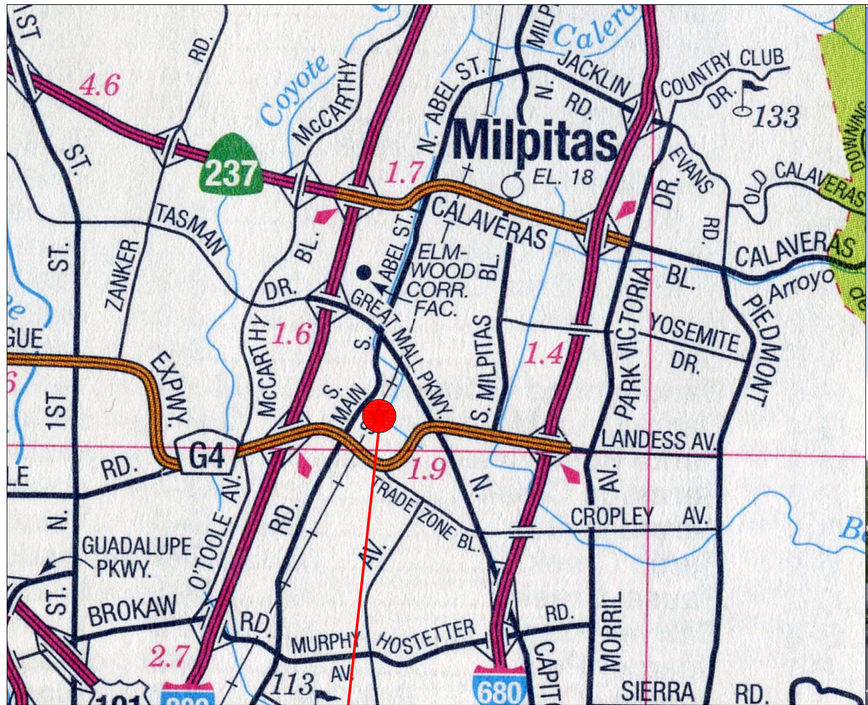
Attachment B



LOCATION MAP — NTS 1:12 — 2

SOUTH MAIN SENIOR LIFESTYLES

1600 SOUTH MAIN STREET, MILPITAS, CA

NORTHWEST CORNER OF BUILDING AT THE INTERSECTION OF SOUTH MAIN STREET AND CEDAR WAY — NTS 1:12 — 1

COLLABORATIVE DESIGN ARCHITECTS INC

Oakland, CA

6114 LaSalle Avenue
Oakland

PMB 465
California 94611-2802

TEL 510 339-8880 FAX 510 339-1642

ARCHITECT'S STAMP

REGISTERED ARCHITECT — JAMES R. BURNS, II — LIC.NO. C017234 EXP. 1/31/2015 — STATE OF CALIFORNIA

CONSULTANT'S STAMP

Project Description

SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING

1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

Owner / Applicant:

Directory

Owner

South Main Senior Lifestyles LLC
5674 Stoneridge Drive, #212
Pleasanton, CA 94588
Contact: Joseph W. Callahan
tel: 925-463-9205
cell: 925-872-4382
email: jwc@callahanpropertyco.co
Contact: James R. Burns, II
tel: 510-339-8880 x 1091
cell: 415-290-9417
email: jrburns@cda-sf-architects.com

Design Architect

Collaborative Design Architects Inc.
Contact: James R. Burns, II
tel: 510-339-8880 x 1091
cell: 415-290-9417
email: jrburns@cda-sf-architects.com

Civil Engineer:

RJA Engineers
Contact: Jorge Duran
8055 Camino Arroyo
Gilroy, CA 65020
tel: 408-848-0300
email: jduran@rja-gps.com

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Description of Project

A. Location

The Property upon which the proposed Project will be developed is located at 1504-1620 South Main Street, Milpitas, California (APN's 086-22-027, 028, 046, 047 and 048) on the east side at its intersection of Cedar Street. The Property's gross land area is approximately 5.942 acres. The Property will be subdivided into two parcels to accommodate the two-phase development of the Property. The Phase 1 and Phase 2 Parcels will consist of approximately 3.02 and 2.92 gross acres, respectively. The Property is located within the "SP R4-TOD-S" Multi Family Very High Density with a Transit Oriented Development Overlay in the Milpitas Midtown Specific Plan Area. "SP R-4-TOD-S" zoning allows for development of 60 dwelling units/acre on the site (356 units) plus a maximum density bonus of 35% based on the number of affordable units the developments on the site would provide. The proposed Project will use only 389 of the total 480 units allowed with the maximum density bonus.

B. Proposed Project

The proposed Project is a 389-unit senior rental retirement community that will provide a continuum of care and services to its residents ranging from active independent living to congregate care and assisted living services. The Project will be developed in two phases, both restricted to occupancy by seniors at least 62 years of age. Of the total 389 units, 48 units will be restricted to occupancy by very low income households at rents that are below market rental rates. The Phase 1 Development will consist of 199 units of senior housing providing congregate care and assisted living services to its residents. The Phase 2 Development will consist of 190 units of active independent senior housing. ***This current submittal is for the Phase 1 Development only. Certain improvements that are within the boundaries of the Phase 2 Development will completed in Phase One. Those improvements include the work that is to be on South Main Street.***

C. Phase One Development

(a) Overview.

The Phase 1 Development will provide 10 units at below-market rental rates for occupancy by very low income (50% AMI) senior households and 189 units at market rental rates. In addition to accommodation in a unit, the monthly fee paid by all Phase 1 residents includes utilities and congregate care services (meals, housekeeping, scheduled transportation, 24-hour staffing, emergency response service, concierge services and a broad array of programs, events, classes and other activities). All 199 units in Phase 1 will be designed to be accessible to the disabled and licensed for assisted living, enabling congregate care residents to age in place and receive assisted living services (e.g., assistance with medication management, walking, dressing, grooming, bathing, toileting) as required without moving to another unit or to an assisted living facility. No Alzheimer/dementia care or skilled nursing services will be provided.

(b). Parking

The subterranean parking garage will have approximately 144 parking spaces and will be accessed from Costa Street. The amount of parking provided has been determined by historical data of projects of similar occupancy mix. The initial resident occupancy is anticipated to be 129 congregate care units and 70 assisted living units. As residents age in place this ratio is expected to reach 50% - 50%. The parking requirement for the proposed Phase 1 senior project is less than family housing owing to the age and non-ambulatory status of many residents. The parking provided in the garage is based on 0.7 parking space per congregate unit (129 DU at initial resident occupancy) or 91 parking spaces, plus staff parking of 35 spaces and one "small shuttle bus equating to 127 spaces. The balance of 17 spaces in the subterranean garage is allocated for visitor parking. No parking is provided for assisted living residents who are no longer capable of driving. There are approximately 27 spaces of additional visitor surface street parking along Costas Street, Cedar Way and South Main Street (within the Phase One Boundaries-more offstreet parking will be provided in Phase Two).

.

PROJECT INFORMATION — NTS 1:12 — 4

CURRENT ZONING: SP-R4-TOD-S OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2.1 CONSTRUCTION TYPE: TYPE 1B

PROJECT GENERAL CODE INFORMATION — NTS 1:12 — 5

South Main Senior Lifestyles

Phase One - Assisted/Congregate Care — CONSTRUCTION TYPE 1-B — OCCUPANCY TYPE R-2.1

Square Footage By Use — 4/21/2014

	Parking Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Total	% Of Overall	Total 1-4 Flrs	% Of 1-4 Flrs
Lobby/Front Doors	-	400	-	-	-	400	0.14%	400	0.14%
Staff Office	-	1,430	-	-	-	1,430	0.51%	1,430	0.51%
Dining	-	2,990	-	-	-	2,990	1.07%	2,990	1.07%
Private Dining	-	285	-	-	-	285	0.10%	285	0.10%
Kitchen	-	1,735	-	-	-	1,735	0.62%	1,735	0.79%
Dry Storage	-	675	-	-	-	675	0.24%	675	0.24%
Kitchen Trash	-	495	-	-	-	495	0.18%	495	0.18%
Trash Shoot Rms	-	145	130	130	130	535	0.19%	535	0.19%
Library/Living	-	2,105	-	-	-	2,105	0.76%	2,105	0.76%
Social/Bistro	-	1,425	-	-	-	1,425	0.51%	1,425	0.51%
Public Restrooms	-	819	80	80	80	1,059	0.38%	1,059	0.38%
Pool	-	1,600	-	-	-	1,600	0.57%	1,600	0.57%
Private Staff Restroom	-	65	-	-	-	65	0.02%	65	0.02%
Circulation	-	9,299	9,499	9,499	9,499	37,796	13.57%	37,796	13.57%
Fitness Area		1,450	-	-	-	1,450	0.52%	1,450	0.52%
Multi-Purpose	-	1,690	-	-	-	1,690	0.61%	1,690	0.61%
Staff Lounge	-	345	-	-	-	345	0.12%	345	0.12%
Theatre	-	1,150	-	-	-	1,150	0.41%	1,150	0.41%
Salon	-	430	-	-	-	430	0.15%	430	0.15%
Wellness Center	-	950	-	-	-	950	0.34%	950	0.34%
Van Parking	-	380	-	-	-	380	0.14%	380	0.14%
Mail Room	-	240	-	-	-	240	0.09%	240	0.09%
Living Units	-	21,646	42,914	42,914	42,914	150,388	53.99%	150,388	53.99%
Main Trash Processing Rm	540	-	-	-	-	540	0.19%		0.00%
Resident Storage	3,387	-	-	-	-	3,387	1.22%		0.00%
Mechanical/Storage	2,781	-	90	90	90	3,051	1.10%	270	0.10%
Janitor	-	98	70	70	70	308	0.11%	308	0.11%
Emergency Generator	417	-	-	-	-	417	0.15%		0.00%
Laundry	267	-	-	-	-	267	0.10%		0.00%
Pool Above Area	543	-	-	-	-	543	0.19%		0.00%
Pool Equipment Room	476	-	-	-	-	476	0.17%		0.00%
Maintenance Office	310	-	-	-	-	310	0.11%		0.00%
Elevator Equipment Room	340	-	-	-	-	340	0.12%		0.00%
Net Parking Area	59,294	-	-	-	-	59,294	21.29%		0.00%
SUB-TOTAL	**68,355**	**51,847**	**52,783**	**52,783**	**52,783**	**278,551**	100.00%		
Balconies		1,543	2,816	2,816	2,816				
Totals	**68,355**	**53,390**	**55,599**	**55,599**	**55,599**	**288,542**	100.00%		75.63%
Total 1-4 Floors (No Parking Level)		**53,390**	**55,599**	**55,599**	**55,599**	**220,187**			
COURTYARD CENTER	3,550								
COURTYARD EAST	2,880								
COURTYARD WEST	4,830								
"PORTE COCHERE"	4,650								
TOTAL EXTERIOR COMMON	15,910								

BUILDING AREA CALCULATIONS — NTS 1:12 — 3

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

COVER SHEET

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

DRWN: JRB
APPRV'D:
CDA FILE PATH:
29003
CDA PROJECT NO.

CO.1
1 OF 34
SHEET NO.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

EXISTING SITE CONDITIONS
SOUTH MAIN SENIOR LIFESTYLES PHASE 1

MILPITAS, CALIFORNIA

FOR:

SCALE	DATE
1"=40'	APRIL 21, 2014

DATE	BY	CK	SHEET REVISIONS

SHEET

G1.0

OF **2 OF 34** SHEETS

JOB NO.
092041

PARCEL 1:

All that certain Real Property situate in the City of Milpitas, County of Santa Clara, State of California, described as follows:

Parcels 1 and 2 as shown on that certain Parcel Map recorded January 11, 1995 in Book 662 of Maps, at Pages 5 and 6, together with a portion of Parcel A and a portion of Parcel B as described in Resolution No. 7208, a Lot Line Adjustment filed August 28, 2002 as Document No. 16444465, Records of Santa Clara County, California, more particularly described as follows:

Beginning at the northwest corner of said Parcel 2; thence along the northerly line of said Parcel 2 and the easterly prolongation thereof, S83°39'02"E, a distance of 427.71 feet; thence along a line drawn parallel to and 46.00 feet westerly, measured at right angles to the east line of said Parcel B, S02°30'31"E, a distance of 194.14 feet to the south line of said Parcel B; thence along the south line of Parcel B, Parcel A and Parcel 1, N83°39'02"W, a distance of 466.52 feet to the west line of said Parcel 1; thence along said west line along the arc of a non-tangent curve to the right having a radius of 1,952.00 feet, the center of which bears S83°10'27"E, through a central angle of 02°57'55", an arc distance of 101.02 feet; thence N09°47'28"E, a distance of 91.04 feet to the **Point of Beginning**.

Containing an area of 85,933square feet, more or less.
As shown on "Exhibit B" attached hereto.

PARCEL 2:

All that certain Real Property situate in the City of Milpitas, County of Santa Clara, State of California, described as follows:

A strip of land 46.00 feet in width, being a portion of Parcel B as described in Resolution No. 7208, a Lot Line Adjustment filed August 28, 2002 as Document No. 16444465, Records of Santa Clara County, California, more particularly described as follows:

Beginning at a point on the east line of said Parcel B, distant thereon S83°39'02"W, a distance of 474.27 feet from the northwest corner of said Parcel 2; thence along the east line of said Parcel B S02°30'31"E, a distance of 194.14 feet to the southeast corner of said Parcel B; thence along the south line of said Parcel B, N83°39'02"W, a distance of 46.56 feet; thence N02°30'31"W, a distance of 194.14 feet to the easterly prolongation of said Parcel 2; thence S83°39'02"E, a distance of 46.56 feet to the **Point of Beginning**.

Containing an area of 8,931 square feet, more or less.
As shown on "Exhibit B" attached hereto.

PARCEL 3:

All that certain Real Property situate in the City of Milpitas, County of Santa Clara, State of California, described as follows:

A strip of land 50.00 feet in width being a portion of Parcel A and a portion of Parcel B as described in Resolution No. 7208, a Lot Line Adjustment filed August 28, 2002 as Document No. 16444465, Records of Santa Clara County, California, more particularly described as follows:

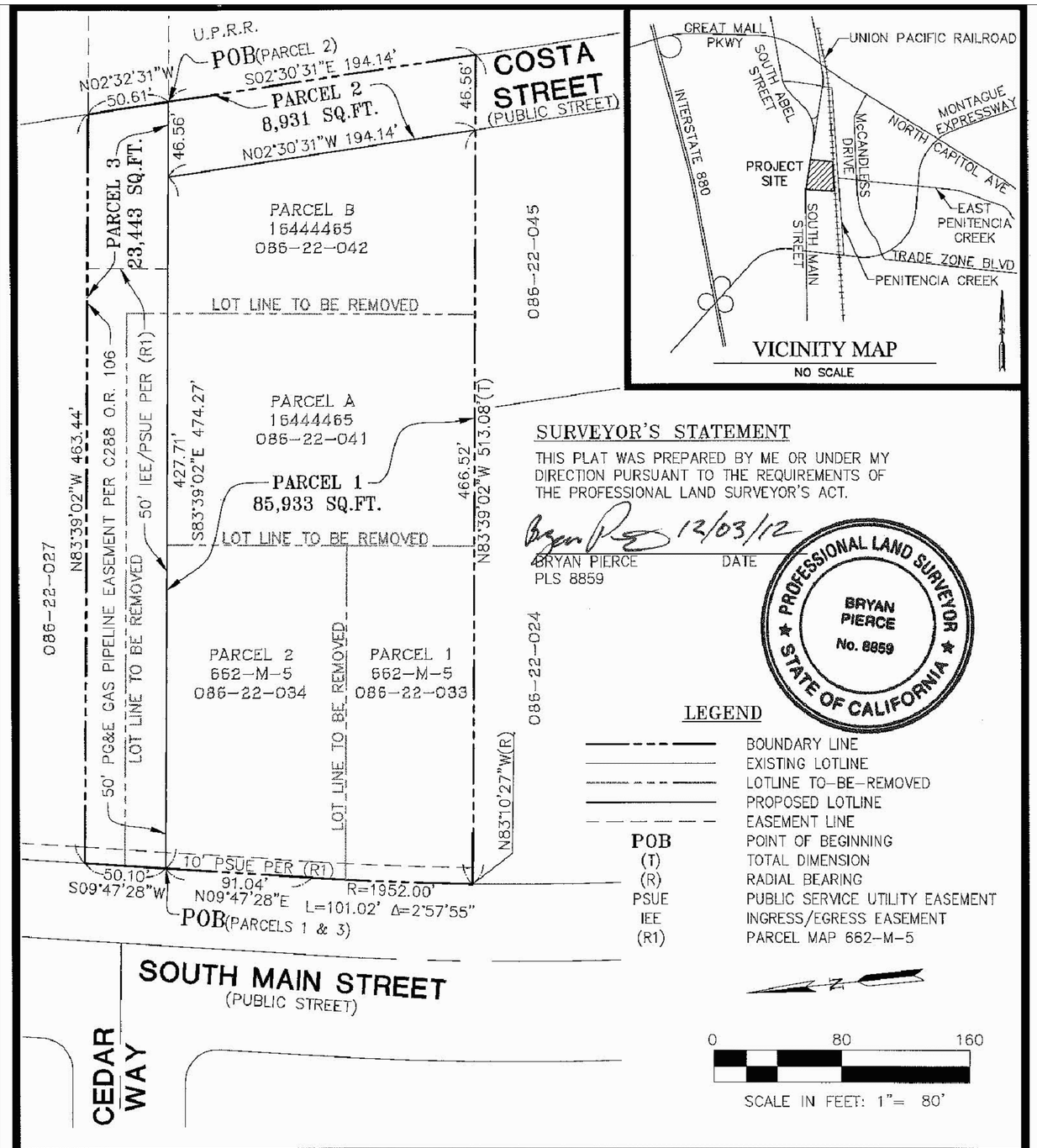
Beginning at a point on the west line of said Parcel A, said point being coincident with the northwest corner of said Parcel 2; thence along the common line between Parcel A and Parcel 2 and the easterly prolongation thereof, S83°39'02"E, a distance of 474.27 feet to the east line said Parcel B; thence along the east line of said Parcel B, N02°32'31"W, a distance of 50.61 feet to the northeast corner of said Parcel B; thence along the north line of Parcel B, N83°39'02"W, a distance of 463.44 feet to the northwest corner of said Parcel B; thence along the west line of Parcel B and Parcel A, S09°47'28"W, a distance of 50.10 feet to the **Point of Beginning**.

