720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

MILPITAS, CA

KTGY # 2015-0168

01.29.2016

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

Architectural

A0.0	Cover
A0.1	Sheet Index
A0.2	Project Data
A0.3	Zoning & Code Analysis & Project Conformance
A1.0	Site Plan
A2.0	Elevations
A2.1	Elevations
A3.0	Basement 2 Plan
A3.1	Basement 1 Plan
A3.2	Podium Level Plan (Level 1)
A3.3	Level 2 Plan
A3.4	Level 3 & 4 Plan
A3.5	Level 5 Plan
A3.6	Roof Plan
A4.0	Building Sections
A5.0	Unit Plans
A5.1	Unit Plans
A5.2	Unit Plans
A6.0	Perspectives
A6.1	Perspectives
A6.2	Perspectives
A6.3	Perspectives
A7.0	Conceptual Color and Materials Board

Civil

C1.0	Vesting Tentative Map for Condominium Purposes
C2.0	Existing Conditions Plan
C3.0	Preliminary Grading,Drainage, and Utility Plan
C4.0	Preliminary Stormwater Control Plan
C5.0	Fire access plan

Landscape

L1	Landscape Plan
L2	Landscape Notes and Legends
L3	Landscape Imagery- Site Furnishings and Hardscape
L4	Landscape Imagery- Planting

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

SHEET INDEX

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

A0.1

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

PROJECT SUMMARY

Address 720 Montague
Zone MXD3-TOD
Site Area 2.35 Acres (gross) **Density** 91.91 D.U./Acre (93.75 max)
2.32 Acres (net) **F.A.R** 2.4 Gross Building/Gross Site Area

UNIT SUMMARY

	Unit Type	NRSF*	Level 1	Level 2	Level 3	Level 4	Level 5	Sub-Total	Total	Total Mix	NRSF
JR 1 BR	P0-1	690	2	3	3	3	3	14	15	7%	9,660
	P0-2	735	1	0	0	0	0	1			735
1 BR	P1-1	705	11	14	16	16	7	64	126	58%	45,120
	P1-1a	780	1	0	0	0	0	1			780
	P1-2	735	5	4	8	8	4	29			3,440
	P1-2a	915	1	2	2	2	0	7			21,315
	P1-2b	770	2	2	2	2	0	8			6,405
	P1-3	860	0	1	1	1	1	4			6,160
	P1-4	655	2	3	3	3	2	13			8,515
2 BR	P2-1	1,090	9	10	11	11	5	46	75	35%	50,140
	P2-1a	1,200	0	1	1	1	0	3			3,600
	P2-2	1,045	2	2	2	2	0	8			8,360
	P2-3	1,190	1	1	1	1	0	4			4,760
	P2-3a	1,080	0	1	1	1	0	3			3,240
	P2-3b	1,175	0	1	1	1	1	4			4,320
	P2-3c	1,100	1	1	1	1	0	4			4,700
	P2-4	1,180	0	0	1	1	1	3			3,300
Total			**38**	**46**	**54**	**54**	**24**	**216**	**216**	**100%**	**184,550** SF

*NRSF measured to outside face of stud + 1" air gap **854 SF Average NSF**

PARKING SUMMARY

Residential Parking Required:

Unit Type	Ratio	Required	
1 BR	1.2	170	
2 BR	1.6	120	
		290	**Residential Required**

Total Parking Required:	**353**

Guest Parking Required:

*Guest	15% (of req'd res parking	44	Guest Spaces Required
Retail (0.8 stalls/250 sf)		19	Retail Spaces Required
Total		63	Total Guest Spaces Required

*Carpool Parking (1% of Non-residential Use Parking included in Guest parking spaces)

Parking Provided:

	Guest	Retail	Resident	Total	
Basement 1	44	19	98	161	
Basement 2	0	0	192	192	
	44	**19**	**290**	**353**	***Total Provided**

*Includes Carpool Parking (1% of Non-residential Use Parking included in Guest parking spaces)

Bicycle Parking:

	Ratio		Required	Provided
Long Term Residential	1 per 4 housing		54	54
Short Term Residential	5% of bicycle		3	4
Non-Residential (Retail + Guest)	5% of Parking reqmt		4	4
Total			**61**	**62**

Per TASP Table S-1 Development Standards

AMENITY SUMMARY

Building Area	SF
*Retail Space	5,630
*Amenity/Leasing	2,940
*Amenity Space	1,965

*Areas measured from outside face of stud

FLOOR AREA CALCULATIONS

Building Level	Gross Building Area*
Level 1	55,269 GSF*
Level 2	56,497 GSF*
Level 3	56,019 GSF*
Level 4	56,019 GSF*
Level 5	24,379 GSF*
Total	248,183 GSF*

*Includes units, amenity spaces, stairs, corridors, elevators, utilities, trash, and storage areas. Does not include balconies and patios.

OPEN SPACE SUMMARY

Private Open Space
201 units out 216 units in the building (93%) provide the required private open space. Approximately 7% of units in the building provide Juliett balconies. Ample common open space is provided in 2 courtyards, connecting breezeway, area around building perimeter, and retail plaza.

Open Space	Area
Courtyard 1	6,650 SF
Courtyard 2	8,100 SF

Vicinity Map N.T.S.

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

PROJECT DATA

MILPITAS, CA

KTGY # 2015-0168 **01.29.2016**

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

	MILPITAS TRANSIT AREA SPECIFIC PLAN (TASP) DEVELOPMENT STANDARDS (2008, UPDATED 2011, TABLE 5-1)	PROPOSED IN PROJECT SITE	DEPATURES (IF ANY)
	Boulevard Very High Density Mixed Use (MXD3-TOD)		
Density:	Maximum FAR: 2.5 with CUP MXD3-TOD: 41-75 du/gross acre (average density) Max FAR: 1.88	FAR is 2.4; See calculations on Sheet A0.2	N/A
Transit-Oriented Density Bonus:	MXD3-TOD: Up to 25% additional density increase with Use Permit	91.9 du/acre proposed (based on gross acreage)	N/A
Block Size:	• Min 2.0 acres • Max 4.0 acres	Block size: +/-2.3 acres	N/A
Block Dimension:	Maximum 500 feet between publicly accessible paths of travel	Maximum dimension: +/-337 feet frontage on Gladding Court.	N/A
Maximum Buiding Height:	12 stories along Montague Expressway	5 stories along S. Milpitas and 4 stories stories along Montague Expressway	N/A
Front Setback (Major Streets):	45 feet landscape setback from the (original) curb on Montague Expressway, plus 15-20 feet setback from back of sidewalk	Project conforms; See Site Plan sheet A1.0 for dimensions.	N/A
Other Street Facing Yards:	12-20 feet from back fo sidewalk	+/-20 feet is provided. See sheet A1.0 for exact dimensions.	N/A
Side Yard minimum:	• 10 feet minimum • 15 feet when abutting residential • 20 feet for portions of buildings over 60 feet or 4 stories tall	+/-20 feet is provided. See sheet A1.0 for exact dimensions.	N/A
Rear Yard minimum:	• 15 feet minimum, 20 feet when abutting residential use. • Minimum 30 feet for portions of buildings over 60 feet or 4 stories tall	+/-20 feet is provided. See sheet A1.0 for exact dimensions.	N/A
Projections into required yards:	Allowed up to 6 feet for porches, stairs, balconies, bay windows, and awnings	Project conforms; See Site Plan sheet A1.0.	N/A
Building Orientation & Entrances:	Building must face the street; and primary building entrances must be oriented towards the street	The Podium building has frontages along S. Milpitas, Montague Expressway, and Gladding Court. Building has entrances @ S. Milpitas + Montague	N/A

	MILPITAS TRANSIT AREA SPECIFIC PLAN (TASP) DEVELOPMENT STANDARDS (2008, UPDATED 2011, TABLE 5-1)	PROPOSED IN PROJECT SITE	DEPATURES (IF ANY)
	Boulevard Very High Density Mixed Use (MXD3-TOD)		
Parking & Auto Access:	(Per Table 5-3)		
Residential uses:	**minimum**	Project meets parking requirements per development standards. See Project Data on sheet A0.2 for more information.	N/A
Studio:	0.8 covered		
1-bedroom:	1.2 covered		
2-3 bedroom:	1.6 covered		
4+bedroom:	2.6 plus 1.0 per each additonal bedroom (2.0 covered minimum)		
Guest:	• Projects with parking structures: 15% of required total • Projects with private garages: 20% of required total		
Bicycle Parking:	• Long term: 1 space per 4 housing units (exempting units with private garages) • Short term: 5% of total bicycle parking required • For non-residential uses, 5% of the vehicular Parking requirement.	Project meets bicycle parking requirements. See A0.2 for data, A3.1 for long term bicycle storage locations, and L1 for short term bicycle locations.	N/A
Open Space:	(Per Zoning Sec.XI-10-6.04.G.2.b) • Balconies (above ground level): minimum 40 sq.ft.; or • Patios and porches (at ground level): minimum 50 sq.ft.	See sheet A0.2 for more information regarding Private open space and Common Open Space	201 units have balconies complying with the minimum area and dimension requirements. 15 units in the building have Juliett balconies. 14,400 SF of common open space is provided in podium courtyards + can be used to satisfy the minimum private area and dimensions for these units.
Garbage Truck Access and Trash/ Recycling Enclouses:	• Large refuse and recycling containers used by the multifamily and mixed-use buildings shall not be visible from a public or private street. Such containers shall be stored either within the parking facility of the building or within a vehicular accessway with appropriate screening • Trash receptacle pads shall be integrated within design of residential lanes (private streets) • All enclosure walls shall incorporate building materials and colors to match architecture of building, and they shall include appropriate landscape for screening	A commercial trash and staging room is located on Gladding at the Eastern corner of the site. Location and design of waste management follows the City's Waste Management Guidelines. Also see Trash Management Plan document.	N/A

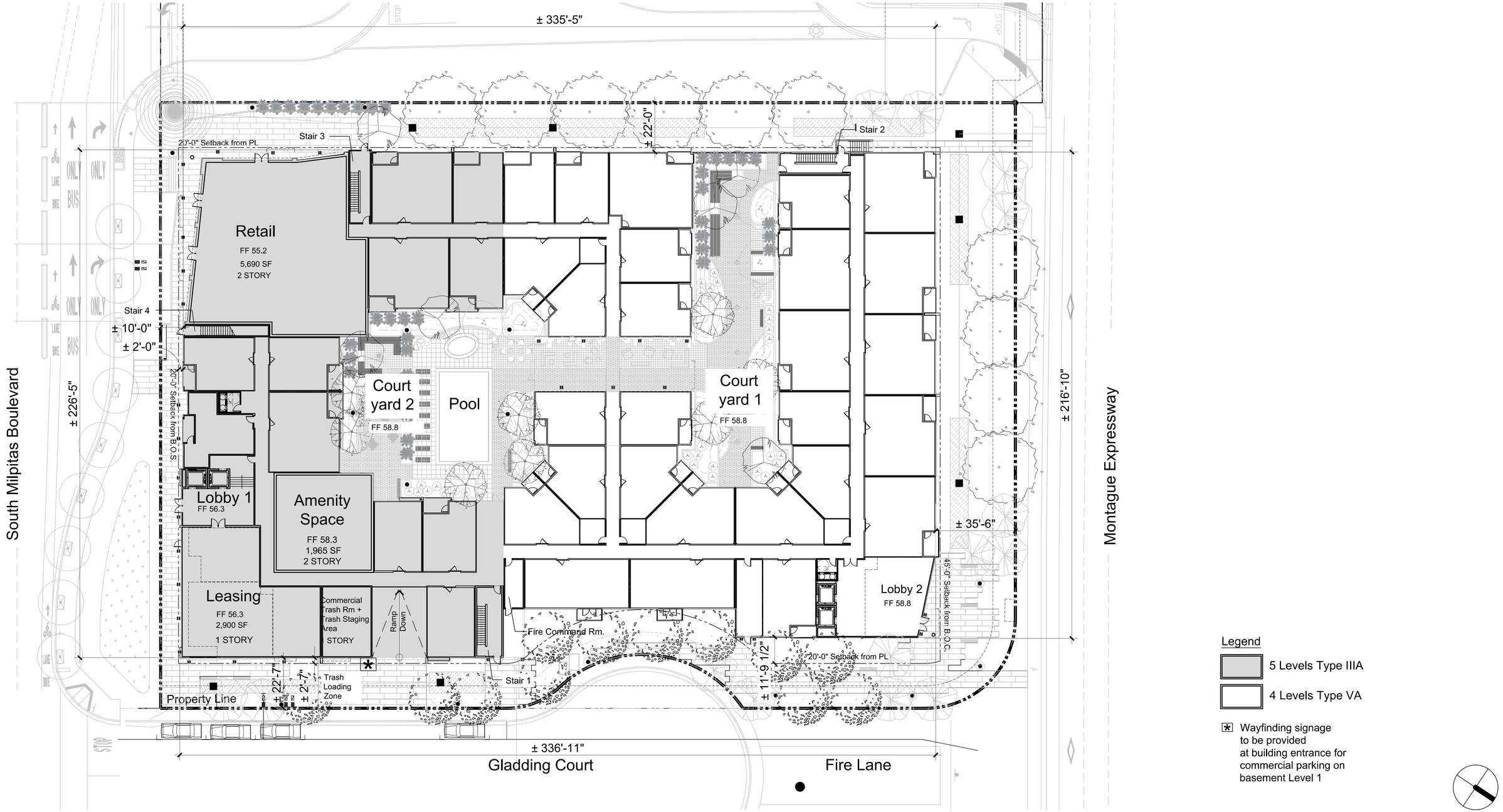
Montague Place, LLC
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

MILPITAS, CA

KTGY # 2015-0168

01.29.2016

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Legend

- 5 Levels Type IIIA
- 4 Levels Type VA
- ✱ Wayfinding signage to be provided at building entrance for commercial parking on basement Level 1

