260 S. MAIN ST.

MILPITAS, CALIFORNIA

MAIN STREET ELEVATION

SUBMITTAL DATE: JANUARY 8, 2016
REVISED SUBMITTAL : OCTOBER 24, 2016

City Ventures

260 S. MAIN ST.

MILPITAS, CALIFORNIA

City Ventures

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SUBMITTAL DATE: JANUARY 8, 2016
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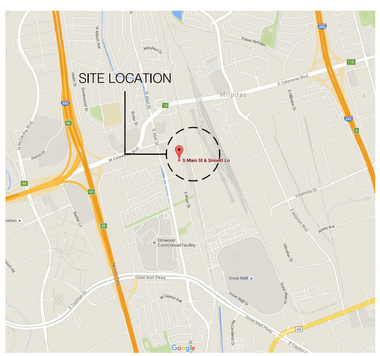
LOCATION MAP



VICINITY MAP

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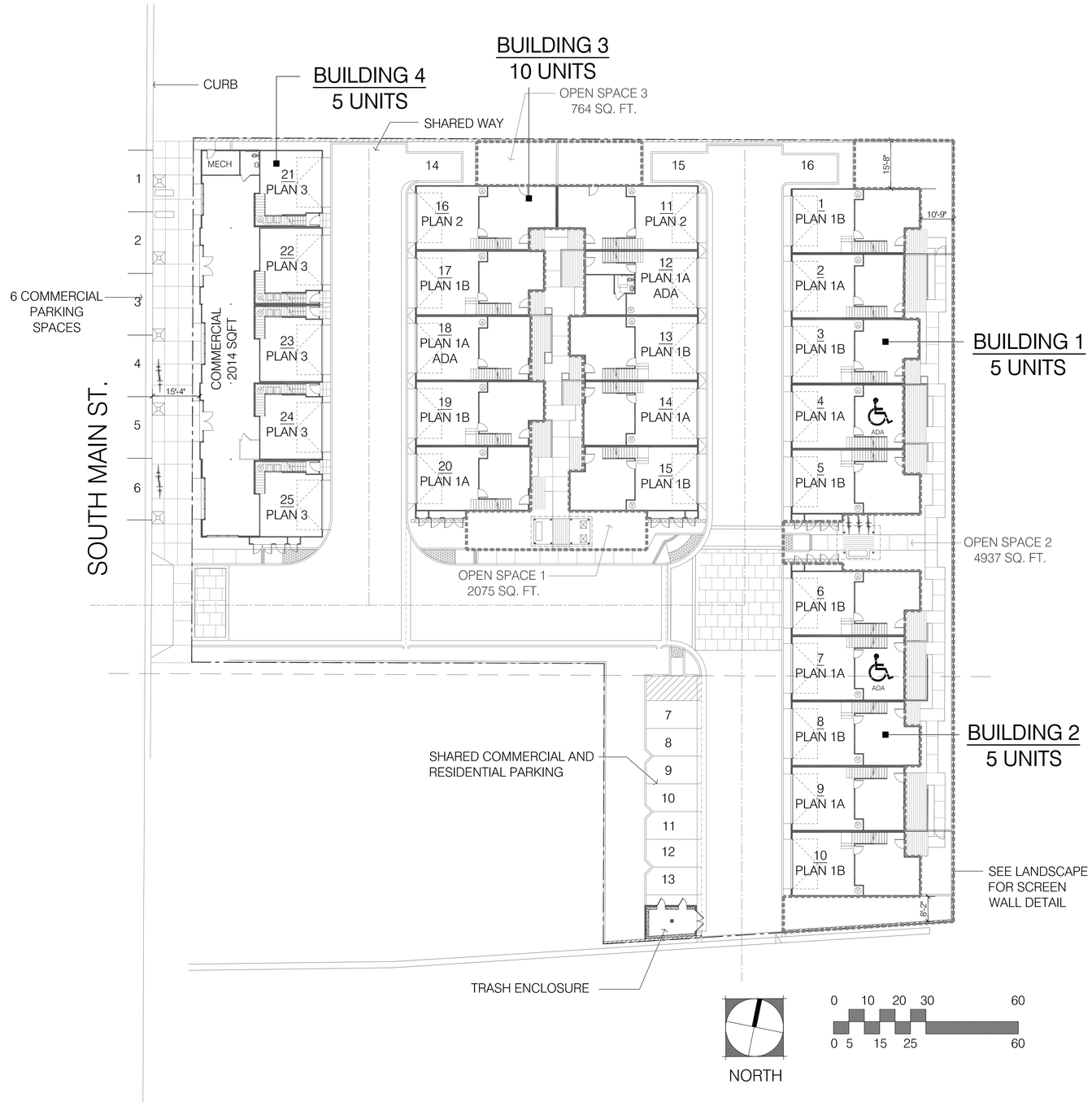

PROJECT DATA

PROJECT NAME: 260 SOUTH MAIN ST.

PROJECT ADDRESS: 260 S. MAIN STREET, MILPITAS, CA 95035
ZONING : MIXED USE ZONING DISTRICT - MIDTOWN SPECIFIC PLAN

GROSS SITE AREA	1.193 AC	51933 SQ. FT.
TOTAL COMMERCIAL (DIVISIBLE)		2114 SQ. FT.
TOTAL DWELLING UNITS	25	21 DUA
OCCUPANCY	R2/U/B	
CONSTRUCTION TYPE	V-B	
BUILDING COVERAGE (GROUND FLOOR)	20,432 SQ. FT.	39%
USABLE OPEN SPACE (OPEN SPACE 1 - 2 - 3)	7776 SQ. FT.	8443 : 51956 ~ 16%

	MIDTOWN SPEC. PLAN	PROVIDED
DENSITY	21 DUA TO 30 DUA	21 DUA
FAR SEE CALCULATION AT SHEET CA	0.75	2,014 : 51,956 ~ 0.04
PARKING	2 SPACE/ 3 BED	50 SPACES
GUEST PARKING	TBD	6 SPACES
RETAIL PARKING	6 SPACES/1000 SF 8 REQUIRED	12 SPACES

UNIT SUMMARY & TYPICAL SQFT.

UNIT TYPE	TOTAL	TOTAL LIVING	GARAGE
PLAN 1A (3 BED)	8	1,831 SF.	442 SF.
PLAN 1B (3 BED)	10	1,865 SF.	441 SF.
PLAN 2 (3 BED)	2	2,099 SF.	442 SF.
PLAN 3 (2 BED)	5	1,687 SF.	462 SF.
TOTAL	25 DU		

BUILDING SUMMARY

BUILDING	UNIT	COUNT	COMMERCIAL	SQ. FT.
BUILDING 1 (BLDG. 2 SIM.)	PLAN 1A	4	N/A	23,772 SQ. FT. (BLDG 1 & 2)
	PLAN 1B	6	N/A	
BUILDING 3	PLAN 1A	4	N/A	23,970 SQ. FT.
	PLAN 1B	4	N/A	
	PLAN 2	2	N/A	
BUILDING 4	PLAN 3	5	2,114 SF.	13,341 SQ .FT.
TOTAL		25 DU		61,197 SQ .FT.

* NOTE :
FOR DETAIL SPACE TABULATION OF EACH BUILDING SEE BUILDING PLAN SHEETS

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SITE PLAN & PROJECT DATA

SP1

SCALE: 1" = 20' - 0"
DATE: 10.21.2016
PROJECT: 317046

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Midtown Specific Plan, Policy 7.4

"Issues to be addressed … include: coordination of circulation and access; placement and configuration of parking; and building orientation. Opportunities for coordinating parcel access (i.e., sharing driveways and minimizing curbcuts) are a key issue along Main Street."

The project at 260 S Main St combines 4 small parcels to create a project with a single access point (curb cut) along Main St. The design of the project puts retail and residential buildings at the front of the project and moves parking to the rear. Buildings with front doors oriented to Main St create a pedestrian focused Main St that fulfills the intent of the Midtown Specific Plan. Two alleyways parallel to Main St allow for future adjacent development to access Main St without creating additional curb cuts.

Circulation and Access

1 Sections below start on Page 4-12 of the Specific Plan:

"Circulation Policy 4.13 Policy 4.13: Establish an interconnected system of sidewalks and pedestrian paths that provides safe and convenient pedestrian access between the transit stations and other destinations within the Midtown Area."

The project at 260 S Main St provides for extra wide open sidewalk along Main St for pedestrian travel. Including in the sidewalk area are bike racks, benches and street trees. The establishment of street facing commercial further encourages foot traffic along Main St.

Specific Plan Policy 4.16:

2 Along Main Street (between Weller Street and Curtis Avenue) bicycle racks should be placed on every block as a part of streetscape improvements, for the joint use of all nearby tenants, rather than providing bicycle parking on a business-by-business basis."

3 "Policy 4.17: Ensure that new development complies with City of Milpitas Zoning Ordinance requirements for off-street parking. Consider reductions on a case-by-case basis.

Policy 4.18: Consider credit for on-street public parking directly adjacent to a retail development to meet overall development parking requirements.

Policy 4.19: Provide on-street parking on both sides of Main Street between Weller Street and Curtis Avenue."

260 S Main St creates a mix of uses with street facing retail along Main St. and residential behind. The project meets the Zoning requirements for parking for both retail and residential uses, through on-street parking, garage parking, and shared off-street (on-site) parking.

6 From Page 8-17 of the Specific Plan:

2. Site Configuration and Design
   f. Access drives to parking facilities should be shared wherever feasible in order to reduce curbcuts and potential conflicts with pedestrians.
   g. Street-facing surface parking lots are highly discouraged.

Building Orientation

4 From Page 8-20 of the Specific Plan:

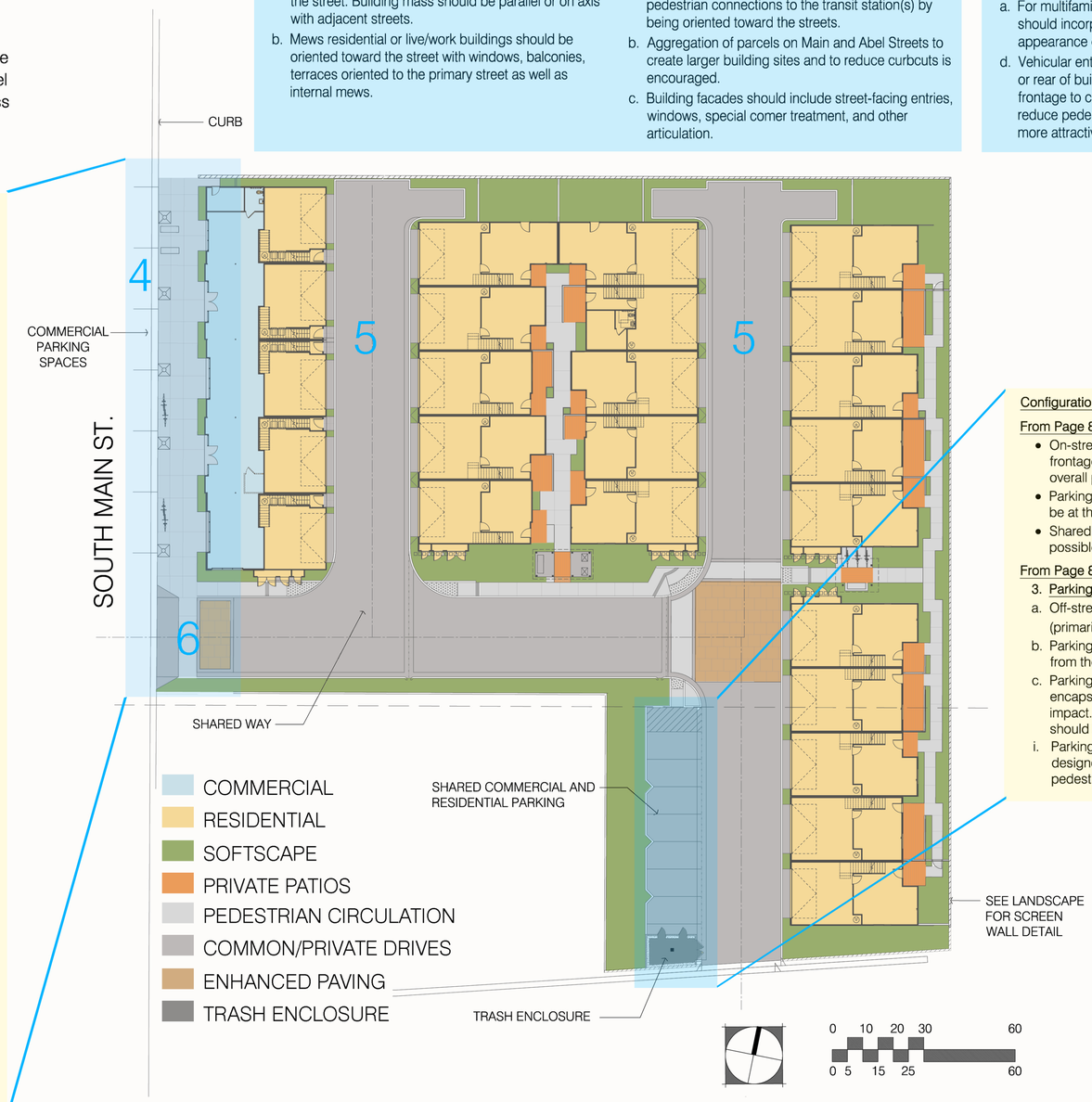
a. Buildings should maintain a strong relationship to the street with primary building entrances oriented toward the street. Building mass should be parallel or on axis with adjacent streets.
b. Mews residential or live/work buildings should be oriented toward the street with windows, balconies, terraces oriented to the primary street as well as internal mews.

From Page 8-17 of the Specific Plan:

2. Site Configuration and Design
   a. Residential buildings should reinforce streets and pedestrian connections to the transit station(s) by being oriented toward the streets.
   b. Aggregation of parcels on Main and Abel Streets to create larger building sites and to reduce curbcuts is encouraged.
   c. Building facades should include street-facing entries, windows, special corner treatment, and other articulation.

From Page 8-18 of the Specific Plan:

4. Treatment of Garage Frontage in Residential and Mixed-Use Projects
   a. For multifamily projects, service alleys or auto courts should incorporate design features to improve the appearance of the alley or autocourt.
   d. Vehicular entries to garages should be from the sides or rear of buildings and not from the primary street frontage to camouflage the garage from the streets, reduce pedestrian and vehicle conflicts, and present a more attractive primary street frontage. 5



Configuration of Parking

From Page 8-10 of the Specific Plan:

- On-street parking adjacent to the building's street frontage may be counted toward a development's overall parking requirement.
- Parking is prohibited in the front setback and should be at the rear of the buildings.
- Shared driveways shall be considered where ever possible to minimize curbcuts.

From Page 8-18 of the Specific Plan:

3. Parking Areas
   a. Off-street parking facilities should have limited visibility (primarily entrances) from streets and accessways.
   b. Parking areas should be convenient yet not detract from the pedestrian nature of the area.
   c. Parking should generally be below grade or encapsulated within buildings to reduce the visual impact. Where not feasible, surface parking lots should be located primarily behind buildings.
   i. Parking areas within the Mixed-Use Districts should be designed in such a way to provide for a comfortable pedestrian experience.

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PRECISE PLAN FOR PROJECT SITE

SP2

SCALE: 1" = 20' - 0"
DATE: 10.21.2016
PROJECT: 317046

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THESE FOLLOWING NOTE(S) WILL BE ADDRESSED PRIOR TO BUILDING PERMIT SUBMITTAL

1. APPLICABLE CODES SHALL BE 2013 CBC, CMC, CEC, CPC, GREEN BUILDING STANDARDS CODE, CALIFORNIA ENERGY CODE AND 2014 MILPITAS MUNICIPAL CODE.
2. BUILDING SHALL MEET BUILD IT GREEN OR LEED FOR HOMES THRESHOLD AS PER 2014 MMC SEC.II-20-3.01.
3. ENGINEER OR ARCHITECT LICENSED IN THE STATE OF CALIFORNIA SHALL PREPARE THE PLANS. STRUCTURAL DESIGN CALCULATIONS AND PLANS SHALL BE WET SIGNED AND STAMPED WHEN APPLYING FOR A BUILDING PERMIT.
4. APPLICANT SHALL APPLY FOR NEW BUILDING ADDRESSES PRIOR TO SUBMITTING FOR A BUILDING PERMIT.
5. TOWNHOME BUILDINGS WITH NO LEGAL PROPERTY LINE BETWEEN DWELLING UNITS SHALL BE CLASSIFIED AS GROUP R2 OCCUPANCY AS PER 2013 CBC SEC. 310 AND GARAGES AS GROUP U OCCUPANCY AS PER SEC.312, IF COMBINED AREA OF INDIVIDUAL GARAGES IN EACH BUILDING DOES NOT EXCEED 3,000 SQUARE FEET AS PER SEC.406.3.2. GARAGES EXCEEDING 3,000 SQUARE FEET SHALL BE CLASSIFIED AS S-2 OCCUPANCY AS PER SEC.311 OR SHALL BE SEPARATED BY FIRE WALLS PER 2013 CBC SEC. 406.3.2.
6. THE PROPOSED TYPES OF BUSINESS (E.G. RETAIL, OFFICE, ETC.) SHALL BE SPECIFIED FOR THE COMMERCIAL SPACE AND THE OCCUPANCY GROUP SHALL BE CLASSIFIED ACCORDINGLY PER CBC CH. 3.
7. TOWNHOME/CONDOMINIUM BUILDINGS OVER 2 STORIES HIGH SHALL BE ONE-HOUR FIRE-RATED MINIMUM (TYPE VA) PER 2013 CBC SEC.503.1 AND TABLE 503.
8. ALLOWABLE BUILDING AREA FOR THE BUILDING SHALL BE AS PER 2013 CBC SECTION 506. BASIC ALLOWABLE BUILDING HEIGHT AND BASIC ALLOWABLE BUILDING AREA SHALL BE AS PER TABLE 503.
9. THE MAXIMUM AREA OF PROTECTED AND UNPROTECTED OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH 2013 CBC SEC.705.8.
10. WALL AND FLOOR SEPARATING UNITS IN THE SAME BUILDING AND SEPARATING UNITS FROM OTHER OCCUPANCIES ARE REQUIRED TO BE ONE-HOUR FIRE RESISTIVE CONSTRUCTION PER 2013 CBC, SECTION 420, 708 AND 711.
11. IN THE UNITS PROVIDE CARBON MONOXIDE DETECTORS IN ADDITION TO SMOKE DETECTORS AS PER 2013 CBC SEC.420.6.
12. ESCAPE BEDROOM WINDOWS BELOW THE 4TH FLOOR SHALL OPEN INTO A PUBLIC STREET, YARD OR EXIT COURT THAT OPENS TO A PUBLIC WAY AS PER 2013 CBC SEC.1029.1.
13. ROOFING MATERIAL SHALL BE PER 2013 CBC, TABLE 1505.1.
14. REQUIRED SEPARATION IN BUILDINGS WITH MIXED OCCUPANCIES SHALL BE PER 2013 CBC SEC.508.
15. EXTERIOR OPENINGS REQUIRED FOR NATURAL LIGHT SHALL OPEN DIRECTLY ONTO A PUBLIC WAY, YARD OR COURT AS SET FORTH IN 2013 CBC SEC. 1205.1.
16. PROVIDE ACOUSTICAL REPORT TO DETERMINE SOUND INSULATION REQUIREMENTS FOR AT LEAST EXTERIOR WALLS. INTERIOR SOUND INSULATION SHALL BE AS PER 2013 CBC SEC.1207 OR AS PER ACOUSTICAL REPORT.
17. DWELLING UNITS, WHICH HAS NON-OPENABLE WINDOWS AS REQUIRED BY ACOUSTICAL REPORT SHALL BE PROVIDED WITH MECHANICAL VENTILATION AS PER 2013 CBC SEC.1203.1 AND 2013 CMC SEC.402.3. AS PER CITY POLICY BDP-ME05, CITY DOES NOT ALLOW THE USE OF EXHAUST ONLY FANS TO ACHIEVE THE FRESH OUTSIDE AIR REQUIREMENT THROUGH INFILTRATION.
18. ELECTRIC VEHICLE SUPPLY EQUIPMENT SHALL BE INSTALLED AS PER 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE SEC.4.106.4.

ACCESSIBILITY

RESIDENTIAL BUILDINGS:

19. MULTISTORY CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR SHALL BE PROVIDED WITH MIN. 10% BUT NOT LESS THAN 1 DWELLING UNIT THAT COMPLIES WITH ALL THE REQUIREMENTS PER CBC SEC. 1102A.3.1.
20. GROUP U PRIVATE GARAGES, WHICH ARE ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS SHALL BE SERVED BY AN ACCESSIBLE ROUTE PER CBC SEC. 1102A.3.1.
21. A MINIMUM OF 5% GUEST PARKING PROVIDED SHALL BE ACCESSIBLE AND SHALL BE PROVIDED WITH SIGNAGE AS PER 2013 CBC SEC.1109A.5.
22. ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES AS PER 2013 CBC PER SEC.1109A.7.
23. ONE IN EVERY EIGHT ACCESSIBLE PARKING SPACES SHALL BE " VAN ACCESSIBLE ", BUT NOT LESS THAN ONE PER 2013 CBC SECTION 1109A.8.6.
24. AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL ACCESSIBLE BUILDING ENTRANCES. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOP, ACCESSIBLE PARKING AND PUBLIC STREET TO BUILDING ENTRANCE PER 2013 CBC SECTION 1110A.1.
25. ACCESSIBILITY SIGNS SHALL BE PROVIDED AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL AND AT BUILDING ENTRANCE THAT ARE ACCESSIBLE PER 2013 CBC, SECTION 1110A.2.
26. ALL PRIMARY ENTRANCES AND REQUIRED EXIT DOORS TO BUILDING AND FACILITIES SHALL BE ACCESSIBLE TO PEOPLE WITH DISABILITIES PER 2013 CBC, SECTION 1117A.2.
27. PROVIDE MANEUVERING CLEARANCE AT ALL INTERIOR DOORS PER 2013 CBC SEC. 1132A.5 AND AT ENTRANCE DOORS AND EXIT DOORS PER 2013 CBC SEC. 1126A.3.

COMMERCIAL SPACE:

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES SERVING THE COMMERCIAL SPACE AND PUBLIC STREETS AND SIDEWALKS AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE ENTRANCE PER CBC SEC. 11B-206.2.1.
2. PARKING PROVIDED TO SERVE THE COMMERCIAL SPACE SHALL BE ACCESSIBLE PER CBC 11B-208.
3. RESTROOM IN COMMERCIAL SPACE SHALL BE ACCESSIBLE PER CBC SEC. 11B-213.3.
4. DRINKING FOUNTAINS PROVIDED SHALL BE ACCESSIBLE PER CBC SEC. 11B-211.

BUILDING ALLOWABLE AREA ANALYSIS

BUILDING 1 & 2
TOTAL SQ. FT. : 11, 886 SF (SEE SHEET A2.1)
(ALLOWABLE SF PER CBC TABLE 503 : 7000 SF/FLOOR)

BUILDING 3
TOTAL SQ. FT. : 23, 970 SF (SEE SHEET A3.1.1)
(ALLOWABLE SF PER CBC TABLE 503 : 7000 SF/FLOOR)
BUILDING 3 AREA DOES NOT COMPLY WITH TABLE 503 REQUIREMENT,
SEE BUILDING AREA MODIFICATION PER CBC SECT. 506.2 BELOW.

