LIST OF ATTACHMENTS FOR PUBLIC HEARING NO. 1 – ADOPT A RESOLUTION APPROVING A TENTATIVE MAP, SITE DEVELOPMENT PERMIT, AND CONDITIONAL USE PERMIT FOR THE MILPITAS STATION PROJECT

A. Resolution

B. Planning Commission Staff Report of September 8, 2010

C. Planning Commission Approved Minutes of September 8, 2010

D. Project Plans

Please Note: The Project Plans are available online http://www.ci.milpitas.ca.gov/_pdfs/council/2010/100510/attachments.asp then click on Item No. 1

OR

at the City Clerk's Office

A

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS APPROVING TENTATIVE MAP NO. MT09-0002, SITE DEVELOPMENT PERMIT NO. SZ08-0006 AND CONDITIONAL USE PERMIT UP10-0012 FOR THE MILPITAS STATION BUILDER DEVELOPMENT MAP, TO ALLOW THE FUTURE DEVELOPMENT OF 303 DWELLING UNITS ON 12.1 ACRES AT 1401 SOUTH MILPITAS BOULEVARD

WHEREAS, on August 19, 2008, an application was submitted by Patrick Brown of Milpitas Station, LLC, to allow the future development of 303 dwelling units in four product types for a 12.1-acre site. The property is located within the Transit Area Specific Plan and includes the Multi-family Very High Density and Very High Density Residential (R4) and High Density Residential (R3) with Site and Architectural Overlay (-S) and Transit Overlay (-TOD) Zoning districts (APNs: 086-32-032 through -040); and

WHEREAS, while the project is covered by the Environmental Impact Report certified for the Transit Area Specific Plan; and

WHEREAS, on September 8, 2010, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties and unanimously recommended approval to the City Council with specified additional conditions included herein.

NOW, THEREFORE, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

1. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

2. The project is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and/or is not subject to further CEQA documentation requirements under Section 15162 of the CEQA Guidelines, since the project and the circumstances surrounding it have remained unchanged since the certification of the EIR for the Transit Area Specific Plan and are environmentally covered under that Plan.

3. The project is consistent with the Milpitas Zoning Ordinance in that the project site meets the density and land use requirements.

4. The project is consistent with the Milpitas General Plan in that the project meets the density and land use requirements.

5. With respect to the Site Development Permit:

    a. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development in that the four residential products complement each other and surrounding development within the Piper-Montague sub-district.

    b. The project is consistent with the Transit Area Specific Plan in that the site design and densities are consistent. Any inconsistencies with the specific plan are addressed in the conditional use permit.

6. With respect to the Conditional Use Permit:

    a. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare because the project does include a variety of housing types and the appropriate infrastructure to support the community. Any inconsistent components of the project can be supported. In addition, as conditioned the

demolition, the construction and operation of the site will not be detrimental or injurious to the surrounding properties.

b. The proposed use is consistent with the specific plan in terms of land use, density, and street layout. Where the project is inconsistent, the project's overall benefit to the public outweighs the strict adherence to the standards regarding the building setbacks and block sizes. The various product types provide a density mix that complements the other proposed projects within the Piper-Montague sub-district area.

c. The deviation from the Transit Area Specific Plan standards meet the design intent identified within the Specific Plan and does not detract from the overall architectural, landscaping and site planning integrity of the proposed development. The massing of the proposed buildings will be minimal upon any streets affected.

d. The deviation from the Transit Area Specific Plan standards allows for a public benefit not otherwise obtainable through the strict integrity of the Zoning Standard. The project provides a variety of housing types in a layout that promotes mobility and connectivity within the sub-district.

PASSED AND ADOPTED this _____ day of _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Mary Lavelle, City Clerk

APPROVED:

_____
Robert Livengood, Mayor

APPROVED AS TO FORM:

_____
Michael J. Ogaz, City Attorney

EXHIBIT 1

CONDITIONS OF APPROVAL
Milpitas Station Builder Map (MT09-0002, SZ08-0006 & UP10-0012)

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans, sample color and materials board approved by the City Council, in accordance with these Conditions of Approval. **(P)**

2. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**

3. The relevant conditions of approval for the project shall be included within the first four sheets of construction plans submitted for a building permit.

4. The tentative map shall expire in two years unless extended in accordance with the Milpitas Subdivision Ordinance and the California Subdivision Map Act. **(E)**

5. These entitlements shall become null and void if the project is not commenced within two (2) years from the date of approval unless in conjunction with a tentative map, then the project life coincides with the life of the map. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas:

   a. Completes a foundation associated with the project; or

   b. Dedicates any land or easement as required from the zoning action; or

   c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner. **(P)**

Tentative Map

6. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. **(E)**

7. Prior to issuance of any building permits, the developer shall obtain approval from the City Engineer of the water, sewer, and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. **(E)**

8. At the time of final map approval, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to final map approval for the first phase of the development. **(E)**

9. This project must comply with the C3 requirements. Developer shall submit a storm water management plan prior to any final map approval that incorporates best management practices (BMPs) for treatments of run off from each builder parcel, utilizing guidelines established in the City of Milpitas C3 handbook. The stormwater management plan shall incorporate bio-treatment areas into the landscape design elements. Developer agrees to modify site plan for Lots 1, 2, 3, and 4 to incorporate said BMPs as required, including the dedicated public park area. **(E)**

10. Developer also agrees to incorporate appropriate Low Impact Elements into the street landscape design for all new proposed streets in addition to the mechanical filter unit approved as part of the approved master tentative map concept. The storm water management plan shall incorporate this design element. **(E)**

11. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the developer, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. **(E)**

12. The developer shall comply with Regional Water Quality Control Board's requirements for post construction treatments and implement the following:

    a. Prior to site development permit approval by the City Council, developer shall submit a Storm Water Control Plan package for review and approval.

    b. At the time of building permit plan check submittal, the developer shall submit a "final" Storm Water Control Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Storm Water Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the MRP and the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.

    c. Prior to issuance of Certificate of Occupancy, the developer shall submit a Storm water Control Operation and Maintenance (O&M) Plan, acceptable to the City, describing operation and maintenance procedures needed to insure that treatment Best Management Practices (BMPs) and other storm water control measures continue to work as intended and do not create a nuisance (including vector control). The treatment BMPs shall be maintained for the life of the project. The storm water control operation and maintenance plan shall include the applicant's signed statement accepting responsibility for maintenance until the responsibility is legally transferred.

    d. Developer shall include in the approved CC&R, language in regard to providing the City with an annual inspection report of the Storm Water Control Plan post construction compliance with the National Pollutant Discharge Elimination System (NPDES) requirements. If the City does receive the report, City will conduct the field inspection and report, and the developer and its successor shall be responsible to pay all associated costs.

    e. Prior to Final occupancy, the developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities. **(E)**

13. No final map approval for the builder map will be granted until the master final map has been approved and the lot line adjustments are **recorded** and the land exchange between the property owners are completed. **(E)**

14. Developer shall submit a final solid waste handling plan showing how the trash and recycling waste will be handled prior to approval of the final map. The plan shall show potential interim service solutions and final service solution to address all the phases of development. **(E)**

15. Prior to any building permit issuance, the developer shall submit an executed petition to annex the subject property into the future Transit Area Community Facility District (CFD 2008-1), and agree to pay the special taxes levied by CFD for the purpose of maintaining the public services. The petition to annex into the CFD shall be finalized concurrently with the parcel map recordation or prior to any building permit issuance, whichever occurs first. The developer shall comply with all rules, regulations, policies and practices established by the State Law and/or by the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents. **(E)**

16. Prior to final map approval, the developer shall establish necessary homeowner association (HOA). Membership of the HOA shall include all owners. The HOA shall be responsible for the maintenance of the landscaping, walls, buildings, private street lights, common area and private streets and shall have assessment power. The HOA shall manage the onsite water and sewer system and implement the Solid Waste handling plan. This information shall be clearly included in the Conditions, Covenants, and Restrictions (CC&R) and recorded documents. The CC&R document shall be submitted for review and approval by the City Engineer. **(E)**

17. Prior to any approval of a final builder lot, the builder shall obtain design approval and bond for all necessary public improvements (not bonded for in the Master Map) including but not limited to curb and gutter, pavement, sidewalk, signage and striping, street lights, fire hydrants, storm drain, sewer and water services.

    Plans for all public improvements shall be prepared on Mylar (24”x 36” sheets) with City Standard Title Block and developer shall submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer’s estimate of the construction cost for faithful performance and 100% of the engineer’s estimate of the construction cost for labor & materials. The public facilities such as water meters, RP backflow preventers, sewer clean outs, etc., shall be placed so access is maintained and kept clear of traffic. All improvements must be in accordance with the Transit area Specific Plans requirements and City of Milpitas standard and specification, and all public improvements shall be constructed to the city Engineer’s satisfaction and accepted by the City prior to building occupancy permit issuance of the **first production unit**. **(E)**

18. The developer shall submit the following items with the building permit application and pay the related fees prior to building permit issuance:

    a. Storm water connection fee of **$230,721** (based on 10.74± Acres at $16,771/ac and 46 units at $1,100/Unit).

    b. Water connection fee of **$387,008** based on 257 units at $1,164/Unit and 46 units at $1,910/Unit.

    c. Sewer connection fee of **$449,110** based on 257 units at $1,406/Unit and 46 units at $1,908/Unit.

    d. Water Service Agreement(s) for water meter(s) and detector check(s).

    e. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.

    Contact the Land Development Section of the Engineering Division at (408) 586-3328 to obtain the form(s). **(E)**

19. The Developer shall be responsible to pay a Transit Area Impact fee. The fee amount and payment schedule shall be subject to the conditions set forth in the shared infrastructure improvement agreement, as noted above. **(E)**

20. Master developer shall comply with all the conditions of approval for the approved master tentative map prior to approval of any builder lot final map of Lots 1, 2, 3, and 4, including but not limited to the following conditions of approvals:

a. Milpitas Boulevard frontage improvements including but not limited to landscaped median islands from Gibraltar to Montague Expressway, new curb, gutter, sidewalk installation, AC overlay or if necessary reconstruction of the entire street frontage at the City Engineer direction, signage and striping, street lights, vehicle speed feedback signs, tree wells and street trees, fire hydrants, and bus stop installation. Public-Private partnerships for landscape improvements on Milpitas Boulevard along the frontage of the PG&E parcel located north of the developments will also be developed.

b. Traffic signal installation at Milpitas Boulevard and proposed Public Street "A."

c. Recycle Water main line installation from Gibraltar Drive intersection to the railroad crossing on Milpitas Boulevard.

d. Piper Drive interim roadway improvement from the proposed "A" street to Montague Expressway, including but not limited to pavement restoration, signage and striping, street lights, sidewalk, and streetscape installation, and railroad crossing improvements.

e. Construction of public street "A" from Milpitas Boulevard to Piper Drive, and public streets "B" and "C" to the project boundary, including but not limited to signage and striping, street lights, curb & gutter, sidewalk, streetscape, and public utilities installation.

f. Installation of necessary public utilities along project frontage on Milpitas Boulevard, Piper Drive and proposed Public Street "A", "B" and "C", including but limited to water, sewer, storm, recycle water, fire hydrants and service laterals.

g. Dedication and construction of the proposed public park.

h. Developer shall underground all existing wires along Milpitas Boulevard frontage on pole number 1 through 5 and remove utility poles 2, 3, and 4, as shown on the approved Master Tentative map. All existing poles within the proposed subdivision and the project frontage, with the exception of transmission lines supported by metal poles carrying voltages of 37.5KV or more, have to be undergrounded.

21. Developer shall comply with the Transit Area Specific Plan requirements, and approved EIR requirements, pay the impact fees and address all required mitigations. **(E)**

22. The project is subject to the "Cost Sharing Reimbursement Agreement" (Recorded on September 10, 2009—Document Number 20427520) between Milpitas Station, LLC; Barry Swenson, and Citation Development Company. **(E)**

23. Prior to any map recordation, the developer shall prepare a focused traffic Impact Analysis (TIA). Prior to any building permit issuance, the developer shall address all required mitigation and pay related fees identified in the TIA. The scope of analysis shall be determined and approved by the City. **(E)**

24. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to, connection fees (water, sewer and storm), Transit Area impact fee, plan check and inspection deposit, and 2.5% building permit automation fee. These fees are collected as part of the secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor and materials. **(E)**

25. Prior to any building permit issuance, the developer shall record a final map. **(E)**

26. Prior to final map recordation, the developer shall submit to the City a digital format of the final map (AutoCAD format). All final maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3. **(E)**

27. The developer shall dedicate on the final map necessary public service utility easements, street easements and easements for water and sanitary sewer purposes. **(E)**

28. Prior to final map recordation, the developer shall vacate the existing easements that are not needed and relocate/abandon the existing private/public utilities to the city satisfaction. **(E)**

29. Prior to start of any construction, the developer shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personnel parking, temporary construction fencing, and construction information signage and establish a neighborhood hotline to record and respond to neighborhood construction related concerns. The developer shall coordinate their construction activities with other construction activities in the vicinity of this project. The developer's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. **(E)**

30. The developer shall obtain information from the US Postal Services regarding required mailboxes. Structures to protect mailboxes may require Building, Engineering and Planning Division review. **(E)**

31. The developer shall obtain information from the Milpitas Unified School District (MUSD) regarding providing services. **(E)**

32. Prior to start of any construction, the developer shall submit a construction schedule and monitoring plan for City Engineer review and approval. The construction schedule and monitoring plan shall include, but not be limited to, construction staging area, parking area for the construction workers, personal parking, temporary construction fencing, and construction information signage. The developer shall coordinate their construction activities with other construction activities in the vicinity of this project. The developer's contractor is also required to submit updated monthly construction schedules to the City Engineer for the purpose of monitoring construction activities and work progress. **(E)**

33. The developer shall comply with new Municipal Regional Permit requirements for both post and pre construction stormwater treatment requirements, and comply with the specific requirements identified in the City of Milpitas Engineering Design Guideline. Any changes to the approved master map that trigger changes to the site plan will require the re-submittal of the conceptual Storm Water Management pan for review and approval. **(E)**

34. Make changes as noted on Engineering Services Exhibit "T"(dated 8/20/2010) and submit a revised tentative map for review and approval. **(E)**

35. In the event that an unintended conflict arises between the development of the property and the existing uses on the adjacent properties, the builder or HOA (if one is established) shall work with the adjacent property owner or businesses to come to a resolution on the issue. (P)

36. The developer shall work with staff to provide additional crosswalks to the public park prior to recordation of the final map. (P)

37. The developer shall work with staff to incorporate an earth tone palette for exterior building materials, such as stone veneer and wood trim, and include additional diversity of architectural design throughout the project. (P)

38. The builder shall incorporate opportunities for solar upgrades and electrical vehicle charging stations within the units as options to buyers. (P)

39. The plan material chosen for the southern project boundary adjacent to the railroad shall be of such size and species as to adequately screen the residents from the adjacent uses once fully grown. (P)

40. Alternative tree species to palms shall be included with the landscaping plan. (P)

B

MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: September 8, 2010

APPLICATION:	**Major Tentative Map No. MT09-0002, Site Development Permit No. SZ08-0006, Conditional Use Permit No. UP10-0012, Milpitas Station Builder Development Map**
APPLICATION SUMMARY:	A request to develop 12.1 acres with 303 dwelling units in four product types. The proposal requests to deviate from certain development standards within the Transit Area Specific Plan. Architectural plans are included for consideration.
LOCATION:	1401 S. Milpitas Blvd. (APNs: 086-32-032 through -040)
APPLICANT:	Patrick Brown, 4060 Campus Dr., Ste. 100, Newport Beach, CA 92660
OWNER:	Milpitas Station, LLC, 12275 El Camino Real, Ste. 11, San Diego, CA 92130
RECOMMENDATION:	**Staff recommends that the Planning Commission:** **Adopt Resolution No. 10-036 recommending approval of the project to the City Council, subject to the attached Conditions of Approval.**
PROJECT DATA:	
General Plan/ Zoning Designation:	Multi-family Very High Density and Multi-family High Density/Very High Density Residential (R4) and High Density Residential (R3)
Overlay District:	Site and Architectural (-S) and Transit Oriented Development (-TOD)
Specific Plan:	Transit Area Specific Plan (TASP)
Site Area:	12.1 acres
CEQA Determination:	Exempt pursuant to Section 15161(b) (3) of the CEQA Guidelines
PLANNER:	Sheldon S. Ah Sing, Senior Planner
PJ:	3216
ATTACHMENTS:	A. Resolution No. 10-036 B. Figures 5-7 & 5-8 (TASP street sections) C. Project Plans (Tentative map, architecture, landscape)

LOCATION MAP

No scale

BACKGROUND

On June 3, 2008, the City Council adopted the Transit Area Specific Plan. The Plan encompasses 437 acres and promotes the development of 7,109 dwelling units, 287,075 square feet of retail space, 993,843 square feet of office space and industrial. The plan includes development standards, goals and policies guiding development within the plan area. Because of the physical characteristics of the area, including major streets, railroads and creeks, the plan also established sub-districts with specific goals and policies to accommodate those unique characteristics.

The proposed project is within the Piper-Montague Sub-District of the Transit Area Specific Plan. The sub-district is located near the future BART station and the Great Mall, although separated by Montague Expressway and rail tracks respectively. For the sub-district, the TASP envisioned high density residential neighborhoods near transit and shopping. In addition, the plan proposed public parks for the sub-district, a street to connect Piper Drive and Milpitas Boulevard and a street to link the new public road and Montague.

On October 21, 2008, the City Council approved the Milpitas Station master development map, which provided the basis for the off-site improvements (streets, utilities) and the formation of four builder lots to accommodate future development. A subsequent cost sharing agreement between three developers of the sub district was approved by the City for the purpose of providing appropriately phased infrastructure.

Since that time, Patrick Brown of Milpitas Station, LLC submitted an application to consider the development of the four builder lots for the purpose of accommodating 303 dwelling units. The application is submitted pursuant to Title XI, Chapter 1, Section 4 of Municipal Code for tentative maps; Title XI, Chapter 10, Section 57 for Conditional Use Permits for deviations to the Transit Area Specific Plan development standards; and Site Development Permits for the review of the site layout and project architecture.

PROJECT DESCRIPTION

Site and surrounding uses

The site contains 12.1 acres and is located near the intersection of Montague Expressway and Milpitas Boulevard. The project site is partially zoned High Density Residential and Very High Density Residential. The entire project site has Site and Architectural and Transit Oriented Development Overlays focusing on design and treatment of projects near transit nodes. Surrounding the subject property are developed parcels. East of the subject site includes developed buildings on industrially zoned properties. To the north of the project site is an electric sub-station and buildings on industrially zoned properties. To the south of the project site include industrial buildings on high density mixed use zoned properties. To the west of the subject site includes industrial buildings on high density residentially zoned property. A vicinity map of the subject site location is included on page 2 for reference.

To the south of the subject site is a spur railroad servicing existing industrial users to the east of the site. While the long-term vision of the TASP sees the elimination of the spur, the spur will not be moved in the short-term. With the approval of the master development map, the two smaller park concepts was replaced with a single, centrally located park site along the proposed east-west public street. The proposed park is surrounded by a public road loop connecting to the east-west road.

Tentative Vesting Condominium Map

The previously approved master map created four lots to develop housing and established off-site improvement phasing, including private and public roads and public park facilities for area not included within the four parcels. On four builder parcels, the project proposes 303 dwelling units. The purpose of this application is to develop each parcel with a different product type and ensure that the appropriate infrastructure including utilities is considered. The table below demonstrates the parcel size and eventual number of dwelling units that could be developed on each parcel.

Table 1
Parcel Statistics

Parcel	Acreage	Number of units
1	2.36	46
2	2.19	77
3	2.23	72
4	2.41	108
Total	*9.19*	*303*

Site Development Permit

The property includes a Site and Architectural Overlay as a part of its land use designation. All proposed development in the overlay district is considered in Section 57.03, Site Development and

Minor Site Development Permits, of the City's Zoning Ordinance. The Site Development Permit considers the site layout, the compliance with various development standards and the architecture of the buildings.

Site Layout

The project site is accessible from Milpitas Boulevard via a new east-west public street. This street will eventually intersect with Piper Drive to the east, which is parallel with Milpitas Boulevard. A public road will loop around the future park site in the center of the sub-district. Access to Lot 1 will be directly from this loop road. Two private roads are proposed to intersect with the east-west public road to provide access to Lots 2, 3 and 4. In addition, Lot 4 will have a driveway with direct access to the east-west road.

A three-party agreement is in place for the timely development of streets, utilities and park areas, since the sub-district includes three developers. Each developer has possession of areas that would ultimately become public right-of-way with utilities, and a park. The details of reimbursement and contributions are within the agreement.

Each lot has an increasingly more intense development, with Lot 4 being the most intense in terms of massing and units. This makes sense given that the "Barry Swenson" parcel to the immediate west of Lot 4 is envisioned with high-rise development. Lot 4 of the proposed project would mostly complement the adjacent project.

Development Standards

The Transit Area Specific Plan envisioned large monolithic buildings in the specific plan area and as such the development standards are assumed to take into account these large buildings. That is, however, not practical for the proposed project, since the project includes multiple smaller buildings on each lot. In the case of this project, setbacks are assumed from a line drawn around the outermost edge of the buildings. The intent of the specific plan is maintained by taking this approach. Table 2 summarizes the key development standards for the project.

Table 2
Project Development Summary

	Street Setback (back of sidewalk)	**Other Street Setbacks**	**Height**	**Block Dimension**
Lot1	12' (Street A); 8' (Street C)	15' (rear)	35'	460'
Lot 2	8' (Street A)	20' (rear)	39'	306'
Lot 3	9' (Street A)	20' (rear)	48'	270'
Lot 4	8.5' (Street A)	20' (rear)	55'	260'

Street Setbacks

The Transit Area Specific Plan includes specific design criteria for existing and new streets within the development, which include the width of the street, width of sidewalks, parking lane dimensions, street trees and landscaping and minimum setbacks to the buildings from the back of the sidewalk or curb. Any major modifications to the street sections as proposed by the specific plan may be modified by the Planning Commission or other decision-making body with ultimate authority over the project's

entitlements. Specifically, the pertinent street sections in the specific plan are Figures 5-6, 5-7, and 5-9. See Attachment B for reference. The project deviates from "street setbacks" and requires consideration by the Planning Commission and City Council through a Conditional Use Permit. See the Conditional Use Permit section of this report for further analysis.

The project as proposed deviates from the dimensions indicated in Figures 5-7 and 5-8. The applicant requests to deviate from the street setback, which stipulates an average of 10 feet along Street A and Street C.

Other Street Setbacks
When a street section is not provided, the Transit Area Specific Plan indicates an 8-15 foot setback from the back of the sidewalk to the proposed building for elevations along a street. The project includes a private street or drive along the western, northern and eastern boundary. The project deviates from the "other street setbacks" requirement and requires consideration by the Planning Commission and City Council through a Conditional Use Permit. See the Conditional Use Permit section of this report for further analysis.

The project includes a private drive (Lot C) between Lots 2 and 3. The proposed setback from the back of the sidewalk ranges between 5.3 feet and 5.5 feet. This represents a deviation from the prescribed setback.

The project also includes a private road (Lot B) between Lots 3 and 4. The proposed setback from the back of the sidewalk ranges between 6.3 feet and 3 feet. This also represents a deviation from the prescribed setback.

Height
The maximum building height in the zoning districts is 75 feet. Depending on the product type, the building heights range between 35 and 55 feet and this conforms to the height limit.

Block Dimension
The Transit Area Specific Plan indicates a 500 foot maximum distance between publicly accessible paths of travel for a block. The smaller block sizes promote walking, connectivity and mobility. The block lengths conform to the standard. Sheet L.1.2 of the landscape plans show the pedestrian circulation throughout the project. The plans demonstrate a high level of mobility for pedestrians.

Parking
Table 3 demonstrates the project's compliance with the parking standards for the zoning district.

Table 3
Project Compliance with Parking

	Number of Units	**Parking Required**	**Spaces Required**
Lot 1			
2-3BR	46	1.2 per unit	74
Guest		20% of required	11

	Number of Units	Parking Required	Spaces Required
Subtotal required			***85***
Subtotal provided			***112***
Lot 2			
1BR	14	1.2 per unit	17
2BR	63	1.6 per unit	101
Guest		20% of required	18
Subtotal required			***136***
Subtotal provided			***141***
Lot 3			
2-3BR	72	1.6 per unit	115
Guest		20% of required	17
Subtotal required			***132***
Subtotal provided			***153***
Lot 4			
1BR	36	1.2 per unit	43
2BR	72	1.6 per unit	115
Guest		20% of required	24
Subtotal required			**182**
Subtotal provided			**204**
Open unallocated stalls			**26**
GRAND TOTAL REQUIRED			**535**
GRAND TOTAL PROVIDED			**636**

All but 11 required parking spaces are provided within private garages. The 11 spaces will be assigned as uncovered spaces within the lot. Guest and additional parking are included as perpendicular or parallel parking either within the lots, private streets or along the public roadways within the development area. It is expected that any uncovered parking would be located adjacent to the lot it serves, so that residents and guests as pedestrians are not crossing streets. The project as proposed demonstrates compliance with the parking requirements of the Transit Area Specific Plan.

Tandem Parking

The Milpitas Zoning Ordinance allows up to 50% of the parking required for residential uses to be tandem in projects with private garages. Lot 3 (Brownstones 2) includes 24 units with tandem parking arrangements. Lot 4 includes 72 units with tandem parking arrangements. A total of 96 units throughout the development have tandem parking. A total of 535 parking spaces is required for the development, thus the project complies with the tandem provisions.

Bicycle Parking

The project provides 28 bicycle spaces for residents and guests. The project as proposed complies with the requirement for bicycle parking.

Architecture and Massing

The project incorporates a variety of density types, with each lot containing a particular product. The architecture and massing varies by lot and product.

Lot 1 "Urban Villas"

Lot 1 includes 46 detached single-family dwelling units. Each unit is three stories and has three bedrooms. The living area for each unit varies between 1,600 and 1,700 square feet. Each unit also has a two-car garage. On site guest parking is provided. The rooftops provide areas where solar panels could be installed by the owner.

The architecture varies between the three unit styles. Primarily, the exterior includes a stucco finish, while certain units will include some hardboard siding. Fenestration is adorned with shutters and trim.

Lot 2 "Towns"

Lot 2 includes 77 attached townhouse dwelling units. A typical building contains five units in three stories. Some units have one bedroom and some have two bedrooms. Each unit has either a one-car or two-car garage. Other reserved uncovered parking is available on the lot. The living area for each unit varies between 920 and 1,143 square feet. The rooftop of each building provides an area where solar panels could be installed.

The architecture includes stucco walls and contains a combination of arches, balconies, and cantilevered elements. Fenestration is adorned with shutters and trim fixtures. Flat concrete roofing tile finishes the top of the buildings.

Lot 3 "Brownstone 2"

Lot 3 includes 72 attached multi-family dwelling units. Each building contains six units in four stories. This product includes two and three bedroom units. Units range in size between 1,571 and 1,884 square feet. Some units have tandem parking arrangements.

The architecture includes stucco walls and contains a combination of arched entries, balconies, and cantilevered elements. Concrete flat tile roofing finishes the top of the building.

Lot 4 "Brownstone 1"

Lot 4 includes 108 attached multi-family dwelling units. Each building contains six units in five stories. The fifth floor includes a loft for two of the six units. This product includes one and two bedroom units. Units range in size between 1,021 and 1,300 square feet. Some units have tandem parking arrangements.

The architecture includes stucco walls and contains an arcade at the first floor, balconies above finished with concrete flat tile roofing.

Landscaping and lighting

The project provides a combination of soft and hardscape in both public and private areas. A wrought iron fence borders the southern boundary of the project, in anticipation of future mixed use development to the south. A masonry wall creates the boundary between the Urban Villas and the PG&E substation. Treatments to the wall include anti-graffiti coatings and vines to discourage vandalism. Pedestrian crossings include enhanced paving. See sheets L.1.1 through L.1.7 of the plans for more detail.

Conditional Use Permit
Exceptions to the standards within the Transit Area Specific Plan may be approved by the Planning Commission and/or City Council upon review of a Conditional Use Permit. In addition to the standard required findings for a Conditional Use Permit, the following findings are necessary by the final decision-making authority:

> The deviation from the Transit Area Specific Plan standard meets the design intent identified within the Specific Plan and does not detract from the overall architectural, landscaping and site planning integrity of the proposed development.
>
> The deviation from the Transit Area Specific Plan standard allows for a public benefit not otherwise obtainable through the strict integrity of the Zoning Standard.

The project proposes to deviate from the building setback standards along streets. The project includes a series of smaller buildings than those envisioned by the specific plan. The massing of the buildings will be minimal upon the street.

This tentative map divided the lots (builder lots) or blocks into smaller lots to allow for phasing within a block, making the development flexible to develop. This requires a deviation from the standard two acre minimum specified in the specific plan.

The overall design of the project meets the intent of the Transit Area Specific Plan. The various product types provide a density mix that complements the other proposed projects within the Piper-Montague sub-district area.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan
The table below outlines the project's consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 3
General Plan Consistency

Policy	Consistency Finding
2.a.1-25: Require development in the Transit Area to conform to the adopted design guidelines and requirements contained in the Transit Area Plan.	Consistent. The project as proposed and conditioned conforms to the street layout, street sections, density and land use.

Zoning Ordinance
The site includes 7.9 acres of High Density Residential-Transit Oriented Development (R3-TOD) (21 min/41 max units per acre) and 4.2 acres of Very High Density Residential-Transit Oriented Development (R4-TOD) (41 min/60 max units per acre). The project is to create a master parcel

development map that provides for the eventual development of high density residential, which is consistent with the City's Zoning Map. Other development standards, including density, are described in the Transit Area Specific Plan section below.

Subdivision Ordinance

The project is consistent with the provisions in Title XI, Chapter 1, Section 4, Tentative Maps of the City's Municipal Code regarding the form, content and dedications of the tentative map. Tentative maps receive ultimate consideration by the City Council after a recommendation from the Planning Commission through adoption of a resolution.

Transit Area Specific Plan

Overall compliance

The proposed project's land use and street layout are consistent with the Transit Area Specific Plan's Piper-Montague sub-district.

Density

On all sites throughout the Transit Area, densities can be averaged over an individual project which covers multiple parcels or over separate projects; provided that legal instruments are recorded for individual parcels to ensure that the minimum and maximum densities established by the plan are met. The portion of the project with the R3 zoning complies with the Transit Area density requirements (7.9 acres x 21 dwellings/acre = 166) However, the portion of the project with the R4 zoning does not comply with the Transit Area density requirements (4.2 acres x 41 dwellings/acre = 172) versus 137 that is provided. The additional 36 units will be accommodated by the "Barry Swenson" development to the west of the project site. An agreement between the developers has already been completed.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is exempt from further environmental review pursuant to Section 15160(b) (3) of the CEQA guidelines because staff determined that the project is consistent with the certified EIR for the Transit Area Specific Plan adopted on June 3, 2008 by the City Council.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The proposed project is substantially consistent with the Transit Area Specific Plan in terms of land use, density, and street layout. The proposed deviations are consistent with the overall intent of the Transit Area Specific Plan. The various product density types complement the other proposed developments within the Piper-Montague sub-district. Using density averaging, the project is consistent with the minimum density requirements for the zoning districts.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission close the public hearing and adopt Resolution No. 10-036 recommending approval of Tentative Map No. MT09-0002 and Conditional Use

Permit No. UP10-0012, Milpitas Station Builder Map to the City Council, subject to the attached Conditions of Approval.

Attachments:

A. Resolution No. 10-036
B. Figures 5-7 & 5-8 from TASP (Street sections)
C. Project Plans (Tentative Map, Architecture, Landscape)

3. MAJOR TENTATIVE MAP NO. MT09-0002, SITE DEVELOPMENT PERMIT NO. SZ08-0006, CONDITIONAL USE PERMIT NO. UP10-0012, MILPITAS STATION BUILDER DEVELOPMENT MAP

Sheldon Ah Sing, Senior Planner, presented a request to develop 12.1 acres with 303 dwelling units in four project types. The proposal requests to deviate from certain development standards within the Transit Area Specific Plan. The project is located at 1401 So. Milpitas Blvd. Mr. Ah Sing recommended adopting Resolution No. 10-036 recommending approval of the project to the City Council subject to conditions of approval.

Commissioner Tabladillo asked if the applicant be using solar. She suggested using outlets for electric vehicles.

Vice-Chair Mandal asked which school will the children be part of. Mr. Lindsay stated the project is located in the Milpitas Unified School District.

Chair Williams suggested a disclosure to the homeowner stating a new applicant is forth coming.

Commissioner Tao asked if a project has its own project designated amenities. Mr. Ah Sing referred this question to the applicant.

Pat Brown, 4060 Campus Dr., Ste 100, Newport Beach, stated this is the second phase of the project. He is willing to include electric car plugs. This project is far from the Towers.

Chair Williams is concerned with the location of the park's parking lot. He feels the residents might use this as an extended garage.

Commissioner Tabladillo requested the applicant work with staff to provide ample crosswalks that are safe and clearly marked.

Commissioner Tabladillo asked if there will be seating for the elderly. Mr. Brown stated there are seating walls in the plans.

Commissioner Ciardella asked what kind of shadow effect the Towers will have on the other buildings. Mr. Brown stated it will be a significant shadow effect.

Chair Williams urges the applicant to notify the residents when a new project has begun in that area.

Chair Williams opened the public hearing.

Russ Winslow, 1566 Ashgroft Way, Sunnyvale, stated he is the owner of 905 Montague and would like to see this project move forward. He also stated he would like to stay at the location he is at now.

Paul Gillick, 1587 Hanchet, San Jose, stated he is concerned with traffic. He would like to see easier access to BART. Mr. Lindsay stated No. Milpitas Blvd. will be the main access to the BART station. Mr. Ah Sing stated the Citation project does provide for a pedestrian access to the BART station.

Motion to close the public hearing.

M/S: Tabladillo, Mandal

AYES: 7

NOES: 0

ABSENT: 1 (Gurdev Sandhu)

ABSTAIN: 0

Commissioner Tabladillo is concerned with the design of the project. She requests that

the applicant work through staff to enhance the design.

Commissioner Tao asked if there will be an architectural review on this project. Mr. Lindsay stated this is the architectural review.

Commissioner Ciardella asked about the height of the fence near the railroad. Mr. Ah Sing stated the fence will be at least 8 ft high.

Mr. Lindsay read the following additional conditions. They are 1) The developer shall provide a written disclosure to purchasers of the residential units of planned high density development within the area, 2) The developer shall work with staff to provide additional crosswalks to the public park prior to recordation to the final map, 3) The developer shall work with staff to incorporate earth tone exterior building materials and additional diversity of architectural design throughout the project, 4) The builder shall incorporate opportunities for solar upgrades and electrical vehicle charging stations within the units, 5) The plan material chosen for the southern project boundary adjacent to the railroad shall be of such size and species as to adequately screen the residents from the adjacent uses once fully grown, and 6) Alternative tree species to palms shall be included with the landscaping plan.

Mr. Brown stated they accept the additional conditions stated.

Motion to adopt Resolution No. 10-036 recommending approval of the project to the City Council, subject to conditions of approval with the additional conditions.

M/S: Mandal, Tabladillo

AYES: 7

NOES: 0

ABSENT: 1 (Gurdev Sandhu)

ABSTAIN: 0

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
MILPITAS STATION
MILPITAS, CALIFORNIA

UTILITIES:

PUBLIC FACILITIES IN DEVELOPMENT LOTS: GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.

PRIVATE FACILITIES: WATER, SEWER, STORM DRAIN

WATER SERVICE TO THE SITE WILL BE SERVED FROM THE EXISTING FACILITIES WITHIN THE PUBLIC STREETS, PRIVATE DRIVE AND PRIVATE ROAD.

SEWER SERVICE TO THE SITE WILL BE SERVED FROM THE EXISTING FIFTEEN-INCH MAIN IN PIPER DRIVE.

WATER SERVICE – CITY OF MILPITAS

SEWAGE SERVICE – CITY OF MILPITAS

GAS & ELECTRIC SERVICE – PACIFIC GAS & ELECTRIC.

TELEPHONE SERVICE – AT&T.

CABLE TV SERVICE – COMCAST CABLE COMMUNICATIONS.

SOUND WALLS & MASONRY WALLS – PRIVATELY OWNED & MAINTAINED

STREET TREES – CITY OF MILPITAS
TREES INSTALLED PER CITY STD 448
MAINTAINED BY THE HOME OWNERS ASSOCIATION

GROSS AREA=13.1 AC

STREET LIGHTS – PRIVATELY OWNED AND MAINTAINED EXCEPT FOR THE STREET LIGHTS ALONG PROPOSED PUBLIC STREET A, B, AND C

PROPERTY DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MILPITAS, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

PORTION OF PARCEL A, B, AND C, AND ALL OF PARCEL D AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP RECORDED NOVEMBER 20, 1987, IN BOOK 580 AT PAGES 49 AND 50, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, AND A PORTION OF PARCEL NO. 2 AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED DECEMBER 28, 1971, IN BOOK 294 AT PAGE 35, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY.

GENERAL NOTES:

1. STREETS: STREETS A, B & C WILL BE PUBLIC STREETS AND MAINTAINED BY THE CITY OF MILPITAS. REMAINING STREETS WILL BE PRIVATE STREETS AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. PROPOSED WATER, SANITARY SEWER, AND STORM DRAIN FACILITIES WITHIN THE SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED BY HOA, EXCEPT NOTED WATER LINE ON LOT B.
3. DATUM: CITY OF MILPITAS DATUM.
4. THERE ARE SEVERAL EXISTING MONITORING WELLS ON SITE TO BE ABANDONED AS PART OF THIS PROJECT.
5. PROJECT SHALL COMPLY WITH APPROVED TRANSIT AREA EIR.

ABBREVIATIONS:

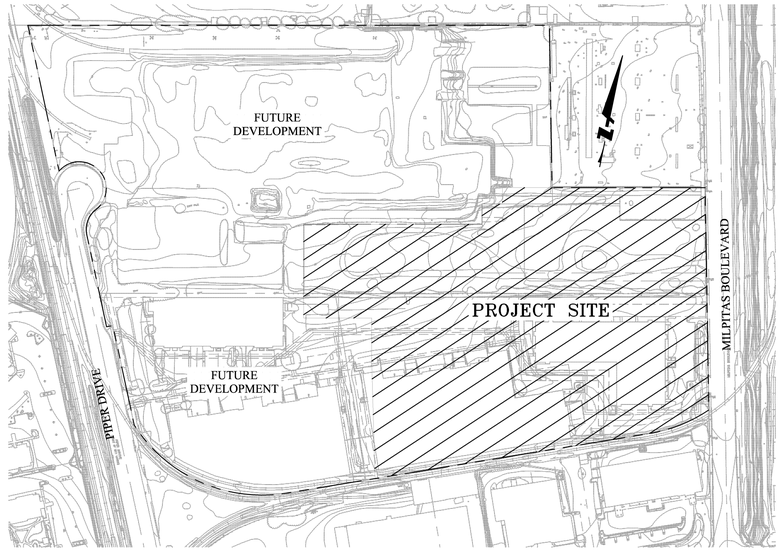
SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ACRES OR ASPHALT CONCRETE
BLDG	BUILDING
BOS	BOTTOM OF SLOPE
BW	BOTTOM OF WALL
DW	DOMESTIC WATER
DWE	DOMESTIC WATER EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
FFG	FINISH FLOOR GRADE
GB	GRADE BREAK
GND	GROUND
HP	HIGH POINT
IEE	INGRESS, EGRESS EASEMENT
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FOOT
LLA	LOT LINE ADJUSTMENT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
NBA	NON-BUILDABLE EASEMENT
NTS	NOT TO SCALE
PAE	PRIVATE ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE
PKG	PARKING
PMFLE	PRIVATE MAINTAINED FIRE LINE EASEMENT
PMSDE	PRIVATE MAINTAINED STORM DRAIN EASEMENT
P.O.C.	POINT OF CONNECTION
PR	PROPOSED
PSDE	PUBLIC STORM DRAIN EASEMENT
PSUE	PUBLIC SERVICE UTILITY EASEMENT
PW	POTABLE WATER
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R.O.W.	RIGHT-OF-WAY
RR	RAILROAD SPUR EASEMENT
RW	RECLAIMED WATER
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT.	SHEET
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TEMP	TEMPORARY
TG	TOP OF GRATE
TOS	TOP OF SLOPE
TYP	TYPICAL
TW	TOP OF WALL
W	WATER
VTA	SANTA CLARA VALLEY TRANSPORTATION AUTHORITY

DEVELOPMENT DENSITY

		REQUIRED	UNITS	DENSITY
HIGH DENSITY RESIDENTIAL (21 DU/AC)	7.9± ACRES	166 DU	166 DU	21DU/AC
VERY HIGH DENSITY RESIDENTIAL (41 DU/AC)	4.2± ACRES	172 DU	137 DU	34DU/AC
ADDITIONAL UNITS FROM SWENSON & HIGH DENSITY DEVELOPMENT			36 DU	
PER DENSITY AVERAGING FOR VERY HIGH DENSITY			173 DU	41DU/AC
(31 FROM SWENSON + 5 FROM HIGH DENSITY AREA)				
TOTAL			338 DU	
PROPOSED			303 DU	
TOTAL WITH DENSITY AVERAGING			338 DU	

MULTIPLE FINAL MAPS:

IT IS THE INTENT TO FILE MULTIPLE FINAL MAPS ON THIS TENTATIVE MAP, PER SECTION 66456.1 OF THE 2010 SUBDIVISION MAP ACT.



VICINITY MAP
NOT TO SCALE

Lot Number	Acres (AC)
1-A	0.24
1-B	0.23
1-C	0.23
1-D	0.23
1-E	0.36
1-F	0.40
1-G	0.68
2-A	0.42
2-B	0.38
2-C	0.77
2-D	0.39
2-E	0.29
3-A	0.33
3-B	0.24
3-C	0.20
3-D	0.50
3-E	0.38
3-F	0.29
3-G	0.17
3-H	0.07
4-A	0.28
4-B	0.36
4-C	0.78
4-D	0.44
4-E	0.55

MIN. LOT SIZE= 0.07 AC

PARKING SUMMARY

	UNITS	REQUIRED SPACES	PROVIDED SPACES	EXTRA SPACES	PERCENT OF REQUIRED
LOT 1 URBAN VILLAS					
TWO & THREE BEDROOM	46	74	92	18	
GUEST		11	20	9	
SUBTOTAL		85	112	27	131.8%
LOT 2 THE TOWNS					
ONE & TWO BEDROOM	77	118	112	-6	
ASSIGNED OPEN RESIDENT			11	11	
GUEST		18	18	0	
SUBTOTAL		136	141	5	103.7%
LOT 3 BROWNSTONE 2					
TWO & THREE BEDROOM	72	115	136	21	
GUEST		17	17	0	
SUBTOTAL		132	153	21	115.9%
LOT 4 BROWNSTONE 1					
ONE AND TWO BEDROOM	108	158	180	22	
GUEST		24	24	0	
SUBTOTAL		182	204	22	112.1%
UNALLOCATED OPEN PARKING			26	26	
TOTAL:	303	535	636	101	118.9%

NOTE: 27 BICYCLE PARKING REQUIRED. 28 BICYCLE PARKING PROVIDED. (7 PER LOT)

SUMMARY OF PARK AREAS

	RGC	CITATION	TOTAL
PARK TO BE DEDICATED (ACRES)	1.80	1.49	3.29
RIGHT OF WAY (ACRES)	0.25	0.19	0.44
NET PARK AREA (ACRES)	1.54	1.31	2.85

LOT AREAS

LOT #	AREA (ACRE)	# UNITS	USE/PURPOSE
A	0.03±	0	TRASH
B	0.49±	0	PRIVATE ROAD
C	0.16±	0	PRIVATE DRIVE
D	1.17±	0	PUBLIC STREET A
D	0.04±	0	PUBLIC STREET B
D	0.21±	0	PUBLIC STREET C
E	1.81±	0	PARK

BLOCKS	AREA (AC)	# OF UNITS	OPEN SPACE (AC)	OPEN SPACE (% OF TOTAL LOT)	LANDSCAPE (AC)	LANDSCAPE (% OF TOTAL LOT)	USE/PURPOSE
LOT 1-A TO 1-G	2.36	46	0.70	29%	0.77	33%	RESIDENTIAL
LOT 2-A TO 2-G	2.24	77	0.60	27%	0.71	32%	RESIDENTIAL
LOT 3-A TO 3-H	2.18	72	0.74	34%	0.68	31%	RESIDENTIAL
LOT 4-A TO 4-E	2.41	108	0.68	28%	0.70	29%	RESIDENTIAL

NOTE: FOR LOTS 3A–3H & 4A–4E, USEABLE OPEN SPACE AREAS SHOWN ABOVE INCLUDES 60 SQ. FT./UNIT OF PRIVATE OPEN SPACE.

ENGINEER:

BKF ENGINEERS
980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
(916) 556-5800

SUB-DIVIDER/OWNER:

E. JAMES MURAR
MILPITAS STATION LLC
4060 CAMPUS DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
(949) 553-0601

PROPERTY ADDRESS:

1551 MILPITAS BOULEVARD
1250, 1310 AND 1350 PIPER DRIVE,
MILPITAS, CALIFORNIA

PROPOSED LAND USE:

HIGH DENSITY RESIDENTIAL–TRANSIT ORIENTED DEVELOPMENT OVERLAY AND SITE AND ARCHITECTURAL OVERLAY.

VERY HIGH DENSITY RESIDENTIAL–TRANSIT ORIENTED DEVELOPMENT OVERLAY AND SITE AND ARCHITECTURAL OVERLAY.

EXISTING LAND USE:

INDUSTRIAL

ASSESSOR'S PARCEL NUMBER:

086-32-033
086-32-034
086-32-038
086-32-039
086-32-040

BASIS OF BEARINGS:

THE BEARING "NORTH 23°48'21" WEST" BETWEEN FOUND MONUMENTS ON PIPER DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 20, 1982, IN BOOK 580 OF MAPS AT PAGES 49 AND 50, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

BENCHMARK:

POINT #171A, A VALLEY TRANSIT AUTHORITY (VTA) MONUMENT AT THE NORTHERLY BULB OF THE CUL DE SAC AT PIPER DRIVE.

