THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

URBAN ARENA

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

MARKET STREET PERSPECTIVE | CS 2

URBAN ARENA

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

MARKET STREET PERSPECTIVE | CS 3

URBAN ARENA

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THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

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URBAN ARENA

GREAT MALL PARKWAY

CENTRE POINTE DRIVE

McCANDLESS DRIVE

MARKET STREET

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 10

BLDG 11

BLDG 12

BLDG 13

BLDG 14

BLDG 15

BLDG 16

BLDG 17

ADU

BUILDING TYPES

	TYPE
Bldg 1	A7
Bldg 2	A12
Bldg 3	A7
Bldg 4	A4
Bldg 5	A5
Bldg 6	A4
Bldg 7	A5
Bldg 8	C6
Bldg 9	C7
Bldg 10	A10
Bldg 11	D8
Bldg 12	D7
Bldg 13	D7
Bldg 14	D6
Bldg 15	D5
Bldg 16	D5
Bldg 17	D4

Type designation: Letter (A, C, D) + # (number of units)
A = 4-story
C = 4-story with Live/Work units
D = 3-story

SITE SUMMARY

Unit Count: 119 units
Net Site Area: 4.44 ac
Net Density: 26.80 du/ac

UNIT SUMMARY

Plan Type	NET SF	Bed/Bath	Garage	Stories	# Units	% of total	Buildable SF
BUILDINGS 11-17: UA SPLIT (3-STORY)							
Plan 1	1,345	2/2.5	2-tandem	3	14	13%	18,830
Plan 2	1,456	3/3.5	2-std	3	7	6%	10,192
Plan 2 + ADU	1,456	3/3.5	2-std	3	7	6%	10,192
Plan 3	2,011	4/3.5	2-std	3	5	5%	10,055
Plan 4	2,107	4/3.5	2-std	3	9	8%	18,963
BUILDINGS 1-10: UA SPLIT (4-STORY)							
Plan 1	1,632	3/3.5	2-tandem	4	20	18%	32,640
Plan 2	1,774	3/3.5+Loft	2-std	4	13	12%	23,062
Plan 2 Live/Work	1,774	3/3.5+Office	2-std	4	4	4%	7,096
Plan 2 + ADU	1,822	3/3.5+Loft	2-std	4	3	3%	5,466
Plan 3	2,398	4/3.5+Loft	2-std	4	8	7%	19,184
Plan 3 Live/Work	2,398	4/3.5+Loft	2-std	4	2	2%	4,796
Plan 4	2,480	4/3.5+Loft	2-std	4	14	13%	34,720
Plan 4 Live/Work	2,480	4/3.5+Loft	2-std	4	3	3%	7,440
				Subtotal	109		
				ADU Units	10		
				Total Units	**119**	**100%**	**202,636**

BMR Units (offsite): 17 units (15% of 109 units)
BMR units to be located at the existing Gideon Apartment Complex, which is not a part of the new Lot 3 SDP but still a part of the existing underlying VTM

Accessible Units Required: 10% x 119 = 12 Units
Accessible Units Provided: 12 Units (Plan 2)
Live/Work Units Provided: 9 Units (Plans 2, 3, 4)
ADU ADU Units Provided: 10 Units (Plan 2)

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

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1"=20' - 0" SCALE
0 20 40

NORTH

ILLUSTRATIVE SITE PLAN | SP1

URBAN ARENA

GREAT MALL PARKWAY

15'-0" SETBACK

15'-0" SETBACK

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 10

BLDG 11

BLDG 12

BLDG 13

BLDG 14

BLDG 15

BLDG 16

BLDG 17

McCANDLESS DRIVE

CENTRE POINTE DRIVE

4'-0" SETBACK

14'-4" SETBACK

1'-9" SETBACK

2'-0" SETBACK

OPEN SPACE/
PARK

MARKET STREET

OPEN SPACE LEGEND

- PUBLIC OPEN AREA - EXTERIOR (TOTAL: 7,273 SQ. FT.)
- PUBLIC OPEN AREA - EXTERIOR (OFFSITE) (TOTAL: 31,936 SQ. FT.)
- PUBLIC OPEN AREA - URBAN PLAZA (TOTAL: 27,832 SQ. FT.)
- PRIVATE OPEN AREA - EXTERIOR (TOTAL: 16,745 SQ. FT.)

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

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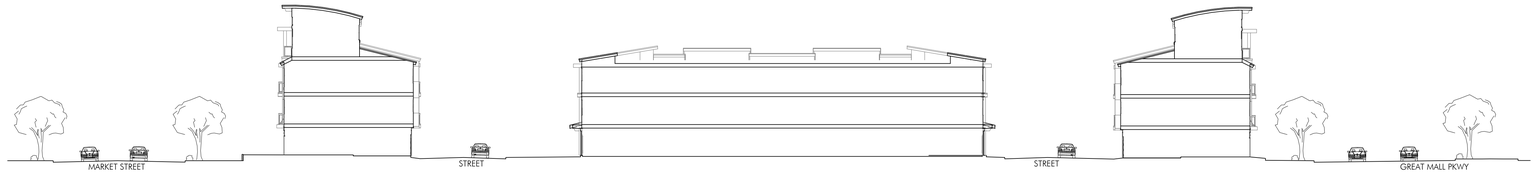
1'=20'-0" SCALE

0 20 40

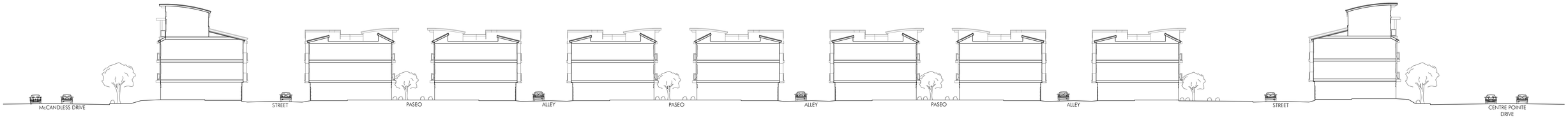
NORTH

OPEN SPACE EXHIBIT | SP2

URBAN ARENA



SECTION A



SECTION B

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

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DATE 04 | 15 | 26

1'=20' - 0" SCALE

0 20 40

NORTH

SITE SECTIONS | SP3

URBAN ARENA

THE FIELDS - ELION (DISTRICT LOT 3A)

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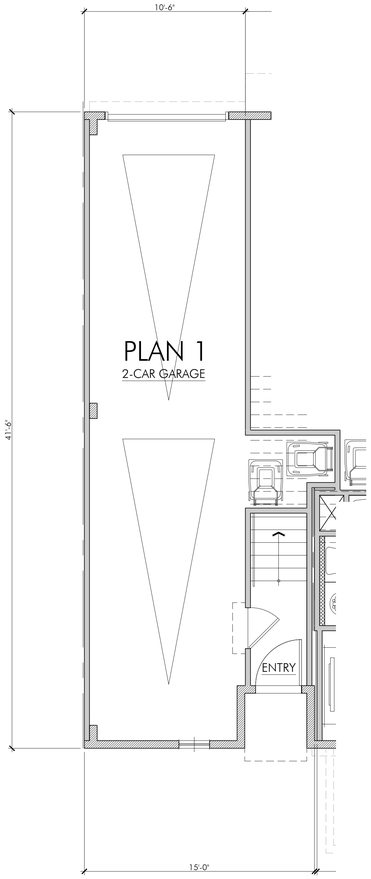
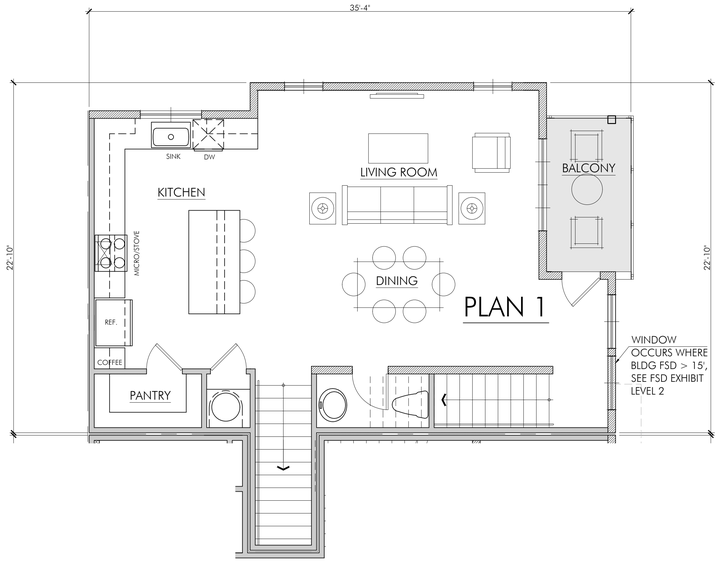
DATE 04 | 15 | 26

UA SPLIT PERSPECTIVE | A1.00

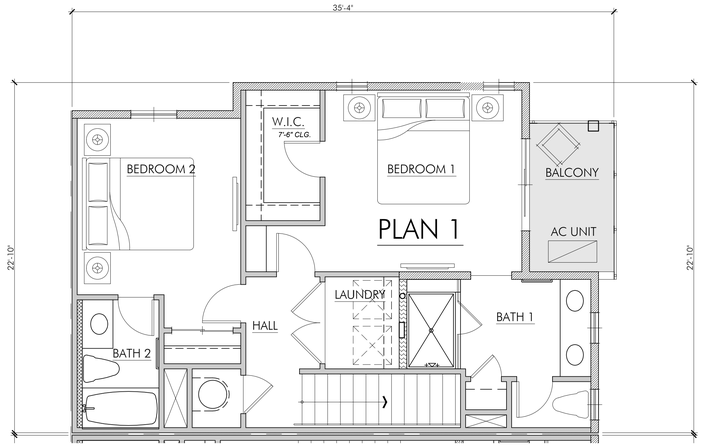
URBAN ARENA



FIRST LEVEL



SECOND LEVEL

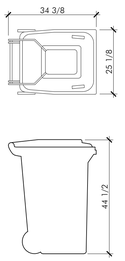


THIRD LEVEL (3-STORY)
AT BUILDING TYPES D#

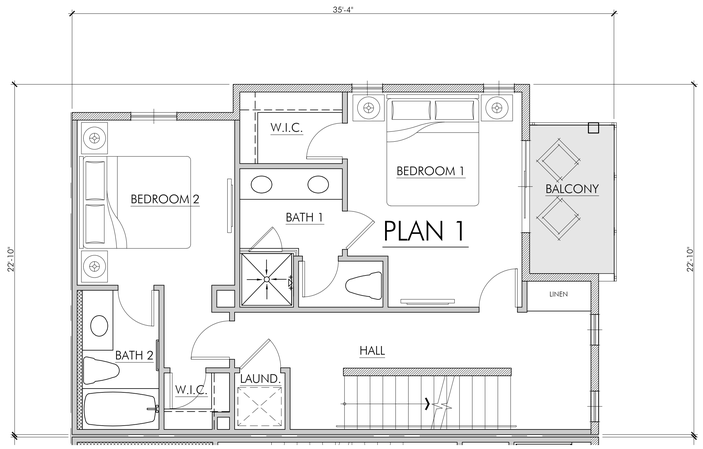
3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

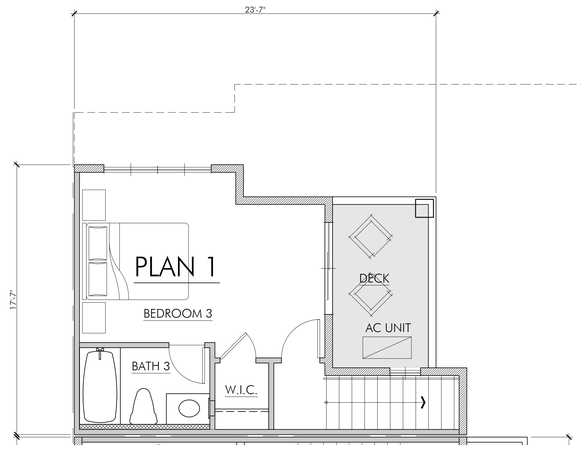
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.



96 GAL CART



THIRD LEVEL (4-STORY)
AT BUILDING TYPES A#



FOURTH LEVEL
AT BUILDING TYPES A#

NOTE:
ALL BEDROOMS SHALL HAVE AN EGRESS WINDOW WITH A MINIMUM OPENING SIZE OF 5.7 SQ. FT.

4-STORY

PLAN 1 • 3 BR/3.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • FOURTH LEVEL - NET	287 SQ. FT.
PLAN 1 • TOTAL NET	1,632 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	176 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

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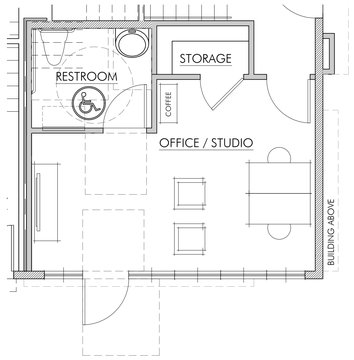
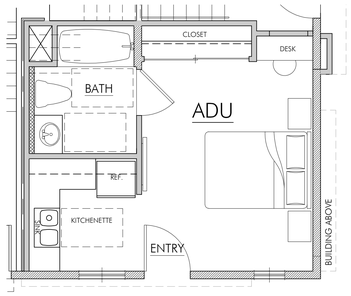
1/4" = 1'- 0" SCALE

0 4 8

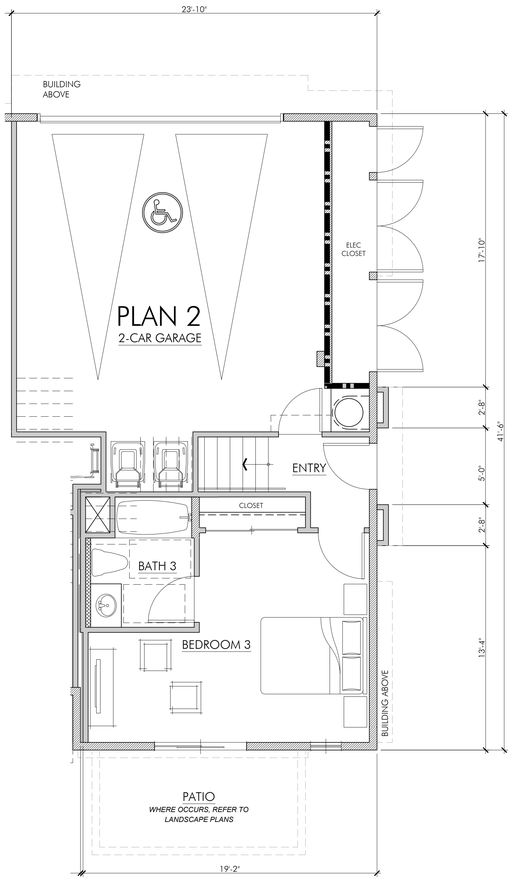
URBAN ARENA



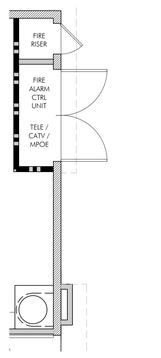
FIRST LEVEL - LIVE/WORK
AT BUILDING TYPES C6 & C7



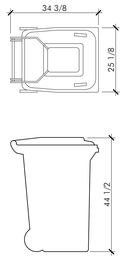
FIRST LEVEL - ADU
AT BUILDING TYPES A# & D#



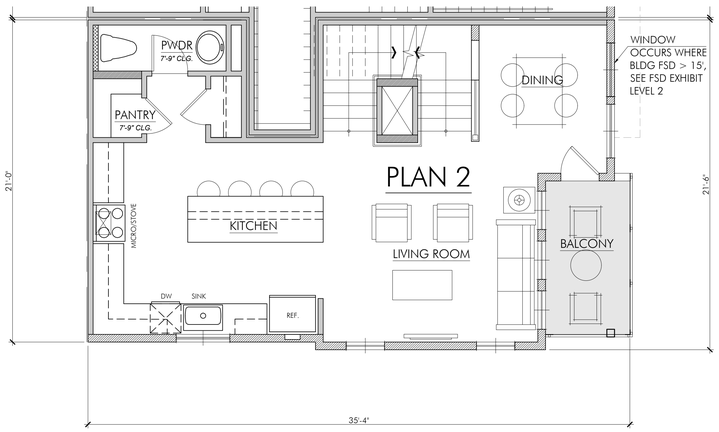
FIRST LEVEL
AT BUILDING TYPES A# & D#



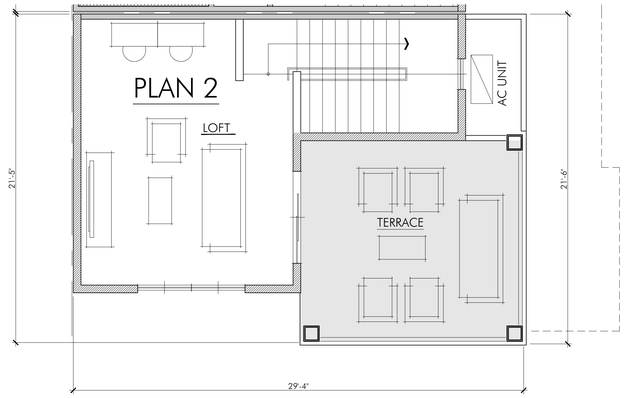
OPPOSITE CLOSET CONDITION



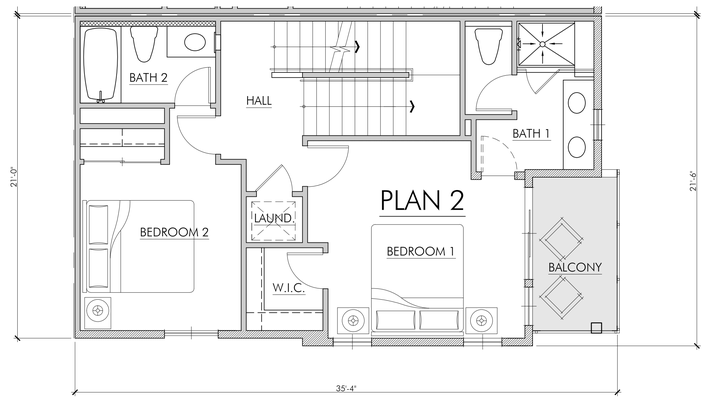
96 GAL CART



SECOND LEVEL



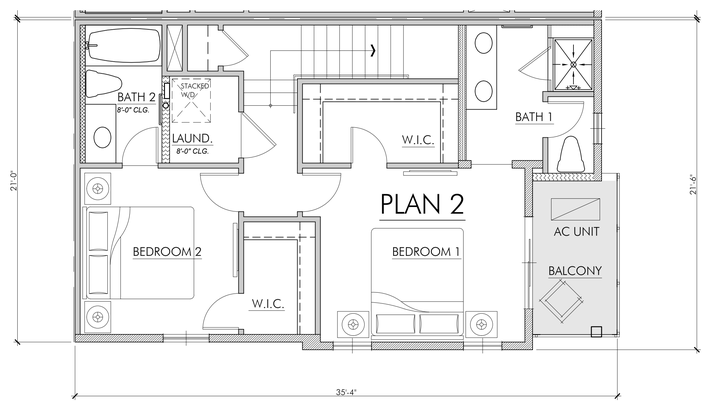
FOURTH LEVEL
AT BUILDING TYPES A#



THIRD LEVEL (4-STORY)
AT BUILDING TYPES A#

4-STORY

PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • FOURTH LEVEL - NET	319 SQ. FT.
PLAN 2 • TOTAL NET	1,774 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	323 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	



THIRD LEVEL (3-STORY)
AT BUILDING TYPES D#

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

NOTE:
ALL BEDROOMS SHALL HAVE AN EGRESS WINDOW WITH A MINIMUM OPENING SIZE OF 5.7 SQ. FT.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

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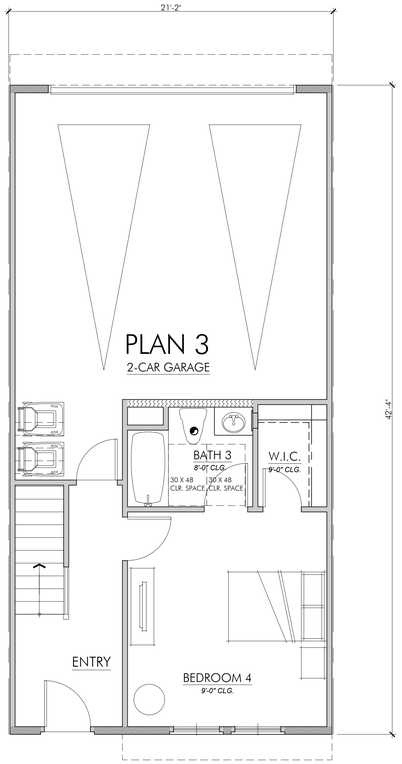
1/4" = 1'- 0" SCALE

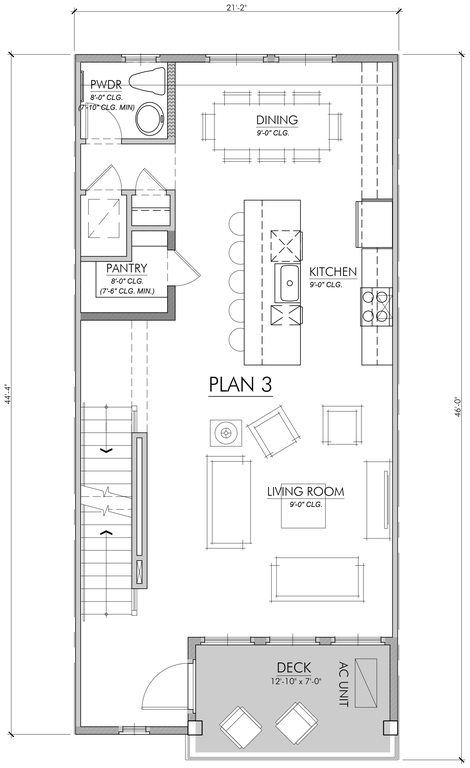
0 4 8

URBAN ARENA

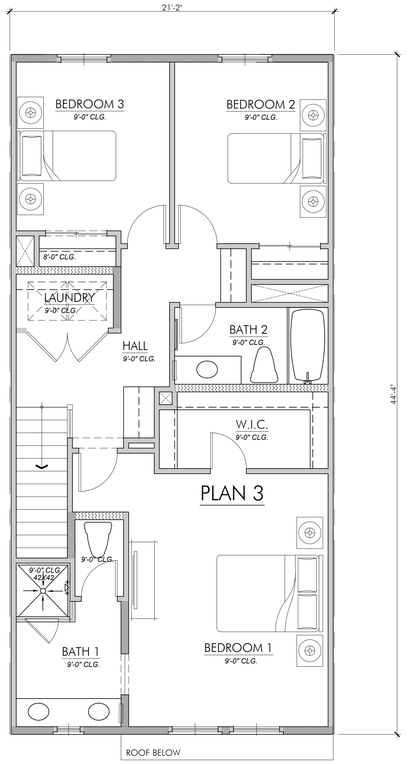
UA SPLIT PLAN 2 | A1.02



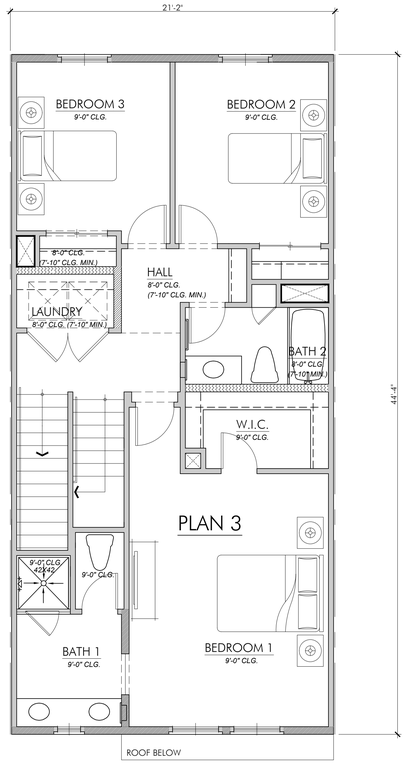
FIRST LEVEL
AT BUILDING TYPES A# & D# SCALE: 1/4" = 1'-0"



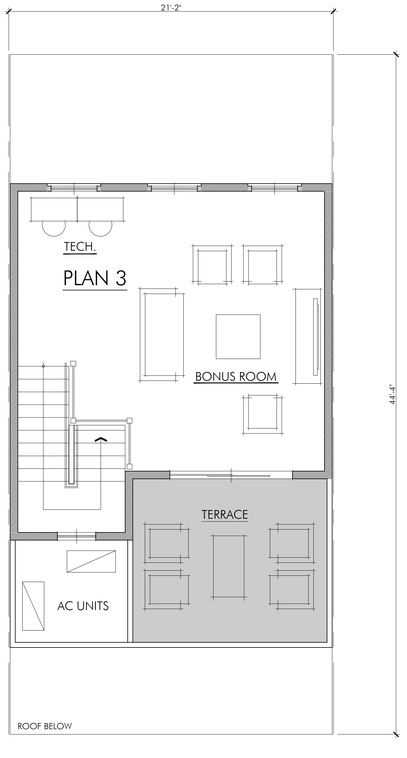
SECOND LEVEL
SCALE: 1/4" = 1'-0"



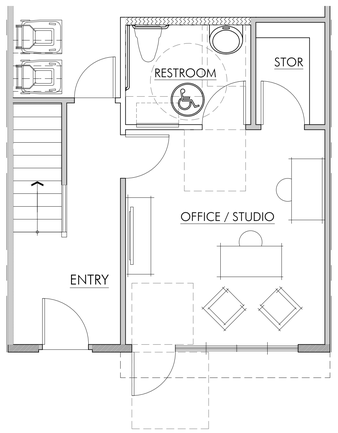
THIRD LEVEL (3-STORY)
AT BUILDING TYPES D# SCALE: 1/4" = 1'-0"



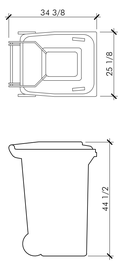
THIRD LEVEL (4-STORY)
AT BUILDING TYPES A# SCALE: 1/4" = 1'-0"



FOURTH LEVEL
AT BUILDING TYPES A# SCALE: 1/4" = 1'-0"



FIRST LEVEL - LIVE/WORK
AT BUILDING TYPES C6 & C7



96 GAL CART

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • TOTAL NET	2,011 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • FOURTH LEVEL - NET	387 SQ.FT.
PLAN 3 • TOTAL NET	2,398 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.
PLAN 3 • TERRACE - NET	186 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

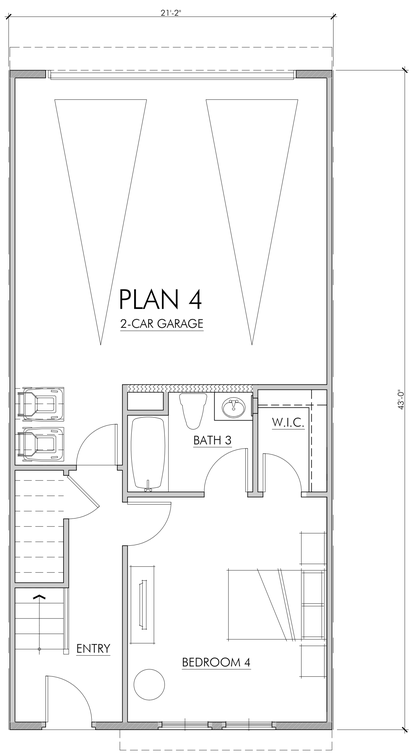
DATE 04 | 15 | 26

1/4" = 1'- 0" SCALE

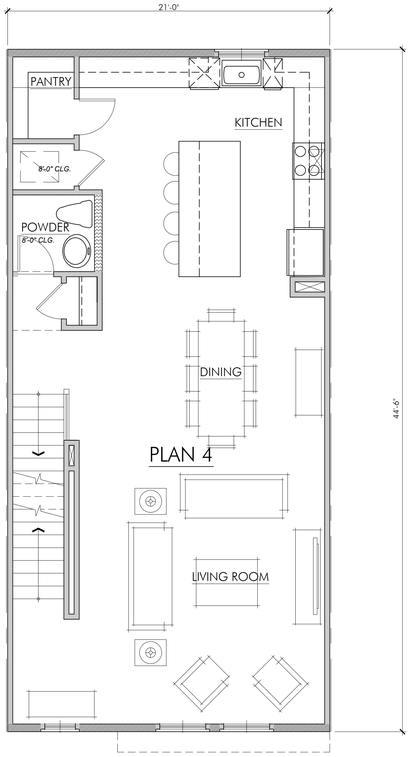
0 4 8

URBAN ARENA

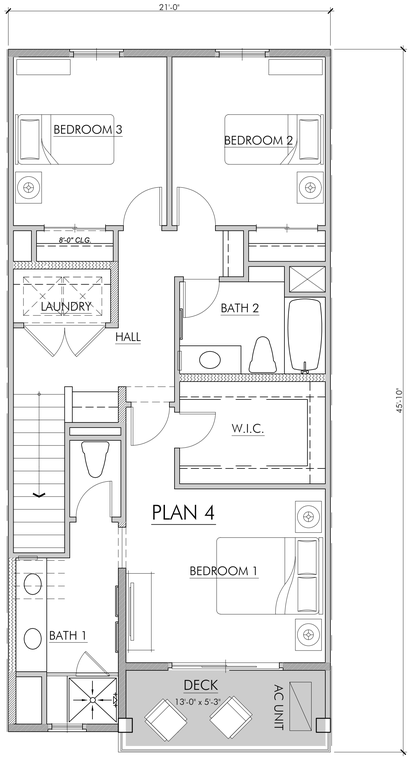
UA SPLIT PLAN 3 | A1.03



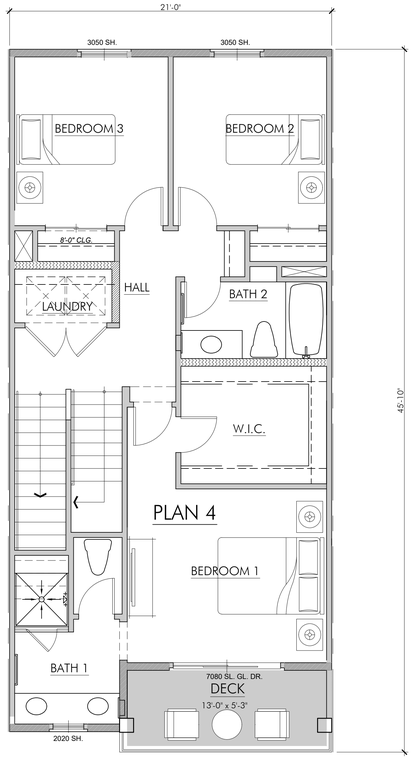
FIRST LEVEL
AT BUILDING TYPES A# & D# SCALE: 1/4" = 1'-0"



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



THIRD LEVEL (3-STORY)
AT BUILDING TYPES D# SCALE: 1/4" = 1'-0"



THIRD LEVEL (4-STORY)
AT BUILDING TYPES A# SCALE: 1/4" = 1'-0"

FOURTH LEVEL
AT BUILDING TYPES A# SCALE: 1/4" = 1'-0"

3-STORY

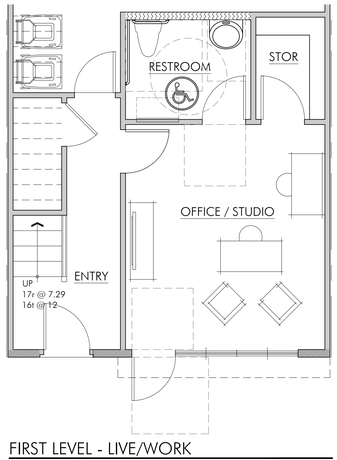
PLAN 4 • 4 BR/3.5 BA	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • TOTAL NET	2,078 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

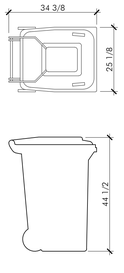
4-STORY

PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • FOURTH LEVEL - NET	402 SQ.FT.
PLAN 4 • TOTAL - NET	2,480 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
PLAN 4 • TERRACE - NET	197 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.



