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OWNER/DEVELOPER

D.R. HORTON
NORTHERN CALIFORNIA DIVISION
6630 OWENS DRIVE
PLEASANTON, CA 94588
(925) 225-7400
CONTACT: DEAN MILLS

LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP
1650 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
(925) 938-7377
CONTACT: ANNIKA CARPENTER

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
CONTACT: JASON NERI

ARCHITECT

KTGY GROUP INC.
580 SECOND STREET, SUITE 200
OAKLAND, CA 94607
(510) 272-2910
CONTACT: JILL WILLIAMS

DATE: SEPT. 01, 2011

RIPLEY DESIGN GROUP

D·R·HORTON® America's Builder DHI Listed NYSE

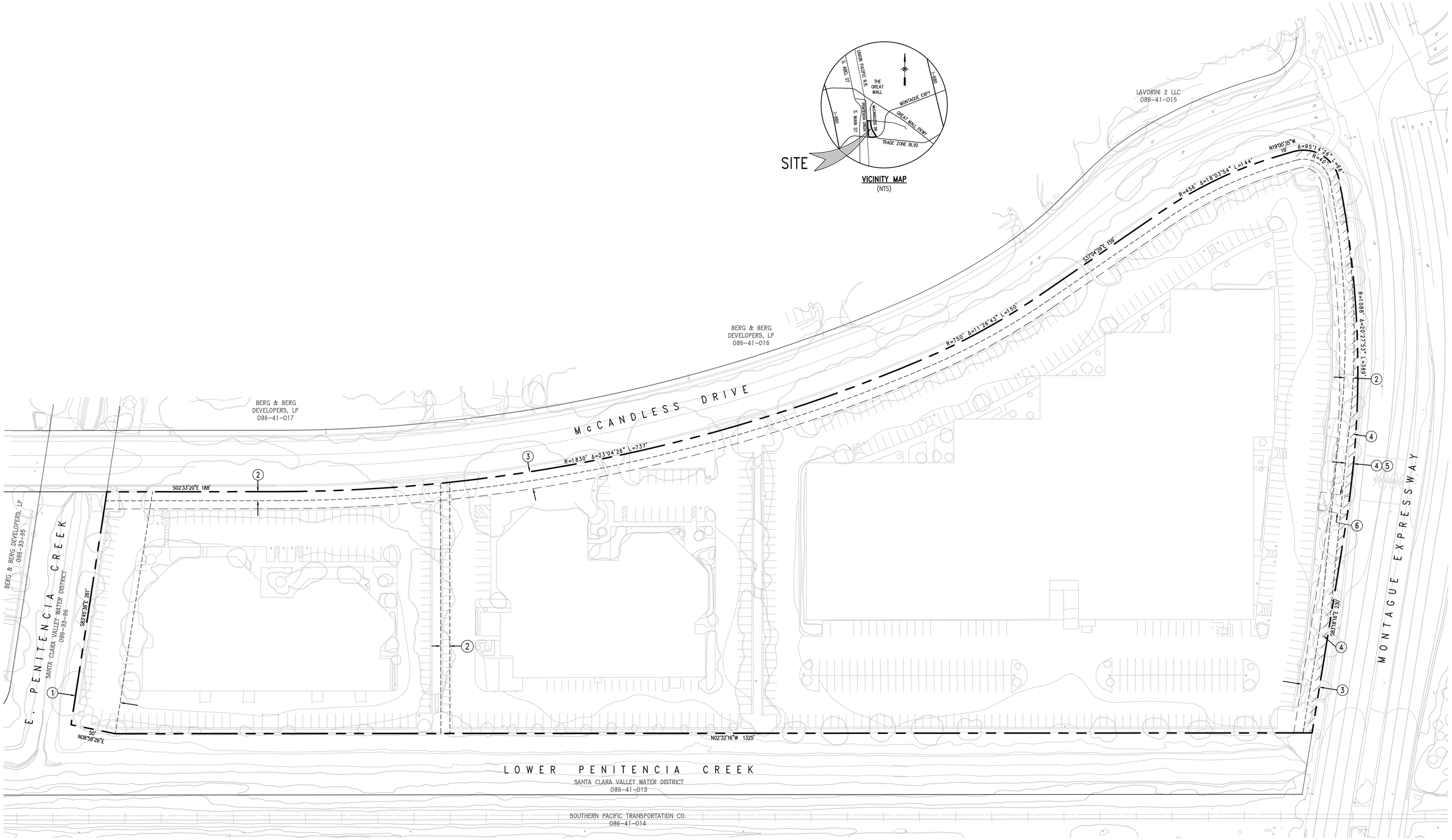
HARMONY

D.R. HORTON PLANNED DEVELOPMENT

MILPITAS, CALIFORNIA

KTGY Group INC.
Architecture + Planning
580 Second Street, Suite 200
Oakland, California 94607
ktgy.com
510 272 2910

cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS



LEGEND

EXISTING	DESCRIPTION
— — —	SUBDIVISION BOUNDARY
- - - - - -	EASEMENT LINE
\\\\\\	NO VEHICULAR ACCESS

EXISTING EASEMENTS

1. 50' PG&E EASEMENT PER B788 OR 512
2. 10' PUBLIC SERVICE UTILITY EASEMENT PER 536 M 41
3. LANDSCAPE EASEMENT IN FAVOR OF CITY OF MILPITAS PER 542 OR 2058
4. NO VEHICULAR ACCESS PER J518 OR 318 AND PER 536 M 41
5. SANTA CLARA COUNTY ROADWAY EASEMENT PER J518 OR 322 AND PER 536 M 41
6. WATER LINE EASEMENT IN FAVOR OF CITY OF MILPITAS PER 0362 OR 95

BOUNDARY MAP
HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: SEPT. 01, 2011

cbg
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM-01

G:\1933\ACAD\TM\TM-01 BOUNDARY MAP.DWG

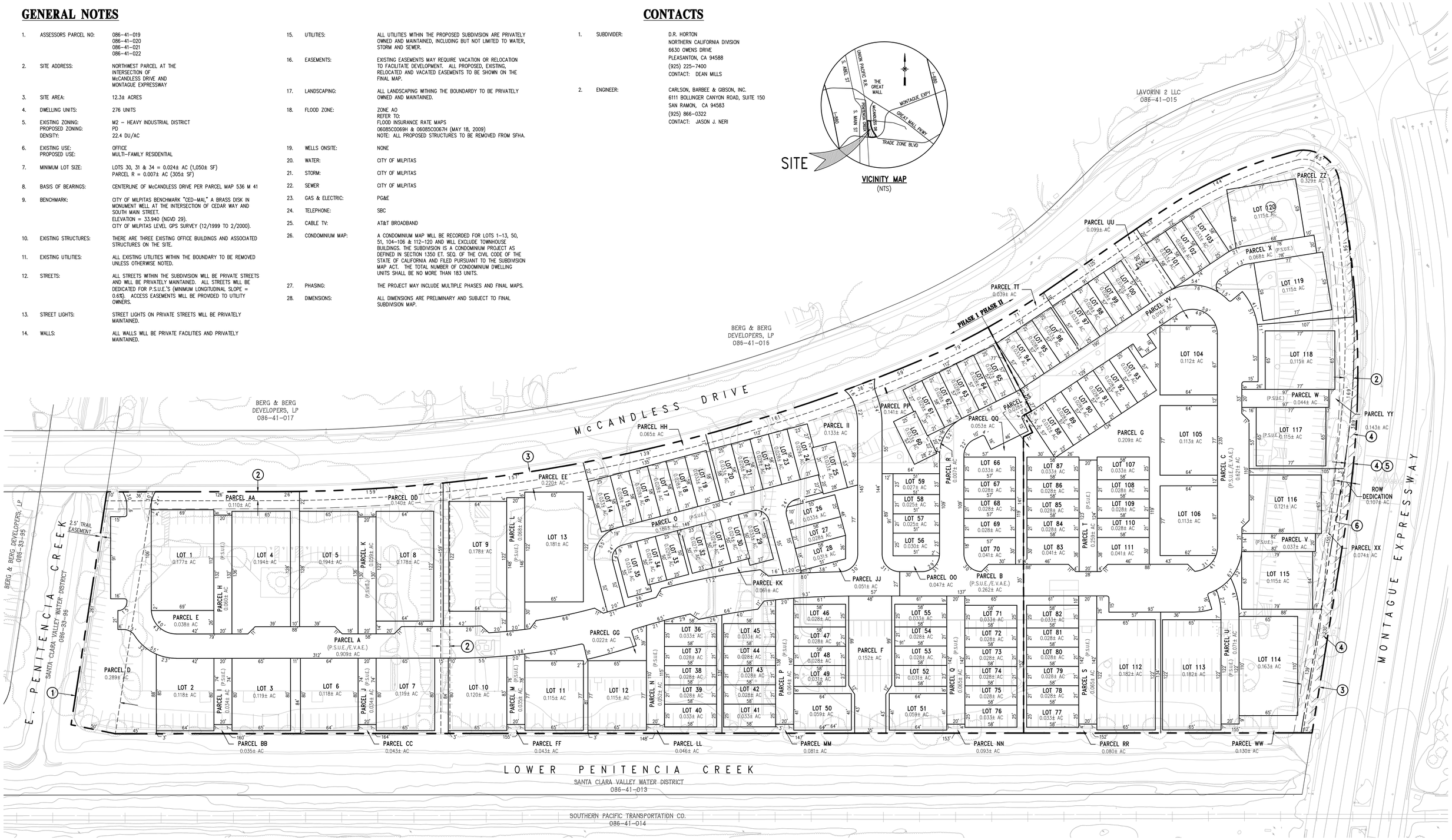
GENERAL NOTES

1.	ASSESSORS PARCEL NO:	086-41-019 086-41-020 086-41-021 086-41-022
2.	SITE ADDRESS:	NORTHWEST PARCEL AT THE INTERSECTION OF McCANDLESS DRIVE AND MONTAGUE EXPRESSWAY
3.	SITE AREA:	12.3± ACRES
4.	DWELLING UNITS:	276 UNITS
5.	EXISTING ZONING: PROPOSED ZONING: DENSITY:	M2 – HEAVY INDUSTRIAL DISTRICT PD 22.4 DU/AC
6.	EXISTING USE: PROPOSED USE:	OFFICE MULTI-FAMILY RESIDENTIAL
7.	MINIMUM LOT SIZE:	LOTS 30, 31 & 34 = 0.024± AC (1,050± SF) PARCEL R = 0.007± AC (305± SF)
8.	BASIS OF BEARINGS:	CENTERLINE OF McCANDLESS DRIVE PER PARCEL MAP 536 M 41
9.	BENCHMARK:	CITY OF MILPITAS BENCHMARK "CED-MAI," A BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF CEDAR WAY AND SOUTH MAIN STREET. ELEVATION = 33.940 (NGVD 29). CITY OF MILPITAS LEVEL GPS SURVEY (12/1999 TO 2/2000).
10.	EXISTING STRUCTURES:	THERE ARE THREE EXISTING OFFICE BUILDINGS AND ASSOCIATED STRUCTURES ON THE SITE.
11.	EXISTING UTILITIES:	ALL EXISTING UTILITIES WITHIN THE BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
12.	STREETS:	ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED. ALL STREETS WILL BE DEDICATED FOR P.S.U.E.'S (MINIMUM LONGITUDINAL SLOPE = 0.6%). ACCESS EASEMENTS WILL BE PROVIDED TO UTILITY OWNERS.
13.	STREET LIGHTS:	STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED.
14.	WALLS:	ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED.
15.	UTILITIES:	ALL UTILITIES WITHIN THE PROPOSED SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER, STORM AND SEWER.
16.	EASEMENTS:	EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP.
17.	LANDSCAPING:	ALL LANDSCAPING WITHING THE BOUNDARDY TO BE PRIVATELY OWNED AND MAINTAINED.
18.	FLOOD ZONE:	ZONE AO REFER TO: FLOOD INSURANCE RATE MAPS 06085C0069H & 06085C0067H (MAY 18, 2009) NOTE: ALL PROPOSED STRUCTURES TO BE REMOVED FROM SFHA.
19.	WELLS ONSITE:	NONE
20.	WATER:	CITY OF MILPITAS
21.	STORM:	CITY OF MILPITAS
22.	SEWER	CITY OF MILPITAS
23.	GAS & ELECTRIC:	PG&E
24.	TELEPHONE:	SBC
25.	CABLE TV:	AT&T BROADBAND
26.	CONDOMINIUM MAP:	A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1–13, 50, 51, 104–106 & 112–120 AND WILL EXCLUDE TOWNHOUSE BUILDINGS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 183 UNITS.
27.	PHASING:	THE PROJECT MAY INCLUDE MULTIPLE PHASES AND FINAL MAPS.
28.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

CONTACTS

1.	SUBDIVIDER:	D.R. HORTON NORTHERN CALIFORNIA DIVISION 6630 OWENS DRIVE PLEASANTON, CA 94588 (925) 225-7400 CONTACT: DEAN MILLS
2.	ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 (925) 866-0322 CONTACT: JASON J. NERI

VICINITY MAP
(NTS)



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PROPERTY LINE
		EASEMENT LINE

EXISTING EASEMENTS

1. 50' PG&E EASEMENT PER B788 OR 512
2. 10' PUBLIC SERVICE UTILITY EASEMENT PER 536 M 41
   – TO BE MODIFIED TO GRANT P.S.U.E. ADJACENT TO MONTAGUE EXPRESSWAY ROW
3. LANDSCAPE EASEMENT IN FAVOR OF CITY OF MILPITAS PER 542 OR 2058
   – TO BE VACATED WITH FINAL MAP
4. NO VEHICULAR ACCESS PER J518 OR 318 AND PER 536 M 41
5. SANTA CLARA COUNTY ROADWAY EASEMENT PER J518 OR 322 AND PER 536 M 41
6. WATER LINE EASEMENT IN FAVOR OF CITY OF MILPITAS PER 0362 OR 95

SUBDIVISION TENTATIVE MAP

This Map has been reviewed by the City Engineer.

City Engineer _____ Date _____

Recommended for Approval by the Milpitas Planning Commission, this _____ day of _____, _____ and Approved by the Milpitas City Council this _____ day of _____, _____.

Community Development Manager _____ Date _____

VESTING TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES

HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: SEPT. 01, 2011

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM-02

GENERAL NOTES

1.	ASSESSORS PARCEL NO:	086-41-019 086-41-020 086-41-021 086-41-022
2.	SITE ADDRESS:	NORTHWEST PARCEL AT THE INTERSECTION OF McCANDLESS DRIVE AND MONTAGUE EXPRESSWAY
3.	SITE AREA:	12.3± ACRES
4.	DWELLING UNITS:	276 UNITS
5.	EXISTING ZONING: PROPOSED ZONING: DENSITY:	M2 – HEAVY INDUSTRIAL DISTRICT PD 22.4 DU/AC
6.	EXISTING USE: PROPOSED USE:	OFFICE MULTI-FAMILY RESIDENTIAL
7.	MINIMUM LOT SIZE:	LOTS 30, 31 & 34 = 0.024± AC (1,050± SF) PARCEL R = 0.007± AC (305± SF)
8.	BASIS OF BEARINGS:	CENTERLINE OF McCANDLESS DRIVE PER PARCEL MAP 536 M 41
9.	BENCHMARK:	CITY OF MILPITAS BENCHMARK "CED-MAI," A BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF CEDAR WAY AND SOUTH MAIN STREET. ELEVATION = 33.940 (NGVD 29). CITY OF MILPITAS LEVEL GPS SURVEY (12/1999 TO 2/2000).
10.	EXISTING STRUCTURES:	THERE ARE THREE EXISTING OFFICE BUILDINGS AND ASSOCIATED STRUCTURES ON THE SITE.
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12.	STREETS:	ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED. ALL STREETS WILL BE DEDICATED P.S.U.E.'S AND E.V.A.E.'S (MINIMUM LONGITUDINAL SLOPE = 0.6%). ACCESS EASEMENTS WILL BE PROVIDED TO UTILITY OWNERS.
13.	STREET LIGHTS:	STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED.
14.	WALLS:	ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED.
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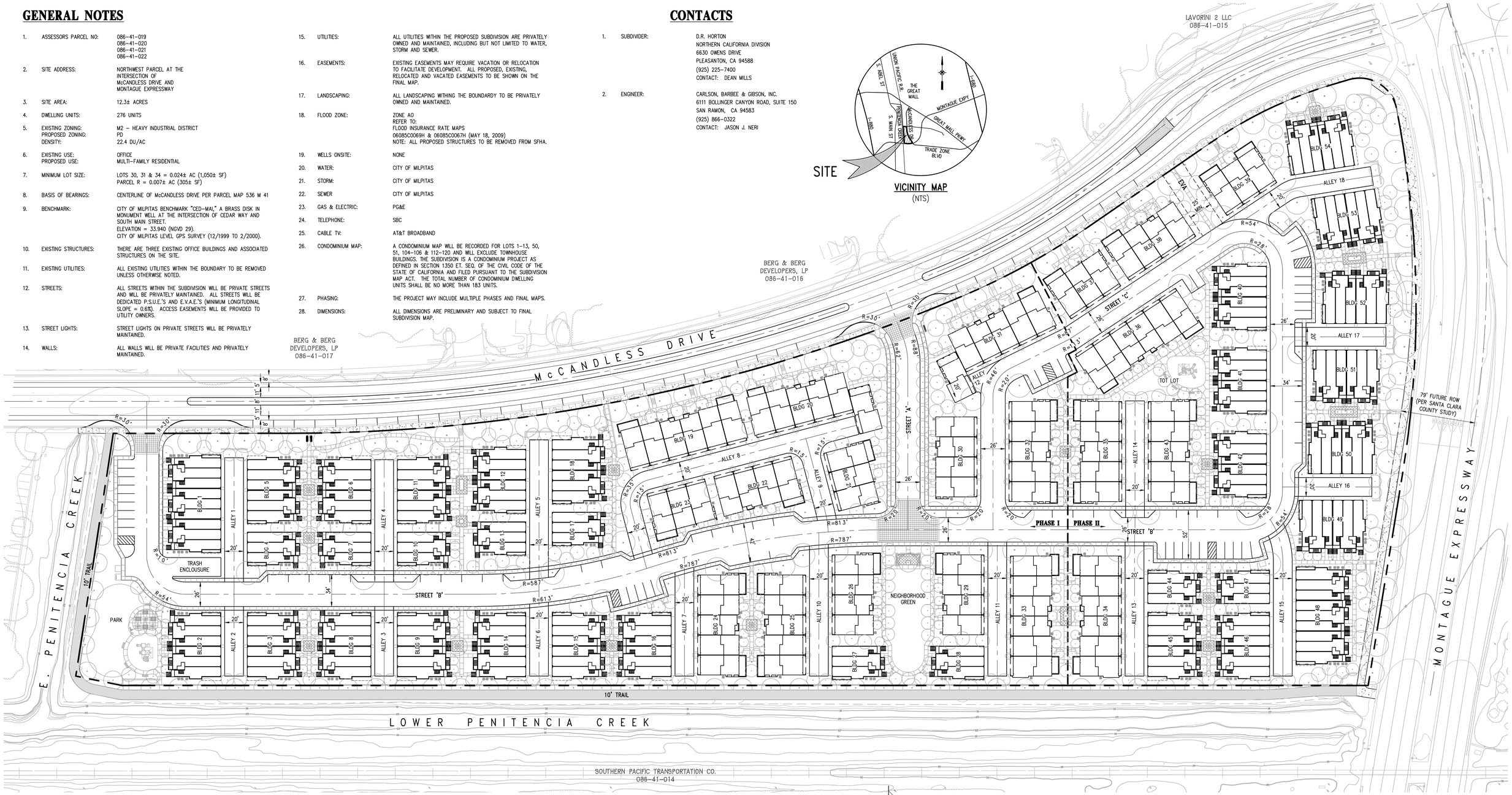
16.	EASEMENTS:	EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP.
17.	LANDSCAPING:	ALL LANDSCAPING WITHING THE BOUNDARDY TO BE PRIVATELY OWNED AND MAINTAINED.
18.	FLOOD ZONE:	ZONE AO REFER TO: FLOOD INSURANCE RATE MAPS 06085C0069H & 06085C0067H (MAY 18, 2009) NOTE: ALL PROPOSED STRUCTURES TO BE REMOVED FROM SFHA.
19.	WELLS ONSITE:	NONE
20.	WATER:	CITY OF MILPITAS
21.	STORM:	CITY OF MILPITAS
22.	SEWER	CITY OF MILPITAS
23.	GAS & ELECTRIC:	PG&E
24.	TELEPHONE:	SBC
25.	CABLE TV:	AT&T BROADBAND
26.	CONDOMINIUM MAP:	A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1–13, 50, 51, 104–106 & 112–120 AND WILL EXCLUDE TOWNHOUSE BUILDINGS. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 183 UNITS.
27.	PHASING:	THE PROJECT MAY INCLUDE MULTIPLE PHASES AND FINAL MAPS.
28.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

CONTACTS

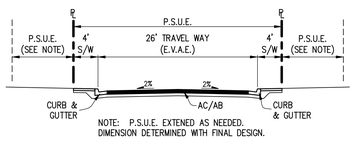
1.	SUBDIVIDER:	D.R. HORTON NORTHERN CALIFORNIA DIVISION 6630 OWENS DRIVE PLEASANTON, CA 94588 (925) 225-7400 CONTACT: DEAN MILLS
2.	ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 (925) 866-0322 CONTACT: JASON J. NERI

VICINITY MAP
(NTS)



LEGEND:

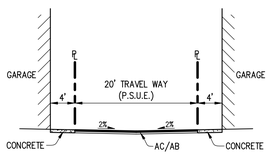
EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		PHASING LINE
		CURB AND SIDEWALK
		CENTERLINE



NOTE: P.S.U.E. EXTENED AS NEEDED.
DIMENSION DETERMINED WITH FINAL DESIGN.

