



# MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: July 8, 2009

**APPLICATION:** Site Development Permit Amendment No. SA09-0009, Apton Plaza Apartments

**APPLICATION SUMMARY:** A request to amend the terms and obligations of Owner’s Participation Agreement and approved floor plan to reflect revised unit mixes for a 93 unit residential apartment project.

**LOCATION:** 230 N. Main Street (APN 28-34-001 to 28-34-093)

**APPLICANT:** Steve Gall, USA Properties Fund, 2440 Professional Drive, Roseville, CA 95661-7773

**OWNER:** Apton Properties LLC, 46509 Mission Blvd., Fremont, CA 94539

**RECOMMENDATION:** **Staff recommends that the Planning Commission:**

- 1. Close the public hearing; and**
- 2. Adopt Resolution No. 09-031 recommending approval the project subject to conditions of approval to the City Council.**

**PROJECT DATA:**

General Plan/ Zoning Designation: Mixed Use (MXD)/Mixed Use (MXD)

Overlay District: Site and Architectural Overlay (-S)

Specific Plan: Midtown Specific Plan

Site Area: 1.66 net acres

Number of Dwelling Units: 93 units

Number of Stories: Three stories on top of an at-grade podium garage

Parking Spaces: 174 spaces

**CEQA Determination:** Categorically Exempt from further Environment review pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA).

**PLANNER:** Cindy Hom, Assistant Planner

**PJ:** 3144

**ATTACHMENTS:** A. Resolution No. 09-031/Conditions of Approval  
B. Project Description Letter  
Project Plans

# LOCATION MAP



No scale

**BACKGROUND**

On June 17, 2008, the City Council approved an amendment to the Amended Memorandum of Understanding for changes to the terms for the affordability of the project units and restructuring of the financial loan component with the Milpitas Redevelopment Agency. The approval enabled the project to be 100% affordable with no Agency assistance funds. See Attachment D for June 17, 2008 City Council Agenda Summary Report and Meeting Minutes.

On June 16, 2009, Steve Gall of USA Properties Fund submitted an application to amend the terms and obligations of the Owner Participation Agreement (OPA) and to modify the approved floor plan reflect revisions to the bedroom number unit mixes. The proposed modification will allow the project to provide 100% affordable housing. The application is submitted pursuant to Milpitas Municipal Code (MMC) XI-10-57.03 (I), Applications for Modification of or Amendment (Site Development Permits). The Owner’s Participation Agreement requires approval by the City’s Redevelopment Agency (City Council) and as such, both the Site Development Permit Amendment and the OPA will be reviewed by the City Council

**PROJECT DESCRIPTION**

The project site is located at the northeast corner of North Main Street and Weller Lane. It is bounded 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.

The project site is zoned Mixed Use with a Site and Architectural Overlay (MXD-S). 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 [Milpitas library, Senior Housing and Santa Clara County Health Center (under construction)] to the south and south west, and general commercial further south.

The changes proposed to the Apton Plaza Project are in the area of the revised unit mix that makes up the community. The applicant is proposing to replace some of one and two bedroom units to provide more three bedroom units. However, two of the two-bedroom units will be utilized as manager units. The proposed changes are shown in Table 1 below.

**Table 1:**  
**Approved and Proposed Unit Mixes**

| <b>Bedroom Type</b> | <b>As Approved</b> | <b>Proposed</b> |
|---------------------|--------------------|-----------------|
| One Bedroom         | 25                 | 34              |
| Two Bedroom         | 52                 | 31              |
| Three Bedroom       | 15                 | 28              |
| Four Bedroom        | 1                  | 0               |

The proposed apartment community is proposed with a 1,246 square foot community room with kitchen and restroom facilities. Leasing offices will be located on first level of the main lobby. The applicant will also be adding laundry facilities on the second floor and exercise room on the third level. The applicant will also include additional amenities to make the passive interior courtyard more usable. Additional amenities include seating areas, a barbeque area, and a tot lot play structure.

***Development Standards***

The applicant is not requesting any site or exterior changes and maintains the same layout, footprint, and site improvements as approved.

***Owner’s Participation Agreement***

The applicant requested modifications to the adopted Owner’s Participation Agreement (OPA); however, at the time of writing of this report, the OPA is not ready to be considered. The OPA will need to come back to the Commission at a later date and ultimately the OPA requires consideration by the City Council.

**ADOPTED PLANS AND ORDINANCES CONSISTENCY**

***General Plan***

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

**Table 2**  
**General Plan Consistency**

| <b>Policy</b>   | <b>Consistency Finding</b>  |
|---|---|
| <p><b>2.a-G-1</b><br/><i>Maintain a land use program that balances Milpitas' regional and local roles by providing for a highly amenable community environment and a thriving regional industrial center.</i></p> | <p><b>Consistent.</b> The affordable residential units shall help contribute to regional housing goals.</p>   |
| <p><b>2.a-G-3</b><br/><i>Provide for a variety of housing types and densities that meet the needs of individuals and families.</i></p>  | <p><b>Consistent.</b> The project is a vertical mixed use project that consists of 93 residential units and various site amenities that provide for desirable community for large families.</p> |

***Zoning Ordinance***

The project proposes modification to the floor plan and unit mixes only. The building architecture, site layout, and site improvement remain the same as originally approved. The project conforms to the Milpitas Zoning Ordinance in terms of land use and development standards.

The project will be aesthetic and harmonious with the surrounding development by including contemporary architecture that consists of tower elements, metal canopies, balconies with accented rails, and stone and stucco texturing.

***Midtown Specific Plan***

The project remains consistent with Midtown Specific Plan in that the project conforms to design guidelines and development standards as approved.

**ENVIRONMENTAL REVIEW**

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is exempt from further environmental review pursuant to Article 8, Section 65457 of the Government Code and Article 11, Section 15168(c)(2) (Program EIR) of the California Environmental Quality Act (CEQA) Guidelines.

**PUBLIC COMMENT/OUTREACH**

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

**CONCLUSION**

The project as proposed will help contribute to regional goals for affordable housing. The project as proposed is consistent with the Milpitas General Plan in that it provides housing types that meets the needs of Milpitas' growing population.

**RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission adopt Resolution No. 09-031 recommending approval of Site Development Permit Amendment No. SA09-0009, Apton Plaza Apartments, subject to the attached Conditions of Approval.

*Attachments:*

- A. Resolution No. 09-031/Conditions of Approval
- B. Project Description Letter  
Project Plans

**RESOLUTION NO. 09-031**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT AMENDMENT NO. SA09-0009, APTON PLAZA APARTMENTS TO ALLOW FOR MODIFICATION TO THE OWNER'S PARTICIPATION AGREEMENT AND REVISED FLOOR PLAN CHANGES LOCATED AT 230 N. MAIN STREET.**

**WHEREAS**, on June 16, 2009, an application was submitted by Steve Gall, USA Properties Fund 2440 Professional Drive, Roseville, CA 95661-7773, to allow for modifications to the terms and obligations of the Owner's Participation Agreement and for revised floor plan changes to a 93 unit residential apartment project. The property is located at 230 N. Main Street (028-34-001 to 028-34-093), zoned Mixed Use with Site and Architectural Overlay (MXD-S); and

**WHEREAS**, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project is exempt from further environmental review pursuant to Article 8, Section 65457 of the Government Code and Article 11, Section 15168(c)(2) (Program EIR) of the California Environmental Quality Act (CEQA) Guidelines. The project is consistent with the original approval and within the scope of the Midtown Specific Plan Program EIR.

**WHEREAS**, on July 8, 2009, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

**NOW THEREFORE**, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

**Section 1:** The recitals set forth above are true and correct and incorporated herein by reference.

**Section 2:** The project is categorically exempt from further environmental review pursuant to 15168(c)(2) of the California Environmental Quality Act Guidelines because the project is consistent with the certified EIR for the Midtown Specific Plan in that the site development and density remains the same as the previous approval with minor changes to the unit composition.

**Section 3:** The project is consistent with General Plan Policies in that it contributes to regional housing goals and provides for a housing type that meets the needs of individuals and families.

**Section 4:** The project complies with the Milpitas Zoning Ordinance in that it is a permitted use in the Mixed Use Zoning District and conforms to the development standards and design standards; and



**EXHIBIT 1**

**CONDITIONS OF APPROVAL  
SITE DEVELOPMENT PERMIT AMENDMENT NO. SA09-0009,  
APTON PLAZA APARTMENTS**

**Planning Division**

1. All previous conditions of approval for the project shall remain in full force and effect except as amended here.
2. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on July 8, 2009, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance.

3. Site Development Permit Amendment No. SA09-0009, shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.04-2 of the Zoning Ordinance of the City of Milpitas, since the project requires the issuance of a building permit, the project shall not be deemed to have commenced until the date of the building permit is issued and a foundation is completed.
4. Pursuant to Section 64.04-1, the owner or designee shall have the right to request an extension of Site Development Permit No. SA09-0009 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein.

## APTON PLAZA FAMILY APARTMENTS

The Apton Plaza Family Apartments is a 93 unit family project located at 230 North Main Street in Milpitas California. Originally entitled as a 93 unit condominium called The Apton, USA Properties Fund is acquiring the property and proposes to develop the site as an affordable rental housing community.

The Apton Plaza Family Apartments is an excellent in-fill site to fulfill our goal of building quality housing projects for value conscious residents and helps the City of Milpitas meet their growing need for affordable housing units. The target population will be families with household incomes ranging from 30% to 60% Area Median Income for Santa Clara County.

The Apton Plaza Family Apartments is located on the east side of North Main Street near the intersection of North Main Street and Weller Lane. The property is comprised of 1.6 acres identified as APN 028-34-001 to 028-34-093.

The rental community is configured in a predominantly one three story building with four story towers located at the northwest and southwest corners consistent with the originally approved architecture. The architectural design has also incorporated 2,993 s.f. of commercial/retail space at the southwest corner of the building; this is an increase of 390 square feet from the originally approved plans. Parking for the community remains consistent with the original approvals which includes 174 parking stall located in an enclosed and secured podium garage structure. The parking is comprised of 79 compact stalls, 91 standard stall and 4 handicap stalls. The project also maintained the 10 off site parking stalls along North Main Street that were originally approved.

The majority of the proposed changes to the community are in the area of the revised unit mix that makes up the community. In order to garner the maximum amount of points for our application to TCAC and to meet the minimum guidelines, we needed to provide a minimum of 30 % of the units in a three bedroom configuration. A majority of the three bedroom units were placed on the eastern side of the project facing the railroad tracks. The new three bedroom units replaced the original one and two bedroom units that were originally shown apart of the approved plans.

The projects original unit mix that was previously approved was as follows:

- 25 – One Bedroom Units
- 52 – Two Bedroom Units
- 15 – Three Bedroom Units
- 1 – Four Bedroom Unit

USA Properties is proposing the following revised unit mix:

- 34 – One Bedroom Units
- 31 – Two Bedroom Units
- 28 – Three Bedroom Units

## ATTACHMENT B

The new proposed unit mix incorporates a variety of the previously approved unit plans with the exception of the original four bedroom unit. USA has taken the same two level foot print and omitted a bedroom to make it a three bedroom unit. In addition two of the thirty-one two bedroom units will be utilized as manager units.

The community design is planned to incorporate a 1,246 s.f. community room with residential kitchen and restrooms, leasing offices will be located on the first level off of the main lobby area consistent with the original approvals. USA has added laundry facilities on the second level and exercise room on the third level. The outdoor amenities will be consistent with the original approvals that include lush landscaped central courtyard with walking paths, park benches, BBQ area, tot lot with play structure.

The architectural styles of the building will continue to be consistent with the original approved classic California contemporary design. The elevations will continue to be characterized by varying planes (both horizontal and vertical) to relieve the mass of the buildings including balconies with accented railing, alternating wall materials such as stucco and stone, metal awnings and canopies, twenty foot floor to ceiling heights at the commercial/retail space and roof elements with varying articulation. The exterior of the buildings incorporates creative horizontal and vertical color blocking, stucco treatments, and trim elements to enhance articulation and visual impact of the buildings consistent with the approved elevations. No architectural changes to the elevations are anticipated from the original approved plans.

The building footprint remains consistent with the original approved site plan with a three 3-story residential over podium structures of Type VA wood frame construction as originally designed.

USA Properties Fund and the project architect Anderson Architects are both certified Green Building Professionals. Employing sustainable building standards promotes public health, energy conservation, operational savings, improved energy performance and healthier indoor environment. The project will incorporate many green-building features such as:

- Energy efficient interior and exterior lighting fixtures
- Water saving and low-flow devices in kitchens and baths
  - High Efficiency toilet
  - Low flow shower heads
  - Low flow faucets baths and kitchen
- Energy Star Rated appliances
- Gas cooking, heat and water heating
- Ceiling fans in bedrooms and living room
- Non-smoking building
- Exceed Title 24 efficiencies by at least 10%
- Water efficient landscape and irrigation design

## **ATTACHMENT B**

The mission of USA Properties Fund is to create outstanding housing for value conscious seniors and families. This mission is accomplished through the development, rehabilitation, and acquisition of residential communities which meet the highest quality standards.

Our goal is to be the first housing choice for both the residents and the communities in which we are located. USA strives to pursue this mission with utmost professionalism and integrity. Our belief is that an absolute commitment to excellence is the foundation enabling us to produce the greatest benefits for our customers, residents, employees and owners.

The principals of USA Properties Fund have been involved in the development and operation of affordable housing programs for more than 25 years. With the acquisition and development of nearly 70 affordable family and senior projects aggregating a portfolio of approximately 10,000 units, USA's principals have been able to refine their formula to produce quality apartment projects.

The design and management of USA's affordable communities draw continual praise from the communities in which they are located, many of which are not aware that these communities are income restricted projects. This is the result of USA's philosophy and commitment to design and to operate its affordable projects with the same quality, professionalism, competitiveness and attention to detail expected of market rate projects. USA has a long-standing track record of successful multi-family rental projects throughout both Northern and Southern California areas.

