INTEGRAL Communities

The District at Milpitas - Buildings 1,2,3, & 4

Project Team

OWNER:
Integral Communities
190 N. Wiget Lane, Suite 101
Walnut Creek, CA 94598
(925) 984-7137 Attn: Glenn Brown

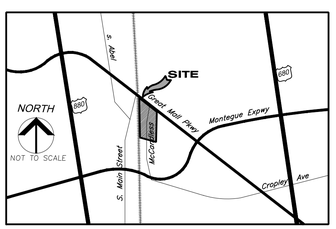
ARCHITECT:
Architects Orange
144 N. Orange Street
Orange, CA 92866
(714) 639-9860 Attn: Tobin Symmank

LANDSCAPE ARCHITECT:
Urban Arena
3195 Red Hill Avenue
Costa Mesa, CA 92626
(714) 754-4500 Attn: Michael Schrock

CIVIL ENGINEER:
Ruggeri-Jensen-Azar
8055 Camino Arroyo
Gilroy, CA 95020
(408) 848-0300 Attn: Jorge Duran

Vicinity Map

N.T.S.



Retail Tabulation

Integral McCandless - Milpitas Retail & Unit Study 12/12/2011

PARCEL	LOT	ACRES	UNIT MIX ST.	1-BR	2-BR	3-BR	TOTAL UNITS	RESIDENTIAL NET RENTABLE (SF)	DENSITY	NEIGHBORHOOD RETAIL - STRUCTURED GROUND FLOOR: Grocery 20' PLATE	Retail 20' PLATE	Common/Leasing 19' PLATE	Common/Leasing 9' PLATE	TOTAL	OUTDOOR RETAIL	OUTDOOR POOL	TOTAL RETAIL	ADD'L VIA MEZZ.
92	1	4.988	20	186	157	9	372	352,299	74.58	20,902	23,759	2,400	0	47,061		6,800	53,861	3,000
93	2	2.585	15	104	89	10	218	205,182	84.33	0	0	1,400	1,700	3,100	0	0	3,100	
101	3	5.789	10	80	87	13	190	183,867	62.88	0	23,935	1,835	1,632	27,402		0	27,402	2,000
	4		10	90	66	8	174	162,606		0	0	1,462	1,198	2,660		0	2,660	
TOTAL		**13.362**	**55**	**460**	**399**	**40**	**954**	**903,954**	**71.40**	**20,902**	**47,694**	**7,097**	**4,530**	80,223	**0**	**6,800**	**87,023**	5,000
			6%	48%	42%	4%		**948** AVG UNIT SF										

20' Plate	86%	17.10
19' Plate	9%	1.68
9' Plate	6%	0.51
Average	100%	19.29 FT. PLATE

Residential Tabulation

Integral McCandless - Unit Breakdown: Buildings 1-4

Building	Studio	1 BR					2 BR						3 BR				Total
	S1	A1	A2	A2b	A3	A8	B1	B2	B2A	B2B	B3	B3A	C1	C2	C3	C4	
1	20	60	119	0	2	5	14	138	0	0	5	0	0	5	1	3	372
2	15	40	46	15	3	0	0	81	0	0	5	3	10	0	0	0	218
3	10	35	26	18	1	0	35	47	0	0	0	5	13	0	0	0	190
4	10	15	73	0	0	0	5	34	20	5	0	3	8	0	0	0	173
	55	150	264	33	6	5	54	300	20	5	10	11	31	5	1	3	**953**
Totals	55	458					400						40				
	5.8%	15.7%	27.7%	3.5%	0.6%	0.5%	5.7%	31.5%	2.1%	0.5%	1.0%	1.2%	3.3%	0.5%	0.1%	0.3%	100.0%
	5.8%	48.1%					42.0%						4.2%				
SF per unit	563	763	793	721	766	953	1108	1145	1116	1079	1231	1392	1355	1440	1852	1648	

Sheet Index

A1 TITLE SHEET
A2 OVERALL SITE PLAN

Sheet Index Building 1

1-A1 TITLE SHEET - BUILDING 1
1-A2 BUILDING 1 - SITE PLAN
1-A3 BUILDING 1 - SOLID WASTE PLAN
1-A4.1 BUILDING 1 - FIRST FLOOR PLAN
1-A4.2 BUILDING 1- SECOND FLOOR PLAN
1-A4.3 BUILDING 1 - THIRD FLOOR PLAN
1-A4.4 BUILDING 1 - FOURTH & FIFTH FLOOR PLAN
1-A4.5 BUILDING 1 - SIXTH FLOOR PLAN
1-A4.6 BUILDING 1 - SEVENTH FLOOR PLAN
1-A4.7 BUILDING 1 - ROOF PLAN
1-A5.1 BUILDING 1 - ELEVATIONS
1-A5.2 BUILDING 1 - ELEVATIONS
1-A6 BUILDING 1 - SECTIONS
1-A7.1 DWELLING UNIT PLANS
1-A7.2 DWELLING UNIT PLANS

L1.00 BUILDING 1 - OVERALL LANDSCAPE PLAN
L1.01 PLANT LEGEND
L1.02 SE QUADRANT ENLARGEMENT
L1.03 NW QUADRANT ENLARGEMENT
L1.04 SW QUADRANT ENLARGEMENT
L1.05 COURTYARD DETAILS
L1.06 COURTYARD POOL
L1.07 LANDSCAPE CONCEPTS
L1.08 TREE SURVEY
L1.09 TREE PROTECTION AND RELOCATIONS

Sheet Index Building 2

2-A1 TITLE SHEET - BUILDING 2
2-A2 BUILDING 2 - SITE PLAN
2-A3 BUILDING 2 - SOLID WASTE PLAN
2-A4.1 BUILDING 2 - FIRST through FOURTH FLOOR PLANS
2-A4.2 BUILDING 2- FIFTH FLOOR PLAN & ROOF PLAN
2-A5.1 BUILDING 2 - ELEVATIONS
2-A5.2 BUILDING 2 - ELEVATIONS
2-A6 BUILDING 2 - SECTION
2-A7.1 DWELLING UNIT PLANS
2-A7.2 DWELLING UNIT PLANS

L1.00 BUILDING 2 - OVERALL LANDSCAPE PLAN
L1.01 PLANT LEGEND
L1.02 ENLARGED PLAN
L1.03 COURTYARD DETAILS
L1.04 EXISTING TREE SURVEY
L1.05 TREE PROTECTION AND RELOCATION PLAN

Sheet Index Building 3

3-A1 TITLE SHEET - BUILDING 3
3-A2 BUILDING 3 - SITE PLAN
3-A3 BUILDING 3 - SOLID WASTE PLAN
3-A4.1 BUILDING 3 - FIRST & SECOND FLOOR PLANS
3-A4.2 BUILDING 3 - THIRD THROUGH FIFTH & SIXTH THROUGH SEVENTH FLOOR PLAN
3-A4.3 BUILDING 3 - ROOF PLAN
3-A5.1 BUILDING 3 - ELEVATIONS
3-A5.2 BUILDING 3 - ELEVATIONS
3-A6 BUILDING 3 - SECTIONS
3-A7.1 BUILDING 3 - DWELLING UNIT PLANS
3-A7.2 BUILDING 3 - DWELLING UNIT PLANS

L1.00 BUILDING 2 - OVERALL LANDSCAPE PLAN
L1.01 PLANT LEGEND
L1.02 ENLARGED PLAN
L1.03 COURTYARD DETAILS
L1.04 EXISTING TREE SURVEY
L1.05 TREE PROTECTION AND RELOCATION PLAN

Sheet Index Building 4

4-A1 TITLE SHEET BUILDING 4
4-A2 BUILDING 4 - SITE PLAN
4-A3 BUILDING 4 - SOLID WASTE PLAN
4-A4.1 BUILDING 4 - FIRST & SECOND FLOOR PLAN
4-A4.2 BUILDING 4 - THIRD THROUGH FIFTH FLOOR PLAN & ROOF PLAN
4-A5.1 BUILDING 4 - ELEVATIONS
4-A5.2 BUILDING 4 - ELEVATIONS
4-A6 BUILDING 4 - SECTIONS
4-A7.1 DWELLING UNIT PLANS
4-A7.2 DWELLING UNIT PLANS

L1.00 BUILDING 2 - OVERALL LANDSCAPE PLAN
L1.01 PLANT LEGEND
L1.02 ENLARGED PLAN
L1.03 COURTYARD DETAILS
L1.04 EXISTING TREE SURVEY
L1.05 TREE PROTECTION AND RELOCATION PLAN

December 12, 2011

TITLE SHEET	A1	0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

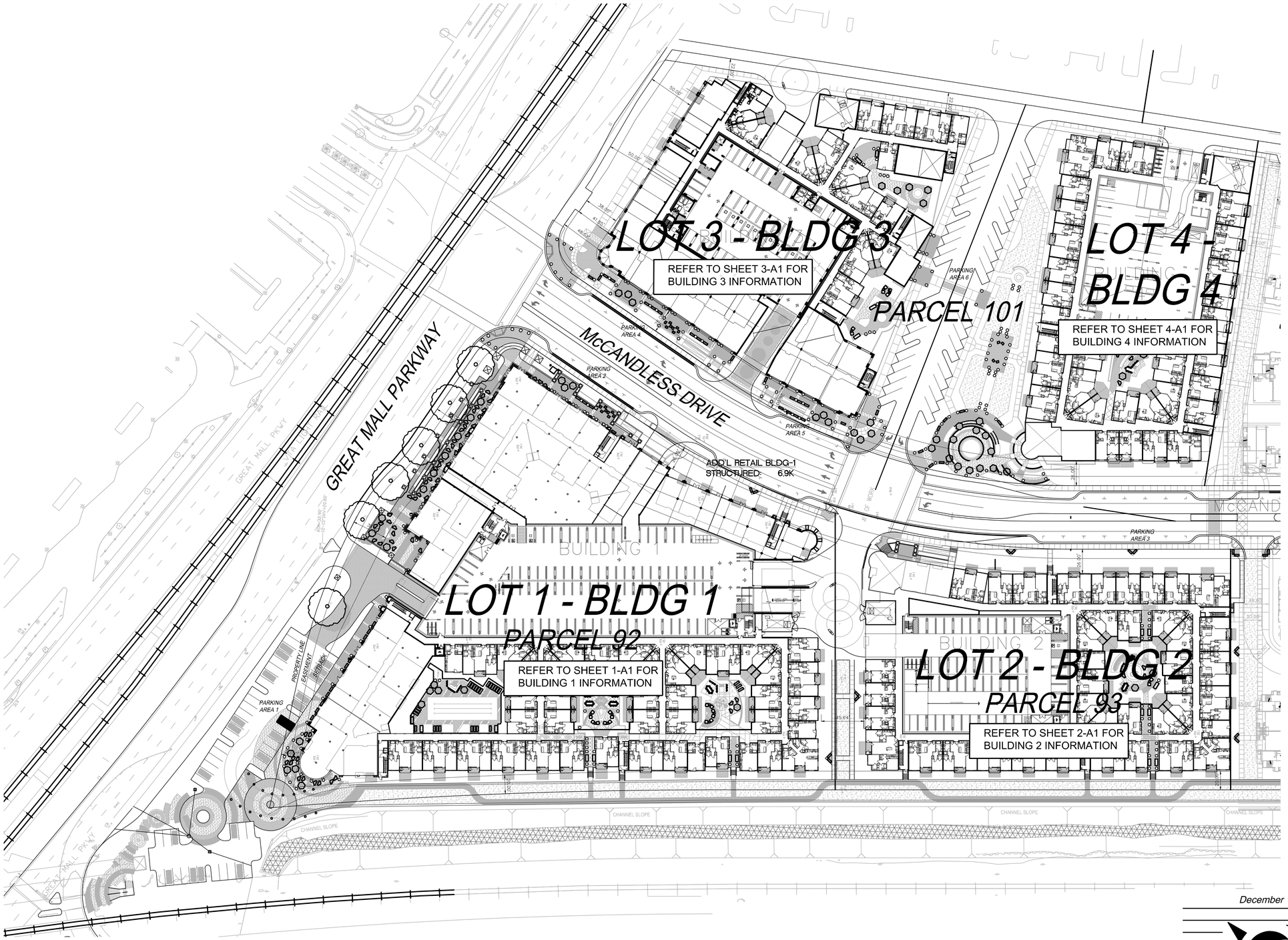
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE DISTRICT - McCANDLESS DRIVE

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



NORTH

0' 50' 100' 150'

SCALE: 1" = 50'

December 12, 2011

THE DISTRICT - McCANDLESS DRIVE - Buildings 3 & 4

MILPITAS, CA

INTEGRAL COMMUNITIES

160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

OVERALL SITE PLAN FIRST FLOOR

A2

0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

The District at Milpitas - Building 1

Building/Unit Tabulation

INTEGRAL McCandless 11/16/11

Building 1 / Parcel 1 (AP-Parcel 92)

	Level	Studio	1 BR				2 BR					3 BR			Total
		S1	A1	A2	A3	A8	B1	B2	B3	B3A	B3B	C2	C3	C4	
O/Retail	3		3	9		1	2	16				1	1		33
	4		2	9		1	3	16				1		1	33
	5		2	9		1	3	16				1		1	33
	6		2	9		1	3	16				1		1	33
	7		1	8		1	3	10				1			24
On-Grade	1	4	10	15	2			10	1						42
	2	4	10	15				12	1						42
	3	4	10	15				14	1						44
	4	4	10	15				14	1						44
	5	4	10	15				14	1						44
		20	60	119	2	5	14	138	5	0	0	5	1	3	**372**
	Totals	20	186				157					9			
		5.4%	16.1%	32.0%	0.5%	1.3%	3.8%	37.1%	1.3%	0.0%	0.0%	1.3%	0.3%	0.8%	100.0%
		5.4%	50.0%				42.2%					2.4%			

op

DWELLING UNIT INFORMATION

Unit	Unit SF	Qty.	%	SF TOT.*
S1	563	20	5.4%	11,260
A1	763	60	16.1%	45,780
A2	793	119	32.0%	94,367
A3	766	2	0.5%	1,532
A8	953	5	1.3%	4,765
B1	1,108	14	3.8%	15,512
B2	1,145	138	37.1%	158,010
B3	1,231	5	1.3%	6,155
B3A	1,348	0	0.0%	0
B3B	1,176	0	0.0%	0
C2	1,440	5	1.3%	7,200
C3	1,852	1	0.3%	1,852
C4	1,648	3	0.8%	4,944
Avg.	945	**372**	100%	**351,377**

* RESIDENTIAL UNIT NET AREA

DENSITY: 4.988 Ac **75 du/Ac**

RETAIL (Ground Floor) **47,061 S.F.**

Retail Tabulation

11/16/2011

	Retail Space	Area (S.F.)	Notes	Ceiling Ht.
BUILDING 1	1R-A1	5,175	Restaurant (possible)	19'
	1R-A2	7,793	Retail	19'
	1R-B	5,914	Retail	19'
	1R-C	20,902	Retail - Grocery (planned)	19'
	1RO-D	7,277	Retail	19'
	Total	**47,061**		

Committed / Planned: Grocery	20,902
Remaining Uncommitted Groundfloor Retail	26,159
Of this Uncommitted, Assumed Restaurant (30%)	7,848

ADDITIONAL RETAIL SPACE FROM MEZZANINES

1-RM-K	1,000	Mezzanine	9'
1-RM-L	2,000	Mezzanine	9'
Total	**3,000**		

Standard Retail Space - Committed (Grocery/Market + Trash)		20,902
Standard Retail Space - Uncommitted		18,311
Assumed Restaurant Space		7,848
Total Mezzanine Retail Space		3,000
Total Retail - Building 1		**50,061**
Parcel Area	4.988 Ac	217,277
F.A.R.		**0.23**

Building 1 - Gross Area

AREA (Gross S.F.) - RESIDENTIAL	463,949
AREA (Gross S.F.) - RETAIL*	47,054
AREA (Gross S.F.) - PARKING GARAGE	240,537
TOTAL AREA	**751,540**
* Structured area only	
SITE AREA (S.F.)	217,277
BUILDING COVERAGE (S.F.)	106,496
(excludes parking garage)	49.01%

Parking Tabulation

Building 1 - Parking Summary: 11/17/2011

Unit Type	Number of Units	Stalls/Unit Transit Area Spec Plan Min.	Stalls Req'd Transit Area Spec Plan Min.
Studio	20	0.80	16
1 BR	186	1.20	224
2 BR	157	1.60	252
3 BR	9	1.60	15
Total	372	1.36	507
Guest		0.15	76
Total Residential Req'd			583
Retail - Standard (per S.F.)	47,061	0.0032	151
*Retail - Restaurant (per S.F.)	2,047	0.02048	42
Total Required			**776**
Residential Parking			555
Retail Parking			182
Total Provided			**751**
Replacement Value (Motorcycles & Bicycles)			**39**
TOTAL			**790**

Standard Stall Replacement

Bike	Motorcycle	Total
13	15	28
1	10	11
14	25	39

*For Restaurant: Dining Area (35% of Assumed 5850 s.f. = 2,047s.f.) 1/39 s.f. = 25.6/1000 - 20% = 20.48/1000

Note: Preferential Carpool Parking for Non-Residential = 1% x 188 = 1.88. 2 Stalls provided at first level of Garage Structure.

Allowable Standard Stall Replacement - Zoning XI-10-53.13	
Replaced Standard Stalls By Bicycle Parking @ 8:1 Ratio	14
Replaced Standard Stalls By Motorcycle Parking @ 2:1 Ratio	25
Total (Max Allowed = 5% of Required Parking = 39 stalls)	**39**

Building 1 - Accessible Stalls:

			Req'd Accessible	
Dwelling Stalls	507	2%	10.14	= 10
Visitor parking	76	5%	3.80	=4
For Residential			13.94	**=14 Req'd**
Accessible Van Parking	1 per 8 H/C stalls		**=12 H/C + 2 H/C van stalls**	
For Retail	193	2%	3.85	**=4 Req'd**
Accessible Van Parking	1 per 8 H/C stalls		**=3 H/C + 1 H/C van stall**	

Building 1 - Parking Provided:

Parking Provided	Retail Parking	HC Stalls	Units Per Level	Residential Parking	HC Stalls
Surface Parking - Area 1	53	2			
Surface Parking - Area 2	9				
Parking Structure - 1st Level	101	2	42		
2nd Level**	19		42	92	3
3rd Level			77	110	3
4th Level			77	110	2
5th Level			77	110	2
6th Level			33	113	2
7th Level			24	34	2
Total Provided	**182**	**4**	**372**	**569**	**14**

**Note: Retail parking at the 2nd level reserved for employee parking (10% of total required retail).

Bicycle Parking

Use	Standards	Required	Provided	Notes
Residential	1 per 4 Dw. Units	93	94	
Guest	5% of Pkg Req's	3.80	4	On-street racks
Non-Residential	5% of Pkg Req's	9.63	10	
Total Provided			108	

Sheet Index Building 1

1-A1 TITLE SHEET - BUILDING 1

1-A2 BUILDING 1 - SITE PLAN

1-A3 BUILDING 1 - SOLID WASTE PLAN

1-A4.1 BUILDING 1 - FIRST FLOOR PLAN
1-A4.2 BUILDING 1- SECOND FLOOR PLAN
1-A4.3 BUILDING 1 - THIRD FLOOR PLAN
1-A4.4 BUILDING 1 - FOURTH & FIFTH FLOOR PLAN
1-A4.5 BUILDING 1 - SIXTH FLOOR PLAN
1-A4.6 BUILDING 1 - SEVENTH FLOOR PLAN
1-A4.7 BUILDING 1 - ROOF PLAN

1-A5.1 BUILDING 1 - ELEVATIONS
1-A5.2 BUILDING 1 - ELEVATIONS

1-A6 BUILDING 1 - SECTIONS

1-A7.1 DWELLING UNIT PLANS
1-A7.2 DWELLING UNIT PLANS

L1.00 BUILDING 1 - OVERALL LANDSCAPE PLAN
L1.01 PLANT LEGEND
L1.02 SE QUADRANT ENLARGEMENT
L1.03 NW QUADRANT ENLARGEMENT
L1.04 SW QUADRANT ENLARGEMENT
L1.05 COURTYARD DETAILS
L1.06 COURTYARD POOL
L1.07 LANDSCAPE CONCEPTS
L1.08 TREE SURVEY
L1.09 TREE PROTECTION AND RELOCATIONS

10-014 December 12, 2011

BLDG.1 TITLE SHEET **1-A1**

05.24.11

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

CASE FILE NUMBERS:
X X

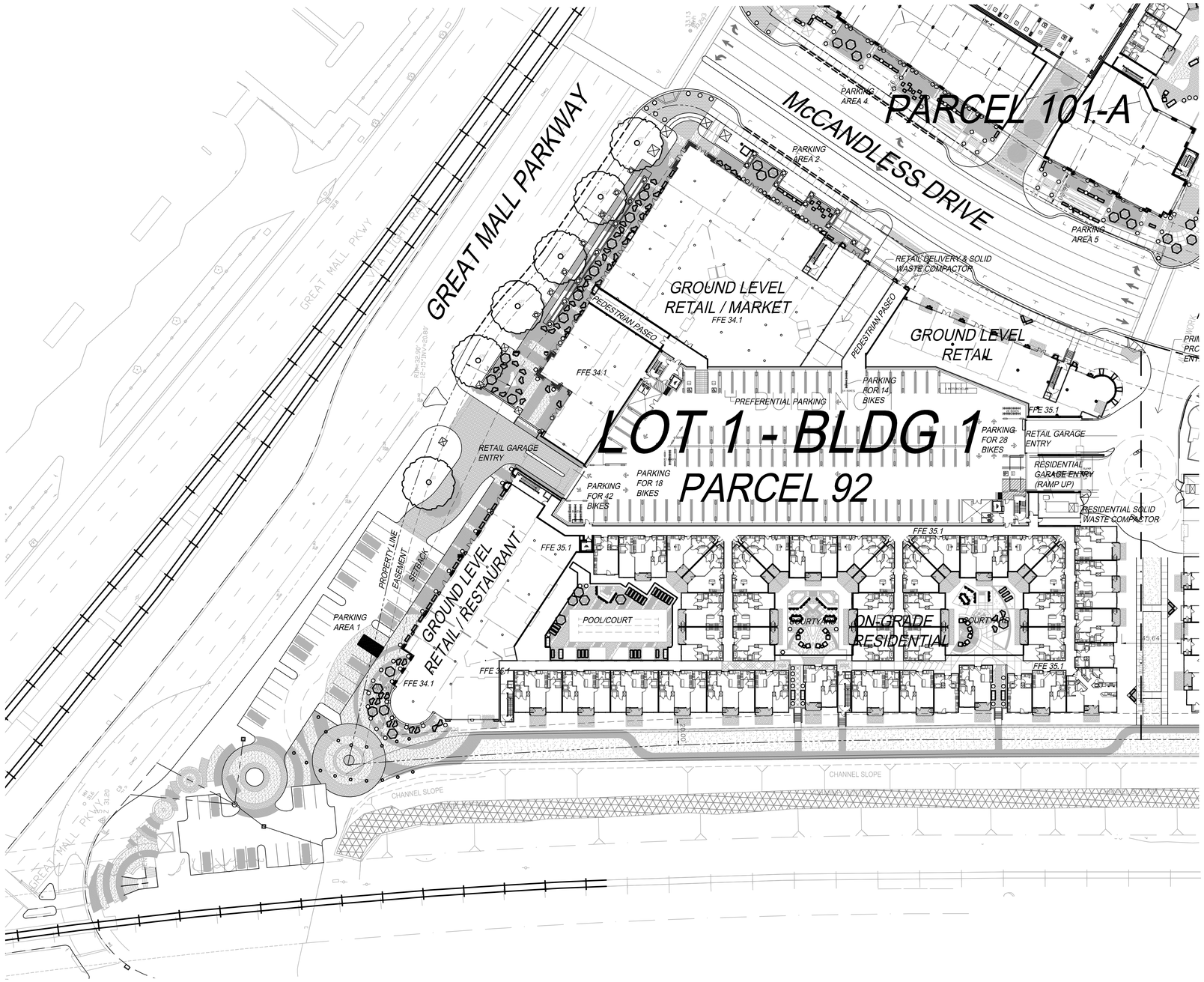
AGENCY SUBMITTAL

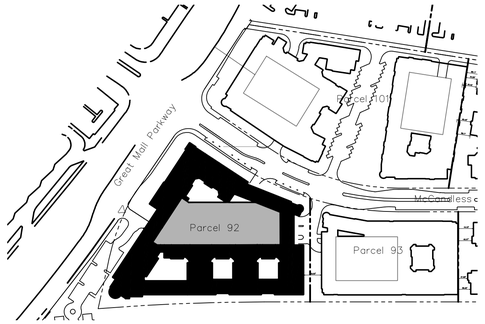
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE DISTRICT - McCANDLESS DRIVE - Building 1 MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860





OVERALL SITE KEY PLAN PER APPROVED TTM

N.T.S

General Fire Department Notes

1. Ground structures and building projections shall not encroach or impede apparatus access. CFC Section 503.4.
2. All buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communications system of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communications system. Emergency responder radio coverage systems shall be installed in accordance with Section 510 and Appendix J of the 2010 CA Fire Code. CFC 510.1, amended by MMC V-300-2.60
3. When in the opinion of the fire code official a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other location, the developer of the new structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure. CFC 510.1.1, added by MCC V-300-2.61
4. Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. CFC 504.4, added by MMC V-300-2.58
5. Stairs to Roof - Applicable to All Building Perimeter Stair-wells. Buildings located four or more stories in height above grade plane, except those with a slope greater than 4 units vertical in 12 units horizontal, shall be provided with stairway to the roof. CFC 504.3
6. All elevators shall be sized to meet the gurney size requirements per CBC 3002.4a-3002.4.7a.
7. Automatic Fire Sprinkler Systems. The proposed buildings (including parking structure) are required to be provided with an automatic fire sprinkler system. CFC 903.2, amended by MMC V-300-2.65
8. Standpipe system shall be installed in accordance with CFC 905.2 and NFPA 15. When stairs are provided with intermediate landings, the standpipes shall be located at the bottom floor level, at the top floor level and at all intermediate landings. CFC 905
9. Portable fire extinguishers shall be selected, installed and maintained in accordance with CFC 906.
10. A fire alarm system and detection system shall be provided for these structures per CFC 907.
11. Special Fire Department Requirements for Buildings over four stories. This requirement is applicable to all perimeter stair-wells. Equipment cache rooms shall be located and accessible from within the rated enclosure of the stair-wells.CFC 914.12, added by MMC V-300-2.74. All Group B office buildings and Group R1 & R2 Occupancies, each having floor used for human occupancy located more than 60' above the lowest level of Fire Department vehicle access, or more than 4 stories ion height. (Prior to the purchase of materials, a materials list shall be submitted to the Fire Department for review and approval. The Fire Department reserves the right to make changes due to obsolete equipment or operation changes).
    a. Equipment Cache Rooms shall be located on the 1st floor above the ground floor, and every other floor thereafter, or as directed by the fire agency.
    b. Each equipment storage room size should be a minimum of 4' deep, full height (8' to 9') with a door the minimum width of 43". A roll-up door can be used provided it has a 43" minimum width and unobstructed access. It shall have a power outlet to provide electricity, a light (connected to a 'timer'), be sprinklered, and be locked with a 'break-away' type lock. Fixed shelving shall be provided in a configuration approved by the fire agency (every 16" after ladder placement is determined) to store items that may include, but not be limited to:

- 2-Hotel Hose pack (double jacketed hose) with 100' of 1-3/4" fire hose and a 1 1/2" variable fog nozzle (Task Force Tip, 1 3/4") with a detachable ball, both having National Standard threads. Each pack to have 1-spanner wrench, 1- 2 ½" x 1 ½" gated wye, and 1- 2 ½" x 1 ½" reducer coupling Red Head Brass 2 ½" x 1 ½" reducer
- 2- 50' banded hose rolls (North American Hose)
- 2- 2 ½" 10' hose with one male end connector & female end connector both with National Standard threads ('Stynger')
- 1- Hooligan tool (Paratech Hooligan, 11 pound)
- 2- pick head axe (Council Axe, Pick Head)
- 1- Little Giant Ladder, or 1- attic ladder; Fire agency to determine type.
- 1- 3' Ames Tru Temper Wrecking bar
- 12- Open Door Industries, door stops
- 4- salvage covers (blue tarps) measuring 18' x 24' with grommets every 16"
- 3- spare sprinkler heads, for each type used (these are in addition to those required in the riser room)
- 1-each Sprinkler head wrench(es), one for each type of head used
- 1- Push type cart for use to move air bottles (type subject to fire agency approval)
- 1- Rapid Intervention Pack (RIT) (location to be determined by fire agency)
- 1- Evacuation Chair Stryker Model 6253 (per side)
- Air Bottles*: Fixed SCBA bottle storage rack, number of bottles to be determined by the fire agency. A minimum capacity for 8 bottles per closet shall be provided. Individual rack slots should be positioned for horizontal storage, and be oversized to accommodate changes in bottle sizes. Current manufacturer is 'Survivair' 4500 psig, 45 minute bottle, H.P. carbon

*When required, an air bottle filling system shall have the fill access port located at a reasonable distance from each structure that takes into account debris fall out & collapse zones. A 'monument-type' fill station port should be located near a public roadway, not adjacent to the structure. The underground piping system, designed and installed with stainless steel welded fittings and piping, should terminate at this monument. A weather tight access panel with Knox-box key entry should also be provided. The storage system should be designed to provide enough air @ 4500 psig for up to fifty 45 minute bottles, prior to augmentation by an outside air source.

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

10-014 December 12, 2011

BLGD 1 SITE PLAN FIRST FLOOR	1-A2	05.24.11

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

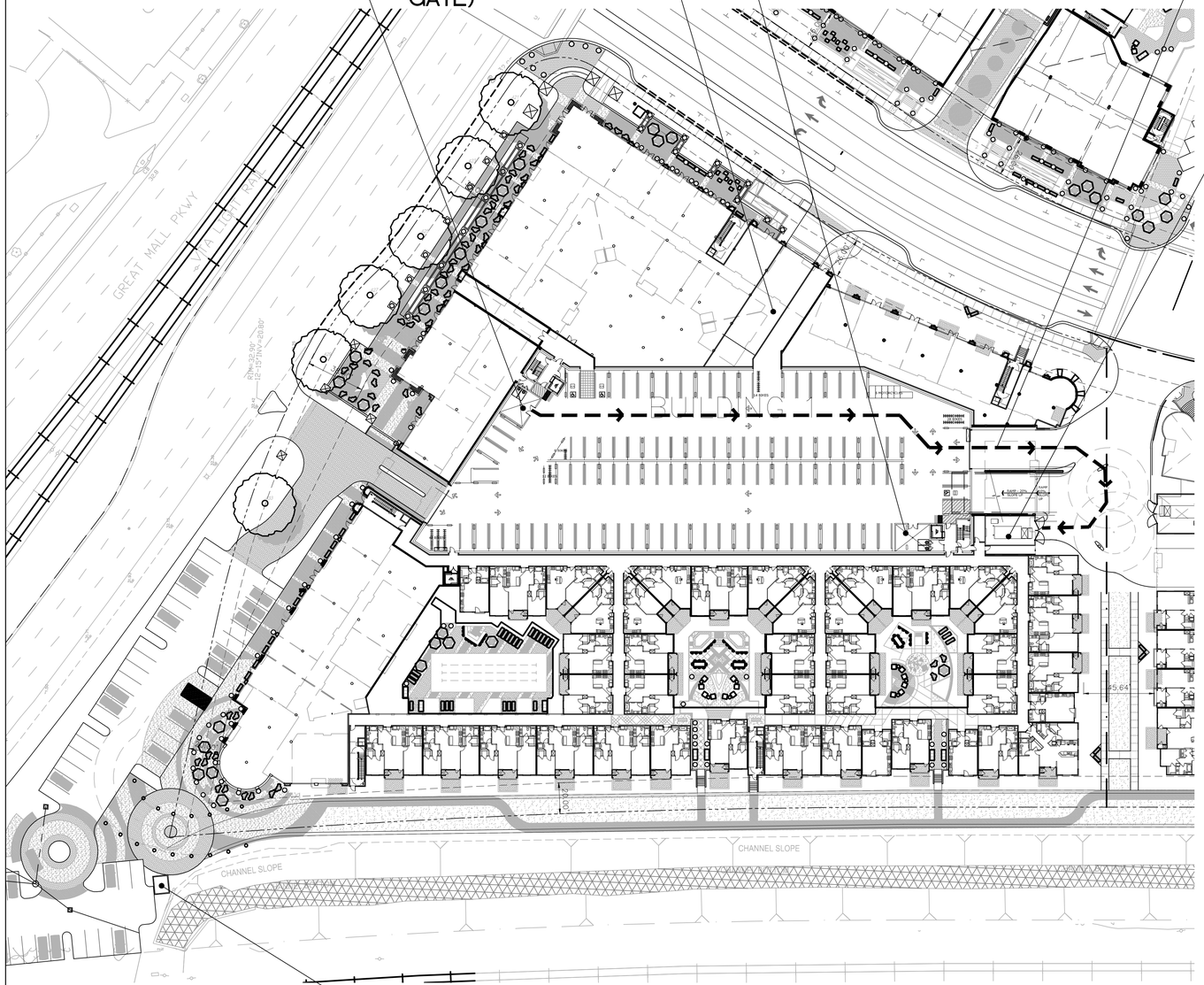
RESIDENTIALTRASH / RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #1

COMMERCIAL COLLECTION AREA #3 WITH SELF-CONTAINED TRASH COMPACTOR (BEHIND ENCLOSURE GATE)

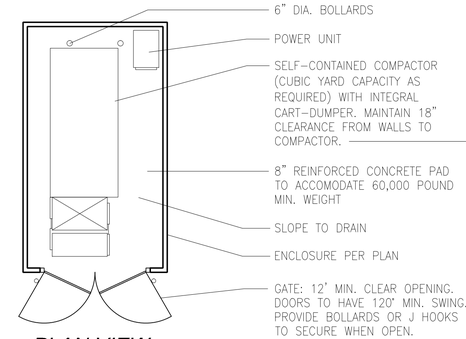
RESIDENTIAL TRASH / RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #2

PATH OF "SCOUT" TRUCK CONVEYANCE OF BINS TO COMPACTOR

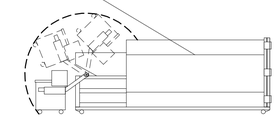
ENCLOSURE FOR SELF-CONTAINED TRASH COMPACTOR WITH INTEGRAL CART-DUMPER



COMMERCIAL COLLECTION AREA #4 WITH TRASH CONTAINER (BEHIND ENCLOSURE and GATE)



PLAN VIEW
N.T.S.



ELEVATION VIEW
N.T.S.

REFUSE NARRATIVE

RESIDENTIAL:
Residents will dispose of trash and waste for recycling via chutes for refuse and recycling (1 each) which are provided in a room at two locations on each level. Trash chutes terminate at trash bins located within collection rooms on the lower garage level, as shown on this sheet (Collection Rooms #1 & 2). From here, trash bins that are full are carted via scout-truck to the self-contained trash compactor on-site to be emptied and returned to collection rooms. Trash delivered to the self-contained compactor is compacted. When full, and/or at scheduled weekly intervals, the entire compactor is then hauled off-site for content disposal.

COMMERCIAL:
Personnel will transfer trash to Collection Area #3 or 4, depending on proximity and use. Hauling of solid waste to be performed when containers are full and/or at scheduled weekliy intervals.

TRASH COLLECTION SUMMARY

1. NOTE: LARGE ITEMS DISPOSED OF BY RESIDENTS THAT WILL NOT FIT IN CHUTES WILL BE COLLECTED BY MANAGEMENT AND PRIVATELY REMOVED OFF-SITE.

2. NOTE: ROLL AWAY BINS AND COMPACTOR WILL BE PROVIDED BY MANAGEMENT.

3. BINS TO HAVE BOTTOM POCKET CHANNELS TO ALLOW FOR CONVENTIONAL DUMPING EQUIPMENT.

4. ALL TRASH / RECYCLING CHUTE ACCESS DOORS ARE TO BE HANDICAP ACCESSIBLE ON ALL LEVELS.

5. TRASH CHUTES TO HAVE THE ABILITY TO BE CLOSED WHILE SERVICING BINS.

SOLID WASTE DISPOSAL*

	Area S.F.	Water Density lbs/CY	Disposal Rate lbs/employee/year	Total Employees	lbs/year	lbs/week	Loose CY/week	Compacted CY/week
Grocery	22800	94	4754	10	47540	914	9.7	3.2
Restaurant	5220	132	4403	8	35224	677	5.1	1.7
Retail	10400	67	1719	6	10314	198	3.0	1.0

* Source: California Integrated Waste Management Board - Publication 341-06-006 (2006)

RECYCLED DIVERSION*

	Area S.F.	Density lbs/CY	Diversion Rate lbs/employee/year	Total Employees	lbs/year	lbs/week	Loose CY/week	Compacted CY/week
Grocery	22800	100	11825	10	118250	2274	22.7	7.6
Restaurant	5220	100	2034	8	16272	313	3.1	1.0
Retail	10400	100	1995	6	11970	230	2.3	0.8

* Source: California Integrated Waste Management Board - Publication 341-06-006 (2006)

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

10-014 December 12, 2011

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

BLDG. 1 SOLID WASTE PLAN

1-A3

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

CASE FILE NUMBERS:
X X

05.24.11

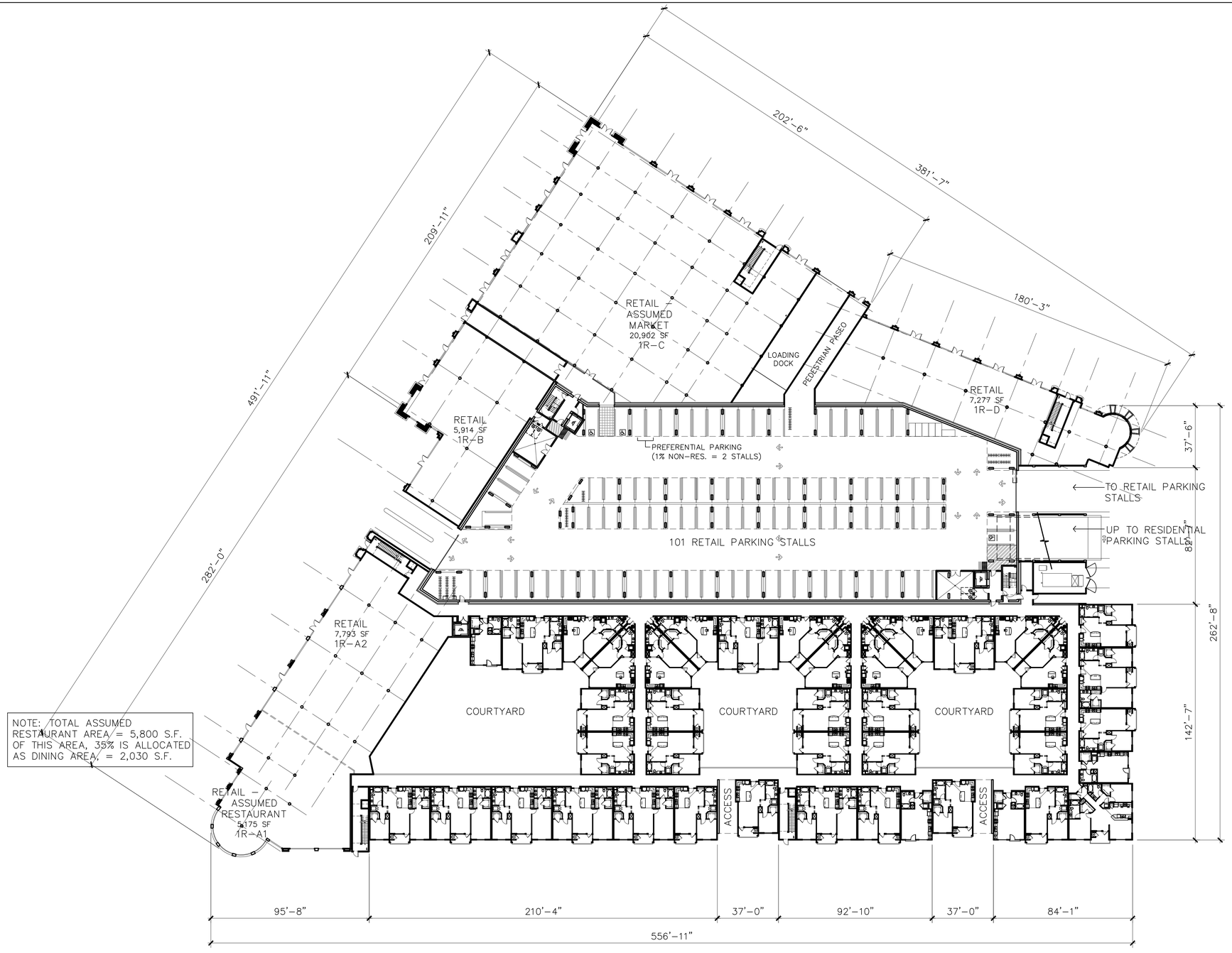
AGENCY SUBMITTAL

THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



11/16/2011

	Retail Space	Area (S.F.)	Notes	Ceiling Ht.
BUILDING 1	1R-A1	5,175	Restaurant (possible)	19'
	1R-A2	7,793	Retail	19'
	1R-B	5,914	Retail	19'
	1R-C	20,902	Retail - Grocery (planned)	19'
	1RO-D	7,277	Retail	19'
	Total	47,061		

Committed / Planned: Grocery	20,902
Remaining Uncommitted Groundfloor Retail	26,159
Of this Uncommitted, Assumed Restaurant (30%)	7,848

ADDITIONAL RETAIL SPACE FROM MEZZANINES

1-RM-K	1,000	Mezzanine	9'
1-RM-L	2,000	Mezzanine	9'
Total	**3,000**		

Standard Retail Space - Committed (Grocery/Market + Trash)		20,902
Standard Retail Space - Uncommitted		18,311
Assumed Restaurant Space		7,848
Total Mezzanine Retail Space		3,000
Total Retail - Building 1		**50,061**
Parcel Area	4.988 Ac	217,277
F.A.R.		**0.23**

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

FIRST FLOOR PLAN

10-014 December 12, 2011

SITE 1
BUILDING 1
1st FLOOR

1-A4.1

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

05.24.11

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

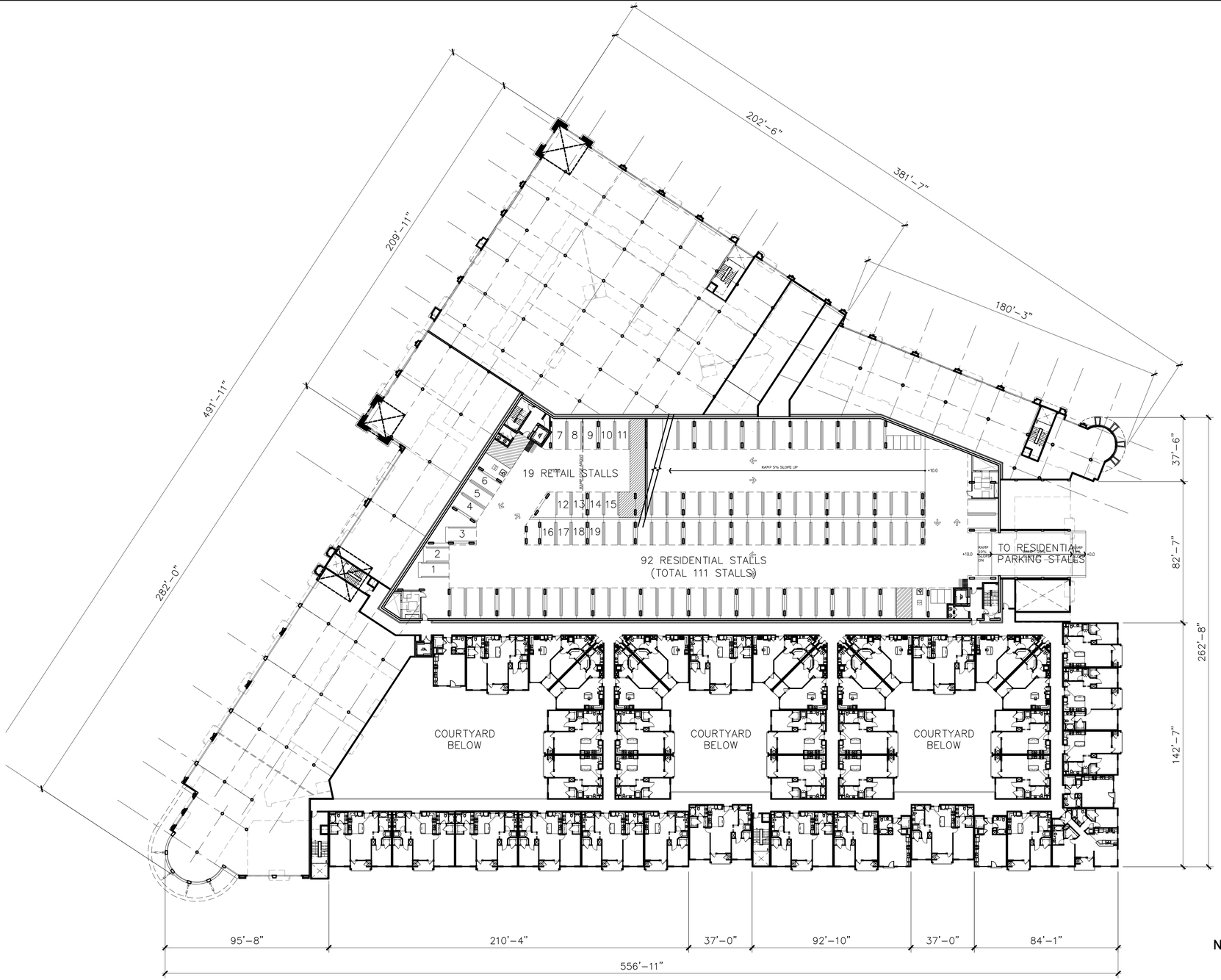
THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



