Centre Pointe Mixed Use - Site 2 - Milpitas

Building/Unit Tabulation

INTEGRAL Centre Pointe - Milpitas

5-Story Residential (Type III Construction) 6/12/2014

LEVEL (F.F.)	1BR				2BR				TOTAL
	A1	A2	A3		B1	B2	B3		
1 0.00'	2	16	1		1	2	1		23
2 10.08'	2	13	1		1	6	1		24
3 20.17'	11	28	1		5	24	4		73
4 30.25'	11	28	1		5	24	4		73
5 40.33'	11	28	1		5	24	4		73
6 50.42'	9	15	0		4	17	3		48
7 60.50'	9	15	0		4	17	3		48
	55	143	5		25	114	20		362
Totals	203				159				
	15.2%	39.5%	1.4%		6.9%	31.5%	5.5%		100.0%
	56.1%				43.9%				

DWELLING UNIT INFORMATION

Unit	Unit SF	Qty.	%	SF TOT.*
A1	759	55	15.2%	41,745
A2	783	143	39.5%	111,969
A3	792	5	1.4%	3,960
B1	1,104	25	6.9%	27,600
B2	1,147	114	31.5%	130,758
B3	1,320	20	5.5%	26,400
B4	1,066	0	0.0%	0
Avg.	946	**362**	100%	**342,432**

* RESIDENTIAL UNIT NET AREA

DENSITY: **4.48 Ac** **80.8 du/ac** **GROSS**

Retail Tabulation

6/12/2014

Retail Space	Area (S.F.)	Notes	Ceiling Ht.
R-A	13,799	Retail	19'
R-B	17,993	Retail	19'
R-C	3,607	Retail	19'
R-D	4,609	Retail	19'
R-E1	9,740	Retail	19'
R-E2	2,165	Retail- Leasing	19'
R-E3	2,265	Retail - Clubhouse	19'
R-E4	1,253	Retail - Fitness	19'
Total	**55,431**		

Total Retail		**55,431**
Parcel Area	4.48 Ac	195,149
F.A.R.		**0.28**

Parking Tabulation

Parking Summary 6/12/2014

Unit Type	Number of Units	Stalls/Unit Transit Area Spec Plan Min.	Stalls Req'd Transit Area Spec Plan Min.
1 BR	203	1.20	244
2 BR	159	1.60	255
Total	362	1.38	499
Guest		0.15	75
Total Residential Req'd			574
Retail - Standard (per S.F.)	55,431	0.0032	177
Total Required			**752**
Residential Parking			574
Retail Parking			177
Total Provided			**751**
Replacement Value (Motorcycles & Bicycles)			**37**
TOTAL w/ Replacement Value			**788**

Standard Stall Replacement

Bike	Motorcycle	Total
12	12	24
1	12	13
13	24	37

Note: Preferential Carpool Parking for Non-Residential = 1% x 177 = 1.77. 2 Stalls provided at first level of Garage Structure.

Allowable Standard Stall Replacement - Zoning XI-10-53.13	
Replaced Standard Stalls By Bicycle Parking @ 8:1 Ratio	13
Replaced Standard Stalls By Motorcycle Parking @ 2:1 Ratio	24
Total (Max Allowed = 5% of Required Parking = 37 stalls)	**37**

Accessible Stalls:

			Req'd Accessible	
Dwelling Stalls	499	2%	9.98	= 10
Guest parking	75	5%	3.74	= 4
For Residential			13.72	**=14 Req'd**
Accessible Van Parking	1 per 6 H/C stalls		**=12 H/C + 2 H/C van stalls**	
For Retail	177	2%	3.55	**=4 Req'd**
Accessible Van Parking	1 per 6 H/C stalls		**=3 H/C + 1 H/C van stall**	

Parking Provided:

Parking Provided	Units Per Level	Total Stalls	Residential Parking	Resid. HC Stalls	Guest Stalls	Guest HC Stalls	Retail Parking	Retail HC Stalls
Market Street Parking - Area 1		31					31	0
McCandless Street Parking - Area 2		14					14	
Centre Pointe Street Parking - Area 3		0					0	
Surface Parking - Area 4		10	0	0			8	2
Parking Structure - 1st Level	34	68	0	0			66	2
2nd Level**	35	92	35	3			54	0
3rd Level	73	94	92	2				
4th Level	73	94	92	2				
5th Level	73	94	92	2				
6th Level	37	95	94	1				
7th Level	37	94	82	1	8	3		
Roof Level		65			64	1		
			487	**11**	**72**	**4**	**173**	**4**
Total Provided	**362**	**751**	**498**		**76**		**177**	
			574					

Bicycle Parking

Use	Standards	Required	Provided	Notes
Residential	1 per 4 Dw. Units	90.5	94	
Guest	5% of Pkg Req's	3.7	4	On-street racks
Non-Residential	5% of Pkg Req's	8.9	12	
Total Provided			110	

Sheet Index

A0 TITLE SHEET

A1.0 SITE PLAN
A1.1 SOLID WASTE PLAN

A2.0 FIRST FLOOR PLAN
A2.1 SECOND FLOOR PLAN
A2.2 THIRD THROUGH FIFTH FLOOR PLANS
A2.3 SIXTH FLOOR PLAN
A2.4 SEVENTH FLOOR PLAN
A2.5 ROOF PLAN

A3.0 ELEVATIONS
A3.1 ELEVATIONS

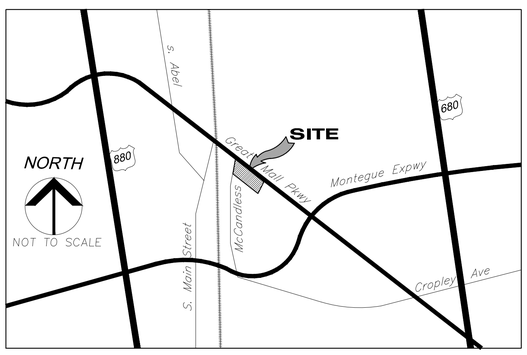
A4.0 BUILDING SECTIONS

A5.0 DWELLING UNIT PLANS
A5.1 DWELLING UNIT PLANS

NEIGHBORHOOD A:
L-01 CONCEPTUAL LANDSCAPE ILLUSTRATIVE W/ PLANT PALETTE
L-02 CONCEPTUAL LANDSCAPE PLAN - OVERALL NEIGHBORHOOD A

Vicinity Map

N.T.S.



AO # 2012-178
June 20, 2014

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

INTEGRAL COMMUNITIES

3 SAN JUAQUIN PLAZA SUITE 100 NEWPORT BEACH, CA. 92660 949-720-3612

ARCHITECTS ORANGE

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TITLE SHEET **A0**

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
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06.20.14

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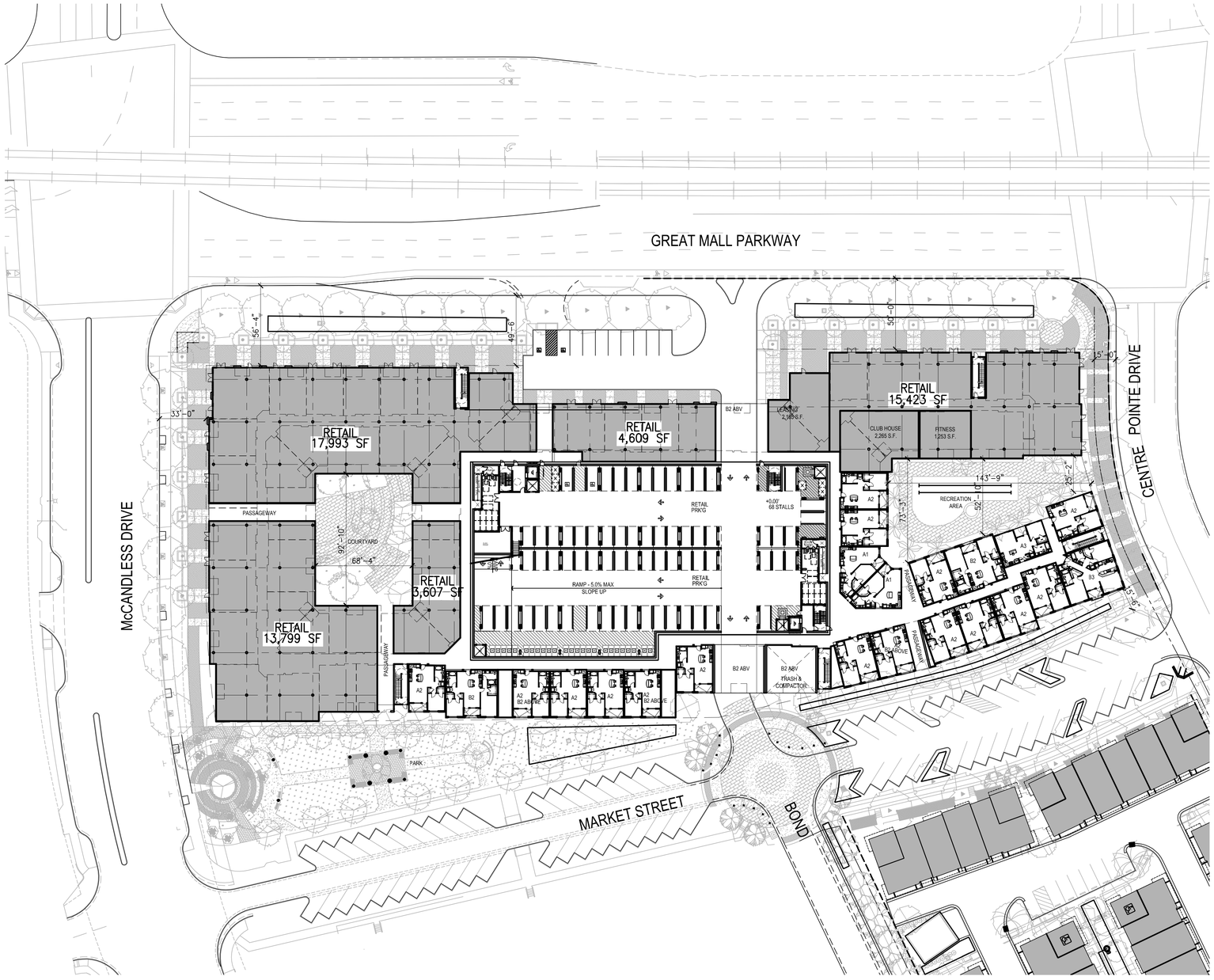

SITE PLAN

FIRE DEPARTMENT NOTES

General Fire Department Notes

1. Ground structures and building projections shall not encroach or impede apparatus access. CFC Section 503.4.
2. All buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communications system of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communications system. Emergency responder radio coverage systems shall be installed in accordance with Section 510 and Appendix J of the 2010 CA Fire Code. CFC 510.1, amended by MMC V-300-2.60
3. When in the opinion of the fire code official a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other location, the developer of the new structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure. CFC 510.1.1, added by MCC V-300-2.61
4. Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. CFC 504.4, added by MMC V-300-2.58
5. Stairs to Roof - Applicable to All Building Perimeter Stair-wells. Buildings located four or more stories in height above grade plane, except those with a slope greater than 4 units vertical in 12 units horizontal, shall be provided with stairway to the roof. CFC 504.3
6. All elevators shall be sized to meet the gurney size requirements per CBC 3002.4a-3002.4.7a.
7. Automatic Fire Sprinkler Systems. The proposed buildings (including parking structure) are required to be provided with an automatic fire sprinkler system. CFC 903.2, amended by MMC V-300-2.65
8. Standpipe system shall be installed in accordance with CFC 905.2 and NFPA 15. When stairs are provided with intermediate landings, the standpipes shall be located at the bottom floor level, at the top floor level and at all intermediate landings. CFC 905
9. Portable fire extinguishers shall be selected, installed and maintained in accordance with CFC 906.
10. A fire alarm system and detection system shall be provided for these structures per CFC 907.
11. Special Fire Department Requirements for Buildings over four stories. This requirement is applicable to all perimeter stair-wells. Equipment cache rooms shall be located and accessible from within the rated enclosure of the stair-wells.CFC 914.12, added by MMC V-300-2.74. All Group B office buildings and Group R1 & R2 Occupancies, each having floor used for human occupancy located more than 60' above the lowest level of Fire Department vehicle access, or more than 4 stories ion height. (Prior to the purchase of materials, a materials list shall be submitted to the Fire Department for review and approval. The Fire Department reserves the right to make changes due to obsolete equipment or operation changes).
    a. Equipment Cache Rooms shall be located on the 1st floor above the ground floor, and every other floor thereafter, or as directed by the fire agency.
    b. Each equipment storage room size should be a minimum of 4' deep, full height (8' to 9') with a door the minimum width of 43". A roll-up door can be used provided it has a 43" minimum width and unobstructed access. It shall have a power outlet to provide electricity, a light (connected to a 'timer'), be sprinklered, and be locked with a 'break-away' type lock. Fixed shelving shall be provided in a configuration approved by the fire agency (every 16" after ladder placement is determined) to store items that may include, but not be limited to:

- 2-Hotel Hose pack (double jacketed hose) with 100' of 1-3/4" fire hose and a 1 1/2" variable fog nozzle (Task Force Tip, 1 3/4") with a detachable bail, both having National Standard threads. Each pack to have 1-spanner wrench, 1- 2 ½" x 1 ½" gated wye, and 1- 2 ½" x 1 ½" reducer coupling Red Head Brass 2 ½" x 1 ½" reducer
- 2- 50' banded hose rolls (North American Hose)
- 2- 2 ½" 10' hose with one male end connector & female end connector both with National Standard threads ('Stynger')
- 1- Hooligan tool (Paratech Hooligan, 11 pound)
- 2- pick head axe (Council Axe, Pick Head)
- 1- Little Giant Ladder, or 1- attic ladder; Fire agency to determine type.
- 1- 3' Ames Tru Temper Wrecking bar
- 12- Open Door Industries, door stops
- 4- salvage covers (blue tarps) measuring 18' x 24' with grommets every 16"
- 3- spare sprinkler heads, for each type used (these are in addition to those required in the riser room)
- 1-each Sprinkler head wrench(es), one for each type of head used
- 1- Push type cart for use to move air bottles (type subject to fire agency approval)
- 1- Rapid Intervention Pack (RIT) (location to be determined by fire agency)
- 1- Evacuation Chair Stryker Model 6253 (per side)
- Air Bottles*: Fixed SCBA bottle storage rack, number of bottles to be determined by the fire agency. A minimum capacity for 8 bottles per closet shall be provided. Individual rack slots should be positioned for horizontal storage, and be oversized to accommodate changes in bottle sizes. Current manufacturer is 'Survivair' 4500 psig, 45 minute bottle, H.P. carbon

*When required, an air bottle filling system shall have the fill access port located at a reasonable distance from each structure that takes into account debris fall out & collapse zones. A 'monument-type' fill station port should be located near a public roadway, not adjacent to the structure. The underground piping system, designed and installed with stainless steel welded fittings and piping, should terminate at this monument. A weather tight access panel with Knox-box key entry should also be provided. The storage system should be designed to provide enough air @ 4500 psig for up to fifty 45 minute bottles, prior to augmentation by an outside air source.

0' 40' 80' 120'

SCALE: 1" = 40'

NORTH

AO # 2012-178
June 27, 2014

SITE PLAN	A1.0	06.20.14

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

INTEGRAL COMMUNITIES
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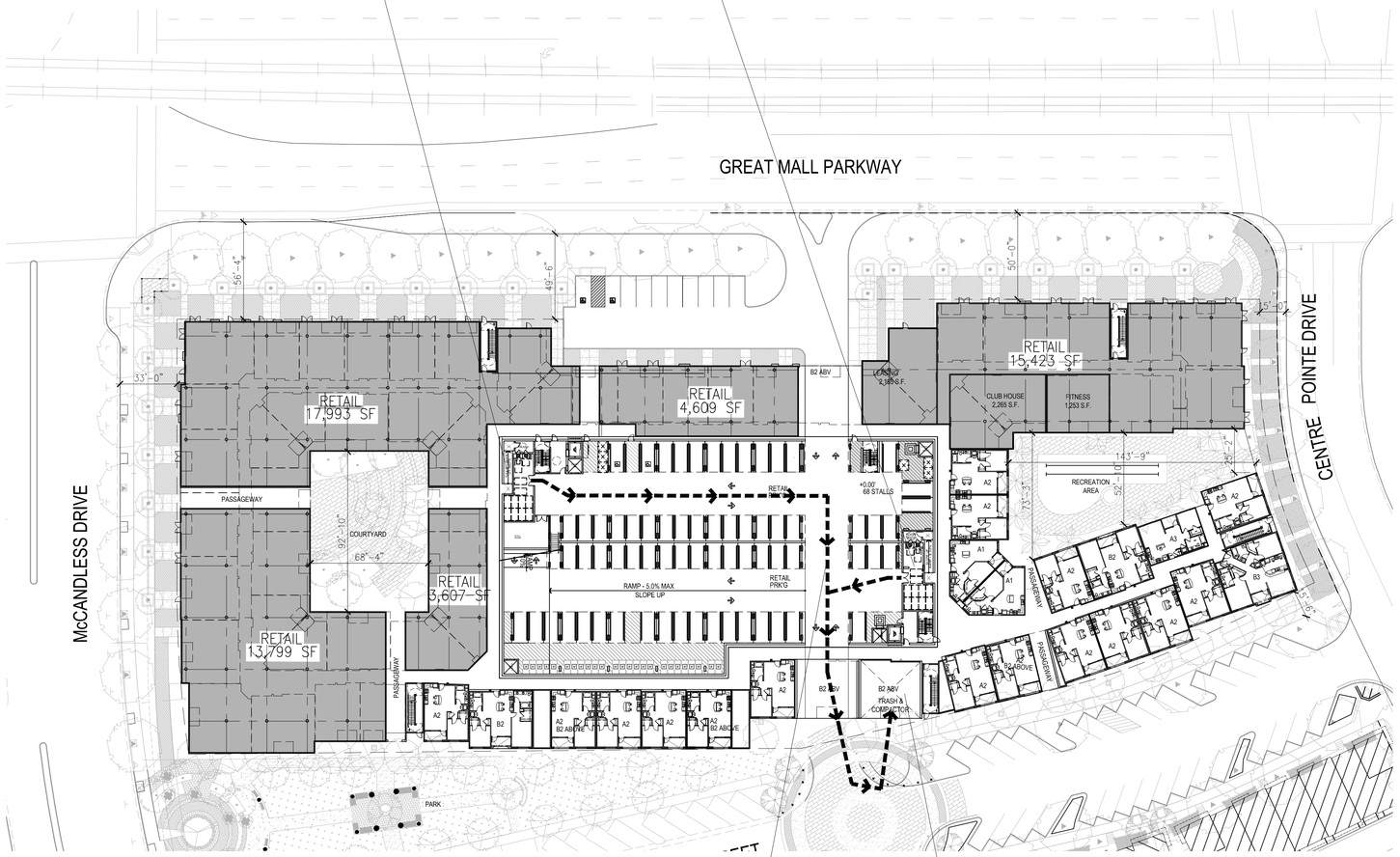
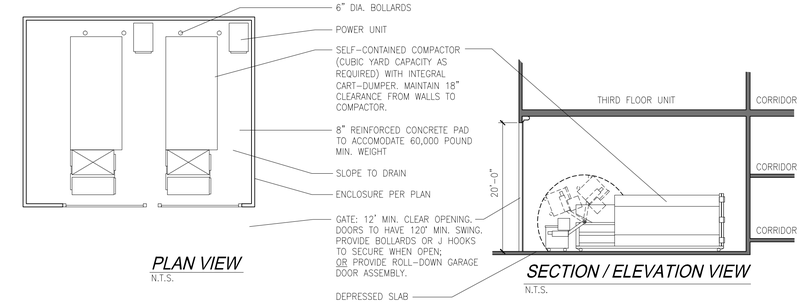
COMBINED COMMERCIAL + RESIDENTIALTRASH / RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #1

COMBINED COMMERCIAL + RESIDENTIALTRASH / RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #2



PATH OF "SCOUT" TRUCK CONVEYANCE OF BINS TO COMPACTOR

ENCLOSURE FOR SELF-CONTAINED TRASH COMPACTOR WITH INTEGRAL CART-DUMPER



PLAN VIEW
N.T.S.

SECTION / ELEVATION VIEW
N.T.S.

REFUSE NARRATIVE

RESIDENTIAL:
Residents will dispose of trash and waste for recycling via chutes for refuse and recycling (1 each) which are provided in a room at two locations on each level. Trash chutes terminate at trash bins located within collection rooms on the lower garage level, as shown on this sheet (Collection Rooms #1 & 2). From here, trash bins that are full are carted via scout-truck to the self-contained trash compactor on-site to be emptied and returned to collection rooms. Trash delivered to the self-contained compactor is compacted. When full, and/or at scheduled weekly intervals, the entire compactor is then hauled off-site for content disposal.

COMMERCIAL:
Personnel will transfer trash to Collection Area #1 or 2, depending on proximity and use. Hauling of solid waste to be performed when containers are full and/or at scheduled weekly intervals.

TRASH COLLECTION SUMMARY

1. NOTE: LARGE ITEMS DISPOSED OF BY RESIDENTS THAT WILL NOT FIT IN CHUTES WILL BE COLLECTED BY MANAGEMENT AND PRIVATELY REMOVED OFF-SITE.

2. NOTE: ROLL AWAY BINS AND COMPACTOR WILL BE PROVIDED BY MANAGEMENT.

3. BINS TO HAVE BOTTOM POCKET CHANNELS TO ALLOW FOR CONVENTIONAL DUMPING EQUIPMENT.

4. ALL TRASH / RECYCLING CHUTE ACCESS DOORS ARE TO BE HANDICAP ACCESSIBLE ON ALL LEVELS.

5. TRASH CHUTES TO HAVE THE ABILITY TO BE CLOSED WHILE SERVICING BINS.

Trash Handling Matrix - Residential

Solid Waste and Recyclable Generation		Solid Waste (lbs)	Recycling (lbs)
Solid Waste and Recyclables Per Unit Per Week		34	7
Multiplied by # of Units	362	12,308	2,534
Bin Density - Pounds (lbs) per Cu.Yd. (uncompacted)		100	45

Solid Waste is uncompacted in Trash Room and gets compacted in roll-off compactor

Recyclables are uncompacted in Trash Room and gets compacted in roll-off compactor

Trash Handling Matrix - Retail

SOLID WASTE DISPOSAL*	Area S.F.	Water Density lbs/CY	Disposal Rate lbs/employee/year	Total Employees	lbs/year	lbs/week
Retail	55431	67	1719	28	47643	916
RECYCLED DIVERSION*	Area S.F.	Density lbs/CY	Diversion Rate lbs/employee/year	Total Employees	lbs/year	lbs/week
Retail	55431	100	1995	28	55292	1063

* Source: California Integrated Waste Management Board - Publication 341-06-006 (2006)

COMBINED TOTALS (Residential and Retail):

	Lbs/week	= CY/week (uncompacted)	CY/week (compacted)	# of 3 CY Bins	X / week transport*	Total bins req'd /Wk
Solid Waste Disposal*	13,224	132.2	-	44.1	6	8
Recycled Diversion*	3,597	79.9	-	26.6	6	4

*Transport to Roll-off container

COMPACTION RATIO (Residential and Retail): 4 : 1

	= CY/week (uncompacted)	CY/week (compacted)	Roll off Compactor Size*	X / week pick up
Solid Waste Disposal*	132.2	33.1	20 CY	2
Recycled Diversion*	79.9	20.0	20 CY	1

* Bins taken to roll off compactors 6 times per week.

PROVIDED	Trash Rooms & Bins	
TRASH TERMINATION ROOM #1	3 CY Solid Waste Bins	4
	3 CY Recycle Bins	2
	Additional 3 CY Bins for Rotation	2
	Total Cu. Yards Provided	**8**
TRASH TERMINATION ROOM #2	3 CY Solid Waste Bins	4
	3 CY Recycle Bins	2
	Additional 3 CY Bins for Rotation	2
	Total Cu. Yards Provided	**8**
Project Total	Total Cu. Yds Both Rooms	**16**

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

TRASH PLAN

AO # 2012-178
June 20, 2014

TRASH PLAN	A1.1	06.20.14

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

INTEGRAL COMMUNITIES
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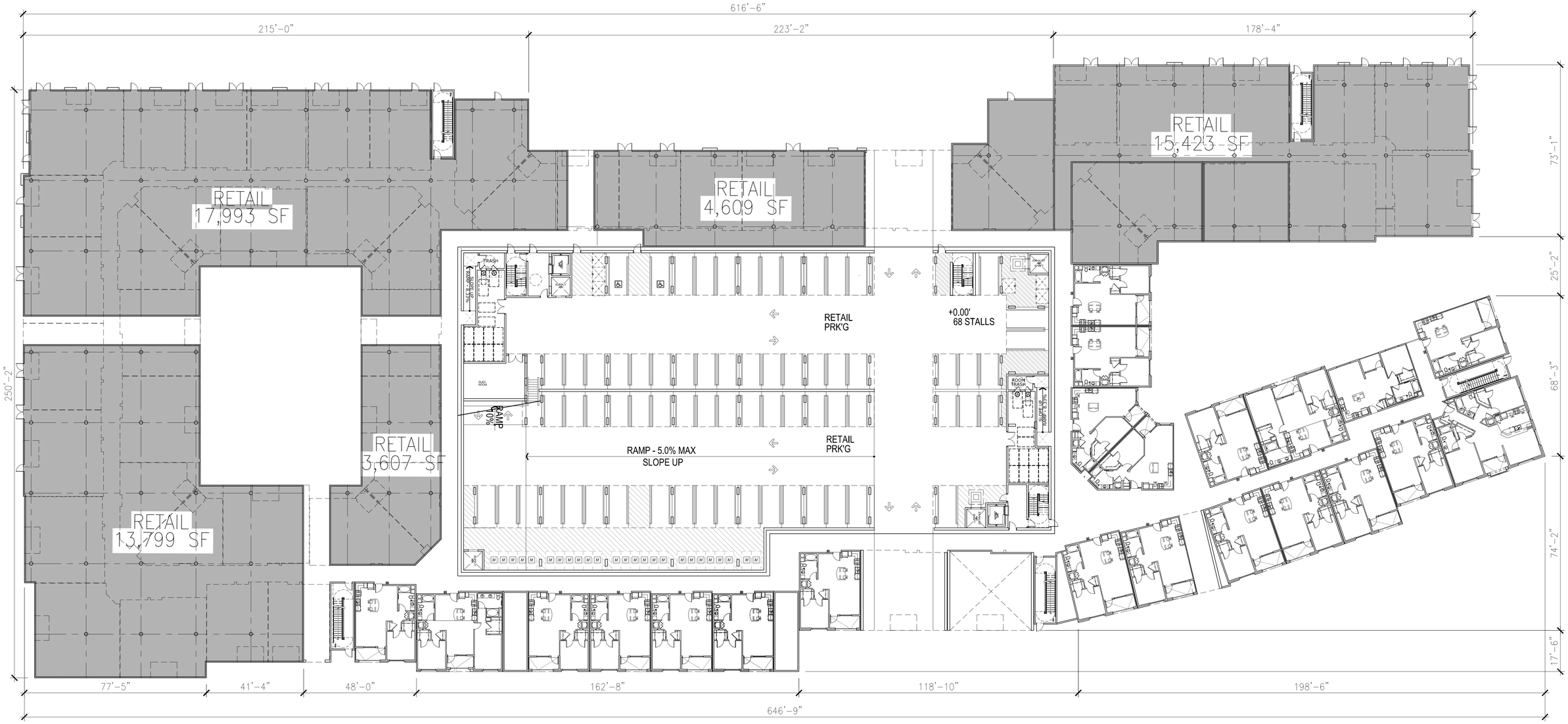

FIRST FLOOR BUILDING PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

NORTH

AO # 2012-178
June 20, 2014

FIRST FLOOR PLAN	A2.0

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
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06.20.14

