

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report Prepared by: Cindy Hom

Public Hearing: Yes: X No: _____

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TITLE: "S" ZONE APPROVAL AMENDMENT NO. SA2007-22

Proposal: A request for various modifications including revised roof elevations, unenclosed stairways, new chimneys stacks, and landscape modifications to a previously approved mixed use development that consist of 93 residential units and approximately 2,633 square feet of commercial retail space

Location: 230 North Main Street (APN 028-24-017 and -018)

RECOMMENDATION: Approve with conditions

Applicant: Badru Valani, Apton Properties, LLC, 46509 Mission Blvd., Fremont, CA 94539

Architect: Kurt Anderson, Anderson Architects, 12201 Saratoga-Sunnyvale Road, Suite D, Saratoga, CA 95070

Property Owner: Badru Valani, Apton Properties, LLC, 46509 Mission Blvd., Fremont, CA 94539

Previous Action(s): SZ2002-6, UP2002-35, SA2004-7, UA2004-2, MA2004-4, SA2005-33, UA2005-10, MA2005-3, and TE2007-2

Environmental Info: Negative Declaration (EIA No. EA2003-1) adopted May 16, 2003

General Plan Designation: Mixed Use

Present Zoning: Mixed Use with Transit-Oriented-Development Overlay District ("MXD-TOD")

Existing Land Use: Vacant land

Agenda Sent to: Applicant/property owner & architect (both noted above)

Attachments: Project plans

PJ No. 3144

BACKGROUND

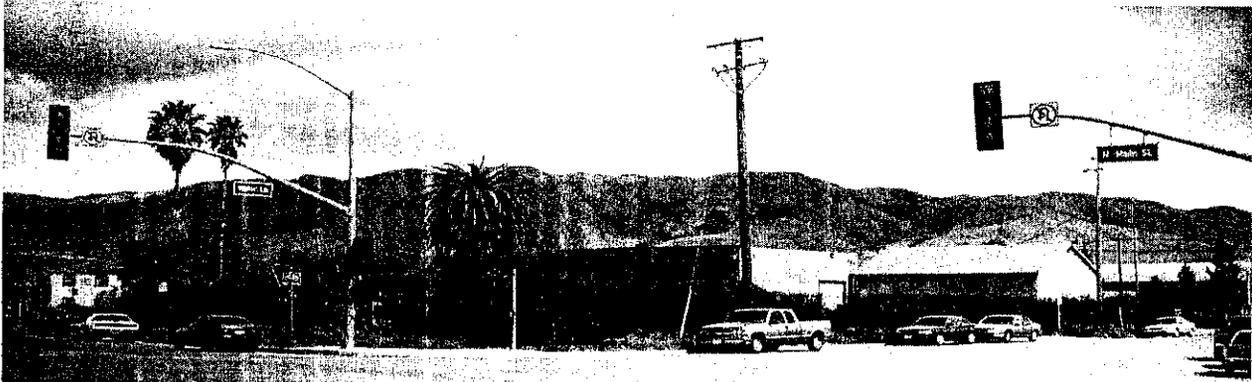
On January 24, 2007, the Planning Commission approved a one-time 18-month time extension for the a previously approved mixed use residential and retail development that consists of a 4-story mixed-use building with 2,633 sq. ft. of retail space and 93 residential condominium units.

Site Description

The subject site is located at the northeast corner of North Main Street and Weller Lane. It is bound by the Union Pacific Railroad tracks to the east, North Main Street to the west, Weller Lane to the south and Railroad Court to the north. West Calaveras Boulevard. (Highway 237) lies further south of the site and the I-880 Freeway is to the west.

The project site is zoned MXD-TOD-S (Mixed Use with a Transit-Oriented Development Overlay District with the "S" Combining District). Adjacent land uses include railroad tracks to the immediate east, heavy industrial uses further east, single-family and multi-family residential uses (Images and Reflections development) to the north and west, public and quasi-public uses (future Milpitas library, Senior Housing and County Medical Clinic and an existing church) to the south and west, and general commercial further south. The location of the second optional BART station chosen by the City Council on April 16, 2002 lies to the southeast of the subject site on the Union Pacific Railroad property. However, the future development of this second station remains uncertain.

The photo below shows the previous condition that included a vacant two-story, 6,000 square foot office building, 1,350 square foot garage, surface parking area, five palm trees and shrubs that border the property fence exist on the parcels. However, the demolition phase of the project has started early this year with the demolition of the site and environmental grading.



View looking northeast at subject site from southwest corner of N. Main Street and Weller Lane.

APPLICATION

The application is submitted pursuant to Milpitas Municipal Code Chapter 11, Section 42.10 (Site and Architectural Review) for various modifications including revised roof elevations, unenclosed stairways, new chimneys stacks, and landscape modifications to a previously approved mixed use residential and retail development that consist of a 4-story mixed-use building with 2,633 sq. ft. of retail space and 93 residential condominium units.

PROJECT DESCRIPTION

The applicant is requesting an "S" Zone Approval Amendment (SA2007-22) for modifications to a previously approved mixed use residential and retail development. The proposed building and site modifications are summarized as:

- Revised roof elevations on south elevation

- ❑ Unenclosed stairways located at the northeast and southeast corner towers
- ❑ New color scheme utilizing a tan, gray, white, and blue palette
- ❑ Removal of garage vents and installation of new chimney exhaust for the mechanical ventilation of the garage structure on the east elevation
- ❑ Change of intermittent solid walls to openwork handrails along east elevation
- ❑ Replacement of the Washingtonia palms trees at the retail corner with (4) new 24” box trees.
- ❑ Reconfiguration of the garage circulation
- ❑ Relocated trash and recycling collection service rooms

Site Layout. In general, the overall site layout remains the same with 3 stories of residential atop an at-grade podium garage with approximately 2,633 square feet retail space in the southwest corner. The retail space could accommodate approximately 3 individual tenants with the intent to serve the on-site residences, the surrounding neighborhood and future library patrons. The 4-story triangular-shaped building is proposed in the center of the property with towers that connect the residential and retail tenants spaces creating an internal courtyard on the 2nd floor atop the podium garage.

Vehicular access to the parking garage remains north of the residential lobby on North Main Street and the garage exit at the northern end of the project off of Railroad Court. The ingress and egress of the garage would be by way of one-inbound and one outbound lane, each proposed at approximately 15 feet in width. Security gates with a card reader would be located within the garage for both driveways to provide 173 secure parking spaces for the residents only. Ten (10) parking spaces for retail patrons would still be provided along property’s North Main Street frontage.

The other site features such as the 17,583 sq. ft. interior open-air courtyard atop the podium garage with raised planters and seating areas, in-ground landscape planters along the buildings setbacks, a community room (2nd Floor), fitness room (3rd floor) and meeting room (4th floor) and a trash enclosure at the northeast side of the site and building remain unchanged. The trash operations would remain the same and consist of trash chutes on each floor to a collection area in the garage, which would then be transferred to compactors for pick-up. A third trash area would handle the commercial waste and be located near the rear exit doors of the commercial space in the garage. Recycling would be collected and then transferred to the compactor.

Building Architecture. The overall architectural design of the mixed-use development remains the same with slight changes, which are discussed later in the staff report. The design consists of the projecting towers at the four corners of the building and a fifth tower element that announces the residential lobby and main entry on the west elevation. The bottom story (podium level) contains the retail spaces, garage entrance and exit (north and west elevations) and metal louvers on the north, west and south elevation for ventilation of the garage. Stories above the podium contain windows and balconies for the residential units.

Proposed building materials remain the same and include: stone veneer along the base of the building, stucco, metal canopies and roof shelves, and metal shake tiles. Adornments include decorative metal bracing that supports solid metal shelves at the top of the towers below the flat roofs, as well as on the building’s vertical projections. Metal awning with cable tiebacks are located on some residential windows and above the retail façade.

CONFORMANCE WITH THE GENERAL PLAN

The proposed project as amended does not conflict with any General Policies, and is consistent with Land Use Implementing Policies 2.a-I-2 (Growth and Expansion) and 2.a-I-12 (Residential Development), which promote in-fill development rather than providing costly expansion outside the urban service area and encourages new residential developments that provide a variety of and mix in housing types and costs. The project is in compliance with these policies in that it is proposing a range of residential rental units in terms of size and cost and would be located within the already built environment.

CONFORMANCE WITH THE ZONING ORDINANCE

The project, as amended, continues to be consistent with the Mixed Use “MXD” and Transit-Oriented-Development “TOD” overlay district of the Milpitas Zoning Ordinance. The “MXD” zoning district encourages a compatible mix of residential and retail uses within the framework of a pedestrian-oriented streetscape. The “TOD” overlay district allows for increased densities and intensities around and near transit stations in order to provide goods and services within a convenient walking distance. In addition, it encourages attractive residential and commercial environments that provide for a desirable transition to the surrounding conventional area.

As previously demonstrated, the previous approved project complied with the majority of the “MXD-TOD” zoning ordinance development standards with the exception of setbacks, height and stories which are permitted deviations allowed with a use permit. The amendments proposed actually bring the project into further conformance by reducing the overall height below the maximum of 60 feet and reducing the number of stories to the maximum of 4. In addition, the minor building and site modifications are compatible and aesthetically harmonious with the overall approved project and the surrounding development, both existing and future (library).

ISSUES

The following sections only addresses the proposed modifications to the project. Since this project has not yet been constructed any new or modified conditions that result from the project amendments will be in addition to the previous Special Conditions of Approval for the project which are found in Attachment A.

Exterior Building Changes

The majority of these exterior modifications do not detract from the overall architecture and design of the building. The proposed changes are required to comply with Building Code requirements. The building modifications are discussed below:

1. Revised roof line on the south elevations – The applicant is proposing to modify the rooflines by changing the hip roof to a gable roof near the tower elements. It also includes a new 30” parapet wall that extends above the roof. This condition also occurs on the north elevation. The modified rooflines on the south elevation are intended to complement the addition of the parapet wall that is required for the 4-hour separation parapet wall. However, the parapet is still visibly higher than the adjacent roof ridgeline. There is also an exposed vent. To address these concerns, *staff recommends* a condition that the applicant paint and texture the parapet wall on the north and south elevation to

match the roof material. The applicant shall also utilize a lower profile vent for the trash chute vents so that the roof top equipment is not visible. Additionally, the applicant is proposing a slight modification on the pitch of the roof. The pitch is changing from 4 to 12 to 4 ½ to 12-pitch roof. As originally approved, the 4 to 12 pitch would require a stairway access to the roof, which cannot be designed without significant change to the building. The increased pitch would not change the overall design or increase the overall height of the building.

2. Unenclosed stairways located at the northeast and southeast corner towers – The applicant is proposing to remove the row of windows on each stairway tower (Stairways 2 and 3) and have unenclosed stairways to meet Building Code exiting requirements. The towers are located at the rear of the project and will not detract from the treatment on the other towers. The applicant has added new decorative metal security screens to prevent trespassing into the building. *Staff recommends* as a condition of approval, decorative scoring to be added on the southeast and northeast towers to be consistent with the treatment on the other three towers located at the northwest, west, and southwest corner elevations.
3. Removal of garage vents and installation of new chimney exhaust for the mechanical ventilation of the garage structure on the east elevation – The applicant is removing the vents and will be incorporating new mechanical venting. The new chimney exhaust stacks will be located on the south elevation (rear of the project). Staff is concerned with the visual appearance of the chimneystacks. As proposed, the chimneystacks are not consistently sized throughout. As a result, staff recommends as a condition that the chimney exhaust stacks are equal in size and height. Furthermore, the applicant is replacing the intermittent solid rails with open rails. The removal of the solid rails would create long lineal lines. To improve the aesthetic treatment and articulation of the façade on the south elevation, staff recommends that the applicant maintain the solid rails in the four sections where there is a building projection. In staff's opinion, this will help provide architectural relief from the long lineal lines and maintain visual interest. As previously conditioned, the applicant shall add stone veneer to the base of the building.

Color Scheme

The applicant is proposing four colors that include dark blue tone on the primary towers, gray color on the balcony projections, white color on the upper band level, and white tone on the lower and medium accent bands. The use of the dark blue color on the tower elements does not conform with Midtown Design Guidelines requirements for muted earth tone colors. Staff is concerned that the blue color may overpower the other subtle colors that consist of white, gray, and tan. Therefore, *Staff recommends* a condition of approval to submit samples of the alternative colors schemes that are in keeping with earth tones palette for Planning Division review and approval.

Landscape Modifications

The revisions to the landscape plan would be limited to the replacement of the four Washingtonia Palm trees that were removed with (2) 24" box Flowering Pear trees and (2) 24" box Davis Gold Toyon trees. As previously approved, the Washingtonia palm trees were to be located two feet from the building. Due to the size and height of the trees it would impact the structural foundation of the

building and the fans of palms would protrude in the balconies and windows. The Queen Palm Tree (Weller Palm tree) will be relocated to the northeast end of the project site. In staff's opinions the proposed landscaping modifications will afford a pleasant and harmonious frontage and is in keeping with the approved streetscape landscaping. With this, Special Condition No. 24 (Landscaping) will be modified to delete clarification on the plan for the location of the relocated palms.

Reconfiguration of the Garage Circulation

The revisions to the garage plan incorporated the previous conditions of approval that included assignment of the parking stalls for the 93 residential units, marking the driveway directions with the appropriate striping and signage, and the addition of the 10 required bicycle parking. The circulation pattern has been slightly modified to address building code requirements and resulted in the new "U" circulation pattern. With the garage layout, it provides 174 parking spaces, however the parking stall (Space number # 54 on the Garage Plan, sheet A-2.0) located at the northwest corner does not have adequate turn out. Staff recommends the applicant remove the stall because it is inadequate. The project still would still provide the required 173 parking spaces as previously approved. The project also meets the 40% compact parking requirement as required by the MXD Zoning Development Standards.

Relocation of the Service Rooms for Trash and Recycling Chutes

The applicant is proposing to relocate the two service rooms for the trash chutes that were previously located along the north and southeast corners of the building to the southwest corner of the building near Stairway 4 on the floor plans. The previous locations for the service rooms could not be allowed because it was within an exist passageway. Per the Building Code, exit passageways are very restrictive and do not allow openings except required openings. Due to the constraint of the site, no other location can be identified without significant changes to the layout on all floors and without any loss of units or changes to the unit types as previously approved. *Staff recommends* that the applicant provide two service rooms for the trashing and recycling chutes per floor and show the locations on the construction drawings or demonstrate that the project can be accommodated with one service room per floor by submitting the specifications for the maintenance and operations of the trash and recycling chutes. Specifications must demonstrate sufficient service capacity to accommodate the trash flow, frequency of pick-ups, and housekeeping of the service rooms and chutes prior to building permit issuance. Furthermore, the applicant shall include maintenance provisions in the CC&Rs that will ensure adequate servicing and maintenance of the trash chutes to avoid accumulation of garbage and debris within the service rooms and abutting hallways.

RECOMMENDATION

Close the Public Hearing. Recommend approval of the "S" Zone Approval Amendment No. SA2007-22 based on the findings and Special Condition of Approval listed below.

FINDINGS

1. The amendments to the approved project will not create any environmental impacts not already considered in the Negative Declaration (ELA No. EA2003-1) adopted by the City Council on July 1, 2003.
2. The proposed project, as conditioned, is consistent with the General Plan and in compliance with policies 2.1-I-2 (Growth and expansion) and 2.a-I-12 (Residential Development) in that it is proposing a range of residential rental units in terms of size and cost and would be located within the already built environment.
3. The proposed project, as conditioned, continues to be consistent with the Mixed Use “MXD” and Transit-Oriented-Development “TOD” overlay district of the Milpitas Zoning Ordinance. In addition, the minor building and site modifications are compatible and aesthetically harmonious with the overall approved project and the surrounding development, both existing and future.