11/16/2011

	Retail Space	Area (S.F.)	Notes	Ceiling Ht.
BUILDING 1	1R-A1	5,175	Restaurant (possible)	19'
	1R-A2	7,793	Retail	19'
	1R-B	5,914	Retail	19'
	1R-C	20,902	Retail - Grocery (planned)	19'
	1RO-D	7,277	Retail	19'
	Total	47,061		

Committed / Planned: Grocery	20,902
Remaining Uncommitted Groundfloor Retail	26,159
Of this Uncommitted, Assumed Restaurant (30%)	7,848

ADDITIONAL RETAIL SPACE FROM MEZZANINES

1-RM-K	1,000	Mezzanine	9'
1-RM-L	2,000	Mezzanine	9'
Total	**3,000**		

Standard Retail Space - Committed (Grocery/Market + Trash)		20,902
Standard Retail Space - Uncommitted		18,311
Assumed Restaurant Space		7,848
Total Mezzanine Retail Space		3,000
Total Retail - Building 1		**50,061**
Parcel Area	4.988 Ac	217,277
F.A.R.		**0.23**

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

SECOND FLOOR PLAN

10-014 December 12, 2011

SITE 1
BUILDING 1
2nd FLOOR

1-A4.2

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

05.24.11

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

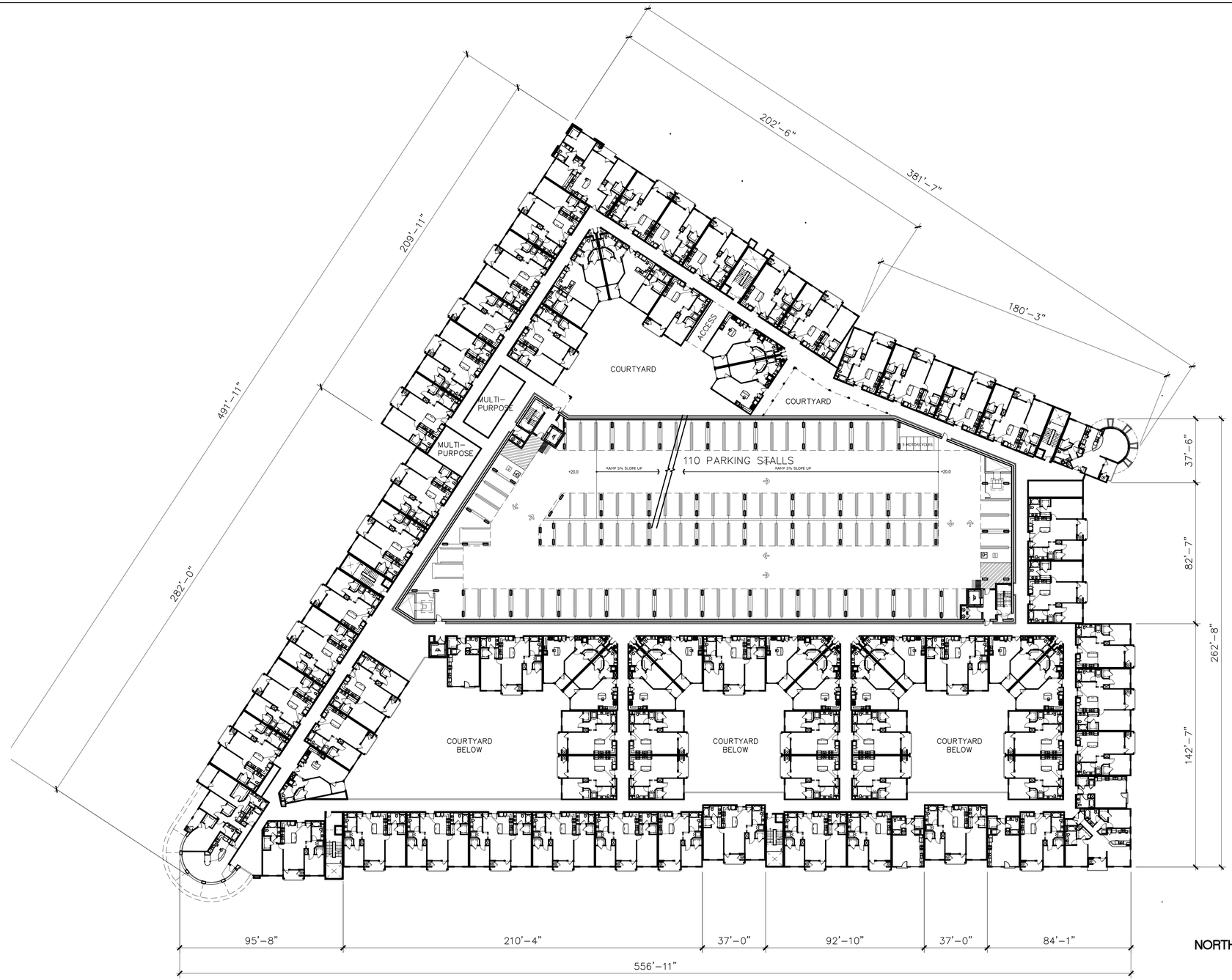
THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

THIRD FLOOR PLAN

10-014 December 12, 2011

SITE 1 BUILDING 1 3rd FLOOR	1-A4.3

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

CASE FILE NUMBERS:
X X

05.24.11

AGENCY SUBMITTAL

THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

INTEGRAL COMMUNITIES

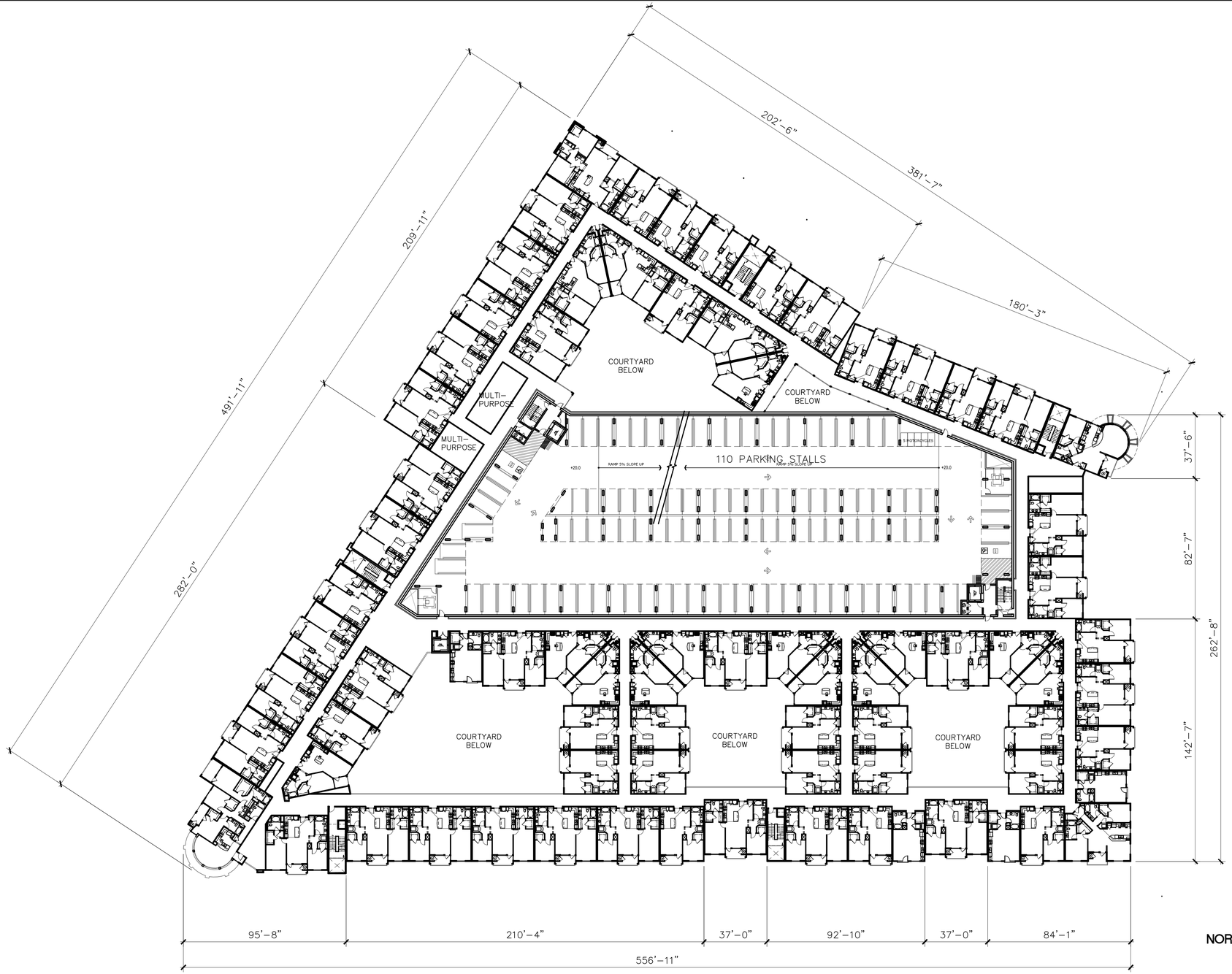
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

FOURTH FLOOR PLAN (FIFTH FLOOR SIMILAR)

10-014 December 12, 2011

SITE 1 BUILDING 1 4th & 5th FLR	1-A4.4

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

CASE FILE NUMBERS:
X X

05.24.11

AGENCY SUBMITTAL

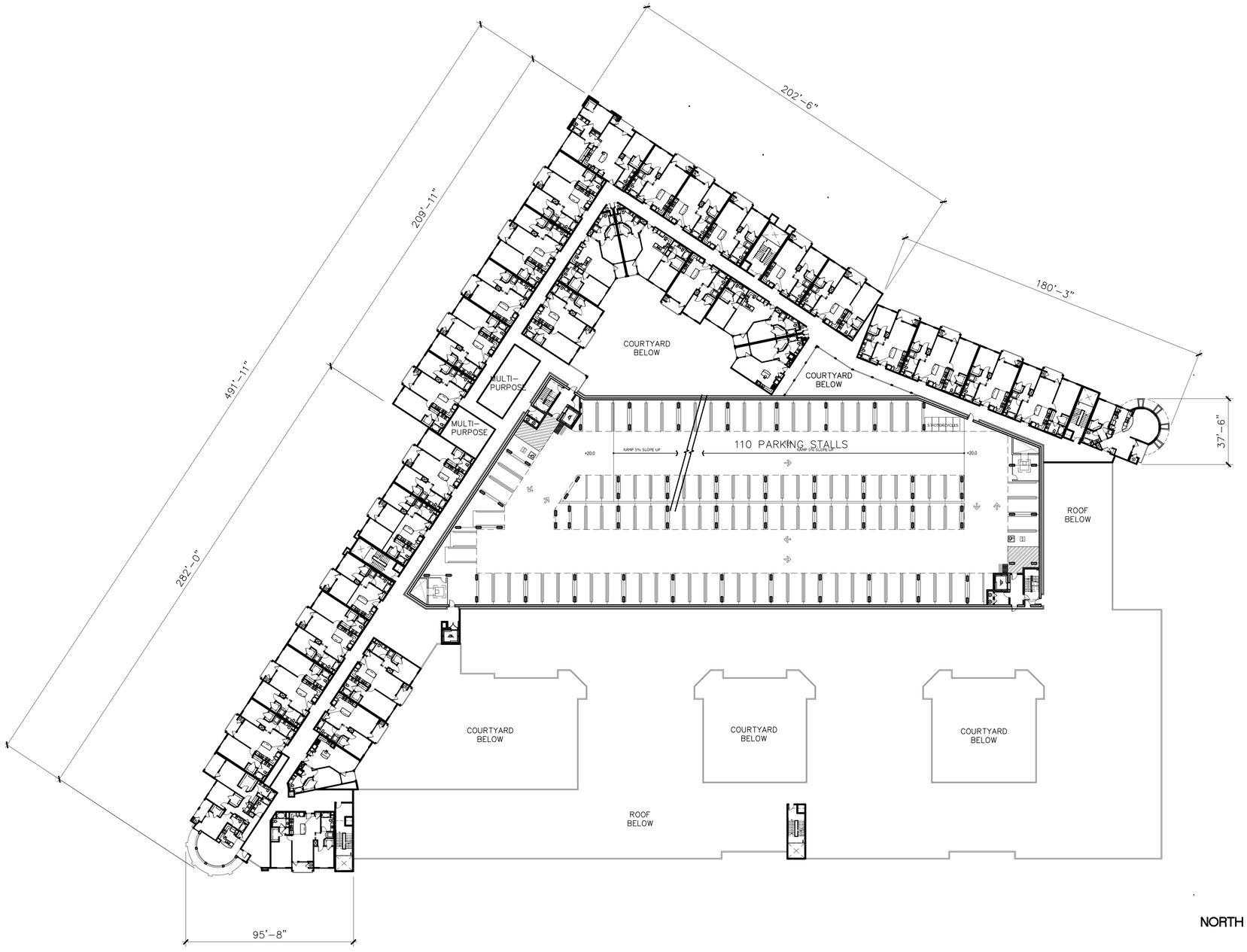
THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

SIXTH FLOOR PLAN

10-014 December 12, 2011

SITE 1 BUILDING 1 6th FLOOR	1-A4.5

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

05.24.11

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

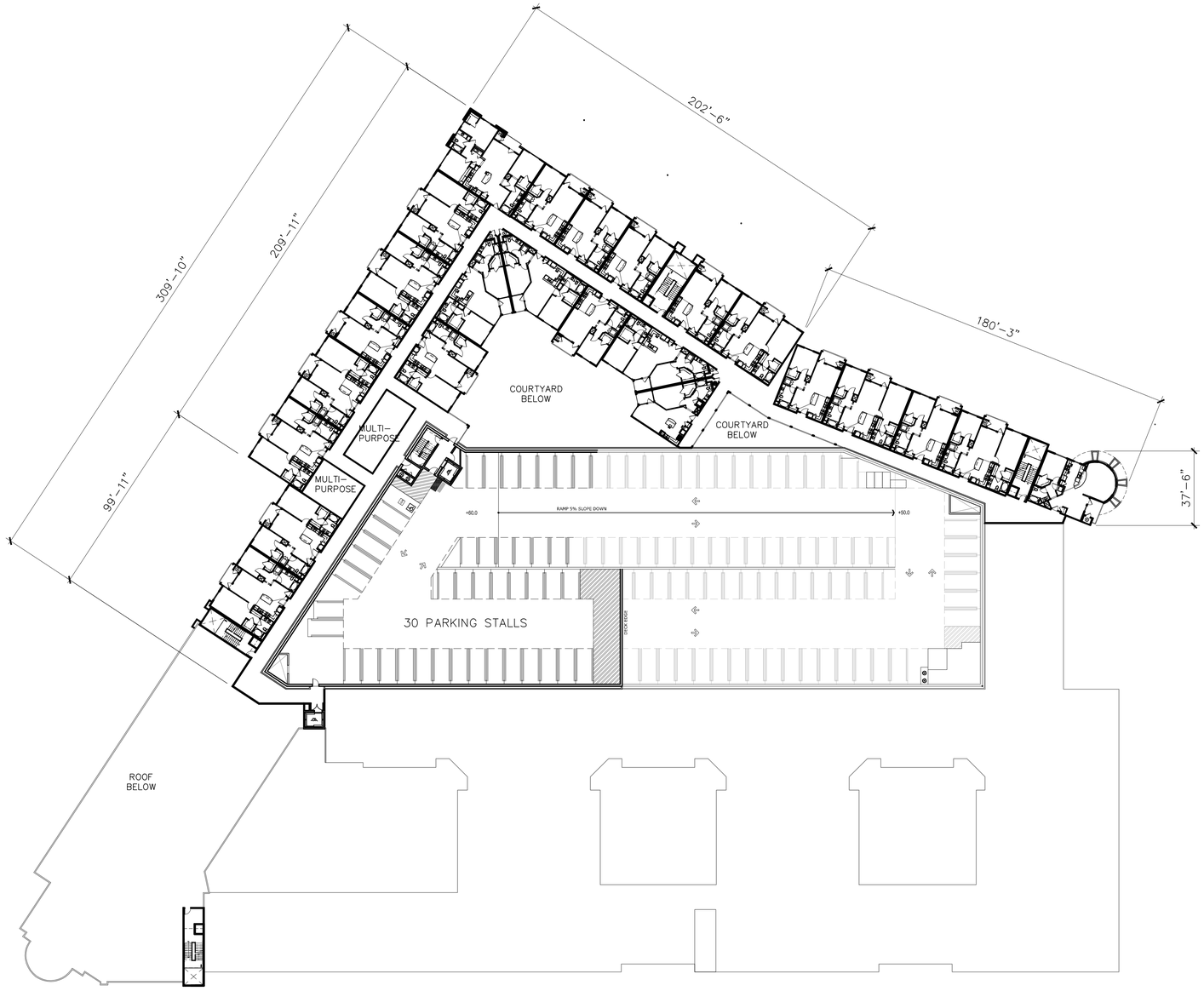
THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

10-014 December 12, 2011

SEVENTH FLOOR PLAN

THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

SITE 1 BUILDING 1 7th FLOOR	1-A4.6

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

05.24.11

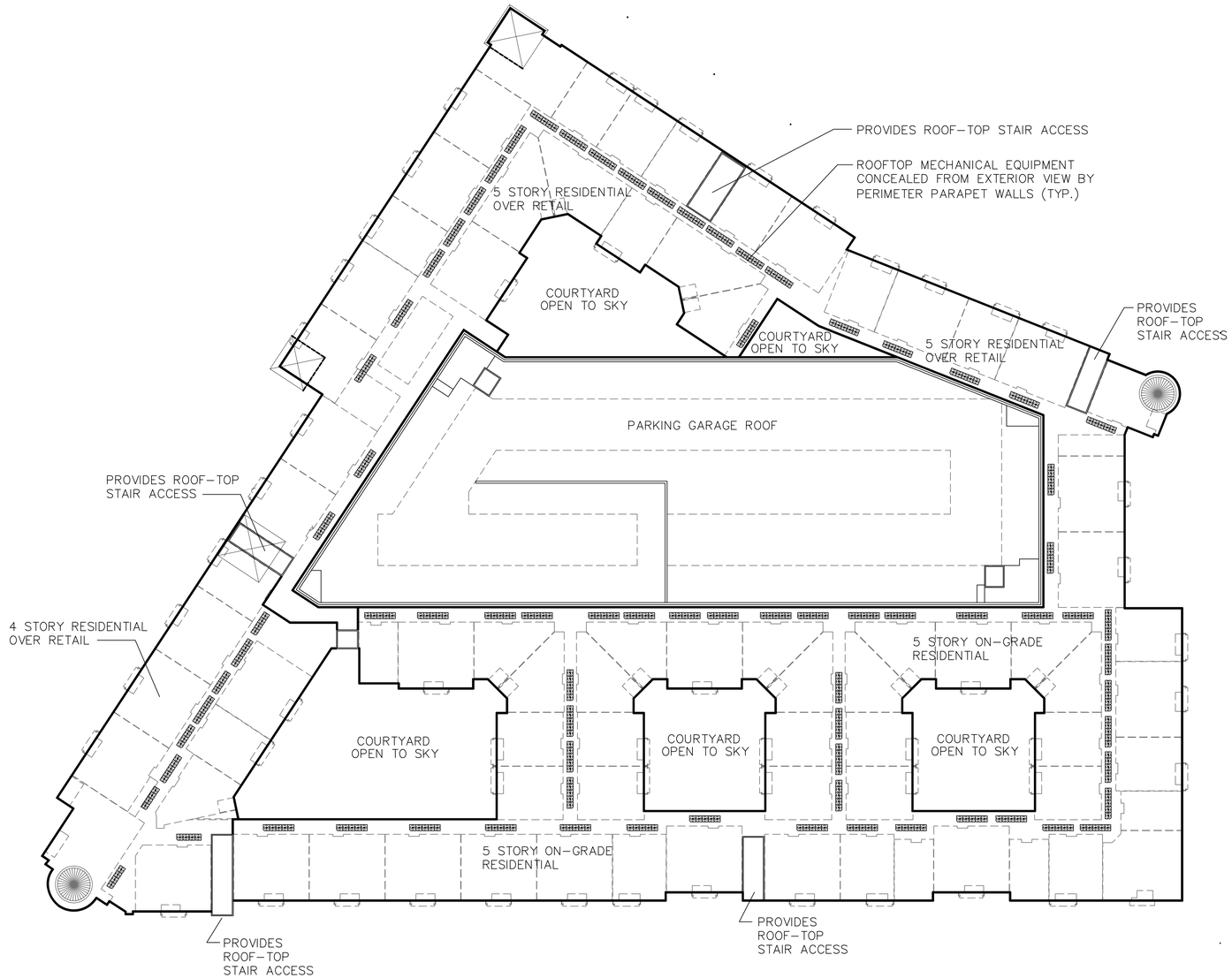
AGENCY SUBMITTAL

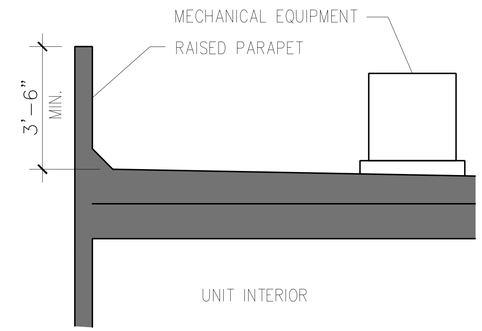
CASE FILE NUMBERS:
X X

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.





TYPICAL ROOF SECTION - EQUIPMENT SCREEN

N.T.S.

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

ROOF PLAN

THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

10-014 December 12, 2011

SITE 1 BUILDING 1 ROOF PLAN

1-A4.7

05.24.11

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

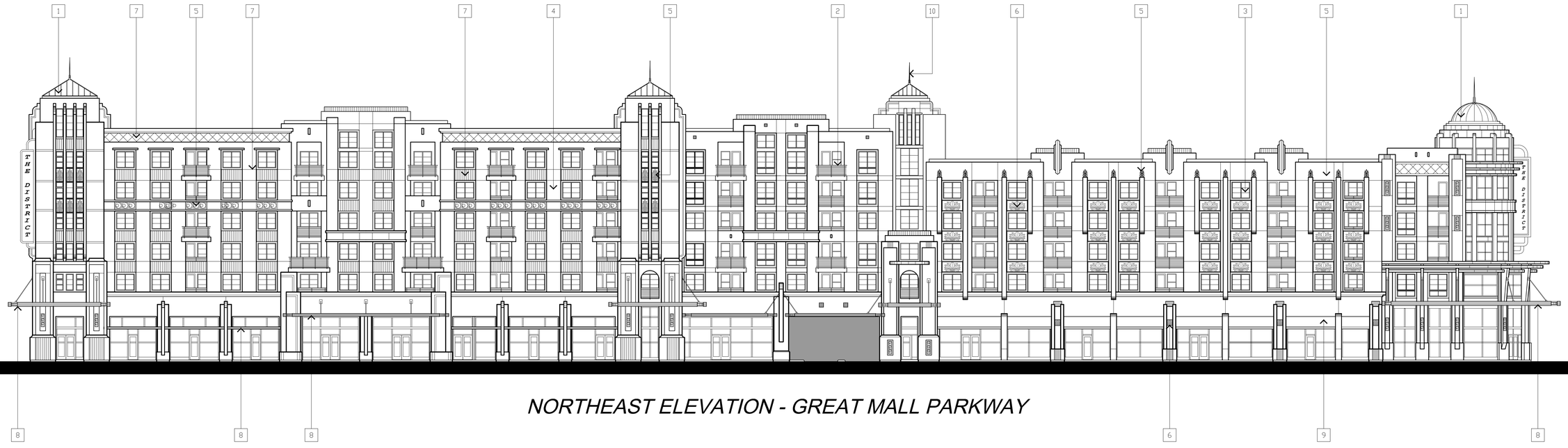
CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



NORTHEAST ELEVATION - GREAT MALL PARKWAY

SOUTH ELEVATION

MATERIAL LEGEND

	DESCRIPTION
1.	METAL ROOF
2.	METAL RAILINGS
3.	VINYL WINDOWS
4.	STUCCO
5.	FOAM ORNAMENT
6.	MEDALLION
7.	SCORE LINE
8.	METAL CANOPY
9.	FABRIC AWNING
10.	SPIRE

0' 16' 32' 48'

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

10-014 December 12, 2011

THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

BLDG 1 EXTERIOR ELEVATIONS

1-A5.1

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

05.24.11

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

EAST ELEVATION - McCandless Drive

WEST ELEVATION - Penitencia Creek

0' 16' 32' 48'

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

10-014 October 14, 2011

BLDG 1 EXTERIOR ELEVATIONS

1-A5.2

03.30.11

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	03.30.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

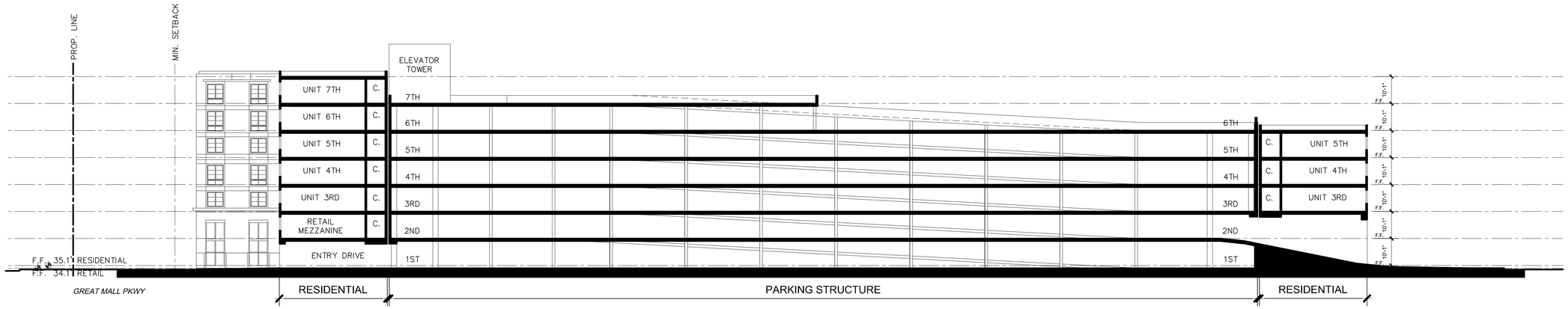
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE DISTRICT - McCANDLESS DRIVE - Building 1

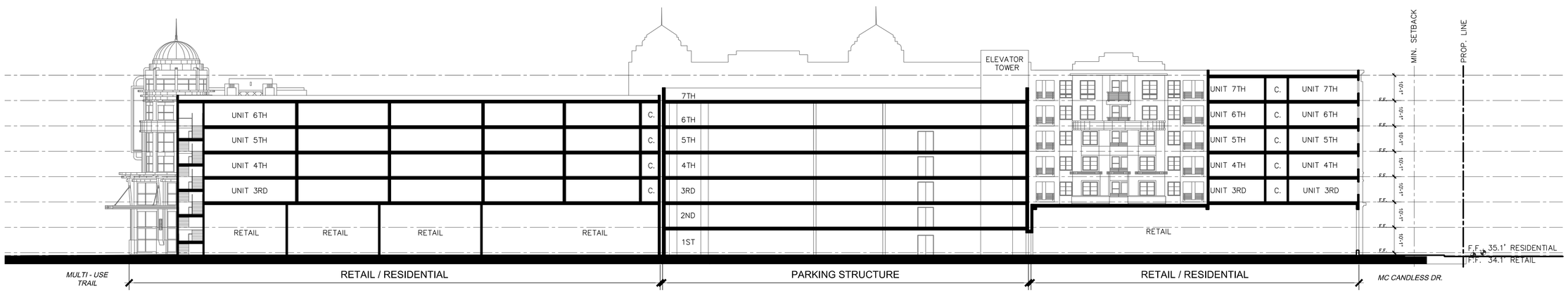
MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

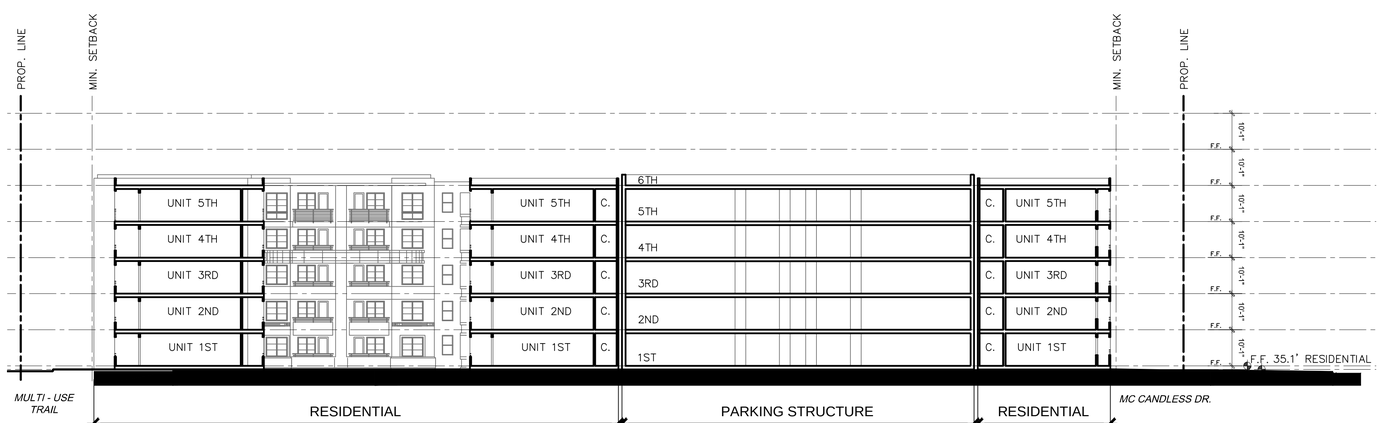
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

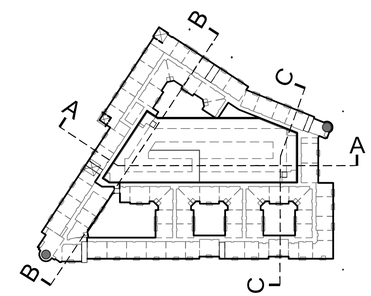


SECTION A-A



SECTION B-B





KEYMAP
N.T.S.

THE DISTRICT - McCANDLESS DRIVE - Building 1

SECTION C-C

MILPITAS, CA

10-014 December 12, 2011

SCALE: 1:20

SITE SECTION	1-A6

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

CASE FILE NUMBERS:
X X

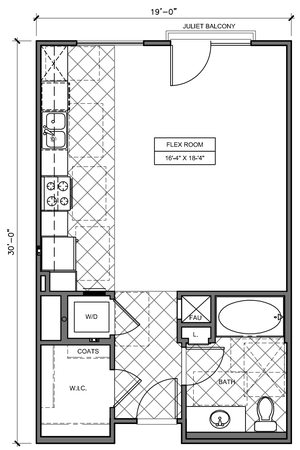
05.24.11

AGENCY SUBMITTAL

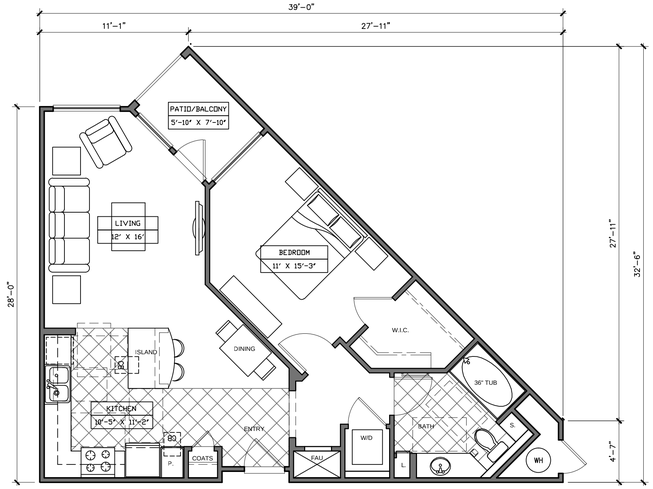
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

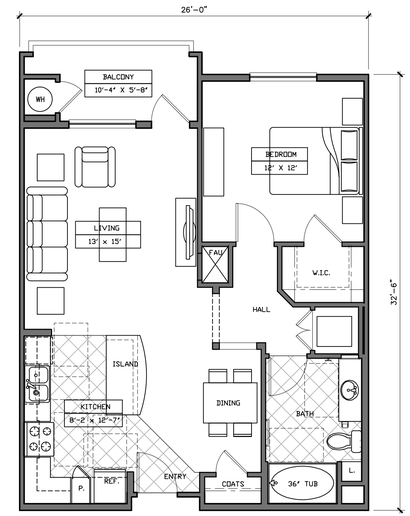
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



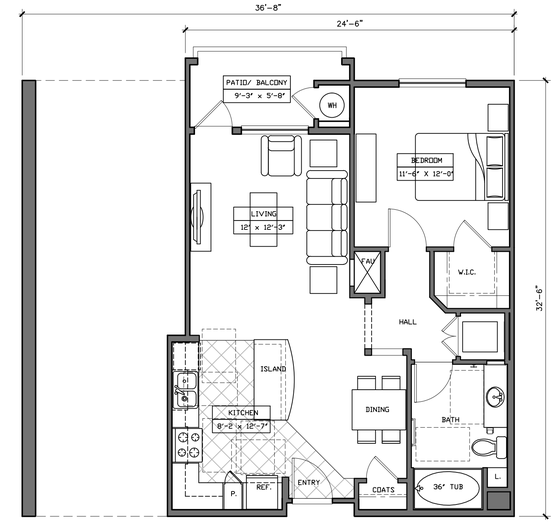
UNIT S1
1 BEDROOM - 1 BATH - STUDIO
NET LIVABLE: 563 SQ. FT.



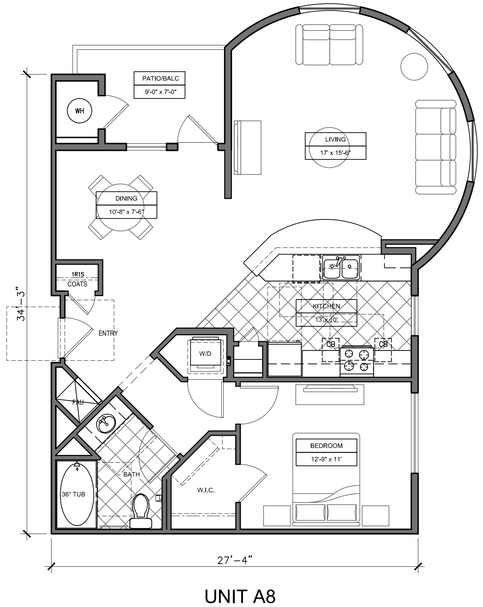
UNIT A1
1 BEDROOM - 1 BATH
LIVABLE AREA: 763 SQ. FT.
PATIO/BALCONY: 46 SQ. FT.



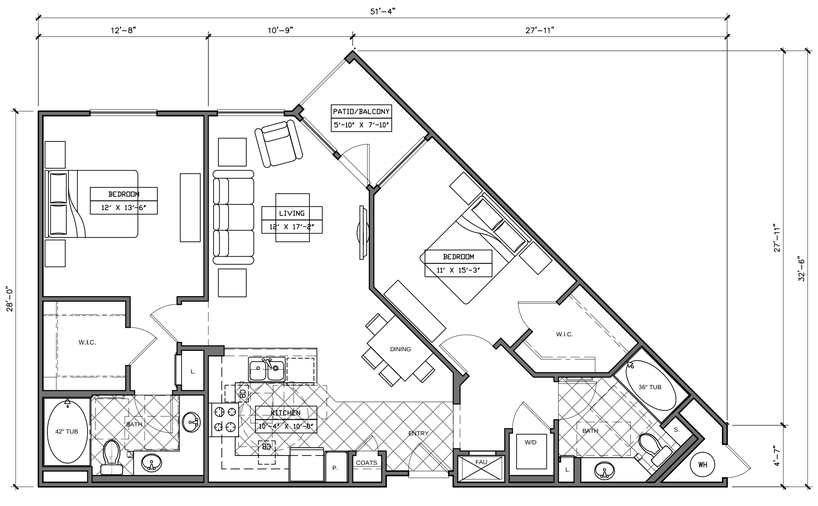
UNIT A2
1 BEDROOM - 1 BATH
LIVABLE AREA: 793 SQ. FT.
BALCONY: 63 SQ. FT.



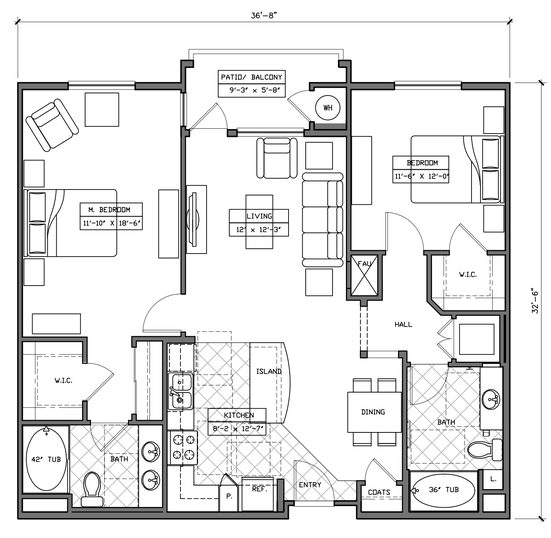
UNIT A3
1 BEDROOM - 1 BATH
LIVABLE AREA: 766 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.



UNIT A8
1 BEDROOM - 1 BATH
NET LIVABLE: 953 SQ. FT.
PATIO/ BALCONY: 66 SQ. FT.



UNIT B1
2 BEDROOM - 2 BATH
LIVABLE AREA: 1108 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.



UNIT B2
2 BEDROOM - 2 BATH
LIVABLE AREA: 1,145 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.

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

10-014 December 12, 2011

UNIT PLANS S1, A1-A8,B1-B3	1-A7.1	05.24.11

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

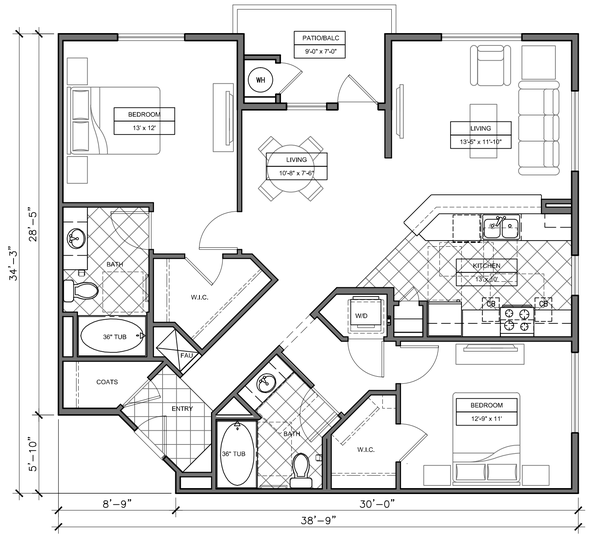
THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

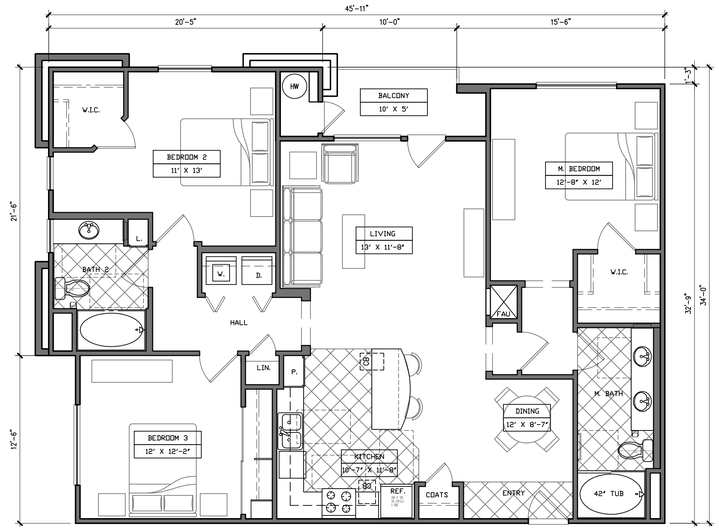


UNIT B3

2 BEDROOM - 2 BATH

NET LIVABLE: 1,231 SQ. FT.

PATIO/ BALCONY: 66 SQ. FT.

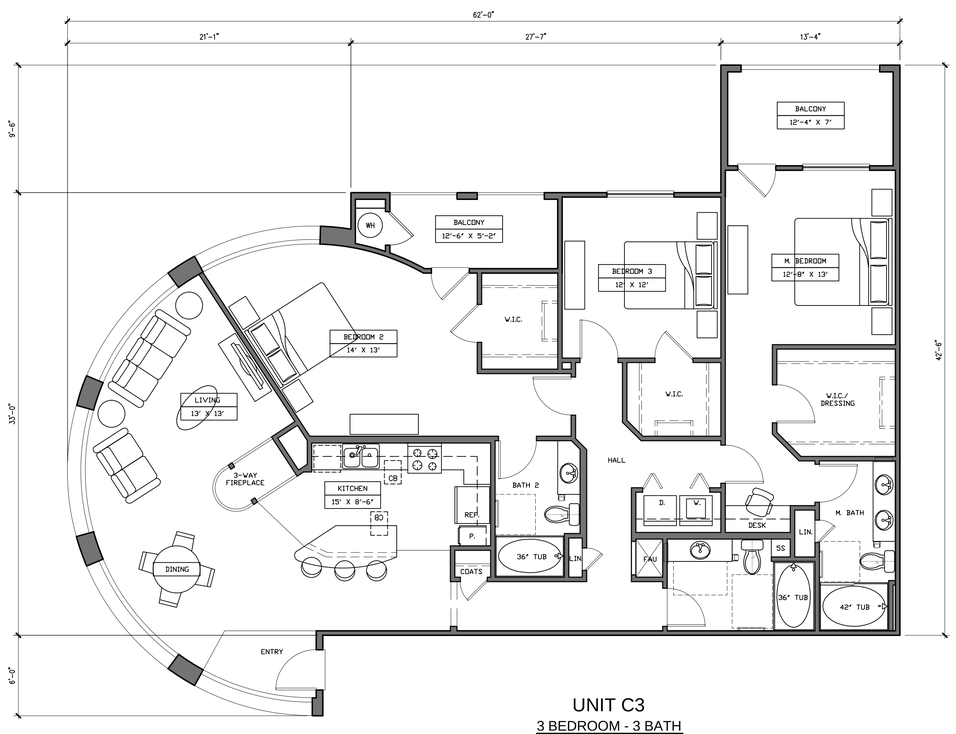


UNIT C2

3 BEDROOM - 2 BATH

LIVABLE AREA: 1,440 SQ. FT.

PATIO/BALCONY: 57 SQ. FT.

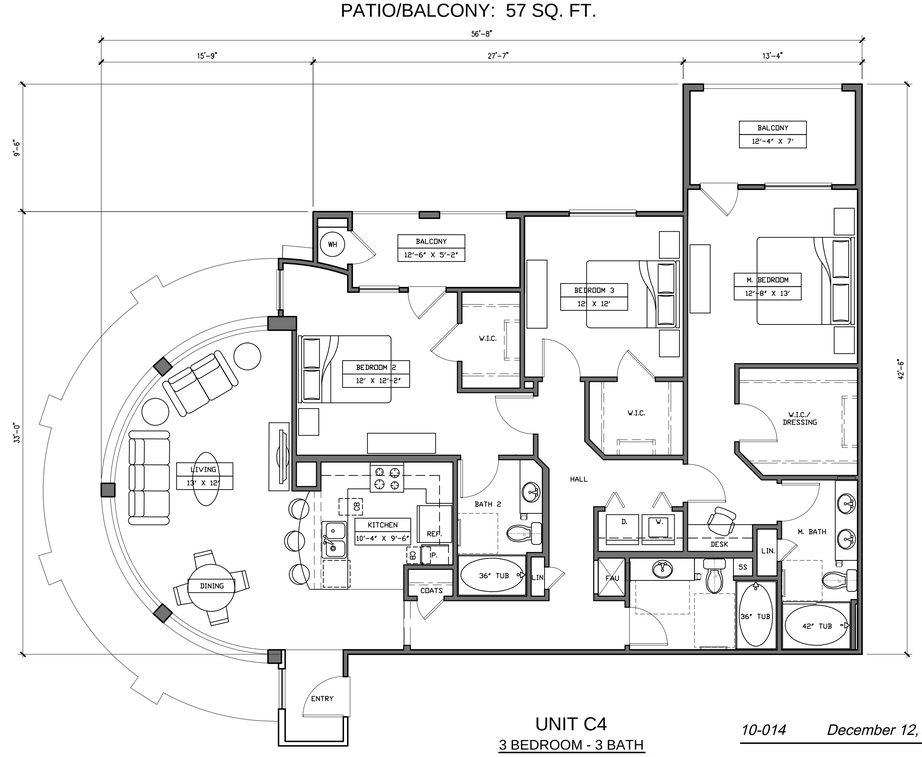


UNIT C3

3 BEDROOM - 3 BATH

LIVABLE AREA: 1,852 SQ. FT.

BALCONY: 149 SQ. FT.



UNIT C4

3 BEDROOM - 3 BATH

LIVABLE AREA: 1,648 SQ. FT.

BALCONY: 151 SQ. FT.