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CENTRE POINTE MIXED USE

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INTEGRAL COMMUNITIES
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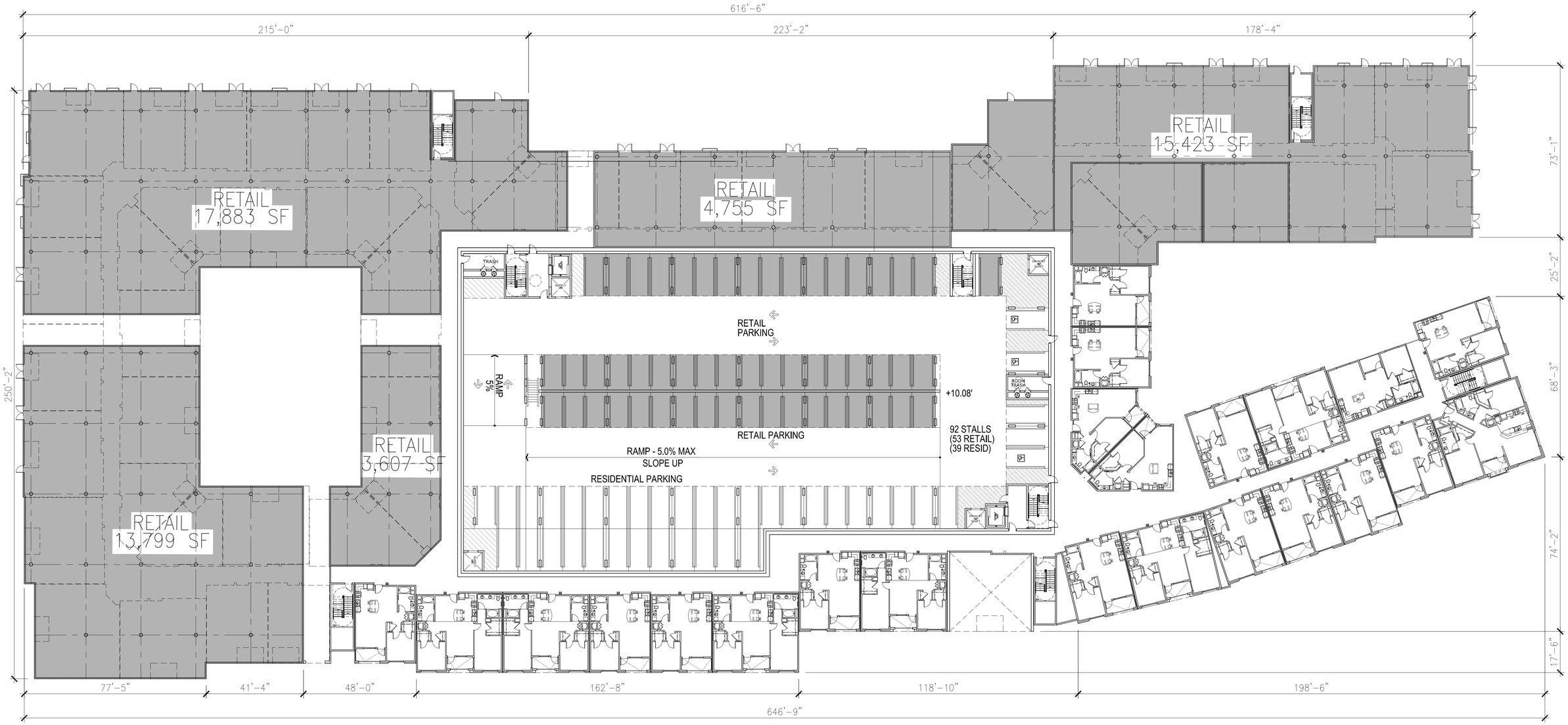

SECOND FLOOR BUILDING PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

NORTH

AO # 2012-178
June 20, 2014

SECOND FLOOR PLAN	A2.1

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
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AGENCY SUBMITTAL 06.20.14

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

INTEGRAL COMMUNITIES
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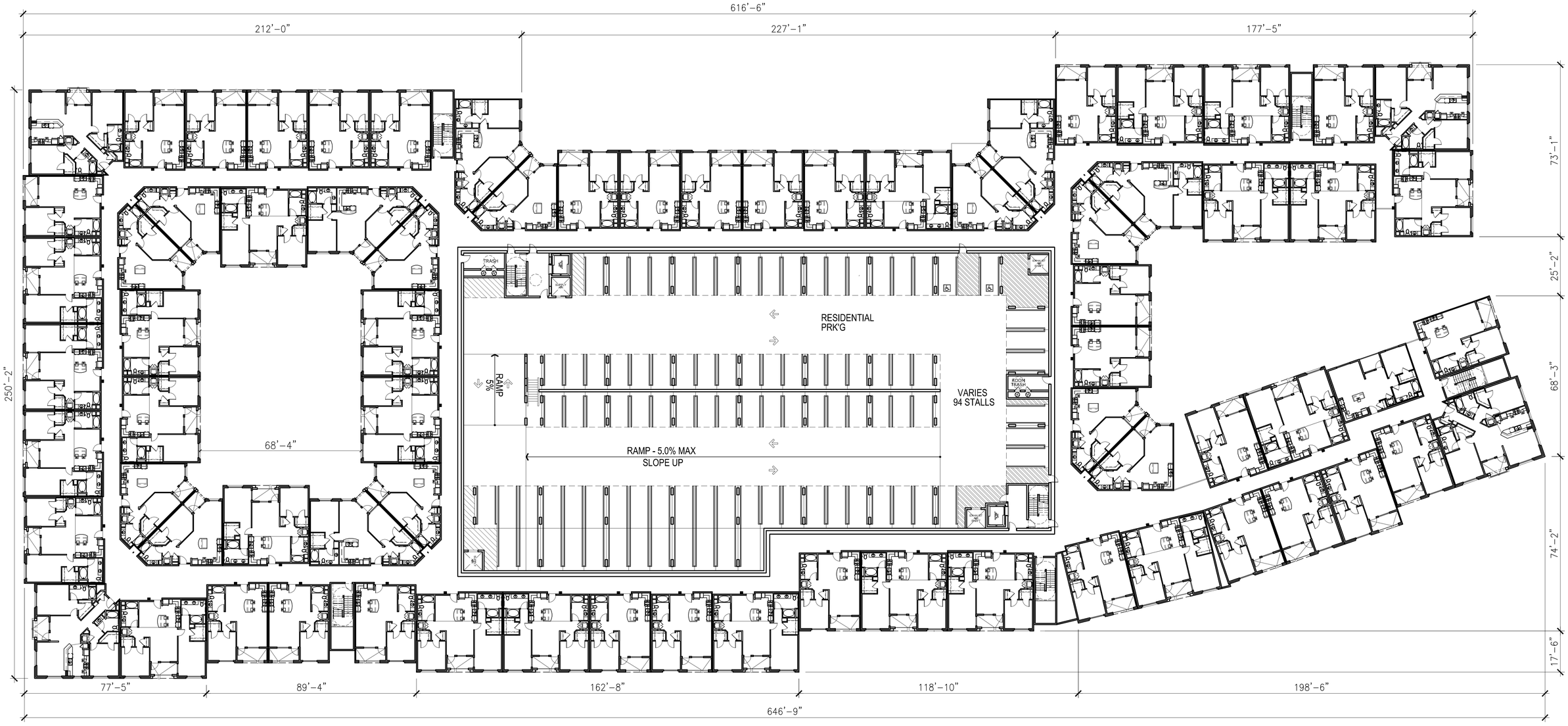

THIRD THROUGH FIFTH FLOOR BUILDING PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

NORTH

AO # 2012-178
June 20, 2014

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

INTEGRAL COMMUNITIES
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3RD-5TH FLOOR PLAN

A2.2

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
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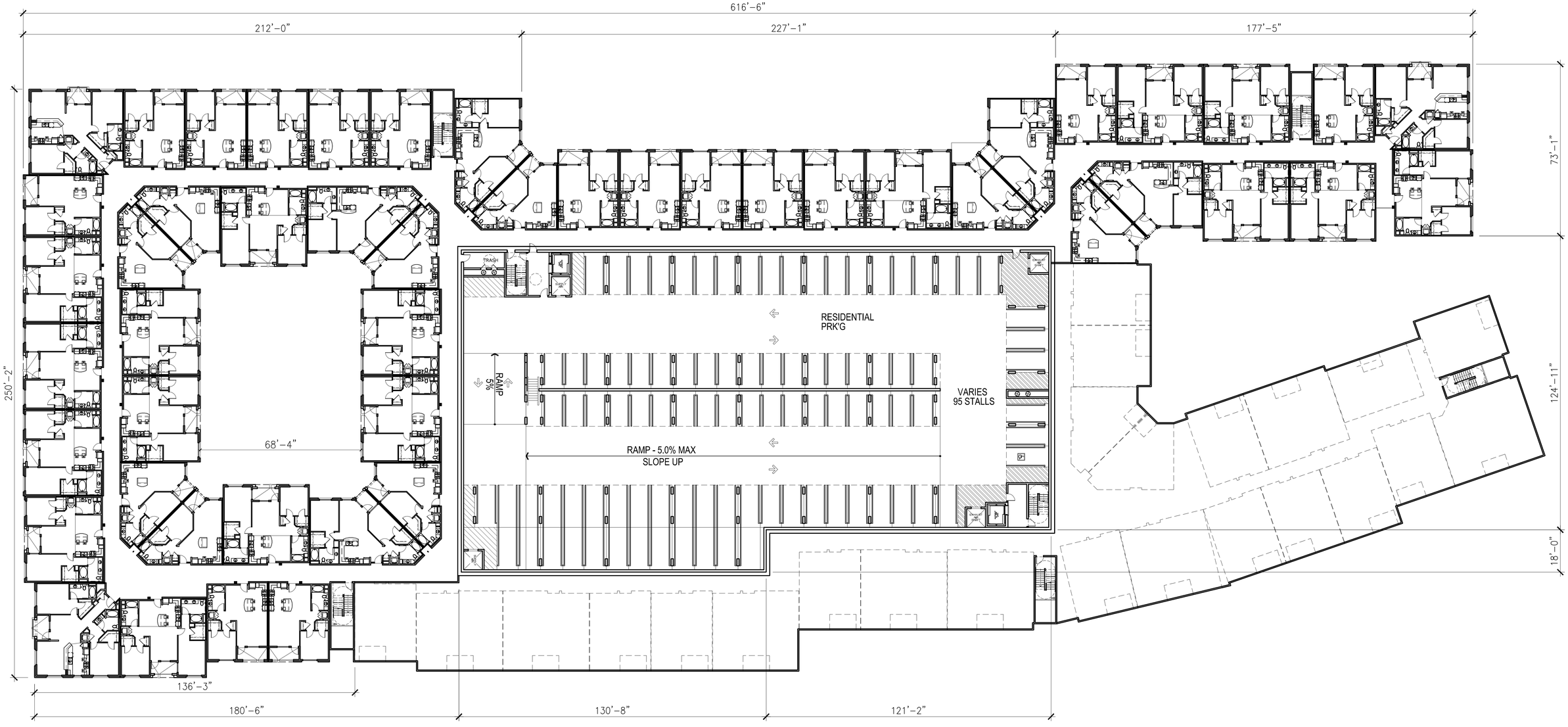
AGENCY SUBMITTAL 06.20.14



SIXTH FLOOR BUILDING PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

NORTH

AO # 2012-178
June 20, 2014

SIXTH FLOOR PLAN	A2.3

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL 06.20.14

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

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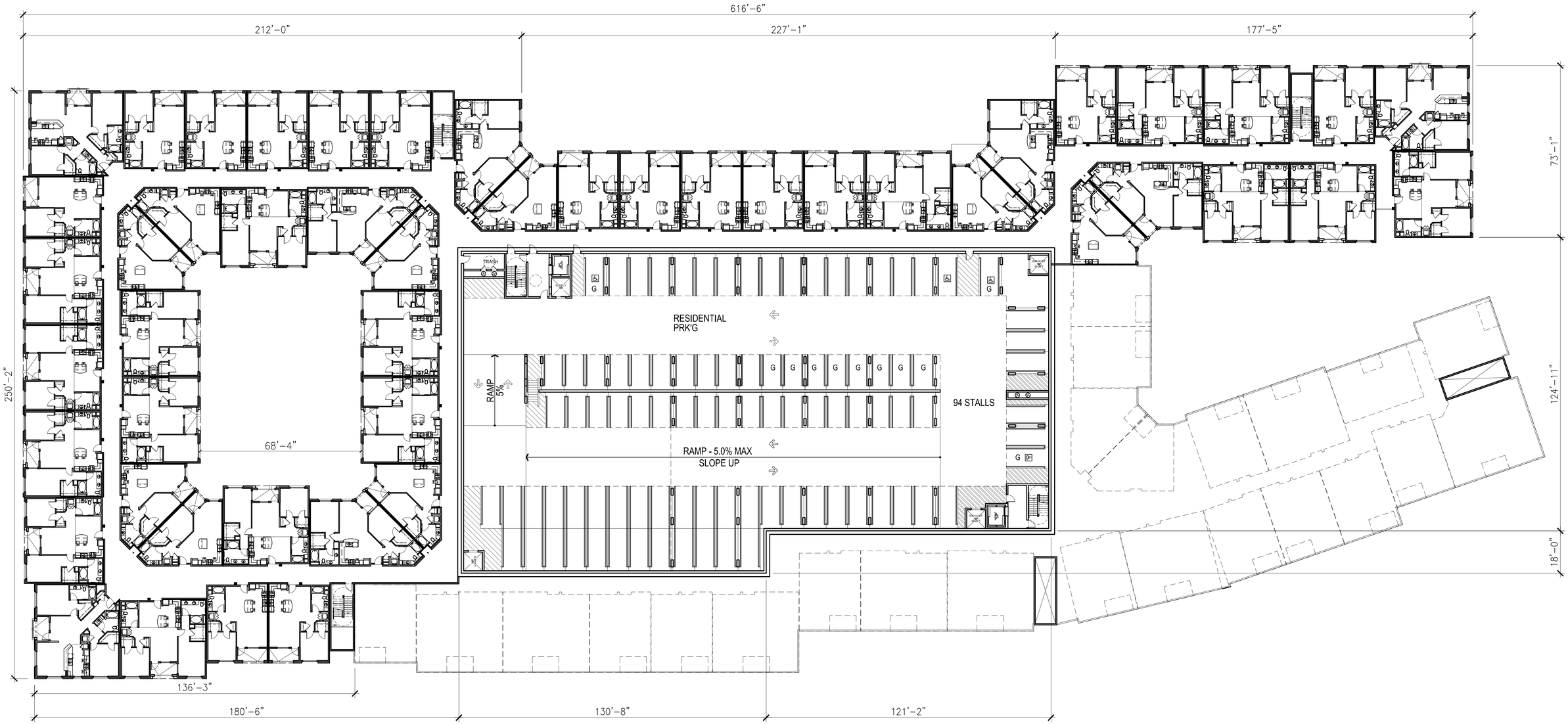

SEVENTH FLOOR BUILDING PLAN

0' 20' 40' 60'

SCALE: 1" = 20'

NORTH

AO # 2012-178
June 20, 2014

SEVENTH FLOOR PLAN	A2.4

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

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X X

AGENCY SUBMITTAL 06.20.14

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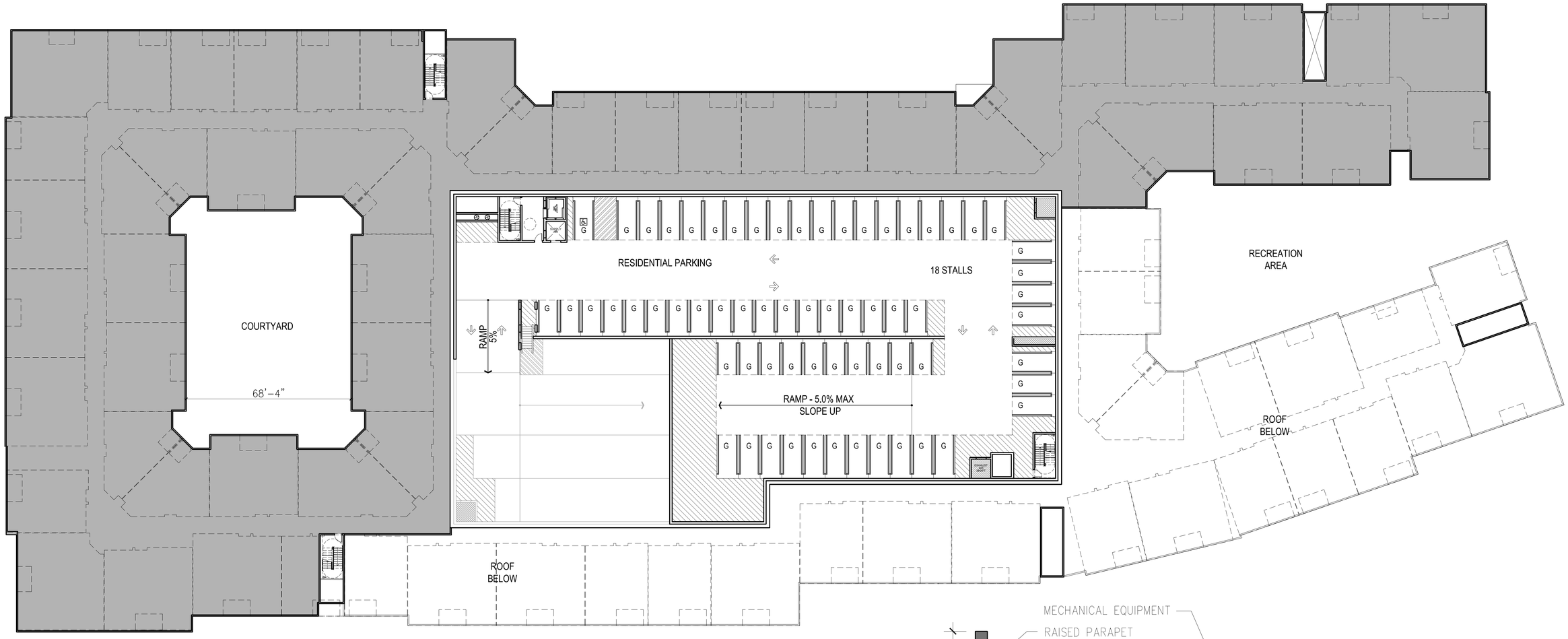

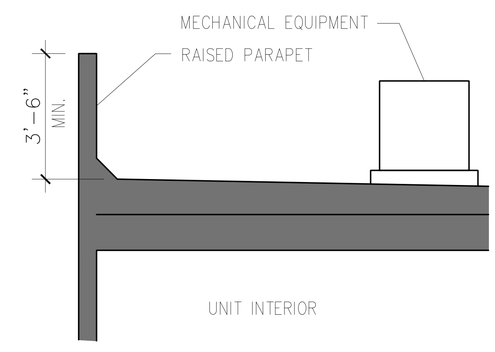

ROOF PLAN

TYPICAL ROOF SECTION - EQUIPMENT SCREEN

N.T.S.

0' 20' 40' 60'

SCALE: 1" = 20'

NORTH

AO # 2012-178
June 20, 2014

CENTRE POINTE MIXED USE

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ROOF PLAN A2.5

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL 06.20.14

GREAT MALL PARKWAY

CENTRE POINTE DRIVE

ELEVATIONS

SCALE: 1/16" = 1'-0"

AO # 2012-178 JUNE 20, 2014

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

INTEGRAL COMMUNITIES

3 SAN JUAQUIN PLAZA SUITE 100 NEWPORT BEACH, CA. 92660 949-720-3612

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BLDG ELEV	A3.0

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL 06.20.14

MARKET STREET

McCANDLESS DRIVE

ELEVATIONS

SCALE: 1/16" = 1'-0"

AO # 2012-178 JUNE 20, 2014

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

INTEGRAL COMMUNITIES
3 SAN JUAQUIN PLAZA SUITE 100 NEWPORT BEACH, CA. 92660 949-720-3612

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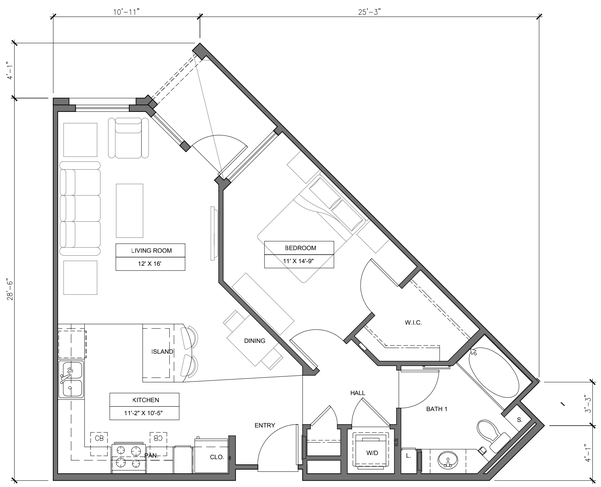
BLDG ELEV A3.1

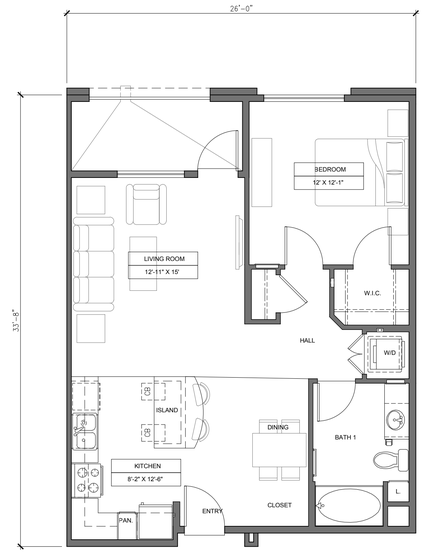
No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
X X

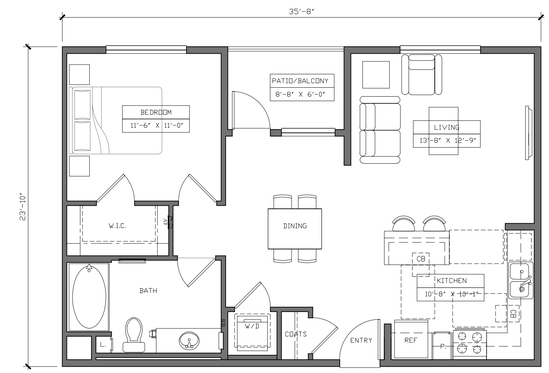
AGENCY SUBMITTAL 06.20.14



UNIT A1
1 BEDROOM - 1 BATH
LIVABLE AREA: 759 SQ. FT.
PATIO/BALCONY: 43 SQ. FT.



UNIT A2
1 BEDROOM - 1 BATH
LIVABLE AREA: 783 SQ. FT.
PATIO/BALCONY: 66 SQ. FT.



UNIT A3
1 BEDROOM - 1 BATH
LIVABLE AREA: 792 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.
COUNT: 1

UNIT PLANS - 1 BEDROOM

SCALE: 3/16" = 1'-0"

AO # 2012-178
June 20, 2014

UNIT PLANS	A5.0	06.20.14

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

AGENCY SUBMITTAL

CASE FILE NUMBERS:
X X

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

INTEGRAL COMMUNITIES

3 SAN JUAQUIN PLAZA SUITE 100 NEWPORT BEACH, CA. 92660 949-720-3612

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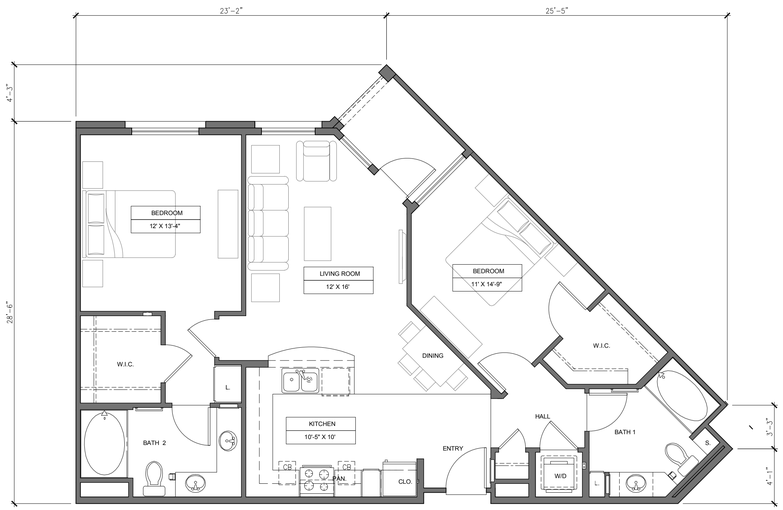
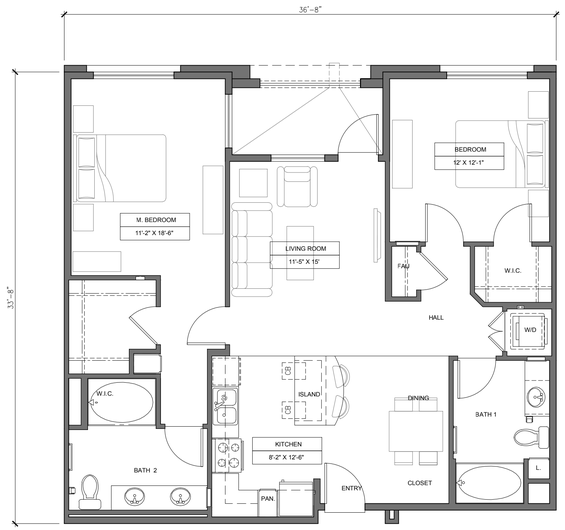
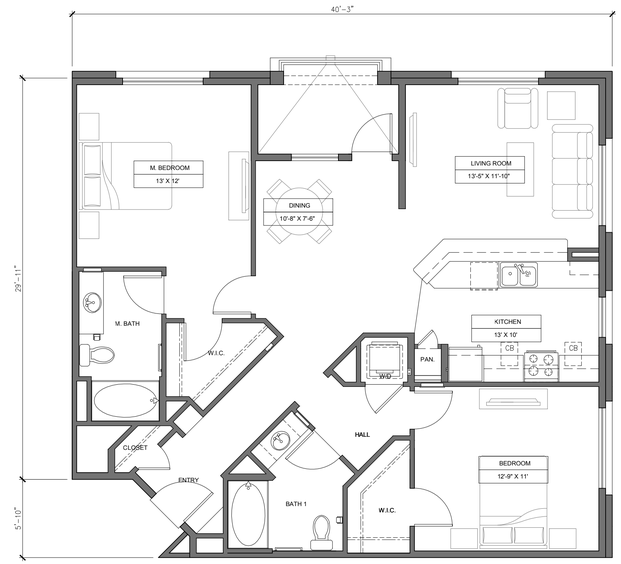


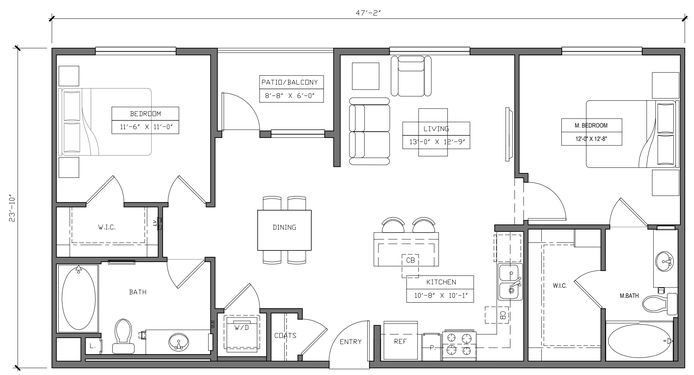
UNIT B1
2 BEDROOM - 2 BATH
LIVABLE AREA: 1104 SQ. FT.
PATIO/BALCONY: 43 SQ. FT.



UNIT B2
2 BEDROOM - 2 BATH
LIVABLE AREA: 1147 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.