ADDED SPECIAL CONDITIONS OF APPROVAL

1. “S” Zone Approval Amendment No. SA2005-22 for various modification to a previously approved 4-story, mixed use residential and retail development consisting of 93 residential units and approximately 2,633 square feet of retail lease space in accordance with the plans approved on May 23, 2007, and as amended by the conditions below. Any major modification to the project as proposed will require an “S” Zone Approval Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for processing as per Section 42.10 of the zoning code. (P)
2. Prior to building permit issuance, the applicant shall paint and texture the parapet wall located at the south and north elevation to match the roof material.
3. The applicant shall utilize a lower profile vent for the proposed trash chute vents shown on the south elevation. (P)
4. Prior to building permit issuance, the applicant shall include decorative scoring on the southeast and northeast towers to be consistent with the treatment on the other three towers located at the west elevation and the northwest and southwest corner elevations. (P)
5. Prior to building permit issuance, the applicant shall redesign the chimney exhaust stacks so that they are equal in size and height. (P)
6. Prior to building permit issuance, the applicant shall maintain solid rails at the four sections where there are a group of three chimney exhausts to provide architectural relief from the lineal lines and maintain good visual interest. (P)
7. The applicant shall submit samples of the alternative colors schemes with construction drawing for Planning Division review and approval. Color schemes shall be in keeping with earth tones palette. (P)
8. Prior to building permit issuance, the applicant shall provide two service rooms for the trash and recycling chutes per floor and show the locations on the construction drawings or demonstrate that the project can be accommodated with one service room per floor by submitting the specifications for the maintenance and operations of the trash and recycling chutes. Specifications must demonstrate sufficient service capacity to accommodate the trash flow,

frequency of pick-ups, and housekeeping of the service rooms and chutes. Service rooms and chutes shall be maintained in perpetuity to avoid accumulation of garbage and debris within the service rooms and abutting hallways. Provisions for the maintenance and operations of the trash and recycling chutes shall be included in the CC&Rs. (P) (E)

9. This approval is subject to all the conditions previously approved by the Planning Commission and City Council relating to "S" Zone Amendment No. SA2004-7, Use Permit Amendment No. UA2004-2 and the Major Tentative Parcel Map No. MA2004-4. (E)
10. Prior to building permit issuance, the developer shall incorporate the changes shown on Engineering Services Exhibit "S" (dated 5/18/2007) in the design plans, and submit plans for review and approval. (E)

Planning = (P)

Engineering = (E)

ATTACHMENT A:

APPROVED SPECIAL CONDITIONS

TIME EXTENSION NO. TE2006-2

PJ # 3144

A request for a one-time 18-month time extension for a previously approved mixed use development, which includes 93 residential condominium units and approximately 2,633 sq. ft. of commercial space.
230 North Main Street (APN 028-24-017 and -018)

Planning Commission Approval: January 24, 2007

SPECIAL CONDITIONS

1. **TIME EXTENSION APPROVAL FOR:** “S” Zone Approval Amendment No. SA2005-33 is for the final design of a 4-story, mixed use residential and retail development consisting of 93 residential units and approximately 3,000 square feet of retail lease space in accordance with the plans approved on July 13, 2005, and as amended by the conditions below. Any major modification to the project as proposed will require an “S” Zone Approval Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for processing as per Section 42.10 of the zoning code. (P)
2. **TIME EXTENSION APPROVAL FOR:** This Use Permit Amendment No. UA2005-10 is for exceedance of building setbacks along the portion of the north property to range from 6 to 30 feet, reduction in drive aisle width to 24 feet and for a parking reduction of 28 spaces (2 retail and 26 guest). Any modification to these development standard deviations will require a Use Permit Amendment by the Planning Commission. (P)
3. **TIME EXTENSION APPROVAL FOR:** This Major Tentative Parcel Tract Map No. MA2005-3 is to create 1 commercial and 93 residential condominiums within the proposed building located on parcel 28-24-017 and 018, as depicted on the approved Tentative Tract Map dated July 13, 2005, and as amended by the conditions of approval. (P)
4. **ENVIRONMENTAL ASSESSMENT.** Prior to building permit issuance, the applicant shall submit a Phase II Environmental Assessment to the Planning Division and abide by any appropriate regulatory agency requirements. No building permit of any type shall be issued until a “Case Closure” or completion of site remediation letter from the appropriate regulatory agency is submitted to the Planning Division. (P)
5. **RETAIL.** No tallow generating businesses shall be permitted to occupy the retail tenant spaces. (P)
6. **PARK FEES.** Prior to certificate of occupancy issuance, the applicant shall pay a park-in-lieu fee in the amount of \$297,357. (P)
7. **TRAFFIC IMPACT FEE.** Prior to building permit issuance, the applicant shall contribute a “fair share” traffic impact fee in the amount of \$17,844 (based on a Midtown impact fee of \$113 per peak hour trip and a Montague Expressway impact fee of \$903 per peak hour trip). (P, T)
8. **PJ ACCOUNT.** If at the time of application for building permit, there is a past due project job account balance owed to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
9. **PJ ACCOUNT.** If at the time of application for certificate of occupancy there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
10. **DENSITY BONUS.** The City shall implement Section 54.20-3 (A-2) (Density Bonus) with respect to affordable housing incentives which shall include a bonus of 4 dwelling units above the 89 units allowed in “MXD-TOD” district and concessions involving a setback deviation of the building along Railroad Court and

a reduction in drive aisle width. The total number of 93 “for-sale” condominium units shall be provided in the residential development. (P)

11. **AFFORDABILITY.** Prior to the issuance of any permit, the applicant shall provide documentation to the approval of the City Attorney that the following 19 affordable housing units (at least 20% of allowed units without a density bonus) will be available at a housing cost affordable to very low and moderate-income households:

| | | |
|--------------|-----------|--|
| Very Low | 9 | 7-one bedroom units 2-two bedroom units |
| Moderate | 10 | 5-one bedroom units 5-two bedroom units |
| TOTAL | 19 | |

12. **AFFORDABILITY.** Prior to building permit issuance, the applicant shall provide to the City of Milpitas Redevelopment Agency, Executive Director for review and approval, a dispersment plan exhibit illustrating the location of the affordable housing units within the development. The affordable housing units shall be dispersed equally throughout the development and shall contain the same architectural features and design and amenities as the fair market rate units in the development. (P)
13. **AFFORDABILITY.** The applicant and the City of Milpitas shall enter into Restriction Agreements that outline the provisions for maintaining the long-term affordability of the required affordable “for-sale” condominium units. The Restriction Agreements shall be approved as to form by the Milpitas City Attorney’s Office, executed by the City Manager and recorded with the County of Santa Clara. The Restriction Agreements shall require that the long-term affordability of the “for-sale” condominium units shall remain in effect for fifty-five (55) years of the project. Any change to this requirement is subject to review and approval by the Milpitas City Council. (P)
14. **AFFORDABILITY.** The applicant shall work with the Housing Division staff in establishing and determining the waiting list of eligible residents that are qualified for the project. (P)
15. **AFFORDABILITY.** The established affordable purchase price for the “for-sale” condominium units shall be pursuant to income eligibility provided by the California Health and Safety Code Sections 50079.5, 50093 and 50105 which provide the “very low” limits established by the U.S. Department of Housing and Urban Development (HUD) are the state limits for those income categories and State of California Redevelopment Agency Law. The final purchase price established for the “for-sale” condominium units shall not exceed the maximum allowable purchase price for “very low” households as defined in the above code sections. Said sale price shall be approved for consistency with the definitions by the Housing Division staff. (P)
16. **GENERAL.** The applicant shall comply with Planning Commission Resolution No. 168, a resolution of standard conditions for commercial development. (Items #1-4, 9, 11 (P))
17. **GENERAL.** This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations, and in conformance with the approved plans. (P)
18. **BUILDING ELEVATIONS.** Prior to building permit issuance, the applicant shall revise the elevations in order to address the following:
- a) East elevation: indicate how far vertical elements project from building; redesign the change roof height created by the odd roofline; center windows on the two towers or add a second column of windows to

balance; plane windows should match multi-paned windows used throughout the project; and incorporate stone veneer to projections.

- b) North elevation: relocate garage vents at northwest corner further west closer to garage entrance and use stone veneer at this corner; enhance the garage exit feature by possibly adding a projection rather than flush, recess or adorn it; show trash enclosure on elevation; windows and balconies shown above and to the right of the garage are unbalanced; clarify what vertical vent-like elements are left of the corner tower balconies and provide details.
 - c) South elevation: windows with balconies are unbalanced; clarify if garage vents are going to remain along this elevation; single-paned windows shown to the right of the commercial units shall match multi-paned windows used throughout the project.
 - d) West elevation: enhance the garage entry feature by possibly adding a projection rather than flush, recess or adorn it.
 - e) All elevations: reduce height of all towers to 60 feet or less; all windows must be recessed (minimum 4-6 inches); along the building's base, use veneer treatment in areas without garage vents and around garage entrance and exit and work with staff with vent placement; modify all elevations to be consistent with the floor plans of levels, especially at the southwest corner near the retail tower (planters are not shown on elevations); use of canopies is inconsistent especially on the south facing windows and on the projecting elements; provide details or typical catalogue examples of all canopies, decorative metal bracing, railings, windows, and doors proposed in order to see how these elements meet the building, their thickness, material, color, etc.; and provide material samples of stone veneer and pavers and details of all light fixtures. (P)
19. FLOOR PLAN. Prior to building permit issuance, the applicant shall submit a revised floor plan of the garage showing the following:
- a) Relocate the parking space in the southeast corner above the utility storage room and closest to the trash area and service elevator and stairs elsewhere in the garage. This space must be relocated and no loss of parking (no less than 173 spaces) may result.
 - b) Clearly marking the directionality of each driveway with appropriate signage and striping.
 - c) Stripe the 15-foot long area south of the garage entrance on North Main Street as "No Parking" to allow an adequate right turn radius off of northbound N. Main Street into the garage.
 - d) Deepen the throat of the garage entrance and show the security gate and card reader placement on the plans in a location that allows queuing for 2 vehicles off of the street, approximately 40 feet.
 - e) Incorporate some of the 10 required bicycle spaces into the parking garage for the residents.
 - f) Clearly mark each parking space for the assigned unit (including the handicap space).
 - g) For retail space 2 provide a rear exit door into the garage for trash enclosure access purposes. All trash must be taken through the garage and not out the front door along the sidewalk. (P)
20. LIGHTING. Prior to building permit issuance, the applicant shall submit a lighting plan for the building, site and streetscape pedestrian fixtures and details for light poles and other light fixtures to the Planning Division for review and approval. (P)
21. ROOFTOP EQUIPMENT. Prior to building permit issuance the plans shall show the locations of all HVAC units, skylights, sky tunnels and other rooftop equipment and details and include a cross section to ensure all equipment is screened. (P)

22. SIGNAGE. Prior to the approval of any signage for the multi-tenant, mixed-use development, a sign program application shall be submitted for Planning Commission approval. (P)
23. IRRIGATION. Prior to building permit issuance, the applicant shall submit a revised irrigation plan for all landscape areas (podium courtyard, building perimeter planters and streetscape) and include details of irrigation system for each planter (i.e. show all sprinkler head/bubbler locations). (P)
24. LANDSCAPE. Prior to building permit issuance, the applicant shall submit a revised landscape plan that includes the following:
 - a) Reduce the number of canopy trees in the courtyard and replace with equal number, if not more, trees of a species with a smaller canopy.
 - b) Provide more shade accommodating tree species in both the northern and southern courtyard locations since these areas will be in shade most of the year.
 - c) ~~Show the location and indicate the height of the relocated palms.~~
 - d) Clarify if real (grass) turf is proposed and if not remove turf areas altogether.
 - e) If driveway width can accommodate, add a narrow landscape area along west side of trash enclosure next to garage exit and plant a vine or other climbing species to screen the solid bare wall.
 - f) The numerous shrubs listed on the landscape plans need to be individually indicated in the planters to demonstrate a tiered landscape with taller shrubs in the back that adequately screen the vents and “ground” the building and increasingly shorter shrubs towards the front of the planter.
 - g) Provide additional or better screening shrubs around locations of utilities in planters along building frontages to reduce visual impacts of utilities and garage vents, which have increased in size. (P)
25. GRAFFITI. The property owner shall continue to comply with the City’s Neighborhood Preservation Ordinance regarding the public nuisance issue of graffiti on the site. Should graffiti become an issue again in the future, prior to demolition of the abandoned buildings, the property owner shall comply with City’s standards of removal or the City shall take action to obtain a court order to enter the property and abate the graffiti. Legal costs, staff time and all other costs associated with resolving this matter will be passed on to the property owner. Contact Chris Schaller at (408) 586-3078. (P, NP)
26. EROSION CONTROL. Implement standard best management practices (BMPs) for the control of erosion during the temporary stockpiling of excavated soils with fiber rolls and installing sand or gravel bags to minimize runoff impacts to halt runoff from entering the storm drainage system. (P)
27. EROSION CONTROL. During all construction activities on-site, the project applicant/developer shall adhere to the following Best Management Practices as suggested by BAAQMD:
 - a) Watering all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
 - b) Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least a 2 feet freeboard level within their truck beds.
 - c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - d) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - e) Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.

- f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more).
 - g) Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h) Limit traffic speeds on unpaved areas to 15 mph.
 - i) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j) Plant vegetation in disturbed areas as quickly as possible.
 - k) Suspend excavation and grading (all earthmoving or other dust-producing activities) or equipment during periods of high winds when watering cannot eliminate visible dust plumes. (P)
28. **STORMWATER.** Prior to any permit issuance, the applicant shall submit a storm water control plan for the entire site including the courtyard that to the extent feasible, designs the project facilities to incorporate design concepts recommended in the Bay Area Stormwater Management Agencies Association’s “Start at the Source” Design Guidance Manual for Stormwater Quality Protection (BASMAA 1999), including, but not limited to fossil filters, grading of impervious areas to landscaping and roofs draining to landscaped areas. (P)
29. **PARKING.** Per Building Department Notes to Applicant, provide accessible (handicap) parking for guests and retail onsite if occupancy of Apton Plaza is achieved before the public parking facility is constructed near the library. This may require an interim plan to allow public access to the garage with signage indicating handicap spaces available inside the garage. This also may prevent some units from being occupied in order to free up the accessible parking spaces. (P)
30. **COURTYARD.** Prior to building permit issuance the plans shall include details of benches, tables, fountains and other amenities in the courtyard area. (P)
31. **SOUNDWALL.** Prior to building permit issuance the plans shall include an elevation and details (material and colors) of the soundwall along the eastern property line. (P)
32. **STREETSCAPE.** Prior to building permit issuance, the applicant shall submit a revised streetscape plan that includes all of the streetscape amenities including the following revisions:
- a) Clarify streetscape trees and trees in planter along building on Weller are Bradford Pear (Pyrus Calleriana “New Bradford”) not the Aristocrat and all other streetscape trees are European Hackberry (Celtis Australis) not Chinese Hackberry; as noted on plans.
 - b) Include pedestrian lights along all street frontages, interspaced with street trees with a spacing to achieve an average of 1-foot candle (approximately between every two trees).
 - c) Final streetscape design and materials along Weller Lane must compliment and match the final design of the Library side. (P)
33. **TRASH ENCLOSURE.** Prior to building permit issuance, the applicant shall submit elevations for the exterior trash enclosure. (P)
34. **TRASH MAINTENANCE.** The trash bins and trash/recycling enclosure areas shall be kept clean by double-bagging garbage and by frequent sweeping and disposal of any spilled solid waste. (P)
35. **TREE REMOVAL.** Prior to any protected tree (36-inch circumference or larger) removal, the applicant shall obtain a tree removal permit from the Trees and Landscape section of Public Works Department. (P)

36. **BUILDING COLOR.** Prior to building permit issuance the applicant must submit actual samples of the colors proposed and colored renderings of the other elevations. The final color schemes for the elevations shall be to the approval of the Planning Staff. (P)
37. **ROOF MATERIAL.** Prior to building permit issuance the plans shall indicate a slate or concrete tile or other high quality roof material (not asphalt composition) that complements the building in terms of style and color. (P)
38. **UTILITIES.** The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
39. **LAND SWAP.** Prior to final map recordation, the properties which are subject to the land exchange agreement between the City and developer for the portion of Railroad Court, N. Main Street, Weller Lane, Winsor Street and the Southerly portion of the project site shall be conveyed in fee to each party. Alternatively, the developer shall acquire the necessary land not currently owned by the developer, to make up the proposed subdivision distinctive boundary. (E)
40. **HOMEOWNERS ASSOCIATION.** Prior to final map recordation, the developer shall establish a homeowner association to define responsibilities, regulations and restrictions that apply to both residential and commercial entities. The homeowners association shall be responsible for the maintenance of the landscaping, walls, private streetlights, common area and private streets and shall have assessment power. This information shall be clearly included in the Conditions, Covenants, and Restrictions (CC&R) and recorded documents. The CC&R document shall be submitted for review and approval by the City Engineer. (E)
41. **COMMUNITY FACILITIES DISTRICT.** Prior to final map recordation developer shall submit an executed petition to annex into, with respect to the property, the special taxes levied by a Community Facility District (CFD 2005-1) for the purpose of maintaining the public services. No map will be recorded without receipt of an executed petition for annexation and consent and waiver executed by the property owners for the CFD for the establishment of special taxes. The developer shall comply with all rules, regulations, policies and practices established by the State Law and/or by the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents. (E)
42. **COMMUNITY FACILITIES DISTRICT.** Prior to issuance of any building permit, all submitted petitions to annex into the CFD shall be finalized. The developer/property owner shall comply with all rules, regulations, policies, and practices established by the City with respect to CFD including, without limitation, requirements for notices and disclosure to future owners or residents. (E)
43. **CONDOMINIUM PLAN.** Prior to condominium plans recordation, the developer shall prepare and submit condominium plans for City review. (E)
44. **TENTATIVE MAP.** Make changes as noted on Engineering Services Exhibit "T"(dated 7/5/2005) and submit a Mylar of the revised tentative map to the Planning Division within three weeks of this tentative map approval. No application for the review of the parcel map or improvement plans will be accepted until this condition is satisfied. (E)
45. **FINAL MAP.** Prior to final map recordation developer shall submit to the City a digital format of the final map (AutoCAD format). To aid in project coordination, all maps, improvement plans, and other construction documents shall use Vertical Control that is based on NGVD 29 and Horizontal Control based on NAD83 (zone 3), and utilize the same Basis of Bearing of the maps and documents prepared for the City's library project. (E)