BUILDING AREA MODIFICATION: BLDG. 3

ALLOWABLE BLDG. AREA:

$A_a = \{ A_t + [A_t \times I_f] + [A_t \times I_s] \}$
$A_a = \{ 7,000 + [7,000 \times 0.45] + [7,000 \times 0] \}$
$A_a = \{ 7,000 + [3,150] + [0] \}$
$A_a = 10,150$

CBC SECT. 506.2

AREA INCREAS DUE TO FRONTAGE:

$I_f = [F/P - 0.25] W/30$
$I_f = [304.34/397.34 - 0.25] 25.80/30$
$I_f = [.77 - 0.25] 25.80/30$
$I_f = [0.52] 0.86$
$I_f = 0.45$

WIDTH LIMIT WEIGHT AVG.:

$W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_{3...})/F$
$W = (105.67 \times 24 + 93 \times 0 + 105.67 \times 24 + 93 \times 30/304.34$
$W = (2,536.08 + 0 + 2,536.08 + 2,790)/304.34$
$W = (7,862.16)/304.34$
$W = 25.8$

BUILDING 4
TOTAL SQ. FT. : 13, 544 SF (SEE SHEET A4.1.1)
(ALLOWABLE SF PER CBC TABLE 503 : 7000 SF/FLOOR)

FAR CALCULATION

PER MILPITAS MIDTOWN SPECIFIC PLAN SHEET 8-4,
FOR MIXED USE DISTRICT (MXD), FAR ONLY CALCULATE THE COMMERCIAL SPACE

TOTAL COMMERCIAL SQFT : SITE AREA = 2,014 : 51,959 = 0.04

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CODE LIST & ANALYSIS

CA

SCALE: 1" = 20' - 0"
DATE: 08.30.2016
PROJECT: 317046

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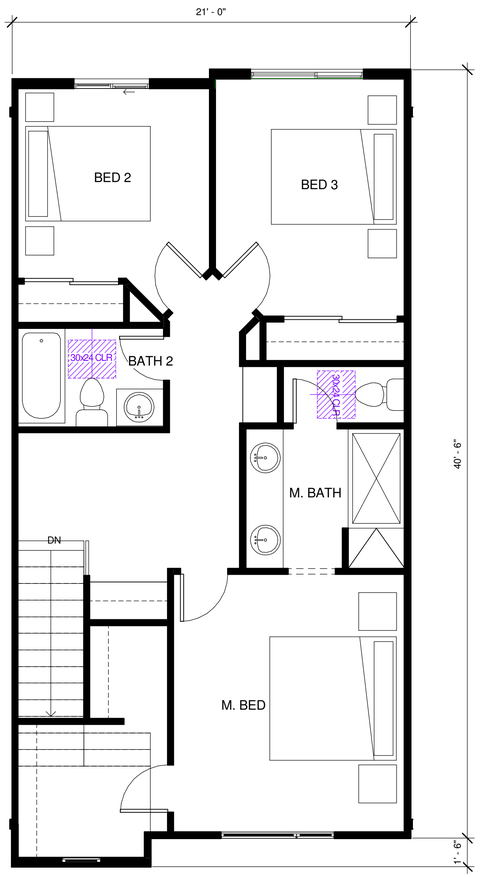
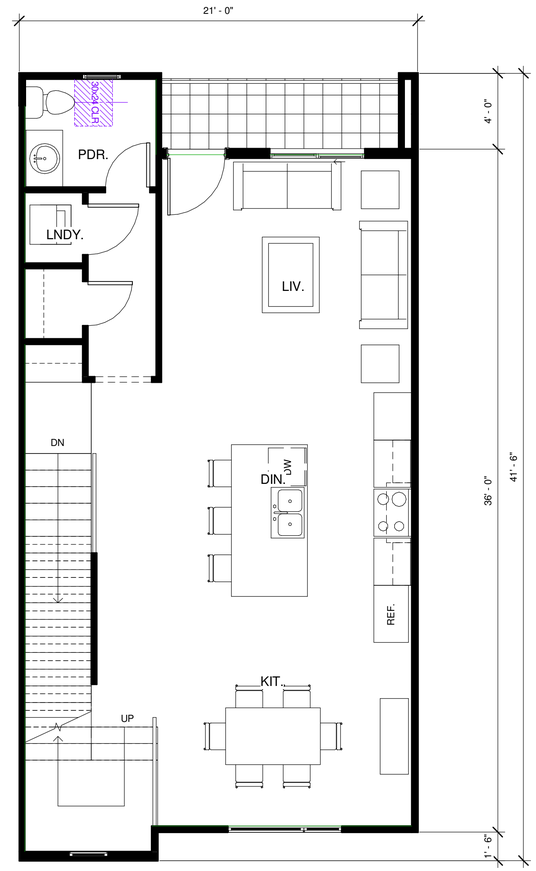


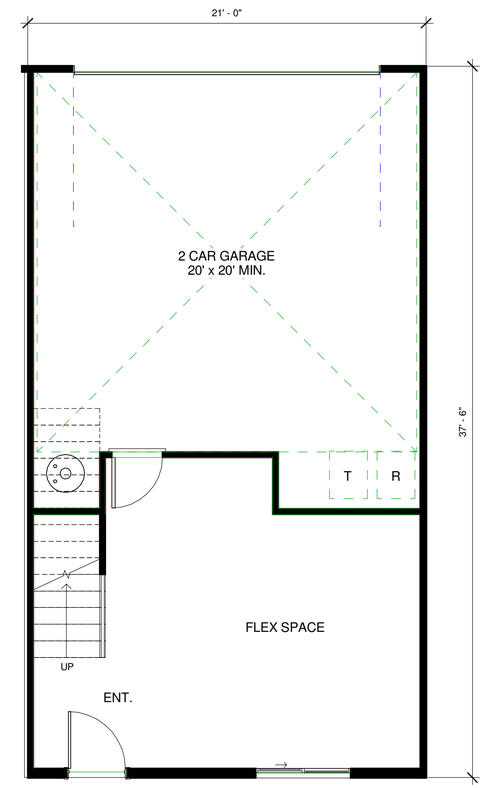
PLAN 1A UPPER FLOOR
STANDARD

UPPER LIVING : 774 SF



PLAN 1A MAIN FLOOR
STANDARD

MAIN LIVING : 754 SF



PLAN 1A GROUND FLOOR
STANDARD

GROUND LIVING : 303 SF
TOTAL LIVING : 1831 SF
GARAGE : 442 SF

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TYP. UNIT PLAN 1A STANDARD

A1.1.1

Scale: 1/4" = 1'-0"
Date: 08.30.2016
Project Number: 317046

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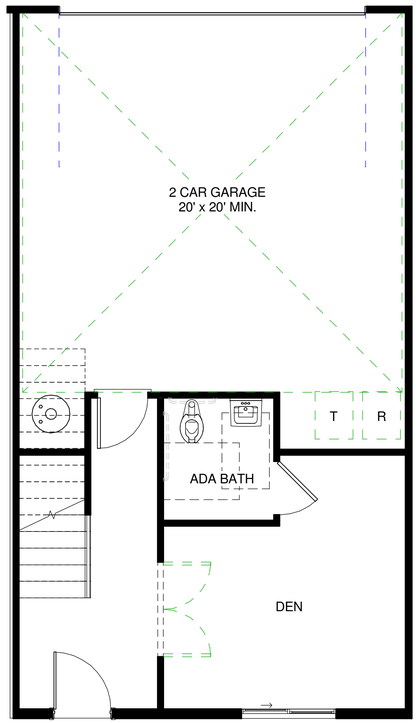
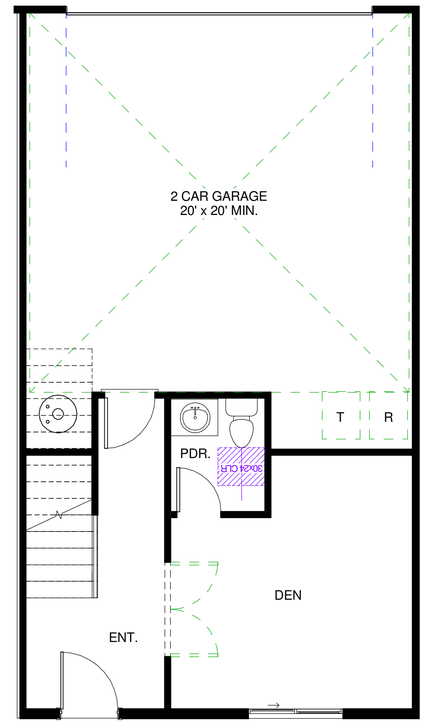
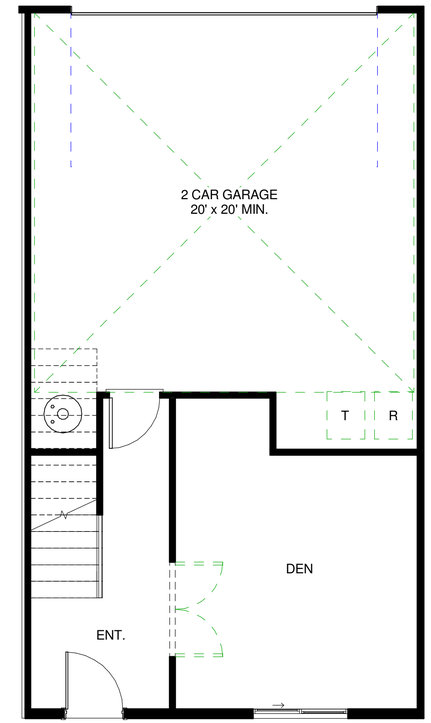


PLAN 1A GROUND FLOOR
STANDARD ADA



PLAN 1A GROUND FLOOR
DEN OPT. W/ POWDER



PLAN 1A GROUND FLOOR
DEN OPT.

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UNIT PLAN 1A OPTIONS

A1.1.2

Scale: 1/4" = 1'-0"
Date: 08.30.2016
Project Number: 317046

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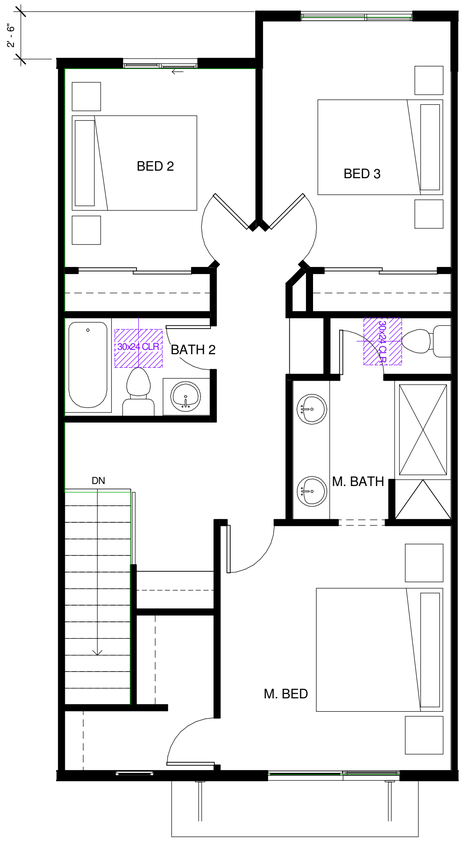
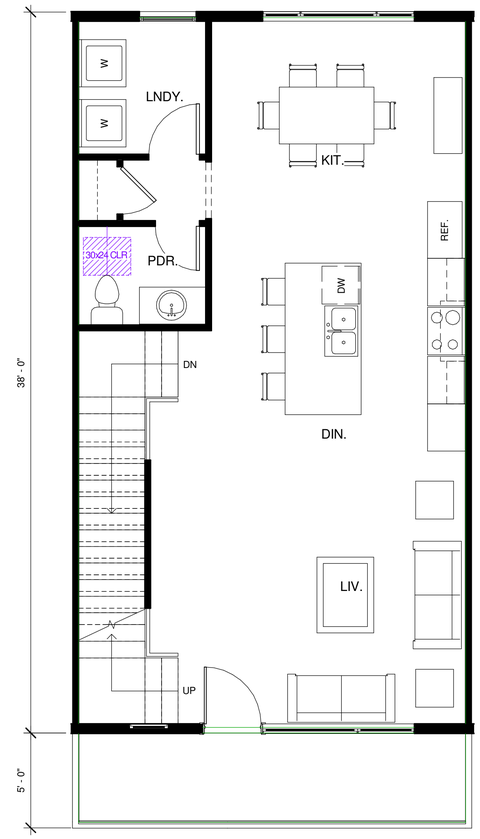


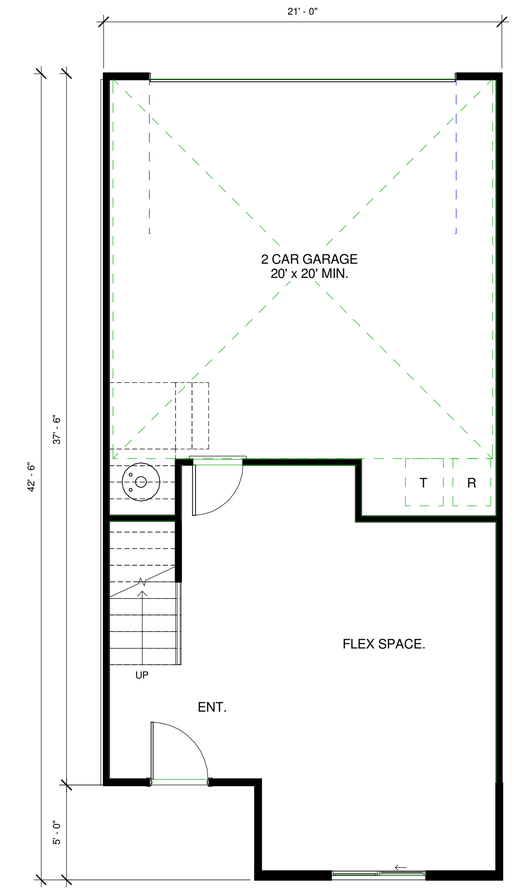
PLAN 1B UPPER FLOOR
STANDARD

UPPER LIVING : 744 SF



PLAN 1B MAIN FLOOR
STANDARD

MAIN LIVING : 754 SF
DECK : 96 SF



PLAN 1B GROUND FLOOR
STANDARD

GROUND LIVING : 367 SF
TOTAL LIVING : 1865 SF
GARAGE : 441 SF

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UNIT PLAN 1B STANDARD

A1.2.1

Scale: 1/4" = 1'-0"
Date: 08.30.2016
Project Number: 317046

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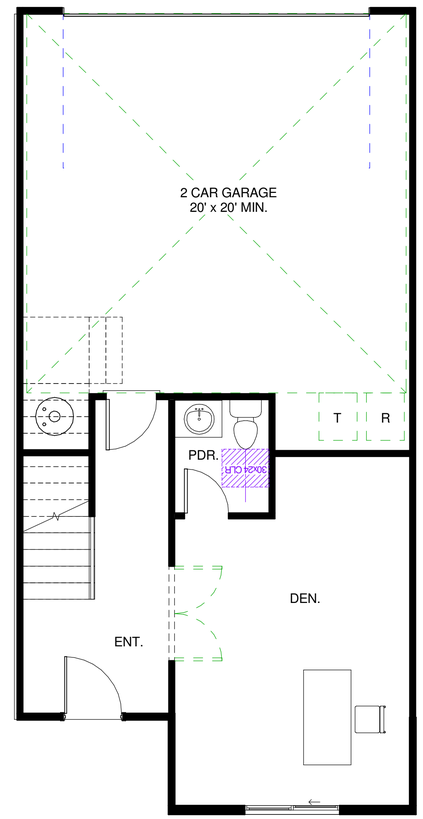
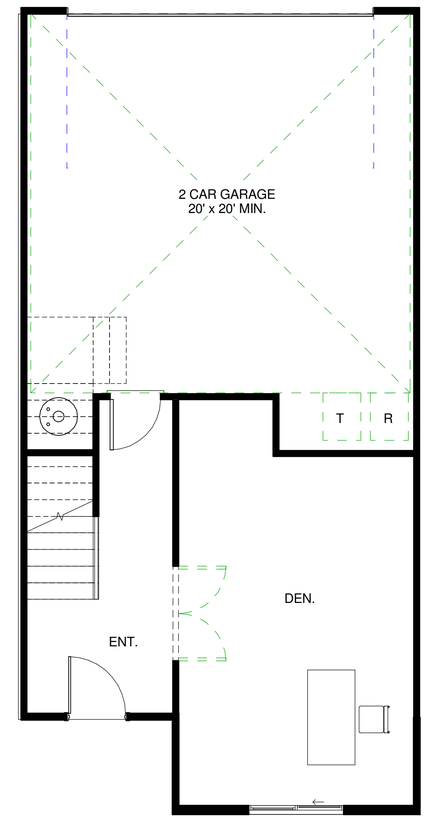


PLAN 1B GROUND FLOOR
DEN OPT. W/ POWDER



PLAN 1B GROUND FLOOR
DEN OPT.

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UNIT PLAN 1B OPTIONS

A1.2.2

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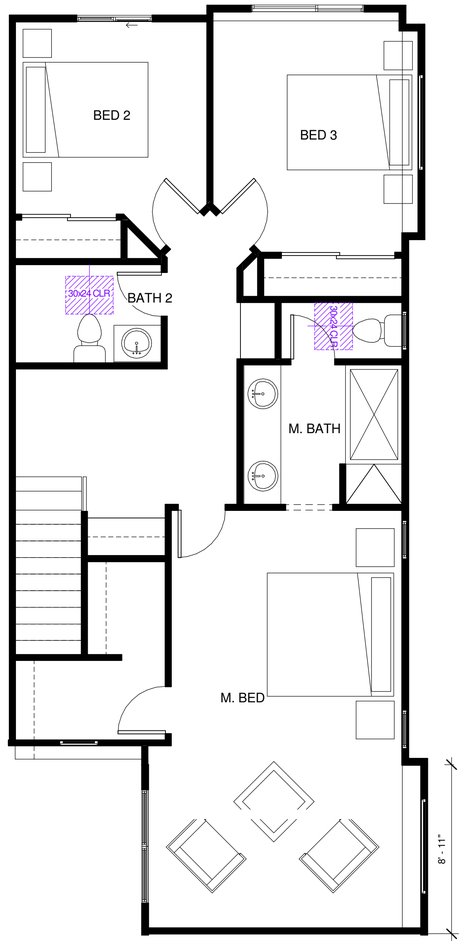
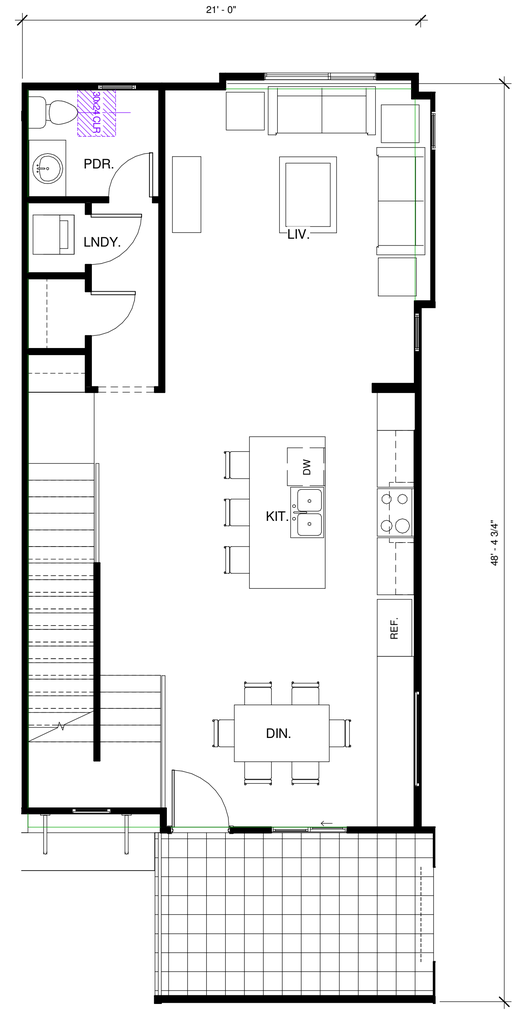


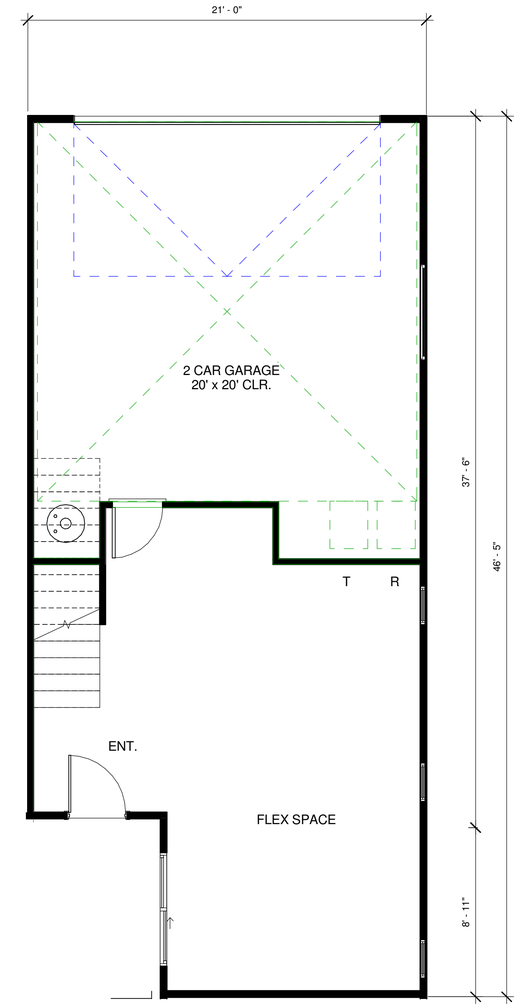
PLAN 2 UPPER FLOOR

UPPER LIVING : 881 SF



PLAN 2 MAIN FLOOR

MAIN LIVING : 795 SF
DECK : 118 SF



PLAN 2 GROUND FLOOR

GROUND LIVING : 423 SF
TOTAL LIVING : 2099 SF
GARAGE : 442 SF

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UNIT PLAN 2

A1.3

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Project Number: 317046

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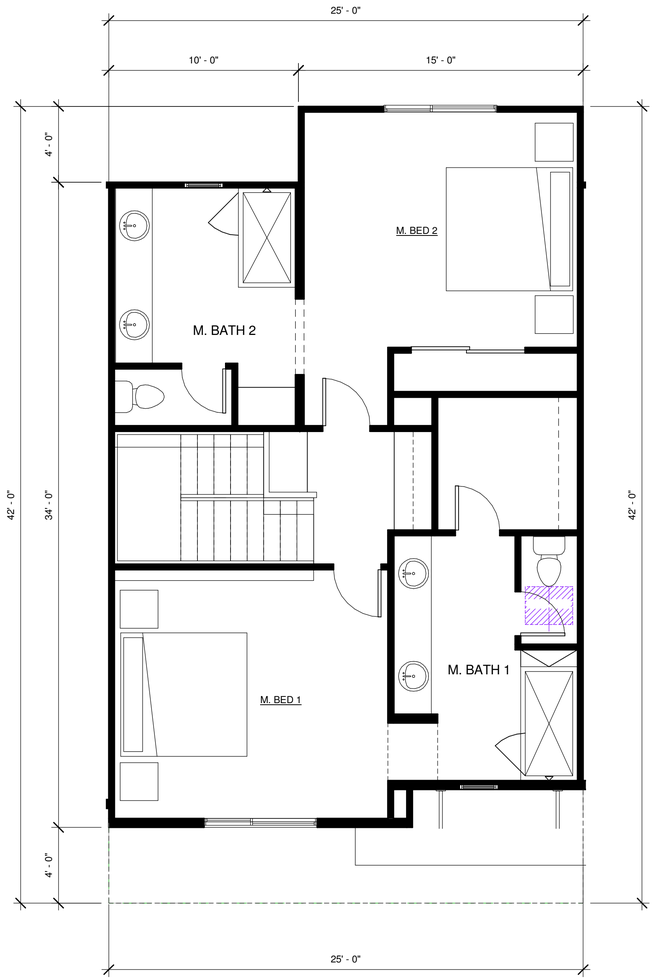
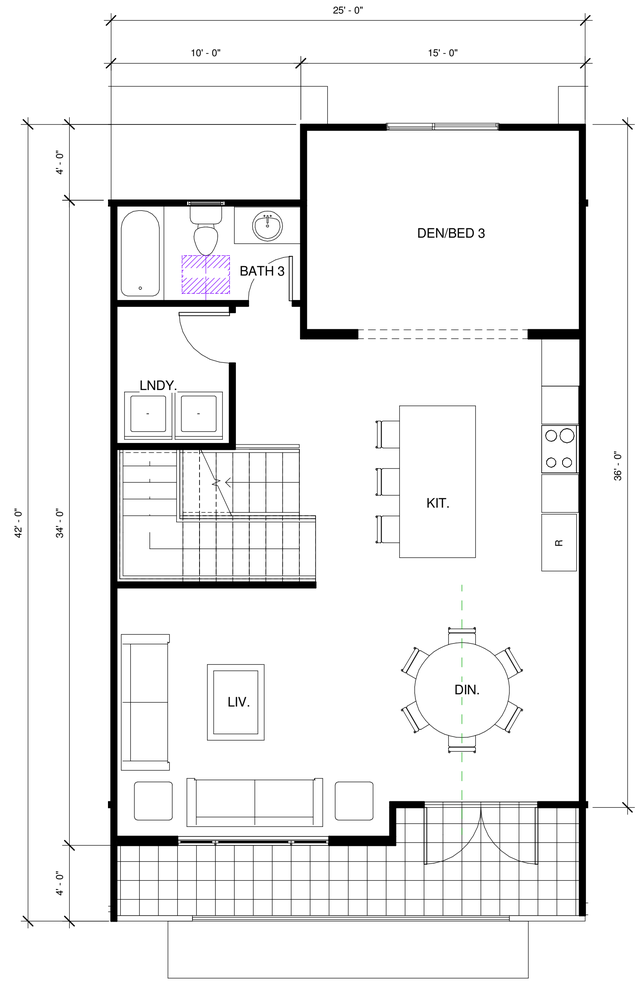


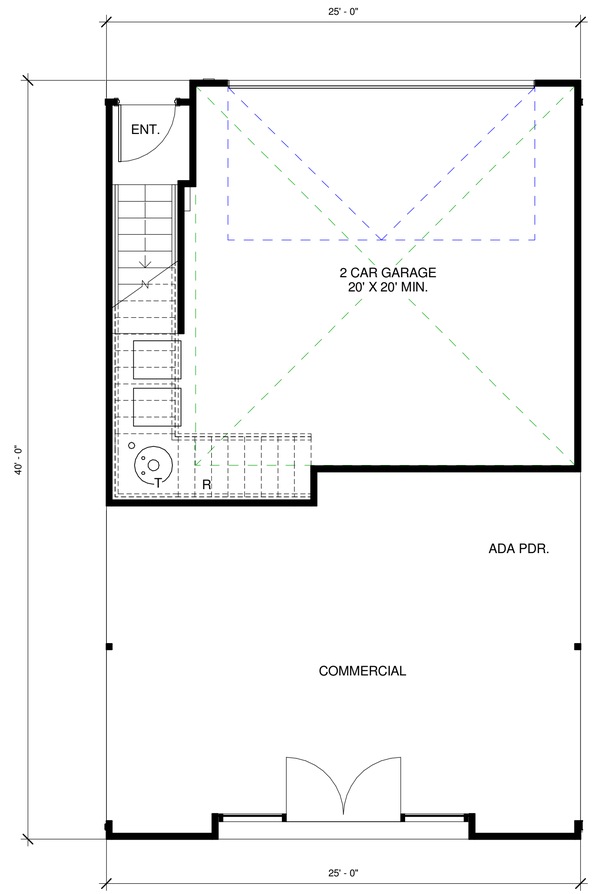
PLAN 3 UPPER FLOOR

UPPER LIVING : 789 SF



PLAN 3 MAIN FLOOR

MAIN LIVING : 853 SF
BALCONY : 110 SF



PLAN 3 GROUND FLOOR

GROUND LIVING : 45 SF
TOTAL LIVING : 1687 SF
GARAGE : 462 SF

COMMERCIAL : SEE BUILDING FLOOR PLAN

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TYP. UNIT PLAN 3

A1.4

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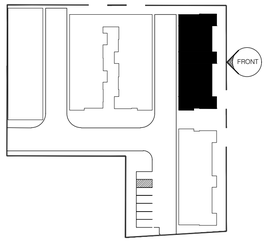

FRONT ELEVATION

0 2' 4' 8' 16' 24'

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BLDG 1 - FRONT ELEVATION
(BLDG 2 - SIM.)

