



**PROJECT INFORMATION**

**Unit Summary**

Level	1BR	2BR	3BR	Total
1	47	37	5	89
2	43	43	8	94
3	44	43	10	97
4	44	43	10	97
5	44	43	10	97
<b>Total</b>	<b>222</b>	<b>209</b>	<b>43</b>	<b>474</b>
Ratio	46.84%	44.09%	9.07%	

**Unit Types and Areas**

Unit	Type	Unit SqFt	Quantity	Total SqFt
1BR	A	782	115	89,930
1BR	A.1	795	5	3,975
1BR	A.2	796	5	3,980
1BR	B	900	57	51,300
1BR	B.1	940	5	4,700
1BR	B.2	960	20	19,200
1BR	B.3	927	5	4,635
1BR	B.4	1024	5	5,120
1BR	B.5	1656	5	8,280
	<b>Subtotal</b>		<b>222</b>	<b>191,120</b>
	Average			861

2BR	C	1130	37	41,810
2BR	C.1	1120	50	56,000
2BR	C.2	1160	25	29,000
2BR	C.3	1158	66	76,428
2BR	C.4	1311	5	6,555
2BR	D	1310	8	10,480
2BR	D.1	1309	10	13,090
2BR	D.2	1620	5	8,100
2BR	D.3	1442	1	1,442
2BR	D.4	1327	1	1,327
2BR	D.5	1310	1	1,310
	<b>Subtotal</b>		<b>209</b>	<b>245,542</b>
	Average			1175

3BR	E	1472	28	41,216
3BR	E.1	2004	4	8,016
3BR	E.2	1586	4	6,344
3BR	E.3	1617	3	4,851
3BR	E.4	1730	4	6,920
	<b>Subtotal</b>		<b>43</b>	<b>67,347</b>
	Average			1566
	<b>Total</b>		<b>474</b>	<b>504,009</b>
	Average			1063

**Unit to Parking Ratio**

Unit Type	Number of Units	Parking Spaces per Unit	Spaces Required	Spaces Provided	Ratio
1BR	222	1.2 (min) - 1.5 (max)	267 (min) - 333 (max)	298	1.34
2BR	209	1.5 (min) - 2.0 (max)	314 (min) - 418 (max)	380	1.82
3BR	43	1.5 (min) - 2.0 (max)	65 (min) - 86 (max)	74	1.72
	<b>Subtotal</b>		<b>646 (min) - 837 (max)</b>	<b>752</b>	<b>1.63</b>
	Guest Parking - 15% of required total		97 (min) - 126 (max)	113	15%
	<b>Total</b>			<b>865</b>	

**Parking Garage Summary**

Level	Standard - 9' x 18'	Tandem - 9' x 38'	Guest - 9' x 18'	Total
1	35	90	20	145
2	50	94	14	158
3	50	94	14	158
4	50	94	14	158
5	50	94	14	158
6	3	48	37	88
<b>Total</b>	<b>238</b>	<b>514</b>	<b>113</b>	<b>865</b>

**Site Parking Summary**

Location	Standard - 9' x 18'
SE Corner	8
<b>Total</b>	<b>8</b>

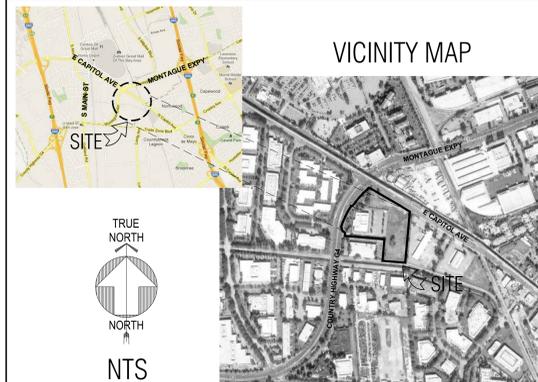
**Bicycle Summary**

Level	2 x 7' Space
1	26
2	26
3	26
4	26
5	26
6	9
<b>Total</b>	<b>147</b>

**PROJECT DATA**

**DESCRIPTION:** MULTIFAMILY APARTMENTS AND PARKING STRUCTURE  
**OCCUPANCY:** R2 (APARTMENTS)  
 A3 (RECREATION BUILDING)  
 S2 (PARKING STRUCTURE)  
**CONSTRUCTION TYPE:** III-A (APARTMENTS)  
 IA (RECREATION BUILDING)  
 IA (PARKING STRUCTURE)  
**FIREWALL RATING:** 3-HOUR  
**SITE AREA:** 7.98 ACRES  
**ZONING:** MXD3-TOD  
 41-75 DUGROSS ACRE  
 MAX FAR: 1.88

**PROJECT SITE MAP**



**SHEET INDEX**

**ARCHITECTURAL**

- G001 PROJECT DATA
- G002 URBAN DIAGRAMS
- A101 OVERALL 1ST FLOOR PLAN
- A102 OVERALL PLANS 2ND-5TH FLOOR PLANS
- A103 ROOF PLAN
- A104 ENLARGED RECREATION DECK PLAN
- A111 GARAGE FLOOR PLANS
- A301 SECTIONS
- A310 THREE DIMENSIONAL VIEW
- A311 ELEVATIONS AND THREE DIMENSIONAL VIEWS
- A312 ELEVATIONS AND THREE DIMENSIONAL VIEWS
- A313 ELEVATIONS AND THREE DIMENSIONAL VIEWS
- A314 ELEVATIONS AND THREE DIMENSIONAL VIEWS
- A315 ELEVATIONS AND THREE DIMENSIONAL VIEWS
- A316 ELEVATIONS AND THREE DIMENSIONAL VIEWS
- A317 ELEVATIONS AND THREE DIMENSIONAL VIEWS
- A401 ENLARGED UNIT PLANS
- A402 ENLARGED UNIT PLANS
- A403 ENLARGED UNIT PLANS
- A404 ENLARGED UNIT PLANS
- A405 ENLARGED UNIT PLANS
- A406 ENLARGED UNIT PLANS
- A451 ENLARGED TERRACE PLANS - CAPITOL
- A452 ENLARGED TERRACE PLANS - MONTAGUE
- A453 PLAZA AND LOBBY SECTIONS
- A454 PARTIAL SITE SECTIONS
- G003 FIRE ACCESS DIAGRAM
- G004 OPEN SPACE DIAGRAM
- G005 WASTE MANAGEMENT DIAGRAM
- G006 SHADOW STUDY DIAGRAM - MARCH21
- G007 SHADOW STUDY DIAGRAM - JUN21
- G008 SHADOW STUDY DIAGRAM - SEPTEMBER21
- G009 SHADOW STUDY DIAGRAM - DECEMBER21
- G010 ACCESSIBILITY PLAN

**LANDSCAPE**

- L-1.01 LANDSCAPE CONCEPT PLAN
- L-1.02 LANDSCAPE ENLARGEMENT PLANS

**CIVIL**

- TM-01 VESTING TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES
- TM-02 SITE PLAN
- TM-03 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
- TM-04 FIRE TRUCK ACCESS EXHIBIT

PROJECT

**450 MONTAGUE**

450 MONTAGUE EXPRESSWAY  
 MILPITAS, CA 95035

ARCHITECT

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	10/24/12	PLANNING COMMISSION REVISION	
	11/14/12	PLANNING COMMISSION REVISION	

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SCALE

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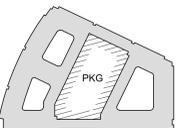
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SHEET INDEX  
 PROJECT DIRECTORY  
 PROJECT DATA

**G001**

SHEET NO.





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3	11/14/12	PLANNING COMMISSION REVIS

PROJECT SITE: 7.98 ACRES

NEW CURB CUT AT CAPITOL AVE.  
FOR TEMPORARY VEHICULAR  
ACCESS ROAD AND FIRE LANE  
(FUTURE E.V.A. ONLY).  
RIGHT TURN IN ONLY AND RIGHT  
TURN OUT ONLY

BUILDING SETBACK LINE,  
49'-0" FROM CURB  
(24' PLANTING STRIP,  
10' SIDEWALK, & 15' SETBACK)

NEW RETAINING WALL  
w/ 1'-0" PLANTING STRIP  
BETWEEN WALL AND CURB, TYP.

BUILDING SETBACK LINE,  
45'-0" FROM CURB  
(20' PLANTING STRIP,  
8' SIDEWALK, & 17' SETBACK)

PLANTING STRIP  
BETWEEN CURB AND  
PROPERTY LINE

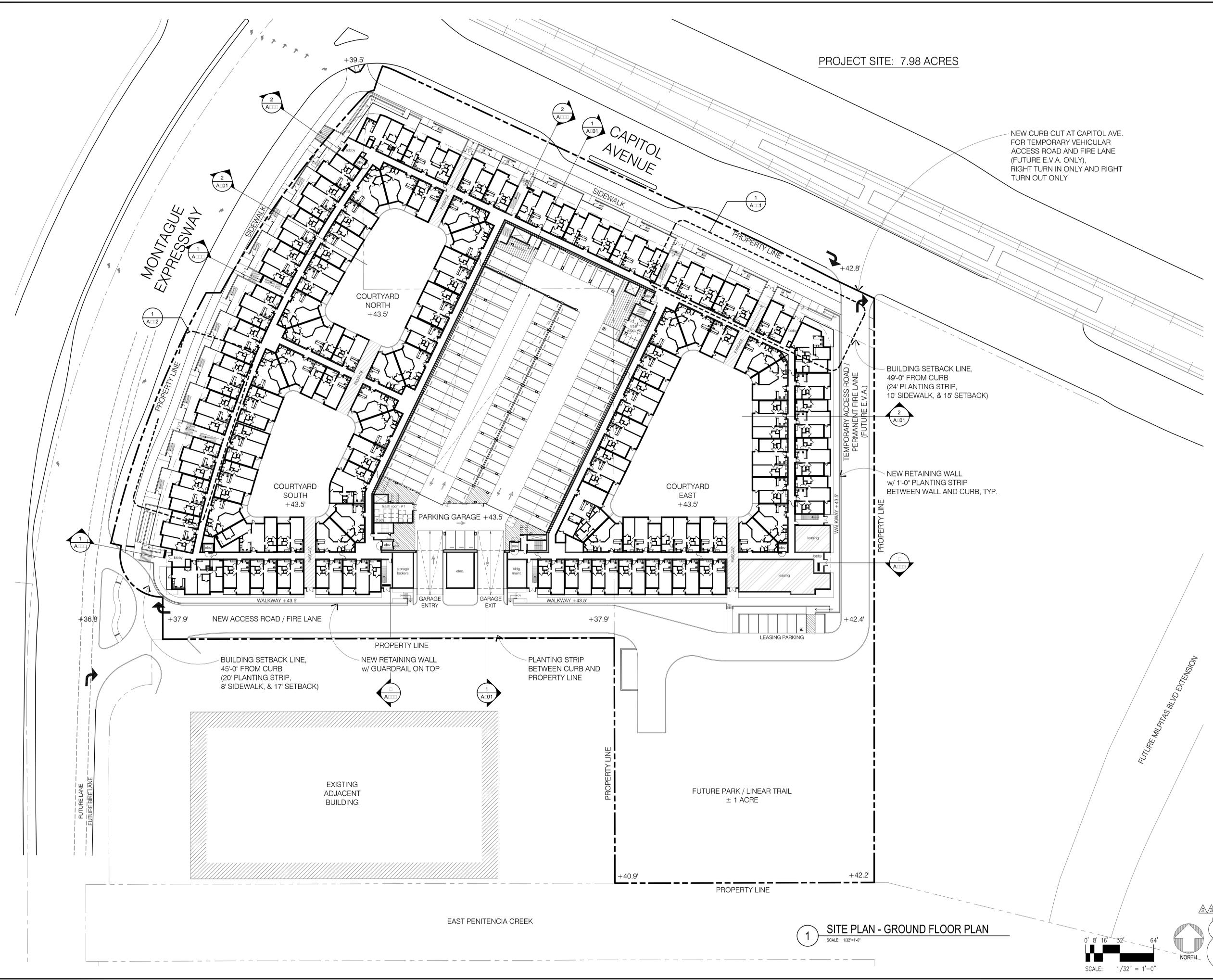
FUTURE PARK / LINEAR TRAIL  
± 1 ACRE

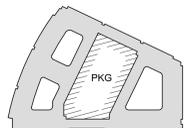
EXISTING  
ADJACENT  
BUILDING

## 1 SITE PLAN - GROUND FLOOR PLAN

SCALE: 1/32"=1'-0"

0' 8' 16' 32' 64'  
SCALE: 1/32" = 1'-0"





KEY PLAN

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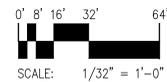
DRAWN BY	
CHECKED BY	
SCALE	1/32" = 1'-0"
DATE	TYPICAL FLOOR PLAN
PROJECT NO.	

TYPICAL FLOOR PLAN



1 TYPICAL FLOOR PLAN

SCALE: 1/32" = 1'-0"





PROJECT

# 450 MONTAGUE

450 MONTAGUE EXPRESSWAY  
MILPITAS, CA 95035

ARCHITECT



5870 W. JEFFERSON BLVD, SUITE J  
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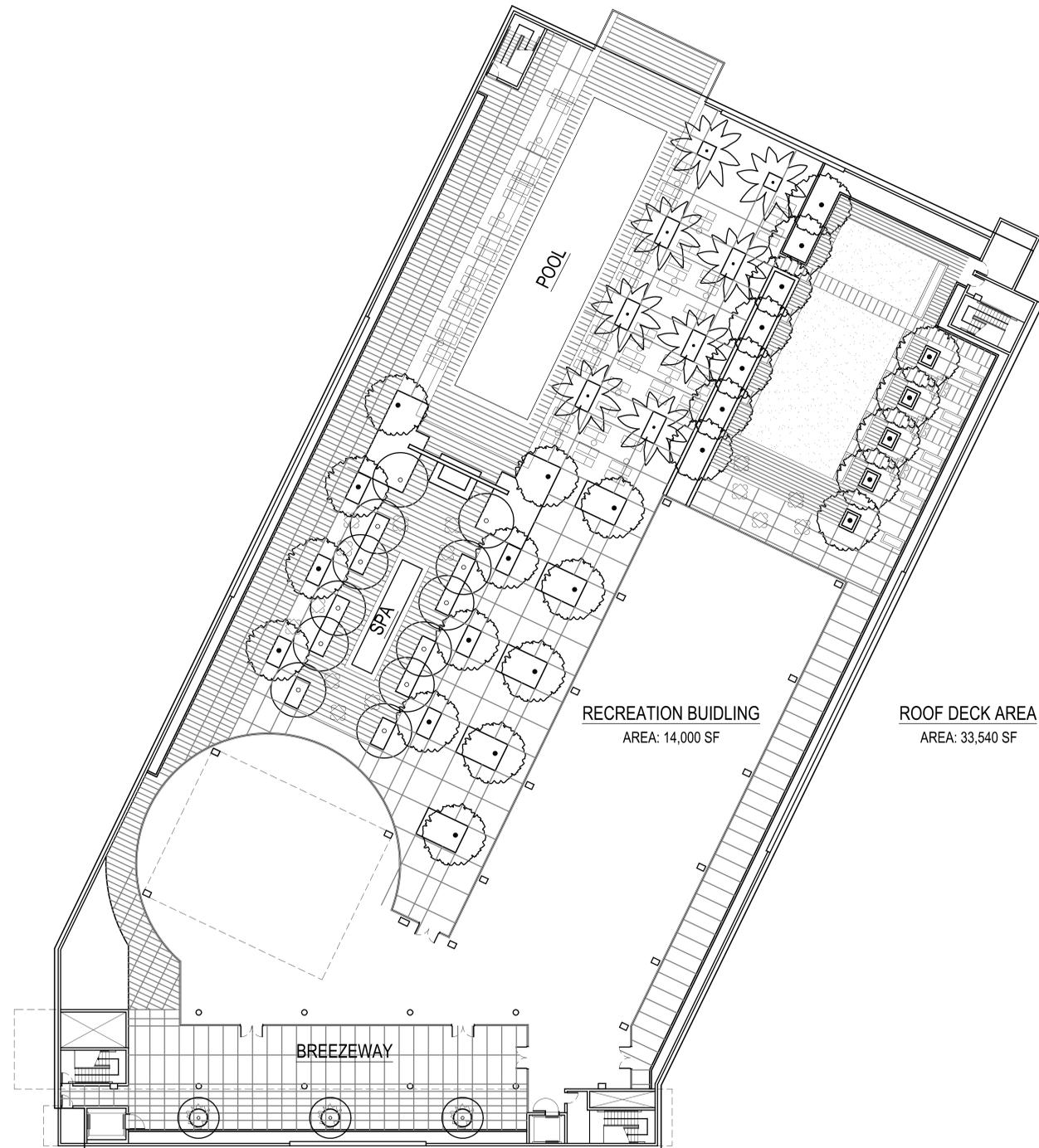
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PROJECT NO.