0 10 20 40

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

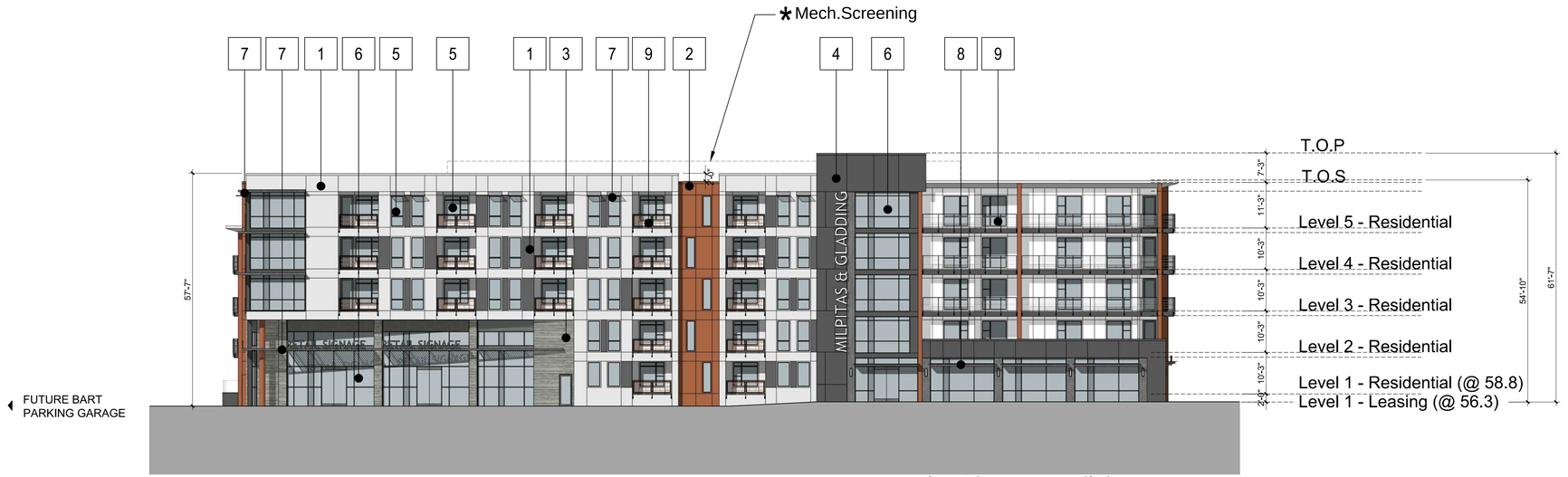
SITE PLAN

MILPITAS, CA

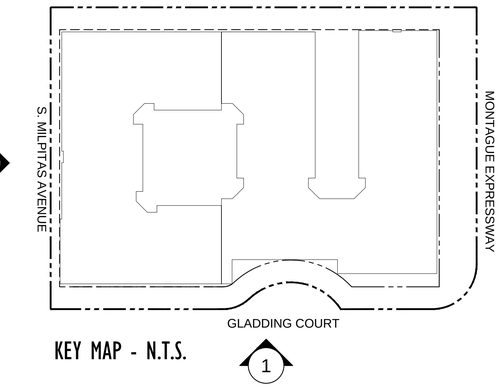
KTGY # 2015-0168 01.29.2016

A1.0

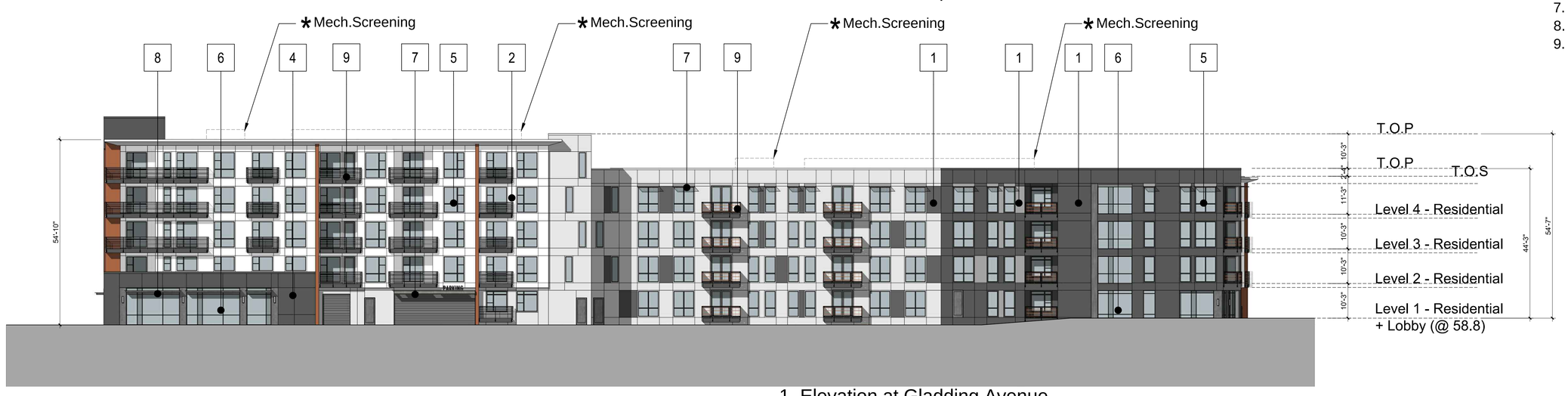
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



2. Elevation at S. Milpitas Avenue



KEY MAP - N.T.S.



1. Elevation at Gladding Avenue

Material Legend:

1. Stucco
2. Fiber Cement Panel
3. Masonry Veneer
4. Metal Panel
5. Vinyl Window
6. Storefront Window
7. Metal Awning
8. Glass Awning
9. Metal Railing

✱ Note: Mechanical screening beyond - see A3.5 and A3.6 for more information.

0 8 16 32

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

CONCEPTUAL ELEVATION

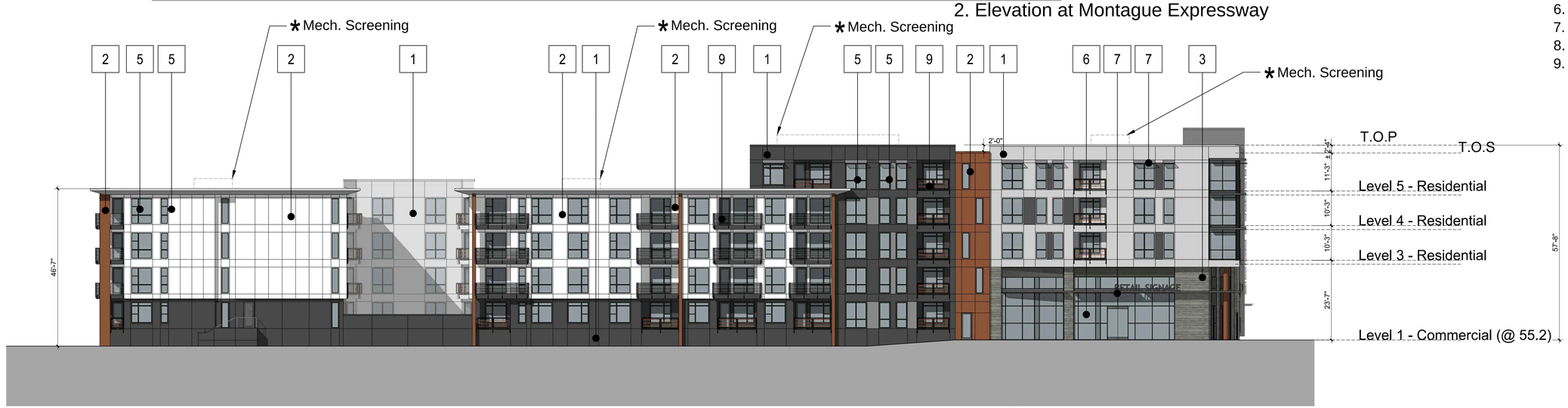
MILPITAS, CA

KTGY # 2015-0168 01.29.2016

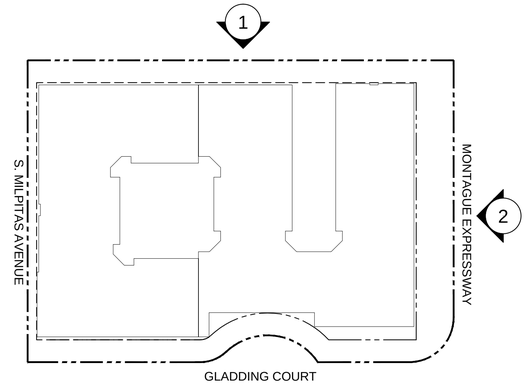
A2.0

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

2. Elevation at Montague Expressway



1. Elevation facing Future BART



KEY MAP - N.T.S.

Material Legend:

1. Stucco
2. Fiber Cement Panel
3. Masonry Veneer
4. Metal Panel
5. Vinyl Window
6. Storefront Window
7. Metal Awning
8. Glass Awning
9. Metal Railing

✱ Note: Mechanical screening beyond - see A3.5 and A3.6 for more information.

0 8 16 32

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

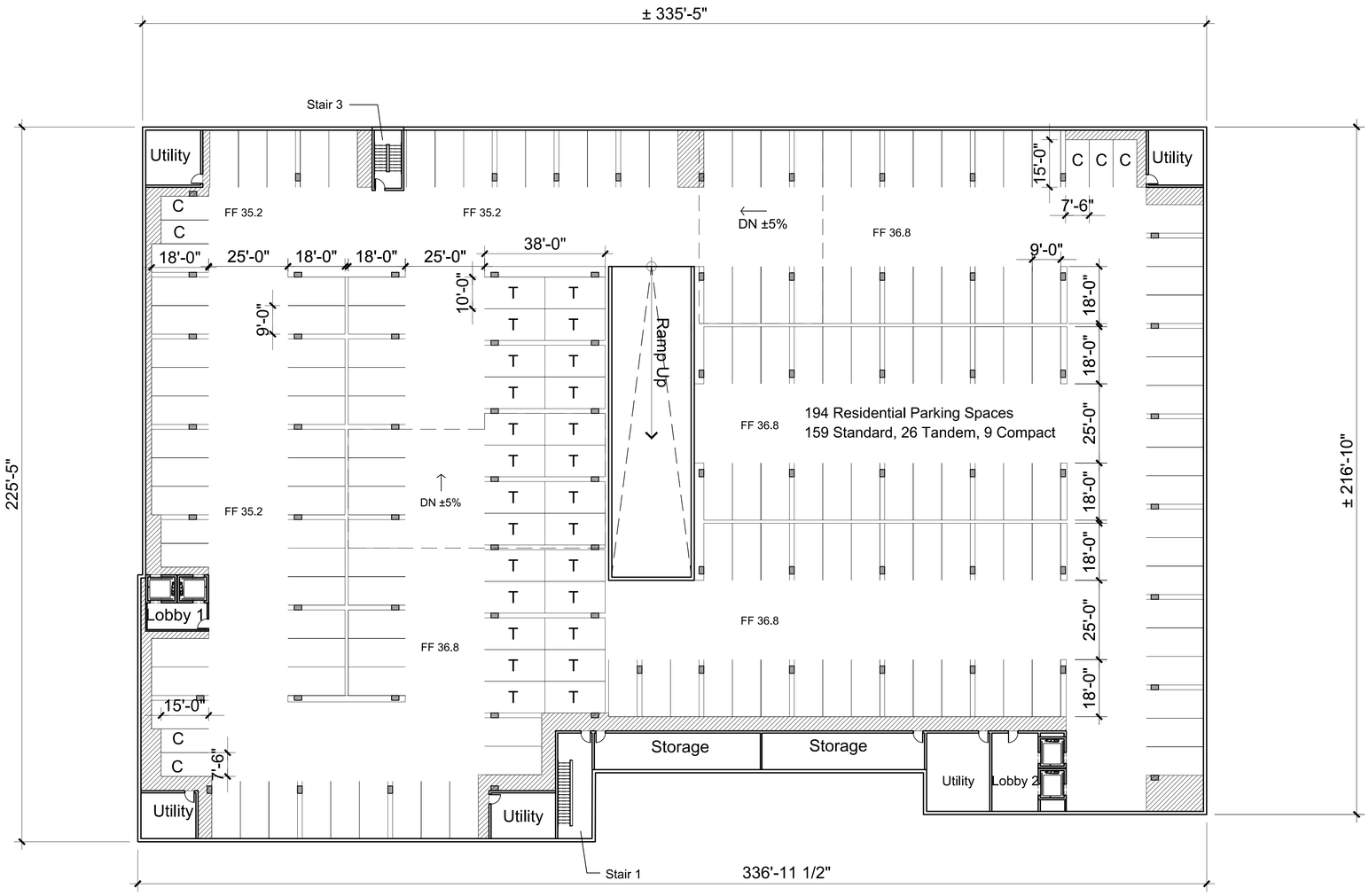
CONCEPTUAL ELEVATION

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

A2.1

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



0 15 30 60

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

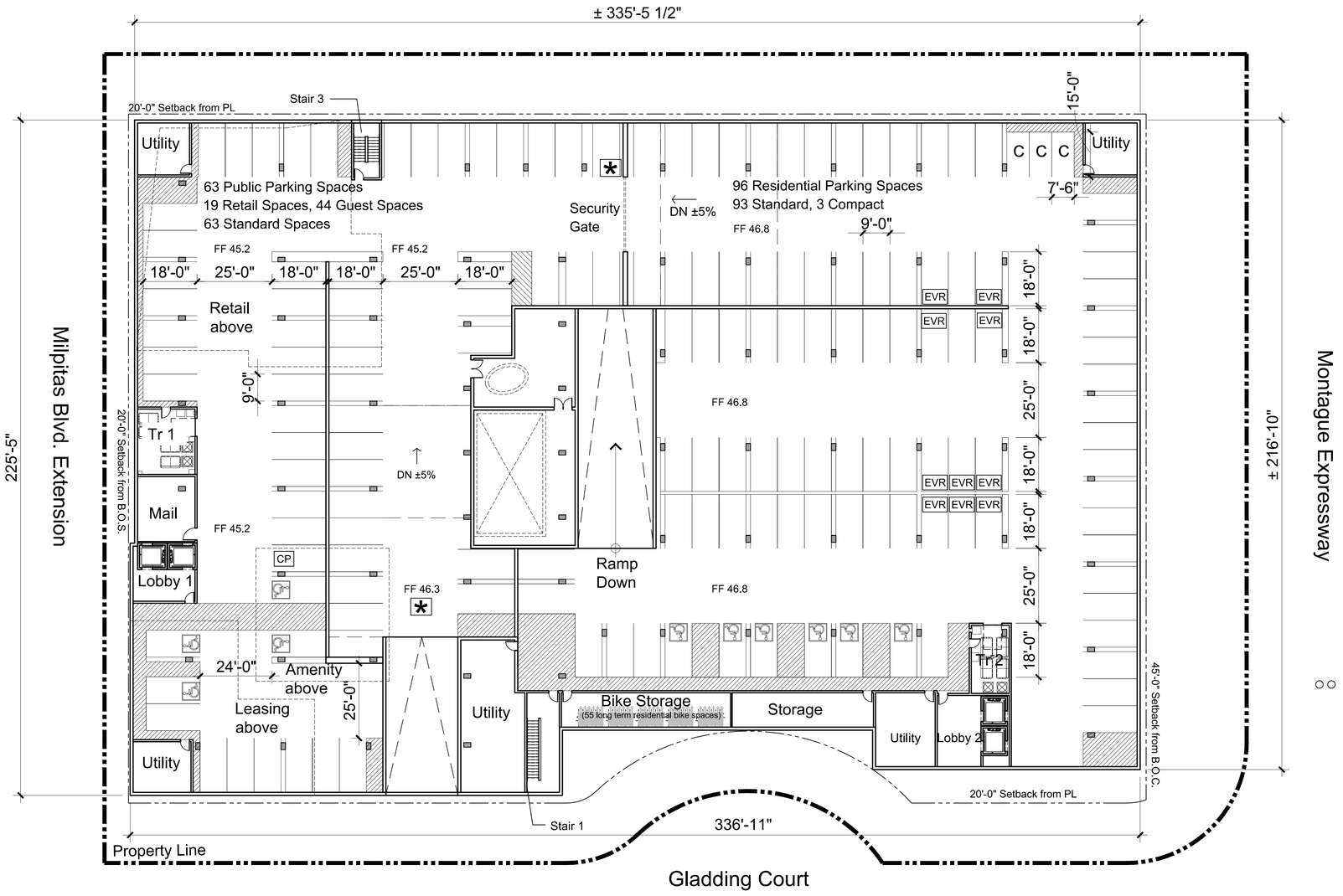
BASEMENT LEVEL 2

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

A3.0

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Legend

- EVR — Electric Vehicle Ready
- CP — Carpool preferential parking near Elevator
- ✱ — Wayfinding signage to be provided to distinguish commercial vs. residential parking

