



PLAN 3R    PLAN 1R    PLAN 2    PLAN 1R    PLAN 1A    PLAN 1    PLAN 2R    PLAN 1    PLAN 3

SCALE: 3/16" = 1'-0"  
 9 UNIT - SPANISH ELEVATION  
 SCS DEVELOPMENT CO.  
 CATALINA

CITY OF MILPITAS    SANTA CLARA COUNTY    CALIFORNIA  
**DANIELIAN ASSOCIATES**  
 ARCHITECTURE + PLANNING  
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

DATE: November 29, 2017

JOB#: 17024.02  
 SHEET NUMBER  
**A-9R1**  
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PLAN 3R

PLAN 1R

PLAN 2

PLAN 1R

PLAN 1A

PLAN 1

PLAN 2R

PLAN 1

PLAN 3

SCALE: 3/16" = 1'-0"  
 9 UNIT - ITALIAN ELEVATION  
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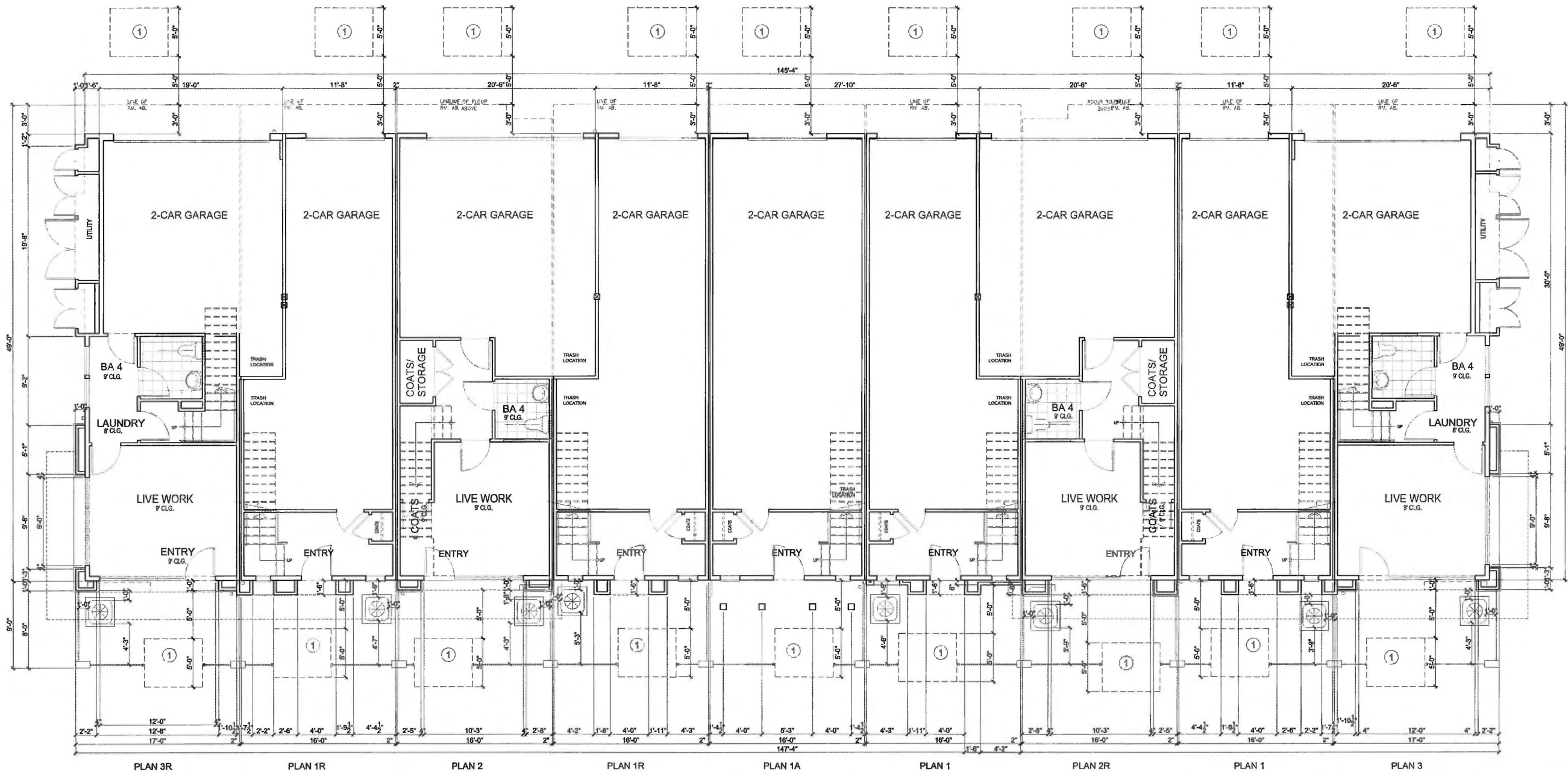
DATE: November 29, 2017

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**A-9R2**

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KEYNOTE:

- ① FIRE DEPT. LADDER PAD 5'X6" CENTERED WITH EGRESS WINDOW ABOVE STANDARD, LADDER SET-UP SHALL NOT BE OBSTRUCTED BY ARCH. FEATURES, FENCING, TREES, LANDSCAPE, PLANTERS OR OTHER OBSTRUCTIONS. REFER TO SHEET A-F1 FOR CITY OF SANTA CLARA FIRE DEPARTMENT LADDER PAD REQUIREMENTS. LADDER PAD POSITION IS BASE ON THE EGRESS WINDOW LOCATED ON THE THIRD FLOOR OF EACH UNIT.

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

LIVE WORK  
 FIRST FLOOR - 9 UNIT BUILDING  
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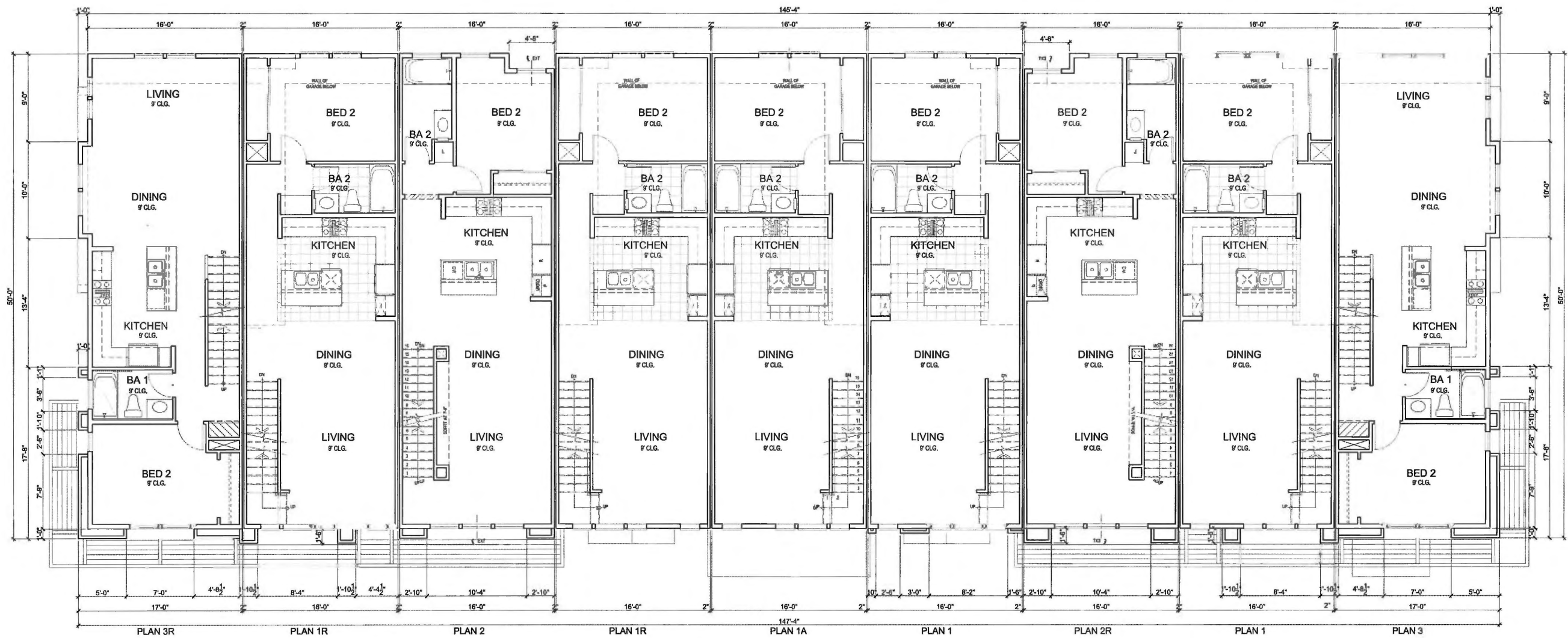
SHEET NUMBER

