

1980 TAROB COURT

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1980 TAROB COURT STREETSCAPE

CONSULTANTS

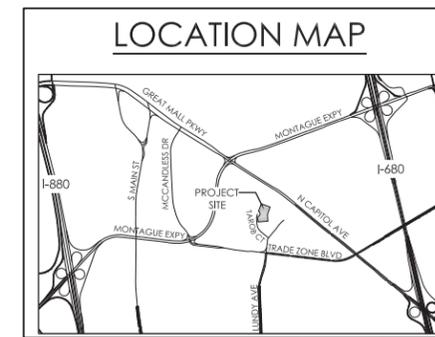
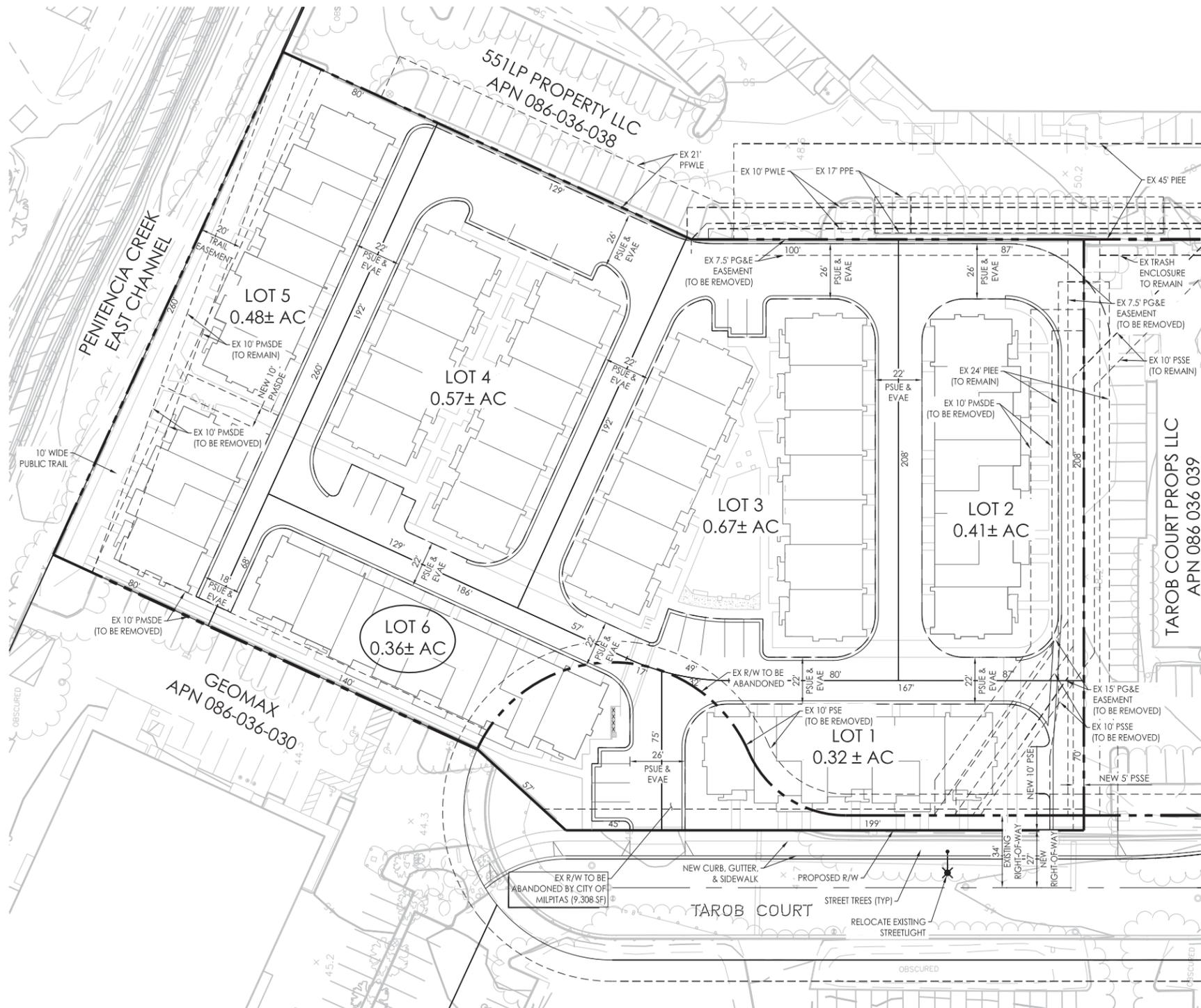
ARCHITECT
SDG ARCHITECTS, INC.
ATT. SCOTT PRICKETT
3361 WALNUT BLVD. SUITE 120, BRENTWOOD, CA
925.634.7000

CIVIL ENGINEER
WOOD RODGERS
ATT. KARRIE MOSCA
4670 WILLOW ROAD SUITE 125, PLEASANTON, CA
925.398.7915

LANDSCAPE ARCHITECT
R3 STUDIOS, INC.
ATT. ROMAN DE SOTA
201 4TH STREET, SUITE 108, OAKLAND, CA
510.452.4190

Tarob Court
Milpitas, CA
July 28, 2016

TITLE SHEET
T1



PROJECT NOTES

APPLICANT
 THE TRUE LIFE COMPANIES, LLC
 12647 ALCOSTA BOULEVARD, SUITE 470
 SAN RAMON, CA 94583
 CONTACT: LEAH DREGER
 PHONE: (925) 824-4300

OWNER
 SNB, LLC
 1118 PEDRICK COURT
 SAN JOSE, CA 95120

ENGINEER/PLANNER
 WOOD RODGERS INC.
 4670 WILLOW ROAD, SUITE 125
 PLEASANTON, CA 94588
 CONTACT: KARRIE MOSSCA/PAUL MEUSER
 PHONE: (925) 847-1547

PROJECT ADDRESS
 1980 TAROB COURT, MILPITAS, CA 95035

ASSESSOR'S PARCEL NO.
 086-036-040

AREA
 2.6± ACRES GROSS
 2.8± ACRES NET (INCLUDES R/W TO BE ABANDONED)

DENSITY
 22.7± DWELLING UNITS/ACRE

NUMBER OF LOTS / UNITS
 6 CONDOMINIUM LOTS | 59 TOWNHOMES

EXISTING USE
 INDUSTRIAL

PROPOSED USE
 MULTI-FAMILY RESIDENTIAL

EXISTING GENERAL PLAN
 MULTI-FAMILY RESIDENTIAL HIGH DENSITY (MFH) 21-40 UNITS/GROSS ACRE

PROPOSED GENERAL PLAN
 MULTI-FAMILY RESIDENTIAL HIGH DENSITY (MFH) 21-40 UNITS/GROSS ACRE

EXISTING ZONING
 R3 - HIGH DENSITY, TRANSIT ORIENTED

PROPOSED ZONING
 R3 - HIGH DENSITY, TRANSIT ORIENTED

PARK DISTRICT
 MILPITAS RECREATION SERVICES DIVISION

FIRE PROTECTION
 MILPITAS FIRE DEPARTMENT

SCHOOL DISTRICT
 BERRYESSA UNION SCHOOL DISTRICT

SEWER
 CITY OF MILPITAS

STORM DRAIN
 CITY OF MILPITAS

WATER
 CITY OF MILPITAS

ELECTRICITY & GAS
 PG&E

TELEPHONE
 AT&T, COMCAST

CABLE TV
 AT&T, COMCAST

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

MAP NUMBER: 05085C0067J
 EFFECTIVE DATE: FEBRUARY 19, 2014

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD83, AS MEASURED BETWEEN FOUND MONUMENTS IN TAROB COURT. SAID BEARING BEING IS N4 12'49"W. ALL DISTANCES SHOWN ARE GROUND BASED. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCE BY A COMBINATION FACTOR = 1.000049802.

BENCHMARK
 USCGS BRASS DISK IN TOP OF NORTH END OF WEST HEADWALL, WPRR CULVERT CROSSING OF PENITENCIA CREEK, NORTH OF LUNDY ROAD. ELEV=51.880' (NAVD88)

DATUM
 NORTHERN AMERICAN DATUM OF 1983 (NAD83), AND CALIFORNIA COORDINATE OF 1983, ZONE 3

CONDOMINIUM MAP
 A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1-6. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

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

NOTES
 1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PFWLE	PRIVATE FIRE WATER LINE EASEMENT
PIE	PRIVATE INGRESS & EGRESS EASEMENT
PMSDE	PRIVATE MUTUAL STORM DRAIN EASEMENT
PPE	PRIVATE PARKING EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSUE	PUBLIC SERVICE UTILITY EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT

LEGEND

PROPOSED		EXISTING
---	PROJECT BOUNDARY	---
---	PROPERTY LINE	---
---	EASEMENT LINE	---
---	CENTERLINE	---
---	BUILDING	---
---	HARDSCAPE	---
---	TREE	---
---	CITY RIGHT-OF-WAY TO BE ABANDONED AND RELINQUISHED TO PROPERTY OWNER	---

SHEET INDEX

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- TM10 INTERIM IMPROVEMENTS
- TM11 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____.

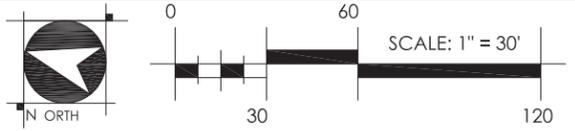
Planning and Neighborhood Services Director _____ Date _____



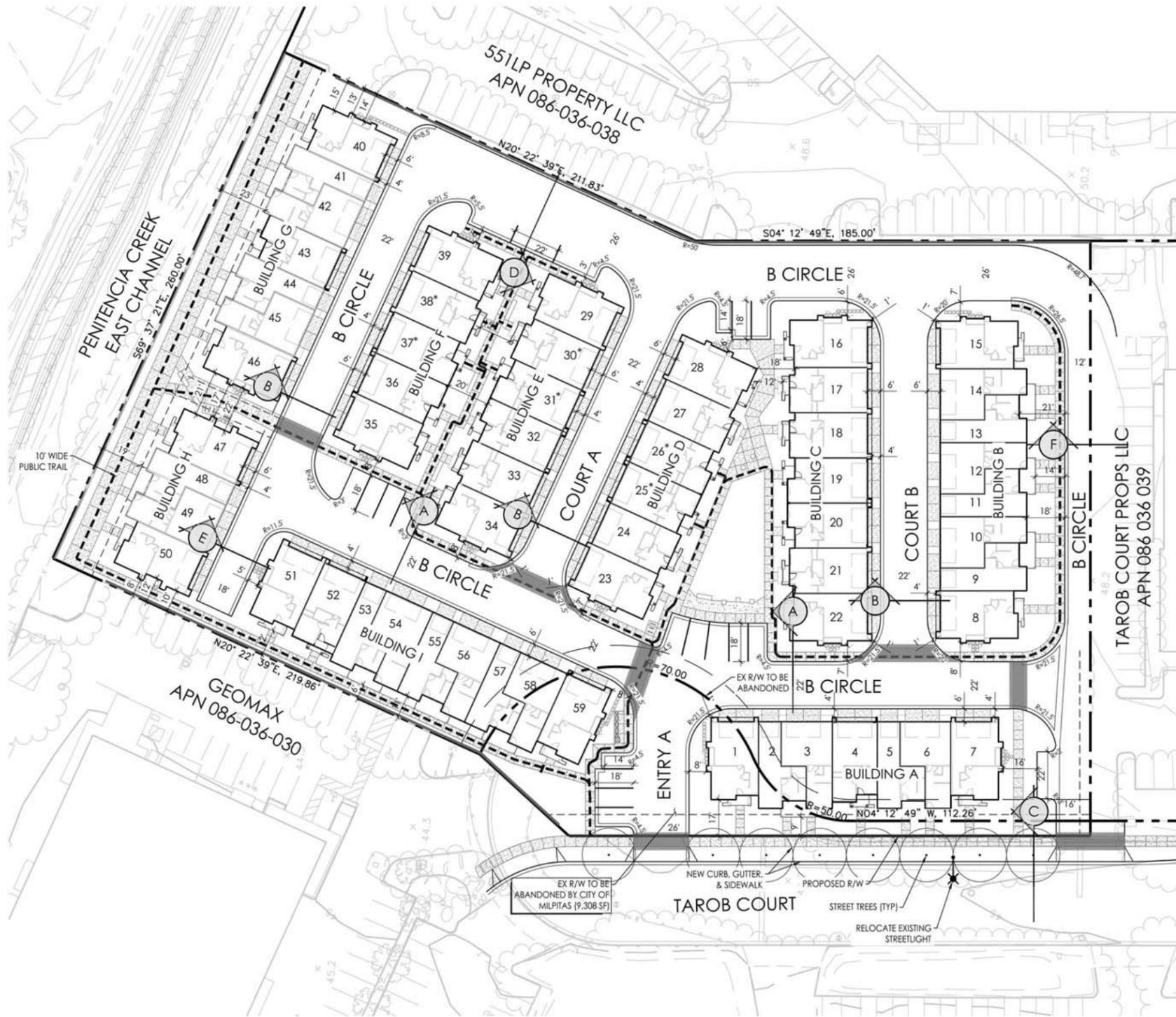
1980 Tarob Court
 Milpitas, CA
 JULY 28, 2016

VESTING TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES TM01

THE TRUE LIFE COMPANIES
 The True Life Companies
 12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
 925.824.4300

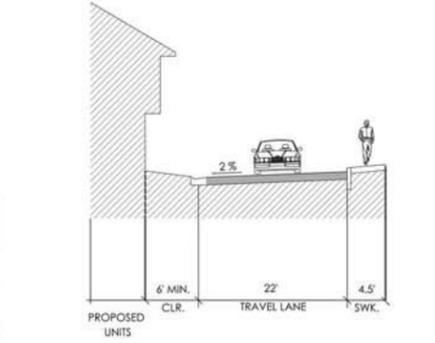


WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556
 Pleasanton, CA. 94588 Fax 925.847.1557

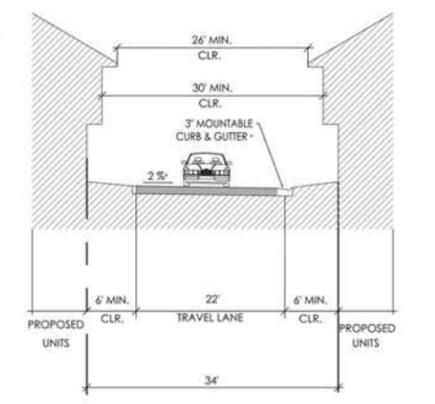


UNIT SUMMARY

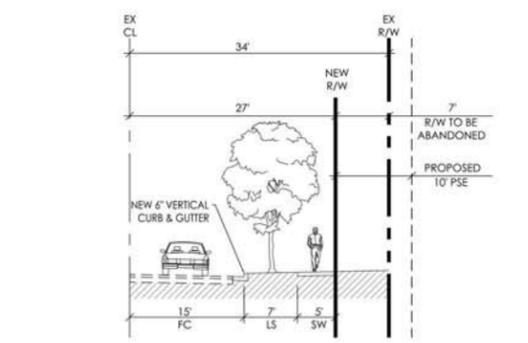
BUILDING	BUILDING TYPE	UNIT COUNT
A	7-PLEX	7
B	8-PLEX	8
C	7-PLEX	7
D	6-PLEX	6
E	6-PLEX	6
F	5-PLEX	5
G	7-PLEX	7
H	4-PLEX	4
I	9-PLEX	9
TOTAL		59



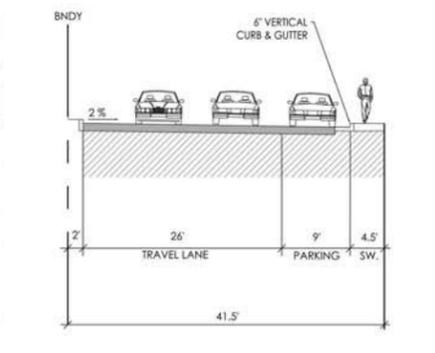
A SECTION A
22' PRIVATE STREET SECTION
NOT TO SCALE



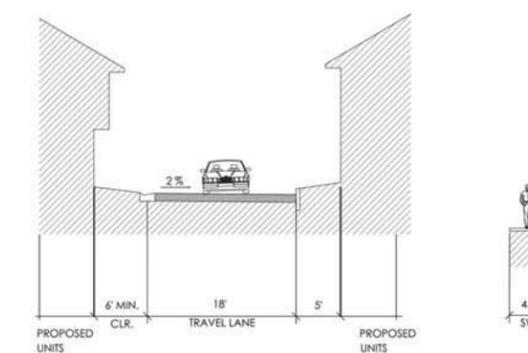
B SECTION B
22' PRIVATE STREET SECTION
NOT TO SCALE
* CROSS SLOPE AND CURB TYPE VARY THROUGHOUT SITE. SEE GRADING PLAN.



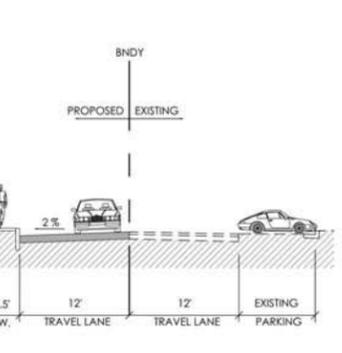
C SECTION C - TAROB COURT
27' HALF - PUBLIC STREET SECTION
NOT TO SCALE



D SECTION D
41.5' PRIVATE STREET SECTION
NOT TO SCALE



E SECTION E
18' PRIVATE STREET SECTION
NOT TO SCALE



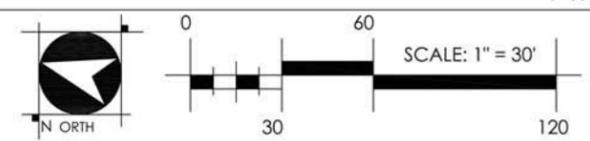
F SECTION F
12' PRIVATE STREET SECTION
NOT TO SCALE

NOTE:
ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.

