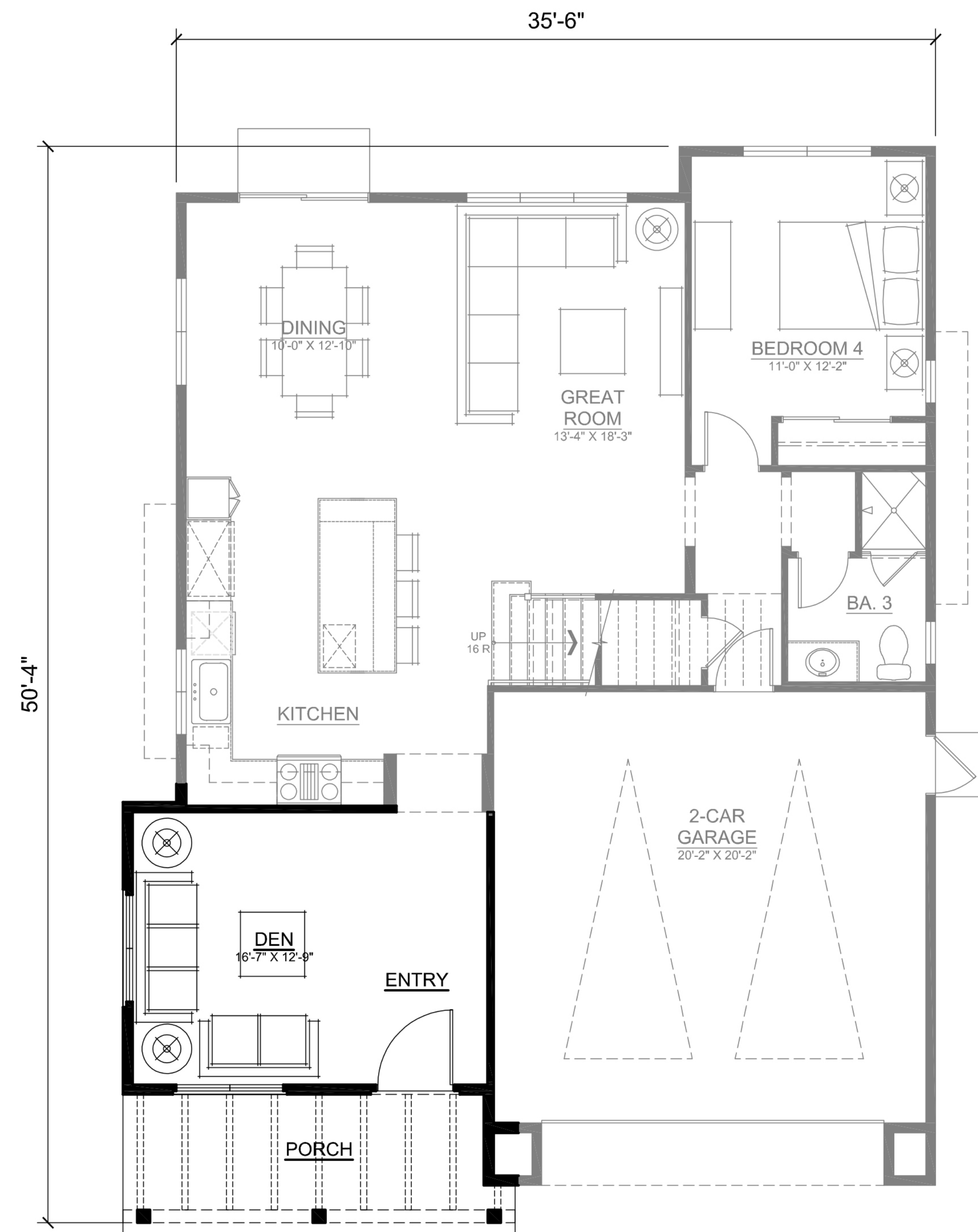
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R H A

ROBERT HIDEY ARCHITECTS



SECOND FLOOR
(1,477 SF)



FIRST FLOOR
(1,199 SF)

PLAN 1X
(‘DX’ ELEVATION)
TOTAL: 2,676 SF

PLAN 1X FLOOR PLAN



NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

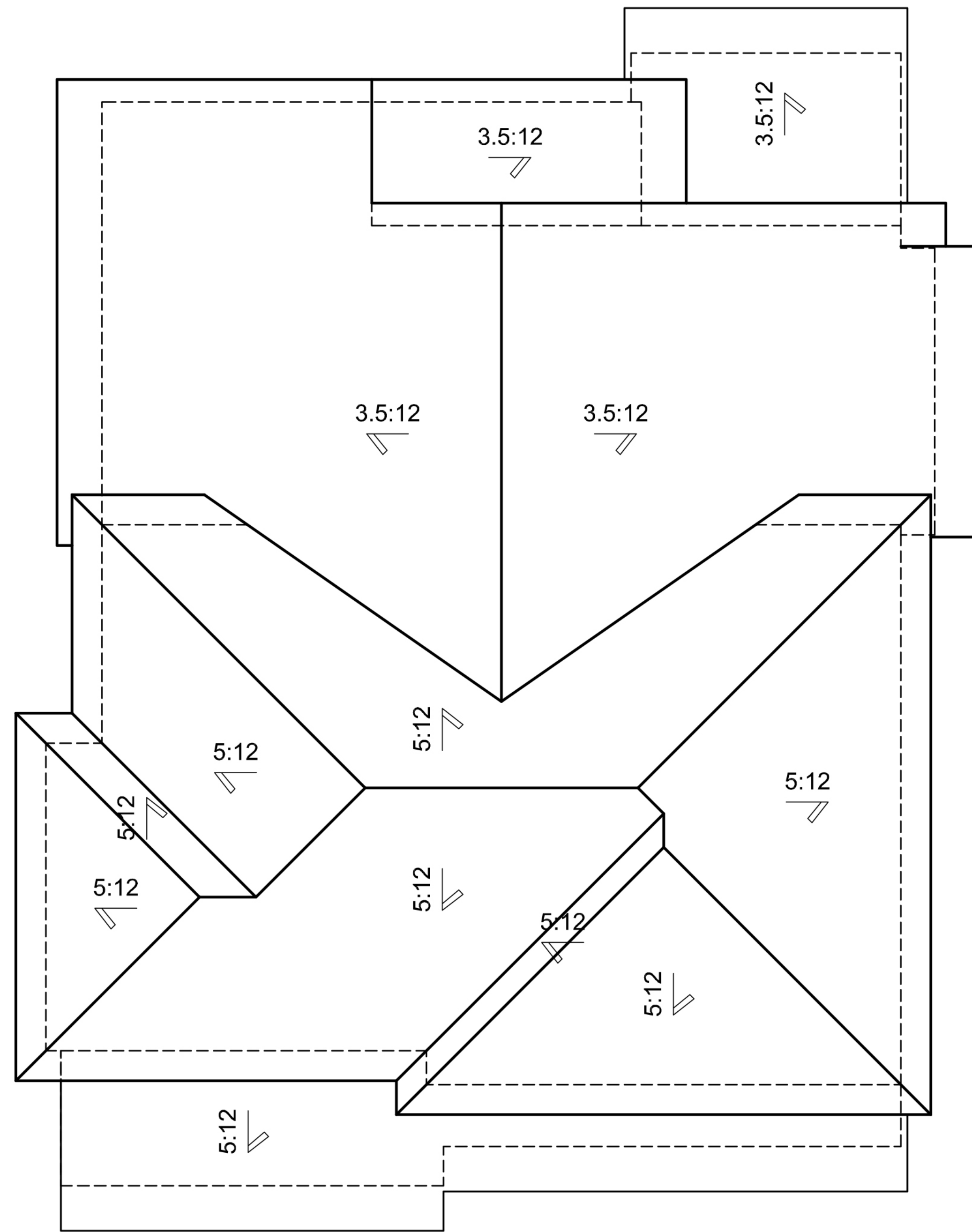
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

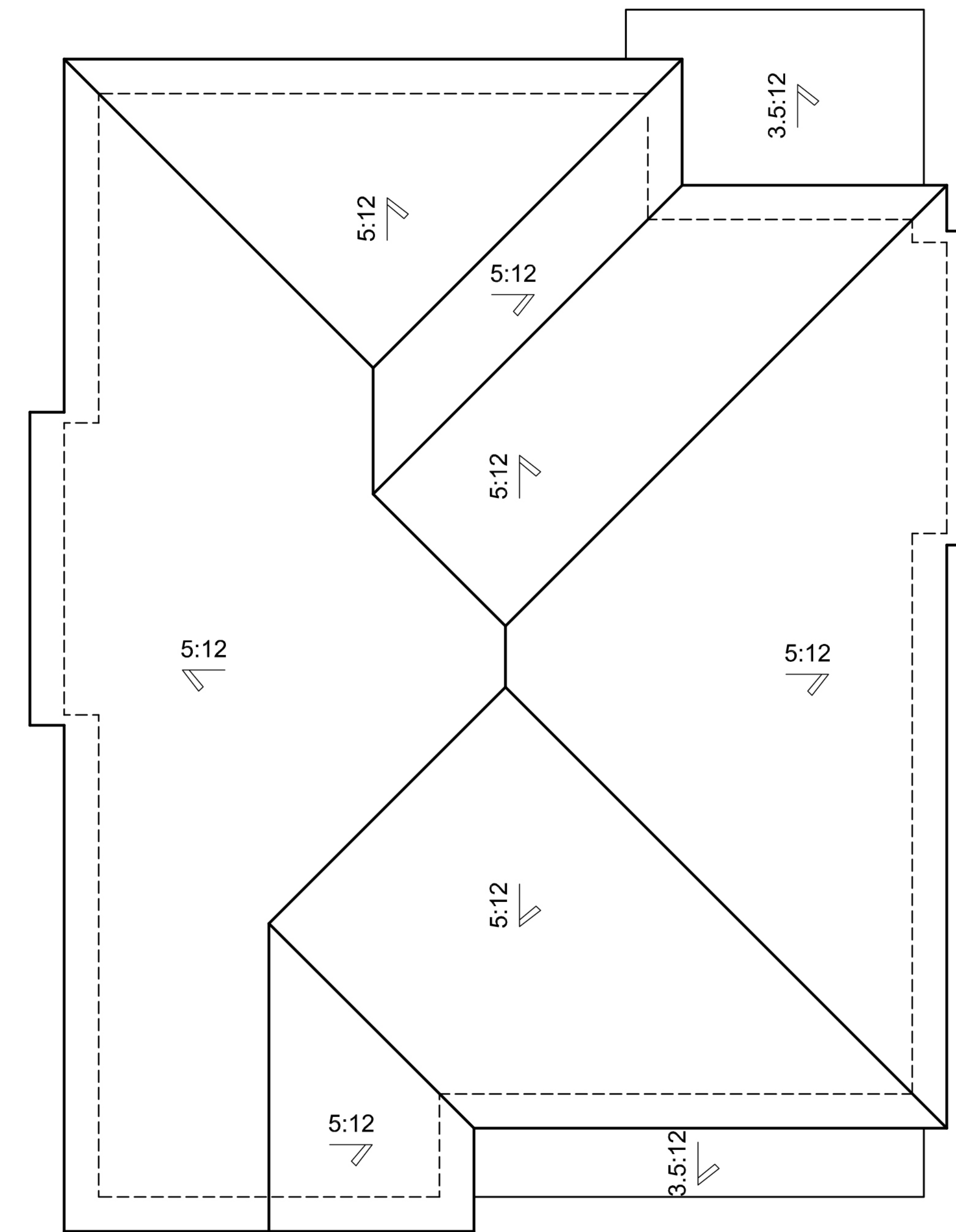
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R H A

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'1DX' ELEVATION



'1A' ELEVATION

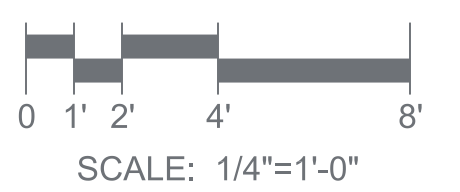
PLAN 1

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROOF PLANS

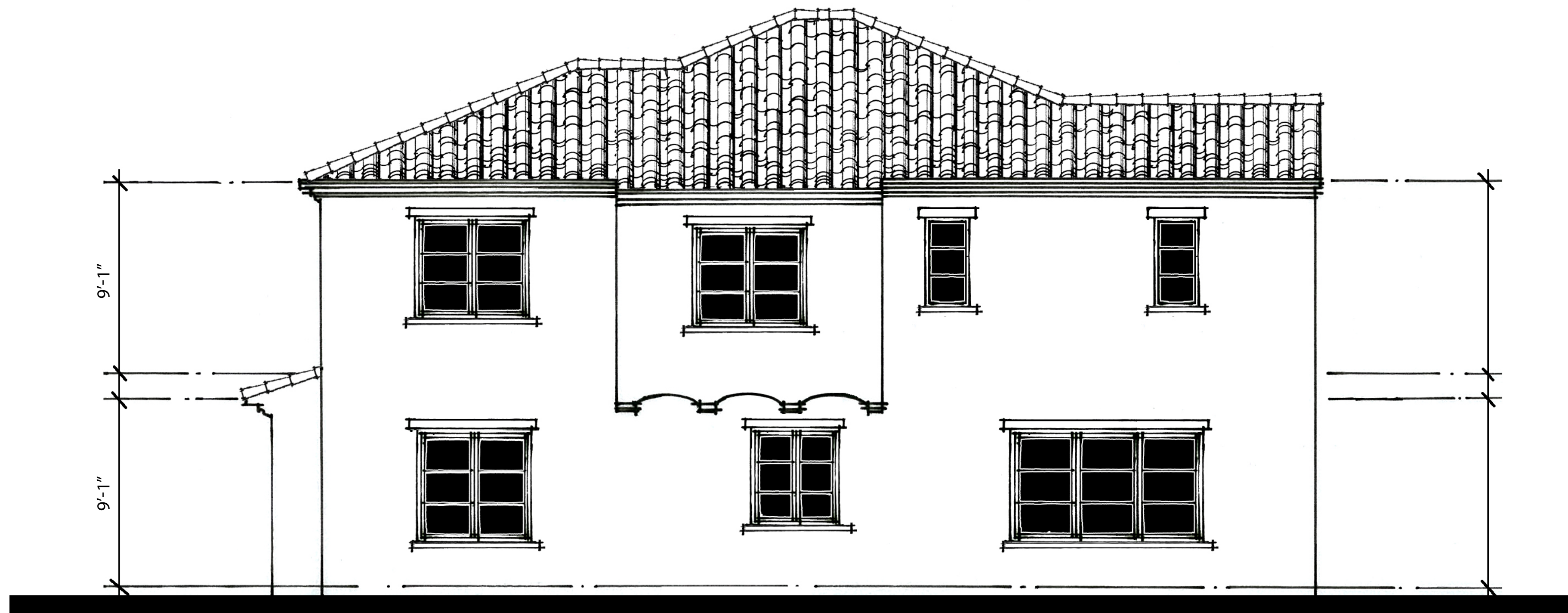


ROBSON HOMES

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R H A

ROBERT HIDEY ARCHITECTS



LEFT



FRONT
SCHEME 4



RIGHT



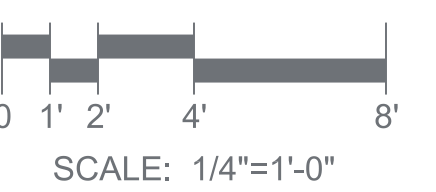
REAR

PLAN 1A

NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

ELEVATIONS



DESIGN FOCUS
LANDSCAPE

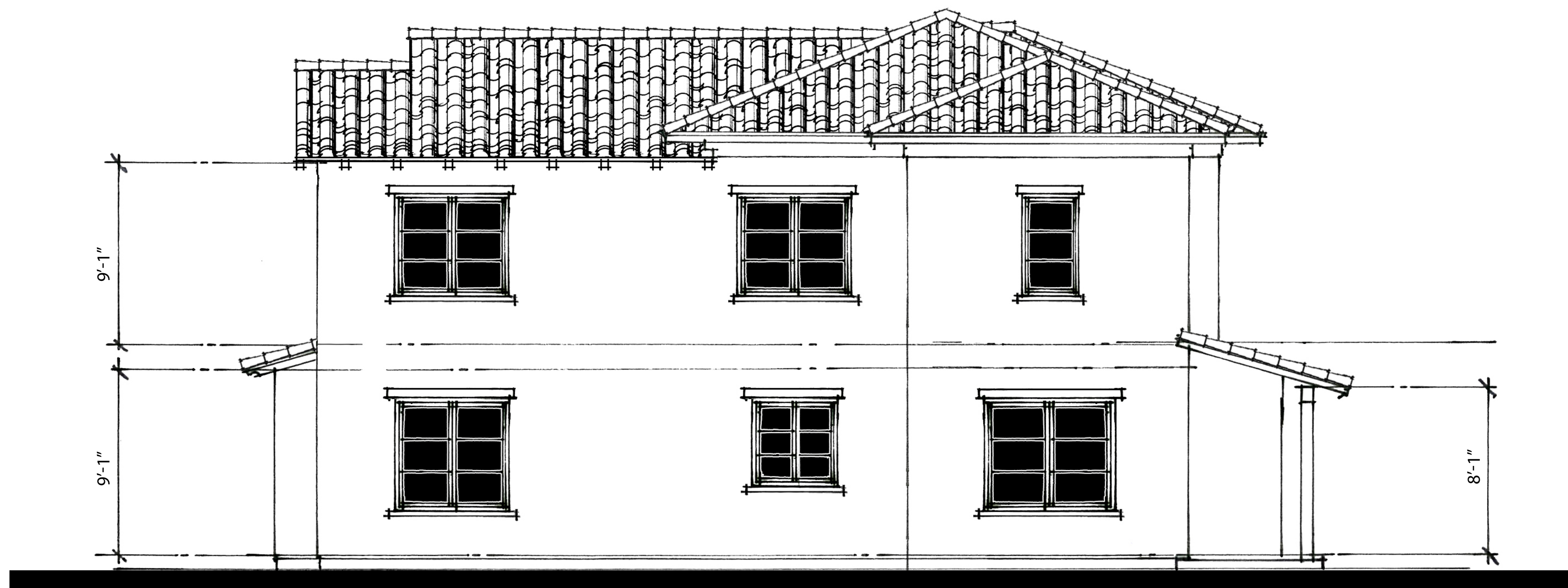
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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R H A

ROBERT HIDEY ARCHITECTS



LEFT



FRONT
SCHEME 6



RIGHT



REAR

PLAN 1DX

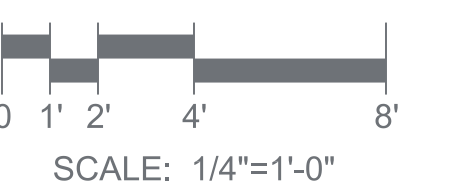
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ELEVATIONS

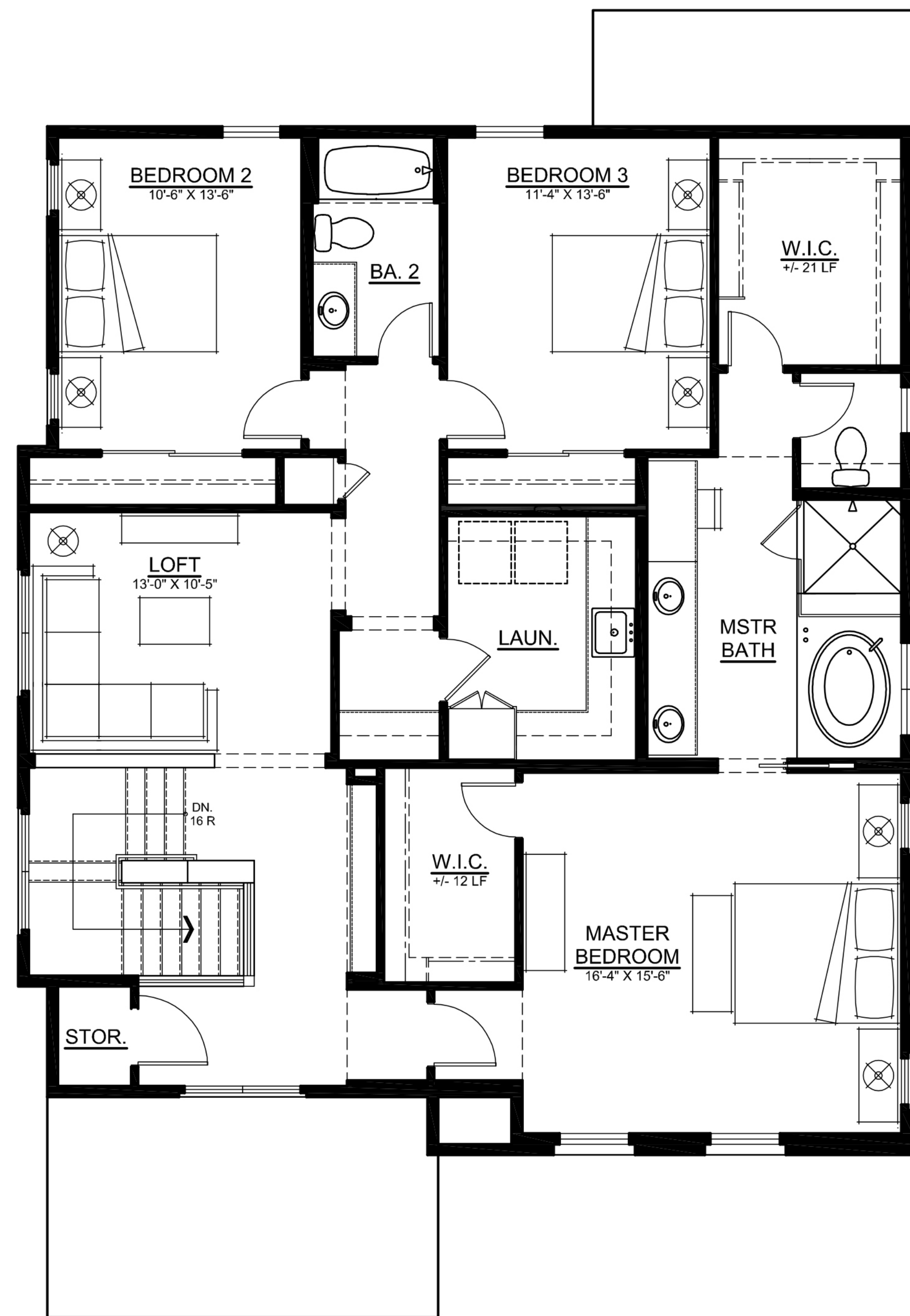


ROBSON HOMES

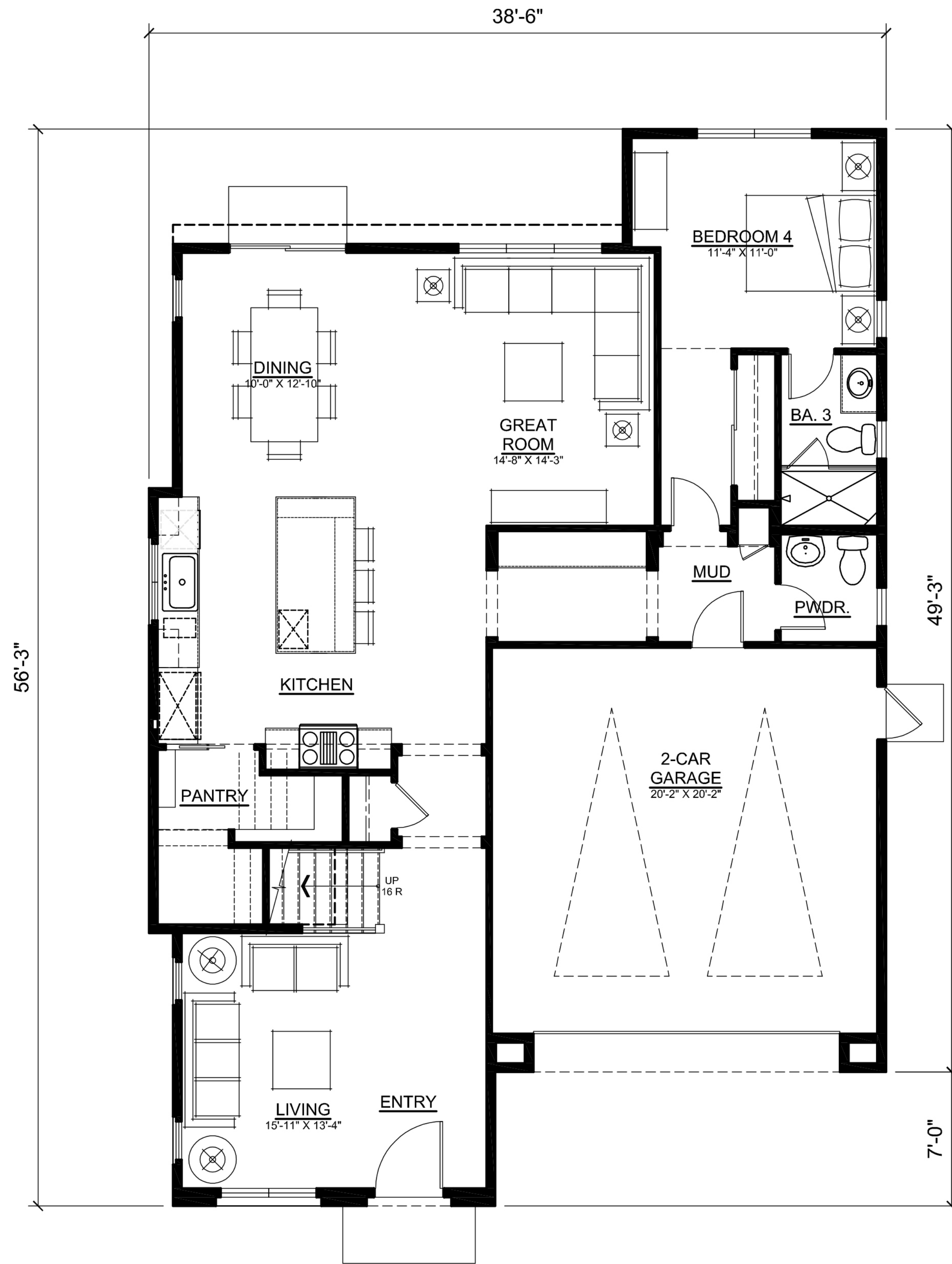
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R H A

ROBERT HIDEY ARCHITECTS



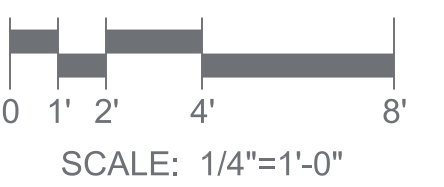
SECOND FLOOR
(1,550 SF)



FIRST FLOOR
(1,381 SF)

PLAN 2
(1st ELEVATION)
TOTAL: 2,931 SF

PLAN 2 FLOOR PLAN



NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

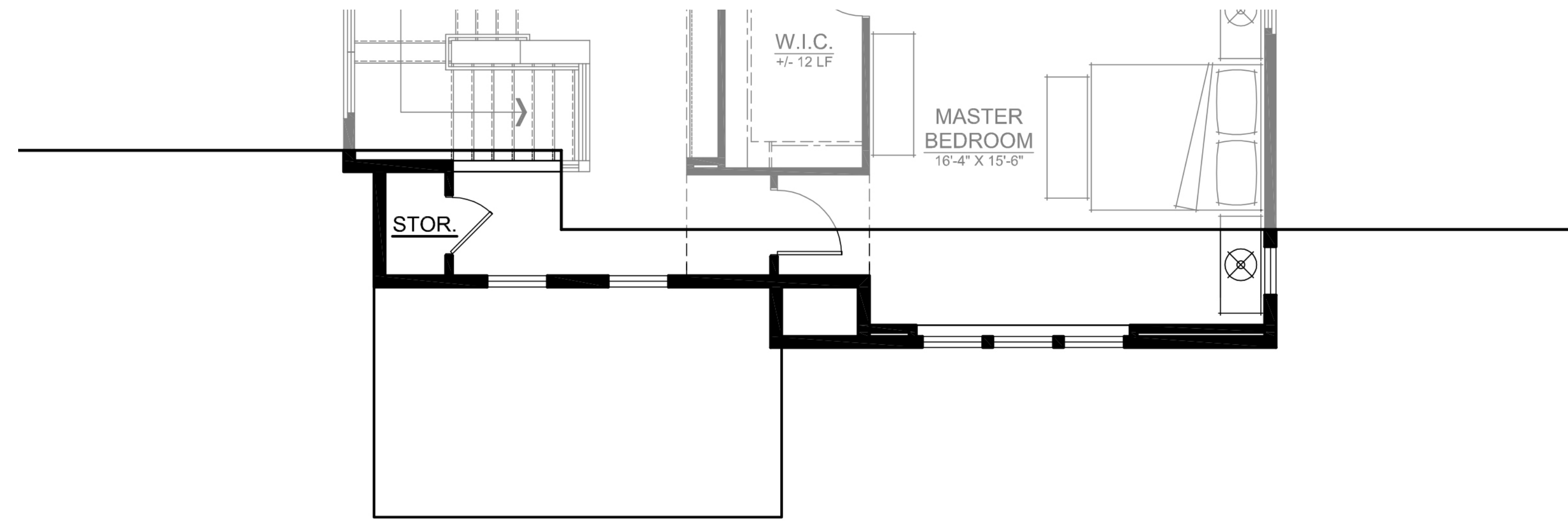
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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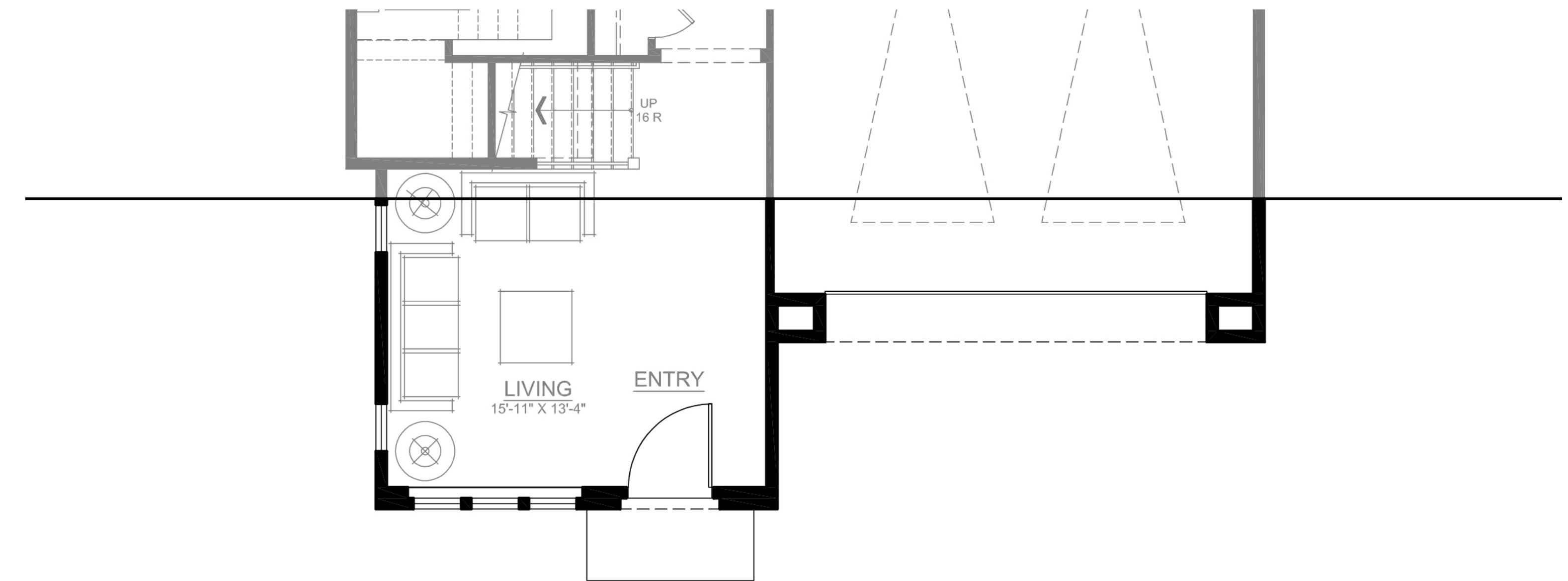
R H A

ROBERT HIDEY ARCHITECTS

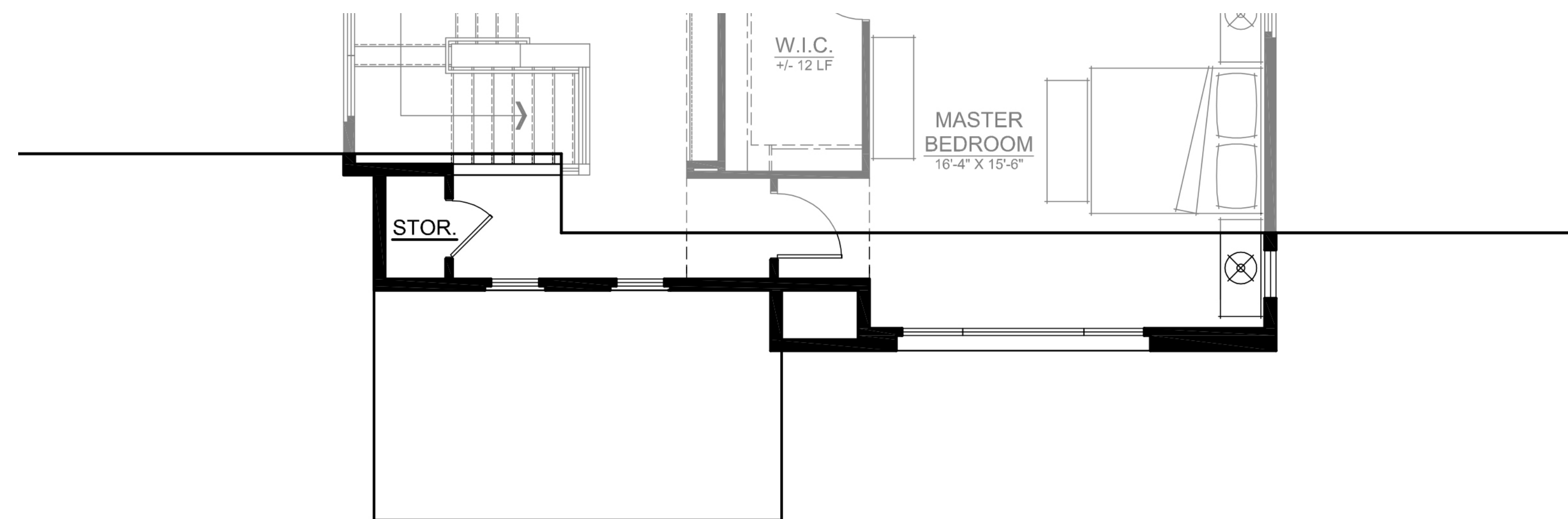


SECOND FLOOR

'C' ELEVATION

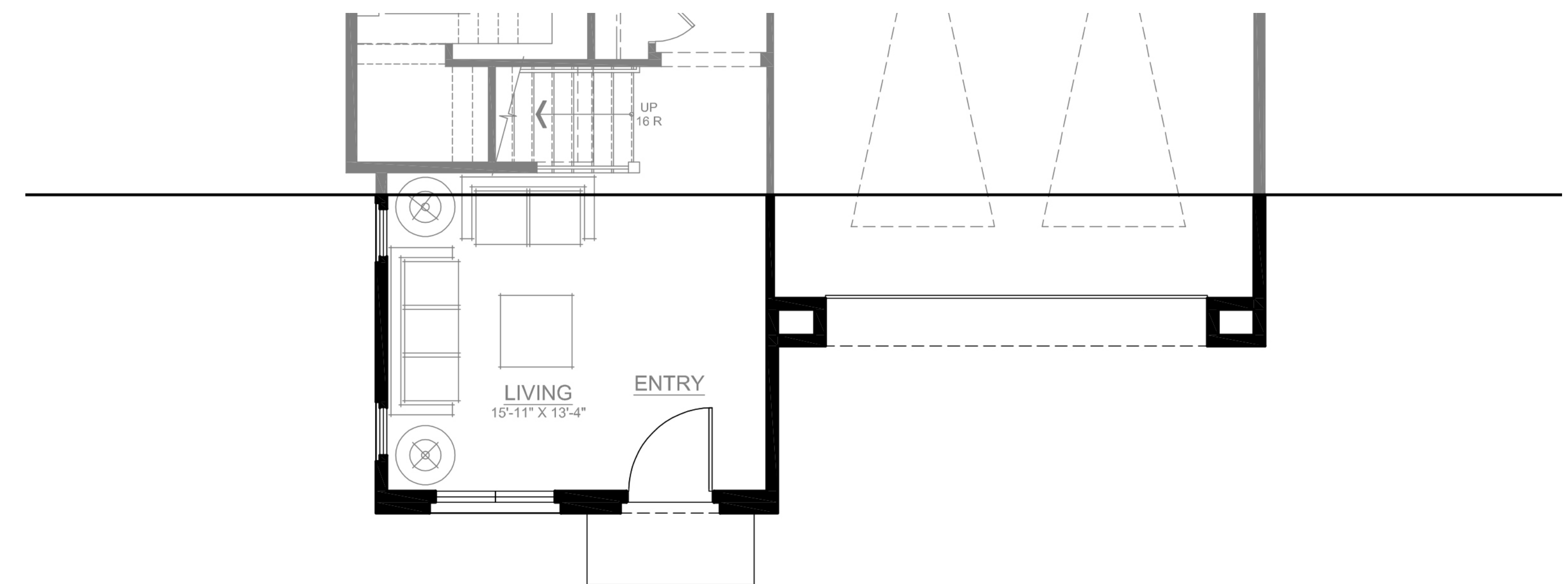


FIRST FLOOR



SECOND FLOOR

'D' ELEVATION



FIRST FLOOR

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

PLAN 2

PLAN 2 FLOOR PLAN



DESIGN FOCUS
LANDSCAPE

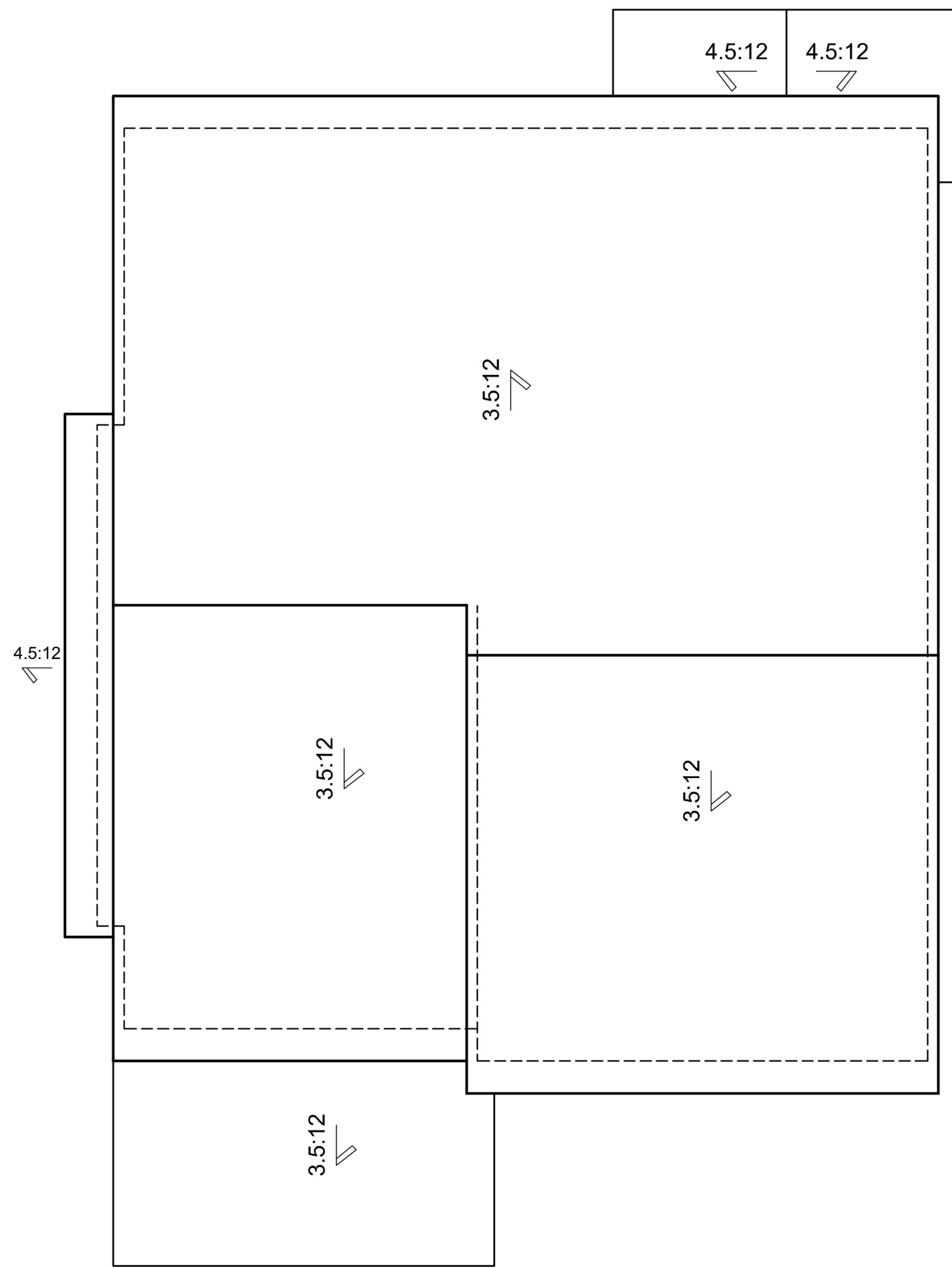
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

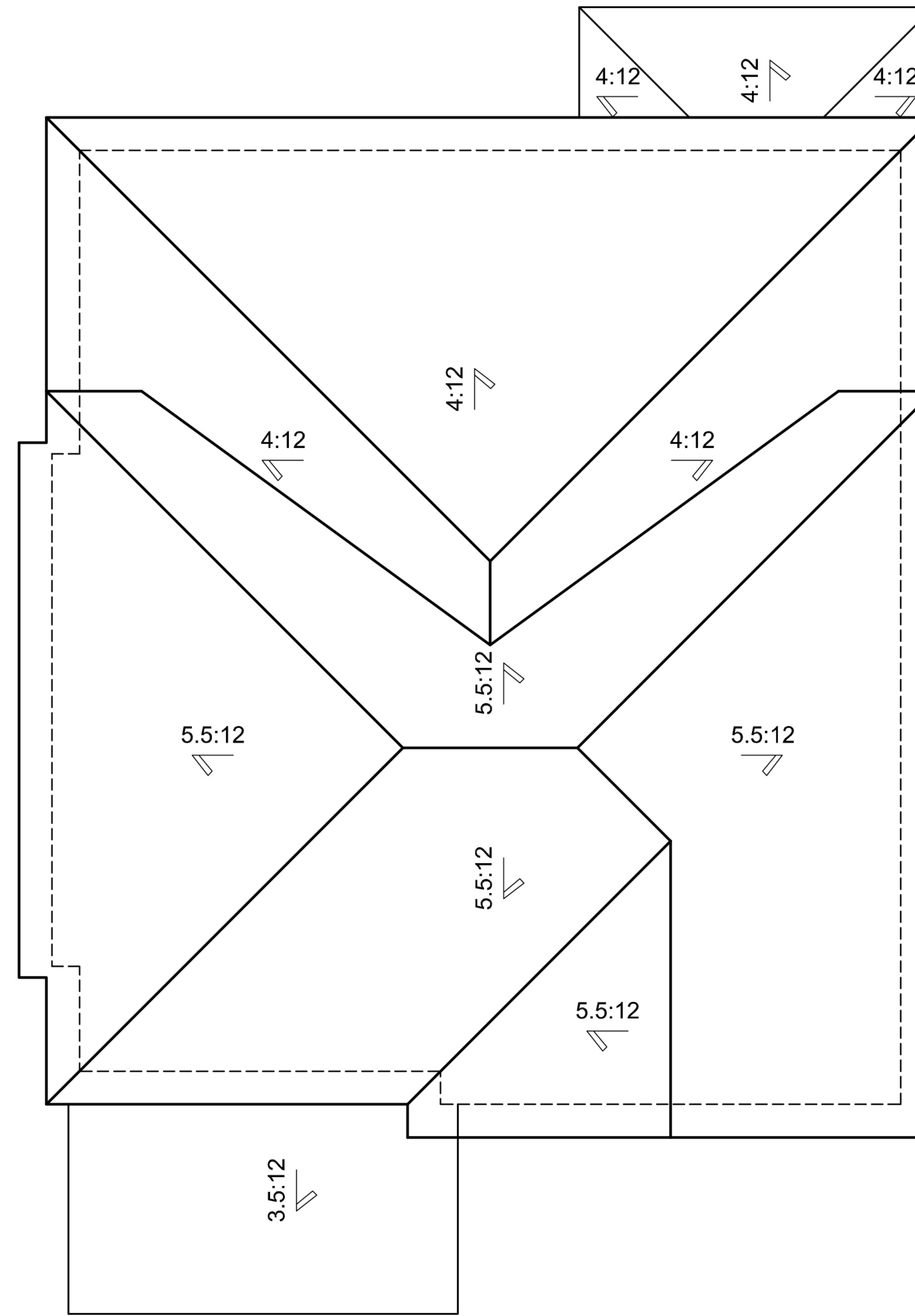
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R H A