FIRST LEVEL - LIVE/WORK
AT BUILDING TYPES C6 & C7



96 GAL CART

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

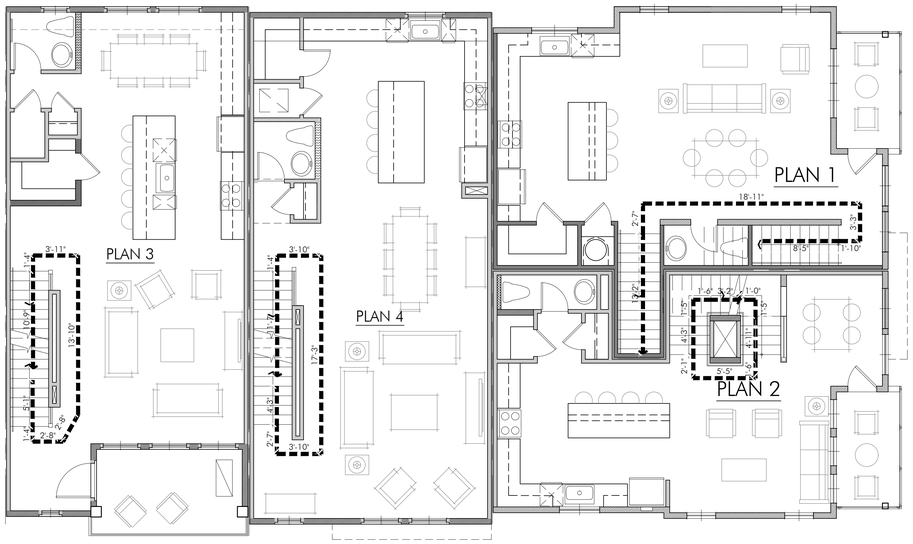
DATE 04 | 15 | 26

1/4" = 1'- 0" SCALE

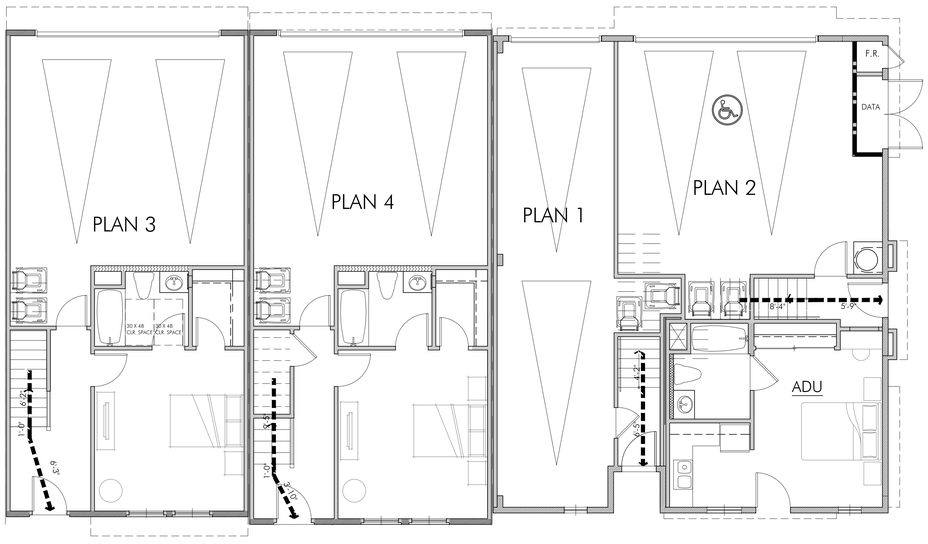
0 4 8

UA SPLIT PLAN 4 | A1.04

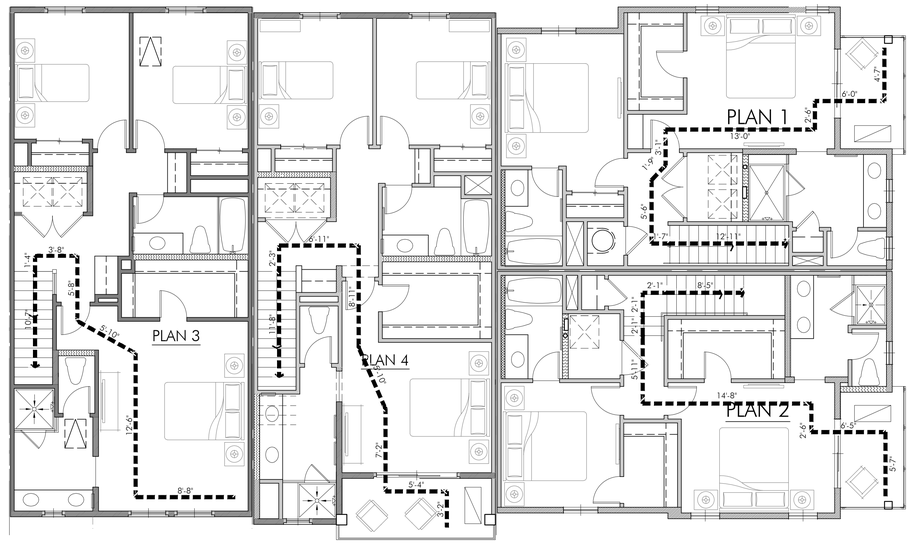
URBAN ARENA



2ND LEVEL



1ST LEVEL



3RD LEVEL

BUILDING CODE ANALYSIS:	3-STORY TYPE VB
OCCUPANCY GROUP: (CBC SECTION 310.3 & 311.3)	GROUP R-2 / U
SEPARATIONS: (CBC SECTION 420 & TABLE 508.4 & 406.3.2 & 708.3.2 & 711.2.4)	WALLS SEPARATING DWELLING UNITS SHALL BE 1/2-HOUR FIRE PARTITION PER CBC SECTION 708.3.2 WITH FULL NFPA 13 SPRINKLERS. 1-HR PROVIDED
	WALLS SEPARATING R-2 AND U OCC. SHALL BE 1/2" GYP BD MIN. AT GARAGE SIDE PER CBC TABLE 508.4 c AND SECTION 406.3.2. 5/8" GYP BD PROVIDED
	FLOORS SEPARATING R-2 AND U OCC. SHALL HAVE 5/8" TYPE 'X' GYP BD AT GARAGE CEILING PER CBC SECTION 406.3.2.
TYPE OF CONSTRUCTION: (CBC SECTION 602.5)	TYPE VB
FIRE SPRINKLERS:	NFPA 13 SPRINKLERS PER CBC SECTION 903.3.1.1.
ALLOWABLE HEIGHT: (CBC SECTION 503 & TABLE 504.3)	60 FT. MAXIMUM
ALLOWABLE STORIES: (CBC SECTION 503 & TABLE 504.4)	3 STORIES
ALLOWABLE AREA PER FLOOR: (CBC SECTION 503 & TABLE 506.2)	R-2: 21,000 SF MAXIMUM
	U: 16,500 SF MAXIMUM
ACCESSIBILITY:	SHALL COMPLY WITH CBC CHAPTER 11A. 10% OF TOTAL UNITS ON SITE SHALL BE ACCESSIBLE PER CBC 1102A.3. PRIVATELY FUNDED.
EXITING:	ONLY ONE EXIT REQUIRED PER CBC SECTION 1006.2.1 - MAXIMUM EXIT ACCESS TRAVEL DISTANCE IS 125 FEET

EXIT TRAVEL DISTANCES

PLAN 1

1ST LEVEL	10'-7"
2ND LEVEL	48'-2"
3RD LEVEL	51'-0"
TOTAL	109'-8"

PLAN 2

1ST LEVEL	14'-1"
2ND LEVEL	26'-7"
3RD LEVEL	49'-9"
TOTAL	90'-5"

PLAN 3

1ST LEVEL	12'-5"
2ND LEVEL	38'-3"
3RD LEVEL	46'-0"
STAIR CALC	5'-5"
TOTAL	102'-1"

PLAN 4

1ST LEVEL	14'-3"
2ND LEVEL	44'-8"
3RD LEVEL	51'-1"
TOTAL	110'-0"

ALLOWABLE BUILDING AREA:

BUILDING TYPE	BUILDING NUMBERS	DWELLING UNITS	NUMBER OF STORIES	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA S.F. (CBC TABLE 506.2) R2	ALLOWABLE AREA S.F. (CBC TABLE 506.2) U	FRONTAGE (LF) INCREASE (CBC SECTION 506.3)	SPRINKLER (Is) INCREASE (CBC TABLE 506.2.k)	ALLOWABLE NUMBER OF STORIES (CBC SECTION 504.4)	ACTUAL BUILDING AREA 1ST LEVEL S.F. R2	ACTUAL BUILDING AREA 2ND LEVEL S.F. R2	ACTUAL BUILDING AREA 3RD FLOOR S.F. R2	-	ACTUAL BUILDING AREA GARAGE S.F. U	DECKS	ALLOWABLE BUILDING HEIGHT (CBC TABLE 504.3)	TOTAL ACTUAL BUILDING AREA S.F. R2 + U	BUILDING AREA RATIO 1ST LEVEL SEPARATED OCC (<1) *	BUILDING AREA RATIO MIXED-OCCUPANCY (<2) **	FIRE WALL REQUIRED
D4	17	4	3	R-2 / U	TYPE VB, NON-RATED	21,000	16,500	NOT USED	USED FOR HEIGHT INCREASE (3-STORY)	3	886	2,544	2,780	-	1,966	476	60	8,176	0.25	0.41	NO
D5	15, 16	5	3	R-2 / U	TYPE VB, NON-RATED	21,000	16,500	NOT USED	USED FOR HEIGHT INCREASE (3-STORY)	3	1,340	3,478	3,661	-	2,415	543	60	10,894	0.34	0.55	NO
D6	14	6	3	R-2 / U	TYPE VB, NON-RATED	21,000	16,500	NOT USED	USED FOR HEIGHT INCREASE (3-STORY)	3	1,765	4,293	4,592	-	2,879	632	60	13,529	0.43	0.68	NO
D7	12, 13	7	3	R-2 / U	TYPE VB, NON-RATED	21,000	16,500	NOT USED	USED FOR HEIGHT INCREASE (3-STORY)	3	2,219	5,227	5,473	-	3,328	699	60	16,247	0.52	0.82	NO
D8	11	8	3	R-2 / U	TYPE VB, NON-RATED	21,000	16,500	NOT USED	USED FOR HEIGHT INCREASE (3-STORY)	3	2,644	6,042	6,404	-	3,792	788	60	18,882	0.61	0.95	NO

* BUILDING AREA RATIO CALCULATION FOR SEPARATED OCCUPANCIES PER STORY (CBC SECTION 508.4.2) :

(U LEVEL 1 ACTUAL BLDG AREA / U ALLOWABLE BUILDING AREA PER STORY) + (R-2 LEVEL 1 ACTUAL BLDG AREA / R-2 ALLOWABLE BUILDING AREA PER STORY)

EXAMPLE: RATIO = ((1966/16500)+(886/7000))

** MIXED-OCCUPANCY BUILDING AREA RATIO CALCULATION FOR GREATER THAN 2-STORY (CBC SECTION 506.2.2) :

(U LEVEL 1 ACTUAL BLDG AREA / U ALLOWABLE BUILDING AREA PER STORY) + (R-2 LEVEL 1 ACTUAL BLDG AREA / R-2 ALLOWABLE BUILDING AREA PER STORY) + (R-2 LEVEL 2 ACTUAL BLDG AREA / R-2 ALLOWABLE BUILDING AREA PER STORY) + (R-2 LEVEL 4 ACTUAL BLDG AREA / R-2 ALLOWABLE BUILDING AREA PER STORY)

EXAMPLE: RATIO = ((1966/16500)+(886/21000)+(2544/21000)+(2780/21000))

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

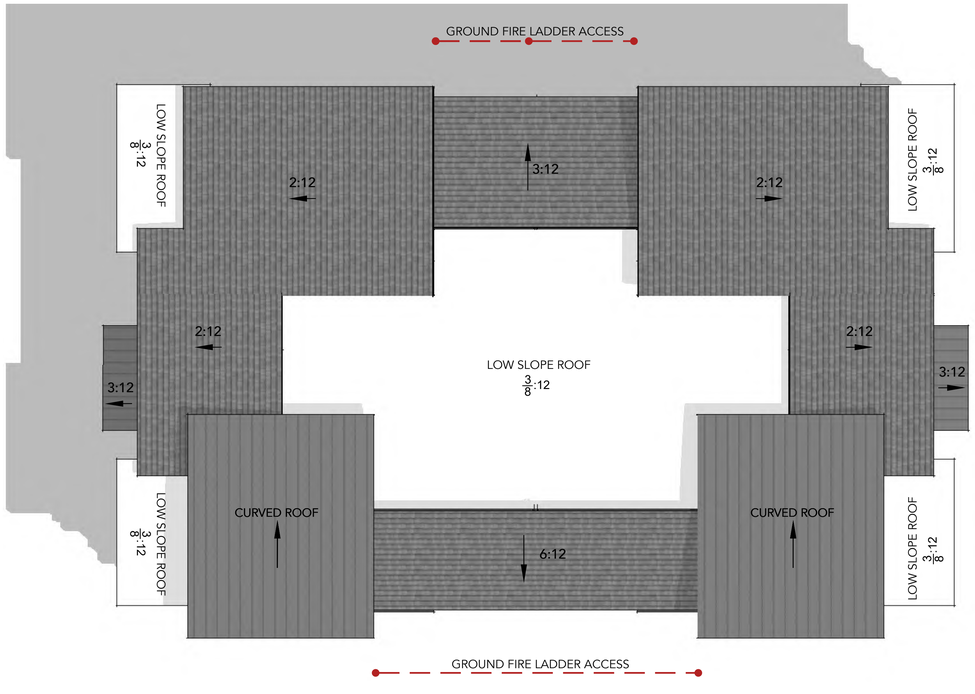
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

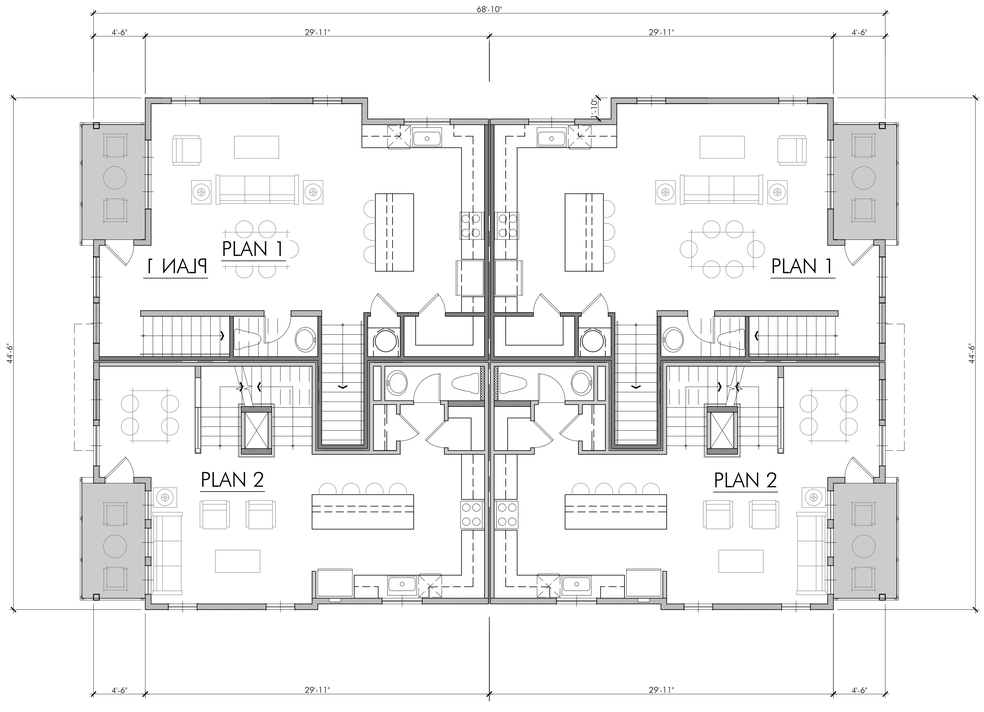
0 8 16

3-STORY
CODE ANALYSIS | A3.01

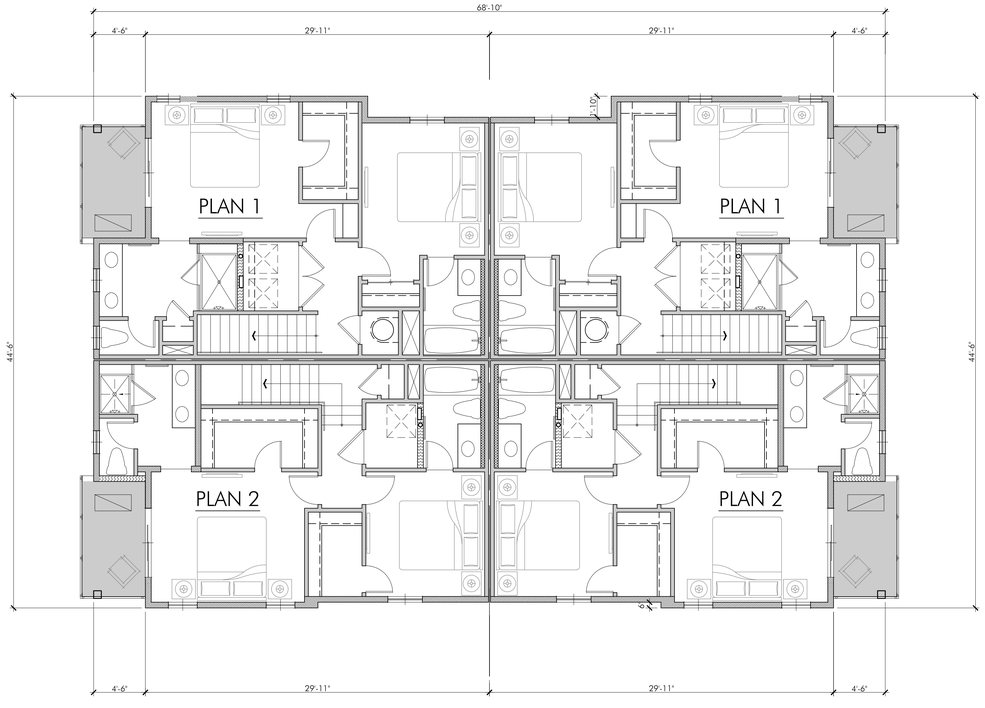
URBAN ARENA



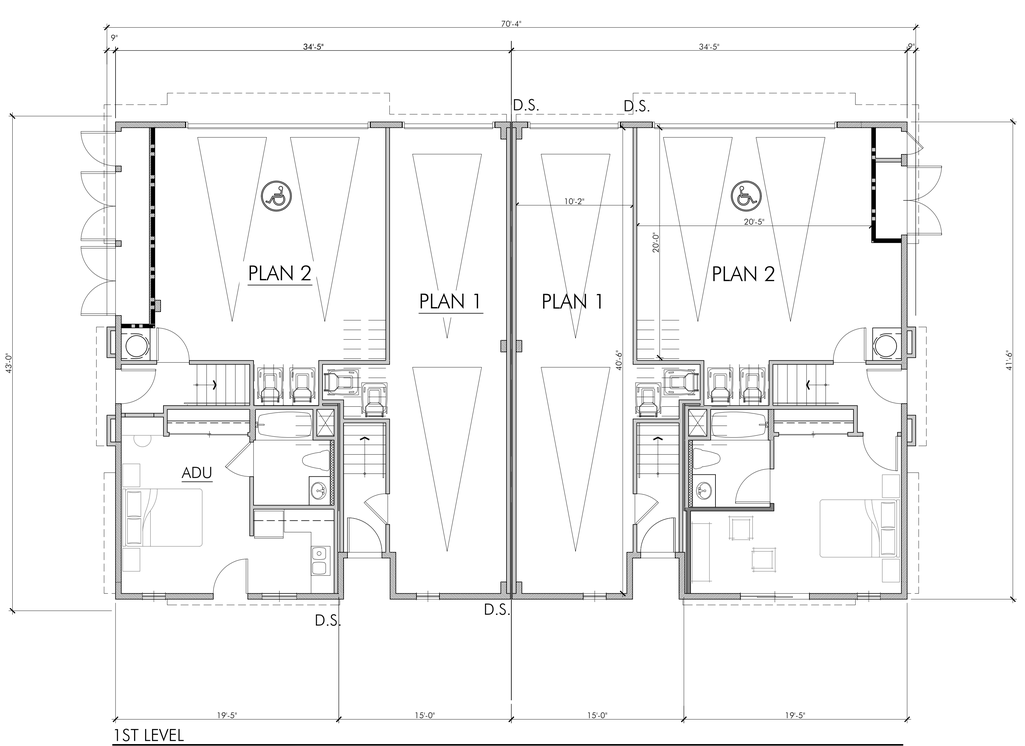
ROOF PLAN



2ND LEVEL



3RD LEVEL



1ST LEVEL

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

3-STORY
TYPE D4 COMPOSITE PLANS | A3.02

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

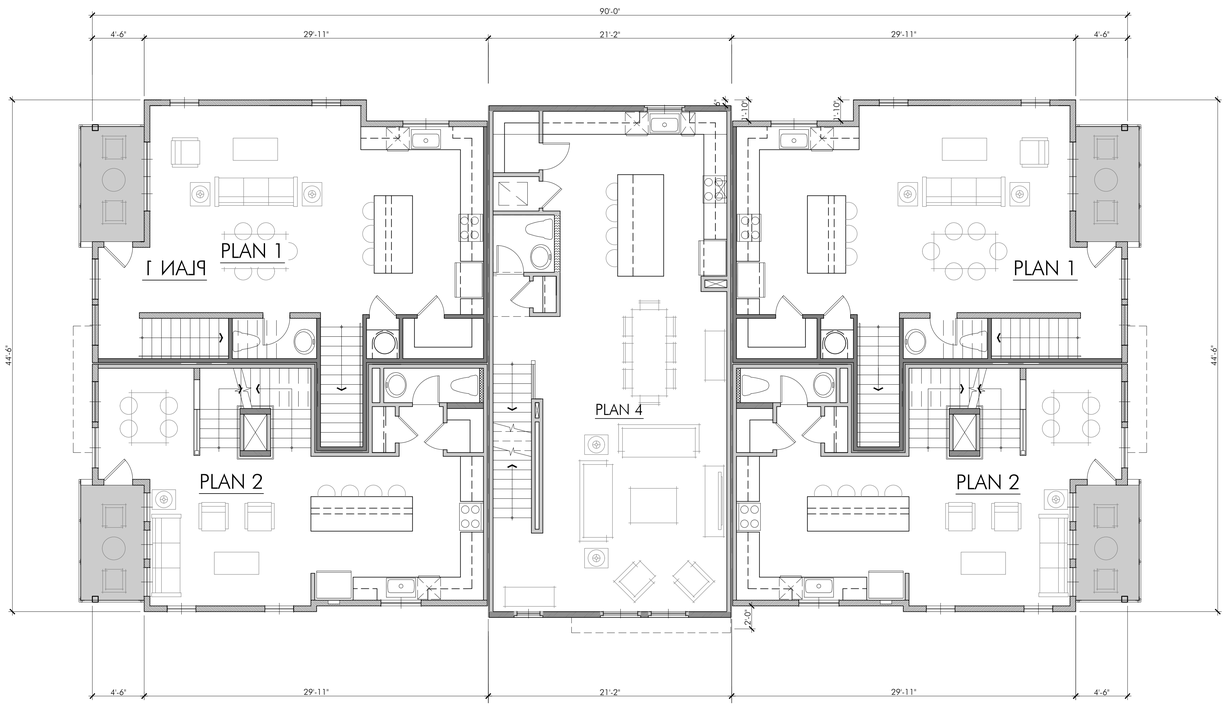
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

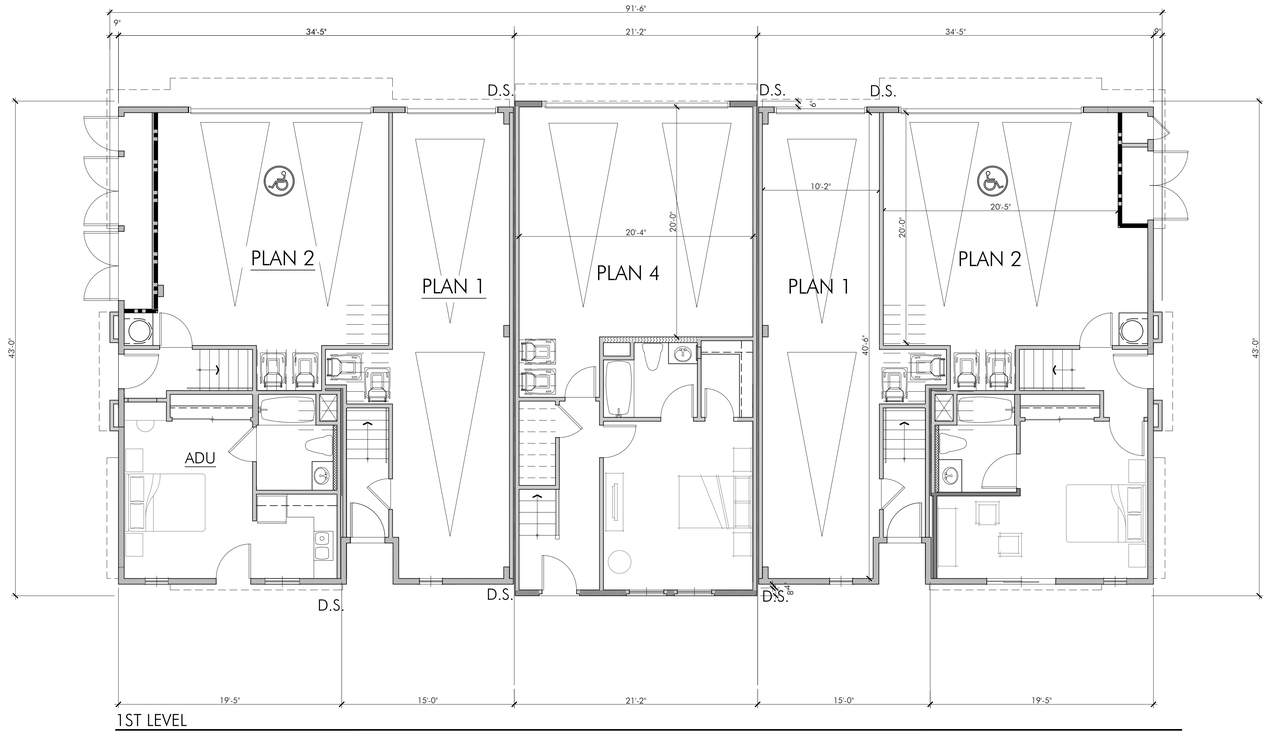
0 8 16

3-STORY
TYPE D4 ELEVATIONS | A3.03

URBAN ARENA



2ND LEVEL



1ST LEVEL

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • TOTAL NET	2,011 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 4 • 4 BR/3.5 BA	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • TOTAL NET	2,078 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

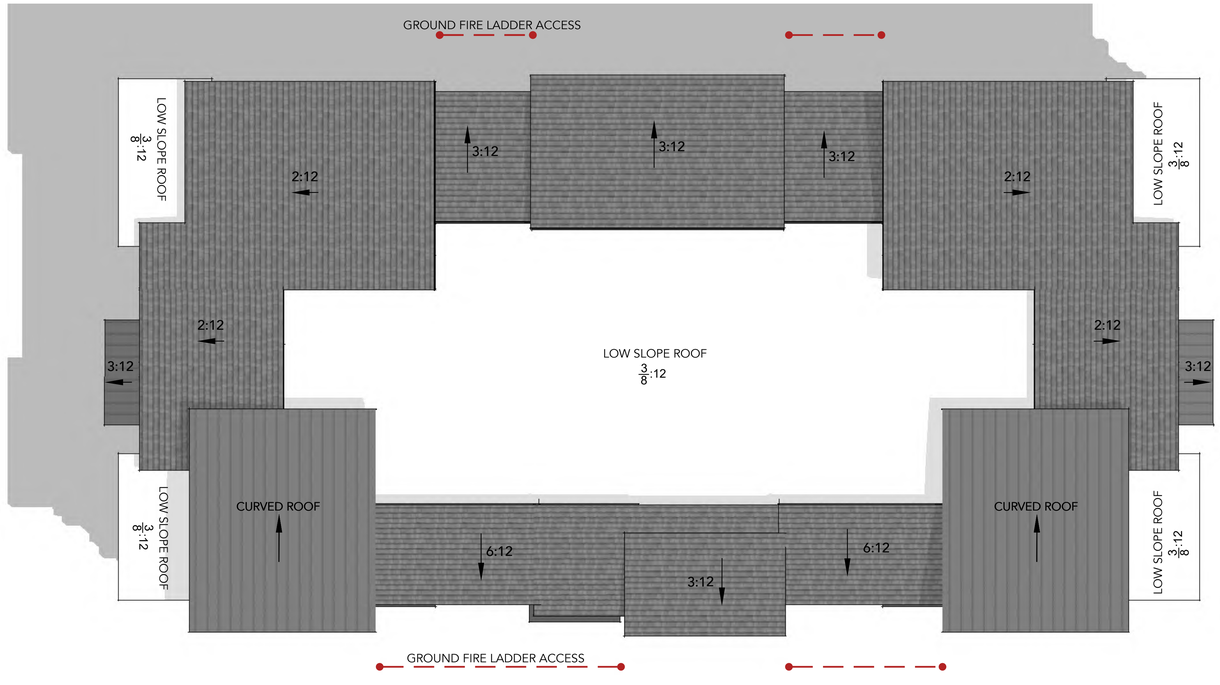
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

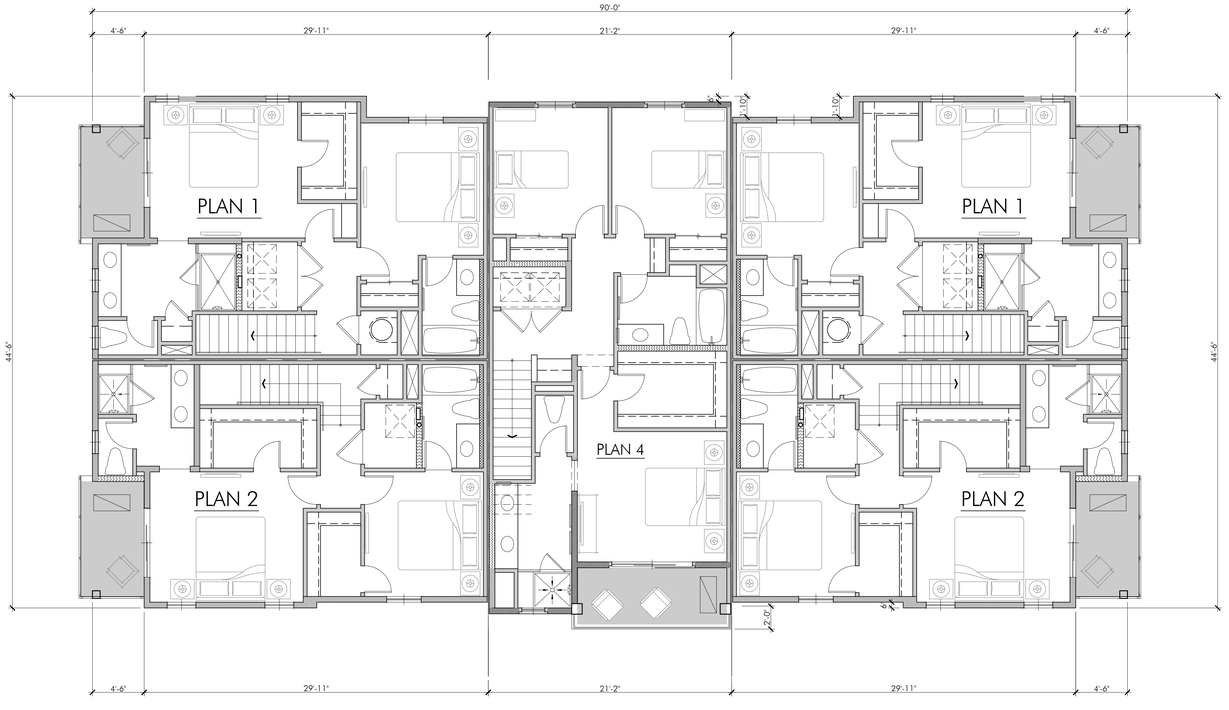
0 8 16

3-STORY
TYPE D5 COMPOSITE PLANS | A3.04

URBAN ARENA



ROOF PLAN



3RD LEVEL

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • TOTAL NET	2,011 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

3-STORY

PLAN 4 • 4 BR/3.5 BA	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • TOTAL NET	2,078 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

3-STORY
TYPE D5 COMPOSITE PLANS | A3.05

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

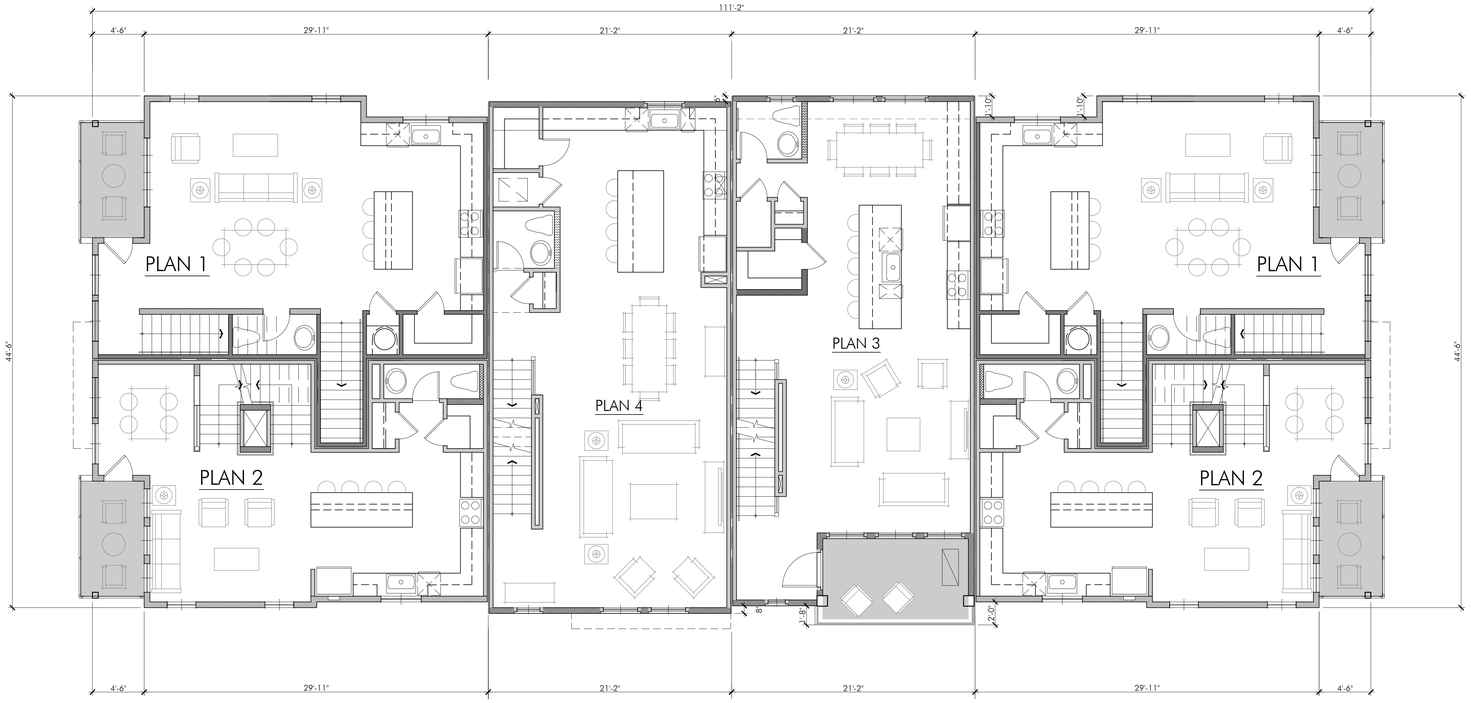
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