Containing an area of 23,443 square feet, more or less.
As shown on "Exhibit B" attached hereto.

This legal description was prepared by me or under my direction pursuant to the requirements of the Professional Land Surveyor's Act.

PROFESSIONAL LAND SURVEYOR — BRYAN PIERCE — No. 8859 — STATE OF CALIFORNIA

12/03/12
Bryan Pierce, PLS 8859 — Date



"EXHIBIT B"
PLAT TO ACCOMPANY
CERTIFICATE OF COMPLIANCE
BEING PARCELS A & B AS SHOWN ON THE LOT LINE ADJUSTMENT FILED IN DOC. NO. 16444465 AND PARCELS 1 & 2, AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 662 OF MAPS, AT PAGES 5 AND 6, RECORDS OF SANTA CLARA COUNTY, CITY OF MILPITAS, SANTA CLARA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
8055 CAMINO ARROYO GILROY, CA 95020
PHONE: (408) 848-0300 FAX: (408) 848-0302

SCALE:	DATE:	JOB NO.:
1" = 80'	12/03/2012	092041

PHASE ONE PROPERTY DESCRIBED FROM LOT LINE ADJUSTMENT RECORDED 3-22-13

COLLABORATIVE DESIGN ARCHITECTS INC
Oakland, CA
6114 LaSalle Avenue
Oakland
PMB 465
California 94611-2802
TEL 510 339-8880
FAX 510 339-1642

ARCHITECT'S STAMP — REGISTERED ARCHITECT — JAMES R. BURNS, II — LIC.NO. C017234 EXP. 1/31/2015 — STATE OF CALIFORNIA

CONSULTANT'S STAMP

Project Description

SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING

1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

GENERAL INFORMATION
PROPERTY LEGAL DESCRIPTION
FOR PHASE ONE BOUNDARIES
SHEET DESCRIPTION

NORTH

SCALE: AS NOTED
DRWN: JRB
APPRV'D:
29003 CDA PROJECT NO.
CDA FILE PATH:
G1.1
3 OF 34
SHEET NO.

NTS
1:12
1

ACCESSIBILITY PATH

1"=20'
1:12
#

COLLABORATIVE DESIGN ARCHITECTS INC

Oakland, CA

6114 LaSalle Avenue
Oakland

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California 94611-2802

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GENERAL INFORMATION
PATH OF ACCESSIBILITY

SHEET DESCRIPTION

NORTH

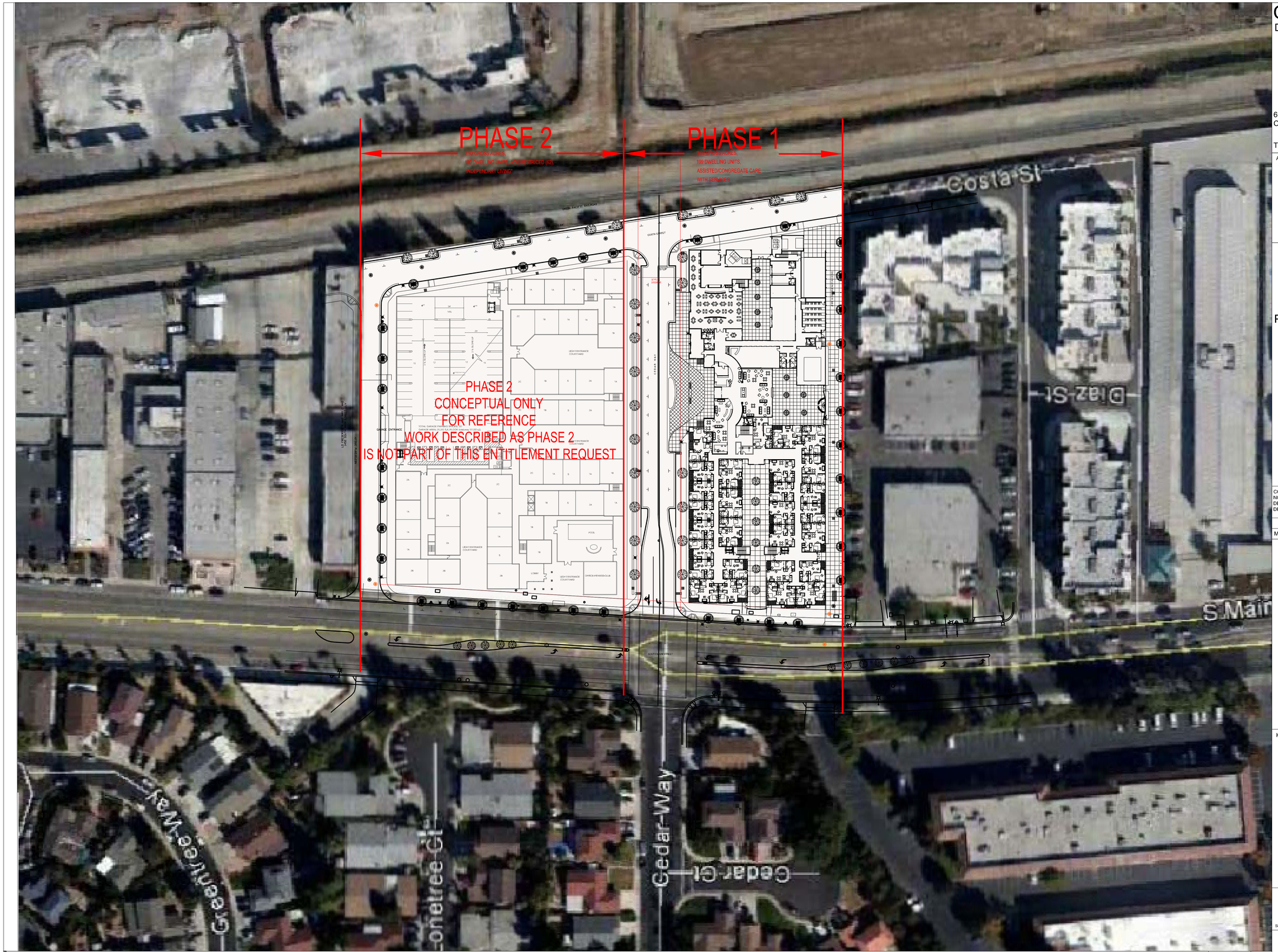
SCALE: AS NOTED

DRWN: JRB
APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

G1.2
4 OF 34
SHEET NO.



SITE PLAN WITH SURROUNDING AREAS

COLLABORATIVE DESIGN ARCHITECTS INC

Oakland, CA

6114 LaSalle Avenue
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KEY PLAN: NTS

SITE PLAN PHASE
1 & 2 w/arial
SHEET DESCRIPTION

NORTH reference

SCALE: AS NOTED

DRWN: JRB
APPRVD:
29003
CDA PROJECT NO.

CDA FILE PATH:

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5 OF 34
SHEET NO.

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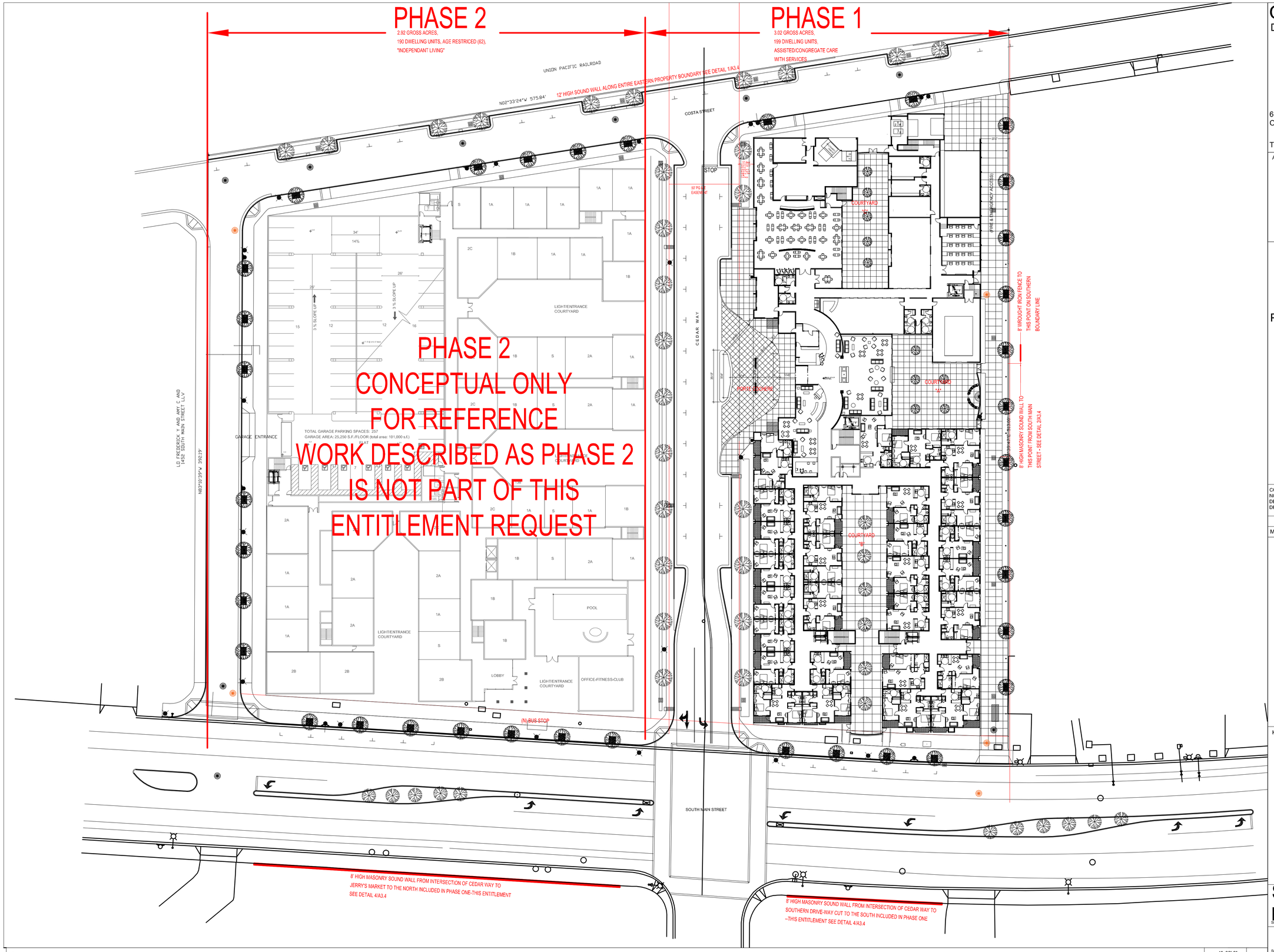

SITE PLAN

1"=30'-0"
1:12

1

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KEY PLAN: NTS

SITE PLAN
PHASE 1 & 2
SHEET DESCRIPTION

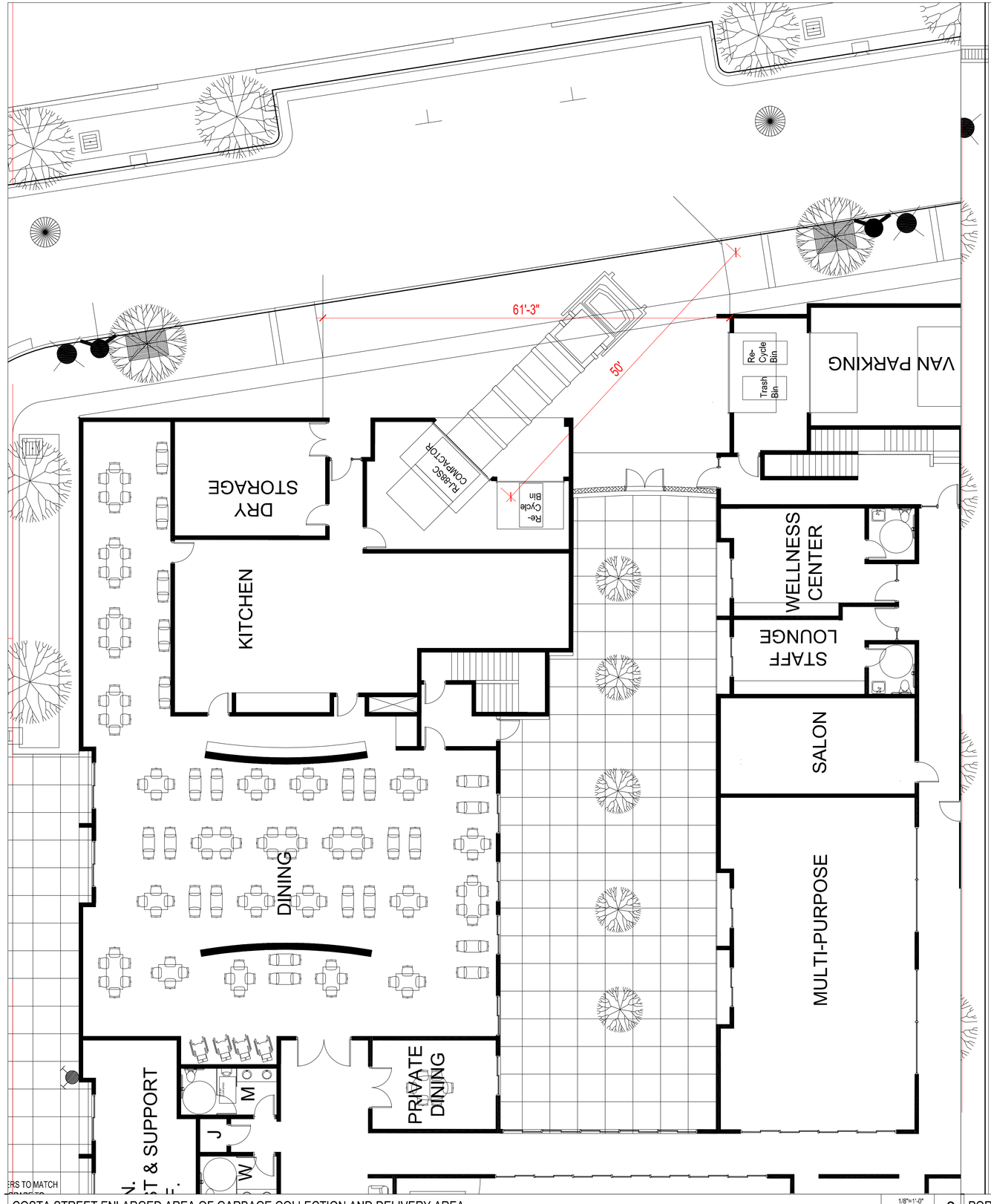
NORTH reference

SCALE: AS NOTED

DRAWN: JRB
APPRV'D: 29003
CDA PROJECT NO.

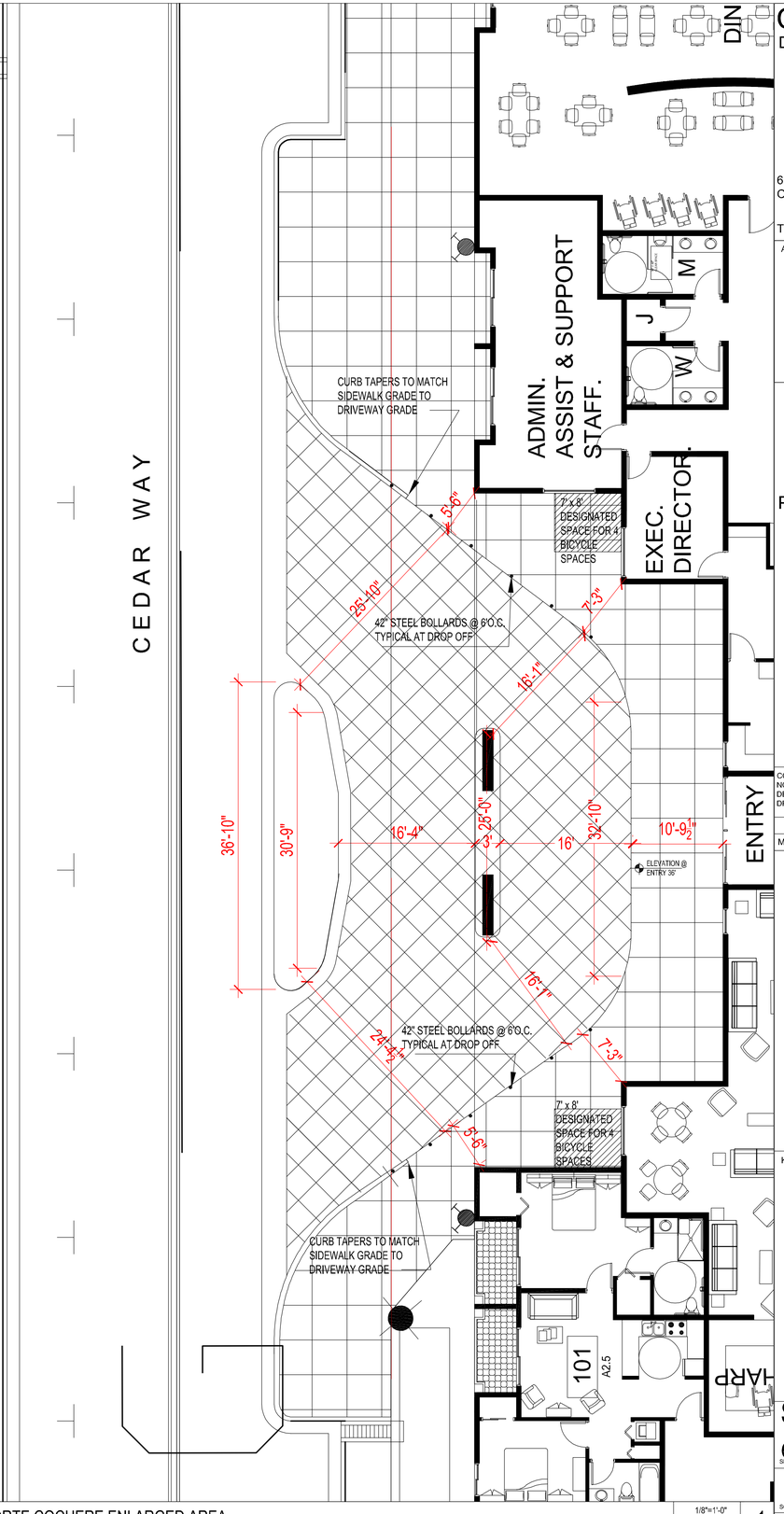
CDA FILE PATH:

A1.1
6 OF 34
SHEET NO.