A-91LW

- OF -

DATE: November 29, 2017

NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR



SCALE: 3/16" = 1'-0"  
 LIVE WORK  
 SECOND FLOOR - 9 UNIT BUILDING  
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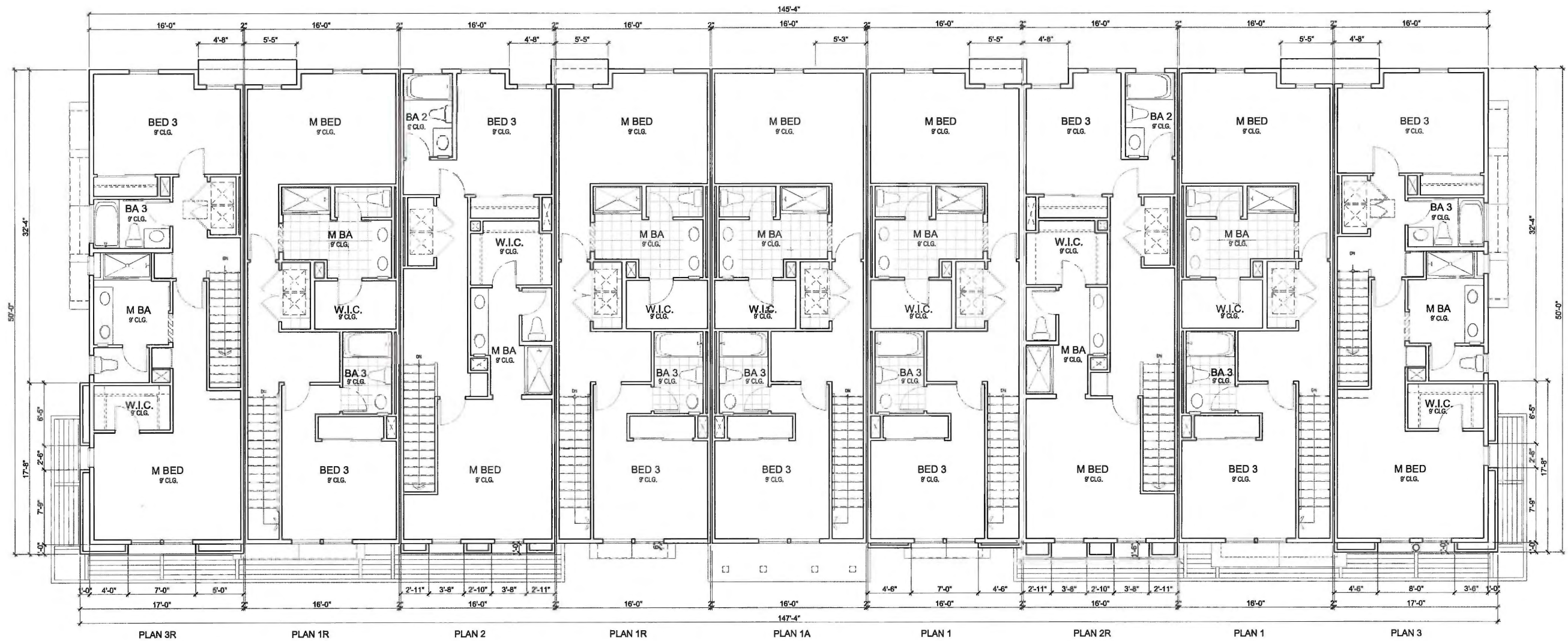
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JOB#: 17024.02  
 SHEET NUMBER  
 A-92LW  
 - 1F -

NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR

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

LIVE WORK

THIRD FLOOR - 9 UNIT BUILDING

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JOB#: 17024.02

SHEET NUMBER

A-93LW

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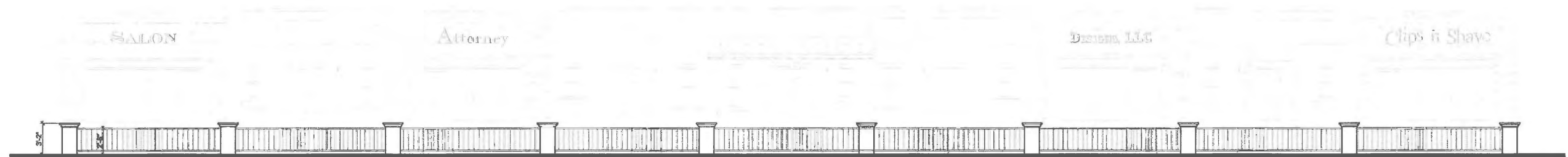
DATE: November 29, 2017

NOTE: FLOOR PLAN REFLECTS SPANISH ELEVATION. ITALIAN STYLE FLOOR PLAN SIMILAR

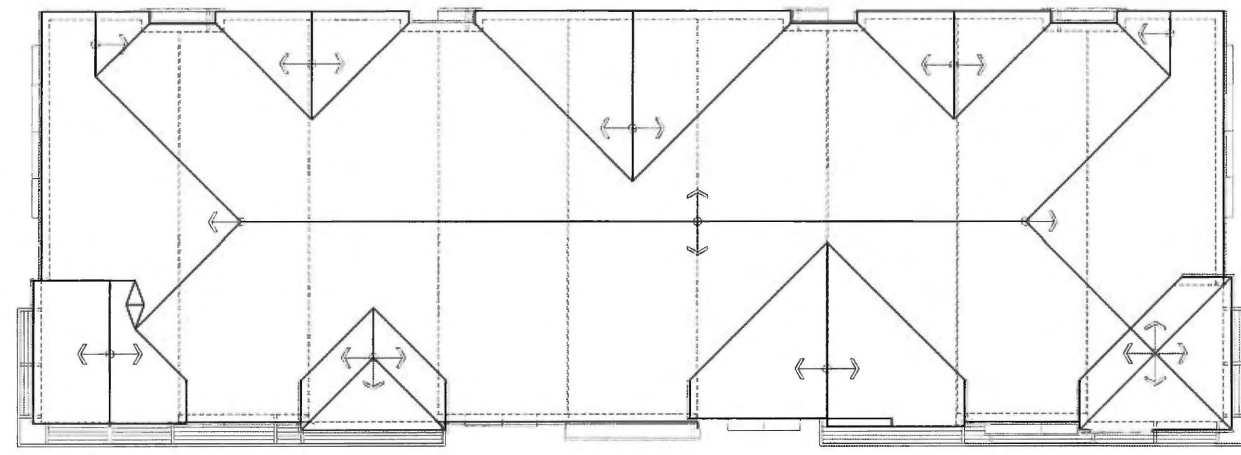
Pld Date: 11/29/2017 10:16:35 AM. By: Victor Alvarez



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



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



ROOF PLAN  
(5:12 TYP. ROOF PITCH)  
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

1. 'S' TILE ROOF
2. SMOOTH STUCCO FINISH
3. SMOOTH STUCCO OVER FOAM TRIM
4. WOOD POSTS/ CORBELS/ RAFTER TAILS
5. DECORATIVE SPANISH TILE
6. WROUGHT IRON GABLE END DETAIL
7. CLAY TILE GABLE END DETAIL
8. RECESSED WINDOWS
9. DECORATIVE LIGHT FIXTURES
10. GARAGE DOORS WITH WINDOWS
11. SERVICE DOORS
12. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
13. BUILDING ADDRESS SIGN
14. WOOD CORBELS
15. WOOD RAFTER TAILS
16. LIGHTWEIGHT METAL AWNING

SPANISH STYLE  
LIVE WORK  
9 UNIT FRONT ELEVATION  
SCS DEVELOPMENT CO.  
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A-94LW



