730 & 750 EAST CAPITOL
MIXED-USE DEVELOPMENT

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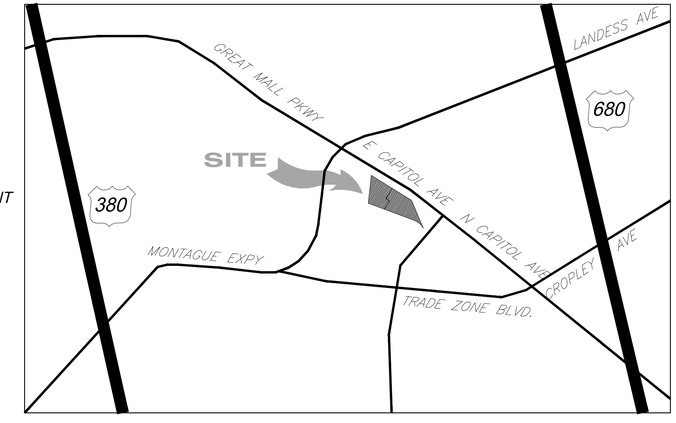

NORTH

15-250 & 15-425 03.03.2016

COVER SHEET	A1.0	03.03.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEV CO
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730 EAST CAPITOL
BUILDING 'A' SUMMARY

730 EAST CAPITOL - Milpitas, CA 03.03.16

5 Story Residential

LEVEL	Studio	1 BR						2BR								TOTAL
	S1	A1	A2	A3	A4	A5	A6	B1	B2	B2A	B3	B4	B5	B6	B7	
1	9	7	8	8	6	1	1	2	0	2	0	1	1	1	1	48
2	9	7	6	7	7	1	1	3	2	4	0	2	1	2	1	53
3	9	7	7	7	7	1	1	3	2	4	1	2	1	2	1	55
4	9	7	7	7	7	1	1	3	2	4	1	2	1	2	1	55
5	9	7	7	7	7	1	1	3	2	4	1	2	1	2	1	55
	45	35	35	36	34	5	5	14	8	18	3	9	5	9	5	**266**
Totals	45	150						71								
	16.9%	13.2%	13.2%	13.5%	12.8%	1.9%	1.9%	5.3%	3.0%	6.8%	1.1%	3.4%	1.9%	3.4%	1.9%	**100%**
	16.9%	56.4%						26.7%								

DWELLING UNIT INFO

Unit	Unit SF	Qty.	%	SF TOT.*
S1	514	45	16.9%	23,130
A1	653	35	13.2%	22,855
A2	741	35	13.2%	25,935
A3	690	36	13.5%	24,840
A4	645	34	12.8%	21,930
A5	833	5	1.9%	4,165
A6	971	5	1.9%	4,855
B1	1,012	14	5.3%	14,168
B2	1,137	8	3.0%	9,096
B2A	1,042	18	6.8%	18,756
B3	1,268	3	1.1%	3,804
B4	1,033	9	3.4%	9,297
B5	1,063	5	1.9%	5,315
B6	1,027	9	3.4%	9,243
B7	1,060	5	1.9%	5,300
Avg.	762	266	100%	**202,689**

* RESIDENTIAL UNIT NET AREA

Unit Averages	
Studio	**514**
1-BR	**697**
2-BR	**1056**

Building 'A' Area (GSF)	
Level 1	57,181
Level 2	55,371
Level 3	57,545
Level 4	57,545
Level 5	57,553
Level 6	588
TOTAL GROSS AREA	**285,783**

Parking Structure 'A' Area (GSF)	
Level 1	25,769
Level 2	22,880
Level 3	22,880
Level 4	22,880
Level 5	22,880
Level 6	21,116
TOTAL GROSS AREA	**138,405**

Leasing Office	1,626
Club Room/ Fitness	2,800
Retail	1,800
Total	6,226

Building A - Parking Summary: 3/3/2015

Unit Type	Number of Units	Stalls/Unit TASP Min	Stalls Req'd TASP Min
Studio	45	0.80	36
1 BR	150	1.20	180
2 BR	71	1.60	114
Total	266	1.24	330
Guest		0.15	50
Total Residential Req'd			380
Retail - Std (per S.F.)	1,800	0.0032	6
Total Required			**385**
Residential Parking Provided (Stalls)			367
Res Parking Equiv. via Bicycle substitution*			4
Res Parking Equiv. via Motorcycle substitution			8
Retail Parking Provided			6
Total Provided			**385**

Residential Total
379

Note: Preferential Carpool Parking for Non-Residential = 1% x 6 = 0.06. (1, of the 6 provided)

*Bicycle Substitution applied with excess after meeting TASP requirement

Allowable Standard Stall Replacement - Zoning XI-10-53.13

		Bike/Moto Stall	Std Value
Replaced Std Stalls By Bicycle Parking @ 8:1 Ratio		36	4
Replaced Std Stalls By Motorcycle Parking @ 2:1 Ratio		16	8
Total (Max Allowed = 5% of Req'd Pkg)	19.3		**12**

Building A - Accessible Stalls:

			Req'd Accessible	
Assigned Stalls (for DU)	330	2%	6.6	= 7
Unassigned Stalls	50	5%	2.48	= 3
For Residential			9.08	**= 10 Req'd**
Access. Van Parking	1 per 6 H/C stalls		**= 8 H/C + 2 H/C Van stalls**	
For Retail	6	2%	0.12	**= 1 Req'd**
Access. Van Parking	1 per 6 H/C stalls		**= 1 H/C Van stall**	

Building A - Parking Provided:

Parking Provided	Residential			Retail		TOTAL
	Units / Level	Std Stalls	HC Stalls	Std Stalls	HC Stalls	STALLS
Pkg Struct. - 1st Level	48	39	2	5	1	47
2nd Level	52	65	2			67
3rd Level	55	65	2			67
4th Level	55	65	2			67
5th Level	55	63	2			65
6th Level		60				59
Total Provided	**265**	**357**	**10**	**5**	**1**	**372**
		367		**6**		

Bicycle Parking

Use	Standards	Required	Provided	Notes
Residential	1 per 4 Dw. Units	66.5	100	70 Interior racks + 30 Exterior racks
Guest	5% of Pkg Req's	2.48	3	Exterior racks
Non-Residential	5% of Pkg Req's	0.29	2	Exterior racks
Total Provided		69	105	36 Excess

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL *MILPITAS, CA*

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SUMMARY SHEET **A1.1**

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

03.03.2016 PLANNING SUBMITTAL

750 EAST CAPITOL
BUILDING 'B' SUMMARY

750 EAST CAPITOL - Milpitas, CA 3/3/2016

5 Story Residential

LEVEL	Studio		1 BR									2BR							TOTAL
	S1	S1A	A1	A1A	A2	A3	A3A	A3B	A4	A7	A9	B1	B2	B2A	B2B	B3	B8	B9	
1	5	1	5	1	13	6	1	1	5	1	1	8	4	1	1	3	0	0	57
2	5	1	5	1	9	6	1	1	7	1	1	8	9	1	2	3	0	0	61
3	5	1	5	1	10	7	1	1	7	1	1	9	9	1	2	3	1	1	66
4	5	1	5	1	10	7	1	1	7	1	1	9	9	1	2	3	1	1	66
5	5	1	5	1	10	7	1	1	7	1	1	9	9	1	2	3	1	1	66
	25	5	25	5	52	33	5	5	33	5	5	43	40	5	9	15	3	3	**316**
Totals	30		168									118							
	7.9%	1.6%	7.9%	1.6%	16.5%	10.4%	1.6%	1.6%	10.4%	1.6%	1.6%	13.6%	12.7%	1.6%	2.8%	4.7%	0.9%	0.9%	**100%**
	9.5%		53.2%									37.3%							

DWELLING UNIT INFO

Unit	Unit SF	Qty.	%	SF TOT.*
S1	514	25	7.9%	12,850
S1A	551	5	1.6%	2,755
A1	653	25	7.9%	16,325
A1A	679	5	1.6%	3,395
A2	741	52	16.5%	38,532
A3	690	33	10.4%	22,770
A3A	893	5	1.6%	4,465
A3B	793	5	1.6%	3,965
A4	645	33	10.4%	21,285
A7	835	5	1.6%	4,175
A9	824	5	1.6%	4,120
B1	1,012	43	13.6%	43,516
B2	1,137	40	12.7%	45,480
B2A	1,042	5	1.6%	5,210
B2B	1,068	9	2.8%	9,612
B3	1,268	15	4.7%	19,020
B8	1,096	3	0.9%	3,288
B9	1,334	3	0.9%	4,002
Avg.	838	316	100%	**264,765**

* RESIDENTIAL UNIT NET AREA

Unit Averages	
Studio	520
1-BR	709
2-BR	1103

Building 'B' Area (GSF)	
Level 1	75,161
Level 2	70,097
Level 3	74,651
Level 4	74,651
Level 5	74,658
Level 6	817
TOTAL GROSS AREA	**370,035**

Parking Structure 'B' Area (GSF)	
Level 1	28,662
Level 2	26,169
Level 3	26,169
Level 4	26,169
Level 5	26,169
Level 6	26,169
Level 7	9,904
TOTAL GROSS AREA	**169,411**

Leasing Office	2,100
Club Room/ Fitness	3,200
Retail	3,200
Total	8,500

Building B - Parking Summary: 3/3/2016

Unit Type	Number of Units	Stalls/Unit TASP Min	Stalls Req'd TASP Min
Studio	30	0.80	24
1 BR	168	1.20	202
2 BR	118	1.60	189
Total	316	1.31	415
Guest		0.15	62
Total Residential Req'd			477
Retail - Std (per S.F.)	3,200	0.0032	10
Total Required			**487**
Residential Parking Provided (stalls)			469
Res Parking Equiv. via Bicycle substitution*			6
Res Parking Equiv. via Motorcycle substitution			2
Retail Parking Provided			10
Total Provided			**487**

Residential Total
477

Note: Preferential Carpool Parking for Non-Residential = 1% x 10 = 0.10. (1, of the 10 provided)

*Bicycle Substitution applied with excess after meeting TASP requirement

Allowable Std Stall Replacement - Zoning XI-10-53.13

		Bike/Moto Stall	Std Value
Replaced Std Stalls By Bicycle Parking @ 8:1 Ratio		47	6
Replaced Std Stalls By Motorcycle Parking @ 2:1 Ratio		4	2
Total (Max Allowed = 5% of Req'd Pkg)	24.4		**8**

Building B - Accessible Stalls:

			Req'd Accessible	
Assigned Stalls (for DU)	415	2%	8.3	= 9
Unassigned Stalls	62	5%	3.11	= 4
For Residential			11.41	**= 13 Req'd**
Access. Van Parking	1 per 6 H/C stalls		**= 11 H/C + 2 H/C Van stalls**	
For Retail	10	2%	0.20	**= 1 Req'd**
Access. Van Parking	1 per 6 H/C stalls		**= 1 H/C Van stall**	

Building B - Parking Provided:

Parking Provided	Residential			Retail		TOTAL
	Units / Level	Std Stalls	HC Stalls	Std Stalls	HC Stalls	STALLS
Surface Parking				5	1	**6**
Pkg Struct. - 1st Level	48	55	2	4		61
2nd Level	52	75	3			78
3rd Level	55	75	3			78
4th Level	55	75	3			78
5th Level	55	74	2			76
6th Level		78				78
7th Level		24				23
Total Provided	**265**	**456**	**13**	**9**	**1**	**478**
		469		**10**		

Bicycle Parking

Use	Standards	Required	Provided	Notes
Residential	1 per 4 Dw. Units	79	125	85 Internal racks + 40 Exterior racks
Guest	5% of Pkg Req's	3.11	4	Exterior racks
Non-Residential	5% of Pkg Req's	0.51	1	Exterior racks
Total Provided		83	130	47 Excess

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL *MILPITAS, CA*

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SUMMARY SHEET **A1.2**

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016

MILPITAS TRANSIT AREA SPECIFIC PLAN (TASP)

	MILPITAS TRANSIT AREA SPECIFIC PLAN (TASP) DEVELOPMENT STANDARDS (2008, UPDATED 2011, TABLE 5-1)		PROPOSED IN PROJECT SITE	DEPARTURES (IF ANY)	REASON FOR DEPARTURE (IF ANY)
	Very High Density Transit Oriented Residential (R5-TOD)				
SPECIAL LAND USE REQUIREMENTS					
Required Commercial	Neighborhood Retail Loaction : 5,000 S.F. per Figure 3-1		1,800 sf (730) + 3,200 sf (750)	None	
Depth for ground floor commercial	75' Typical; 60' Minimum; 1-2 small tenant spaces with 25' depth permitted		25'	None	
Flr to Clg Ht.	Minimum 18' for Retail		18'	None	
Grd Flr Windows	Min. 60% of grd flr wall area, btwn 3' and 8' above sidewalk.			None	
Blank Wall Limit	30% Max Linear frontage per street; 25% Max length			None	
DENSITY & BLOCK SIZE					
Density	41-75 du/gross area		61.83 Gross Du/Ac	None	
Transit-Oriented Density Bonus	Up to 25% additional density increase with Use Permit			None	
Block Size	• Minumum 2.0 Acres • Maximum 4.0 Acres		730 - 2.88 Ac	None	
			750 - 3.55 Ac	None	
			1.92 Ac (Park Block)	N/A	
			0.50 Ac (MBE improvements	N/A	
			0.53 Ac (Capitol improvements)	N/A	
Block Dimension	Maximum 500 feet between publicly accessible paths of travel		473' at Capitol (384' useable) 467' at MBE (410' useable)	None	
BUILDING HEIGHT, SETBACKS & ORIENTATION					
Maximum Building Height	75 feet, 12 stories along Capitol Ave, Montague Expressway		65'	None	
Front Setback (Major Streets)	24 feet planting strip and 10 feet sidewalk off Capitol Ave. (*per Figure 5-11*). Plus 15 feet setback from sidewalk. Total = 49'.		49'	None	
Other Street Facing Yards	12-20 feet from back of sidewalk		12'	None	
Side Yard Minimum	• 15 feet • 20 feet for building over 3 stories when abutting residential		30' at East for F.L. (750 E Capitol)	None	
Rear Yard Minimum	• 15 feet • 20 feet for building over 3 stories when abutting residential		103' at South for F.L. (750 E Capitol) +PG&E Eastment	None	
From Creeks	Minimum 25 feet from top of bank.			None	
Projections into required yards	Allowed up to 6 feet for porches, stairs, balconies, bay windows, and awnings.			None	
Building Orientation and Entrances	Building must face the street, and primary building entrance must be oriented towards the street.			None	
PARKING & AUTO ACCESS					
Parking and Auto Access	*(Per TASP Table 5-3)*				
Residential Uses	**Minimum**	**Maximum**			
Studio	0.8 Covered	1.0 Covered	0.8	None	
1-Bedroom	1.2 Covered	1.5 Covered	1.2	None	
2-3 Bedroom	1.6 Covered	2.0 Covered	1.6	None	
4+ Bedroom	2.6 plus 1.0 per each additional bedroom (2.0 covered minimum)	Depends on minimum required		N/A	
Guest	• Projects with parking structures: 15% of required total • Projects with private garages: 20% of required total		15%	None	
Bicycle Parking	*(Per TASP Chapter 5 Section 2, page 5-61)* • 1 for every 4 spaces (exempting units with private garages) • Plus 5% of total required for short term. • Short-term bike parking for residential shall be located on a public street within site of a front door and spaced evenly throughout the development. • Long-term bike parking should be located within the parking structure.			None	

	MILPITAS TRANSIT AREA SPECIFIC PLAN (TASP) DEVELOPMENT STANDARDS (2008, UPDATED 2011, TABLE 5-1)	PROPOSED IN PROJECT SITE	DEPARTURES (IF ANY)	REASON FOR DEPARTURE (IF ANY)
Parking Design Standards	*(Per TASP Chapter 5 Section 2, page 5-60)* • No parking allowed within front or street side setback areas. • At least 70% of the street facing perimeter shall be wrapped with habitable space. • Parking may also be designed so that is partially above ground, provided that no more than 5 feet is above grade, and above grade portion is wrapped with continuous landscaping that screens parking garage openings. • Individual garage may not occupy more than 50% of Ground Level Frontage facing the street. • Maximum of 2 curb cuts per lot per street frontage. Exceptions allowed through architectural review process. • Width of parking garage entrance must be minimized (20-25 feet) and the parking access point set back from the curb. • Tandem parking may be allowed pursuant to City's Off-Street Parking Requirement.		None	
PARKS & OPEN SPACE				
Parks and Open Space	*(Per Zoning Sec. X1-10-4.05.E.2.a)* • All residential projects within the TASP shall provide park land at the ratio of 3.5 acres/ 1,000 population: 2.0 acres that is public park land, and 1.5 acres of it may be satisfied by provision of private recreational areas. • Per Figure 3-8 of the TASP, this project site is in conjunction with surrounding projects and totals an approximate 1.92 acres of park and open space for the area. • 20% of landscape buffer area may count towards the public park open space requirements when it includes trails or wide sidewalks connected to the pedestrial bicycle network.		None	
Private Open Space	*(Per Zoning Sec. X1-10-4.05.E.2.b.ii)* • Balconies (above ground level): minimum 40 SF; or • Patios and porches (at ground level): minimun 50 SF • Balconies, porches, or roof decks, with a minimum dimension of 4.5 feet may be considered usable open space.		None	
ADDITIONAL REQUIREMENTS				
Garbage Truck Access and Trash/ Recyclicg Enclouses	*(Per MTASP Chapter 5 Section 2, page 5-63)* • Large refuse and recycling containers uses 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.		None	
Emergency Vehicle Access	*(Per TASP Chapter 5 Section 2, page 5-62)* Primary access for emergency vehicles shall be from public streets; streets shall not be eliminated because this will compromise emergency access.		None	
Utilities	*(Per TASP Chapter 5 Section 2, page 5-63)* • Utilities shall be underground or in subsurface conduits and accessible. • All mechanical equipment shall be adequately screened with planting, berms or within enclosure.		None	
Lighting	*(Per TASP Chapter 5 Section 2, page 5-64)* • Shall be designed and placed to direct lighting to appropriate surfaces and minimize glare onto adjacent areas. • The light source used in outdoor lighting should provide a white light. • Low pressure sodium lamps are prohibited • Light standards along sidewalk should be approx. 12'-16' • Uplighting is encouraged to accent architectural features or landscaping.		None	

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TASP SHEET A1.3

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

03.03.2016 PLANNING SUBMITTAL

MULTI FAMILY CHECKLIST

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 6.0

MULTIFAMILY CHECKLIST

Total Points Targeted: 83

Certification Level: Silver

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

New Home Multifamily Version 6.0.2

POINTS REQUIRED

730 & 750 E. Capitol, Milpitas — Measures

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
			Possible Points				
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1
A. SITE							
Yes	**A1. Construction Footprint**	1				1	
	A2. Job Site Construction Waste Diversion						
TBD	A2.1 65% C&D Waste Diversion **(Including** Alternative Daily Cover)					2	
≥65%	A2.2 65% C&D Waste Diversion **(Excluding** Alternative Daily Cover)	4				2	
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1	
Yes	**A3. Recycled Content Base Material**	1				1	
No	**A4. Heat Island Effect Reduction (Non-Roof)**	0		1			
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0			1		
	A6. Stormwater Control: Prescriptive Path						
TBD	A6.1 Permeable Paving Material						1
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1
TBD	A6.3 Non-Leaching Roofing Materials						1
No	A6.4 Smart Stormwater Street Design	0	1				
No	**A7. Stormwater Control: Performance Path**	0					3
B. FOUNDATION							
No	**B1. Fly Ash and/or Slag in Concrete**	0				1	
No	**B2. Radon-Resistant Construction**	0			2		
No	**B3. Foundation Drainage System**	0				2	
No	**B4. Moisture Controlled Crawlspace**	0			1		
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1	
C. LANDSCAPE							
15.00%	Enter the landscape area percentage						
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0					1
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1
	C3. Resource Efficient Landscapes						
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1	
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1	
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	2					2
TBD	**C5. Trees to Moderate Building Temperature**		1	1			1
Yes	**C6. High-Efficiency Irrigation System**	2					2
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	0					2
No	**C8. Rainwater Harvesting System**	0					3
TBD	**C9. Recycled Wastewater Irrigation System**						1
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2
≤0.5 ETo	**C11. Landscape Meets Water Budget**	0					2
	C12. Environmentally Preferable Materials for Site						
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1	
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%					1	
TBD	**C13. Reduced Light Pollution**		1				
TBD	**C14. Large Stature Tree(s)**		1				
No	**C15. Third Party Landscape Program Certification**	0					1
TBD	**C16. Maintenance Contract with Certified Professional**						1
No	**C17. Community Garden**	0	2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1	
No	D1.3 Advanced Framing Measures	0				2	
TBD	**D2. Construction Material Efficiencies**					1	
	D3. Engineered Lumber						
No	D3.1 Engineered Beams and Headers	0				1	
No	D3.2 Wood I-Joists or Web Trusses for Floors	0				1	
Yes	D3.3 Engineered Lumber for Roof Rafters	1				1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
No	**D4. Insulated Headers**	0		1			
	D5. FSC-Certified Wood						
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6	
No	D5.2 Panel Products	0				3	
	D6. Solid Wall Systems						
No	D6.1 At Least 90% of Floors	0				1	
No	D6.2 At Least 90% of Exterior Walls	0		1		1	
No	D6.3 At Least 90% of Roofs	0		1		1	
Yes	**D7. Energy Heels on Roof Trusses**	1		1			
TBD	**D8. Overhangs and Gutters**			1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
No	D9.1 Detached Garage	0			2		
TBD	D9.2 Mitigation Strategies for Attached Garage				1		

730 & 750 E. Capitol, Milpitas

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	D10. Structural Pest and Rot Controls						
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1	
E. EXTERIOR							
TBD	**E1. Environmentally Preferable Decking**					1	
TBD	**E2. Flashing Installation Third-Party Verified**					2	
No	**E3. Rain Screen Wall System**	0				2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
TBD	E5.2 Roofing Warranty for Shingle Roofing		R	R	R	R	R
No	**E6. Vegetated Roof**	0	2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	F1.1 Walls and Floors	1				1	
Yes	F1.2 Ceilings	1				1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes	F2.1 Walls and Floors	1			1		
Yes	F2.2 Ceilings	1			1		
	F3. Insulation That Does Not Contain Fire Retardants						
TBD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior Insulation				1		
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2
	G2. Install Water-Efficient Fixtures						
Yes	G2.1 WaterSense Showerheads with Matching Compensation Valve	2					2
TBD	G2.2 WaterSense Bathroom Faucets						1
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1					1
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush						1
TBD	**G3. Pre-Plumbing for Graywater System**						1
TBD	**G4. Operational Graywater System**						3
TBD	**G5. Submeter Water for Tenants**						2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
No	H1.1 Sealed Combustion Furnace	0			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1		
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1		
	H5. Advanced Practices for Cooling						
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1			
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				1		
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2		
	H7. Effective Range Design and Installation						
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		
No	H7.2 Automatic Range Hood Control	0			1		
I. RENEWABLE ENERGY							
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1			
TBD	**I2. Preparation for Future Photovoltaic Installation**			1			
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25			
	I4. Net Zero Energy Home						
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			
TBD	**I5. Solar Hot Water Systems to Preheat Domestic Hot Water**			4			
TBD	**I6. Photovoltaic System for Multifamily Projects**			12			
J. BUILDING PERFORMANCE AND TESTING							
No	**J1. Third-Party Verification of Quality of Insulation Installation**	0			1		
No	**J2. Supply and Return Air Flow Testing**	0		1	1		
Yes	**J3. Mechanical Ventilation Testing and Low Leakage**	1			1		
No	**J4. Combustion Appliance Safety Testing**	0			1		
2008	**J5. Building Performance Exceeds Title 24 Part 6**						
12.0%	J5.1 Home Outperforms Title 24	19		30			
3.0%	J5.2 Non-Residential Spaces Outperform Title 24	3		15			
TBD	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**			1			
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1			
No	**J8. ENERGY STAR for Homes**	0		1			
No	**J9. EPA Indoor airPlus Certification**				1		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
TBD	K1.1 Entryways to Individual Units				1		
TBD	K1.2 Entryways to Buildings				1		
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**				2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
≥50%	K4.1 Cabinets	1				2	
≥50%	K4.2 Interior Trim	1				2	
≥50%	K4.3 Shelving	1				2	
≥50%	K4.4 Doors	1				2	
Yes	K4.5 Countertops	1				1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2		
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1		
TBD	**K9. Durable Cabinets**				2		
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**				1		

730 & 750 E. Capitol, Milpitas

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
L. FLOORING							
≥25%	**L1. Environmentally Preferable Flooring**	1				3	
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3		
TBD	**L3. Durable Flooring**					1	
TBD	**L4. Thermal Mass Flooring**			1			
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
TBD	**M2. CEE-Rated Clothes Washer**			1			2
<25 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	1		2			
	M4. Permanent Centers for Waste Reduction Strategies						
No	M4.1 Built-In Recycling Center	0				1	
No	M4.2 Built-In Composting Center	0				1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
TBD	**M6. Central Laundry**						1
TBD	**M7. Gearless Elevator**			1			
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
TBD	N1.2 Designated Brownfield Site		1		1		
>20	N1.3 Conserve Resources by Increasing Density	1		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
Yes	**N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop**	2	2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
TBD	N3.2 Connection to Pedestrian Pathways		1				
TBD	N3.3 Traffic Calming Strategies		2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
TBD	N3.5 Bicycle Storage for Residents		1				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
TBD	N3.7 Reduced Parking Capacity		2				
	N4. Outdoor Gathering Places						
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
TBD	N5.4 Social Gathering Space		1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
	N8. Affordability						
TBD	N8.1 Dedicated Units for Households Making 80% of AMI or Less		2				
TBD	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
	N9. Mixed-Use Developments						
TBD	N9.1 Live/Work Units Include a Dedicated Commercial Entrance		1				
TBD	N9.2 At Least 2% of Development Floor Space Supports Mixed Use		1				
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5
TBD	**O5. Home System Monitors**			2			1
	O6. Green Building Education						
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2				
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1	
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control		1		1		
	Enter the number of Tier 1 practices						
	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
	P3. Commissioning						
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			1	1		
TBD	P3.3 Post-Construction Phase			1	1		
TBD	**P4. Building Enclosure Testing**			1	1	1	
Summary							
	Total Available Points in Specific Categories	381	43	138	61	86	53
	Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved		**83.0**	**3.0**	**31.0**	**10.0**	**24.5**	**14.5**

15-250 & 15-425 03.03.2016

MULTI FAMILY CHECKLIST	A1.4	03.03.2016
No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEVCO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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

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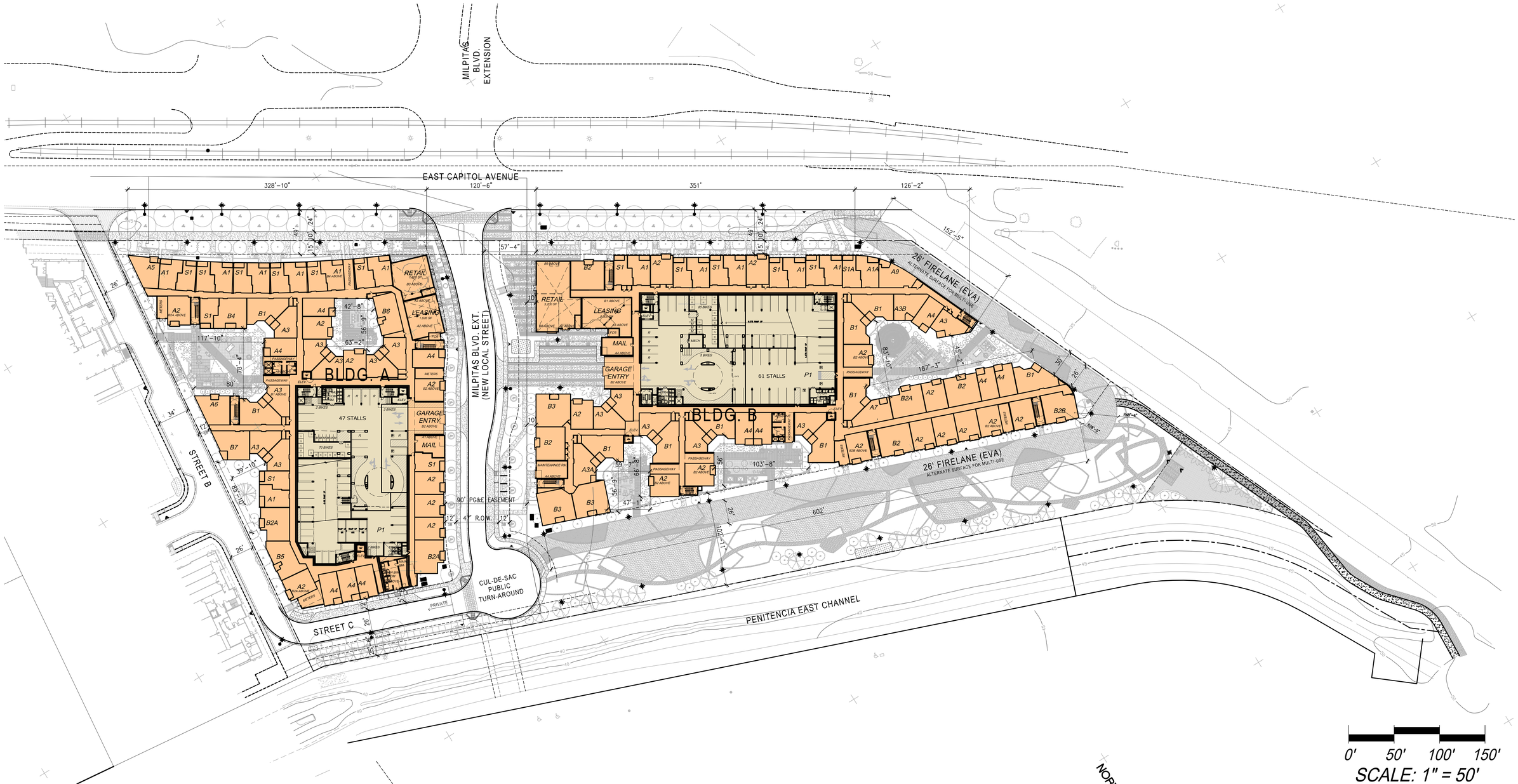

0' 50' 100' 150'

SCALE: 1" = 50'

OVERALL SITE PLAN

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

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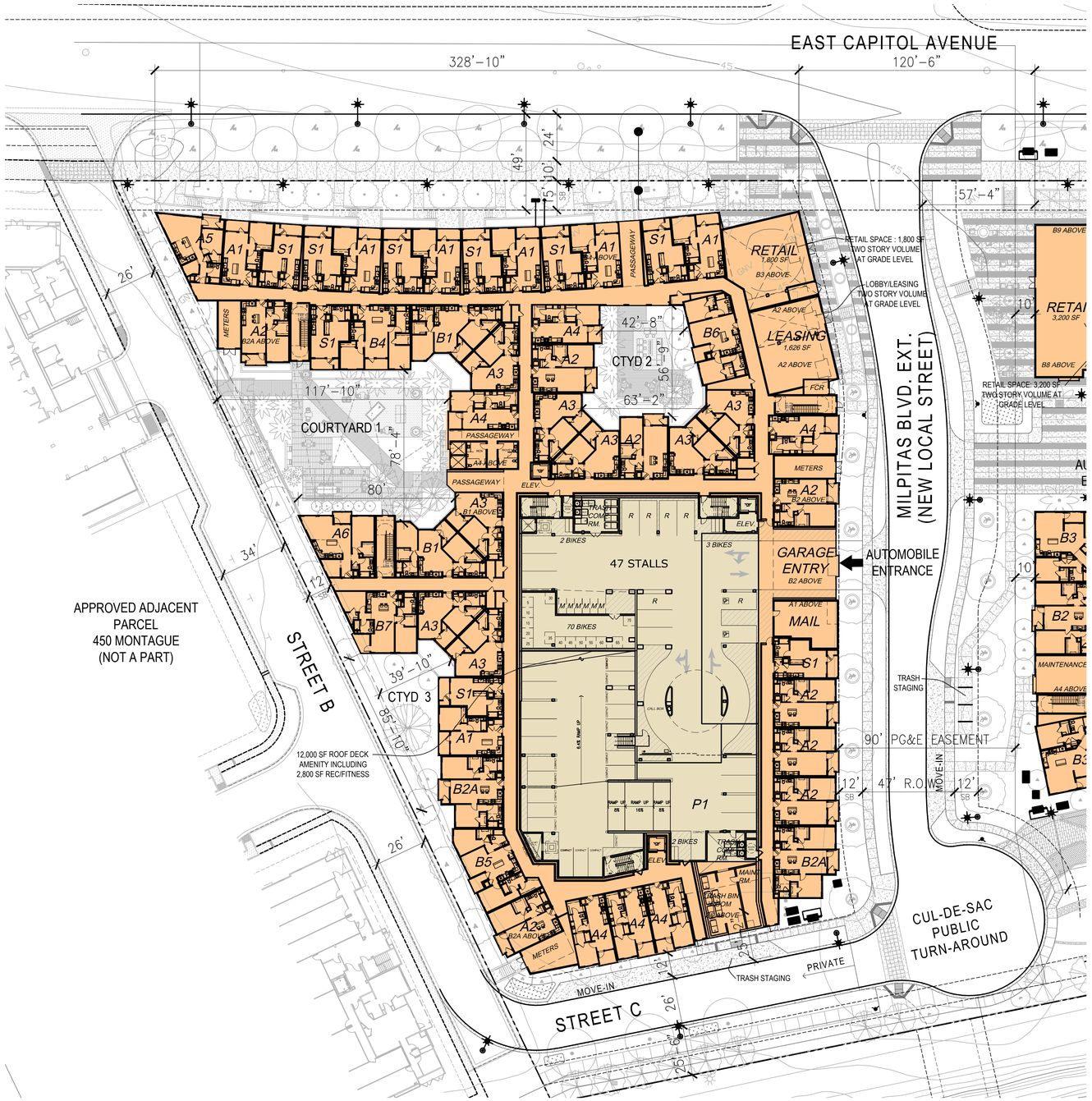
SITE PLAN A2.0

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

03.03.2016 PLANNING SUBMITTAL



At least 3% of the total no. of resident parking spaces provided shall be electric vehicle charging stations (EVCS) capable of supporting future EV charging per CalGreen sec. 4.106.4.2. At least one EVCS shall be located in common use areas available for use by all residents. One in every 25 EVCS shall be provided with access aisle per CalGreen sec. 4.106.4.2.2 and shall be on an accessible route to building entrance and shall meet the requirements in City Policy No. BDP-BLG17.