ACCESSIBILITY NOTES
* DENOTES ACCESSIBLE UNIT
--- DENOTES ACCESSIBLE ROUTE OF TRAVEL

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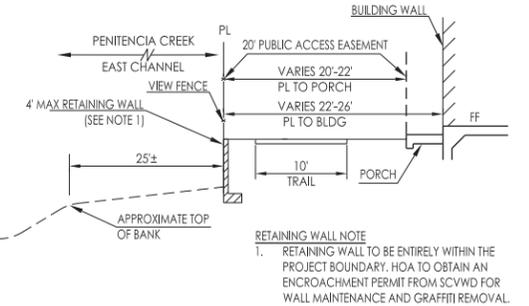
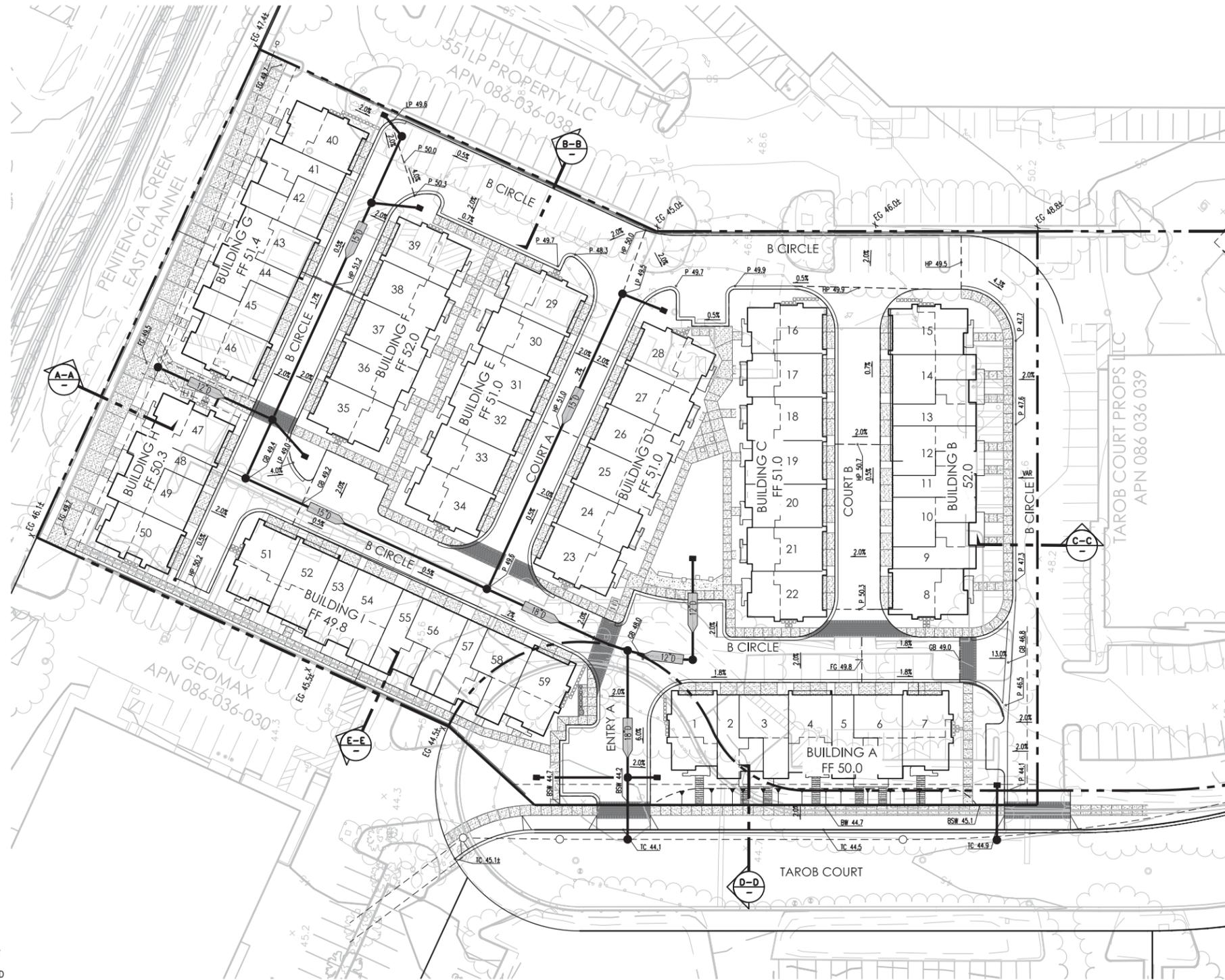
SITE PLAN
TM03

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Pleasanton, CA. 94588 Fax 925.847.1557

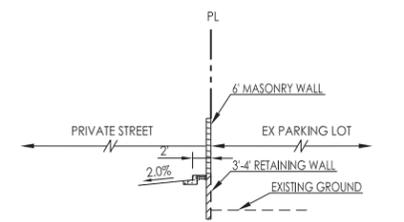
ABBREVIATIONS

BSW	BACK OF SIDEWALK
CL	CENTERLINE
D	DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
GB	GRADE BREAK
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SW	SIDEWALK
TC	TOP OF CURB
VAR	VARIABLE

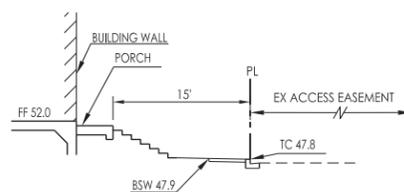
* DENOTES ACCESSIBLE UNIT



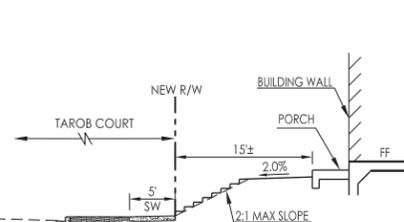
SECTION A-A



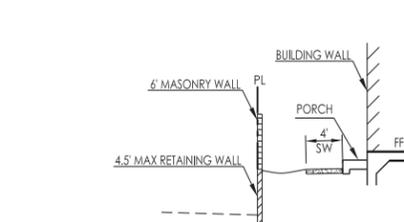
SECTION B-B



SECTION C-C



SECTION D-D



SECTION E-E

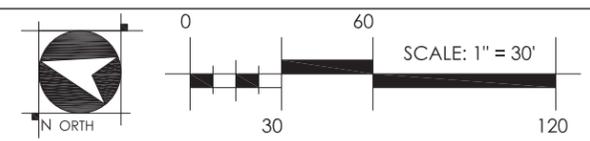
EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADE	0	13,500
OVER EXCAVATION	5,200	5,200
UTILITY SPOILS	1,600	-
BIO-RETENTION SPOILS	620	-
SHRINKAGE (ASSUME 10%)	-	1,870
TOTALS	7,420	20,570

- EARTHWORK NOTES:**
- THIS ESTIMATE ASSUMES 8" OF THE EXISTING SITE WILL BE OFF HAULED DUE TO DEMOLITION AND REMOVAL OF THE BUILDING FOUNDATION AND PARKING LOT
 - ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL AREA TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS AND THE CONTRACTOR'S METHOD OF OPERATION.
 - REUSE OF EXISTING ON-SITE MATERIALS HAVE NOT BEEN FACTORED INTO THE EARTHWORK QUANTITIES.
 - OVER EXCAVATION ASSUMES 3' OF UNDOCUMENTED FILL UNDER THE EXISTING BUILDING.

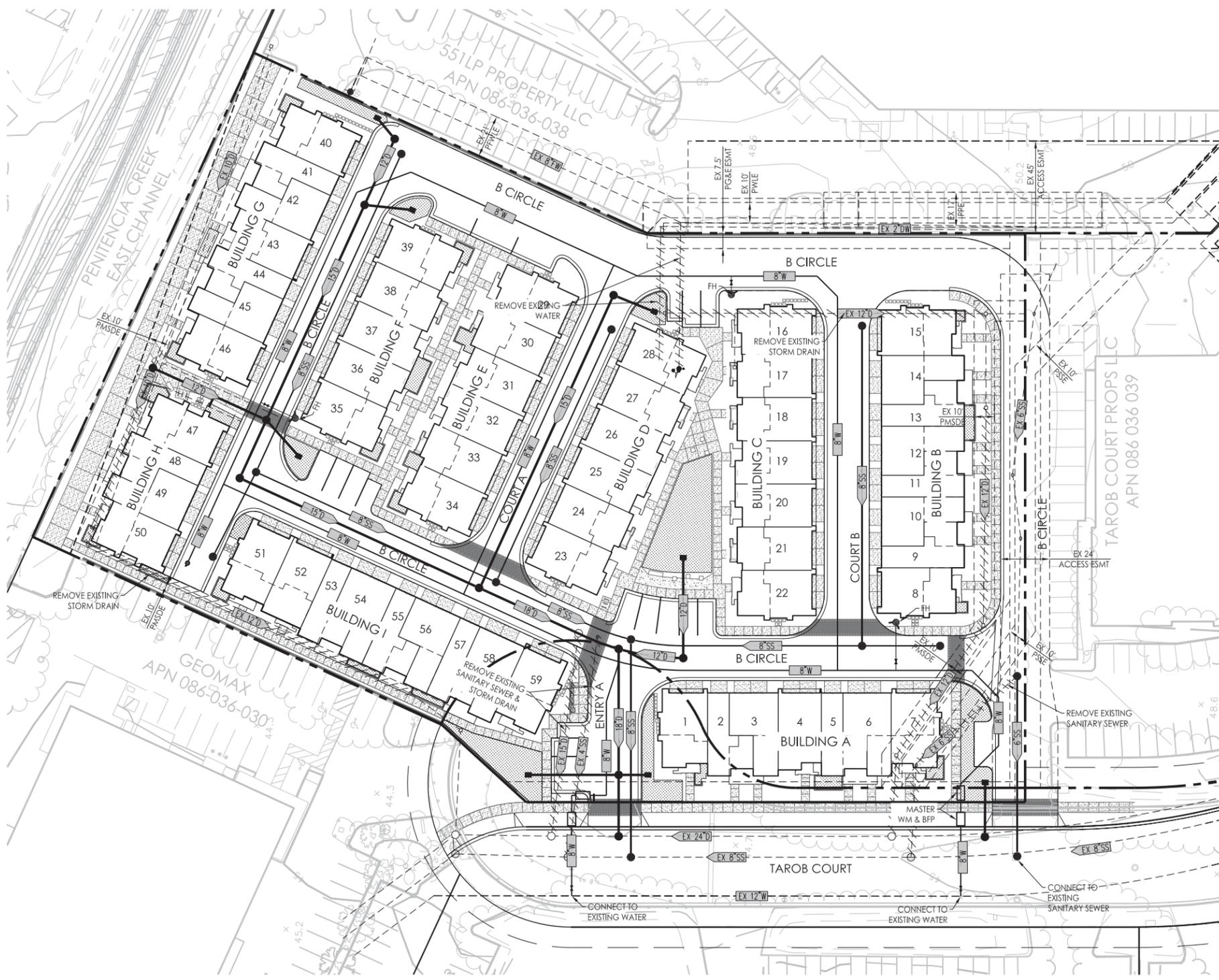
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**PRELIMINARY GRADING DRAINAGE PLAN
TM04**

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LEGEND

EXISTING	PROPOSED
--- EX 12" D ---	--- 12" D ---
○	●
--- EX 8" SS ---	--- 8" SS ---
--- EX 8" W ---	--- 8" W ---
○	○
--- EX 8" T W ---	--- 8" T W ---
--- EX 2" D W ---	--- 2" D W ---

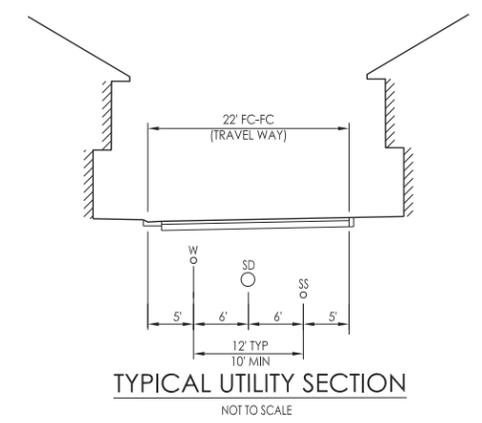
- PROJECT BOUNDARY
- STORM DRAIN PIPE
- MANHOLE
- DROP INLET
- SANITARY SEWER PIPE
- WATER PIPE
- FIRE HYDRANT
- BIO RETENTION
- EXISTING FIRE WATER
- EXISTING DOMESTIC WATER
- BLOW OFF

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
ESMT	EASEMENT
EX	EXISTING
PFWLE	PRIVATE FIRE WATER LINE EASEMENT
PMSDE	PRIVATE MUTUAL STORM DRAIN EASEMENT
PPE	PRIVATE PARKING EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSUE	UTILITY EASEMENT PRIVATE SERVICE
PWLE	PRIVATE WATER LINE EASEMENT

UTILITY NOTES

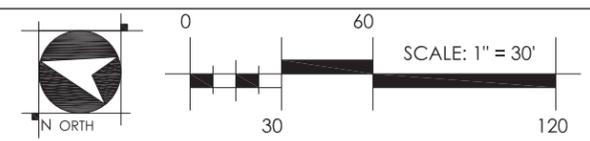
1. STORM DRAIN
 - MINIMUM SLOPE: 0.001
 - MINIMUM PIPE SIZE: 12"
 - STORM DRAIN FACILITIES MAY BE RCP OR N-12 PIPE
2. SANITARY SEWER
 - MINIMUM SLOPE: 0.0035
3. UTILITIES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGES PENDING FINAL DESIGN. FINAL DESIGN SHALL ADHERE TO CITY OF MILPITAS STANDARDS



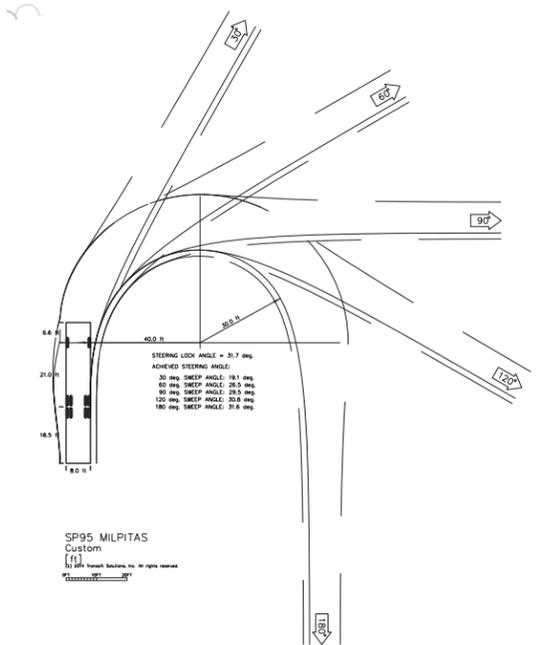
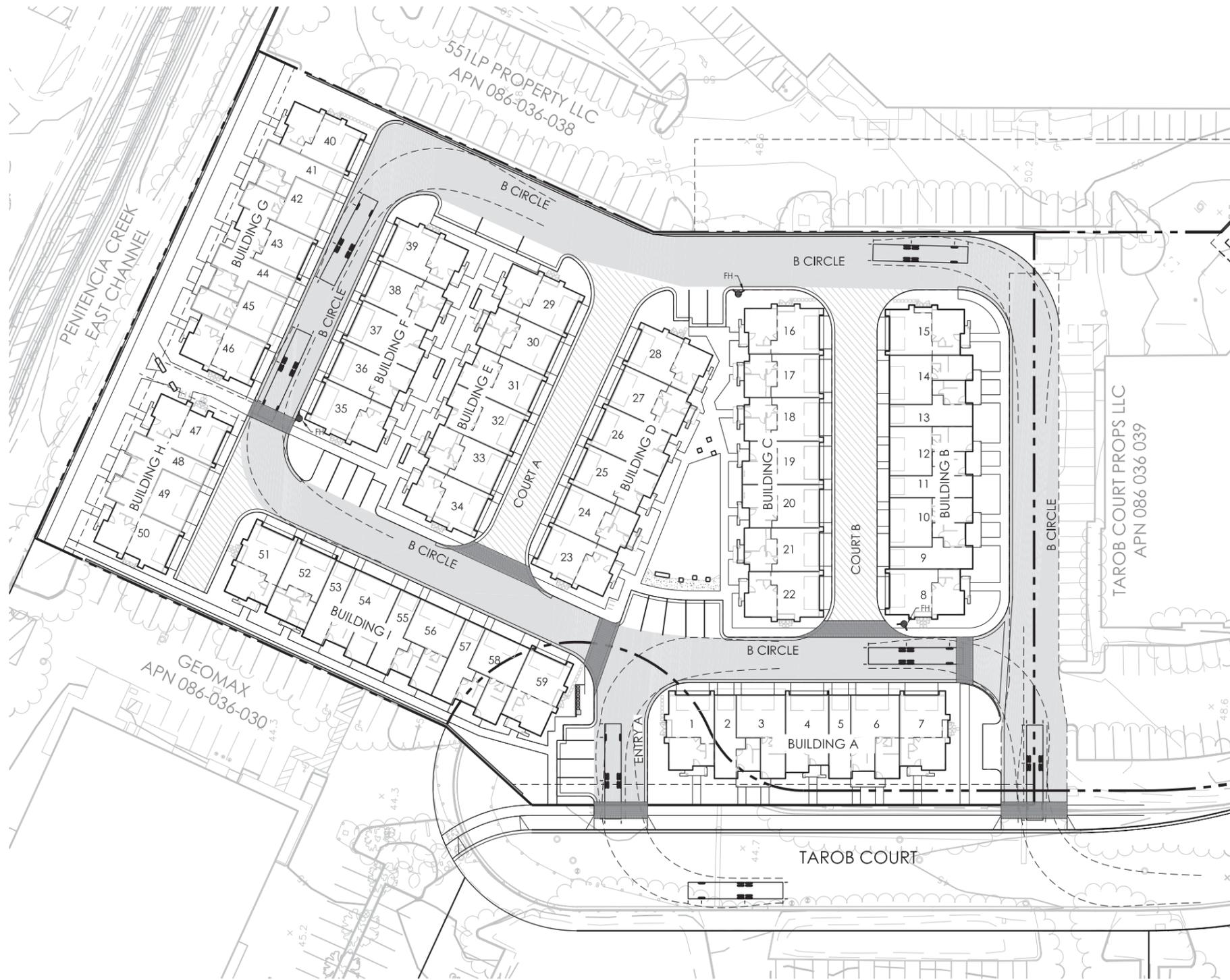
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**PRELIMINARY UTILITY PLAN
TM05**

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925.824.4300



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Pleasanton, CA. 94588 Fax 925.847.1557



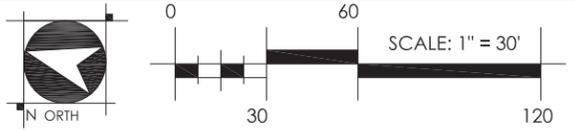
LEGEND

- FIRE APPARATUS ACCESS ROADS
- ROADS INACCESSIBLE TO FIRE APPARATUS (EXCLUDING HAMMERHEAD)