UNIT B3
2 BEDROOM - 2 BATH
LIVABLE AREA: 1320 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



UNIT B4
2 BEDROOM - 2 BATH
LIVABLE AREA: 1066 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.
COUNT: 4

UNIT PLANS - 2 BEDROOM

SCALE: 3/16" = 1'-0"

AO # 2012-178
June 20, 2014

CENTRE POINTE MIXED USE

MILPITAS, CALIFORNIA

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UNIT PLANS	A5.1	06.20.14

No.	ITEM	DATE
1	SUBMITTAL	06.20.2014

CASE FILE NUMBERS:
X X

AGENCY SUBMITTAL

LOT B- MODERN LOFTS

CENTRE POINTE - LOT B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

INTEGRAL Communities
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URBAN ARENA
3195 Red Hill Avenue - Loft F
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Cover Sheet

Entitlement Set
Sheet no.
ACS

DATE/TIME OF PLOT: 7/2/2014 8:36:00 AM
FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\ACS-Cover Sheet.dwg

LOT C- RIVERWALK VILLAGE

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A0.5 EXAMPLE SITE C RIVERWALK ELEVATIONS

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A11.6C 11-PLEX 4TH STORY COMPOSITE ELEVATIONS C

CENTRE POINTE - LOT B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

INTEGRAL Communities
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URBAN ARENA
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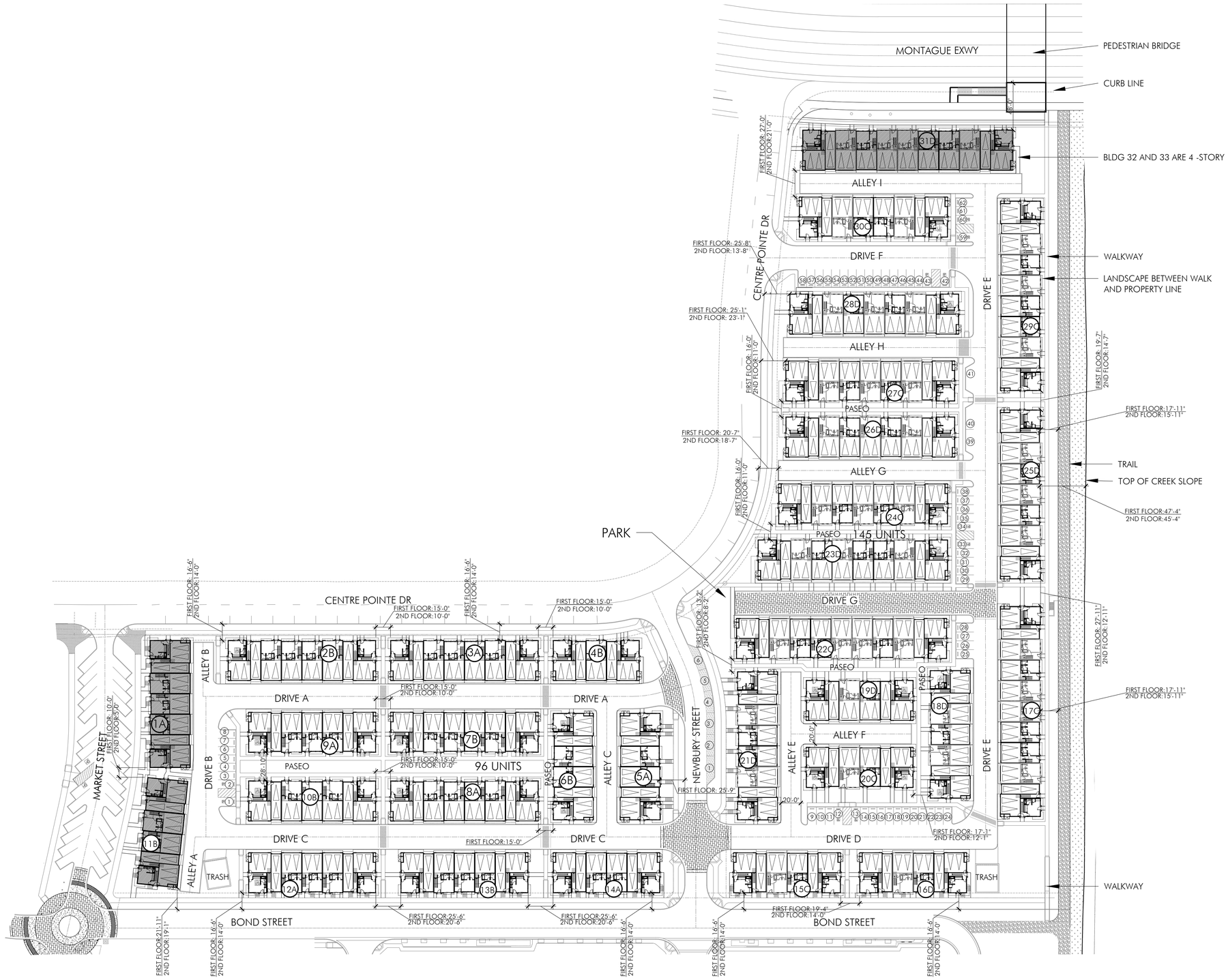

SITE SUMMARY		
Unit Count:	Lot B -	96 Units
	Lot C -	145 Units
	Total -	241 Units
Site Area:	Lot B -	3.57 AC
	Lot C -	5.95 AC
	Total -	9.52 AC
Density:	Lot B -	26.9 U/AC
	Lot C -	24.4 U/AC
	Total -	25.3 U/AC

PLAN TYPE SUMMARY :

Plan Type	S.F	BR	BA	GAR	HT.	TOTAL
UA LOFT SPLIT PRODUCT						
Plan 1	1486	2	2.5	Tan	3	62
Plan 2	1707	3	3.5	Std	3	56
Plan 2A	1931	3	3.5	Std	4	6
Plan 3	1900	3	3.5	Std.	3	43
Plan 3A	2216	3	3.5	Std.	4	5
Plan 4	2089	3	3.5	Std.	3	62
Plan 4A	2400	3	3.5	Std.	4	7
					Total:	241

BUILDING CODE SUMMARY:
Const. Type: Type VA, 1 Hr.
Sprinklers: Type 13R
Fire Wall: Yes @ 7 Plex, 8 Plex,9 Plex, 10 Plex, 11 Plex (Area Separation)
Adaptable Units: 25 Total Req'd. (241 x.10)= 25
25 Provided

PARKING SUMMARY:
PARKING REQUIRED:
241 3Br Units X 1.6= 386 Req'd.
Guest: 386 x .20= 78 Req'd.
Total Req'd.= 464 Req'd.

PARKING PROVIDED:
2 Car Garage Spaces= 482 Prov'd.
Tandem Garages= 62 Garages (26%)
Std 2-Car Garages= 179 Garages

Uncovered Guest Parking Space= 62 Prov'd.
Newbury St. Guest Parking = 6 Prov'd.
Sub Total Prov'd.=. 68 Prov'd.
Total= 550 Prov'd.
*Accessible Spaces Req'd.= 241x .02=5

Per Zoning Section 53- 50% of Private Garages may be Tandem.

LEGEND:

Adaptable Unit or Accessible Parking Stall

18C Bldg. Number with Elev. Style A, B, C or D

16 Guest Parking Stall Number

Slope

4 Story Bldg.

Note:
-See Landscape and Civil Plans for other info.
-This Site Plan is Preliminary only and is subject to further Engineering and City Review
-S.F. is subject to change.

CENTRE POINTE - LOT B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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SCALE: 1" = 50'-0"
0 25 50 100 150

NORTH

ARCH SITE PLAN

Entitlement Set
Sheet no.
A0.0

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A0.0-Arch Site Plan.dwg
DATE/TIME OF PLOT: 7/2/2014 3:59:48 PM

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

MATERIALS LIST- MODERN LOFT

- 30/30 CEMENT PLASTER EXTERIOR FINISH.
- CEMENT BOARD HORIZONTAL SIDING.
- METAL VERTICAL SIDING - POWDER COATED.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ANODIZED ALUMINUM WINDOW FRAMES - COLOR: WHITE.
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- PERFORATED GALVANIZED METAL DECK RAILING PANELS WITH PERIMETER TUBING

  POWDER COATED.
- GALVANIZED METAL BANDING AT FLOOR LINE AT DECKS - PAINTED.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- GALVANIZED METAL ENTRY DOOR AWNINGS - POWDER COATED
- METAL ROLL UP GARAGE DOORS WITH GLAZING
- STANDING SEAM GALVANIZED METAL SLOPING ROOF WITH METAL BRAKETS AT EAVE.

LEFT ELEVATION
MODERN LOFT STYLE B
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
MODERN LOFT STYLE B
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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SCALE: 1/8" = 1'-0"
0 4 8 16 24

NORTH

EXAMPLE MODERN LOFT A AND B ELEVATIONS

Entitlement Set
Sheet no.
A0.2

DATE/TIME OF PLOT: 7/2/2014 3:59:20 PM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A0.0-Arch Site Plan.dwg

RIGHT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

MATERIALS LIST- MODERN LOFT

- 30/30 CEMENT PLASTER EXTERIOR FINISH.
- CEMENT BOARD HORIZONTAL SIDING.
- METAL VERTICAL SIDING - POWDER COATED.
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ANODIZED ALUMINUM WINDOW FRAMES - COLOR: WHITE.
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- PERFORATED GALVANIZED METAL DECK RAILING PANELS WITH PERIMETER TUBING

  POWDER COATED.
- GALVANIZED METAL BANDING AT FLOOR LINE AT DECKS - PAINTED.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- GALVANIZED METAL ENTRY DOOR AWNINGS - POWDER COATED
- METAL ROLL UP GARAGE DOORS WITH GLAZING
- STANDING SEAM GALVANIZED METAL SLOPING ROOF WITH METAL BRAKETS AT EAVE.

RIGHT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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SCALE: 1" = 50'-0"
0 25 50 100 150

NORTH

EXAMPLE MODERN LOFT A AND B ELEVATIONS

Entitlement Set
Sheet no.
A0.3

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LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

MATERIALS LIST- RIVERWALK

- 30/30 CEMENT PLASTER EXTERIOR FINISH - COLORS WHITE, SAGE GREEN, GREY, ROSE
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- DECK COLUMNS WITH CEMENT BOARD FACING AND TRIM.
- CEMENT BOARD EXTERIOR HORIZONTAL SIDING
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ASPHALT SHINGLE SLOPING ROOF
- ANODIZED ALUMINUM WINDOW FRAMES - WHITE
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL DECK RAILING - POWDER COATED.
- CEMENT BOARD DECK FLOOR BANDING.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- METAL CORBELS AT FLOOR OVERHANGS AND GABLES - PAINTED
- GALVANIZED METAL TRELLIS - POWDER COATED.

LEFT ELEVATION
RIVERWALK STYLE D
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
RIVERWALK STYLE D
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
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SCALE: 1/8" = 1'-0"
0 4 8 16 24

NORTH

EXAMPLE RIVERWALK C AND D ELEVATIONS

Entitlement Set
Sheet no.
A0.4

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DATE/TIME OF PLOT: 7/2/2014 3:58:25 PM

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

REAR ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

MATERIALS LIST- RIVERWALK

- 30/30 CEMENT PLASTER EXTERIOR FINISH - COLORS WHITE, SAGE GREEN, GREY, ROSE
- GALVANIZED METAL LOUVER AWNINGS - POWDER COATED.
- DECK COLUMNS WITH CEMENT BOARD FACING AND TRIM.
- CEMENT BOARD EXTERIOR HORIZONTAL SIDING
- LOW SLOPE BUILT UP OR SINGLE PLY ROOF.
- ASPHALT SHINGLE SLOPING ROOF
- ANODIZED ALUMINUM WINDOW FRAMES - WHITE
- FIBER GLASS ENTRY DOORS WITH GLASS.
- GALVANIZED METAL DECK RAILING - POWDER COATED.
- CEMENT BOARD DECK FLOOR BANDING.
- GALVANIZED METAL PARAPET FLASHING CAP - PAINTED
- METAL CORBELS AT FLOOR OVERHANGS AND GABLES - PAINTED
- GALVANIZED METAL TRELLIS - POWDER COATED.

LEFT ELEVATION
RIVERWALK STYLE D
SCALE: 1/8" = 1'-0"

REAR ELEVATION
RIVERWALK STYLE D
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

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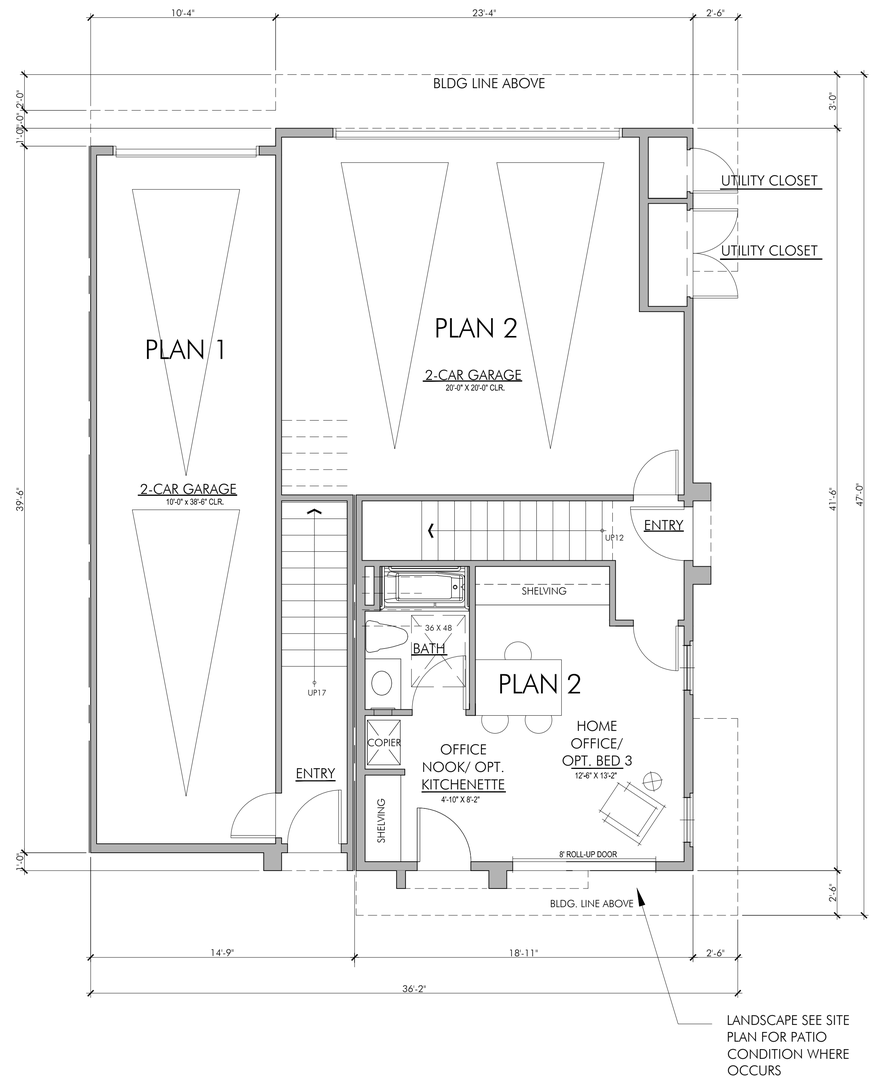
SCALE: 1" = 50'-0"
0 25 50 100 150

NORTH

EXAMPLE RIVERWALK C AND D ELEVATIONS

Entitlement Set
Sheet no.
A0.5

DATE/TIME OF PLOT: 7/2/2014 3:57:58 PM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A0.0-Arch Site Plan.dwg



UNIT 1 & UNIT 2 -1ST LEVEL

UNIT PLAN

SCALE: 1/4 = 1'-0"

PLAN 1 SUMMARY

URBAN LOFT
- GARAGE: 2 CAR TANDEM
- 2 BRDROOMS/2.5 BATHS

- 1ST. FLOOR :	80 S.F.
- 2ND. FLOOR :	723 S.F.
- 3RD. FLOOR :	683 S.F.
- TOTAL :	1,486 S.F.
- BALCONY :	120 S.F.
- GARAGE :	421 S.F.

PLAN 2 SUMMARY

- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	396 S.F.
- 2ND. FLOOR :	663 S.F.
- 3RD. FLOOR :	648 S.F.
- TOTAL :	1,707 S.F.
- BALCONY :	120 S.F.
- GARAGE :	448 S.F.

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A1.0B-Plan 1_2.dwg

DATE/TIME OF PLOT: 7/2/2014 8:37:10 AM

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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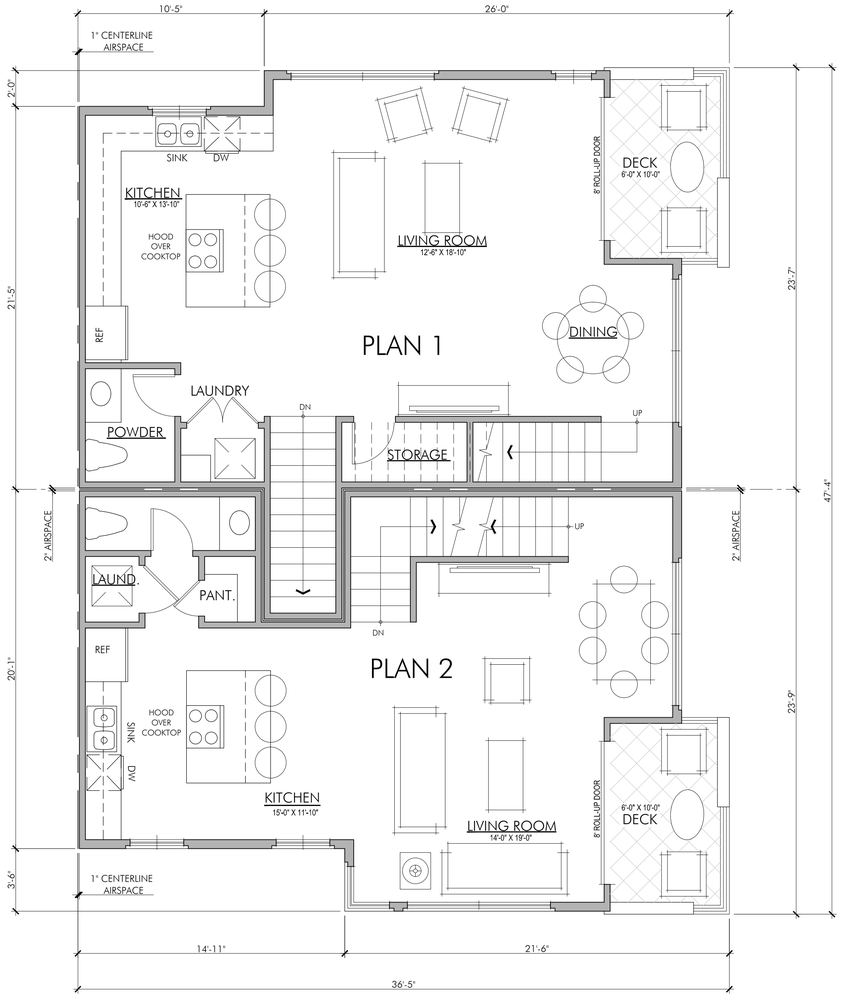
Orange County - San Diego

SCALE: 1/4" = 1'-0"
0 2 4 8 12

PLAN 1 AND 2 1ST LEVEL

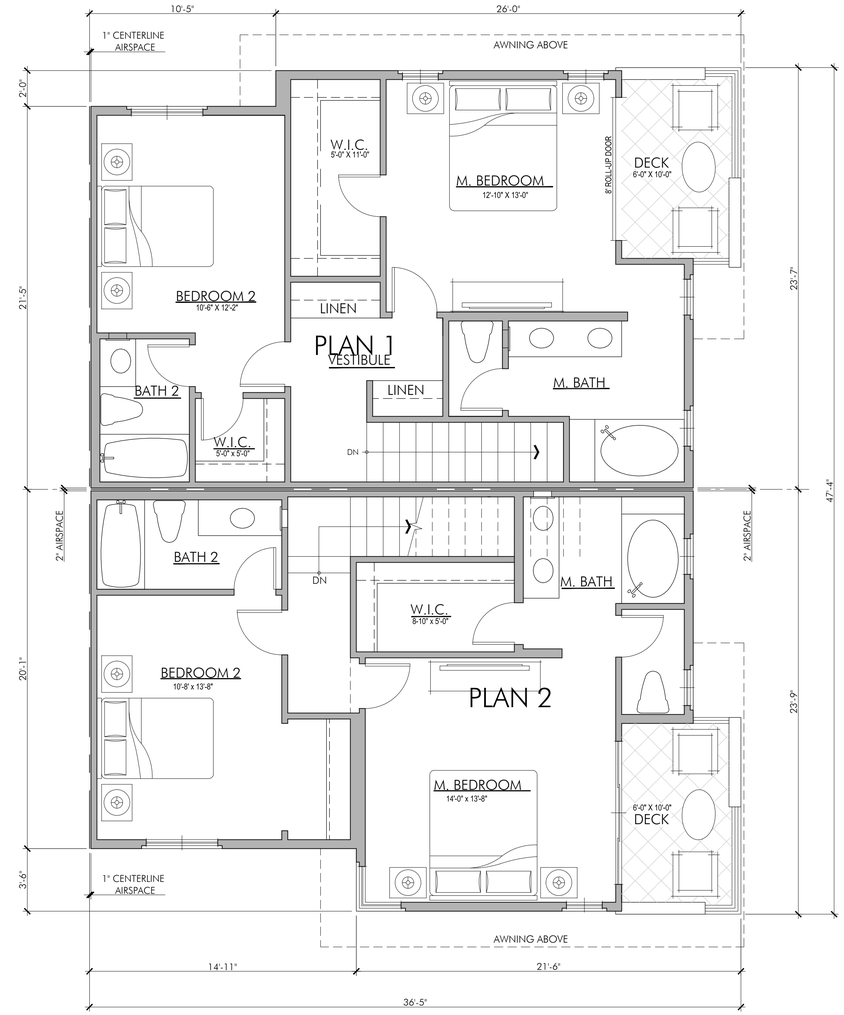
Entitlement Set
Sheet no.
A1.0B



UNIT 1 & UNIT 2 - 2ND LEVEL

UNIT PLAN

SCALE: 1/4 = 1'-0"



UNIT 1 & UNIT 2 - 3RD LEVEL

UNIT PLAN

SCALE: 1/4 = 1'-0"

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DATE/TIME OF PLOT: 7/2/2014 8:37:14 AM

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue • Loft F
Costa Mesa, California 92626
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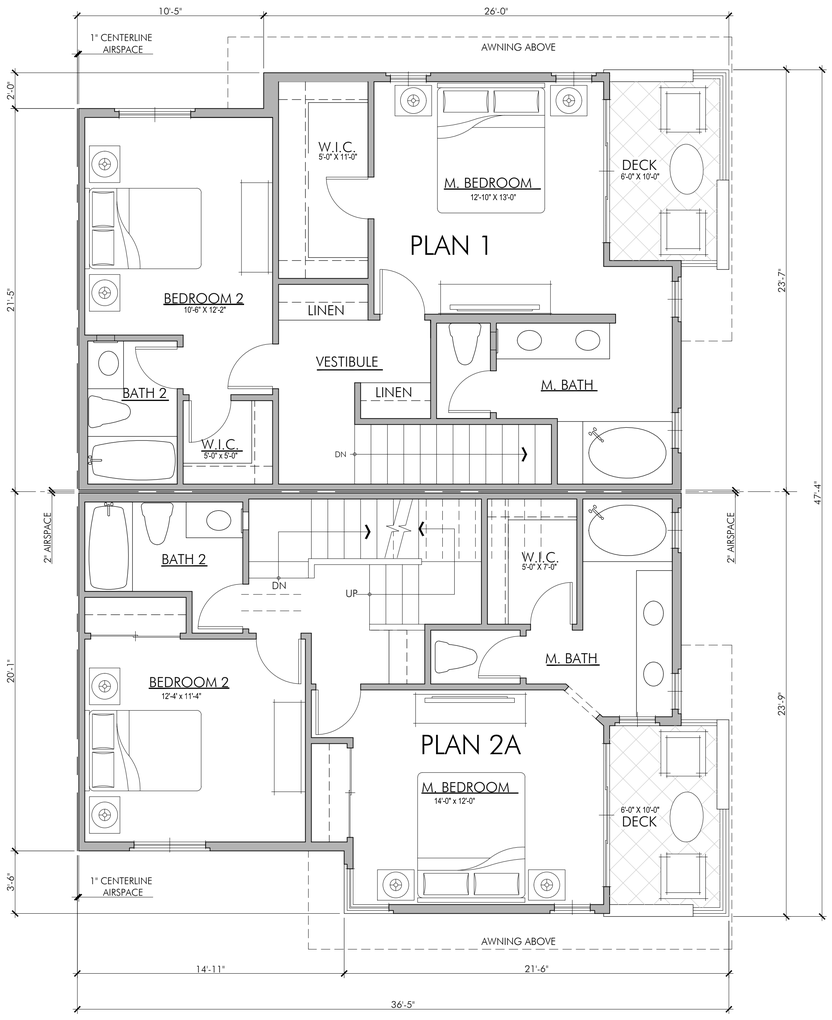
Orange County • San Diego

SCALE: 1/4" = 1'-0"

0 2 4 8 12

PLAN 1 AND 2 2ND-3RD LEVEL

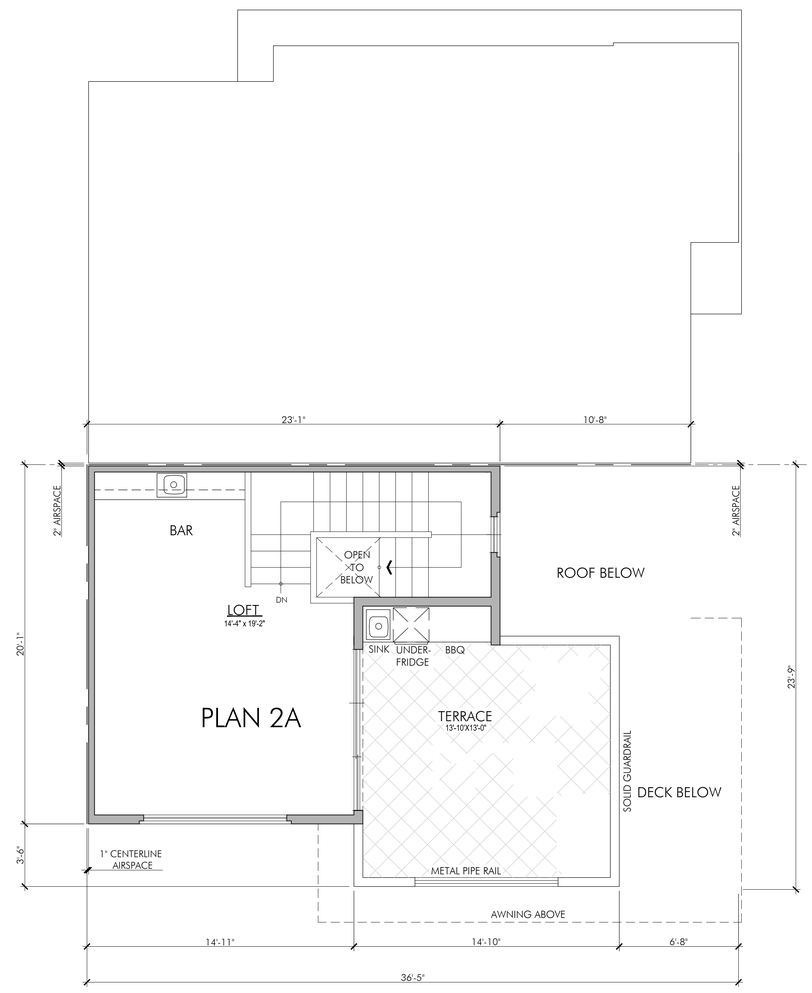
Entitlement Set
Sheet no.
A1.1B



UNIT 2- 3RD LEVEL OPTION

UNIT PLAN

SCALE: 1/4 = 1'-0"



UNIT 2A- 4TH LEVEL OPTION

UNIT PLAN

SCALE: 1/4 = 1'-0"

PLAN 2A SUMMARY

CORNER LOFT
- HOME OFFICE/4TH FLR. BONUS RM.
- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	396 S.F.
- 2ND. FLOOR :	663 S.F.
- 3RD. FLOOR :	697 S.F.
- 4TH. FLOOR :	224 S.F.
- TOTAL :	1,931 S.F.
- TERRACE :	196 S.F.