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



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



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

MATERIALS LEGEND

1. 'S' TILE ROOF
2. SMOOTH STUCCO FINISH
3. SMOOTH STUCCO OVER FOAM TRIM
4. WOOD POSTS/ CORBELS/ RAFTER TAILS
5. DECORATIVE SPANISH TILE
6. WROUGHT IRON GABLE END DETAIL
7. CLAY TILE GABLE END DETAIL
8. RECESSED WINDOWS
9. DECORATIVE LIGHT FIXTURES
10. GARAGE DOORS WITH WINDOWS
11. SERVICE DOORS
12. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
13. BUILDING ADDRESS SIGN
14. WOOD CORBELS
15. WOOD RAFTER TAILS
16. LIGHTWEIGHT METAL AWNING
17. STONE VENEER

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

LIVE WORK  
9 UNIT REAR AND SIDE ELEVATIONS  
SCS DEVELOPMENT CO.  
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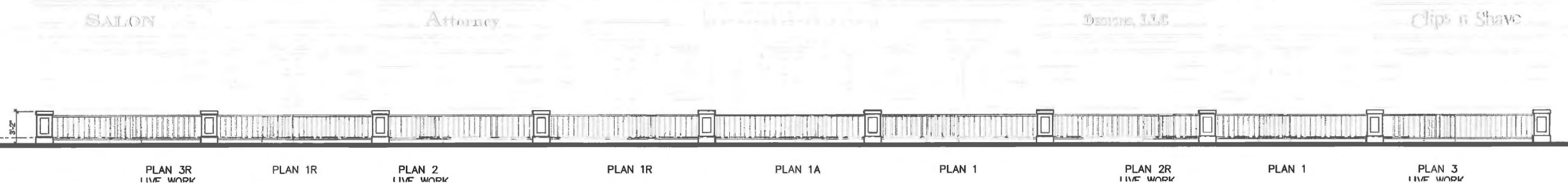
JOB#: 17024.02  
SHEET NUMBER  
A-95LW  
- 02 -

DATE: November 29, 2017

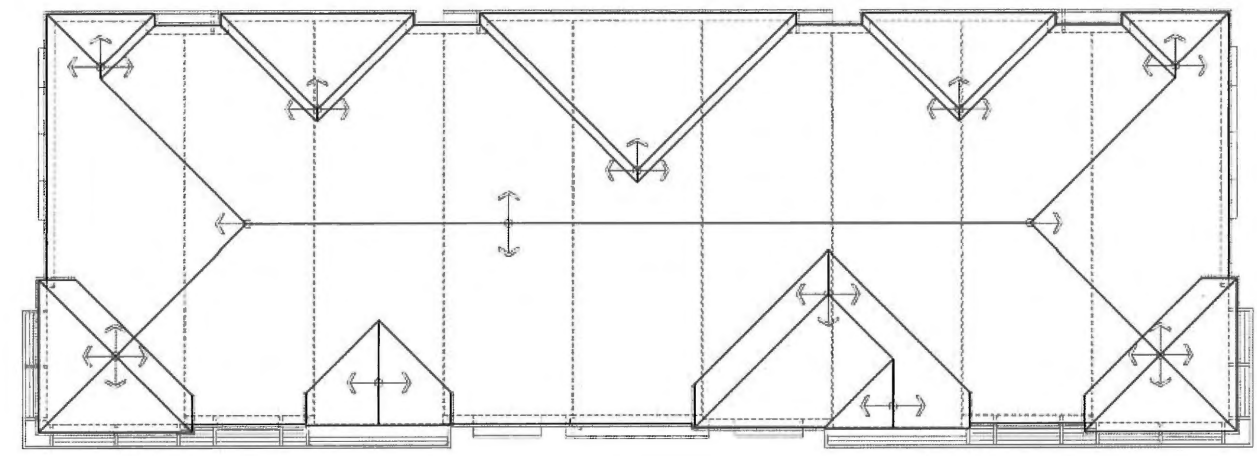
Plot Date: 11/28/2017 10:17:07 AM; By: Victor Alvarez



**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**GARDEN WALL**  
SCALE: 3/16" = 1'-0"



**ROOF PLAN**  
(5:12 TYP. ROOF PITCH)  
SCALE: 3/32" = 1'-0"

**MATERIALS LEGEND**

1. 'S' TILE ROOF
2. SMOOTH STUCCO FINISH
3. SMOOTH STUCCO OVER FOAM TRIM
4. WOOD RAFTER TAILS
5. WOOD CORBELS
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
8. GARAGE DOORS WITH WINDOWS
9. SERVICE DOORS
10. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
11. BUILDING ADDRESS SIGN
12. LIGHTWEIGHT METAL AWNING
13. STONE VENEER

**ITALIAN STYLE  
LIVE WORK  
9 UNIT FRONT ELEVATION**

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CATALINA**

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SHEET NUMBER

**A-96LW**

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



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



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

- MATERIALS LEGEND**
1. 'S' TILE ROOF
  2. SMOOTH STUCCO FINISH
  3. SMOOTH STUCCO OVER FOAM TRIM
  4. WOOD RAFTER TAILS
  5. WOOD CORBELS
  6. RECESSED WINDOW
  7. DECORATIVE LIGHT FIXTURE
  8. GARAGE DOORS WITH WINDOWS
  9. SERVICE DOORS
  10. UNIT ADDRESS SIGN AT A MINIMUM OF 6" WITH A COLOR CONTRASTING WITH BACKGROUND MATERIAL
  11. BUILDING ADDRESS SIGN
  12. LIGHTWEIGHT METAL AWNING
  13. STONE VENEER

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

LIVE WORK  
9 UNIT REAR AND SIDE ELEVATIONS  
SCS DEVELOPMENT CO.  
CATALINA

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DATE: November 29, 2017

JOB#: 17024.02

SHEET NUMBER

A-97LW

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Plot Date: 11/29/2017 10:17:59 AM. By: Victor Alvarez



PLAN 3R    PLAN 1R    PLAN 2    PLAN 1R    PLAN 1A    PLAN 1    PLAN 2R    PLAN 1    PLAN 3

SCALE: 3/16" = 1'-0"  
 LIVE WORK  
 9 UNIT - SPANISH ELEVATION  
 SCS DEVELOPMENT CO.  
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DATE: November 29, 2017

JOB#: 17024.02  
 SHEET NUMBER  
**A-9LWR1**  
 - OF -

Plot Date: 11/29/2017 10:17:50 AM. By: Victor Alvarez



PLAN 3R    PLAN 1R    PLAN 2    PLAN 1R    PLAN 1A    PLAN 1    PLAN 2R    PLAN 1    PLAN 3

SCALE: 3/16" = 1'-0"  
 LIVE WORK  
 9 UNIT - ITALIAN ELEVATION  
 SCS DEVELOPMENT CO.  
 CATALINA

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DATE: November 29, 2017

JOB#: 17024.02

SHEET NUMBER

**A-9LWR2**

- OF -

**Emergency Escape and Rescue Windows Access**

**PURPOSE:**

This standard was established in order to ensure code compliant access to emergency escape and rescue windows where fire truck access is not feasible, due to topographical conditions.

**DEFINITIONS:**

**All-Weather Pathway/Surface:** Concrete, asphalt, pavers, or other approved engineered surface. Pathway shall be engineered to support a minimum 1,000 pound load.

**Emergency Escape and Rescue Window:** An operable window, or other similar device that provides for a means of escape and access for rescue in the event of an emergency.

**Ladder Pad:** A level, slip-resistant, all-weather surface, capable of supporting the weight of the ladder, firefighter(s) in gear, equipment, and person(s) to be rescued. Ladder pads shall be engineered to support a minimum 1000 pound load.

**REQUIREMENTS:**

**Building Perimeter**

Ground ladder access shall comply with all of the following:

1. All-weather pathway shall be provided around the entire perimeter of the building;
2. Pathway width shall be a minimum of 60-inches;
3. Pathway shall be designed and installed so that the extended ladder angle of inclination is at least 70° and no greater than 76° from horizontal. An easy way to determine the proper distance is to divide the required length of ladder by four. For example, if 32 feet of ladder is needed to reach a window on the 3rd floor, the butt of the ladder should be placed a minimum of 8 feet from the building (see Figure 1).
4. Ladder set-up shall not be obstructed by architectural features, trees, or landscaping.