A2.0

SCALE: 3/16"=1'-0"
DATE: 10.21.2016
PROJECT: 317046

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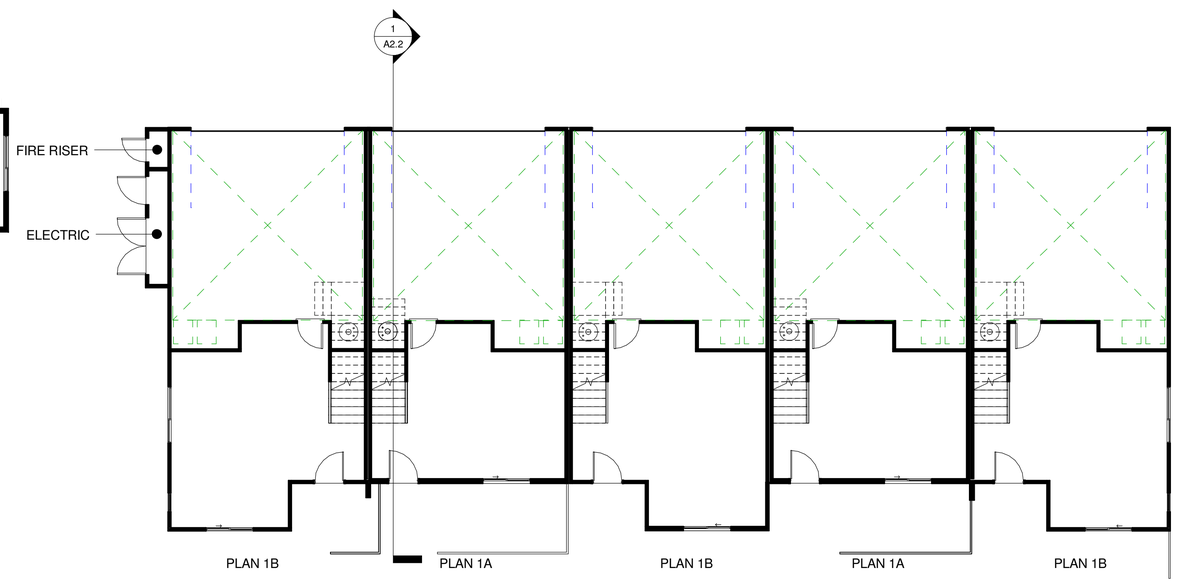
BUILDING 1 SQFT (BUILDING 2 SIMILAR) BY LEVEL				
Level	Name	Area	Comments	Count
Ground Floor	Plan 1A	608 SF	Living	2
Ground Floor	Plan 1A - Garage	884 SF	Garage	2
Ground Floor	Plan 1B	1102 SF	Living	3
Ground Floor	Plan 1B - Garage	1323 SF	Garage	3
		3916 SF		
Main Floor	Plan 1A	1503 SF	Living	2
Main Floor	Plan 1A - Deck	93 SF	Deck	2
Main Floor	Plan 1B	2288 SF	Living	3
Main Floor	Plan 1B - Deck	293 SF	Deck	3
		4177 SF		
Upper Floor	Plan 1A	1550 SF	Living	2
Upper Floor	Plan 1B	2243 SF	Living	3
		3792 SF		
Total Floor Area		11886 SF		

BUILDING 1 SQFT (BUILDING 2 SIM.) BY AREA TYPE				
Level	Name	Area	Comments	Count
Main Floor	Plan 1A - Deck	93 SF	Deck	2
Main Floor	Plan 1B - Deck	293 SF	Deck	3
		386 SF		
Ground Floor	Plan 1A - Garage	884 SF	Garage	2
Ground Floor	Plan 1B - Garage	1323 SF	Garage	3
		2207 SF		
Ground Floor	Plan 1A	608 SF	Living	2
Main Floor	Plan 1A	1503 SF	Living	2
Upper Floor	Plan 1A	1550 SF	Living	2
Ground Floor	Plan 1B	1102 SF	Living	3
Main Floor	Plan 1B	2288 SF	Living	3
Upper Floor	Plan 1B	2243 SF	Living	3
		9294 SF		
Grand total		11886 SF		

Building 1 Upper Floor

Building 1 Main Floor



Building 1 Ground Floor

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BUILDING 1 & 2 FLOOR PLANS

A2.1

Scale: 1/8" = 1'-0"
Date: 08.30.2016
Project Number: 317046

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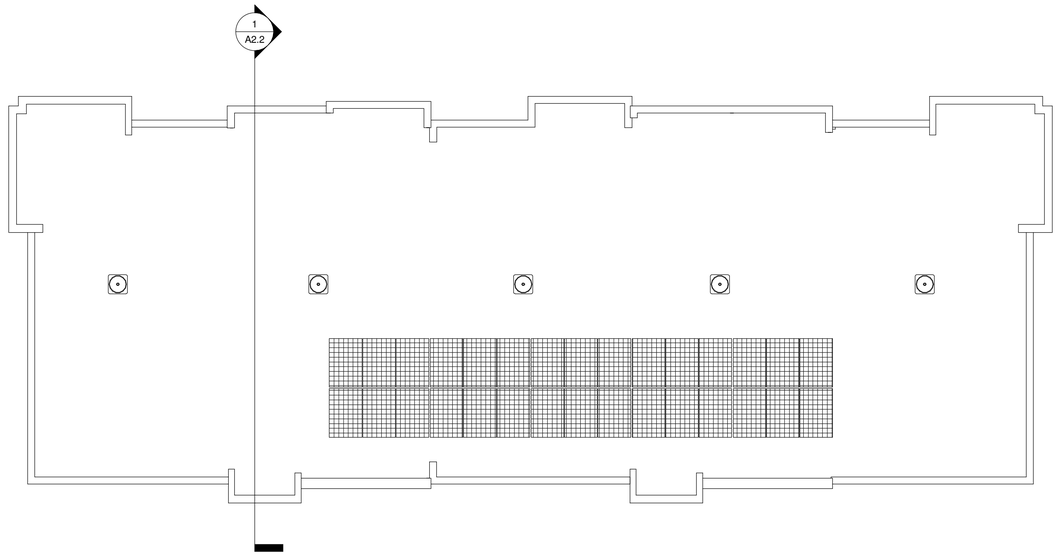
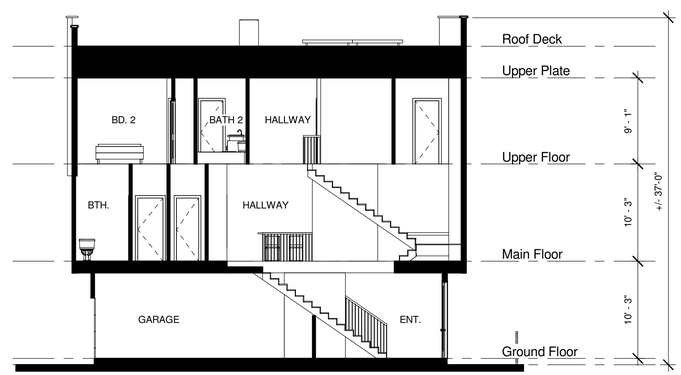


Roof Plan



Section 1

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BUILDING 1 & 2 ROOF PLAN & SECTION

A2.2

Scale: 1/8" = 1'-0"
Date: 08.30.2016
Project Number: 317046

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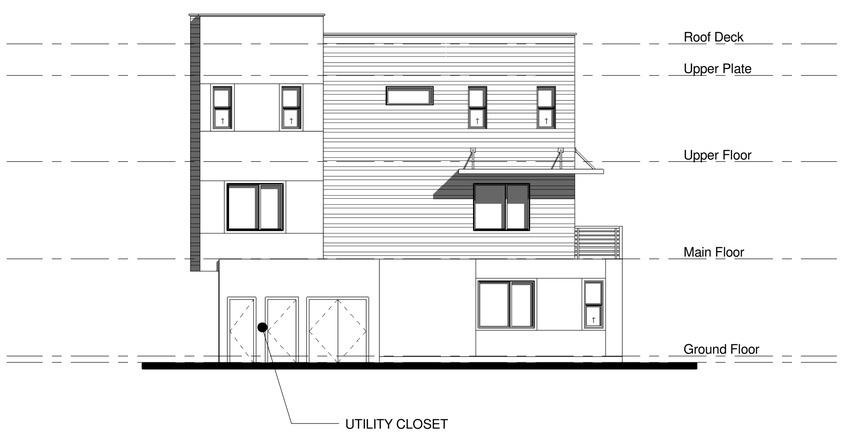
FRONT ELEVATION

NOTE: FOR RIGHT ELEVATION ASTERISK INDICATES RECESSED WIN. FOR BLDG. 2 ONLY

* - 2" TYP. WINDOW RECESS IN STUCCO

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

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BUILDING 1 & 2 ELEVATIONS

A2.3

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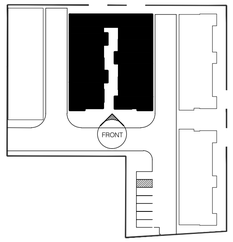

FRONT ELEVATION

0 2' 4' 8' 16' 24'

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BLDG 3 - FRONT ELEVATION

A3.0

SCALE: 3/16"=1'-0"
DATE: 10.21.2016
PROJECT: 317046

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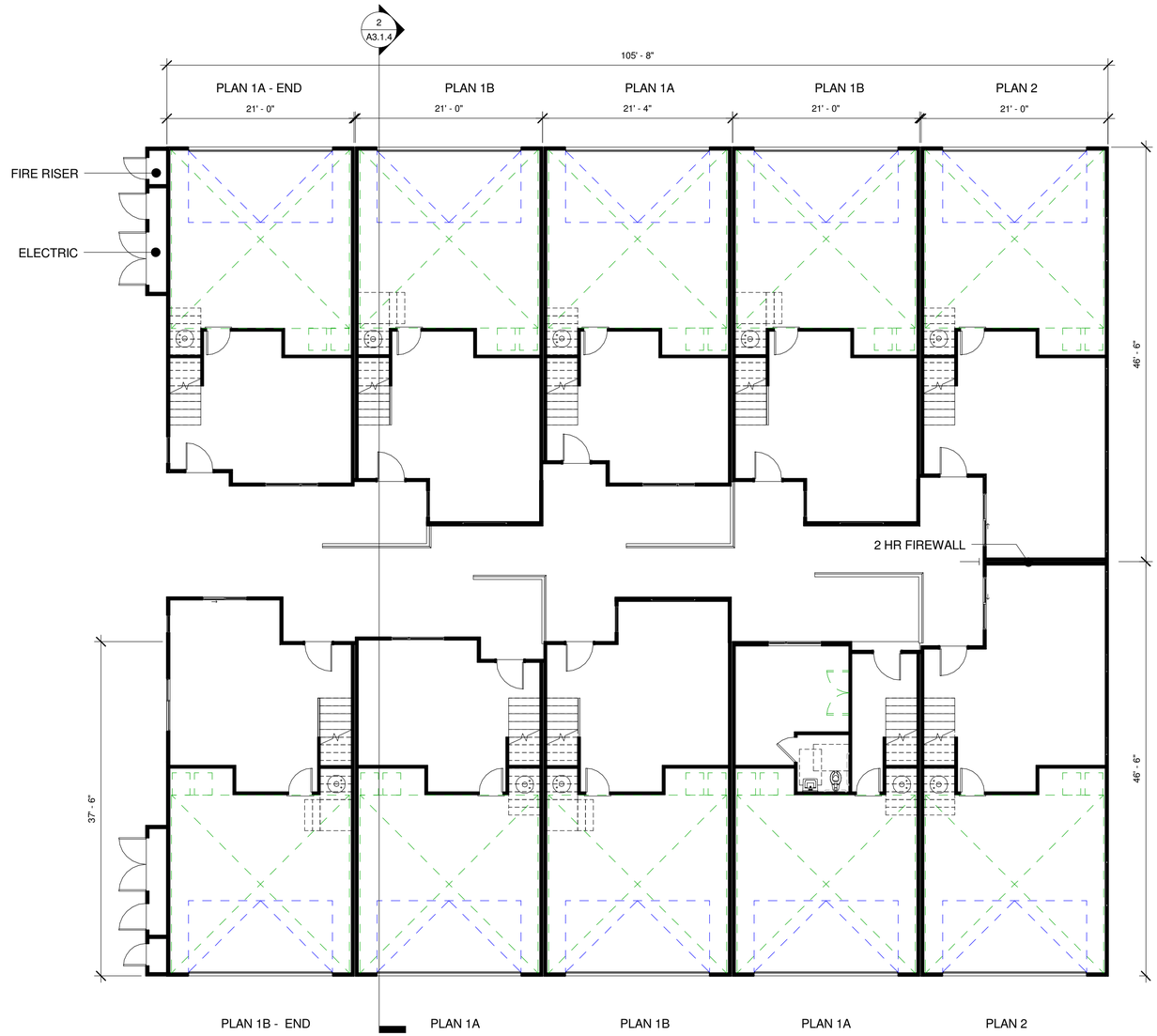

Ground Floor

BUILDING 3 SQFT BY LEVEL				
Level	Name	Area	Comments	Count
Ground Floor	Plan 1A	911 SF	Living	3
Ground Floor	Plan 1A - Garage	1327 SF	Garage	3
Ground Floor	Plan 1A End	304 SF	Living	1
Ground Floor	Plan 1A End - Garage	442 SF	Garage	1
Ground Floor	Plan 1B	1102 SF	Living	3
Ground Floor	Plan 1B - Garage	1323 SF	Garage	3
Ground Floor	Plan 1B End	367 SF	Living	1
Ground Floor	Plan 1B End - Garage	441 SF	Garage	1
Ground Floor	Plan 2	847 SF	Living	2
Ground Floor	Plan 2 - Garage	884 SF	Garage	2
		7948 SF		
Main Floor	Plan 1A	2166 SF	Living	3
Main Floor	Plan 1A - Deck	139 SF	Deck	3
Main Floor	Plan 1A End	764 SF	Living	1
Main Floor	Plan 1A End - Deck	46 SF	Deck	1
Main Floor	Plan 1B	2271 SF	Living	3
Main Floor	Plan 1B - Deck	293 SF	Deck	3
Main Floor	Plan 1B End	766 SF	Living	1
Main Floor	Plan 1B End - Deck	98 SF	Deck	1
Main Floor	Plan 2	1589 SF	Living	2
Main Floor	Plan 2 - Deck	195 SF	Deck	2
		8328 SF		
Upper Floor	Plan 1A	2209 SF	Living	3
Upper Floor	Plan 1A End	778 SF	Living	1
Upper Floor	Plan 1B	2227 SF	Living	3
Upper Floor	Plan 1B End	750 SF	Living	1
Upper Floor	Plan 2	1730 SF	Living	2
		7694 SF		
Total Floor Area		23970 SF		

BUILDING 3 SQFT BY AREA TYPE				
Level	Name	Area	Comments	Count
Main Floor	Plan 1A - Deck	139 SF	Deck	3
Main Floor	Plan 1A End - Deck	46 SF	Deck	1
Main Floor	Plan 1B - Deck	293 SF	Deck	3
Main Floor	Plan 1B End - Deck	98 SF	Deck	1
Main Floor	Plan 2 - Deck	195 SF	Deck	2
		772 SF		
Ground Floor	Plan 1A - Garage	1327 SF	Garage	3
Ground Floor	Plan 1A End - Garage	442 SF	Garage	1
Ground Floor	Plan 1B - Garage	1323 SF	Garage	3
Ground Floor	Plan 1B End - Garage	441 SF	Garage	1
Ground Floor	Plan 2 - Garage	884 SF	Garage	2
		4417 SF		
Ground Floor	Plan 1A	911 SF	Living	3
Main Floor	Plan 1A	2166 SF	Living	3
Upper Floor	Plan 1A	2209 SF	Living	3
Ground Floor	Plan 1A End	304 SF	Living	1
Main Floor	Plan 1A End	764 SF	Living	1
Upper Floor	Plan 1A End	778 SF	Living	1
Ground Floor	Plan 1B	1102 SF	Living	3
Main Floor	Plan 1B	2271 SF	Living	3
Upper Floor	Plan 1B	2227 SF	Living	3
Ground Floor	Plan 1B End	367 SF	Living	1
Main Floor	Plan 1B End	766 SF	Living	1
Upper Floor	Plan 1B End	750 SF	Living	1
Ground Floor	Plan 2	847 SF	Living	2
Main Floor	Plan 2	1589 SF	Living	2
Upper Floor	Plan 2	1730 SF	Living	2
		18781 SF		
Total Floor Area		23970 SF		

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BUILDING 3 GROUND FLOOR

A3.1.1

Scale: 1/8" = 1'-0"
Date: 05.26.2016
Project Number: 317046

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Main Floor

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BUILDING 3 MAIN FLOOR

A3.1.2

Scale: 1/8" = 1'-0"
Date: 05.26.2016
Project Number: 317046

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Upper Floor

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BUILDING 3 UPPER FLOOR

A3.1.3

Scale: 1/8" = 1'-0"
Date: 05.26.2016
Project Number: 317046

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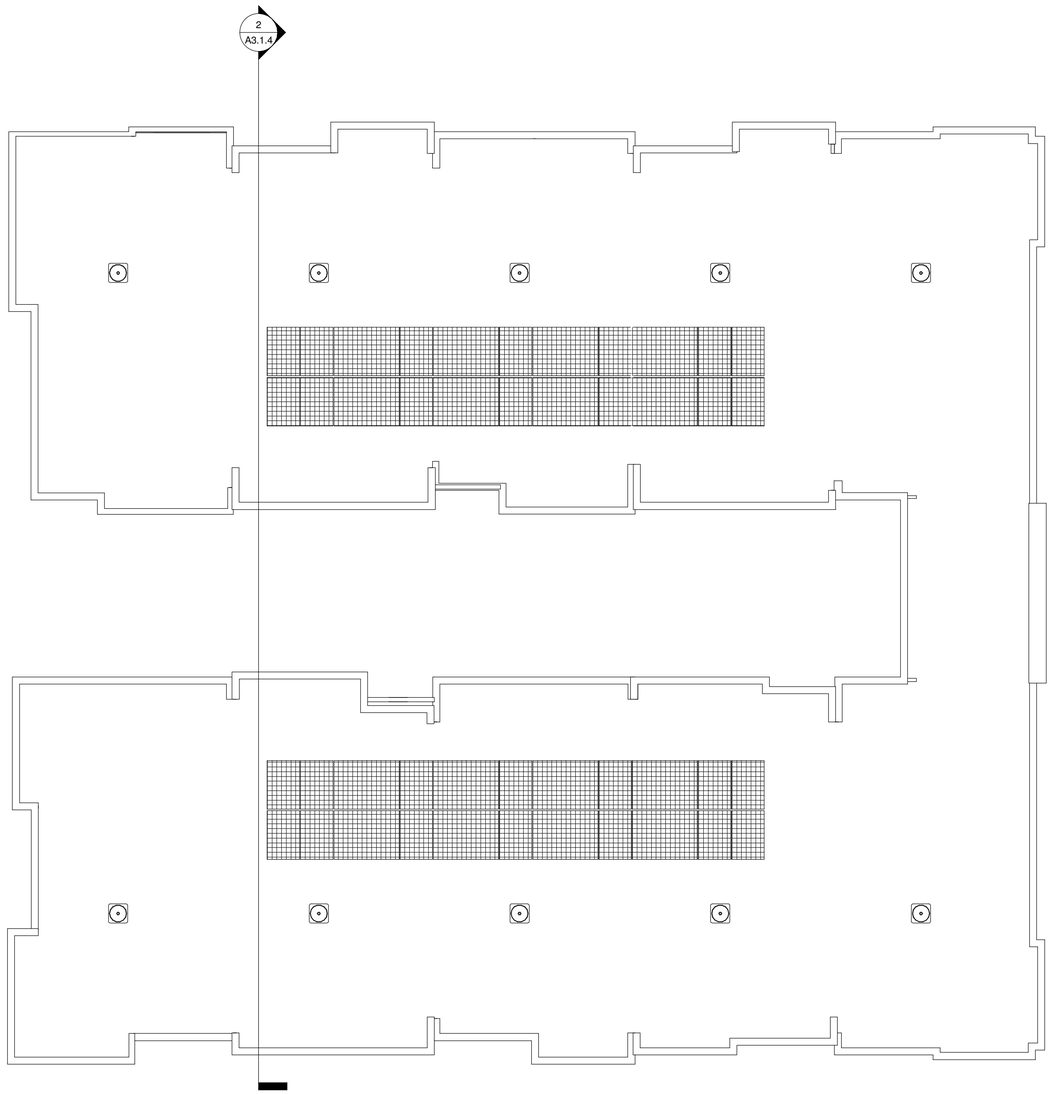

Roof Plan

Section 2

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BUILDING 3 ROOF PLAN & SECTION

A3.1.4

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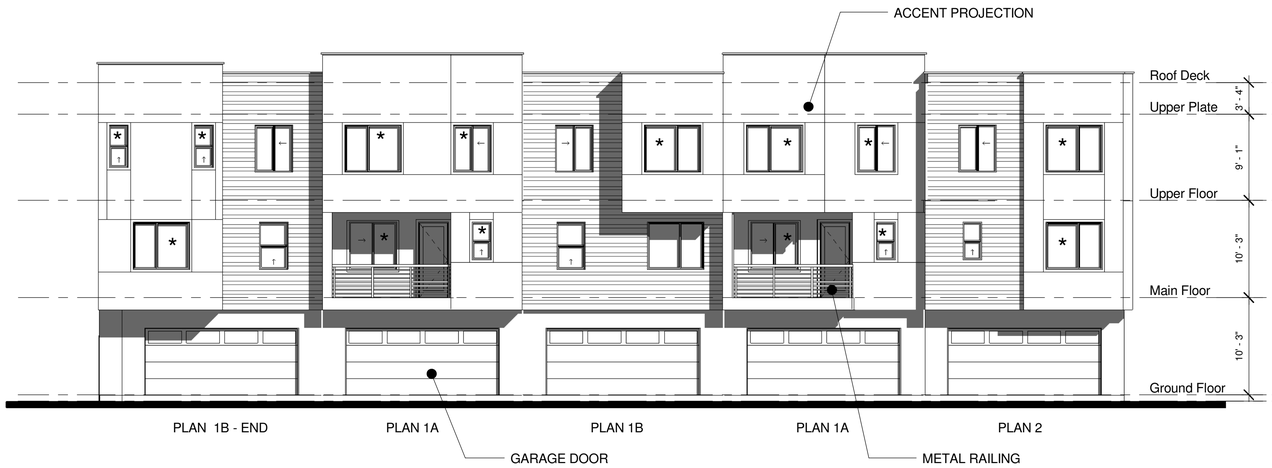
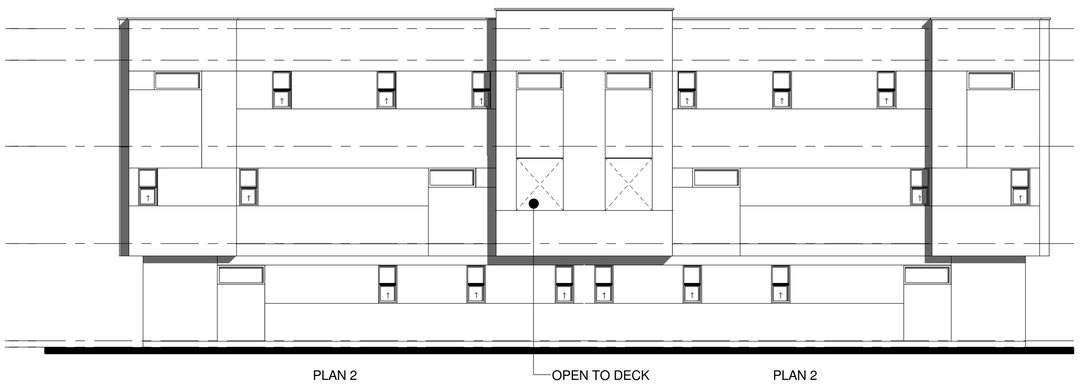


RIGHT ELEVATION

* - 2" TYP. WINDOW RECESS IN STUCCO
** - 8" WINDOW RECESS IN STUCCO



REAR ELEVATION

FRONT ELEVATION

LEFT ELEVATION

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BUILDING 3 ELEVATIONS

A3.2.1

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Date: 05.26.2016
Project Number: 317046

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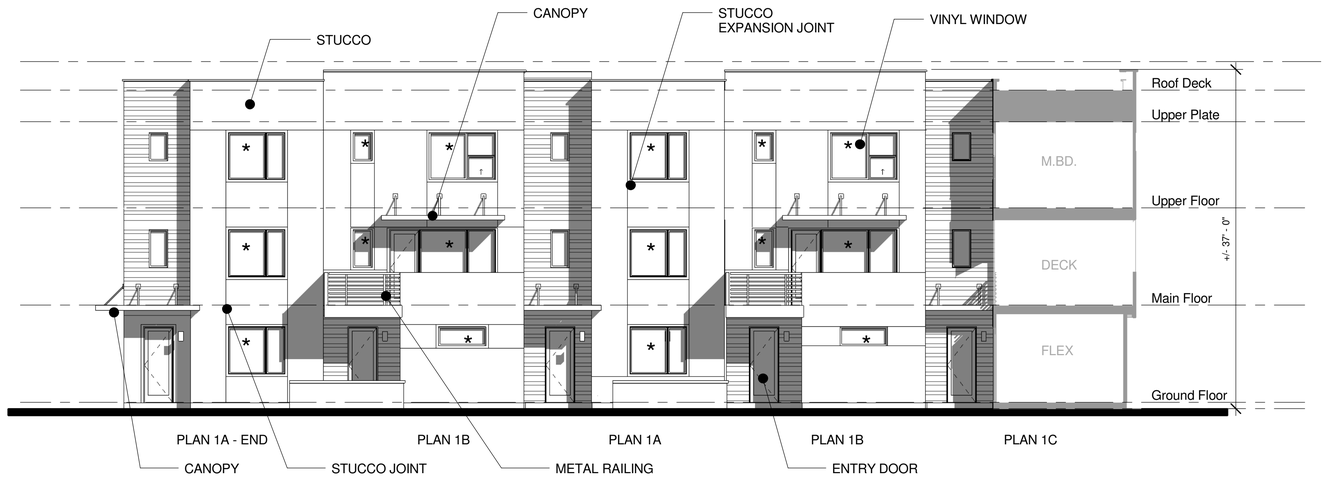
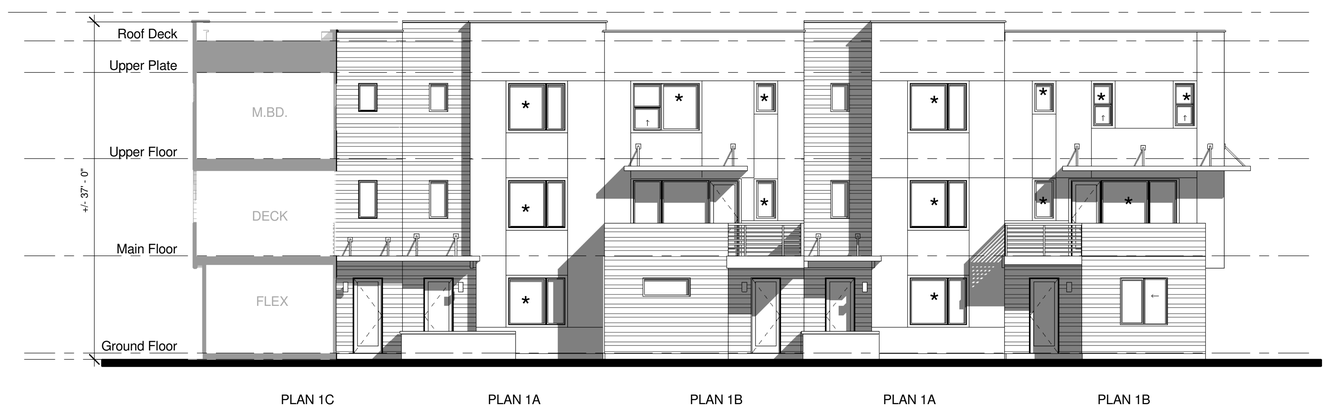


Atrium 1 Elevation

* - 2" TYP. WINDOW RECESS IN STUCCO



Atrium 2 Elevation

260 S. MAIN ST.
MILPITAS, CALIFORNIA

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BUILDING 3 ATRIUM ELEVATIONS

A3.2.2

Scale: 1/8" = 1'-0"
Date: 05.26.2016
Project Number: 317046

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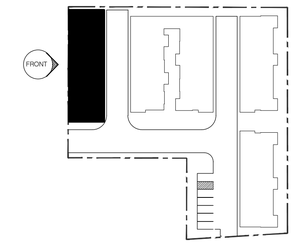

MAIN STREET ELEVATION

0 2' 4' 8' 16' 24'

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BLDG 4 - FRONT RENDERING

A4.0

SCALE:1/8" = 1' - 0"
DATE: 10.21.2016
PROJECT: 317046

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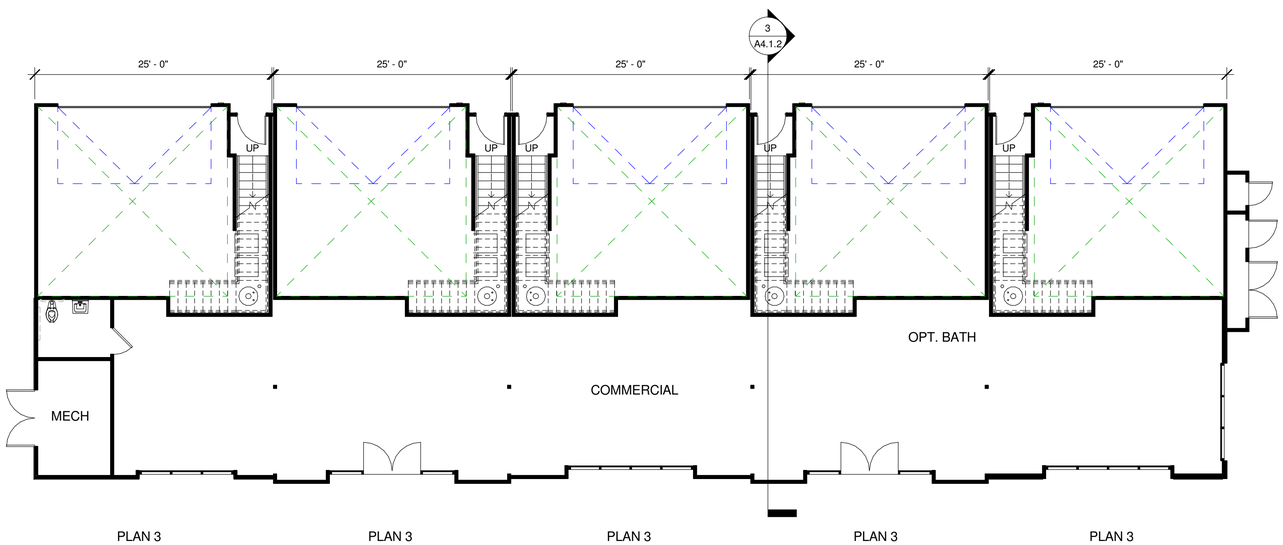
Main Floor