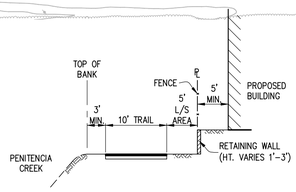
TYPICAL STREET SECTION

(ALL STREETS)
NOT TO SCALE



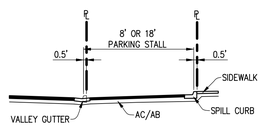
TYPICAL ALLEY SECTION

(ALL ALLEYS)
NOT TO SCALE



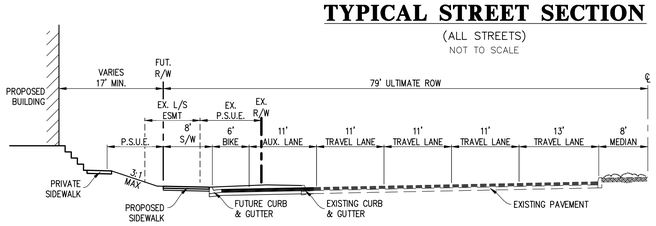
TYPICAL TRAIL SECTION

NOT TO SCALE



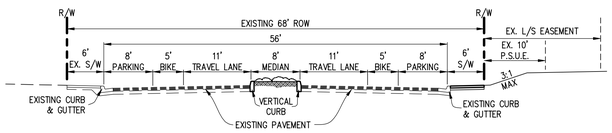
TYPICAL PARKING BAY

(ALL STREETS)
NOT TO SCALE



MONTAGUE EXPRESSWAY SECTION

NOT TO SCALE



McCANDLESS EXPRESSWAY SECTION

NOT TO SCALE

SITE PLAN
HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: SEPT. 01, 2011

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
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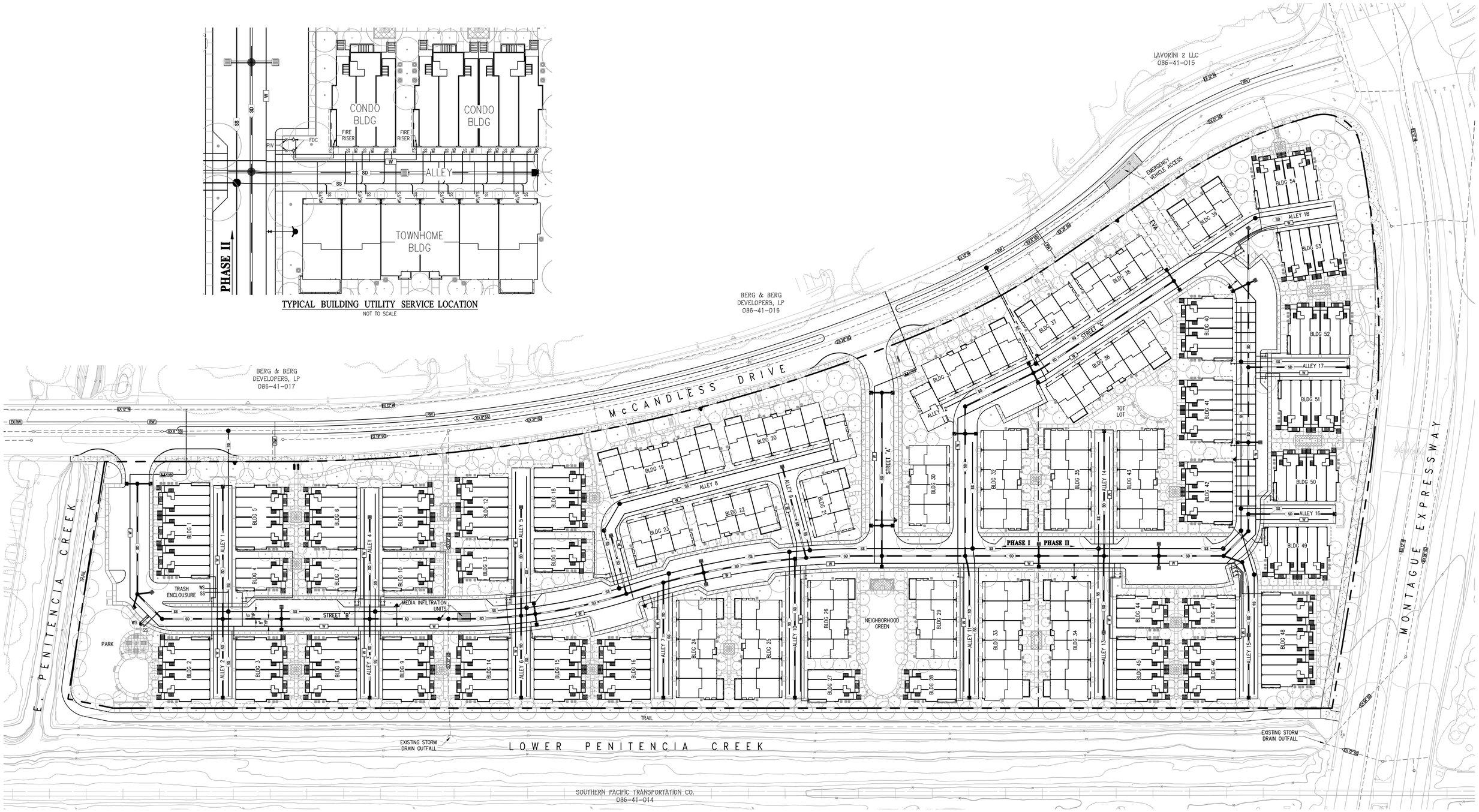
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM-03

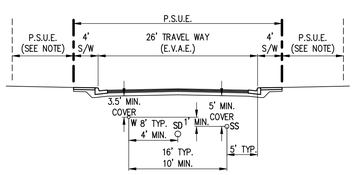
G:\19333\ACAD\TM\TM-03 SITE PLAN.DWG

TYPICAL BUILDING UTILITY SERVICE LOCATION
NOT TO SCALE

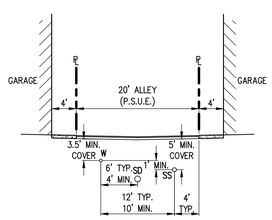


LEGEND:

EXISTING	PROPOSED	DESCRIPTION
EX 8" SS	SS	SANITARY SEWER PIPE
○	●	SANITARY SEWER MANHOLE
	SS	SEWER SERVICE LATERAL
EX 24" SD	SD	STORM DRAIN PIPE
○	●	STORM DRAIN MANHOLE
■	■	CURB INLET
■	▦	DRAINAGE INLET
EX 12" W	W	WATER MAIN
	WS	WATER SERVICE
	FS	FIRE SERVICE
		FIRE HYDRANT
		POST INDICATOR VALVE (PIV)
		FIRE DEPARTMENT CONNECTION (FDC)
	WM	WATER METER
		BACKFLOW PREVENTER



TYPICAL STREET UTILITY SECTION
(ALL STREETS)
NOT TO SCALE



TYPICAL ALLEY UTILITY LOCATION
(ALL ALLEYS)
NOT TO SCALE

PRELIMINARY UTILITY PLAN
HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'
SCALE: 1" = 40'
DATE: SEPT. 01, 2011

cbg
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SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM-04

G:\11833\ACAD\TM\TM-04 PRELIMINARY UTILITY PLAN.DWG

SECTION A-A

(McCANDLESS DRIVE)

NOT TO SCALE

SECTION B-B

(MONTAGUE EXPRESSWAY)

NOT TO SCALE

SECTION C-C

(PENITENCIA CREEK)

NOT TO SCALE

SECTION D-D

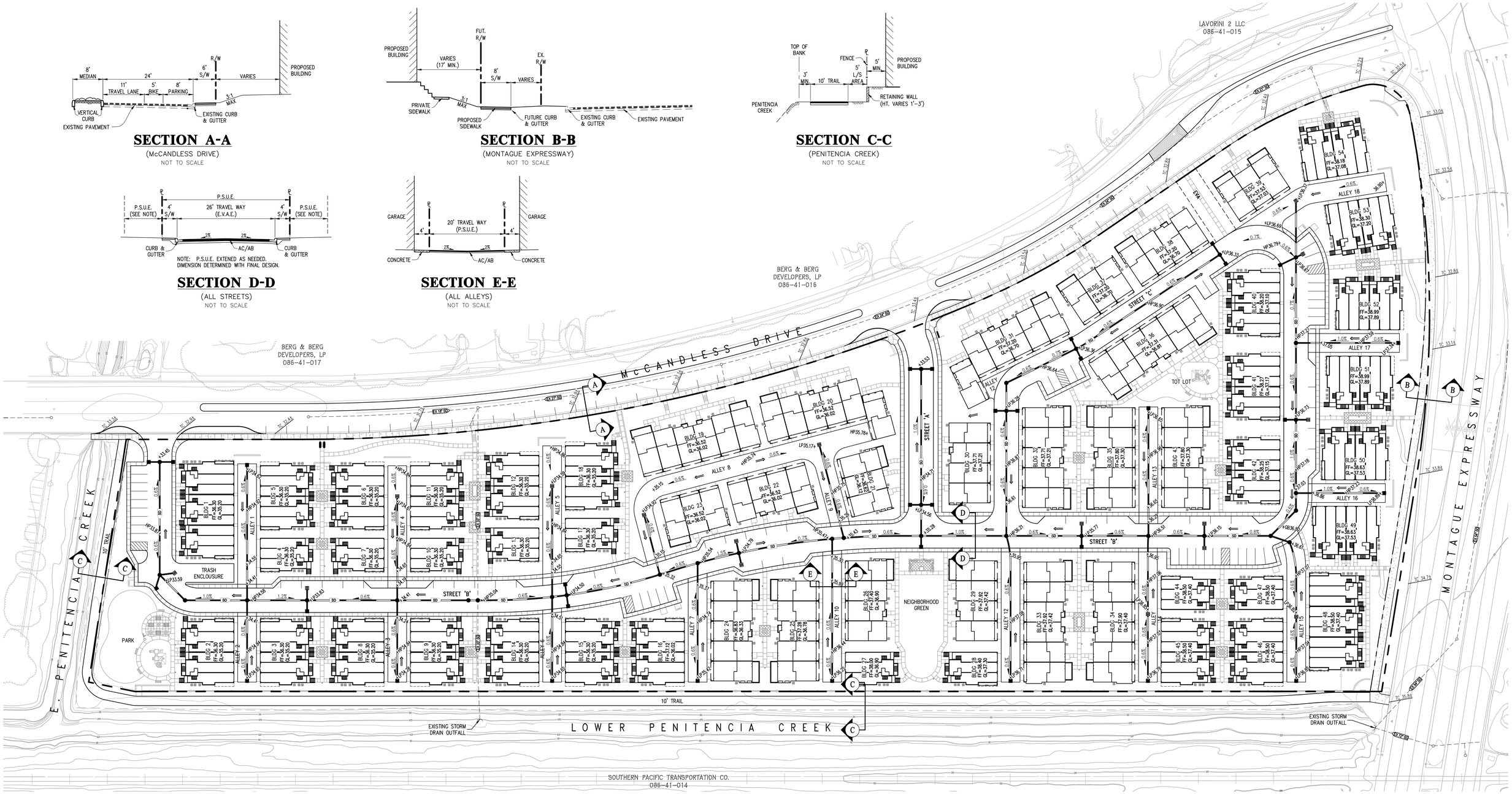
(ALL STREETS)

NOT TO SCALE

SECTION E-E

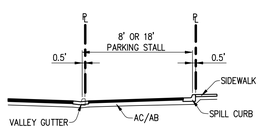
(ALL ALLEYS)

NOT TO SCALE



LEGEND:

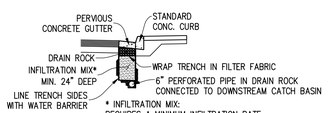
EXISTING	PROPOSED	DESCRIPTION
EX 8" SD	SD	STORM DRAIN PIPE
○	●	STORM DRAIN MANHOLE
■	■	CURB INLET
▦	▦	FIELD INLET
	GL	GARAGE LIP
	HP	HIGH POINT
	LP	LOW POINT
	⟸	DIRECTION OF OVERLAND RELEASE



TYPICAL PARKING BAY

(ALL STREETS)

NOT TO SCALE



PERVIOUS CONCRETE CURB SECTION

(ALL STREETS)

NOT TO SCALE

PRELIMINARY GRADING AND DRAINAGE PLAN

HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'

DATE: SEPT. 01, 2011

cbg
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(925) 866-0322
FAX (925) 866-8575

SHEET NUMBER

TM-05

G:\1933\ACAD\TM\TM-05 PRELIMINARY GRADING AND DRAINAGE PLAN.DWG

McCANDLESS DRIVE

E. PENITENCIA CREEK

MONTAGUE EXPRESSWAY

LOWER PENITENCIA CREEK

STREET 'A'

STREET 'B'

STREET 'C'

EVAE

EMERGENCY VEHICLE ACCESS

TOT LOT

NEIGHBORHOOD GREEN

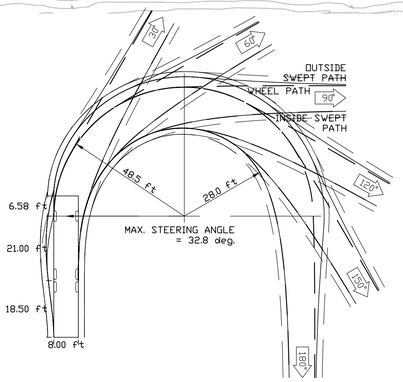
TRASH ENCLOSURE

PARK

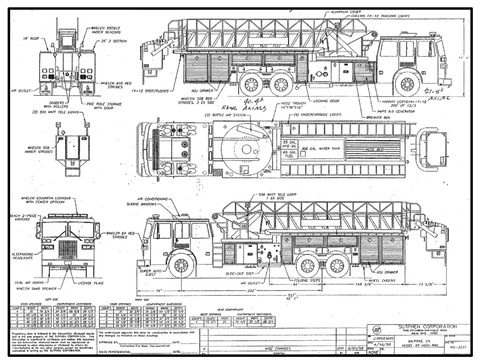
10' TRAIL

ALLEY 1 · ALLEY 2 · ALLEY 3 · ALLEY 4 · ALLEY 5 · ALLEY 6 · ALLEY 7 · ALLEY 8 · ALLEY 9 · ALLEY 10 · ALLEY 11 · ALLEY 12 · ALLEY 13 · ALLEY 14 · ALLEY 15 · ALLEY 16 · ALLEY 17 · ALLEY 18

BLDG 1 · BLDG 2 · BLDG 3 · BLDG 4 · BLDG 5 · BLDG 6 · BLDG 7 · BLDG 8 · BLDG 9 · BLDG 10 · BLDG 11 · BLDG 12 · BLDG 13 · BLDG 14 · BLDG 15 · BLDG 16 · BLDG 17 · BLDG 18 · BLDG 19 · BLDG 20 · BLDG 21 · BLDG 22 · BLDG 23 · BLDG 24 · BLDG 25 · BLDG 26 · BLDG 27 · BLDG 28 · BLDG 29 · BLDG 30 · BLDG 31 · BLDG 32 · BLDG 33 · BLDG 34 · BLDG 35 · BLDG 36 · BLDG 37 · BLDG 38 · BLDG 39 · BLDG 40 · BLDG 41 · BLDG 42 · BLDG 43 · BLDG 44 · BLDG 45 · BLDG 46 · BLDG 47 · BLDG 48 · BLDG 49 · BLDG 50 · BLDG 51 · BLDG 52 · BLDG 53 · BLDG 54



TURNING TEMPLATE
SP95 MILPITAS FIRE TRUCK
NOT TO SCALE



TRUCK DETAIL
SP95 MILPITAS FIRE TRUCK
NOT TO SCALE

LEGEND

- FIRE APPARATUS ACCESS ROADS
- ROADS INACCESSIBLE TO FIRE APPARATUS
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)

FIRE TRUCK ACCESS EXHIBIT
HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'

DATE: SEPT. 01, 2011

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575

SHEET NUMBER
TM-06

G:\11933\ACAD\TM\TM-06 FIRE TRUCK ACCESS EXHIBIT.DWG

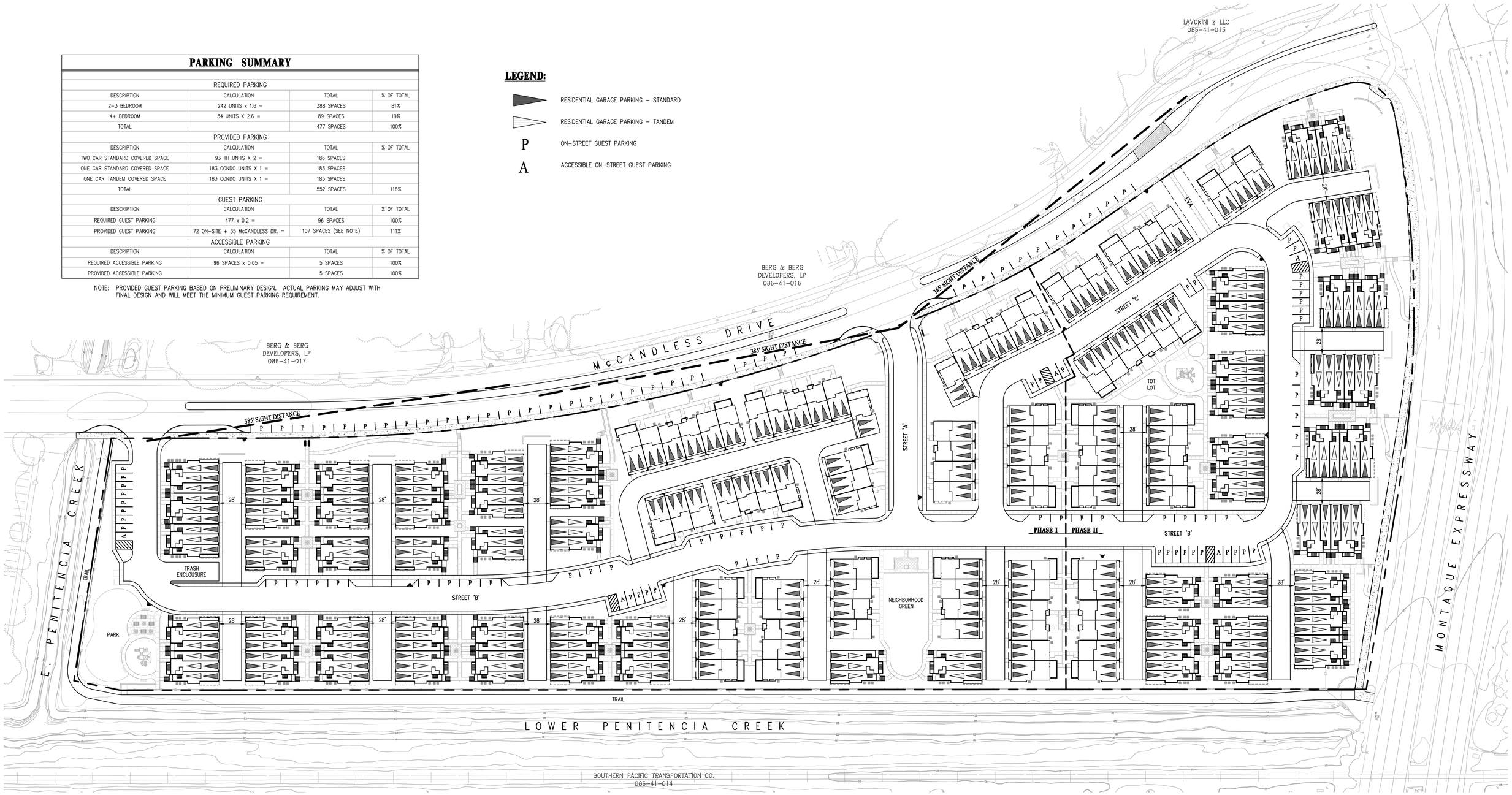
PARKING SUMMARY

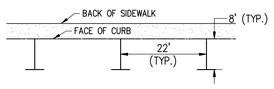
DESCRIPTION	CALCULATION	TOTAL	% OF TOTAL
REQUIRED PARKING			
DESCRIPTION	CALCULATION	TOTAL	% OF TOTAL
2–3 BEDROOM	242 UNITS x 1.6 =	388 SPACES	81%
4+ BEDROOM	34 UNITS X 2.6 =	89 SPACES	19%
TOTAL		477 SPACES	100%
PROVIDED PARKING			
DESCRIPTION	CALCULATION	TOTAL	% OF TOTAL
TWO CAR STANDARD COVERED SPACE	93 TH UNITS X 2 =	186 SPACES	
ONE CAR STANDARD COVERED SPACE	183 CONDO UNITS X 1 =	183 SPACES	
ONE CAR TANDEM COVERED SPACE	183 CONDO UNITS X 1 =	183 SPACES	
TOTAL		552 SPACES	116%
GUEST PARKING			
DESCRIPTION	CALCULATION	TOTAL	% OF TOTAL
REQUIRED GUEST PARKING	477 x 0.2 =	96 SPACES	100%
PROVIDED GUEST PARKING	72 ON-SITE + 35 McCANDLESS DR. =	107 SPACES (SEE NOTE)	111%
ACCESSIBLE PARKING			
DESCRIPTION	CALCULATION	TOTAL	% OF TOTAL
REQUIRED ACCESSIBLE PARKING	96 SPACES x 0.05 =	5 SPACES	100%
PROVIDED ACCESSIBLE PARKING		5 SPACES	100%

NOTE: PROVIDED GUEST PARKING BASED ON PRELIMINARY DESIGN. ACTUAL PARKING MAY ADJUST WITH FINAL DESIGN AND WILL MEET THE MINIMUM GUEST PARKING REQUIREMENT.

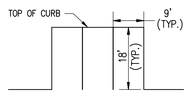
LEGEND:

- RESIDENTIAL GARAGE PARKING – STANDARD
- RESIDENTIAL GARAGE PARKING – TANDEM
- P — ON-STREET GUEST PARKING
- A — ACCESSIBLE ON-STREET GUEST PARKING

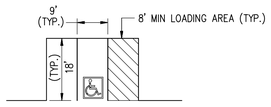




TYPICAL PARALLEL PARKING STALL
NOT TO SCALE



TYPICAL PERPENDICULAR PARKING STALL
NOT TO SCALE



TYPICAL ACCESSIBLE PARKING STALL
NOT TO SCALE

PARKING PLAN
HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'
SCALE: 1" = 40'
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FAX (925) 866-8575

SHEET NUMBER
TM-07

G:\1933\ACAD\TM\TM-07 PARKING PLAN.DWG

CITY NOTES AND CONDITIONS OF APPROVAL TO BE PROVIDED BY THE CITY OF MILPITAS

CITY NOTES AND CONDITIONS OF APPROVAL

HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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SHEET NUMBER
TM-08

DATE: SEPT. 01, 2011

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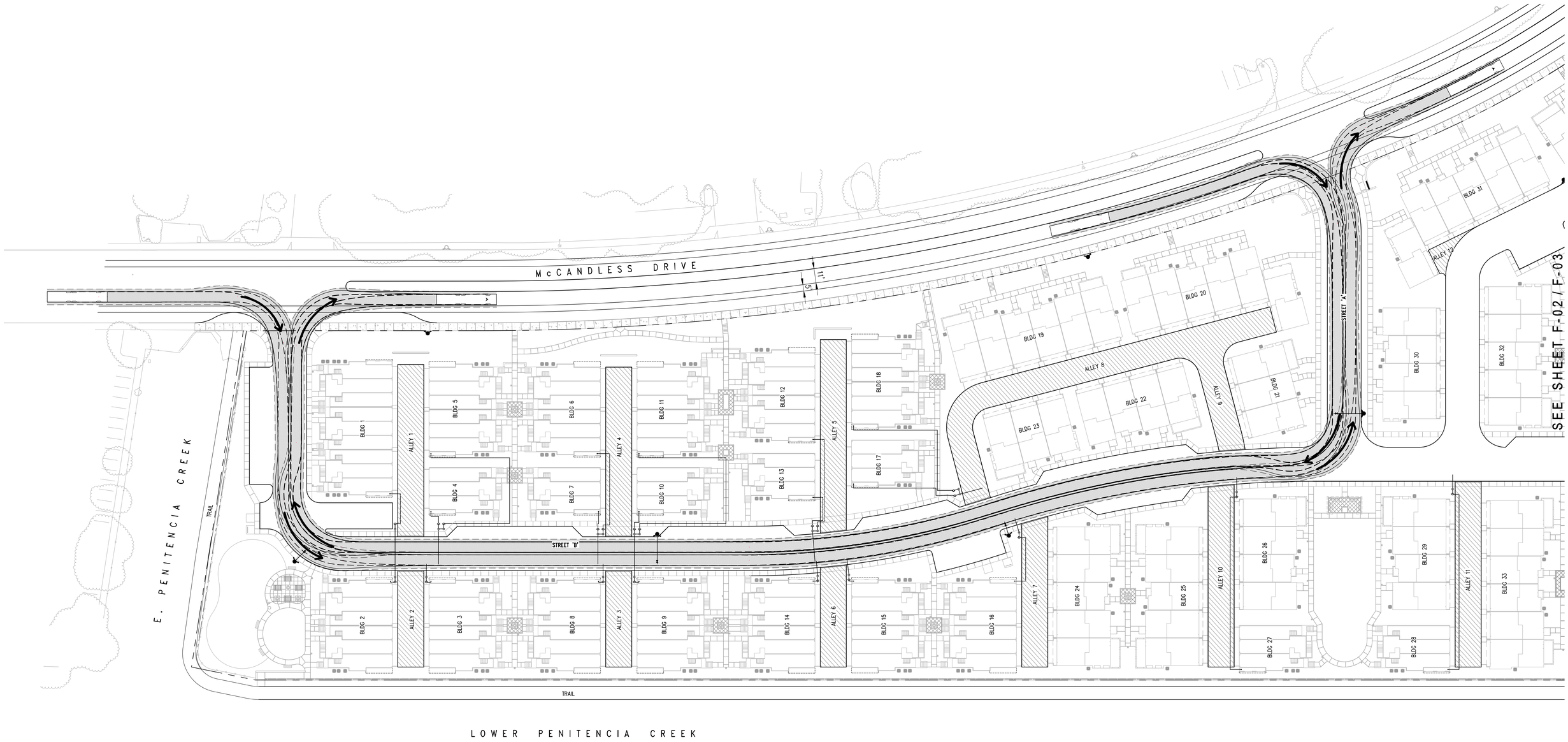

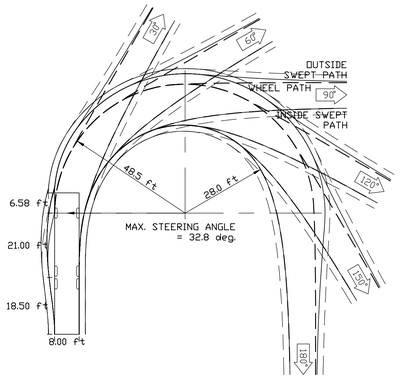

TURNING TEMPLATE
SP95 MILPITAS FIRE TRUCK
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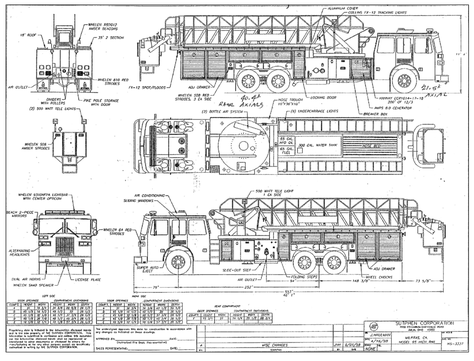