**Interior Courts**

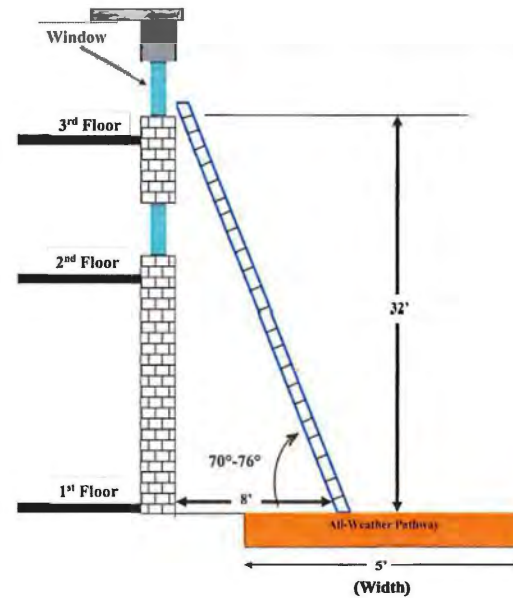
When an all-weather pathway is not a desirable option ladder pads complying with all of the following requirements can be utilized:

1. A straight pathway from the public-way through the building to the interior court(s) shall be provided (code compliant stair are acceptable);
2. Pathway width through the building shall be a minimum of 72" in width;
3. Ladder pads shall not less than 6'-0" wide by 5'-0" deep and shall allow the unobstructed raising of the ladder free of overhead obstacles;
4. Ladder pads pathway shall be designed and installed so that the extended ladder angle of inclination is at least 70° and no greater than 76° from horizontal. An easy way to determine the proper distance is to divide the required length of ladder by four. For example, if 32 feet of ladder is needed to reach a window on the 3rd floor, the butt of the ladder should be placed a minimum of 8 feet from the building (see Figure 2).
5. Ladder Pads shall be permanently marked "Fire Dept. Ladder Pad".
6. Ladder set-up shall not be obstructed by architectural features, trees, or landscaping.

1

Revision Date: 06/04/2016

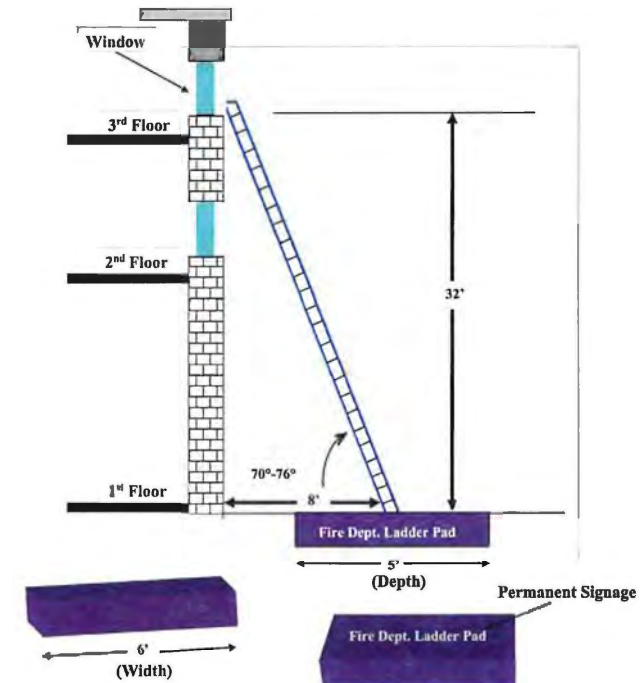
**Figure #1: Ground Ladder on Pathway**



2

Revision Date: 06/04/2016

**Figure #2: Ground Ladder on Fire Dept. Ladder Pad**



3

Revision Date: 06/04/2016



**TYPICAL DIAGRAM LADDER PAD LOCATION FOR CATALINA**

SIMILAR CONDITION FOR 8-PLEX, 9-PLEX AND 9-PLEX LIVE/WORK

SCALE: 3/16" = 1'-0"  
**EMERGENCY ESCAPE AND RESCUE WINDOWS ACCESS**  
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**CATALINA**

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 ARCHITECTURE + PLANNING  
 SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606

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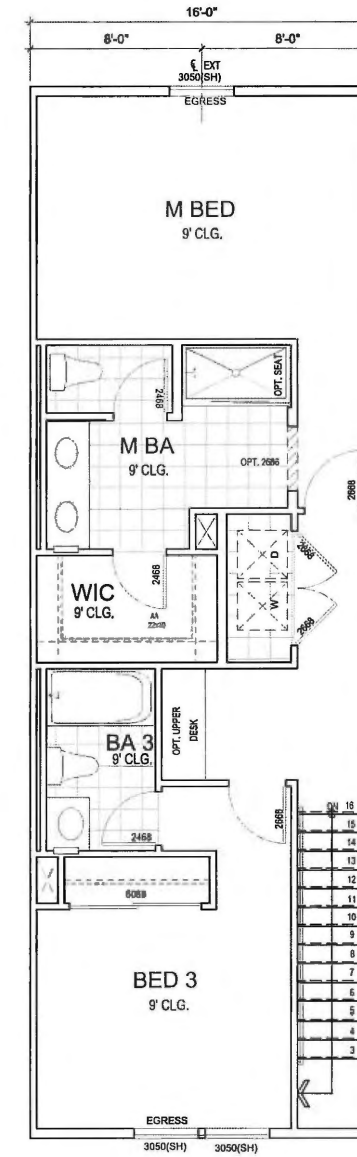
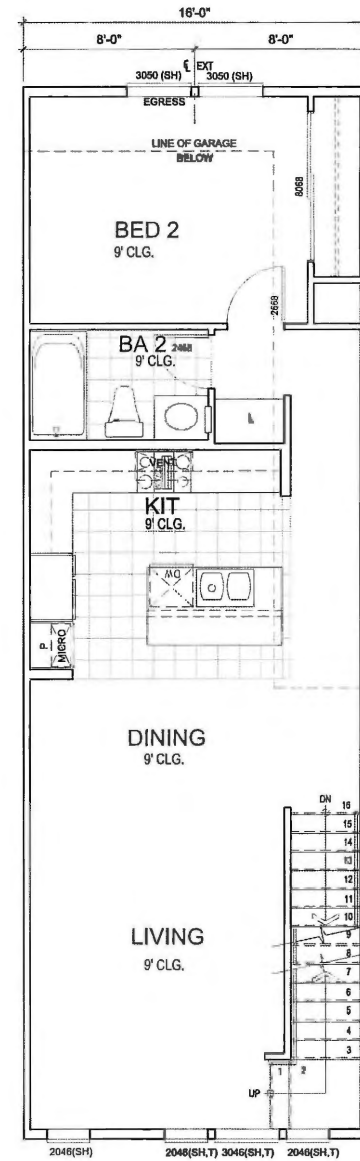
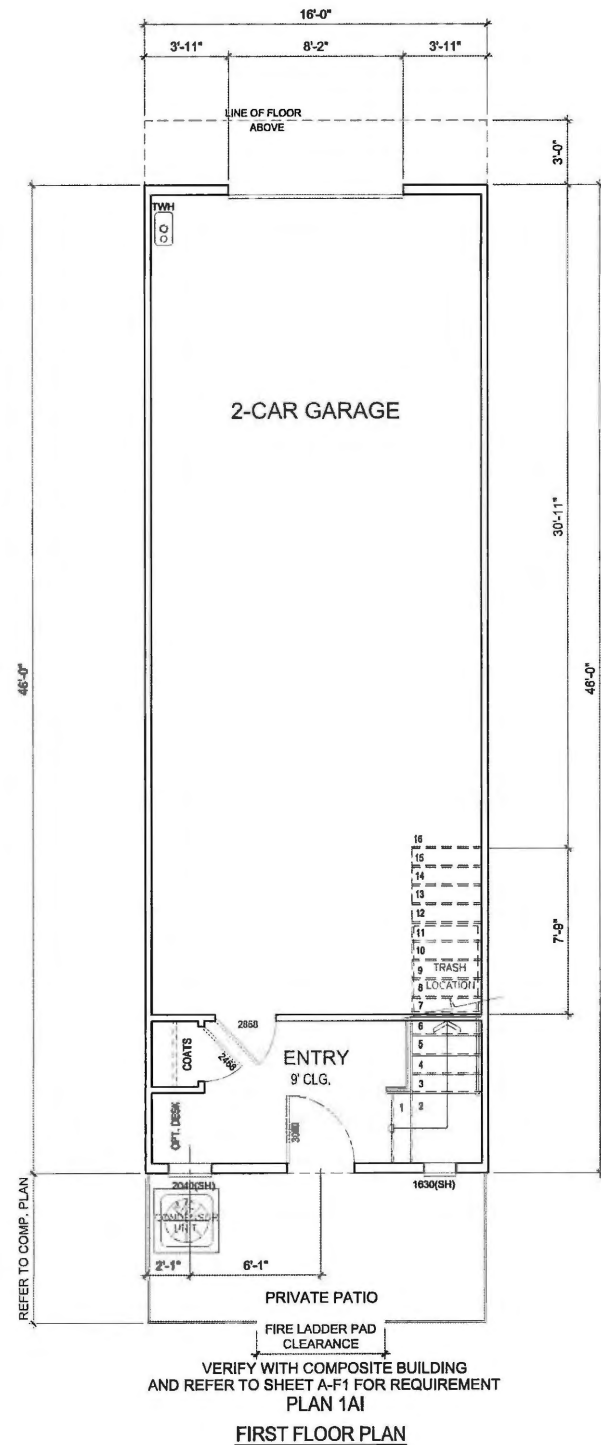
JOB#: 17024.02