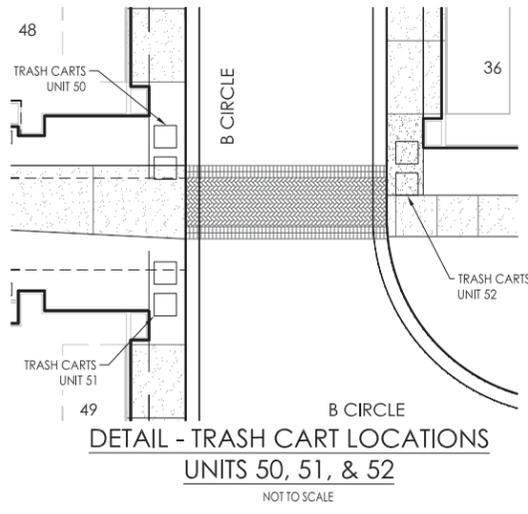
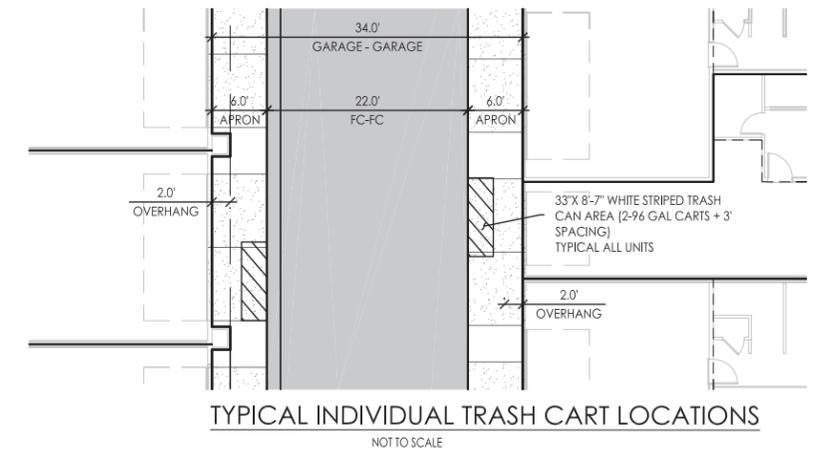
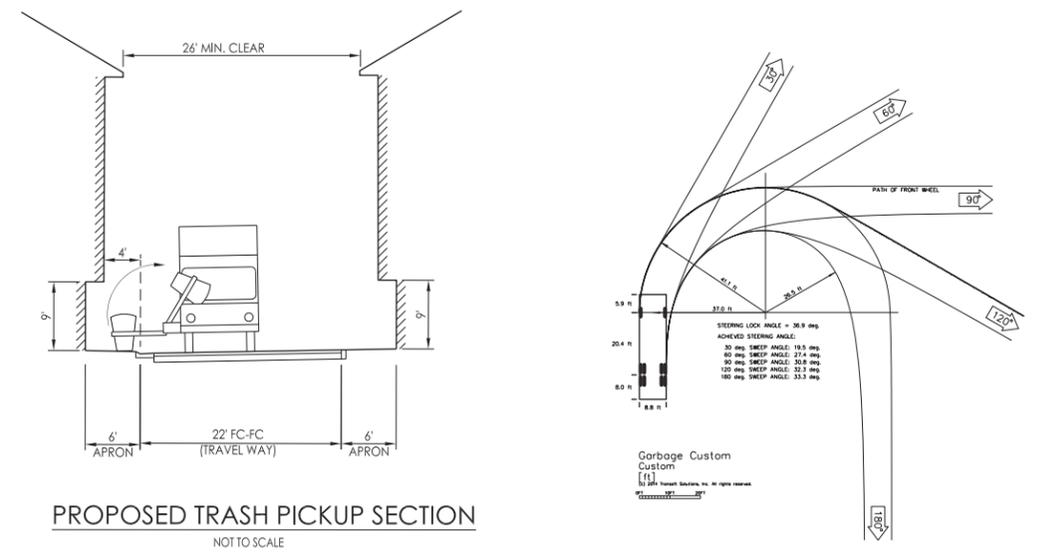
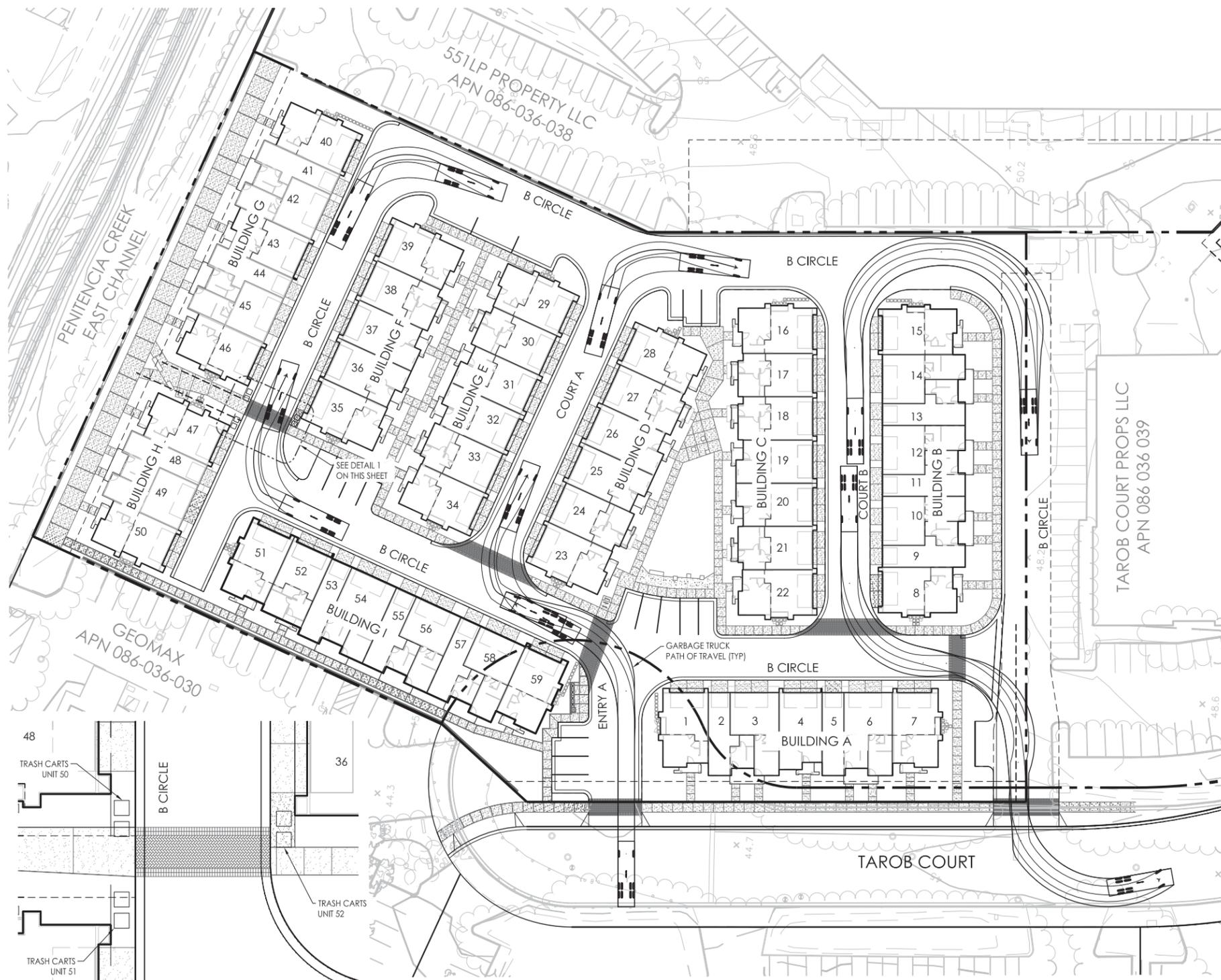
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**FIRE ACCESS PLAN
TM06**



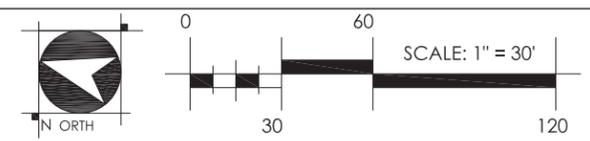
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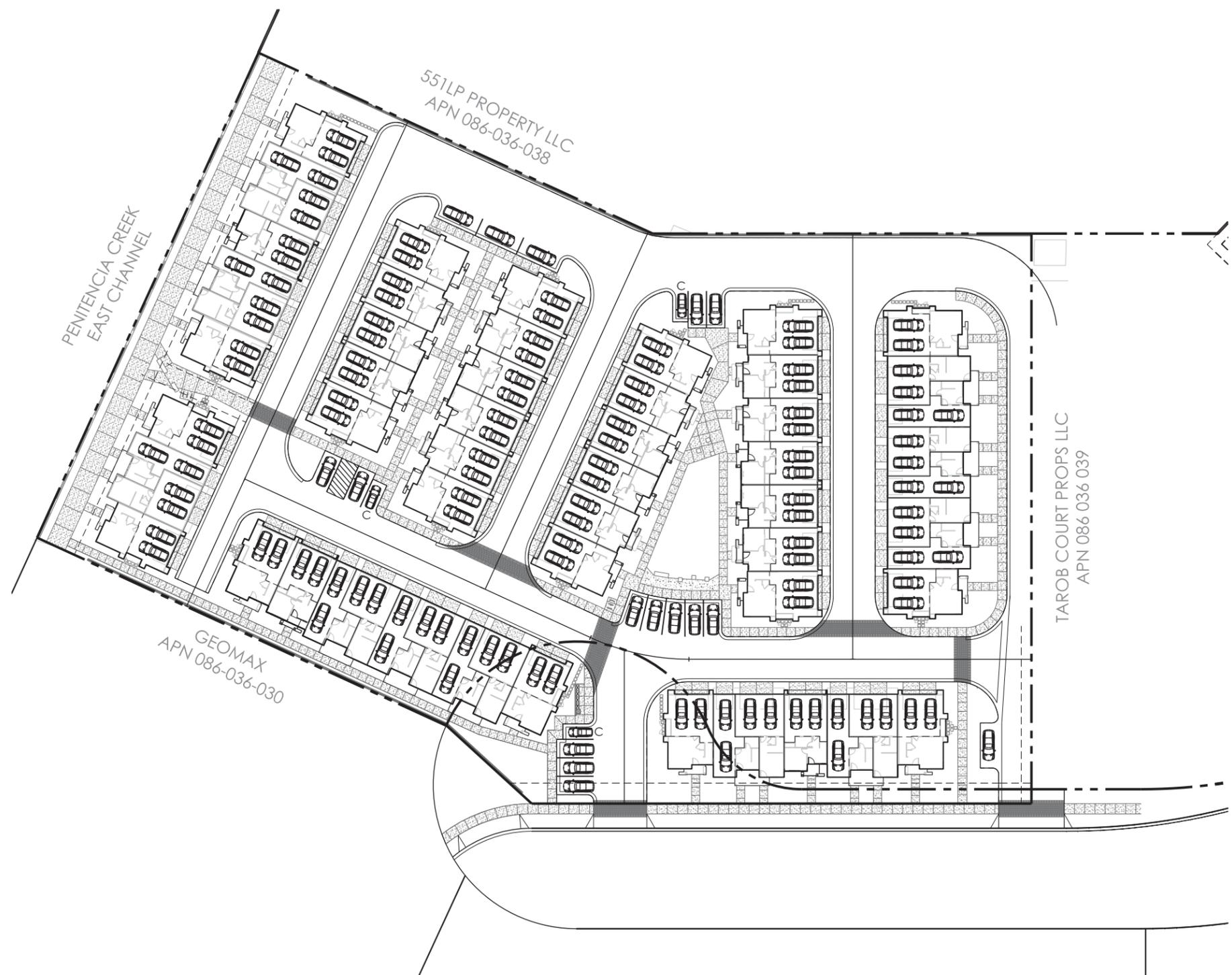
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SOLID WASTE ACCESS PLAN
TM07



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PARKING SUMMARY

DESCRIPTION	UNIT COUNT	REQUIRED PARKING RATIO	PARKING REQUIRED	PROVIDED PARKING RATIO	PARKING PROVIDED	
GARAGE	STANDARD - 3BR*	39	1.6 SPACES/ DU	62	2 SPACES/DU	78
	STANDARD - 4BR**	20	2.6 SPACES/ DU	52	2 SPACES/DU	40
	SUBTOTAL	59	-	114	-	118
ON-STREET GUEST	-	20% OF REQUIRED	23	-	19	
TOTAL	59	-	137	-	137	

* 11 UNITS HAVE TANDEM GARAGES.
 ** OPTIONAL 4TH BEDROOMS ARE LIMITED TO 20 UNITS DUE TO AVAILABLE ON-SITE PARKING.

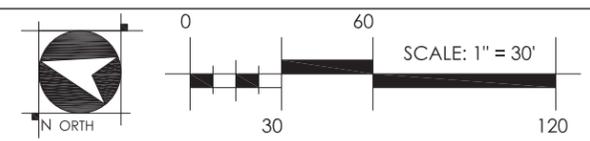
NOTES:

- GUEST PARKING INCLUDES 1 VAN ACCESSIBLE SPACE
- GUEST PARKING IS BASED ON PRELIMINARY DESIGN. ACTUAL PARKING PROVIDED MAY VARY WITH FINAL DESIGN IN ACCORDANCE WITH MINIMUM GUEST REQUIREMENTS.
- "C" = COMPACT PARKING SPACES

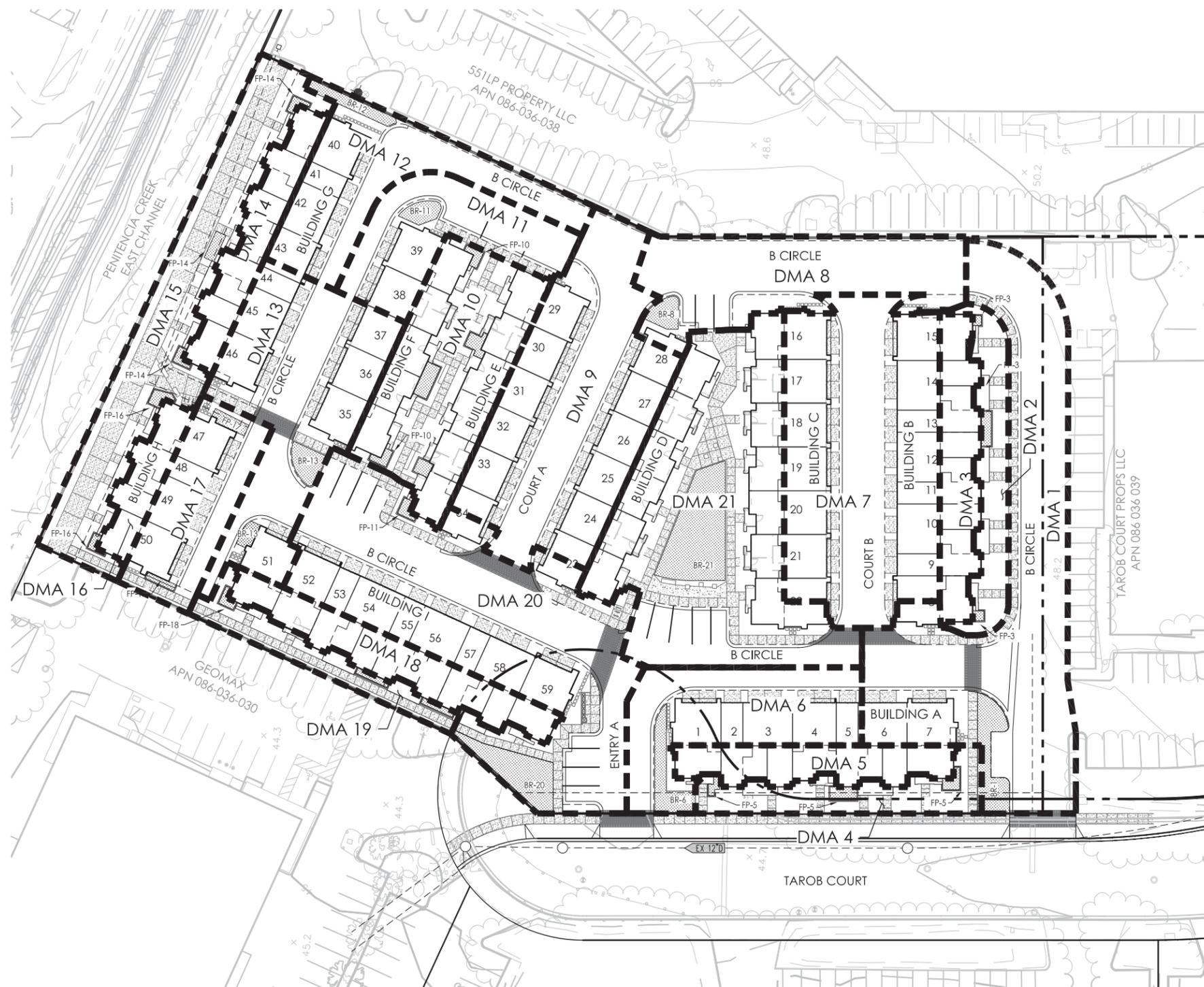
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PARKING PLAN
 TM08



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 4670 WILLOW ROAD, SUITE 125 Tel 925.847.1556
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DRAINAGE MANAGEMENT AREA SUMMARY

DRAINAGE MANAGEMENT AREA (DMA)	BUILDING (SF)	STREET (SF)	TOTAL IMPERVIOUS (SF)	TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
DMA 1	1267	10835	12102	903	13005	488	619	BIO-RETENTION
DMA 2	0	0	0	2238	2238	-	-	SELF-TREATING
DMA 3	2880	0	2880	0	2880	115	128	FLOW-THROUGH PLANTER
DMA 4	0	0	0	1863	1863	-	-	SELF-TREATING
DMA 5	2842	0	2842	0	2842	114	169	FLOW-THROUGH PLANTER
DMA 6	1881	2412	4293	827	5120	175	416	BIO-RETENTION
DMA 7	5779	1333	10593	571	11164	3481 ⁴ (5" DEPTH)	3481	SELF-RETAINING
DMA 8	134	4547	4681	1345	6026	189	189	BIO-RETENTION
DMA 9	4563	1824	9370	918	10288	2983 ⁴ (5" DEPTH)	2983	SELF-RETAINING
DMA 10	3840	1031	4871	1865	6736	202	390	FLOW-THROUGH PLANTER
DMA 11	1160	2600	3760	359	4119	152	160	BIO-RETENTION
DMA 12	1548	2736	4284	817	5101	175	244	BIO-RETENTION
DMA 13	3183	3229	6412	1323	7735	262	308	BIO-RETENTION
DMA 14	2842	0	2842	0	2842	114	177	FLOW-THROUGH PLANTER
DMA 15	0	0	0	6715	6715	-	-	SELF-TREATING
DMA 16	1461	0	1461	0	1461	58	87	FLOW-THROUGH PLANTER
DMA 17	1613	1273	2886	816	3702	119	149	FLOW-THROUGH PLANTER
DMA 18	3238	0	3238	0	3238	130	130	FLOW-THROUGH PLANTER
DMA 19	1779	0	1779	0	1779	-	-	SELF-TREATING
DMA 20	3566	4678	8244	5692	13936	353	681	BIO-RETENTION
DMA 21	4331	2335	6666	6215	12881	292	1327	BIO-RETENTION

- NOTES:**
- ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3. STORMWATER HANDBOOK DATED APRIL 2012.
 - REQUIRED SURFACE AREA OF THE BIORETENTION TREATMENT AREA IS EQUAL TO 4% OF THE CONTRIBUTING IMPERVIOUS SURFACE AREA. THIS CALCULATION IS BASED ON THE UNIFORM INTENSITY METHOD ASSUMING A RAINFALL INTENSITY OF 0.2 INCHES PER HOUR AND A BIORETENTION SOIL MIX WITH A 5 INCH/HOUR INFILTRATION RATE.
 - HYDROMODIFICATION IS NOT REQUIRED BECAUSE PROPOSED PROJECT IMPERVIOUS SURFACE IS LESS THAN EXISTING IMPERVIOUS SURFACE ON THE SITE.
 - REQUIRED SURFACE AREA OF THE PERVIOUS PAVERS IS SUPPORTED BY USING THE WATER QUALITY DESIGN VOLUME 80 PERCENT CAPTURE METHOD ASSUMING A MAXIMUM PONDING DEPTH OF 6 INCHES.