Clean air vehicle parking shall be provided as per CalGreen sec.5.106.5.2. As per City policy BDP-BLG17 if EV charging stations are provided, at least one such parking space shall be accessible and accessible EV charging parking space shall not be counted as one of the required accessible parking spaces as required by CBC, because the space is allowed to be used by non-disabled people.

LEGEND:

R = RETAIL
E = ELEVATOR
M = MOTOCYCLE

NORTH

0' 30' 60' 90'
SCALE: 1" = 30'

BUILDING 'A' SITE PLAN

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BLDG A SITE PLAN	A3.0	03.03.2016

No.	ITEM	DATE
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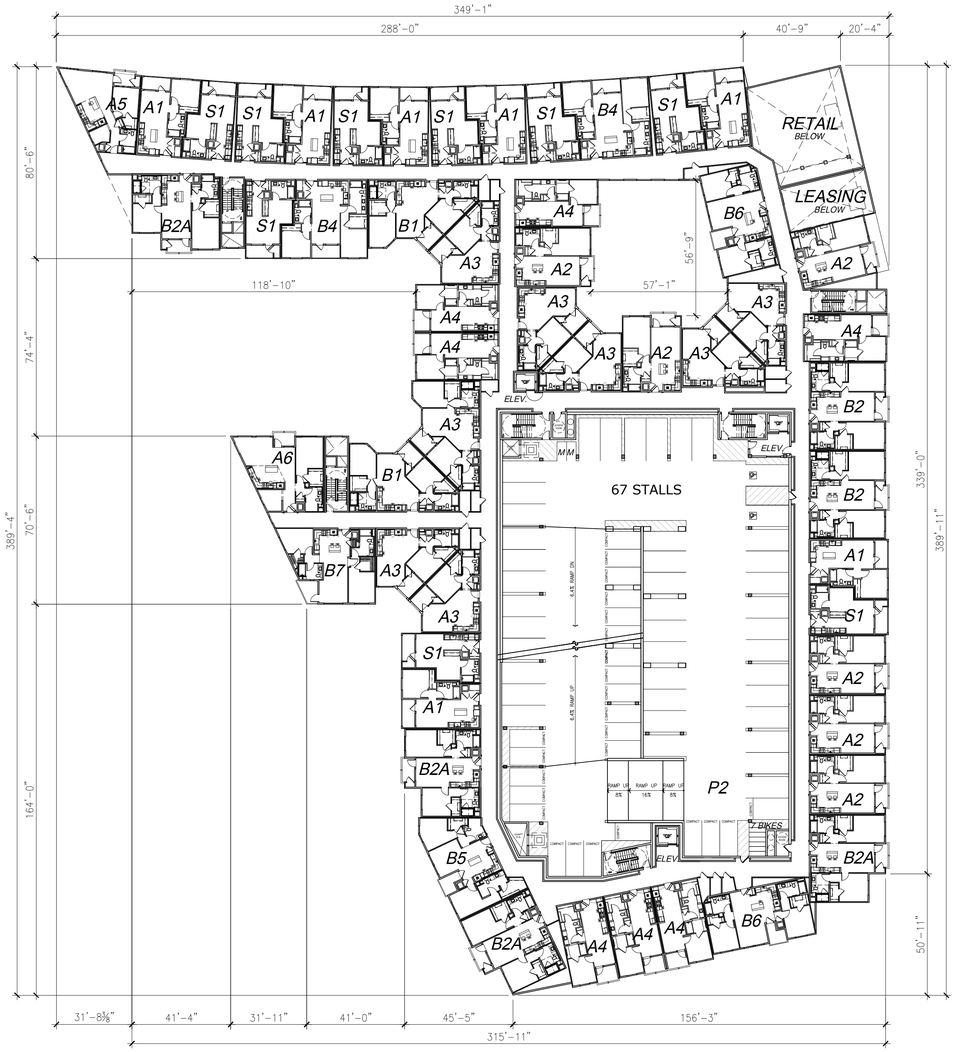
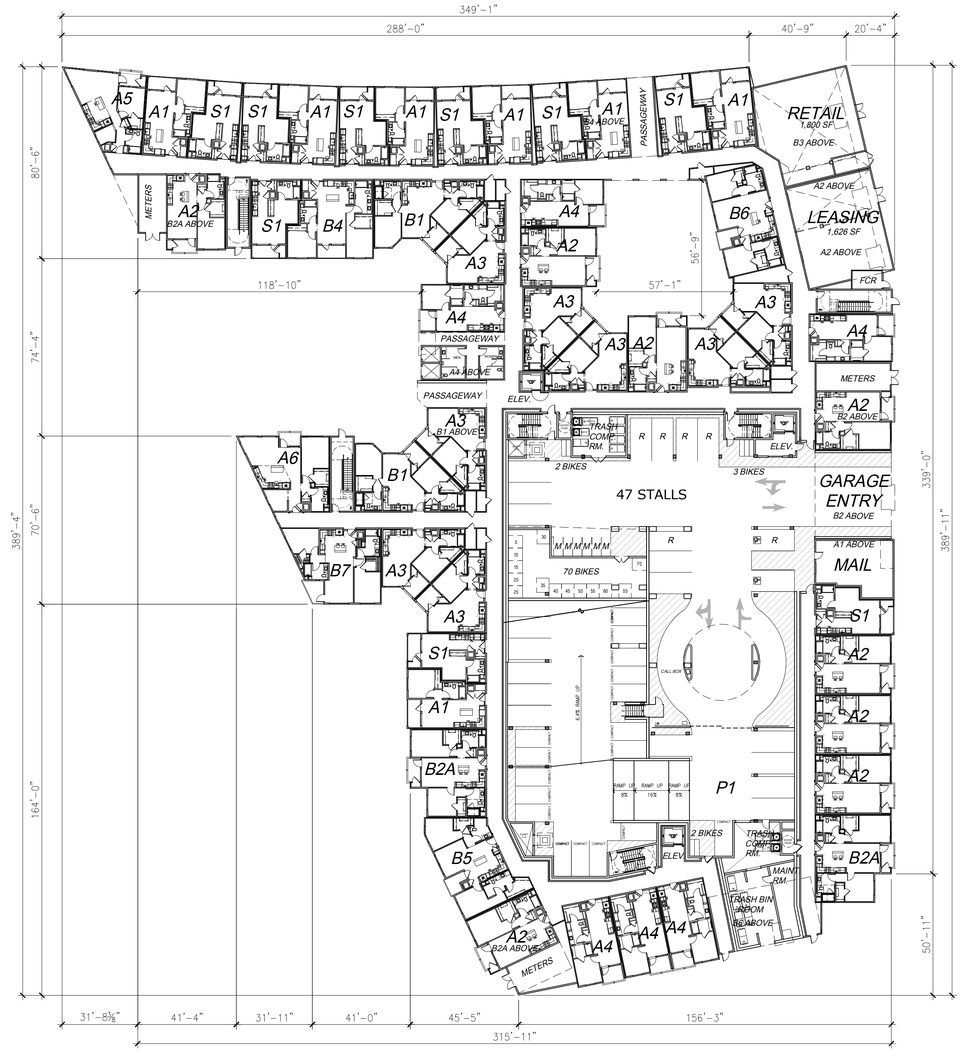


LEVEL 2



LEVEL 1

NOTE:
R = RETAIL
M = MOTOCYCLE
ELEV - ELEVATOR

0' 30' 60' 90'

SCALE: 1" = 30'

15-250 & 15-425 03.03.2016

BUILDING A PLANS - LEVEL 1-2

730 E. CAPITOL & 750 E. CAPITOL MILPITAS, CA

BUILDING PLANS	A3.1

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

03.03.2016

PLANNING SUBMITTAL

CASE FILE NUMBER:

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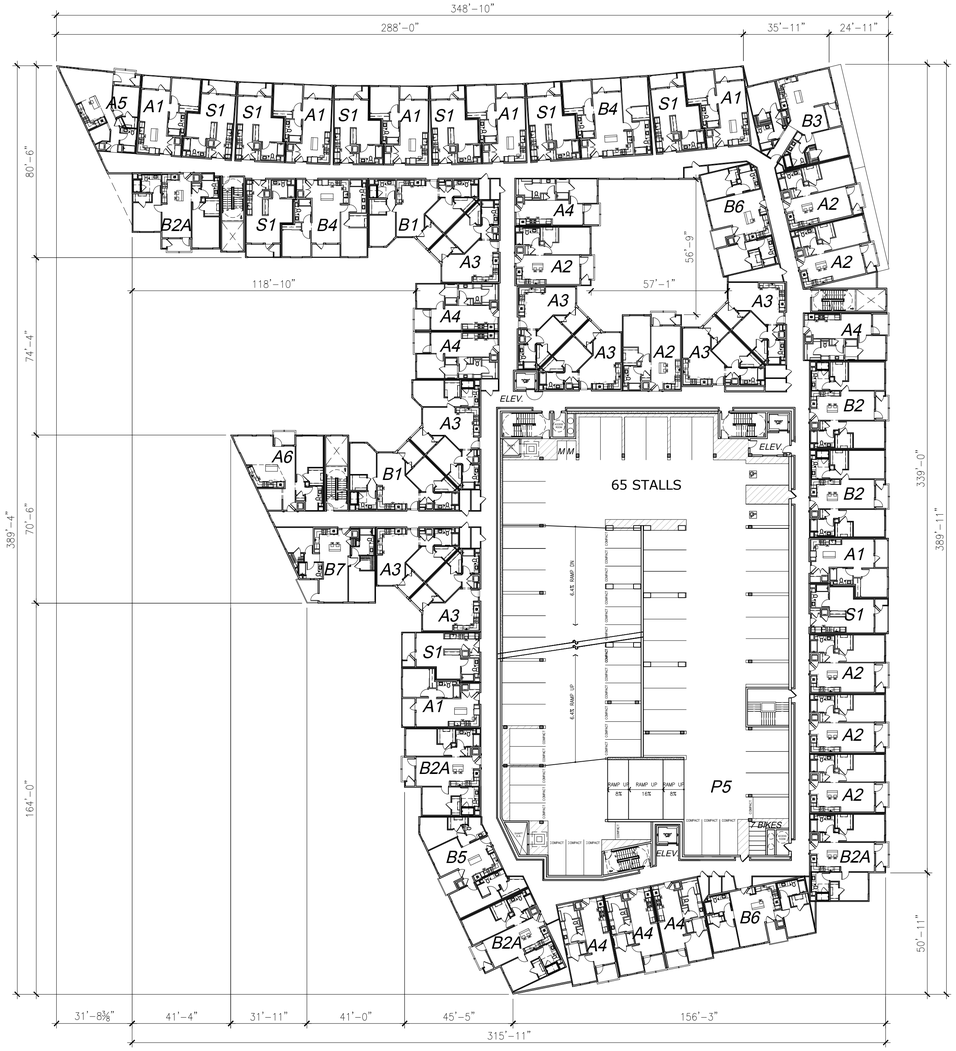
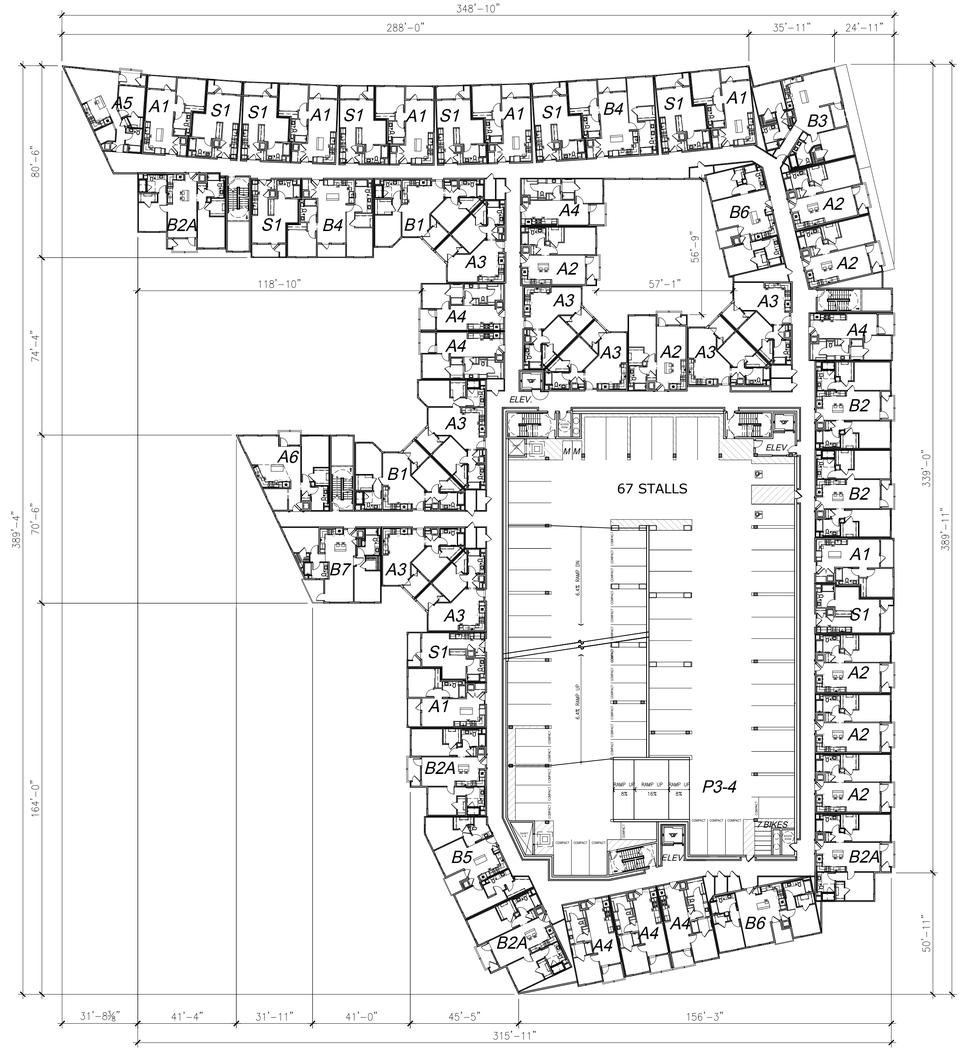


LEVEL 5



LEVEL 3-4

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING A PLANS - LEVEL 3-5

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BUILDING PLANS **A3.2**

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

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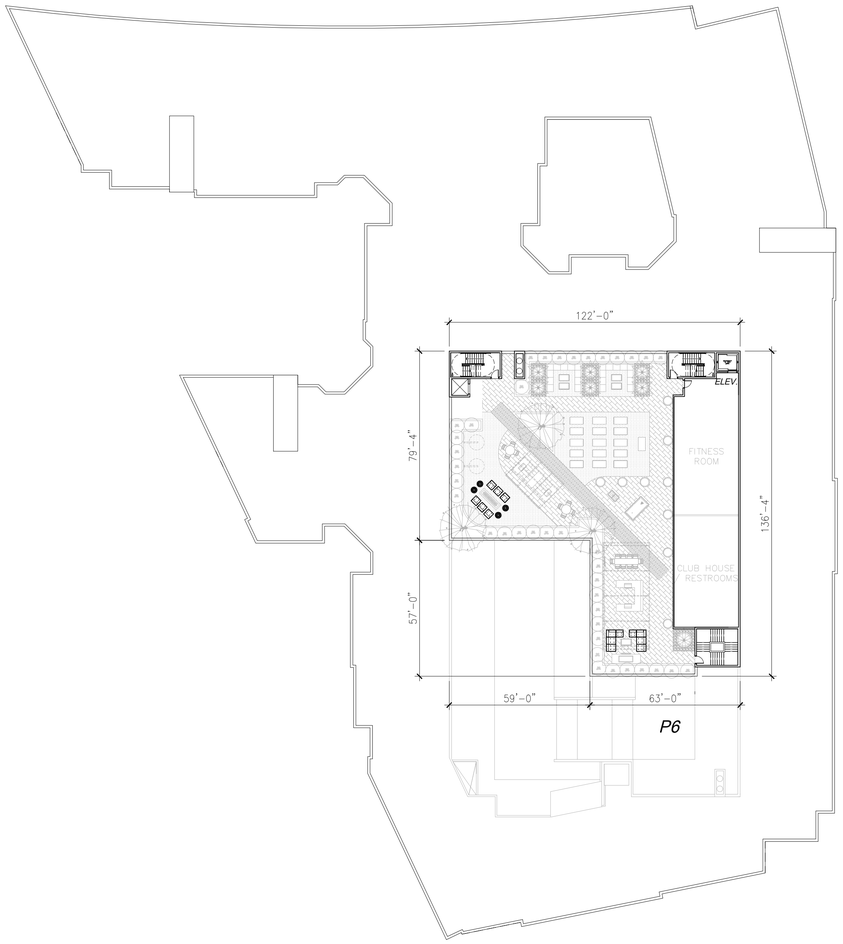
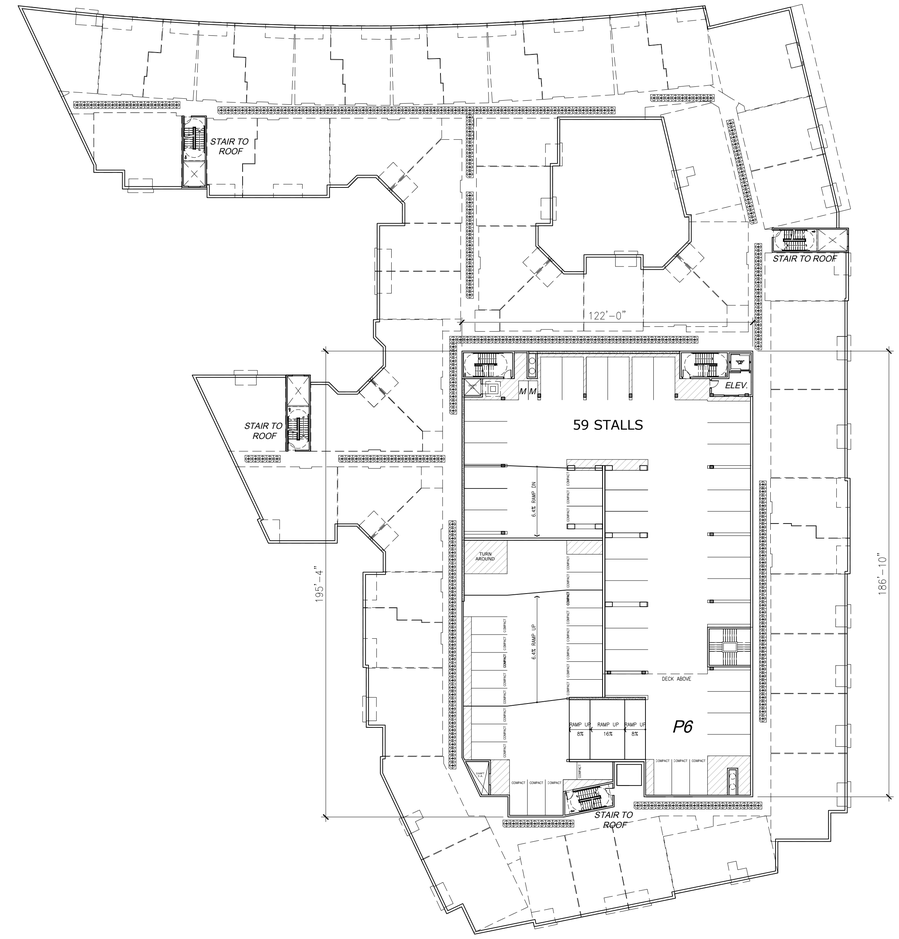


LEVEL 7



LEVEL 6

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING A ROOF/ GARAGE PLAN - LEVEL 6-7

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BUILDING PLANS A3.3

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

03.03.2016

PLANNING SUBMITTAL

CASE FILE NUMBER:

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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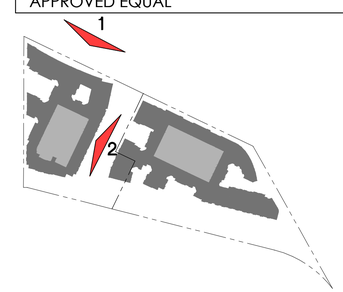
ELEVATION 1

ELEVATION 2

MATERIALS AND FINISH LEGEND

1. EXTERIOR FINISH PLASTER WITH REVEALS - SMOOTH FINISH
2. HORIZONTAL SIDING
3. VINYL WINDOW
4. METAL RAILING
5. RAILING - COLORED FROSTED PANEL
6. METAL PANEL SYSTEM
7. METAL AWNING
8. VERTICAL METAL SLATS
9. ALUMINUM STOREFRONT SYSTEM

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL



KEY MAP

NORTH

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'

BUILDING A ELEVATIONS

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BLDG A ELEVATIONS	A3.4a	03.03.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL

ANTON DEV CO
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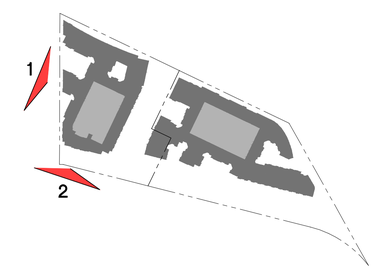
ELEVATION 1

ELEVATION 2

MATERIALS AND FINISH LEGEND

1. EXTERIOR FINISH PLASTER WITH REVEALS - SMOOTH FINISH
2. HORIZONTAL SIDING
3. VINYL WINDOW
4. METAL RAILING
5. RAILING - COLORED FROSTED PANEL
6. METAL PANEL SYSTEM
7. METAL AWNING
8. VERTICAL METAL SLATS
9. ALUMINUM STOREFRONT SYSTEM

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL



KEY MAP

NORTH

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'

BUILDING A ELEVATIONS

15-250 & 15-425 03.03.2016

BLDG A ELEVATIONS	A3.4b

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

03.03.2016

PLANNING SUBMITTAL

CASE FILE NUMBER:

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEVCO
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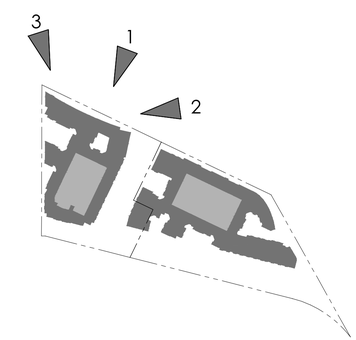
PERSPECTIVE 1

PERSPECTIVE 2

PERSPECTIVE 3



KEY MAP

BUILDING A PERSPECTIVES

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEVCO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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15-250 & 15-425 03.03.2016

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BLDG A PERSPECTIVES A3.5

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

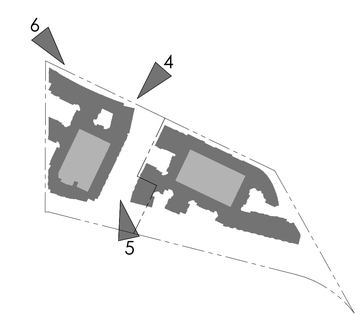
CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016

PERSPECTIVE 4

PERSPECTIVE 5

PERSPECTIVE 6



KEY MAP

BUILDING A PERSPECTIVES

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BLDG A PERSPECTIVES A3.6

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016

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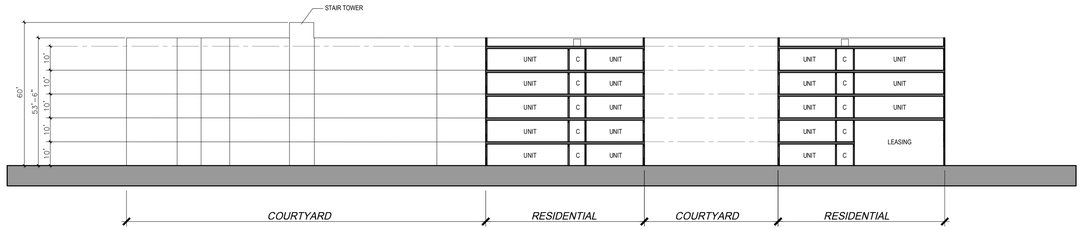
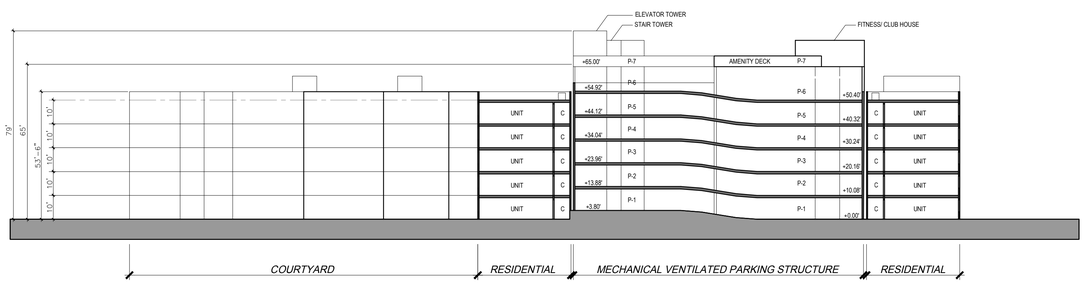
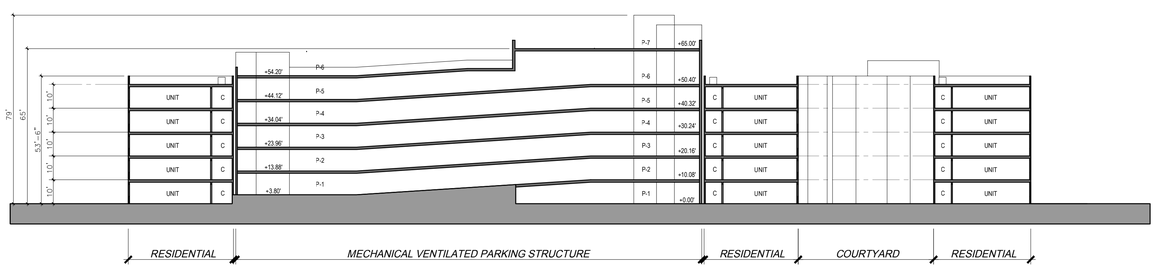


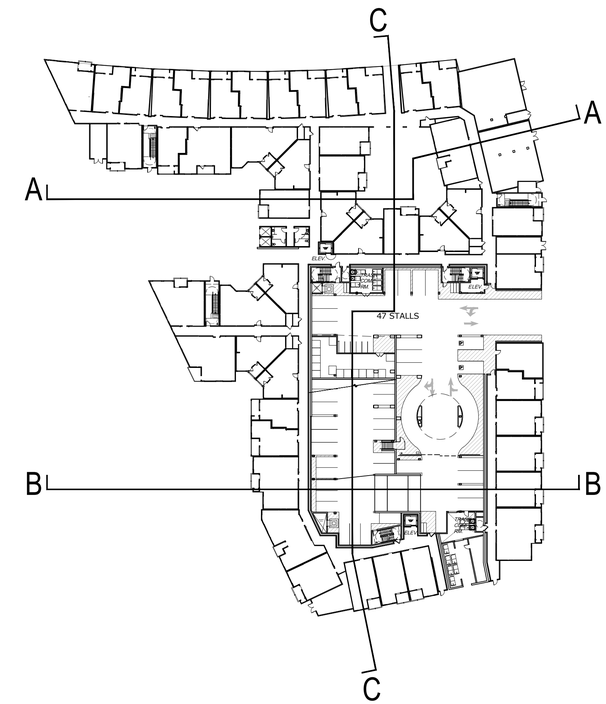
SECTION A-A



SECTION B-B



SECTION C-C



BLDG 'A' KEY MAP
(NOT TO SCALE)

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING A SECTIONS

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BLDG A SECTIONS	A3.7	03.03.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

PLANNING SUBMITTAL

CASE FILE NUMBER:

ANTON DEVCO
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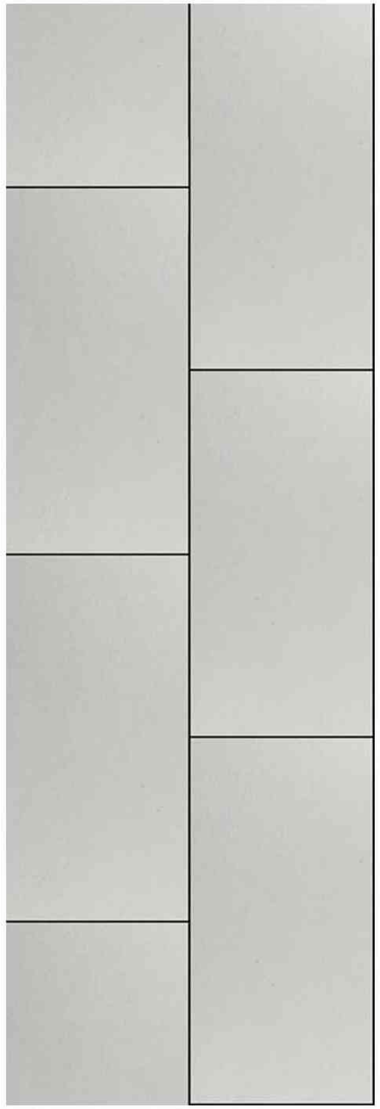
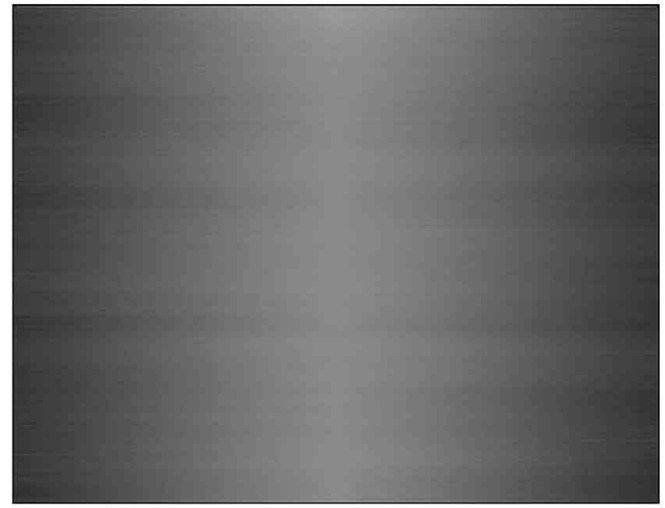