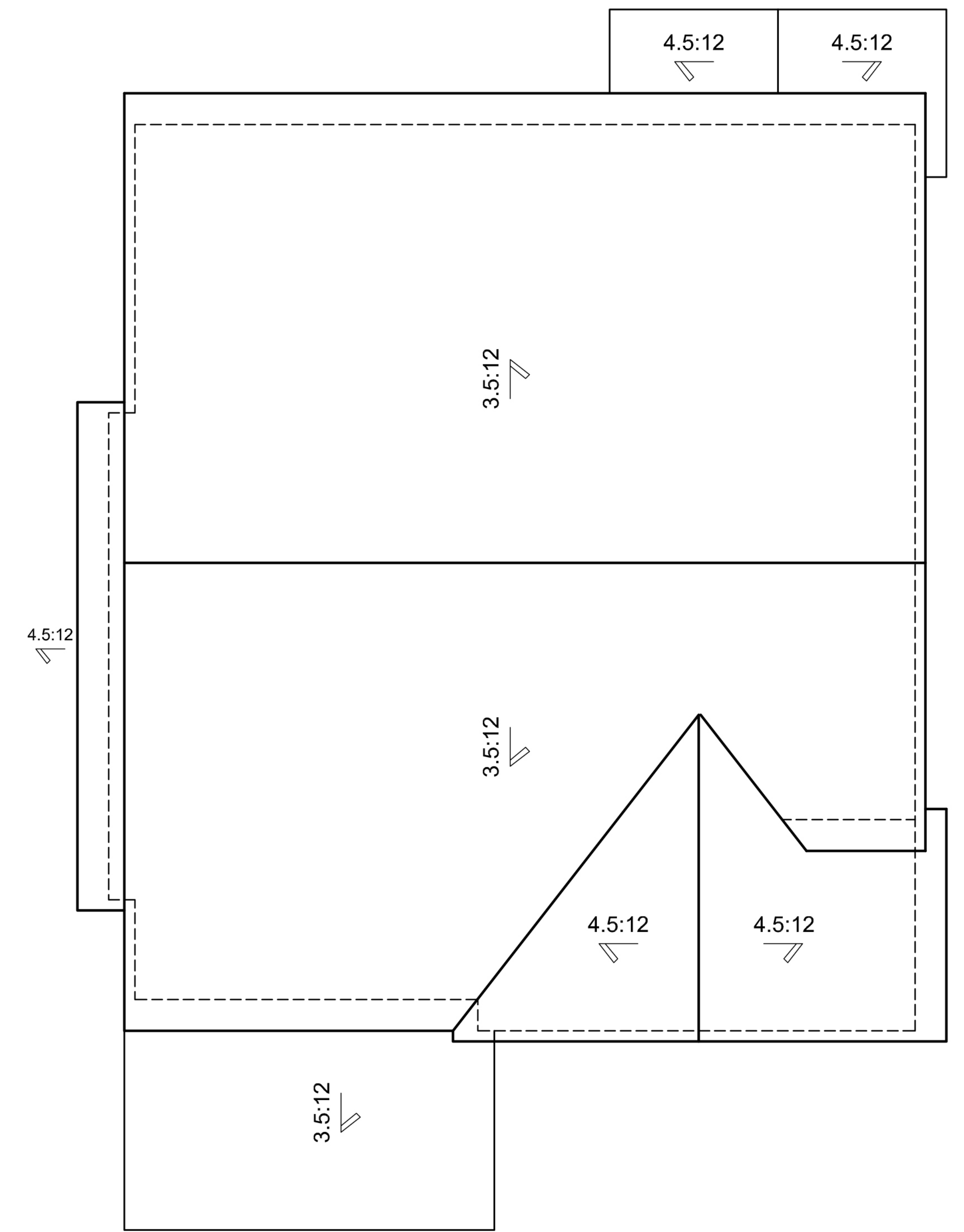
ROBERT HIDEY ARCHITECTS



'2D' ELEVATION



'2C' ELEVATION



'2A' ELEVATION

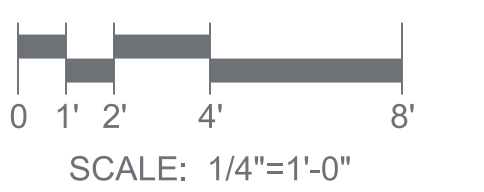
PLAN 2

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROOF PLANS

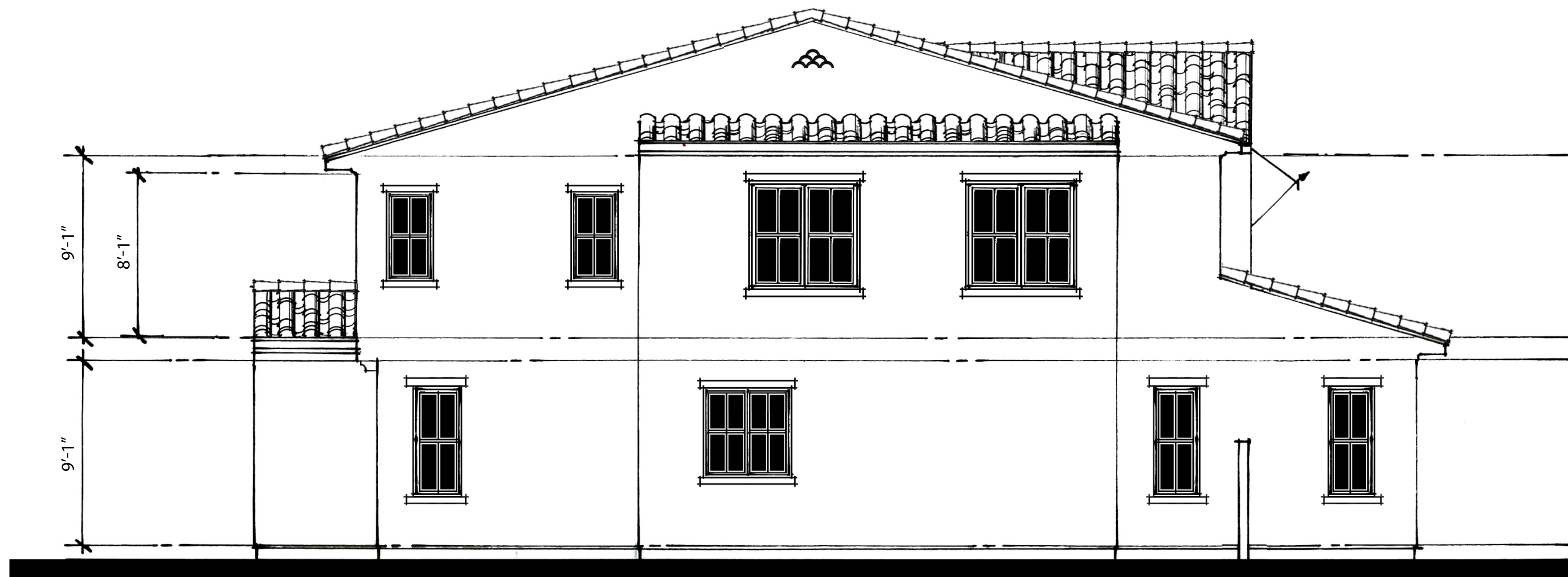


ROBSON HOMES

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R H A

ROBERT HIDEY ARCHITECTS



LEFT



FRONT
SCHEME 3



RIGHT



REAR

PLAN 2A

NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

ELEVATIONS



DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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LEFT
(AT LOT 1)



LEFT



FRONT
SCHEME 1



RIGHT



REAR

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

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ELEVATIONS

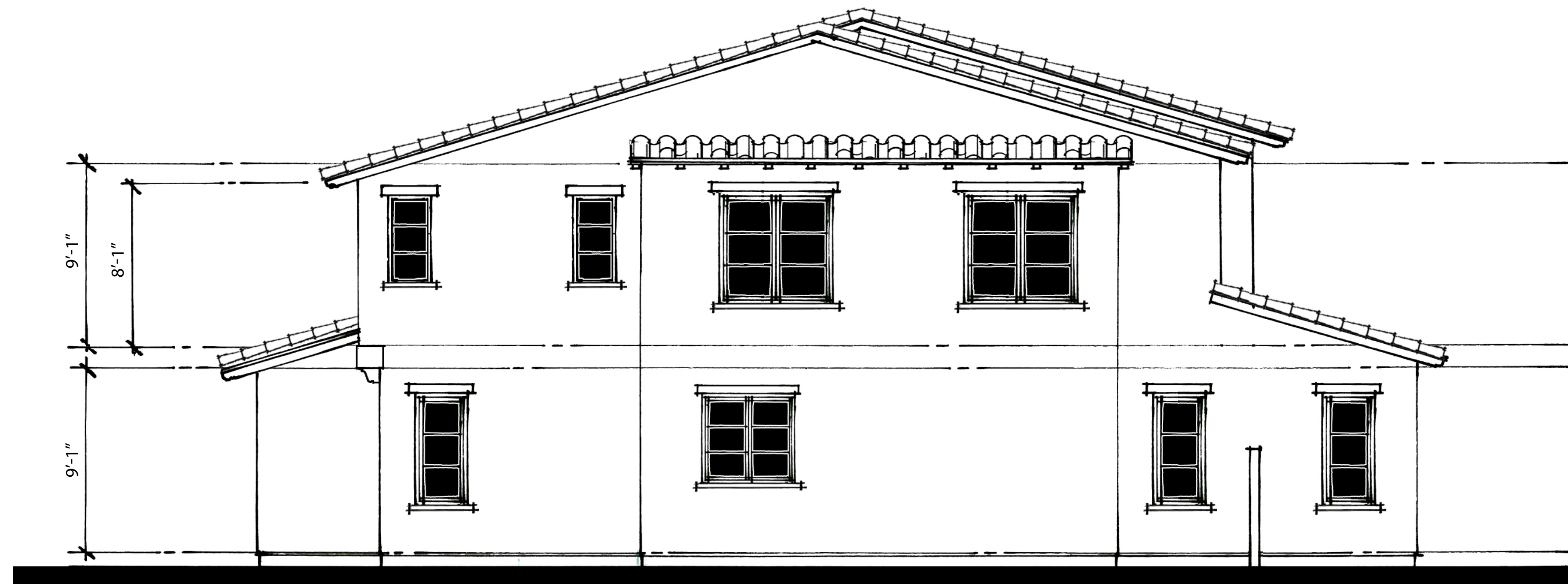


ROBSON HOMES

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R H A

ROBERT HIDEY ARCHITECTS



LEFT



- CONCRETE TILE
- WOOD RAFTER TAILS
- STUCCO OVER FOAM HEADER
- VINYL WINDOWS
- STUCCO OVER FOAM SILL
- STUCCO
- STUCCO HEADER TRIM
- GARAGE DOOR WITH WOOD OVERLAY

FRONT
SCHEME 7



RIGHT



- STUCCO
- WOOD TRIM WITH WOOD CORBELS

REAR

PLAN 2D

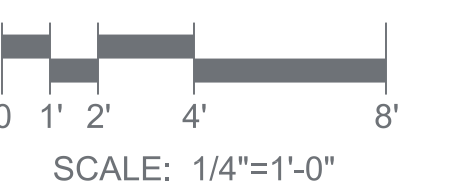
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ELEVATIONS

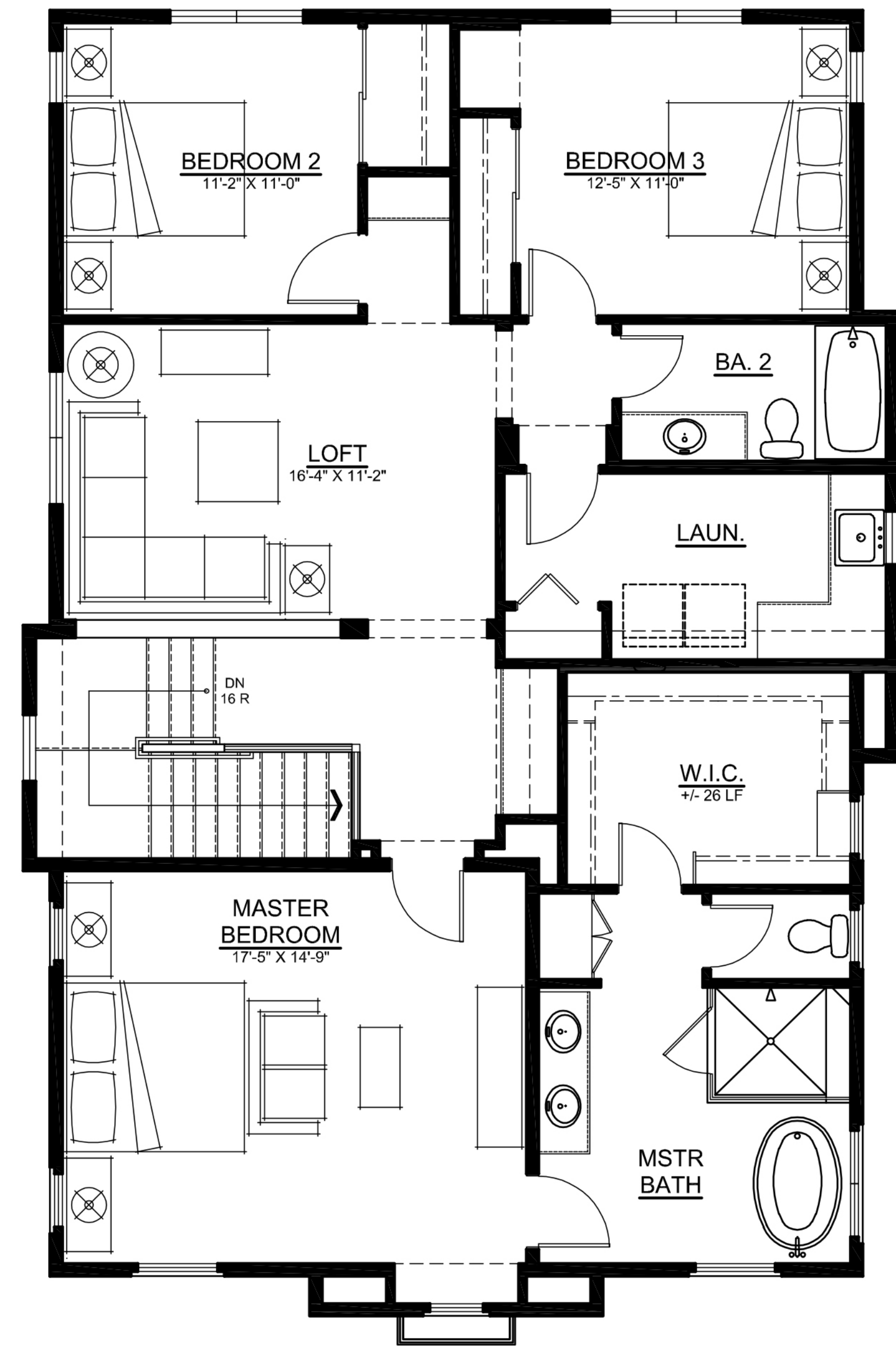


ROBSON HOMES

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R H A

ROBERT HIDEY ARCHITECTS



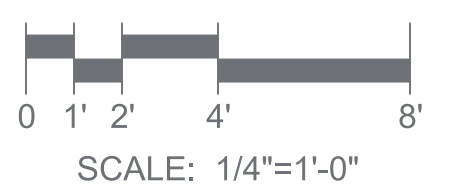
SECOND FLOOR
(1,403 SF)



FIRST FLOOR
(1,426 SF)

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

PLAN 3 FLOOR PLAN



NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

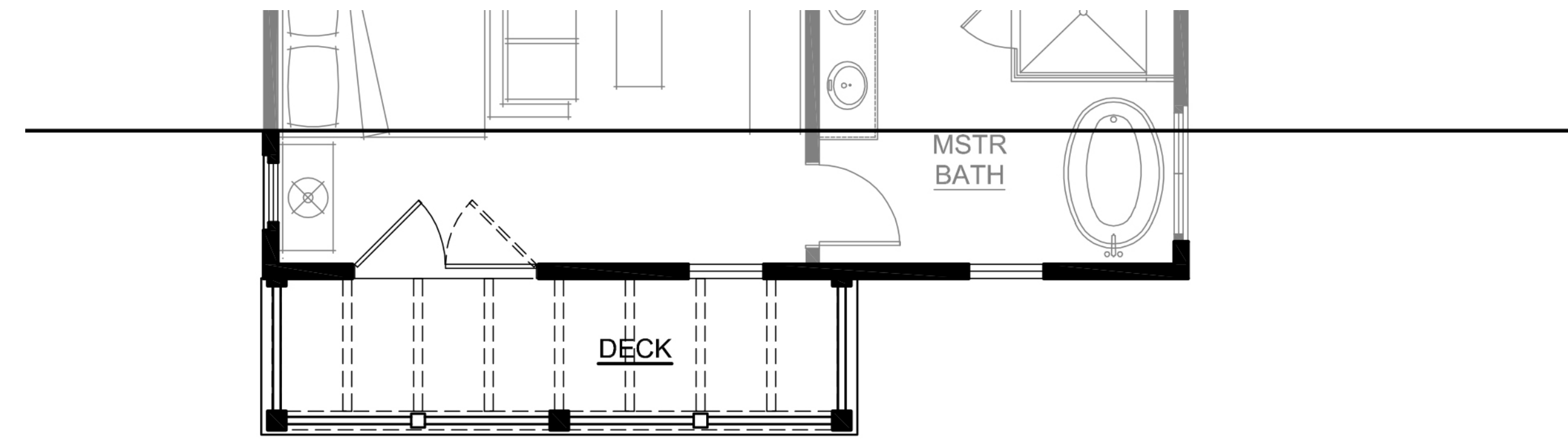
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

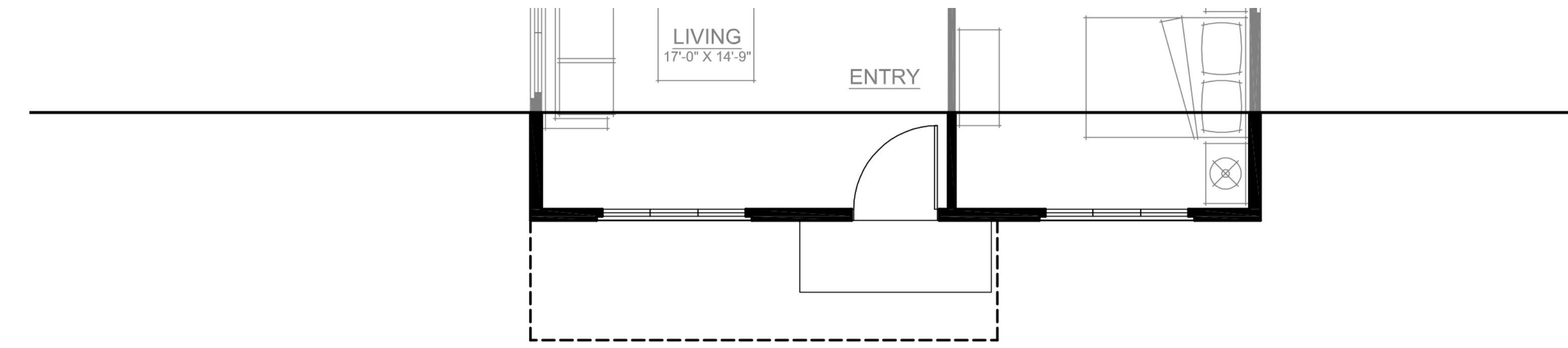
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R H A

ROBERT HIDEY ARCHITECTS

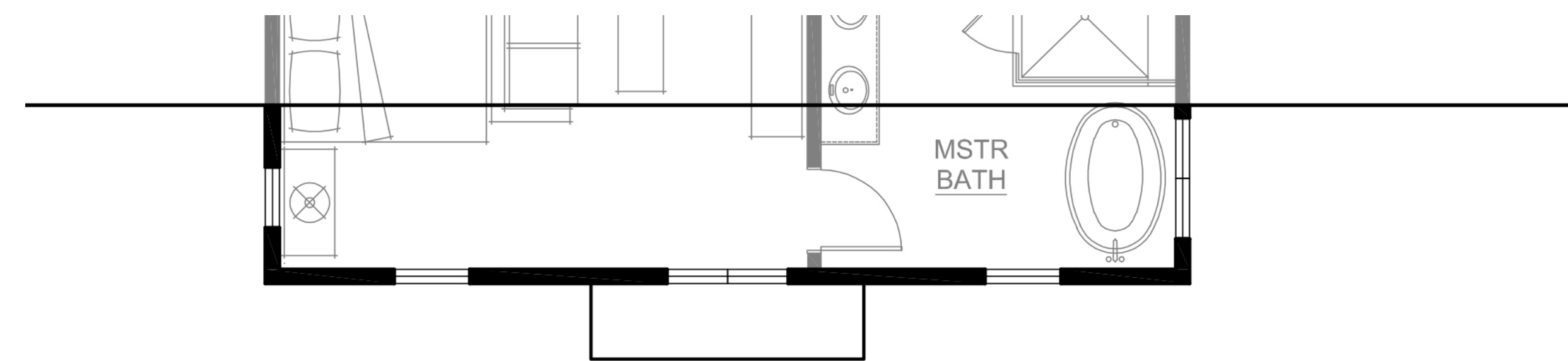


SECOND FLOOR
1,395 SF

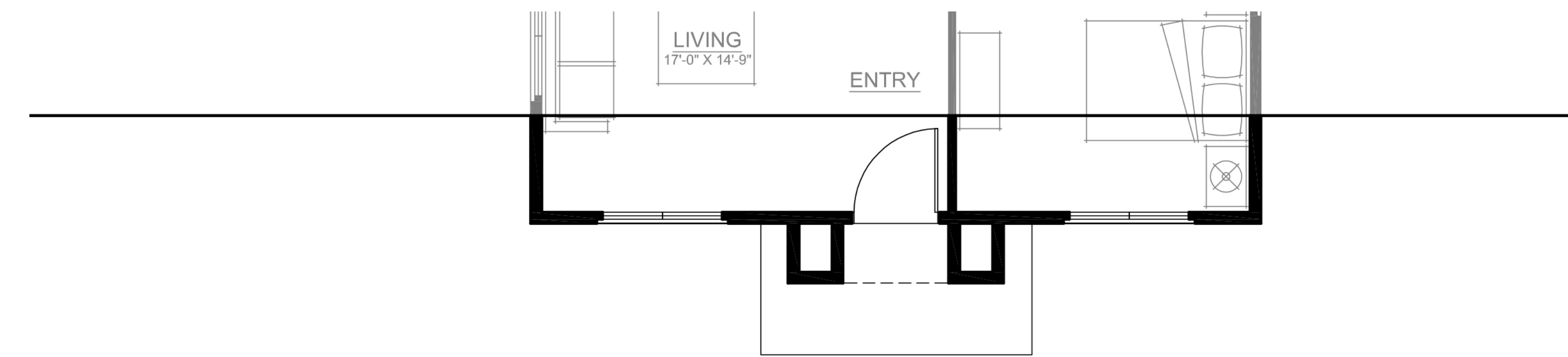


FIRST FLOOR
1,426 SF

'B' ELEVATION (2,821 SF)

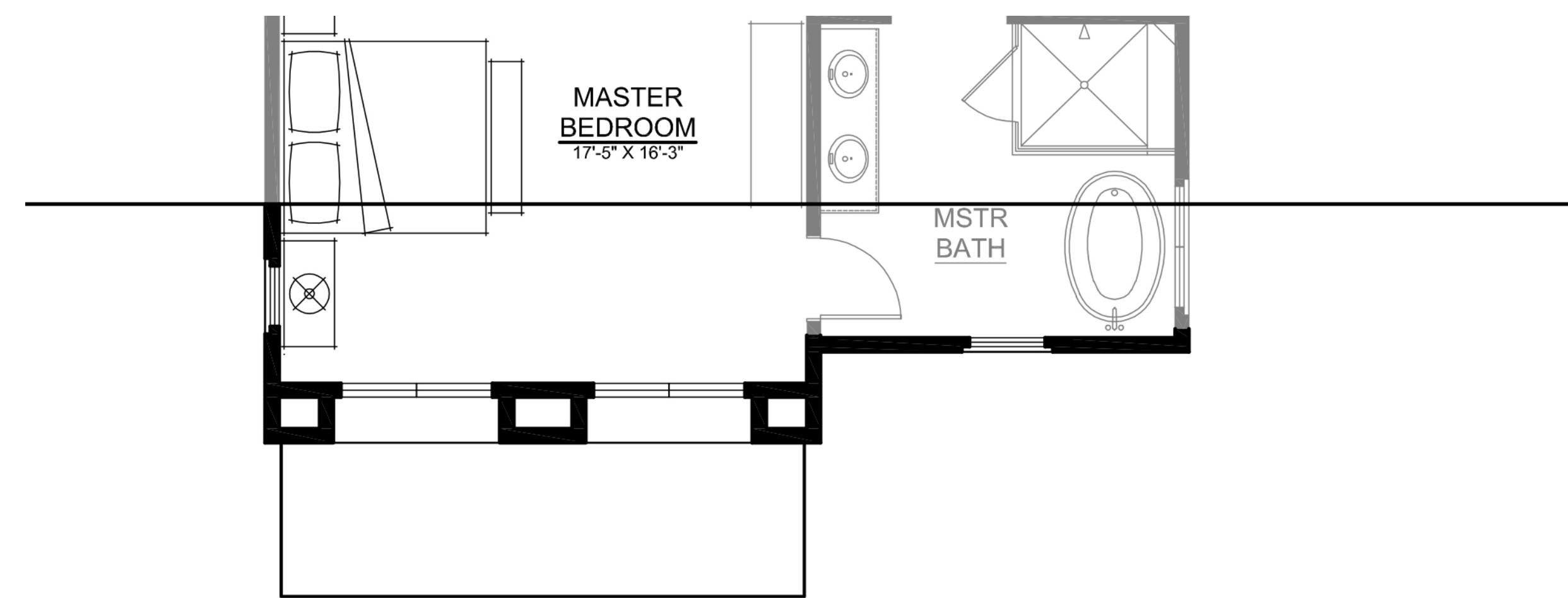


SECOND FLOOR
1,395 SF

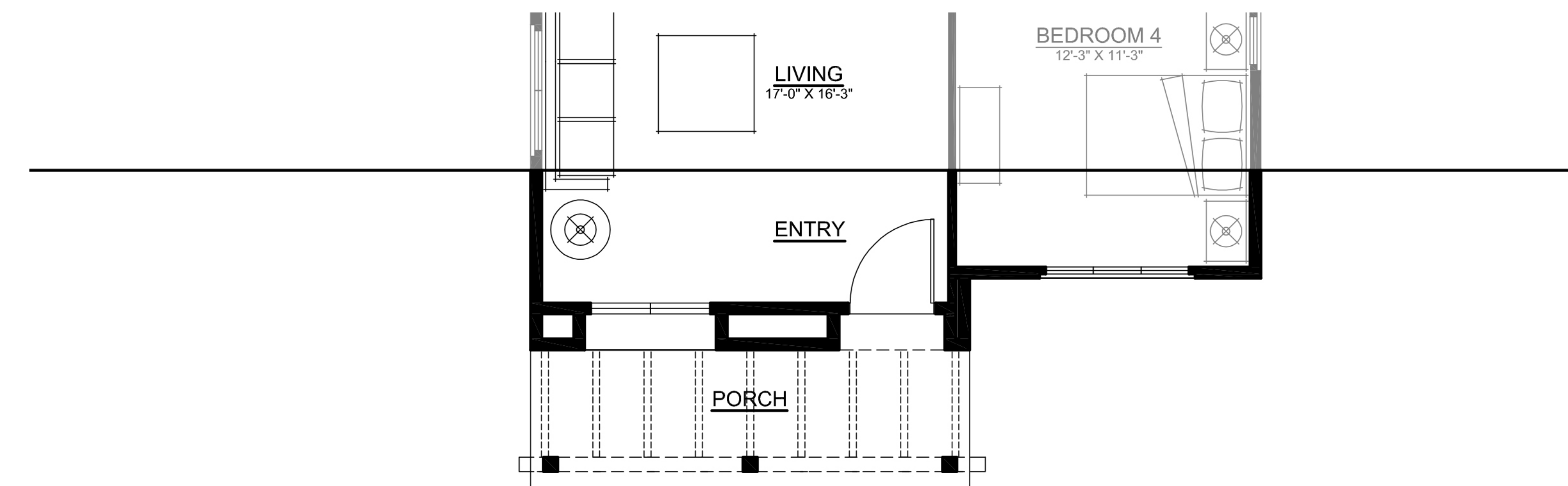


FIRST FLOOR
1,426 SF

'C' ELEVATION (2,821 SF)



SECOND FLOOR
1,422 SF



FIRST FLOOR
1,452 SF

'D' ELEVATION (2,874 SF)

PLAN 3 FLOOR PLAN

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

PLAN 3

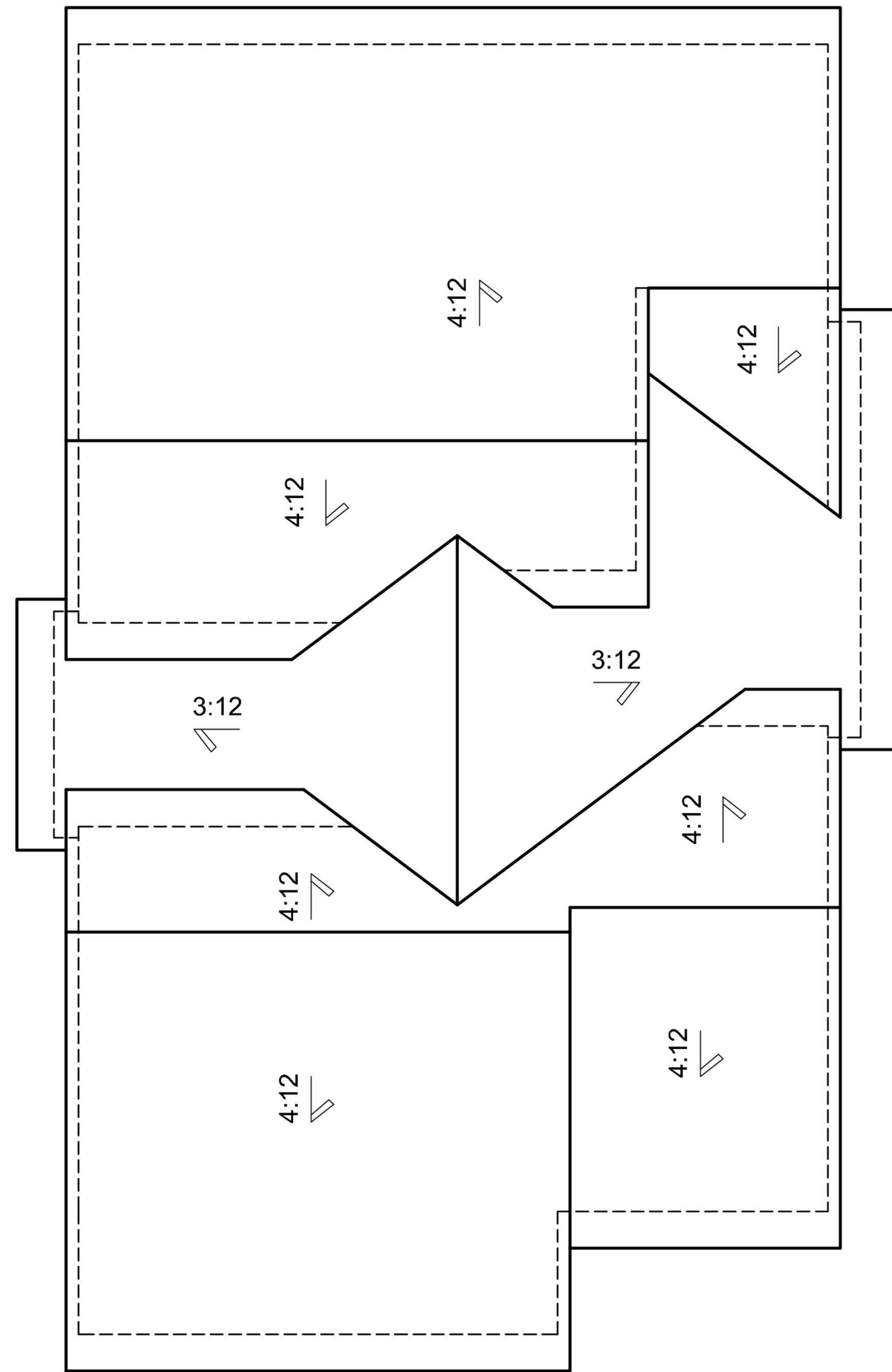
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

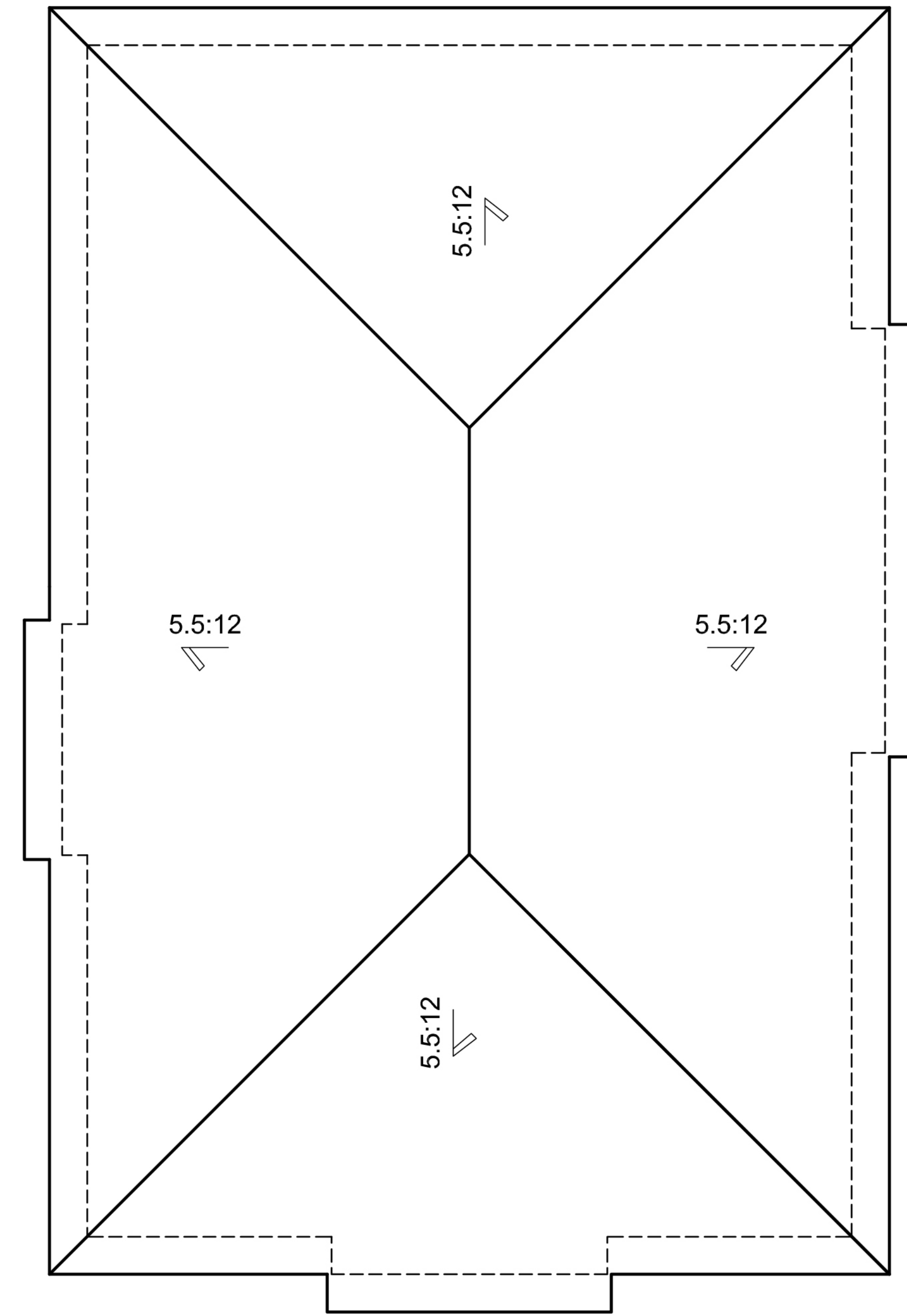
ROBSON HOMES



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'3B' ELEVATION



'3A' ELEVATION

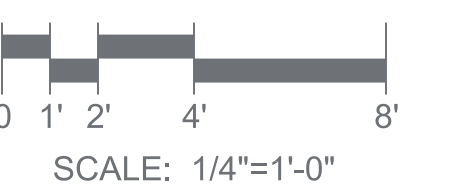
PLAN 3

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROOF PLANS

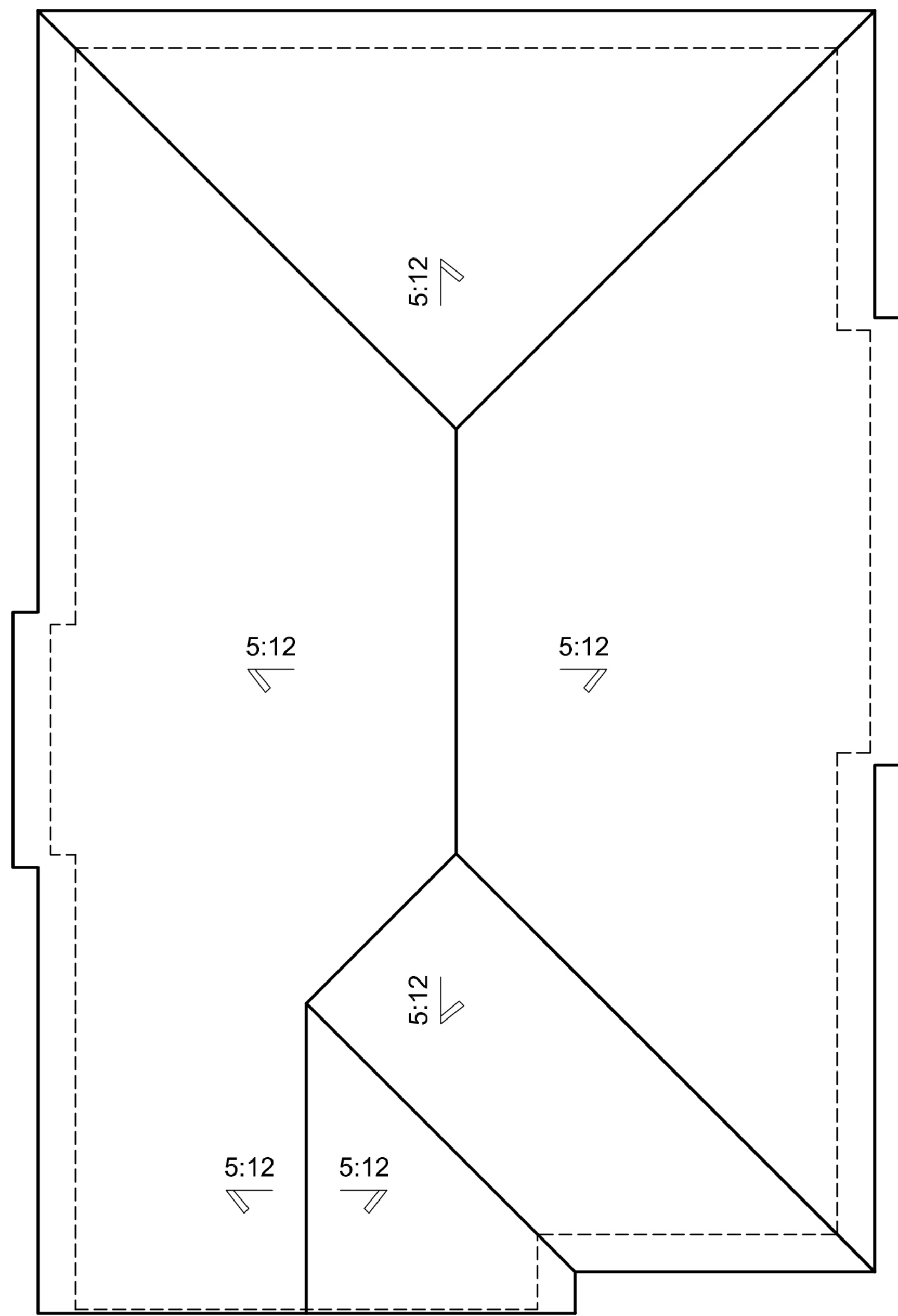


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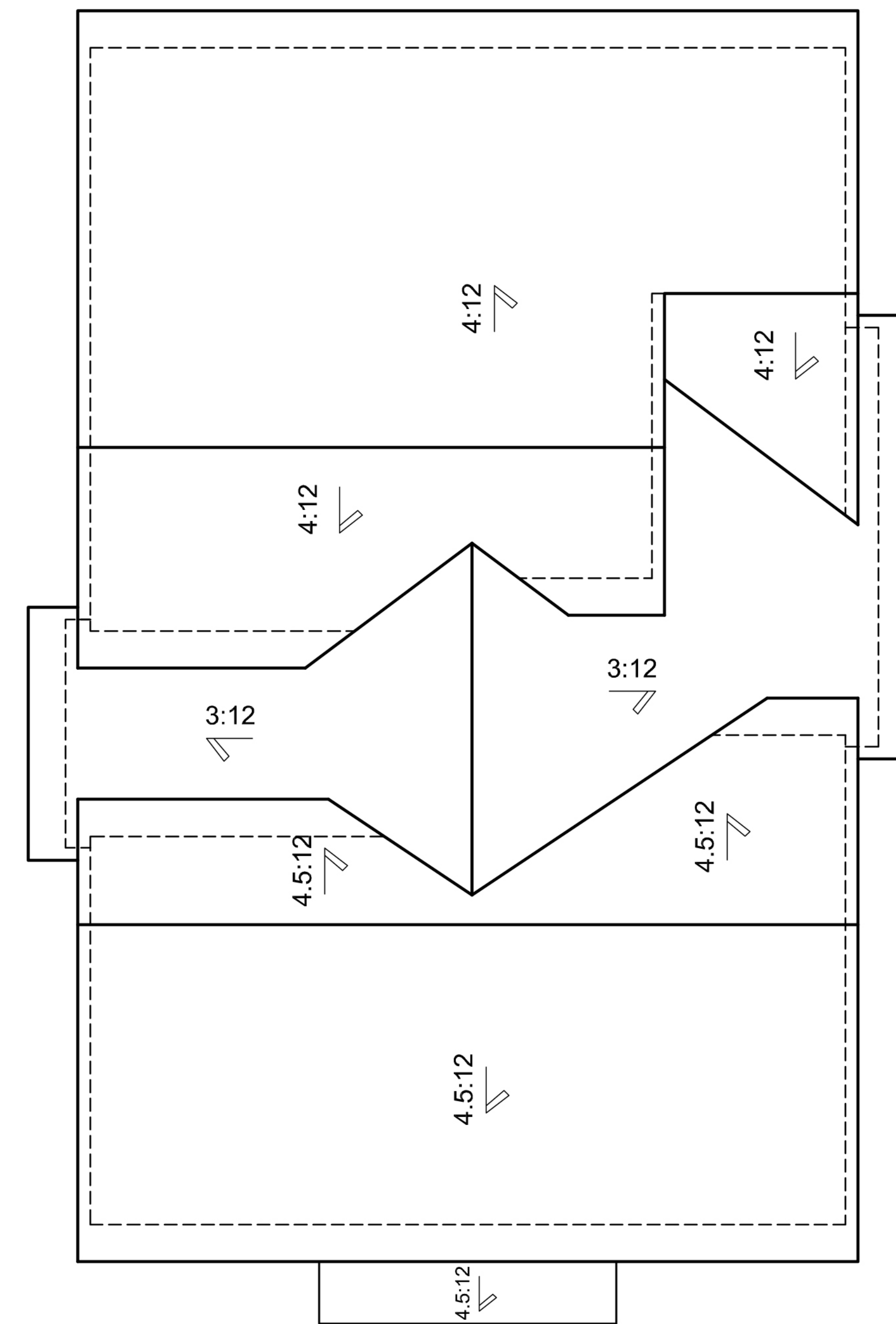
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R H A