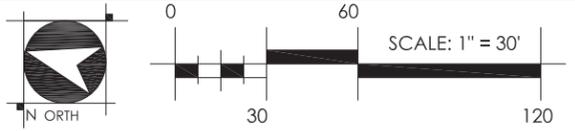
LEGEND

- DRAINAGE MANAGEMENT AREA BOUNDARY
- BIORETENTION AREA
- PROPOSED STORM DRAIN
- DROP INLET
- BIORETENTION
- FLOWTHROUGH PLANTER

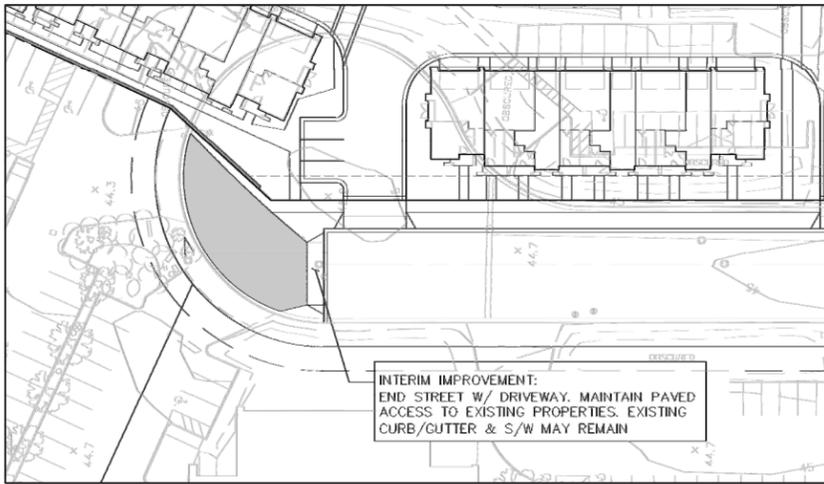
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**PRELIMINARY STORMWATER CONTROL PLAN
 TM09**

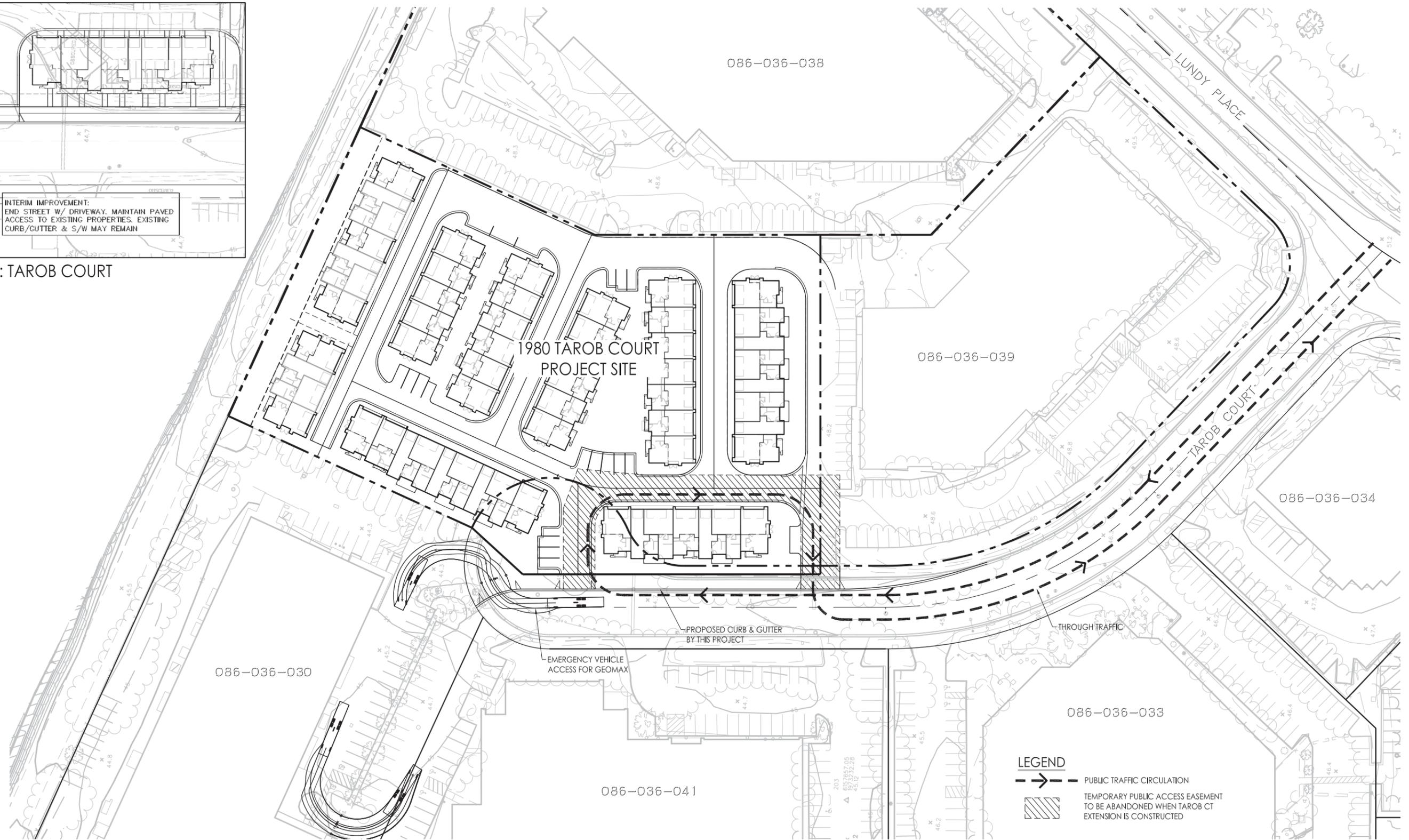
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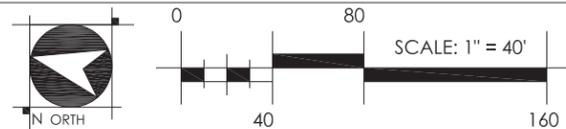
DETAIL 1: TAROB COURT



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INTERIM IMPROVEMENTS
 TM10



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RESERVED FOR CONDITIONS OF APPROVAL

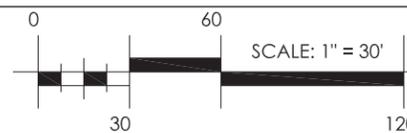
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CONDITIONS OF APPROVAL
TM 11



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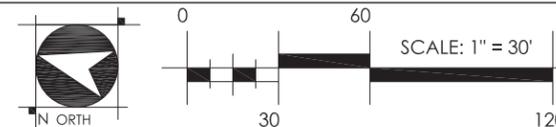


PLAN MIX		
	PLAN 1	11
	PLAN 2	11
	PLAN 3	19
	PLAN 4	18
TOTALS		59

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RESIDENTIAL PLAN TYPE MIX
 P1.0

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LEGEND

- PUBLIC OPEN SPACE DEDICATION (0.12 ACRES)
 - PRIVATE RECREATIONAL AREA (0.19 ACRES)
 - OTHER PRIVATE OPEN SPACE & LANDSCAPING (0.38 ACRES)
 - LANDSCAPING BETWEEN APRONS
- TOTAL LANDSCAPE & OPEN SPACE = 0.69 ACRES

PARK ACREAGE SUMMARY (TASP REQUIREMENT)

DESCRIPTION	TASP CODE	REQUIRED PARKS AND OPEN SPACE (AC.)	PROVIDED PARK (AC.)
PARKS AND OPEN SPACE	3.5 ACRES OF PARKLAND PER 1000 POPULATION. UP TO 1.5 OF EACH 3.5 PARK ACRES MAY BE SATISFIED BY THE PROVISION OF PRIVATE RECREATION AREAS. THE REMAINING 2.0 ACRES PER 1000 REQUIREMENT MUST BE SATISFIED BY EITHER DEDICATION OF LAND TO THE CITY FOR PUBLIC PARKS AND OPEN SPACE OR PAYMENT OF AN IN-LIEU FEE.	POPULATION = # UNITS X 2.52 PERSONS/UNIT	PUBLIC TRAIL DEDICATION = 0.12 ACRES
		POPULATION = 59 X 2.52 = 148.68 PERSONS	PRIVATE RECREATION AREA = 0.19 ACRES
		PARK ACREAGE REQUIRED = 3.5 X 148.68/1000 = 0.52 ACRES	PUBLIC PARK IN-LIEU = 0.19 ACRES
		PRIVATE RECREATION AREA ALLOWED = 1.5/3.5 X 0.52 = 0.22 ACRES	

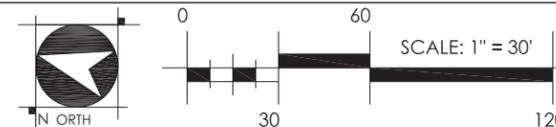
R3 ZONING CODE OPEN SPACE (MUNI CODE XI-10-4.05.C)

DESCRIPTION	CODE REQUIREMENT	REQUIRED AREA (AC.)	PROVIDED AREA (AC.)
LANDSCAPE AND OPEN SPACE REQUIREMENTS	A MINIMUM OF TWENTY-FIVE (25) PERCENT OF THE TOTAL LOT AREA SHALL BE LANDSCAPED OR RECREATIONAL OPEN SPACE, EXCLUSIVE OF PARKING AND VEHICULAR TRAFFIC AREA AND SHALL BE SHOWN ON SITE PLAN IN DETAIL FOR PLANNING COMMISSION APPROVAL.	25% X 2.6 = 0.65 ACRES	0.69 ACRES (26.5%)
	AN AVERAGE OF TWO HUNDRED SQUARE FEET OF USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT. "USABLE OPEN SPACE" SHALL MEAN ANY OPEN SPACE, THE SMALLEST DIMENSION OF WHICH IS AT LEAST 4 1/2 FEET AND WHICH IS NOT USED AS STORAGE OR FOR MOVEMENT OF MOTOR VEHICLES; EXCEPT THAT YARDS ABUTTING A PUBLIC STREET, WHICH ARE NOT ADEQUATELY SCREENED FOR PRIVACY, IN THE OPINION OF THE PLANNING COMMISSION, SHALL NOT QUALIFY AS USABLE OPEN SPACE. BALCONIES, PORCHES, OR ROOF DECKS MAY BE CONSIDERED USABLE OPEN SPACE WHEN PROPERLY DEVELOPED FOR WORK, PLAY OR OUTDOOR LIVING AREAS. AT LEAST THIRTY (30) PERCENT OF REQUIRED OPEN SPACE SHALL BE CONTIGUOUS TO AND PROVIDE FOR PRIVATE USABLE OPEN SPACE OF THE INDIVIDUAL DWELLING UNIT.	200 X 59 = 11,800 SQ FT = 0.27 ACRES	PRIVATE RECREATIONAL AREA = 0.19 ACRES PRIVATE OPEN SPACE (BALCONIES & PORCHES) = 68 SF/UNIT = 68 X 59 = 4,012 SF = 0.09 ACRES TOTAL PRIVATE OPEN SPACE = 0.28 ACRES = 207 SF/UNIT

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OPEN SPACE EXHIBIT P2.0

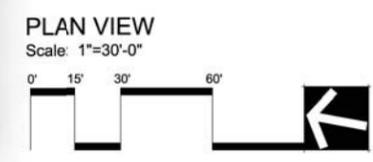


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TREE MATRIX
TOTAL EXISTING TREES ON SITE: 44
TOTAL EXISTING TREES TO BE REMOVED: 44
TOTAL PROPOSED NEW TREES: 146* (1:3 RATIO OF REPLACEMENT)
* INCLUDES 2 NEW JACARANDA MIMOSIFOLIA TREES

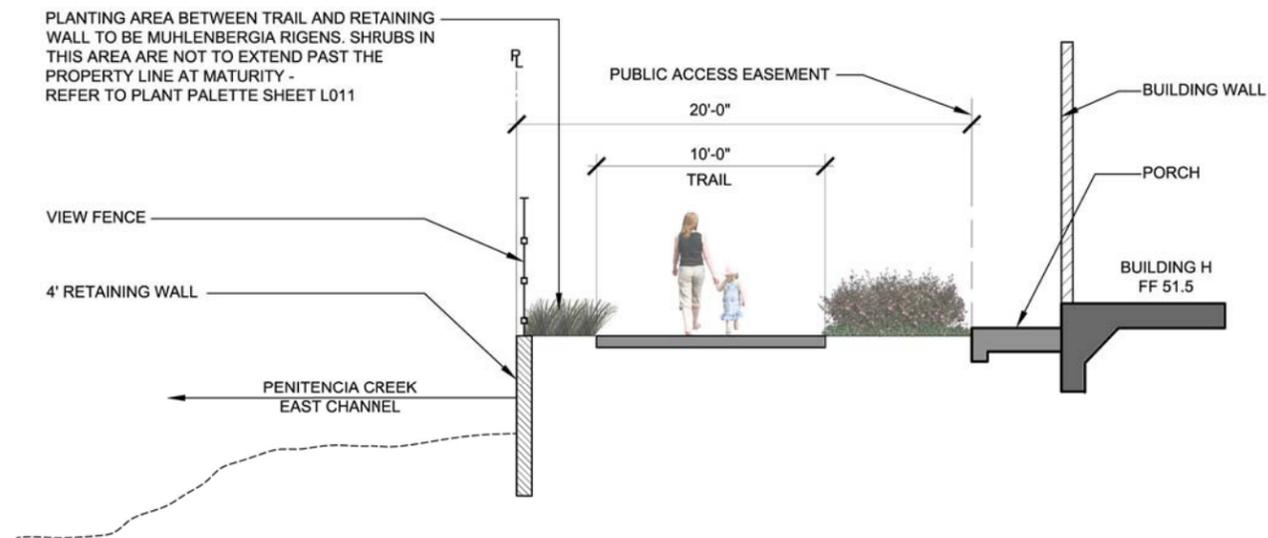
NOTES:
 - NO EXISTING TREES CAN BE SAVED DUE TO REALIGNMENT OF STREETS TO RESIDENTIAL STANDARDS AND RAISING OF SITE OUT OF THE FLOOD PLAIN (RAISED 4'-6", ON AVERAGE)
 - NO EXISTING TREES ARE 37 INCHES IN DIAMETER AT A POINT 4'-3" OFF THE GROUND



FOR PROPOSED PLANT PALETTE REFER TO SHEET L011

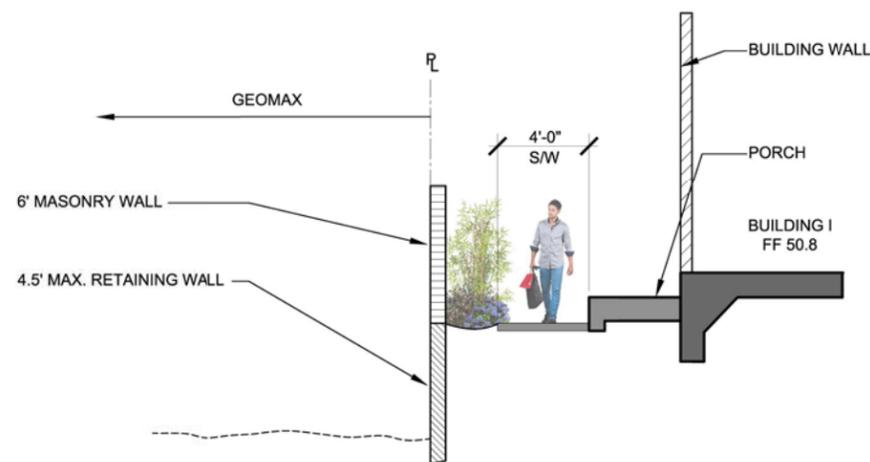
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 July 28, 2016

Overall Site Plan
 L001



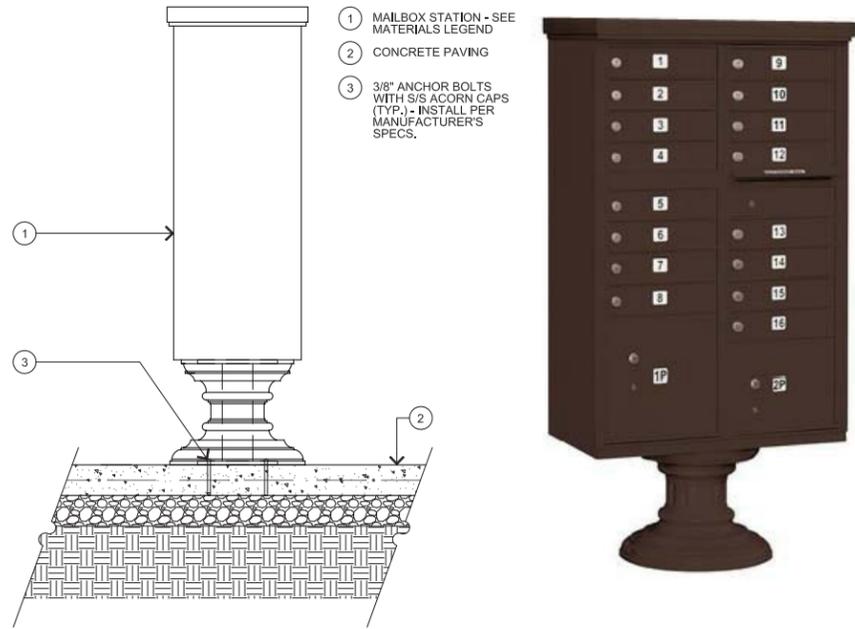
Section AA

SCALE: 1/4" = 1'-0"
(GARDEN STREET)



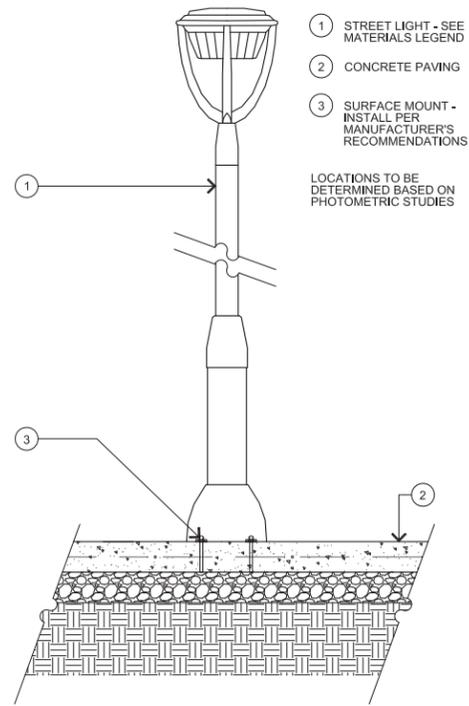
Section BB

SCALE: 1/4" = 1'-0"
(GARDEN STREET)



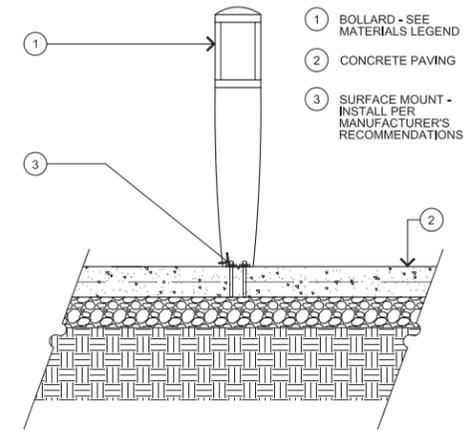
Mailbox Stations - finish to be dark bronze

SCALE: 1"= 1'-0"



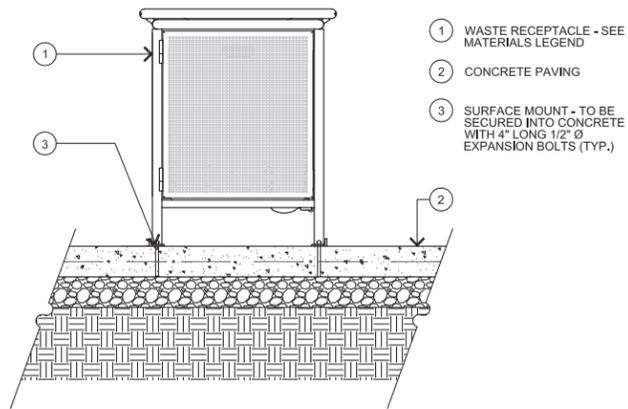
Street Light - finish to be dark bronze

SCALE: 1"= 1'-0"



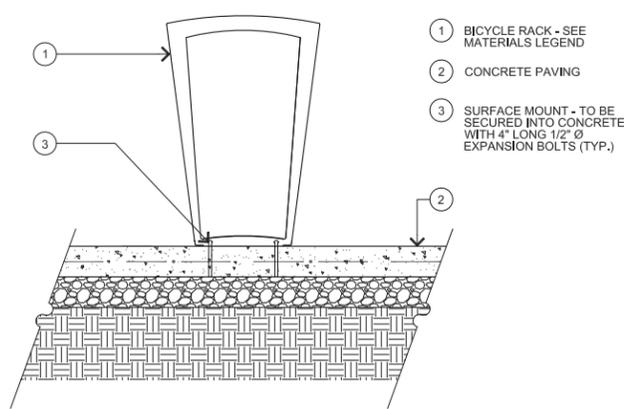
Illuminated Bollard (paseo) - finish to be dark bronze

SCALE: 1"= 1'-0"



Waste Receptacle - finish to be dark bronze

SCALE: 1"= 1'-0"



Bicycle Rack - finish to be dark bronze

SCALE: 1"= 1'-0"





Concrete with Alternating Finish



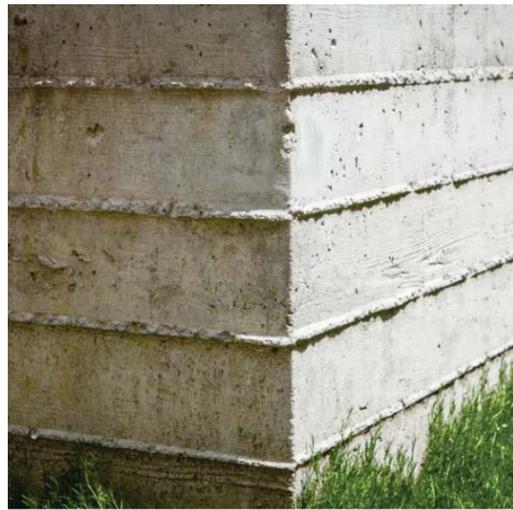
Stamped Asphalt



Concrete Steps with Cheekwall



Precast Concrete Retaining & Freestanding Wall



Board-Form Concrete Seatwall



Metal View Fence Over Split-Face Retaining Wall
Metal to be dark bronze, split-face to match architecture