ELEVATION: 43.83 FEET
(NAVD88 DATUM)

SHEET INDEX:

SHEET 1 – TITLE SHEET
SHEET 2 – CONDITIONS OF APPROVAL
SHEET 3 – SUBDISTRICT MAP
SHEET 4 – EXISTING CONDITIONS
SHEET 5 – OVERALL GRADING PLAN (MASTER MAP); FOR REFERENCE ONLY
SHEET 6 – OVERALL SHEET INDEX
SHEET 7 – OVERALL DIMENSION PLAN
SHEET 8 – OVERALL UTILITY PLAN
SHEET 9 – OVERALL UTILITY PLAN (MASTER MAP); FOR REFERENCE ONLY
SHEET 10 – LOT 1 TENTATIVE MAP
SHEET 11 – LOT 1 GRADING AND DRAINAGE PLAN
SHEET 12 – LOT 1 UTILITY PLAN
SHEET 13 – LOT 1 ROADWAY PLAN
SHEET 14 – LOT 1 CROSS SECTIONS
SHEET 15 – LOT 2 TENTATIVE MAP
SHEET 16 – LOT 2 GRADING AND DRAINAGE PLAN
SHEET 17 – LOT 2 UTILITY PLAN
SHEET 18 – LOT 2 ROADWAY PLAN
SHEET 19 – LOT 2 CROSS SECTIONS
SHEET 20 – LOT 3 TENTATIVE MAP
SHEET 21 – LOT 3 GRADING AND DRAINAGE PLAN
SHEET 22 – LOT 3 UTILITY PLAN
SHEET 23 – LOT 3 ROADWAY PLAN
SHEET 24 – LOT 3 CROSS SECTIONS
SHEET 25 – LOT 4 TENTATIVE MAP
SHEET 26 – LOT 4 GRADING AND DRAINAGE PLAN
SHEET 27 – LOT 4 UTILITY PLAN
SHEET 28 – LOT 4 ROADWAY PLAN
SHEET 29 – LOT 4 CROSS SECTIONS

LEGEND	EXISTING	PROPOSED
CENTER LINE		
EDGE OF PAVEMENT		
FIRE HYDRANT		FH
ELECTROLIER		
SANITARY SEWER CLEANOUT	CO	CO
MANHOLE	OR	
MEDIA FILTRATION SYSTEM		
STORM DRAIN INLET		
WATER METER	M	
AREA DRAIN		
GATE VALVE		
BLOW OFF		
SIGN		
FLOW DIRECTION ARROWS		
PROPERTY LINE		
EASEMENT		
JOINT TRENCH		JT JT
SANITARY SEWER LINE		8"SS
STORM DRAIN LINE		
WATER LINE	12"W	12"W
RECLAIMED WATER	RW	RW

PAVING SECTIONS:

"R" VALUE = 5 T.I. = 5 MIN.
SIDEWALK 5" PCC ON 4" AB
ROADWAY 3" MIN. AC ON 9" MIN. AB

ENGINEER'S STATEMENT:

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

JAYSEN D. LONG
PROJECT MANAGER
BKF ENGINEERS

DATE

BKF
ENGINEERS / SURVEYORS / PLANNERS
980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
(916) 556-5800 PH/(916) 556-5899 FAX

TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
TITLE SHEET

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date: 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20

DIRECTOR OF PLANNING DATE

Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date

REGISTERED PROFESSIONAL ENGINEER
JAYSEN D. LONG
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMTI
E.P. No.
Sheet 1 of 29

BKF
ENGINEERS / SURVEYORS / PLANNERS
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SACRAMENTO, CA 95814
(916) 556-5800 PH/(916) 556-5899 FAX

TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
CONDITIONS OF APPROVAL

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

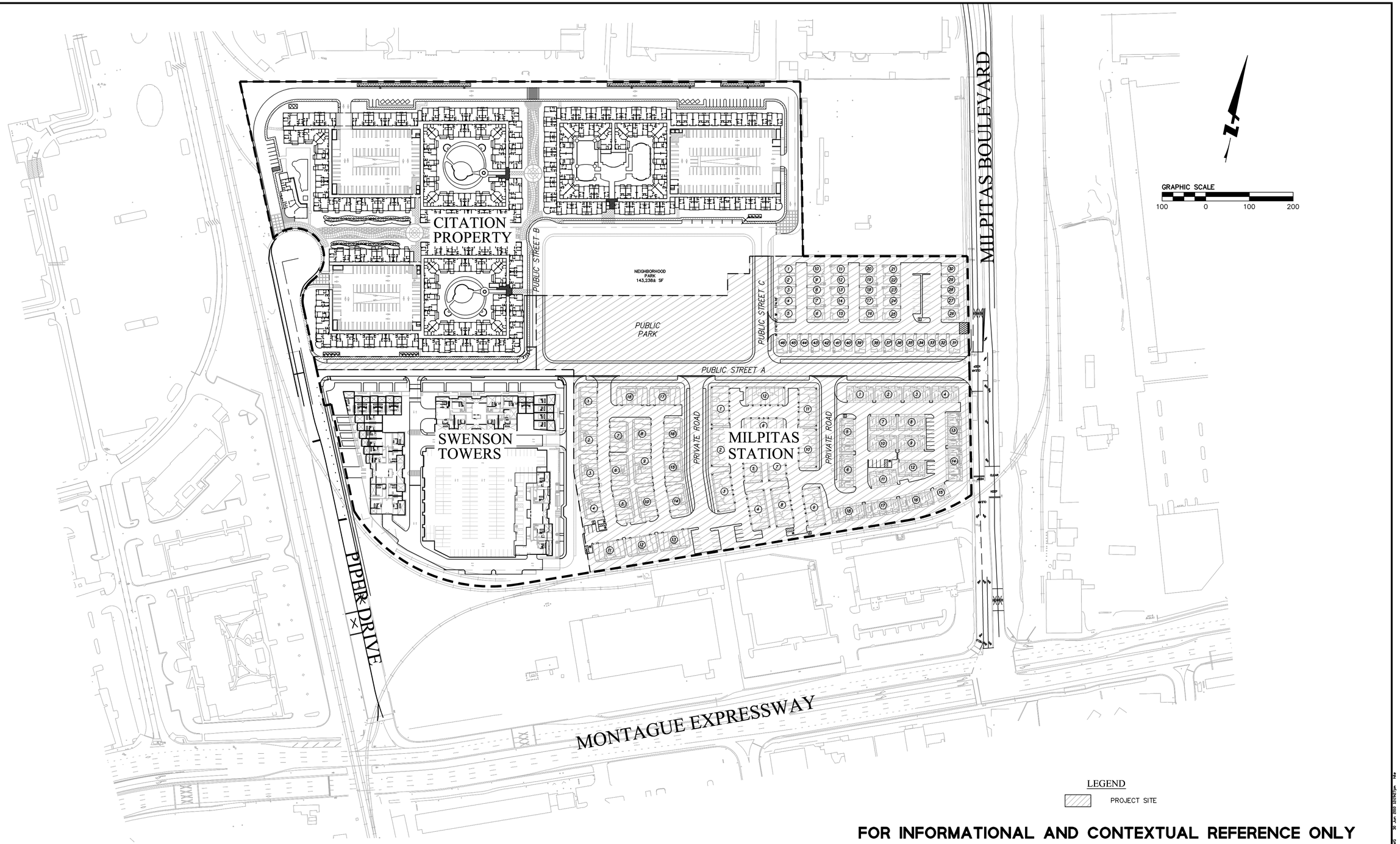
DIRECTOR OF PLANNING DATE

Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date

REGISTERED PROFESSIONAL ENGINEER
JAYSEN D. LONG
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMCA
E.P. No.
Sheet 2 of 29



FOR INFORMATIONAL AND CONTEXTUAL REFERENCE ONLY

BKF
ENGINEERS / SURVEYORS / PLANNERS
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SACRAMENTO, CA 95814
(916) 556-5800 PH/(916) 556-5899 FAX

TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
SUBDISTRICT MAP

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

DIRECTOR OF PLANNING DATE

Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date

REGISTERED PROFESSIONAL ENGINEER
JAYSEN D. LONG
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMSDM
E.P. No.
Sheet 3 of 29

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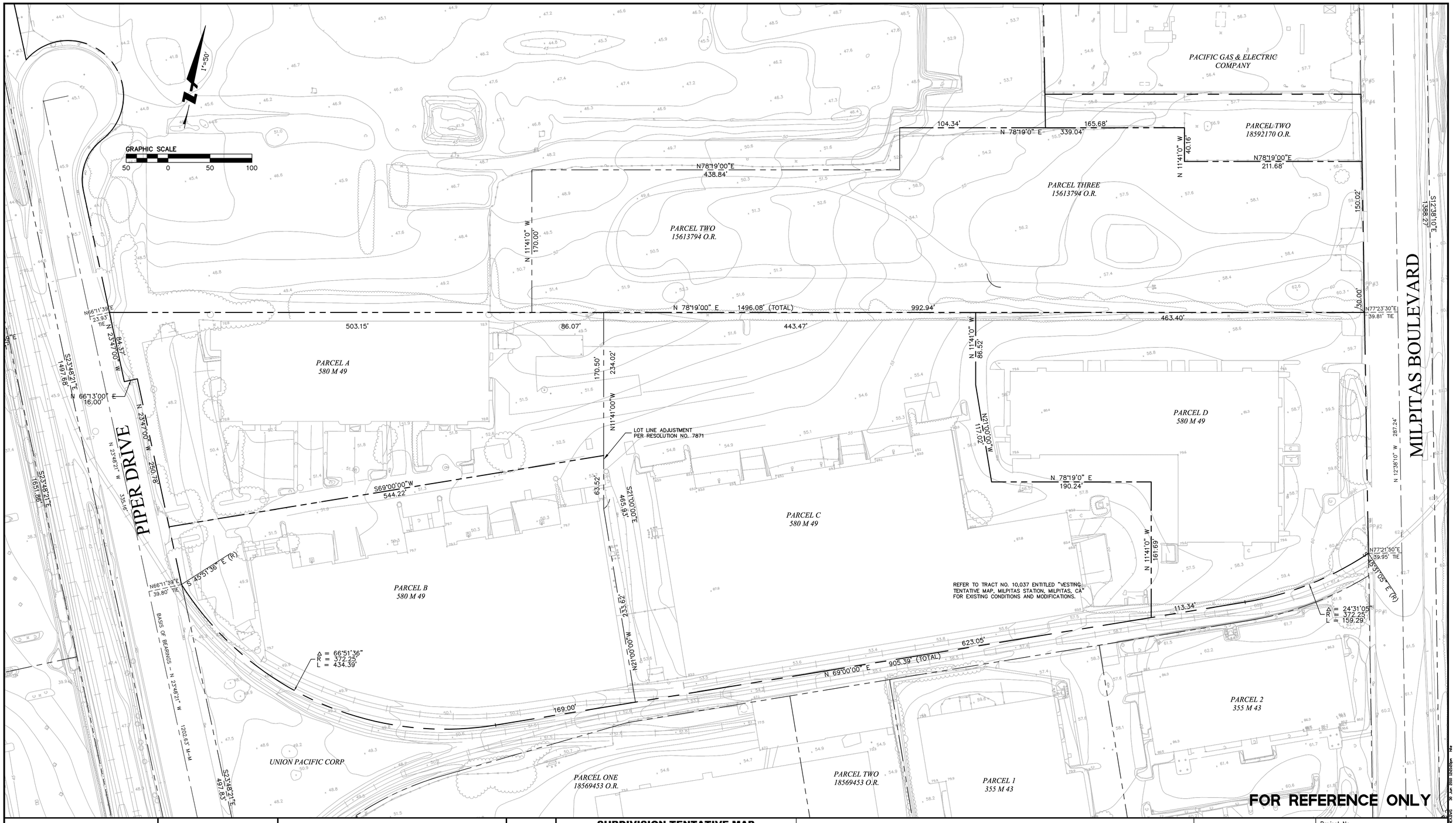

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980 9TH STREET, SUITE 1770
SACRAMENTO, CA 95814
(916) 556-5800 PH/(916) 556-5899 FAX

TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
EXISTING CONDITIONS

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date	06/21/10
Scale:	AS SHOWN
Design:	JTM
Drawn:	
Approved:	JDL
Job No.	20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

DIRECTOR OF PLANNING DATE

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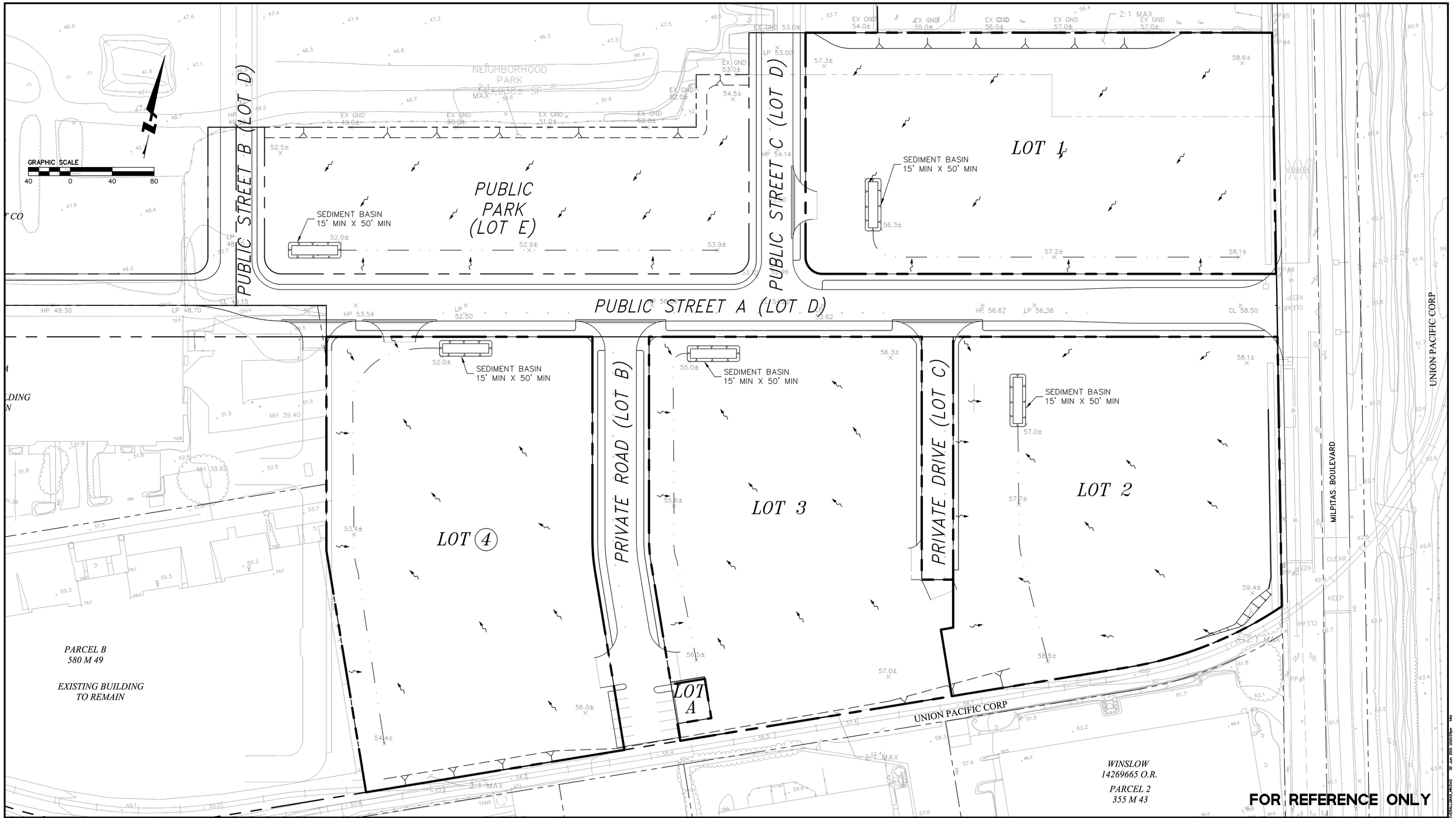
Num.	Date	By	Description	City Engr. Aprv.	Date

REGISTERED PROFESSIONAL ENGINEER
JAYSEN D. LONG
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. **PITMEX**
E.P. No.
Sheet 4 of 29



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SACRAMENTO, CA 95814
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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
OVERALL GRADING PLAN
(MASTER MAP)

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

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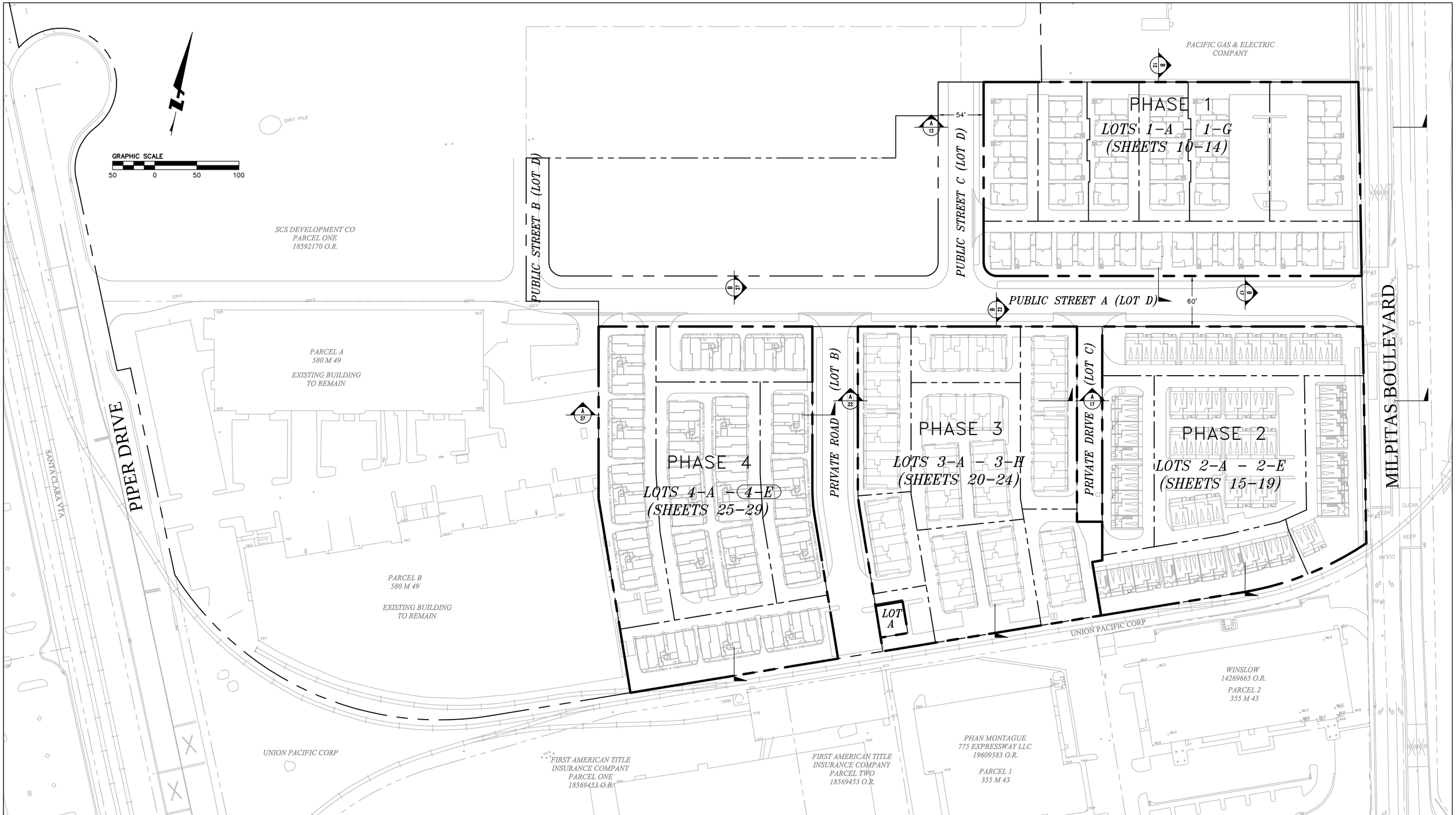
REGISTERED PROFESSIONAL ENGINEER
JAYSEN D. LONG
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITM-OVERALLGRAD
E.P. No.
Sheet 5 of 29



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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
TENTATIVE MAP
PHASING PLAN & OVERALL SHEET INDEX

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

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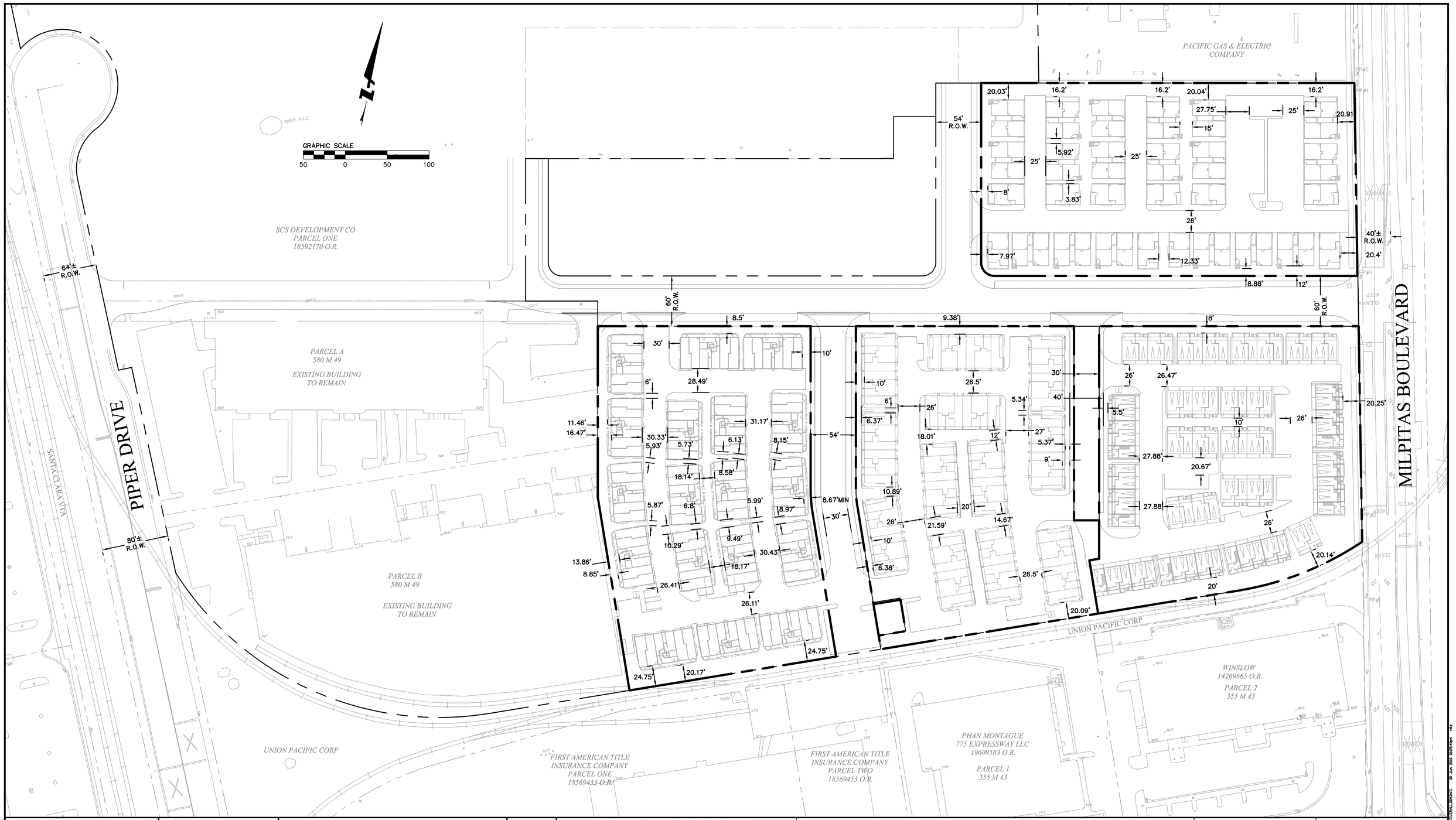
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITM-OVERALL
E.P. No.
Sheet 6 of 29



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SACRAMENTO, CA 95814
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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
TENTATIVE MAP
OVERALL DIMENSION PLAN

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date	06/21/10
Scale:	AS SHOWN
Design:	JTM
Drawn:	
Approved:	JDL
Job No.	20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

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Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date

REGISTERED PROFESSIONAL ENGINEER
JAYSEN D. LONG
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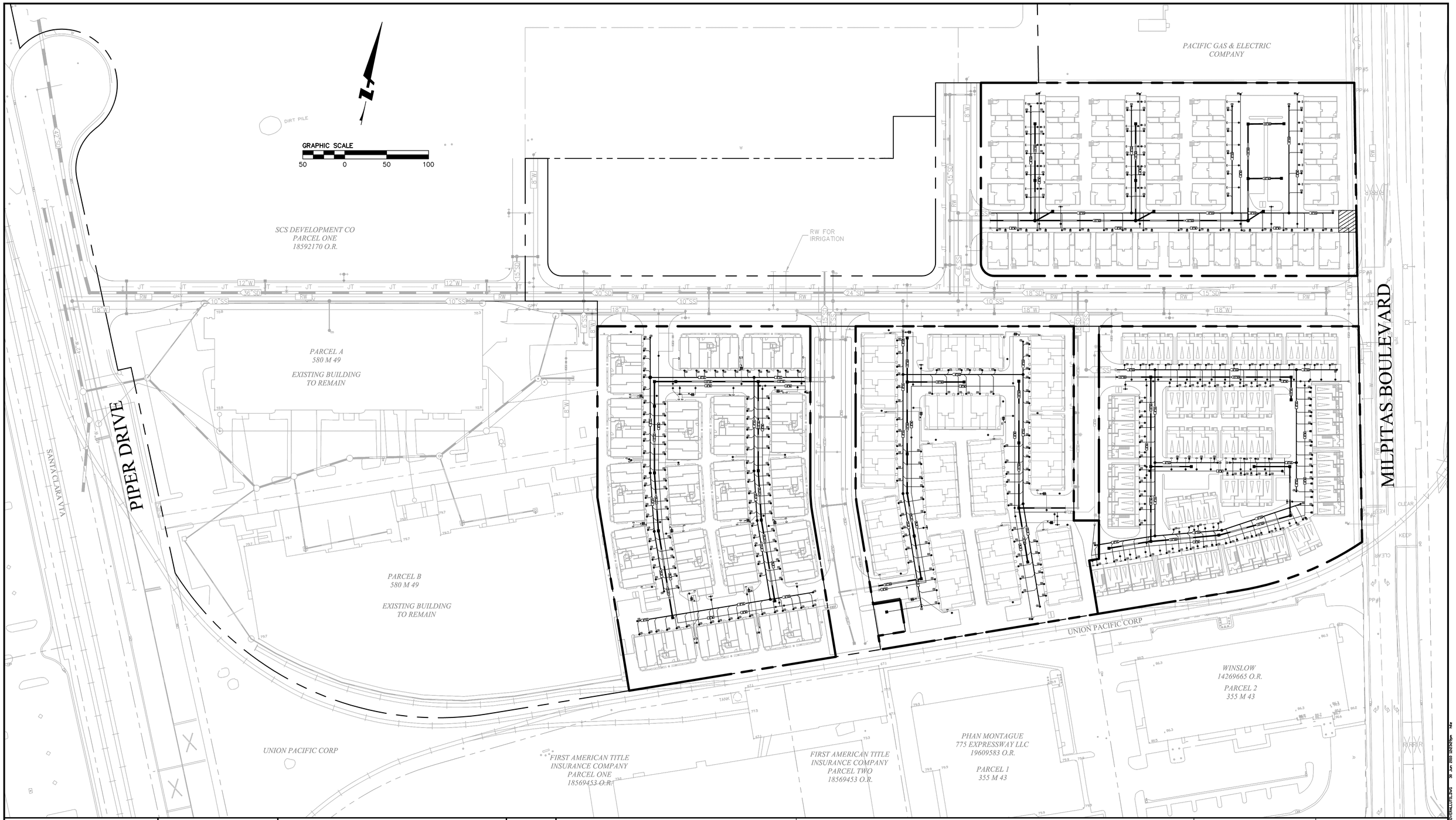
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMM-OVERALLDIM
E.P. No.
Sheet 7 of 29



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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
TENTATIVE MAP
OVERALL UTILITY PLAN

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date: 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

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REGISTERED PROFESSIONAL ENGINEER
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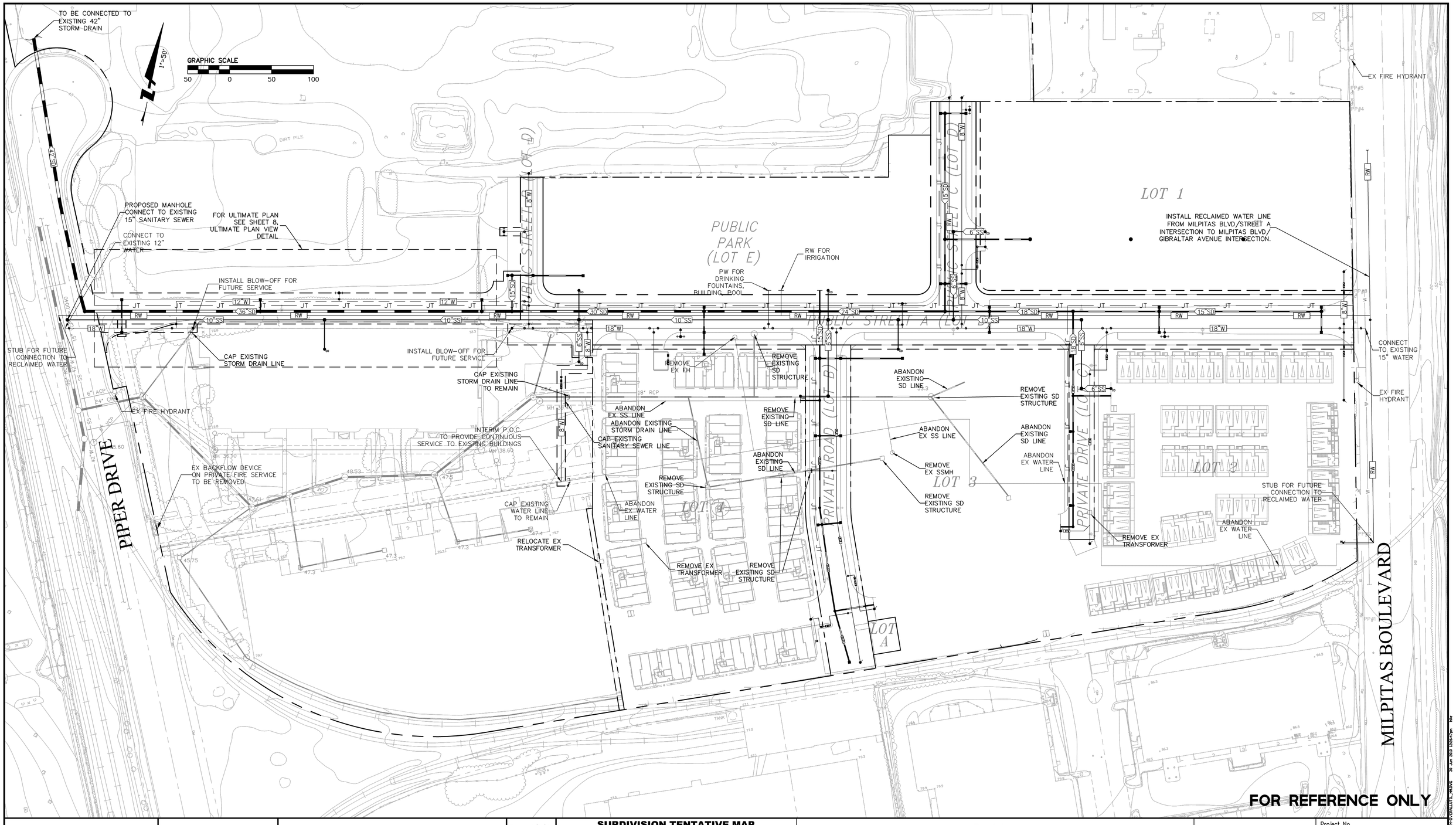
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITM-OVERALLUTIL
E.P. No.
Sheet 8 of 29



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SACRAMENTO, CA 95814
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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
TENTATIVE MAP
OVERALL UTILITY PLAN (MASTER MAP)

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 2006B010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

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REGISTERED PROFESSIONAL ENGINEER
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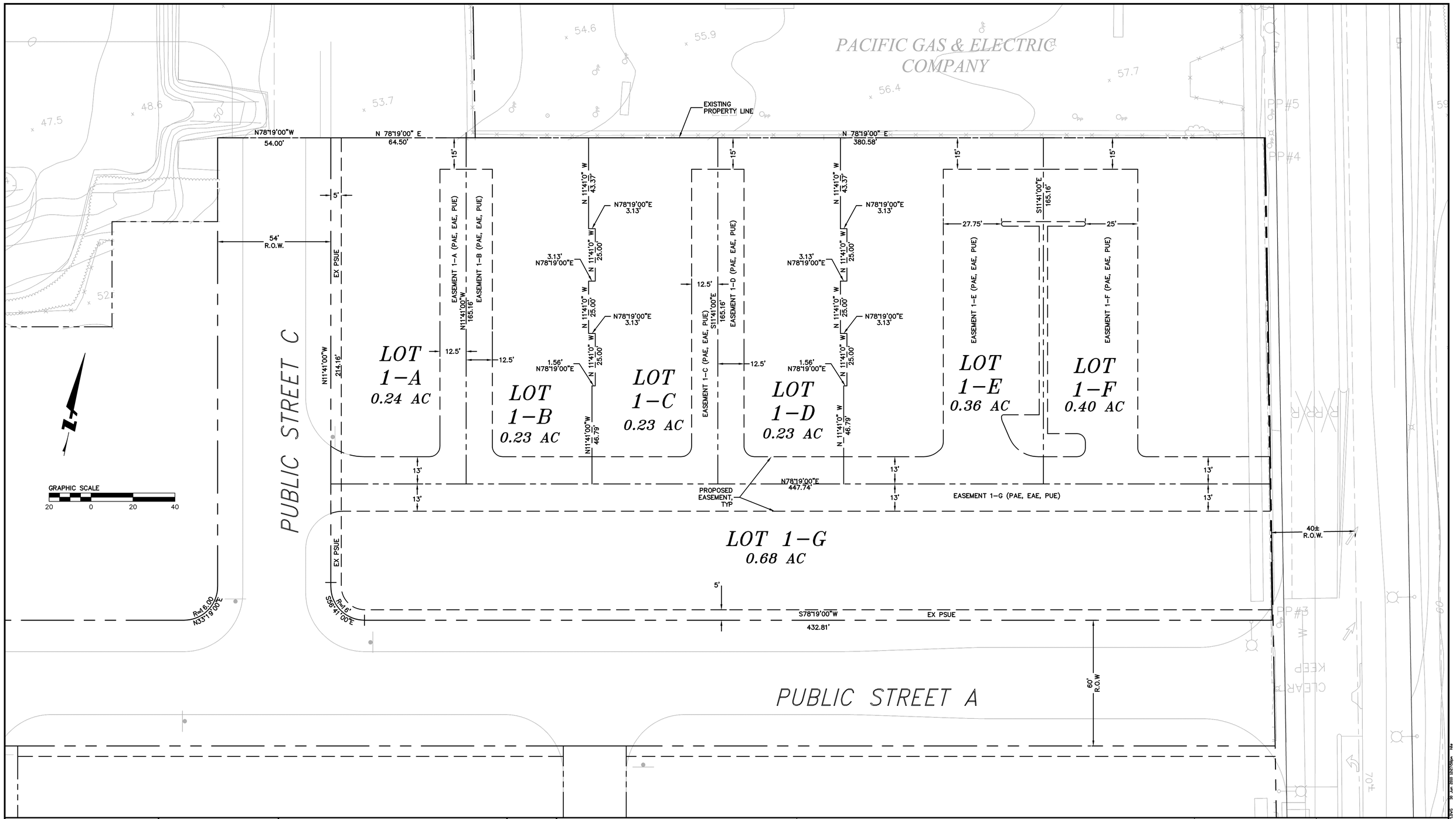
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMUT-MM
E.P. No.
Sheet 9 of 29



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SACRAMENTO, CA 95814
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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
TENTATIVE MAP
LOT 1

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

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CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

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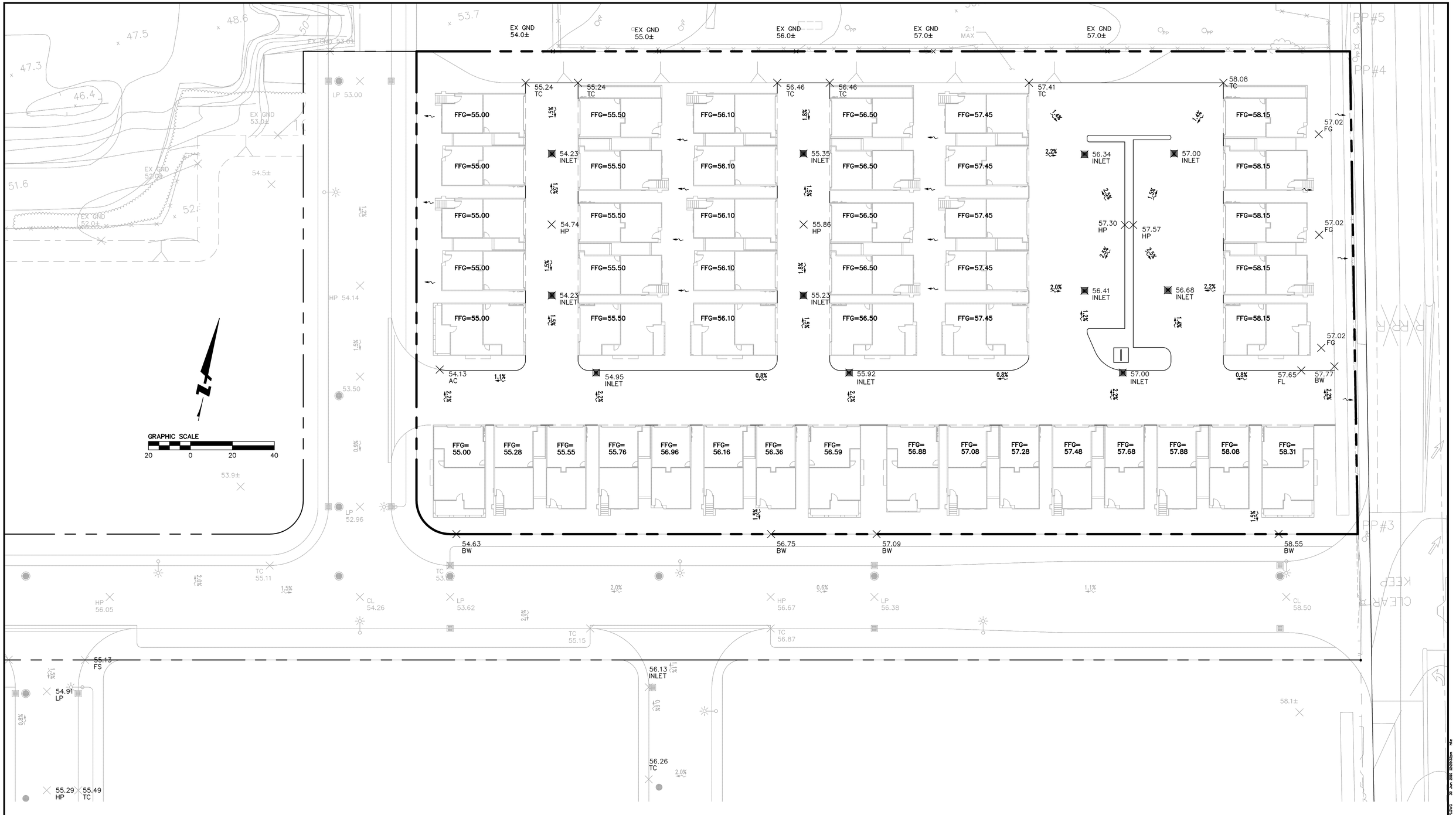
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITM-P1
E.P. No.
Sheet 10 of 29



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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
GRADING AND DRAINAGE PLAN
LOT 1

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

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CITY ENGINEER DATE

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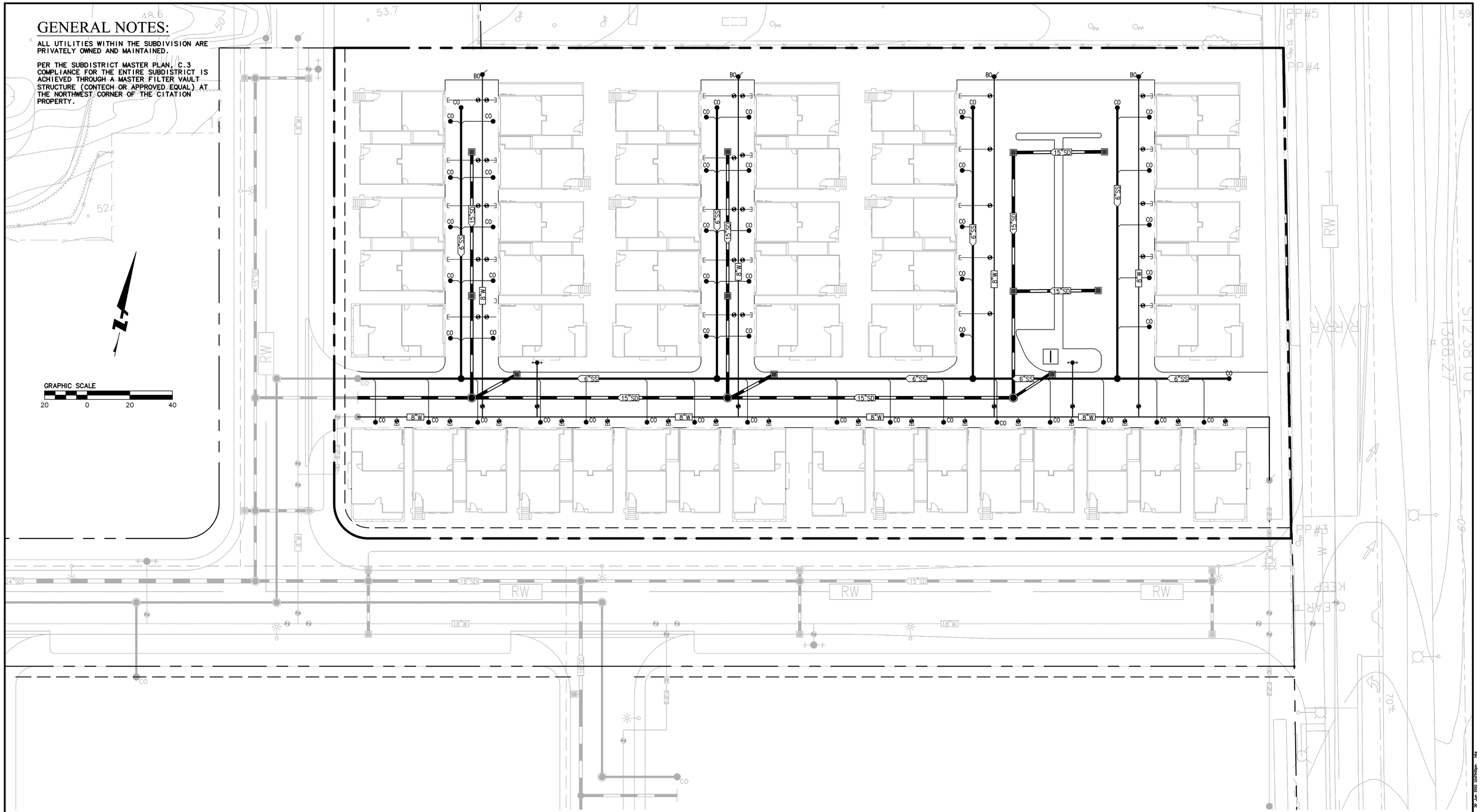
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMGD-P1
E.P. No.
Sheet 11 of 29

GENERAL NOTES:

ALL UTILITIES WITHIN THE SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED.

PER THE SUBDISTRICT MASTER PLAN, C.3 COMPLIANCE FOR THE ENTIRE SUBDISTRICT IS ACHIEVED THROUGH A MASTER FILTER VAULT STRUCTURE (CONTECH OR APPROVED EQUAL) AT THE NORTHWEST CORNER OF THE CITATION PROPERTY.