ROBERT HIDEY ARCHITECTS



'3D' ELEVATION



'3C' ELEVATION

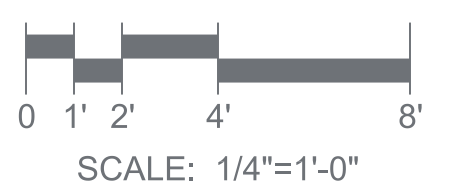
PLAN 3

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROOF PLANS

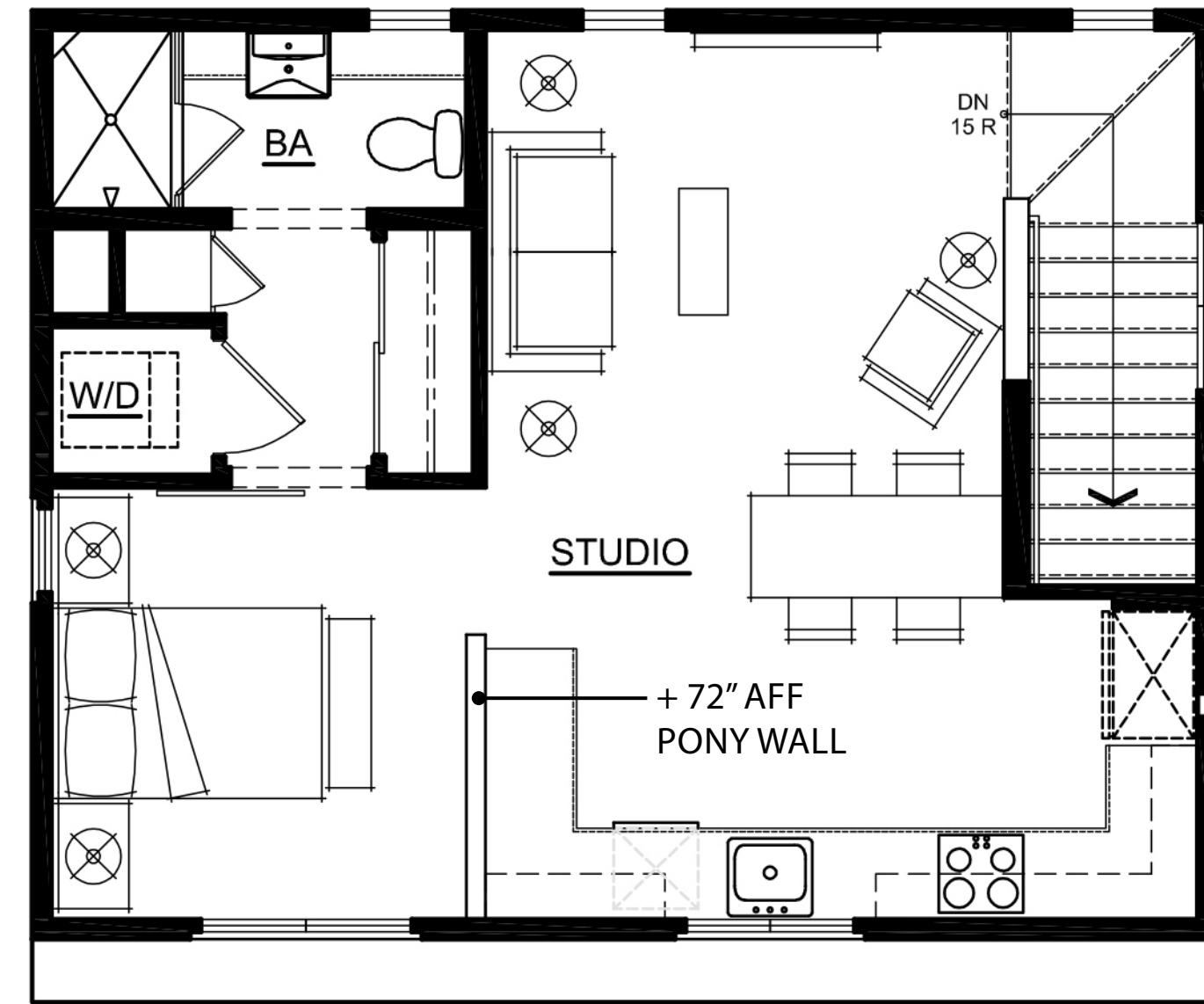


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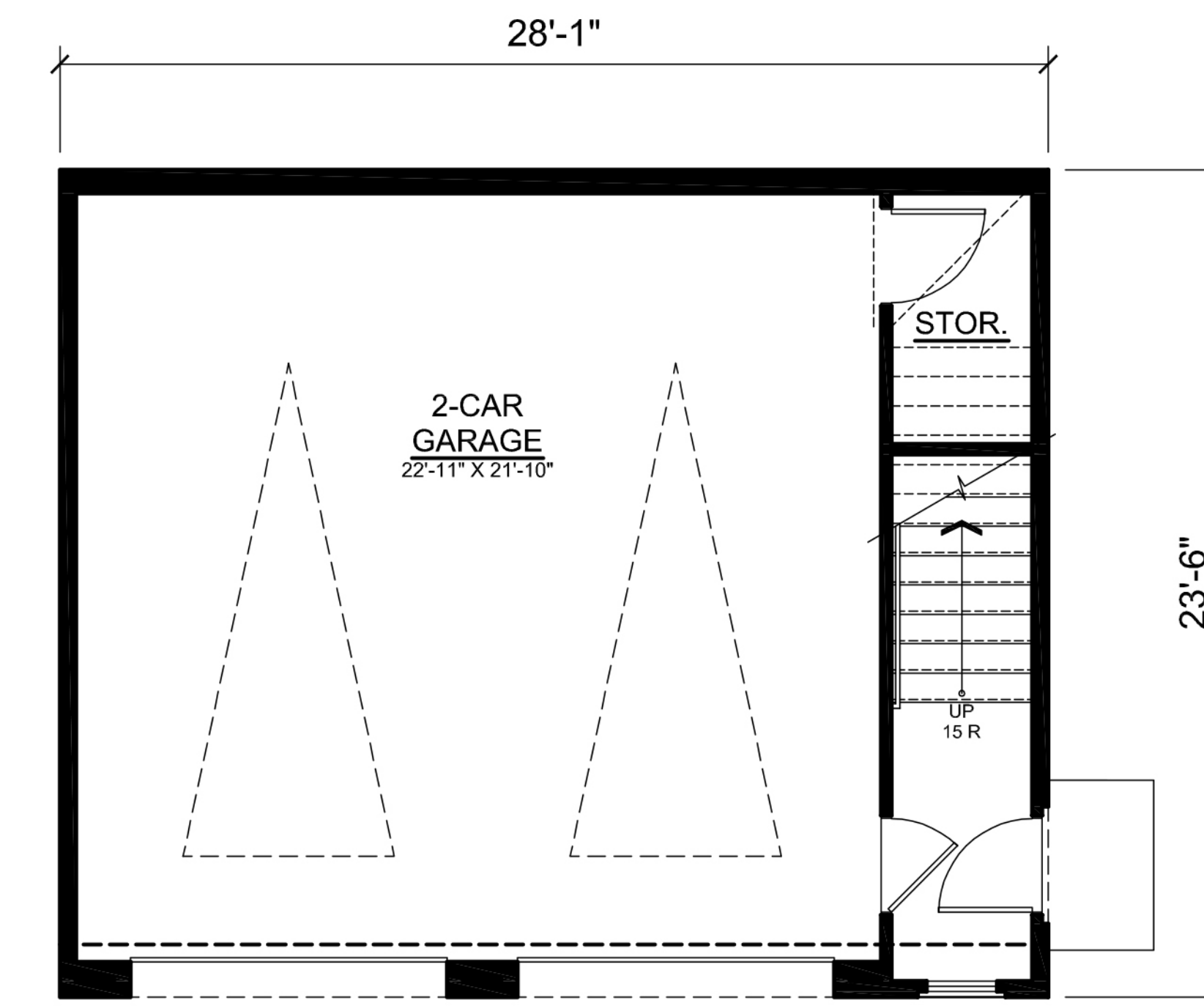
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R H A

ROBERT HIDEY ARCHITECTS

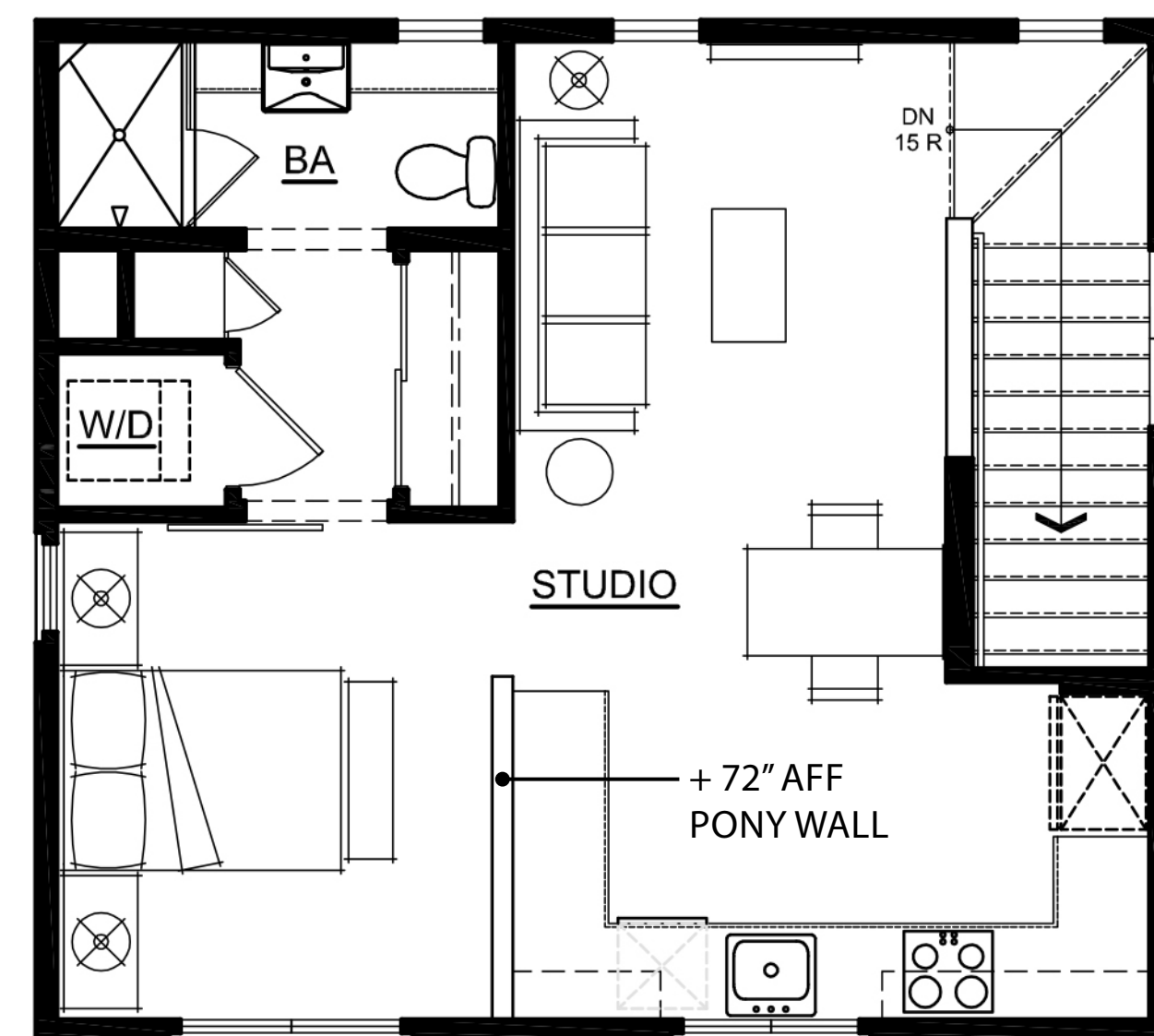


SECOND FLOOR

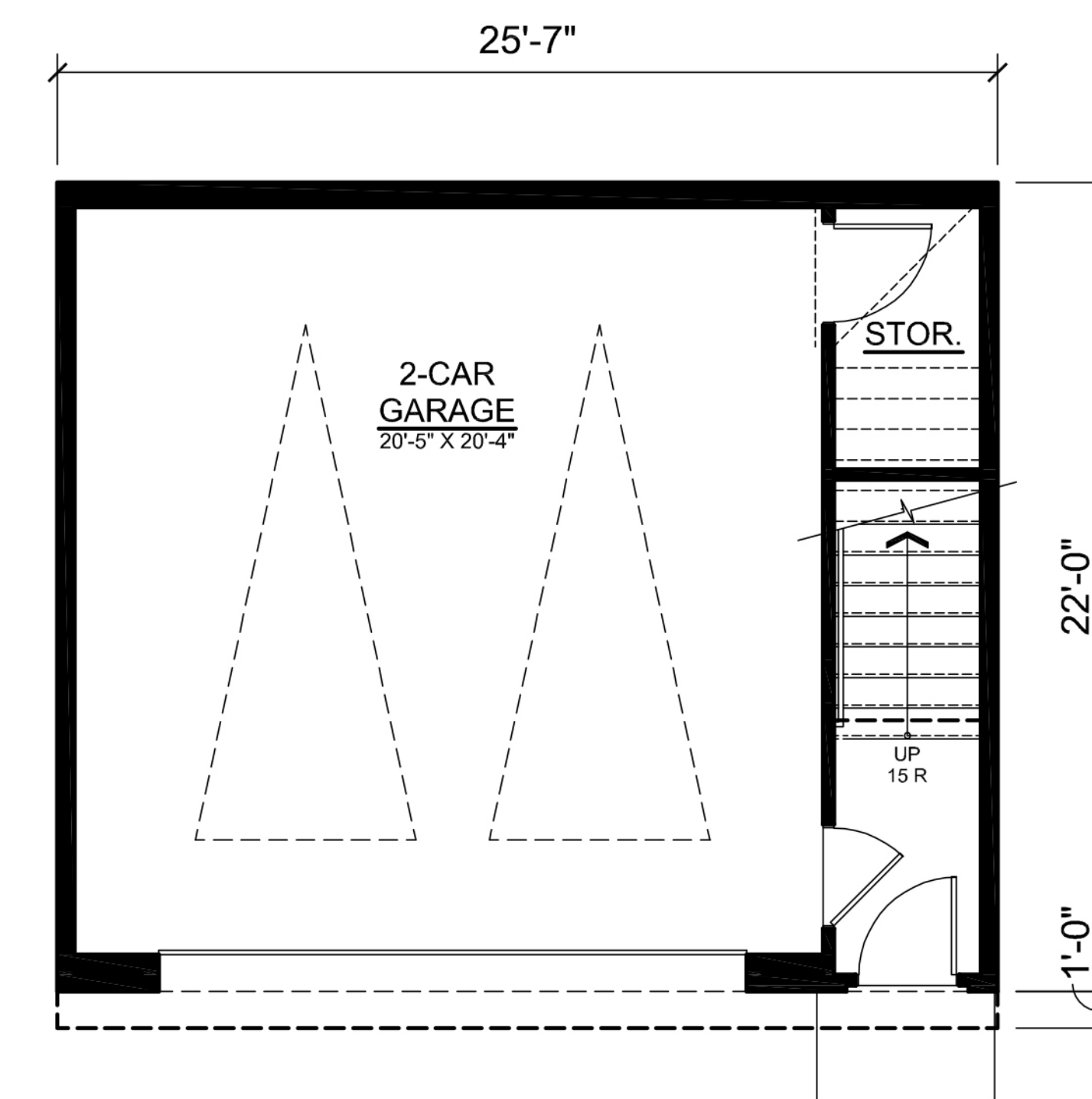


FIRST FLOOR

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



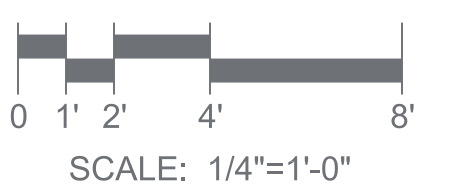
SECOND FLOOR



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



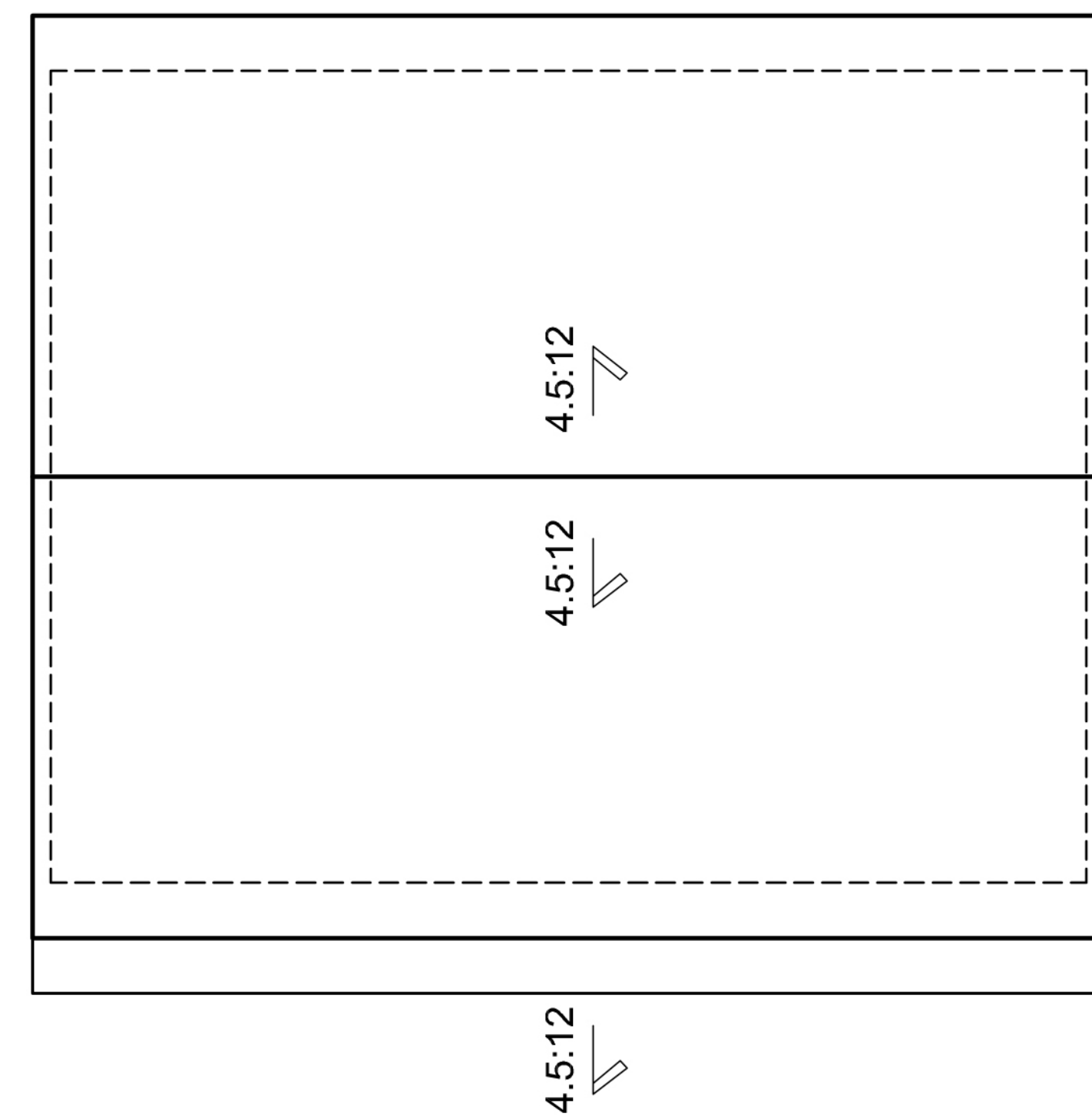
NORTH PARK VICTORIA
 MILPITAS, CALIFORNIA

DESIGN FOCUS
 LANDSCAPE

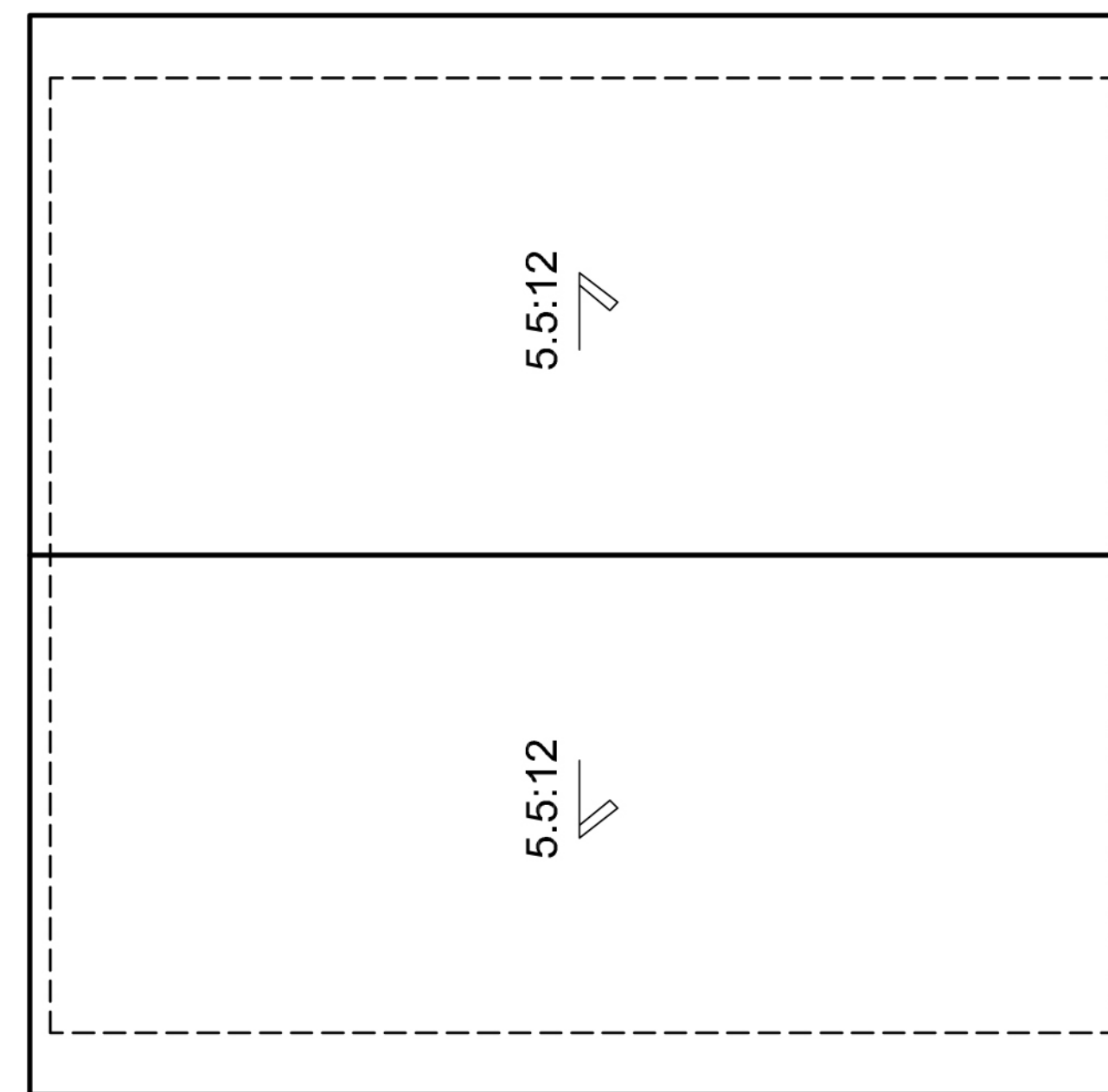
CIVIL ENGINEERING ASSOCIATES
 CIVIL

ROBSON HOMES

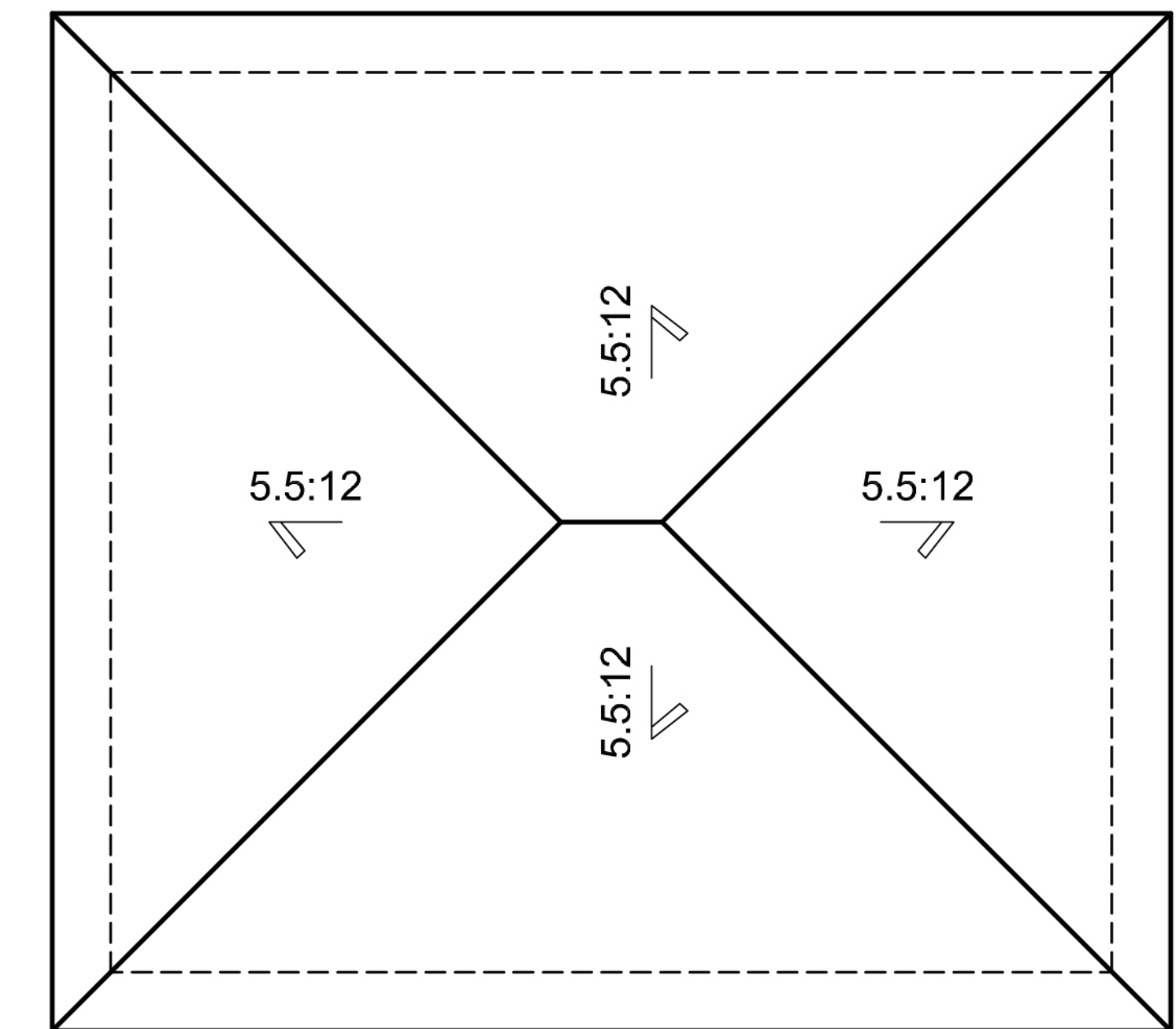
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'GC' ELEVATION



'GB' ELEVATION



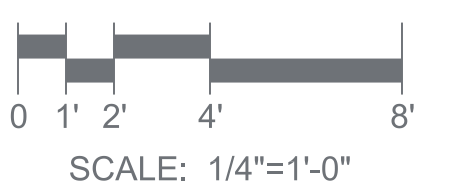
'GA' ELEVATION

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ADU ROOF PLANS



ROBSON HOMES

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R H A

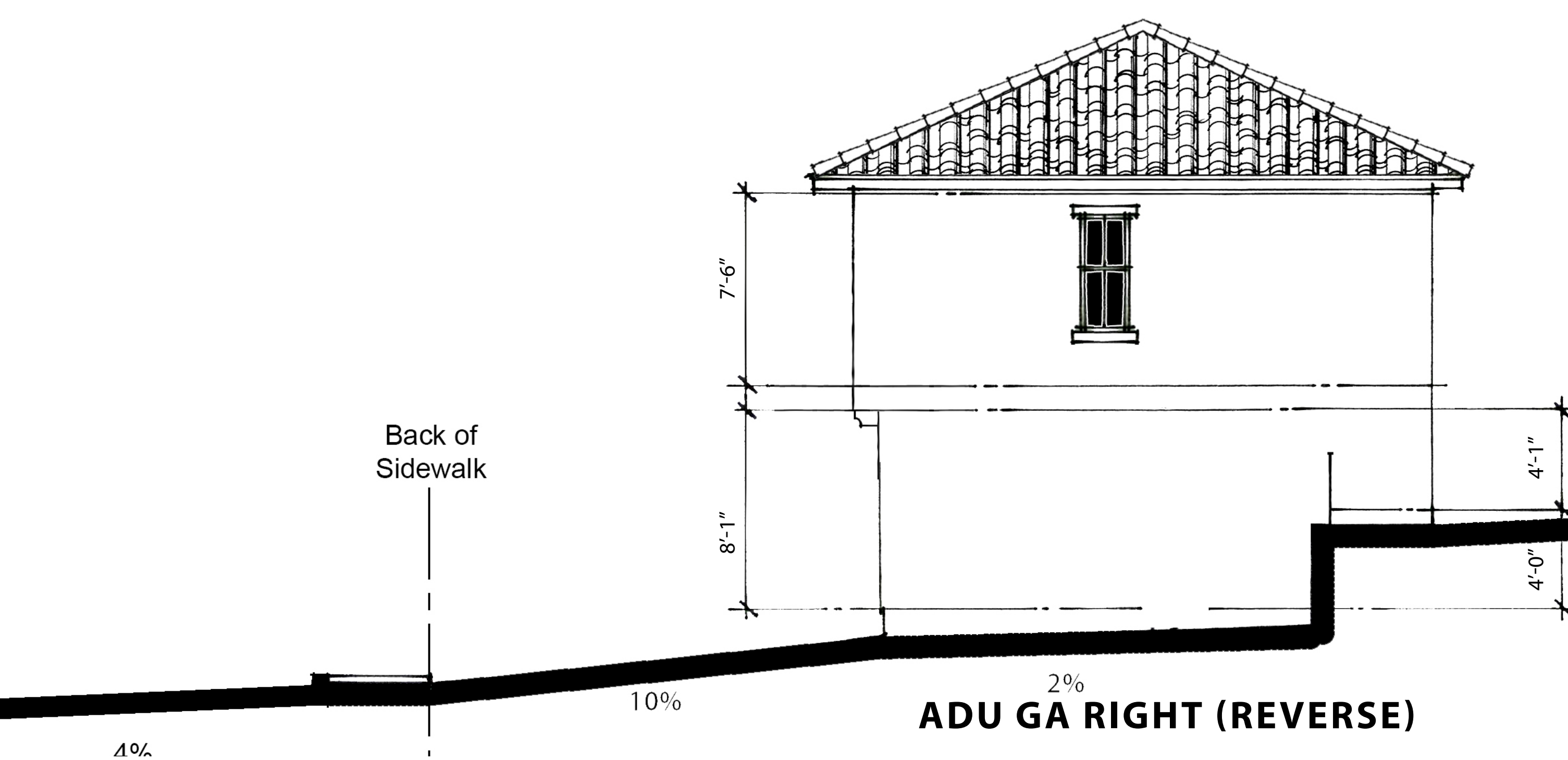
ROBERT HIDEY ARCHITECTS



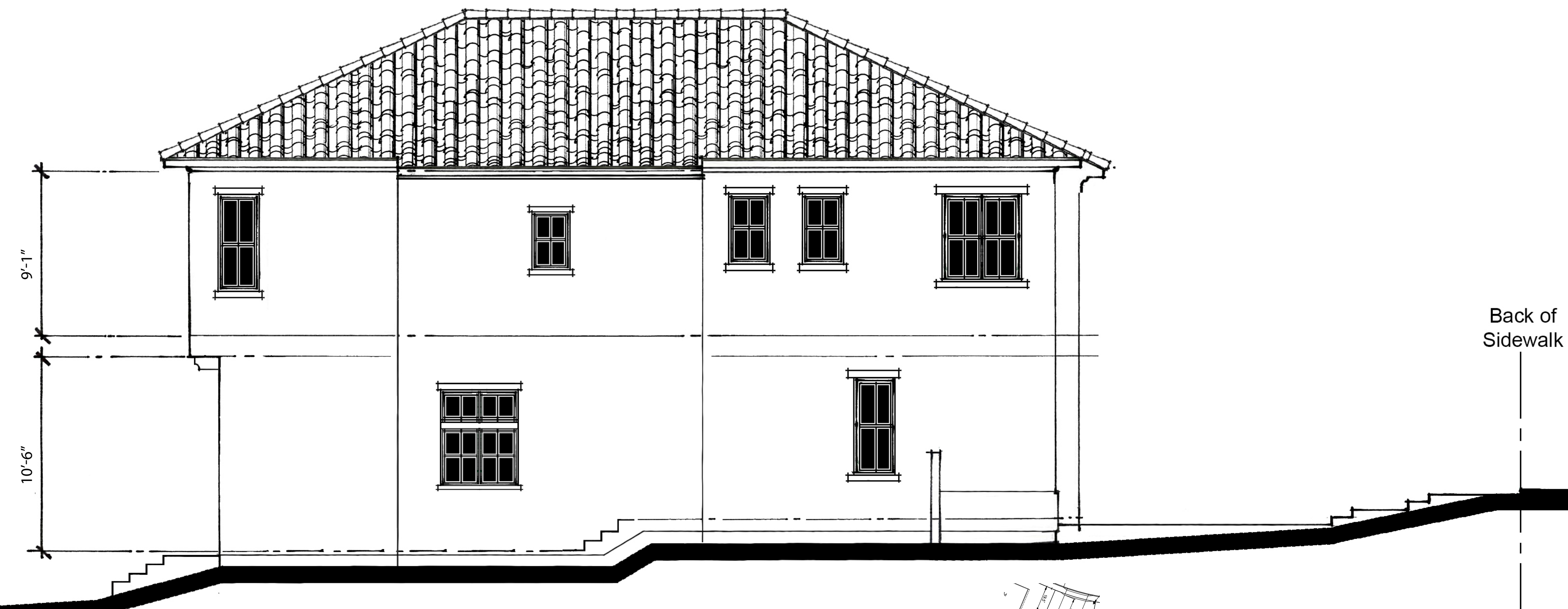
3A REAR (REVERSE)



**3A FRONT (REVERSE)
SCHEME 4**

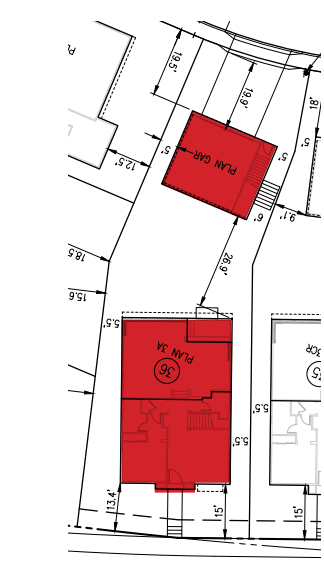


ADU GA RIGHT (REVERSE)



3A LEFT (REVERSE)

PLAN 3 - LOT 38
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

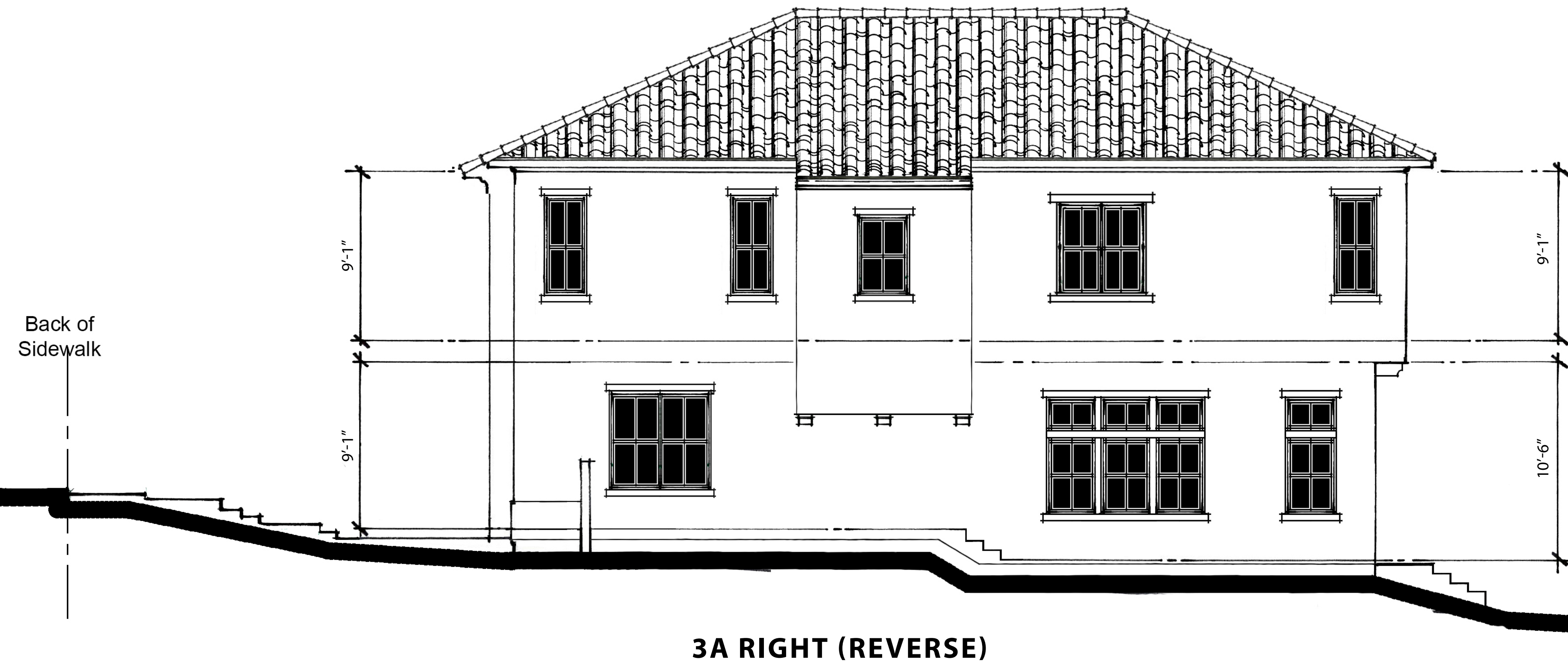
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

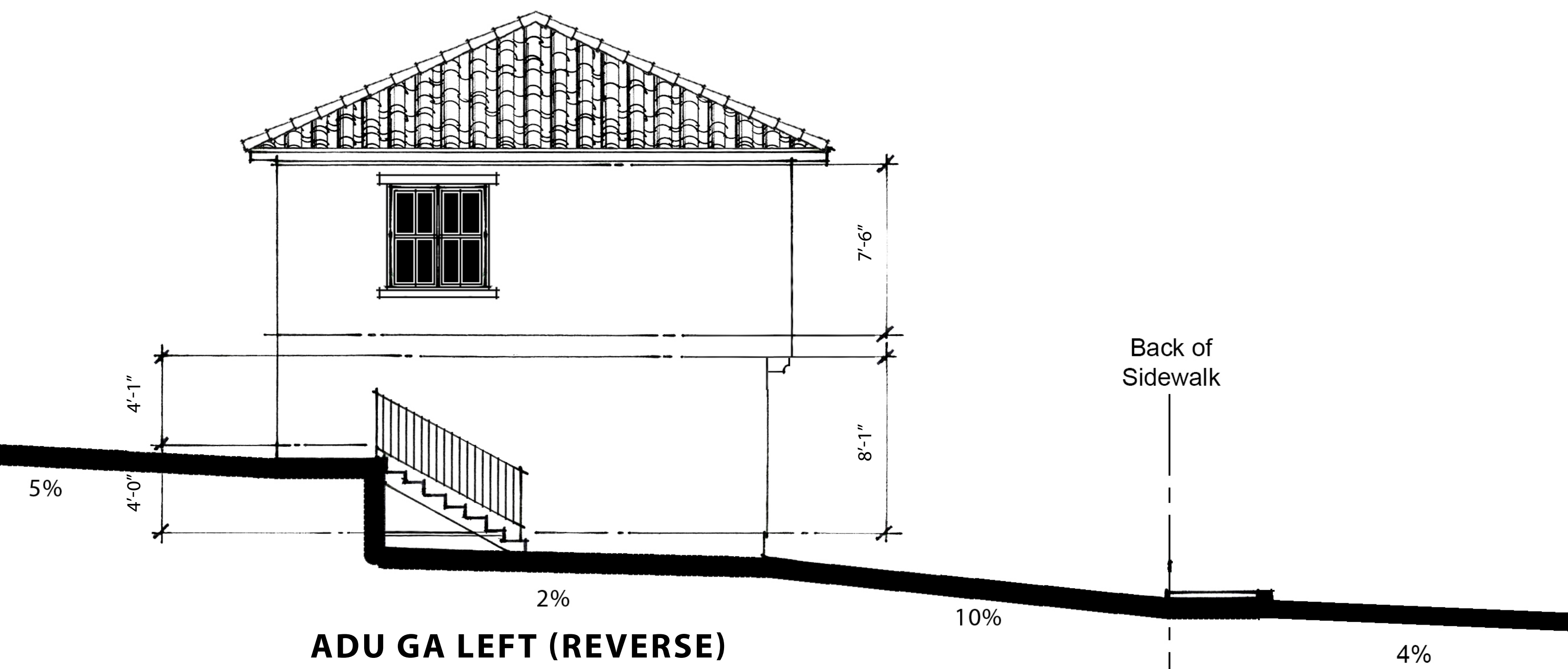
16035.01 11/27/19

R H A

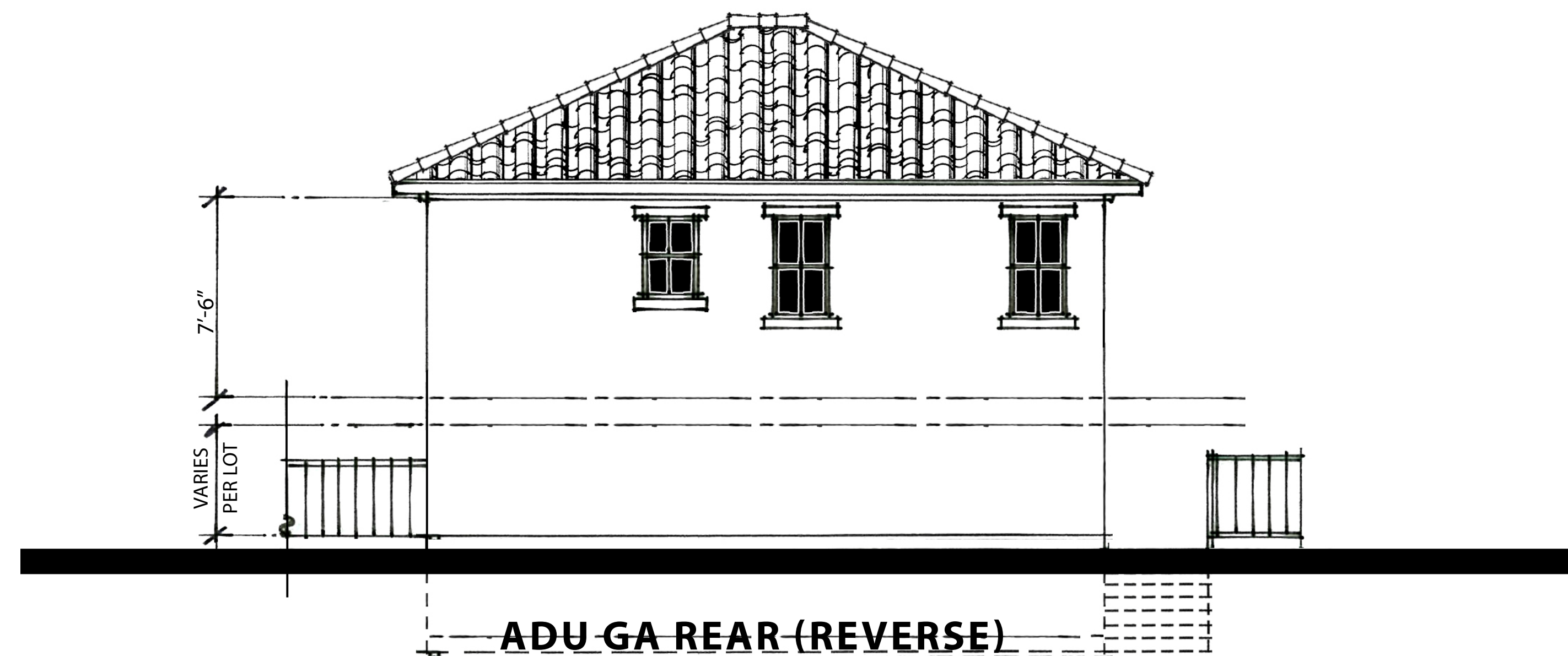
ROBERT HIDEY ARCHITECTS



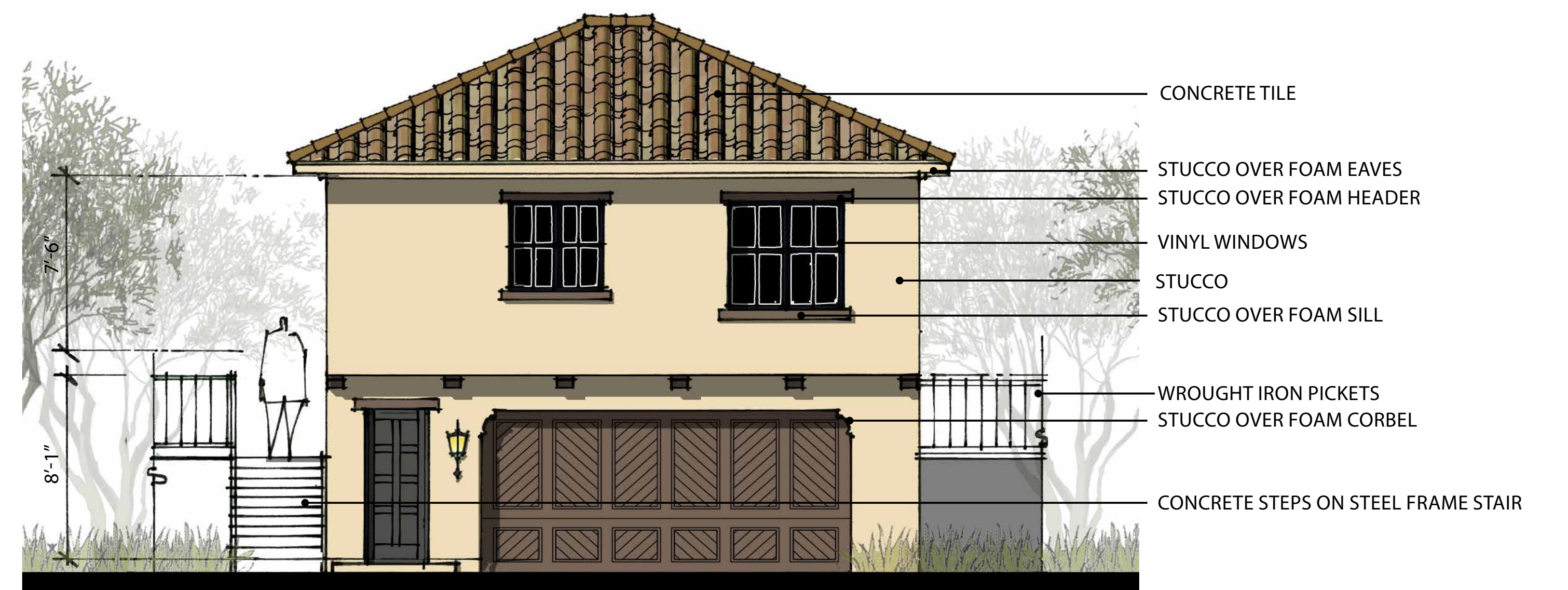
3A RIGHT (REVERSE)



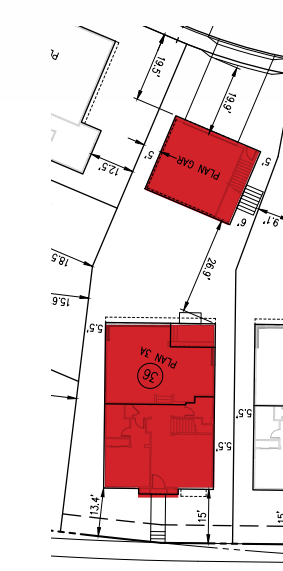
ADU GA LEFT (REVERSE)



ADU GA REAR (REVERSE)