COSTA STREET ENLARGED AREA OF GARBAGE COLLECTION AND DELIVERY AREA

1/8"=1'-0" 1:12 2



PORTE COCHERE ENLARGED AREA

1/8"=1'-0" 1:12 1

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SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING
1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1	7-1-14
	VESTING TENTATIVE TRACT MAP Resubmittal #1	

KEY PLAN: NTS

SITE PLAN
enlarged areas
SHEET DESCRIPTION

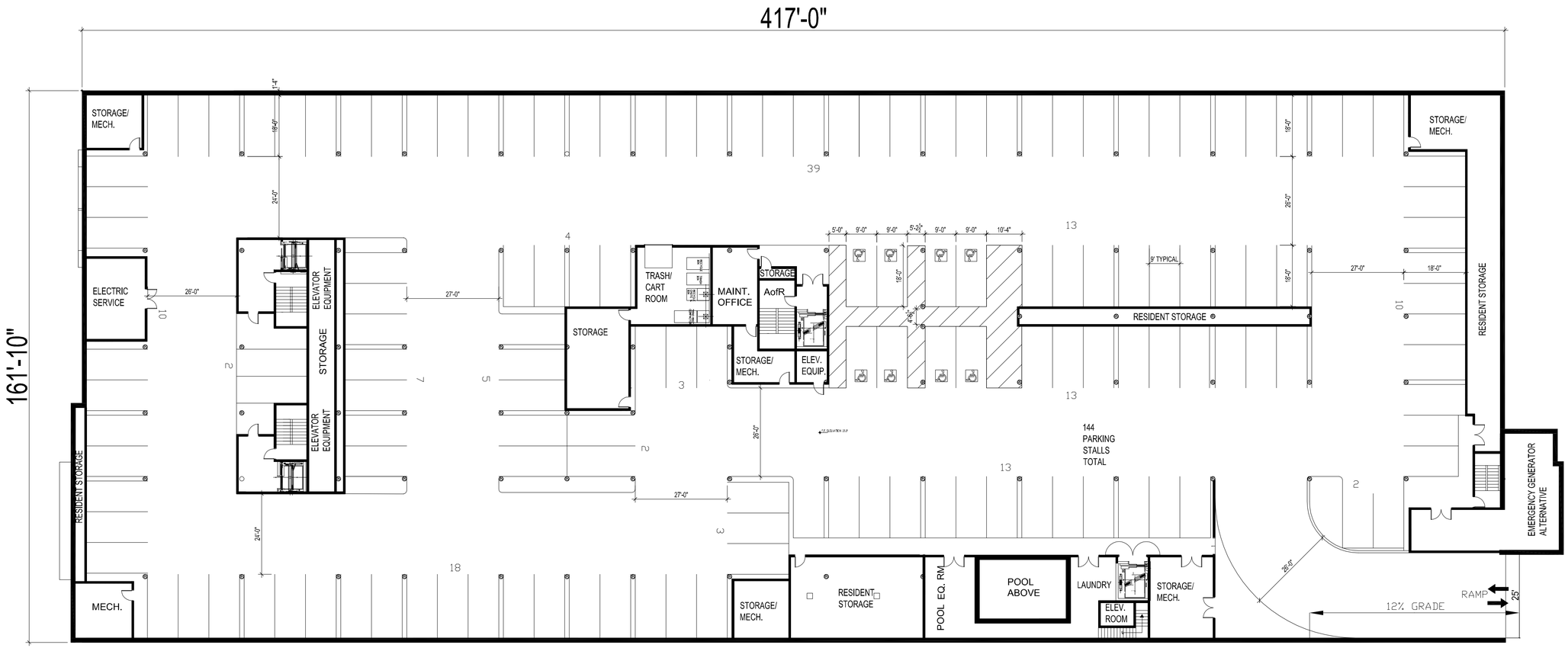
NORTH reference

SCALE: AS NOTED

DRWN: JRB
APPRV'D:
29003
CDA PROJECT NO.

A1.1a
7 OF 34
SHEET NO.

CDA FILE PATH:



SUBTERRANEAN GARAGE LEVEL

1/16"=1'-0"
1:12

1

COLLABORATIVE DESIGN ARCHITECTS INC

Oakland, CA

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Oakland

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California 94611-2802

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FAX 510 339-1642

ARCHITECT'S STAMP

REGISTERED ARCHITECT
JAMES R. BURNS, III
LIC.NO. C017234
EXP. 1/31/2015
STATE OF CALIFORNIA

CONSULTANT'S STAMP

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KEY PLAN: NTS

GARAGE LEVEL
PHASE ONE
SHEET DESCRIPTION

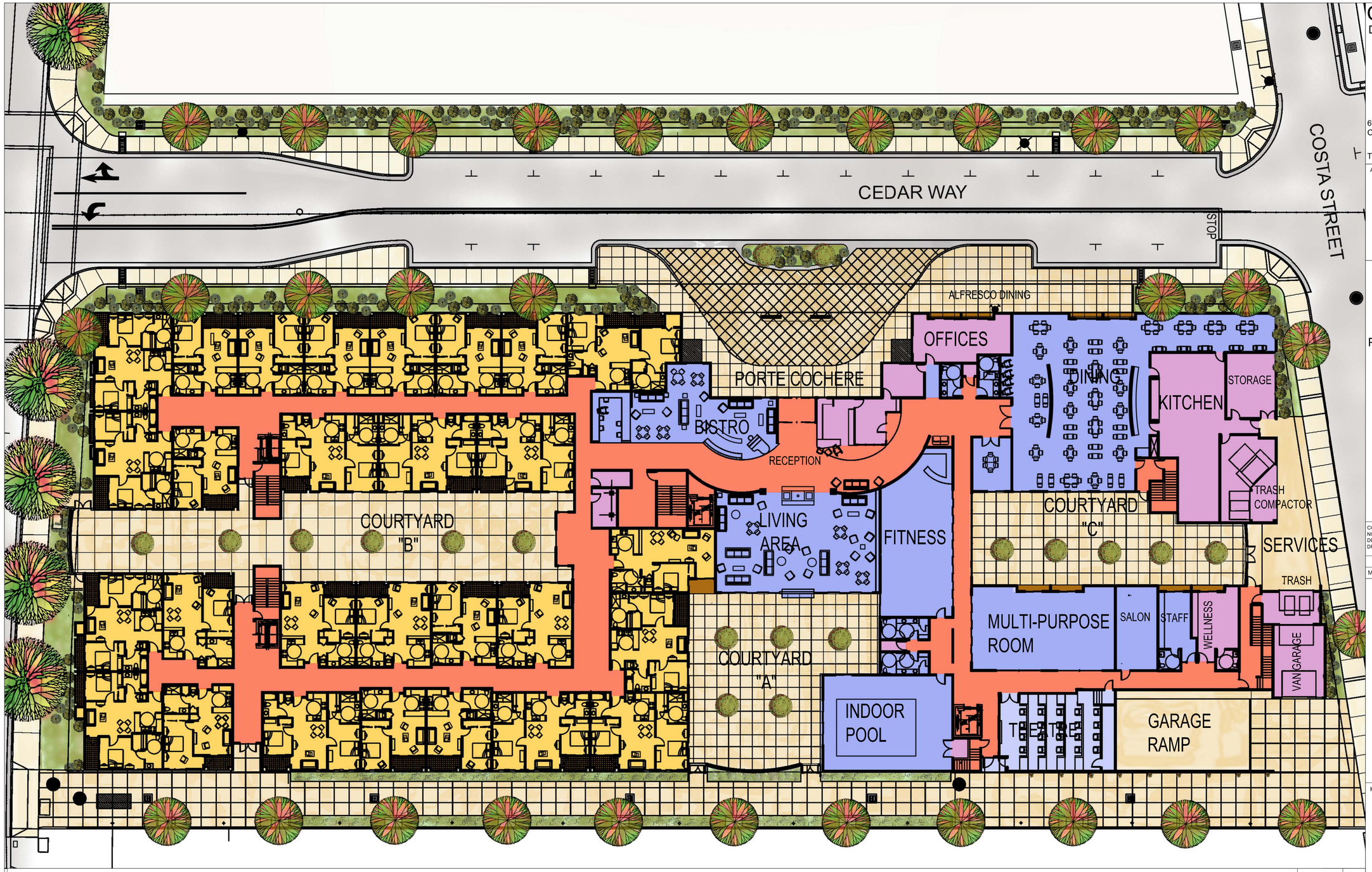
NORTH

SCALE: AS NOTED

DRWN: JRB
APPRV'D:
29003
CDA PROJECT NO.

CDA FILE PATH:

A2.0
8 OF 34
SHEET NO.



FIRST FLOOR PLAN PHASE ONE

1/16"=1'-0" | 1:12 | 1

RESIDENCE AREA

PUBLIC SPACE

CIRCULATION

ADMINISTATION & SERVICE AREAS

EXTERIOR UNIT PATIOS

USE COLOR CODES

1/16"=1'-0" | 1:12 | 2

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FIRST FLOOR PLAN PHASE ONE

SHEET DESCRIPTION

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SCALE: AS NOTED

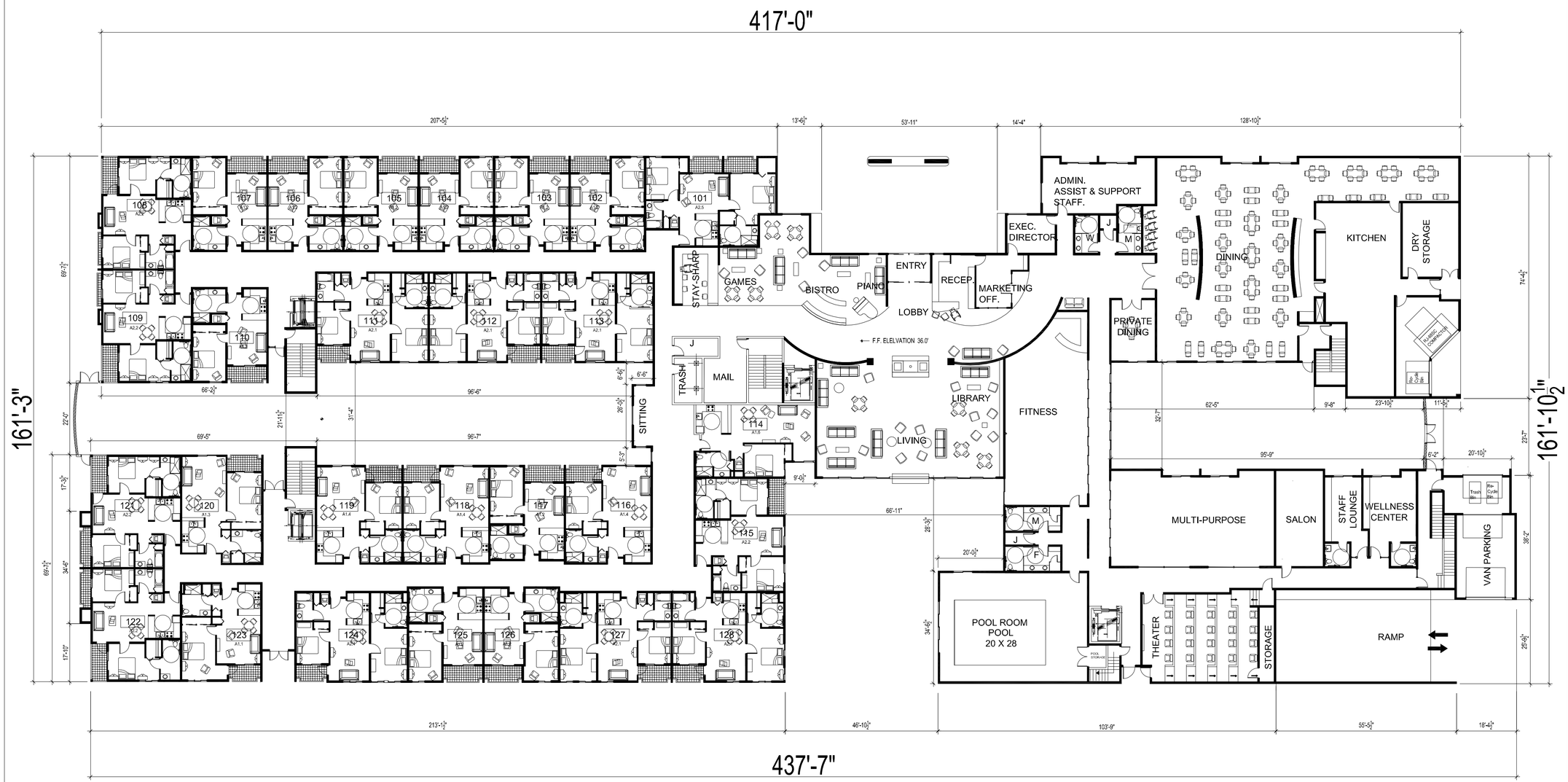
DRWN: JRB

APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

A2.1
9 OF 34
SHEET NO.



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KEY PLAN: NTS

FIRST FLOOR
PLAN PHASE ONE

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

DRWN: JRB
APPRVD:
29003
CDA PROJECT NO.

CDA FILE PATH:

A2.1a
10 OF 34
SHEET NO.

FIRST FLOOR PLAN PHASE ONE

1/16"=1'-0"
1:12

1

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SECOND FLOOR

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

CDA FILE PATH:

DRWN: JRB

APPRV'D:

29003
CDA PROJECT NO.

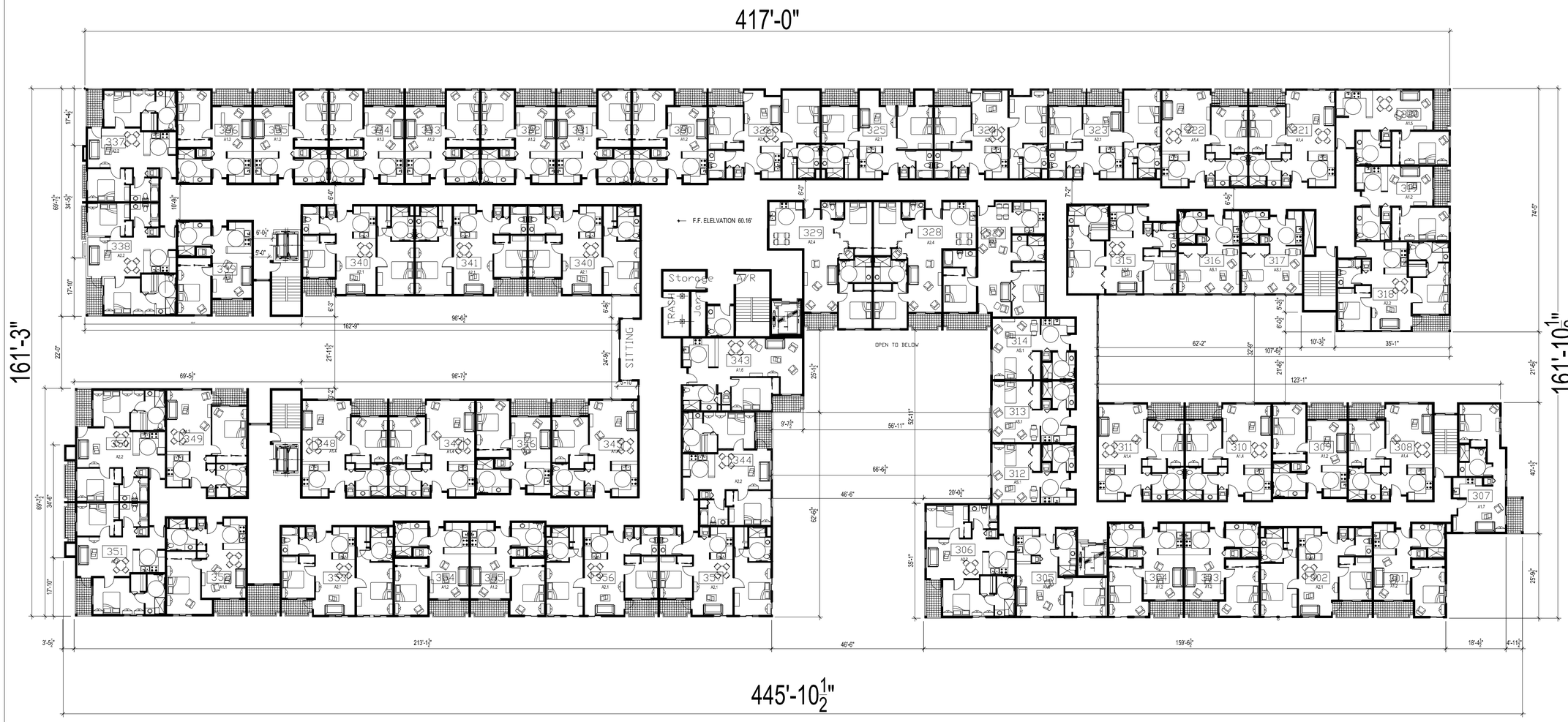
A2.2
11 OF 34
SHEET NO.