0 10 20 40

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

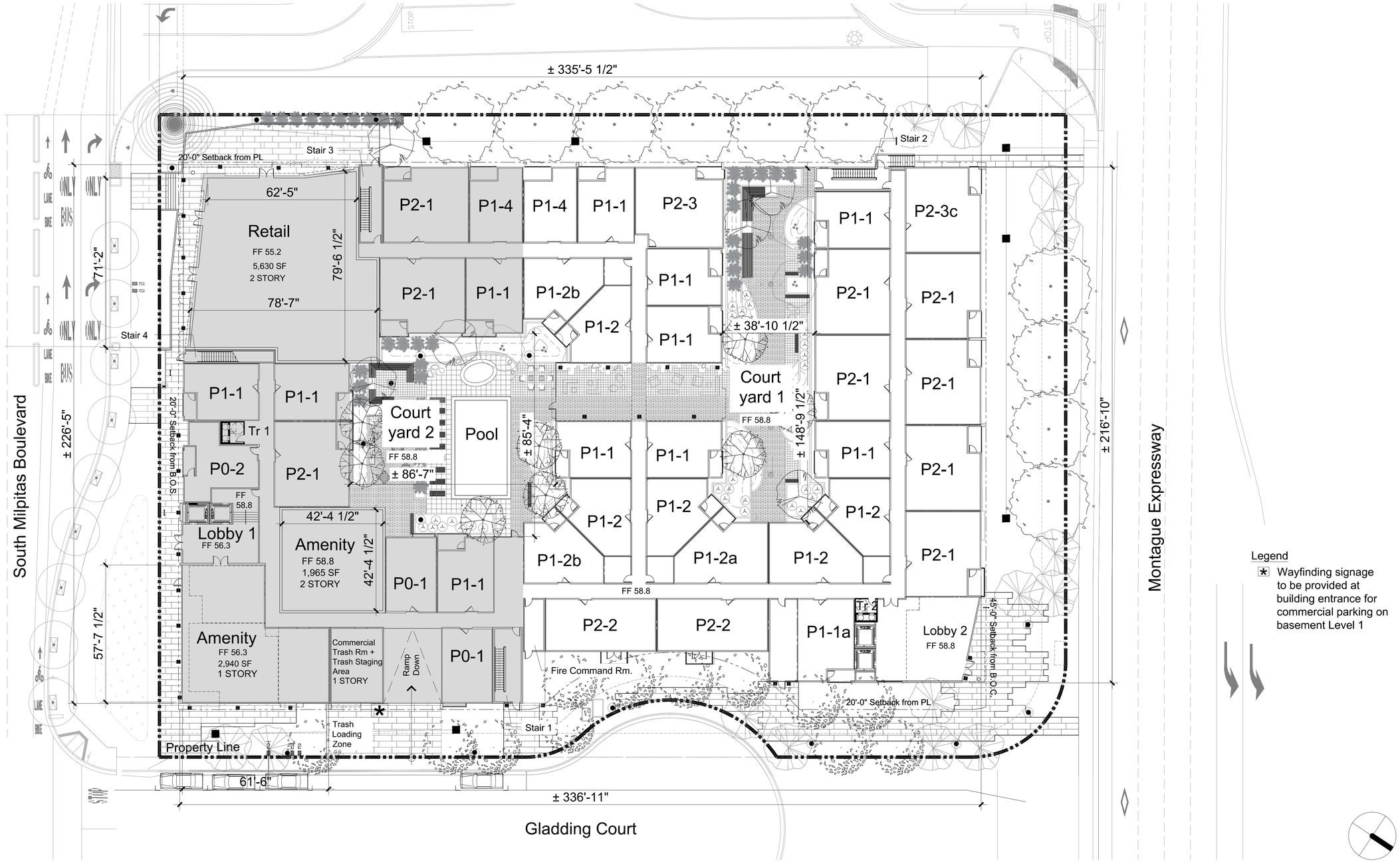
BASEMENT LEVEL 1

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

A3.1

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Legend

* Wayfinding signage to be provided at building entrance for commercial parking on basement Level 1

0 10 20 40

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

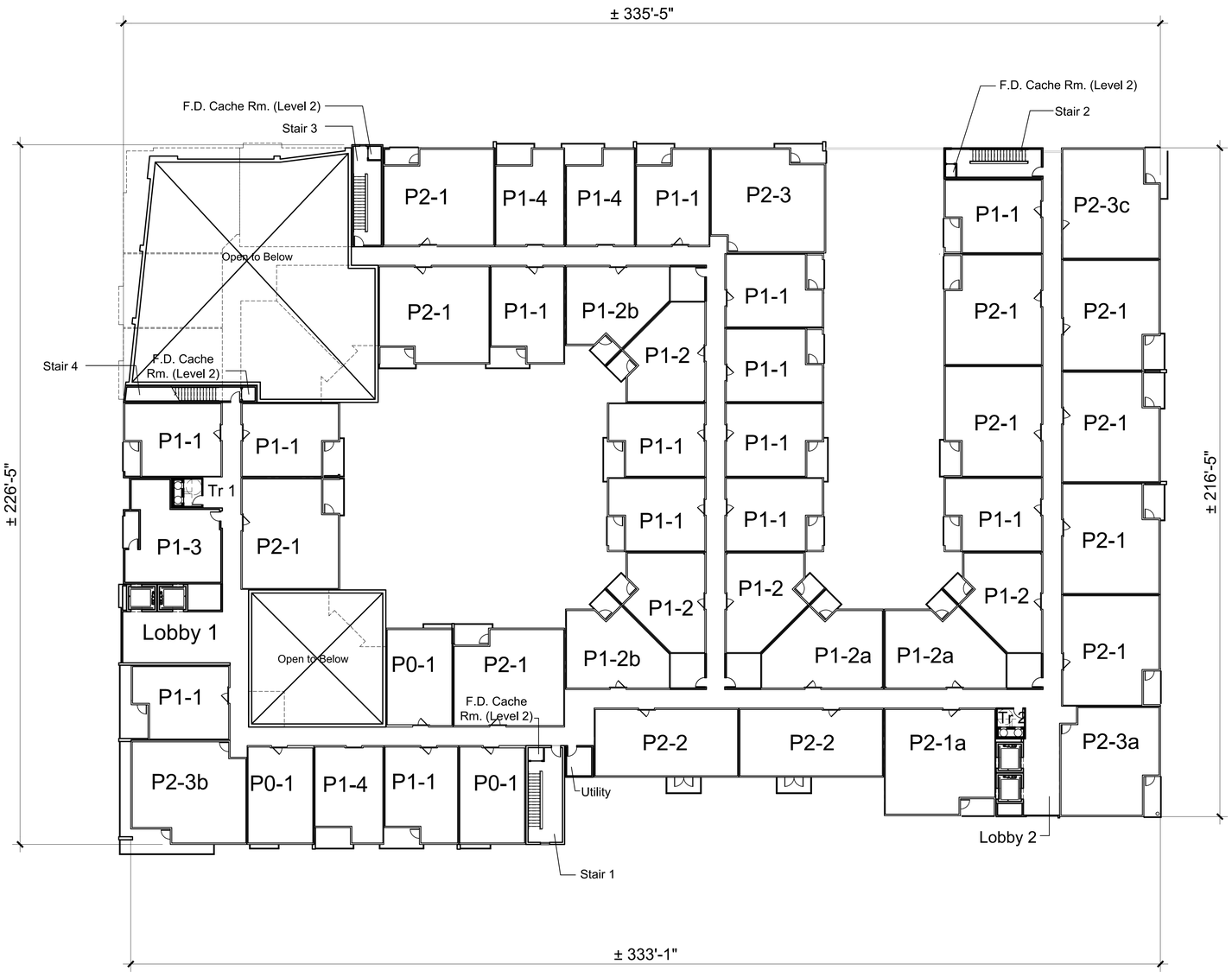
PODIUM LEVEL PLAN (LEVEL 1)

