1 & 2

MILPITAS TOWN CENTER

CALAVERAS BLVD. & MILPITAS BLVD.
MILPITAS, CALIFORNIA

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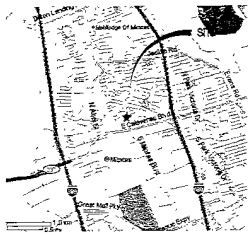
VICINITY MAP



INDEX

RETAIL

T1.0 – Cover Sheet
SP1.0 – Demolition Site Plan
SP1.1 – Architectural Site Plan
SP1.2 – Existing Trees
UP.1 – Preliminary Property Lines + Easements
UP.2 – Preliminary Utility Systems Plan
UP.3 – Preliminary Grading + Storm Water Control Plan
UP.4 – Preliminary Grading – Storm Water Control Plan
UP.5 – Preliminary Grading + Storm Water Control Notes – Details
UP.6 – Preliminary Erosion Control Plan – Details
L1.0 – Landscape Site Plan
L2.0 – Enlarged Landscape Plan
A1.0 – Shops A, B, Safeway Exterior Elevations
A2.0 – Shops B, C, D, Staples Exterior Elevations
A3.0 – Shops A, C, D, F, Staples Exterior Elevations
A4.0 – Shops B, Safeway Exterior Elevation
A5.0 – Preliminary Roof Plan for Shops A, B, C, Safeway
A6.0 – Preliminary Roof Plan for Shops C, D, Staples
A7.0 – Preliminary Roof Plan for Shops F, Architectural Details
A8.0 – Project Features, Signage Elevations, Light Fixtures, Trash Enclosures, Truck Loading Details
A9.0 – Safeway Fixture Plan
SLP-1 – Site Lighting Plan for Retail Center – Residential
SLP-2 – Preliminary Site Photometrics for Retail Center –Residential

INDEX

RESIDENTIAL

L3.0 – Residential Landscape Plan
L4.0 – Residential Landscape Plan Enlargement
RA1.0 – Cluster Townhome Building Type I (Plan)
RA2.0 – Cluster Townhome Building Type I (Plan / Roof Plan)
RA3.0 – Cluster Townhome Building Type I (Elevation)
RA4.0 – Cluster Townhome Building Type II (Roof Plan)
RA5.0 – Cluster Townhome Building Type II (Elevation)
RA6.0 – Cluster Townhome Building Type III (Roof Plan)
RA7.0 – Cluster Townhome Building Type III (Elevation)
RA8.0 – Cluster Townhome Building Type IV (Roof Plan)
RA9.0 – Cluster Townhome Building Type IV (Elevation)
RA10.0 – Sun and Shadow Study Plan
EP – Existing Photos

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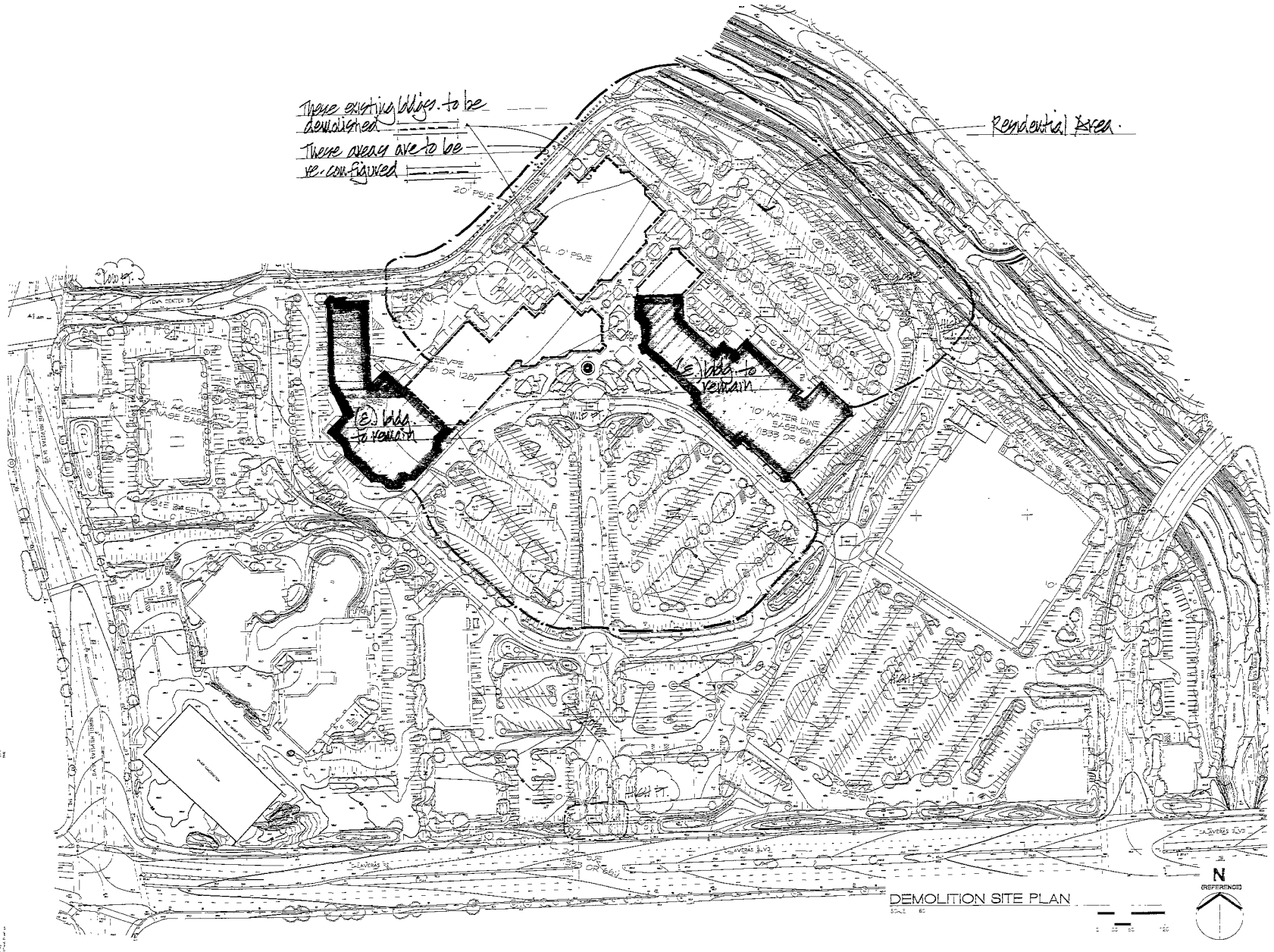
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

SHAPELL INDUSTRIES
OF NORTHERN CALIFORNIA

T1.0
01/09/04



DEMOLITION SITE PLAN

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MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

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Proposed Project Data

Gross Site Area (w/o City Parcel)	± 1,609,195 s.f.	36.94 AC±	
Parcel A Retail + Restaurants	± 1,237,659 s.f.	28.87 AC±	
Parcel B Residential Gross	± 204,933 s.f.	4.70 AC±	
Buildable Area (3.83 ± AC)	(± 158,265 S.F.) - 18 Units per AC. (Tot. 68 units)		
Parcel C Office + Shops	± 146,593 s.f.	3.36 AC±	
(E) Zoning	± C		

Standard Stall As Provided (9x19)		City Requirement (8'-6"x18')
Handicap Stall As Provided (9x19)	Total Required: 23	Total Provided: 35
Gateway Parking Area Provided Per 1000 S.F.		5 sp

Retail + Restaurant (PARCEL A)

Building	Gross Area	Parking Req'd (1/200)	Parking Prov'd
(N) Safeway	± 54,000 s.f.	270 1/200	270
(E) Staples (Relocation)	± 20,058 s.f.	100 1/200	100
(E) Mervyns	± 74,960 s.f.	376 1/200	551
(E) Shops A (Remodeled)	± 8,403 s.f.	42 1/200	42
(N) Shops B	± 12,27' s.f.	66 1/200	61
(N) Shops C	± 7,288 s.f.	36 1/200	37
(E) Shops D (Remodeled)	± 14,750 s.f.	74 1/200	74
(E) Shops E	± 12,275 s.f.	62 1/200	62
(E) Shops F	± 12,74 s.f.	6' 1/200	62
(E) Shops G	± 7,912 s.f.	62 1/200	62
(E) El Torito Restaurant	± 8,700 s.f.	44 1/200	50
(E) Red Lobster Restaurant	± 9,085 s.f.	45 1/200	90
Sub Total:	± 246,925 s.f.	± 1,235 sp	± 1,457 sp
Parking Ratio ± 5.76/1000			

Residential (PARCEL B)

Site Area Gross	± 4.7	Site Area Net		± 3.6
Building	Units	Gross Area	Parking Req'd	Parking Prov'd
Townhomes (2BR + 3 BR)	65	1,480 s.f. - 1,790 s.f.	2/UNIT + 2x65 = 130 Guest: 20% of 65 = 13	130 (Covered) Guest: 20
Sub Total		± 129,229 s.f.		± 143 ± 150
Total Site Area	± 204,933 s.f.	± 4.7 AC		
Open Space Req'd	± 51,233 s.f.	(204,933 s.f. x 25%)		
Open Space Prov'd	± 85,500 s.f.	(Excluding Vehicular Circulation, Bldg + Paved Areas)		

Office + Shop E (PARCEL C)

	Gross Area	Parking Req'd	Parking Prov'd
(E) Shapell Offices	± 35,000 s.f.	114 sp	136 sp
(E) Nokia/Starbucks	± 3,000 s.f.	12 sp	12 sp
(N) Shops	± 3,000 s.f.	12 sp	12 sp
Sub Total	± 41,000 s.f.	± 138 sp	± 161 sp

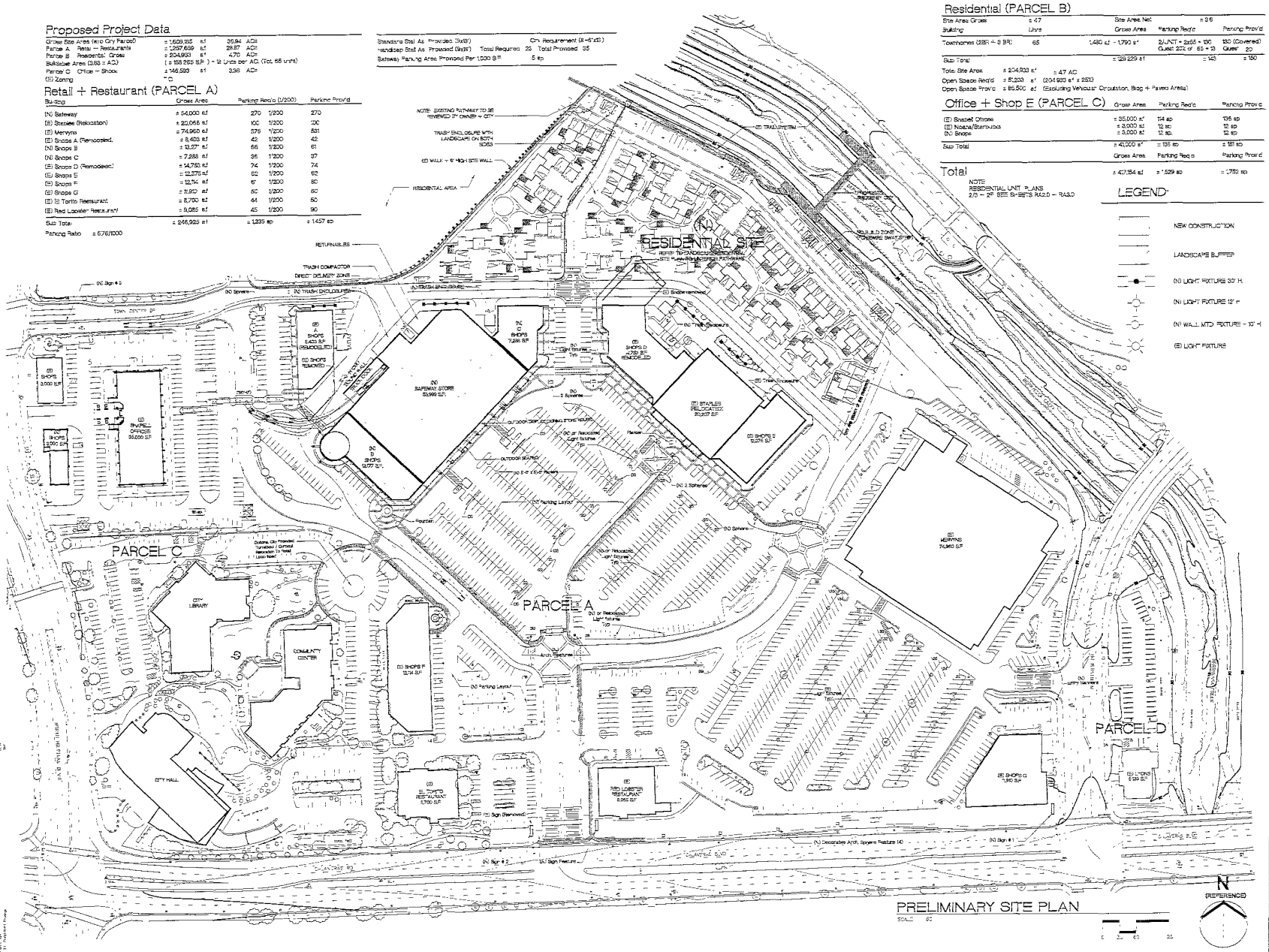
Total

	Gross Area	Parking Req'd	Parking Prov'd
	± 407,154 s.f.	± 1,529 sp	± 1,792 sp

NOTE
RESIDENTIAL UNIT PLANS
2/3 – 2ND SHEETS RA2.0 – RA3.0

LEGEND

- NEW CONSTRUCTION
- LANDSCAPE BUFFER
- (N) LIGHT FIXTURE 30' H.
- (N) LIGHT FIXTURE 12' H
- (N) WALL MTD FIXTURE - 10' H
- (E) LIGHT FIXTURE



PRELIMINARY SITE PLAN

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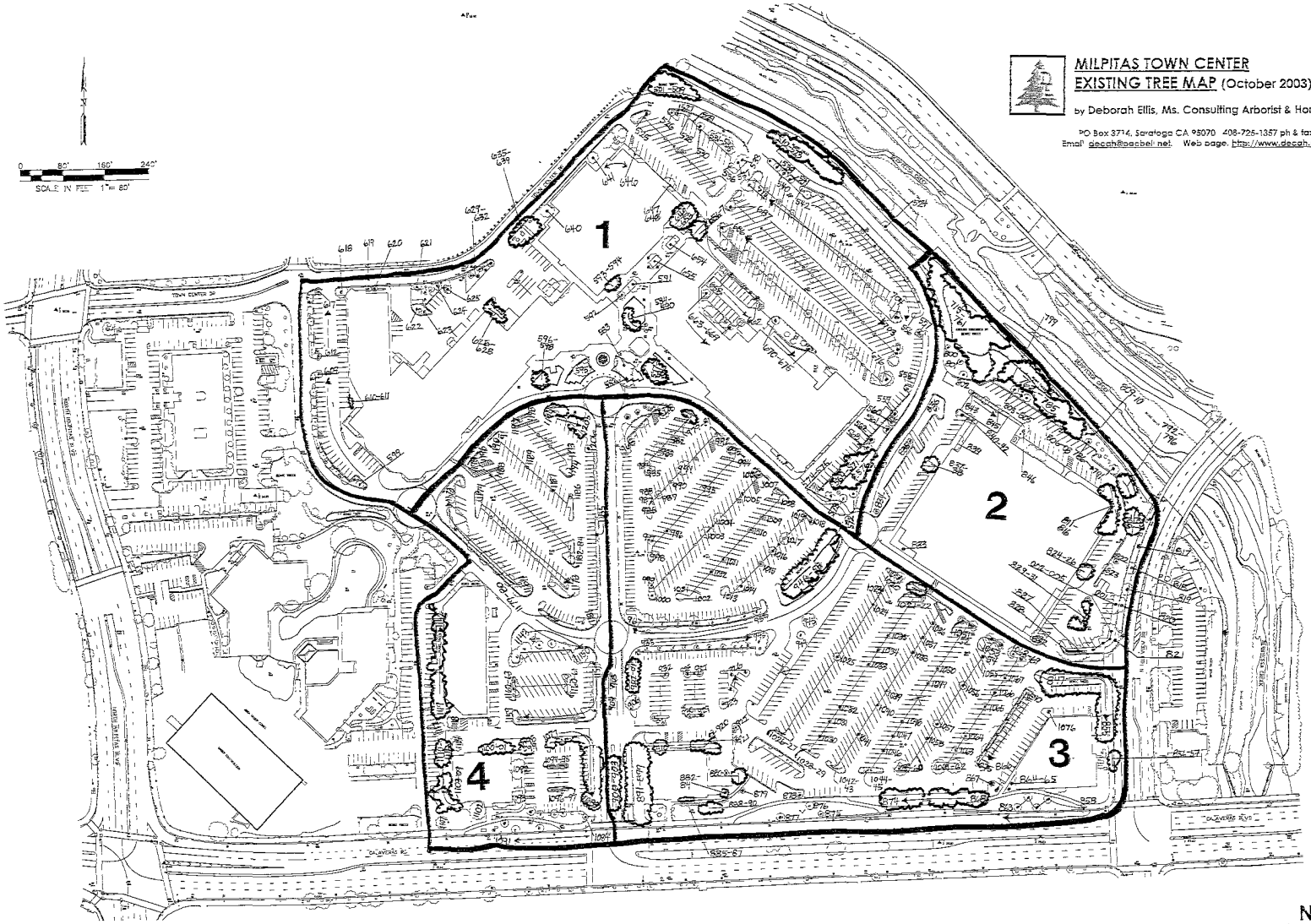

MILPITAS TOWN CENTER
EXISTING TREE MAP (October 2003)

by Deborah Ellis, Ms. Consulting Arborist & Horticulturist

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EXISTING TREES

SCALE 1:50

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MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