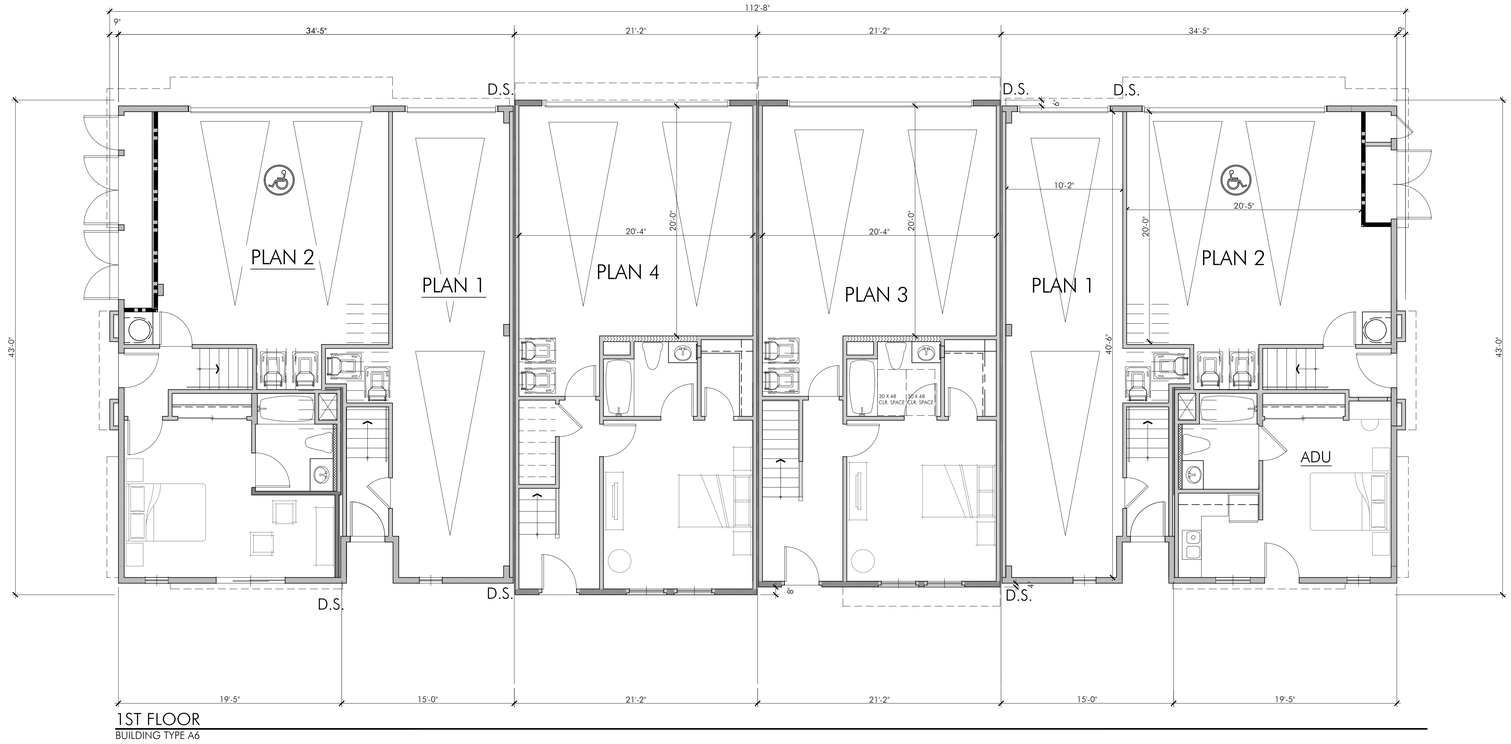
0 8 16

3-STORY
TYPE D5 ELEVATIONS | A3.06

URBAN ARENA



2ND FLOOR



1ST FLOOR
BUILDING TYPE A6

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ. FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
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PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • TOTAL NET	2,011 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
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PLAN 4 • TOTAL NET	2,078 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

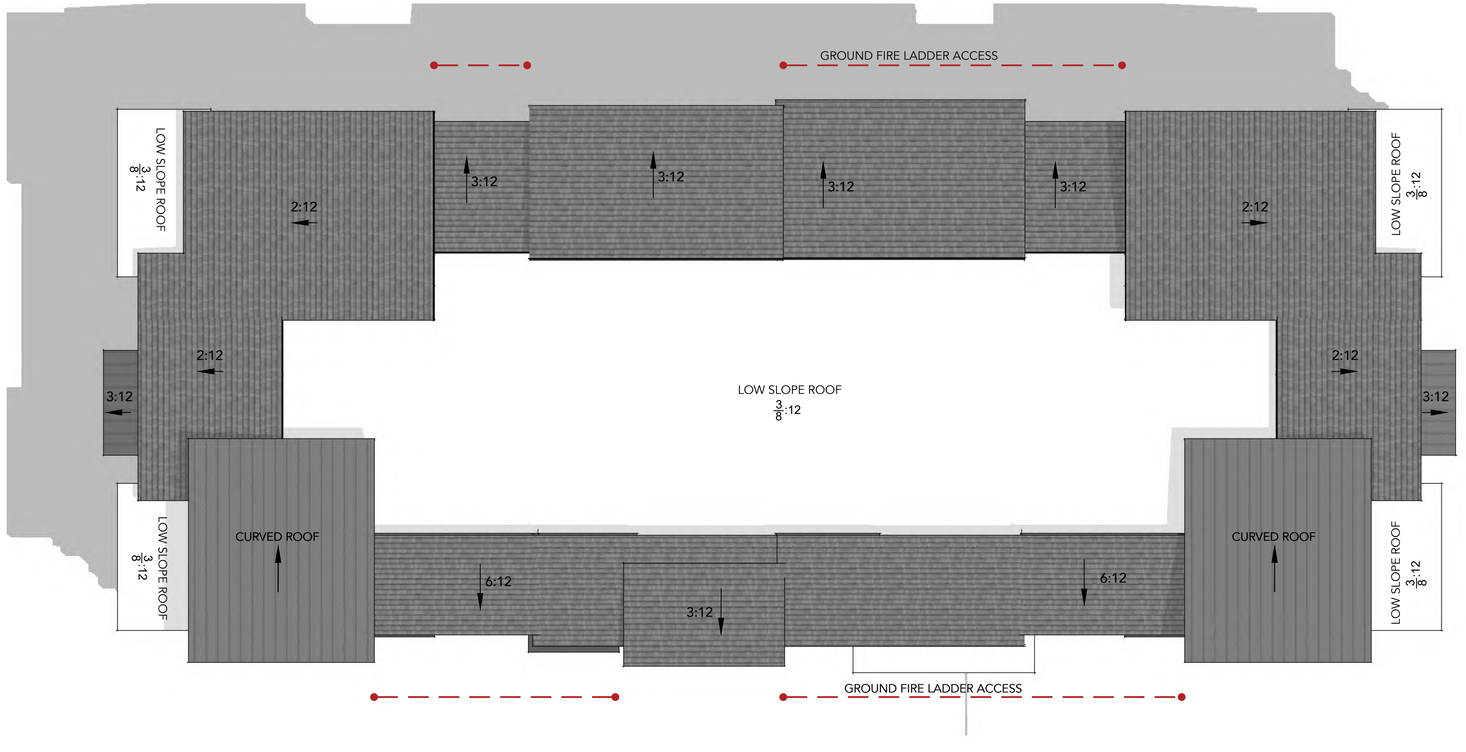
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

3-STORY
TYPE D6 COMPOSITE PLANS | A3.07

URBAN ARENA



ROOF PLAN

3RD LEVEL

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • TOTAL NET	2,011 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 4 • 4 BR/3.5 BA	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • TOTAL NET	2,078 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

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0 8 16

3-STORY
TYPE D6 COMPOSITE PLANS | A3.08

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

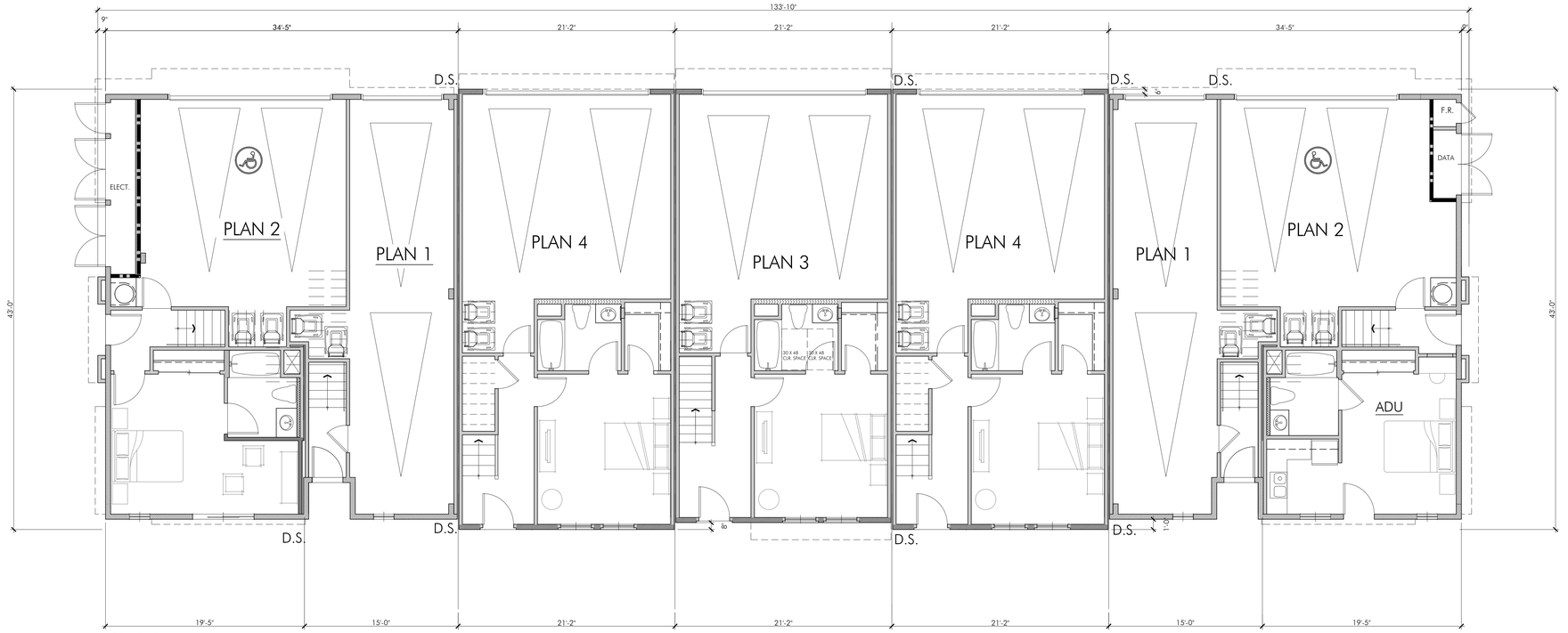
3/16" = 1'- 0" SCALE

0 8 16

3-STORY
TYPE D6 ELEVATIONS | A3.09

URBAN ARENA

2ND LEVEL



1ST LEVEL

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ. FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ. FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ. FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ. FT.
PLAN 3 • TOTAL NET	2,011 SQ. FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 4 • 4 BR/3.5 BA	
PLAN 4 • FIRST LEVEL - NET	401 SQ. FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ. FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ. FT.
PLAN 4 • TOTAL NET	2,078 SQ. FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

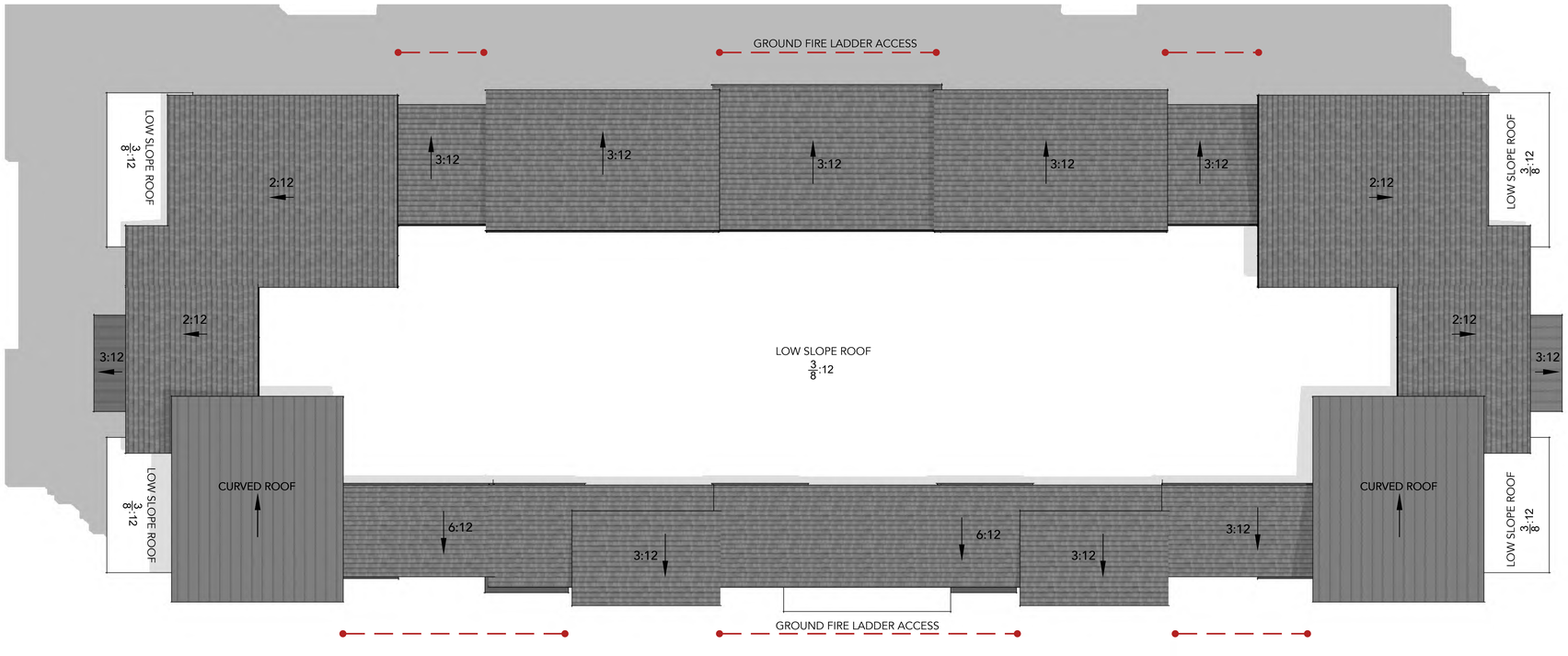
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

3-STORY
TYPE D7 COMPOSITE PLANS | A3.10

URBAN ARENA



ROOF PLAN

3RD LEVEL

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • TOTAL NET	2,011 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 4 • 4 BR/3.5 BA	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • TOTAL NET	2,078 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

3-STORY
TYPE D7 COMPOSITE PLANS | A3.11

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

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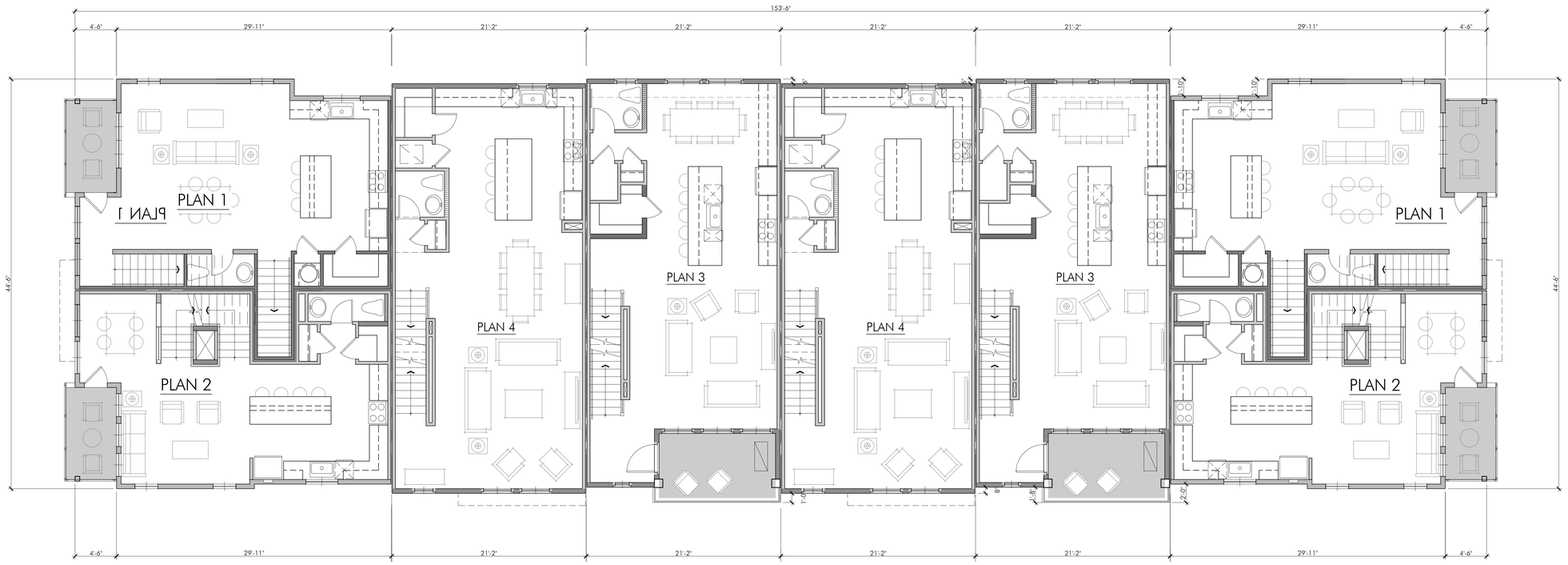
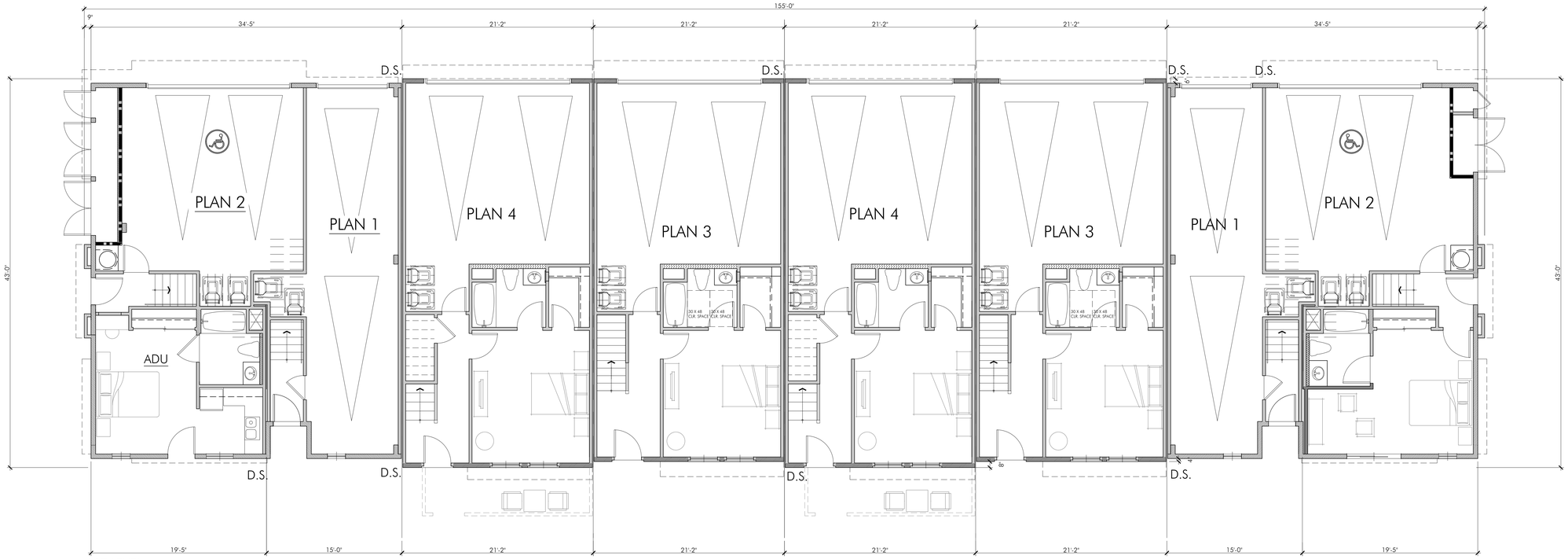
0 8 16

3-STORY
TYPE D7 ELEVATIONS | A3.12

URBAN ARENA



2ND LEVEL



1ST LEVEL

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ. FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	610 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • TOTAL NET	2,011 SQ.FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 4 • 4 BR/3.5 BA	
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PLAN 4 • TOTAL NET	2,078 SQ.FT.
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PLAN 4 • DECK - NET	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

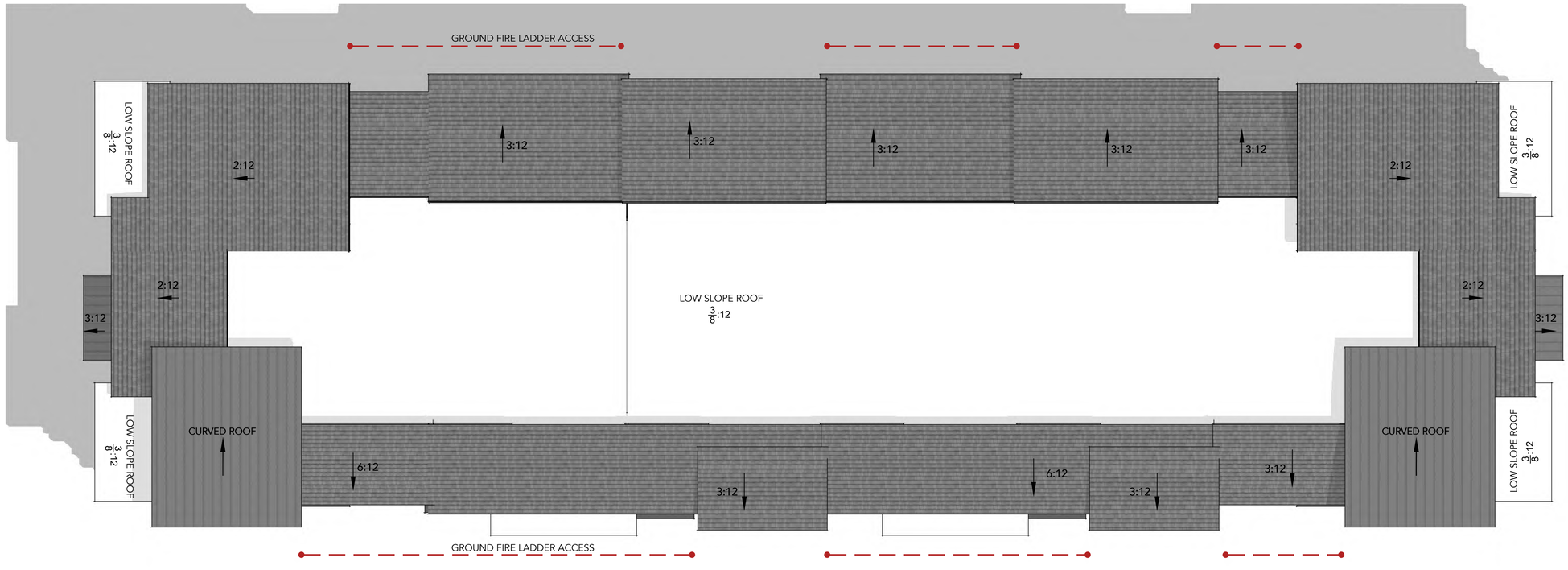
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

3-STORY
TYPE D8 COMPOSITE PLANS | A3.13

URBAN ARENA



ROOF PLAN

3RD LEVEL

3-STORY

PLAN 1 • 2 BR/2.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,345 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	109 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 2 • 3 BR/3.5 BA	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
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PLAN 2 • TOTAL NET	1,456 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	111 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

3-STORY

PLAN 3 • 4 BR/3.5 BA	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • TOTAL NET	2,011 SQ.FT.
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3-STORY

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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

3-STORY
TYPE D8 COMPOSITE PLANS | A3.14

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

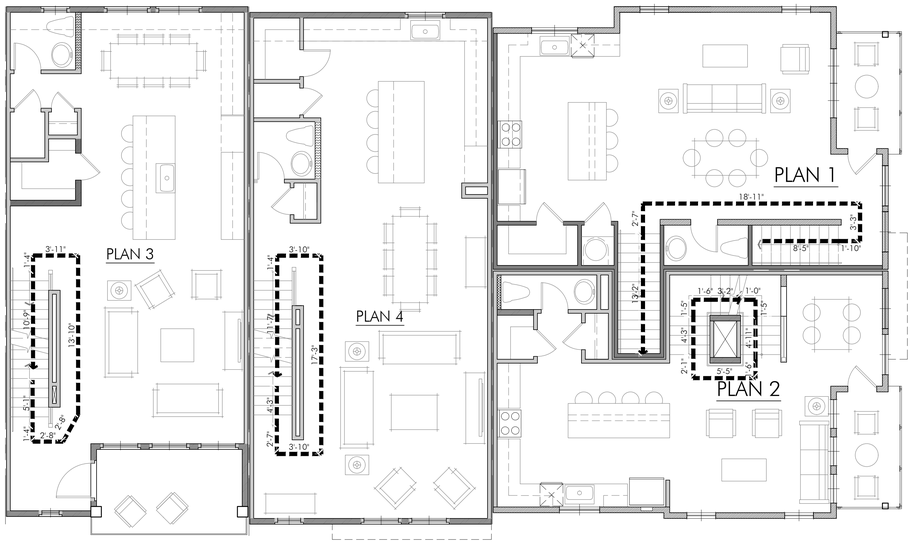
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

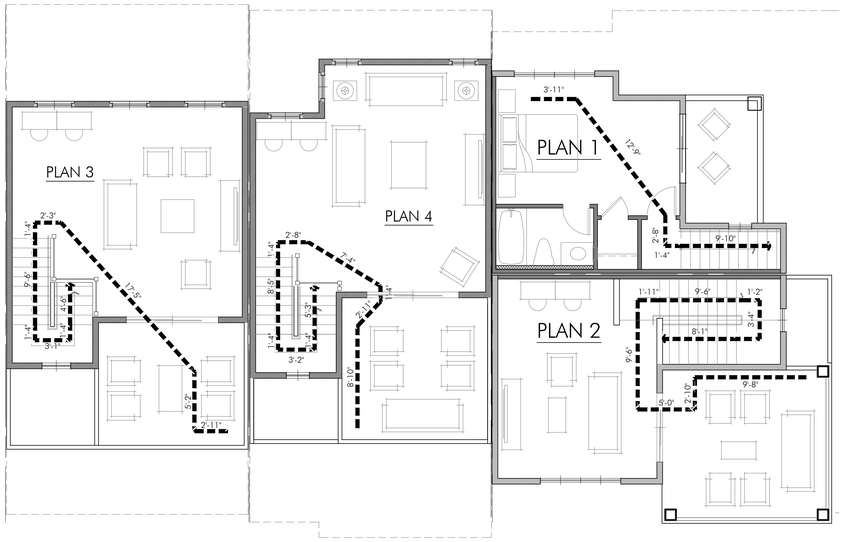
0 8 16

3-STORY
TYPE D8 ELEVATIONS | A3.15

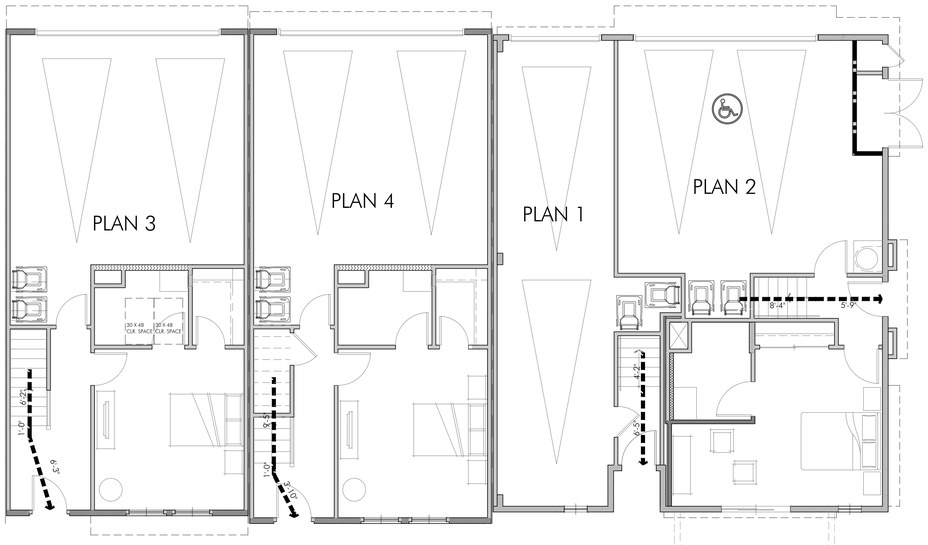
URBAN ARENA



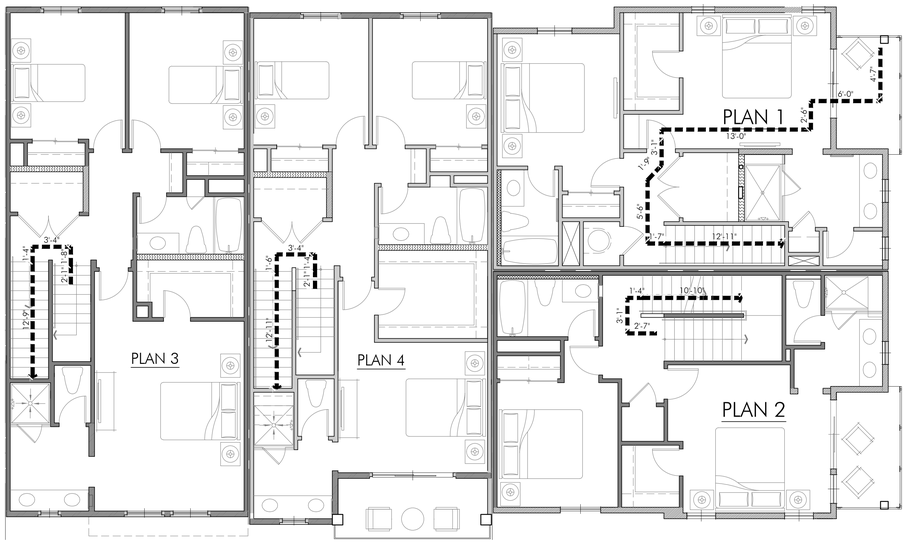
2ND LEVEL



4TH LEVEL



1ST LEVEL



3RD LEVEL

BUILDING CODE ANALYSIS:	4-STORY TYPE VA
OCCUPANCY GROUP: (CBC SECTION 310.3 & 311.3 & 508.5)	GROUP R-2 / U (LIVE/WORK UNITS CLASSIFIED AS R-2 PER CBC SECTION 508.5)
SEPARATIONS: (CBC SECTION 420 & TABLE 508.4 & 406.3 & 708.3.2 & 711.3)	WALLS SEPARATING DWELLING UNITS SHALL BE 1-HOUR FIRE PARTITION PER CBC SECTION 708.3 WITH FULL NFPA 13 SPRINKLERS. 1-HR PROVIDED
	WALLS SEPARATING R-2 AND U OCC. SHALL BE 1/2" GYP BD MIN. AT GARAGE SIDE PER CBC TABLE 508.4 c AND SECTION 406.3.2. 5/8" GYP BD PROVIDED
	FLOORS SEPARATING R-2 AND U OCC. SHALL HAVE 5/8" TYPE 'X' GYP BD AT GARAGE CEILING PER CBC SECTION 406.3.2.
TYPE OF CONSTRUCTION: (CBC SECTION 602.5)	TYPE VA
FIRE SPRINKLERS:	NFPA 13 SPRINKLERS PER CBC SECTION 903.3.1.1.
ALLOWABLE HEIGHT: (CBC SECTION 503 & TABLE 504.3)	60 FT. MAXIMUM
ALLOWABLE STORIES: (CBC SECTION 503 & TABLE 504.4)	4 STORIES
ALLOWABLE AREA PER FLOOR: (CBC SECTION 503 & TABLE 506.2)	R-2: 36,000 SF MAXIMUM
	U: 27,000 SF MAXIMUM
ACCESSIBILTY:	SHALL COMPLY WITH CBC CHAPTER 11A. 10% OF TOTAL UNITS ON SITE SHALL BE ACCESSIBLE PER CBC 1102A.3. PRIVATELY FUNDED.
EXITING:	ONLY ONE EXIT REQUIRED PER CBC SECTION 1006.2.1 - MAXIMUM EXIT ACCESS TRAVEL DISTANCE IS 125 FEET

EXIT TRAVEL DISTANCES

PLAN 1

1ST LEVEL	10'-7"
2ND LEVEL	48'-2"
3RD LEVEL	35'-6"
4TH LEVEL	30'-7"
TOTAL	124'-9"