ENLARGED  
RECREATIONAL ROOF  
DECK PLAN

A104

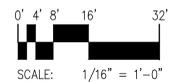
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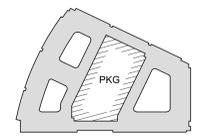


1 ENLARGED ROOF DECK PLAN

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

XXXX.dwg





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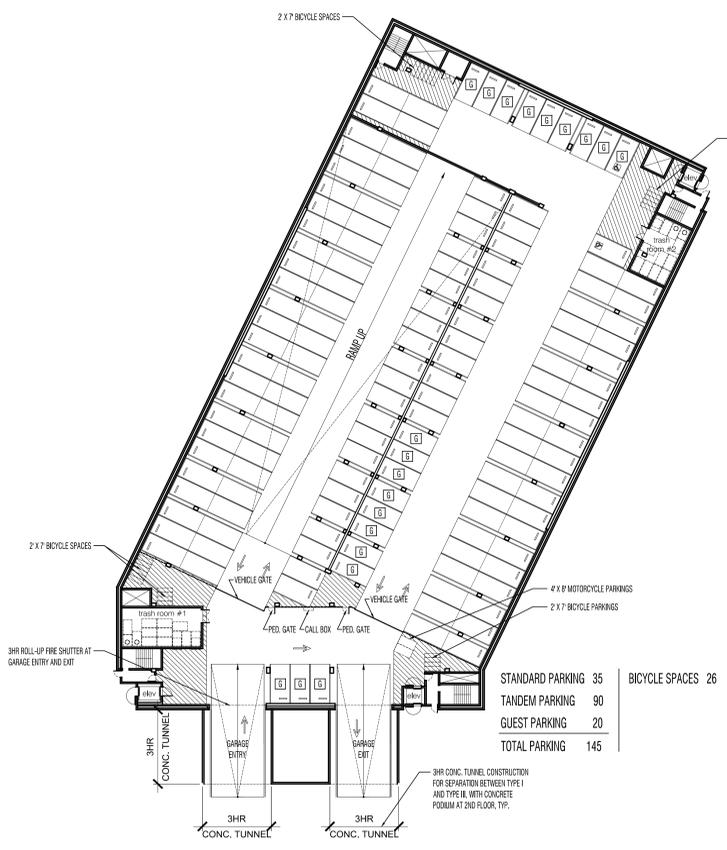
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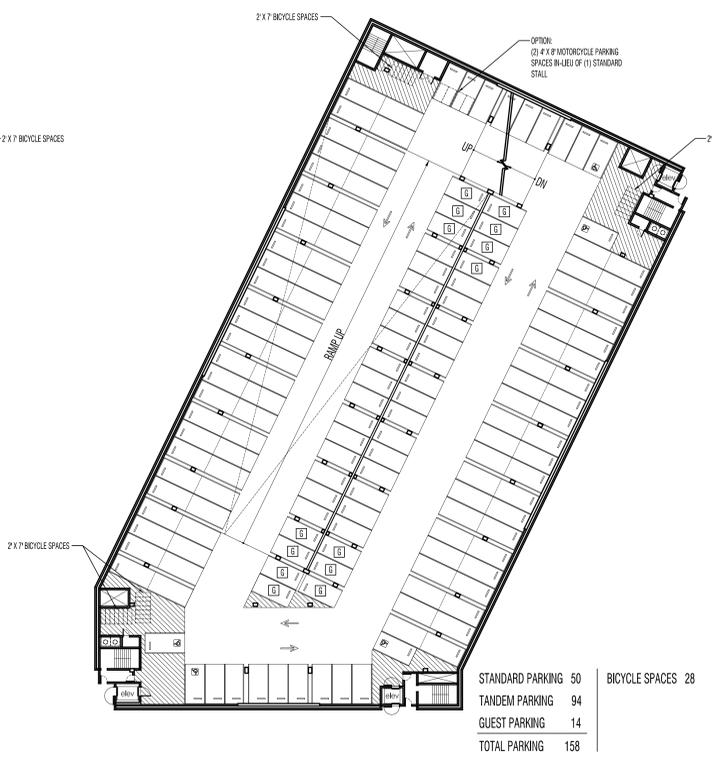
### GARAGE FLOOR PLANS

A111

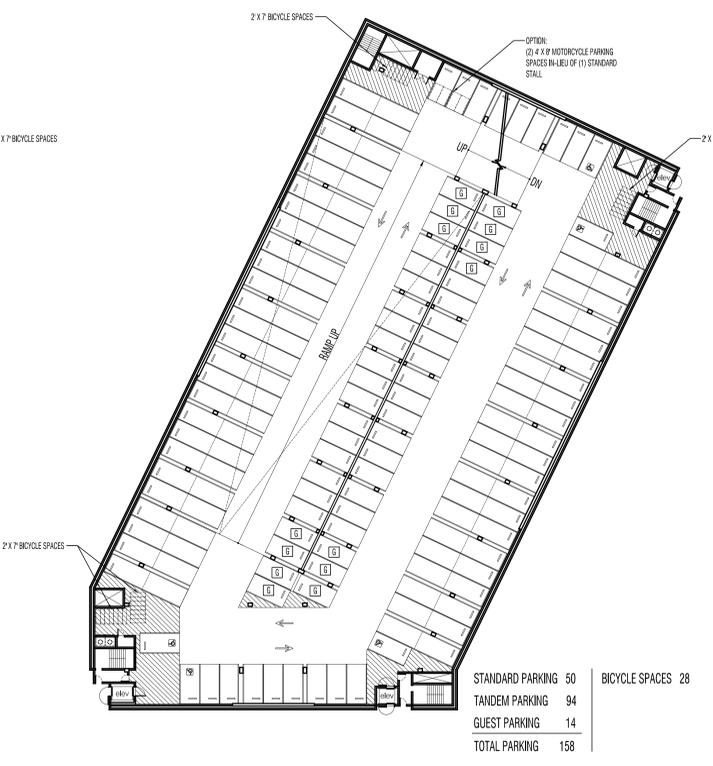
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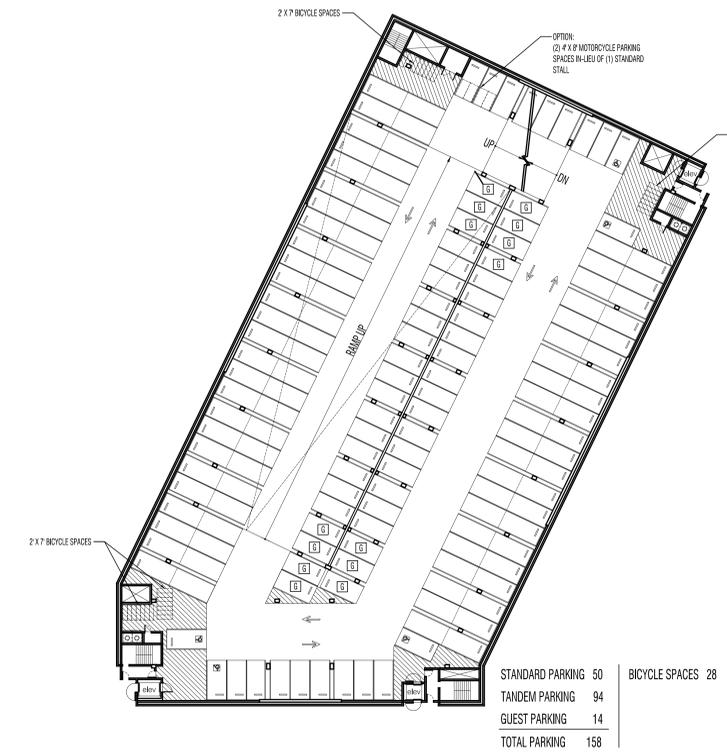
1 GARAGE PLAN - GROUND FLOOR  
SCALE: 1/32"=1'-0"



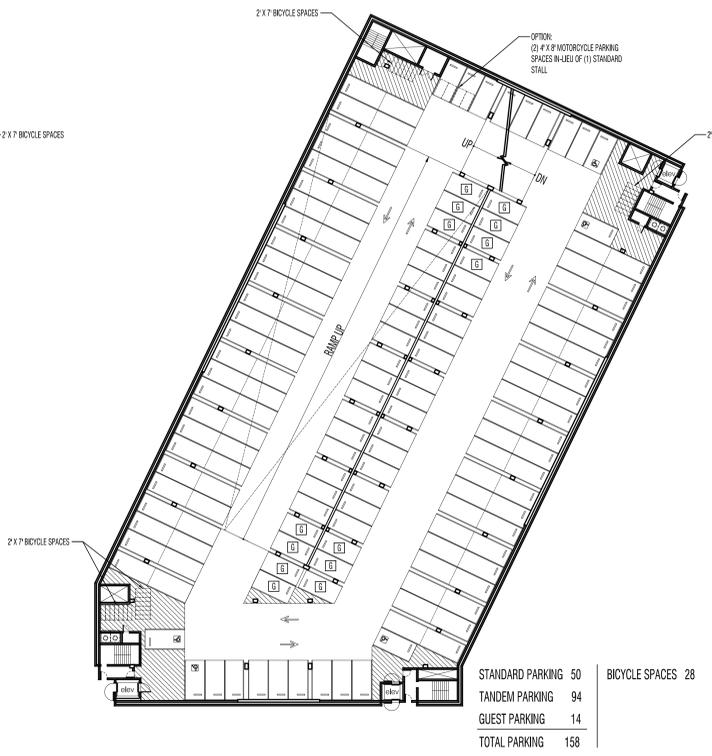
1 GARAGE PLAN - 2ND FLOOR  
SCALE: 1/32"=1'-0"



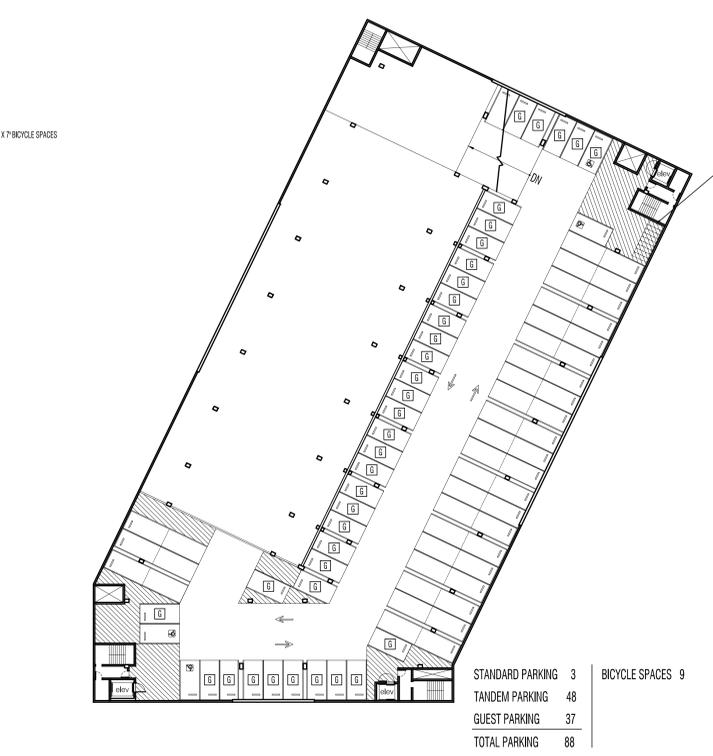
1 GARAGE PLAN - 3RD FLOOR  
SCALE: 1/32"=1'-0"



1 GARAGE PLAN - 4TH FLOOR  
SCALE: 1/32"=1'-0"



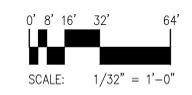
1 GARAGE PLAN - 5TH FLOOR  
SCALE: 1/32"=1'-0"



1 GARAGE PLAN - 6TH FLOOR  
SCALE: 1/32"=1'-0"

### LEGEND

6 GUEST PARKING



NORTH

PROJECT

# 450 MONTAGUE

450 MONTAGUE EXPRESSWAY  
MILPITAS, CA 95035

ARCHITECT

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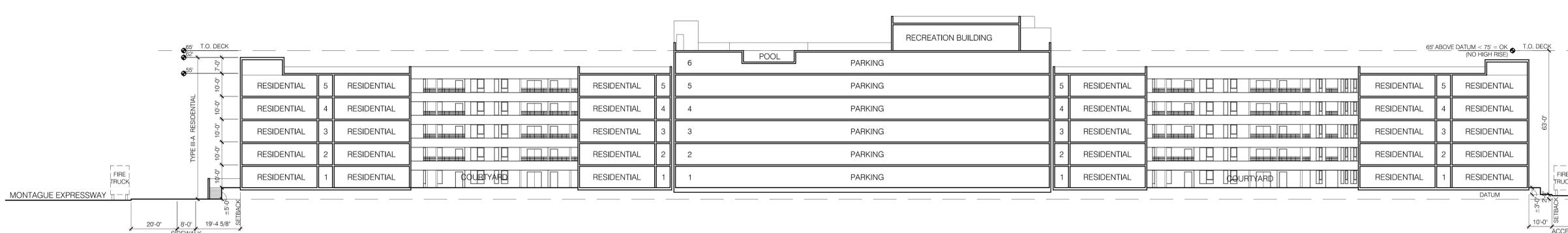
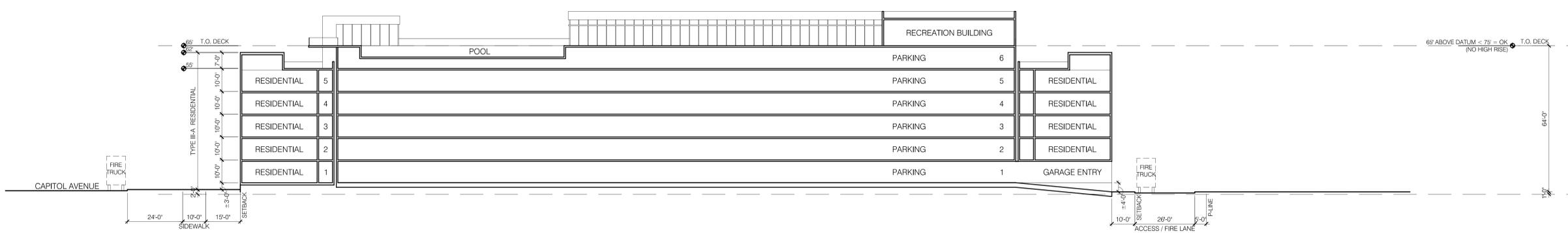
DATE

PROJECT NO.

BUILDING SECTIONS

A301

SHEET NO.



PROJECT

# 450 MONTAGUE

450 MONTAGUE EXPRESSWAY  
MILPITAS, CA 95035

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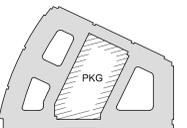
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PROJECT NO.

NORTHWEST CORNER  
MONTAGUE EXPRESSWAY  
AND CAPITOL AVENUE

A310

SHEET NO.



1 STREETVIEW OF NORTHWEST CORNER  
SCALE: NTS





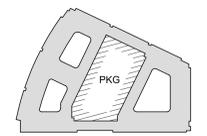












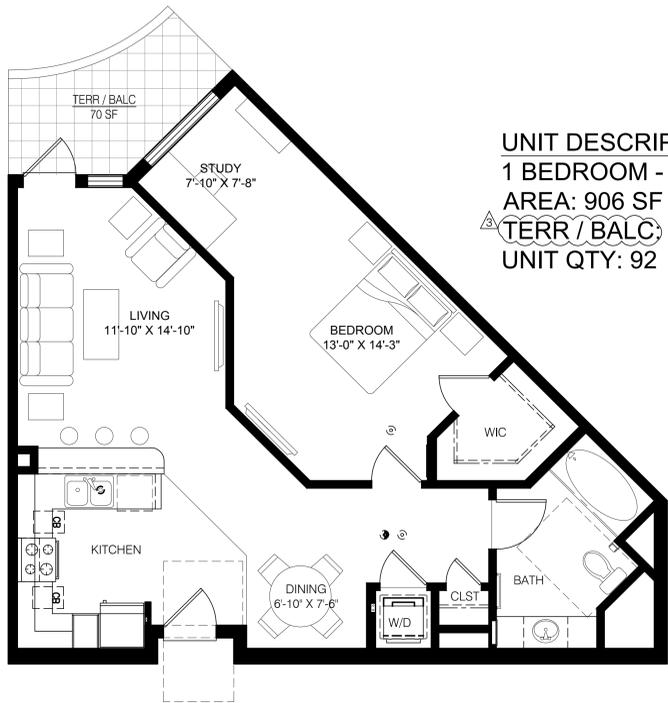
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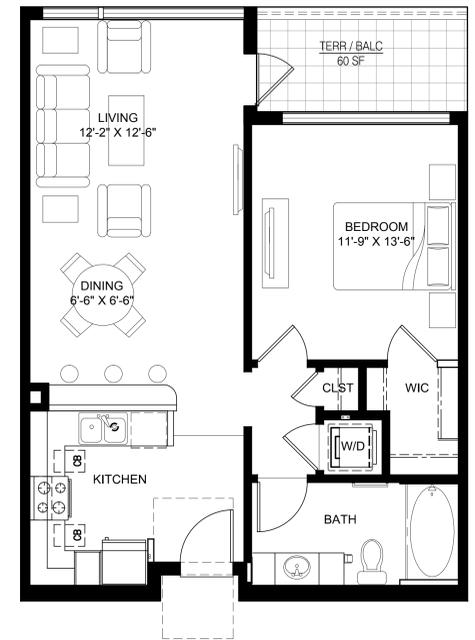
UNIT PLANS

A401



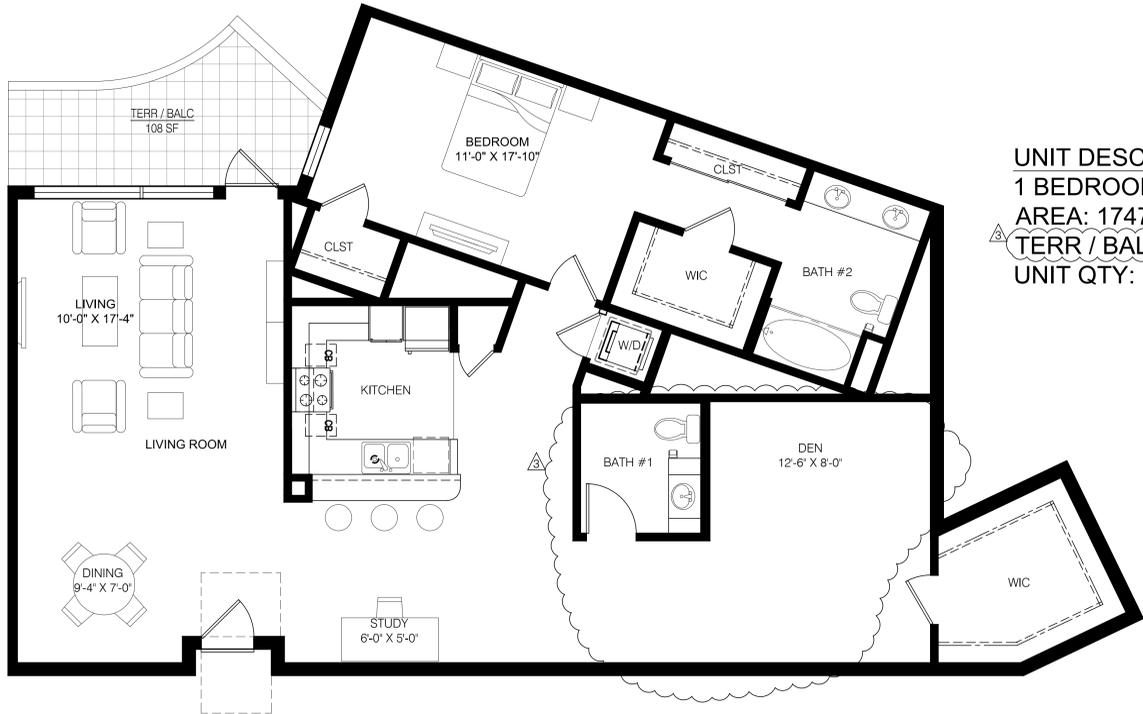
**UNIT DESCRIPTION**  
 1 BEDROOM - 1 BATHROOM  
 AREA: 906 SF  
 TERR / BALC: 70 SF  
 UNIT QTY: 92