SHAPELL INDUSTRIES
OF NORTHERN CALIFORNIA

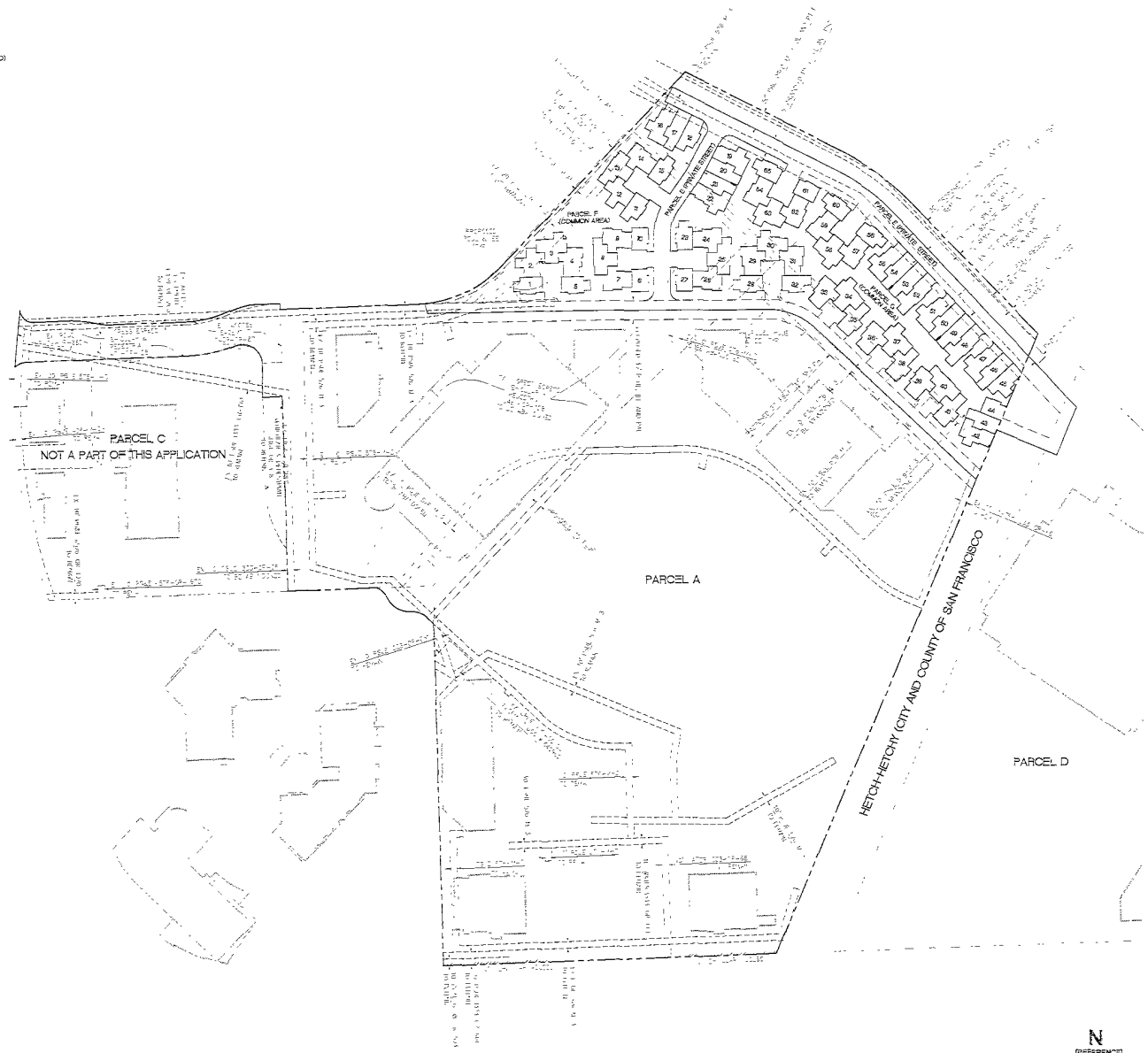
SP1.2
01/09/04

LEGEND

	PROPERTY LINE
	STRUCTURES (EXISTING TO REMAIN AND PROPOSED)
	PROJECT BOUNDARY
	EX. EASEMENT TO BE ABANDONED
	EX. EASEMENT TO REMAIN
	PROPOSED EASEMENT
	INGRESS-EGRESS EASEMENT
	PUBLIC SERVICE AND UTILITY EASEMENT
	PRIVATE STORM DRAINAGE EASEMENT
	PRIVATE MUTUAL ACCESS EASEMENT
	PRIVATE TRAIL ACCESS EASEMENT
	PRIVATE PARKING EASEMENT

NOTES

1. PARCEL E AND ALL AREAS DESIGNATED PUBLIC SERVICE AND UTILITY EASEMENT (PSUE) TO BE OFFERED FOR DEDICATION TO THE CITY OF MILPITAS FOR ANY AND ALL PUBLIC SERVICE PURPOSES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, AND CONDUITS FOR STORM SANITARY WATER, GAS, GAS, ELECTRIC, TELEPHONE AND TELEVISION FACILITIES, PUBLIC UTILITIES AND APPURTENANCES TO THE ABOVE UNDER ON OR OVER THOSE CERTAIN AREAS DESIGNATED "PSUE".
2. ALL OF PARCEL A AND ALL AREAS DESIGNATED PRIVATE MUTUAL ACCESS EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT TO BE OFFERED FOR PEDESTRIAN AND VEHICULAR ACCESS.
3. PARCEL E SHALL BE RETAINED AS A PRIVATE STREET INTENDED TOGETHER WITH ALL CONTIGUOUS SIDEWALKS FOR THE EXCLUSIVE USE OF THE OWNERS OF THOSE LOTS IN THE RESIDENTIAL SUBDIVISION. THEIR LICENSEES, VISITORS, TENANTS AND SERVANTS. THE DESIGNATED PRIVATE STREETS (PARCEL E) ARE NOT PART OF THE CITY OF MILPITAS STREET SYSTEM AND ARE NOT OFFERED FOR PUBLIC MAINTENANCE.
4. ALL OF PARCEL F AND PARCEL G SHALL BE RETAINED AS PRIVATE OPEN SPACE AREAS FOR RECREATIONAL PURPOSES AND FOR OTHER USES SET FORTH HEREIN, UPON WHICH LOTS RIGHT OF INGRESS, EGRESS AND THE EXCLUSIVE USE AND MAINTENANCE FACILITIES ARE HEREBY RESERVED FOR THE BENEFIT OF SAID OWNER, HIS SUCCESSOR AND ASSIGNS.
5. ALL OF PARCEL E AND ALL AREAS DESIGNATED PRIVATE STORM DRAIN EASEMENT (PSDE) TO BE RETAINED FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF DRAINAGE FACILITIES UPON WHICH EASEMENT RIGHTS OF INGRESS AND EGRESS ARE HEREBY RESERVED FOR THE BENEFIT OF SAID OWNER, HIS SUCCESSOR, OR ASSIGNS.



PRELIMINARY PROPERTY LINES AND EASEMENTS

SCALE 50

N (REFERENCE)

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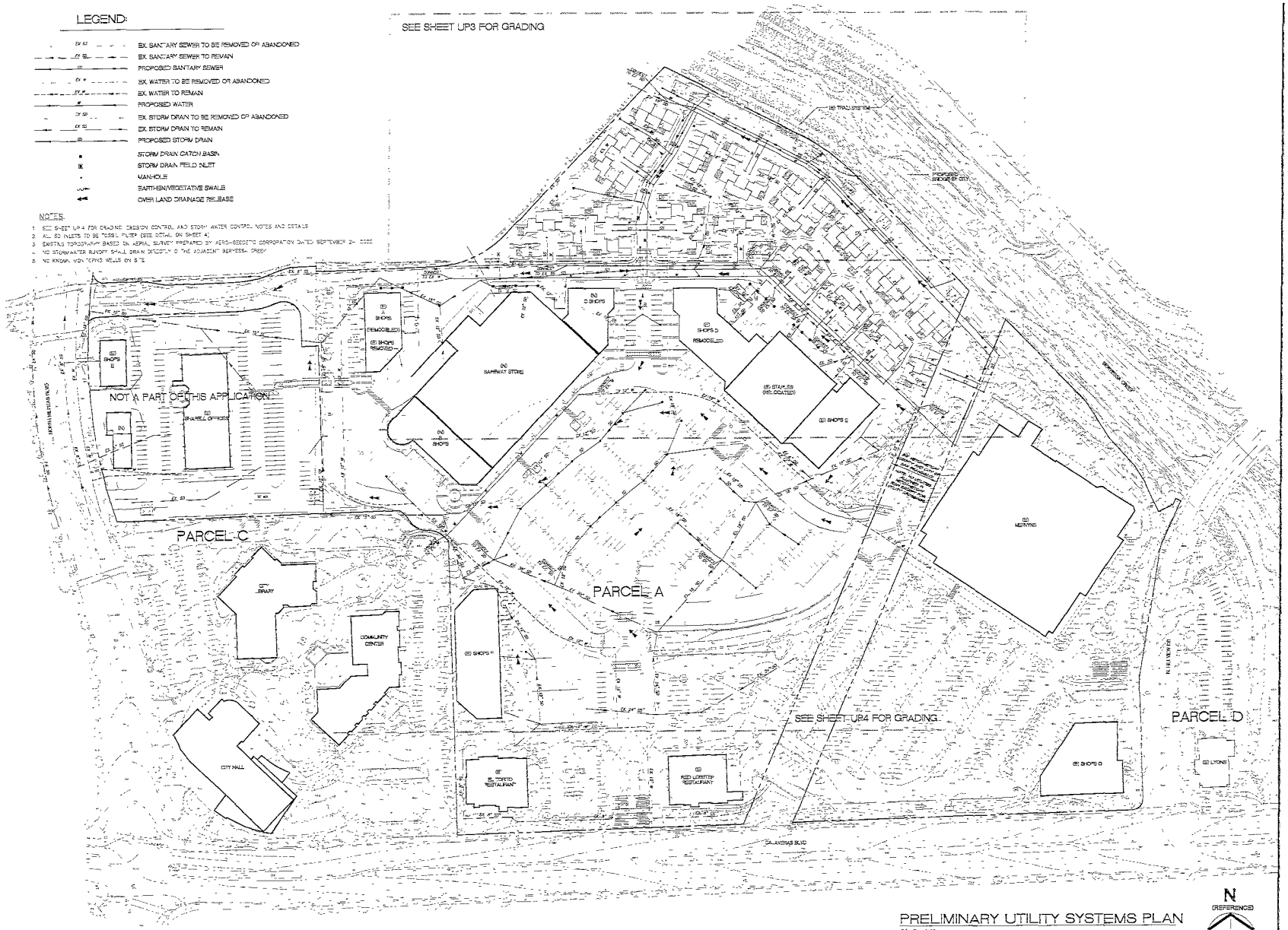
UP.1
01/09/04

LEGEND:

- EX. SANITARY SEWER TO BE REMOVED OR ABANDONED
- EX. SANITARY SEWER TO REMAIN
- PROPOSED SANITARY SEWER
- EX. WATER TO BE REMOVED OR ABANDONED
- EX. WATER TO REMAIN
- PROPOSED WATER
- EX. STORM DRAIN TO BE REMOVED OR ABANDONED
- EX. STORM DRAIN TO REMAIN
- PROPOSED STORM DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN FIELD INLET
- MANHOLE
- EARTHEN/VEGETATIVE SWALE
- OVER LAND DRAINAGE RELEASE

NOTES:

1. SEE SHEET UP.4 FOR GRADING, EROSION CONTROL AND STORM WATER CONTROL NOTES AND DETAILS
2. ALL BIO INLETS TO BE "BIOSIL FILTER" (SEE DETAIL ON SHEET 4)
3. EXISTING TOPOGRAPHY BASED ON AERIAL SURVEY PREPARED BY AERO-GEODETIC CORPORATION DATED SEPTEMBER 2-, 2000
4. NO STORMWATER RUNOFF SHALL DRAIN DIRECTLY ONTO THE ADJACENT PERENNIAL CREEK
5. NO KNOWN MONITORING WELLS ON SITE



PRELIMINARY UTILITY SYSTEMS PLAN

SCALE 1:30

0 30 60 120

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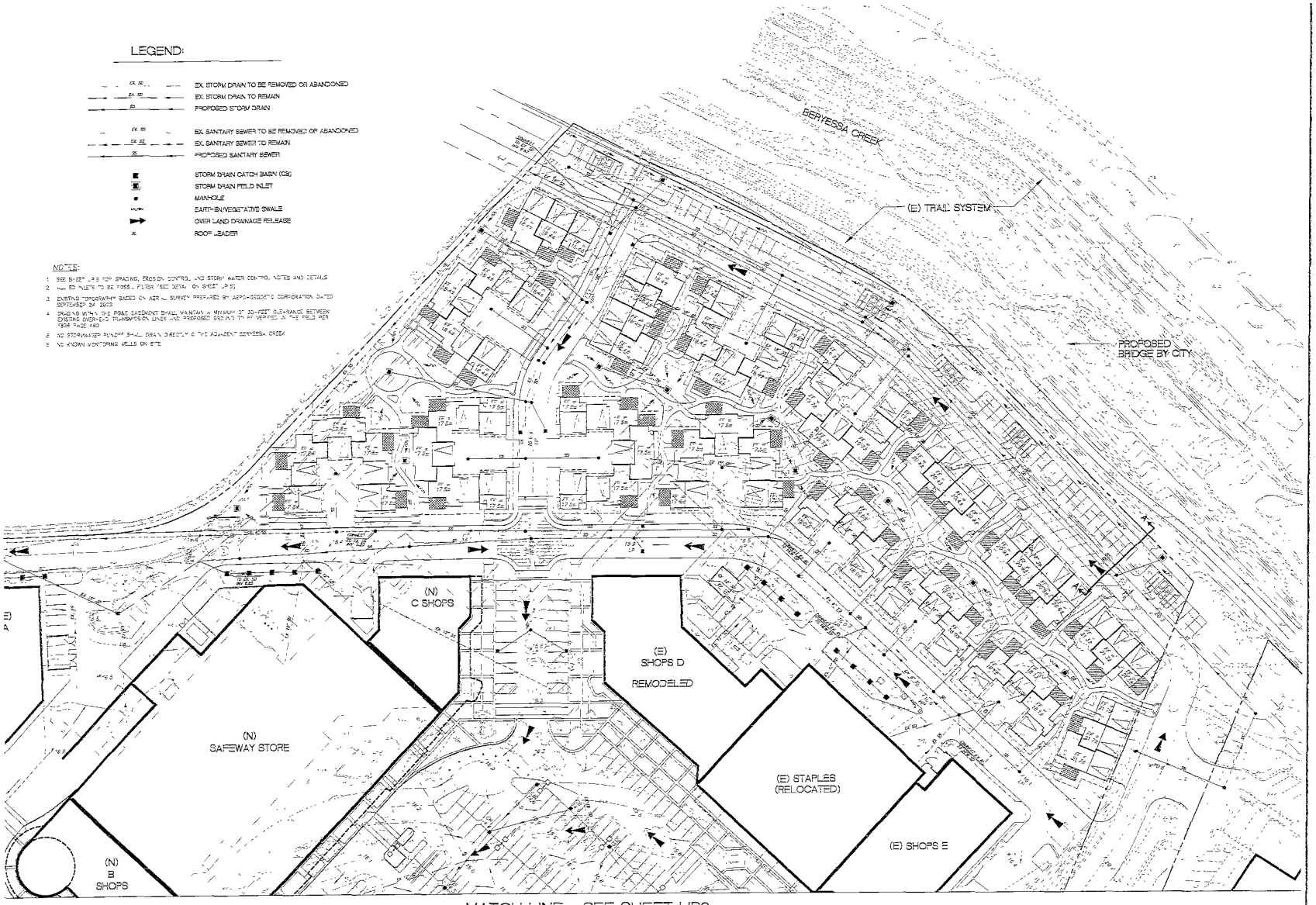
UP.2
01/09/04

LEGEND:

- EX. STORM DRAIN TO BE REMOVED OR ABANDONED
- EX. STORM DRAIN TO REMAIN
- PROPOSED STORM DRAIN
- EX. SANITARY SEWER TO BE REMOVED OR ABANDONED
- EX. SANITARY SEWER TO REMAIN
- PROPOSED SANITARY SEWER
- STORM DRAIN CATCH BASIN (CB)
- STORM DRAIN FIELD INLET
- MANHOLE
- EARTHEN/VEGETATIVE SWALE
- OVER LAND DRAINAGE RELEASE
- ROOF LEADER

NOTES:

1. SEE SHEET UP 5 FOR GRADING, EROSION CONTROL AND STORM WATER CONTROL NOTES AND DETAILS
2. ALL SD INLETS TO BE FOSS FILTER (SEE DETAIL ON SHEET UP 5)
3. EXISTING TOPOGRAPHY BASED ON AERIAL SURVEY PREPARED BY AERO-GEODETIC CORPORATION DATED SEPTEMBER 24, 2002
4. GRADING WITHIN THE PG&E EASEMENT SHALL MAINTAIN A MINIMUM OF 30-FEET CLEARANCE BETWEEN EXISTING OVERHEAD TRANSMISSION LINES AND PROPOSED GROUND TO BE VERIFIED IN THE FIELD PER PG&E PAGE 480
5. NO STORMWATER RUNOFF SHALL DRAIN DIRECTLY OF THE ADJACENT BERYESSA CREEK
6. NO KNOWN MONITORING WELLS ON SITE



MATCH LINE - SEE SHEET UP3

PRELIMINARY GRADING AND STORM WATER CONTROL PLAN

SCALE 1:20

N (REFERENCE)

