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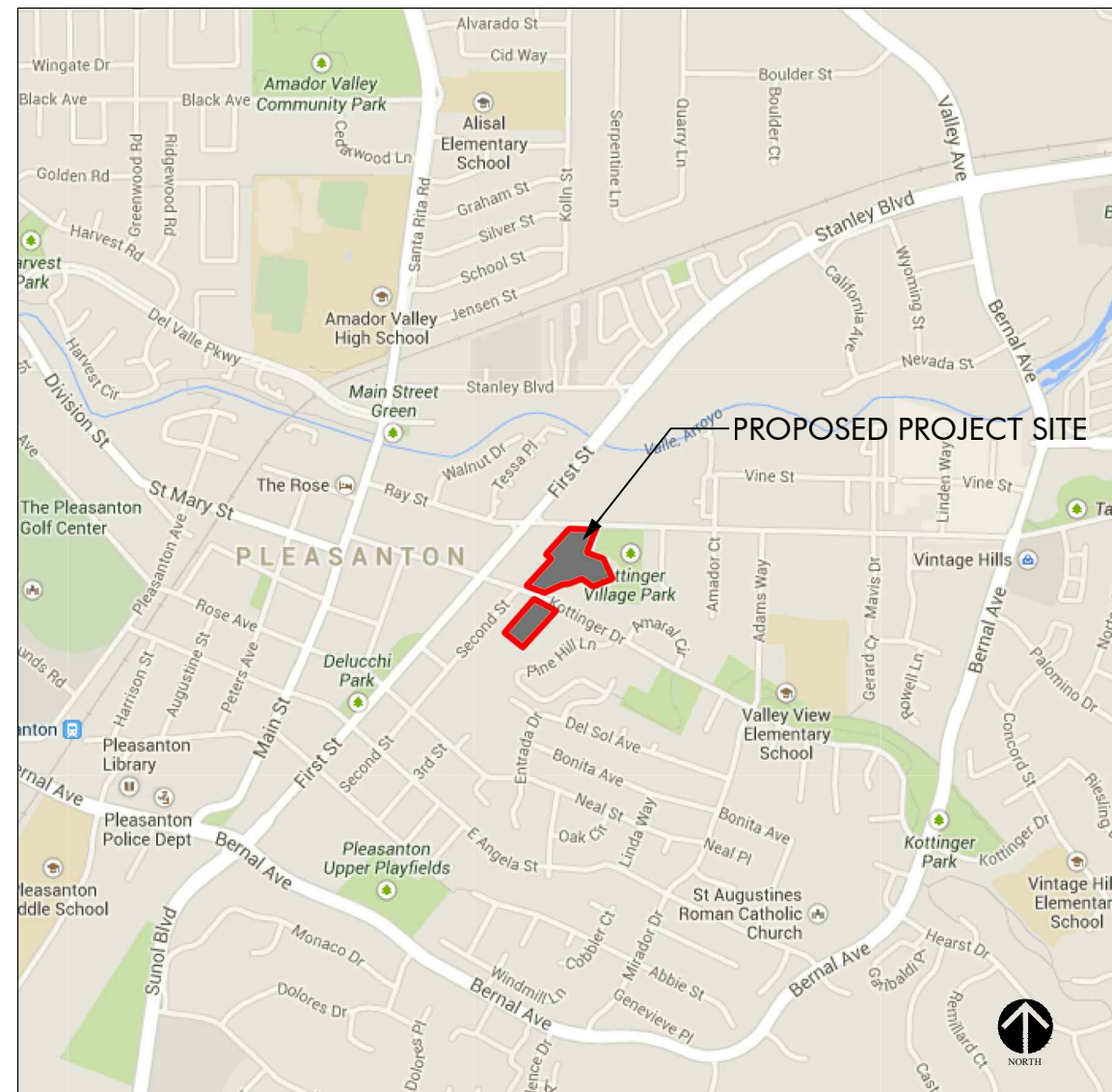
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PUD APPLICATION FOR:  
**KOTTINGER GARDENS**  
 by  
**MIDPEN HOUSING**

**VICINITY MAP**



**TABLE OF CONTENTS**

**ARCHITECTURAL SHEETS**

T1.1	TITLE SHEET
A1.1	ARCHITECTURAL SITE PLAN - KOTTINGER PLACE
A1.2	ARCHITECTURAL SITE PLAN - PLEASANTON GARDENS
A1.3	EXISTING SITE PHOTOS
A2.1A	FLOOR PLANS - FIRST FLOOR - BUILDING 1
A2.1B	FLOOR PLANS - SECOND FLOOR - BUILDING 1
A2.1C	FLOOR PLANS - THIRD FLOOR - BUILDING 1
A2.1D	FLOOR PLANS - ROOF PLAN - BUILDING 1
A2.2	FLOOR PLANS - FIRST FLOOR - BUILDING 2
A2.3	FLOOR PLANS - FIRST FLOOR - BUILDING 3
A2.4	FLOOR PLANS - FIRST FLOOR - BUILDING 4
A2.5	FLOOR PLANS - FIRST FLOOR - BUILDING 5
A2.6	FLOOR PLANS - FIRST FLOOR - BUILDING 6
A2.7	FLOOR PLANS - FIRST FLOOR - BUILDING 7
A2.8	FLOOR PLANS - FIRST FLOOR - BUILDING 8
A2.9	FLOOR PLANS - FIRST FLOOR - BUILDING 9
A2.10	FLOOR PLANS - FIRST FLOOR - BUILDING 10
A2.11A	FLOOR PLANS - FIRST FLOOR - BUILDING 11
A2.11B	FLOOR PLANS - SECOND FLOOR - BUILDING 11
A2.11C	FLOOR PLANS - ROOF PLAN - BUILDING 11
A2.12	FLOOR PLANS - FIRST FLOOR - BUILDING 12
A2.13	FLOOR PLANS - FIRST FLOOR - BUILDING 13
A2.14	FLOOR PLANS - FIRST FLOOR - BUILDING 14
A2.15	FLOOR PLANS - FIRST FLOOR - BUILDING 15
A2.16	FLOOR PLANS - FIRST FLOOR - BUILDING 16
A3.1A	UNIT PLANS - UNIT A1
A3.1B	UNIT PLANS - UNIT A2
A3.2	UNIT PLANS - UNIT B & C
A3.3	UNIT PLANS - UNIT D & E
A3.4	UNIT PLANS - UNIT F & G & H
A3.5A	UNIT PLANS - UNITS X1, X2, & X3
A3.5B	UNIT PLANS - UNITS X4, X5, & X6
A3.5C	UNIT PLANS - UNITS X7 & X8
A3.6	UNIT PLANS - UNITS Y1 & Y2
A3.7A	UNIT PLANS - UNITS Z1 & Z2
A3.7B	UNIT PLANS - UNITS Z3 & Z4
A4.1A	ELEVATIONS - BUILDING 1
A4.1B	PERSPECTIVES - BUILDING 1
A4.2	ELEVATIONS - BUILDING 2
A4.3	ELEVATIONS - BUILDING 3
A4.4	ELEVATIONS - BUILDING 4
A4.5	ELEVATIONS - BUILDING 5
A4.6	ELEVATIONS - BUILDING 6
A4.7	ELEVATIONS - BUILDING 7
A4.8	ELEVATIONS - BUILDING 8
A4.9	ELEVATIONS - BUILDING 9
A4.10	ELEVATIONS - BUILDING 10
A4.11A	ELEVATIONS - BUILDING 11
A4.11B	PERSPECTIVES - BUILDING 11
A4.12	ELEVATIONS - BUILDING 12
A4.13	ELEVATIONS - BUILDING 13
A4.14	ELEVATIONS - BUILDING 14
A4.15	ELEVATIONS - BUILDING 15
A4.20	BUILDING DETAIL AND STYLE IMAGES
A9.1	EXTERIOR DETAILS
A9.2	EXTERIOR DETAILS
A9.3	EXTERIOR DETAILS
A9.4	TRASH ENCLOSURE & MAILBOX DETAILS

**CIVIL SHEETS**

C1.1	EXISTING CONDITIONS & SITE TOPO
C2.1	CIVIL SITE PLAN
C2.2	AUTOTURN ANALYSIS-NO
C2.3	AUTOTURN ANALYSIS-SO
C3.1	CONCEPT GRADING AND DRAINAGE PLAN
C4.1	SITE SECTIONS
C5.1	UTILITY PLAN
C5.2	WATER LINE RELOCATION PLAN
C6.1	KOTTINGER DRIVE IMPROVEMENT PLAN
C7.1	STORMWATER MANAGEMENT PLAN
C8.1	SLOPE CLASSIFICATION PLAN

**LANDSCAPE SHEETS**

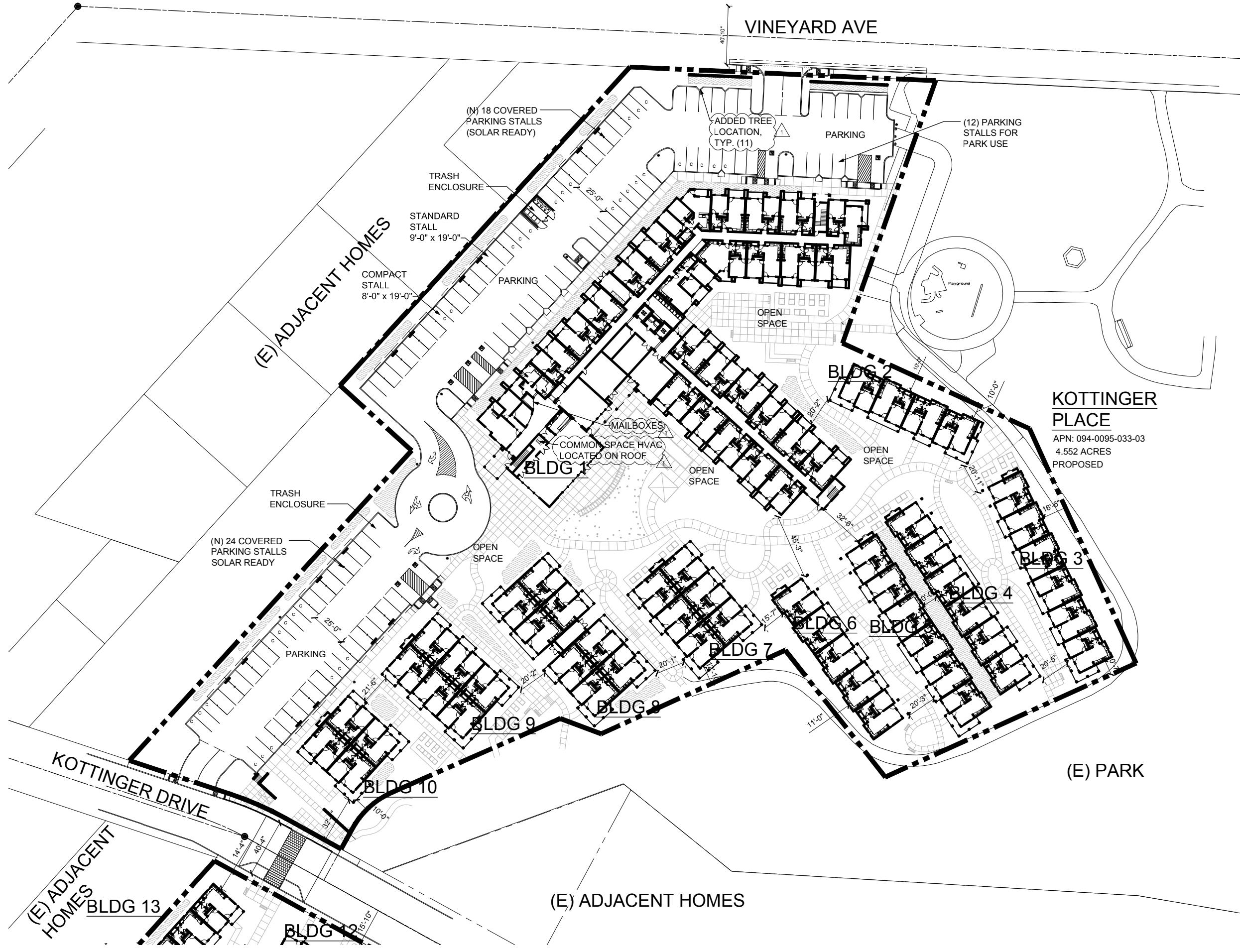
L1.1	NOTES AND LEGEND
L1.2	PLANT LIST, NOTES AND PLANT PALETTE
L1.3	PLANT PALETTE
L2.1	LAYOUT PLAN
L2.2	LAYOUT PLAN
L2.3	LAYOUT PLAN
L3.1	TREE REMOVAL/MITIGATION PLAN
L3.2	TREE REMOVAL/MITIGATION PLAN

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING



**JOB NO. 552.013**  
**DATE 02-20-14**

**T1.1**



**SITE DATA -  
KOTTINGER PLACE**

4.552 ACRES = 197,930 SF  
28.7 DU/ACRE

TOTAL BUILDING COVERAGE: 65,718 SF  
LANDSCAPE COVERAGE: 63,916 SF  
PARKING/HARD COVERAGE: 68,296 SF

BUILDING AREAS:  
BUILDING 1 - FIRST FLOOR: 29,580 SF  
- SECOND FLOOR: 27,730 SF  
- THIRD FLOOR: 20,700 SF

BUILDING 2: 2,960 SF  
BUILDING 3: 4,228 SF  
BUILDING 4: 4,210 SF  
BUILDING 5: 4,210 SF  
BUILDING 6: 3,461 SF  
BUILDING 7: 4,171 SF  
BUILDING 8: 5,876 SF  
BUILDING 9: 4,171 SF  
BUILDING 10: 2,851 SF  
TOTAL BUILDING AREA:(ground) 65,718 SF  
TOTAL BUILDING AREA: 114,148 SF

FLOOR AREA RATIO (FAR): .57

UNIT MIX:  
MULTI-STORY BUILDING:  
1BD: 76  
2BD: 4  
COTTAGES:  
1BD: 51  
131

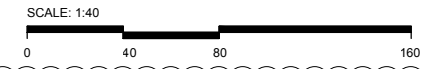
PARKING PROVIDED:  
0.8 SPACES/UNIT: 105  
DEDICATED PARK STALLS: 12  
TOTAL PROVIDED: 117