THE DISTRICT - McCANDLESS DRIVE - Building 1

MILPITAS, CA

10-014 December 12, 2011

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

UNIT PLANS B3, C2,C3,C4	1-A7.2	05.24.11

No.	ITEM	DATE
1	SUBMITTAL	01.18.2011
2	RE-SUBMITTAL	05.24.2011

AGENCY SUBMITTAL

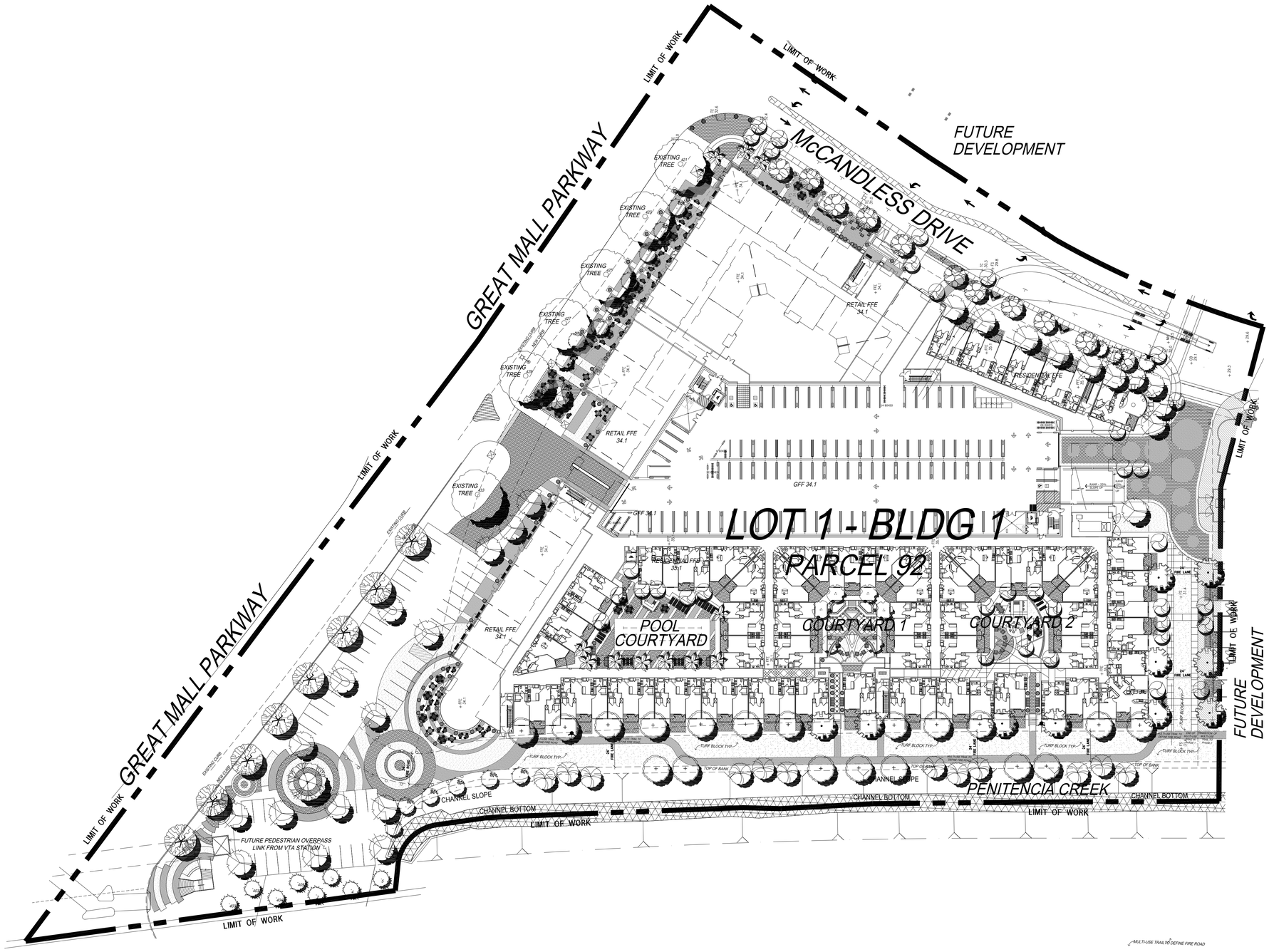
CASE FILE NUMBERS:
X X

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110519 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE

OVERALL LANDSCAPE PLAN

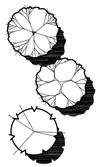
SHEET NUMBER

L1.00

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

PLANTING LEGEND

PROPOSED STREET TREES:

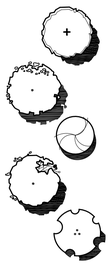


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	ULMUS x 'FRONTIER'	FRONTIER ELM	24" BOX	MEDIUM
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MEDIUM
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MEDIUM

PROPOSED PARK TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MEDIUM
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	HIGH
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	ULMUS x 'FRONTIER'	FRONTIER ELM	24" BOX	MEDIUM
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MEDIUM
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MEDIUM

PROPOSED COMMON AREA TREES:



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	LOW
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	PYRUS CALLERYANA (CULTIVARS)	ORNAMENTAL PEAR	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	RHAPHIOLEPIS 'MAGESTIC BEAUTY'	N.C.N.	5 GAL.	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	LOW
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	HIGH
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	TRISTANIA LAURINA	WATER GUM	24" BOX	MEDIUM

EXISTING TREES:

SYMBOL	COMMON NAME	CONDITION	SIZE	W.U.C.O.L.S. III
	EVERGREEN ASH	NEW TREE TO MATCH DESIGN INTENT OF PROTECTED TREES	60" BOX	MEDIUM
	EVERGREEN ASH	EXISTING SITE TREE PROTECT IN PLACE SHAPE TO CORRECT FORM	N/A	N/A
	COAST REDWOOD	RELOCATED SITE TREE PROTECT IN PLACE SHAPE TO CORRECT FORM	N/A	N/A

PROPOSED SHRUBS AND GRASSES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL.	MEDIUM
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	5 GAL.	MEDIUM
	AGAPANTHUS ORIENTALIS	LILY-OF-THE-NILE	5 GAL.	MEDIUM
	BERBERIS THUNBERGII	JAPANESE BARBERRY	5 GAL.	LOW
	CALAMAGROSTIS ACUTIFLORA 'STRICTA'	FEATHER REED GRASS	5 GAL.	LOW
	CALAMAGROSTIS OVERDAM	FEATHER REED GRASS	5 GAL.	LOW
	CAREX TUMULICOLA	BERKLEY SEDGE	5 GAL.	MEDIUM
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	LOW
	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.	LOW
	CENTRANTHUS RUBER	RED VALERIAN	5 GAL.	VERY LOW
	CISTUS x PURPUREUS	ORCHID ROCK\ROSE	5 GAL.	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	5 GAL.	MEDIUM
	DIETES VEGATA	FORTNIGHT LILY	5 GAL.	MEDIUM
	DIOSMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL.	MEDIUM
	ESCALLONIA EXONIENSIS	ESCALLONIA	5 GAL.	MEDIUM
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	LOW
	GREVILLEA NOELLII	GREVILLEA	5 GAL.	LOW
	HEMEROCALLIS 'BELL ORANGE'	HEMEROCALLIS	5 GAL.	MEDIUM
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	VERY LOW
	ILEX SPECIES	HOLLY	5 GAL.	MEDIUM
	KNIPHOPHIA 'SHINING SCEPTOR'	RED HOT POKER	5 GAL.	MEDIUM
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL.	LOW
	MISCANTHUS SINENSIS 'ARABESQUE'	JAPANESE SILVER GRASS	5 GAL.	HIGH
	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL.	HIGH
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL.	LOW
	MYRTUS COMMUNIS	TRUE MYRTLE	5 GAL.	LOW
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL.	LOW
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.	VERY LOW
	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.	MEDIUM
	PENNISETUM SPATHEOLATUM	RYE PUFFS	5 GAL.	MEDIUM
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL.	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL.	MEDIUM
	PYRACANTHA 'APACHE'	FIRETHORN	5 GAL.	LOW
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL.	LOW
	ROSA 'WHITE FLOWER CARPET'	WHITE CARPET ROSE	5 GAL.	MEDIUM
	ROSMARINUS OFFICINALIS 'HILL HARDY'	N.C.N.	5 GAL.	LOW
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	5 GAL.	MEDIUM
	SPIRAEA JAPONICA 'BUMALDA'	N.C.N.	5 GAL.	MEDIUM
	VIBURNUM TINUS 'DWARF'	DWARF LAURISTINUS	5 GAL.	MEDIUM

PROPOSED VINES AND ESPALIERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CLYTOSTOMA CALLISTEGIODES	LAVENDER TRUMPET VINE	5 GAL.	MEDIUM
	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL.	MEDIUM
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL.	LOW
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.	MEDIUM
	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	LOW
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	MEDIUM
	ROSA BANKSIAE	LADY BANK'S ROSE	5 GAL.	LOW
	WISTERIA SINENSIS	CHINESE WISTERIA	5 GAL.	MEDIUM

PROPOSED GROUNDCOVERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	VERY LOW
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	LOW
	BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BRUSH	1 GAL.	LOW
	CEANOTHUS 'CENTENNIAL'	WILD LILAC	1 GAL.	LOW
	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL.	MEDIUM
	FESTUCA ARUNDINACEA 'MARATHON II'	DWARF TALL FESCUE TURF	SODDED	HIGH
	GAZANIA 'SUNBURST'	GAZANIA	1 GAL.	MEDIUM
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.	LOW
	ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE	1 GAL.	MEDIUM
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	1 GAL.	LOW
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL.	MEDIUM
	ANNUAL COLOR	TO BE SELECTED BY L.A.	1 GAL.	VARIES

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
5-25-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	NOT TO SCALE
DATE:	01-10-11

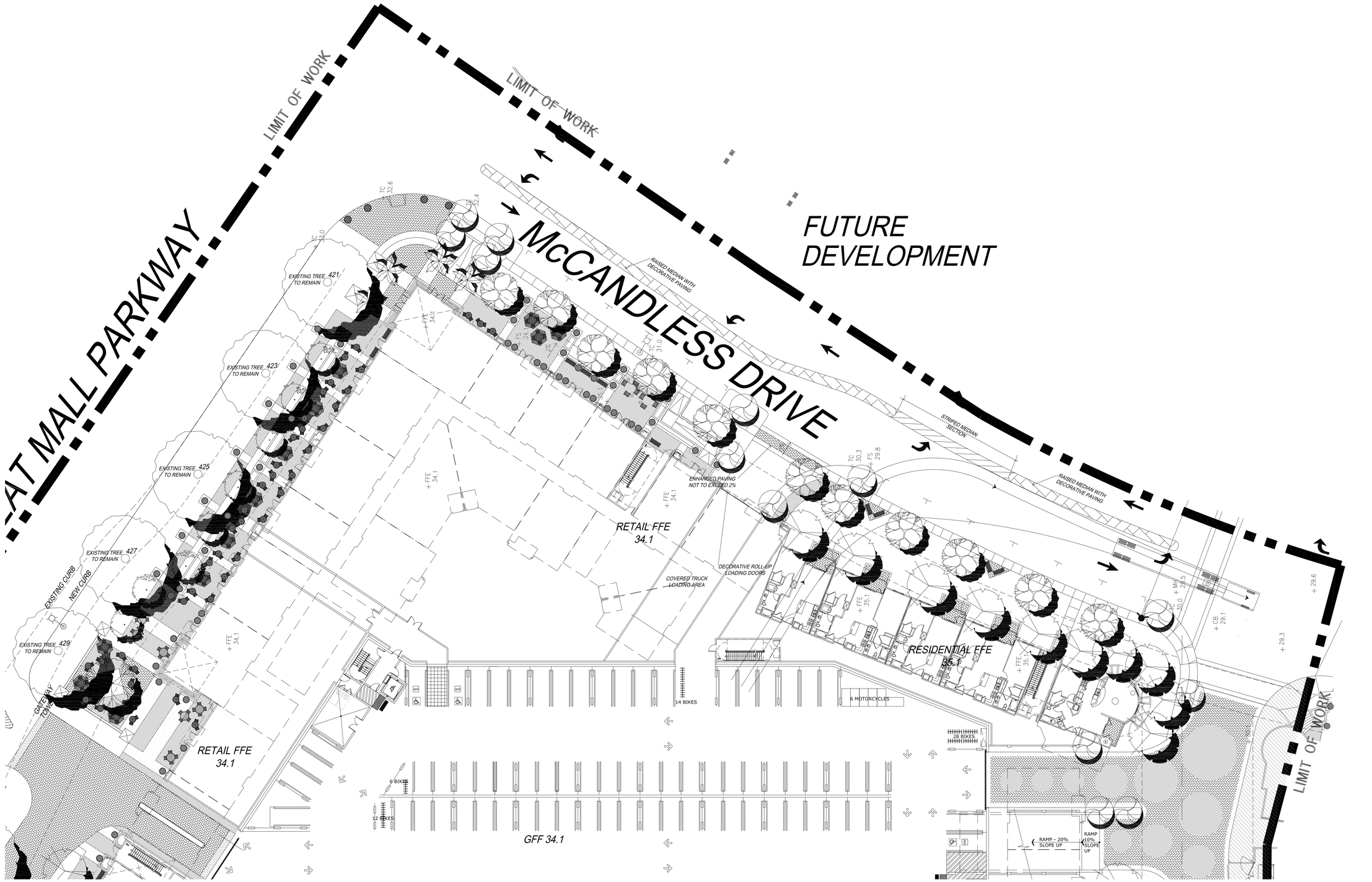
CLIENT
INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT
LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE
PLANT LEGEND

SHEET NUMBER
L1.01

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110519 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 20'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

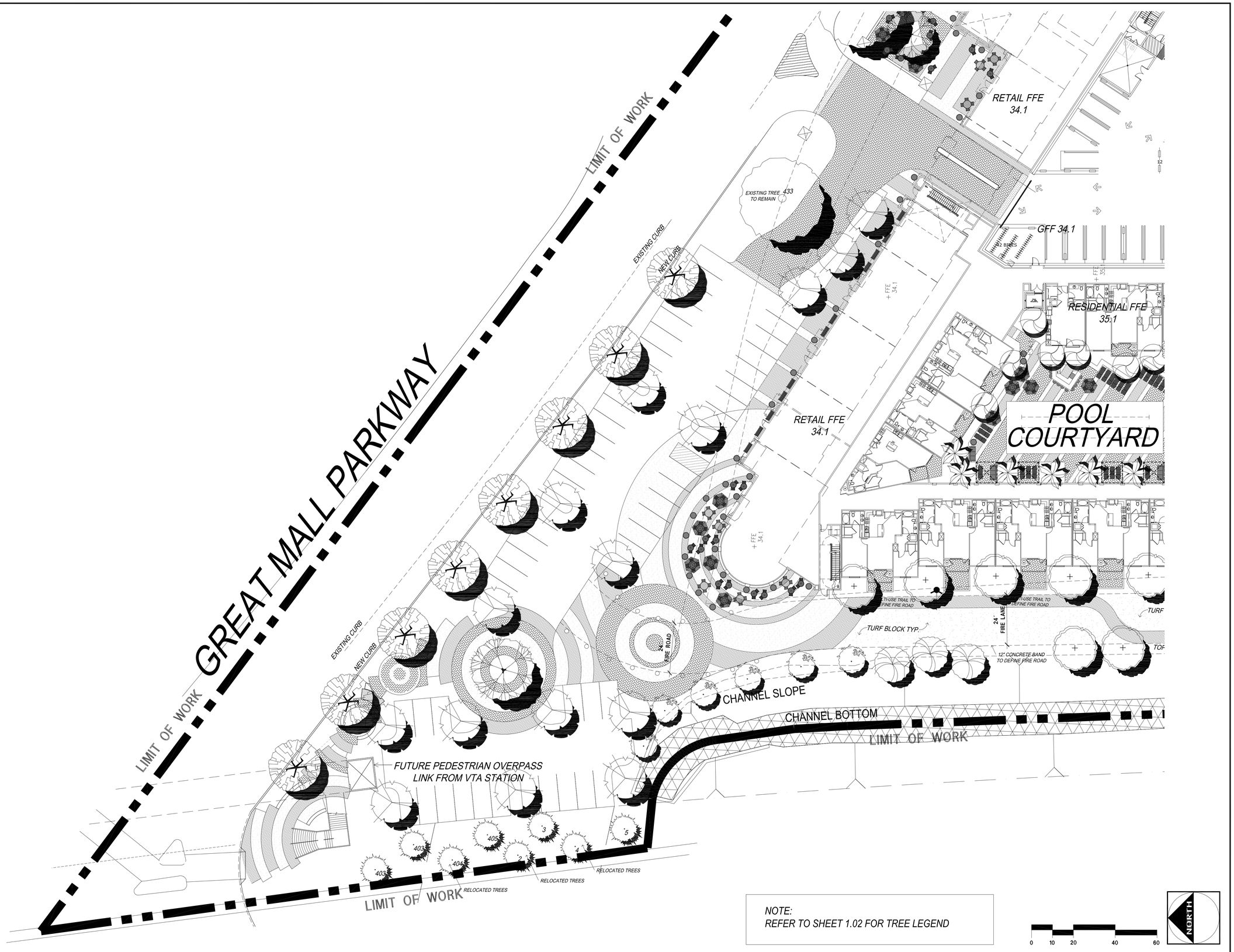
SHEET TITLE

SE QUADRANT PLAN

SHEET NUMBER

L1.02

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

URBAN ARENA LLC

3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545

Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110519 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 20'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

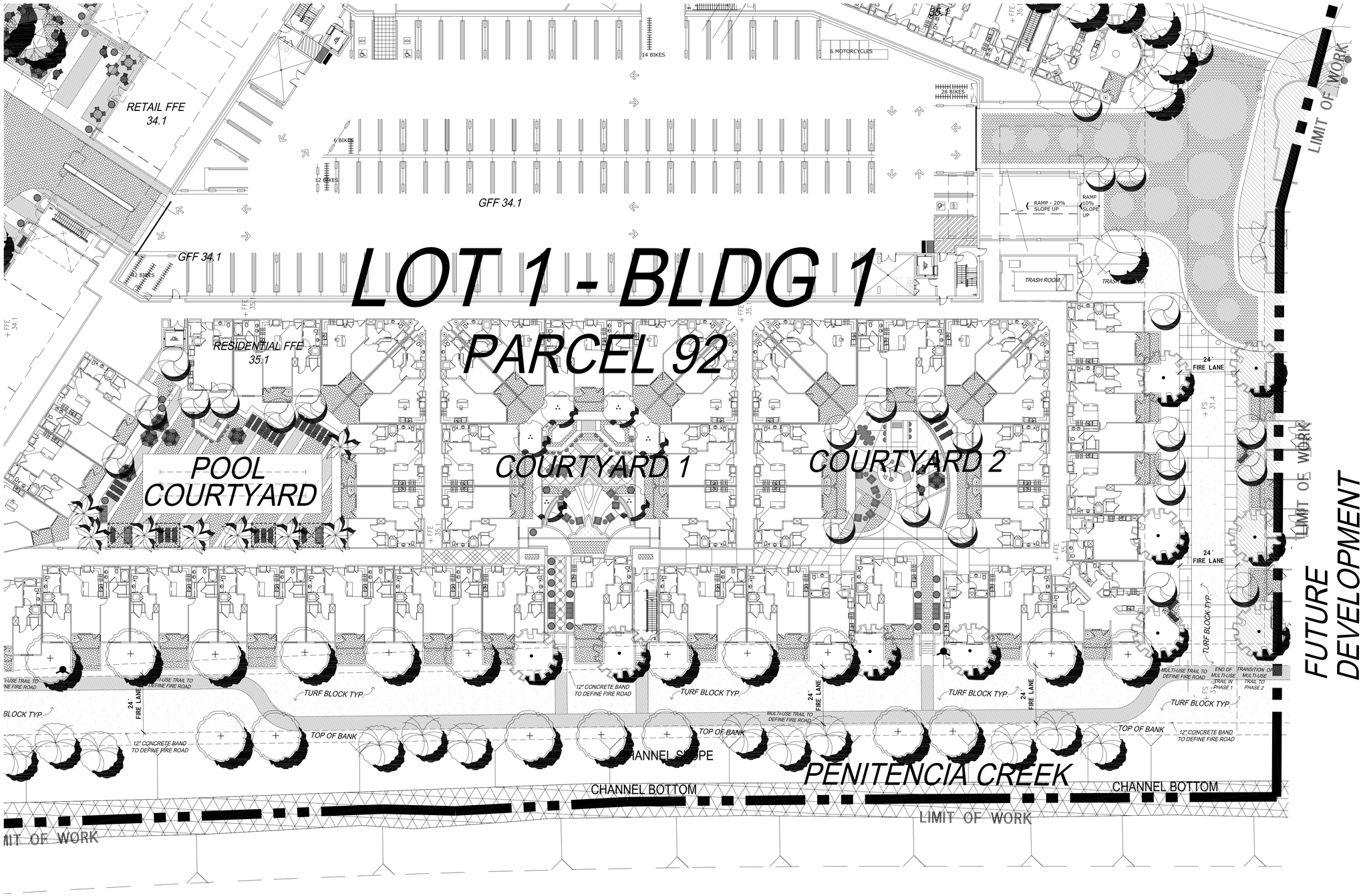
LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE

NW QUADRANT PLAN

SHEET NUMBER

L1.03



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 10 20 40 60

NORTH

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
STATE OF CALIFORNIA
SIGNATURE
1-31-12
RENEWAL DATE
DATE

REVISIONS

ACAD FILE:	110519 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 20'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE

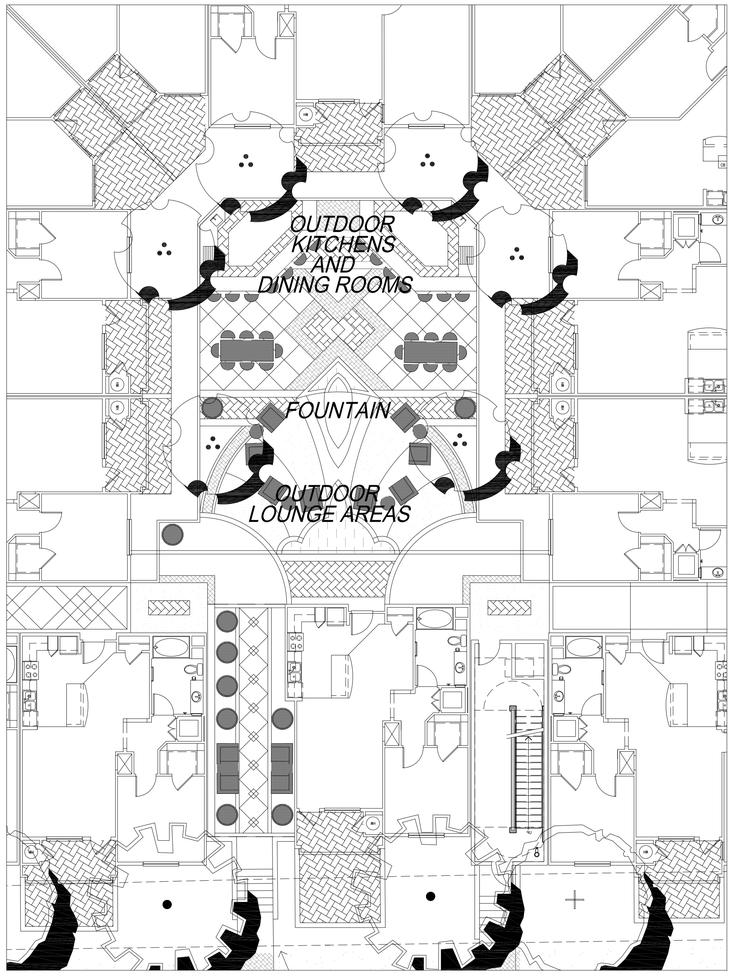
SW QUADRANT PLAN

SHEET NUMBER

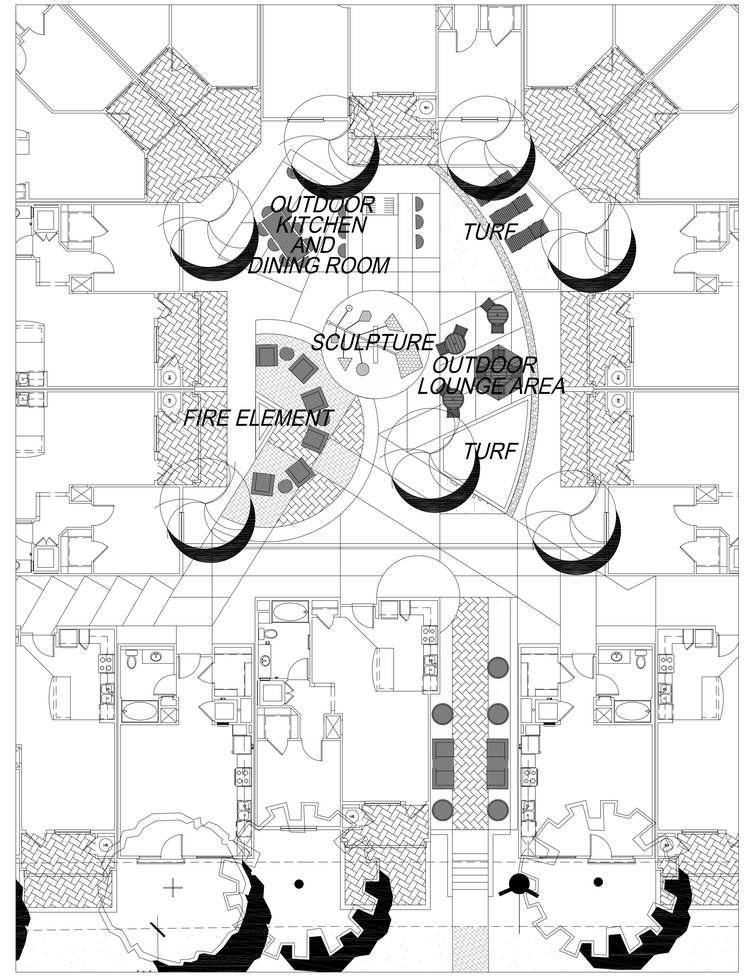
L1.04

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

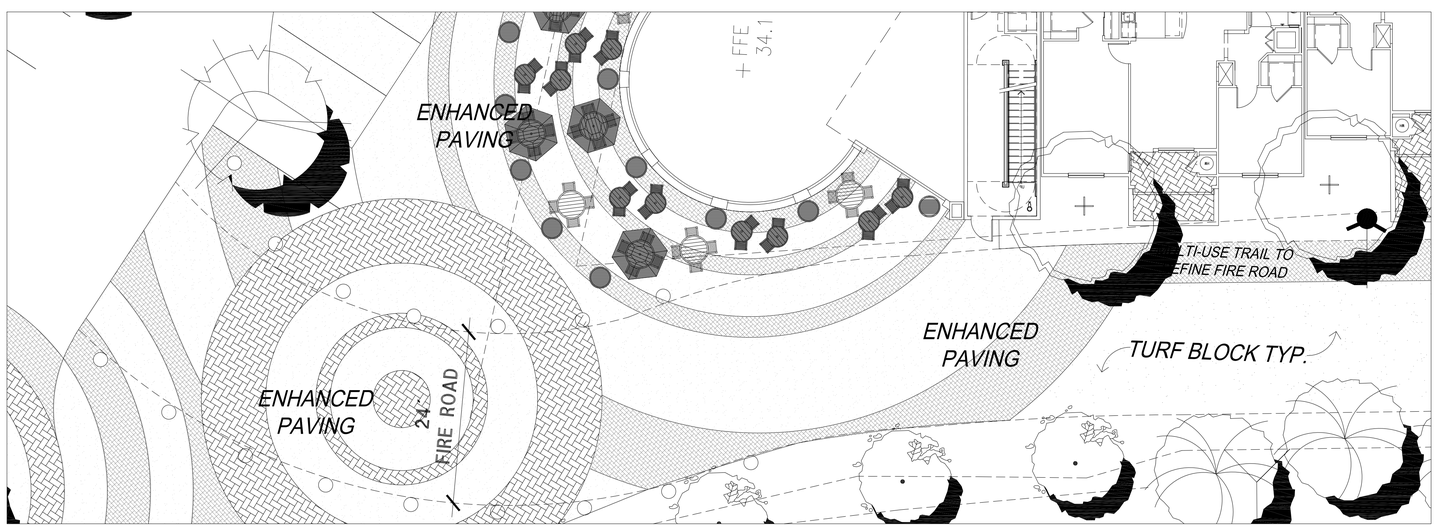
COURTYARD 1



COURTYARD 2



TRAIL HEAD CONNECTION



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 5 10 20 30

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110519 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 10'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE

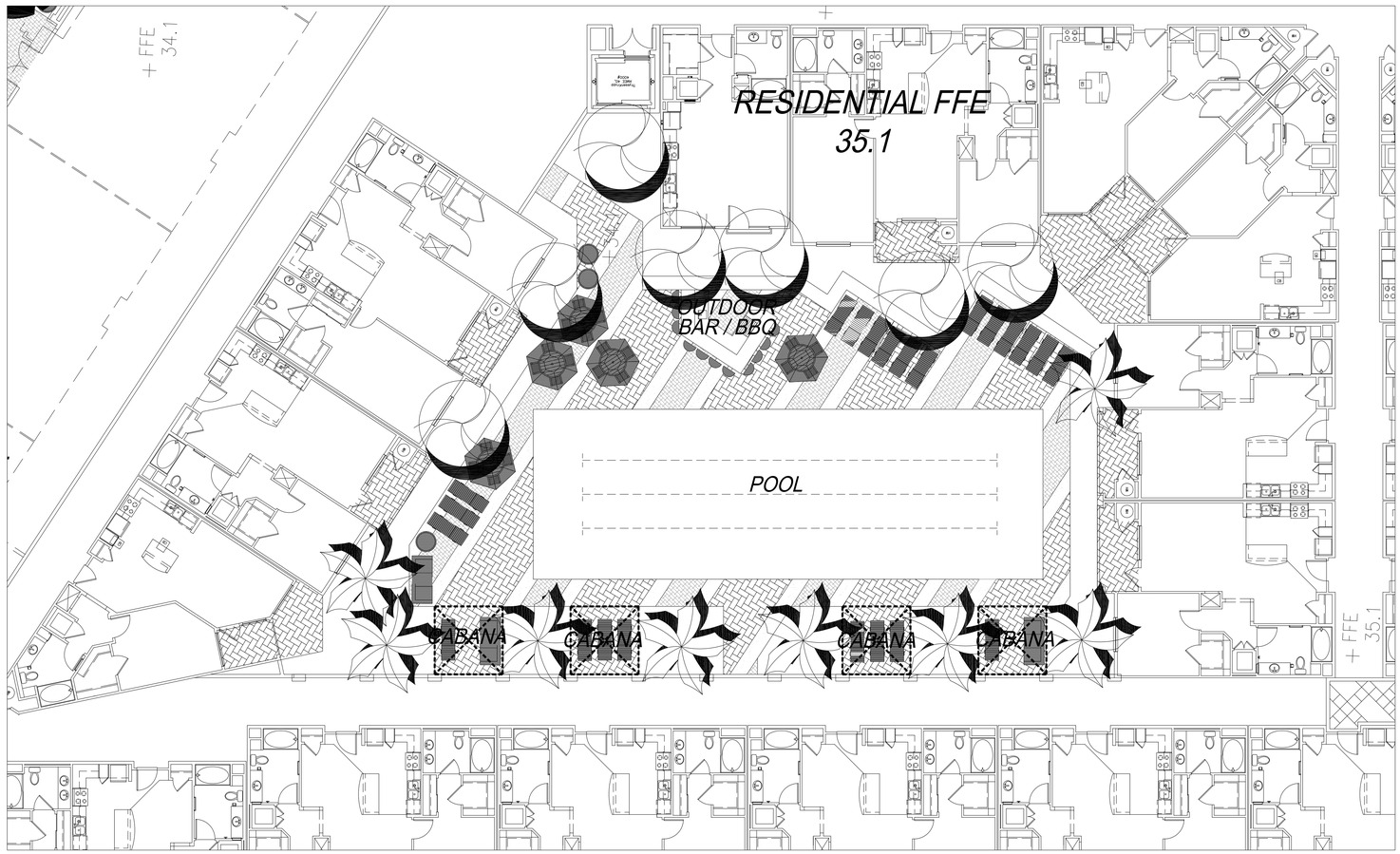
COURTYARD DETAILS

SHEET NUMBER

L1.05

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

POOL COURTYARD



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 5 10 20 30

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110519 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 10'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE

COURTYARD DETAILS

SHEET NUMBER

L1.06

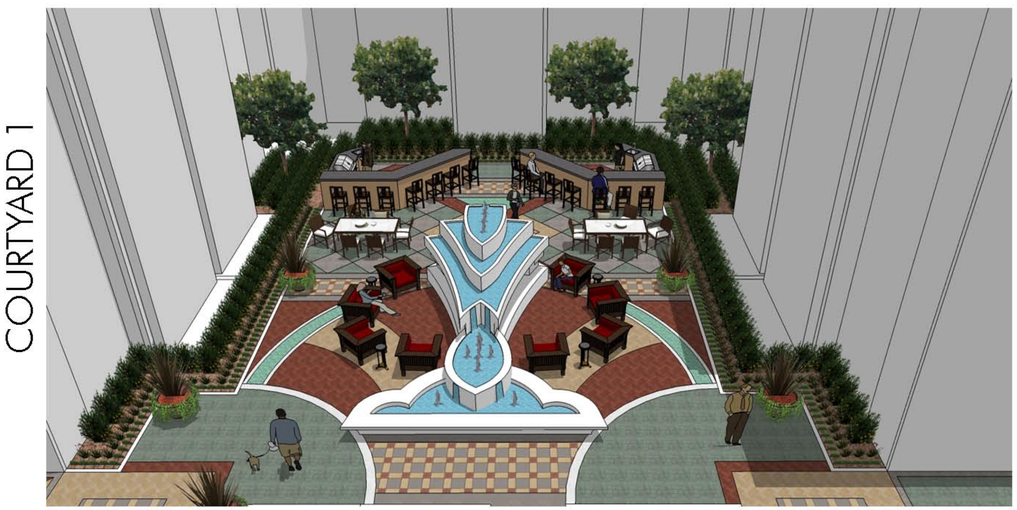
THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

NORTH EAST CORNER

NORTH EAST CORNER

NORTH EAST CORNER

COURTYARD 2



COURTYARD 1

COURTYARD 2

COURTYARD 1

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 10'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

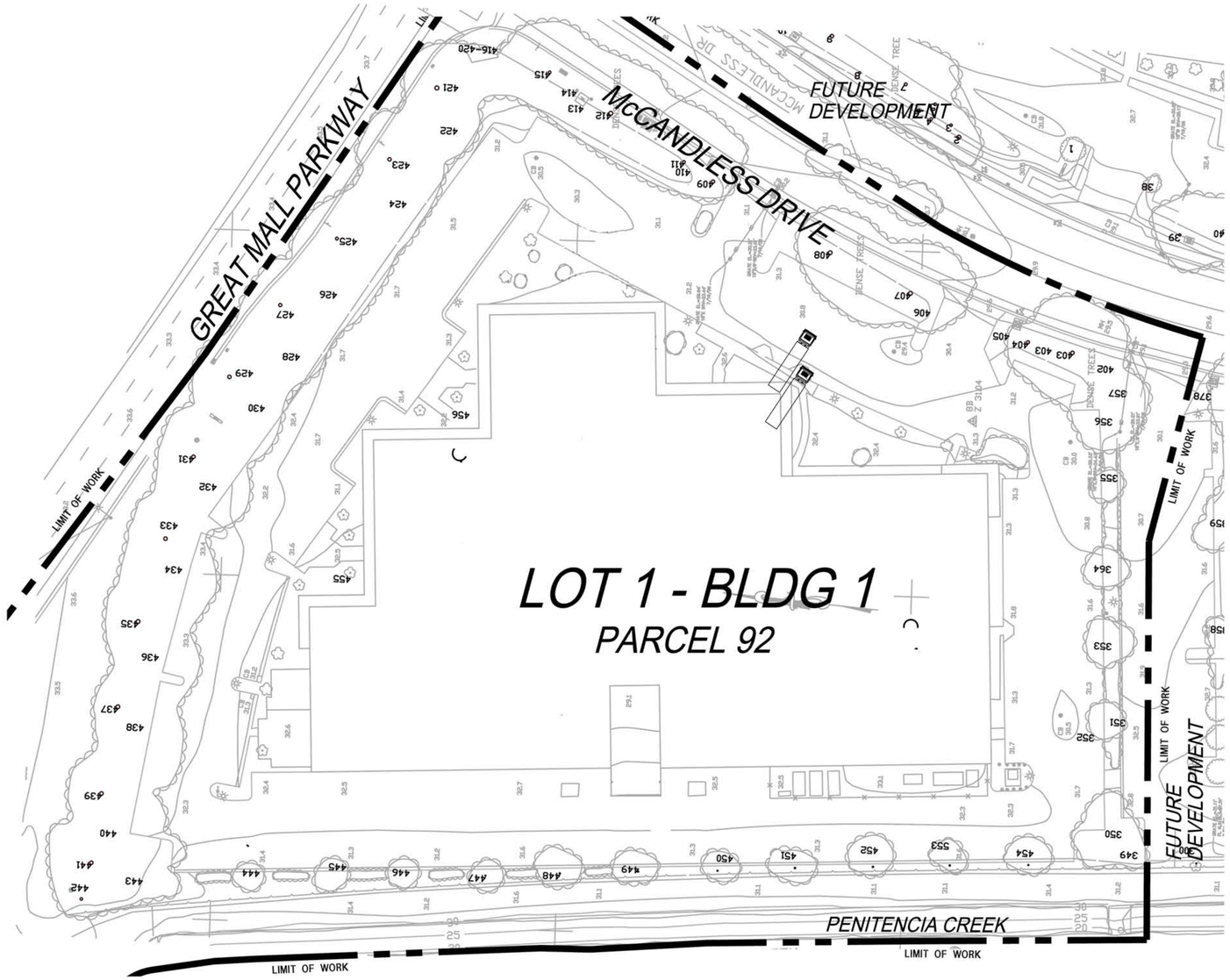
LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE

LANDSCAPE CONCEPTS

SHEET NUMBER

L1.07



ORIGINAL INFORMATION PREPARED BY:
ED BRENNAN, CONSULTING ARBORIST
979 LINCOLN STREET
BENICIA, CA 94510
707.751.0869
PREPARATION DATE: 12.20.2007
BASE MAP PROVIDED BY:
RUGGERI-JENSEN-AZAR
GILROY, CA
PLAN IS FROM PAGE 4 OF THE ARBORIST SURVEY WITHIN THE TREE REPORT

EXISTING TREE SURVEY FOR LOT #1, PARCEL #92

TREE #	SPECIES	TRUNK DIAMETER (INCHES)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	ARBORIST COMMENTS	LANDSCAPE COMMENTS
1	FLOWERING PLUM	6	3	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
2	COAST REDWOOD	26	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
3	COAST REDWOOD	17	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
4	COAST REDWOOD	18	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
5	COAST REDWOOD	18	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
6	COAST REDWOOD	23	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
7	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
8	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
9	EVERGREEN ASH	27	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
38	FLOWERING PLUM	5	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
39	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
40	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
299	ITALIAN ALDER	7	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
300	ITALIAN ALDER	8	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
349	ITALIAN ALDER	9	3	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
350	AFRICAN SUMAC	11	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
351	RED IRONBARK	16	2	POOR	MULTI-STEMMED AT 10'	REPLACE WITH 24" BOX
352	AFRICAN SUMAC	91.1	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
353	AFRICAN SUMAC	12	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
355	AFRICAN SUMAC	9	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
356	RED IRONBARK	22	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
357	SWEETGUM	12	4	MODERATE	MULTI-STEMMED AT 10'	REPLACE WITH 48" BOX
358	EUROPEAN BIRCH	9	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
359	EUROPEAN BIRCH	10	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
360	EUROPEAN BIRCH	13	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
364	EUROPEAN BIRCH	9	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
377	EVERGREEN ASH	33	4	MODERATE	MULTI-STEMMED AT 14'	REPLACE WITH 48" BOX
378	SWEETGUM	7	4	MODERATE	MULTI-STEMMED AT 10'	REPLACE WITH 48" BOX
402	EVERGREEN ASH	28	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
403	COAST REDWOOD	18	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
404	COAST REDWOOD	18	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
405	COAST REDWOOD	19	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
406	EVERGREEN ASH	26	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
407	EVERGREEN ASH	27	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
408	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
409	COAST REDWOOD	20	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
410	COAST REDWOOD	16	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
411	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
412	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
413	EVERGREEN ASH	27	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
414	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
415	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
416	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
417	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
418	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
419	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
420	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
421	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	PROTECT IN PLACE - RESHAPE
422	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
423	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	PROTECT IN PLACE - RESHAPE
424	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
425	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	PROTECT IN PLACE - RESHAPE
426	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
427	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	PROTECT IN PLACE - RESHAPE
428	EVERGREEN ASH	26	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
429	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	PROTECT IN PLACE - RESHAPE
430	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
431	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	PROTECT IN PLACE - RESHAPE
432	EVERGREEN ASH	26	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
433	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
434	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
435	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
436	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
437	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
438	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
439	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
440	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
441	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
442	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
443	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
444	AFRICAN SUMAC	8	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
445	AFRICAN SUMAC	10	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
446	AFRICAN SUMAC	10	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
447	AFRICAN SUMAC	9	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
448	AFRICAN SUMAC	10	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
449	AFRICAN SUMAC	11	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
450	AFRICAN SUMAC	9	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
451	AFRICAN SUMAC	10	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
452	AFRICAN SUMAC	12	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
453	AFRICAN SUMAC	12	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
454	AFRICAN SUMAC	11	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX

0 20 40 80 120

NORTH

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	01-10-11

CLIENT
INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

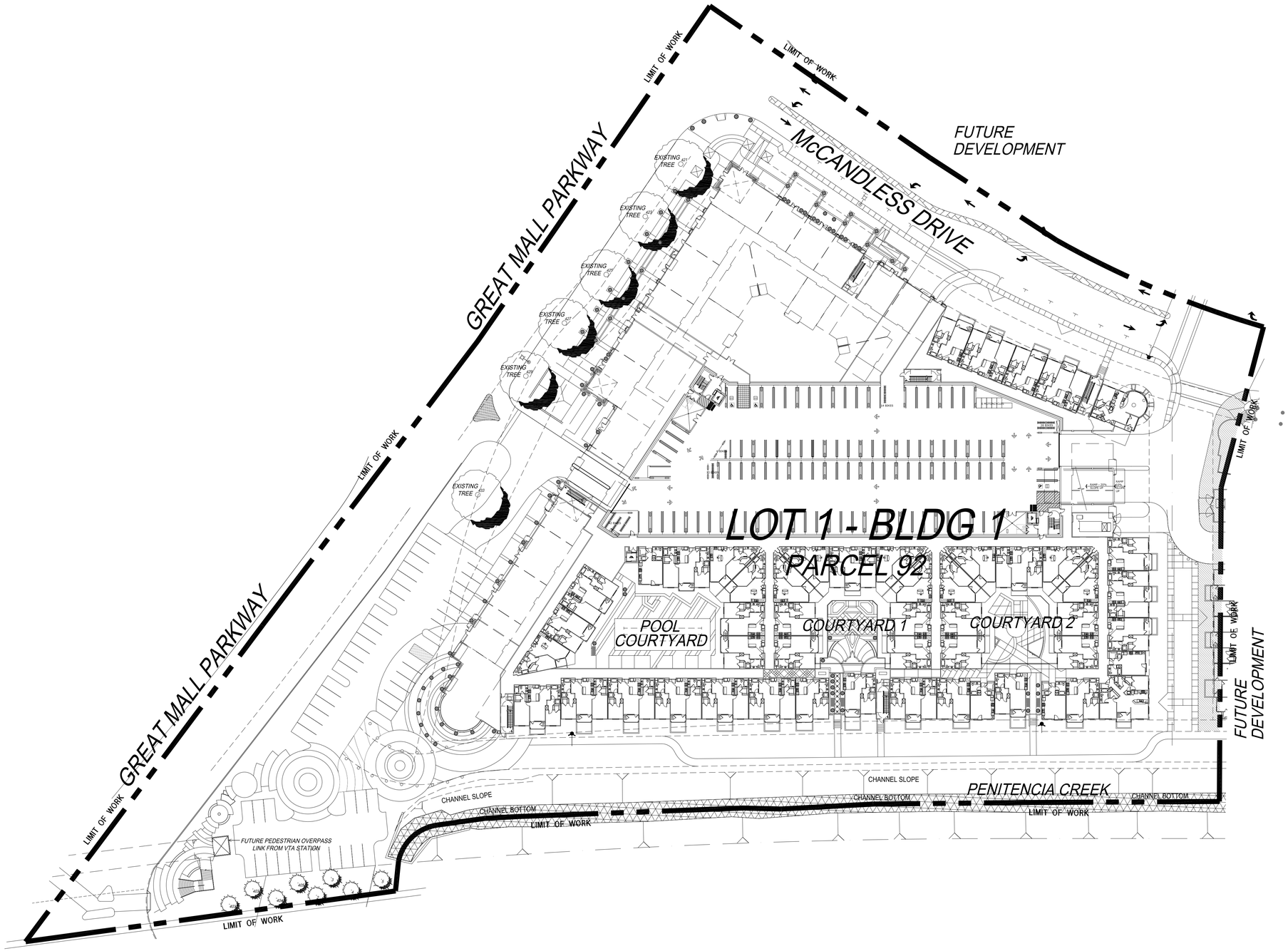
PROJECT
LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE
EXISTING TREE SURVEY

SHEET NUMBER
L1.08

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 20 40 80 120

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110519 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT #1
PARCEL 92
MILPITAS, CALIFORNIA