**2 UNIT TYPE B**  
**INSIDE CORNER (B.1 THRU B.4 SIM)**  
 SCALE: 1/4"=1'-0"



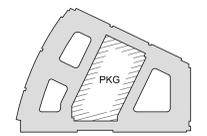
**UNIT DESCRIPTION**  
 1 BEDROOM - 1 BATHROOM  
 AREA: 782 SF  
 TERR / BALC: 60 SF  
 UNIT QTY: 125

**1 UNIT TYPE A (A.1 & A.2 SIM)**  
 SCALE: 1/4"=1'-0"



**UNIT DESCRIPTION**  
 1 BEDROOM - DEN - 1 BATHROOM  
 AREA: 1747 SF  
 TERR / BALC: 108 SF  
 UNIT QTY: 5

**3 UNIT TYPE B.5 - INSIDE CORNER**  
 SCALE: 1/4"=1'-0"



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UNIT PLANS

A402



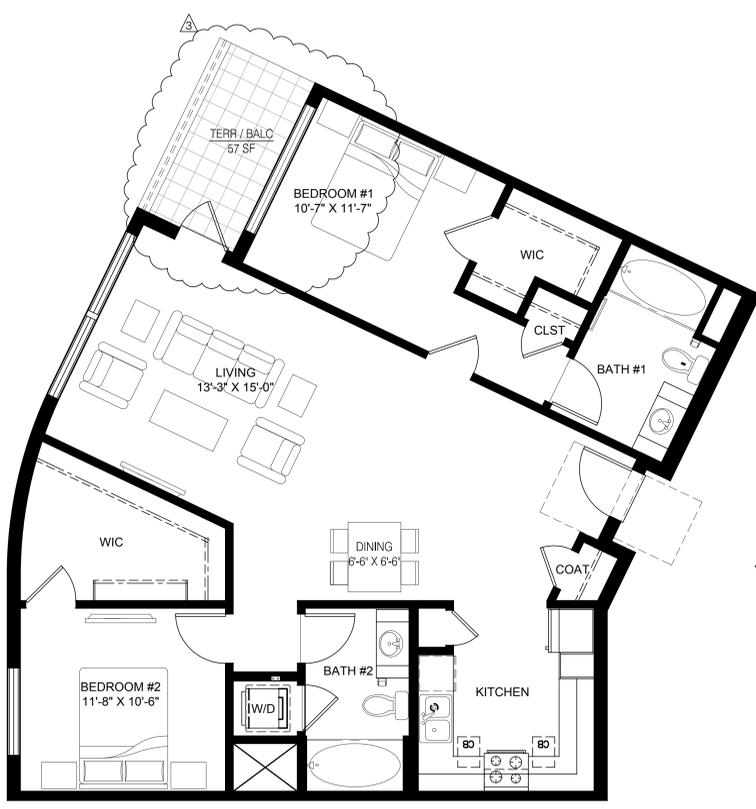
**UNIT DESCRIPTION**  
2 BEDROOM - 2 BATHROOM  
AREA: 1158 SF  
TERR / BALC: 60 SF  
UNIT QTY: 66



**UNIT DESCRIPTION**  
2 BEDROOM - 2 BATHROOM  
AREA: 1130 SF  
TERR / BALC: 60 SF  
UNIT QTY: 112

**2 UNIT TYPE C.3 - COURTYARD**  
SCALE: 1/4"=1'-0"

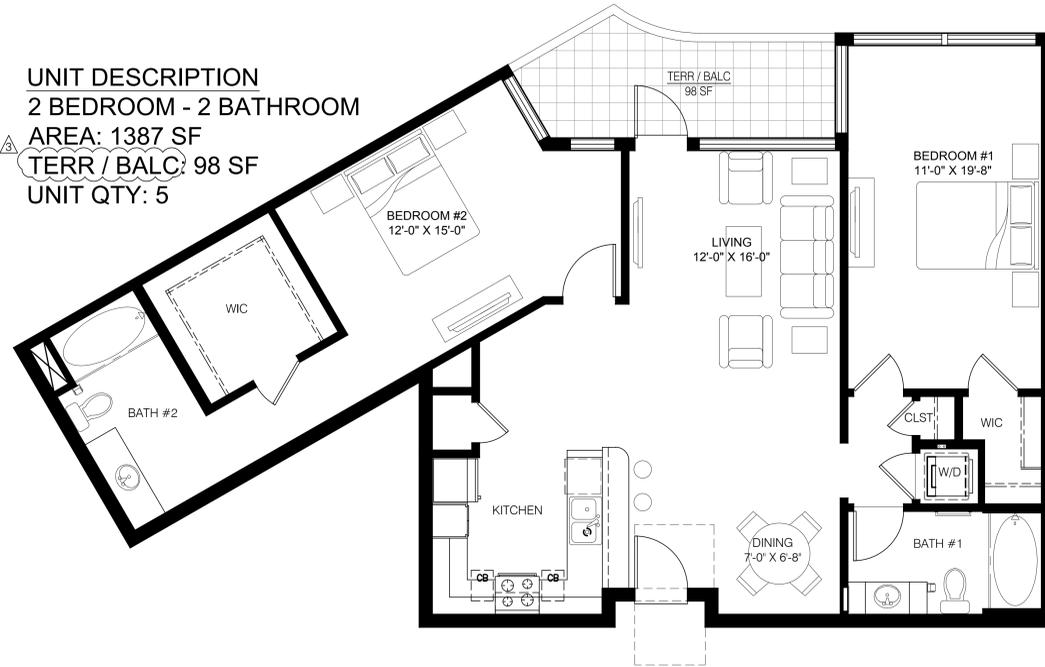
**1 UNIT TYPE C (C.1 & C.2 SIM)**  
SCALE: 1/4"=1'-0"



**UNIT DESCRIPTION**  
2 BEDROOM - 2 BATHROOM  
AREA: 1305 SF  
TERR / BALC: 57 SF  
UNIT QTY: 5

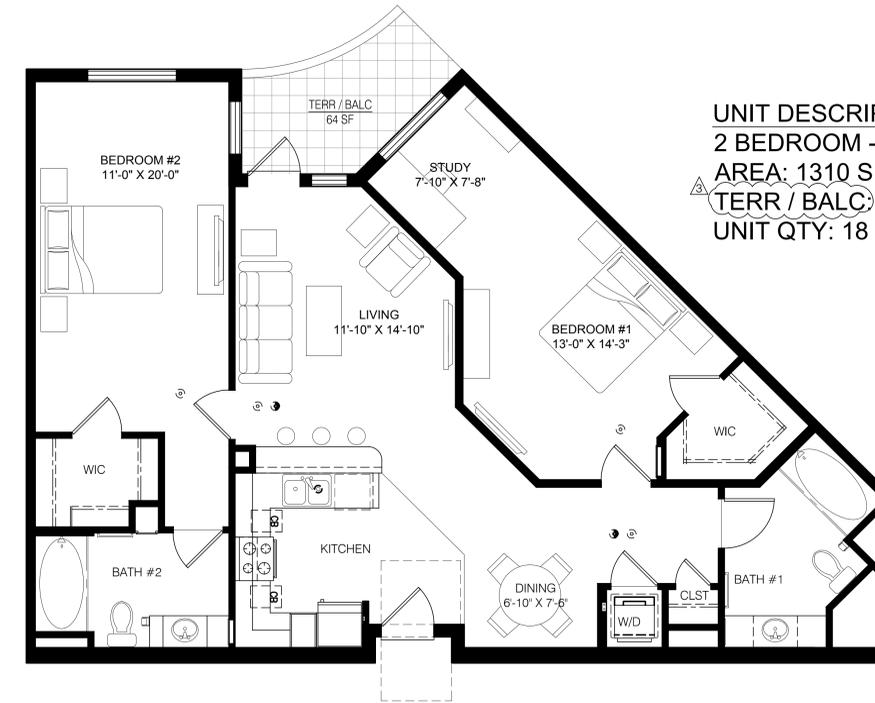
**3 UNIT TYPE C.4 - COURTYARD**  
SCALE: 1/4"=1'-0"

**UNIT DESCRIPTION**  
 2 BEDROOM - 2 BATHROOM  
 AREA: 1387 SF  
 TERR / BALC: 98 SF  
 UNIT QTY: 5

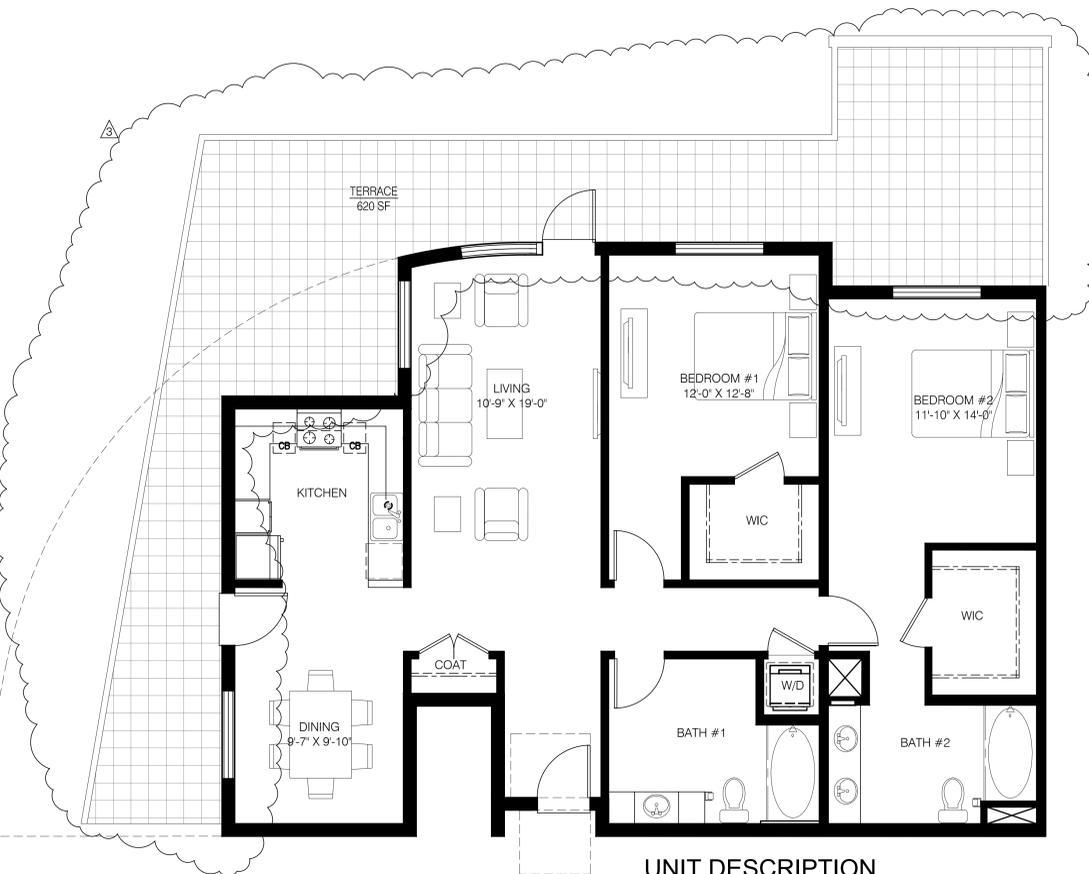


**2** UNIT TYPE D.2 - INSIDE CORNER  
 SCALE: 1/4"=1'-0"

**UNIT DESCRIPTION**  
 2 BEDROOM - 2 BATHROOM  
 AREA: 1310 SF  
 TERR / BALC: 64 SF  
 UNIT QTY: 18

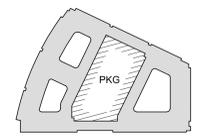


**1** UNIT TYPE D - INSIDE CORNER (D.1 SIM.)  
 SCALE: 1/4"=1'-0"



**3** UNIT TYPE D.3  
 NW CORNER @ GROUND FLR  
 SCALE: 1/4"=1'-0"

**UNIT DESCRIPTION**  
 2 BEDROOM - 2 BATHROOM  
 AREA: 1442 SF  
 TERRACE: 620 SF  
 UNIT QTY: 1

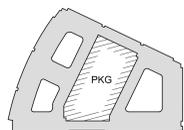


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UNIT PLAN



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BASE FILE NAMES

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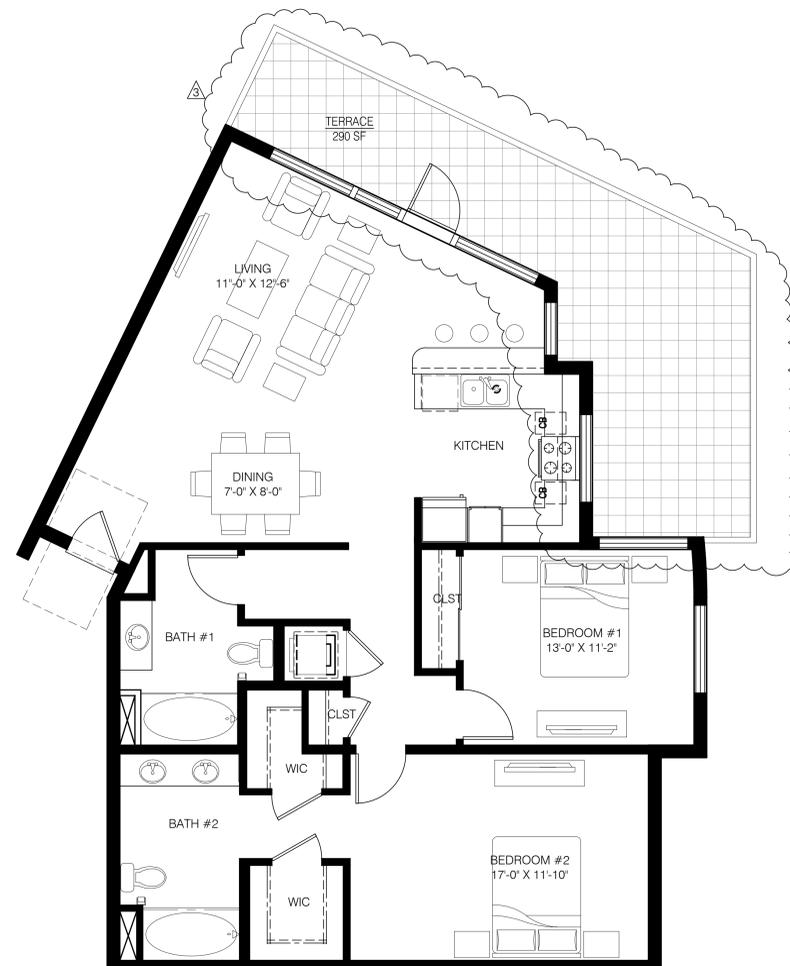
CHECKED BY \_\_\_\_\_

SCALE \_\_\_\_\_

DATE \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

UNIT PLANS



UNIT DESCRIPTION  
 2 BEDROOM - 2 BATHROOM  
 AREA: 1327 SF  
 TERRACE: 290 SF  
 UNIT QTY: 1

UNIT TYPE D.4  
 N/E CORNER @ GROUND LEVEL  
 SCALE: 1/4"=1'-0"



UNIT DESCRIPTION  
 2 BEDROOM - 2 BATHROOM  
 AREA: 1420 SF  
 TERRACE: 90 SF  
 UNIT QTY: 1

UNIT TYPE D.5  
 S/W CORNER @ GROUND LEVEL  
 SCALE: 1/4"=1'-0"



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△	11/14/12	PLANNING COMMISSION REVISION	

BASE FILE NAMES

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CHECKED BY \_\_\_\_\_

SCALE \_\_\_\_\_

DATE \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

UNIT PLAN

A405



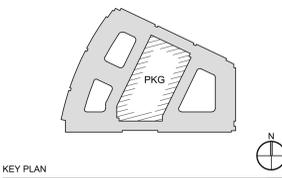
**UNIT DESCRIPTION**  
 3 BEDROOM - 2 BATHROOM  
 AREA: 2004 SF  
 BALCONY: 263 SF  
 UNIT QTY: 4

**UNIT TYPE E.1**  
 N/W CORNER @ UPPER FLOORS  
 SCALE: 1/4"=1'-0"



**UNIT DESCRIPTION**  
 3 BEDROOM - 2 BATHROOM  
 AREA: 1472 SF  
 TERR / BALC: 68 SF  
 UNIT QTY: 28

**UNIT TYPE E**  
 SCALE: 1/4"=1'-0"



KEY PLAN

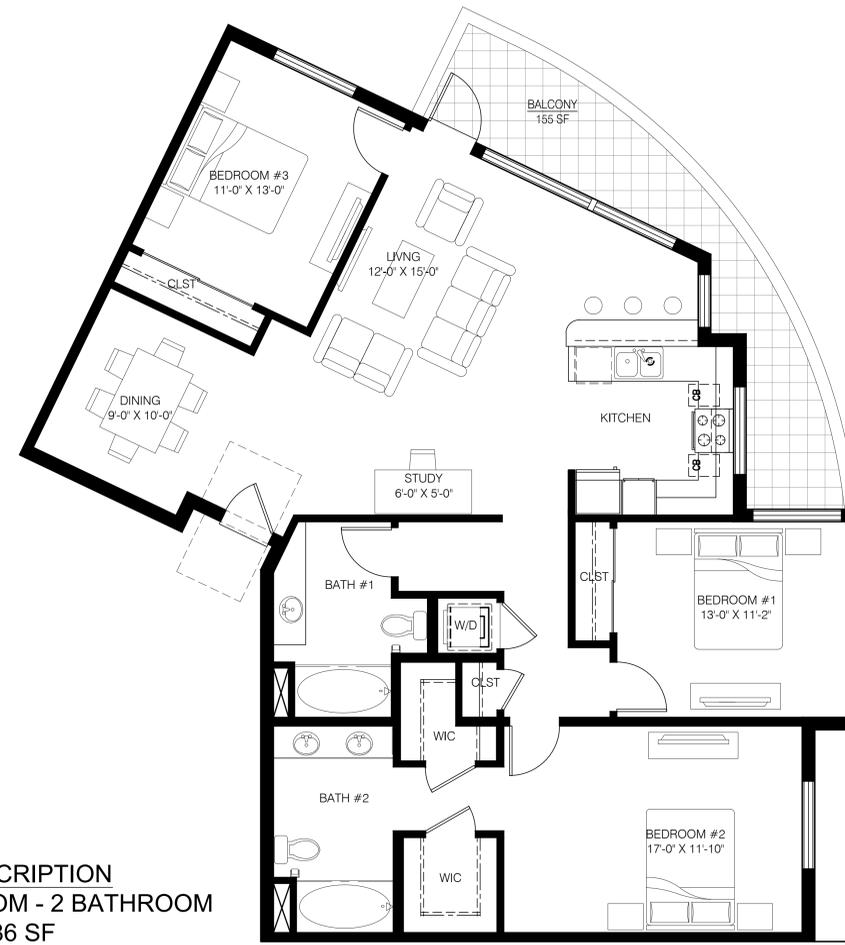
NO.	DATE	ISSUED FOR	BY
01	10/12/12	PLANNING COMMISSION SUBMITTAL	
2	11/14/12	PLANNING COMMISSION REVISION	