PLAN 2

1ST LEVEL	14'-1"
2ND LEVEL	26'-7"
3RD LEVEL	17'-10"
4TH LEVEL	51'-0"
TOTAL	109'-6"

PLAN 3

1ST LEVEL	13'-5"
2ND LEVEL	41'-7"
3RD LEVEL	21'-1"
4TH LEVEL	48'-11"
TOTAL	124'-11"

PLAN 4

1ST LEVEL	14'-3"
2ND LEVEL	44'-8"
3RD LEVEL	21'-2"
4TH LEVEL	44'-0"
TOTAL	124'-1"

ALLOWABLE BUILDING AREA:

BUILDING TYPE	BUILDING NUMBERS	DWELLING UNITS	NUMBER OF STORIES	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA S.F. (CBC TABLE 506.2) R2	ALLOWABLE AREA S.F. (CBC TABLE 506.2) U	FRONTAGE (LF) INCREASE (CBC SECTION 506.3)	SPRINKLER (ls) INCREASE (CBC TABLE 506.2.k)	ALLOWABLE NUMBER OF STORIES (CBC 504.4)	ACTUAL BUILDING AREA 1ST LEVEL S.F. R2	ACTUAL BUILDING AREA 2ND LEVEL S.F. R2	ACTUAL BUILDING AREA 3RD LEVEL S.F. R2	ACTUAL BUILDING AREA 4TH LEVEL S.F. R2	ACTUAL BUILDING AREA GARAGE S.F. U	DECK & TERRACE	ALLOWABLE BUILDING HEIGHT (CBC TABLE 504.3)	TOTAL ACTUAL BUILDING AREA S.F. R2 + U	BUILDING AREA RATIO 1ST LEVEL SEPARATED OCC (<1) *	BUILDING AREA RATIO MIXED-OCCUPANCY (<2) **	FIRE WALL REQUIRED
A4	4, 6	4	4	R-2 / U	TYPE VA, 1-HOUR	36,000	27,000	NOT USED	USED FOR HEIGHT & AREA INCREASE (4-STORY)	4	886	2,544	2,780	1,364	1,966	1,002	60	10,542	0.10	0.28	NO
A5	5, 7	5	4	R-2 / U	TYPE VA, 1-HOUR	36,000	27,000	NOT USED	USED FOR HEIGHT & AREA INCREASE (4-STORY)	4	1,340	3,478	3,661	1,828	2,415	1,275	60	13,997	0.13	0.38	NO
C6	8	6	4	R-2 / U	TYPE VA, 1-HOUR	36,000	27,000	NOT USED	USED FOR HEIGHT & AREA INCREASE (4-STORY)	4	1,765	4,293	4,592	2,264	2,879	1,672	60	17,465	0.16	0.47	NO
A7	1, 3	7	4	R-2 / U	TYPE VA, 1-HOUR	36,000	27,000	NOT USED	USED FOR HEIGHT & AREA INCREASE (4-STORY)	4	2,219	5,227	5,473	2,728	3,328	1,945	60	20,920	0.18	0.56	NO
C7	9	7	4	R-2 / U	TYPE VA, 1-HOUR	36,000	27,000	NOT USED	USED FOR HEIGHT & AREA INCREASE (4-STORY)	4	2,219	5,227	5,473	2,728	3,328	1,945	60	20,920	0.18	0.56	NO
A10	10	10	4	R-2 / U	TYPE VA, 1-HOUR	36,000	27,000	NOT USED	USED FOR HEIGHT & AREA INCREASE (4-STORY)	4	3,523	7,791	8,216	4,064	4,705	3,012	60	31,311	0.27	0.83	NO
A12	2	12	4	R-2 / U	TYPE VA, 1-HOUR	36,000	27,000	NOT USED	USED FOR HEIGHT & AREA INCREASE (4-STORY)	4	4,402	9,540	10,028	4,964	5,618	3,682	60	38,234	0.33	1.01	NO

* BUILDING AREA RATIO CALCULATION FOR SEPARATED OCCUPANCIES PER STORY (CBC SECTION 508.4.2) :

(U LEVEL 1 ACTUAL BLDG AREA / U ALLOWABLE BUILDING AREA PER STORY) + (R-2 LEVEL 1 ACTUAL BLDG AREA / R-2 ALLOWABLE BUILDING AREA PER STORY)

EXAMPLE: RATIO = ((1966/27000)+(886/36000))

** MIXED-OCCUPANCY BUILDING AREA RATIO CALCULATION FOR GREATER THAN 2-STORY (CBC SECTION 506.2.2) :

(U LEVEL 1 ACTUAL BLDG AREA / U ALLOWABLE BUILDING AREA PER STORY) + (R-2 LEVEL 1 ACTUAL BLDG AREA / R-2 ALLOWABLE BUILDING AREA PER STORY) + (R-2 LEVEL 2 ACTUAL BLDG AREA / R-2 ALLOWABLE BUILDING AREA PER STORY) + (R-2 LEVEL 4 ACTUAL BLDG AREA / R-2 ALLOWABLE BUILDING AREA PER STORY)

EXAMPLE: RATIO = ((1966/27000)+(886/36000)+(2544/36000)+(2780/36000)+(1364/36000))

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

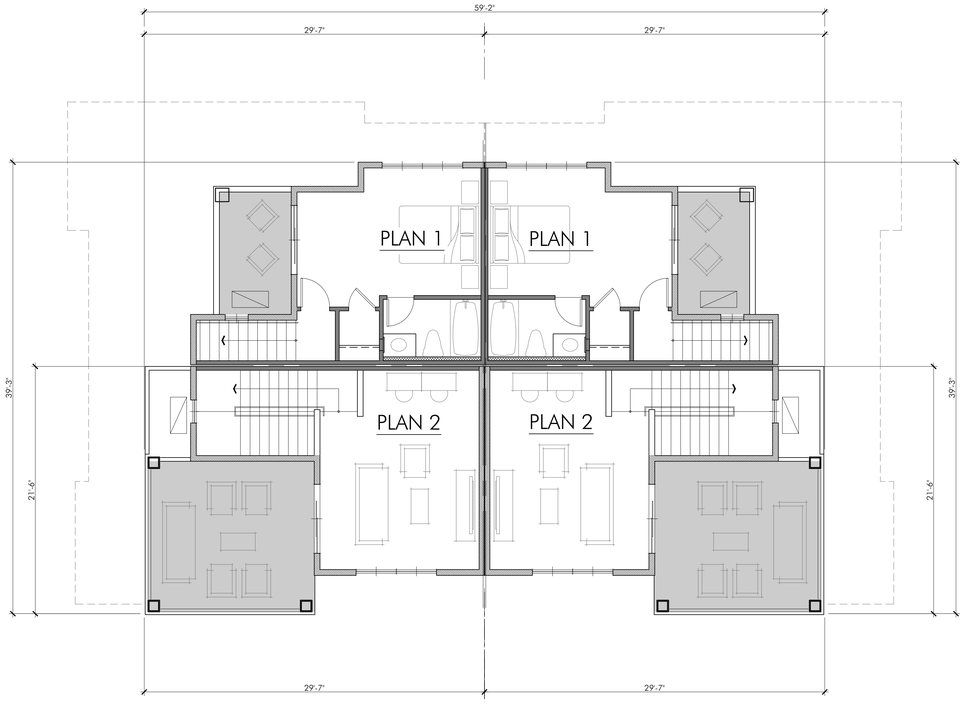
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

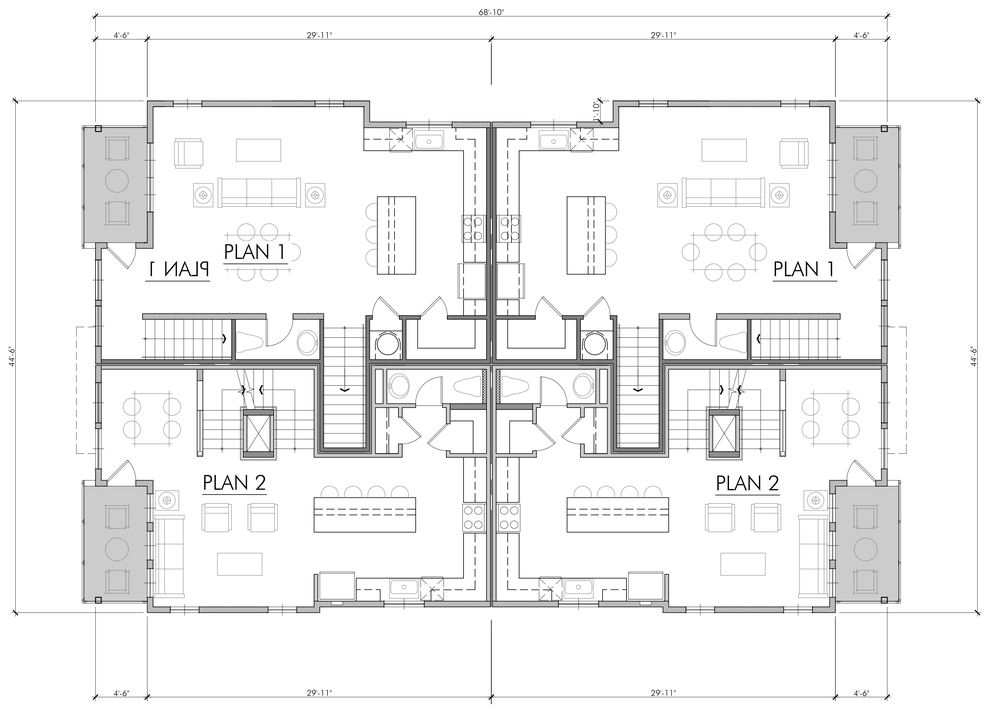
0 8 16

4-STORY
CODE ANALYSIS | A4.01

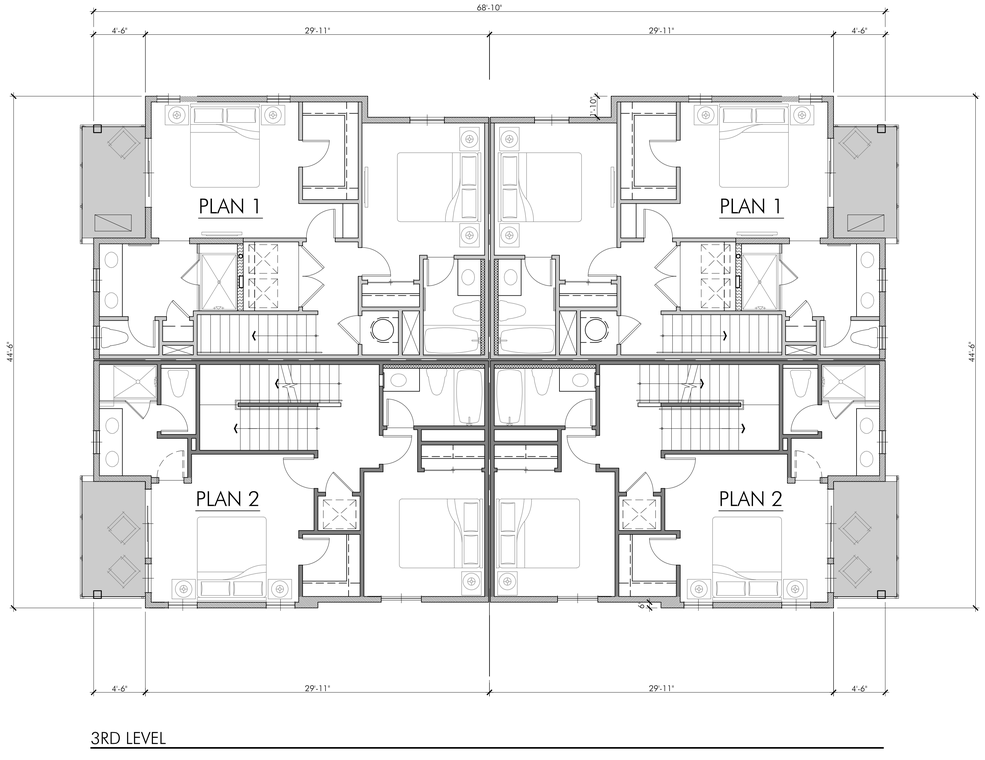
URBAN ARENA



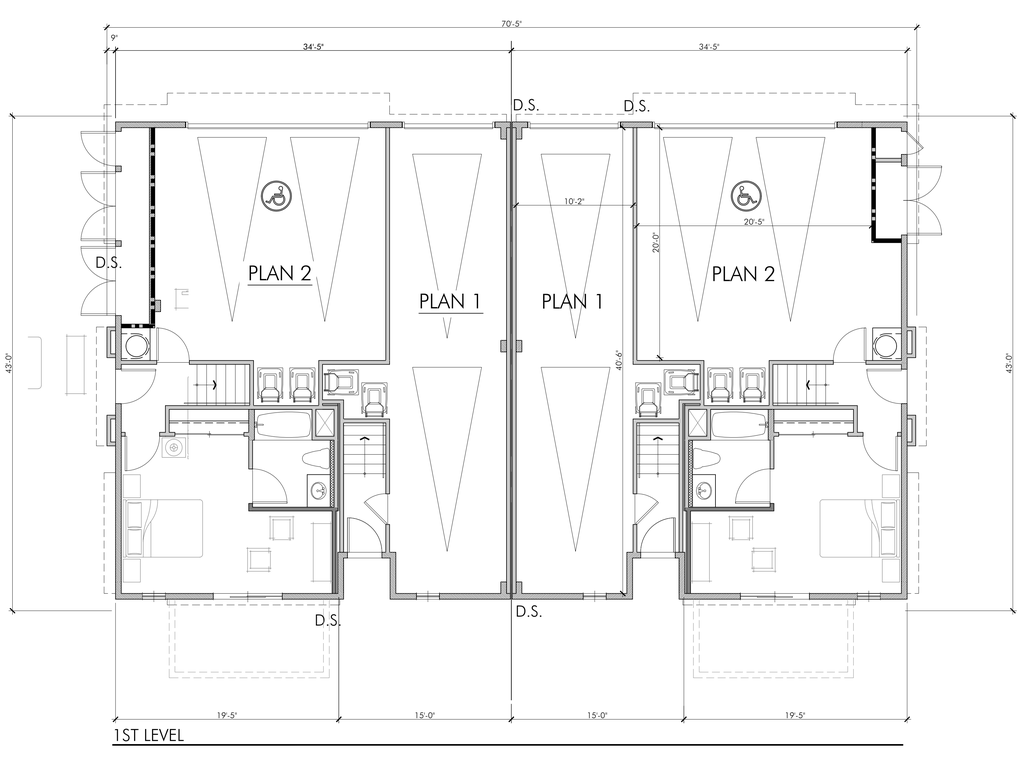
4TH LEVEL



2ND LEVEL



3RD LEVEL



1ST LEVEL

PLAN 1 • 3 BR/3.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • FOURTH LEVEL - NET	287 SQ. FT.
PLAN 1 • TOTAL NET	1,632 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	176 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • FOURTH LEVEL - NET	319 SQ. FT.
PLAN 2 • TOTAL NET	1,774 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	323 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • FOURTH LEVEL - NET	387 SQ.FT.
PLAN 3 • TOTAL NET	2,398 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.
PLAN 3 • TERRACE - NET	186 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • FOURTH LEVEL - NET	402 SQ.FT.
PLAN 4 • TOTAL - NET	2,480 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
PLAN 4 • TERRACE - NET	197 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A4 COMPOSITE PLANS | A4.02

URBAN ARENA

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY
TYPE A4 ROOF PLAN | A4.03

URBAN ARENA

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

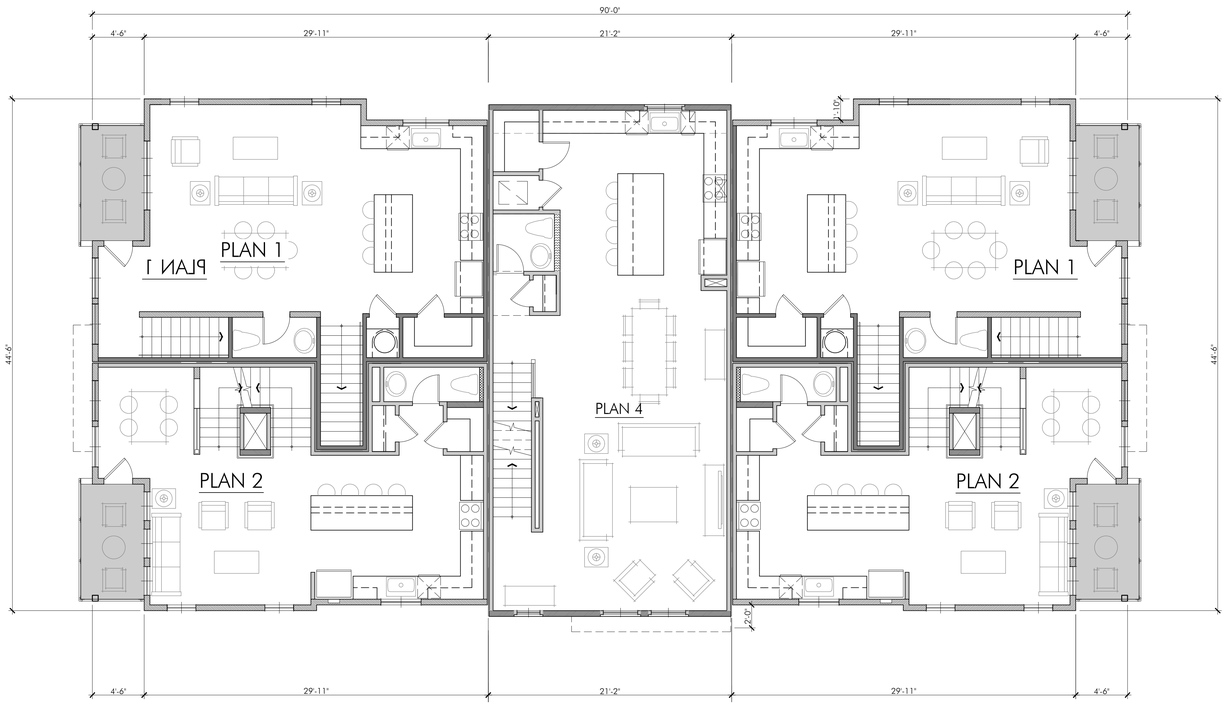
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

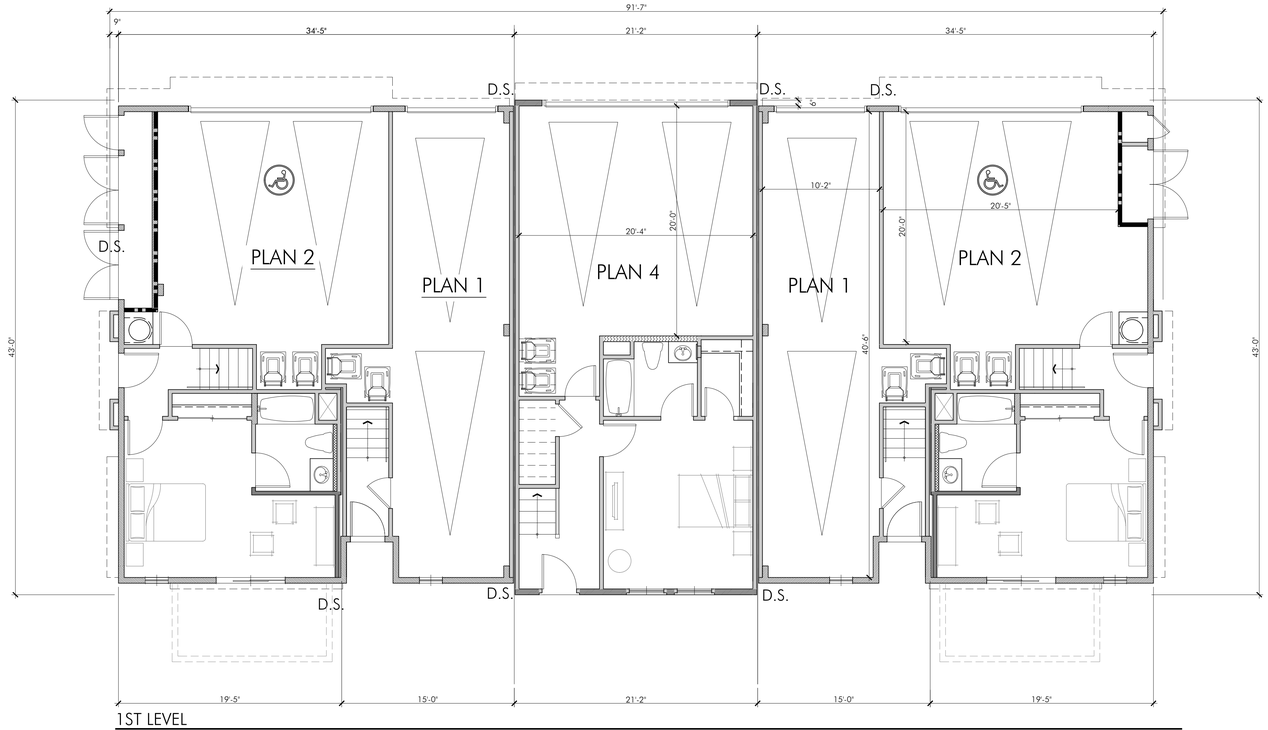
0 8 16

4-STORY
TYPE A4 ELEVATIONS | A4.04

URBAN ARENA



2ND LEVEL



1ST LEVEL

PLAN 1 • 3 BR/3.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • FOURTH LEVEL - NET	287 SQ. FT.
PLAN 1 • TOTAL NET	1,632 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	176 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • FOURTH LEVEL - NET	319 SQ. FT.
PLAN 2 • TOTAL NET	1,774 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	323 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • FOURTH LEVEL - NET	387 SQ.FT.
PLAN 3 • TOTAL NET	2,398 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.
PLAN 3 • TERRACE - NET	186 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • FOURTH LEVEL - NET	402 SQ.FT.
PLAN 4 • TOTAL - NET	2,480 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
PLAN 4 • TERRACE - NET	197 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY
TYPE A5 COMPOSITE PLANS | A4.05

URBAN ARENA

4TH LEVEL

3RD LEVEL

PLAN 1 • 3 BR/3.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • FOURTH LEVEL - NET	287 SQ. FT.
PLAN 1 • TOTAL NET	1,632 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	176 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

4-STORY

PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • FOURTH LEVEL - NET	319 SQ. FT.
PLAN 2 • TOTAL NET	1,774 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	323 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

4-STORY

PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • FOURTH LEVEL - NET	387 SQ.FT.
PLAN 3 • TOTAL NET	2,398 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.
PLAN 3 • TERRACE - NET	186 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

4-STORY

PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • FOURTH LEVEL - NET	402 SQ.FT.
PLAN 4 • TOTAL - NET	2,480 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
PLAN 4 • TERRACE - NET	197 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.	

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

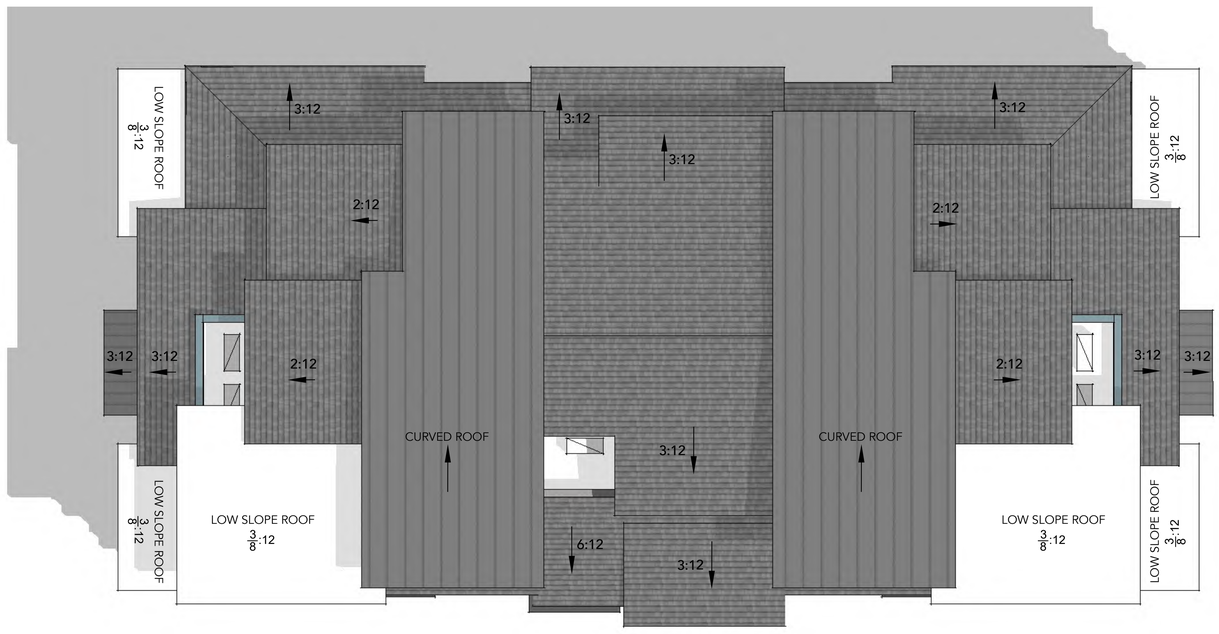
3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A5 COMPOSITE PLANS | A4.06

URBAN ARENA



THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A5 ROOF PLAN | A4.07

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

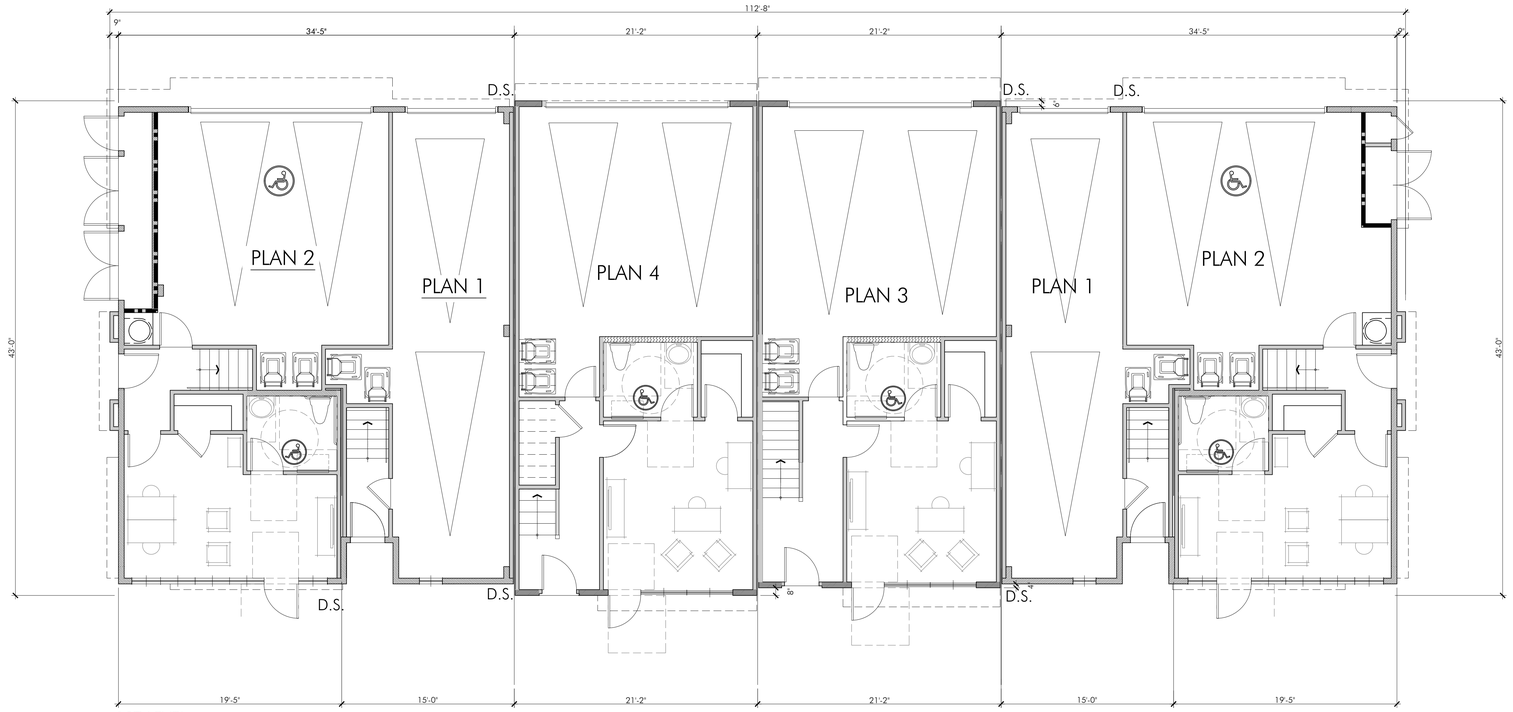
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

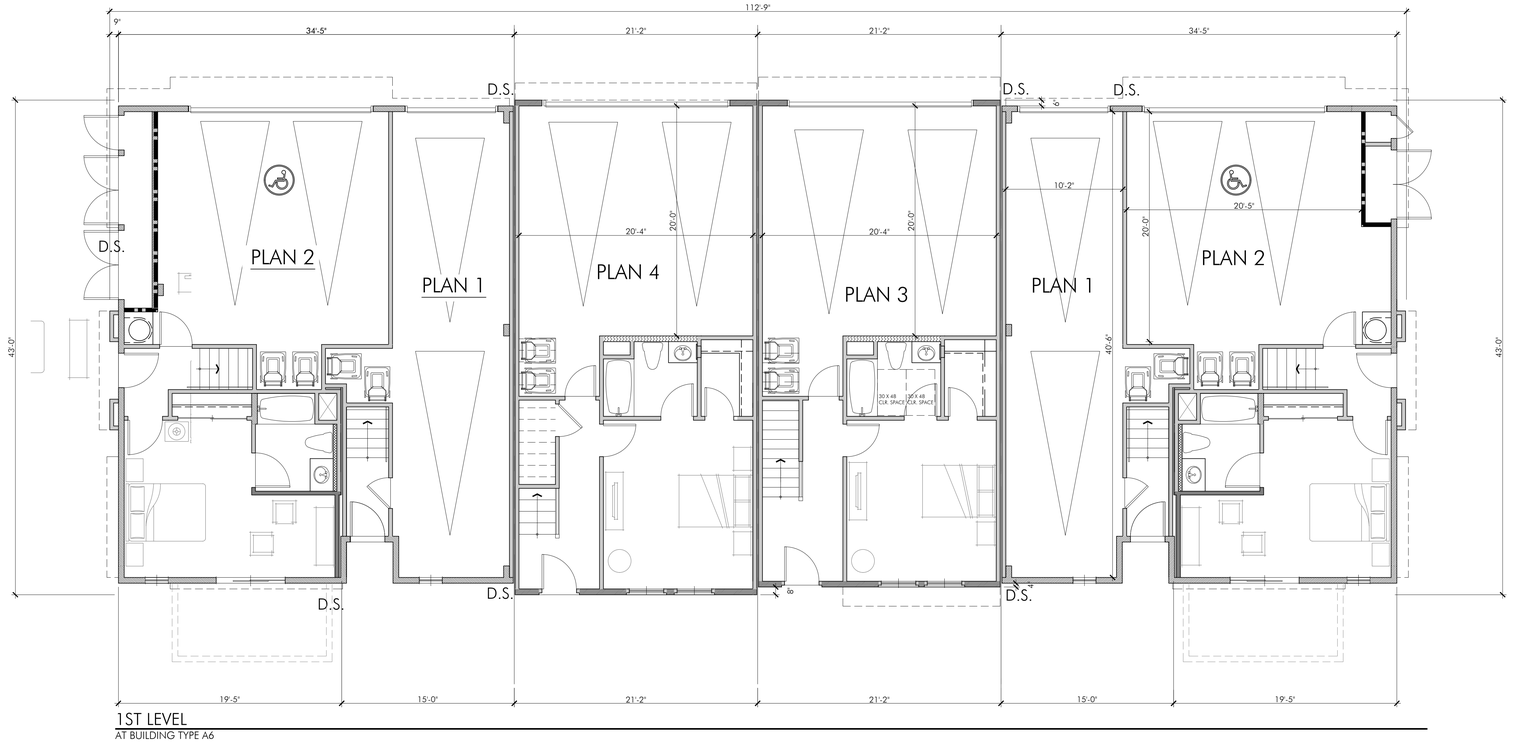
0 8 16

4-STORY
TYPE A5 ELEVATIONS | A4.08

URBAN ARENA



1ST LEVEL
AT BUILDING TYPE C6



1ST LEVEL
AT BUILDING TYPE A6

PLAN 1 • 3 BR/3.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • FOURTH LEVEL - NET	287 SQ. FT.
PLAN 1 • TOTAL NET	1,632 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	176 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • FOURTH LEVEL - NET	319 SQ. FT.
PLAN 2 • TOTAL NET	1,774 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	323 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • FOURTH LEVEL - NET	387 SQ.FT.
PLAN 3 • TOTAL NET	2,398 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.
PLAN 3 • TERRACE - NET	186 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • FOURTH LEVEL - NET	402 SQ.FT.
PLAN 4 • TOTAL - NET	2,480 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
PLAN 4 • TERRACE - NET	197 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