SHEET TITLE

TREE PROTECTION AND RELOCATION PLAN

SHEET NUMBER

L1.09

The District at Milpitas - Building 2

Building/Unit Tabulation

INTEGRAL McCandless

Building 2 / Parcel 2 (AP-Parcel 93) 8/23/2011

Level	Studio	1 BR				2 BR					3 BR	Total
	S1	A1	A2	A2b	A3	B1	B2	B3	B3A	B4	C1	
1	3	8	7	3	3		13	1	0		2	40
2	3	8	9	3			17	1	0		2	43
3	3	8	10	3			17	1	1		2	45
4	3	8	10	3			17	1	1		2	45
5	3	8	10	3			17	1	1		2	45
	15	40	46	15	3	0	81	5	3	0	10	**218**
Totals	15	104				89					10	
	6.9%	18.3%	21.1%	6.9%	1.4%	0.0%	37.2%	2.3%	1.4%	0.0%	4.6%	100.0%
	6.9%	47.7%				39.4%					4.6%	

DWELLING UNIT INFORMATION

Unit	Unit SF	Qty.	%	SF TOT.*
S1	563	15	6.9%	8,445
A1	763	40	18.3%	30,520
A2	793	46	21.1%	36,478
A2b	721	15	6.9%	10,815
A3	766	3	1.4%	2,298
B1	1,108	0	0.0%	0
B2	1,145	81	37.2%	92,745
B3	1,231	5	2.3%	6,155
B3A	1,392	3	1.4%	4,176
B4	1,109	0	0.0%	0
C1	1,355	10	4.6%	13,550
Avg.	941	**218**	100%	**205,182**

* RESIDENTIAL UNIT NET AREA

DENSITY: 2.585 Ac **84 du/ac**

Retail (Ground Floor) **3,100 SF**

Retail Tabulation

	Retail Space	Area (S.F.)	Notes
BLDG. 2	2R-A	3,100	Retail
	Total	**3,100**	
Parcel Area	2.585 Ac		112,603
F.A.R.			**0.03**

Building 2 - Gross Area

BUILDING 2 - GROSS AREA	
AREA (Gross S.F.) - RESIDENTIAL	266,152
AREA (Gross S.F.) - RETAIL	3,976
AREA (Gross S.F.) - PARKING GARAGE	128,325
TOTAL AREA	**398,453**

BUILDING COVERAGE (S.F.) (EXCLUDES PARKING GARAGE)	56,545

Parking Tabulation

Building 2 - Parking Summary: 8/30/2011

Unit Type	Number of Units	Stalls/Unit Transit Area Spec Plan Min.	Stalls Req'd Transit Area Spec Plan Min.
Studio	15	0.80	12
1 BR	104	1.20	125
2 BR	89	1.60	143
3 BR	10	1.60	16
Total	218	1.36	296
Guest		0.15	44
Total Residential Req'd			340
Retail Req'd based on Area SF	3,976	0.0032	13
Total Required			**353**
Residential Parking			343
Retail Parking			13
Total Provided			**356**
Replacement Value (Bicycles)			**7**
TOTAL			**363**

Allowable Std Stall Replacement - Zoning XI-10-53.13	
Replaced Standard Stalls By Bicycle Parking @ 8:1 Ratio	7
Replaced Standard Stalls By Motorcycle Parking @ 2:1 Ratio	0
Total (Max Allowed = 5% of Required Parking = 17 stalls)	**7**

Building 2 - Accessible Stalls:			**Req'd Accessible**	
Dwelling Stalls	292	2%	5.84	
Visitor parking	44	5%	2.22	
For Residential			8.06	**=8 Req'd**
Accessible Van Parking	1 per 8 H/C stalls		**=7 H/C + 1 H/C van stalls**	
For Retail	13	2%	0.25	**= 1 Req'd**
Accessible Van Parking	1 per 8 H/C stalls		**= 1 H/C van stall**	

Building 2 - Parking Provided:

Parking Provided	Retail Parking	HC Stalls	Units Per Level	Residential Parking	HC Stalls
Surface Parking - Area 3	8				
Parking Structure - 1st Level	5	1	39	49	2
2nd Level			40	58	2
3rd Level			44	59	2
4th Level			44	59	1
5th Level			44	59	1
6th Level				59	
Total Provided	**13**	**1**	**211**	**343**	**8**

Bicycle Parking

Use	Standards	Required	Provided	Notes
Residential	1 per 4 Dw. Units	54.5	53	
Guest	5% of Pkg Req's	2.22	3	On-street racks
Non-Residential	5% of Pkg Req's	0.64	1	
Total Provided			57	

Sheet Index Building 2

2-A1 TITLE SHEET - BUILDING 2

2-A2 BUILDING 2 - SITE PLAN

2-A3 BUILDING 2 - SOLID WASTE PLAN

2-A4.1 BUILDING 2 - FIRST through FOURTH FLOOR PLANS
2-A4.2 BUILDING 2- FIFTH FLOOR PLAN & ROOF PLAN

2-A5.1 BUILDING 2 - ELEVATIONS
2-A5.2 BUILDING 2 - ELEVATIONS

2-A6 BUILDING 2 - SECTIONS

2-A7.1 DWELLING UNIT PLANS
2-A7.2 DWELLING UNIT PLANS

L1.00 BUILDING 2 - OVERALL LANDSCAPE PLAN
L1.01 PLANT LEGEND
L1.02 ENLARGED PLAN
L1.03 COURTYARD DETAILS
L1.04 EXISTING TREE SURVEY
L1.05 TREE PROTECTION AND RELOCATION PLAN

11-139 *October 14, 2011*

BLDG. 2 TITLE SHEET **2-A1**

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

CASE FILE NUMBERS:
X X

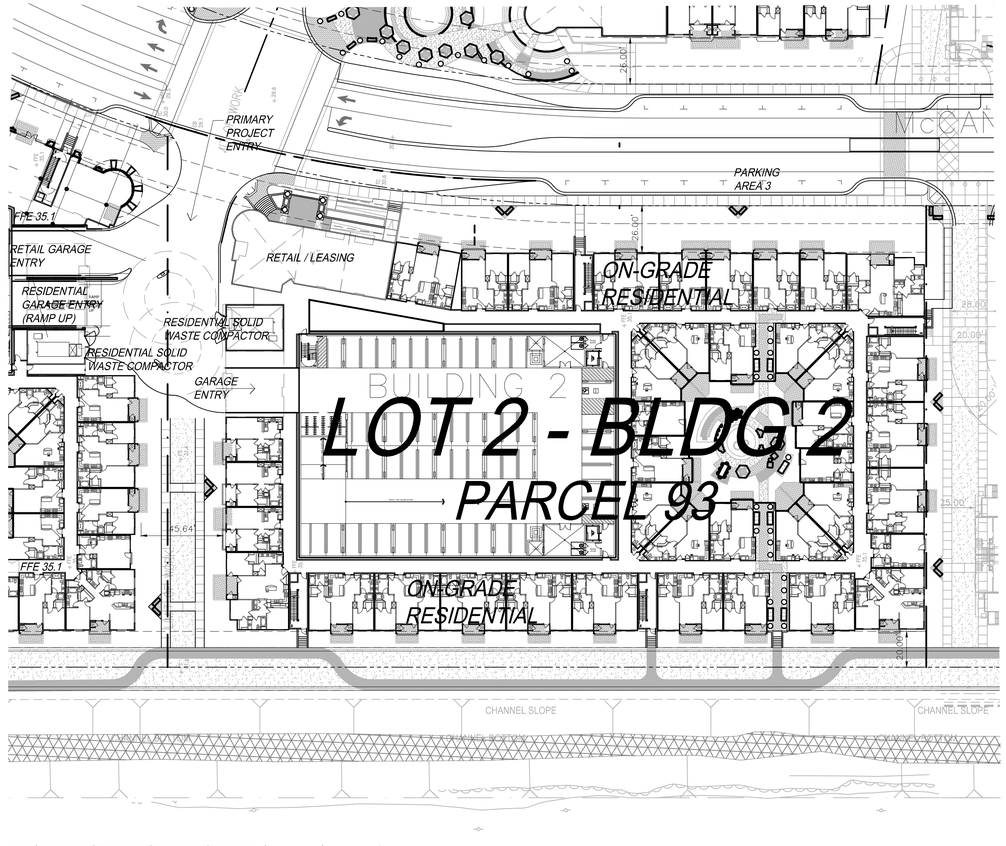
04.21.11 AGENCY SUBMITTAL

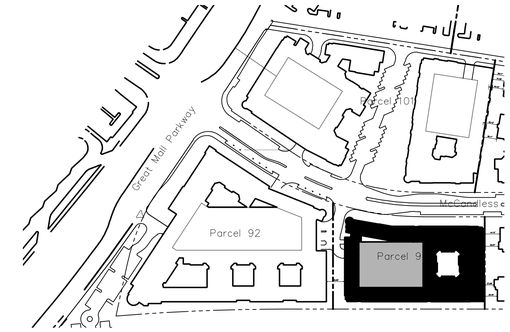
THE DISTRICT - McCANDLESS DRIVE - Building 2 *MILPITAS, CA*

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.





OVERALL SITE KEY PLAN PER APPROVED TTM

N.T.S

General Fire Department Notes

1. Ground structures and building projections shall not encroach or impede apparatus access. CFC Section 503.4.
2. All buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communications system of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communications system. Emergency responder radio coverage systems shall be installed in accordance with Section 510 and Appendix J of the 2010 CA Fire Code. CFC 510.1, amended by MMC V-300-2.60
3. When in the opinion of the fire code official a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other location, the developer of the new structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure. CFC 510.1.1, added by MCC V-300-2.61
4. Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. CFC 504.4, added by MMC V-300-2.58
5. Stairs to Roof - Applicable to All Building Perimeter Stair-wells. Buildings located four or more stories in height above grade plane, except those with a slope greater than 4 units vertical in 12 units horizontal, shall be provided with stairway to the roof. CFC 504.3
6. All elevators shall be sized to meet the gurney size requirements per CBC 3002.4a-3002.4.7a.
7. Automatic Fire Sprinkler Systems. The proposed buildings (including parking structure) are required to be provided with an automatic fire sprinkler system. CFC 903.2, amended by MMC V-300-2.65
8. Standpipe system shall be installed in accordance with CFC 905.2 and NFPA 15. When stairs are provided with intermediate landings, the standpipes shall be located at the bottom floor level, at the top floor level and at all intermediate landings. CFC 905
9. Portable fire extinguishers shall be selected, installed and maintained in accordance with CFC 906.
10. A fire alarm system and detection system shall be provided for these structures per CFC 907.
11. Special Fire Department Requirements for Buildings over four stories. This requirement is applicable to all perimeter stair-wells. Equipment cache rooms shall be located and accessible from within the rated enclosure of the stair-wells.CFC 914.12, added by MMC V-300-2.74. All Group B office buildings and Group R1 & R2 Occupancies, each having floor used for human occupancy located more than 60' above the lowest level of Fire Department vehicle access, or more than 4 stories ion height. (Prior to the purchase of materials, a materials list shall be submitted to the Fire Department for review and approval. The Fire Department reserves the right to make changes due to obsolete equipment or operation changes).

    a. Equipment Cache Rooms shall be located on the 1st floor above the ground floor, and every other floor thereafter, or as directed by the fire agency.

    b. Each equipment storage room size should be a minimum of 4' deep, full height (8' to 9') with a door the minimum width of 43". A roll-up door can be used provided it has a 43" minimum width and unobstructed access. It shall have a power outlet to provide electricity, a light (connected to a 'timer'), be sprinklered, and be locked with a 'break-away' type lock. Fixed shelving shall be provided in a configuration approved by the fire agency (every 16" after ladder placement is determined) to store items that may include, but not be limited to:

- 2-Hotel Hose pack (double jacketed hose) with 100' of 1-3/4" fire hose and a 1 1/2" variable fog nozzle (Task Force Tip, 1 3/4") with a detachable bail, both having National Standard threads. Each pack to have 1-spanner wrench, 1- 2 ½" x 1 ½" gated wye, and 1- 2 ½" x 1 ½" reducer coupling Red Head Brass 2 ½" x 1 ½" reducer
- 2- 50' banded hose rolls (North American Hose)
- 2- 2 ½" 10' hose with one male end connector & female end connector both with National Standard threads ('Stynger')
- 1- Hooligan tool (Paratech Hooligan, 11 pound)
- 2- pick head axe (Council Axe, Pick Head)
- 1- Little Giant Ladder, or 1- attic ladder; Fire agency to determine type.
- 1- 3' Ames Tru Temper Wrecking bar
- 12- Open Door Industries, door stops
- 4- salvage covers (blue tarps) measuring 18' x 24' with grommets every 16"
- 3- spare sprinkler heads, for each type used (these are in addition to those required in the riser room)
- 1-each Sprinkler head wrench(es), one for each type of head used
- 1- Push type cart for use to move air bottles (type subject to fire agency approval)
- 1- Rapid Intervention Pack (RIT) (location to be determined by fire agency)
- 1- Evacuation Chair Stryker Model 6253 (per side)
- Air Bottles": Fixed SCBA bottle storage rack, number of bottles to be determined by the fire agency. A minimum capacity for 8 bottles per closet shall be provided. Individual rack slots should be positioned for horizontal storage, and be oversized to accommodate changes in bottle sizes. Current manufacturer is 'Survivair' 4500 psig, 45 minute bottle, H.P. carbon

"When required, an air bottle filling system shall have the fill access port located at a reasonable distance from each structure that takes into account debris fall out & collapse zones. A 'monument-type' fill station port should be located near a public roadway, not adjacent to the structure. The underground piping system, designed and installed with stainless steel welded fittings and piping, should terminate at this monument. A weather tight access panel with Knox-box key entry should also be provided. The storage system should be designed to provide enough air @ 4500 psig for up to fifty 45 minute bottles, prior to augmentation by an outside air source.

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

11-139 October 14, 2011

BLGD 2 SITE PLAN FIRST FLOOR	2-A2	04.21.11

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

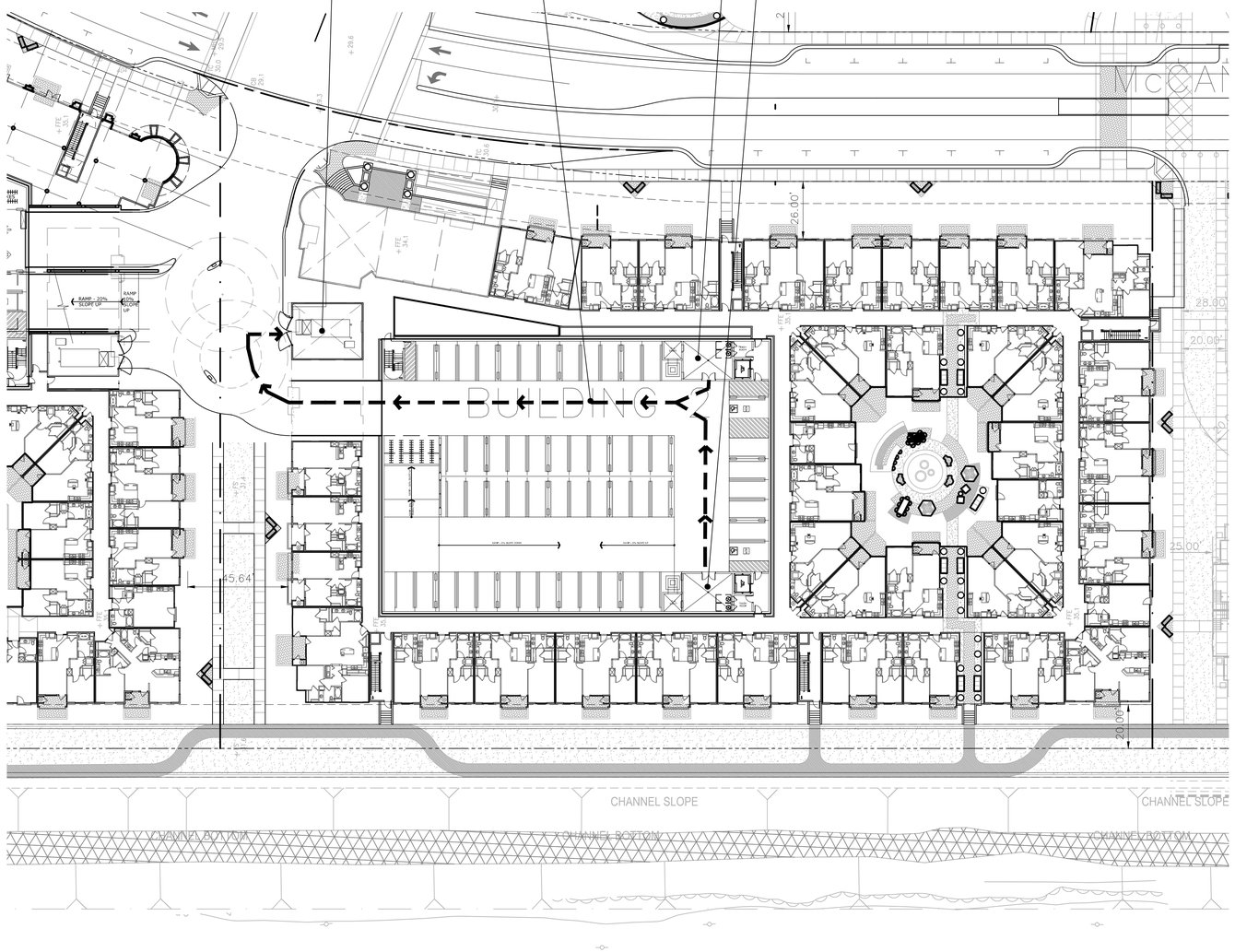
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

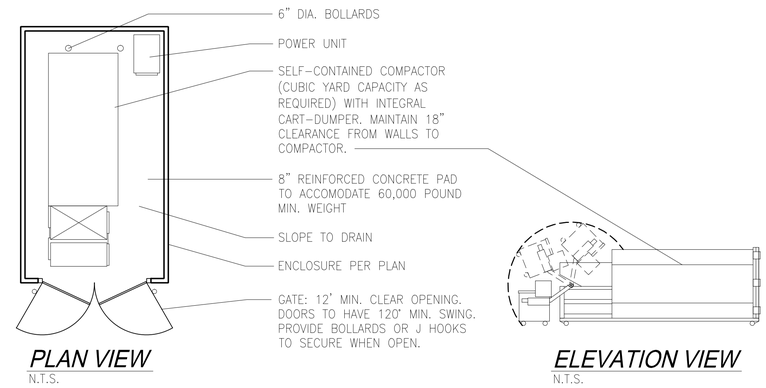
ENCLOSURE FOR SELF-CONTAINED TRASH COMPACTOR WITH INTEGRAL CART-DUMPER

TRASH / RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #1

PATH OF "SCOUT" TRUCK CONVEYANCE OF BINS TO COMPACTOR

TRASH / RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #2





PLAN VIEW
N.T.S.

ELEVATION VIEW
N.T.S.

RESIDENTIAL SOLID WASTE & RECYCLING CALCULATIONS

BLDG.	No. UNITS	CY Compacted Trash per Week	CY Loose Recycling per Week
2	211	23.9	32.8

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

11-139 October 14, 2011

THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

BLDG. 1 SOLID WASTE PLAN

2-A3

04.21.11

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

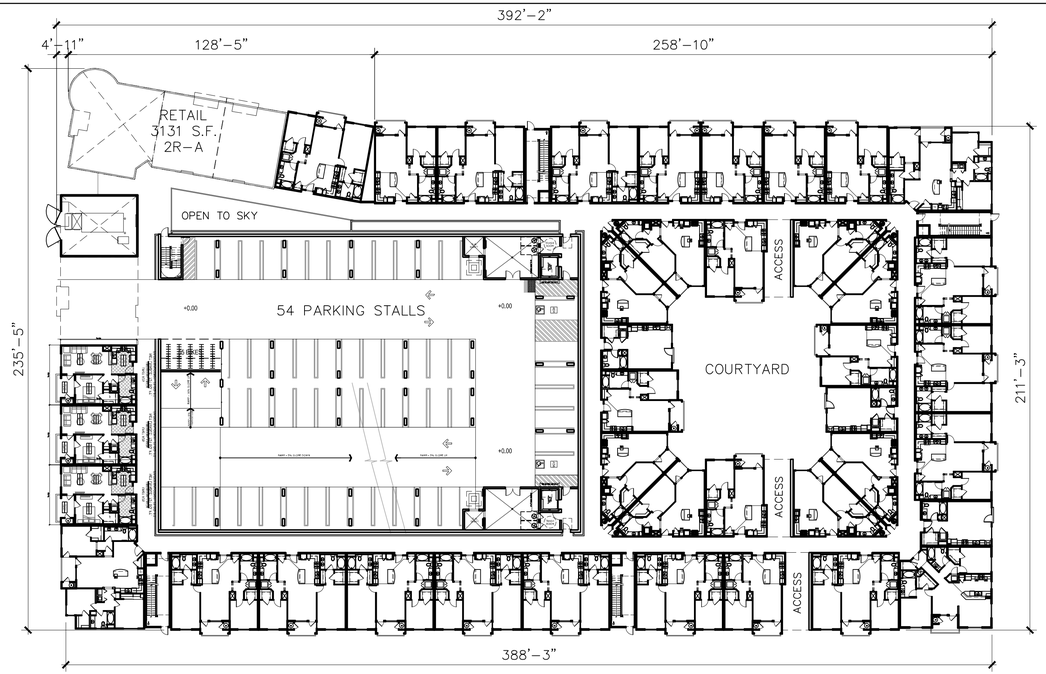
AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

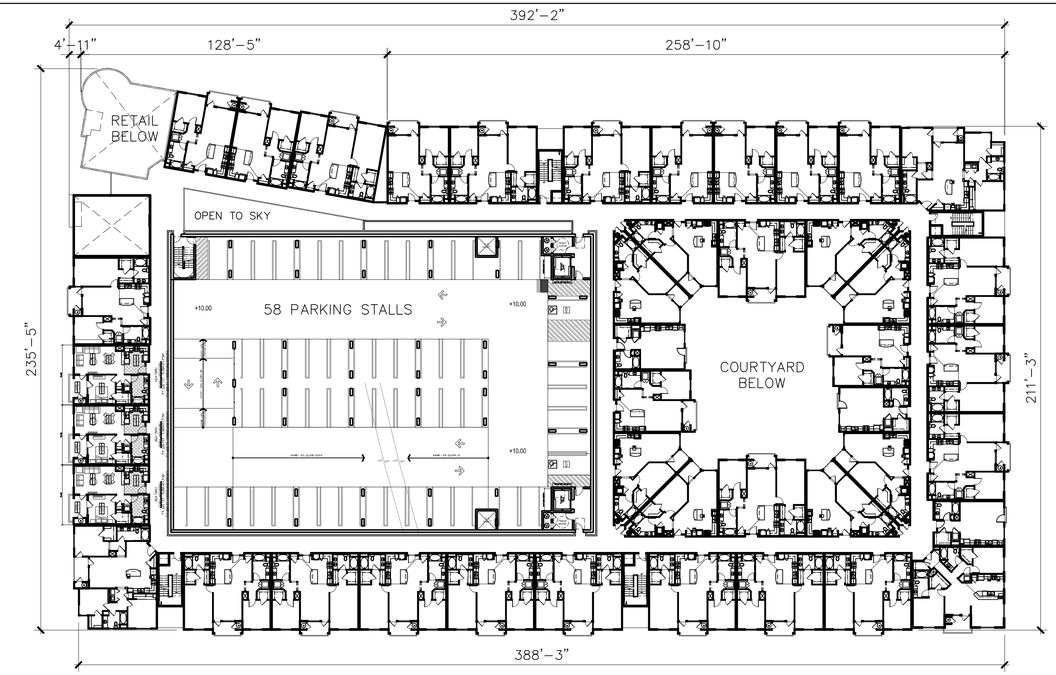
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

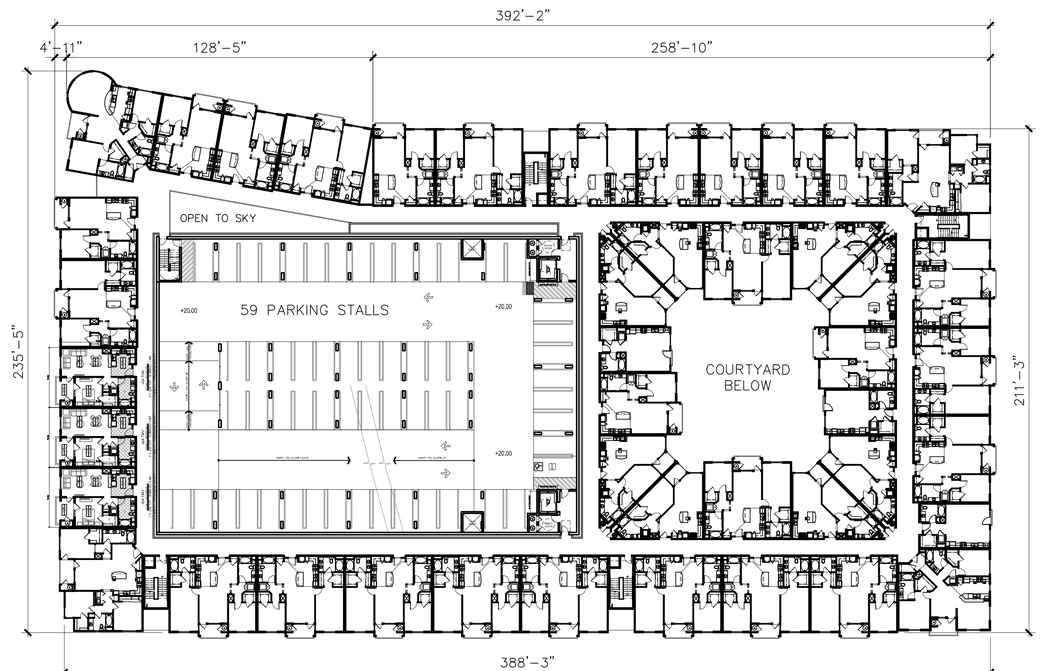


FIRST FLOOR PLAN



SECOND FLOOR PLAN

	Retail Space	Area (S.F.)	Notes
BLDG. 2	2R-A	3,100	Retail
	Total	**3,100**	
Parcel Area	2.585 Ac		112,603
F.A.R.			**0.03**



THIRD FLOOR PLAN - 4TH SIMILAR

THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-139 October 14, 2011

SITE 2
BUILDING 2
1st & 2nd FLR

2-A4.1

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

04.21.11

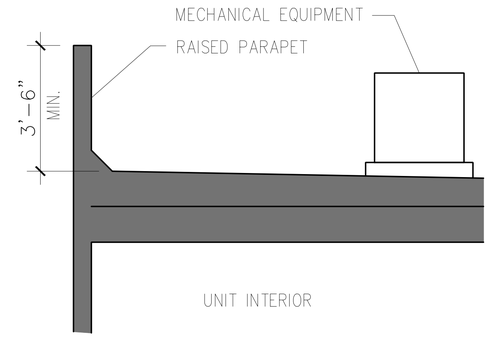
AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

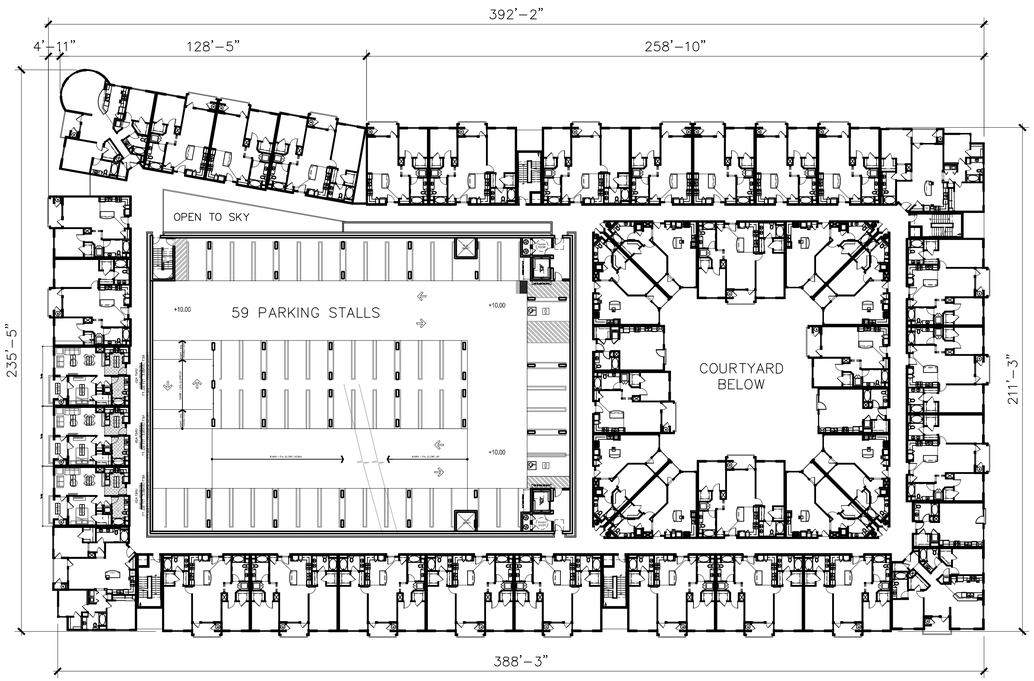
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

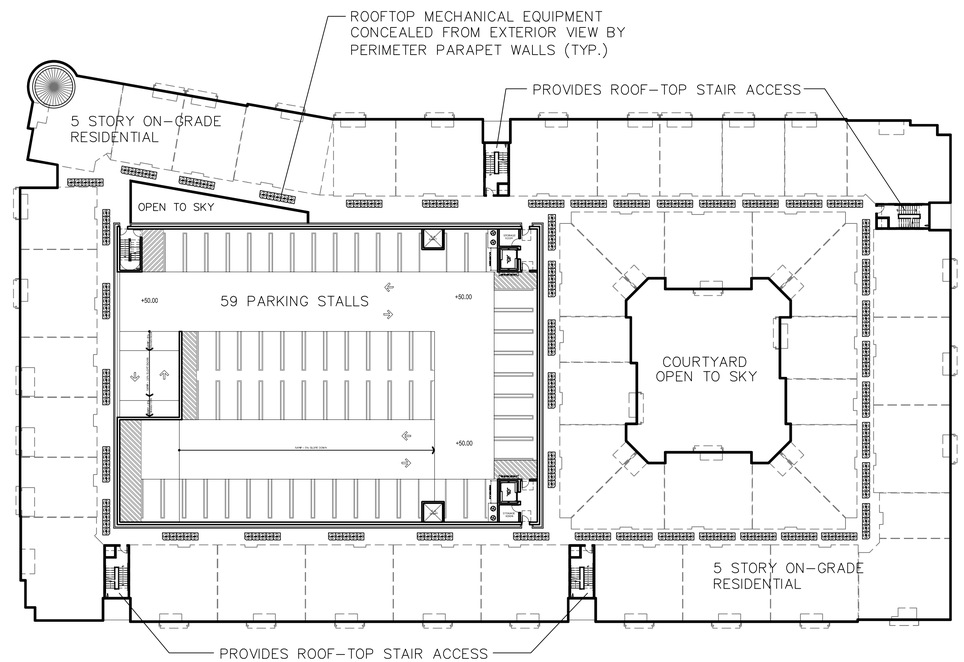


TYPICAL ROOF SECTION - EQUIPMENT SCREEN

N.T.S.



FIFTH FLOOR PLAN



ROOF PLAN

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-139 October 14, 2011

SITE 2 BUILDING 2 5th Flr & Roof	2-A4.2	04.21.11

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

INTEGRAL COMMUNITIES

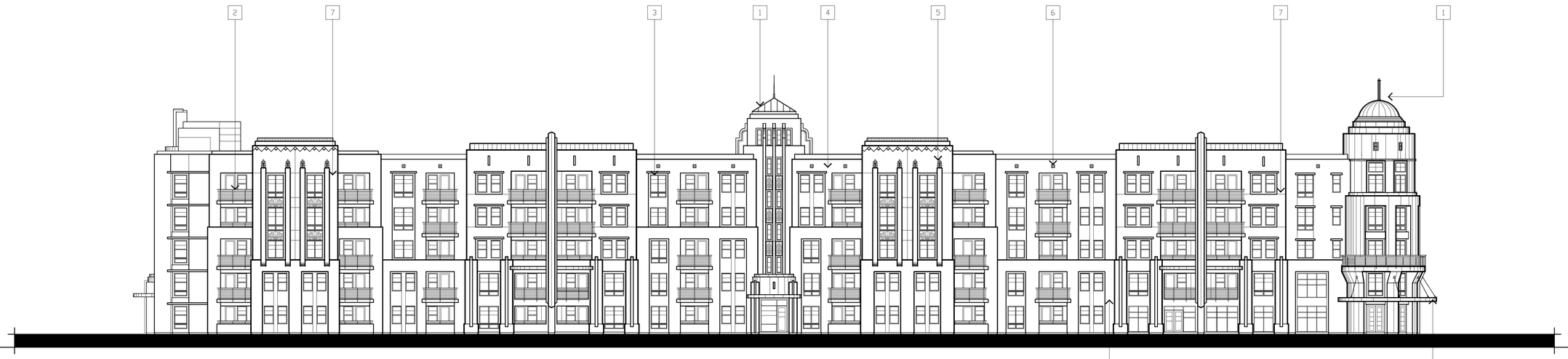
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



EAST ELEVATION - McCandless Drive

NORTH ELEVATION

MATERIAL LEGEND	
	DESCRIPTION
1.	METAL ROOF
2.	METAL RAILINGS
3.	VINYL WINDOWS
4.	STUCCO
5.	FOAM ORNAMENT
6.	MEDALLION
7.	SCORE LINE
8.	METAL CANOPY
9.	FABRIC AWNING
10.	SPIRE

0' 16' 32' 48'

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

11-139 October 14, 2011

THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

INTEGRAL COMMUNITIES

160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

BLDG 2 EXTERIOR ELEVATIONS

2-A5.1

04.21.11

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

WEST ELEVATION - Penitencia Creek

SOUTH ELEVATION

0' 16' 32' 48'

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

11-139 October 14, 2011

BLDG 2 EXTERIOR ELEVATIONS

2-A5.2

04.21.11

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

INTEGRAL COMMUNITIES

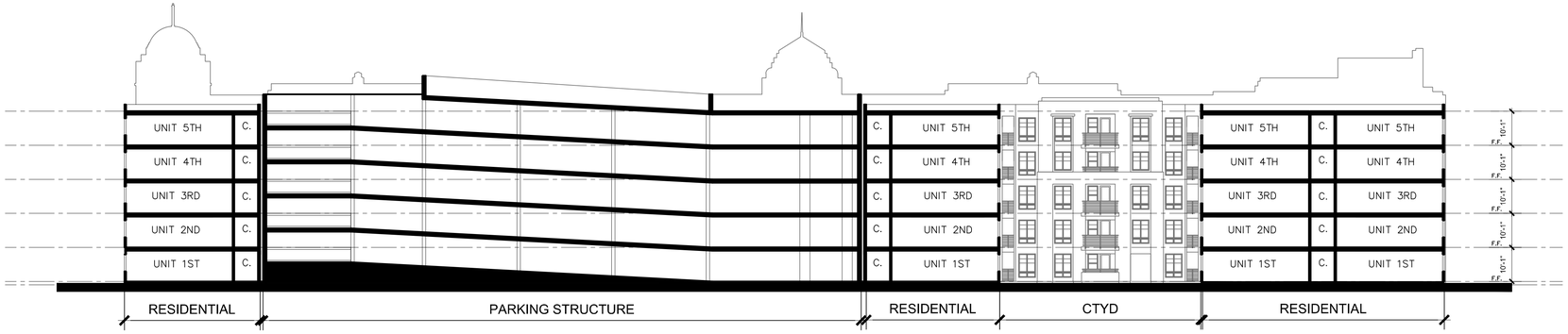
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

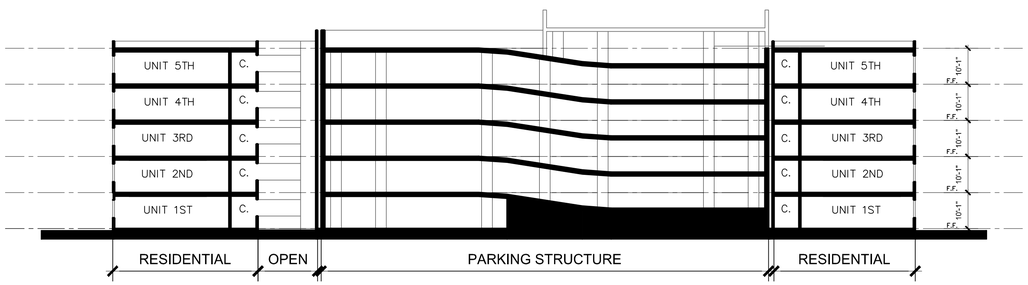
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange

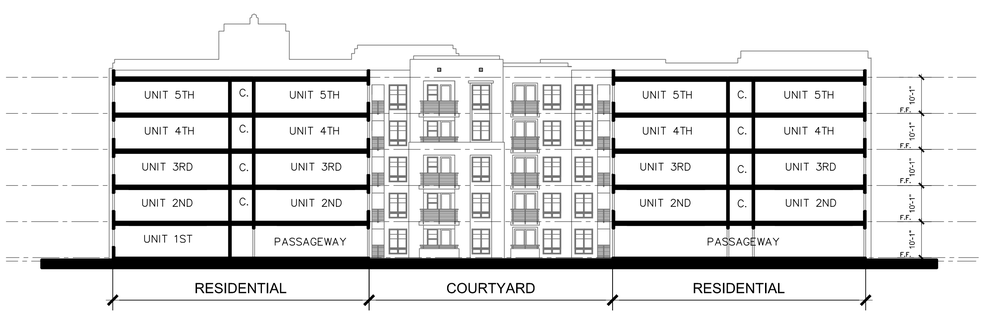
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



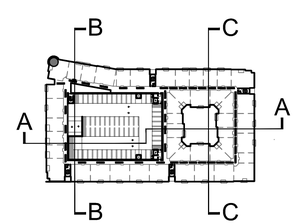
SECTION A-A



SECTION B-B



SECTION C-C



KEYMAP
N.T.S.

NORTH

11-139 October 14, 2011

SCALE: 1:20

SITE SECTION	2-A6

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

CASE FILE NUMBERS:
X X

04.21.11

AGENCY SUBMITTAL

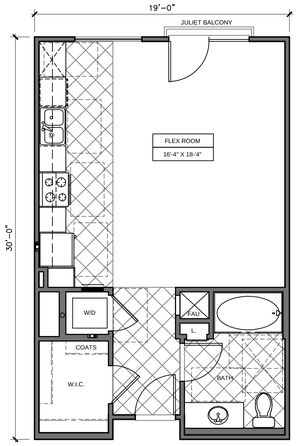
THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

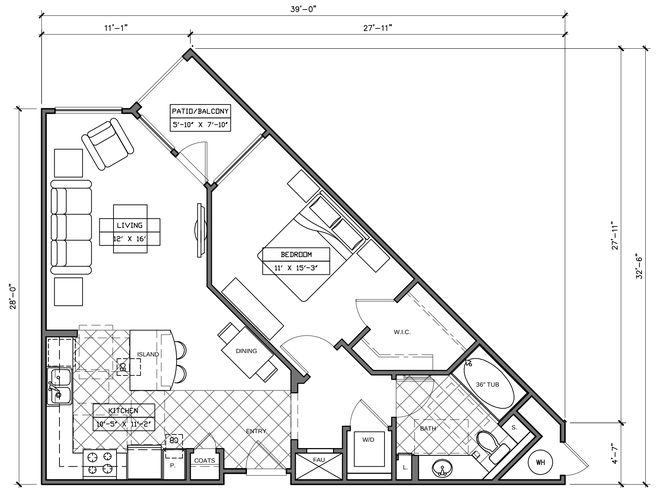
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

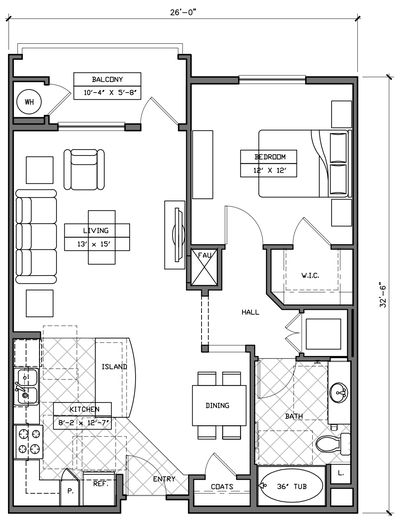
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



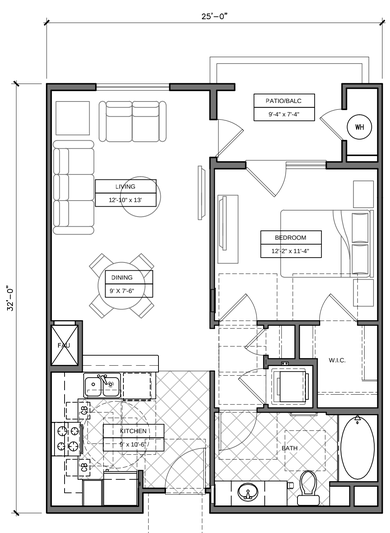
UNIT S1
1 BEDROOM - 1 BATH - STUDIO
NET LIVABLE: 563 SQ. FT.



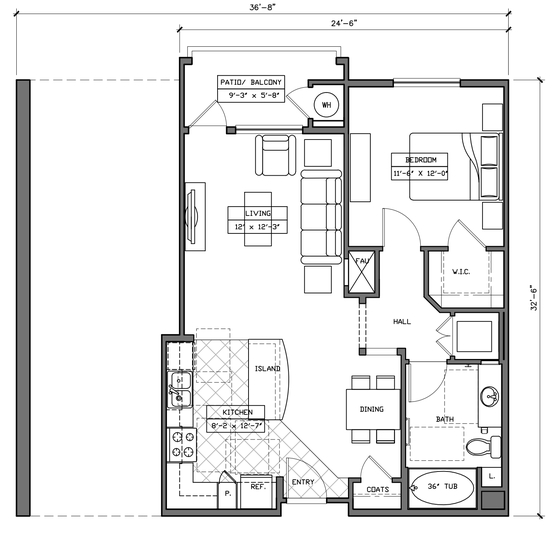
UNIT A1
1 BEDROOM - 1 BATH
LIVABLE AREA: 763 SQ. FT.
PATIO/BALCONY: 46 SQ. FT.



UNIT A2
1 BEDROOM - 1 BATH
LIVABLE AREA: 793 SQ. FT.
BALCONY: 63 SQ. FT.



UNIT A2b
1 BEDROOM - 1 BATH
NET LIVABLE: 721 SQ. FT.
PATIO/ BALCONY: 71 SQ. FT.



UNIT A3
1 BEDROOM - 1 BATH
LIVABLE AREA: 766 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.

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

11-139 October 14, 2011

UNIT PLANS Studio & 1 Bedrooms	2-A7.1	04.21.11

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

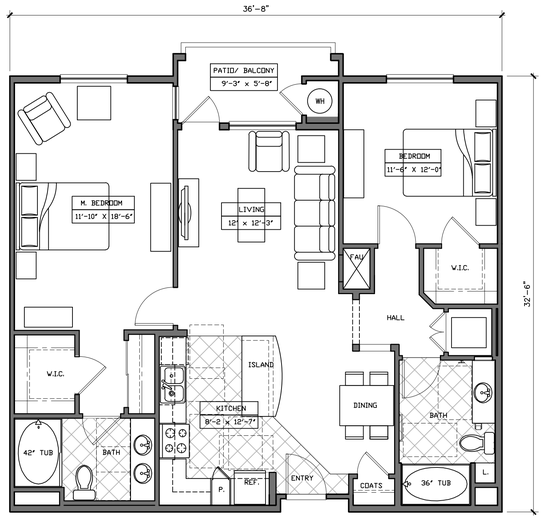
THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

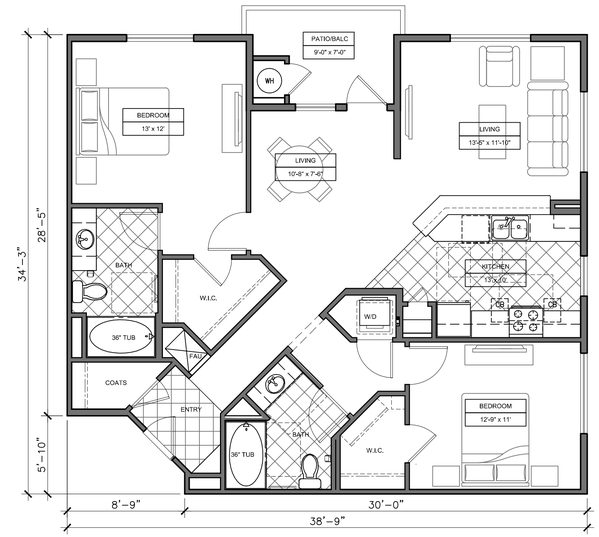
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

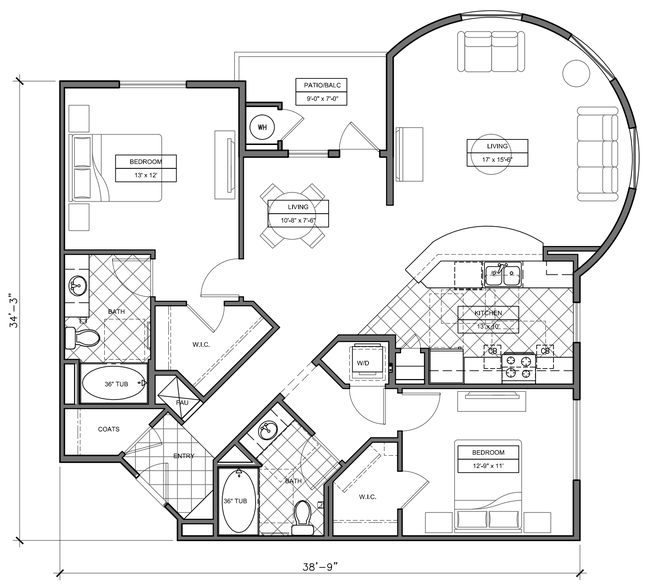
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



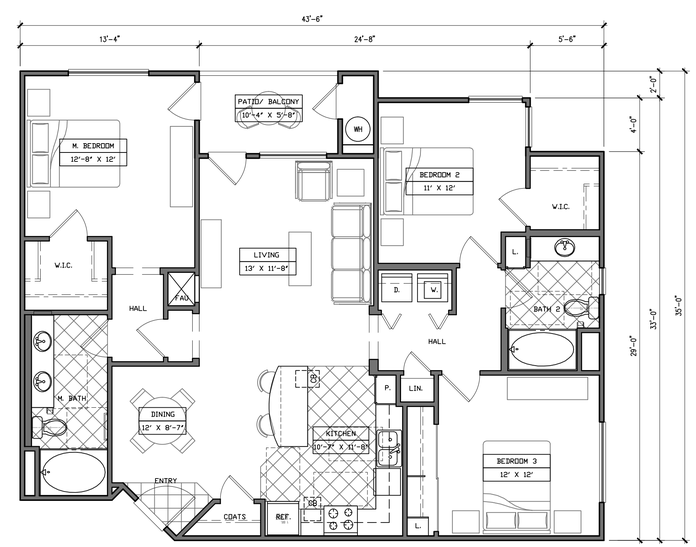
UNIT B2
2 BEDROOM - 2 BATH
LIVABLE AREA: 1,145 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



UNIT B3
2 BEDROOM - 2 BATH
NET LIVABLE: 1,231 SQ. FT.
PATIO/ BALCONY: 66 SQ. FT.