METAL PANEL 1

HORIZONTAL SIDING



METAL AWNING

SW 7048 URBANE BRONZE

SW 7070 SITE WHITE

Crystal Clear

ACRYLIC PANELS

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

ANTON DEV CO

950 Tower Lane, Suite 1225, Foster City, CA 94404

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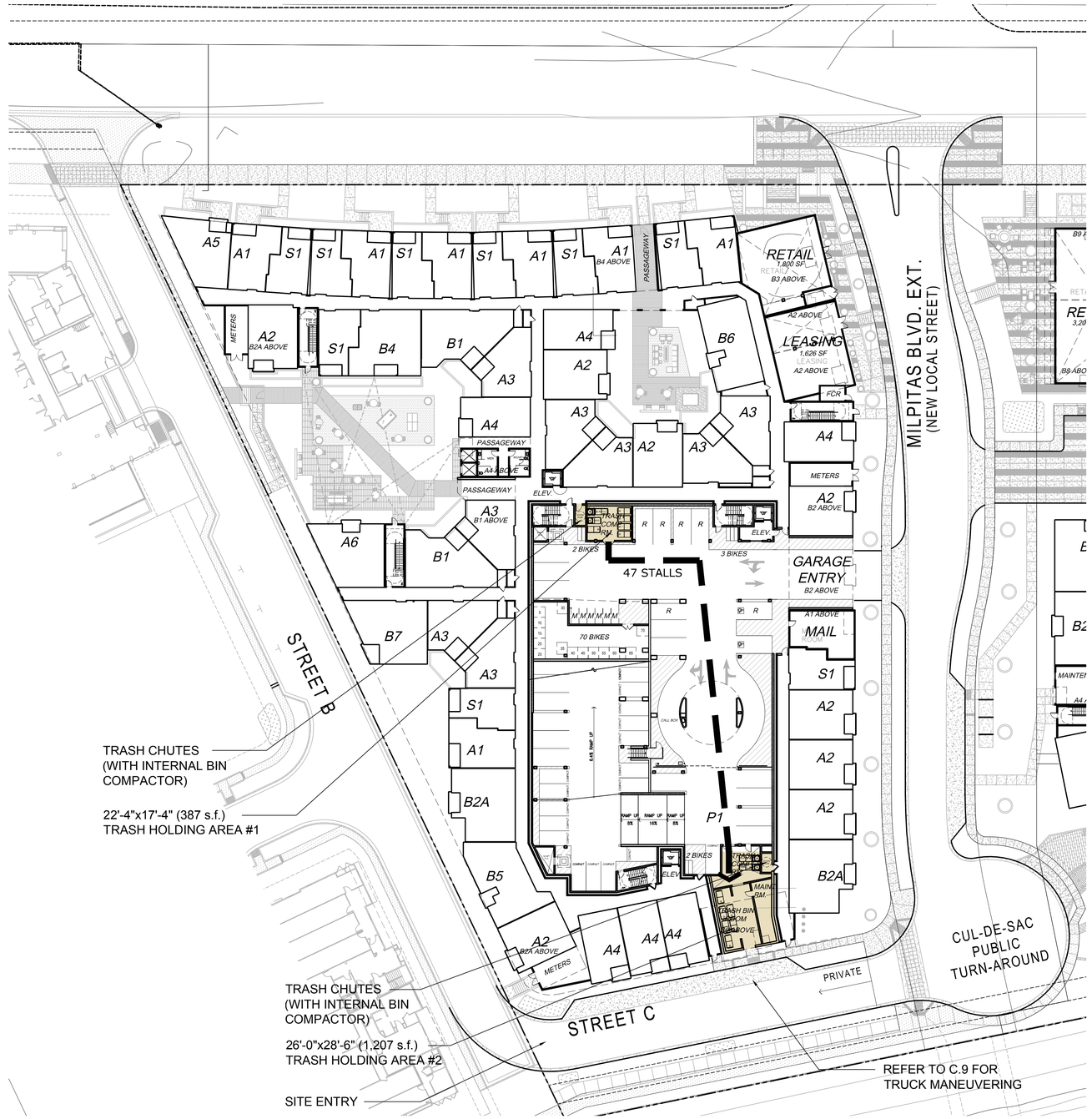
COLORS AND MATERIALS A3.8

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016



TRASH NARRATIVE

Residents will dispose of trash and waste for recycling via chutes for refuse and recycling (1 each) which are provided in a room at two locations on each level. Trash chutes drop into trash bins located in rooms on the lower garage level, as shown on this sheet. Vertical Trash Compactors are provided within these receiving / compaction rooms to directly compact refuse or recyclable material. Management personnel will bring compacted bins out of the receiving / compaction rooms for "scout" truck collection / "train-ing". (Internal transport from Holding/Compaction areas to the Collection Area shall remain the responsibility of the property owner throughout the lifecycle of this development). The scout truck will then transport compacted bins to the collection area as shown. The bins will be moved from the trash collection area to the trash loading area upon the arrival of the trash truck on the designated pick-up day (Twice a week).

Refer to Civil Engineer Sheet C.9 for Truck maneuvering. The holding area opening is 18' wide and provides 15' height clearance.

Per City of Milpitas Development Guidelines for Solid Waste Service, 3 cubic yard bin size is 42" x 72". Compatibility of bins used for Scout truck and "train-ing" to be confirmed for use with Allied Waste Management trucks.

Color of bins used for solid waste (blue suggested) to be different from bins used for recycling (white suggested, as used by Allied).

TRASH COLLECTION SUMMARY

3(b) Chutes. Chutes, if provided for on-site collection of material, shall comply with the following guidelines:

i. Application. Contact City engineering department if recycled material chutes are proposed since special care must be taken to assure material does not hang up in chutes and to minimize contamination by trash. In addition, a property manager shall be available to monitor the chute daily (including weekends)to check operations, maintain bins and chutes, and avoid nuisance conditions.

ii. Adequate Designated Recycled Area Required. Provide adequate area for separate recycled material collection adjacent to chute area; property management to transport recycled material to central location for pickup.

iii. Chute Design.
1. Provide 16 inch square chute doors (which is smaller than the 24 inch chute diameter) to preclude dumping of large items which may hang up in chute.
2. Provide chute doors with side panels to avoid hands being caught in doors.
3. Provide temporary “shut-off door” at end of chute to prevent disposal when receiving trash bins are being changed.
4. Provide insulation around chute to reduce noise.
5. Provide sanitary systems to minimize nuisance conditions:
- Placement of the manufacturers optional, built-in water cleaning system, where appropriate**
- Use of the deodorizer device, where appropriate***
- Include positive, mechanical air ventilation of at least six (6) room volumes per hour or as designed for specific use by registered engineer. Fan switch shall be located at a convenient location near trash bins.
6. Provide individual slide-out refuse cabinet with 15 pound plastic bag holder in each residential kitchen for plastic, tie-top disposal bags to be used for disposal into chutes.
7. For chutes in excess of three floors, a baffle system to reduce the drop impact of material shall be included.

iv. Others.
1. Adhere to fire code (City Fire Department will review).
2. Conform to all Equipment Manufacturer's requirements.

NOTE: SOLID WASTE AND RECYCLING CALCULATIONS PER WASTE MANAGEMENT PLAN UNDER SEPARATE COVER

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING 'A' SOLID WASTE PLAN

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEV CO
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SOLID WASTE PLAN — A3.9

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

03.03.2016
PLANNING SUBMITTAL

1 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
7548 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

2 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
9201 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

3 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
7724 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

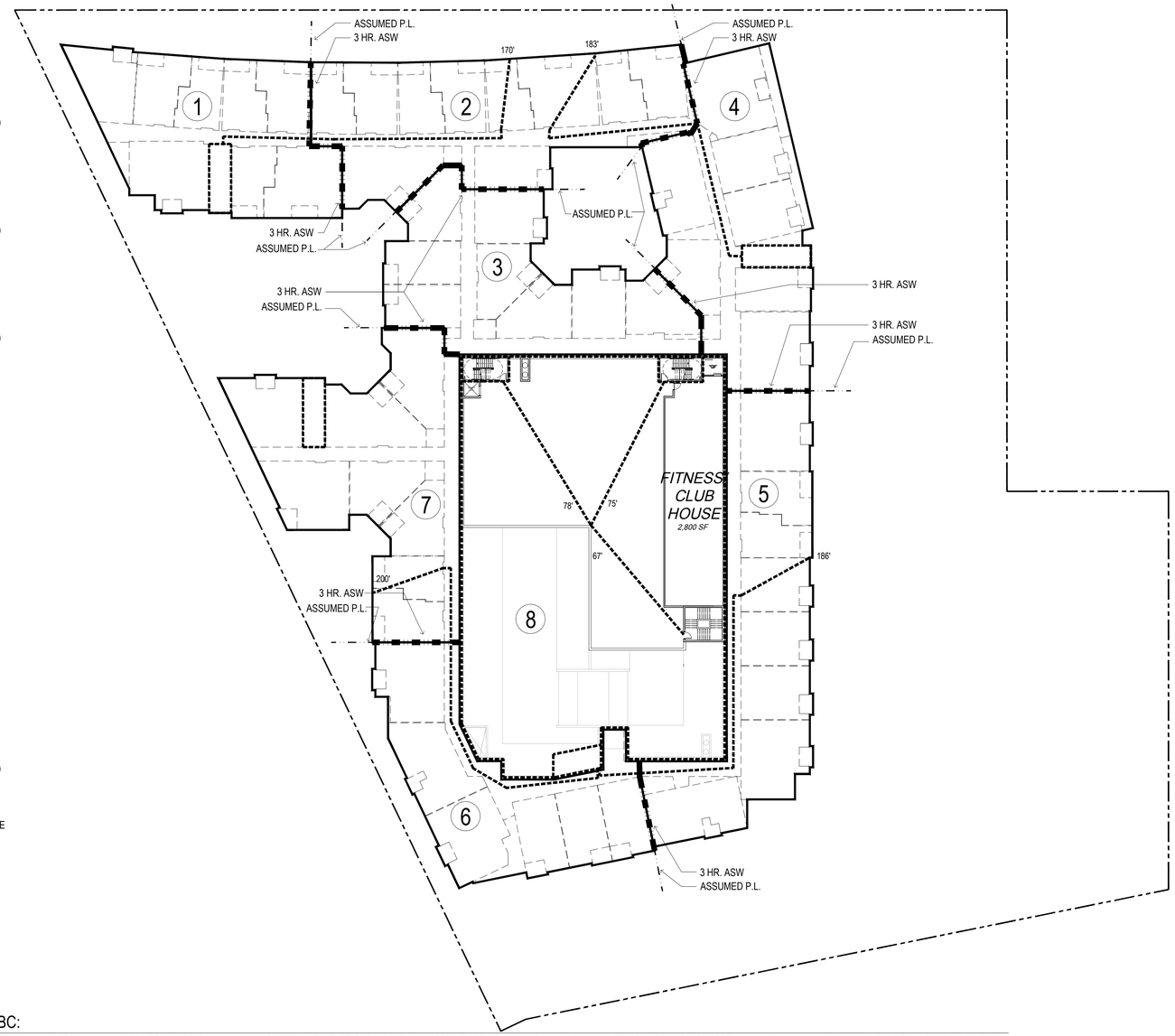
4 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
8812 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

5 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
8881 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

6 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
7087 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

7 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
9263 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

8 MECH VENT PARKING STRUCTURE
S-2 OCCUPANCY I-B
6 STORY
22883 SQ. FT. PER STORY



Building Area - 2013 CBC:

BUILDING USE	OCCUPANCY	TYPE OF CONSTRUCTION	APPROVED AUTOMATIC SPRINKLER SYSTEM (903.3.1.1)	ALLOWABLE BLDG. HEIGHT/ STORIES WITH APPROVED AUTOMATIC SPRINKLER SYSTEM (504.2)	TOTAL NUMBER OF STORIES ABOVE GRADE PROVIDED	BUILDING HEIGHT PROVIDED	FORMULA USED FOR ALLOWABLE BUILDING AREA TABLE 503	SECTION 506.1	SECTION 506.4.1		MAXIMUM BUILDING AREA PER BLDG. SECTION	MAXIMUM ALLOWABLE BUILDING AREA PER STORY	MAX BUILDING AREA PER STORY FOR 5 STORIES
RESIDENTIAL DWELLING UNITS	R-2	III-A	NFPA 13	5/ 85'	5	53'-11"	24,000 SF/ FLOOR	X1	X2	=	48,000 S.F.	24,000 S.F.	9,600 SF
PARKING STRUCTURE	S-2	I-B	NFPA 13	11	6	54'-8"	79,000 SF/ FLOOR	X3	X2	=	474,000 S.F.	237,000 S.F.	-

NOTES:

- EXTERIOR WALL FRAMING OF TYPE III CONSTRUCTION SHALL BE FIRE RETARDANT TREATED LUMBER (CBC 602.3)
- BUILDING CORRIDORS SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 1018
- BUILDING EXIT PASSAGEWAYS SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 1023
- WHERE AN EXIT ENCLOSURE IS EXTENDED TO AN EXIT DISCHARGE OR A PUBLIC WAY BY AN EXIT PASSAGEWAY, THE EXIT ENCLOSURE SHALL BE SEPARATED FROM THE EXIT PASSAGEWAY BY A FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH CBC SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION CBC 712, OR BOTH.
- MAX. DEAD-END CORRIDOR WHERE BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.1.1 IS 50'-0".

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING A CODE COMPLIANCE

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEVCO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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BLDG A CODE COMPLIANCE A3.10

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

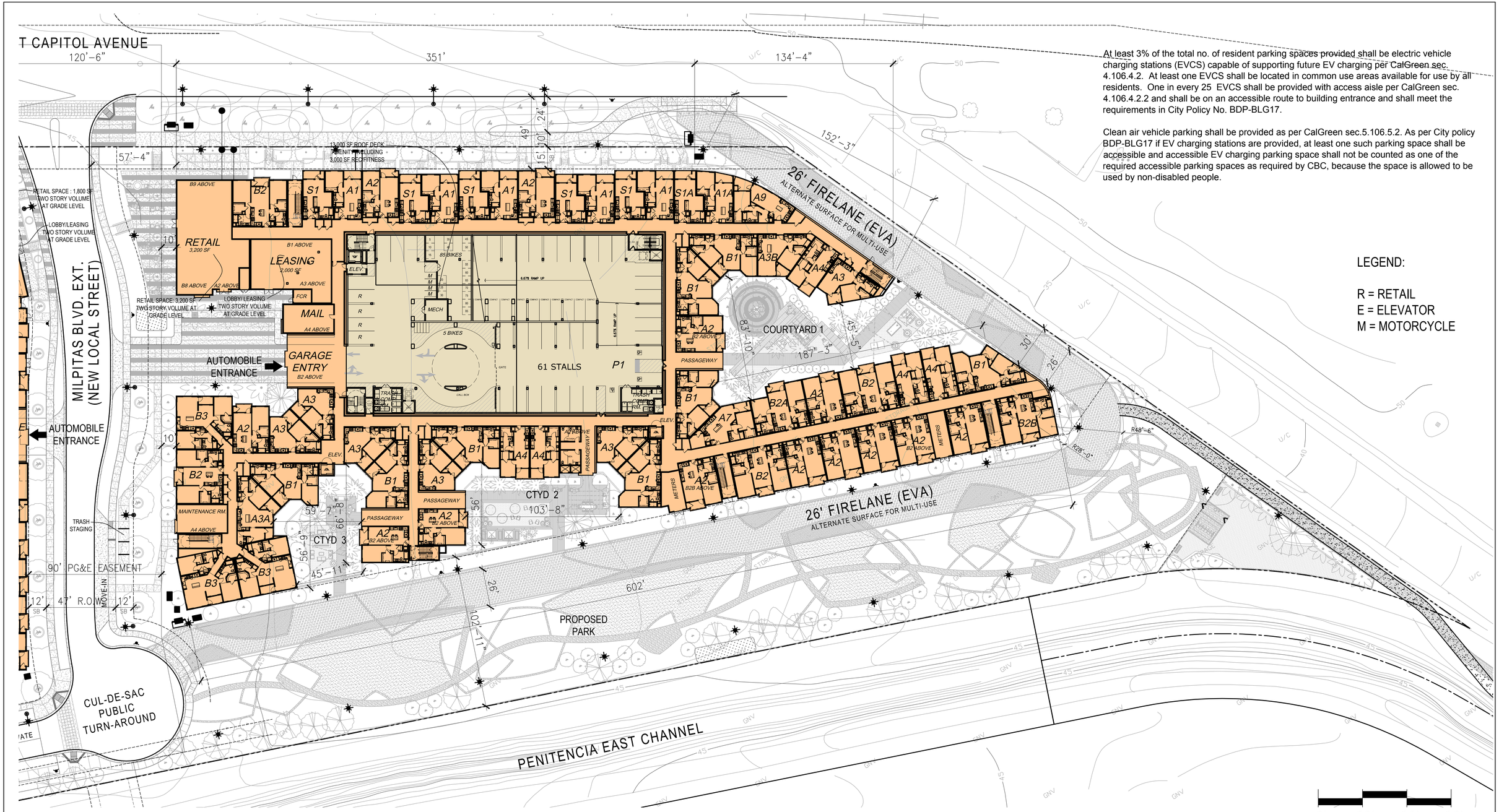
PLANNING SUBMITTAL 03.03.2016

At least 3% of the total no. of resident parking spaces provided shall be electric vehicle charging stations (EVCS) capable of supporting future EV charging per CalGreen sec. 4.106.4.2. At least one EVCS shall be located in common use areas available for use by all residents. One in every 25 EVCS shall be provided with access aisle per CalGreen sec. 4.106.4.2.2 and shall be on an accessible route to building entrance and shall meet the requirements in City Policy No. BDP-BLG17.

Clean air vehicle parking shall be provided as per CalGreen sec.5.106.5.2. As per City policy BDP-BLG17 if EV charging stations are provided, at least one such parking space shall be accessible and accessible EV charging parking space shall not be counted as one of the required accessible parking spaces as required by CBC, because the space is allowed to be used by non-disabled people.

LEGEND:

R = RETAIL
E = ELEVATOR
M = MOTORCYCLE



0' 30' 60' 90'

SCALE: 1" = 30'

NORTH

BUILDING 'B' SITE PLAN

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

BLDG B SITE PLAN	A4.0	03.03.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL

ANTON DEV CO
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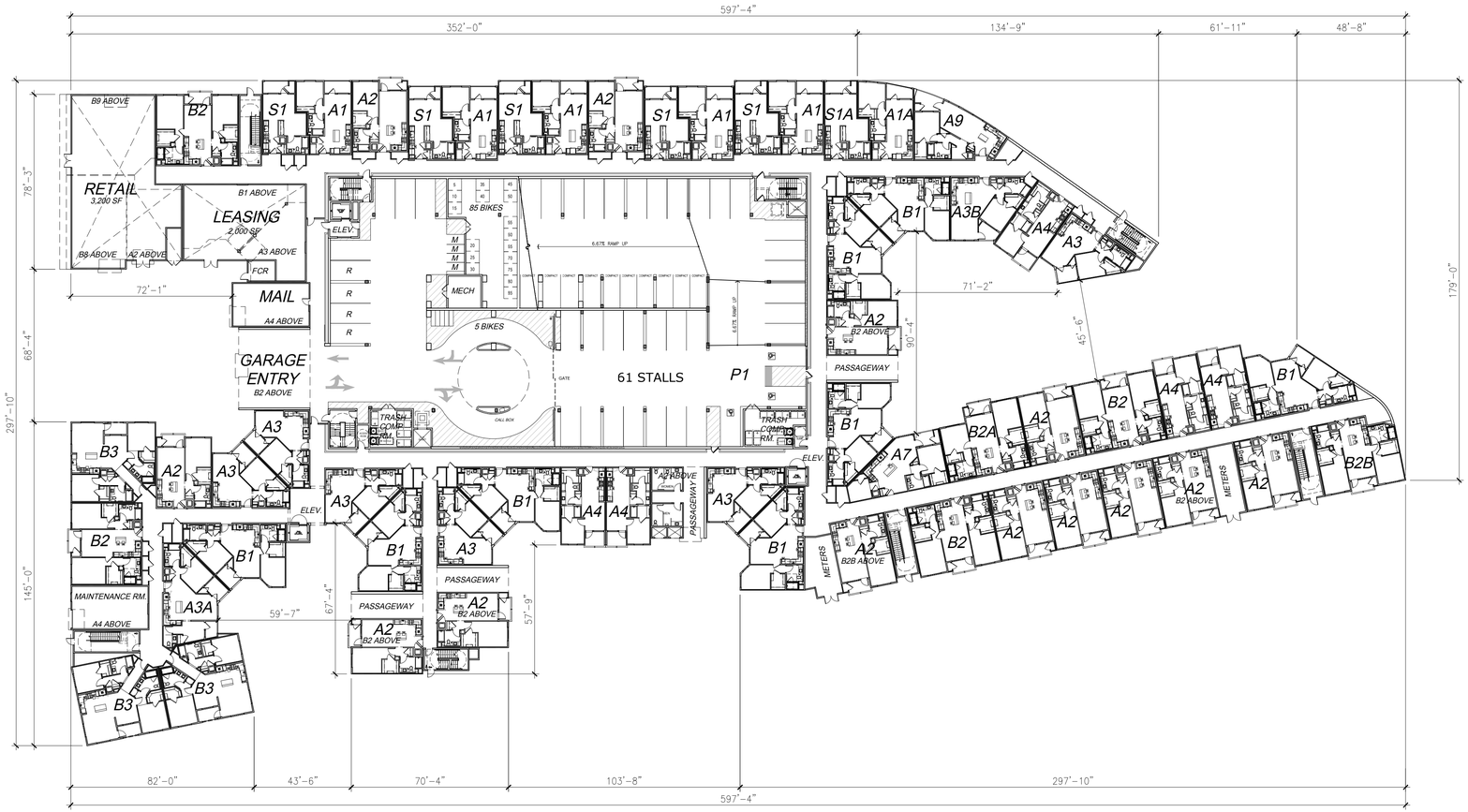

NOTE:
R = RETAIL
M = MOTOCYCLE
ELEV - ELEVATOR

0' 30' 60' 90'
SCALE: 1" = 30'

15-250 & 15-425 03.03.2016

BUILDING B PLANS - LEVEL 1

730 E. CAPITOL & 750 E. CAPITOL MILPITAS, CA

BUILDING PLANS	A4.1

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

03.03.2016 PLANNING SUBMITTAL

ANTON DEV CO
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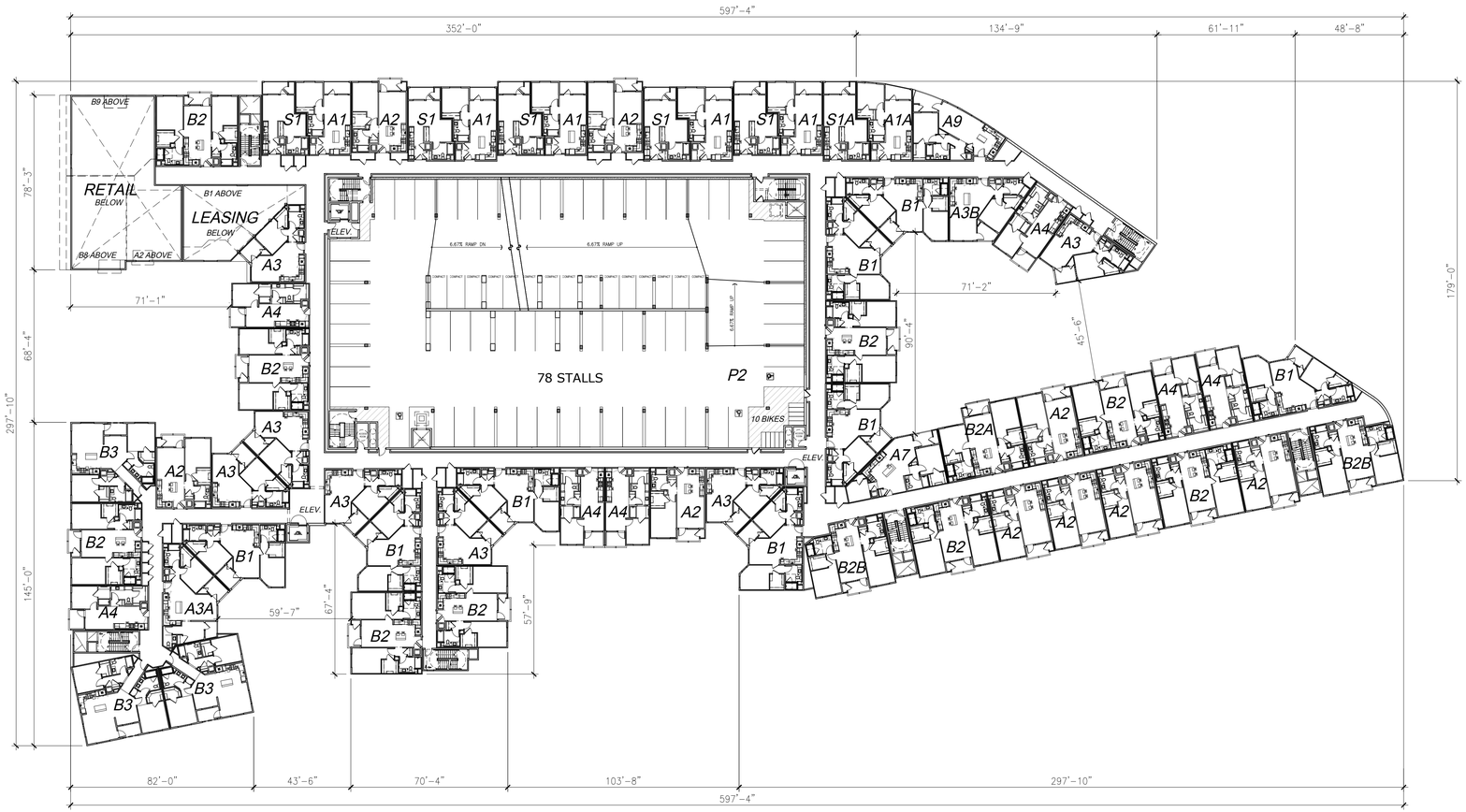

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING B PLANS - LEVEL 2

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BUILDING PLANS A4.2

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016

ANTON DEV CO
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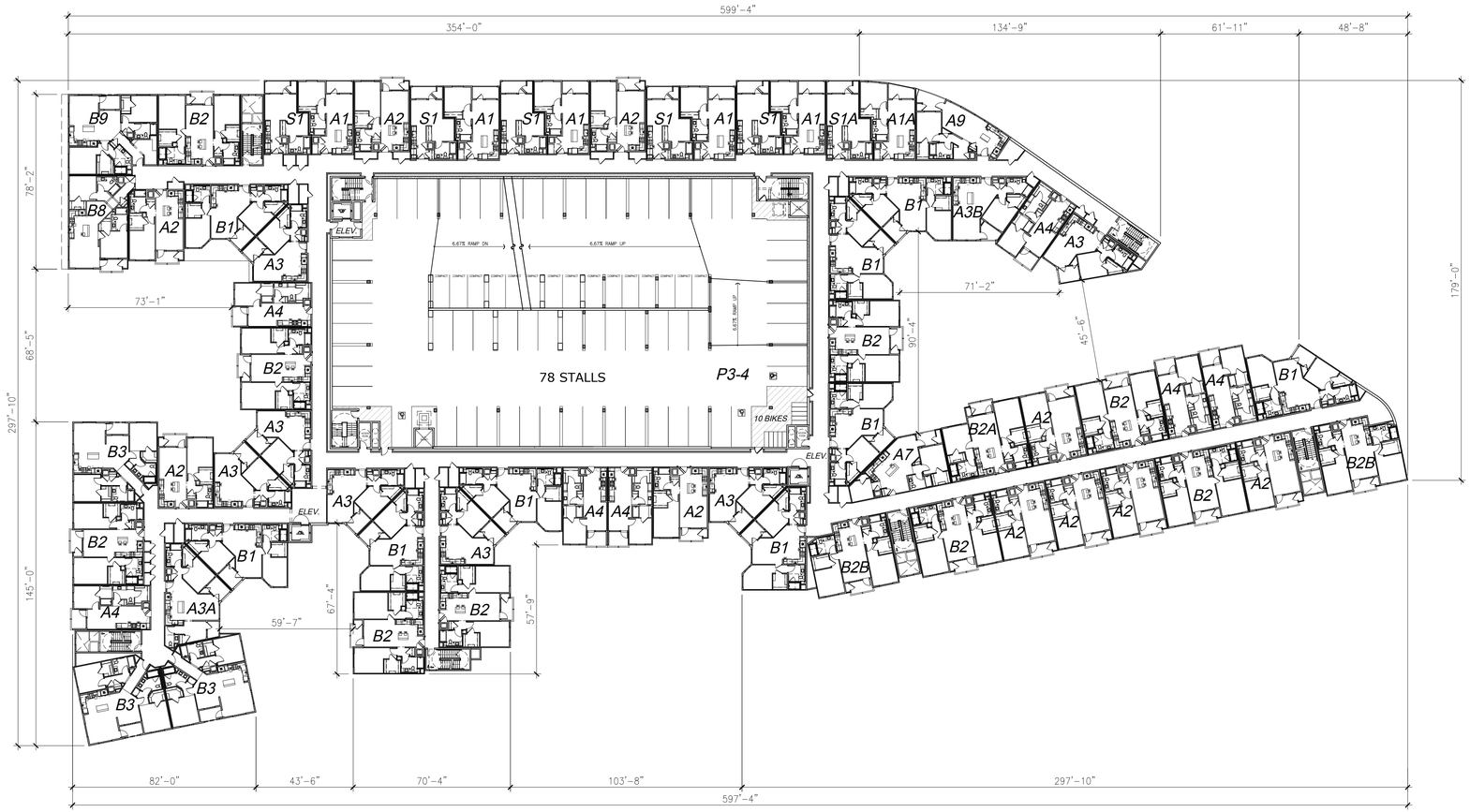

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING B PLANS - LEVEL 3-4

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

BUILDING PLANS	A4.3

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

03.03.2016 PLANNING SUBMITTAL

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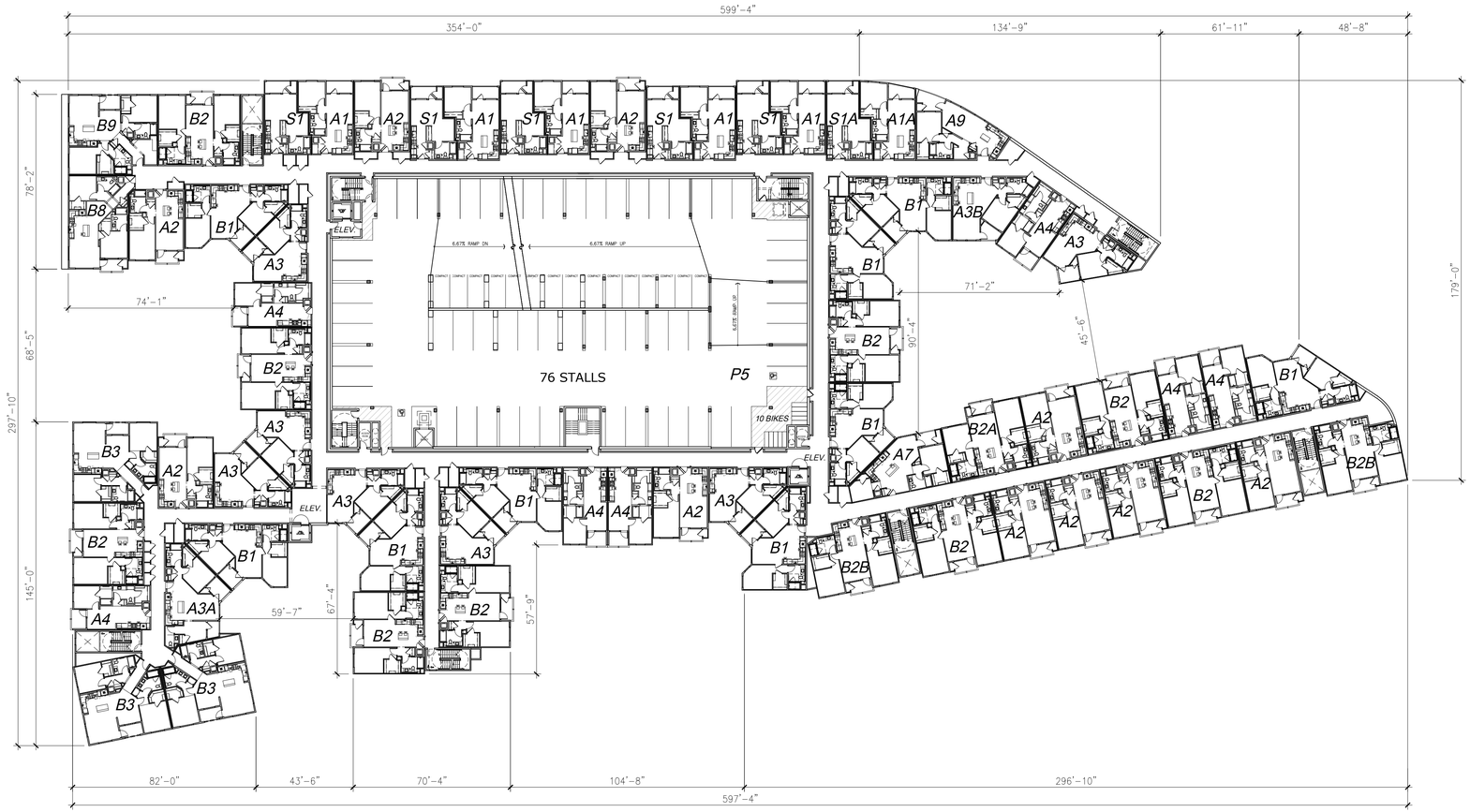