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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SCALE: 1/4" = 1'-0"
0 2 4 8 12

PLAN 2 OPT LEVELS

Entitlement Set
Sheet no.
A2.0B

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A1.08-Plan 1_2.dwg
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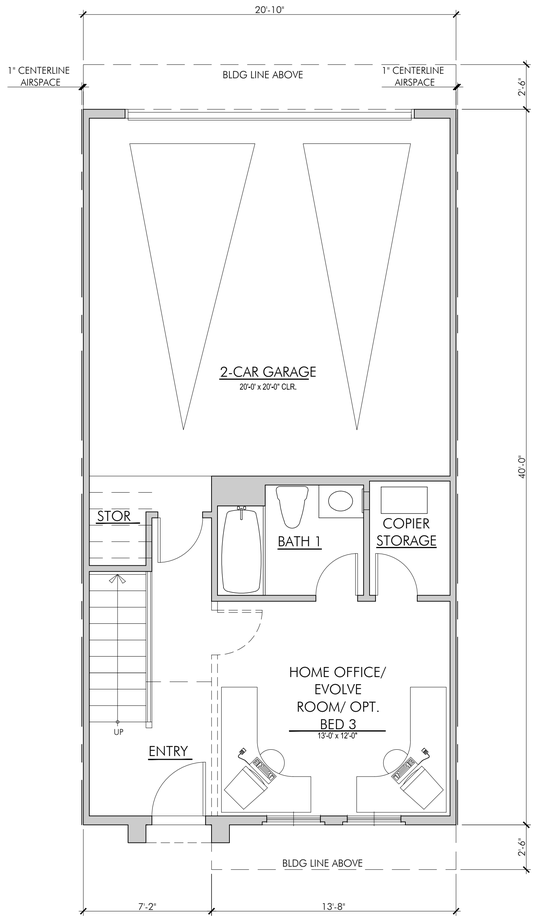
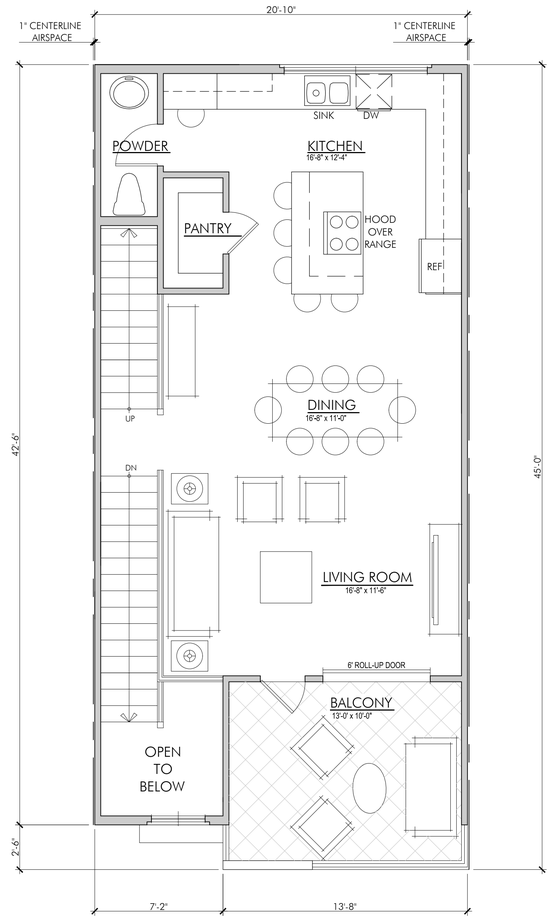


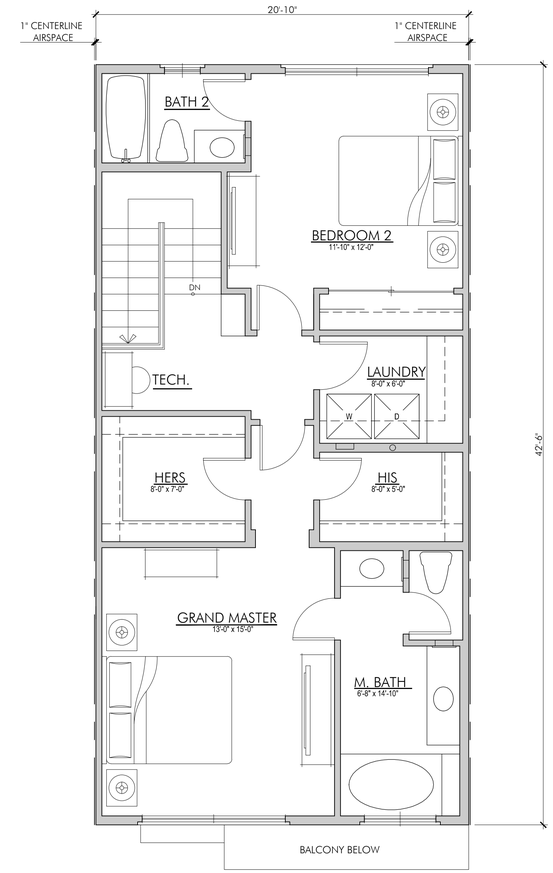
UNIT 3- 1ST LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"



UNIT 3- 2ND LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"



UNIT 3- 3RD LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"

PLAN 3 SUMMARY

- SUPER MASTER
- HOME OFFICE W/ PATIO
- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	375 S.F.
- 2ND. FLOOR :	697 S.F.
- 3RD. FLOOR :	828 S.F.
- TOTAL :	1,900 S.F.
- BALCONY :	140 S.F.
- GARAGE :	459 S.F.

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DATE/TIME OF PLOT: 7/2/2014 8:37:25 AM

CENTRE POINTE - SITE B - URBAN LOFTS

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DATE: 7/2/14
UA JOB # 13-078

URBAN ARENA
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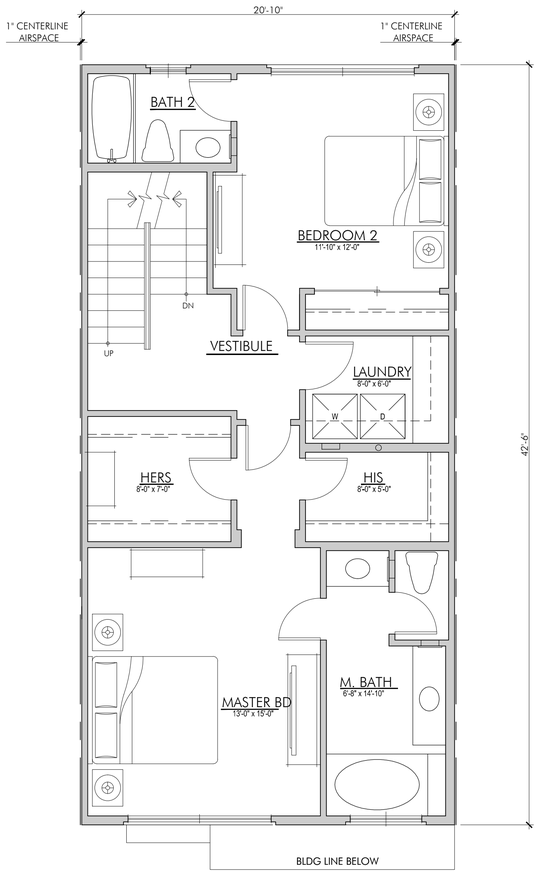
SCALE: 1/4" = 1'-0"
0 2 4 8 12

PLAN 3 1ST,2ND,3RD LEVELS

Entitlement Set
Sheet no.
A3.0B



UNIT 3A- 3RD LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"

UNIT 3A- 4TH LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"

PLAN 3A SUMMARY

- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	375 S.F.
- 2ND. FLOOR :	697 S.F.
- 3RD. FLOOR :	885 S.F.
- 4TH. FLOOR :	259 S.F.
- TOTAL :	2,216 S.F.
- TERRACE :	242 S.F.
- BALCONY :	140 S.F.
- GARAGE :	459 S.F.

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A3.0B-Plan 3.dwg

DATE/TIME OF PLOT: 7/2/2014 8:37:29 AM

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
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URBAN ARENA
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Costa Mesa, California 92626
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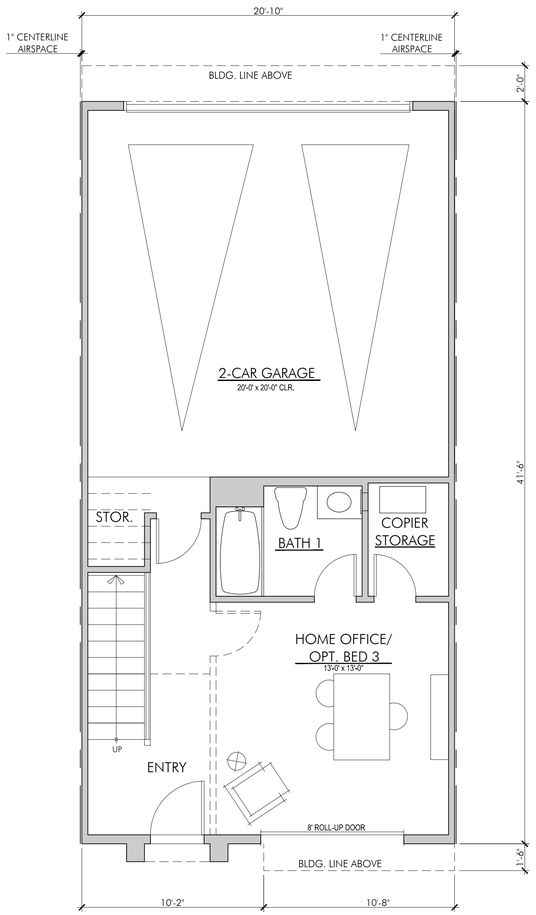
Orange County - San Diego

SCALE: 1/4" = 1'-0"
0 2 4 8 12

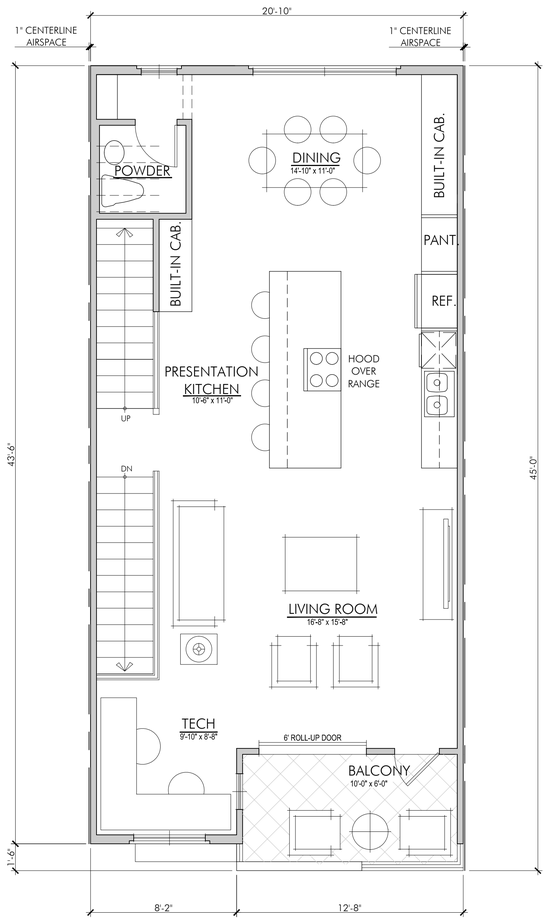
PLAN 3 OPT LEVELS

Entitlement Set
Sheet no.
A3.1B



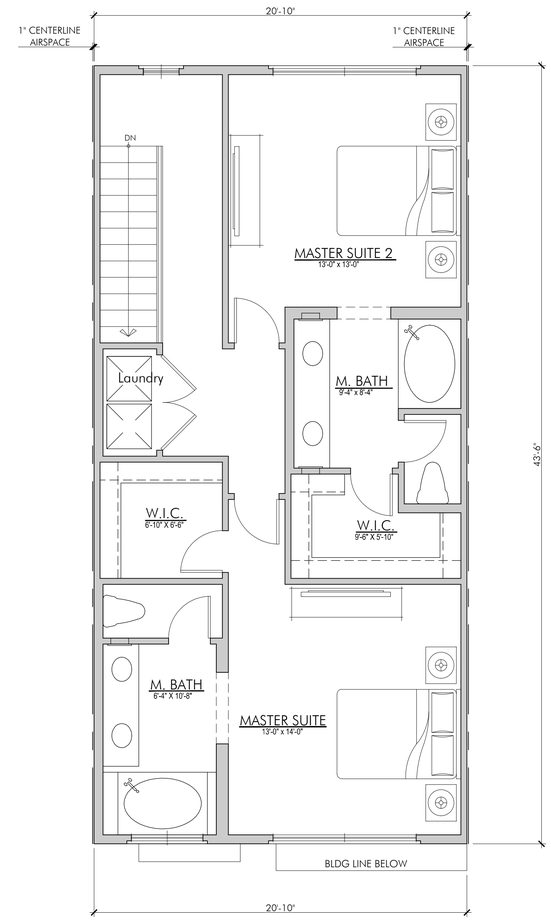
UNIT 4- 1ST LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"



UNIT 4- 2ND LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"



UNIT 4-3RD LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"

PLAN 4 SUMMARY

- DUAL MASTER BEDROOMS
- HOME OFFICE / EVOLVE RM
- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS/3.5 BATHS
- 1ST. FLOOR : 396 S.F.
- 2ND. FLOOR : 825 S.F.
- 3RD. FLOOR : 868 S.F.
- TOTAL : 2,089 S.F.

- BALCONY : 72 S.F.
- GARAGE : 459 S.F.

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

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UA JOB # 13-078

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SCALE: 1/4" = 1'-0"
0 2 4 8 12

UNIT 4 1ST, 2ND, 3RD LEVELS

Entitlement Set
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A4.0B

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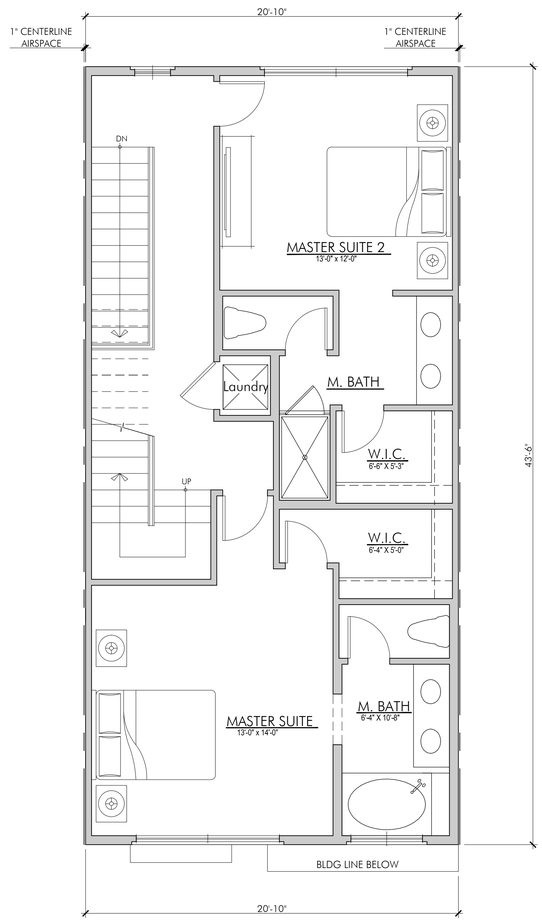
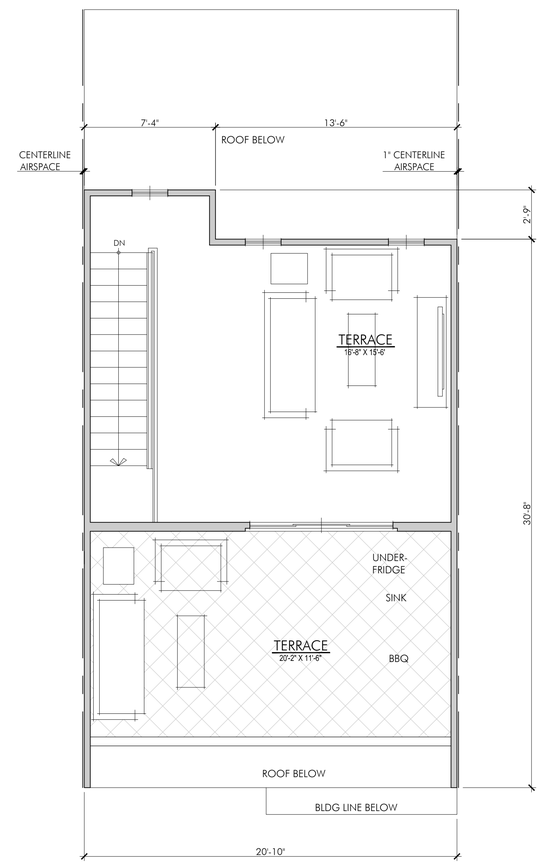


UNIT 4A- 3RD LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"



UNIT 4A- 4TH LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"

PLAN 4A SUMMARY

- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	396 S.F.
- 2ND. FLOOR :	835 S.F.
- 3RD. FLOOR :	868 S.F.
- 4TH. FLOOR :	301 S.F.
- TOTAL :	2,400 S.F.
- TERRACE :	232 S.F.
- BALCONY :	60 S.F.
- GARAGE :	459 S.F.

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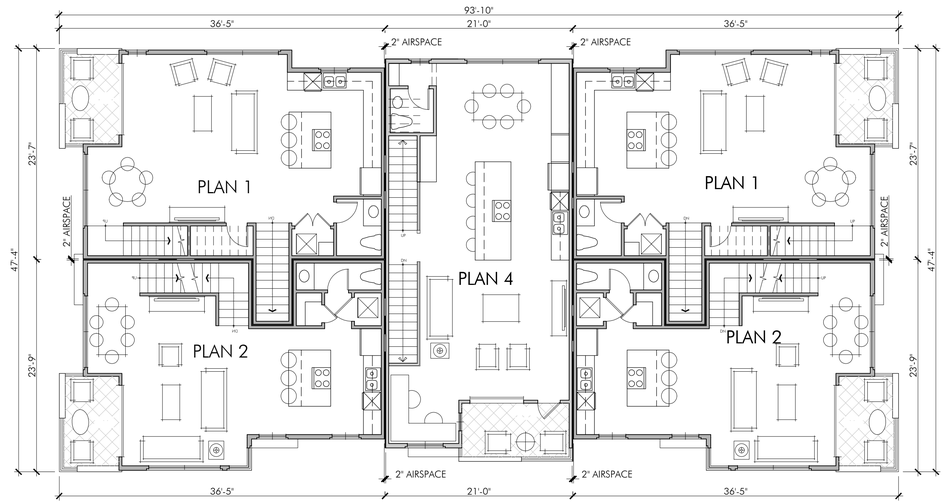
SCALE: 1/4" = 1'-0"
0 2 4 8 12

UNIT 4 OPT. LEVELS

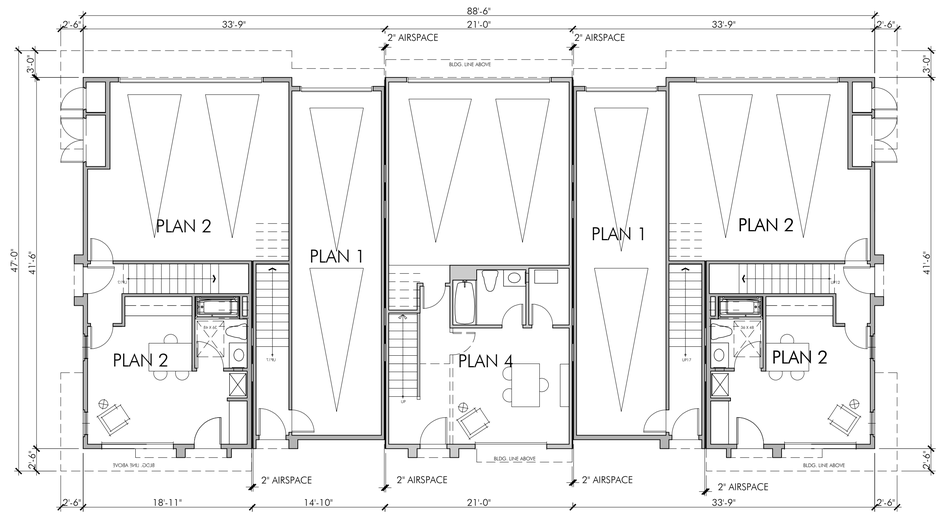
Entitlement Set
Sheet no.
A4.1B



5-PLEX SECOND LEVEL

SITE B

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



5-PLEX FIRST LEVEL

SITE B

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

CENTRE POINTE - SITE B - URBAN LOFTS

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DATE: 7/2/14
UA JOB # 13-078

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Orange County - San Diego

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

0 4 8 16 24

5-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A5.0B

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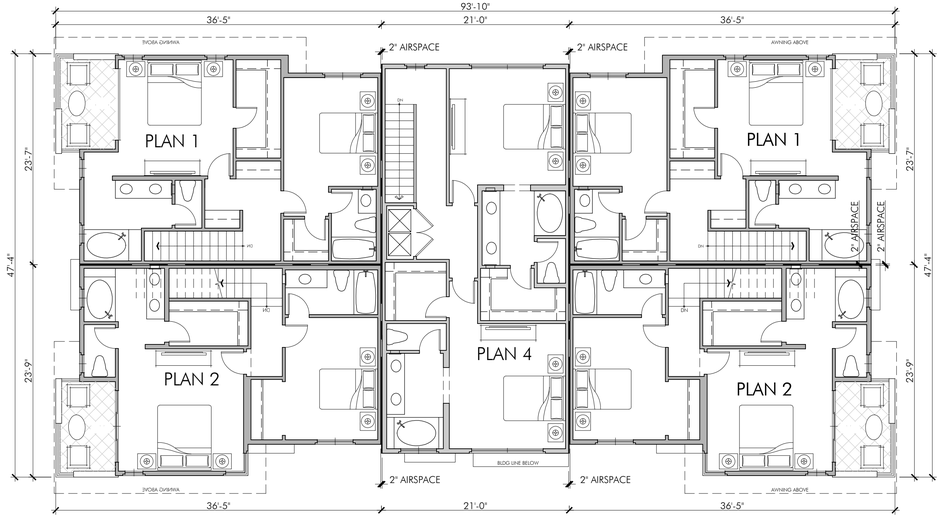

5-PLEX THIRD LEVEL

SITE B

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

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

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SCALE: 1/8" = 1'-0"
0 4 8 16 24

5-PLEX UA LOFT SPLIT COMPOSITE PLANS

Entitlement Set
Sheet no.
A5.1B

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
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Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 5-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A5.2B

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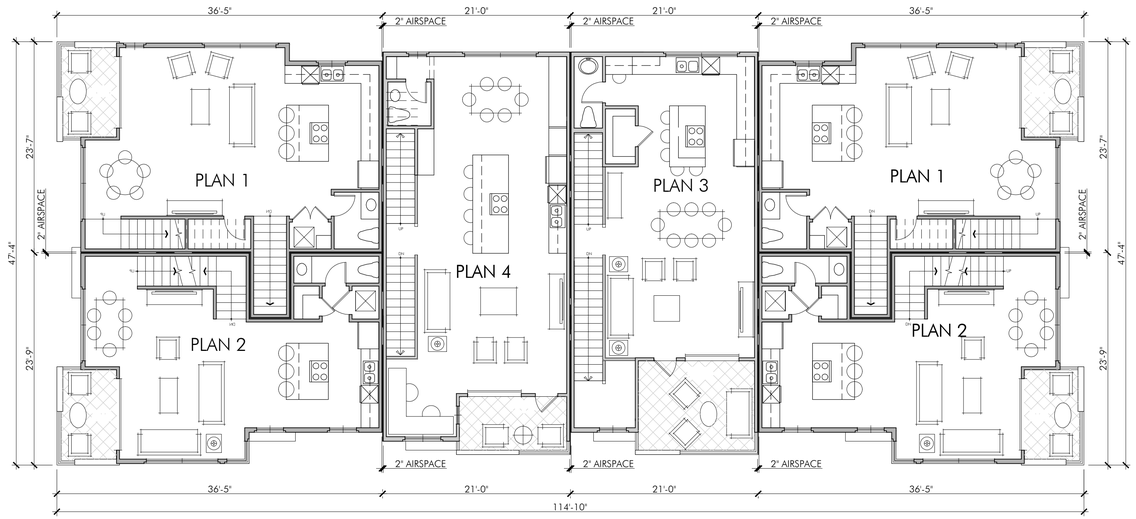
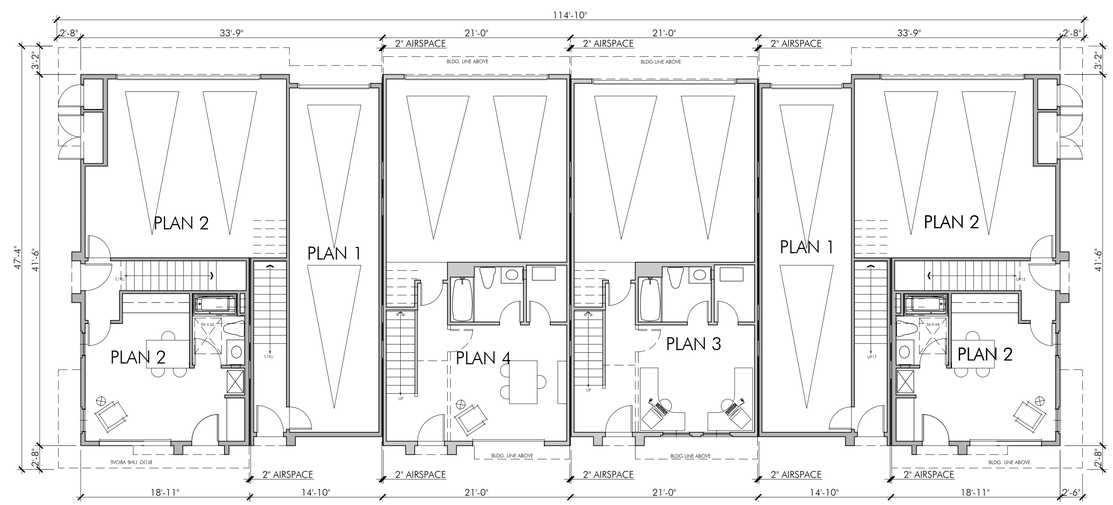


6-PLEX SECOND LEVEL

SITE B

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



6-PLEX FIRST LEVEL

SITE B

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

CENTRE POINTE - SITE B - URBAN LOFTS

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SCALE: 1/8" = 1'-0"
0 4 8 16 24

6-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A6.0B

C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A6.0B_Site B 6-Plex Composite Plan.dwg
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6-PLEX THIRD LEVEL

SITE B

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

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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Costa Mesa, California 92626
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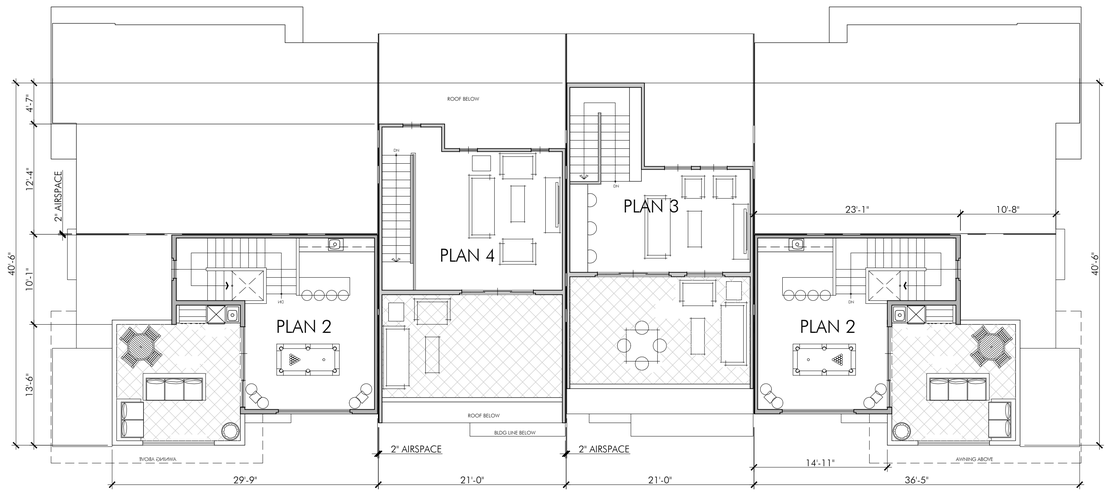
SCALE: 1/8" = 1'-0"

0 4 8 16 24

6-PLEX UA LOFT SPLIT COMPOSITE PLANS

Entitlement Set
Sheet no.
A6.1B



6-PLEX OPTIONAL 4TH LEVEL

SITE B

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

6-PLEX OPTIONAL 3RD LEVEL

SITE B

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

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A6.0B_Site B 6-Plex Composite Plan.dwg

DATE/TIME OF PLOT: 7/2/2014 8:39:06 AM

CENTRE POINTE - SITE B - URBAN LOFTS

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

0 4 8 16 24

6-PLEX UA LOFT SPLIT 4-STORY
COMPOSITE PLANS

Entitlement Set
Sheet no.
A6.2B

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE B - URBAN LOFTS

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SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 6-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A6.4B

DATE/TIME OF PLOT: 7/2/2014 8:39:09 AM
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LEFT ELEVATION - 4TH FLOOR OPTION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION - 4TH FLOOR OPTION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

LEFT ELEVATION - 4TH FLOOR OPTION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

FRONT ELEVATION - 4TH FLOOR OPTION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
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URBAN ARENA
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SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 6-PLEX 4TH STORY ELEVATION