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

A3.2

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

LEVEL 2 PLAN

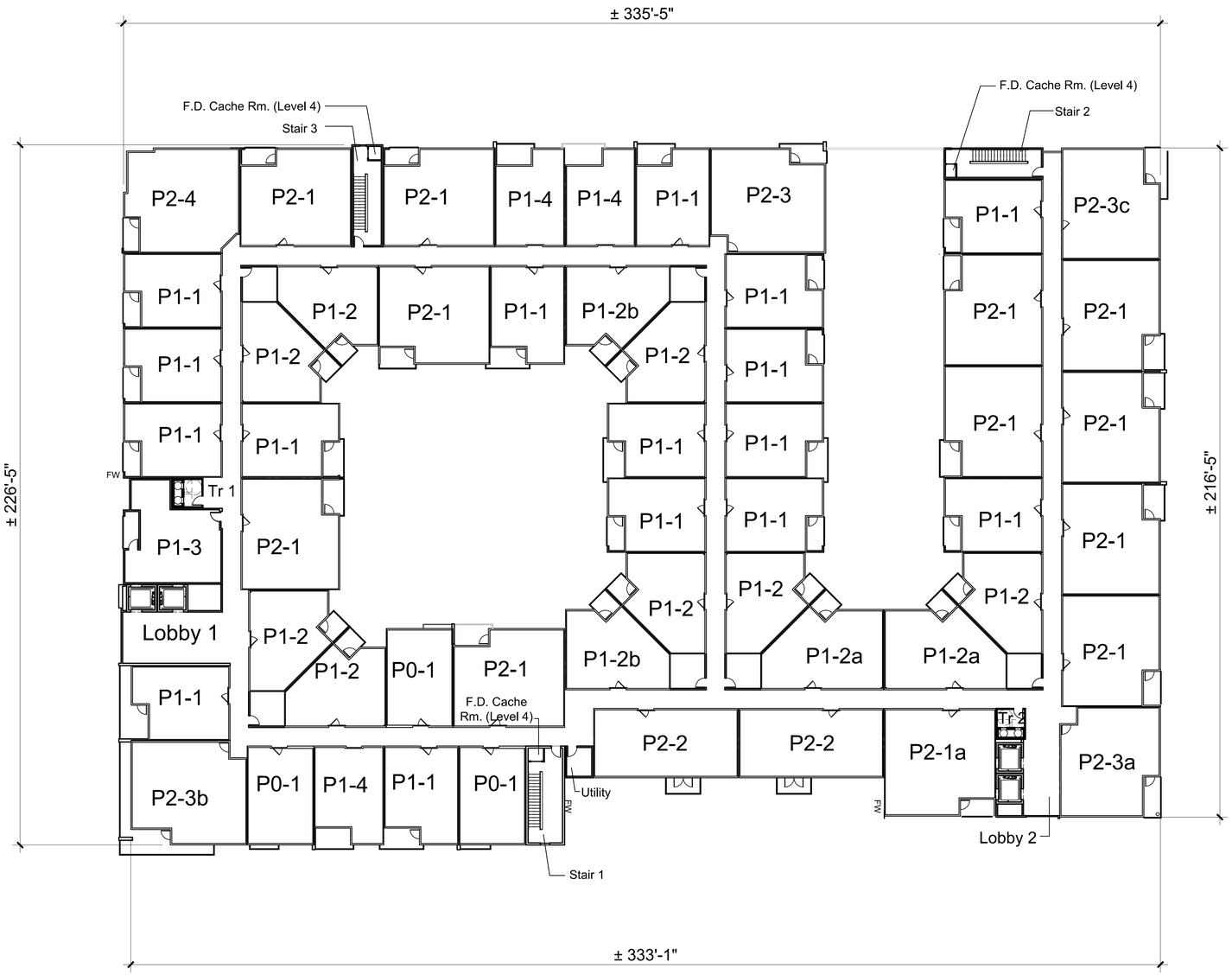
MILPITAS, CA

KTGY # 2015-0168 01.29.2016

0 10 20 40

A3.3

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



0 10 20 40

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

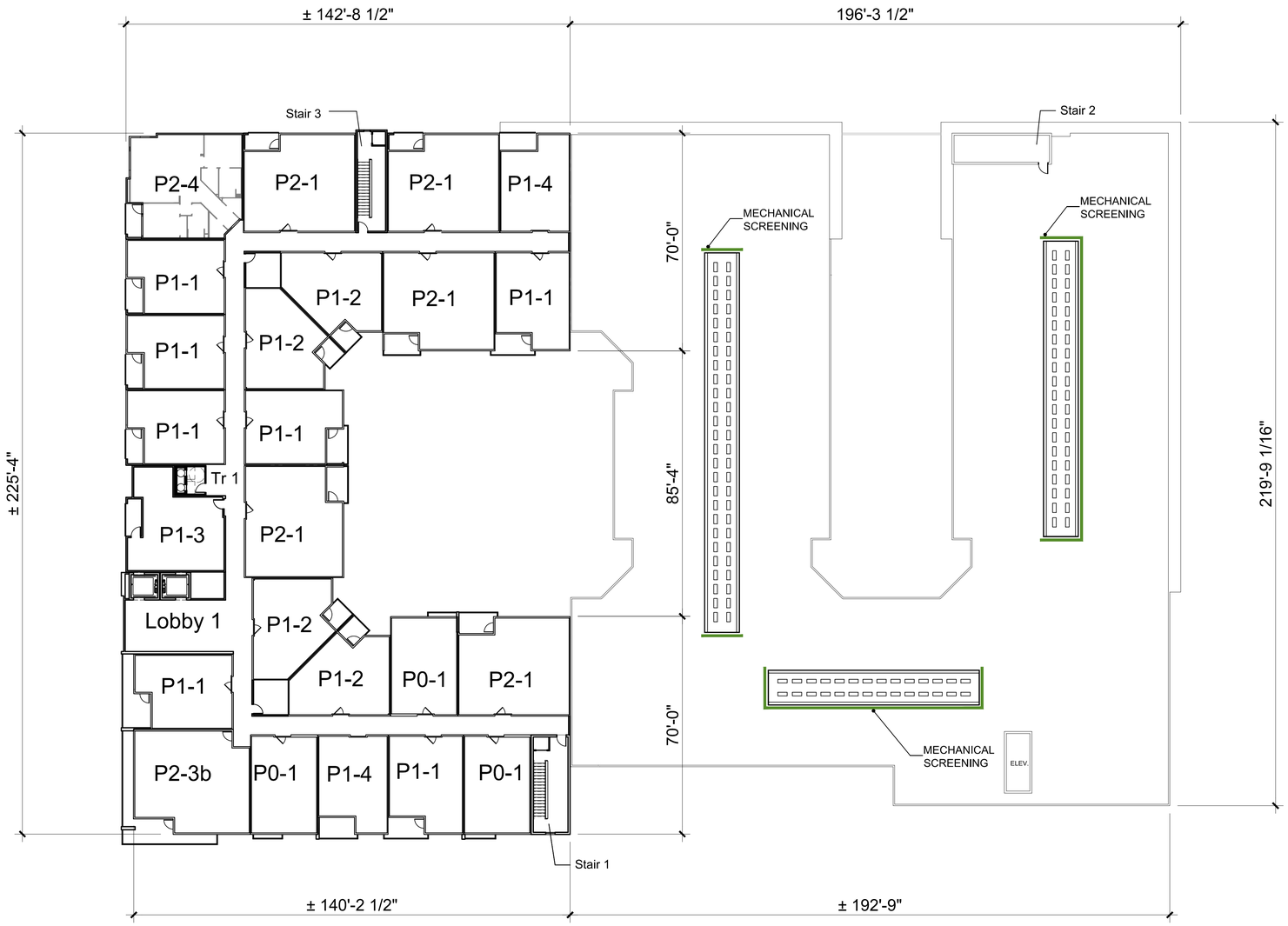
LEVELS 3 & 4 PLAN

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

A3.4

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



0 10 20 40

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

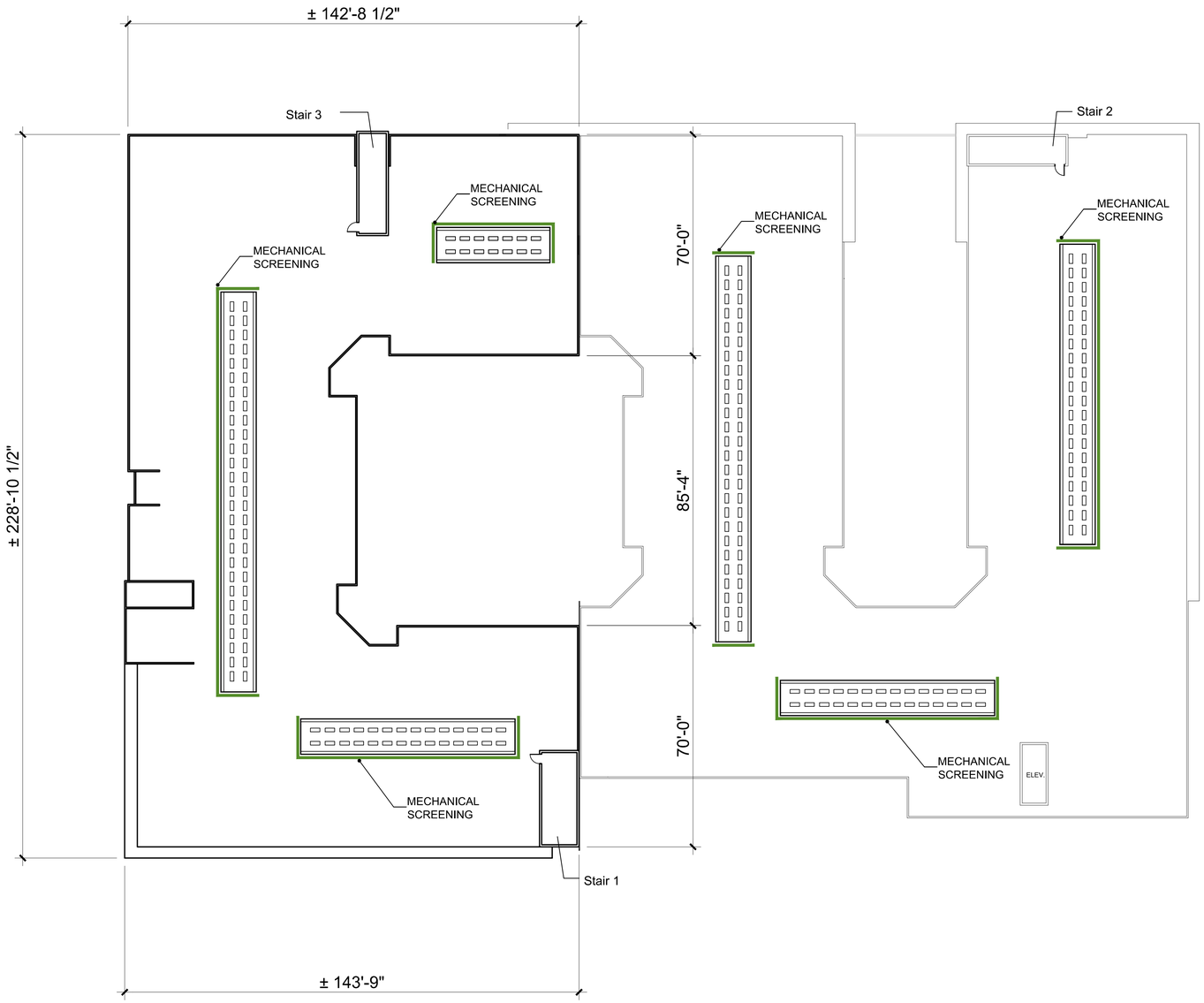
LEVEL 5 PLAN

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

A3.5

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



0 10 20 40

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

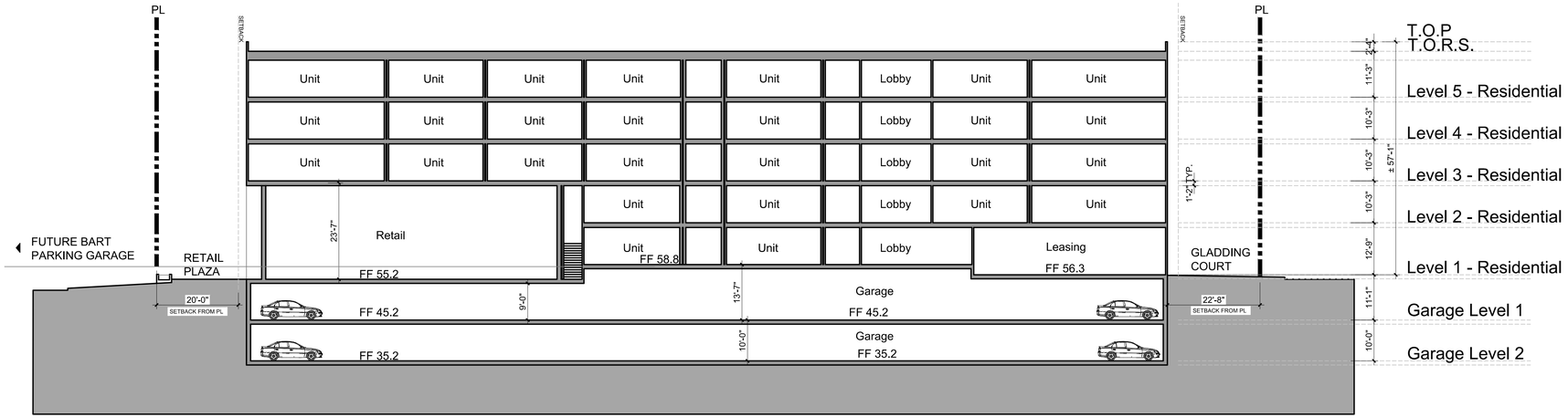
ROOF PLAN

MILPITAS, CA

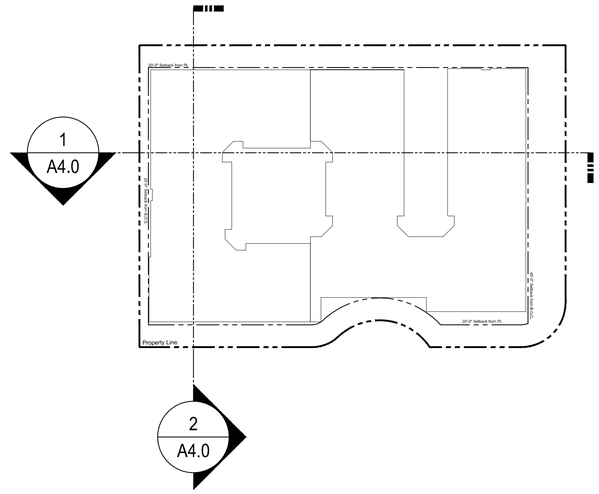
KTGY # 2015-0168 01.29.2016

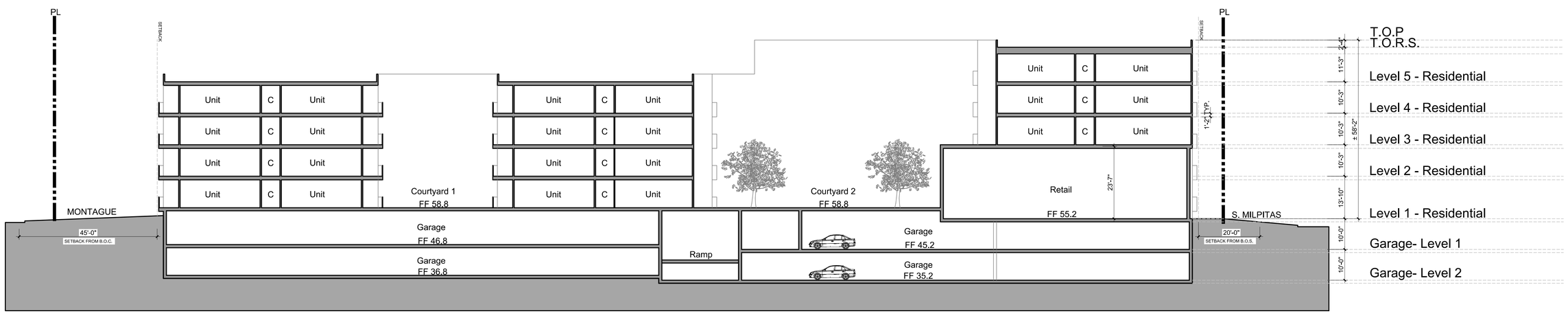
A3.6

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Section 2





Section 1

0 8 16 32

A4.0

720 MONTAGUE

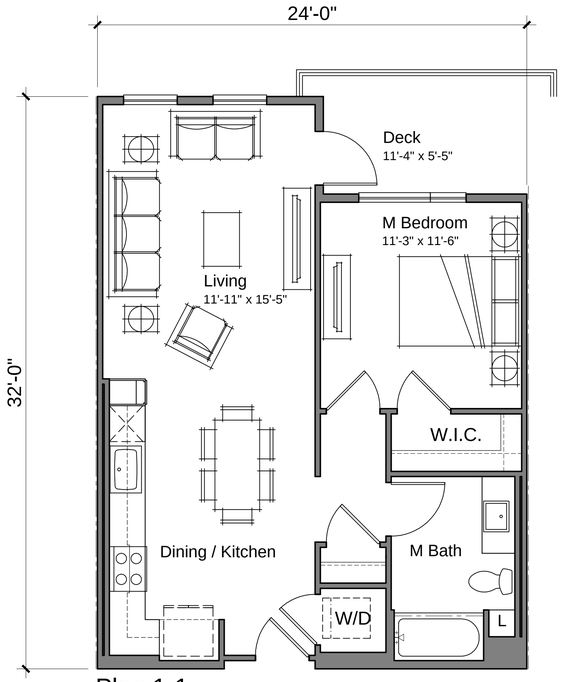
Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

BUILDING SECTION

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

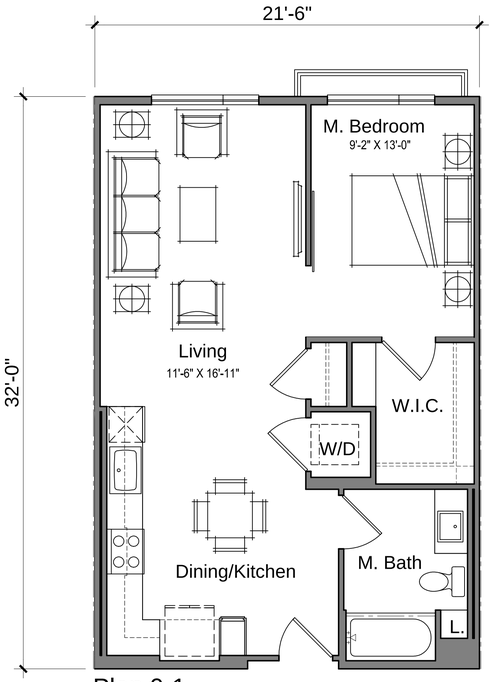
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Plan 1-1

1 Bedroom / 1 Bathroom
705 NRSF*

64 Units / 216 Total Units
29% of Total Units



Plan 0-1

Junior 1 Bedroom / 1 Bathroom
690 NRSF*

14 Units / 216 Total Units
6% of Total Units

*Note: Net rentable square footage measure to outside of wall of stud and includes 1" air gap between units. Does not include balconies / patios.

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

CONCEPTUAL UNIT PLANS

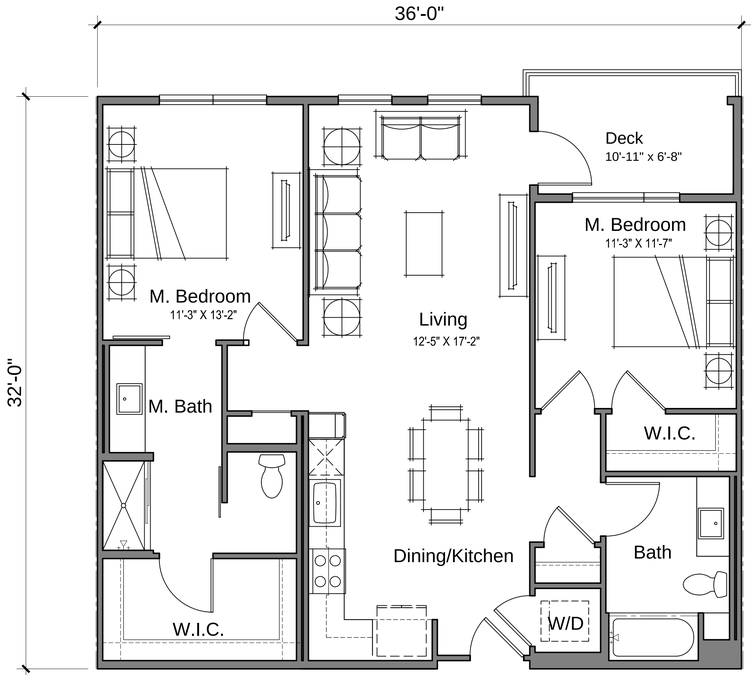
MILPITAS, CA

KTGY # 2015-0168 01.29.2016

0 2 4 8

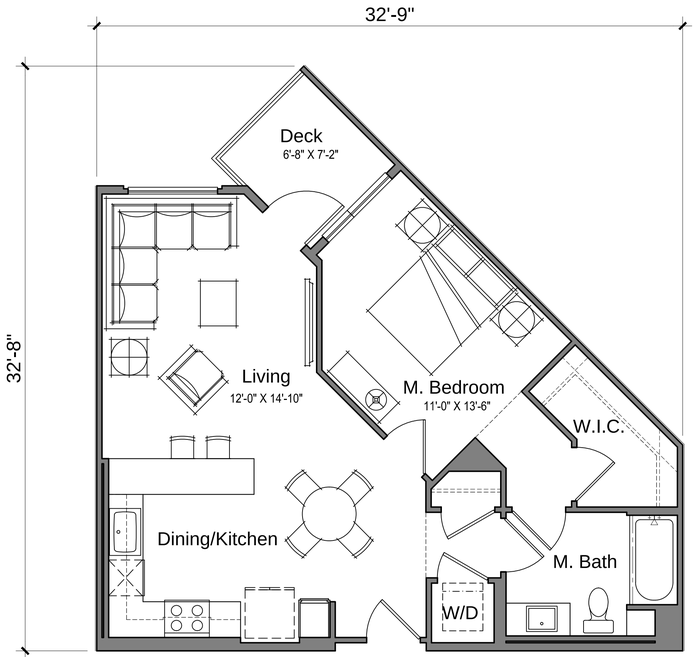
A5.0

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Plan 2-1
2 Bedroom / 2 Bathroom
1090 NRSF*

46 Units / 216 Total Units
21% of Total Units



Plan 1-2
1 Bedroom / 1 Bathroom
735 NRSF*

29 Units / 216 Total Units
13% of Total Units

*Note: Net rentable square footage measure to outside of wall of stud and includes 1" air gap between units. Does not include balconies / patios.