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING B PLANS - LEVEL 5

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BUILDING PLANS A4.4

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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

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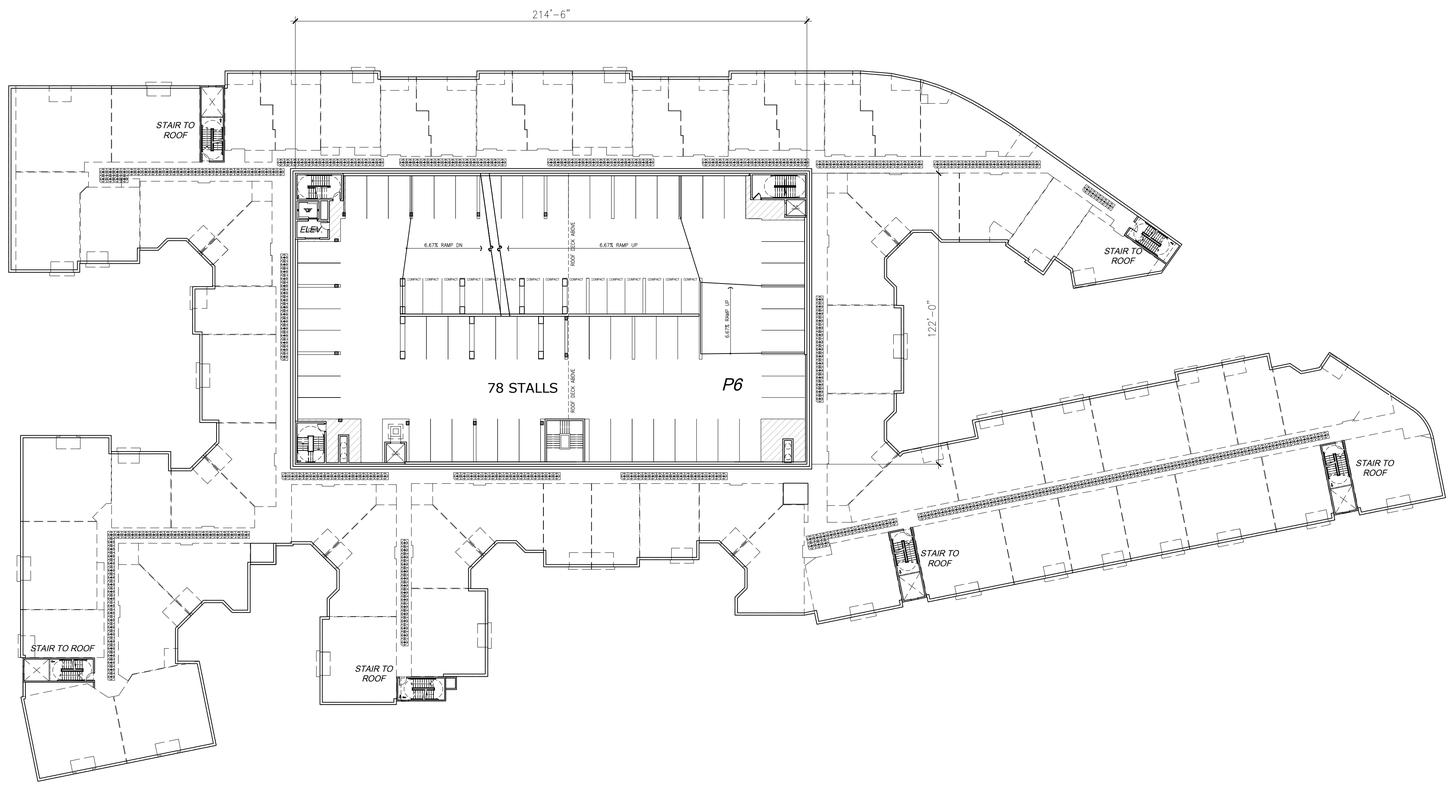

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING B PLANS - LEVEL 6

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BUILDING PLANS	A4.5

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016

ANTON DEVCO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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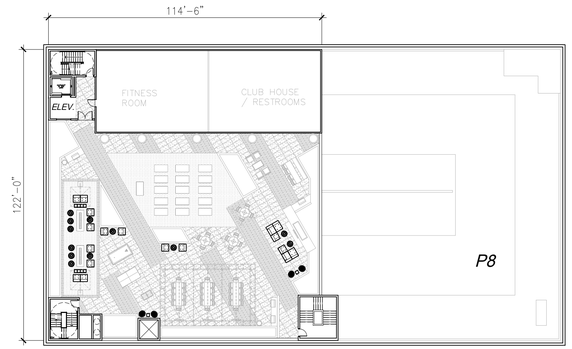
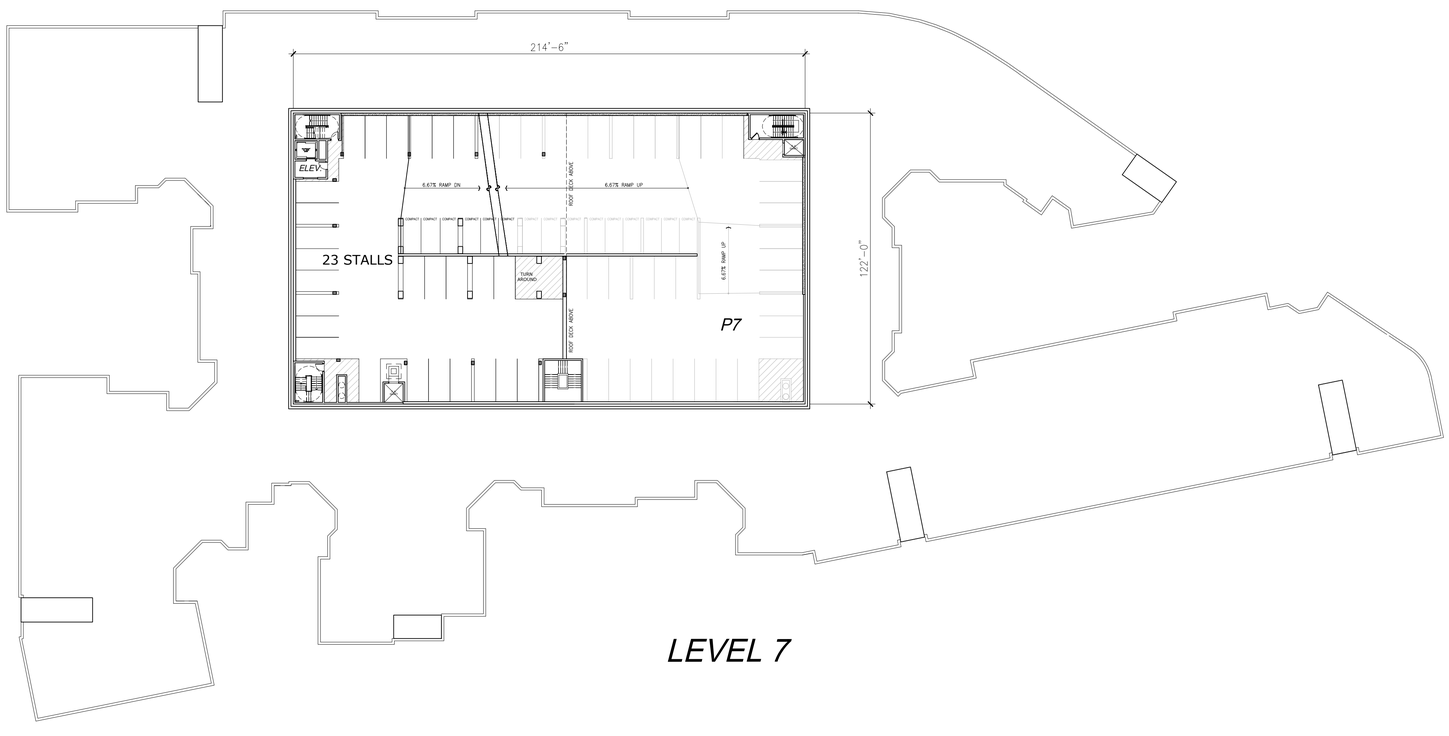


LEVEL 8 GARAGE PLAN



LEVEL 7

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING B PLANS - LEVEL 7-8

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BUILDING PLANS A4.6

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

03.03.2016

PLANNING SUBMITTAL

CASE FILE NUMBER:

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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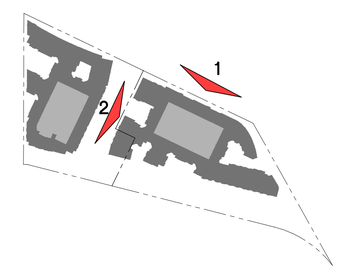
ELEVATION 1

ELEVATION 2

MATERIALS AND FINISH LEGEND

1. EXTERIOR FINISH PLASTER WITH REVEALS - SMOOTH FINISH
2. HORIZONTAL SIDING
3. VINYL WINDOW
4. METAL RAILING
5. RAILING - COLORED FROSTED PANEL
6. METAL PANEL SYSTEM
7. METAL AWNING
8. VERTICAL METAL SLATS
9. ALUMINUM STOREFRONT SYSTEM

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL



KEY MAP

NORTH

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'

BUILDING B ELEVATIONS

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BLDG B ELEVATIONS	A4.7a

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

PLANNING SUBMITTAL 03.03.2016

CASE FILE NUMBER:

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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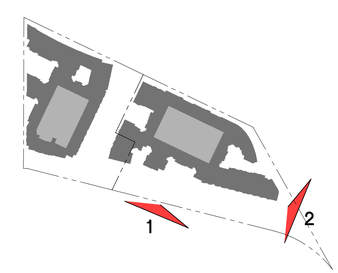
ELEVATION 1

ELEVATION 2

MATERIALS AND FINISH LEGEND

1. EXTERIOR FINISH PLASTER WITH REVEALS - SMOOTH FINISH
2. HORIZONTAL SIDING
3. VINYL WINDOW
4. METAL RAILING
5. RAILING - COLORED FROSTED PANEL
6. METAL PANEL SYSTEM
7. METAL AWNING
8. VERTICAL METAL SLATS
9. ALUMINUM STOREFRONT SYSTEM

NOTE: ALL MATERIALS NOTED OR APPROVED EQUAL



KEY MAP

NORTH

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'

BUILDING B ELEVATIONS

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BLDG B ELEVATIONS	A4.7b

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016

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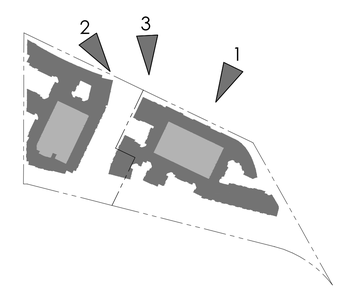
PERSPECTIVE 1

PERSPECTIVE 2

PERSPECTIVE 3



KEY MAP

BUILDING B PERSPECTIVES

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BLDG B PERSPECTIVES A4.8

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 03.03.2016

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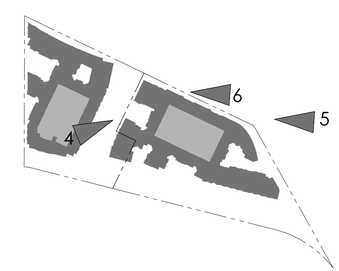
PERSPECTIVE 4

PERSPECTIVE 5

PERSPECTIVE 6



KEY MAP

BUILDING B PERSPECTIVES

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

BLDG B PERSPECTIVES A4.9

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

03.03.2016

PLANNING SUBMITTAL

CASE FILE NUMBER:

ANTON DEV CO
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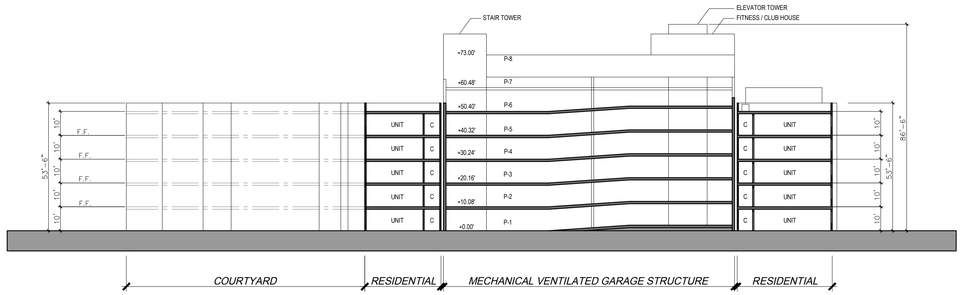
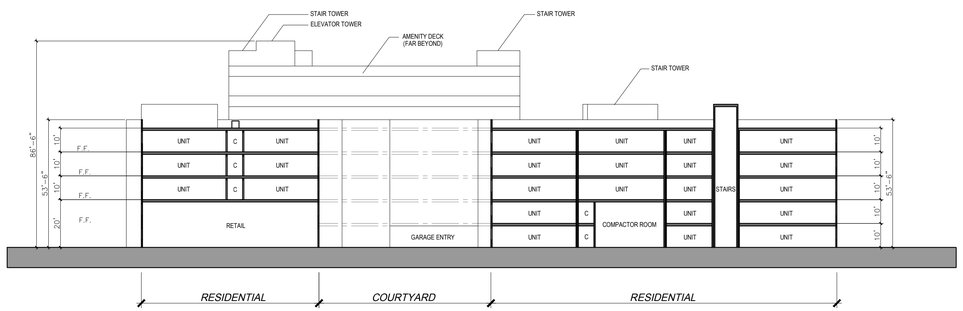
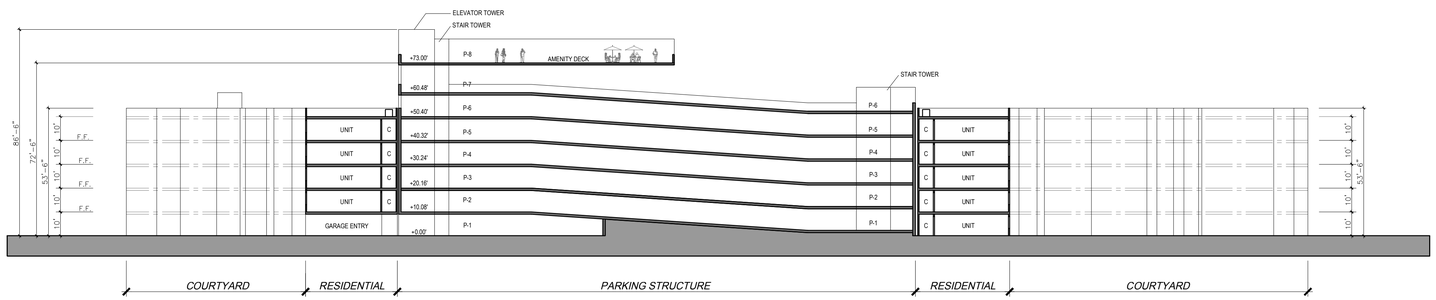


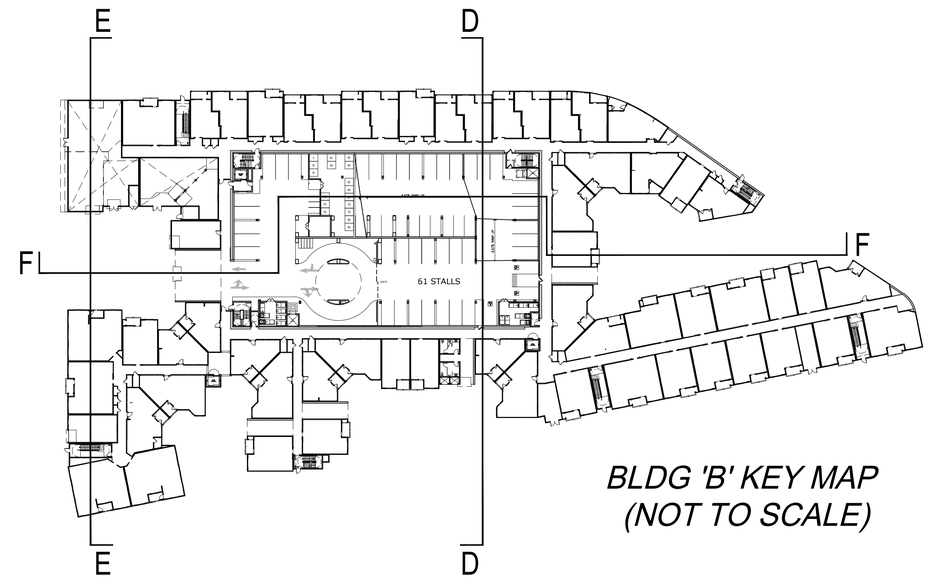
SECTION D-D



SECTION E-E



SECTION F-F



BLDG 'B' KEY MAP (NOT TO SCALE)

0' 30' 60' 90'

SCALE: 1" = 30'

15-250 & 15-425 03.03.2016

BUILDING B SECTIONS

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

BLDG B SECTIONS	A4.10	03.03.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL

ANTON DEV CO
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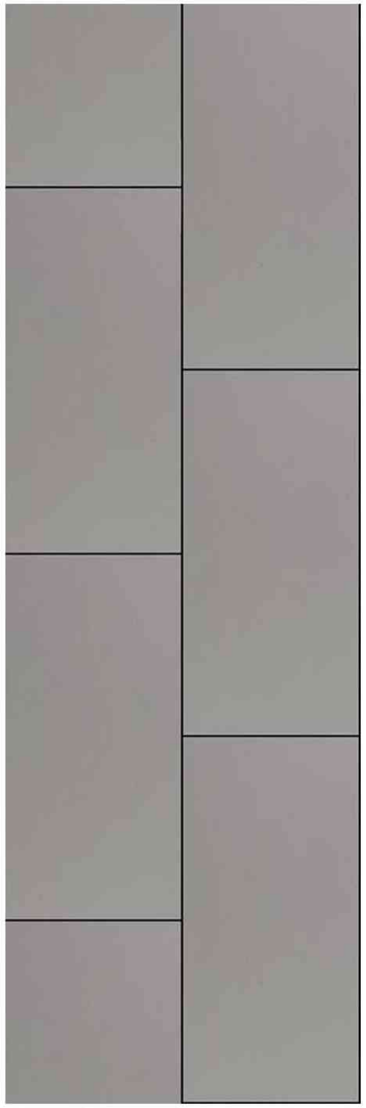
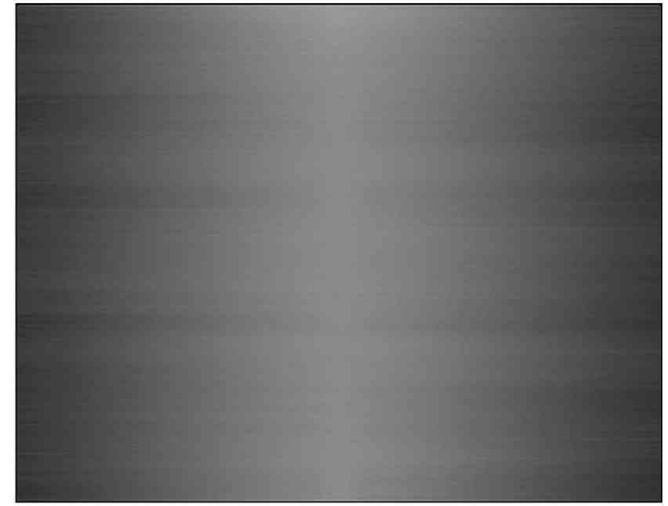


METAL PANEL 2

HORIZONTAL SIDING



METAL AWNING

SW 7048 URBANE BRONZE

SW 7070 SITE WHITE

Crystal Clear

ACRYLIC PANELS

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

15-250 & 15-425 03.03.2016

ANTON DEV CO
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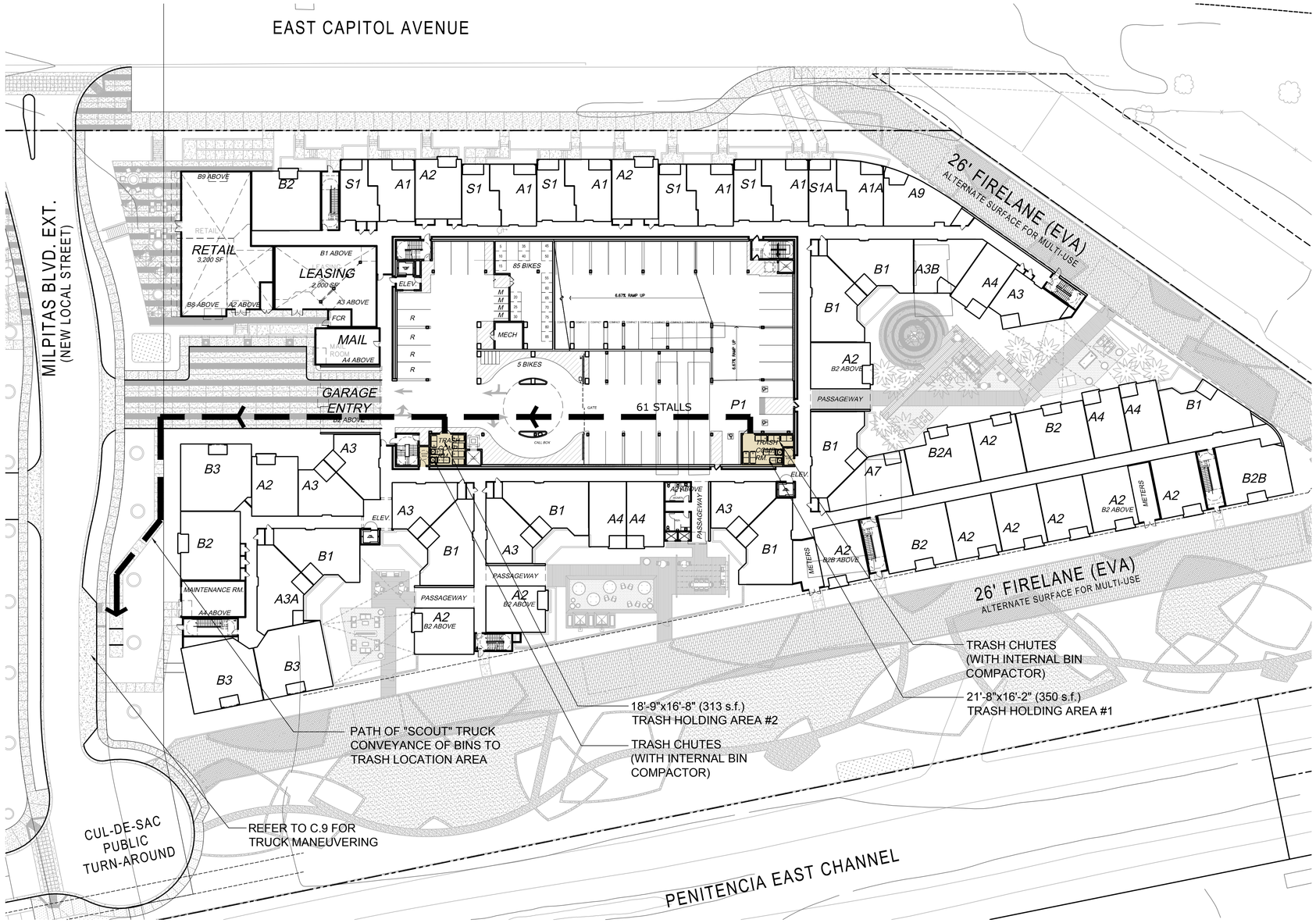
BLDG B ELEVATIONS A4.11

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

03.03.2016

PLANNING SUBMITTAL



TRASH NARRATIVE

Residents will dispose of trash and waste for recycling via chutes for refuse and recycling (1 each) which are provided in a room at two locations on each level. Trash chutes drop into trash bins located in rooms on the lower garage level, as shown on this sheet. Vertical Trash Compactors are provided within these receiving / compaction rooms to directly compact refuse or recyclable material. Management personnel will bring compacted bins out of the receiving / compaction rooms for "scout" truck collection / "train-ing". (Internal transport from Holding/Compaction areas to the Collection Area shall remain the responsibility of the property owner throughout the lifecycle of this development). The scout truck will then transport compacted bins to the collection area as shown. The bins will be moved from the trash collection area to the trash loading area upon the arrival of the trash truck on the designated pick-up day (Twice a week).

Refer to C.9 for the Solid Waste Collection Truck maneuvering. The holding area opening is 18' wide and provides 15' height clearance.

Per City of Milpitas Development Guidelines for Solid Waste Service, 3 cubic yard bin size is 42" x 72". Compatibility of bins used for Scout truck and "train-ing" to be confirmed for use with Allied Waste Management trucks.

Color of bins used for solid waste (blue suggested) to be different from bins used for recycling (white suggested, as used by Allied).

TRASH COLLECTION SUMMARY

3(b) Chutes. Chutes, if provided for on-site collection of material, shall comply with the following guidelines:

i. Application. Contact City engineering department if recycled material chutes are proposed since special care must be taken to assure material does not hang up in chutes and to minimize contamination by trash. In addition, a property manager shall be available to monitor the chute daily (including weekends)to check operations, maintain bins and chutes, and avoid nuisance conditions.

ii. Adequate Designated Recycled Area Required. Provide adequate area for separate recycled material collection adjacent to chute area; property management to transport recycled material to central location for pickup.

iii. Chute Design.
1. Provide 16 inch square chute doors (which is smaller than the 24 inch chute diameter) to preclude dumping of large items which may hang up in chute.
2. Provide chute doors with side panels to avoid hands being caught in doors.
3. Provide temporary “shut-off door” at end of chute to prevent disposal when receiving trash bins are being changed.
4. Provide insulation around chute to reduce noise.
5. Provide sanitary systems to minimize nuisance conditions:
- Placement of the manufacturers optional, built-in water cleaning system, where appropriate**
- Use of the deodorizer device, where appropriate***
- Include positive, mechanical air ventilation of at least six (6) room volumes per hour or as designed for specific use by registered engineer. Fan switch shall be located at a convenient location near trash bins.
6. Provide individual slide-out refuse cabinet with 15 pound plastic bag holder in each residential kitchen for plastic, tie-top disposal bags to be used for disposal into chutes.
7. For chutes in excess of three floors, a baffle system to reduce the drop impact of material shall be included.

iv. Others.
1. Adhere to fire code (City Fire Department will review).
2. Conform to all Equipment Manufacturer's requirements.

NOTE: SOLID WASTE AND RECYCLING CALCULATIONS PER WASTE MANAGEMENT PLAN UNDER SEPARATE COVER

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING 'B' SOLID WASTE PLAN

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

SOLID WASTE PLAN A4.12

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

03.03.2016

PLANNING SUBMITTAL

CASE FILE NUMBER:

ANTON DEVCO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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

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1 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
8744 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

2 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
8744 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

3 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
9045 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

4 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
8821 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

5 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
9065 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

6 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
8031 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

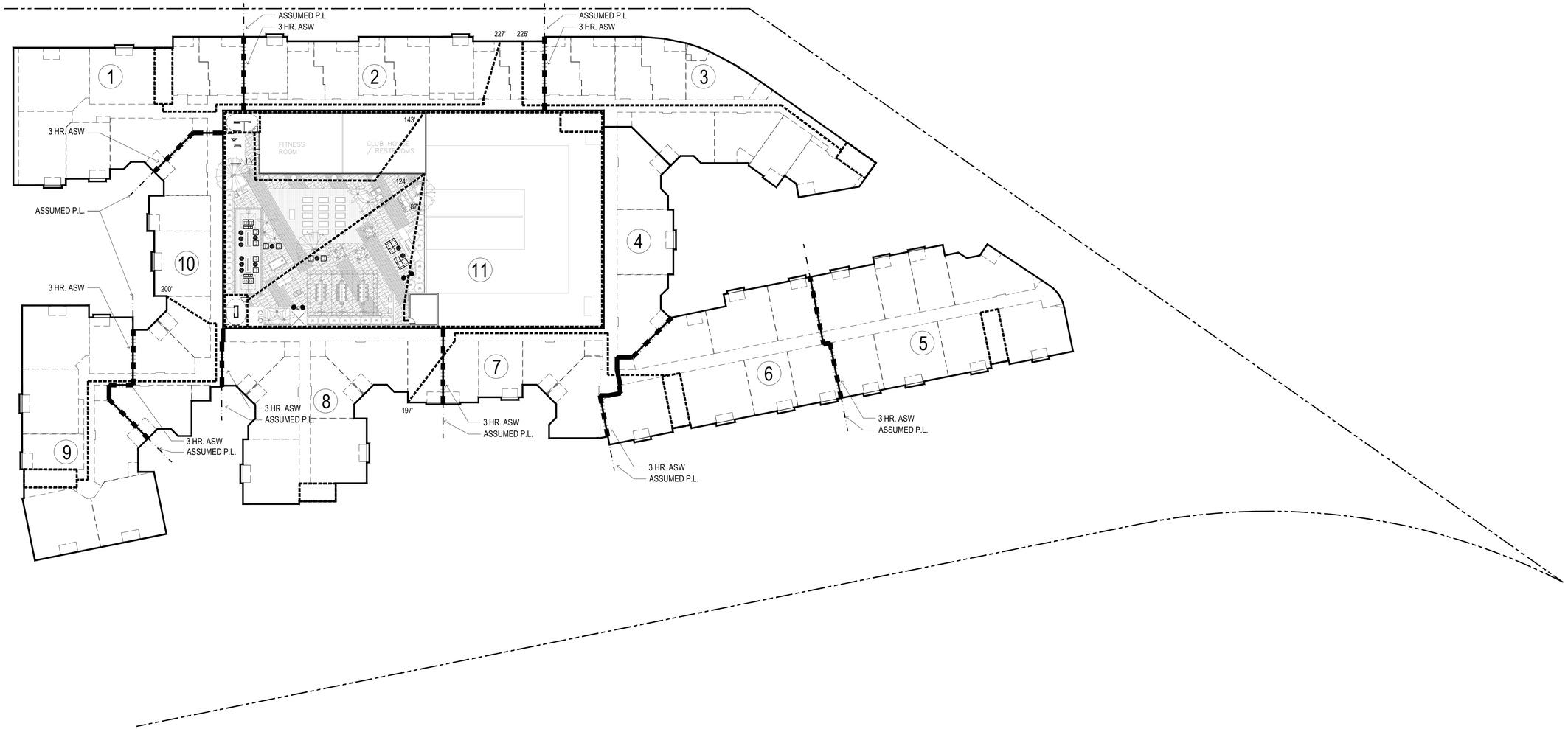
7 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
8821 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

8 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
8650 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

9 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
9034 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

10 RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE III-A
5 STORY
6879 SQ. FT. PER STORY
(INCLUDES COVERED BALCONIES)

11 MECH VENT PARKING STRUCTURE
S-2 OCCUPANCY I-B
7 STORY
26169 SQ. FT. PER STORY



Building Area - 2013 CBC:

BUILDING USE	OCCUPANCY	TYPE OF CONSTRUCTION	APPROVED AUTOMATIC SPRINKLER SYSTEM (903.3.1.1)	ALLOWABLE BLDG. HEIGHT/ STORIES WITH APPROVED AUTOMATIC SPRINKLER SYSTEM (504.2)	TOTAL NUMBER OF STORIES ABOVE GRADE PROVIDED	BUILDING HEIGHT PROVIDED	FORMULA USED FOR ALLOWABLE BUILDING AREA TABLE 503	SECTION 506.1	SECTION 506.4.1		MAXIMUM BUILDING AREA PER BLDG. SECTION	MAXIMUM ALLOWABLE BUILDING AREA PER STORY	MAX BUILDING AREA PER STORY FOR 5 STORIES
RESIDENTIAL DWELLING UNITS	R-2	III-A	NFPA 13	5/ 85'	5	53'-11"	24,000 SF/ FLOOR	X1	X2	=	48,000 S.F.	24,000 S.F.	9,600 SF
PARKING STRUCTURE	S-2	I-B	NFPA 13	11	6	54'-8"	79,000 SF/ FLOOR	X3	X2	=	474,000 S.F.	237,000 S.F.	-

NOTES:

- EXTERIOR WALL FRAMING OF TYPE III CONSTRUCTION SHALL BE FIRE RETARDANT TREATED LUMBER (CBC 602.3)
- BUILDING CORRIDORS SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 1018
- BUILDING EXIT PASSAGEWAYS SHALL COMPLY WITH THE REQUIREMENTS OF CBC SECTION 1023
- WHERE AN EXIT ENCLOSURE IS EXTENDED TO AN EXIT DISCHARGE OR A PUBLIC WAY BY AN EXIT PASSAGEWAY, THE EXIT ENCLOSURE SHALL BE SEPARATED FROM THE EXIT PASSAGEWAY BY A FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH CBC SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION CBC 712, OR BOTH.
- MAX. DEAD-END CORRIDOR WHERE BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.1.1 IS 50'-0".