SHEET NUMBER

**A-F1**

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**PLAN 1A1 GROSS AREA TABULATION**

FIRST FLOOR	= 113 SQ.FT.
SECOND FLOOR	= 724 SQ.FT.
THIRD FLOOR	= 784 SQ.FT.
TOTAL LIVING AREA	= 1,621 SQ.FT.
GARAGE AREA	= 623 SQ.FT.

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

**UNIT PLAN 1A1 - ALTERNATE INTERIOR UNIT PLAN**

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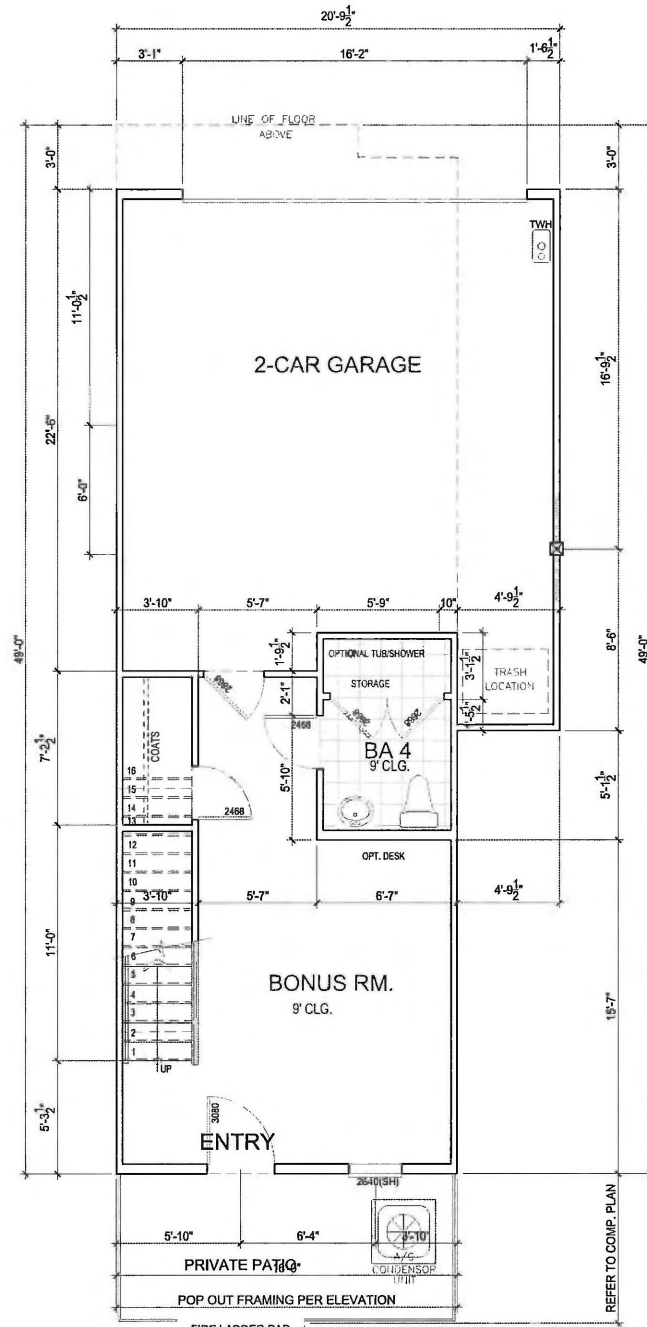
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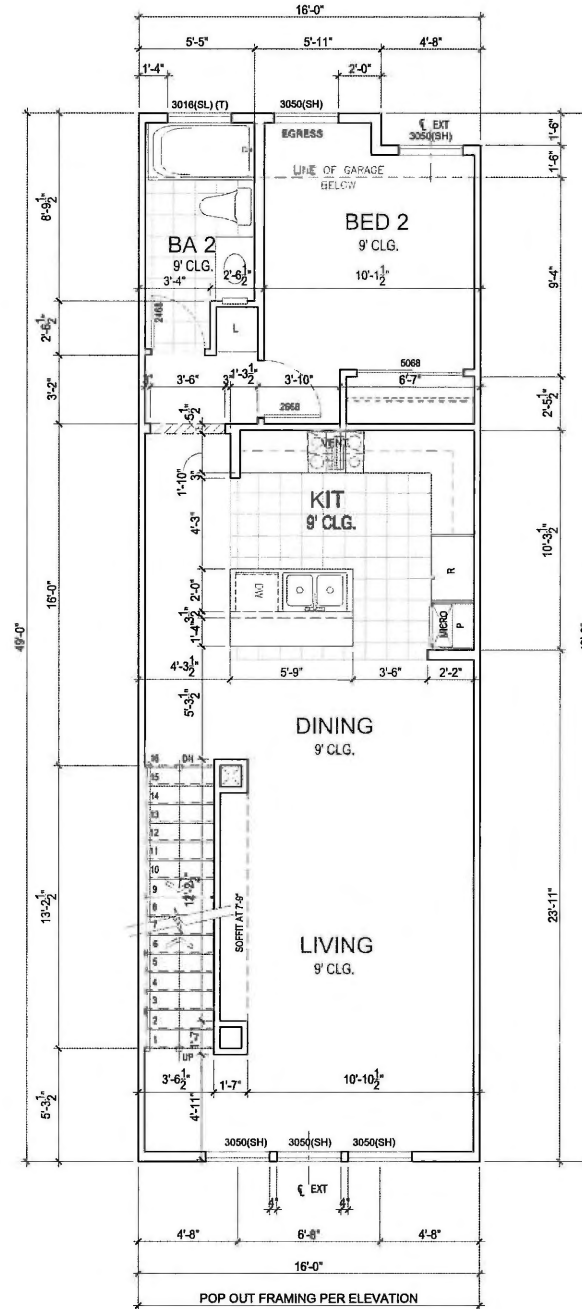
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SHEET NUMBER  
**A-U1A1**  
- OF -