Entitlement Set
Sheet no.
A6.5B

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A6.0B_Site B 6-Plex Composite Plan.dwg
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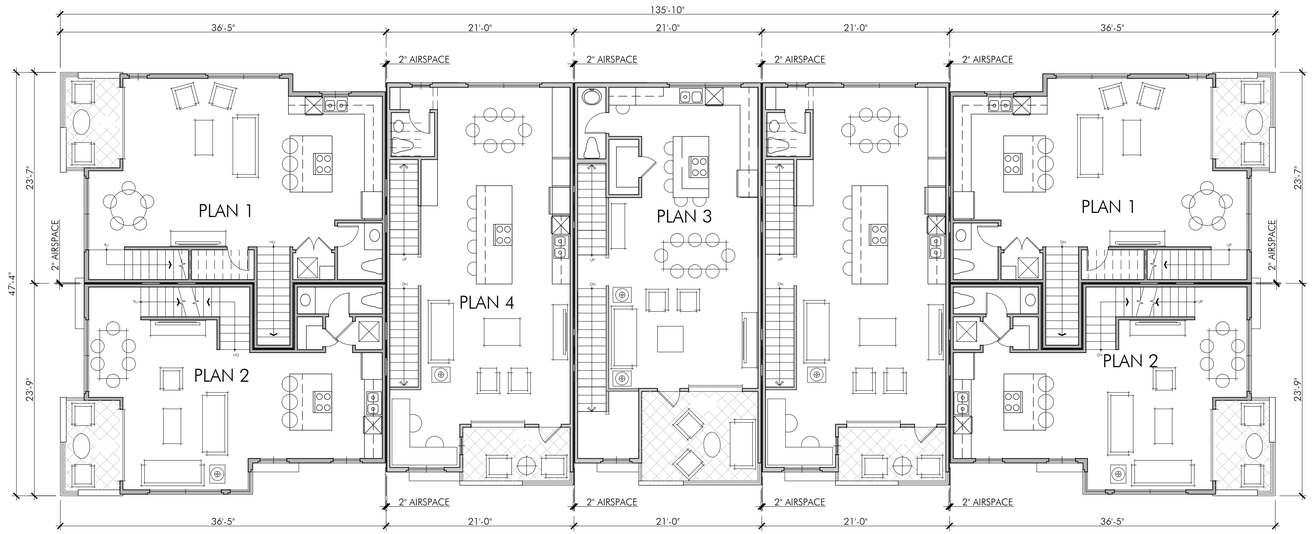
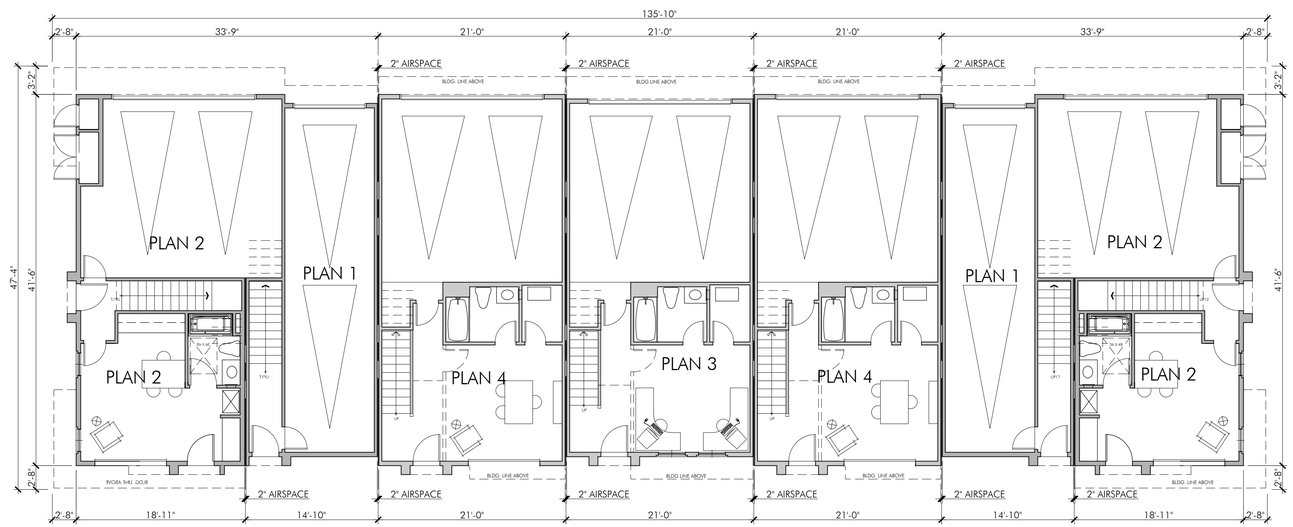


7-PLEX SECOND LEVEL

SITE B

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



7-PLEX FIRST LEVEL

SITE B

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

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CENTRE POINTE - SITE B - URBAN LOFTS

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

0 4 8 16 24

7-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A7.0B

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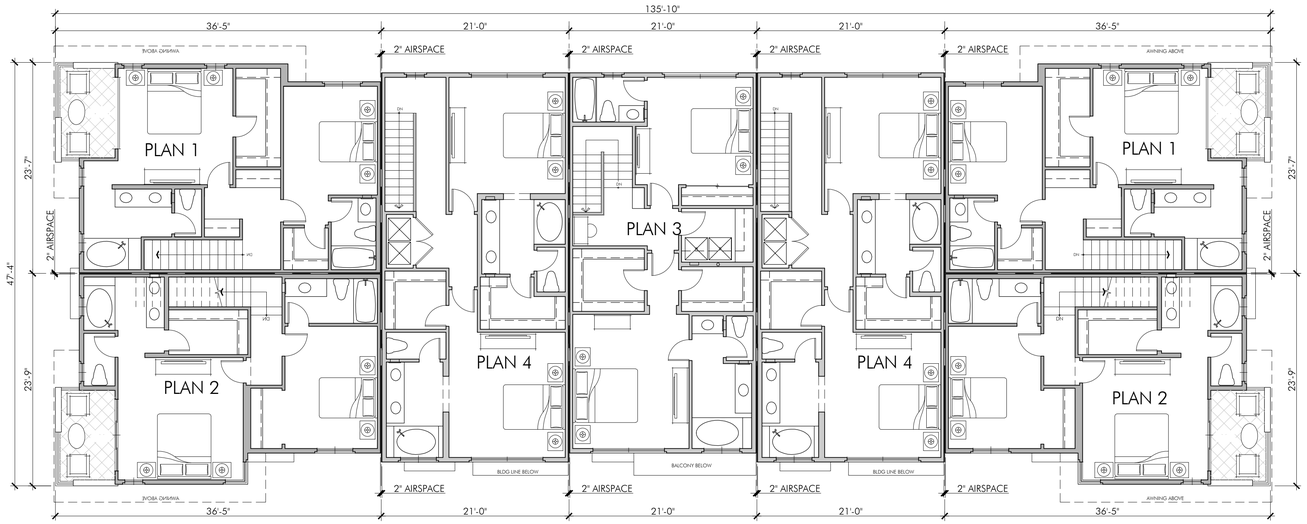

7-PLEX THIRD LEVEL

SITE B

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

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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

0 4 8 16 24

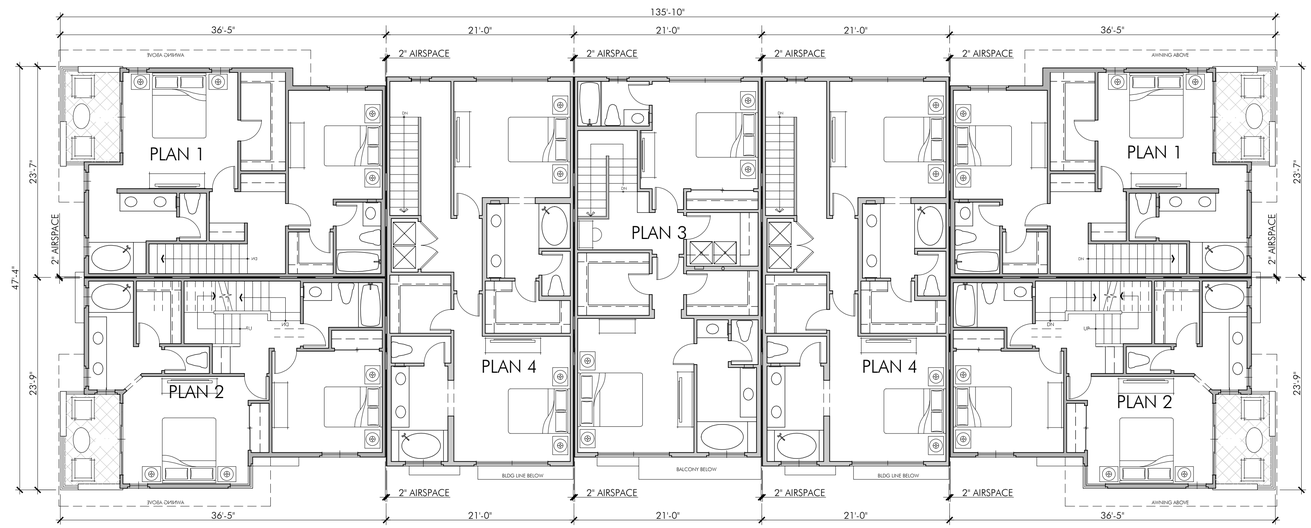
7-PLEX UA LOFT SPLIT COMPOSITE PLANS

Entitlement Set
Sheet no.
A7.1B

7-PLEX OPTIONAL 4TH LEVEL

SITE B

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



7-PLEX OPTIONAL 3RD LEVEL

SITE B

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

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A7.0B_Site B 7-Plex Composite Plan.dwg

DATE/TIME OF PLOT: 7/2/2014 8:40:11 AM

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

7-PLEX UA LOFT SPLIT 4-STORY COMPOSITE PLANS

Entitlement Set
Sheet no.
A7.2B

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
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SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 7-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A7.4B

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\V7.08_Site B 7-Plex Composite Plan.dwg
DATE/TIME OF PLOT: 7/2/2014 8:40:14 AM

LEFT ELEVATION - 4TH FLOOR OPTION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION - 4TH FLOOR OPTION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

LEFT ELEVATION - 4TH FLOOR OPTION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

FRONT ELEVATION - 4TH FLOOR OPTION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

DATE/TIME OF PLOT: 7/2/2014 8:40:24 AM
FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\V7-08_Site B 7-Plex Composite Plan.dwg

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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3195 Red Hill Avenue - Loft F
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SCALE: 1/8" = 1'-0"
0 4 8 16 24

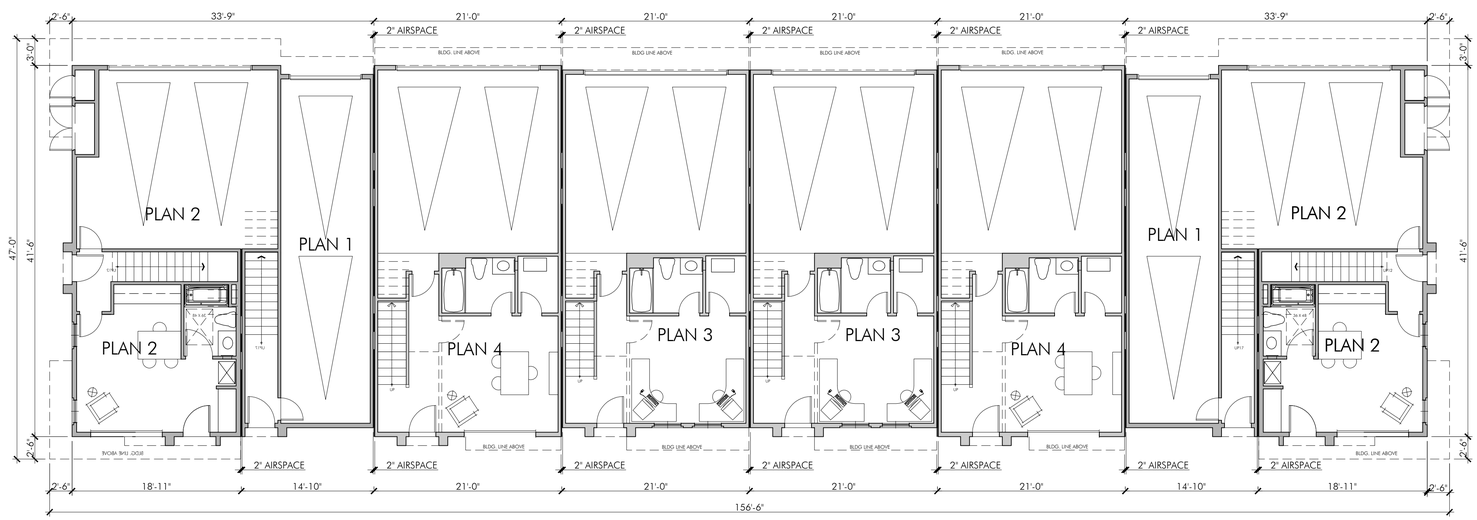
UA LOFT SPLIT 7-PLEX 4TH STORY ELEVATION

Entitlement Set
Sheet no.
A7.5B

8-PLEX SECOND LEVEL

SITE B

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



8-PLEX FIRST LEVEL

SITE B

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

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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3195 Red Hill Avenue - Loft F
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SCALE: 1/8" = 1'-0"

0 4 8 16 24

8-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A8.0B

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A8.0B_Site B 8-Plex Composite Plan.dwg
DATE/TIME OF PLOT: 7/2/2014 8:40:49 AM

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DATE/TIME OF PLOT: 7/2/2014 8:41:01 AM

8-PLEX THIRD LEVEL
SITE B

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

CENTRE POINTE - SITE B - URBAN LOFTS

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-078

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SCALE: 1/8" = 1'-0"
0 4 8 16 24

8-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A8.1B

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
MODERN LOFT STYLE A
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE B - URBAN LOFTS

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DATE: 7/2/14
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
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SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 8-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A8.2B

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B 8-Plex Composite Plan.dwg
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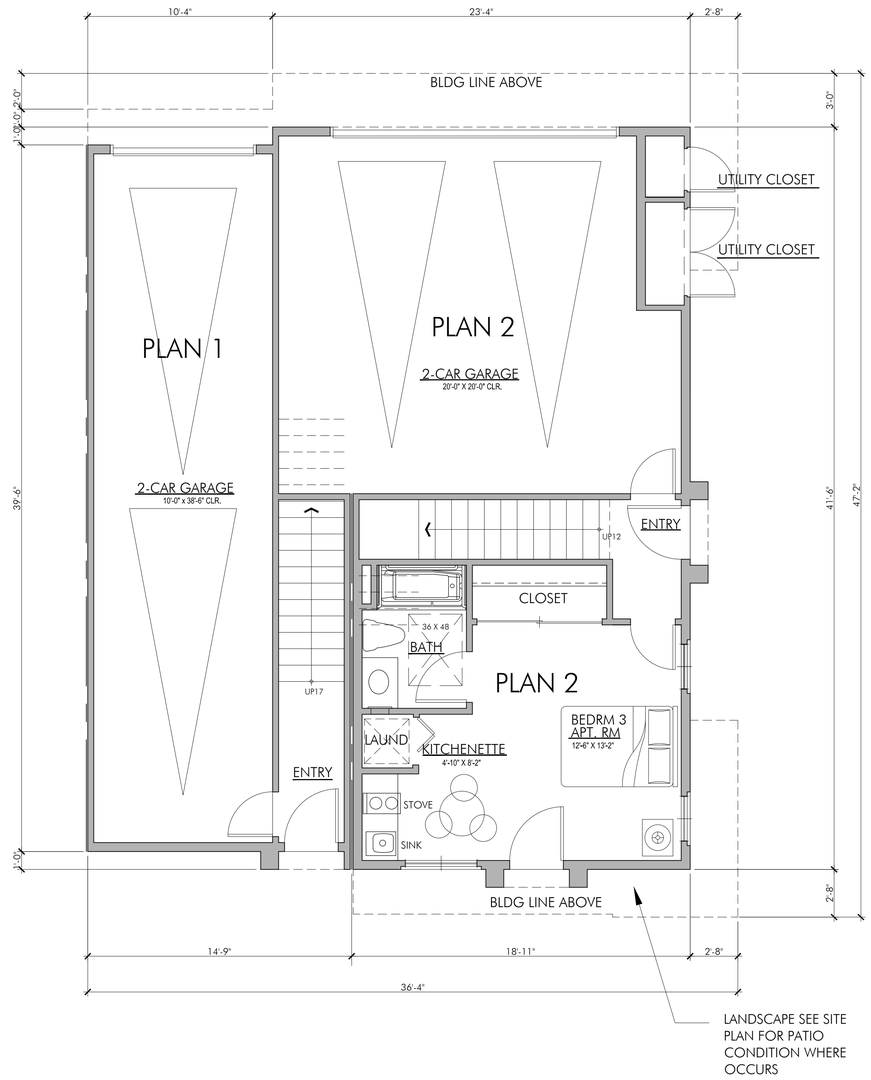

UNIT 1 & UNIT 2 -1ST LEVEL

UNIT PLAN

SCALE: 1/4 = 1'-0"

PLAN 1 SUMMARY

- GARAGE: 2 CAR TANDEM
- 2 BRDROOMS/2.5 BATHS

- 1ST. FLOOR :	38 S.F.
- 2ND. FLOOR :	760 S.F.
- 3RD. FLOOR :	688 S.F.
- TOTAL :	1,486 S.F.
- BALCONY :	120 S.F.
- GARAGE :	421 S.F.

PLAN 2 SUMMARY

- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	357 S.F.
- 2ND. FLOOR :	678 S.F.
- 3RD. FLOOR :	672 S.F.
- TOTAL :	1,707 S.F.
- BALCONY :	120 S.F.
- GARAGE :	448 S.F.

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

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Costa Mesa, California 92626
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SCALE: 1/4" = 1'-0"
0 2 4 8 12

PLAN 1 AND 2 1ST LEVEL

Entitlement Set
Sheet no.
A1.0C

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A1.0C-Plan 1_2.dwg
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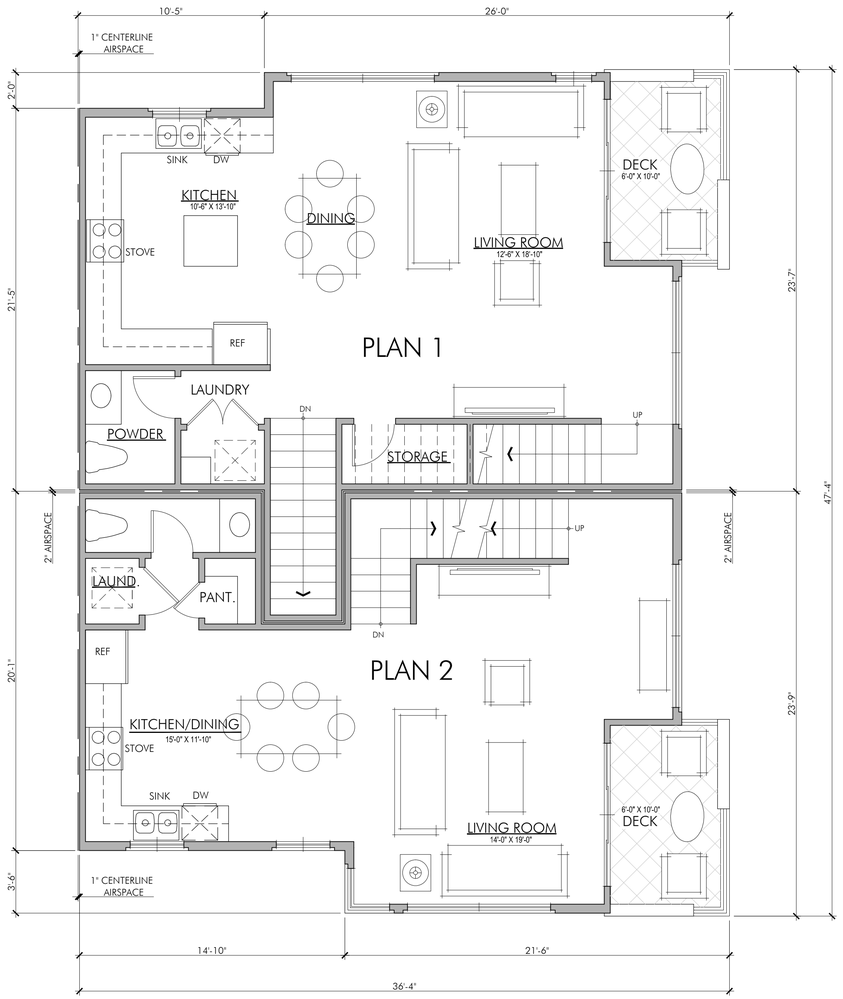
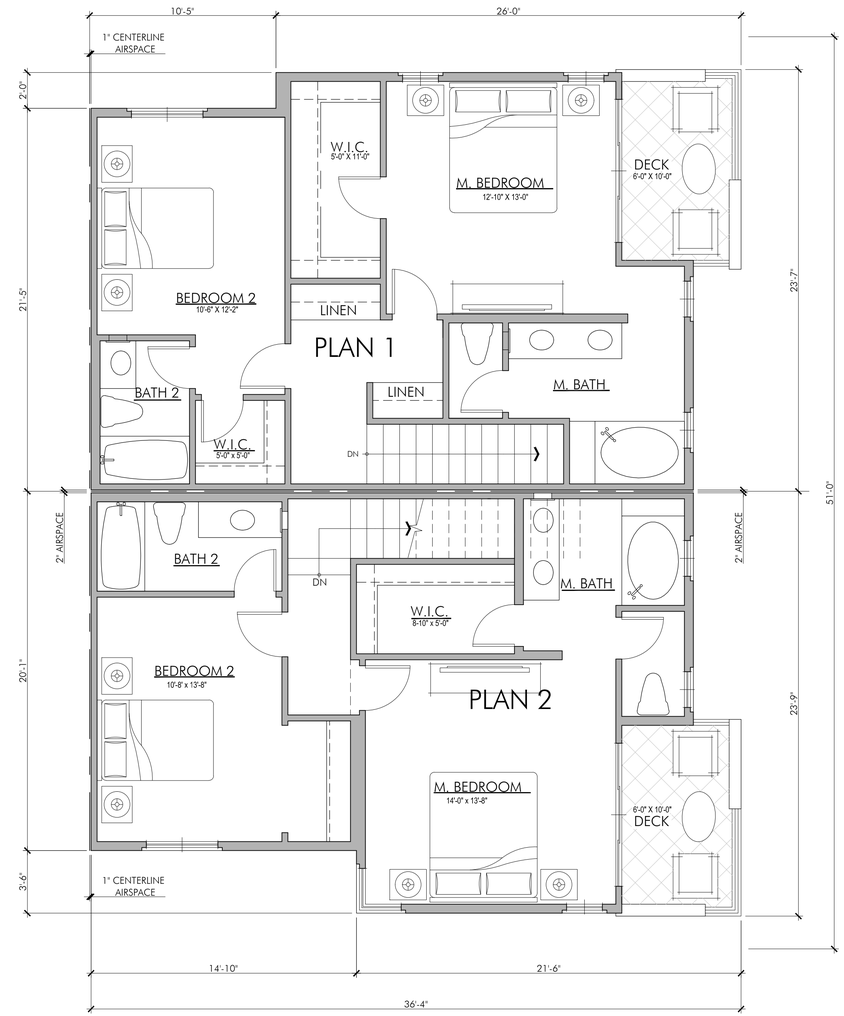


UNIT 1 & UNIT 2 - 2ND LEVEL

UNIT PLAN

SCALE: 1/4 = 1'-0"



UNIT 1 & UNIT 2 - 3RD LEVEL

UNIT PLAN

SCALE: 1/4 = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

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SCALE: 1/4" = 1'-0"

0 2 4 8 12

PLAN 1 AND 2 2ND-3RD LEVEL

Entitlement Set
Sheet no.
A1.1C

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A1.0C-Plan 1_2.dwg
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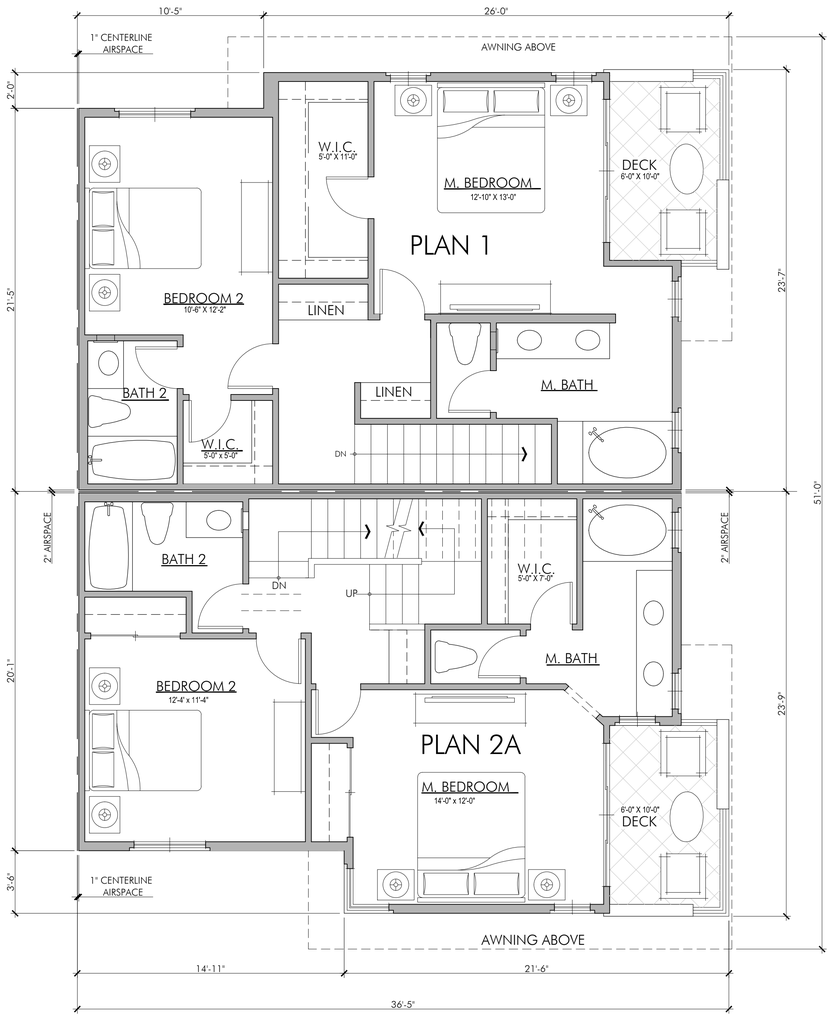
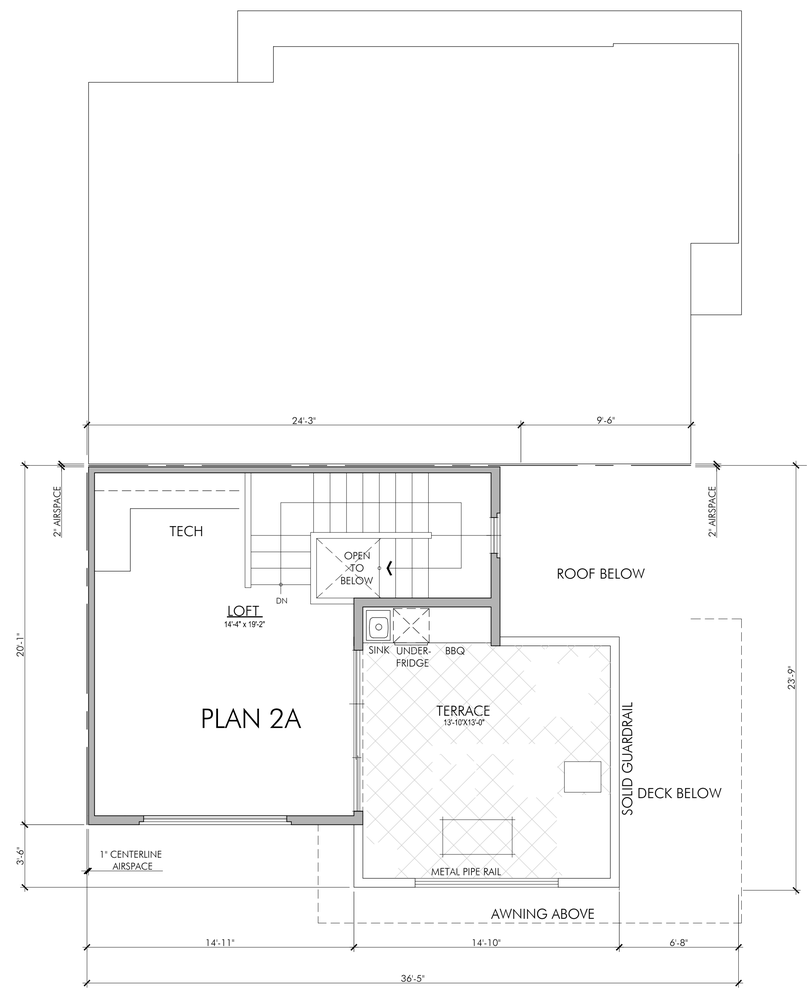


UNIT 2- 3RD LEVEL OPTION

UNIT PLAN

SCALE: 1/4 = 1'-0"



UNIT 2A- 4TH LEVEL OPTION

UNIT PLAN

SCALE: 1/4 = 1'-0"

PLAN 2A SUMMARY

- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS/3.5 BATHS

- 1ST. FLOOR :	357 S.F.
- 2ND. FLOOR :	678 S.F.
- 3RD. FLOOR :	650 S.F.
- 4TH. FLOOR :	335 S.F.
- TOTAL :	2,020 S.F.
- TERRACE :	196 S.F.
- BALCONY :	120 S.F.
- GARAGE :	448 S.F.