UNIT B3A
2 BEDROOM - 2 BATH
NET LIVABLE: 1,348 SQ. FT.
PATIO/ BALCONY: 66 SQ. FT.



UNIT C1
3 BEDROOM - 2 BATH
LIVABLE AREA: 1,355 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.

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

11-139 October 14, 2011

UNIT PLANS 2 & 3 Bedrooms	2-A7.2	04.21.11

No.	ITEM	DATE
1	SUBMITTAL	04.21.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

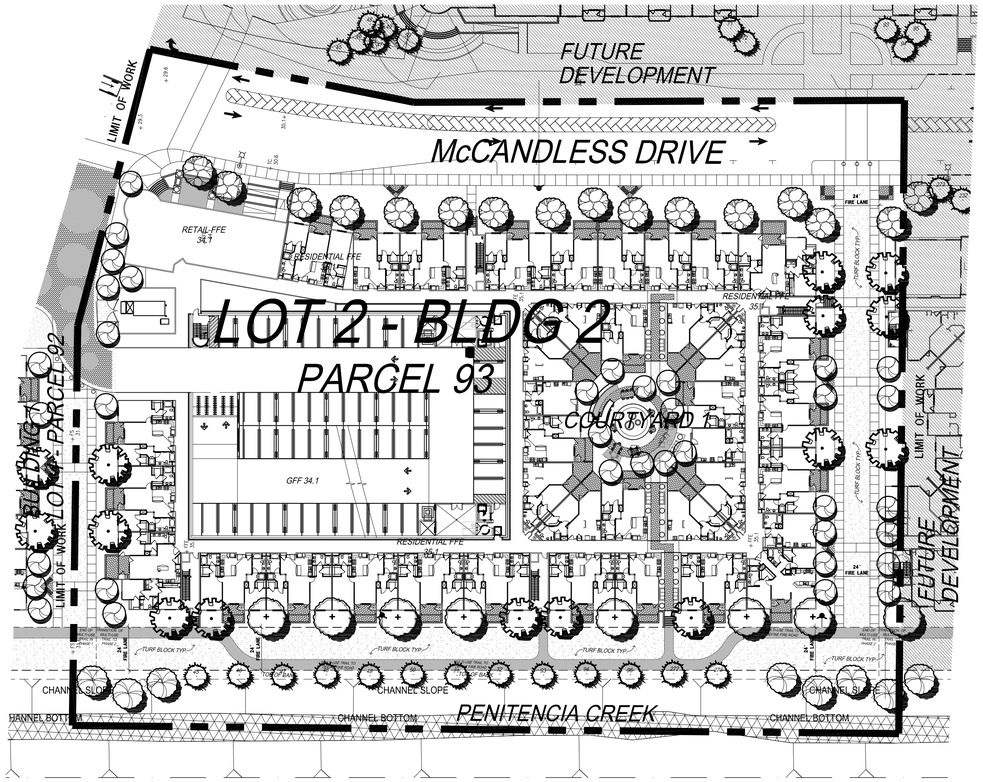
THE DISTRICT - McCANDLESS DRIVE - Building 2

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 20 40 80 120

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
5-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	01-10-11

CLIENT
INTEGRAL COMMUNITIES McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT
LOT #2
PARCEL 93
MILPITAS, CALIFORNIA

SHEET TITLE
OVERALL LANDSCAPE PLAN

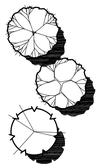
SHEET NUMBER
L1.00

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

PLANTING LEGEND

PROPOSED STREET TREES:

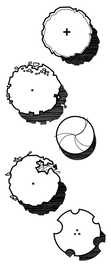


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	ULMUS x 'FRONTIER'	FRONTIER ELM	24" BOX	MEDIUM
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MEDIUM
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MEDIUM

PROPOSED PARK TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MEDIUM
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	HIGH
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	ULMUS x 'FRONTIER'	FRONTIER ELM	24" BOX	MEDIUM
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MEDIUM
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MEDIUM

PROPOSED COMMON AREA TREES:



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	LOW
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	PYRUS CALLERYANA (CULTIVARS)	ORNAMENTAL PEAR	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	RHAPHIOLEPIS 'MAGESTIC BEAUTY'	N.C.N.	5 GAL.	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	LOW
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	HIGH
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	TRISTANIA LAURINA	WATER GUM	24" BOX	MEDIUM

EXISTING TREES:

SYMBOL	COMMON NAME	CONDITION	SIZE	W.U.C.O.L.S. III
	EVERGREEN ASH	NEW TREE TO MATCH DESIGN INTENT OF PROTECTED TREES	60" BOX	MEDIUM
	EVERGREEN ASH	EXISTING SITE TREE PROTECT IN PLACE SHAPE TO CORRECT FORM	N/A	N/A
	COAST REDWOOD	RELOCATED SITE TREE PROTECT IN PLACE SHAPE TO CORRECT FORM	N/A	N/A

PROPOSED SHRUBS AND GRASSES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL.	MEDIUM
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	5 GAL.	MEDIUM
	AGAPANTHUS ORIENTALIS	LILY-OF-THE-NILE	5 GAL.	MEDIUM
	BERBERIS THUNBERGII	JAPANESE BARBERRY	5 GAL.	LOW
	CALAMAGROSTIS ACUTIFLORA 'STRICTA'	FEATHER REED GRASS	5 GAL.	LOW
	CALAMAGROSTIS OVERDAM	FEATHER REED GRASS	5 GAL.	LOW
	CAREX TUMULICOLA	BERKLEY SEDGE	5 GAL.	MEDIUM
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	LOW
	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.	LOW
	CENTRANTHUS RUBER	RED VALERIAN	5 GAL.	VERY LOW
	CISTUS x PURPUREUS	ORCHID ROCK\ROSE	5 GAL.	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	5 GAL.	MEDIUM
	DIETES VEGATA	FORTNIGHT LILY	5 GAL.	MEDIUM
	DIOSMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL.	MEDIUM
	ESCALLONIA EXONIENSIS	ESCALLONIA	5 GAL.	MEDIUM
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	LOW
	GREVILLEA NOELLII	GREVILLEA	5 GAL.	LOW
	HEMEROCALLIS 'BELL ORANGE'	HEMEROCALLIS	5 GAL.	MEDIUM
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	VERY LOW
	ILEX SPECIES	HOLLY	5 GAL.	MEDIUM
	KNIPHOPHIA 'SHINING SCEPTOR'	RED HOT POKER	5 GAL.	MEDIUM
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL.	LOW
	MISCANTHUS SINENSIS 'ARABESQUE'	JAPANESE SILVER GRASS	5 GAL.	HIGH
	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL.	HIGH
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL.	LOW
	MYRTUS COMMUNIS	TRUE MYRTLE	5 GAL.	LOW
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL.	LOW
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.	VERY LOW
	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.	MEDIUM
	PENNISETUM SPATHEOLATUM	RYE PUFFS	5 GAL.	MEDIUM
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL.	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL.	MEDIUM
	PYRACANTHA 'APACHE'	FIRETHORN	5 GAL.	LOW
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL.	LOW
	ROSA 'WHITE FLOWER CARPET'	WHITE CARPET ROSE	5 GAL.	MEDIUM
	ROSMARINUS OFFICINALIS 'HILL HARDY'	N.C.N.	5 GAL.	LOW
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	5 GAL.	MEDIUM
	SPIRAEA JAPONICA 'BUMALDA'	N.C.N.	5 GAL.	MEDIUM
	VIBURNUM TINUS 'DWARF'	DWARF LAURISTINUS	5 GAL.	MEDIUM

PROPOSED VINES AND ESPALIERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CLYTOSTOMA CALLISTEGIODES	LAVENDER TRUMPET VINE	5 GAL.	MEDIUM
	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL.	MEDIUM
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL.	LOW
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.	MEDIUM
	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	LOW
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	MEDIUM
	ROSA BANKSIAE	LADY BANK'S ROSE	5 GAL.	LOW
	WISTERIA SINENSIS	CHINESE WISTERIA	5 GAL.	MEDIUM

PROPOSED GROUNDCOVERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	VERY LOW
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	LOW
	BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BRUSH	1 GAL.	LOW
	CEANOTHUS 'CENTENNIAL'	WILD LILAC	1 GAL.	LOW
	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL.	MEDIUM
	FESTUCA ARUNDINACEA 'MARATHON II'	DWARF TALL FESCUE TURF	SODDED	HIGH
	GAZANIA 'SUNBURST'	GAZANIA	1 GAL.	MEDIUM
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.	LOW
	ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE	1 GAL.	MEDIUM
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	1 GAL.	LOW
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL.	MEDIUM
	ANNUAL COLOR	TO BE SELECTED BY L.A.	1 GAL.	VARIES

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

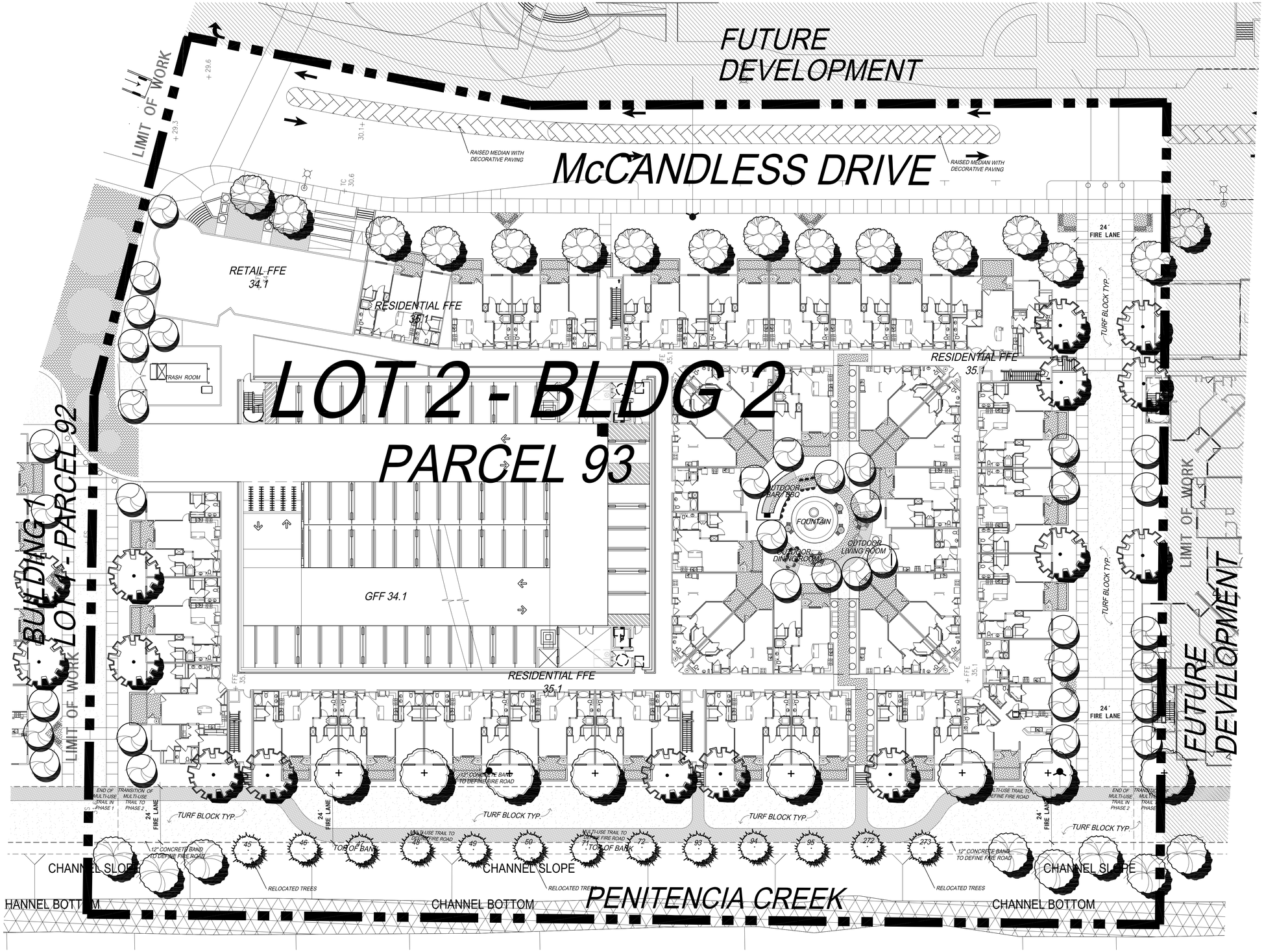
ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	NOT TO SCALE
DATE:	01-10-11

CLIENT
INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT
LOT #2
PARCEL 93
MILPITAS, CALIFORNIA

SHEET TITLE
PLANT LEGEND

SHEET NUMBER
L1.01



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 3905
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 20'-0"
DATE:	01-10-11

CLIENT
INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

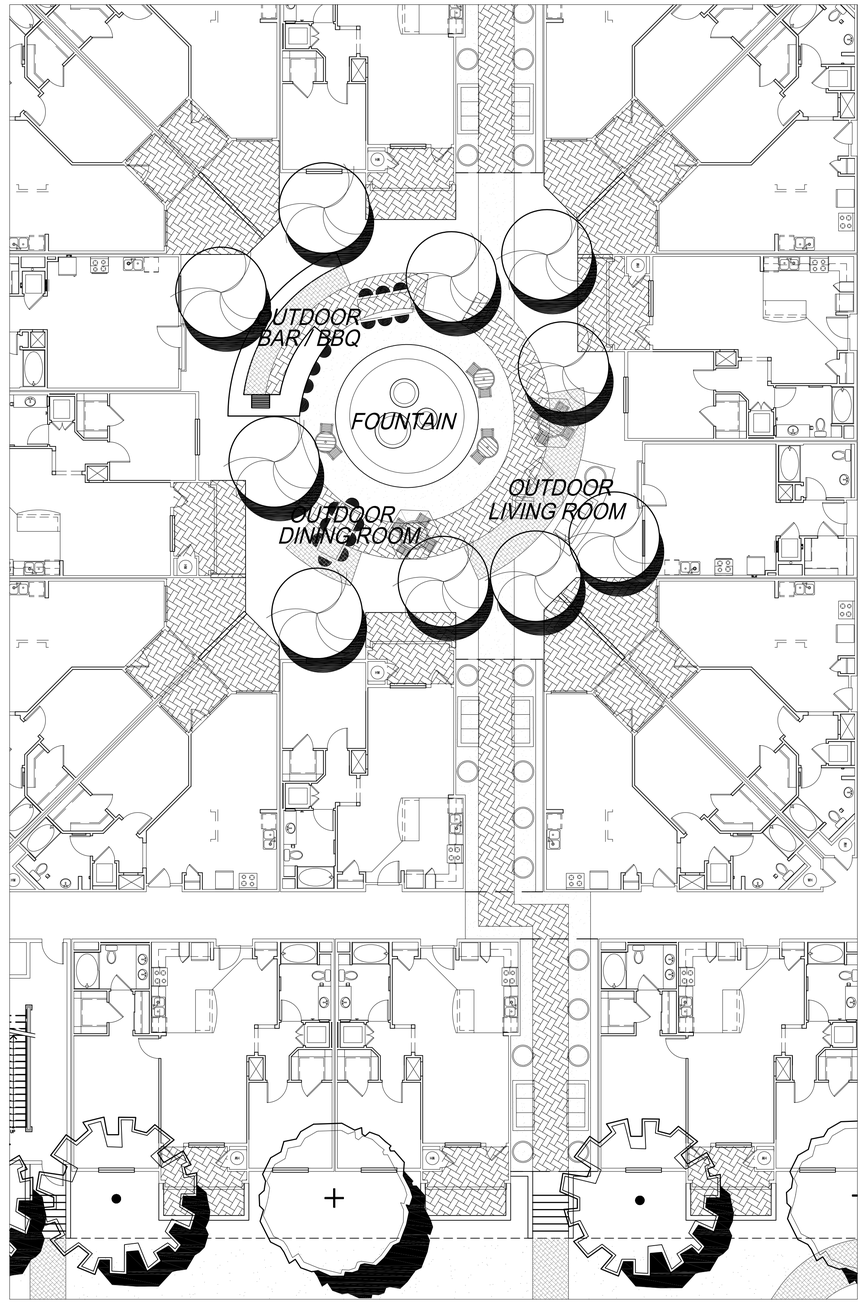
PROJECT
LOT #2
PARCEL 93
MILPITAS, CALIFORNIA

SHEET TITLE
ENLARGED PLAN

SHEET NUMBER
L1.02

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

COURTYARD 1



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 5 10 20 30

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 10'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

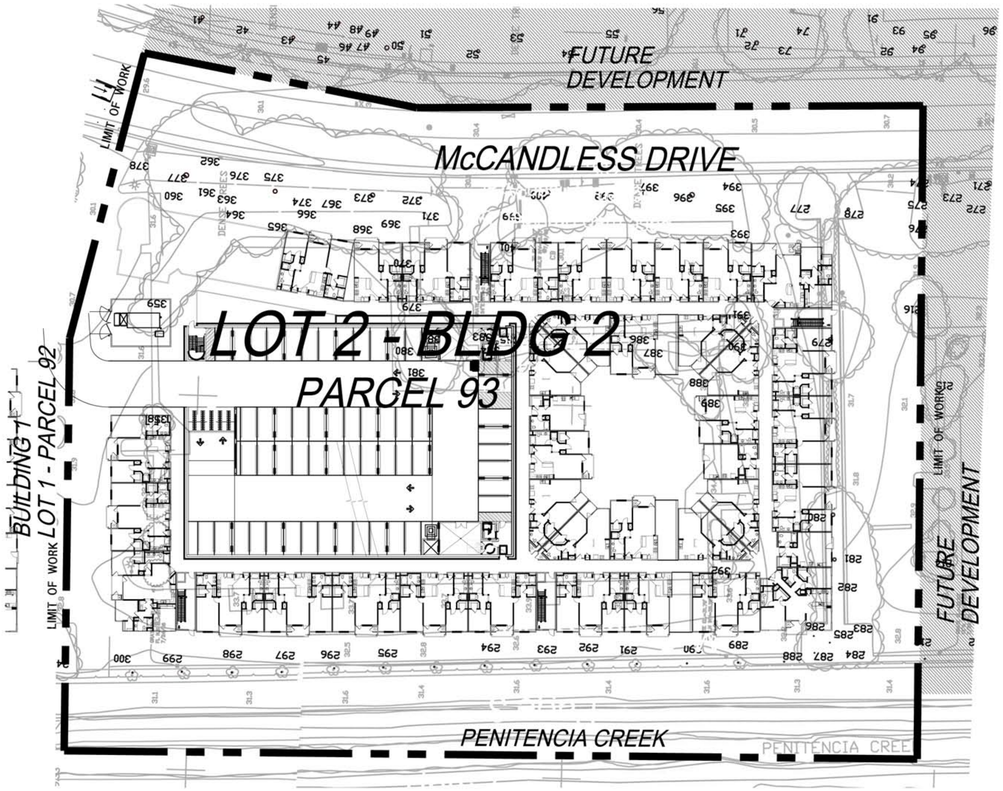
LOT #2
PARCEL 93
MILPITAS, CALIFORNIA

SHEET TITLE

COURTYARD DETAILS

SHEET NUMBER

L1.03



ORIGINAL INFORMATION PREPARED BY:
ED BRENNAN, CONSULTING ARBORIST
979 LINCOLN STREET
BENICIA, CA 94510
707.751.0869
PREPARATION DATE: 12.20.2007
BASE MAP PROVIDED BY:
RUGGERI-JENSEN-AZAR
GILROY, CA
PLAN IS FROM PAGE 3 & 4 OF THE ARBORIST SURVEY WITHIN THE TREE REPORT

EXISTING TREE SURVEY FOR LOT #2, PARCEL #93

TREE #	SPECIES	TRUNK DIAMETER [INCHES]	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	ARBORIST COMMENTS	LANDSCAPE COMMENTS
41	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
42	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
43	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
44	EVERGREEN ASH	17	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
45	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
46	COAST REDWOOD	13	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
47	COAST REDWOOD	25	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
48	COAST REDWOOD	13	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
49	COAST REDWOOD	16	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
50	COAST REDWOOD	21	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
51	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
52	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
53	EVERGREEN ASH	17	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
54	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
55	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
56	FLOWERING PLUM	5	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
71	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
72	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
73	SWEETGUM	12	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
74	SWEETGUM	7	3	MODERATE	LEANING TRUNK	REPLACE WITH 48" BOX
91	SWEETGUM	12	3	MODERATE	TRUNK DIVIDES AT 5'	REPLACE WITH 48" BOX
92	SWEETGUM	13	3	MODERATE	CROWN LEANS	REPLACE WITH 48" BOX
93	COAST REDWOOD	21	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
94	COAST REDWOOD	23	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
95	COAST REDWOOD	22	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
96	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 10'	REPLACE WITH 48" BOX
212	ITALIAN CIDER	6	3	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
213	ITALIAN CIDER	6	3	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
214	SWEETGUM	13	3	MODERATE	TRUNK DIVIDES AT 5'	REPLACE WITH 48" BOX
215	EUROPEAN BIRCH	13	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
216	SWEETGUM	11	3	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
217	EUROPEAN BIRCH	8	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
271	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 15'	REPLACE WITH 48" BOX
272	COAST REDWOOD	21	4	GOOD	MULTI-STEMMED AT 15'	RELOCATE ON SITE
273	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
274	SWEETGUM	10	4	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
275	SWEETGUM	10	4	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
276	SWEETGUM	11	4	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
277	SWEETGUM	14	4	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
278	SWEETGUM	16	4	MODERATE	MULTI-STEMMED AT 18'	REPLACE WITH 48" BOX
279	SWEETGUM	15	3	MODERATE	WOUNP ON TRUNK	REPLACE WITH 48" BOX
280	RED IRONBARK	26	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
281	RED IRONBARK	17	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
282	RED IRONBARK	21	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
283	RED IRONBARK	18	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
284	SWEETGUM	6	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
285	SWEETGUM	6	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
286	SWEETGUM	5	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
287	SWEETGUM	6	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
288	ITALIAN ALDER	6	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
289	ITALIAN ALDER	8	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
290	ITALIAN ALDER	6	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
291	ITALIAN ALDER	6	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
292	ITALIAN ALDER	8	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
293	ITALIAN ALDER	8	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
294	ITALIAN ALDER	8	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
295	ITALIAN ALDER	8	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
296	ITALIAN ALDER	8	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
297	ITALIAN ALDER	6	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
298	ITALIAN ALDER	8	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
361	EUROPEAN BIRCH	7	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
362	EUROPEAN BIRCH	6	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
363	EUROPEAN BIRCH	6,6,5,4	3	MODERATE	MULTI-STEMMED AT 2'	REPLACE WITH 48" BOX
364	EUROPEAN BIRCH	9	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
365	EUROPEAN BIRCH	13	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
366	EUROPEAN BIRCH	14	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
367	EUROPEAN BIRCH	6	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
368	EUROPEAN BIRCH	10	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
369	EUROPEAN BIRCH	5	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
370	EUROPEAN OLIVE	6,6,5,4	3	MODERATE	MULTI-STEMMED AT 2'	REPLACE WITH 48" BOX
371	SWEETGUM	10	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
372	SWEETGUM	10	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
373	EVERGREEN ASH	27	4	MODERATE	MULTI-STEMMED AT 14'	REPLACE WITH 48" BOX
374	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 14'	REPLACE WITH 48" BOX
375	EVERGREEN ASH	25	4	MODERATE	MULTI-STEMMED AT 14'	REPLACE WITH 48" BOX
376	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 14'	REPLACE WITH 48" BOX
379	EUROPEAN BIRCH	13	4	MODERATE	MULTI-STEMMED AT 14'	REPLACE WITH 48" BOX
380	EUROPEAN BIRCH	6	4	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
381	EUROPEAN BIRCH	11	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
382	EUROPEAN BIRCH	14	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
383	EUROPEAN BIRCH	9	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
384	EUROPEAN BIRCH	10	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
385	EUROPEAN BIRCH	5	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
386	EUROPEAN BIRCH	8	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
387	EUROPEAN OLIVE	6,6,6	4	MODERATE	MULTI-STEMMED AT 2'	REPLACE WITH 48" BOX
388	EUROPEAN BIRCH	8	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
389	EUROPEAN BIRCH	11	4	MODERATE	GOOD FORM AND HEALTH	REPLACE WITH 48" BOX
390	SWEETGUM	14	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
391	SWEETGUM	10	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
392	SWEETGUM	8	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
393	SWEETGUM	10	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
394	SWEETGUM	10	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
395	SWEETGUM	9	2	POOR	CROWN DYING BACK	REPLACE WITH 24" BOX
396	EVERGREEN ASH	25	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
397	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
398	EVERGREEN ASH	27	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
399	SWEETGUM	10	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
400	SWEETGUM	10	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
401	SWEETGUM	10	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX

0 20 40 80 120

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT #2
PARCEL 93
MILPITAS, CALIFORNIA

SHEET TITLE

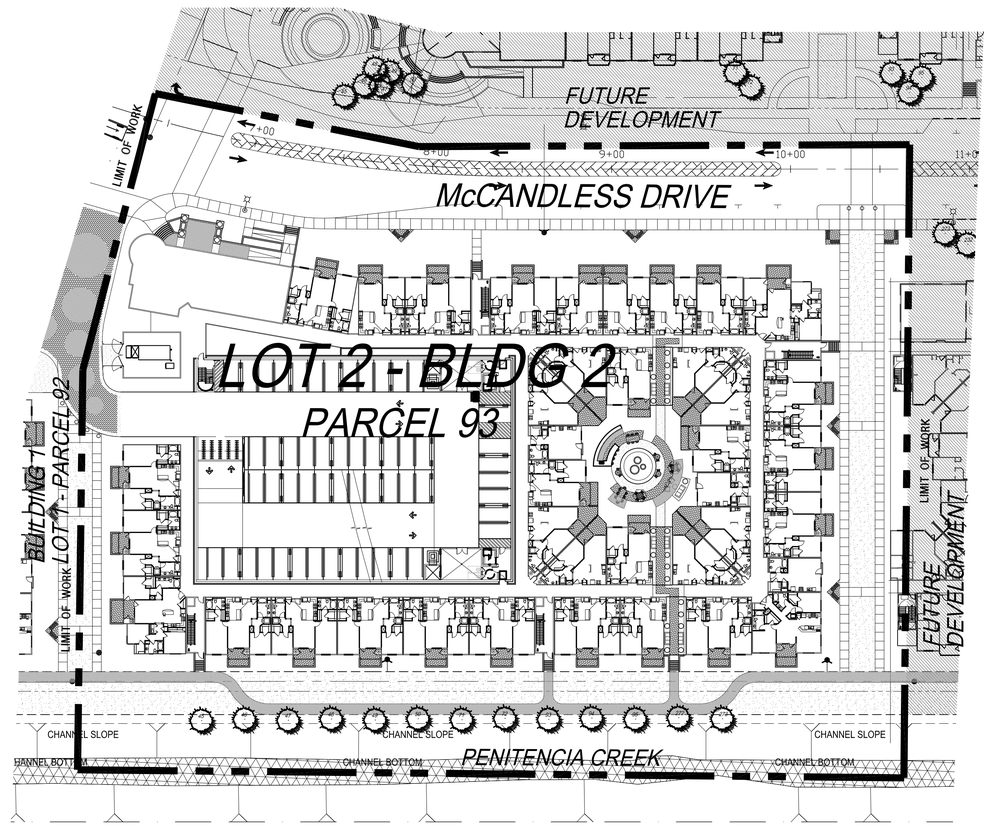
EXISTING TREE SURVEY

SHEET NUMBER

L1.04

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 20 40 80 120

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	110325 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	01-10-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT #2
PARCEL 93
MILPITAS, CALIFORNIA

SHEET TITLE

TREE PROTECTION AND RELOCATION PLAN

SHEET NUMBER

L1.05

The District at Milpitas - Building 3

Building/Unit Tabulation

INTEGRAL McCandless 11/17/11

Building 3 / Parcel 3 (AP-Parcel 101-A)

	Level	Studio	1 BR				2 BR						3 BR	Total
		S1	A1	A2	A2b	A3	B1	B1A	B2	B3	B3A	B4	C1	
ORetail	3		3	2	2	1	3		6		1		2	19
	4		3	2	2		3		6		1		2	19
	5		3	2	2		3		6		1		2	19
	6		3	2	2		3		6		1		2	19
	7		3	2	2		3		6		1		2	19
On Grade	1	2	4	1	1		3	1	3					15
	2	2	4	3	1		3	1	3					17
	3	2	4	4	2		3	1	4				1	21
	4	2	4	4	2		3	1	4				1	21
	5	2	4	4	2		3	1	4				1	21
		10	35	26	18	1	30	5	47	0	5	0	13	**190**
	Totals	10		80					87				13	
		5.3%	18.4%	13.7%	9.5%	0.5%	15.8%	2.6%	24.7%	0.0%	2.6%	0.0%	6.8%	100.0%
		5.3%		42.1%					45.8%				6.8%	

DWELLING UNIT INFORMATION

Unit	Unit SF	Qty.	%	SF TOT.*
S1	563	10	5.3%	5,630
A1	763	35	18.4%	26,705
A2	793	26	13.7%	20,618
A2b	721	18	9.5%	12,978
A3	766	1	0.5%	766
B1	1,108	30	15.8%	33,240
B1A	1,086	5	2.6%	5,430
B2	1,145	47	24.7%	53,815
B3	1,231	0	0.0%	0
B3A	1,392	5	2.6%	6,960
B4	1,109	0	0.0%	0
C1	1,355	13	6.8%	17,615
Avg.	967	**190**	100%	**183,757**

* RESIDENTIAL UNIT NET AREA

Ground Floor Retail S.F. = **27,402**

Retail Tabulation

	Retail Space	Area (S.F.)	Notes
BUILDING 3	R-M	14,103	Retail
	R-N	7,387	Retail
	R-O	1,800	Retail - Res
	R-P	1,667	Retail - Res
	RO-Q	2,445	Retail
	Total	**27,402**	

Building 3 - Gross Area

BUILDING 3 - GROSS AREA	
AREA (Gross S.F.) - RESIDENTIAL	258,205
AREA (Gross S.F.) - RETAIL	27,402
AREA (Gross S.F.) - PARKING GARAGE	136,843
TOTAL AREA	**422,450**

BUILDING COVERAGE (S.F.)	54,589
(EXCLUDES PARKING GARAGE)	

Parking Tabulation

Building 3 - Parking Summary:

Unit Type	Number of Units	Stalls/Unit Transit Area Spec Plan Min.	Stalls Req'd Transit Area Spec Plan Min.
Studio	10	0.80	8
1 BR	80	1.20	96
2 BR	87	1.60	140
3 BR	13	1.60	21
Total	190	1.39	265
Guest		0.15	40
Total Residential Req'd			305
Retail Req'd based on Area SF	27,402	0.0032	88
Total Required			**393**
Residential Parking			307
Retail Parking			92
Total Provided			**399**
Replacement Value (Motorcycles & Bicycles)			**20**
TOTAL			**419**

Standard Stall Replacement

Bike	Motorcycle	Total
6	10	16
1	3	4
7	13	20

Note: Preferential Carpool Parking for Non-Residential = 1% x 90 = 0.9. 1 stall provided at first level of Garage Structure.

Allowable Standard Stall Replacement - Zoning XI-10-53.13	
Replaced Standard Stalls By Bicycle Parking @ 8:1 Ratio	7
Replaced Standard Stalls By Motorcycle Parking @ 2:1 Ratio	13
Total (Max Allowed = 5% of Required Parking = 20 stalls)	**20**

Building 3 - Accessible Stalls:

			Req'd Accessible	
Dwelling Stalls	265	2%	5.3	=5
Visitor parking	40	5%	1.99	=2
For Residential			7.29	**=7 Req'd**
Accessible Van Parking	1 per 8 H/C stalls		**=6 H/C + 1 H/C van stalls**	
For Retail	88	2%	1.75	**= 2 Req'd**
Accessible Van Parking	1 per 8 H/C stalls		**=1 H/C + 1 H/C van stall**	

Building 3 - Parking Provided:

Parking Provided	Retail Parking	HC Stalls	Units Per Level	Residential Parking	HC Stalls
Street Parking - Area 5	6				
Street Parking - Area 6	3				
Street Parking - Area 7	37				
Parking Structure - 1st Level	44	2	18		
2nd Level			21	62	2
3rd Level			38	58	1
4th Level			38	58	1
5th Level			38	58	1
6th Level			14	58	1
7th Level			14	13	1
Total Provided	**90**	**2**	**181**	**307**	**7**

Bicycle Parking

Use	Standards	Required	Provided	Notes
Residential	1 per 4 Dw. Units	47.5	48	
Guest	5% of Pkg Req's	1.99	2	On-street racks
Non-Residential	5% of Pkg Req's	4.38	5	
Total Provided			55	

Sheet Index Building 3

3-A1 TITLE SHEET - BUILDING 3

3-A2 BUILDING 3 - SITE PLAN

3-A3 BUILDING 3 - SOLID WASTE PLAN

3-A4.1 BUILDING 3 - FIRST & SECOND FLOOR PLANS
3-A4.2 BUILDING 3 - THIRD THROUGH FIFTH & SIXTH THROUGH SEVENTH FLOOR PLAN
3-A4.3 BUILDING 3 - ROOF PLAN

3-A5.1 BUILDING 3 - ELEVATIONS
3-A5.2 BUILDING 3 - ELEVATIONS

3-A6 BUILDING 3 - SECTIONS

3-A7.1 BUILDING 3 - DWELLING UNIT PLANS
3-A7.2 BUILDING 3 - DWELLING UNIT PLANS

L1.00 BUILDING 2 - OVERALL LANDSCAPE PLAN
L1.01 PLANT LEGEND
L1.02 ENLARGED PLAN
L1.05 COURTYARD DETAILS
L1.06 EXISTING TREE SURVEY
L1.07 TREE PROTECTION AND RELOCATION PLAN

11-286 December 12, 2011

BLDG. 3 TITLE SHEET **3-A1** 0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

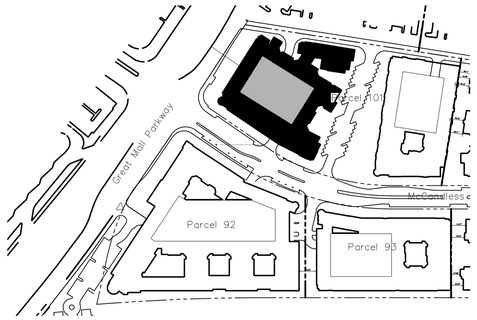
AGENCY SUBMITTAL

THE DISTRICT - McCANDLESS DRIVE - Building 3 *MILPITAS, CA*

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

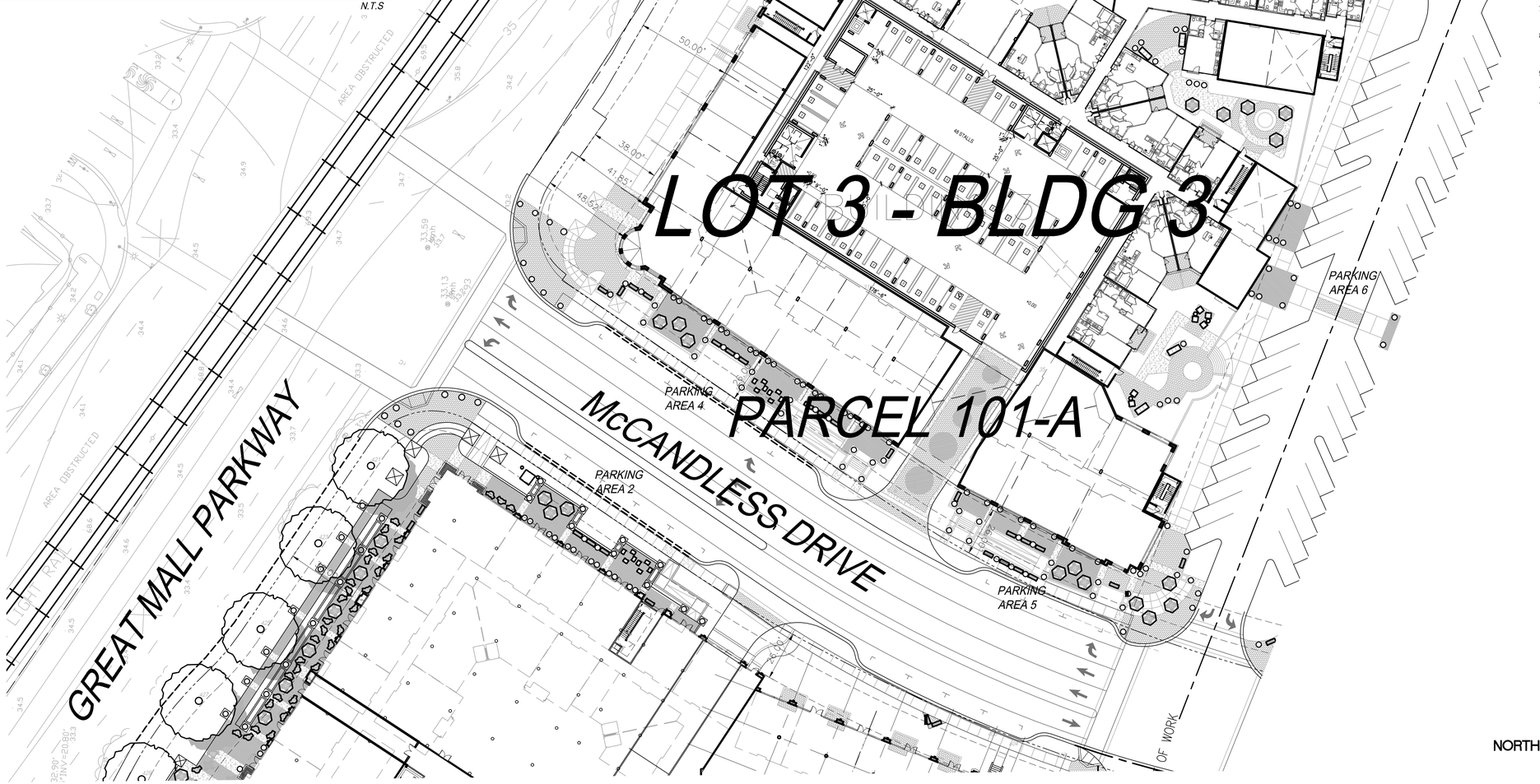
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



OVERALL SITE KEY PLAN PER APPROVED TTM

N.T.S



General Fire Department Notes

1. Ground structures and building projections shall not encroach or impede apparatus access. CFC Section 503.4.
2. All buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communications system of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communications system. Emergency responder radio coverage systems shall be installed in accordance with Section 510 and Appendix J of the 2010 CA Fire Code. CFC 510.1, amended by MMC V-300-2.60
3. When in the opinion of the fire code official a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other location, the developer of the new structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure. CFC 510.1.1, added by MCC V-300-2.61
4. Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. CFC 504.4, added by MMC V-300-2.58
5. Stairs to Roof - Applicable to All Building Perimeter Stair-wells. Buildings located four or more stories in height above grade plane, except those with a slope greater than 4 units vertical in 12 units horizontal, shall be provided with stairway to the roof. CFC 504.3
6. All elevators shall be sized to meet the gurney size requirements per CBC 3002.4a-3002.4.7a.
7. Automatic Fire Sprinkler Systems. The proposed buildings (including parking structure) are required to be provided with an automatic fire sprinkler system. CFC 903.2, amended by MMC V-300-2.65
8. Standpipe system shall be installed in accordance with CFC 905.2 and NFPA 15. When stairs are provided with intermediate landings, the standpipes shall be located at the bottom floor level, at the top floor level and at all intermediate landings. CFC 905
9. Portable fire extinguishers shall be selected, installed and maintained in accordance with CFC 906.
10. A fire alarm system and detection system shall be provided for these structures per CFC 907.
11. Special Fire Department Requirements for Buildings over four stories. This requirement is applicable to all perimeter stair-wells. Equipment cache rooms shall be located and accessible from within the rated enclosure of the stair-wells.CFC 914.12, added by MMC V-300-2.74. All Group B office buildings and Group R1 & R2 Occupancies, each having floor used for human occupancy located more than 60' above the lowest level of Fire Department vehicle access, or more than 4 stories ion height. (Prior to the purchase of materials, a materials list shall be submitted to the Fire Department for review and approval. The Fire Department reserves the right to make changes due to obsolete equipment or operation changes).
    a. Equipment Cache Rooms shall be located on the 1st floor above the ground floor, and every other floor thereafter, or as directed by the fire agency.
    b. Each equipment storage room size should be a minimum of 4' deep, full height (8' to 9') with a door the minimum width of 43". A roll-up door can be used provided it has a 43" minimum width and unobstructed access. It shall have a power outlet to provide electricity, a light (connected to a 'timer'), be sprinklered, and be locked with a 'break-away' type lock. Fixed shelving shall be provided in a configuration approved by the fire agency (every 16" after ladder placement is determined) to store items that may include, but not be limited to:

- 2-Hotel Hose pack (double jacketed hose) with 100' of 1-3/4" fire hose and a 1 1/2" variable fog nozzle (Task Force Tip, 1 3/4") with a detachable bail, both having National Standard threads. Eaich pack to have 1-spanner wrench, 1- 2 ½" x 1 ½" gated wye, and 1- 2 ½" x 1 ½" reducer coupling Red Head Brass 2 ½" x 1 ½" reducer
- 2- 50' banded hose rolls (North American Hose)
- 2- 2 ½" 10' hose with one male end connector & female end connector both with National Standard threads ('Stynger')
- 1- Hooligan tool (Paratech Hooligan, 11 pound)
- 2- pick head axe (Council Axe, Pick Head)
- 1- Little Giant Ladder, or 1- attic ladder; Fire agency to determine type.
- 1- 3' Ames Tru Temper Wrecking bar
- 12- Open Door Industries, door stops
- 4- salvage covers (blue tarps) measuring 18' x 24' with grommets every 16"
- 3- spare sprinkler heads, for each type used (these are in addition to those required in the riser room)
- 1-each Sprinkler head wrench(es), one for each type of head used
- 1- Push type cart for use to move air bottles (type subject to fire agency approval)
- 1- Rapid Intervention Pack (RIT) (location to be determined by fire agency)
- 1- Evacuation Chair Stryker Model 6253 (per side)
- Air Bottles*: Fixed SCBA bottle storage rack, number of bottles to be determined by the fire agency. A minimum capacity for 8 bottles per closet shall be provided. Individual rack slots should be positioned for horizontal storage, and be oversized to accommodate changes in bottle sizes. Current manufacturer is 'Survivair' 4500 psig, 45 minute bottle, H.P. carbon

*When required, an air bottle filling system shall have the fill access port located at a reasonable distance from each structure that takes into account debris fall out & collapse zones. A 'monument-type' fill station port should be located near a public roadway, not adjacent to the structure. The underground piping system, designed and installed with stainless steel welded fittings and piping, should terminate at this monument. A weather tight access panel with Knox-box key entry should also be provided. The storage system should be designed to provide enough air @ 4500 psig for up to fifty 45 minute bottles, prior to augmentation by an outside air source.