Air Condenser Screen
Wood to be stained to match architecture

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALL, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE. STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN
- SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- INSTALL NON POP-UP ROTARY SPRINKLERS 24" FROM WALKS AND CURBS.
- LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	570Z-6P-PRX-COM/ 0-T-15-F,H,Q	TORO POP-UP SPRAY SPRINKLER (TURF)	2.3,1.16, 0.58	30	12-15
	570Z-6P-PRX-COM/ 0-T-12-F,H,Q	TORO POP-UP SPRAY SPRINKLER (TURF)	1.5,0.75,.37	30	10-12
	570Z-6P-PRX-COM/ 0-T-10-F,H,Q	TORO POP-UP SPRAY SPRINKLER (TURF)	1.03,0.51, 0.23	30	8-10
	570Z-12P-PRX-COM/ 0-T-15-F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	2.3,1.16, 0.58	30	12-15
	570Z-12P-PRX-COM/ 0-T-12-F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	1.5,0.75,.37	30	10-12
	570Z-12P-PRX-COM/ 0-T-10-F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	1.03,0.51, 0.23	30	8-10
	570S/FB-25-PC	TORO BUBBLER, 1 PER SHRUB	0.25	30	TRICKLE
	570S/FB-50-PC	TORO BUBBLER, 2 PER TREE	0.5	30	TRICKLE
	T-YD-500-34	TORO AIR RELIEF VALVE			
	FCH-H-FIPT	TORO FLUSH VALVE			
	T-DL-MP9	TORO DRIP ZONE INDICATOR			
	P-220-26-6	TORO MASTER VALVE (NORMALLY CLOSED)			
	TFS-150	TORO FLOW SENSOR			
	P-220-26 SERIES	TORO REMOTE CONTROL VALVE			
	P220-27-04/ T-ALFD10150-L	TORO REMOTE CONTROL VALVE WITH A PRESSURE REGULATOR (SET TO 45 PSI) AND A 1" DISC FILTER			
	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
	T113-K	NIBCO GATE VALVE (LINE SIZE)-2.5" AND SMALLER.			
	975XLSEU-2"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY			
	MC-30E/CL-R1	IRRITROL MC-E CONTROLLER IN A PEDESTAL ENCLOSURE WITH MAINTENANCE REMOTE. USE IN CONJUNCTION WITH CLIMATE LOGIC WEATHER SENSING SYSTEM.			
	CL-100-WIRELESS	IRRITROL CLIMATE LOGIC WEATHER SENSING SYSTEM. AUTOMATICALLY GATHERS ON-SITE WEATHER INFORMATION AND CALCULATES WATER REQUIREMENTS AND WATERING SCHEDULES.			
		CONTROLLER AND STATION NUMBER			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE			
		CONTROLLER AND STATION NUMBER			
		AREA (SQ. FT.)			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE			
		MAIN LINE: 2 1/2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
		DRIP ZONE: TORO DL2000 SERIES DRIPLINE WITH LOC-EZE FITTINGS, PART #RGP-212. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. MINIMUM PIPE SIZE OF PVC LATERAL LINE WITHIN DRIP AREAS TO BE 1". EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW. SEE DETAILS FOR FURTHER INFORMATION.			
		DRIP ZONE: TORO BLUE STRIPE POLYETHYLENE HOSE. INSTALL ON-GRADE AS DETAILED. SEE DETAILS FOR INSTALLATION AND PART NUMBERS. INSTALL A END CLAMP AT THE END OF EACH DRIP ZONE REGION.			
		FLOW SENSOR/ MASTER CABLE: APPROXIMATE ROUTING OF FLOW SENSOR AND MASTER VALVE WIRES IN SEPARATE 1" CONDUITS. REFER TO DETAILS FOR MORE INFORMATION.			

Tarob Court
Milpitas, CA
July 28, 2016

THE TRUE LIFE COMPANIES
The True Life Companies
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
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Irrigation Notes & Legend (Privately Maintained Landscape Areas)
L005

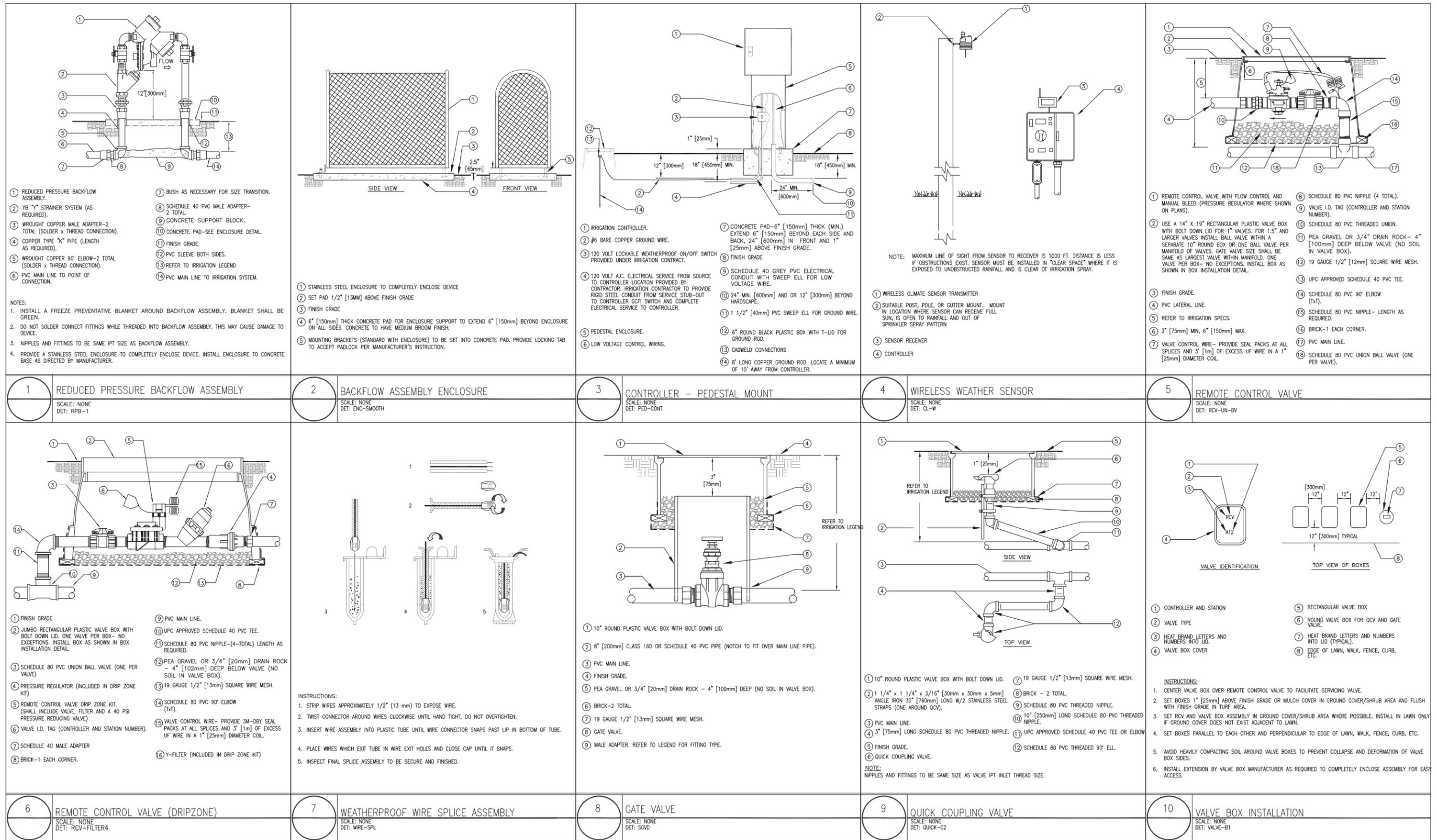
PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
201 4th street suite 101B oakland, ca 94607
phone: 510.452.4190 www.r3studios.com

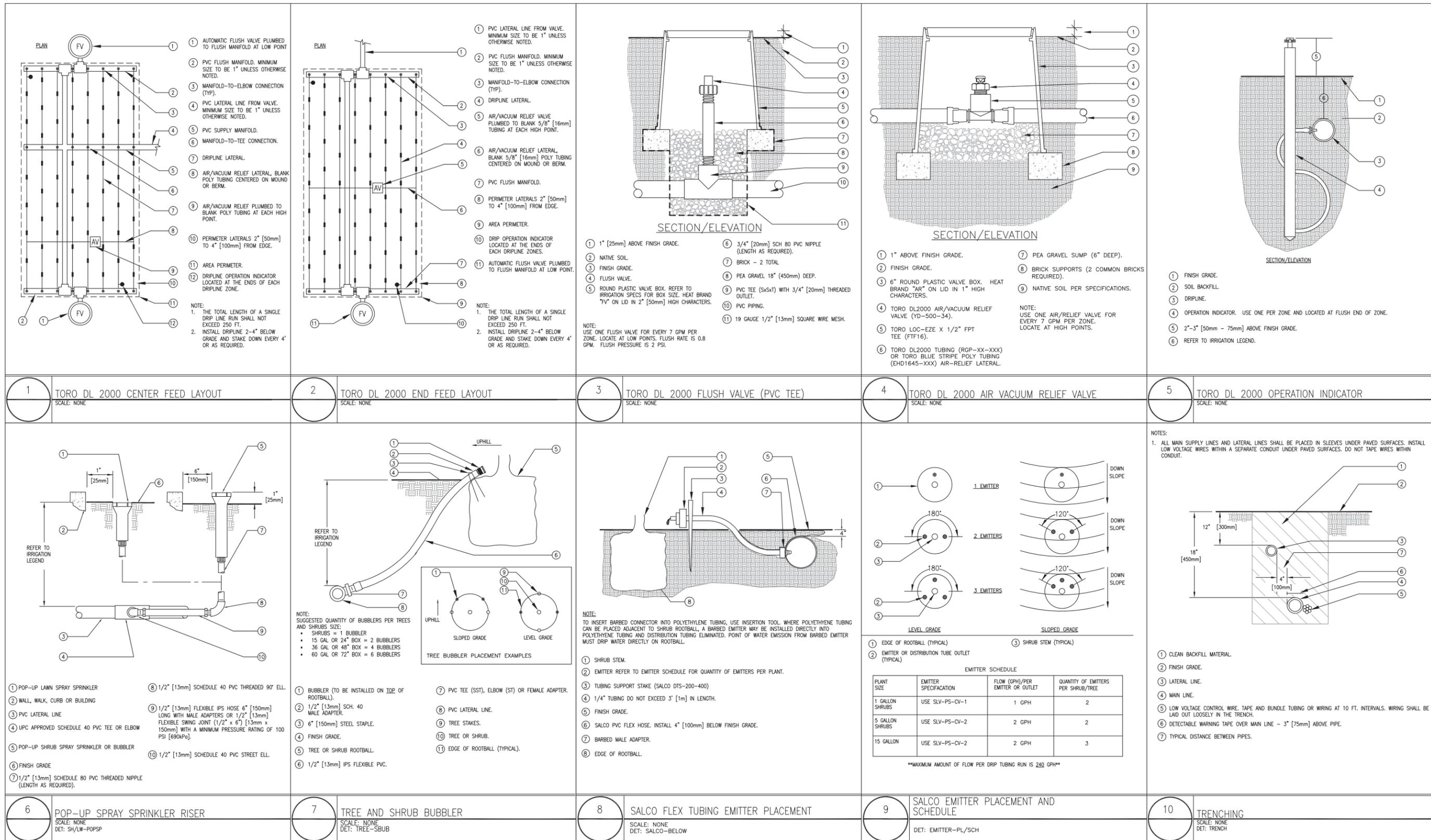


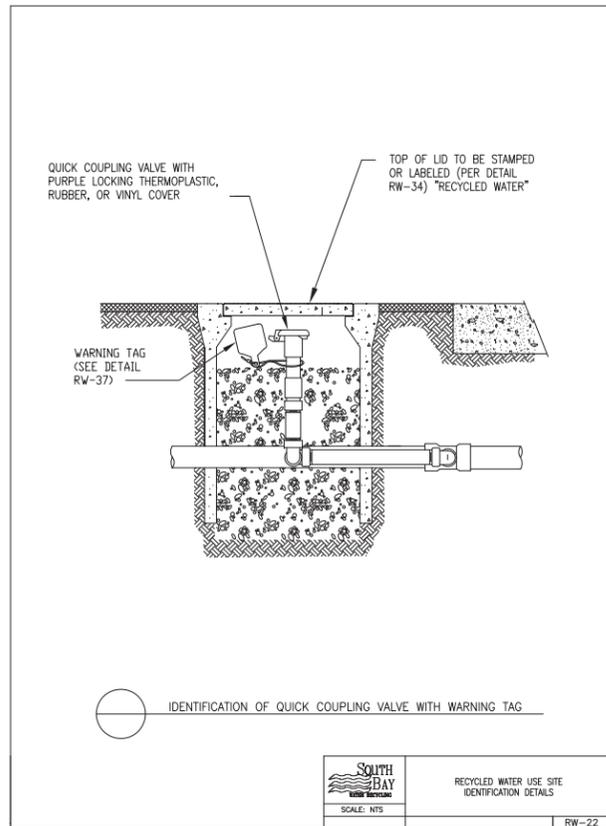
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000
www.strausdesign.com



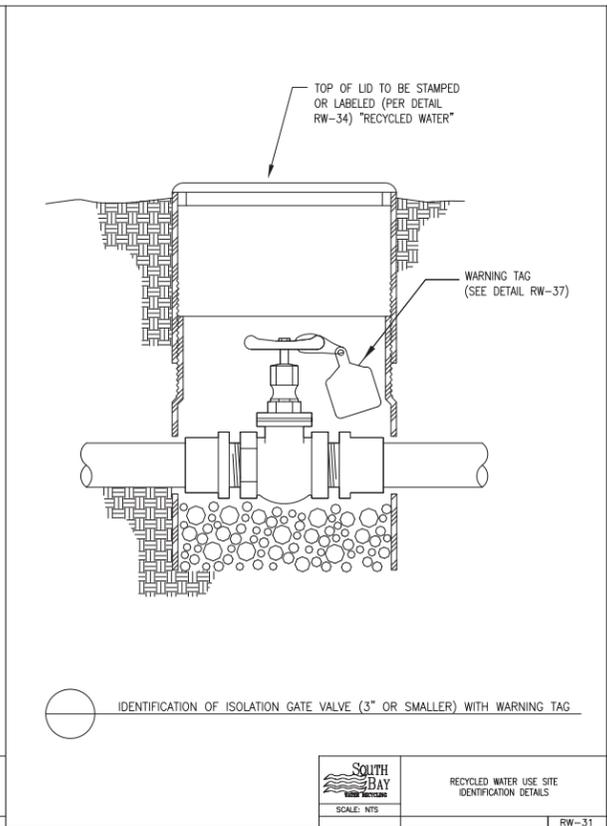
SDG Architects, Inc.



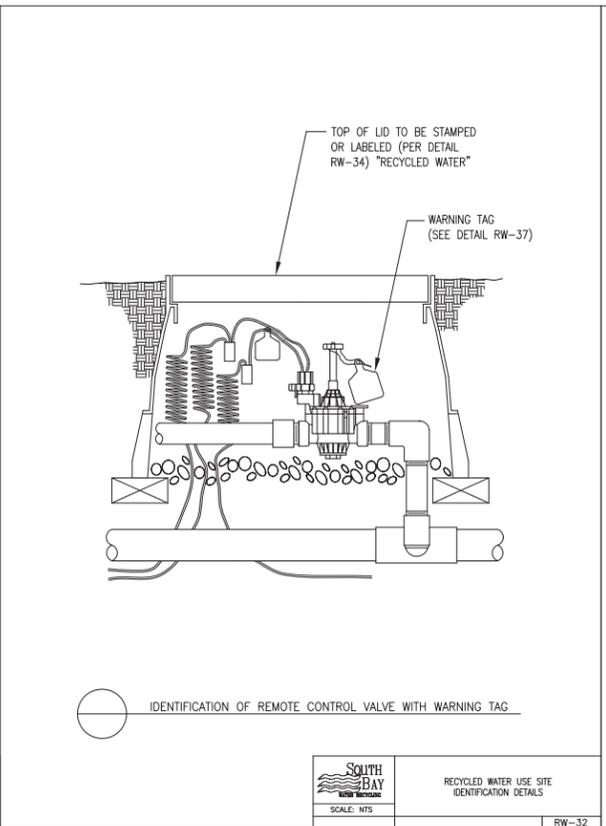




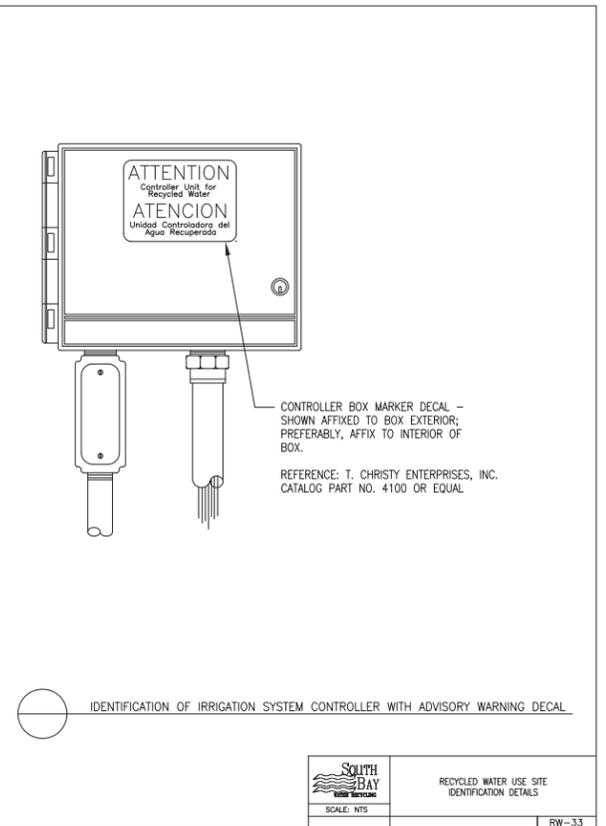
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SCALE: NTS	
	RW-22



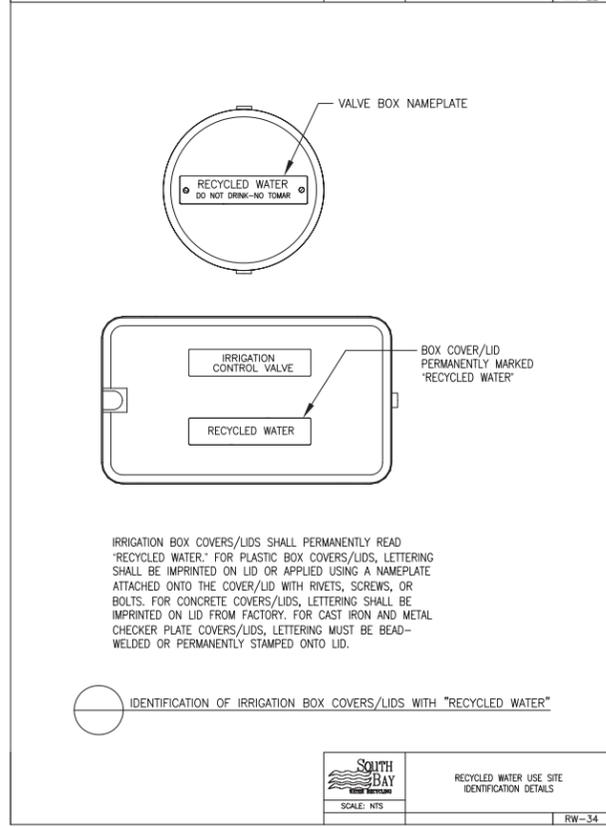
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SCALE: NTS	
	RW-31