**ADU GA FRONT (REVERSE)
SCHEME 4**



ELEVATIONS



PLAN 3 - LOT 38
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 11/27/19

R H A

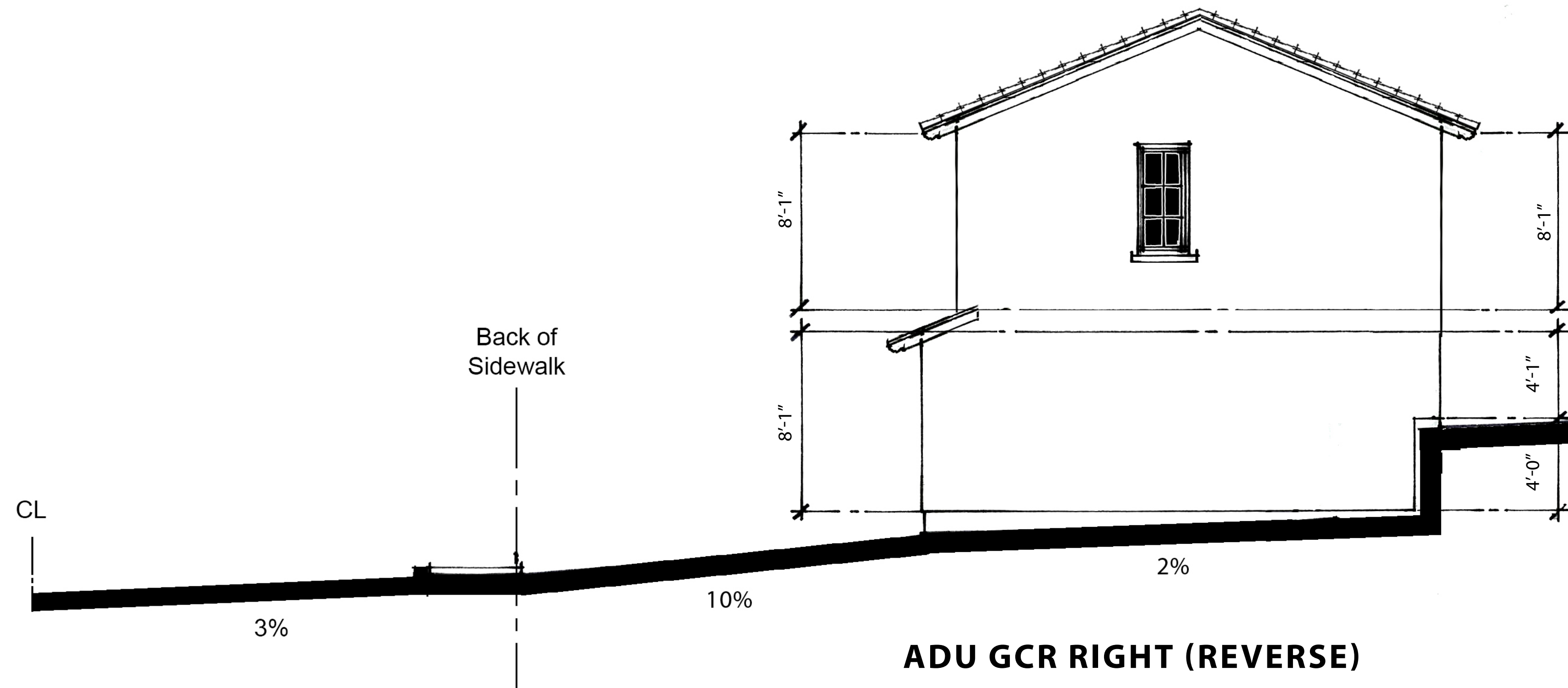
ROBERT HIDEY ARCHITECTS



3BR REAR (REVERSE)



**3BR FRONT (REVERSE)
SCHEME 8**



ADU GCR RIGHT (REVERSE)

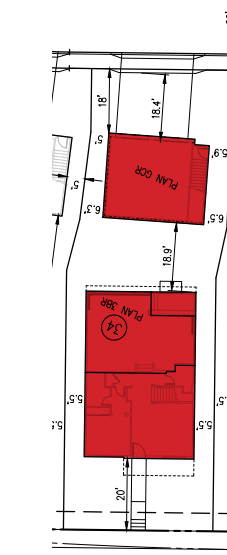


3BR LEFT (REVERSE)

PLAN 3 - LOT 36

NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA



ELEVATIONS

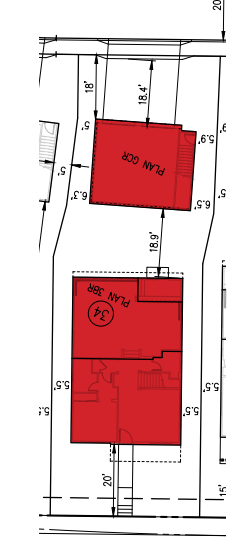
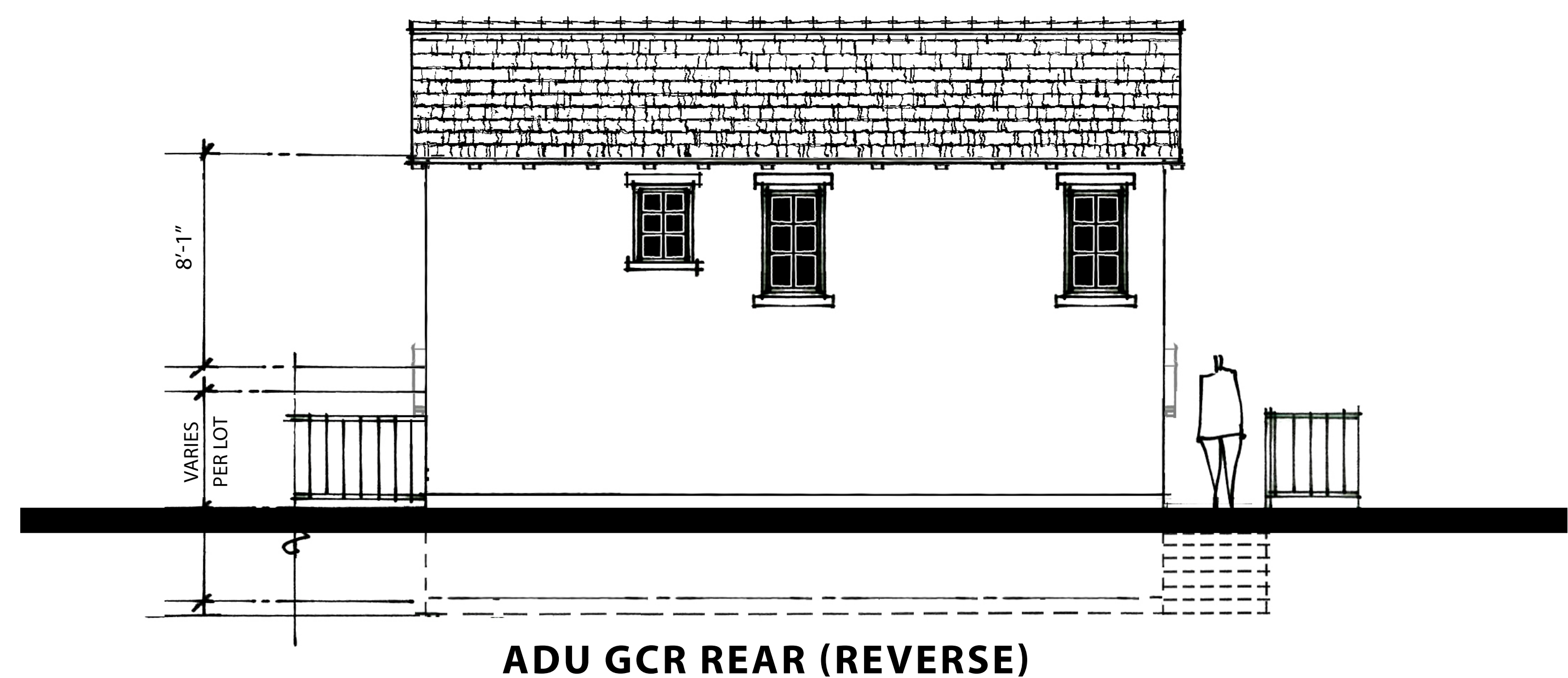
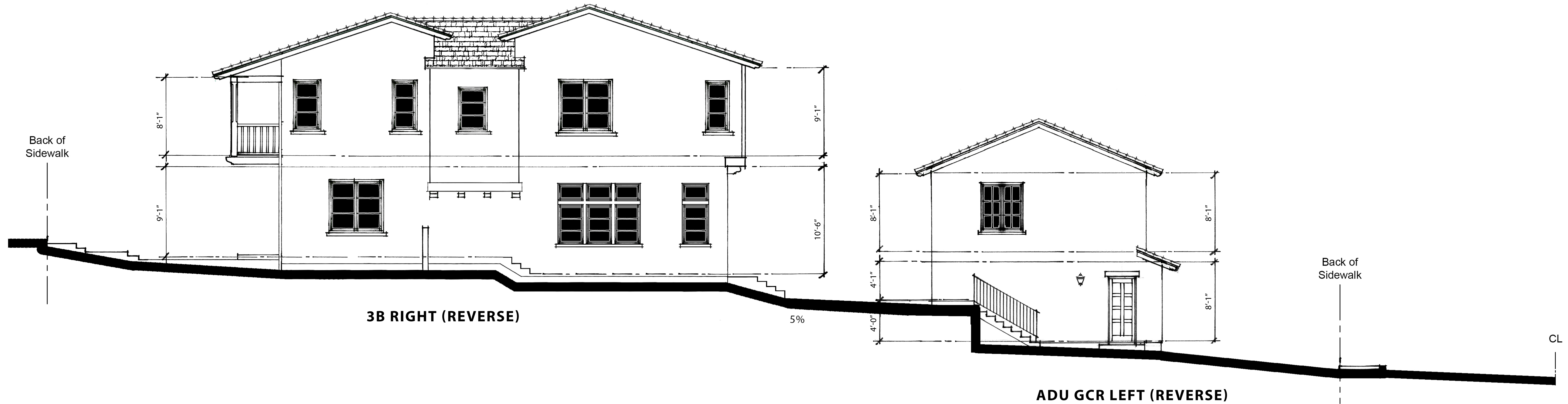
0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 11/27/19



ADU GCR REAR (REVERSE)

ADU GCR FRONT (REVERSE)
SCHEME 8

PLAN 3 - LOT 36

NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS

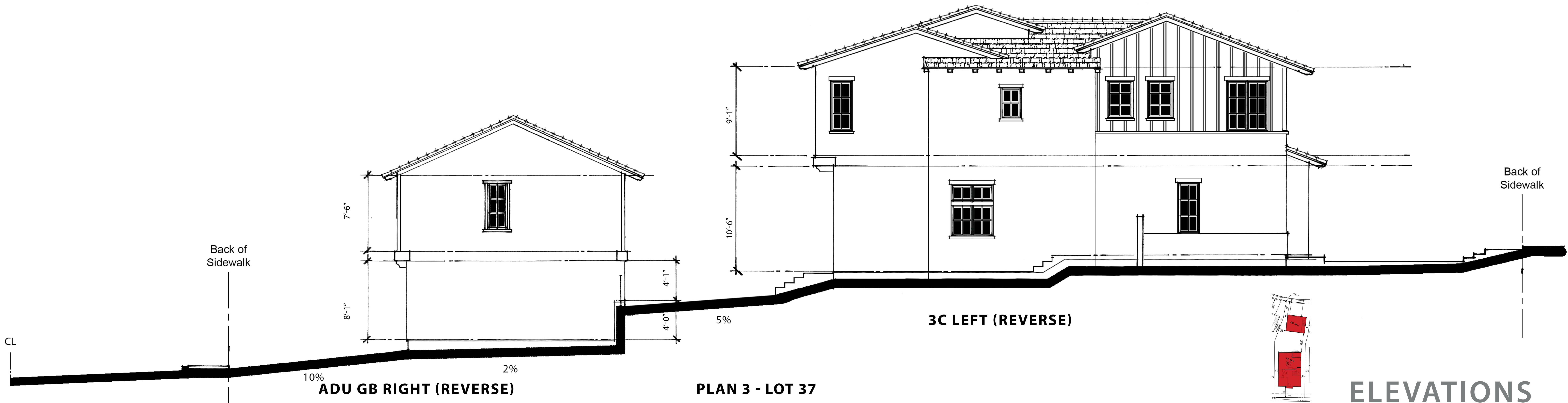




3C REAR (REVERSE)



3C FRONT (REVERSE)
SCHEME 2

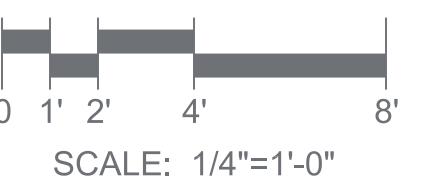


ADU GB RIGHT (REVERSE)

3C LEFT (REVERSE)

PLAN 3 - LOT 37
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS



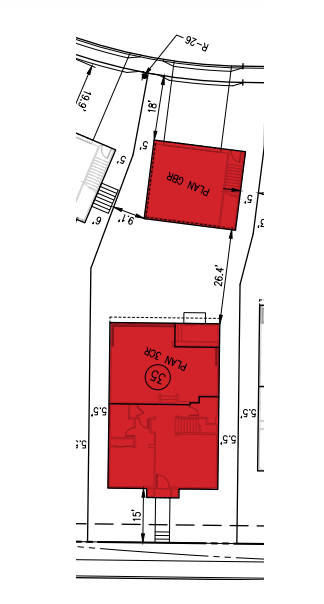
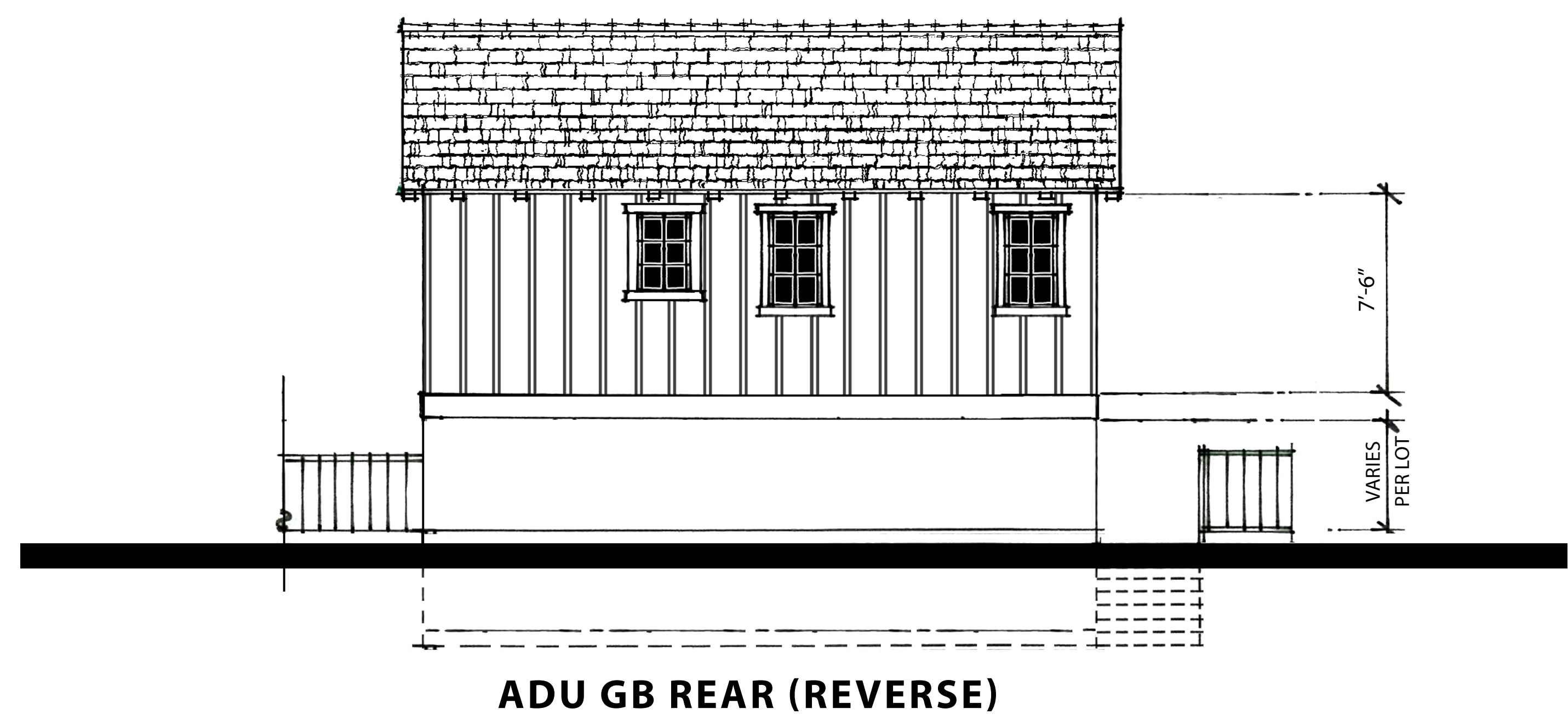
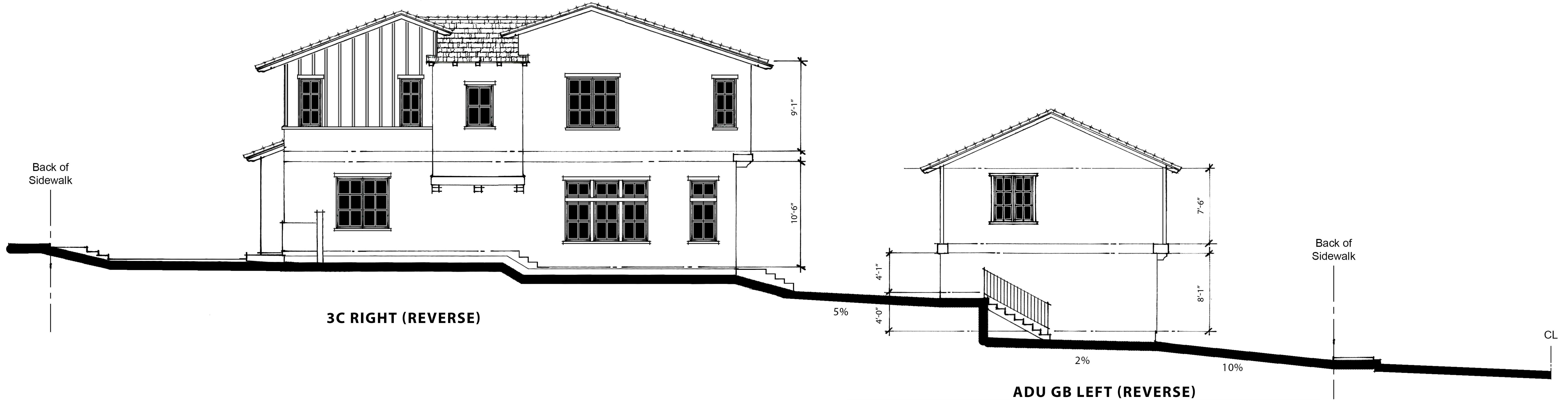
NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 11/27/19



3C RIGHT (REVERSE)

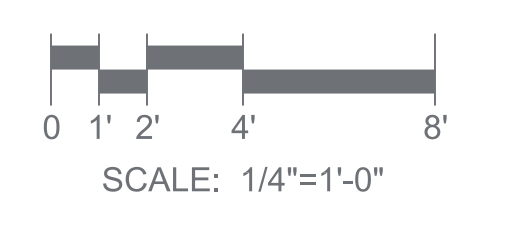
ADU GB LEFT (REVERSE)

ADU GB REAR (REVERSE)

ADU GB FRONT (REVERSE)
SCHEME 2

PLAN 3 - LOT 37
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

ELEVATIONS



R H A

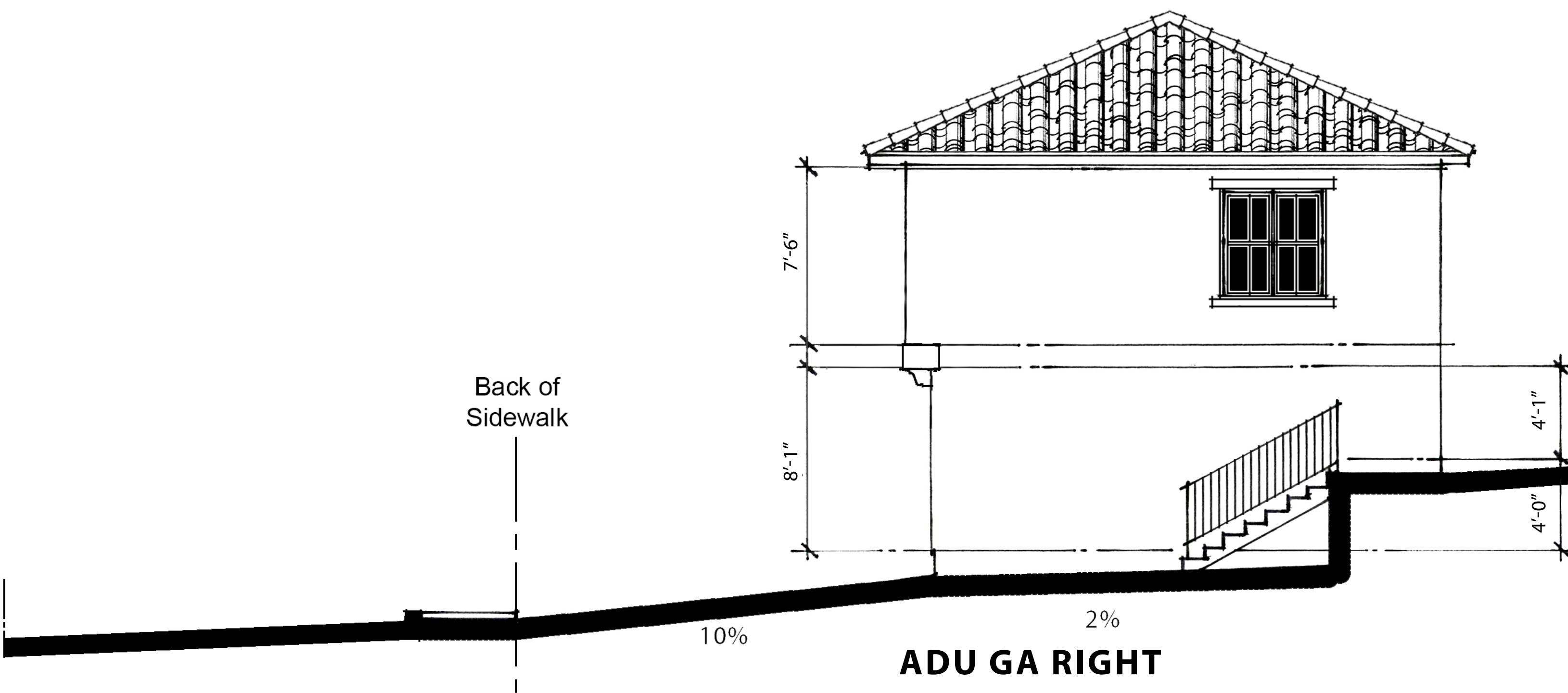
ROBERT HIDEY ARCHITECTS



3D REAR



3D FRONT
SCHEME 5



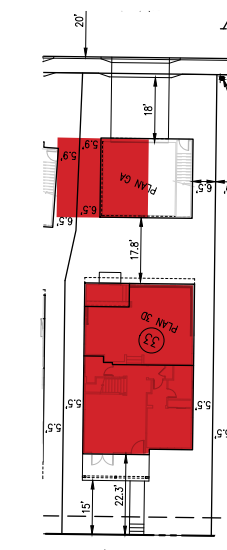
ADU GA RIGHT



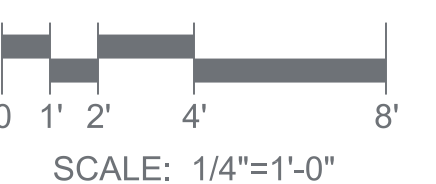
3D LEFT

PLAN 3 - LOT 35

NOTE: ALL STUCCO SHALL BE 20/30 FINISH



ELEVATIONS



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

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

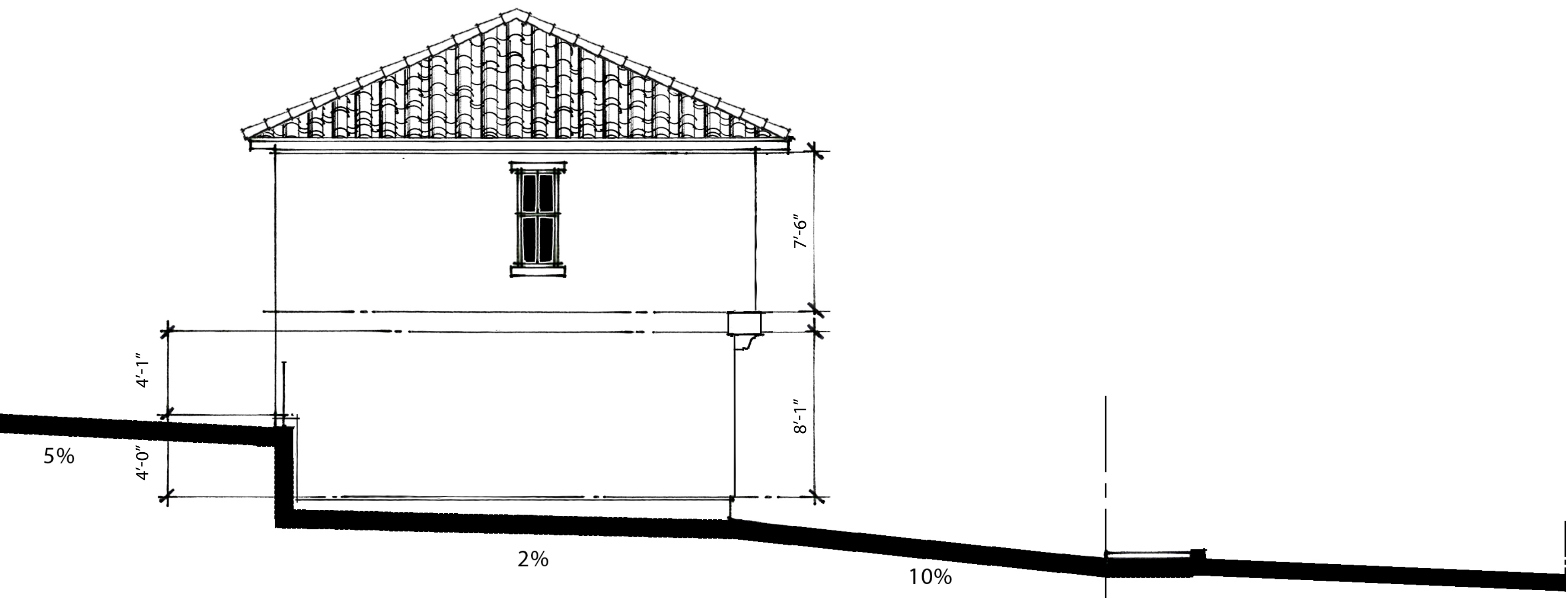
16035.01 11/27/19

R H A

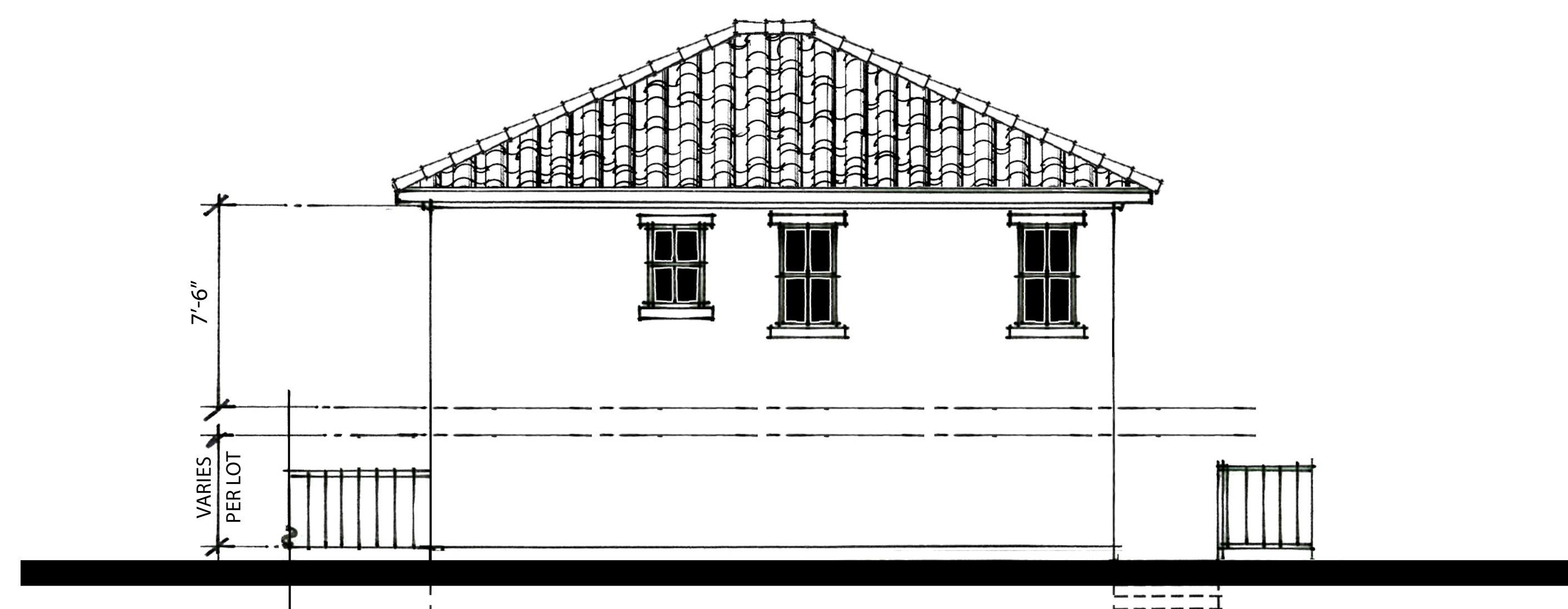
ROBERT HIDEY ARCHITECTS



3D LEFT



ADU GA LEFT

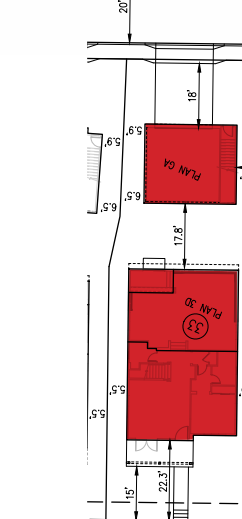


ADU GA REAR



ADU GA FRONT SCHEME 5

- CONCRETE TILE
- STUCCO OVER FOAM EAVES
- STUCCO OVER FOAM HEADER
- STUCCO
- VINYL WINDOWS
- STUCCO OVER FOAM SILL
- WROUGHT IRON PICKETS
- STUCCO OVER FOAM CORBELS
- CONCRETE STEPS ON STEEL FRAME STAIR
- GARAGE DOOR WITH WOOD OVERLAY



PLAN 3 - LOT 35
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

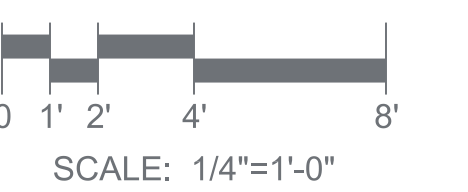
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

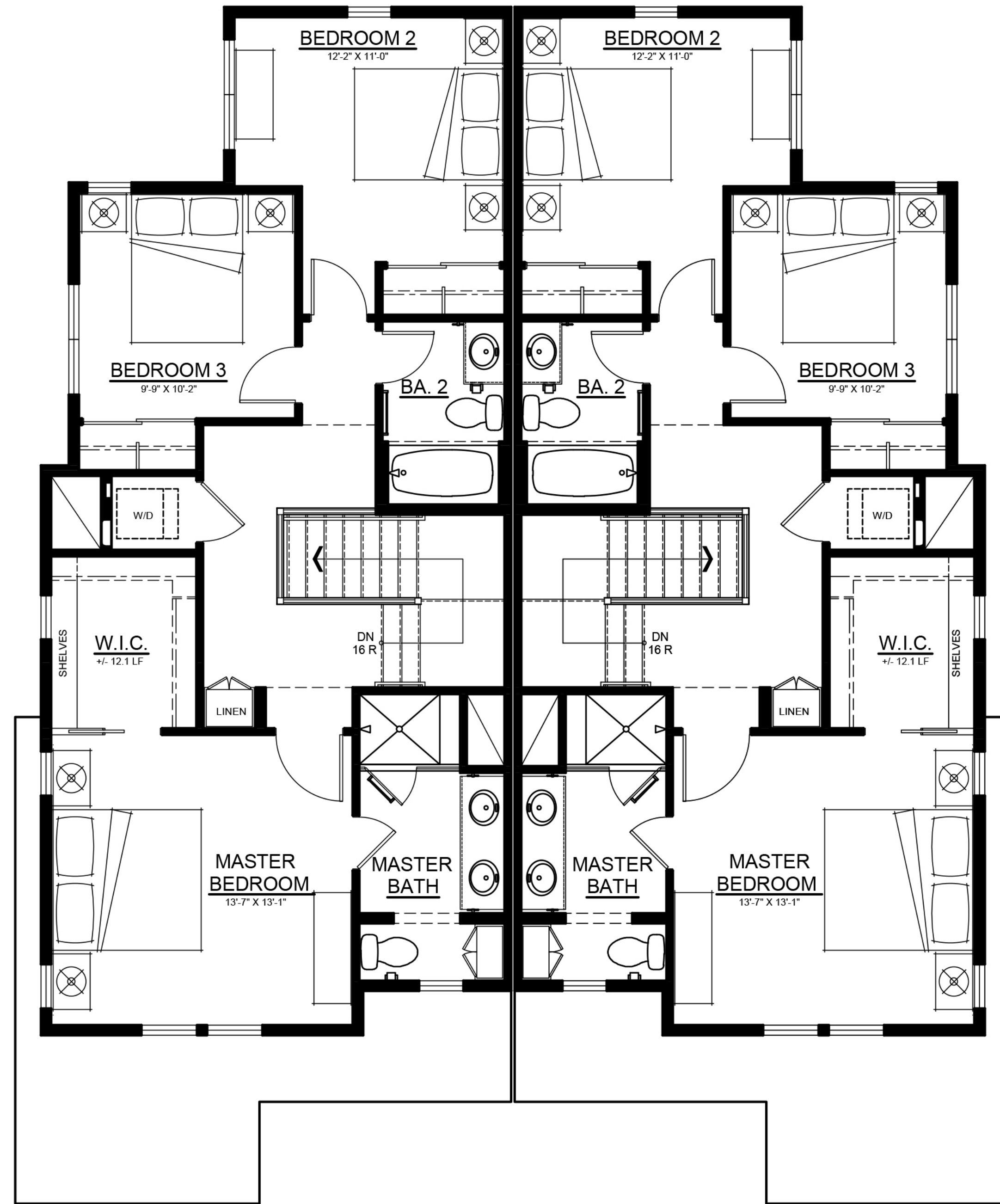
16035.01 11/27/19

ELEVATIONS

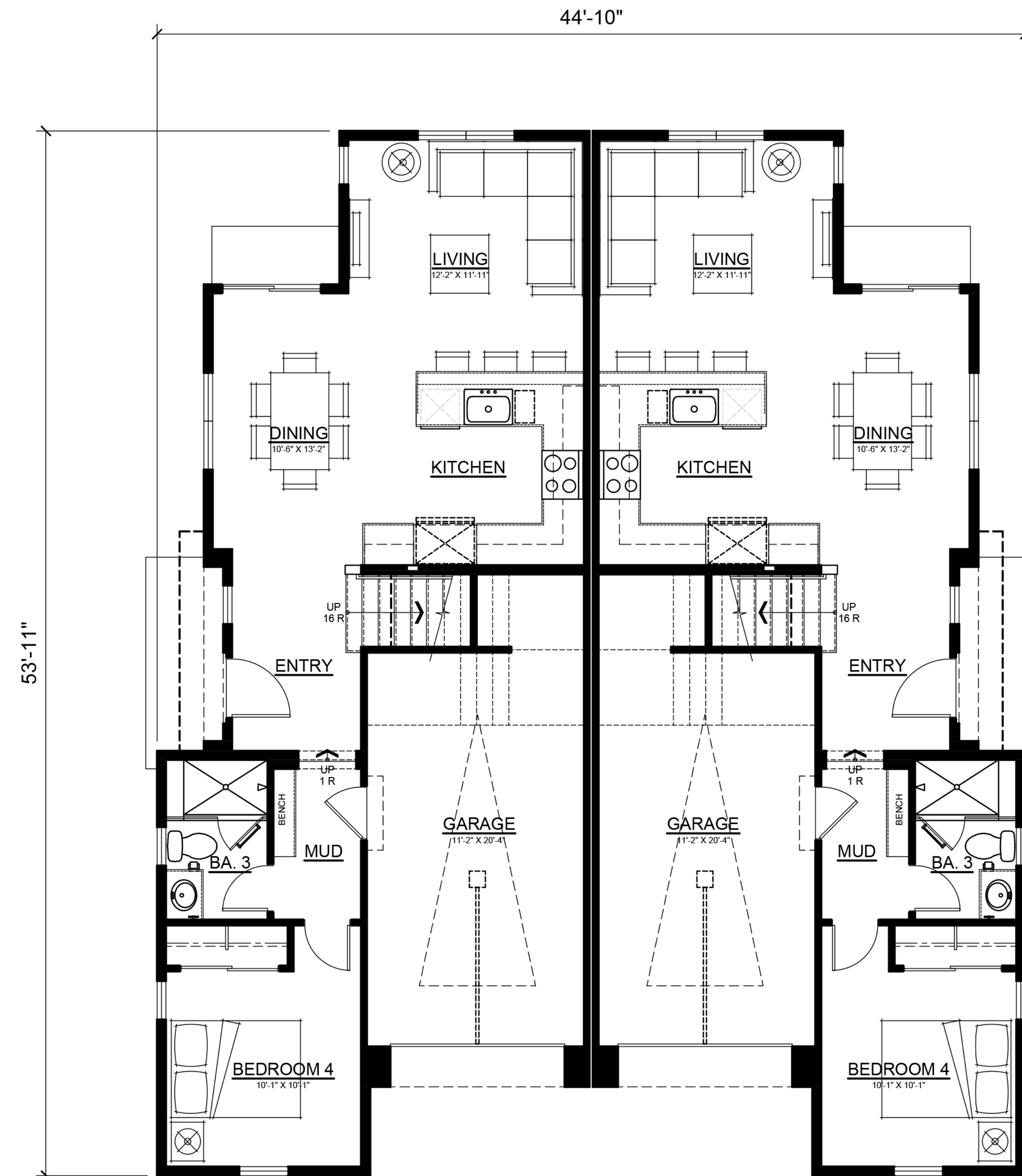


R H A

ROBERT HIDEY ARCHITECTS



SECOND FLOOR
(876 SF PER UNIT)



FIRST FLOOR
(711 SF PER UNIT)

PLAN 4 (PAIRED UNIT)
(‘C’ ELEVATION)
TOTAL UNIT: 1,587 SF
TOTAL BUILDING: 3,174 SF

PLAN 4 (PAIRED UNIT) FLOOR PLAN



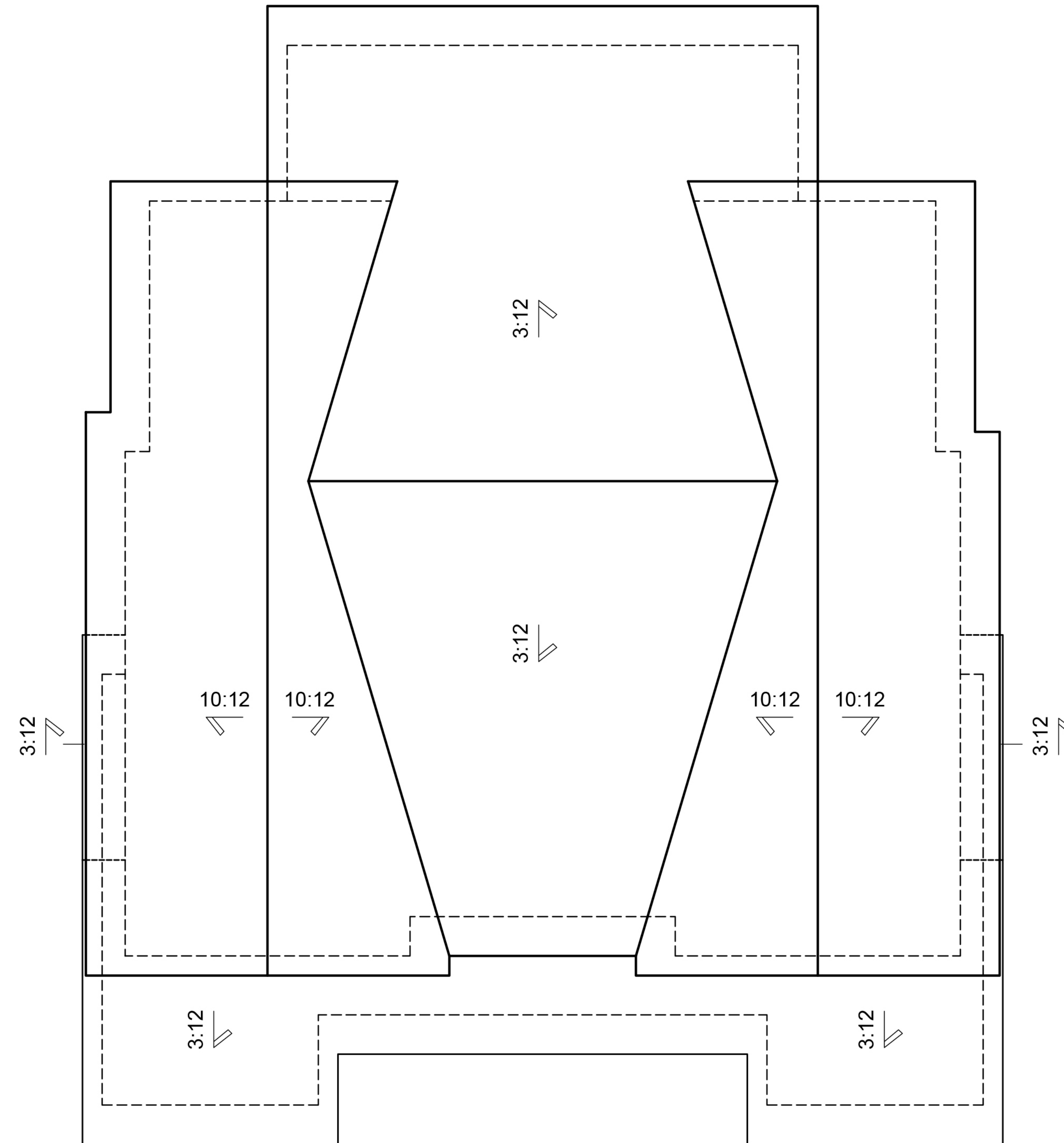
NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 11/27/19



'4C' ELEVATION

PLAN 4

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROOF PLAN



ROBSON HOMES

16035.01 11/27/19

R H A

ROBERT HIDEY ARCHITECTS



LEFT

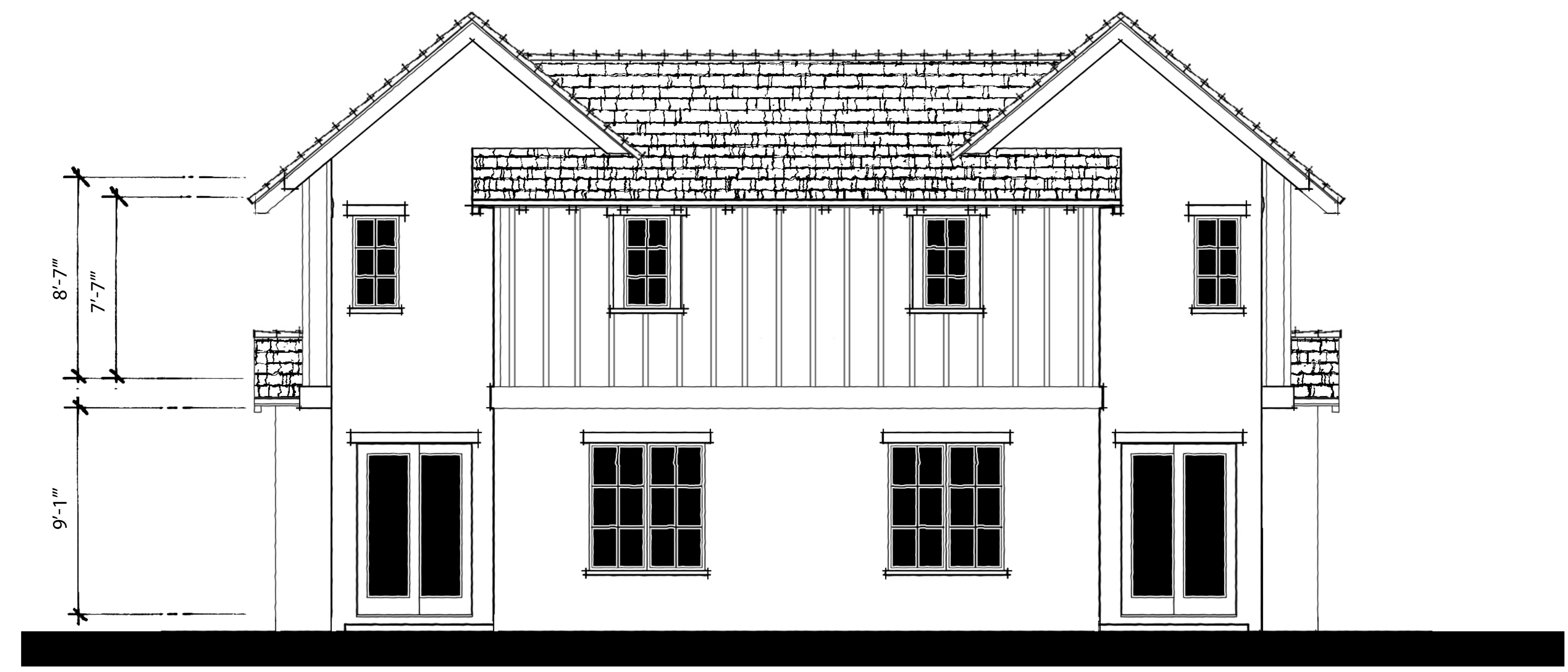


- CONCRETE TILE
- WOOD HEADER & TRIM BOARD & BATTENS
- VINYL WINDOWS
- WOOD RAFTER TAILS
- STUCCO OVER FOAM TRIM
- STUCCO
- STUCCO OVER FOAM SURROUND
- GARAGE DOOR WITH WOOD OVERLAY