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

CONCEPTUAL UNIT PLANS

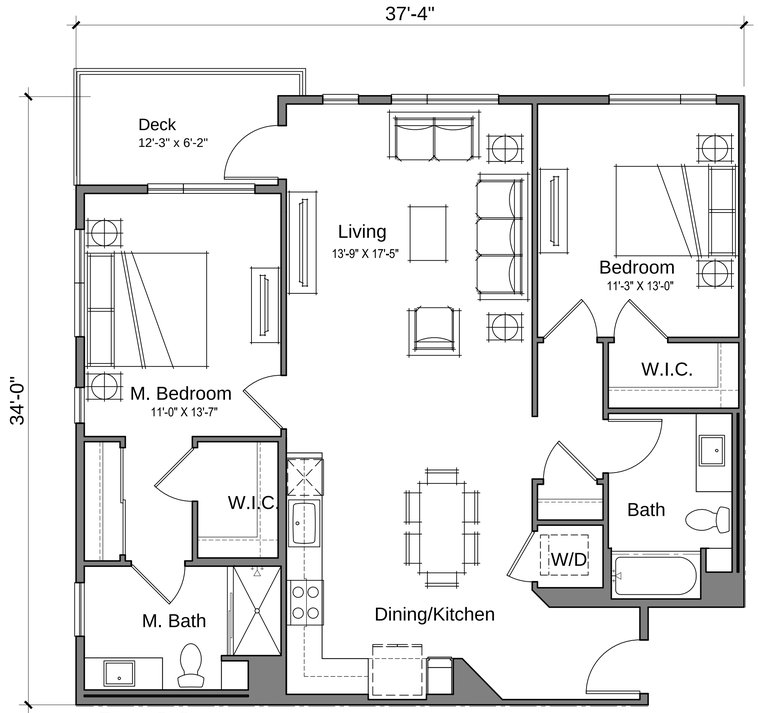
MILPITAS, CA

KTGY # 2015-0168 **01.29.2016**

0 2 4 8

A5.1

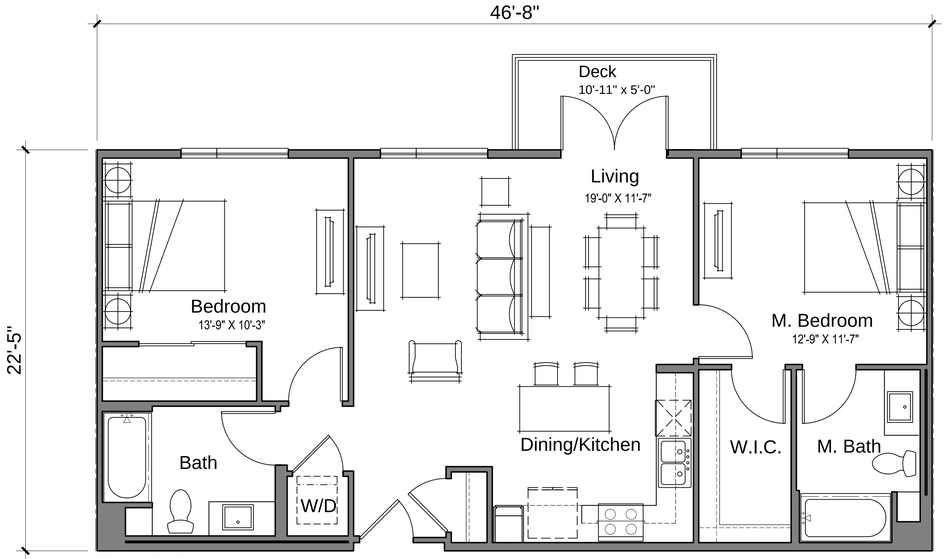
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



Plan 2-3

2 Bedroom / 2 Bathroom
1190 NRSF*

4 Units / 216 Total Units
2% of Total Units



Plan 2-2

2 Bedroom / 2 Bathroom
1045 NRSF*

8 Units / 216 Total Units
4% of Total Units

*Note: Net rentable square footage measure to outside of wall of stud and includes 1" air gap between units. Does not include balconies / patios.

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

CONCEPTUAL UNIT PLANS

MILPITAS, CA

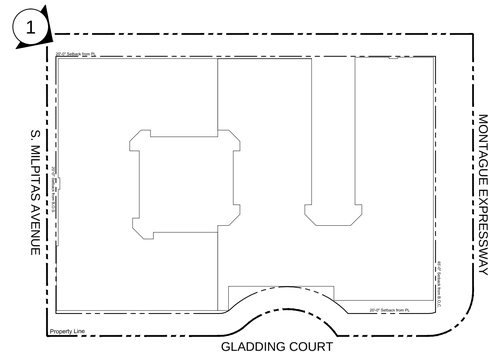
KTGY # 2015-0168 01.29.2016

0 2 4 8

A5.2

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

1. MILPITAS RETAIL CORNER



KEY MAP - N.T.S

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

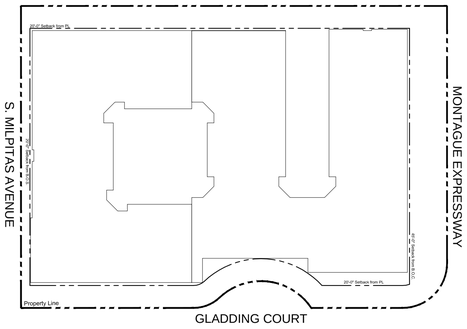
PERSPECTIVES

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

A6.0



KEY MAP - N.T.S

1. MILPITAS MAIN LOBBY AND LEASING

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

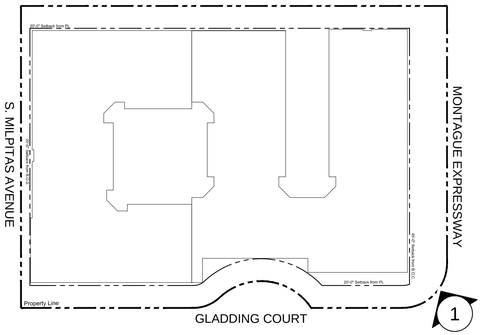
PERSPECTIVES

MILPITAS, CA

KTGY # 2015-0168 **01.29.2016**

A6.1

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



KEY MAP - N.T.S

1. MONTAGUE LOBBY

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

PERSPECTIVES

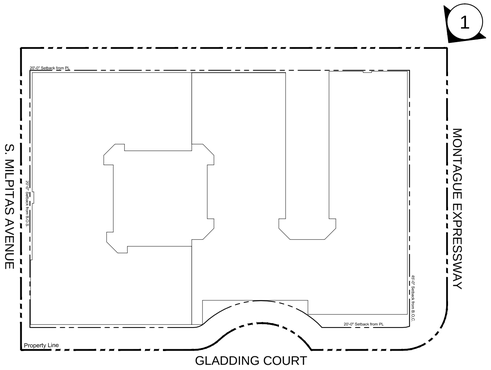
MILPITAS, CA

KTGY # 2015-0168 01.29.2016

A6.2

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

1. VIEW AT MONTAGUE AND FUTURE BART PARKING



KEY MAP - N.T.S

720 MONTAGUE

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

PERSPECTIVES

MILPITAS, CA

KTGY # 2015-0168 01.29.2016

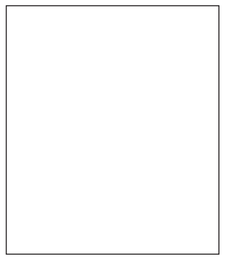
A6.3

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

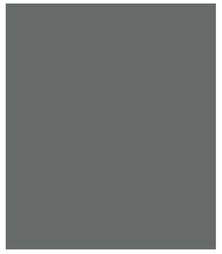
S1 STUCCO 1

S2 STUCCO 2

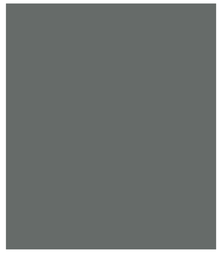
CP1 CEMENTITIOUS PANEL 1



CP2 CEMENTITIOUS PANEL 2



W1 VINYL WINDOW



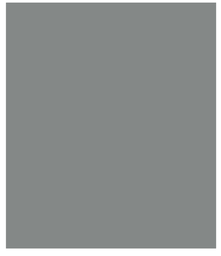
W2 STOREFRONT WINDOW

MV MASONRY VENEER

M1 METAL PANEL

M2 METAL AWNING

M3 METAL RAILING



M4 METAL RAILING

Elevation at S. Milpitas Avenue

720 MONTAGUE

CONCEPTUAL COLOR AND MATERIALS BOARD

A7.0

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

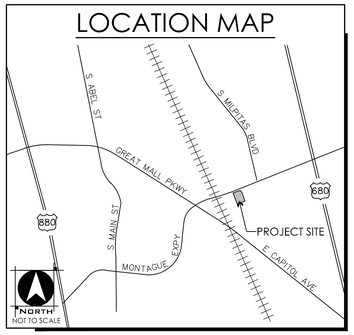
MILPITAS, CA

KTGY # 2015-0168

01.29.2016

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

LOCATION MAP



SHEET INDEX

1. C1.0 VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
2. C2.0 EXISTING CONDITIONS PLAN
3. C3.0 PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
4. C4.0 PRELIMINARY STORMWATER CONTROL PLAN
5. C5.0 FIRE AND SOLID WASTE ACCESS PLAN

ABBREVIATIONS

AC	ACRES
CL	CENTERLINE
CT	COURT
E	EAST
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
L	LENGTH
N	NORTH
PSUE	PUBLIC SERVICE UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
S	SOUTH
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
W	WEST

LEGEND

PROPOSED		EXISTING
	PROJECT BOUNDARY	
	PROPERTY LINE	
	EASEMENT LINE	
	CENTERLINE	
	MONUMENT LINE	

NOTE:

SURROUNDING CONDITIONS FOR MONTAGUE EXPRESSWAY, SOUTH MILPITAS BOULEVARD AND MILPITAS STATION PARKING STRUCTURE ARE CURRENTLY IN DESIGN OR UNDER CONSTRUCTION. THESE IMPROVEMENTS ARE SHOWN AS A REFERENCE ONLY. REFER TO PLANS BELOW FOR INFORMATION:

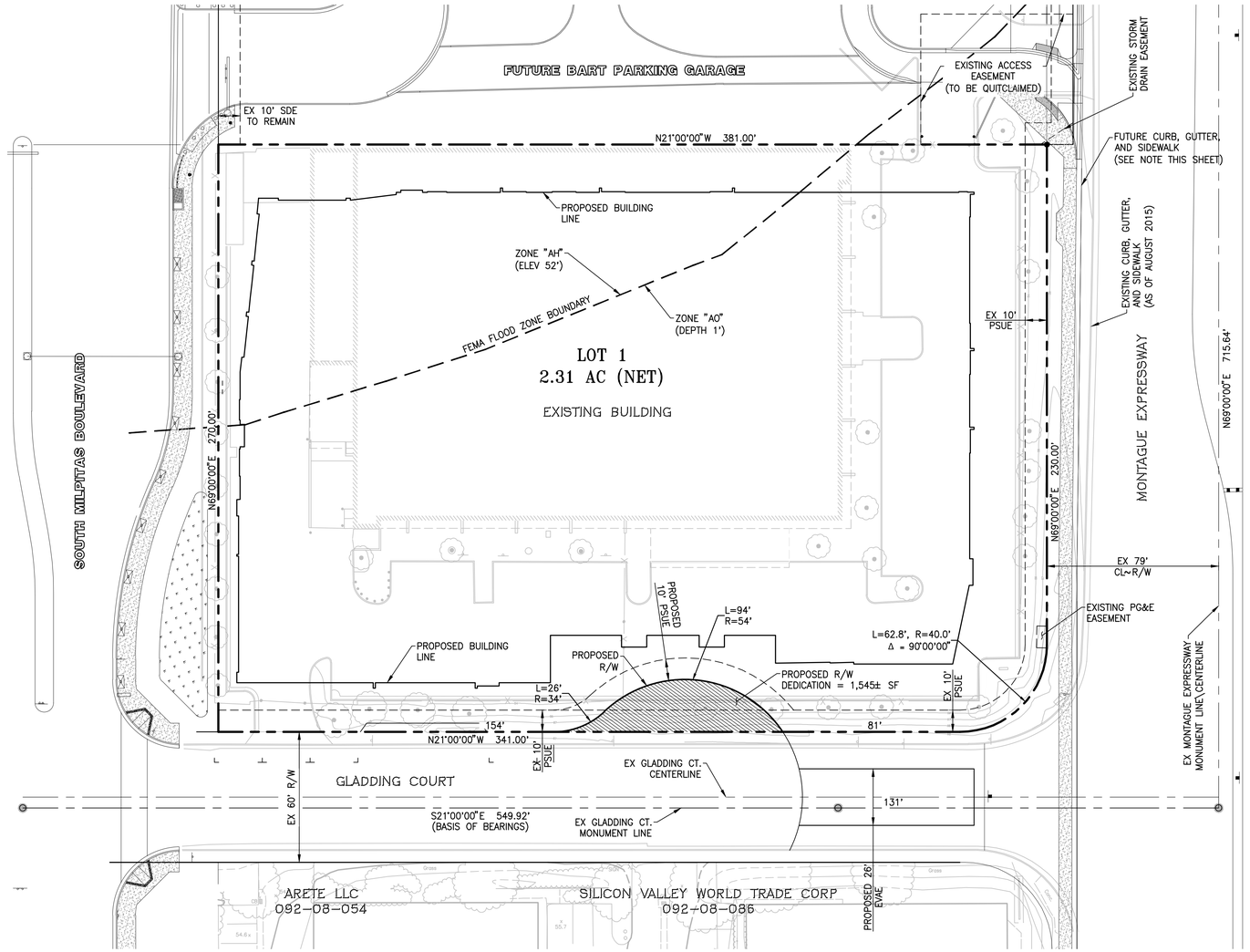
1. PROJECT C970ME "MONTAGUE EXPRESSWAY IMPROVEMENTS AND SOUTH MILPITAS BOULEVARD IMPROVEMENTS" BY HMH ENGINEERS
2. PROJECT C640SMB "SOUTH MILPITAS BOULEVARD IMPROVEMENTS" BY WMH CORPORATION.
3. PROJECT C730 – "MILPITAS STATION PARKING STRUCTURE" BY ALIQUOT.

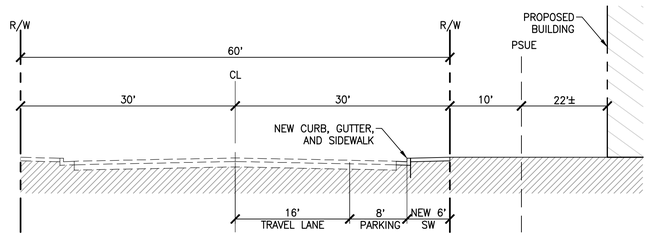
SETBACK NOTE:

1. SEE SITE PLAN SHEET A1.0 FOR BUILDING SETBACKS.

30' 15' 0 30'

SCALE: 1" = 30'





GLADDING COURT
60' – PUBLIC STREET SECTION
NOT TO SCALE

PROJECT NOTES

APPLICANT
MONTAGUE PLACE, LLC.
720 MONTAGUE EXPRESSWAY, SUITE B
MILPITAS, CA 95035
CONTACT: RICHARD TSO
PHONE: 650 417-1652

OWNER
S&B MILPITAS, LLC
720 MONTAGUE EXPRESSWAY, SUITE B
MILPITAS, CA 95035

ENGINEER/PLANNER
WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
CONTACT: COLT ALVERNAZ, PE
PHONE: 925 847-1547

ASSESSOR'S PARCEL NO.
092-08-077

AREA
2.35± ACRES GROSS
2.31± ACRES NET (0.04 AC R/W DEDICATION)

DWELLING UNITS
216 UNITS

DENSITY
GROSS: 91.9 DU/AC
NET: 93.5 DU/AC

EXISTING ZONING
MIXED USE VERY HIGH DENSITY (MXD3) WITH TRANSIT ORIENTED OVERLAY (TOD)

PROPOSED ZONING
MIXED USE VERY HIGH DENSITY (MXD3) WITH TRANSIT ORIENTED OVERLAY (TOD)

EXISTING USE
OFFICE

PROPOSED USE
MULTI-FAMILY RESIDENTIAL \ COMMERCIAL

BENCHMARK
CITY OF MILPITAS BENCHMARK "GLA-MON" - BRASS DISK IN MONUMENT WELL AT INTERSECTION OF GLADDING COURT AND MONTAGUE EXPRESSWAY. ELEVATION = 57.743' (NAVD88)

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.

PROPOSED UTILITIES
ALL PROPOSED 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
"AO" AND "AE"

"AO" - FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FOODING, VELOCITIES ALSO DETERMINED.

"AE" - BASE FLOOD DETERMINED.

MAP NUMBER: 06085C 0067 J

EFFECTIVE DATE: FEBRUARY 19, 2014

FEMA DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD88)

WATER
CITY OF MILPITAS

STORM
CITY OF MILPITAS

SEWER
CITY OF MILPITAS

GAS & ELECTRIC
PG&E

TELEPHONE
ATT&T

CABLE TV
ATT&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.