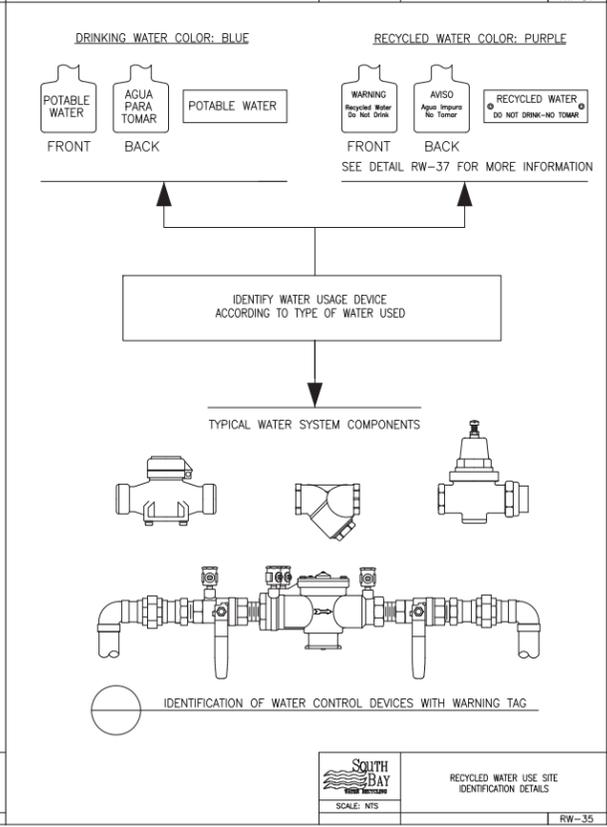
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SCALE: NTS	
	RW-32



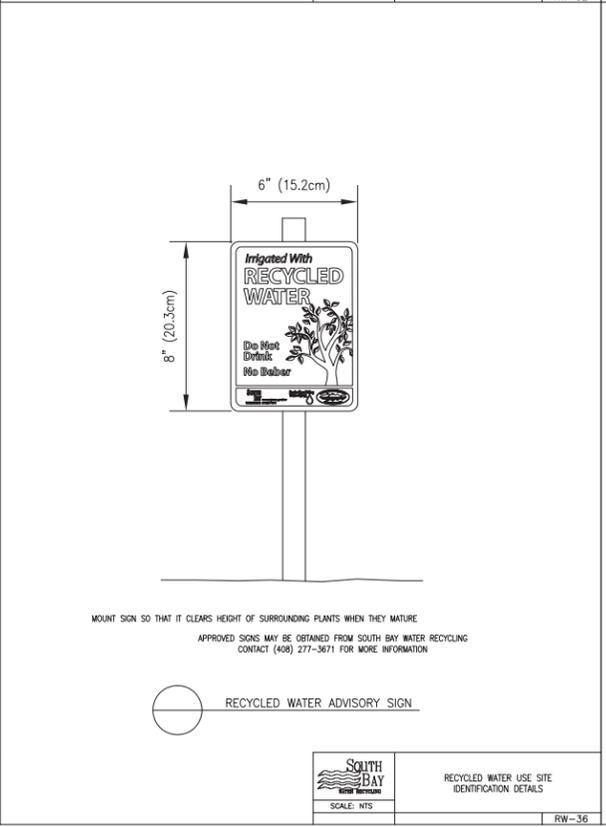
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SCALE: NTS	
	RW-33



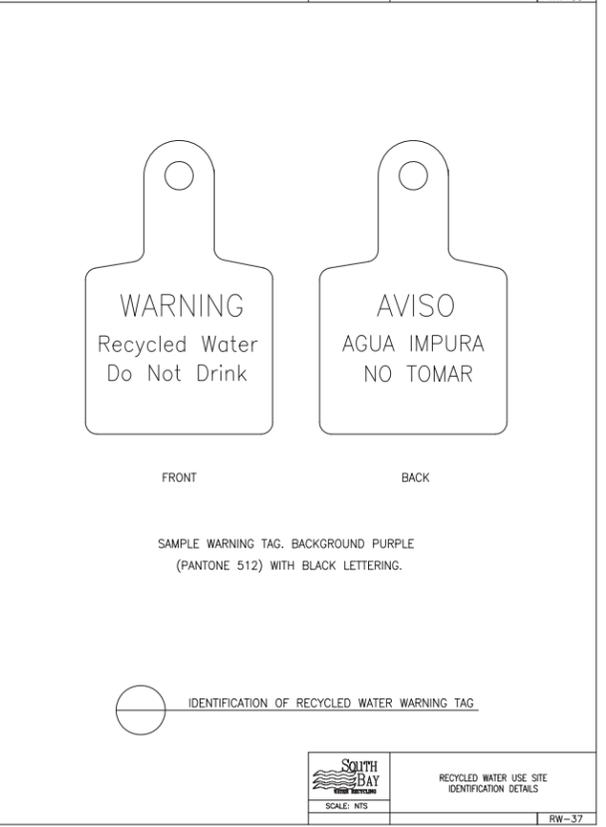
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SCALE: NTS	
	RW-34



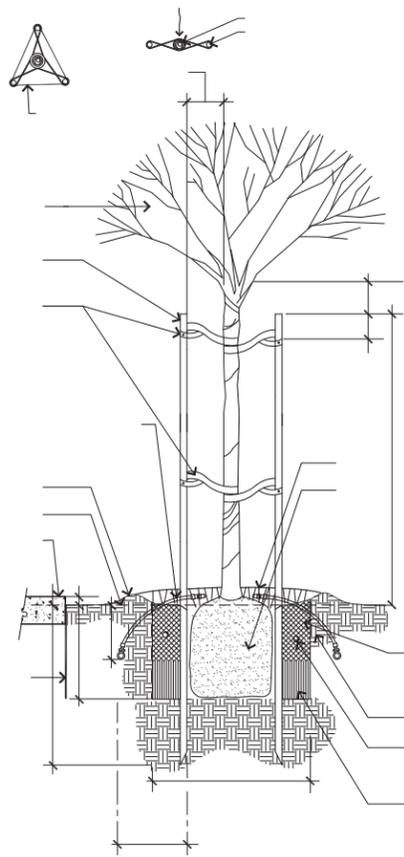
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SCALE: NTS	
	RW-35



	RECYCLED WATER USE SITE IDENTIFICATION DETAILS
SCALE: NTS	
	RW-36

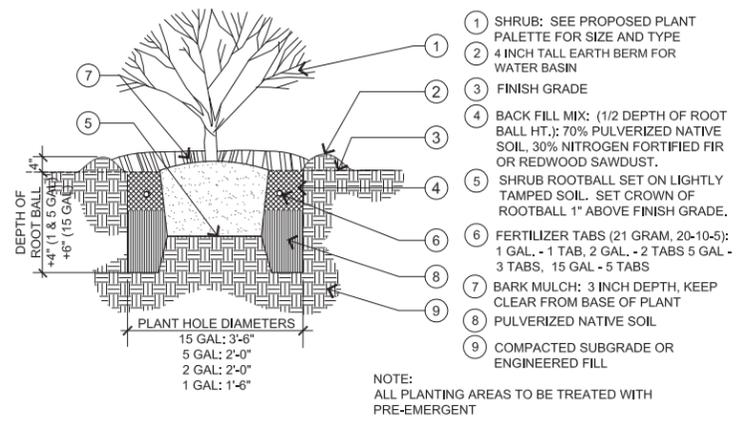


	RECYCLED WATER USE SITE IDENTIFICATION DETAILS
SCALE: NTS	
	RW-37



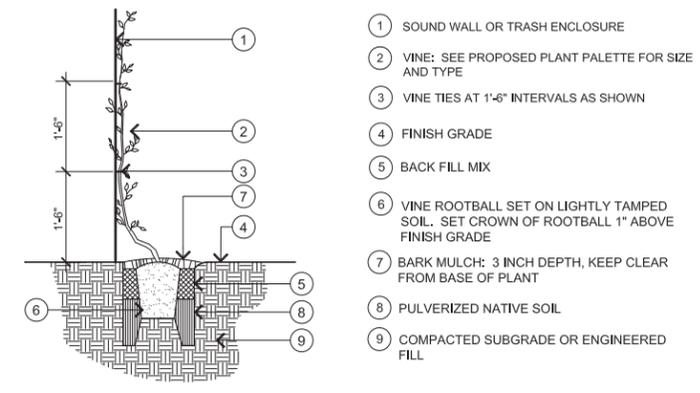
Tree Staking

NOT TO SCALE



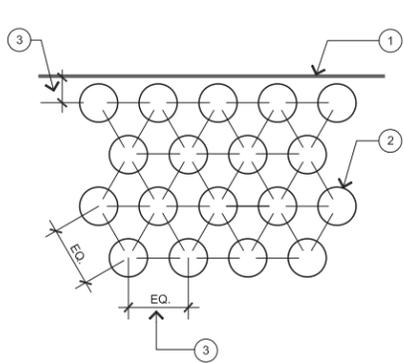
Shrub Planting

NOT TO SCALE



Vine Planting/Staking

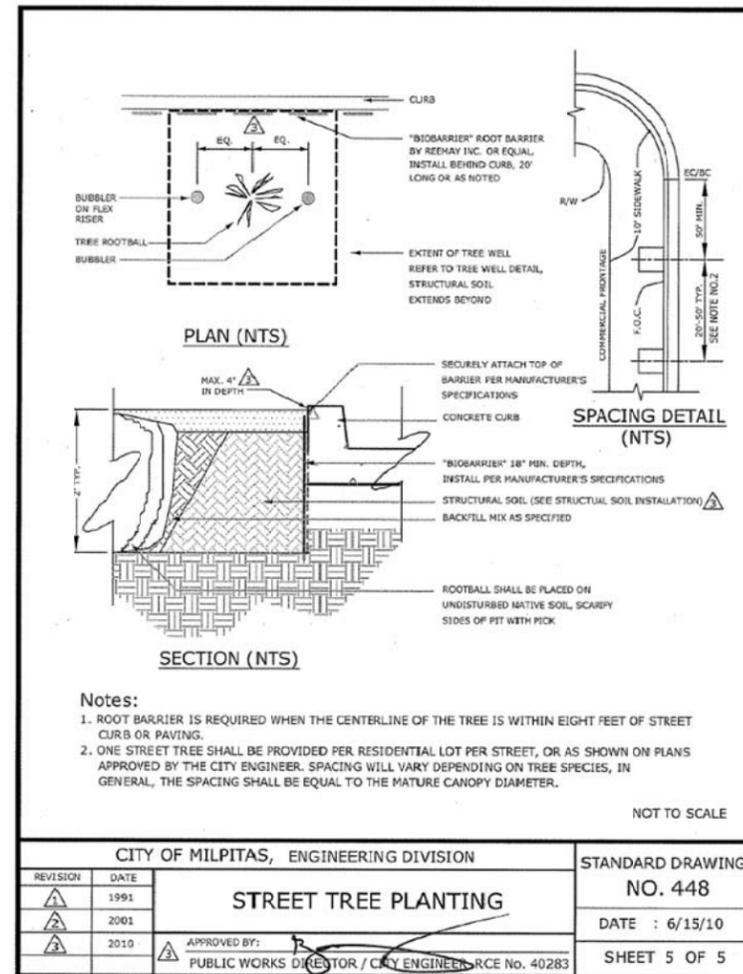
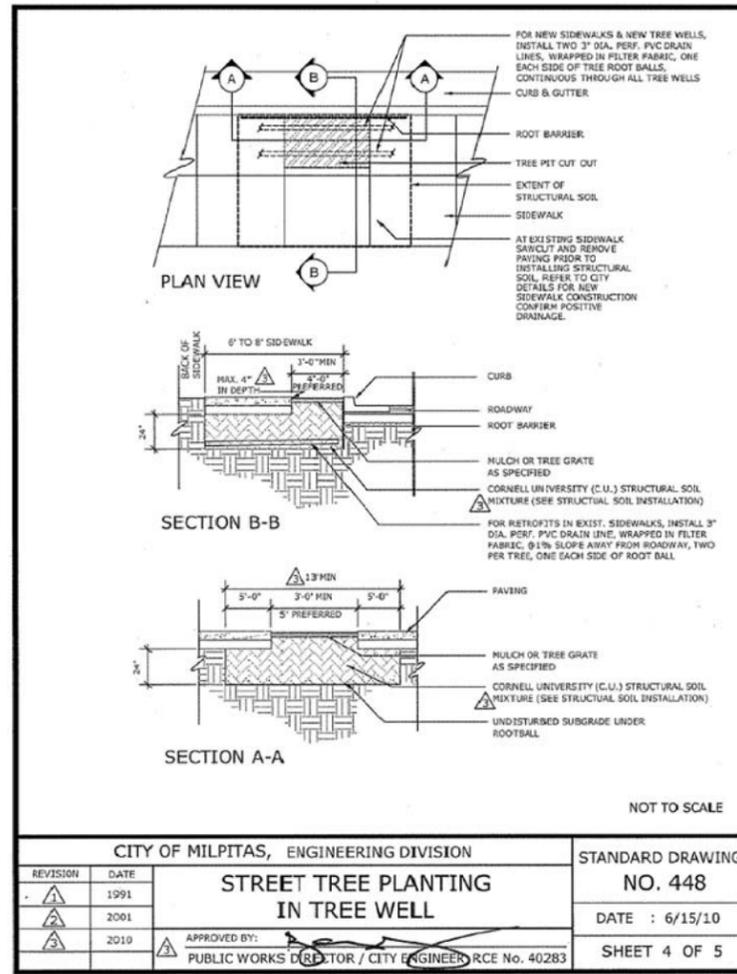
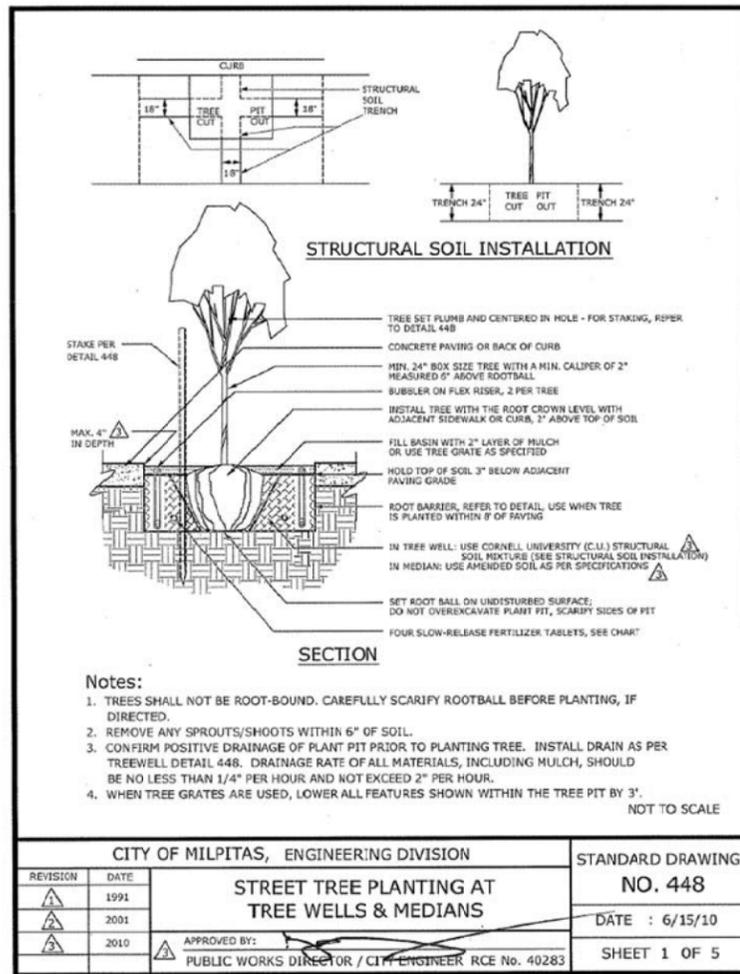
NOT TO SCALE



Groundcover Planting

NOT TO SCALE

- 1 EDGE OF PAVING, HEADER, FACE OF BUILDING, WALL, ETC.
 - 2 GROUNDCOVER OR SHRUB
 - 3 GROUNDCOVER AND SHRUB SPACING AS PER PLAN AND PROPOSED PLANT PALETTE
- NOTES:
1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 2. CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
 3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
 4. KEEP MULCH CLEAR OF PLANT BASE.
 5. ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	EXPOSURE	COMMENTS	WUCOLS
STREET TREES:						
TO BE COORDINATED WITH THE CITY OF MILPITAS						
NARROW EVERGREEN TREES:						
	ARBUS 'MARINA'	NCN	24" BCX	N/A	STANDARD	M
	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	MAGNOLIA	36" BCX	SUN/SHADE	STANDARD	M
	MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BCX	N/A	STANDARD	L
	TRISTANIA LAURINA	NCN	24" BCX	N/A	STANDARD	L
ACCENT TREES:						
	ACER SPECIES 'NEW WORLD'	RED MAPLE	24" BCX	N/A	STANDARD	M
	PRUNUS SARGENTII 'COLUMNARIS'	NARROW FLOWERING CHERRY	36" BCX	SUN/SHADE	STANDARD	M
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BCX	SUN/SHADE	STANDARD	M
SMALL FLOWERING ACCENT TREES:						
	CHIONANTHUS RETUSUS	NCN	24" BCX	SUN/SHADE	STANDARD	L
	CERCIS CANADENSIS	EASTERN REDBUD	24" BCX	N/A	STANDARD	M
	LAVENDER STROEMIA INDICA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BCX	SUN	STANDARD	L
	MALUS SPECIES	CRABAPPLE	24" BCX	SUN	STANDARD	L
NARROW TREES:						
	ILEX 'SKY PENCIL'	HOLLY	24" BCX	SUN/SHADE	STANDARD	M
	PODOCARPUS 'MAKI'	COLUMN FERN PINE	24" BCX	SUN/SHADE	STANDARD	M
	RHAPIOLEPIS 'MAJESTIC BEAUTY'	NCN	24" BCX	SUN	STANDARD	L
FOUNDATION SHRUBS:						
	ARBUS UNEDO 'COMPAKTA'	STRAWBERRY TREE	5 GALLON	SUN/SHADE		L
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GALLON	SUN		L
	CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	SUN/ PART SHADE		L
	HIMALAYACALAMUS FALCONERI 'DAMARAPA'	CANDY STRIPE BAMBOO	5 GALLON	SUN/ PART SHADE		M
	LOROPETALUM CHINESE	NCN	5 GALLON	PART SHADE		M
	RAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIAN HAWTHORN	5 GALLON	SUN/ PART SHADE		L
	ROSMARINUS 'BLUE SPIRES'	UPRIGHT ROSEMARY	5 GALLON	SUN/ PART SHADE		L
	OSMANTHUS FRAGRANS	NCN	5 GALLON	SUN/ PART SHADE		L
INTERMEDIATE SHRUBS:						
	CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	SHADE/SUN		L
	DIETES VEGETA	FORTNIGHT LILY	5 GALLON	SHADE/SUN		L
	LIRIOPE GIGANTEA	LIRIOPE	5 GALLON	SHADE/SUN		L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON	SHADE/SUN		M
	PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GALLON	SUN		L
	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	PITTIOSPORUM	5 GALLON	SUN/SHADE		L
	ROSA SPECIES	SHRUB ROSE	5 GALLON	SUN		M
	LAVANDULA SPECIES	LAVENDER	5 GALLON	SUN		L
FOREGROUND SHRUBS:						
	AGAPANTHUS SPECIES	LILY OF THE NILE	1 GALLON	SHADE/SUN		M
	ALOE SPECIES	ALOE	1 GALLON	SUN		M
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	1 GALLON	SUN		M
	'ORANGE/YELLOW MIX 50/50'					
	KNIPHOFIA	RED-HOT POKER	1 GALLON	SUN		L
	LAVANDULA 'MUNSTEAD'	ENGLISH LAVENDER	1 GALLON	SUN		L
	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY	1 GALLON	SHADE		M
	ANIGOZANTHOS	KANGAROO PAW	1 GALLON	SUN		L
	PHORMIUM SPECIES (DWARF)	NEW ZEALAND FLAX	1 GALLON	SUN		L
	SEDUM SPECIES	NCN	1 GALLON	SUN		L
	SENECIO SPECIES	NCN	1 GALLON	SUN		L
	HEMEROCALLIS SPECIES	DAYLILY	1 GALLON	SUN		L
	PITTIOSPORUM SPECIES	TOBIRA	5 GALLON	SUN		L
GROUNDCOVERS:						
	CORREA REFLEXA 'CAPE CARPET'	AUSTRALIAN FUCHSIA	1 GALLON	SUN/SHADE		L
	GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	SUN/SHADE		L
	LANTANA 'GOLD RUSH'	YELLOW LANTANA	1 GALLON	SUN		L
	ROSA 'PEACH DRIFT'	PEACH DRIFT	2 GALLON	SUN		M
	ROSA 'PINK DRIFT'	PINK GROUNDCOVER ROSE	2 GALLON	SUN		L
	ZAUSCHNERIA SPECIES	CALIFORNIA FUCHSIA	1 GALLON	SUN		L
GRASSES:						
	CALOMOGROTIS FOLIOSA	REED GRASS	1 GALLON	SUN		L
	FESTUCA MAIREI	ATLAS FESCUE	1 GALLON	SUN		L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	SUN		L
	PENNISETUM SPECIES	FOUNTAIN GRASS	1 GALLON	SUN		L
VINES:						
	FICUS PUMILA	CREeping FIG	5 GALLON	SUN/SHADE		M
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	SUN/SHADE		M
	JASMINUM SPECIES	JASMINE	5 GALLON	SUN/SHADE		M
STORM WATER TREATMENT SHRUBS AND GRASSES:						
			1 GALLON	MIX EVENLY		

SPECIES/COMMON NAME	WUCOLS
ARISTIDA PURPUREA - PURPLE THREE-AWN	FESTUCA CALIFORNICA - CALIFORNIA FESCUE
BOUTELOUA GRACIS - BLUE GRAMA	JUNCUS PATENS - BLUE RUSH
CAREX TEMULICOLA - BERKELEY SEDGE	LEYMUS CONDENSATUS - GIANT WILD RYE
CHONDROPETALUM TECTORIUM - CAPE RUSH	MELICA CALIFORNICA - CALIFORNIA MELIC
CALAMAGROSTIS SPECIES - REED GRASS	MIMULUS SPECIES - MONKEY FLOWER

NOTE:
SEVERAL TREE SPECIES ARE LISTED PER TREE TYPE TO ALLOW FOR FLEXIBILITY IN THE EVENT THAT A SPECIFIC SPECIES IS UNAVAILABLE AT INSTALLATION

- MINIMUM TREE CLEARANCE NOTE:**
- SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
 - MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
 - LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 15' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
 - 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
 - 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.