# APTON PLAZA FAMILY APARTMENTS

"A MIXED-USE COMMUNITY"

## VICINITY MAP



**Anderson Architects Inc.**  
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Client:  
**USA PROPERTIES**  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSELVILLE, CA 95661

Project:  
**APTON PLAZA FAMILY APARTMENTS**

230 NORTH MAIN ST.  
 MILPITAS, CA



PLANNING DEPARTMENT     PRELIMINARY (NOT FOR CONSTRUCTION)     DESIGN REVIEW SUBMITTAL     BUILDING DEPARTMENT     PLAN CHECK SUBMITTAL     APPROVED FOR CONSTRUCTION

| CONSULTANTS | PROJECT DATA | BUILDING DATA | SHEET INDEX |
|-------------|--------------|---------------|-------------|
|-------------|--------------|---------------|-------------|

**OWNER:** USA PROPERTIES  
 2440 PROFESSIONAL DR.  
 SUITE 100  
 ROSELVILLE, CA 95661  
 TEL: (916) 724-2849  
 CELL: (916) 878-5819

**ARCHITECT:** ANDERSON ARCHITECTS INC.  
 2255 S. BASCOM AVE.  
 SUITE 100  
 CAMPBELL, CA 95008  
 TEL: (408) 371-1269  
 FAX: (408) 371-3276

**STATEMENT AND TABLES:**

**ASSESSOR'S PARCEL NUMBERS:** 028-24-017, 028-24-018

**QIP DESIGNATION:** TRANSIT CORRIDOR RESIDENTIAL (A)

**EXISTING ZONING:** (A)

**GROSS SITE AREA:** 223 ACRES

**PUBLIC PARK DEDICATION:** 13 ACRE

**NET SITE AREA:** 3,462 ACRE

**PROPOSED UNITS:** 53 SINGLE/FAMILY ATTACHED UNITS, 34 - ONE BEDROOM UNITS, 31- TWO BEDROOM UNITS, 28 - THREE BEDROOM UNITS, 53 UNITS/ 243 ACRES = 43.0 DU / ACRE

**PROPOSED DENSITY:** 56 UNITS AT 243 PEOPLE PER UNIT = 25824

**OPEN SPACE SQUARE FOOTAGE:** INTERIOR COURTYARD (PRIVATE PARK SPACE) 19,871 SF, PUBLIC PARK SPACE 23,719 SF, TOTAL PROVIDED 22,449 SF

**PARK REQUIREMENTS:** 35 ACRES PER 1000 PEOPLE, 56 UNITS AT 243 PEOPLE PER UNIT = 25824, 15% (43%) OF THE 35 ACRES MAY BE PRIVATE

**APARTMENTS:** R-2 1ST, 2ND & 3RD LEVEL FLOOR PLAN

**COMPANY ROOM:** A-3 STREET LEVEL

**PARKING GARAGE:** S-2 STREET LEVEL

**LANDSCAPE PODIUM:** A-3 1ST LEVEL FLOOR PLAN

**EXERCISE ROOMS:** B 2ND & 3RD LEVEL FLOOR PLANS

**TRASH ENCLOSURE:** S-1 STREET LEVEL

**SET BACKS:** SELLER AVENUE 10'-2", NORTH MAIN STREET 10'-2", RAILROAD AVE. EAST SIDE 7'-8", EAST SIDE 10'-0", SITE COVERAGE 80%, ON SITE PARKING 10

**RESIDENTIAL UNITS:** 3 STORES OVER GARAGE

**SIZE:** 18,702 SQ. FT.

**OCCUPANCY:** R-2/A-3

**FULLY SPRINKLERED:** YES (NFPA 13)

**CONSTRUCTION TYPE:** BLDG. 1 TYPE V-A, BLDG. 2 TYPE V-A

**MAXIMUM HEIGHT:** 60 FEET

**GARAGE DATA**

**STORIES:** 1

**SIZE:** 56,531 SQ. FT.

**OCCUPANCY:** S-2 (STREET LEVEL)

**FULLY SPRINKLERED:** YES (NFPA 13)

**CONSTRUCTION TYPE:** 1A

**TRASH ENCLOSURE:** S-1

**CONSTRUCTION TYPE:** 1A

**LANDSCAPE PODIUM DATA**

**SIZE (TOTAL GROSS):** 19,871 SQ. FT.

**(TOTAL USABLE):** 12,000 SQ. FT.

**OCCUPANCY:** A-3

**CONSTRUCTION TYPE:** -

**REQUIRED SEPARATION IN BUILDINGS OF MIXED OCCUPANCY (HOURS):** R-1 1 HR, S-2 1 HR

**ARCHITECTURAL**

A0.0 COVER SHEET

A1.0 SITE PLAN

A2.0 GARAGE PLAN

A3.1 FIRST LEVEL FLOOR PLAN

A3.2 SECOND LEVEL FLOOR PLAN

A3.3 THIRD LEVEL FLOOR PLAN

A3.0 ELEVATIONS

A4.01 PLAN A - A-1, A-N & A2-N

A4.02 PLAN B, B1-1, B1-2 & C-N

A4.03 PLAN D, D1-D2-N, D3-N & D-N

A4.04 PLAN F, F1-1 & F1-2

A4.05 PLAN G, G1 & H

A4.06 LAUNDRY ROOM & OFFICE LAYOUT

**RESIDENTIAL UNIT DATA**

| UNIT TYPE                      | LEVEL 1   | LEVEL 2   | LEVEL 3   | TOTAL     | UNIT AREA (SF) |
|--------------------------------|-----------|-----------|-----------|-----------|----------------|
| 1-BED UNIT D                   | 6         | 6         | 6         | 18        | 736            |
| 1-BED UNIT D-N                 | 1         | 1         | 1         | 3         | 607            |
| 1-BED UNIT D1                  | 0         | 1         | 1         | 2         | 701            |
| 1-BED UNIT D2-N                | 1         | 1         | 1         | 3         | 715            |
| 1-BED UNIT D3-N                | 2         | 2         | 2         | 6         | 685            |
| 1-BED UNIT F                   | 1         | 1         | 0         | 2         | 771            |
| 2-BED UNIT A                   | 3         | 3         | 3         | 9         | 934            |
| 2-BED UNIT A1                  | 2         | 2         | 2         | 6         | 929            |
| 2-BED UNIT A-N                 | 4         | 4         | 4         | 12        | 770            |
| 2-BED UNIT A2-N                | 1         | 1         | 1         | 3         | 910            |
| 2-BED UNIT F1 (2-LEVEL)        | 0         | 0         | 1         | 1         | 1564           |
| 3-BED UNIT B                   | 0         | 1         | 0         | 1         | 1,423          |
| 3-BED UNIT C-N                 | 6         | 6         | 6         | 18        | 1,118          |
| 3-BED UNIT H                   | 0         | 1         | 1         | 2         | 1,301          |
| 3-BED UNIT G                   | 1         | 1         | 1         | 3         | 1,256          |
| 3-BED UNIT G1                  | 1         | 1         | 1         | 3         | 1,289          |
| 3-BED UNIT B1 (2-LEVEL)        | 0         | 0         | 1         | 1         | 1,958          |
| <b>TOTAL RESIDENTIAL UNITS</b> | <b>29</b> | <b>32</b> | <b>32</b> | <b>93</b> |                |

**FIRE PROTECTION**

1. FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION PURPOSES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. SECTION 901A, CALIFORNIA FIRE CODE (CFC). CONSTRUCTION OF COMBUSTIBLE CONSTRUCTION IS PROHIBITED WITHOUT FIRE PROTECTION IN PLACE.

2. ALL NEW INSTALLATIONS OF SPRINKLER SYSTEMS SHALL INCLUDE SPRINKLER TEST AND SYSTEM DRAIN WATER FROM DISCHARGING INTO THE STORM DRAIN, PROVISIONS TO DIRECT WATER TO THE EXISTING SEWER OR LANDSCAPE OR OTHER APPROVED MEANS SHALL BE PROVIDED. SPRINKLER SYSTEM DESIGN SHALL INCLUDE THE PROPOSED METHOD FOR DRAINAGE OF SPRINKLER SYSTEM DISCHARGE.

3. FIRE SAFETY DURING CONSTRUCTION ALTERATION OR DEVIATION OF THE BUILDING SHALL MEET THE REQUIREMENTS OF ARTICLE 81, CFC AND THE STANDARDS FOR CONSTRUCTION SITE FIRE SAFETY (A-1854) BY A KNOWN ORGANIZATION (A-1854/2000/00/00/00/00). A FIRE PROTECTION PLAN SHALL BE SUBMITTED TO THE MILPITAS FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE BUILDING PERMIT ISSUANCE.

4. PROVIDE KNOX LOCK QUANTITY AND LOCATION TO BE DETERMINED BY THE FIRE DEPT. FOR FIRE DEPARTMENT ACCESS TO ALL EXTERIOR DOORS AND GATES. CFC SECTION 901A.

5. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN OCCUPANCY AND LOCATIONS AS SET FORTH IN THE CODE, CALIFORNIA CODE OF REGULATIONS TITLE 19, DIVISION 1, AND CHAPTERS 1 AND 3 AND AS REQUIRED BY THE MILPITAS FIRE DEPT. SECTION 901A, CFC.

6. AN AUTOMATIC FIRE EXTINGUISHER (SPRINKLER) SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING PER THE CFC SECTION 901A AND SECTION 903.22, AS AMENDED BY THE MILPITAS MUNICIPAL CODE 11-368.15R.

7. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE ELECTRICALLY MONITORED. ALARM AND TROUBLE SIGNALS SHALL BE DISTINCTLY DIFFERENT AND SHALL BE AUTOMATICALLY TRANSMITTED TO AN APPROVED CENTRAL STATION, REPORT STATION OR PROPRIETARY STATION. CFC SECTION 903.3.

8. AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM IS REQUIRED FOR THIS BUILDING. DESIGN, INSTALLATION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CFC AND OTHER NATIONALLY RECOGNIZED STANDARDS. CFC SECTION 903.3.1.

9. LOCATION AND QUANTITY OF ON-SITE HYDRANTS SHALL BE PROVIDED PER COUNTY AND FLOOR LEVEL SHALL BE DETERMINED BY THE FIRE DEPARTMENT. A 3 FEET CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS LOCATED IN THE COURTYARD. CFC SECTIONS 901.3, 901.4, 901.6.

10. ADDITIONAL HYDRANTS AND ON STANDPIPS MAY BE REQUIRED AT THE GARAGE FLOOR LEVEL. QUANTITY AND LOCATION OF ADDITIONAL APPLIANCES SHALL BE DETERMINED BY THE FIRE DEPARTMENT. CFC SECTION 901.3, 901.6.

11. DISPENSERS AND CONTAINERS OF RUBBISH WITH AN INDIVIDUAL CAPACITY OF 13 CUBIC YARDS (485 CUBIC FEET) OR MORE SHALL NOT BE STORED ON PLACED WITHIN 9 FEET OF COMBUSTIBLE WALLS, OPENING OR COMBUSTIBLE ROOF EAVES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM. SECTION 903.2, CFC.

12. THE MILPITAS FIRE DEPARTMENT SHALL APPROVE NEW INSTALLATION AND/OR MODIFICATIONS TO EXISTING FIRE PROTECTION ALARM OR MONITORING SYSTEMS. A SEPARATE SUBMITTAL IS REQUIRED TO THE MILPITAS FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORK. CFC SECTION 903.3.

13. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED. CFC SECTION 903.3.3.

14. SMOKE DETECTORS SHALL BE PROVIDED IN ALL COMMON AREAS AND INTERIOR CORRIDORS OF GROUP R, DIVISION 1 OCCUPANCIES. SECTION 909.2.1.3, CFC.

15. HEAT DETECTORS SHALL BE PROVIDED IN ALL COMMON AREAS SUCH AS RECREATIONAL ROOMS, LAUNDRY ROOMS, FURNACE ROOMS, AND ELEVATOR AREAS. SECTION 909.2.1.4, CFC.

16. ROOMS FOR PERSONS WITH HEARING IMPAIRMENTS SHALL BE PROVIDED WITH VISIBLE AND AUDIBLE ALARM-INDICATING APPLIANCES, ACTIVATED BY BOTH THE IN-ROOM SMOKE DETECTOR AND THE BUILDING FIRE ALARM SYSTEM. SECTION 909.2.1.5, CFC.

17. ADDITIONAL APPROVED LOW-LEVEL EXIT SIGNS THAT ARE INTERNALLY OR EXTERNALLY ILLUMINATED PHOTO LUMINESCENT OR SELF-LUMINESCENT SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS SERVING GROUP R, DIVISION 1 OCCUPANCIES. SECTION 907.2.1, CFC.

18. COMBUSTIBLE RUBBISH KEPT OR ACCUMULATED WITHIN OR ADJACENT TO A BUILDING SHALL BE STORED IN APPROVED CONTAINERS OR IN ROOMS OR VAULTS CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS. SECTION 903.3, CALIFORNIA FIRE CODE (CFC).

**PROJECT DESCRIPTION**

THE SCOPE OF WORK UNDER THIS APPLICATION INCLUDES A 4 LEVEL RESIDENTIAL CONSISTING OF GROUND LEVEL PARKING AREAS, 3 GROUND LEVEL COMMERCIAL UNITS + 93 RENTAL LIVING UNITS ABOVE AT-GRACE PARKING AT 1ST, 2ND, AND 3RD RESIDENTIAL LEVELS.

**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, 2007 CEC ELECTRICAL CODE, AND STATE OF CALIFORNIA 2008 ENERGY COMPLIANCE.