DIMENSIONS:
ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP

720 MONTAGUE

Montague Place, Inc.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

MILPITAS, CA

WR # 3220 **01.29.2016**

C1.0

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4670 WILLOW ROAD. STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

J:\Jobs\3220_Montague Place\Montague Place-OA\Civil\Dwg\Tentative Map\C1.0-VTM-MP-OA.dwg 1/27/2016 6:11 PM Colt Alvernaz

30' 15' 0 30'

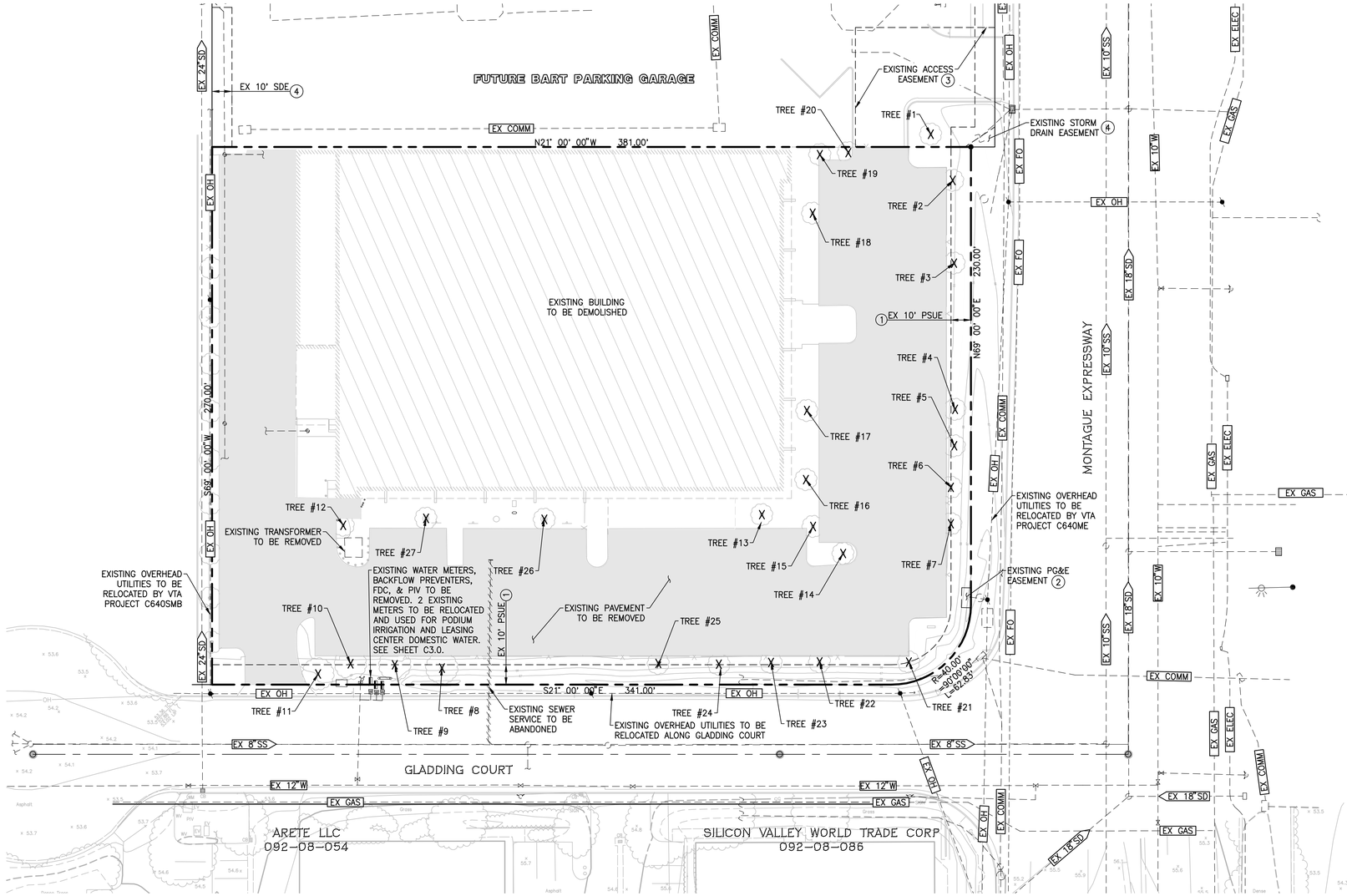
SCALE: 1" = 30'

ABBREVIATIONS

CT	COURT
E	EAST
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
G	GAS
L	LENGTH
N	NORTH
OH	OVERHEAD LINE
PIV	POST INDICATOR VALVE
PSUE	PUBLIC SERVICE UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
S	SOUTH
SS	SANITARY SEWER
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
W	WATER

LEGEND

PROPOSED		EXISTING
	PROJECT BOUNDARY	
	PROPERTY LINE	
	EASEMENT LINE	
	CENTERLINE	
	MONUMENT LINE	
	SANITARY SEWER	EX.8"SS
	STORM DRAIN	EX.18"SD
	POTABLE WATER	EX.10"W
	POWER POLE	
	STREETLIGHT	
	TREE TO BE REMOVED	
	BUILDING TO BE REMOVED	
	PAVEMENT TO BE REMOVED	



TREE TABLE

TREE NUMBER	DESCRIPTION	ELEVATION
1	34" COASTAL REDWOOD	61.42
2	30" COASTAL REDWOOD	61.27
3	31" COASTAL REDWOOD	61.50
4	34" COASTAL REDWOOD	61.92
5	29" COASTAL REDWOOD	67.93
6	29" COASTAL REDWOOD	62.91
7	32" COASTAL REDWOOD	62.90
8	32" COASTAL REDWOOD	59.84
9	29" COASTAL REDWOOD	60.27
10	28" COASTAL REDWOOD	59.44
11	28" COASTAL REDWOOD	63.02
12	26" EVERGREEN ASH	54.67
13	23" EVERGREEN ASH	–
14	17" EVERGREEN ASH	–
15	12" EVERGREEN ASH	–
16	16" EVERGREEN ASH	–
17	26" EVERGREEN ASH	–
18	23" EVERGREEN ASH	–
19	14" EVERGREEN ASH	–
20	15" EVERGREEN ASH	–
21	18" CHINESE PISTACHE	–
22	8" CHINESE PISTACHE	58.53
23	10" CHINESE PISTACHE	58.58
24	13" CHINESE PISTACHE	58.46
25	13" CHINESE PISTACHE	58.37
26	13" MYOPORUM	54.42
27	13" MYOPORUM	54.76

EXISTING EASEMENTS

(1)	PUBLIC SERVICE UTILITY EASEMENT 518 PM 23
(2)	PG&E EASEMENT DOC NO. 15340999
(3)	ACCESS EASEMENT 518 PM 23
(4)	STORM DRAIN EASEMENT 518 PM 23

720 MONTAGUE

Montague Place, Inc.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

EXISTING CONDITIONS PLAN

MILPITAS, CA

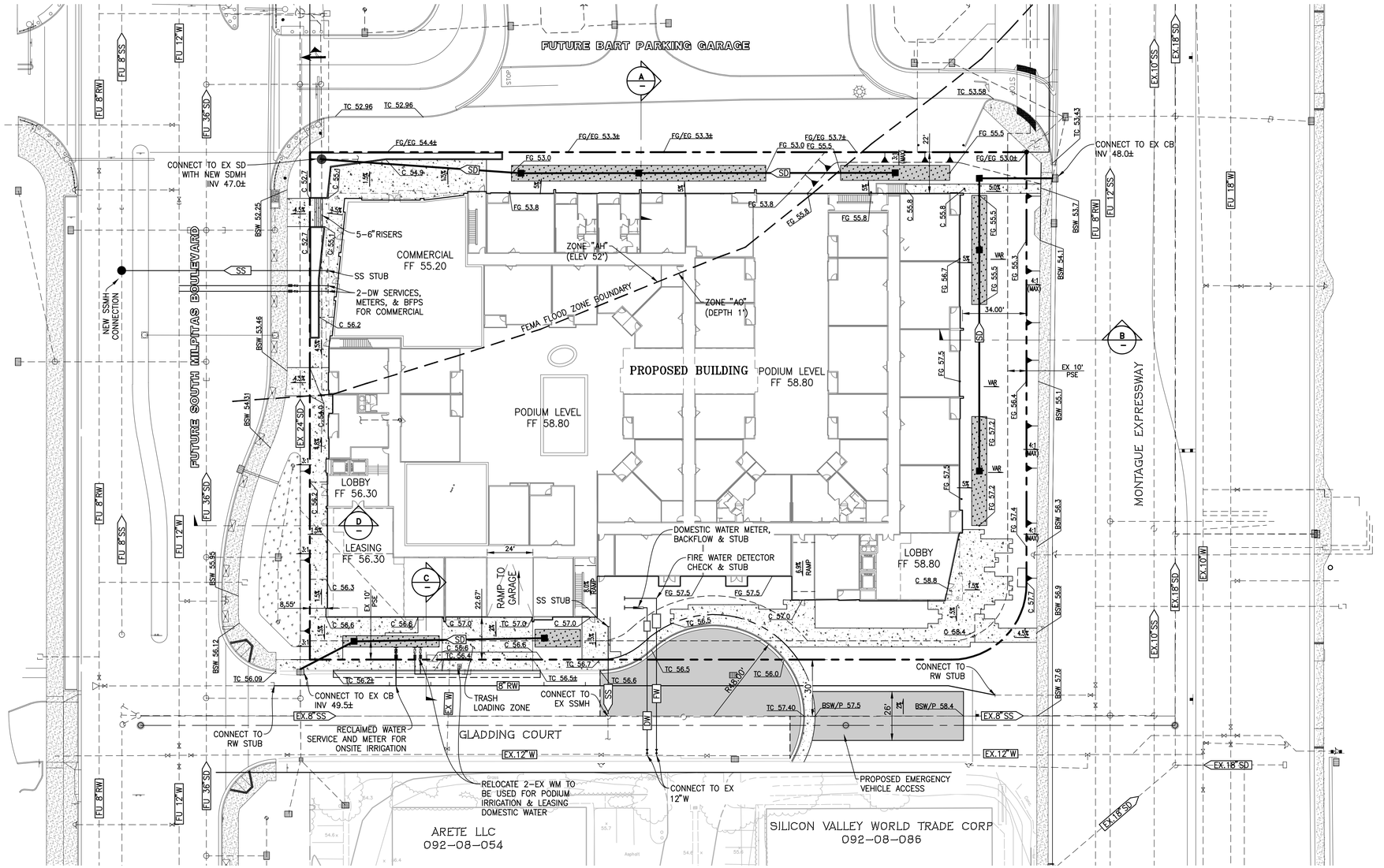
WR # 3220 **01.29.2016**

C2.0

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4670 WILLOW ROAD. STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

30' 15' 0 30'

SCALE: 1" = 30'



NOTE:

EXISTING CONDITIONS FOR MONTAGUE EXPRESSWAY, SOUTH MILPITAS BOULEVARD AND MILPITAS STATION PARKING STRUCTURE ARE CURRENTLY IN DESIGN OR UNDER CONTRUSTION. THESE IMPROVEMENTS ARE SHOWN AS A REFERENCE ONLY. REFER TO PLANS BELOW FOR INFORMATION:

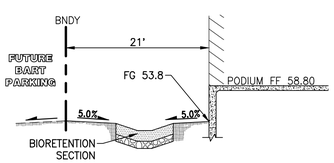
1. PROJECT C970ME "MONTAGUE EXPRESSWAY IMPROVEMENTS AND SOUTH MILPITAS BOULEVARD IMPROVEMENTS" BY HMH ENGINEERS
2. PROJECT C640SMB "SOUTH MILPITAS BOULEVARD IMPROVEMETNS" BY WMH CORPORATION.
3. PROJECT C730 – "MILPITAS STATION PARKING STRUTURE" BY ALIQUOT.

HATCH LEGEND

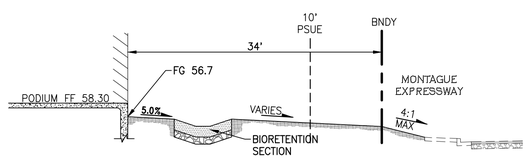
- EXISTING PUBLIC SIDEWALK
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BIORETENTION

EXISTING UTILITY NOTE

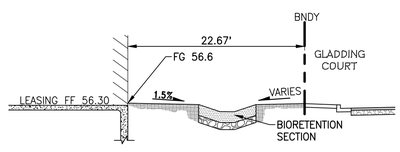
1. ALL EXISTING PUBLIC UTILITIES SHALL BE PROTECTED IN PLACE AND IF NECESSARY RELOCATED AS APPROVED BY THE CITY ENGINEER.



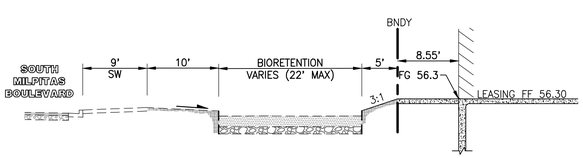
SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE

720 MONTAGUE

PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN

C3.0

Montague Place, Inc.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

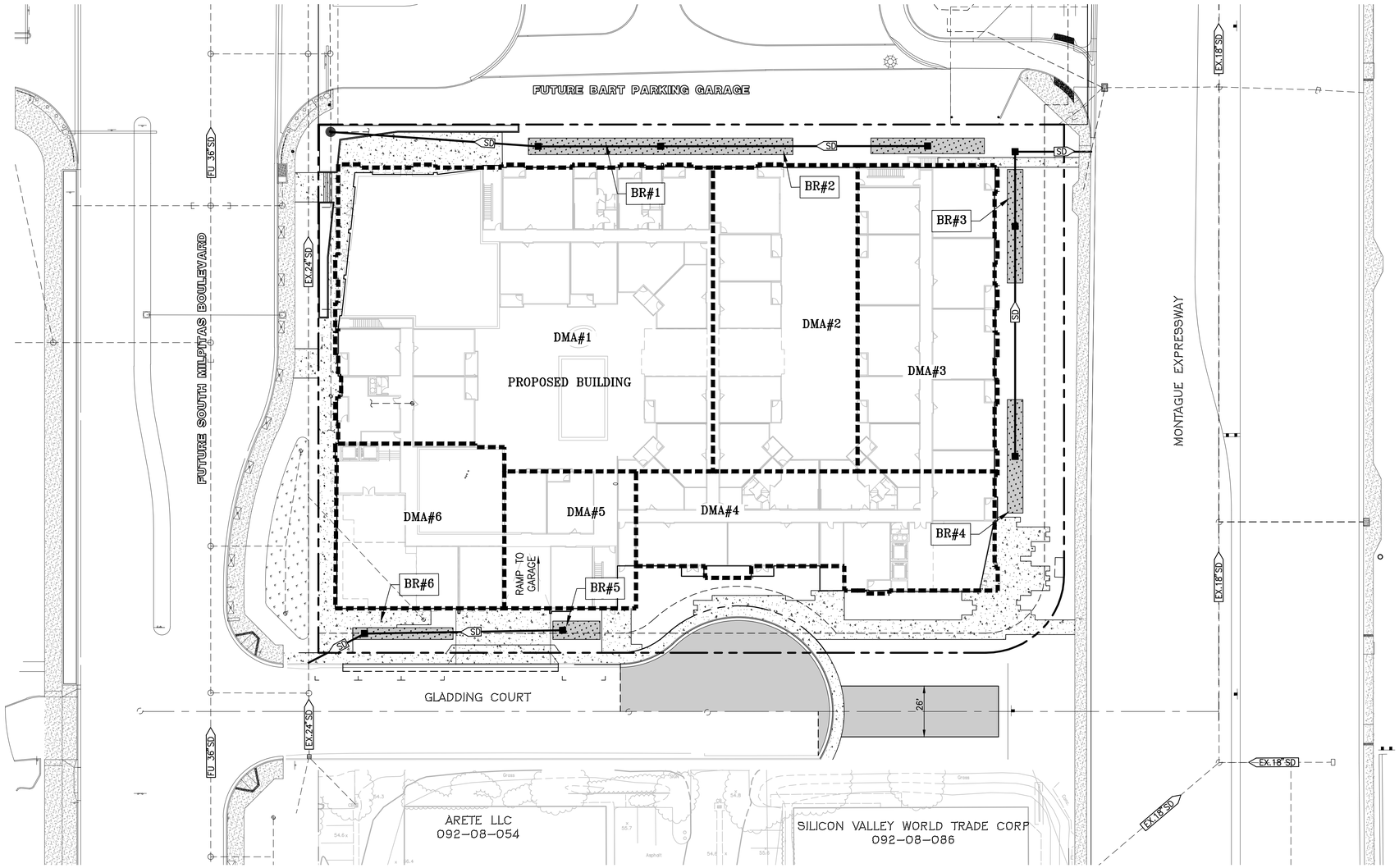
MILPITAS, CA

WR # 3220

01.29.2016

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4670 WILLOW ROAD. STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