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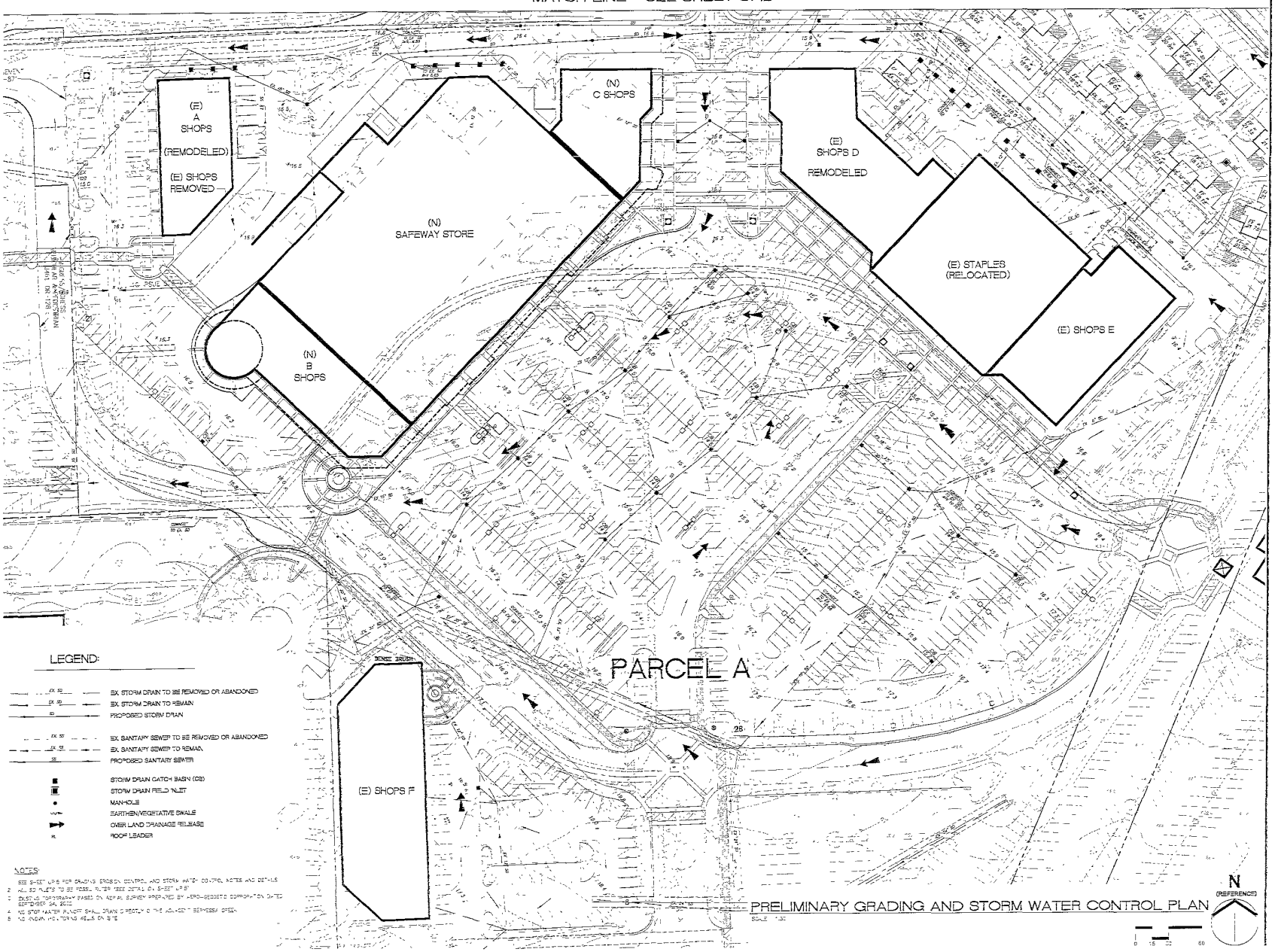
UP.3
01/09/04

MATCH LINE - SEE SHEET UP.2



PRELIMINARY GRADING AND STORM WATER CONTROL PLAN

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MILPITAS, CALIFORNIA
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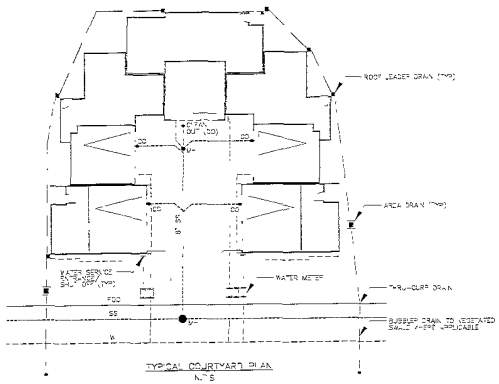
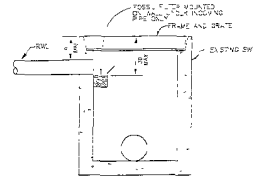
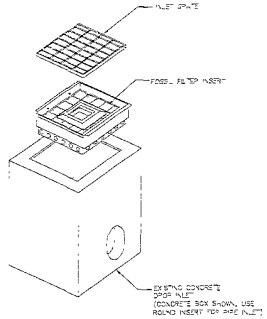
UP.4
01/09/04



TYPICAL COURTYARD PLAN
N.T.S



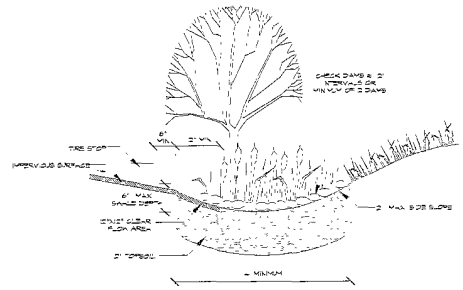
FOSSIL FILTER AT RWL OUTLET
N.T.S



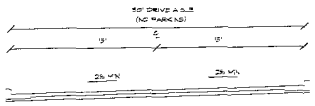
FOSSIL FILTER "DROP IN" CATCH BASIN INSERT
N.T.S

NOTES

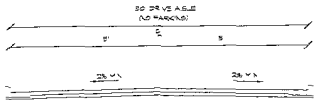
1. SEE "CONSTRUCTION NOTES" NOTE #8 ON THIS SHEET
2. FOSSIL FILTER INSERT BODY SHALL BE ONE PIECE MANUFACTURED FROM STIFF HIGH DENSITY POLYETHYLENE (HDPE) OR PETROLEUM RESISTANT FIBERGLASS WITH WALLS OF THICKNESS TO 3/8-IN
3. ALL METAL COMPONENTS SHALL BE A STAINLESS STEEL (TYPE 304).
4. REFER TO SPECIFIER CHART FOR CATCH BASIN AND FILTER SIZING
5. FILTER MESH SHALL BE FOSSIL ROCK INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS



TYPICAL LANDSCAPE SWALE
N.T.S



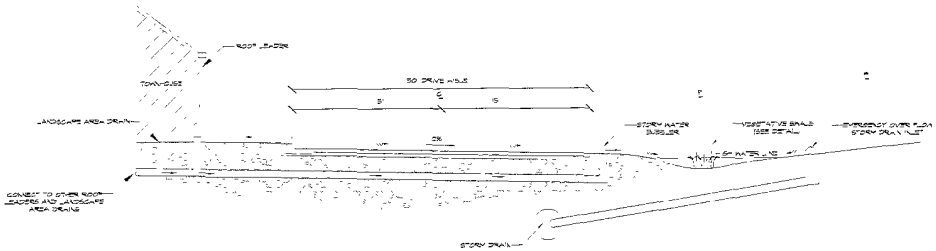
PARKING LOT MAIN DRIVE AISLE – CROSS SLOPED
N.T.S



PARKING LOT MAIN DRIVE AISLE – CROWNED
N.T.S

PARKING LOT DRIVE AISLE – CROWNED
N.T.S

TYPICAL PARKING LOT DRIVE AISLE – CROSS SLOPED
N.T.S



SECTION A–A
N.T.S

PRELIMINARY GRADING AND STORM WATER CONTROL NOTES AND DETAILS

AS SHOWN

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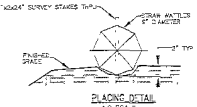
UP.5
01/09/04

NOTES

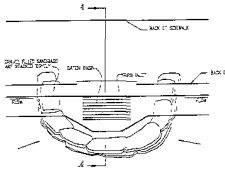
1. DURING EACH PHASE OF CONSTRUCTION, APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED.
2. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES BEFORE, DURING AND AFTER STORM EVENTS.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT THE FLOW OF SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. SUPPLEMENTARY STORM INLET SEDIMENT FILTERS SHALL BE INSTALLED AND MAINTAINED AT NECESSARY LOCATIONS. FILTRATION SHALL CONSIST OF FILTER FABRIC SECURED TO THE EXISTING INLET GRATES OR OTHER APPROVED METHOD TO PREVENT THE FLOW OF SEDIMENT LADEN RUNOFF FROM ENTERING THE EXISTING STORM DRAIN SYSTEM WHILE MAINTAINING TRAFFIC FLOWS THEREON. THE PARKING AREAS IF FILTER FABRIC IS USED FOR PROTECTION. MAINTENANCE SHALL BE PERFORMED DAILY TO ENSURE THAT THE PROTECTION REMAINS INTACT AND FREE OF OBSTRUCTIONS INCLUDING SILT.
8. EROSION CONTROL FACILITIES ARE INTENDED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR.
9. PRIOR TO CONSTRUCTION, THE COMPLETION OF SITE IMPROVEMENTS SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
10. CONSTRUCTION ENTRANCES SHALL BE DESIGNATED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING THE PROJECT SITE SHALL BE LIMITED TO THE DESIGNATED CONSTRUCTION ENTRANCE.
11. CONTRACTOR SHALL MAINTAIN THE DESIGNATED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
12. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.
13. EXISTING TOPOGRAPHY BASED ON AERIAL SURVEY PREPARED BY AERO-GRAPHIC CORPORATION DATED SEPTEMBER 24, 2002.
14. A. GRADING WITHIN THE PG&E EASEMENT SHALL MAINTAIN A MINIMUM OF 35-FEET CLEARANCE BETWEEN EXISTING OVERHEAD TRANSMISSION LINES AND PROPOSED GROUND TO BE VERIFIED IN THE FIELD PER F839 PAGE 460.

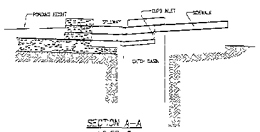
STAKING DETAIL
NO SCALE



PLACING DETAIL
NO SCALE

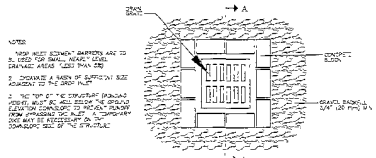
STRAW WATTLES



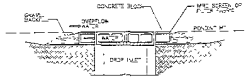


SECTION A–A
NO SCALE

CURB INLET SEDIMENT BARRIER
NO SCALE

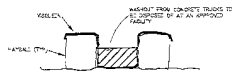


PLAN VIEW

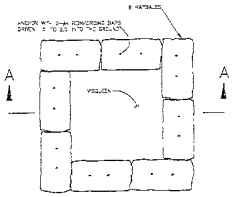


SECTION A–A

BLOCK AND GRAVEL DROP INLET SEDIMENNT BARRIER
NO SCALE



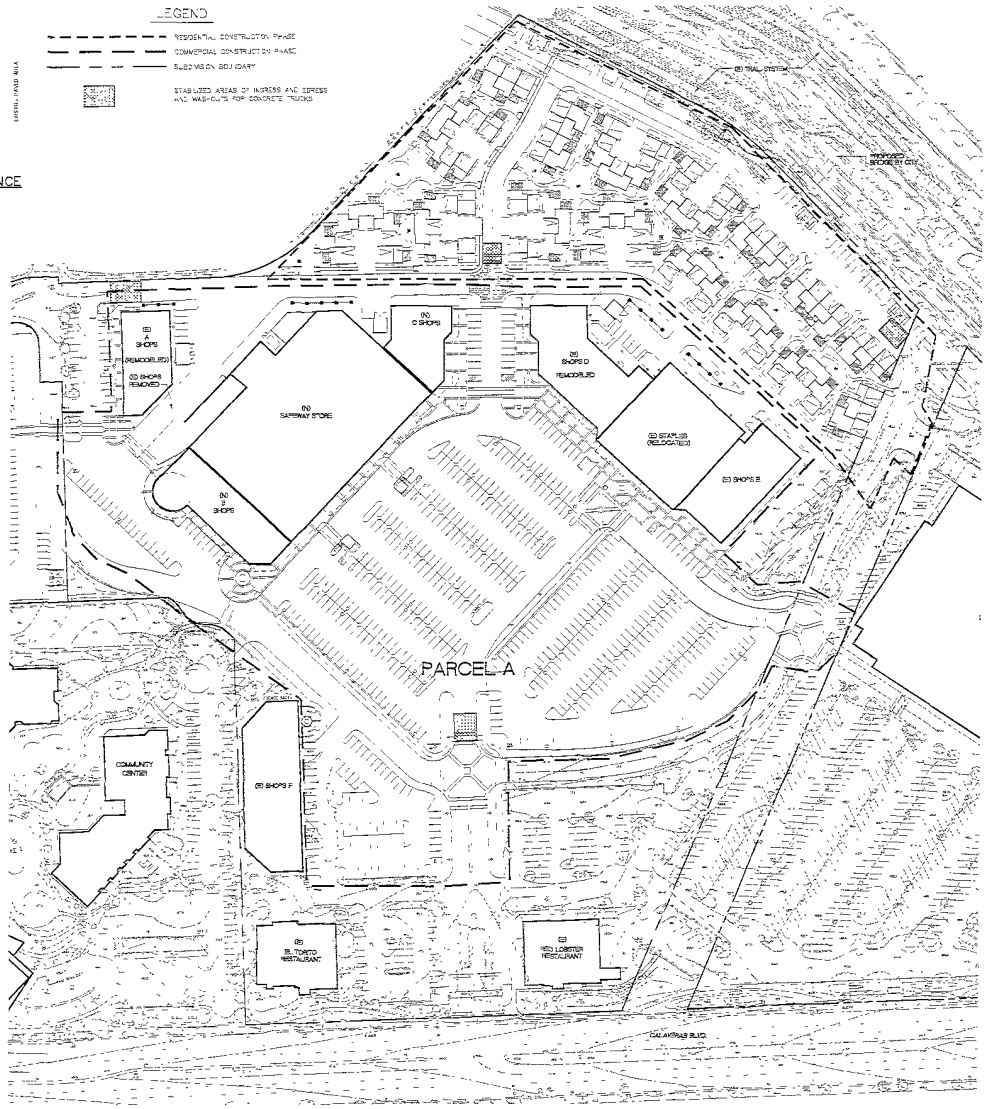
SECTION A–A
NO SCALE



WASHOUT FOR CONCRETE TRUCKS
NO SCALE

LEGEND

- RESIDENTIAL CONSTRUCTION PHASE
- COMMERCIAL CONSTRUCTION PHASE
- SUBDIVISION BOUNDARY
- STABILIZED AREAS OF INGRESS AND EGRESS AND WASHOUTS FOR CONCRETE TRUCKS



PRELIMINARY EROSION CONTROL PLAN AND DETAILS
SCALE 1:60

0 30 60 120

N
(REFERENCED)

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A Professional Corporation
Registered Civil Engineers
Land Surveyors
Land Planners
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MILPITAS TOWN CENTER
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SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA
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MILPITAS, CALIFORNIA 95035

UP.6
01/09/04

PLANT LIST

COMMERCIAL AREA:

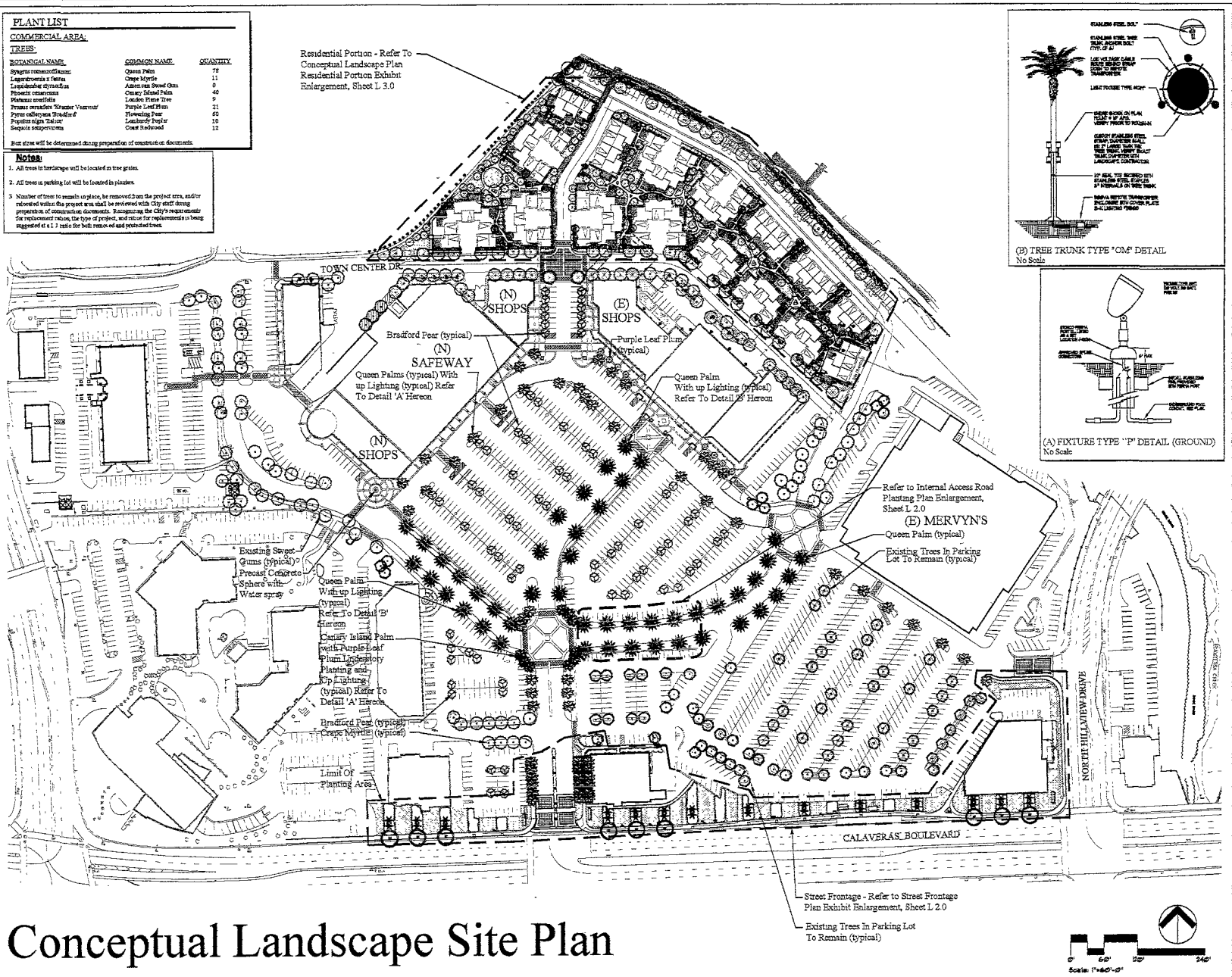
TREES:

BOTANICAL NAME	COMMON NAME	QUANTITY
Syagrus romanzoffianum	Queen Palm	78
Lagerstroemia x fauriei	Crape Myrtle	11
Liquidambar styraciflua	American Sweet Gum	0
Phoenix canariensis	Canary Island Palm	40
Platanus acerifolia	London Plane Tree	9
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	21
Pyrus calleryana 'Bradford'	Flowering Pear	60
Populus nigra 'Italica'	Lombardy Poplar	10
Sequoia sempervirens	Coast Redwood	12

Box sizes will be determined during preparation of construction documents.