Ground Floor

BUILDING 4 UNIT SQFT BY LEVEL				
Level	Name	Area	Comments	Count
Ground Floor	COMMERCIAL	2014 SF	Commercial	1
Ground Floor	Plan 3	223 SF	Living	5
Ground Floor	Plan 3 - Garage	2313 SF	Garage	5
Ground Floor	Trash	142 SF	Trash	1
		4691 SF		
Main Floor	Plan 3	4256 SF	Living	5
Main Floor	Plan 3 - Deck	467 SF	Deck	5
		4723 SF		
Upper Floor	Plan 3	3926 SF	Living	5
		3926 SF		
Total Floor Area		13341 SF		

BUILDING 4 UNIT SQFT BY AREA TYPE				
Level	Name	Area	Comments	Count
Ground Floor	COMMERCIAL	2014 SF	Commercial	1
Commercial: 1		2014 SF		
Main Floor	Plan 3 - Deck	467 SF	Deck	5
Deck: 5		467 SF		
Ground Floor	Plan 3 - Garage	1384 SF	Garage	3
Ground Floor	Plan 3 - Garage	929 SF	Garage	2
Garage: 5		2313 SF		
Ground Floor	Plan 3	223 SF	Living	5
Upper Floor	Plan 3	3926 SF	Living	5
Main Floor	Plan 3	4256 SF	Living	5
Living: 15		8405 SF		
Ground Floor	Trash	142 SF	Trash	1
Trash: 1		142 SF		
Total Floor Area		13341 SF		

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BUILDING 4 FLOOR PLANS

A4.1.1

Scale: 1/8" = 1'-0"
Date: 08.30.2016
Project Number: 317046

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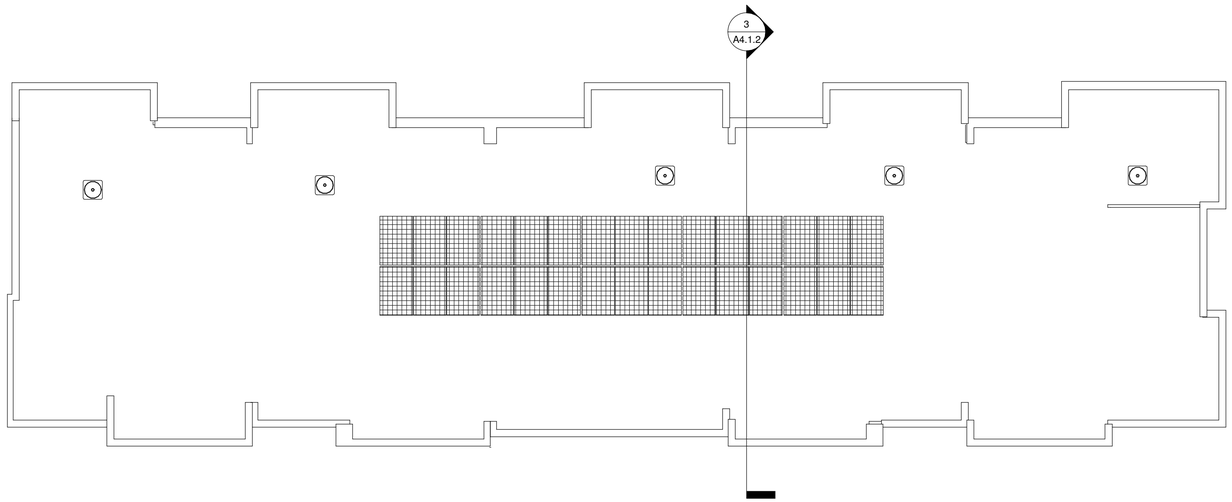
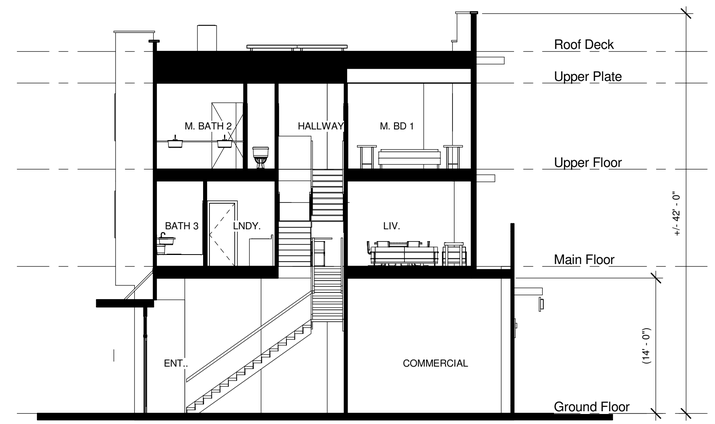


Roof Plan



Section 3

Upper Floor

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BUILDING 4 FLOOR PLAN - ROOF PLAN - SECTION

A4.1.2

Scale: 1/8" = 1'-0"
Date: 08.30.2016
Project Number: 317046

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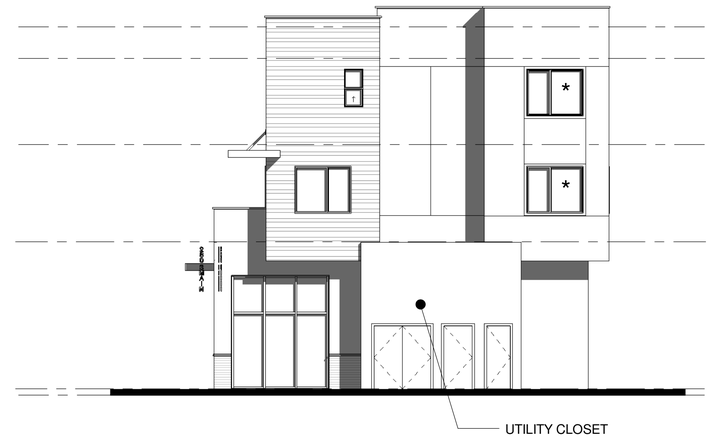
FRONT ELEVATION

* - 2" TYP. WINDOW RECESS IN STUCCO
** - 8" WINDOW RECESS IN STUCCO



RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION

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BUILDING 4 ELEVATIONS

A4.2

Scale: 1/8" = 1'-0"
Date: 08.30.2016
Project Number: 317046

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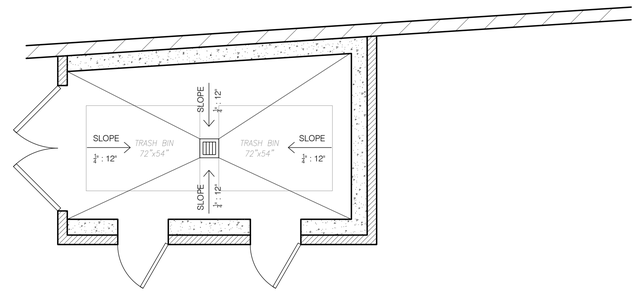
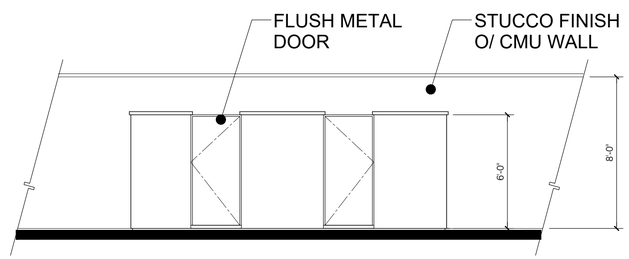
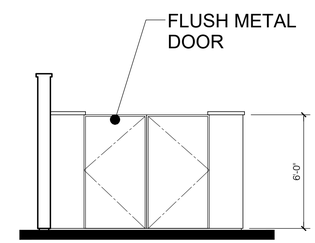


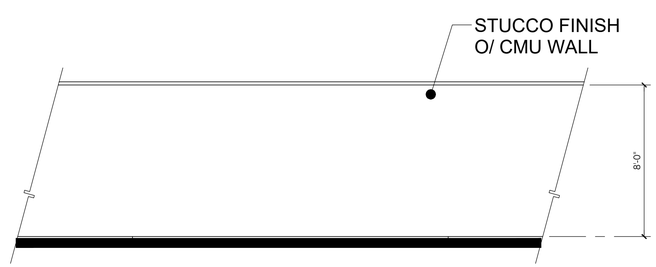
FLOOR PLAN



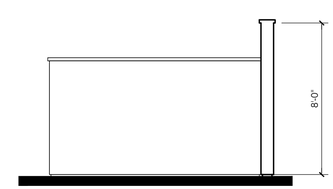
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION @ SINNOTT LANE



RIGHT ELEVATION

260 S. MAIN ST.

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TRASH ENCLOSURE

A5.1

SCALE: 1/4"=1'-0"
DATE: 08.30.2016
PROJECT: 317046

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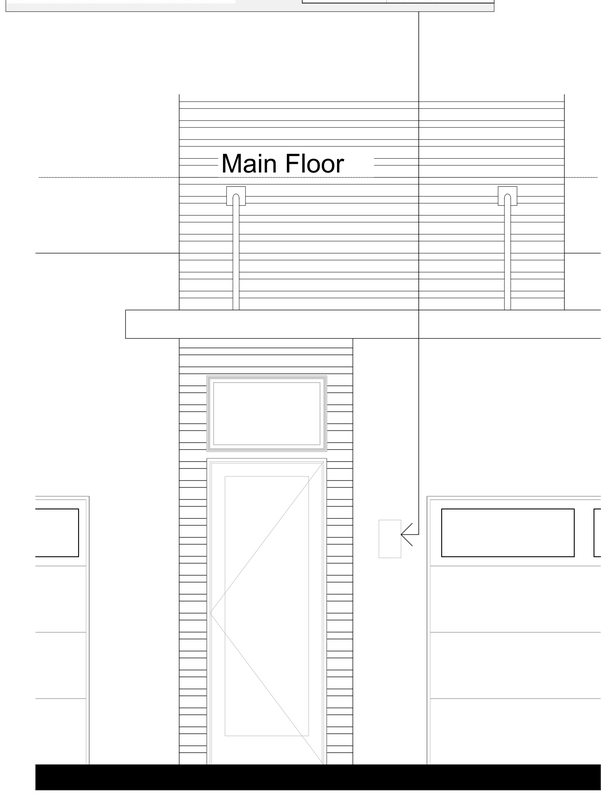
FRONT DOOR UNIT LIGHT FIXTURE

TITAN 2050TT-GU24	
TITANIUM	
WIDTH:	6.8"
HEIGHT:	14.0"
WEIGHT:	3.0 LBS
MATERIAL:	ALUMINUM
GLASS:	ORGANIC RIBBED ETCHED
BACKPLATE WIDTH:	6.8"
BACKPLATE HEIGHT:	14.0"
SOCKET:	1-18W GU24
EXTENSION:	4.5"
TTO:	7.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665205084



PLAN 3 - FRONT DOOR BLOWUP
DETAIL - A

RECESSED WINDOW AT STUCCO

FLUSH WINDOW AT SIDING

260 S. MAIN ST.

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DETAIL PHOTOS

DTL-1

SCALE: 1" = 20' - 0"
DATE: 10.21.2016
PROJECT: 317046

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GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 6.0

MULTIFAMILY CHECKLIST

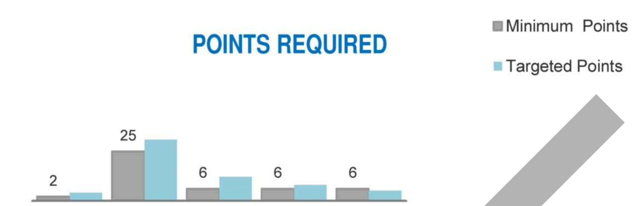
Total Points Targeted: 60

Certfication Level: Certified

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: Commuity (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

MILPITAS I - MILPITAS, CALIFORNIA

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Note
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1		
A. SITE								
TBD	**A1. Construction Footprint**							
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 65% C&D Waste Diversion (**Including** Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)					2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	**A3. Recycled Content Base Material**					1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**							
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials							
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path**							
B. FOUNDATION								
TBD	**B1. Fly Ash and/or Slag in Concrete**					1		
TBD	**B2. Radon-Resistant Construction**				2			
TBD	**B3. Foundation Drainage System**					2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
12%	Enter the landscape area percentage							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	0						
TBD	**C2. Three Inches of Mulch in Planting Beds**						1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natu					1		
TBD	C3.3 Drought Tolerant, California Native, Medi an Species, or C Appropriate Species						3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10 No Overhead Sprinklers Insta Areas Less Than Eight Feet W	2					2	
TBD	C4.2 Turf on a Small Percentag ndscaped Area						2	
TBD	**C5. Trees to Moderate Building erature**			1			1	
Yes	**C6. High-Efficiency Irrigation Sy**	0					2	
Yes	**C7. One Inch of Compost in the Top Twelve Inches of Soil**	0					2	
TBD	**C8. Rainwater Harvesting System**						3	
Yes	**C9. Recycled Wastewater Irrigation Syst**						1	
TBD	**C10. Submeter or Dedicated Meter for Land Irrigatio**						2	
TBD	**C11. Landscape Meets Water Budget**						2	
	C12. Environmentally Preferable Materials for Si							
TBD	C12.1 E ble Materials for 70% Plant Landscape El nd Fencing					1		
TBD	C ay Structures and Su ve an Average Re Content ≥20%					1		
TBD	**duced Light Pollution**		1					
TBD	**Large Stature Tree(s)**		1					
TBD	**15. Third Party Landscape Program Ce on**						1	
TBD	**C16. Maintenance Contract with Certified ional**						1	
TBD	**C17. Community Garden**		2					
D. STRUCTUR ME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on C			1		2		
TBD	D1.2 Non-Load Bearing Door and Window Heade ed for Load					1		
TBD	3 Advanced Framing Measures					2		
TBD	**struction Material Efficiencies**					1		
	D3. ered Lumber							
TBD	D3. ered Beams and Headers					1		
Yes	D3.2 W oists or Web Trusses for Floors	1				1		
TBD	D3.3 Engi umber for Roof Rafters					1		
TBD	D3.4 Engine Finger-Jointed Studs rtical Applications					1		
Yes	D3.5 OSB for S	0.5				0.5		
Yes	D3.6 OSB for Wal of Sheat	0.5				0.5		
TBD	**D4. Insulated Headers**			1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, , and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	**D7. Energy Heels on Roof Trusses**			1				
TBD	**D8. Overhangs and Gutters**			1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			

MILPITAS I - MILPITAS, CALIFORNIA

	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	D10. Structural Pest and Rot Controls						
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
TBD	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**				1	1	
E. EXTERIOR							
TBD	**E1. Environmentally Preferable Decking**					1	
Yes	**E2. Flashing Installation Third-Party Verified**	2				2	
TBD	**E3. Rain Screen Wall System**					2	
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1	
	E5. Durable Roofing Materials						
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly					1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
TBD	**E6. Vegetated Roof**		2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
TBD	F1.1 Walls and Floors					1	
TBD	F1.2 Ceilings					1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				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						
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
TBD	G1.1 Insulated Hot Water Pipes						
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2
	G2. Install Water-Efficient Fixtures						
TBD	G2.1 WaterSense Showerheads with Matching Compensation Valve						2
Yes	G2.2 WaterSense Bathroom Faucets	1					1
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams						
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						
Yes	H1.1 Sealed Combustion Furnace	1			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			
TBD	H3.2 Pressure Balance the Ductwork System						
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**						
	H5. Advanced Practices for Cooling						
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1			
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1			
	H6. Whole House Mechanical Ventilation P Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-201 Standards		R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standard				1		
TBD	H6.3 Outdoor Air Ducted to Bedr d Living Areas				2		
	H7. Effective Range Design and ation						
TBD	H7.1 Effective Range Hood g and Design				1		
TBD	H7.2 Automatic Range ontrol				1		
I. RENEWABLE ENERGY							
TBD	**I1. Pre-Plumbing for ter Heating**			1			
Yes	**I2. Preparation for Futu voltaic Installation**			1			
	I3. Onsite Renewable Gen (Solar PV, Solar Therm 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 Prehe t Water**			4			
≥10% of residences	**I6. Pho System for Multifamily**	12		12			
J. BUILDING PERFORMAN							
Yes	**ird-Party of Quality of Insu stallation**	1			1		
TBD	**2. Supply and Retur Testing**			1	1		
Yes	**J3. Mechanical Ventilation and Low Leakag**	1			1		
TBD	**J4. Combustion Appliance S sting**				1		
2	**J5. Building Performance Exce 24 Part 6**						
	J5.1 Home Outperforms Title 24	15		30			
%	J5.2 Non-Residential Spaces Outp Title 24	0		15			
s	**J6. Title 24 Prepared and Signed by a C Certified Energy Analyst**	1		1			
	J7. Participation in Utility Program with -Party Plan Review			1			
	J8. ENERGY STAR for Homes			1			
No	**J9. EPA Indoor airPlus Certification**				1		
K. FINISHES							
	K1. Entryways Designed to Reduce Trac n Contaminants						
TBD	K1.1 Entryways to Individual Units				1		
TBD	2 Entryways to Buildings				1		
TBD	**-VOC Interior Wall and Ceili nts**				2		
Yes	**K3. OC Caulks and Adhesiv**	1			1		
	K4. E entally Preferable als for Interior Finish						
TBD	K4.1 C					2	
TBD	K4.2 Inte					2	
TBD	K4.3 Shelvi					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			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		

DRAFT

DRAFT

260 S. MAIN ST.

MILPITAS, CALIFORNIA

City Ventures

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

Thomas Baak & Associates, LLP
Landscape Architects

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

CAL GREEN 1

CAL1

SCALE: 1" = 20' - 0"
DATE: 08.30.2016
PROJECT: 317046

©HUNT HALE JONES ARCHITECTS

Z:\317046_Milpitas I\Dwgs\DR-SD\Dwgs\Cover\317046_CS.dwg, 9/30/2016 12:13:50 PM

MILPITAS I - MILPITAS, CALIFORNIA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
L. FLOORING								
TBD	**L1. Environmentally Preferable Flooring**					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	
TBD	**M3. Size-Efficient ENERGY STAR Refrigerator**			2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
TBD	M5.1 High-Efficacy Lighting			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					
TBD	N1.3 Conserve Resources by Increasing Density					2		
TBD	N1.4 Cluster Homes for Land Preservation		1			1		
	N1.5 Home Size Efficiency	0				9		
2,059	Enter the area of the home, in square feet							
3	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							
Yes	N3.2 Connection to Pedestrian Pathways	1	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 Comm Services		1					
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers							
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors							
TBD	N5.3 Porches Oriented to Street and Public Space							
TBD	N5.4 Social Gathering Space							
	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		1		1			
TBD	N7.2 Full-Function Independent Living 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% 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 or Have a Dedicated Commercial Space		1					
TBD	N9.2 At Least 2% of Ground Floor Space Supports Mixed Use		1					
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Services		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist Points**	Y	R	R	R	R	R	
TBD	**O2. Pre-Construction Kickoff Meeting with Subcontractors**			0.5		1	0.5	
TBD	**O3. Training to Occupants, Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5	
TBD	**O4. Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5	
TBD	**O5. Home System Warranty**			2			1	
	O6. Green Building Education							
	O6.1 Marketing Green Building		2					
	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 Independent Third Party Verification of Plan Implementation**					1		
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2					
TBD	**O10. Vandalism Deterrence Practices, 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. Preplumbing							
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 Envelope 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		60.0	4.0	31.0	12.0	8.0	5.0	

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© Build It Green GreenPoint Rated New Home Multifamily Checklist Version 6.0

260 S. MAIN ST.

MILPITAS, CALIFORNIA

City Ventures

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CAL GREEN 2

CAL2

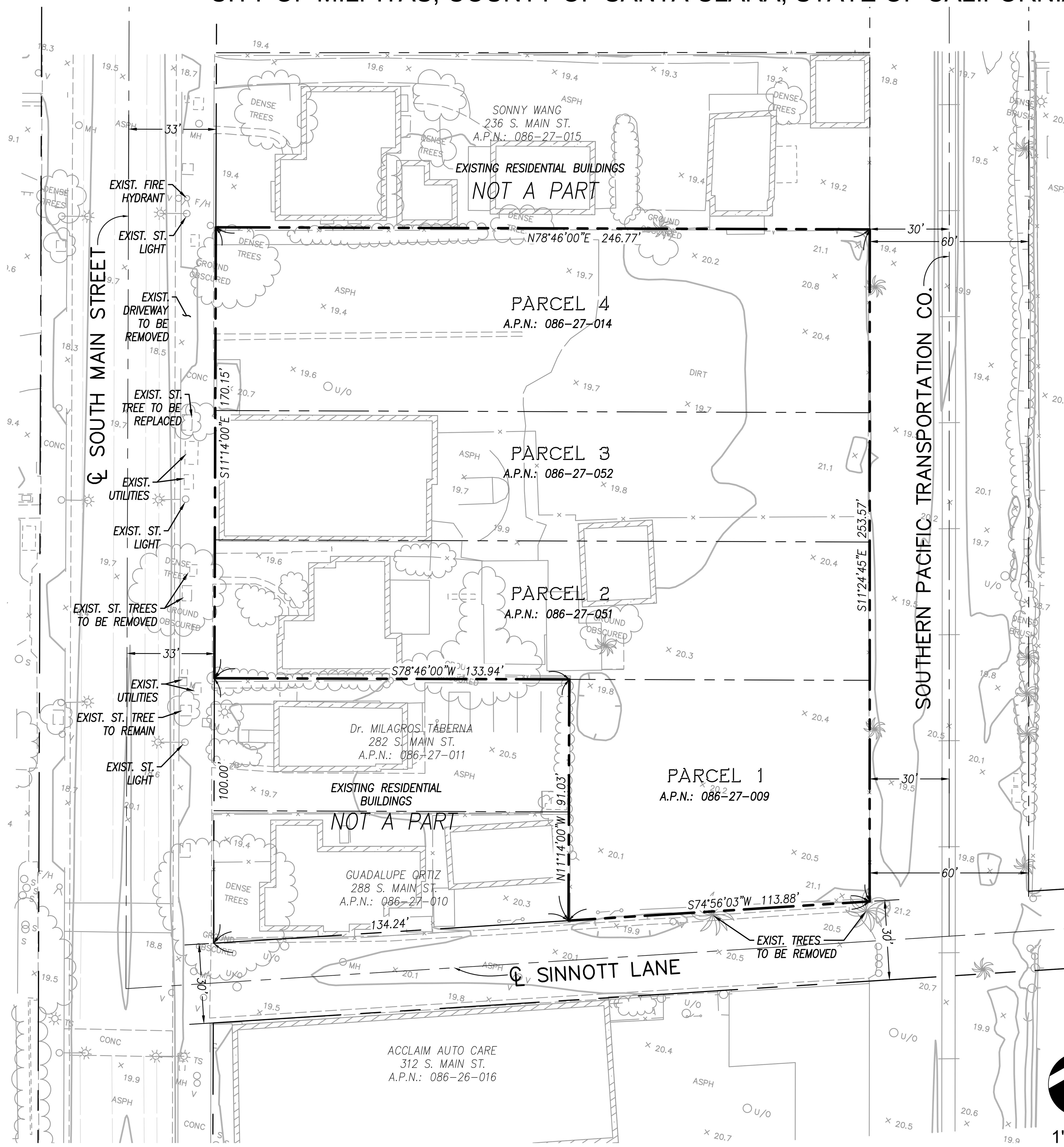
SCALE: 1" = 20' - 0"
DATE: 08.30.2016
PROJECT: 317046

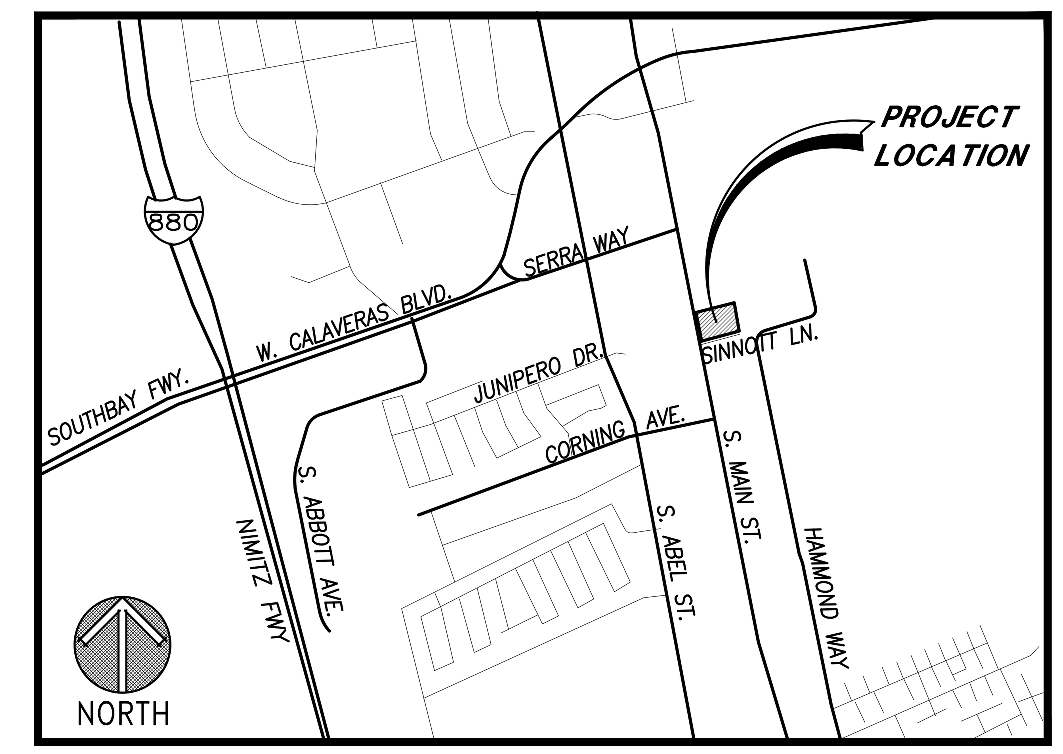
© HUNT HALE JONES ARCHITECTS

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (P-TP16-0001)

260 S. MAIN ST.

CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA





VICINITY MAP
N.T.S.