DATE: November 29, 2017

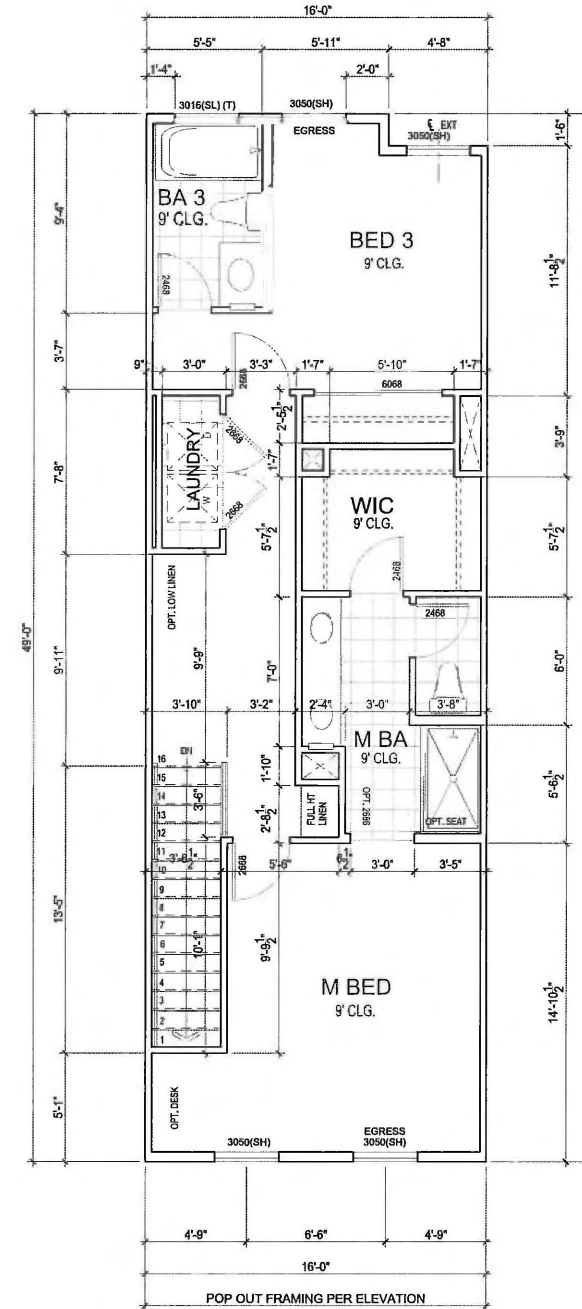


VERIFY WITH COMPOSITE BUILDING AND REFER TO SHEET A-F1 FOR REQUIREMENT

PLAN 2  
FIRST FLOOR PLAN



PLAN 2  
SECOND FLOOR PLAN



PLAN 2  
THIRD FLOOR PLAN

PLAN 2 GROSS AREA TABULATION

FIRST FLOOR	=	388 SQ.FT.
SECOND FLOOR	=	731 SQ.FT.
THIRD FLOOR	=	777 SQ.FT.
TOTAL LIVING AREA	=	1,896 SQ.FT.
GARAGE AREA	=	465 SQ.FT.

SCALE: 1/4" = 1'-0"  
UNIT PLAN 2

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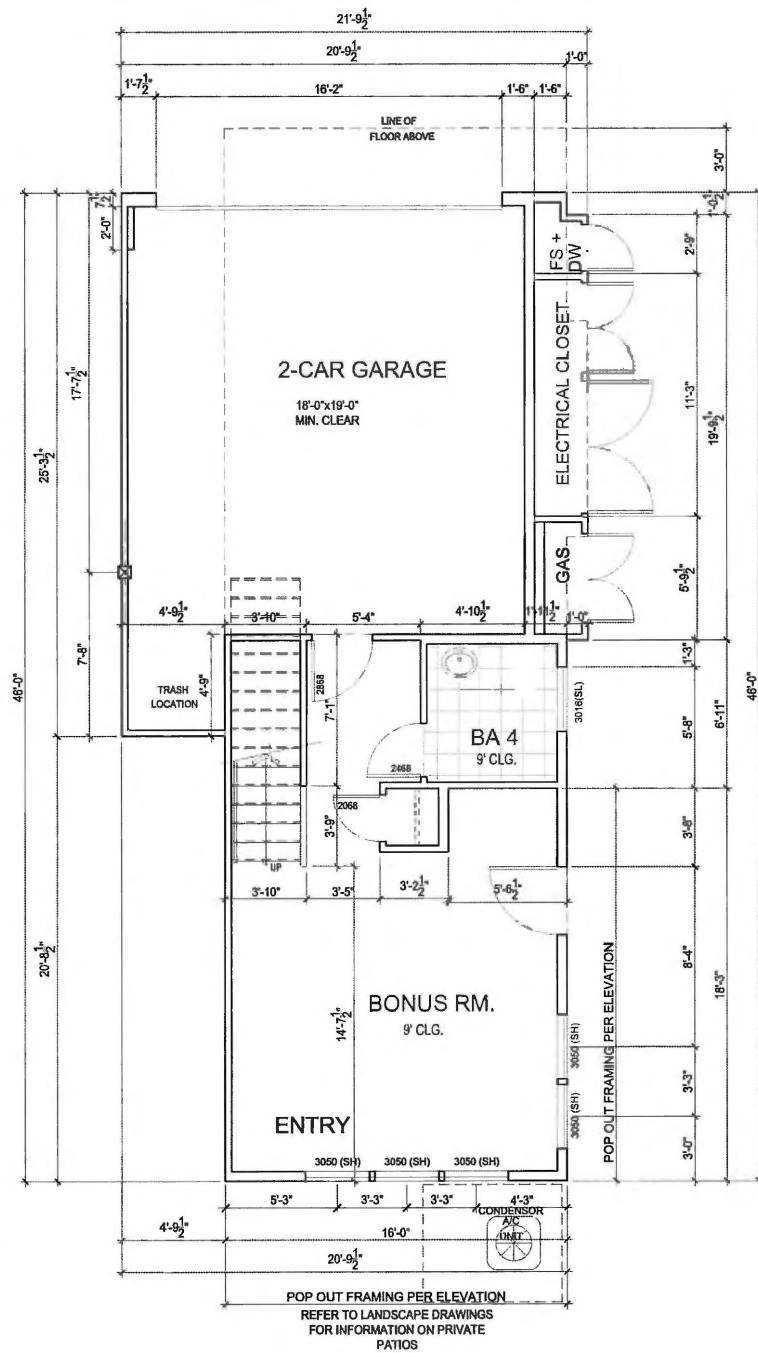
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A-U2