SECOND FLOOR PLAN

1/16"=1'-0"

1:12

1



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MARK	DESCRIPTION	DATE
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KEY PLAN: NTS

THIRD FLOOR

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

DRWN: JRB
APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

A2.3
12 OF 34
SHEET NO.

THIRD FLOOR

1/16"=1'-0"
1:12

1

FOURTH FLOOR PLAN

1/16"=1'-0"
1:12

1

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KEY PLAN: NTS

FOURTH FLOOR

SHEET DESCRIPTION

NORTH REFERENCE

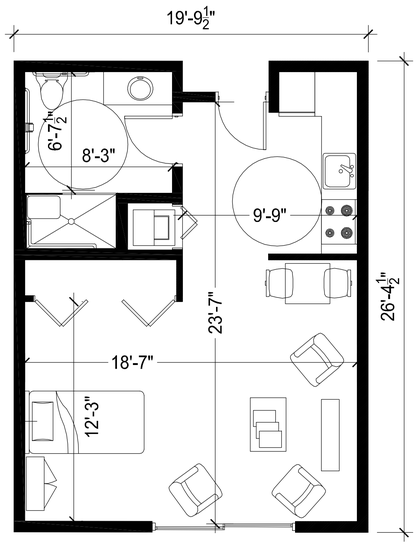
SCALE: AS NOTED

DRWN: JRB
APPRVD:

CDA FILE PATH:

29003
CDA PROJECT NO.

A2.4
SHEET NO.



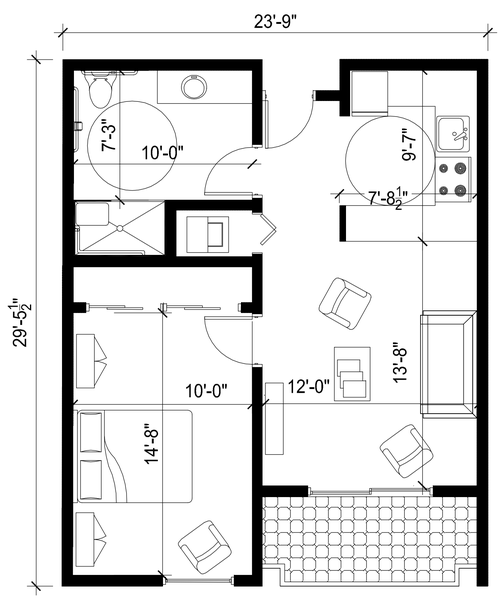
AS.1 UNIT - STUDIO (505 SF), 15 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" | 1:12 | 2

South Main Senior Lifestyles

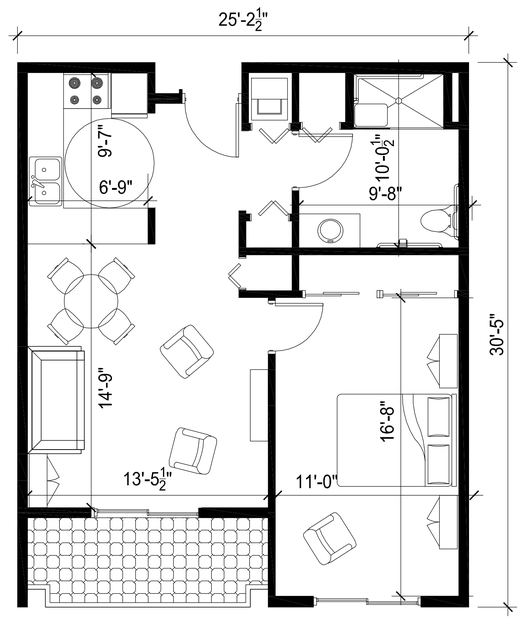
Phase One - Assisted/Congregate Care Construction Type - 1B

	Studio	1 Bedroom								2 Bedroom							TOTAL
Floor	AS.1	A1.1	A1.2	A1.3	A1.4	A1.5	A1.6	A1.7	A1.8	A2.1	A2.2	A2.3	A2.4	A2.5	A2.6	A2.7	UNITS
1	0	1	10	1	3	0	1	0	0	6	5	0	0	1	0	0	28
2	5	1	16	1	8	1	1	1	1	11	6	1	2	0	1	1	57
3	5	1	16	1	8	1	1	1	1	11	7	1	2	0	1	0	57
4	5	1	16	1	8	1	1	1	1	11	7	1	2	0	1	0	57
Total	15	4	58	4	27	3	4	3	3	39	25	3	6	1	3	1	199
% of Unit Mix	8%	2%	29%	2%	14%	2%	2%	2%	2%	20%	13%	2%	3%	1%	2%	1%	100%
	15				106							78					199
% of Unit Type	8%				53%							39%					100%

UNIT MIX CALCULATIONS | NTS | 1:12 | 1



A1.2 UNIT - ONE BEDROOM, ONE BATH (620 SF), 58 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" | 1:12 | 4



A1.1 UNIT - ONE BEDROOM, ONE BATH (681 SF), 4 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" | 1:12 | 3

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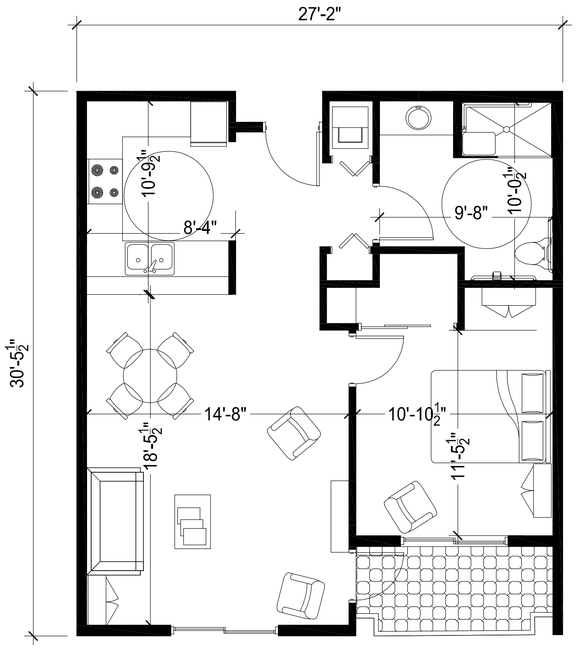
MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

INDIVIDUAL UNIT PLANS
SHEET DESCRIPTION

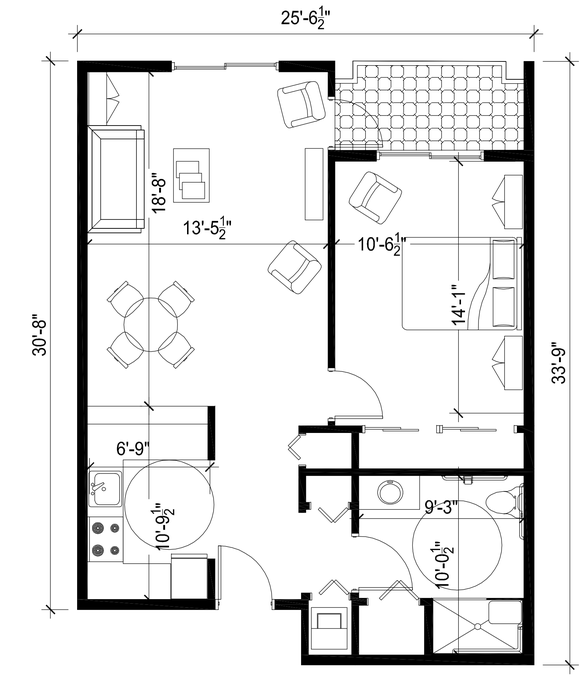
NORTH

SCALE: AS NOTED
DRWN: JRB
APPRV'D:
CDA FILE PATH:
29003
CDA PROJECT NO.
A2.5
SHEET NO.



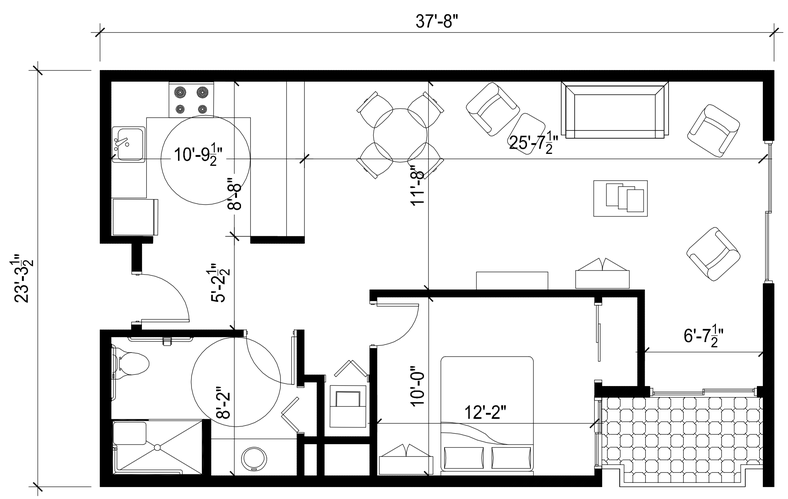
A1.4 UNIT - ONE BEDROOM, ONE BATH (753 SF), 27 TOTAL UNITS THIS UNIT TYPE

1/4"=1'-0" | 1:12 | 2



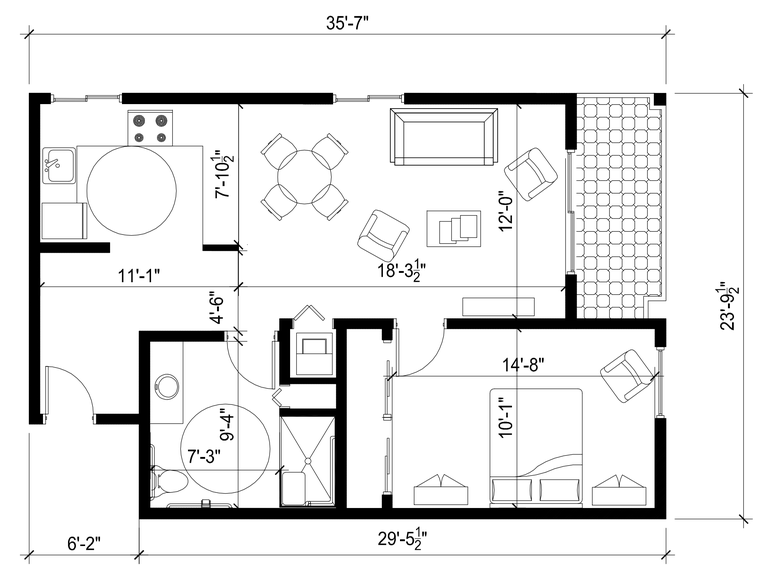
A1.3 UNIT - ONE BEDROOM, ONE BATH (750 SF), 4 TOTAL UNIT THIS UNIT TYPE

1/4"=1'-0" | 1:12 | 1



A1.6 UNIT - ONE BEDROOM, ONE BATH (807 SF), 4 TOTAL UNITS THIS UNIT TYPE

1/4"=1'-0" | 1:12 | 4



A1.5 UNIT - ONE BEDROOM, ONE BATH (736 SF), 3 TOTAL UNITS THIS UNIT TYPE

1/4"=1'-0" | 1:12 | 3

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KEY PLAN: NTS

INDIVIDUAL UNIT PLANS
SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

DRWN: JRB
APPRV'D:
29003
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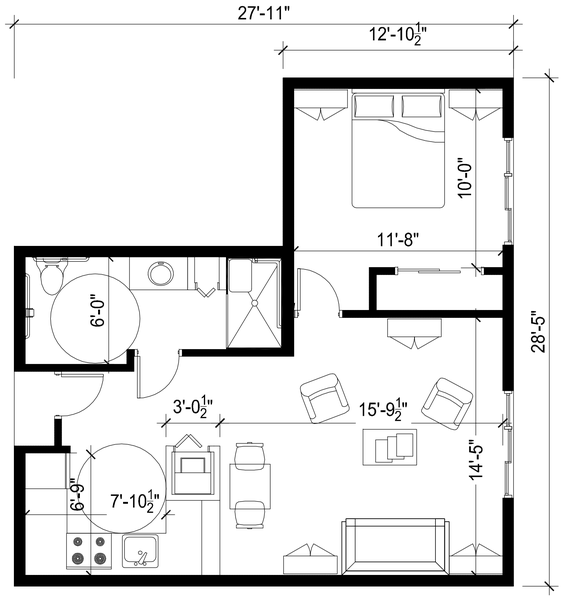
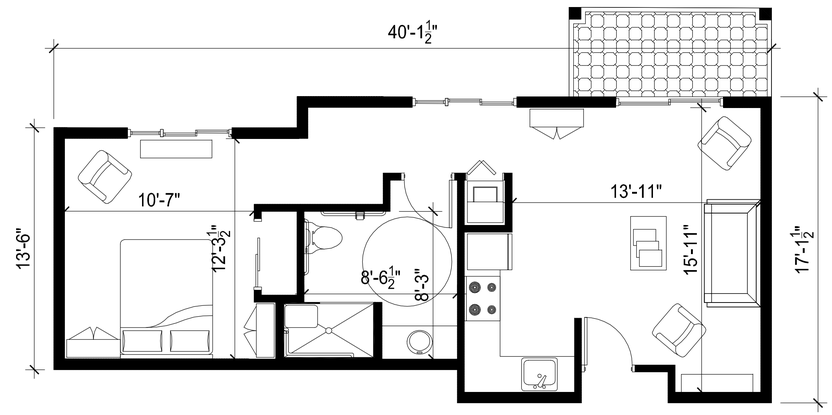
CDA FILE PATH:

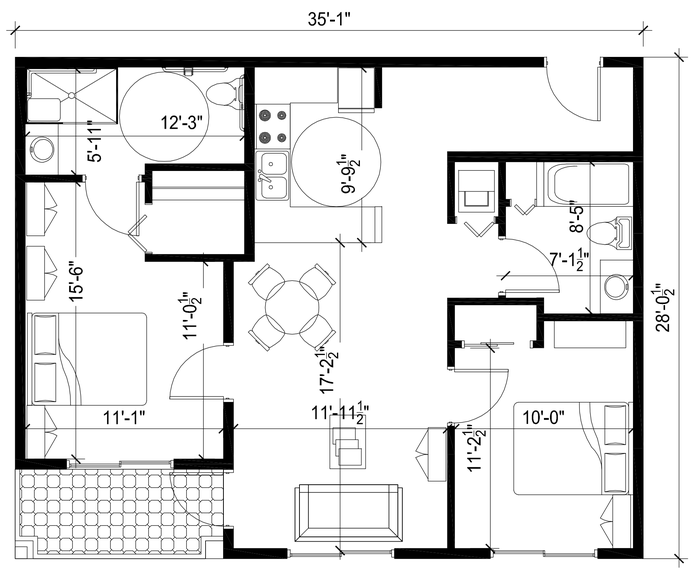
A2.6
15 OF 34
SHEET NO.