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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
UTILITY PLAN
LOT 1

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

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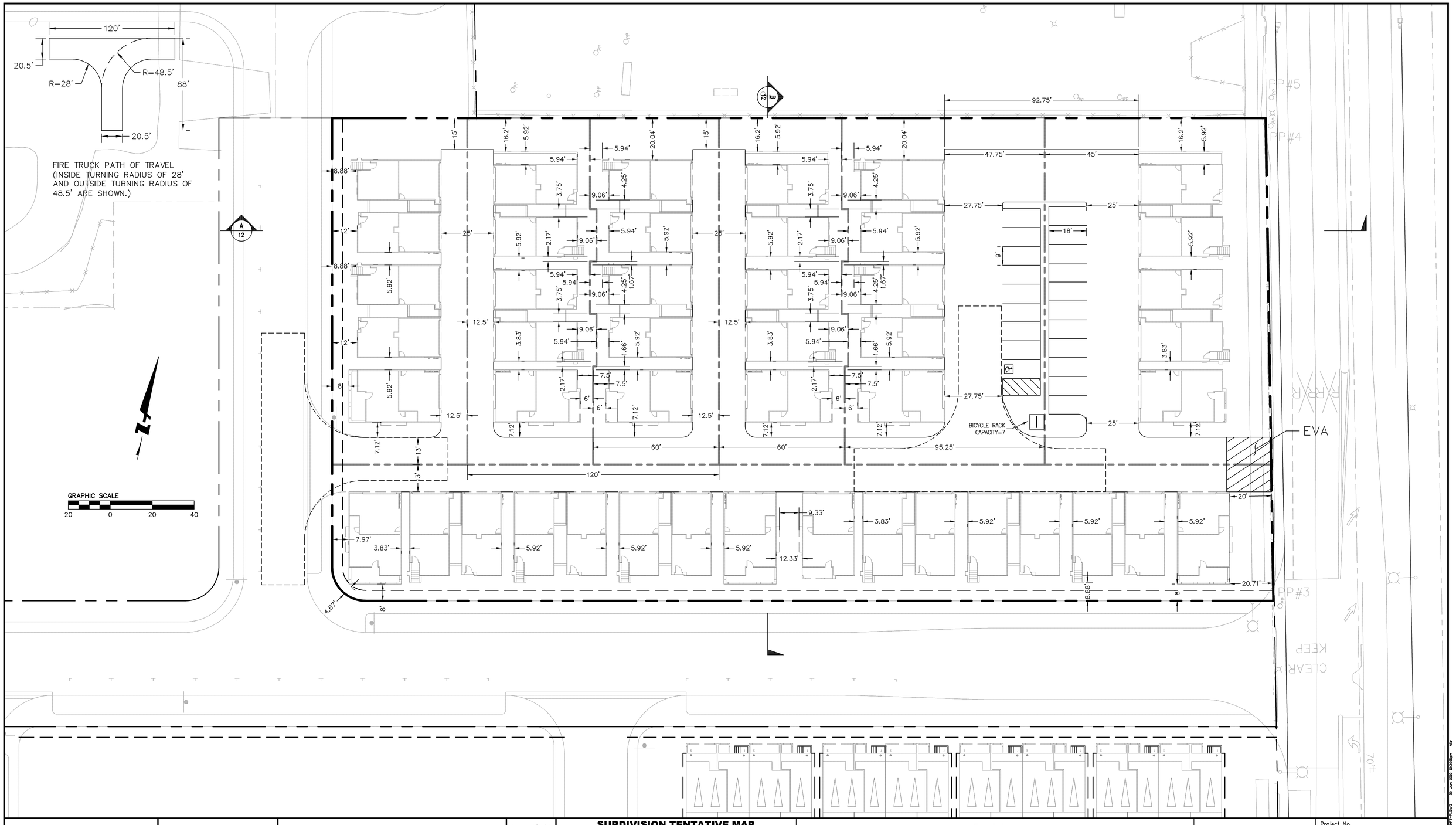
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMUT-P1
E.P. No.
Sheet 12 of 29



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SACRAMENTO, CA 95814
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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
ROADWAY PLAN
LOT 1

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

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Revisions

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REGISTERED PROFESSIONAL ENGINEER
JAYSEN D. LONG
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EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMFT-P1
E.P. No.
Sheet 13 of 29

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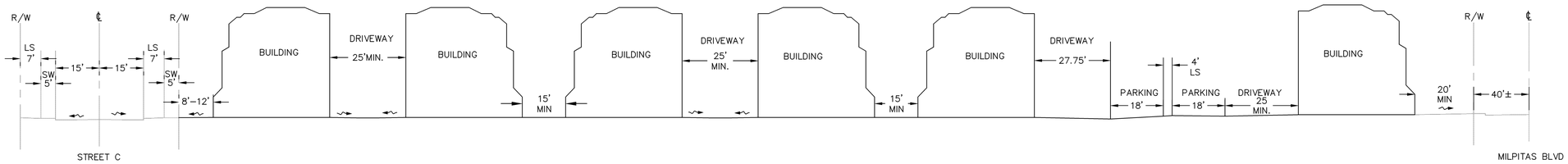

SECTION A

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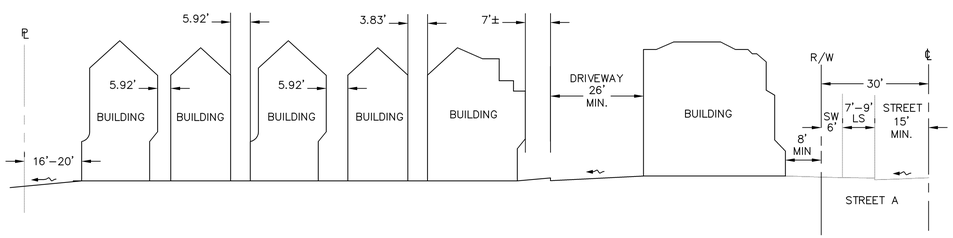

SECTION B

NOT TO SCALE

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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
CROSS SECTIONS
LOT 1

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

DIRECTOR OF PLANNING DATE

Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date

REGISTERED PROFESSIONAL ENGINEER
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EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMXS-P1
E.P. No.
Sheet 14 of 29

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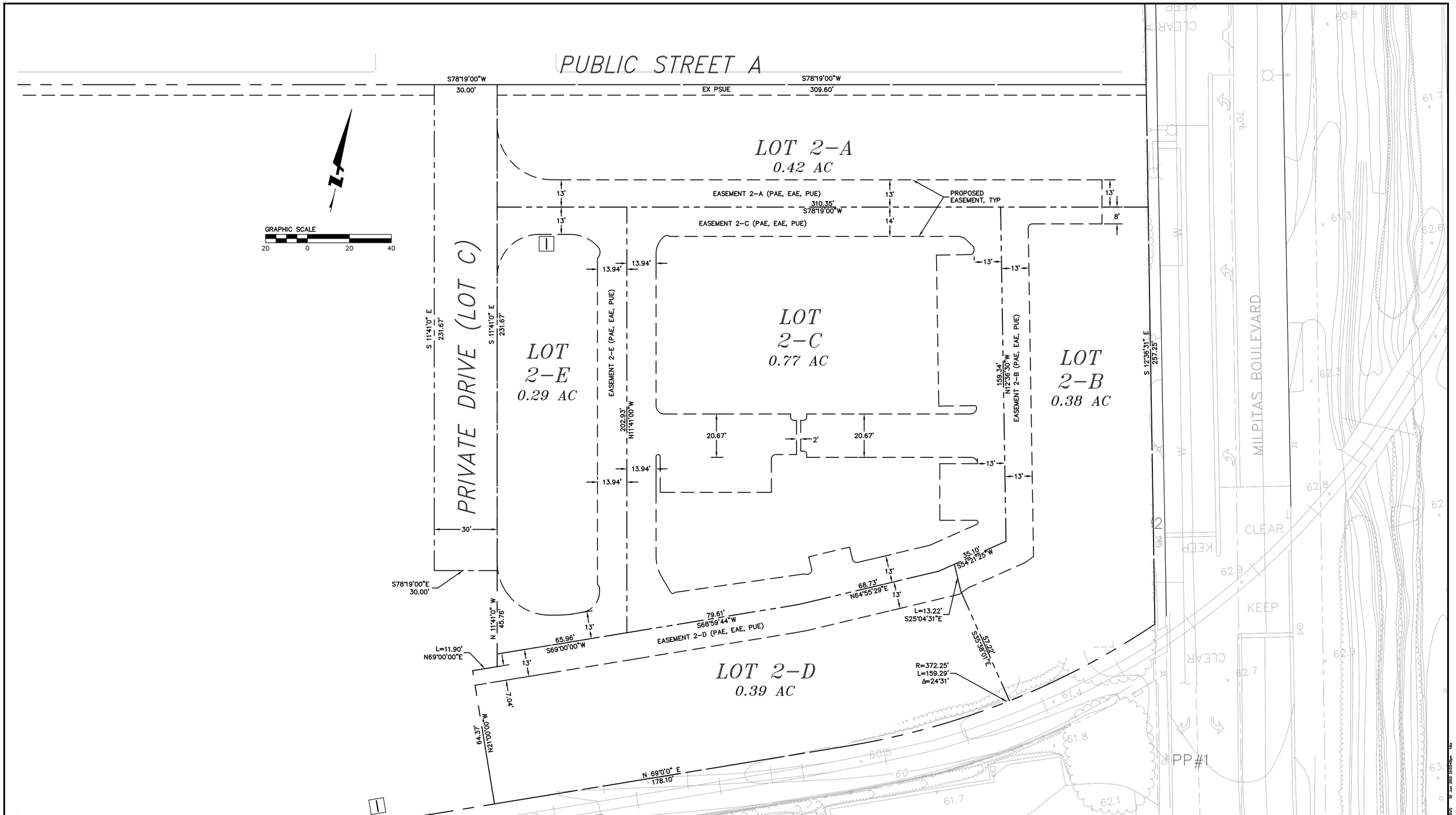

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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
TENTATIVE MAP
LOT 2

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date: 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

DIRECTOR OF PLANNING DATE

Revisions

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REGISTERED PROFESSIONAL ENGINEER
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EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITM-P2
E.P. No.
Sheet 15 of 29

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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT PLAN
GRADING AND DRAINAGE PLAN
LOT 2

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 20068010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

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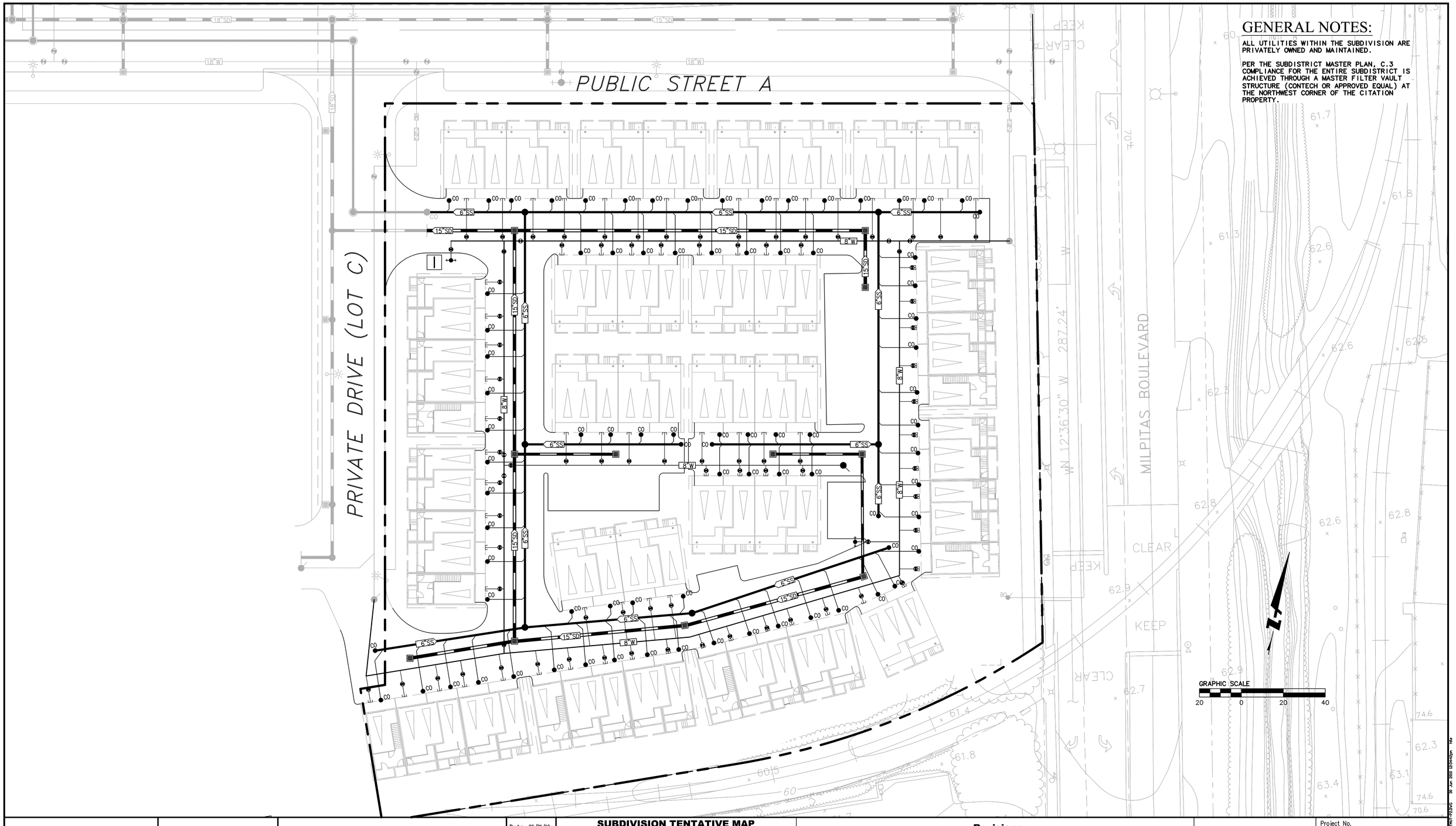
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMGD-P2
E.P. No.
Sheet 16 of 29



GENERAL NOTES:

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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
UTILITY PLAN
LOT 2

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
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SUBDIVISION TENTATIVE MAP

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CITY ENGINEER DATE

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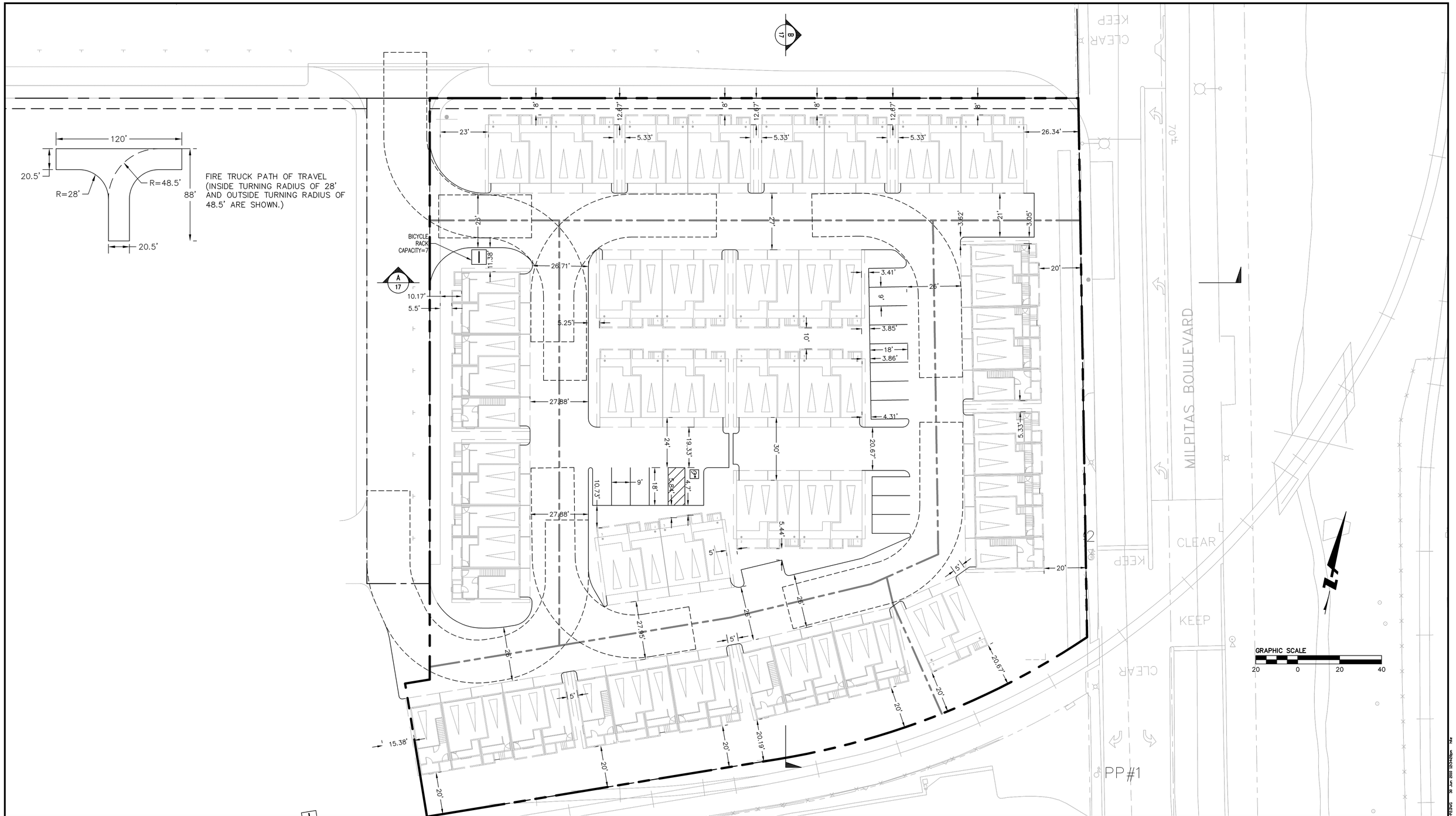
STATE OF CALIFORNIA

Project No.
Drawing No. PITMUT-P2
E.P. No.
Sheet 17 of 29



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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT PLAN
ROADWAY PLAN
LOT 2
MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
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SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

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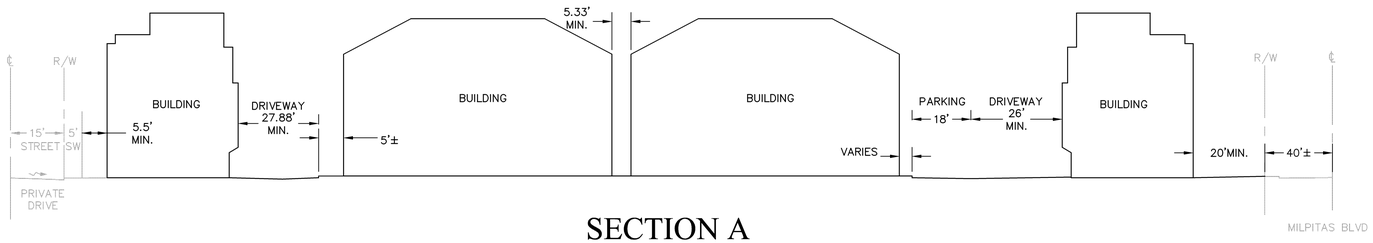
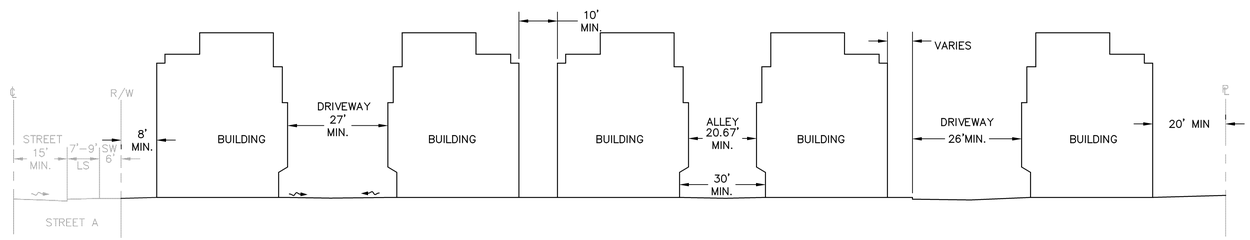
JAYSEN D. LONG
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMFT-P2
E.P. No.
Sheet 18 of 29



SECTION A

NOT TO SCALE



SECTION B

NOT TO SCALE

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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
CROSS SECTIONS
LOT 2

MILPITAS SANTA CLARA COUNTY CALIFORNIA

Date 06/21/10
Scale: AS SHOWN
Design: JTM
Drawn:
Approved: JDL
Job No. 2006B010-20

SUBDIVISION TENTATIVE MAP

THIS MAP HAS BEEN REVIEWED BY THE CITY ENGINEER

CITY ENGINEER DATE

RECOMMENDED FOR APPROVAL BY THE MILPITAS PLANNING COMMISSION, THE _____ DAY OF _____ 20 AND APPROVED BY THE MILPITAS CITY COUNCIL THIS _____ DAY OF _____ 20 _____

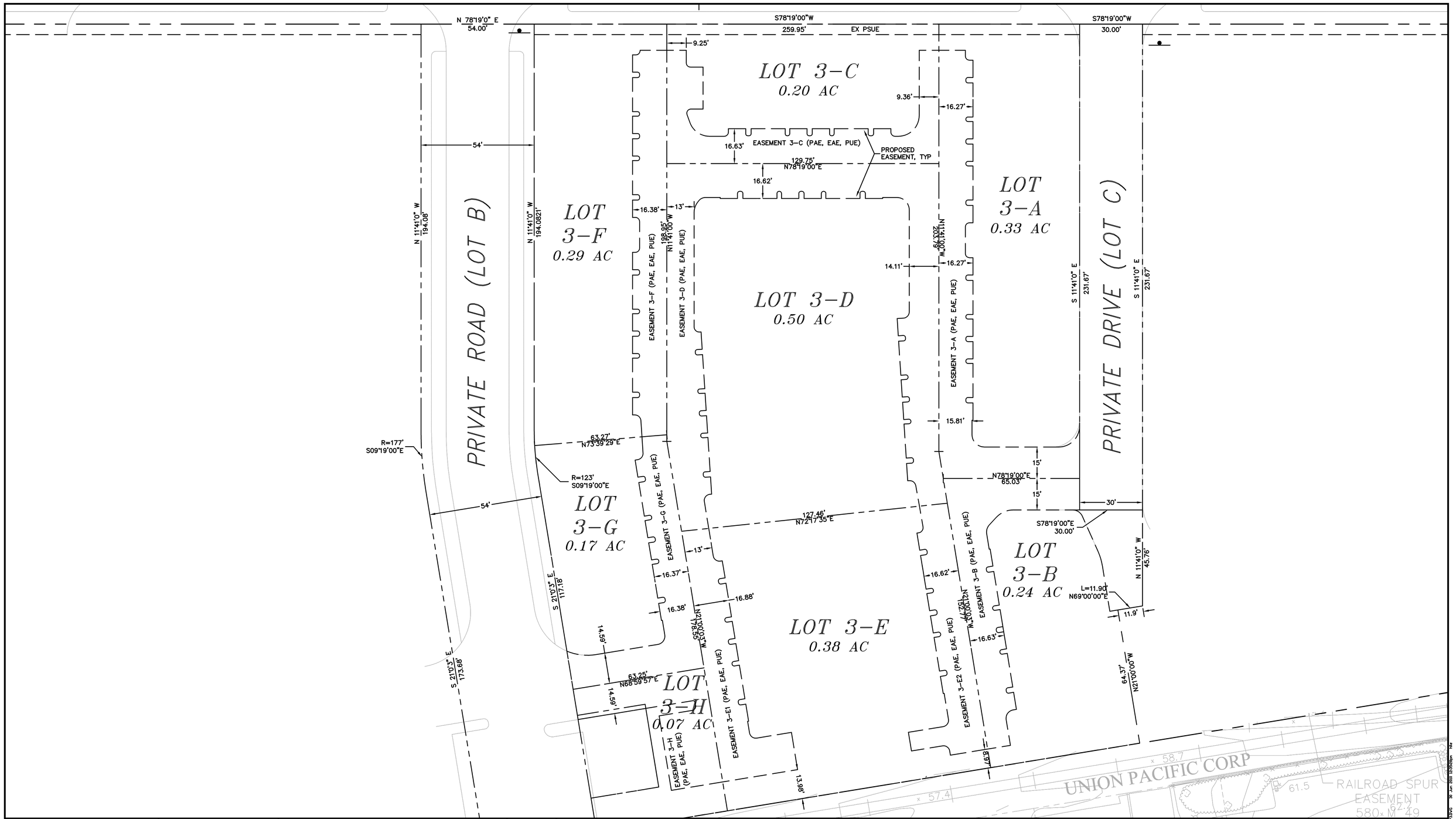
DIRECTOR OF PLANNING DATE

Revisions

Num.	Date	By	Description	City Engr. Aprv.	Date

REGISTERED PROFESSIONAL ENGINEER
JAYSEN D. LONG
C 058084
EXP. 06/30/10
CIVIL
STATE OF CALIFORNIA

Project No.
Drawing No. PITMXS-P2
E.P. No.
Sheet 19 of 29



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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT MAP
TENTATIVE MAP
LOT 3

MILPITAS SANTA CLARA COUNTY CALIFORNIA

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Drawn:
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Project No.
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Sheet 20 of 29

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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT PLAN
GRADING AND DRAINAGE PLAN
LOT 3

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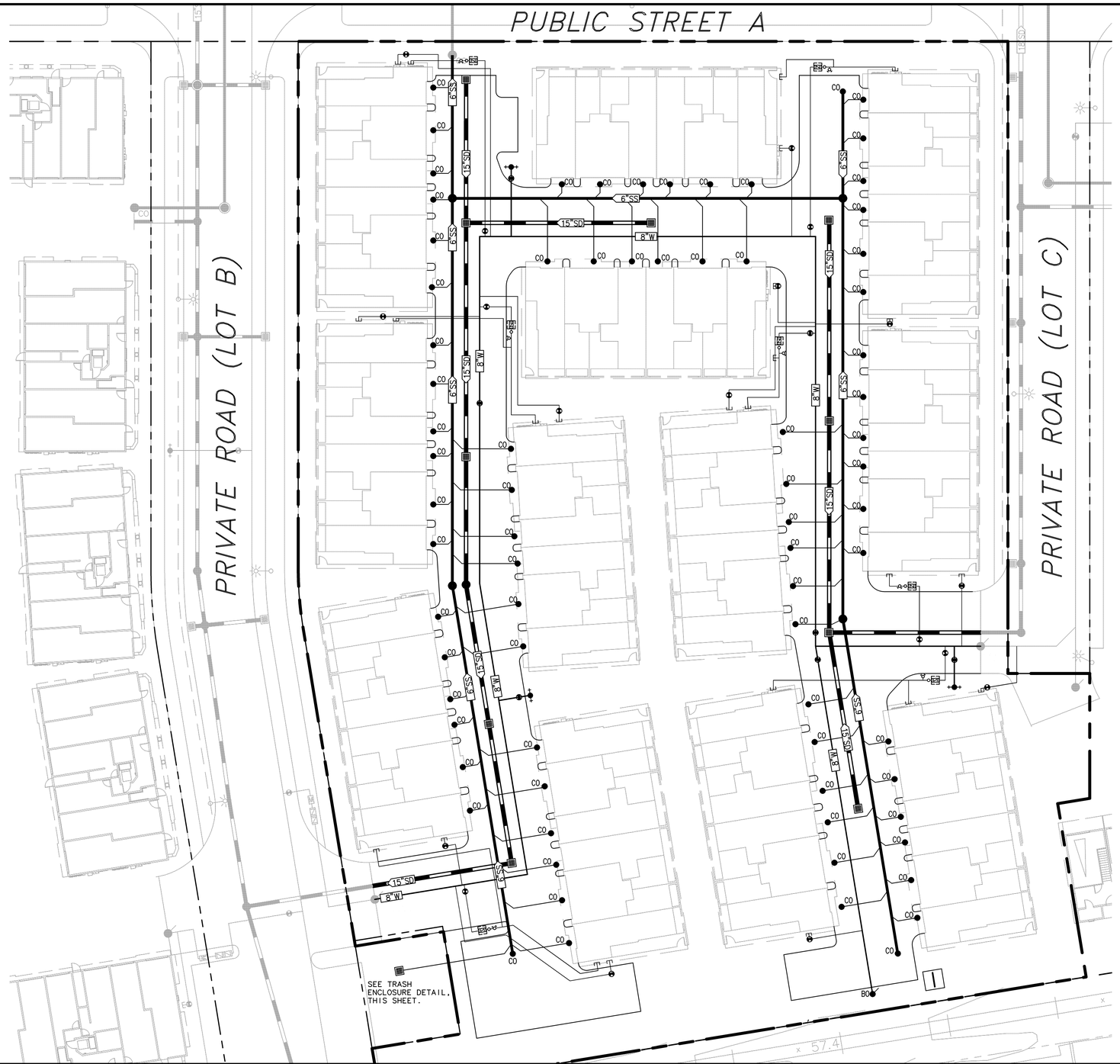
Sheet 21 of 29



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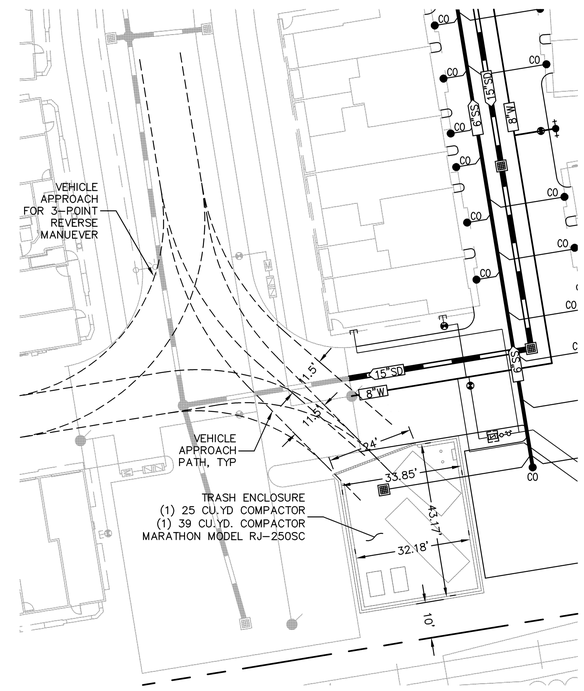

TRASH ENCLOSURE

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MILPITAS STATION
DEVELOPMENT MAP
UTILITY PLAN
LOT 3

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STATE OF CALIFORNIA

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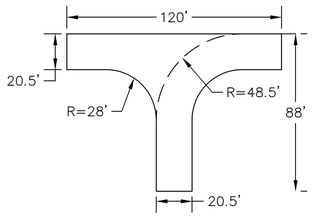
Sheet 22 of 29



FIRE TRUCK PATH OF TRAVEL
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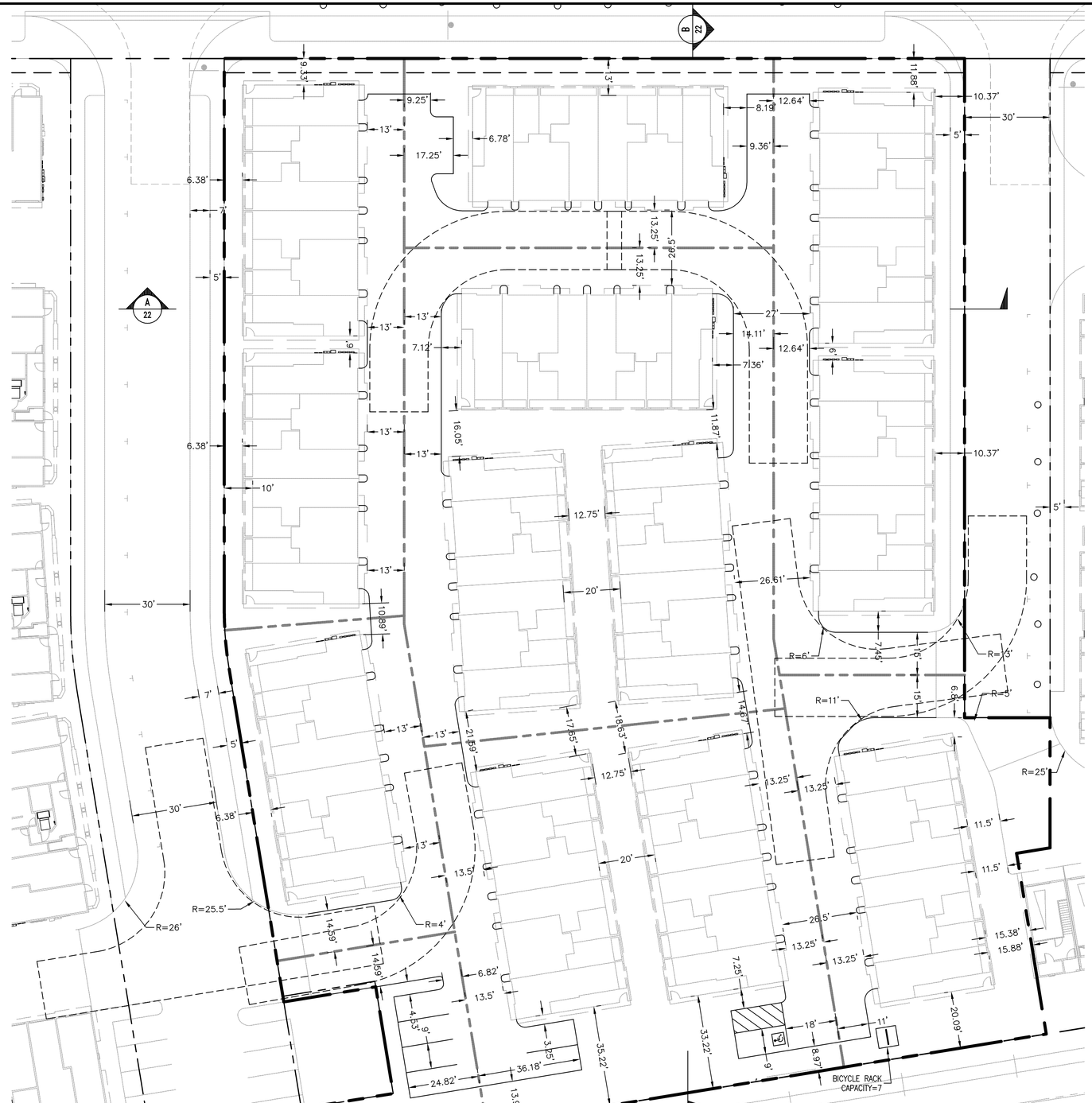

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TRACT NO. _____
MILPITAS STATION
DEVELOPMENT PLAN
ROADWAY LAYOUT
LOT 3

MILPITAS SANTA CLARA COUNTY CALIFORNIA

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STATE OF CALIFORNIA

Project No.
Drawing No. PITMFT-P3
E.P. No.
Sheet 23 of 29

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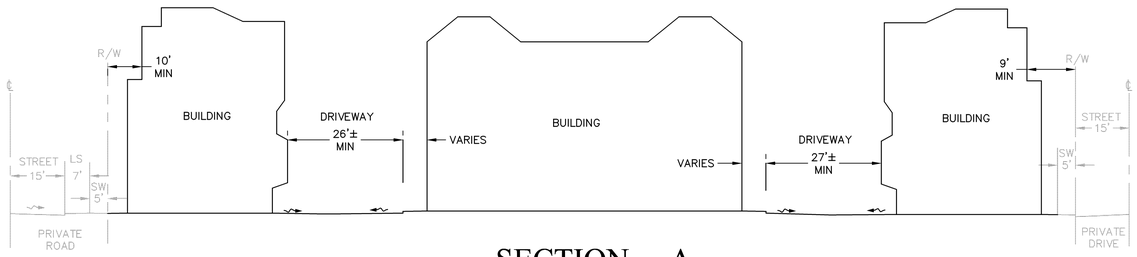
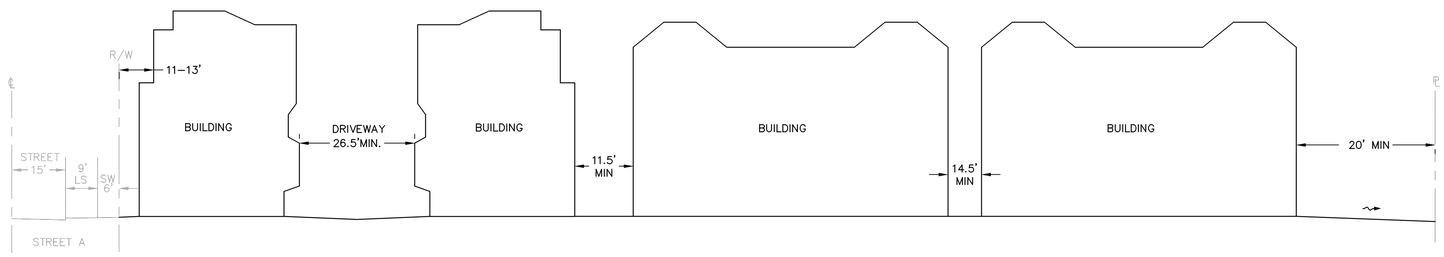


SECTION A

NOT TO SCALE



SECTION B

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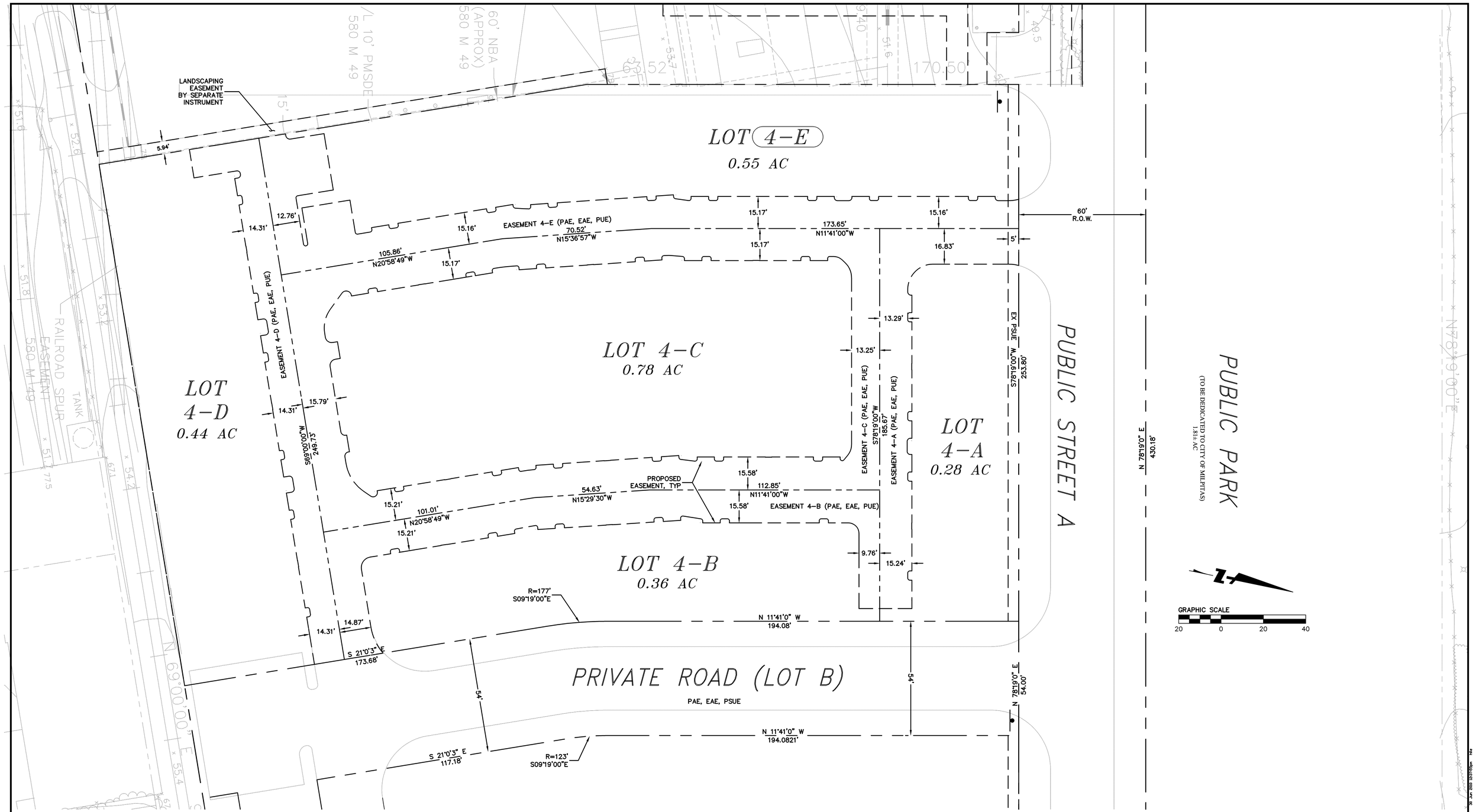
Sheet 24 of 29



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TRACT NO. _____
MILPITAS STATION
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TENTATIVE MAP
LOT 4

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STATE OF CALIFORNIA

Project No.
Drawing No. PITM-P4
E.P. No.
Sheet 25 of 29

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TRACT NO. _____
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Project No.
Drawing No. PITMGD-P4
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Sheet 26 of 29

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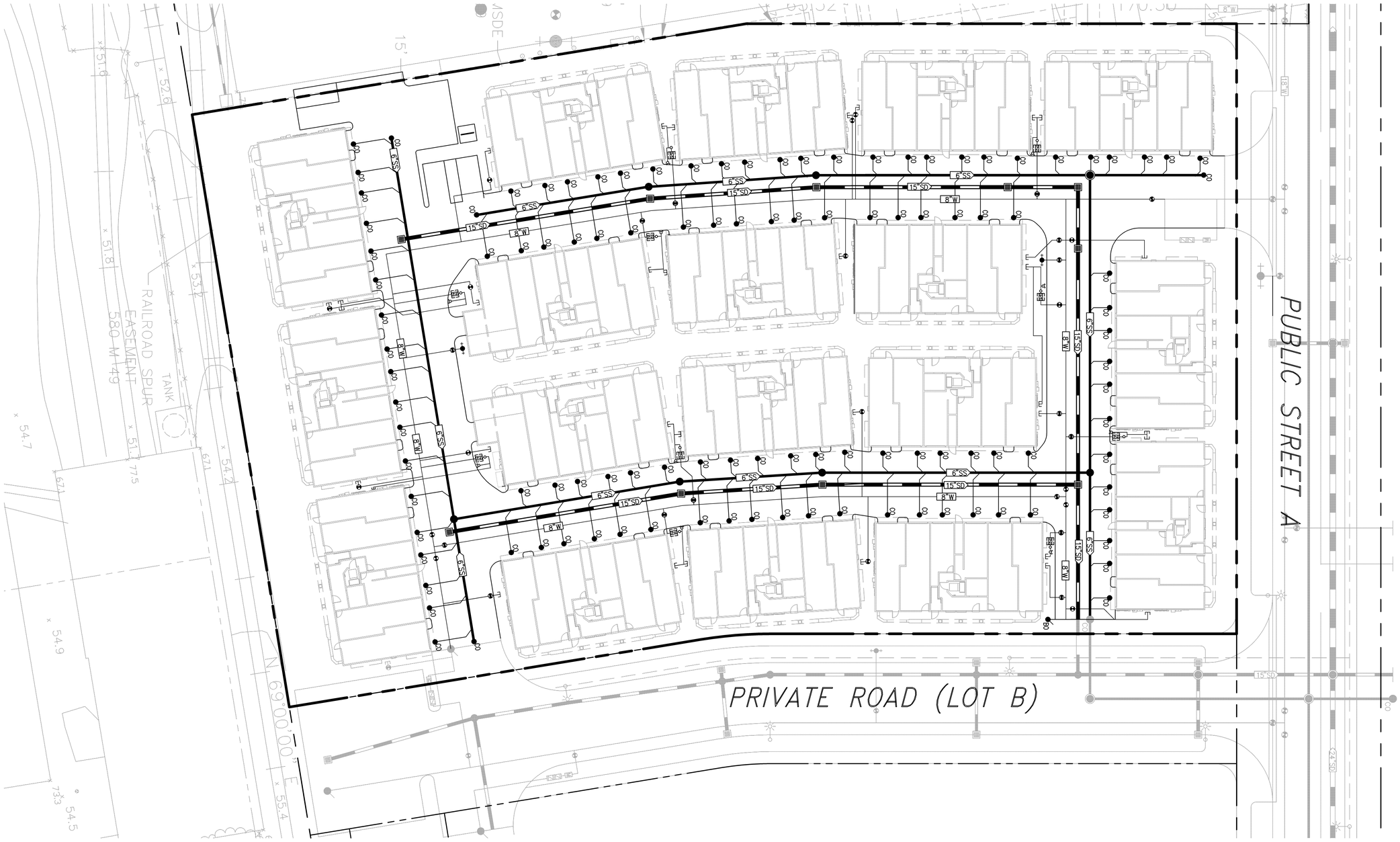

PUBLIC PARK

(TO BE DEDICATED TO CITY OF MILPITAS)
1.81± AC

GENERAL NOTES:

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GRAPHIC SCALE
20 0 20 40

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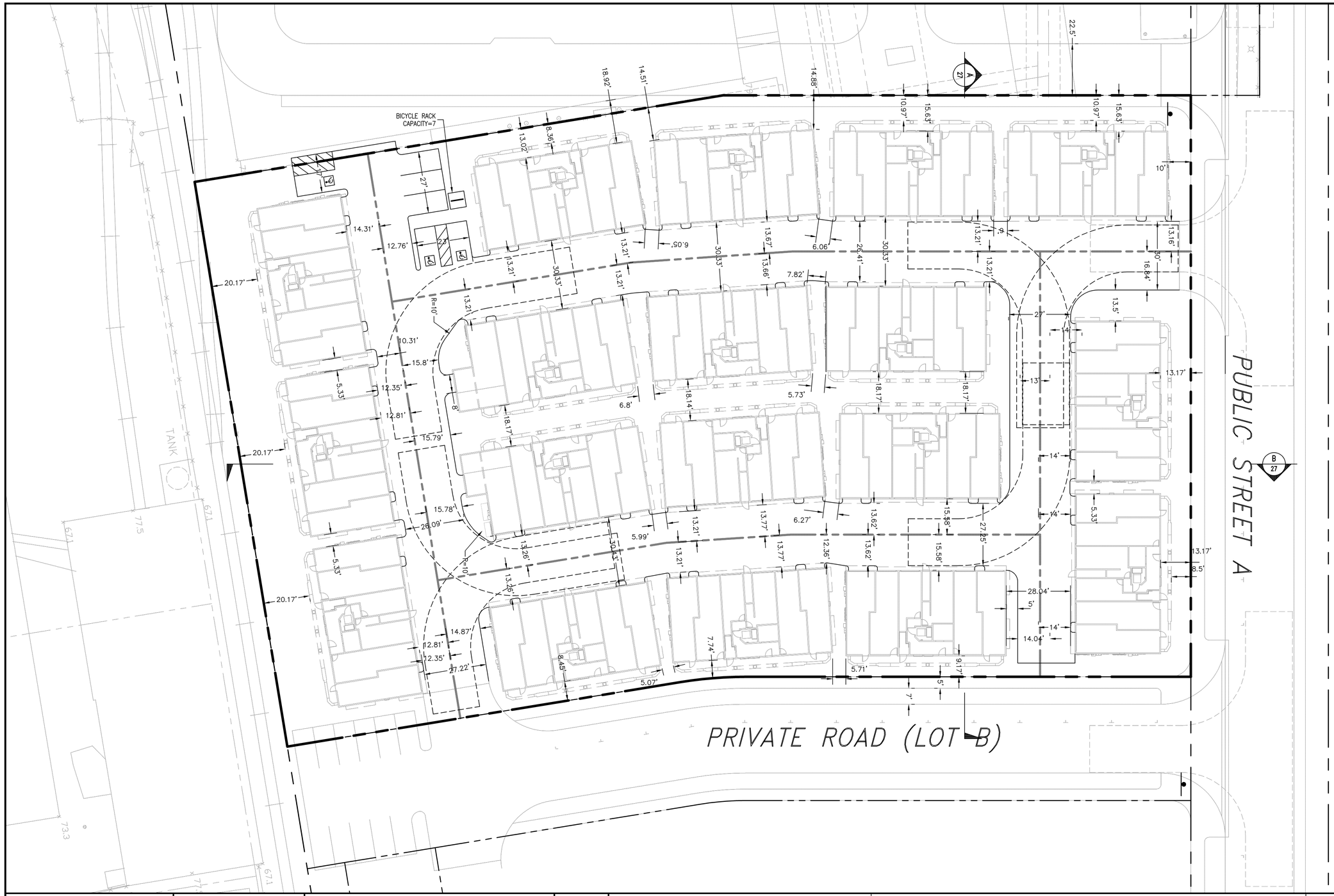
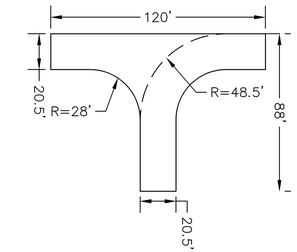
Sheet 27 of 29





FIRE TRUCK PATH OF TRAVEL
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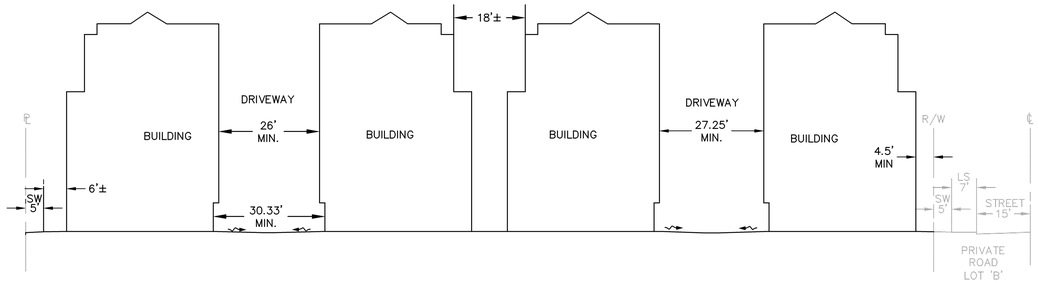

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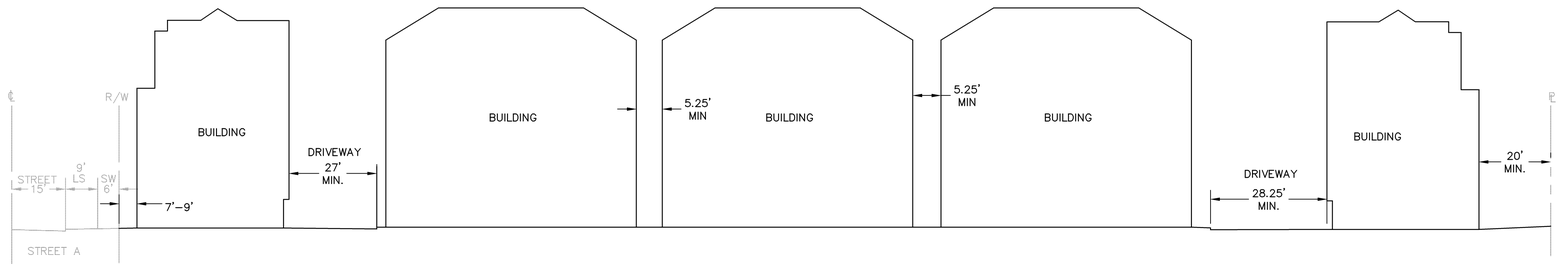

SECTION B

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Sheet 29 of 29

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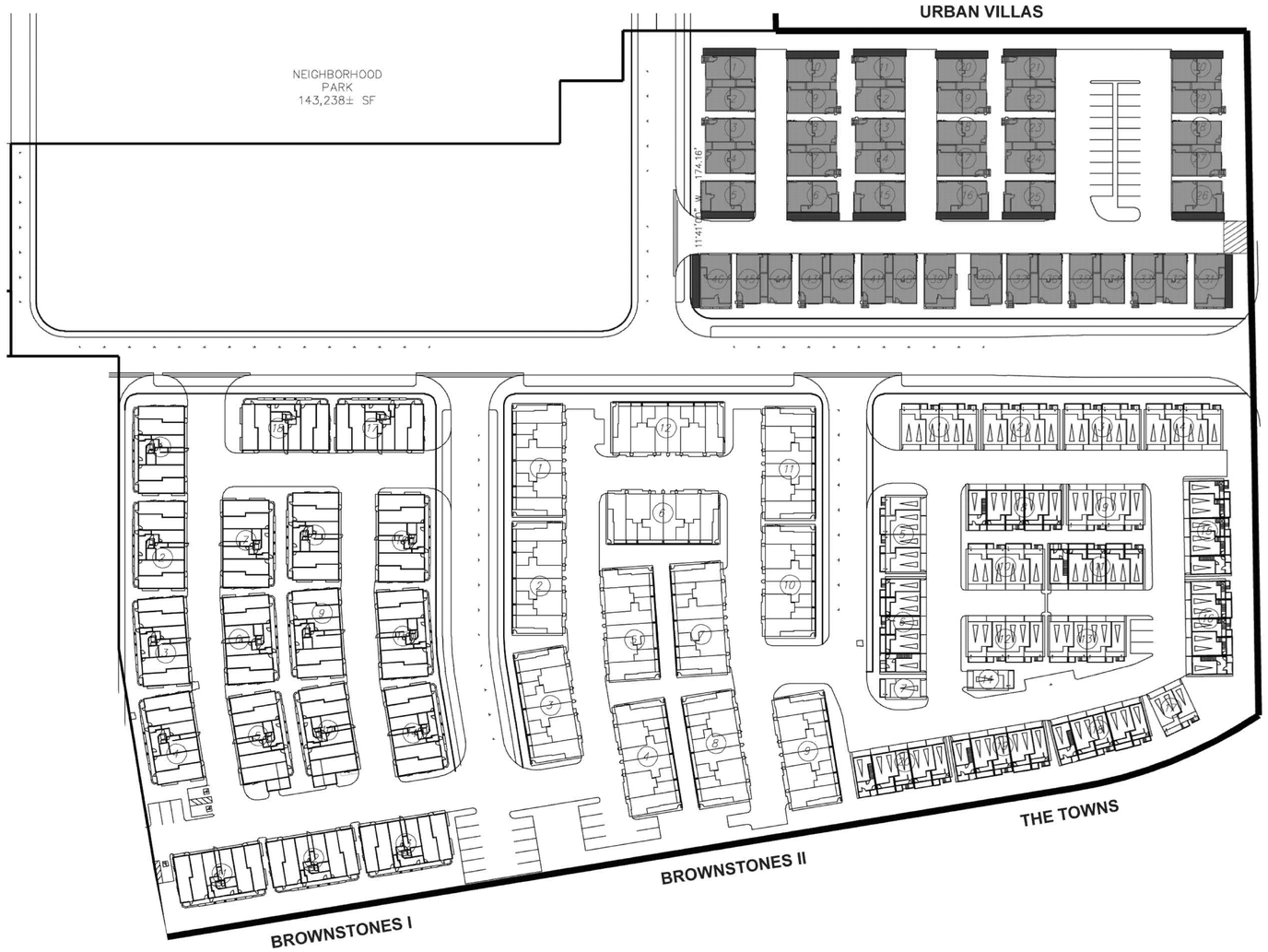
MILPITAS STATION • MILPITAS STATION, LLC

PROPOSED SITE DIAGRAM (not approved)

March 25, 2010 • based on site plan received from BKF Engineers



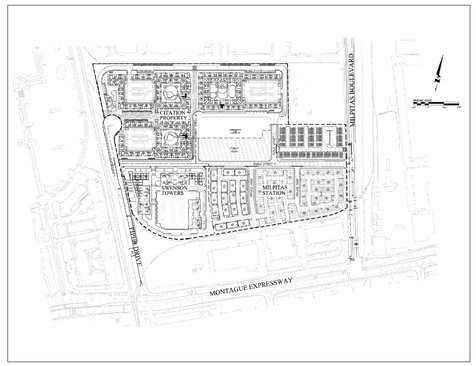
BUILDING TYPE

- 2007070 Urban Villas I • R-3, type V-B (non-rated) construction
- 2007068 Brownstones I • R-2, type V-A (one-hour) construction
- 2007069 Brownstones II • R-2, type V-A (one hour) construction
- 2007063 2007063 The Towns • R-2, type V-A (one hour) construction

KEY:

Enhanced Side

VICINITY MAP



SITE PLAN

N.T.S.