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE COMPANY ORDER NO.:0131-621078ALA DATED AS OF MAY 12, 2016 AT 7:30 A.M.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF MILPITAS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
BEING AN EASTERLY PORTION OF LOT 7, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "NARVAEZ ADDITION TO MILPITAS TO THE TOWN OF MILPITAS", ACCORDING TO A MAP OF THE SAME RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SANTA CLARA, IN BOOK "E" OF MAPS, AT PAGE 25, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY WITH THE NORTHERLY LINE OF A 30 FOOT LANE LEADING EASTERLY FROM THE MILPITAS ROAD, SAID STAKE BEING N. 74 DEGREES 50' E. 248.16 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF SAID LANE WITH THE EASTERLY LINE OF SAID MILPITAS ROAD; THENCE 74 DEGREES 50' W. 113.88 FEET TO A STAKE; THENCE N. 11 DEGREES 30' W. 91.41 FEET TO A STAKE; THENCE N. 78 DEGREES 30' E. 113.74 FEET TO THE WESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE ALONG THE WESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY, S. 11 DEGREES 27' E. TO THE POINT OF BEGINNING.

PARCEL 2:
PORTION OF LOT 6 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "NARVAEZ TO MILPITAS" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON AUGUST 15, 1890 IN BOOK "E" OF MAPS, PAGE 25, BEING MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 6 OF THE ABOVE SAID MAP; THENCE ALONG THE SOUTHERLY LINE OF THE SAID LOT 6 N78°30'00"E, 247.77 FEET TO THE WESTERLY LINE OF SOUTH PACIFIC TRANSPORTATION COMPANY; THENCE ALONG THE SAID WESTERLY LINE N11°27'00"W, 52.20 FEET, THENCE S78°30'00"W, 247.82 FEET TO THE EASTERLY LINE OF SOUTH MAIN STREET; THENCE ALONG THE SAID EASTERLY LINE S11°30'00"E, 52.20 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, RECORDED JULY 20, 2004, AS DOCUMENT NO. 17909986 OF OFFICIAL RECORDS.

PARCEL 3:
PORTION OF LOT 5 AND LOT 6 OF THE ABOVE SAID MAP, BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT THE SOUTHWESTERLY CORNER OF THE ABOVE SAID LOT 6, THENCE ALONG THE EASTERLY LINE OF SOUTH MAIN STREET N11°30'00"W, 52.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N78°30'00"E, 247.82 FEET TO THE WESTERLY LINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY; THENCE ALONG THE SAID WESTERLY LINE N11°27'00"W, 48.80 FEET; THENCE S78°30'00"W, 247.86 FEET TO THE EASTERLY LINE OF SOUTH MAIN STREET; THENCE ALONG THE SAID EASTERLY LINE S11°30'00"E, 48.80 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, RECORDED JULY 20, 2004, AS DOCUMENT NO. 17909986 OF OFFICIAL RECORDS.

PARCEL 4:
PORTION OF LOT 4 AND 5, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "NARVAEZ ADDITION TO MILPITAS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA,ON AUGUST 15, 1890 IN BOOK E OF MAPS, AT PAGE 25, DESCRIBED AS FOLLOWS:

BEGINNING AT A HUB SET ON THE NORTHEASTERLY LINE OF MILPITAS ROAD, ALSO KNOWN AS THE OAKLAND-SAN JOSE HIGHWAY, DISTANT THEREON SOUTH 11° 30' EAST, 66.00 FEET FROM A HUB SET AT THE DIVIDING LINE BETWEEN LOTS 2 AND 3, AS SAID ROAD AND LOTS ARE SHOWN UPON THE MAP ABOVE REFERRED TO; RUNNING THENCE SOUTH 11° 30' EAST ALONG THE SAID NORTHEASTERLY LINE OF THE OAKLAND-SAN JOSE HIGHWAY, 69.15 FEET TO A HUB; THENCE LEAVING SAID LAST NAMED LINE AND RUNNING NORTH 78° 25' EAST AND PARALLEL WITH THE SAID DIVIDING LINE BETWEEN LOTS 2 AND 3, A DISTANCE OF 247.36 FEET TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS SHOWN UPON THE MAP ABOVE REFERRED TO; RUNNING THENCE NORTH 11° 41' WEST ALONG THE SAID LAST NAMED LINE, 69.15 FEET TO A HUB; THENCE LEAVING SAID LAST NAMED LINE AND RUNNING SOUTH 78° 25' WEST AND PARALLEL WITH THE SAID DIVIDING LINE BETWEEN LOTS 2 AND 3, A DISTANCE OF 247.14 FEET TO THE POINT OF BEGINNING, AND BEING A PORTION OF THE LANDS AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY OF THE CRABB ESTATE", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON OCTOBER 20, 1947 IN BOOK 14 OF MAPS, AT PAGE 56.

APN: 086-27-009 (PARCEL 1), 086-27-051 (PARCEL 2), 086-27-052 (PARCEL 3) AND 086-27-014 (PARCEL 4)

BENCH MARK:

CITY OF MILPITAS PUBLIC WORKS BENCHMARK: ABE-COR
N: 1980170.402
E: 6153038.789
DESCRIPTION: BRASS DISK MONUMENT WELL AT INTERSECTION, SOUTH ABEL STREET AND CORNING AVENUE EASTBOUND.
ELEVATION: 19.864 FEET (NAVD 88)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY OF MAIN STREET (FORMAL KNOWN AS SAN JOSE-OAKLAND HIGHWAY) AS SHOWN ON RECORD OF SURVEY BOOK 35 PAGES 55, SHOWN AS NORTH 11°14'00" WEST, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

TOPOGRAPHY NOTE:

TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY.

FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FIRM RATE MAP NUMBER 06085C0067J 67 OF 830, REVISED FEBRUARY 18, 2014 THE SITE IS LOCATED WITHIN THE FOLLOWING ZONE AS FOLLOWS:

ZONE X- "AREA DETERMINED TO BE OUTSIDE OF THE 0.20% ANNUAL CHANCE OF FLOODPLAIN".

ENGINEERS NOTES:

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
3. NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.
4. NO OBSERVED EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. NO OBSERVED EVIDENCE OF CEMETERIES.
6. UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE ENGINEER RESPONSIBLE FOR ITS PREPARATION. THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
7. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY. ADDITIONAL RESEARCH, FIELD AND OFFICE SURVEY WILL BE REQUIRE.
8. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS.
9. C&V CONSULTING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

GENERAL NOTES:

1. ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE BOUNDARY ARE TO BE REMOVED.
2. ALL EXISTING UTILITIES WITHIN THE BOUNDARY ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
3. ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED. ALL PRIVATE STREETS WILL BE IN PSUE'S (MINIMUM LONGITUDINAL SLOPE=0.5%)
4. STREET TREES ALONG PUBLIC STREETS SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE MAINTAINED BY THE CITY OF MILPITAS. STREET TREES ALONG PRIVATE STREETS SHALL BE INSTALLED PER CITY STANDARD NO. 448 AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. STREET LIGHTS WILL BE INSTALLED PER CITY OF MILPITAS STANDARDS. STREET LIGHTS ON PUBLIC STREETS WILL BE PUBLICLY MAINTAINED. STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. PROPOSED WATER, STORM DRAIN & SANITARY SEWER FACILITIES WITHIN THE PUBLIC ROADWAYS WILL BE CONSTRUCTED PER CITY OF MILPITAS STANDARDS AND DEDICATED TO THE CITY.
8. PROPOSED WATER, STORM DRAIN & SANITARY SEWER FACILITIES WITHIN PRIVATE ROADWAYS AND SUBDIVISION WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, EXCEPT AS NOTED.
9. ALL LANDSCAPING WITHIN PRIVATE ROADWAYS AND SUBDIVISION TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

UTILITY PURVEYORS:

SEWER
CITY OF MILPITAS
(408) 586-3100

WATER
CITY OF MILPITAS
(408) 586-3100

ELECTRICITY
PACIFIC GAS & ELECTRIC
(800) 743-5000

GAS
PACIFIC GAS & ELECTRIC
(800) 743-5000

TELEPHONE
AT&T
(800) 310-2355

CABLE TV/INTERNET
AT&T
(408) 942-7570
COMCAST CABLE
(800) 945-2288

TRASH/REFUSE
CITY OF MILPITAS
(408) 586-3100

STORM DRAIN
CITY OF MILPITAS
(408) 586-3100

RECYCLED WATER
CITY OF MILPITAS
(408) 586-3100

LEGEND:

- TOPOGRAPHY CONTOURS
- EXIST. CURB AND GUTTER
- EXIST. RET./SCREEN WALL
- EXIST. FENCE
- EXIST. BUILDING WALL
- TRACT BOUNDARY LINE
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EXISTING LOT LINES
- EASEMENT
- × 20.5 SPOT ELEVATIONS
- FIRE HYDRANT
- MANHOLE
- STREET LIGHT
- TREES

ABBREVIATIONS:

ASPH	ASPHALT
BDY	BOUNDARY
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC	CONCRETE
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY
DRWY	DRIVEWAY
E	ELECTRICAL OR EAST
ELEC	ELECTRICAL
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
FW	FIRE WATER
INV	INVERT
JS	JUNCTION STRUCTURE
LP	LOW POINT
LT	LIGHT
MH	MANHOLE
N.A.P.	NOT A PART
PA	PLANTER AREA
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PR	PROPOSED
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
U/O	UNKNOWN OBJECT
VCP	VITRIFIED CLAY PIPE
W	WATER OR WEST
WM	WATER METER

PROJECT NAME:
260 S. MAIN ST.

PROJECT ADDRESS:
260 SOUTH MAIN STREET, MILPITAS, CA 95035

ZONING:
MXD (MIXED USE DISTRICT) - MIDTOWN SPECIFIC PLAN

EXISTING GENERAL PLAN DESIGNATION:
MXD (MIXED USE DISTRICT) - MIDTOWN SPECIFIC PLAN

ASSESSOR'S PARCEL NUMBERS:
APN: 086-27-009 (PARCEL 1), 086-27-051 (PARCEL 2), 086-27-052 (PARCEL 3) AND 086-27-014 (PARCEL 4)

LAND USE:
EXISTING: COMMERCIAL
PROPOSED: COMMERCIAL/RESIDENTIAL

PROJECT DATA:

GROSS SITE AREA:	51,956 SF (1.19 AC±)
NET SITE AREA:	51,956 SF (1.19 AC±)
MINIMUM LOT SIZE:	1.19 AC± (SEE SHEET C-2)
TOTAL PROPOSED LOTS:	1
TOTAL DWELLING UNITS:	25
TOTAL COMMERCIAL AREA:	2,114 SF
OCCUPANCY:	R2/U/B
CONSTRUCTION TYPE:	V-B
BUILDING COVERAGE:	20,432 SF (39%)
USABLE OPEN SPACE:	8,387 SF (16%)
DENSITY:	21 DU/A
FLOOR AREA RATIO (FAR):	1.18

OWNER:
Kathleen A. Simmons

SUBDIVIDER:
City Ventures
3121 Michelson Drive, Suite 150
Irvine, California 92612
Office: (949) 258-7555

ENGINEER:
C&V Consulting, Inc.
6 Orchard, Suite 200
Lake Forest, California 92630
Office: (949) 916-3800

SOILS ENGINEER:
Quantum Geotechnical, Inc.
1110 BURNETT AVENUE, SUITE B
CONCORD, CA 94520
Office: (925) 788-2751

LAND AREA:

PARCEL 1	9962.93 SQ. FT.
PARCEL 2	12894.50 SQ. FT.
PARCEL 3	12046.72 SQ. FT.
PARCEL 4	17052.25 SQ. FT.
TOTAL:	**51,956.40 SQ. FT. OR 1.19± ACRES**

SHEET INDEX:

SHT. NO.	DESCRIPTION
C-1	TITLE SHEET / EXISTING PROPERTY
C-2	PROPOSED PROPERTY RIGHTS PLAN
C-3	PRELIMINARY GRADING PLAN
C-4	PRELIMINARY UTILITY PLAN
C-5	FIRE ACCESS PLAN
C-6	SOLID WASTE HANDLING PLAN
C-7	STORM WATER CONTROL PLAN

P:\C\CVEN-096\DWG\SHEETS\TTM\TTM-P0-01.DWG (10-25-16 6:15:22PM)

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:
City Ventures
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
OFFICE: (949) 258-7555

REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDOUGALL
C 80705
Exp. 3/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
T. 949.916.3800
F. 949.916.3805
CVC-INC.NET

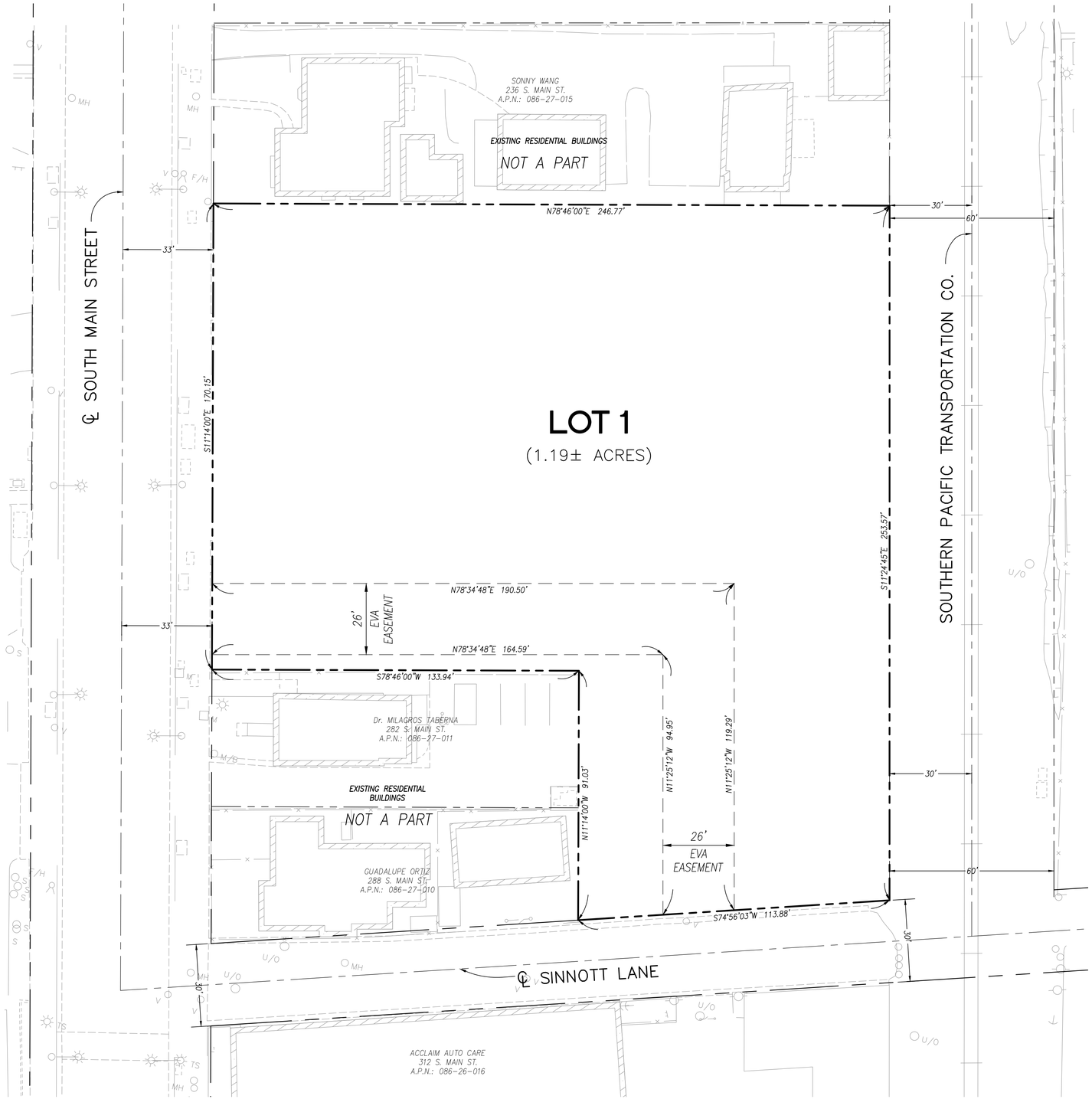
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (P-TP16-0001)

EXISTING PROPERTY
MILPITAS 1
260 SOUTH MAIN STREET, CITY OF MILPITAS, CALIFORNIA

PROJECT NO. CVEN-096

SHEET C-1

PLAN SET: PS09 DATE: 10/25/16



1" = 20'

0 10 20 40

PROJECT DATA:

ZONING:	MXD (MIXED USE DISTRICT)
PROPOSED LAND USE:	COMMERCIAL/RESIDENTIAL
GROSS SITE AREA:	51,956 SF (1.19 AC±)
NET SITE AREA:	51,956 SF (1.19 AC±)
TOTAL PROPOSED LOTS:	1
MINIMUM LOT SIZE:	1.19 AC±
NET DENSITY:	21.0 DU/ACRE
PARKING:	SEE SHEET C-3

LEGEND:

- EXIST. CURB AND GUTTER
- EXIST. RET./SCREEN WALL
- EXIST. FENCE
- EXIST. BUILDING WALL
- TRACT BOUNDARY LINE
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EXISTING LOT LINES
- EASEMENT

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

City Ventures
REAL ESTATE INVESTMENT

City Ventures
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
OFFICE: (949) 258-7555

REGISTERED PROFESSIONAL ENGINEER
DANIEL P. MCDOUGALL
C 80705
Exp. 3/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
T. 949.916.3800
F. 949.916.3805
CVC-INC.NET

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (P-TP16-0001)

PROPOSED PROPERTY RIGHTS PLAN

MILPITAS 1

260 SOUTH MAIN STREET, CITY OF MILPITAS, CALIFORNIA

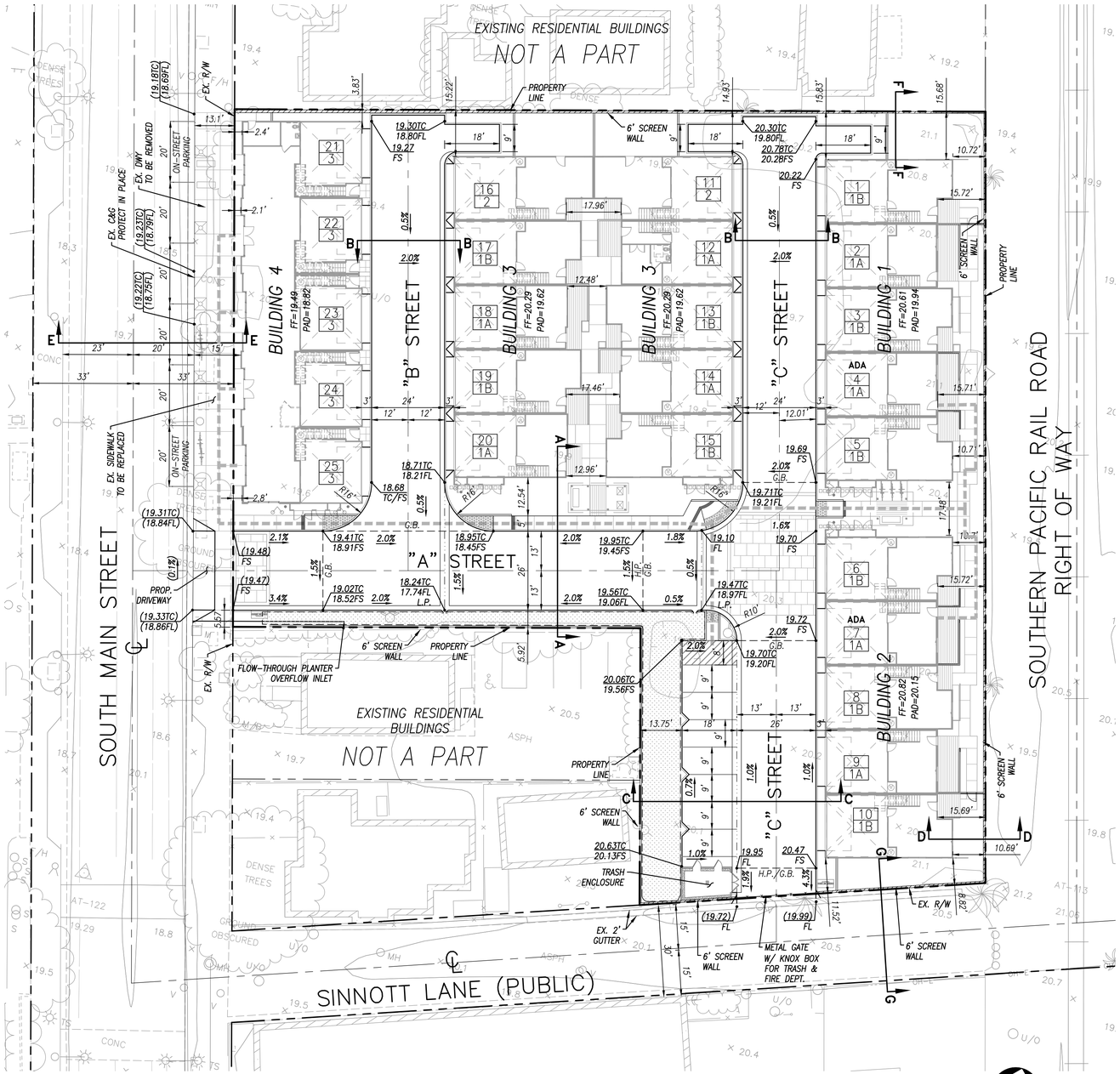
PROJECT NO. CVEN-096

SHEET C-2

DATE: 10/25/16

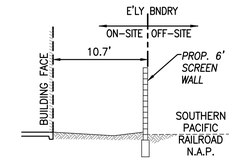
DRAW BY: PGW

P:\CVEN-096\DWG\SHEETS\TM\TM-PD-02-SITE.DWG (10-25-16 6:15:25PM)

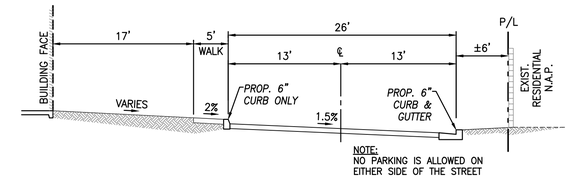


1" = 20'

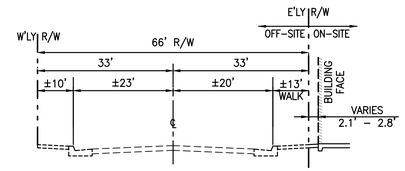
0 10 20 40



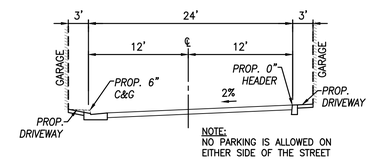
SECTION D–D
E'LY BOUNDARY WALL
NOT TO SCALE



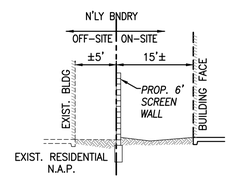
SECTION A–A
26' ENTRANCE DRIVE
NOT TO SCALE



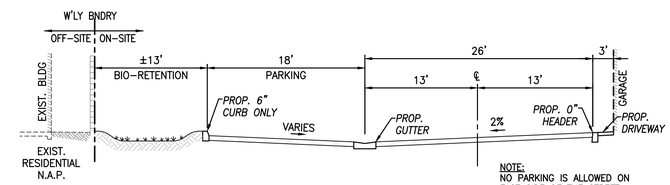
SECTION E–E
SOUTH MAIN STREET
NOT TO SCALE



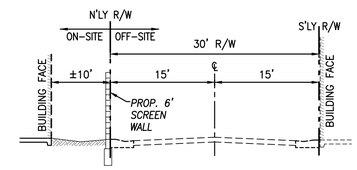
SECTION B–B
24' INTERIOR COURT
NOT TO SCALE



SECTION F–F
N'LY BOUNDARY WALL
NOT TO SCALE



SECTION C–C
26' INTERIOR DRIVE
NOT TO SCALE



SECTION G–G
SINNOT LANE
NOT TO SCALE

SITE PARKING SUMMARY:

	REQUIRED STALLS PER UNIT (PER MIDTOWN SPECIFIC PLAN)	GROSS SQ. FT. OR NO. OF UNITS	REQUIRED	PROPOSED
SINGLE FAMILY DWELLINGS	2 COVERED STALLS PER UNIT	25 UNITS	50 COVERED STALLS	50 COVERED STALLS
RETAIL	4 SPACES PER 1,000 GROSS SF.	2,114 SF.	8 STALLS	16 (6 ON-STREET + 10 SHARED STALLS)
GUEST	15% OF REQUIRED STALLS	–	58 x 0.15 = 8.7 STALLS	10 SHARED STALLS

LEGEND:

14 / 1	UNIT NUMBER / PLAN TYPE
ADA	ADA ACCESSIBLE UNIT
	EXIST. RET./SCREEN WALL
	TRACT BOUNDARY LINE
	PROP. RET/SCREEN WALL
	STREET CENTERLINE
	ADA PATH
	FIRE HYDRANT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
FL	FLOW LINE
TC	TOP OF CURB
TG	TOP OF GRATE
CF	CURB FACE
HR	HEIGHT OF RETAINING
TW	TOP OF SCREEN WALL
TR	TOP OF RETAINING
TF	TOP OF FOOTING
LP	LOW POINT
HP	HIGH POINT
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
PROP.	PROPOSED
EX.	EXISTING
C.L.	CENTERLINE

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

City Ventures
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
OFFICE: (949) 258-7555

REGISTERED PROFESSIONAL ENGINEER — JAMES P. MCDOUGALL — C 80705 Exp. 3/31/17 CIVIL — STATE OF CALIFORNIA

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
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CVC-INC.NET

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (P-TP16-0001)

PRELIMINARY GRADING PLAN

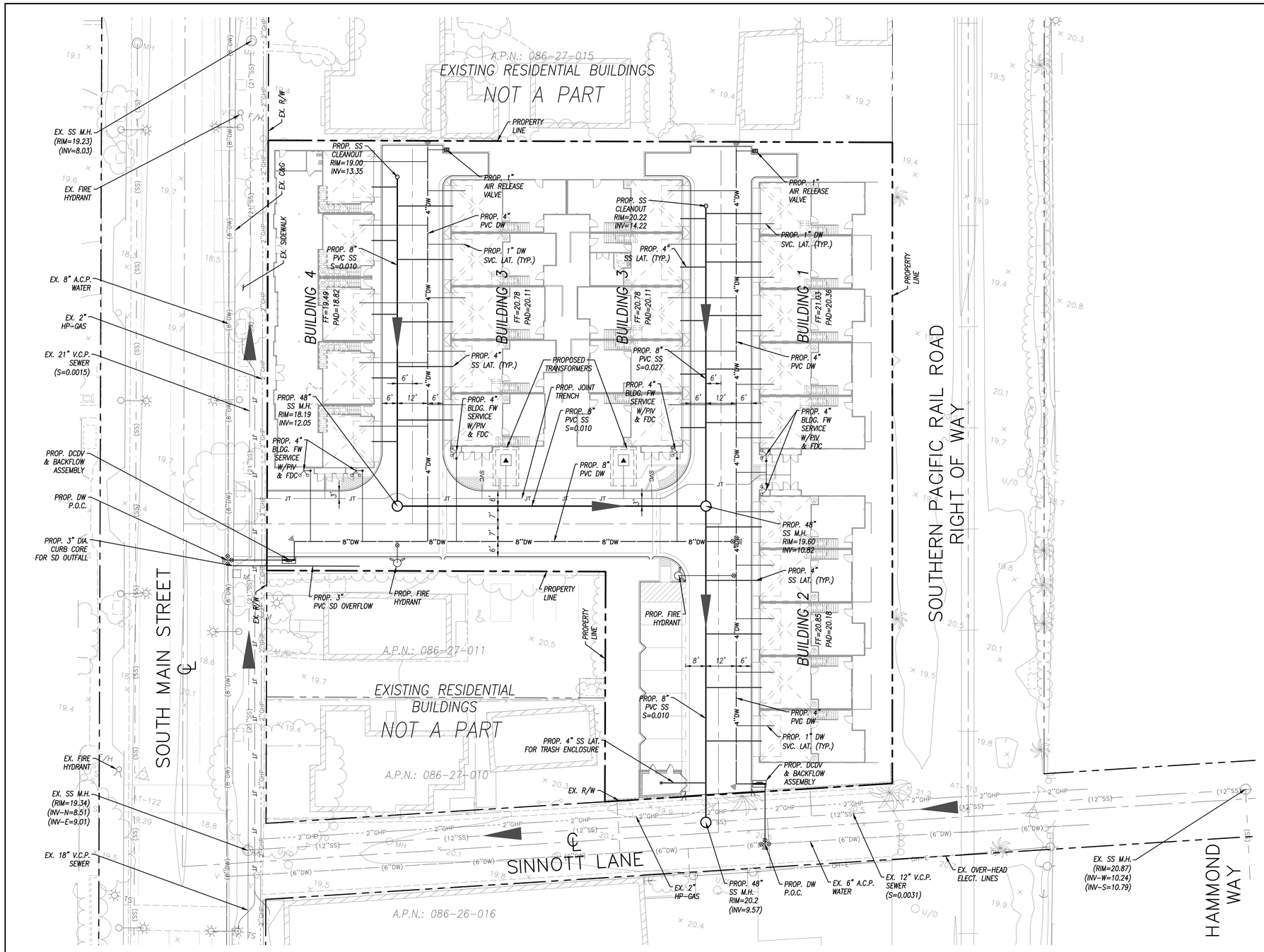
MILPITAS 1
260 SOUTH MAIN STREET, CITY OF MILPITAS, CALIFORNIA

PROJECT NO. CVEN-096

SHEET C-3

PLAN SET: P099 | DATE: 10/25/16

P:\CVEN-096\DWG\SHEETS\TM\TM-PG-03-GRAD.DWG (10-25-16 6:15:26PM)



1" = 20'

0 10 20 40

NOTES:
1. ALL PROPOSED WATER AND SEWER MAIN TO BE PRIVATE
2. BACKFLOW PREVENTERS SHALL BE LOCATED WITHIN LANDSCAPED SETBACKS AND PAINTED BLACK/DARK GREEN TO MINIMIZE VISUAL APPEARANCE.
3. THE SITE SHALL BE SERVED BY SCVWD ZONE 1.