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
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SCALE: 1/4" = 1'-0"
0 2 4 8 12

PLAN 2 OPT LEVELS

Entitlement Set
Sheet no.
A2.0C

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A1.0C-Plan 1_2.dwg
DATE/TIME OF PLOT: 7/2/2014 8:41:24 AM
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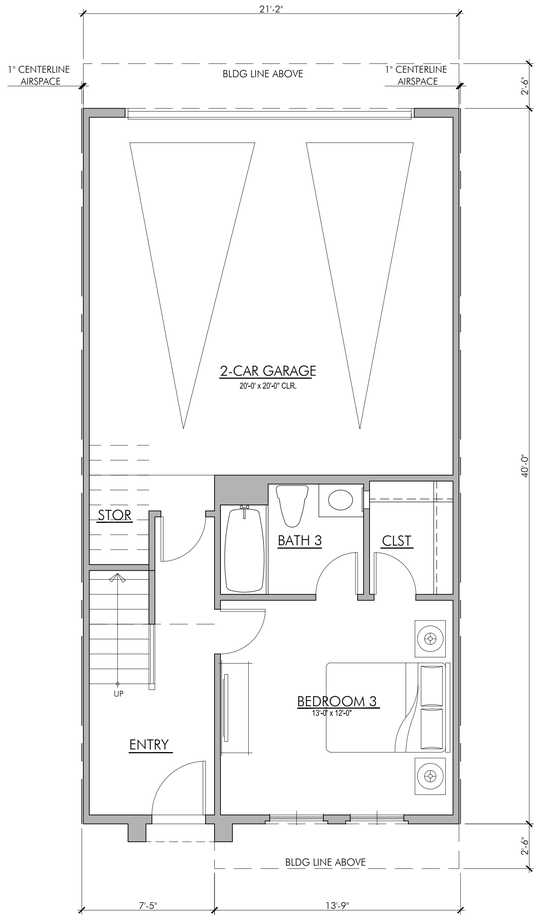
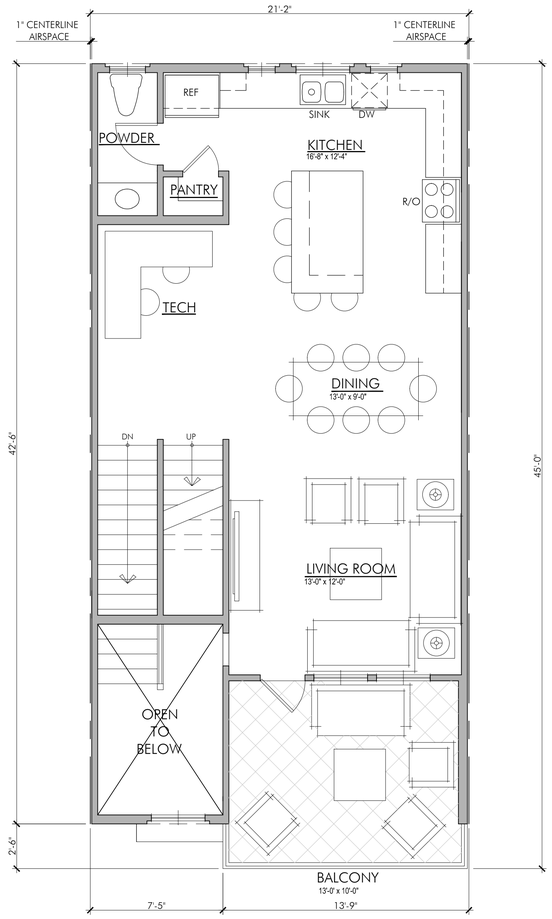


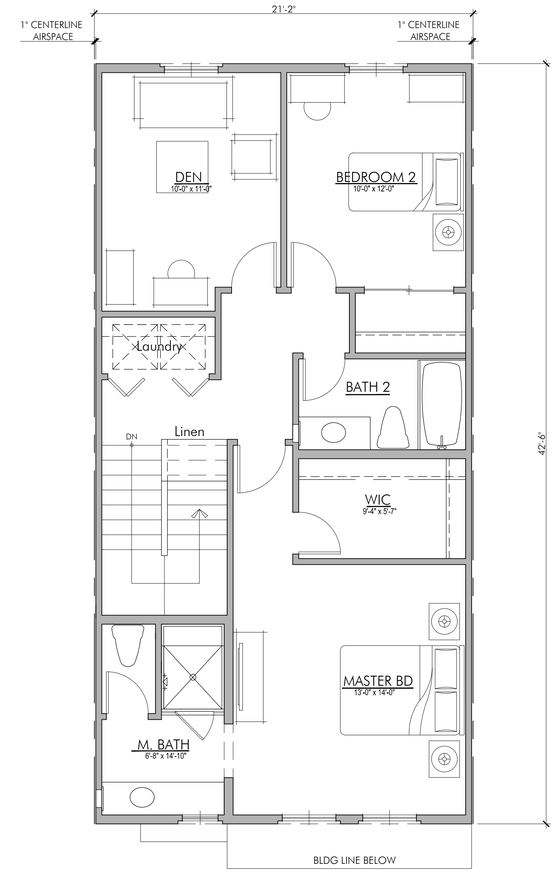
UNIT 3- 1ST LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"



UNIT 3- 2ND LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"



UNIT 3- 3RD LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"

PLAN 3 SUMMARY

- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS+ DEN/3.5 BATHS
- 1ST. FLOOR : 371 S.F.
- 2ND. FLOOR : 701 S.F.
- 3RD. FLOOR : 830 S.F.
- TOTAL : 1,902 S.F.

- BALCONY : 130 S.F.
- GARAGE : 456 S.F.

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A3.0C-Plan 3.dwg

DATE/TIME OF PLOT: 7/2/2014 4:15:21 PM

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
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Costa Mesa, California 92626
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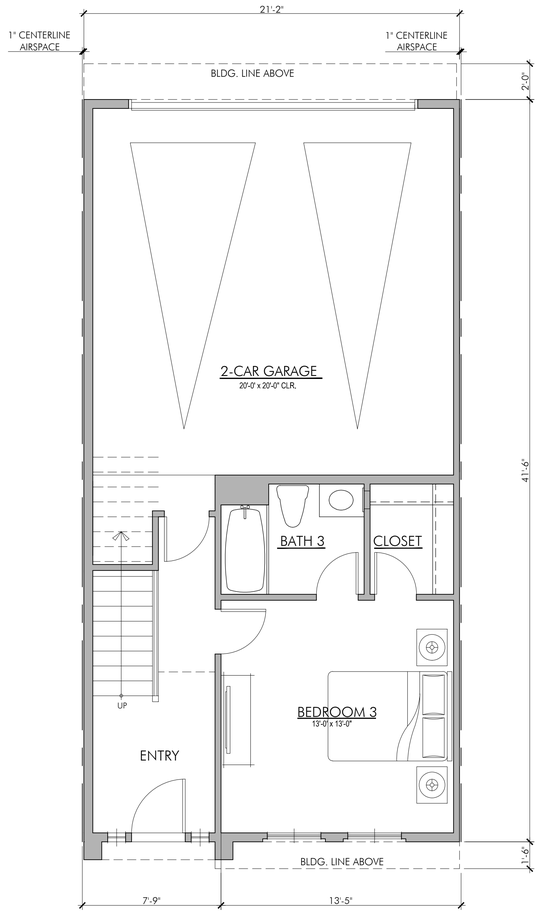
Orange County - San Diego

SCALE: 1/4" = 1'-0"
0 2 4 8 12

PLAN 3 1ST 2ND 3RD LEVELS

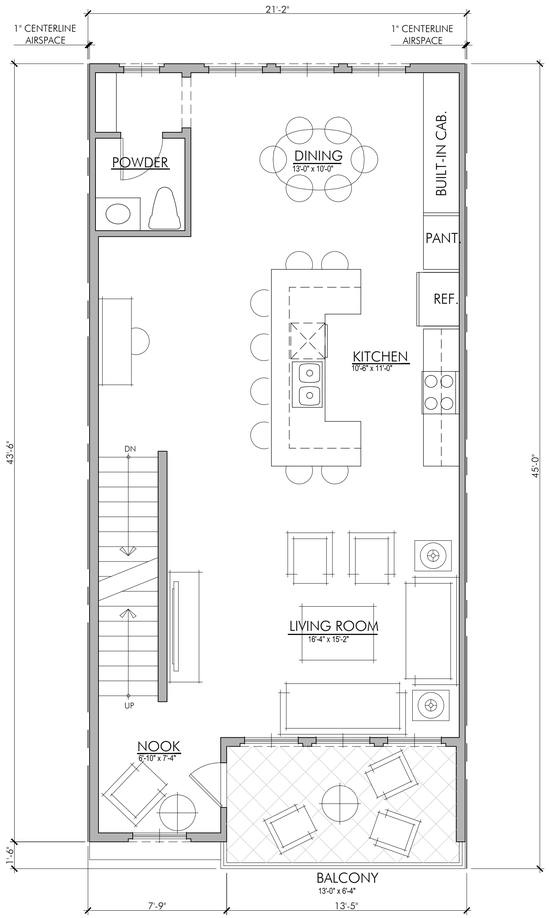
Entitlement Set
Sheet no.
A3.0C



FIRST FLOOR

UNIT 4- 1ST LEVEL

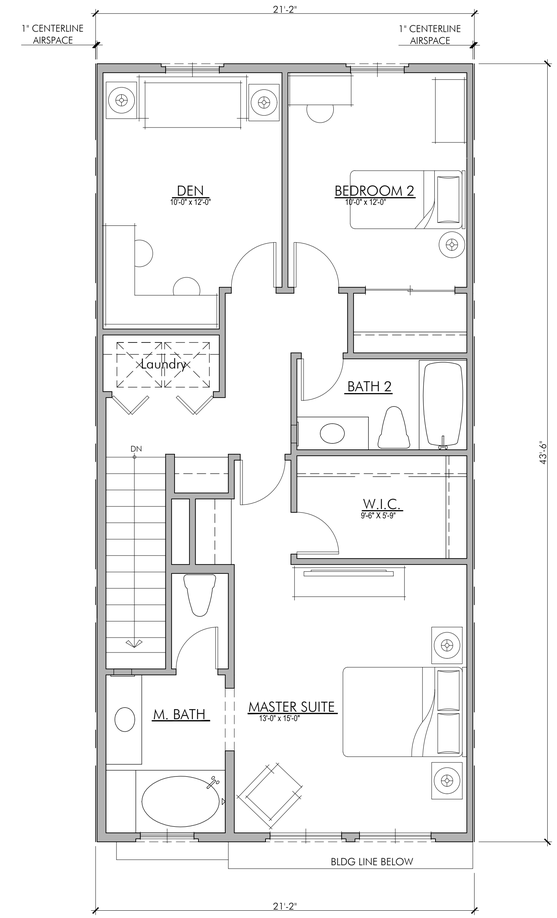
UNIT PLAN SCALE: 1/4 = 1'-0"



SECOND FLOOR

UNIT 4- 2ND LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"



THIRD FLOOR

UNIT 4-3RD LEVEL

UNIT PLAN SCALE: 1/4 = 1'-0"

PLAN 4 SUMMARY

- GARAGE: 2 CAR STANDARD
- 3 BEDROOMS + DEN /3.5 BATHS
- 1ST. FLOOR : 404 S.F.
- 2ND. FLOOR : 842 S.F.
- 3RD. FLOOR : 868 S.F.
- TOTAL : 2,114 S.F.

- BALCONY : 82 S.F.
- GARAGE : 467 S.F.

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A4.0C-Plan 4.dwg

DATE/TIME OF PLOT: 7/2/2014 4:14:30 PM

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

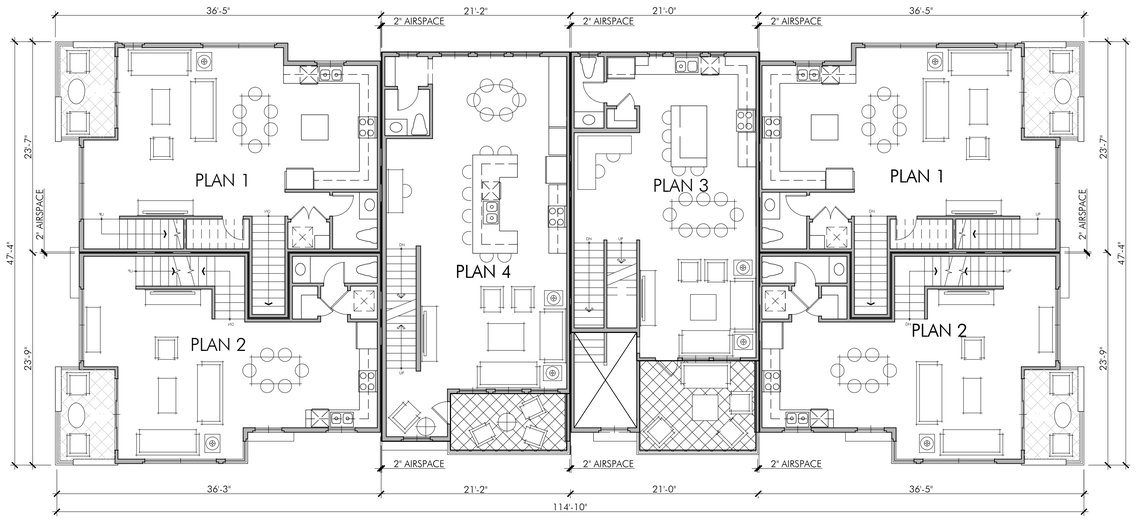
DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T 714.754.4500 F 714.754.4545
Orange County - San Diego

SCALE: 1/4" = 1'-0"
0 2 4 8 12

UNIT 4 1ST 2ND 3RD LEVELS

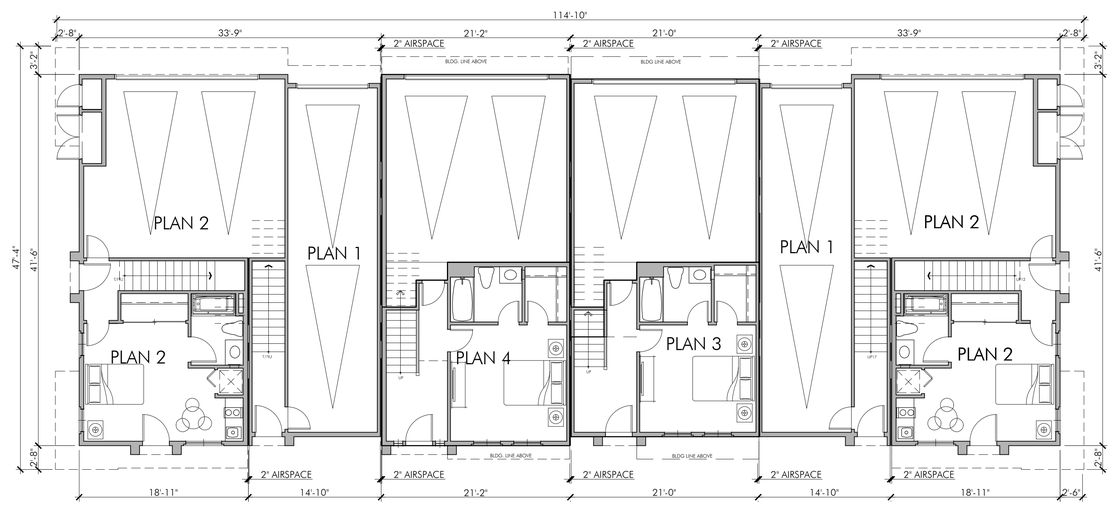
Entitlement Set
Sheet no.
A4.0C



6-PLEX SECOND LEVEL

SITE C

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



6-PLEX FIRST LEVEL

SITE C

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

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A6.0C_Site C 6-Plex Composite Plan.dwg

DATE/TIME OF PLOT: 7/2/2014 8:41:59 AM

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
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Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

6-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A6.0C

DATE/TIME OF PLOT: 7/2/2014 8:42:13 AM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A6.0C_Site C 6-Plex Composite Plan.dwg

6-PLEX THIRD LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

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

0 4 8 16 24

6-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A6.1C

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

REAR ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

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3195 Red Hill Avenue - Loft F
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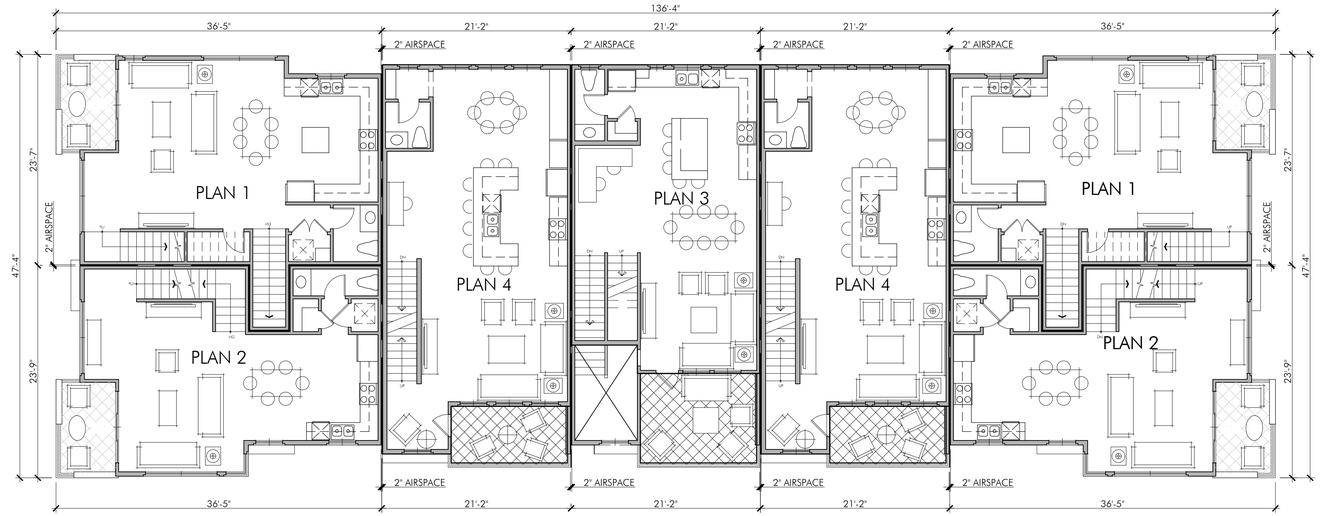
SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 6-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A6.2C

DATE/TIME OF PLOT: 7/2/2014 8:42:14 AM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A6.0C_Site C 6-Plex Composite Plan.dwg



7-PLEX SECOND LEVEL

SITE C

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

7-PLEX FIRST LEVEL

SITE C

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

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A7.0C_Site C 7-Plex Composite Plan.dwg

DATE/TIME OF PLOT: 7/2/2014 8:42:38 AM

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
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Orange County - San Diego

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

0 4 8 16 24

7-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A7.0C

DATE/TIME OF PLOT: 7/2/2014 8:42:52 AM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A7.0C_Site C 7-Plex Composite Plan.dwg

7-PLEX THIRD LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

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

0 4 8 16 24

7-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.

A7.1C

LEFT ELEVATION
TRADITIONAL STYLE A
SCALE: 1/8" = 1'-0"

REAR ELEVATION
TRADITIONAL STYLE A
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
TRADITIONAL STYLE A
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
TRADITIONAL STYLE A
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

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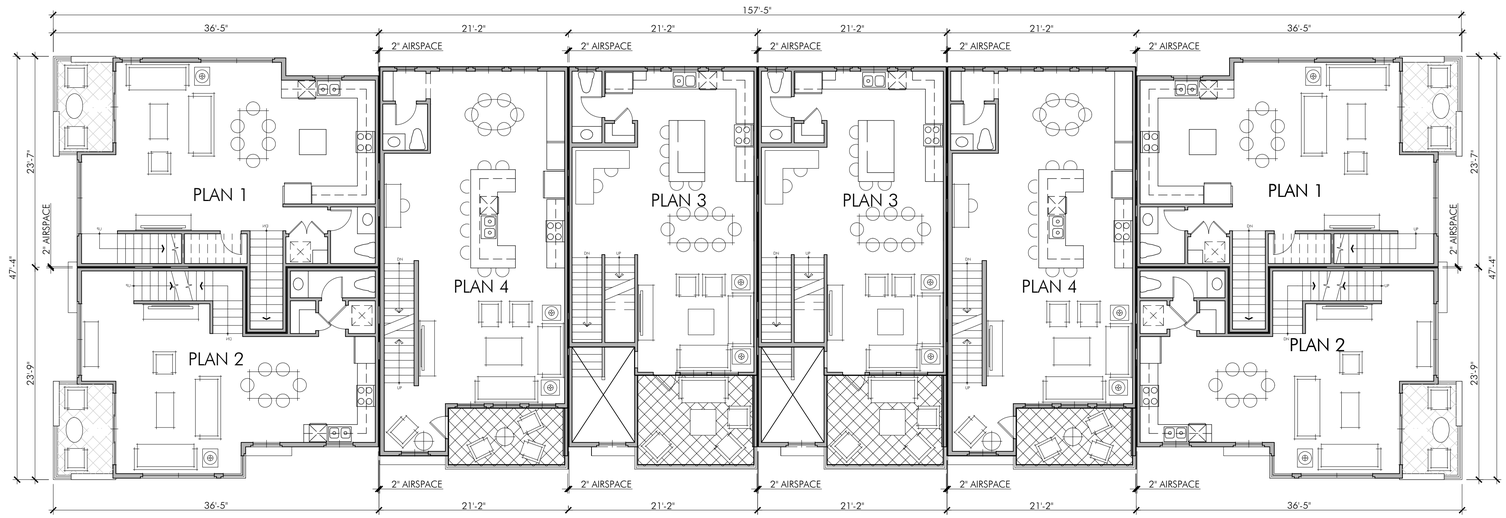
Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 7-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A7.2C

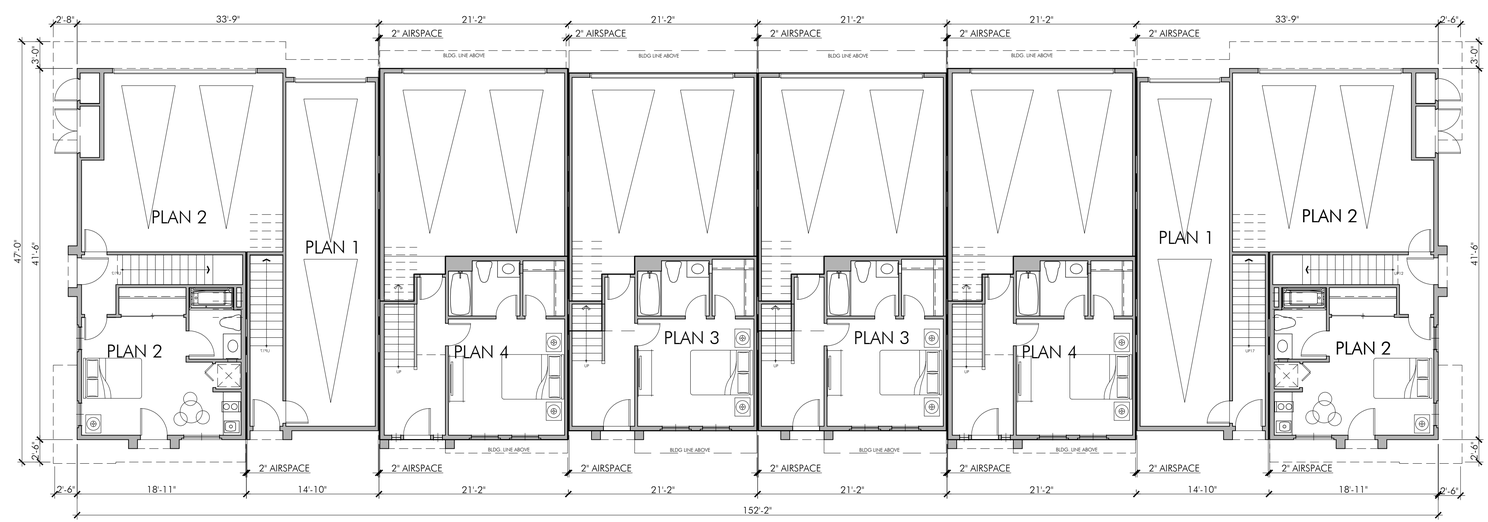
DATE/TIME OF PLOT: 7/2/2014 8:42:54 AM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\V7-DC_Site C 7-Plex Composite Plan.dwg



8-PLEX SECOND LEVEL

SITE C

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



8-PLEX FIRST LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

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

0 4 8 16 24

8-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A8.0C

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A8.0C_Site C 8-Plex Composite Plan.dwg

DATE/TIME OF PLOT: 7/2/2014 8:43:24 AM

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DATE/TIME OF PLOT: 7/2/2014 8:43:38 AM

8-PLEX THIRD LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

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

0 4 8 16 24

8-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A8.1C

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

REAR ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

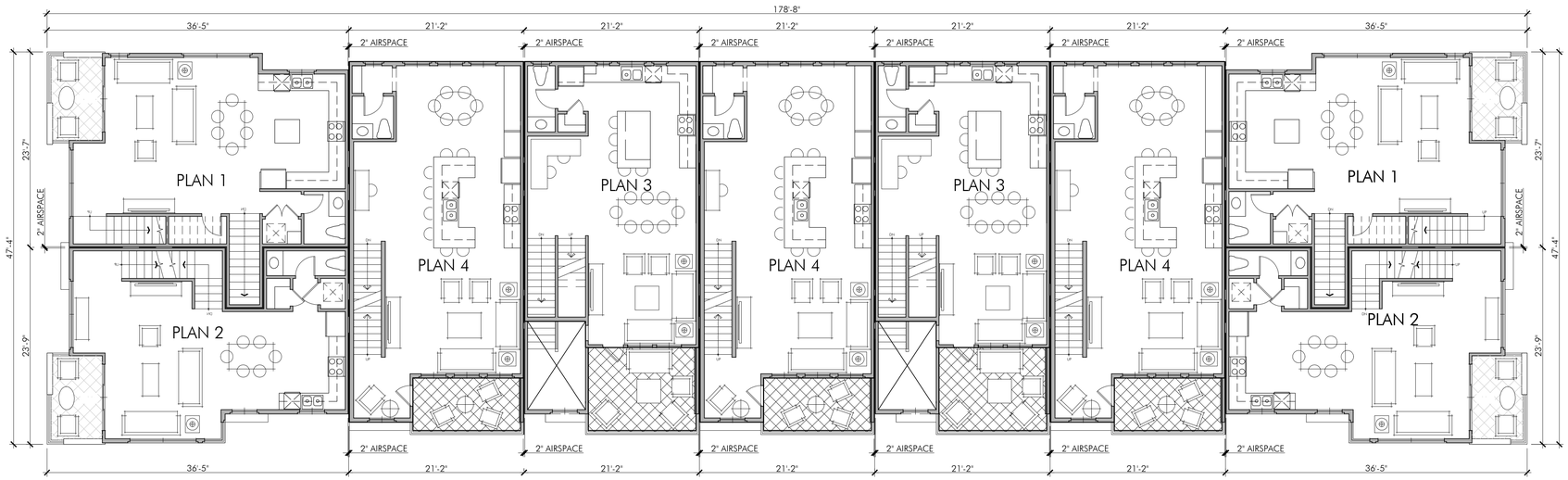
URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 8-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A8.2C