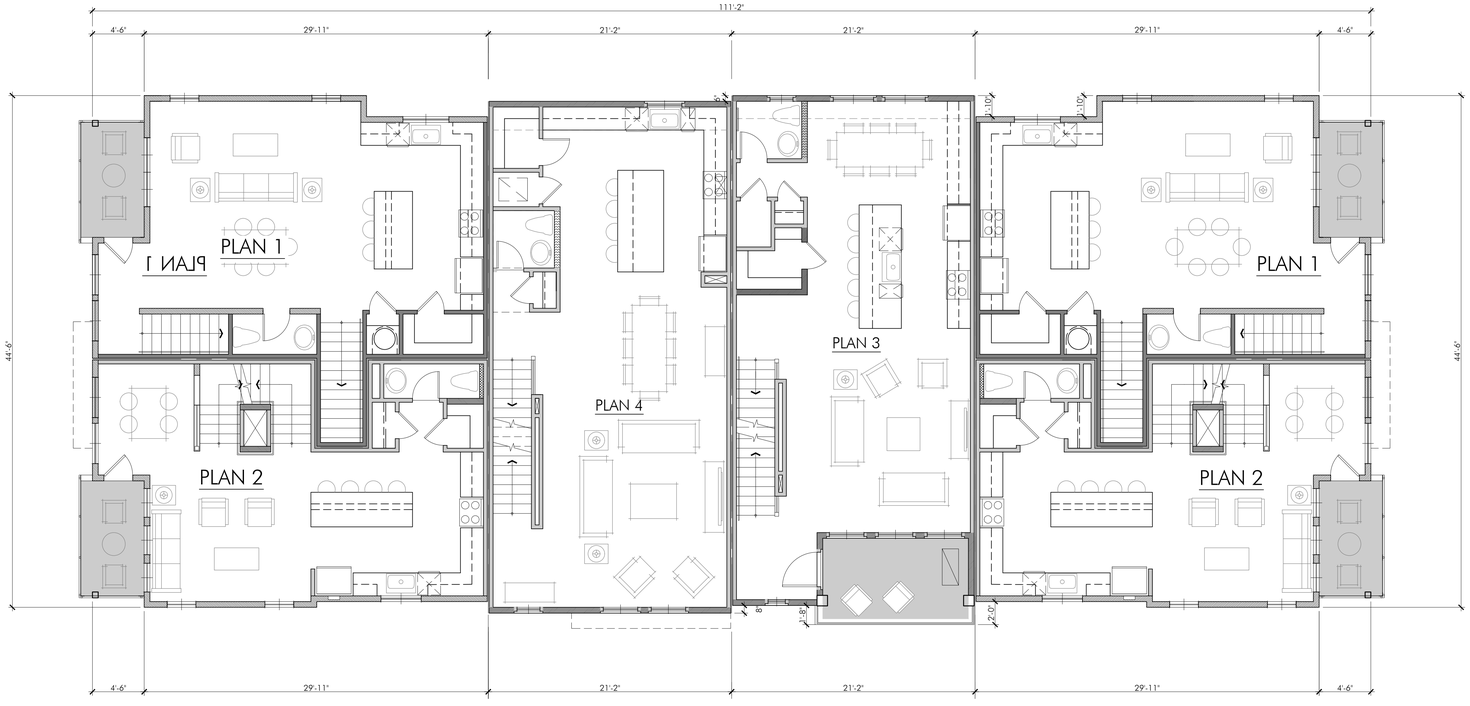
3/16" = 1'- 0" SCALE

0 8 16

4-STORY
TYPE A6 & C6 COMPOSITE PLANS | A4.09

URBAN ARENA

3RD LEVEL



2ND LEVEL

PLAN 1 • 3 BR/3.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • FOURTH LEVEL - NET	287 SQ. FT.
PLAN 1 • TOTAL NET	1,632 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	176 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • FOURTH LEVEL - NET	319 SQ. FT.
PLAN 2 • TOTAL NET	1,774 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	323 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • FOURTH LEVEL - NET	387 SQ.FT.
PLAN 3 • TOTAL NET	2,398 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.
PLAN 3 • TERRACE - NET	186 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • FOURTH LEVEL - NET	402 SQ.FT.
PLAN 4 • TOTAL - NET	2,480 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
PLAN 4 • TERRACE - NET	197 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

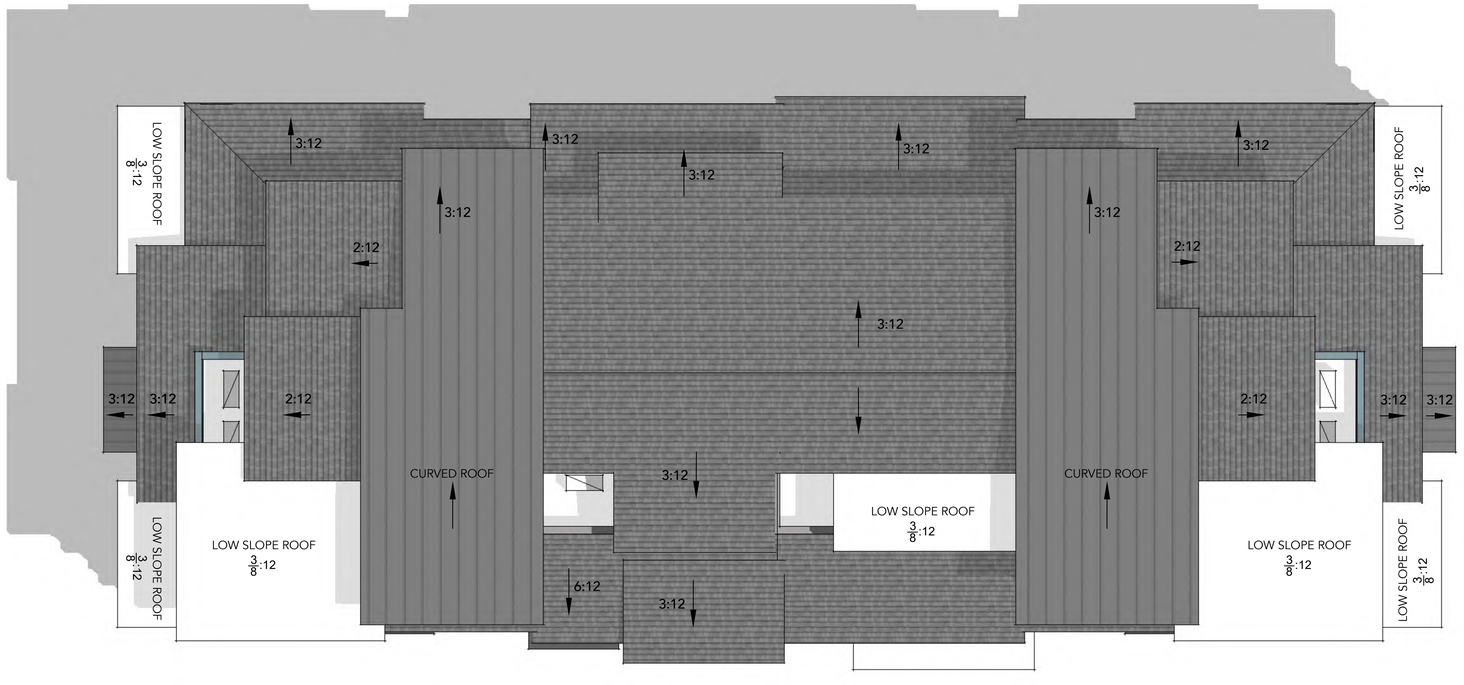
3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A6 & C6 COMPOSITE PLANS | A4.10

URBAN ARENA



4TH LEVEL

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A6 & C6 COMPOSITE PLANS | A4.11

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY
TYPE A6 ELEVATIONS | A4.12

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

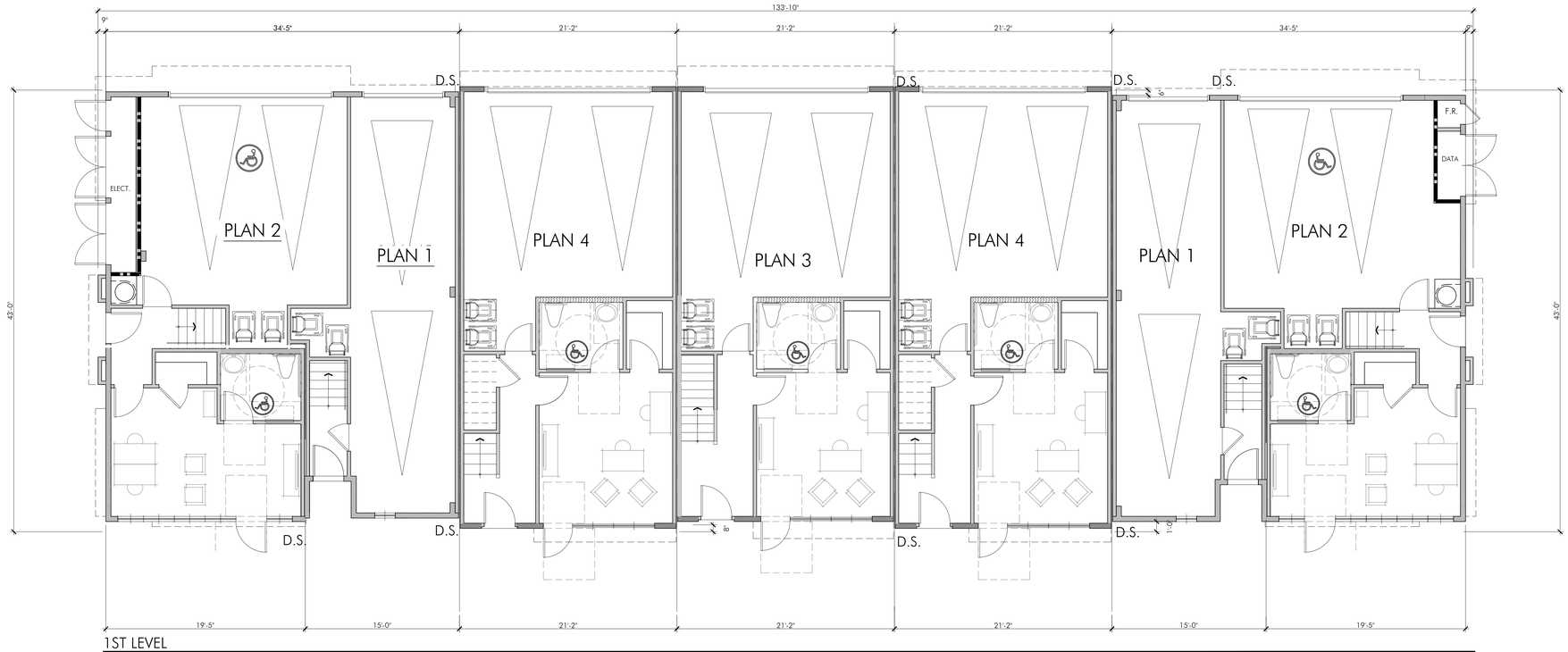
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

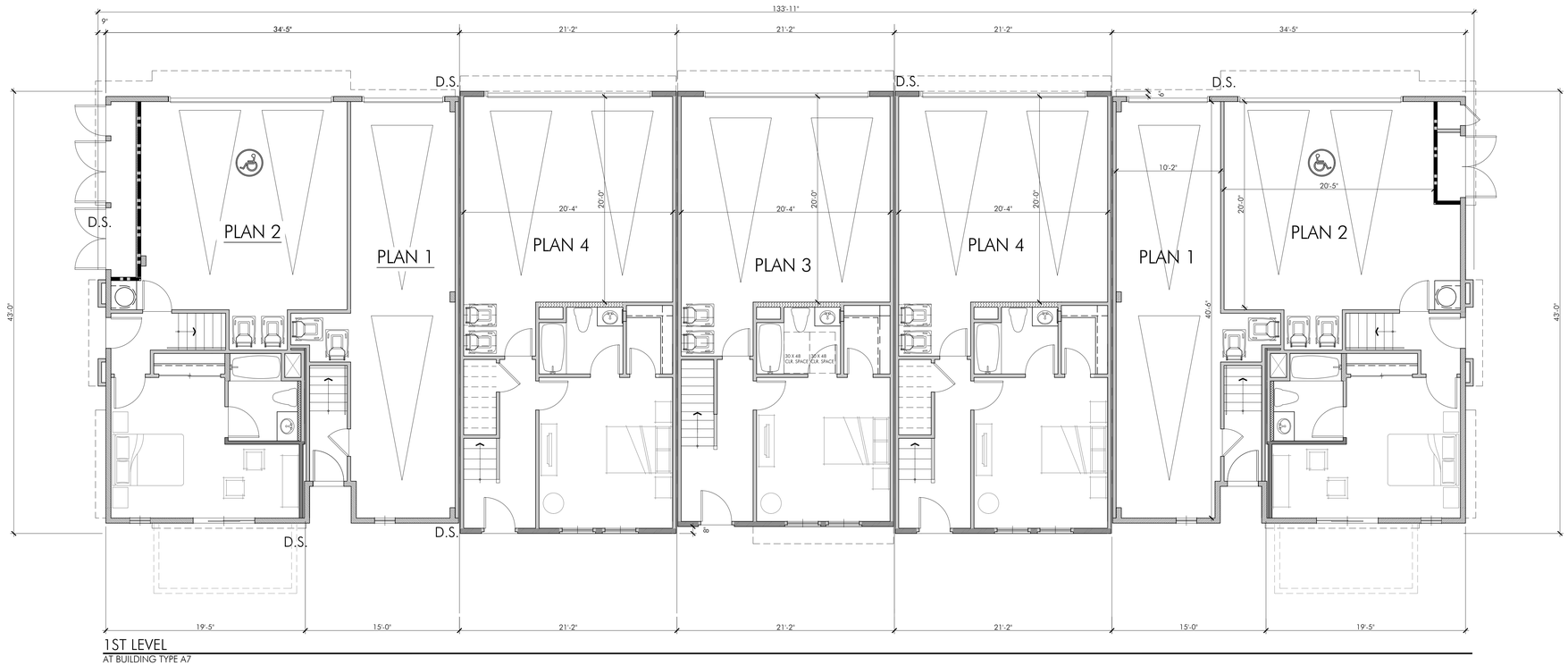
0 8 16

4-STORY
TYPE C6 ELEVATIONS | A4.13

URBAN ARENA



1ST LEVEL
AT BUILDING TYPE C7



1ST LEVEL
AT BUILDING TYPE A7

PLAN 1 • 3 BR/3.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • FOURTH LEVEL - NET	287 SQ. FT.
PLAN 1 • TOTAL NET	1,632 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	176 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
PLAN 2 • SECOND LEVEL - NET	510 SQ. FT.
PLAN 2 • THIRD LEVEL - NET	610 SQ. FT.
PLAN 2 • FOURTH LEVEL - NET	319 SQ. FT.
PLAN 2 • TOTAL NET	1,774 SQ. FT.
PLAN 2 • 2-CAR GARAGE - NET	442 SQ. FT.
PLAN 2 • DECKS - NET	323 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
PLAN 3 • SECOND LEVEL - NET	772 SQ.FT.
PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
PLAN 3 • FOURTH LEVEL - NET	387 SQ.FT.
PLAN 3 • TOTAL NET	2,398 SQ.FT.
PLAN 3 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 3 • DECK - NET	89 SQ. FT.
PLAN 3 • TERRACE - NET	186 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • FOURTH LEVEL - NET	402 SQ.FT.
PLAN 4 • TOTAL - NET	2,480 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
PLAN 4 • TERRACE - NET	197 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY
TYPE A7 & C7 COMPOSITE PLANS | A4.14

URBAN ARENA

3RD LEVEL

2ND LEVEL

PLAN 1 • 3 BR/3.5 BA	
PLAN 1 • FIRST LEVEL - NET	41 SQ. FT.
PLAN 1 • SECOND LEVEL - NET	657 SQ. FT.
PLAN 1 • THIRD LEVEL - NET	647 SQ. FT.
PLAN 1 • FOURTH LEVEL - NET	287 SQ. FT.
PLAN 1 • TOTAL NET	1,632 SQ.FT.
PLAN 1 • 2-CAR GARAGE - NET	436 SQ. FT.
PLAN 1 • DECKS - NET	176 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 2 • 3 BR/3.5 BA/LOFT	
PLAN 2 • FIRST LEVEL - NET	336 SQ. FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 3 • 4 BR/3.5 BA/LOFT	
PLAN 3 • FIRST LEVEL - NET	371 SQ.FT.
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PLAN 3 • THIRD LEVEL - NET	868 SQ.FT.
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PLAN 3 • DECK - NET	89 SQ. FT.
PLAN 3 • TERRACE - NET	186 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

4-STORY

PLAN 4 • 4 BR/3.5 BA/LOFT	
PLAN 4 • FIRST LEVEL - NET	401 SQ.FT.
PLAN 4 • SECOND LEVEL - NET	827 SQ.FT.
PLAN 4 • THIRD LEVEL - NET	850 SQ.FT.
PLAN 4 • FOURTH LEVEL - NET	402 SQ.FT.
PLAN 4 • TOTAL - NET	2,480 SQ.FT.
PLAN 4 • 2-CAR GARAGE - NET	443 SQ. FT.
PLAN 4 • DECK - NET	67 SQ. FT.
PLAN 4 • TERRACE - NET	197 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

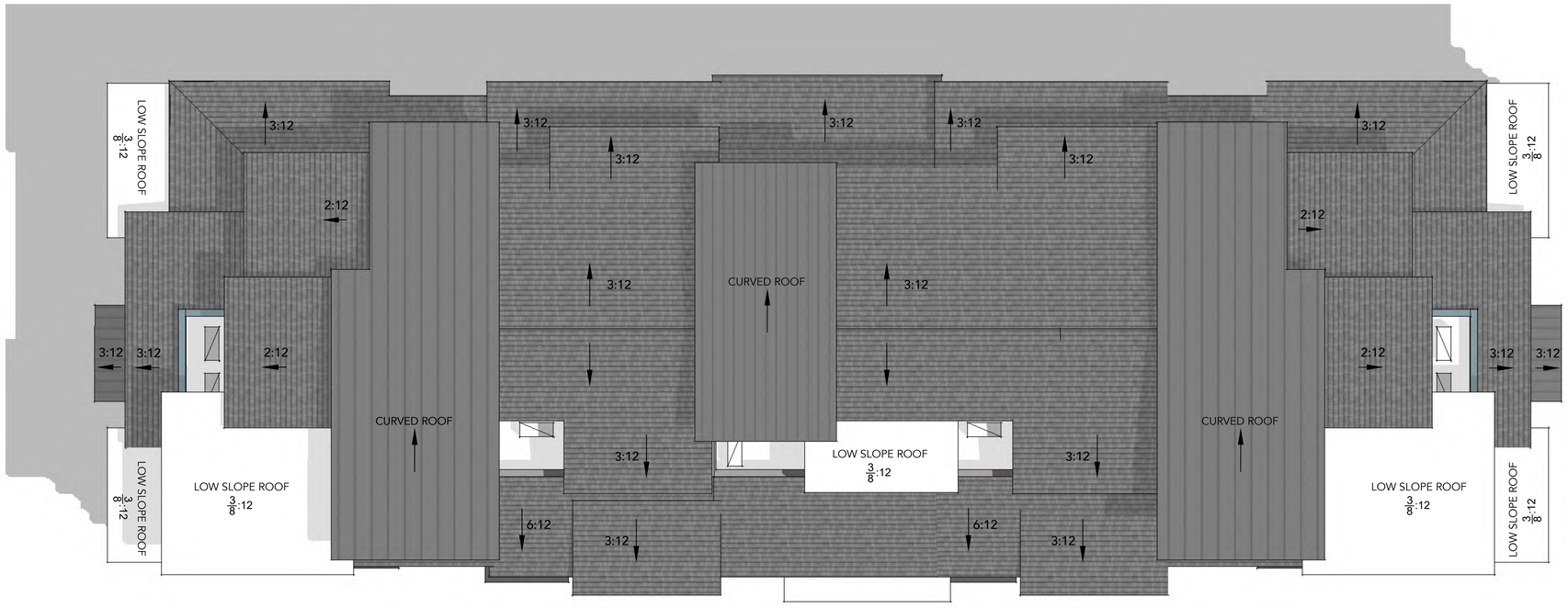
3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A7 & C7 COMPOSITE PLANS | A4.15

URBAN ARENA



4TH LEVEL

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A7 & C7 COMPOSITE PLANS | A4.16

URBAN ARENA

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY
TYPE A7 ELEVATIONS | A4.17

URBAN ARENA

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

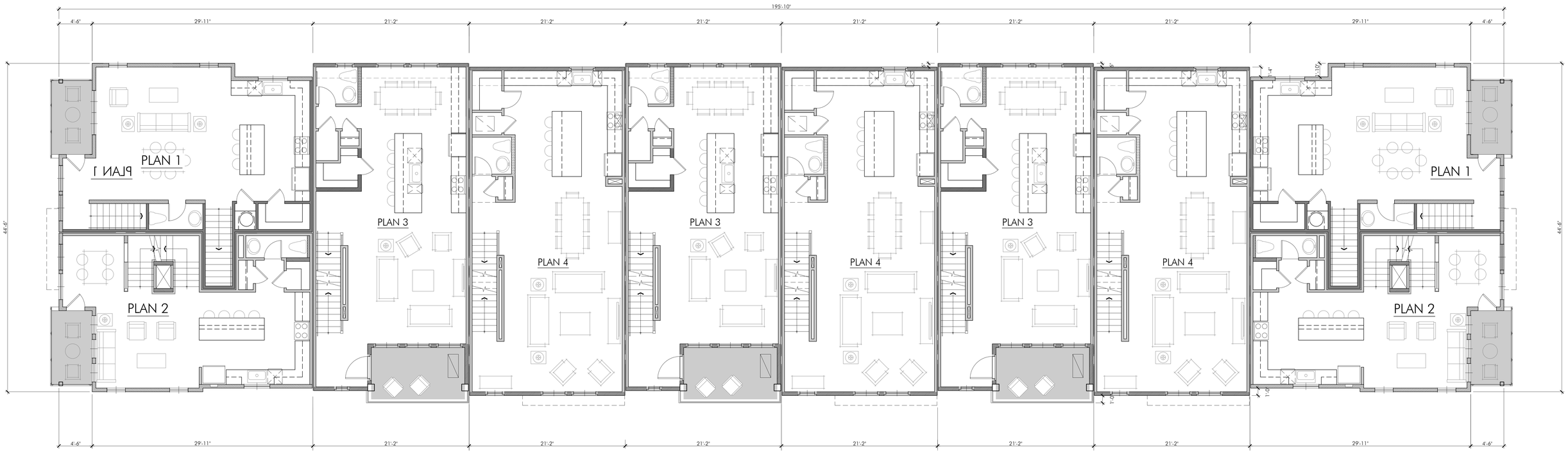
DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