Notes:

1. All trees in hardscape will be located in tree grates.
2. All trees in parking lot will be located in planters.
3. Number of trees to remain in place, be removed from the project area, and/or relocated within the project area shall be reviewed with City staff during preparation of construction documents. Recognizing the City's requirements for replacement ratios, the type of project, and ratios for replacements is being suggested at a 1:1 ratio for both removed and protected trees.



(B) TREE TRUNK TYPE "OM" DETAIL
No Scale

(A) FIXTURE TYPE "P" DETAIL (GROUND)
No Scale

Conceptual Landscape Site Plan

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PH: 714.754.7311

10-02-03 / 02-807.03
01-09-04
03-03-04
03-18-04

MILPITAS TOWN CENTER
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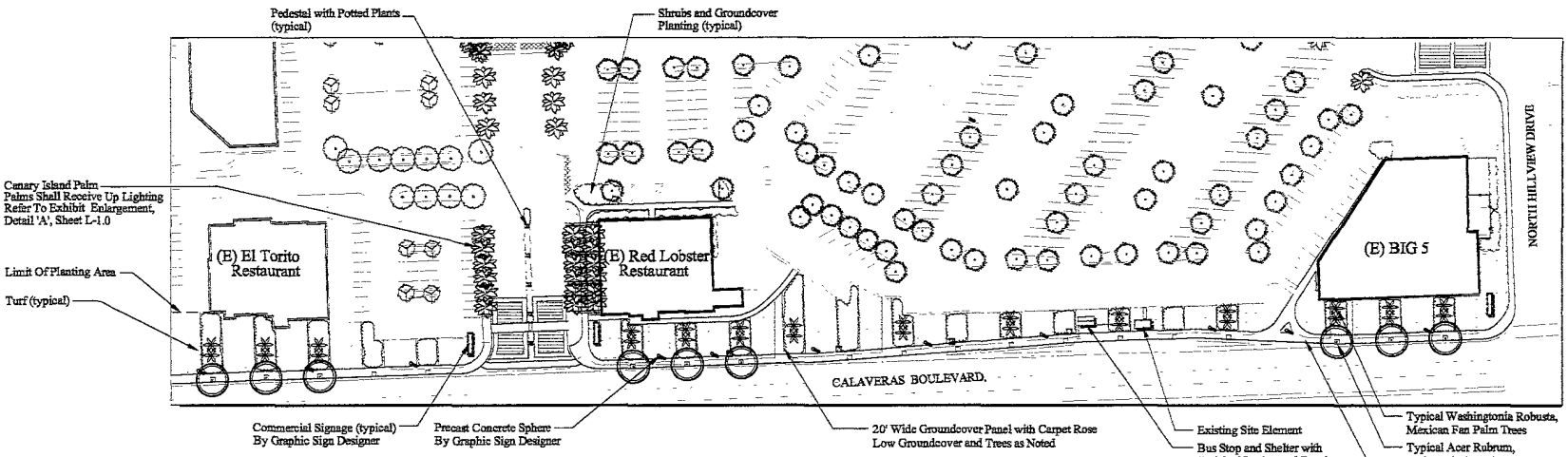
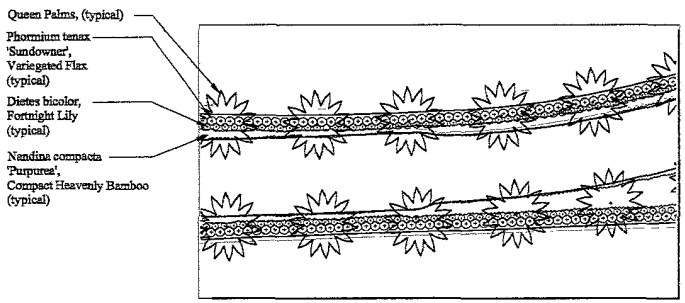
SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

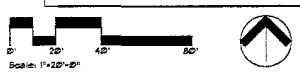
L1.0
10/02/03
01/09/04
02/18/04



Street Frontage Enlargement Plan



Internal Access Road Planting Plan



Lagerstroemia indica
Crape Myrtle

Phoenix canariensis
Canary Island Palm

Prunus cerasifera
Purple Leaf Plum

Pyrus calleryana 'Bradford'
Bradford Pear

Syagrus romanzoffianum
Queen Palm

Bus Stop

Enlargement Plans

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01-09-04
03-03-04

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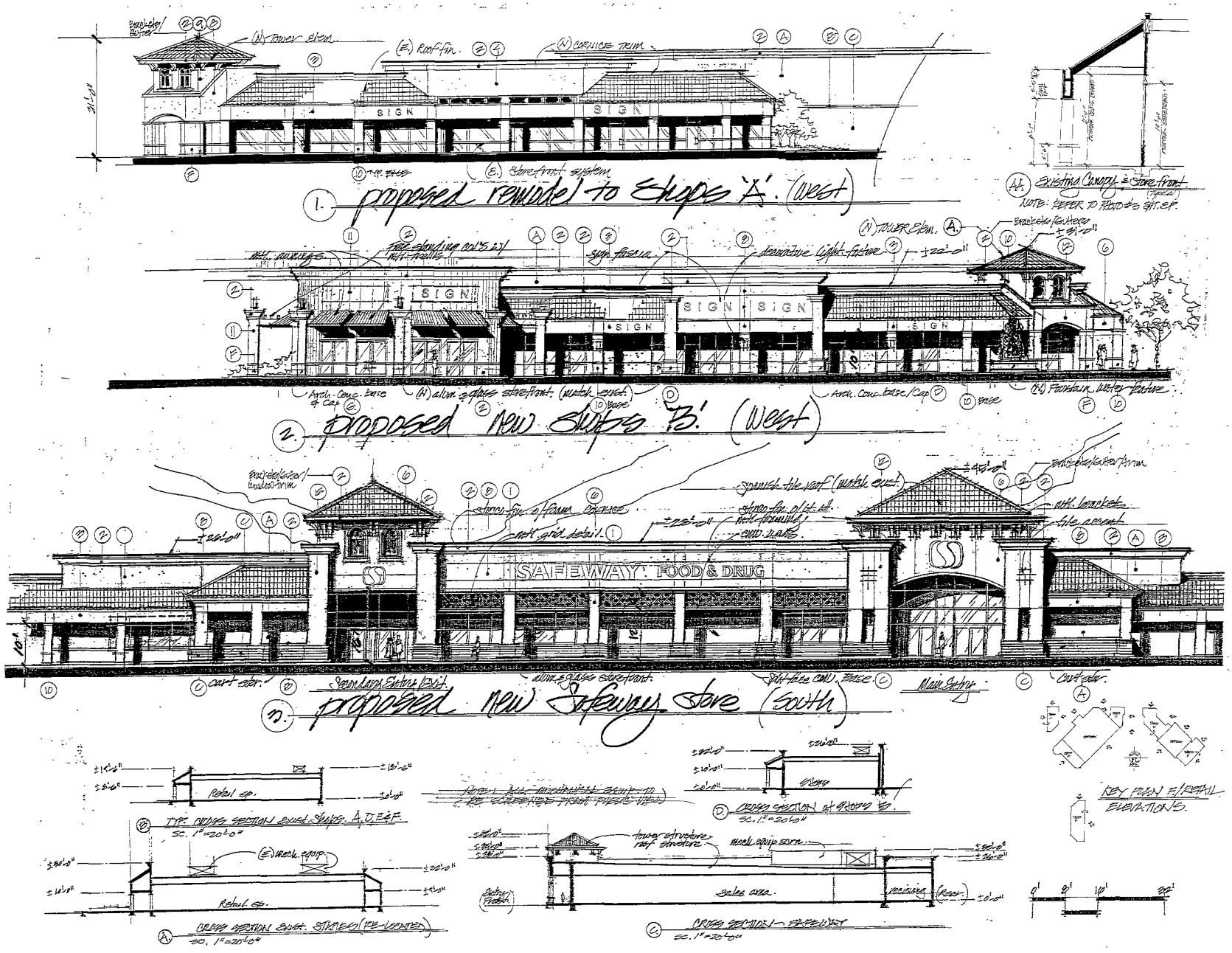
09/08/03
01/09/04
03/03/04



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MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

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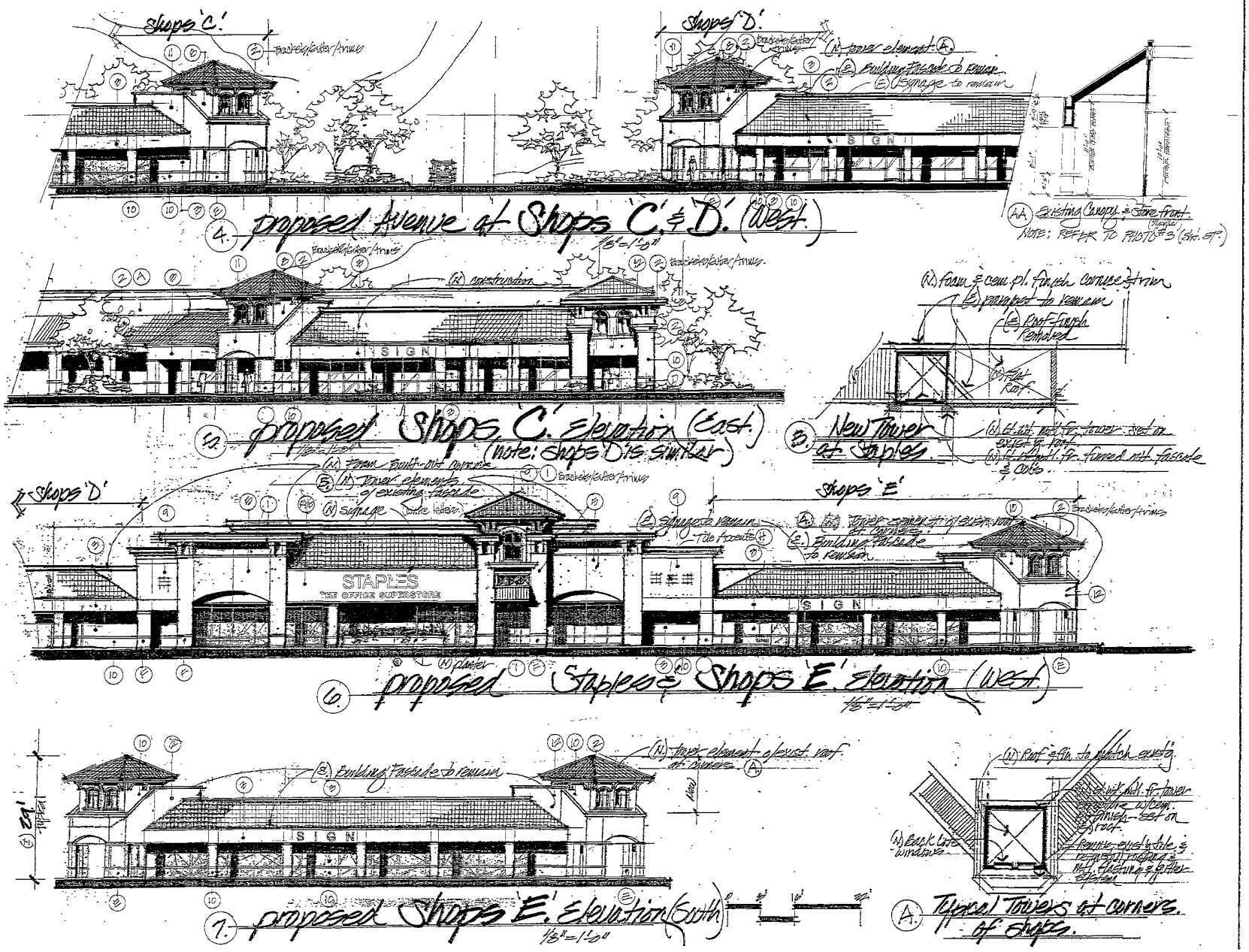
A1.0
01/09/04



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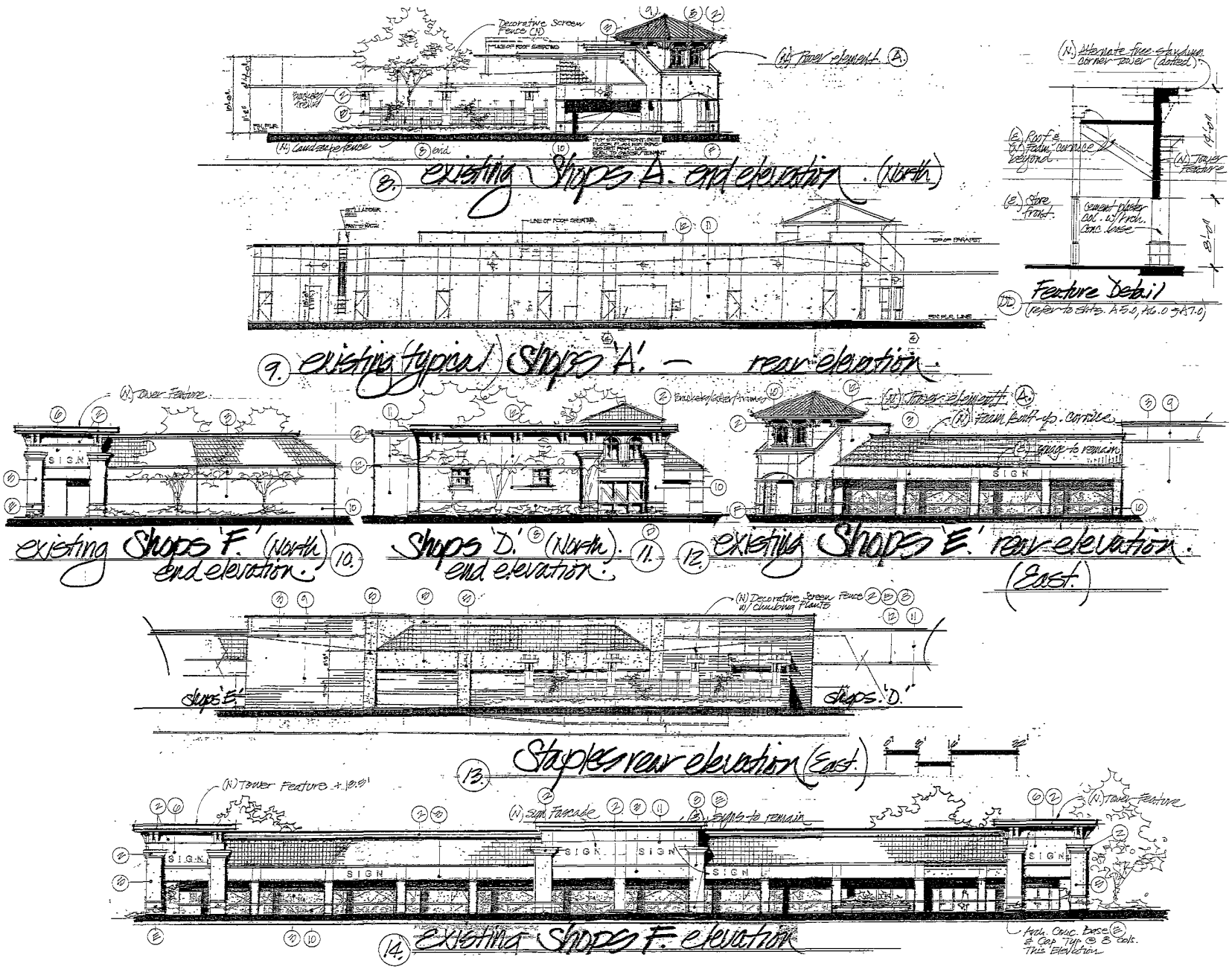
01/09/04



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MILPITAS TOWN CENTER
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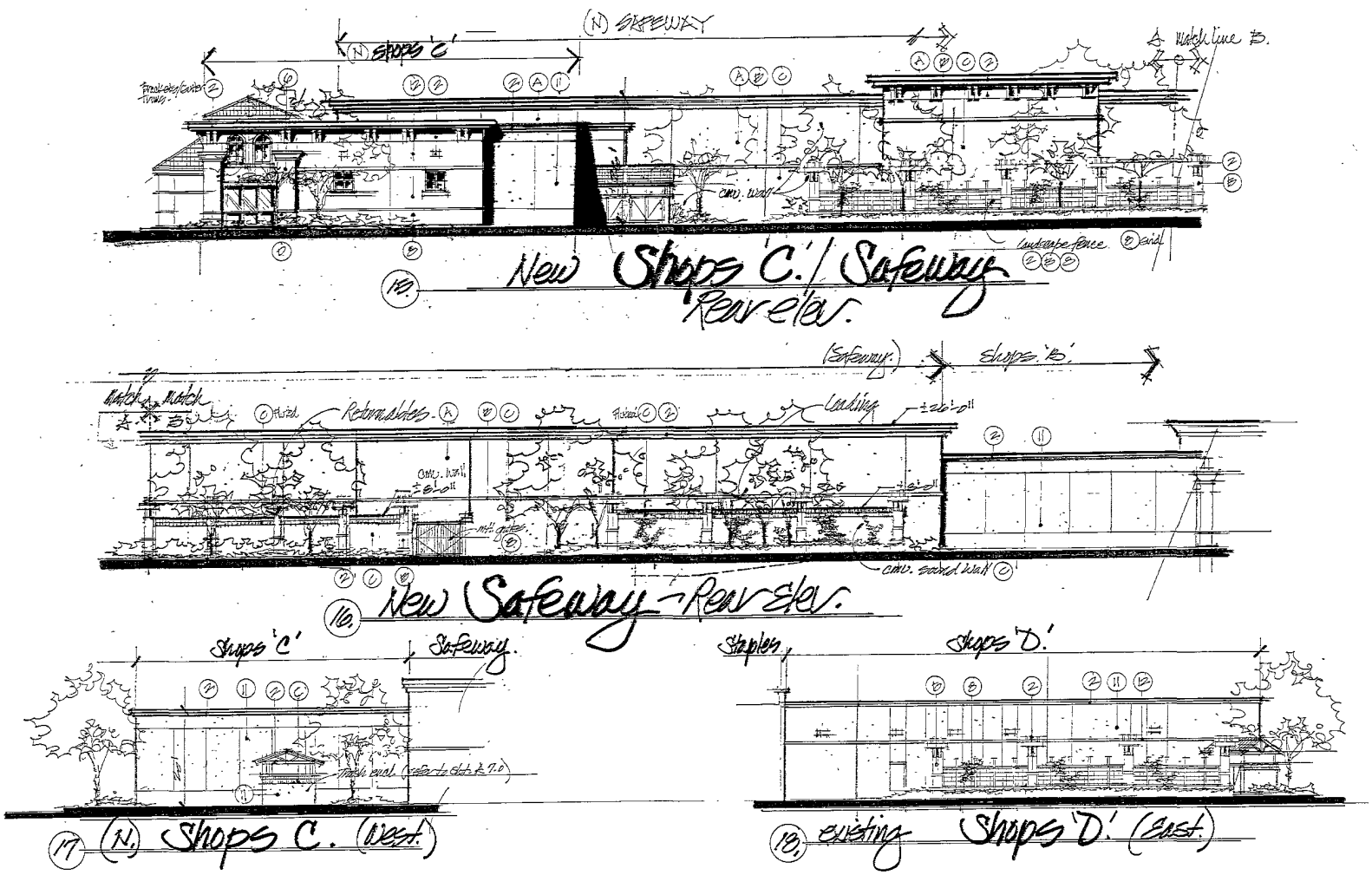
A3.0
01/09/04