**Client Revisions**

| No. | Description | Date |
|-----|-------------|------|
| 1   |             |      |
| 2   |             |      |
| 3   |             |      |
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**City Revisions**

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Date: 06/05/09

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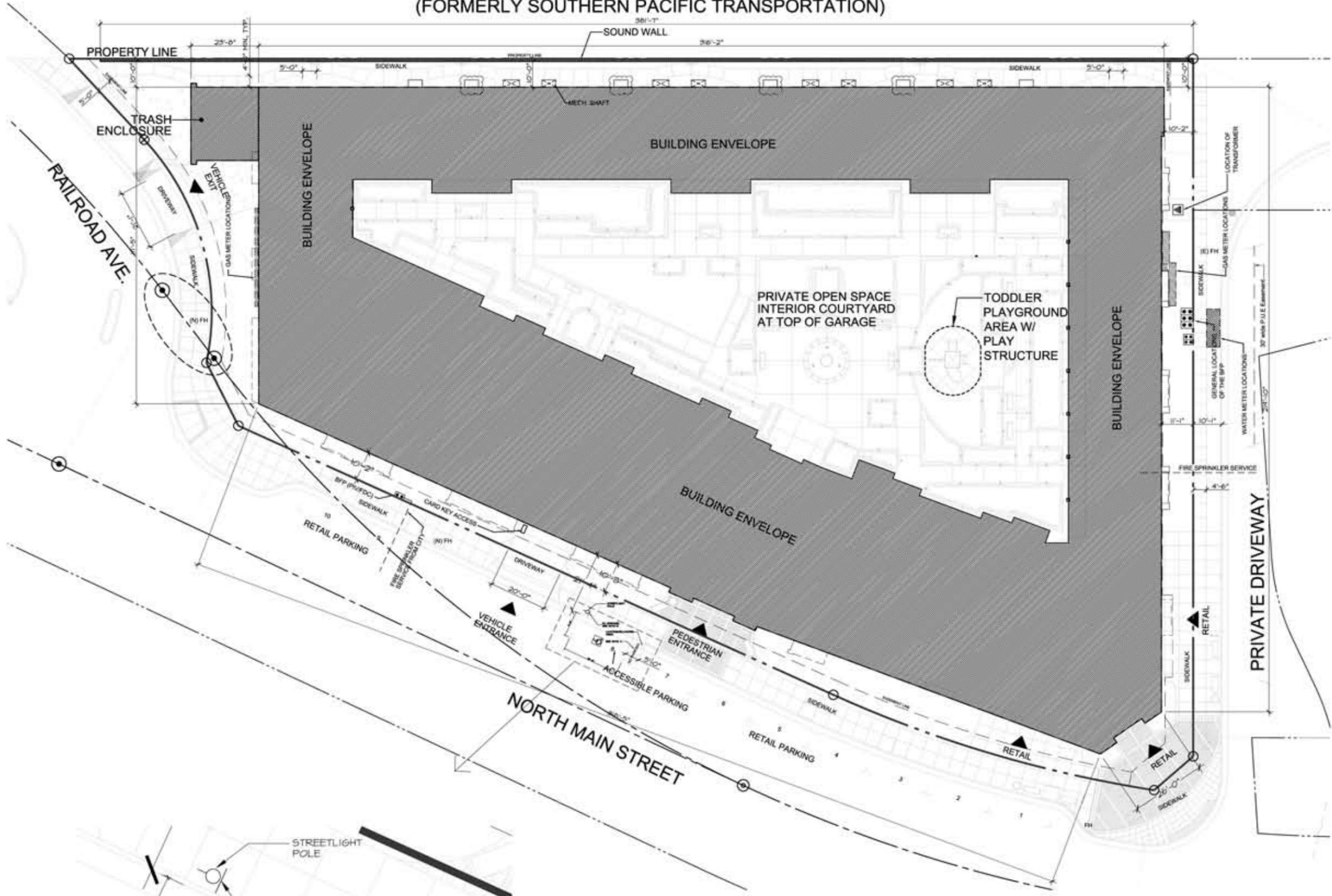
Drawn By: NN

Checked By: KA

**COVER SHEET**

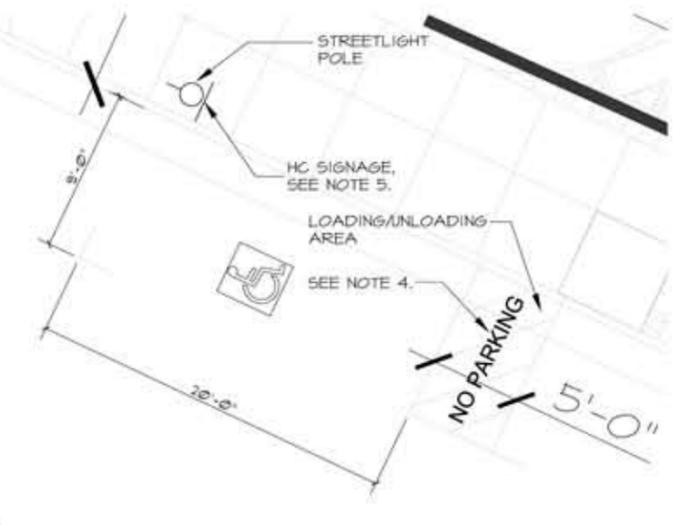
**A 0.0**

UNION PACIFIC RAILROAD  
(FORMERLY SOUTHERN PACIFIC TRANSPORTATION)



- LEGEND**
- GAS METER LOCATION
  - WATER METER LOCATION
  - TRANSFORMER
  - (FH) FIRE HYDRANT
  - (BFP) BACK FLOW PREVENTOR
  - INDICATES MECHANICAL SHAFTS
  - INDICATES TODDLER PLAYGROUND

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



**2 ENLARGED ACCESSIBILITY PARKING (OFF-SITE)**  
1/4" = 1'-0"

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Client:  
USA PROPERTIES  
2440 PROFESSIONAL DRIVE  
SUITE 100  
ROSEVILLE, CA 95661

Project:  
AFTON PLAZA FAMILY APARTMENTS  
230 NORTH MAIN ST.  
MILPITAS, CA



Client Revisions

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City Revisions

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Date: 06/05/09  
Scale: 1/16"=1'-0"  
Drawn By: NN  
Checked By: KA

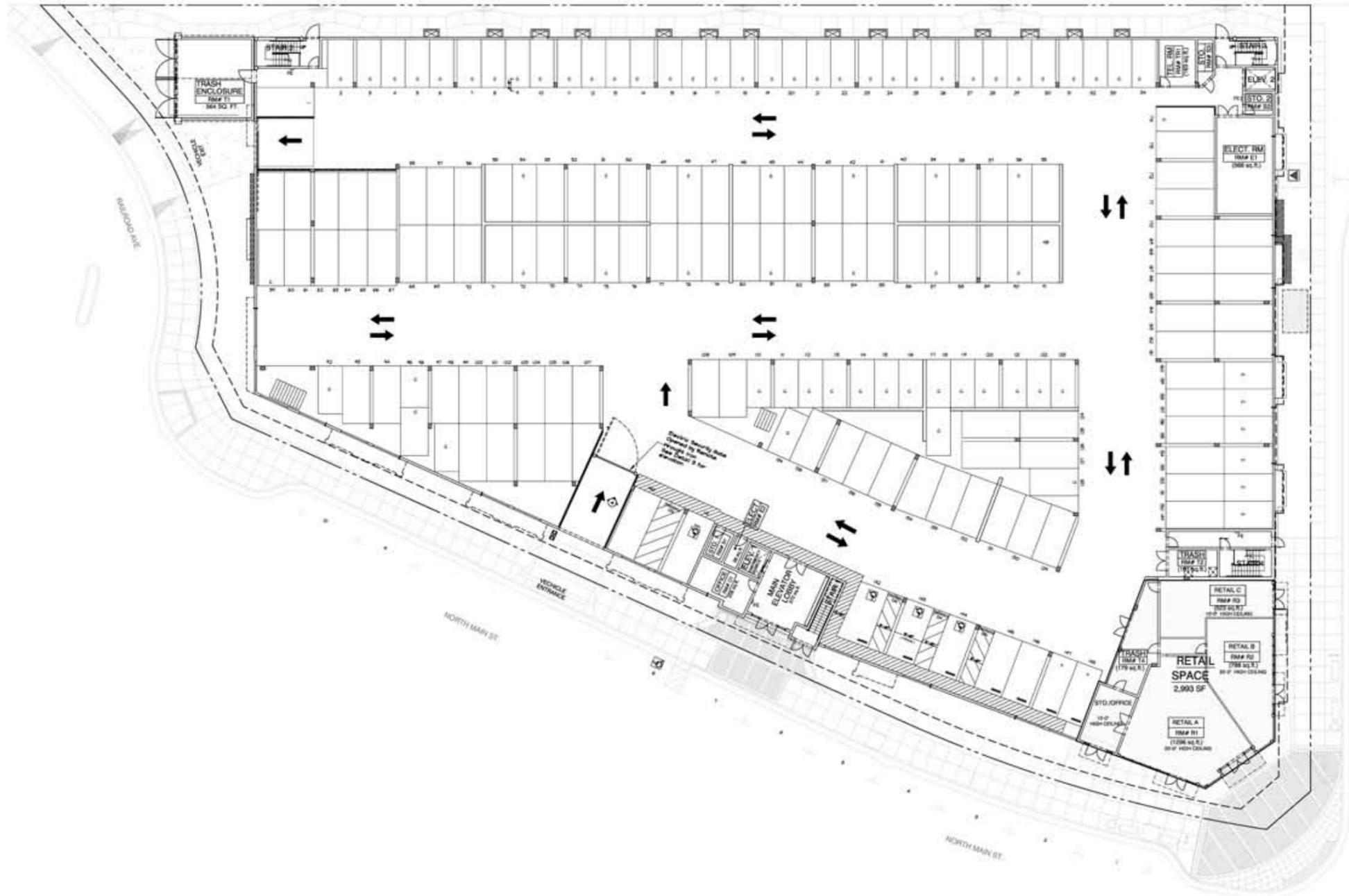
Sheet Title:  
**SITE PLAN**

Sheet No.:  
**A-1.0**

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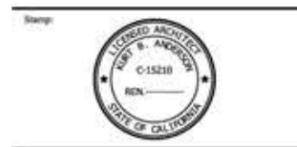
Client:  
**USA PROPERTIES**  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSEVILLE, CA 95661

Project:  
**APTON PLAZA FAMILY APARTMENTS**  
 230 NORTH MAIN ST.  
 MILPITAS, CA



**1 GARAGE PLAN**  
 1/16" = 1'-0" NORTH

| PARKING CALCULATION                               |                             |
|---|-----------------------------|
| <b>93 TOTAL UNITS</b>                             |                             |
| Total Building Footprint Sq. Ft. (Superstructure) | - 37,811 s.f.               |
| Total Courtyard Sq. Ft. -                         | 19,325 s.f.                 |
| <b>Unit mix</b>                                   |                             |
| 1 Br Flats 34 x 1.5                               | = 51                        |
| 2 Br Flats 31 x 2.0                               | = 62                        |
| 3 Br Flats 28 x 2.0                               | = 56                        |
| <b>Total</b>                                      | <b>= 169</b>                |
| <b>Parking Req'd</b>                              | <b>174 Spaces (covered)</b> |
| <b>Parking Provided:</b>                          |                             |
| Compact spaces                                    | 79 Spaces                   |
| Standard spaces                                   | 91 Spaces                   |
| Handicap Spaces                                   | 4 Spaces                    |
| <b>Total</b>                                      | <b>174 Spaces</b>           |
| <b>Off Site Parking</b>                           | <b>10 Spaces</b>            |



| Client Revisions |             |      |
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Date: 06/05/09  
 Scale: 1/16" = 1'-0"  
 Drawn By: NN  
 Checked By: KA

**GARAGE PLAN**

Sheet No.: **A-2.0**

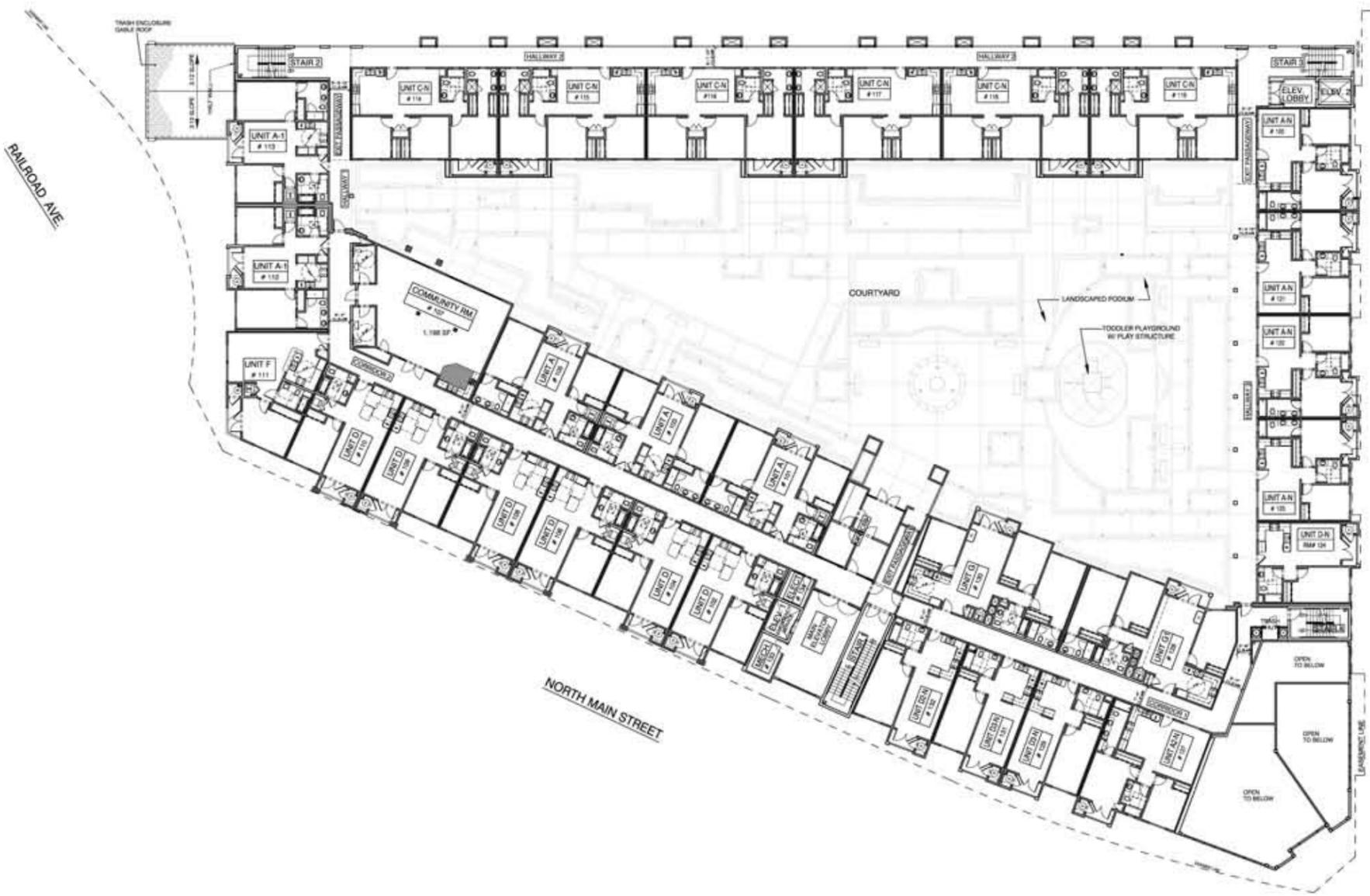
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Client:  
 USA PROPERTIES  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSELVILLE, CA 95661