WATER CONSERVATION CONCEPT STATEMENT:
THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF HIGH EFFICIENCY SPRAY IRRIGATION TO THE TURN AND GROUNDCOVER AREAS AND DRIP IRRIGATION BUBBLERS TO RESTRICTED SHRUB PLANTING AND SHRUB MASS PLANTING AREAS AS APPLICABLE.

IRRIGATION SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE RECYCLED WATER WHERE AVAILABLE EITHER CURRENTLY OR IN THE FUTURE AS DIRECTED BY THE LOCAL WATER PURVEYOR. RECYCLED WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL AND STATE CODES.

IRRIGATION SYSTEMS FOR LANDSCAPES GREATER THAN 5,000 S.F. SHALL HAVE A DEDICATED WATER METER FOR IRRIGATION.

A WATER EFFICIENT LANDSCAPE WORKSHEET SHALL BE INCLUDED WITH HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS AND IRRIGATION OPERATION SCHEDULES.

A STATE OF THE ART ET BASED SELF ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE). THIS SHALL INCLUDE RAIN AND FLOW SENSORS AS APPLICABLE FOR A HIGHER LEVEL OF WATER CONSERVATION.

TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE.

SPRAY IRRIGATION SYSTEMS FOR GROUNDCOVER AREAS GREATER THAN 8' WIDE IN ANY DIRECTION SHALL BE DESIGNED WITH COMMERCIAL SERIES SPRAY HEADS WITH HIGH EFFICIENCY NOZZLES THAT INCLUDE INTERNAL CHECK VALVES AND PRESSURE COMPENSATION DEVICES. THE HEADS SHALL BE DESIGNED IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM. THE NOZZLES DELIVER WATER AT A MINIMUM 70% EFFICIENCY WITH A LOW PRECIPITATION RATE THAT MATCHES THE INFILTRATION RATE OF THE SOIL.

THE DRIP SYSTEM SHALL INCORPORATE PRESSURE COMPENSATING DRIP BUBBLERS WITH 1/4" DRIP TUBES TO EACH PLANT WHICH DELIVERS WATER AT 90% EFFICIENCY AT AN APPLICATION RATE THAT MATCHES THE SOIL TYPE.

WATER USE RATING LEGEND:
EBMUD CATEGORIES OF WATER NEEDS FROM: PLANTS & LANDSCAPES FOR SUMMER DRY CLIMATES OF THE SAN FRANCISCO BAY REGION BY THE EAST BAY MUNICIPAL UTILITY DISTRICT, 2004

MOD	MODERATE WATER
OCC	OCCASIONAL WATER
INF	INFREQUENT WATER
NONE	NO ADDITIONAL WATER

WUCOLS III CATEGORIES OF WATER NEEDS FROM: UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, UNITED STATES BUREAU OF RECLAMATION

H	HIGH
M	MODERATE
L	LOW
VL	VERY LOW

CALIFORNIA NATIVE PLANTS (CNP) FOR THE GARDEN BY CAROL BORNSTEIN, DAVID FROSS, BART O'BRIEN

MOD	MODERATE WATER
OCC	OCCASIONAL WATER
INF	INFREQUENT WATER

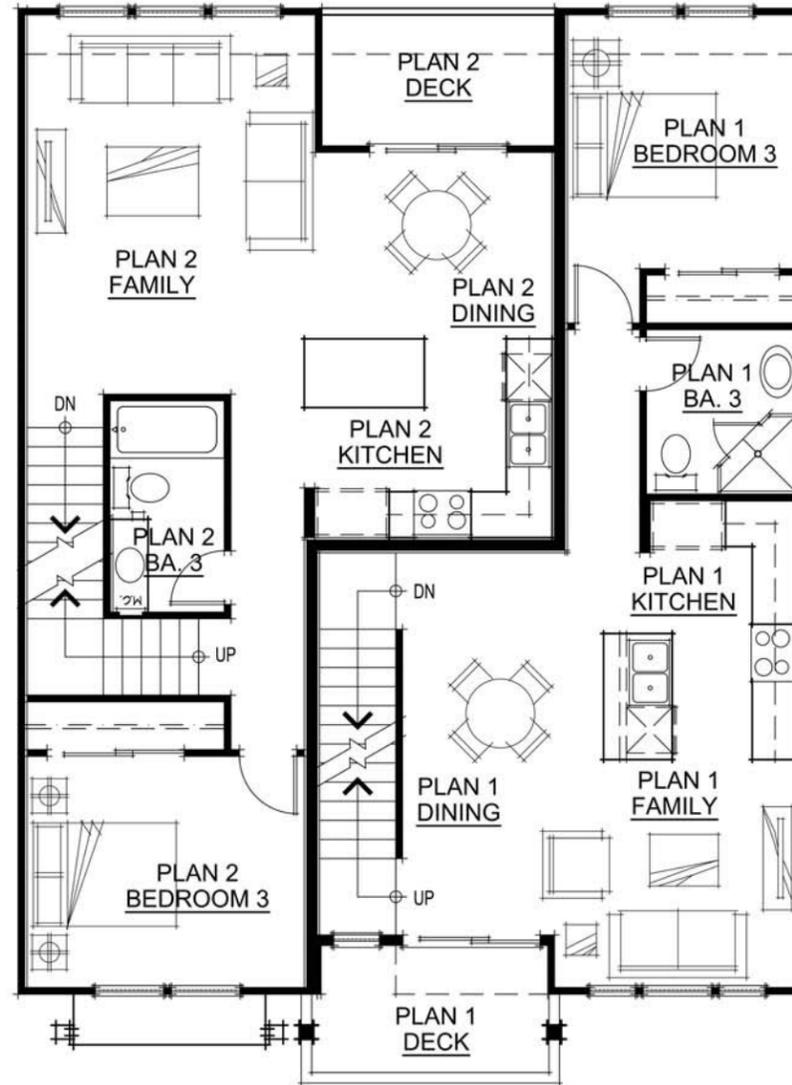
ON-SITE	TOTAL PLANTS	SUBTOTAL PLANTS WITH OCC/INF/NONE/LOW/VERY LOW WATER REQUIREMENTS
		PERCENTAGE OF PLANTS MEETING LOW WATER REQUIREMENTS: 94.7% MORE THAN 75% REQUIRED

MATERIALS LEGEND

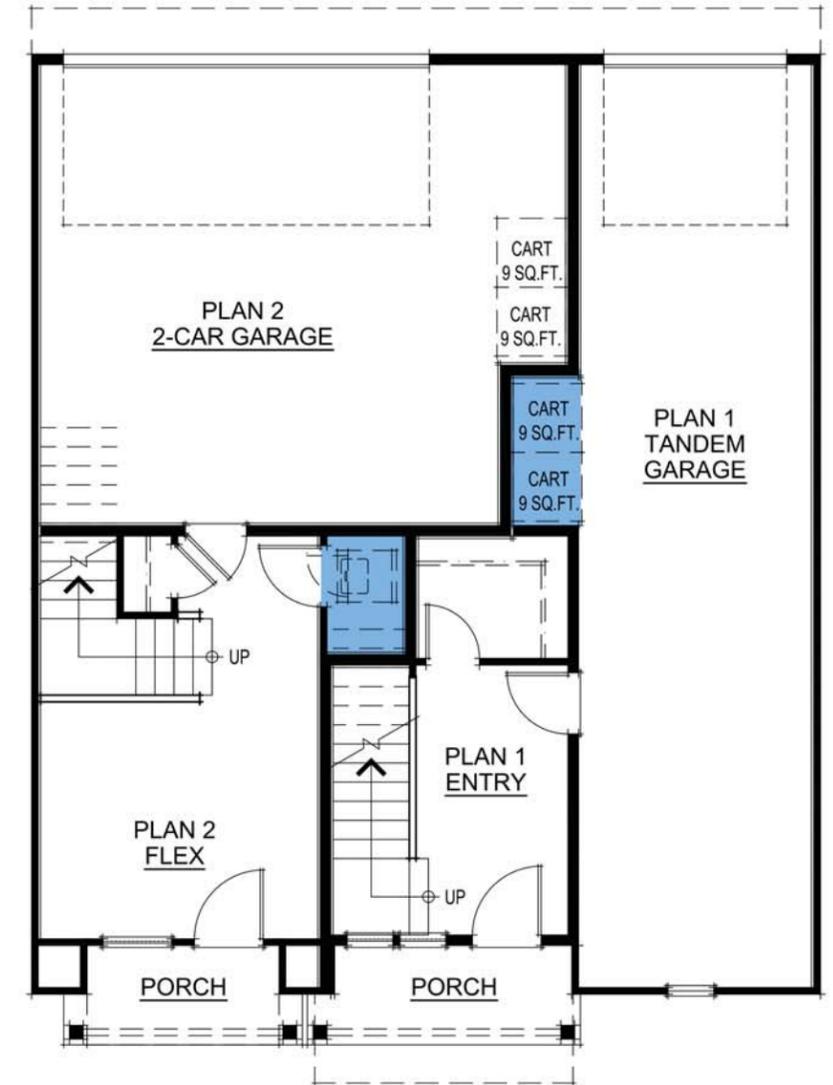
SYMBOL	DESCRIPTION
CONCRETE PAVING:	
	NATURAL GREY CONCRETE PAVING WITH VARYING SCORE LINES PER PLAN
CONCRETE PAVING WITH ALTERNATING CONCRETE FINISH:	
	NATURAL GREY CONCRETE PAVING WITH 30" SPACED SCORE LINES AND ALTERNATING FINISH PER PLAN - REFER TO IMAGE SHEET L004
STAMPED ASPHALT:	
	STAMPED ASPHALT AT CROSSWALKS - REFER TO IMAGE SHEET L004
PRECAST PAVERS:	
	16"x16" PRECAST CONCRETE STEPPING PAVERS
WASTE RECEPTACLE:	
	WASHINGTON SQUARE (TOP OPENING) IN STORMCLOUD PERFORATED METAL IN DARK BRONZE FROM LANDSCAPE FORMS (WWW.LANDSCAPEFORMS.COM) - REFER TO IMAGE SHEET L003
BICYCLE RACK:	
	EMERSON IN DARK BRONZE FROM LANDSCAPE FORMS (WWW.LANDSCAPEFORMS.COM) - REFER TO IMAGE SHEET L003
MAILBOX STATIONS:	
	FOUR (4) TYPE III REGENCY DECORATIVE CBU WITH "A" SIZE DOORS (MODEL #3316R). CBU TOPS #3350 WITH FLAT FINIALS AND REGENCY PEDESTALS (TALL OPTION) IN DARK BRONZE FROM MAILBOXES.COM (WWW.MAILBOXES.COM) - REFER TO IMAGE SHEET L003
STREET LIGHT:	
	CALISTO SERIES IN DARK BRONZE FROM LUMEC (WWW.LUMEC.COM) - REFER TO SITE AMENITIES SHEET L003
ILLUMINATED BOLLARD:	
	CALISTO SERIES CALB1 IN DARK BRONZE FROM LUMEC (WWW.LUMEC.COM) - REFER TO IMAGE SHEET L003
PRECAST CONCRETE WALL:	
	REFER TO IMAGE SHEET L004
METAL VIEW FENCE OVER SPLIT-FACE RETAINING WALL:	
	METAL TO BE DARK BRONZE, SPLIT-FACE TO MATCH ARCHITECTURE - REFER TO IMAGE SHEET L004
BOARD-FORM CONCRETE SEATWALL:	
	CAST-IN-PLACE NATURAL GREY CONCRETE WITH BOARD-FORM PRINT - REFER TO IMAGE SHEET L004
AIR CONDENSER LATTICE SCREEN:	
	PAINTED TO MATCH ARCHITECTURE - REFER TO IMAGE SHEET L-4



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



PLAN 2 SQUARE FOOTAGES	
FIRST FLOOR	257 SQ. FT.
SECOND FLOOR	745 SQ. FT.
THIRD FLOOR	767 SQ. FT.
TOTAL LIVING	1769 SQ. FT.
2-CAR GARAGE	464 SQ. FT.
PLAN 2 DECK	62 SQ. FT.

PLAN 1 SQUARE FOOTAGES	
FIRST FLOOR	180 SQ. FT.
SECOND FLOOR	655 SQ. FT.
THIRD FLOOR	624 SQ. FT.
TOTAL LIVING	1459 SQ. FT.
TANDEM GARAGE	463 SQ. FT.
PLAN 1 DECK	57 SQ. FT.

UNIT OVERLAP CONDITION

NOTE: SEE BUILDING PLANS FOR OVERLAP CONDITIONS

Tarob Court
Milpitas, CA
July 28, 2016

THE TRUE LIFE COMPANIES
The True Life Companies
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
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www.strausdesign.com

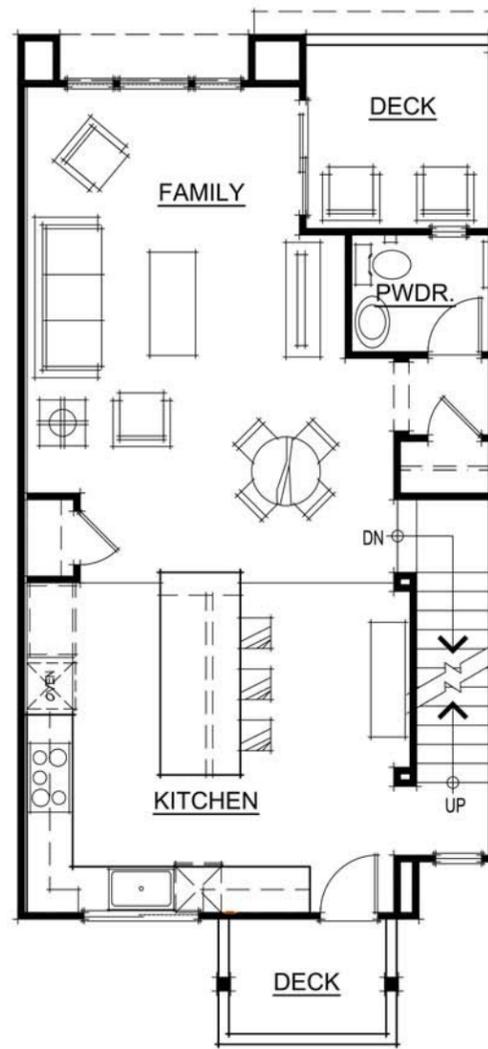


PLANS 1 & 2 FLOOR PLANS

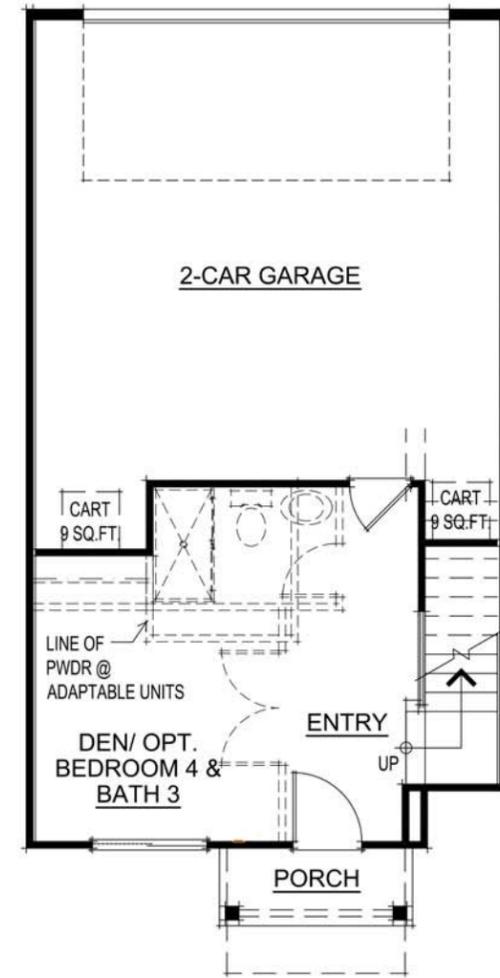
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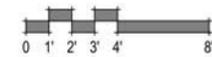
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



NOTE: OPTIONAL 4th BEDROOMS ARE LIMITED TO 15 AT THIS SITE.

SQUARE FOOTAGES	
FIRST FLOOR	301 SQ. FT.
SECOND FLOOR	703 SQ. FT.
THIRD FLOOR	761 SQ. FT.
TOTAL LIVING	1765 SQ. FT.
2-CAR GARAGE	456 SQ. FT.
REAR DECK	64 SQ. FT.
FRONT DECK	34 SQ. FT.