BASE FILE NAMES  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 SCALE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_



**UNIT DESCRIPTION**  
 3 BEDROOM - 2 BATHROOM  
 AREA: 1665 SF  
 BALCONY: 118 SF  
 UNIT QTY: 3

**UNIT TYPE E.3**  
 S/E CORNER @ UPPER FLOORS  
 SCALE: 1/4"=1'-0"



**UNIT DESCRIPTION**  
 3 BEDROOM - 2 BATHROOM  
 AREA: 1586 SF  
 BALCONY: 155 SF  
 UNIT QTY: 4

**UNIT TYPE E.2**  
 N/E CORNER @ UPPER FLOORS  
 SCALE: 1/4"=1'-0"



**UNIT DESCRIPTION**  
 3 BEDROOM - 2 BATHROOM  
 AREA: 1724 SF  
 BALCONY: 160 SF  
 UNIT QTY: 4

**UNIT TYPE E.4**  
 S/W CORNER @ UPPER FLOORS  
 SCALE: 1/4"=1'-0"



**TERRACE WALL ON CAPITOL AVENUE, LOOKING WEST**



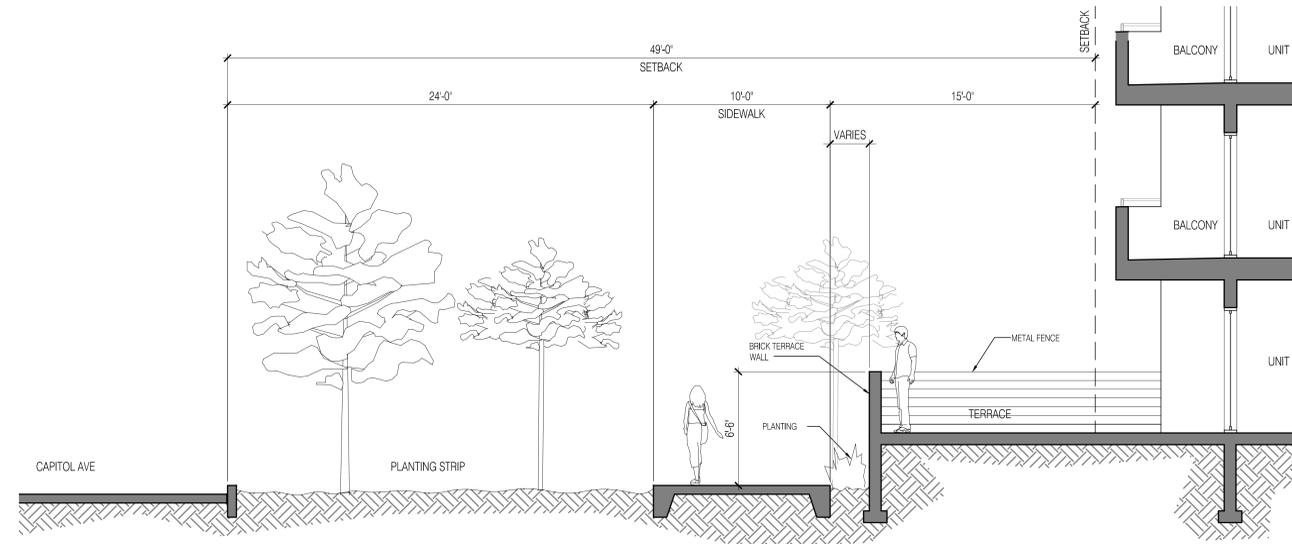
**METAL FENCE**



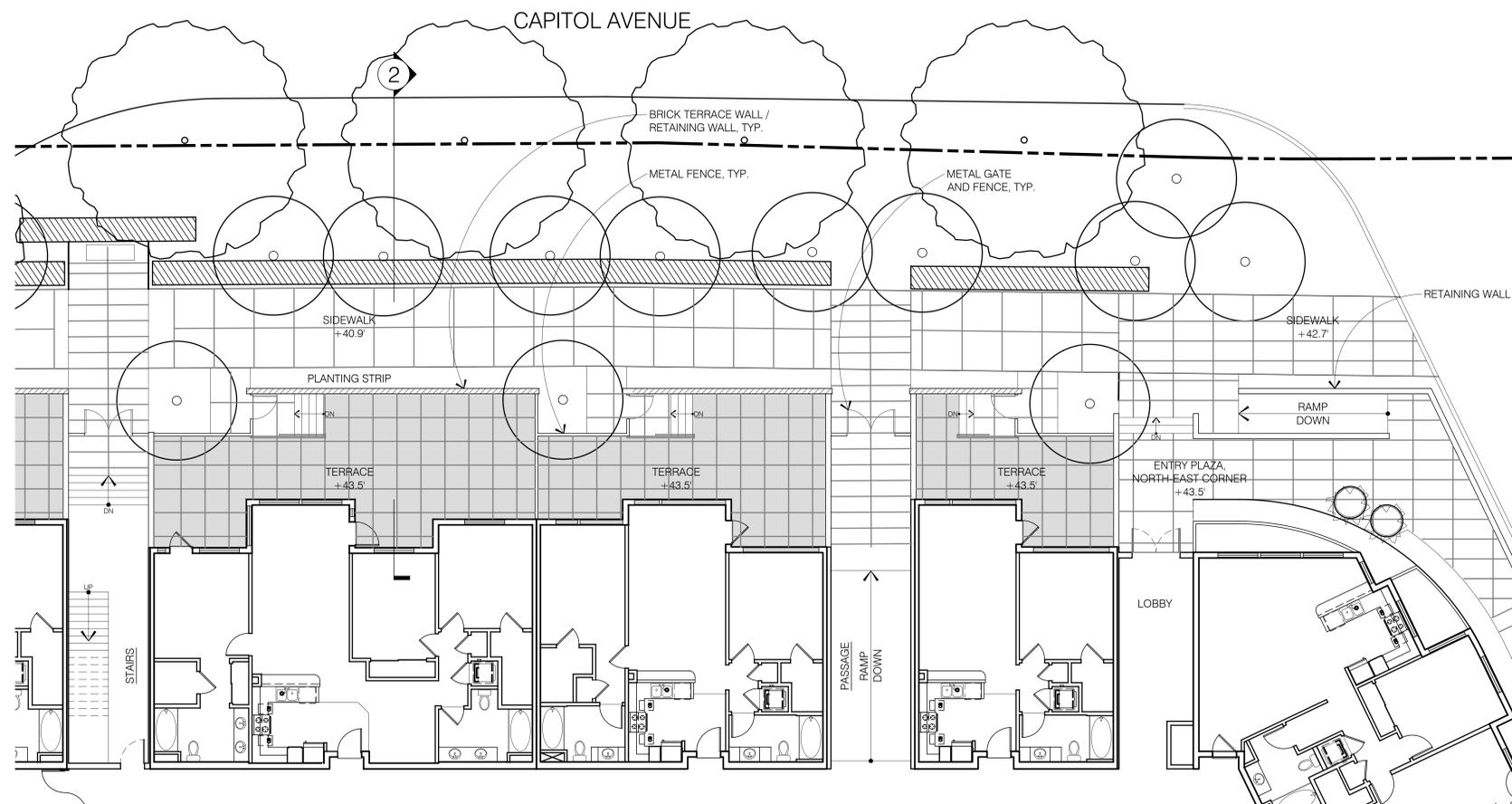
**PARTIAL NORTH ELEVATION, CAPITOL AVENUE**



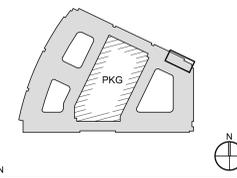
**TERRACE WALL ON CAPITOL AVENUE, LOOKING EAST**



**2 SECTION AT TERRACE**  
SCALE: 1/4"=1'-0"



**1 ENLARGED PLAN OF TERRACES ON CAPITOL AVENUE**  
SCALE: 1/8"=1'-0"



NO. DATE ISSUE FOR B.

1	10/24/12	PLANNING COMMISSION REVISION	
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BASE FILE NAMES  
DRAWN BY  
CHECKED BY  
SCALE  
DATE  
PROJECT NO.

**ENLARGED TERRACE PLANS ON CAPITOL AVENUE**



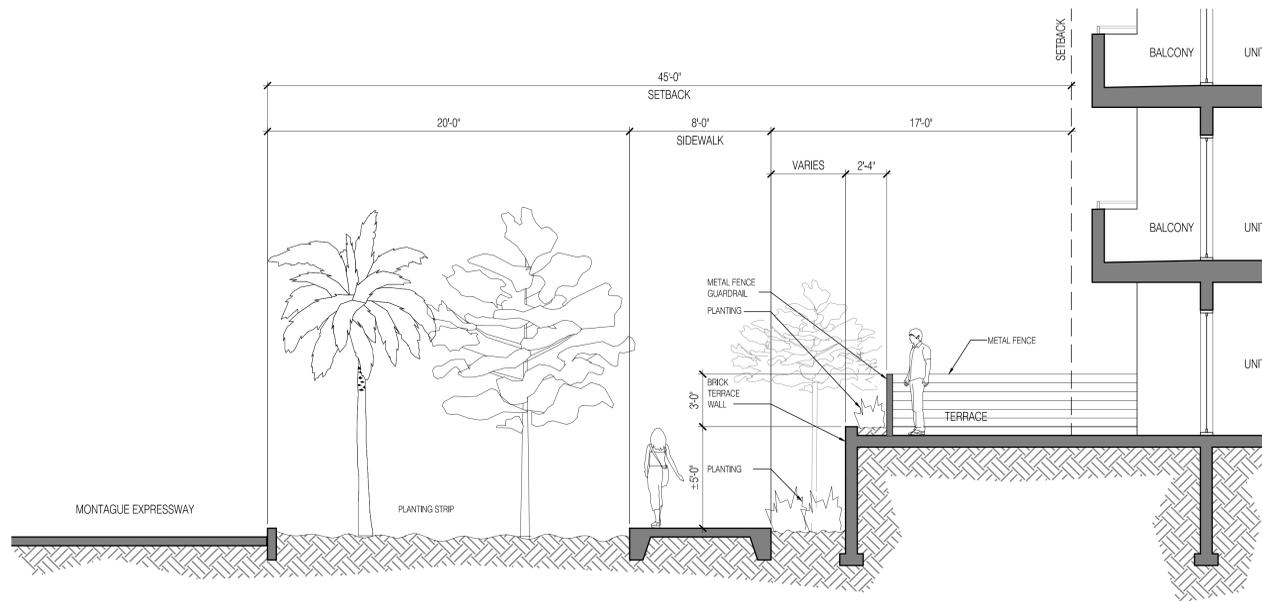
**TERRACE WALL ON MONTAGUE EXPRESSWAY, LOOKING NORTH**



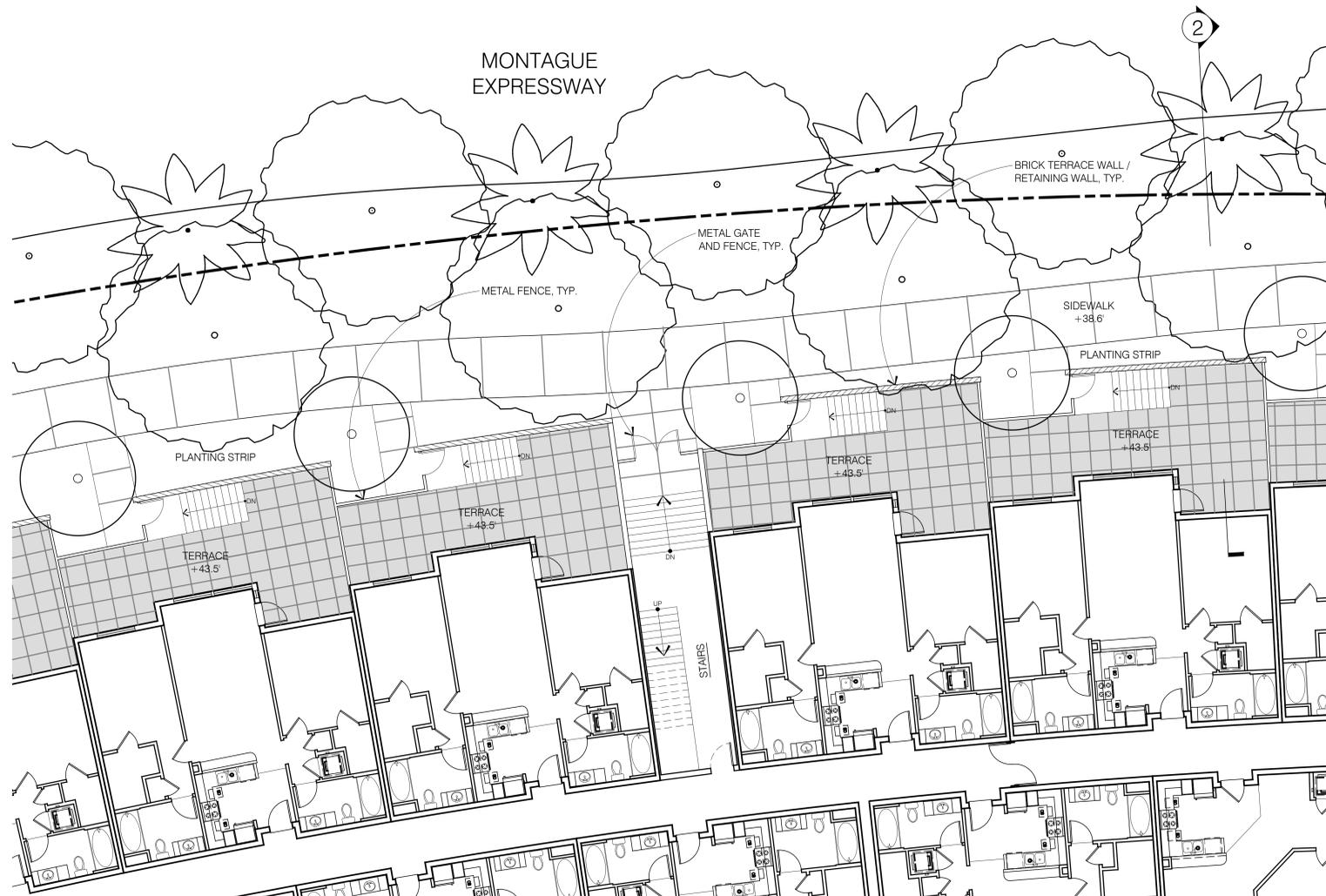
**PARTIAL WEST ELEVATION, MONTAGUE EXPRESSWAY**



**TERRACE WALL ON MONTAGUE EXPRESSWAY, LOOKING SOUTH**

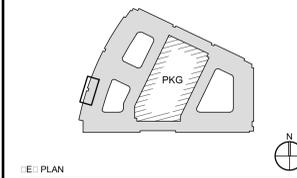


**2 SECTION AT TERRACE**  
SCALE: 1/4"=1'-0"



**1 ENLARGED PLAN OF TERRACES ON MONTAGUE**  
SCALE: 1/8"=1'-0"

**ARCHITECT ENGINEER SEAL**  
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BASE FILE NAMES  
DRAWN BY  
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SCALE AS NOTED  
DATE  
PROJECT NO.