Project:  
 APTON PLAZA FAMILY APARTMENTS  
 230 NORTH MAIN ST.  
 MILPITAS, CA

**UNIT COUNT AT 1ST LEVEL**

|              |           |
|--------------|-----------|
| 1 BEDRM      | 11        |
| 2 BEDRM      | 10        |
| 3 BEDRM      | 8         |
| <b>TOTAL</b> | <b>29</b> |



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

**UNIT TYPE: (FIRST FLOOR RESIDENTIAL)**

|                   |                 |   |
|-------------------|-----------------|---|
| UNIT A            | TWO BEDROOM =   | 3 |
| UNIT A1           | TWO BEDROOM =   | 2 |
| UNIT A-N          | TWO BEDROOM =   | 4 |
| UNIT A2-N         | TWO BEDROOM =   | 1 |
| UNIT B            | THREE BEDROOM = | 0 |
| UNIT B1 (2-LEVEL) | THREE BEDROOM = | 0 |
| UNIT C-N          | THREE BEDROOM = | 6 |
| UNIT D            | ONE BEDROOM =   | 6 |
| UNIT D-N          | ONE BEDROOM =   | 1 |
| UNIT D1           | ONE BEDROOM =   | 0 |
| UNIT D2-N         | ONE BEDROOM =   | 1 |
| UNIT D3-N         | ONE BEDROOM =   | 2 |
| UNIT F            | ONE BEDROOM =   | 1 |
| UNIT F1 (2-LEVEL) | TWO BEDROOMS =  | 0 |
| UNIT G            | THREE BEDROOM = | 1 |
| UNIT G1           | THREE BEDROOM = | 1 |
| UNIT H            | THREE BEDROOM = | 0 |

|                         |                  |
|-------------------------|------------------|
| TOTAL UNITS =           | 29               |
| COMMUNITY RM            | 1,246 SF         |
| OFFICE                  | 390 SF           |
| AREAS                   |                  |
| <b>BUILDING OUTLINE</b> | <b>38,540 SF</b> |

**TOTAL RESIDENTIAL UNIT COUNT:**

|              |                 |
|--------------|-----------------|
| FIRST FLOORS | 29 UNITS        |
| SECOND FLOOR | 32 UNITS        |
| THIRD FLOOR  | 32 UNITS        |
| <b>TOTAL</b> | <b>93 UNITS</b> |



Client Revisions

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City Revisions

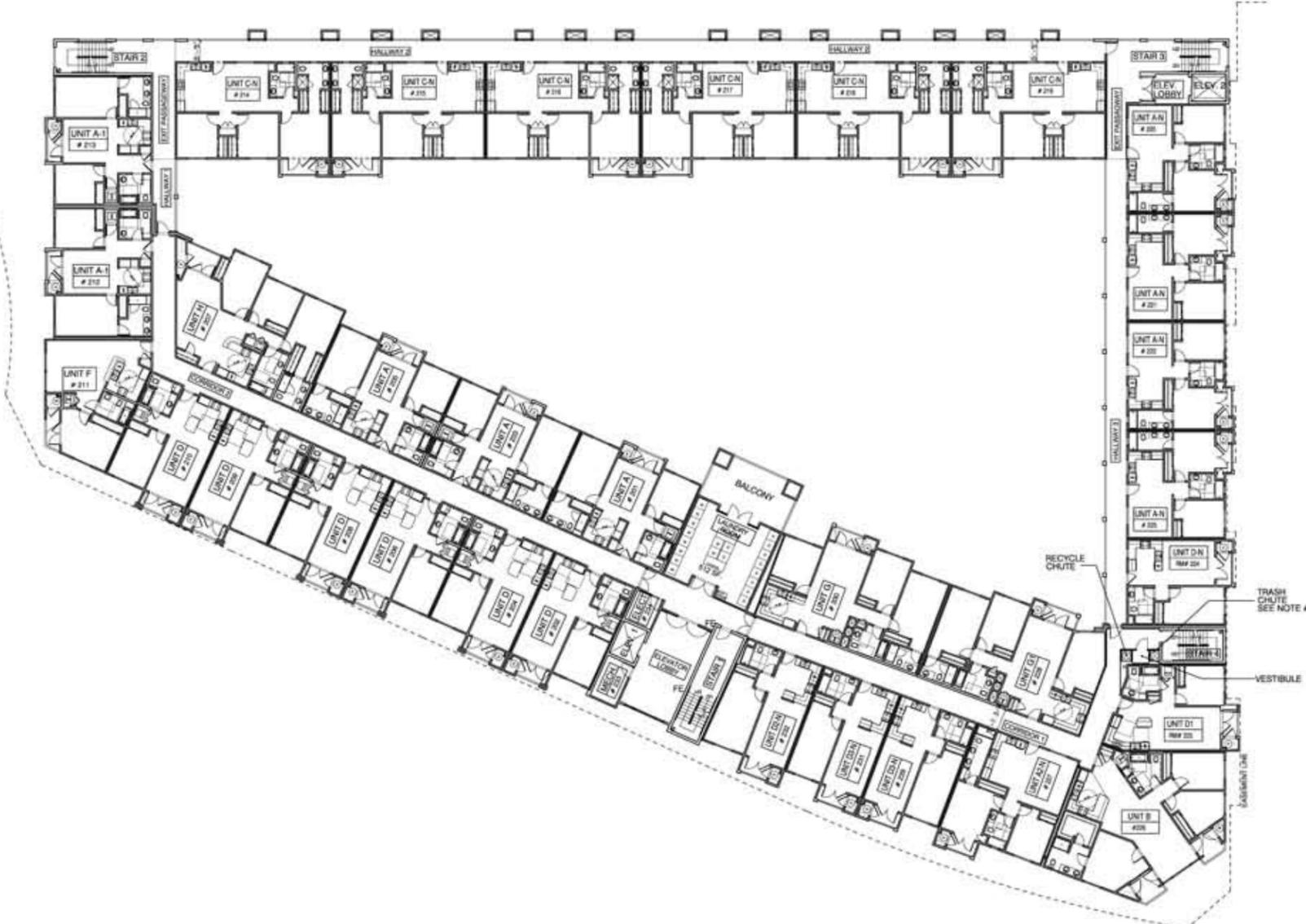
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Date: 06/05/09  
 Scale: 1/16"=1'-0"  
 Drawn By: NN  
 Checked By: KA  
 Sheet Title:  
**FIRST LEVEL FLOOR PLAN**

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Client:  
 USA PROPERTIES  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSELVILLE, CA 95661

Project:  
 APTON PLAZA  
 230 NORTH MAIN ST.  
 MILPITAS, CA



**UNIT COUNT AT 2ND LEVEL**

|              |           |
|--------------|-----------|
| 1 BEDRM      | 12        |
| 2 BEDRM      | 10        |
| 3 BEDRM      | 10        |
| <b>TOTAL</b> | <b>32</b> |

**UNIT TYPE: (SECOND FLOOR RESIDENTIAL)**

|                   |                 |   |
|-------------------|-----------------|---|
| UNIT A            | TWO BEDROOM =   | 3 |
| UNIT A1           | TWO BEDROOM =   | 2 |
| UNIT A-N          | TWO BEDROOM =   | 4 |
| UNIT A2-N         | TWO BEDROOM =   | 1 |
| UNIT B            | THREE BEDROOM = | 1 |
| UNIT B1 (2-LEVEL) | THREE BEDROOM = | 0 |
| UNIT C-N          | THREE BEDROOM = | 6 |
| UNIT D            | ONE BEDROOM =   | 6 |
| UNIT D-N          | ONE BEDROOM =   | 1 |
| UNIT D1           | ONE BEDROOM =   | 1 |
| UNIT D2-N         | ONE BEDROOM =   | 1 |
| UNIT D3-N         | ONE BEDROOM =   | 2 |
| UNIT F            | ONE BEDROOM =   | 1 |
| UNIT F1 (2-LEVEL) | TWO BEDROOMS =  | 0 |
| UNIT G            | THREE BEDROOM = | 1 |
| UNIT G1           | THREE BEDROOM = | 1 |
| UNIT H            | THREE BEDROOM = | 1 |

TOTAL UNITS = 32

AREAS  
 BUILDING OUTLINE 38,586 S.F.

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



Client Revisions

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City Revisions

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Date: 06/05/09  
 Scale: 1/16"=1'-0"  
 Drawn By: NN  
 Checked By: KA

**SECOND LEVEL FLOOR PLAN**

Sheet No. A-2.2

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Client:  
 USA PROPERTIES  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSEVILLE, CA 95661

Project:  
 APTON PLAZA FAMILY APARTMENTS  
 230 NORTH MAIN ST.  
 MILPITAS, CA

UNIT COUNT AT 3RD LEVEL

|              |           |
|--------------|-----------|
| 1 BEDRM      | 11        |
| 2 BEDRM      | 11        |
| 3 BEDRM      | 9         |
| 4 BEDRM      | 1         |
| <b>TOTAL</b> | <b>32</b> |

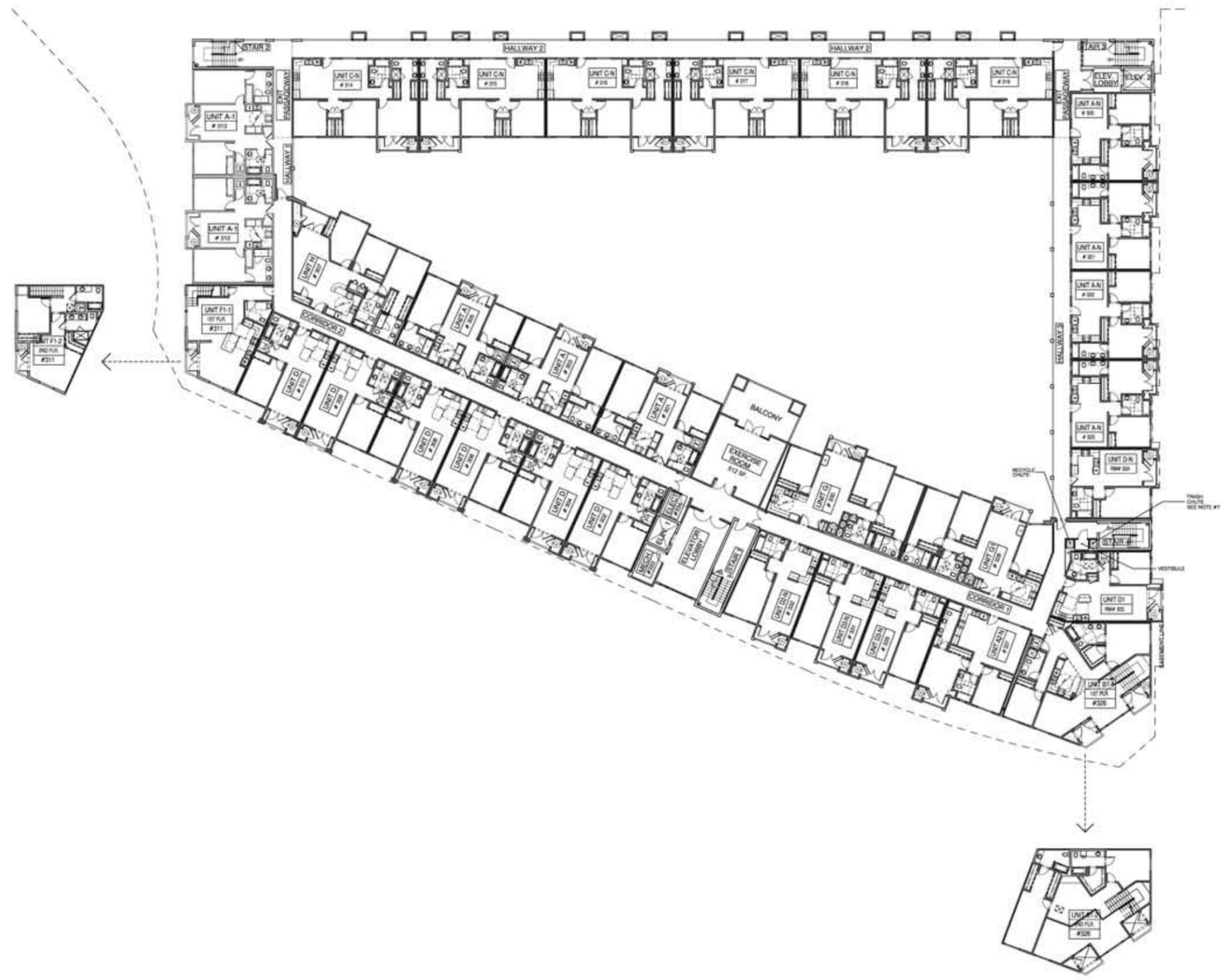
UNIT TYPE: (THIRD FLOOR RESIDENTIAL)

|                   |                 |   |
|-------------------|-----------------|---|
| UNIT A            | TWO BEDROOM =   | 3 |
| UNIT A1           | TWO BEDROOM =   | 2 |
| UNIT A-N          | TWO BEDROOM =   | 4 |
| UNIT A2-N         | TWO BEDROOM =   | 1 |
| UNIT B            | THREE BEDROOM = | 0 |
| UNIT B1 (2-LEVEL) | THREE BEDROOM = | 1 |
| UNIT C-N          | THREE BEDROOM = | 6 |
| UNIT D            | ONE BEDROOM =   | 6 |
| UNIT D-N          | ONE BEDROOM =   | 1 |
| UNIT D1           | ONE BEDROOM =   | 1 |
| UNIT D2-N         | ONE BEDROOM =   | 1 |
| UNIT D3-N         | ONE BEDROOM =   | 2 |
| UNIT F            | ONE BEDROOM =   | 0 |
| UNIT F1 (2-LEVEL) | TWO BEDROOMS =  | 1 |
| UNIT G            | THREE BEDROOM = | 1 |
| UNIT G1           | THREE BEDROOM = | 1 |
| UNIT H            | THREE BEDROOM = | 1 |

TOTAL UNITS = 32

AREAS

BUILDING OUTLINE 38,586 S.F.