**KOTTINGER  
PLACE**

APN: 094-0095-033-03  
4.552 ACRES  
PROPOSED

**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

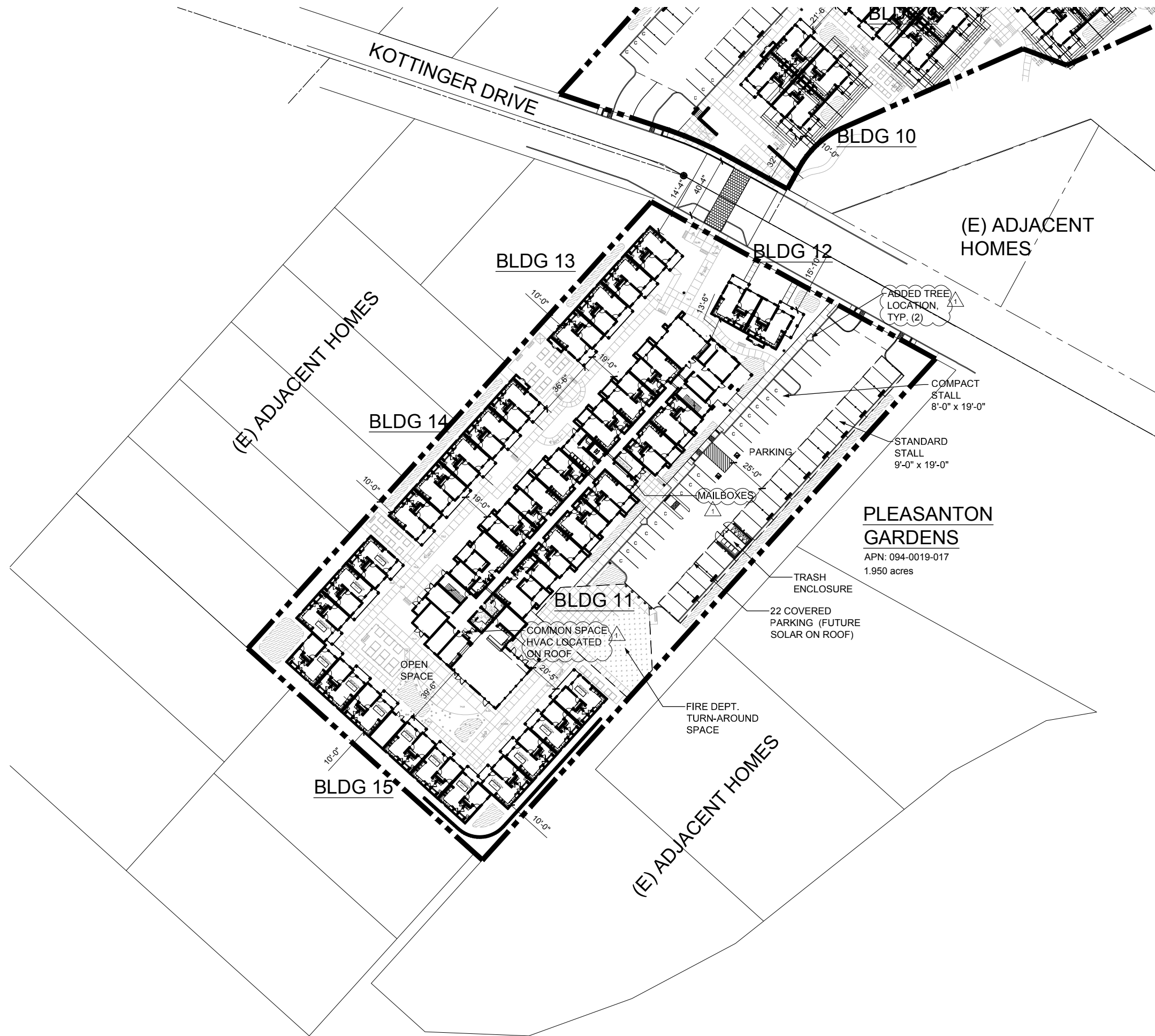
**SITE PLAN - KOTTINGER PLACE**



JOB NO. 552.013  
DATE 02-20-14

**A1.1**





**SITE DATA -  
PLEASANTON GARDENS**

1.950 ACRES = 84,947 SF  
27.7 DU/ACRE

TOTAL BUILDING COVERAGE: 33,061 SF  
LANDSCAPE COVERAGE: 29,555 SF  
PARKING COVERAGE: 22,321 SF

BUILDING AREAS:  
BUILDING 11 - FIRST FLOOR: 16,650 SF  
                            - SECOND FLOOR: 14,950 SF  
BUILDING 12: 1,441 SF  
BUILDING 13: 2,710 SF  
BUILDING 14: 3,370 SF  
BUILDING 15: 8,890 SF  
TOTAL BUILDING AREA: (ground) 33,061 SF  
TOTAL OVERALL AREA 48,011 SF

FLOOR AREA RATIO (FAR): .56

UNIT MIX:  
MULTI-STORY BUILDING:  
  1BD: 26  
  2BD: 4  
COTTAGES:  
  1BD: 24  
  TOTAL: 54

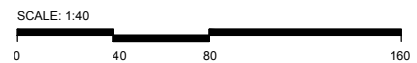
PARKING PROVIDED:  
0.8 SPACES/ UNIT: 44

**PLEASANTON  
GARDENS**

APN: 094-0019-017  
1.950 acres

**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

**SITE PLAN - PLEASANTON GARDENS**



JOB NO. 552.013  
DATE 02-20-14



**A1.2**





A: VIEW SOUTHWEST FROM VINEYARD AVENUE (KOTTINGER PLACE)



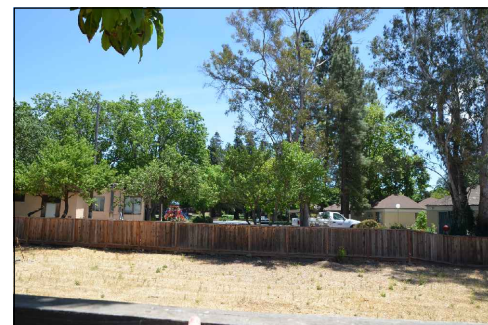
D: VIEW SOUTHWEST FROM KOTTINGER DRIVE (PLEASANTON GARDENS)



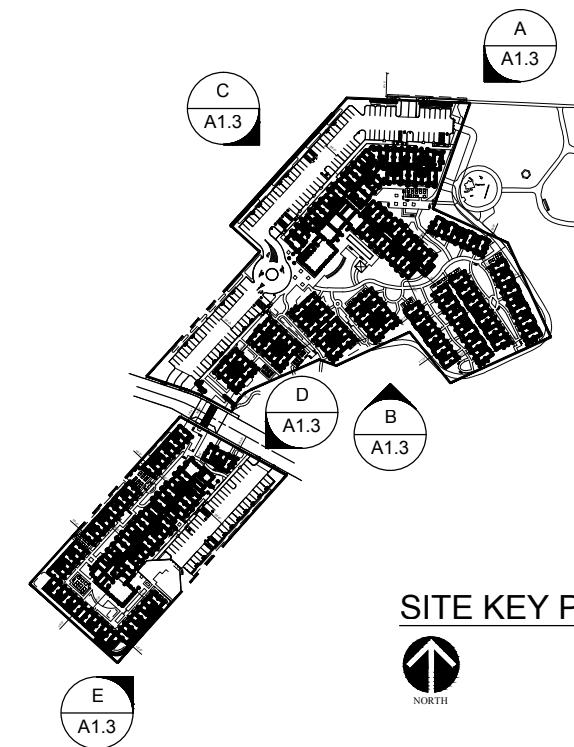
B: VIEW NORTHWEST FROM PARK (KOTTINGER PLACE)



E: VIEW NORTHEAST FROM ALLEY (PLEASANTON GARDENS)



C: VIEW NORTHEAST, EAST, AND SOUTHEAST FROM BENSON PROPERTY (KOTTINGER PLACE)