URBAN VILLAS WITH GARAGES

RRDC, INC

2007070P00

STARCK Architecture + Planning

08.13.10

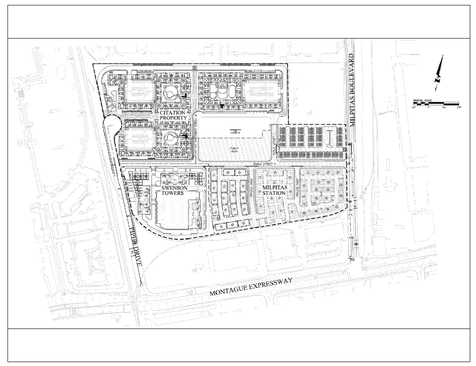
STARCK
Architecture + Planning

Job Number: 2007070
Job Name: Urban Villas
Date: March 16, 2010

Preliminary 2007 CBC Review
R-3 residential, type V-B (non-rated) construction, NFPA 13R sprinklers

1. Occupancy
    a. Residential: R-3 Duplex and Single Family (Section 310.1)
    b. Private Garages (406.1): Group U accessory to R-3 occupancy
2. Maximum Stories/Height
    a. Measured to average height of highest roof surface (502)
    b. Maximum height: 3 stories and 40' (Table 503).
3. Maximum Building Area (Table 503)
    a. Unlimited
4. Buildings on the Same Lot: (704.3, Exception)
    a. Imaginary line assumed between duplex buildings (Plan 1 & 2) and between single family
    b. R-3 area unlimited (Table 503)
5. Fire Resistance of Building Elements (Table 601)
    a. Structural Frame: 0 Hr
    b. Bearing Walls, Int & Ex: 0
    c. Non-bearing walls and partitions (Table 601): 0
    d. Floors: 0
    e. Roof: 0
6. Fire Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance (Table 602)
    a. 0<X<5' 1 Hr
    b. X=>5' 0
7. Projections (including Balconies)
    a. Maximum Projection: Max 12 inches where openings prohibited (704.2,2)
    b. Openings prohibited where X<=3' (Table 704.8)
    c. Projections allowed where X=>2'
    d. Combustible projections where openings are not permitted shall be 1-hour min (704.2.3)
8. Maximum Area of Exterior Openings (Table 704.8,c&g):
    a. X=fire separation distance
        1. 0<=x<=3' Not Permitted
        2. 3'<X<=5' 25%
        3. 5'<X Unlimited
2. Unit/Occupancy Separations
    a. Between Units:
        i. Walls and Supporting Structure: 1 hour fire partitions (708.3, 708.4)
        ii. Floors and Supporting Structures: 1 hour (711.3, 711.4)
    b. Residential to Private Garage: per 406.1.4
3. Sprinklers:
    a. Not required per 2007 CBC
    b. NFPA 13R per Milpitas requirements
4. Exiting
    a. Stairs within individual units:
        i. Min Width (1009.1, exception 1): 36", occupant load <50
        ii. Max. riser (1009.3,4) = 7.75"
        iii. Min. tread=10"
        iv. Min. winder tread width=6"
    b. Landings
        i. Doors opening onto landing shall not reduce landing to less than one-half required width (1009.4,2).
        ii. In R-3, a floor or landing is not required at the top of an interior flight of stairs provided door does not swing over stairs (1009.4,3).
    c. Exiting
        i. One exit required from each unit, Common Path of Egress Travel limits do not apply in R-3. (1019.2,2)
    d. Egress Court
        i. Does not occur at Urban Villas
        ii. Width: 36" minimum (1024.5.1)
5. Accessibility
    a. Duplexes and single-family are exempt (1102A.1,2)
    b. Duplexes and single family are exempt from Multi-story Dwelling requirements (1102A.3.1)
6. Yards or Courts(1206)
    a. 1206 applies only to required openings into yards or courts (1206.1 and IBC Commentary)
    b. Yards or courts with non-required openings do not need to comply with 1206 requirements
    c. Space bounded on only 2 sides is a yard (202)
    d. 3 story yards with required openings shall be 4' minimum width (3' min + 1'/story over 2 = 3' + (2 x 1')) (1206.2)
    e. Yard minimum width shall be unobstructed from the ground to the sky (202)
    f. Space bounded on 3 sides is a court (202)
    a. Note: Court occurs only between Plans 1 & 2. There are no required openings at these courts
    b. Note: no required openings are located on sides of buildings.

VICINITY MAP



CODE ANALYSIS

N.T.S.

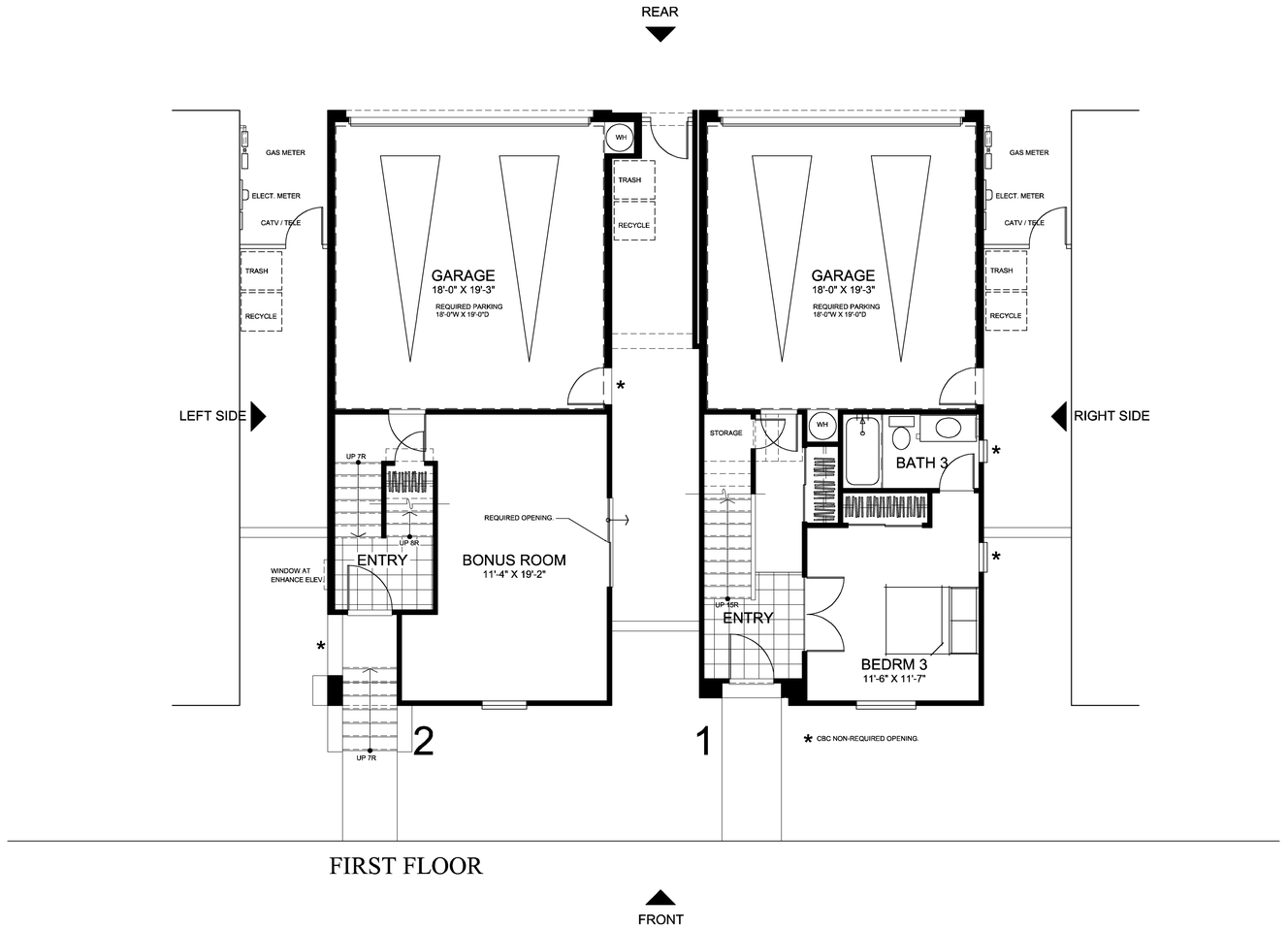
URBAN VILLAS WITH GARAGES

RRDC, INC

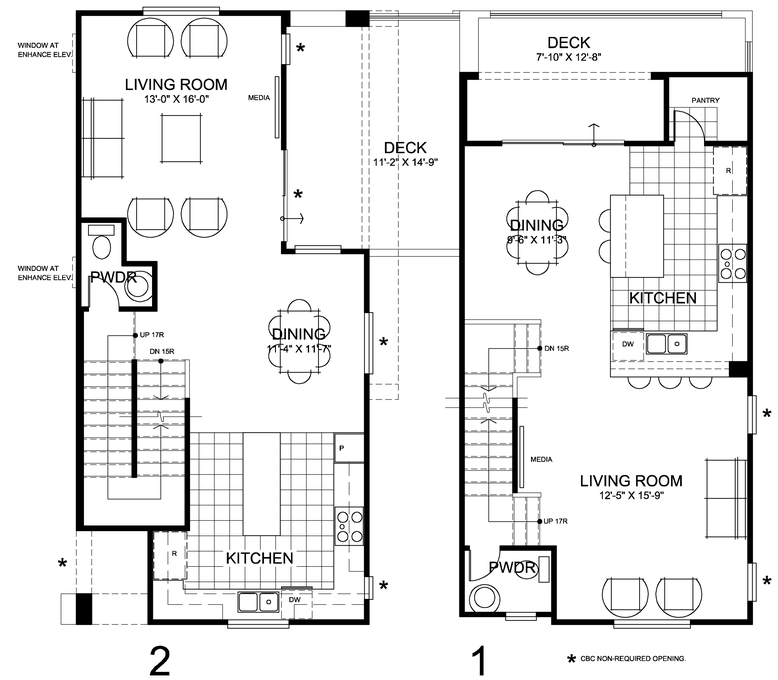
2007070P005

STARCK
Architecture + Planning

08.13.10

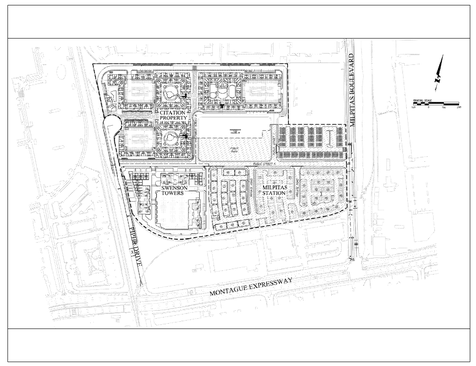


FIRST FLOOR



SECOND FLOOR

VICINITY MAP



UNIT 1 & 2
FIRST / SECOND FLOOR PLANS
ELEVATION STYLE - 'A'

1/4"=1'-0"

URBAN VILLAS WITH GARAGES

RRDC, INC

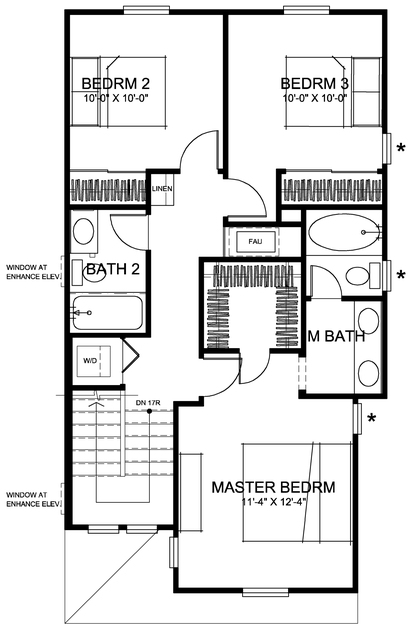
2007070P01

08.13.10

AREA ANALYSIS	
UNIT 1	
FIRST FLOOR	364.65 S.F.
SECOND FLOOR	613.45 S.F.
THIRD FLOOR	655.88 S.F.
TOTAL LIVING AREA	**1633.99 S.F.**
GARAGE	*379.91 S.F.*
DECK	*136.33 S.F.*
total area	*2150.23 S.F.*
UNIT 2	
FIRST FLOOR	349.38 S.F.
SECOND FLOOR	608.42 S.F.
THIRD FLOOR	723.22 S.F.
TOTAL LIVING AREA	**1681.02 S.F.**
GARAGE	*380.81 S.F.*
DECK	*176.96 S.F.*
total area	*2238.79 S.F.*
UNIT 3	
FIRST FLOOR	491.41 S.F.
SECOND FLOOR	858.92 S.F.
THIRD FLOOR	351.70 S.F.
TOTAL LIVING AREA	**1702.04 S.F.**
GARAGE	*436.82 S.F.*
DECK	*104.21 S.F.*
total area	*2243.07 S.F.*

REAR

LEFT SIDE



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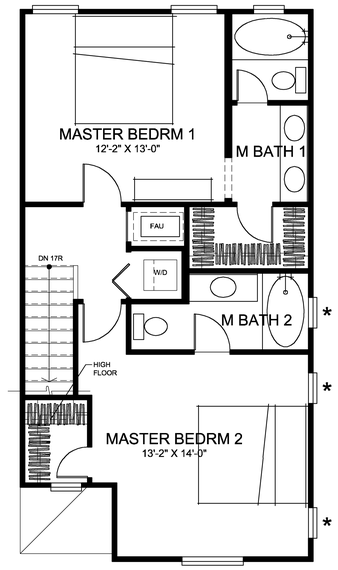


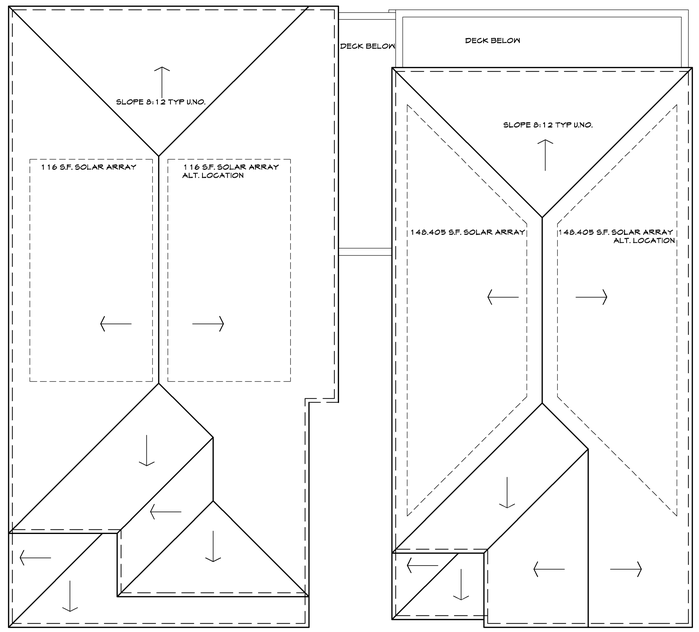
1

* CBC NON-REQUIRED OPENING.

RIGHT SIDE

THIRD FLOOR

FRONT



2

1

ROOF PLAN

UNIT 1 & 2
THIRD FLOOR / ROOF PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

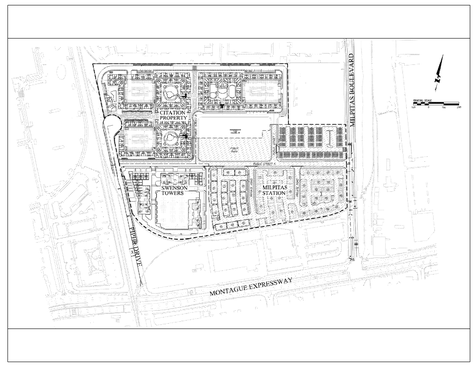
URBAN VILLAS WITH GARAGES

RRDC, INC

2007070P02

08.13.10

VICINITY MAP



AREA ANALYSIS	
UNIT 1	
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THIRD FLOOR	655.88 S.F.
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DECK	*176.96 S.F.*
total area	*2238.79 S.F.*
UNIT 3	
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THIRD FLOOR	351.70 S.F.
TOTAL LIVING AREA	**1702.04 S.F.**
GARAGE	*436.82 S.F.*
DECK	*104.21 S.F.*
total area	*2243.07 S.F.*

2A

FRONT ELEVATION

1A

1A RIGHT SIDE ELEVATION

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

A

EXTERIOR ELEVATIONS
ELEVATION STYLE - '1A & 2A'

1/4"=1'-0"

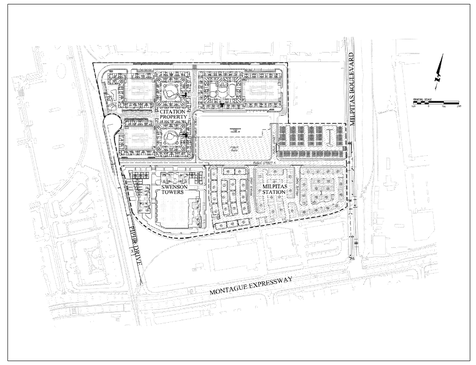
URBAN VILLAS WITH GARAGES
RRDC, INC

2007070P20

STARCK Architecture + Planning

08.13.10

VICINITY MAP



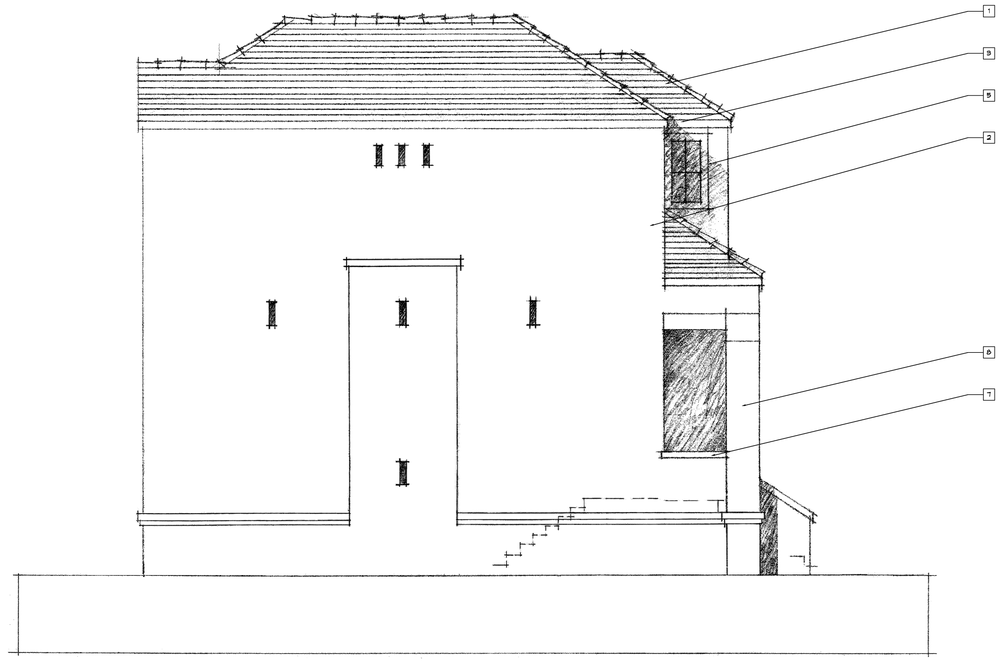
TYPICAL BUILDING MATERIALS

1 INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2 INTEGRAL COLOR PLASTER
3 2 X WOOD FASCIA
4 PLASTER CORBEL
5 PLASTER WINDOW TRIM, SMOOTH FINISH
6 3" DEEP PLASTER RECESS
7 PLASTER TRIM
8 PLASTER BATTERED WALL
9 DECORATIVE SHUTTER
10 METAL RAIL / GUARDRAIL
11 VINYL WINDOW
12 FIBERGLASS ENTRY DOOR
13 SLIDING GLASS DOOR
14 METAL SECTIONAL GARAGE DOOR
15 HARDBOARD SIDING
16 DECORATIVE POTSHELF
17 EXPANSION JOINT
18 DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

1A

REAR ELEVATION



2A

2A LEFT SIDE ELEVATION

A

EXTERIOR ELEVATIONS

ELEVATION STYLE - '1A & 2A'

1/4"=1'-0"

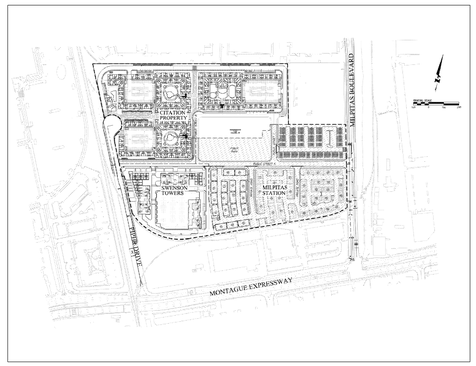
URBAN VILLAS WITH GARAGES

RRDC, INC

2007070P20

08.13.10

VICINITY MAP



TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
6. 3" DEEP PLASTER RECESS
7. PLASTER TRIM
8. PLASTER BATTERED WALL
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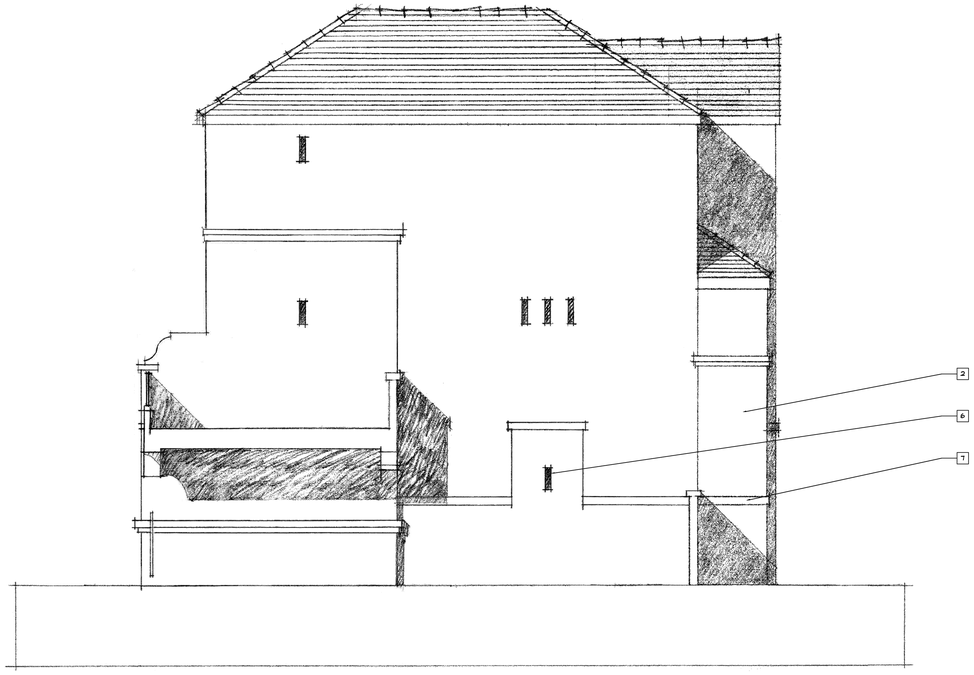
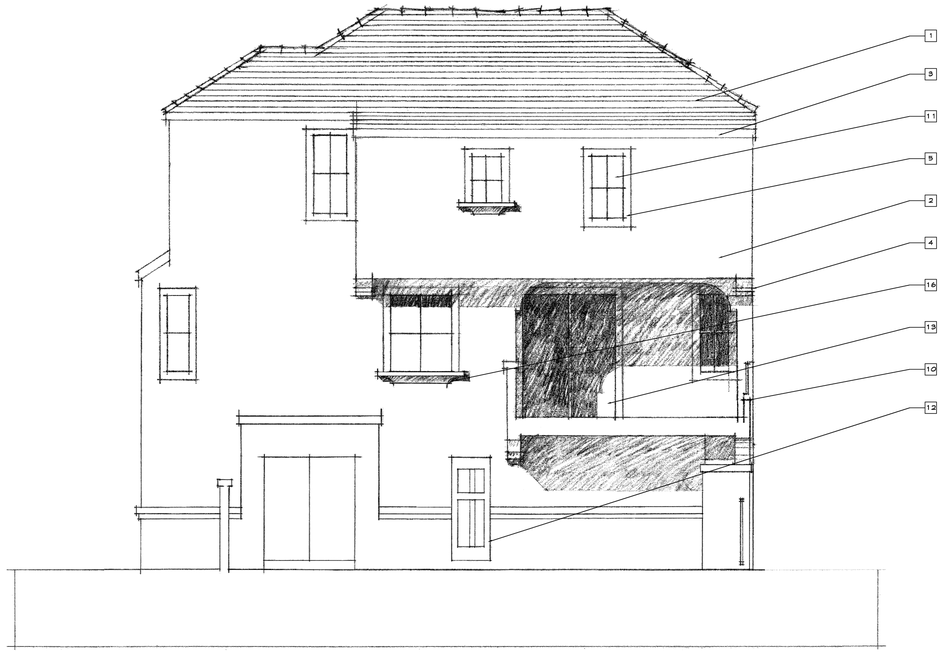
16. DECORATIVE POTSHELF
17. EXPANSION JOINT
18. DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



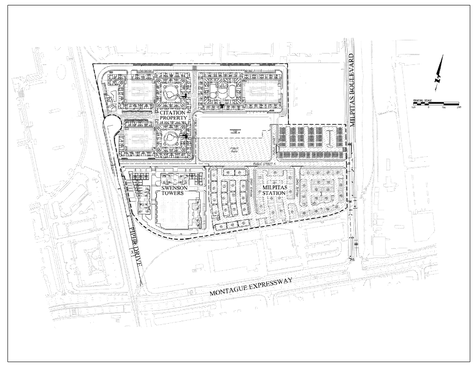
1A LEFT SIDE ELEVATION



2A RIGHT SIDE ELEVATION

A

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - '1A &2A'

1/4"=1'-0"

URBAN VILLAS WITH GARAGES

RRDC, INC

2007070P20

08.13.10

TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
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9. DECORATIVE SHUTTER
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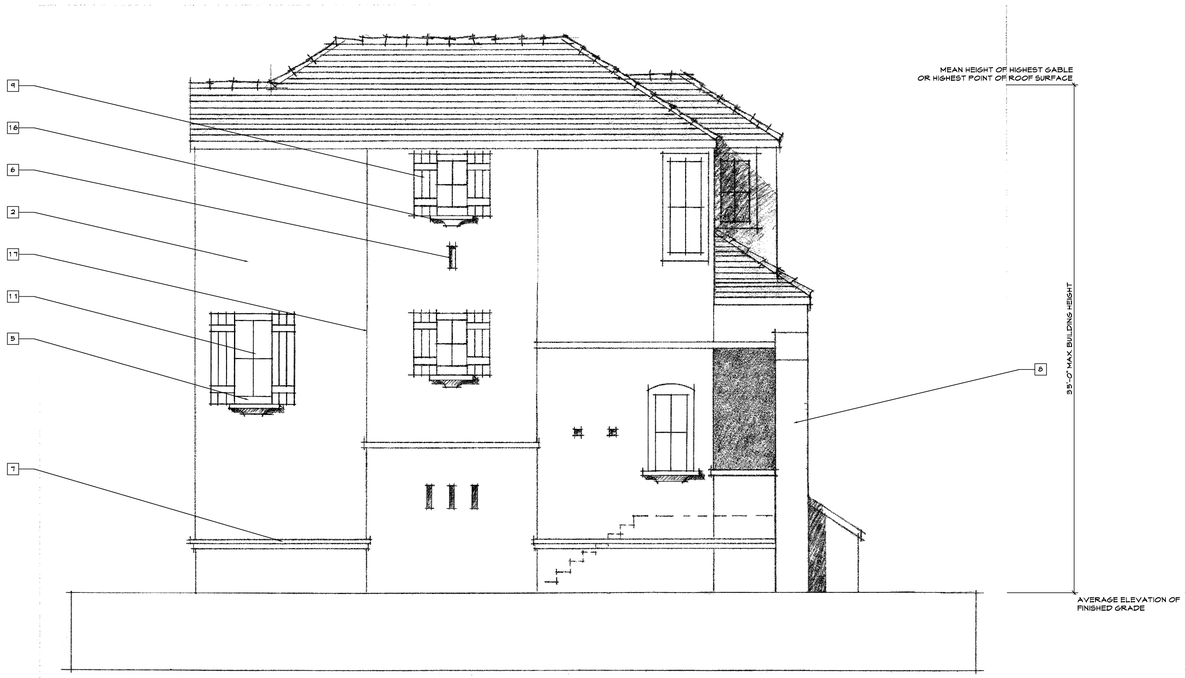
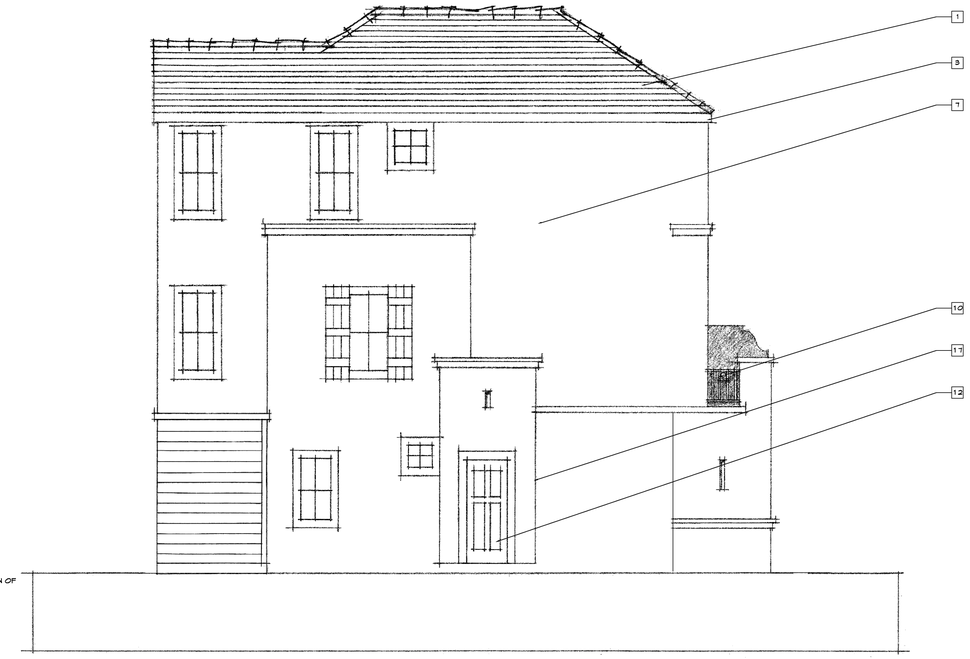
16. DECORATIVE POTSHELF
17. EXPANSION JOINT
18. DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



2A

2A ENHANCED LEFT SIDE ELEVATION



1A ENHANCED RIGHT SIDE ELEVATION

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

A

EXTERIOR ELEVATIONS
ELEVATION STYLE - '1A &2A'

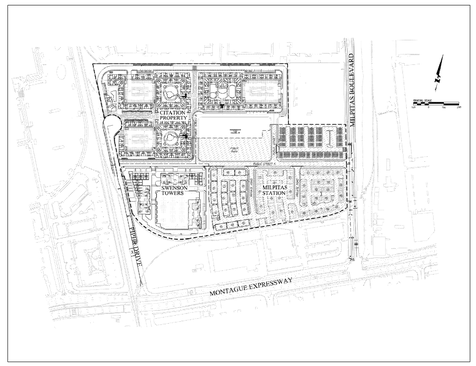
1/4"=1'-0"

URBAN VILLAS WITH GARAGES
RRDC, INC

2007070P20

08.13.10

VICINITY MAP



TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
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15. HARDBOARD SIDING
16. DECORATIVE POTSHELF
17. EXPANSION JOINT
18. DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

2B 1B

FRONT ELEVATION

1B 2B

REAR ELEVATION

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

B

SEE 'A' ELEVATIONS FOR SIDES

EXTERIOR ELEVATIONS

ELEVATION STYLE - '1B & 2B'

1/4"=1'-0"

URBAN VILLAS WITH GARAGES

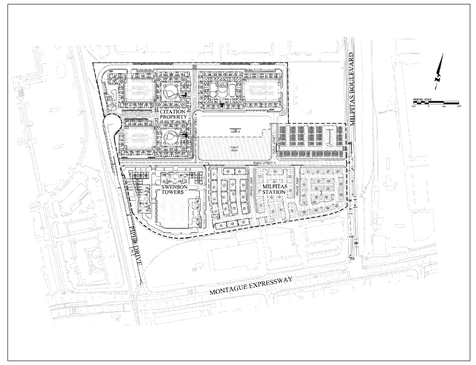
RRDC, INC

2007070P20

STARCK Architecture + Planning

08.13.10

VICINITY MAP



TYPICAL BUILDING MATERIALS

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16. DECORATIVE POTSHELF
17. EXPANSION JOINT
18. DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

2C 1C

FRONT ELEVATION

1C 2C

REAR ELEVATION

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

C

SEE 'A' ELEVATIONS FOR SIDES

EXTERIOR ELEVATIONS

ELEVATION STYLE - '1C & 2C'

1/4"=1'-0"

URBAN VILLAS WITH GARAGES

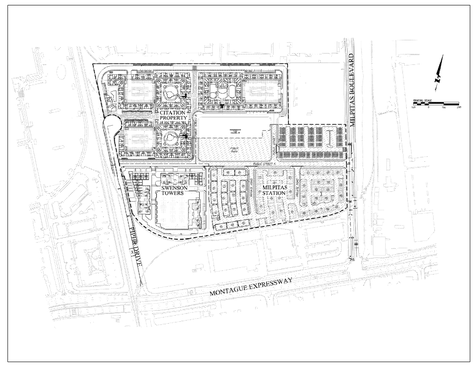
RRDC, INC

2007070P20

STARCK Architecture + Planning

08.13.10

VICINITY MAP



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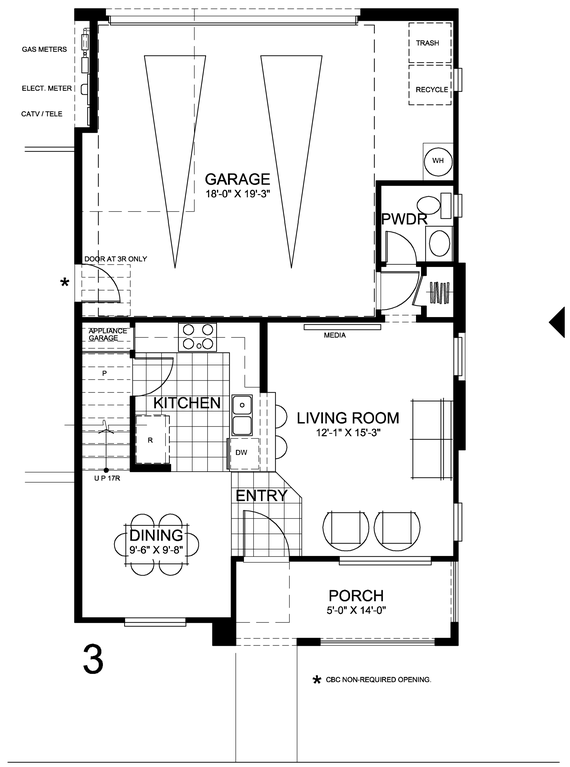
17. EXPANSION JOINT
18. DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

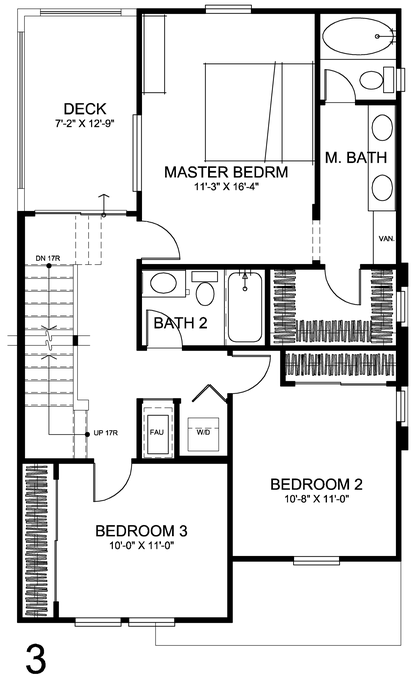
REAR



LEFT SIDE

RIGHT SIDE

FIRST FLOOR



SECOND FLOOR

FRONT

UNIT 3

FIRST / SECOND FLOOR PLANS

ELEVATION STYLE - 'A'

1/4"=1'-0"

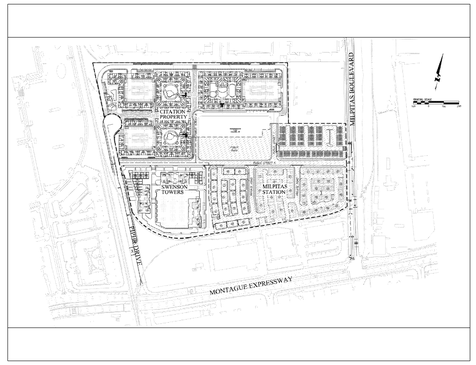
URBAN VILLAS WITH GARAGES

RRDC, INC

2007070P31

08.13.10

VICINITY MAP



AREA ANALYSIS	
UNIT 1	
FIRST FLOOR	364.65 S.F.
SECOND FLOOR	613.45 S.F.
THIRD FLOOR	655.88 S.F.
TOTAL LIVING AREA	**1633.99 S.F.**
GARAGE	*379.91 S.F.*
DECK	*136.33 S.F.*
total area	*2150.23 S.F.*
UNIT 2	
FIRST FLOOR	349.38 S.F.
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UNIT 3	
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TOTAL LIVING AREA	**1702.04 S.F.**
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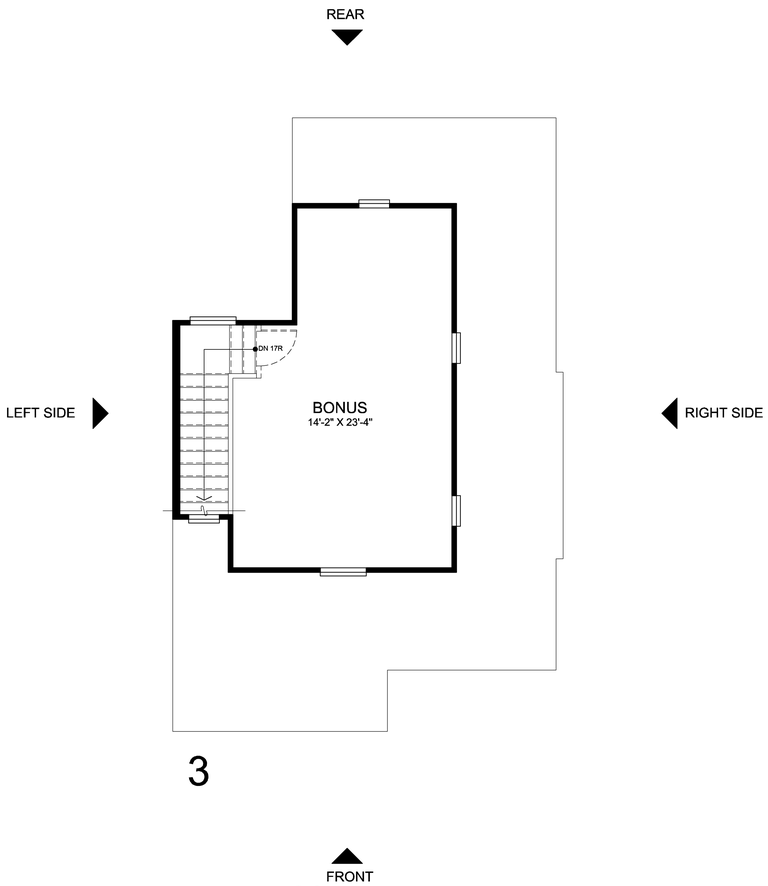
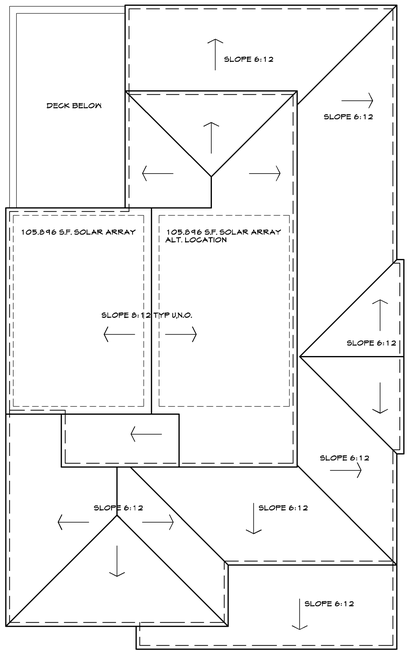
total area	*2243.07 S.F.*