1 THIRD FLOOR RESIDENTIAL FLOOR PLAN  
 1/16" = 1'-0" NORTH



Client Revisions

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City Revisions

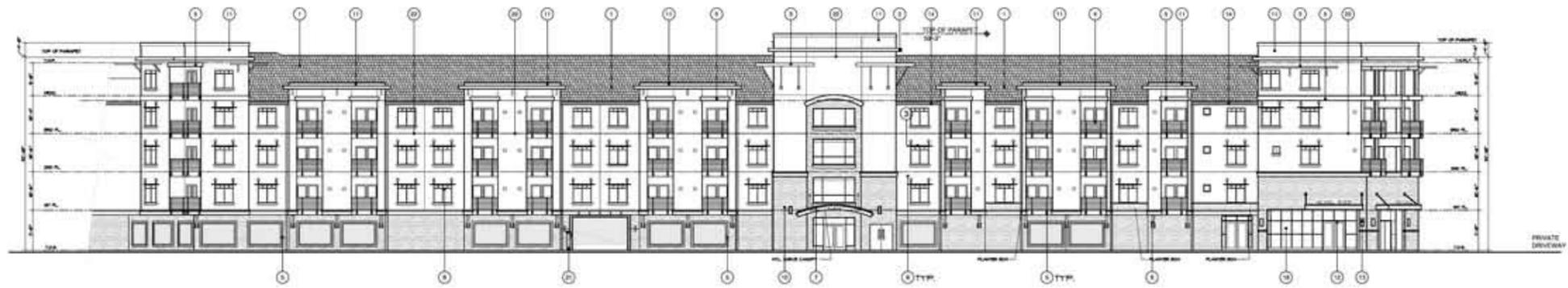
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Date: 06/05/09  
 Scale: 1/16"=1'-0"  
 Drawn By: NK  
 Checked By: KA

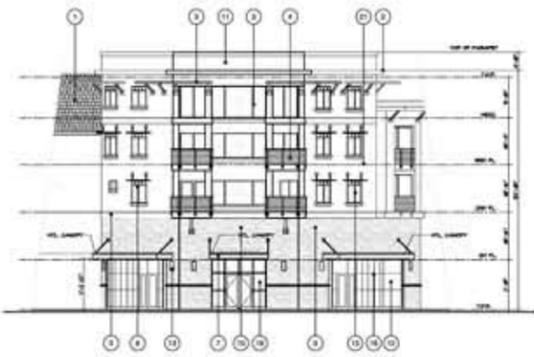
THIRD LEVEL FLOOR PLAN

Sheet No. A-2.3

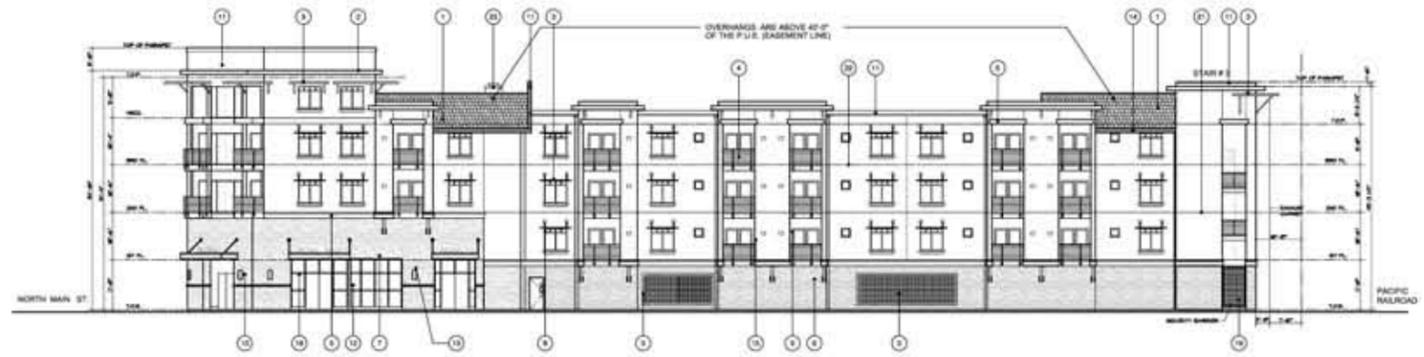
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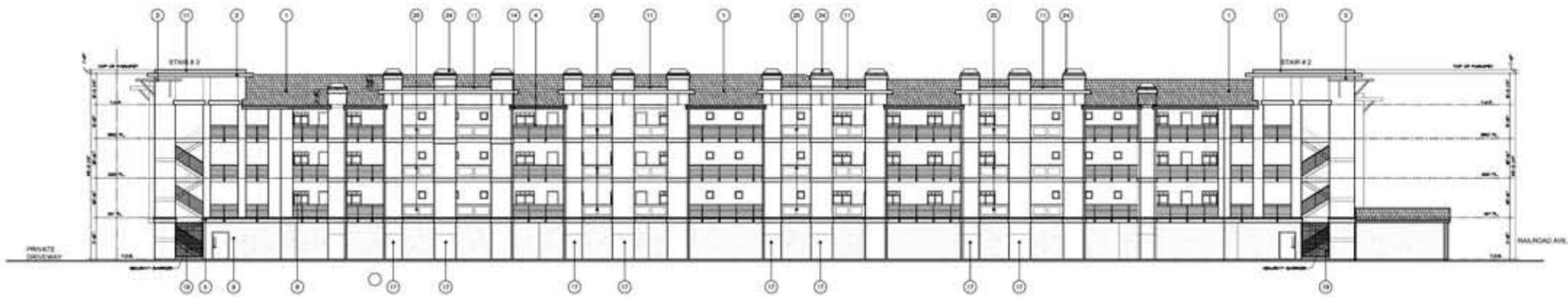
1 WEST ELEVATION - ALONG NORTH MAIN ST.  
 1/8" = 1'-0"



3 RETAIL ELEVATION (CORNER)  
 1/8" = 1'-0"



2 SOUTH ELEVATION - ALONG PRIVATE DRIVEWAY (WELLER LANE)  
 1/8" = 1'-0"



4 EAST ELEVATION - ALONG PACIFIC RAILROAD  
 1/8" = 1'-0"

- EXT. ELEVATION KEY NOTES:**
- 1 METAL SLATE ROOFING
  - 2 TOWER OVERHANGS
  - 3 METAL AWINGS
  - 4 PAINTED METAL BALCONY RAILING
  - 5 STUCCO ACCENT BAND
  - 6 METAL MESH SCREEN PANEL SEE DET. 18/AD-1 8/11
  - 7 METAL CANOPY
  - 8 VINYL WINDOW
  - 9 EXTERIOR STUCCO FINISH
  - 10 CULTURED STONE
  - 11 PARAPET WALL
  - 12 STOREFRONT WINDOW SYSTEM
  - 13 EXTERIOR SURFACE MOUNTED LIGHTING
  - 14 GUTTERS W/ DOWNSPOUT
  - 15 WINDOW TRIM
  - 16 LOUVERED PANELS FOR MECH. VENTILATION
  - 17 MECHANICAL SHAFT
  - 18 TAPERED GLAZING AT STOREFRONTS, TYP.
  - 19 METAL SECURITY BARRIER, SEE DET. 18/AD-1
  - 20 1/2" WALL CAP, PAINTED TO MATCH EXTERIOR
  - 21 ELECTRONIC KEY PAD/PHONE ACCESS TO TENANTS, SEE DETAILS 1/AD-8, (DEFERRED SUBMITTAL)
  - 22 EXTERIOR SCORE LINE
  - 23 TRASH CHUTE VENTS/CURBS, SEE DET. 18/AD-8
  - 24 CHIMNEY METAL CAP
  - 25 SOLID RAILING FACE, SEE DETAIL 18/AD-8

**NOTE:**  
 1. PARAPET WALLS LOCATED AT THE SOUTH AND NORTH ELEVATION SHALL BE PAINTED AND TEXTURED TO MATCH THE ROOF MATERIAL COLOR.



Client Revisions

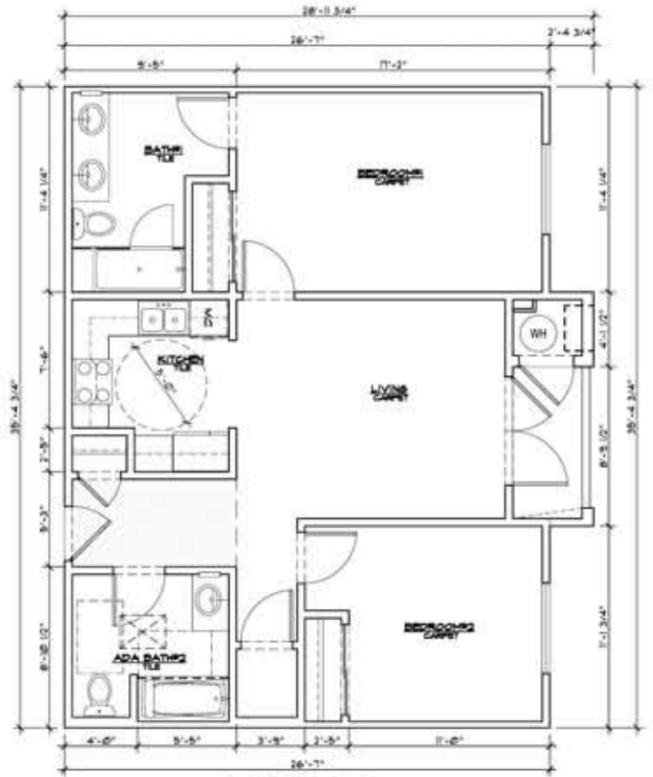
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City Revisions

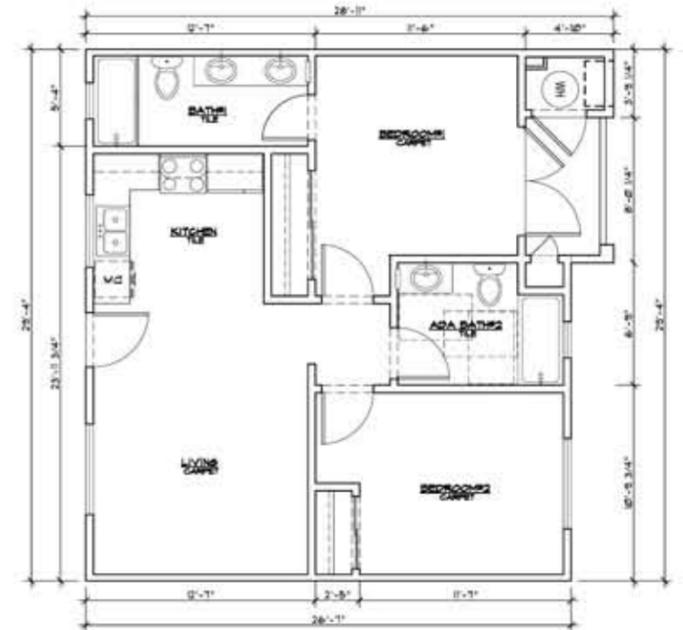
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Date: 06/05/09  
 Scale: 1/8" = 1'-0"  
 Drawn By: NN  
 Checked By: KA  
 Sheet Title:

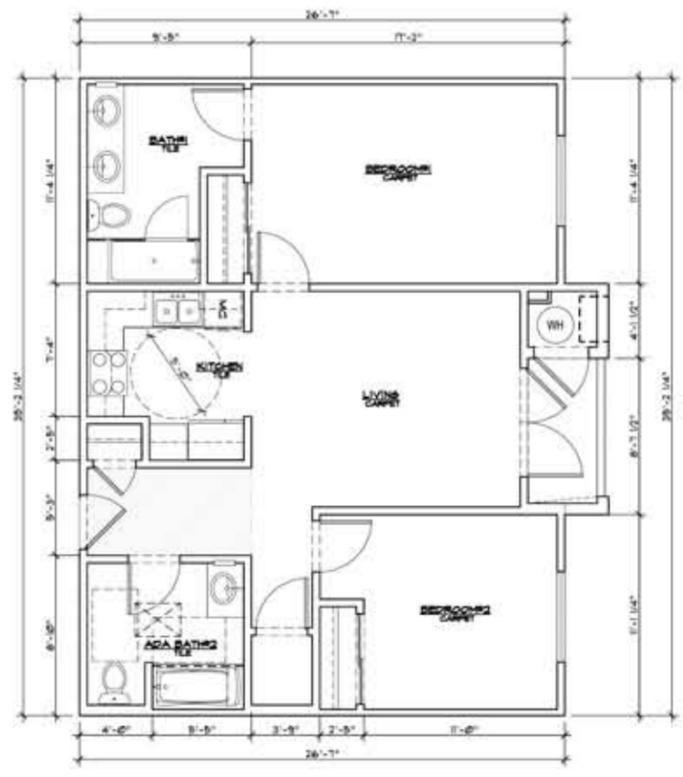
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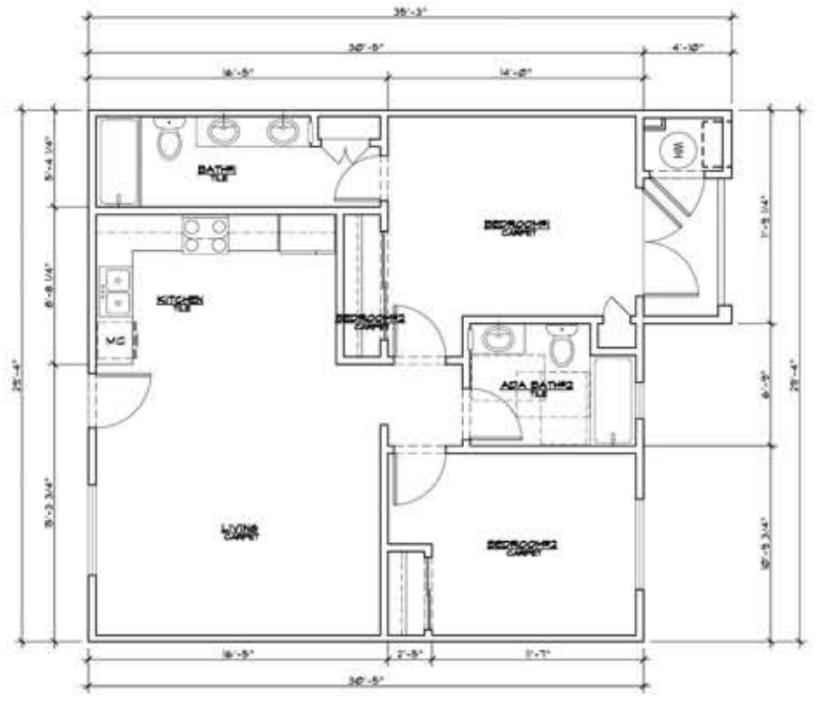
**UNIT A**  
 934 SF (Living)  
 36.4 SF (Balcony)