SITE KEY PLAN



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

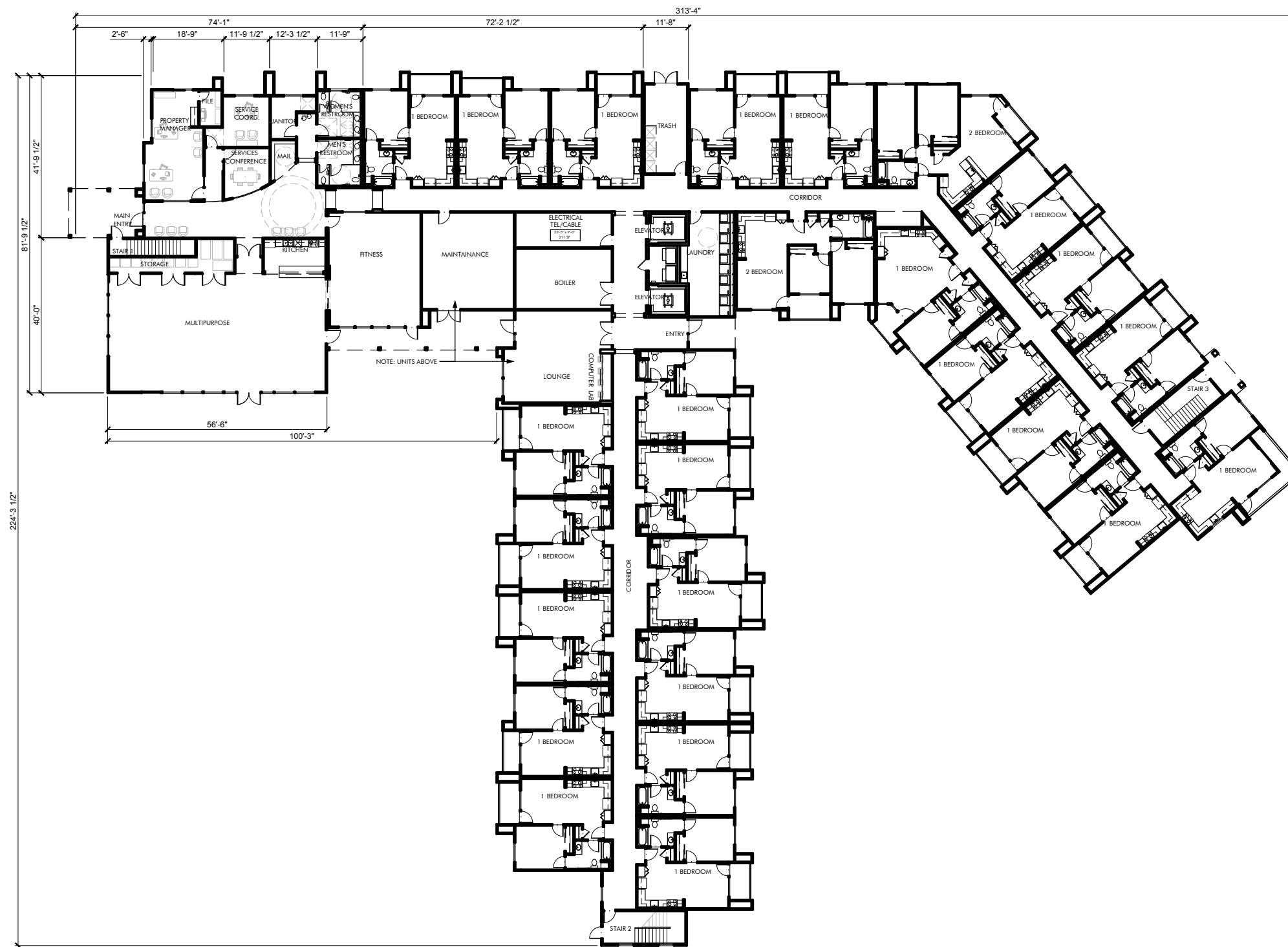
**EXISTING SITE PHOTOS**



JOB NO. 552.013  
 DATE 02-20-14

**A1.3**





**BUILDING 1 DATA**

TOTAL BLDG. AREA: 78,010 SF  
 FIRST FLOOR: 29,580 SF  
 SECOND FLOOR: 27,730 SF  
 THIRD FLOOR: 20,700 SF

RESIDENTIAL UNITS: 77  
 73 x 1-BD  
 4 x 2-BD



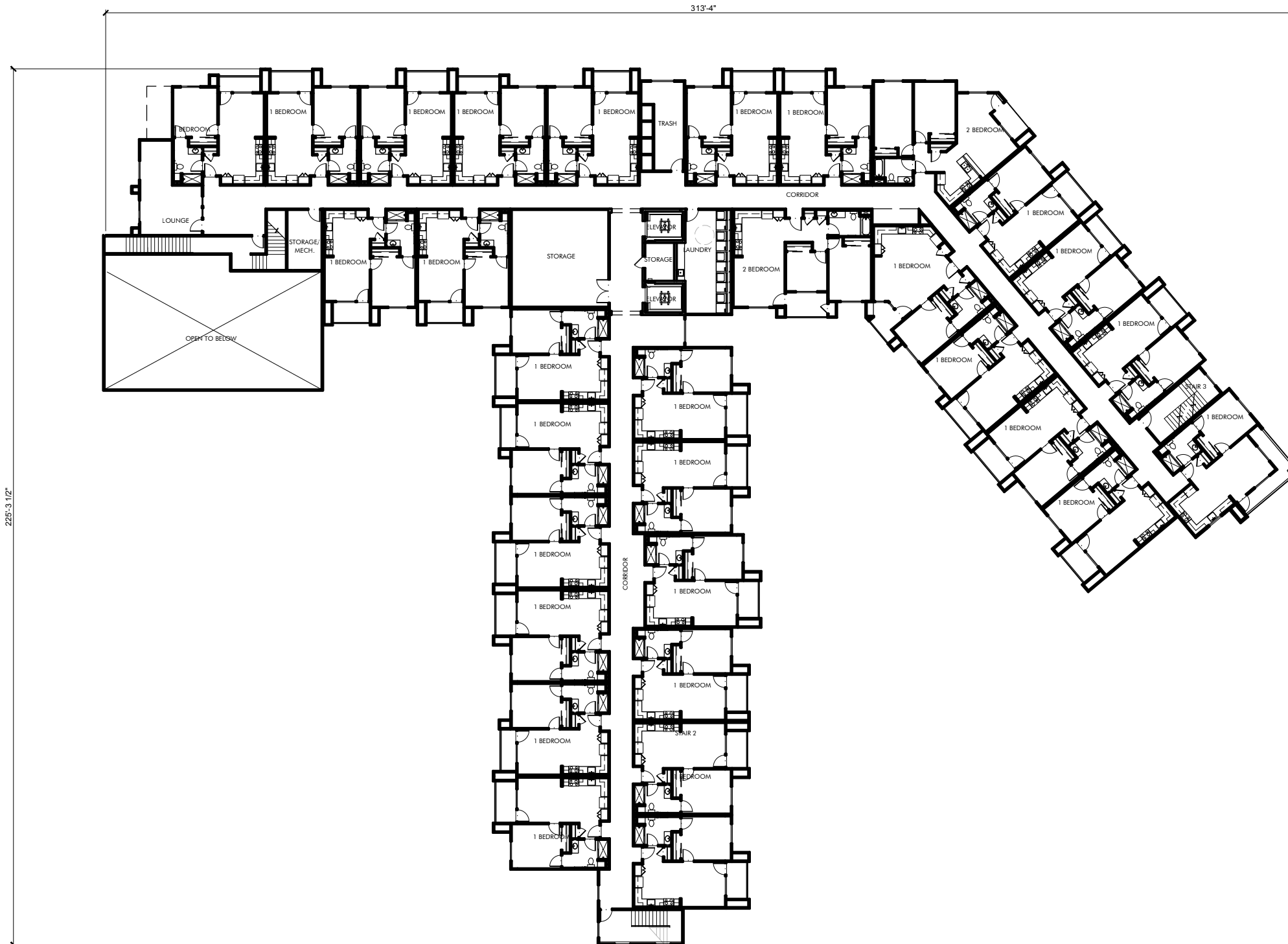
JOB NO. 552.013  
 DATE 02-20-14



**A2.1A**

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**MULTI-STORY BUILDING 1 - KOTTINGER PLACE**  
**FIRST FLOOR**



**BUILDING 1 DATA**

TOTAL BLDG. AREA: 78,010 SF  
 FIRST FLOOR: 29,580 SF  
 SECOND FLOOR: 27,730 SF  
 THIRD FLOOR: 20,700 SF

RESIDENTIAL UNITS: 77  
 73 x 1-BD  
 4 x 2-BD



JOB NO. 552.013  
 DATE 02-20-14

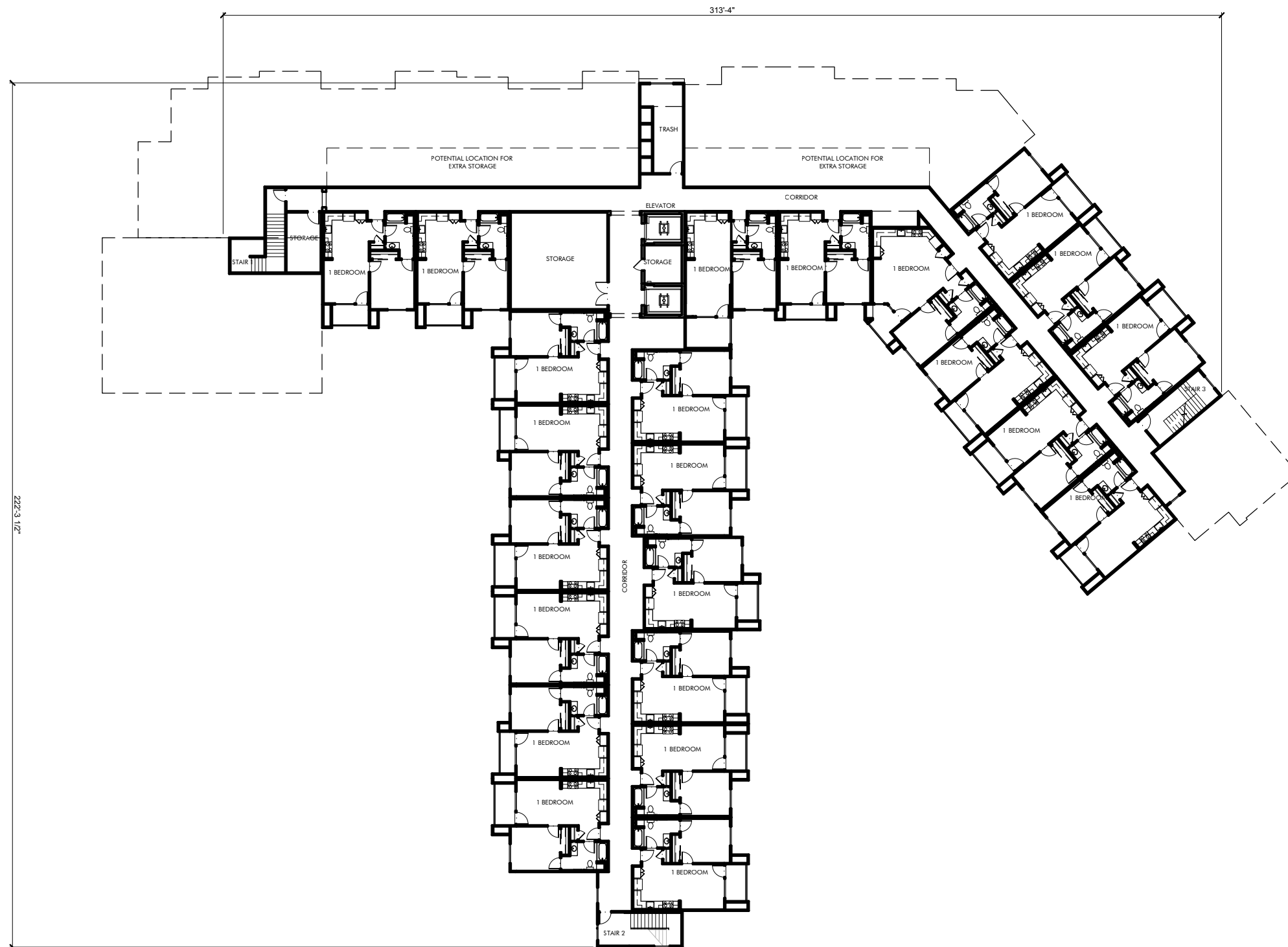


**A2.1B**

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**MULTI-STORY BUILDING 1 - KOTTINGER PLACE**  
**SECOND FLOOR**





**BUILDING 1 DATA**

TOTAL BLDG. AREA: 78,010 SF  
 FIRST FLOOR: 29,580 SF  
 SECOND FLOOR: 27,730 SF  
 THIRD FLOOR: 20,700 SF

RESIDENTIAL UNITS: 77  
 73 x 1-BD  
 4 x 2-BD



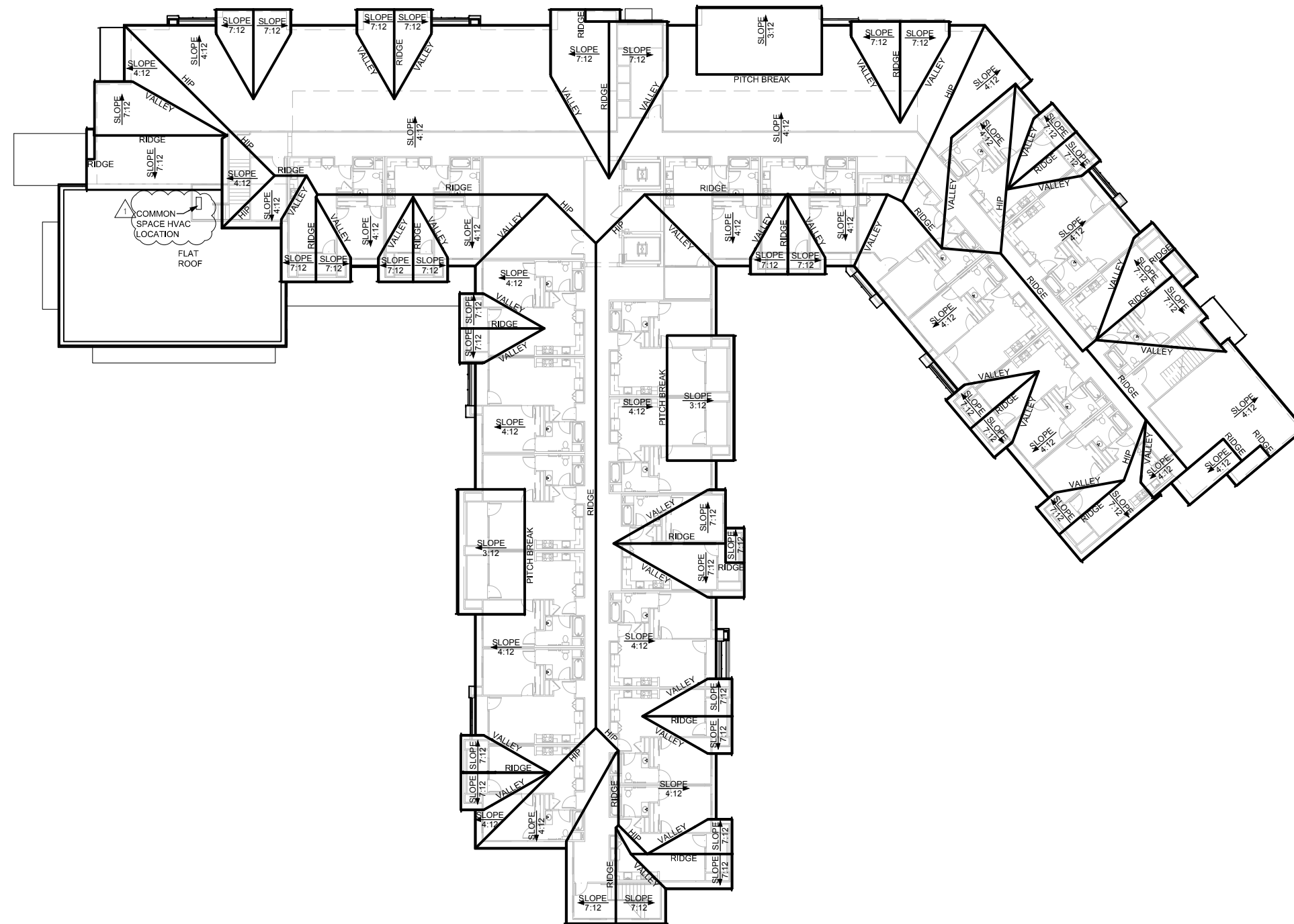
JOB NO. 552.013  
 DATE 02-20-14



**A2.1C**

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**MULTI-STORY BUILDING 1 - KOTTINGER PLACE**  
**THIRD FLOOR**



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**MULTI-STORY BUILDING 1 - KOTTINGER PLACE**  
**ROOF PLAN**

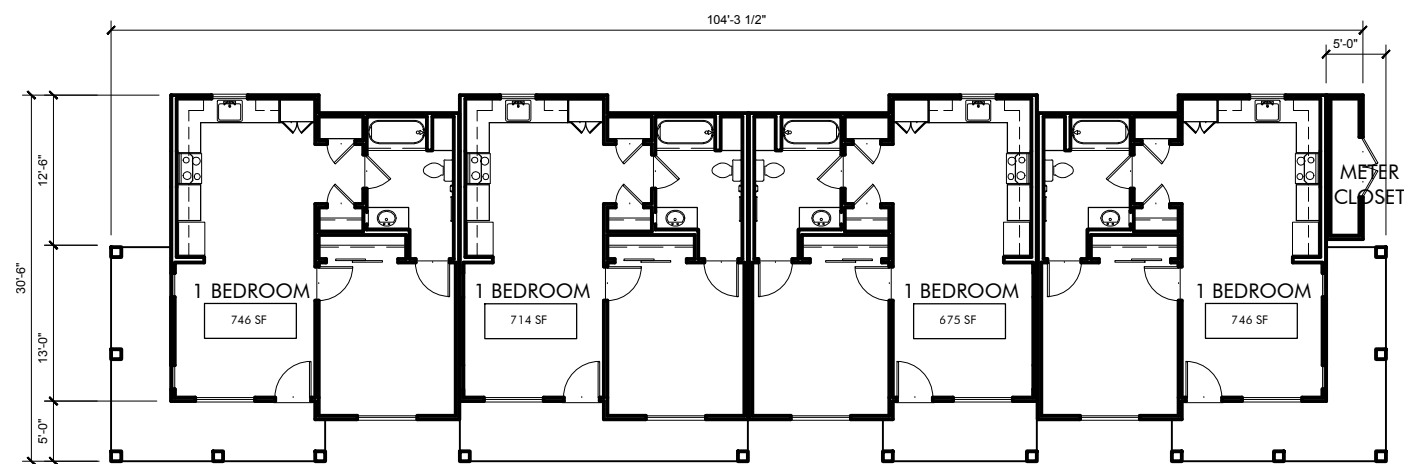


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JOB NO. 552.013  
 DATE 02-20-14

**A2.1D**





KOTTINGER PLACE  
 COTTAGE BUILDING 2  
 5 UNITS  
 2,961 SF

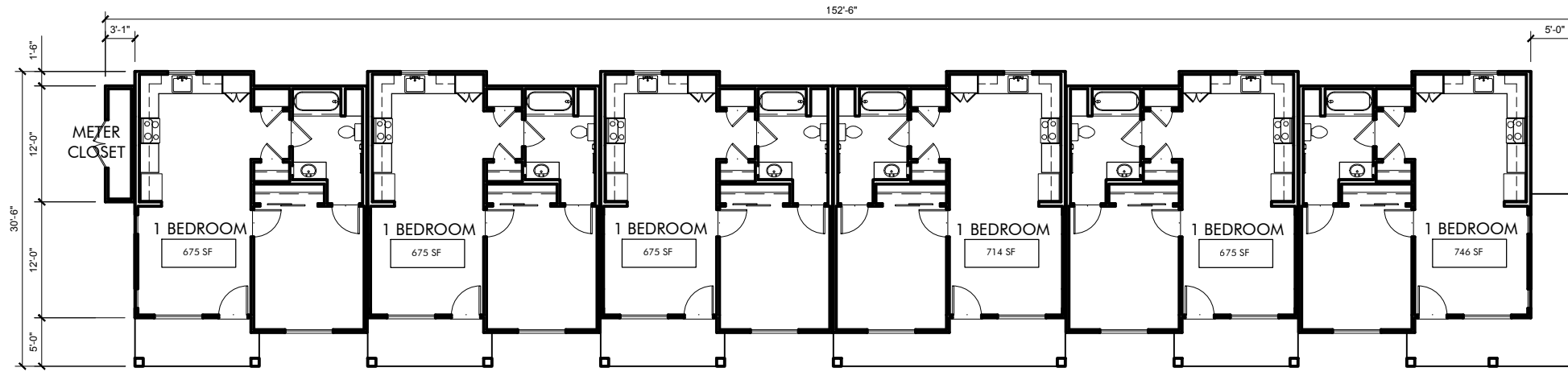
**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**COTTAGE BUILDING 2 - KOTTINGER PLACE**  
**FIRST FLOOR**