FRONT
SCHEME 2



RIGHT

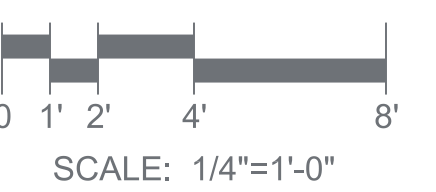


REAR

PLAN 4C (PAIRED UNIT)
NOTE: ALL STUCCO SHALL BE 20/30 FINISH

NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

ELEVATIONS



DESIGN FOCUS
LANDSCAPE

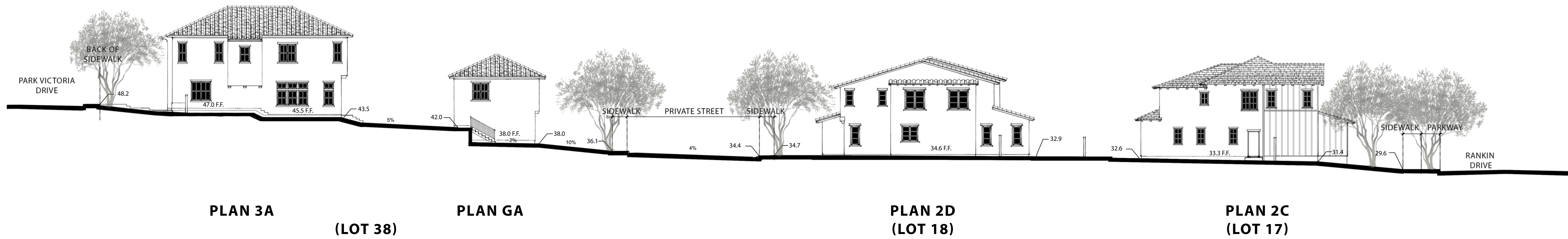
CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

16035.01 11/27/19

R H A

ROBERT HIDEY ARCHITECTS

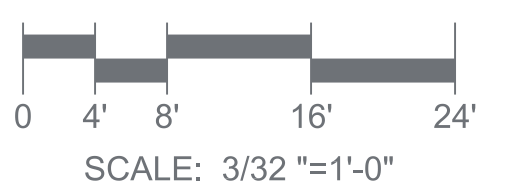


NORTH PARK VICTORIA
MILPITAS, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

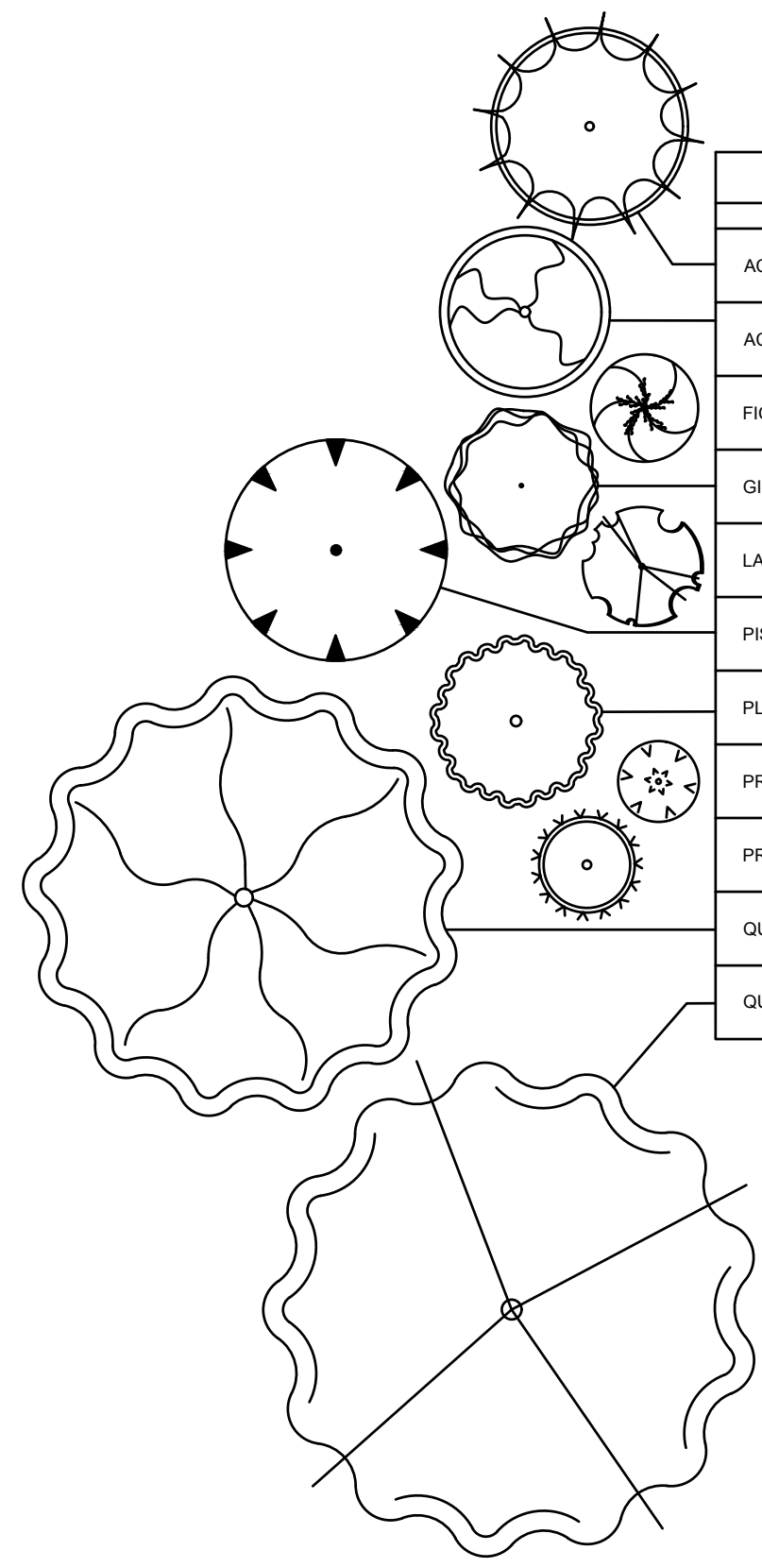
CIVIL ENGINEERING ASSOCIATES
CIVIL

SITE SECTION ' A '



ROBSON HOMES

16035.01 11/27/19



SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO 'SENSATION'	5	M	150'	
ACER PALMATUM 'RED EMPEROR'	1	M	150'	
FIGUS CARICA 'BLACK MISSION'	1	M	24"	FRUITING FIG
GINKGO BILOBA 'FAIRMONT'	10	M	24"	
LAGERSTROEMIA X 'MUSKOGEE'	30	L	24"	STANDARD
PISTACIA CHINENSIS 'KEITH DAVEY'	21	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	22	M	24"	
PRUNUS ARMENIACA	1	M	24"	FRUITING APRICOT
PRUNUS DOMESTICA	1	M	24"	FRUITING PLUM
QUERCUS LOBATA	1	L	24"	CA NATIVE
QUERCUS ROBUR	2	M	24"	

NORTH PARK VICTORIA LEGEND		
	STEPPING STONE	20"x20"x2" THICK TUMBLED CAMERON LIGHT STONE. AVAILABLE AT PENNSULA 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.



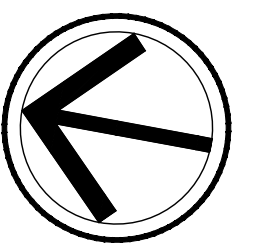
NORTH PARK VICTORIA
1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

LAYOUT PLAN

DESIGN

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

FOCUS

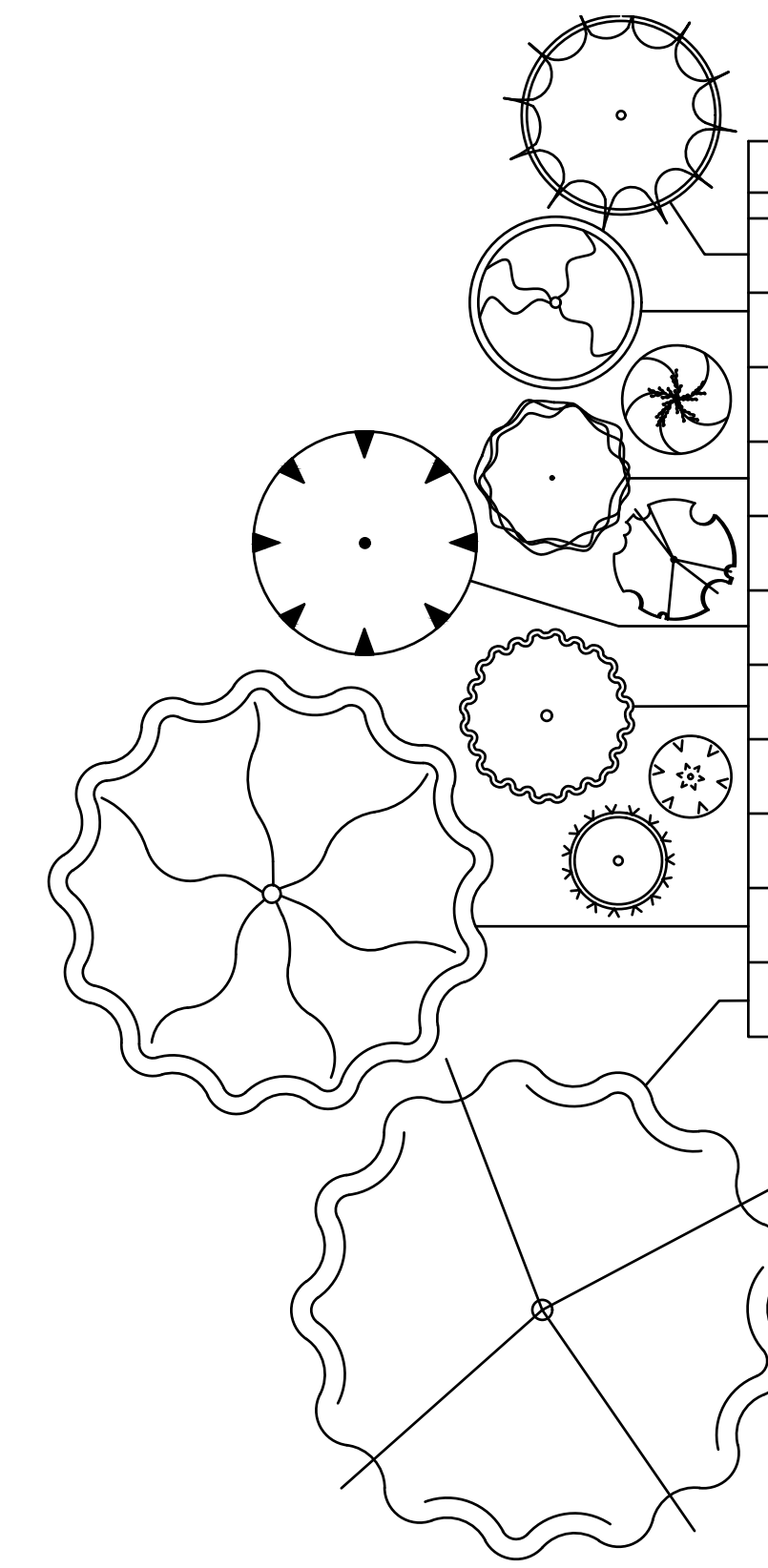
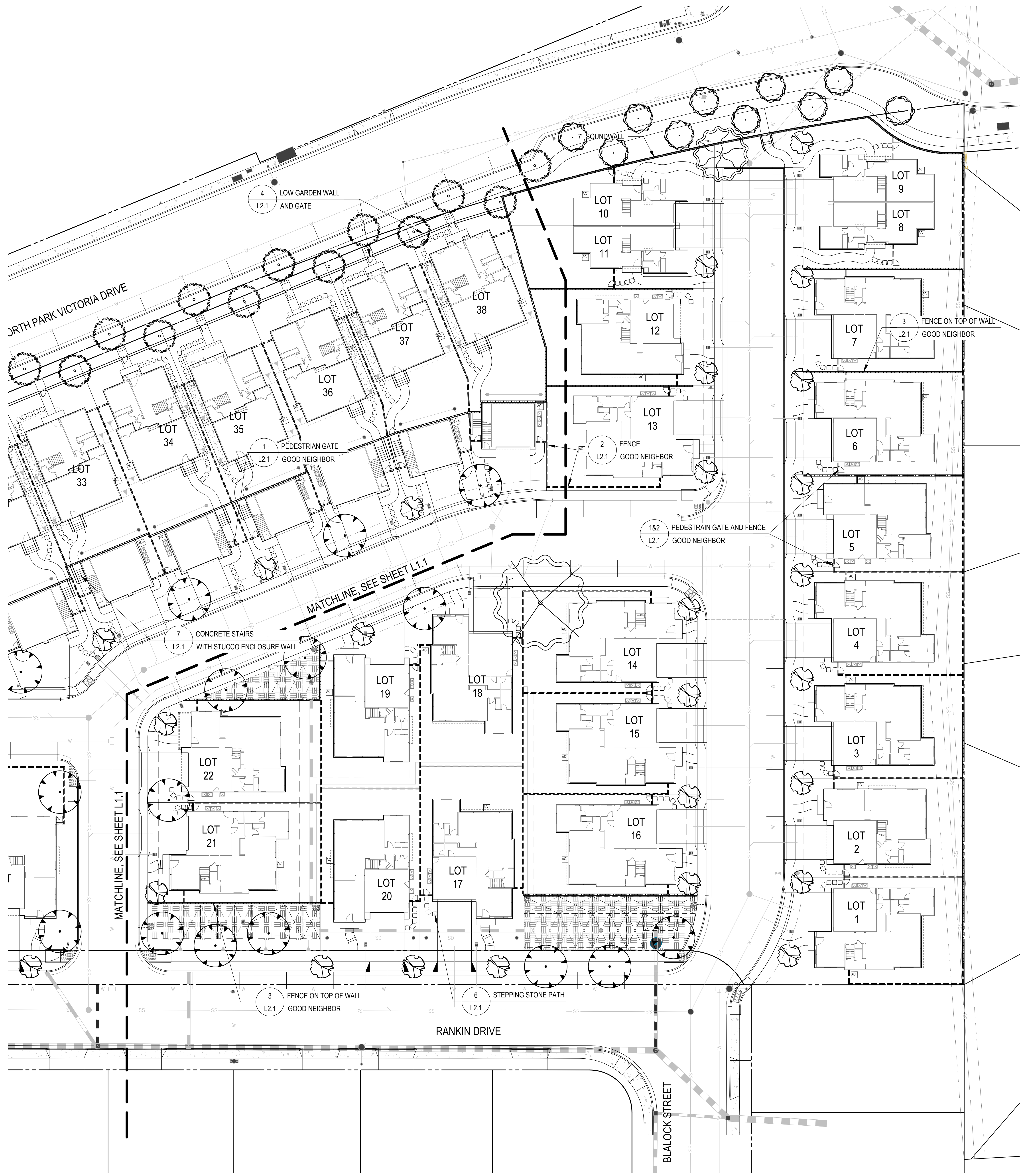


KEY MAP



REVISED: 11/25/2019
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=20'-0"

L1.1



SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO 'SENSATION'	5	M	150	
ACER PALMATUM 'RED EMPEROR'	1	M	150	
FICUS CARICA 'BLACK MISSION'	1	M	24"	FRUITING FIG
GINKGO BILBOA 'FAIRMONT'	10	M	24"	
LAGERSTROEMIA X 'MUSKOGEE'	30	L	24"	STANDARD
PISTACIA CHINENSIS 'KEITH DAVEY'	21	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	22	M	24"	
PRUNUS ARMENACA	1	M	24"	FRUITING APRICOT
PRUNUS DOMESTICA	1	M	24"	FRUITING PLUM
QUERCUS LOBATA	1	L	24"	CA NATIVE
QUERCUS ROBUR	2	M	24"	

NORTH PARK VICTORIA LEGEND		
	STEPPING STONE	2 1/2" X 2 1/2" X 1" 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

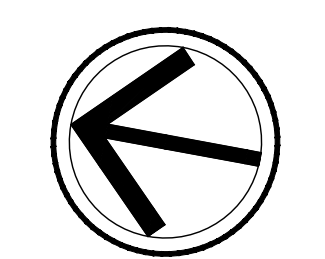
NORTH PARK VICTORIA
1005 NORTH PARK VICTORIA DRIVE
MILPITAS, CA 95035

LAYOUT PLAN

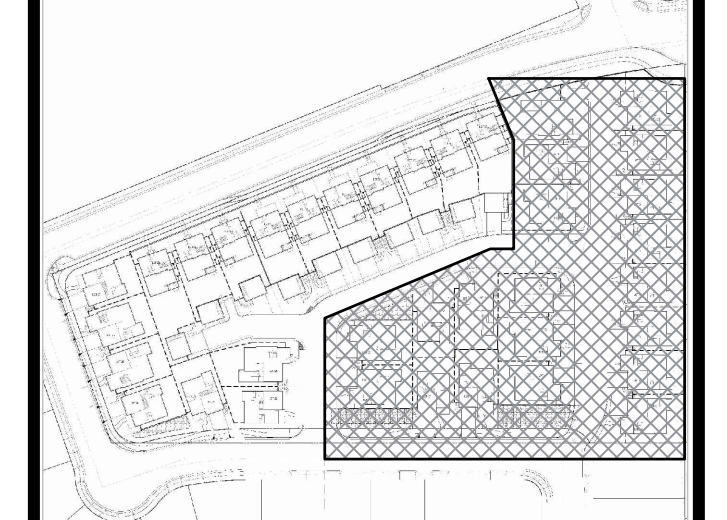
DESIGN

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

FOCUS

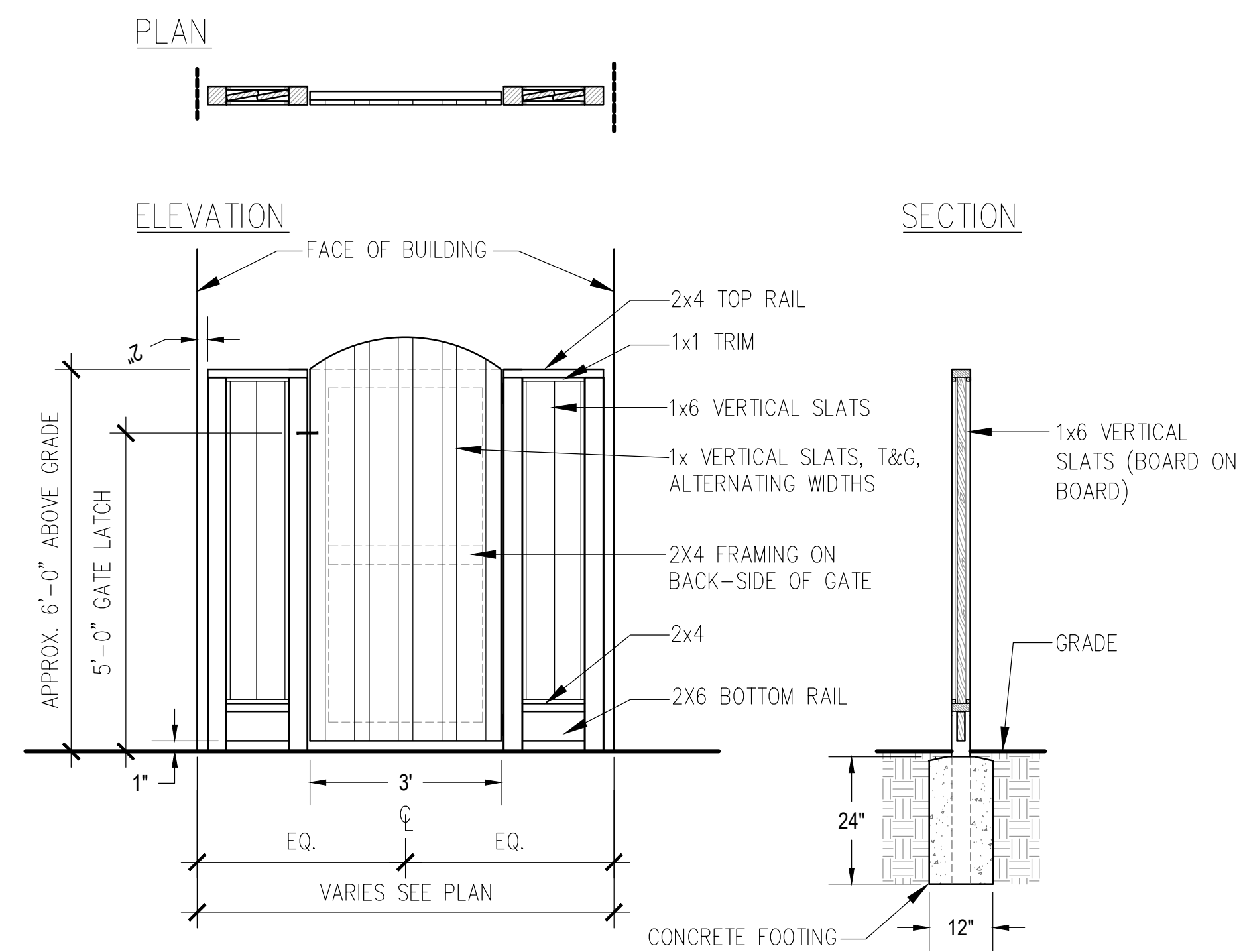


KEY MAP

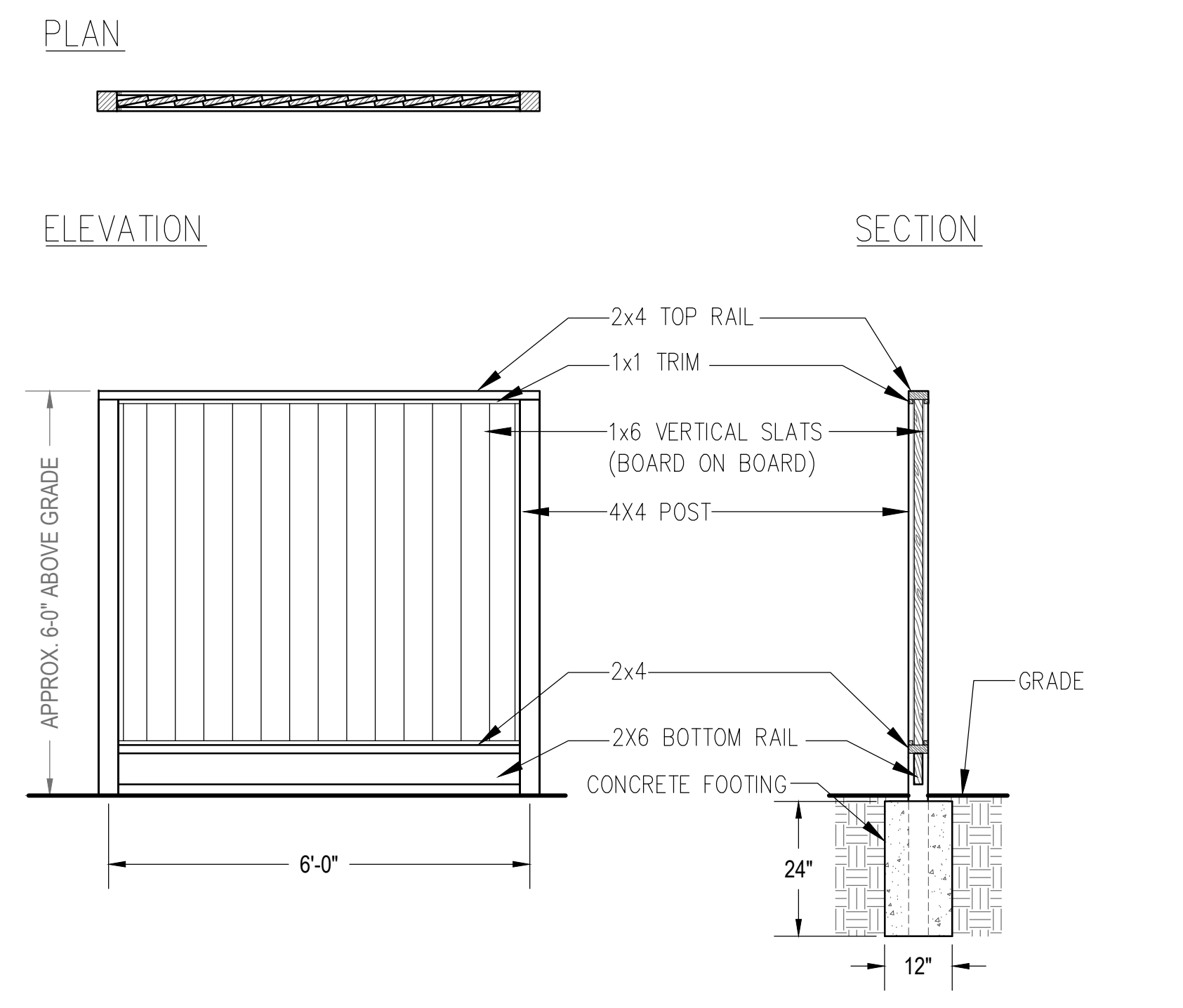


REVISED: 11/25/2019
DESIGN BY: RID
DRAWN BY: KH
SCALE: 1"=20'-0"

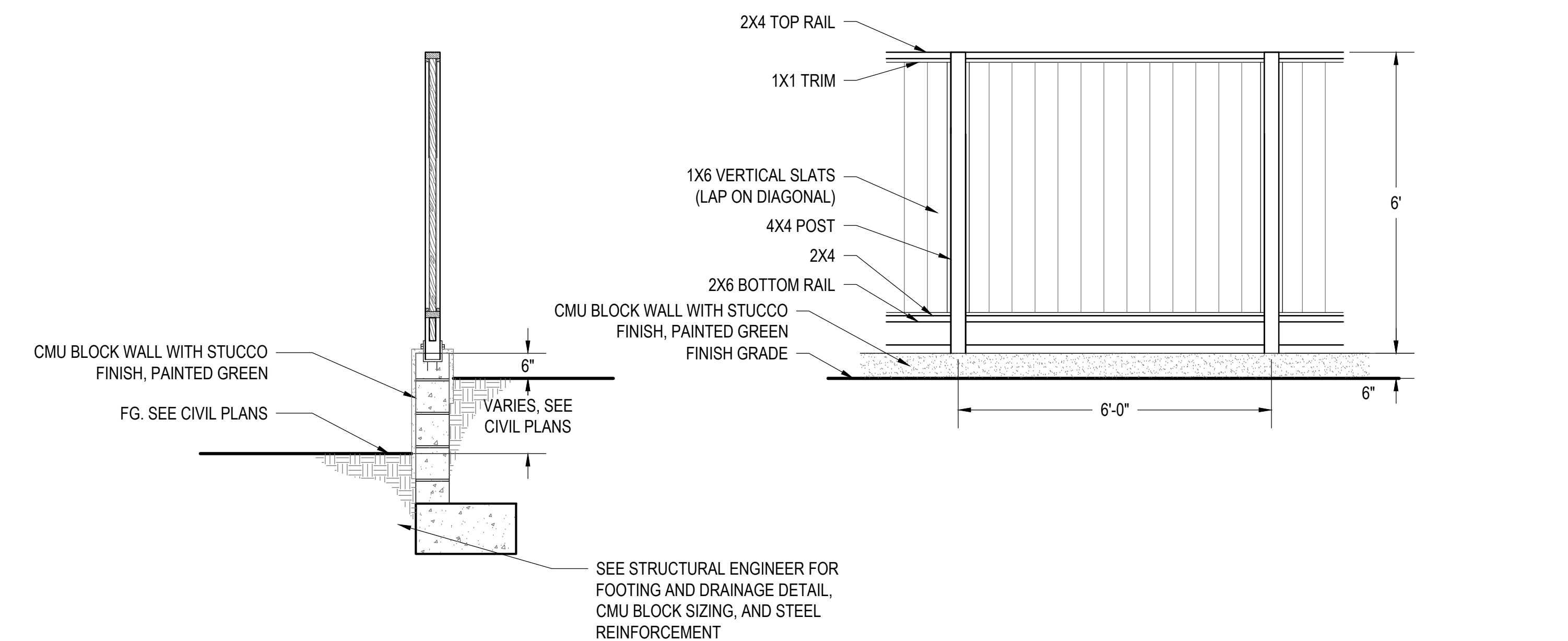
L1.2



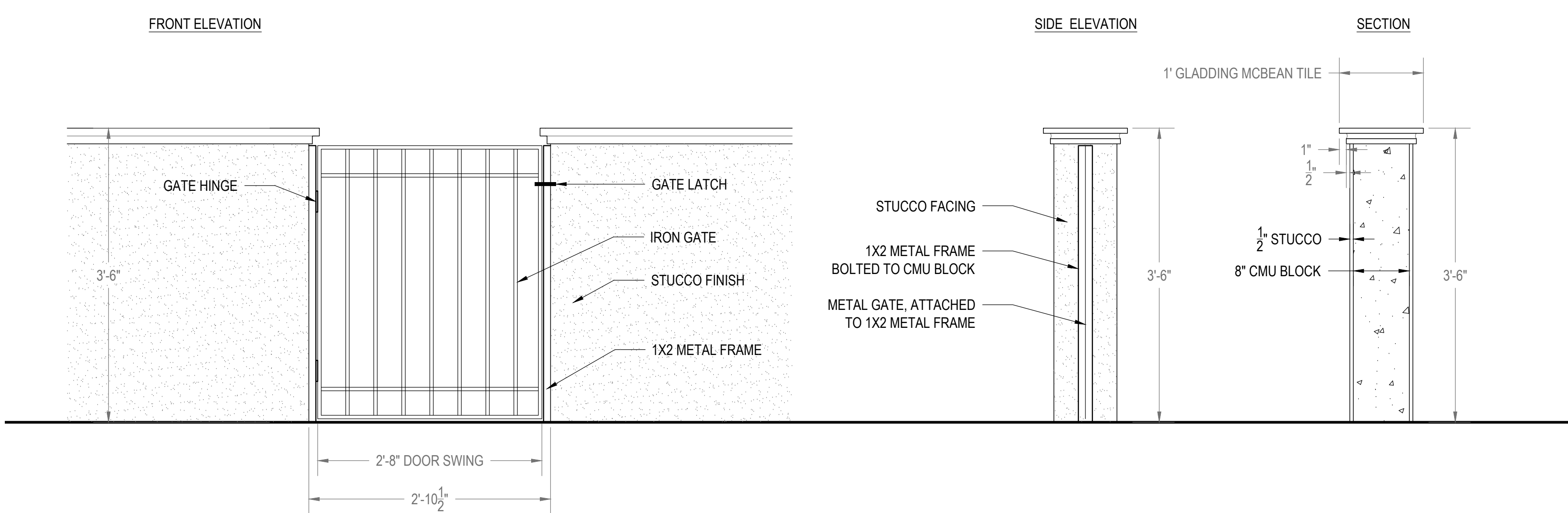
1 PEDESTRIAN GATE
GOOD NEIGHBOR
SCALE: 1/2"=1'-0"



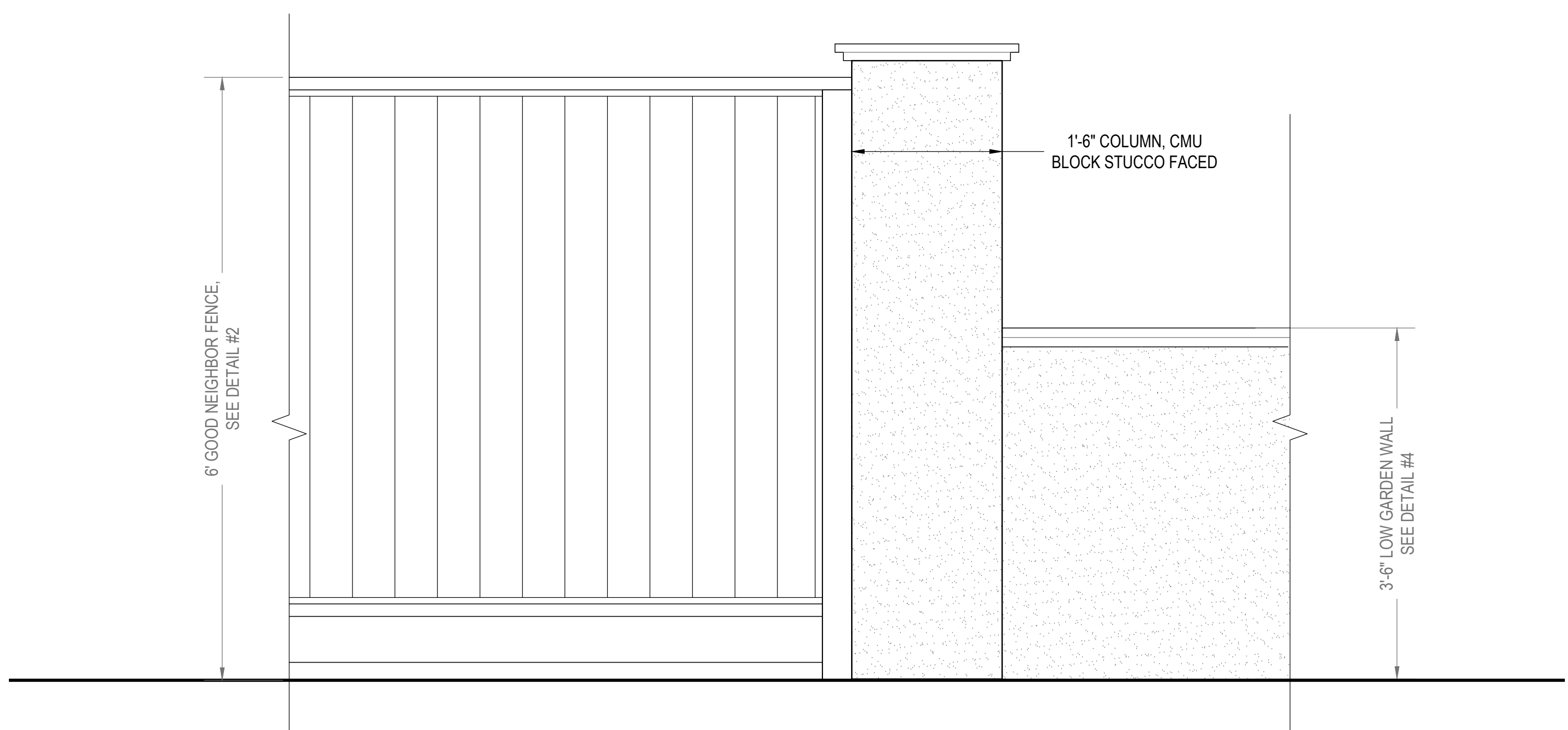
2 FENCE
GOOD NEIGHBOR
SCALE: 1/2"=1'-0"



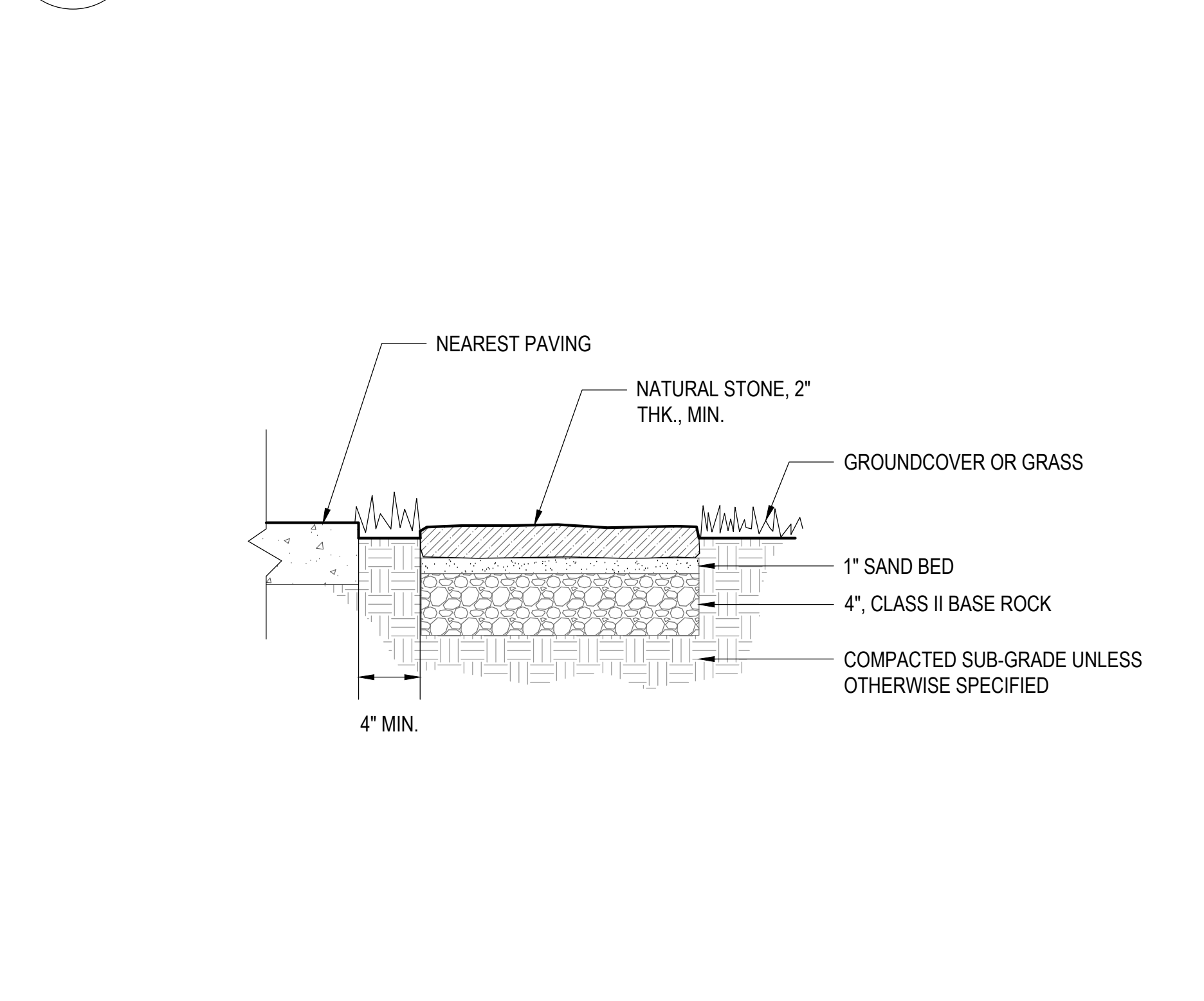
3 FENCE ON TOP OF WALL
GOOD NEIGHBOR
SCALE: 1/2"=1'-0"



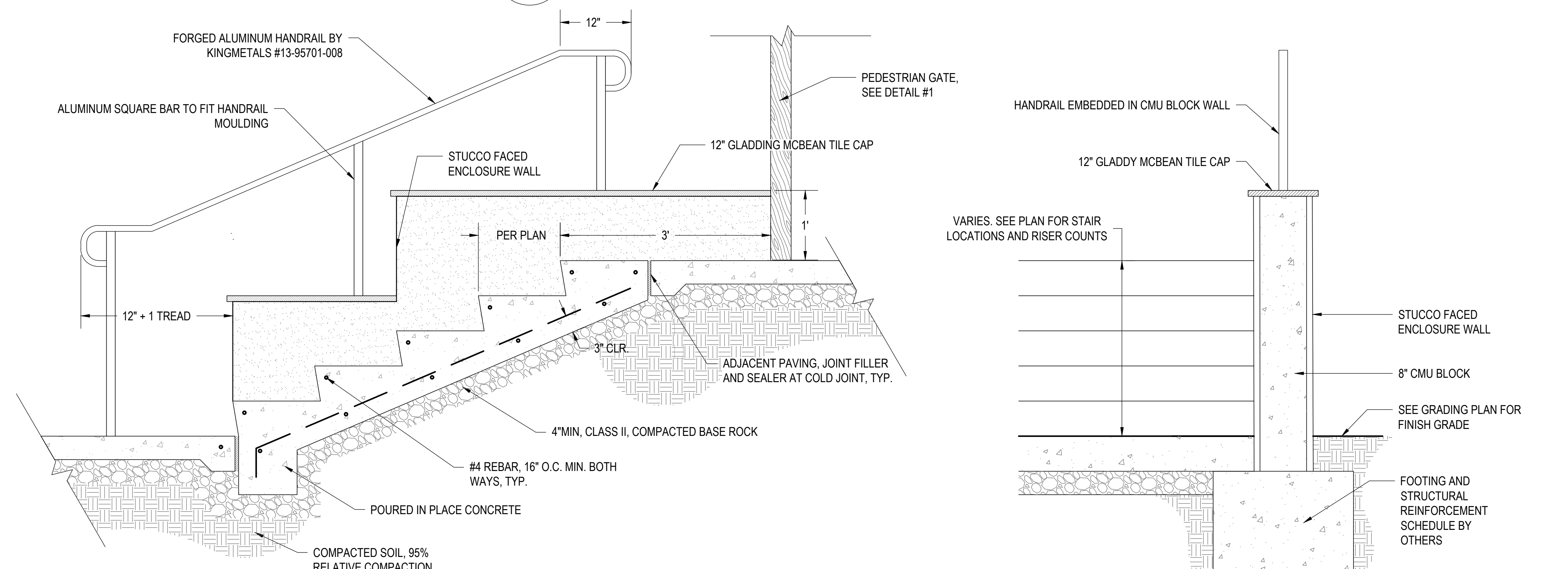
4 LOW GARDEN WALL AND GATE
SCALE: 1"=1'-0"



5 STUCCO COLUMN
SCALE: 1"=1'-0"



6 STEPPING STONE PATH
SCALE: 1-1/2"=1'-0"



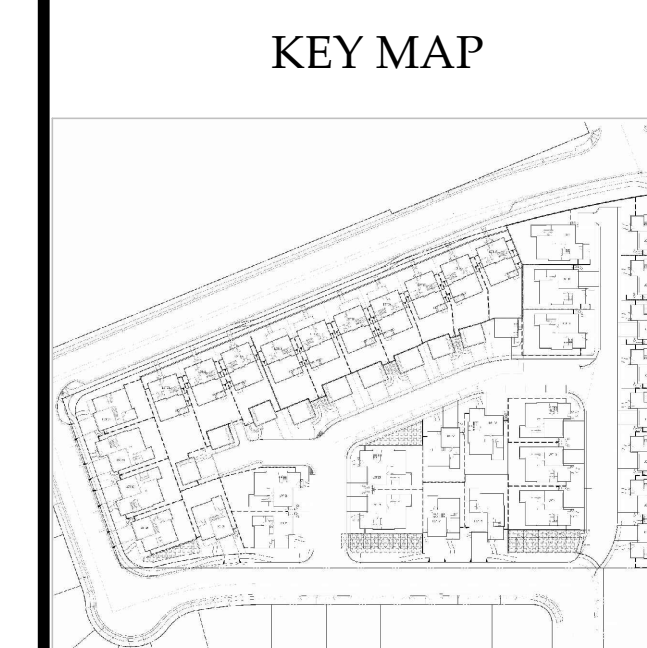
7 CONCRETE STAIRS WITH STUCCO ENCLOSURE WALL
SCALE: 1"=1'-0"