**ENLARGED TERRACE PLANS ON MONTAGUE EXPRESSWAY**

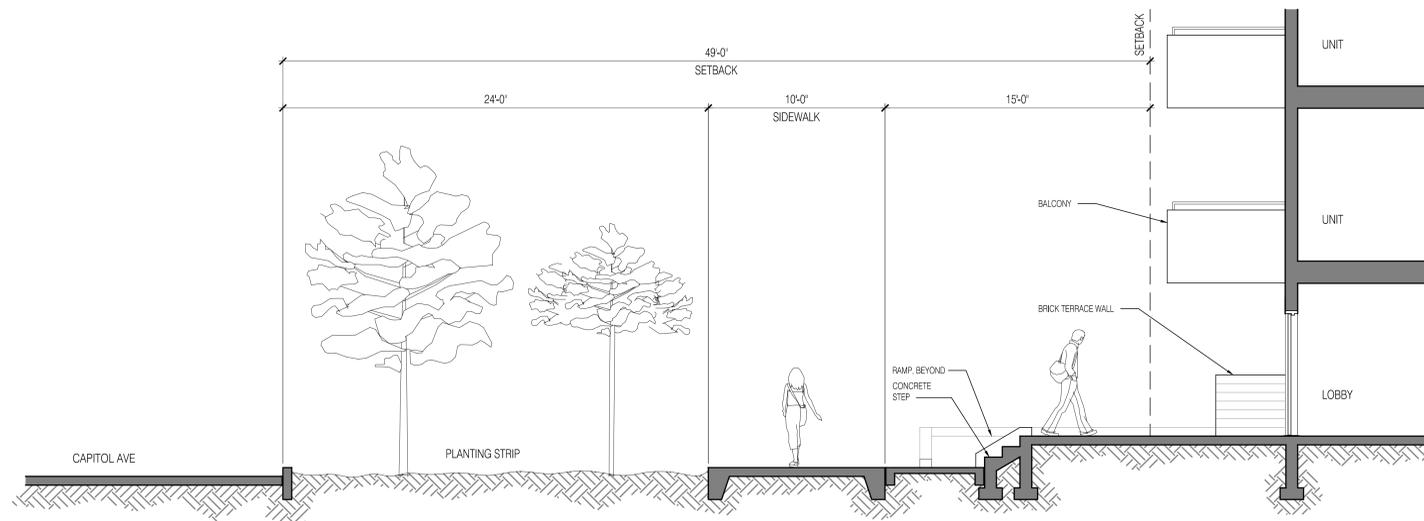


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1	10/24/12	PLANNING COMMISSION REVISION	

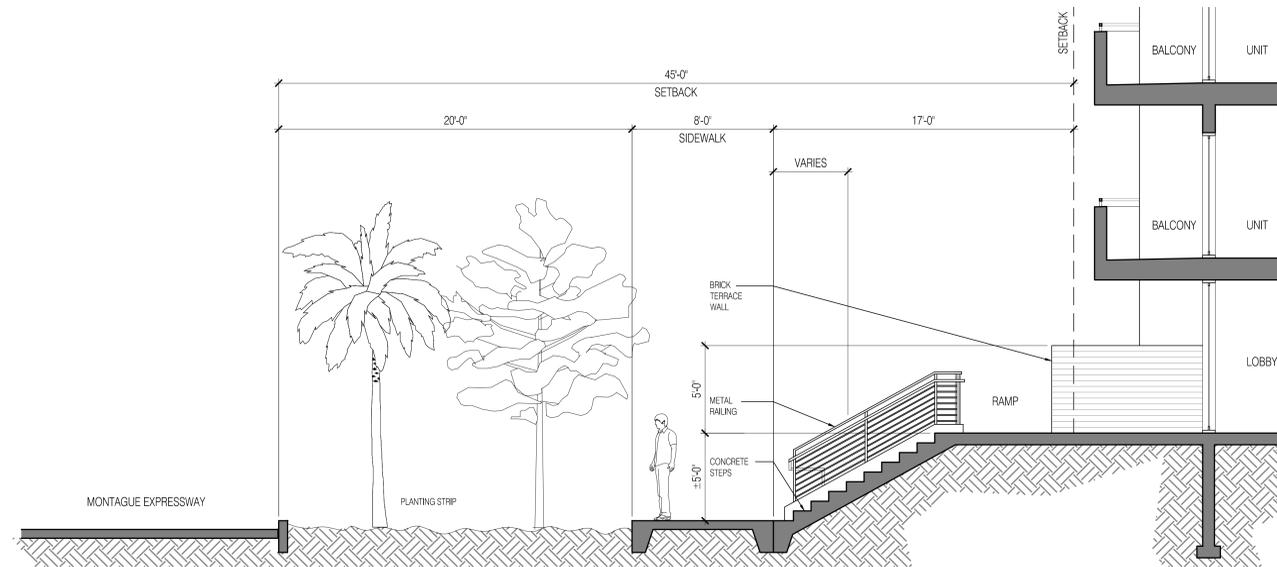
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 DRAWN BY  
 CHECKED BY  
 SCALE AS NOTED  
 DATE  
 PROJECT NO.

**PLAZA AND LOBBY SECTIONS**

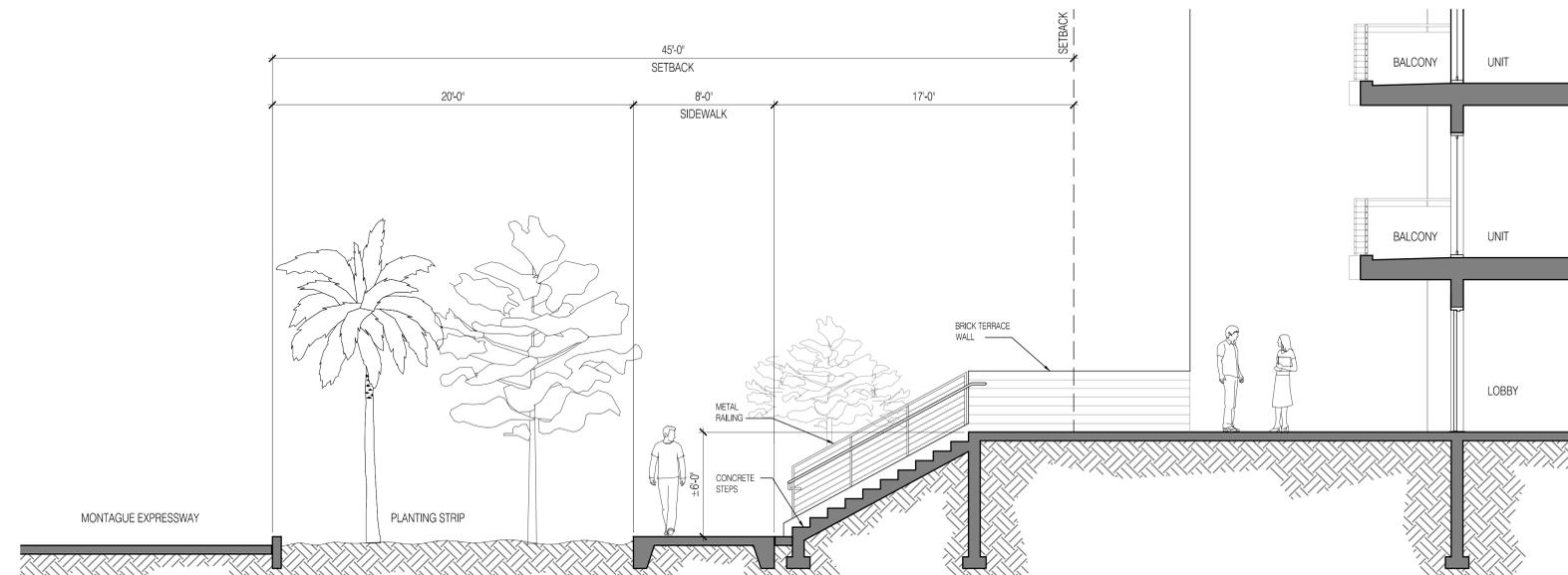
**A453**



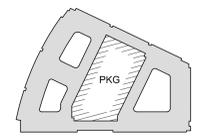
**3 SECTION AT NORTHEAST PLAZA**  
 SCALE: 1/4"=1'-0"



**2 SECTION AT NORTHWEST PLAZA**  
 SCALE: 1/4"=1'-0"



**1 SECTION AT SOUTHWEST PLAZA**  
 SCALE: 1/4"=1'-0"



NO.	DATE	ISSUED FOR	BY
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11/14/12	11/14/12	PLANNING COMMISSION REVISION	

BASE FILE NAMES

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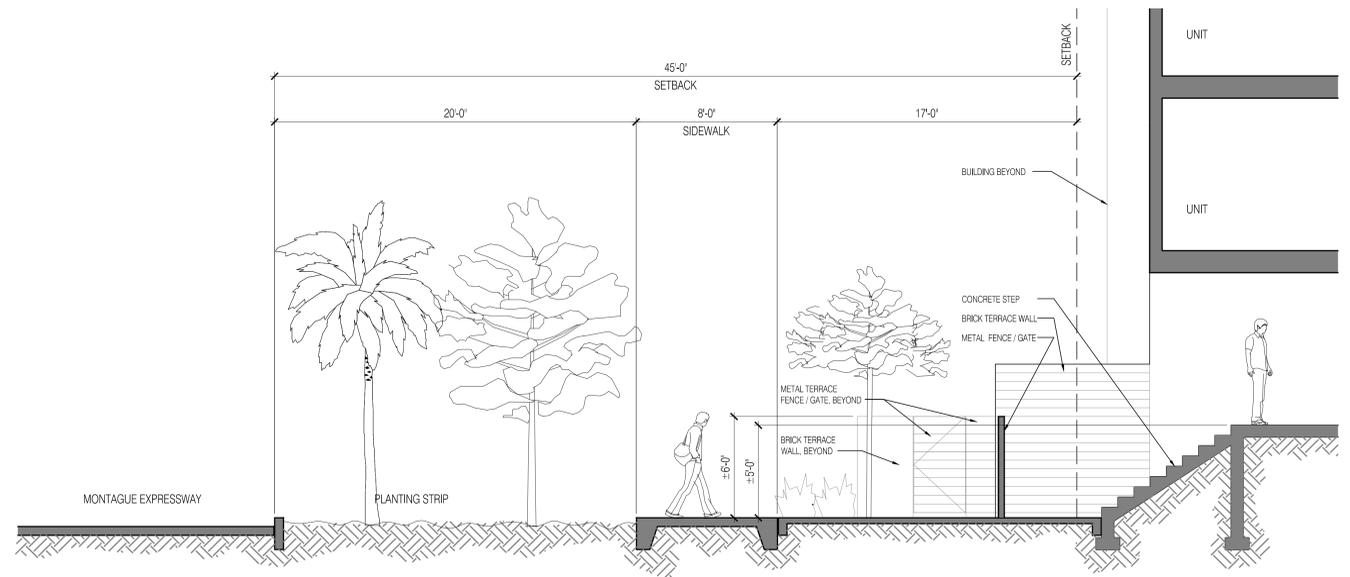
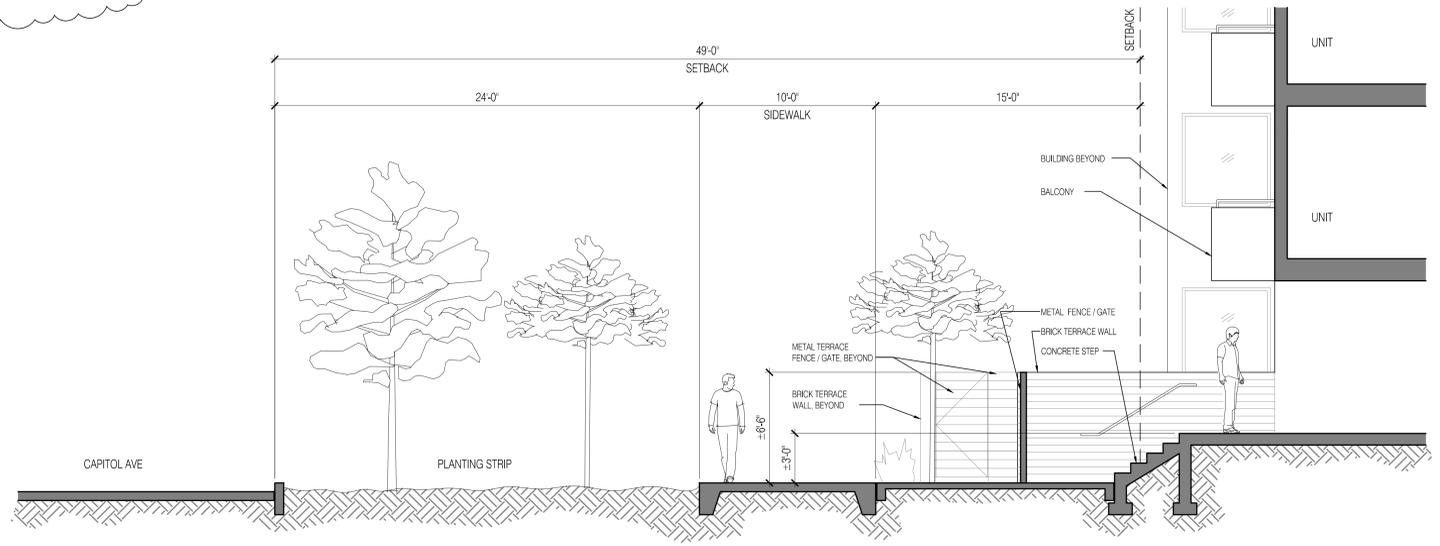
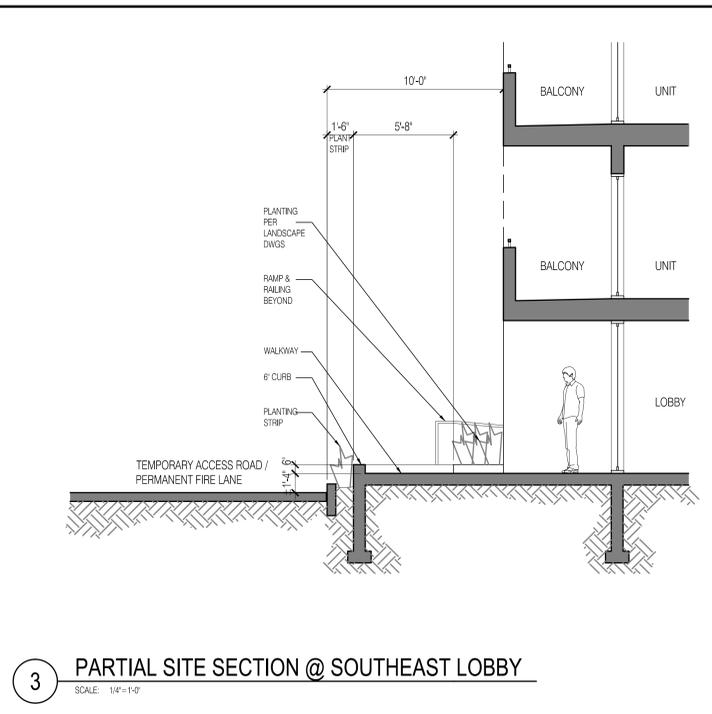
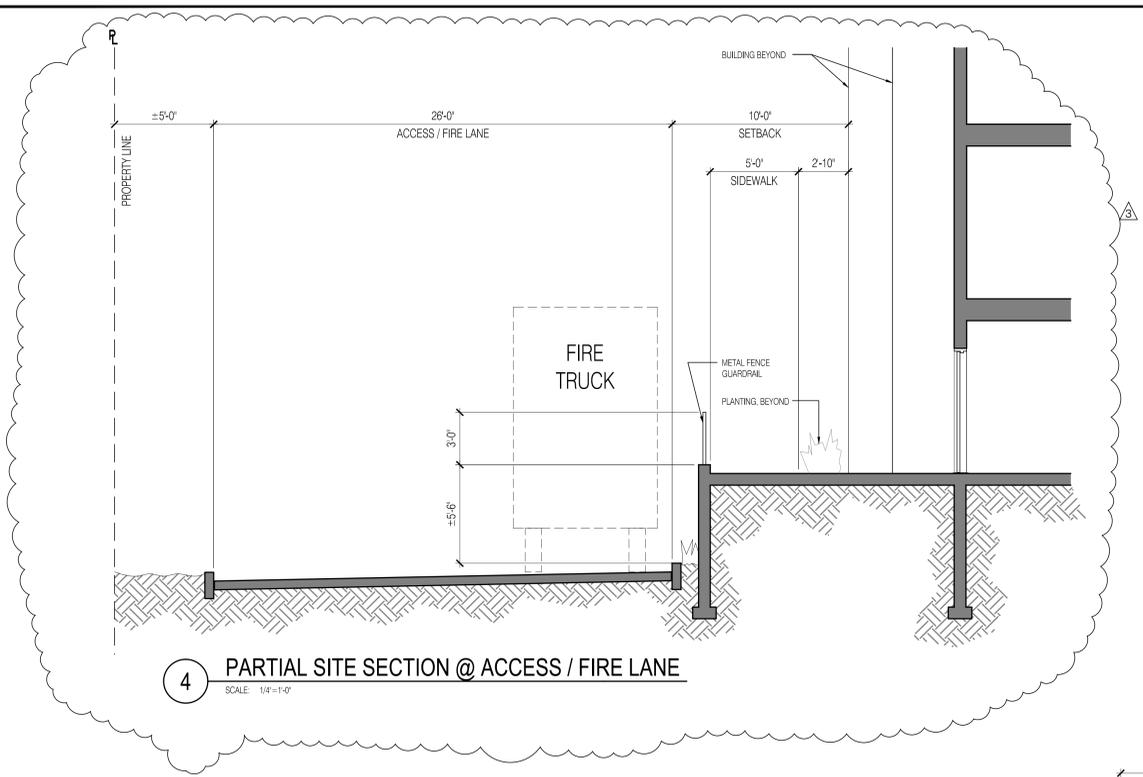
CHECKED BY \_\_\_\_\_

SCALE \_\_\_\_\_ AS NOTED

DATE \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

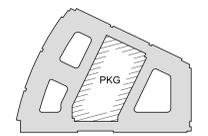
## PARTIAL SITE SECTIONS



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SCALE 1/32" = 1'-0"