 UNIT OVERLAP CONDITION

NOTE: SEE BUILDING PLANS FOR OVERLAP CONDITIONS

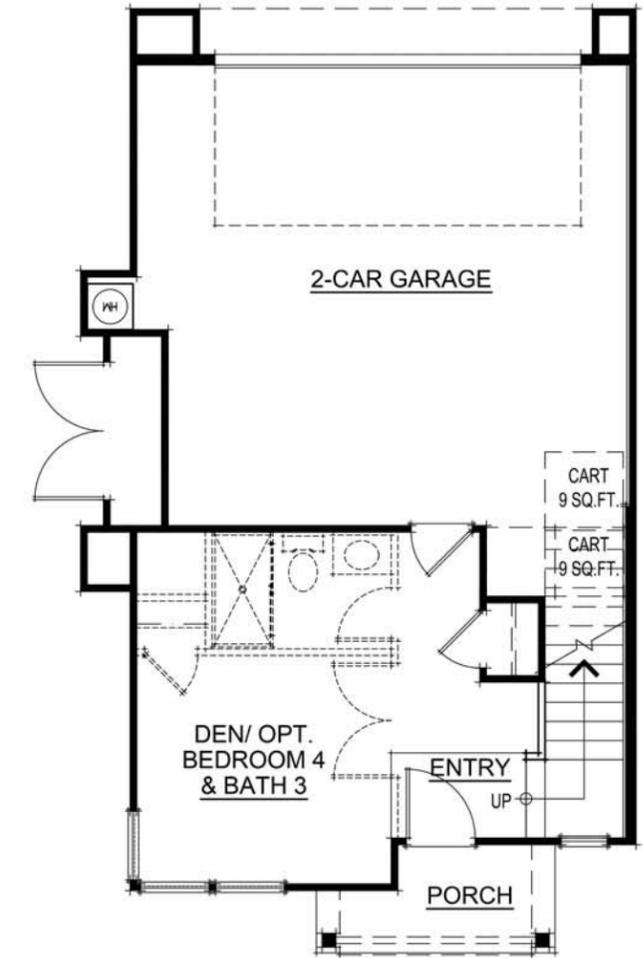
PLAN 3 FLOOR PLANS
A2



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



NOTE: OPTIONAL 4th BEDROOMS ARE LIMITED TO 15 AT THIS SITE.

SQUARE FOOTAGES	
FIRST FLOOR	299 SQ. FT.
SECOND FLOOR	781 SQ. FT.
THIRD FLOOR	789 SQ. FT.
TOTAL LIVING	1869 SQ. FT.
2-CAR GARAGE	526 SQ. FT.
DECK	62 SQ. FT.

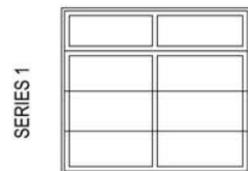
UNIT OVERLAP CONDITION

NOTE: SEE BUILDING PLANS FOR OVERLAP CONDITIONS



FRONT ELEVATION

GARAGE DOOR DESIGN



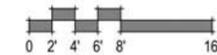
CLOPAY
GRAND HARBOR COLLECTION

EXTERIOR MATERIALS

- HORIZONTAL FIBER CEMENT SIDING
- STUCCO W/ LIGHT SAND FINISH
- ARCHITECTURAL QUALITY
- COMPOSITION SHINGLE ROOFING
- WOOD & STUCCO WINDOW TRIM
- CONTEMPORARY PANEL GARAGE DOOR



SIDE ELEVATIONS

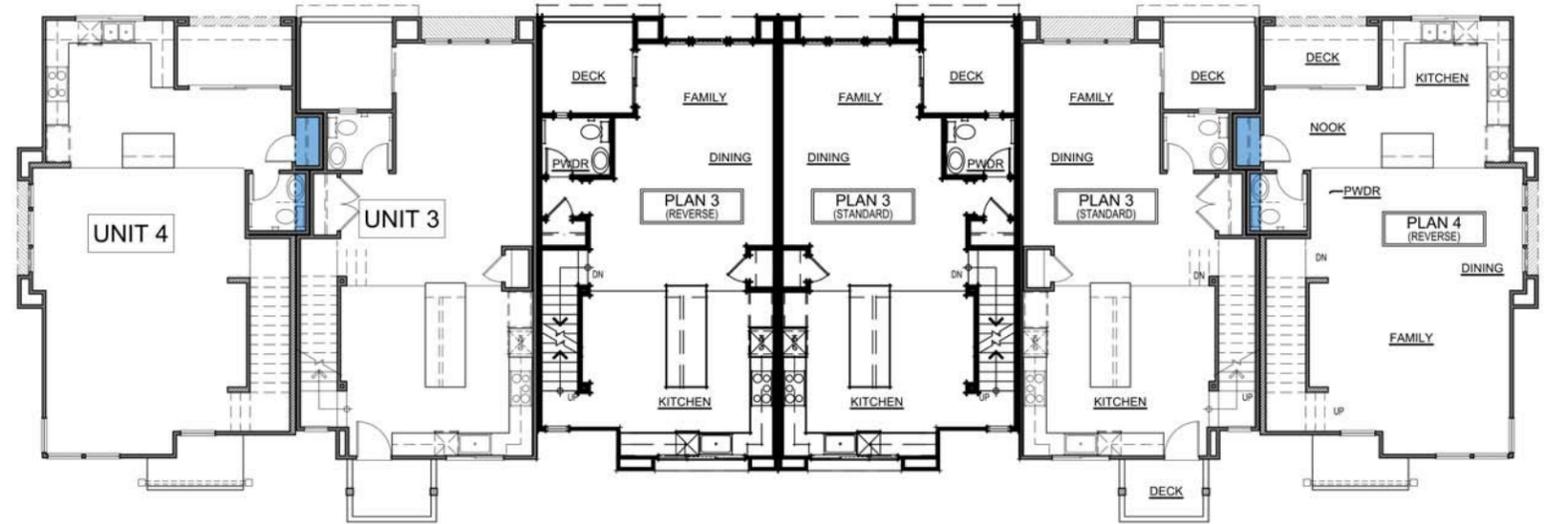


REAR ELEVATION

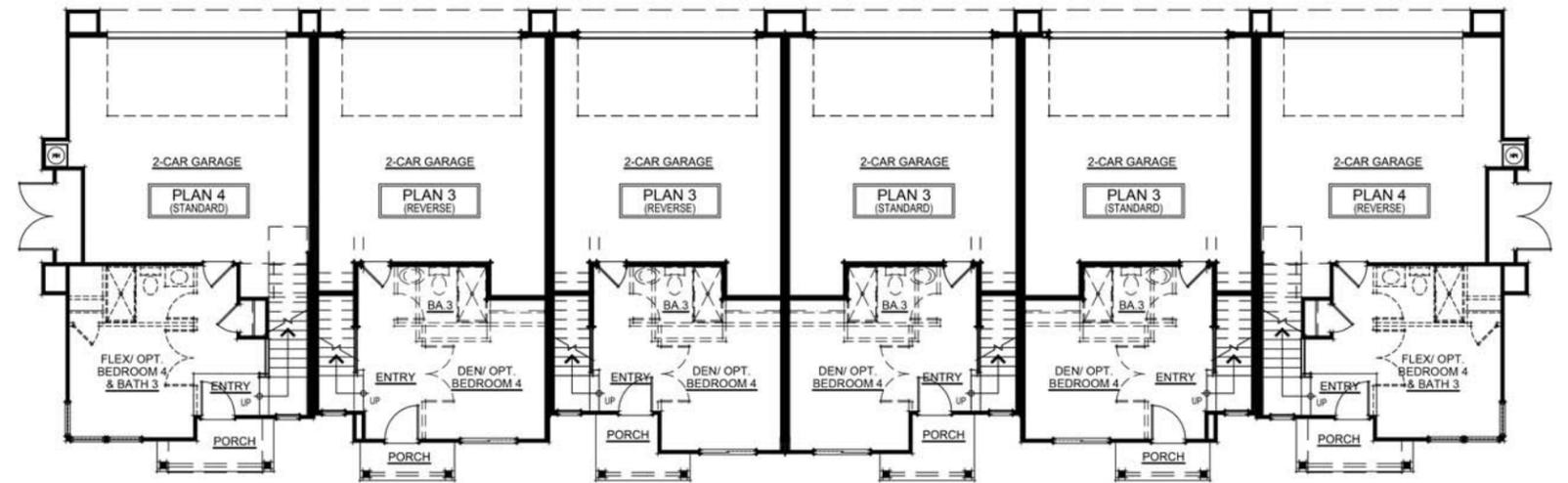
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July 28, 2016

BUILDINGS D & E - ELEVATIONS

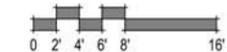
A4



SECOND FLOOR PLAN



UNIT OVERLAP CONDITION

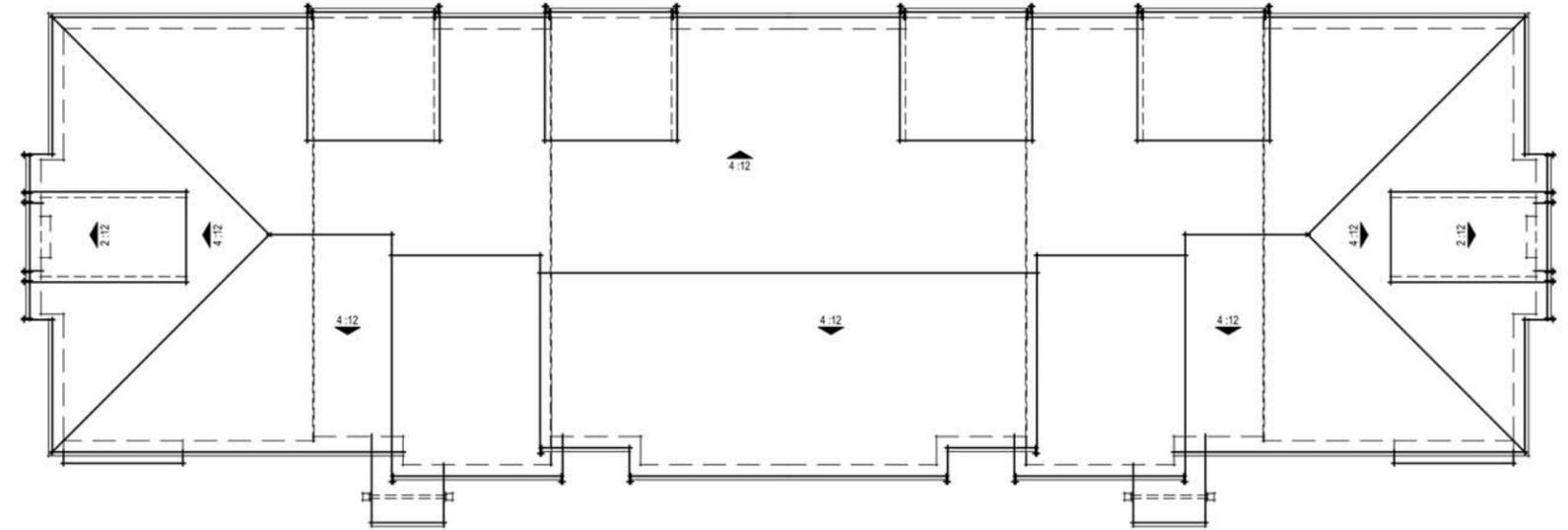


FIRST FLOOR PLAN

Tarob Court
Milpitas, CA
July 28, 2016

BUILDINGS D & E - FIRST & SECOND FLOOR PLANS

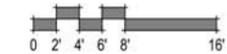
A5



ROOF PLAN



UNIT OVERLAP CONDITION



THIRD FLOOR PLAN

Tarob Court
Milpitas, CA
July 28, 2016

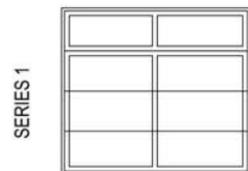
BUILDINGS D & E - THIRD FLOOR & ROOF PLANS

A6



FRONT ELEVATION

GARAGE DOOR DESIGN



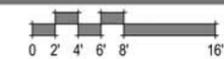
CLOPAY
GRAND HARBOR COLLECTION

EXTERIOR MATERIALS

- HORIZONTAL FIBER CEMENT SIDING
- STUCCO W/ LIGHT SAND FINISH
- ARCHITECTURAL QUALITY
- COMPOSITION SHINGLE ROOFING
- WOOD & STUCCO WINDOW TRIM
- CONTEMPORARY PANEL GARAGE DOOR



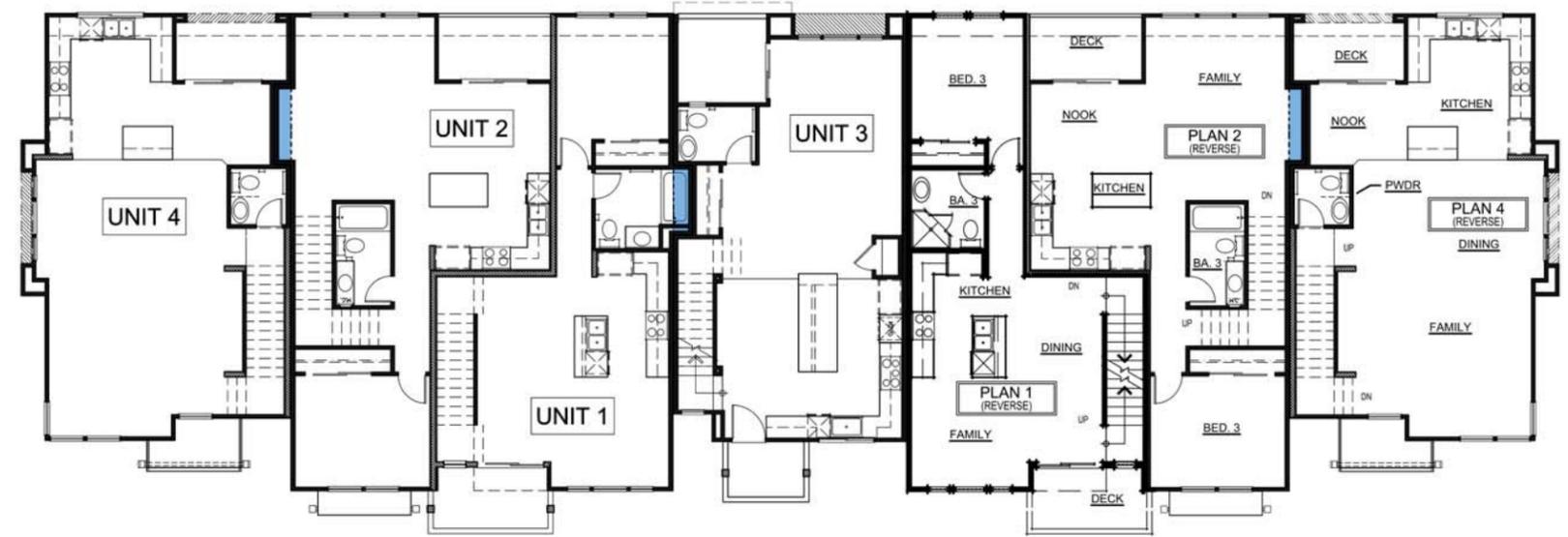
RIGHT ELEVATION



REAR ELEVATION

Tarob Court
Milpitas, CA
July 28, 2016

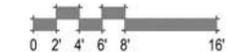
BUILDINGS A & G - ELEVATIONS
A7



SECOND FLOOR PLAN



UNIT OVERLAP CONDITION

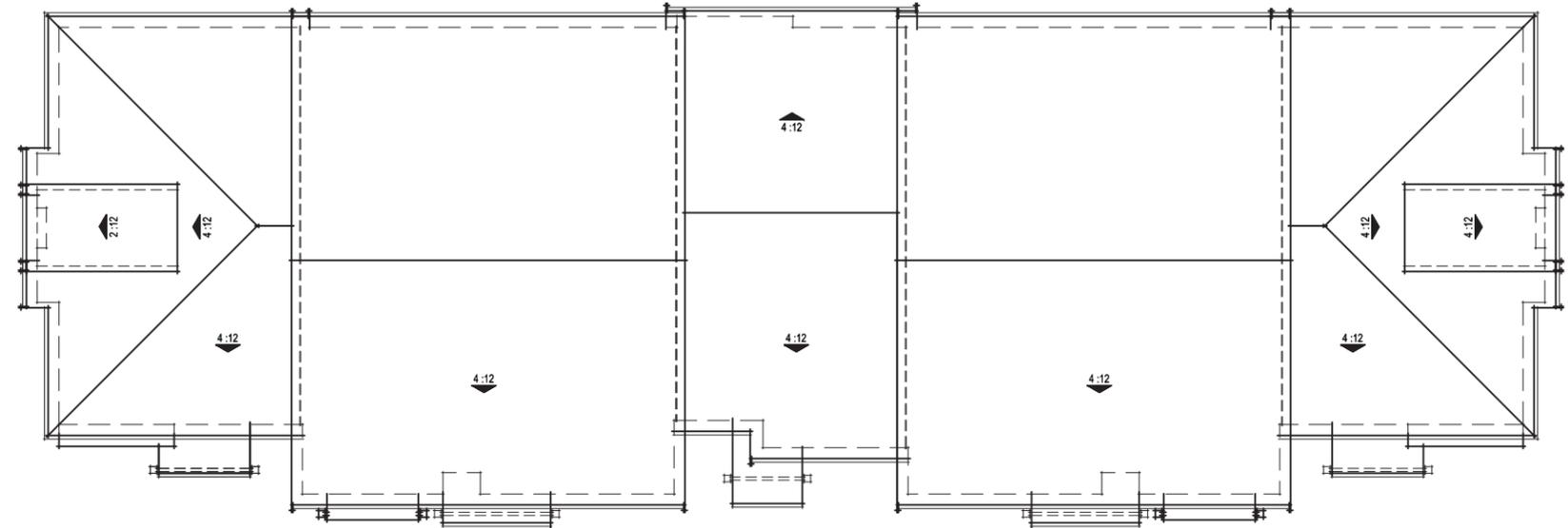


FIRST FLOOR PLAN

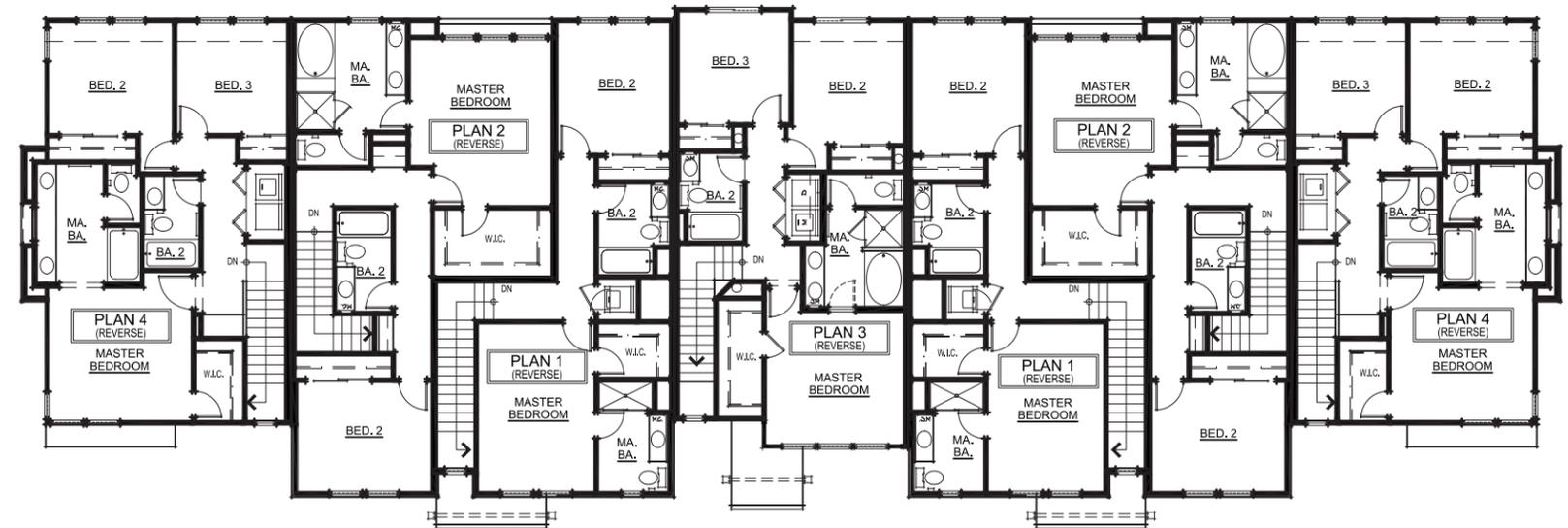
Tarob Court
Milpitas, CA
July 28, 2016

BUILDINGS A & G - FIRST & SECOND FLOOR PLANS

A8



ROOF PLAN



0 2' 4' 6' 8' 16' THIRD FLOOR PLAN

BUILDINGS A & G - THIRD FLOOR & ROOF PLANS

Tarob Court
Milpitas, CA
July 28, 2016