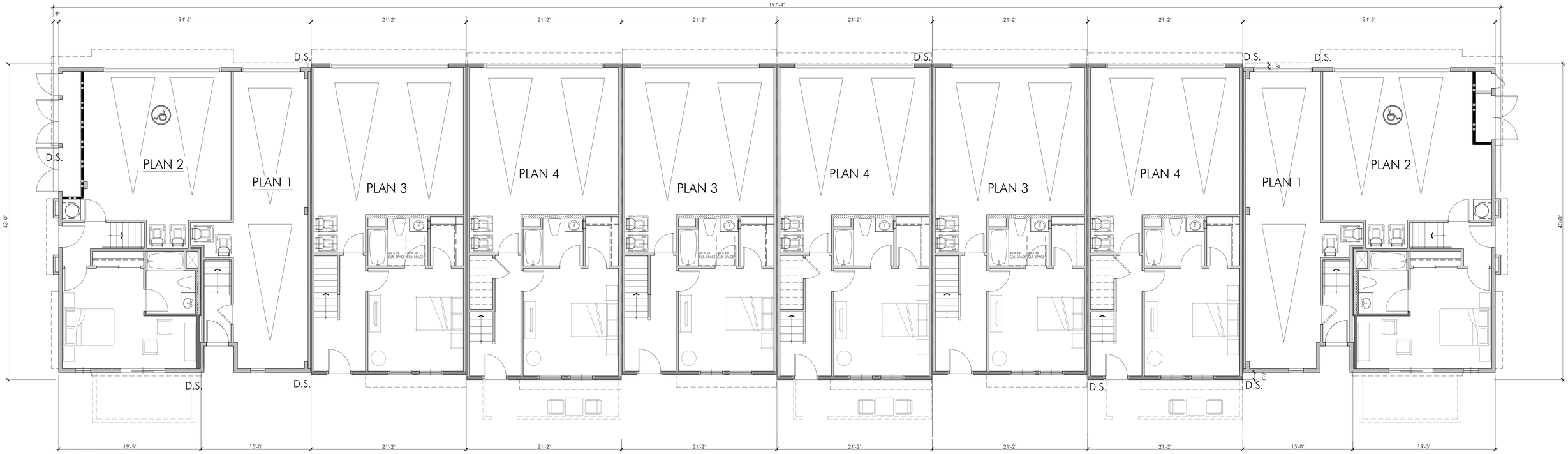
0 8 16

4-STORY
TYPE C7 ELEVATIONS | A4.18

URBAN ARENA



2ND LEVEL



1ST LEVEL

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A10 COMPOSITE PLANS | A4.19

URBAN ARENA

4TH LEVEL

3RD LEVEL

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

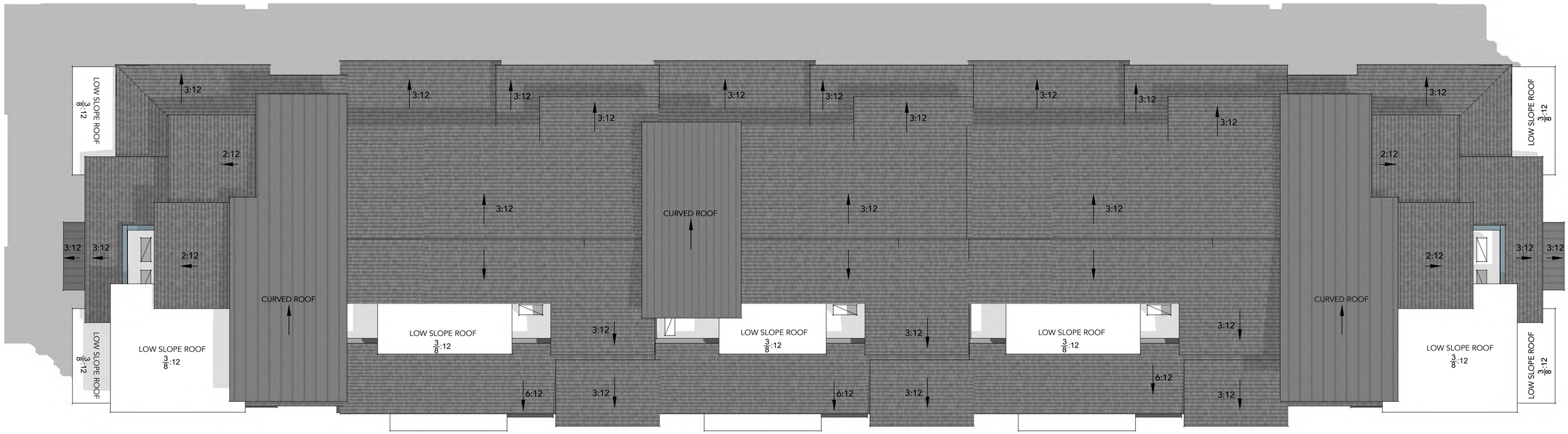
3/16" = 1'- 0" SCALE

0 8 16

4-STORY

TYPE A10 COMPOSITE PLANS | A4.20

URBAN ARENA



THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

4-STORY
TYPE A10 ROOF PLAN | A4.21

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

3/16" = 1'- 0" SCALE

0 8 16

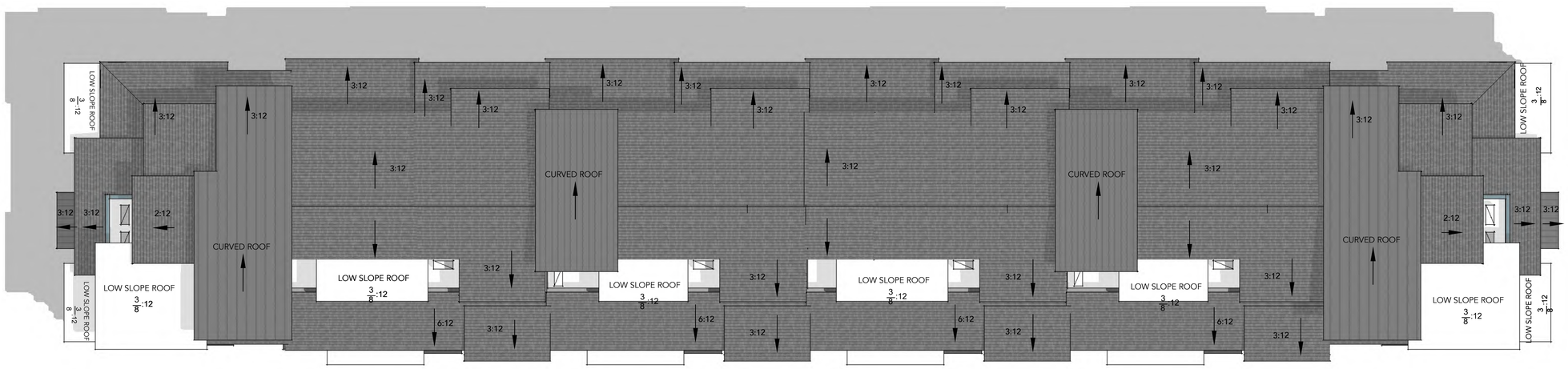
4-STORY

TYPE A10 ELEVATIONS | A4.22

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION



THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

1/8"=1' - 0" SCALE

0 8 16

4-STORY
TYPE A12 ELEVATIONS | A4.23

URBAN ARENA

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

4-STORY FRONT PERSPECTIVE | A4.24

URBAN ARENA

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

4-STORY REAR PERSPECTIVE | A4.25

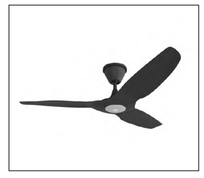
URBAN ARENA

COLOR SCHEME A

1. ROOF
"WEATHERED ZINC"
PAC-CLAD

2. ALUMINUM STOREFRONT
SINGLE HUNG - BLACK
MILGARD

3. BRICK
TUNDRABRICK
"LATIGO"
EL DORADO STONE



4. OUTDOOR FAN
HAIKU COASTAL 52"
BLACK
BIG ASS FANS

5. OUTDOOR LIGHTING
SEBRING 8"
TEXTURED BLACK
VISUAL COMFORT

A. STUCCO 1 16/20 ENTRY DOOR 1
SW 7005 "PURE WHITE"

B. STUCCO 2 16/20
SW 9145 "SLEEPY HOLLOW"

C. STUCCO 3 16/20
SW 7068 "GRIZZLE GRAY"

D. SIDING
SW 7076 "CYBERSPACE"

E. TRIM/ GARAGE DOOR
SW 7068 "GRIZZLE GRAY"

F. ENTRY DOOR 2
SW 6228 "REFUGE"

G. ENTRY DOOR 3
SW 6191 "CONTENTED"

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

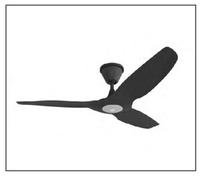
URBAN ARENA

COLOR SCHEME B

1. ROOF
"WEATHERED ZINC"
PAC-CLAD

2. ALUMINUM STOREFRONT
SINGLE HUNG - BLACK
MILGARD

3. BRICK
TUNDRABRICK
"HARTFORD"
EL DORADO STONE



4. OUTDOOR FAN
HAIKU COASTAL 52"
BLACK
BIG ASS FANS

5. OUTDOOR LIGHTING
SEBRING 8"
TEXTURED BLACK
VISUAL COMFORT

A. STUCCO 1 16/20 ENTRY DOOR 1
SW 7005 "PURE WHITE"

E. TRIM/ GARAGE DOOR
SW 7068 "GRIZZLE GRAY"

B. STUCCO 2 16/20
SW 9139 "DEBONAIR"

F. ENTRY DOOR 2
SW 6517 "REGATTA"

C. STUCCO 3 16/20
SW 9141 "WATERLOO"

G. ENTRY DOOR 3
SW 6191 "CONTENTED"

D. SIDING
SW 7656 "RHINESTONE"

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

URBAN ARENA

GREAT MALL PARKWAY

MCCANDLESS DRIVE

CENTRE POINTE DRIVE

MARKET STREET

BLDG 1 TYPE A7

BLDG 2 TYPE A12

BLDG 3 TYPE A7

BLDG 4 TYPE A4

BLDG 5 TYPE A5

BLDG 6 TYPE A4

BLDG 7 TYPE A5

BLDG 8 TYPE C6

BLDG 9 TYPE C7

BLDG 10 TYPE A10

BLDG 11 TYPE D8

BLDG 12 TYPE D7

BLDG 13 TYPE D7

BLDG 14 TYPE D6

BLDG 15 TYPE D5

BLDG 16 TYPE D5

BLDG 17 TYPE D4

OPEN SPACE/ PARK

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

FIRE SEPARATION DISTANCE PLAN - LEVEL 1 | A6.01

URBAN ARENA

GREAT MALL PARKWAY

McCANDLESS DRIVE

CENTRE POINTE DRIVE

BLDG 1
TYPE A7

BLDG 2
TYPE A12

BLDG 3
TYPE A7

BLDG 4
TYPE A4

BLDG 5
TYPE A5

BLDG 6
TYPE A4

BLDG 7
TYPE A5

BLDG 8
TYPE C6

BLDG 9
TYPE C7

BLDG 10
TYPE A10

BLDG 11
TYPE D8

BLDG 12
TYPE D7

BLDG 13
TYPE D7

BLDG 14
TYPE D6

BLDG 15
TYPE D5

BLDG 16
TYPE D5

BLDG 17
TYPE D4

OPEN SPACE/
PARK

MARKET STREET

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

FIRE SEPARATION DISTANCE PLAN - LEVEL 2 | A6.02

URBAN ARENA

GREAT MALL PARKWAY

MCCANDLESS DRIVE

CENTRE POINTE DRIVE

MARKET STREET

BLDG 1 TYPE A7

BLDG 2 TYPE A12

BLDG 3 TYPE A7

BLDG 4 TYPE A4

BLDG 5 TYPE A5

BLDG 6 TYPE A4

BLDG 7 TYPE A5

BLDG 8 TYPE C6

BLDG 9 TYPE C7

BLDG 10 TYPE A10

BLDG 11 TYPE D8

BLDG 12 TYPE D7

BLDG 13 TYPE D7

BLDG 14 TYPE D6

BLDG 15 TYPE D5

BLDG 16 TYPE D5

BLDG 17 TYPE D4

OPEN SPACE/ PARK

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

FIRE SEPARATION DISTANCE PLAN - LEVEL 3 | A6.03

URBAN ARENA

GREAT MALL PARKWAY

McCANDLESS DRIVE

CENTRE POINTE DRIVE

BLDG 1
TYPE A7

BLDG 2
TYPE A12

BLDG 3
TYPE A7

BLDG 4
TYPE A4

BLDG 5
TYPE A5

BLDG 6
TYPE A4

BLDG 7
TYPE A5

BLDG 8
TYPE C6

BLDG 9
TYPE C7

BLDG 10
TYPE A10

BLDG 11
TYPE D8

BLDG 12
TYPE D7

BLDG 13
TYPE D7

BLDG 14
TYPE D6

BLDG 15
TYPE D5

BLDG 16
TYPE D5

BLDG 17
TYPE D4

OPEN SPACE/
PARK

MARKET STREET

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

FIRE SEPARATION DISTANCE PLAN - LEVEL 4 | A6.04

URBAN ARENA

LEVEL 4
FSD 15'-20': 75% MAX
PROVIDED: 141 SF / 588 SF = 31%

LEVEL 3
FSD 15'-20': 75% MAX
PROVIDED: 192 SF / 477 SF = 40%

LEVEL 2
FSD 15'-20': 75% MAX
PROVIDED: 234 SF / 457 SF = 51%

LEVEL 1
FSD 15'-20': 75% MAX
PROVIDED: 123 SF / 412 SF = 30%

TYPES A & C RIGHT ELEVATION (FSD >15')
BUILDINGS 1, 4, & 8

LEVEL 4
FSD 10'-15': 45% MAX
PROVIDED: 141 SF / 588 SF = 31%

LEVEL 3
FSD 10'-15': 45% MAX
PROVIDED: 192 SF / 477 SF = 40%

LEVEL 2
FSD 10'-15': 45% MAX
PROVIDED: 202 SF / 457 SF = 44%

LEVEL 1
FSD 10'-15': 45% MAX
PROVIDED: 123 SF / 412 SF = 30%

TYPES A & C RIGHT ELEVATION (FSD <15')
BUILDINGS 2, 3, 5, 6, 7, 9, & 10

LEVEL 4
FSD 15'-20': 75% MAX
PROVIDED: 141 SF / 588 SF = 31%

LEVEL 3
FSD 15'-20': 75% MAX
PROVIDED: 192 SF / 477 SF = 40%

LEVEL 2
FSD 15'-20': 75% MAX
PROVIDED: 234 SF / 457 SF = 51%

LEVEL 1
FSD 15'-20': 75% MAX
PROVIDED: 123 SF / 412 SF = 30%

TYPES A & C LEFT ELEVATION (FSD >15')
BUILDINGS 3, 5, 7, & 10

LEVEL 4
FSD 10'-15': 45% MAX
PROVIDED: 141 SF / 588 SF = 31%

LEVEL 3
FSD 10'-15': 45% MAX
PROVIDED: 192 SF / 477 SF = 40%

LEVEL 2
FSD 10'-15': 45% MAX
PROVIDED: 202 SF / 457 SF = 44%

LEVEL 1
FSD 10'-15': 45% MAX
PROVIDED: 123 SF / 412 SF = 30%

ALL TYPES A & C LEFT ELEVATION (FSD <15')
BUILDINGS 1, 2, 4, 6, 8, & 9

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

URBAN ARENA

LEVEL 4
FSD 15'-20': 75% MAX
PROVIDED: 154 SF / 706 SF = 22%

LEVEL 3
FSD 10'-15': 45% MAX
PROVIDED: 124 SF / 748 SF = 17%

LEVEL 2
FSD 10'-15': 45% MAX
PROVIDED: 126 SF / 726 SF = 17%

LEVEL 1
FSD 15'-20': 75% MAX
PROVIDED: 346 SF / 700 SF = 49%

TYPE A4 REAR ELEVATION
BUILDINGS 4 & 6

LEVEL 4
FSD 15'-20': 75% MAX
PROVIDED: 179 SF / 893 SF = 20%

LEVEL 3
FSD 10'-15': 45% MAX
PROVIDED: 158 SF / 983 SF = 16%

LEVEL 2
FSD 10'-15': 45% MAX
PROVIDED: 140 SF / 881 SF = 16%

LEVEL 1
FSD 15'-20': 75% MAX
PROVIDED: 458 SF / 919 SF = 50%

TYPE A5 REAR ELEVATION
BUILDINGS 5 & 7

LEVEL 4
FSD 15'-20': 75% MAX
PROVIDED: 213 SF / 1,091 SF = 20%

LEVEL 3
FSD 10'-15': 45% MAX
PROVIDED: 192 SF / 1,216 SF = 16%

LEVEL 2
FSD 10'-15': 45% MAX
PROVIDED: 179 SF / 1,092 SF = 16%

LEVEL 1
FSD 15'-20': 75% MAX
PROVIDED: 576 SF / 1,141 SF = 50%

TYPE C6 REAR ELEVATION
BUILDING 8

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

OPENING CALCULATIONS | A6.06

URBAN ARENA

LEVEL 4
FSD 15'-20': 75% MAX
PROVIDED: 246 SF / 1,326 SF = 19%

LEVEL 3
FSD 10'-15': 45% MAX
PROVIDED: 226 SF / 1,451 SF = 16%

LEVEL 2
FSD 10'-15': 45% MAX
PROVIDED: 193 SF / 1,326 SF = 15%

LEVEL 1
FSD 15'-20': 75% MAX
PROVIDED: 691 SF / 1,360 SF = 51%

TYPES A7 & C7 REAR ELEVATION
BUILDINGS 1, 3, & 9

LEVEL 4
FSD 15'-20': 75% MAX
PROVIDED: 339 SF / 1,905 SF = 18%

LEVEL 3
FSD 10'-15': 45% MAX
PROVIDED: 328 SF / 2,152 SF = 15%

LEVEL 2
FSD 10'-15': 45% MAX
PROVIDED: 285 SF / 2,056 SF = 14%

LEVEL 1
FSD 15'-20': 75% MAX
PROVIDED: 1,036 SF / 2,018 SF = 51%

TYPE A10 REAR ELEVATION
BUILDING 10

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

OPENING CALCULATIONS | A6.07

URBAN ARENA

TYPE A12 REAR ELEVATION
BUILDING 2

TYPE A12 REAR ELEVATION
BUILDING 2

LEVEL 4
FSD 15'-20': 75% MAX
PROVIDED: 542 SF / 2,376 SF = 23%

LEVEL 3
FSD 10'-15': 45% MAX
PROVIDED: 396 SF / 2,608 SF = 15%

LEVEL 2
FSD 10'-15': 45% MAX
PROVIDED: 338 SF / 2,352 SF = 14%

LEVEL 1
FSD 15'-20': 75% MAX
PROVIDED: 1,266 SF / 2,458 SF = 52%

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 04 | 15 | 26

OPENING CALCULATIONS | A6.08

URBAN ARENA

GREAT MALL PARKWAY

MCCANDLESS DRIVE

CENTRE POINTE DRIVE

MARKET STREET

BOND ST.

DESIGN FEATURES

1. CORNER PARK - REFER TO L4
2. PASEO
3. BIORETENTION AREA
4. PARKING
5. STAIRS
6. PUBLIC SIDEWALK
7. EXISTING BUS STOP (NEW SHELTER)
8. VEHICULAR PAVING
9. ENHANCED PAVING
10. PRIVATE PATIO
11. TRANSFORMERS
12. ACCESSABLE PATH
13. EMERGENCY VEHICLE ACCESS
14. RETAINING WALL

LANDSCAPE SHEET INDEX

L1 OVERALL CONCEPTUAL LANDSCAPE PLAN
L2 TREE REMOVAL AND REPLACEMENT PLAN
L3 CONCEPTUAL PLANTING PLAN
L4 PUBLIC PARK CONCEPTUAL LANDSCAPE PLAN
L5 PUBLIC PARK PERSPECTIVE
L6 PRELIMINARY LANDSCAPE CONSTRUCTION DETAILS

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 02 | 26 | 26

1"=20' - 0" SCALE

0 20 40

NORTH

URBAN ARENA

OVERALL CONCEPTUAL LANDSCAPE PLAN I L1

GREAT MALL PARKWAY

MCCANDLESS DRIVE

CENTRE POINTE DRIVE

MARKET STREET

BOND ST.

LEGEND

EXISTING TREE TO REMAIN	5
EXISTING TREE TO BE REMOVED	10

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 02 | 19 | 26

1"=20' - 0" SCALE

0 20 40

NORTH

TREE REMOVAL AND REPLACEMENT PLAN I L2

URBAN ARENA

CONCEPT PLANT SCHEDULE

PUBLIC STREET TREES		
PLATANUS X ACERIFOLIA / LONDON PLANE TREE		24" BOX, M
ULMUS PARVIFOLIA / LACEBARK ELM		24" BOX, L
PRVIATE STREET TREES		
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE		36" BOX, L
UMBELLULARIA CALIFORNICA / BAY LAUREL		24" BOX, M
PASEO/ACCENT TREES		
ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE		24" BOX, M
GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE		24" BOX, M
GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE		24" BOX, M
PRIVATE FRONT YARD TREES		
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE		24" BOX, M
LAGERSTROEMIA INDICA / CRAPE MYRTLE		24" BOX, L
EXISTING TREE TO REMAIN		

STREETSCAPE		
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE		15 GAL, L
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA		5 GAL, L
BACCHARIS PILULARIS 'TWIN PEAKS #2' / TWIN PEAKS #2 COYOTE BRUSH		5 GAL, VL
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		1 GAL
CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH		5 GAL, L
DIANELLA CAERULEA 'CASSA BLUE' / CASSA BLUE FLAX LILY		5 GAL, M
JUNCUS PATENS / CALIFORNIA GRAY RUSH		1 GAL, L
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH		5 GAL, L
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE		5 GAL, L
SALVIA GREGGII / AUTUMN SAGE		5 GAL, L
SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS		1 GAL, L
WESTRINGIA FRUTICOSA 'GREY BOX' / GREY BOX COAST ROSEMARY		5 GAL, L
BIORETENTION/STORMWATER MANAGEMENT		
CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH		15 GAL, L
CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO CAPE RUSH		5 GAL, L
FESTUCA MAIREI / ATLAS FESCUE		1 GAL, L
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS		1 GAL
IRIS DOUGLASIANA / DOUGLAS IRIS		1 GAL, L
JUNCUS PATENS / CALIFORNIA GRAY RUSH		1 GAL, L
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE		5 GAL, L
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH		5 GAL, L
MIMULUS AURANTIACUS / STICKY MONKEYFLOWER		5 GAL, VL
MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS		5 GAL, L
SALVIA GREGGII / AUTUMN SAGE		5 GAL, L
SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS		1 GAL, M
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA		5 GAL, L

PASEOS/RESIDENTAL		
ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA		5 GAL, M
ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE		5 GAL, L
ACHILLEA MILLEFOLIUM 'CAMEO' / CAMEO COMMON YARROW		1 GAL, L
AJUGA REPTANS 'CATLIN'S GIANT' / CATLIN'S GIANT CARPET BUGLE		1 GAL, M
ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE		15 GAL, L
ARCTOSTAPHYLOS X 'AUSTIN GRIFFITHS' / AUSTIN GRIFFITHS MANZANITA		15 GAL, L
ARTEMISIA X 'POWIS CASTLE' / POWIS CASTLE ARTEMISIA		5 GAL, L
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		1 GAL, L
BULBINE FRUTESCENS 'HALLMARK' / HALLMARK STALKED BULBINE		1 GAL, L
CEANOTHUS THYRSIFLORUS 'SKYLARK' / SKYLARK CEANOTHUS		5 GAL, L
CISTUS X PURPUREUS / ORCHID ROCKROSE		5 GAL, L
DIETES BICOLOR / FORTNIGHT LILY		5 GAL, L
DIETES GRANDIFLORA 'VARIEGATA' / STRIPED FORTNIGHT LILY		5 GAL, L
ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY		1 GAL, L
FESTUCA MAIREI / ATLAS FESCUE		1 GAL, L
GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL		1 GAL, M
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS		1 GAL
IRIS DOUGLASIANA / DOUGLAS IRIS		1 GAL, L
JUNCUS PATENS / CALIFORNIA GRAY RUSH		1 GAL, L
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE		5 GAL, L
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' / PLATINUM BEAUTY VARIEGATED MAT RUSH		5 GAL, L
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH		5 GAL, L
LOROPETALUM CHINENSE 'BLUSH' / BLUSH FRINGE FLOWER		15 GAL, L
LUPINUS ALBIFRONS / BUSH LUPINE		5 GAL, VL
MIMULUS AURANTIACUS / STICKY MONKEYFLOWER		5 GAL, VL
MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS		5 GAL, L
MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS		5 GAL, L
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE		5 GAL, L
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / MARGARITA BOP PENSTEMON		1 GAL, L
PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS		15 GAL, M
PRUNUS CAROLINIANA 'MONUS' / BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY		15 GAL, L
RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY		15 GAL, L
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY		5 GAL, L
SALVIA CLEVELANDII 'WINIFRED GILLMAN' / WINIFRED GILLMAN CLEVELAND SAGE		5 GAL, L
SALVIA GREGGII / AUTUMN SAGE		5 GAL, L
SALVIA GREGGII 'ALBA' / WHITE TEXAS SAGE		5 GAL, L
SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS		1 GAL, M
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER		1 GAL, L
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE TRELLIS		5 GAL, M
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA		5 GAL, L
WESTRINGIA FRUTICOSA 'GREY BOX' / GREY BOX COAST ROSEMARY		5 GAL, L
ROW		
CEANOTHUS THYRSIFLORUS 'SKYLARK' / SKYLARK CEANOTHUS		5 GAL, L
DIETES BICOLOR / FORTNIGHT LILY		5 GAL, L
FESTUCA MAIREI / ATLAS FESCUE		1 GAL, M
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH		5 GAL, L
SALVIA CLEVELANDII 'WINIFRED GILLMAN' / WINIFRED GILLMAN CLEVELAND SAGE		5 GAL, L
SALVIA GREGGII / AUTUMN SAGE		5 GAL, L
SALVIA GREGGII 'ALBA' / WHITE TEXAS SAGE		5 GAL, L
WESTRINGIA FRUTICOSA 'GREY BOX' / GREY BOX COAST ROSEMARY		5 GAL, L
TURF		

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 02 | 19 | 26

1'=20' - 0" SCALE

0 20 40

NORTH

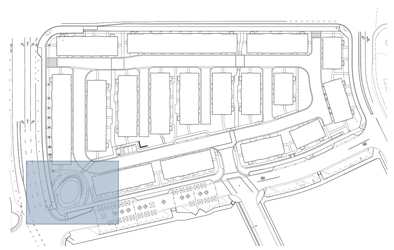
CONCEPTUAL PLANTING PLAN I L3

URBAN ARENA

DESIGN FEATURES

1. OPEN SPACE LAWN
2. SEATING
3. BIORETENTION AREA
4. SEAT WALL
5. PUBLIC SIDEWALK
6. OVERHEAD TRELLIS
7. ENHANCED PAVING
8. VEHICULAR PAVING
9. FARMER'S MARKET
10. TRANSFORMER

INSPIRATION



THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 02 | 19 | 26

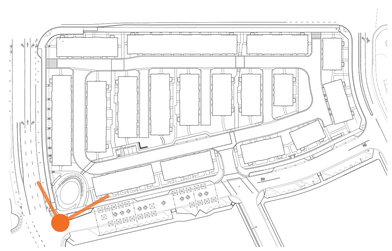
1"=10' - 0" SCALE

0 10 20

NORTH

PUBLIC PARK CONCEPTUAL LANDSCAPE PLAN I L4

URBAN ARENA



THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 02 | 19 | 26

PUBLIC PARK PERSPECTIVE I L5

URBAN ARENA

1 JOINT SAND - SHARP, NORMAL-WEIGHT, WASHED CONCRETE SAND

2 PRECAST CONCRETE PAVERS - REFER TO CONSTRUCTION PLANS PER SPECIFICATION

3 1" MIN. SAND SETTING BASE

4 GEOTEXTILE FABRIC (MIRAFI 600X) - WRAP 24" MIN. AT ALL EDGES

5 COMPACTED SUB-BASE - SEE GEOTECHNICAL REPORT

6 COMPACTED SUBGRADE - SEE GEOTECHNICAL REPORT

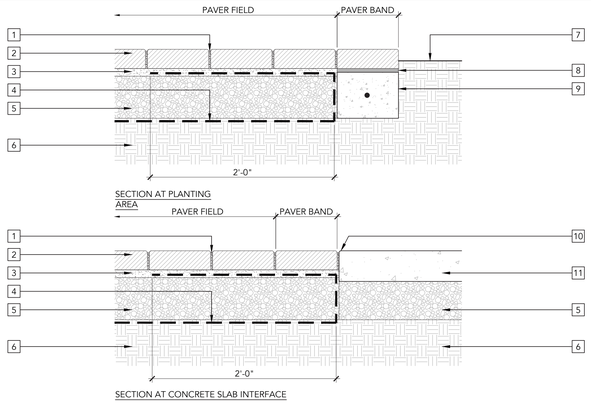
7 FINISH GRADE

8 MORTAR SETTING BED - REFER TO CONSTRUCTION SPECIFICATIONS

9 CONCRETE LOW-POUR - NO. 4 REBAR CONTINUOUS

10 1/4" TOOLED RADIUS, TYP.

11 ADJACENT CONCRETE PAVING - REFER TO CONSTRUCTION PLANS



NOTES:

A. PAVERS SURFACE SHALL CONFORM TO ADA STANDARDS AND LOCAL GOVERNING AGENCIES

B. SEE MANUFACTURER'S RECOMMEDATIONS/ GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. MANUFACTURER'S/ GEOTECHNICAL RECOMMENDATIONS TAKE PRECEDENCE.

4 PRECAST CONCRETE PAVERS

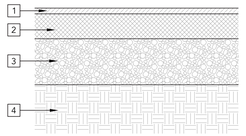
P-25-041-001-131
1 1/2" = 1'-0"

1 ASPHALT CONCRETE COLOR COATING LAYER - SEE MANUFACTURER'S DETAILS AND RECOMMENDATIONS

2 ASPHALT CONCRETE PAVING - SEE MANUFACTURER'S DETAILS AND RECOMMENDATIONS

3 COMPACTED SUB-BASE - SEE ASPHALT CONCRETE MANUFACTURER'S RECOMMENDATIONS AND GEOTECHNICAL RECOMMENDATIONS

4 COMPACTED SUBGRADE - SEE GEOTECHNICAL RECOMMENDATIONS



NOTES:

A. GEOTECHNICAL RECOMMENDATIONS SHALL SUPERSEDE REQUIRED MINIMUMS WHEN PROVIDED

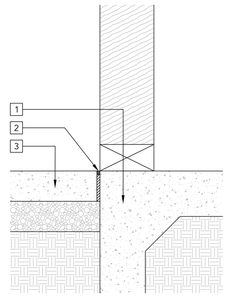
3 ASPHALT PAVING

P-25-041-001-02
1 1/2" = 1'-0"

1 VERTICAL SURFACE (BLDG, CURB, STEP RISER, EQUIPMENT FOUNDATION, ETC.)

2 1/4" POLYSTYRENE FOAM - SET 1" BELOW FINISH SURFACE AND FILL WITH ELASTOMERIC JOINT SEALANT. COLOR TO MATCH ADJACENT CONCRETE COLOR

3 PAVING - SEE CONCRETE PAVING DETAIL



2 CONCRETE ISOLATION JOINT

P-25-041-001-05
1 1/2" = 1'-0"

1 CONCRETE PAVING

2 SAW CUT - JOINT DEPTH TO BE 1/4 OF OVERALL DEPTH OF CONCRETE

3 #3 REBAR @ 18" O.C. BOTH WAYS IN PEDESTRIAN USE AREAS, #4 REBAR @ 18" O.C. BOTH WAYS IN VEHICULAR USE AREAS

4 DEPTH VARIES - 6" VEHICULAR-USE AREAS - 4" PEDESTRIAN-USE AREAS

5 GRADED SUB-BASE IF REQUIRED - REFER TO STRUCTURAL SOILS REPORT FOR MATERIAL, DEPTH, AND COMPACTION RECOMMENDATIONS

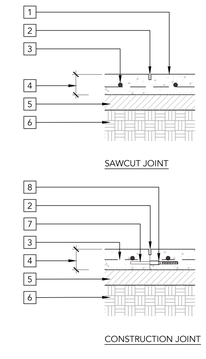
6 COMPACTED SUB GRADE - REFER TO STRUCTURAL SOILS REPORT RECOMMENDATIONS

7 1/2" DIAMETER x 24" LENGTH REBAR DOWEL - ENCASE 50% OF DOWEL IN "SPEED DOWEL" SLEEVE

8 "SPEED DOWEL" SLEEVE @ 24" O.C. CENTERED IN SLAB

NOTES:

A. THE REINFORCEMENT, CONCRETE DEPTH, AND SUBGRADE RECOMMENDATIONS NOTED IN THIS DETAIL ARE MINIMUMS. SHOULD STRUCTURAL SOILS REPORT RECOMMENDATIONS EXCEED THOSE STATED ABOVE, THE STRUCTURAL SOILS REPORT SHALL SUPERSEDE THIS DETAIL.



1 SAWCUT CONCRETE JOINTS

P-25-041-001-32
1" = 1'-0"

1 COMPACTED SUB-GRADE - SEE GEOTECHNICAL REPORT

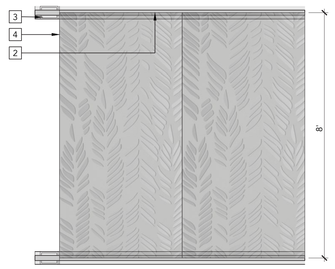
2 5 X 7 STEEL POST - WELD TO BEAM - WELD TO POST - REFER TO CONSTRUCTION SPECIFICATIONS FOR STEEL WELDING NOTES

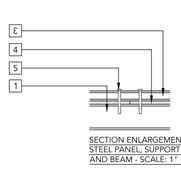
3 2 X 2 TUBE STEEL SUPPORT JOIST

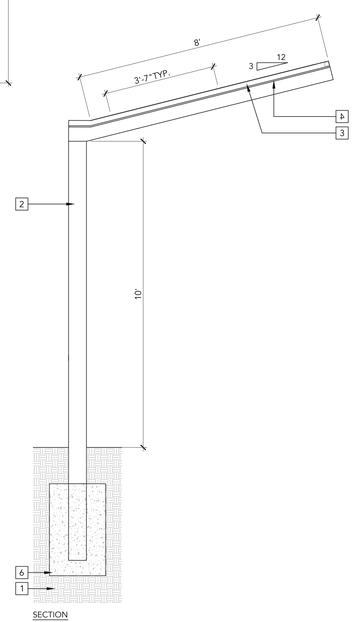
4 4' X 8' DECORATIVE STEEL PANEL - PATTERN: JUNGLE - DOUBLESIDED LASERCUT FINISH: NICKLE MOUNTING HOLES - AVAILABLE FROM ARTISAN PANELS

5 STEEL FASTENER

6 CONCRETE FOOTING - SEE PLANS BY STRUCTURAL ENGINEER







NOTES:

A. POWDERCOAT ALL STEEL COLOR TO MATCH ADJACENT CLUBHOUSE DARK GRAY ACCENT TRIM AND VISIBLE SUPPORT BEAMS/JOISTS, MATTE FINISH

B. CONTRACTOR SHALL SUBMIT SHADE STRUCTURE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

C. CONTRACTOR SHALL SUBMIT COLOR SAMPLES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

D. FOR TOP OF FOOTING AND TOP OF WALL ELEVATIONS SEE PLANS BY CIVIL ENGINEER

8 CANTILEVERED SHADE STRUCTURE

1/2" = 1'-0"

1 PIP CONCRETE SEAT WALL

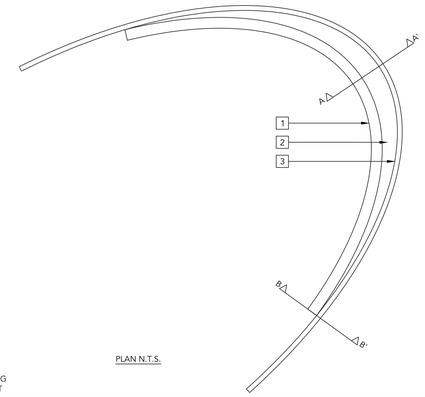
2 PIP CONCRETE SLANTED SEAT BACK

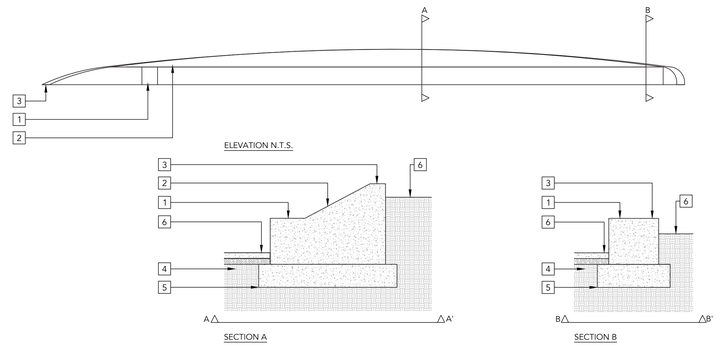
3 PIP CONCRETE RETAINING WALL

4 COMPACTED SUBGRADE - SEE GEOTECHNICAL REPORT

5 CONCRETE FOOTING - SIZE, DEPTH, & REINFORCEMENT PER STRUCTURAL ENGINEER

6 FINISH GRADE - SEE PLANS





NOTES:

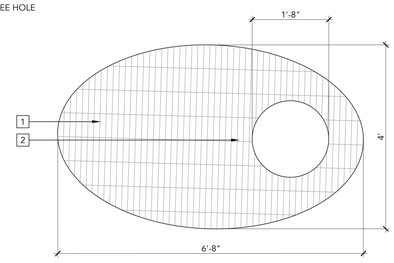
A. SEE DRAWINGS BY CIVIL ENGINEER FOR FOOTING AND WALL DESIGN AND STEEL REINFORCEMENT

5 POUR IN PLACE CONCRETE SEAT WALL/RETAINING WALL AT CORNER

P-25-041-001-97
3/8" = 1'-0"

1 CUSTOM ELLIPTICAL LOCUST TREE GRATE BY IRON AGE DESIGN

2 TREE HOLE



NOTES:

A. INSTALL PER MANUFACTURE'S RECOMMENDATION

7 TREE GRATE

P-25-041-001-89
3/4" = 1'-0"

1 POURED-IN-PLACE SEAT WALL

2 WATERPROOFING - UGL 'DRYLOK' LATEX BASE MASONRY WATERPROOFER - INSTALL OVER TOP OF FOOTING AND EXTEND ABOVE FINISHED GRADE.

3 BOARD FORMED FACADE USING 2x6 PLANKS WITH TIES @ 3' O.C., BOARDS TO BE SAND BLASTED TO REVEAL GRAIN PRIOR TO CONCRETE POUR, ALTERNATING JOINTS

4 EXPOSED SNAP TIE HOLE-SPACE AT +/- 3' ON CENTER

5 8" WIDE AGGREGATE BACKFILL - WRAP ALL SIDES WITH FILTER FABRIC.

6 4" DIA. SMOOTH WALL PERFORATED DRAIN PIPE - PLACE WITH PERFORATIONS FACING DOWN - SLOPE 1% MIN. TO DRAIN.

7 CONCRETE FOOTING - SIZE, DEPTH, & REINFORCEMENT PER STRUCTURAL ENGINEER

8 COMPACTED SUBGRADE - SEE GEOTECHNICAL SOILS REPORT FOR RECOMMENDATIONS

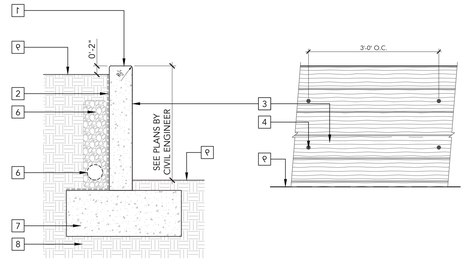
9 FINISH GRADE - SEE PLANS

NOTES:

A. CONTRACTOR SHALL PROVIDE BLOCK SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL

B. REFER TO STRUCTURAL ENGINEER'S PLANS FOR FOOTING DESIGN & STEEL REINFORCEMENT

C. REFER TO CIVIL ENGINEER'S PLANS FOR DRAIN LOCATIONS AND ADJACENT FINISH SURFACE



6 RETAINING WALL

P-25-041-001-13
3/4" = 1'-0"

THE FIELDS - ELION (DISTRICT LOT 3A)

MILPITAS | CALIFORNIA

LYON LIVING | 25-041

DATE 02 | 19 | 26

PRELIMINARY LANDSCAPE CONSTRUCTION DETAILS I L6

URBAN ARENA

GENERAL NOTES:

1. DEVELOPER: LYON LIVING
4901 BIRCH STREET
NEWPORT BEACH, CA 92660
RILEY PAONE
(949) 838-1277

2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
JASON J. NERI, RCE 59136
(925) 866-0322

3. GEOTECHNICAL ENGINEER: ENGEO INCORPORATED
2350 MISSION COLLEGE BLVD, SUITE 800
SANTA CLARA, CA 95054
(925) 717-7100
ANDREW H. FIRMIN

4. ARCHITECT: URBAN ARENA
3195 RED HILL AVENUE, LOFT F
COSTA MESA, CA 92626
CHRISTOPHER STEUART
(714) 754-4500

5. LANDSCAPE ARCHITECT: URBAN ARENA
3195 RED HILL AVENUE, LOFT F
COSTA MESA, CA 92626
TIM SULLIVAN
(714) 754-4500

6. BASIS OF BEARINGS: THE CALCULATED GRID BEARING OF N39°43'13"W OF THE LINE BETWEEN THE FOUND MONUMENT AT THE INTERSECTION OF MONTAGUE EXPRESSWAY WITH CENTRE POINTE DRIVE AND THE FOUND MONUMENT AT THE INTERSECTION OF SOUTH ABEL STREET WITH WEST CURTIS AVENUE WAS USED FOR THE BASIS OF BEARINGS. THESE MONUMENTS ARE SHOWN AS POINT NUMBERS "1008" AND "1011" ON THAT RECORD OF SURVEY FILED JUNE 26, 1996 IN BOOK 678 OF MAPS, AT PAGES 10 THROUGH 13, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA. THE BEARING WAS CALCULATED FROM THE COORDINATE VALUES FROM EPOCH 1986 SHOWN ON SHEET 4 OF 4 THAT SURVEY.

THE VALUES OF POINTS "1008" AND "1011" ARE AS FOLLOWS:

	NORTHING	EASTING
"1008"	1974285.72	6156434.98
"1011"	1977865.34	6153460.98

7. BENCHMARK: THE BENCHMARK IS A 3.5 INCH PUNCHED DISK (LS8859) IN A MONUMENT WELL AT THE INTERSECTION OF MARKET STREET AND CENTER POINTE DRIVE (PT#504), AS SET BY WOOD ROGERS & NOT A PART OF THE CITY BENCHMARK SYSTEM. ELEVATION IS TO BE VALIDATED/CONFIRMED.

MON ID: WR-504
VERTICAL DATUM: NGVD29
ELEVATION: 34.405'
(DATUM CONVERSION: NAVD88 = NGVD29 + 2.75')

8. A.P.N: 086-33-112 AND 086-33-113

9. EXISTING GENERAL PLAN: MILPITAS METRO SPECIFIC PLAN, TRANSIT AREA SPECIFIC PLAN (TASP)
RESIDENTIAL RETAIL HIGH DENSITY MIXED USE (RRMU)

10. EXISTING ZONING: METRO HIGH DENSITY MIXED USE (MXD2-METRO)

11. GROSS SITE AREA: 4.75± ACRES

12. NET SITE AREA: 4.44± ACRES (LESS STREET DEDICATIONS & PARK)

13. MINIMUM LOT SIZE: 4,873 SF (LOT 4)

14. EXISTING LAND USE: VACANT

15. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

16. LOTS & PARCELS: 17 LOTS & 3 PARCELS

17. DWELLING UNITS:

MULTI-FAMILY CONDOMINIUM UNITS:	100
LIVE/WORK UNITS (LW):	9
ACCESSIBLE DWELLING UNITS (ADU'S):	10
TOTAL:	119

18. NET RESIDENTIAL DENSITY: 26.8 DU/AC (NET)

19. UTILITY PROVIDERS:

SANITARY SEWER:	CITY OF MILPITAS
WATER:	CITY OF MILPITAS
GAS & ELECTRIC:	PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE:	AT&T
CABLE TV:	AT&T BROADBAND

19. FEMA FLOOD ZONE: ZONE AO: WITH 1' DEPTH

FLOOD INSURANCE RATE MAP NO. 06085C0067J DATED FEB. 19, 2014 (REVISED TO REFLECT LOMR EFFECTIVE: FEB. 21, 2017).