0' 30' 60' 90'

SCALE: 1" = 30'

BUILDING B CODE COMPLIANCE

15-250 & 15-425 03.03.2016

BLDG B CODE COMPLIANCE A4.13

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

03.03.2016

PLANNING SUBMITTAL

CASE FILE NUMBER:

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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

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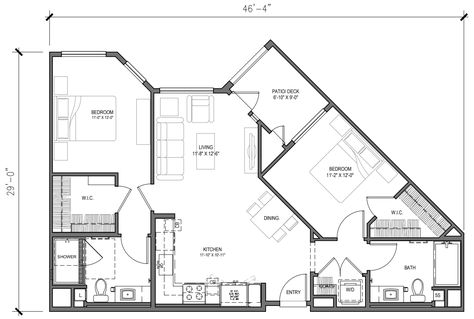
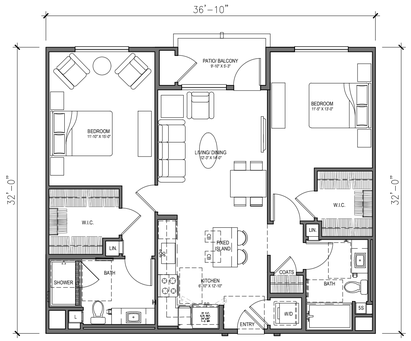
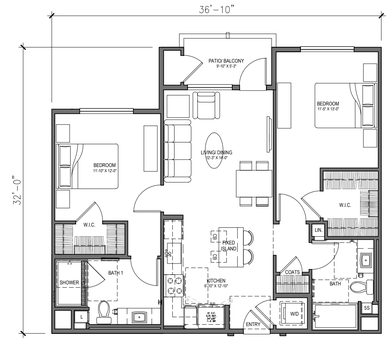


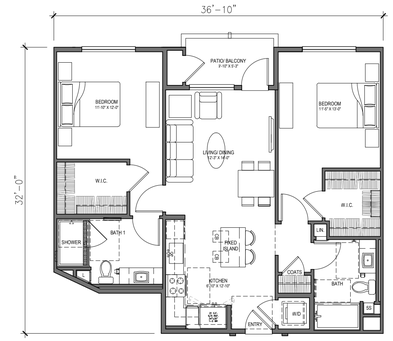
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1012 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



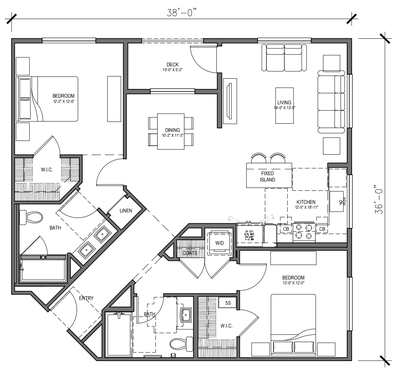
UNIT B2: 2BR / 2BA
LIVABLE AREA: 1137 SQ. FT.
PATIO/ DECK 1: 52 SQ. FT.



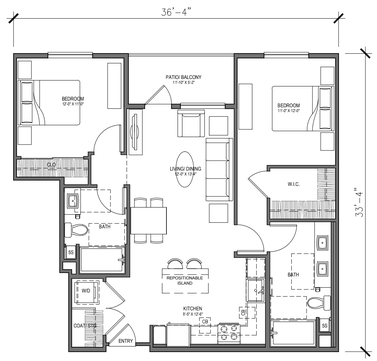
UNIT B2A: 2BR / 2BA
LIVABLE AREA: 1042 SQ. FT.
PATIO/ DECK: 52 SQ. FT.



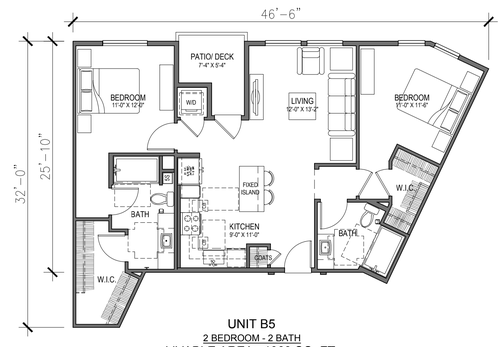
UNIT B2B: 2BR / 2BA
LIVABLE AREA: 1068 SQ. FT.
PATIO/ DECK: 52 SQ. FT.



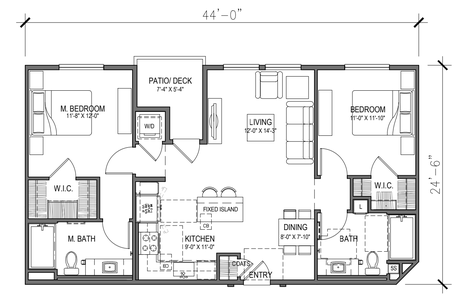
UNIT B3: 2BR / 2BA
LIVABLE AREA: 1268 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.



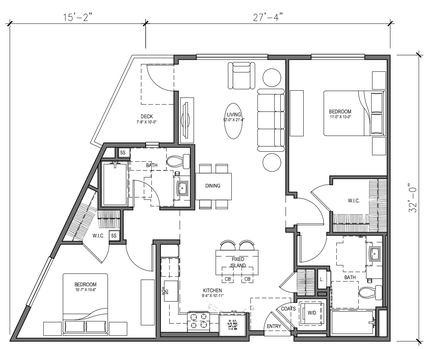
UNIT B4
2 BEDROOM - 2 BATH
LIVABLE AREA: 1033 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



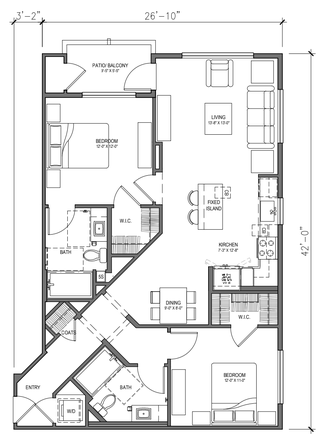
UNIT B5
2 BEDROOM - 2 BATH
LIVABLE AREA: 1063 SQ. FT.
PATIO/ DECK: 53 SQ. FT.



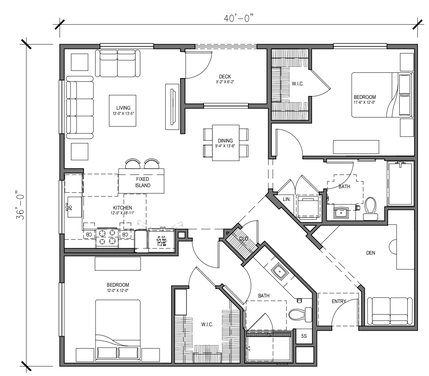
UNIT B6
2 BEDROOM - 2 BATH
LIVABLE AREA: 1027 SQ. FT.
PATIO/ DECK: 53 SQ. FT.



UNIT B7: 2BR / 2BA
LIVABLE AREA: 1060 SQ. FT.
PATIO/ DECK: 64 SQ. FT.



UNIT B8: 2BR / 2BA
LIVABLE AREA: 1096 SQ. FT.
PATIO/ BALCONY: 51 SQ. FT.



UNIT B9: 2BR / 2BA / DEN
LIVABLE AREA: 1334 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.

0' 8' 16' 24'

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

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL

UNIT PLANS

MILPITAS, CA

UNIT PLANS	A5.1	03.03.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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

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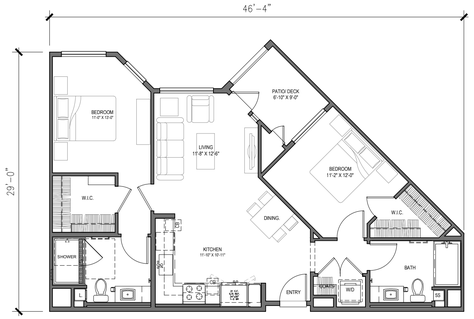
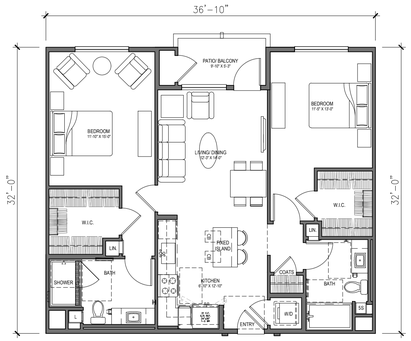
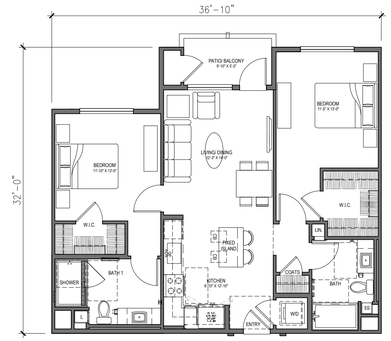


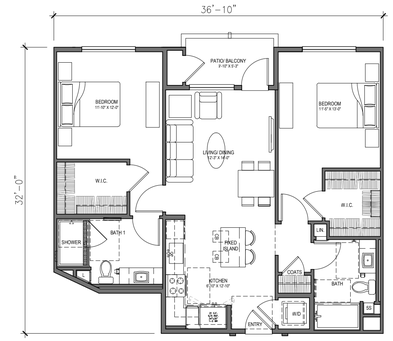
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1012 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



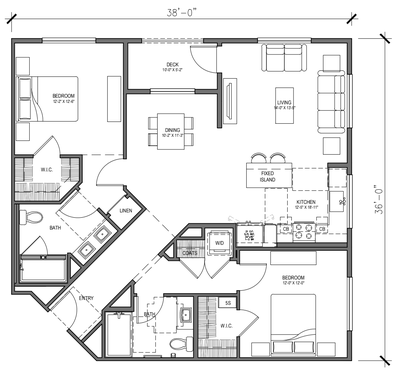
UNIT B2: 2BR / 2BA
LIVABLE AREA: 1137 SQ. FT.
PATIO/ DECK 1: 52 SQ. FT.



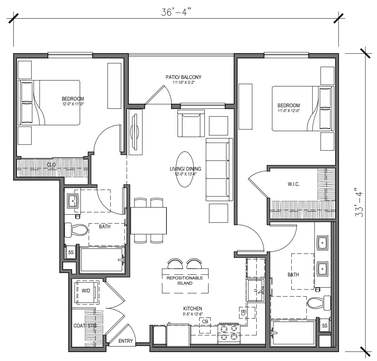
UNIT B2A: 2BR / 2BA
LIVABLE AREA: 1042 SQ. FT.
PATIO/ DECK: 52 SQ. FT.



UNIT B2B: 2BR / 2BA
LIVABLE AREA: 1068 SQ. FT.
PATIO/ DECK: 52 SQ. FT.



UNIT B3: 2BR / 2BA
LIVABLE AREA: 1268 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.



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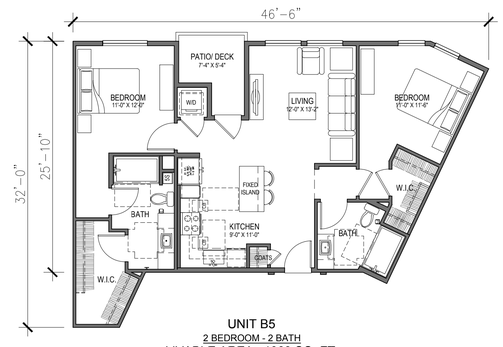
2 BEDROOM - 2 BATH
LIVABLE AREA: 1033 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



UNIT B5
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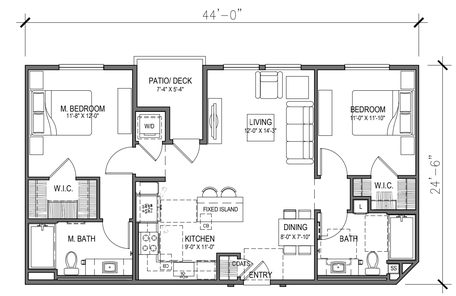
LIVABLE AREA: 1063 SQ. FT.
PATIO/ DECK: 53 SQ. FT.



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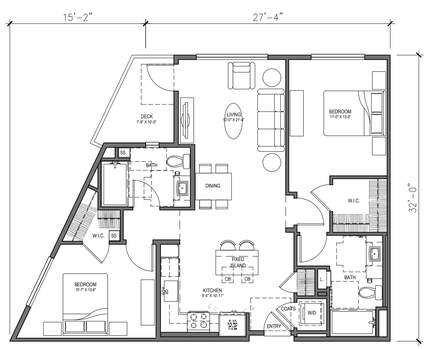
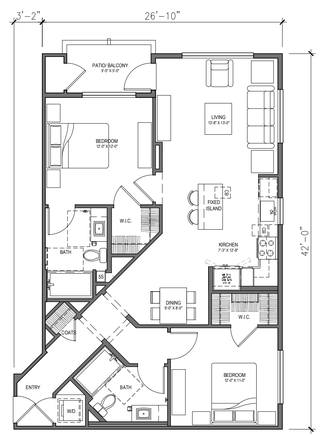
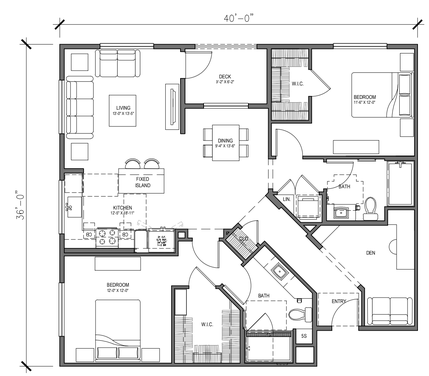
LIVABLE AREA: 1027 SQ. FT.
PATIO/ DECK: 53 SQ. FT.



UNIT B7: 2BR / 2BA
LIVABLE AREA: 1060 SQ. FT.
PATIO/ DECK: 64 SQ. FT.



UNIT B8: 2BR / 2BA
LIVABLE AREA: 1096 SQ. FT.
PATIO/ BALCONY: 51 SQ. FT.



UNIT B9: 2BR / 2BA / DEN
LIVABLE AREA: 1334 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.

0' 8' 16' 24'

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

15-250 & 15-425 03.03.2016

730 E. CAPITOL & 750 E. CAPITOL

UNIT PLANS

MILPITAS, CA

UNIT PLANS	A5.1	03.03.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.08.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

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

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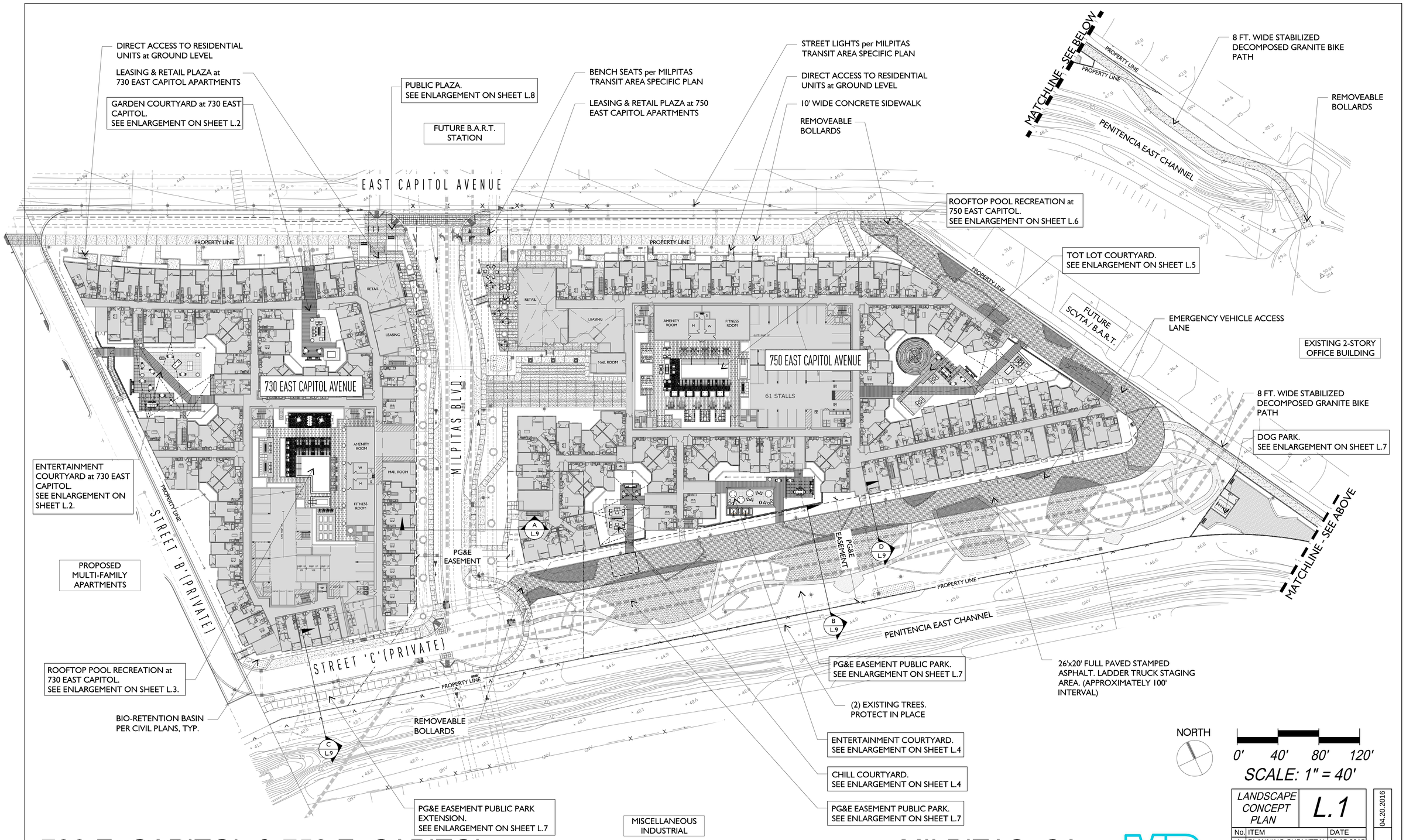


730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

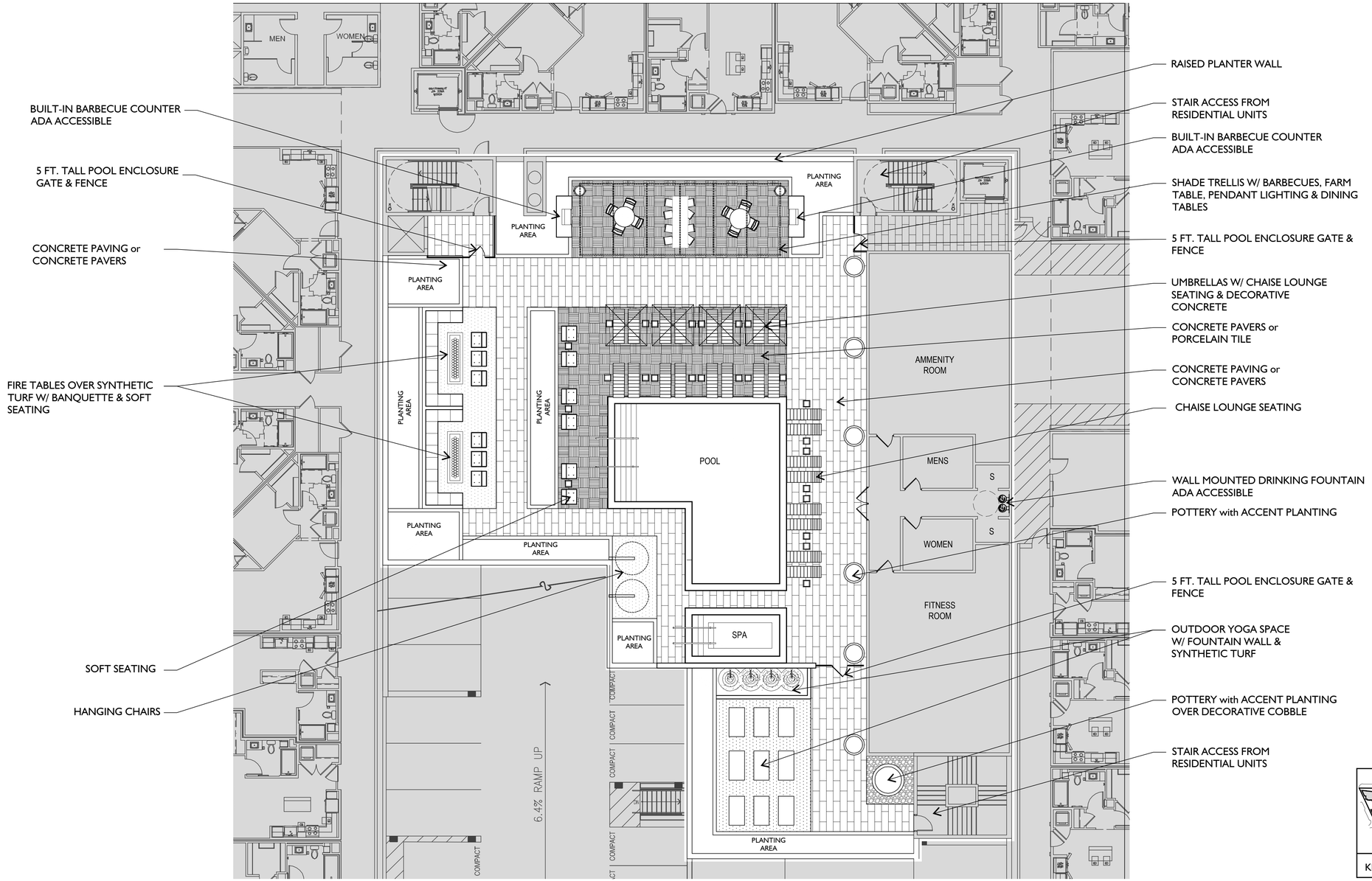
MJS LANDSCAPE ARCHITECTURE

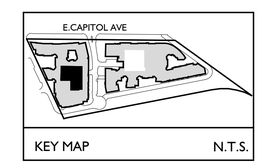
LANDSCAPE CONCEPT PLAN	L.1	04.20.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.15.2015
2	PLANNING SUBMITTAL	04.20.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL





NORTH

0' 10' 20' 30'

SCALE: 1" = 10'

730 EAST CAPITOL - ROOFTOP POOL RECREATION AREA - (12,165 S.F. / .28 AC.)

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

MJS LANDSCAPE ARCHITECTURE

ANTON DEVCO

950 Tower Lane, Suite 1225, Foster City, CA 94404

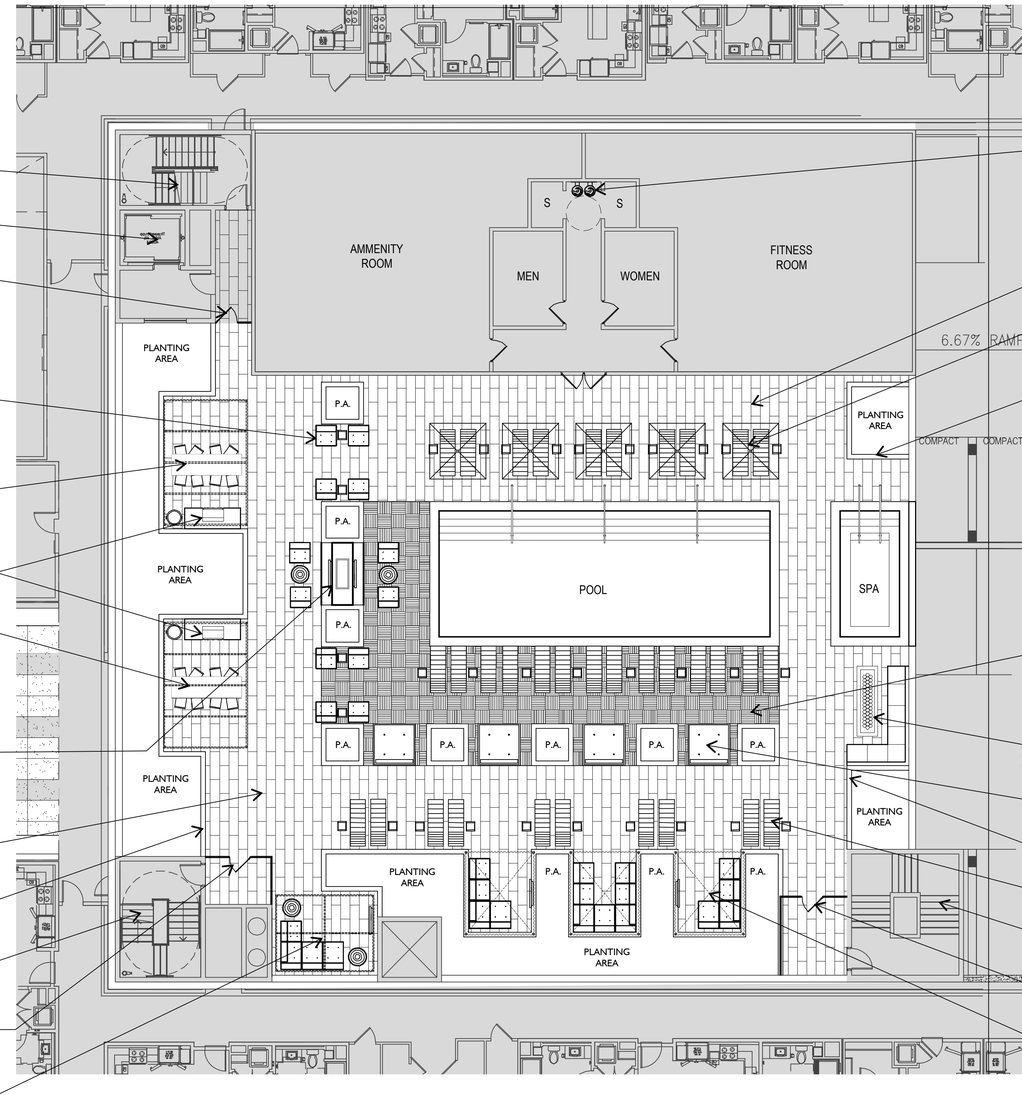
ROOF DECK COURTYARD ENLARGEMENT

L.3

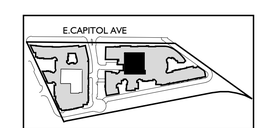
No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.15.2015
2	PLANNING SUBMITTAL	04.20.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL 04.20.2016



750 EAST CAPITOL - ROOFTOP POOL RECREATION - (13,033 S.F. / .30 AC.)



KEY MAP N.T.S.

NORTH

0' 10' 20' 30'

SCALE: 1" = 10'

ROOF DECK COURTYARD ENLARGEMENT

L.6

04.20.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.15.2015
2	PLANNING SUBMITTAL	04.20.2016

CASE FILE NUMBER:

PLANNING SUBMITTAL

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

MJS LANDSCAPE ARCHITECTURE

ANTON DEVCO

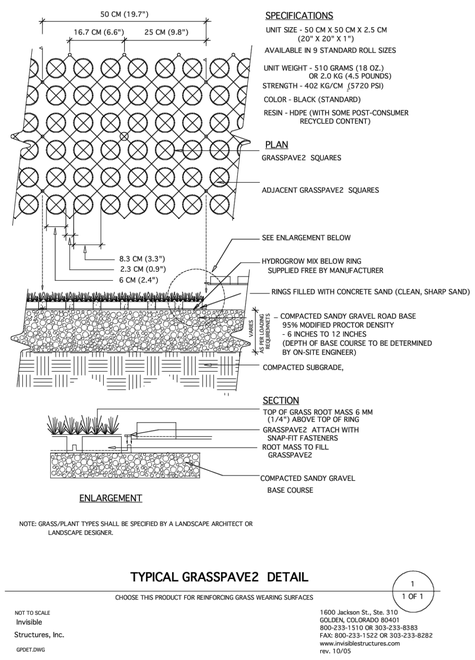
950 Tower Lane, Suite 1225, Foster City, CA 94404

PROPOSED PLANT LIST NOTES:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES AND QUANTITIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS. PLANTS HAVE BEEN SELECTED FOR THEIR WATER CONSERVING PROPERTIES AND GROWTH HABIT TO COMPLEMENT THE CHARACTER OF THE DEVELOPMENT.

LANDSCAPE MAINTENANCE NOTE:

THE FINAL CONSTRUCTION DOCUMENTS WILL PROVIDE THE CONTRACTOR WITH AN UNDERSTANDING OF THE DESIGN INTENT FOR THE MAINTENANCE OF THE PLANT MATERIAL REGARDING CARE, FERTILIZING AND MINIMAL PRUNING FOR HEALTH PURPOSES. THE MAINTENANCE CONTRACTOR WILL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SUPERVISION REQUIRED TO MAINTAIN THE DEVELOPMENT IN AN ATTRACTIVE, HEALTHY CONDITION AND AS DESCRIBED IN THE LANDSCAPE MAINTENANCE SPECIFICATIONS.



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

1 / 1 OF 1

NOT TO SCALE

Invisible Structures, Inc.