THIRD FLOOR



ROOF PLAN

UNIT 3
THIRD FLOOR / ROOF PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

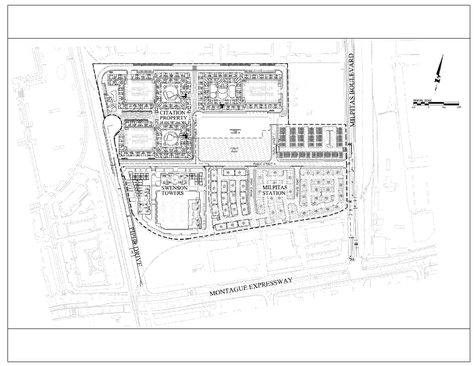
URBAN VILLAS WITH GARAGES

RRDC, INC

2007070P32

08.13.10

VICINITY MAP



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total area	*2243.07 S.F.*

FRONT ELEVATION

ENHANCED RIGHT SIDE ELEVATION

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
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A

EXTERIOR ELEVATIONS
ELEVATION STYLE - '3A'

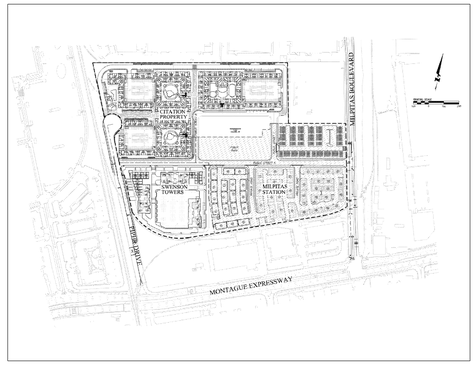
1/4"=1'-0"

URBAN VILLAS WITH GARAGES
RRDC, INC

2007070P20

08.13.10

VICINITY MAP



TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
6. 3" DEEP PLASTER RECESS
7. PLASTER TRIM
8. PLASTER BATTERED WALL
9. DECORATIVE SHUTTER
10. METAL RAIL / GUARDRAIL
11. VINYL WINDOW
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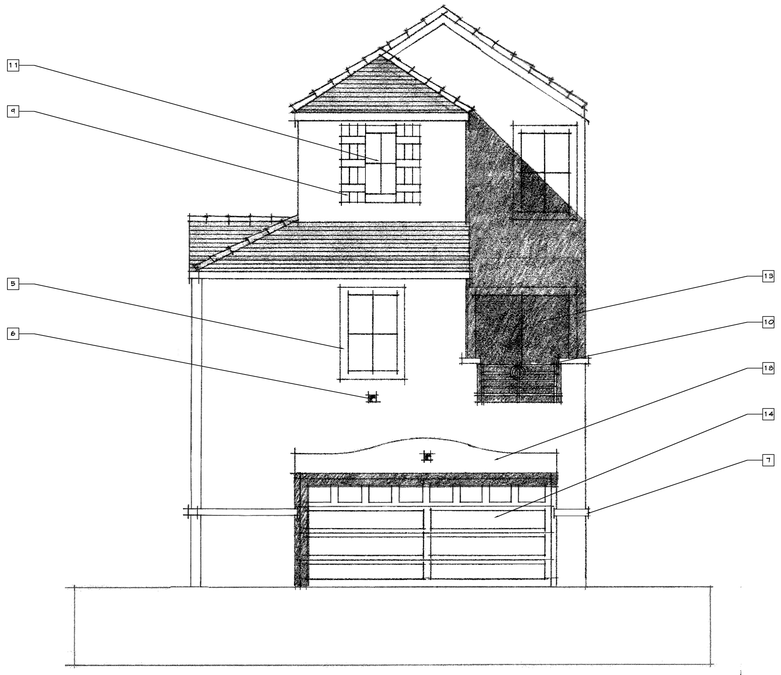
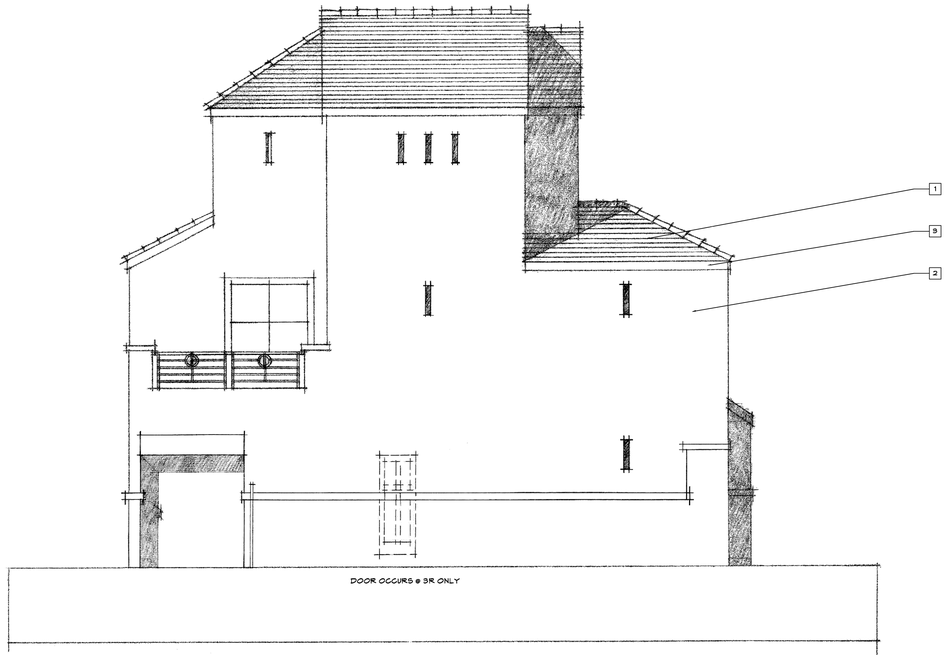
14. METAL SECTIONAL GARAGE DOOR
15. HARDBOARD SIDING
16. DECORATIVE POTSHELF
17. EXPANSION JOINT
18. DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



REAR ELEVATION



LEFT SIDE ELEVATION

A

EXTERIOR ELEVATIONS
ELEVATION STYLE - '3A'

1/4"=1'-0"

URBAN VILLAS WITH GARAGES

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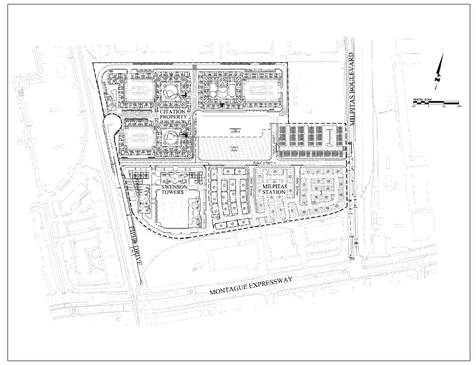
VICINITY MAP



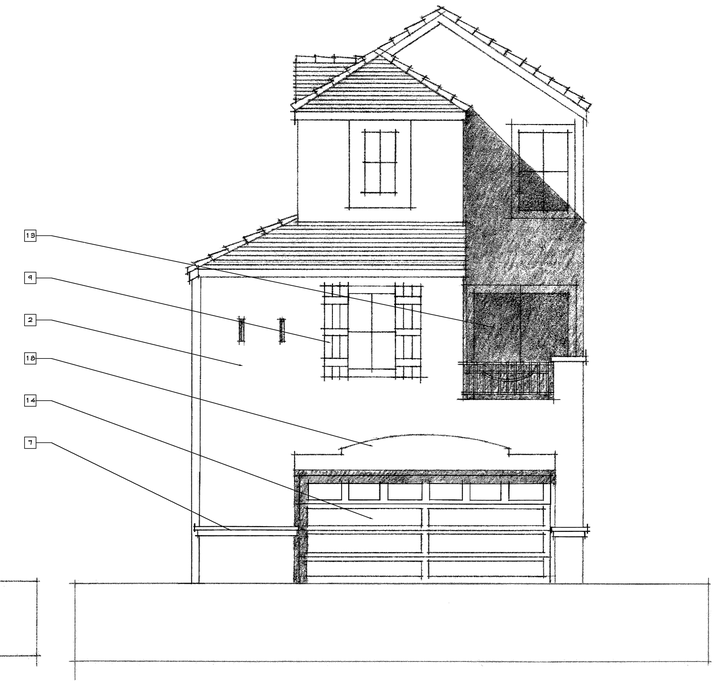
TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
6. 3" DEEP PLASTER RECESS
7. PLASTER TRIM
8. PLASTER BATTERED WALL
9. DECORATIVE SHUTTER
10. METAL RAIL / GUARDRAIL
11. VINYL WINDOW
12. FIBERGLASS ENTRY DOOR
13. SLIDING GLASS DOOR
14. METAL SECTIONAL GARAGE DOOR
15. HARDBOARD SIDING
16. DECORATIVE POTSHELF
17. EXPANSION JOINT
18. DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

FRONT ELEVATION

ENHANCED RIGHT SIDE ELEVATION

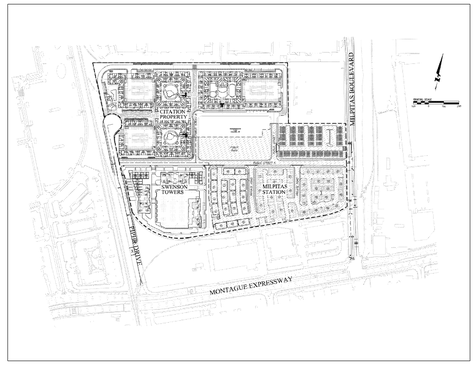


REAR ELEVATION

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

B

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - '3B'

1/4"=1'-0"

URBAN VILLAS WITH GARAGES
RRDC, INC

2007070P20

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TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
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4. PLASTER CORBEL
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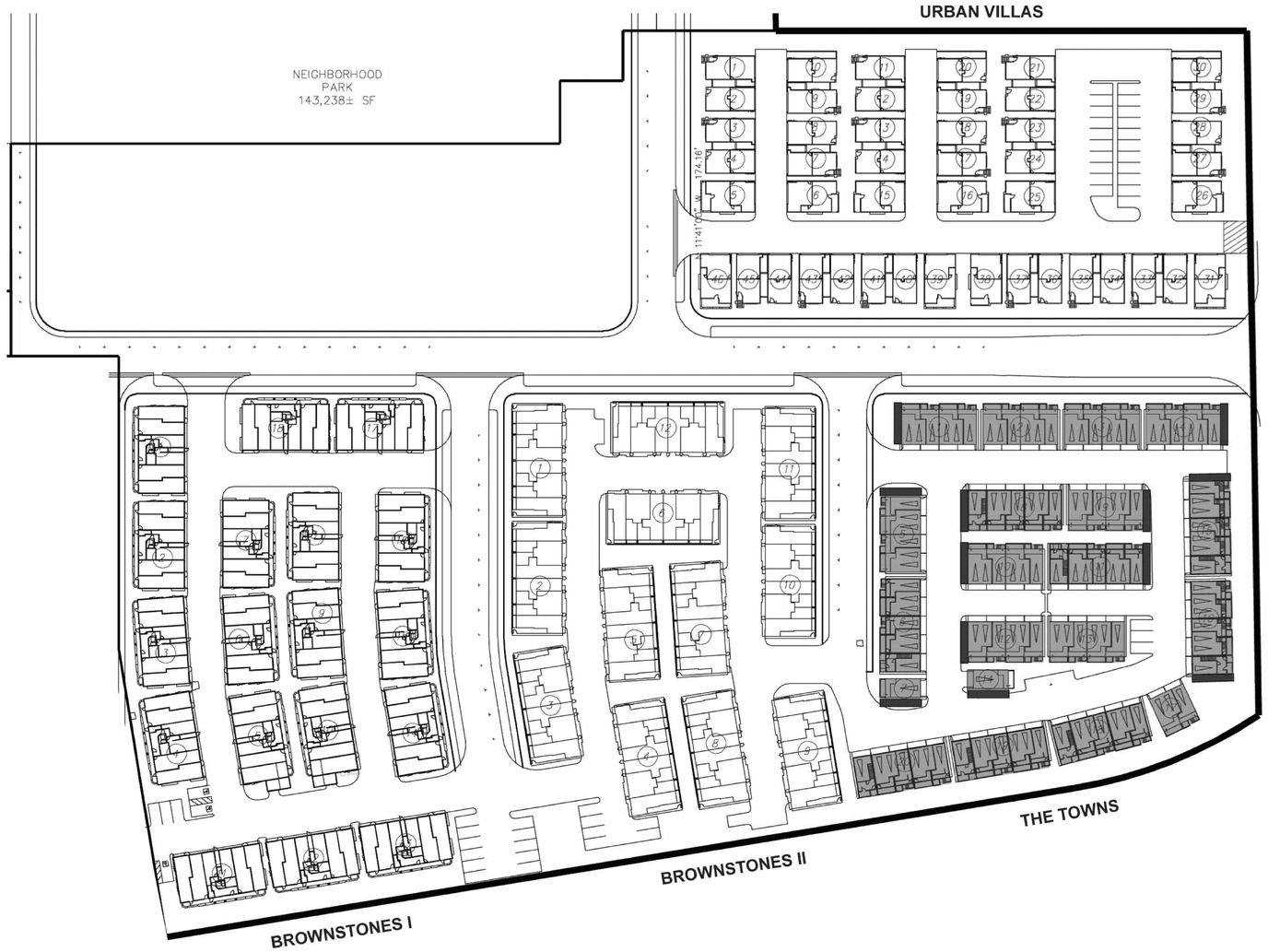
17. EXPANSION JOINT
18. DECORATIVE PLASTER ELEMENT

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

MILPITAS STATION • MILPITAS STATION, LLC

PROPOSED SITE DIAGRAM (not approved)

March 25, 2010 • based on site plan received from BKF Engineers



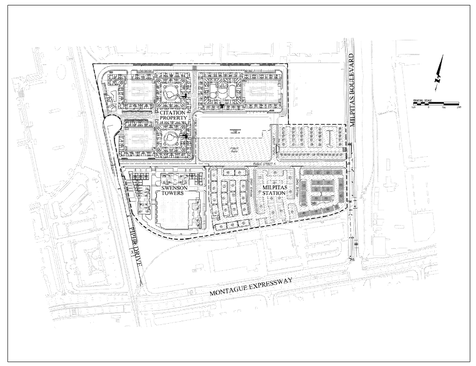
BUILDING TYPE

- 2007070 Urban Villas I • R-3, type V-B (non-rated) construction
- 2007068 Brownstones I • R-2, type V-A (one-hour) construction
- 2007069 Brownstones II • R-2, type V-A (one hour) construction
- 2007063 2007063 The Towns • R-2, type V-A (one hour) construction

KEY:

Enhanced Side

VICINITY MAP



SITE PLAN

N.T.S.

THE TOWNS

RRDC, INC

2007063P00

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Architecture + Planning

Job No: 2007063
Job Name: The Towns
3/15/2010

Preliminary 2007 CBC Analysis
R-2 residential, type V-A (one-hour) construction with NFPA 13 sprinklers

1. Occupancy
   a. Residential: R-2 (Section 310)
   b. Garages: U-1 private garages grouped together (312 and 1109A.2.1)
2. Maximum Stories/Height
   a. Maximum height of the building will be 50'+20' sprinkler increase, but not over 60' (Table 503 and 504.2).
   b. Max stories (Table 503 and 504.2): 4 stories
3. Building Area
   a. Maximum building area per
      i. At = 12,000 sf (Table 503)
      ii. Assume no frontage increase, If = 0
      iii. Is = 2 in addition to story & height increase (506.3)
      iv. Maximum area per floor=Aa = 12,000 + (12,000 x 2) = 36,000 sf
   b. Maximum Building Area (506.4) = Aa x 2 = 72,000 sf
4. Buildings on the Same Lot
   a. Two or more buildings on the same lot shall be considered as portions of the same building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building (704.3, exception).
      i. Total 5-plex area/building = +-7,500sf
      ii. 72,000 sf max/ +-7,500 sf/bldg =+- 9 bldgs maximum on one lot without firewalls (Section 503.1.2)
      iii. +-9 5-plex bldgs maximum between imaginary lines
      iv. 72,000 sf max/ +-1,650 sf/unit max = +-43 units between imaginary lines (704.3, exception)
5. Fire Walls
   a. Since the actual area of the building per floor is less than 36,000 s.f. and the total building area is less than 72,000 s.f., there is NO requirement for fire walls (503.1).

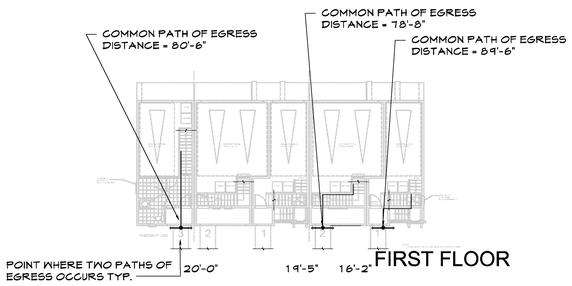
Fon: 619 299-7070
Fax: 619 295-8768

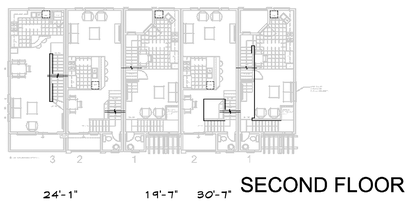
2045 Kettner Boulevard
Suite 100, San Diego
California 92101

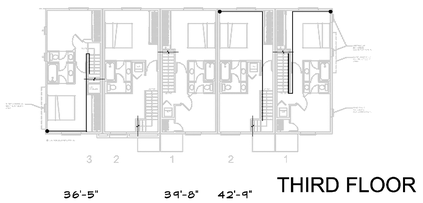
6. Fire Resistance of Building Elements (Table 601)
   a. Structural Frame: 1
   b. Bearing Walls, Int & Ex: 1
   c. Non-bearing walls and partitions (Table 601 & 602):
      i. Fire Separation X<30' 1
      ii. Fire Separation X=>30' 0
   d. Floors: 1
   e. Roof: 1 or heavy timber
7. Fire Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance (Table 602)
   a. X<30' 1 Hour
   b. X=>30' 0
8. Projections
   a. Maximum Projection: Max 12 inches where openings prohibited (704.2,2)
   b. Openings prohibited where X<=3' (Table 704.8)
   c. Projections allowed where X=>2'
   d. Combustible projections where openings are not permitted shall be 1-hour min (704.2.3)
9. Maximum Area of Exterior Openings (Table 704.8 & 704.8.1):
   a. X=fire separation distance
      1. 0<=x<=3' Not Permitted
      2. 3'<X<=5' 15%
      3. 5'<X<=10' 25%
      4. 10<X<=15' 45%
      5. 15'<X<=20' 75%
10. Unit/Occupancy Separations
    a. Between Units
       i. Walls and Supporting Structure: 1 hour fire partitions (708.3 and 708.4)
       ii. Floors and Supporting Structures: 1 hour (711.3 and 711.4)
    b. Residential to Private Garages per 406.1.4: (Table 508.3.3,d and 406.1.4)
11. Sprinklers: NFPA 13 per 903.3.1.1
12. Exiting
    a. Each unit exits down private stair, to ground level and out its own private front door, per 1015.1, when:
       i. Occupant Load <= 10
          1. Occupant load factor = 200 sf (Table 1004.1.1)
          2. No unit >2000 sf, no unit occupant load>10
       ii. Common Path of Egress Travel<' 125' (1014.3, Exception 4)
          1. see Common Path of Egress Travel diagrams
    b. Egress Width: Table 1005.1
       i. Stairways: .2/occupantx 9.9 occupants max = 2"
          1. 36" min (Section 1009.1, exception 1)
       ii. Corridors: 36" min (1017.2, exception 2)
          1. Occupant Load <50
    c. Accessible Means of Egress (1007.1)
       i. Not required, no covered units. See 13 below

    d. Stairs:
       i. Within units
          1. Max. riser (1009.3,4) = 7.75"
          2. Min. tread=10"
          3. Min. winder tread width=6"
       ii. Landings
          1. Doors opening onto landing shall not reduce landing to less than one-half required width (1009.4,2).
    e. Common Path of Egress Travel: 125' max with NFPA 13 fire sprinklers (1014.3, exception 4).
13. Access within Building (site access, guest parking not in this review):
    a. Exempt
       i. All units are multi-story units in a non-elevator building, which are exempt (1102A.3.1).
       ii. Requirement in multistory dwellings for 10% "visitable" units is provided in Plan 3 visitable unit alternate-see floor plans (1102A.3.1)
       iii. 10% "visitable" units per 1102A.3.1 are *not* covered units, no accessible guest or resident parking is required (1109A.1).
14. Yards or Courts (1206)
    a. 1206 applies only to required openings into yards or courts (1206.1 and IBC Commentary)
    b. Yards with non-required openings do not need to comply with 1206 requirements
    c. Space bounded on only 2 sides is a yard (202)
    d. 3 story yards with required openings shall be 4' minimum width (3' min + 1'/story over 2 = 3' + 1')
    e. Yard minimum width shall be unobstructed from the ground to the sky (202)
    f. Note: no required openings are located on sides of buildings.

Diagrams:
CPET



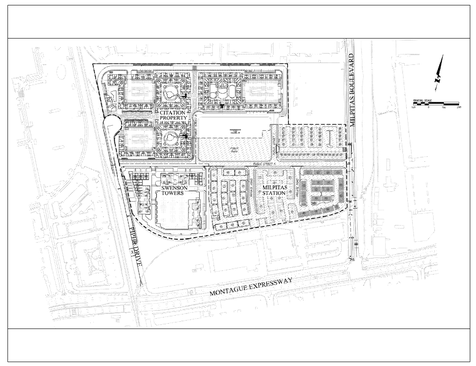




COMMON PATH OF EGRESS TRAVEL (CPET) DIAGRAMS

CODE DATA

VICINITY MAP



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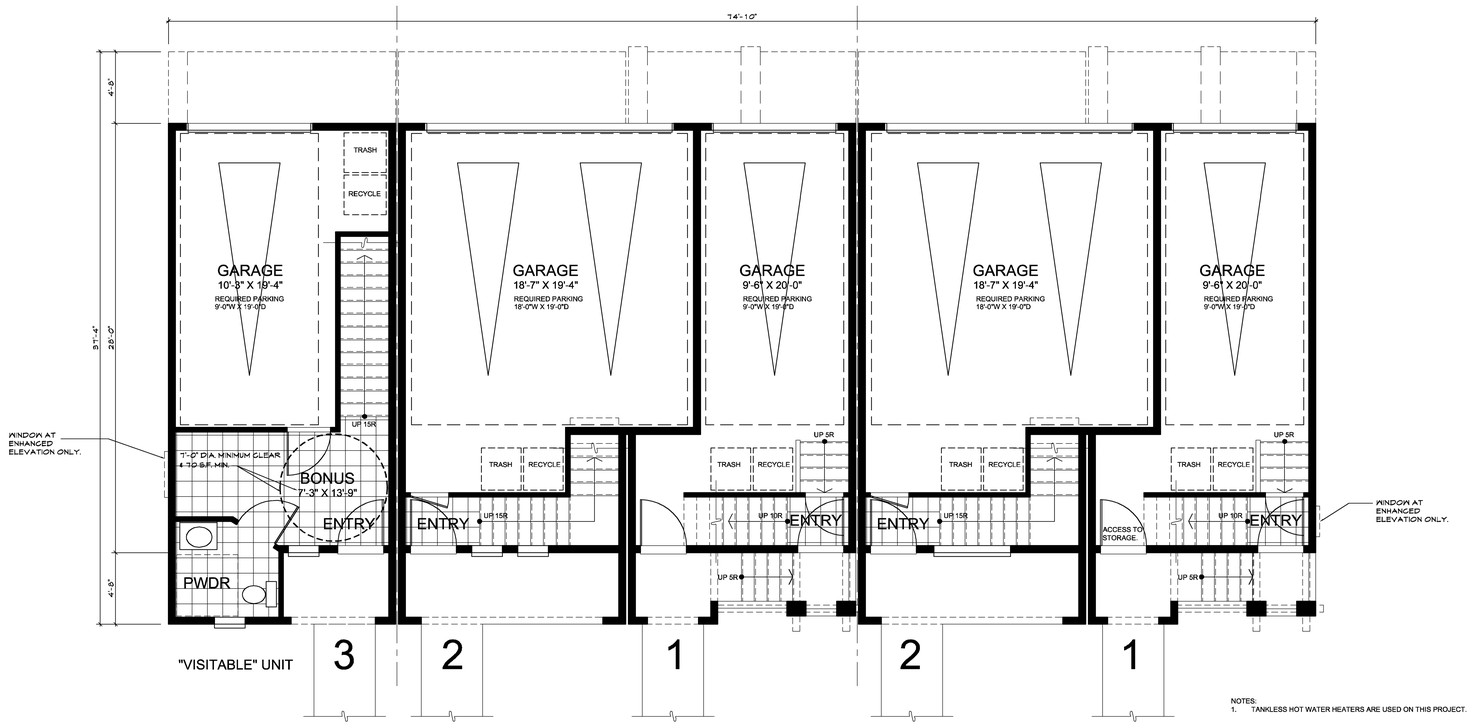

NOTES:
1. TANKLESS HOT WATER HEATERS ARE USED ON THIS PROJECT.

5-PLEX
FIRST FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

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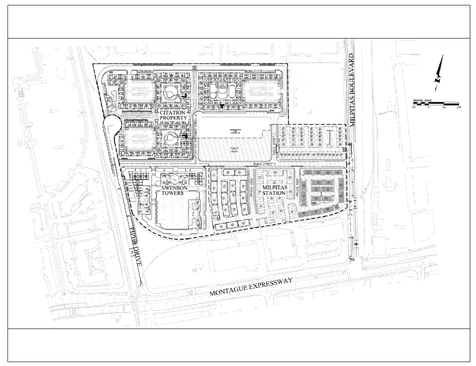
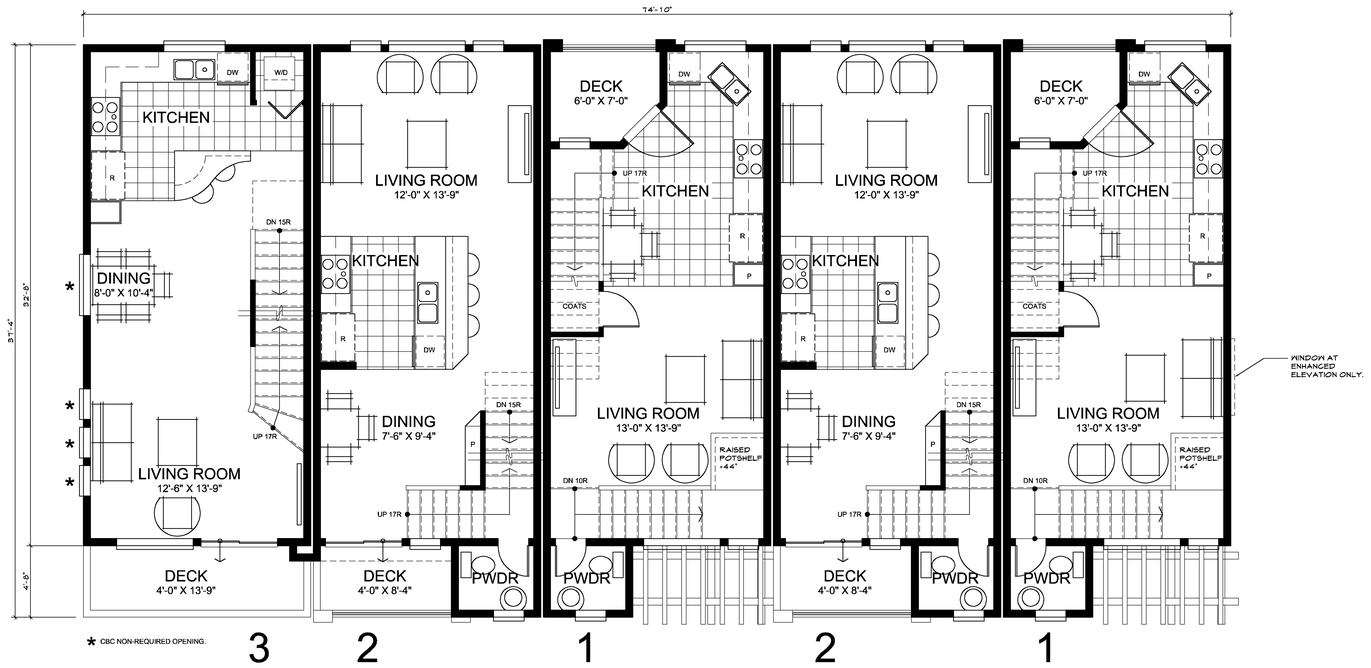
VICINITY MAP



UNIT 1	
FIRST FLOOR	42.79 S.F.
SECOND FLOOR	405.90 S.F.
THIRD FLOOR	471.10 S.F.
TOTAL LIVING AREA	**919.79 S.F.**
GARAGE	*267.37 S.F.*
DECK	*44.78 S.F.*
total area	*1231.94 S.F.*

UNIT 2	
FIRST FLOOR	55.74 S.F.
SECOND FLOOR	517.06 S.F.
THIRD FLOOR	467.80 S.F.
TOTAL LIVING AREA	**1040.60 S.F.**
GARAGE	*433.80 S.F.*
DECK	*42.00 S.F.*
total area	*1516.39 S.F.*

UNIT 3	
FIRST FLOOR	187.60 S.F.
SECOND FLOOR	487.84 S.F.
THIRD FLOOR	467.81 S.F.
TOTAL LIVING AREA	**1143.26 S.F.**
GARAGE	*244.26 S.F.*
DECK	*69.22 S.F.*
total area	*1456.74 S.F.*



5-PLEX
SECOND FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

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2007063P02

STARCK Architecture + Planning

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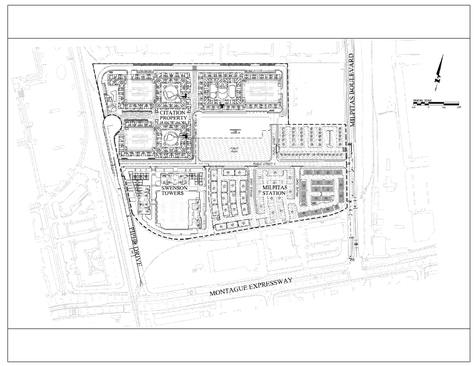
VICINITY MAP



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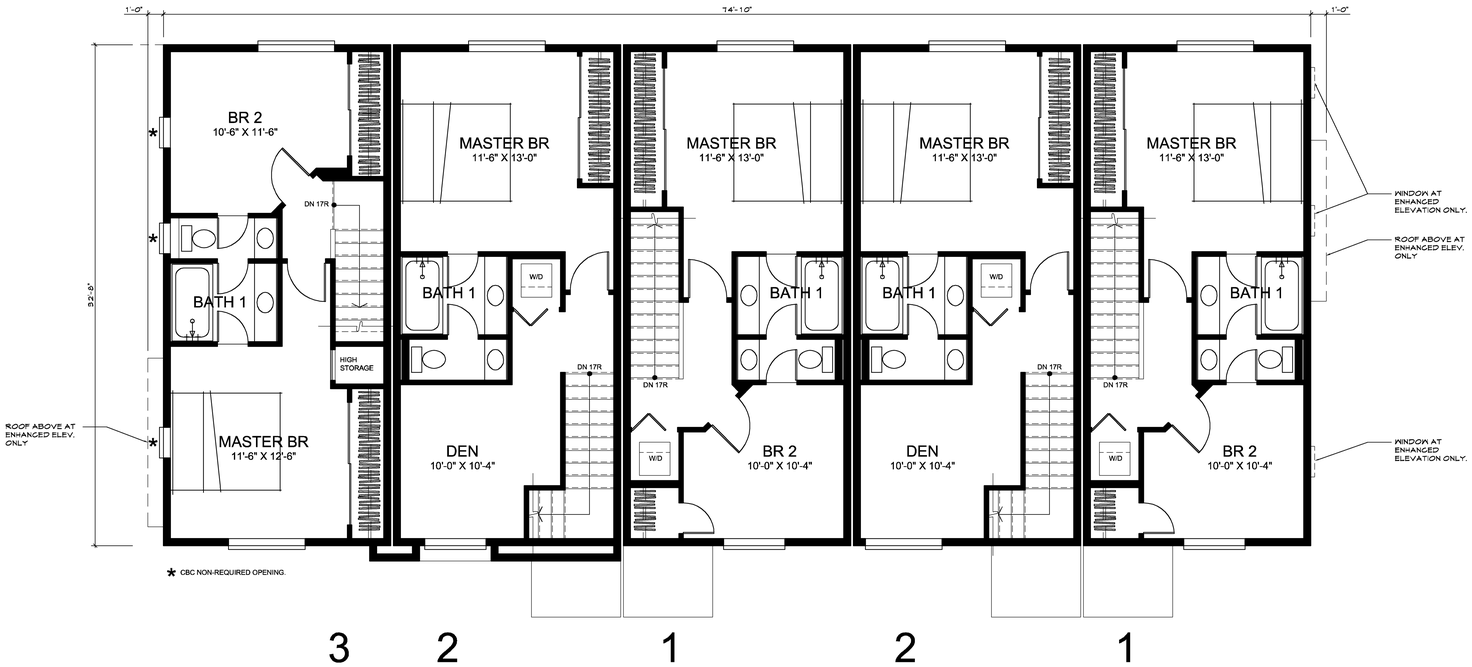

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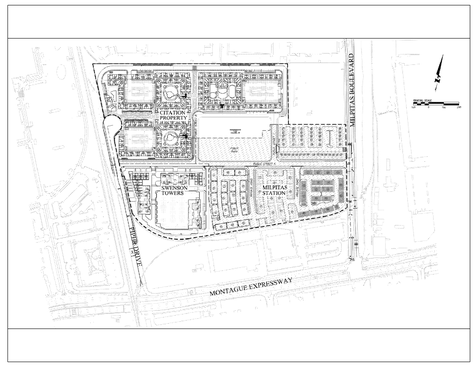

5-PLEX
THIRD FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

THE TOWNS
RRDC, INC

2007063P03

08.13.10

UNIT 1	
FIRST FLOOR	42.79 S.F.
SECOND FLOOR	405.90 S.F.
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DECK	*44.78 S.F.*
total area	*1231.94 S.F.*

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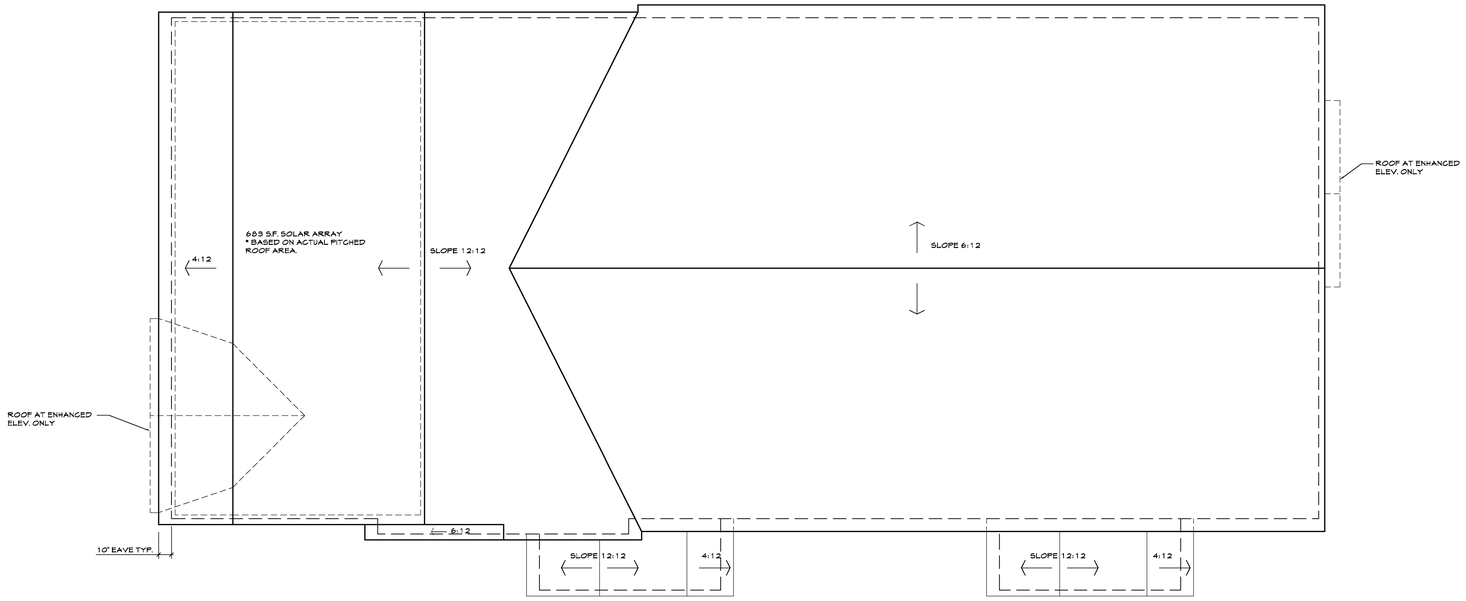
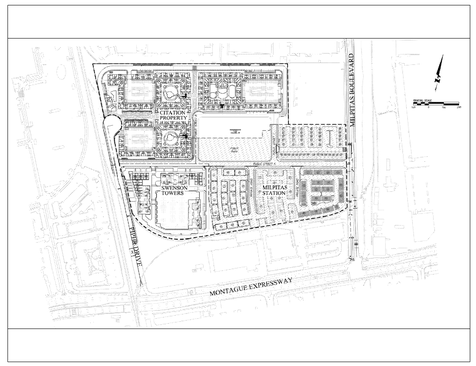


VICINITY MAP



5-PLEX
ROOF PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

THE TOWNS

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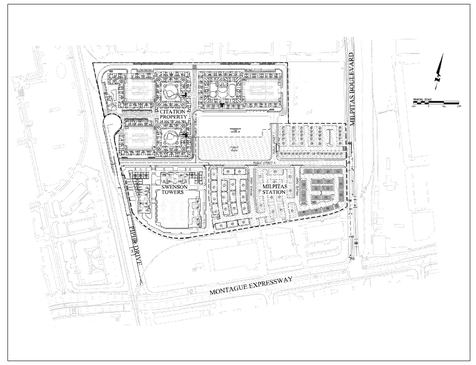
08.13.10

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

FRONT ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

THE TOWNS
RRDC, INC

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TYPICAL BUILDING MATERIALS

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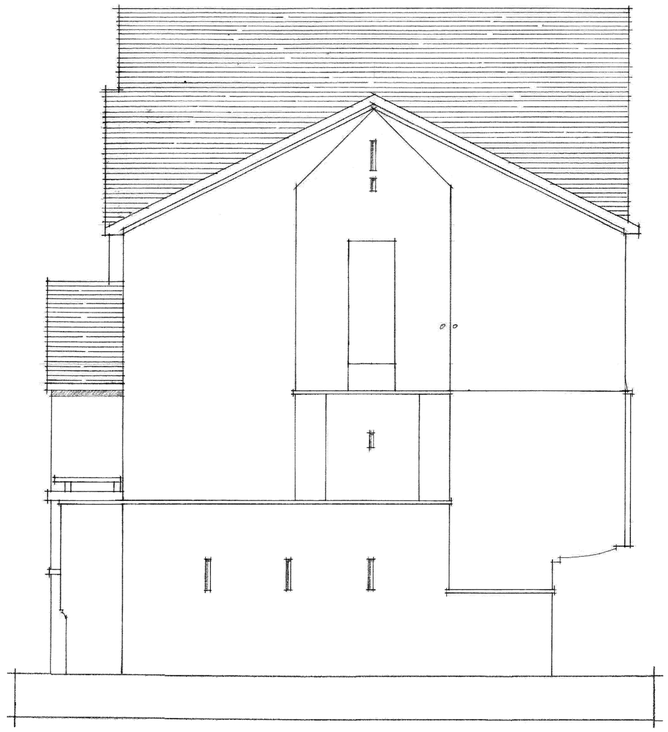
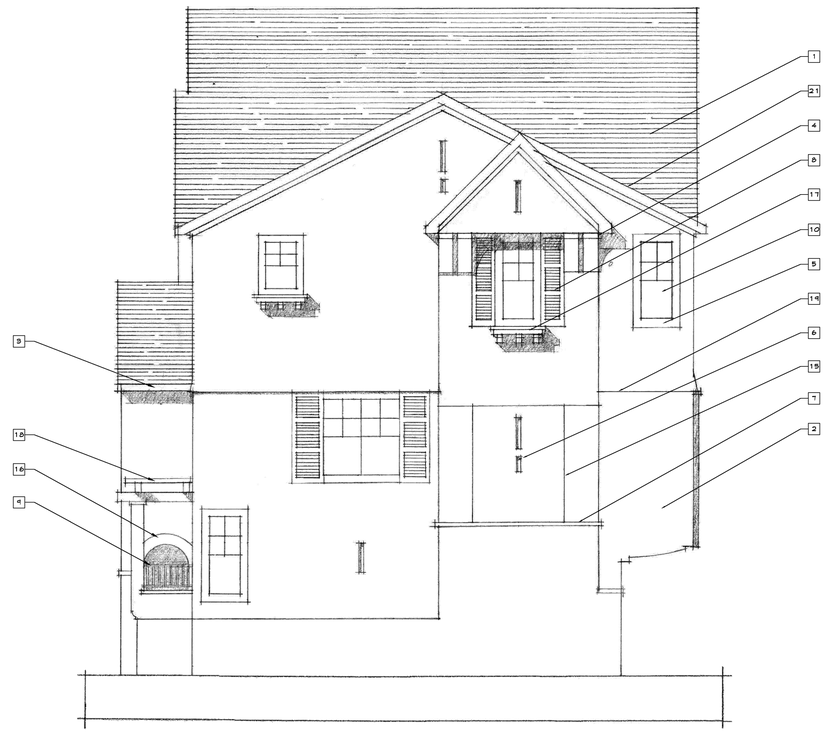
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
6. 3" DEEP PLASTER RECESS
7. PLASTER TRIM
8. DECORATIVE SHUTTER
9. METAL RAIL / GUARDRAIL
10. VINYL WINDOW
11. FIBERGLASS ENTRY DOOR
12. SLIDING GLASS DOOR
13. FRENCH DOORS
14. METAL SECTIONAL GARAGE DOOR
15. EXPANSION JOINT
16. DECORATIVE PLASTER ELEMENT
17. DECORATIVE POTSHELF
18. WOOD TRELLIS
19. CURVED PLASTER FLARE-OUT
20. STORAGE CLOSET
21. 2 X RAKE BOARD

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

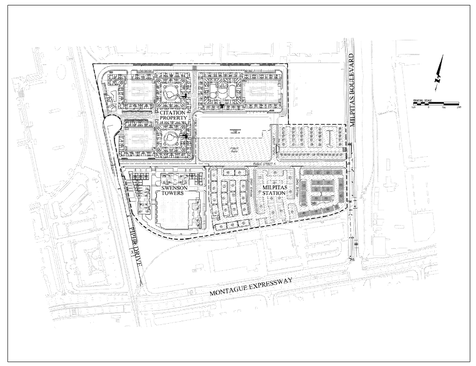


RIGHT SIDE ELEVATION



ENHANCED RIGHT SIDE ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

THE TOWNS

RRDC, INC

2007063P20

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Architecture + Planning

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TYPICAL BUILDING MATERIALS

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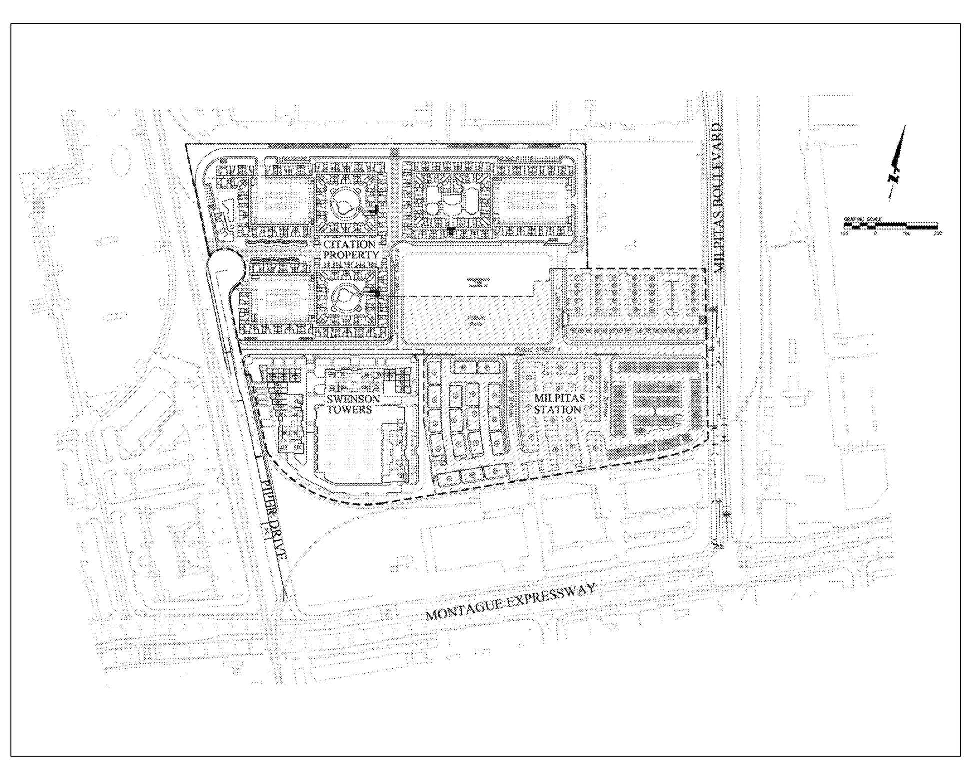
21. 2 X RAKE BOARD

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

REAR ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

THE TOWNS

RRDC, INC

2007063P20

08.13.10

TYPICAL BUILDING MATERIALS

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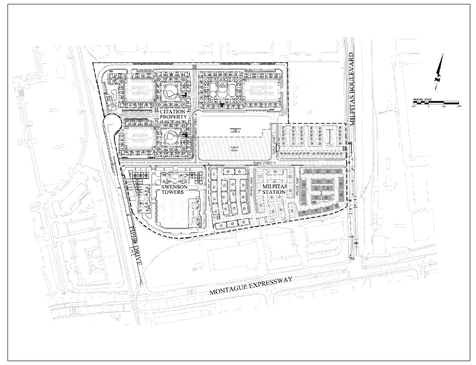
17	DECORATIVE POTSHELF
18	WOOD TRELLIS
19	CURVED PLASTER FLARE-OUT
20	STORAGE CLOSET
21	2 X RAKE BOARD