**JOB NO.** 552.013  
**DATE** 02-20-14

**A2.2**



KOTTINGER PLACE  
 COTTAGE BUILDING 3  
 6 UNITS  
 4,228 SF

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**COTTAGE BUILDING 3 - KOTTINGER PLACE**  
**FIRST FLOOR**

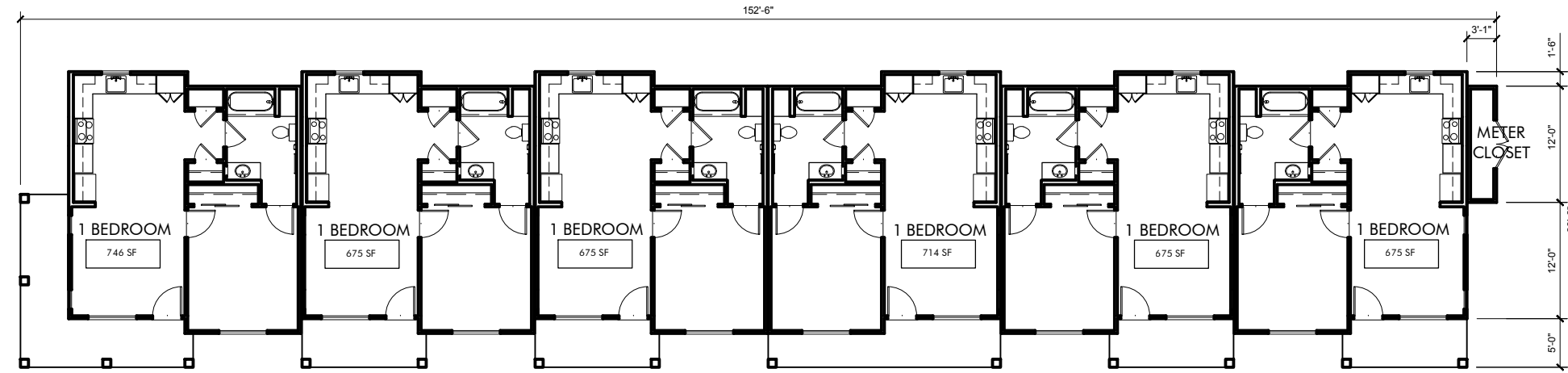


**JOB NO.** 552.013  
**DATE** 02-20-14



**A2.3**





KOTTINGER PLACE  
 COTTAGE BUILDING 4  
 6 UNITS  
 4,210 SF

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

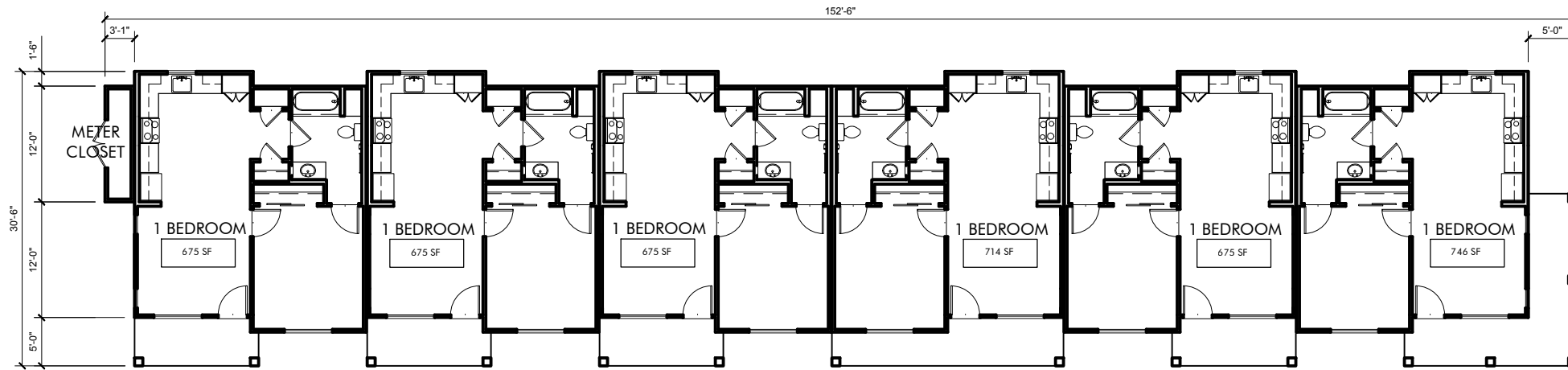
**COTTAGE BUILDING 4 - KOTTINGER PLACE**  
**FIRST FLOOR**



**JOB NO.** 552.013  
**DATE** 02-20-14



**A2.4**



KOTTINGER PLACE  
 COTTAGE BUILDING 5  
 6 UNITS  
 4,210 SF

KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

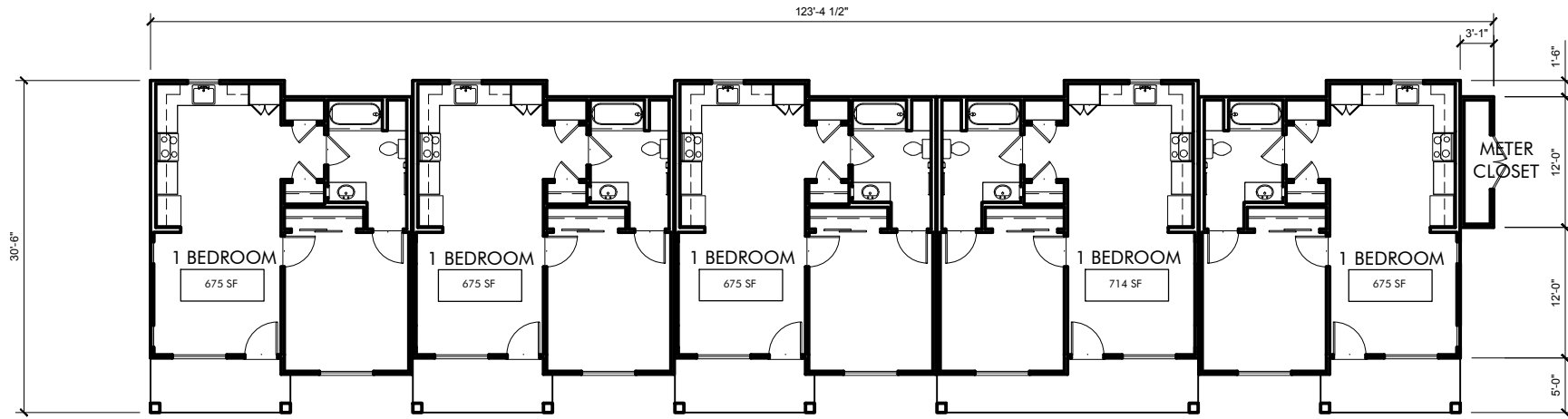
COTTAGE BUILDING 5 - KOTTINGER PLACE  
 FIRST FLOOR



JOB NO. 552.013  
 DATE 02-20-14

A2.5





KOTTINGER PLACE  
 COTTAGE BUILDING 6  
 5 UNITS  
 3,461 SF

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

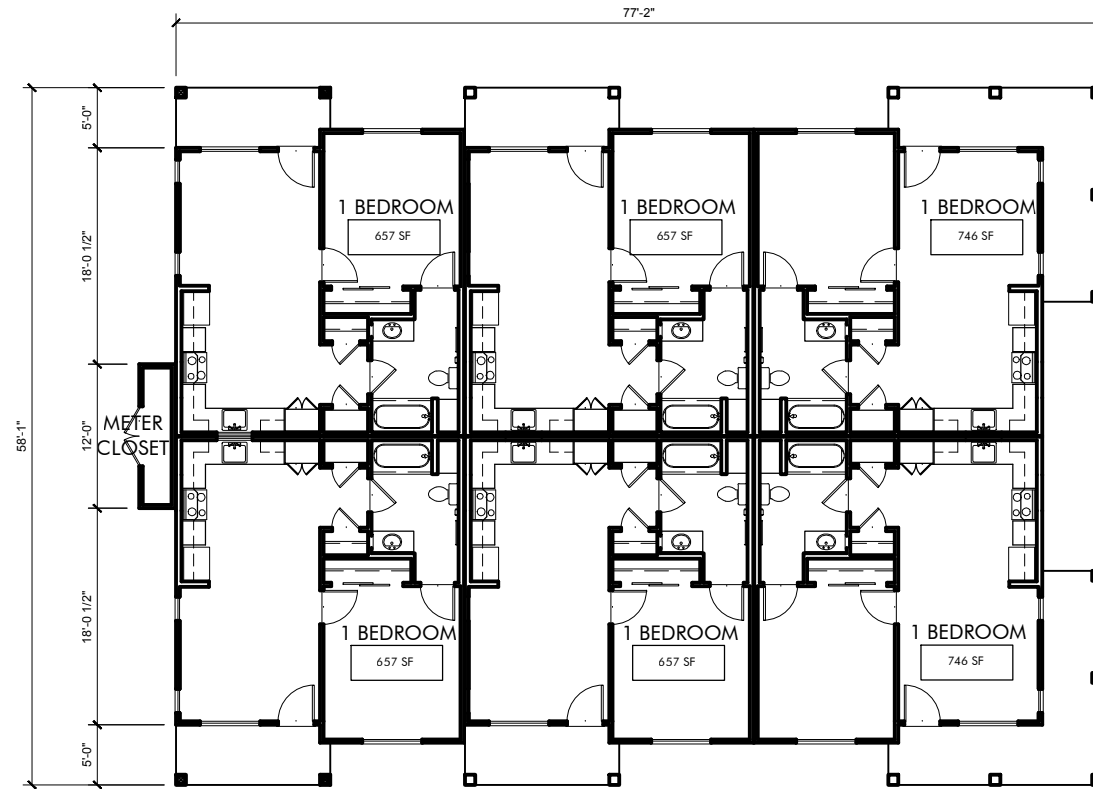
**COTTAGE BUILDING 6 - KOTTINGER PLACE**  
**FIRST FLOOR**