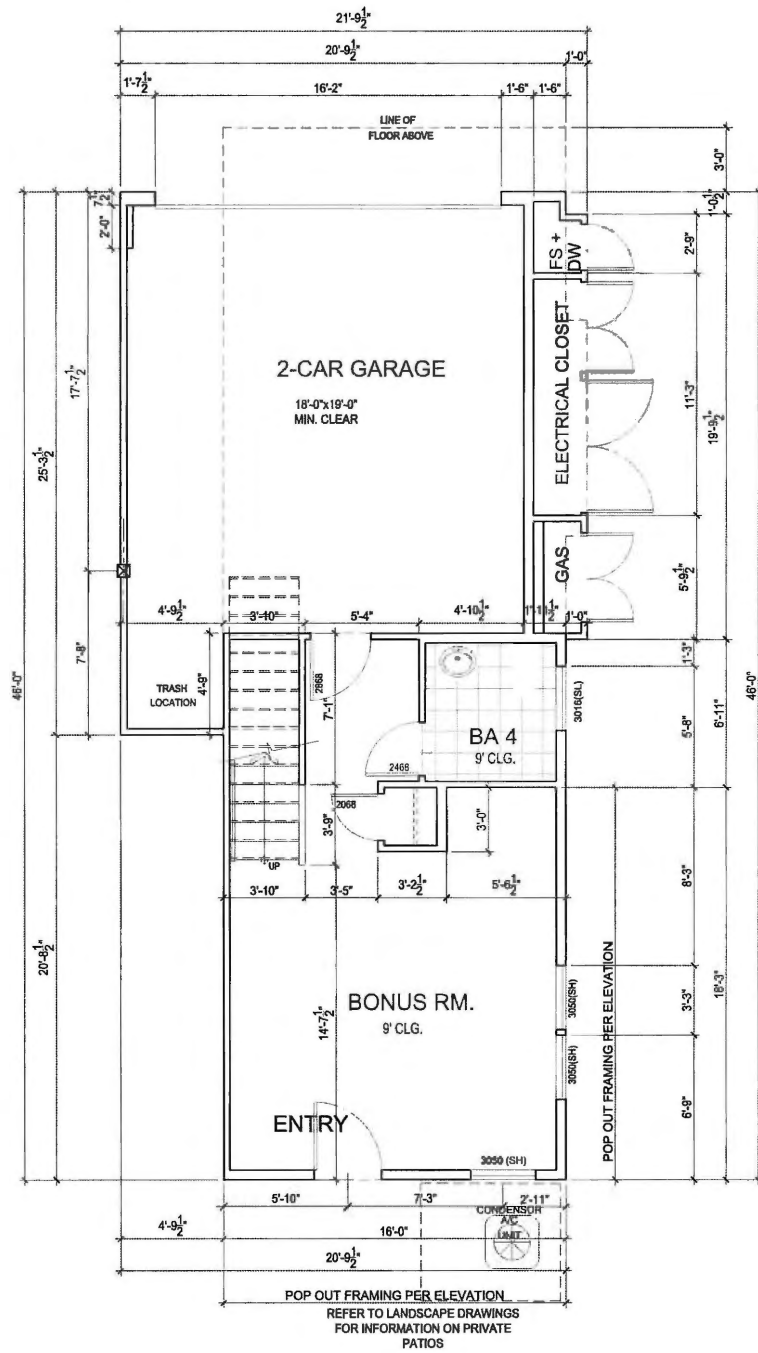
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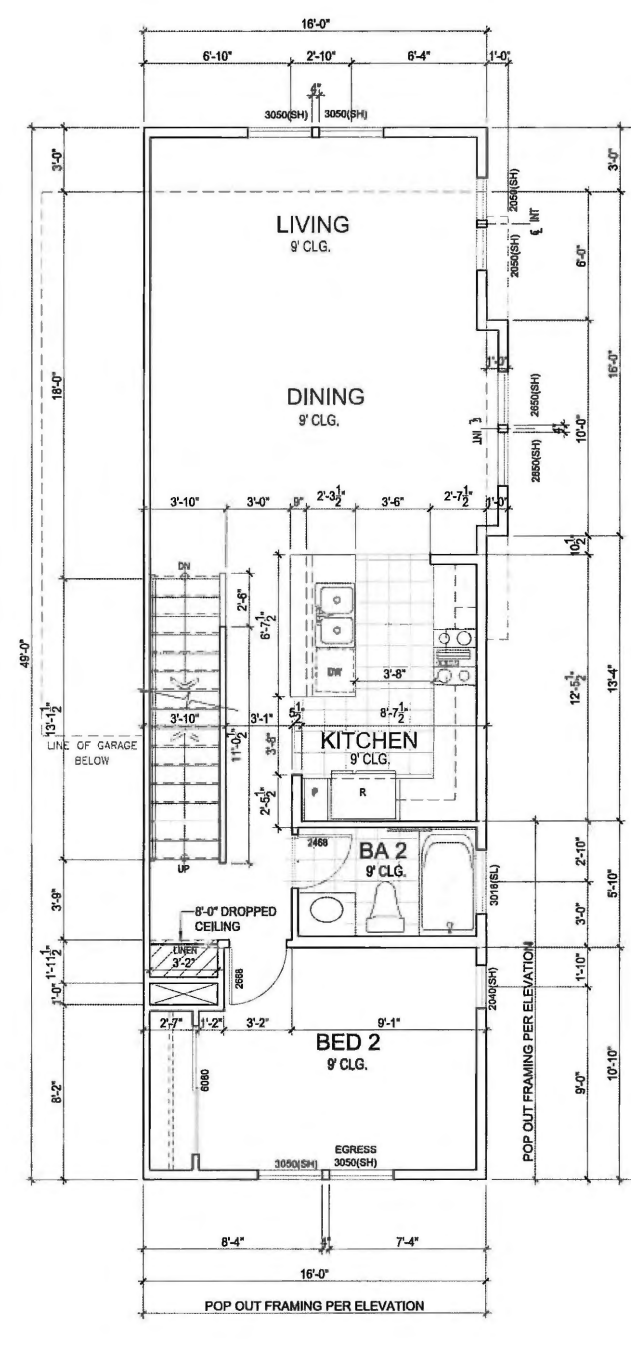




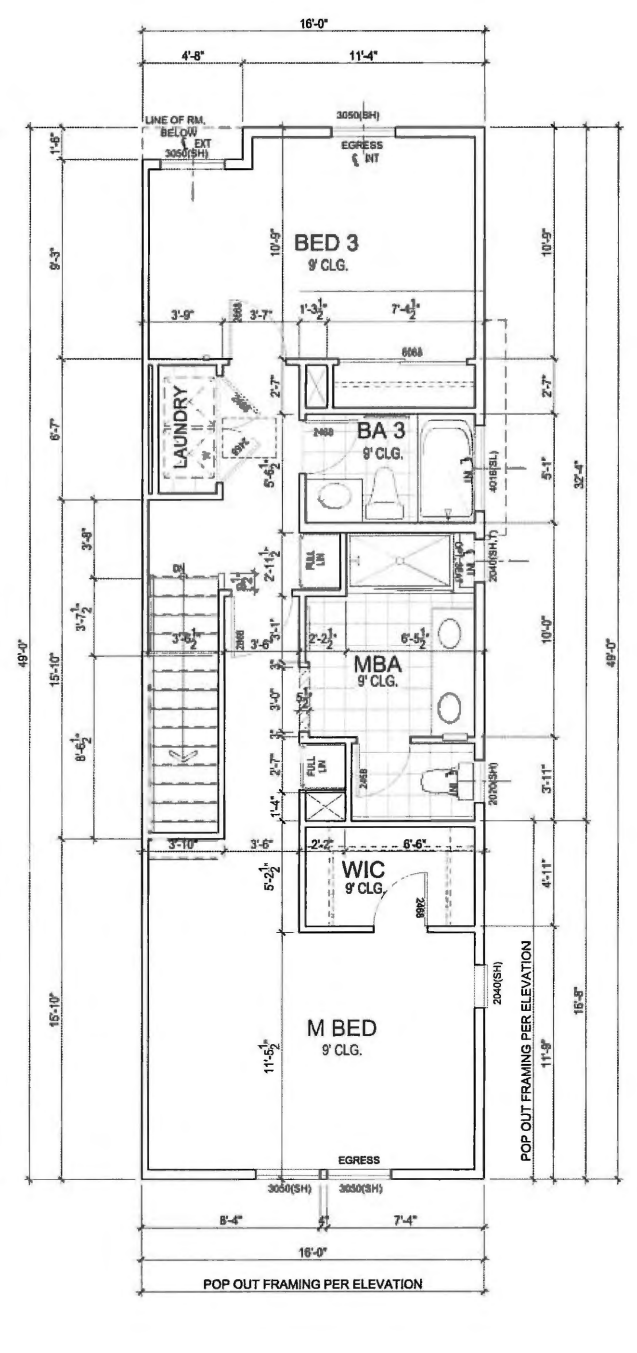
PLAN 3A  
FIRST FLOOR PLAN  
THIS PLAN OCCURS ON BUILDINGS 1, 2 & 3  
FACING CIVIC CENTER DRIVE



PLAN 3  
FIRST FLOOR PLAN



PLAN 3  
SECOND FLOOR PLAN



PLAN 3  
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"  
UNIT PLAN 3

PLAN 3 (LIVE/WORK) GROSS AREA TABULATION

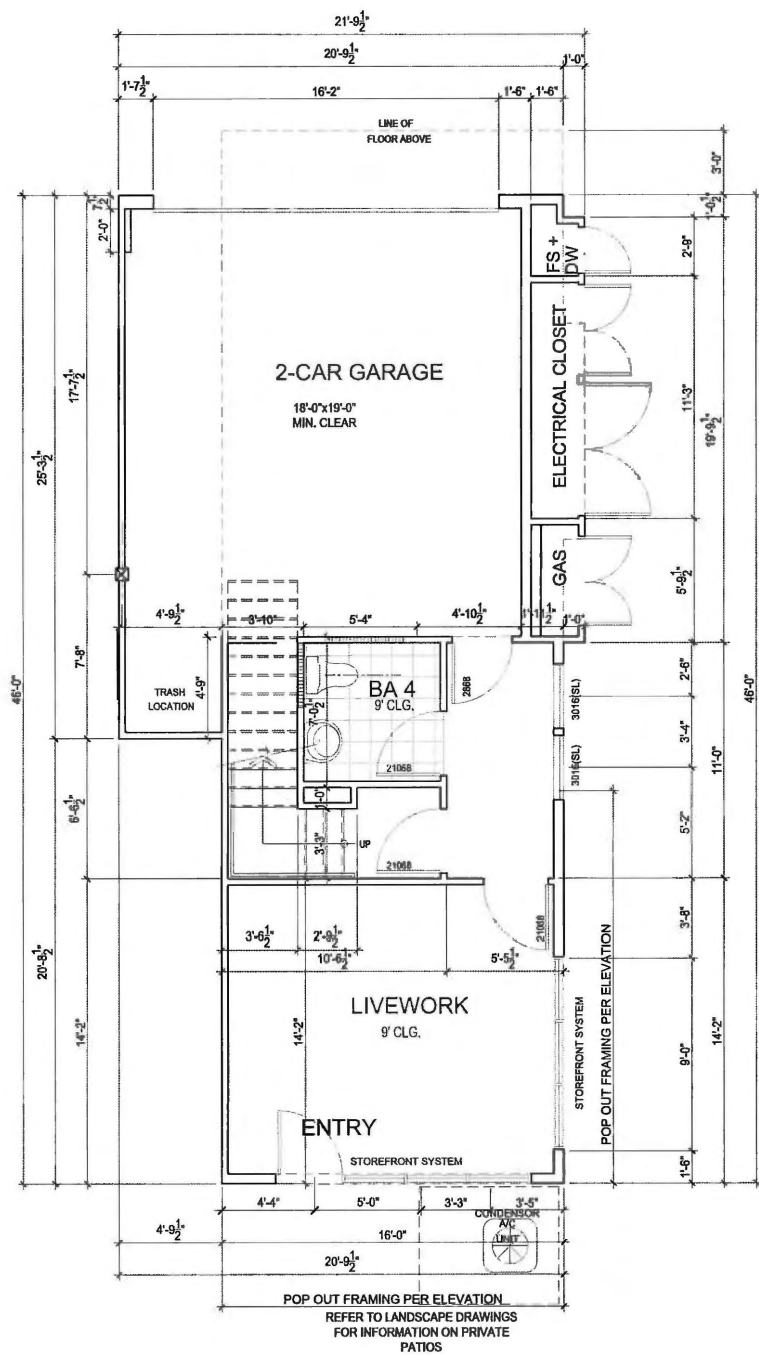
FIRST FLOOR (WORK)	=	409 SQ.FT.
SECOND FLOOR	=	747 SQ.FT.
THIRD FLOOR	=	781 SQ.FT.
TOTAL LIVING AREA	=	1,937 SQ.FT.
GARAGE AREA	=	415 SQ.FT.
UTILITY CLOSET	=	51 SQ.FT.