**UNIT A-N**  
 770 SF (Living)  
 35 SF (Balcony)



**UNIT A-1**  
 929 SF (Living)  
 35.3 SF (Balcony)



**UNIT A2-N**  
 910 SF (Living)  
 36 SF (Balcony)

Stamp:



Client Revisions

| No. | Description | Date |
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City Revisions

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Date: 06/05/09  
 Scale: 1/8"=1'-0"  
 Drawn By: NN  
 Checked By: KA

Sheet Title:  
**Plan 'A', 'A-N'  
 Plan 'A-1' and  
 Plan 'A2-N'**

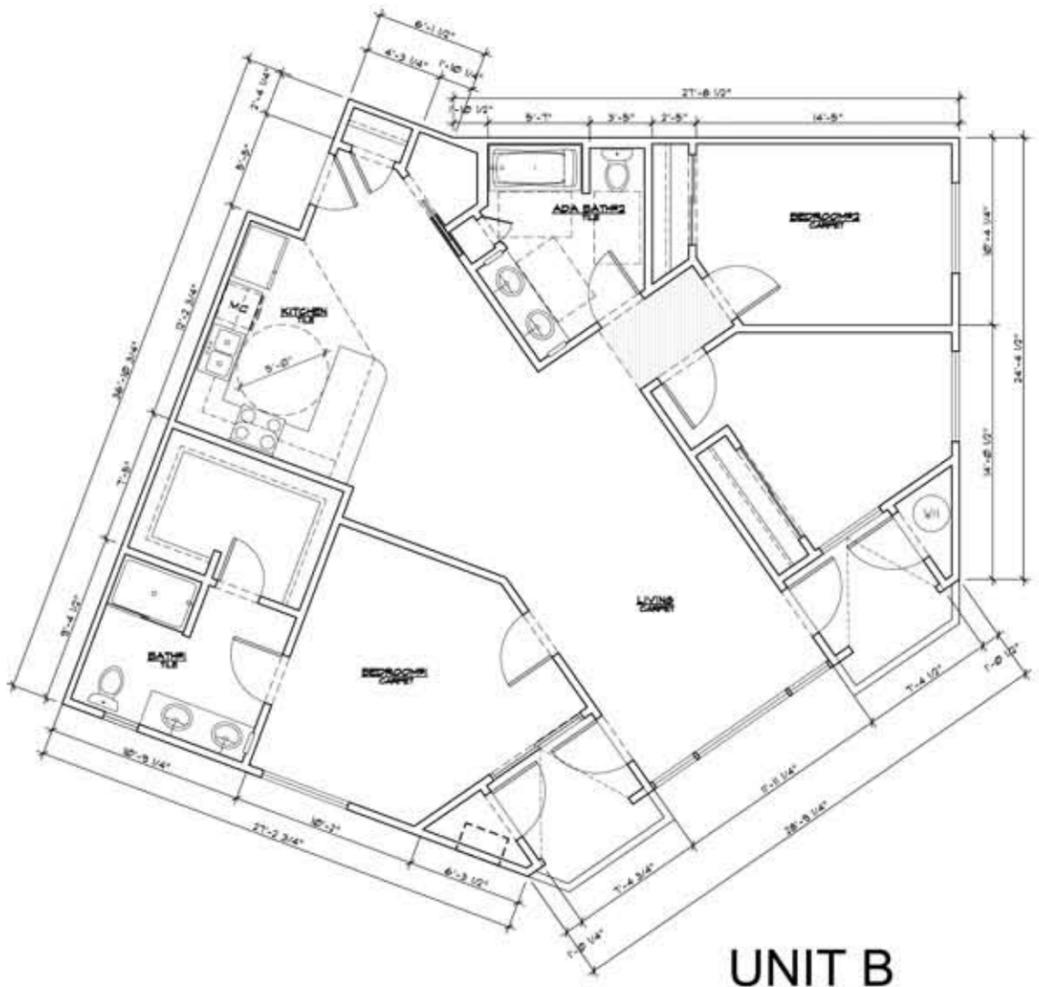
Sheet No.:

**A-6.01**

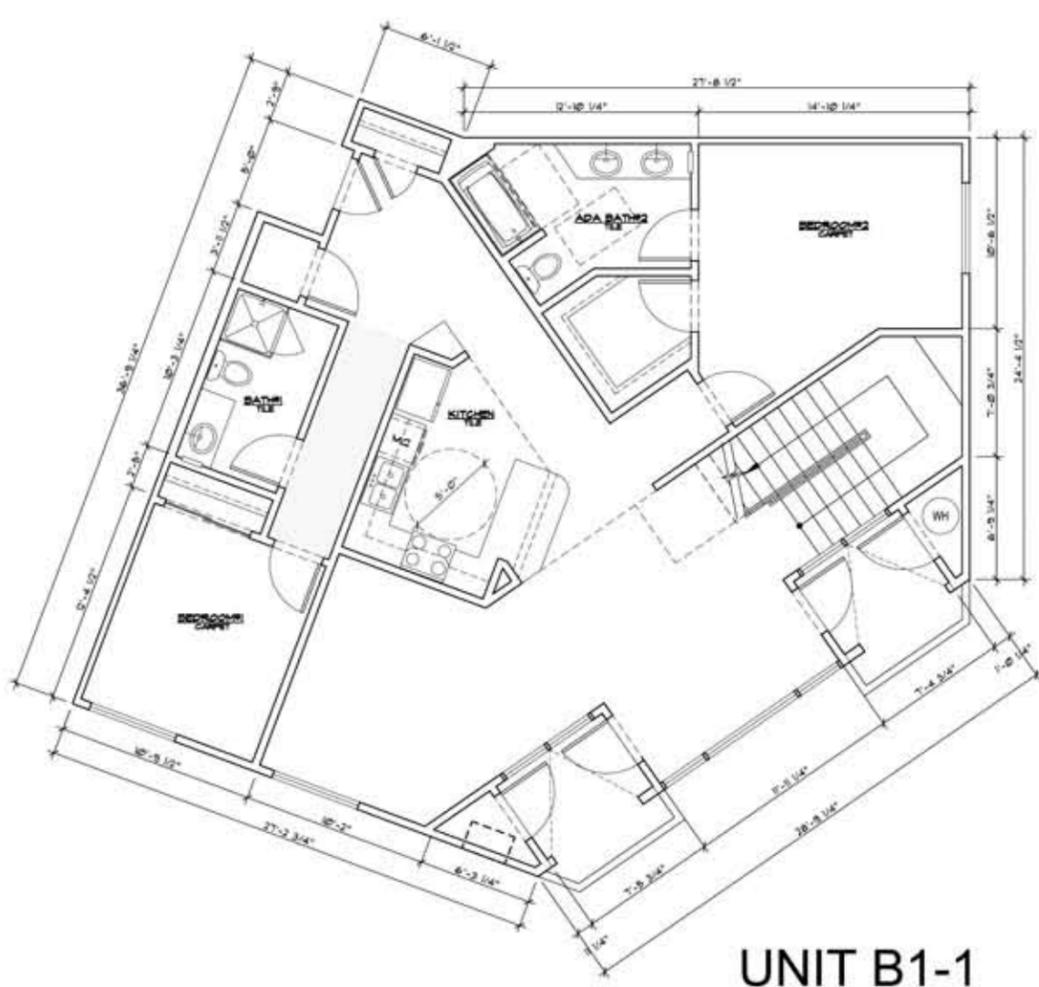
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Client:  
 USA PROPERTIES  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSELVILLE, CA 95661

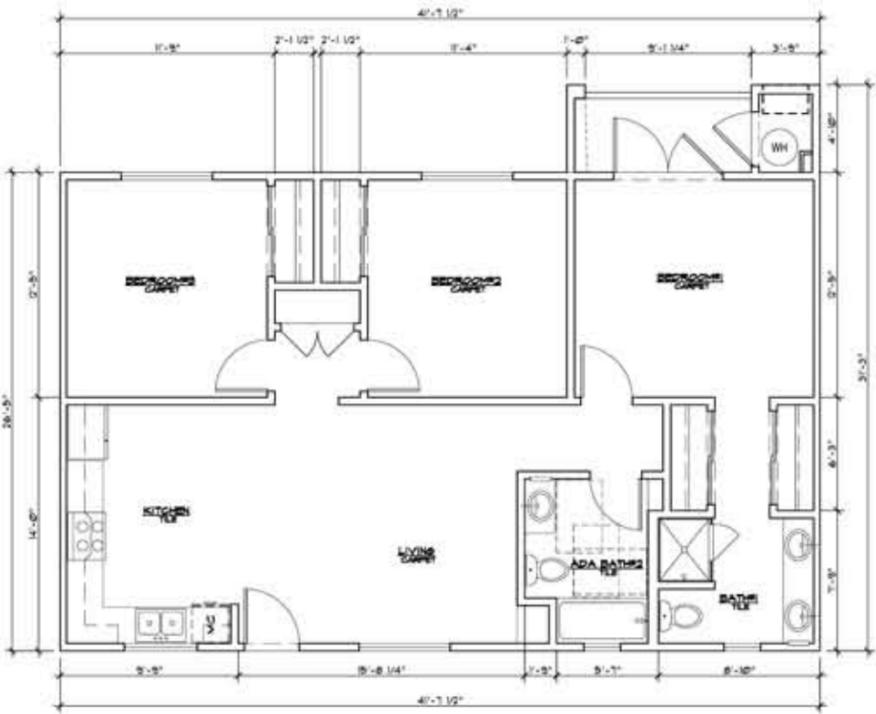
Project:  
 APTON PLAZA FAMILY APARTMENTS  
 230 NORTH MAIN ST.  
 MILPITAS, CA



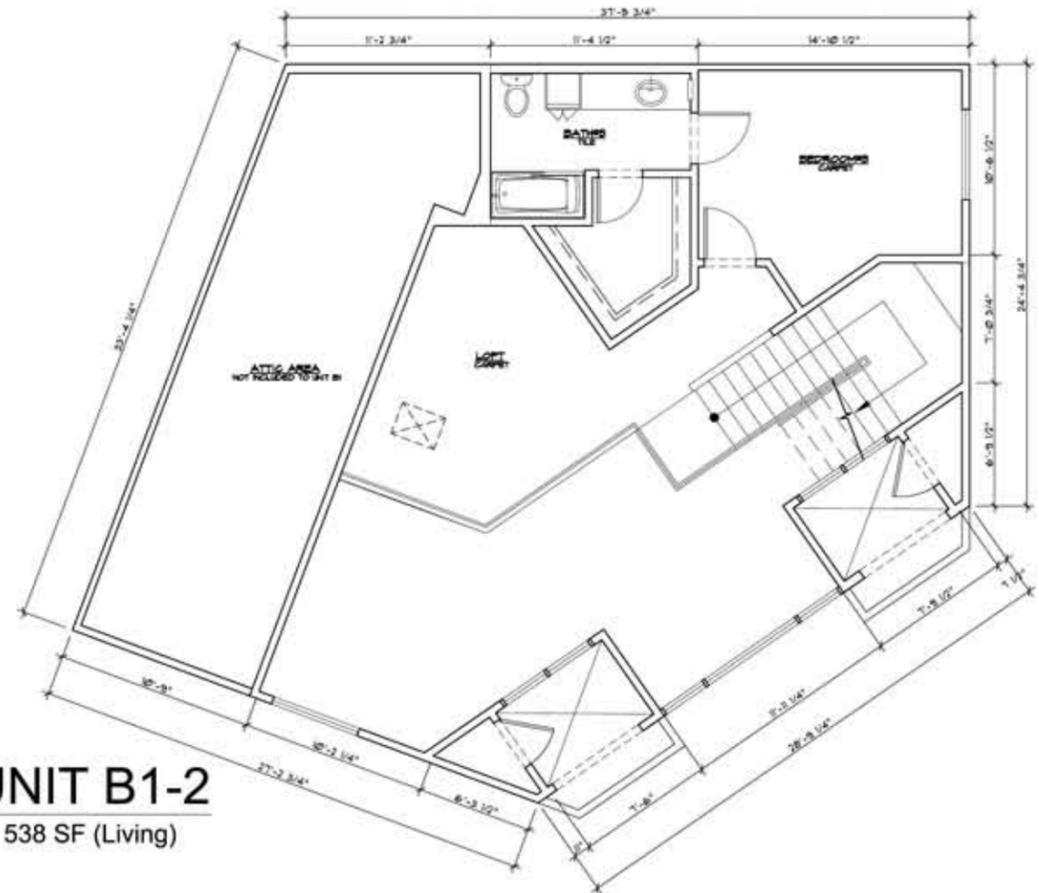
**UNIT B**  
 1,423 SF (Living)