**JOB NO.** 552.013  
**DATE** 02-20-14



**A2.6**



KOTTINGER PLACE  
 COTTAGE BUILDING 7  
 6 UNITS  
 4,171 SF

KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

COTTAGE BUILDING 7 - KOTTINGER PLACE  
 FIRST FLOOR

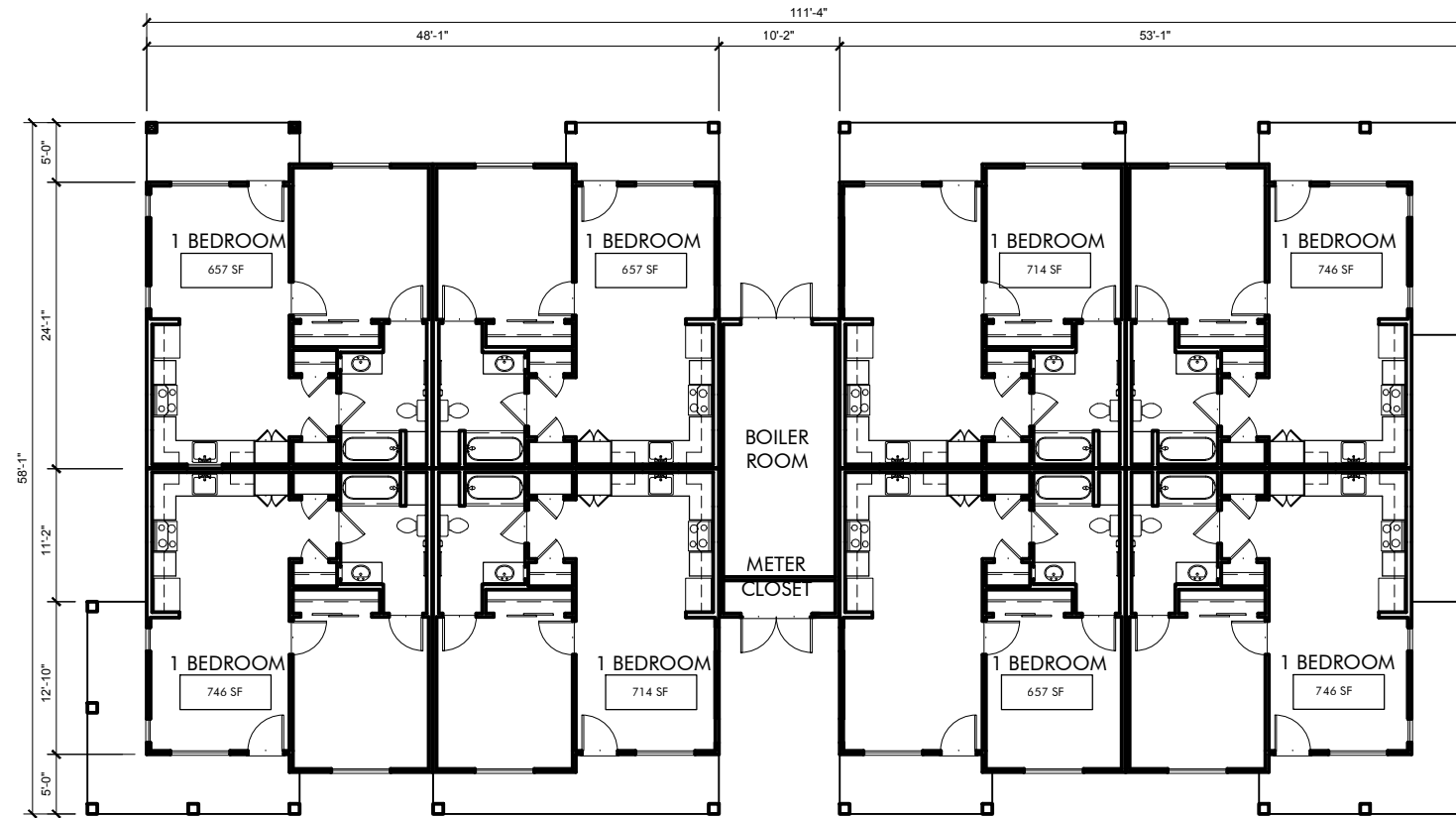


JOB NO. 552.013  
 DATE 02-20-14



A2.7





KOTTINGER PLACE  
 COTTAGE BUILDING 8  
 8 UNITS  
 5,876 SF

KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

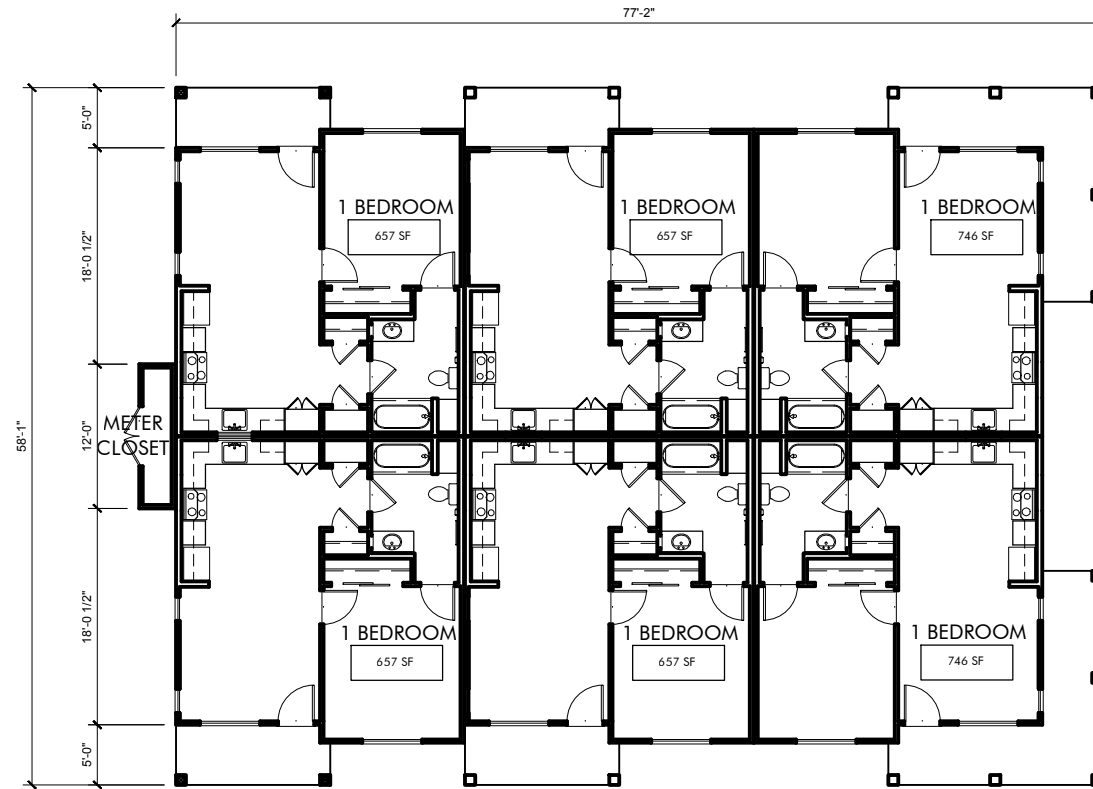
COTTAGE BUILDING 8 - KOTTINGER PLACE  
 FIRST FLOOR



JOB NO. 552.013  
 DATE 02-20-14



A2.8



KOTTINGER PLACE  
 COTTAGE BUILDING 9  
 6 UNITS  
 4,171 SF

KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

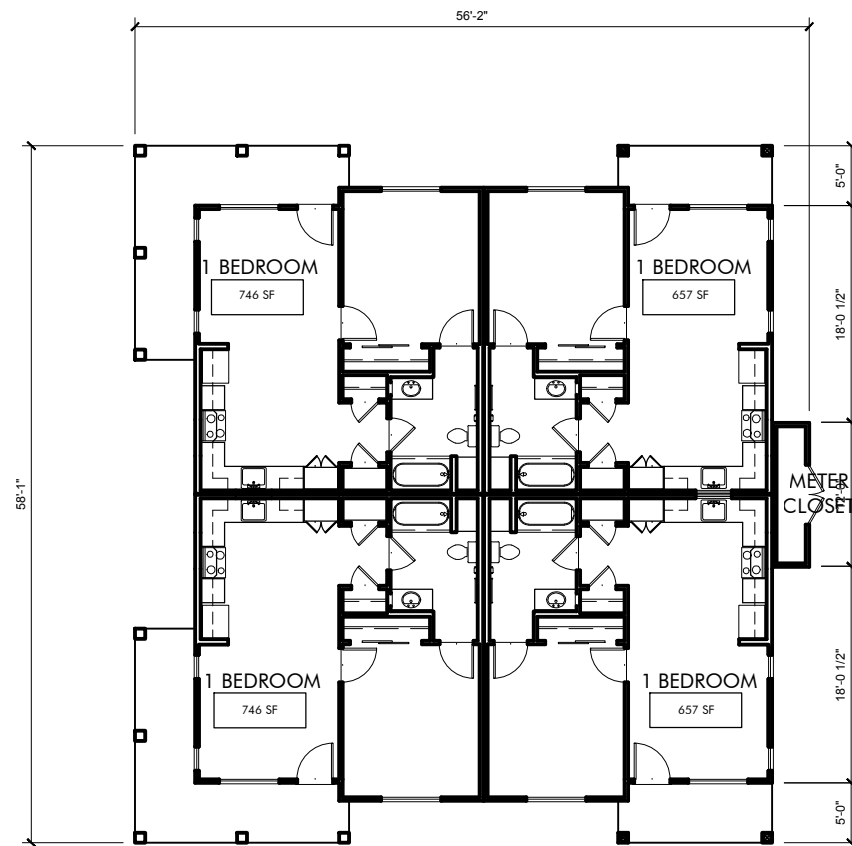
COTTAGE BUILDING 9 - KOTTINGER PLACE  
 FIRST FLOOR



JOB NO. 552.013  
 DATE 02-20-14



A2.9



KOTTINGER PLACE  
 COTTAGE BUILDING 10  
 4 UNITS  
 2,851 SF

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

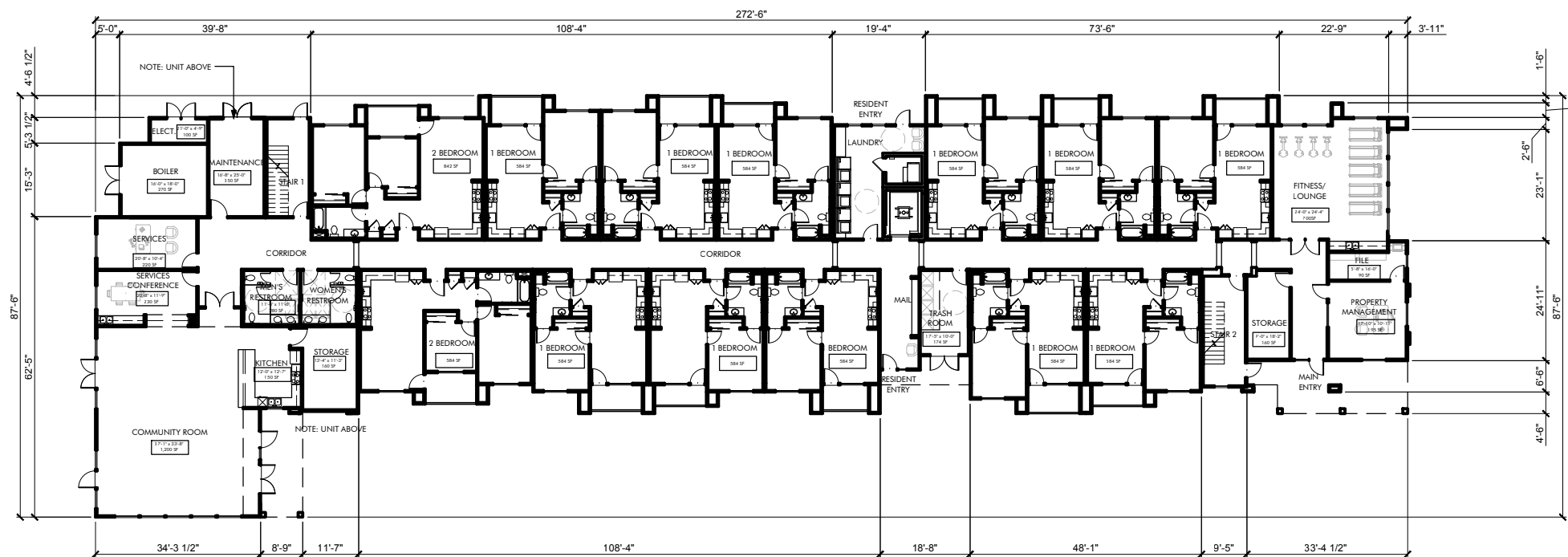
**COTTAGE BUILDING 10 - KOTTINGER PLACE**  
**FIRST FLOOR**



**JOB NO.** 552.013  
**DATE** 02-20-14

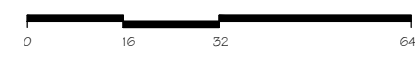


**A2.10**



**BUILDING 11 DATA**

TOTAL BLDG. AREA:	31,600 SF
FIRST FLOOR:	16,650 SF
SECOND FLOOR:	14,950 SF
RESIDENTIAL UNITS:	30
	28 x 1-BD
	2 x 2-BD



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

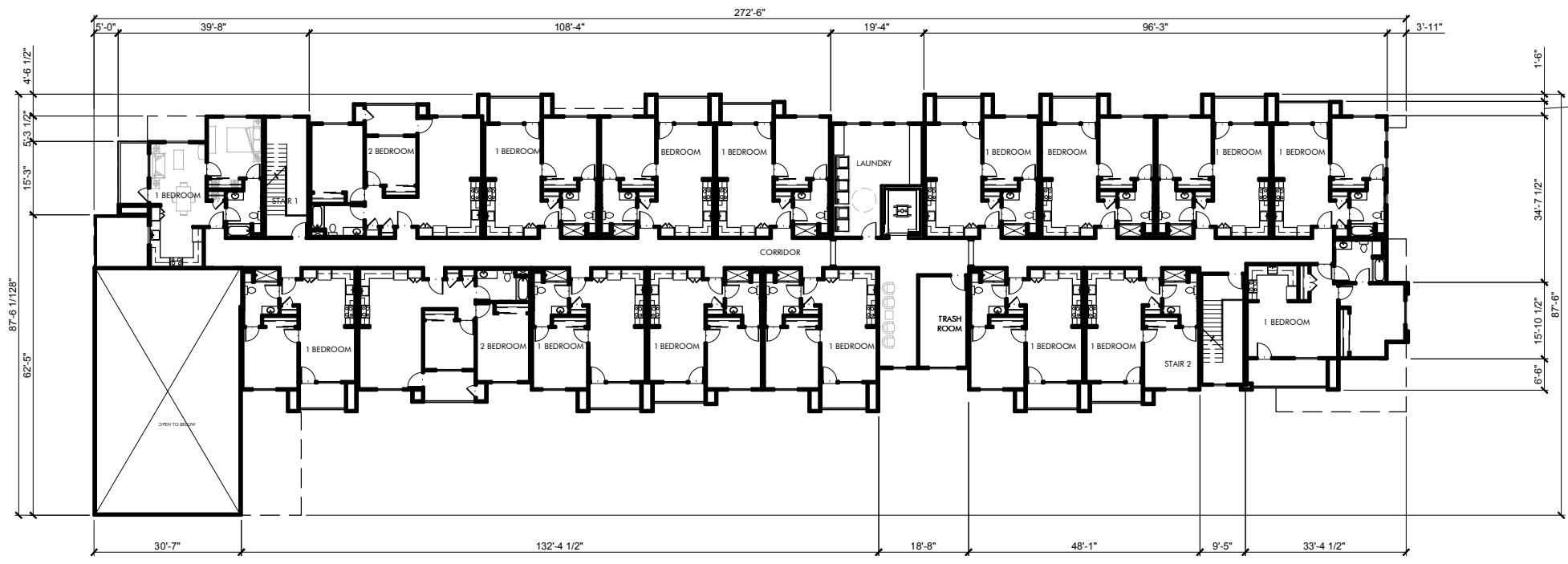
**BUILDING 11 - PLEASANTON GARDENS**  
**FIRST FLOOR**



**JOB NO. 552.013**  
**DATE 02-20-14**

**A2.11A**





**BUILDING 11 DATA**

TOTAL BLDG. AREA:	31,600 SF
FIRST FLOOR:	16,650 SF
SECOND FLOOR:	14,950 SF
RESIDENTIAL UNITS:	30
	28 x 1-BD
	2 x 2-BD



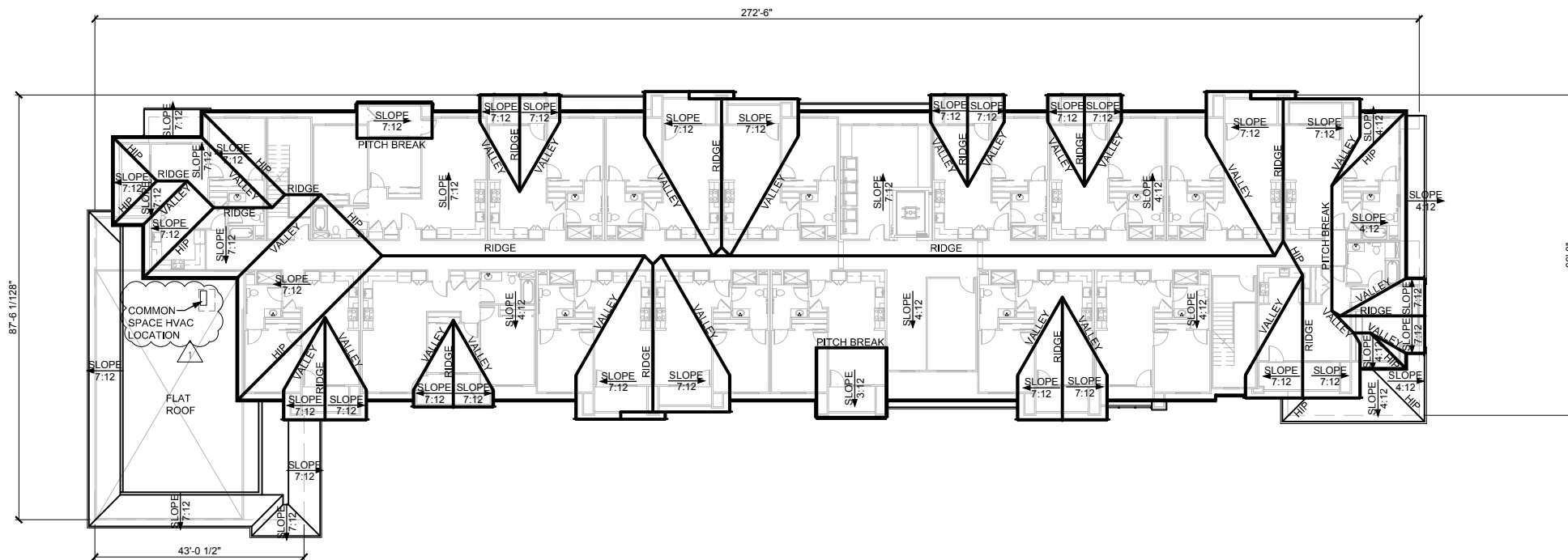
**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 11 - PLEASANTON GARDENS**  
**SECOND FLOOR**