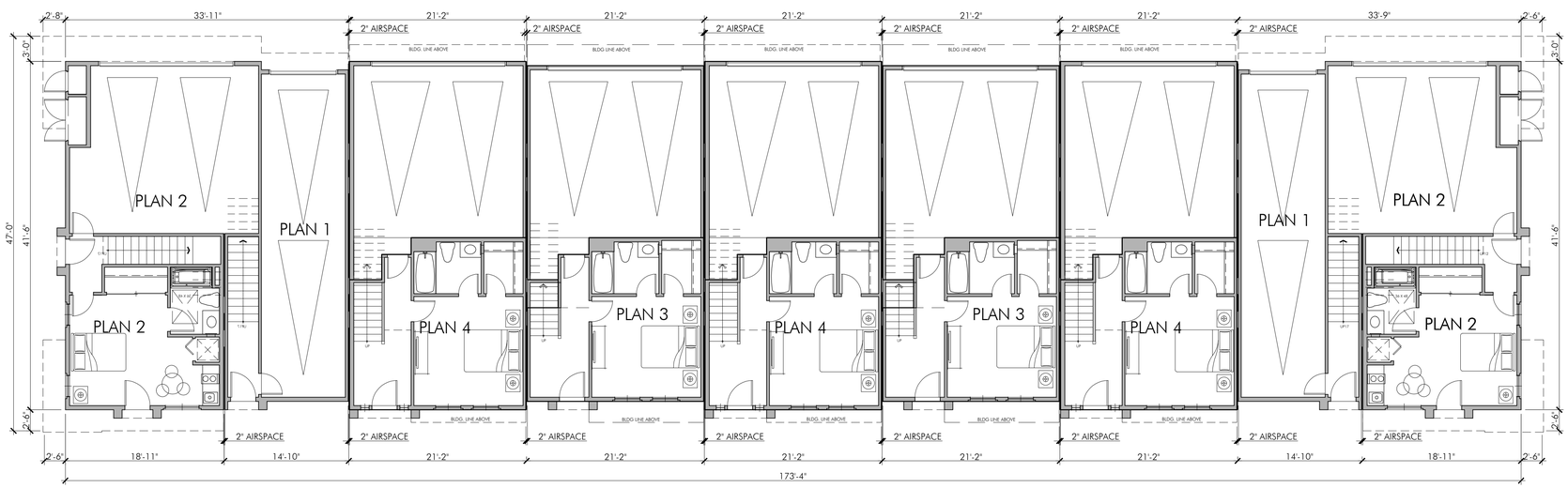
DATE/TIME OF PLOT: 7/2/2014 8:43:39 AM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A8.0C_Site C 8-Plex Composite Plan.dwg



9-PLEX SECOND LEVEL

SITE C

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



9-PLEX FIRST LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

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

0 4 8 16 24

9-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A9.0C

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A9.0C_Site C 9-Plex Composite Plan.dwg
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9-PLEX THIRD LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

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

0 4 8 16 24

9-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A9.1C

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

REAR ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

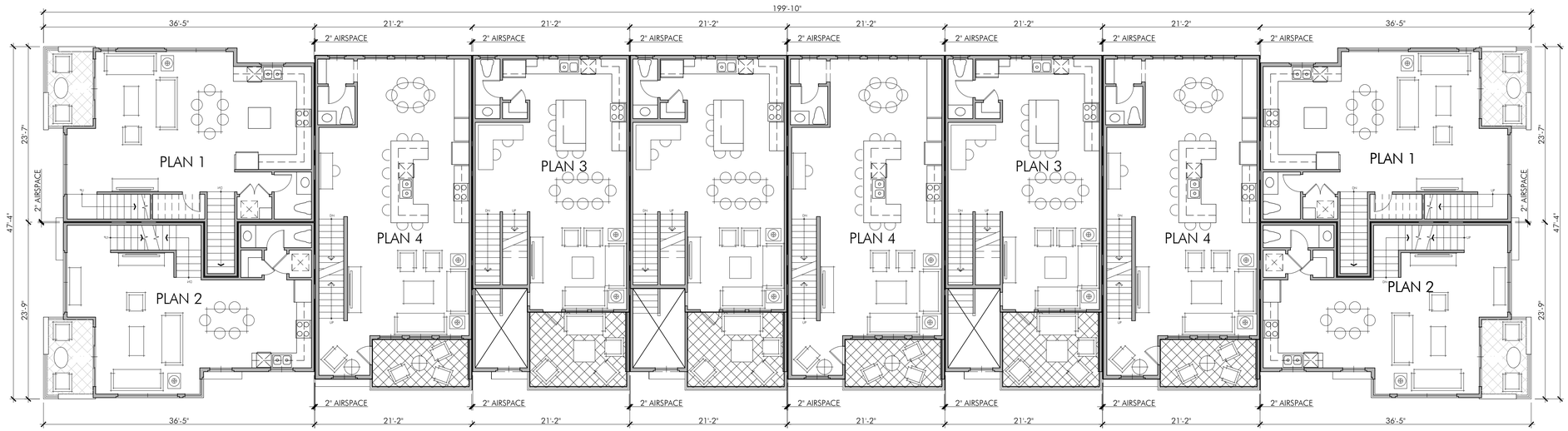
URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 9-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A9.2C

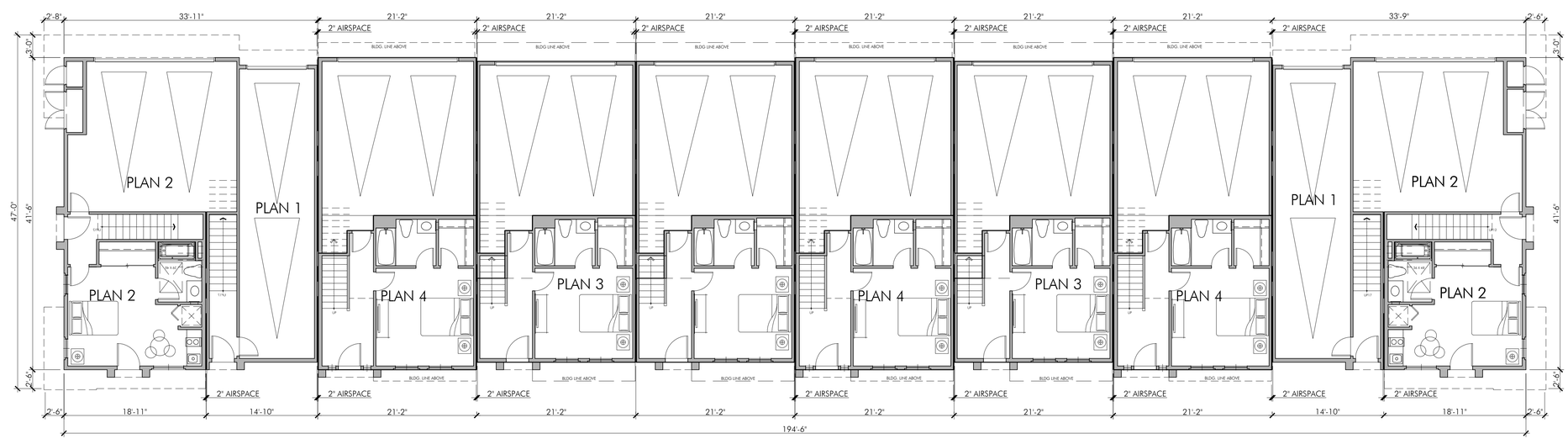
DATE/TIME OF PLOT: 7/2/2014 8:44:24 AM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A9.0C_Site C 9-Plex Composite Plan.dwg



10-PLEX SECOND LEVEL

SITE C

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



10-PLEX FIRST LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
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Costa Mesa, California 92626
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Orange County - San Diego

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

0 4 8 16 24

10-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A10.0C

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10-PLEX THIRD LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

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

0 4 8 16 24

10-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A10.1C

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 10-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A10.2C

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A10.0C_Site C 10-Plex Composite Plan.dwg
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REAR ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
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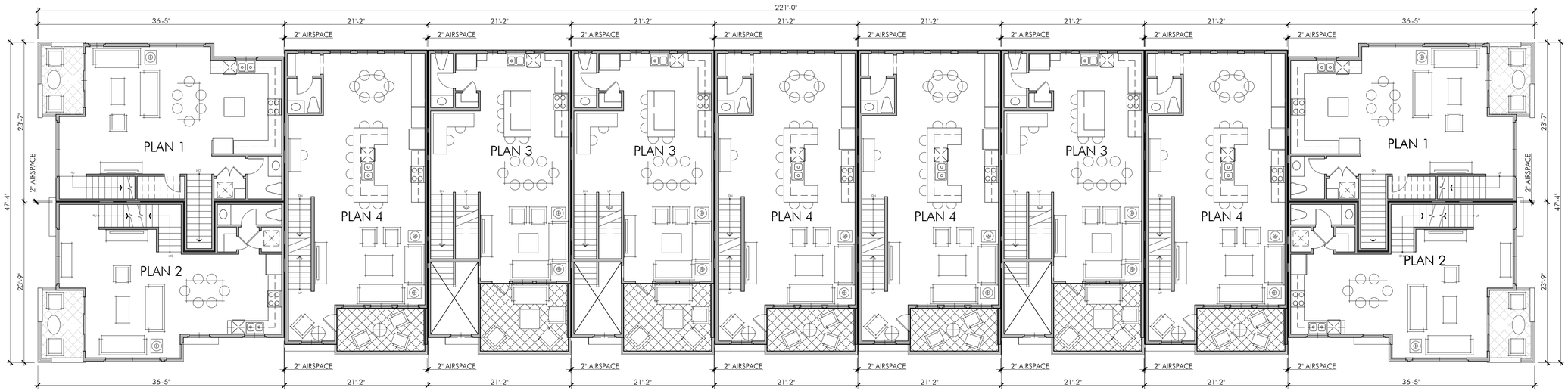
SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 10-PLEX
ELEVATIONS

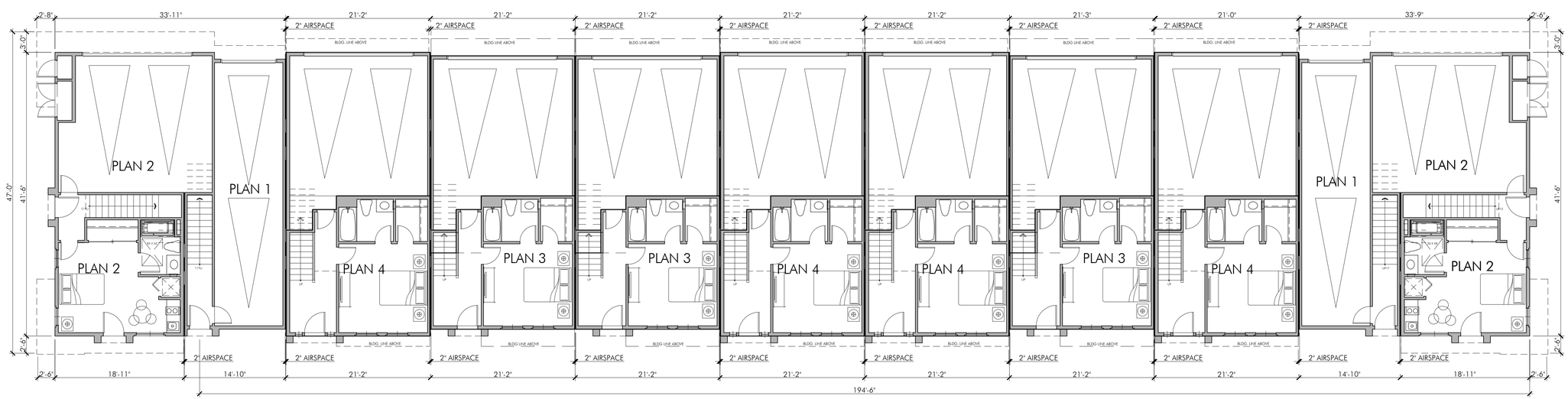
Entitlement Set
Sheet no.
A10.3C



10-PLEX SECOND LEVEL

SITE C

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



10-PLEX FIRST LEVEL

SITE C

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

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A11.0C_Site C 11-Plex Composite Plan.dwg

DATE/TIME OF PLOT: 7/2/2014 8:45:45 AM

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

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

0 4 8 16 24

11-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A11.0C

DATE/TIME OF PLOT: 7/2/2014 8:45:58 AM FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A11.0C_Site C 11-Plex Composite Plan.dwg

10-PLEX THIRD LEVEL

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County • San Diego

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

0 4 8 16 24

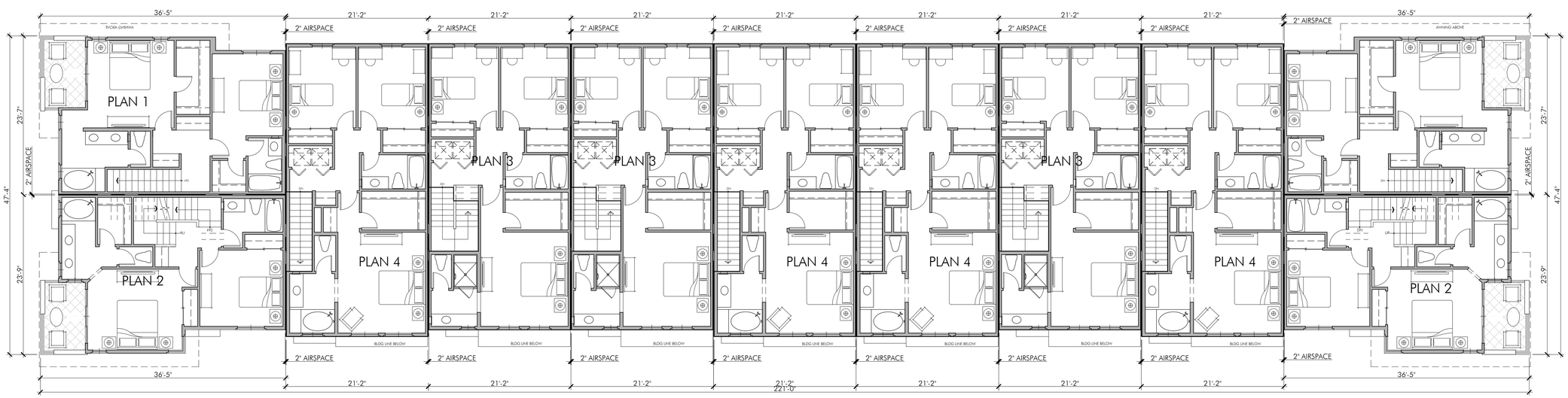
11-PLEX UA LOFT SPLIT
COMPOSITE PLANS

Entitlement Set
Sheet no.
A11.1C

10-PLEX FOURTH LEVEL OPTION

SITE C

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



10-PLEX THIRD LEVEL OPTION

SITE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

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

0 4 8 16 24

11-PLEX UA LOFT SPLIT 4-STORU
COMPOSITE PLANS

Entitlement Set
Sheet no.
A11.2C

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A11.0C_Site C 11-Plex Composite Plan.dwg
DATE/TIME OF PLOT: 7/2/2014 8:46:14 AM

LEFT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 11-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A11.3C

FILE NAME: S:\2013 Projects\13-078 Centre Pointe - Site B & C - Architecture\ARCHITECTURE\Prelim\Pending Submittal\A11.0C_Site C 11-Plex Composite Plan.dwg
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REAR ELEVATION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

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3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
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SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 11-PLEX
ELEVATIONS

Entitlement Set
Sheet no.
A11.4C

LEFT ELEVATION - 4TH STORY OPTION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION - 4TH STORY OPTION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

FRONT ELEVATION - 4TH STORY OPTION
RIVERWALK STYLE C
SCALE: 1/8" = 1'-0"

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1/8" = 1'-0"
0 4 8 16 24

UA LOFT SPLIT 11-PLEX
4-STORY OPT ELEVATIONS

Entitlement Set
Sheet no.
A11.5C

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REAR ELEVATION - 4TH STORY OPTION

RIVERWALK STYLE C

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

CENTRE POINTE - SITE C - RIVERWALK

Milpitas, CA

DATE: 7/2/13
UA JOB # 13-078

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T 714.754.4500 F 714.754.4545
Orange County - San Diego

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

0 4 8 16 24

UA LOFT SPLIT 11-PLEX
4-STORY OPT ELEVATIONS

Entitlement Set
Sheet no.
A11.6C

CENTRE POINTE - NEIGHBORHOODS A, B & C

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

CENTRE POINTE

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 60'-0"

0 30 60 120 180

NORTH

Centre Pointe Overall Conceptual Landscape Illustrative

Entitlement Set
Sheet no.
L-00

DATE/TIME OF PLOT: 7/1/2014 6:20:47 PM
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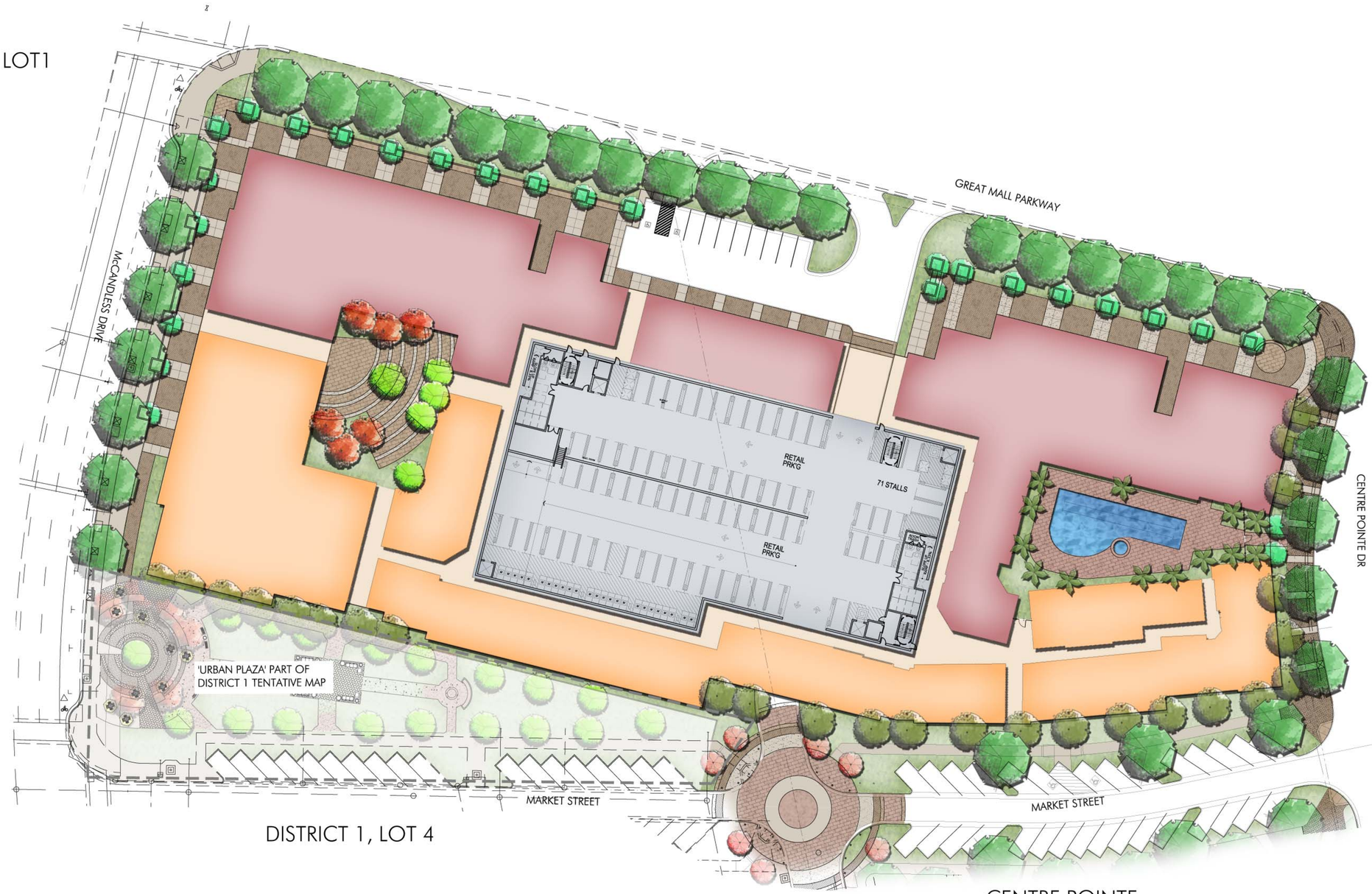

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

CENTRE POINTE - NEIGHBORHOOD A

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-094

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 30'-0"
0 15 30 60 90

NORTH

Conceptual Landscape Illustrative with Plant Pallete

Entitlement Set
Sheet no.
L-01

FILE NAME: S:\2013 Projects\13-094 Centre Pointe - Site A - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-094_layouts-Neighborhood_A.dwg
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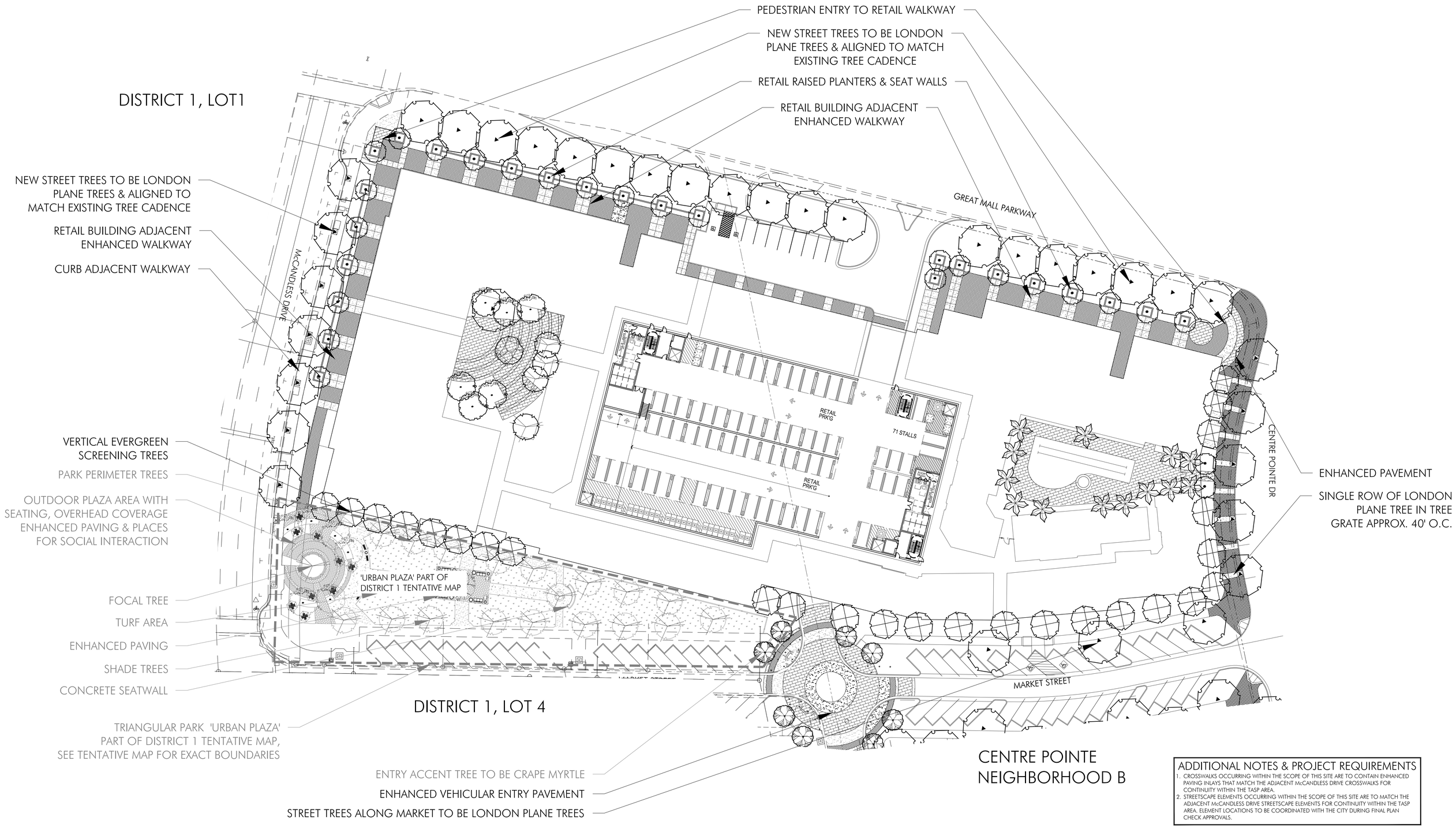

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

CENTRE POINTE - NEIGHBORHOOD A

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-094

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 30'-0"

0 15 30 60 90

NORTH

Conceptual Landscape Plan
Overall Neighborhood A

Entitlement Set
Sheet no.
L-02

DATE/TIME OF PLOT: 7/1/2014 6:43:21 PM
FILE NAME: S:\2013 Projects\13-094 Centre Pointe - Site A - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-094_layouts-Neighborhood_A.dwg

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	36" BOX	MEDIUM
	EXISTING PLATANUS PROTECT IN PLACE	EXISTING PLATANUS PROTECT IN PLACE	N/A	MEDIUM
	MAGNOLIA GRANDIFLORA 'RUSSET'	SOUTHERN MAGNOLIA	60" BOX	MEDIUM
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	48" BOX MULTI	MEDIUM
	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	MEDIUM

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAPANTHUS AFRICANUS 'BLUE'	LILY-OF-THE-NILE	1 GAL.	MEDIUM
	AGAPANTHUS AFRICANUS 'WHITE'	LILY-OF-THE-NILE	1 GAL.	MEDIUM
	ASPARAGUS DENSIFLORUS 'MYERS'	MEYERS ASPARAGUS	5 GAL.	MEDIUM
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	24" BOX	MEDIUM
	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	24" BOX	MEDIUM
	BUXUS M. JAPONICA 'WINTER GEM'	JAPANESE BOXWOOD	5 GAL.	MEDIUM
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL.	MEDIUM
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	15 GAL.	LOW
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	15 GAL.	LOW
	DODONAEA VISCOSA 'SARATOGA'	PURPLE HOPSEED BUSH	15 GAL.	LOW
	ESCALLONIA 'FRADESII'	ESCALLONIA	15 GAL.	MEDIUM
	GREWIA OCCIDENTALIS	GREWIA	15 GAL. COLUMNAR	MEDIUM
	HEMEROCALLIS 'DOUBLE ORANGE'	HEMEROCALLIS	5 GAL.	MEDIUM
	HEMEROCALLIS 'LEMON YELLOW'	HEMEROCALLIS	5 GAL.	MEDIUM
	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	15 GAL.	MEDIUM
	LIRIOPE 'SUNPROOF'	LIRIOPE 'SUNPROOF'	5 GAL.	MEDIUM
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW
	NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	5 GAL.	LOW

PLANTING LEGEND

	PENNISETUM S. 'EATON CANYON'	PURPLE FOUNTAIN GRASS	5 GAL.	MEDIUM
	PHORMIUM TENAX 'ATROPUREUM'	NEW ZEALAND FLAX	15 GAL.	LOW
	PHORMIUM TENAX 'DUET'	NEW ZEALAND FLAX	15 GAL.	LOW
	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	15 GAL.	LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT'	DWARF VARIEGATED TOBIRA	5 GAL.	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	15 GAL.	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL.	MEDIUM
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL.	LOW
	ROSA 'ICEBERG'	WHITE ICEBERG ROSE	15 GAL.	MEDIUM
	VIBURNUM TINUS 'SPRING BOUQUET'	COMPACT LAURISTINUS	15 GAL.	MEDIUM

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - SPACING	WUCOLS
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL. - 18" OC	MEDIUM
	MARATHON iiE	TURF	SOD - ROLLS	HIGH
	VINCA MAJOR 'ALBA'	WHITE PERIWINKLE	1 GAL. - 2' OC	MEDIUM
	VINCA MAJOR 'PURPLE'	PURPLE PERIWINKLE	1 GAL. - 2' OC	MEDIUM

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - SPACING	WUCOLS
	FICUS PUMILA	CREEPING FIG	1 GAL. - STAKED	MEDIUM

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CENTRE POINTE - NEIGHBORHOOD A

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-094

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

Conceptual Landscape Plant Pallete

Entitlement Set
Sheet no.
L-03

PLANTING LEGEND

	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	LOW
	NANDINA DOMESTICA 'GULF STREAM'	DWARF HEAVENLY BAMBOO	5 GAL.	LOW
	PENNISETUM S. 'EATON CANYON'	PURPLE FOUNTAIN GRASS	5 GAL.	MEDIUM
	PHORMIUM TENAX 'ATROPUREUM'	NEW ZEALAND FLAX	15 GAL.	LOW
	PHORMIUM TENAX 'DUET'	NEW ZEALAND FLAX	15 GAL.	LOW
	PHORMIUM TENAX 'MAORI QUEEN'	NEW ZEALAND FLAX	15 GAL.	LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT'	DWARF VARIEGATED TOBIRA	5 GAL.	LOW
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	15 GAL.	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL.	MEDIUM
	RHAPHIOLEPIS INDICA 'SPRING RAPTURE'	INDIA HAWTHORN	5 GAL.	LOW
	ROSA 'ICEBERG'	WHITE ICEBERG ROSE	15 GAL.	MEDIUM
	VIBURNUM TINUS 'SPRING BOUQUET'	COMPACT LAURISTINUS	15 GAL.	MEDIUM