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MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

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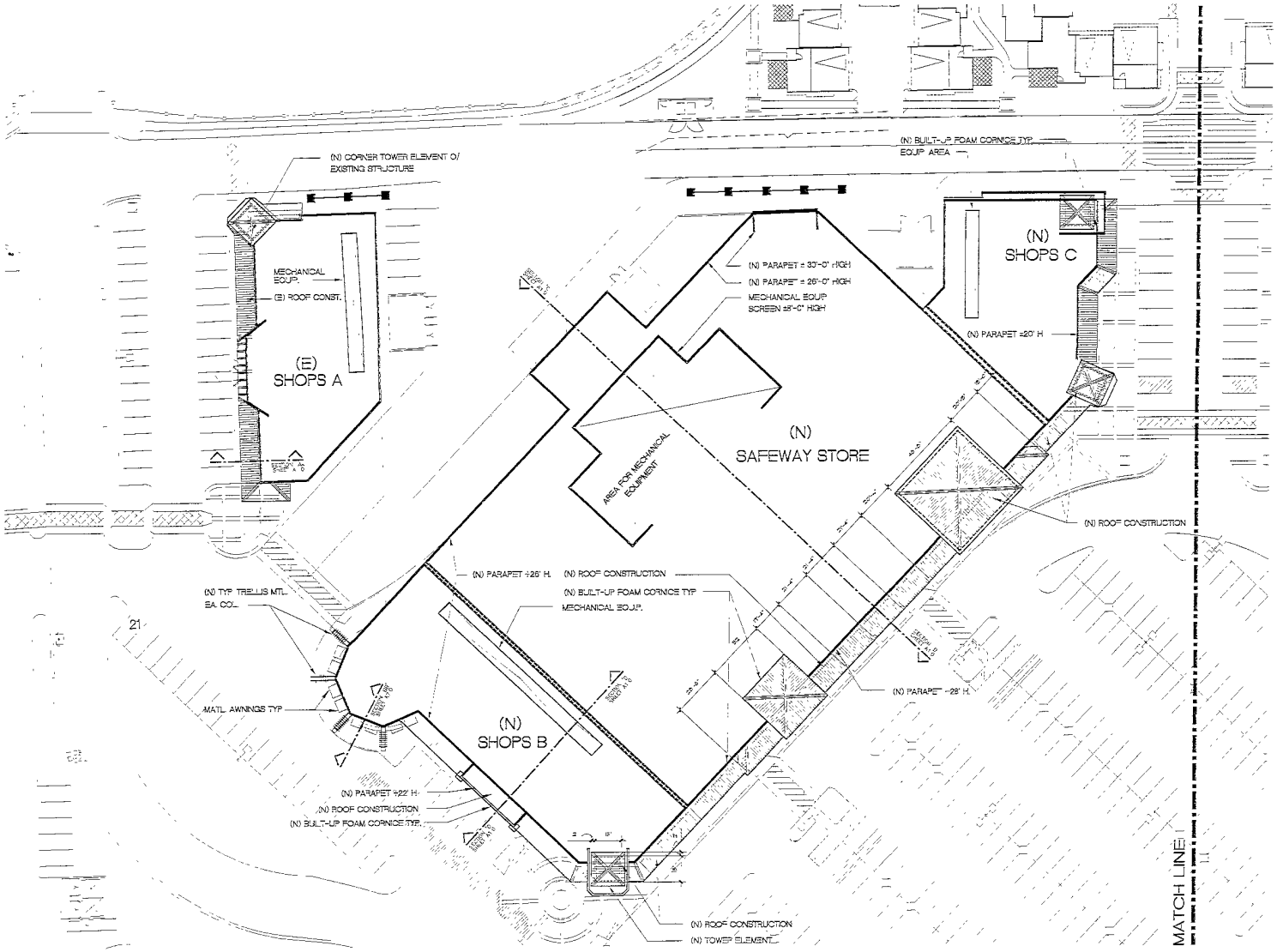
A4.0
01/09/04



PRELIMINARY ROOF PLAN

SCALE 1" = 20'

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MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

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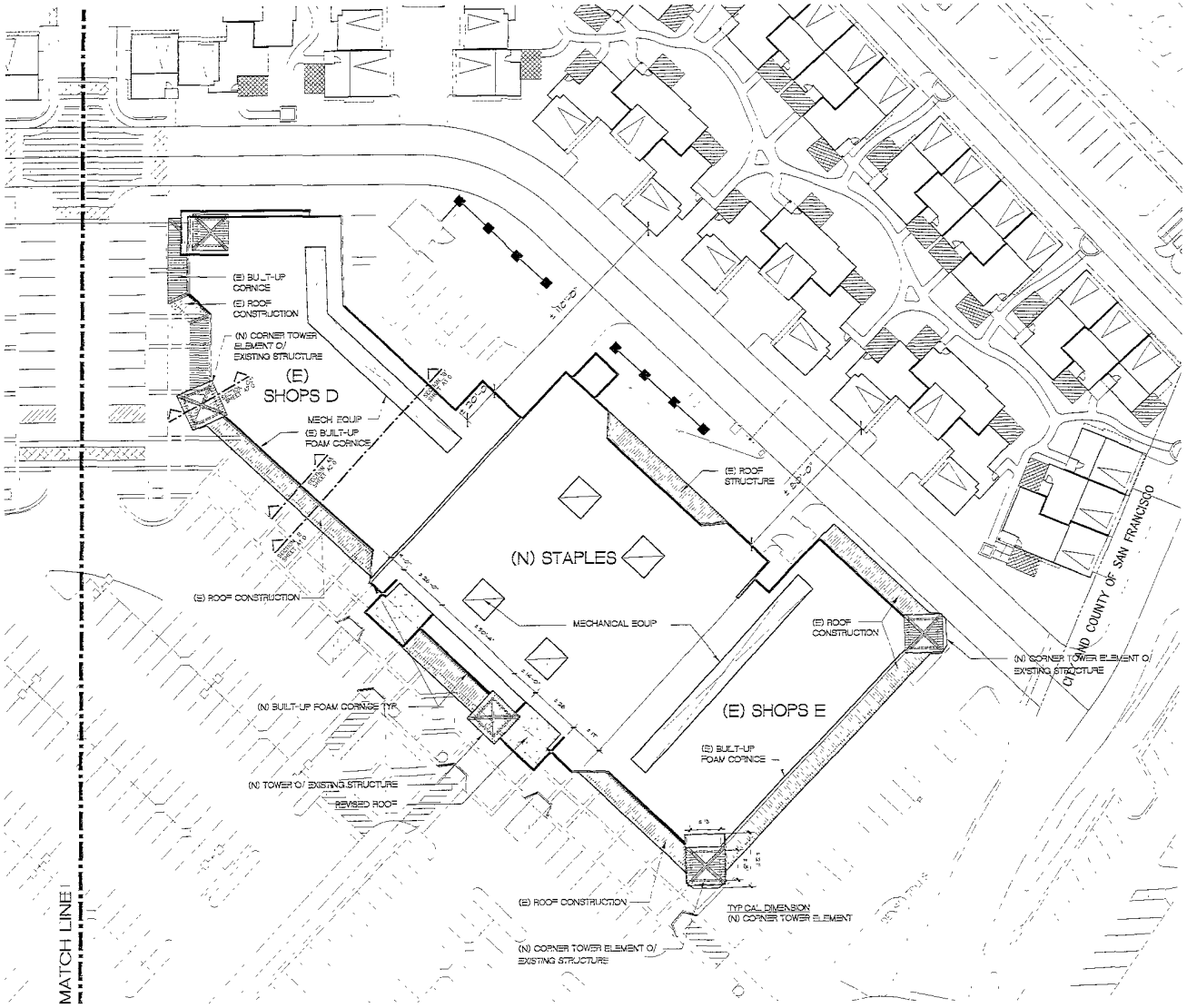
A5.0
01/09/04



PRELIMINARY ROOF PLAN

SCALE: 32'

N (REFERENCE)

CRAIG + GRANT
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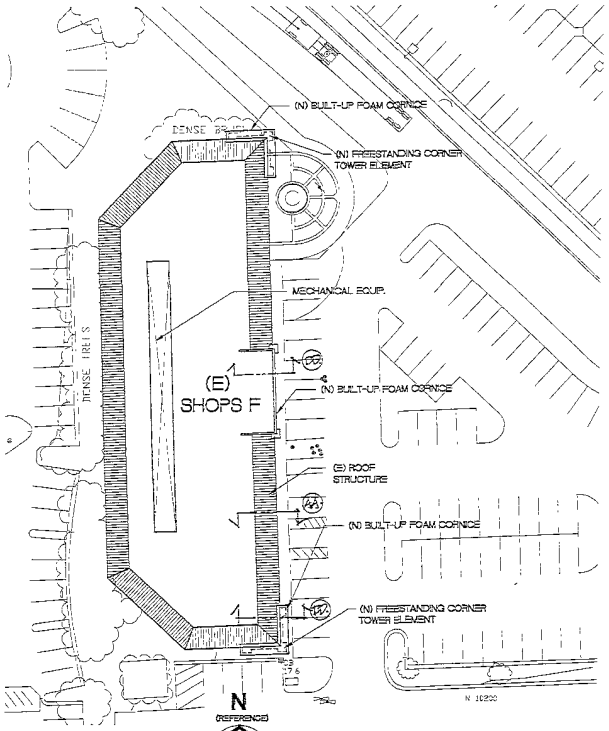
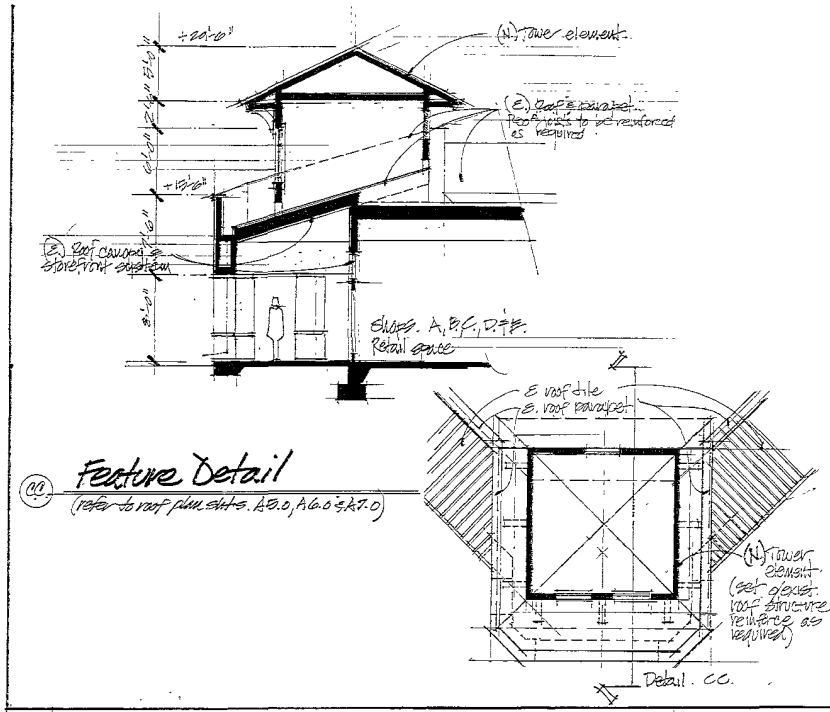
A6.0

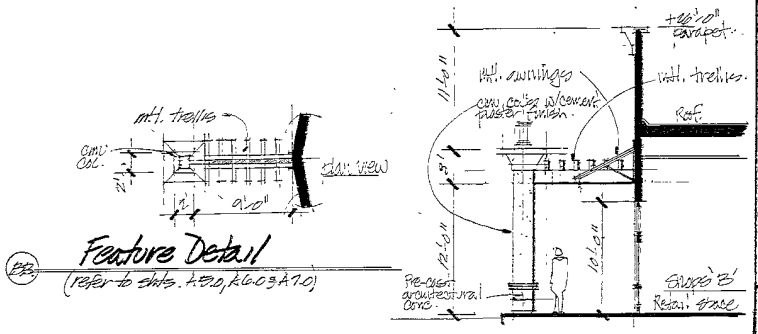
01/09/04



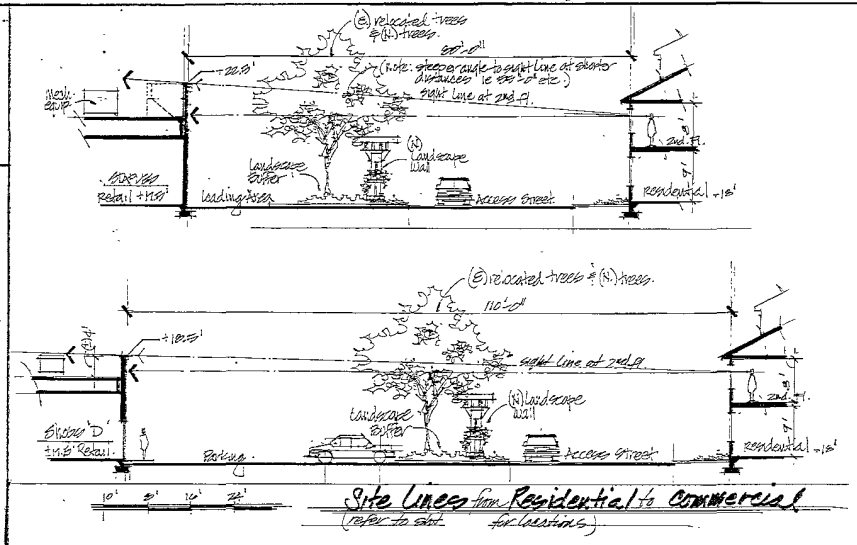
PRELIMINARY ROOF PLAN
SCALE 1:20



CC Feature Detail
(refer to roof plan shts. A5.0, A6.0 & A7.0)



BB Feature Detail
(refer to shts. A5.0, A6.0 & A7.0)



Site Lines from Residential to Commercial
(refer to shts. for locations)

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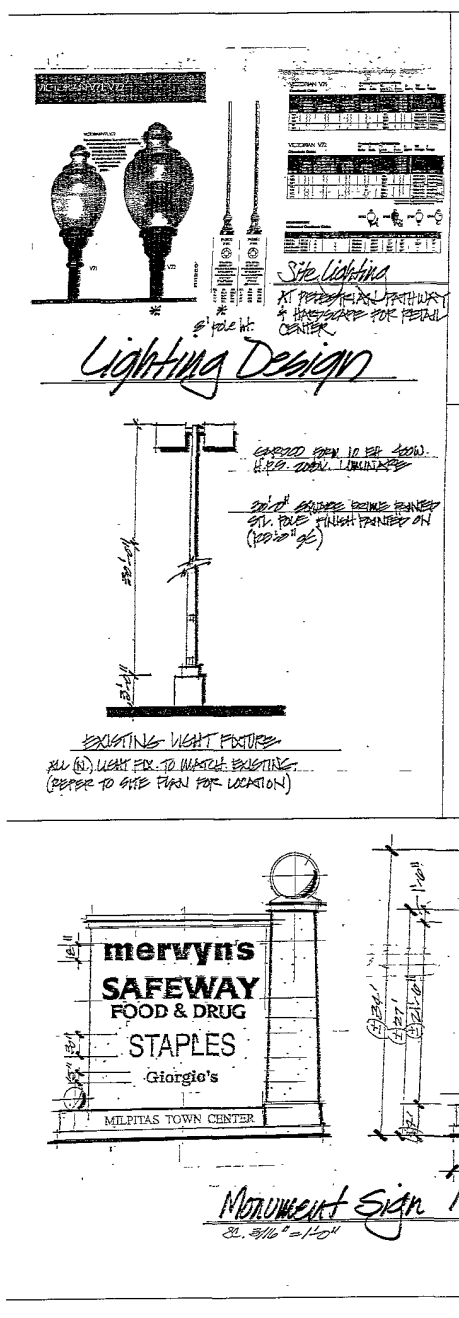
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