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

11-286 December 12, 2011

THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

BLGD 3 SITE PLAN FIRST FLOOR	3-A2	0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

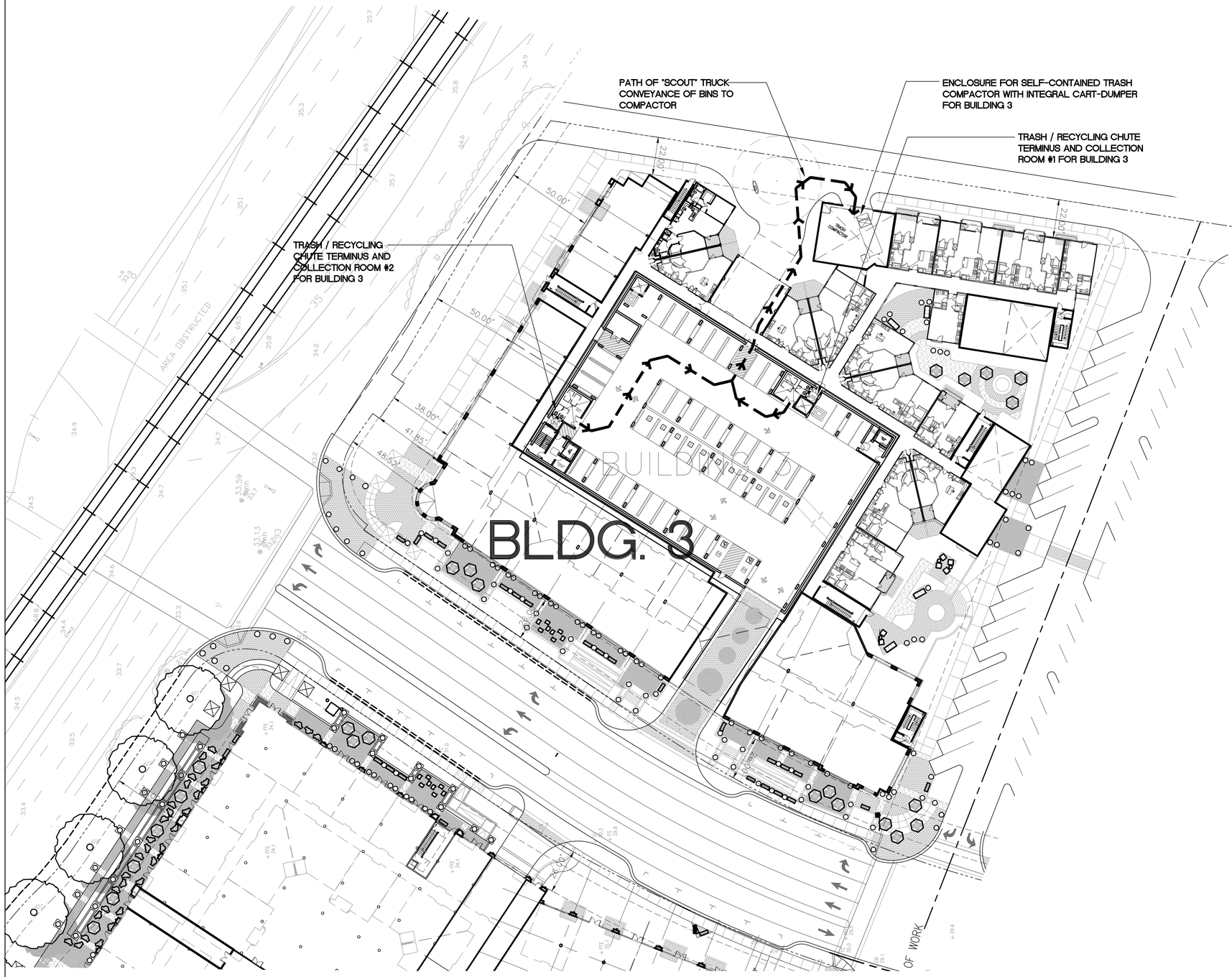
CASE FILE NUMBERS:
X X

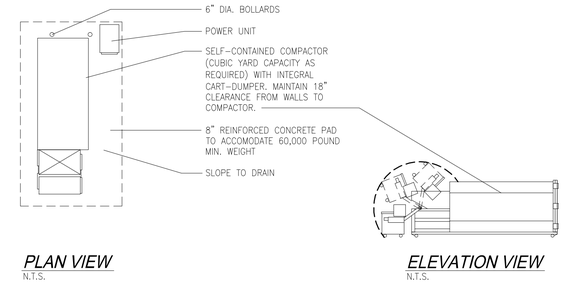
AGENCY SUBMITTAL

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.





TRASH COMPACTOR

BUILDING 3

SOLID WASTE DISPOSAL - RETAIL*								
	Area S.F.	Water Density lbs/CY	Disposal Rate lbs/employee/year	Total Employees	lbs/year	lbs/week	Loose CY/week	Compacted CY/week
Retail	23935	67	1719	10	17190	331	4.9	1.6
RECYCLED DIVERSION - RETAIL*								
	Area S.F.	Density lbs/CY	Disposal Rate lbs/employee/year	Total Employees	lbs/year	lbs/week	Loose CY/week	Compacted CY/week
Retail	23935	100	1995	10	19950	384	3.8	1.3

* Source: California Integrated Waste Management Board - Publication 341-06-006 (2006)

SOLID WASTE CALCULATIONS - RESIDENTIAL						
No. UNITS	Lbs/Week/Unit	Total Generation: Uncompacted (lbs)	Waste Bin Capacity lbs/cubic yd (uncompacted)	Bin Volume Compaction Ratio X 1	Total Cubic Yards: Compacted	Total Bins Required @ 3 CY each
190	34	6460	100	3	21.5	7
RECYCLING CALCULATIONS - RESIDENTIAL						
No. UNITS	Lbs/Week/Unit	Total Generation: Uncompacted (lbs)	Waste Bin Capacity lbs/cubic yd (uncompacted)	Total Cubic Yards: Uncompacted		Total Bins Required @ 3 CY each
190	7	1330	45	29.6		10

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-286 December 12, 2011

BLDG 3 SOLID WATSE PLAN	3-A3	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

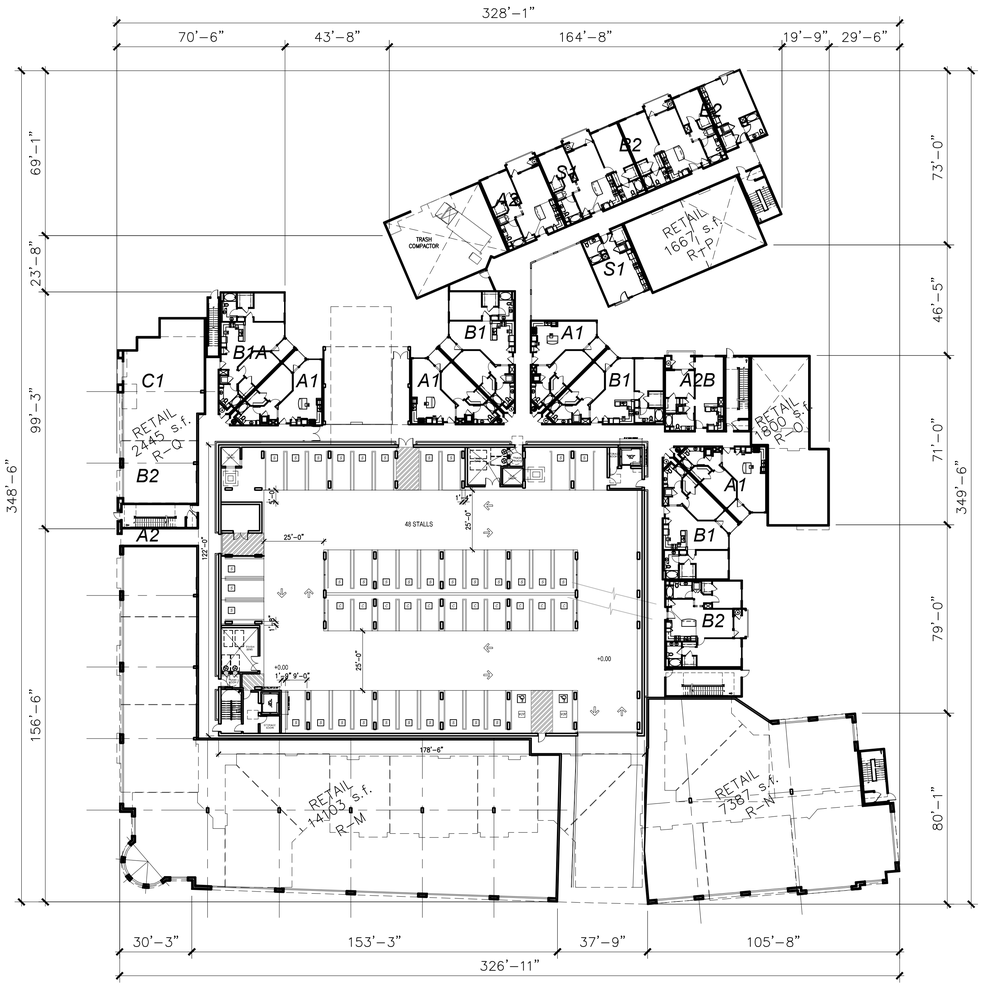
THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



FIRST FLOOR PLAN

SECOND FLOOR PLAN

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-286 December 12, 2011

SITE 3
BUILDING 3
1st & 2nd FLR

3-A4.1

0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

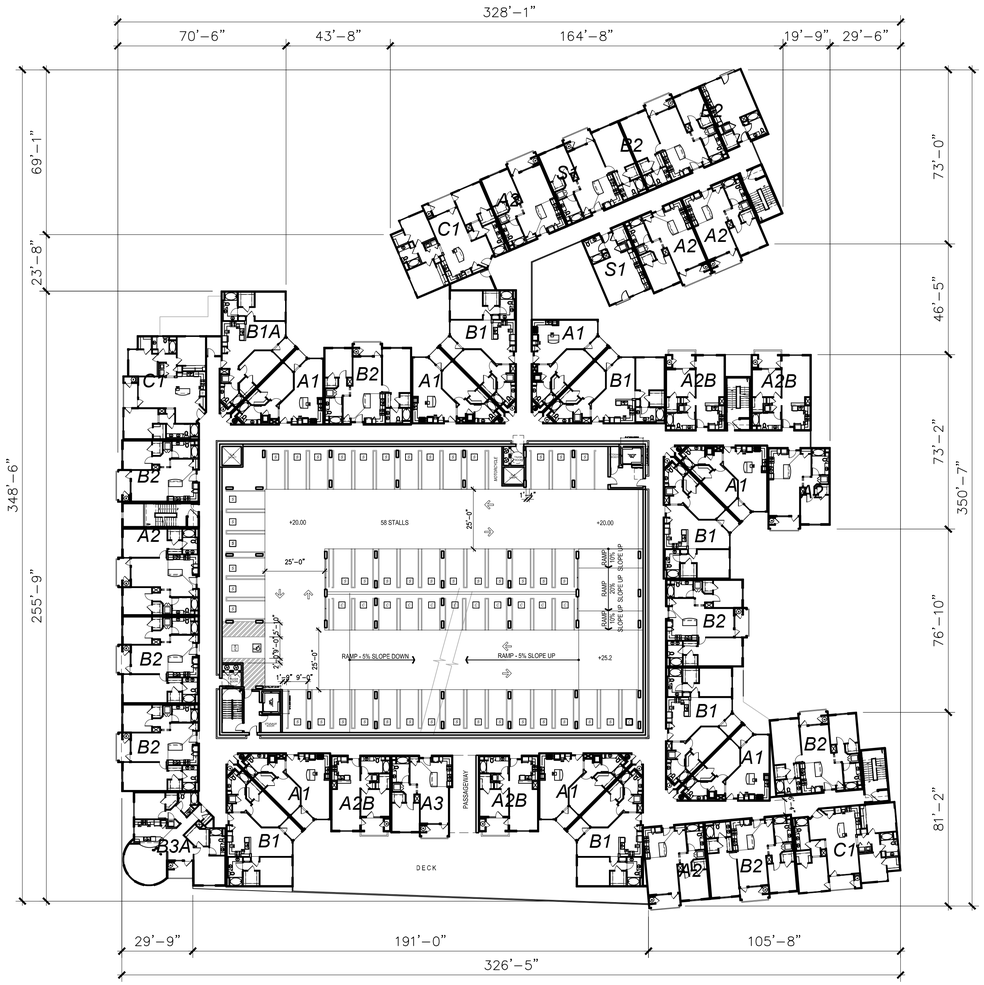
THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



THIRD FLOOR PLAN - (4th & 5th SIMILAR)

SIXTH FLOOR PLAN

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-286 December 12, 2011

SITE 3 BUILDING 3 3rd & 6th Flr	3-A4.2	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

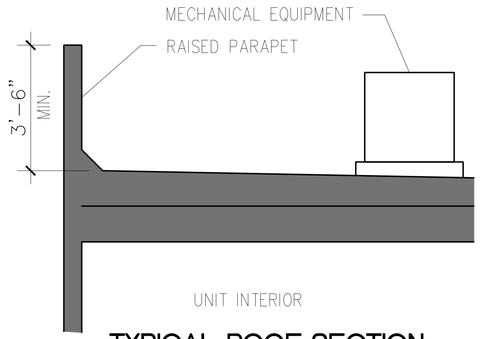
THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

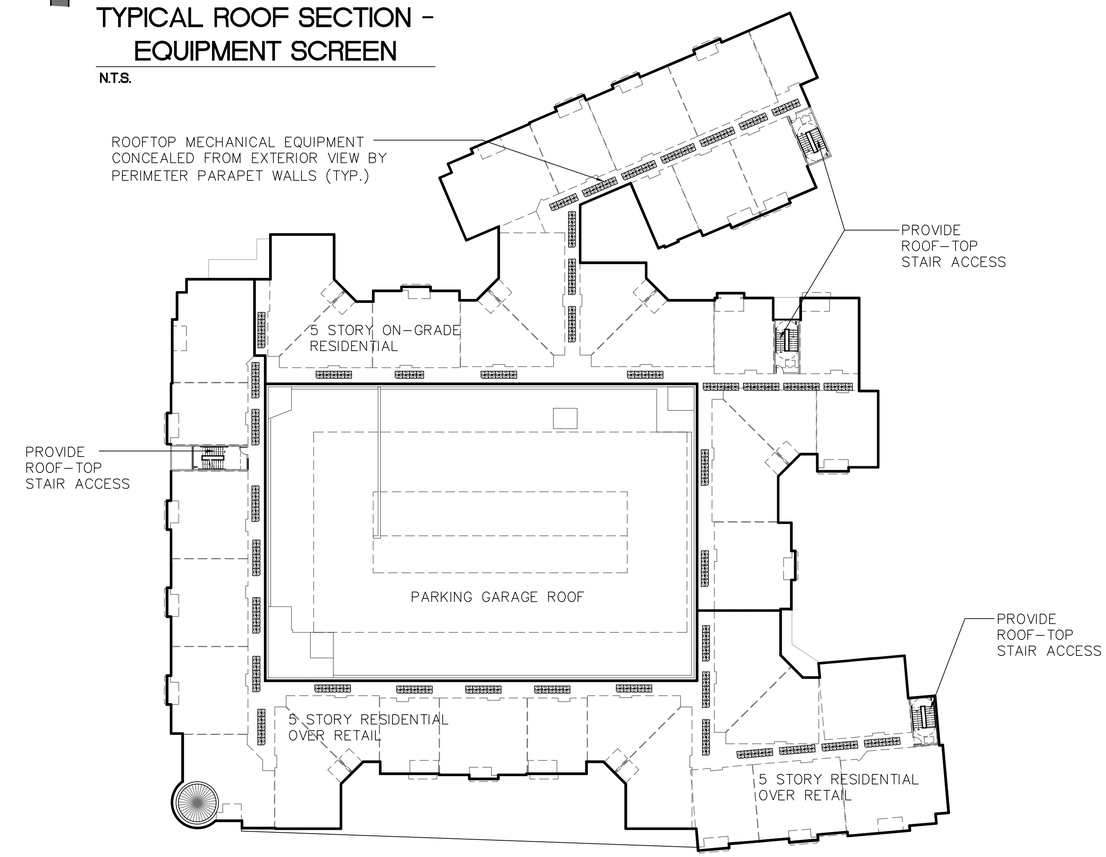
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



TYPICAL ROOF SECTION - EQUIPMENT SCREEN

N.T.S.

SEVENTH FLOOR PLAN



ROOF PLAN

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-286 December 12, 2011

SITE 3 BUILDING 3 Roof Plan	3-A4.3	0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

INTEGRAL COMMUNITIES

160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

WEST ELEVATION - McCandless Drive

NORTH ELEVATION - Great Mall Parkway

MATERIAL LEGEND

	DESCRIPTION
1.	METAL ROOF
2.	METAL RAILINGS
3.	VINYL WINDOWS
4.	STUCCO
5.	FOAM ORNAMENT
6.	MEDALLION
7.	SCORE LINE
8.	METAL CANOPY
9.	FABRIC AWNING
10.	SPIRE

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

11-286 December 12, 2011

Bldg. 3 Exterior Elevations	3-A5.1	0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

INTEGRAL COMMUNITIES

160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

SOUTH ELEVATION - Street "A"

EAST ELEVATION

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

11-286 December 12, 2011

Bldg. 3 Exterior Elevations	3-A5.2	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

INTEGRAL COMMUNITIES

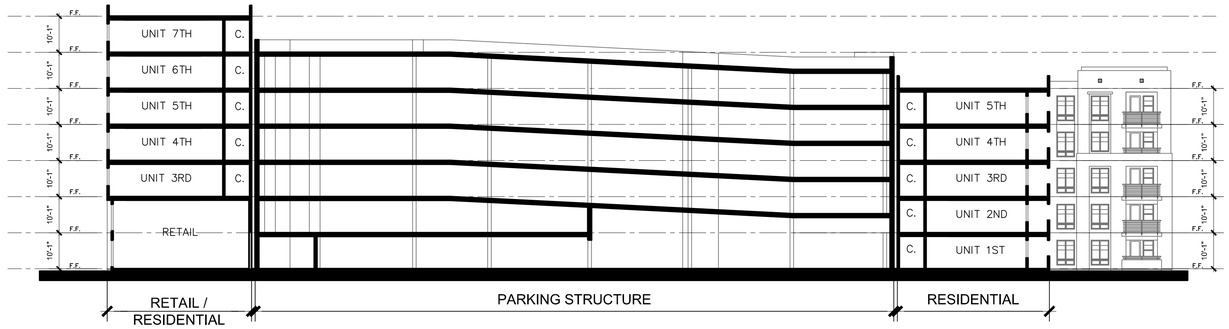
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

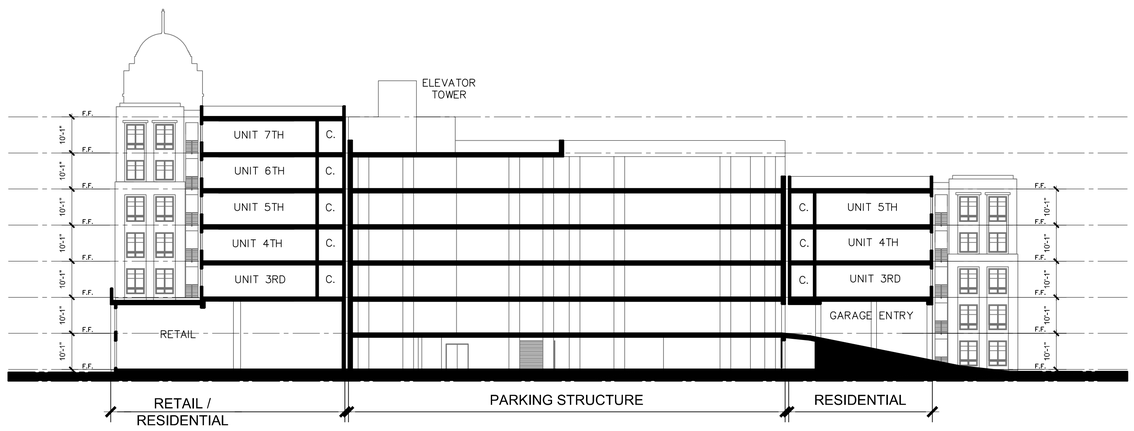
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange

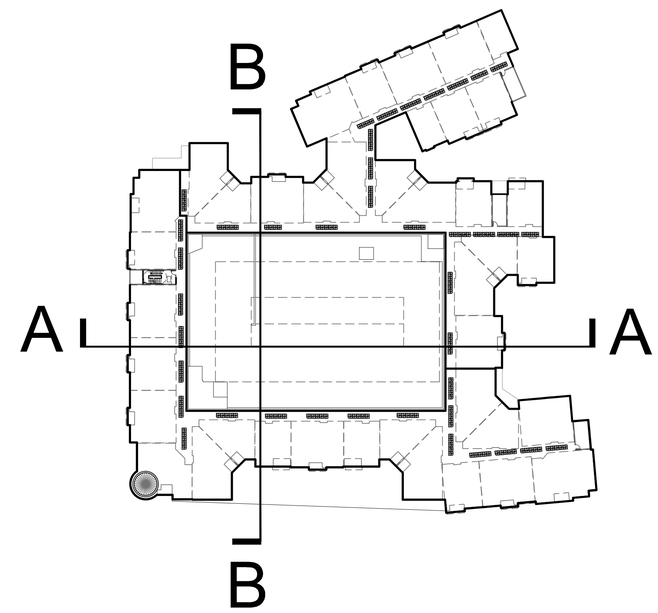
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



BUILDING #3 - SECTION A-A



BUILDING #3 - SECTION B-B



BUILDING #3 - KEYMAP
N.T.S.

NORTH

11-286 *December 12, 2011*

SCALE: 1:20

SITE SECTION	3-A6	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

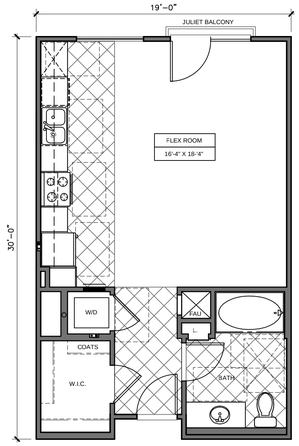
THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

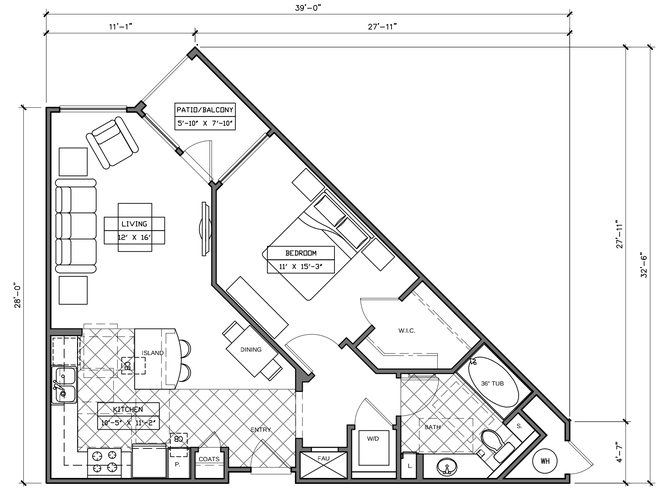
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

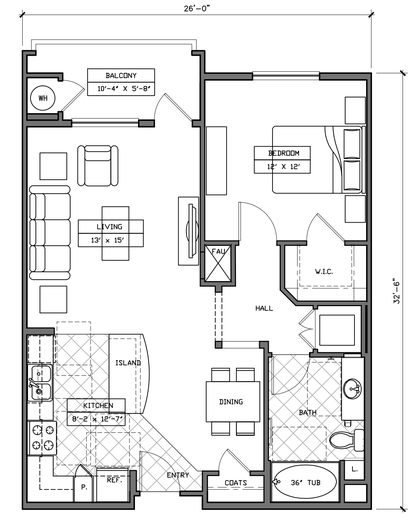
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



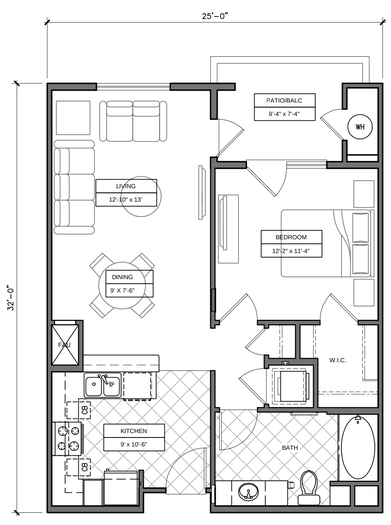
UNIT S1
1 BEDROOM - 1 BATH - STUDIO
NET LIVABLE: 563 SQ. FT.



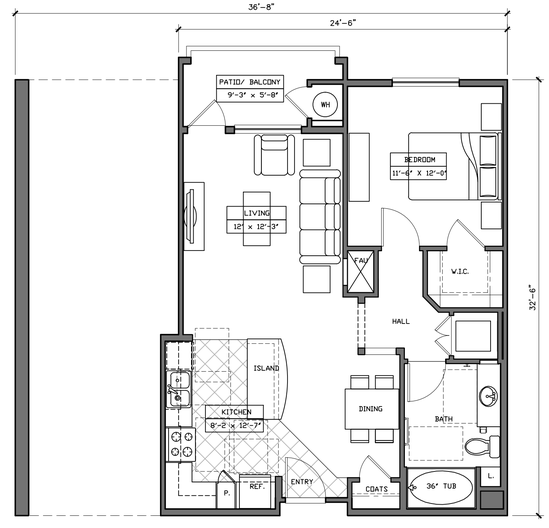
UNIT A1
1 BEDROOM - 1 BATH
LIVABLE AREA: 763 SQ. FT.
PATIO/BALCONY: 46 SQ. FT.



UNIT A2
1 BEDROOM - 1 BATH
LIVABLE AREA: 793 SQ. FT.
BALCONY: 63 SQ. FT.



UNIT A2b
1 BEDROOM - 1 BATH
NET LIVABLE: 721 SQ. FT.
PATIO/ BALCONY: 71 SQ. FT.



UNIT A3
1 BEDROOM - 1 BATH
LIVABLE AREA: 766 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.

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

11-286 December 12, 2011

UNIT PLANS Studio & 1 Bedrooms	3-A7.1	0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

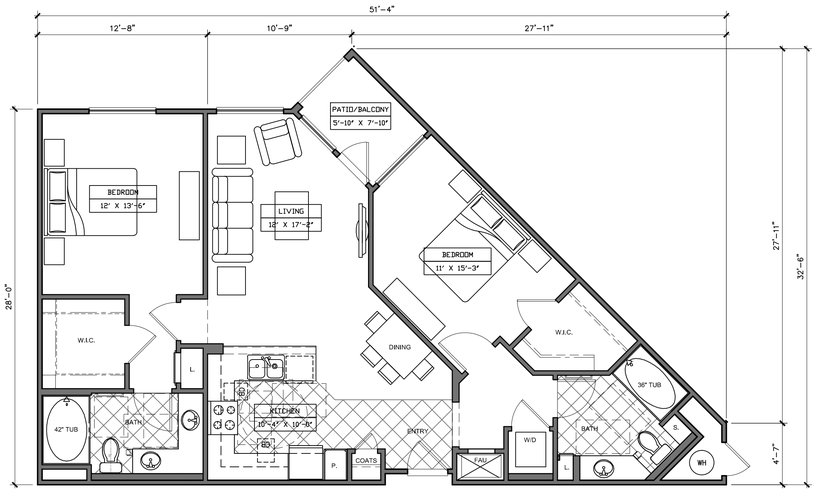
THE DISTRICT - McCANDLESS DRIVE - Building 3

MILPITAS, CA

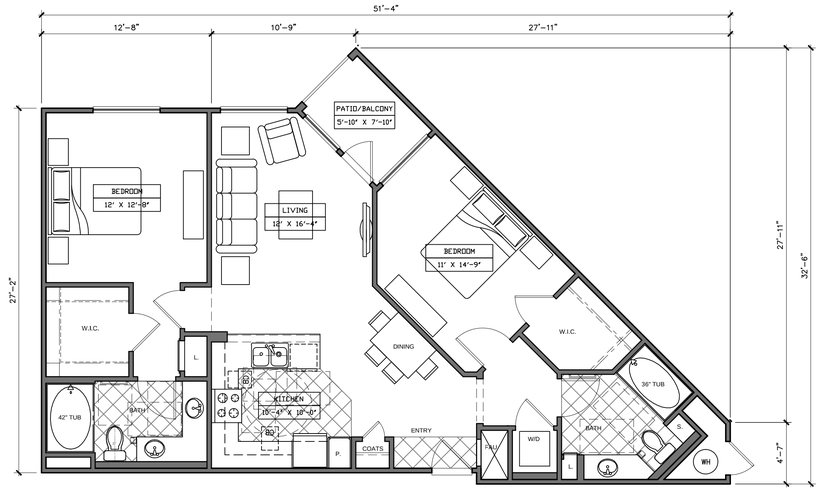
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

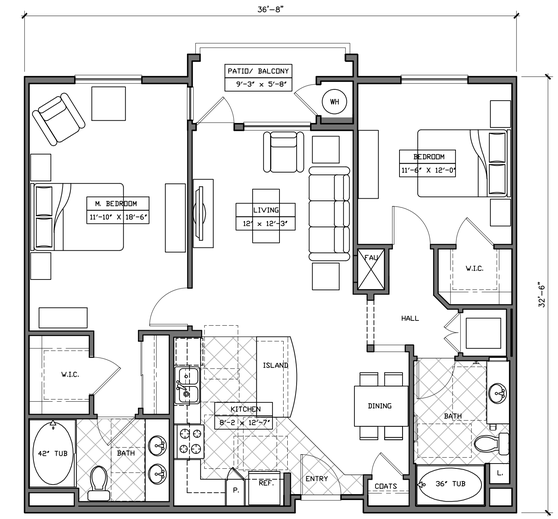
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



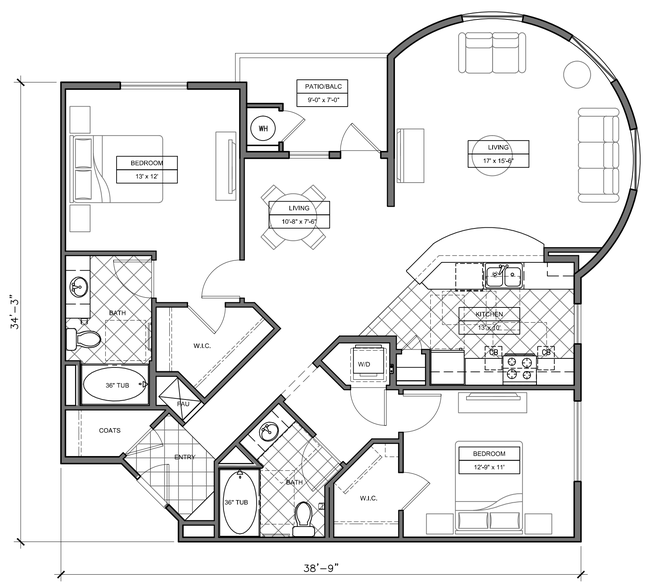
UNIT B1
2 BEDROOM - 2 BATH
LIVABLE AREA: 1108 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.



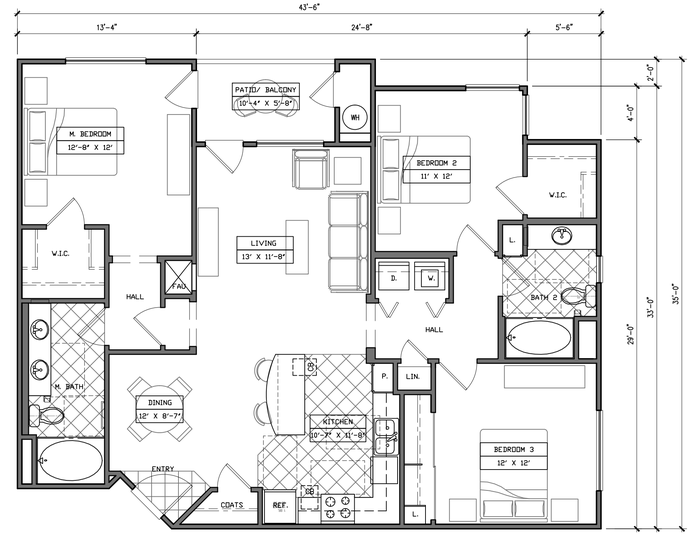
UNIT B1A
2 BEDROOM - 2 BATH
LIVABLE AREA: 1086 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.



UNIT B2
2 BEDROOM - 2 BATH
LIVABLE AREA: 1,145 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



UNIT B3A
2 BEDROOM - 2 BATH
NET LIVABLE: 1,348 SQ. FT.
PATIO/ BALCONY: 66 SQ. FT.



UNIT C1
3 BEDROOM - 2 BATH
LIVABLE AREA: 1,355 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.

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

11-286 December 12, 2011

UNIT PLANS 2 & 3 Bedrooms	3-A7.2	0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

THE DISTRICT - McCANDLESS DRIVE - Building 3

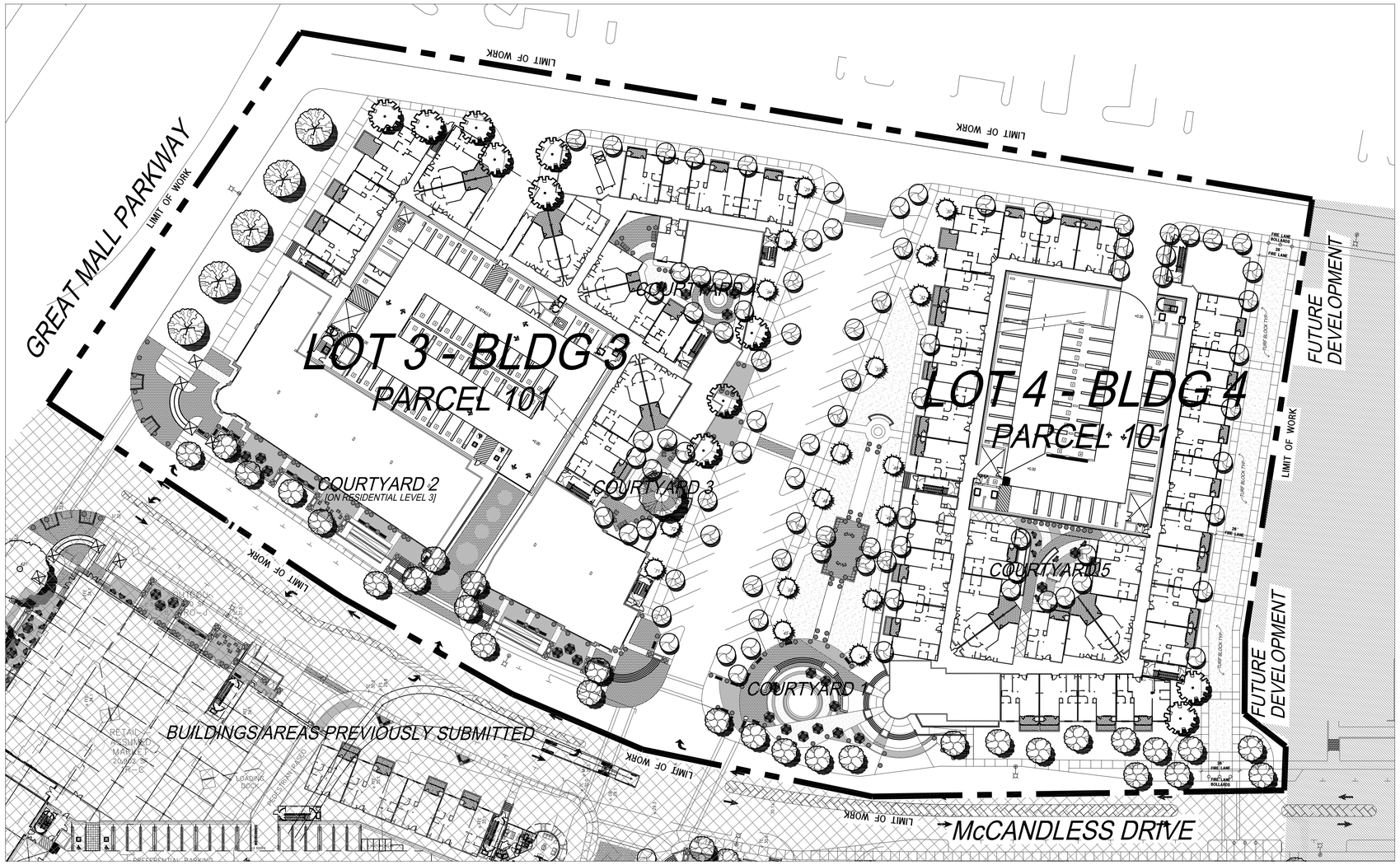
MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 20 40 80 120

NORTH

URBAN ARENA LLC

3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545

Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
STATE OF CALIFORNIA
SIGNATURE
1-31-12
RENEWAL DATE
DATE

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

OVERALL LANDSCAPE PLAN

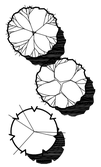
SHEET NUMBER

L1.00

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

PLANTING LEGEND

PROPOSED STREET TREES:

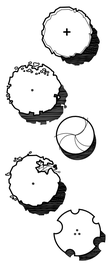


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	ULMUS x 'FRONTIER'	FRONTIER ELM	24" BOX	MEDIUM
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MEDIUM
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MEDIUM

PROPOSED PARK TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MEDIUM
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	HIGH
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	ULMUS x 'FRONTIER'	FRONTIER ELM	24" BOX	MEDIUM
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MEDIUM
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MEDIUM

PROPOSED COMMON AREA TREES:



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	LOW
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	PYRUS CALLERYANA (CULTIVARS)	ORNAMENTAL PEAR	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	RHAPHIOLEPIS 'MAGESTIC BEAUTY'	N.C.N.	5 GAL.	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	LOW
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	HIGH
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	TRISTANIA LAURINA	WATER GUM	24" BOX	MEDIUM

EXISTING TREES:

SYMBOL	COMMON NAME	CONDITION	SIZE	W.U.C.O.L.S. III
	EVERGREEN ASH	NEW TREE TO MATCH DESIGN INTENT OF PROTECTED TREES	60" BOX	MEDIUM
	EVERGREEN ASH	EXISTING SITE TREE PROTECT IN PLACE SHAPE TO CORRECT FORM	N/A	N/A
	COAST REDWOOD	RELOCATED SITE TREE PROTECT IN PLACE SHAPE TO CORRECT FORM	N/A	N/A

PROPOSED SHRUBS AND GRASSES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL.	MEDIUM
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	5 GAL.	MEDIUM
	AGAPANTHUS ORIENTALIS	LILY-OF-THE-NILE	5 GAL.	MEDIUM
	BERBERIS THUNBERGII	JAPANESE BARBERRY	5 GAL.	LOW
	CALAMAGROSTIS ACUTIFLORA 'STRICTA'	FEATHER REED GRASS	5 GAL.	LOW
	CALAMAGROSTIS OVERDAM	FEATHER REED GRASS	5 GAL.	LOW
	CAREX TUMULICOLA	BERKLEY SEDGE	5 GAL.	MEDIUM
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	LOW
	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.	LOW
	CENTRANTHUS RUBER	RED VALERIAN	5 GAL.	VERY LOW
	CISTUS x PURPUREUS	ORCHID ROCK\ROSE	5 GAL.	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	5 GAL.	MEDIUM
	DIETES VEGATA	FORTNIGHT LILY	5 GAL.	MEDIUM
	DIOSMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL.	MEDIUM
	ESCALLONIA EXONIENSIS	ESCALLONIA	5 GAL.	MEDIUM
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	LOW
	GREVILLEA NOELLII	GREVILLEA	5 GAL.	LOW
	HEMEROCALLIS 'BELL ORANGE'	HEMEROCALLIS	5 GAL.	MEDIUM
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	VERY LOW
	ILEX SPECIES	HOLLY	5 GAL.	MEDIUM
	KNIPHOPHIA 'SHINING SCEPTOR'	RED HOT POKER	5 GAL.	MEDIUM
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL.	LOW
	MISCANTHUS SINENSIS 'ARABESQUE'	JAPANESE SILVER GRASS	5 GAL.	HIGH
	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL.	HIGH
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL.	LOW
	MYRTUS COMMUNIS	TRUE MYRTLE	5 GAL.	LOW
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL.	LOW
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.	VERY LOW
	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.	MEDIUM
	PENNISETUM SPATHEOLATUM	RYE PUFFS	5 GAL.	MEDIUM
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL.	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL.	MEDIUM
	PYRACANTHA 'APACHE'	FIRETHORN	5 GAL.	LOW
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL.	LOW
	ROSA 'WHITE FLOWER CARPET'	WHITE CARPET ROSE	5 GAL.	MEDIUM
	ROSMARINUS OFFICINALIS 'HILL HARDY'	N.C.N.	5 GAL.	LOW
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	5 GAL.	MEDIUM
	SPIRAEA JAPONICA 'BUMALDA'	N.C.N.	5 GAL.	MEDIUM
	VIBURNUM TINUS 'DWARF'	DWARF LAURISTINUS	5 GAL.	MEDIUM

PROPOSED VINES AND ESPALIERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CLYTOSTOMA CALLISTEGIODES	LAVENDER TRUMPET VINE	5 GAL.	MEDIUM
	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL.	MEDIUM
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL.	LOW
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.	MEDIUM
	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	LOW
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	MEDIUM
	ROSA BANKSIAE	LADY BANK'S ROSE	5 GAL.	LOW
	WISTERIA SINENSIS	CHINESE WISTERIA	5 GAL.	MEDIUM

PROPOSED GROUNDCOVERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	VERY LOW
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	LOW
	BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BRUSH	1 GAL.	LOW
	CEANOTHUS 'CENTENNIAL'	WILD LILAC	1 GAL.	LOW
	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL.	MEDIUM
	FESTUCA ARUNDINACEA 'MARATHON II'	DWARF TALL FESCUE TURF	SODDED	HIGH
	GAZANIA 'SUNBURST'	GAZANIA	1 GAL.	MEDIUM
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.	LOW
	ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE	1 GAL.	MEDIUM
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	1 GAL.	LOW
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL.	MEDIUM
	ANNUAL COLOR	TO BE SELECTED BY L.A.	1 GAL.	VARIES

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
5-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	NOT TO SCALE
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

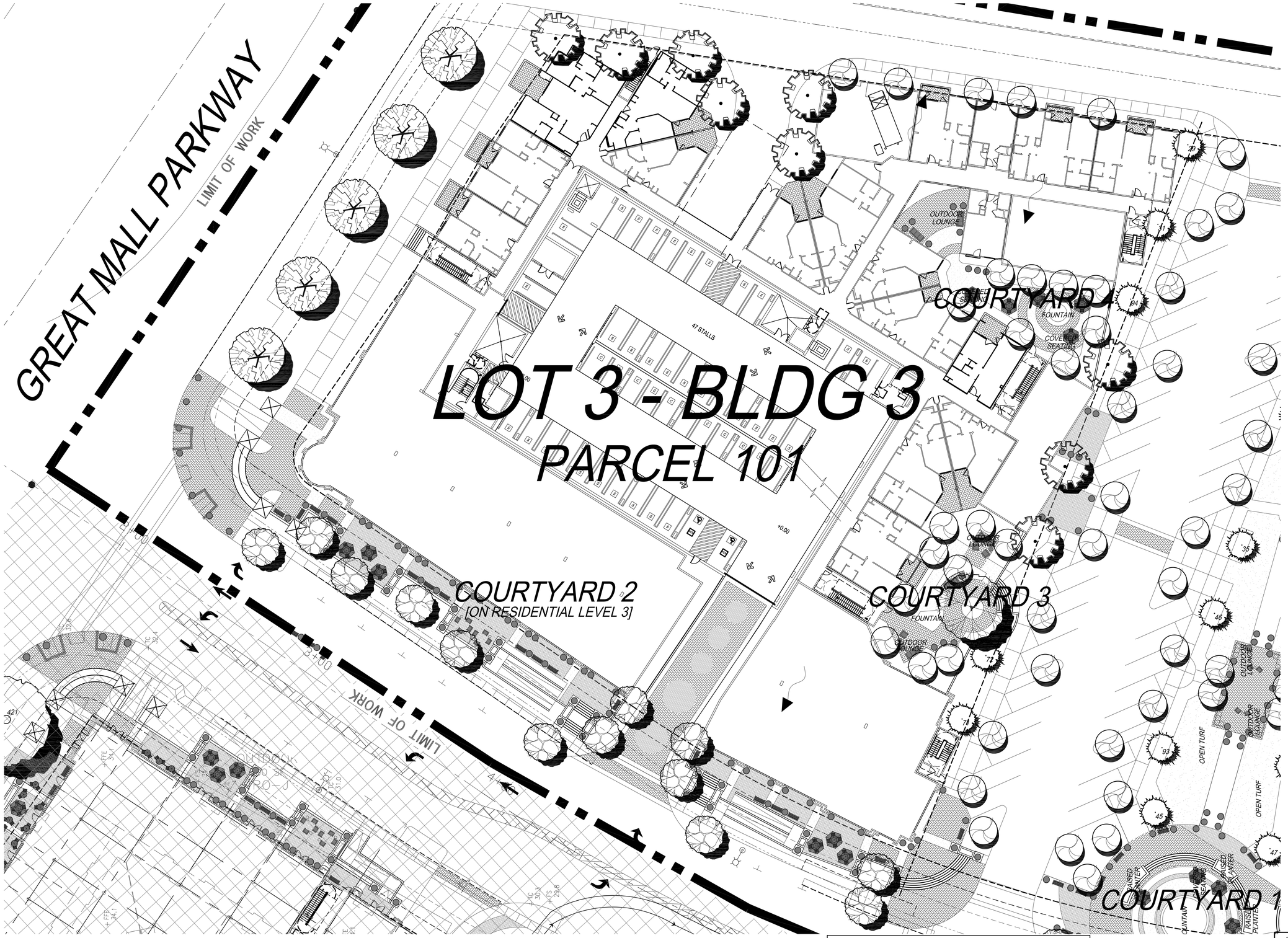
LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

PLANT LEGEND

SHEET NUMBER

L1.01



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 20'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