TRUCK DETAIL
SP95 MILPITAS FIRE TRUCK
NOT TO SCALE

LEGEND

- ROADS INACCESSIBLE TO FIRE APPARATUS
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE SERVICE AND RISER

FIRE TRUCK ACCESS AND SERVICES EXHIBIT
HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30'

DATE: SEPT. 01, 2011

cbg
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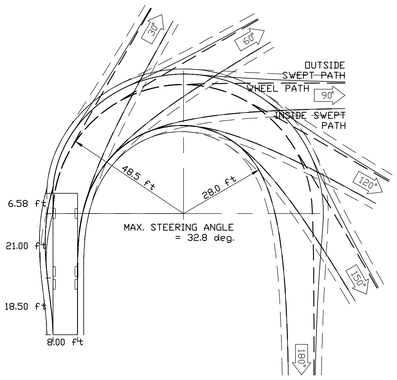
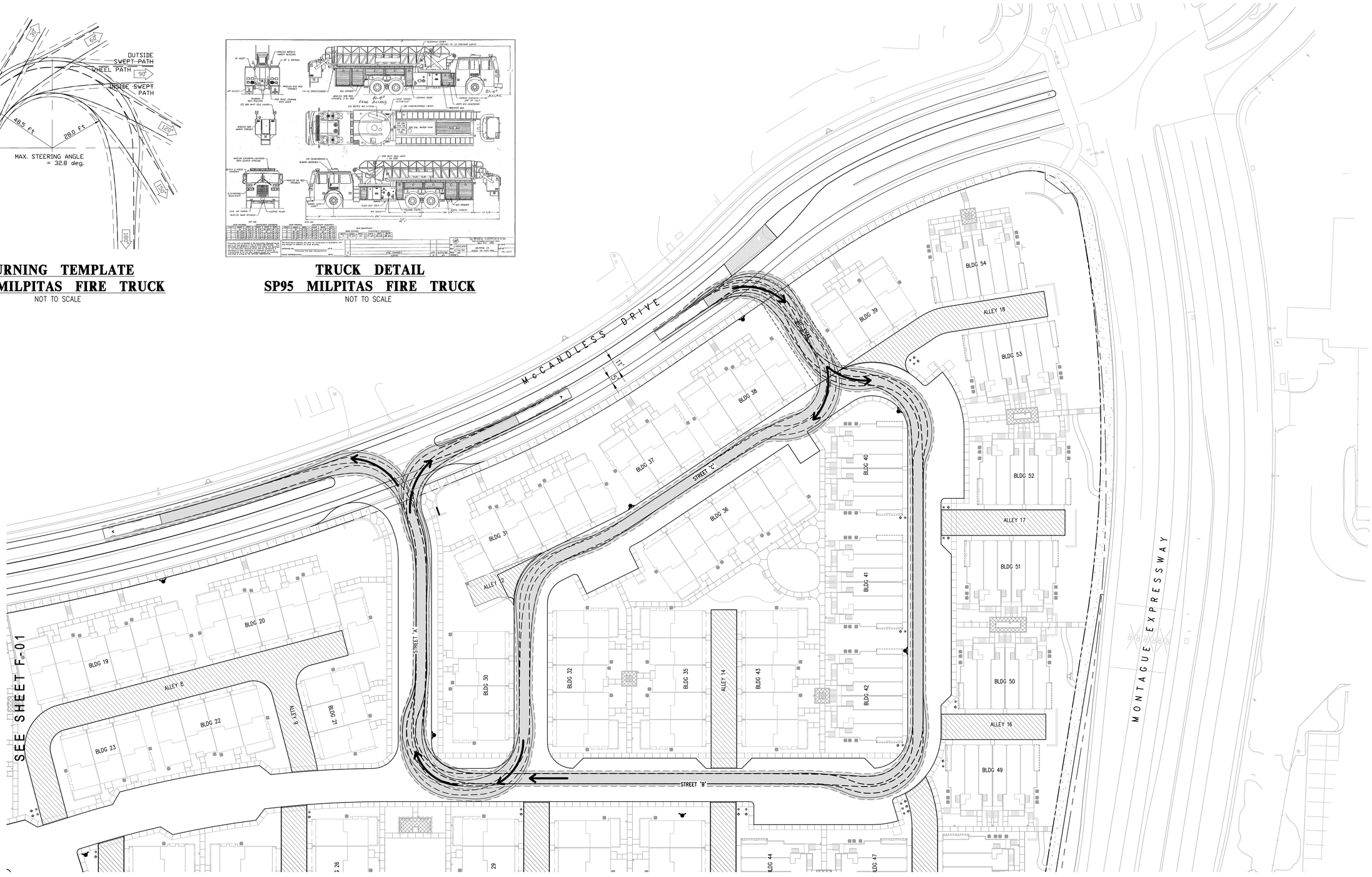
SHEET NUMBER
F-01

G11933/ACAD/TMF-01.DWG



TURNING TEMPLATE
SP95 MILPITAS FIRE TRUCK
NOT TO SCALE

TRUCK DETAIL
SP95 MILPITAS FIRE TRUCK
NOT TO SCALE



LEGEND

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FIRE TRUCK ACCESS AND SERVICES EXHIBIT
HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: SEPT. 01, 2011

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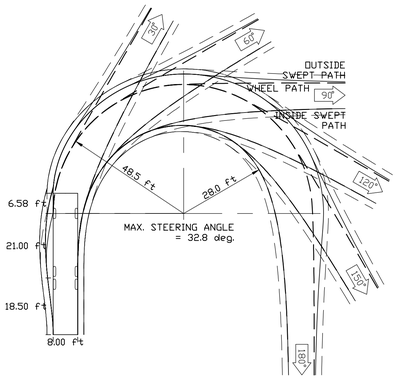
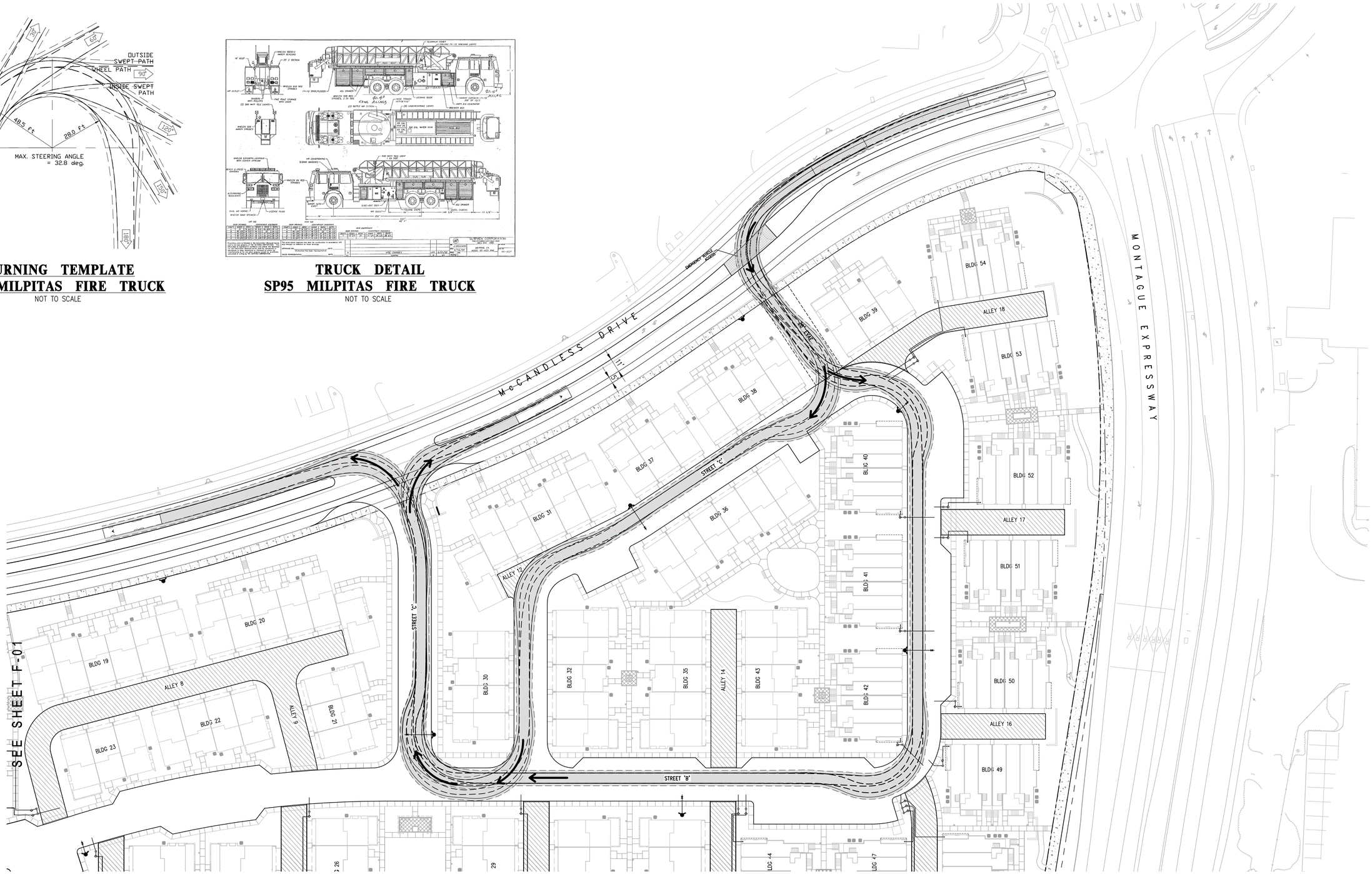
SHEET NUMBER
F-02

G11933\ACAD\TMF-02.DWG



TURNING TEMPLATE
SP95 MILPITAS FIRE TRUCK
NOT TO SCALE

TRUCK DETAIL
SP95 MILPITAS FIRE TRUCK
NOT TO SCALE



LEGEND

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- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE SERVICE AND RISER

FIRE TRUCK ACCESS AND SERVICES EXHIBIT
HARMONY

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 30' 90' 120'

SCALE: 1" = 30' DATE: SEPT. 01, 2011

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SHEET NUMBER
F-03

G11933/ACAD/TMF-03.DWG

PRELIMINARY PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SIZE AT 5YR GROWTH (HT X SPREAD)	SIZE AT MATURITY (HT X SPREAD)	WATER USE
	STREET TREES					
	CINNAMOMUM CAMPHORA (MONTAGUE EXPRESSWAY)	CAMPHOR TREE	24" BOX	15' X 10'	30' X 20'	MEDIUM
	FRAXINUS A. 'AUTUMN PURPLE' (McCANDLESS DRIVE)	AMERICAN ASH	24" BOX	20' X 15'	80' X 40'	MEDIUM
	PISTACIA CHINENSIS (INTERIOR STREETS)	CHINESE PISTACHE	24" BOX	16' X 8'	25' X 20'	MEDIUM
	PENITENCIA CREEK TRAIL TREE					
	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX	16' X 12'	35' X 15'	LOW
	ENTRY MONUMENT TREES					
	OLEA EUOPAEA 'WILSONII'	FRUITLESS OLIVE	36" BOX	12' X 10'	25' X 20'	LOW
	FLOWERING ACCENT TREES					
	LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	15 GALLON	15' X 10'	25' X 20'	LOW
	SCREENING TREES					
	ACER BUERGERANUM	TRIDENT MAPLE	24" BOX	15' X 10'	25' X 15'	MEDIUM
	LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	20' X 10'	35' X 20'	LOW
	ALLEY/PASEO ACCENT TREES					
	CERCIS CANADENSIS 'OAKLAHOMA'	EASTERN REDBUD	15 GALLON	15' X 8'	25' X 20'	MEDIUM
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	10' X 8'	18' X 12'	LOW
	PASEO SHADE TREES					
	LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	24" BOX	15' X 10'	25' X 20'	LOW
	PASEO TREES					
	MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	15 GALLON	12' X 6'	20' X 10'	MEDIUM
	PHOTINIA FRASERI STANDARD	RED-TIP PHOTINIA	15 GALLON	14' X 7'	20' X 10'	MEDIUM
	PRUNUS CAROLIANA 'BRIGHT N TIGHT'	CAROLINA CHERRY	15 GALLON	14' X 7'	20' X 10'	LOW
	ALLEY TREES					
	PODOCARPUS HENKELII	YEW PINE	15 GALLON	10' X 5'	12' X 6'	MEDIUM

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF PLANTING TREE.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

L.1

Preliminary Landscape Site Plan
Village 1 & 2

0 20 40 80 160

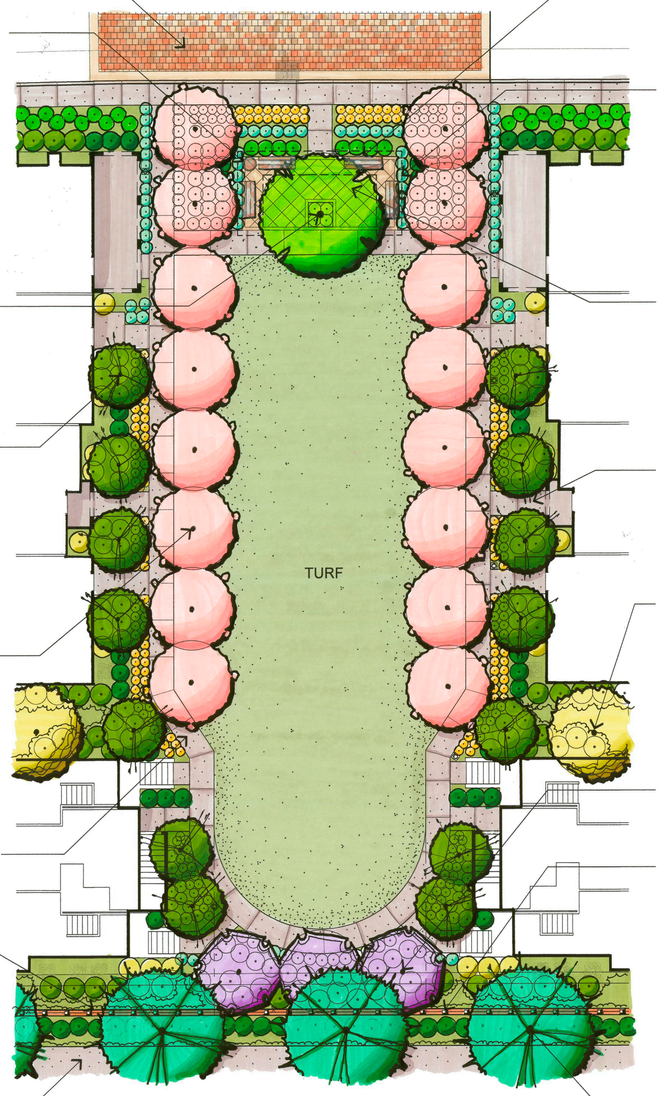
D·R·HORTON America's Builder

SEPTEMBER 1, 2011

Harmony
Milpitas, California

Ripley Design Group Inc
Landscape Architecture

1615 Bonanza Street, Suite 314
Walnut Creek, California 94596
www.RipleyDesign.com
T. 925.938.7377



STAMPED COLORED ASPHALT PAVING BY STREETPRINT TO BE BRITISH COBBLE PATTERN W/ SMOOTH BAND, COLOR TO BE: BURNT SIENNA

TRASH RECEPTACLE. REFER TO SHEET L.6 FOR DETAILS.

BENCHES. REFER TO SHEET L.6 FOR DETAIL

WOOD BROW AT PLAZA- REFER TO DETAIL THIS SHEET

TYPICAL PASEO SHADE TREE

STAMPED COLORED CONCRETE PAVING W/ TREE WELL. CONCRETE TO BE 2'x2' SLATE TILE STAMP PATTERN BY BRICKFORM OR EQ. COLOR TO BE 'BLUSH BEIGE' #1015 COLOR HARDENER W/ 'NUTMEG' #300 RELEASE AGENT.

TYPICAL PASEO TREE

TYPICAL 4' WIDE CONCRETE ENTRY WALK

TYPICAL SCREENING TREE

TYPICAL FLOWERING ACCENT TREE

TYPICAL PASEO ACCENT TREE

TYPICAL 4' WIDE CONCRETE WALK

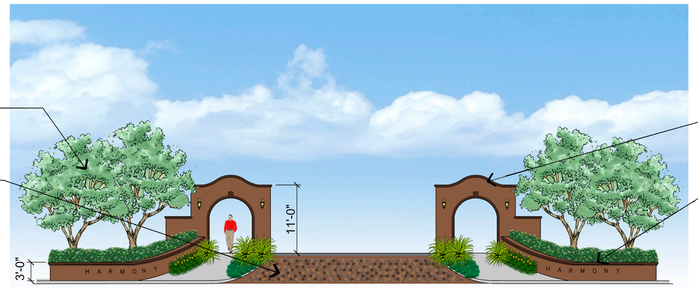
TYPICAL 6' HIGH METAL FENCE AT PERIMETER TRAIL WITH FLOWERING VINES. REFER TO SHEET L.5 FOR FENCE DETAIL

3'-0" HIGH RETAINING WALL PER CIVIL ENGINEER

TYPICAL TRAIL TREE

10' WIDE PUBLIC ACCESS TRAIL

NEIGHBORHOOD GREEN



TYPICAL ENTRY MONUMENT TREES

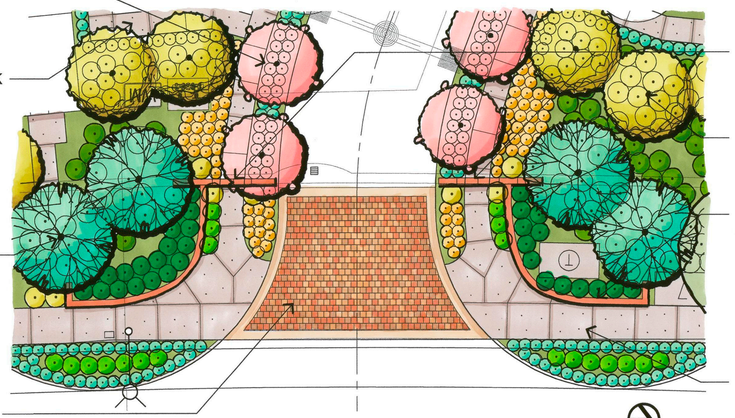
STAMPED COLORED CONCRETE W/ COBBLE PATTERN. COLOR TO BE 'TERRA COTTA' BY DAVIS COLORS

STUCCO PEDESTRIAN ARCHWAY WITH DECORATIVE LIGHT FIXTURES

3'-0" HIGH STUCCO PROJECT ENTRY SIGNAGE WALL

NOTE: STUCCO COLOR TO BE #SW2803 'ROOKWOOD TERRA COTTA' BY SHERWIN WILLIAMS

PROJECT ENTRY ELEVATION



TYPICAL FLOWERING ACCENT TREES

4' WIDE CONCRETE ENTRY WALK

STUCCO PEDESTRIAN ARCHWAY WITH DECORATIVE LIGHT FIXTURES - REFER TO ELEVATION ABOVE

TYPICAL SCREENING TREE

3'-0" HIGH STUCCO PROJECT ENTRY SIGNAGE WALL

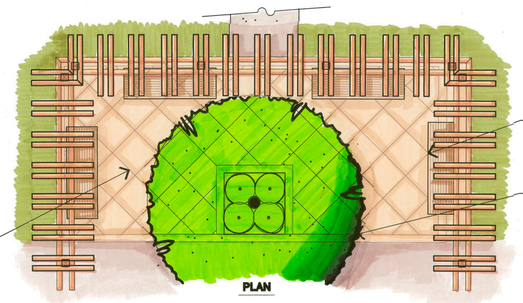
NOTE: STUCCO COLOR TO BE #SW2803 'ROOKWOOD TERRA COTTA' BY SHERWIN WILLIAMS

TYPICAL ENTRY MONUMENT TREES

CONCRETE SIDEWALK

STAMPED COLORED CONCRETE W/ COBBLE PATTERN. COLOR TO BE 'TERRA COTTA' BY DAVIS COLORS.

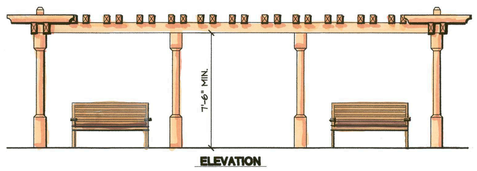
PROJECT ENTRY PLAN



BENCHES. REFER TO SHEET L.6 FOR DETAIL

TYPICAL PASEO SHADE TREE

CONCRETE PLAZA: STAMPED COLORED PAVING W/ TREE WELL.