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

LANDSCAPE
DETAILS

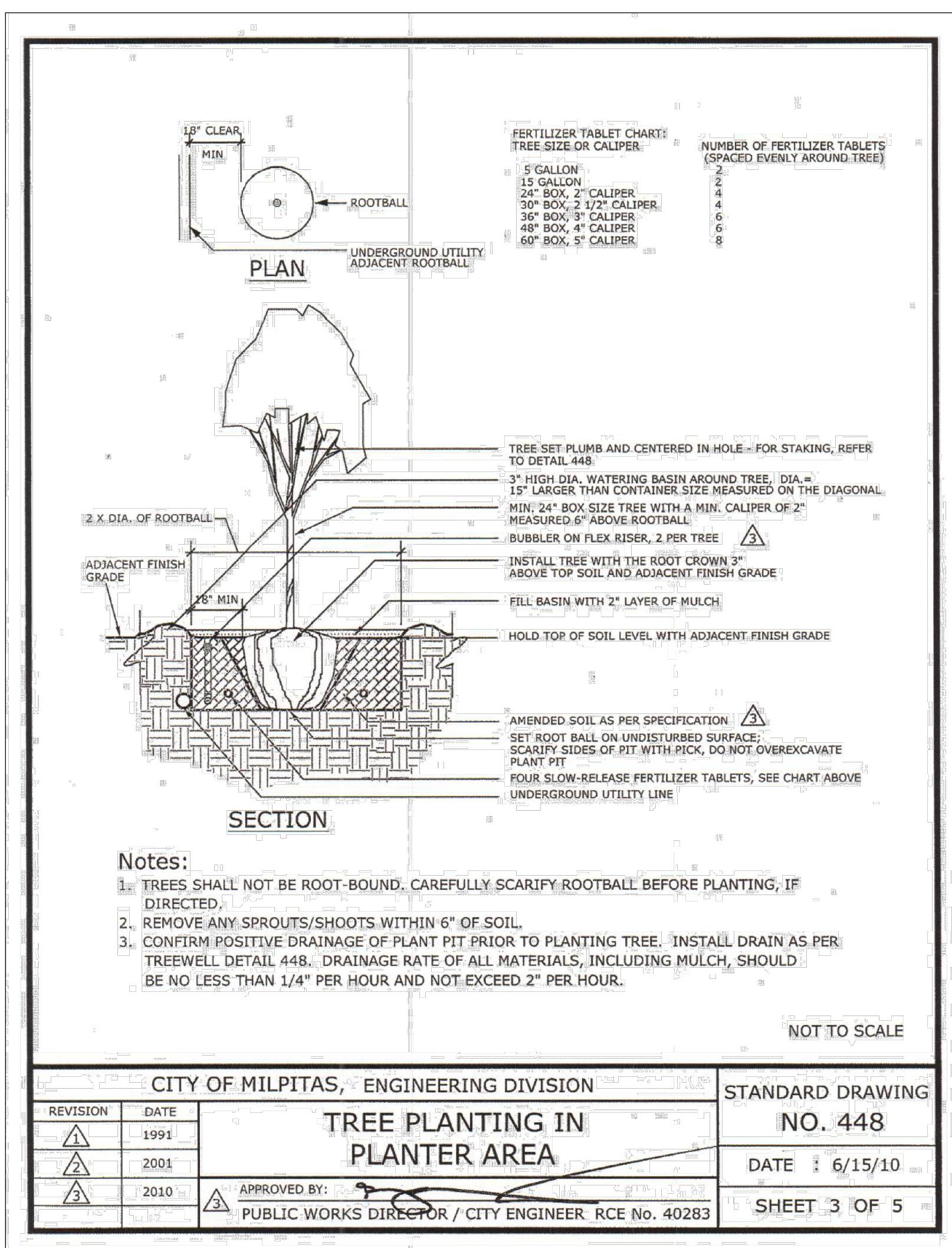
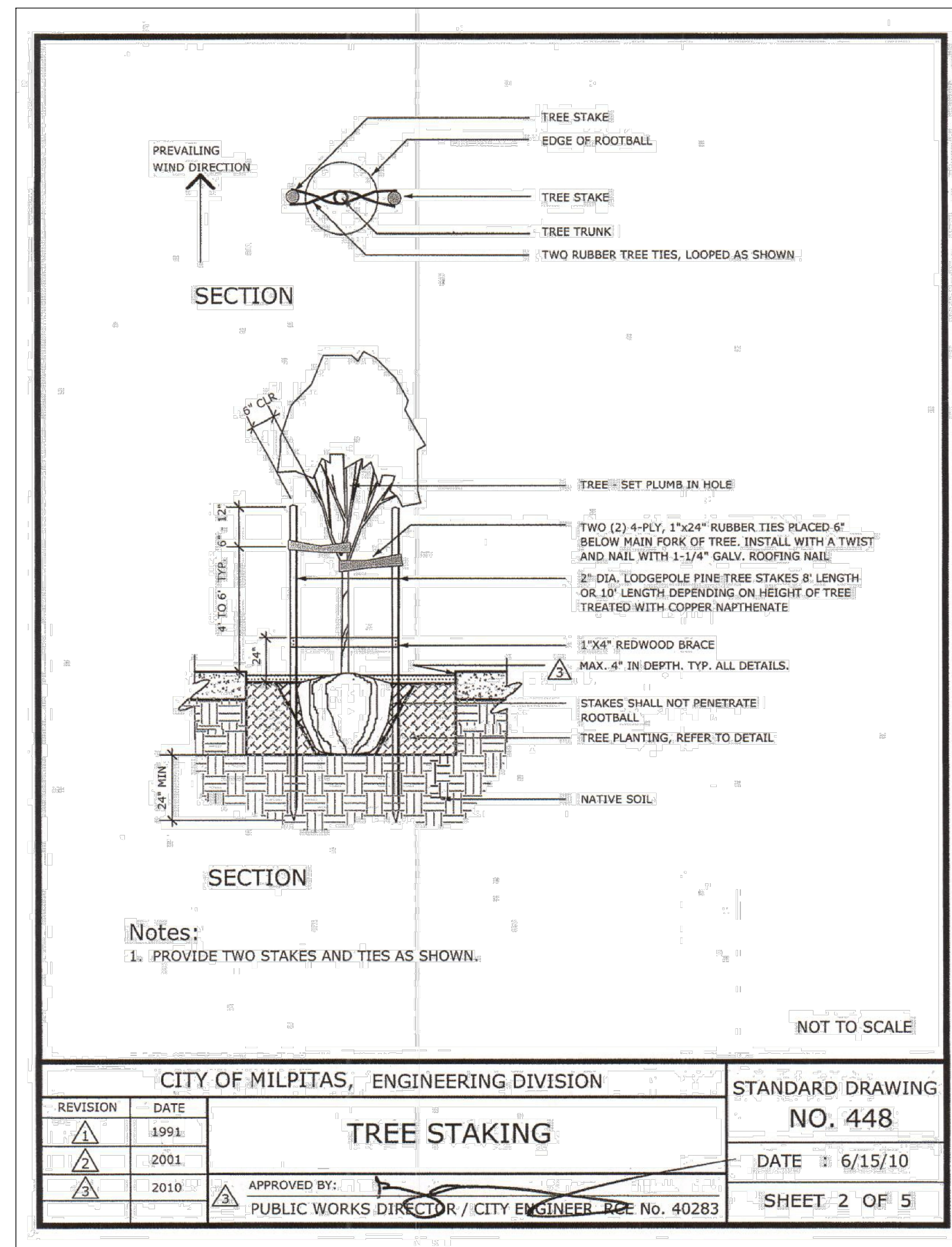
DESIGN
PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS



REVISED: 11/25/2019
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: 11/25/2019
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L2.2

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

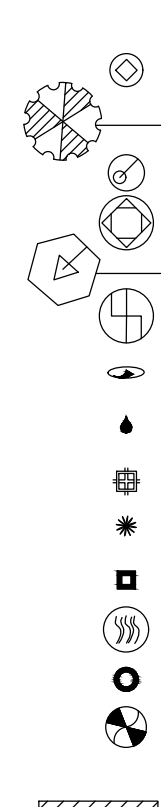
KEY MAP



REVISED: 11/25/2019
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1/8"=1'-0"

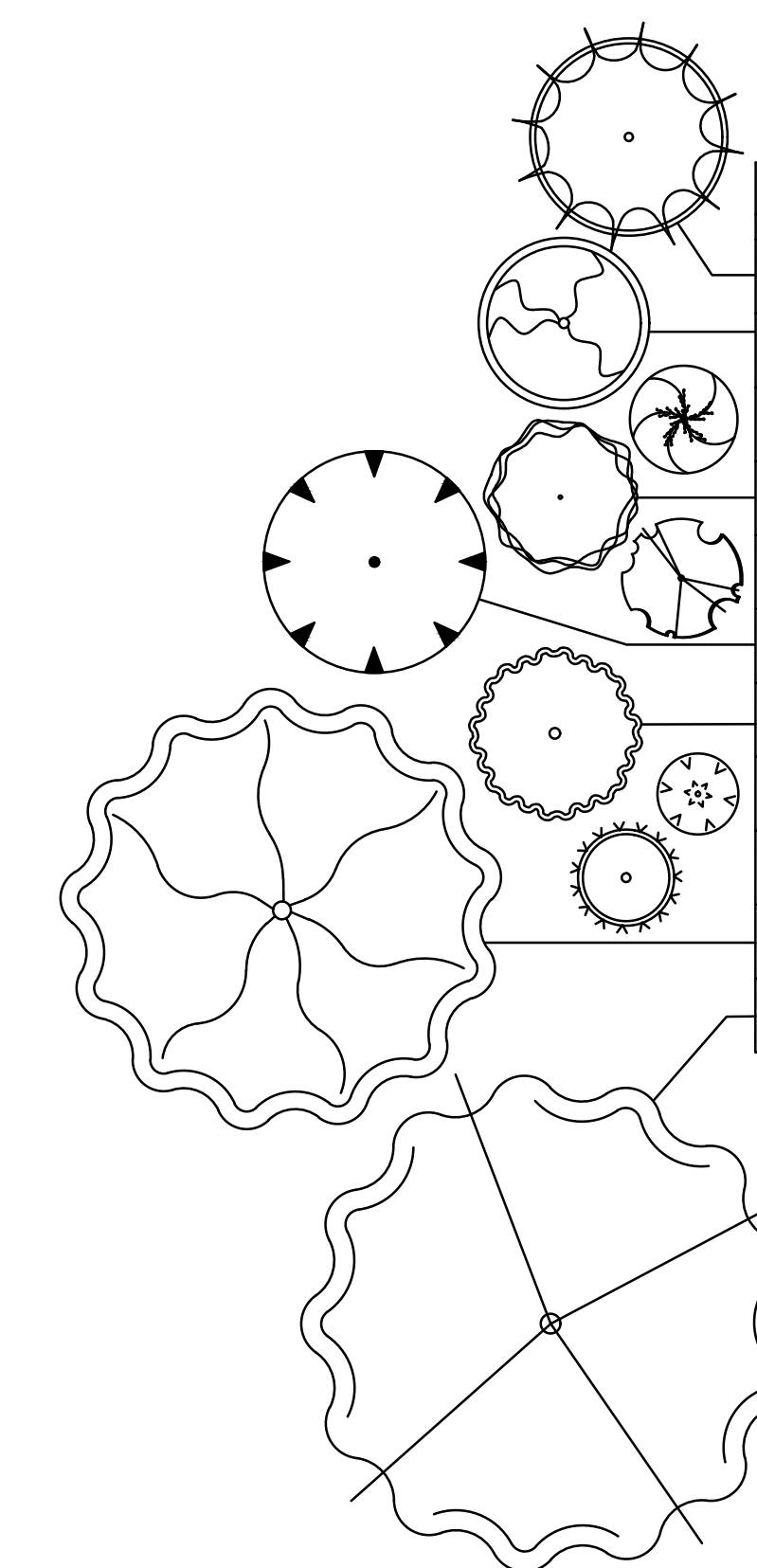
L3.1

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
BUDDLEIA 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 GLOXINIODES 'MIDNIGHT'	3	L	1G	LOW WATER ACCORDING TO L.A. EXPERIENCE

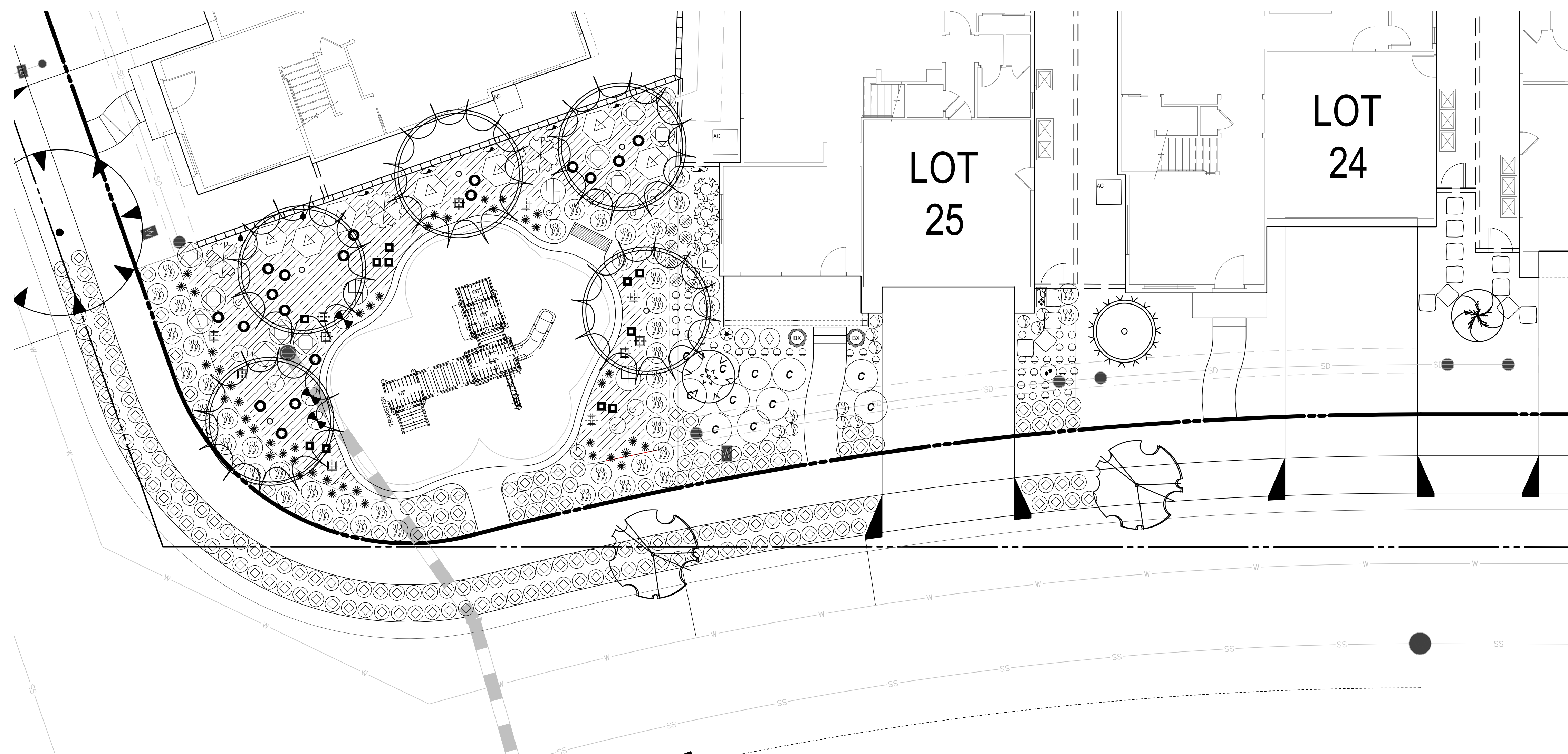


NO MOW FESCUE

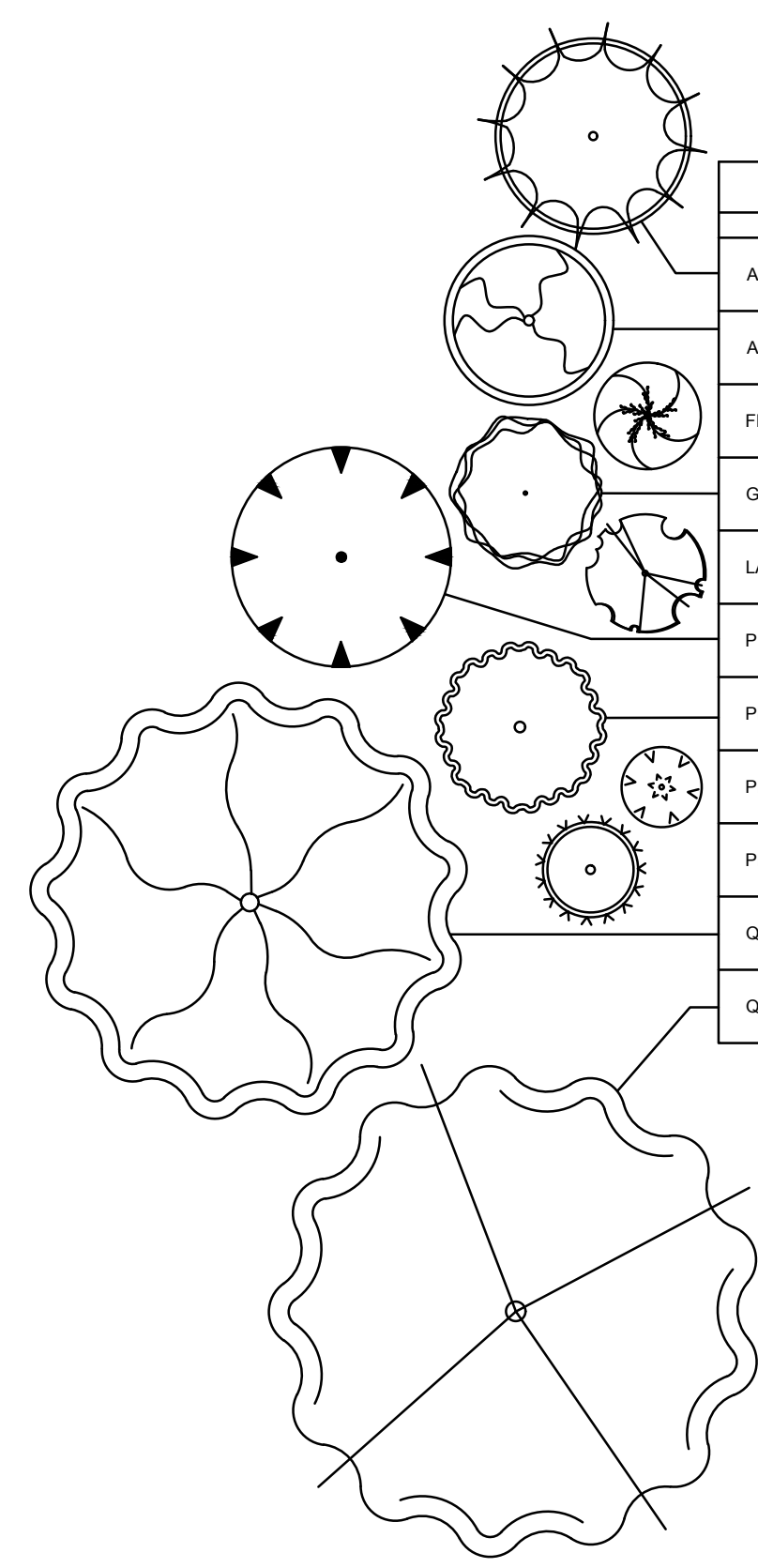
TYPICAL LOT PLANTING - ATTACHED GARAGE				
NAME	COUNT	WUCOLS	SIZE	NOTES
AGAPANTHUS 'BABY PETE'	69	L	1G	18"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
BOUGAINVILLEA 'BARBARA KARST'-TRACHELOSPERMUM JASMINOIDES	1	LM	15G6G	15G BOUGAINVILLEA AND 6G JASMINE STAKED
BUXUS 'GREEN BEAUTY' 15G	2	M	15G	
CAREX DIVULSA	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
ELONYMUS 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
LIMONUM 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 'SENATION'	5	M	15G	
ACER PALMATUM 'RED EMPEROR'	1	M	15G	
FICUS CARICA 'BLACK MISSISSIPPI'	1	M	24"	FRUITING FIG
GINKGO BILOBA 'AIRMONT'	10	M	24"	
LAGERSTROEMIA X 'MUSKOGEE'	30	L	24"	STANDARD
PISTACIA CHINENSIS 'KEITH DAVEY'	21	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBIA'	22	M	24"	
PRUNUS ARMENIACA	1	M	24"	FRUITING APRICOT
PRUNUS DOMESTICA	1	M	24"	FRUITING PLUM
QUERCUS LOBATA	1	L	24"	CA NATIVE
QUERCUS ROBUR	2	M	24"	

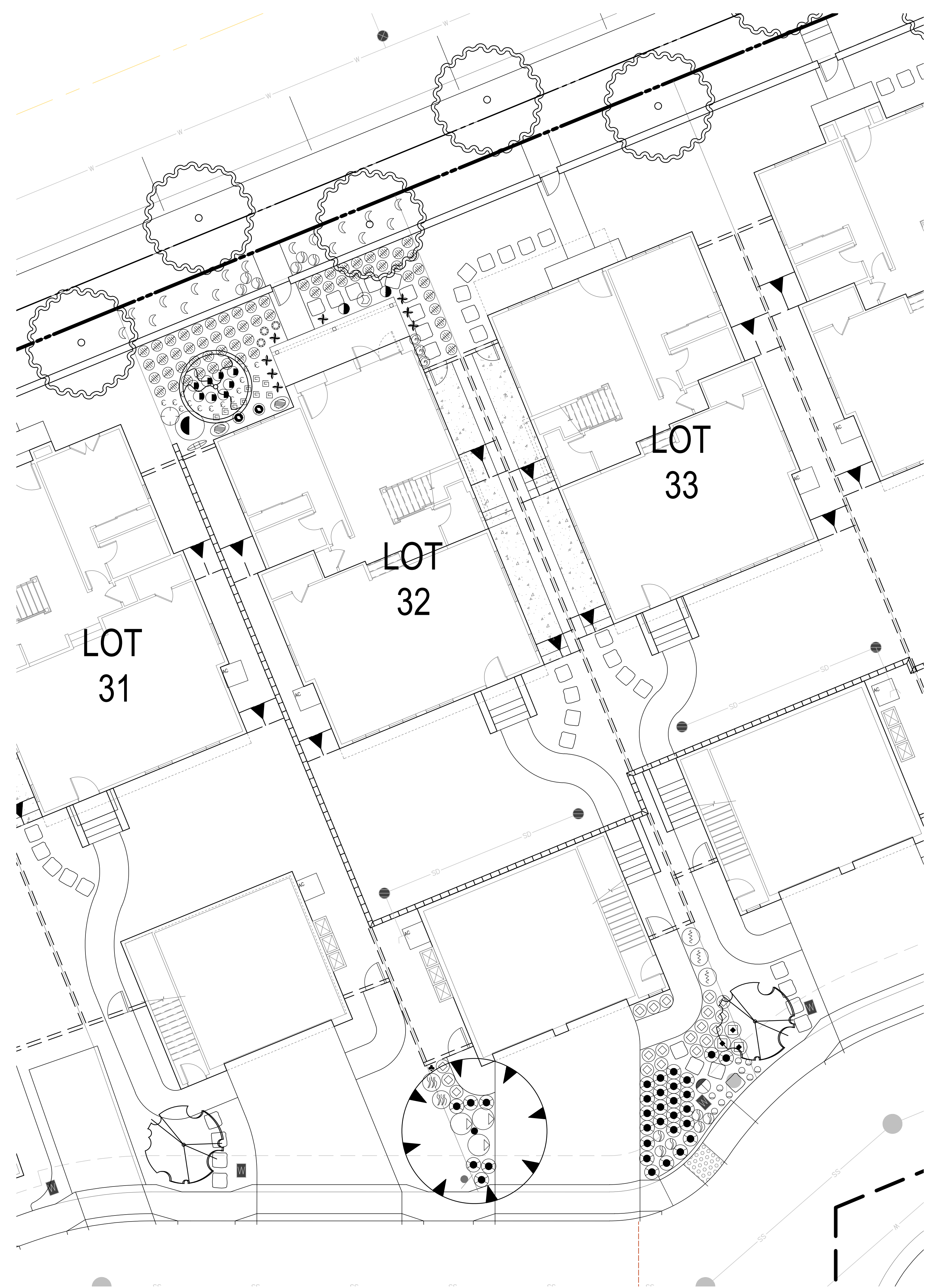


NOTE: PLANTING AND IRRIGATION
WILL COMPLY WITH MWEL0
REQUIREMENTS



SITE TREES				
NAME	COUNT	WUCOLS	SIZE	NOTES
ACER NEGUNDO 'SENSATION'	5	M	15G	
ACER PALMATUM 'RED EMPEROR'	1	M	15G	
FIGUS CARICA 'BLACK MISSION'	1	M	24"	FRUITING FIG
GINKGO BILOBA 'FAIRMONT'	10	M	24"	
LAGERSTROEMIA X 'MUSKOGEE'	30	L	24"	STANDARD
PISTACIA CHINENSIS 'KEITH DAVEY'	21	L	24"	
PLATANUS X ACERIFOLIA 'COLUMBI'	22	M	24"	
PRUNUS ARMENIACA	1	M	24"	FRUITING APRICOT
PRUNUS DOMESTICA	1	M	24"	FRUITING PLUM
QUERCUS LOBATA	1	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 'MOERHEMII'	31	1G	L	
GERANIUM X CANTABRIGIENSE 'BICKOVY'	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 'BALMER'	2	5G	M	
IRIS DOUGLASSIANA	9	1G	L	CA NATIVE
LIMONUM PEREZII	12	1G	L	
LOMANDRA LONGIFOLIA BREEZE	2	1G	L	
MULLENBERGIA RIGENS	3	5G	L	CA NATIVE
NEPHROLEPS CORDIFOLIA	8	5G	M	
RIBES SANGUINELUM '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



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

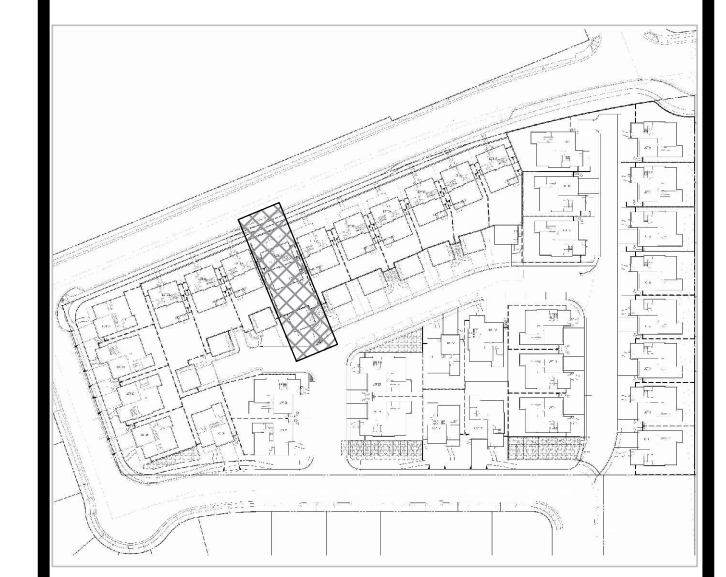
TYPICAL PLANTING
 PLAN - DETACHED
 GARAGE UNIT

DESIGN

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

FOCUS

KEY MAP



REVISED: 11/25/2019
 DESIGN BY: RJD
 DRAWN BY: KH, GEM
 SCALE: 1/8"=1'-0"

NOTE: PLANTING AND IRRIGATION
 WILL COMPLY WITH MWEL0
 REQUIREMENTS

L3.2



HYDROZONE INFORMATION TABLE

WATER USE	ZONE/VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE	N/A	DRIP	30,154	77.5%
MEDIUM WATER USE	N/A	DRIP	8,740	22.5%
HIGH WATER USE	N/A	N/A	0	0
TOTAL	N/A	DRIP	38,894	100%

- LOW WATER USE
- MEDIUM WATER USE
- HIGH WATER USE

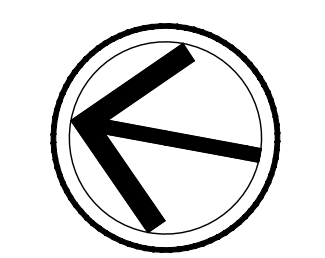
NORTH PARK VICTORIA
 1005 NORTH PARK VICTORIA DRIVE
 MILPITAS, CA 95035

HYDROZONE

DESIGN

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

FOCUS



KEY MAP



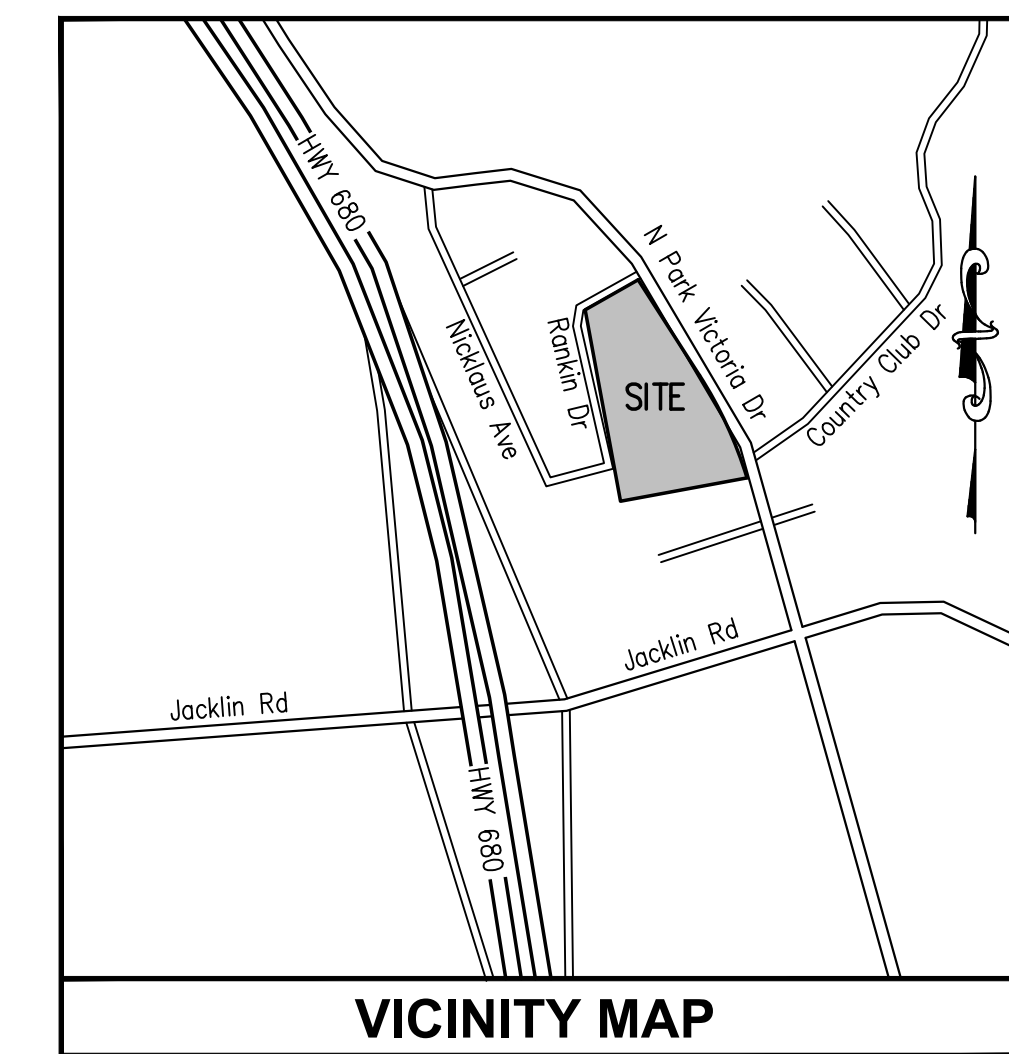
REVISED: 11/25/2019
 DESIGN BY: RJD
 DRAWN BY: KH/RL
 SCALE: 1"=30'-0"

L4.1

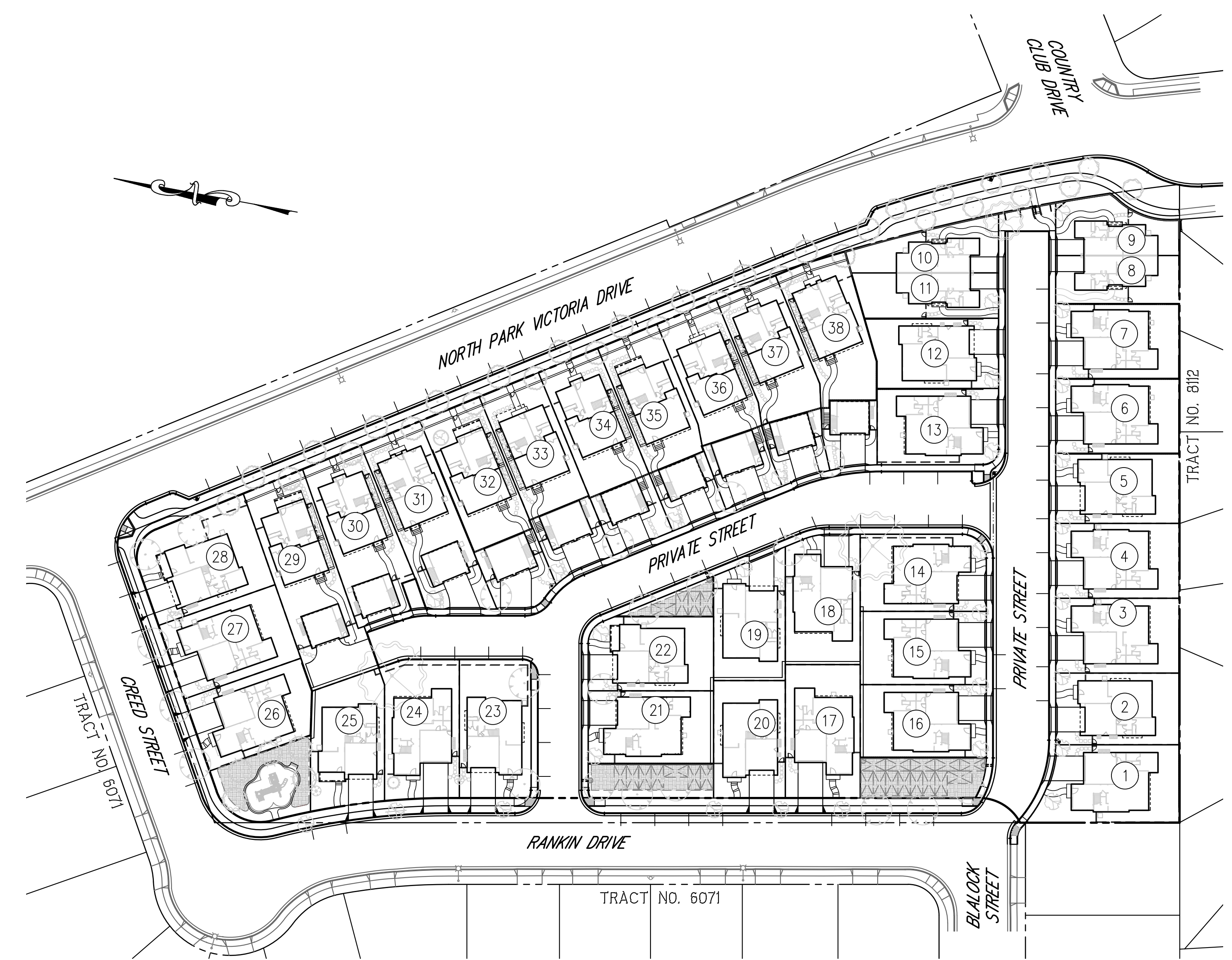
1005 N. PARK VICTORIA DRIVE

MILPITAS

CALIFORNIA



TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EASEMENT LINE
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		EDGE OF PAVEMENT
		SANITARY SEWER PIPE & MANHOLE
		STORM DRAIN PIPE & MANHOLE
		WATER MAIN & VALVE
		RECYCLED WATER MAIN & VALVE
		OVERHEAD LINE
		CURB INLET
		FIELD INLET
		AREA DRAIN PIPE & AREA DRAIN
		FIRE HYDRANT
		WATER METER & AIR RELEASE VALVE
		POWER POLE
		ELECTROLIER
		SURVEY MONUMENT
		SIGN
		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-OFF-VALVE
BUDC	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
EMT	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
M	MANHOLE
MAPS	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
IDC	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
UTL	UTILITY
VCP	VITRIFIED CLAY PIPE
VL	VAULT
WB	WATER BOX
WM	WATER METER
WT	WATER
WV	WATER VALVE
WD	WOOD
XING	CROSSING

SHEET INDEX	
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'
A16	PLAN 3 - ROOF PLANS 'C' & 'D'
A17	ADU - FLOOR PLANS 'GA', 'GB', 'GC'
A18	ADU - ROOF PLANS 'GA', 'GB', 'GC'
A19	PLAN 3 - EXTERIOR ELEVATIONS '3A' WITH GA AT LOT 36
A20	PLAN 3 - EXTERIOR ELEVATIONS '3A' WITH GA AT LOT 36
A21	PLAN 3 - EXTERIOR ELEVATIONS '3B' WITH GC AT LOT 34
A22	PLAN 3 - EXTERIOR ELEVATIONS '3B' WITH GC AT LOT 34
A23	PLAN 3 - EXTERIOR ELEVATIONS '3C' WITH GB AT LOT 35
A24	PLAN 3 - EXTERIOR ELEVATIONS '3C' WITH GB AT LOT 35
A25	PLAN 3 - EXTERIOR ELEVATIONS '3D' WITH GA AT LOT 33
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 "ORE-NP.V". 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

DEVELOPER:
ROBSON HOMES
RICHARD YEE
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126
408-345-1767
RYEE@ROBSONHOMES.COM

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES INC.
JOHN GAYLORD, P.E.
2055 GATEWAY PLACE, SUITE 550
SAN JOSE, CA, 95110
408-453-1066
JGAYLORD@CEAINC.NET

ARCHITECT:
ROBERT HIDEY ARCHITECTS
MARK AMOT
4301 HACIENDA DRIVE, SUITE 560
PLEASANTON, CA, 94588
925-824-0440
MAMOT@ROBERTHIDEY.COM

PROJECT TEAM

LANDSCAPE ARCHITECT:
DESIGN FOCUS
KATIE HERMAN
190 BROWN CABLES ROAD
BEN LOMOND, CA 95005
KATIE.HERMAN@DESIGNFOCUS.COM

GEOTECHNICAL ENGINEER:
GEO-LOGIC ASSOCIATES
CHALERNG LIANG, G.E.
16055-D CAPUTO DRIVE
MORGAN HILL, CA 94037
408-778-2818 EXT. 401
BLUANG@GEO-LOGIC.COM

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

2055 Gateway Place
Suite 550
San Jose, CA 95110
Tel: (408) 453-1066

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

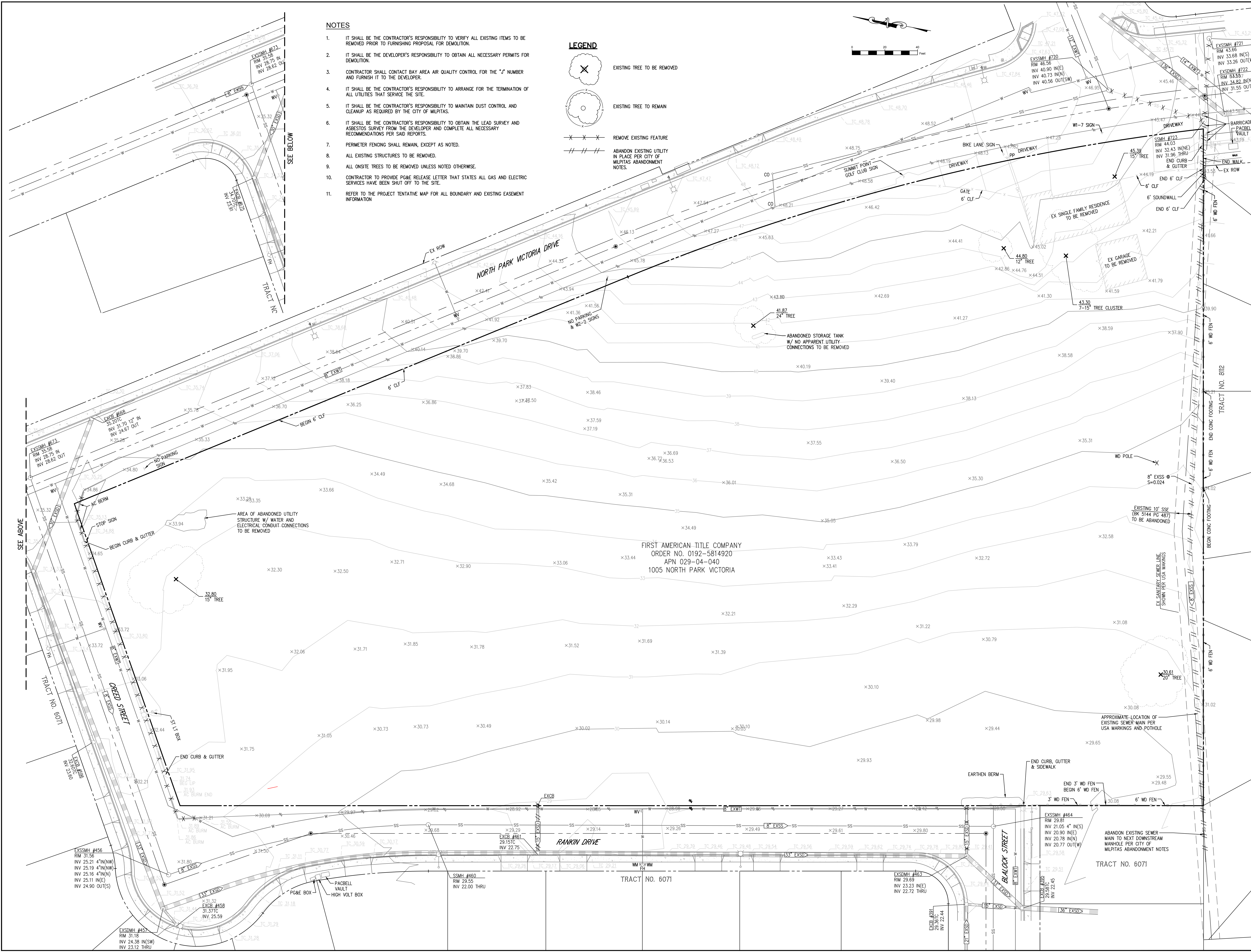
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

PREPARED FOR: **1005 N. PARK VICTORIA DRIVE COVER SHEET**

CALIFORNIA

MILPITAS

Date 11/22/2019
Scale AS SHOWN
Drawn JG
Designed JG
Job 15-115
Sheet **C1**
Of Sheets

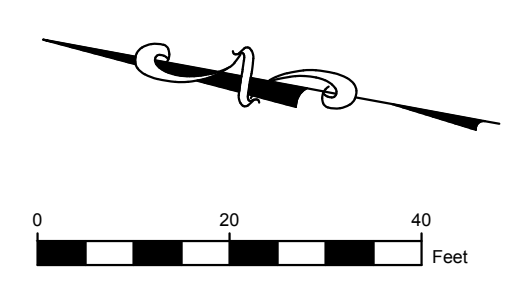


NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
- CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF MILPITAS.
- 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.
- PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE PG&E RELEASE LETTER THAT STATES ALL GAS AND ELECTRIC SERVICES HAVE BEEN SHUT OFF TO THE SITE.
- 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.