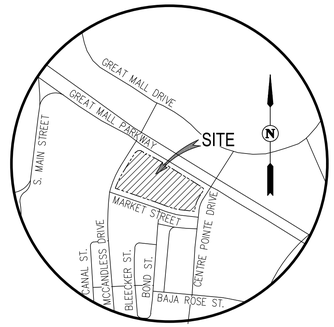
20. PUBLIC UTILITIES: PROPOSED WATER, SANITARY SEWER AND STORM DRAIN FACILITIES WILL BE CONSTRUCTED AS PER CITY OF MILPITAS STANDARDS AND DEDICATED TO THE CITY.

21. EXISTING WELLS ON SITE: NONE

22. STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER CITY OF MILPITAS STANDARDS AND MAINTAINED BY CITY OF MILPITAS.

23. SITE WALLS: ALL WALLS WILL BE PRIVATE FACILITIES MAINTAINED BY THE HOMEOWNERS.

24. EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR PROVIDED BY SEPARATE INSTRUMENT.



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET NO.	SHEET TITLE
TM-01	COVER SHEET
TM-02	PROPOSED LOTTING PLAN
TM-03	EXISTING CONDITIONS PLAN
TM-04	SITE DEVELOPMENT PLAN
TM-05	PRELIMINARY GRADING PLAN
TM-06	PRELIMINARY UTILITY PLAN
TM-07	PRELIMINARY STORMWATER TREATMENT PLAN
TM-08	TYPICAL STORMWATER DETAILS
TM-09	TYPICAL STREET SECTIONS & DETAILS
TM-10	FIRE ACCESS PLAN
TM-11	PRELIMINARY SOLID WASTE MANAGEMENT PLAN
TM-12	PRELIMINARY SITE ACCESSIBILITY PLAN

25. PRIVATE STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL STREETS WILL BE IN PSUE'S.

26. PRIVATE STREET TREES: INSTALLED PER CITY STANDARD NO. 448, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

27. PRIVATE STORM DRAIN: PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE FACILITIES AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, EXCEPT AS NOTED.

28. PRIVATE STREET LIGHTS: LIGHTS ON PRIVATE STREETS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

29. LANDSCAPE: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).

30. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY. GRADING AND ELEVATIONS ARE SUBJECT TO FINAL DESIGN.

31. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND STANDARD BMP'S.

32. PHASING: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THE VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASING SHOWN ON THE VESTING TENATIVE MAP IS PRELIMINARY AND SUBJECT TO THE FINAL MAP(S).

33. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 THROUGH 17. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 119 CONDOMINIUM UNITS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CENTERLINE
		LOT LINE
		RIGHT-OF-WAY
		EASEMENT LINE
		CURB & SIDEWALK
		ASPHALT PAVEMENT
		BIORETENTION AREA

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
APN	ACCESSORS PARCEL NUMBER
BM	BENCHMARK
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
DI	DROP INLET
DN	DOCUMENT NUMBER
DW	DRIVEWAY
EAE	EMERGENCY ACCESS EASEMENT
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FEET
LP	LOW POINT
LW	LIVE WORK UNIT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OHW	OVERHEAD WIRES
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PRUE	PRIVATE SERVICE & UTILITY EASEMENT
PSUE	PUBLIC SERVICE & UTILITY EASEMENT
PSUSE	PUBLIC SERVICE, UTILITY, & SIDEWALK EASEMENT
R/W	RIGHT OF WAY
RW	RECYCLED WATER
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STD	STANDARD
SWE	SIDEWALK EASEMENT
TBC	TOP OF BEVELED CURB
TC	TOP OF CURB
TELE	TELEPHONE LINE
TSD	TREATED STORM DRAIN
TYP	TYPICAL
W	WATER

COVER SHEET
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: APRIL 15, 2026

0 50 100 150

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JOB NO.: 4142-000

SHEET NO. TM-01 OF 12 SHEETS

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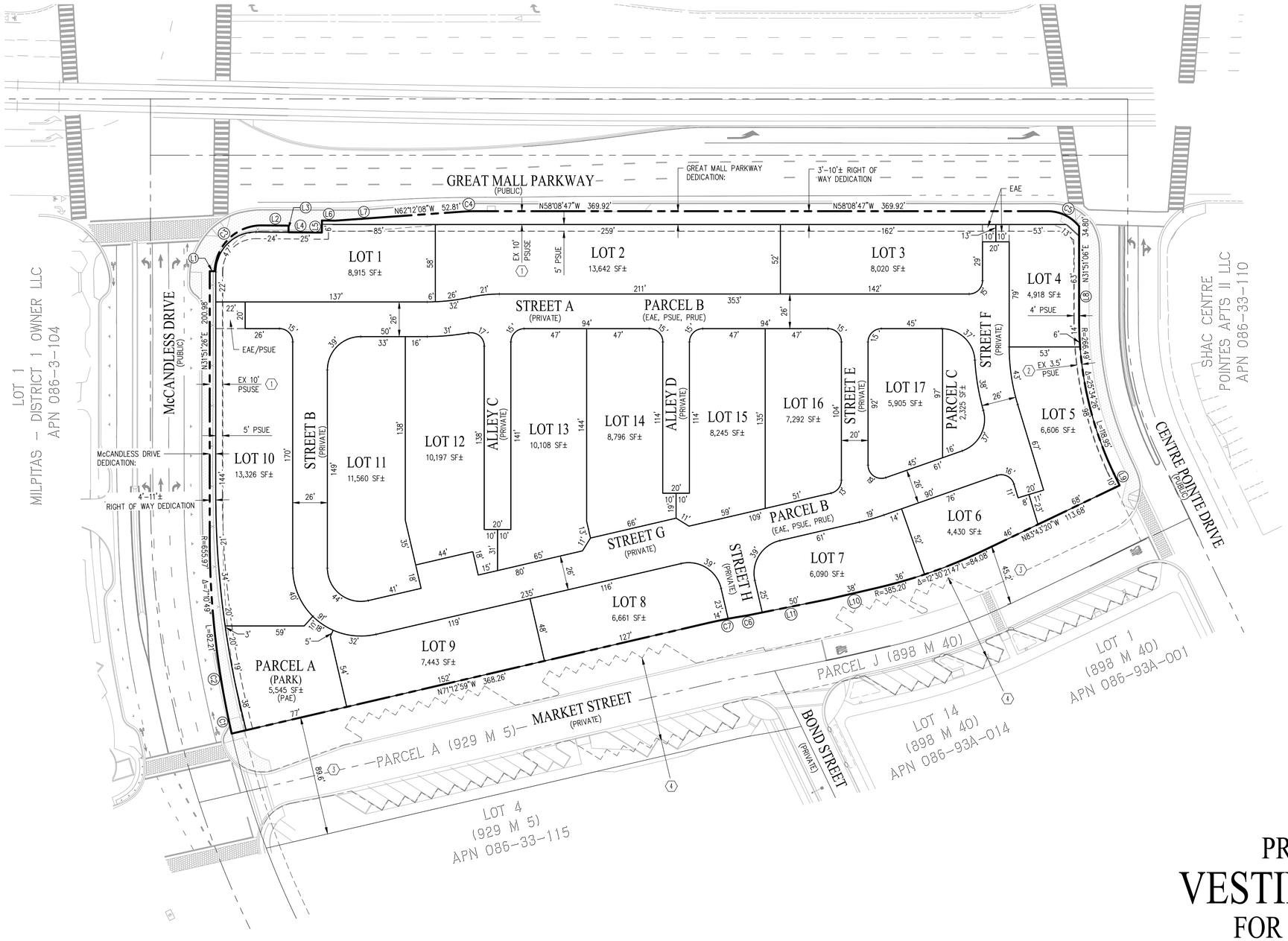

EXISTING EASEMENTS:

1. EXISTING PUBLIC SERVICE, UTILITY AND SIDEWALK EASEMENT (PER 929-M-5) TO BE QUITCLAIMED OR REMOVED.
2. EXISTING PUBLIC SERVICE, UTILITY AND SIDEWALK EASEMENT (PER 929-M-5) TO BE SUPERCEDED.
3. EXISTING EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC SERVICE & UTILITY EASEMENT, PUBLIC SERVICE, UTILITY & SIDEWALK EASEMENT, AND SURFACE DRAINAGE RELEASE EASEMENT (PER 929-M-5) TO BE MODIFIED.
4. EXISTING ROADWAY, PARKING, AND UTILITY EASEMENT (PER DOC# 23289582) TO BE MODIFIED.

NOTE:
ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

LINE TABLE		
NO	BEARING	LENGTH
L1	N57°11'41"W	3.84'
L2	N57°38'40"W	20.00'
L3	N32°21'20"E	5.00'
L4	N57°38'40"W	25.00'
L5	N32°21'14"E	9.04'
L6	N57°38'40"W	10.24'
L7	N62°12'08"W	43.21'
L8	N31°51'06"E	35.71'
L9	N06°16'40"E	9.84'
L10	N71°12'59"W	38.10'
L11	N69°30'34"W	58.70'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	655.97'	1°44'21"	19.91'
C2	655.97'	3°56'39"	45.16'
C3	35.00'	89°33'01"	54.70'
C4	119.00'	4°09'38"	8.64'
C5	30.00'	51°33'53"	27.00'
C6	155.20'	2°27'27"	6.66'
C7	344.80'	4°09'52"	25.06'

PROPOSED LOTTING PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: APRIL 15, 2026

0 40 80 120

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SHEET NO.
TM-02
OF 12 SHEETS

JOB NO.: 4142-000

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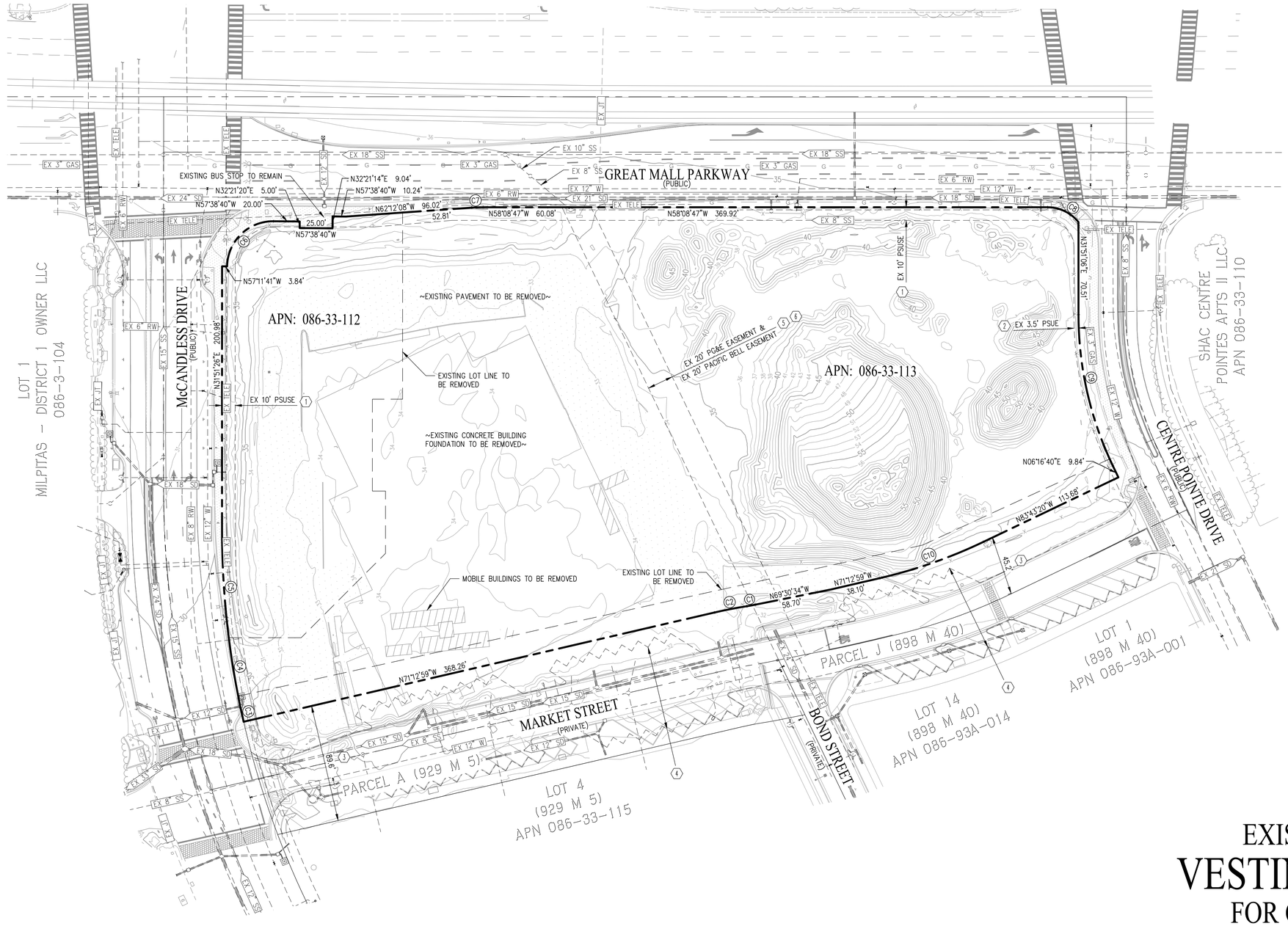

EXISTING EASEMENTS:

1. EXISTING PUBLIC SERVICE, UTILITY AND SIDEWALK EASEMENT (PER 929-M-5) TO BE QUITCLAIMED OR REMOVED.
2. EXISTING PUBLIC SERVICE, UTILITY AND SIDEWALK EASEMENT (PER 929-M-5) TO BE SUPERCEDED.
3. EXISTING EMERGENCY VEHICLE ACCESS EASEMENT, PUBLIC SERVICE & UTILITY EASEMENT, PUBLIC SERVICE, UTILITY & SIDEWALK EASEMENT, AND SURFACE DRAINAGE RELEASE EASEMENT (PER 929-M-5) TO BE MODIFIED.
4. EXISTING ROADWAY, PARKING, AND UTILITY EASEMENT (PER DOC# 23289582) TO BE MODIFIED.
5. EXISTING 20' PACIFIC BELL EASEMENT (PER K369-OR-1974) TO BE QUITCLAIMED OR REMOVED.
6. EXISTING 20' PUBLIC GAS & ELECTRIC (PG&E) EASEMENT (K146-OR-454) TO BE QUITCLAIMED OR REMOVED.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	155.20'	002°27'27"	6.66'
C2	344.80'	004°09'52"	25.06'
C3	655.97'	001°44'21"	19.91'
C4	655.97'	003°56'39"	45.16'
C5	655.97'	007°10'49"	82.21'
C6	35.00'	089°33'01"	54.70'
C7	119.00'	004°09'38"	8.64'
C8	30.00'	051°33'53"	27.00'
C9	266.49'	025°34'26"	118.95'
C10	385.20'	012°30'21"	84.08'

EXISTING CONDITIONS PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: APRIL 15, 2026

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SHEET NO. TM-03 OF 12 SHEETS

JOB NO.: 4142-000

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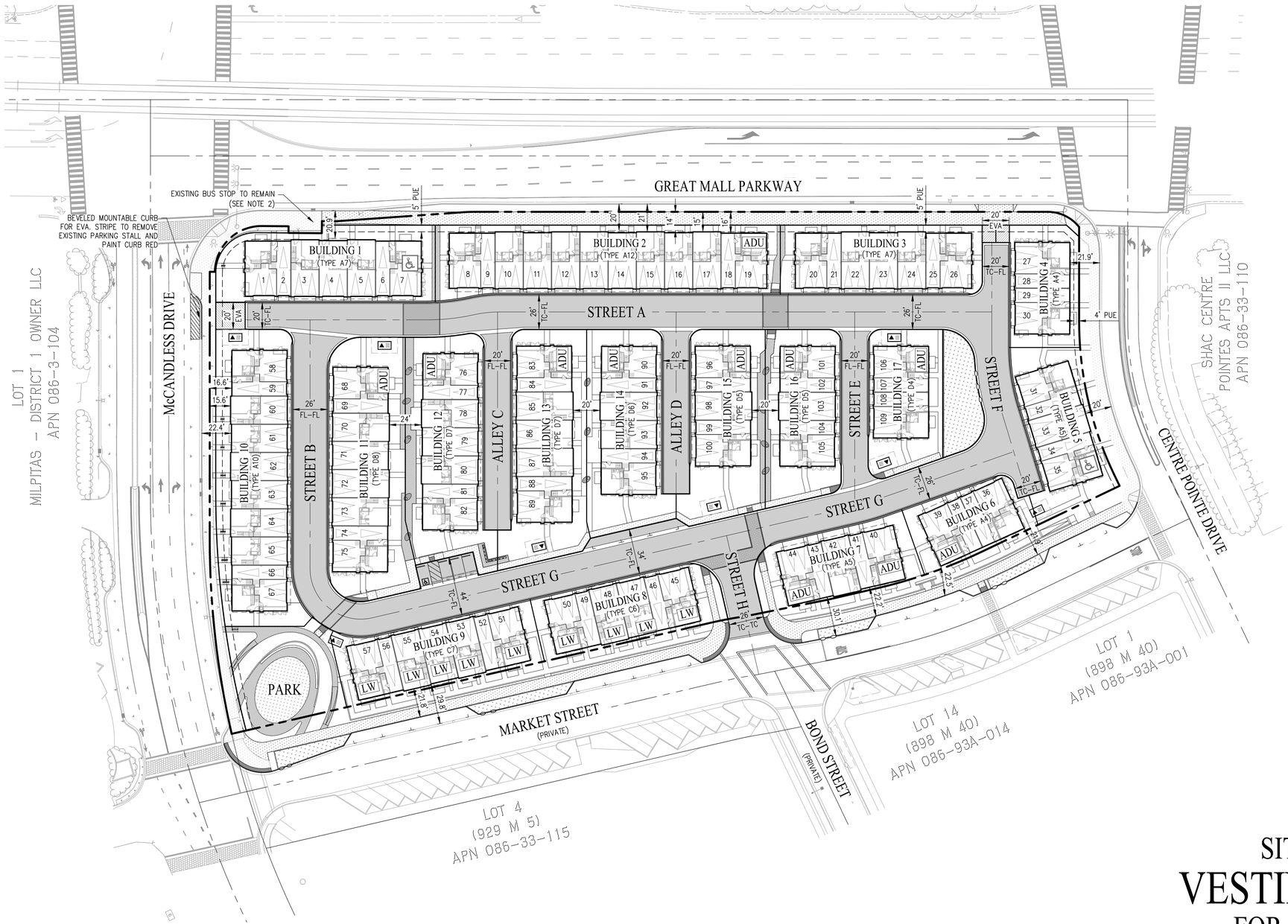

PRELIMINARY PARKING SUMMARY	
DESCRIPTION	PROVIDED STALLS
GARAGE	218
GUEST ADA PARKING STALL	1 (VAN ACCESSIBLE)
GUEST EV PARKING	3 (INCLUDES 1 VAN ACCESSIBLE EV PARKING STALL)
STANDARD GUEST PARKING STALL	3
MARKET STREET OFFSITE (PARALLEL)	13
TOTAL	238

LEGEND

- ACCESSIBLE UNIT (12 UNITS, INCLUDES 10 ADU'S)
- ADU — ACCESSORY DWELLING UNIT (10 UNITS)
- LW — LIVE-WORK UNIT (9 UNITS)
- TRANSFORMER
- ENHANCED PAVING

NOTES:
1. ACCESSIBLE UNITS, ACCESSORY DWELLING UNITS, AND LIVE-WORK UNITS REQUIRE AN ACCESSIBLE PATH OF TRAVEL.
2. INSTALL NEW 13' AD SHELTER WITH CONNECTION TO STREETLIGHT AT EXISTING BUS STOP LOCATION.

SITE DEVELOPMENT PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: APRIL 15, 2026

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JOB NO.: 4142-000

SHEET NO. TM-04 OF 12 SHEETS

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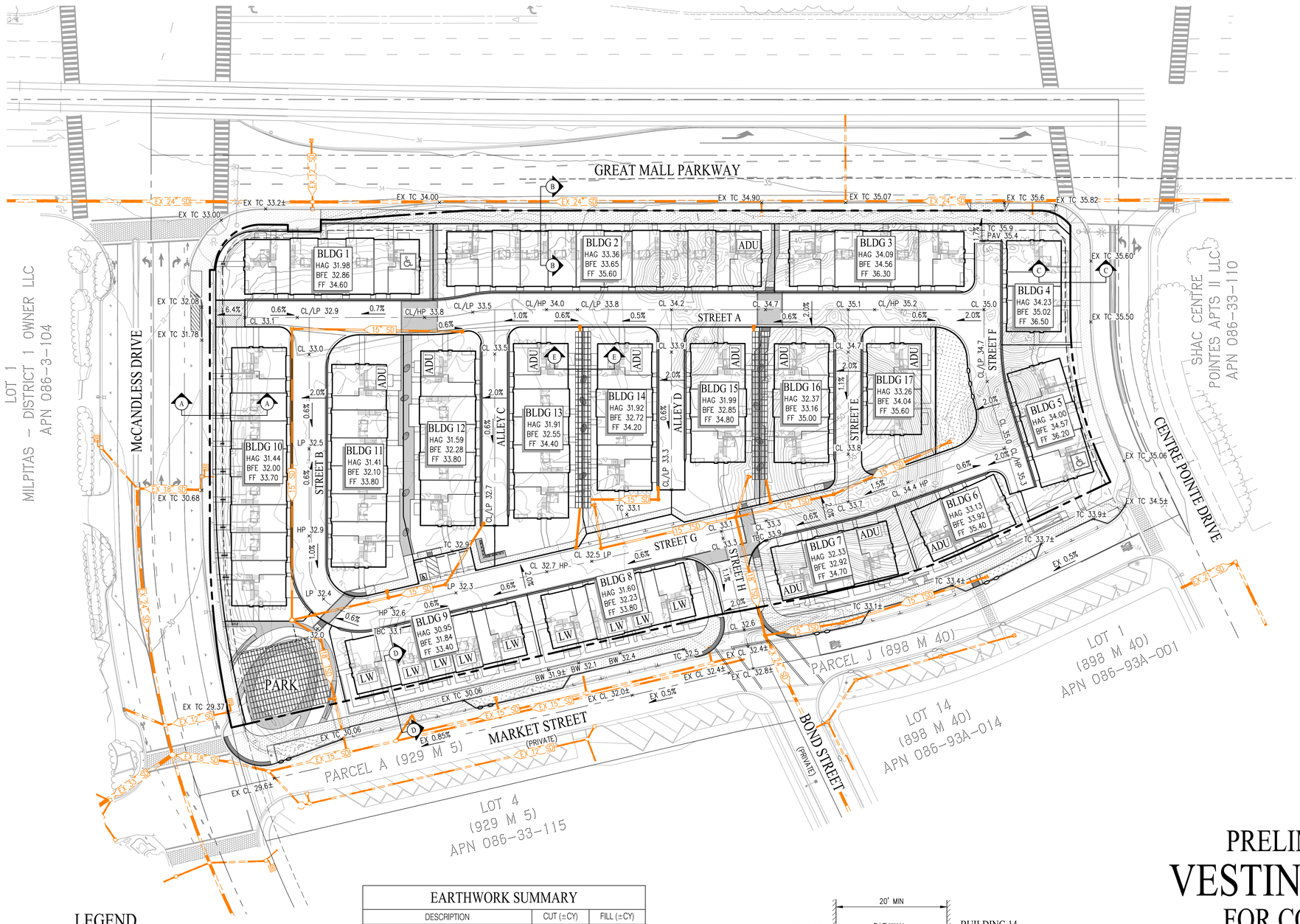
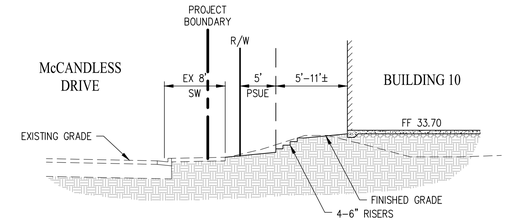
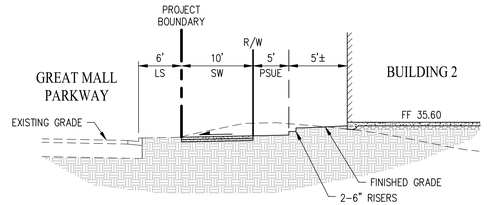




SECTION A-A
NOT TO SCALE



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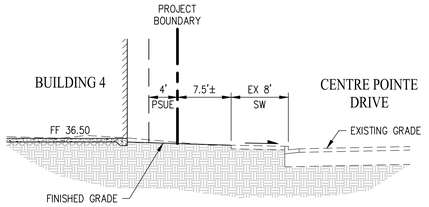
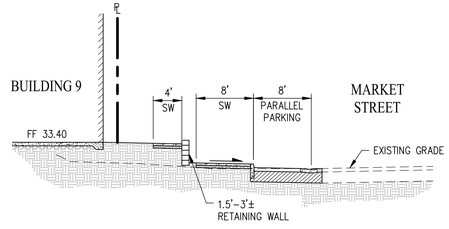
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

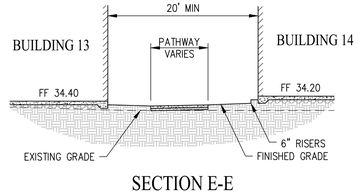
LEGEND

- PROJECT BOUNDARY
- BIORETENTION AREA
- STORMWATER QUALITY TREATMENT AREA (MODULAR BELOW GRADE SILVA CELL UNITS)

NOTES:
1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

EARTHWORK SUMMARY		
DESCRIPTION	CUT (±CY)	FILL (±CY)
MASS GRADE	21,100	800
SITE DEMOLITION	0	1,800
TOTAL	21,100	2,600
NET EARTHWORK (CUT)	18,500	

NOTES:
1. ALL REMAINING UNUSED SITE DEMOLITION MATERIALS WILL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH SOIL FROM ONSITE STOCKPILES.
2. ASSUME A PAD THICKNESS OF 1' FOR ALL EXISTING BUILDING FOUNDATIONS. APPROXIMATELY 1,800 CUBIC YARDS OF SOIL WILL BE REMOVED AND REPLACED WITH SOIL FROM ONSITE STOCKPILES.
3. ASSUME A PAD THICKNESS OF 1' FOR ALL PROPOSED BUILDING FOUNDATIONS.
4. ASSUME A STREET SECTION THICKNESS OF 15" (3" AC/ 12" AB) FOR ALL PROPOSED STREETS & ALLEYS



SECTION E-E
NOT TO SCALE

PRELIMINARY GRADING PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: APRIL 15, 2026

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JOB NO.: 4142-000

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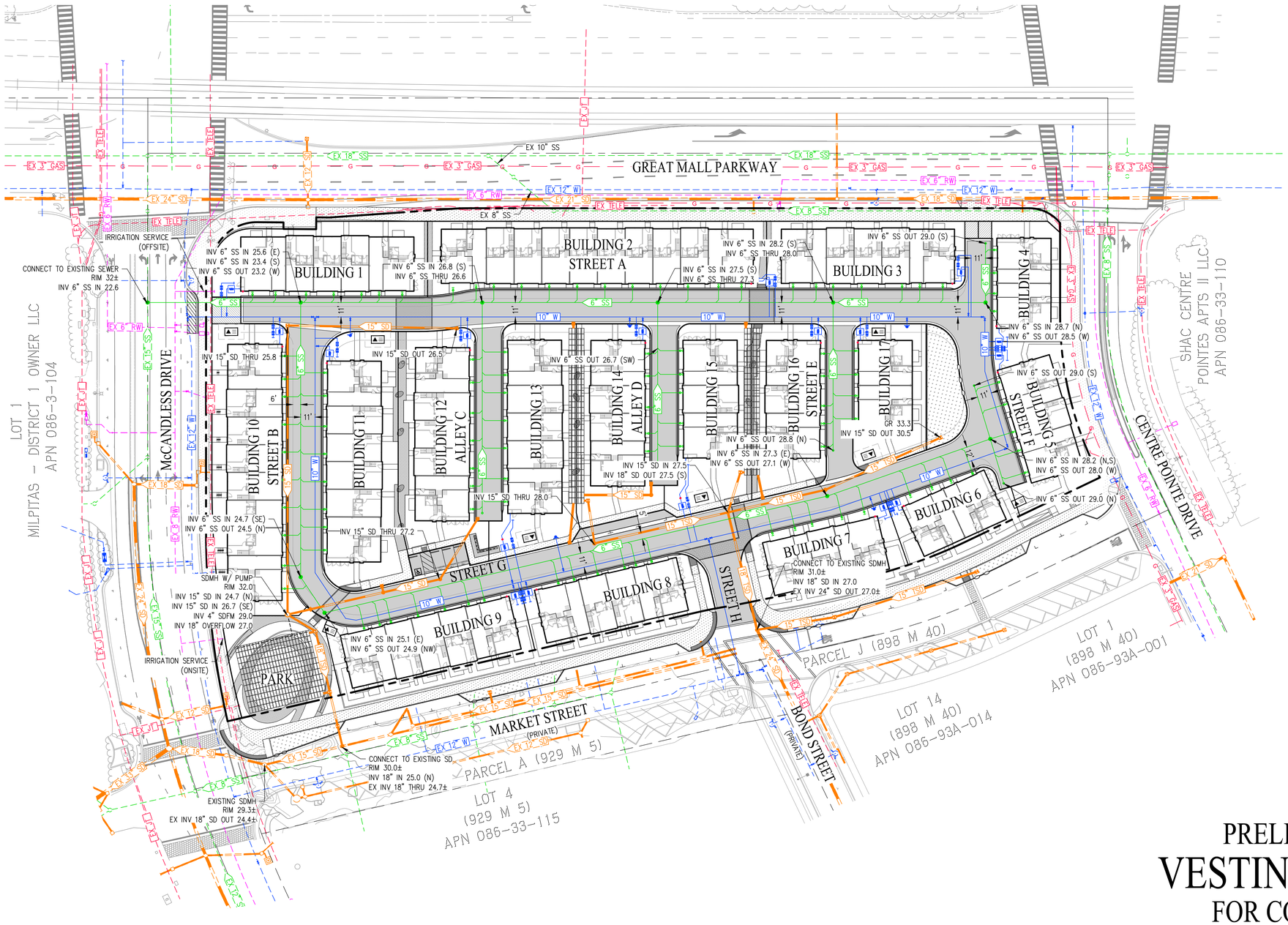

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
EX SD	15" SD	STORM DRAIN PIPE
	18" TSD	TREATED STORM DRAIN PIPE
EX SS	8" SS	SANITARY SEWER PIPE
EX W	8" W	WATER PIPE
EX RW		RECYCLED WATER PIPE
EX GAS		GAS PIPE
EX J/T		JOINT TRENCH
EX TELE		TELECOMMUNICATIONS
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		FIELD INLET
		DOMESTIC WATER METER
		REDUCED PRESSURE PRINCIPAL BACKFLOW ASSEMBLY FOR DOMESTIC SERVICES
		REDUCED PRESSURE DETECTOR ASSEMBLY FOR FIRE SERVICES
		FIRE DEPARTMENT CONNECTION
		SANITARY SEWER CLEANOUT
		STORMWATER QUALITY TREATMENT AREA (MODULAR BELOW GRADE SILVA CELL UNITS)

NOTES:
1. LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE FIELD VERIFIED.
2. SANITARY SEWER OVERFLOW PROTECTION DEVICES SHALL BE SHOWN ON THE IMPROVEMENT PLANS WHERE A BUILDING'S FINISHED FLOOR ELEVATION THAT INCLUDES WATER FIXTURE UNITS IS ELEVATED LESS THAN 1' ABOVE THE UPSTREAM SEWER MANHOLE COVER.
3. ALL UTILITIES & PIPE SIZING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

PRELIMINARY UTILITY PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: APRIL 15, 2026

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JOB NO.: 4142-000

SHEET NO. TM-06 OF 12 SHEETS

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
EX SD	15" SD	STORM DRAIN
	18" TSD	STORM DRAIN (TREATED)
○	●	MANHOLE
□	■	CATCH BASIN
	⋈	FIELD INLET
		BIORETENTION AREA (BR)
		UNDERGROUND TREATMENT SYSTEM (UTS)
		DRAINAGE AREA BOUNDARY
	DMA 1	DRAINAGE MANAGEMENT AREA
	BR 5	TREATMENT AREA

NOTES:
1. AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

STORMWATER TREATMENT MEASURES SUMMARY TABLE

DRAINAGE MANAGEMENT AREA	TREATMENT CONTROL MEASURES (TCM)	TOTAL DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE
DMA 1	UTS-1	93,256	18,675	74,581	1,868	76,449	3,058	3,067	6"	UTS – SILVA CELLS
DMA 2	UTS-2	42,215	7,171	35,044	717	35,761	1,430	1,553	6"	UTS – SILVA CELLS
DMA 3	UTS-3	33,693	6,656	27,037	666	27,703	1,108	1,303	6"	UTS – SILVA CELLS
DMA 4	BR-4	29,233	6,414	22,819	641	23,460	938	2,166	6"	BIORETENTION
DMA 5	BR-5	5,475	1,387	4,088	139	4,227	169	303	6"	BIORETENTION
DMA 6	BR-6	6,476	1,205	5,271	121	5,392	216	283	6"	BIORETENTION
DMA 7	BR-7	12,879	1,690	11,189	169	11,358	454	559	6"	BIORETENTION
DMA 8	BR-8	8,068	2,013	6,055	201	6,256	250	542	6"	BIORETENTION
TOTAL		231,295	45,211	186,084	4,521	190,605	7,624	9,776		

PRELIMINARY STORMWATER TREATMENT PLAN

VESTING TENTATIVE MAP

FOR CONDOMINIUM PURPOSES

THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: APRIL 15, 2026

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SHEET NO. TM-07 OF 12 SHEETS

JOB NO.: 4142-000

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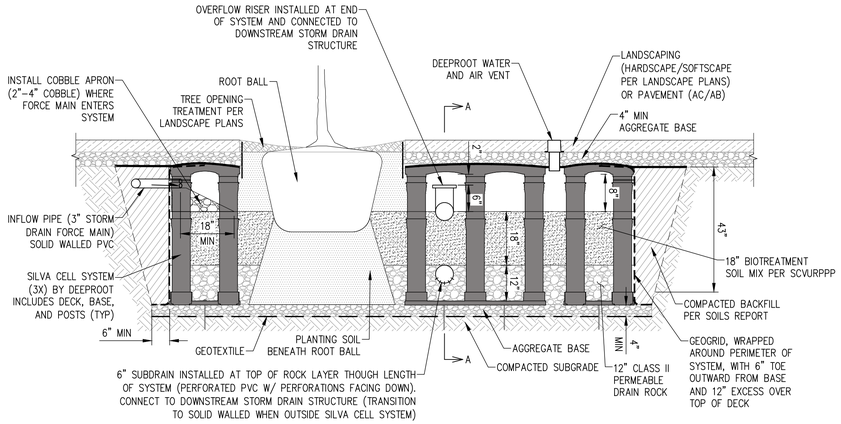
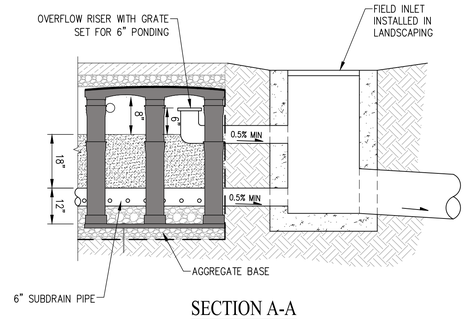


TYPICAL UNDERGROUND TREATMENT SYSTEM DETAIL (SILVA CELLS)

NOT TO SCALE



SECTION A-A

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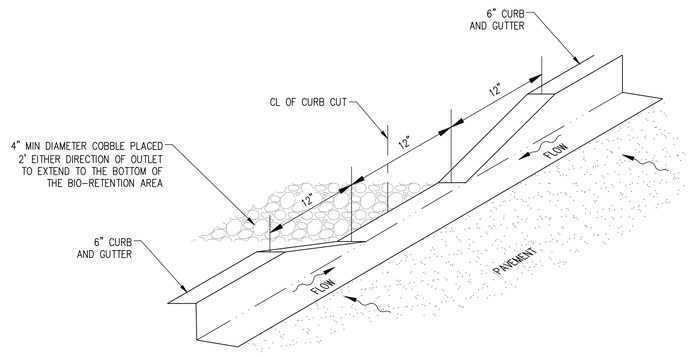
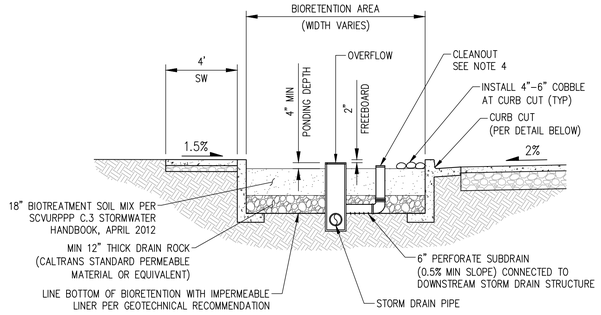


CURB CUT DETAIL

NOT TO SCALE



BIORETENTION AREA

NOT TO SCALE

NOTES:

1. 2" OF FLOAT–RESISTANT MULCH SHALL BE USED ON ANY EXPOSED EARTH IN THE BIORETENTION AND RAISED PLANTER AREAS.
2. 4"–6" COBBLE SHALL BE USED FOR ENERGY DISSIPATION WHERE NECESSARY.
3. THE 6" PERFORATED PVC UNDERDRAIN SHALL BE PLACED AT THE BOTTOM OF THE DRAIN ROCK LAYER WITH PERFORATIONS FACING DOWNWARD.
4. CONTRACTOR TO INSTALL AN UNDERDRAIN CLEANOUT WITH THE CLEANOUT CAP INSTALLED FLUSH WITH THE SOIL SURFACE.