WOOD TRELLIS BROW ELEVATION

L.2

Preliminary Project Entry & Neighborhood Green Enlargements
Village 1&2

0 10 40
5 20

D·R·HORTON America's Builder

SEPTEMBER 1, 2011

Harmony
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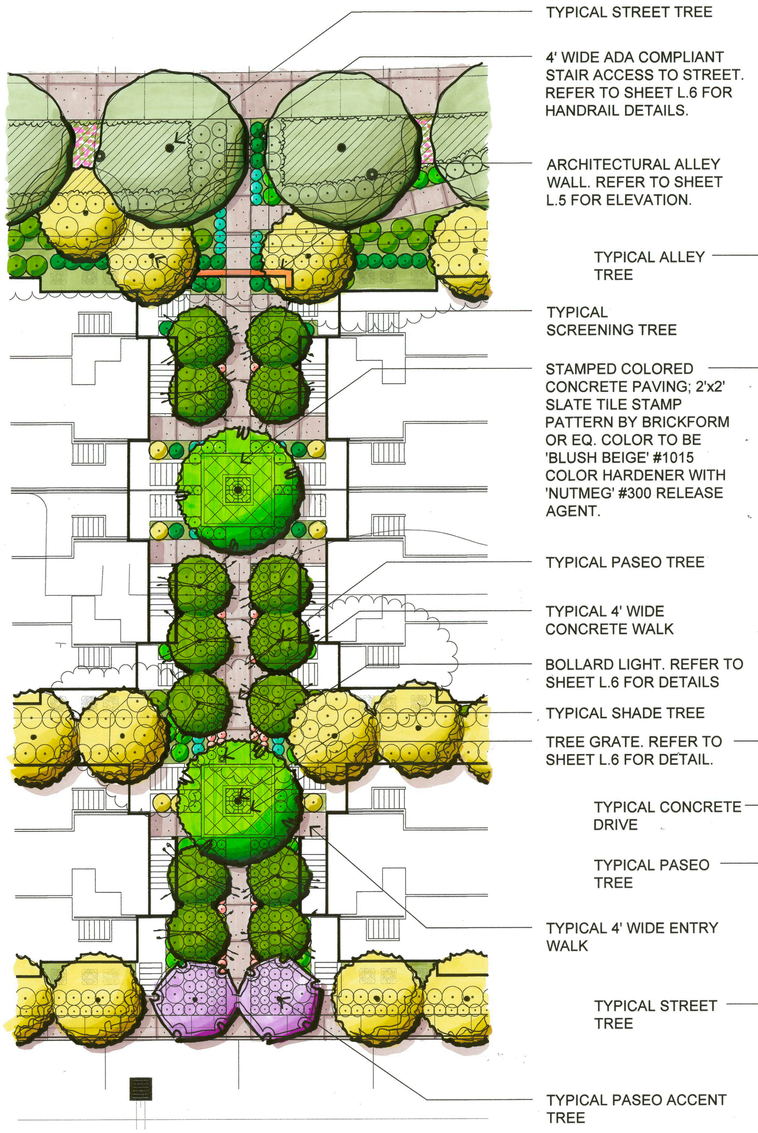
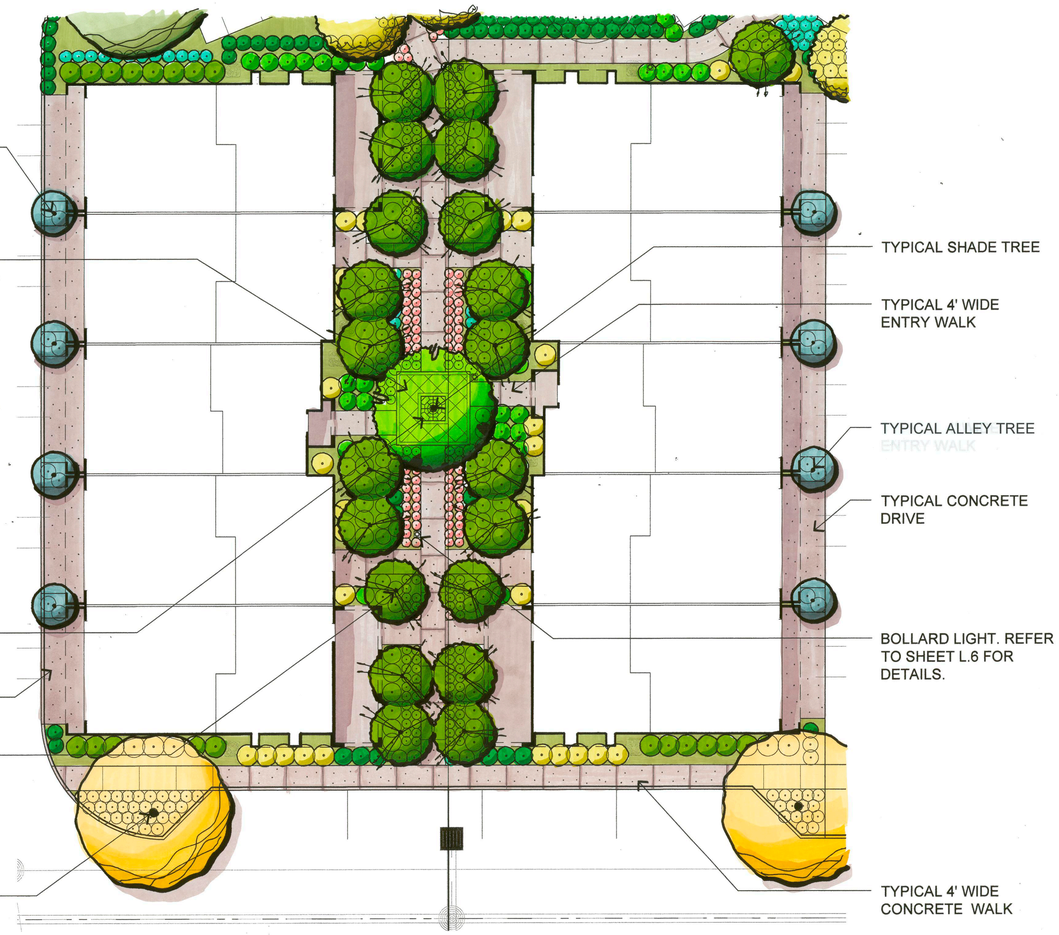


TYPICAL PASEO - VILLAGE 1



TYPICAL PASEO - VILLAGE 2

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	MEDIUM
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GALLON	MEDIUM
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNWERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
AZALEA 'SOUTHERN INDICA'	SUN AZALEA	5 GALLON	MEDIUM
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
BUXUS JAPONICA	BOXWOOD	1 GALLON	MEDIUM
CAMELLIA SASANQUA	CAMELLIA	5 GALLON	MEDIUM
CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
DIOSMA PULCHRUM	BREATH-OF-HEAVEN	1 GALLON	MEDIUM
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
ERYSIMUM 'BOWLES MAUVE'	MAUVE CLUSTERS	1 GALLON	LOW
ESCALLONIA 'FRADESII'	ESCALLONIA	5 GALLON	MEDIUM
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
EURYOPS P. 'MUNCHKIN'	DWARF EURYOPS	1 GALLON	LOW
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
GERANIUM 'JOHNSON'S BLUE'	GERANIUM	1 GALLON	MEDIUM
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	1 GALLON	MEDIUM
ILEX C. 'BURFORDI'	BURFORD HOLLY	5 GALLON	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	1 GALLON	LOW
JUNCUS EFFUSUS	SOFT RUSH	1 GALLON	HIGH
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	HIGH
JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	1 GALLON	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GALLON	MEDIUM
LIRIOPE GIGANTEA	GIANT LILY TURF	1 GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW
NEPETA FAASSENNII	CATMINT	1 GALLON	LOW
NERIUM OLEANDER	OLEANDER	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PITTOSPORUM 'WHEELER'S DWARF'	DWARF TOBIRA	1 GALLON	MEDIUM
PITTOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	5 GALLON	MEDIUM
PODOCARPUS GRACILIOR	FERN PINE	5 GALLON	MEDIUM
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
PYRACANTHA 'SANTA CRUZ'	PROSTRATE FIRETHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	1 GALLON	LOW
RHAPHOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
ROSA 'MEIDELAND WHITE'	WHITE SHRUB ROSE	5 GALLON	MEDIUM
ROSA 'FLOWER CARPET PINK'	GROUNDCOVER ROSE	1 GALLON	MEDIUM
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	1 GALLON	LOW
STRELIZIA REGINAE	BIRD-OF-PARADISE	5 GALLON	MEDIUM
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	MEDIUM
VIBURNUM TINUS	LAURUSTINUS	5 GALLON	MEDIUM
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW
TRAIL SHRUBS			
ALOE ARBORESCENS	TREE ALOE	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
RHAPHOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	1 GALLON	MEDIUM
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	MEDIUM
VINES			
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	1 GALLON	LOW
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	1 GALLON	LOW
ROSA BANKSIAE	LADY BANKS ROSE	1 GALLON	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON	LOW
ROSMARINUS 'PROSTRATUS'	ROSEMARY	1 GALLON	LOW
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GALLON	LOW
TURF — NATIVE BENTGRASS AVAILABLE FROM DELTA BLUE GRASS	NATIVE TURF	SODDED	HIGH

Preliminary Typical Paseo Landscape Enlargements Village 1&2

L.3

0 10 40
5 20

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SEPTEMBER 1, 2011

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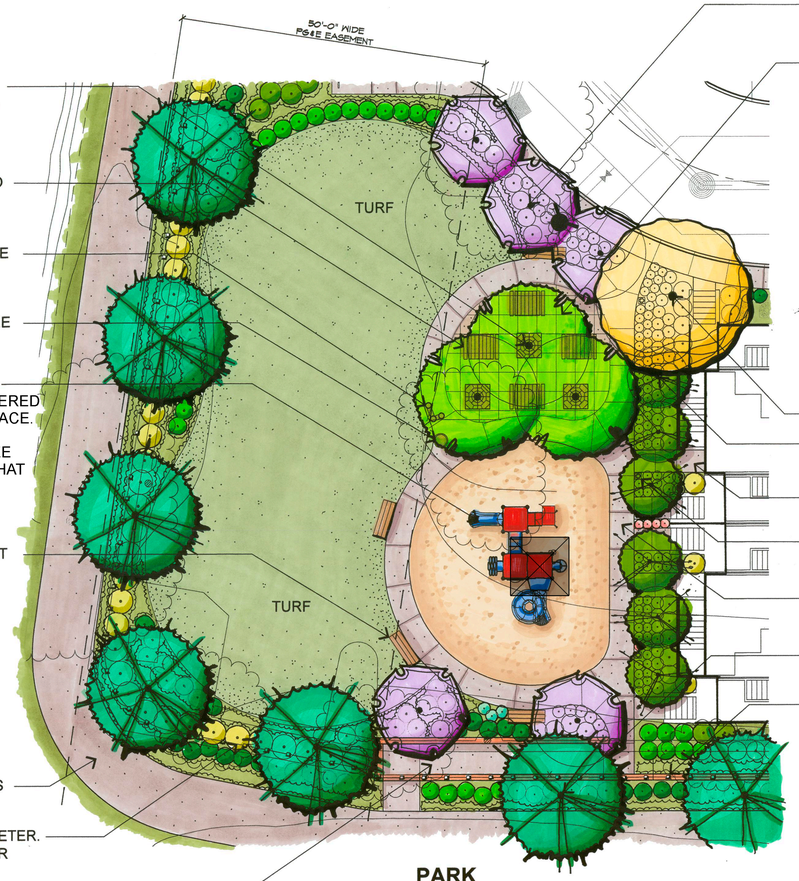


PASEO SHADE TREE W/ TREE GRATE; REFER TO SHEET L.6 FOR TREE GRATE DETAIL.

PICNIC TABLE. REFER TO SHEET L.6 FOR DETAILS

DRINKING FOUNTAIN. SEE SHEET L.6 FOR DETAILS

TRASH RECEPTACLE. SEE SHEET L.6 FOR DETAILS

PLAY STRUCTURE W/ SHADE HAT ON ENGINEERED WOOD CHIP PLAY SURFACE. SEE BELOW FOR PLAY STRUCTURE DETAIL. SEE SHEET L.6 FOR SHADE HAT DETAIL.

BENCH. REFER TO SHEET L.6 FOR DETAILS

10' WIDE PUBLIC ACCESS TRAIL

METAL FENCE AT PERIMETER. REFER TO SHEET L.5 FOR DETAILS

ACCESSIBLE RAMP W/ ACCESS TO PUBLIC TRAIL

TYPICAL SCREENING TREES

STAMPED COLORED CONCRETE PAVING 3'x3' SLATE TILE STAMP PATTERN BY BRICKFORM OR EQ. COLOR TO BE 'BLUSH BEIGE' #1015 COLOR HARDENER W/ 'NUTMEG' #300 RELEASE AGENT

TYPICAL STREET TREE

TYPICAL PASEO TREES

TYPICAL 4' WIDE CONCRETE ENTRY WALK

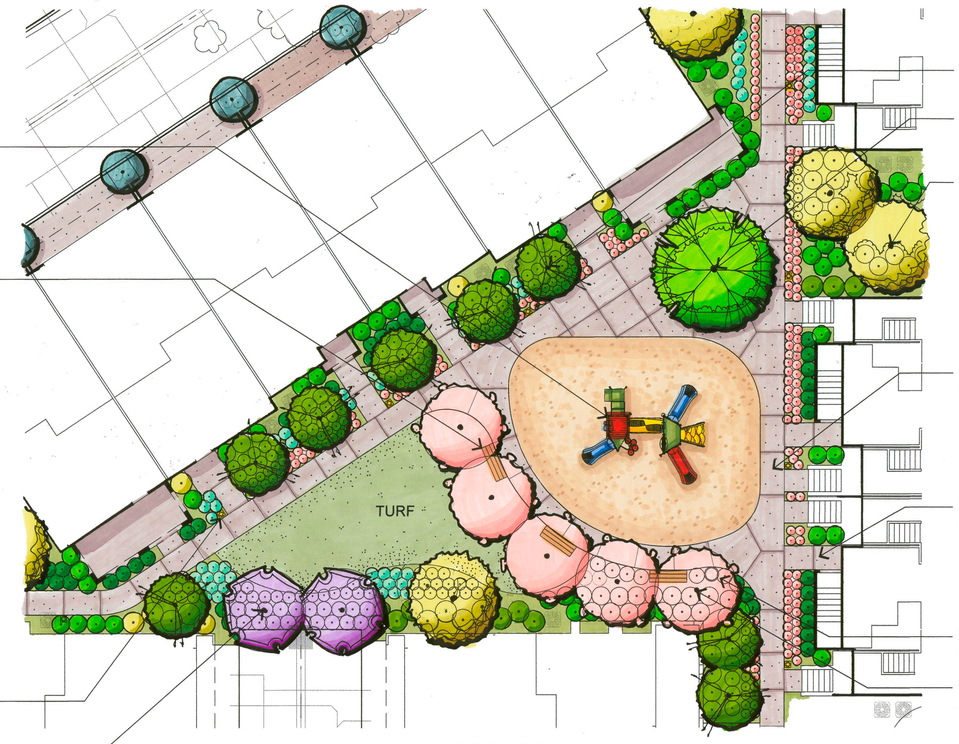
BOLLARD LIGHT. REFER TO SHEET L.6 FOR DETAILS

TYPICAL 4' WIDE CONCRETE WALK

TYPICAL PENITENCIA CREEK TRAIL TREE

3'-0" HIGH RETAINING WALL PER CIVIL ENGINEER

PARK



PLAY STRUCTURE ON ENGINEERED WOOD CHIP PLAY SURFACE. SEE BELOW FOR PLAY STRUCTURE DETAIL.

BENCHES. REFER TO SHEET L.6 FOR DETAILS

BOLLARD LIGHT. REFER TO SHEET L.6 FOR DETAILS

TYPICAL ALLEY ACCENT TREE

TYPICAL PASEO TREE

TYPICAL PASEO SHADE TREE

TYPICAL SCREENING TREES

TYPICAL 4' WIDE CONCRETE WALK

TYPICAL 4' WIDE CONCRETE ENTRY WALK

TRASH RECEPTACLE. SEE SHEET L.6 FOR DETAILS

TYPICAL FLOWERING ACCENT TREE

TOT LOT

NOTE:

PLAY STRUCTURE TO BE:
'PLAYMAKERS 500-1008' BY PLAYWORLD SYSTEMS
(877) 473-7619 WWW.NSPXB.COM

PLAY EQUIPMENT - AGES 5-12 SCALE: N.T.S.

PLAY STRUCTURE TO BE:
'EXPLORERS 238-09124' BY PLAYWORLD SYSTEMS
(877) 473-7619 WWW.NSPXB.COM

PLAY EQUIPMENT - AGES 2-5 SCALE: N.T.S.

L.4

Preliminary Park & Tot Lot Enlargements
Village 1&2

0 10 80
5 20

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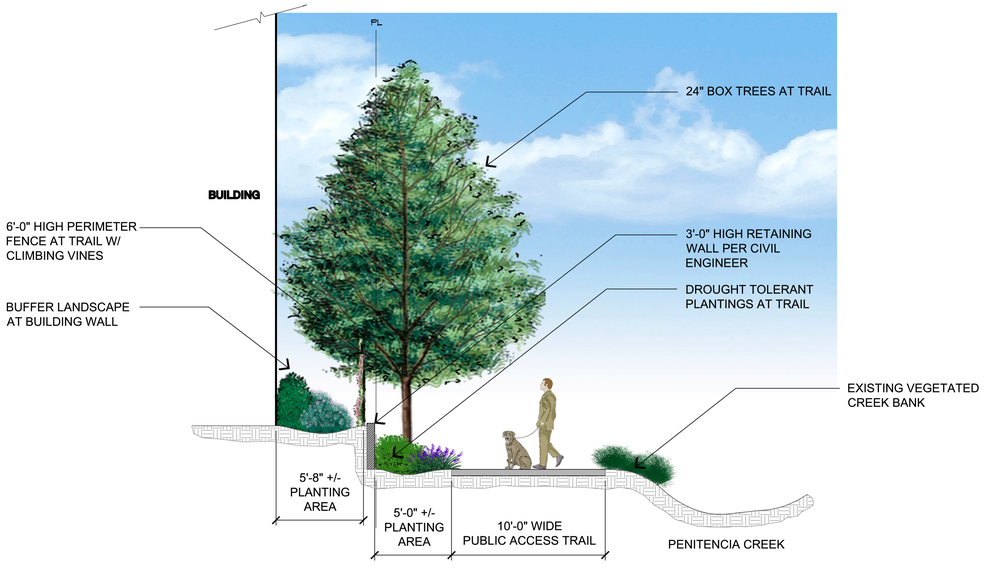
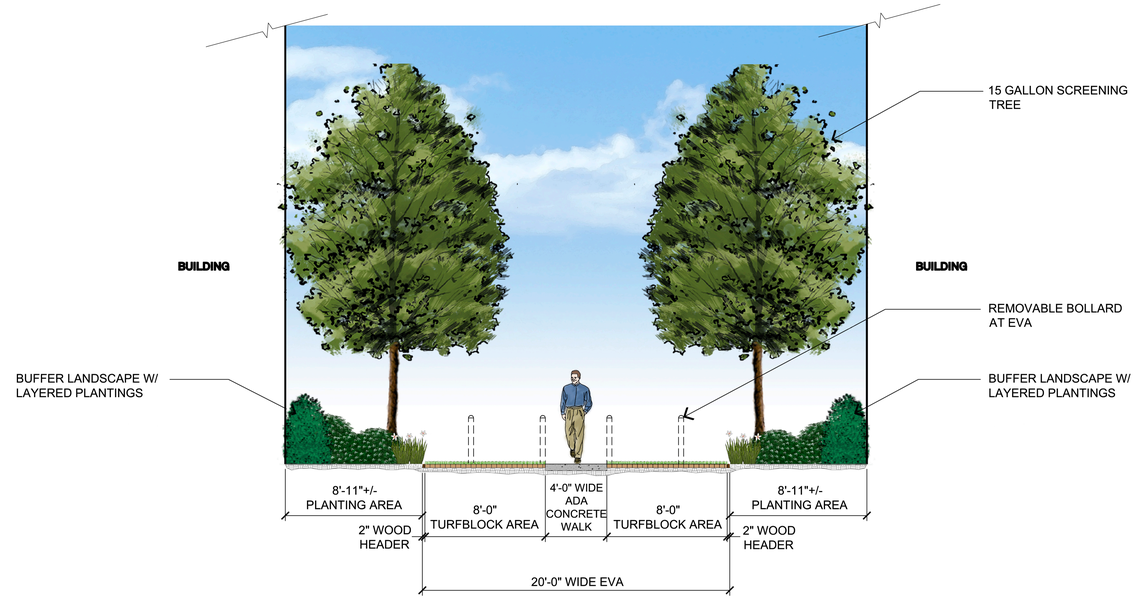


TRAIL SECTION

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

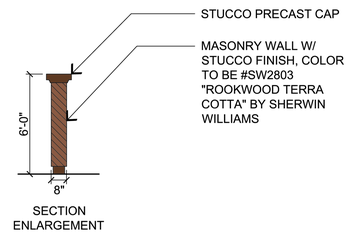


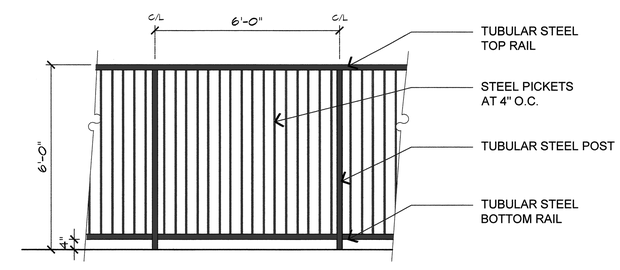
EVA SECTION

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

SCALE: 3/16" = 1'-0"

ALLEY WALL ELEVATION





*NOTE: 'THE FRANCISCAN' FENCE BY THOMPSON & THOMPSON FENCE CO., INC (510-276-8350);
PAINT: FACTORY PAINT AND FIELD TOUCH-UP, (1) COAT PRIMER - (2) COATS SEMIGLOSS - BLACK. NOTE: FILLET WELD/SMOOTH GRIND ALL JOINTS ALL METAL TO BE .160" THICK.

STEEL PERIMETER FENCE

Preliminary Landscape Sections & Detail
Village 1&2

L.5

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T. 925.938.7377

BENCH

SCALE: N.T.S.

NOTE:
BENCH TO BE: 'BENCH 160' BY DUMOR
COLOR TO BE: BRONZE
(800) 598-4018 WWW.DUMOR.COM

TRASH RECEPTACLE

SCALE: N.T.S.

NOTE:
TRASH RECEPTACLE TO BE:
'RECEPTACLE 157' BY DUMOR
COLOR TO BE: BRONZE
(800) 598-4018 WWW.DUMOR.COM

BIKE RACK

SCALE: N.T.S.

NOTE:
BIKE RACK TO BE:
'BIKE RACKS 125-40' (9 SPACES EACH) BY DUMOR
COLOR TO BE: BRONZE
(800) 598-4018 WWW.DUMOR.COM

PICNIC TABLE

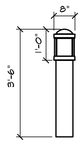
SCALE: N.T.S.

NOTE:
PICNIC TABLE TO BE:
'PEDESTAL TABLE 76' BY DUMOR
PEDESTAL COLOR TO BE: BRONZE
(800) 598-4018 WWW.DUMOR.COM

DRINKING FOUNTAIN

SCALE: N.T.S.

NOTE:
DRINKING FOUNTAIN TO BE:
'MODEL 440 W/OPTIONAL PET FOUNTIAN'
BY MOST DEPENDABLE FOUNTAINS
COLOR TO BE: TEXTURED PYRITE (BRONZE)
(800) 552-6331 WWW.MOSTDEPENDABLE.COM



ALL NON ELECTICAL HARDWARE
SHALL BE STAINLESS STEEL

COLOR & FINISH:
JET BLACK (RAL9005TX)
TEXTURED POWDER COAT
PAINT WARRANTY: 5 YEARS

LUMINAIRE SPECIFICATIONS:
CATALOGUE NO.: CBM1101
LENS MAT'L: POND ACRYLIC
WATTAGE: 32 WATTS
LIGHT SOURCE: LED
LINE VOLTAGE: 120 TO 277 VOLTS
BASE MATERIAL: ROUND 6 5/8" DIAM.
ALUMINUM SHAFT, 0.134" THICKNESS
ANCHOR BOLTS: (4) 3/8"x12"
BOLT CIRCLE: 5"

BOLLARD LIGHT

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

TREE GRATE

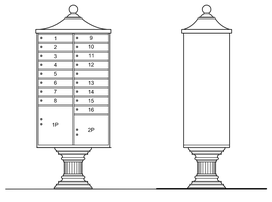
SCALE: N.T.S.

NOTE:
TREE GRATES TO BE:
'OLYMPIAN' STYLE MODEL#M4804
BY IRONSMITH
COLOR TO BE: BRONZE
(800) 338-4766 WWW.IRONSMITH.CC

SHADE STRUCTURE

SCALE: N.T.S.

NOTE:
SHADE STRUCTURE TO BE:
'SQUARE HAT SHADE'
BY PLAYWORLD SYSTEMS
(877) 473-7619 WWW.NSPX3.COM



3316 MODEL
(16 DOOR TYPE III)

SIDE ELEVATION

NOTE:
REGENCY W/ EDWARD BASE
#REG-ED-TOP-B-16
BY CUSTOM HOME ACCESSORIES, INC.
COLOR TO BE: BRONZE

COMMUNITY MAILBOX

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

HANDRAIL

SCALE: N.T.S.