46. FINAL MAP. Prior to issuance of any building permit, the final map shall be recorded. (E)
47. FINAL MAP. The developer shall dedicate on the final map necessary public service utility easements, street easements and easements for water and sanitary sewer purposes, as shown on the Engineering Services Exhibit "T", dated 7/5/2005. (E)
48. DEVELOPMENT FEES. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, plan check and inspection deposit. (E)
49. LAND SWAP. This approval is conditioned upon:
 - a) The developer executing the land exchange agreement with the City to exchange properties as shown on Engineering Services Exhibit "S" dated 6/22/04 and conveying the properties pursuant to the land exchange agreement.
 - b) No later than concurrently with the conveyance of land to applicant pursuant to the land exchange agreement with the City to exchange the properties, as shown on Engineering Services Exhibit "S" dated 6/22/04, the applicant shall compensate the City for the amount by which the fair market value of land conveyed to applicant exceeds the fair market value of land the applicant conveys to City, taking into consideration the acreage of the land.
 - c) The City Council adopted a Resolution of Vacation of portions of Weller Lane, North Main Street and Railroad Avenue since this land is proposed to be incorporated into the project, as shown on Engineering Services Exhibit "S" dated 6/22/04. Prior to building permit issuance, the Resolution of the partial vacations of Weller Lane, North Main Street and Railroad Court as public roadway and public utility easement shall be recorded. (E)
50. FLOOD ZONE. Prior to any building permit issuance, the developer shall obtain a Letter of Map Amendment (LOMA) from FEMA to remove that portion of the project site that will become part of the property as part of the land-exchange with the City, from Special Flood Hazard Zone area. The underground parking structure as proposed is not permitted within the existing Special Flood Hazard Zone AH (elevation 12). (E)
51. PARKING. No on-street parking will be permitted on Weller Lane between Winsor and N. Main Street. Applicant shall install necessary no parking signs along that portion of Weller lane. (E)
52. PUBLIC IMPROVEMENTS. As provided for in the Land Exchange Agreement, the developer shall pay an in-lieu fee for the cost of the relocation of the wet Public Utilities (storm, water, sewer) at Weller Lane and a portion of the Main/Weller intersection signal modifications. The developer's obligation for payment in-lieu of designing and constructing the required improvements is set at \$144,910. In addition to the foregoing, developer shall design and construct any lateral connections to Public Utilities, which are necessary to provide services to the subject property. The developer shall design and install all improvements north of the curb and gutter along Weller, including the north curb and gutter, to the satisfaction of the City Engineer. All the streetscape improvements on the North side of Weller, including but not limited to street trees, decorative sidewalk paving, and street furniture such as benches, pedestrian lighting, bike shelters/racks, tree well grates and garbage receptacles, shall be consistent with the south-side improvements. The developer shall coordinate the design and construction of these improvements with the library Project. The in-lieu fee does not cover the cost of the removal of the abandoned public utility pipelines. The developer is responsible for the cost of the removal if deemed necessary for the development of the project. (E)
53. PUBLIC IMPROVEMENTS. Prior to any building permit issuance, the developer shall obtain design approval and provide a bond for all necessary public improvements along N. Main Street and Railroad Court, including but not limited to curb and gutter, pavement, sidewalk, undergrounding of existing overhead utilities, street tree planting, signage and striping, bus stops, street lights, fire hydrants, storm drain, sewer

and water services, and street furniture improvements such as benches, pedestrian lighting, bike shelter/rack, tree well grates, and garbage receptacles along N. Main Street, and Railroad Avenue, as further shown on Engineering Services Exhibit “S”, dated 6/22/2004. The developer shall also design and construct all improvements north of the curb and gutter along Weller, including the Weller Lane north curb and Gutter. The applicant shall construct subject improvements prior to building occupancy permit issuance. These required improvements shall comply with the City’s Development standards and Design guidelines and Streetscape plans approved for Milpitas Midtown Specific Plan. Plans for all public improvements shall be prepared on Mylar (24”x36” sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. To aid in project coordination, all maps, improvement plans, and other construction documents shall use Vertical Control that is based on NGVD 29 and Horizontal Control based on NAD83, and utilize the same Basis of Bearing of the maps and documents prepared for the City’s library project. The developer shall also execute a public improvement agreement, the performance of which shall be secured in an amount equal to 100% of the City Engineer’s estimate of the construction cost for faithful performance and 100% of the City Engineer’s estimate of the construction cost for labor & materials. (E)

54. **CONSTRUCTION STAGING.** The developer shall coordinate its construction schedule and activities with the City’s Library project. No portion of City’s property within the proposed library site will be available for construction staging without City’s prior written approval. (E)
55. **UTILITIES.** Prior to building permit issuance, developer shall design all above ground utilities on Weller Lane (except for fire equipment which will remain in the landscape planter again south façade) to be relocated to a common area near the southeast corner tower. The plans shall include details of proper screening of the equipment without precluding rear building access. (E)
56. **UTILITIES.** Prior to building occupancy permit issuance the developer shall underground all existing wires on the utility poles number 2 to 5, and remove poles number 3, 4 and 5, as shown on the Engineering Services Exhibit “S”, dated 6/22/2004. All proposed utilities within the proposed development shall also be undergrounded. Within 60 days of City Council approval of this project, the developer shall make an application with PG&E for its service connections to this site. The applicant is also required to design, construct and coordinate its dry utilities (phone, electric, gas, cable, etc.) construction with Library project and other affected agencies including but not limited to PG&E. If mutually agreed, the City may underground the overhead wires between poles 2 and 5 and the developer is required to reimburse the City for the actual cost of this undergrounding. The undergrounding of overhead utilities is not covered by the fees described in Condition No. 52. (E)
57. **GRADING PLAN.** At the time of building permit plan check submittal the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities including overland flow as shown on the existing federal flood map. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior any building permit issuance. (E)
58. **STORMWATER.** The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities that disturb one acre or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions

regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)

59. UTILITIES. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)
60. UTILITIES. Multistory buildings as proposed require water supply pressures above that which the City can normally supply. Additional evaluations by the applicant are required to assure proper water supply (potable or fire services). The Applicant shall submit an engineering report detailing how adequate water supply pressures will be maintained. Contact the Utility Engineer at 586-3345 for further information. (E)
61. UTILITIES. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division:
 - a) Water Service Agreement(s) for water meter(s) and detector check(s).
 - b) Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)
62. SITE DISTANCE. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
63. UTILITIES. In accordance with Chapter 5, Title VIII (Ord. No. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
 - a) Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord. No. 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check submittal. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection. (E)Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)
64. UTILITIES. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements. (E)
65. TRASH ENCLOSURE. Prior to occupancy permit issuance, the applicant shall construct trash enclosure(s), for Solid Waste Services. City Engineer's review and approval is required prior to construction of the trash enclosure. The proposed trash enclosure must meet the BFI criteria to support self-contained, roll-off compaction equipment for separate recycle and trash services, as listed below. Applicant advised that the following special conditions to support self-contained, roll-off compaction equipment for separate recycle and trash services shall be required due to limitations of enclosure location and mixed-use development:
 - a) Use of two, 25 cubic yard capacity, self-contained, roll-off compactors shall be used; one for trash and one for recyclables.
 - b) Enclosure construction to include the following:
 - i. Interior dimensions of 23-feet X 24-feet.

- ii. Walls and ceiling no lower than 10-feet in height.
- iii. Conduit to support compactor hydraulics.
- iv. Beam at inside enclosure median to support 2 sets of 12-foot length gates (doors at 6-feet each).
- v. J-hooks with receiving holes at opened and closed positions for each gate.
- vi. Compactor-compatible ground rails installed and extending 2-feet beyond and under the gates.
- vii. Compactor-compatible 3 cubic yard, "pushable/trainable" front load bins.
- c) Reinforced concrete pad for enclosure and service access shall:
 - i. Be minimum of 8-inch thick and accommodate not less than 60,000 pounds.
 - ii. Provide no greater than 2% slope at walkway between curb-cut and enclosure wall.
- d) All other enclosure standards shall be required per the Development Guidelines for Solid Waste Services.
- e) Service Frequency: Recycle and trash compactors may be placed on "on call" service during first occupancy phase. Estimated service frequency for recycle compactor at full occupancy is twice a week. Estimated service frequency for trash compactor at full occupancy is once a week. Scheduled once-a-week frequency shall apply for trash compactor upon achievement of 90% occupancy.
- f) Effective Recycling Program Participation: Recycling compactor shall be charged at the higher, trash rate should "contaminates" (materials not accepted in City of Milpitas/BFI Residential Recycling Program), exceed 20% of each collection.
- g) On-site Recycling Program Management: Adequate space for recycling shall be maintained within the residential "Trash Rooms" and commercial waste area, including effective separation from trash and liquids.
- h) On-site Recycling Program Promotions: Residents and commercial tenants shall be advised of effective recycling program participation on a move-in and annual basis by the property manager.
- i) Location of trash chutes and rooms is acceptable. Trash rooms shall not be less than 6-feet x 9-feet INTERIOR dimensions. (E)

66. TRASH ENCLOSURE. Prior to occupancy permit issuance, the applicant shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with BFI for both commercial and residential use:

- a) Maintain an adequate level of service for trash collection.
- b) Maintain recycling services including separate services for beverage containers.

After the applicant has started its business and building is occupied, the solid waste service shall be evaluated by BFI commercial representative to determine the adequacy of the service level. If it is found to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234. (E)

67. ENCROACHMENT PERMITS. Prior to any work within public right of way or City easement, the developer shall obtain necessary encroachment permit(s) from City of Milpitas Engineering Division. (E)

68. VACATION. Prior to any permit issuance, the developer shall successfully process an application through the City to vacate that excess portion of the existing Public Service Utility Easements along vacated Weller Lane, N. Main Street and Railroad Avenue. (E)

69. TIME EXTENSION. The executed agreements and conditions of approval associated with this project are based on the current cost sharing and coordination of all parcels proposed for development in this immediate area. Therefore, any future request for a time extension will necessitate re-review of the agreements and conditions of approval for possible modification to address changed circumstances. (P)

Planning Division = (P)

Engineering division = (E)

Transportation Division = (T)

Neighborhood Preservation = (NP)

Distribution:

Applicant & Owner

Albert Zamora, Fire Dept.

Keyvan Irannejad, Building Div.

Mehdi Khaila, Principal Civil Engineer

Jaime Rodriguez, Traffic Engineering

Joe Oliva, Trans., Planning Div.

Greg Armendariz, Public Works Director

Dorsey Wiseman, Building Inspection

Jane Corpus, Finance

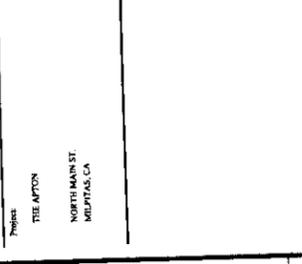
File

4.

ANDERSON ARCHITECTS, INC.
 225 S. Bascom Ave., Suite 100
 San Jose, CA 95128
 Tel: 408.271.1982
 Fax: 408.271.1982
 www.andersonarch.com

APTON PROPERTIES, LLC
 1400 MILPITAS BOULEVARD
 FREMONT, CA 94539

THE APTON
 NORTH MAIN ST.
 MILPITAS, CA



PD PERMIT RESUBMITTAL
05/04/07

RECEIVED
MAY 07 2007
CITY OF MILPITAS PLANNING DIVISION

COVER SHEET

Sheet No.:
 Date:
 Scale:
 Drawn by:
 Checked by:
 Sheet Title:

| No. | Description | Date |
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| 1 | Planning Department | 05/14/07 |
| 2 | Planning Department | 06/05/07 |
| 3 | Planning Department | 06/05/07 |
| 4 | Planning Department | 06/05/07 |
| 5 | Planning Department | 06/05/07 |
| 6 | Planning Department | 06/05/07 |
| 7 | Planning Department | 06/05/07 |
| 8 | Planning Department | 06/05/07 |
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| 12 | Planning Department | 06/05/07 |

| No. | Description | Date |
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| 11 | Planning Department | 06/05/07 |
| 12 | Planning Department | 06/05/07 |

Client Revisions

City Revisions

Scale: N.T.S.

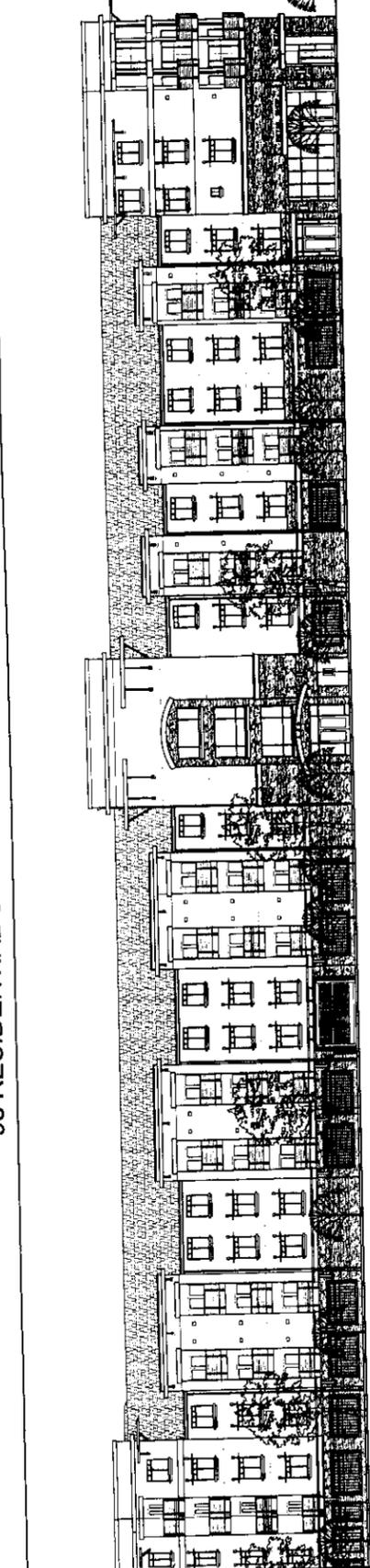
Drawn by: JB

Checked by: LA

Sheet Title: Cover Sheet

Job No: A-0

THE APTON
 93 RESIDENTIAL UNITS & 1 COMMERCIAL UNIT (TOTAL 94 UNITS)



APPROVED FOR CONSTRUCTION

PLAN CHECK SUBMITTAL

BUILDING DEPARTMENT

DESIGN REVIEW SUBMITTAL

PRELIMINARY (NOT FOR CONSTRUCTION)

PLANNING DEPARTMENT

BUILDING DEPARTMENT

DESIGN REVIEW SUBMITTAL

PRELIMINARY (NOT FOR CONSTRUCTION)

PLANNING DEPARTMENT

BUILDING DEPARTMENT

DESIGN REVIEW SUBMITTAL

PRELIMINARY (NOT FOR CONSTRUCTION)

PLANNING DEPARTMENT

CONSULTANTS

OWNER:
 APTON PROPERTIES, LLC
 4650'S MISSION BLVD.
 FREMONT, CA 94539
 (510) 230-4454, FAX (510) 216-1272
 CONTACT: BADRI VALANI

ARCHITECTURAL:
 ANDERSON ARCHITECTS, INC.
 KURT B. ANDERSON, AIA
 2255 S. BASCOM AVE., SUITE 100
 CAMPBELL, CA 95008
 (408) 371-1263 FAX: (408) 371-3482
 CONTACT: KURT ANDERSON

CIVIL ENGINEER:
 BRIO ENGINEERING ASSOCIATES, INC.
 2888 STEVENS CREEK BOULEVARD 208
 SAN JOSE, CA 95128
 (408) 241-5494, FAX (408) 241-5493
 CONTACT: DENNIS M. VALDEZ, CE

LANDSCAPE ARCHITECT:
 HLD GROUP
 595 N. SANTA CRUZ AVE
 SANTA CLARA, CA 95051
 (408) 254-8809, FAX (408) 354-9040
 CONTACT: TITI HOAGLAND

SYMBOLS

① NUMBERS (VERTICAL)
 LETTERS (HORIZ)

Ⓜ DETAIL NUMBER
 SHEET WHERE DETAIL IS DRAWN

Ⓜ SECTION NUMBER
 SHEET WHERE SECTION IS DRAWN

↑ ELEVATION ABOVE DATUM POINT

↕ GRADE ELEVATION IN PLAN

⬆ NORTH INDICATES TRUE NORTH

BUILDING DATA

OCCUPANCY GROUP: R1 APARTMENT
 A-3 COFFINITY ROOM
 M1 RETAIL
 S3 PARKING GARAGE

ZONE: PREVIOUS APPROVAL *

APPLICABLE CODES: ALL WORK SHALL BE IN COMPLIANCE WITH THE CITY OF MILPITAS CODE AND THE 2007 EDITIONS OF THE CALIFORNIA BUILDING CODE, CA MECHANICAL CODE, CA PLUMBING CODE, AND CA ELECTRICAL CODE

OPEN SPACE: INTERIOR COURTYARD (PRIVATE PARK SPACE) 11,983 SF.