GPDET.DWG

1600 Jackson St., Ste. 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
rev. 10/05

PROPOSED SHRUB LIST

ALL PROPOSED SHRUBS will be COMPLIANT with CITY OF MILPITAS LANDSCAPE STANDARDS and GUIDELINES, CAL GREEN REQUIREMENTS FOR WATER CONSERVING and NON-INVASIVE AS DEFINED BY IPC and CITY OF MILPITAS WATER CONSERVATION ORDINANCE.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
HYDROZONE 1 - ENHANCED SHRUB PALETTE - SUN EXPOSURE - 42,517 S.F.				
SUN EXPOSURE	LARGE SHRUBS:			
	COTONEASTER LACTEUS	PARNEY COTONEASTER	5 GAL	Medium
	DIETES VEGETA	FORTNIGHT LILY	5 GAL	Medium
	PITTOSPORUM SPP.	PITTOSPORUM	5 GAL	Medium
	PHOTINIA FRASERI	RED-TIPPED PHOTINIA	5 GAL	Medium
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL	Medium
	MEDIUM SHRUBS			
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL	Low
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	Low
	LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL	Medium
	RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	Medium
	ROSA SPP	ROSE	5 GAL	Medium
	SMALL SHRUBS:			
	ESCALLONIA 'NEWPORT DWARF'	DWARF ESCALLONIA	1 GAL	Medium
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	Medium
	HEMEROCALLIS HYBRIDS	DAYLILY	1 GAL	Medium
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	Low
	PYRACANTHA 'RED ELF'	DWARF FIRETHORN	1 GAL	Medium
	ROSEMARINUS PROSTRATUS (f)	DWARF ROSEMARY	1 GAL	Low
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	Medium
	GROUNDCOVER:			
	LANTANA x 'NEW GOLD' (f)	YELLOW LANTANA	1 GAL at 3' o.c.	Medium
	MYOPORUM PARVIFOLIUM (f)	LOW MYOPORUM	1 GAL at 3' o.c.	Medium
HYDROZONE 1 - ENHANCED SHRUB PALETTE - SHADE EXPOSURE - 7,045 S.F.				
SHADE EXPOSURE	LARGE SHRUBS:			
	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	Low
	CALLIANDRA INAEQUILATERA	PINK POWDER PUFF	5 GAL	Medium
	LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL	Medium
	PHORMIUM 'YELLOW WAVE'	FLAX	5 GAL	Medium
	PITTOSPORUM T. VARIEGATA	VARIEGATED TOBIRA	5 GAL	Medium
	MEDIUM SHRUBS:		5 GAL	Medium
	ARBUTUS UNEDO ' COMPACTA'	DWF. STRAWBERRY TREE	5 GAL	Medium
	ASPARAGUS SPRENGERI	ASPARAGUS FERN	5 GAL	Medium
	DIETES 'ORANGE DROP'	FORTNIGHT LILY	5 GAL	Low
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA	5 GAL	Low
	SMALL SHRUBS:			
	HEUCHERA SANGUINEA	CORAL BELLS	1 GAL	Medium
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	Low
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	Medium
	PITTOSPORUM WHEELERI	WHEELER'S TOBIRA	5 GAL	Medium
HYDROZONE 2 - WATER CONSERVING SHRUB PALETTE - 40,198 S.F. (ADJACENT TO OPEN SPACE) ALL PROPOSED PLANT MATERIAL per CITY OF MILPITAS and WATER RESOURCES PROTECTION COLLABORATION.				
	LARGE SHRUBS:			
	ARBUTUS UNEDO	STRAWBERRY TREE-MULTI	5 GAL	Low
	ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	Low
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	Low
	PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL	
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	Low
	MEDIUM SHRUBS:			
	AGAVE SPP.	AGAVE	5 GAL	Low
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	Low
	BACCHARIS 'TWIN PEAKS'	CEANOTHUS	5 GAL	Low
	CEANOTHUS SPP.	RED-HOT POKER	5 GAL	Low
	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	5 GAL	Low
	SMALL SHRUBS:			
	ALOE SPP.	ALOE	1 GAL	Low
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	Low
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	Low
	SALVIA SPP.	SAGE	1 GAL	Low
HYDROZONE 3 - 'MEADOW MIX' NATIVE GRASSES - 13,300 S.F. (apply at 1 lb. per 2,000 s.f.)				
	ACHILLEA MILLEFOLIUM	WHITE YARROW	1 GAL	Low
	NASSELLA CERNUA	NODDING NEEDLEGRASS	5 GAL	Low
	NASELLA PULCHRA	PURPLE NEEDLEGRASS	1 GAL	Low
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	Low
C-3 FLOW-THRU PLANTERS - 4,423 S.F. & BIO-RETENTION BASINS - 613 S.F.				
	ARCHTOSTAPHYLOS 'MCMINN'	ARCHTOSTAPHYLOS	1 GAL	Low
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	Low
	DIETES BICOLOR	BUTTERFLY IRIS	5 GAL	Low
	LAVANDULA SP.	LAVENDER	1 GAL	Low
	MAHONIA REPENS	CREEPING OREGON GRAPE	1 GAL	Low

SODDED TURF - 11,196 S.F.
WATER CONSERVING DWARF FESCUE.
SUBMIT SPECS. FOR APPROVAL.

SODDED TURFBLOCK at E.V.A. LANE - 9,677 S.F.
WATER CONSERVING DWARF FESCUE.
SUBMIT SPECS. FOR APPROVAL.

STABILIZED DECOMPOSED GRANITE - 10,116 S.F.
CALIFORNIA GOLD MIN. 2" THICK
SUBMIT SPECS. FOR APPROVAL

SYNTHETIC TURF - NO IRRIGATION - 12,154 S.F.
SYNLAWN
SUBMIT SPECS. FOR APPROVAL

PROPOSED TREE LIST

ALL PROPOSED PLANT MATERIAL will be COMPLIANT with CAL GREEN REQUIREMENTS for WATER CONSERVING and NON-INVASIVE AS DEFINED by IPC and CITY OF MILPITAS WATER CONSERVATION LANDSCAPE REGULATIONS and URGENCY ORDER.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.
E. CAPITOL AVENUE (public)					
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN EVERGREEN ELM	24" BOX	MEDIUM	30
MILPITAS BLVD. EXTENSION (public)					
	MALUS 'PRARIE FIRE' (in Pots over the PG&E Easement)	CRABAPPLE	24" BOX	MEDIUM	13
STREET 'B' (private)					
	QUERCUS COCCINEA	SCARLET OAK	24" BOX	MEDIUM	12
STREET 'C' (private)					
	PLATANUS X ACERFOLIUS 'COLUMBIA'	PLANE TREE	24" BOX	MEDIUM	3
TREES at COURTYARD SPACES					
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	MEDIUM	11
	ARBUTUS X 'MARINA'	HYBRID STRAWBERRY TREE	36" BOX	MEDIUM	
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	36" BOX	MEDIUM	
	CITRUS SPECIES	THORNLESS CITRUS	24" BOX	MEDIUM	
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE MALE VARIETY	36" BOX	MEDIUM	7
	MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	36" BOX	MEDIUM	
	MALUS 'PRARIE FIRE'	CRABAPPLE	24" BOX	MEDIUM	
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	MEDIUM	
	PRUNUS CAR. ' BRIGHT & TIGHT'	CAROLINA CHERRY	24" BOX	LOW	14
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	LOW	
	TRISTINIA LAURINA 'ELEGANT'	ELEGANT SWAMP MYRTLE	24" BOX	MEDIUM	
ACCENT TREES					
	BAMBUSA OLDHAMII	OLDHAM BAMBOO	24" BOX	MEDIUM	60
	PHOENIX RECLINATA - MULTI TRUNK	SENEGAL DATE PALM	48" BOX	MEDIUM	11
	JACARANDA MIMOSIFOLIA	JACARANDA TREE	48" BOX	MEDIUM	2
	LAGERSTROEMIA HYBRID	CRAPE MYRTLE	36" BOX	MEDIUM	14
	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	48" BOX	MEDIUM	
	PHOENIX DACTYLIFERA (in Pots on the PG&E Easement)	DATE PALM	48" BOX	MEDIUM	53
TREES at PROJECT PERIMETER					
	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	24" BOX	MEDIUM	69
	MAGNOLIA G. 'ST.MARYS'	SOUTHERN MAGNOLIA	36" BOX	MEDIUM	
	PODOCARPUS NAGI	NAGI TREE-COLUMN	24" BOX	MEDIUM	
	PYRUS C. 'ARISTOCRAT'	FLOWERING PEAR	24" BOX	MEDIUM	
	TRISTINIA CONFERTA	BRISBANE BOX	24" BOX	MEDIUM	
PG&E EASEMENT TREES/CREEK SIDE ALL PROPOSED PLANT MATERIAL per CITY OF MILPITAS and WATER RESOURCES PROTECTION COLLABORATION.					
OUTER ZONE - 10'-14' FROM PIPE					
	CERCIS OCCIDENTALIS - Multi	WESTERN REDBUD	24" BOX	LOW	24
	FREMONTEDENDRON 'PACIFIC SUNSET'	FLANNEL BUSH	24" BOX	LOW	
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	LOW	
	PRUNUS ILICIFOLIA SPP. LYONII	CATALINA CHERRY	24" BOX	MEDIUM	
BEYOND 14' FROM PIPE					
	ARBUTUS x 'MARINA' MULTI	HYBRID STRAWBERRY TREE	24" BOX	LOW	17
	PLATANUS RACEMOSA - MULTI	CALIFORNIA SYCAMORE	24" BOX	LOW	
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX	MEDIUM	10
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	24" BOX	MEDIUM	
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	MEDIUM	
	PROTECT-IN-PLACE EXISTING TREES				2

TOTAL LANDSCAPE AREA: **128,356 S.F.**

PLANTING LEGEND & NOTES	L.11	04.20.2016

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.15.2015
2	PLANNING SUBMITTAL	04.20.2016

CASE FILE NUMBER:

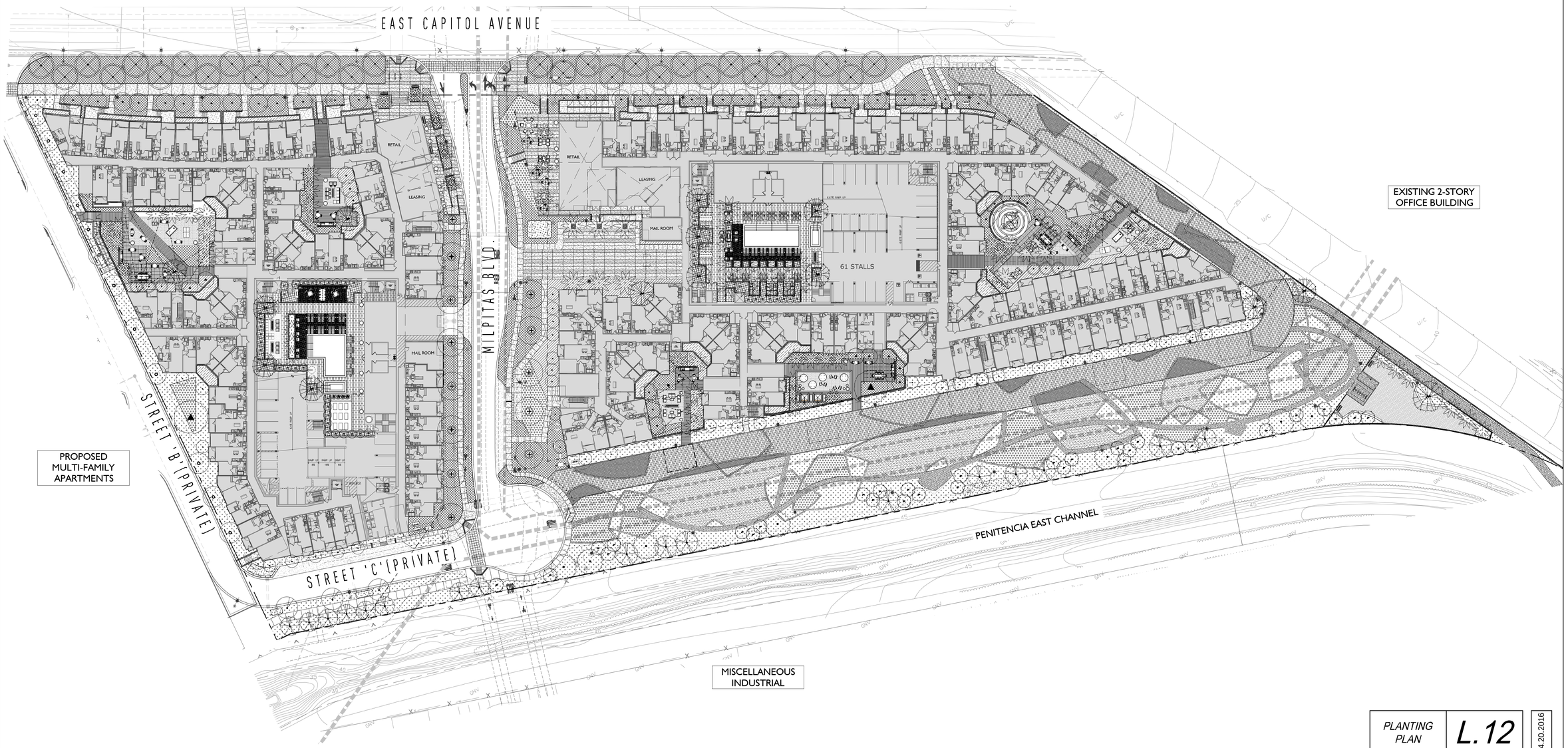
PLANNING SUBMITTAL

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

MJS LANDSCAPE ARCHITECTURE

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404



730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

MJS LANDSCAPE ARCHITECTURE

PLANTING PLAN	L.12

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.15.2015
2	PLANNING SUBMITTAL	04.20.2016

CASE FILE NUMBER:

04.20.2016

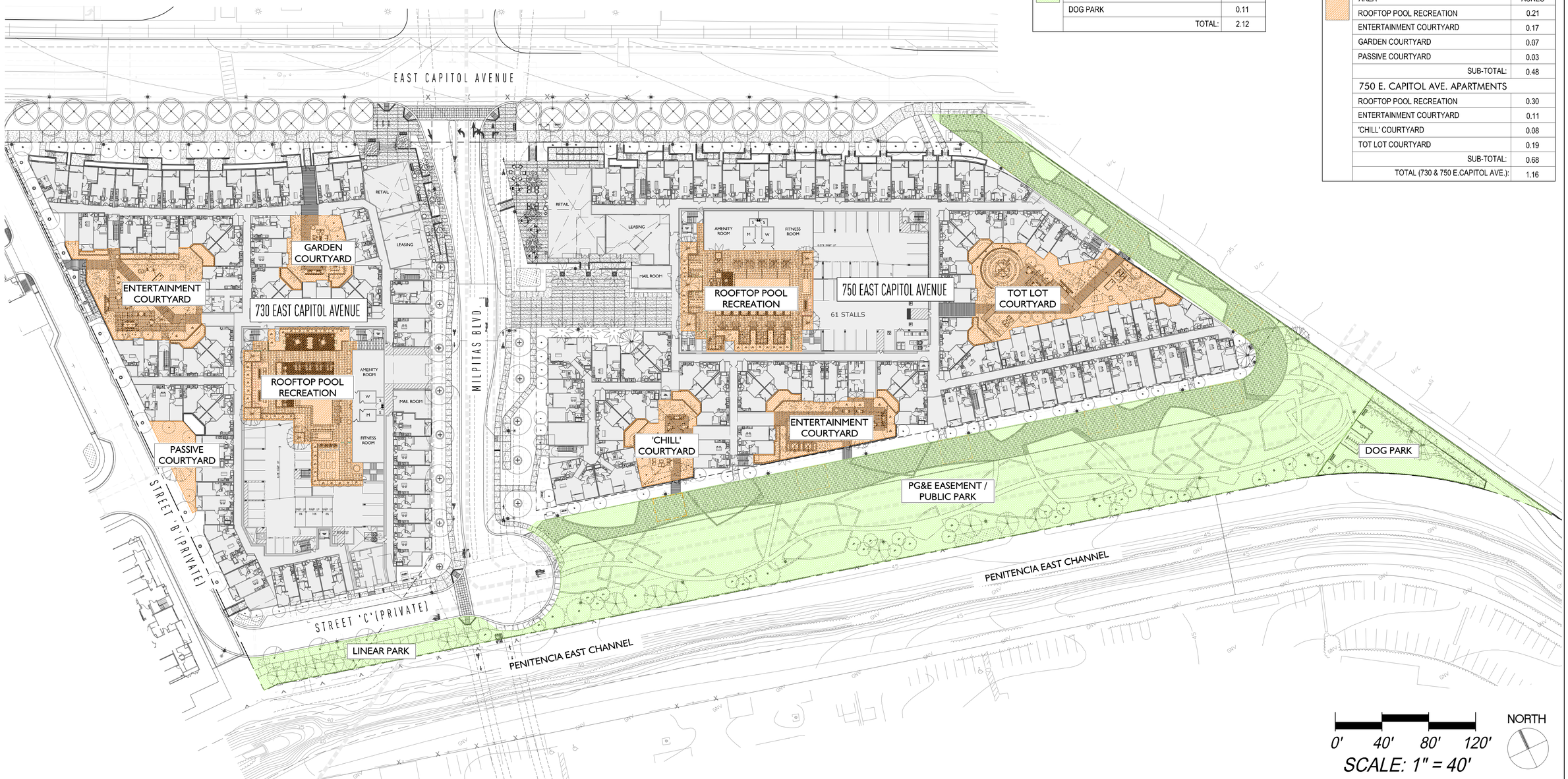
PLANNING SUBMITTAL

PARK AREA SUMMARY

AREA	ACRES
PG&E EASEMENT PUBLIC PARK	1.89
LINEAR PARK	0.12
DOG PARK	0.11
TOTAL:	2.12

RESIDENT OPEN SPACE SUMMARY

730 E. CAPITOL AVE. APARTMENTS	
AREA	ACRES
ROOFTOP POOL RECREATION	0.21
ENTERTAINMENT COURTYARD	0.17
GARDEN COURTYARD	0.07
PASSIVE COURTYARD	0.03
SUB-TOTAL:	0.48
750 E. CAPITOL AVE. APARTMENTS	
ROOFTOP POOL RECREATION	0.30
ENTERTAINMENT COURTYARD	0.11
'CHILL' COURTYARD	0.08
TOT LOT COURTYARD	0.19
SUB-TOTAL:	0.68
TOTAL (730 & 750 E.CAPITOL AVE.):	1.16



730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

MJS LANDSCAPE ARCHITECTURE

ANTON DEVCO
950 Tower Lane, Suite 1225, Foster City, CA 94404

PARK AREA SUMMARY PLAN

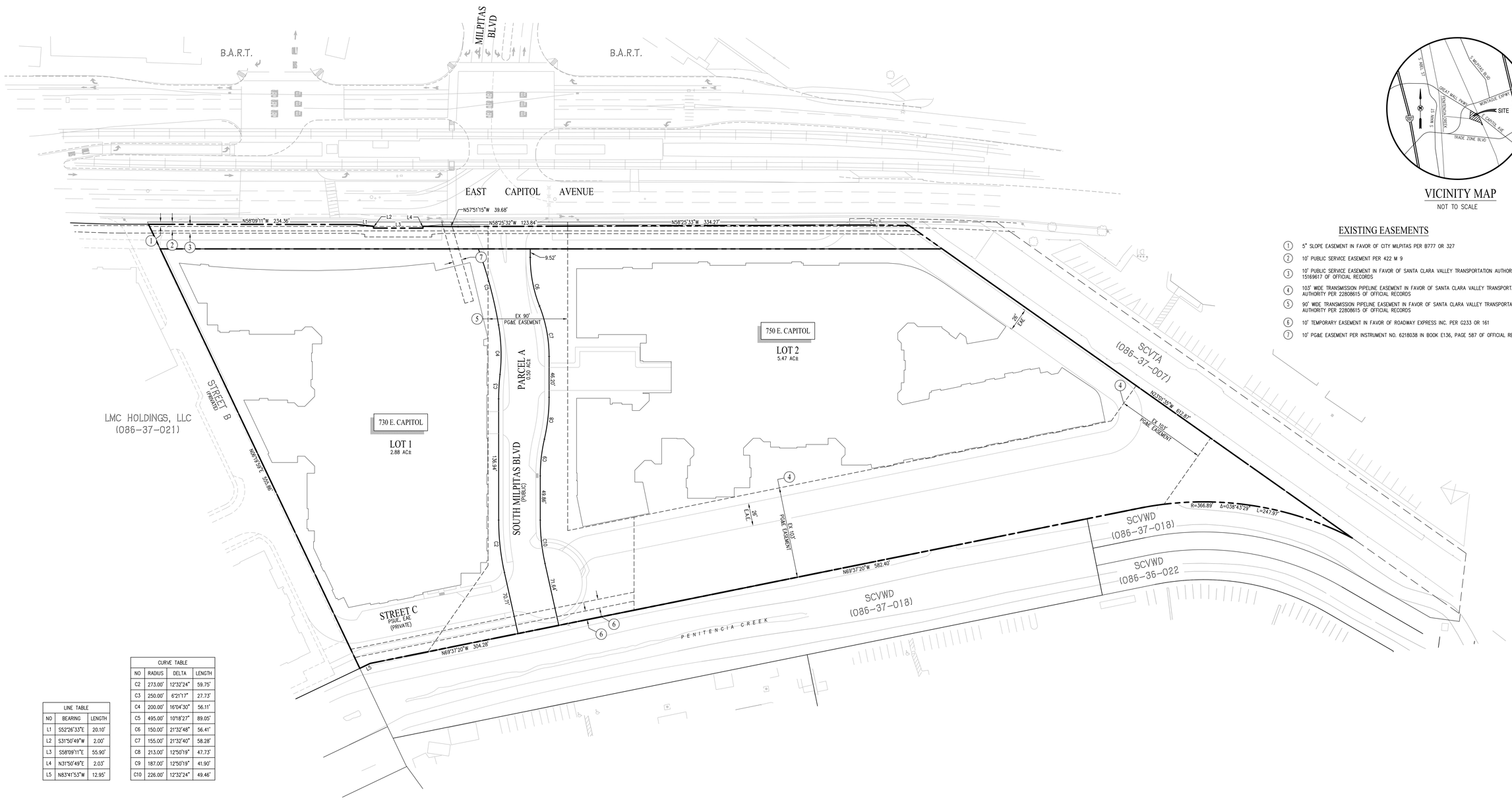
L.13

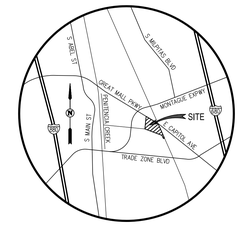
No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.15.2015
2	PLANNING SUBMITTAL	04.20.2016

CASE FILE NUMBER:

04.20.2016

PLANNING SUBMITTAL





VICINITY MAP

NOT TO SCALE

EXISTING EASEMENTS

1. 5" SLOPE EASEMENT IN FAVOR OF CITY MILPITAS PER B777 OR 327
2. 10' PUBLIC SERVICE EASEMENT PER 422 M 9
3. 10' PUBLIC SERVICE EASEMENT IN FAVOR OF SANTA CLARA VALLEY TRANSPORTATION AUTHORITY PER 15169617 OF OFFICIAL RECORDS
4. 103' WIDE TRANSMISSION PIPELINE EASEMENT IN FAVOR OF SANTA CLARA VALLEY TRANSPORTATION AUTHORITY PER 22808615 OF OFFICIAL RECORDS
5. 90' WIDE TRANSMISSION PIPELINE EASEMENT IN FAVOR OF SANTA CLARA VALLEY TRANSPORTATION AUTHORITY PER 22808615 OF OFFICIAL RECORDS
6. 10' TEMPORARY EASEMENT IN FAVOR OF ROADWAY EXPRESS INC. PER G233 OR 161
7. 10' PG&E EASEMENT PER INSTRUMENT NO. 6218038 IN BOOK E136, PAGE 587 OF OFFICIAL RECORDS

LINE TABLE		
NO	BEARING	LENGTH
L1	S52°26'33"E	20.10'
L2	S31°50'49"W	2.00'
L3	S58°09'11"E	55.90'
L4	N31°50'49"E	2.03'
L5	N83°41'53"W	12.95'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C2	273.00'	12°32'24"	59.75'
C3	250.00'	6°21'17"	27.73'
C4	200.00'	16°04'30"	56.11'
C5	495.00'	10°18'27"	89.05'
C6	150.00'	21°32'48"	56.41'
C7	155.00'	21°32'40"	58.28'
C8	213.00'	12°50'19"	47.73'
C9	187.00'	12°50'19"	41.90'
C10	226.00'	12°32'24"	49.46'

CONTACTS

1. DEVELOPER: ANTON DEVELOPMENT COMPANY, LLC
950 TOWER LANE, SUITE 1225
FOSTER CITY, CA 94404
(650) 549-1607
RACHEL GREEN

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JASON NERI, RCE 59136

3. SOILS ENGINEER: CORNERSTONE EARTH GROUP
1259 OAKMEAD PKWY
SUNNYVALE, CA 94085
(408) 245-4600
ERIN STEINER

GENERAL NOTES

1. ASSESSORS PARCEL NO: 086-37-026, 086-37-027
2. SITE ADDRESS: 730 & 750 E. CAPITOL AVENUE
MILPITAS, CA
3. SITE AREA: 9.38± ACRES (GROSS)
8.35± ACRES (PUBLIC ROAD DEDICATIONS)
4. DWELLING UNITS: 266 APARTMENTS (730 E. CAPITOL)
316 APARTMENTS (750 E. CAPITOL)
582 TOTAL UNITS
5. EXISTING ZONING: LIGHT INDUSTRIAL/ R&D DISTRICT
PROPOSED ZONING: VERY HIGH DENSITY TRANSIT ORIENTED RESIDENTIAL (R5-TOD)
6. DENSITY: 62.0 DU/AC (GROSS)
69.7 DU/AC (NET) (PUBLIC ROADWAY DEDICATIONS)
7. EXISTING USE: INDUSTRIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (APARTMENTS)
8. BASIS OF BEARINGS: CENTERLINE OF McCANDLESS DRIVE PER PARCEL MAP 536 M 41
9. BENCHMARK: CITY OF MILPITAS BENCHMARK "CED-1AM"- BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF CEDAR WAY AND SOUTH MAIN STREET.
EL 33.940 FEET (NGVD 29)
CITY OF MILPITAS LEVEL GPS SURVEY 12/1999 TO 2/2000
10. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT AND TREES WITHIN BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
11. EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN THE BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
12. STREETS: SOUTH MILPITAS BLVD WILL BE A PUBLIC STREET OWNED AND MAINTAINED BY THE CITY OF MILPITAS. ALL OTHER STREETS WITHIN THE DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED. ALL STREETS WILL BE DEDICATED FOR P.S.U.E.'S (MINIMUM LONGITUDINAL SLOPE = 0.6%). ACCESS EASEMENTS WILL BE PROVIDED TO UTILITY OWNERS AS NECESSARY.
13. STREET LIGHTS: ALL EXISTING STREET LIGHTS ALONG EAST CAPITOL AVENUE AND SOUTH MILPITAS BOULEVARD WILL BE PUBLICLY OWNED AND MAINTAINED. STREET LIGHTS ALONG PRIVATE STREETS WILL BE PRIVATELY OWNED AND MAINTAINED.
14. WALLS: ALL WALLS WILL BE PRIVATE FACILITIES AND WILL BE PRIVATELY MAINTAINED.
15. UTILITIES: ALL UTILITIES WITHIN EAST CAPITOL AVENUE AND SOUTH MILPITAS BOULEVARD WILL BE PUBLIC FACILITIES TO BE OWNED AND MAINTAINED BY THE CITY OF MILPITAS.
ALL OTHER UTILITIES WITHIN THE PROPOSED DEVELOPMENT ARE PRIVATELY OWNED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SEWER.
16. EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND/OR VACATED EASEMENTS WILL BE PROVIDED BY SEPARATE INSTRUMENTS.
17. LANDSCAPING: LANDSCAPING WITHIN THE CITY RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY THE CITY OF MILPITAS.
ALL LANDSCAPING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY TO BE PRIVATELY OWNED AND MAINTAINED.
18. FLOOD ZONE: ZONE AO (DEPTH 1')
REFER TO:
FLOOD INSURANCE RATE MAP
06085C0067J (FEBRUARY 19, 2014)
ALL PROPOSED STRUCTURES TO BE REMOVED FROM SPECIAL FLOOD HAZARD AREA (SFHA).
19. WELLS ONSITE: ALL EXISTING WELLS TO BE DECOMMISSIONED PER CITY OF MILPITAS REQUIREMENTS.
20. WATER: CITY OF MILPITAS
21. STORM: CITY OF MILPITAS
22. SEWER: CITY OF MILPITAS
23. GAS & ELECTRIC: PG&E
24. TELEPHONE: AT&T
25. CABLE TV: AT&T BROADBAND
26. PHASING: THE PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES.
27. PARCELIZATION: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN. EXISTING PARCELS TO BE ADJUSTED BY LOT LINE ADJUSTMENTS.

LEGEND

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		RIGHT-OF-WAY LINE
		PROPERTY LINE
		EASEMENT LINE
		CURB, GUTTER & SIDEWALK

ABBREVIATIONS

BD	BOUNDARY
BFE	BASE FLOOD ELEVATION
BRC	BACK OF ROLLED CURB
DW	DRIVEWAY
EX	EXISTING
EAE	EMERGENCY ACCESS EASEMENT
FC	FACE OF CURB
LS	LANDSCAPE
OB	OVERBUILD
PSUE	PUBLIC SERVICE UTILITY EASEMENT
R	RADIUS
RW	RECYCLED WATER
R/W	RIGHT-OF-WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
W	WATER

SHEET INDEX

C-1 LOTTING PLAN
C-2 EXISTING CONDITIONS
C-3 SITE PLAN
C-4 PRELIMINARY GRADING & DRAINAGE PLAN
C-5 FLOOD PLAIN MAP
C-6 PRELIMINARY UTILITY PLAN
C-7 PRELIMINARY STORMWATER CONTROL PLAN
C-8 FIRE TRUCK ACCESS PLAN
C-9 SOLID WASTE MANAGEMENT PLAN
C-10 CONDITIONS OF APPROVAL

SUBDIVISION TENTATIVE MAP

This Map has been reviewed by the City Engineer.

City Engineer **Date**

Recommended for Approval by the Milpitas Planning Commission, this _____ day of _____ 20 ____ , and Approved by the Milpitas City Council this_____ day of _____ 20 _____ .