**UNIT B1-1**  
 1,420 SF (Living)



**UNIT C-N**  
 1,118 SF (Living)  
 45 SF (Balcony)



**UNIT B1-2**  
 538 SF (Living)



Client Revisions

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City Revisions

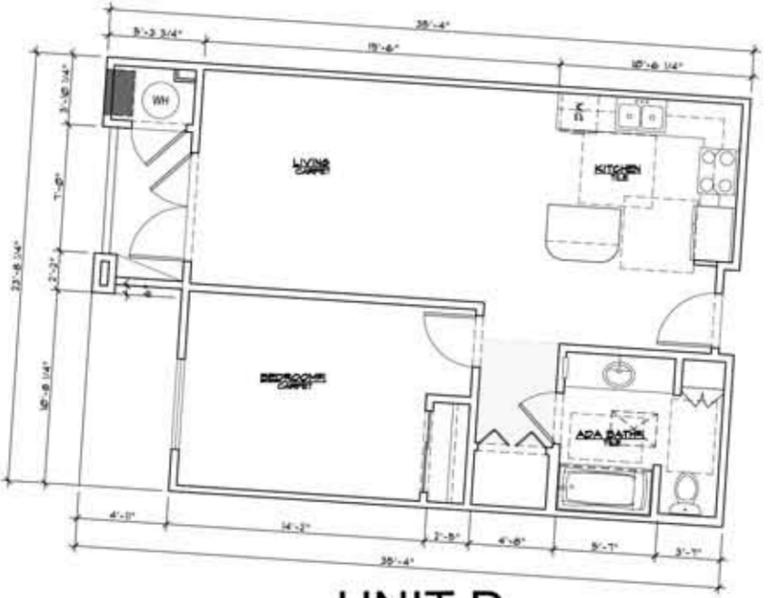
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Date: 06/03/09  
 Scale: 1/4"=1'-0"  
 Drawn By: NN  
 Checked By: KA

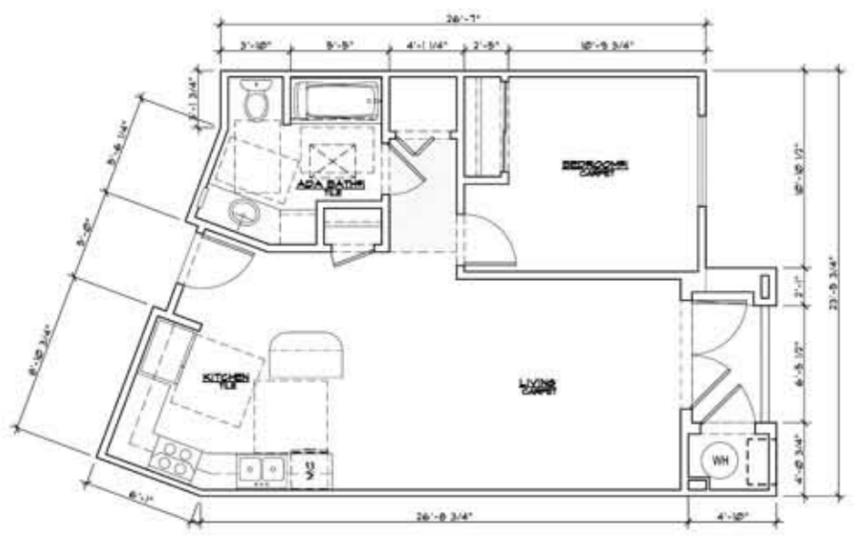
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**Plan 'B', 'B1-1'**  
**Plan 'B1-2' and**  
**Plan 'C-N'**

Sheet No.:  
**A-6.02**

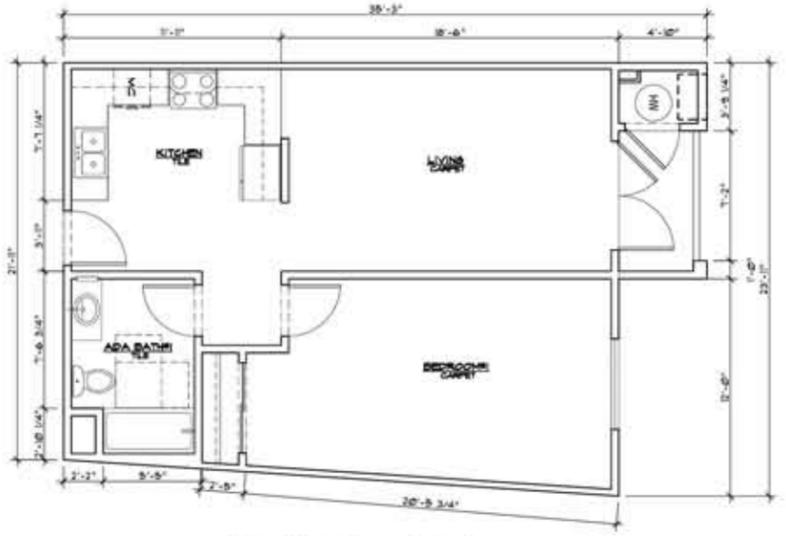
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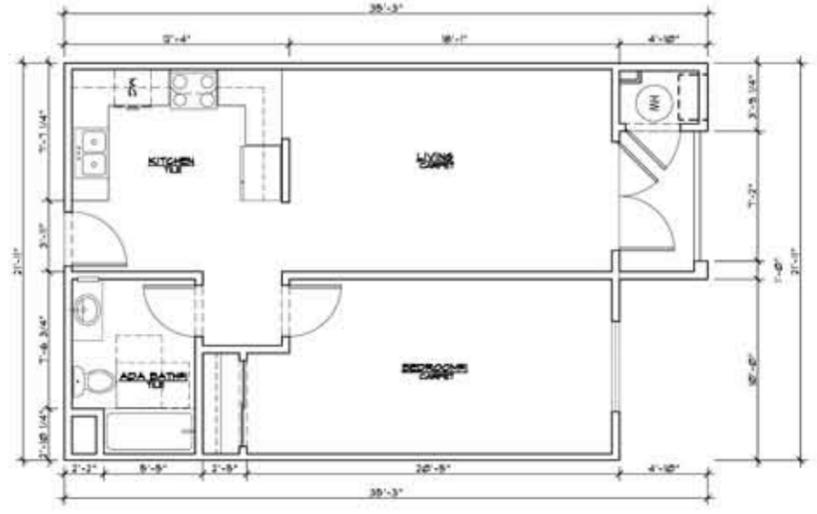
**UNIT D**  
 736 SF (Living)



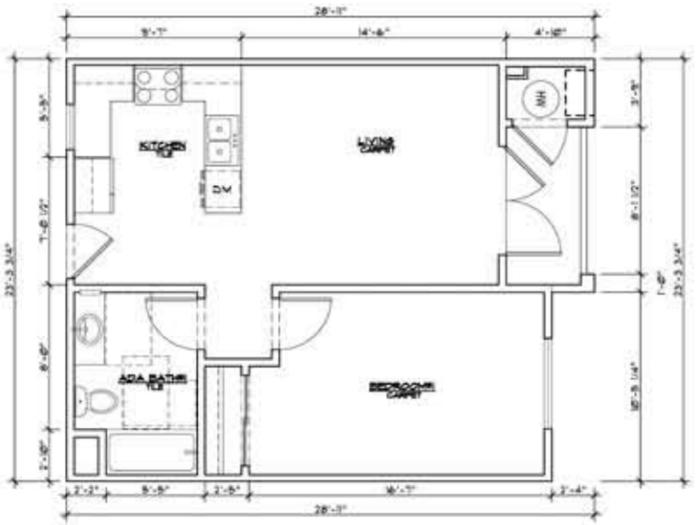
**UNIT D1**  
 701 SF (Living)



**UNIT D2-N**  
 715 SF (Living)  
 36 SF (Balcony)



**UNIT D3-N**  
 685 SF (Living)  
 36 SF (Balcony)



**UNIT D-N**  
 607 SF (Living)  
 40 SF (Balcony)

Client:  
 USA PROPERTIES  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSEVILLE, CA 95661

Project:  
 APTON PLAZA FAMILY APARTMENTS  
 230 NORTH MAIN ST.  
 MILPITAS, CA



Client Revisions

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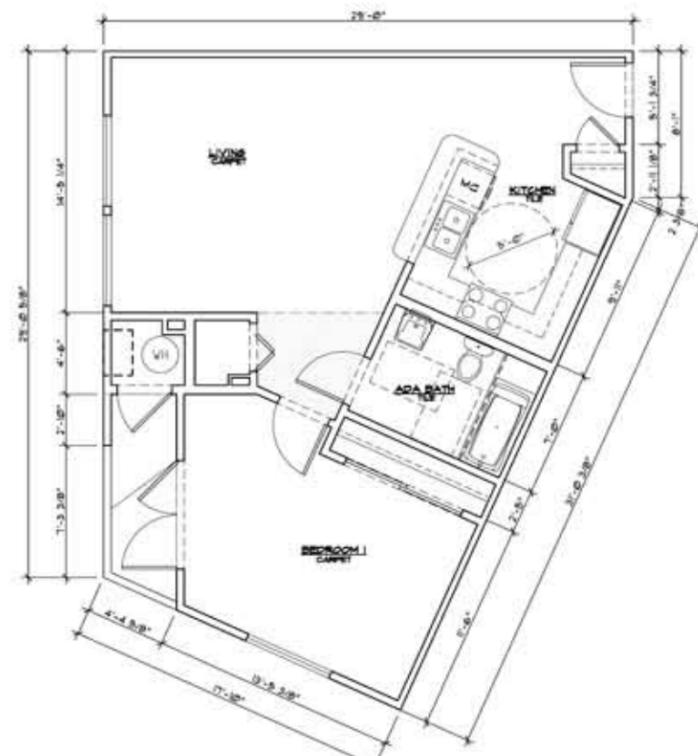
City Revisions

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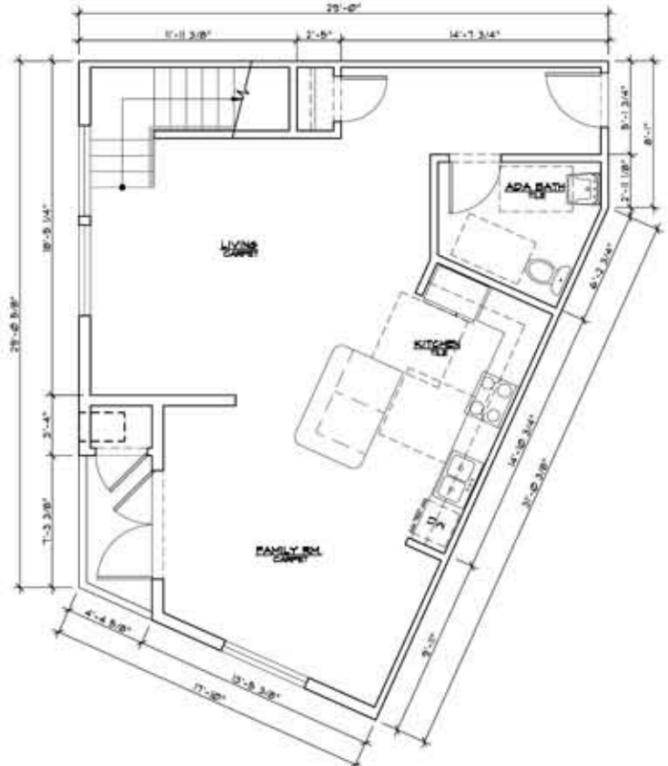
Date: 06/05/09  
 Scale: 1/8"=1'-0"  
 Drawn By: NN  
 Checked By: KA

Sheet Title:  
**Plan 'D', 'D-1'**  
**Plan 'D2-N', 'D3-N'**  
**and Plan 'D-N'**

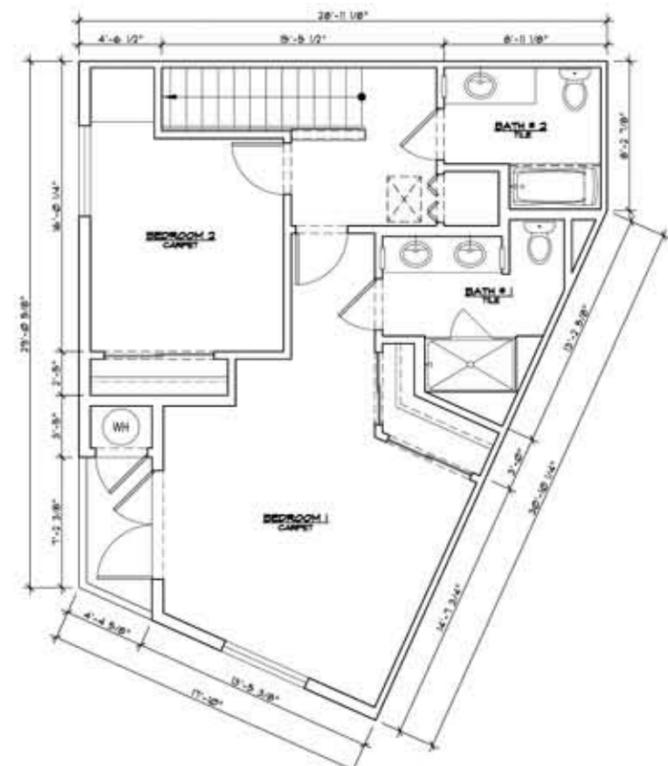
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**UNIT F**  
 771 SF (Living)  
 44 SF (Balcony)



**UNIT F1-1**  
 782 SF (Living)



**UNIT F1-2**  
 782 SF (Living)

Client:  
 USA PROPERTIES  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSELILLE, CA 95661