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

LEFT SIDE ELEVATION

ENHANCED LEFT SIDE ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

THE TOWNS

RRDC, INC

2007063P20

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Architecture + Planning

08.13.10

TYPICAL BUILDING MATERIALS

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- 18 WOOD TRELLIS
- 19 CURVED PLASTER FLARE-OUT
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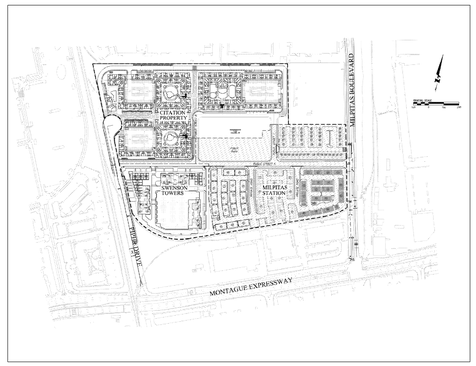
FRONT ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'B'

1/4"=1'-0"

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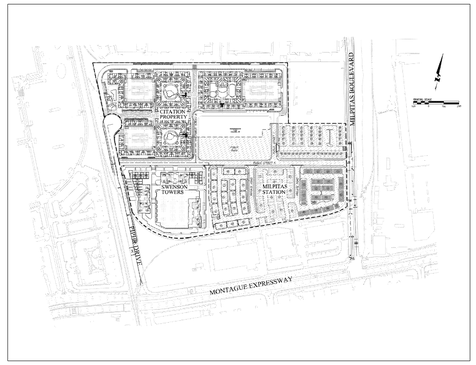
ENHANCED RIGHT SIDE ELEVATION
STANDARD RIGHT SIDE ELEVATION
SIMILAR TO STYLE 'A'

VICINITY MAP



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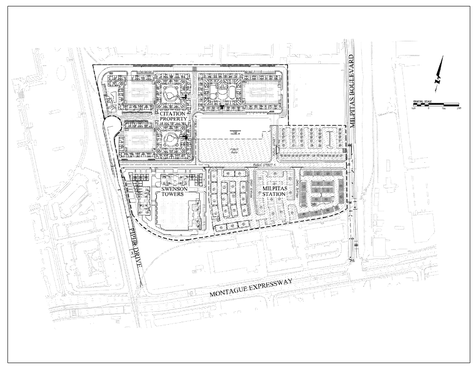
REAR ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
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1/4"=1'-0"

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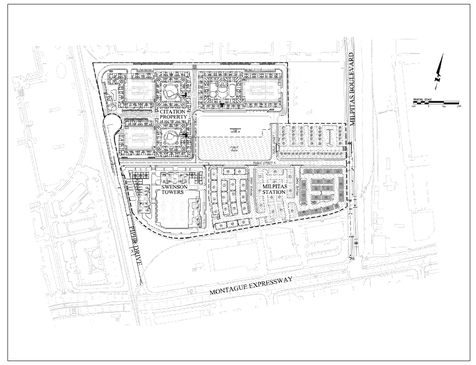
ENHANCED LEFT SIDE ELEVATION
STANDARD LEFT SIDE ELEVATION
SIMILAR TO STYLE 'A'

VICINITY MAP



EXTERIOR ELEVATIONS
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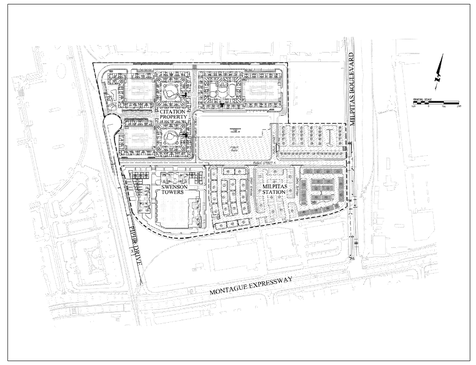
FRONT ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'C'

1/4"=1'-0"

THE TOWNS

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Architecture + Planning

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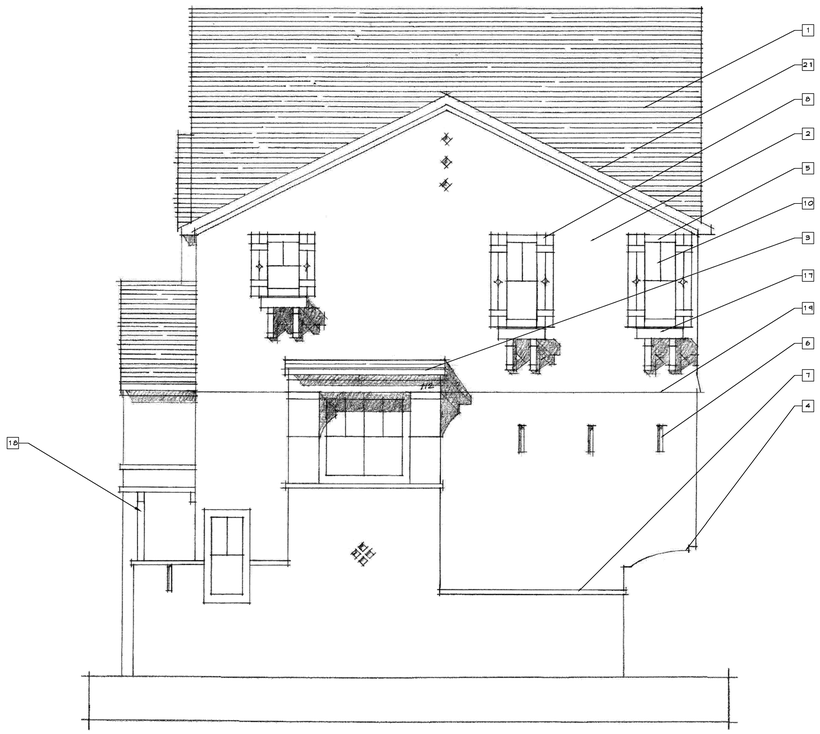
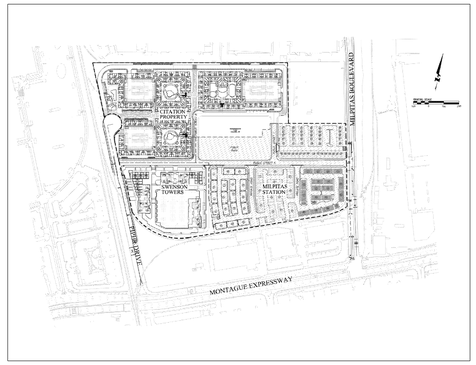


ENHANCED RIGHT SIDE ELEVATION
STANDARD RIGHT SIDE ELEVATION
SIMILAR TO STYLE 'A'

VICINITY MAP



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REAR ELEVATION

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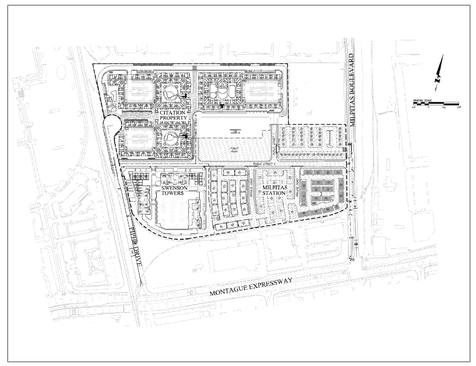

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STANDARD LEFT SIDE ELEVATION
SIMILAR TO SYLE 'A'

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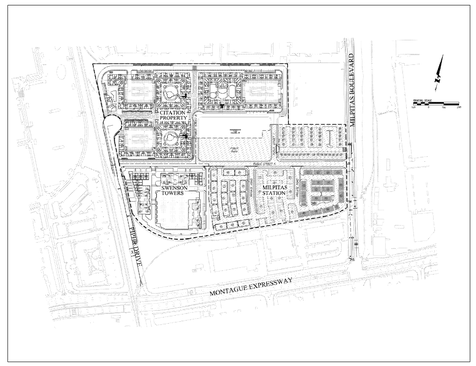

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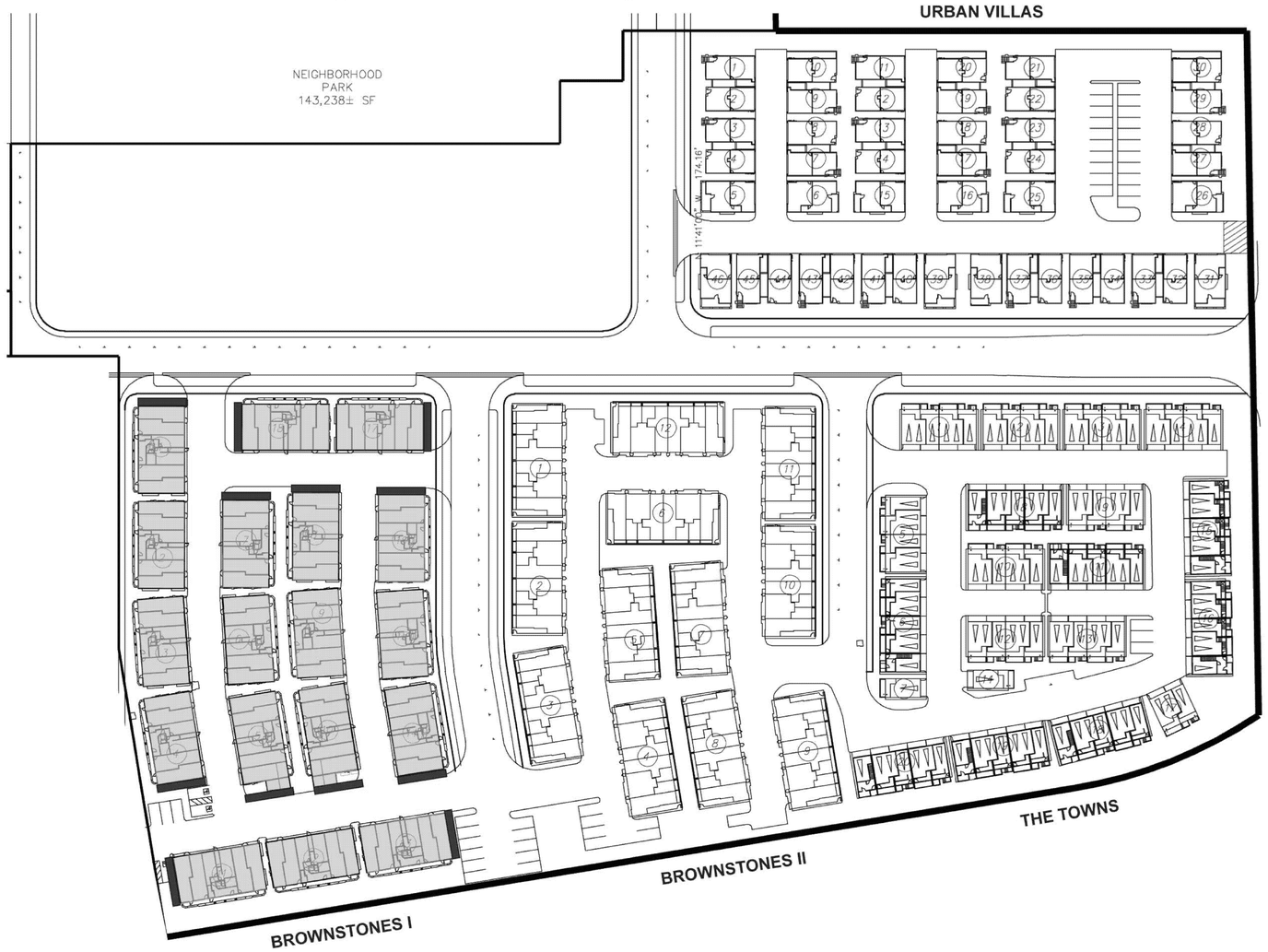
MILPITAS STATION • MILPITAS STATION, LLC

PROPOSED SITE DIAGRAM (not approved)

March 25, 2010 • based on site plan received from BKF Engineers



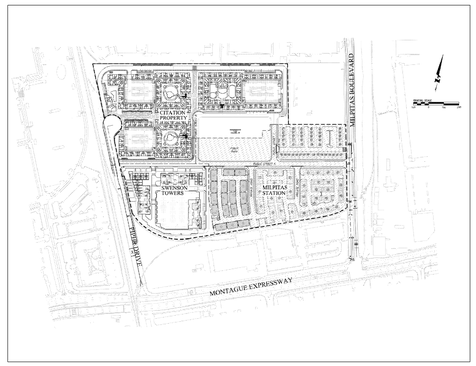
BUILDING TYPE

- 2007070 Urban Villas I • R-3, type V-B (non-rated) construction
- 2007068 Brownstones I • R-2, type V-A (one-hour) construction
- 2007069 Brownstones II • R-2, type V-A (one hour) construction
- 2007063 2007063 The Towns • R-2, type V-A (one hour) construction

KEY:

Enhanced Side

VICINITY MAP



SITE PLAN

N.T.S.

BROWNSTONES I

RRDC, INC

2007068P00

STARCK Architecture + Planning

08.13.10

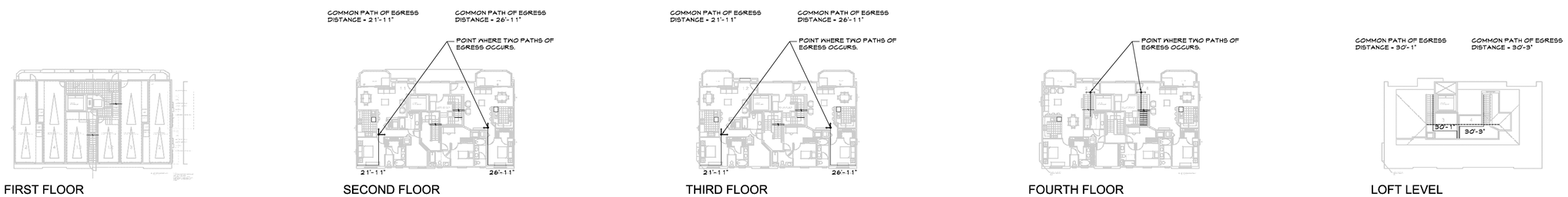
STARCK
Architecture + Planning

Job Number: 2007068
Job Name: Brownstones I
Date: March 16, 2010

Preliminary 2007 CBC Review
R-2 residential, type V-A (one-hour) construction, NFPA 13 sprinklers

1. Occupancy
   a. Residential: R-2 (Section 310)
   b. Garages: U-1 private garages grouped together (312 and 1109A.2.1)
2. Maximum Stories/Height
   a. Maximum height of the building will be 50'+20' sprinkler increase, but not over 60' (Table 503 and 504.2).
   b. Max stories (Table 503 and 504.2): 4 stories
      i. Mezzanines per 505.2 are part of story below
         1. Aggregate area does not exceed 1/3 of the floor area of that room in which it is located (505.2).
3. Building Area
   a. Maximum building area per floor:
      i. At = 12,000 sf (Table 503)
      ii. Assume no frontage increase, If = 0
      iii. Is = 2 in addition to story & height increase (506.3)
      iv. Maximum area per floor= Aa = 12,000 + (12,000 x 2) = 36,000 sf
   b. Maximum Building Area (506.4) = Aa x 2 = 72,000 sf
4. Buildings on the Same Lot:
   a. Two or more buildings on the same lot shall be considered as portions of the same building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building (704.3, exception).
      i. Total area/building = +-12,000sf
      ii. 72,000 sf max/ +-12,000 sf/bldg =+- 6 bldgs maximum on one lot without firewalls (503.1.2)
      iii. +-6 bldgs maximum between imaginary lines
5. Fire Walls
   a. Since the actual area of the building per floor is less than 36,000 s.f. and the total building area is less than 72,000 s.f., there is NO requirement for fire walls (503.1).
1. Fire Resistance of Building Elements (Table 601)
   a. Structural Frame: 1 Hour
   b. Bearing Walls, Int & Ex: 1
   c. Non-bearing walls and partitions (Table 601 & 602):
      i. Fire Separation X<30' 1
      ii. Fire Separation X=>30' 0
   d. Floors: 1
   e. Roof: 1 or heavy timber
2. Fire Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance (Table 602)
   a. X<30' 1 Hour
   b. X=>30' 0
3. Projections (including Balconies)
   a. Maximum Projection: Max 12 inches where openings prohibited (704.2,2)
   b. Openings prohibited where X<=3' (Table 704.8)
   c. Projections allowed where X=>2'
   d. Combustible projections where openings are not permitted shall be 1-hour min (704.2.3)
4. Maximum Area of Exterior Openings (Table 704.8 & 704.8.1):
   a. X=fire separation distance
      1. 0<=x<=3' Not Permitted
      2. 3'<X<=5' 15%
      3. 5'<X<=10' 25%
      4. 10<X<=15' 45%
   b. First story: Unlimited openings are permitted on the first floor above grade facing a street (garage doors facing streets) that have a fire separation distance greater than 15'…(704.8.2)
5. Elevators
   a. Enclosed lobby not required in non-high-rise with automatic sprinkler system (707.14.1, exception 4)
6. Unit/Occupancy Separations
   a. Between Units
      i. Walls and Supporting Structure: 1 hour fire partitions (708.3 and 708.4)
      ii. Floors and Supporting Structures: 1 hour (711.3 and 711.4)
   b. Residential to Private Garages per 406.1.4: (Table 508.3.3,d and 406.1.4)
7. Sprinklers: NFPA 13 per 903.3.1.1
8. Exiting
   a. Occupant Load: (4th flr+loft) /200 =1,767/200 sf/occupant = 8.8 occ/unit max
      i. Decks not included per 1004.8, *not* used by persons in addition to occupants.
   b. Egress Width: Table 1005.1
      i. Stairways: .2/occupantx8.8x2 unitsx.5(2 stairs)= 1.76"
         1. 36" min (1009.1, exception 1)
      ii. Corridors: 36" min (1017.2, exception 2)
         1. Occupant Load <50
   b. Accessible Means of Egress (1007.1)
      i. This building includes covered units, see 14 below
      ii. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by 1015.1 or 1019.1 from any accessible space, each accessible portion of the space shall be served by accessible means of egress in at least the same number as required by 1015.1 or 1019.1.
         1. Each unit is an accessible space
         2. Maximum Occupant Load/unit = 6.495
         3. One exit is required from a space with occupant load <10 (1015.1, Table 1015.1)
         4. One accessible means of egress required
         5. One accessible elevator (1007.2.1) and one accessible stair provided
   c. Stairs:
      i. Within units
         1. Max. riser (1009.3,4) = 7.75"
         2. Min. tread=10"
         3. Min. winder tread width=6"
      ii. Outside units
         1. Max. riser (1009.3) = 7"
         2. Min. tread=11"
      iii. Accessible Stair
         1. Width (1007.3,3 and 1005.11 and 1009.1, exception 1): 36" minimum
         2. Areas of Refuge: Enforcing Agency may reduce requirement to one area where occupant load on floors<200 (1007.2,8 and 1007.6.1,exception)
            a. Max Occupant Load/floor=12.565
      iv. Landings
         1. Doors opening onto landing shall not reduce landing to less than one-half required width (1009.4,2).
   d. Common Path of Egress Travel: 125' max with NFPA 13 fire sprinklers (1014.3 exception 4).
2. Accessibility within Building (site access, guest parking not in this review):
   a. Units
      i. All units are covered units (1102A.1,2 & 1102A.3.2)
      ii. Flats, plans 1.1, 1.2, 2: Shall be accessible (1102A.1,2).
      iii. Townhouses, plans 3 & 4: Story served by elevator shall be accessible (1102A.3.2)
   b. Garages: U-1private garages grouped together
      i. Provided at minimum 2% of covered units. (1109A.3), see site plan
   a. Building Entry: Primary entrances and exterior exit doors on accessible routes shall be accessible (1117A.2)
      i. Exit from non-accessible exit stair not on an accessible route is not required to be accessible .
   b. Interior Routes of Travel: Accessible route provided to all portions of building, coincide with route for public, connect building entrance to each unit, accessible elevator (1119A.1)
   c. Elevators shall comply with 1124A
   d. Units shall comply with 1128A-1136A
2. Yards or Courts (1206)
   a. 1206 applies only to required openings into yards or courts (1206.1 and IBC Commentary)
   b. Yards with non-required openings do not need to comply with 1206 requirements
   c. Space bounded on only 2 sides is a yard (202)
   d. 4 story yards with required openings shall be 5' minimum width (3' min + 1'/story over 2 = 3' + (2 x 1')) (1206.2)
   e. Yard minimum width shall be unobstructed from the ground to the sky (202)
   f. Note: no required openings are located on sides of buildings.

Diagrams:
CPET



FIRST FLOOR

SECOND FLOOR

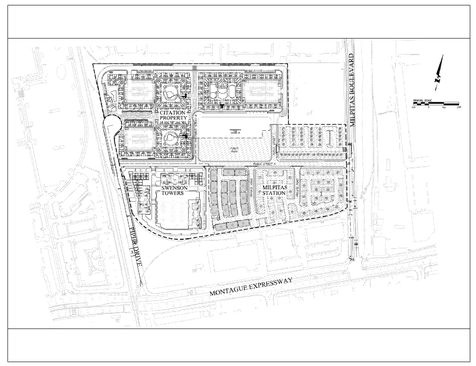
THIRD FLOOR

FOURTH FLOOR

LOFT LEVEL

COMMON PATH OF EGRESS TRAVEL (CPET) DIAGRAMS

VICINITY MAP



CODE DATA

N.T.S.

BROWNSTONES I

RRDC, INC

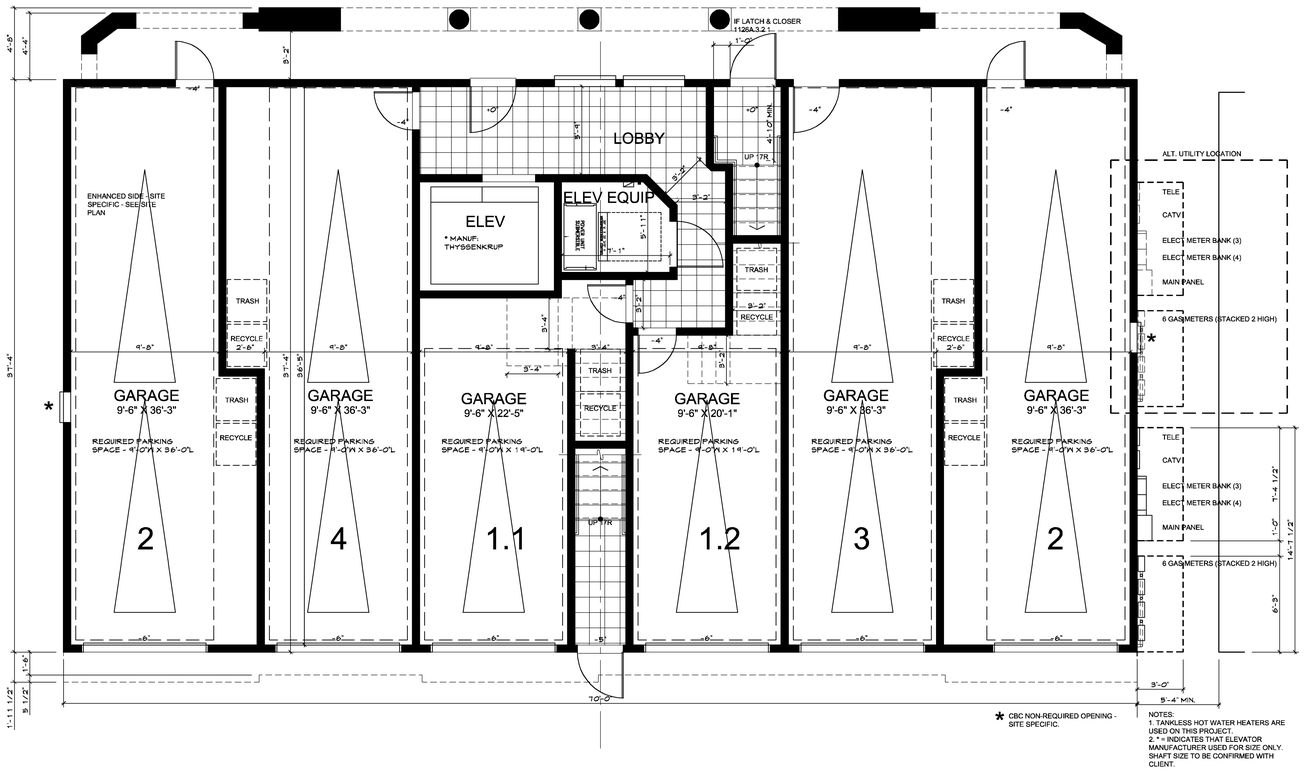
2007068P005

STARCK
Architecture + Planning

08.13.10

FRONT

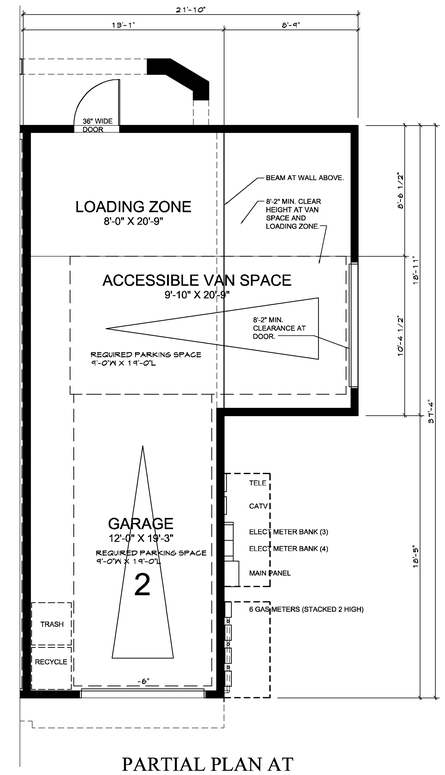
RIGHT SIDE



NOTES:
1. TANKLESS HOT WATER HEATERS ARE USED ON THIS PROJECT.
2. * = INDICATES THAT ELEVATOR MANUFACTURER USED FOR SIZE ONLY. SHAFT SIZE TO BE CONFIRMED WITH CLIENT.

LEFT SIDE

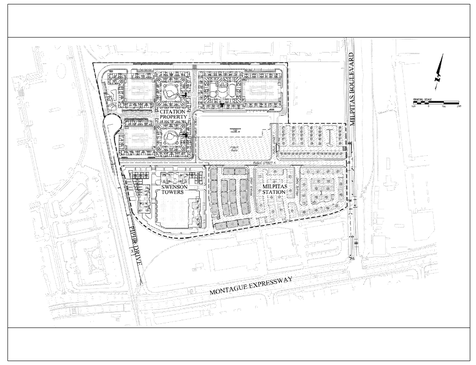
REAR



PARTIAL PLAN AT
ACCESSIBLE GARAGE: SITE SPECIFIC.
(158 ADDITIONAL GARAGE S.F.)

AREAS	
UNIT 1.1	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.1	*271.55 S.F.*
DECK 1	*89.97 S.F.*
total area	*1382.75 S.F.*
UNIT 1.2	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.2	*228.25 S.F.*
DECK 1	*89.97 S.F.*
total area	*1339.45 S.F.*
PLAN 2	
FIRST LEVEL	1086.40 S.F.
TOTAL LIVING AREA	**1086.40 S.F.**
GARAGE 2	*423.50 S.F.*
DECK 1	*103.11 S.F.*
total area	*1613.01 S.F.*
PLAN 3	
FIRST LEVEL	1041.75 S.F.
LOFT	172.23 S.F.
TOTAL LIVING AREA	**1213.98 S.F.**
GARAGE 3	*417.38 S.F.*
DECK 1	*89.97 S.F.*
total area	*1721.33 S.F.*
PLAN 4	
FIRST LEVEL	1116.21 S.F.
LOFT	182.80 S.F.
TOTAL LIVING AREA	**1299.01 S.F.**
GARAGE 4	*412.17 S.F.*
DECK 1	*101.03 S.F.*
total area	*1812.20 S.F.*
ELEV. LOBBY/ STAIRS	
FIRST FLOOR FRONT	324.81 S.F.
FIRST FLOOR REAR	53.85 S.F.
SECOND FLOOR	420.05 S.F.
THIRD FLOOR	420.05 S.F.
FOURTH FLOOR	342.00 S.F.
FIFTH FLOOR	0.00 S.F.
TOTAL ELEV. LOBBY/ STAIRS	**1560.75 S.F.**

VICINITY MAP



6-PLEX
FIRST FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES I

RRDC, INC

2007068P01

STARCK Architecture + Planning

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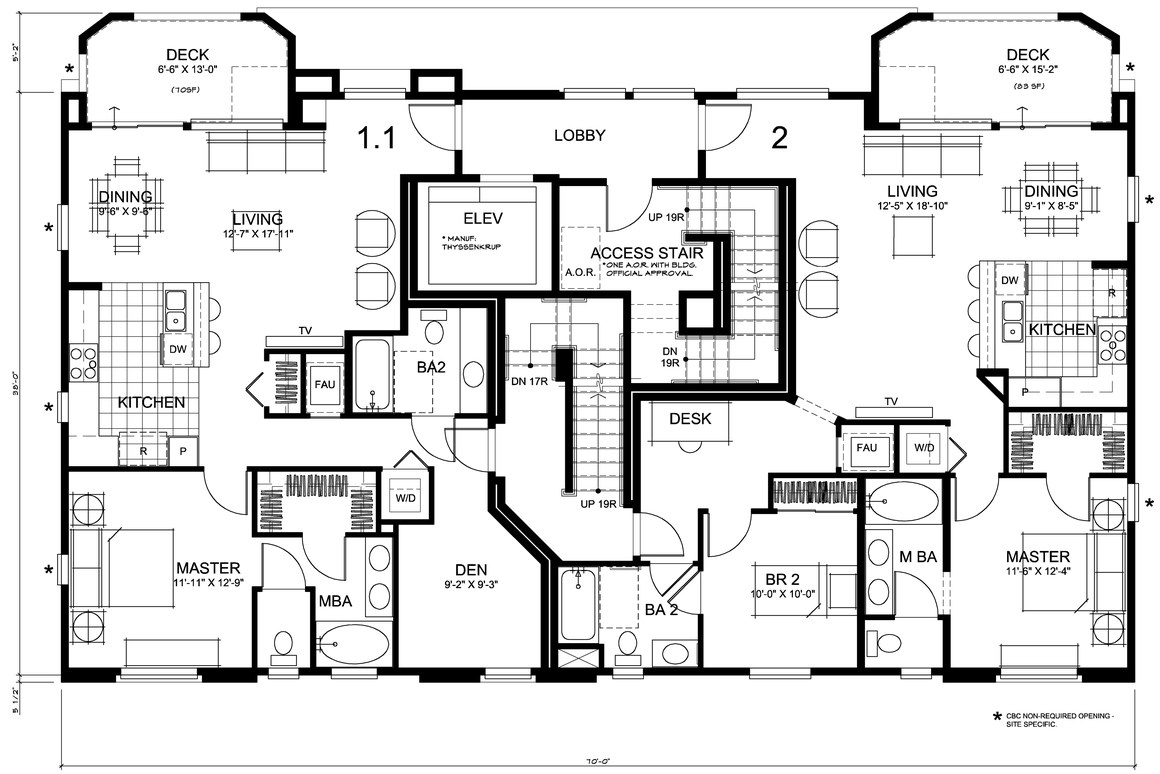
FRONT



RIGHT SIDE

LEFT SIDE

REAR

6-PLEX
SECOND FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES I
RRDC, INC

2007068P02

STARCK Architecture + Planning

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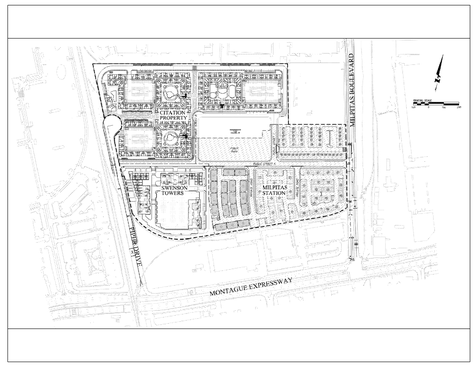
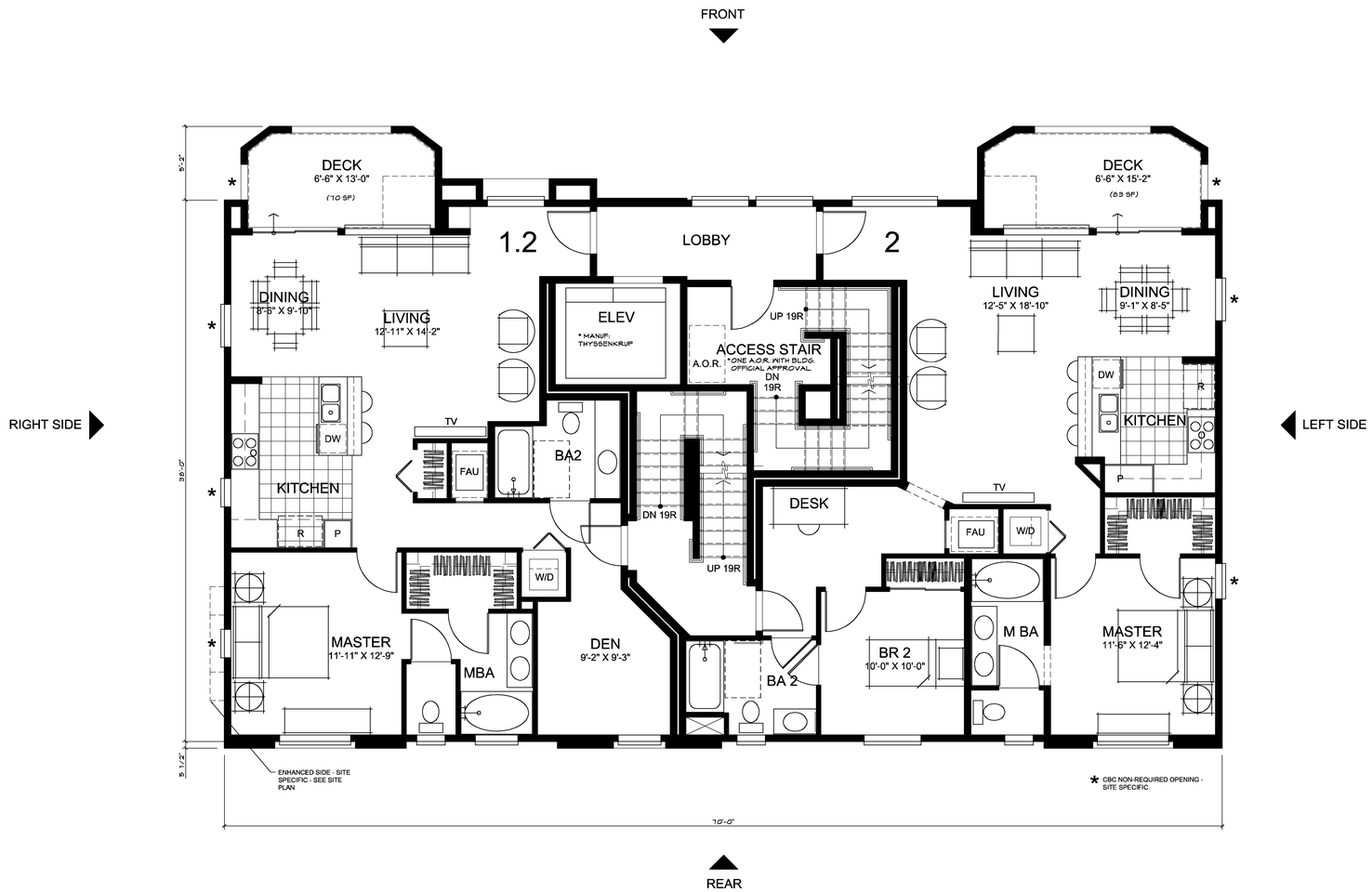
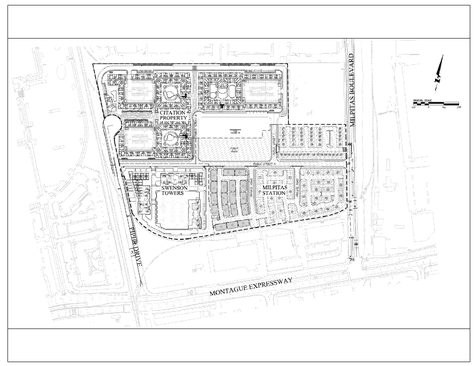
VICINITY MAP



AREAS	
UNIT 1.1	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.1	*271.55 S.F.*
DECK 1	*89.97 S.F.*
total area	*1382.75 S.F.*
UNIT 1.2	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.2	*228.25 S.F.*
DECK 1	*89.97 S.F.*
total area	*1339.45 S.F.*
PLAN 2	
FIRST LEVEL	1086.40 S.F.
TOTAL LIVING AREA	**1086.40 S.F.**
GARAGE 2	*423.50 S.F.*
DECK 1	*103.11 S.F.*
total area	*1613.01 S.F.*
PLAN 3	
FIRST LEVEL	1041.75 S.F.
LOFT	172.23 S.F.
TOTAL LIVING AREA	**1213.98 S.F.**
GARAGE 3	*417.38 S.F.*
DECK 1	*89.97 S.F.*
total area	*1721.33 S.F.*
PLAN 4	
FIRST LEVEL	1116.21 S.F.
LOFT	182.80 S.F.
TOTAL LIVING AREA	**1299.01 S.F.**
GARAGE 4	*412.17 S.F.*
DECK 1	*101.03 S.F.*
total area	*1812.20 S.F.*
ELEV. LOBBY/ STAIRS	
FIRST FLOOR FRONT	324.81 S.F.
FIRST FLOOR REAR	53.85 S.F.
SECOND FLOOR	420.05 S.F.
THIRD FLOOR	420.05 S.F.
FOURTH FLOOR	342.00 S.F.
FIFTH FLOOR	0.00 S.F.
TOTAL ELEV. LOBBY/ STAIRS	**1560.75 S.F.**



VICINITY MAP



6-PLEX
THIRD FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES I
RRDC, INC

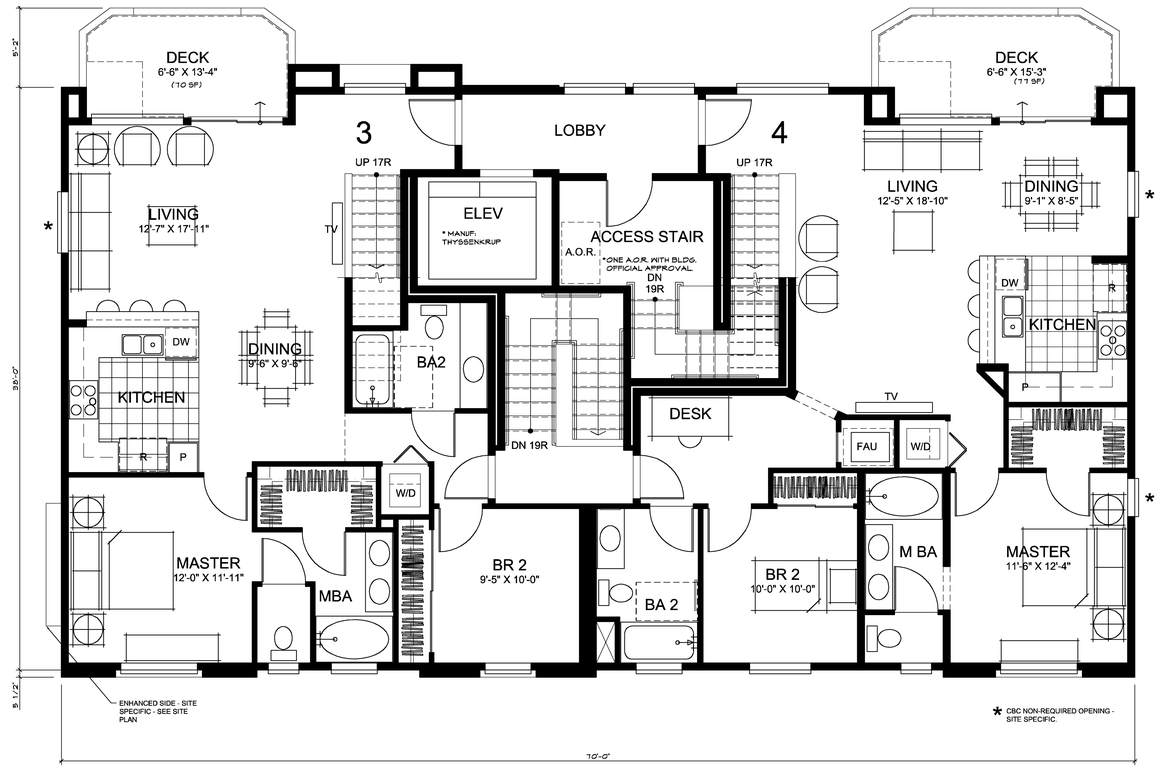
2007068P03

08.13.10

AREAS	
UNIT 1.1	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.1	*271.55 S.F.*
DECK 1	*89.97 S.F.*
total area	*1382.75 S.F.*
UNIT 1.2	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.2	*228.25 S.F.*
DECK 1	*89.97 S.F.*
total area	*1339.45 S.F.*
PLAN 2	
FIRST LEVEL	1086.40 S.F.
TOTAL LIVING AREA	**1086.40 S.F.**
GARAGE 2	*423.50 S.F.*
DECK 1	*103.11 S.F.*
total area	*1613.01 S.F.*
PLAN 3	
FIRST LEVEL	1041.75 S.F.
LOFT	172.23 S.F.
TOTAL LIVING AREA	**1213.98 S.F.**
GARAGE 3	*417.38 S.F.*
DECK 1	*89.97 S.F.*
total area	*1721.33 S.F.*
PLAN 4	
FIRST LEVEL	1116.21 S.F.
LOFT	182.80 S.F.
TOTAL LIVING AREA	**1299.01 S.F.**
GARAGE 4	*412.17 S.F.*
DECK 1	*101.03 S.F.*
total area	*1812.20 S.F.*
ELEV. LOBBY/ STAIRS	
FIRST FLOOR FRONT	324.81 S.F.
FIRST FLOOR REAR	53.85 S.F.
SECOND FLOOR	420.05 S.F.
THIRD FLOOR	420.05 S.F.
FOURTH FLOOR	342.00 S.F.
FIFTH FLOOR	0.00 S.F.
TOTAL ELEV. LOBBY/ STAIRS	**1560.75 S.F.**

FRONT

RIGHT SIDE



LEFT SIDE

REAR

6-PLEX
FOURTH FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

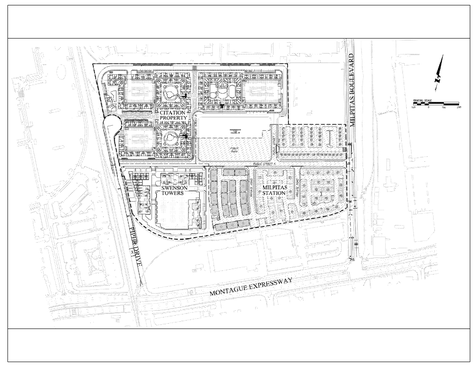
BROWNSTONES I
RRDC, INC

2007068P04

STARCK Architecture + Planning

08.13.10

VICINITY MAP

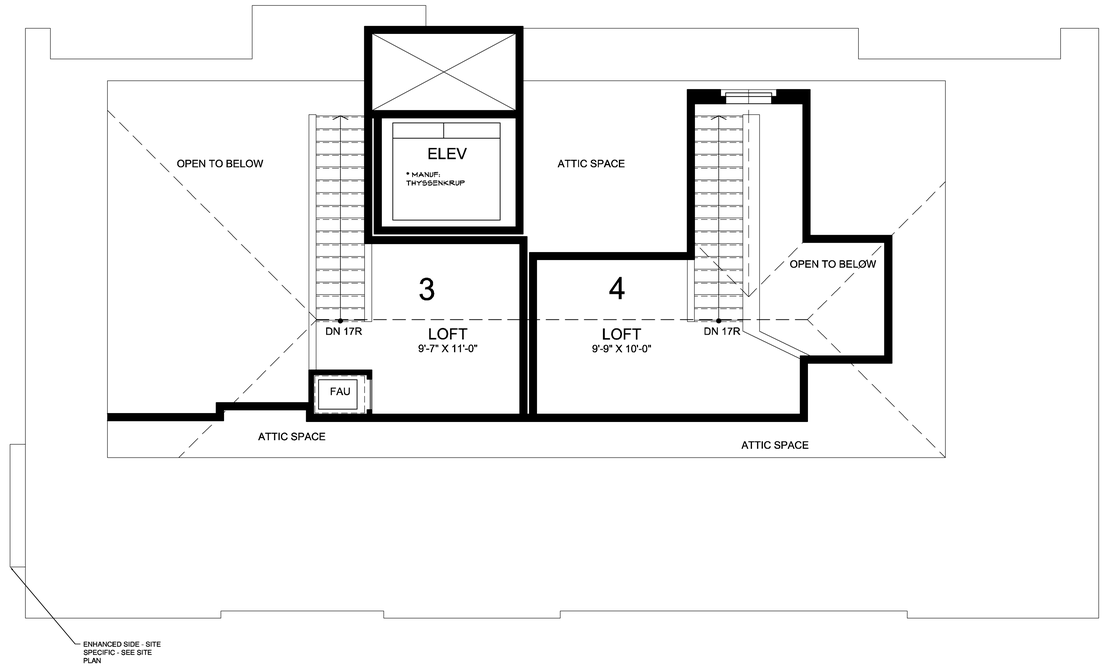


AREAS	
UNIT 1.1	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.1	*271.55 S.F.*
DECK 1	*89.97 S.F.*
total area	*1382.75 S.F.*
UNIT 1.2	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.2	*228.25 S.F.*
DECK 1	*89.97 S.F.*
total area	*1339.45 S.F.*
PLAN 2	
FIRST LEVEL	1086.40 S.F.
TOTAL LIVING AREA	**1086.40 S.F.**
GARAGE 2	*423.50 S.F.*
DECK 1	*103.11 S.F.*
total area	*1613.01 S.F.*
PLAN 3	
FIRST LEVEL	1041.75 S.F.
LOFT	172.23 S.F.
TOTAL LIVING AREA	**1213.98 S.F.**
GARAGE 3	*417.38 S.F.*
DECK 1	*89.97 S.F.*
total area	*1721.33 S.F.*
PLAN 4	
FIRST LEVEL	1116.21 S.F.
LOFT	182.80 S.F.
TOTAL LIVING AREA	**1299.01 S.F.**
GARAGE 4	*412.17 S.F.*
DECK 1	*101.03 S.F.*
total area	*1812.20 S.F.*
ELEV. LOBBY/ STAIRS	
FIRST FLOOR FRONT	324.81 S.F.
FIRST FLOOR REAR	53.85 S.F.
SECOND FLOOR	420.05 S.F.
THIRD FLOOR	420.05 S.F.
FOURTH FLOOR	342.00 S.F.
FIFTH FLOOR	0.00 S.F.
TOTAL ELEV. LOBBY/ STAIRS	**1560.75 S.F.**