Planning and Neighborhood Services Director **Date**

730 E. CAPITOL & 750 E. CAPITOL

ANTON GROUP
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN
LOTTING PLAN

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'
SCALE: 1" = 40'
DATE: MARCH 3, 2016

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbandg.com

SHEET NO.
C-1
OF 10 SHEETS

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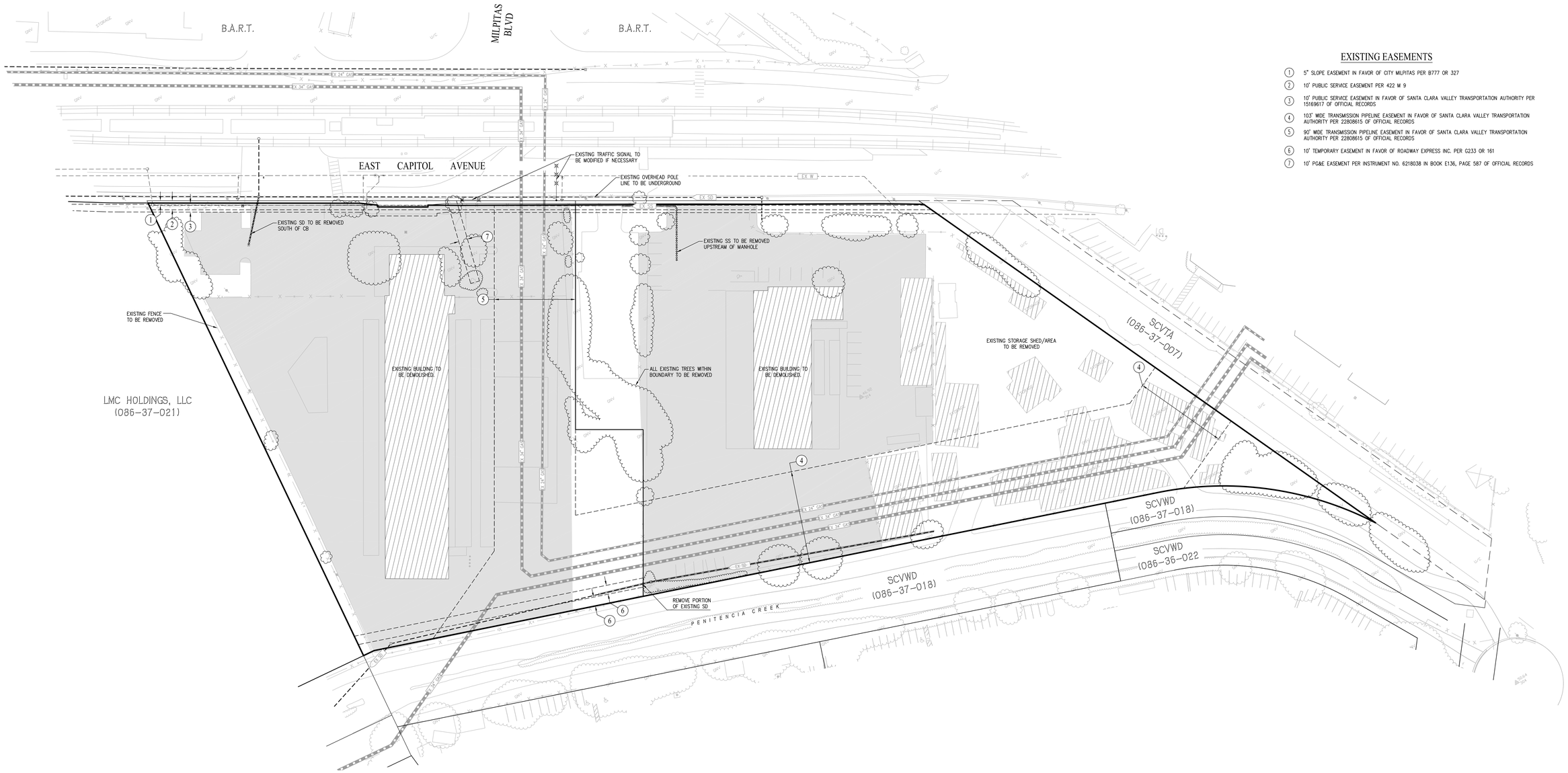

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LEGEND

- PROJECT BOUNDARY
- EASEMENT LINE
- EXISTING UTILITY
- EXISTING UTILITY TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING PAVEMENT/CONCRETE TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED

730 E. CAPITOL & 750 E. CAPITOL

ANTON DEVELOPMENT
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN
EXISTING CONDITIONS

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'
SCALE: 1" = 40'
DATE: MARCH 3, 2016

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SHEET NO.
C-2
OF 10 SHEETS

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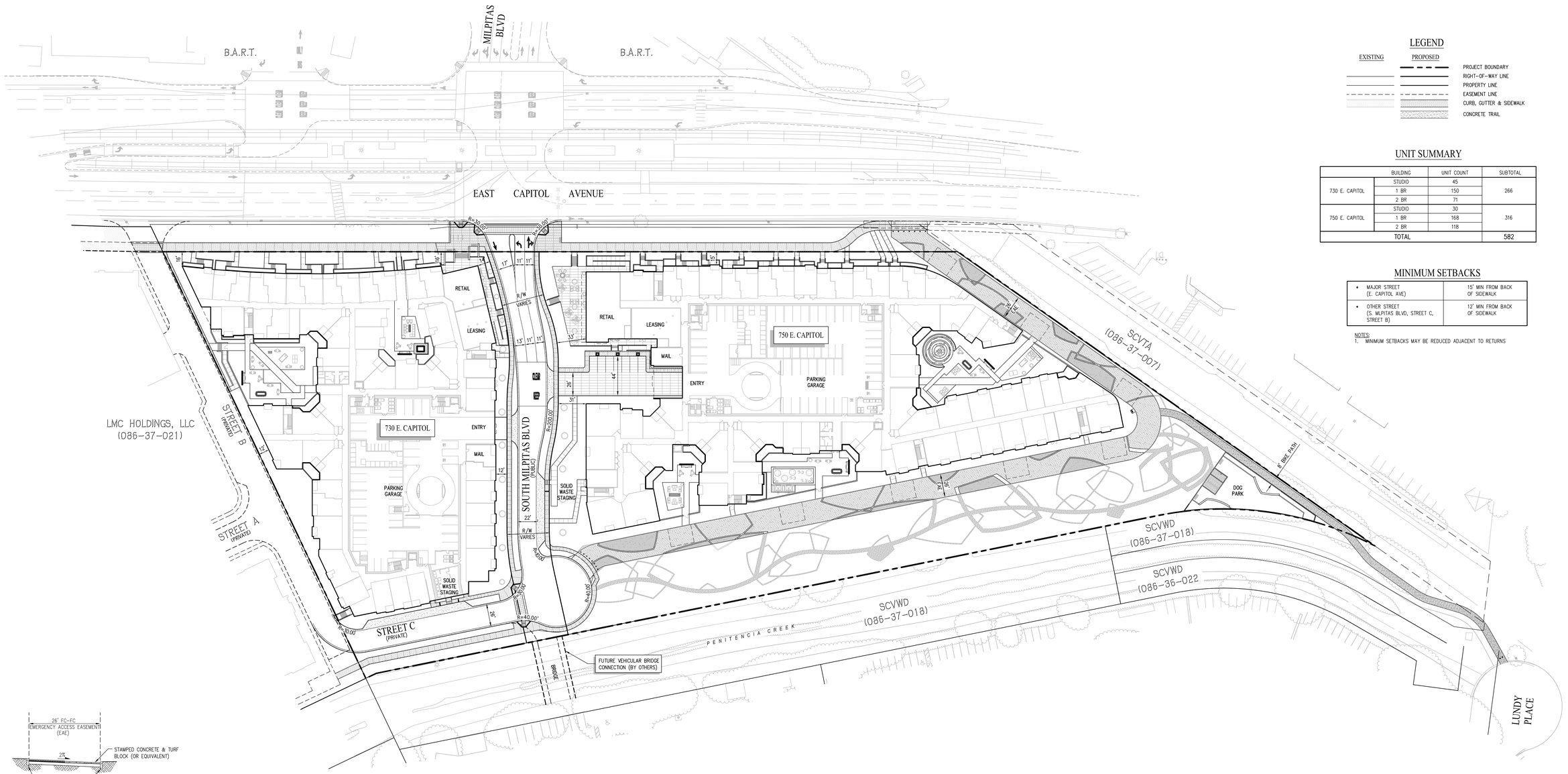


LEGEND

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		RIGHT-OF-WAY LINE
		PROPERTY LINE
		EASEMENT LINE
		CURB, GUTTER & SIDEWALK
		CONCRETE TRAIL

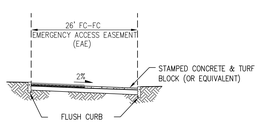
UNIT SUMMARY

	BUILDING	UNIT COUNT	SUBTOTAL
730 E. CAPITOL	STUDIO	45	266
	1 BR	150	
	2 BR	71	
750 E. CAPITOL	STUDIO	30	316
	1 BR	168	
	2 BR	118	
TOTAL			582

MINIMUM SETBACKS

• MAJOR STREET (E. CAPITOL AVE)	15' MIN FROM BACK OF SIDEWALK
• OTHER STREET (S. MLPITAS BLVD, STREET C, STREET B)	12' MIN FROM BACK OF SIDEWALK

NOTES:
1. MINIMUM SETBACKS MAY BE REDUCED ADJACENT TO RETURNS



EMERGENCY ACCESS SECTION
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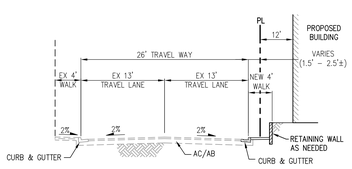

STREET B SECTION
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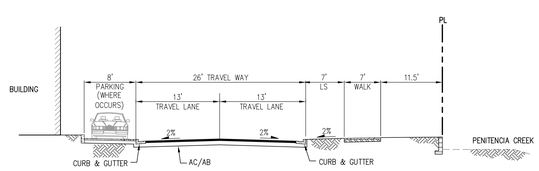

STREET C SECTION
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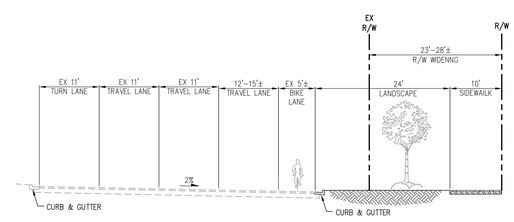
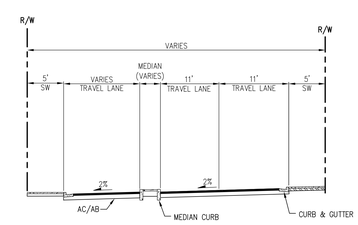


EAST CAPITOL AVENUE (HALF-STREET SECTION)
NOT TO SCALE



SOUTH MILPITAS BOULVARD SECTION
@ E. CAPITOL AVE (TYP.)
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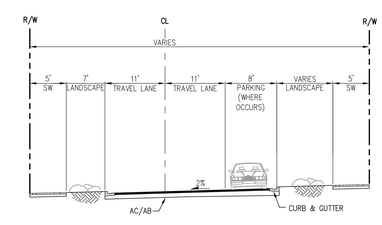

SOUTH MILPITAS BOULVARD SECTION (TYP.)
NOT TO SCALE

730 E. CAPITOL & 750 E. CAPITOL

ANTON DEVELOPMENT
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN
SITE PLAN
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'
SCALE: 1" = 40'
DATE: MARCH 3, 2016

cbg
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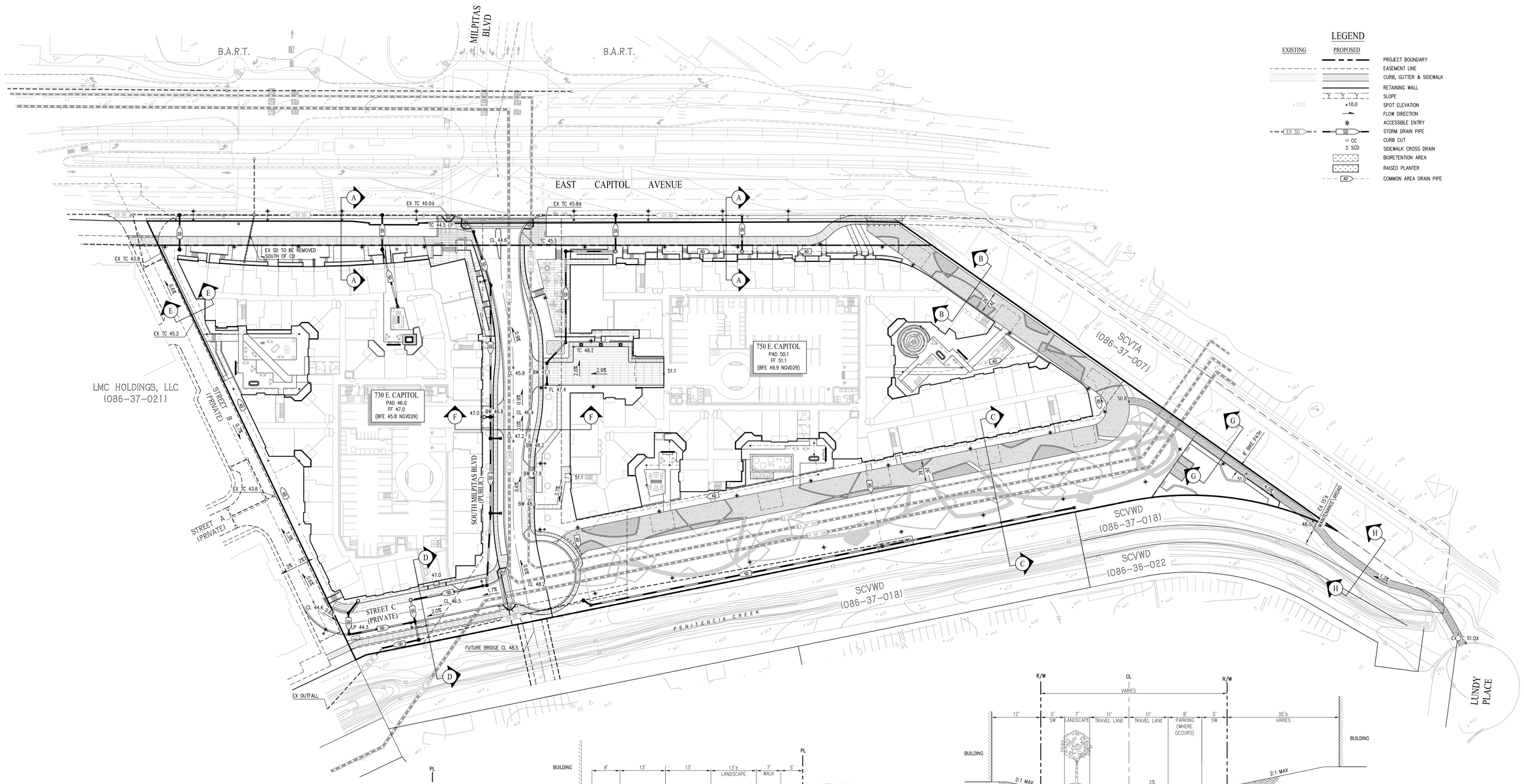
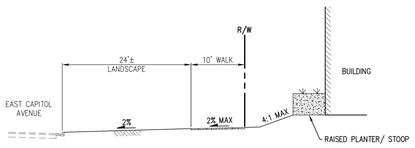
SHEET NO.
C-3
OF 10 SHEETS

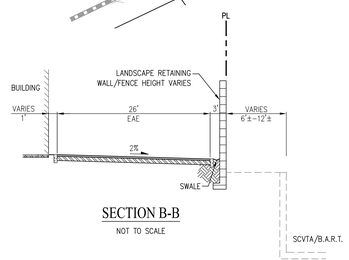


LEGEND

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		EASEMENT LINE
		CURB, GUTTER & SIDEWALK
		RETAINING WALL
		SLOPE
×10.0	×10.0	SPOT ELEVATION
		FLOW DIRECTION
		ACCESSIBLE ENTRY
EX SD	SD	STORM DRAIN PIPE
	CC	CURB CUT
	SCD	SIDEWALK CROSS DRAIN
		BIORETENTION AREA
		RAISED PLANTER
	AD	COMMON AREA DRAIN PIPE



SECTION A-A
NOT TO SCALE



SECTION B-B
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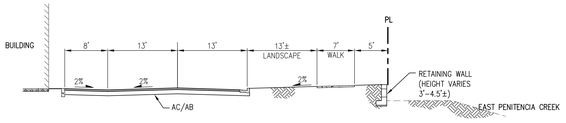

SECTION D-D
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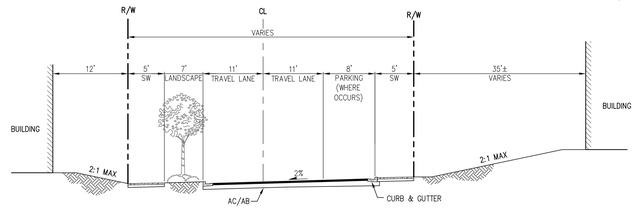
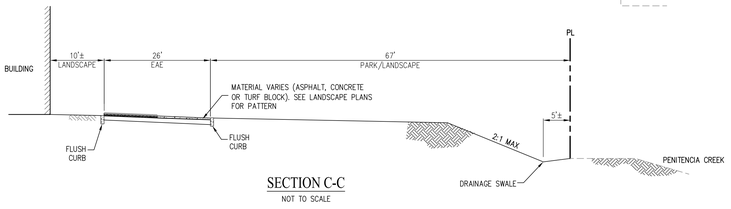


SECTION F-F
NOT TO SCALE



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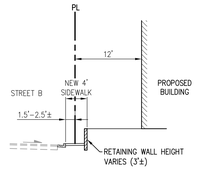

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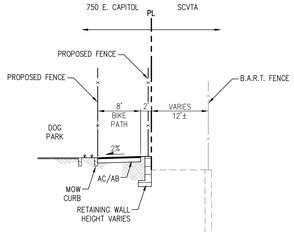

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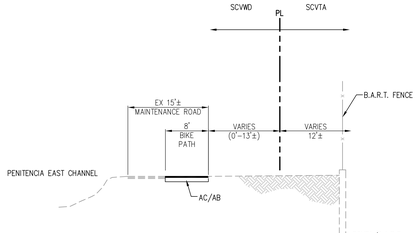

SECTION H-H
NOT TO SCALE

730 E. CAPITOL & 750 E. CAPITOL

ANTON DEVELOPMENT
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN
PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: MARCH 3, 2016

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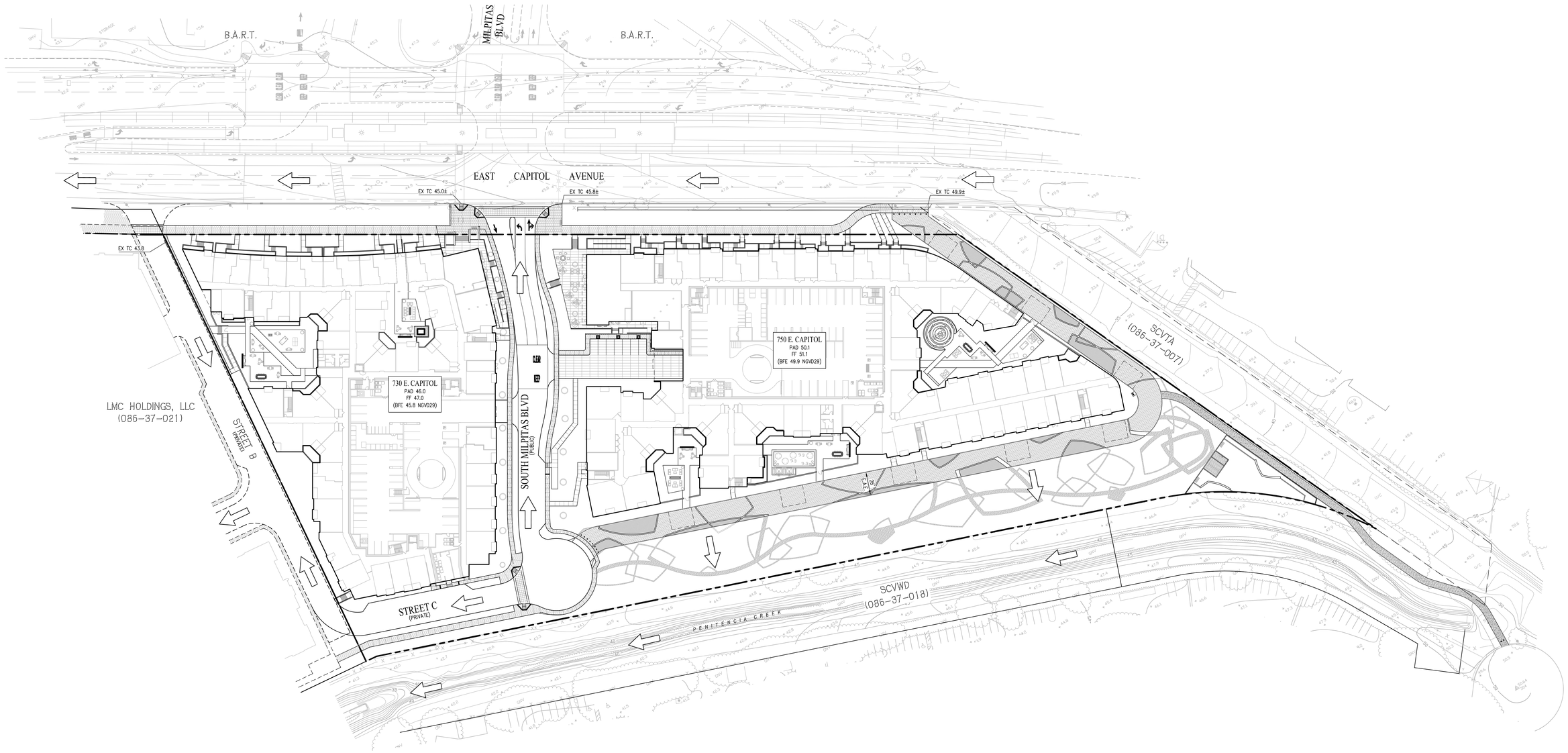

BASE FLOOD ELEVATION (BFE) SUMMARY						
BUILDING NUMBER	FINISHED FLOOR ELEVATION (FF)	PAD ELEVTION (P)	BASE FLOOD ELEVATION (BFE)	EXISTINGHIGHEST ADJACENT GRADE (HAG)	DIFFERENCE (FF - BFE)	DIFFERENCE (FF-HAG)
730 E. CAPITOL	47.0	46.0	45.8	44.4	1.2'	2.6'
750 E. CAPITOL	51.1	50.1	49.9	48.9	1.2'	2.2'

NOTES:

1. PROJECT SITE IS WITHIN AO FLOOD AREA (DEPTH 1') PER FLOOD INSURANCE RATE MAP 06085C0067J (FEBRUARY 19, 2014). ALL PROPOSED STRUCTURES TO BE REMOVED FROM SPECIAL FLOOD HAZARD AREA (SFHA).
2. PER CITY OF MILPITAS REQUIREMENTS, FINISH FLOOR ELEVATIONS MUST BE GREATER THAN OR EQUAL TO ONE FOOT ABOVE THE BASE FLOOD ELEVATION.
3. BASE FLOOD ELEVATIONS (BFE'S) LISTED FOR EACH BUILDING ARE PER THE MEMO GENERATED BY SCHAAF & WHEELER ENTITLED 730-750 E. CAPITOL 100-YEAR FLOODPLAIN ANALYSIS DATED DECEMBER 2015. BFE'S ARE CALCULATED FOR EACH BUILDING BY ADDING 1' (AO FLOOD DEPTH) TO THE HIGHEST ELEVATION OF THE FOLLOWING:
   - AVERAGE EXISTING ELEVATION AT BUILDINGS

LEGEND

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		EASEMENT LINE
		CURB, GUTTER & SIDEWALK
×10.0	×10.0	SPOT ELEVATION
×(10.0)		APPROXIMATE ELEVATION AT BUILDING CORNERS
		FLOOD WATER OVERLAND FLOW PATH

730 E. CAPITOL & 750 E. CAPITOL

ANTON GROUP
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN

FLOOD PLAIN MAP

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: MARCH 3, 2016

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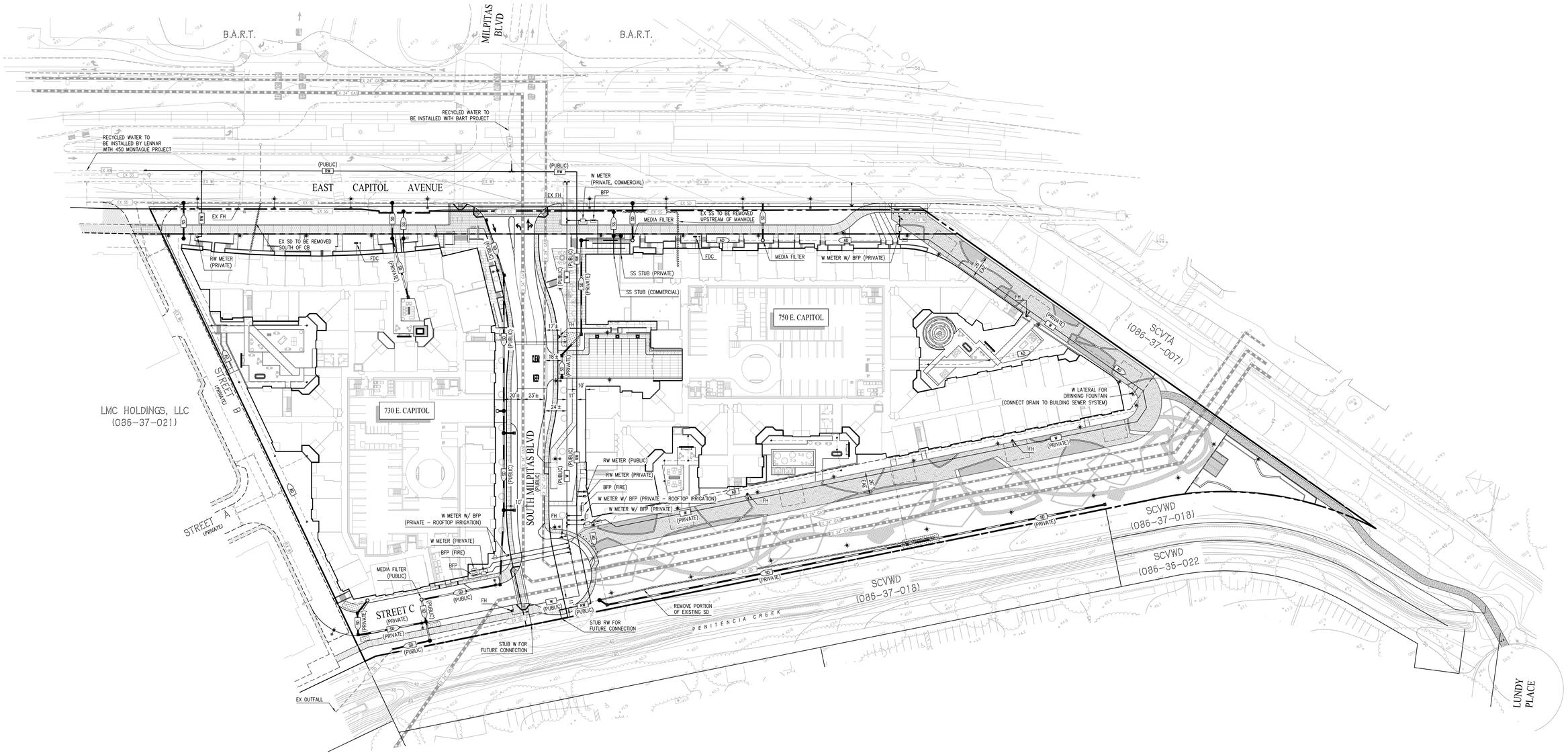
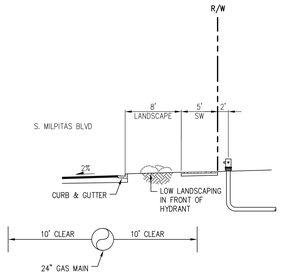


LEGEND

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		EASEMENT LINE
		CURB, GUTTER & SIDEWALK
×10.0	×10.0	SPOT ELEVATION
SD	SD	STORM DRAIN PIPE
	AD	AREA DRAIN PIPE
		MANHOLE
		CATCH BASIN/FIELD INLET
SS	SS	SANITARY SEWER PIPE
W	W	WATER PIPE
	RW	RECLAIMED WATER PIPE
		FIRE HYDRANT
	CC	CURB CUT
	SCD	SIDEWALK CROSS DRAIN
		BIORETENTION AREA
		RAISED PLANTER
		ELECTROLIER
	DCV	FIRE SERVICE WITH DETECTOR CHECK VALVE, POST INDICATOR VALVE/FIRE DEPARTMENT CONNECTION
WM	IM	WATER METER/IRRIGATION METER
BFP		BACKFLOW PREVENTER

UTILITY NOTES

1. UTILITIES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN. FINAL DESIGN SHALL ADHERE TO CITY OF MILPITAS STANDARDS.
2. PUBLIC RECYCLED WATER MAIN TO BE 8" DIAMETER MINIMUM.
3. GREASE INTERCEPTORS TO BE PROVIDED FOR FOOD SERVICE SEWER CONNECTIONS WHERE REQUIRED. FINAL LOCATIONS AND QUANTITIES OF GREASE INTERCEPTORS ARE SUBJECT TO FINAL DESIGN.
4. ALL AREA DRAIN PIPE FOR COMMON AREA DRAINAGE TO BE PRIVATELY OWNED AND MAINTAINED.
5. ANTON TO ENTER INTO AGREEMENT WITH LENNAR TO ALLOW USE OF HYDRANTS ON STREET B FOR BOTH PROJECTS (450 MONTAGUE AND THIS PROJECT).



ALTERNATIVE HYDRANT LOCATION DETAIL

NOT TO SCALE

730 E. CAPITOL & 750 E. CAPITOL

ANTON DEVCO
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN

PRELIMINARY UTILITY PLAN

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: MARCH 3, 2016

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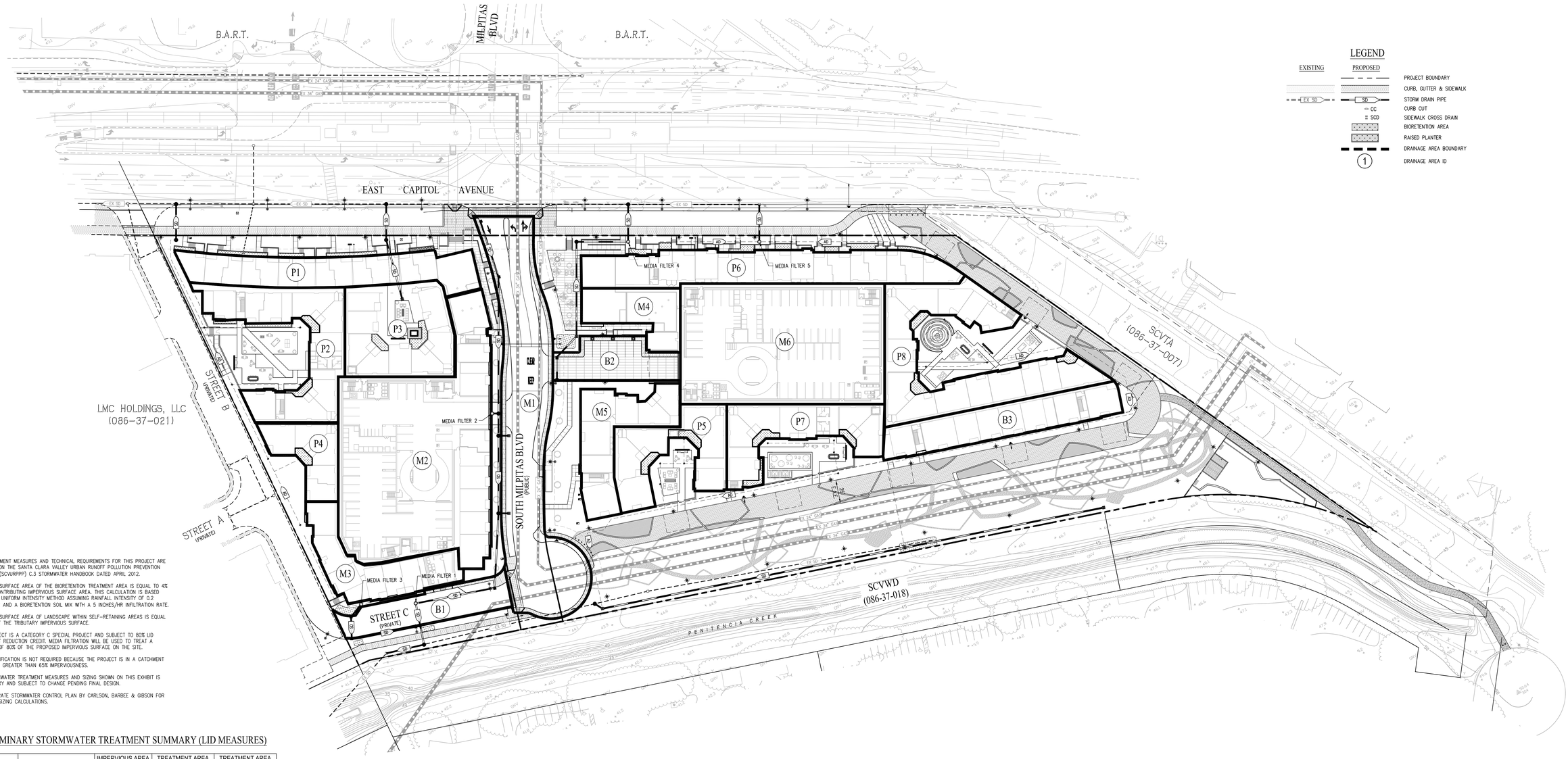


NOTES:

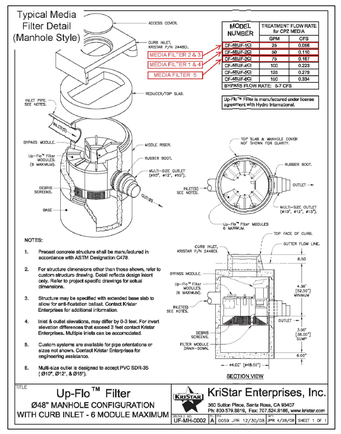
1. ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED UPON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3 STORMWATER HANDBOOK DATED APRIL 2012.
2. REQUIRED SURFACE AREA OF THE BIORETENTION TREATMENT AREA IS EQUAL TO 4% OF THE CONTRIBUTING IMPERVIOUS SURFACE AREA. THIS CALCULATION IS BASED UPON THE UNIFORM INTENSITY METHOD ASSUMING RAINFALL INTENSITY OF 0.2 INCHES/HR AND A BIORETENTION SOIL MIX WITH A 5 INCHES/HR INFILTRATION RATE.
3. REQUIRED SURFACE AREA OF LANDSCAPE WITHIN SELF-RETAINING AREAS IS EQUAL TO 50% OF THE TRIBUTARY IMPERVIOUS SURFACE.
4. THIS PROJECT IS A CATEGORY C SPECIAL PROJECT AND SUBJECT TO 80% LID TREATMENT REDUCTION CREDIT. MEDIA FILTRATION WILL BE USED TO TREAT A MAXIMUM OF 80% OF THE PROPOSED IMPERVIOUS SURFACE ON THE SITE.
5. HYDROMODIFICATION IS NOT REQUIRED BECAUSE THE PROJECT IS IN A CATCHMENT AREA WITH GREATER THAN 65% IMPERVIOUSNESS.
6. ALL STORMWATER TREATMENT MEASURES AND SIZING SHOWN ON THIS EXHIBIT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
7. SEE SEPARATE STORMWATER CONTROL PLAN BY CARLSON, BARBEE & GIBSON FOR DETAILED SIZING CALCULATIONS.