LEGEND:

H.L.	HOUSE SEWER LATERAL
M.H.	MANHOLE
PROP.	PROPOSED
EX.	EXISTING
F.H.	FIRE HYDRANT
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
DW	DOMESTIC WATER
SS	SANITARY SEWER
WM	WATER METER
INV.	INVERT
C.O.	CLEANOUT
C.L.	CENTERLINE
V.C.P.	VITRIFIED CLAY PIPE
A.C.P.	ASBESTOS CEMENT PIPE

(8"SS)	EXIST. SANITARY SEWER LINE
(GAS)	EXIST. GAS LINE
(12"DW)	EXIST. WATER LINE
(E)	EXIST. ELECTRICAL LINE
	FIRE HYDRANT
	GATE VALVE
	WATER METER VAULT
	FLUSHOUT
	REDUCER
	MANHOLE
	CLEANOUT
JT	PROP. JOINT TRENCH

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

City Ventures
REAL ESTATE INVESTMENT

City Ventures
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
OFFICE: (949) 258-7555

REGISTERED PROFESSIONAL ENGINEER
DANIEL P. McDOUGALL
C 80705
Exp. 3/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

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VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (P-TP16-0001)

PRELIMINARY UTILITY PLAN

MILPITAS 1

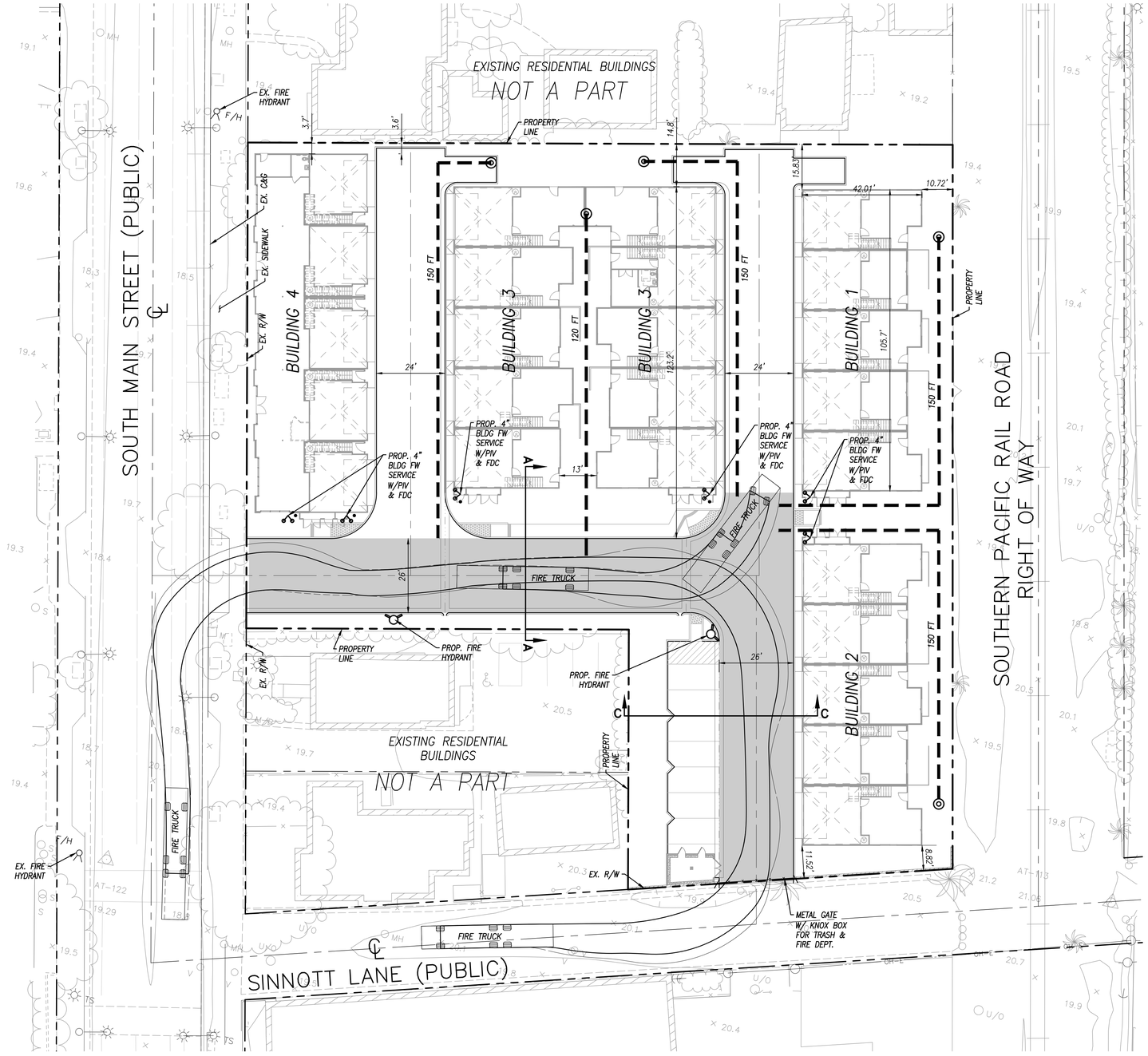
260 SOUTH MAIN STREET, CITY OF MILPITAS, CALIFORNIA

PROJECT NO. CVEN-096

SHEET C-4

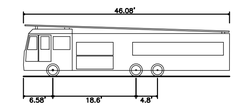
PLAN SET: PD59 | DATE: 10/25/16

P:\CVEN-096\DWG\SHEETS\TM\TM-PD-04-UTL.DWG (10-25-16 6:15:30PM)



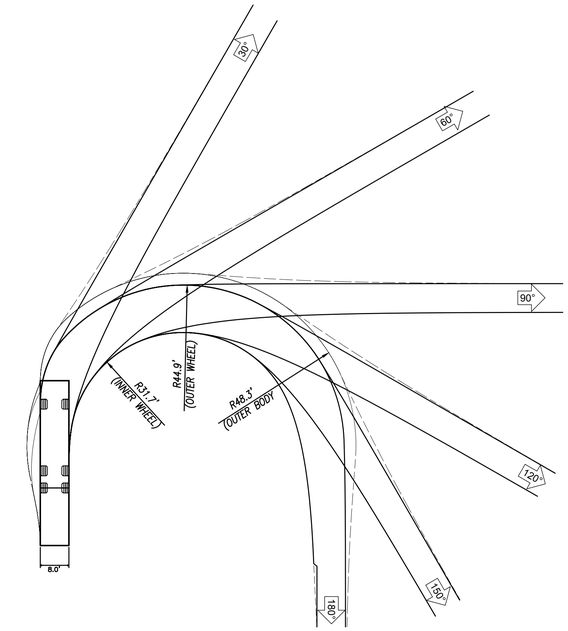
1" = 20'

0 10 20 40



SP95 Milpitas Fire Truck

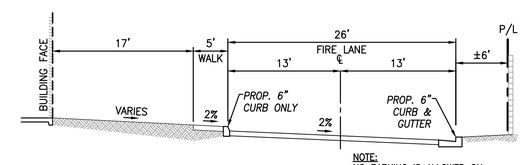
Overall Length	46.080ft
Overall Width	8.000ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	32.80°



SP95 MILPITAS FIRE TRUCK

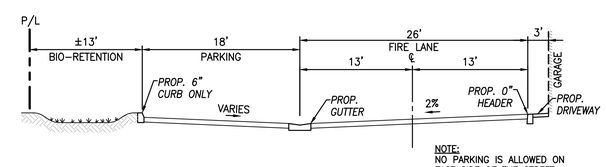
NOT TO SCALE

NOTES: MOST RESTRICTIVE TURN SHOWN ON PLAN FOR EACH TURNING MOVEMENT. FIRE TRUCK DETAILS PER CITY OF MILPITAS FIRE DEPARTMENT.



NOTE:
NO PARKING IS ALLOWED ON EITHER SIDE OF THE STREET

SECTION A–A
26' ENTRANCE DRIVE
NOT TO SCALE



NOTE:
NO PARKING IS ALLOWED ON EAST SIDE OF THE STREET

SECTION C–C
26' INTERIOR DRIVE
NOT TO SCALE

PROJECT ADDRESS:

260 SOUTH MAIN STREET
MILPITAS, CA

DEVELOPER:

CITY VENTURES, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258–7555
CONTACT: ANDREW WARNER

PROJECT DATA:

PRODUCT TYPE: CONDOMINIUM
OCCUPANCY: R2/U/B
CONSTRUCTION TYPE: V–B

LEGEND:

- EXIST. RET./SCREEN WALL
- TRACT BOUNDARY LINE
- PROP. RET/SCREEN WALL
- STREET CENTERLINE
- INDICATES FIRE ACCESS LANE (20' MIN.)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- C&G — CURB & GUTTER
- R/W — RIGHT OF WAY
- PROP. — PROPOSED
- EX. — EXISTING
- C.L. — CENTERLINE
- L=150' MAX — HOSE PULL LENGTH

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

City Ventures
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
OFFICE: (949) 258–7555

REGISTERED PROFESSIONAL ENGINEER — DANIEL P. MCDONALD — C 80705 Exp. 3/31/17 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
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CVC-INC.NET

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (P-TP16-0001)

FIRE ACCESS PLAN

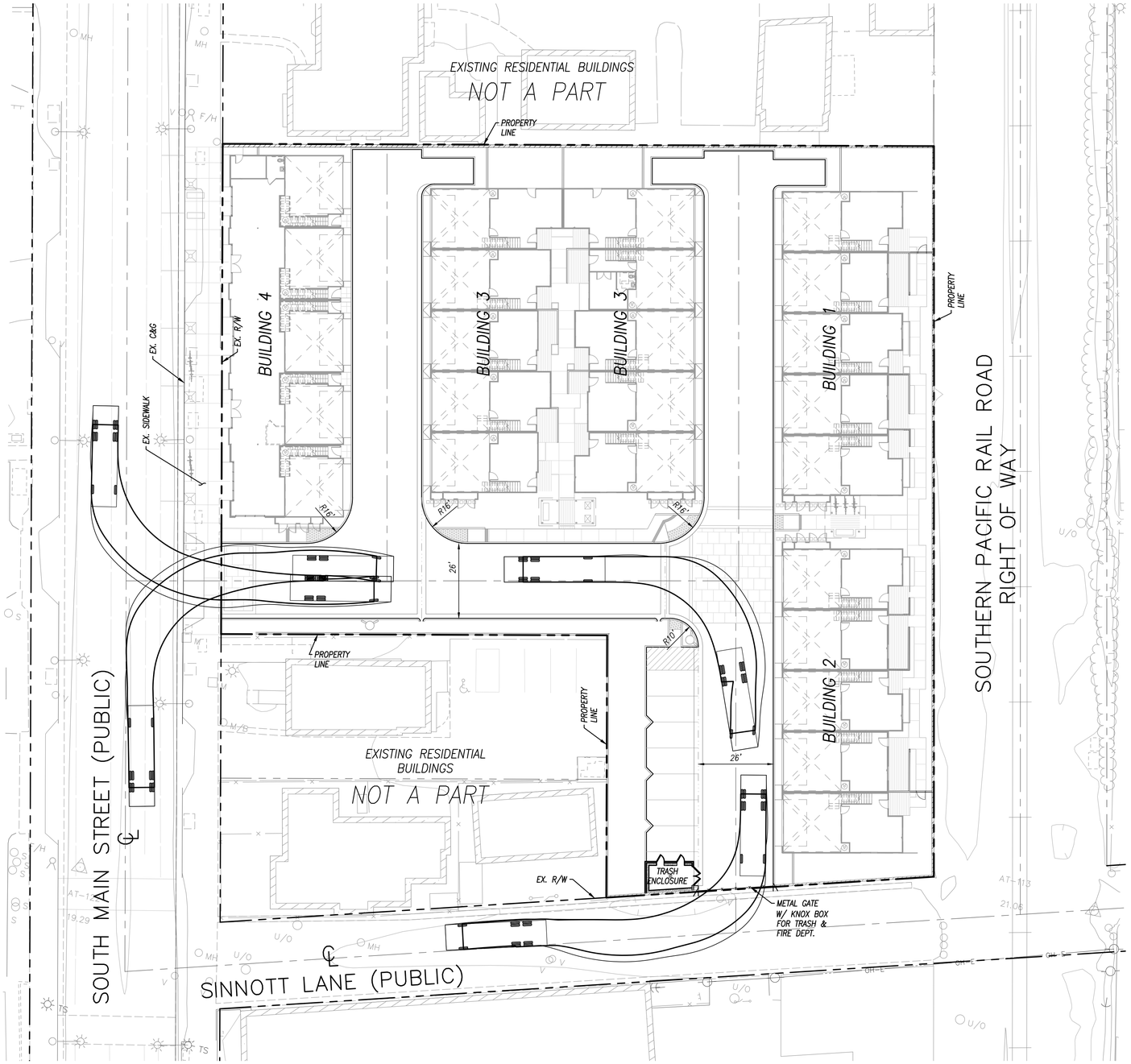
MILPITAS 1
260 SOUTH MAIN STREET, CITY OF MILPITAS, CALIFORNIA

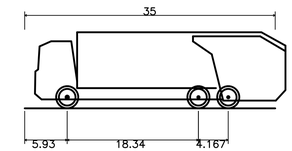
PROJECT NO. CVEN-096

SHEET C-5

PLAN SET: P269 | DATE: 10/29/16

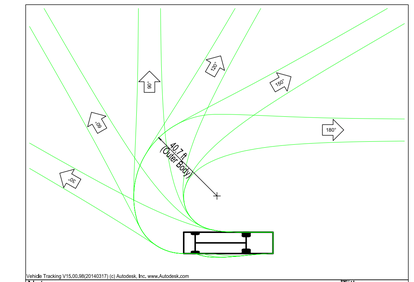
P:\CVEN-096\DWG\SHEETS\TM\TM-PD-05-PLAN.DWG (10-25-16 6:15:33PM)





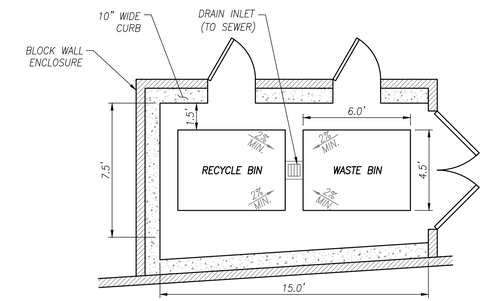
Front–Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.830ft
Track Width	8.830ft
Lock–to–lock time	6.00s
Max Steering Angle (Virtual)	36.90°



Notes:
Turn(s) based upon a design speed of 5.00mph. After transition, center of front axle follows smallest possible circular arc. Curb is located 0.98ft from the vehicle. Maximum kick out distance is 1.513ft. Warning the vehicle crosses the curb.

Title: Front-Load Garbage Truck



TRASH ENCLOSURE DETAIL
N.T.S.

PROJECT ADDRESS:

244, 260 & 270 SOUTH MAIN STREET
MILPITAS, CA 95035

SOLID WASTE GENERATION CALCULATIONS:

REFUSE
25 MULTI–FAMILY RESIDENTIAL UNITS GENERATE 850 POUNDS PER WEEK OF REFUSE (34 POUNDS PER UNIT). THAT EQUATES TO 8.5 CY OF REFUSE PER WEEK (BIN WASTE DENSITY UNCOMPACTED IS 100 POUNDS/CY).
2000 SF OF "RETAIL TRADE – GENERAL MERCHANDISE" SUPPORTS ABOUT 4 EMPLOYEES, WHO PRODUCE 46 POUNDS OF REFUSE PER WEEK (1.2 TONS PER YEAR = 2400 POUNDS PER YEAR). THAT EQUATES TO .5 CY OF REFUSE PER WEEK (WATER DENSITY IS 87 POUNDS PER CUBIC YARDS).

TOTAL CY OF REFUSE EACH WEEK IS 9 CY FROM BOTH RESIDENTIAL AND COMMERCIAL USES.

RECYCLING
25 MULTI–FAMILY RESIDENTIAL UNITS GENERATE 175 POUNDS PER WEEK OF RECYCLING (7 POUNDS PER UNIT). THAT EQUATES TO 3.9 CY OF RECYCLING PER WEEK (BIN WASTE DENSITY UNCOMPACTED IS 45 POUNDS/CY).

TOTAL CY OF RECYCLING EACH WEEK IS 3.9 CY FROM BOTH RESIDENTIAL AND COMMERCIAL.

BIN SIZES AND ENCLOSURE DESIGN:

THE PROJECT PROPOSES TO HAVE 1 ENCLOSURE WHICH WILL HOUSE BINS FOR BOTH REFUSE AND RECYCLING. TWO 4 CY TOP–LOADING BINS WILL BE IN THE ENCLOSURE (ONE BIN FOR RECYCLING AND ONE BIN FOR REFUSE). GIVEN THE EXPECTED VOLUME OF REFUSE AND RECYCLING GENERATED, IT'S ASSUMED THAT REFUSE WILL BE COLLECTED BY THE CITY'S DESIGNATED CONTRACTOR 3 TIMES PER WEEK AND RECYCLING WILL BE COLLECTED 1 TIME PER WEEK.

THE TRASH ENCLOSURE WILL BE DESIGN FOR THE CITY'S CONTRACTOR TO BE ABLE TO MOVE THE BINS OUT OF THE ENCLOSURE, SO THE ENCLOSURE WILL NOT HAVE TO BE APPROACHED HEAD ON BY THE TRUCK. THE ENCLOSURE WILL BE DESIGNED SO THE DRIVER CAN GET INTO THE ENCLOSURE AND SAFELY MANEUVER AROUND THE BINS TO PUSH THEM OUT.

NOTES:

YARD WASTE IS NOT CALCULATED BECAUSE ALL LANDSCAPED AREAS WILL BE MAINTAINED BY A PROFESSIONAL LANDSCAPING CONTRACTOR TO BE HIRED AND MANAGED BY THE HOMEOWNERS ASSOCIATION. THE LANDSCAPING CONTRACTOR WILL BE REQUIRED TO REMOVE AND DISPOSE OF ALL YARD WASTE.

1" = 20'
0 10 20 40

LEGEND:

- UNIT NUMBER
- PLAN TYPE
- RECYCLE/TRASH BIN
- TRACT BOUNDARY LINE
- PROP. RET/SCREEN WALL
- STREET CENTERLINE
- OUTTER BODY ENELOPE RADIUS
- INNER BODY ENELOPE RADIUS
- PROPOSED FIRE HYDRANT

C&G	CURB & GUTTER
R/W	RIGHT OF WAY
PROP.	PROPOSED
EX.	EXISTING
C.L.	CENTERLINE

REVISIONS

REV	DATE	DESCRIPTION

PREPARED FOR:
City Ventures
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
OFFICE: (949) 258–7555

REGISTERED PROFESSIONAL ENGINEER
DANIEL P. MCDONALD
C 80705
Exp. 3/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
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CVC-INC.NET

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (P-TP16-0001)

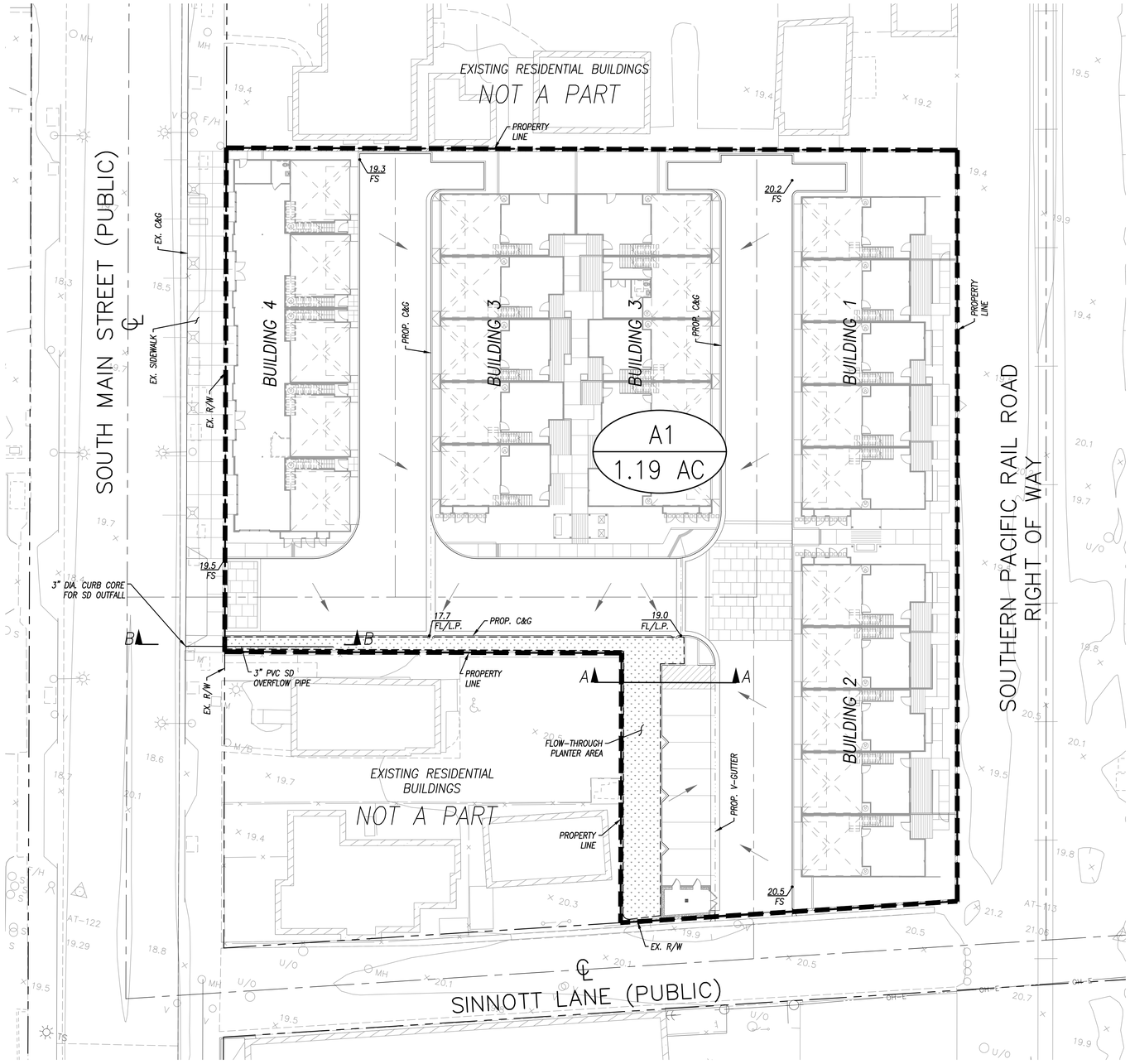
SOLID WASTE HANDLING PLAN

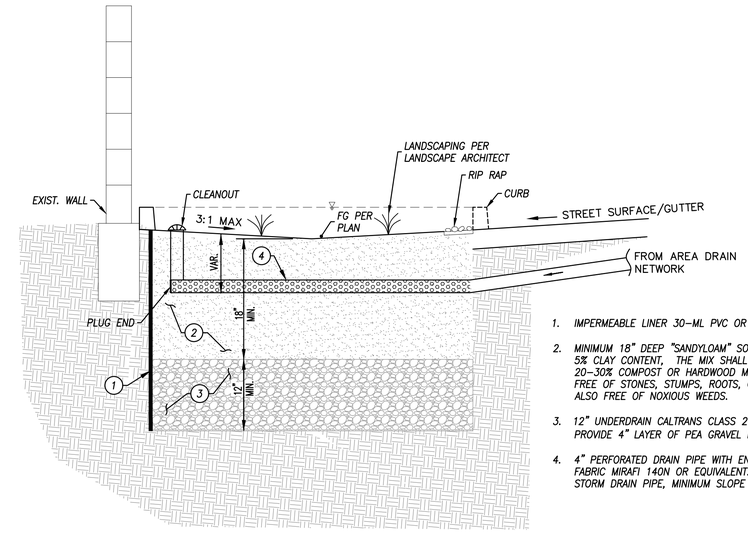
MILPITAS 1
260 SOUTH MAIN STREET, CITY OF MILPITAS, CALIFORNIA

PROJECT NO. CVEN-096
SHEET C-6

PLAN SET: P299 | DATE: 10/29/16

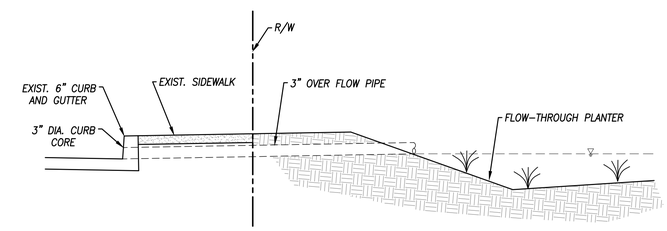
P:\CVCEN-096\DWG\SHEETS\TM\TM-PD-06-TRASH.DWG (10-25-16 6:15:37PM)





A-A FLOW-THROUGH PLANTER TYPICAL SECTION

NTS



B-B FLOW-THROUGH PLANTER OVERFLOW OUTFALL

NTS

LEGEND:

- A1 / 1.19 AC — DRAINAGE AREA ID
- TRACT BOUNDARY LINE
- RIGHT OF WAY
- STREET CENTERLINE
- FLOW-THROUGH PLANTER
- DRAINAGE AREA BOUNDARY

C&G	CURB & GUTTER
C.L.	CENTERLINE
EX.	EXISTING
MH	MANHOLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN

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 HANDBOOK DATED APRIL 2012.
2. REQUIRED SURFACE AREA OF THE FLOW-THROUGH PLANTER TREATMENT AREA IS EQUAL TO 4% OF THE CONTRIBUTING IMPERVIOUS SURFACE AREA.
3. ALL STORMWATER TREATMENT MEASURES AND SIZING SHOWN ON THIS EXHIBIT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.