J:\Jobs\3220_Montague Place\Montague Place-OA\Civil\Dwg\Tentative Map\C3.0-GP-MP-OA.dwg 1/27/2016 6:16 PM Colt Alvernaz



30' 15' 0 30'

SCALE: 1" = 30'

PRELIMINARY STORMWATER CONTROL CALCULATIONS

AREA ID	SURFACE	IMPERVIOUS AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA	PROVIDED SURFACE AREA
DMA #1	ROOF/HARDSCAPE	28,745	BIO-RETENTION	0.04	1,150	1,150
DMA #2	ROOF/HARDSCAPE	11,545	BIO-RETENTION	0.04	462	464
DMA #3	ROOF/HARDSCAPE	11,061	BIO-RETENTION	0.04	442	464
DMA #4	ROOF/HARDSCAPE	10,005	BIO-RETENTION	0.04	400	400
DMA #5	ROOF/HARDSCAPE	4,713	BIO-RETENTION	0.04	189	212
DMA #6	ROOF/HARDSCAPE	7,220	BIO-RETENTION	0.04	289	291

1. THE ABOVE CALCULATIONS ARE BASED ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3. STORMWATER HANDBOOK AND THE FOLLOWING CRITERIA:
   a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
   b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
   c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
   a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04

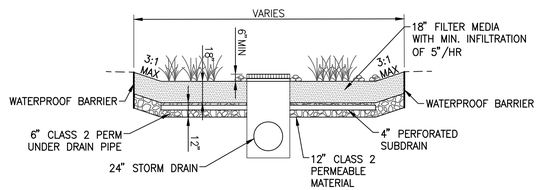
LEGEND

- EXISTING PUBLIC SIDEWALK
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BIORETENTION
- BR#1 PROPOSED BIORETENTION
- DMA BOUNDARY
- DMA#1 DRAINAGE MANAGEMENT AREA

NOTE:

SURROUNDING CONDITIONS FOR MONTAGUE EXPRESSWAY, SOUTH MILPITAS BOULEVARD AND MILPITAS STATION PARKING STRUCTURE ARE CURRENTLY IN DESIGN OR UNDER CONSTRUCTION. THESE IMPROVEMENTS ARE SHOWN AS A REFERENCE ONLY. REFER TO PLANS BELOW FOR INFORMATION:

1. PROJECT C970ME "MONTAGUE EXPRESSWAY IMPROVEMENTS AND SOUTH MILPITAS BOULEVARD IMPROVEMENTS" BY HMH ENGINEERS
2. PROJECT C640SMB "SOUTH MILPITAS BOULEVARD IMPROVEMENTS" BY WMH CORPORATION.
3. PROJECT C730 – "MILPITAS STATION PARKING STRUCTURE" BY ALIQUOT.



BIORETENTION AREA
NOT TO SCALE

720 MONTAGUE

Montague Place, Inc.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

PRELIMINARY STORMWATER CONTROL PLAN

C4.0

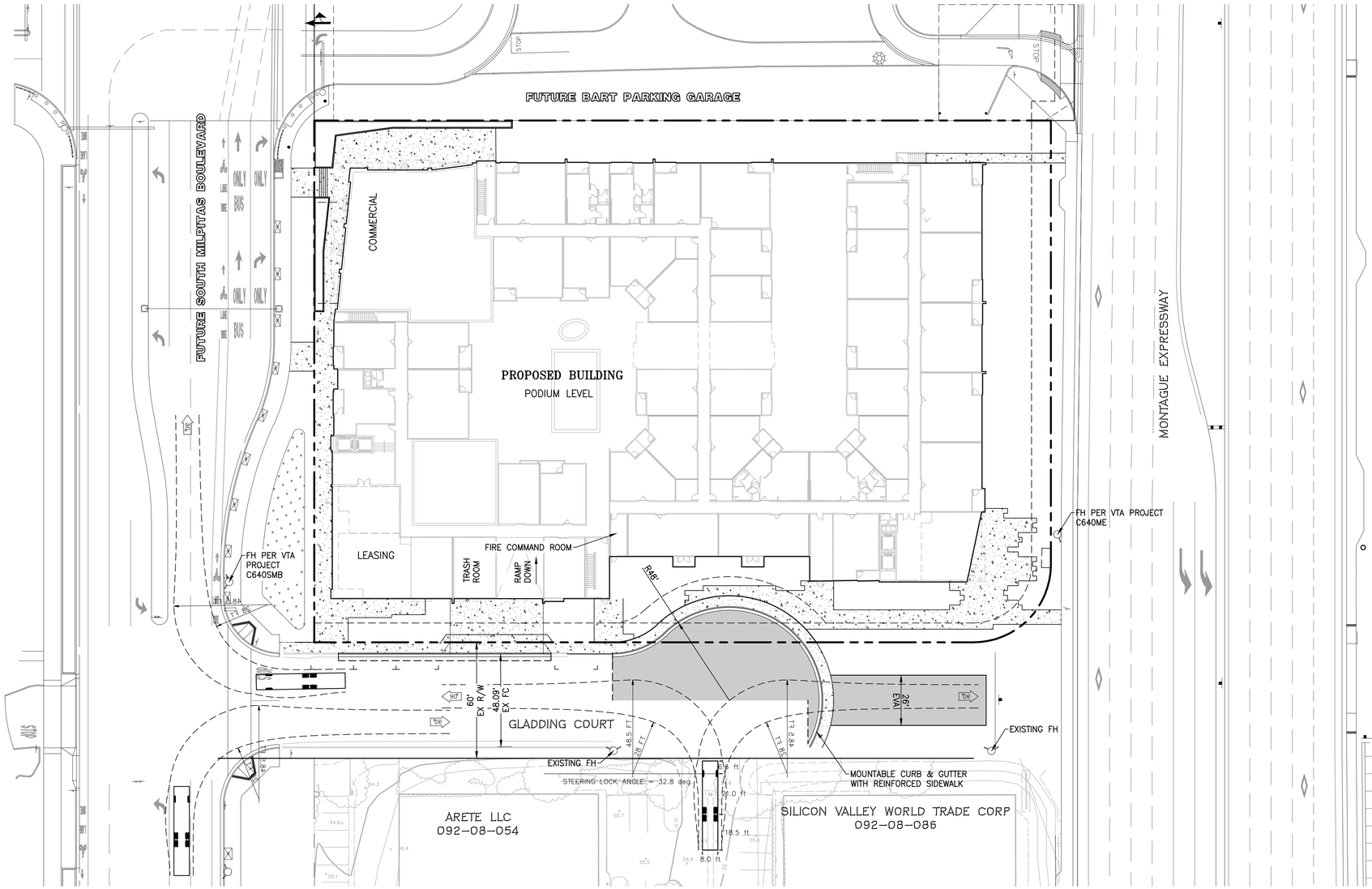
MILPITAS, CA

WR # 3220 **01.29.2016**

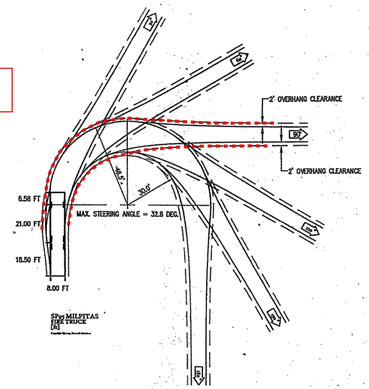
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4670 WILLOW ROAD. STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

30' 15' 0 30'

SCALE: 1" = 30'



RADII
OUTSIDE: 48'-6"
INSIDE: 28'-0"



SP95 MILPITAS FIRE TRUCK

NOTE:

SURROUNDING CONDITIONS FOR MONTAGUE EXPRESSWAY, SOUTH MILPITAS BOULEVARD AND MILPITAS STATION PARKING STRUCTURE ARE CURRENTLY IN DESIGN OR UNDER CONSTRUCTION. THESE IMPROVEMENTS ARE SHOWN AS A REFERENCE ONLY. REFER TO PLANS BELOW FOR INFORMATION:

1. PROJECT C970ME "MONTAGUE EXPRESSWAY IMPROVEMENTS AND SOUTH MILPITAS BOULEVARD IMPROVEMENTS" BY HMH ENGINEERS
2. PROJECT C640SMB "SOUTH MILPITAS BOULEVARD IMPROVEMENTS" BY WMH CORPORATION.
3. PROJECT C730 – "MILPITAS STATION PARKING STRUCTURE" BY ALIQUOT.

720 MONTAGUE

Montague Place, Inc.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

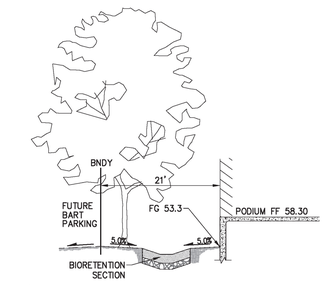
FIRE ACCESS PLAN

MILPITAS, CA

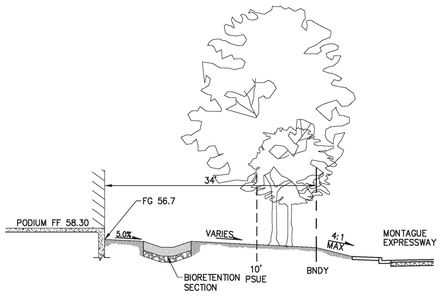
WR # 3220 **01.29.2016**

C5.0

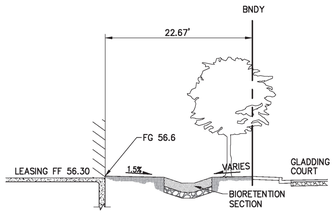
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4670 WILLOW ROAD. STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557



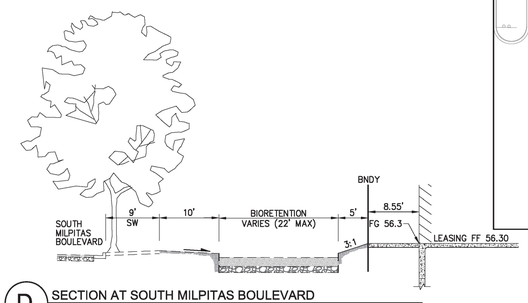
A SECTION AT FUTURE BART PARKING
NOT TO SCALE



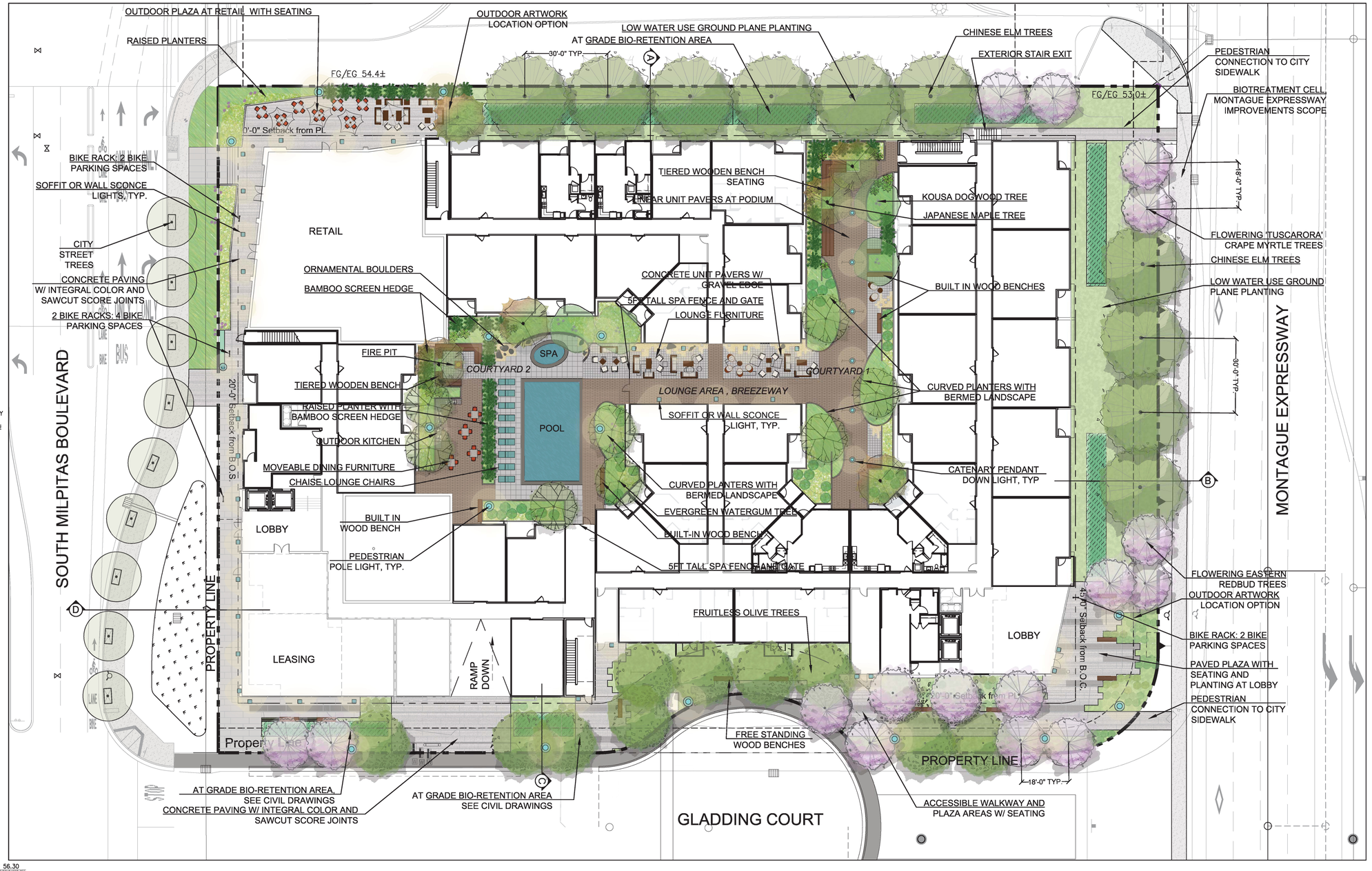
B SECTION AT MONTAGUE EXPRESSWAY
NOT TO SCALE



C SECTION AT GLADDING COURT
NOT TO SCALE



D SECTION AT SOUTH MILPITAS BOULEVARD
NOT TO SCALE



0 10 20 40

720 MONTAGUE

LANDSCAPE PLAN

LI

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

MPA Design

Landscape Architecture and Urban Design

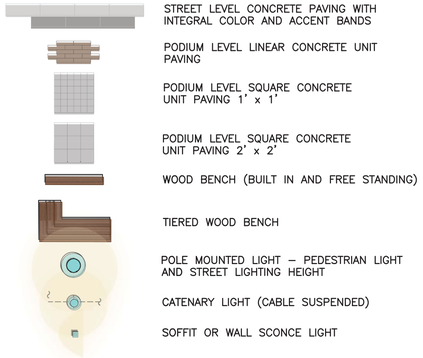
414 Mason Street San Francisco, CA 94102
415 434-4664