BUILDING 3
ENLARGED
PLAN

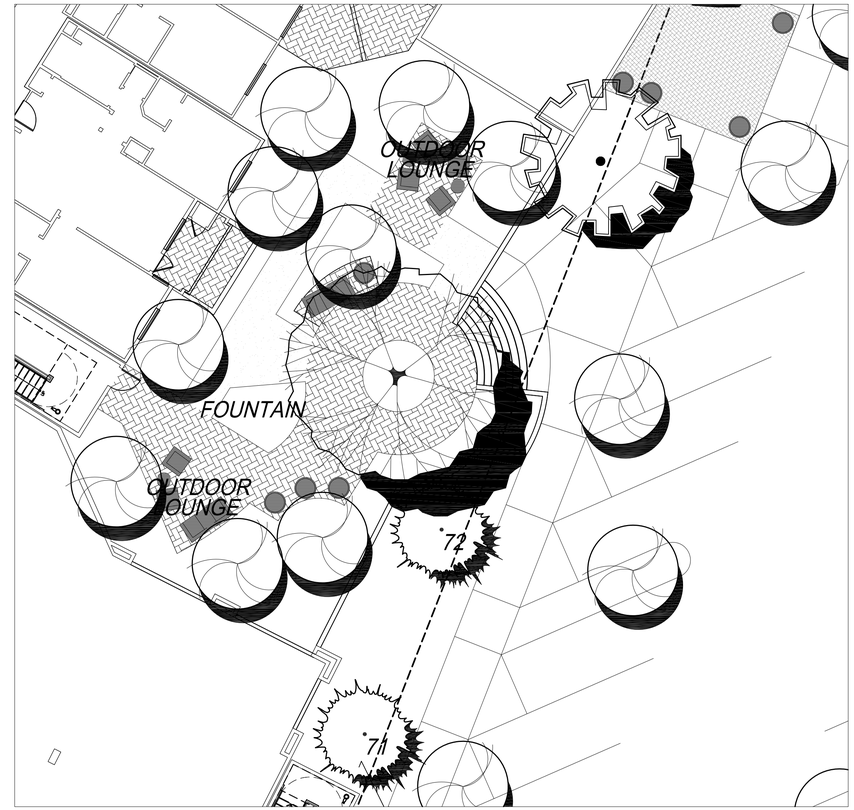
SHEET NUMBER

L1.02

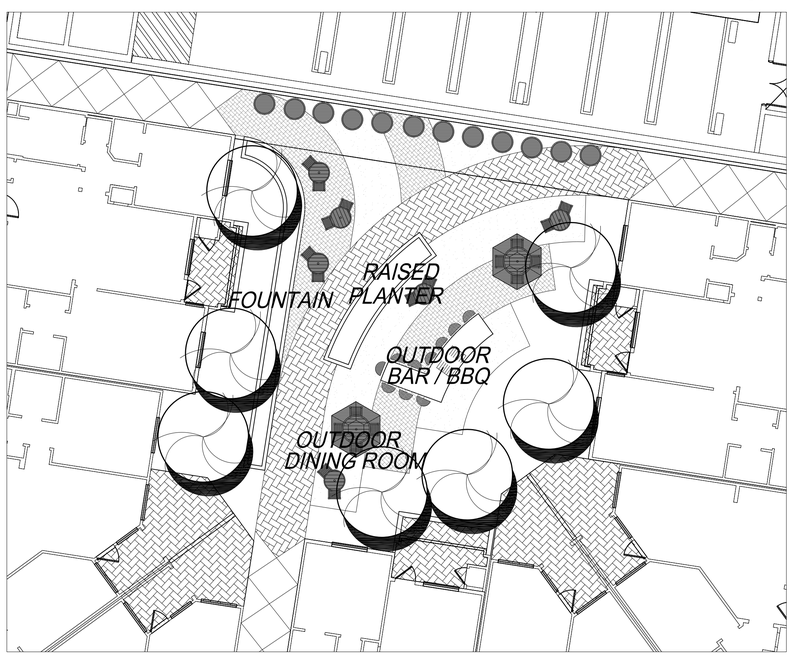
THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

COURTYARD 2

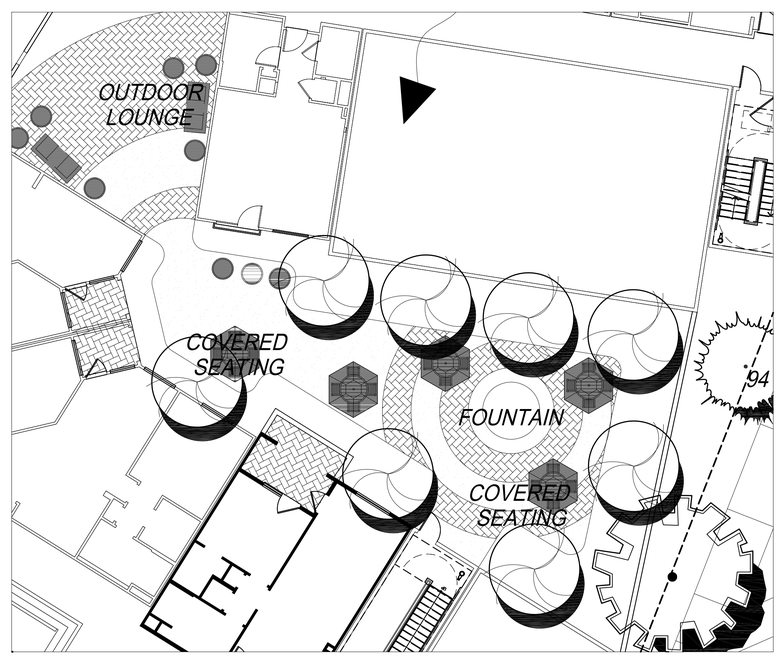
COURTYARD 3



COURTYARD 5



COURTYARD 4



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 5 10 20 30

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
5-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 10'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

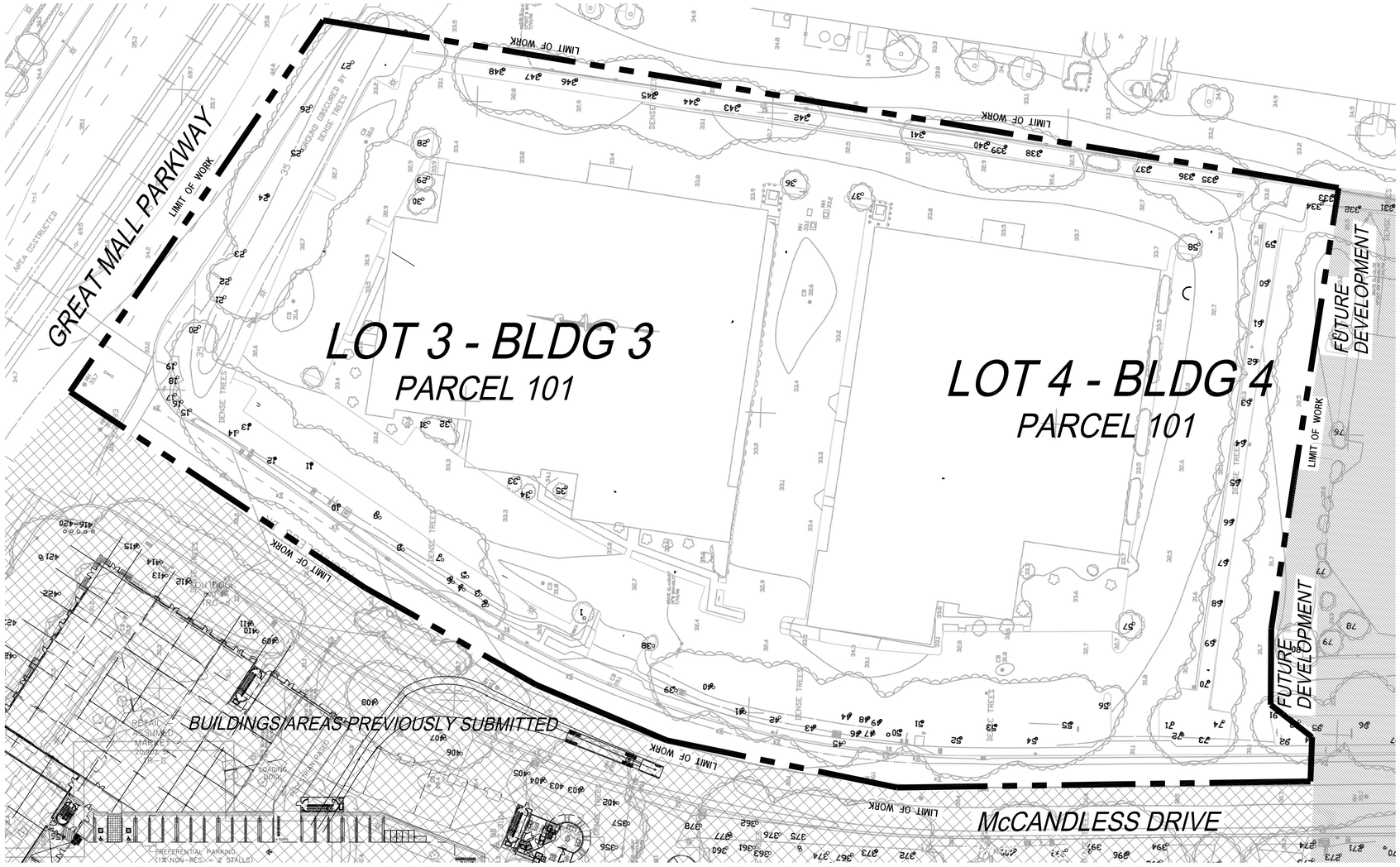
SHEET TITLE

COURTYARD DETAILS

SHEET NUMBER

L1.05

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



ORIGINAL INFORMATION PREPARED BY:
ED BRENNAN, CONSULTING ARBORIST
979 LINCOLN STREET
BENICIA, CA 94510
707.751.0869
PREPARATION DATE: 12.20.2007
BASE MAP PROVIDED BY:
RUGGERI-JENSEN-AZAR
GILROY, CA
PLAN IS FROM PAGES 1 - 4 OF THE ARBORIST SURVEY WITHIN THE TREE REPORT

NORTH

0 20 40 80 120

EXISTING TREE SURVEY FOR LOT #3 AND #4, PARCEL #101

TREE #	SPECIES	TRUNK DIAMETER (INCHES)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	ARBORIST COMMENTS	LANDSCAPE COMMENTS
1	FLOWERING PLUM	6	3	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
2	COAST REDWOOD	26	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
3	COAST REDWOOD	17	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
4	COAST REDWOOD	18	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
5	COAST REDWOOD	18	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
6	COAST REDWOOD	23	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
7	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
8	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
9	EVERGREEN ASH	27	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
10	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
11	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
12	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
13	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
14	EVERGREEN ASH	23	3	POOR	LARGE TRUNK WOUND	REPLACE WITH 24" BOX
15	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
16	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
17	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
18	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
19	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
20	MEXICAN FAN PALM	22	5	GOOD	8' OF CLEAR TRUNK	REPLACE WITH 48" BOX
21	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
22	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
23	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
24	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
25	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
26	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
27	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
28	FLOWERING PLUM	6	4	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
29	COAST REDWOOD	8	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
30	COAST REDWOOD	8	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
31	COAST REDWOOD	7	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
32	COAST REDWOOD	8	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
33	COAST REDWOOD	9	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
34	COAST REDWOOD	6	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
35	COAST REDWOOD	10	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
36	FLOWERING PLUM	6	3	MODERATE	LEANING TRUNK	REPLACE WITH 48" BOX
37	FLOWERING PLUM	6	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
38	FLOWERING PLUM	5	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
39	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
40	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
41	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
42	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
43	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
44	EVERGREEN ASH	17	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
45	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
46	COAST REDWOOD	13	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
47	COAST REDWOOD	25	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
48	COAST REDWOOD	13	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
49	COAST REDWOOD	16	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
50	COAST REDWOOD	21	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
51	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
52	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
53	EVERGREEN ASH	17	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
54	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
55	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
56	FLOWERING PLUM	5	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
57	FLOWERING PLUM	5	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
58	FLOWERING PLUM	5	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
59	EVERGREEN ASH	15	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
60	EVERGREEN ASH	12	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
61	EVERGREEN ASH	12	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
62	EVERGREEN ASH	9	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
63	EVERGREEN ASH	11	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
64	EVERGREEN ASH	14	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
65	EVERGREEN ASH	11	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
66	EVERGREEN ASH	10	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
67	EVERGREEN ASH	9	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
68	EVERGREEN ASH	11	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
69	EVERGREEN ASH	9	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
70	EVERGREEN ASH	17	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
71	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
72	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
73	SWEETGUM	12	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
74	SWEETGUM	7	3	MODERATE	LEANING TRUNK	REPLACE WITH 48" BOX
91	SWEETGUM	12	3	MODERATE	TRUNK DIVIDES AT 5'	REPLACE WITH 48" BOX
92	SWEETGUM	13	3	MODERATE	CROWN LEANS	REPLACE WITH 48" BOX
93	COAST REDWOOD	21	4	GOOD	MULTI-STEMMED AT 14'	RELOCATE ON SITE
94	COAST REDWOOD	23	4	GOOD	MULTI-STEMMED AT 6'	RELOCATE ON SITE
333	RED IRONBARK	19	3	MODERATE	TRUNK DIVIDES AT 12'	REPLACE WITH 48" BOX
334	RED IRONBARK	13	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
335	RED IRONBARK	26	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
336	RED IRONBARK	16	3	MODERATE	LEANING CROWN	REPLACE WITH 48" BOX
337	RED IRONBARK	17	3	MODERATE	MULTI-STEMMED AT 10'	REPLACE WITH 48" BOX
338	RED IRONBARK	18	3	MODERATE	TRUNK DIVIDES AT 12'	REPLACE WITH 48" BOX
339	RED IRONBARK	18	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
340	RED IRONBARK	24	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
341	RED IRONBARK	17	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
342	RED IRONBARK	17	3	POOR	TRUNK DIVIDES AT 12'	REPLACE WITH 24" BOX
343	RED IRONBARK	18	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
344	RED IRONBARK	22	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
345	RED IRONBARK	26	3	MODERATE	MULTI-STEMMED AT 16'	REPLACE WITH 48" BOX
346	RED IRONBARK	24	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
347	RED IRONBARK	24	3	MODERATE	TRUNK DIVIDES AT 6'	REPLACE WITH 24" BOX
348	RED IRONBARK	24	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
5-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

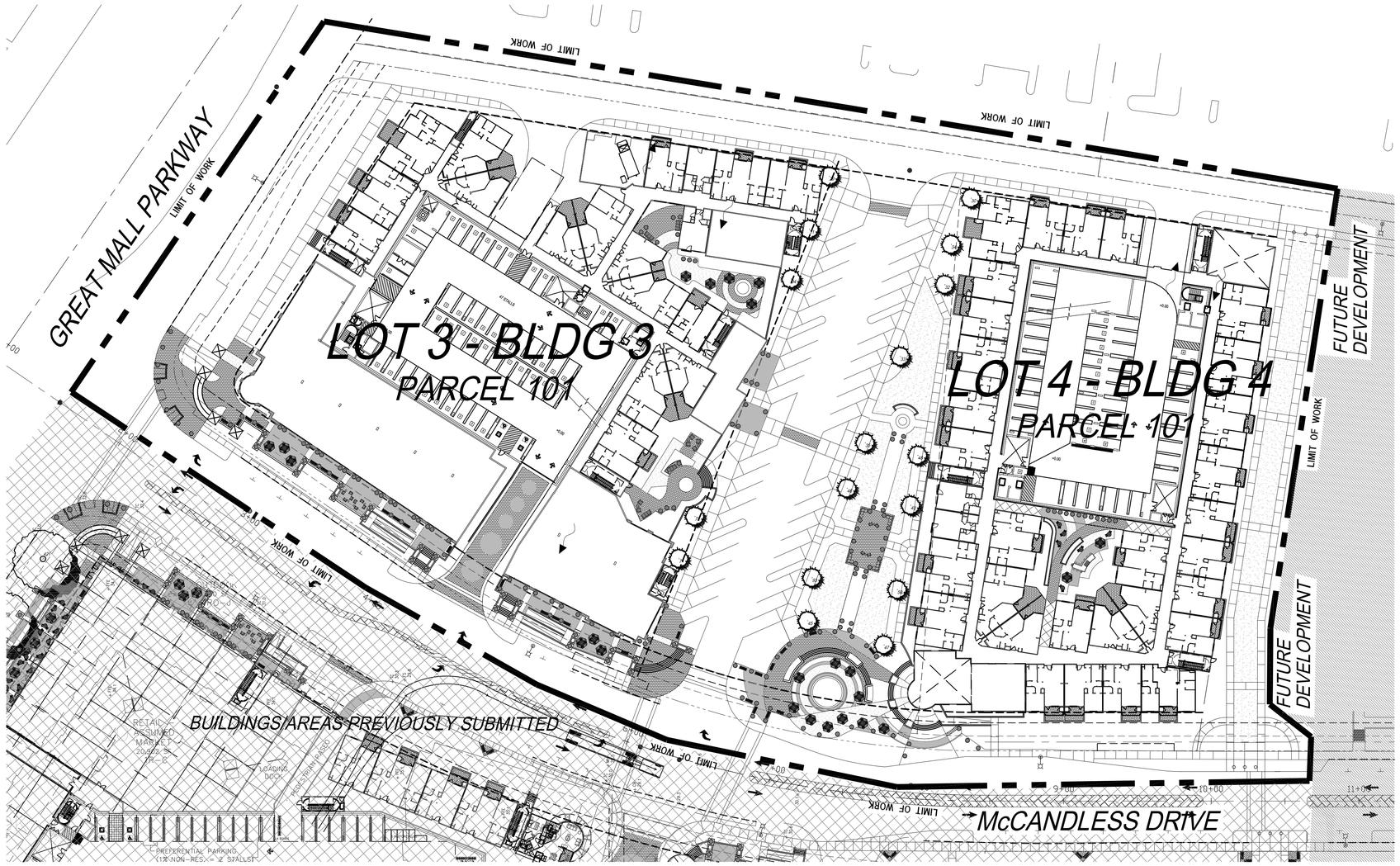
LOT 3 and 4 PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

EXISTING TREE SURVEY

SHEET NUMBER

L1.06



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 20 40 80 120

NORTH

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

TREE
PROTECTION AND
RELOCATION PLAN

SHEET NUMBER

L1.07

The District at Milpitas - Building 4

Building/Unit Tabulation

Building 4 / Parcel 4 (AP-Parcel 101-B)														
Level	Studio	1 BR				2 BR						3 BR	Total
	S1	A1	A2	A2B	A3	B1	B2	B2A	B2B	B3A	B4	C1	
1	2	3	11	2		1	6	4	1	0		1	31
2	2	3	13	2		1	7	4	1	0		1	34
3	2	3	13	2		1	7	4	1	1		2	36
4	2	3	13	2		1	7	4	1	1		2	36
5	2	3	13	2		1	7	4	1	1		2	36
	10	15	63	10	0	5	34	20	6	3	0	8	**173**
Totals	10	88				67						8	
	5.8%	8.7%	36.4%	5.8%	0.0%	2.9%	19.7%	11.6%	2.9%	1.7%	0.0%	4.6%	100.0%
	5.8%	50.9%				34.1%						4.6%	

DWELLING UNIT INFORMATION				
Unit	Unit SF	Qty.	%	Total
S1	563	10	5.8%	5,630
A1	763	15	8.7%	11,445
A2	793	63	36.4%	49,959
A2B	721	10	5.8%	7,210
A3	766	0	0.0%	0
B1	1,108	5	2.9%	5,540
B2	1,145	34	19.7%	38,930
B2A	1,116	20	11.6%	22,320
B2B	1,079	5	2.9%	5,395
B3A	1,392	3	1.7%	4,176
B4	1,109	0	0.0%	0
C1	1,355	8	4.6%	10,840
Avg.	933	**173**	100%	**161,445**

* RESIDENTIAL UNIT NET AREA

Retail (Ground Floor) 4,660 SF

Retail Tabulation

	Retail Space	Area (S.F.)	Notes
BL. 4	R-T	2,660	Retail
	Total	**2,660**	

Building 4 - Gross Area

BUILDING 4 - GROSS AREA	
AREA (Gross S.F.) - RESIDENTIAL	233,233
AREA (Gross S.F.) - RETAIL	4,660
AREA (Gross S.F.) - PARKING GARAGE	93,206
TOTAL AREA	**331,099**

BUILDING COVERAGE (S.F.)	48,328
(EXCLUDES PARKING GARAGE)	

Parking Tabulation

Building 4 - Parking Summary:			8/2/2011
Unit Type	Number of Units	Stalls/Unit Transit Area Spec Plan Min.	Stalls Req'd Transit Area Spec Plan Min.
Studio	10	0.80	8
1 BR	88	1.20	106
2 BR	67	1.60	108
3 BR	8	1.60	13
Total	173	1.36	235
Guest		0.15	35
Total Residential Req'd			270
Retail Req'd based on Area SF	4,660	0.0032	15
Total Required			**285**
Residential Parking			269
Retail Parking			13
Total Provided			**282**
Replacement Value (Motorcycles & Bicycles)			**14**
TOTAL			**296**

Standard Stall Replacement		
Bike	Motorcycle	Total
5	8	13
1	1	2
6	9	15

Allowable Standard Stall Replacement - Zoning XI-10-53.13	
Replaced Standard Stalls By Bicycle Parking @ 8:1 Ratio	6
Replaced Standard Stalls By Motorcycle Parking @ 2:1 Ratio	8
Total (Max Allowed = 5% of Required Parking = 14 stalls)	**14**

Building 4 - Accessible Stalls:				Req'd Accessible
Dwelling Stalls	235	2%	4.7	**=5 Req'd**
Visitor parking	35	5%	1.8	**=2 Req'd**
For Residential			6.46	**=7 Req'd**
Accessible Van Parking	1 per 8 H/C stalls		**=6 H/C + 1 H/C van stalls**	
For Retail	15	2%	0.30	**= 1 Req'd**
Accessible Van Parking	1 per 8 H/C stalls		**= 1 H/C van stall**	

Building 4 - Parking Provided:					
Parking Provided	Retail Parking	HC Stalls	Units Per Level	Residential Parking	HC Stalls
Parking - On Street					
Parking Structure - 1st Level	13	2	32	30	2
2nd Level			34	50	2
3rd Level			36	51	1
4th Level			36	51	1
5th Level			36	51	1
6th Level				36	
Total Provided	**13**	**2**	**174**	**269**	**7**

Bicycle Parking				
Use	**Standards**	**Required**	**Provided**	**Notes**
Residential	1 per 4 Dw. Units	43.25	44	
Guest	5% of Pkg Req's	1.76	2	On-street racks
Total Provided			46	

Sheet Index Building 4

4-A1 TITLE SHEET BUILDING 4

4-A2 BUILDING 4 - SITE PLAN

4-A3 BUILDING 4 - SOLID WASTE PLAN

4-A4.1 BUILDING 4 - FIRST & SECOND FLOOR PLAN
4-A4.2 BUILDING 4 - THIRD THROUGH FIFTH FLOOR PLAN & ROOF PLAN

4-A5.1 BUILDING 4 - ELEVATIONS
4-A5.2 BUILDING 4 - ELEVATIONS

4-A6 BUILDING 4 - SECTIONS

4-A7.1 DWELLING UNIT PLANS
4-A7.2 DWELLING UNIT PLANS

L1.00 BUILDING 2 - OVERALL LANDSCAPE PLAN
L1.01 PLANT LEGEND
L1.03 ENLARGED PLAN
L1.04 COURTYARD DETAILS
L1.06 EXISTING TREE SURVEY
L1.07 TREE PROTECTION AND RELOCATION PLAN

11-287 *October 14, 2011*

BLDG. 4 TITLE SHEET **4-A1** 0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

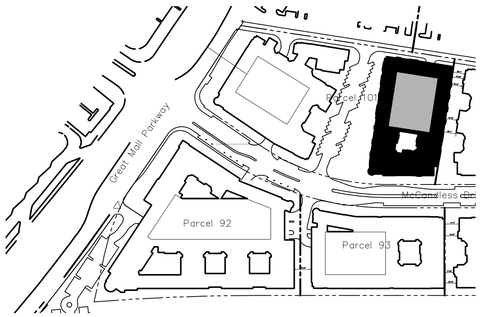
AGENCY SUBMITTAL

THE DISTRICT - McCANDLESS DRIVE - Building 4 *MILPITAS, CA*

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

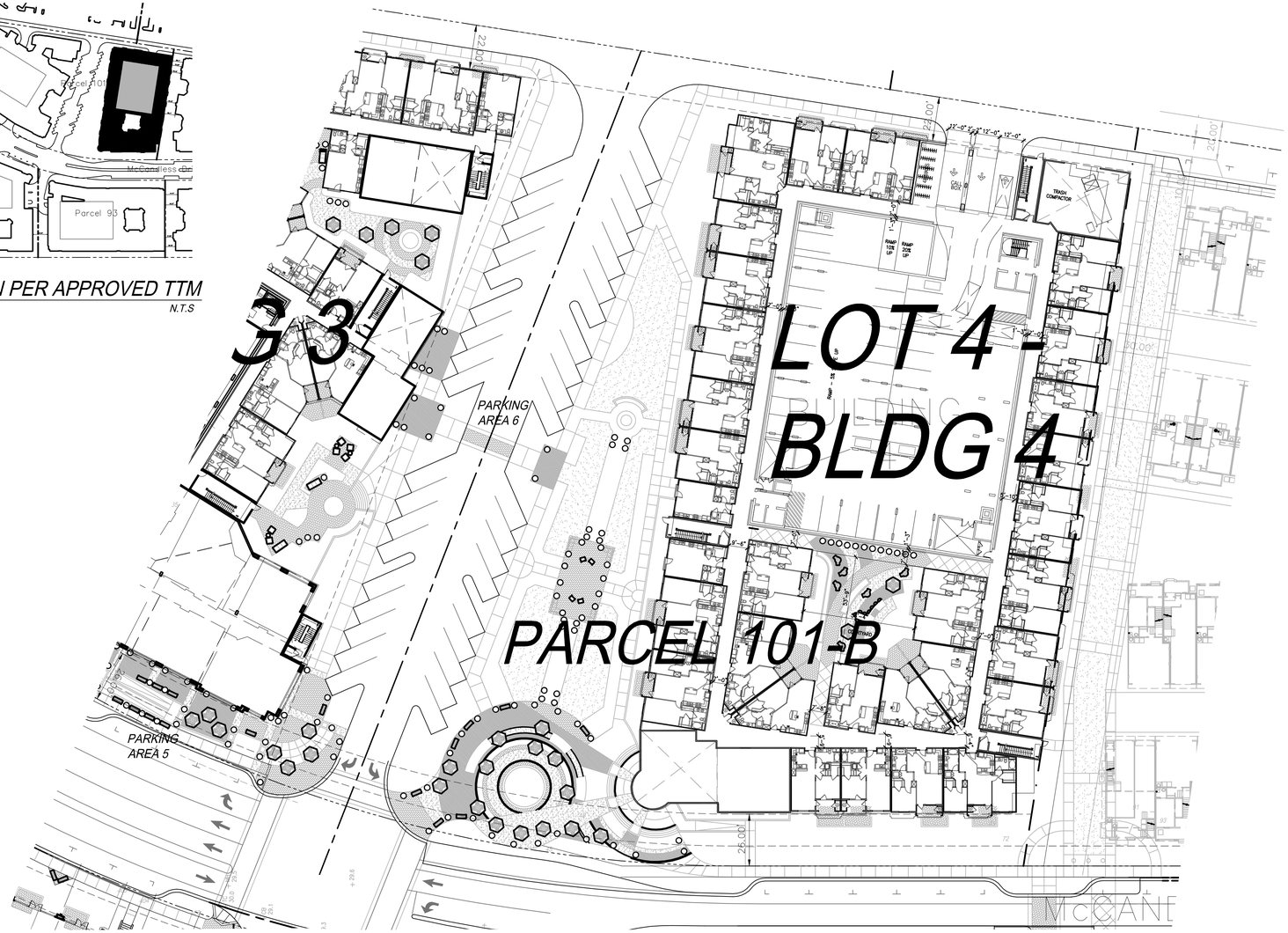
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



OVERALL SITE KEY PLAN PER APPROVED TTM

N.T.S



General Fire Department Notes

1. Ground structures and building projections shall not encroach or impede apparatus access. CFC Section 503.4.
2. All buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communications system of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communications system. Emergency responder radio coverage systems shall be installed in accordance with Section 510 and Appendix J of the 2010 CA Fire Code. CFC 510.1, amended by MMC V-300-2.60
3. When in the opinion of the fire code official a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other location, the developer of the new structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure. CFC 510.1.1, added by MCC V-300-2.61
4. Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. CFC 504.4, added by MMC V-300-2.58
5. Stairs to Roof - Applicable to All Building Perimeter Stair-wells. Buildings located four or more stories in height above grade plane, except those with a slope greater than 4 units vertical in 12 units horizontal, shall be provided with stairway to the roof. CFC 504.3
6. All elevators shall be sized to meet the gurney size requirements per CBC 3002.4a-3002.4.7a.
7. Automatic Fire Sprinkler Systems. The proposed buildings (including parking structure) are required to be provided with an automatic fire sprinkler system. CFC 903.2, amended by MMC V-300-2.65
8. Standpipe system shall be installed in accordance with CFC 905.2 and NFPA 15. When stairs are provided with intermediate landings, the standpipes shall be located at the bottom floor level, at the top floor level and at all intermediate landings. CFC 905
9. Portable fire extinguishers shall be selected, installed and maintained in accordance with CFC 906.
10. A fire alarm system and detection system shall be provided for these structures per CFC 907.
11. Special Fire Department Requirements for Buildings over four stories. This requirement is applicable to all perimeter stair-wells. Equipment cache rooms shall be located and accessible from within the rated enclosure of the stair-wells.CFC 914.12, added by MMC V-300-2.74. All Group B office buildings and Group R1 & R2 Occupancies, each having floor used for human occupancy located more than 60' above the lowest level of Fire Department vehicle access, or more than 4 stories ion height, (Prior to the purchase of materials, a materials list shall be submitted to the Fire Department for review and approval. The Fire Department reserves the right to make changes due to obsolete equipment or operation changes).
    a. Equipment Cache Rooms shall be located on the 1st floor above the ground floor, and every other floor thereafter, or as directed by the fire agency.
    b. Each equipment storage room size should be a minimum of 4' deep, full height (8' to 9') with a door the minimum width of 43". A roll-up door can be used provided it has a 43" minimum width and unobstructed access. It shall have a power outlet to provide electricity, a light (connected to a 'timer'), be sprinklered, and be locked with a 'break-away' type lock. Fixed shelving shall be provided in a configuration approved by the fire agency (every 16" after ladder placement is determined) to store items that may include, but not be limited to:

- 2-Hotel Hose pack (double jacketed hose) with 100' of 1-3/4" fire hose and a 1 1/2" variable fog nozzle (Task Force Tip, 1 3/4") with a detachable bail, both having National Standard threads. Each pack to have 1-spanner wrench, 1- 2 ½" x 1 ½" gated wye, and 1- 2 ½" x 1 ½" reducer coupling Red Head Brass 2 ½" x 1 ½" reducer
- 2- 50' banded hose rolls (North American Hose)
- 2- 2 ½" 10' hose with one male end connector & female end connector both with National Standard threads ("Slynger")
- 1- Hooligan tool (Paratech Hooligan, 11 pound)
- 2- pick head axe (Council Axe, Pick Head)
- 1- Little Giant Ladder, or 1- attic ladder; Fire agency to determine type.
- 1- 3' Ames Tru Temper Wrecking bar
- 12- Open Door Industries, door stops
- 4- salvage covers (blue tarps) measuring 18' x 24' with grommets every 16"
- 3- spare sprinkler heads, for each type used (these are in addition to those required in the riser room)
- 1-each Sprinkler head wrench(es), one for each type of head used
- 1- Push type cart for use to move air bottles (type subject to fire agency approval)
- 1- Rapid Intervention Pack (RIT) (location to be determined by fire agency)
- 1- Evacuation Chair Stryker Model 6253 (per side)
- Air Bottles*: Fixed SCBA bottle storage rack, number of bottles to be determined by the fire agency. A minimum capacity for 8 bottles per closet shall be provided. Individual rack slots should be positioned for horizontal storage, and be oversized to accommodate changes in bottle sizes. Current manufacturer is 'Survivair' 4500 psig, 45 minute bottle, H.P. carbon

*When required, an air bottle filling system shall have the fill access port located at a reasonable distance from each structure that takes into account debris fall out & collapse zones. A 'monument-type' fill station port should be located near a public roadway, not adjacent to the structure. The underground piping system, designed and installed with stainless steel welded fittings and piping, should terminate at this monument. A weather tight access panel with Knox-box key entry should also be provided. The storage system should be designed to provide enough air @ 4500 psig for up to fifty 45 minute bottles, prior to augmentation by an outside air source.

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

11-287 October 14, 2011

BLDG 4 SITE PLAN FIRST FLOOR	4-A2

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

0x.xx.11

AGENCY SUBMITTAL

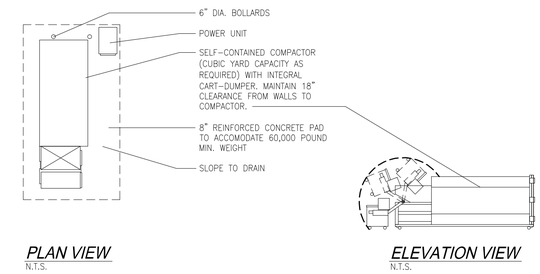
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE DISTRICT - McCANDLESS DRIVE - Building 4

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



TRASH COMPACTOR

BUILDING 4

SOLID WASTE CALCULATIONS - RESIDENTIAL						
No. UNITS	Lbs/Week/Unit	Total Generation: Uncompacted (lbs)	Waste Bin Capacity lbs/cubic yd (uncompacted)	Bin Volume Compaction Ratio X1	Total Cubic Yards: Compacted	Total Bins Required @ 3 CY each
174	34	5916	100	3	19.7	7
RECYCLING CALCULATIONS - RESIDENTIAL						
No. UNITS	Lbs/Week/Unit	Total Generation: Uncompacted (lbs)	Waste Bin Capacity lbs/cubic yd (uncompacted)	Total Cubic Yards: Uncompacted		Total Bins Required @ 3 CY each
174	7	1218	45	27.1		9

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-287 October 14, 2011

BLDG 4 SOLID WATSE PLAN	4-A3	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

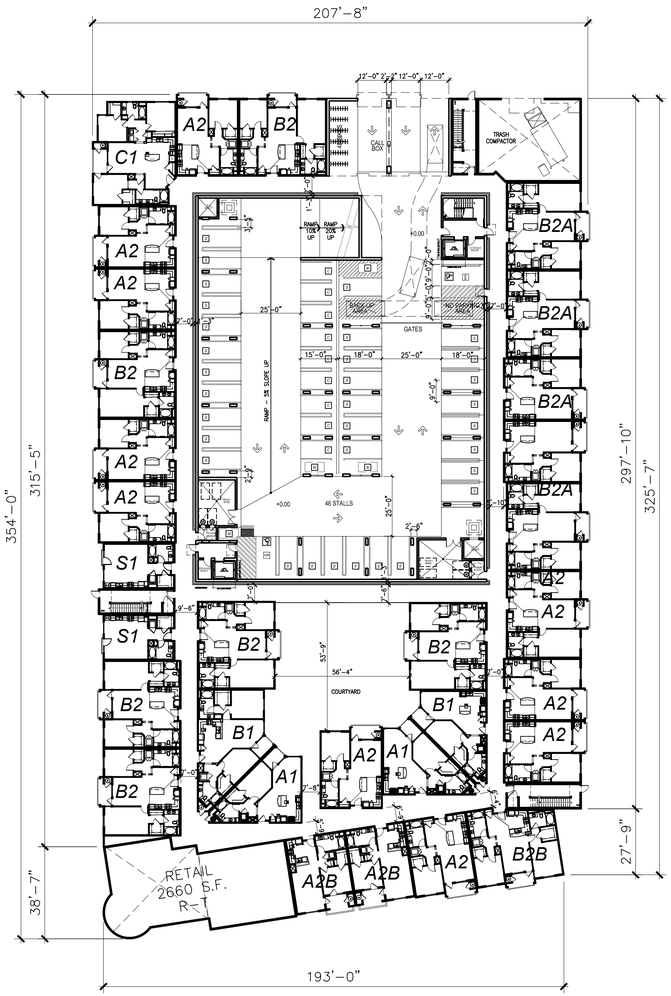
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE DISTRICT - McCANDLESS DRIVE - Building 4

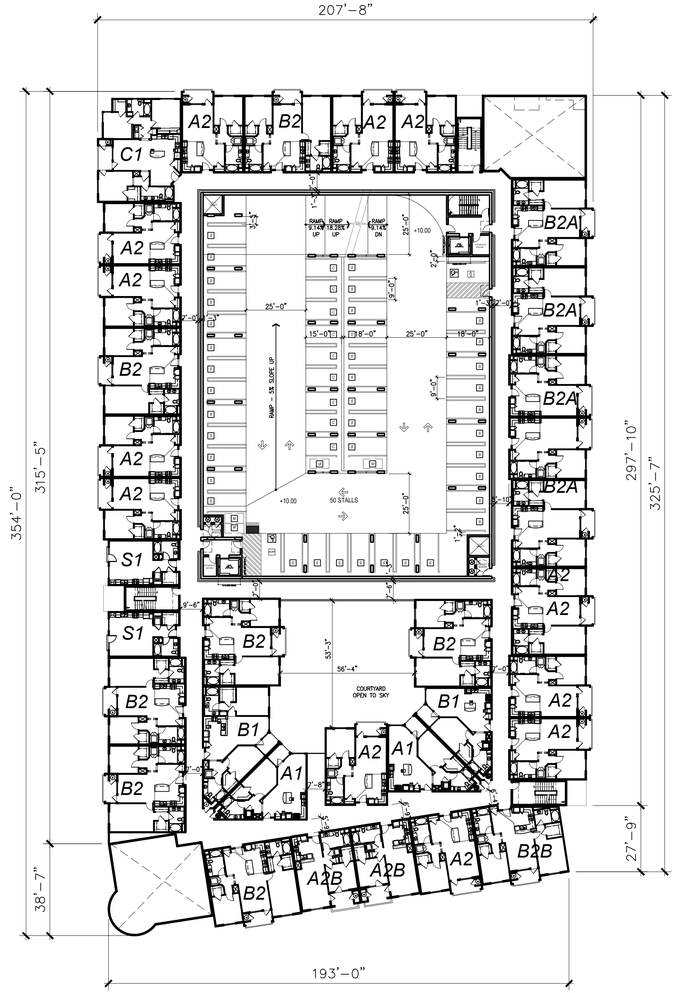
MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-287 October 14, 2011

SITE 4 BUILDING 4 1st & 2nd FLR	4-A4.1

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

0x.xx.11

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

THE DISTRICT - McCANDLESS DRIVE - Building 4

MILPITAS, CA

INTEGRAL COMMUNITIES

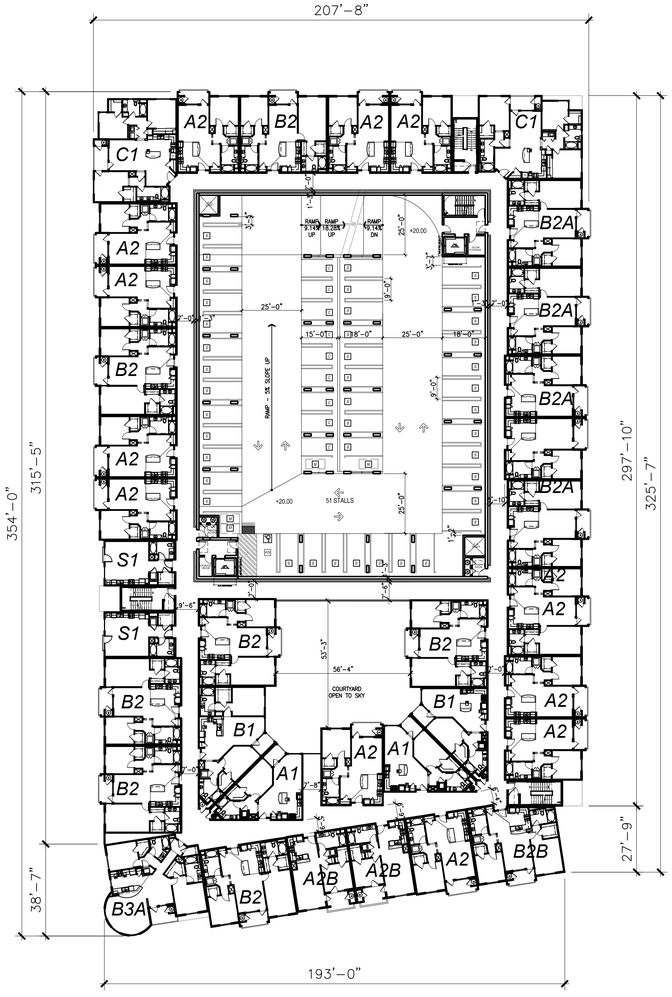
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

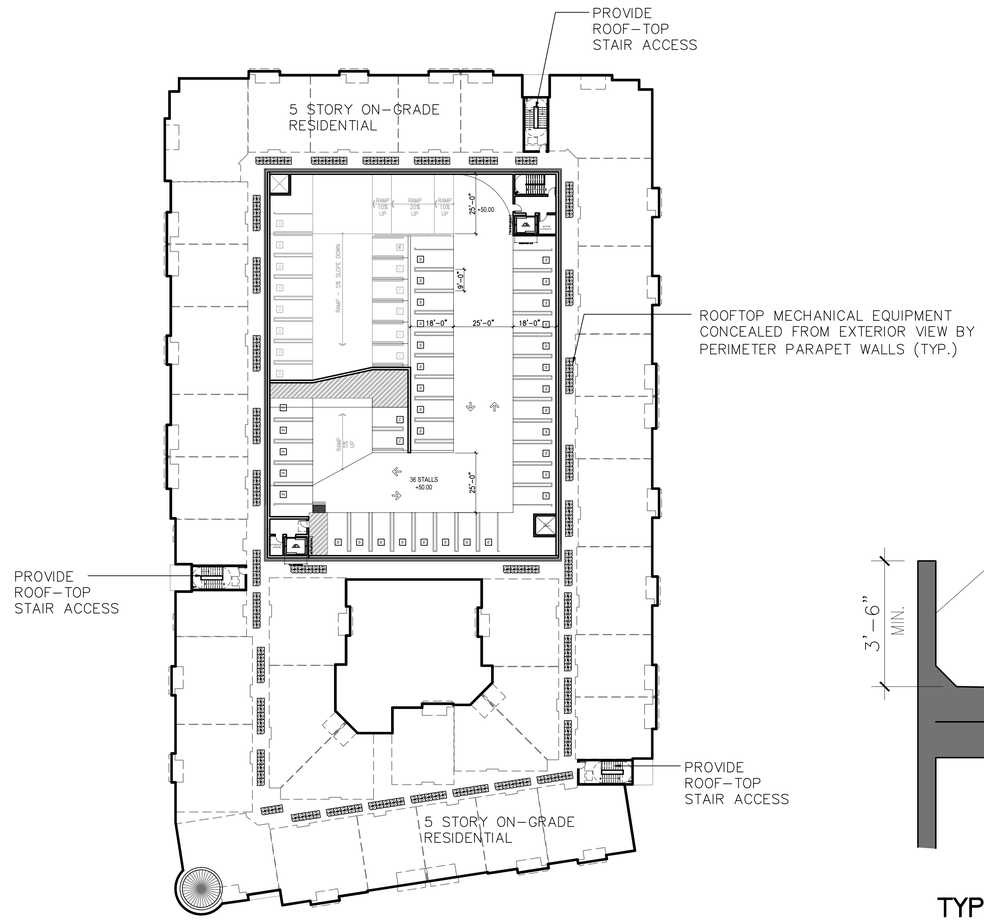
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange

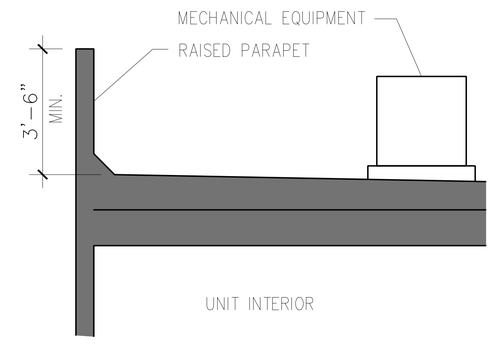
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



THIRD FLOOR PLAN - (4th & 5th SIMILAR)



ROOF PLAN



TYPICAL ROOF SECTION - EQUIPMENT SCREEN

N.T.S.

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

11-287 October 14, 2011

SITE 4 BUILDING 4 3rd-5th & Roof	4-A4.2	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE DISTRICT - McCANDLESS DRIVE - Building 4

MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

NORTH ELEVATION - Street "A"

WEST ELEVATION - McCandless Drive

MATERIAL LEGEND

	DESCRIPTION
1.	METAL ROOF
2.	METAL RAILINGS
3.	VINYL WINDOWS
4.	STUCCO
5.	FOAM ORNAMENT
6.	MEDALLION
7.	SCORE LINE
8.	METAL CANOPY
9.	FABRIC AWNING
10.	SPIRE

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

11-287 October 14, 2011

THE DISTRICT - McCANDLESS DRIVE - Building 4

MILPITAS, CA

Bldg. 4 Exterior Elevations	4-A5.1	0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

SOUTH ELEVATION

EAST ELEVATION

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

11-287 October 14, 2011

Bldg. 4 Exterior Elevations	4-A5.2	0x.xx.11

No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

THE DISTRICT - McCANDLESS DRIVE - Building 4

MILPITAS, CA

INTEGRAL COMMUNITIES

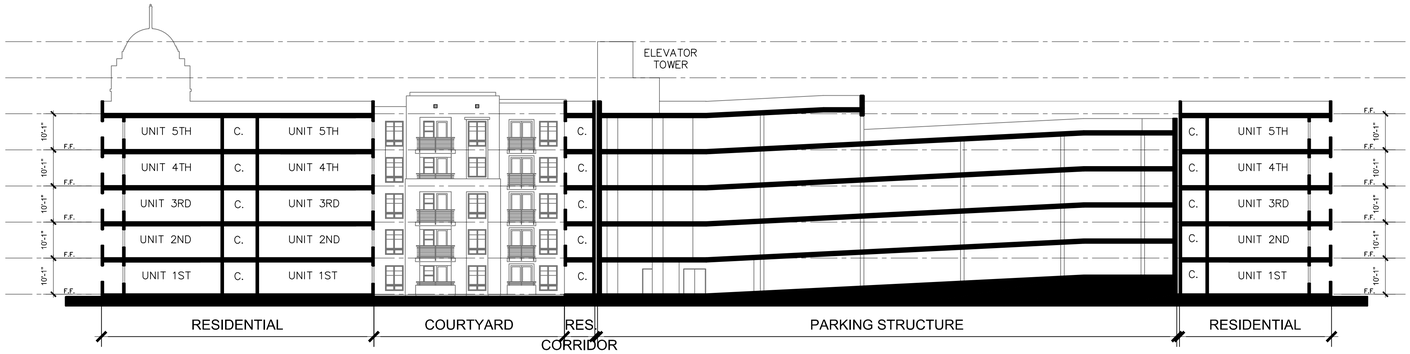
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

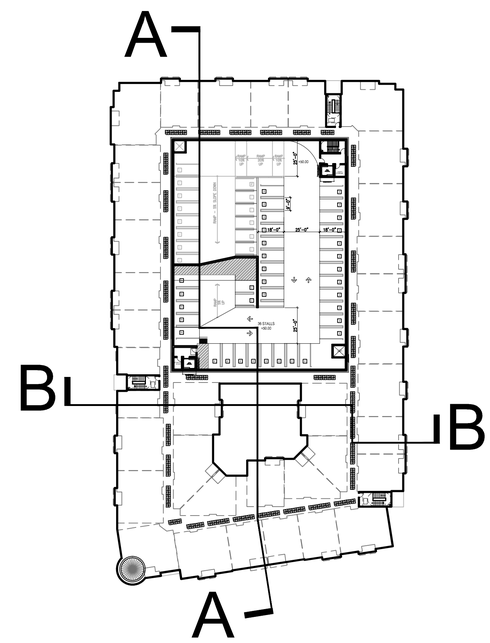
© 2011 Architects Orange

These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



BUILDING #4 - SECTION A-A

BUILDING #4 - SECTION B-B



KEYMAP - BUILDING #4
N.T.S.