FRONT

RIGHT SIDE

LEFT SIDE



REAR

AREAS	
UNIT 1.1	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.1	*271.55 S.F.*
DECK 1	*89.97 S.F.*
total area	*1382.75 S.F.*
UNIT 1.2	
FIRST FLOOR	1021.23 S.F.
TOTAL LIVING AREA	**1021.23 S.F.**
GARAGE 1.2	*228.25 S.F.*
DECK 1	*89.97 S.F.*
total area	*1339.45 S.F.*
PLAN 2	
FIRST LEVEL	1086.40 S.F.
TOTAL LIVING AREA	**1086.40 S.F.**
GARAGE 2	*423.50 S.F.*
DECK 1	*103.11 S.F.*
total area	*1613.01 S.F.*
PLAN 3	
FIRST LEVEL	1041.75 S.F.
LOFT	172.23 S.F.
TOTAL LIVING AREA	**1213.98 S.F.**
GARAGE 3	*417.38 S.F.*
DECK 1	*89.97 S.F.*
total area	*1721.33 S.F.*
PLAN 4	
FIRST LEVEL	1116.21 S.F.
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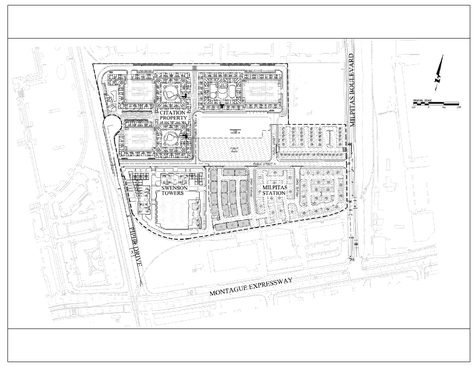
DECK 1	*101.03 S.F.*
total area	*1812.20 S.F.*
ELEV. LOBBY/ STAIRS	
FIRST FLOOR FRONT	324.81 S.F.
FIRST FLOOR REAR	53.85 S.F.
SECOND FLOOR	420.05 S.F.
THIRD FLOOR	420.05 S.F.
FOURTH FLOOR	342.00 S.F.
FIFTH FLOOR	0.00 S.F.
TOTAL ELEV. LOBBY/ STAIRS	**1560.75 S.F.**

VICINITY MAP



6-PLEX

LOFT LEVEL BUILDING PLAN

ELEVATION STYLE - 'A'

1/4"=1'-0"

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RRDC, INC

2007068P05

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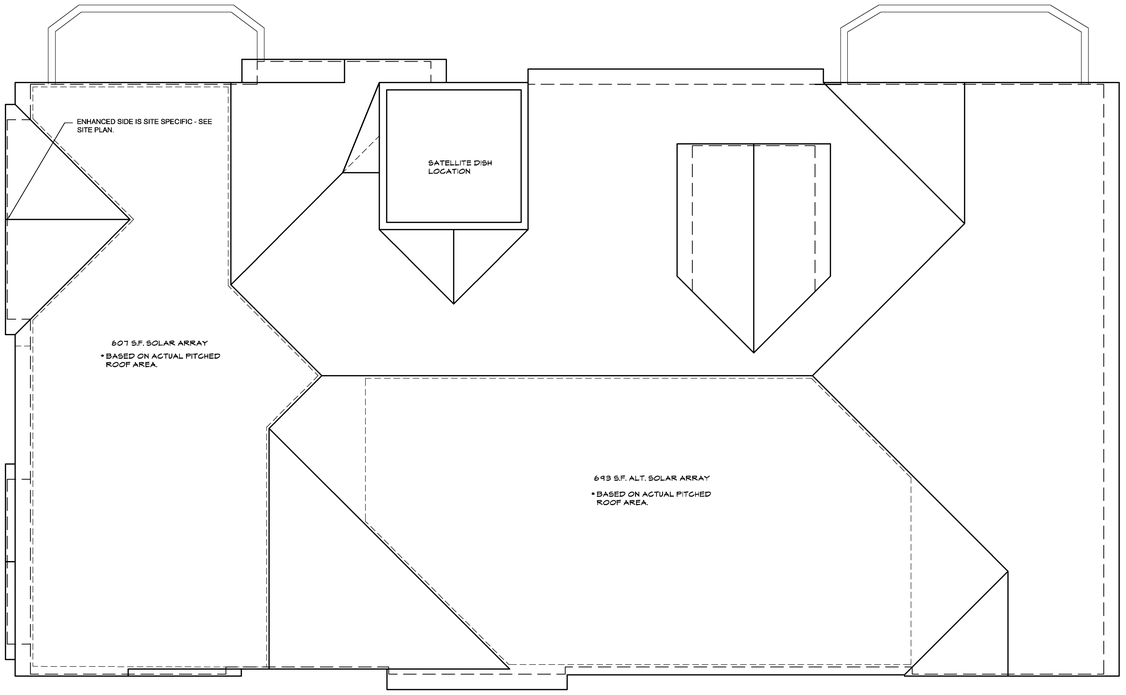
FRONT

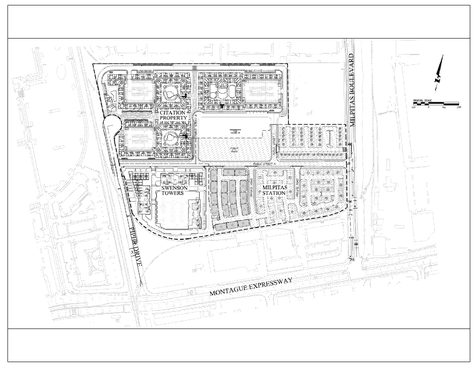
RIGHT SIDE

LEFT SIDE



REAR

VICINITY MAP



6-PLEX
ROOF PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

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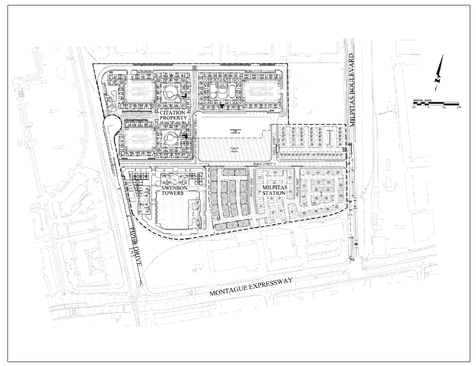
CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof, and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

FRONT ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

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2007068P20

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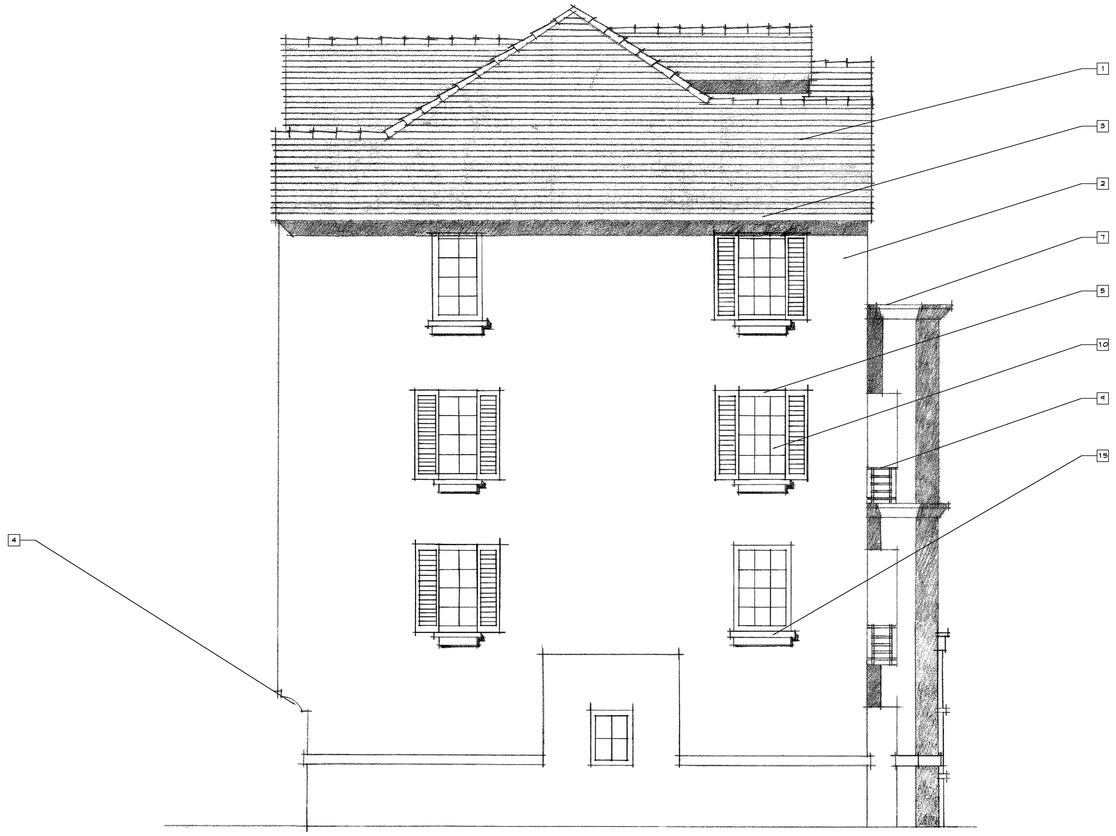
Architecture + Planning

08.13.10

TYPICAL BUILDING MATERIALS

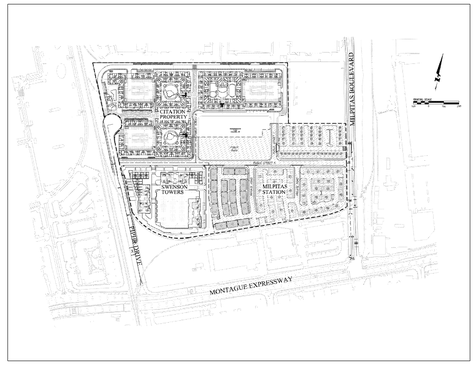
1 INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2 INTEGRAL COLOR PLASTER
3 2 X WOOD FASCIA
4 PLASTER CORBEL
5 PLASTER WINDOW TRIM, SMOOTH FINISH
6 3" DEEP PLASTER RECESS
7 PLASTER TRIM
8 DECORATIVE SHUTTER
9 METAL RAIL / GUARDRAIL
10 VINYL WINDOW
11 FIBERGLASS ENTRY DOOR
12 SLIDING GLASS DOOR
13 METAL SECTIONAL GARAGE DOOR
14 VOID
15 DECORATIVE POTSHELF
16 DECORATIVE PLASTER ELEMENT
17 PRECAST ROSETTE
18 METAL EXIT DOOR

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



LEFT SIDE ELEVATION
SAME FOR STYLES 'B' AND 'C'

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES I

RRDC, INC

2007068P20

STARCK
Architecture + Planning

08.13.10

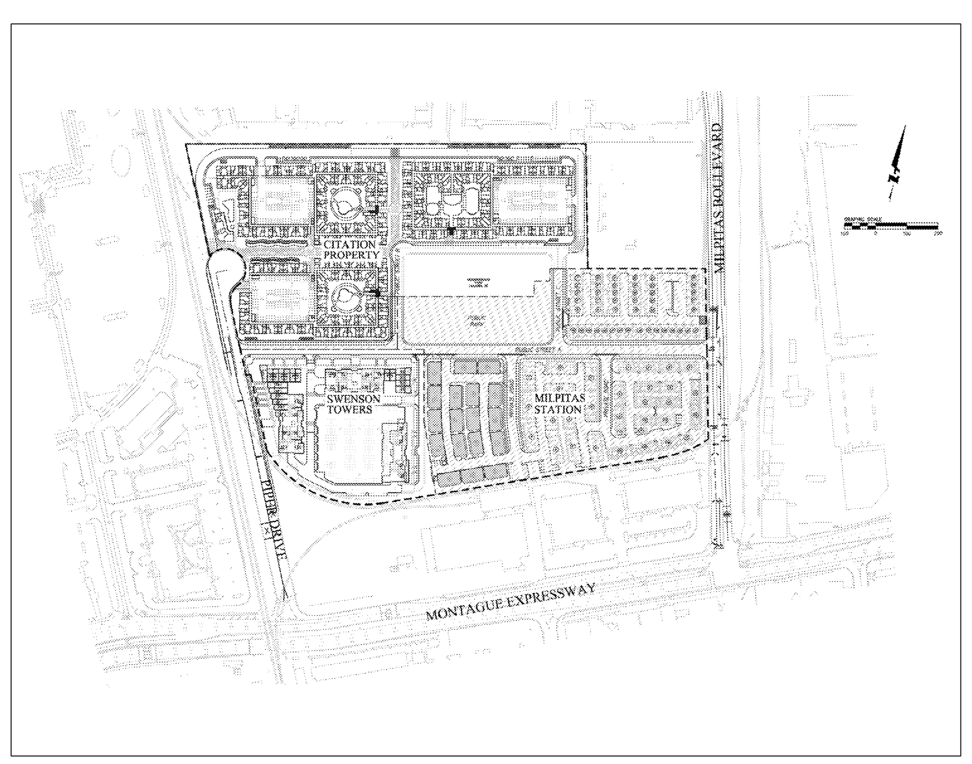
TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
6. 3" DEEP PLASTER RECESS
7. PLASTER TRIM
8. DECORATIVE SHUTTER
9. METAL RAIL / GUARDRAIL
10. VINYL WINDOW
11. FIBERGLASS ENTRY DOOR
12. SLIDING GLASS DOOR
13. METAL SECTIONAL GARAGE DOOR
14. VOID
15. DECORATIVE POTSHELF
16. DECORATIVE PLASTER ELEMENT
17. PRECAST ROSETTE
18. METAL EXIT DOOR

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

REAR ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES I

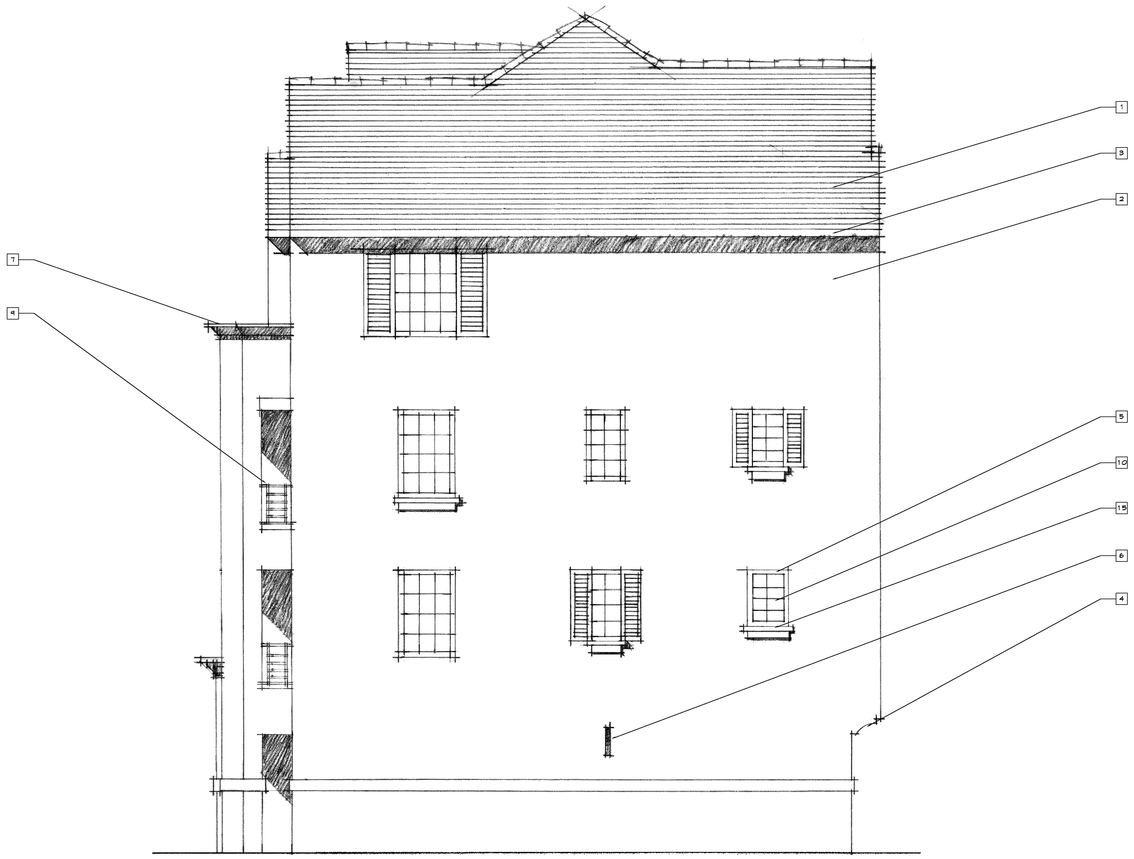
RRDC, INC

2007068P20

08.13.10

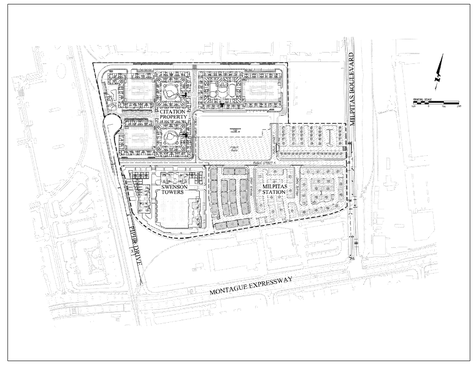
TYPICAL BUILDING MATERIALS	
1	INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2	INTEGRAL COLOR PLASTER
3	2 X WOOD FASCIA
4	PLASTER CORBEL
5	PLASTER WINDOW TRIM, SMOOTH FINISH
6	3" DEEP PLASTER RECESS
7	PLASTER TRIM
8	DECORATIVE SHUTTER
9	METAL RAIL / GUARDRAIL
10	VINYL WINDOW
11	FIBERGLASS ENTRY DOOR
12	SLIDING GLASS DOOR
13	METAL SECTIONAL GARAGE DOOR
14	VOID
15	DECORATIVE POTSHELF
16	DECORATIVE PLASTER ELEMENT
17	PRECAST ROSETTE
18	METAL EXIT DOOR

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



RIGHT SIDE ELEVATION
SAME FOR STYLES 'B' AND 'C'

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES I

RRDC, INC

2007068P20

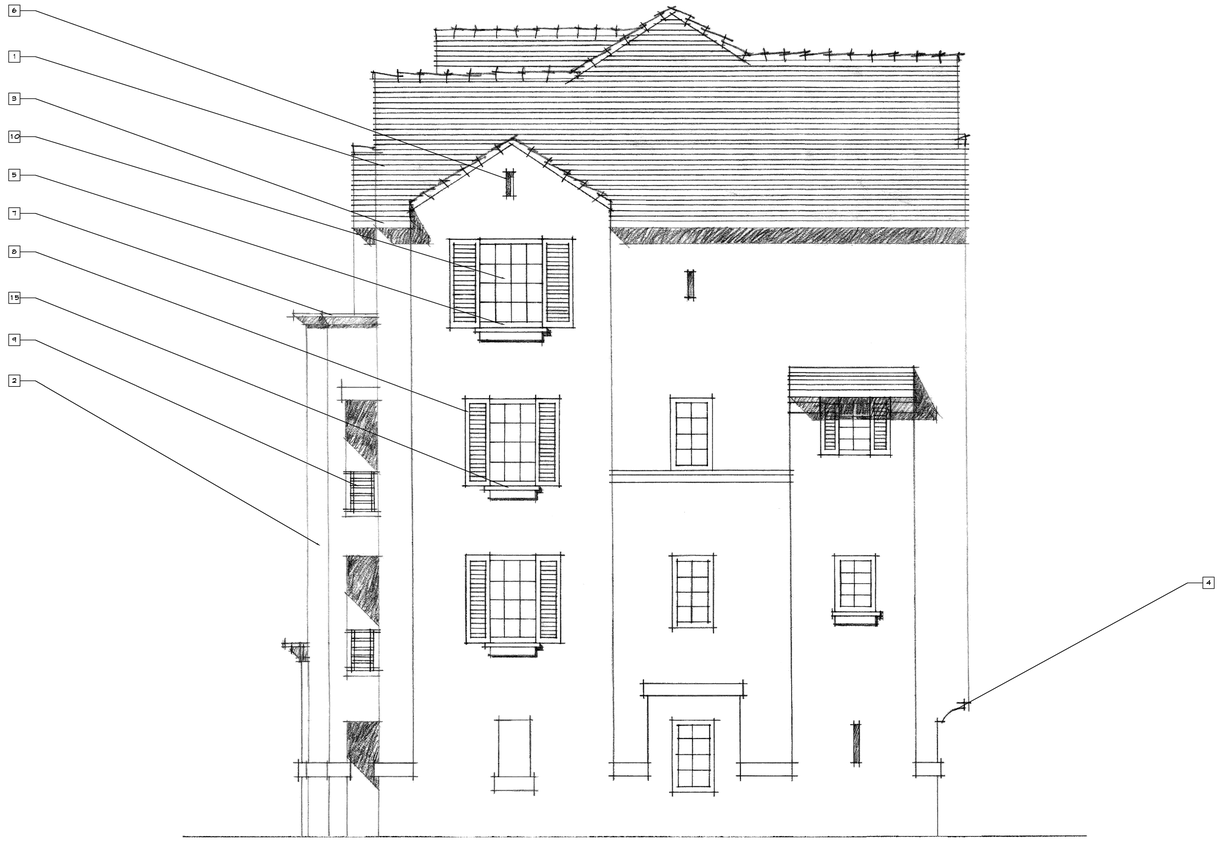
STARCK Architecture + Planning

08.13.10

TYPICAL BUILDING MATERIALS

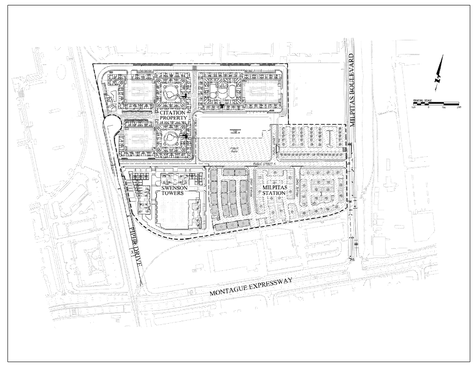
1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
6. 3" DEEP PLASTER RECESS
7. PLASTER TRIM
8. DECORATIVE SHUTTER
9. METAL RAIL / GUARDRAIL
10. VINYL WINDOW
11. FIBERGLASS ENTRY DOOR
12. SLIDING GLASS DOOR
13. METAL SECTIONAL GARAGE DOOR
14. VOID
15. DECORATIVE POTSHELF
16. DECORATIVE PLASTER ELEMENT
17. PRECAST ROSETTE
18. METAL EXIT DOOR

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



ENHANCED RIGHT SIDE ELEVATION
SAME FOR STYLES 'B' AND 'C'

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES I

RRDC, INC

2007068P20

08.13.10

TYPICAL BUILDING MATERIALS

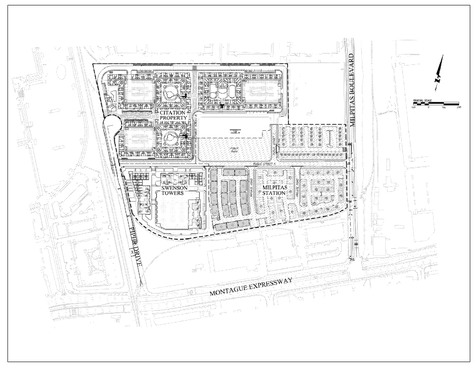
1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
6. 3" DEEP PLASTER RECESS
7. PLASTER TRIM
8. DECORATIVE SHUTTER
9. METAL RAIL / GUARDRAIL
10. VINYL WINDOW
11. FIBERGLASS ENTRY DOOR
12. SLIDING GLASS DOOR
13. METAL SECTIONAL GARAGE DOOR
14. VOID
15. DECORATIVE POTSHELF
16. DECORATIVE PLASTER ELEMENT
17. PRECAST ROSETTE
18. METAL EXIT DOOR

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof, and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

FRONT ELEVATION
SEE STYLE 'A' FOR LEFT, RIGHT, AND RIGHT ENHANCED ELEVATIONS

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'B'

1/4"=1'-0"

BROWNSTONES I

RRDC, INC

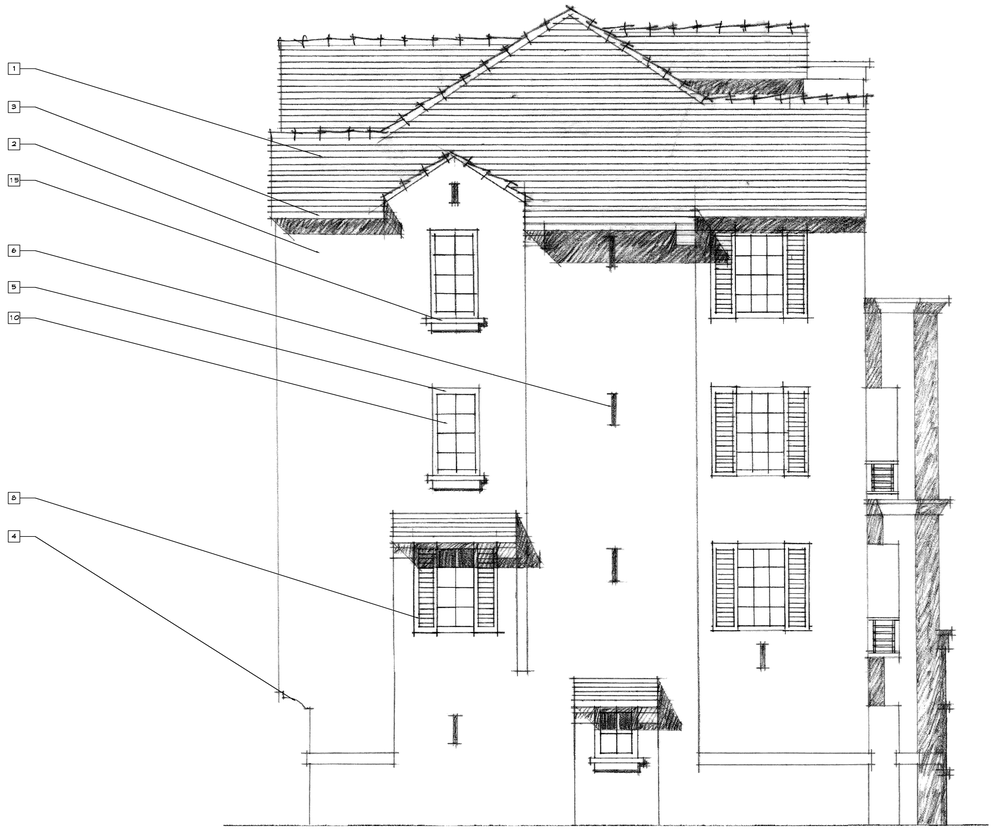
2007068P20

08.13.10

TYPICAL BUILDING MATERIALS

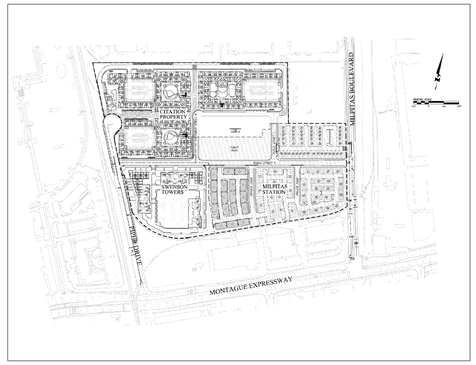
1	INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2	INTEGRAL COLOR PLASTER
3	2 X WOOD FASCIA
4	PLASTER CORBEL
5	PLASTER WINDOW TRIM, SMOOTH FINISH
6	3" DEEP PLASTER RECESS
7	PLASTER TRIM
8	DECORATIVE SHUTTER
9	METAL RAIL / GUARDRAIL
10	VINYL WINDOW
11	FIBERGLASS ENTRY DOOR
12	SLIDING GLASS DOOR
13	METAL SECTIONAL GARAGE DOOR
14	VOID
15	DECORATIVE POTSHELF
16	DECORATIVE PLASTER ELEMENT
17	PRECAST ROSETTE
18	METAL EXIT DOOR

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED



ENHANCED LEFT SIDE ELEVATION
SAME FOR 'A' AND 'C'

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'B'

1/4"=1'-0"

BROWNSTONES I

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TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
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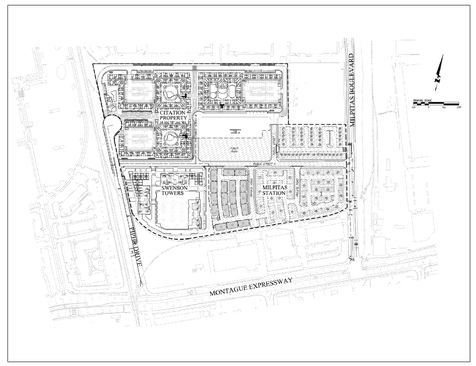
15. DECORATIVE POTSHELF
16. DECORATIVE PLASTER ELEMENT
17. PRECAST ROSETTE
18. METAL EXIT DOOR

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

REAR ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'B'

1/4"=1'-0"

BROWNSTONES I

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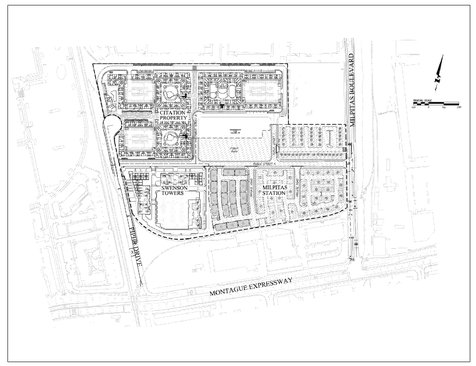
CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

FRONT ELEVATION
SEE STYLE 'A' FOR LEFT, RIGHT, AND RIGHT ENHANCED ELEVATIONS
SEE STYLE 'B' FOR LEFT ENHANCED ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'C'

1/4"=1'-0"

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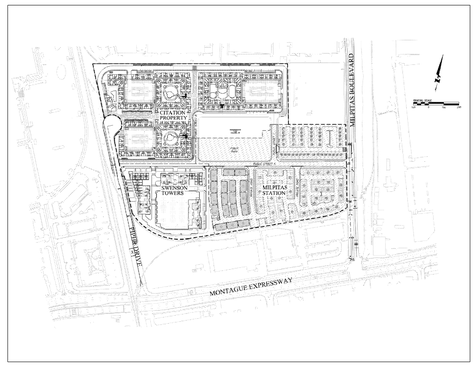
REAR ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS

ELEVATION STYLE - 'C'

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BROWNSTONES I

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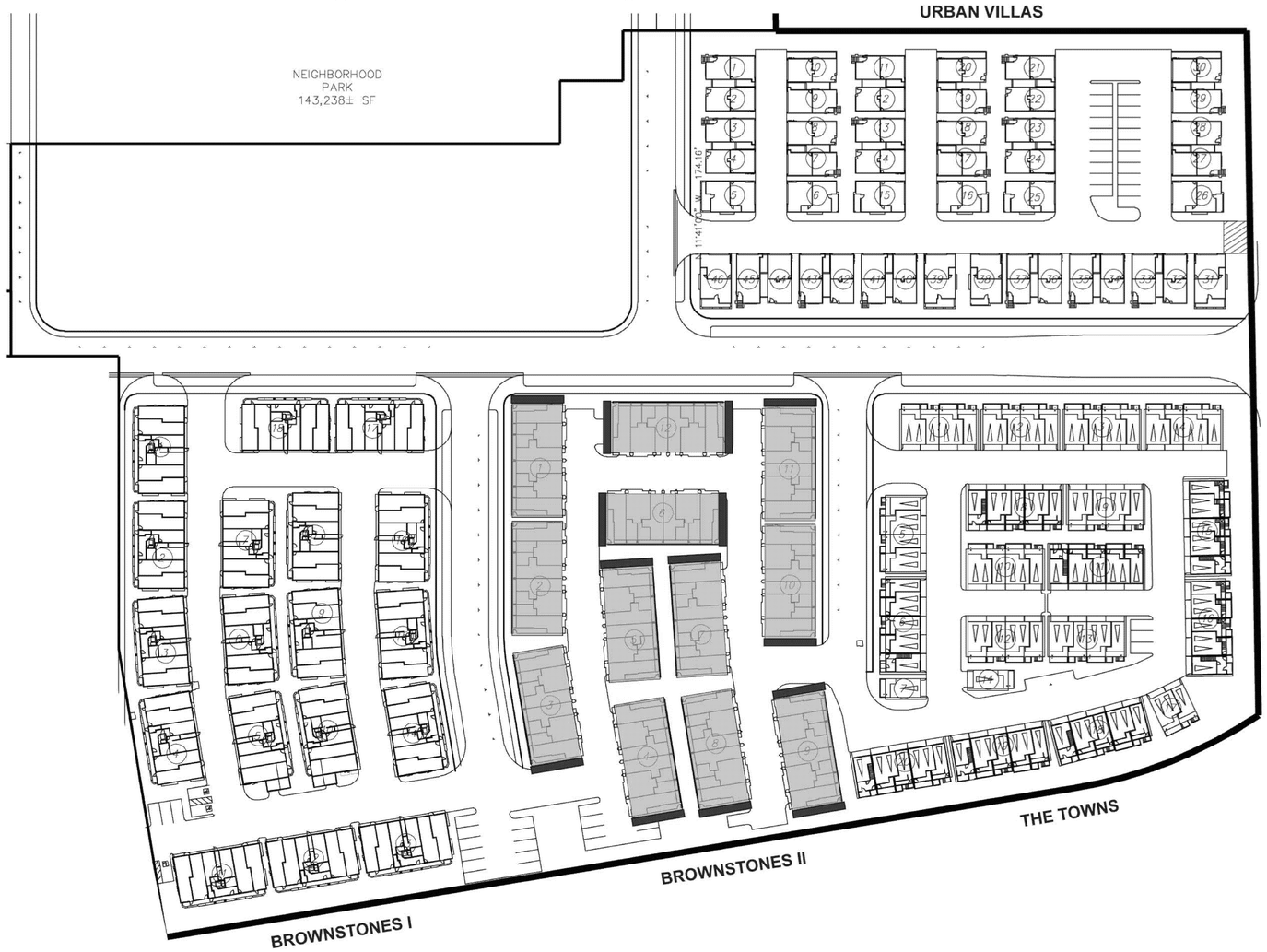
MILPITAS STATION • MILPITAS STATION, LLC

PROPOSED SITE DIAGRAM (not approved)

March 25, 2010 • based on site plan received from BKF Engineers



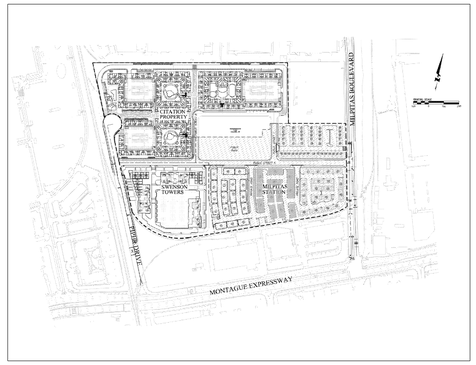
BUILDING TYPE

- 2007070 Urban Villas I • R-3, type V-B (non-rated) construction
- 2007068 Brownstones I • R-2, type V-A (one-hour) construction
- 2007069 Brownstones II • R-2, type V-A (one hour) construction
- 2007063 2007063 The Towns • R-2, type V-A (one hour) construction

KEY:

Enhanced Side

VICINITY MAP



SITE PLAN

N.T.S.

BROWNSTONES II

RRDC, INC

2007069P00

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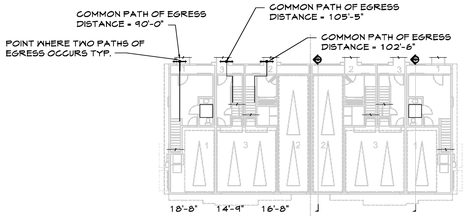
Job Number: 2007069
Job Name: Brownstones II
Date: March 16, 2010

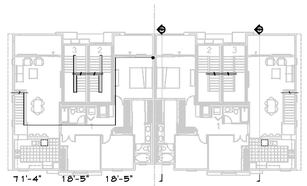
Preliminary 2007 CBC Review
R-2 residential, type V-A (one-hour) construction, NFPA 13 sprinklers

1. Occupancy
   a. Residential: R-2 (Section 310)
   b. Garages: U-1 private garages grouped together (312 and 1109A.2.1)
2. Maximum Stories/Height
   a. Maximum height of the building will be 50'+20' sprinkler increase, but not over 60' (Table 503 and 504.2).
   b. Max stories (Table 503 and 504.2): 4 stories
3. Building Area
   a. Maximum building area per
      i. At = 12,000 sf (Table 503)
      ii. Assume no frontage increase, If = 0
      iii. Is = 2 in addition to story & height increase (506.3)
      iv. Maximum area per floor=Aa = 12,000 + (12,000 x 2) = 36,000 sf
   b. Maximum Building Area (506.4) = Aa x 2 = 72,000 sf
4. Buildings on the Same Lot
   a. Two or more buildings on the same lot shall be considered as portions of the same building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building (704.3, exception).
      i. Total area/building = +-14,000sf
      ii. 72,000 sf max/ +-14,000 sf/bldg =+- 5 bldgs maximum on one lot without firewalls (Section 503.1.2)
      iii. +-5 bldgs maximum between imaginary lines (702)
5. Fire Walls
   a. Since the actual area of the building per floor is less than 36,000 s.f. and the total building area is less than 72,000 s.f., there is NO requirement for fire walls (503.1).
6. Fire Resistance of Building Elements (Table 601)
   a. Structural Frame: 1
   b. Bearing Walls, Int & Ex: 1
1. Fire Resistance of Building Elements (Table 601)
   a. Structural Frame: 1
   b. Bearing Walls, Int & Ex: 1
   c. Non-bearing walls and partitions (Table 601 & 602):
      i. Fire Separation X<30' 1
      ii. Fire Separation X=>30' 0
   d. Floors: 1
   e. Roof: 1 or heavy timber
2. Fire Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance (Table 602)
   a. X<30' 1 Hour
   b. X=>30' 0
3. Projections
   a. Maximum Projection: Max 12 inches where openings prohibited (704.2,2)
   b. Openings prohibited where X<=3' (Table 704.8)
   c. Projections allowed where X=>2'
   d. Combustible projections where openings are not permitted shall be 1-hour min (704.2.3)
4. Maximum Area of Exterior Openings (Table 704.8 & 704.8.1):
   a. X=fire separation distance
      1. 0<=x<=3' Not Permitted
      2. 3'<X<=5' 15%
      3. 5'<X<=10' 25%
      4. 10<X<=15' 45%
      5. 15'<X<=20' 75%
5. Unit/Occupancy Separations
   a. Between Units
      i. Walls and Supporting Structure: 1 hour fire partitions (708.3 and 708.4)
      ii. Floors and Supporting Structures: 1 hour (711.3 and 711.4)
   b. Residential to Private Garages per 406.1.4: (Table 508.3.3,d and 406.1.4)
6. Sprinklers: NFPA 13 per 903.3.1.1
7. Exiting
   a. Each unit exits down private stair, to ground level and out its own private front door, per 1015.1, when:
      i. Occupant Load <= 10
         1. Occupant load factor = 200 sf (Table 1004.1.1)
         2. No unit >2000 sf, no unit occupant load>10
      ii. Common Path of Egress Travel<' 125' (1014.3, Exception 4)
         1. see Common Path of Egress Travel diagrams
   b. Egress Width: Table 1005.1
      i. Stairways: .2/occupantx 9.9 occupants max = 2"
         1. 36" min (Section 1009.1, exception 1)
      ii. Corridors: 36" min (1017.2, exception 2)
         1. Occupant Load <50
   c. Accessible Means of Egress (1007.1)
      i. Not required, no covered units. See 13 below
   a. Stairs:
      i. Within units
         1. Max. riser (1009.3,4) = 7.75"
         2. Min. tread=10"
         3. Min. winder tread width=6"
      ii. Landings
         1. Doors opening onto landing shall not reduce landing to less than one-half required width (1009.4,2).
   b. Common Path of Egress Travel: 125' max with NFPA 13 fire sprinklers (1014.3, exception 4).
2. Access within Building (site access, guest parking not in this review):
   a. Exempt
      i. All units are multi-story units in a non-elevator building, which are exempt (1102A.3.1).
      ii. Requirement in multistory dwellings for 10% "visitable" units is provided in Plan 3 visitable unit alternate-see floor plans (1102A.3.1)
      iii. 10% "visitable" units per 1102A.3.1 are *not* covered units, no accessible guest or resident parking is required (1109A.1).
3. Yards or Courts (1206)
   a. 1206 applies only to required openings into yards or courts (1206.1 and IBC Commentary)
   b. Yards with non-required openings do not need to comply with 1206 requirements
   c. Space bounded on only 2 sides is a yard (202)
   d. 3 story yards with required openings shall be 4' minimum width (3' min + 1'/story over 2 = 3' + 1')
   e. Yard minimum width shall be unobstructed from the ground to the sky (202)
   f. Note: no required openings are located on sides of buildings.