PARK REQUIREMENTS: 35 ACRES PER 1,000 PEOPLE 96 UNITS
 21 ACRES PER 1,000 PEOPLE 15% (43%) OF THE 35 ACRES MAY BE PRIVATE

PRIVATE PARK SPACE 17,993 SF.
 PUBLIC PARK SPACE 22,420 SF.
 TOTAL PARK SPACE REQUIRED 40,214 SF.

PROJECT INFORMATION

SQUARE FOOTAGE:
 1) RETAIL AREA 2,603 SF
 2) PARKING GARAGE 56,571 SF
 3) FIRST FLOOR RESIDENTIAL 2,361 SF
 EXTERIOR HALLWAYS 1,588 SF
 4) SECOND FLOOR RESIDENTIAL 3,414 SF
 EXTERIOR HALLWAYS 2,231 SF
 5) THIRD FLOOR RESIDENTIAL 35,571 SF
 EXTERIOR HALLWAYS 2,261 SF
 6) COURTYARD 2,281 SF
 7) UNIT PLANS 11,983 SF

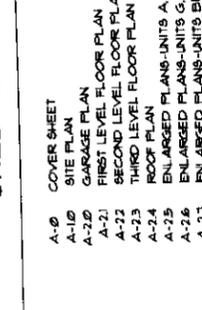
UNIT PLANS:
 "A" (33)
 "B" (1)
 "B-1" (1)
 "C" (68)
 "D" (2)
 "D-1" (3)
 "D-2" (3)
 "E" (8)
 "E-1" (2)
 "E-2" (1)
 "F" (3)
 "F-1" (3)
 "F-2" (2)
 "G" (1)
 "G-1" (1)
 "H" (2)
 TOTAL UNITS (93)

TOTAL RESIDENTIAL 121,768 SF
 TOTAL EXTERIOR WALKWAYS 7,293 SF
 TOTAL BALCONIES 6,106 SF
 TOTAL GARAGE 56,571 SF
 TOTAL RETAIL AREA 7,603 SF

SHEET INDEX

A-0 COVER SHEET
 A-10 SITE PLAN
 A-20 GARAGE PLAN
 A-21 FIRST LEVEL FLOOR PLAN
 A-22 SECOND LEVEL FLOOR PLAN
 A-23 THIRD LEVEL FLOOR PLAN
 A-24 ROOF PLAN
 A-25 ENLARGED PLANS-UNITS A, B, C, D1, D2, E
 A-26 ENLARGED PLANS-UNITS G, G1, F, H, & D
 A-31 COURTYARD ELEVATIONS & SECTION
 A-32 BUILDING ELEVATIONS
 A-33 SOLAR & SHADING STUDY
 A-40 SOLAR & SHADING STUDY
 A-50 PROPOSE MATERIALS, DETAIL, AND COLOR SCHEME
 L-100 COVER SHEET
 L-101 STREETSCAPE LAYOUT PLAN
 L-102 STREETSCAPE PLANTING PLAN
 L-103 STREETSCAPE IRRIGATION PLAN
 L-104 PLAZA LAYOUT & LIGHTING PLAN
 L-105 PLAZA PLANTING PLAN
 L-106 PLAZA IRRIGATION PLAN
 L-107 CONSTRUCTION DETAILS
 L-108 LANDSCAPE DETAILS
 L-109 LANDSCAPE SPECIFICATIONS
 L-110

VICINITY MAP



BUILDING DATA

OCCUPANCY GROUP: R1 APARTMENT
 A-3 COFFINITY ROOM
 M1 RETAIL
 S3 PARKING GARAGE

ZONE: PREVIOUS APPROVAL *

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Client:
ATTON PROPERTIES, LLC
4608 WISDOM BOULEVARD
REDMONT, CA 94574

Project:
THE ATTON
28 NORTH MAIN ST.
MILPITAS, CA

**PD PERMIT
RESUBMITTAL
05/04/07**

Sheet

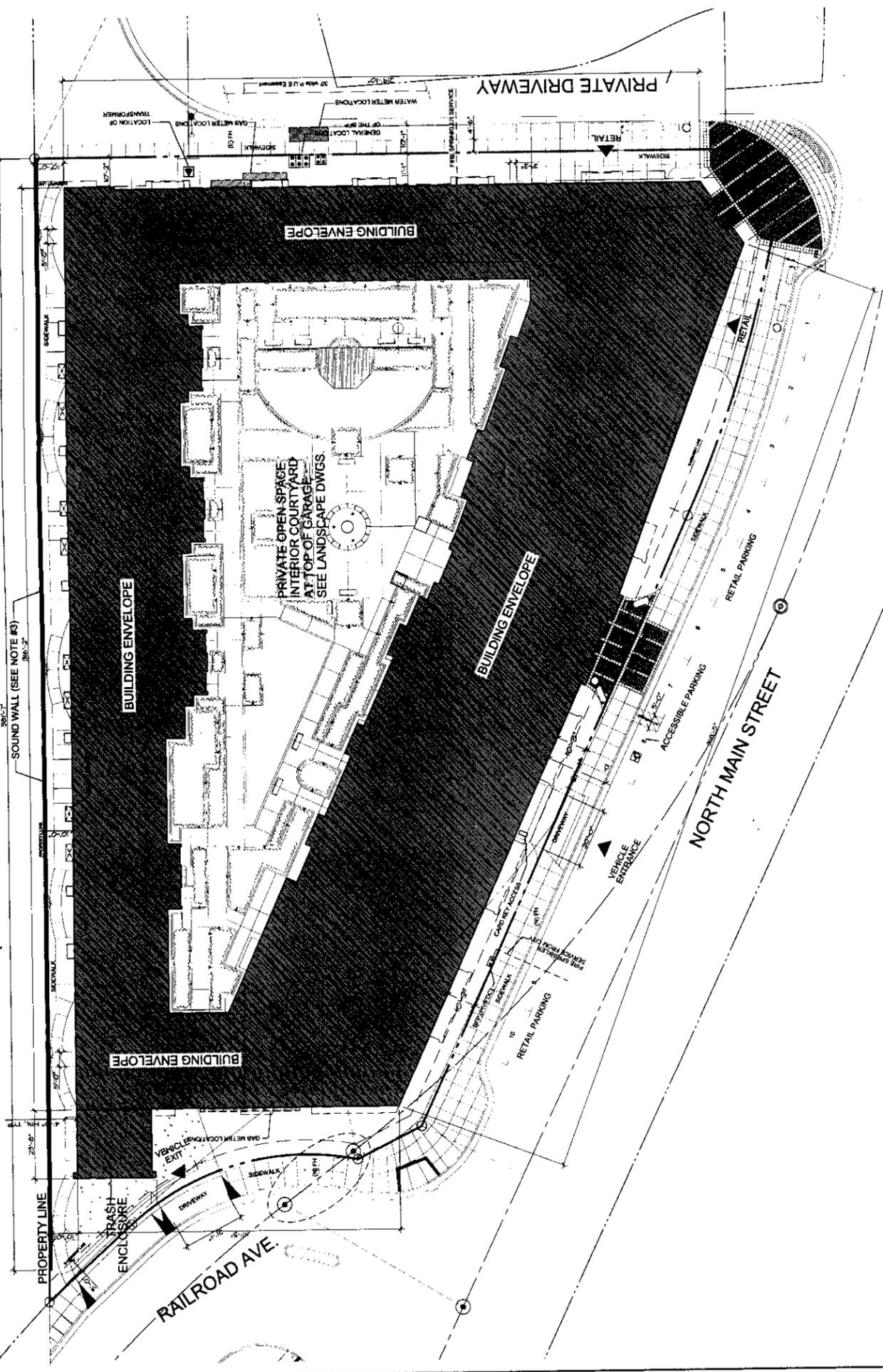
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| No. | Description | Date |
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| 1 | Planning Revisions | 03/15/07 |
| 2 | Planning Revisions | 04/04/07 |
| 3 | Planning Revisions | 04/04/07 |
| 4 | Planning Revisions | 04/04/07 |
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Site Plan

A1.0

**UNION PACIFIC RAILROAD
(FORMERLY SOUTHERN PACIFIC TRANSPORTATION)**



PARKING CALCULATION

58 TOTAL UNITS
Total Building Footprint Sq. Ft. (Superstructure) = 38,738 s.f.
Total Courtyard Sq. Ft. = 17,580 s.f.

Unit mix:
1 Bf Flats 25 x 1.5 = 37.5
2 Bf Flats 52 x 2.0 = 104.0
3 Bf Flats 15 x 2.0 = 30.0
= 173.5
1 COMMERCIAL SPACE = 0

Parking Req'd = 173 Spaces
Parking Provided: 174 Spaces
Garage = 10 Spaces
Off Site Parking = 10 Spaces

- LEGEND**
- GAS METER LOCATION
 - WATER METER LOCATION
 - TRANSFORMER
 - (FH) FIRE HYDRANT
 - (BFP) BACKFLOW PREVENTOR
 - INDICATES MECHANICAL SHAFTS

1 SITE PLAN
1/16" = 1'-0"
SCALE: 1/16" = 1'-0"

PROJECT BUILDING AND AREA SUMMARY

| LEVEL | AREA | NOT INCLUDED |
|----------------------------------|---|--------------|
| GARAGE LEVEL | GARAGE | 56,521 SF |
| | RETAIL SPACES & STORAGE | 2,833 SF |
| | LOBBY AND STAIR 1 | 984 SF |
| | TRASH ENCLOSURE | 623 SF |
| | TOTAL GARAGE LEVEL | 60,741 SF |
| 2ND FLOOR RESIDENTIAL LEVEL | UNITS, MECH & ELECT. LOBBY | 34,140 SF |
| | EXER. RM, INT. CORRIDORS, PASSAGEWAY | 2,861 SF |
| | EXTERIOR HALLWAYS | 2,237 SF |
| | ALL EXTERIOR BALCONIES | 38,728 SF |
| | TOTAL 2ND FLOOR | 38,728 SF |
| 3RD FLOOR RESIDENTIAL LEVEL | UNITS, MECH & ELECT. LOBBY | 34,086 SF |
| | EXER. RM, INT. CORRIDORS, PASSAGEWAY | 2,861 SF |
| | EXTERIOR HALLWAYS | 2,281 SF |
| | EXTERIOR BALCONY | 1,476 SF |
| | TOTAL 3RD FLOOR | 40,214 SF |
| 1ST FLOOR RESIDENTIAL LEVEL | UNITS, MECH & ELECT. LOBBY, COMMUNITY, EXER. RM, INT. CORRIDORS, PASSAGEWAY | 32,076 SF |
| | EXTERIOR HALLWAYS | 2,361 SF |
| | ALL EXTERIOR BALCONIES | 1,588 SF |
| | TOTAL 1ST FLOOR | 36,025 SF |
| | LANDSCAPED POUDEM USEABLE AREA | 7,200 SF |
| TOTAL 1ST FLOOR & LANDSC. POUDEM | 43,225 SF | |

NOT INCLUDED: STAIR ENCLOSURES, MECH/TRASH CHUTE SHAFTS, ELEVATORS

PROJECT AREA GRAND TOTAL: 182,918 SF

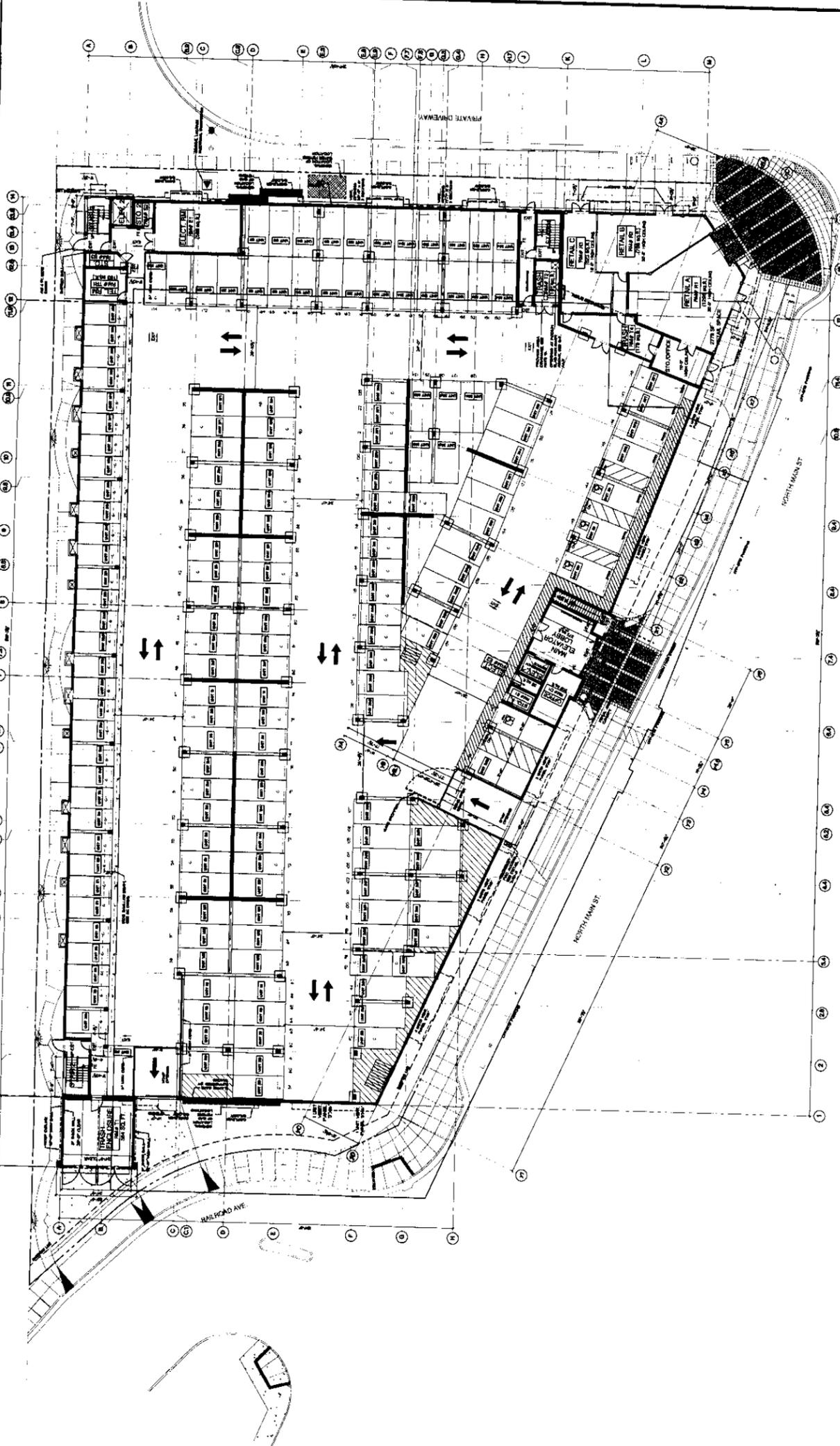
Anderson Architects
 2755 S. Mission Ave., Suite 100
 Campbell, CA 95008
 Tel: 408.371.1300
 Fax: 408.371.1482
 www.andersonarch.com

APTON PROPERTIES, LLC
 4600 MISSION BOULEVARD
 FREDERICK, CA 94509

Project:
 THE APTON
 NORTH MAIN STREET
 FREDERICK, CA

Client:
 APTON PROPERTIES, LLC

**PD PERMIT
 RESUBMITTAL
 05/04/07**



GARAGE PLAN
 1/16" = 1'-0"
 NORTH
 SCALE: 1/8" = 1'-0"

- LEGEND**
- CONCRETE WALL, 3-HR RATED
 - METAL STUD WALL, 1-HR RATED
 - METAL LOUVERED VENTS, SIZES VARIES SEE PLAN
 - STRUCTURAL COLUMN, 3-HR RATED
 - ALUM. WINDOW FRAMING, SEE WINDOW SCHEDULE
 - STEEL COLUMN, SEE STRUCTURAL DWGS. FOR DETAILS
 - EXIT SIGNS - SEE NOTE 4
 - DOOR SCHEDULE
 - WINDOW SCHEDULE
 - BICYCLE/MOTORCYCLE PARKING
 - (FE) INDICATES WALL MOUNTED PORTABLE FIRE EXTINGUISHERS
 - INDICATES RATED EXHAUST SHAFTS
 - INDICATES PROPOSED ASSIGNED UNIT PARKING
 - INDICATES FIRE DEPARTMENT PATH OF TRAVEL

Client Revisions

| No. | Description | Date |
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City Revisions