NOTE:
HANDRAIL BY MR HANDRAIL
COLOR TO BE: BRONZE
WWW.MRHANDRAIL.COM

Preliminary Landscape Elements Imagery
Village 1&2

L.6

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OPEN SPACE DATA

SYMBOL	DESCRIPTION	LANDSCAPE AREA	USEABLE OPEN SPACE AREA
	PARK/2B PASEO	10,853 SF	
	GREEN/26D,27A,28B,29C PASEO	11,579 SF	
	TOT LOT/36C,40A,41B,42A,43D PASEO	14,215 SF	
	SUBTOTAL	36,647 SF	36,647 SF
	1A PASEO	942 SF	
	3A,8A PASEO	1,516 SF	
	4B,5A,6A,7B PASEO	4,659 SF	
	9B,14B PASEO	1,906 SF	
	10A,11B,12B,13A PASEO	6,004 SF	
	15A,16A PASEO	2,923 SF	
	17B,18A PASEO	4,856 SF	
	21C PASEO	3,641 SF	
	22D,23C PASEO	2,999 SF	
	24D,25C PASEO	3,787 SF	
	30C PASEO	3,567 SF	
	32D,35C PASEO	4,994 SF	
	33D,34C PASEO	4,970 SF	
	44B,45A,46A,47B PASEO	5,123 SF	
	49B PASEO	1,641 SF	
	50A,51A PASEO	2,124 SF	
	52B,53B PASEO	4,278 SF	
	SUBTOTAL	59,930 SF	59,930 SF
	PUBLIC STREET RIGHT-OF-WAY	59,840 SF	
	END OF BUILDINGS/ ADJACENT TO TRAIL	8,181 SF	
	PENITENCIA CREEK TRAIL (15' WIDTH) 24,388 SF		
TOTALS		164,598 SF	96,577 SF

OPEN SPACE ANALYSIS

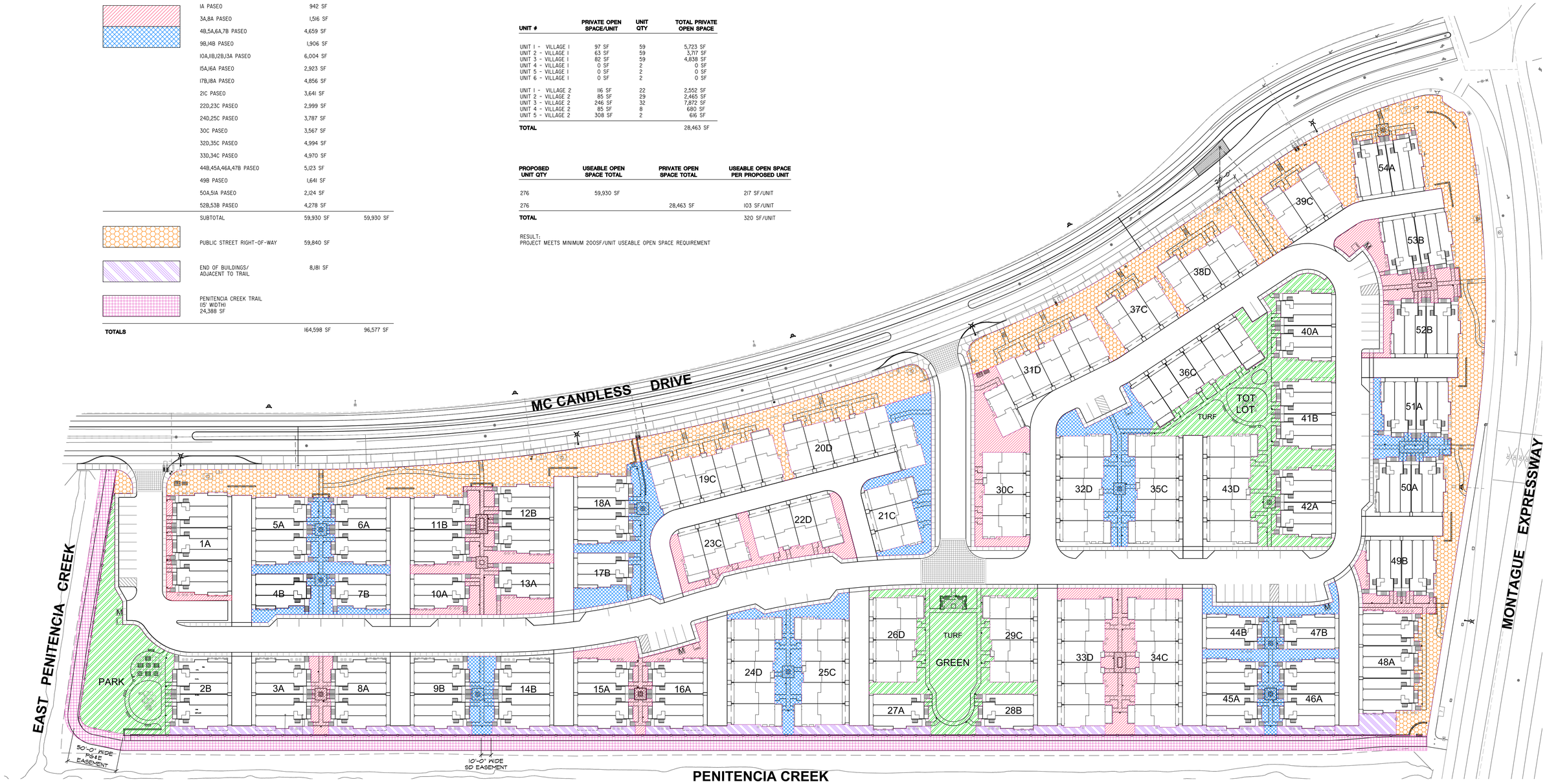
DESCRIPTION	AREA	PERCENTAGE
SITE	537,000 SF	100%
LANDSCAPE AREA TOTAL	164,598 SF	30%

RESULT:
PROJECT MEETS 25% MINIMUM LANDSCAPE AREA REQUIREMENT

UNIT #	PRIVATE OPEN SPACE/UNIT	UNIT QTY	TOTAL PRIVATE OPEN SPACE
UNIT 1 - VILLAGE 1	97 SF	59	5,723 SF
UNIT 2 - VILLAGE 1	63 SF	59	3,717 SF
UNIT 3 - VILLAGE 1	82 SF	59	4,838 SF
UNIT 4 - VILLAGE 1	0 SF	2	0 SF
UNIT 5 - VILLAGE 1	0 SF	2	0 SF
UNIT 6 - VILLAGE 1	0 SF	2	0 SF
UNIT 1 - VILLAGE 2	116 SF	22	2,552 SF
UNIT 2 - VILLAGE 2	85 SF	29	2,465 SF
UNIT 3 - VILLAGE 2	246 SF	32	7,872 SF
UNIT 4 - VILLAGE 2	85 SF	8	680 SF
UNIT 5 - VILLAGE 2	308 SF	2	616 SF
TOTAL			28,463 SF

PROPOSED UNIT QTY	USEABLE OPEN SPACE TOTAL	PRIVATE OPEN SPACE TOTAL	USEABLE OPEN SPACE PER PROPOSED UNIT
276	59,930 SF		217 SF/UNIT
276		28,463 SF	103 SF/UNIT
TOTAL			320 SF/UNIT

RESULT:
PROJECT MEETS MINIMUM 200SF/UNIT USEABLE OPEN SPACE REQUIREMENT



L.7

Open Space Analysis Site Plan
Village 1&2

0 20 40 80 160

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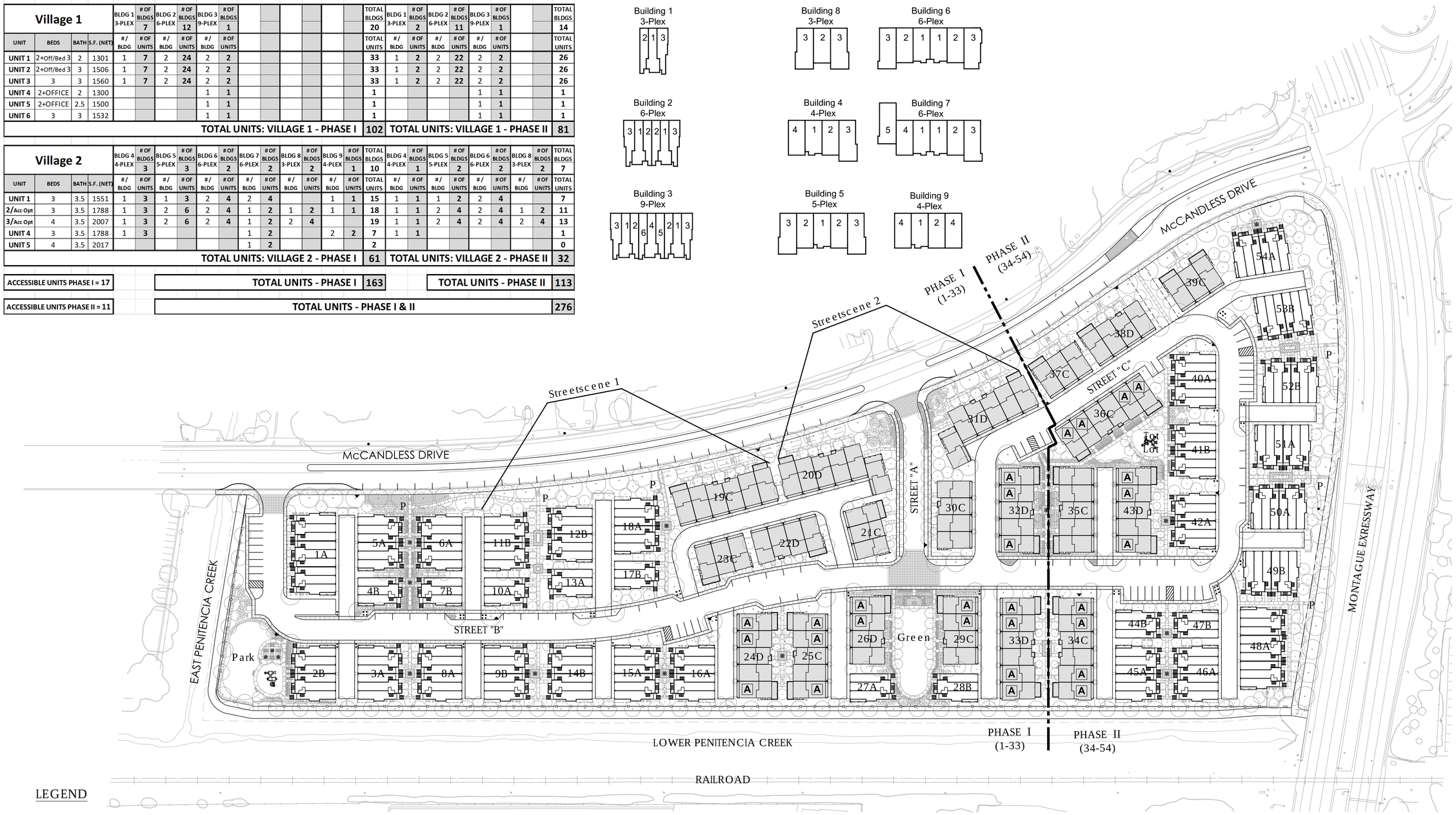
HARMONY				PHASE I												PHASE II								
Village 1				BLDG 1 3-PLEX	# OF BLDGS 7	BLDG 2 6-PLEX	# OF BLDGS 12	BLDG 3 9-PLEX	# OF BLDGS 1						TOTAL BLDGS 20	BLDG 1 3-PLEX	# OF BLDGS 2	BLDG 2 6-PLEX	# OF BLDGS 11	BLDG 3 9-PLEX	# OF BLDGS 1			TOTAL BLDGS 14
UNIT	BEDS	BATH	S.F. (NET)	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS						TOTAL UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS			TOTAL UNITS
UNIT 1	2+Off/Bed 3	2	1301	1	7	2	24	2	2						33	1	2	2	22	2	2			26
UNIT 2	2+Off/Bed 3	3	1506	1	7	2	24	2	2						33	1	2	2	22	2	2			26
UNIT 3	3	3	1560	1	7	2	24	2	2						33	1	2	2	22	2	2			26
UNIT 4	2+OFFICE	2	1300					1	1						1					1	1			1
UNIT 5	2+OFFICE	2.5	1500					1	1						1					1	1			1
UNIT 6	3	3	1532					1	1						1					1	1			1
														TOTAL UNITS: VILLAGE 1 - PHASE I	102								TOTAL UNITS: VILLAGE 1 - PHASE II	81

Village 2				BLDG 4 4-PLEX	# OF BLDGS 3	BLDG 5 5-PLEX	# OF BLDGS 3	BLDG 6 6-PLEX	# OF BLDGS 2	BLDG 7 6-PLEX	# OF BLDGS 2	BLDG 8 3-PLEX	# OF BLDGS 2	BLDG 9 4-PLEX	# OF BLDGS 1	TOTAL BLDGS 10	BLDG 4 4-PLEX	# OF BLDGS 1	BLDG 5 5-PLEX	# OF BLDGS 2	BLDG 6 6-PLEX	# OF BLDGS 2	BLDG 8 3-PLEX	# OF BLDGS 2	TOTAL BLDGS 7
UNIT	BEDS	BATH	S.F. (NET)	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	TOTAL UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	# / BLDG	# OF UNITS	TOTAL UNITS
UNIT 1	3	3.5	1551	1	3	1	3	2	4	2	4			1	1	15	1	1	1	2	2	4			7
2/Acc Opt	3	3.5	1788	1	3	2	6	2	4	1	2	1	2	1	1	18	1	1	2	4	2	4	1	2	11
3/Acc Opt	4	3.5	2007	1	3	2	6	2	4	1	2	2	4			19	1	1	2	4	2	4	2	4	13
UNIT 4	3	3.5	1788	1	3					1	2			2	2	7	1	1							1
UNIT 5	4	3.5	2017							1	2					2									0
																TOTAL UNITS: VILLAGE 2 - PHASE I	61								TOTAL UNITS: VILLAGE 2 - PHASE II	32

ACCESSIBLE UNITS PHASE I = 17	TOTAL UNITS - PHASE I	163	TOTAL UNITS - PHASE II 113
ACCESSIBLE UNITS PHASE II = 11	TOTAL UNITS - PHASE I & II	276	



LEGEND

Village 1
- Four Story Condo - Style A: Spanish Colonial
- Four Story Condo - Style B: Italian Revival

Village 2
- Three Story Fee Simple Townhome - Style C: Spanish Revival
- Three Story Fee Simple Townhome - Style D: Italianate

P Paseo

X-X Building # - Style

A Accessible Unit

A.1

Architectural Site Plan

0 25 50 100 150

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510 272 2910

McCandless Drive Streetscene 2

McCandless Drive Streetscene 1

A.2

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ktgy.com
510 272 2910

6 PLEX
FRONT ELEVATION

3 PLEX
FRONT ELEVATION

6 PLEX
REAR ELEVATION

6 PLEX
RIGHT ELEVATION

3 PLEX
RIGHT ELEVATION

3 PLEX
REAR ELEVATION

A.3

3 Plex- Italian Revival & 6 Plex- Spanish Colonial
Village 1

0 2 4 8 16

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9 PLEX
FRONT ELEVATION

9 PLEX
RIGHT ELEVATION

9 PLEX
REAR ELEVATION

9 PLEX
LEFT ELEVATION

A.4

9 Plex-Italian Revival
Village1

0 8 32
4 16

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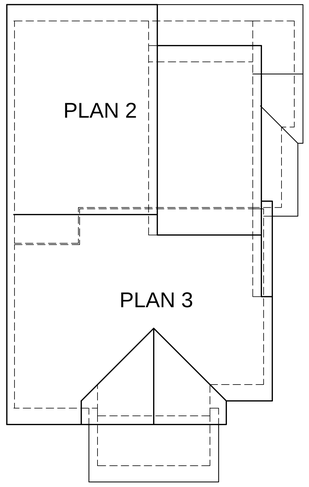
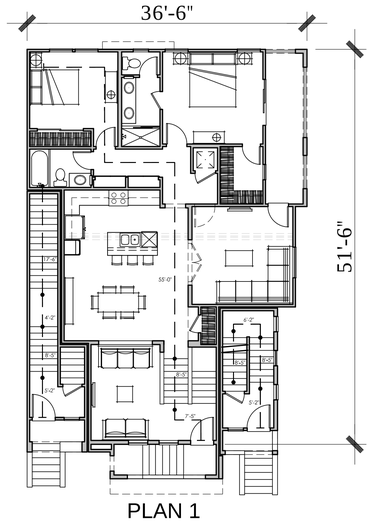
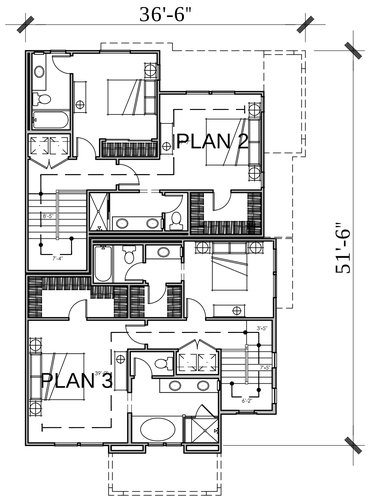


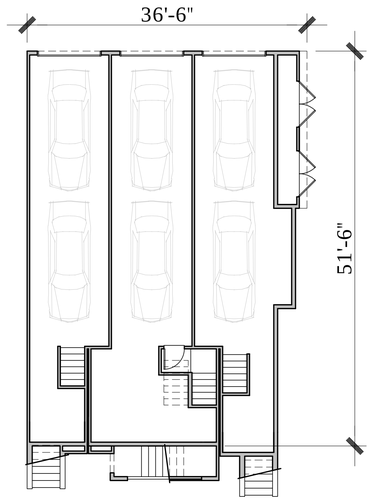
3 PLEX
ROOF PLAN



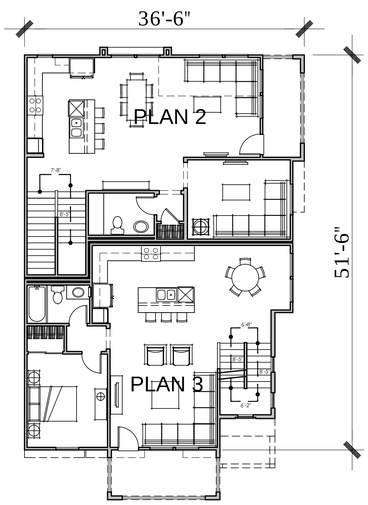
3 PLEX
SECOND FLOOR



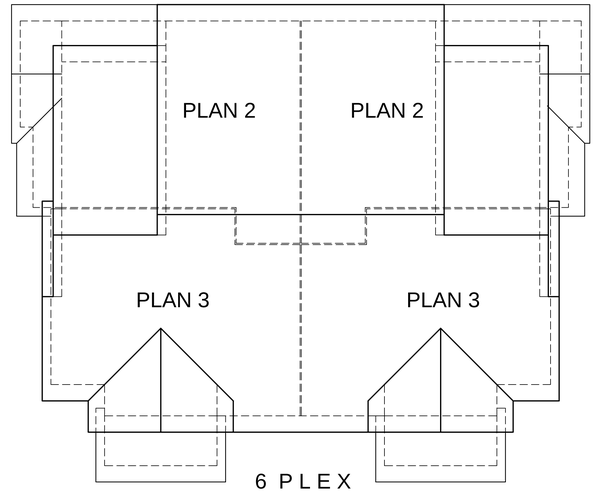
3 PLEX
FORTH FLOOR



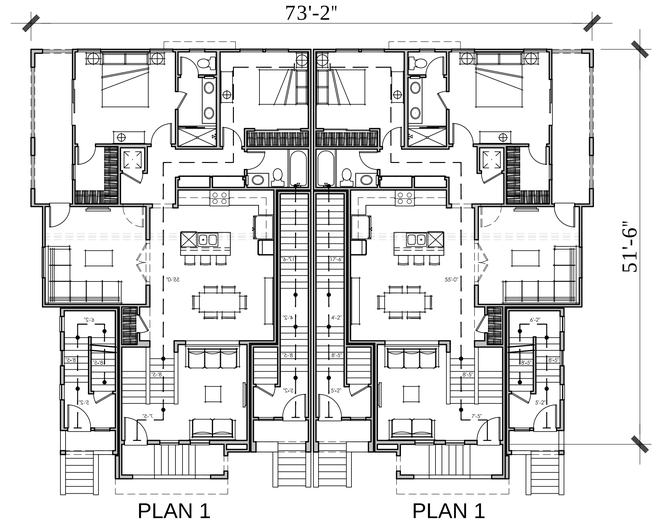
3 PLEX
FIRST FLOOR



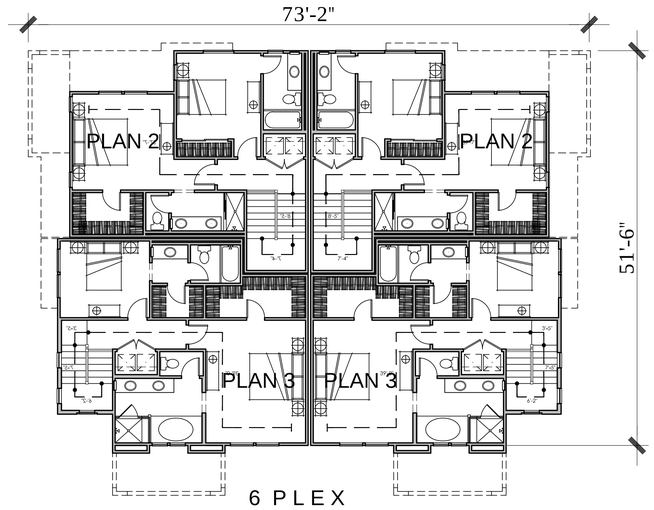
3 PLEX
THIRD FLOOR



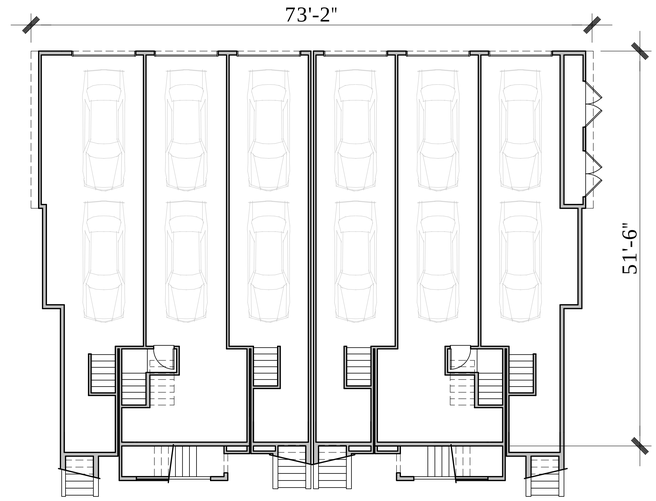
6 PLEX
ROOF PLAN



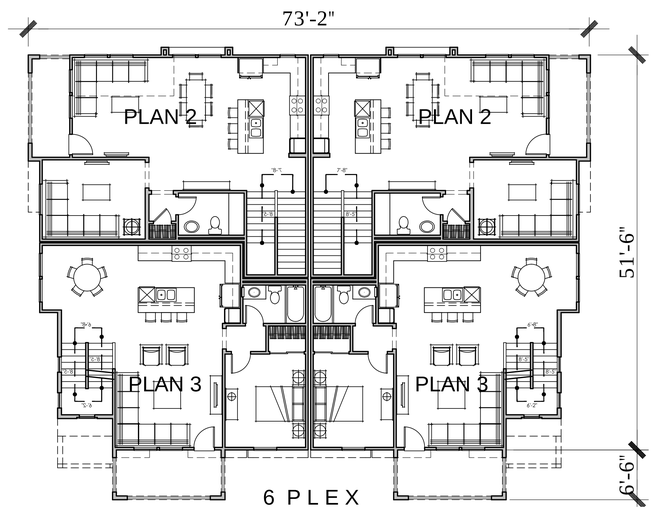
6 PLEX
SECOND FLOOR



6 PLEX
FORTH FLOOR



6 PLEX
FIRST FLOOR



6 PLEX
THIRD FLOOR

A.5

3 Plex & 6 Plex Village 1

0 8 32
4 16

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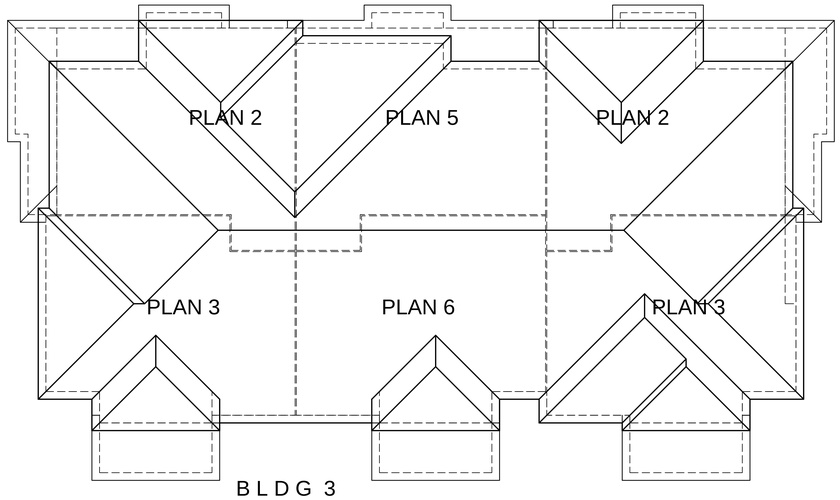
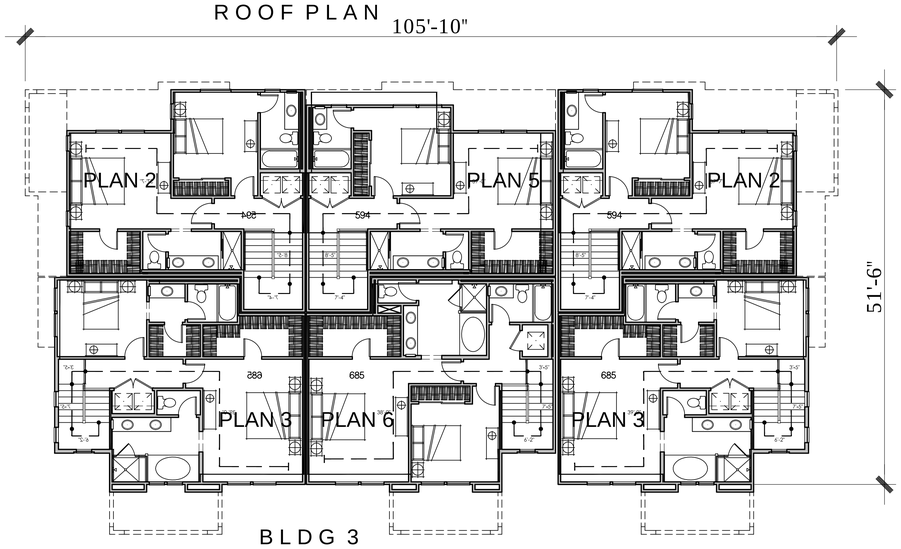
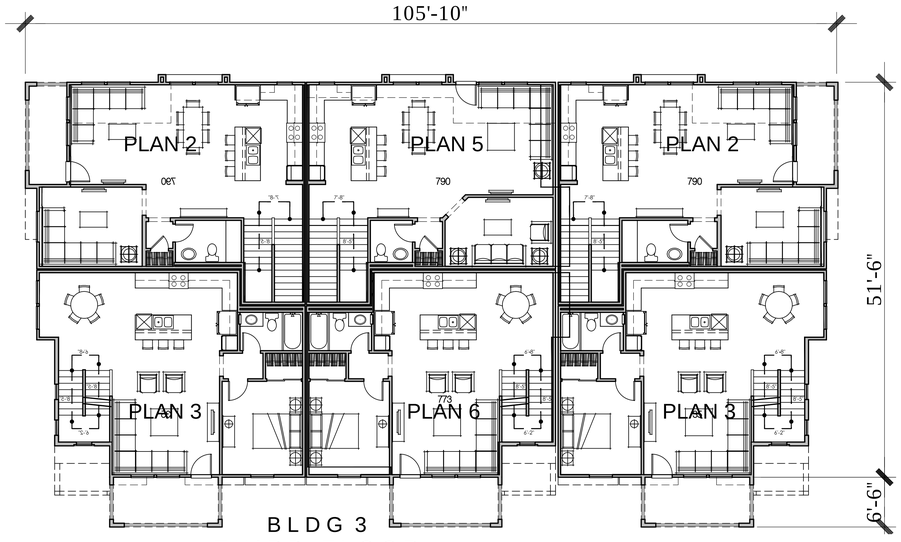