DATE \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

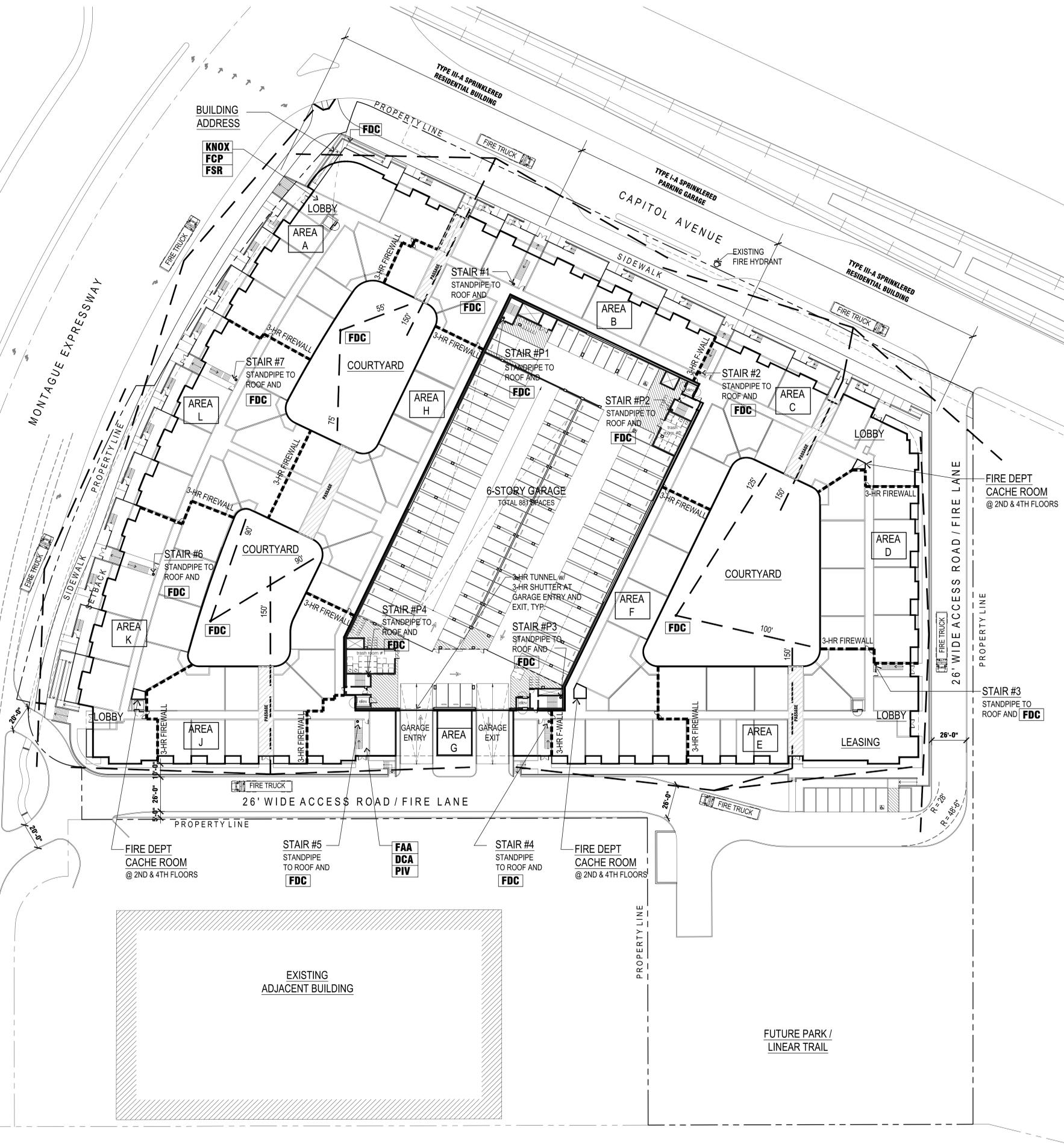
### FIRE ACCESS DIAGRAM

### FIRE DEPARTMENT NOTES

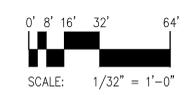
1. PROJECTS HAVING MORE THAN 200 UNITS MAY REQUIRE MORE THAN TWO FIRE APPARATUS ACCESS ROADS.
2. FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED 26'.
3. NO SOURCE OF ACCESS FROM LANDS ADJOINING A PROPERTY TO BE DEVELOPED SHALL BE CONSIDERED UNLESS THERE IS OBTAINED THE IRREVOCABLE AND UNOBSTRUCTED RIGHT TO USE SAME.
4. FIRE APPARATUS ACCESS ROADS SHALL MEET THE MILPITAS FIRE DEPARTMENT TURNING RADI GUIDELINES AND SHALL PROVIDE CONTINUOUS APPARATUS TRAVEL. TURNING RADI SHALL BE MINIMUM 48'-6" FOR OUTSIDE RADIUS AND 28' FOR INSIDE RADIUS. THE LAYOUT FOR THE OUTSIDE AND INSIDE RADIUS SHALL BE FROM THE SAME CENTER POINT.
5. FIRE APPARATUS ACCESS ROADS / LANES AND EMERGENCY VEHICLE ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS (SUTPHEN S95) AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER CAPABILITIES.
6. NO PARKING IN FIRE ACCESS ROADS. THE REQUIRED ACCESS ROAD SHALL BE DESIGNATED AND CLEARLY MARKED AS A FIRE LANE.
7. PROJECT IS OF TYPE IA CONSTRUCTION WITH A NFPA 13 SPRINKLER SYSTEM AND MEETS THE LIFE SAFETY PROVISION FOR HIGHRISE.
8. ROAD LOAD CAPACITY SHALL BE DESIGNED TO PROVIDE WEIGHT-BEARING CAPACITY FOR SUTPHEN S95 (62,500 LBS)
9. ALL STAIRS TO BE CONTINUOUS FROM THE GROUND FLOOR TO THE ROOF.

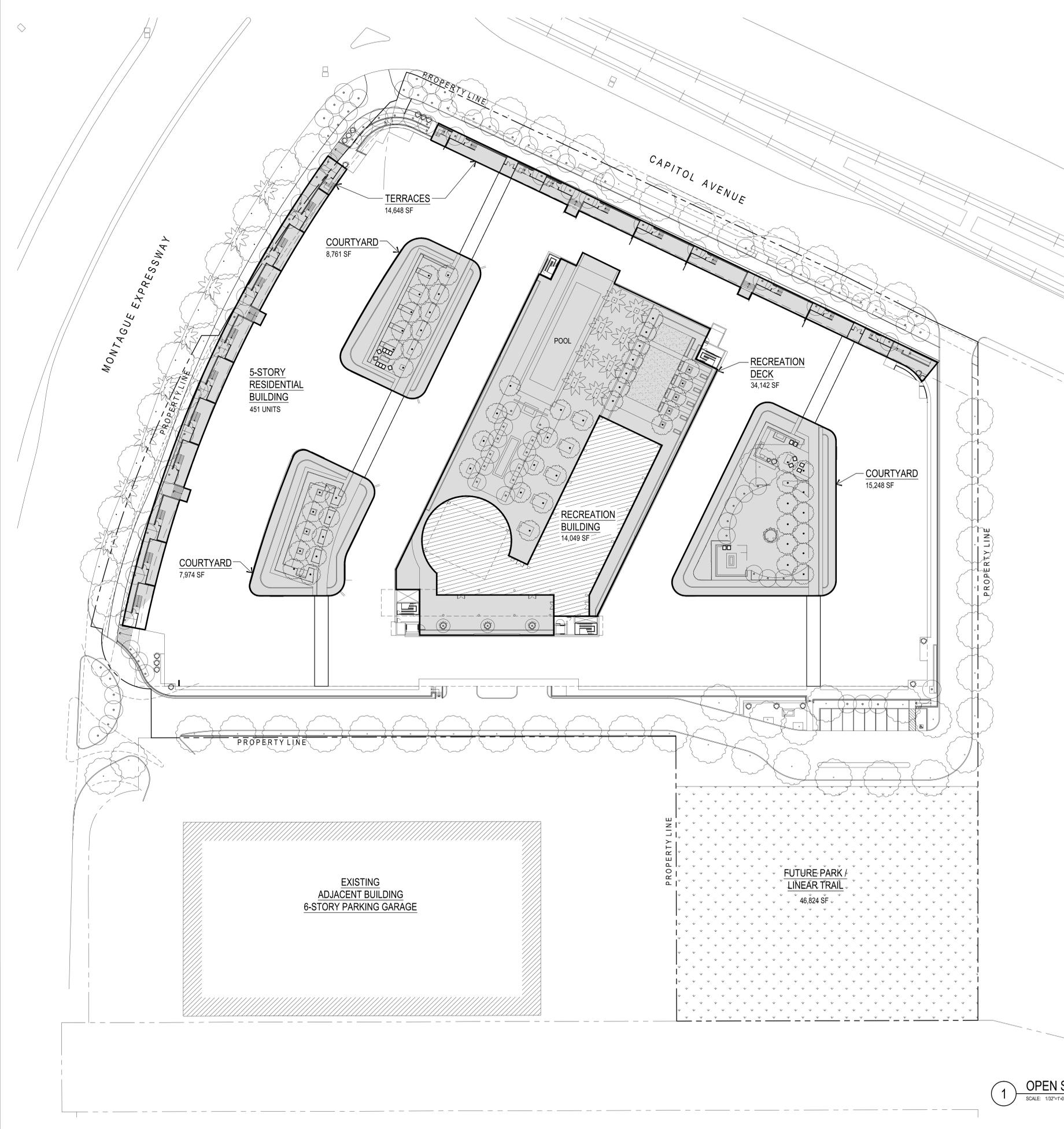
### LEGEND

- FIRE TRUCK
- 150' REACH OF FIRE HOSE
- 3-HR RATED FIRE WALL
- FIRE HYDRANT
- FDC** FIRE DEPARTMENT CONNECTION
- KNOX** KNOX BOX - BOTTOM LOCATED 5'-0" ABOVE FLOOR
- FCP** FIRE CONTROL PANEL
- FSR** FIRE SPRINKLER RISER
- FAA** REMOTE FIRE ALARM ANNUNCIATOR
- DCA** DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- PIV** POST INDICATOR VALVE



**1 FIRE ACCESS PLAN**  
SCALE: 1/32" = 1'-0"





**OPEN SPACE TABLE**

DESCRIPTION	AREA	ACRES
COMMON OPEN SPACE (COURTYARDS)	31,983 SF	.73 ACRE
RECREATION DECK (POOL, REC DECK)	34,142 SF	.78 ACRE
RECREATION BUILDING (CLUBROOM, FITNESS CENTER)	14,049 SF	.32 ACRE
TERRACES	14,648 SF	.34 ACRE
<b>TOTAL</b>	<b>94,822 SF</b>	<b>2.17 ACRES</b>

FUTURE PARK / LINEAR TRAIL	46,824 SF	1.07 ACRE
----------------------------	-----------	-----------

**LEGEND**

- COMMON OPEN SPACE (COURTYARDS, RECREATION DECK, TERRACES)
- RECREATION BUILDING (CLUBROOM, FITNESS CENTER)
- PARK / LINEAR TRAIL

**PROJECT**  
**450 MONTAGUE**  
 450 MONTAGUE EXPRESSWAY  
 MILPITAS, CA 95035

**ARCHITECT**  
**COE ARCHITECTURE INTERNATIONAL**  
 5870 W. JEFFERSON BLVD, SUITE J  
 LOS ANGELES, CA 90016  
 213.458.6332 T

**OWNER**  
 LYON REALTY ADVISORS, INC  
 D.B.A.  
 LYON COMMUNITIES DEVELOPMENT

4901 Birch Street  
 Newport Beach, CA 92660  
 Tel: 949.252.9101 Fax: 949.252.9202

**CONSULTANT**

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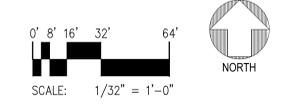
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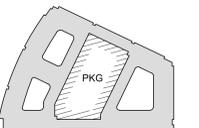
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 SCALE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_

**OPEN SPACE DIAGRAM**

**G004**  
 SHEET NO.

**1 OPEN SPACE DIAGRAM**  
 SCALE: 1/32" = 1'-0"





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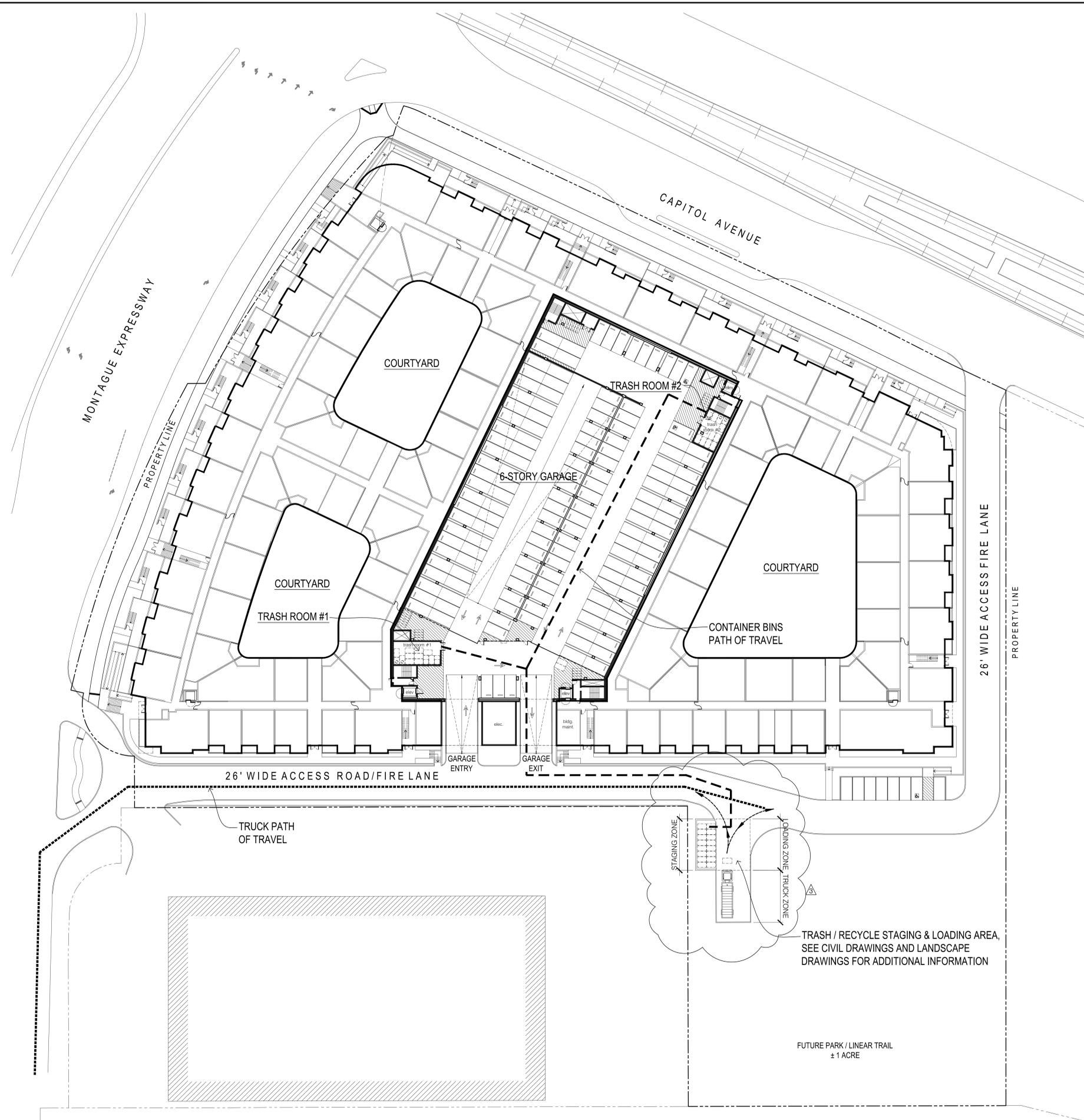
BASE FILE NAMES	
DRAWN BY	
CHECKED BY	
SCALE	1/32" = 1'-0"
DATE	
PROJECT NO.	