**JOB NO. 552.013**  
**DATE 02-20-14**

**A2.11B**



**BUILDING 11 DATA**

TOTAL BLDG. AREA:	31,600 SF
FIRST FLOOR:	16,650 SF
SECOND FLOOR:	14,950 SF
RESIDENTIAL UNITS:	30
	28 x 1-BD
	2 x 2-BD

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

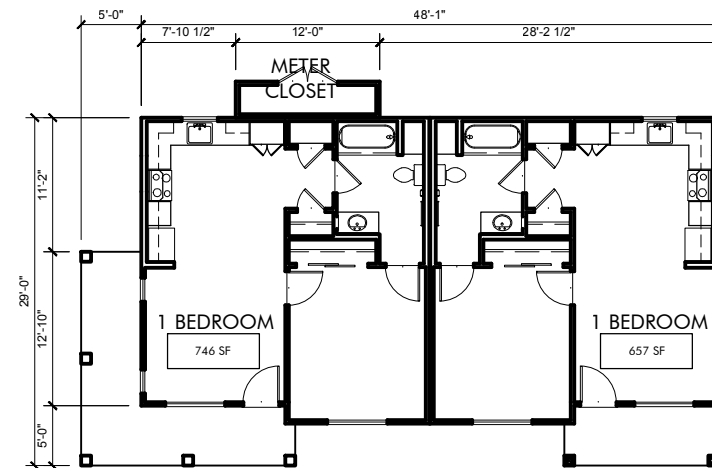
**BUILDING 11 - PLEASANTON GARDENS**  
**ROOF PLAN**



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A2.11C**



PLEASANTON GARDENS  
 COTTAGE BUILDING 12  
 2 UNITS  
 1,441 SF (w/porch and meter)

KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

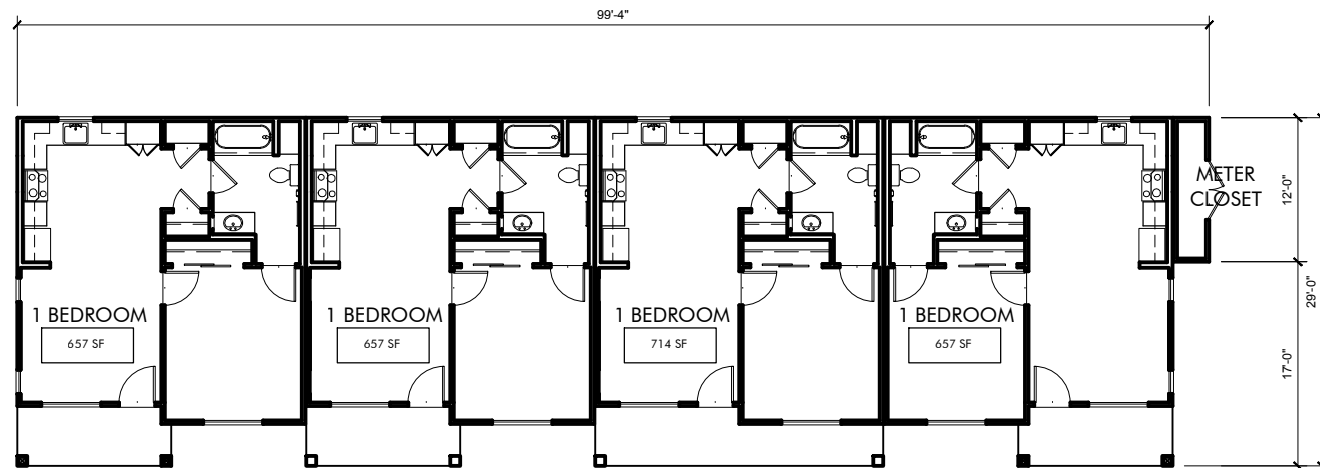
COTTAGE BUILDING 12 - KOTTINGER PLACE  
 FIRST FLOOR



JOB NO. 552.013  
 DATE 02-20-14



**A2.12**



PLEASANTON GARDENS  
 COTTAGE BUILDING 13  
 4 UNITS  
 2,710 SF

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**COTTAGE BUILDING 13 - KOTTINGER PLACE**  
**FIRST FLOOR**

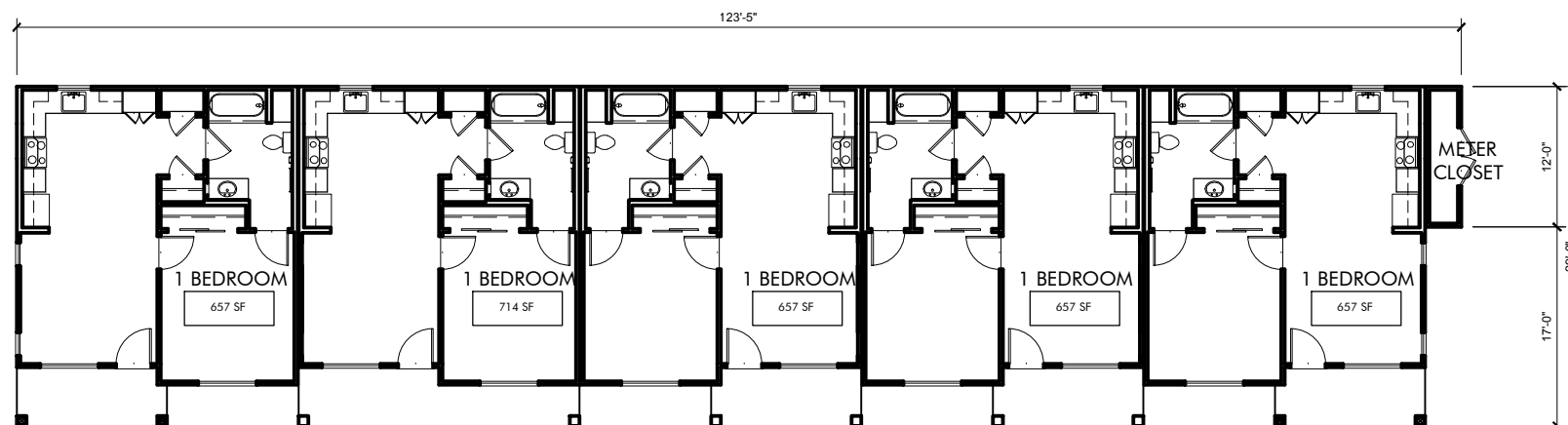


**JOB NO.** 552.013  
**DATE** 02-20-14



**A2.13**





PLEASANTON GARDENS  
 COTTAGE BUILDING 14  
 5 UNITS  
 3,370 SF

KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

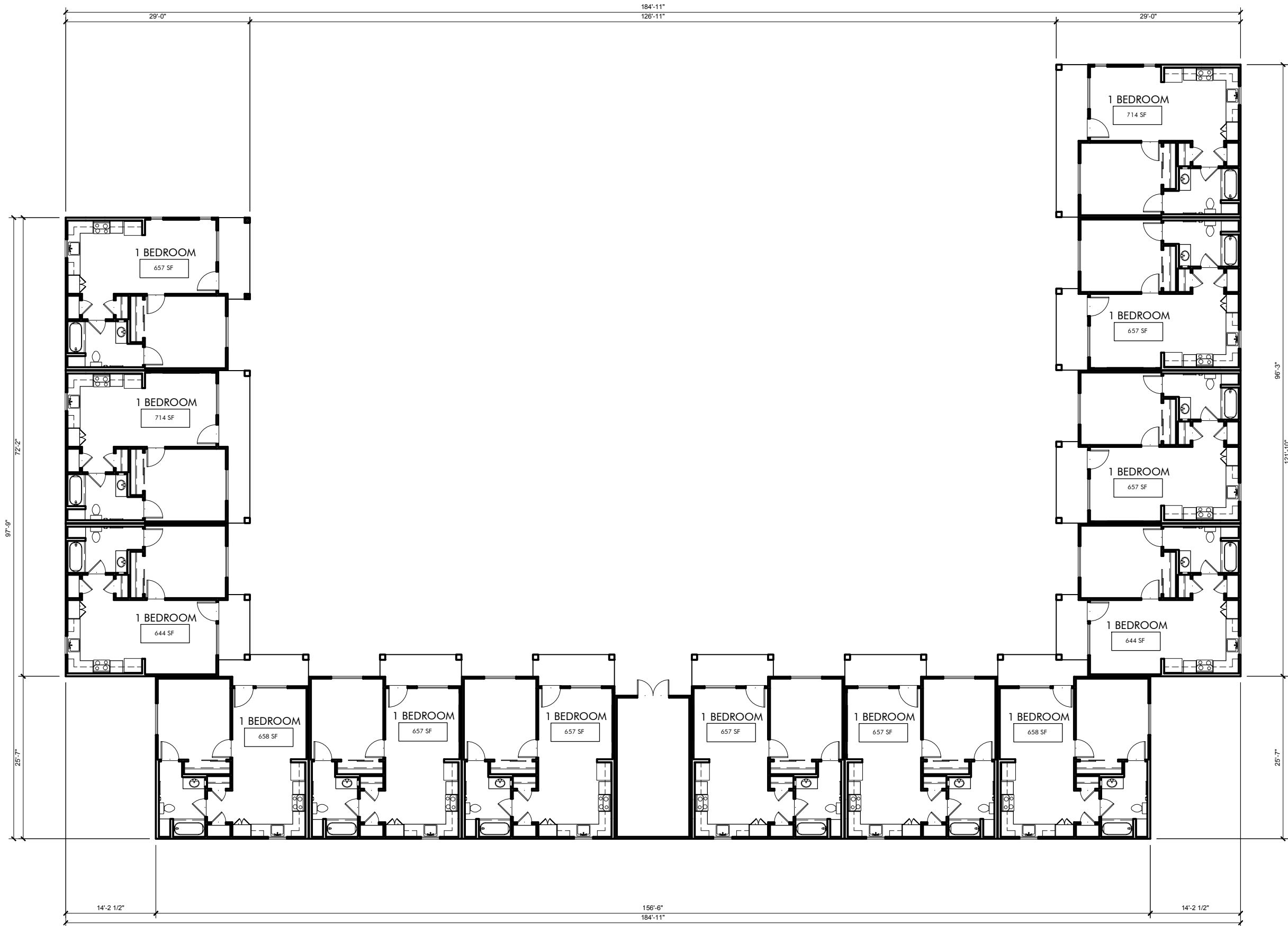
COTTAGE BUILDING 14 - KOTTINGER PLACE  
 FIRST FLOOR



JOB NO. 552.013  
 DATE 02-20-14



**A2.14**



PLEASANTON GARDENS  
 COTTAGE BUILDING 15  
 13 UNITS  
 8,888 SF

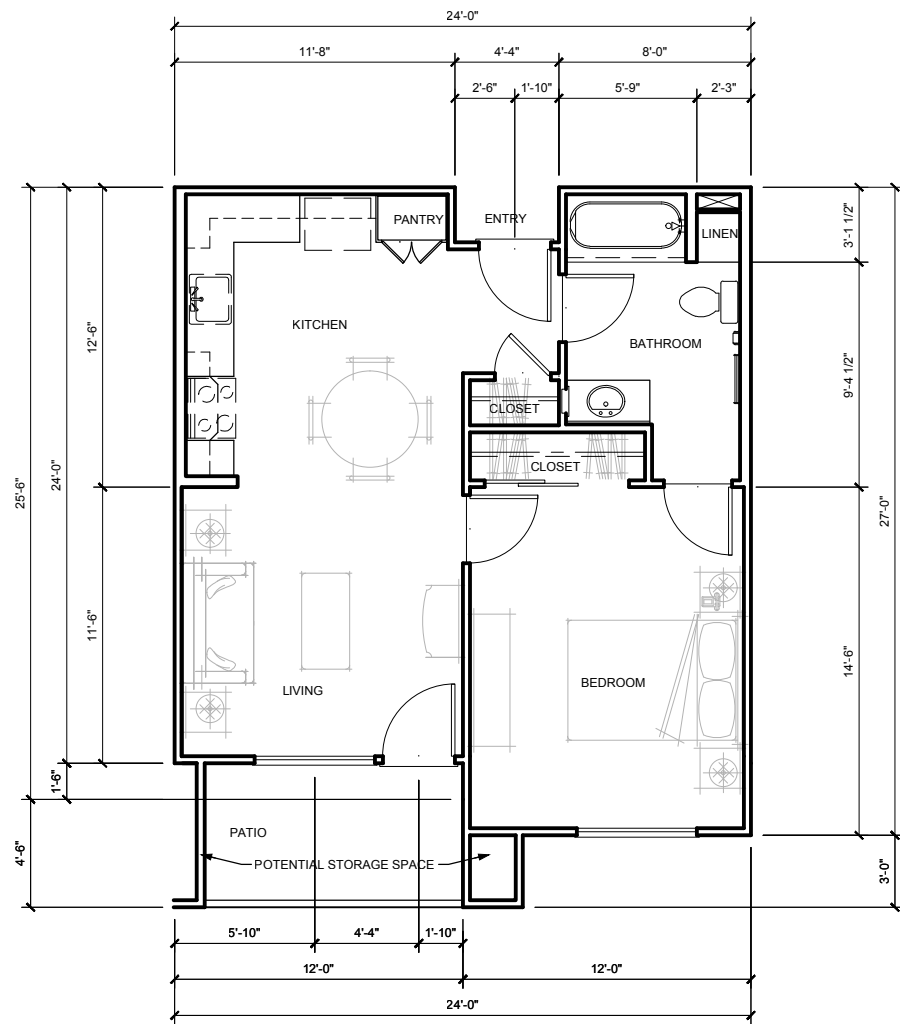
**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**COTTAGE BUILDING 15 - KOTTINGER PLACE**  
**FIRST FLOOR**