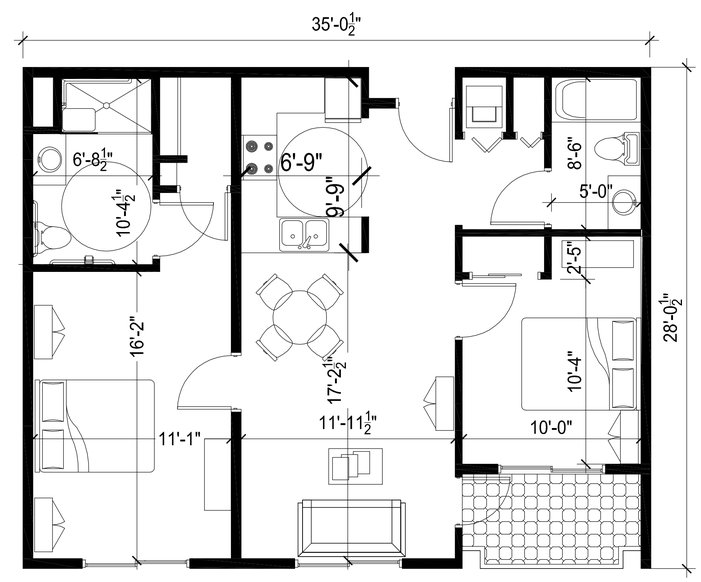
A1.8 UNIT - ONE BEDROOM, ONE BATH (650 SF), 3 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" 1:12 | 2



A1.7 UNIT - ONE BEDROOM, ONE BATH (613 SF), 3 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" 1:12 | 1



A2.2 UNIT -TWO BEDROOM, TWO BATH (911 SF), 26 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" 1:12 | 4



A2.1 UNIT - TWO BEDROOM, TWO BATH (913 SF), 39 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" 1:12 | 3

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SHEET DESCRIPTION

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SCALE: AS NOTED

DRWN: JRB
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29003
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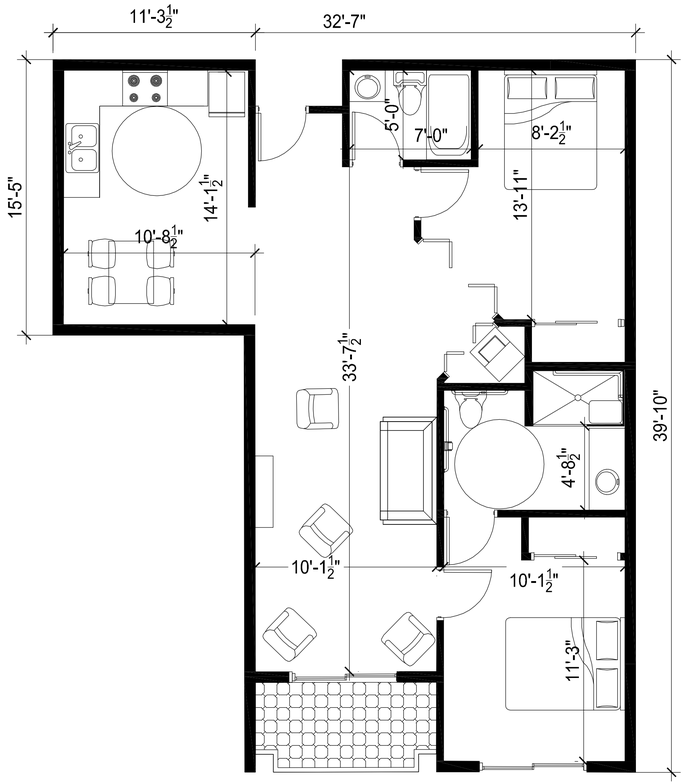
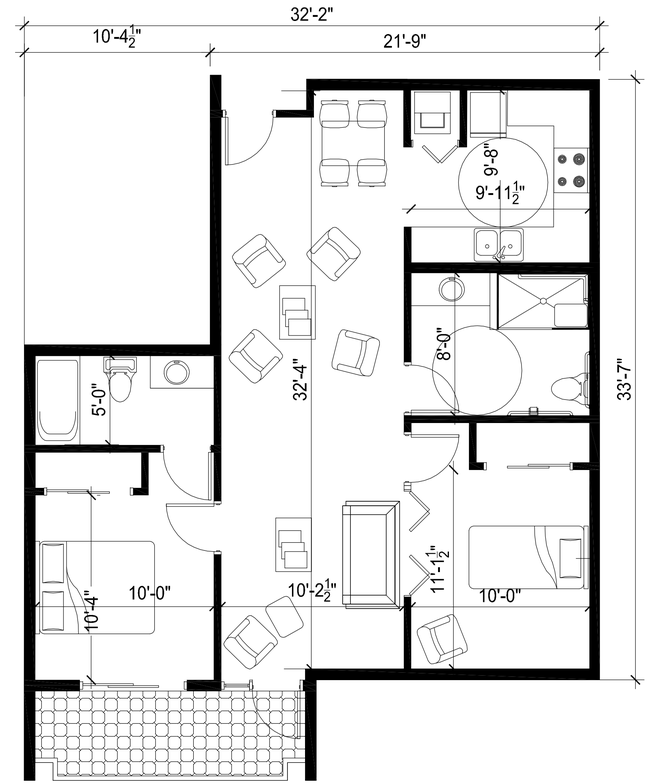
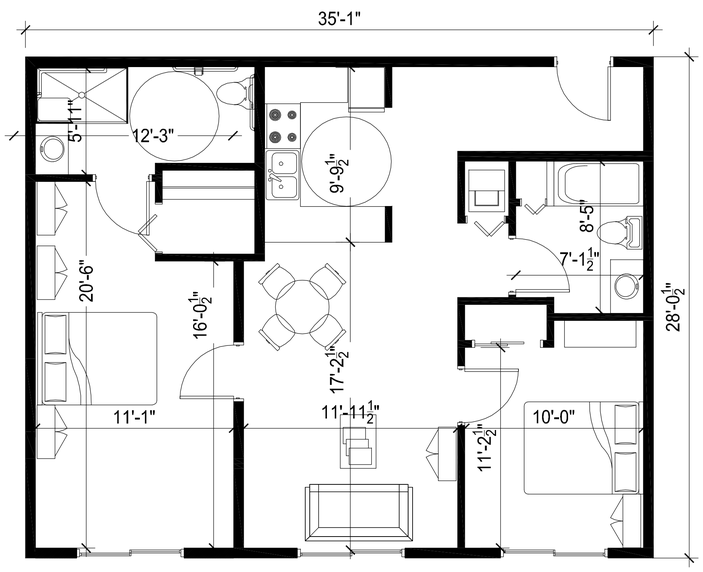
A2.7
16 OF 34
SHEET NO.



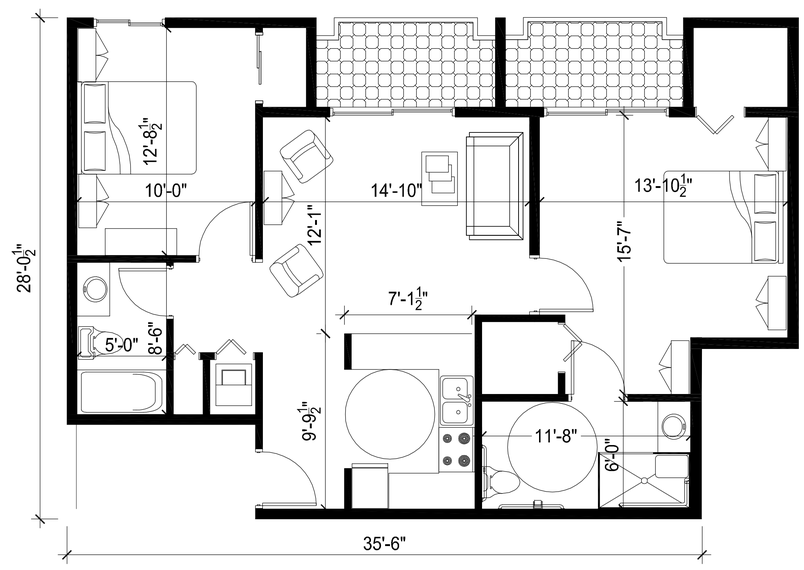
A2.4 UNIT - TWO BEDROOM, TWO BATH (957 SF), 6 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" 1:12 | 2



A2.3 UNIT PLAN - TWO BEDROOM, TWO BATH (916 SF), 3 TOTAL UNITS THIS UNIT TYPE | 1/4"=1'-0" 1:12 | 1



A2.6 UNIT PLAN - TWO BEDROOM, TWO BATH (960 SF), 3 TOTAL | 1/4"=1'-0" 1:12 | 4



A2.5 UNIT PLAN - TWO BEDROOM, TWO BATH (918 SF), 1 TOTAL | 1/4"=1'-0" 1:12 | 3

COLLABORATIVE DESIGN ARCHITECTS INC

Oakland, CA

6114 LaSalle Avenue
Oakland

PMB 465
California 94611-2802

TEL 510 339-8880 FAX 510 339-1642

ARCHITECT'S STAMP

REGISTERED ARCHITECT
JAMES R. BURNES, III
LIC.NO. C017234
EXP. 1/31/2015
STATE OF CALIFORNIA

CONSULTANT'S STAMP

Project Description

SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING

1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

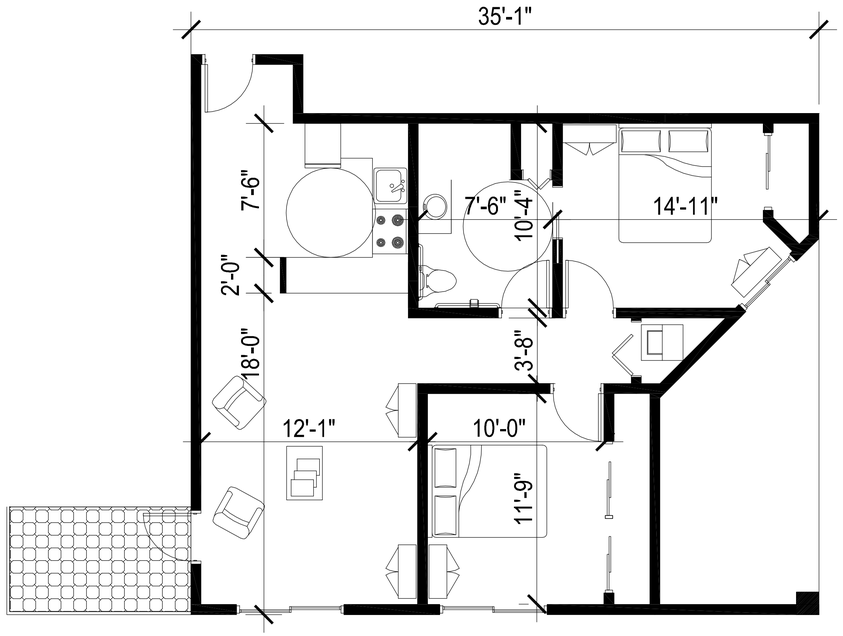
INDIVIDUAL UNIT PLANS
SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

DRWN: JRB
APPRV'D:
CDA FILE PATH:
29003
CDA PROJECT NO.

A2.8
17 OF 34
SHEET NO.



A2.7 UNIT PLAN - TWO BEDROOM, ONE BATH (850 SF), 1 TOTAL UNITS THIS UNIT TYPE

1/4"=1'-0"
1:12
1

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EXP. 1/31/2015
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CONSULTANT'S STAMP

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

INDIVIDUAL UNIT PLANS
SHEET DESCRIPTION

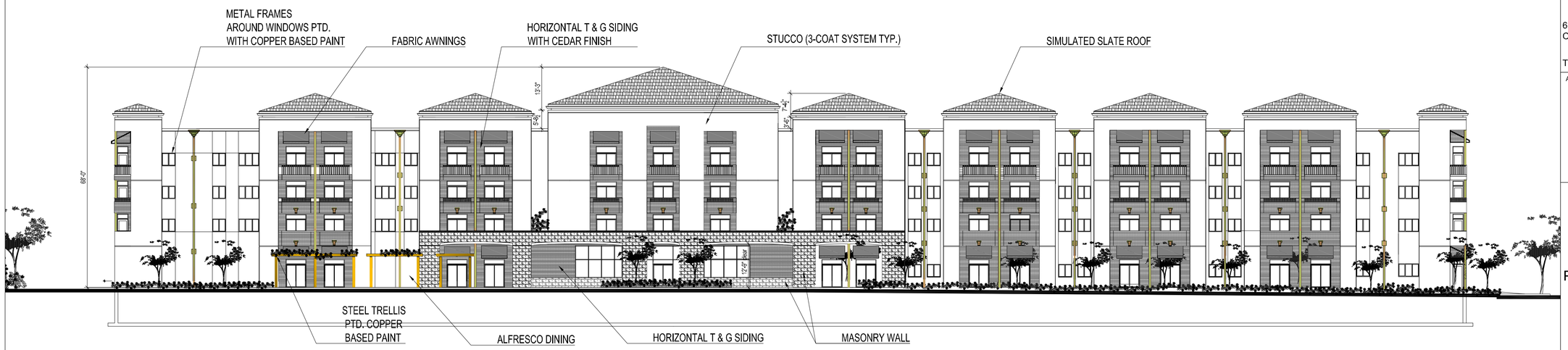
NORTH

SCALE: AS NOTED

DRWN: JRB
APPRVD:
29003
CDA PROJECT NO.

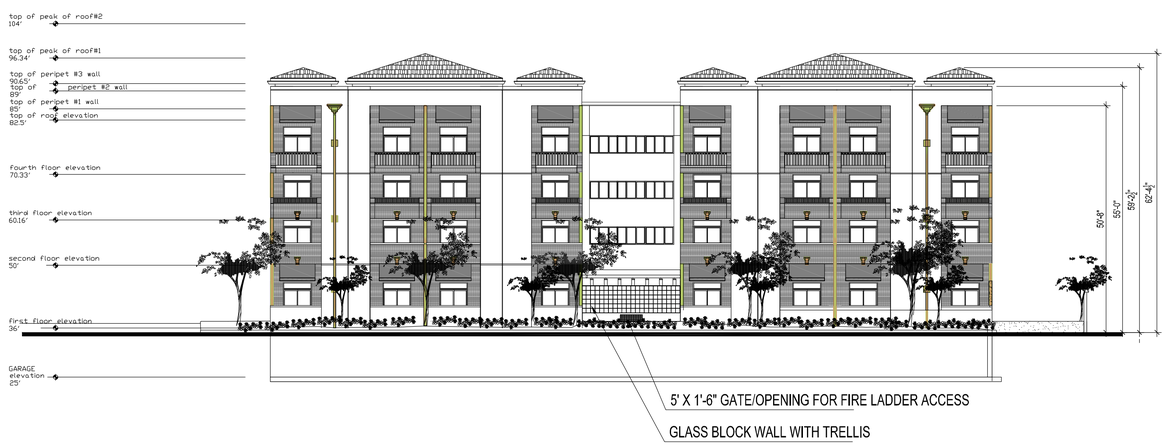
CDA FILE PATH:

A2.9
18 of 34
SHEET NO.



NORTH ELEVATION FACING CEDAR WAY

1/16"=1'-0"
1:12
1



WEST ELEVATION FACING SOUTH MAIN STREET

1/16"=1'-0"
1:12
2

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

NORTH & WEST ELEV.
PHASE ONE

SHEET DESCRIPTION

NORTH

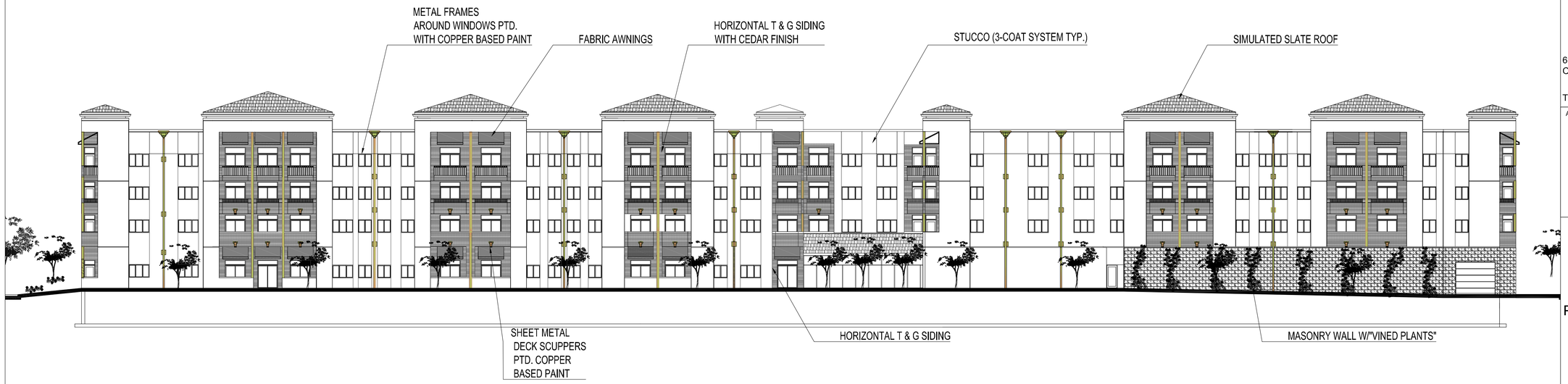
SCALE: AS NOTED

DRWN: JRB
APPRV'D:

CDA FILE PATH:

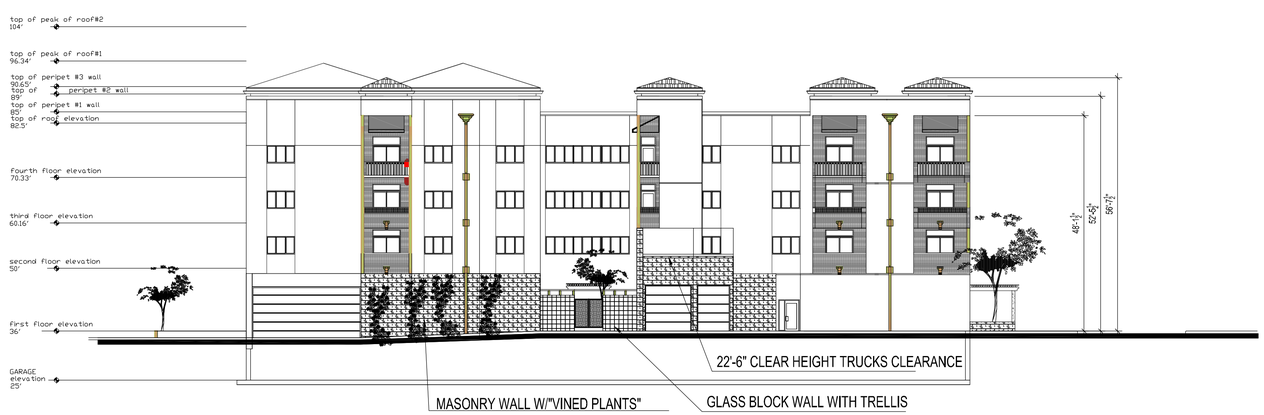
29003
CDA PROJECT NO.

A3.1
19 OF 34
SHEET NO.