NO.	DATE	REVISIONS

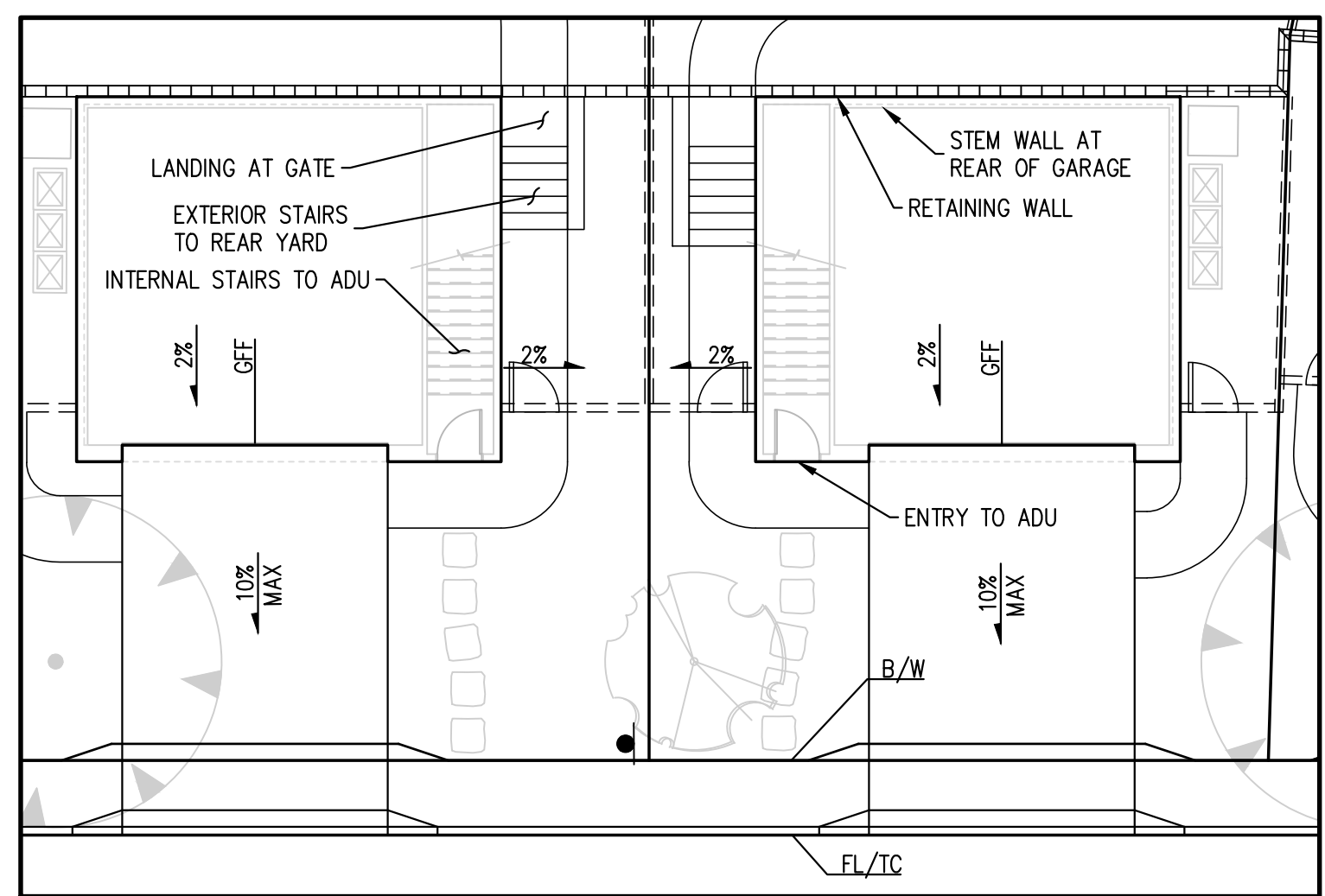
<p>2025 Gateway Place Suite 550 San Jose, CA 95128 Tel: (408) 453-1066</p> <p>Civil Engineering Associates Civil Engineers • Planners • Surveyors</p>
--

<p>ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126</p>

<p>PREPARED FOR: 1005 N. PARK VICTORIA DRIVE EXISTING TOPOGRAPHY AND DEMOLITION PLAN</p>
--

<p>CALIFORNIA</p>

<p>Date 11/22/2019</p>
<p>Scale 1"=20'</p>
<p>Drawn JG</p>
<p>Designed JG</p>
<p>Job 15-115</p>
<p>Sheet</p>
<p>C2</p>
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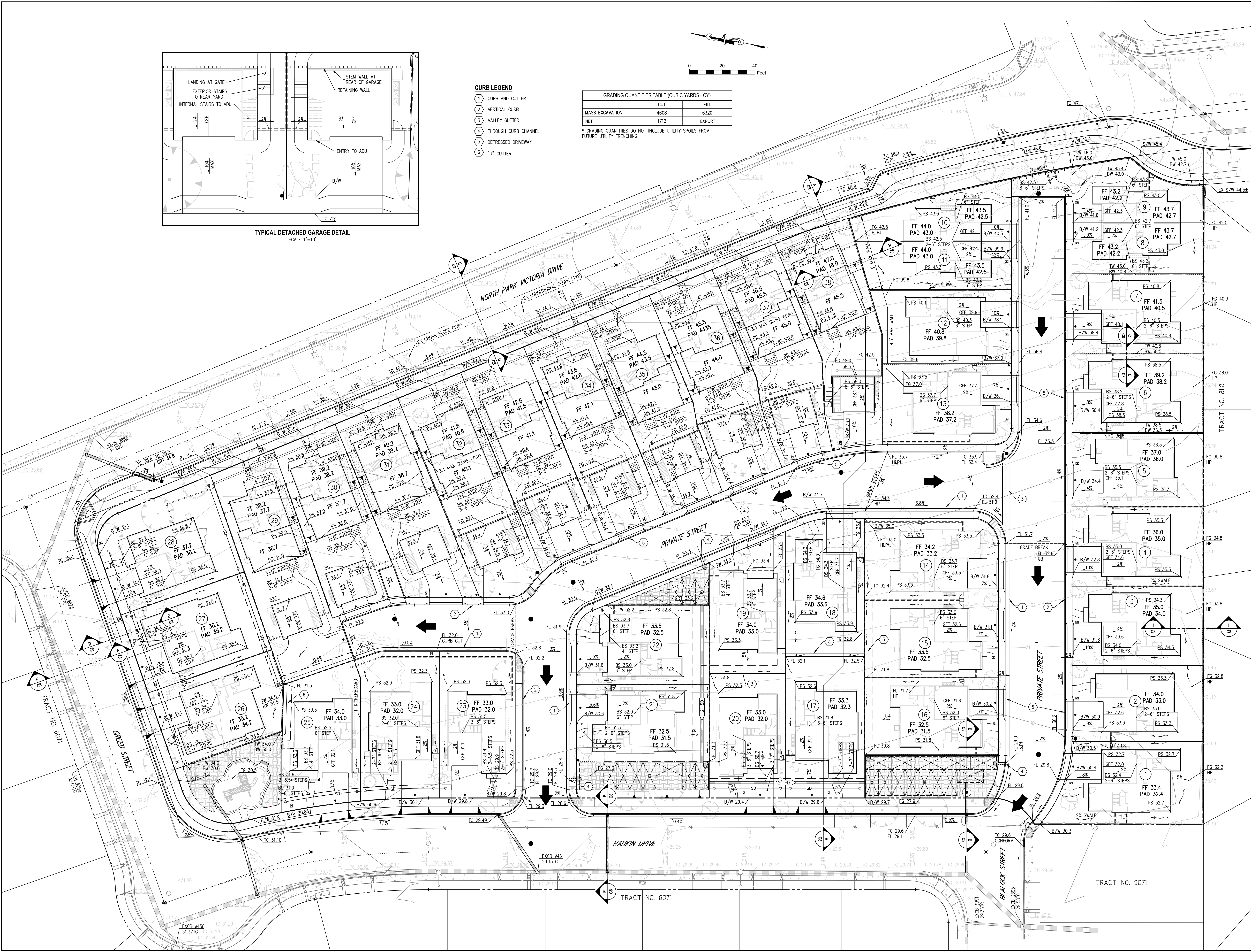


- CURB LEGEND**
- ① CURB AND GUTTER
 - ② VERTICAL CURB
 - ③ VALLEY GUTTER
 - ④ THROUGH CURB CHANNEL
 - ⑤ DEPRESSED DRIVEWAY
 - ⑥ "U" GUTTER

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



REVISIONS

NO.	DATE	DESCRIPTION

2025 Gateway Place
Suite 550
San Jose, CA 95128
Tel: (408) 453-1998

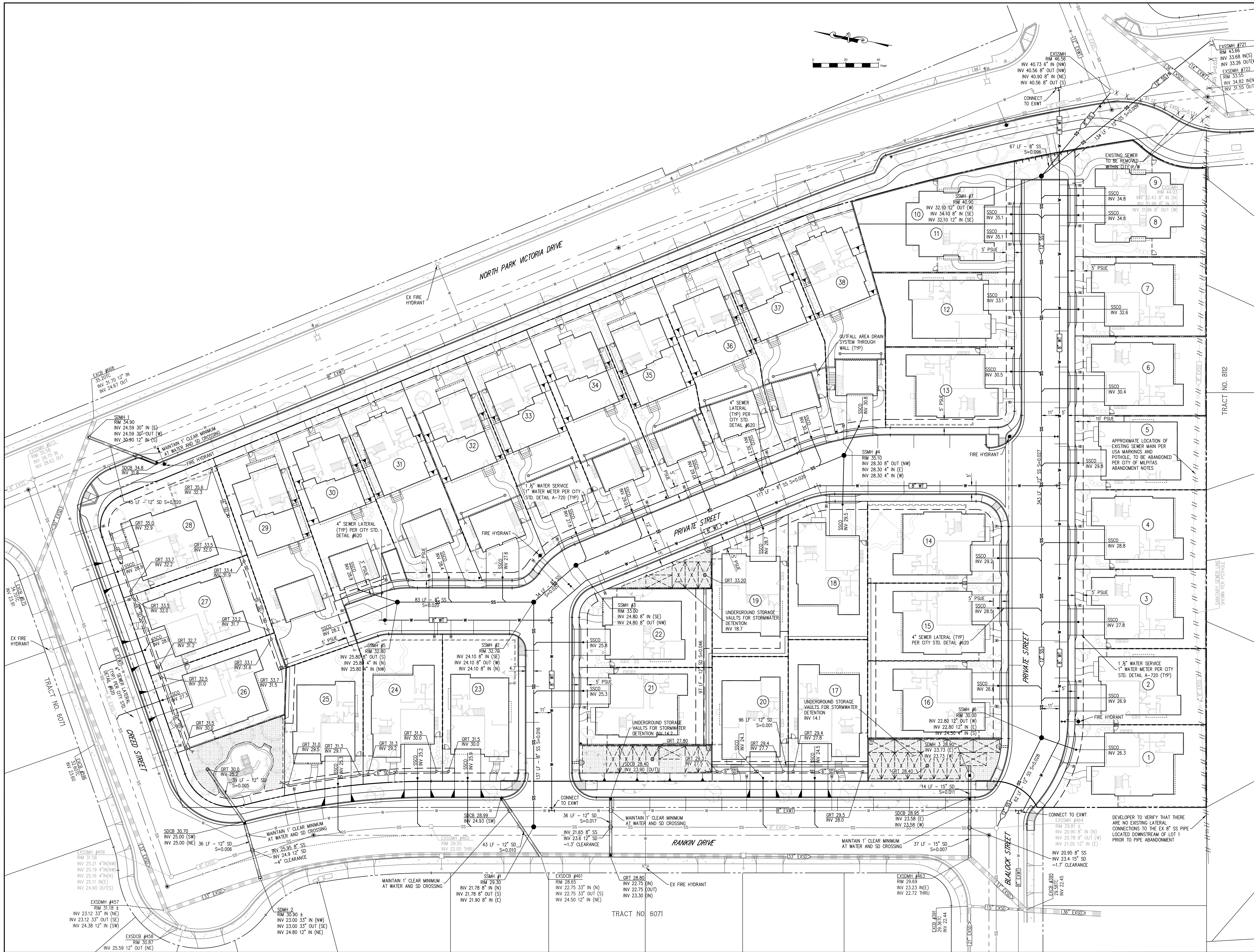
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

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

PREPARED FOR: **105 N. PARK VICTORIA DRIVE**
PRELIMINARY GRADING AND DRAINAGE PLAN

CALIFORNIA
MILPITAS

Date 11/22/2019
Scale 1"=20'
Drawn JG
Designed JG
Job 15-115
Sheet **C4**
Of Sheets

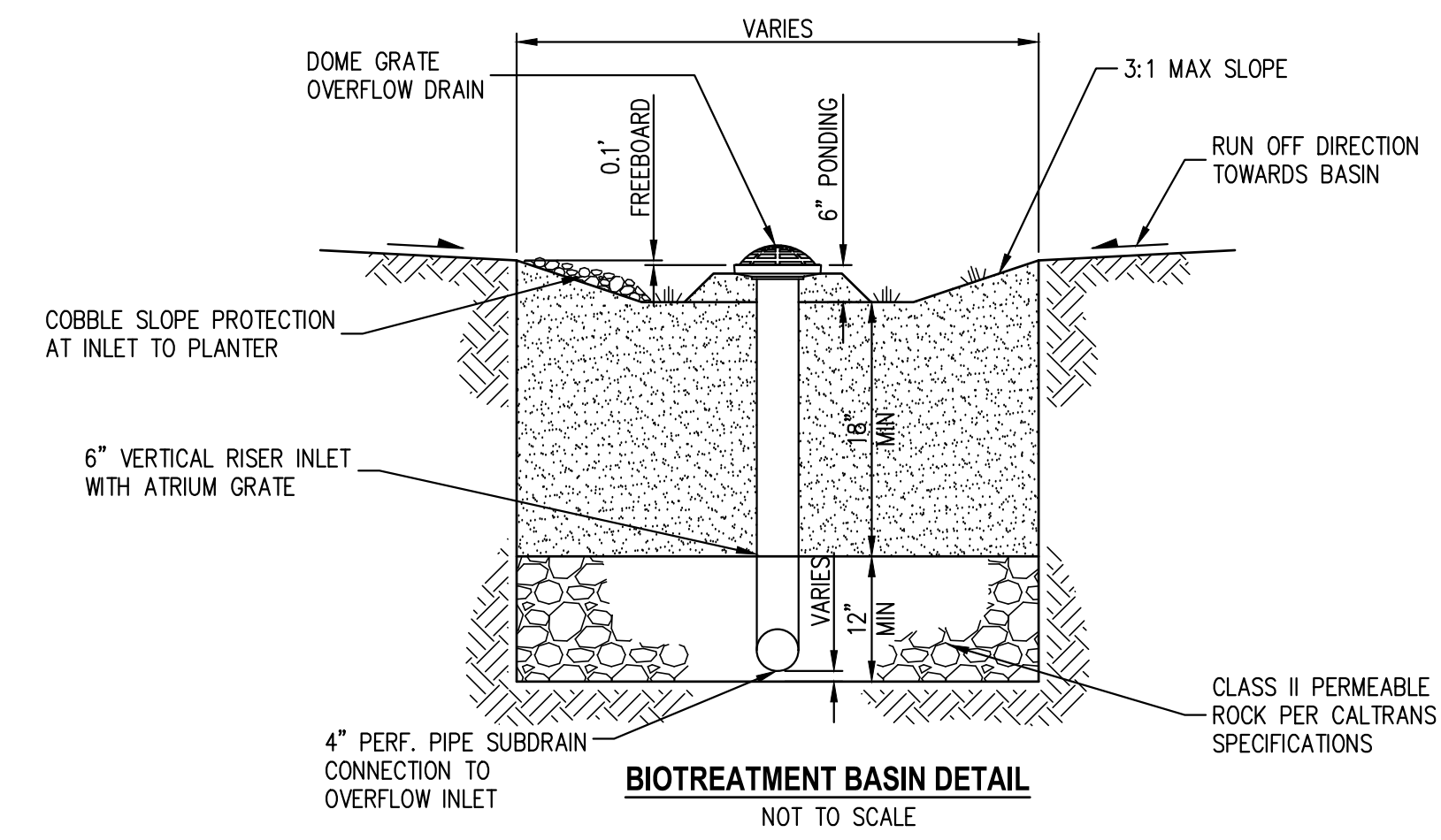


NO.	DATE	REVISIONS

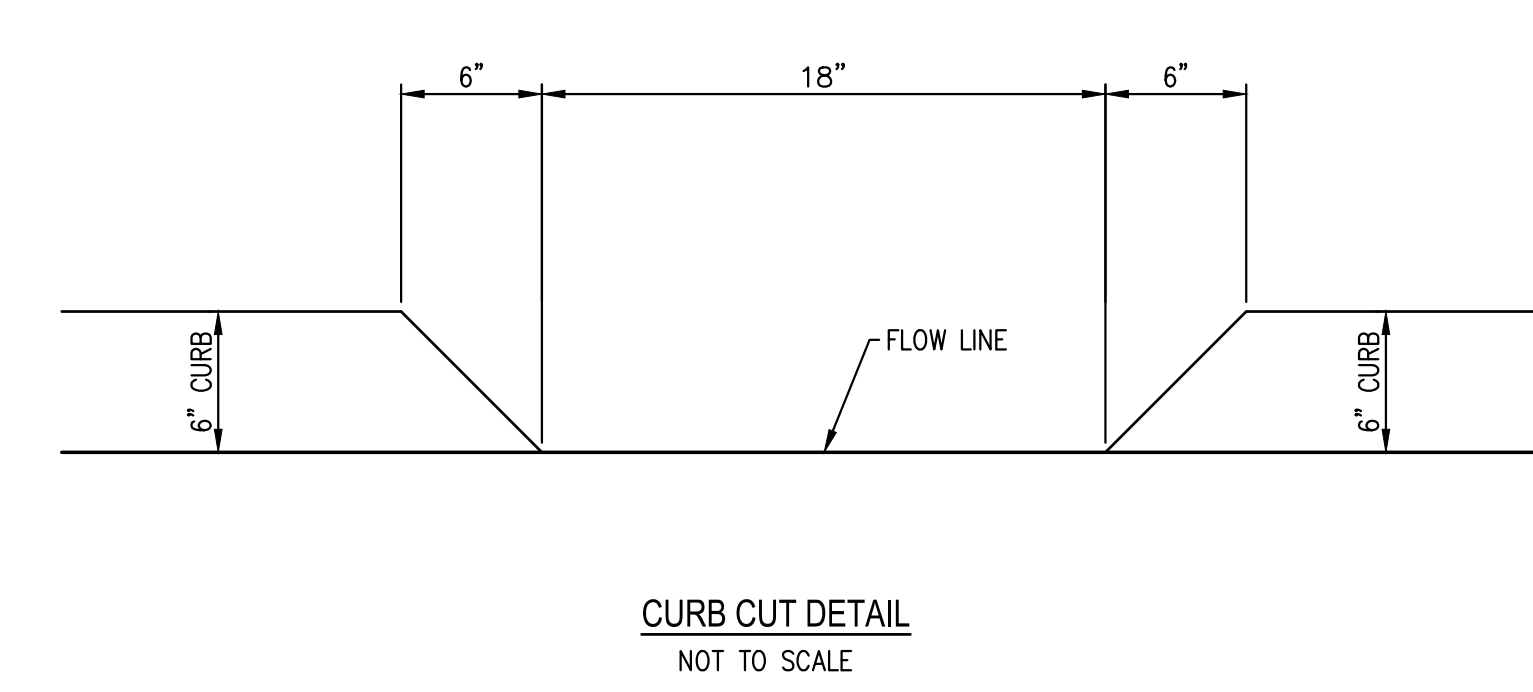
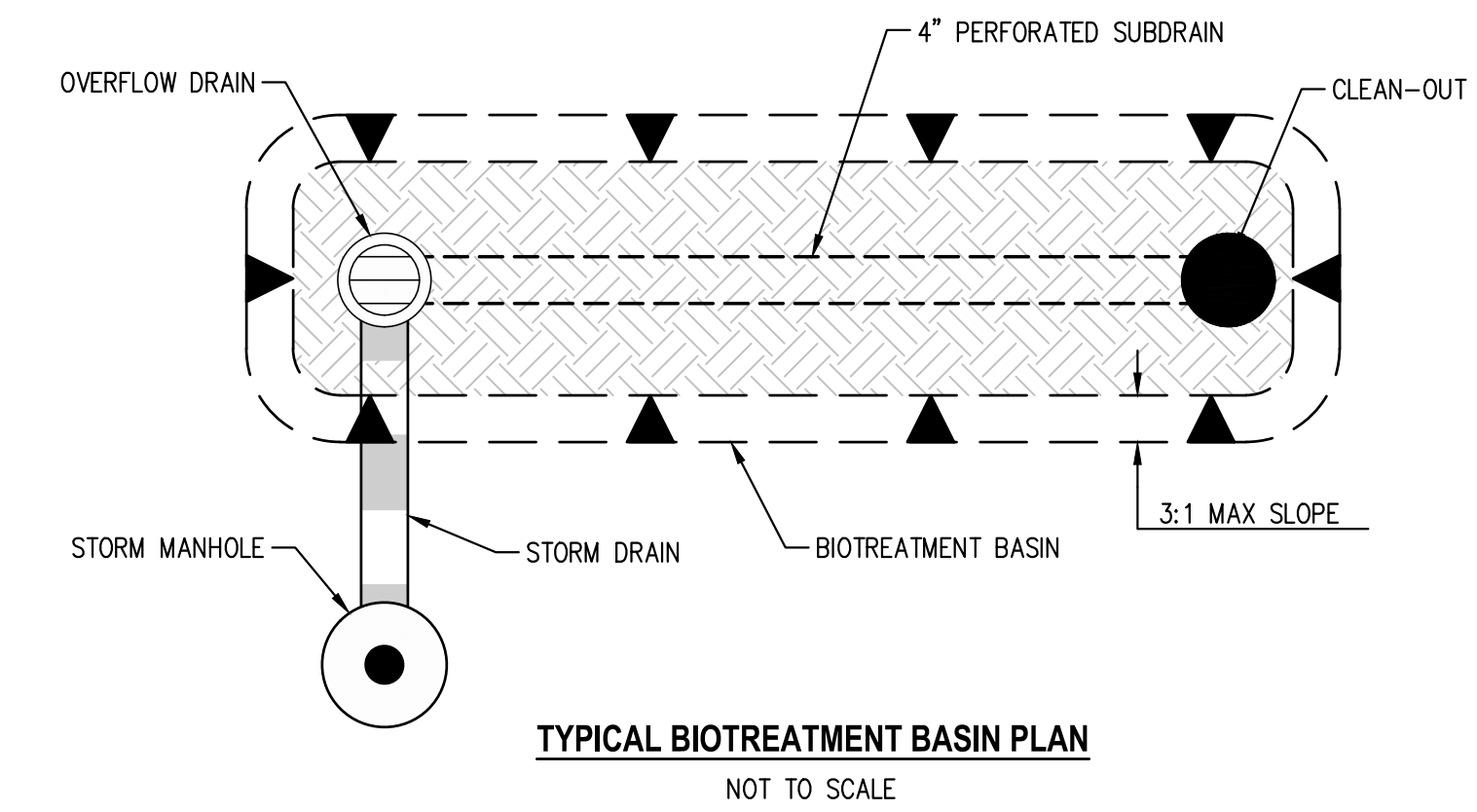
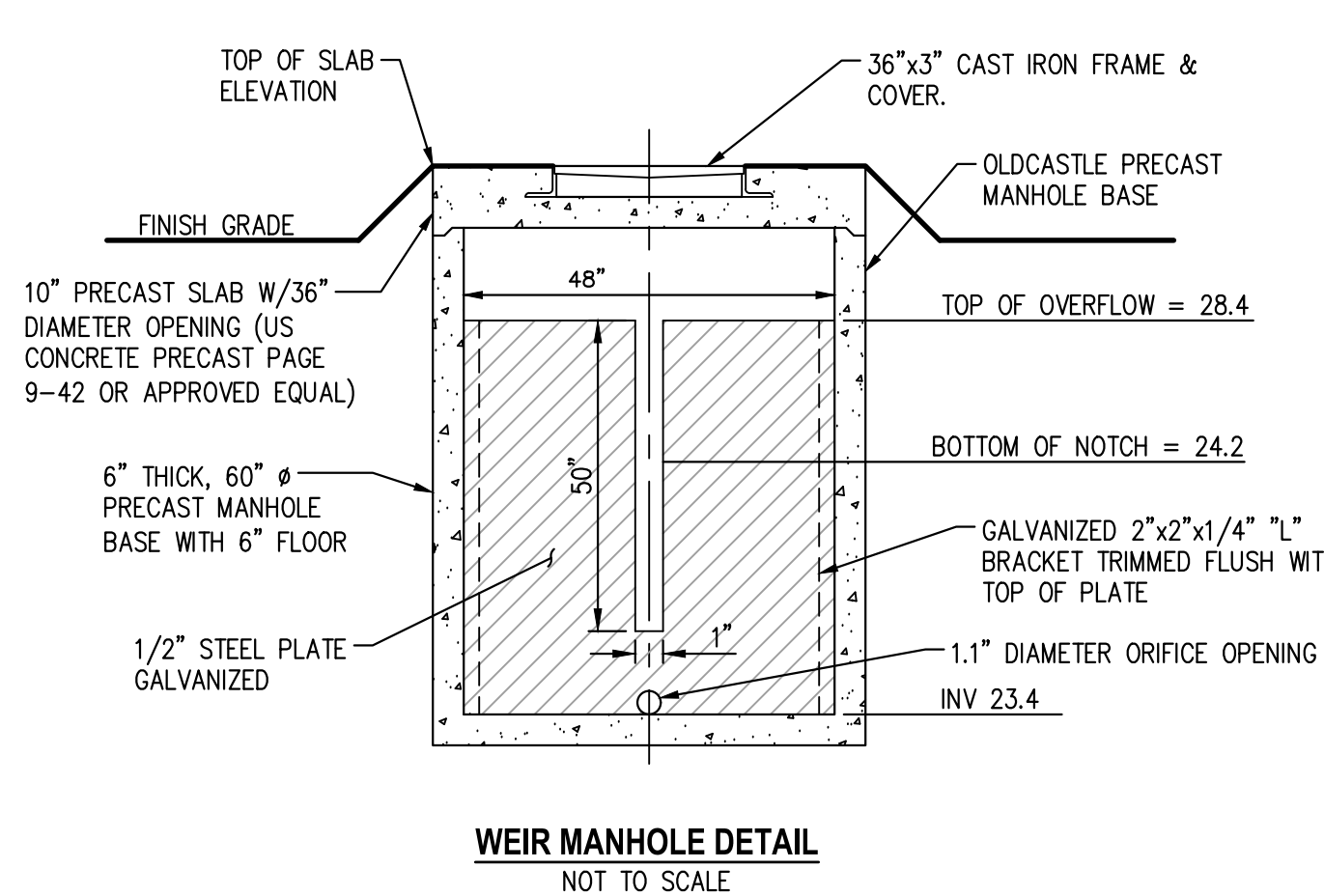
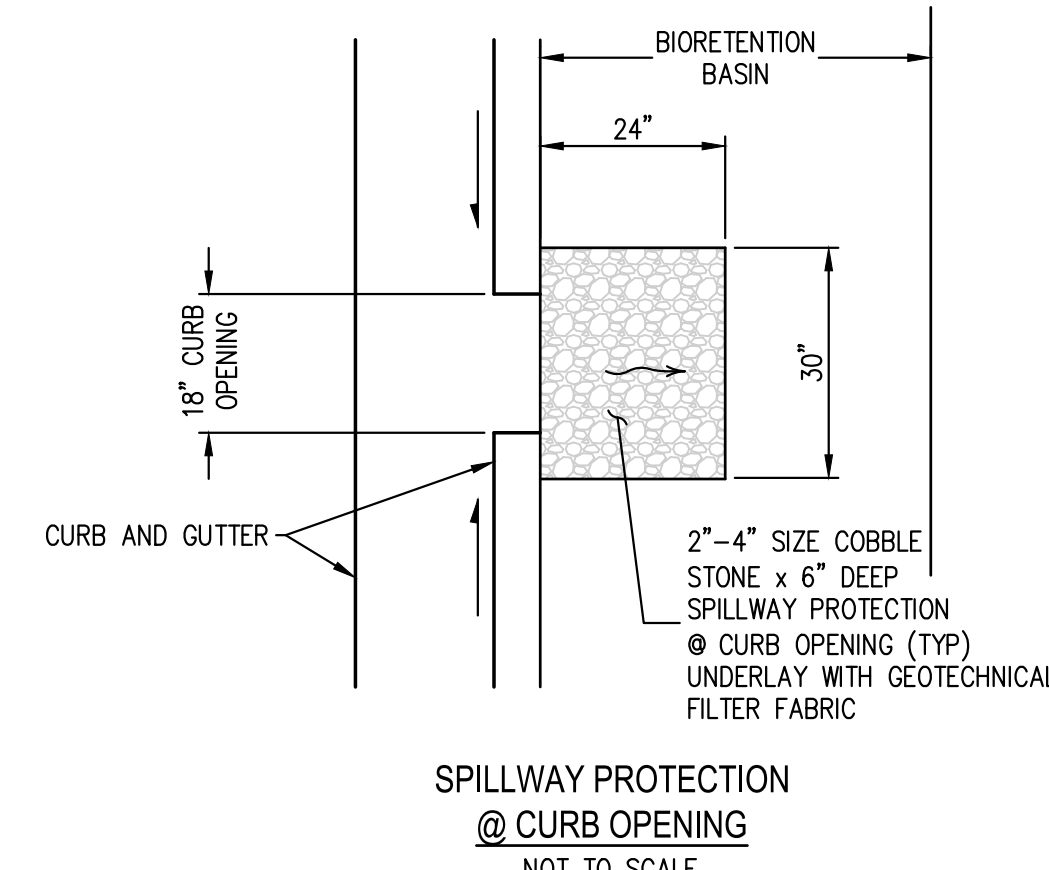
ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126	Civil Engineering Associates Civil Engineers • Planners • Surveyors
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1005 N. PARK VICTORIA DRIVE PRELIMINARY UTILITY PLAN CALIFORNIA	PREPARED FOR: ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126
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Date 11/22/2019 Scale 1"=20' Drawn JG Designed JG Job 15-115 Sheet C5 Of 5 Sheets	MILPITAS
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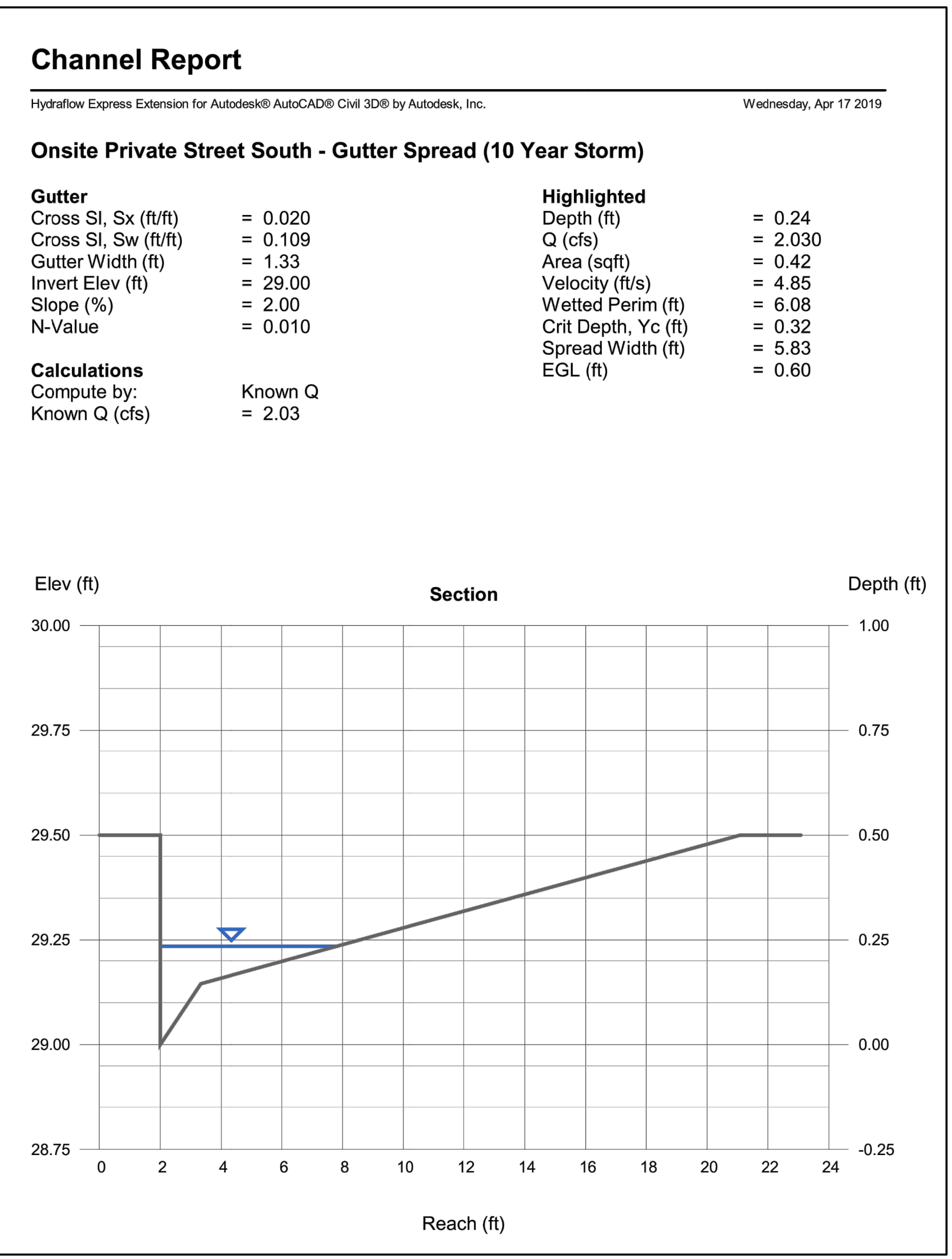
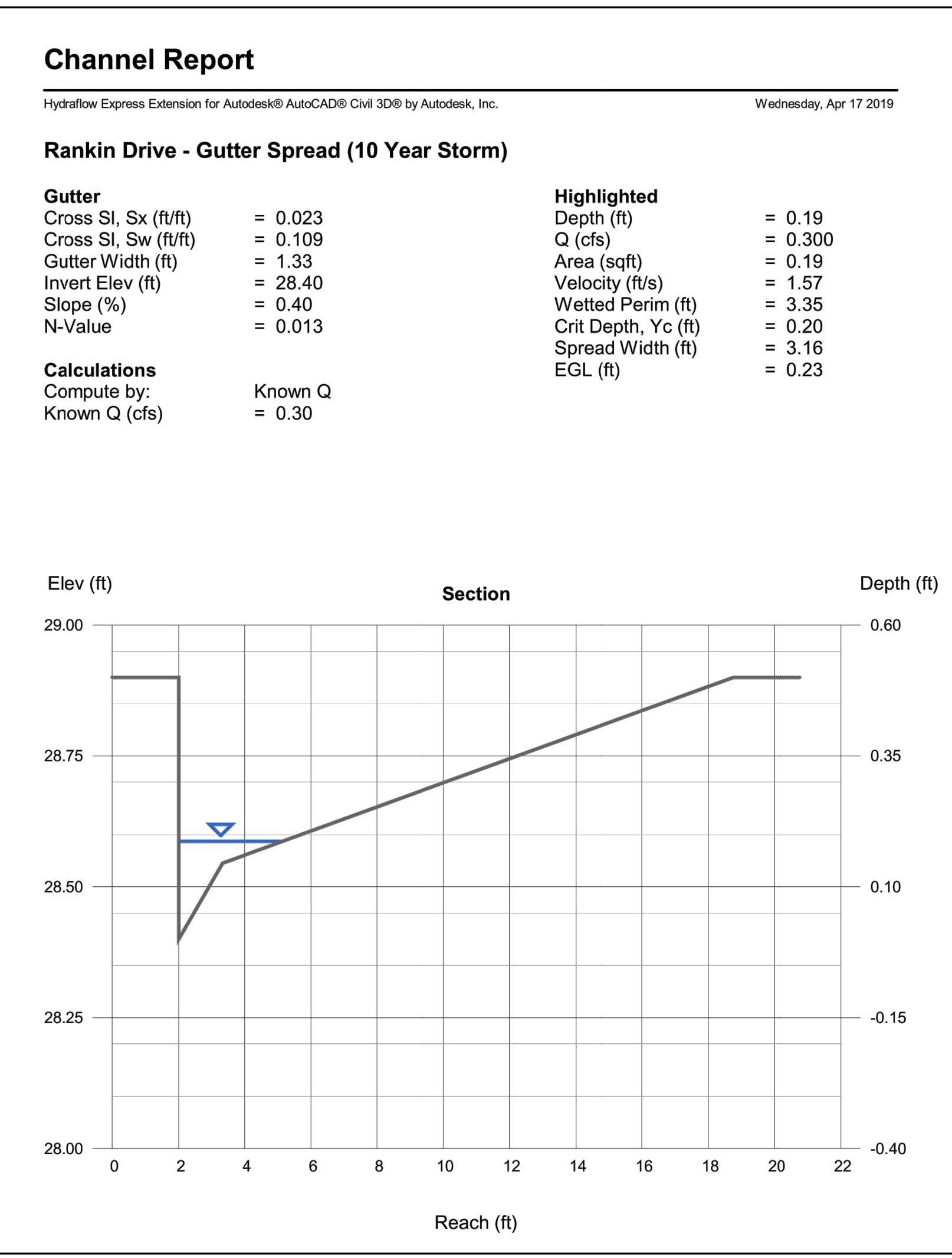
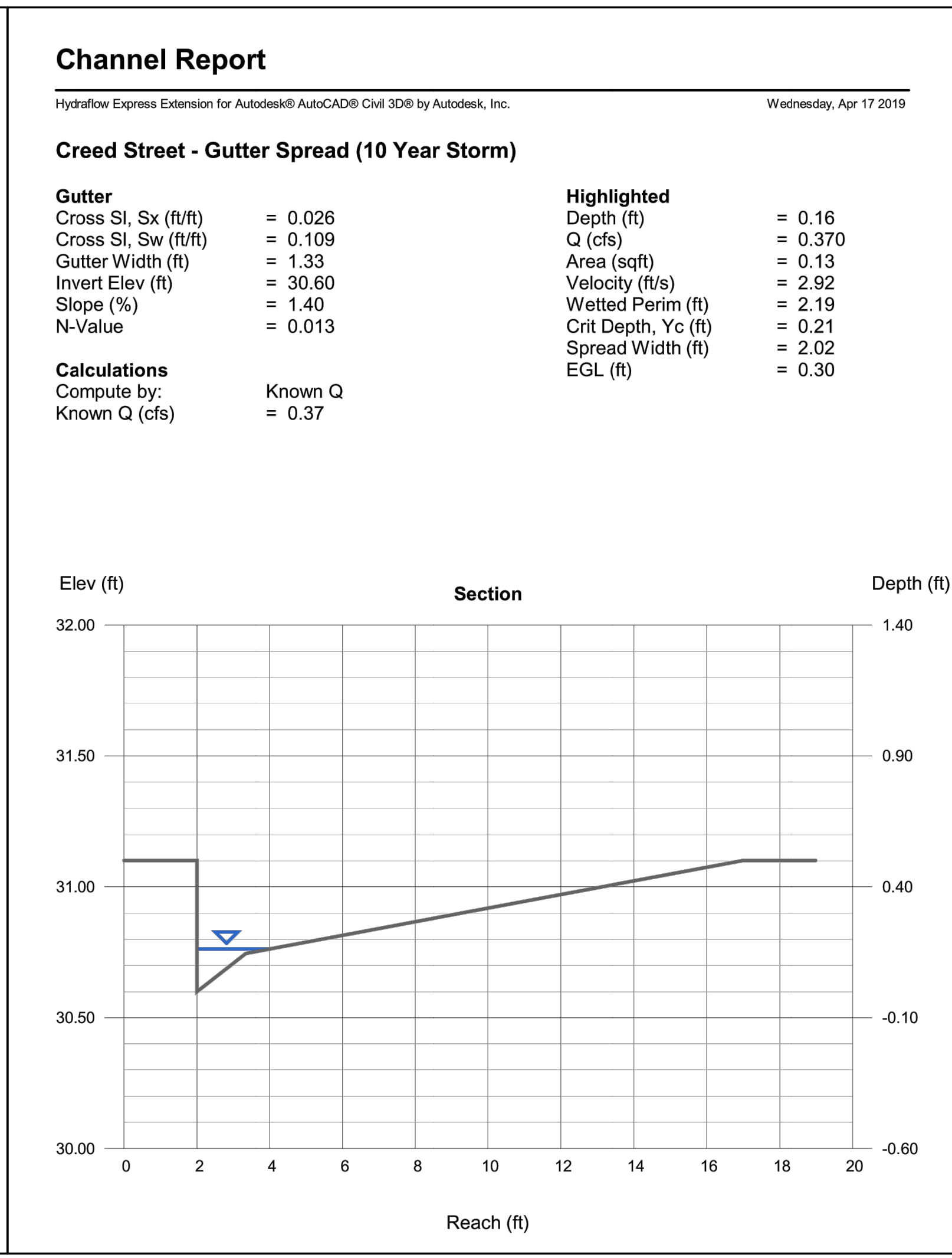
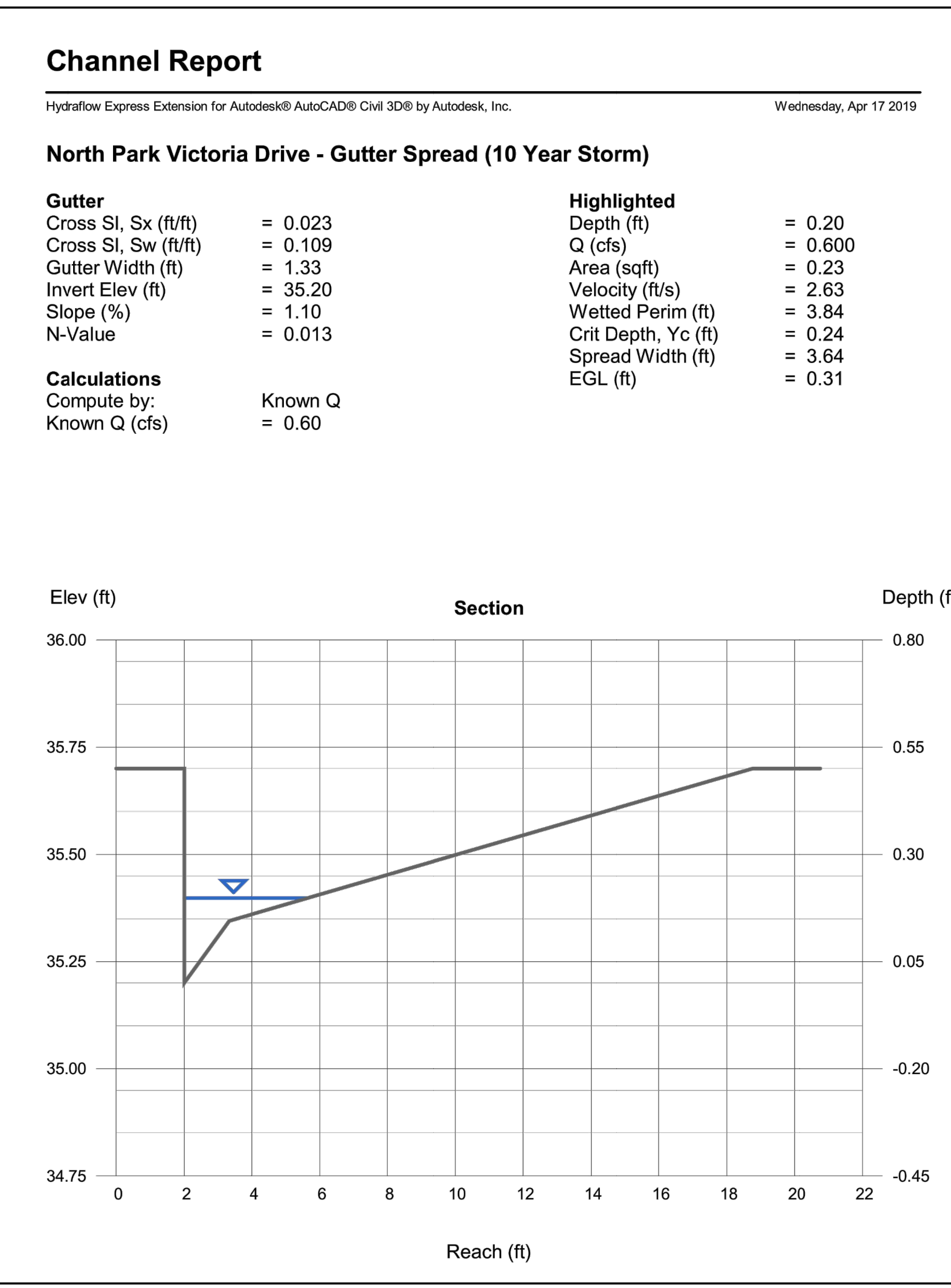


- NOTES**
- PERFORATION TO BE INSTALLED FACING DOWNWARD.
 - BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.C.1.(1)(B)(V).
 - SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION LAYOUT WITHIN BASIN.



GUTTER SPREAD CALCULATIONS

Storm Structure ID No.	Address/Territory	Individual Area (sf)	Area (acres)	Runoff Coefficient C	Product CA	Time of Concentration (min)	Rainfall Intensity (in/hr) I	Runoff (cfs) Q=CA*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



REVISIONS

DATE

NO.