Project:  
 APTON PLAZA FAMILY APARTMENTS  
 230 NORTH MAIN ST.  
 MILPITAS, CA



Client Revisions

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City Revisions

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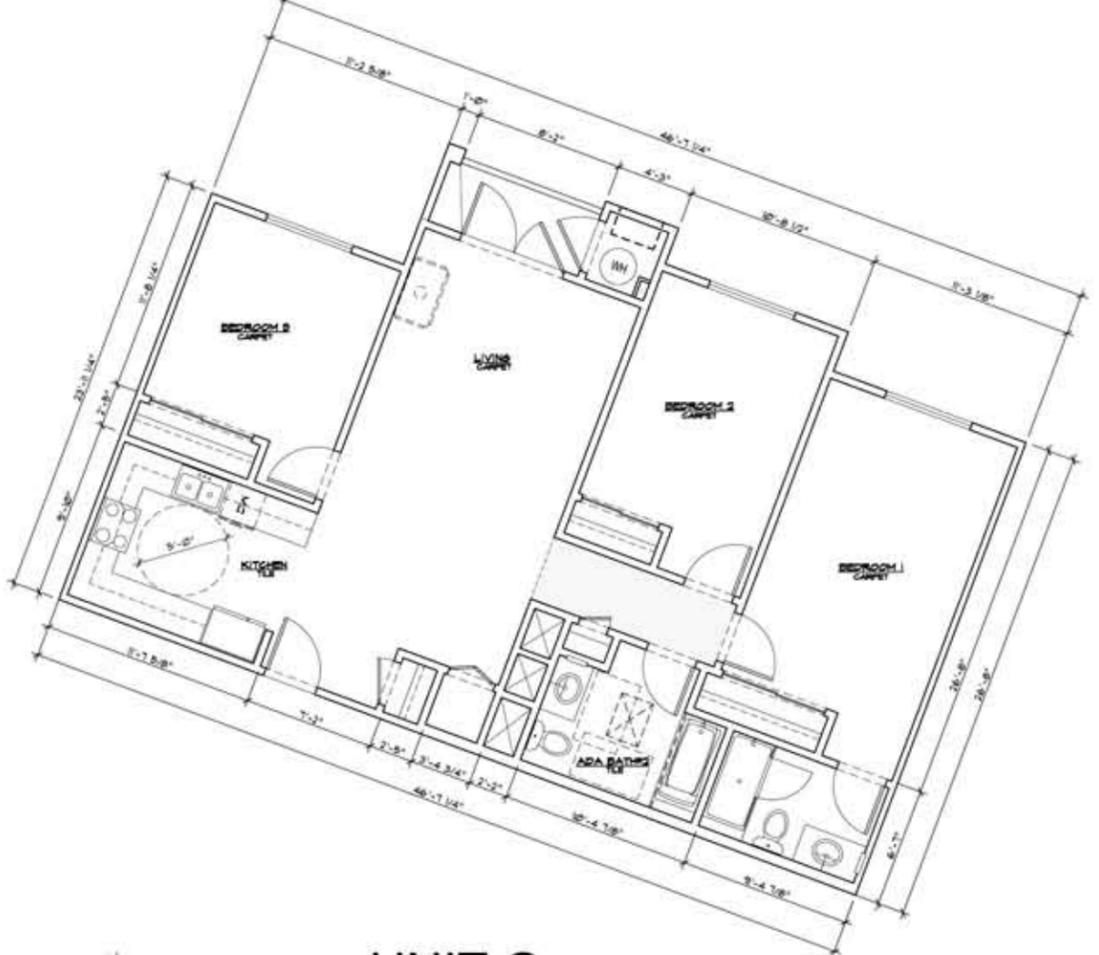
Date: 06/05/09  
 Scale: 1/8"=1'-0"  
 Drawn By: NN  
 Checked By: KA

Sheet Title:  
**Plan 'F', 'F1-1'  
 and Plan 'F1-2'**

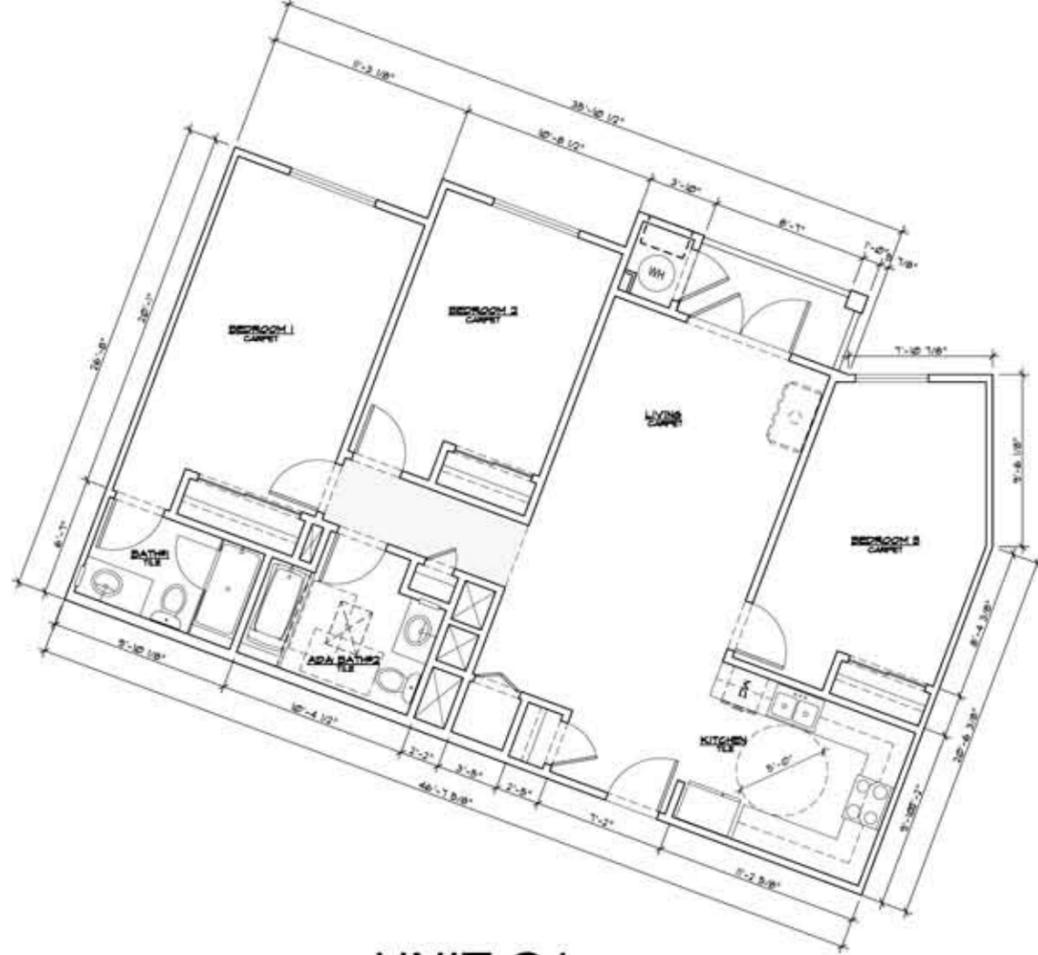
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Client:  
 USA PROPERTIES  
 2440 PROFESSIONAL DRIVE  
 SUITE 100  
 ROSEVILLE, CA 95661

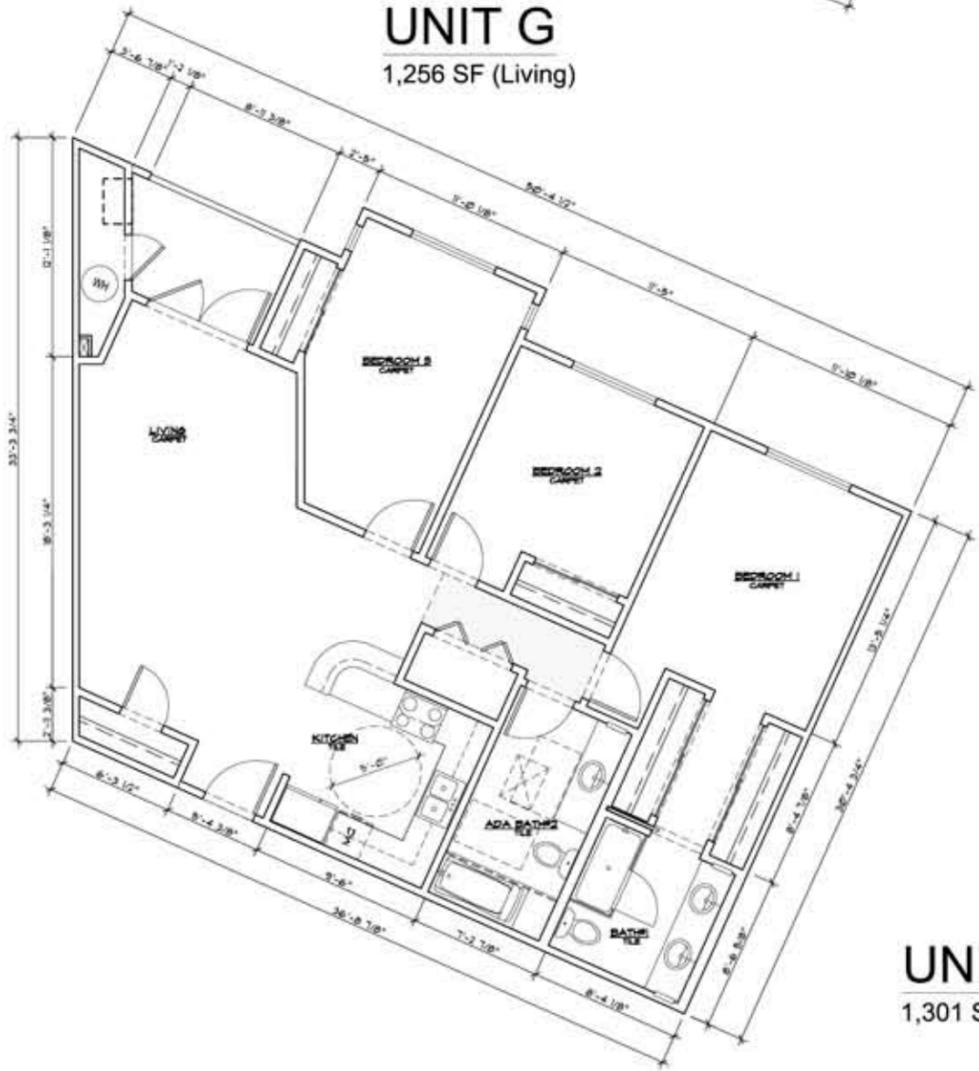
Project:  
 APTON PLAZA FAMILY APARTMENTS  
 230 NORTH MAIN ST.  
 MILPITAS, CA



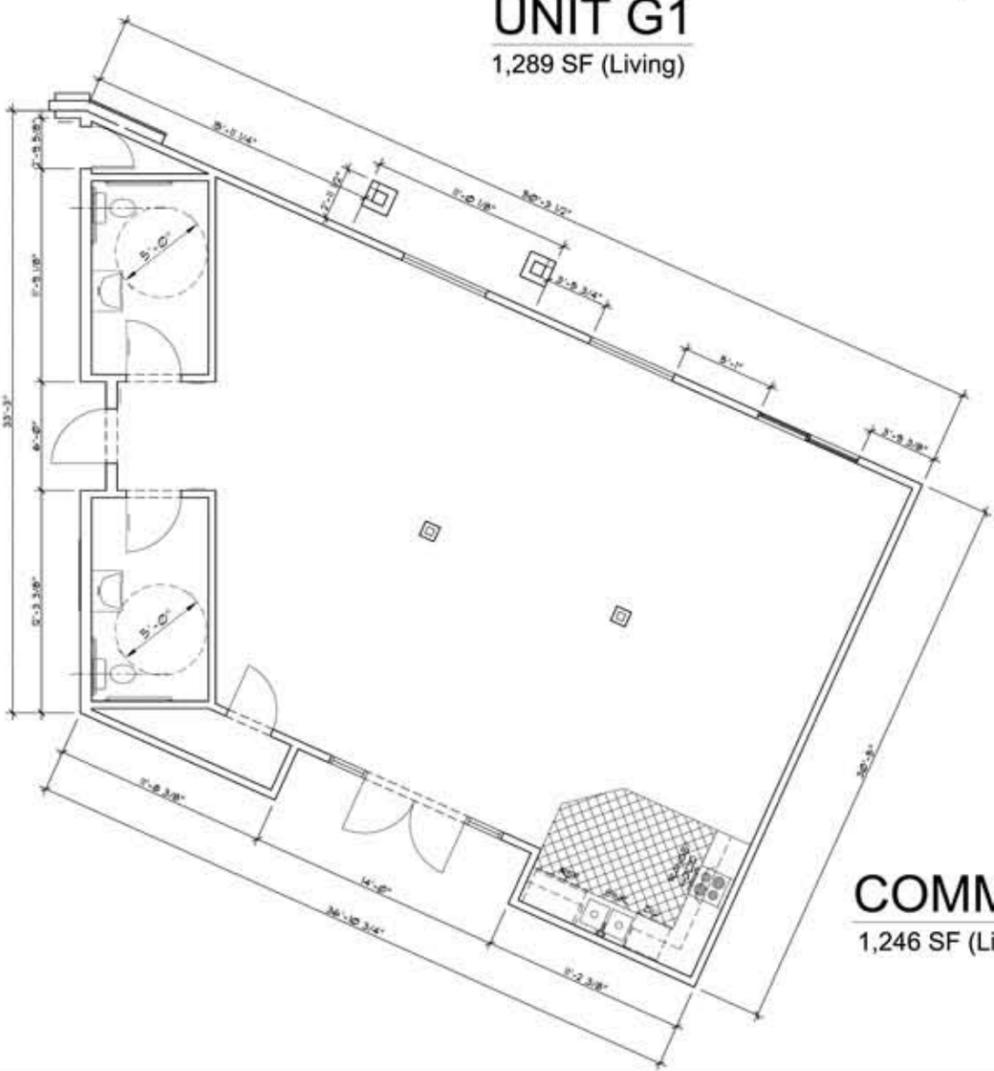
**UNIT G**  
 1,256 SF (Living)



**UNIT G1**  
 1,289 SF (Living)



**UNIT H**  
 1,301 SF (Living)



**COMMUNITY RM.**  
 1,246 SF (Living Area)



Client Revisions

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City Revisions

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Date: 06/05/09  
 Scale: 1/8"=1'-0"  
 Drawn By: NN  
 Checked By: KA

Sheet Title:  
**Plan 'G', 'G1',  
 Plan 'H', and  
 Community Rm.**