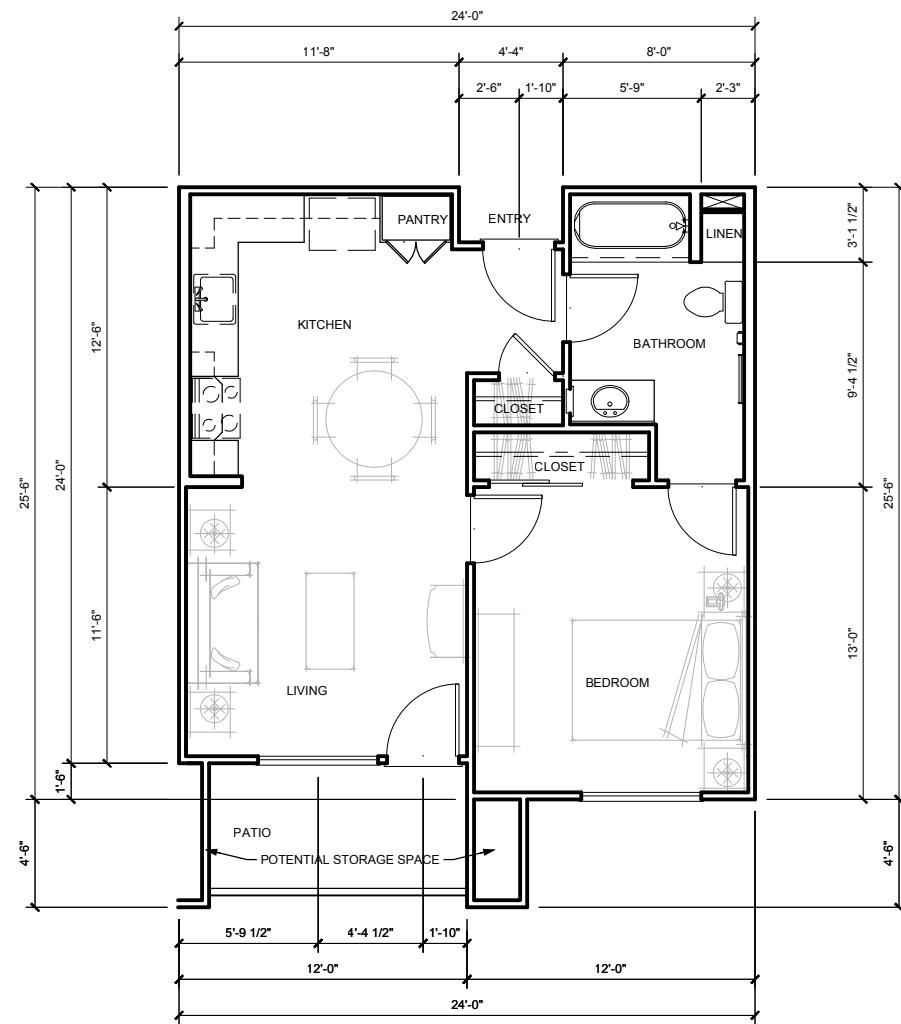


JOB NO. 552.013  
 DATE 02-20-14

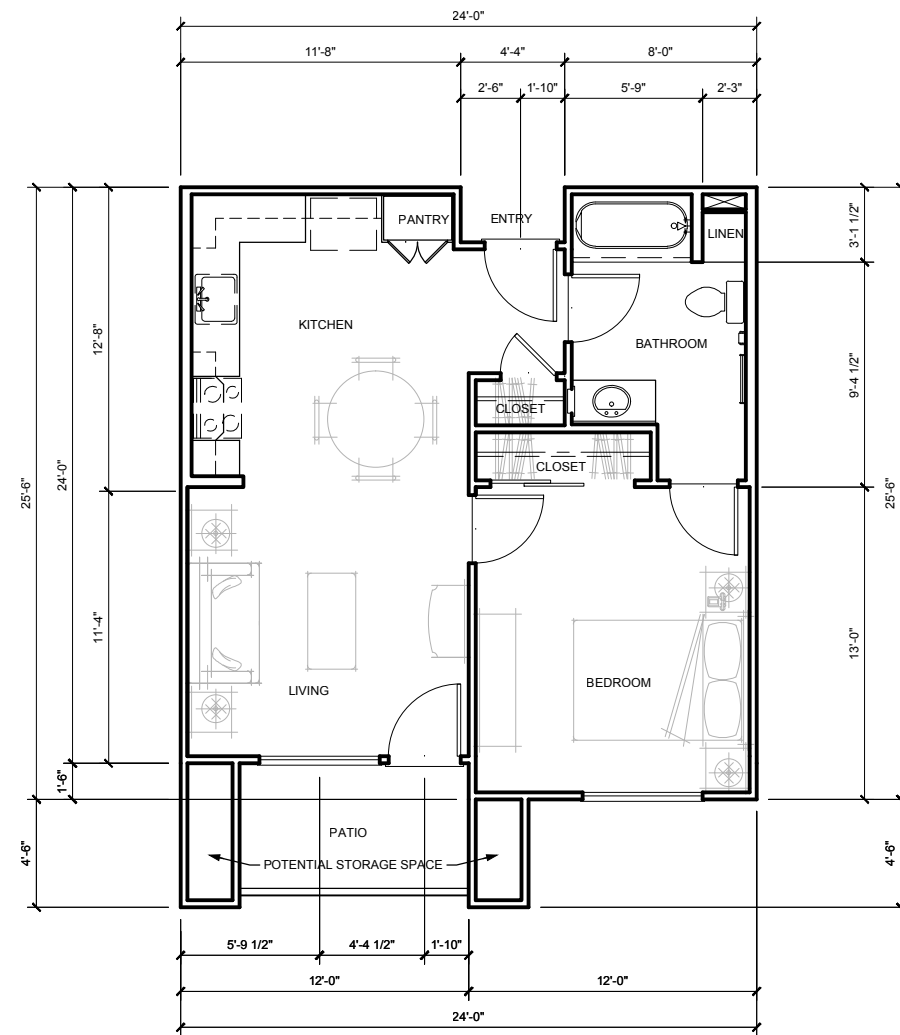
**A2.15**



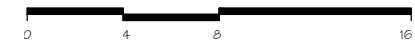
KOTTINGER MULTISTORY  
 1-BEDROOM PLAN A1c  
 602 SF  
 65 SF PATIO  
 667 SF TOTAL



KOTTINGER MULTISTORY  
 1-BEDROOM PLAN A1b  
 584 SF  
 65 SF PATIO  
 649 SF TOTAL



KOTTINGER MULTISTORY  
 1-BEDROOM PLAN A1a  
 584 SF  
 57 SF PATIO  
 641 SF TOTAL



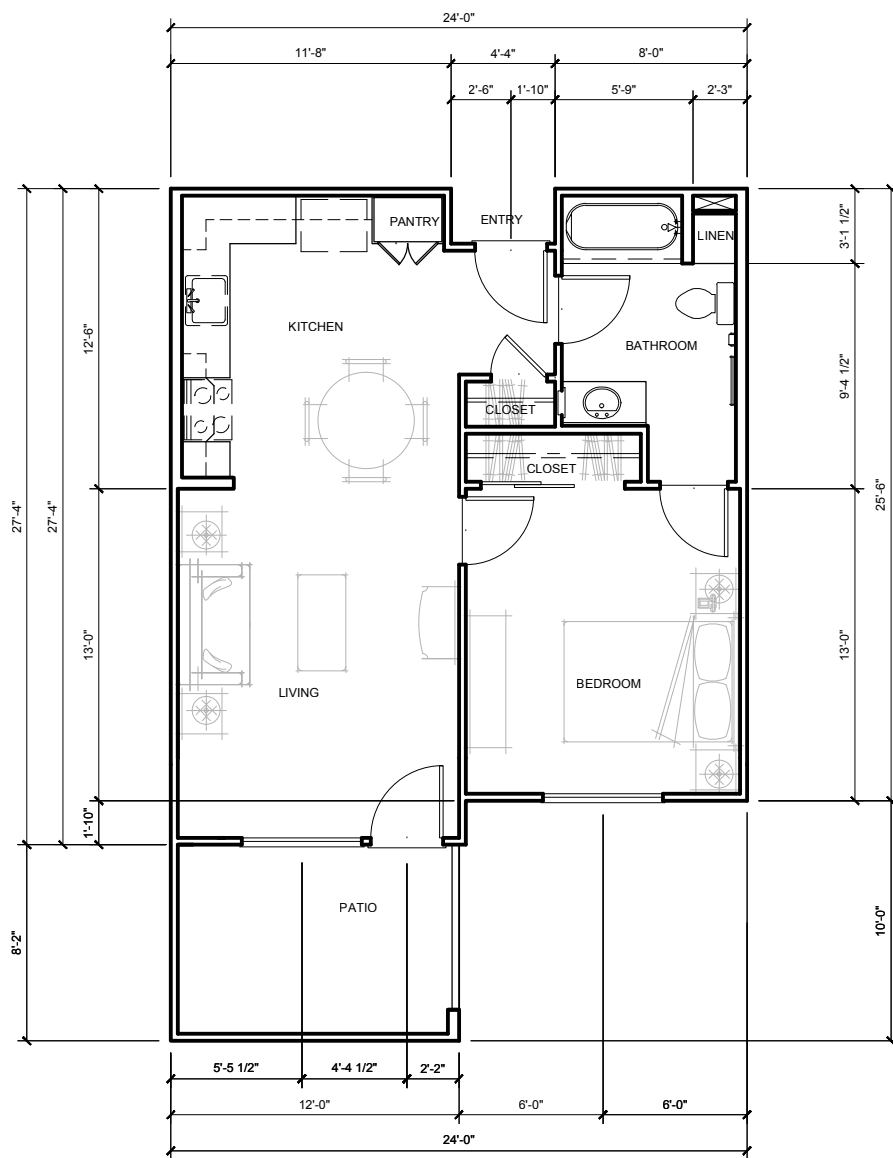
**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**UNIT PLANS Aa, Ab, & Ac - MULTISTORY**