A7.0
01/09/04

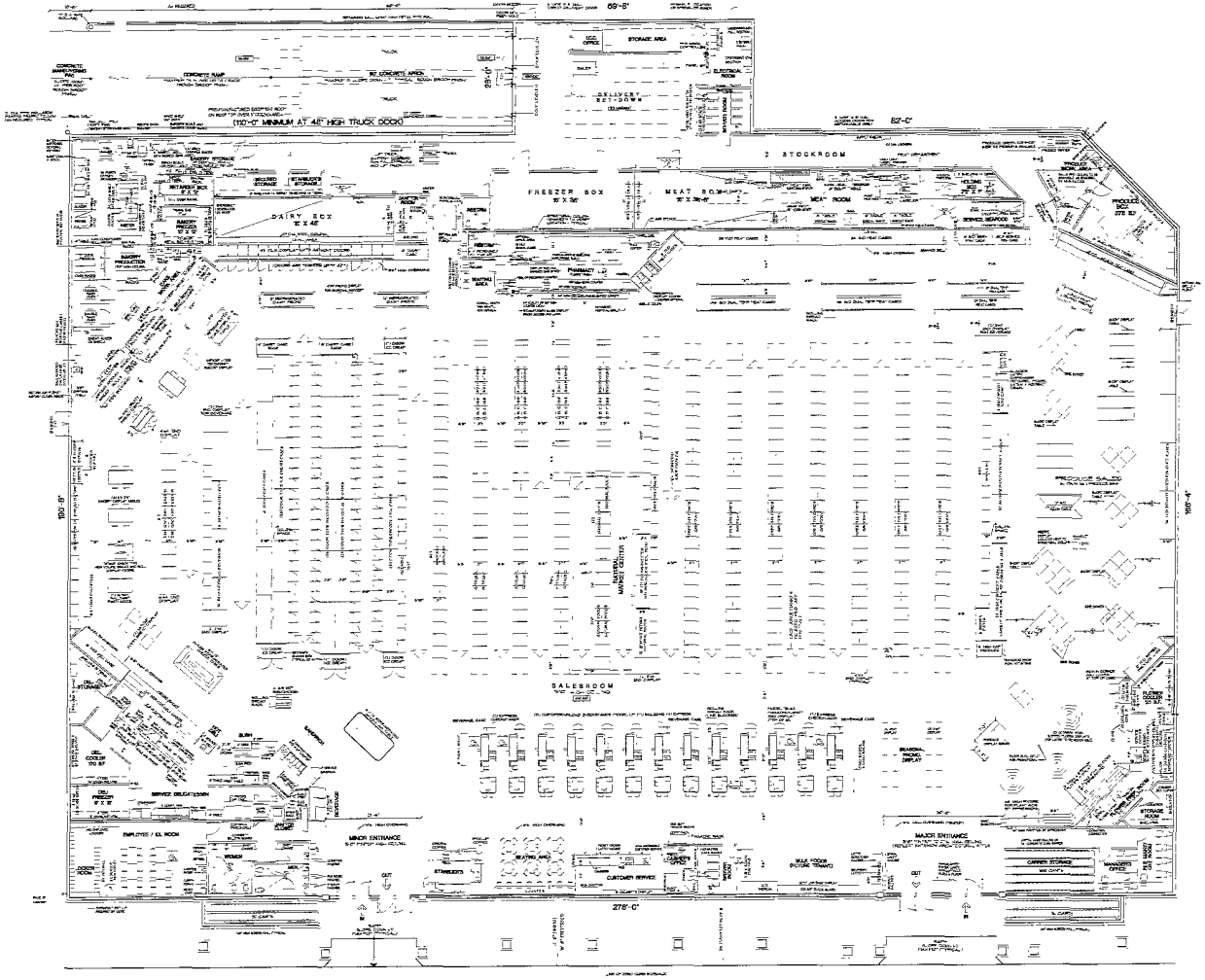


CRAIG + GRANT ARCHITECTS

MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

A8.0
01/09/04



SAFEWAY FIXTURE PLAN

AREA = 53,999 SQFT

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MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA
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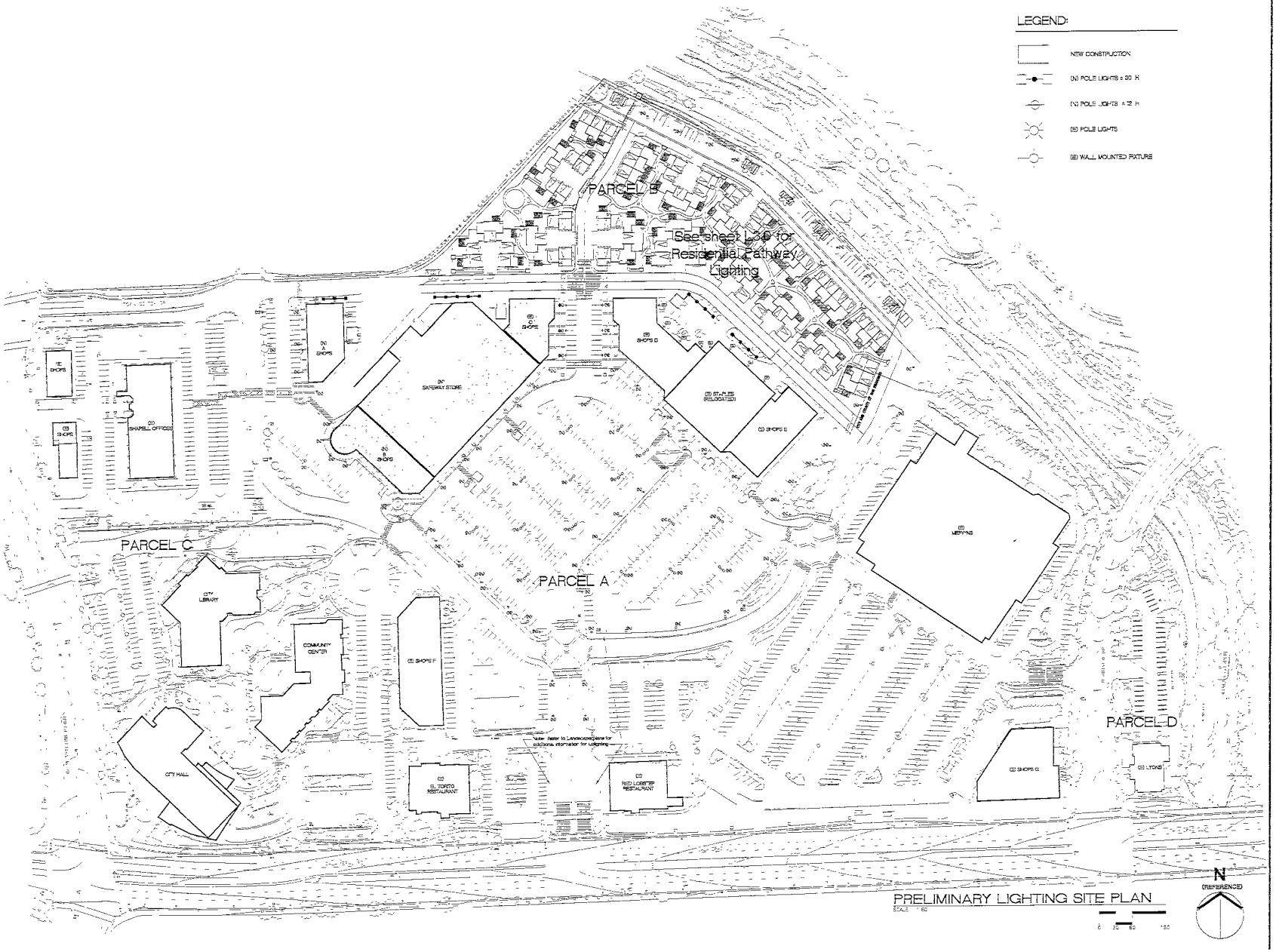
A9.0
01/09/04



PRELIMINARY LIGHTING SITE PLAN

SCALE: 1" = 60'

0 30 60 120

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MILPITAS TOWN CENTER

MILPITAS, CALIFORNIA

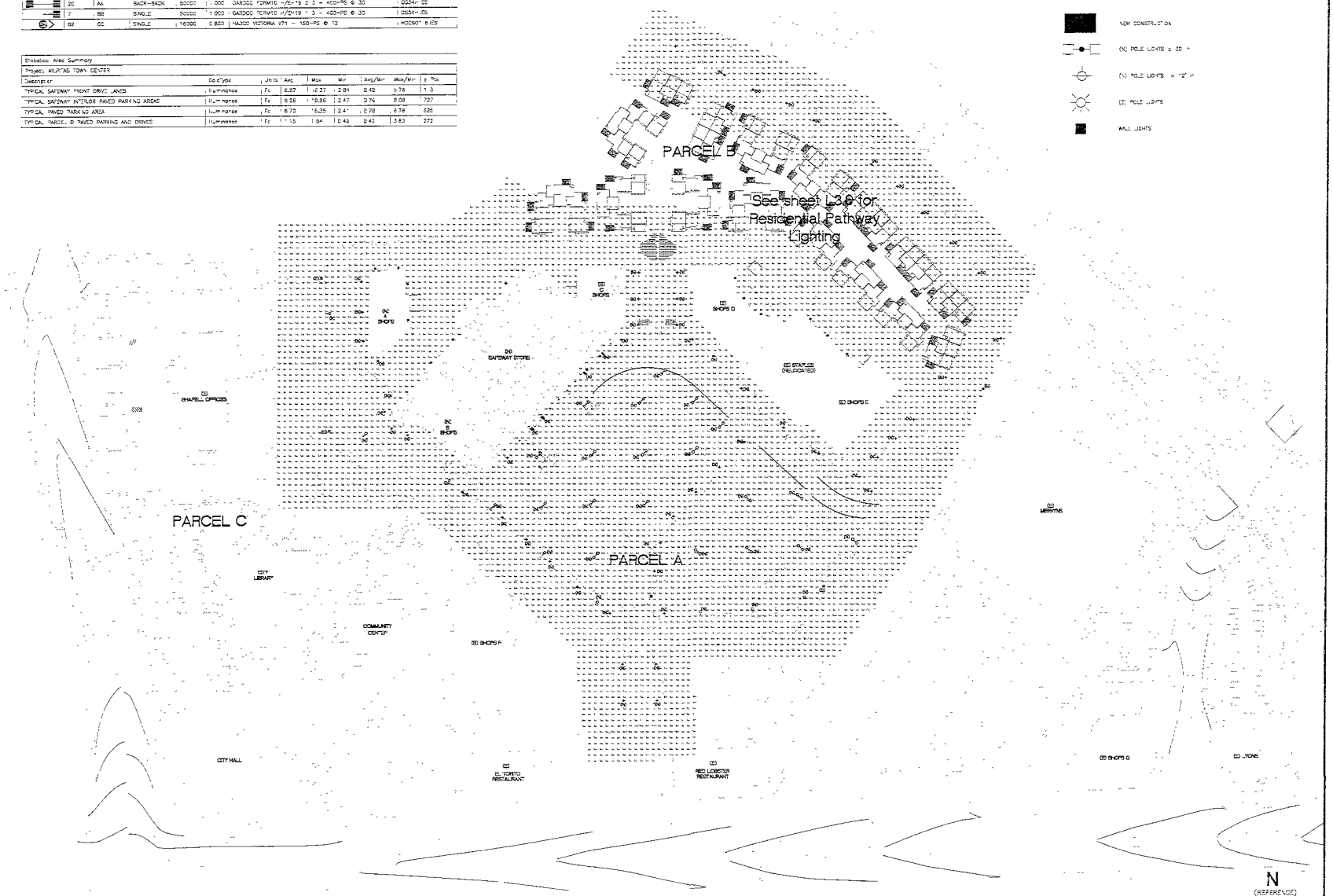
SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

SLP-1

01/09/04

Luminaire Schedule							
Project: MILPITAS TOWN CENTER							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Remarks
	20	AA	BACK-BACK	50000	1.000	GARDCO FORM10 P/E-19 2.3 - 400-PS @ 30	05344-25
	7	BB	SINGLE	50000	1.000	GARDCO FORM10 P/E-19 1.3 - 400-PS @ 30	05344-25
	62	CC	SINGLE	16000	0.850	HADCO VICTORIA V71 - 150-PS @ 12	H0090T 81E5

Statistics: Area Summary								
Project: MILPITAS TOWN CENTER								
Description	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
TYPICAL SAFEWAY FRONT DRIVE LANES	Illuminance	Fc	6.37	16.37	2.84	2.42	5.76	13
TYPICAL SAFEWAY INTERIOR PAVED PARKING AREAS	Illuminance	Fc	9.28	19.96	2.47	3.76	8.08	727
TYPICAL PAVED PARKING AREA	Illuminance	Fc	6.73	16.25	2.41	2.79	6.74	626
TYPICAL PARCEL B PAVED PARKING AND DRIVES	Illuminance	Fc	11.15	19.94	0.49	2.43	3.83	272



LEGEND:

- NEW CONSTRUCTION
- (N) POLE LIGHTS = 30'
- (N) POLE LIGHTS = 12'
- (E) POLE LIGHTS
- WALL LIGHTS

PRELIMINARY SITE POTHOMETRICS

SCALE: 1:60

0 30 60 120

N (REFERENCE)

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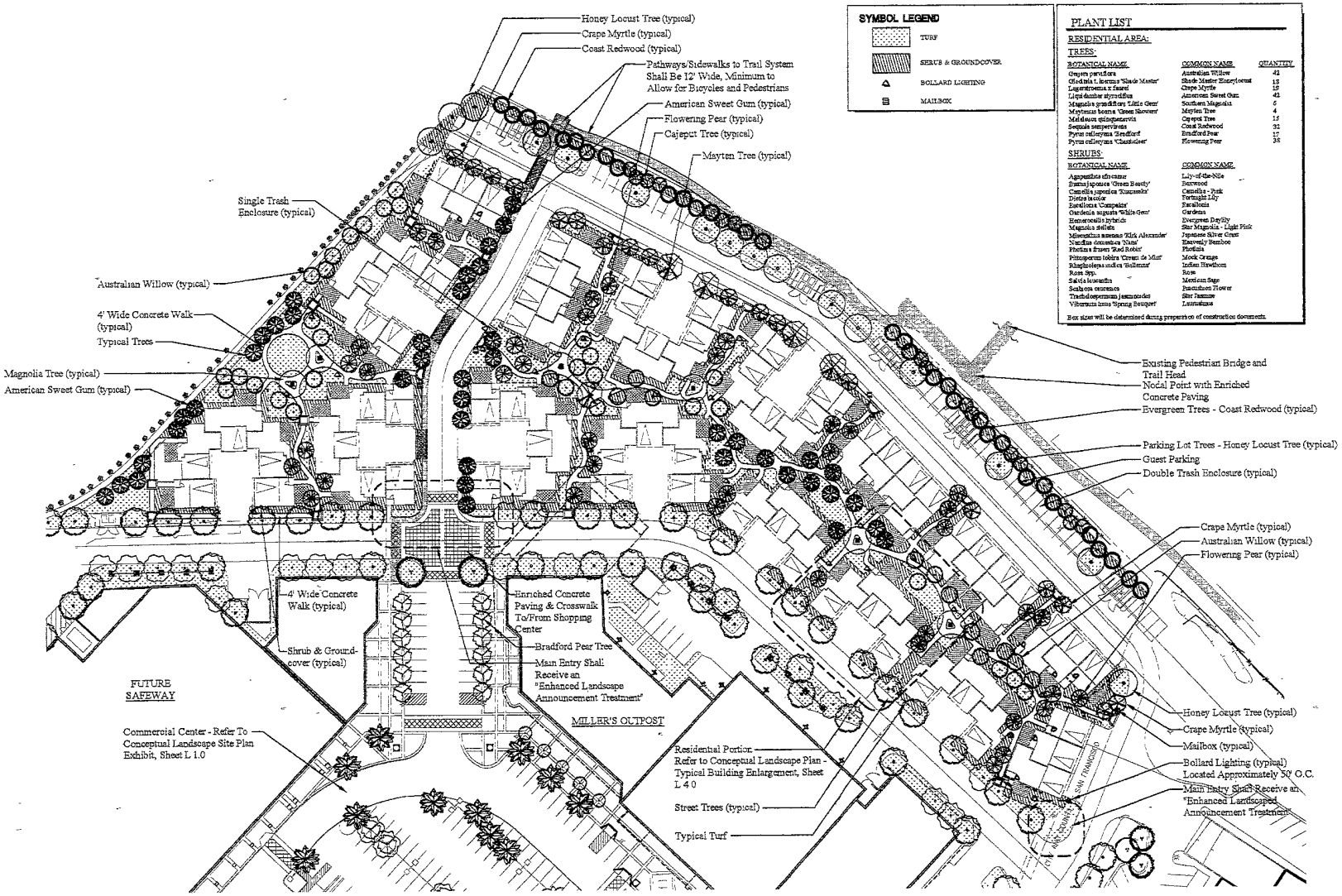
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

SLP-2
01/09/04



PLANT LIST

RESIDENTIAL AREA:

TREES:

BOTANICAL NAME	COMMON NAME	QUANTITY
Geiparia parviflora	Australian Willow	42
Gleditsia t. inermis 'Shade Master'	Shade Master Honeylocust	15
Lagerstroemia x fauriei	Crape Myrtle	15
Liquidamber styraciflua	American Sweet Gum	42
Magnolia grandiflora 'Little Gem'	Southern Magnolia	6
Maytenus boaria 'Green Showers'	Mayten Tree	4
Melaleuca quinquenervia	Cajeput Tree	12
Sequoia sempervirens	Coast Redwood	32
Pyrus calleryana 'Bradford'	Bradford Pear	17
Pyrus calleryana 'Chanticleer'	Flowering Pear	38

SHRUBS:

BOTANICAL NAME	COMMON NAME
Agapanthus africanus	Lily-of-the-Nile
Buxus japonica 'Green Beauty'	Boxwood
Camellia japonica 'Kanjiro'	Camellia - Pink
Dietes bicolor	Fortnight Lily
Escallonia 'Compacta'	Escallonia
Gardenia augusta 'White Gem'	Gardenia
Euonymus fortunei	Evergreen Daylily
Magnolia stellata	Star Magnolia - Light Pink
Miscanthus sinensis 'Kirk Alexander'	Japanese Silver Grass
Nandina domestica 'Nana'	Heavenly Bamboo
Photinia fraseri 'Red Robin'	Photinia
Pittosporum tobira 'Cream de Mint'	Mock Orange
Rhaphiolepis indica 'Gulliemi'	Indian Hawthorn
Rosa Spp.	Rose
Salvia leucantha	Mexican Sage
Sedum cauticus	Sunstriken Flower
Trachelospermum jasminoides	Star Jasmine
Viburnum tinus 'Spring Bouquet'	Laurustinus

Box sizes will be determined during preparation of construction documents.

Conceptual Landscape Plan
Residential Portion

NOTES

1. AREAS BETWEEN GARAGE DOORS SHALL RECEIVE IRRIGATION AND PLANTING.
2. LANDSCAPE SWALES SHALL BE PLANTED WITH HIGHER GROWING PLANT MATERIAL (i.e. MISCANTHUS).
3. LIGHTING IN LANDSCAPED AREAS SHALL NOT BE PLACED ON ACTUAL TREE SPECIES.
4. PROVIDE ADEQUATE LIGHTING (i.e. LOW IMPACT BOLLARDS) ALONG ALL PEDESTRIAN/BICYCLE WALKWAYS.