### WASTE MANAGEMENT DIAGRAM

G005

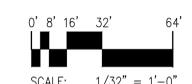
### LEGEND

- BUILDING MAINTENANCE PATH OF TRAVEL
- ..... WASTE MANAGEMENT TRUCK PATH OF TRAVEL



### 1 WASTE MANAGEMENT PLAN

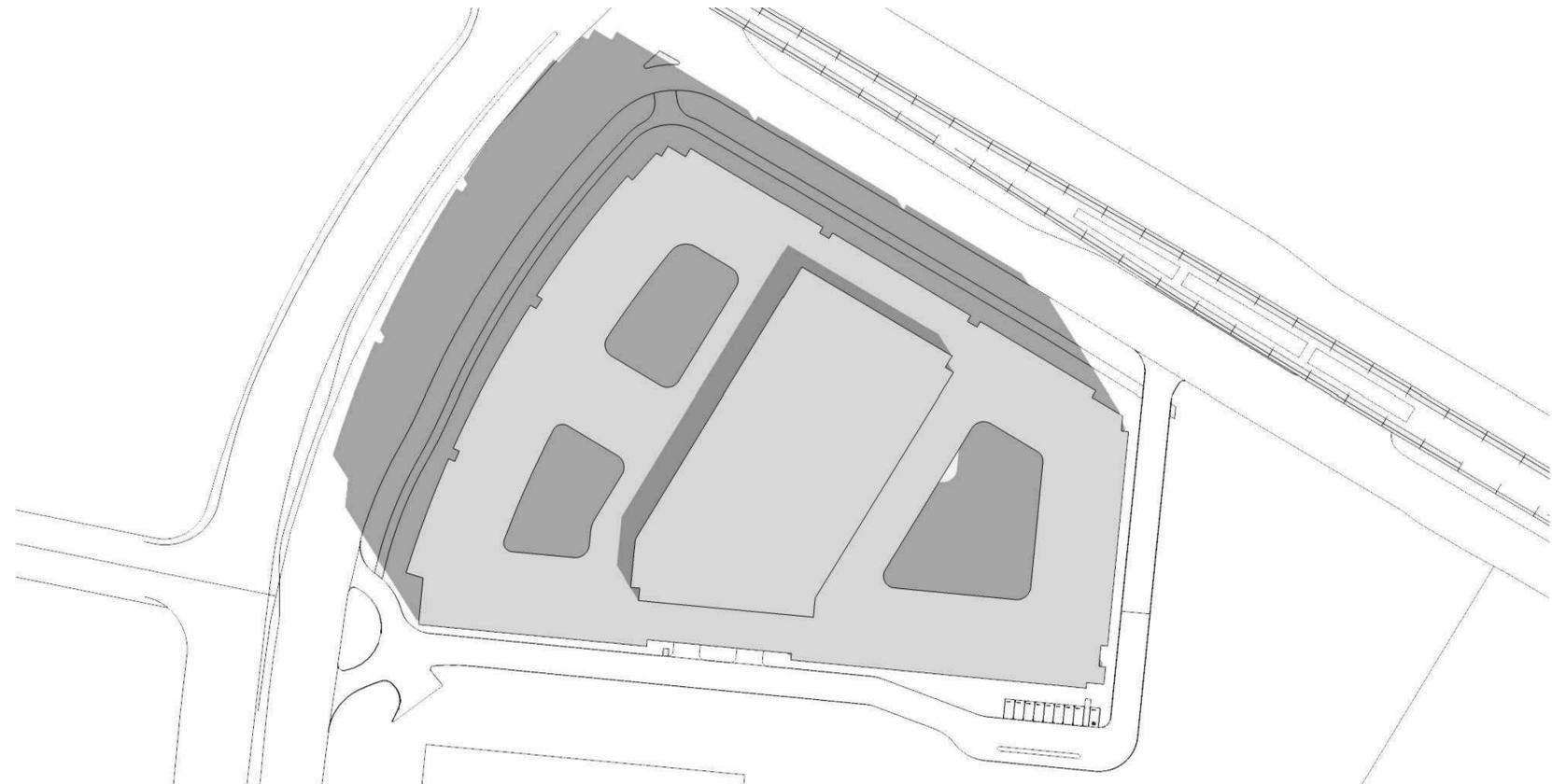
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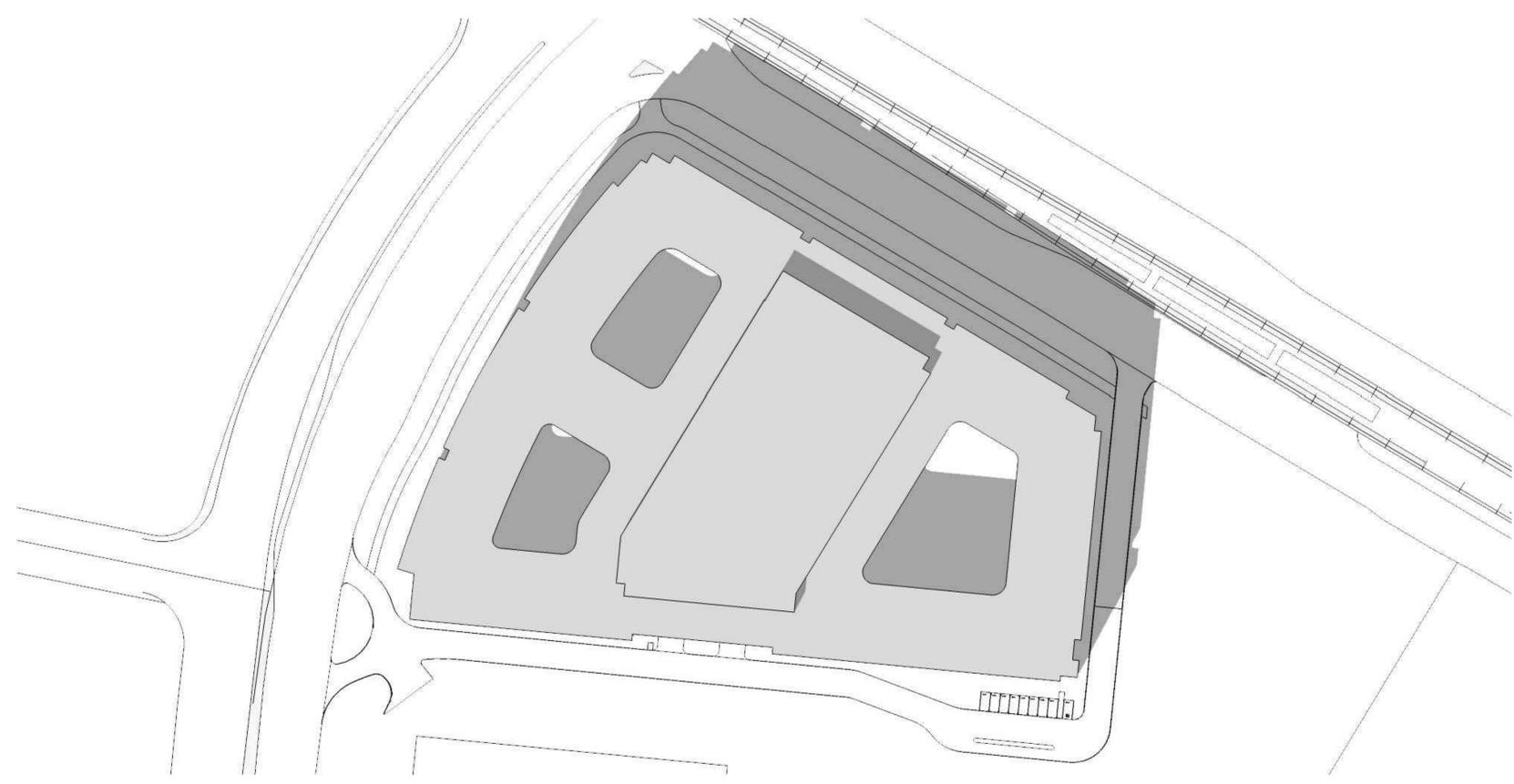








1 SHADOW STUDY - DECEMBER 21ST AT 10AM  
SCALE:



2 SHADOW STUDY - DECEMBER 21ST AT 2PM  
SCALE:



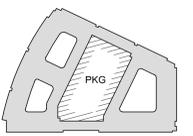
PROJECT  
**450 MONTAGUE**  
450 MONTAGUE EXPRESSWAY  
MILPITAS, CA 95035

ARCHITECT  
**COE ARCHITECTURE INTERNATIONAL**  
5870 W. JEFFERSON BLVD, SUITE J  
LOS ANGELES, CA 90016  
213.458.6332 T

OWNER  
**LYON REALTY ADVISORS, INC**  
D.B.A.  
**LYON COMMUNITIES DEVELOPMENT**  
4901 Birch Street  
Newport Beach, CA 92660  
Tel: 949.252.9101 Fax: 949.252.9202

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KEY PLAN

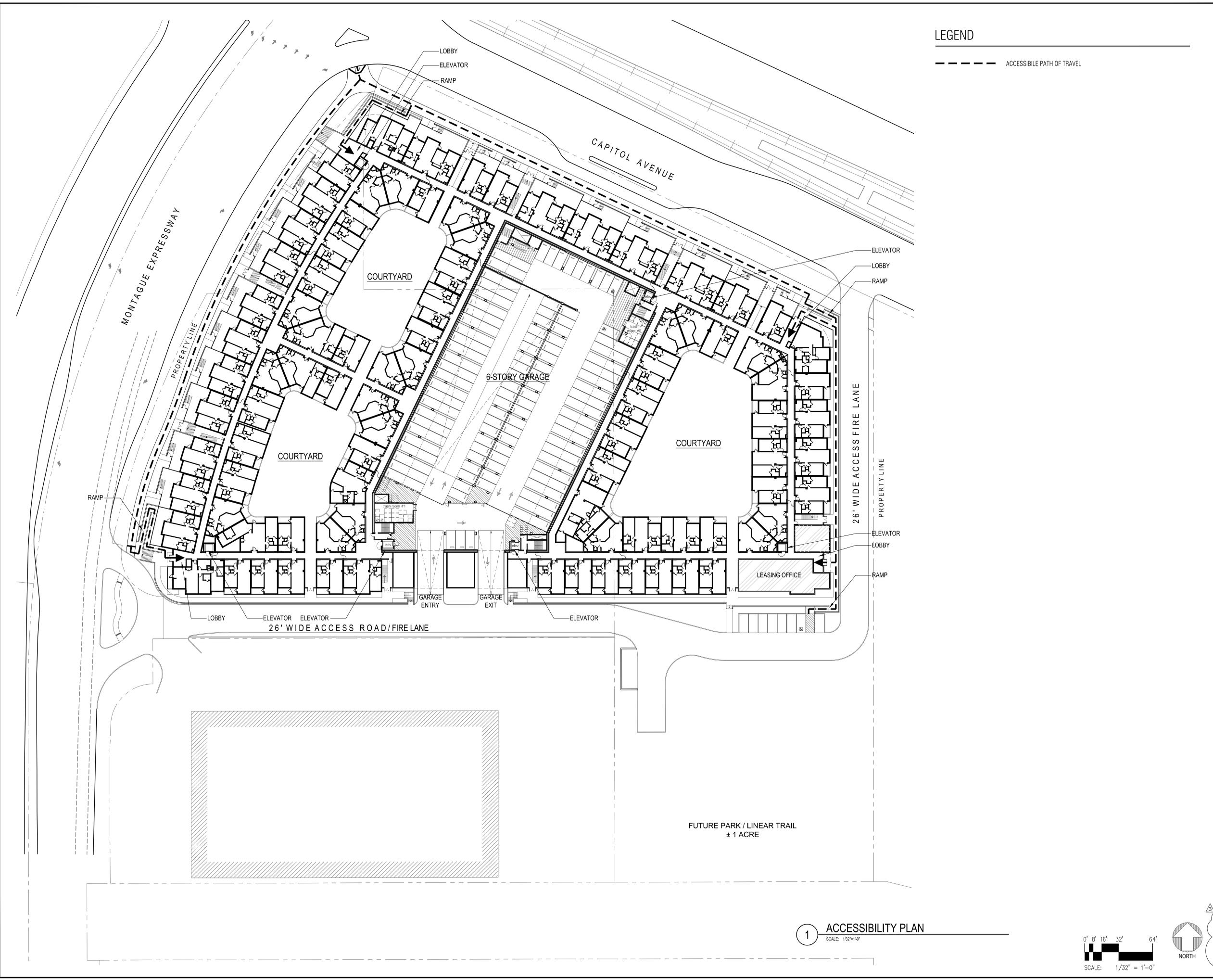
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SCALE  
DATE  
PROJECT NO.

SHADOW STUDY  
DIAGRAMS

G009

SHEET NO.



**LEGEND**

--- ACCESSIBLE PATH OF TRAVEL

PROJECT  
**450 MONTAGUE**

450 MONTAGUE EXPRESSWAY  
MILPITAS, CA 95035

ARCHITECT  
**COE ARCHITECTURE INTERNATIONAL**

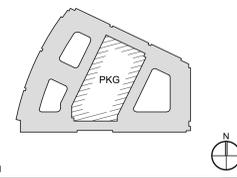
5870 W. JEFFERSON BLVD, SUITE J  
LOS ANGELES, CA 90016  
213.458.6332 T

OWNER  
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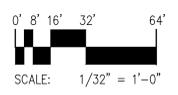


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DATE \_\_\_\_\_  
PROJECT NO. \_\_\_\_\_

**ACCESSIBILITY PLAN**

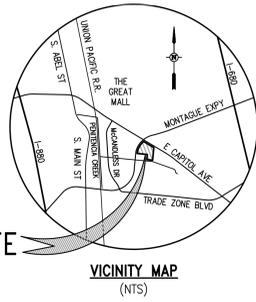
**1 ACCESSIBILITY PLAN**  
SCALE: 1/32" = 1'-0"



**G010**  
SHEET NO.







**SITE VICINITY MAP**  
(NTS)

**SUBDIVISION TENTATIVE MAP**  
This Map has been reviewed by the City Engineer.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Recommended for Approval by the Milpitas Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and Approved by the Milpitas City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Community Development Manager \_\_\_\_\_ Date \_\_\_\_\_

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	PROPERTY LINE
---	---	EASEMENT LINE

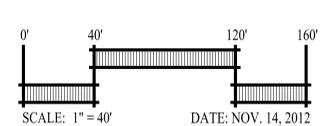
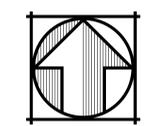
- GENERAL NOTES**
- ASSESSORS PARCEL NO: 086-37-004  
086-37-020  
086-37-021
  - SITE ADDRESS: SOUTHEAST PARCELS AT THE INTERSECTION OF CAPITOL AVENUE AND MONTAGUE EXPRESSWAY
  - GROSS SITE AREA: 7.97± ACRES  
NET SITE AREA: 7.51± ACRES (0.46± AC RIGHT-OF WAY DEDICATION)
  - DWELLING UNITS: 474 UNITS
  - EXISTING ZONING: LIGHT INDUSTRIAL / R&D DISTRICT  
PROPOSED ZONING: MIXED USE VERY HIGH DENSITY (MVD3) WITH TRANSIT ORIENTED OVERLAY (TOO)
  - GROSS DENSITY: 59.5 DU/AC  
NET DENSITY: 63.1 DU/AC (0.46± AC RIGHT-OF WAY DEDICATION)
  - EXISTING USE: OFFICE  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
  - LOT SIZE: LOT 1 = 6.37± AC (277,559± SF)  
LOT 2 = 1.14± AC (49,535± SF)
  - BASIS OF BEARINGS: CENTERLINE OF McCANDLESS DRIVE PER PARCEL MAP 536 M 41
  - BENCHMARK: CITY OF MILPITAS BENCHMARK "CED-MAL," A BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF CEDAR WAY AND SOUTH MAIN STREET.  
ELEVATION = 33.940 (NOV 29).  
CITY OF MILPITAS LEVEL GPS SURVEY (12/1999 TO 2/2000).
  - EXISTING STRUCTURES: THERE IS ONE (1) EXISTING BUILDING ON THE SITE. EXISTING BUILDING WILL BE DEMOLISHED AND REMOVED.
  - EXISTING UTILITIES: ALL EXISTING UTILITIES AND SERVICES WITHIN THE PROJECT BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
  - STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED. ALL STREETS WILL BE DEDICATED P.S.U.E.'S AND E.V.A.E.'S (MINIMUM LONGITUDINAL SLOPE = 0.6%). ACCESS EASEMENTS WILL BE PROVIDED TO UTILITY OWNERS.
  - STREET LIGHTS: STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED.
  - WALLS: ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED.
  - UTILITIES: ALL UTILITIES WITHIN THE PROPOSED SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER, STORM AND SEWER.
  - EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP. ALL DIMENSIONS OF PROPOSED EASEMENTS WILL BE DETERMINED WITH FINAL DESIGN.
  - LANDSCAPING: ALL LANDSCAPING AND TREES WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
  - FLOOD ZONE: ZONE AD (1') REFER TO FLOOD INSURANCE RATE MAPS 06085C067H (MAY 18, 2009)  
ALL PROPOSED STRUCTURES TO BE REMOVED FROM SFHA.
  - WELLS ONSITE: NONE
  - WATER: CITY OF MILPITAS
  - STORM: CITY OF MILPITAS
  - SEWER: CITY OF MILPITAS
  - GAS & ELECTRIC: PG&E
  - TELEPHONE: AT&T
  - CABLE TV: AT&T BROADBAND
  - CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOT 1. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 451 UNITS.
  - DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

- CONTACTS**
- SUBDIVIDER: LYON COMMUNITIES  
4901 BIRCH STREET  
NEWPORT BEACH, CA 92660  
(949) 838-1244  
CONTACT: PETER ZAK
  - ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
6111 BOLLINGER CANYON ROAD, SUITE 150  
SAN RAMON, CA 94583  
(925) 866-0322  
CONTACT: JASON J. NERI

- SHEET INDEX**
- TM-01 VESTING TENTATIVE SUBDIVISION MAP
  - TM-02 SITE PLAN
  - TM-03 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
  - TM-04 FIRE TRUCK ACCESS EXHIBIT
  - TM-05 CITY NOTES AND CONDITIONS OF APPROVAL

**VESTING TENTATIVE SUBDIVISION MAP  
FOR CONDOMINIUM PURPOSES  
450 MONTAGUE**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



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

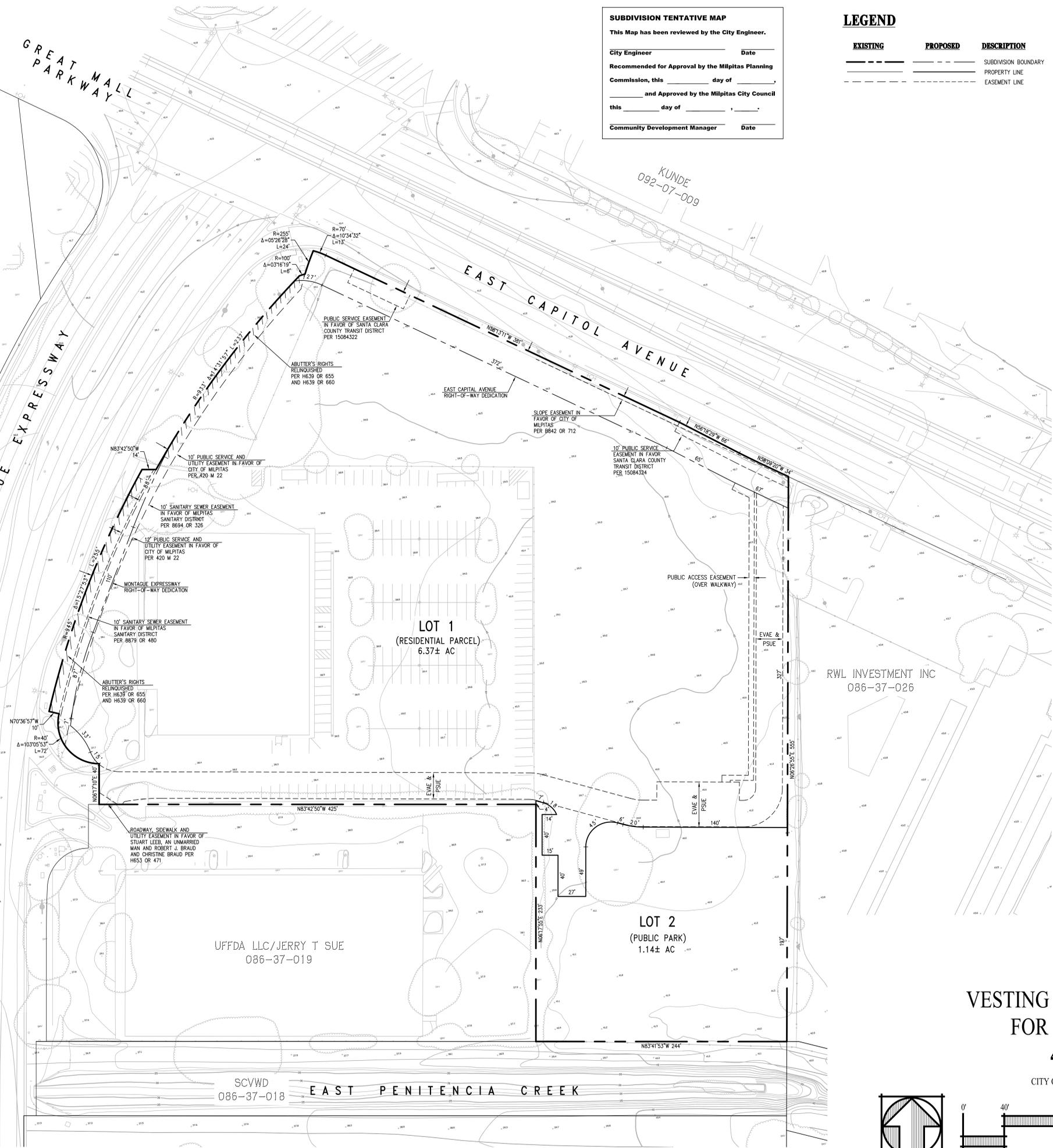
6111 BOLLINGER CANYON ROAD, SUITE 150  
SAN RAMON, CALIFORNIA 94583 (925) 866-0322  
FAX (925) 866-6579