MILPITAS, CA

MPA # 7590.00 01.29.2016

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

HARDSCAPE LEGEND



STREET LEVEL CONCRETE PAVING WITH INTEGRAL COLOR AND ACCENT BANDS

PODIUM LEVEL LINEAR CONCRETE UNIT PAVING

PODIUM LEVEL SQUARE CONCRETE UNIT PAVING 1' x 1'

PODIUM LEVEL SQUARE CONCRETE UNIT PAVING 2' x 2'

WOOD BENCH (BUILT IN AND FREE STANDING)

TIERED WOOD BENCH

POLE MOUNTED LIGHT – PEDESTRIAN LIGHT AND STREET LIGHTING HEIGHT

CATENARY LIGHT (CABLE SUSPENDED)

SOFFIT OR WALL SCONCE LIGHT

POTENTIAL PLANT PALETTE

*WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

TREE LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	ACER JAPONICUM 'SANGO KAKU'	FERNLEAF MAPLE	36 " BOX	AS SHOWN	M	5
	MAGNOLIA STELLATA	STAR MAGNOLIA	36" BOX	AS SHOWN	M	4
	TRISTANIOPSIS LAURINA (MULTI)	WATER GUM	24" BOX	AS SHOWN	L	8
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	36" BOX	AS SHOWN	L	13
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	AS SHOWN	-	11
	OLEA EUROPAEA 'SWAN HILL' (STANDARD)	OLIVE	36" BOX	AS SHOWN	VL	11

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NOTES
BIORETENTION						
LOW - 75% OF PLANTING	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	1 GAL	2' O.C.	L	1 GAL - 100%
	CAREX DIVULSA	EUROPEAN GRAY SEDGE	1 GAL	1' O.C.	L	
	DESCHAMPSIA CAESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	1 GAL	1' O.C.	L	
	SISYRINCHIUM BELLUM 'ARROYA DE LA CRUZ'	BLUE-EYED GRASS	1 GAL	1' O.C.	VL	
MEDIUM - 25% OF PLANTING	IRIS SIBIRICA	SIBERIAN IRIS	1 GAL	2' O.C.	M	1 GAL - 100%
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2' O.C.	M	

PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NOTES
SCREEN PLANTING ON PODIUM AND AT RETAIL AREA						
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	15 GAL	6' O.C.	L	40 PLANTS
GROUND LEVEL STREETSCAPE AND PERIMETER PLANTING						
LOW - 75% OF PLANTING	AGAVE ANGUSTIFOLIA MARGINATA	CARIBBEAN AGAVE	5 GAL	3' O.C.	L	1 GAL - 85% 5 GAL - 15%
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	18" O.C.	L	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	2' O.C.	L	
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	FESCUE	1 GAL	1' O.C.	L	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' O.C.	L	
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	2' O.C.	L	
	LEUCANDENDRON 'JESTER'	SUNSHINE CONEBUSH	5 GAL	4' O.C.	L	
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	5' O.C.	L	
	PHORMIUM TENAX 'RAINBOW MAIDEN'	RAINBOW MAIDEN NEW ZEALAND FLAX	5 GAL	3' O.C.	L	
	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA SALVIA	1 GAL	2' O.C.	L	
MEDIUM - 25% OF PLANTING	ASTILBE 'COLOR FLASH'	COLOR FLASH ASTILBE	1 GAL	1' O.C.	M	1 GAL - 100%
	BEGONIA (TUBEROUS)	BEGONIA	1 GAL	1' O.C.	M	
	HEUCHERA 'CANYON DUET'	CORAL BELLS	1 GAL	18" O.C.	M	
	HEUCHERA "ELECTRIC LIME"	ELECTRIC LIME CORAL BELLS	1 GAL	18" O.C.	M	
	LIRIOPE MUSCARI 'MAJESTIC'	LILYTURF	1 GAL	2' O.C.	M	
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL	1' O.C.	M	
PODIUM LEVEL COURTYARDS						
LOW - 60% OF PLANTING	ANIGOZANTHOS 'BIG RED'	RED KAANGAROO PAW	1 GAL	3' O.C.	L	1 GAL - 75% 5 GAL - 25%
	ANIGOZANTHOS 'BUSH PEARL'	DWARF PINK KANGAROO PAW	1 GAL	1' O.C.	L	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	2' O.C.	L	
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	FESCUE	1 GAL	1' O.C.	L	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' O.C.	L	
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	2' O.C.	L	
	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	5' O.C.	L	
	PHORMIUM TENAX 'RAINBOW MAIDEN'	RAINBOW MAIDEN NEW ZEALAND FLAX	5 GAL	3' O.C.	L	
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL	4' O.C.	L	
	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GAL	2' O.C.	L	
	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	5 GAL	4' O.C.	L	
	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	3' O.C.	L	
MEDIUM - 40% OF PLANTING	ASTILBE 'COLOR FLASH'	COLOR FLASH ASTILBE	1 GAL	1' O.C.	M	1 GAL - 85% 5 GAL - 15%
	HUECHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GAL	1' O.C.	M	
	LIRIOPE MUSCARI 'MAJESTIC'	LILYTURF	1 GAL	2' O.C.	M	
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL	1' O.C.	M	
	PHORMIUM COOKIANUM 'CREAM DELIGHT'	VARIEGATED NEW ZEALAND FLAX	5 GAL	4' O.C.	M	
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	3' O.C.	M	
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	4' O.C.	M	
	CANNA X GENERALIS ' TROPICANNA'	CANNA LILY	5 GAL	3' O.C	M	
	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	1 GAL	2'-6" O.C	M	
	VIBURNUM DAVIDII	VIBURNUM	5 GAL	4' O.C	M	

LANDSCAPE DESIGN CRITERIA

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR RESIDENTS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
2. ALL NEW PLANT MATERIAL WITHIN PROPERTY LINE SHALL BE MAINTAINED BY THE OWNER FOLLOWING INDUSTRY STANDARDS.
3. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO CIVIL GRADING PLANS FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
4. ALL AREAS ON GRADE SHALL RECEIVE 6" OF TOP SOIL AND 3" OF BARK MULCH. SOIL AMMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
5. ALL PLANTING ON THE GARAGE PODIUM SHALL RECEIVE LIGHT WEIGHT SOIL.
6. LANDSCAPE PLAN TO MEET GREEN POINT RATED GOALS.
7. STORMWATER MANAGEMENT TO COMPLY WITH SPECIAL PROJECT CATEGORY 'B' C3 REQUIREMENTS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). BIOSWALES AND/OR INFILTRATION PLANTERS WILL BE USED TO TREAT STORMWATER. REFER TO CIVIL DOCUMENTS.
8. THE REQUIRED CLEARANCE BETWEEN TREES AND SANITARY SEWER SERVICE SHALL BE 10 FEET. THE REQUIRED CLEARANCE BETWEEN TREES AND WATER LINES & STORM DRAINAGE SERVICE SHALL BE 5 FEET.
9. WORK ALONG EL CAMINO REAL WILL REQUIRE A CALTRANS PERMIT.
10. EXIT PATHS SHALL BE ILLUMINATED WITH A MIN. 1 FOOTCANDLE AT FLOOR LEVEL ANYTIME THE BUILDING IS OCCUPIED.
11. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
    A) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
    B) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
    C) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO–CLIMATE.
    D) UTILIZING BIOSWALES AND/OR INFILTRATION PLANTERS TO CAPTURE RUNOFF BEFORE IT EXITS THE SITE.
    E) INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIOSWALES OR INFILTRATION PLANTERS TO AVOID EROSION.
12. ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES, WALL SCONCES, AND BOLLARDS.
13. ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
14. REFER TO THE ARBORIST REPORT FOR AN ANALYSIS OF EXISTING TREES INCLUDING HERITAGE TREES.

IRRIGATION DESIGN CRITERIA

1. IRRIGATION DESIGN TO COMPLY WITH CITY OF MILPITAS LANDSCAPE ORDINANCE 238, SOUTH BAY WATER RECYCLING GUIDELINES AND THE CITY OF MILPITAS SUPPLEMENTAL GUIDELINES REQUIREMENTS.
2. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER–WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
4. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TURF,TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   7.1. LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
   7.2. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
   7.3. STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
   7.4. FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
8. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
9. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
10. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
    10.1. SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON–SITE WEATHER CONDITIONS.
    10.2. CONTROLLERS WITH MULTIPLE PROGRAMS.
    10.3. WATERING SCHEDULES EMPLOYING SHORT CYCLES.
    10.4. RAIN SHUT–OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
    10.5. DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
    10.6. USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.
11. RECYCLED WATER SHALL BE USED TO IRRIGATE AREAS OUTSIDE OF THE BUILDING. A SEPARATE POTABLE WATER SYSTEM SHALL BE USED TO IRRIGATE AREAS INSIDE OF THE BUILDING FOOTPRINT.

720 MONTAGUE

LANDSCAPE NOTES AND LEGENDS

L2

MILPITAS, CA

MPA # 7590.00 01.29.2016

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

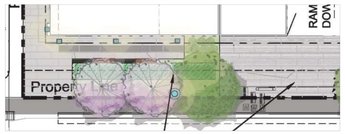
MPA Design

Landscape Architecture and Urban Design

414 Mason Street San Francisco, CA 94102
415 434-4664

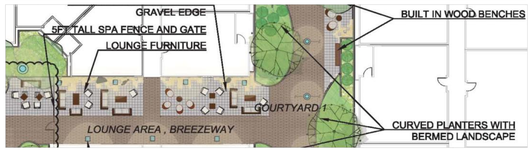
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

Ground Plane Paving

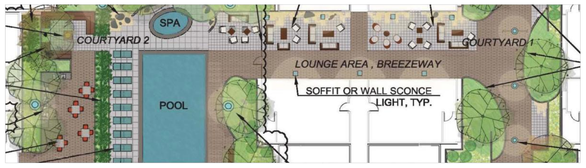


Bike Racks

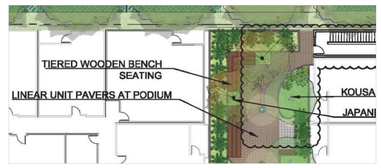
Podium Level Paving and Planters



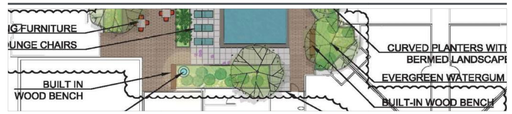
Podium Furniture: Cafe Seating

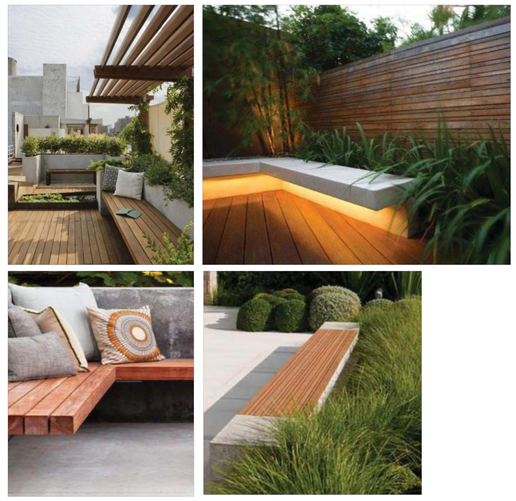


Built in Tiered Wooden Seating at Podium Level

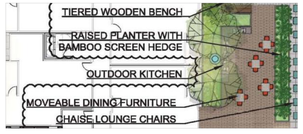


Built in and Freestanding Wood Benches at Podium Level and at Grade

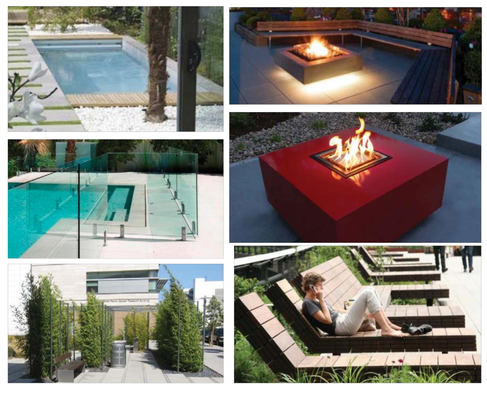




Outdoor Kitchen

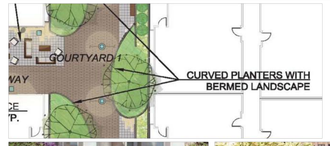


Spa and Fire Feature



Lounge Area at Breezeway

Landscape Berms at Podium Level



Light Fixtures

Catenary Pendant Down Lights

Ceiling Soffit and Wall Sconce Lights

Pedestrian Pole Lights

City Std. Street light

720 MONTAGUE

LANDSCAPE IMAGERY - SITE FURNISHINGS AND HARDSCAPE L3

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

MPA Design

Landscape Architecture
and Urban Design

414 Mason Street San
Francisco, CA 94102
415 434-4664

MILPITAS, CA

MPA # 7590.00

01.29.2016

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

Plant Palette: Preliminary

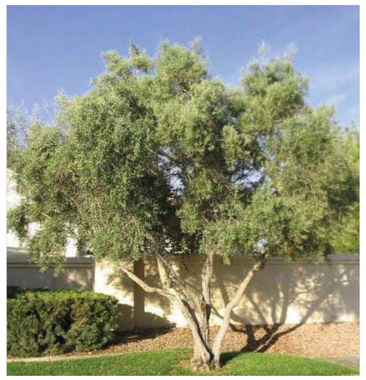
Podium Level Trees

Fernleaf Maple Tree

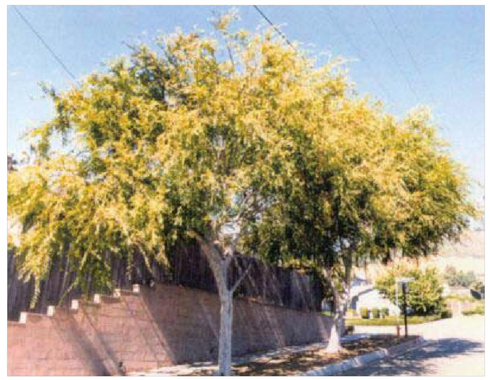
Star Magnolia Tree

Watergum Tree

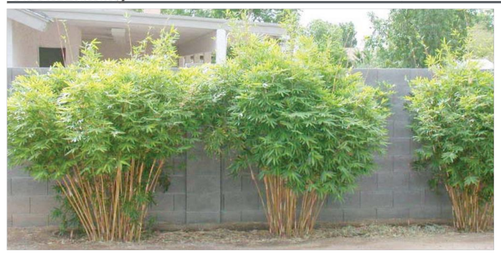
Ground Plane Trees


Swan Hill Olive Tree

Eastern Redbud Tree


Chinese Elm Tree

Screen Planting


Alphonse Karr clumping bamboo screening

Bioretention Planting

Apple Blossom Yarrow

Blue-Eyed Grass

California Gray Rush

European Gray Sedge

Northern Lights Tufted Hair Grass

Siberian Iris

Ground Plane Planting

Blonde Ambition Blue Grama

Blue Oat Grass

Caribbean Agave

English Lavender

Feather Reed Grass

Fescue

New Zealand Flax

Rainbow Maiden New Zealand Flax

Santa Barbara Salvia

Sunshine Conebush

Podium Level Planting

Blue Oat Grass

Coast Rosemary

Color Flash Astilbe

Feather Reed Grass

Fescue

Fragrant Sweet Box

Japanese Forest Grass

Lavender Cotton

Lilyturf

Purple Palace Coral Bells

Rainbow Maiden New Zealand Flax

Red Kangaroo Paw

Western Sword Fern

720 MONTAGUE

LANDSCAPE IMAGERY - PLANTING

L4

Montague Place, LLC.
720 Montague Expy, Suite B
Milpitas, CA 95035
510.290.4454

MPA Design

Landscape Architecture
and Urban Design

414 Mason Street San
Francisco, CA 94102
415 434-4664

MILPITAS, CA

MPA # 7590.00

01.29.2016

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com