SOUTH ELEVATION FACING "EVA"

1/16"=1'-0" | 1:12 | 1



EAST ELEVATION FACING COSTA STREET

1/16"=1'-0" | 1:12 | 2

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MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

SOUTH & EAST ELEV.
PHASE ONE

SHEET DESCRIPTION

NORTH

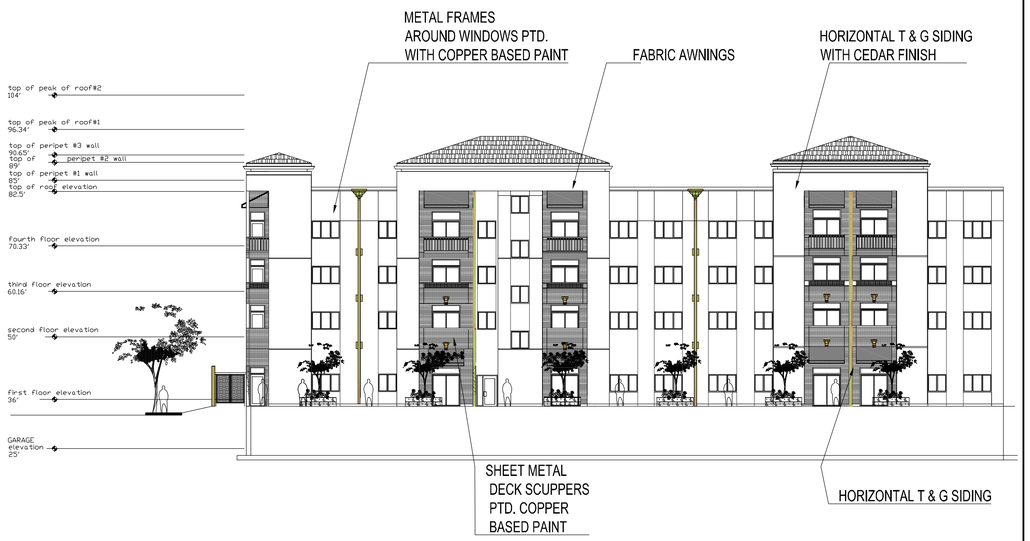
SCALE: AS NOTED

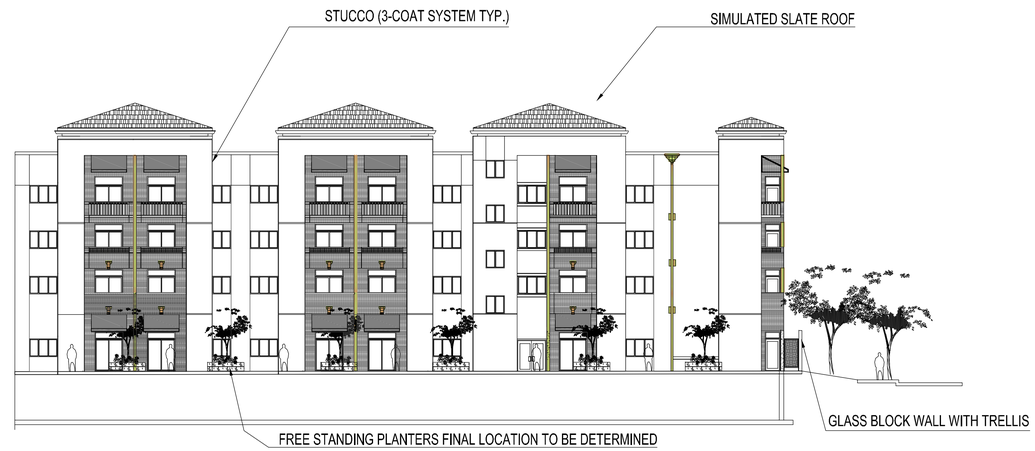
DRWN: JRB
APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

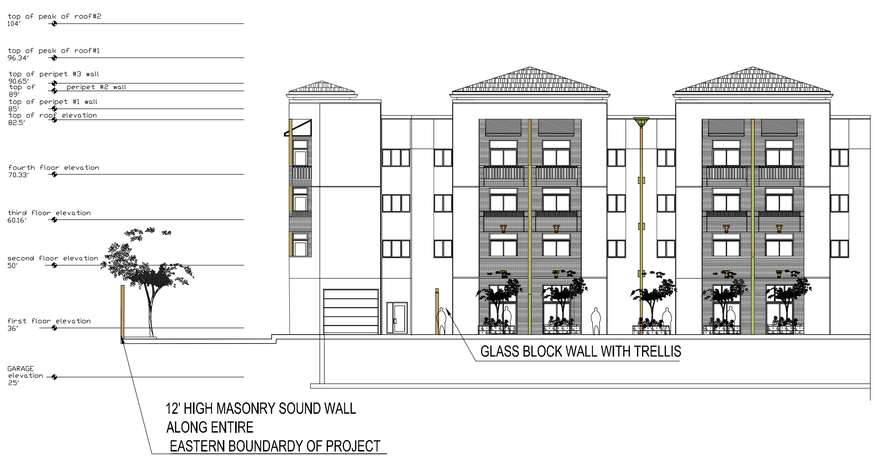
A3.2
20 OF 34
SHEET NO.

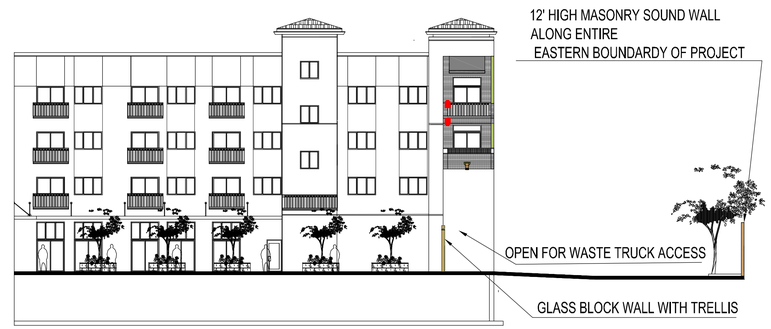




ELEVATIONS OF COURT YARD "B" (SOUTH MAIN STREET SIDE)

1/16"=1'-0" | 1:12 | 1





ELEVATIONS OF COURTYARD "C" (COSTA STREET SIDE)

1/16"=1'-0" | 1:12 | 2

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EXP. 1/31/2015
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SENIOR LIFESTYLES LLC
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Milpitas, California

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VESTING TENTATIVE
TRACT MAP
TP-14-0001

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

COURTYARDS
"B" & "C"
SHEET DESCRIPTION

NORTH

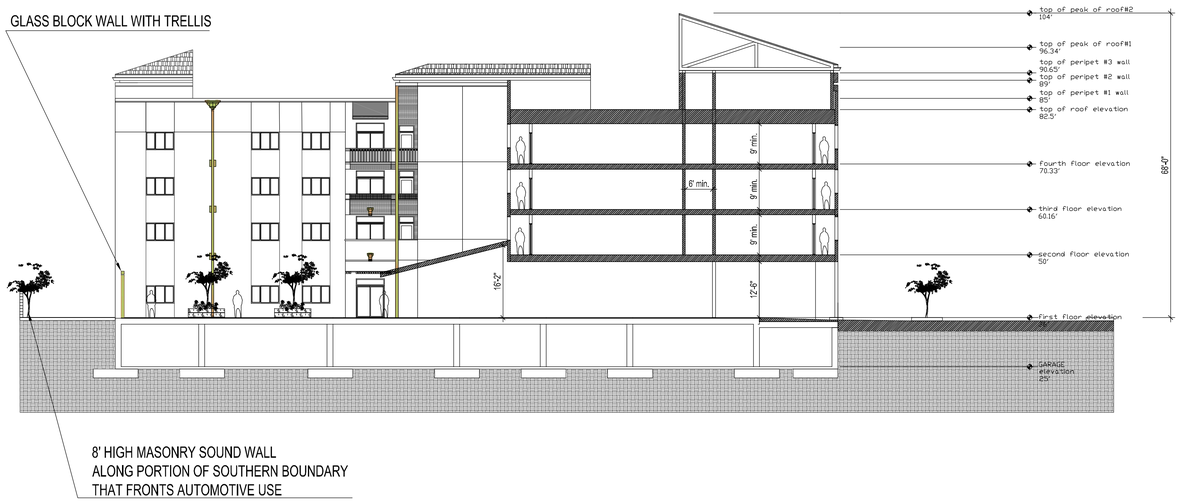
SCALE: AS NOTED

DRWN: JRB
APPRV'D:

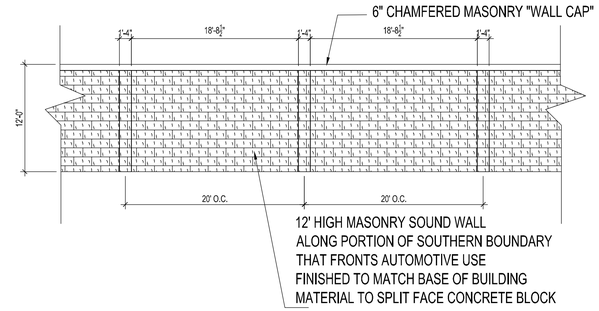
CDA FILE PATH:

29003
CDA PROJECT NO.

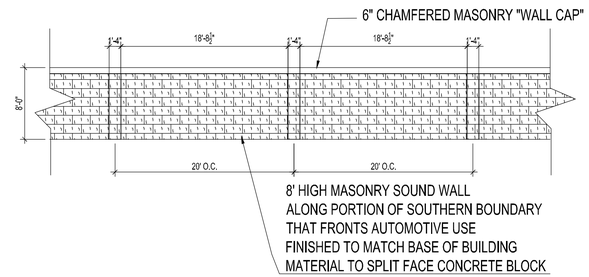
A3.3
21 OF 34
SHEET NO.



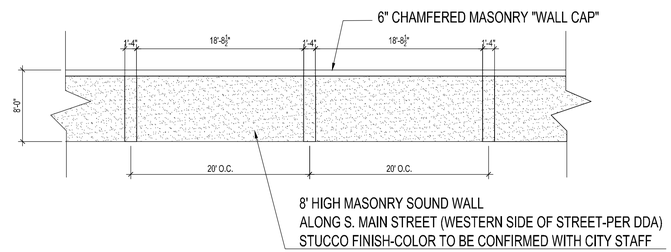
COURTYARD "A" WEST WALL FACING EAST | 1/16"=1'-0" 1:12 | 3



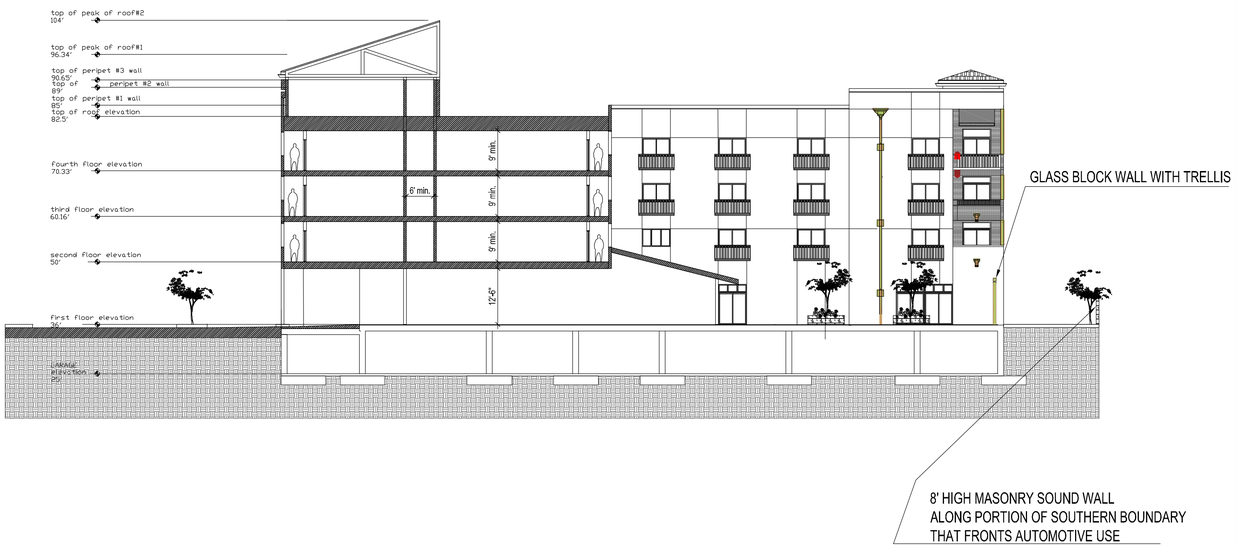
SOUND WALL ALONG EAST PROPERTY LINE | 1/8"=1'-0" 1:12 | 1



SOUND WALL @ SOUTH PROPERTY LINE FROM S. MAIN ST. TO APPROXIMATELY 265 ' EASTERLY | 1/8"=1'-0" 1:12 | 2



SOUND WALL @ S. MAIN ST. (WEST SIDE OF STREET-PER DDA) | 1"=1'-0" 1:12 | 4



COURTYARD "A" EAST WALL FACING WEST | 1/16"=1'-0" 1:12 | 6

<DETAIL NAME> | 1"=1'-0" 1:12 | 5

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LIC.NO. C017234
EXP. 1/31/2015
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CONSULTANT'S STAMP

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SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING

1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

COURTYARD "A"
& SOUND WALLS
SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

DRWN: JRB
APPRV'D:

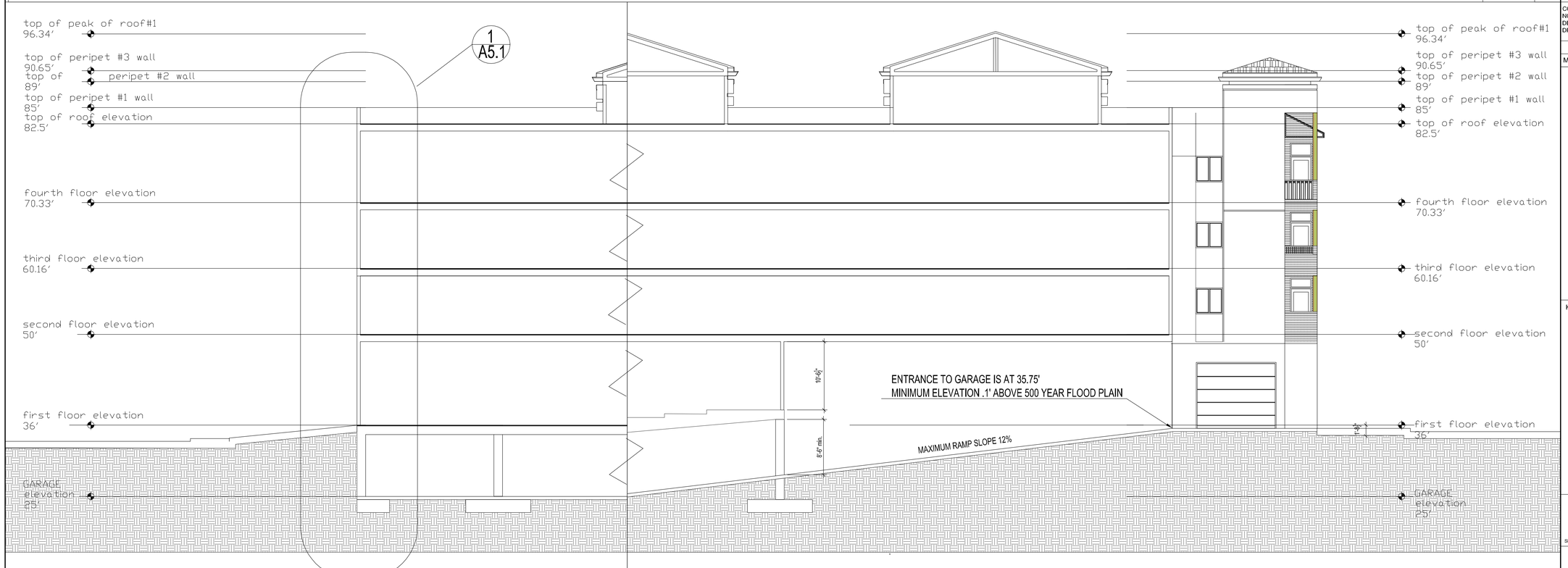
CDA FILE PATH:

29003
CDA PROJECT NO.

A3.4
22 OF 34
SHEET NO.

BUILDING SECTION WEST TO EAST - RAMP AND POOL AREA

1/16"=1'-0" | 1:12 | 1



BUILDING SECTION THROUGH TYPICAL WALL CONDITION

1/8"=1'-0" | 1:12 | 3

BUILDING SECTION THROUGH RAMP

1/8"=1'-0" | 1:12 | 2

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

WEST TO EAST
SECTION "RAMP"
SHEET DESCRIPTION

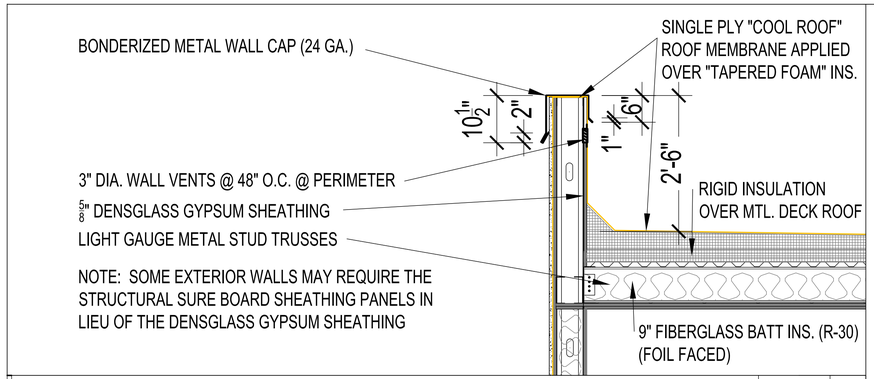
NORTH

SCALE: AS NOTED

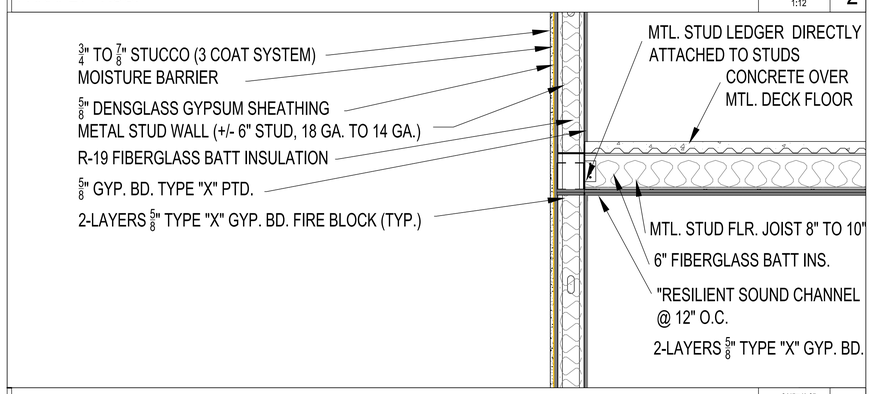
DRWN: JRB
APPRV'D:
29003
CDA PROJECT NO.