0' 30' 60' 120'
Scale: 1"=30'-0"

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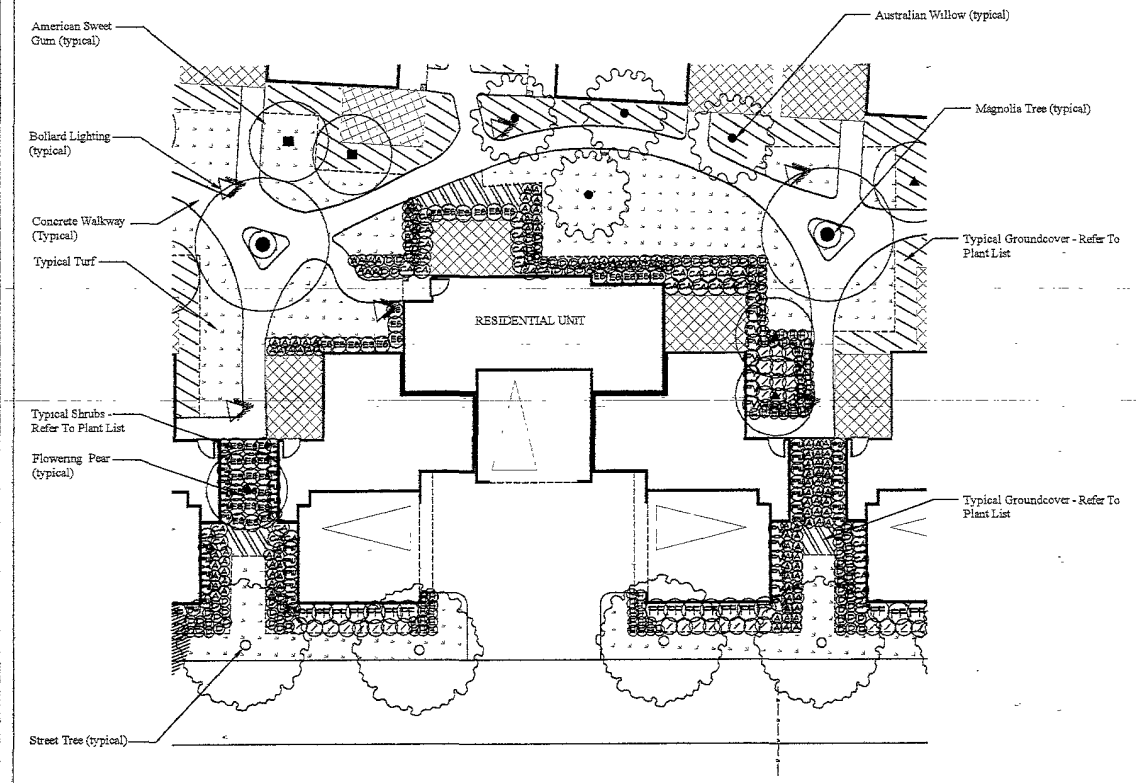
NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.734.7344
PH: 714.734.7311

10-02-03 / 02-807.03
01-09-04
03-03-04
05-18-04

MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA
SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

L3.0
09/08/03
01/09/04
02/18/04



PLANT LIST

PROBABLE BUILDING FOUNDATION PLANTING SCHEME FOR RESIDENTIAL AREA

TREES

BOTANICAL NAME	COMMON NAME
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	SOUTHERN MAGNOLIA
PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR
LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW

SHRUBS

BOTANICAL NAME	COMMON NAME
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE
CAMELLIA JAPONICA 'KUMASAKA'	CAMELLIA-PINK
DIETES VEGATA	FORTNIGHT LILY
ESCALLONIA 'COMPAKTA'	ESCALLONIA
HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY
PHOTINIA FRASERI	FRASER PHOTINIA
PITTOSPORUM TOBIRA 'TURNER'S DWARF'	TURNER'S DWARF TOBIRA
PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA
RHAPHIOLEPIS INDICA 'PINK DANCER'	INDIA DWARF HAWTHORN

GROUNDCOVERS

FRAGARIA 'PINK PANDA'	ORNAMENTAL STRAWBERRY
GAZANIA HYBRID	GAZANIA
TURF	HYDROSEEDED TURF

NOTE: ALL SHRUB AREAS SHALL BE COVERED WITH 50 % 3"-4" BARK MULCH

Conceptual Landscape Plan

Residential Portion-Typical Building Enlargement

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

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CGARCHITAN@CGARC.COM

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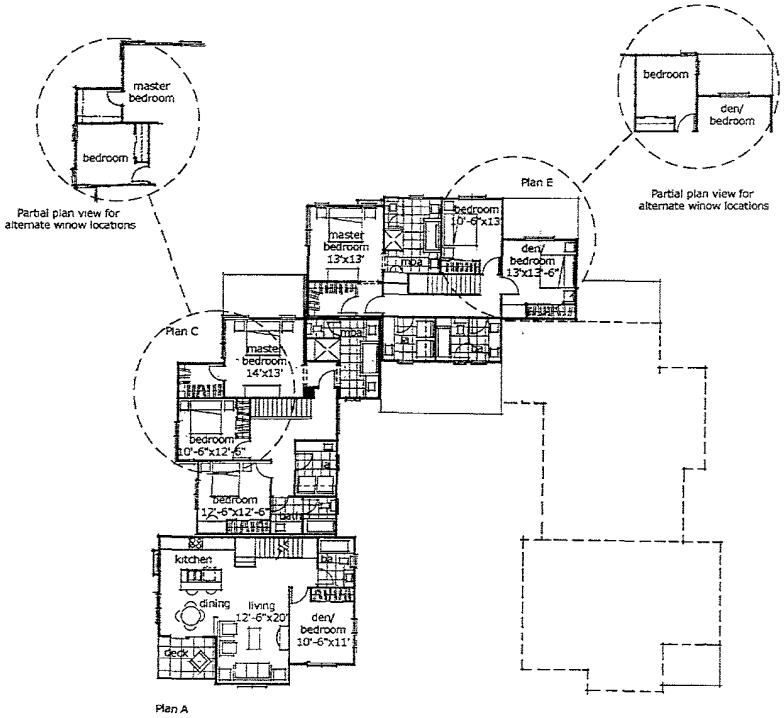
P2: 714.754.7311

10-02-03 / 02-807 03
01-09-04
05-03-04

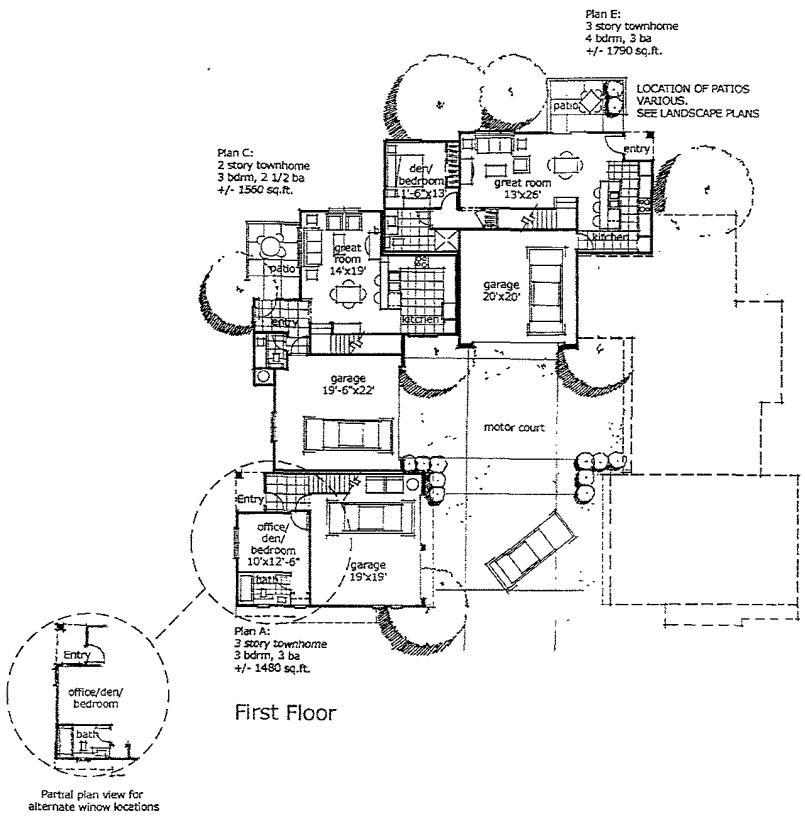
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA
SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

SHAPELL INDUSTRIES OF NORTHERN CALIFORNIA

L4.0
01/09/04



Second Floor



First Floor

0 4' 8' 16'
scale: 1/8" = 1'-0"

CRAIG + GRANT
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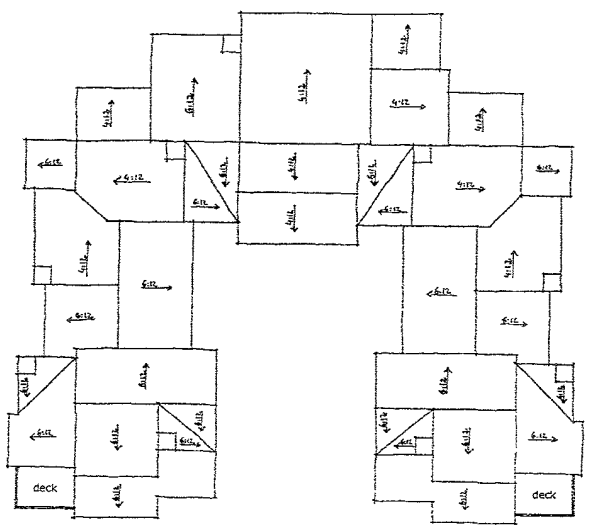
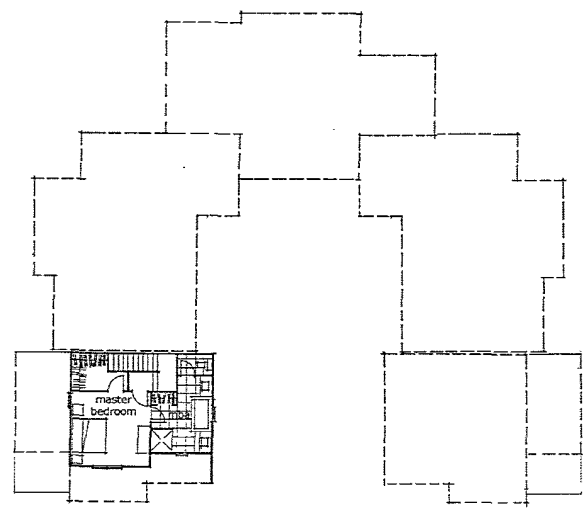
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome
Building Type I
Plans

RA1.0
01/09/04



Roof Plan



Plan A

Third Floor (Max. Area of 3rd floor-500 SF.)

0 4' 8' 16'
scale: 1/8" = 1'-0"

CRAIG + GRANT
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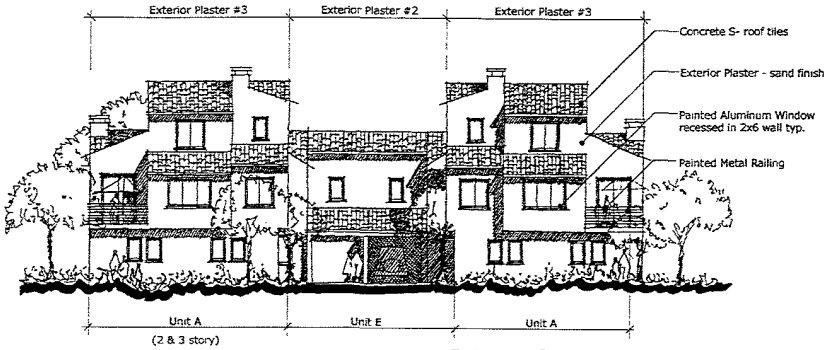
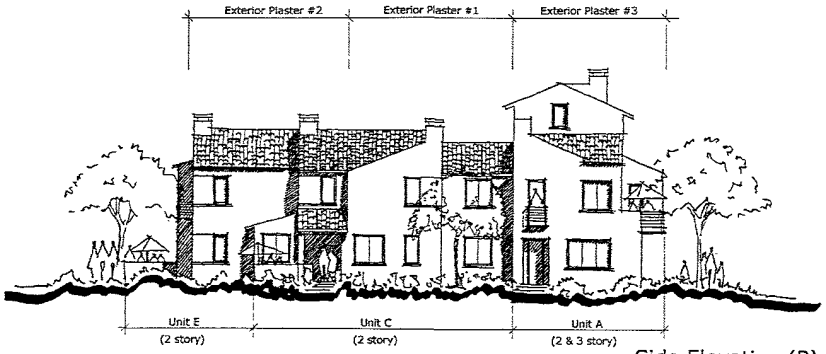
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome
Building Type I
Plan and Roof Plan

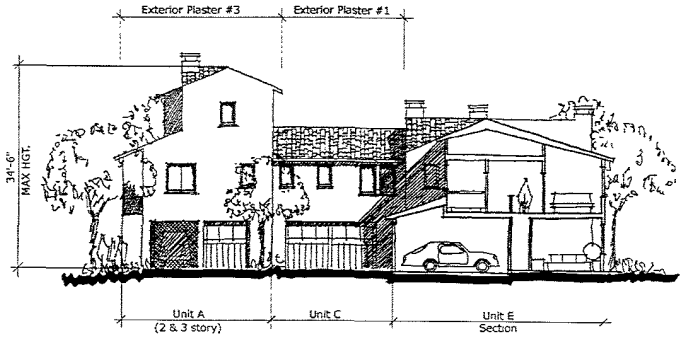
RA2.0
01/09/04



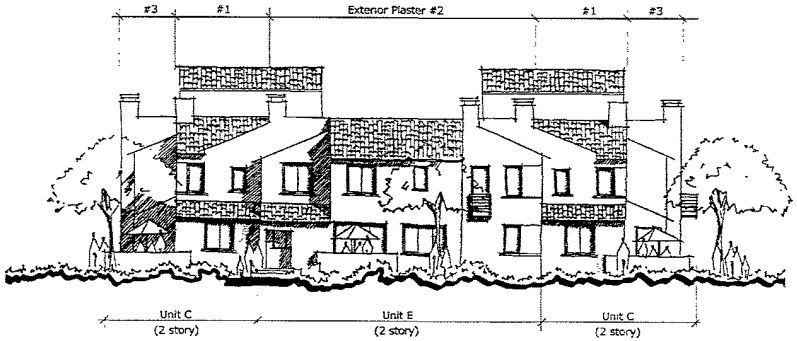
Interior Street Elevation (A)



Side Elevation (B)



Motor Court Elevation (C)



Paseo Elevation (D)

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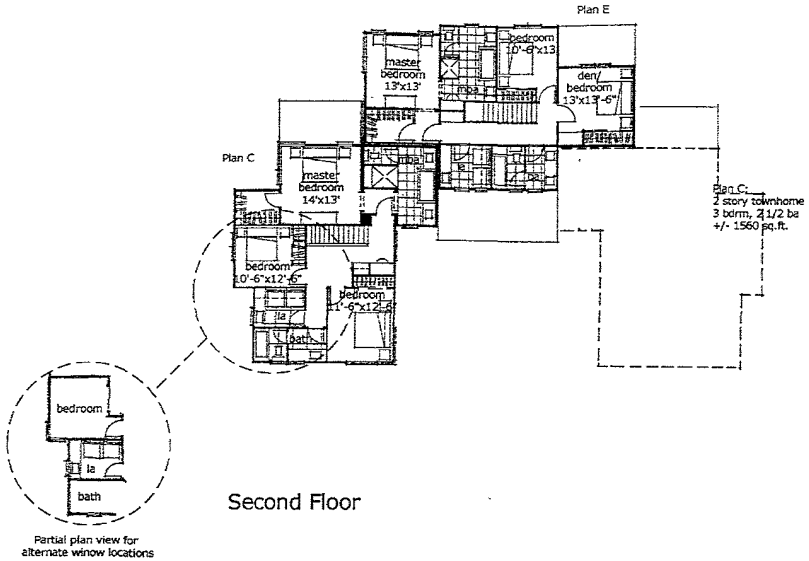
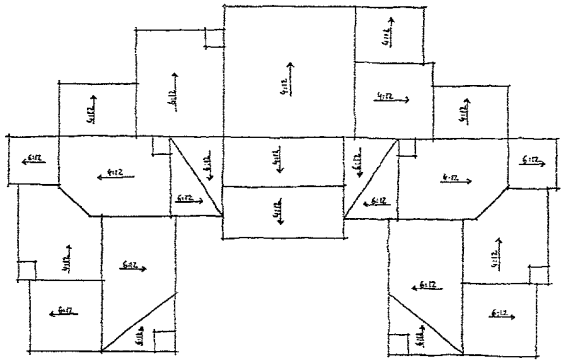
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome
Building Type I
Elevations

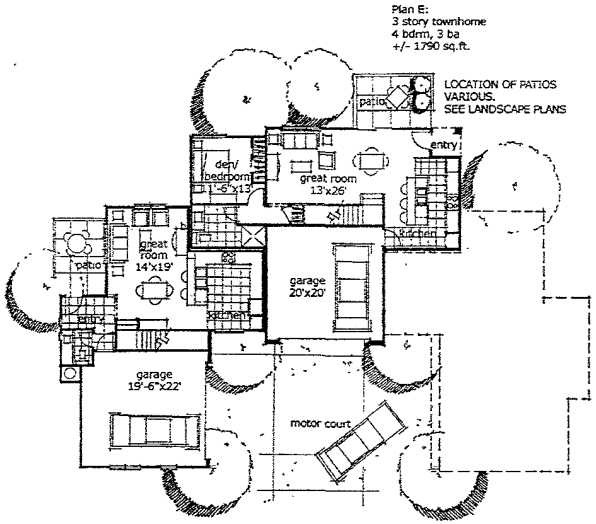
RA3.0
01/09/04



Second Floor



Roof Plan



First Floor

0 4' 8' 16'
scale: 1/8" = 1'-0"