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| GARAGE DATA | REQUIRED LENGTH OF OPENINGS (40% OF PERIMETER LENGTH) | REQUIRED AREA OF OPENINGS (20% OF GARAGE WALL AREA) | GARAGE FLOOR AREA (Sq. Ft.) | COMMERCIAL SPACE (Sq. Ft.) |
|---|--|---|--|-------------------------------------|
| 1 - F.R. S-3 10' 0" TOTAL NUMBER OF HANDICAP STALLS PROVIDED: 4 TOTAL NUMBER OF PANDEM SPACES PROVIDED: 36 TOTAL NUMBER OF SINGLE SPACES PROVIDED: 135 | GARAGE PERIMETER: 852' 0" EXISTING PERIMETER: 659' 0" REQUIRED LENGTH OF OPENINGS: 852' 0" x 40% = 340.8' L.F. LENGTH OF OPENINGS PROVIDED: SECTION OPENINGS: 211' L.F. PANELS: 178' L.F. ENTRY OPENINGS: 12' L.F. TOTAL PROVIDED: 387' L.F. 387' L.F. (PROVIDED) > 340.8' L.F. (REQUIRED) | GARAGE WALL AREA: 962' (Length) x 10.5' (Height) = 10,101.0 Sq. Ft. REQUIRED: 10,101.0 Sq. Ft. x 20% = 2,020.2 Sq. Ft. PROVIDED: 2,020.2 Sq. Ft. VENT OPENINGS PROVIDED: 51 (1000) 750 Sq. Ft. 81 (1000) 750 Sq. Ft. 41 (800) 320 Sq. Ft. 22 (1000) 150 Sq. Ft. 10 (800) 60 Sq. Ft. 11 (1000) 75 Sq. Ft. TOTAL PROVIDED: 2,004 Sq. Ft. 2,004 Sq. Ft. (PROVIDED) > 2,020.2 Sq. Ft. (REQUIRED) | Total square footage: 32,268 sq. ft. Total parking stalls: 174 Handicap stalls: 4 (174 x 2% = 3.48) Provided: 4 (174 x 2% = 3.48) Motorcycles / Bicycles: 1,100 sq. ft. RESIDENTIAL LIMITS: 1. 1st - 3rd FLOORS: 40 LIMITS 2. 4th - 5th FLOORS: 40 LIMITS 3. 6th - 8th FLOORS: 1 LIMIT COMMERCIAL SPACE: 94 LIMITS TOTAL: 174 LIMITS UNIT MIX: 1. 1st - 3rd FLOORS: 28 x 1.5 = 42 2. 4th - 5th FLOORS: 32 x 2.0 = 64 3. 6th - 8th FLOORS: 16 x 2.0 = 32 1 Commercial Space = 0 173.5 - 173 Parking Garage Spaces: 174 spaces Parking Garage provided: 174 spaces | Total square footage: 3,800 sq. ft. |
| | | | Overall Building Footage (Sq. Ft.) Total square footage: 36,071 sq. ft. Total Trade Enclosure: 620 sq. ft. | |

PD PERMIT
RESUBMITTAL
05/04/07



Client Revisions

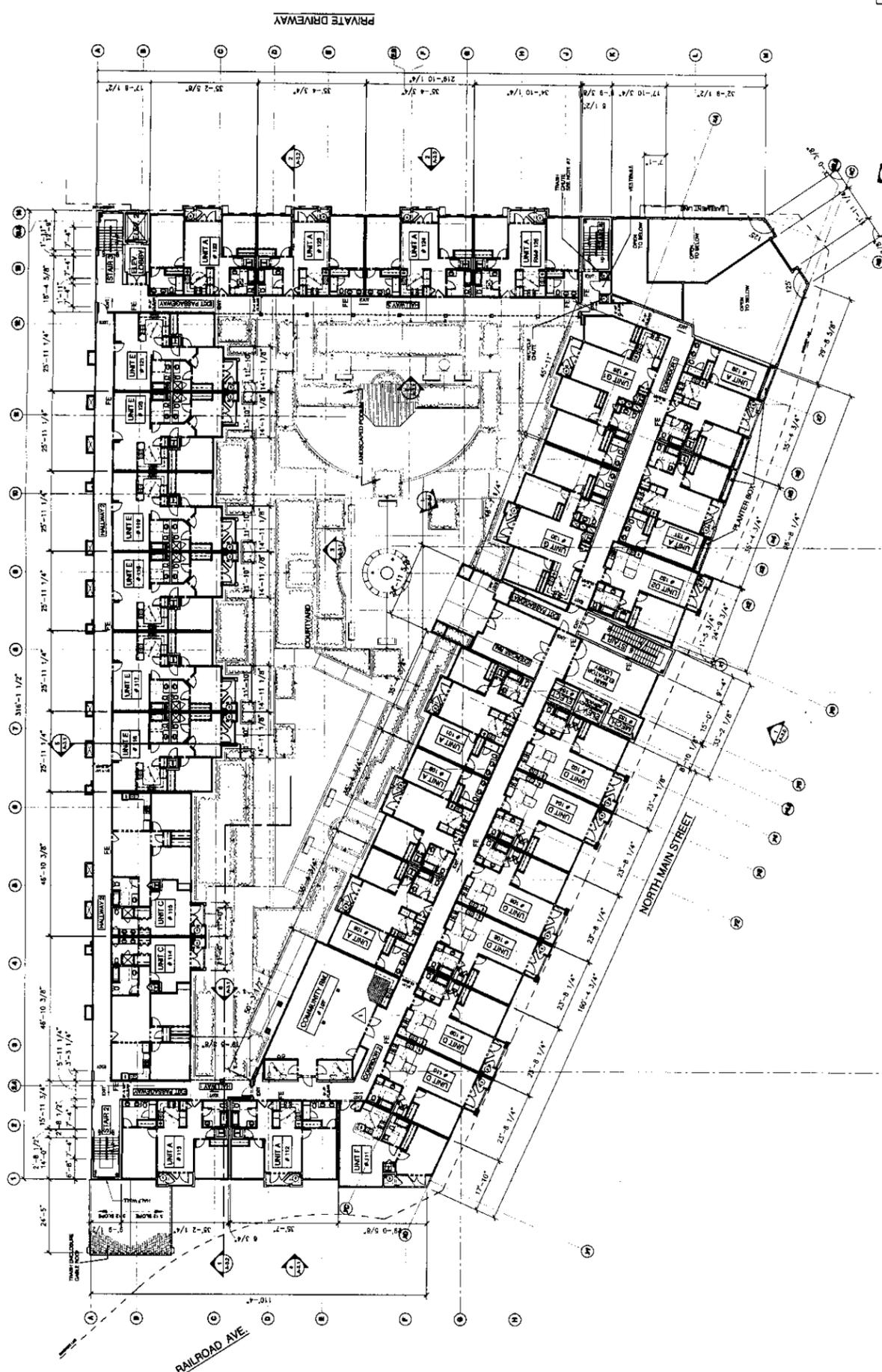
| No. | Description | Date |
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City Revisions

| No. | Description | Date |
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| 1 | Planning Department | 05/04/07 |
| 2 | Planning Department | 05/04/07 |
| 3 | Planning Department | 05/04/07 |
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First Level
Floor Plan

A-2.1



| UNIT TYPE (FIRST FLOOR RESIDENTIAL) | Count |
|-------------------------------------|-------|
| UNIT A | 11 |
| UNIT B | 0 |
| UNIT C | 2 |
| UNIT D | 6 |
| UNIT E | 0 |
| UNIT F | 1 |
| UNIT G | 6 |
| UNIT H | 1 |
| UNIT I | 1 |
| UNIT J | 1 |
| UNIT K | 1 |
| UNIT L | 1 |
| UNIT M | 1 |
| UNIT N | 1 |
| UNIT O | 1 |
| UNIT P | 1 |
| UNIT Q | 1 |
| UNIT R | 1 |
| UNIT S | 1 |
| UNIT T | 1 |
| UNIT U | 1 |
| UNIT V | 1 |
| UNIT W | 1 |
| UNIT X | 1 |
| UNIT Y | 1 |
| UNIT Z | 1 |
| TOTAL UNITS = | 29 |

| TOTAL RESIDENTIAL UNIT COUNT: | Count |
|-------------------------------|----------|
| FIRST FLOOR | 29 UNITS |
| SECOND FLOOR | 32 UNITS |
| THIRD FLOOR | 32 UNITS |
| TOTAL | 93 UNITS |

| AREAS | Count |
|-------------------------------|-------------|
| BUILDING FOOTPRINT | 98,310 S.F. |
| OPEN COURTYARD (USABLE SPACE) | 7,200 S.F. |

1 FIRST FLOOR RESIDENTIAL PLAN
1/16" = 1'-0"

The use of these plans and specifications shall be restricted to the project and location shown hereon. Any other use, including but not limited to, reproduction, modification, or alteration, without the express written consent of Anderson Architects, Inc., is prohibited. This is to be used only for the project and location shown hereon. It is the responsibility of the user to verify all dimensions and specifications with the applicable building codes and regulations. Void contract with these plans and specifications shall constitute a breach of the contract of the construction.

Client:
ANTON PROPERTIES, LLC
4000 MISSION BOULEVARD
FREMONT, CA 94539

Project:
ANTON
200 NORTH MAIN STREET
MILPITAS, CA

**PD PERMIT
RESUBMITTAL
05/04/07**

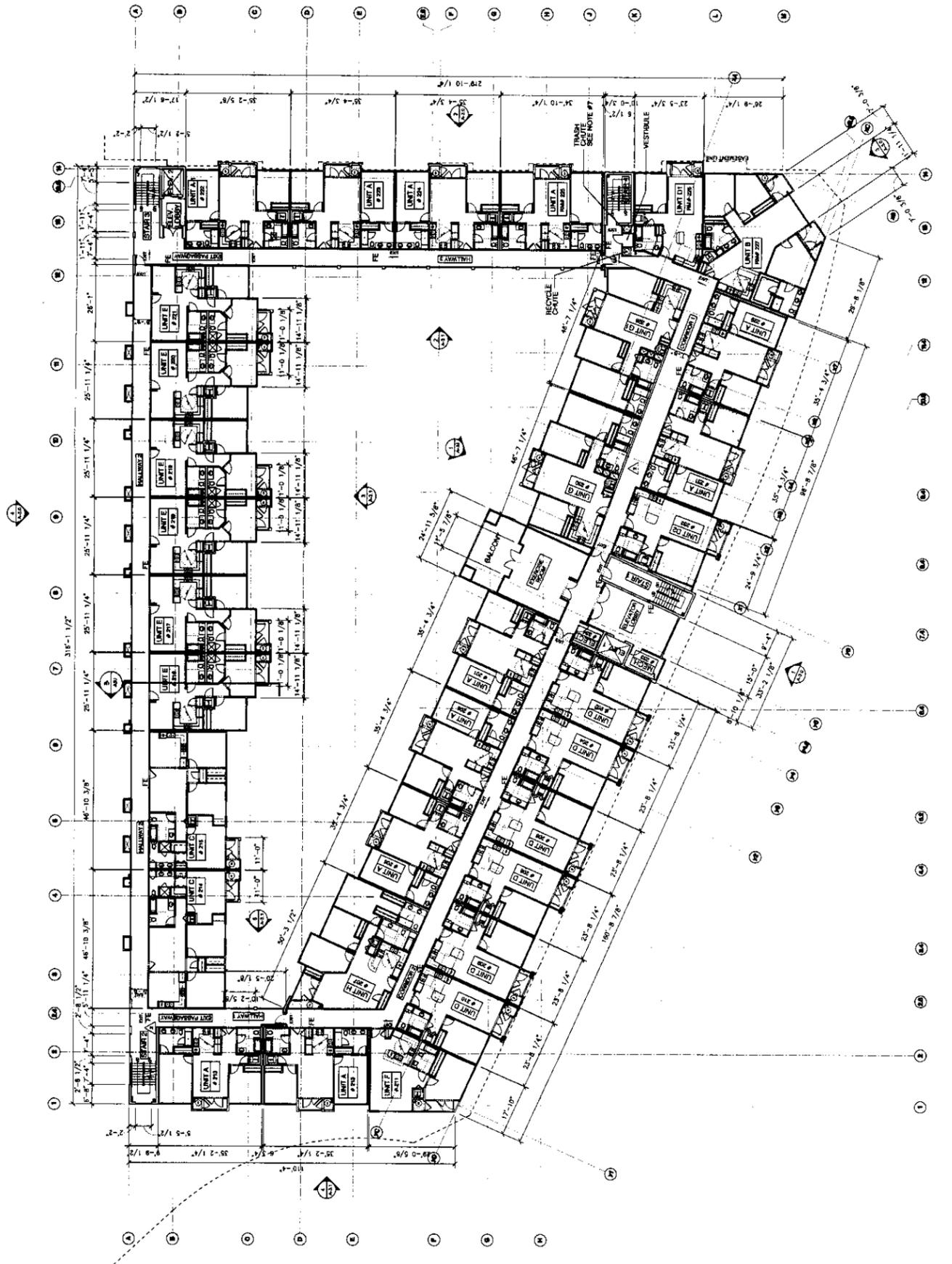


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| No. | Description | Date |
|-----|-------------------------|----------|
| 1 | Planning Submittal | 02/14/07 |
| 2 | Planning Plan Submittal | 04/04/07 |
| 3 | Planning Submittal | 05/04/07 |
| 4 | | |
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*Second Level
Floor Plan*

A-2.2



| UNIT TYPE | SECOND FLOOR RESIDENTIAL | Count |
|-------------|--------------------------|-------|
| UNIT A | TWO BEDROOM | 11 |
| UNIT B | THREE BEDROOM | 1 |
| UNIT C | THREE BEDROOM | 2 |
| UNIT D | ONE BEDROOM | 6 |
| UNIT E | ONE BEDROOM | 1 |
| UNIT F | TWO BEDROOM | 6 |
| UNIT G | ONE BEDROOM | 1 |
| UNIT H | THREE BEDROOM | 1 |
| UNIT I | THREE BEDROOM | 1 |
| UNIT J | THREE BEDROOM | 1 |
| TOTAL UNITS | | 32 |

AREAS
BUILDING FOOTPRINT 38,313 SF.

1 SECOND FLOOR RESIDENTIAL BLDG. PLAN
1/16" = 1'-0"

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Client:
 APTON PROPERTIES, LLC
 4608 MISSION BOULEVARD
 FREMONT, CA 94539

Project:
 APTON
 230 NORTH MAIN STREET
 MOUNTAIN VIEW, CA

**PD PERMIT
 RESUBMITTAL
 05/04/07**



Client Revisions

| No. | Description | Date |
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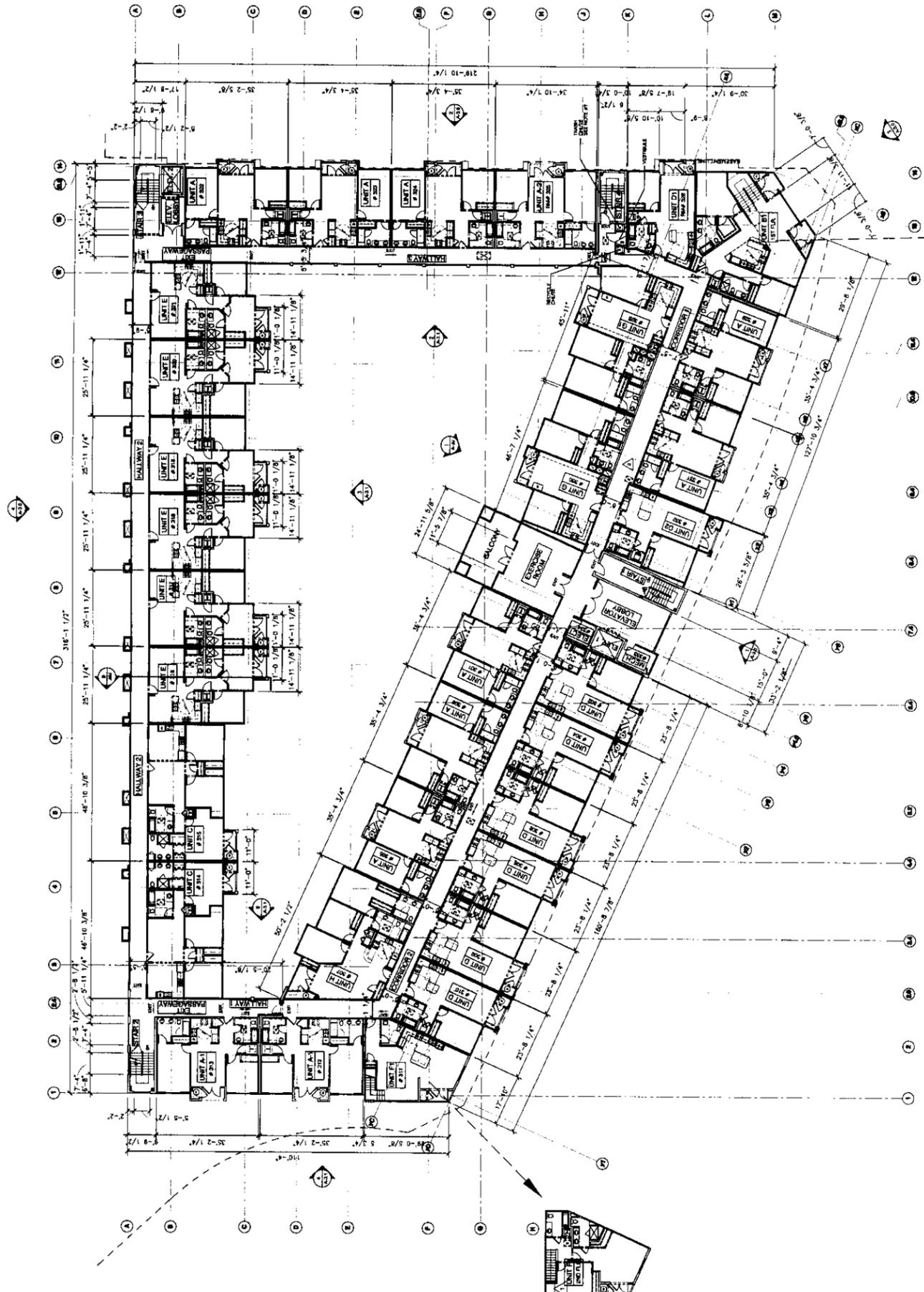
City Revisions

| No. | Description | Date |
|-----|--------------------------|----------|
| 1 | Planning Revisions | 05/04/07 |
| 2 | Planning Final Revisions | 06/06/07 |
| 3 | Planning Final Revisions | 06/06/07 |
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Drawn By: JLS
 Checked By: JLS
 Sheet Title:

*Third Level
 Floor Plan*

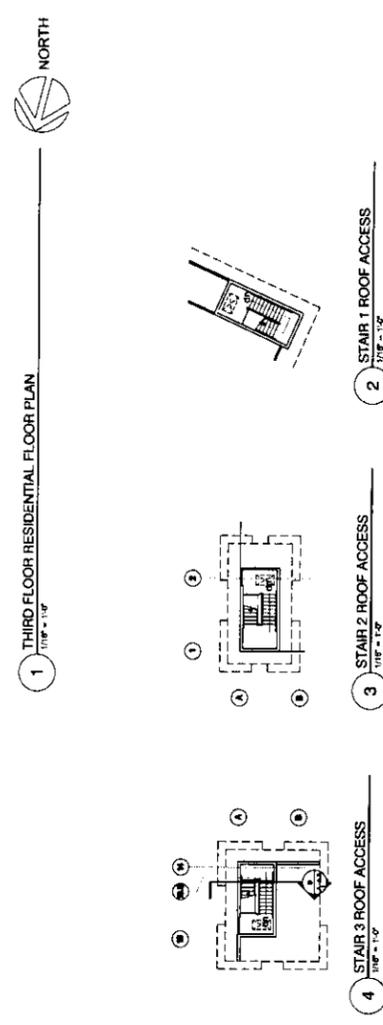
Sheet No. **A-2.3**



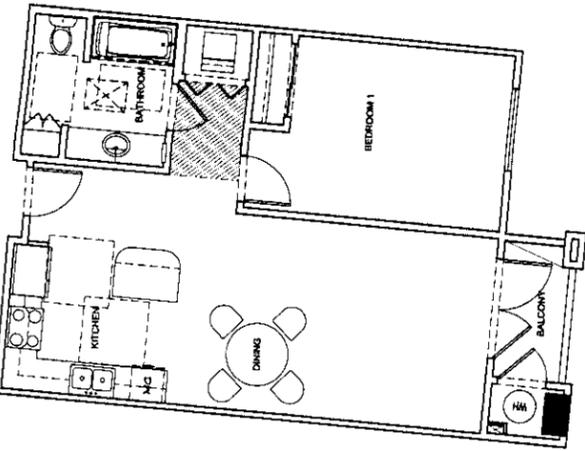
UNIT TYPE (THIRD FLOOR RESIDENTIAL)

| | | |
|--------------------|-----------------------|-----------|
| UNIT A | TWO BEDROOM | 11 |
| UNIT B1 | FOUR BEDROOM / OFFICE | 1 |
| UNIT C | THREE BEDROOM | 2 |
| UNIT D | ONE BEDROOM | 6 |
| UNIT D1 | ONE BEDROOM | 1 |
| UNIT D2 | ONE BEDROOM | 1 |
| UNIT E1 | TWO BEDROOMS | 6 |
| UNIT E2 | TWO BEDROOMS | 6 |
| UNIT G1 | THREE BEDROOM | 1 |
| UNIT H | THREE BEDROOM | 1 |
| TOTAL UNITS | | 32 |

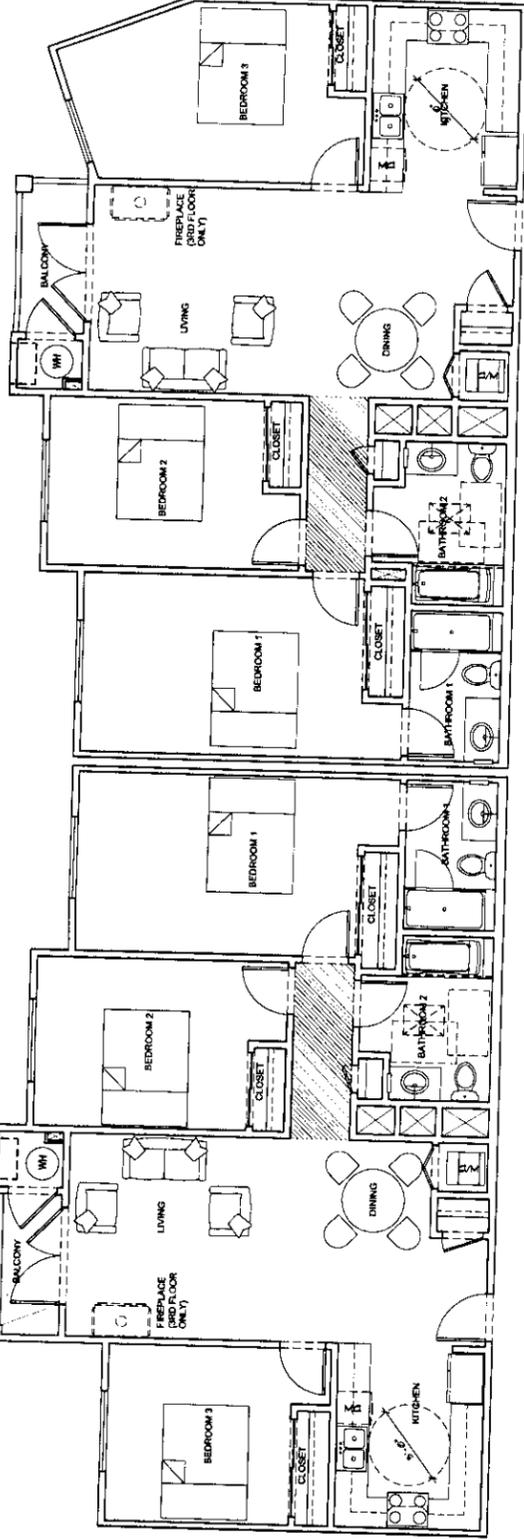
AREAS
 BUILDING FOOTPRINT 36,313 S.F.



**PD PERMIT
 RESUBMITTAL
 05/04/07**

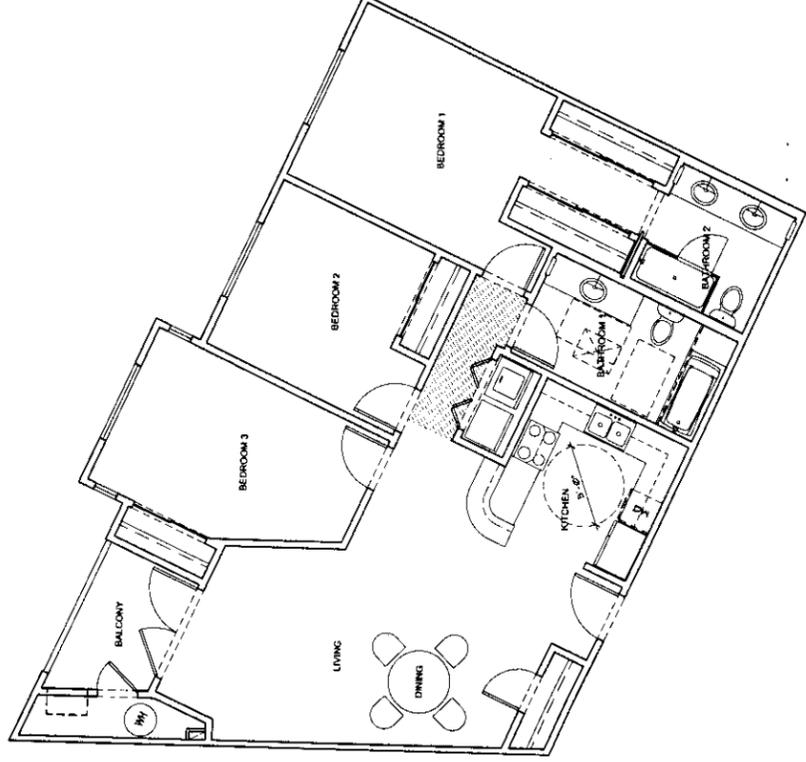


UNIT D (1-BEDROOM)
 (740 sqft)

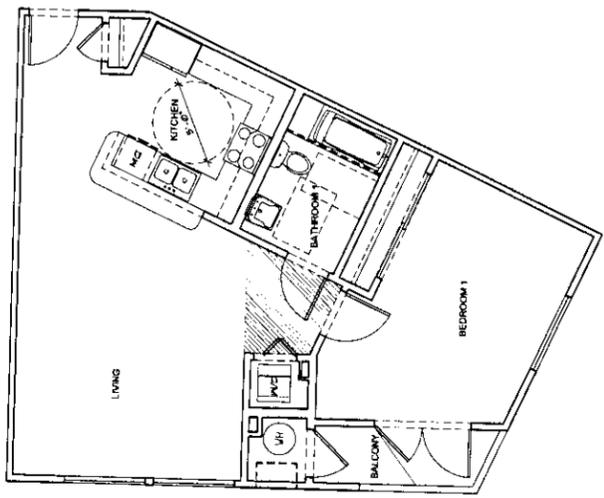


UNIT G1 (3-BEDROOMS)
 (1246 sqft)

UNIT G (3-BEDROOMS)
 (1207 sqft)



UNIT H (3-BEDROOMS)
 (1288 sqft)



UNIT F (1-BEDROOM)
 (776 sqft)

Client Revisions

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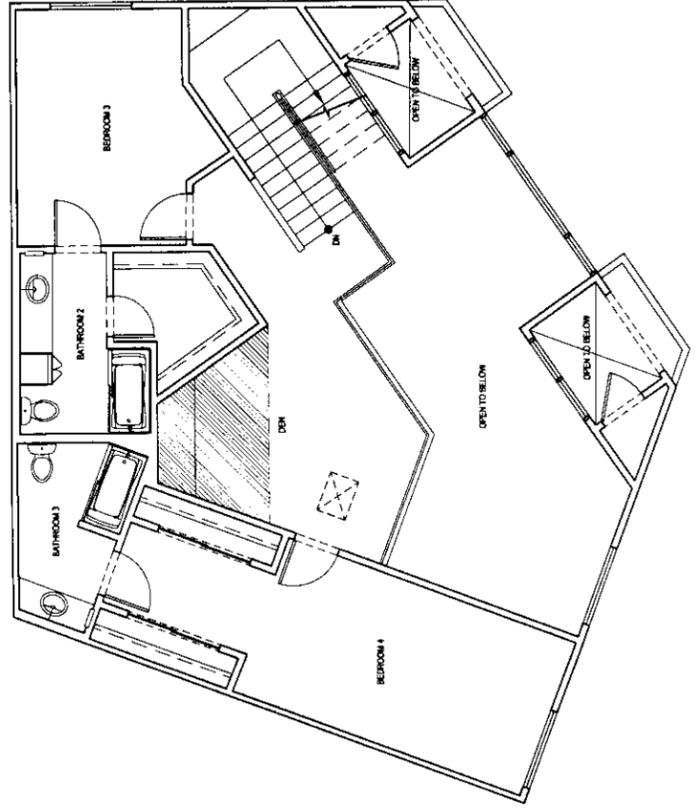
City Revisions

| No. | Description | Date |
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| 1 | Planning Department | 05/24/07 |
| 2 | Planning Final Production | 06/05/07 |
| 3 | Planning Department | 06/07/07 |
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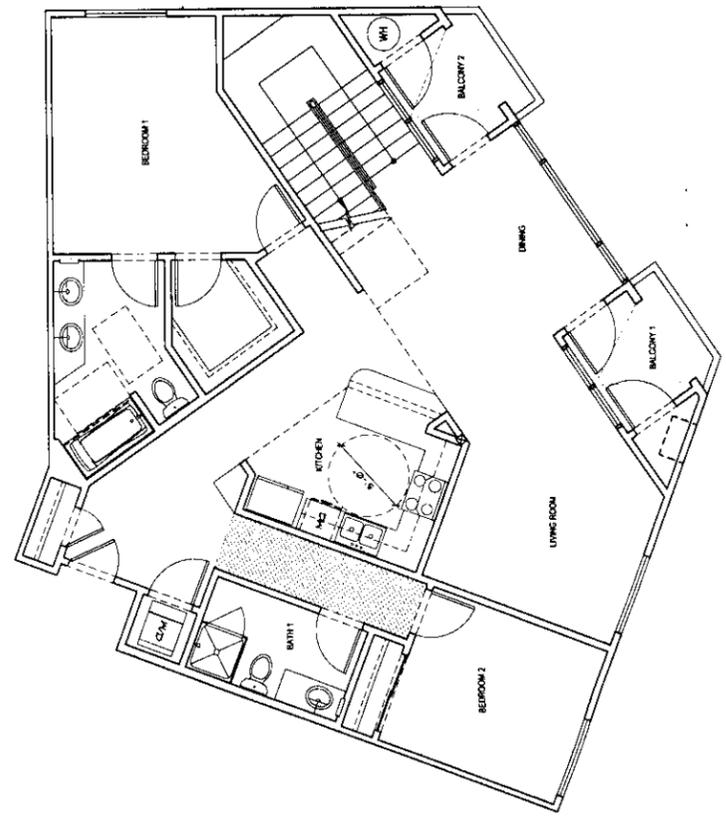
Scale: 1/4" = 1'-0"
Drawn By: JH
Checked By: JH
Sheet Title: A2.6

Enlarged Plans
**Units G, G1, F, H
 & D**

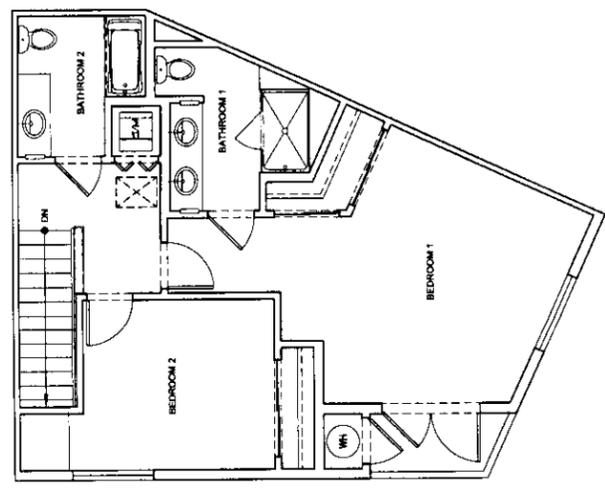
**PD PERMIT
RESUBMITTAL
05/04/07**



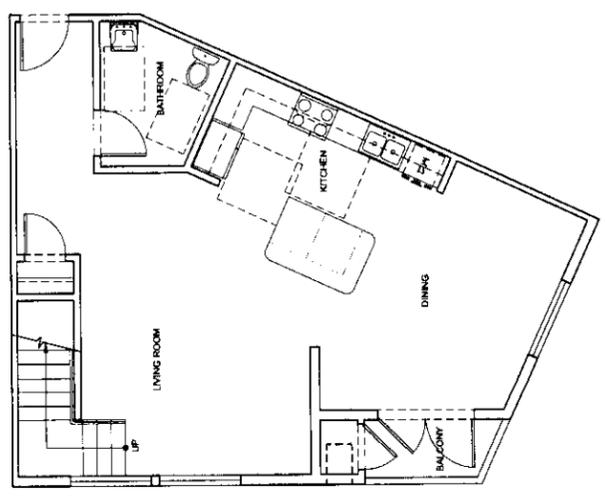
UNIT B1-2ND LEVEL (4-BEDROOMS/ OFFICE)
(992 sq.ft.)



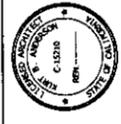
UNIT B1-1ST LEVEL (4-BEDROOMS/OFFICE)
(1453 sq.ft.)



UNIT F1-2ND LEVEL (2-BEDRM/1 DEN)
(580 sq.ft.)



UNIT F1-1ST LEVEL (2 BEDRM/1 DEN)
(776 sq.ft.)