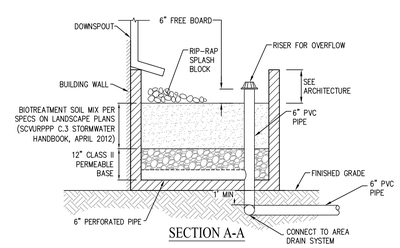
PRELIMINARY STORMWATER TREATMENT SUMMARY (LID MEASURES)

AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
B1	BIORETENTION	6,440	258	315
B2	BIORETENTION	5,690	228	295
B3	BIORETENTION	9,740	390	405
P1	RAISED PLANTER	11,220	449	675
P2	RAISED PLANTER	11,890	476	640
P3	RAISED PLANTER	8,955	358	455
P4	RAISED PLANTER	4,785	191	200
P5	RAISED PLANTER	7,963	319	455
P6	RAISED PLANTER	14,850	594	805
P7	RAISED PLANTER	8,740	350	590
P8	RAISED PLANTER	17,120	685	585
TOTAL IMPERVIOUS AREA TREATED (LID)		107,393		

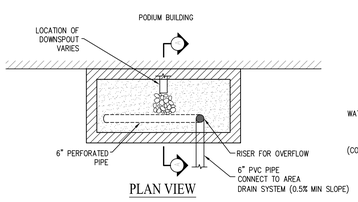
PRELIMINARY STORMWATER TREATMENT SUMMARY (NONN- LID MEASURES)

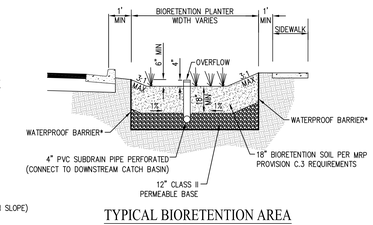
TREATMENT ID	AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	TREATMENT FLOW (CFS)	PROPOSED UNIT	TREATMENT CAPACITY (CFS)
MEDIA FILTER 1	M1	MEDIA FILTER	24,420	0.073	48" MANHOLE – UP-FLO FILTER – 2 MODULES	0.110
MEDIA FILTER 2	M2	MEDIA FILTER	37,420	0.053	48" MANHOLE – UP-FLO FILTER – 1 MODULE	0.167
MEDIA FILTER 3	M3	MEDIA FILTER	7,900	0.033	48" MANHOLE – UP-FLO FILTER – 1 MODULE	0.056
MEDIA FILTER 4	M4	MEDIA FILTER	5,320	0.022	–	–
	M5	MEDIA FILTER	8,160	0.034	–	–
	TOTAL FLOW (MEDIA FILTER 3)			0.056	48" MANHOLE – UP-FLO FILTER – 2 MODULES	0.110
MEDIA FILTER 5	M6	MEDIA FILTER	29,950	0.124	48" MANHOLE – UP-FLO FILTER – 3 MODULES	0.167
TOTAL IMPERVIOUS AREA TREATED (NON-LID)			113,170			





TYPICAL RAISED PLANTER
NOT TO SCALE





TYPICAL BIORETENTION AREA
NOT TO SCALE

*NOTE:
INSTALL DEEPENED CURB IN ADDITION TO WATERPROOF BARRIER WHERE NECESSARY PER GEOTECHNICAL RECOMMENDATIONS

730 E. CAPITOL & 750 E. CAPITOL

ANTON GROUP
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN
PRELIMINARY STORMWATER CONTROL PLAN

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: MARCH 3, 2016

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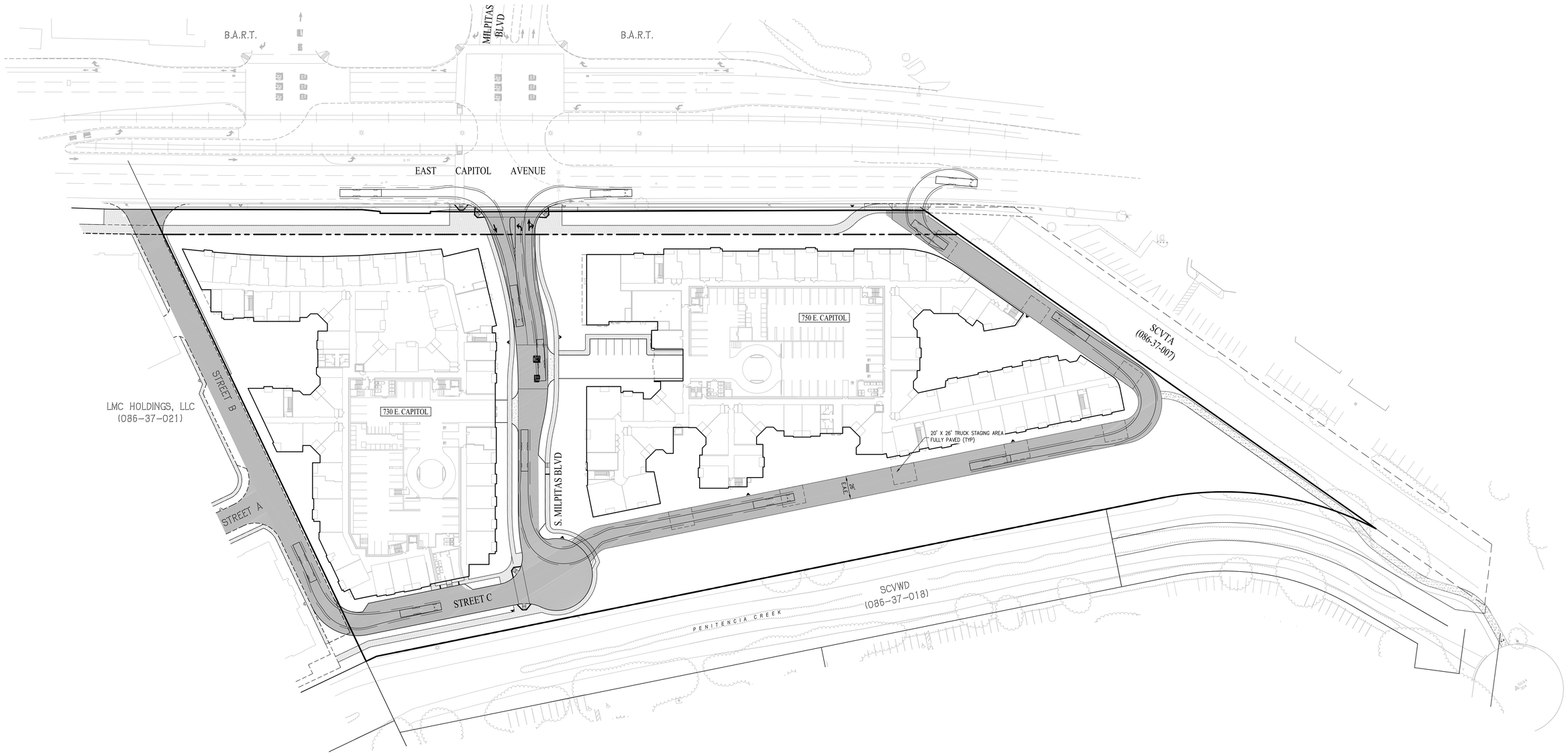

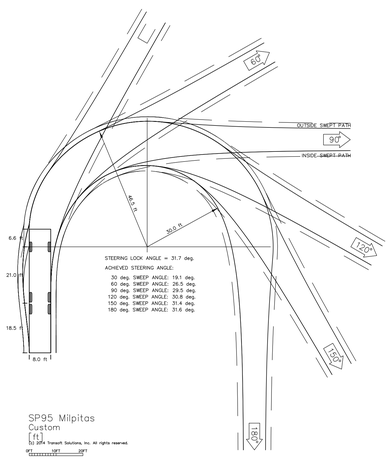

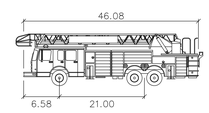

SP95 Milpitas feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 5.0
Steering Angle	: 31.7

LEGEND

- FIRE APPARATUS ACCESS ROADS
- ROADS INACCESSIBLE TO FIRE APPARATUS
- FIRE HYDRANT
- EXISTING FIRE HYDRANT

730 E. CAPITOL & 750 E. CAPITOL

ANTON BLDG
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN

FIRE TRUCK ACCESS PLAN

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: MARCH 3, 2016

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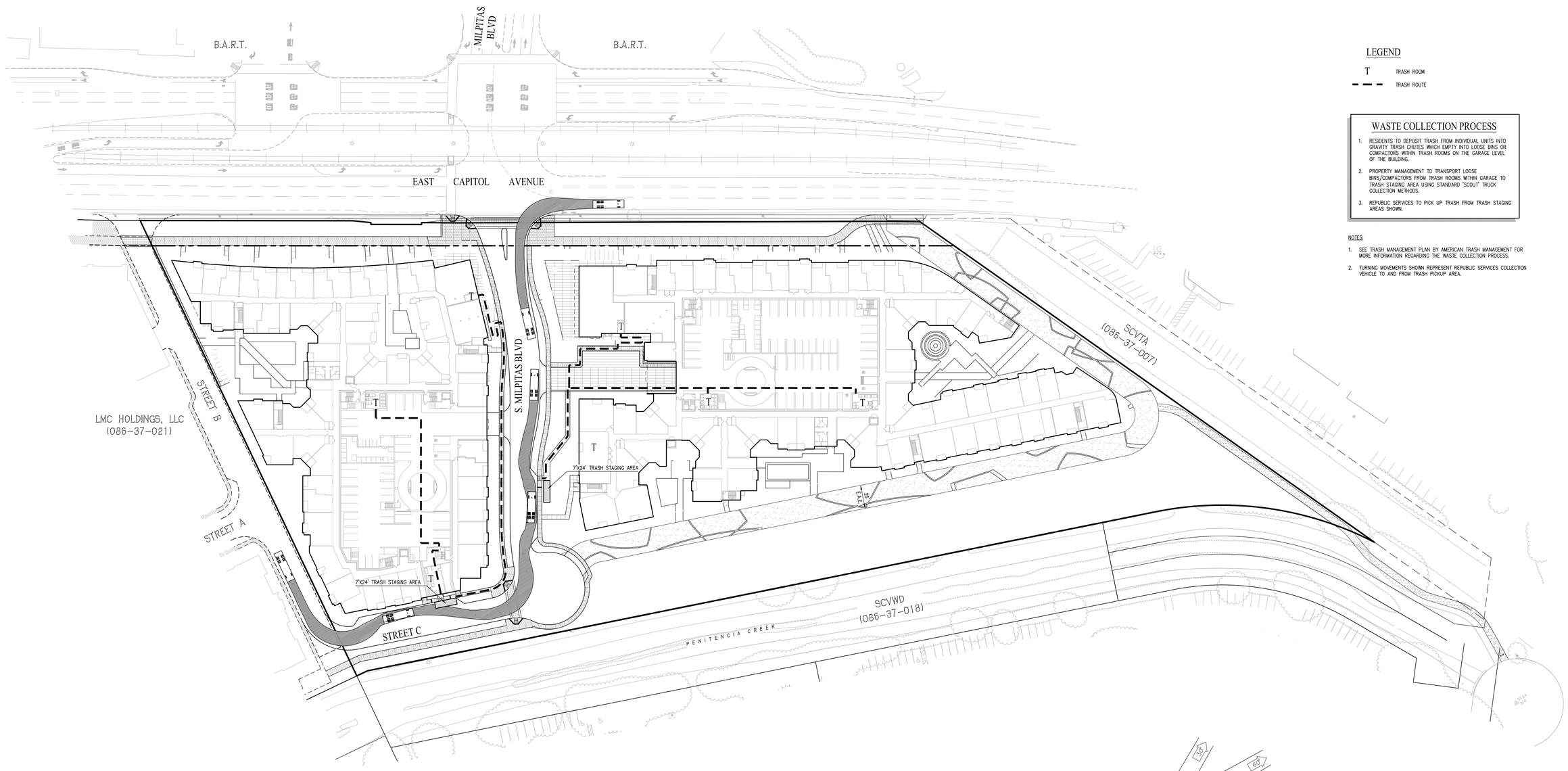


LEGEND

T TRASH ROOM

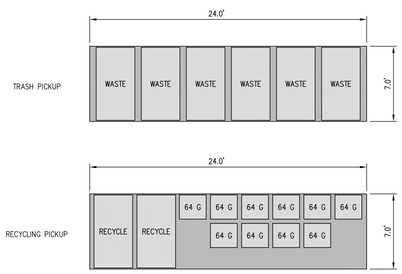
TRASH ROUTE

WASTE COLLECTION PROCESS

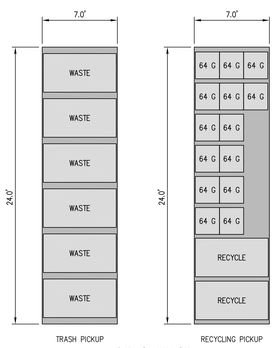
1. RESIDENTS TO DEPOSIT TRASH FROM INDIVIDUAL UNITS INTO GRAVITY TRASH CHUTES WHICH EMPTY INTO LOOSE BINS OR COMPACTORS WITHIN TRASH ROOMS ON THE GARAGE LEVEL OF THE BUILDING.
2. PROPERTY MANAGEMENT TO TRANSPORT LOOSE BINS/COMPACTORS FROM TRASH ROOMS WITHIN GARAGE TO TRASH STAGING AREA USING STANDARD "SCOUT" TRUCK COLLECTION METHODS.
3. REPUBLIC SERVICES TO PICK UP TRASH FROM TRASH STAGING AREAS SHOWN.

NOTES:

1. SEE TRASH MANAGEMENT PLAN BY AMERICAN TRASH MANAGEMENT FOR MORE INFORMATION REGARDING THE WASTE COLLECTION PROCESS.
2. TURNING MOVEMENTS SHOWN REPRESENT REPUBLIC SERVICES COLLECTION VEHICLE TO AND FROM TRASH PICKUP AREA.



730 E. CAPITOL
STAGING AREA LAYOUT
NOT TO SCALE



750 E. CAPITOL
STAGING AREA LAYOUT
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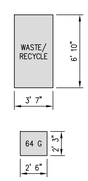

TYPICAL DIMENSIONS
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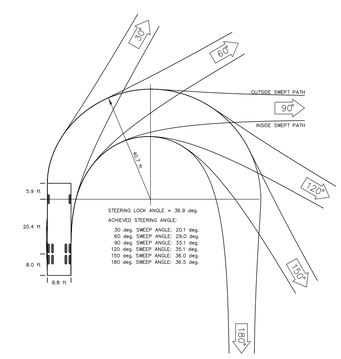

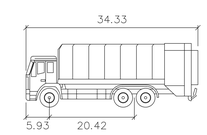

Garbage	feet
Width	: 8.83
Track	: 8.83
Lock to Lock Time	: 6.0
Steering Angle	: 36.9

730 E. CAPITOL & 750 E. CAPITOL

ANTON BLDG
950 Tower Lane, Suite 1225, Foster City, CA 94404

SITE DEVELOPMENT PLAN

SOLID WASTE MANAGEMENT PLAN

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40' DATE: MARCH 3, 2016

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CITY NOTES AND CONDITIONS OF APPROVAL

730 E. CAPITOL & 750 E. CAPITOL

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SITE DEVELOPMENT PLAN
CONDITIONS OF APPROVAL
CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

0' 40' 120' 160'
SCALE: 1" = 40' DATE: MARCH 3, 2016

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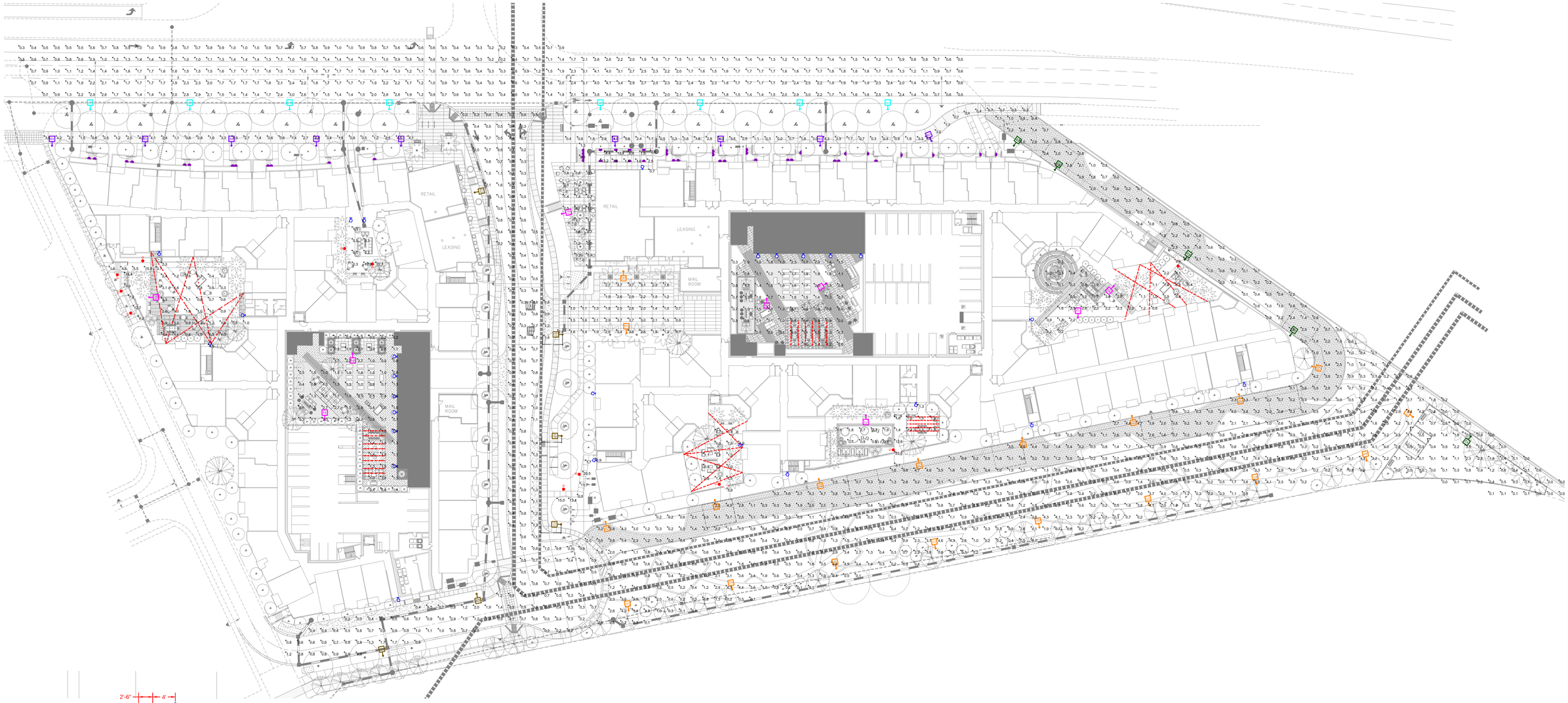
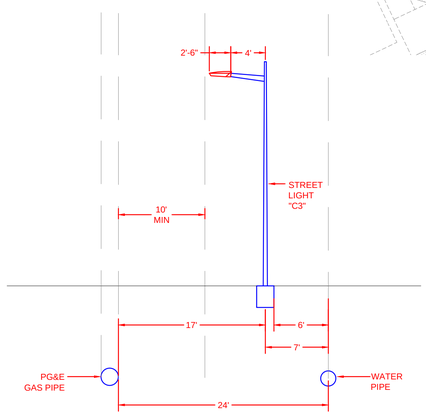




A2 32FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC ROADSTAR SERIES
105W LED - 4000K LED

B2 23FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC ROADSTAR SERIES
105W LED - 4000K LED

D2 12FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC CAPELLA SERIES
105W LED - 4000K LED

D1 16FT LED PARKING LOT POST LIGHT
US ARCHITECTURAL RAZAR SERIES
MEDIUM SIZE
65W LED - 4000K LED

B1 12FT LED TRAIL POST LIGHT
US ARCHITECTURAL RAZAR SERIES
SMALL SIZE
40W LED - 4000K LED

D3 12FT LED COURTYARD POST LIGHT
US ARCHITECTURAL RAZAR SERIES
SMALL SIZE
27W LED - 4000K LED

G 42IN LED BOLLARD
US ARCHITECTURAL RAZAR SERIES
12W LED - 4000K LED

FLUORESCENT STEPLIGHT
PACE ILLUMINATION JRLS SERIES
18W FLUORESCENT - 3000K

LED FESTOON LIGHTING
10 FT MOUNTING HEIGHT (MINIMUM)
24" SPACING

K2 HIGH EFFICACY DECORATIVE WALL LIGHT
VERIFY STYLE

0' 40' 80' 120'

SCALE: 1" = 40'

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

CANDELA ENGINEERING INCORPORATED
LIGHTING DESIGN | ELECTRICAL ENGINEERING
25635 Calle La Fuente
San Juan Capistrano, CA 92675
Ph. 949.201.1333
candelaengineering.com

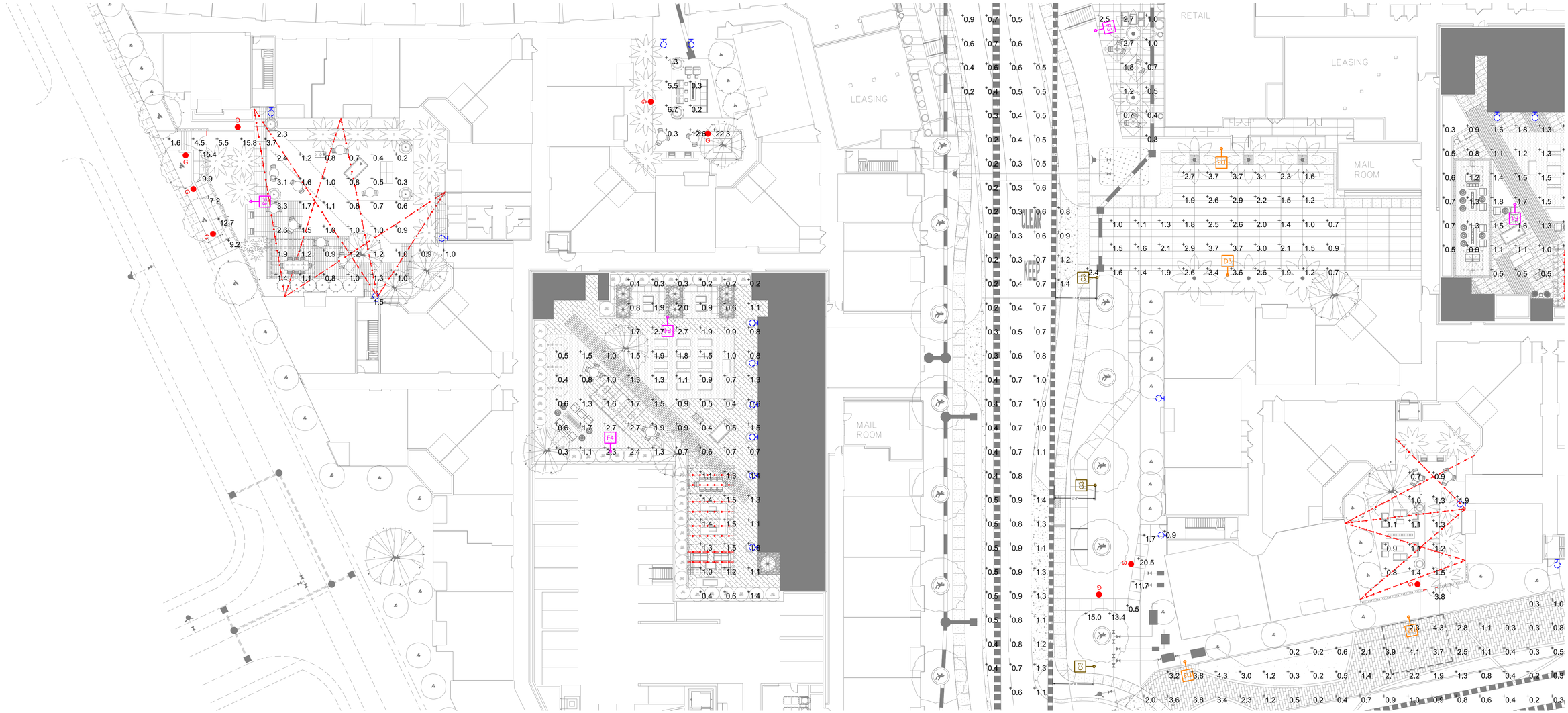
SITE LIGHTING PLAN

E.1

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.09.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

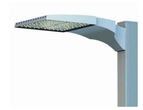
PLANNING SUBMITTAL 03.03.2016



32FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC ROADSTAR SERIES
105W LED - 4000K LED

23FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC ROADSTAR SERIES
105W LED - 4000K LED

12FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC CAPELLA SERIES
105W LED - 4000K LED



16FT LED PARKING LOT POST LIGHT
US ARCHITECTURAL RAZAR SERIES
MEDIUM SIZE
65W LED - 4000K LED

12FT LED TRAIL POST LIGHT
US ARCHITECTURAL RAZAR SERIES
SMALL SIZE
40W LED - 4000K LED

12FT LED COURTYARD POST LIGHT
US ARCHITECTURAL RAZAR SERIES
SMALL SIZE
27W LED - 4000K LED

42IN LED BOLLARD
US ARCHITECTURAL RAZAR SERIES
12W LED - 4000K LED

FLUORESCENT STEPLIGHT
PACE ILLUMINATION JRLS SERIES
18W FLUORESCENT - 3000K

LED FESTOON LIGHTING
10 FT MOUNTING HEIGHT (MINIMUM)
24" SPACING

HIGH EFFICACY DECORATIVE WALL LIGHT
VERIFY STYLE

0' 20' 40' 60'

SCALE: 1" = 20'

730 E. CAPITOL & 750 E. CAPITOL

MILPITAS, CA

ANTON DEV CO
950 Tower Lane, Suite 1225, Foster City, CA 94404

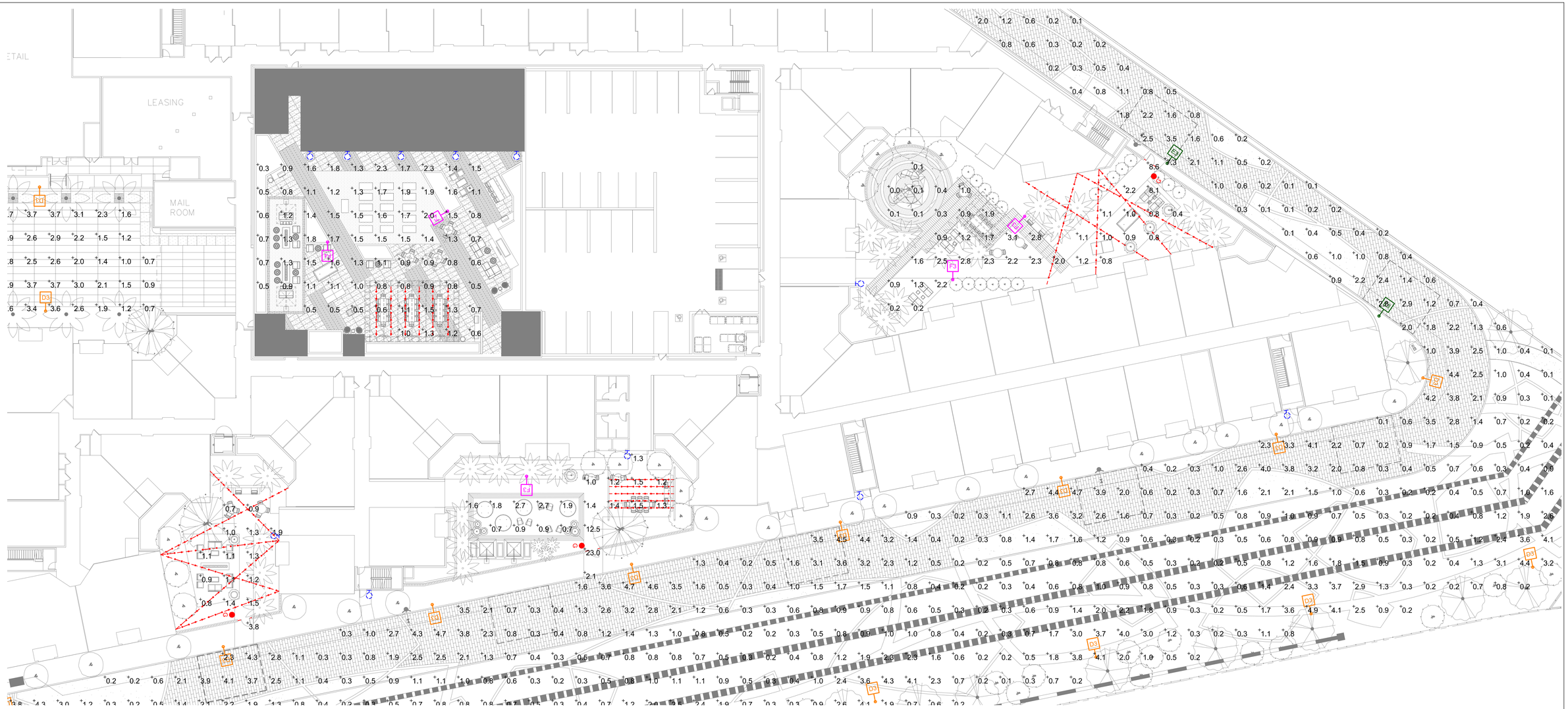
CANDELA ENGINEERING INCORPORATED
LIGHTING DESIGN | ELECTRICAL ENGINEERING
25635 Calle La Fuente
San Juan Capistrano, CA 92675
Ph. 949.201.1333
candelaengineering.com

SITE LIGHTING DETAIL	E.2

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.09.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

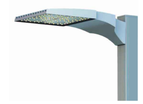
03.03.2016
PLANNING SUBMITTAL



A3 32FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC ROADSTAR SERIES
105W LED - 4000K LED

B2 23FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC ROADSTAR SERIES
105W LED - 4000K LED

C3 12FT LED STREET LIGHT
CITY OF MILITIAS STANDARD
LUMEC CAPELLA SERIES
105W LED - 4000K LED



D3 16FT LED PARKING LOT POST LIGHT
US ARCHITECTURAL RAZAR SERIES
MEDIUM SIZE
65W LED - 4000K LED

E3 12FT LED TRAIL POST LIGHT
US ARCHITECTURAL RAZAR SERIES
SMALL SIZE
40W LED - 4000K LED

F3 12FT LED COURTYARD POST LIGHT
US ARCHITECTURAL RAZAR SERIES
SMALL SIZE
27W LED - 4000K LED

G 42IN LED BOLLARD
US ARCHITECTURAL RAZAR SERIES
12W LED - 4000K LED

FLUORESCENT STEPLIGHT
PACE ILLUMINATION JRLS SERIES
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SITE LIGHTING DETAIL

E.3

No.	ITEM	DATE
1	PLANNING SUBMITTAL	12.09.2015
2	PLANNING SUBMITTAL	03.03.2016

CASE FILE NUMBER:

03.03.2016

PLANNING SUBMITTAL