NORTH

11-287 *October 14, 2011*

SCALE: 1:20

SITE SECTION	4-A6	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

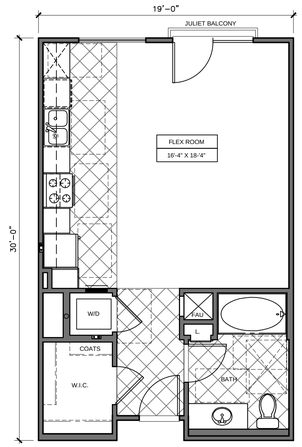
THE DISTRICT - McCANDLESS DRIVE - Building 4

MILPITAS, CA

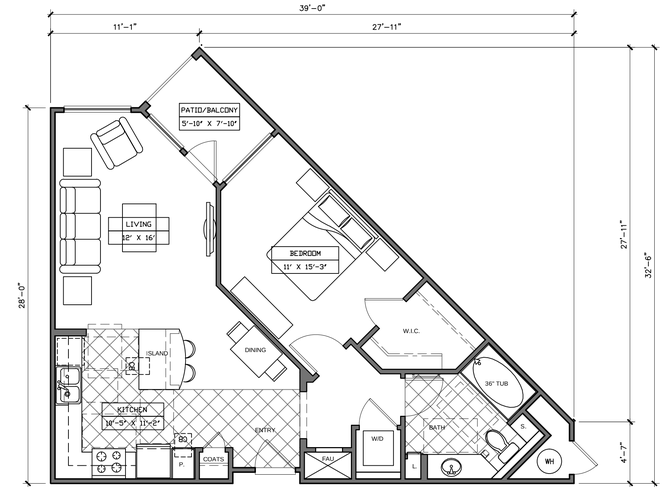
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

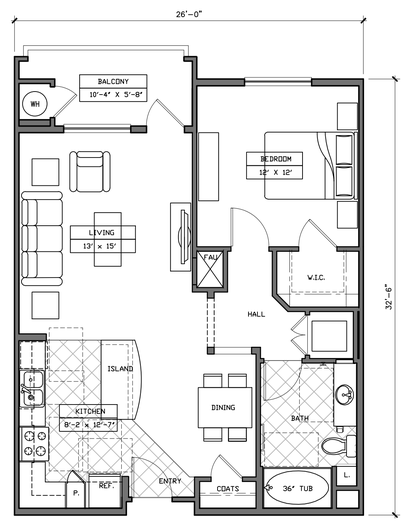
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



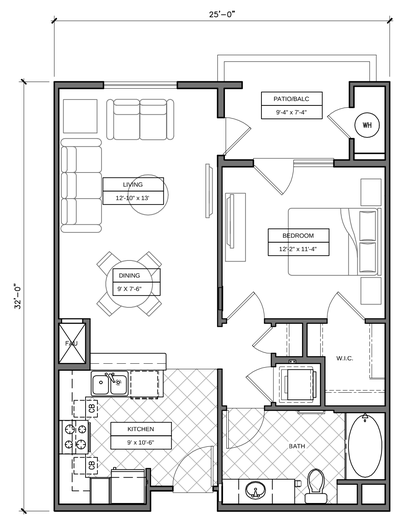
UNIT S1
1 BEDROOM - 1 BATH - STUDIO
NET LIVABLE: 563 SQ. FT.



UNIT A1
1 BEDROOM - 1 BATH
LIVABLE AREA: 763 SQ. FT.
PATIO/BALCONY: 46 SQ. FT.



UNIT A2
1 BEDROOM - 1 BATH
LIVABLE AREA: 793 SQ. FT.
BALCONY: 63 SQ. FT.



UNIT A2b
1 BEDROOM - 1 BATH
NET LIVABLE: 721 SQ. FT.
PATIO/ BALCONY: 71 SQ. FT.

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

11-287 October 14, 2011

UNIT PLANS Studio & 1 Bedrooms	4-A7.1	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

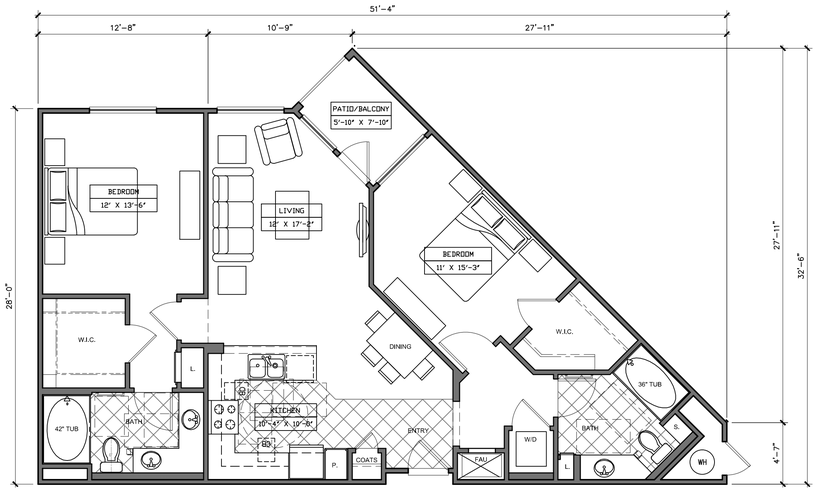
THE DISTRICT - McCANDLESS DRIVE - Building 4

MILPITAS, CA

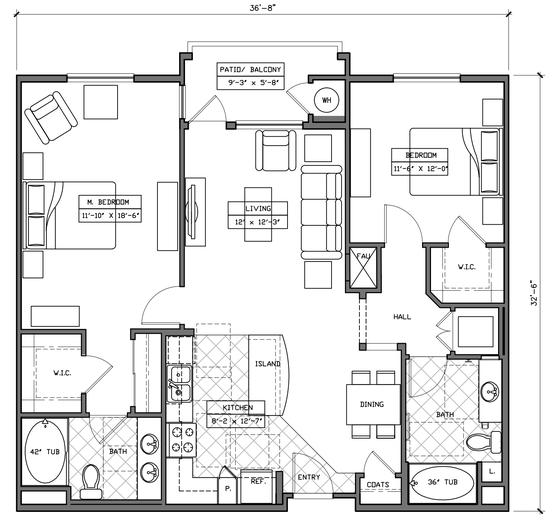
INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

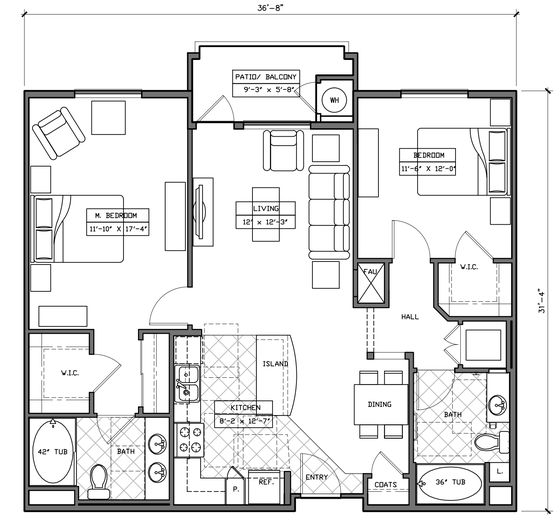
© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.



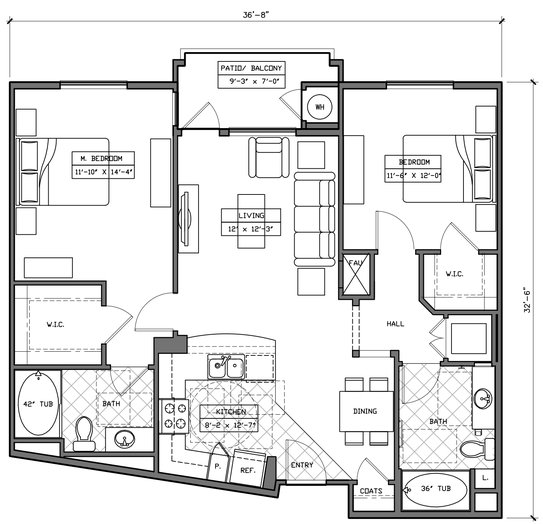
UNIT B1
2 BEDROOM - 2 BATH
LIVABLE AREA: 1108 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.



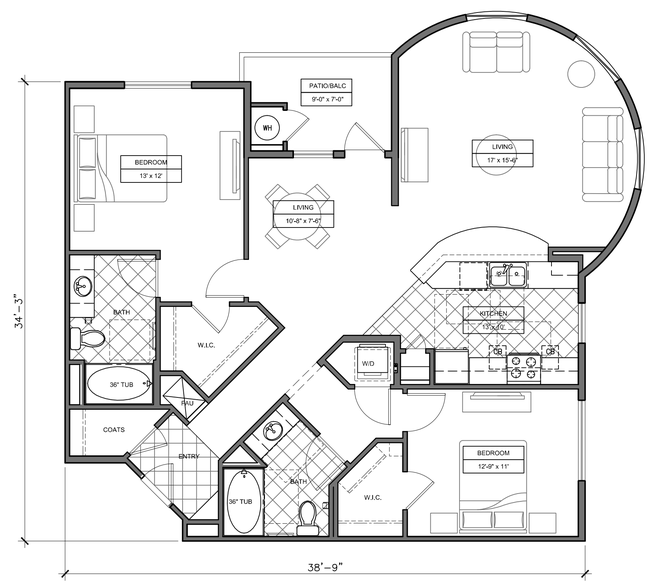
UNIT B2
2 BEDROOM - 2 BATH
LIVABLE AREA: 1,145 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



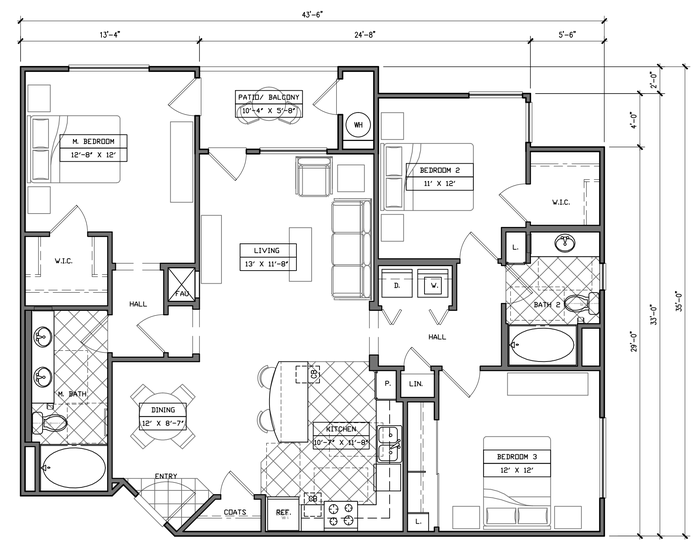
UNIT B2A
2 BEDROOM - 2 BATH
LIVABLE AREA: 1,116 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.



UNIT B2B
2 BEDROOM - 2 BATH
LIVABLE AREA: 1,079 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.



UNIT B3A
2 BEDROOM - 2 BATH
NET LIVABLE: 1,348 SQ. FT.
PATIO/ BALCONY: 66 SQ. FT.



UNIT C1
3 BEDROOM - 2 BATH
LIVABLE AREA: 1,355 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.

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

11-287 October 14, 2011

UNIT PLANS 2 & 3 Bedrooms	4-A7.2	0x.xx.11
No.	ITEM	DATE
1	SUBMITTAL	0x.xx.2011

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

THE DISTRICT - McCANDLESS DRIVE - Building 4

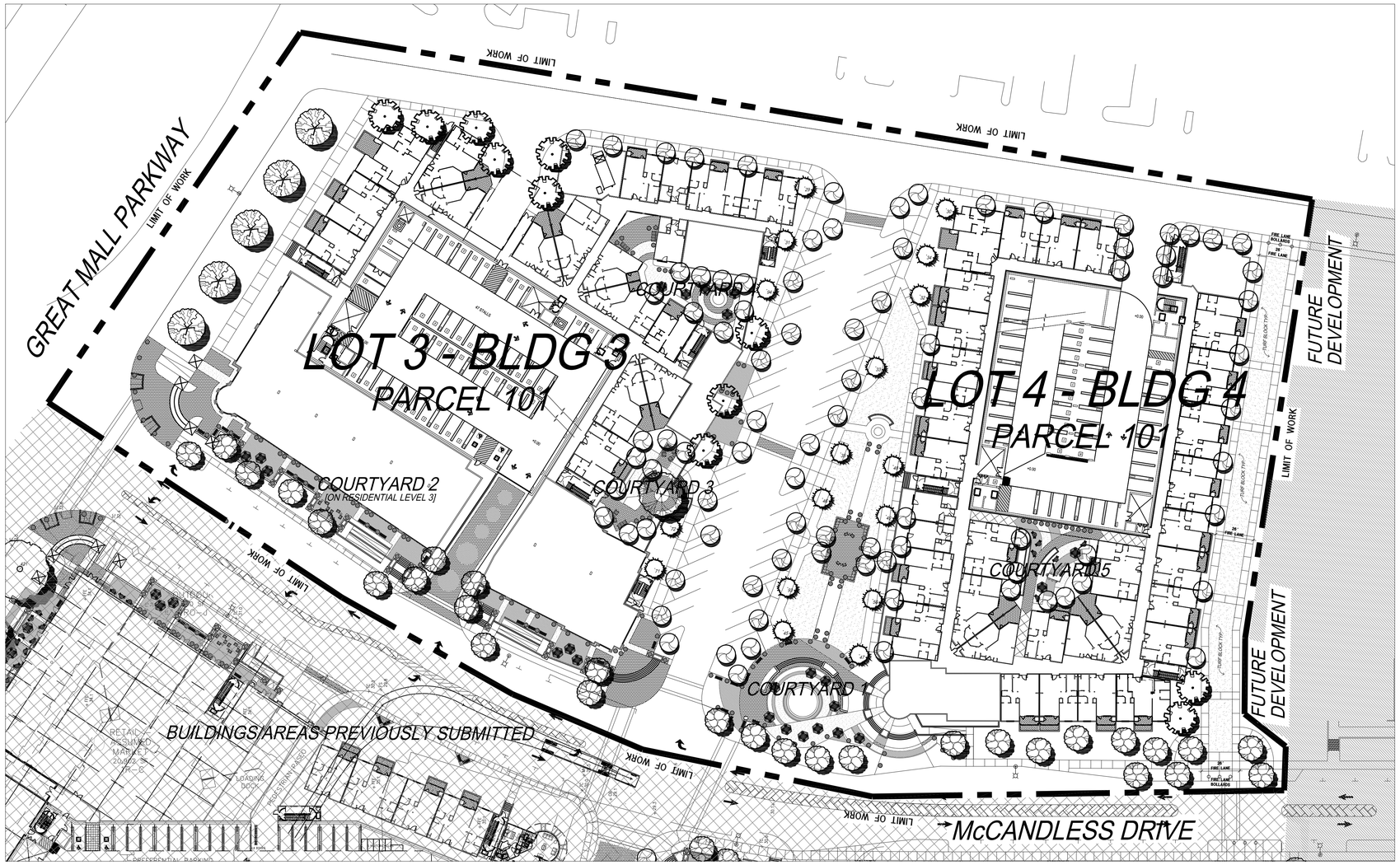
MILPITAS, CA

INTEGRAL COMMUNITIES
160 NEWPORT CENTER DRIVE, SUITE 240 NEWPORT BEACH, CALIFORNIA, 92660 949-720-3612

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

© 2011 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 20 40 80 120

NORTH

URBAN ARENA LLC

3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545

Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
STATE OF CALIFORNIA
SIGNATURE
1-31-12
RENEWAL DATE
DATE

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

OVERALL LANDSCAPE PLAN

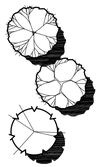
SHEET NUMBER

L1.00

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

PLANTING LEGEND

PROPOSED STREET TREES:

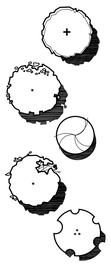


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	ULMUS x 'FRONTIER'	FRONTIER ELM	24" BOX	MEDIUM
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MEDIUM
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MEDIUM

PROPOSED PARK TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MEDIUM
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	HIGH
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	ULMUS x 'FRONTIER'	FRONTIER ELM	24" BOX	MEDIUM
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	MEDIUM
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MEDIUM

PROPOSED COMMON AREA TREES:



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	LOW
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	MEDIUM
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX	M EDIUM
	GINKGO BILOBA 'SARATOGA'	MAIDENHAIR TREE	24" BOX	MEDIUM
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	MEDIUM
	PYRUS CALLERYANA (CULTIVARS)	ORNAMENTAL PEAR	24" BOX	MEDIUM
	QUERCUS ILEX	HOLLY OAK	24" BOX	LOW
	RHAPHIOLEPIS 'MAGESTIC BEAUTY'	N.C.N.	5 GAL.	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	LOW
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	HIGH
	SOPHORA JAPONICA	PAGODA TREE	24" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM
	TRISTANIA LAURINA	WATER GUM	24" BOX	MEDIUM

EXISTING TREES:

SYMBOL	COMMON NAME	CONDITION	SIZE	W.U.C.O.L.S. III
	EVERGREEN ASH	NEW TREE TO MATCH DESIGN INTENT OF PROTECTED TREES	60" BOX	MEDIUM
	EVERGREEN ASH	EXISTING SITE TREE PROTECT IN PLACE SHAPE TO CORRECT FORM	N/A	N/A
	COAST REDWOOD	RELOCATED SITE TREE PROTECT IN PLACE SHAPE TO CORRECT FORM	N/A	N/A

PROPOSED SHRUBS AND GRASSES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL.	MEDIUM
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	5 GAL.	MEDIUM
	AGAPANTHUS ORIENTALIS	LILY-OF-THE-NILE	5 GAL.	MEDIUM
	BERBERIS THUNBERGII	JAPANESE BARBERRY	5 GAL.	LOW
	CALAMAGROSTIS ACUTIFLORA 'STRICTA'	FEATHER REED GRASS	5 GAL.	LOW
	CALAMAGROSTIS OVERDAM	FEATHER REED GRASS	5 GAL.	LOW
	CAREX TUMULICOLA	BERKLEY SEDGE	5 GAL.	MEDIUM
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	LOW
	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL.	LOW
	CENTRANTHUS RUBER	RED VALERIAN	5 GAL.	VERY LOW
	CISTUS x PURPUREUS	ORCHID ROCK\ROSE	5 GAL.	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	5 GAL.	MEDIUM
	DIETES VEGATA	FORTNIGHT LILY	5 GAL.	MEDIUM
	DIOSMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL.	MEDIUM
	ESCALLONIA EXONIENSIS	ESCALLONIA	5 GAL.	MEDIUM
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	LOW
	GREVILLEA NOELLII	GREVILLEA	5 GAL.	LOW
	HEMEROCALLIS 'BELL ORANGE'	HEMEROCALLIS	5 GAL.	MEDIUM
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	VERY LOW
	ILEX SPECIES	HOLLY	5 GAL.	MEDIUM
	KNIPHOPHIA 'SHINING SCEPTOR'	RED HOT POKER	5 GAL.	MEDIUM
	LEONOTIS LEONURUS	LION'S TAIL	5 GAL.	LOW
	MISCANTHUS SINENSIS 'ARABESQUE'	JAPANESE SILVER GRASS	5 GAL.	HIGH
	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL.	HIGH
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL.	LOW
	MYRTUS COMMUNIS	TRUE MYRTLE	5 GAL.	LOW
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL.	LOW
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL.	VERY LOW
	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.	MEDIUM
	PENNISETUM SPATHEOLATUM	RYE PUFFS	5 GAL.	MEDIUM
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL.	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 GAL.	MEDIUM
	PYRACANTHA 'APACHE'	FIRETHORN	5 GAL.	LOW
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL.	LOW
	ROSA 'WHITE FLOWER CARPET'	WHITE CARPET ROSE	5 GAL.	MEDIUM
	ROSMARINUS OFFICINALIS 'HILL HARDY'	N.C.N.	5 GAL.	LOW
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	5 GAL.	MEDIUM
	SPIRAEA JAPONICA 'BUMALDA'	N.C.N.	5 GAL.	MEDIUM
	VIBURNUM TINUS 'DWARF'	DWARF LAURISTINUS	5 GAL.	MEDIUM

PROPOSED VINES AND ESPALIERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	CLYTOSTOMA CALLISTEGIODES	LAVENDER TRUMPET VINE	5 GAL.	MEDIUM
	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL.	MEDIUM
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL.	LOW
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.	MEDIUM
	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	LOW
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	MEDIUM
	ROSA BANKSIAE	LADY BANK'S ROSE	5 GAL.	LOW
	WISTERIA SINENSIS	CHINESE WISTERIA	5 GAL.	MEDIUM

PROPOSED GROUNDCOVERS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.S. III
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	VERY LOW
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	LOW
	BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BRUSH	1 GAL.	LOW
	CEANOTHUS 'CENTENNIAL'	WILD LILAC	1 GAL.	LOW
	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL.	MEDIUM
	FESTUCA ARUNDINACEA 'MARATHON II'	DWARF TALL FESCUE TURF	SODDED	HIGH
	GAZANIA 'SUNBURST'	GAZANIA	1 GAL.	MEDIUM
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.	LOW
	ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE	1 GAL.	MEDIUM
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	1 GAL.	LOW
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL.	MEDIUM
	ANNUAL COLOR	TO BE SELECTED BY L.A.	1 GAL.	VARIES

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
5-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	NOT TO SCALE
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

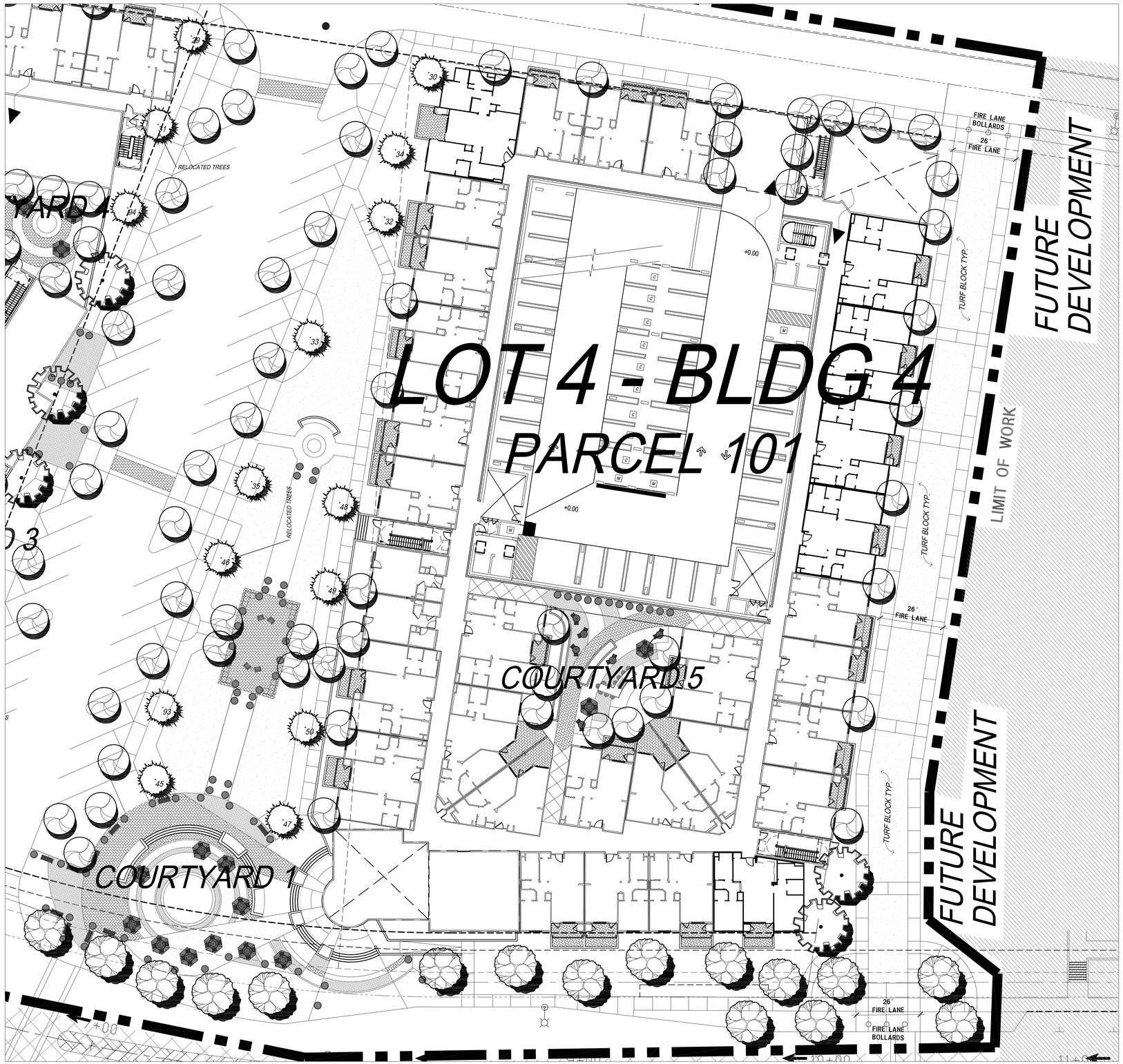
SHEET TITLE

PLANT LEGEND

SHEET NUMBER

L1.01

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

URBAN ARENA LLC

3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545

Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
STATE OF CALIFORNIA
SIGNATURE
1-31-12
RENEWAL DATE
DATE

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 20'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

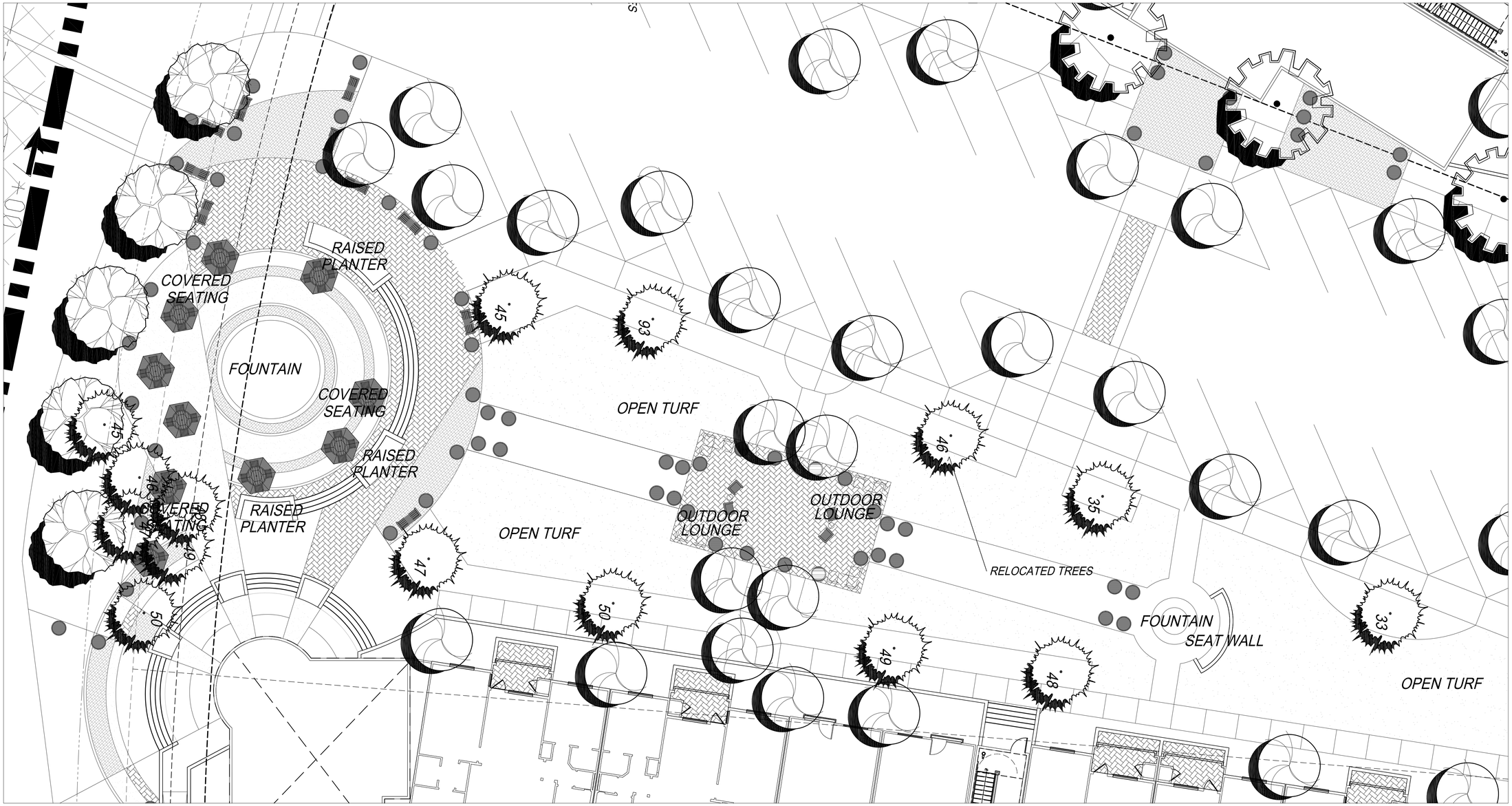
SHEET TITLE

BUILDING 4 ENLARGED PLAN

SHEET NUMBER

L1.03

COURTYARD 1



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 5 10 20 30

NORTH

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
5-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 10'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

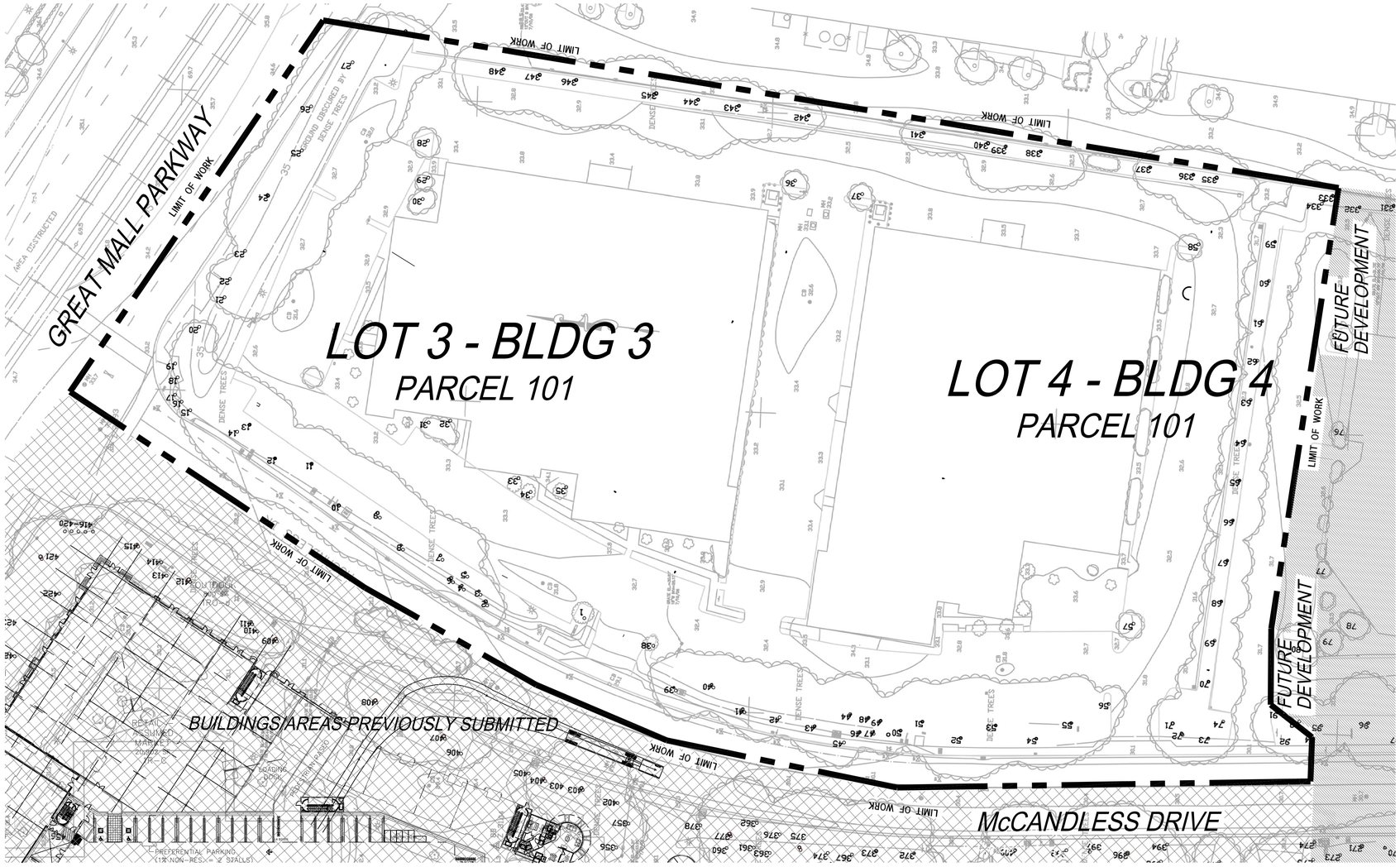
COURTYARD DETAILS

SHEET NUMBER

L1.04

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.



ORIGINAL INFORMATION PREPARED BY:
ED BRENNAN, CONSULTING ARBORIST
979 LINCOLN STREET
BENICIA, CA 94510
707.751.0869
PREPARATION DATE: 12.20.2007
BASE MAP PROVIDED BY:
RUGGERI-JENSEN-AZAR
GILROY, CA
PLAN IS FROM PAGES 1 - 4 OF THE ARBORIST SURVEY WITHIN THE TREE REPORT

NORTH

0 20 40 80 120

EXISTING TREE SURVEY FOR LOT #3 AND #4, PARCEL #101

TREE #	SPECIES	TRUNK DIAMETER (INCHES)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	ARBORIST COMMENTS	LANDSCAPE COMMENTS
1	FLOWERING PLUM	6	3	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
2	COAST REDWOOD	26	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
3	COAST REDWOOD	17	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
4	COAST REDWOOD	18	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
5	COAST REDWOOD	18	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
6	COAST REDWOOD	23	4	GOOD	GOOD FORM AND HEALTH	RELOCATED TO PARCEL 92
7	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
8	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
9	EVERGREEN ASH	27	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
10	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
11	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
12	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
13	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
14	EVERGREEN ASH	23	3	POOR	LARGE TRUNK WOUND	REPLACE WITH 24" BOX
15	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
16	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
17	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
18	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
19	FLOWERING PLUM	6,5,5,4	3	MODERATE	MULTI-STEMMED AT 3'	REPLACE WITH 48" BOX
20	MEXICAN FAN PALM	22	5	GOOD	8' OF CLEAR TRUNK	REPLACE WITH 48" BOX
21	EVERGREEN ASH	21	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
22	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
23	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
24	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
25	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
26	EVERGREEN ASH	24	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
27	EVERGREEN ASH	23	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
28	FLOWERING PLUM	6	4	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
29	COAST REDWOOD	8	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
30	COAST REDWOOD	8	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
31	COAST REDWOOD	7	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
32	COAST REDWOOD	8	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
33	COAST REDWOOD	9	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
34	COAST REDWOOD	6	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
35	COAST REDWOOD	10	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
36	FLOWERING PLUM	6	3	MODERATE	LEANING TRUNK	REPLACE WITH 48" BOX
37	FLOWERING PLUM	6	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
38	FLOWERING PLUM	5	3	MODERATE	MULTI-STEMMED AT 8'	REPLACE WITH 48" BOX
39	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
40	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
41	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
42	EVERGREEN ASH	22	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
43	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
44	EVERGREEN ASH	17	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
45	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
46	COAST REDWOOD	13	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
47	COAST REDWOOD	25	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
48	COAST REDWOOD	13	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
49	COAST REDWOOD	16	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
50	COAST REDWOOD	21	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
51	EVERGREEN ASH	19	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
52	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
53	EVERGREEN ASH	17	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
54	EVERGREEN ASH	20	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
55	EVERGREEN ASH	18	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
56	FLOWERING PLUM	5	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
57	FLOWERING PLUM	5	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
58	FLOWERING PLUM	5	4	MODERATE	MULTI-STEMMED AT 7'	REPLACE WITH 48" BOX
59	EVERGREEN ASH	15	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
60	EVERGREEN ASH	12	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
61	EVERGREEN ASH	12	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
62	EVERGREEN ASH	9	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
63	EVERGREEN ASH	11	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
64	EVERGREEN ASH	14	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
65	EVERGREEN ASH	11	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
66	EVERGREEN ASH	10	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
67	EVERGREEN ASH	9	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
68	EVERGREEN ASH	11	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
69	EVERGREEN ASH	9	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
70	EVERGREEN ASH	17	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
71	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
72	COAST REDWOOD	24	4	GOOD	GOOD FORM AND HEALTH	RELOCATE ON SITE
73	SWEETGUM	12	3	MODERATE	MULTI-STEMMED AT 6'	REPLACE WITH 48" BOX
74	SWEETGUM	7	3	MODERATE	LEANING TRUNK	REPLACE WITH 48" BOX
91	SWEETGUM	12	3	MODERATE	TRUNK DIVIDES AT 5'	REPLACE WITH 48" BOX
92	SWEETGUM	13	3	MODERATE	CROWN LEANS	REPLACE WITH 48" BOX
93	COAST REDWOOD	21	4	GOOD	MULTI-STEMMED AT 14'	RELOCATE ON SITE
94	COAST REDWOOD	23	4	GOOD	MULTI-STEMMED AT 6'	RELOCATE ON SITE
333	RED IRONBARK	19	3	MODERATE	TRUNK DIVIDES AT 12'	REPLACE WITH 48" BOX
334	RED IRONBARK	13	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX
335	RED IRONBARK	26	4	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
336	RED IRONBARK	16	3	MODERATE	LEANING CROWN	REPLACE WITH 48" BOX
337	RED IRONBARK	17	3	MODERATE	MULTI-STEMMED AT 10'	REPLACE WITH 48" BOX
338	RED IRONBARK	18	3	MODERATE	TRUNK DIVIDES AT 12'	REPLACE WITH 48" BOX
339	RED IRONBARK	18	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
340	RED IRONBARK	24	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
341	RED IRONBARK	17	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
342	RED IRONBARK	17	3	POOR	TRUNK DIVIDES AT 12'	REPLACE WITH 24" BOX
343	RED IRONBARK	18	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
344	RED IRONBARK	22	3	MODERATE	MULTI-STEMMED AT 12'	REPLACE WITH 48" BOX
345	RED IRONBARK	26	3	MODERATE	MULTI-STEMMED AT 16'	REPLACE WITH 48" BOX
346	RED IRONBARK	24	3	MODERATE	TRUNK DIVIDES AT 10'	REPLACE WITH 48" BOX
347	RED IRONBARK	24	3	MODERATE	TRUNK DIVIDES AT 6'	REPLACE WITH 24" BOX
348	RED IRONBARK	24	3	MODERATE	TRUNK DIVIDES AT 8'	REPLACE WITH 48" BOX

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVY SCHROCK LICENSE NO. 4192
SIGNATURE
5-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

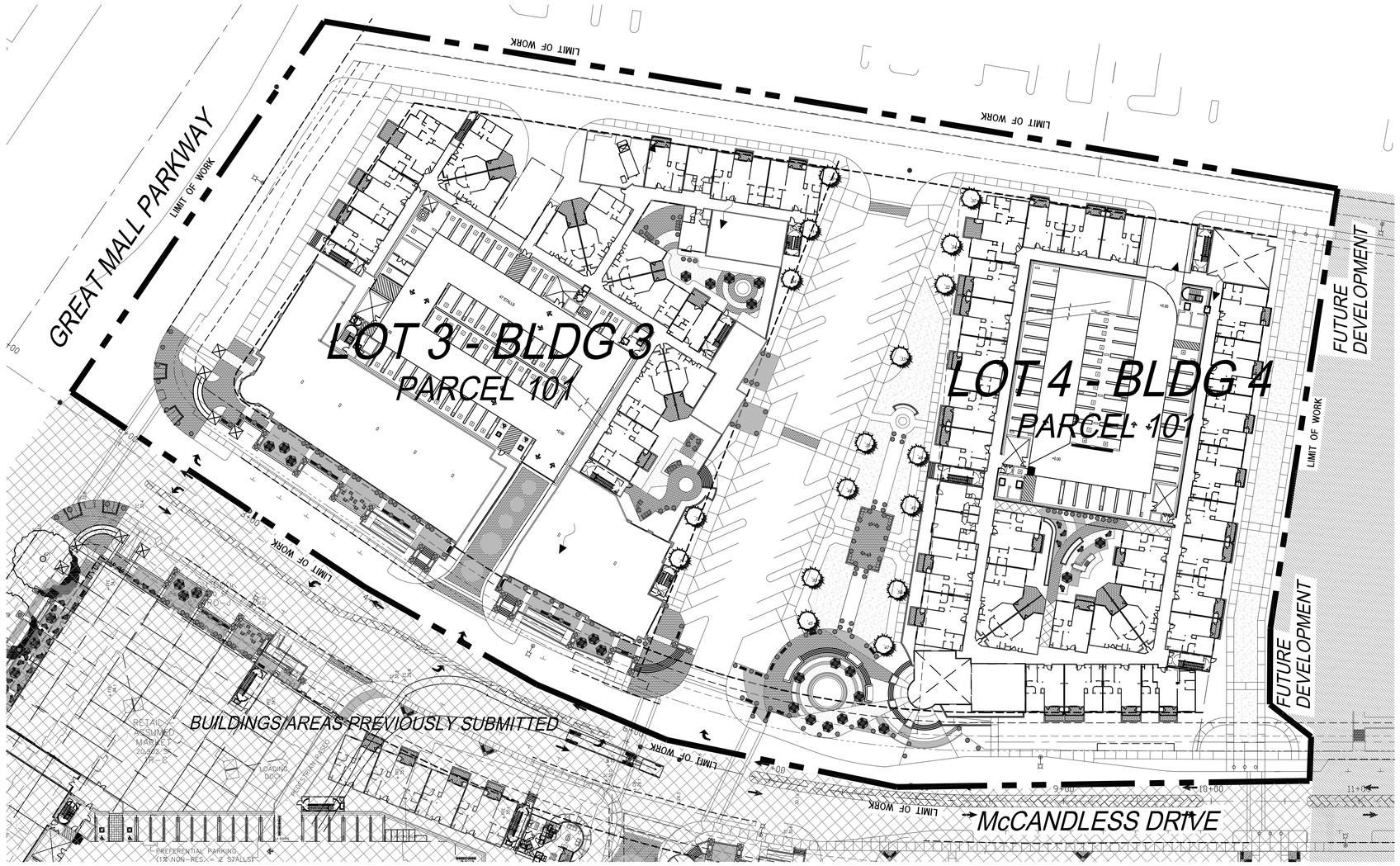
LOT 3 and 4 PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

EXISTING TREE SURVEY

SHEET NUMBER

L1.06



NOTE:
REFER TO SHEET 1.02 FOR TREE LEGEND

0 20 40 80 120

NORTH

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH THE LANDSCAPE ARCHITECT. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

URBAN ARENA LLC
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County · San Diego

LICENSES

CALIFORNIA	#4192
CALIFORNIA	#3905
ARIZONA	#32522
UTAH	#379520-5301
NEVADA	#539

LICENSED LANDSCAPE ARCHITECT
MICHAEL LEVI SCHROCK LICENSE NO. 4192
SIGNATURE
1-31-12
RENEWAL DATE
DATE
STATE OF CALIFORNIA

REVISIONS

ACAD FILE:	111006 - SUBMITTAL
JOB NO.:	10-073
SCALE:	1" = 40'-0"
DATE:	10-06-11

CLIENT

INTEGRAL COMMUNITIES
McCANDLES, LLC
190 N. WIGET LANE, SUITE 101
WALNUT CREEK, CALIFORNIA 94598

PROJECT

LOT 3 and 4
PARCEL 101
MILPITAS, CALIFORNIA

SHEET TITLE

TREE
PROTECTION AND
RELOCATION PLAN

SHEET NUMBER

L1.07