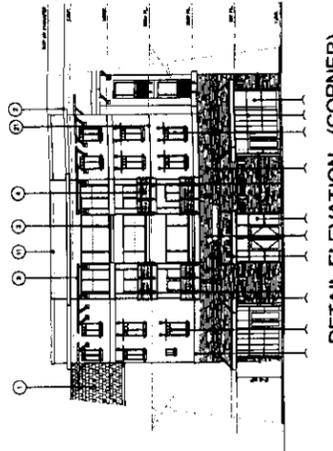


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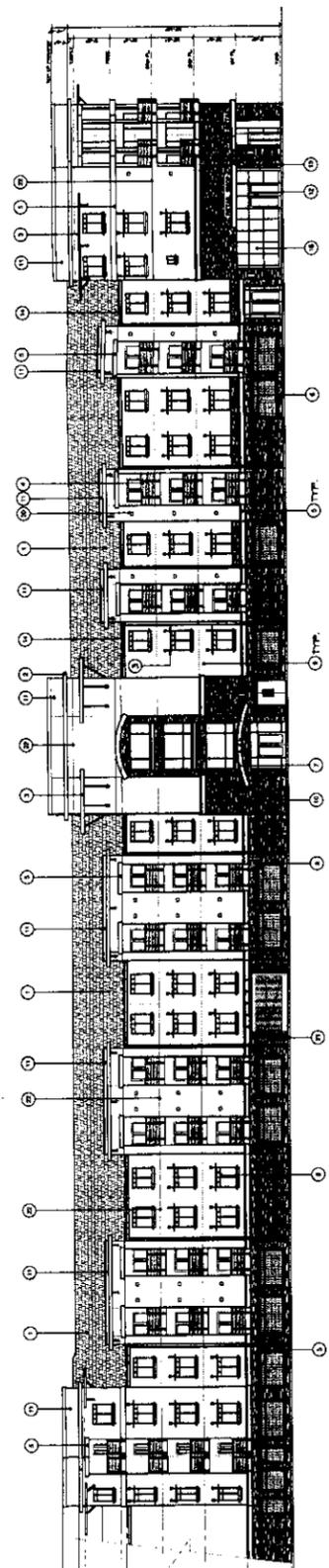
| No. | City Revisions | Date |
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Client: APTON PROPERTIES, LLC
Project: THE APTON
MOUNTAIN, CALIFORNIA

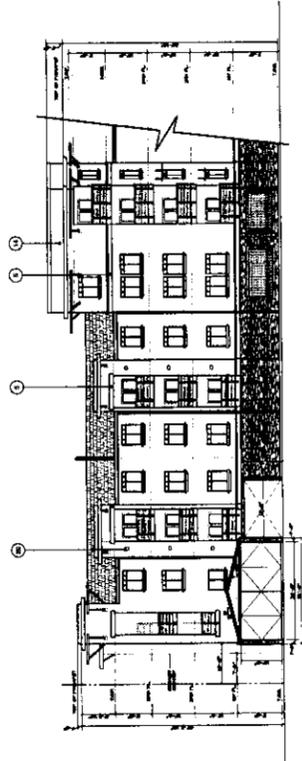
Enlarged Plans
Units B1 & F1
w/ Second Level



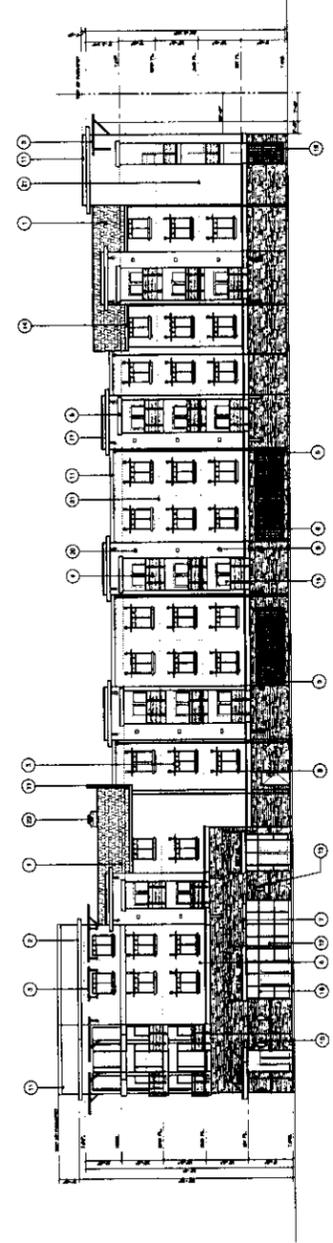
RETAIL ELEVATION (CORNER)
1/16" = 1'-0"



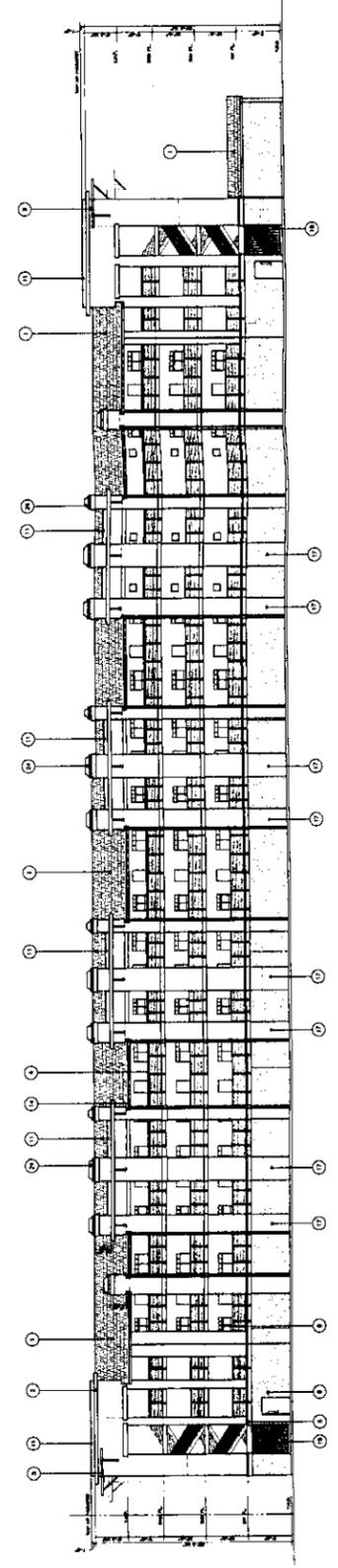
WEST ELEVATION - ALONG NORTH MAIN ST.
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION - ALONG WELLER LANE
1/16" = 1'-0"



EAST ELEVATION - ALONG PACIFIC RAILROAD
1/16" = 1'-0"

- EXC. ELEVATION KEY NOTES:
- 1 METAL SLATE ROOFING
 - 2 TOWER CORNINGS
 - 3 METAL AWNINGS
 - 4 PAINTED METAL BALCONY RAILING
 - 5 STUCCO ACCENT BAND
 - 6 METAL TIE-BACK PANEL, SEE DET. 19A-D-1 B/F
 - 7 METAL CANOPY
 - 8 VINYL WINDOW
 - 9 EXTERIOR STUCCO FINISH
 - 10 CULURED STONE
 - 11 PARAPET WALL
 - 12 STOREFRONT WINDOW SYSTEM
 - 13 EXTERIOR SURFACE MOUNTED LIGHTING
 - 14 GUTTERS W/ DOWNSPOUT
 - 15 WINDOW TRIM
 - 16 LOWERED PANELS FOR TECH. VENTILATION
 - 17 MECHANICAL SHAFT
 - 18 TYPED GLAZING AT STOREFRONT, TYP.
 - 19 METAL SECURITY BARRIER, SEE DET. 19A-D-1
 - 20 IRON BALL CAP-PAINTED TO MATCH EXTERIOR
 - 21 EXTERIOR WALL FINISH, SEE DET. 19A-D-1
 - 22 EXTERIOR ACROBE LINE
 - 23 TRASH CHUTE VENTILATORS, SEE DET. 19A-D-1A
 - 24 CHIMNEY METAL CAP

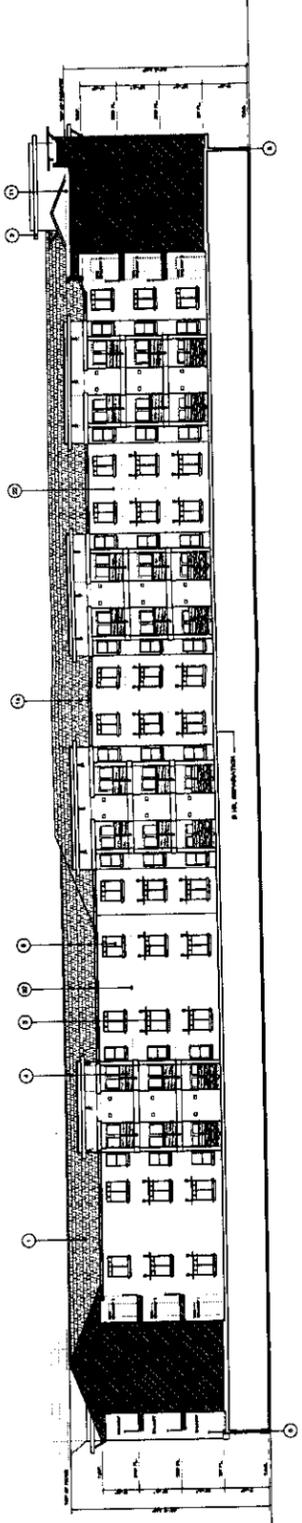
| Client Revisions | |
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| No. | Description |
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| City Revisions | | |
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| No. | Description | Date |
| 1 | Planning Final | 02/04/07 |
| 2 | Planning Final | 06/05/07 |
| 3 | Planning Final | 06/05/07 |
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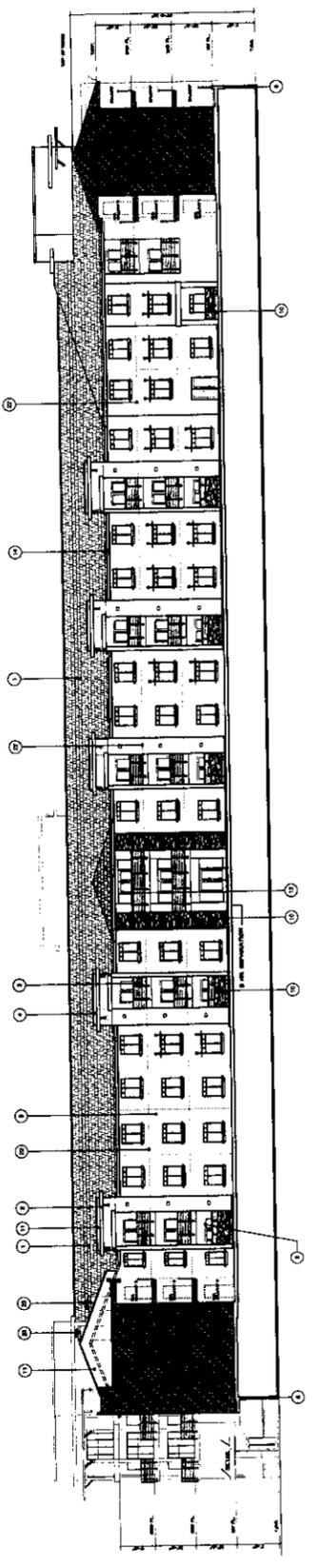
Building Elevations

A-3.0

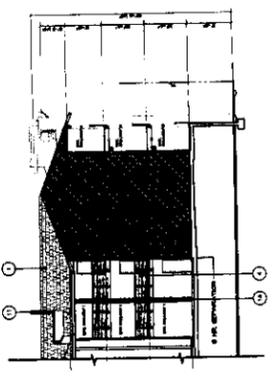
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RESUBMITTAL
05/04/07



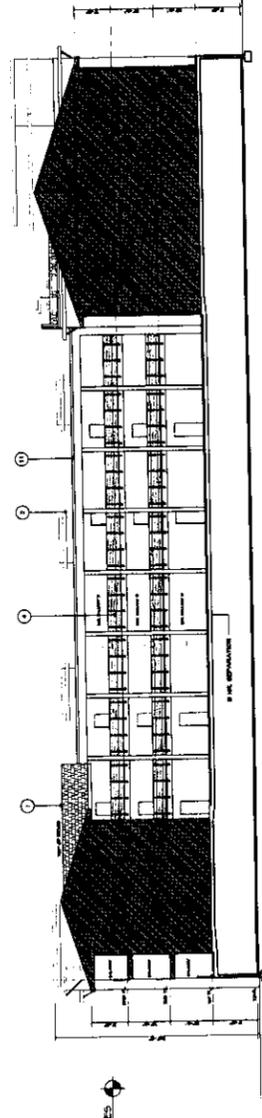
1 WEST FACING
1/8" = 1'-0"



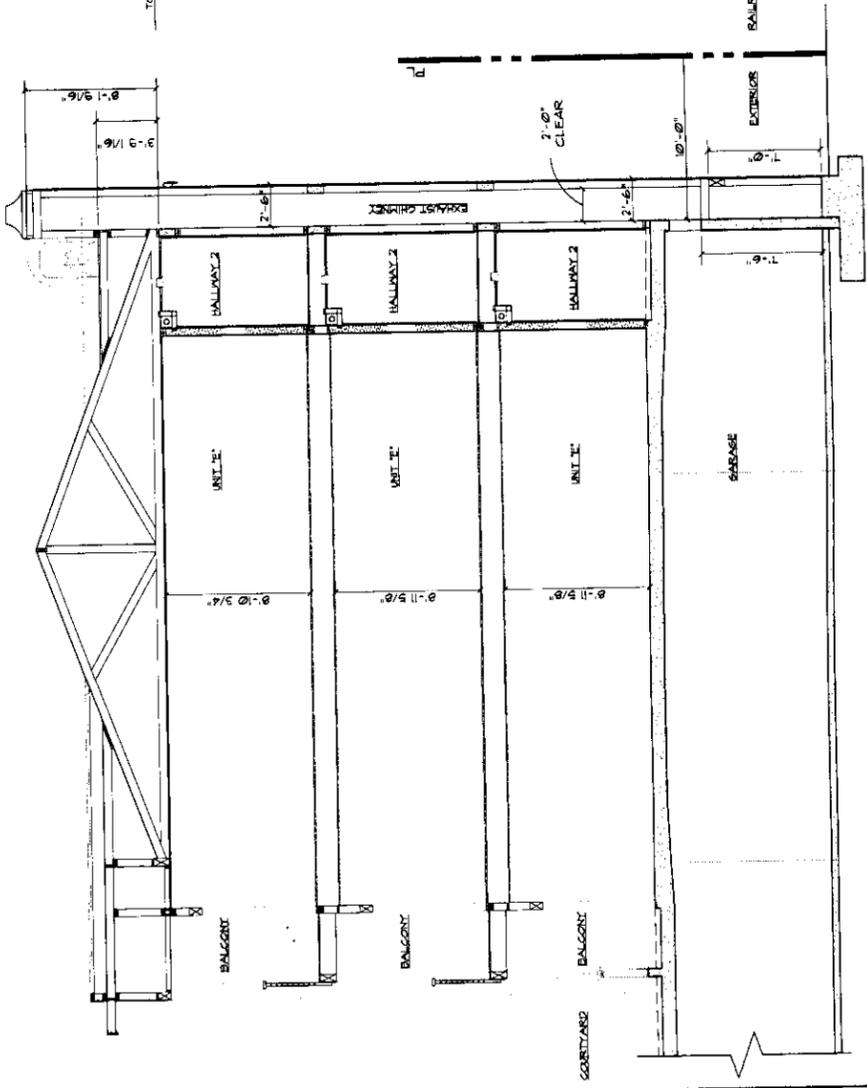
3 EAST FACING
1/8" = 1'-0"



2 NORTH FACING
1/8" = 1'-0"



4 SOUTH FACING
1/8" = 1'-0"



5 SECTION
1/8" = 1'-0"

- EXC. ELEVATION KEY NOTES
- 1 METAL SLATE ROOFING
 - 2 TOILET OVERHANGS
 - 3 METAL AWNINGS
 - 4 PAINTED METAL BALCONY RAILINGS
 - 5 STUCCO ACCENT BAND
 - 6 METAL MESH SCREEN PANELS, SEE DET. 18-AD-1-SPL
 - 7 METAL CANOPY
 - 8 VENT. UNDOOR
 - 9 EXTERIOR STUCCO FINISH
 - 10 CULTURED STONE
 - 11 PARAMET WALL
 - 12 STOREFRONT WINDOW WITH EXTERIOR SURFACE MOUNTED LIGHTING
 - 13 GUTTERS W/ DOWNSPOUT
 - 14 UNDOOR TRIM
 - 15 LOWERED PANELS FOR MECH. VENTILATION
 - 16 MECHANICAL SHAFT
 - 17 TEMPERED GLAZING AT STOREFRONTS, TYP.
 - 18 METAL SECURITY BARRIER, SEE DET. 18-AD-1
 - 19 1/2" WALL CAP, PAINTED TO MATCH EXTERIOR
 - 20 EXTERIOR WALL FINISH TO MATCH EXTERIOR WALL FINISH SUBMITTALS
 - 21 EXTERIOR SCORE LINE
 - 22 TRASH CHUTE VENTILATORS, SEE DET. 18-AD-A
 - 23 CHIMNEY METAL CAP