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - SPACING	WUCOLS
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL. - 18" OC	MEDIUM
	MARATHON iiE	TURF	SOD - ROLLS	HIGH
	VINCA MAJOR 'ALBA'	WHITE PERIWINKLE	1 GAL. - 2' OC	MEDIUM
	VINCA MAJOR 'PURPLE'	PURPLE PERIWINKLE	1 GAL. - 2' OC	MEDIUM

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE - SPACING	WUCOLS
	FICUS PUMILA	CREEPING FIG	1 GAL. - STAKED	MEDIUM

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ARBUTUS UNEDO	STRAWBERRY TREE	36" BOX	LOW
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	36" BOX	MEDIUM
	EXISTING PLATANUS PROTECT IN PLACE	EXISTING PLATANUS PROTECT IN PLACE	N/A	MEDIUM
	GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	36" BOX	MEDIUM
	MAGNOLIA GRANDIFLORA 'RUSSET'	SOUTHERN MAGNOLIA	60" BOX	MEDIUM
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	48" BOX MULTI	MEDIUM
	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	36" BOX	MEDIUM
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	MEDIUM

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAPANTHUS AFRICANUS 'BLUE'	LILY-OF-THE-NILE	1 GAL.	MEDIUM
	AGAPANTHUS AFRICANUS 'WHITE'	LILY-OF-THE-NILE	1 GAL.	MEDIUM
	ASPARAGUS DENSIFLORUS 'MYERS'	MEYERS ASPARAGUS	5 GAL.	MEDIUM
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	24" BOX	MEDIUM
	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	24" BOX	MEDIUM
	BUXUS M. JAPONICA 'WINTER GEM'	JAPANESE BOXWOOD	5 GAL.	MEDIUM
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL.	MEDIUM
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	MEDIUM
	DIETES BICOLOR	AFRICAN IRIS	15 GAL.	LOW
	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	15 GAL.	LOW
	DODONAEA VISCOSA 'SARATOGA'	PURPLE HOPSEED BUSH	15 GAL.	LOW
	ESCALLONIA 'FRADESII'	ESCALLONIA	15 GAL.	MEDIUM
	GREWIA OCCIDENTALIS	GREWIA	15 GAL. COLUMNAR	MEDIUM
	HEMEROCALLIS 'DOUBLE ORANGE'	HEMEROCALLIS	5 GAL.	MEDIUM
	HEMEROCALLIS 'LEMON YELLOW'	HEMEROCALLIS	5 GAL.	MEDIUM
	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	15 GAL.	MEDIUM
	LIRIOPE 'SUNPROOF'	LIRIOPE 'SUNPROOF'	5 GAL.	MEDIUM

– CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
T. 714.754.4500 F. 714.754.4545
Orange County - San Diego

SCALE: 1" = 50'-0"
0 25 50 100 150

NORTH

Conceptual Landscape Illustrative with Plant Palette

Entitlement Set
Sheet no.
L-01

FILE NAME: S:\2013 Projects\13-079 Centre Pointe - Site B & C - Landscape\LANDSCAPE\Prelim\Pending Submittal\13-079-layouts-Neighborhoods_BC.dwg
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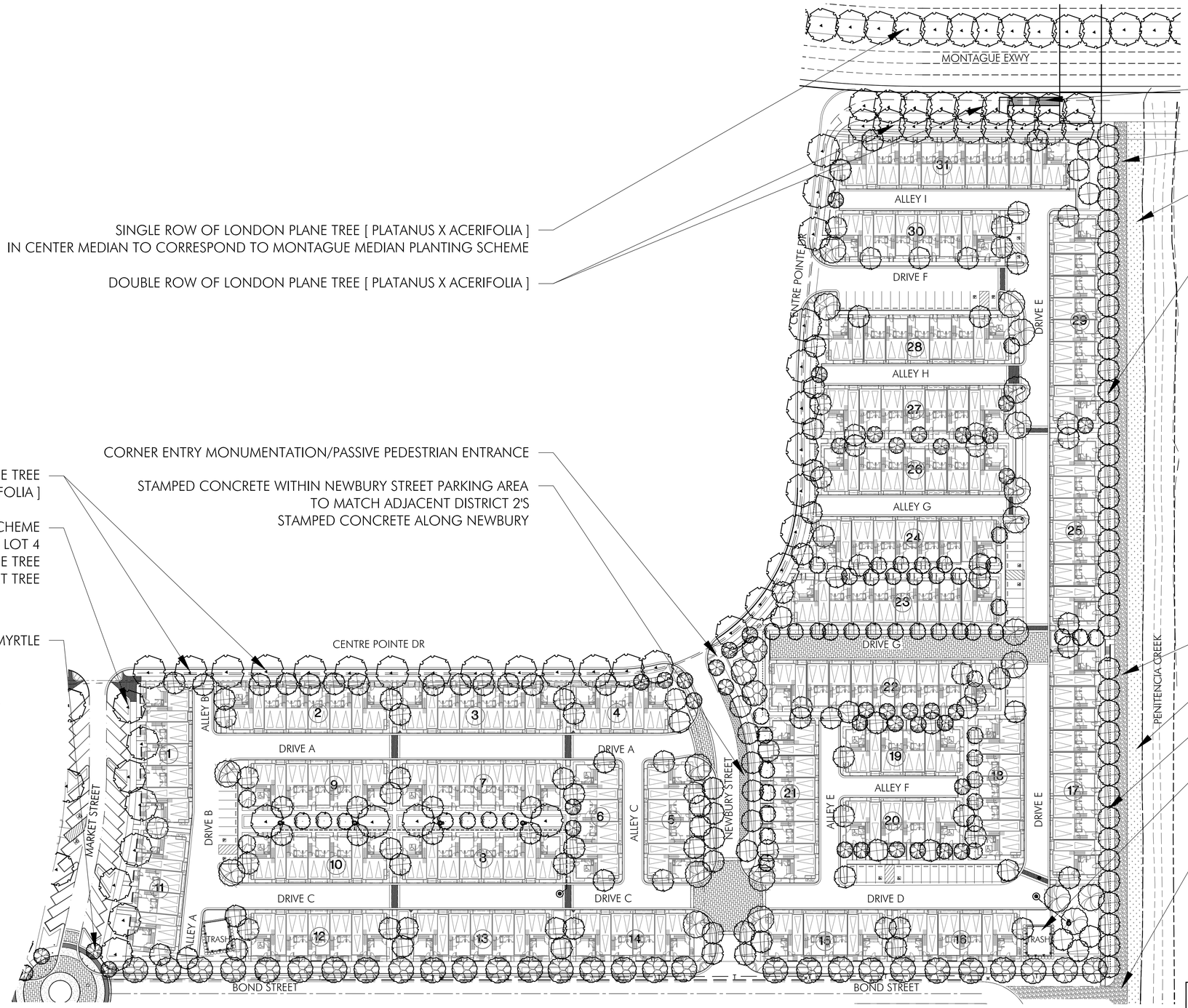

SINGLE ROW OF LONDON PLANE TREE [PLATANUS X ACERIFOLIA]
IN CENTER MEDIAN TO CORRESPOND TO MONTAGUE MEDIAN PLANTING SCHEME

DOUBLE ROW OF LONDON PLANE TREE [PLATANUS X ACERIFOLIA]

FUTURE PEDESTRIAN BRIDGE
TO EAST-SIDE OF MONTAGUE EXWY
PLAN BY OTHERS

MULTI-USE TRAIL - 12' WIDE

TOP OF PENITENCIA CREEK SLOPE

BRISBANE BOX TREES SCREEN ON HIGH-SIDE
OF RETAINING WALL [SITE 'C' PROPERTY]

CORNER ENTRY MONUMENTATION/PASSIVE PEDESTRIAN ENTRANCE

STAMPED CONCRETE WITHIN NEWBURY STREET PARKING AREA
TO MATCH ADJACENT DISTRICT 2'S
STAMPED CONCRETE ALONG NEWBURY

SINGLE ROW OF LONDON PLANE TREE
[PLATANUS X ACERIFOLIA]

MARKET STREET TREES AND PLANTING SCHEME
TO CORRESPOND WITH DISTRICT 1 - LOT 4
UTILIZING LONDON PLANE TREE
[PLATANUS X ACERIFOLIA] AS THE STREET TREE

ENTRY STREET TREE - CRAPE MYRTLE

MULTI-USE TRAIL - 12' WIDE

TOP OF PENITENCIA CREEK SLOPE

BRISBANE BOX TREES SCREEN ON HIGH-SIDE
OF RETAINING WALL [SITE 'C' PROPERTY]

ENCLOSED TRASH ENCLOSURE
WITH SCREENED WALLS

SHARED ACCESS AND CONNECTION OF
MULTI-USE TRAIL WITH DISTRICT 2

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
2. STREETSCAPE ELEMENTS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO MATCH THE ADJACENT McCANDLESS DRIVE STREETSCAPE ELEMENTS FOR CONTINUITY WITHIN THE TASP AREA. ELEMENT LOCATIONS TO BE COORDINATED WITH THE CITY DURING FINAL PLAN CHECK APPROVALS.

– CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
3195 Red Hill Avenue - Loft F
Costa Mesa, California 92626
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SCALE: 1" = 50'-0"

0 25 50 100 150

NORTH

Conceptual Landscape Plan
Overall Neighborhoods B & C

Entitlement Set
Sheet no.
L-02

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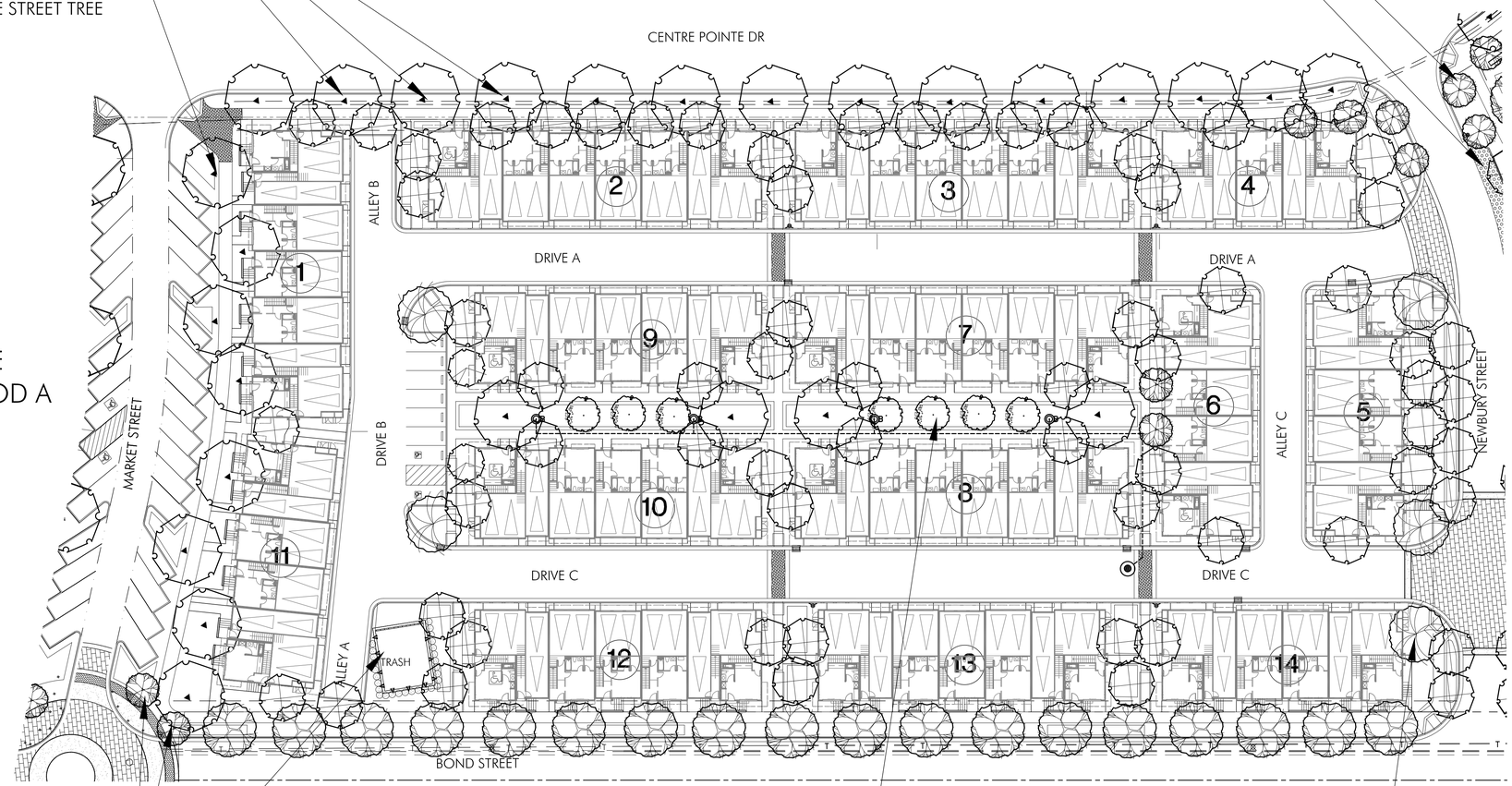
ENTRY STREET TREE - CRAPE MYRTLE

STAMPED CONCRETE WITHIN NEWBURY STREET PARKING AREA
TO MATCH ADJACENT DISTRICT 2'S
STAMPED CONCRETE ALONG NEWBURY

SINGLE ROW OF LONDON PLANE TREE
IN TREE GRATE APPROX. 40' O.C.
[PLATANUS X ACERIFOLIA]

MARKET STREET TREES AND PLANTING SCHEME
TO CORRESPOND WITH DISTRICT 1 - LOT 4
UTILIZING LONDON PLANE TREE
[PLATANUS X ACERIFOLIA] AS THE STREET TREE



CENTRE POINTE
NEIGHBORHOOD A

CENTRE POINTE
NEIGHBORHOOD C

DISTRICT 1 - LOT 4

DISTRICT 2

ENTRY STREET TREE - CRAPE MYRTLE

ENCLOSED TRASH ENCLOSURE WITH SCREENED WALLS
SEE CONCEPTUAL DETAIL SHEET L-05

PASEO ACCENT ENTRY TREE

EVERGREEN TREE TO ALLEY ENTRANCE

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
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– CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
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Orange County · San Diego

SCALE: 1" = 30'-0"

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NORTH

Conceptual Landscape Plan
Neighborhood B

Entitlement Set
Sheet no.
L-03

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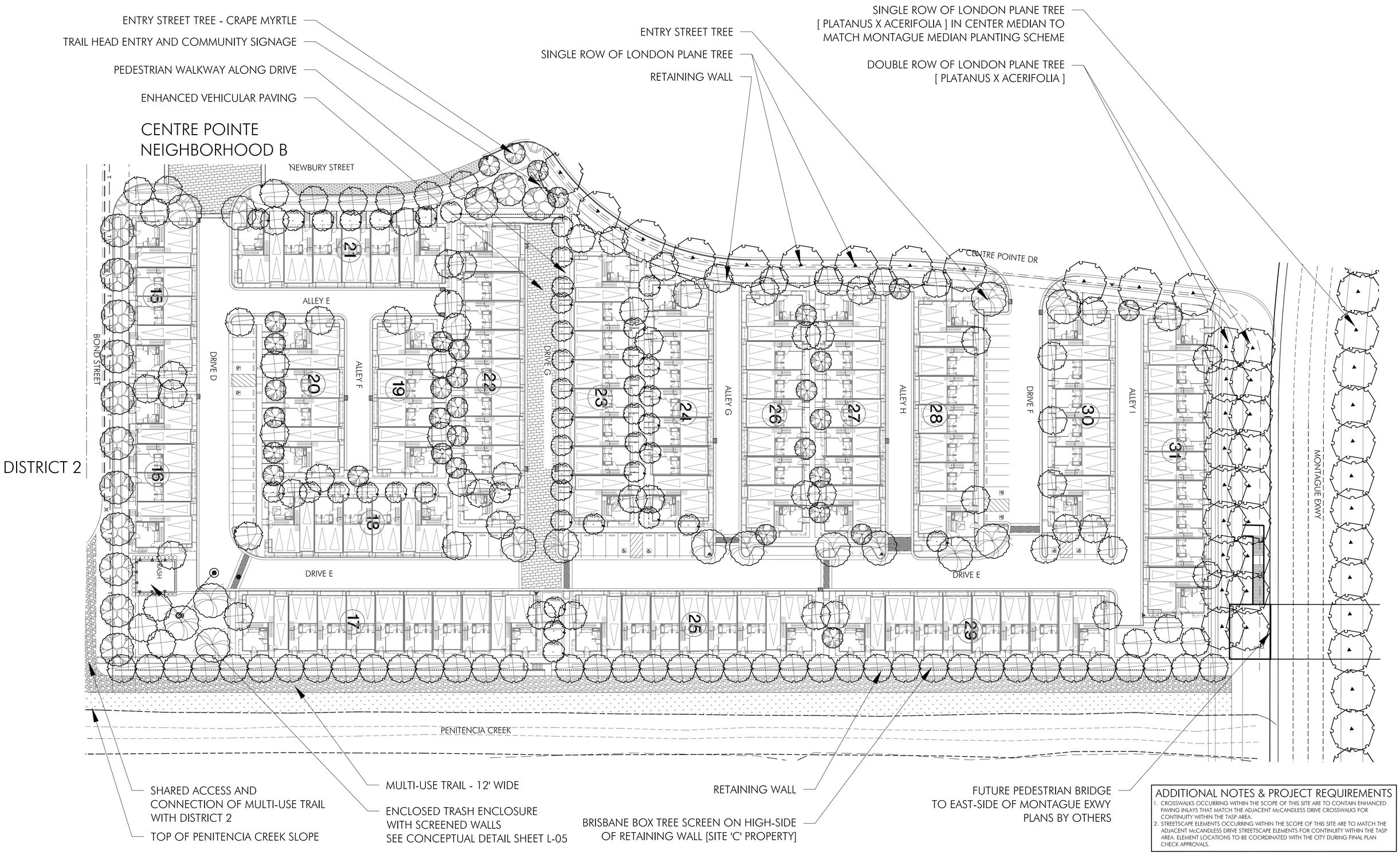

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
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– CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
UA JOB # 13-079

URBAN ARENA
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Costa Mesa, California 92626
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Orange County - San Diego

SCALE: 1" = 30'-0"
0 15 30 60 90

NORTH

Conceptual Landscape Plan
Neighborhood C

Entitlement Set
Sheet no.
L-04

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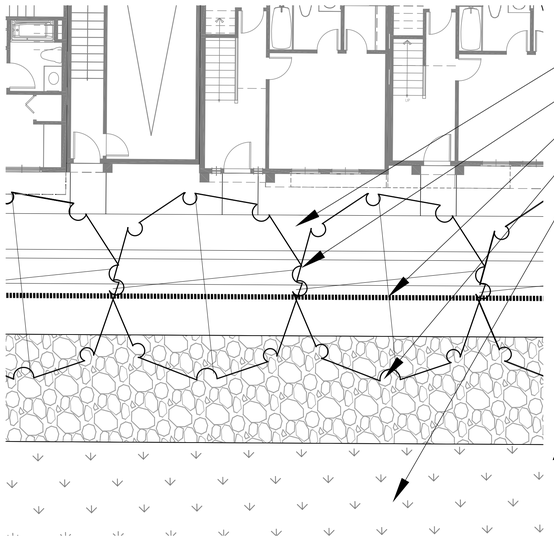
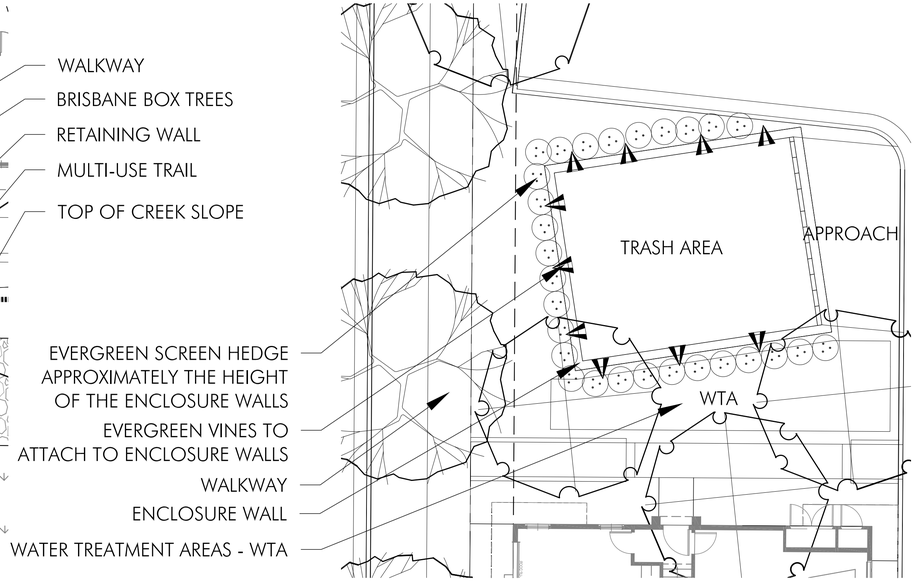
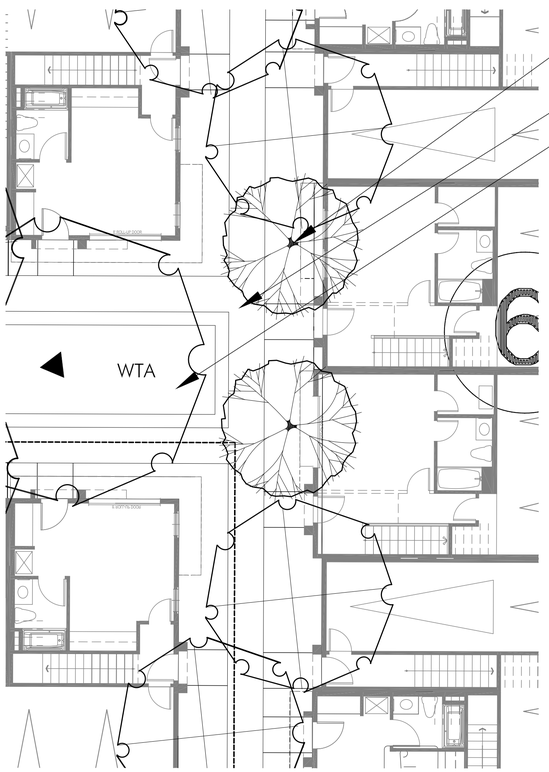


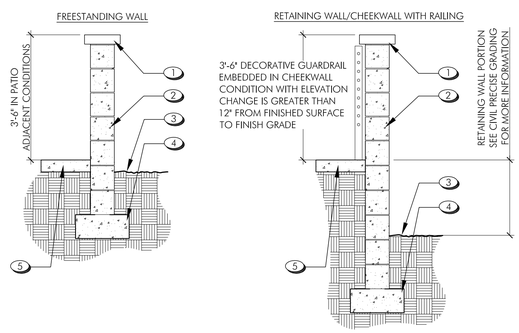
MULTI-USE TRAIL & PROJECT INTERFACE



TRASH ENCLOSURE AREA



PASEO AREA

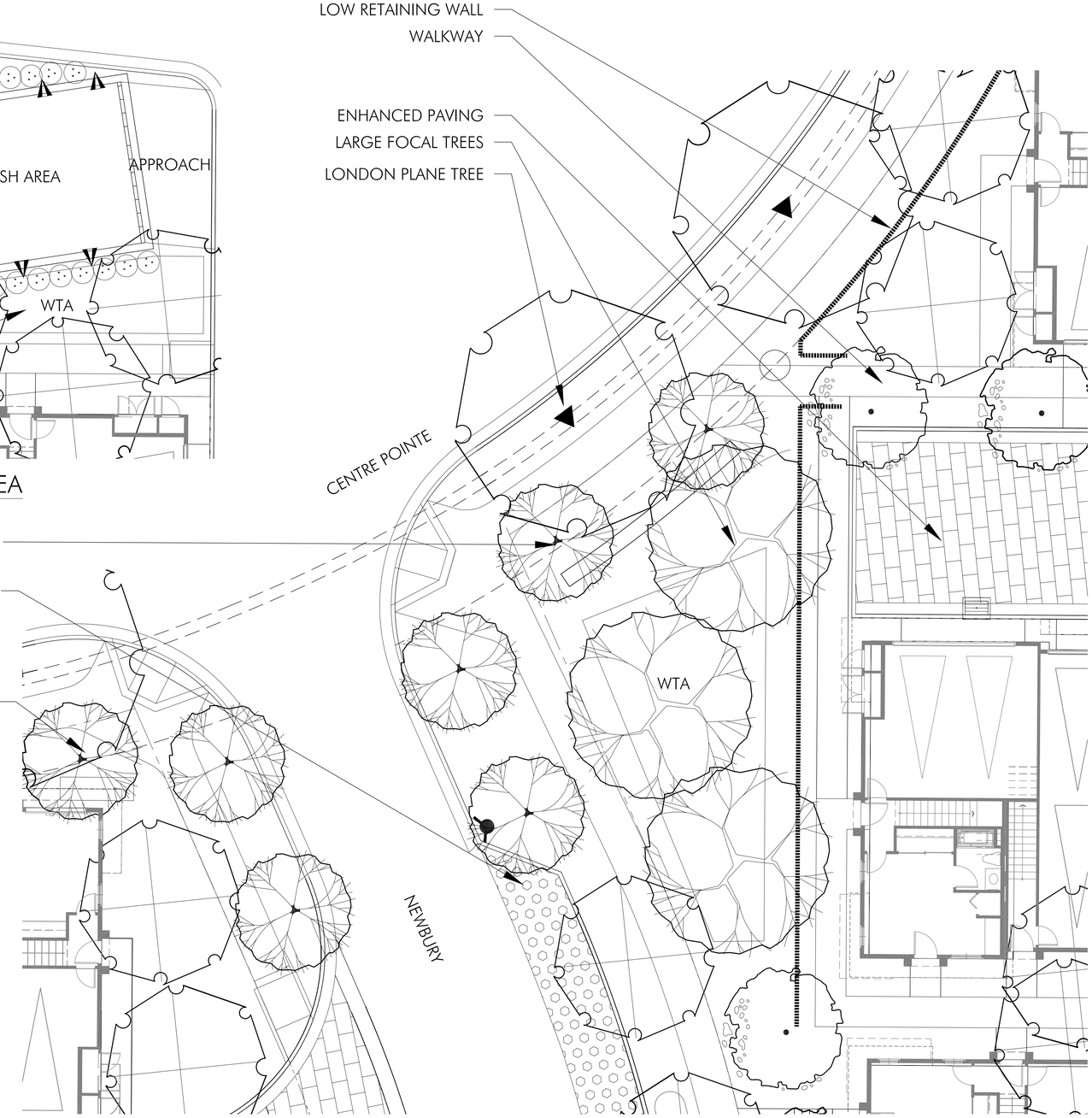


1. CONCRETE WALL CAP
2. PRECISION BLOCK WALL WITH STUCCO COLOR AND TEXTURE TO MATCH ADJACENT ARCHITECTURE
3. FINISH GRADE
4. CONCRETE FOOTING
5. ADJACENT PAVEMENT

NOTE - COLORS AND FINISHES OF WALL TO MATCH ARCHITECTURAL STYLE

NOT TO SCALE

CONCEPTUAL WALL DETAILS



PROJECT ENTRANCE AT NEWBURY & CENTRE POINTE

ADDITIONAL NOTES & PROJECT REQUIREMENTS

1. CROSSWALKS OCCURRING WITHIN THE SCOPE OF THIS SITE ARE TO CONTAIN ENHANCED PAVING INLAYS THAT MATCH THE ADJACENT McCANDLESS DRIVE CROSSWALKS FOR CONTINUITY WITHIN THE TASP AREA.
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– CENTRE POINTE - NEIGHBORHOODS B & C

Milpitas, CA

DATE: 7/2/14
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URBAN ARENA
3195 Red Hill Avenue - Loft F
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SCALE: 1/8" = 1'-0"
0 4 8 16 24

Conceptual Landscape Layouts & Details

Entitlement Set
Sheet no.
L-05

DATE/TIME OF PLOT: 7/1/2014 6:27:49 PM
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