TYPICAL STORMWATER DETAILS

VESTING TENTATIVE MAP

FOR CONDOMINIUM PURPOSES

THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: APRIL 15, 2026

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SHEET NO.
TM-08
OF 12 SHEETS

JOB NO.: 4142-000

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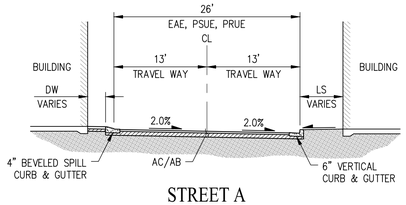

STREET A
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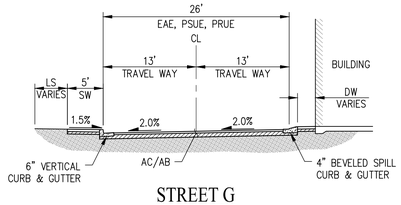

STREET G
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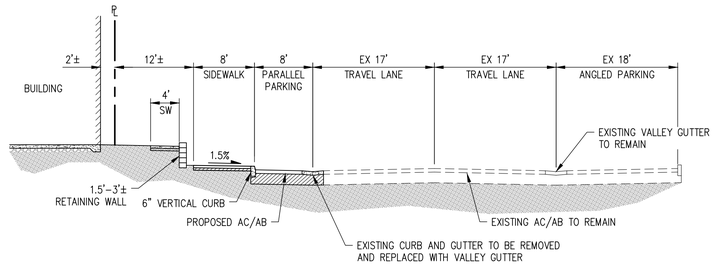

MARKET STREET
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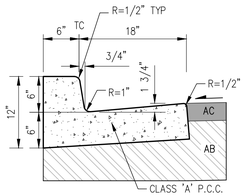
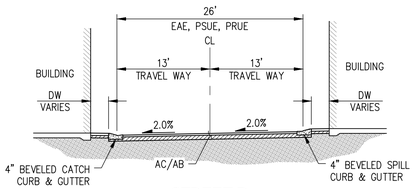


TYPICAL 6" VERTICAL CURB AND GUTTER DETAIL
NOT TO SCALE



STREET B
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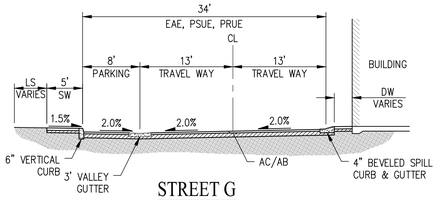
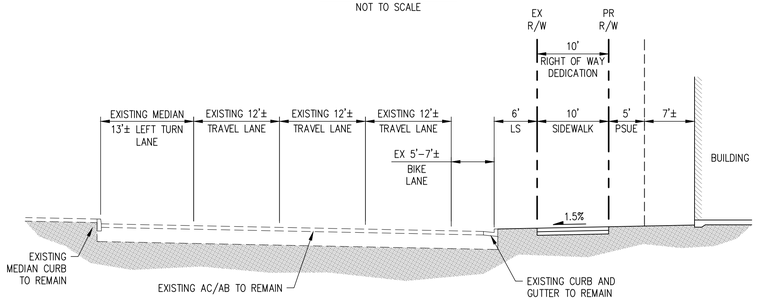
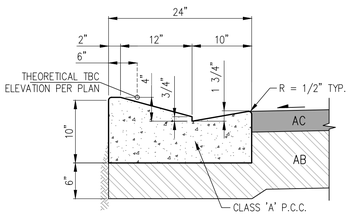


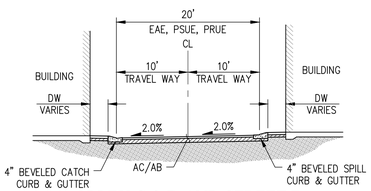
STREET G
(AT PARALLEL PARKING)
NOT TO SCALE



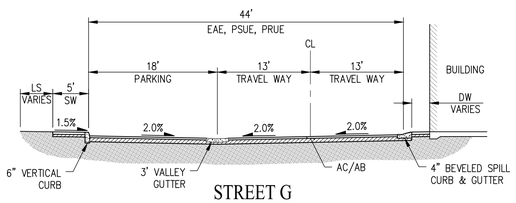
GREAT MALL PARKWAY
(HALF STREET SECTION)
NOT TO SCALE



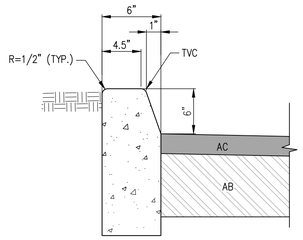
TYPICAL 4" BEVELED CATCH CURB DETAIL
NOT TO SCALE



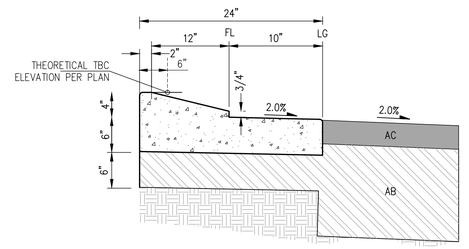
ALLEY C & D AND STREET E
NOT TO SCALE



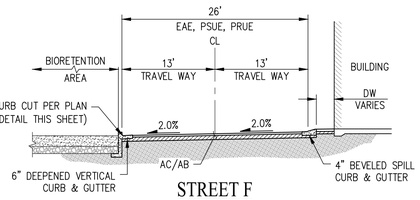
STREET G
(AT PERPENDICULAR PARKING)
NOT TO SCALE



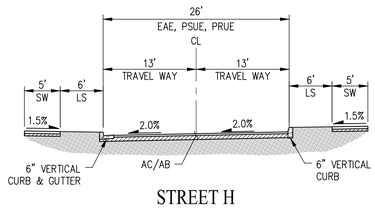
VERTICAL CURB DETAIL
NOT TO SCALE



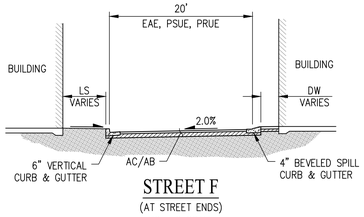
TYPICAL 4" BEVELED SPILL CURB AND GUTTER
NOT TO SCALE



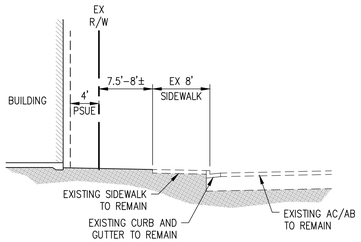
STREET F
(AT BIORETENTION BASIN)
NOT TO SCALE



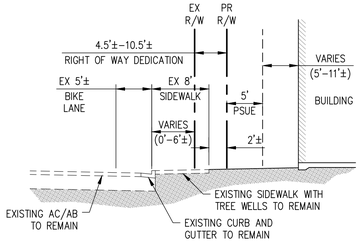
STREET H
NOT TO SCALE



STREET F
(AT STREET ENDS)
NOT TO SCALE



CENTRE POINTE DRIVE
NOT TO SCALE



McCANDLESS DRIVE
NOT TO SCALE

TYPICAL STREET SECTIONS & DETAILS
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: NOT TO SCALE DATE: APRIL 15, 2026

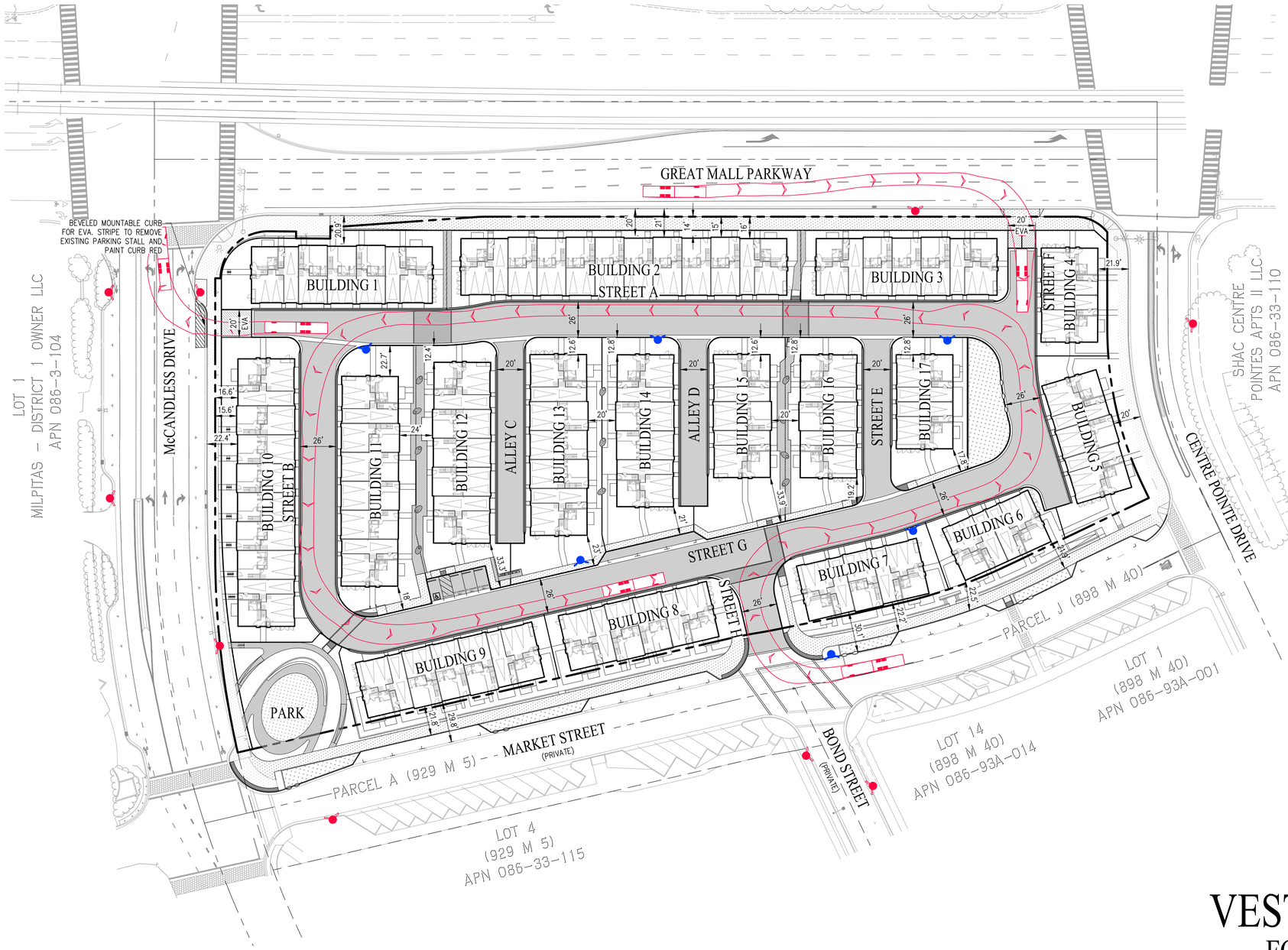
0 40 80 120

JOB NO.: 4142-000

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
TM-09
OF 12 SHEETS

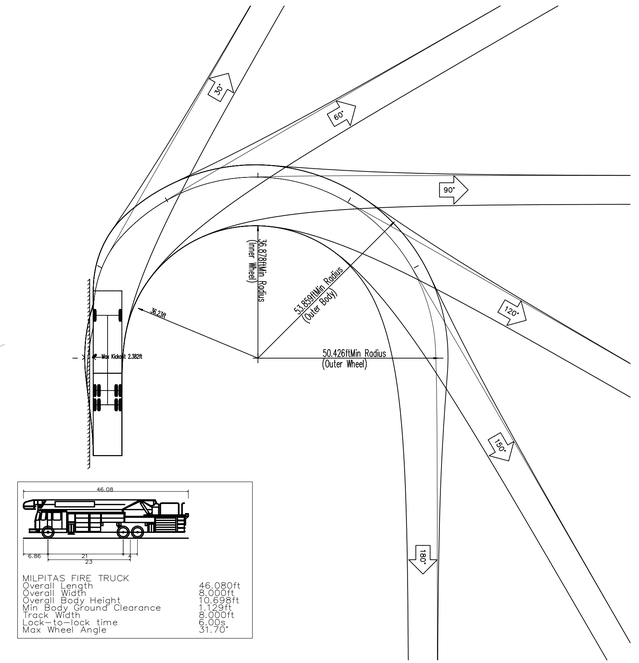
H:\4142-000\ACAD\TM\VTM09.DWG



LEGEND

- FIRE TRUCK PATH OF TRAVEL
- PROPOSED SIDEWALK
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE TRUCK BODY
- DIRECTION OF TRAVEL

NOTES:
1. PROPOSED BUILDING IS OVER 30' IN HEIGHT & REQUIRES AERIAL APPARATUS ACCESS. SEE ARCHITECTURAL SHEETS FOR LADDER ACCESS DETAIL/SECTION.



FIRE TRUCK TURNING TEMPLATE

FIRE ACCESS PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: APRIL 15, 2026

0 40 80 120

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JOB NO.: 4142-000

SHEET NO. TM-10 OF 12 SHEETS

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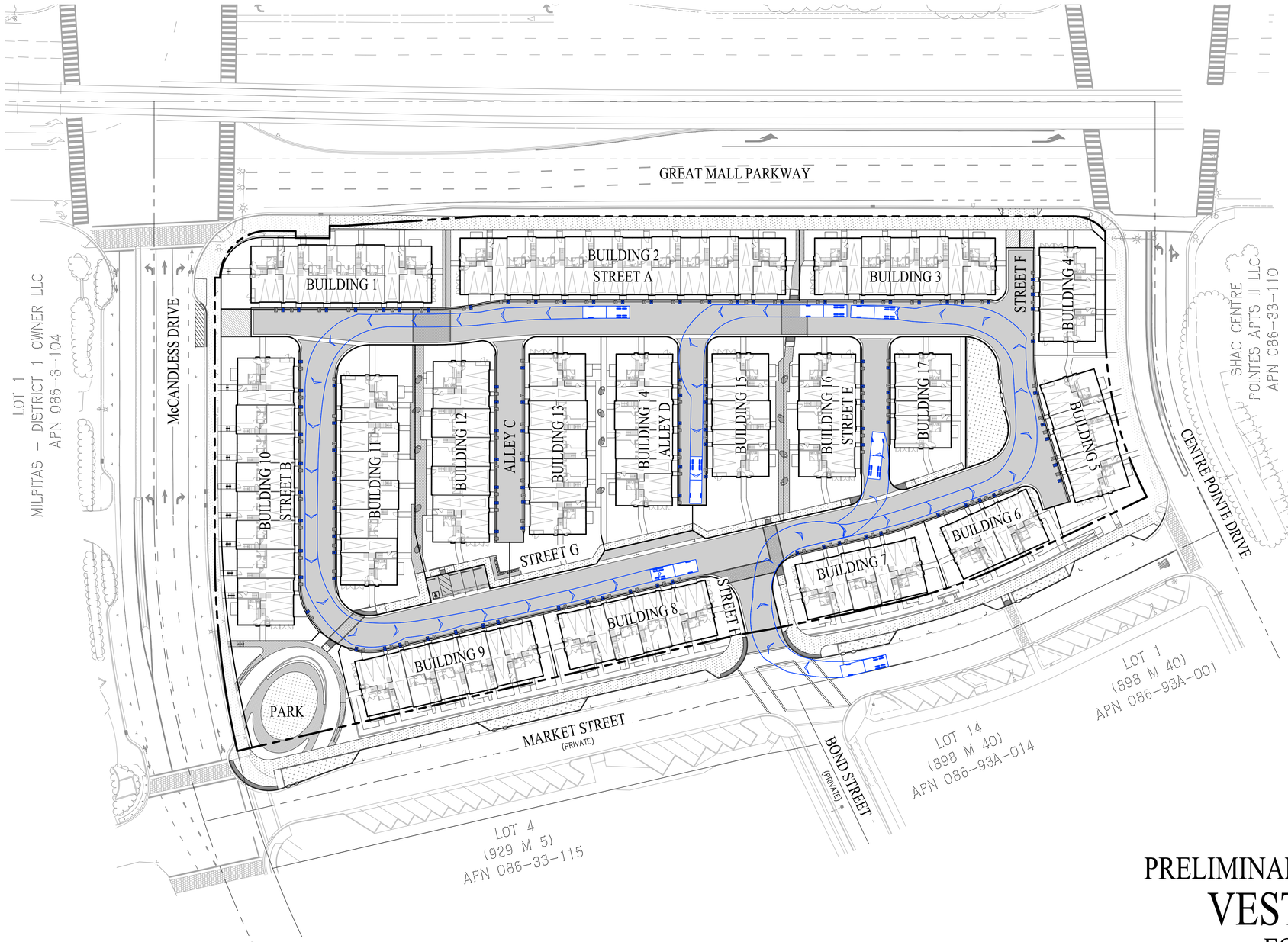
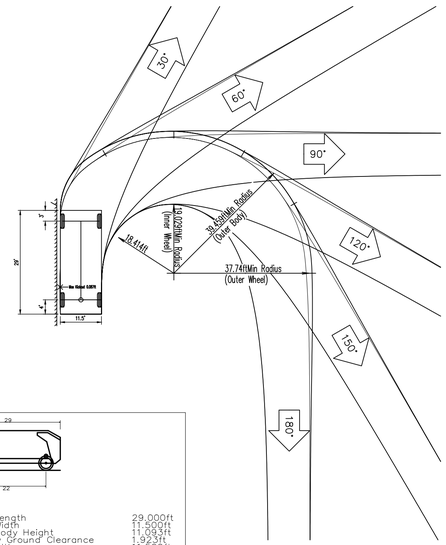
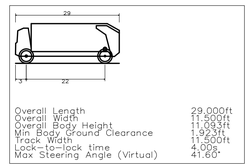


LEGEND

- PROJECT BOUNDARY
- TRASH AND RECYCLING BINS (ASSUMED 3' SPACING)
- T — TRASH (SIZE–96 GALLON – 34.4" DEPTH X 25.1" WIDTH)
- R — RECYCLING (SIZE–96 GALLON – 34.5" DEPTH X 25.1" WIDTH)
- SOLID WASTE TRUCK BODY
- DIRECTION OF TRAVEL





Overall Length	29.000ft
Overall Width	11.500ft
Overall Body Height	11.093ft
Min Body Ground Clearance	1.923ft
Track Width	11.500ft
Lock-to-lock time	4.0s
Max Steering Angle (Virtual)	41.60°

MILPITAS SOLID WASTE TRUCK TEMPLATE

NOT TO SCALE

NOTE:
1. TRUCK TURNING TEMPLATES DEPICT THE MOST RESTRICTIVE MOVEMENTS IN AND OUT OF THE PROPERTY.
2. PRIVATE STREET WILL BE DESIGNED TO ALLOW A MINIMUM 60,000 LB COLLECTOR VEHICLE.

PRELIMINARY SOLID WASTE MANAGEMENT PLAN

VESTING TENTATIVE MAP

FOR CONDOMINIUM PURPOSES

THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=40' DATE: APRIL 15, 2026

0 40 80 120

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JOB NO.: 4142-000

SHEET NO. TM-11 OF 12 SHEETS

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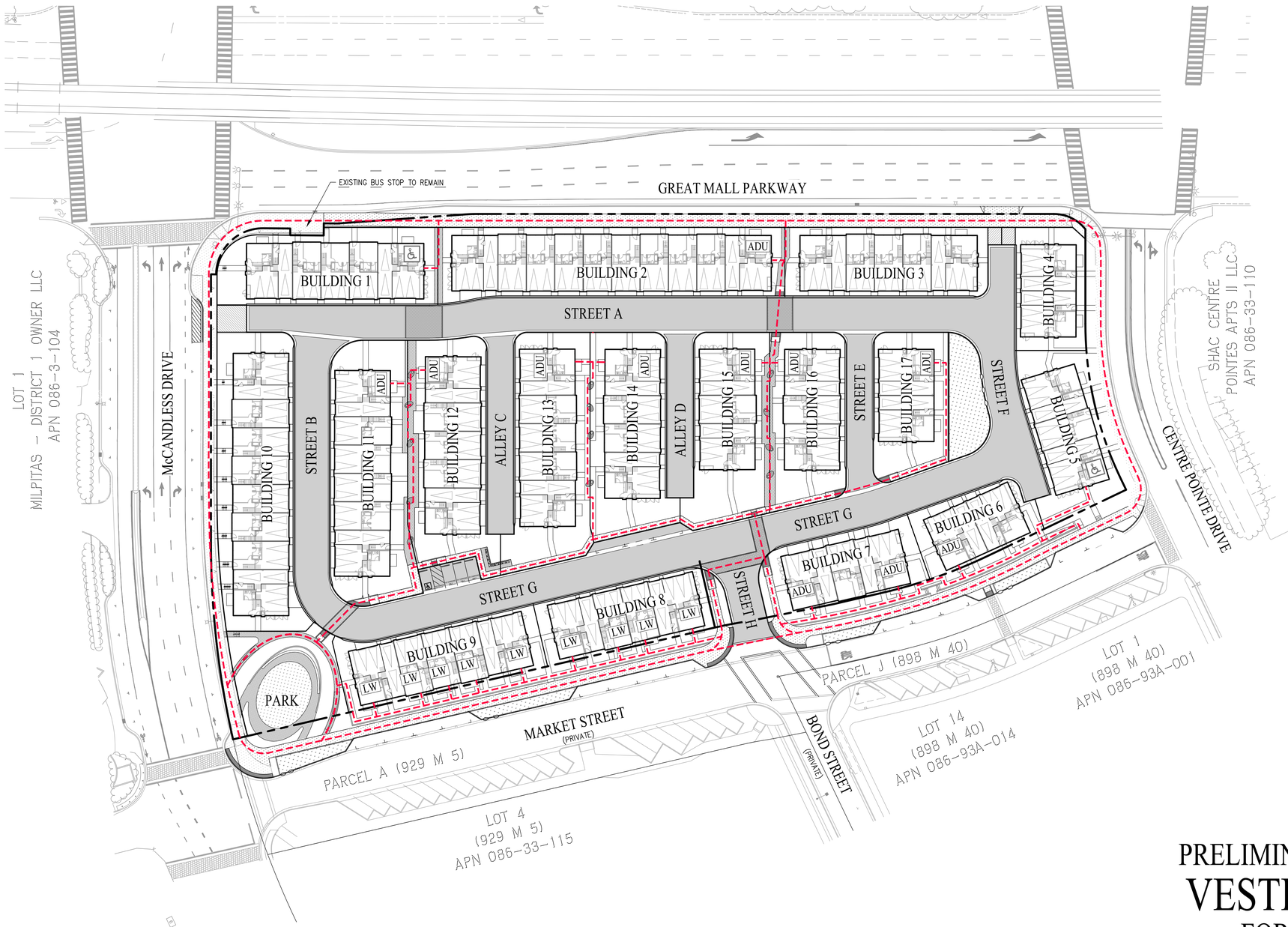

LEGEND

- PROJECT BOUNDARY
- ACCESSIBLE PATHWAY
- ACCESSIBLE UNIT (12 UNITS, INCLUDES 10 ADU'S)
- ADU — ACCESSORY DWELLING UNIT (10 UNITS)
- LW — LIVE-WORK UNIT (9 UNITS)

NOTE: ACCESSIBLE UNITS, ACCESSORY DWELLING UNITS, AND LIVE-WORK UNITS REQUIRE AN ACCESSIBLE PATH OF TRAVEL

PRELIMINARY SITE ACCESSIBILITY PLAN
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE FIELDS - ELION (DISTRICT LOT 3A)

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: APRIL 15, 2026

0 40 80 120

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JOB NO.: 4142-000

SHEET NO. TM-12 OF 12 SHEETS

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May 05, 2026

Chair Parveen Gupta and Members
Milpitas Planning Commission
455 E. Calaveras Blvd
Milpitas, CA 95035

Re: Support for District Lot 3A Amendment – 1320 McCandless Ave., Milpitas, CA

Dear Chair Gupta and Honorable Commissioners,

On behalf of Orangetheory Fitness, we are writing to strongly urge approval of the District Lot 3A Amendment for the development of 109 townhomes and 10 accessory dwelling units at 1320 McCandless Ave.

Our studio depends on consistent local engagement and long-term membership. The current vacancy in surrounding retail reflects a need for more stable residential demand- not additional retail space.

The proposed townhomes will introduce homeowners who are more likely to establish routines, invest in their community, and support nearby businesses on an ongoing basis.

After years of inactivity, advancing a feasible residential project is critical to strengthening the overall development and ensuring long-term success for local businesses. We respectfully urge approval.

Sincerely,

Orangetheory Fitness – Milpitas

1317 McCandless Dr., Milpitas, CA 95035

May 6, 2026

Chair Parveen Gupta and Members
Milpitas Planning Commission
455 E. Calaveras Blvd
Milpitas, CA 95035

Re: Support for District Lot 3A Amendment – 1320 McCandless Ave., Milpitas, CA

Dear Chair Gupta and Honorable Commissioners,

On behalf of BodyRok Pilates Studio, coming soon to The Fields, we respectfully urge the Planning Commission to approve the District Lot 3A Amendment allowing for the development of 109 townhomes and 10 accessory dwelling units on the vacant 5.5-acre site located at 1320 McCandless Ave.

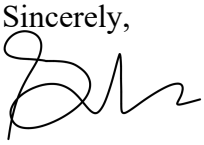
Our decision to expand into The Fields was made with the understanding that the broader community vision would ultimately be completed, including activation of the remaining vacant acreage with permanent residents and homeowners.

Fitness and wellness businesses depend heavily on a stable local customer base that lives nearby and incorporates these services into their daily routines. Owner-occupied housing creates exactly the type of long-term neighborhood stability that supports businesses like ours.

We believe approval of this project will help complete The Fields as the vibrant mixed-use community originally envisioned. Leaving the site vacant indefinitely does not serve the surrounding businesses, residents, or the City.

We respectfully encourage the Planning Commission to approve the amendment and allow this important final phase of the community to move forward.

Sincerely,



Sandra Cabral, Owner
BODYROK Pilates Studio Coming
Soon to The Fields

May 6, 2026

Chair Parveen Gupta and Members
Milpitas Planning Commission
455 E. Calaveras Blvd
Milpitas, CA 95035

Re: Support for District Lot 3A Amendment – 1320 McCandless Ave., Milpitas, CA

Dear Chair Gupta and Honorable Commissioners,

On behalf of Mokkoji Shabu Shabu Bar located at 1425 McCandless Dr., we respectfully urge approval of the District Lot 3A Amendment allowing for the development of 109 townhomes and 10 accessory dwelling units on the vacant 5.5-acre site located at 1320 McCandless Ave.

As a restaurant operating within The Fields community, we believe completion of this long-vacant parcel is critical to the continued growth and success of the area. While prior concepts contemplated additional retail space, the reality today is that there remains substantial existing retail already available within the project area.

The proposed residential ownership community will bring long-term stability and additional customers to surrounding businesses without creating unnecessary competition among retailers. Homeowners tend to establish long-lasting neighborhood habits and support local dining options on a regular basis.

Most importantly, approval of this project would allow one of the last remaining vacant parcels within The Fields to finally become an active and productive part of the community. We respectfully encourage the Planning Commission to support approval of the amendment.

Sincerely,
Eric Nguyen

Mokkoji Shabu Shabu Bar
1425 McCandless Dr.
Milpitas, CA 95035

May 6, 2026

Chair Parveen Gupta and Members
Milpitas Planning Commission
455 E. Calaveras Blvd
Milpitas, CA 95035

Re: Support for District Lot 3A Amendment – 1320 McCandless Ave., Milpitas, CA

Dear Chair Gupta and Honorable Commissioners,

On behalf of Perspire, coming soon to The Fields, we respectfully support approval of the District Lot 3A Amendment allowing for the development of 109 townhomes and 10 accessory dwelling units on the vacant 5.5-acre site located at 1320 McCandless Ave.

When selecting this location for our business, we viewed the future residential buildout of the surrounding community as an important component of the long-term success of The Fields. The addition of for-sale townhomes and homeowners will help create the steady customer base necessary for local service-oriented businesses to thrive.

We also believe this proposal represents a practical and thoughtful use of the site. Existing retail vacancies within the area suggest that additional commercial space is not currently needed, while high-quality homeownership opportunities remain in strong demand.

Approving this amendment would allow the City to transform a long-vacant parcel into an active residential neighborhood that benefits surrounding businesses and contributes to the vitality of The Fields community.

We respectfully urge your approval.

Sincerely,

Perspire
Coming Soon to The Fields

May 6, 2026

Chair Parveen Gupta and Members
Milpitas Planning Commission
455 E. Calaveras Blvd
Milpitas, CA 95035

Re: Support for District Lot 3A Amendment – 1320 McCandless Ave., Milpitas, CA

Dear Chair Gupta and Honorable Commissioners,

On behalf of Pizza Craft LLC, dba Slice House Milpitas, located at 1286 Great Mall Parkway, we respectfully urge the Planning Commission to approve the District Lot 3A Amendment allowing for the development of 109 townhomes and 10 accessory dwelling units on the vacant 5.5-acre site located at 1320 McCandless Ave.

This site has remained vacant for years despite prior plans envisioning additional retail development. In our view, the market has clearly demonstrated that the surrounding area would benefit more from high-quality residential ownership opportunities than additional unleased storefront space.

Restaurants thrive when they are part of an active neighborhood community. Homeowners create consistent daily and weekly activity that supports nearby dining establishments year-round. Families and professionals living within walking distance become repeat customers who help sustain local businesses through all economic cycles.

Approving this final residential phase will help complete The Fields as a true mixed-use neighborhood rather than leaving a prominent vacant parcel unfinished indefinitely. We strongly believe this project will strengthen the long-term success of the surrounding retail district and respectfully encourage the Planning Commission to approve the amendment.

Sincerely,

Ratika Tyagi

Ratika Tyagi, CEO
Pizza Craft LLC