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 Suite 150
 San Jose, CA 95126
 T: (408) 453-1068

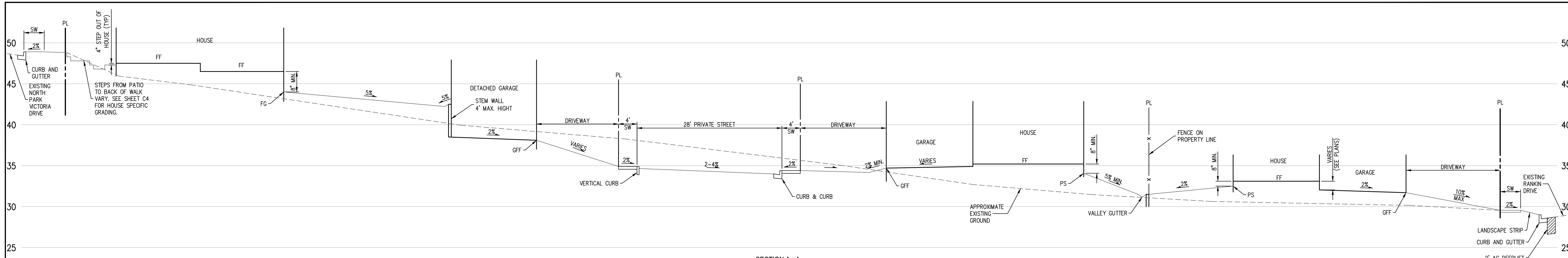
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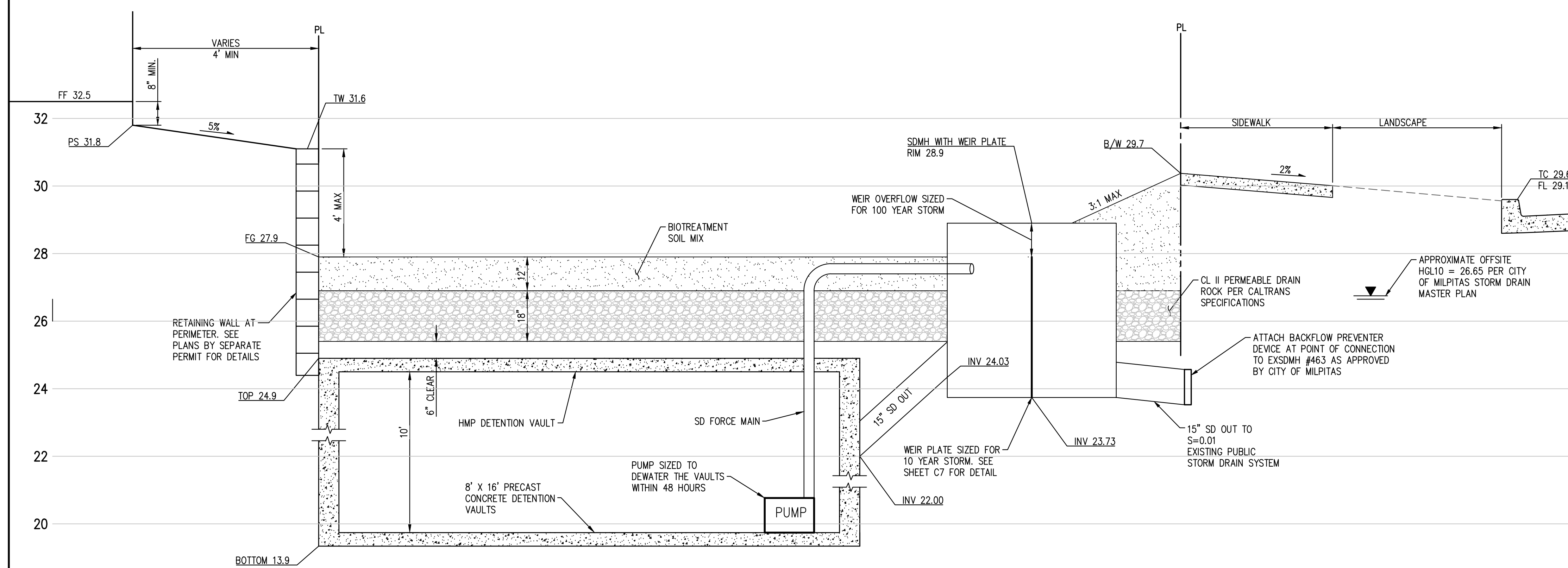
PREPARED FOR: **1005 N. PARK VICTORIA DRIVE**
STORMWATER MANAGEMENT
DETAILS

CALIFORNIA
 MILPITAS

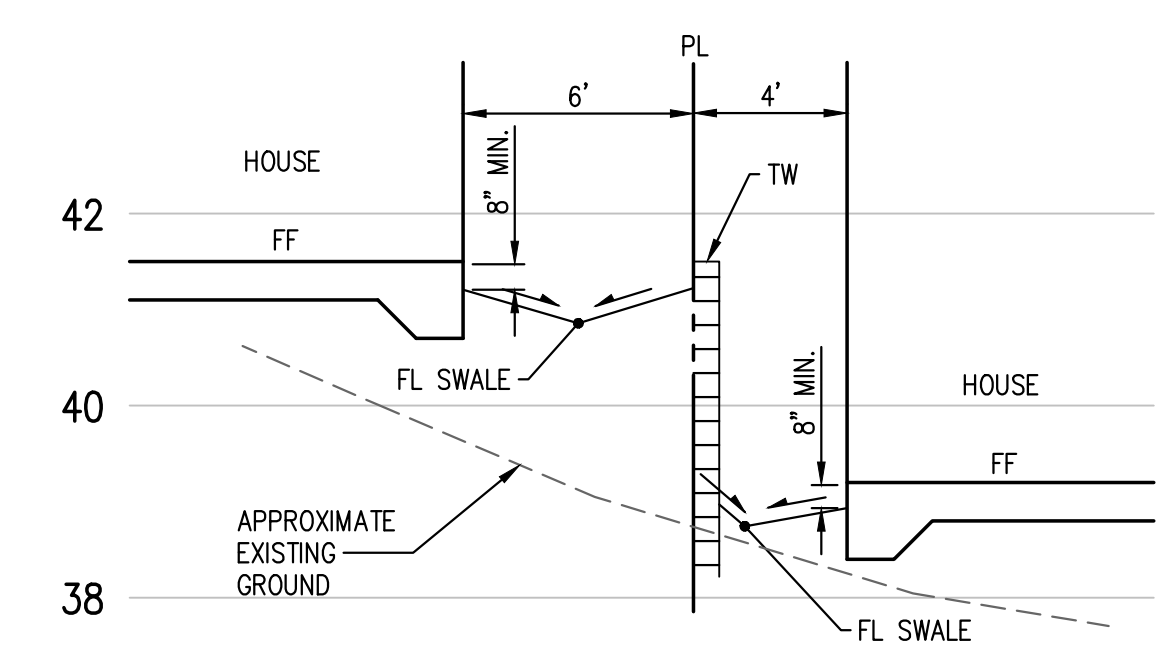
Date 11/22/2019
 Scale
 Drawn JG
 Designed JG
 Job 15-115
 Sheet
C7
 Of Sheets



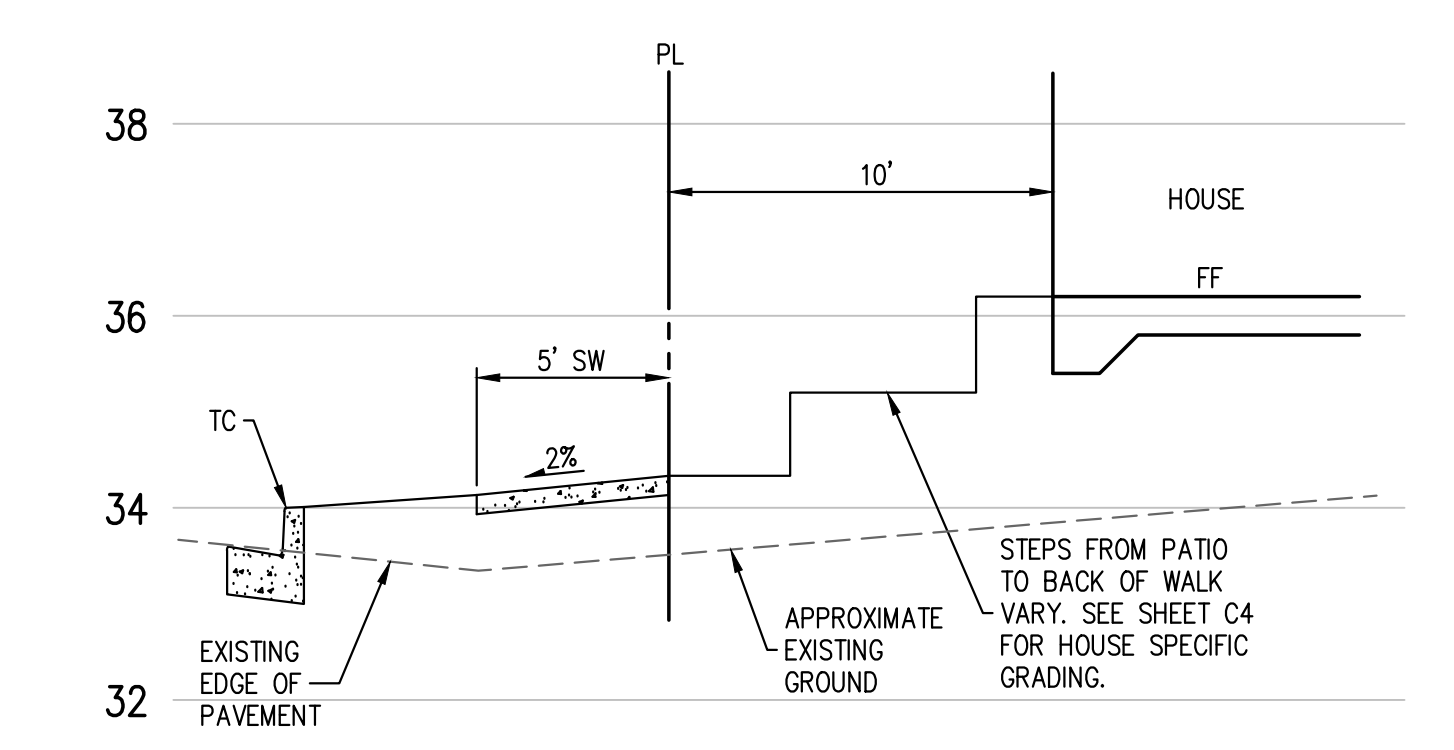
SECTION A - A
SCALE: H 1"=1' - V 1"=10'



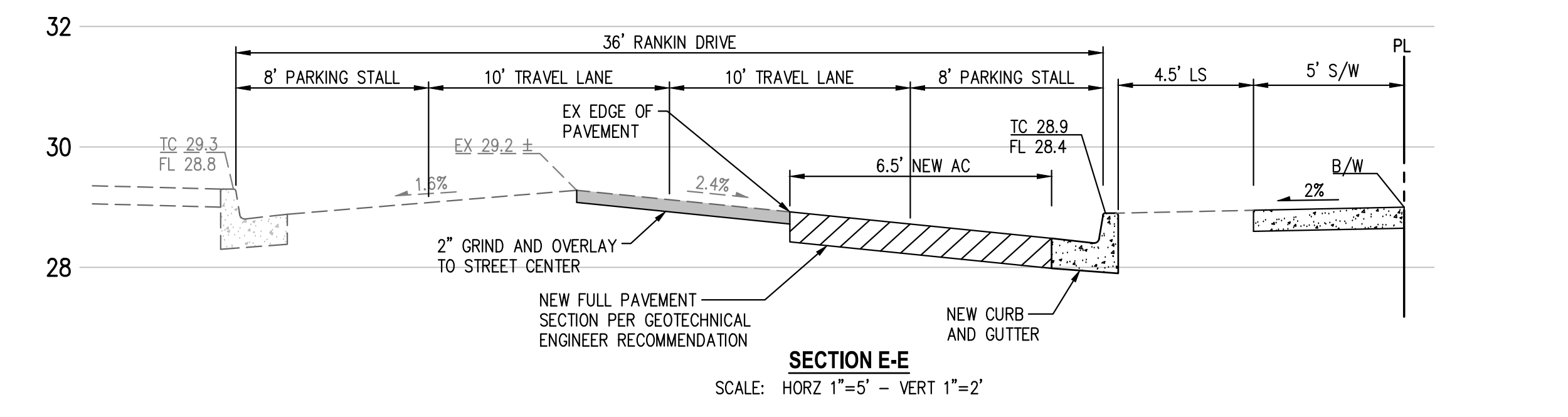
SECTION B - B
SCALE: HORZ 1"=2' - VERT 1"=2'



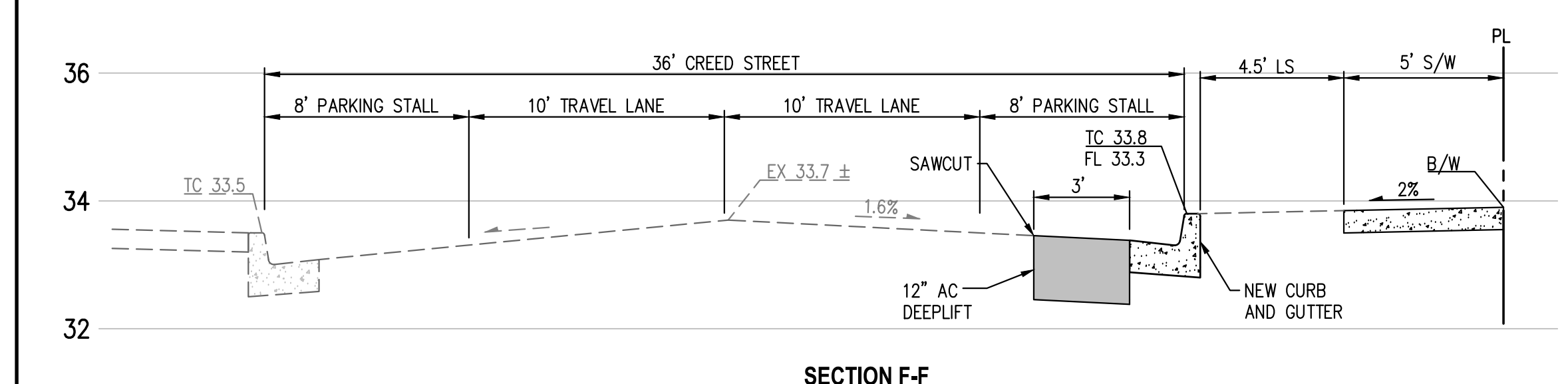
SECTION C - C (TYP)
SCALE: H 1"=5' - V 1"=2'



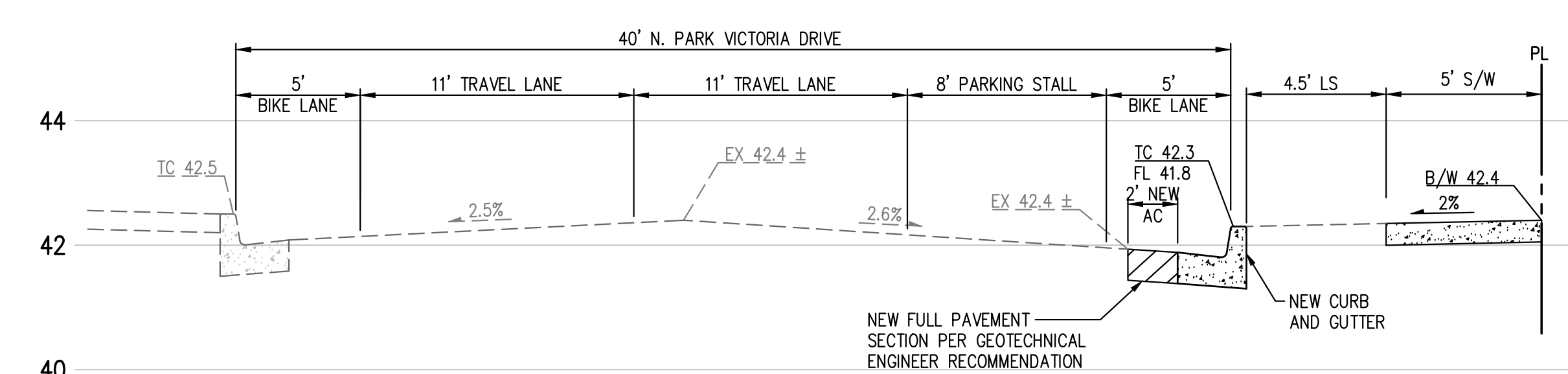
SECTION D - D (TYP)
SCALE: H 1"=5' - V 1"=2'



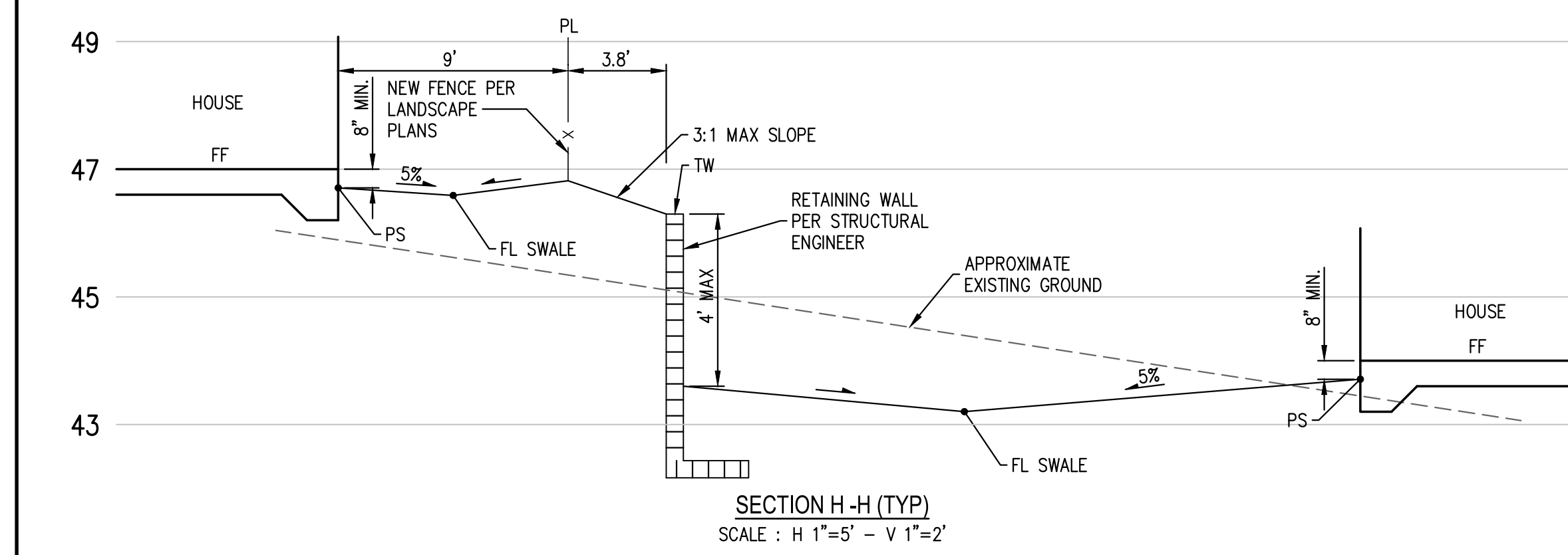
SECTION E - E
SCALE: HORZ 1"=5' - VERT 1"=2'



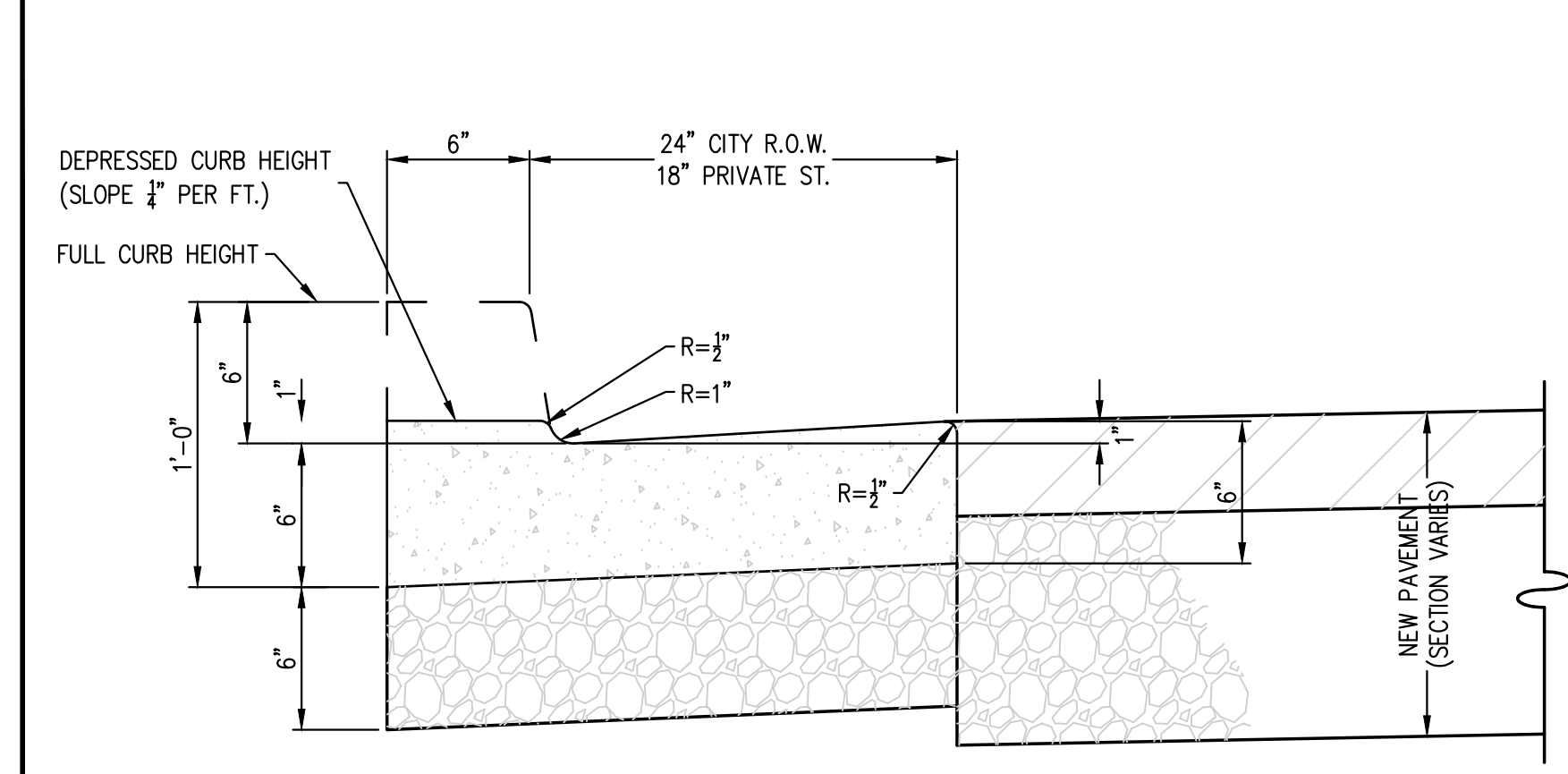
SECTION F - F
SCALE: HORZ 1"=5' - VERT 1"=2'



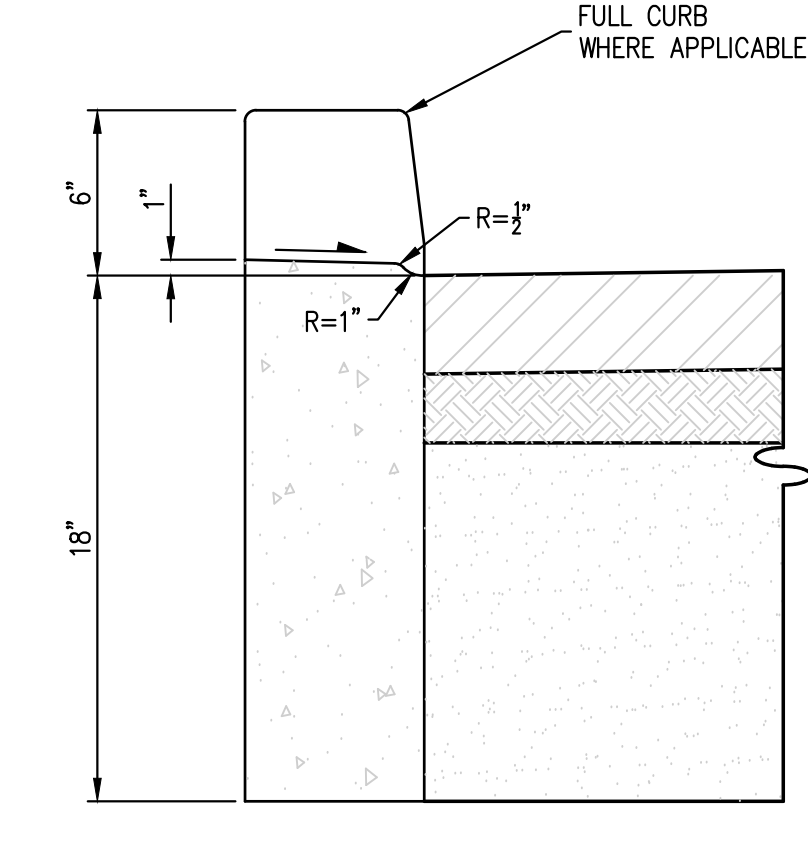
SECTION G - G
SCALE: HORZ 1"=5' - VERT 1"=2'



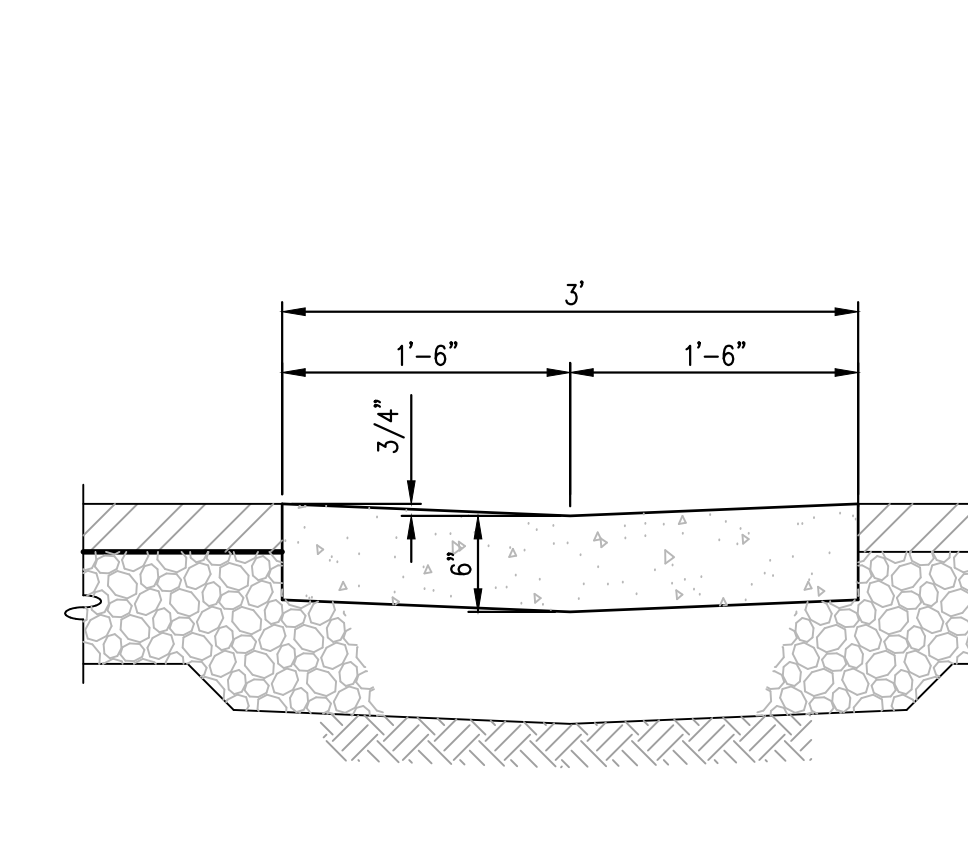
SECTION H - H (TYP)
SCALE: H 1"=5' - V 1"=2'



1 FULL OR DEPRESSED CURB AND GUTTER
NOT TO SCALE



2 FULL OR DEPRESSED VERTICAL CURB
NOT TO SCALE

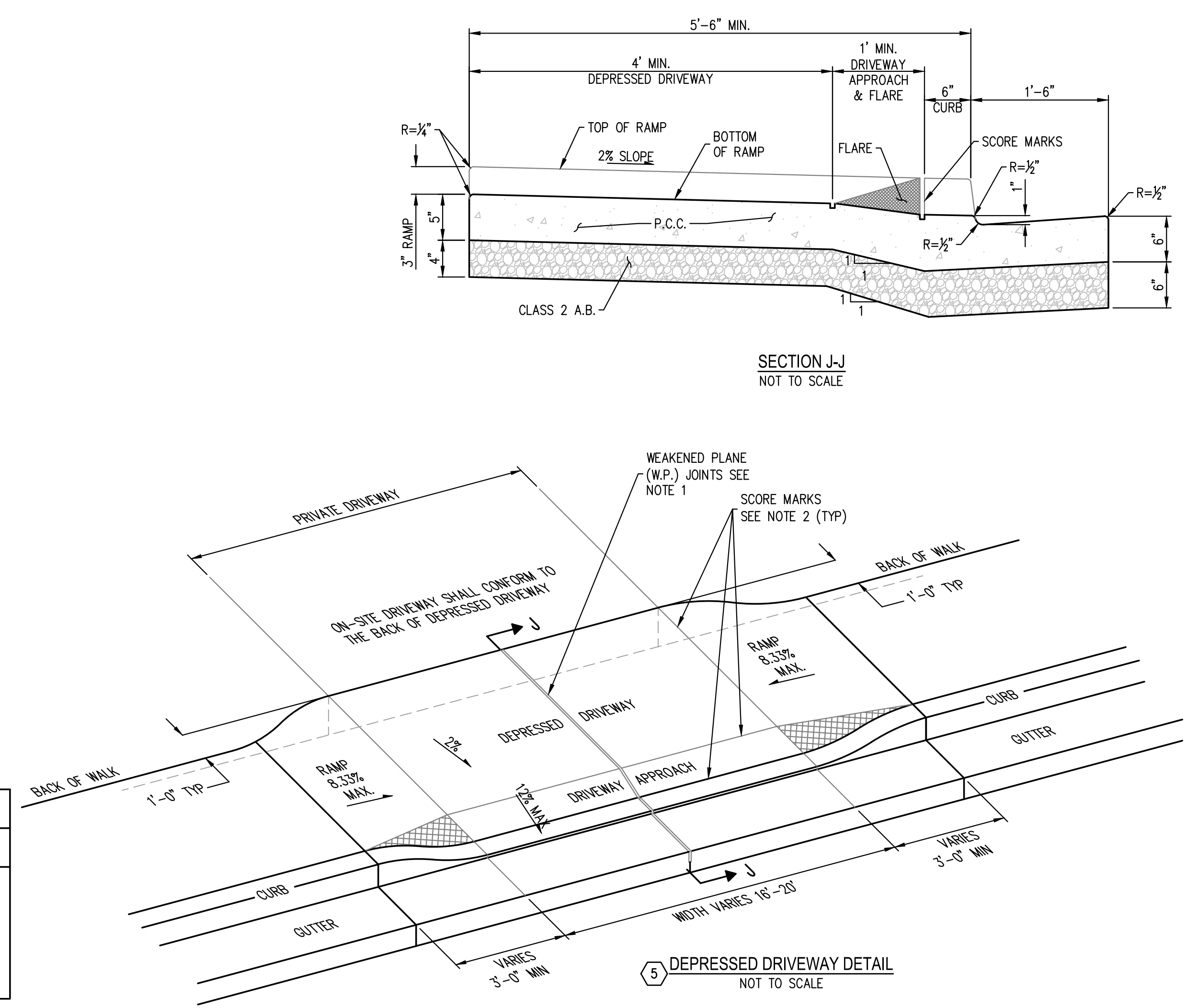


3 VALLEY GUTTER
NOT TO SCALE

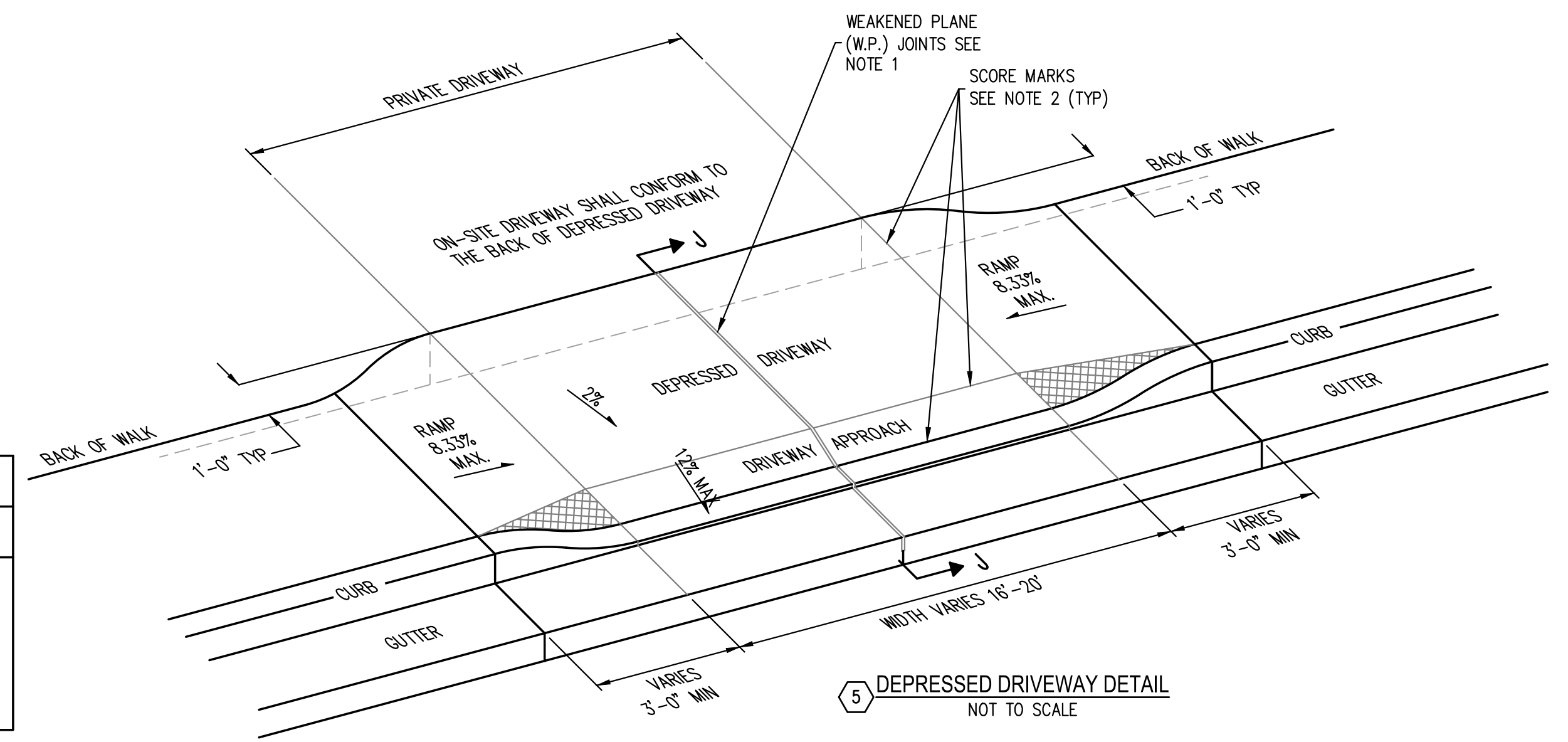
PAVING CHART

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

• ALL ON-SITE 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 ON-SITE 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 1" OF 5 WAS SELECTED FOR THE PROJECT'S PRIVATE STREETS. FOR MORE INFORMATION, SEE SECTION 6.5 OF THE SOILS REPORT.



SECTION J - J
NOT TO SCALE



5 DEPRESSED DRIVEWAY DETAIL
NOT TO SCALE

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 1/2 AND 3/4 POINTS).
2. PLACE SCORE MARKS AT 1/4 POINTS ON DRIVEWAYS 12' TO 20' WIDE AND AT 1/8 POINTS ON DRIVEWAYS 24' - 30' WIDE.

NO.	DATE	REVISIONS

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Suite 550
San Jose, CA 95130
Tel: (408) 453-1998

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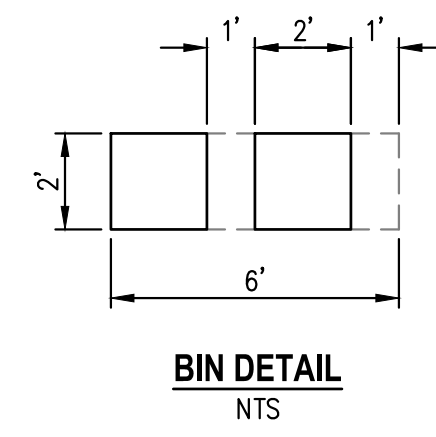
PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126

CALIFORNIA

1005 N. PARK VICTORIA DRIVE
SITE SECTIONS AND DETAILS

MILPITAS

Date 11/22/2019
Scale
Drawn JG
Designed JG
Job 15-115
Sheet
C8
Of Sheets

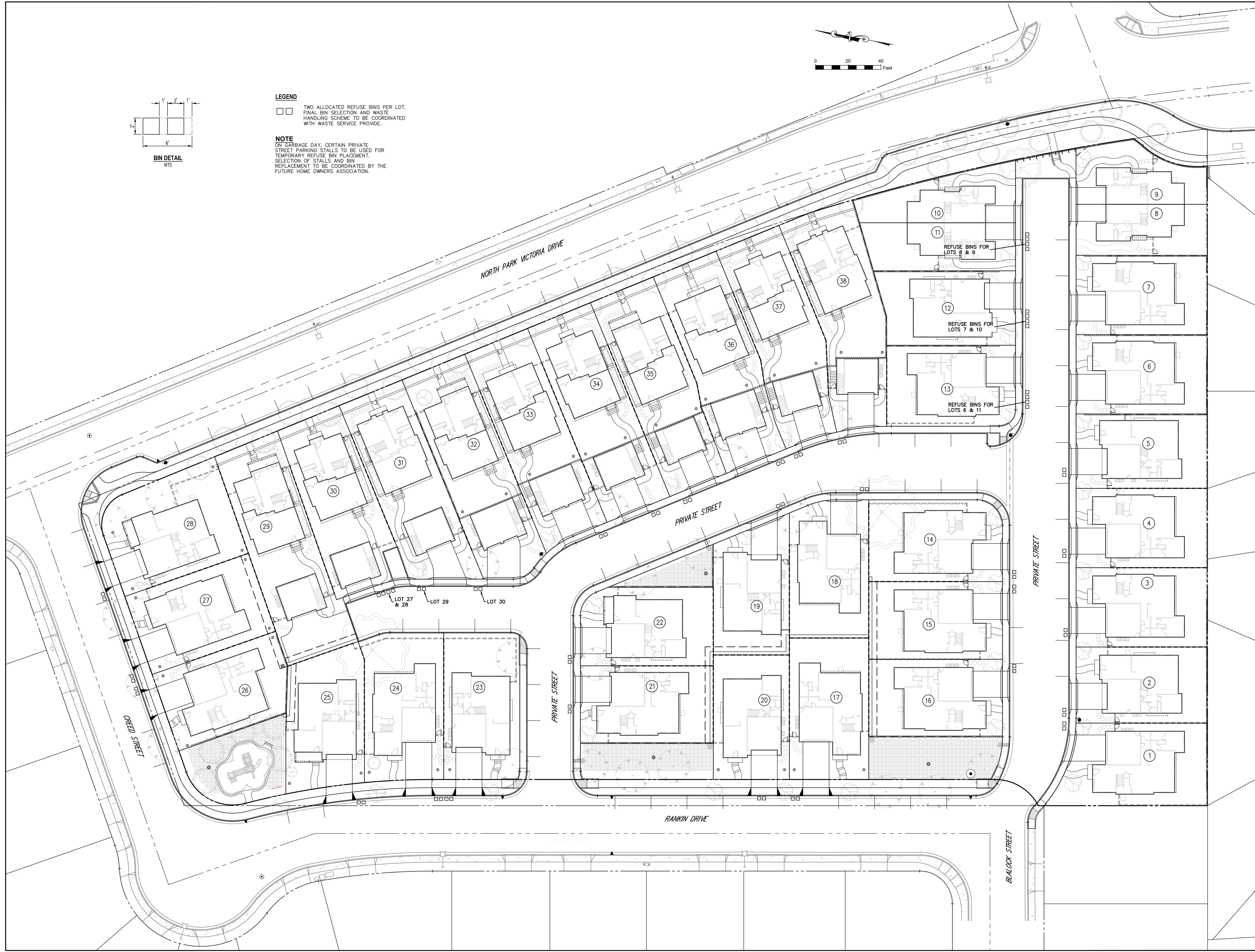
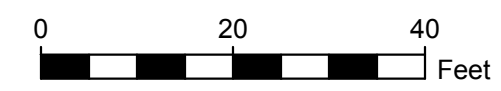


LEGEND

□ □ TWO ALLOCATED REFUSE BINS PER LOT. FINAL BIN SELECTION AND WASTE HANDLING SCHEME TO BE COORDINATED WITH WASTE SERVICE PROVIDER.

NOTE

ON GARBAGE DAY, CERTAIN PRIVATE STREET PARKING STALLS TO BE USED FOR TEMPORARY REFUSE BIN PLACEMENT. SELECTION OF STALLS AND BIN REPLACEMENT TO BE COORDINATED BY THE FUTURE HOME OWNERS ASSOCIATION.



NO.	DATE	REVISIONS
1		
2		
3		
4		

<p>2025 Gateway Place Suite 500 San Jose, CA 95101 Tel: (408) 453-1998</p> <p>Civil Engineering Associates Civil Engineers • Planners • Surveyors</p>	<p>PREPARED FOR: ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2185 THE ALAMEDA, SUITE 150 SAN JOSE, CA 95126</p>
<p>1005 N. PARK VICTORIA DRIVE SOLID WASTE HANDLING PLAN</p>	<p>MILPITAS CALIFORNIA</p>
<p>Date 11/22/2019 Scale 1"=20' Drawn JG Designed JG Job 15-115 Sheet C9</p>	<p>Of _____ Sheets</p>

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

- EXISTING ZONING: R1-6 (SINGLE FAMILY RESIDENTIAL MINIMUM LOT SIZE 6,000 SF)
- PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
- PROPOSED USE: 36 RESIDENTIAL UNITS
- BENCHMARK: BRASS DISK IN MONUMENT WELL AT INTERSECTION OF CREED STREET AND PARK VICTORIA DRIVE, ELEVATION = 35.218 (NGVD29).
- FLOOD ZONE DESIGNATION: "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ASSESSORS PARCEL NUMBER: 029-04-040
- NO KNOWN WELLS ON SITE
- STORM SEWER TO BE PROVIDED BY CITY OF MILPITAS
- WATER TO BE PROVIDED BY CITY OF MILPITAS
- SANITARY SEWER TO BE PROVIDED BY CITY OF MILPITAS
- FIRE PROTECTION IS TO BE PROVIDED BY CITY OF MILPITAS
- GAS AND ELECTRIC IS TO BE PROVIDED BY PG&E
- NUMBER OF LOTS: 43 (38 RESIDENTIAL, 4 OPEN SPACE & 1 PRIVATE STREET)
- 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
 PSDRE PRIVATE STORM DRAIN EASEMENT
 PSDRE PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
 PSUE PUBLIC SERVICE AND UTILITY EASEMENT
 SSE SANITARY SEWER EASEMENT

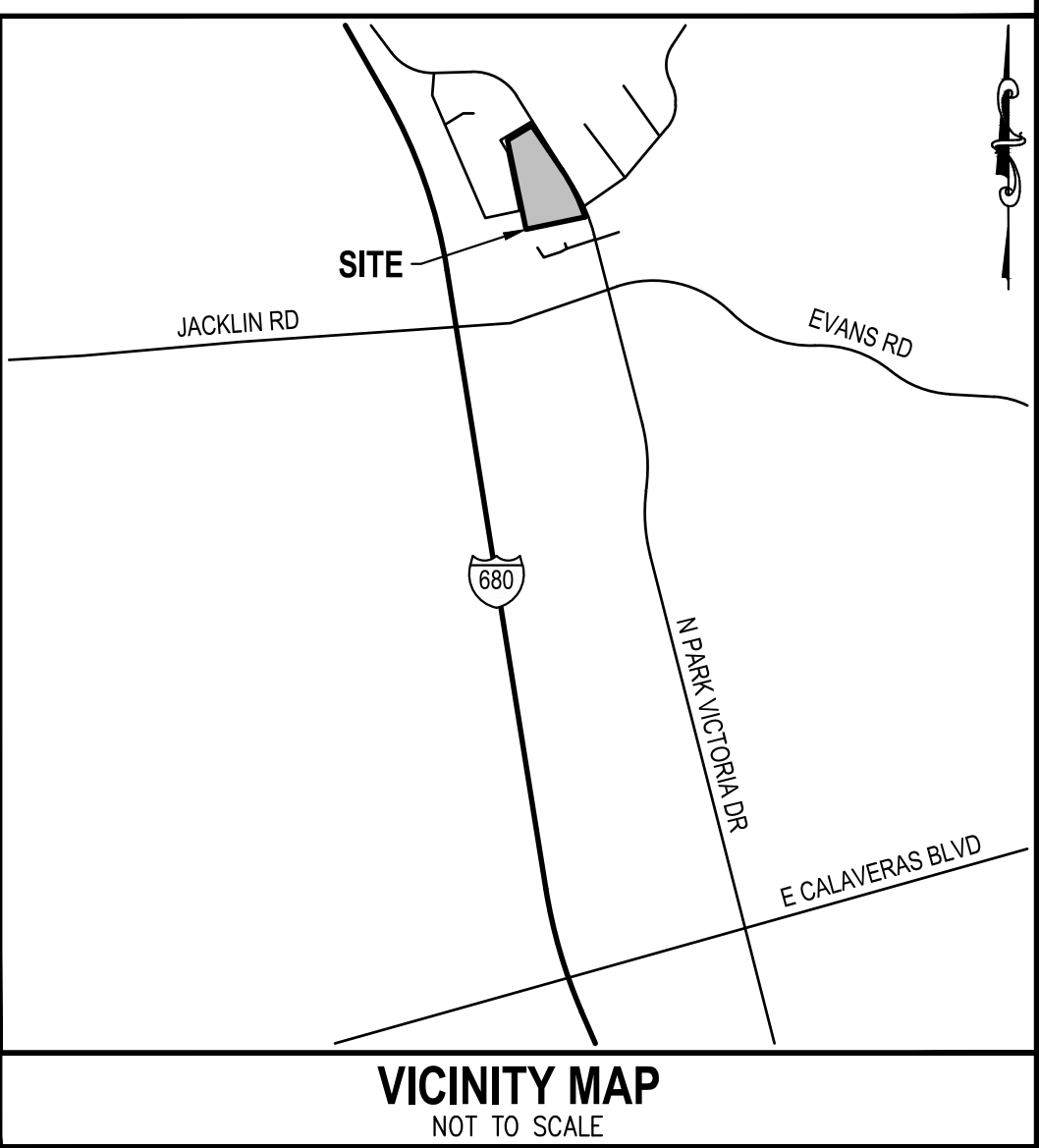
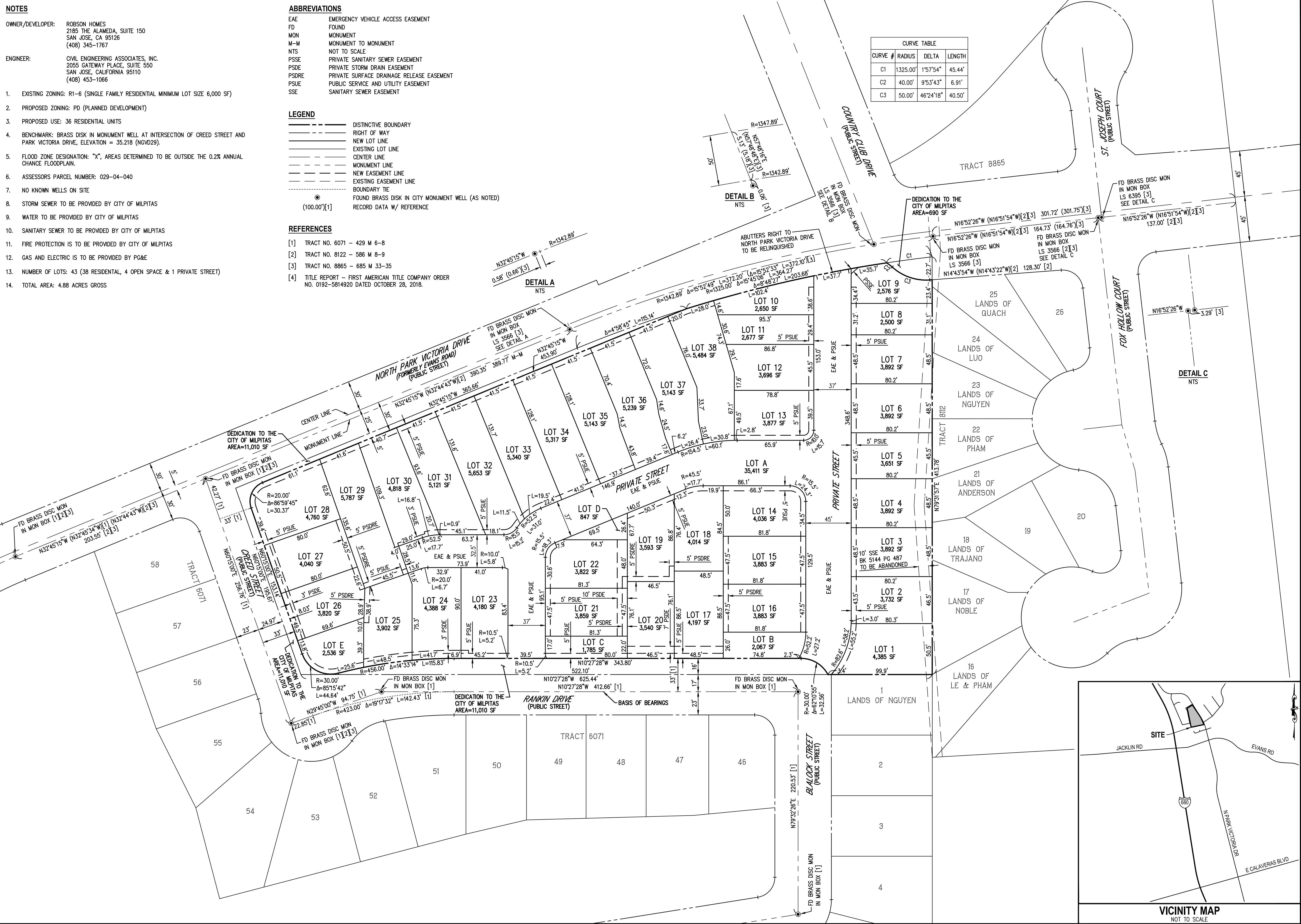
LEGEND

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



NO.	DATE	REVISIONS

PREPARED FOR:
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 A CALIFORNIA LIMITED LIABILITY COMPANY
 2185 THE ALAMEDA, SUITE 150
 SAN JOSE, CA 95126
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1005 N. PARK VICTORIA DRIVE
VESTING TENTATIVE MAP

CALIFORNIA

DATE	11/19/2019
SCALE	1"=30'
DESIGNED	JG
DRAWN	CH
JOB NO.	15-115
SHEET	TM1
OF	SHEETS