CRAIG + GRANT
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301 HARZ AVENUE, SUITE 215
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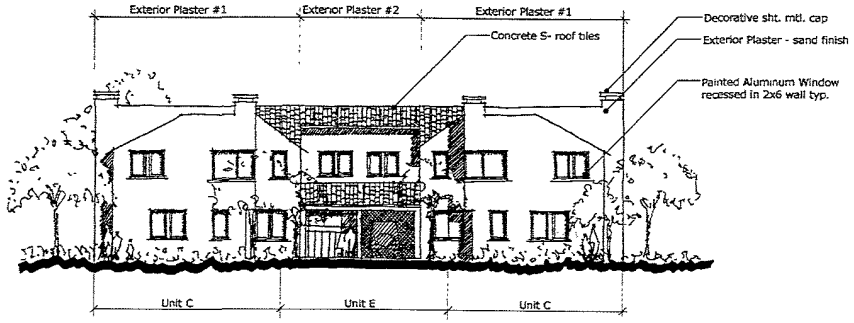
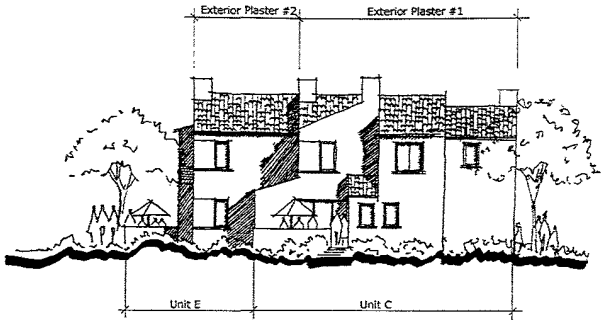
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome
Building Type II
Plans and Roof Plan

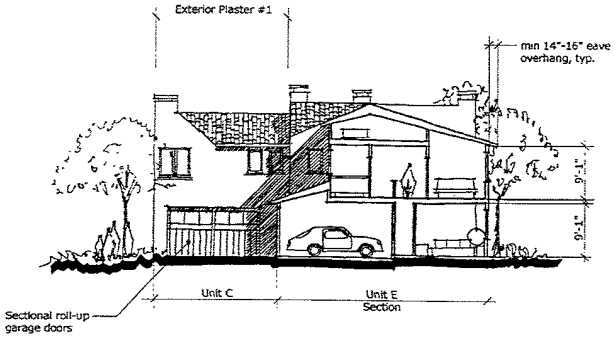
RA4.0
01/09/04



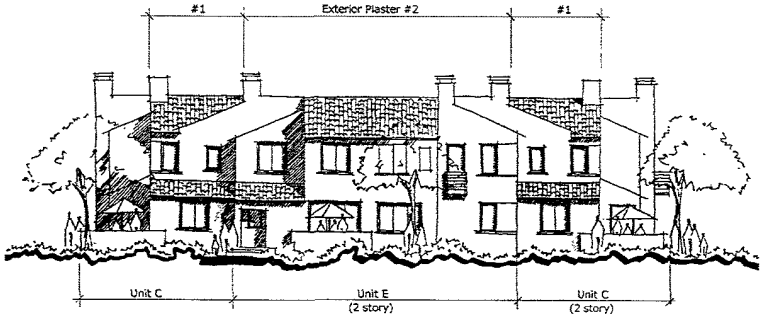
Interior Street Elevation (A)



Side Elevation (B)



Motor Court Elevation (C)



Paseo Elevation (D)

0 4' 8' 16'
scale: 1/8" = 1'-0"

CRAIG + GRANT
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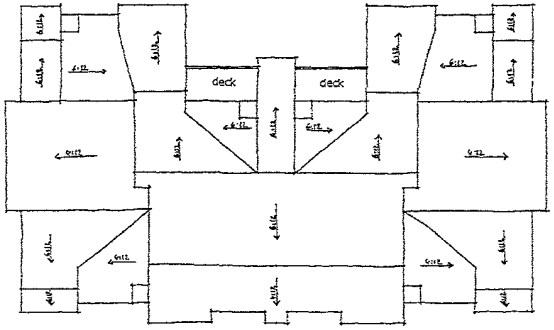
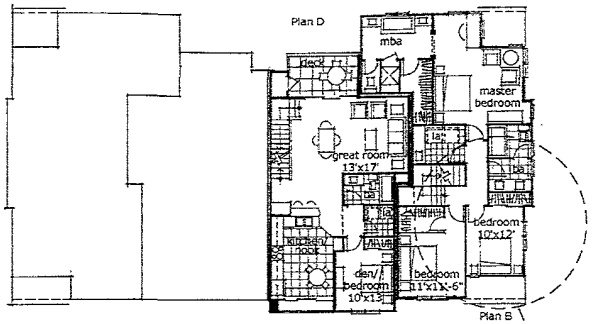
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome
Building Type II
Elevations

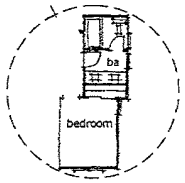
RA5.0
01/09/04



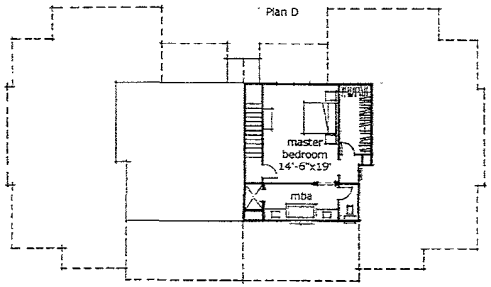
Roof Plan



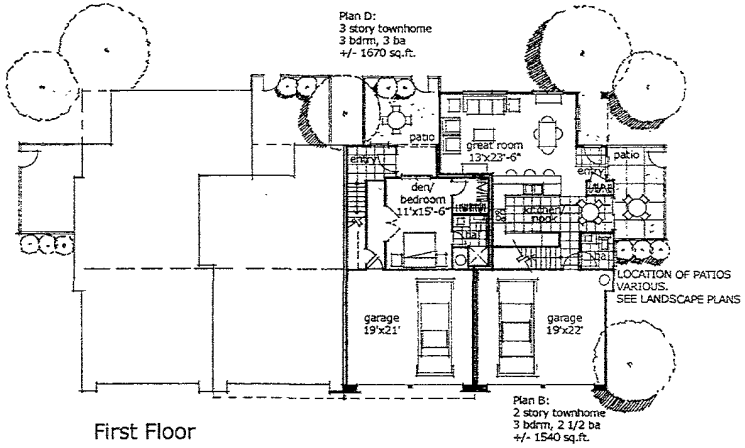
Second Floor



Partial plan view for alternate winow locations



Third Floor
(Max. Area of 3rd floor-500 SF.)



First Floor

0 4' 8' 16'
scale: 1/8" = 1'-0"

CRAIG + GRANT
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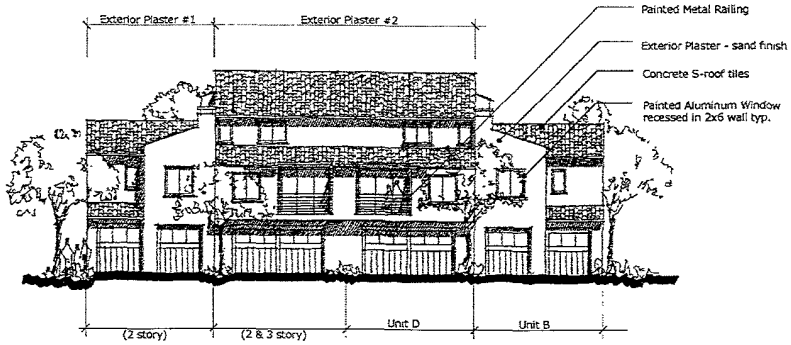
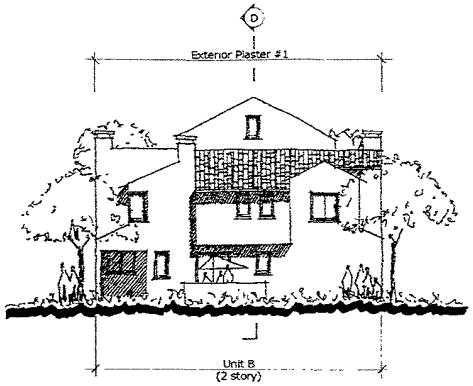
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome Building Type III Plans and Roof Plan

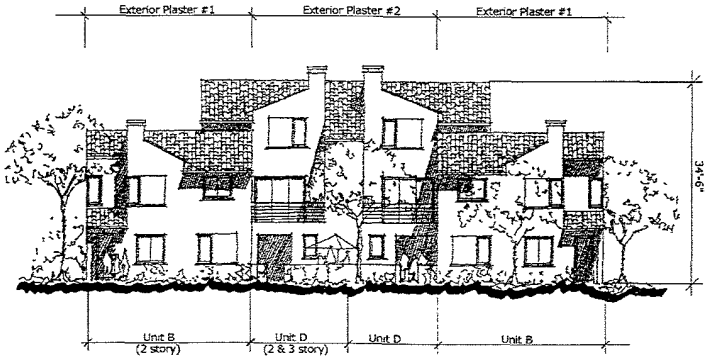
RA6.0
01/09/04



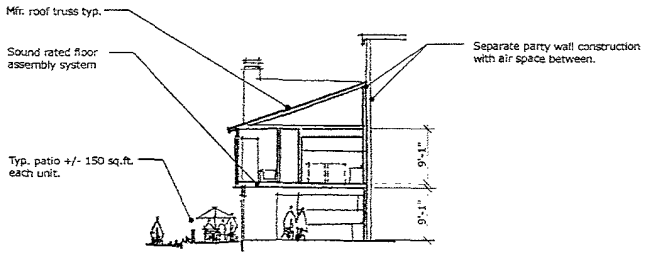
Interior Street Elevation (A)



Side Elevation (B)



Paseo Elevation (C)



Section (D)

Unit B

0 4' 8' 16'

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

CRAIG + GRANT
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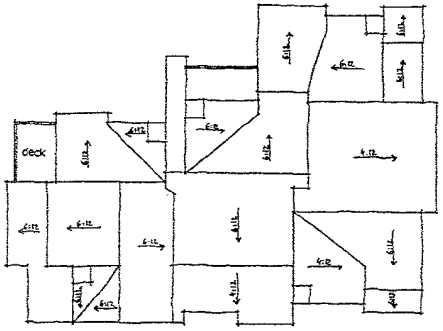
FAX. 949-863-0280

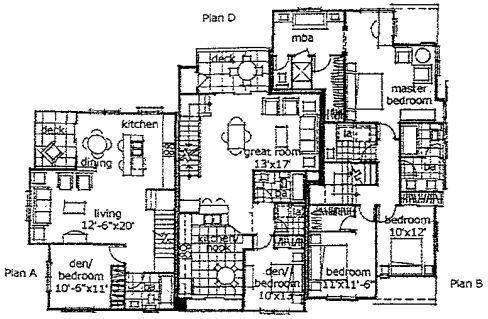
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome
Building Type III
Elevations

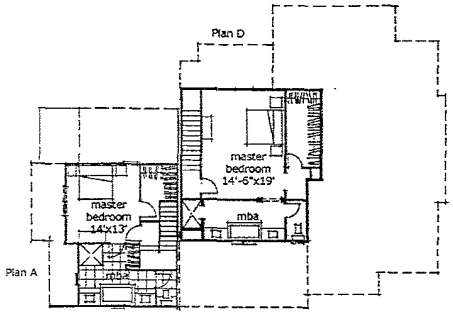
RA7.0
01/09/04



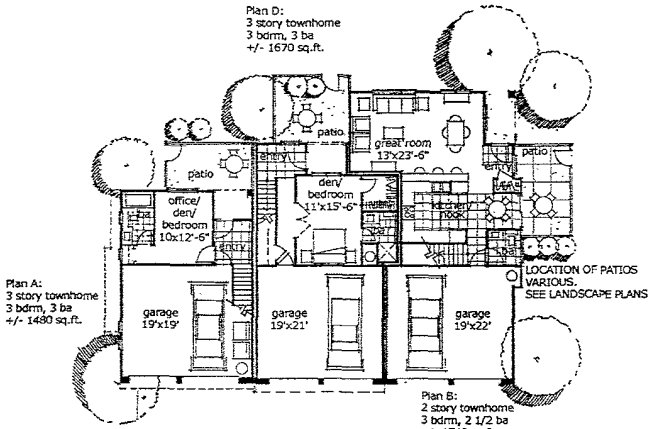
Roof Plan



Second Floor



Third Floor
(Max. Area of 3rd floor-500 SF.)



First Floor

0 4' 8' 16'
scale 1/8"= 1'-0"

CRAIG + GRANT
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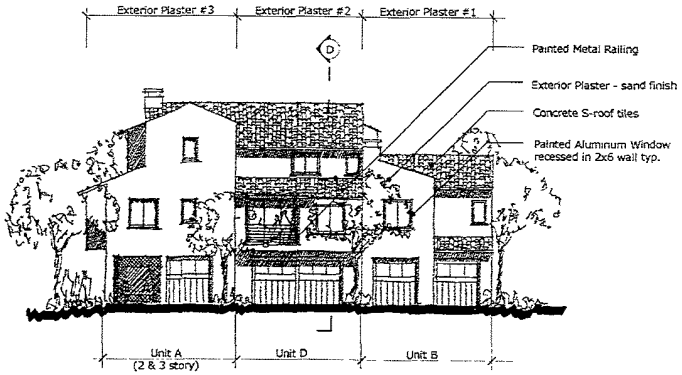
FAX. 949-863-0289

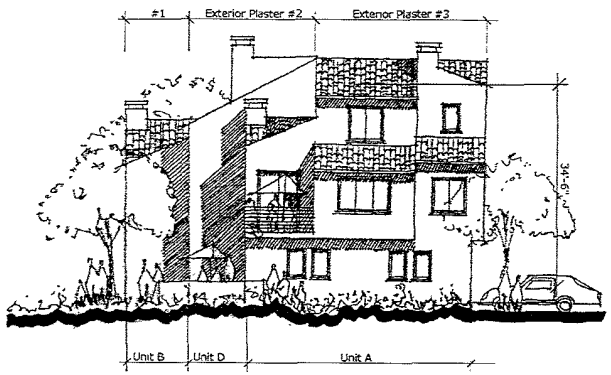
MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome
Building Type IV
Plans and Roof Plan

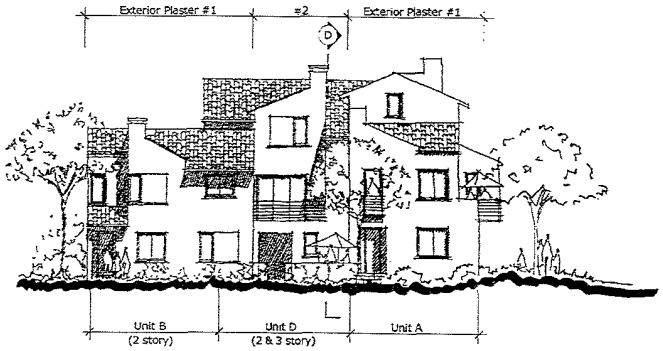
RA8.0
01/09/04



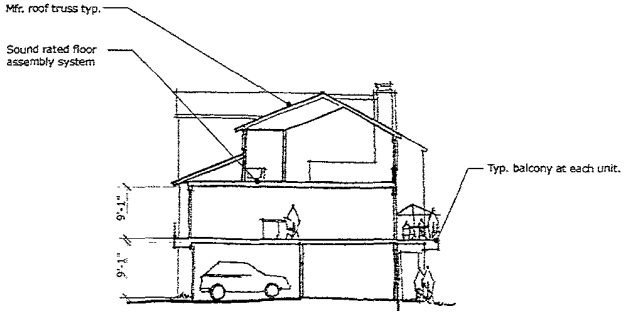
Interior Street Elevation (A)



Side Elevation (B)



Paseo Elevation (C)



Section (D)
Unit D

0 4' 8' 16'
scale: 1/8" = 1'-0"

CRAIG + GRANT
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MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

Cluster Townhome
Building Type IV
Elevations

RA9.0
01/09/04

March 21, noon

June 21, noon

December 21, noon

September 22, noon

NOT TO SCALE

CRAIG + GRANT
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FACSIMILE 925-820-5656
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MILPITAS TOWN CENTER
MILPITAS, CALIFORNIA

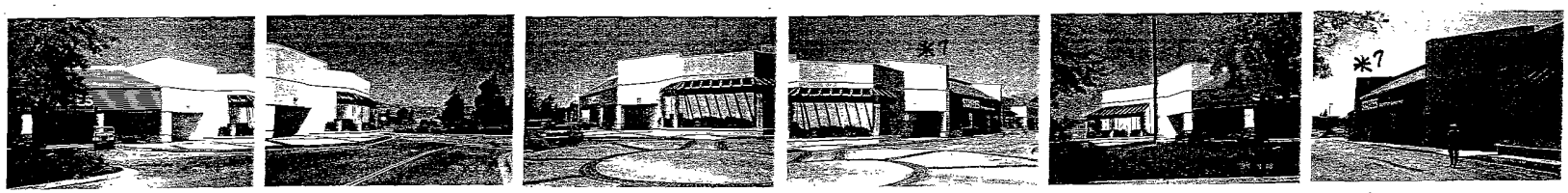
Sun and Shadow Study

RA10.0
01/09/04

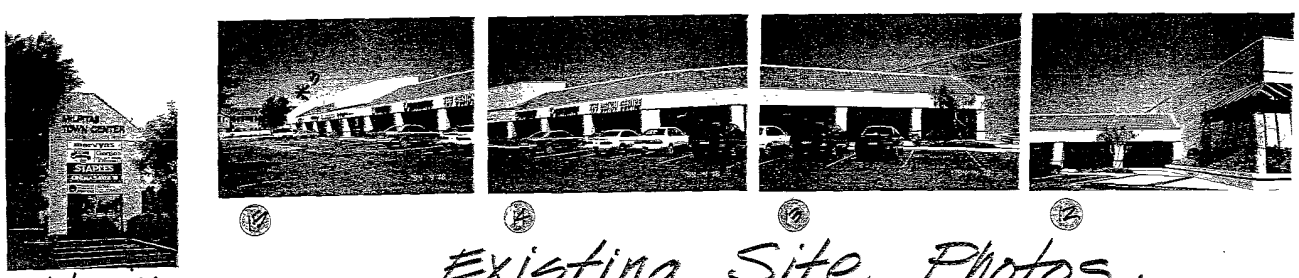
(4) (D) (C) (B) (A)

Mervyn's. Shops G. Red Lobster El Torito

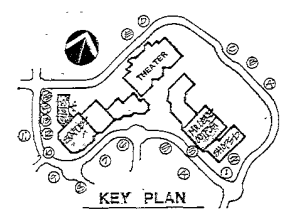
Shops F (1) (4) (3) (2) (1)



(11) (10) (9) (8) (7) (6)



Entrusian (12) (14) (13) (12)



* New Features - (refer to elevation sht.)

Existing Site Photos.

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