CDA FILE PATH:

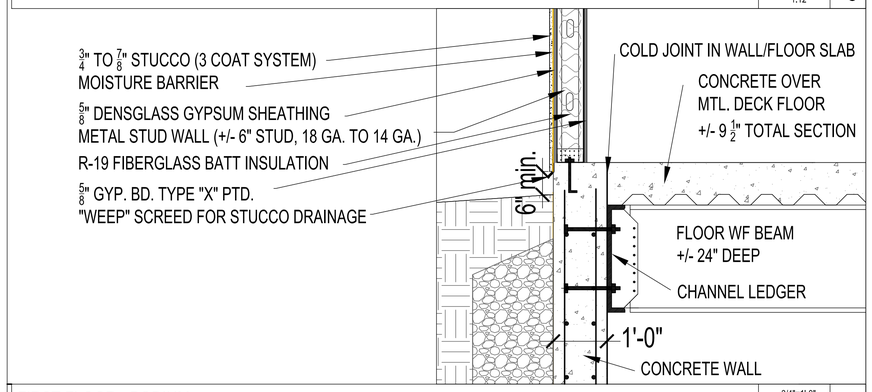
A3.5
23 OF 34
SHEET NO.



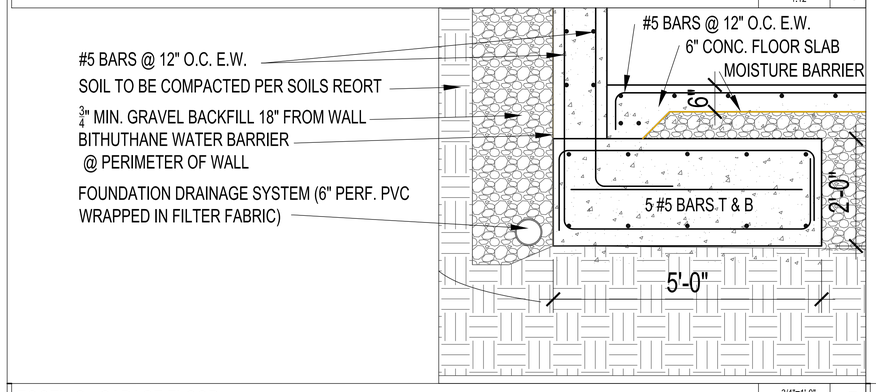
PARAPET - ROOF | 3/4"=1'-0" 1:12 | 2



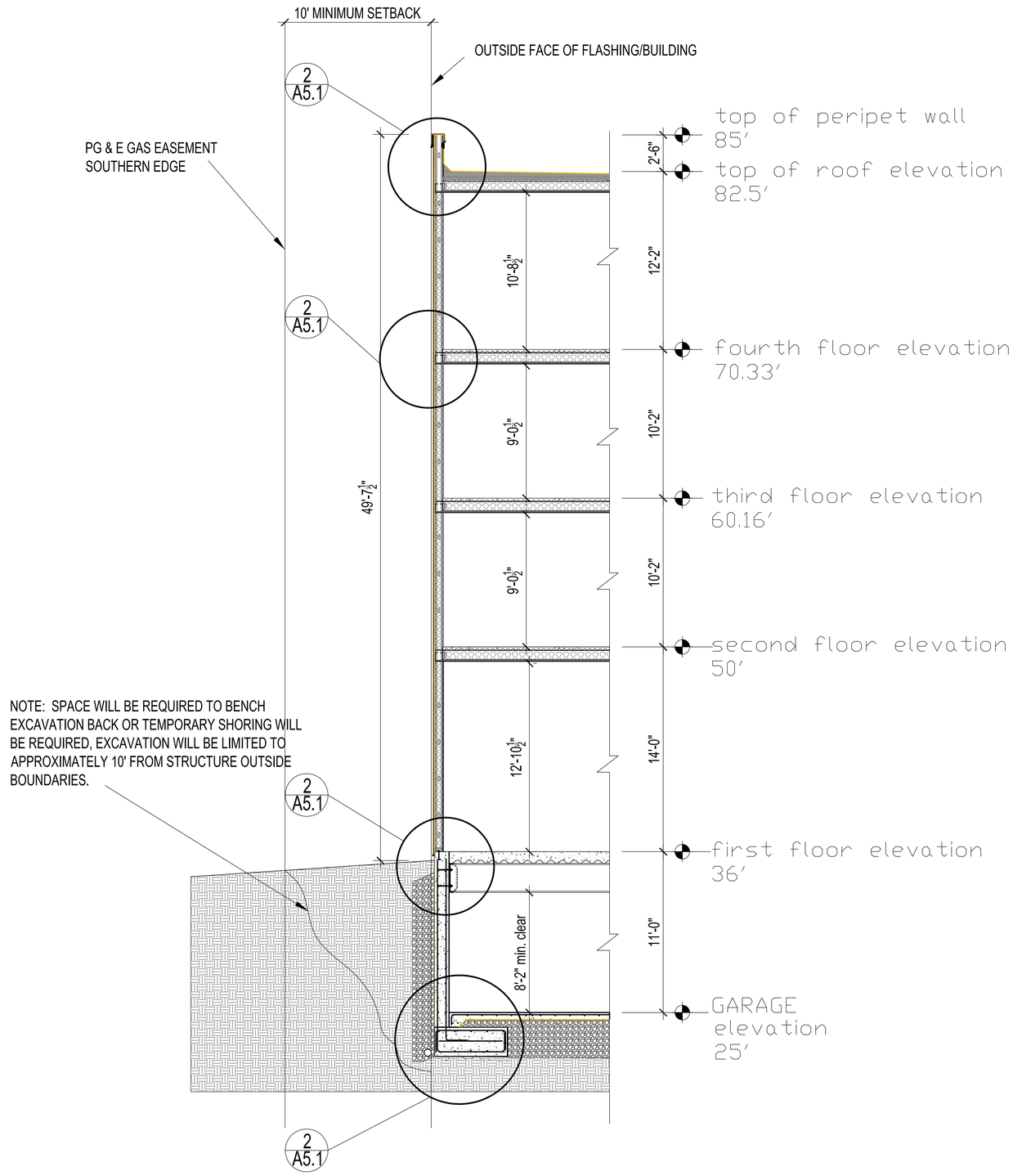
FLOOR - WALL CONNECTION | 3/4"=1'-0" 1:12 | 3



FIRST FLOOR - PODIUM | 3/4"=1'-0" 1:12 | 4



FOOTING - GARAGE FLOOR | 3/4"=1'-0" 1:12 | 5



NOTE: SPACE WILL BE REQUIRED TO BENCH EXCAVATION BACK OR TEMPORARY SHORING WILL BE REQUIRED, EXCAVATION WILL BE LIMITED TO APPROXIMATELY 10' FROM STRUCTURE OUTSIDE BOUNDARIES.

BUILDING WALL SECTION | 1/4"=1'-0" 1:12 | 1

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1	7-1-14
	VESTING TENTATIVE TRACT MAP Resubmittal #1	

KEY PLAN: NTS

BUILDING WALL SECTION & DETAILS

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

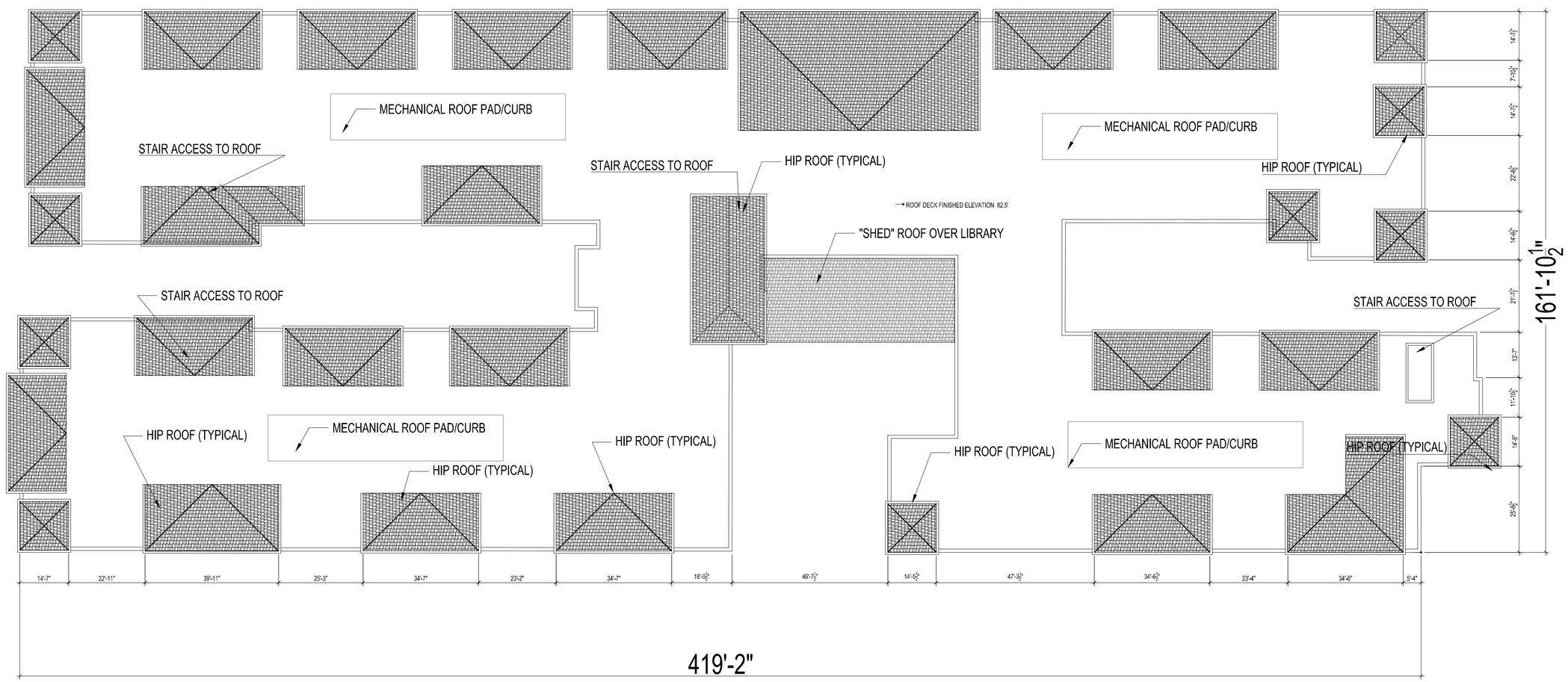
DRWN: JRB

APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

A5.1
24 OF 34
SHEET NO.



ROOF PLAN

1/16"=1'-0"
1:12

1

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KEY PLAN: NTS

ROOF PLAN

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

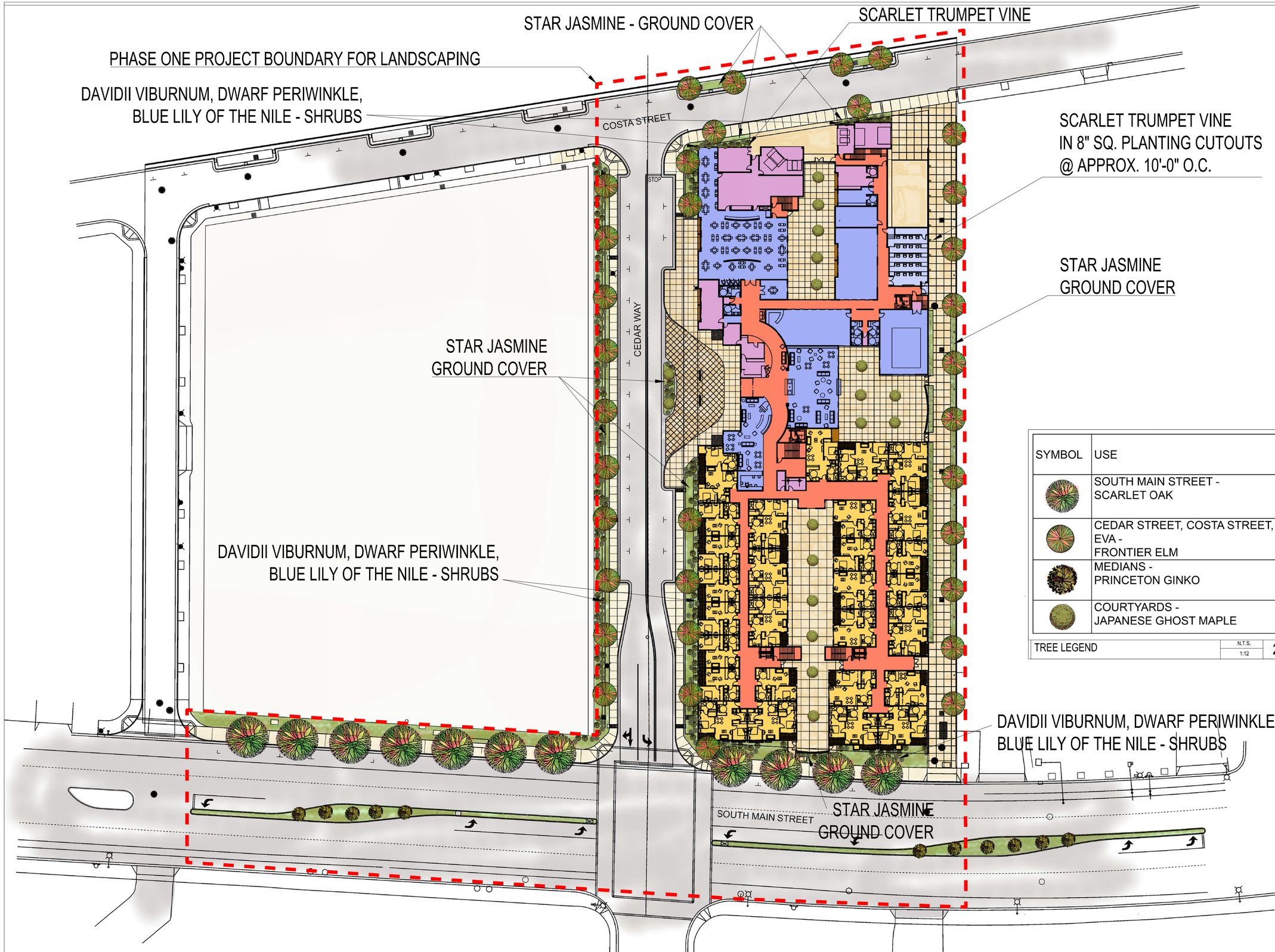
DRWN: JRB

APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

A6.1
25 OF 34
SHEET NO.



SYMBOL	USE
	SOUTH MAIN STREET - SCARLET OAK
	CEDAR STREET, COSTA STREET, EVA - FRONTIER ELM
	MEDIANS - PRINCETON GINKO
	COURTYARDS - JAPANESE GHOST MAPLE

TREE LEGEND — N.T.S. — 1:12 — 2

LANDSCAPE PLAN — 1"=1'-0" — 1:12 — 1

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PHASE ONE SENIOR HOUSING
1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1	7-1-14
	VESTING TENTATIVE TRACT MAP Resubmittal #1	

KEY PLAN: NTS

LANDSCAPE PLAN
PHASE ONE

SHEET DESCRIPTION

NORTH reference

SCALE: AS NOTED

DRWN: JRB

APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

L1.1
26 OF 34
SHEET NO.