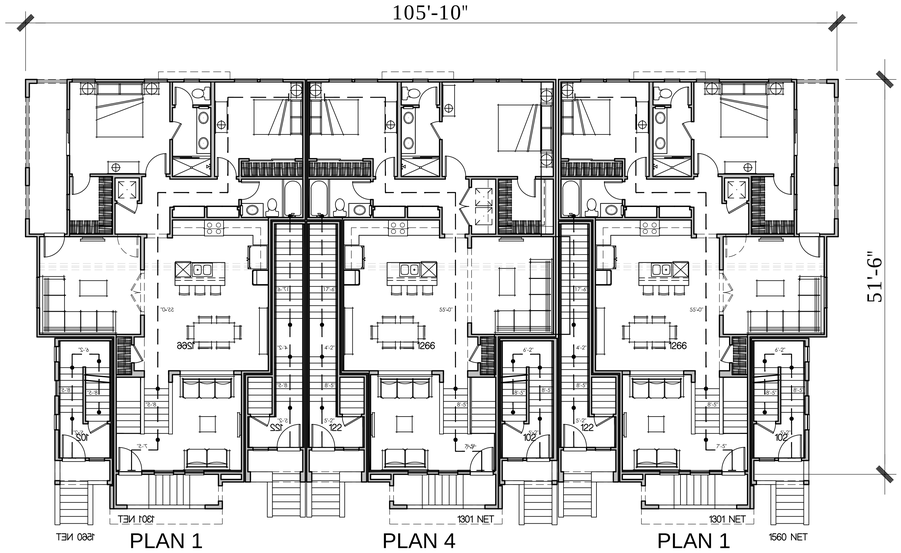
BLDG 3
ROOF PLAN



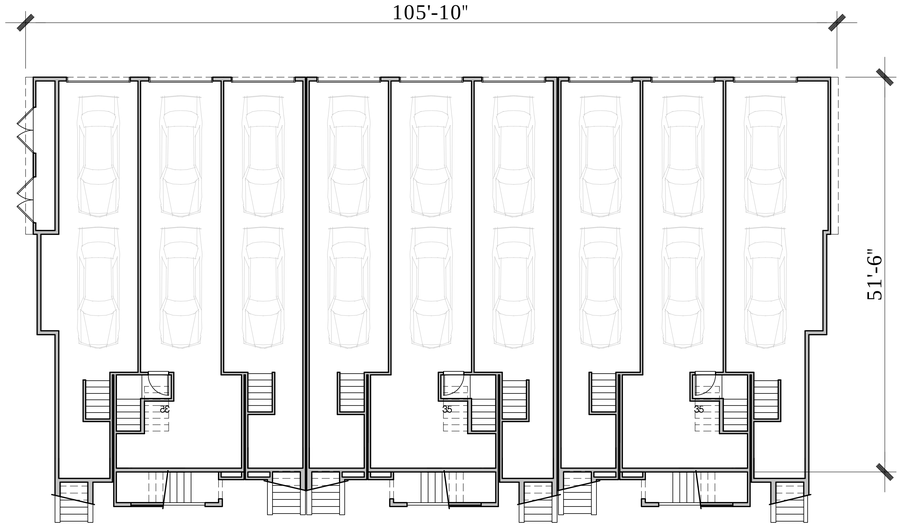
BLDG 3
FORTH FLOOR



BLDG 3
THIRD FLOOR



BLDG 3
SECOND FLOOR



PLAN 3 PLAN 1 PLAN 2 PLAN 5 PLAN 4 PLAN 6 PLAN 2 PLAN 1 PLAN 3

BLDG 3
FIRST FLOOR

A.6

Condo Building 3 (9 Plex)
Village 1

0 8 32
4 16

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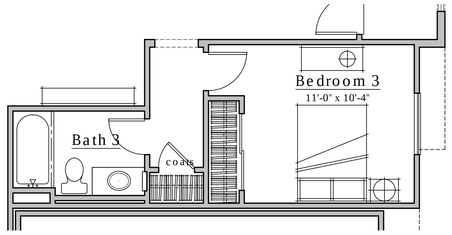
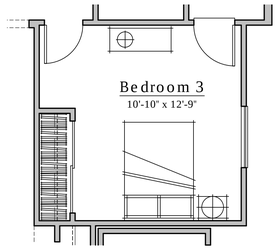


OPT. BED 3/BATH 3

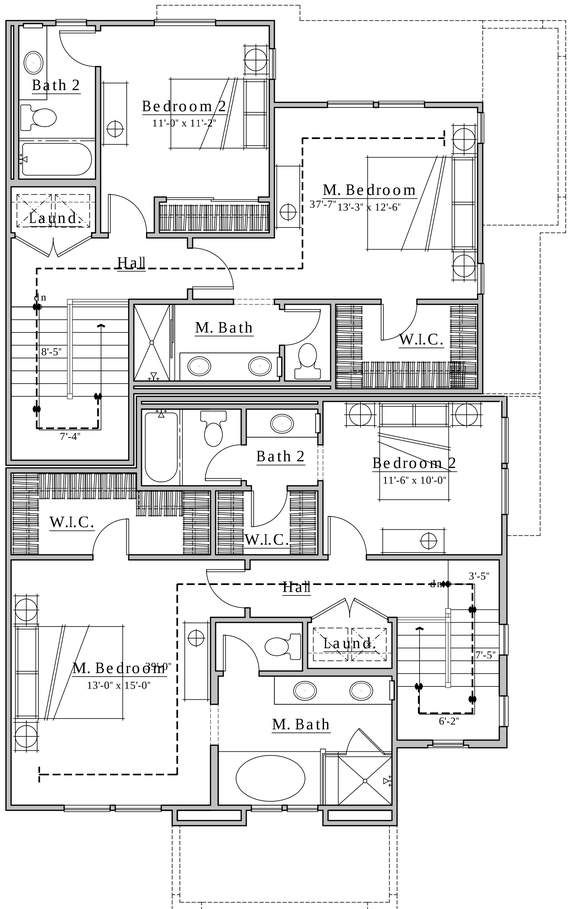


OPT. BED 3

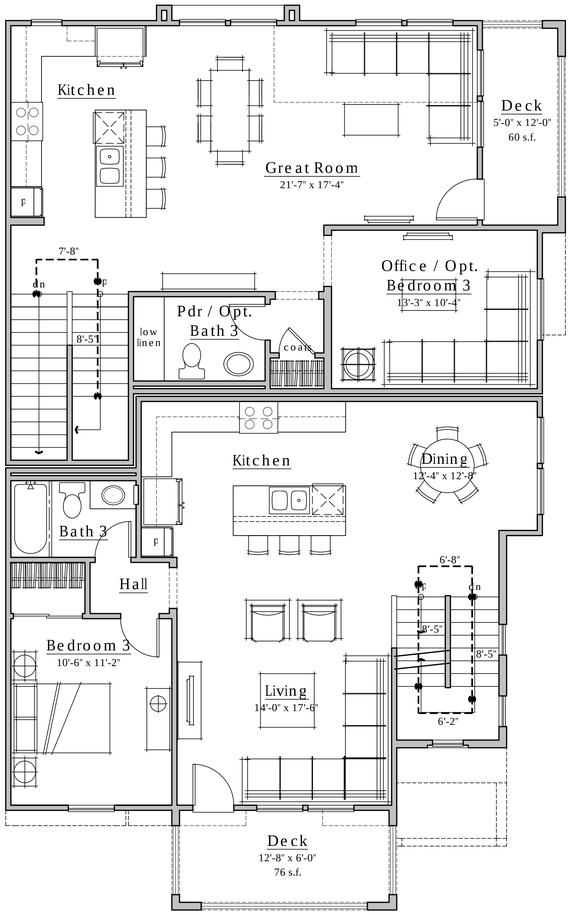
PLAN 2

2 BR + OFFICE / OPT. BED 3 / 3 BA

1506 SF NET



FOURTH FLOOR

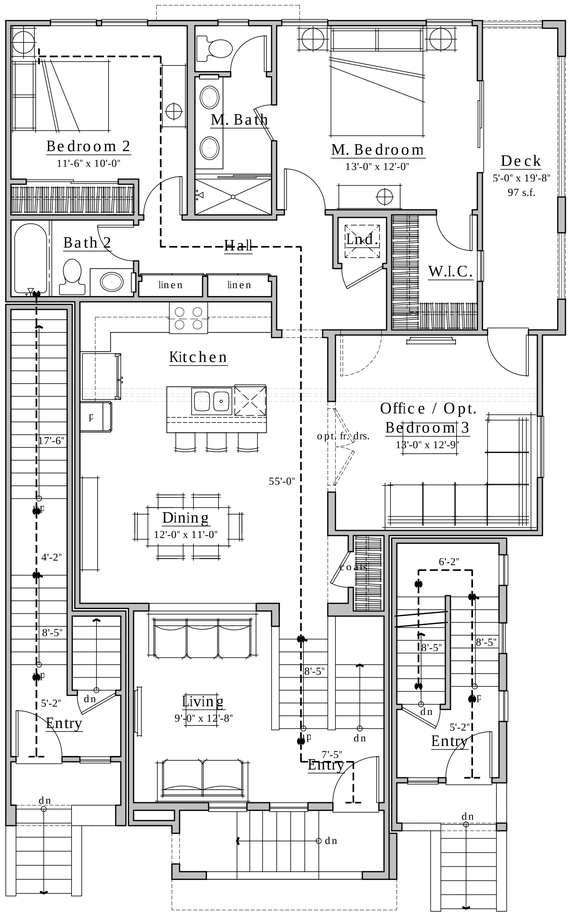


PLAN 3

3 BR / 3 BA

1560 SF NET

THIRD FLOOR



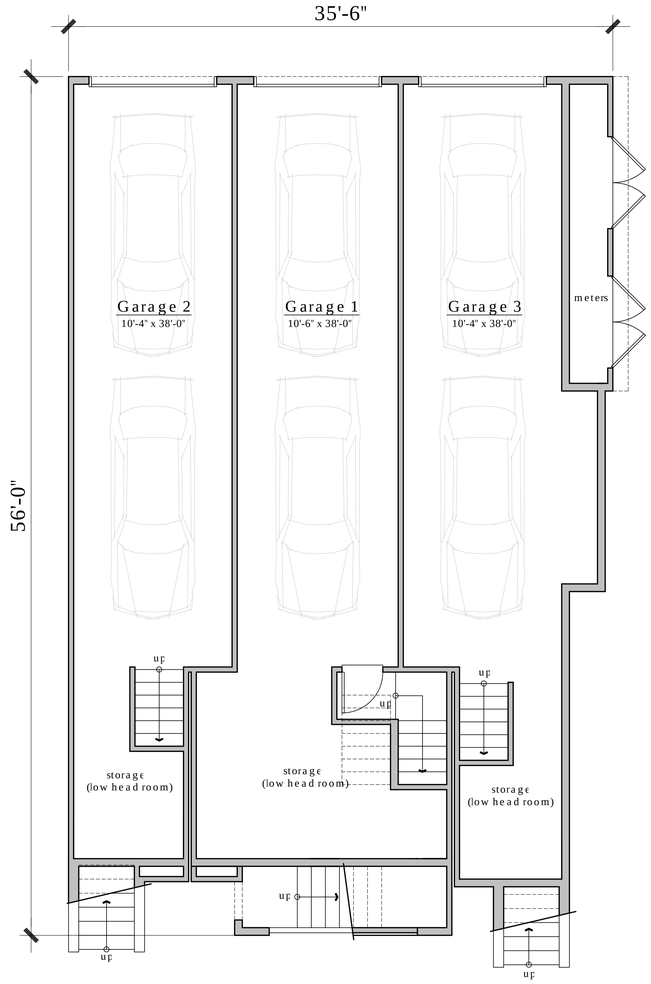
PLAN 1

2 BR + OFFICE / OPT. BED 3

2 BA

1301 SF NET

SECOND FLOOR



FIRST FLOOR

A.7

Unit Plans 1, 2 & 3
Village 1

0 2 4 8 16

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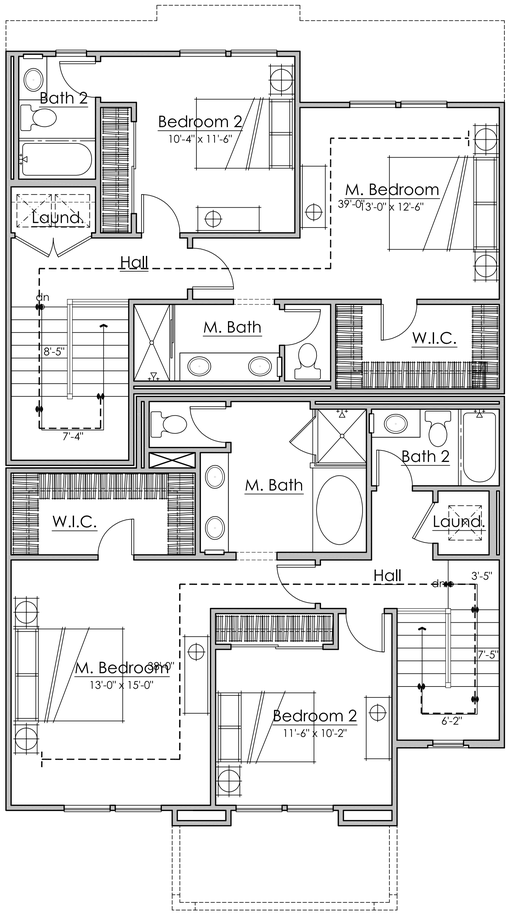
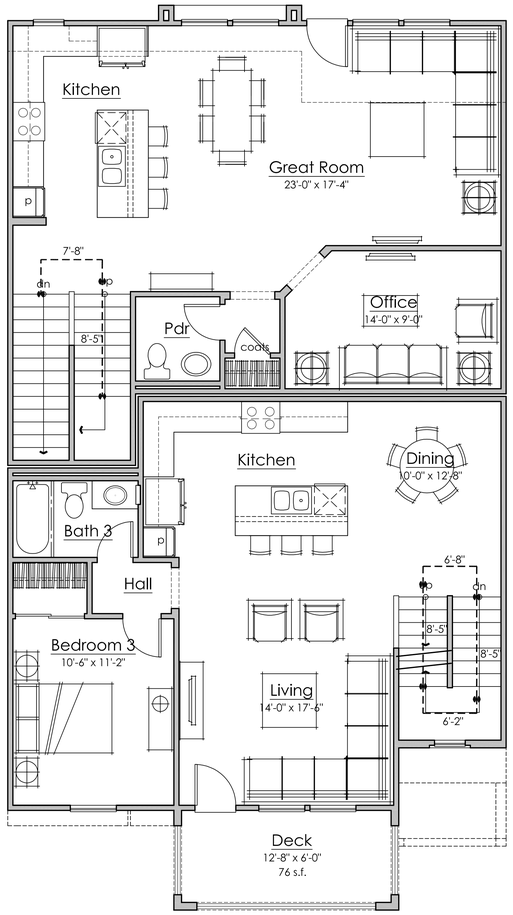
PLAN 5

2 BR + OFFICE / 2.5 BA

1500 SF NET



FOURTH FLOOR

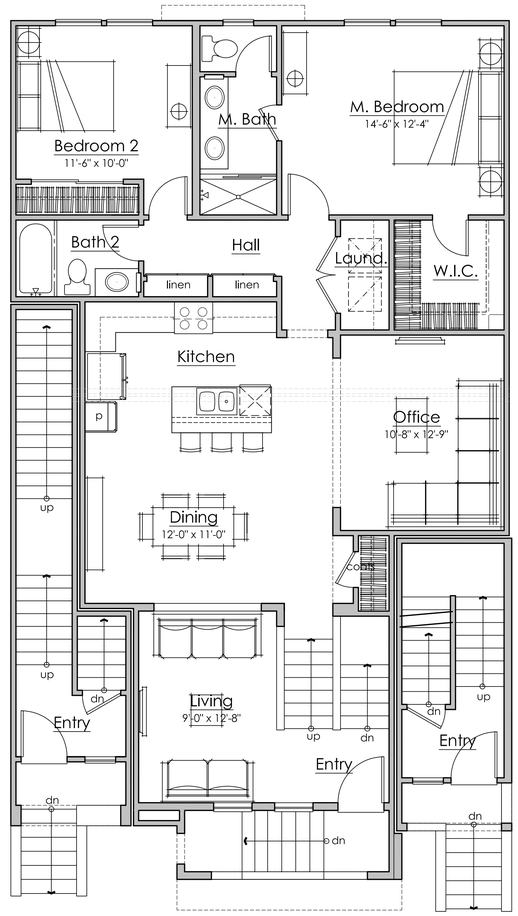


PLAN 6

3 BR / 3 BA

1532 SF NET

THIRD FLOOR

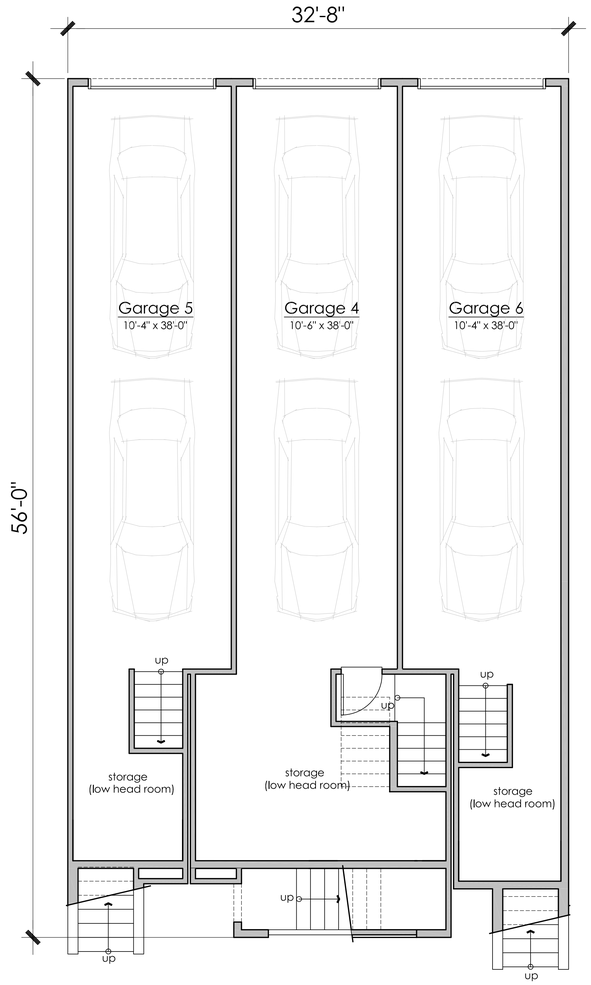


PLAN4

2 BR + OFFICE / 2 BA

1300 SF NET

SECOND FLOOR



FIRST FLOOR

A.8

Unit Plans 4, 5 & 6
Village 1

0 2 4 8 16

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PLAN 3 PLAN 2 PLAN 3

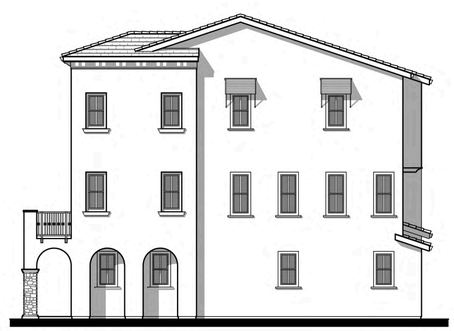
BLDG 8
FRONT ELEVATION

PLAN 4 PLAN 1 PLAN 2 PLAN 3

BLDG 4
FRONT ELEVATION

PLAN 3 PLAN 2 PLAN 3

BLDG 8
REAR ELEVATION

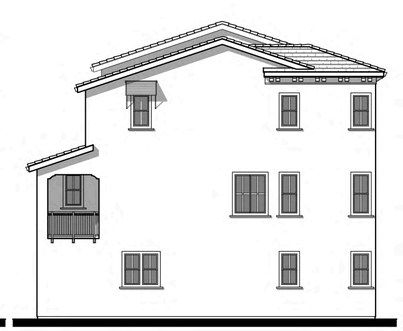


PLAN 3

BLDG 8 / BLDG 4
RIGHT ELEVATION

PLAN 3 PLAN 2 PLAN 1 PLAN 4

BLDG 4
REAR ELEVATION



PLAN 4

BLDG 4
LEFT ELEVATION

A.9

Townhome Building 8 (3 Plex) & 4 (4 Plex) - Italianate
Village 2

0 4 8 16 32

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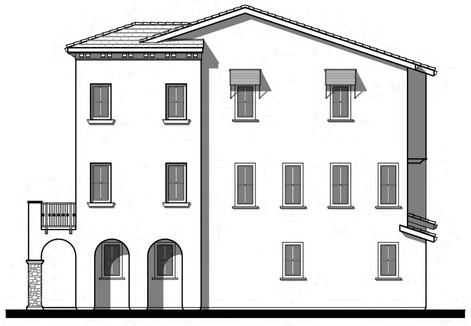
PLAN 3 PLAN 2 PLAN 1 PLAN 2 PLAN 3

BLDG 5
FRONT ELEVATION

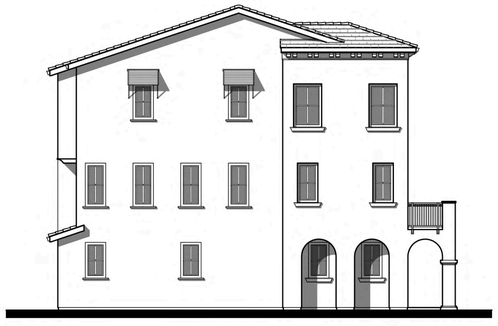


PLAN 3

BLDG 5
RIGHT ELEVATION

PLAN 3 PLAN 2 PLAN 1 PLAN 2 PLAN 3

BLDG 5
REAR ELEVATION



PLAN 3

BLDG 5
LEFT ELEVATION

A.10

Townhome Building 5 (5 Plex) - Italianate
Village 2

0 4 8 16 32

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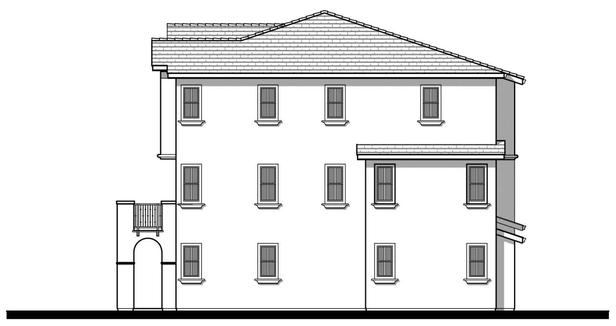
PLAN 3 PLAN 2 PLAN 1 PLAN 1 PLAN 2 PLAN 3