PRELIMINARY STORMWATER TREATMENT SUMMARY

AREA ID	TREATMENT TYPE	TOTAL AREA	IMPERVIOUS AREA	TREATMENT AREA REQUIRED	TREATMENT AREA PROVIDED
A1	FLOW-THROUGH PLANTER	51,956 SF	43,700 SF	1,748 SF	1,836 SF

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED FOR:

City Ventures
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
OFFICE: (949) 258-7555

REGISTERED PROFESSIONAL ENGINEER — DANE P. McDOUGALL — C 80705 Exp. 3/31/17 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:

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CIVIL ENGINEERING
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LAKE FOREST, CA 92630
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VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (P-TP16-0001)

STORMWATER CONTROL PLAN

MILPITAS 1

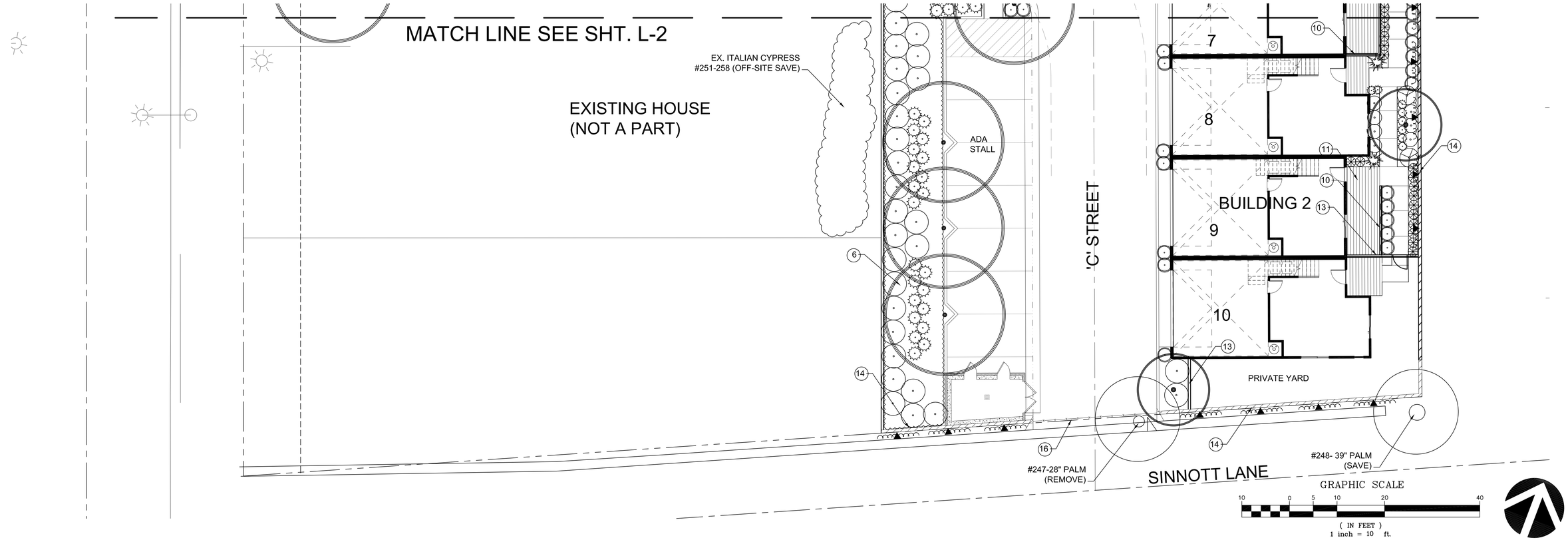
260 SOUTH MAIN STREET, CITY OF MILPITAS, CALIFORNIA

PROJECT NO. CVEN-096

SHEET C-7

P:\CVCEN-096\DWG\SHEETS\TM\TM-PD-07-STORM.DWG (10-25-16 6:15:40PM)

PLAN SET: PSD9 | DATE: 10/25/16



EXISTING TREES:

#	SIZE-DIA	SPECIES	DISPOSITION	PROTECTED?	REPLACEMENT
241	36"	CANARY ISLAND DATE PALM	SAVE	YES	N/A
242	22"	MONTEREY PINE	REMOVE	NO	1:1
243	6"	CRAPE MYRTLE	REMOVE	NO	1:1
244	13"	SWEET GUM	REMOVE	NO	1:1
245	4"	CRAPE MYRTLE	REMOVE	NO	1:1
246	5"	CRAPE MYRTLE	REMOVE	NO	1:1
247	28"	CANARY ISLAND DATE PALM	REMOVE	NO	1:1
248	39"	CANARY ISLAND DATE PALM	SAVE	YES	N/A
249	40"	CANARY ISLAND DATE PALM	REMOVE	YES	2:1
250	7"	PLUM	REMOVE	NO	1:1
251-258	8"	ITALIAN CYPRESS	SAVE (OFF SITE)	NO	N/A

TOTAL REPLACEMENT TREES REQUIRED: 9
TOTAL NEW TREES PROVIDED 18
(NOT INCLUDING STREET TREES)

PLANT MATERIALS LIST:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	HEIGHTxSPREAD
TREES:				
CELTIS SINENSIS	HACKBERRY (STREET TREE)	24" BOX	MED	40'x40'
LAGERSTROMEIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	LOW	20'x20'
LOPHSTOMON CONFERTA	BRISBANE BOX	24" BOX	LOW	30'x25'
SHRUBS:				
ABELIA 'KALIDESCOPE'	VARIGATED ABELIA	5 GA	MED	4'x4'
ACHILLEA MILLEFOLIUM 'CERISE QUEEN'	YARROW	1 GA	LOW	2'x3'
AGAVE 'BLUE GLOW'	AGAVE	1 GA	LOW	2'x2'
AEONIUM A. ZWARTKOP'	AEONIUM	1 GA	MED	3'x3'
ANIGOZANTHOS 'BUSH BABY'	KANGAROO PAW	1 GA	MED	2'x3'
ASPARAGUS 'MEYERII'	MEYER'S ASPARAGUS	1 GA	MED	2'x2'
ALOE 'JOHNSON'S HYBRID'	ALOE	1 GA	LOW	1'x2'
BERBERIS THUNBERGII	JAPANESE BARBERRY	5 GA	LOW	5'x5'
CORDYLINE 'PINK CHAMPAGNE'	DRACENA	5 GA	MED	5'x5'
CYCAS REVOLUTA	CYCAD PALM	5 GA	MED	5'x5'
CISTUS HYBRIDUS	ROCKROSE	5 GA	LOW	3'x5'
FESTUCA C. 'SERPENTINE BLUE'	BLUE FESCUE	1 GA	LOW	2'x2'
HETEROMELES ARBUTIFOLIA*	TOYON	5 GA	LOW	6'x6'
KALANCHOE LUCIAE	KALANCHOE	1 GA	MED	2'x2'
LIMONIUM PEREZII	SEA STATICE	1 GA	LOW	2'x2'
MUHLENBERGIA RIGENS*	DEER GRASS	1 GA	LOW	3'x3'
LEPTOSPERMUM 'RUBY GLOW'	TEA TREE	5 GA	LOW	5'x5'
NANDINA D. 'FIREPOWER'	DWARF NANDINA	5 GA	LOW	4'x4'
PHORMIUM 'JACK SPRATT'	DWARF FLAX	1 GA	MED	3'x3'
RHAMNUS 'EVE CASE'*	COFFEEBERRY	5 GA	LOW	5'x5'
GROUND COVER				
BACHARRIS "TWIN PEAKS"*	DWARF COYOTE BUSH	1 GA	LOW	1'x5'

* PLANT MATERIALS SUITABLE FOR C.3 BIO-INFILTRATION BASINS SELECTED FROM SCVURPPP STORMWATER GUIDELINES

SITE AMENITIES:

1. PRE-MANUFACTURED PLANTER POT (SEE IMAGE SHEET L-3)
2. PUBLIC BENCH (SELECTED FROM STREET FURNITURE GROUP A) SEE IMAGE SHEET L-3
3. TREE GRATE (SELECTED FROM STREET FURNITURE GROUP A) SEE IMAGE SHEET L-3
4. DECORATIVE PAVING: STAMPED ASPHALT
5. ATRIUM/ENTRY PAVING: STAMPED CONCRETE WITH 24" SQ. PATTERN. COLOR: GRAY
6. BIO-INFILTRATION BASIN (SEE CIVIL PLANS)
7. CONTEMPORARY ARBOR (SEE IMAGE SHEET L-3)
8. PRE-MANUFACTURED MAILBOXES (SEE IMAGE SHEET L-3)
9. ON-SITE BENCH (SEE IMAGE SHEET L-3)
10. 36" HIGH WALL CONCRETE BLOCK WALL OR FENCE TO DEFINE SEMI-PRIVATE PATIO (TO MATCH BUILDING)
11. PLANK PAVER PATIOS TO DEFINE SEMI-PRIVATE ENTRY/PATIO AREA
12. BICYCLE RACK (PUBLIC RACK TO CONFORM TO GROUP A STREET FURNITURE) 3- ONSITE 4- OFFSITE
13. 6'0" HIGH HORIZONTAL SLAT WOOD FENCE (SEE IMAGE SHEET L-3)
14. 8'0" HIGH PROJECT WALL
15. SUCCULENT GRAVEL LANDSCAPE (SEE REPRESENTATIVE IMAGE SHEET L-3)
16. EVA GATE (SEE DETAIL SHT. L-3)

MILPITAS 1

MILPITAS, CALIFORNIA

City Ventures

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PRELIMINARY LANDSCAPE PLAN

L-1

DATE: 10-31-16
PROJECT: 317046

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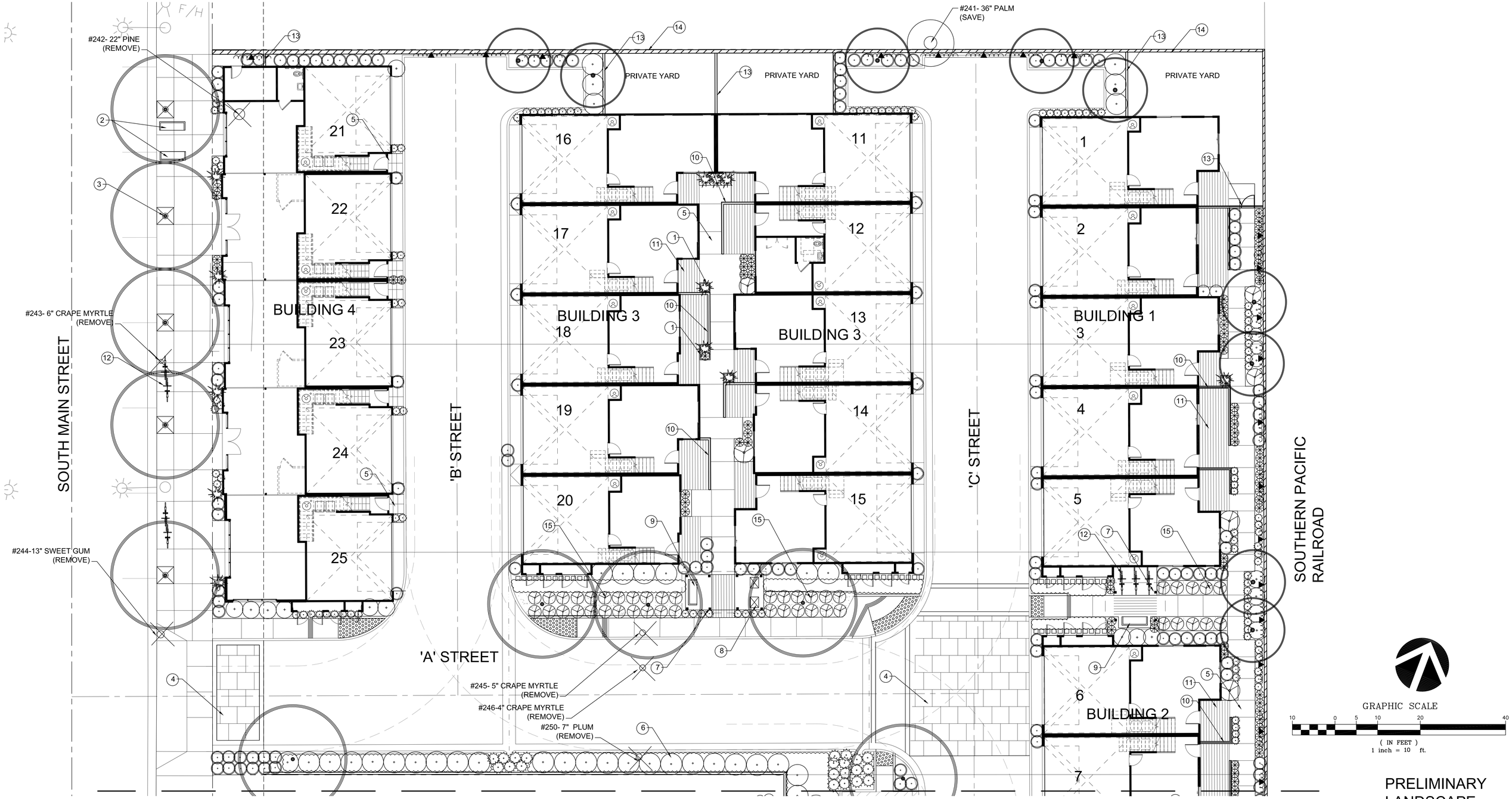

MATCH LINE SEE SHT. L-1

PRELIMINARY LANDSCAPE PLAN

MILPITAS 1

MILPITAS, CALIFORNIA

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L-2

DATE: 10-31-16
PROJECT: 317046

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1 PLANTER POTS

2 PUBLIC BENCH

3 TREE GRATES

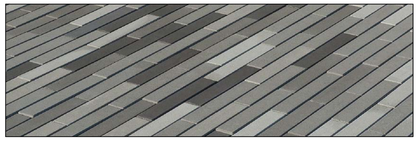
4 DECORATIVE STAMPED ASPHALT PAVING

5 CONCRETE PAVING

7 CONTEMPORARY ARBOR

8 MAILBOX

9 ON-SITE BENCH

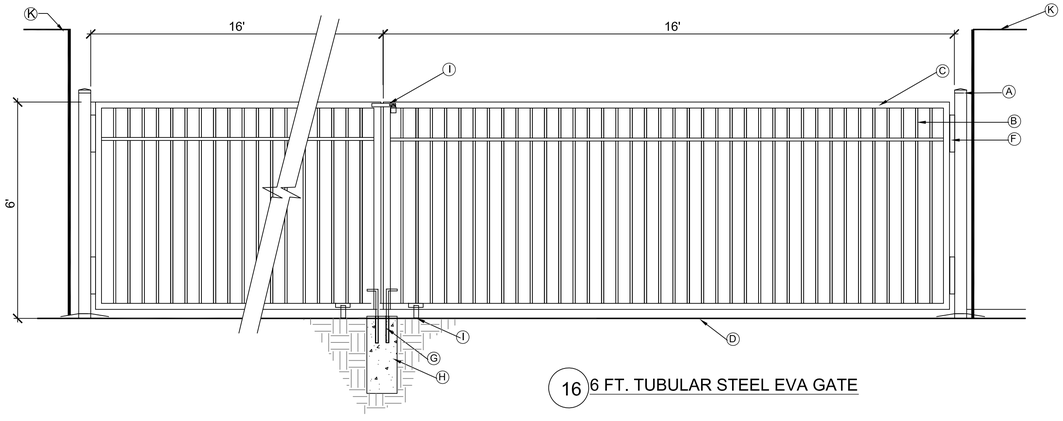


11 PLANK PAVERS AT ENTRIES

12 ON-SITE BIKE RACK

13 HORIZONTAL WOOD FENCE

15 SUCCULENT/GRAVEL LANDSCAPE



16 6 FT. TUBULAR STEEL EVA GATE

ITEM DESCRIPTIONS:
A - 4" SQ. STEEL TUBE GATE POSTS WITH PRESSURE FIT PRESS-ON CAP. AND HEAVY DUTY HINGES
B - 3/4" SQUARE STEEL PICKETS WITH 4" SPACING BETWEEN
C - 2"x2" STEEL TUBE GATE FRAME
D - TOP OF PAVING
E - 18"Ø x 36" DEEP CONCRETE FOOTING AT EACH STEEL POST. SLOPE AWAY FROM POST ON ALL SIDES.
F - HEAVY DUTY HINGES -2 PER POST
G- 2 18" CANE BOLTS IN SLEEVES
H- 12" DIA. X 24" DEEP CONCRETE FOOTING FOR CANE BOLTS
I- LATCH AND LOCK TO BE SELECTED BY CITY
J- WHEELS FOR GATE OPENING AND SUPPORT
K- PROJECT WALL

NOTE:
1. ALL METAL CONNECTIONS SHALL BE CONTINUOUS WELDS, FREE OF PITS AND POROSITY, AND GRIND SMOOTH.
2. ALL EXPOSED METAL SURFACES SHALL RECEIVE ONE COAT PRIMER PAINT AND (2) COATS OF RUST-O-LEUM, SATIN BLACK FINISH.
3. HOLD RAILS LEVEL, POSTS AND PICKETS PLUMB.
4. PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION

LANDSCAPE IMAGES AND DETAILS

MILPITAS 1

MILPITAS, CALIFORNIA

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L-3

DATE: 10-31-16
PROJECT: 317046

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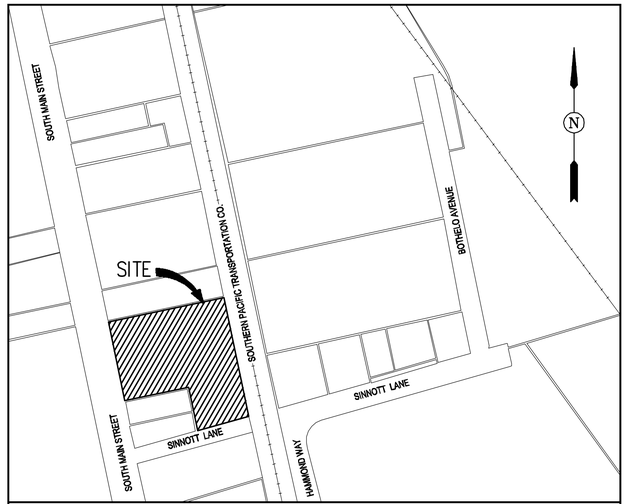
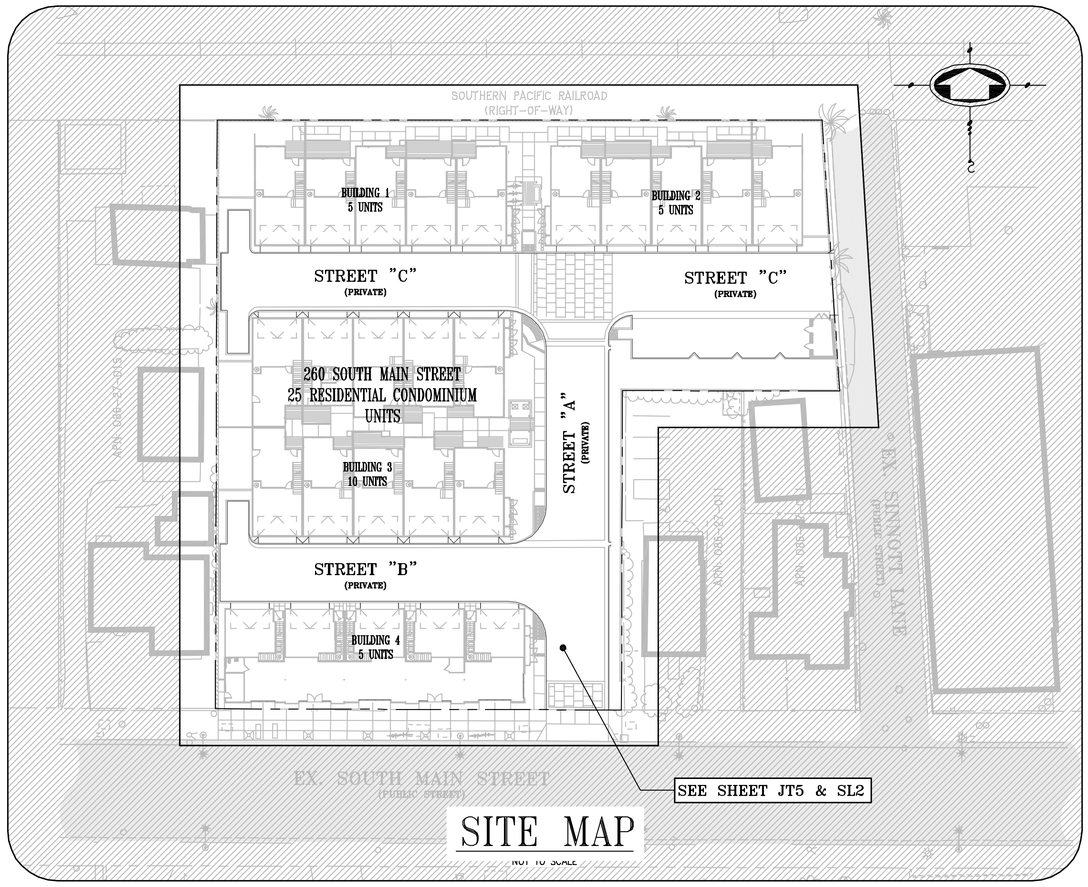
CITY VENTURES
MILPITAS "A"
MILPITAS SANTA CLARA COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

LEGEND

JT	PROPOSED JOINT TRENCH
JTX	PROPOSED JOINT TRENCH CROSSING
SVC	PROPOSED JOINT TRENCH SERVICE
EX JT	EXISTING JOINT TRENCH
GAS	PROPOSED GAS
EX GAS	EXISTING GAS
EX FO	EXISTING FIBER OPTIC
ESL	EXISTING STREET LIGHT CONDUIT
ECUG	EXISTING UNDERGROUND CATV LINES
EEUG	EXISTING UNDERGROUND ELECTRIC LINES
EUUG	EXISTING UNDERGROUND UTILITY LINES
ETUG	EXISTING UNDERGROUND TELEPHONE LINES
EUOH	EXISTING OVERHEAD UTILITY LINES
ECOH	EXISTING OVERHEAD CATV LINES
ETOH	EXISTING OVERHEAD TELEPHONE LINES
EEOH	EXISTING OVERHEAD ELECTRIC LINES
	DESIGNATES UTILITY LINES TO BE REMOVED
	EXISTING PRIMARY SPLICE BOX
	EXISTING SECONDARY SPLICE BOX
	PG&E 1ø, PAD MOUNT TRANSFORMER PAD SIZE-50" x 52", CABINET SIZE-36"w x 48"d x 32"h
	STREET LIGHT PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
	STREET LIGHT GROUND BOX STATE TYPE #5, 13" x 24" x 12"
	ELECTROLIER, POST TOP
	LIGHTING, WALL MOUNTED (BY OTHERS)
	EXISTING ELECTROLIER, SINGLE ARM
	BELLHOLE, 4' x 4'
XX-X'	JOINT TRENCH LABEL, XX INDICATES SECTION NUMBER-X' INDICATES TRENCH SECTION LENGTH
X	PG&E SKETCH LOCATION NUMBER
X	PHOTO NUMBER REFERENCE, SEE PHOTO EXHIBIT SHEET(S)

SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
SL1	STREET LIGHTING GENERAL NOTES AND DETAILS
SL2	STREET LIGHTING SITE PLAN

570 L.F. OF JOINT TRENCH, 410 L.F. OF STREET LIGHT TRENCH AND 6 POST TOP LIGHTS SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

5 NEW ELECTRIC SERVICE COMPLETION, 5 NEW TELEPHONE / CATV SERVICE COMPLETION. (25 RESIDENTIAL CONDOMINIUM UNITS)

TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	21584	PHONE NO.	(925) 240-2595
DEVELOPER:	JESSIE BRISTOW	JOB NO.	21584	PHONE NO.	(415) 512-1300
PG&E ELECTRIC COORDINATOR:	PG&E REPRESENTATIVE	JOB NO.	APPLICATION #	PHONE NO.	PHONE NUMBER
PG&E GAS COORDINATOR:	-	JOB NO.	-	PHONE NO.	-
TELEPHONE REP.:	DAN LAGUNA	JOB NO.	-	PHONE NO.	(408) 635-8829
CABLE T.V. REP.:	GERARDO MARTINEZ	JOB NO.	-	PHONE NO.	(408) 529-6896

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	C&V CONSULTING, INC.	08-31-2016	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	HUNT HALE JONES ARCHITECTS	08-31-2016	R
LANDSCAPE PLANS (ELECTRONIC FILE)	THOMAS BAAK & ASSOCIATES, LLP	08-31-2016	R
GAS DESIGN	-	-	-
ELECTRIC DESIGN	TARRAR UTILITY CONSULTANTS	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	AT&T	XX-XX-XXXX	XXXX
CATV INTENT REPLY	CABLECOM	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PUBLIC	-	-	-
STREET LIGHT PLANS – PRIVATE	TARRAR UTILITY CONSULTATNS	XX-XX-XXXX	XXXX
SOILS REPORT	GEOTECHNICAL	XX-XX-XXXX	XXXX

A = APPROVED • **ANS** = APPROVED NOT SIGNED • **NA** = NOT APPROVED • **F** = FIRST SUBMITTAL • **SS** = SECOND SUBMITTAL • **R** = RECEIVED

FOR REVIEW ONLY

COMPOSITE DRAWING BY DEVELOPER

Estimate # _____

Approved _____ Gas ADE _____ Date

Approved _____ Electric ADE _____ Date

PG & E is not responsible for the accuracy of the specifications shown on this drawing.