VIBURNUM DAVIDII | N.T.S. 1:12 | 5

TRACHELOSPERMUM JASMINOIDES | N.T.S. 1:12 | 6

AMBER GHOST JAPANESE MAPLE | N.T.S. 1:12 | 4

GINGKO BILOBA "PRINCETON SENTRY" | N.T.S. 1:12 | 3

ULMUS AMR. 'FRONTIER' - FRONTIER ELM | N.T.S. 1:12 | 2

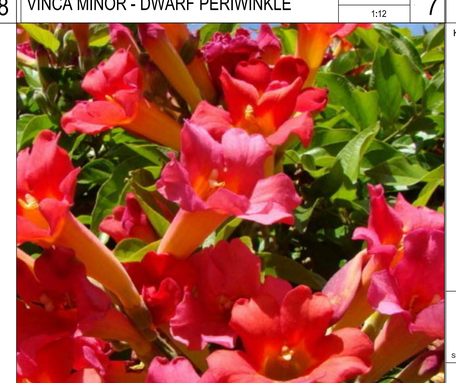
QUERCUS COCCIENA - SCARLET OAK | N.T.S. 1:12 | 1

PLANT MATERIAL		
TREES		
	QUERCUS COCCINEA	SCARLET OAK
	ULMUS AMERICANA 'FRONTIER'	FRONTIER ELM
	GINKO BILOBA	PRINCETON SENTRY GINGKO
	ACER PALMATUM 'AMBER GHOST'	AMBER GHOST JAPANESE MAPLE
VINES		
	DISTICTIS BUCCINATORIA	SCARLET TRUMPET VINE
SHRUBS		
	VIBURNUM DAVIDII	DAVIDII VIBURNUM
	VINCA MINOR	DWARF PERIWINKLE
	AGAPANTHUS AFRICANUS 'MIDNIGHT BLUE'	BLUE LILY OF THE NILE
GROUND COVER		
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE

PLANT MATERIAL | N.T.S. 1:12 | 10

AGAPANTHUS AFRICANUS 'MIDNT. BLUE' | N.T.S. 1:12 | 8

VINCA MINOR - DWARF PERIWINKLE | N.T.S. 1:12 | 7



DISTICTIS BUCCINATORIA | N.T.S. 1:12 | 89

COLLABORATIVE DESIGN ARCHITECTS INC

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ARCHITECT'S STAMP

REGISTERED ARCHITECT
JAMES R. BURNS, II
LIC.NO. C017234
EXP. 1/31/2015
STATE OF CALIFORNIA

CONSULTANT'S STAMP

Project Description

SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING
1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

SHEET DESCRIPTION: LANDS. PLANT MATERIAL

NORTH reference

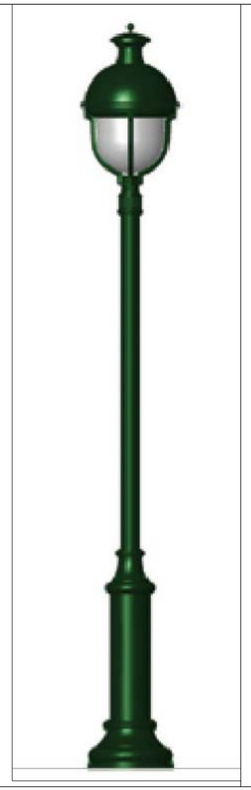
SCALE: AS NOTED

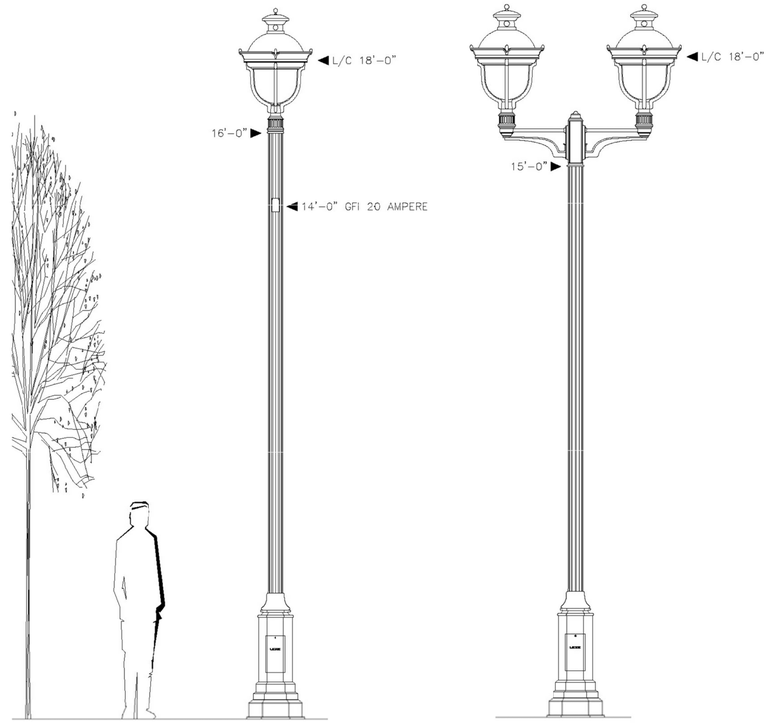
DRWN: JRB
APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

L1.1a
27 OF 34
SHEET NO.





ANCESTRA LIGHT FIXTURE | N.T.S. 1:12 | 2

DAYTECH BUS SHELTER | N.T.S. 1:12 | 1

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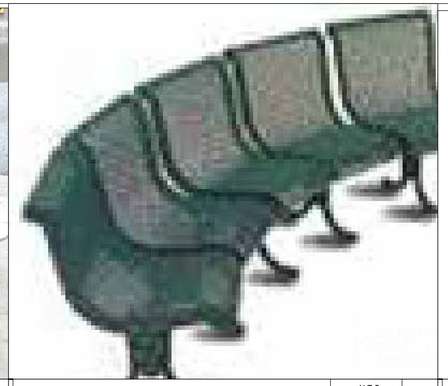
Owner / Applicant:

COLUMBIA CASCADE BOLLARDS | N.T.S. 1:12 | 7



CONCAVE BENCH | N.T.S. 1:12 | 6

WABASH TRASH RECEPTACLE | N.T.S. 1:12 | 5

GARDCO BOLLARD FOR EVA | N.T.S. 1:12 | 4

WABASH BIKE RACK | N.T.S. 1:12 | 3

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

STREET & SITE FURNISHINGS					
ELEMENT	DESCRIPTION AND COLOR	MANUFACTURER	ELEMENT	DESCRIPTION AND COLOR	MANUFACTURER
BUS SHELTER	BARREL ROOF TRANSIT SHELTER - CONTEMPORARY STYLE ACCO 4 X 12 HERITAGE CANTILEVERED DESIGN WITH BENCH. COLOR: BLACK	DAYTECH LIMITED	BOLLARDS	COLUMBIA CASCADE TIMBERFORM MODEL #2190-P, TIMBERFORM METAL BOLLARD, PEDASTAL MOUNT. STANDARD POWDER COAT COLOR:	COLUMBIA CASCADE TIMBERFORM
TRASH RECEPTACLE	FR400W - 32 GALLON RECEPTACLE, FLARE TOP, WELDED WIRE WITH FT100N -FLAT TOP LID - 14' DIA. OPENING; 32 GALLON LINER, LR105N SURFACE NOUNT POST PACKAGE. COLOR: BLACK	WABASH VALLEY	FENCING	WROUGHT IRON POWDERCOAT BLACK	LOCAL MANUFACTURER
CONCAVE BENCH	CL406P - 15 DEGREE W/BACK - S.M. - PERFORATED; A19 - 825 SEAT COLOR: CRANBERRY	WABASH VALLEY	BOLLARDS	BRM822 SCHOOL BOLLARD	GARDCO LIGHTING
STREET LIGHTING	AS SPECIFICED IN MAIN ST PLAN LINE STUDY	PHILIPS LUMEC	COURTYARD PLANTERS	TF4132 CONCRETE WETHERSTONE PROCELAIN, P2 FRENCH GRAY	WAUSAUTILE

STREET AND SITE FURNISHINGS | N.T.S. 1:12 | 10

WAUSAU TREE PLANTERS | N.T.S. 1:12 | 9

WROUGHT IRON FENCING | N.T.S. 1:12 | 8

SITE FURNISHINGS
SHEET DESCRIPTION

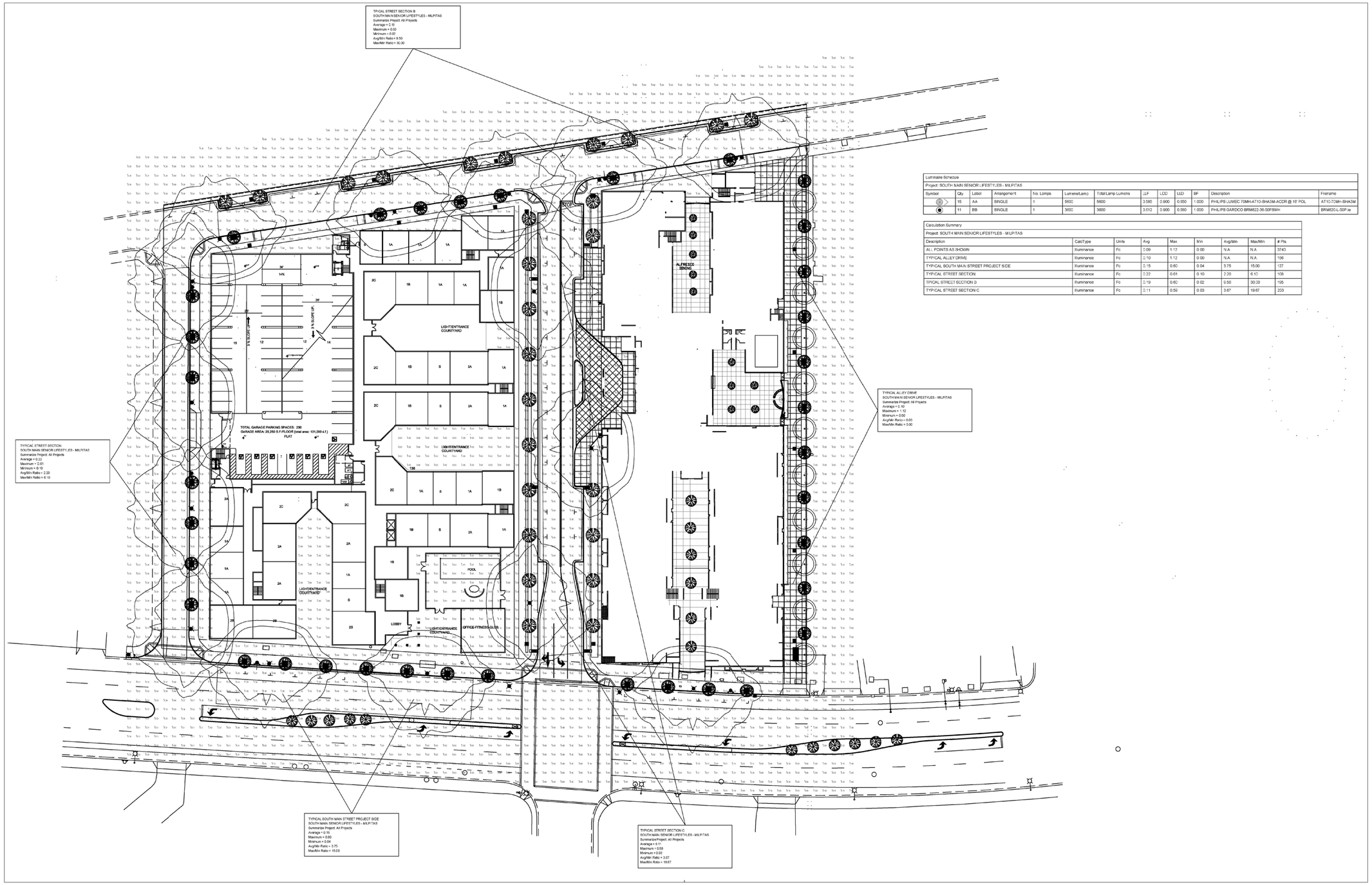
NORTH
REFERENCE

SCALE: AS NOTED

DRWN: JRB
APPRVD:
29003
CDA PROJECT NO.

CDA FILE PATH:

L1.2
28 OF 34
SHEET NO.



Luminaire Schedule

Project: SOUTH MAIN SENIOR LIFESTYLES - MILPITAS

Symbol	Qty	Label	Arrangement	No. Lamps	Lumens/Lamp	Total Lamp Lumens	LLF	LDD	LLD	BF	Description	Filename
	15	AA	SINGLE	1	5600	5600	0.585	0.900	0.850	1.000	PHILIPS LUMEC 70MH-AT10-SHA3M-ACCR @ 16' POL	AT10-70MH-SHA3M
	11	BB	SINGLE	1	3600	3600	0.612	0.900	0.850	1.000	PHILIPS GARDCO BRM822-36-50FSMH	BRM822-L-50F.ie

Calculation Summary

Project: SOUTH MAIN SENIOR LIFESTYLES - MILPITAS

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ALL POINTS AS SHOWN	Illuminance	Fc	0.09	1.12	0.00	N.A.	N.A.	3743
TYPICAL ALLEY DRIVE	Illuminance	Fc	0.10	1.12	0.00	N.A.	N.A.	196
TYPICAL SOUTH MAIN STREET PROJECT SIDE	Illuminance	Fc	0.15	0.60	0.04	3.75	15.00	127
TYPICAL STREET SECTION	Illuminance	Fc	0.22	0.61	0.10	2.20	6.10	108
TPICAL STREET SECTION B	Illuminance	Fc	0.19	0.60	0.02	9.50	30.00	195
TYPICAL STREET SECTION C	Illuminance	Fc	0.11	0.59	0.03	3.67	19.67	203

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LIC.NO. C017234
EXP. 1/31/2015
STATE OF CALIFORNIA

CONSULTANT'S STAMP

Project Description

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1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN

SD14-0006

VESTING TENTATIVE TRACT MAP

TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

SITE LIGHTING

SHEET DESCRIPTION

NORTH reference

SCALE: AS NOTED

DRWN: JRB

APPRV'D:

29003

CDA FILE PATH:

CDA PROJECT NO.

L1.3

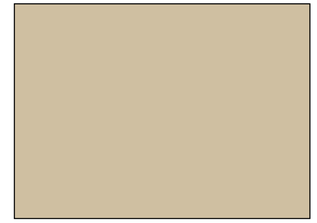
29 OF 34

SHEET NO.

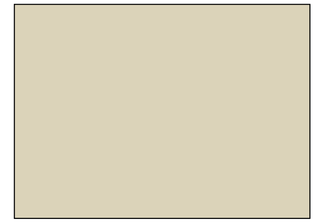
View from South Main Street

View from North West Corner of South Main Street and Cedar Way

C1
Benjamin Moore
2133-40 Dior Gray



C2
Benjamin Moore
HC-92 Wheeling Neutral

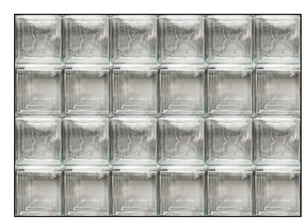


C3 Stone to Match
Benjamin Moore
HC-93 Carrington Beige

C4 HardiePlank
Countrylane Red

C5 Cloth Awnings to match
Benjamin Moore
2049-30 Teal Ocean

C6 Anodized Bronze to match
Anodized Aluminum Windows
Arcadia Champagne AB-2



C7
Glass Block

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ARCHITECT'S STAMP

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JAMES R. BURNS, III
LIC.NO. C017234
EXP. 1/31/2015
STATE OF CALIFORNIA

CONSULTANT'S STAMP

Project Description

SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING

1504-1620
South Main Street
Milpitas, California

SITE DEVELOPMENT PLAN
SO14-0006
VESTING TENTATIVE
TRACT MAP
TP-14-0001

Owner / Applicant:

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

COLOR & MATERIAL SELECTIONS

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

DRWN: JRB

APPRVD:

CDA PROJECT NO.: 29003

CDA FILE PATH:

C-M1.1

30 OF 34

SHEET NO.

NORTH WEST CORNER OF BUILDING FROM SOUTH MAIN STREET AND CEDAR WAY

NTS	2
1:12	

AERIAL VIEW FROM THE NORTH WEST CORNER OF THE SITE - SOUTH MAIN STREET AND CEDAR WAY

NTS	3
1:12	

AERIAL VIEW FROM SOUTH MAIN STREET DIRECTLY IN FRONT OF BUILDING

NTS	2
1:12	

<DETAIL NAME>

1"=1'-0"	1
1:12	

EXTERIOR PERSPECTIVES OF PHASE ONE

NTS	5
1:12	

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ARCHITECT'S STAMP

REGISTERED ARCHITECT
JAMES R. BURNS, II
LIC NO. C017234
EXP. 1/31/2015
STATE OF CALIFORNIA

CONSULTANT'S STAMP

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SOUTH MAIN
SENIOR LIFESTYLES LLC
PHASE ONE SENIOR HOUSING

1504-1620
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Milpitas, California

SITE DEVELOPMENT PLAN
SD14-0006
VESTING TENTATIVE
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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

COLOR RENDERINGS

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

CDA FILE PATH:

DRWN: JRB

APPRV'D:

29003
CDA PROJECT NO.

C-M1.2

31 OF 34

SHEET NO.

SOUTH WEST CORNER OF BUILDING FROM SOUTH MAIN STREET

NTS	2
1:12	

AERIAL VIEW FROM THE SOUTH WEST CORNER OF THE SITE

NTS	3
1:12	

AERIAL VIEW FROM THE "EVA" DIRECTLY IN FRONT OF COURTYARD "A'

NTS	2
1:12	

<DETAIL NAME>

1"=1'-0"	1
1:12	

EXTERIOR PERSPECTIVE OF PHASE ONE

1"=1'-0"	#
1:12	

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MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

COLOR RENDERINGS

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

DRWN: JRB

APPRV'D:

CDA FILE PATH:

29003
CDA PROJECT NO.

C-M1.3

32 OF 34
SHEET NO.

SOUTH EAST CORNER OF BUILDING FROM COSTA STREET | NTS / 1:12 | 2

AERIAL VIEW FROM THE EAST ON COSTA STREET | NTS / 1:12 | 4

<DETAIL NAME> | 1"=1'-0" / 1:12 | 1

DETAIL | 1/4"=1'-0" / 1:12 | 2

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SUBMITTALS / REVISIONS

MARK	DESCRIPTION	DATE
	SITE DEVELOPMENT PLAN Resubmittal #1 VESTING TENTATIVE TRACT MAP Resubmittal #1	7-1-14

KEY PLAN: NTS

COLOR RENDERINGS

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

CDA FILE PATH:

DRWN: JRB
APPRV'D:
29003
CDA PROJECT NO.

C-M1.4
33 OF 34
SHEET NO.

NORTH EAST CORNER OF BUILDING FROM COSTA STREET

NTS	2
1:12	

FACE OF BUILDING AT "PORTE COCHERE" FROM CEDAR WAY

1"=1'-0"	4
1:12	

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MARK	DESCRIPTION	DATE
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KEY PLAN: NTS

COLOR RENDERINGS

SHEET DESCRIPTION

NORTH

SCALE: AS NOTED

CDA FILE PATH:

DRWN: JRB
APPRV'D:
29003
CDA PROJECT NO.

C-M1.5
34 OF 34
SHEET NO.

<DETAIL NAME>

1"=1'-0"	1
1:12	

<DETAIL NAME>

1"=1'-0"	3
1:12	