Client Revisions

| No. | Description | Date |
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City Revisions

| No. | Description | Date |
|-----|-----------------------------|----------|
| 1 | Planning Re-submittal | 05/04/07 |
| 2 | Planning Final Re-submittal | 06/06/07 |
| 3 | Planning Re-submittal | 06/06/07 |
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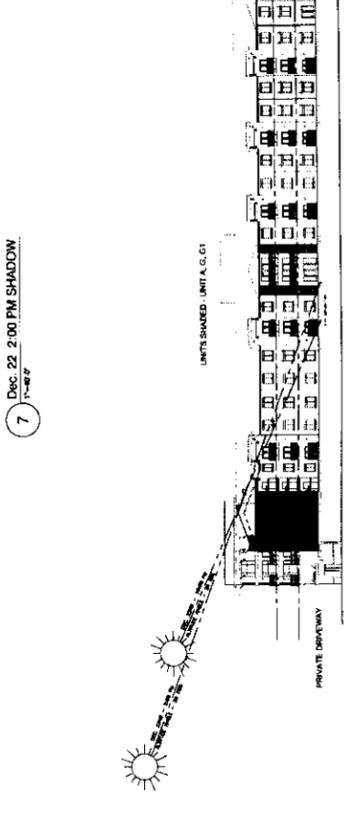
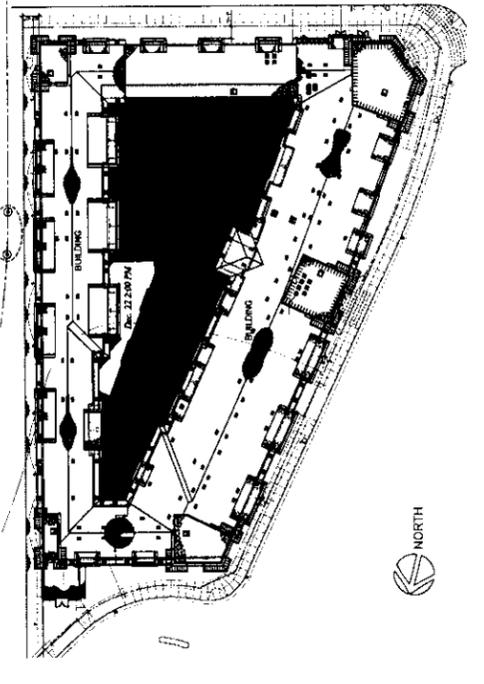
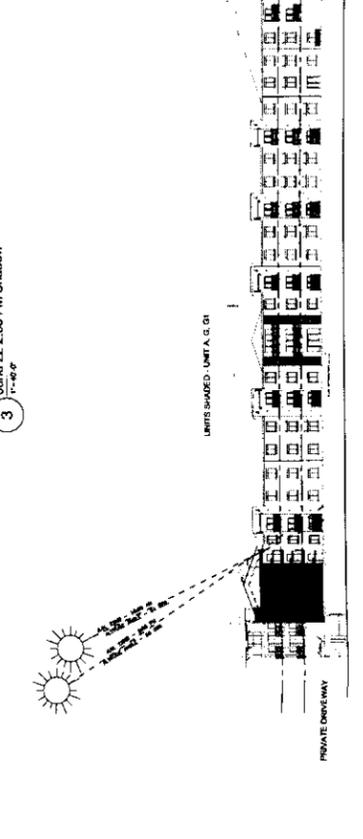
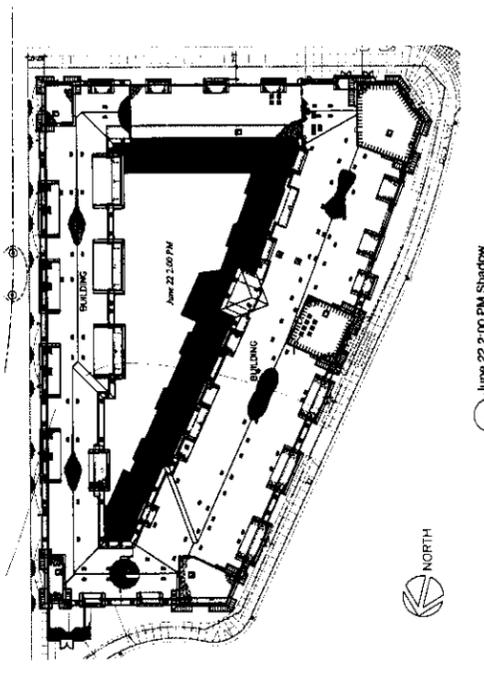
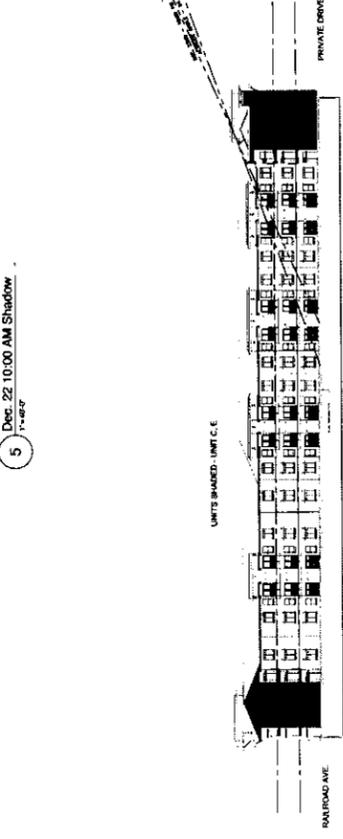
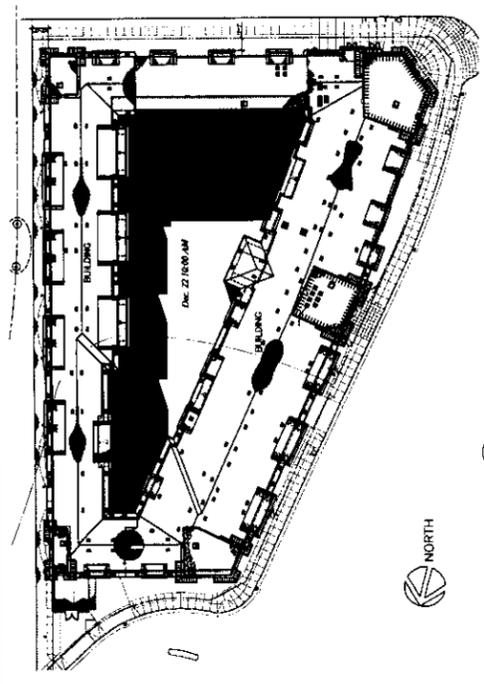
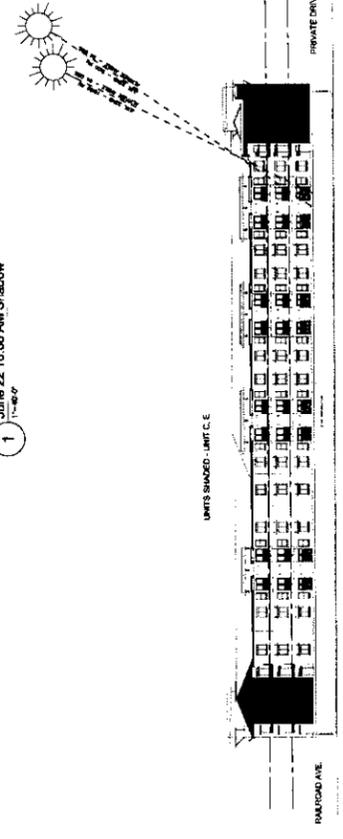
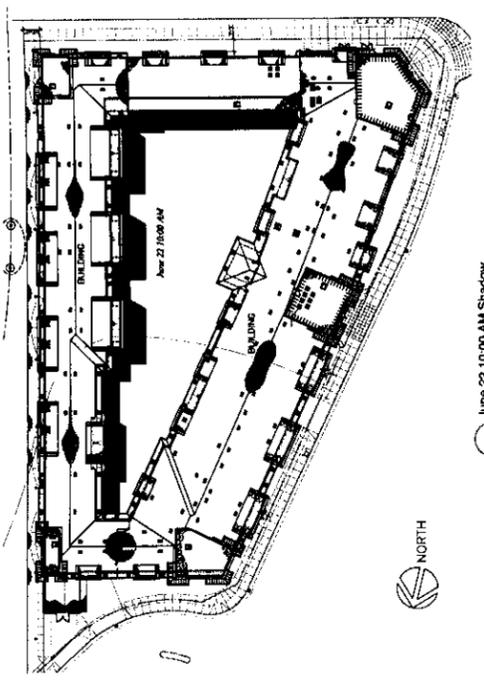
Courtyard
Elevations
A-3.1

The use of these plans and specifications shall be restricted to the project and site shown. Any other use, including but not limited to, is prohibited. This is a preliminary drawing. Final construction documents shall be prepared by the architect. View content with these plans and specifications shall constitute part of the contract of the architect.

Client:
ANTON PROPERTIES, LLC
4500 MISSION BOULEVARD
FREMONT, CA 94539

Project:
THE ANTON
NORTH MAIN ST.
MOUNTAIN VIEW, CA

**PD PERMIT
RESUBMITTAL
05/04/07**



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| City Revisions | | |
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| No. | Description | Date |
| 1 | Planning Commission | 05/24/07 |
| 2 | Planning Panel Feedback | 06/04/07 |
| 3 | Planning Commission | 06/04/07 |
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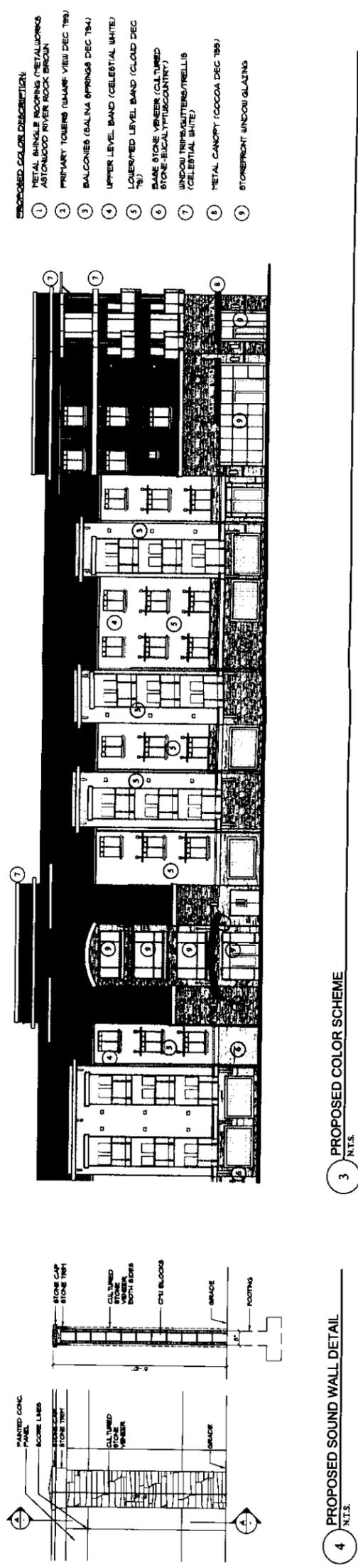
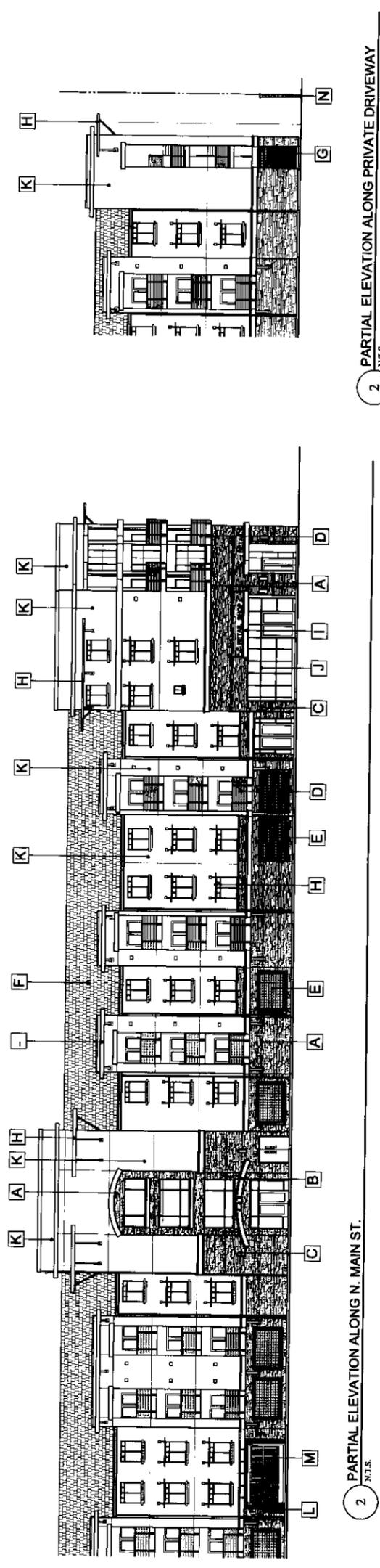
Drawn By: JF
Checked By: AS/NHTB
Scale: AS NOTED
Date: 05/14/07
Sheet Title: Solar and Shading Study

1 PROPOSED MATERIAL SAMPLES & DETAILS
N.T.S.

- A** CULTURED STONE VENEER (EUCALYPTUS COUNTRY)
- B** METAL CANOPY (PRE-FAB)
- C** EXTERIOR LIGHTING
- D** METAL RAILING (PRE-FAB)
- E** METAL ROOFING (METALWORKS)
- F** METAL SECURITY SCREEN (AMETCO-LATTICE DESIGN)
- G** PAINTED WINDOW TRELLIS (BY C/B SUN CONTROLS)
- H** METAL CANOPY (PRE-FAB)
- I** STOREFRONT WINDOW-ALUMINUM
- J** SMOOTH STUCCO
- K** METAL SECURITY GATE (PRE-FAB)
- L** TENANT CARD KEY ACCESS (AEGIS 3000)
- M** PROPOSED SOUND WALL (SEE DETAIL 4)

AMETCO-LATTICE DESIGN DETAIL

AMETCO-LATTICE DESIGN DETAIL



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Scale: AS BUILT

Drawn By: AL

Checked By: AL

Sheet Title: A-5.0

PLANTING LEGEND

| TREES | BOTANICAL NAME | COMMON NAME | QTY | SIZE |
|---------------|----------------|--------------|-----|---------|
| T2 | Calliandra | Chinese Hebe | 15 | 24" Box |
| T3 | Calliandra | Chinese Hebe | 6 | 24" Box |
| T4 | Hebe | Forest Glory | 20 | 24" Box |
| T5 | Hebe | Forest Glory | 12 | 24" Box |
| T6 | Hebe | Forest Glory | 21 | 24" Box |
| T7 | Hebe | Forest Glory | 4 | 24" Box |
| T8 | Hebe | Forest Glory | 9 | 24" Box |
| SHRUBS | | | | |
| S1 | Calliandra | Chinese Hebe | 26 | 5 gal |
| S2 | Calliandra | Chinese Hebe | 24 | 5 gal |
| S3 | Calliandra | Chinese Hebe | 22 | 5 gal |
| S4 | Calliandra | Chinese Hebe | 17 | 5 gal |
| S5 | Calliandra | Chinese Hebe | 4 | 5 gal |
| S6 | Calliandra | Chinese Hebe | 56 | 1 gal |
| S7 | Calliandra | Chinese Hebe | 17 | 1 gal |
| S8 | Calliandra | Chinese Hebe | 36 | 1 gal |
| S9 | Calliandra | Chinese Hebe | 27 | 5 gal |
| S10 | Calliandra | Chinese Hebe | 26 | 1 gal |
| S11 | Calliandra | Chinese Hebe | 42 | 1 gal |
| S12 | Calliandra | Chinese Hebe | 31 | 5 gal |
| S13 | Calliandra | Chinese Hebe | 4 | 5 gal |
| S14 | Calliandra | Chinese Hebe | 1 | 5 gal |
| S15 | Calliandra | Chinese Hebe | 1 | 5 gal |
| S16 | Calliandra | Chinese Hebe | 42 | 1 gal |
| S17 | Calliandra | Chinese Hebe | 126 | 1 gal |
| S18 | Calliandra | Chinese Hebe | 42 | 1 gal |
| S19 | Calliandra | Chinese Hebe | 74 | 1 gal |

PLANTING NOTES

The contractor shall verify the existence of all utilities prior to planting work.
All plant material shall be inspected and approved by the City of Milpitas.
All plant material shall be delivered to the site by the contractor.
The contractor shall be responsible for all utility work.
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