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING. THANK YOU

SIGNED _____ DATE _____

COMPOSITE DRAWING BY DEVELOPER

Approved _____ Telephone representative _____ Date

Approved _____ CATV representative _____ Date

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JOINT TRENCH COMPOSITE TITLE SHEET
CITY VENTURES
MILPITAS "A"
MILPITAS CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2016 | DATE LAST WORKED ON: 9/2/2016
SCALE: NOT TO SCALE | DRAWN: HK | CHECKED: KT
JOB NO.: 21584 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZACA C 59346 Exp. 06/30/17 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT5 SHEETS

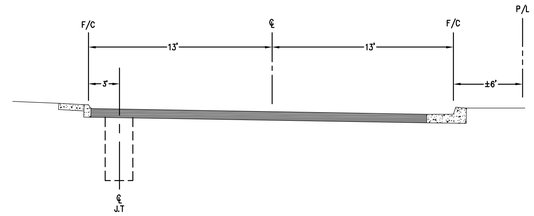
PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM R-PN1 (R-PN2).

ABBREVIATION LIST

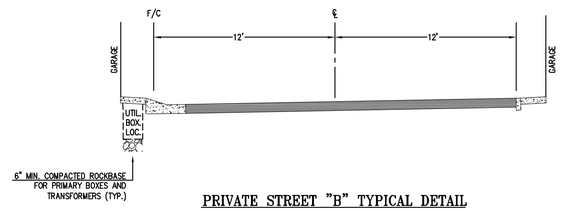
B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	₱	PROPERTY LINE	TYP.	TYPICAL
EX.	EXISTING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VOLT
F.O.	FIBER OPTIC	PVAW	PRIVATE VEHICLE ACCESS WAY	W	WATT
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZE	PwIE	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	PWR	POWER	W/O	WITHOUT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	WLE	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			XFMR	TRANSFORMER

JOINT TRENCH AND UTILITY BOX LOCATION



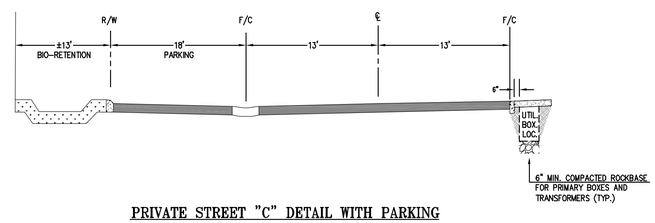
PRIVATE STREET "A" TYPICAL DETAIL

NOT TO SCALE



PRIVATE STREET "B" TYPICAL DETAIL

NOT TO SCALE



PRIVATE STREET "C" DETAIL WITH PARKING

NOT TO SCALE

JOINT TRENCH STREET SECTIONS

NOT TO SCALE

NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.

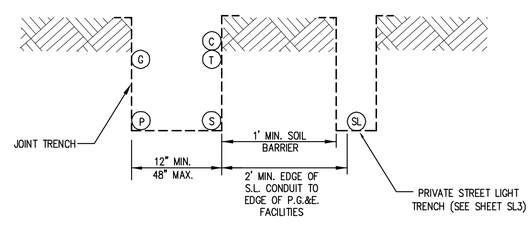
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION

(95% RELATIVE COMPACTION FOR THE TOP 6"

BELOW ROAD SUBGRADE AND 90% BELOW THAT)

PRIVATE STREET LIGHT TRENCH LOCATION ADJACENT TO JOINT TRENCH



GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES AND A SAND CUSHION MINIMUM OF 4" MAY BE REQUIRED AS A PAD ON WHICH UTILITY FACILITIES CAN REST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF MILPITAS REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF MILPITAS ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF MILPITAS AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

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JOINT TRENCH GENERAL NOTES AND DETAILS

CITY VENTURES

MILPITAS "A"

MILPITAS CALIFORNIA

NO.	REVISIONS	BY	DATE

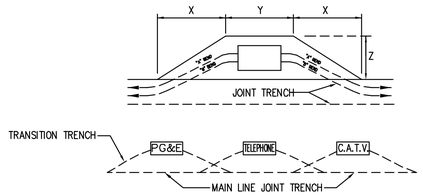
DATE: JUNE 2016	DATE LAST WORKED ON: 9/2/2016	
SCALE: NOT TO SCALE	DRAWN: HK	CHECKED: KT
JOB NO.: 21584	PRELIMINARY NOT FOR CONSTRUCTION	
INTENT TO CONSTRUCT		

800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZACIA C 59346 Exp. 06/30/17 CIVIL STATE OF CALIFORNIA

SHEET JT2 OF JT5 SHEETS

JOINT TRENCH TRANSITION

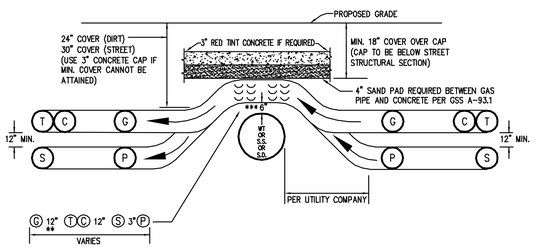


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box) "X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24'	7'	5'	BEND IS 60" RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24'	11'	7'	
"B"	3' x 5'	32'	7'	5'	BEND IS 30" RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	32'	11'	7'	

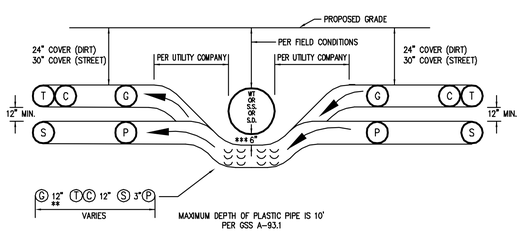
NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 / JT3 — N.T.S. — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMINCATION DUCTS (TELEPHONE & CATV).

*** 6" MINIMUM REQUIRED BY PG&E-ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 / JT3 — N.T.S. — OVER UNDER DETAILS

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)

	P.G.&E. ELECTRIC	P.G.&E. GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING:					
EXCAVATE, BACKFILL AND COMPACT.	○	○	○	○	●
GAS MATERIAL:					
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC CABLE:					
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC CONDUIT:					
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SPLICE BOXES:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TFMR. ENCLS.:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC EQUIP. ENCLS.:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TFMR. PADS:					
GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SWITCH PADS:					
GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CONDUIT:					
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CABLE:					
FURNISH.	○	○	●	●	●
INSTALL.	○	○	●	●	●
TELEPHONE SPLICE BOX:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE INTER. PADS:					
GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
C.A.T.V. CONDUITS:					
FURNISH.	○	○	○	●	●
INSTALL.	○	○	○	●	●
C.A.T.V. SPLICE BOXES:					
EXCAVATE.	○	○	○	●	●
FURNISH.	○	○	○	●	●
INSTALL.	○	○	○	●	●

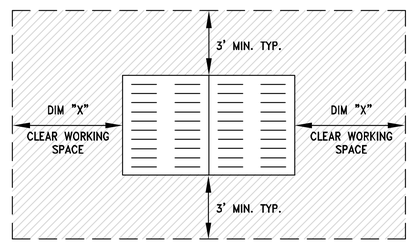
STREET LIGHTING SYSTEM (PRIVATE)

	P.G.&E.	CONTRACTOR
WIRE:		
FURNISH.	○	●
INSTALL.	○	●
CONDUIT:		
FURNISH.	○	●
INSTALL.	○	●
BASES:		
FURNISH.	○	●
INSTALL.	○	●
LUMINAIRES:		
FURNISH.	○	●
INSTALL.	○	●
SPLICE BOXES:		
FURNISH.	○	●
INSTALL.	○	●
EXCAVATE.	○	●
POLES & ARMS:		
FURNISH.	○	●
INSTALL.	○	●

SCHEDULE: LS2A
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

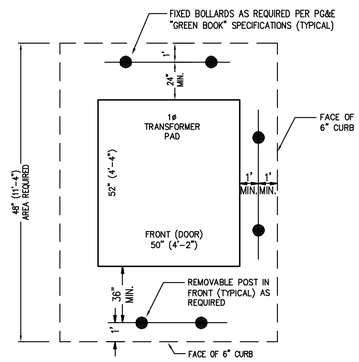
ADDITIONAL NOTES:
DEVELOPER TO SUPPLY AND INSTALL GAS & ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.

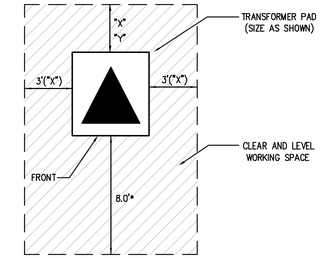


DIM "X"
3' MIN. 3'0" x 5'0" ENCLOSURES
4' MIN. 4' x 6'6" x 5'0" ENCLOSURES
5' MIN. 4'6" x 8'6" x 7'6" ENCLOSURES
(OR EASEMENT REQUIRED)

DETAIL 3 / JT3 — N.T.S. — PG&E ENCLOSURE CLEARANCES



DETAIL 4 / JT3 — N.T.S. — PG&E 1Ø TRANSFORMER DETAIL (PHYSICAL PROTECTION REQUIREMENTS IN PARKING LOT, TRAVELLED WAY, ETC.)



"X"= 3' MIN. CLEARANCE FROM COMBUSTIBLE WALL

"Y"= 2' MIN. CLEARANCE FROM NON-COMBUSTIBLE WALL

* MINIMUM 9' (COMMERCIAL/HIGH DENSITY) FROM FACE OF CURB

* MINIMUM 3' (RESIDENTIAL/LOW DENSITY) FROM FACE OF CURB

** MINIMUM 4' FROM ANY DOORWAY

5 / JT3 — PG&E PAD MOUNT TRANSFORMER DETAIL
NOT TO SCALE

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- M.E.P. Design
- Cost Analysis
- Due Diligence

JOINT TRENCH DETAILS

CITY VENTURES
MILPITAS "A"
MILPITAS CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2016 | DATE LAST WORKED ON: 9/2/2016
SCALE: NOT TO SCALE | DRAWN: HK | CHECKED: KT
JOB NO.: 21584 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

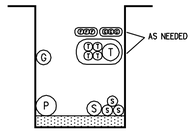
800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH ZAKA C 59346 Exp. 06/30/17 CIVIL STATE OF CALIFORNIA

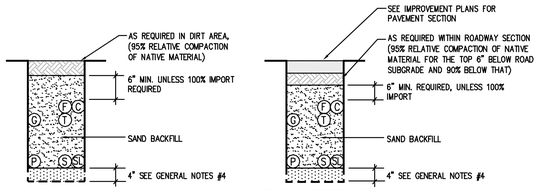
SHEET JT3 OF JT5 SHEETS

JOINT TRENCH MINIMUM COVER AND CLEARANCES
MINIMUM SEPARATION FROM

	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	3"	12"	1.5"	12"	12"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	3"	3"	12"	3"	12"	12"	30"; 36" IN STREET
SL	(PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	12"	–	12"	12"	12"	24"; 30" IN STREET
SLP	(P.G.E.-STREET LIGHT)	6"	12"	12"	12"	1.5"	3"	12"	1.5"	12"	12"	24"; 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	12"	–	24"; 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH

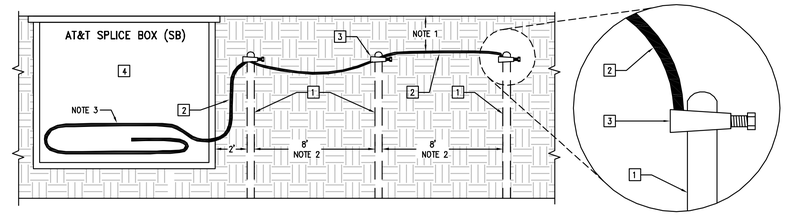


TRENCH IN DIRT AREA

TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- G — GAS
- P — ELECTRIC PRIMARY
- S — ELECTRIC SECONDARY
- T — TELEPHONE (DUCT OR DIRECT BURY)
- C — CATV
- SL — STREET LIGHT (PUBLIC OR PRIVATE)
- SLP — STREET LIGHT (PG&E)
- FE — FOREIGN ELECTRIC
- F — FIBER OPTIC



LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 / N.T.S. JT4 — AT&T AERIAL AND BURIED GROUND BED DESIGN

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME

JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 12" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. ALL TRENCH SECTIONS SHOWN HEREON INCLUDE A 4" THICK BEDDING LAYER (UON).
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF MILPITAS ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTCS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

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- PG&E Elec Design
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- Cost Analysis
- Due Diligence

JOINT TRENCH SECTIONS AND DETAILS

CITY VENTURES
MILPITAS "A"
MILPITAS CALIFORNIA

NO.	REVISIONS	BY	DATE

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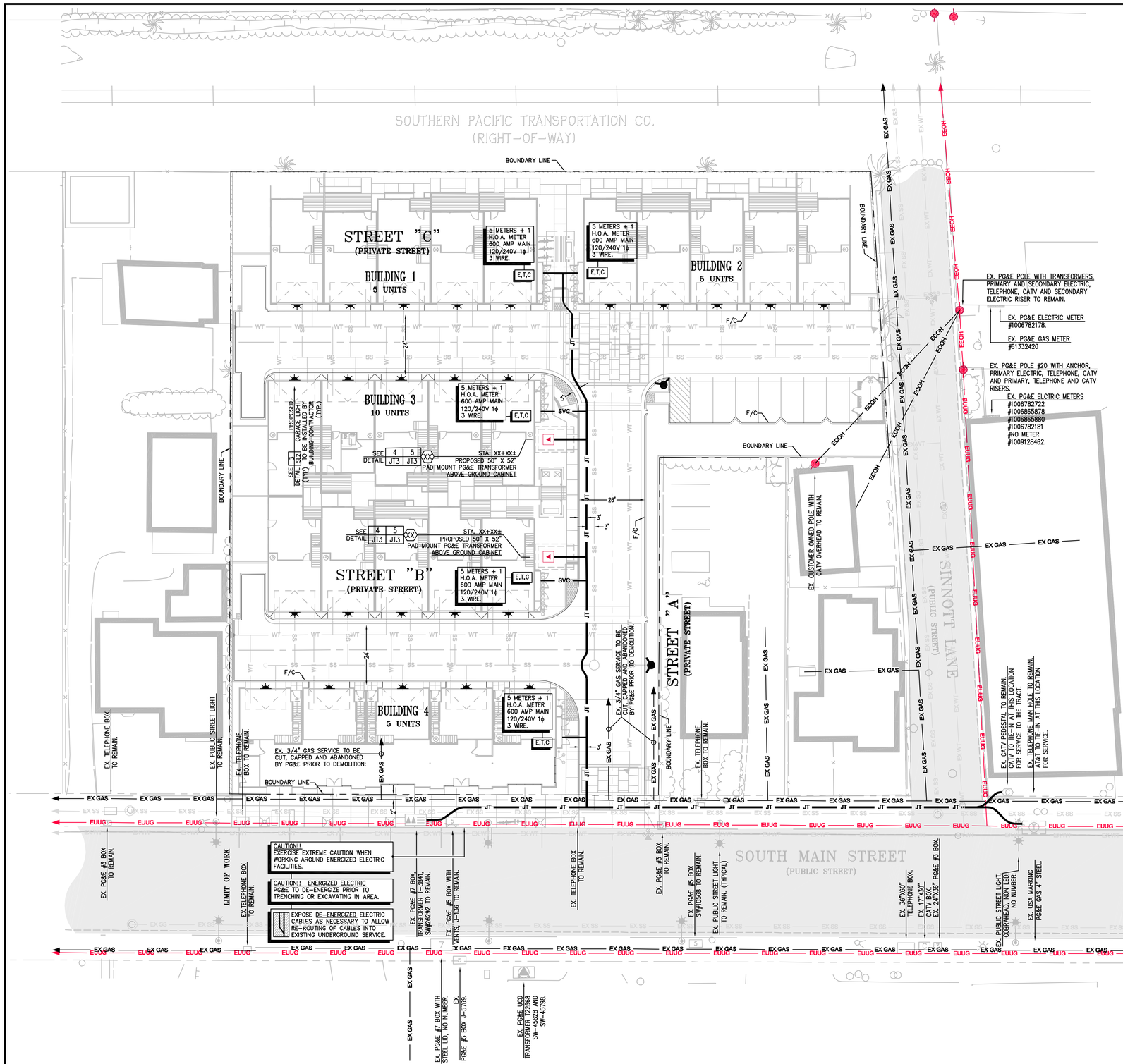
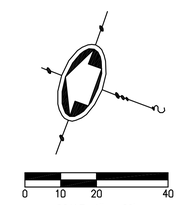
SHEET JT4 OF JT5 SHEETS





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CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 24 HOURS IN ADVANCE

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

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JOINT TRENCH COMPOSITE PLAN

CITY VENTURES
MILPITAS "A"
MILPITAS CALIFORNIA

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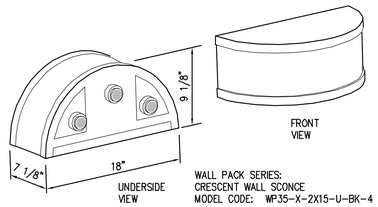
SHEET JT5 OF JT5 SHEETS

CITY VENTURES
MILPITAS "A"
MILPITAS SANTA CLARA COUNTY CALIFORNIA

MANUFACTURER REP.:
GREAT BASIN LIGHTING
STEVE OR FRAN COLE
(925) 240-1566



WALL PACK SERIES:
CRESCENT WALL SCONCE
MODEL CODE: WP35-X-2X15-U-BK-4

HOUSING:
DIE CAST HOUSING, TEXTURED WHITE, BRONZE, OR BLACK POWDERCOAT FINISH OVER A CHROMATE CONVERSION COATING

REFLECTOR:
ALUMINUM REFLECTOR

LENS:
FLAT TEMPERED GLASS LENS

FINISH:
TEXTURED POLYESTER POWDER PAINT: BLACK (BK).
CUSTOM COLORS AVAILABLE.

LAMPHOLDERS:
LED, SUPPORT BRACKETS.

LAMPS:
(2) LED, INCLUDED. 4000K IS THE LED DEFAULT KELVIN COLOR TEMPERATURE.

MOUNTING:
MOUNT OVER A 4" RECESSED OUTLET BOX. INCLUDES EASY-HANG "TWO HANDS FREE" WALL MOUNTING BRACKET.

WATTAGE:
30 WATTS

LISTING & RATINGS:
CSA: LISTED FOR WET LOCATIONS.

LINE VOLTAGE:
120 VOLTS

1 / SL2 WALL SCONCE LIGHT DETAIL (OR EQUIVALENT)
NOT TO SCALE

LEGEND

—— ESL ——	EXISTING STREET LIGHT CONDUIT
—— SL ——	PROPOSED STREET LIGHT CONDUIT
— 2" SL —	1-1 1/2" STREET LIGHT CONDUIT
(2W)	2-#8 CU. WIRE (SEE NOTE 15)
(3W)	3-#8 CU. WIRE (SEE NOTE 15)
(3WG)	2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
(4WG)	3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
TS	TRAFFIC SIGNAL BOX STATE TYPE #3 1/2, 14" x 19" x 12"
TS1	TRAFFIC SIGNAL BOX STATE TYPE #3 1/2, 17" x 30" x 12"
TS2	TRAFFIC SIGNAL BOX STATE TYPE #5, 18" x 27" x 12"
TS3	TRAFFIC SIGNAL BOX STATE TYPE #6, 22" x 35" x 12"
	TRAFFIC SIGNAL WITH XXXW ELECTROLIER (BY OTHERS)
	EXISTING TRAFFIC SIGNAL
	STREET LIGHT PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
	STREET LIGHT GROUND BOX STATE TYPE #5, 13" x 24" x 12"
	ELECTROLIER, POST TOP
	LIGHTING BOLLARD
	LIGHTING, WALL MOUNTED (BY OTHERS)
	EXISTING ELECTROLIER, SINGLE ARM

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

STREET LIGHTING SYSTEM PRIVATE

	P.G.&E.	CONTRACTOR
WIRE:		
FURNISH.	○	●
INSTALL.	○	●
CONDUIT:		
FURNISH.	○	●
INSTALL.	○	●
BASES:		
FURNISH.	○	●
INSTALL.	○	●
LUMINAIRES:		
FURNISH.	○	●
INSTALL.	○	●
SPLICE BOXES:		
FURNISH.	○	●
INSTALL.	○	●
EXCAVATE.	○	●
POLES & ARMS:		
FURNISH.	○	●
INSTALL.	○	●

SCHEDULE: LS3
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

ADDITIONAL NOTES:
-STREET LIGHTS TO BE MAINTAINED BY LIGHTING AND LANDSCAPING DISTRICT #X-X, UPON TRACT ACCEPTANCE
-SEE JOINT TRENCH COMPOSITE FOR TRENCH LOCATION
-TYPE V DISTRIBUTION AT ALL CUL-DE-SAC BULBS

STREET LIGHTING NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF MILPITAS.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO PG&E SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY PG&E.
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS. AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM)
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C. UNLESS OTHERWISE NOTED OR REQUIRED, USE MINIMUM 1 1/2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. CONDUIT DEPTH: 24" UNDER SIDEWALK: 24" UNDER PLANTER STRIP: 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8,7-STRAND SOFT COPPER, TYPE THW OR THHN WITH MINIMUM OF 3/64" (40 MIL) POLYVINILCHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/ 2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK -ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CAN BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB. BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 2 FOOT RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE UTILITY COMPANY INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.

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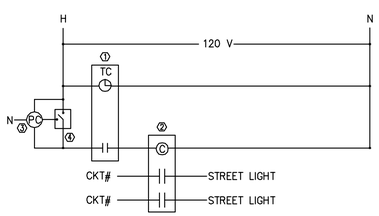
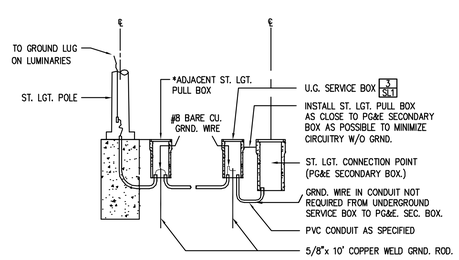
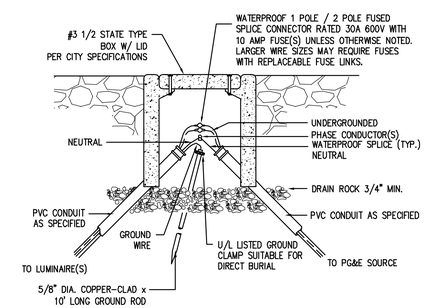


① 365 DAYS PROGRAMMABLE TIME CLOCK WITH PROGRAM BACKUP CAPABILITIES FOR AT LEAST 10 HRS.
② LIGHTING CONTACTOR 20A MULTIPOLE 120V COIL.
③ ADJUSTABLE PHOTO CELL ON ROOF (AIM NORTH)
④ BY-PASS TEST SWITCH

LIGHTING CONTROL DIAGRAM AT UTILITY CLOSET
SCHEMATIC



2 / SL1 PRIVATE STREET LIGHT GROUNDING DETAIL
NOT TO SCALE



3 / SL1 PRIVATE STREET LIGHT SERVICE BOX DETAIL
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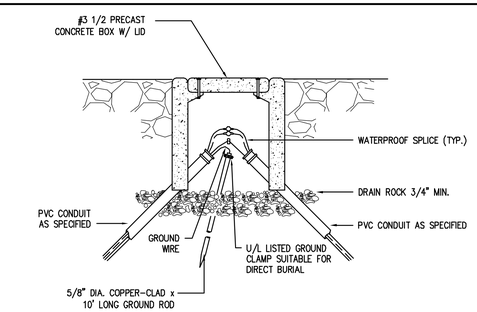

4 / SL1 PRIVATE STREET LIGHT ADJACENT OR BRANCH PULL BOX DETAIL
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STREET LIGHTING GENERAL NOTES AND DETAILS
CITY VENTURES
MILPITAS "A"
MILPITAS CALIFORNIA

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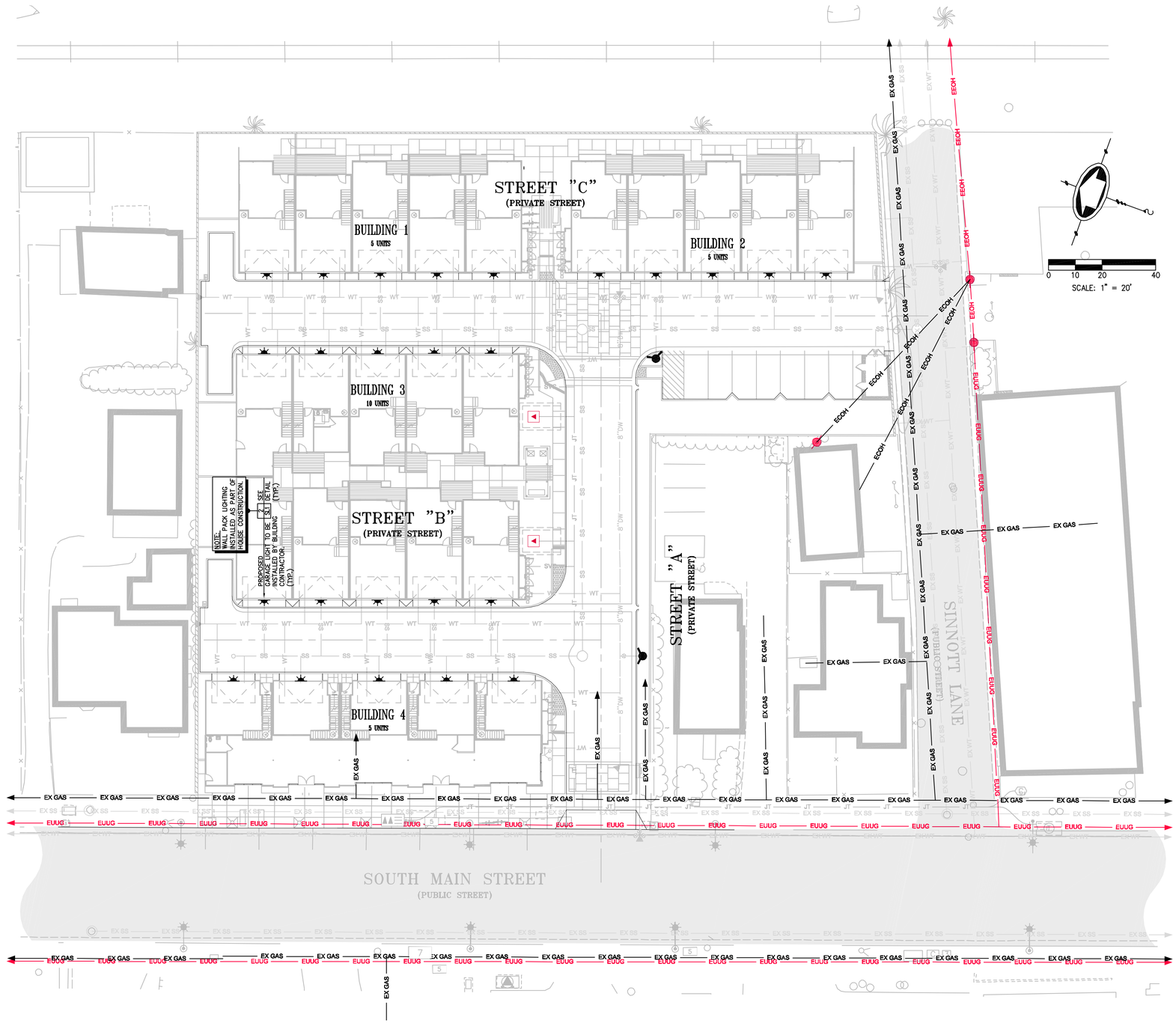

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STREET LIGHTING SITE PLAN

CITY VENTURES
MILPITAS "A"
MILPITAS CALIFORNIA

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SHEET SL2 OF SL2 SHEETS