BLDG 6
FRONT ELEVATION

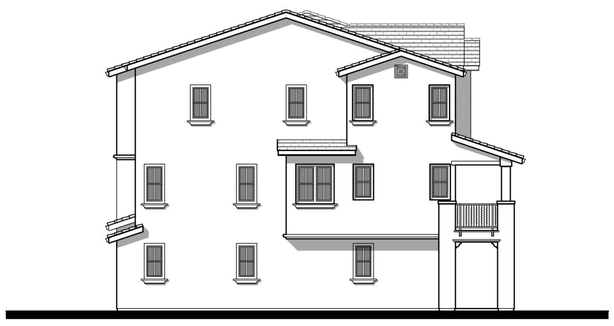


PLAN 3

BLDG 6
RIGHT ELEVATION

PLAN 3 PLAN 2 PLAN 1 PLAN 1 PLAN 2 PLAN 3

BLDG 6
REAR ELEVATION



PLAN 3

BLDG 6
LEFT ELEVATION

A.11

Townhome Building 6 (6 Plex) - Spanish Revival
Village 2

0 4 8 16 32

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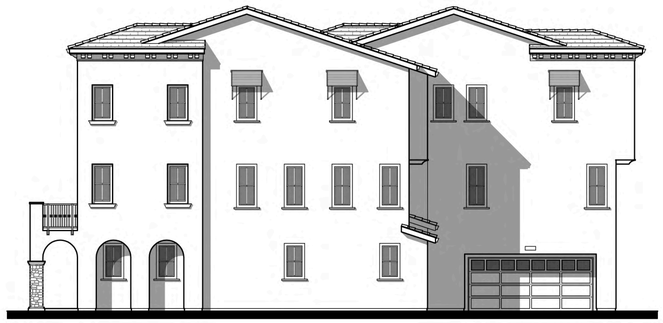
PLAN 5 PLAN 4 PLAN 1 PLAN 1 PLAN 2 PLAN 3

BLDG 7
FRONT ELEVATION

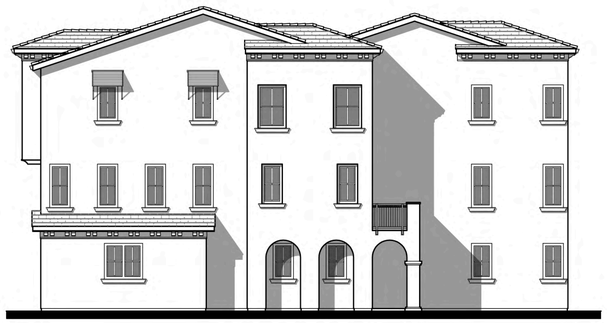


PLAN 3 PLAN 5

BLDG 7
RIGHT ELEVATION

PLAN 3 PLAN 2 PLAN 1 PLAN 1 PLAN 4 PLAN 5

BLDG 7
REAR ELEVATION



PLAN 5 PLAN 4

BLDG 7
LEFT ELEVATION
(CORNER ELEVATION)

A.12

Townhome Building 7 (6 Plex) - Italianate
Village 2

0 4 8 16 32

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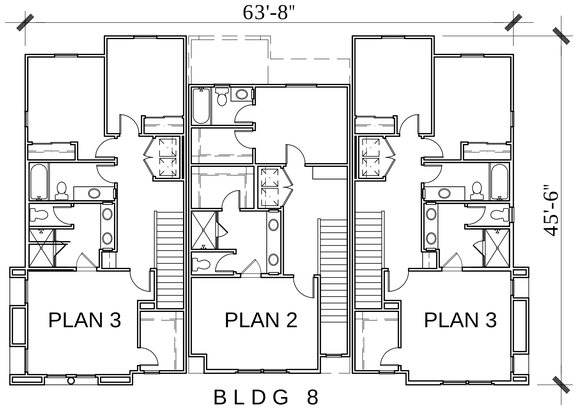
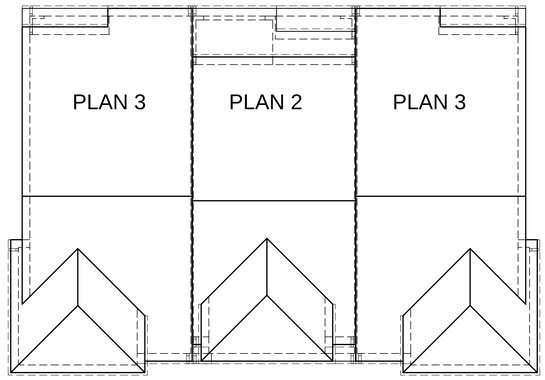
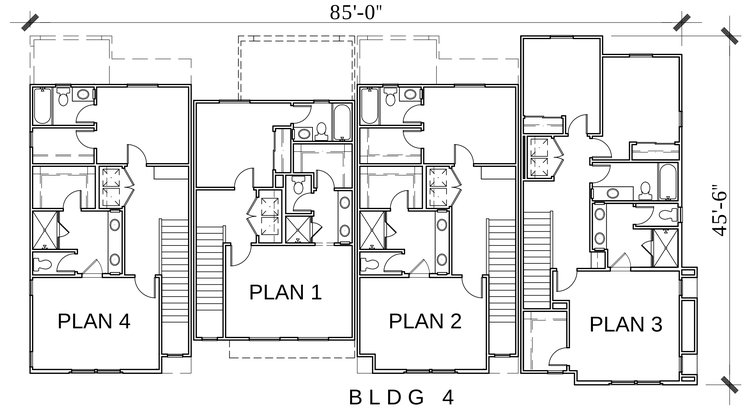


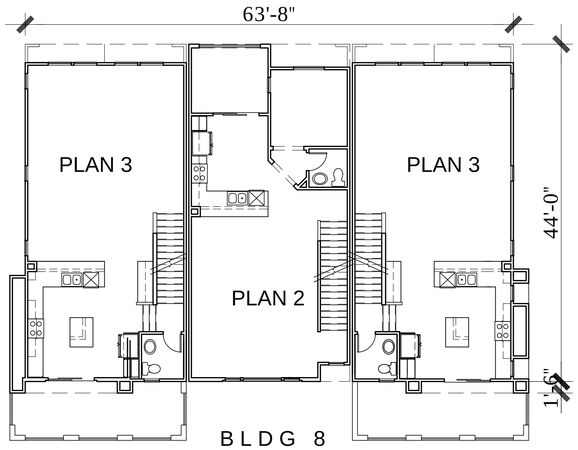
BLDG 8
THIRD FLOOR



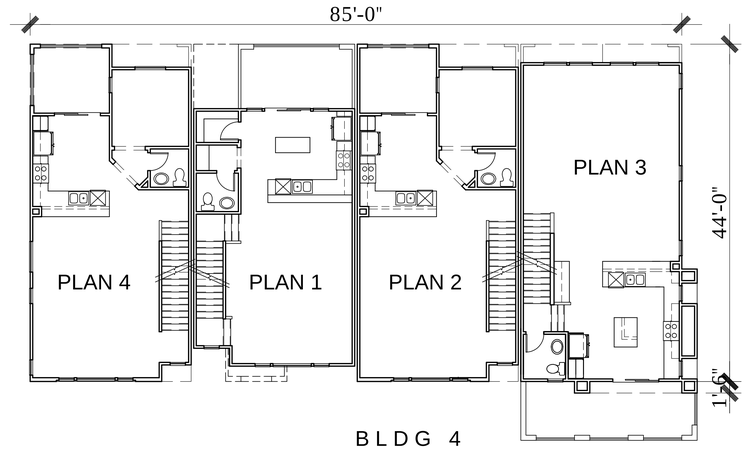
BLDG 8
ROOF PLAN



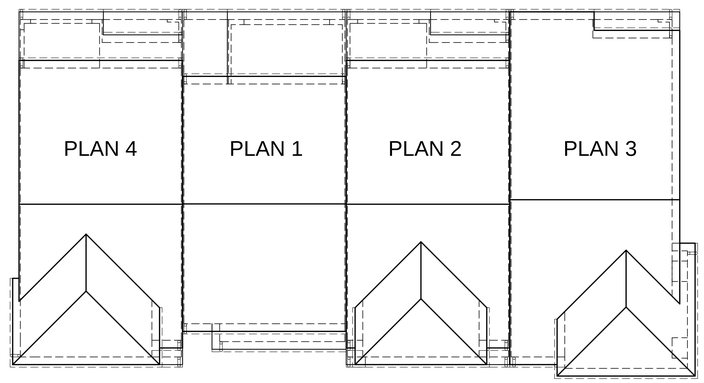
BLDG 4
THIRD FLOOR



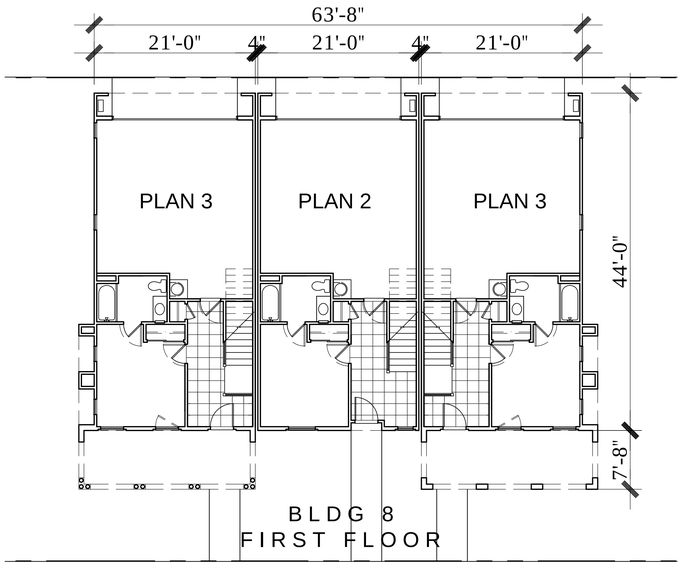
BLDG 8
SECOND FLOOR



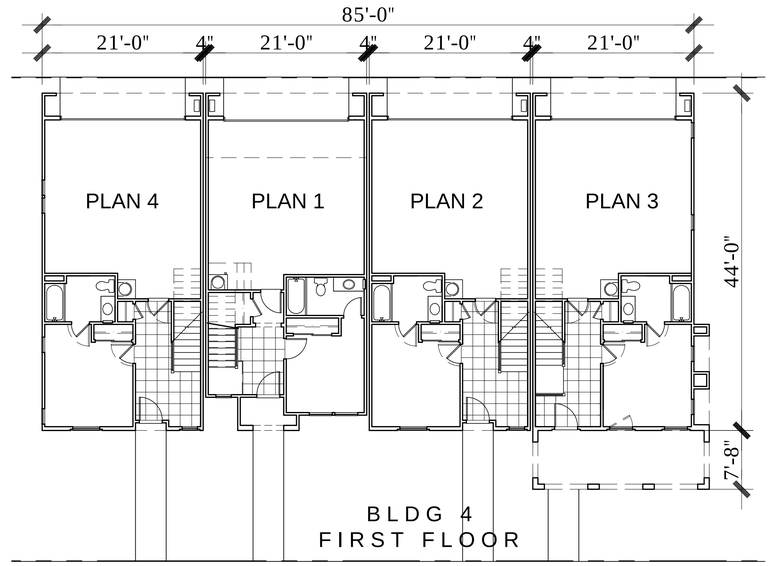
BLDG 4
SECOND FLOOR



BLDG 4
ROOF PLAN



BLDG 8
FIRST FLOOR



BLDG 4
FIRST FLOOR

A.13

Townhome Building 8 (3 Plex) & 4 (4 Plex)
Village 2

0 4 8 16 32

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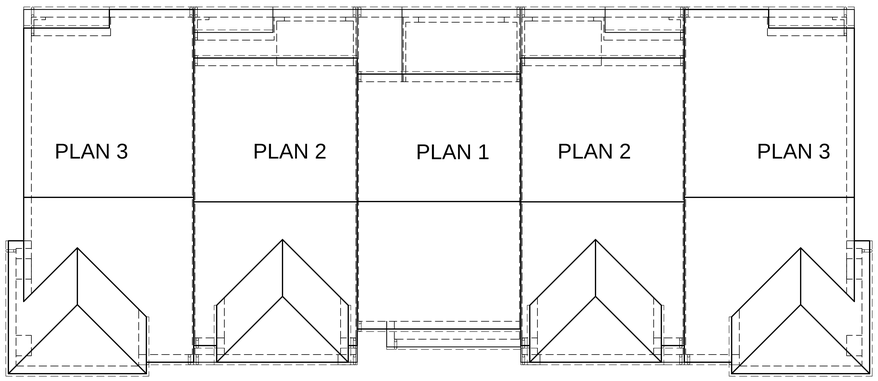
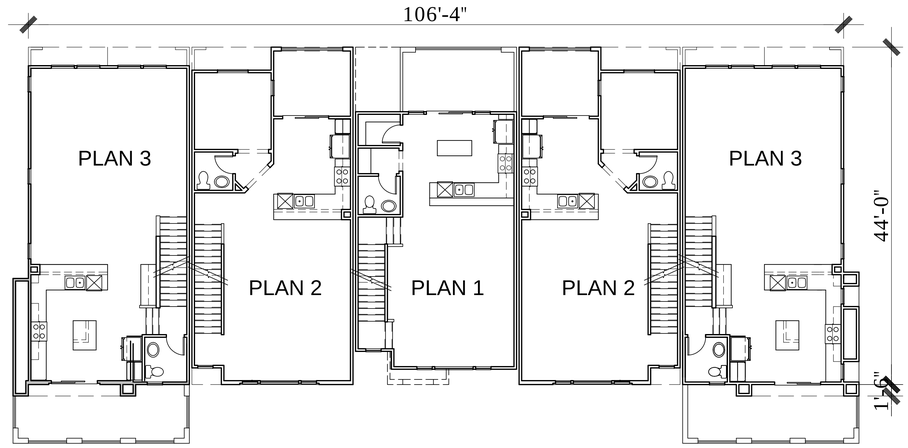
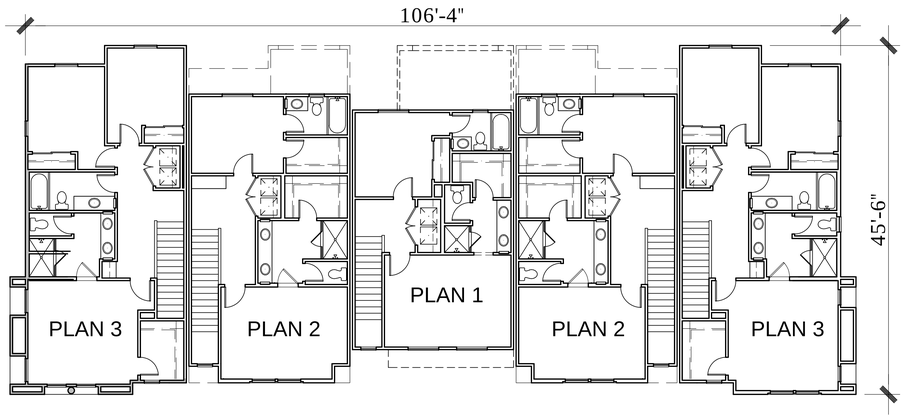


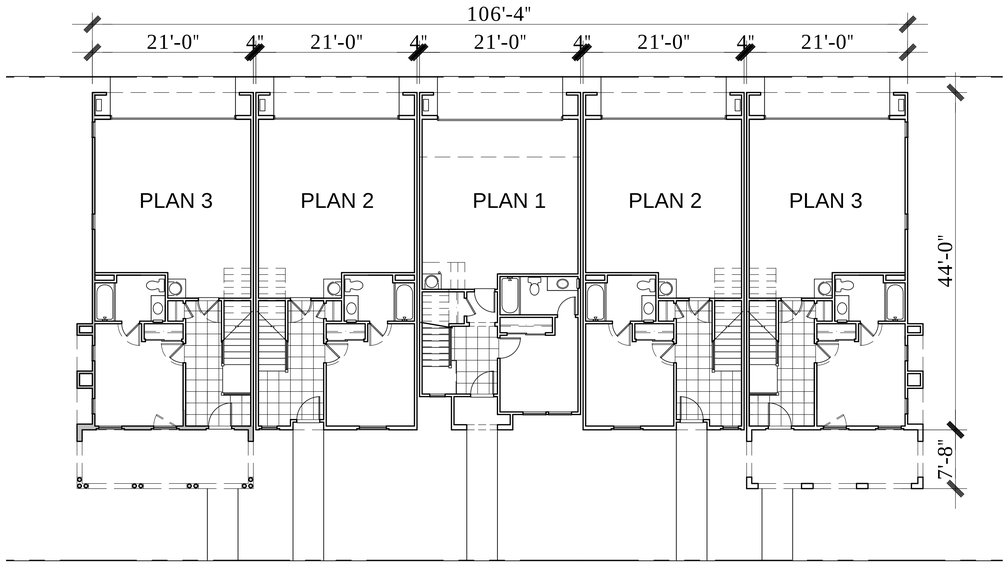
BLDG 5
ROOF PLAN



BLDG 5
SECOND FLOOR



BLDG 5
THIRD FLOOR



BLDG 5
FIRST FLOOR

A.14

Townhome Building 5 (5 Plex)
Village 2

0 4 8 16 32

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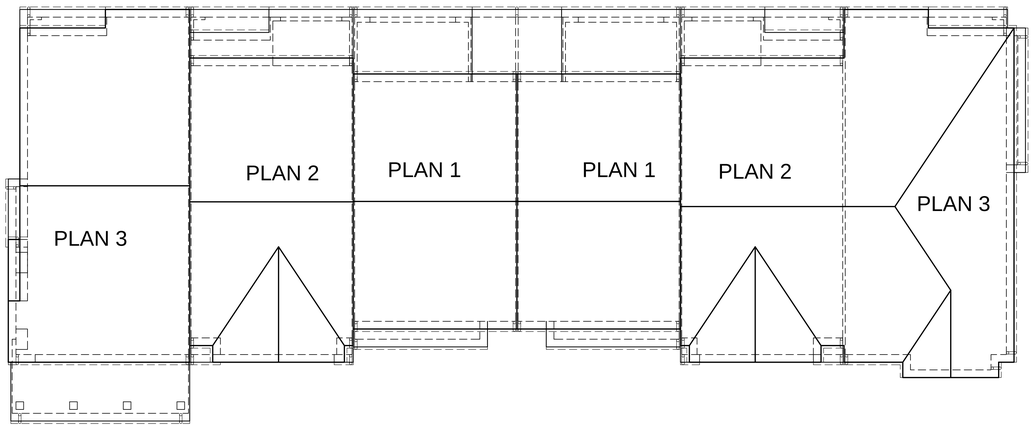
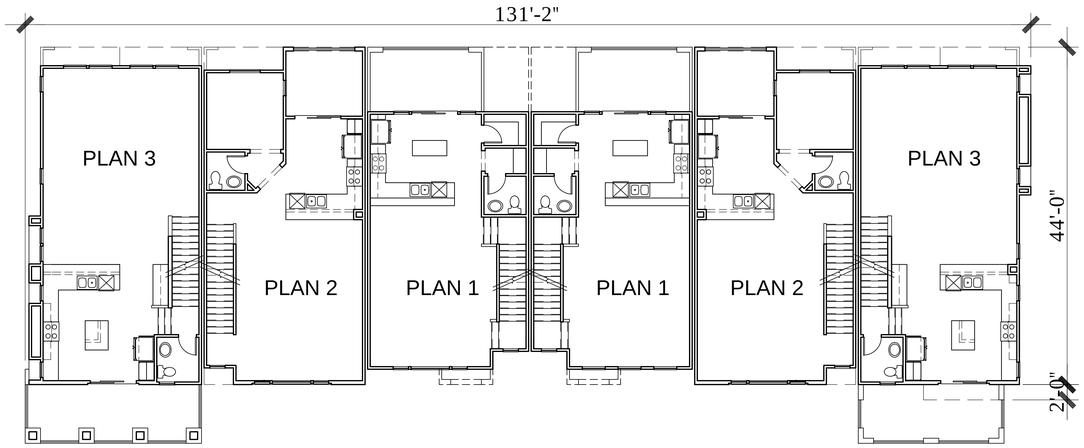
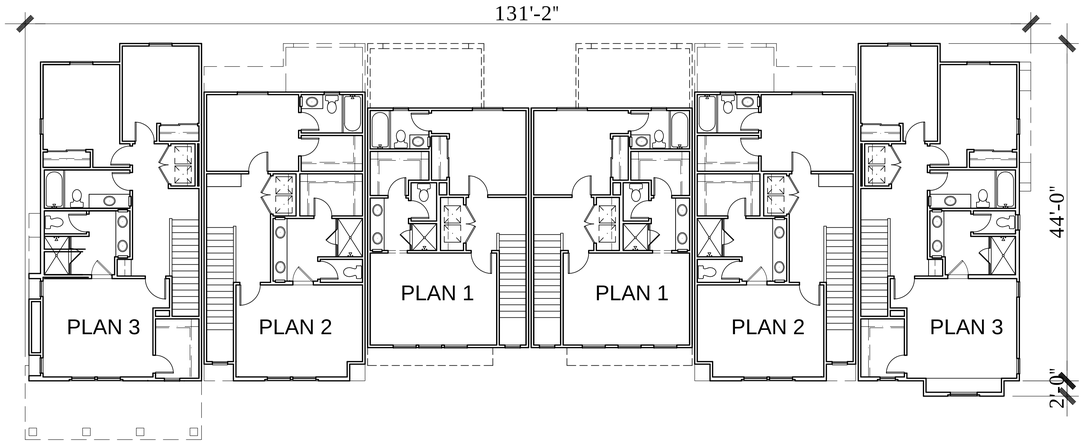