SHEET NUMBER  
**TM-01**

CEVRE POINTE ASSOCIATES  
086-38-102

CENTER POINTE DRIVE

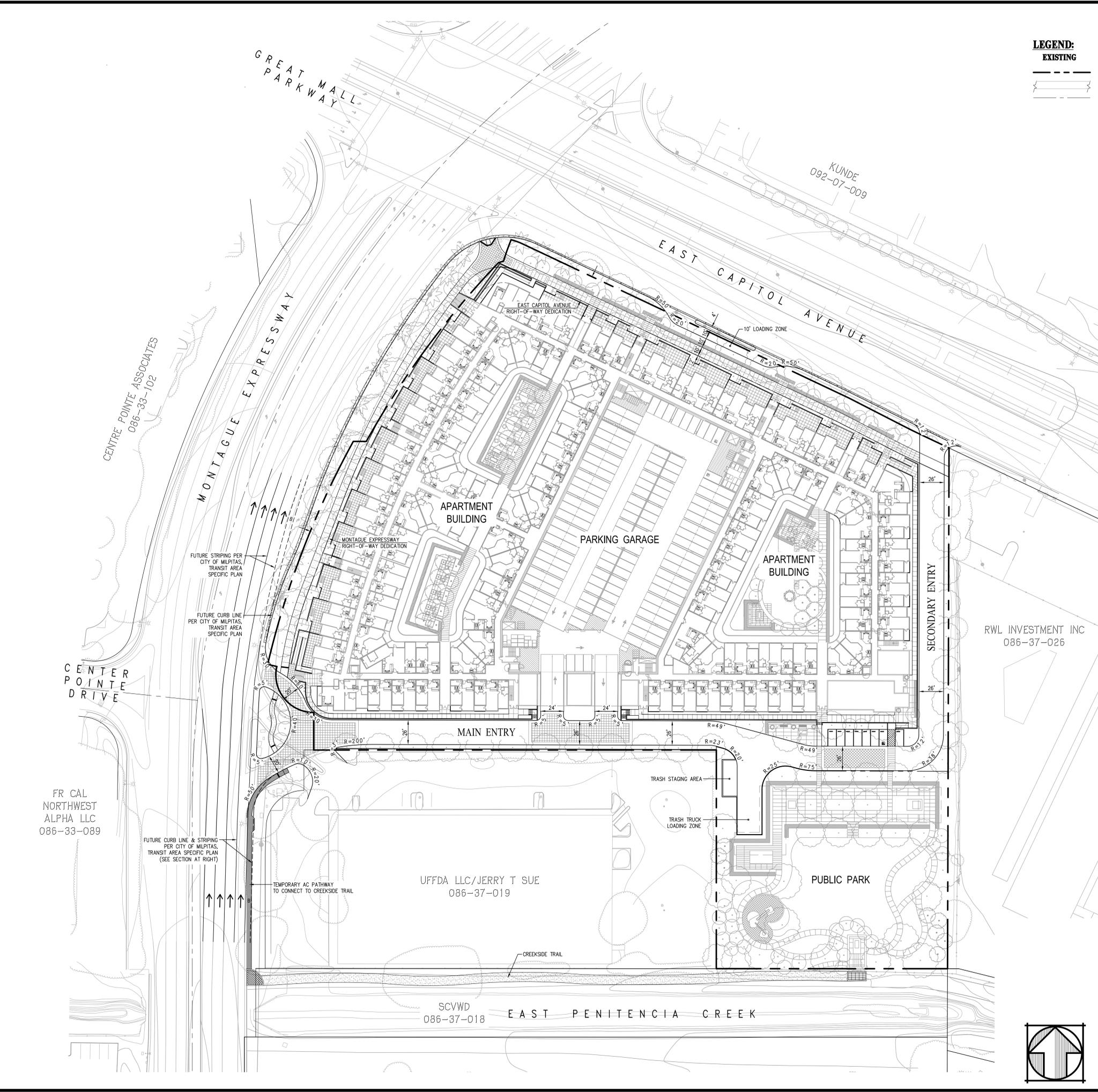
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086-33-089



UFFDA LLC/JERRY T SUE  
086-37-019

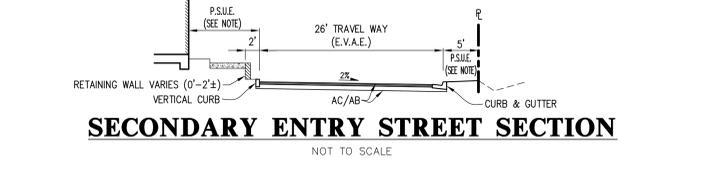
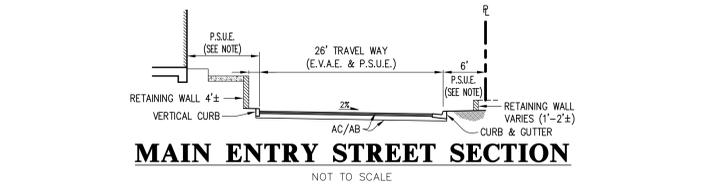
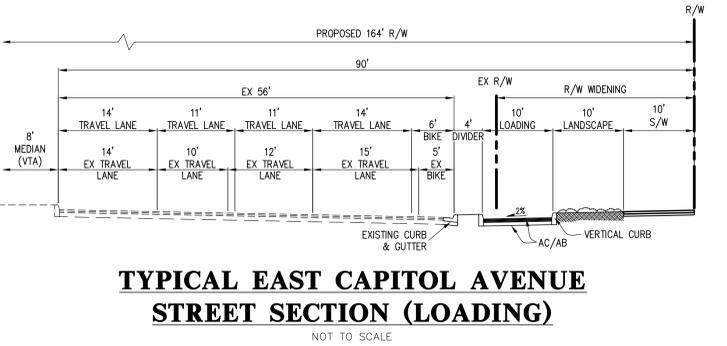
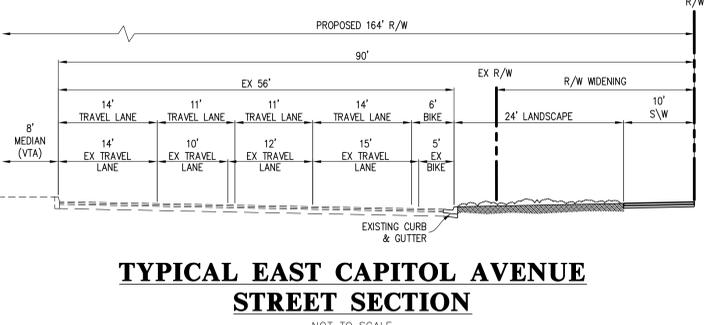
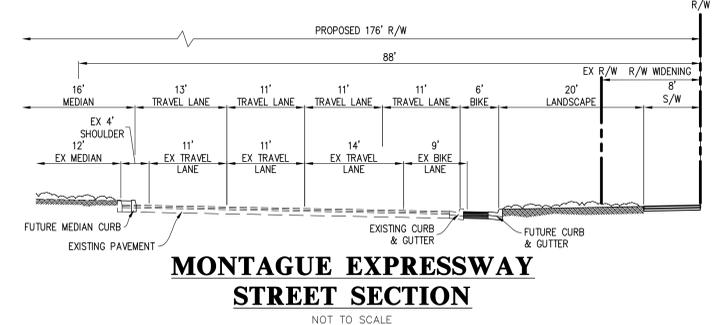
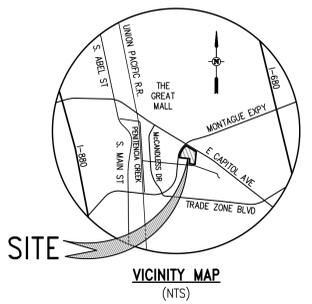
SCVWD  
086-37-018

RWL INVESTMENT INC  
086-37-026

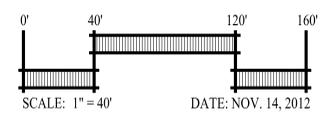


**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CURB AND SIDEWALK
		CENTERLINE



**SITE PLAN**  
**450 MONTAGUE**  
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



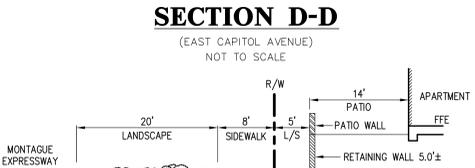
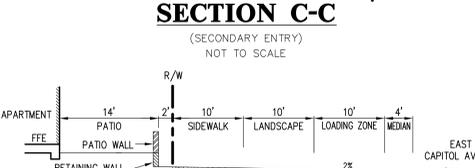
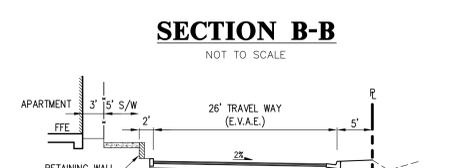
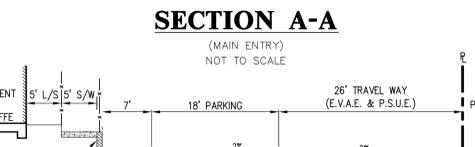
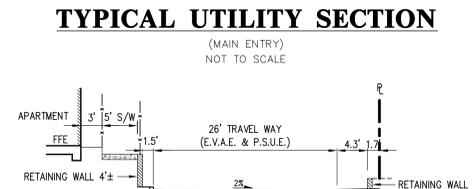
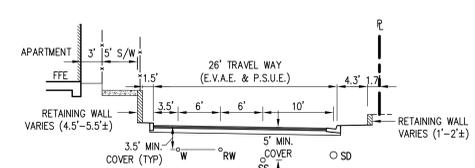
**cbg** Carlson, Barbee & Gibson, Inc.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
8111 BOLLINGER CANYON ROAD, SUITE 160 SAN RAMON, CALIFORNIA 94583 (925) 866-0322 (925) 866-8075

SHEET NUMBER  
**TM-02**

GREAT MALL PARKWAY  
 KUNDE 092-07-009  
 EAST CAPITOL AVENUE  
 MONTAGUE EXPRESSWAY  
 CENTRE POINTE ASSOCIATES 086-33-102  
 RWL INVESTMENT INC 086-37-026  
 UFFDA LLC/JERRY T SUE 086-37-019  
 SCVWD 086-37-018  
 EAST PENITENCIA CREEK

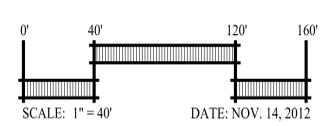
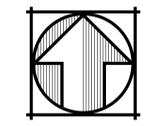
**LEGEND:**

EXISTING	PROPOSED	DESCRIPTION
EX 8" SS	SS	SANITARY SEWER PIPE
○	●	SANITARY SEWER MANHOLE
	SS	SEWER SERVICE LATERAL
EX 24" SD	SD	STORM DRAIN PIPE
○	●	STORM DRAIN MANHOLE
□	■	CURB INLET
□	■	DRAINAGE INLET
EX 12" W	W	WATER MAIN
	WS	WATER SERVICE
	FS	FIRE SERVICE
○	●	FIRE HYDRANT
○	○	POST INDICATOR VALVE (PIV)
○	○	FIRE DEPARTMENT CONNECTION (FDC)
○	○	WATER METER
○	○	BACKFLOW PREVENTER
HP	HP	HIGH POINT
LP	LP	LOW POINT
←	←	DIRECTION OF OVERLAND RELEASE



PRELIMINARY GRADING, DRAINAGE  
 AND UTILITY PLAN  
**450 MONTAGUE**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

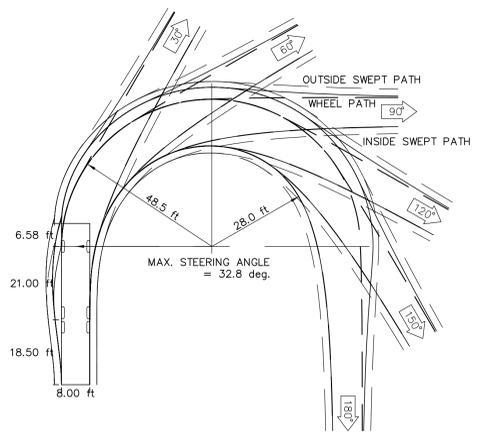
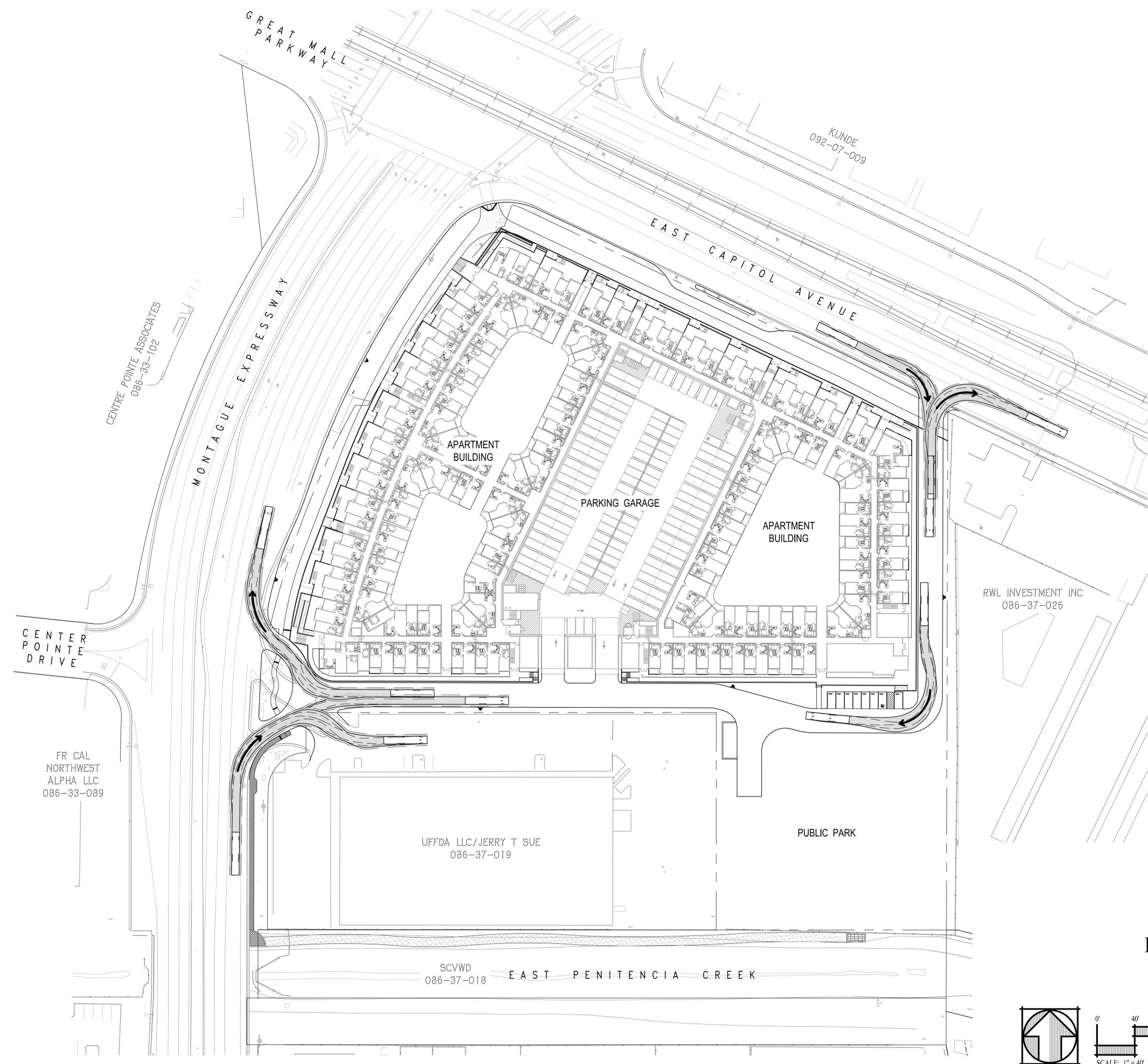


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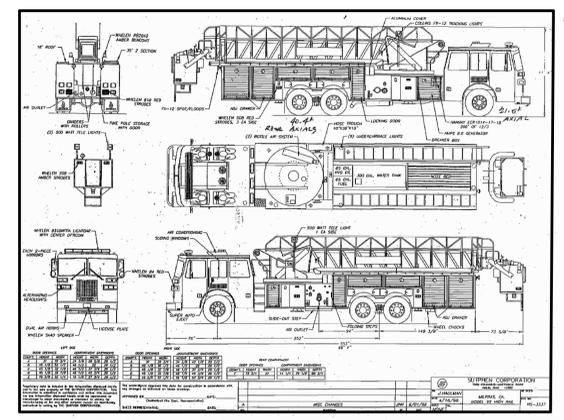
**cbg** Carlson, Barbee & Gibson, Inc.  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 8111 BOLLINGER CANYON ROAD, SUITE 160 SAN RAFAEL, CALIFORNIA 94903  
 (925) 866-0322 FAX (925) 866-8075

SHEET NUMBER  
**TM-03**

G:\2011\CAD\TM-03 PRELIMINARY DRAINAGE UTILITY AND GRADING PLAN.DWG



**TURNING TEMPLATE**  
**SP95 MILPITAS FIRE TRUCK**  
 NOT TO SCALE



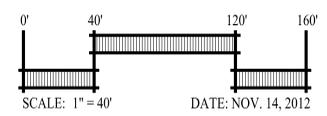
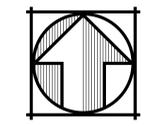
**TRUCK DETAIL**  
**SP95 MILPITAS FIRE TRUCK**  
 NOT TO SCALE

**LEGEND**

- ▼ FIRE HYDRANT
- EXISTING FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)

**FIRE TRUCK ACCESS EXHIBIT**  
**450 MONTAGUE**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA



DATE: NOV. 14, 2012

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 (925) 866-0322 FAX (925) 866-8075

SHEET NUMBER  
**TM-04**