# SCS DEVELOPMENT CO.

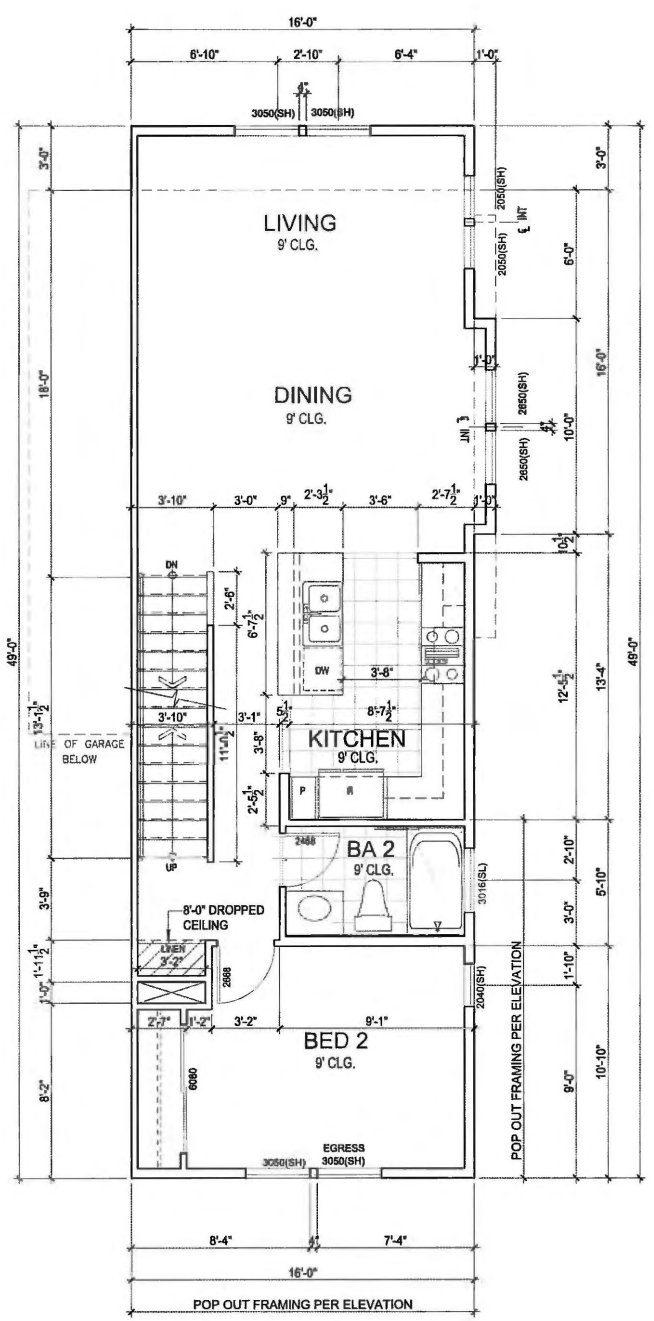
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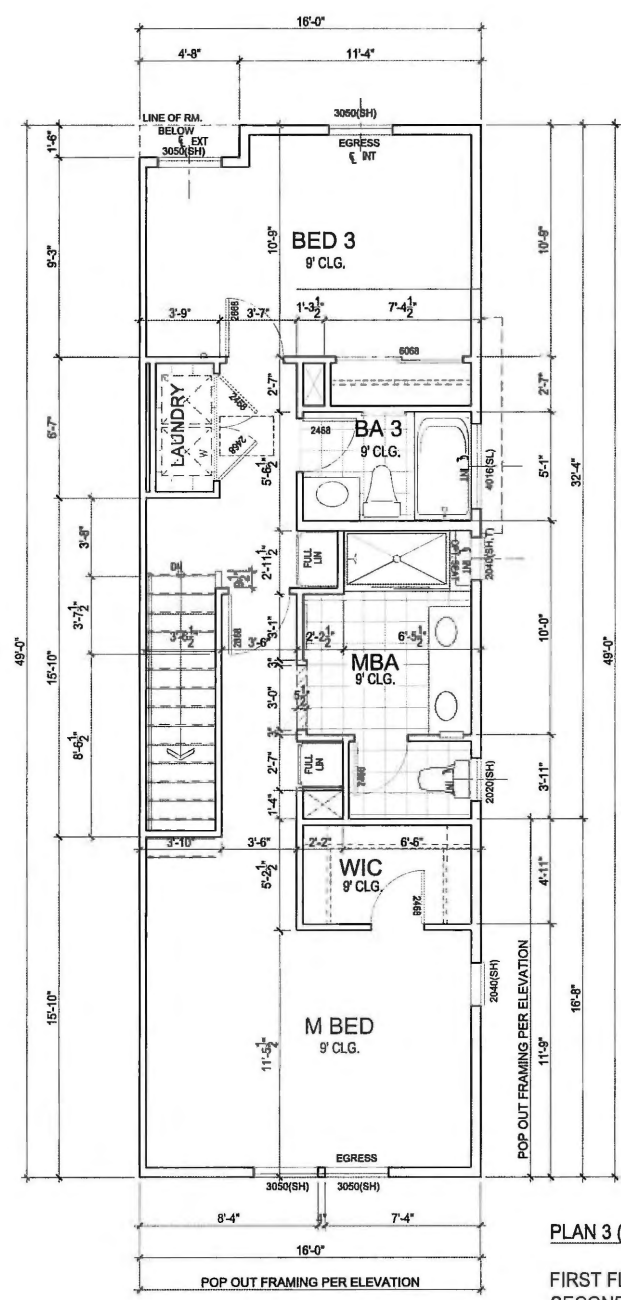
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**A-U3**



PLAN 3  
FIRST FLOOR PLAN



PLAN 3  
SECOND FLOOR PLAN



PLAN 3  
THIRD FLOOR PLAN

PLAN 3 (LIVE/WORK) GROSS AREA TABULATIC

FIRST FLOOR (WORK)	=	409 SQ.FT.
SECOND FLOOR	=	747 SQ.FT.
THIRD FLOOR	=	781 SQ.FT.
TOTAL LIVING AREA	=	1,937 SQ.FT.
GARAGE AREA	=	415 SQ.FT.
UTILITY CLOSET	=	51 SQ.FT.

SCALE: 1/4" = 1'-0"  
**LIVE WORK UNIT PLAN 3**  
**SCS DEVELOPMENT CO.**  
**CATALINA**

CITY OF MILPITAS SANTA CLARA COUNTY CALIFORNIA

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