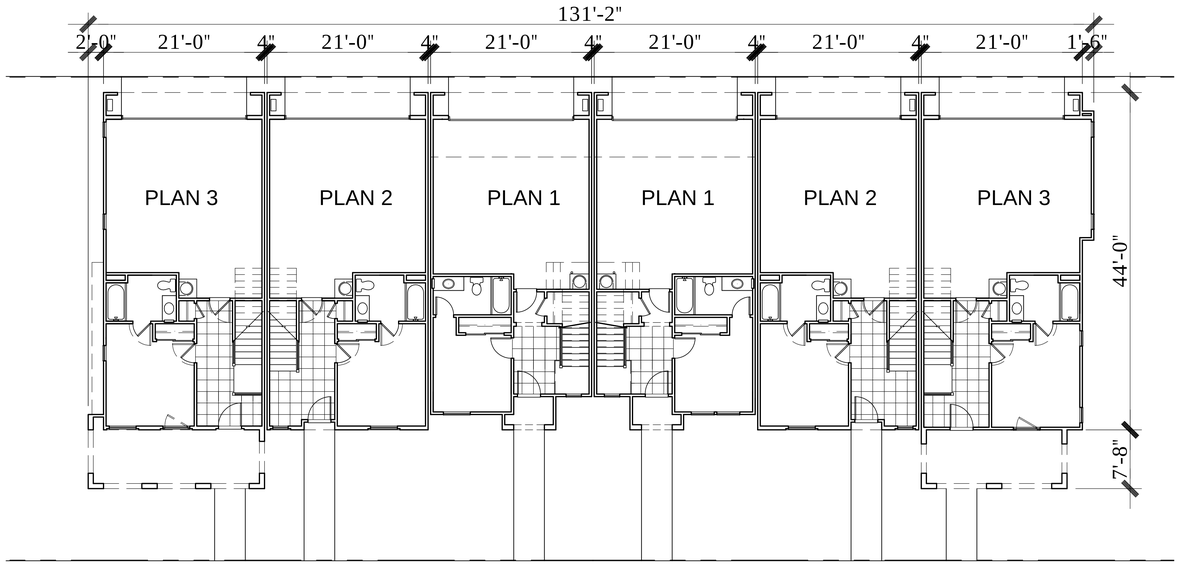
BLDG 6
ROOF PLAN



BLDG 6
SECOND FLOOR



BLDG 6
THIRD FLOOR



BLDG 6
FIRST FLOOR

A.15

Townhome Building 6 (6 Plex)
Village 2

0 8 32
4 16

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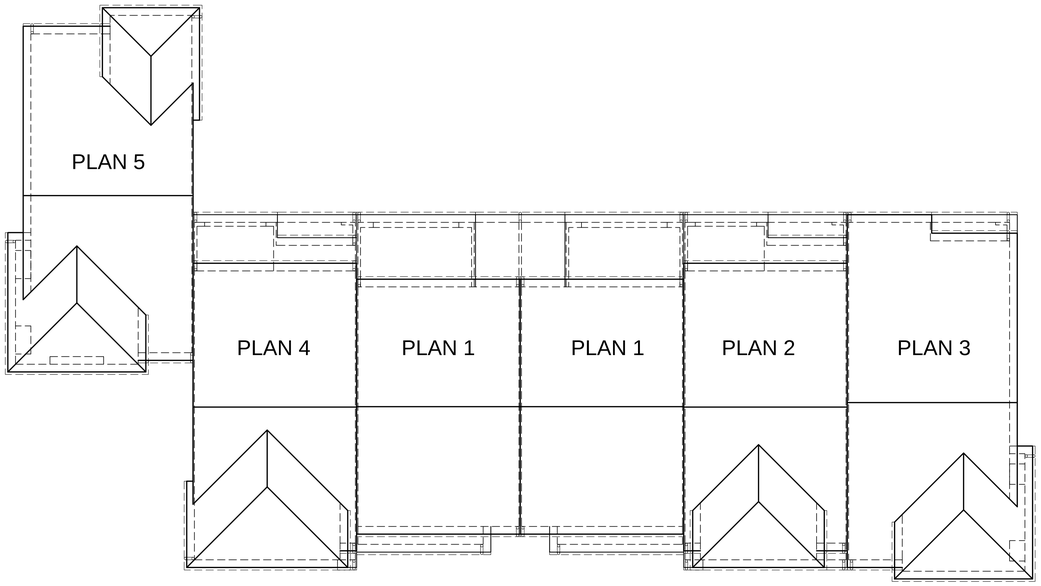
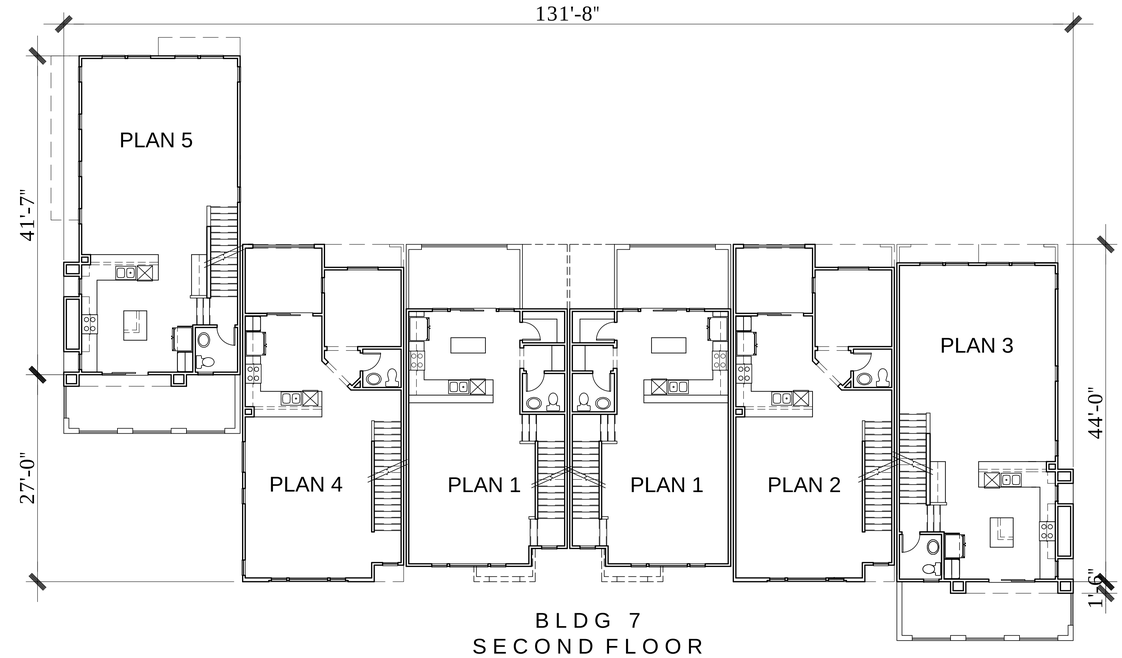
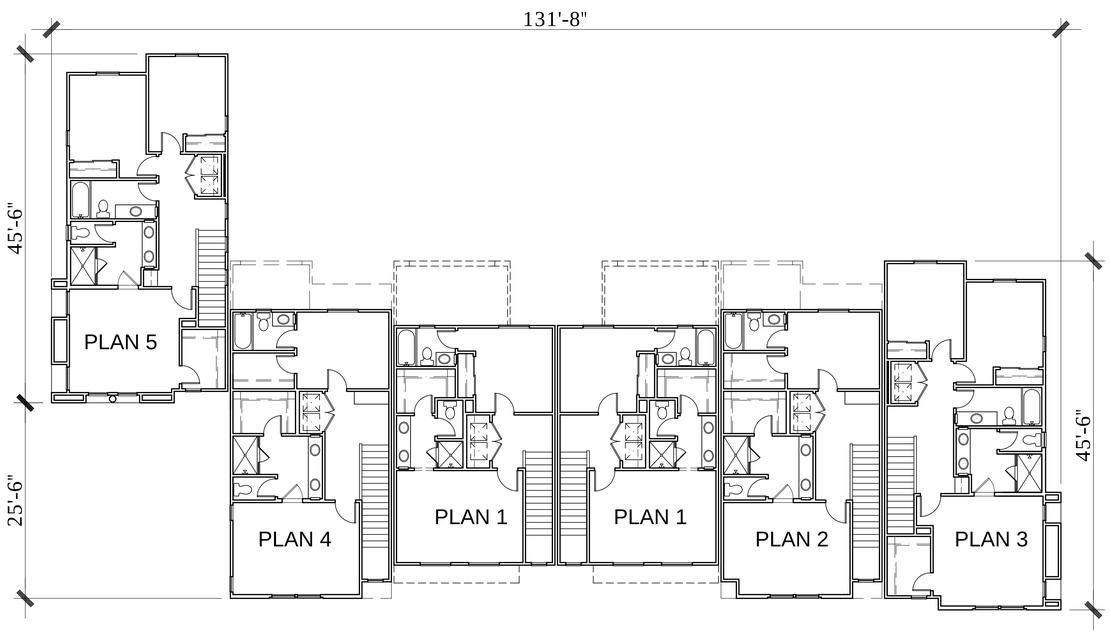


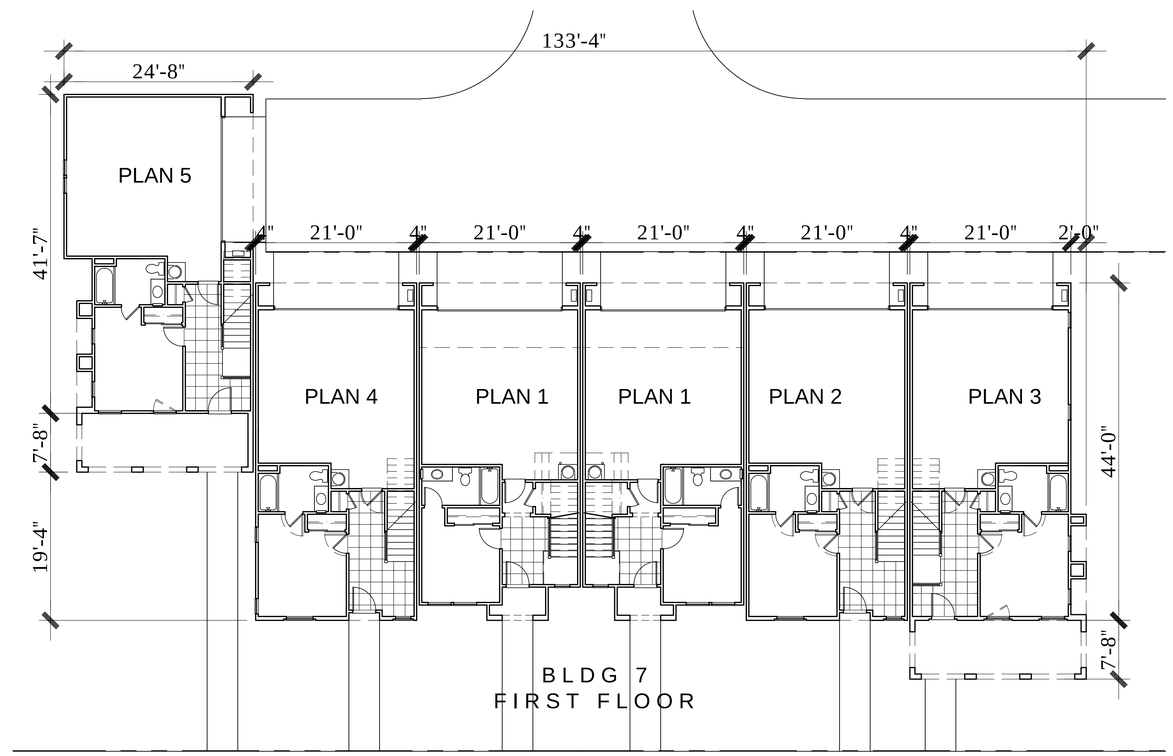
BLDG 7
ROOF PLAN



BLDG 7
SECOND FLOOR



BLDG 7
THIRD FLOOR



BLDG 7
FIRST FLOOR

A.16

Townhome Building 7 (6 Plex)
Village 2

0 4 8 16 32

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KTGY Job# 2011-0091.00
September 1, 2011

Harmony

Milpitas, California

KTGY Group INC.
Architecture + Planning
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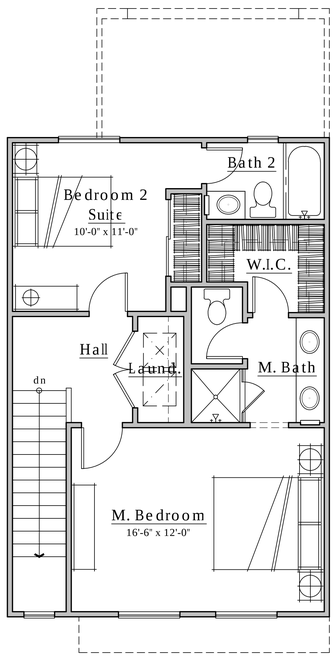
Oakland, California 94607
ktgy.com
510 272 2910



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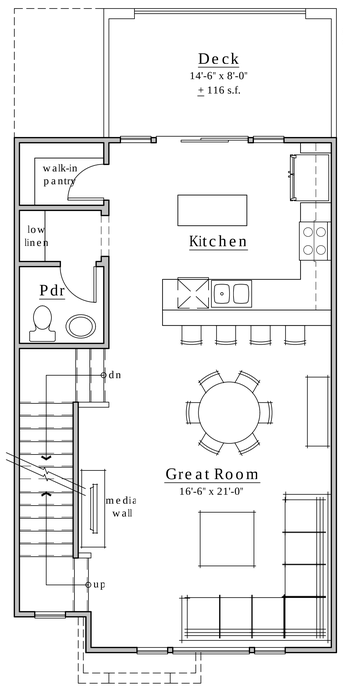
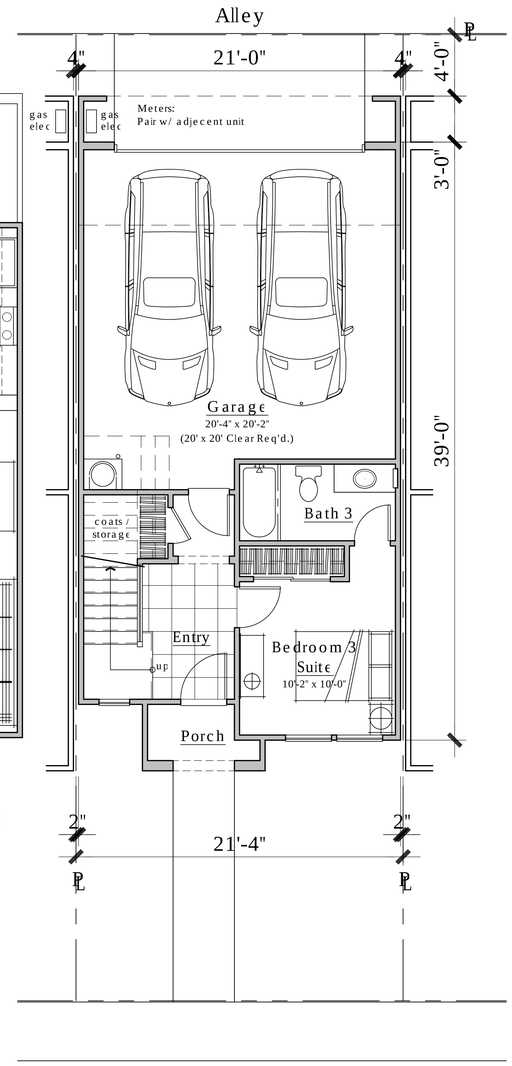
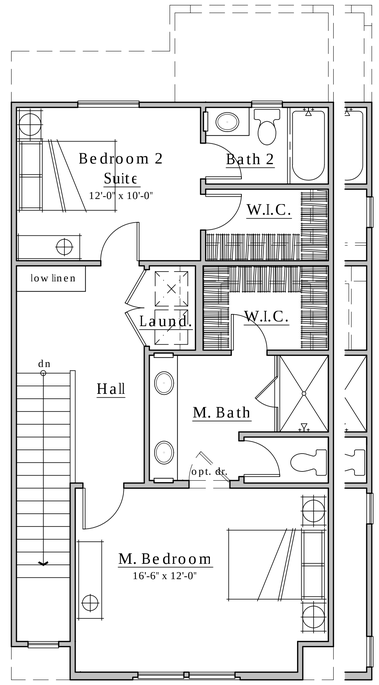


SECOND FLOOR

PLAN 1
FLOOR PLAN
3 BR / 3.5 BA
1551 SF NET



FIRST FLOOR



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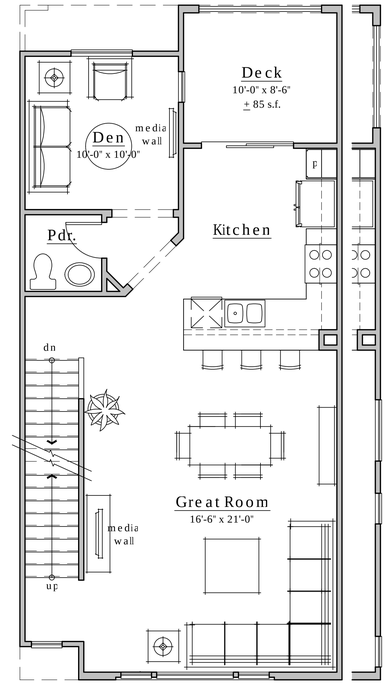
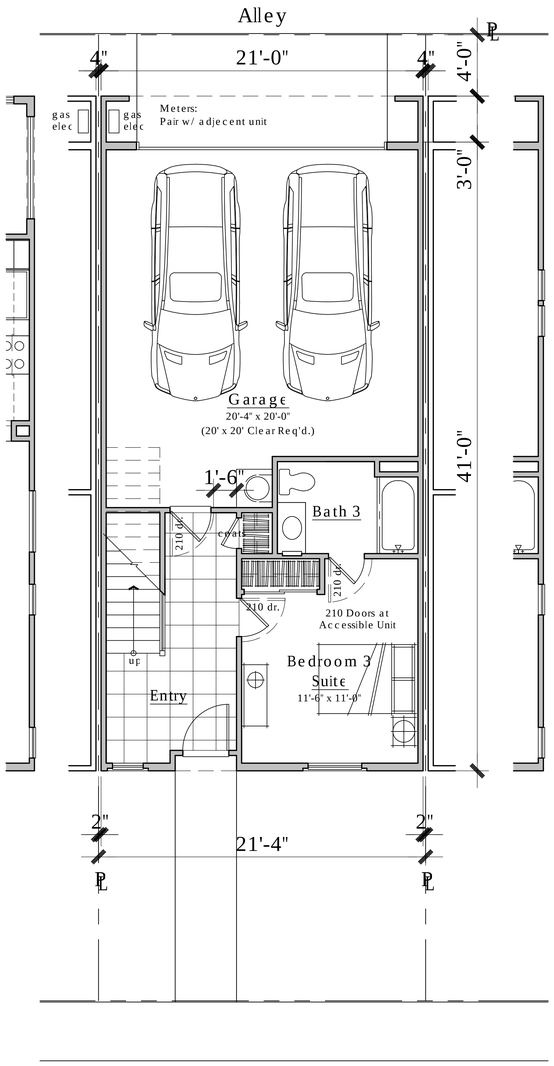


SECOND FLOOR

PLAN 2 / PLAN4 (END UNIT)
FLOOR PLAN
3 BR+DEN / 3.5 BA
1788 SF NET



FIRST FLOOR

A.17

Townhome Unit Plans 1, 2 & 4
Village 2

0 2 4 8 16

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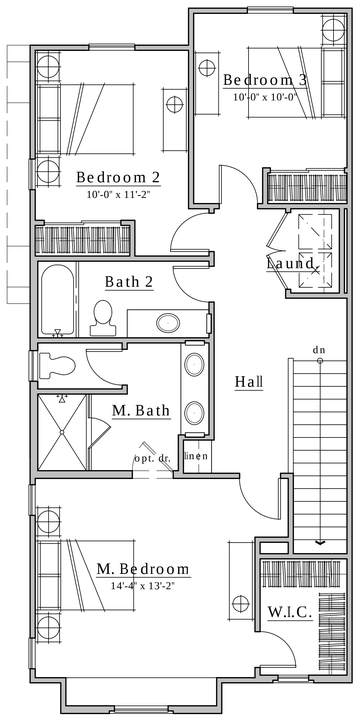

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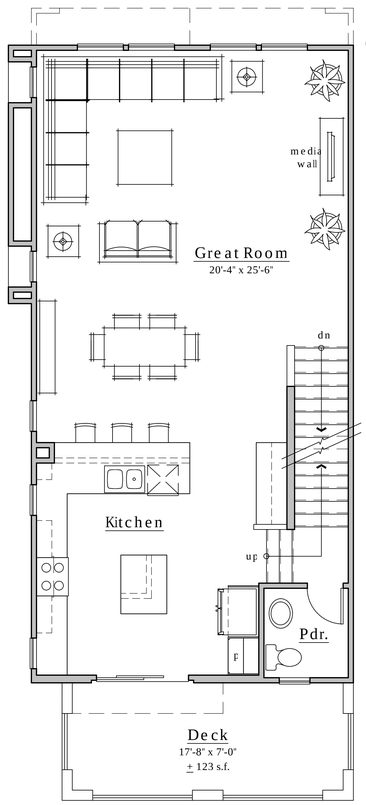

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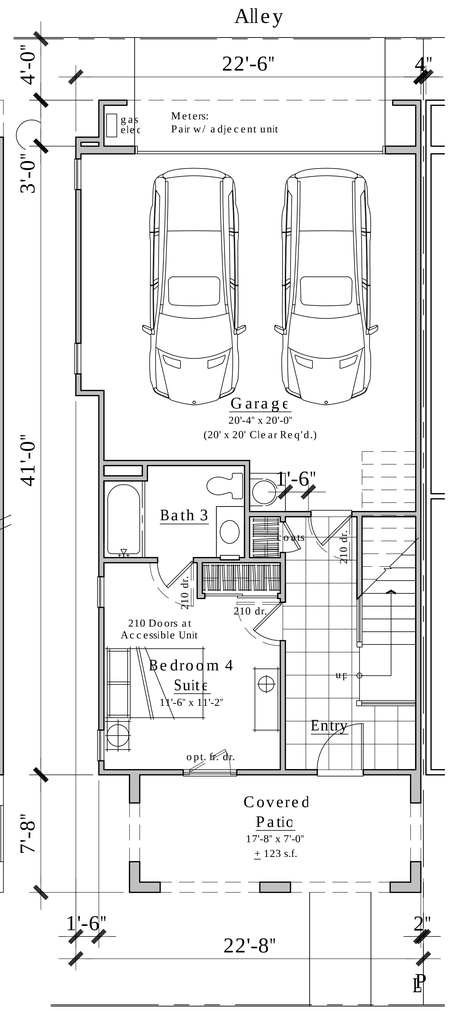
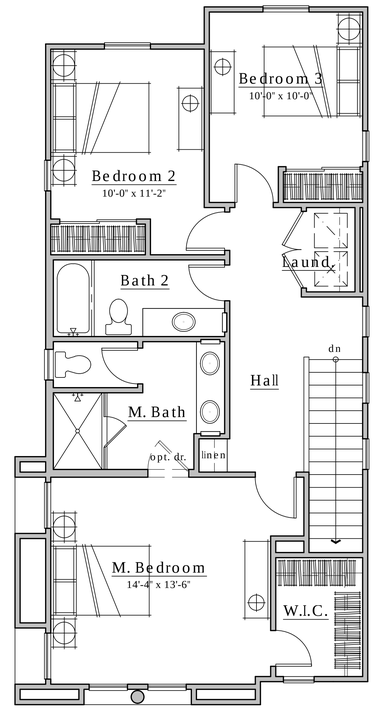


FIRST FLOOR

PLAN 3
FLOOR PLAN
4 BR / 3.5 BA
2017 SF NET



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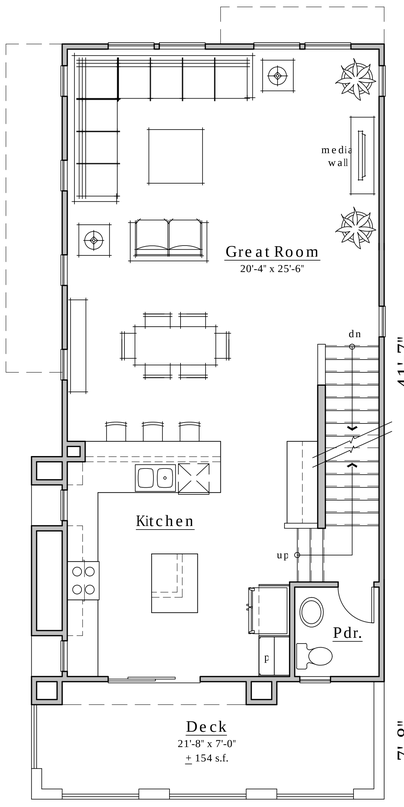

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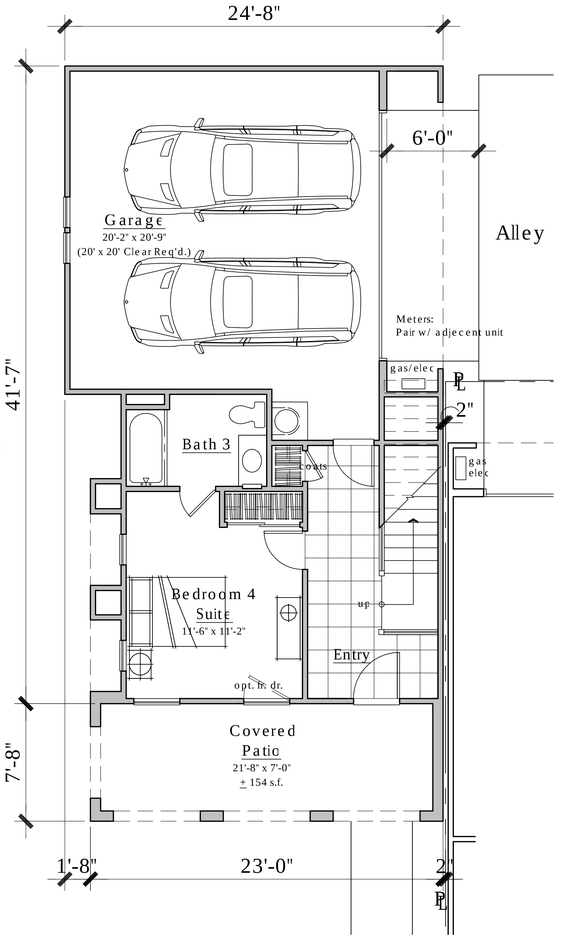

FIRST FLOOR

PLAN 5
FLOOR PLAN
4 BR / 3.5 BA
2017 SF NET

Townhome Unit Plans 3 & 5
Village 2

A.18

0 2 4 8 16

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