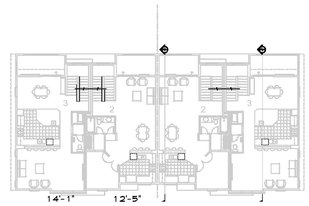
Diagrams:
CPET



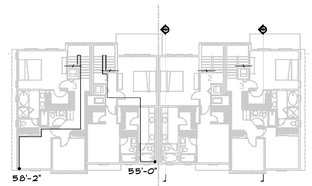
FIRST FLOOR



SECOND FLOOR



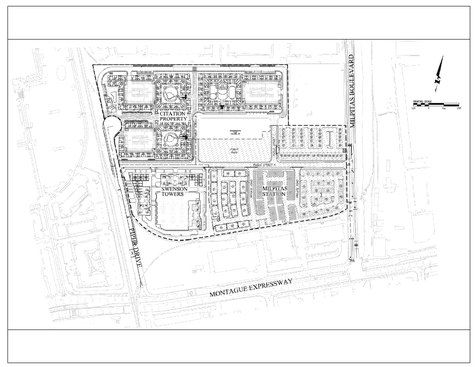
THIRD FLOOR



FOURTH FLOOR

COMMON PATH OF EGRESS TRAVEL (CPET) DIAGRAMS

VICINITY MAP



CODE DATA

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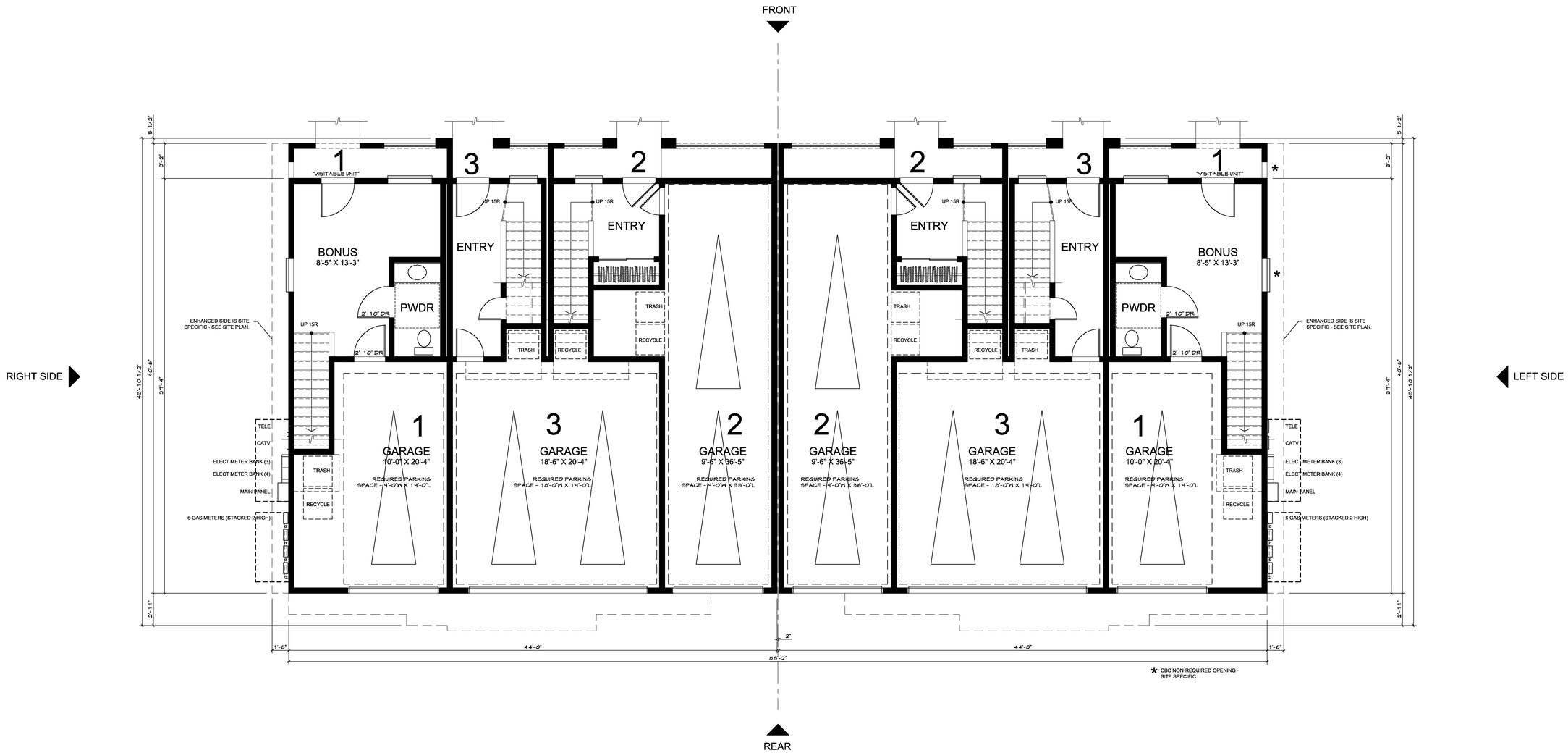

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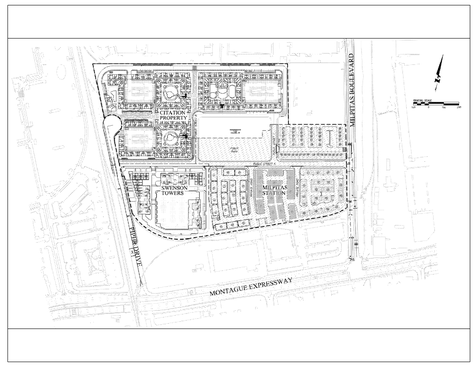

6-PLEX
FIRST FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES II
RRDC, INC

2007069P01

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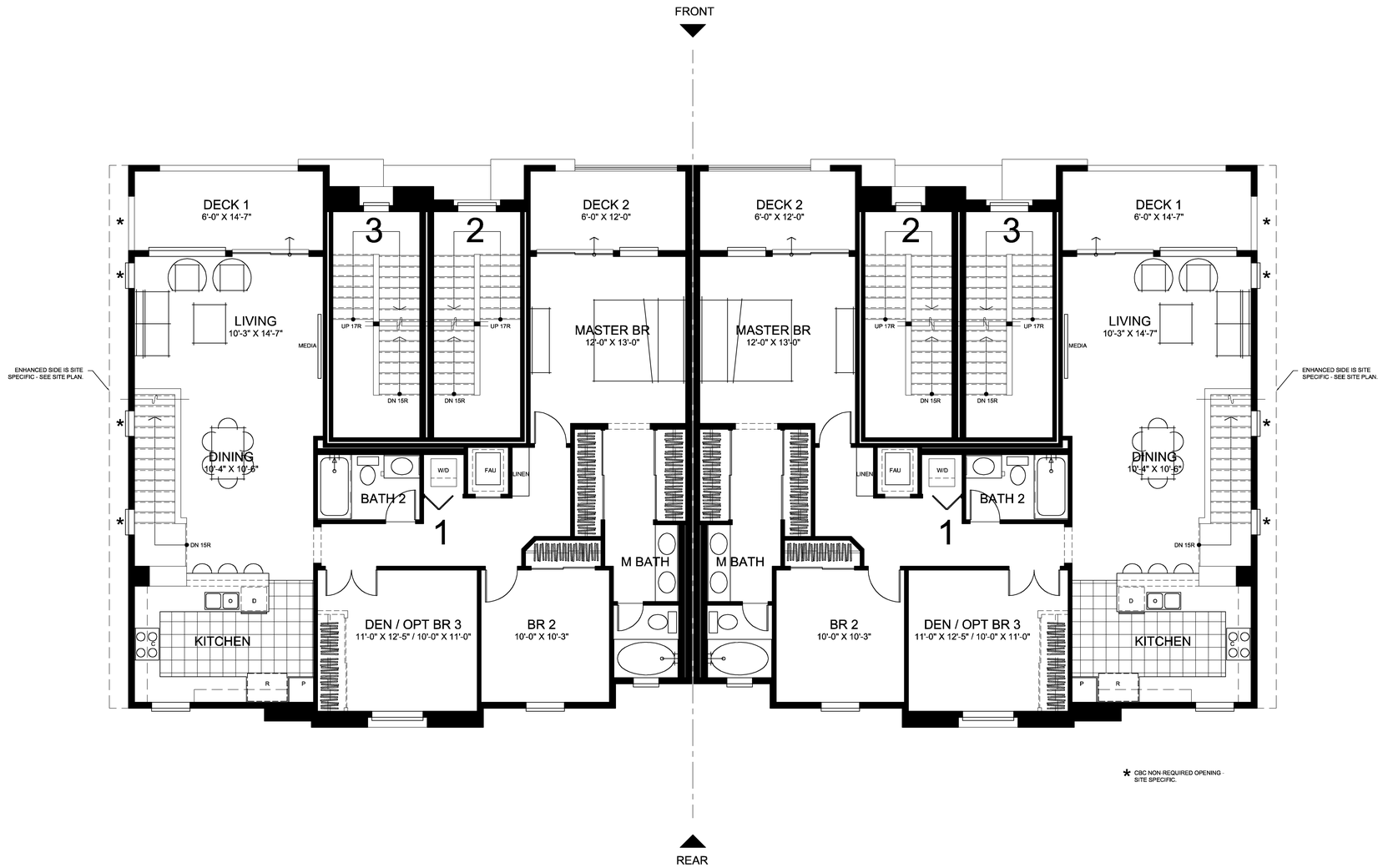
AREAS	
PLAN 1	
FIRST FLOOR	256.74 S.F.
SECOND FLOOR	1314.45 S.F.
TOTAL LIVING AREA	**1571.20 S.F.**
GARAGE 1	*268.49 S.F.*
DECK 1	*103.86 S.F.*
DECK 2	*86.64 S.F.*
total area	*2030.19 S.F.*
PLAN 2	
FIRST FLOOR	100.47 S.F.
SECOND FLOOR	119.61 S.F.
THIRD FLOOR	771.34 S.F.
FOURTH FLOOR	737.93 S.F.
TOTAL LIVING AREA	**1729.35 S.F.**
GARAGE 2	*423.43 S.F.*
DECK 1	*85.62 S.F.*
total area	*2238.40 S.F.*
PLAN 3	
FIRST FLOOR	117.61 S.F.
SECOND FLOOR	119.43 S.F.
THIRD FLOOR	818.47 S.F.
FOURTH FLOOR	828.20 S.F.
TOTAL LIVING AREA	**1883.71 S.F.**
GARAGE 3	*422.85 S.F.*
DECK 1	*102.84 S.F.*
total area	*2409.40 S.F.*



6-PLEX
SECOND FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

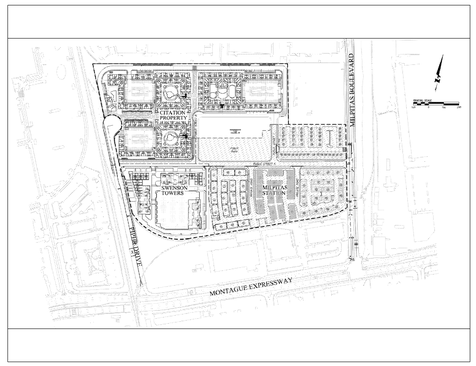
1/4"=1'-0"

BROWNSTONES II
RRDC, INC

2007069P02

08.13.10

VICINITY MAP



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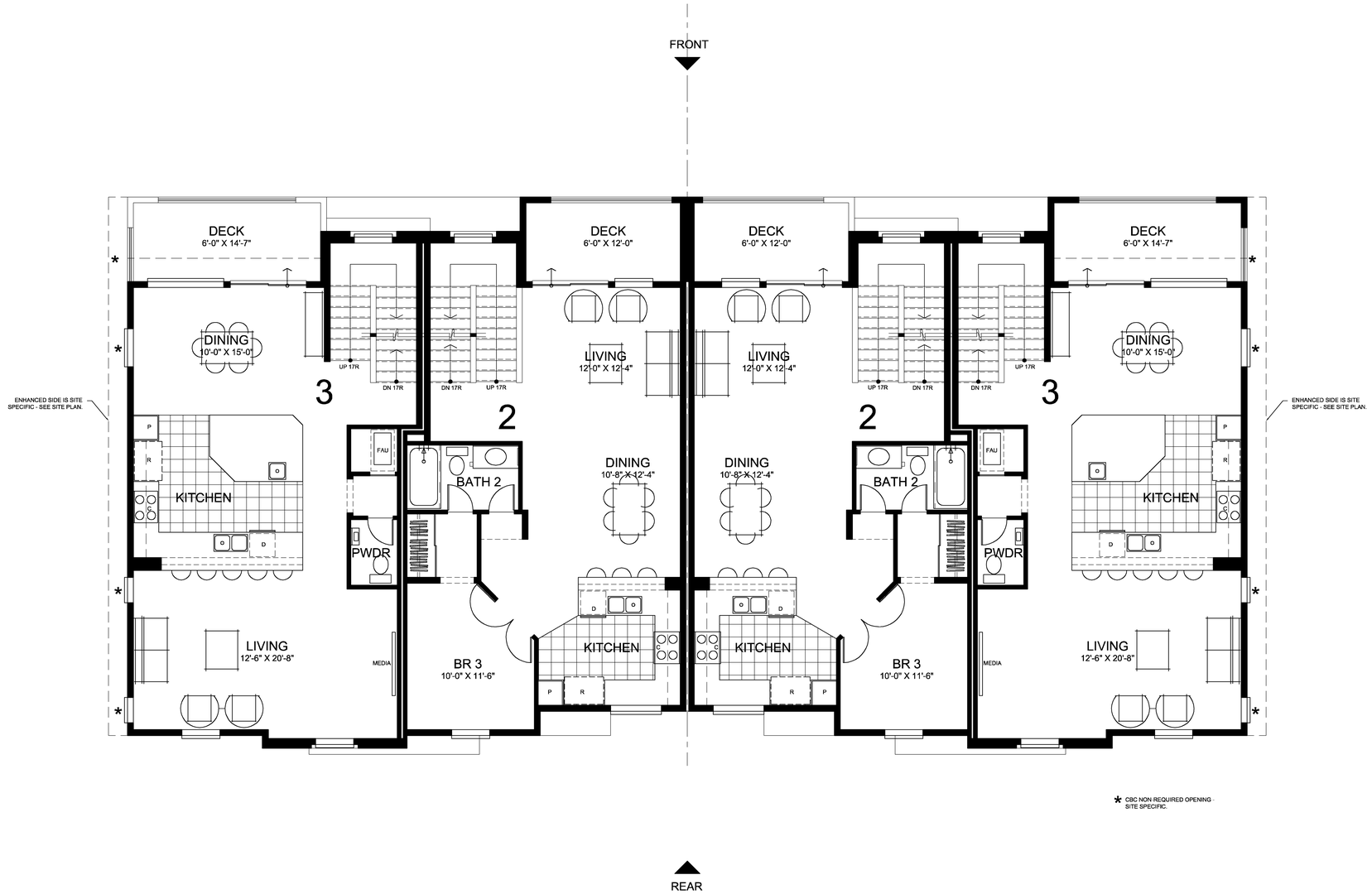

* CBC NON REQUIRED OPENING - SITE SPECIFIC.

6-PLEX
THIRD FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

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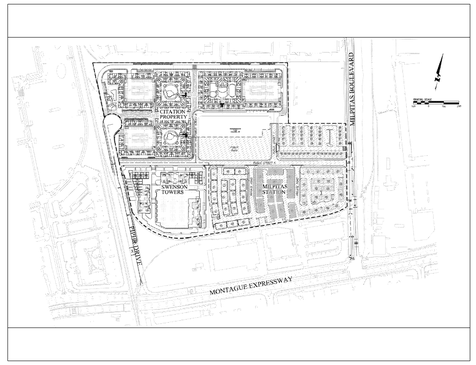
VICINITY MAP



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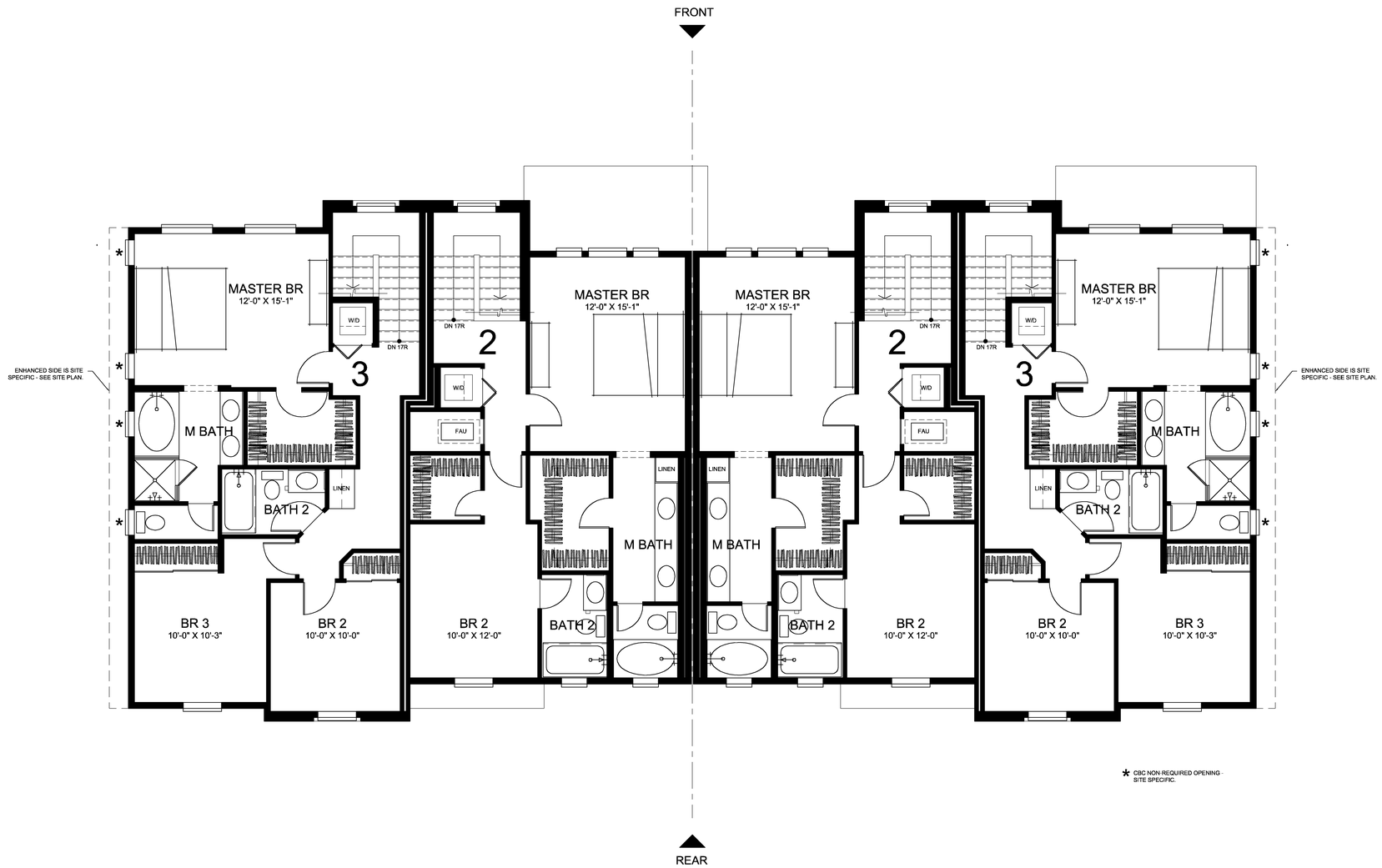

6-PLEX
FOURTH FLOOR BUILDING PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES II
RRDC, INC

2007069P04

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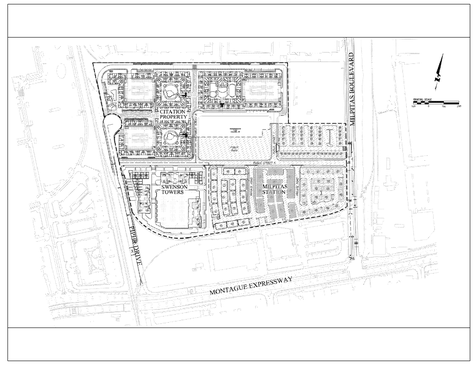
VICINITY MAP



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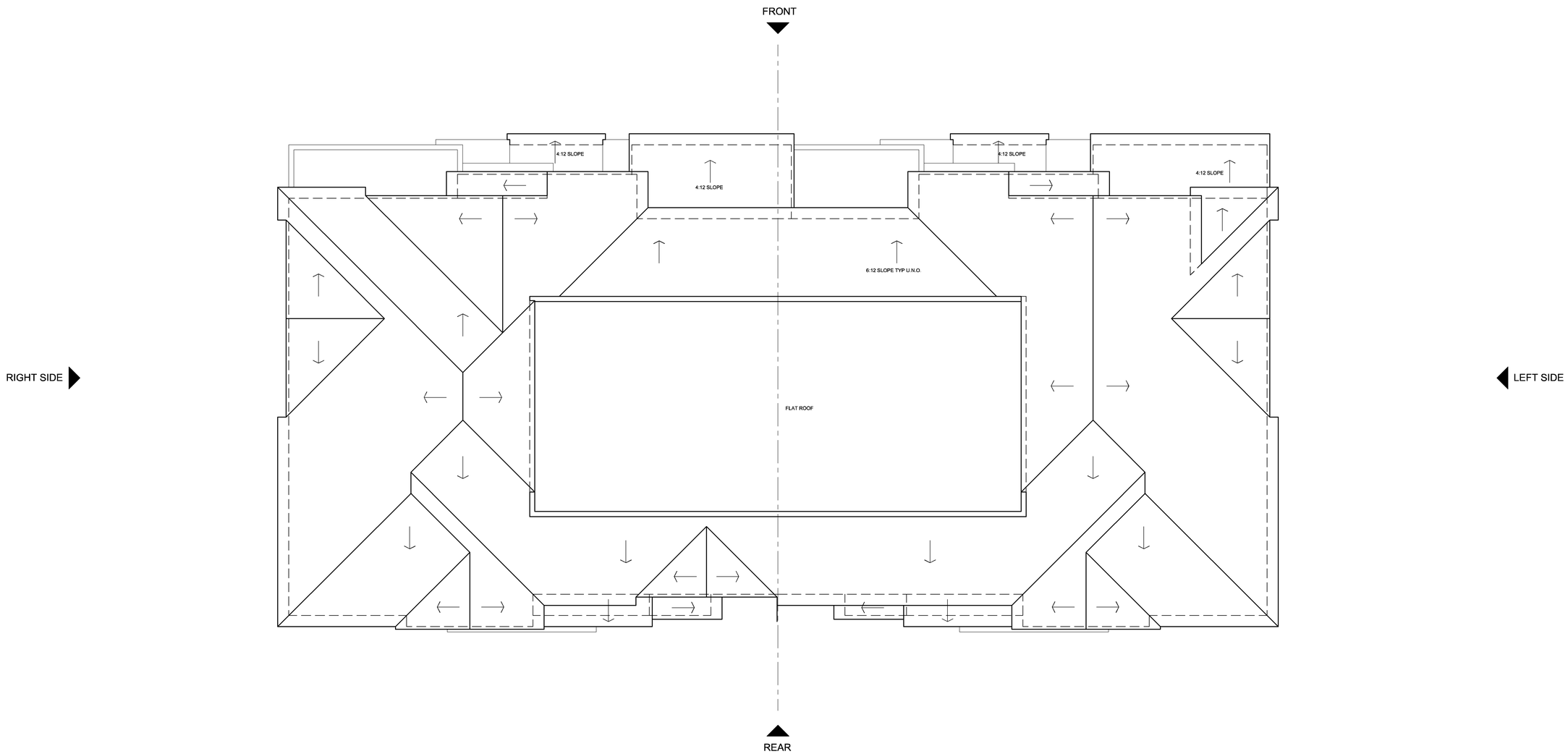
DECK 1	*102.84 S.F.*
total area	*2409.40 S.F.*



6-PLEX
ROOF PLAN
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES II

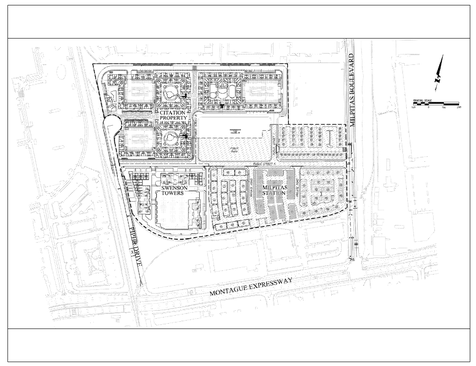
RRDC, INC

2007069P05

STARCK
Architecture + Planning

08.13.10

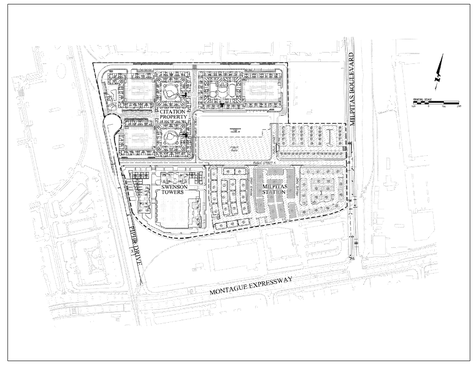
VICINITY MAP



CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

FRONT ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES II

RRDC, INC

2007069P20

08.13.10

TYPICAL BUILDING MATERIALS

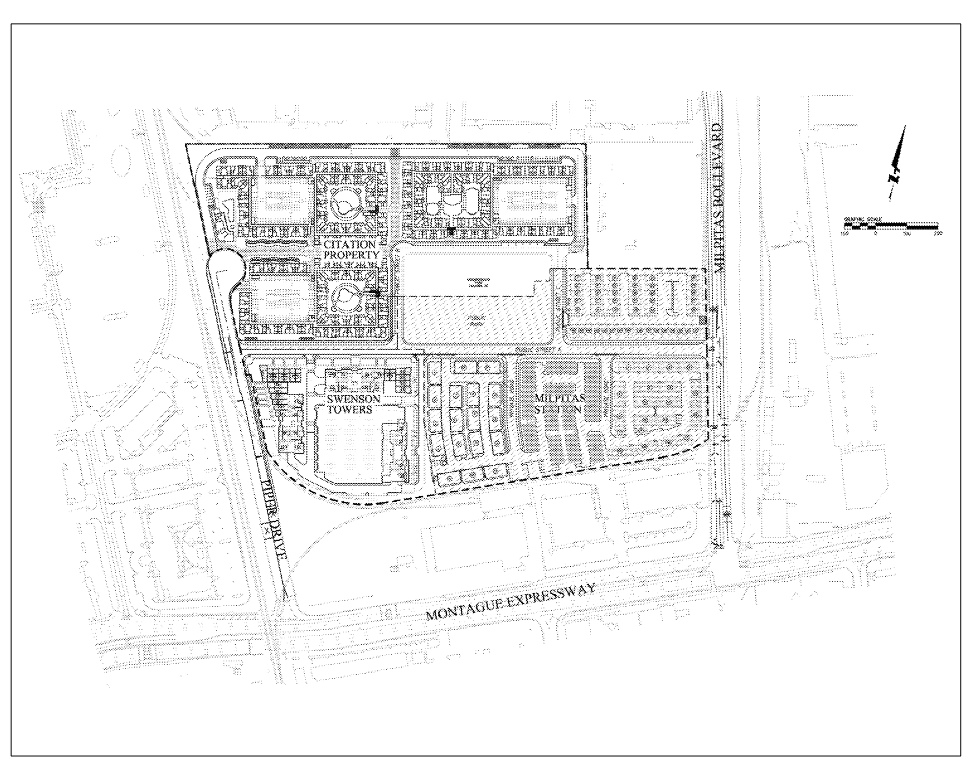
1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
3. 2 X WOOD FASCIA
4. PLASTER CORBEL
5. PLASTER WINDOW TRIM, SMOOTH FINISH
6. 3" DEEP PLASTER RECESS
7. PLASTER TRIM
8. DECORATIVE SHUTTER
9. METAL RAIL / GUARDRAIL
10. VINYL WINDOW
11. FIBERGLASS ENTRY DOOR
12. SLIDING GLASS DOOR
13. METAL SECTIONAL GARAGE DOOR
14. EXPANSION JOINT
15. DECORATIVE PLASTER ELEMENT
16. DECORATIVE POTSHELF

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

ENHANCED RIGHT SIDE ELEVATION
(ENHANCED LEFT SIDE ELEVATION IS MIRROR IMAGE)

RIGHT SIDE ELEVATION
(LEFT SIDE ELEVATION IS MIRROR IMAGE)

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES II

RRDC, INC

2007069P20

STARCK
Architecture + Planning

08.13.10

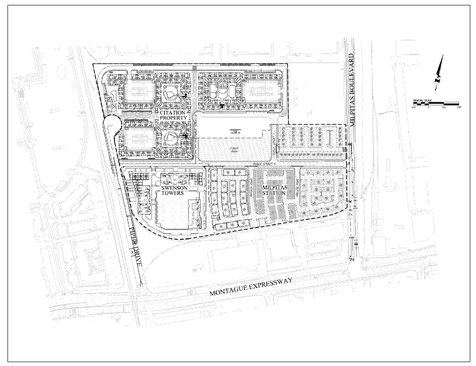
TYPICAL BUILDING MATERIALS

1	INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2	INTEGRAL COLOR PLASTER
3	2 X WOOD FASCIA
4	PLASTER CORBEL
5	PLASTER WINDOW TRIM, SMOOTH FINISH
6	3" DEEP PLASTER RECESS
7	PLASTER TRIM
8	DECORATIVE SHUTTER
9	METAL RAIL / GUARDRAIL
10	VINYL WINDOW
11	FIBERGLASS ENTRY DOOR
12	SLIDING GLASS DOOR
13	METAL SECTIONAL GARAGE DOOR
14	EXPANSION JOINT
15	DECORATIVE PLASTER ELEMENT
16	DECORATIVE POTSHELF

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

REAR ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'A'

1/4"=1'-0"

BROWNSTONES II

RRDC, INC

2007069P20

STARCK
Architecture + Planning

08.13.10

TYPICAL BUILDING MATERIALS

1 INTEGRAL COLOR CONCRETE FLAT TILE ROOF
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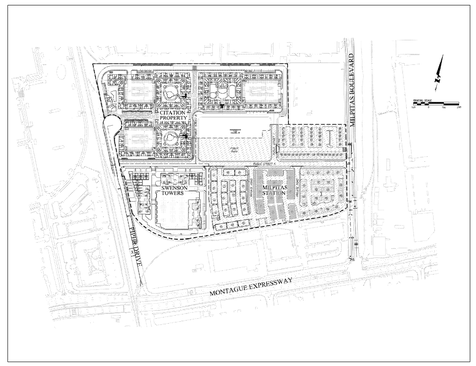
* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

FRONT ELEVATION

CITY OF MILPITAS: ZONING ORD.
XI-10-2.19 Building, Height of
The vertical distance measured from the adjoining curb grade to the highest point of the roof surface, if a flat roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, then the height may be measured from the average elevation of the finished grade along the front of the building. (Ord. 38 (part), 3/15/55)

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'B'

1/4"=1'-0"

BROWNSTONES II

RRDC, INC

2007069P20

STARCK
Architecture + Planning

08.13.10

TYPICAL BUILDING MATERIALS

1 INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2 INTEGRAL COLOR PLASTER
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4 PLASTER CORBEL
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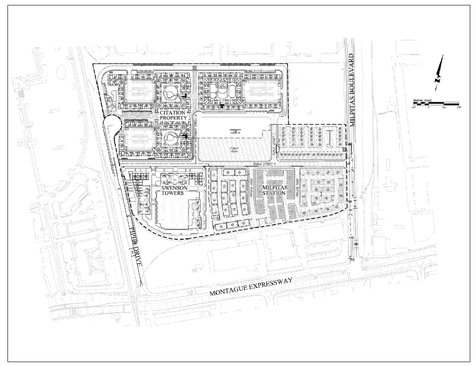
16 DECORATIVE POTSHELF

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

ENHANCED RIGHT SIDE ELEVATION
(ENHANCED LEFT SIDE ELEVATION IS MIRROR IMAGE)

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'B'

1/4"=1'-0"

BROWNSTONES II

RRDC, INC

2007069P20

08.13.10

TYPICAL BUILDING MATERIALS

1. INTEGRAL COLOR CONCRETE FLAT TILE ROOF
2. INTEGRAL COLOR PLASTER
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4. PLASTER CORBEL
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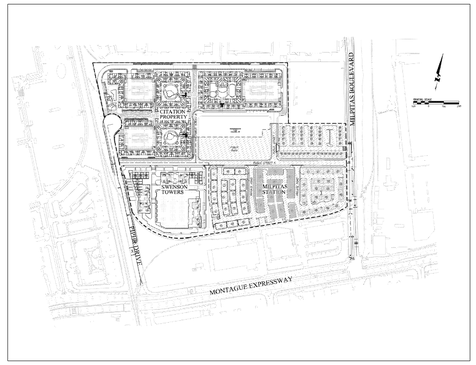
15. DECORATIVE PLASTER ELEMENT
16. DECORATIVE POTSHELF

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

REAR ELEVATION

VICINITY MAP



EXTERIOR ELEVATIONS
ELEVATION STYLE - 'B'

1/4"=1'-0"

BROWNSTONES II

RRDC, INC

2007069P20

STARCK
Architecture + Planning

08.13.10

TYPICAL BUILDING MATERIALS

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14 EXPANSION JOINT
15 DECORATIVE PLASTER ELEMENT
16 DECORATIVE POTSHELF

* ALL METAL AND WOOD ELEMENTS TO BE PAINTED

Planting Legend

CANOPY TREE (Selection Options): 24"-Box

Acer rubrum	RED MAPLE
Celtis sinensis	CHINESE HACKBERRY
Liriodendron tulipifera	TULIP TREE
Pistacia chinensis	CHINESE PISTACHE
Platanus a. 'Columbia'	LONDON PLANE
Prunus sargentii	SARGENT CHERRY
Pyrus c. 'Aristocrat'	ARISTOCRAT PEAR
Quercus rubra	RED OAK
Sapium sebiferum	CHINESE TALLOW TREE
Tilia cordata	LITTLE LEAF LINDEN

PALMS (Selection Options): 24"-Box

Phoenix canariensis	CANARY ISLAND DATE PALM
Washingtonia filifera	CALIFORNIA FAN PALM

CONIFER (Selection Options): 24"-Box

Cedrus deodar	DEODAR CEDAR
Pinus canariensis	CANARY ISLAND PINE
Sequoia s. 'Aptos Blue'	COAST REDWOOD

ACCENT TREE (Selection Options): 24"-Box

Arbutus 'Marina	N.C.N.
Carpinus b. 'Fastigiata'	COLUMNAR HORNBEAM
Cercis candensis	EASTERN REDBUD
Chionanthus retusus	CHINESE FRINGE TREE
Crataegus phaenopyrum	WASHINGTON THORN
Lagerstroemia indica	CRAPE MYRTLE
Malus 'Robinson'	ROBINSON CRABAPPLE
Koelreuteria bipinata	CHINESE FLAME TREE

SHRUB and GROUND COVER AREAS (Selection Options):

LARGE SHRUB (Selection Options): 15-Gal

Abutilon hybridum	FLOWERING MAPLE
Arbutus unedo	STRAWBERRY TREE
Cotoneaster spp.	COTONEASTER
Lavatera assurgentiflora	TREE MALLOW
Podocarpus gracillior	FERN PINE
Podocarpus macrophyllus	YEW PINE
Photinia fraseri	PHOTINIA
Xylosma congestum	SHINY XYLOSMA

MEDIUM SHRUB (Selection Options): 5-Gal

Abelia spp.	GLOSSY ABELIA
Arctostaphylos spp.	MANZANITA
Azalea indica	SOUTHERN AZALEA
Berberis spp.	BARBERRY
Coleonema pulchellum	PINK BREATH OF HEAVEN
Dietes iridioides	FORTNIGHT LILY
Escallonia spp.	DWARF ESCALLONIA
Elaeagnus pungens	SILVERBERRY
Ligustrum j. 'Texanum'	TEXAS PRIVET
Lantana montevidensis	LANTANA
Lavandula spp.	LAVENDER
Nandina spp.	HEAVENLY BAMBOO
Phormium t. spp.	NEW ZEALAND FLAX
Pittosporum spp.	PITTOSPORUM
Rhaphiolepis indica	INDIA HAWTHORN
Rosea	ROSE
Salvia leucantha	MEXICAN SAGE
Teucrium fruticans	BUSH GERMANDER

SUB SHRUB (Selection Options): 1-Gal

Agapanthus africanthus	LILY OF THE NILE
Hemerocallis	DAY LILY
Lavandula a. 'Muskogee'	MUSKOGEE LAVENDER
Scaevola 'Mauve Clusters'	SCAEVOLA
Teucrium chamaedrys	GERMANDER
Tulbaghia violacea	SOCIETY GARLIC

GROUND COVER (Selection Options): 1-Gal & Flats

Arctostaphylos spp.	MANZANITA
Cotoneaster d. 'Lowfast'	COTONESTER
Fragaria chiloensis	ORNAMENTAL STRAWBERRY
Juniperus h. spp.	JUNIPER
Trachelospernum jasminoides	STAR JASMINE
Vinca minor	DWARF PERIWINKLE
Dwarf 'Bonsai' Fescue	SOD

Notes

1. All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional standards.
2. All plant materials have been selected from the following:
   - "Water-Conserving Plants and Landscapes" by EBMUD
   - WULCOS Project "Water-Use Classification of Landscape Species" California Department of Water Resources
3. Crosswalk paving to be 24" wide medium broom finish banding. Interior field paving to be stamped concrete pattern to be ashlar slate. Concrete color to be tan or other as coordinated with the City of Milpitas.
4. Reclaimed water shall be used for all site irrigation.

Milpitas Station

Preliminary Landscape Plan - Site Plan

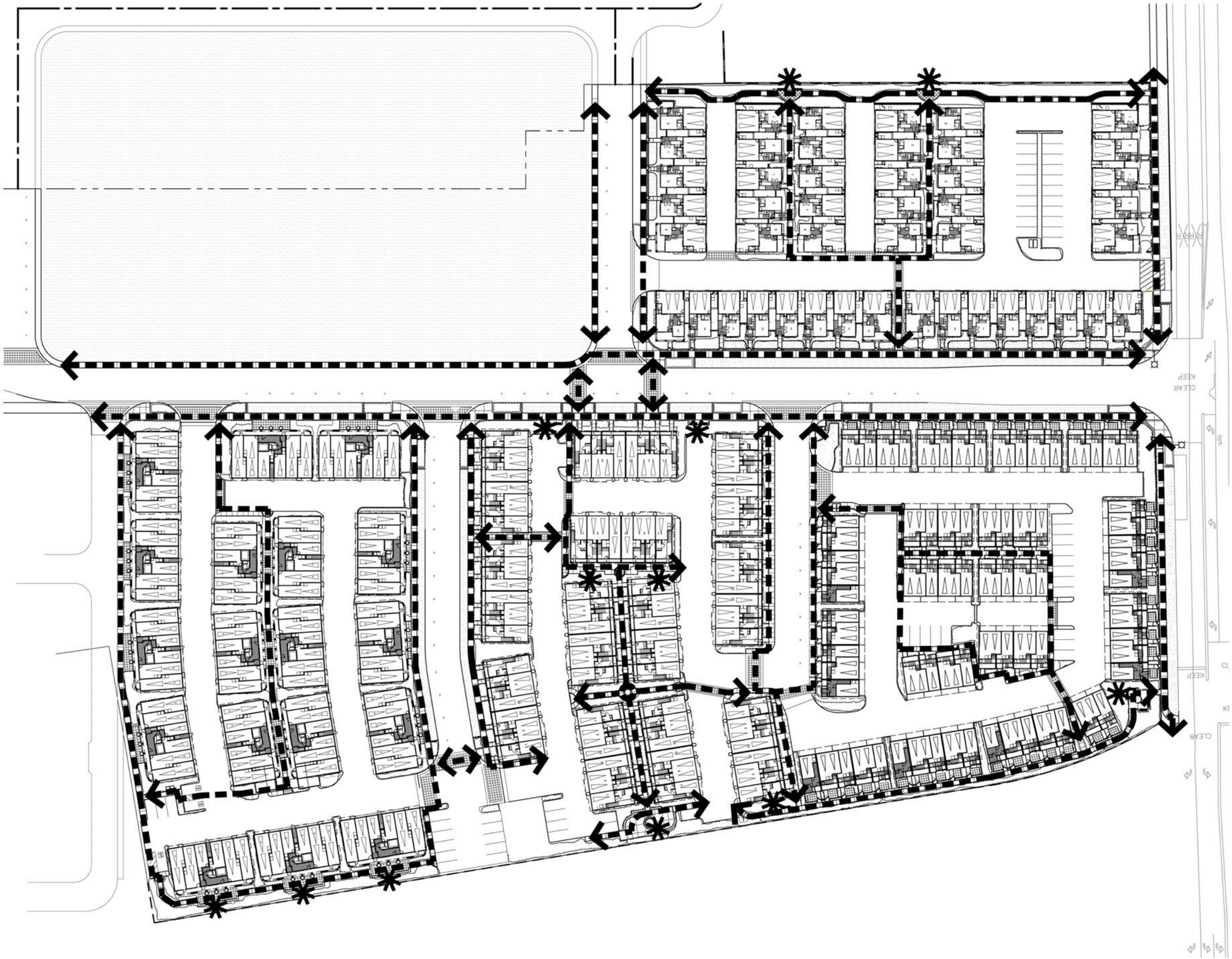
Milpitas, California

June 2010

10' 0' 10' 20' 40' 80'

L.1.1

HWA
Landscape Architecture
Site Planning
5095 Lone Tree Way
Antioch, Ca. 94531
Phone 925.754.8870
Fax 925.754.8876



Pedestrian Circulation Legend

Designated Pedestrian Circulation Route
- Sidewalks
- Paseos
- Crosswalks with Enhanced Paving

Seating Areas

Milpitas Station

Preliminary Landscape Plan - Pedestrian Circulation Plan

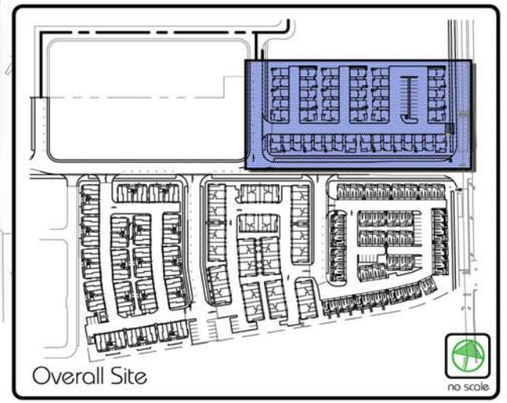
Milpitas, California

June 2010

10' 0' 10' 20' 40' 80'

L.1.2

HWA
Landscape Architecture
Site Planning
5095 Lone Tree Way
Antioch, Ca. 94531
Phone 925. 754.8870
Fax 925. 754.8876



Milpitas Station

Urban Villas - Preliminary Landscape Plan

Milpitas, California

June 2010

5' 0' 5' 10' 20' 40'

L.1.3

HWA
Landscape Architecture
Site Planning
5095 Lone Tree Way
Antioch, Ca. 94531
Phone 925.754.8870
Fax 925.754.8876

Neighborhood
Park Site
143,238s.f.

Trash
Enclosure

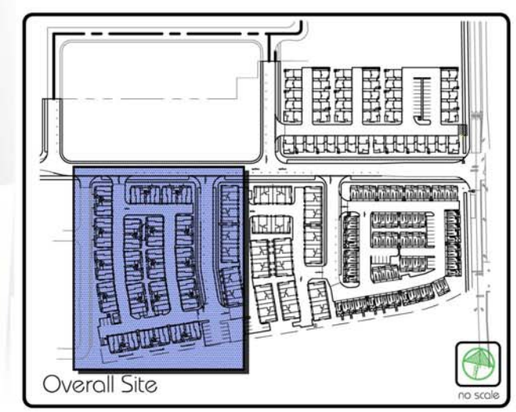
Project Identification

Enhanced Crosswalk Paving

Precast Planters

Seat Wall at Building Entrance

Scored Paving at Building Entrance



Milpitas Station

Brownstone I - Preliminary Landscape Plan

Milpitas, California

June 2010

5' 0' 5' 10' 20' 40'

L.1.4

HWA
Landscape Architecture
Site Planning
5095 Lone Tree Way
Antioch, Ca. 94531
Phone 925.754.8870
Fax 925.754.8876

Milpitas Station

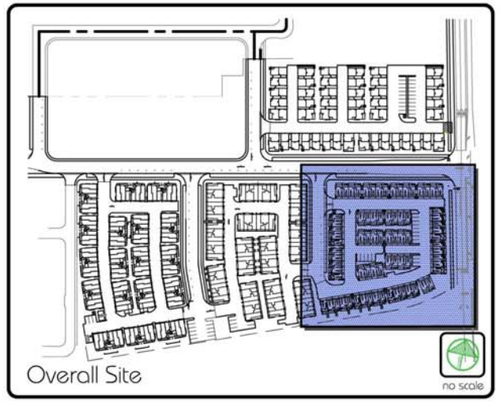
Brownstone II - Preliminary Landscape Plan

Milpitas, California

June 2010

L.1.5

HWA
Landscape Architecture
Site Planning
5095 Lone Tree Way
Antioch, Ca. 94531
Phone 925. 754.8830
Fax 925. 754.8876



Milpitas Station

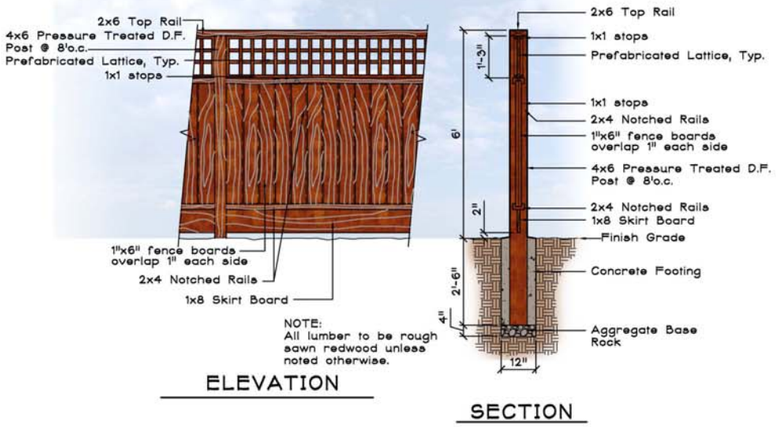
Stacked Duplex - Preliminary Landscape Plan

Milpitas, California

June 2010

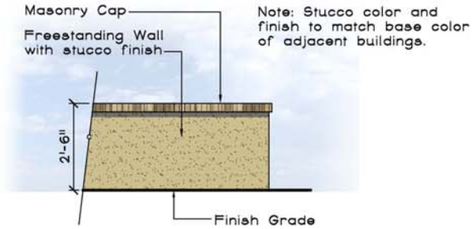
L.1.6

HWA
Landscape Architecture
Site Planning



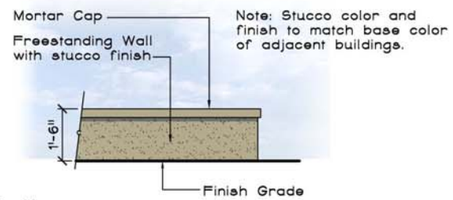
Wood Fence w/ Lattice Top

no scale



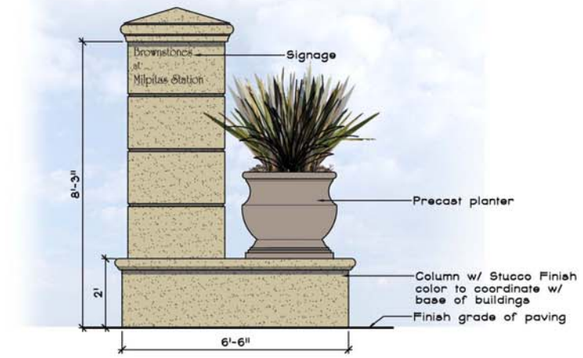
Low Masonry Wall at Urban Villa PL

1/2"=1'-0"



Seat Wall

1/2"=1'-0"

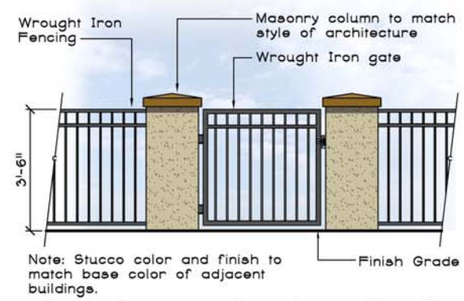


Project Identification

1/2"=1'-0"

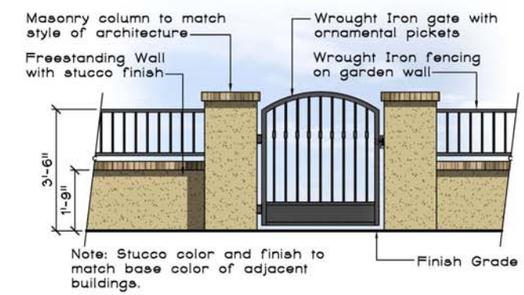
Dura Art Stone Precast Planter

no scale



Low Fencing at Stacked Duplexes

1/2"=1'-0"



Low Wall and Fencing at Urban Villas

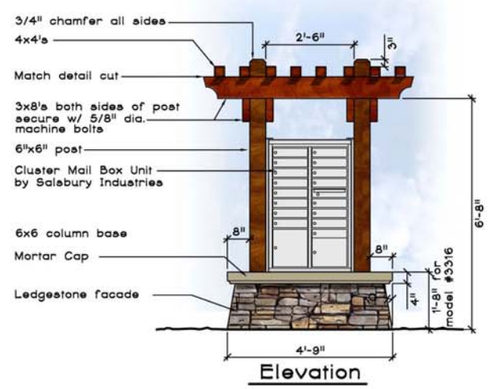
1/2"=1'-0"

Park Bench

Trash Receptacle

Steel and Recycled Plastic Site Furnishings

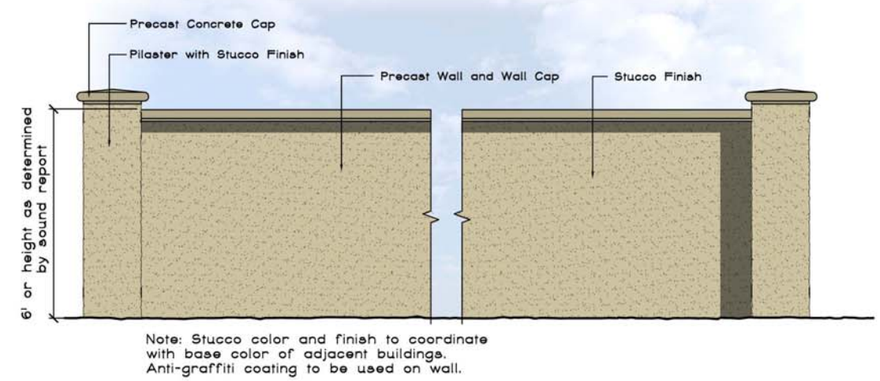
no scale



Cluster Mailbox

Use at Urban Villas and Stacked Duplex

1/2"=1'-0"



Project Wall

1/2"=1'-0"

Milpitas Station

Details - Preliminary Landscape Plan

Milpitas, California

June 2010

L.1.7

HWA
Landscape Architecture
Site Planning
5095 Lone Tree Way
Antioch, Ca. 94531
Phone 925.754.8870
Fax 925.754.8876

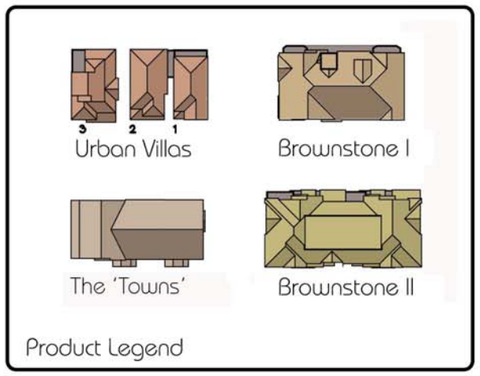
Brownstone I 1

Urban Villas 2

Scale: NTS

The 'Towns' 3

Brownstone II 4



Milpitas Station

Architectural Perspectives

Milpitas, California

June 2010

HWA
Landscape Architecture
Site Planning
5095 Lone Tree Way
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Fax 925.754.8876