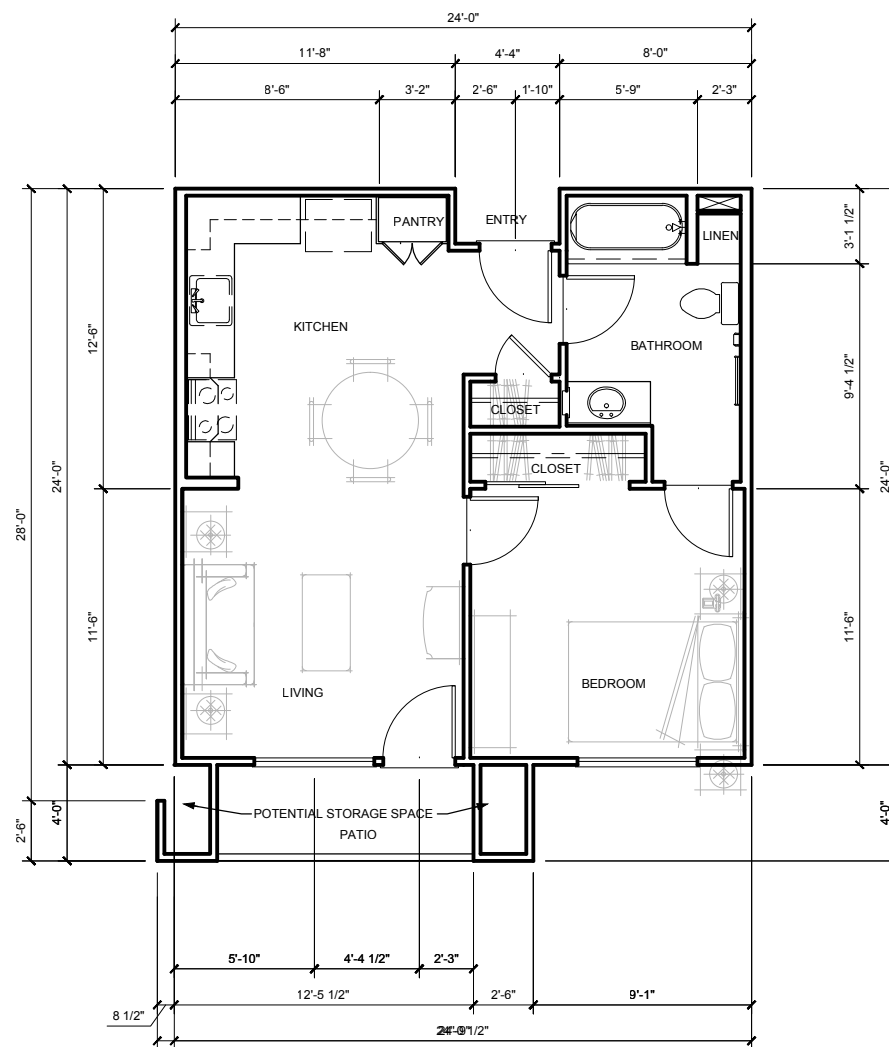


JOB NO. 552.013  
 DATE 02-20-14

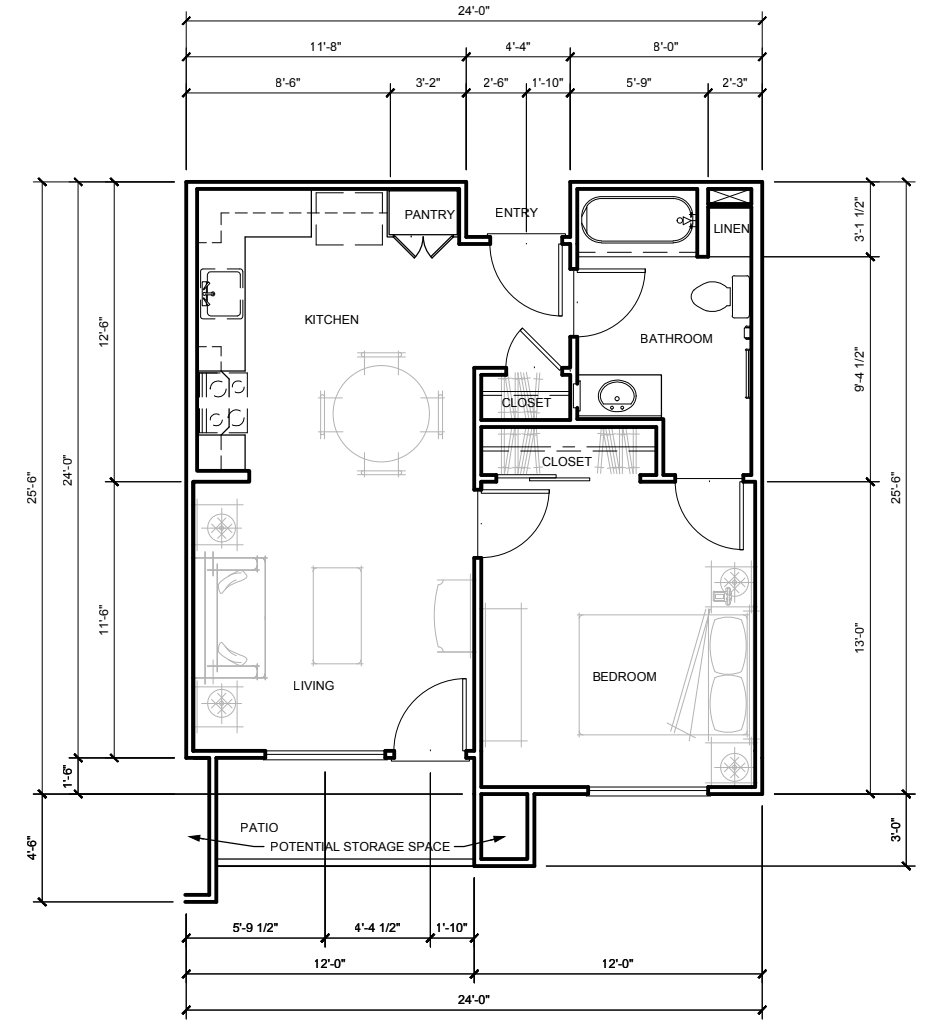
**A3.1A**



KOTTINGER MULTISTORY  
1-BEDROOM PLAN A3f  
584 SF  
100 SF PATIO  
649 SF TOTAL



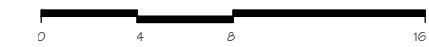
KOTTINGER MULTISTORY  
1-BEDROOM PLAN A3e  
584 SF  
40 SF PATIO  
624 SF TOTAL



KOTTINGER MULTISTORY  
1-BEDROOM PLAN A1d  
584 SF  
48 SF PATIO  
632 SF TOTAL

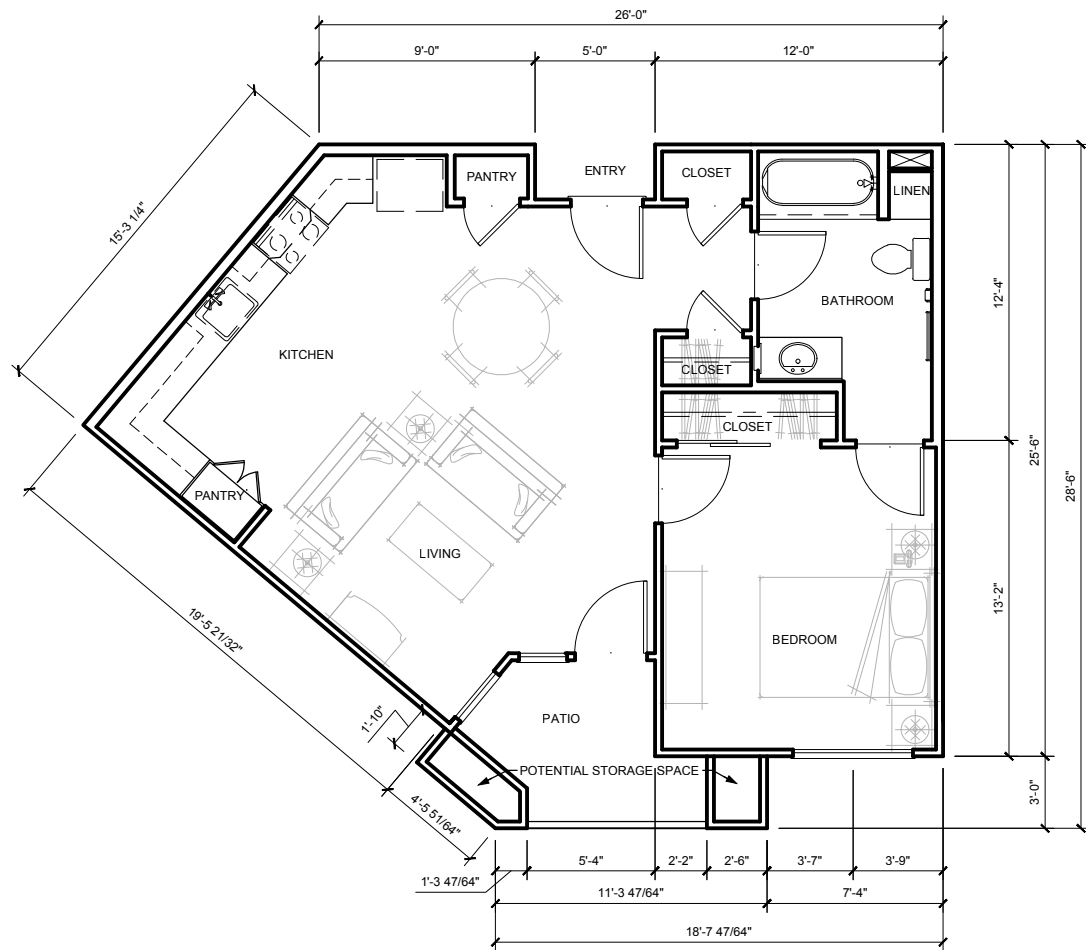
**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

**UNIT PLANS Ad, Ae, & Af - MULTISTORY**

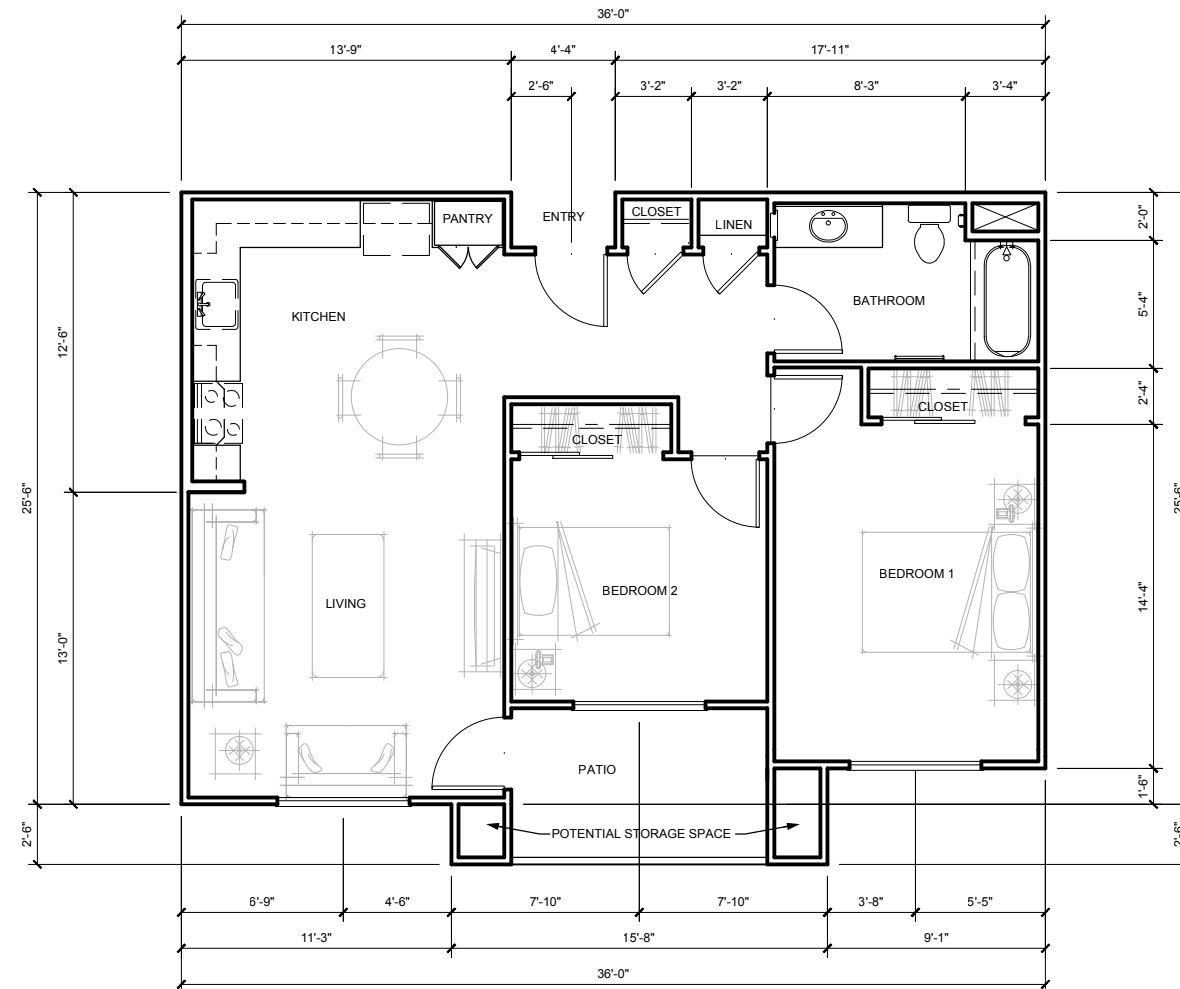


JOB NO. 552.013  
DATE 02-20-14

**A3.1B**



KOTTINGER MULTISTORY  
 1-BEDROOM PLAN C1  
 699 SF  
 54 SF PATIO  
 753 SF TOTAL



KOTTINGER MULTISTORY  
 2-BEDROOM PLAN B1a  
 842 SF (46 SF STORAGE)  
 83 SF DECK  
 925 SF TOTAL

KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

UNIT PLANS B & C - MULTISTORY

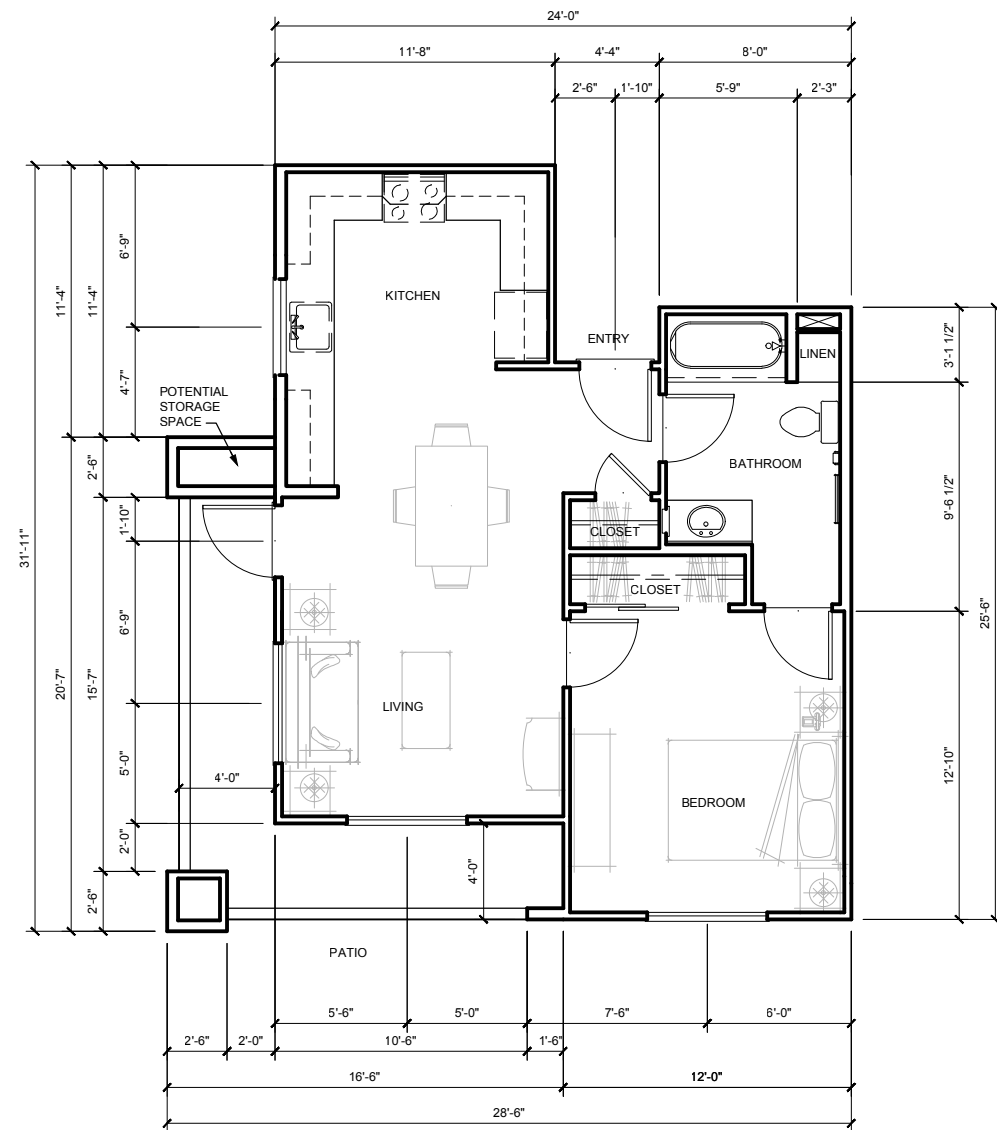
0 4 8 16

DAHLIN group

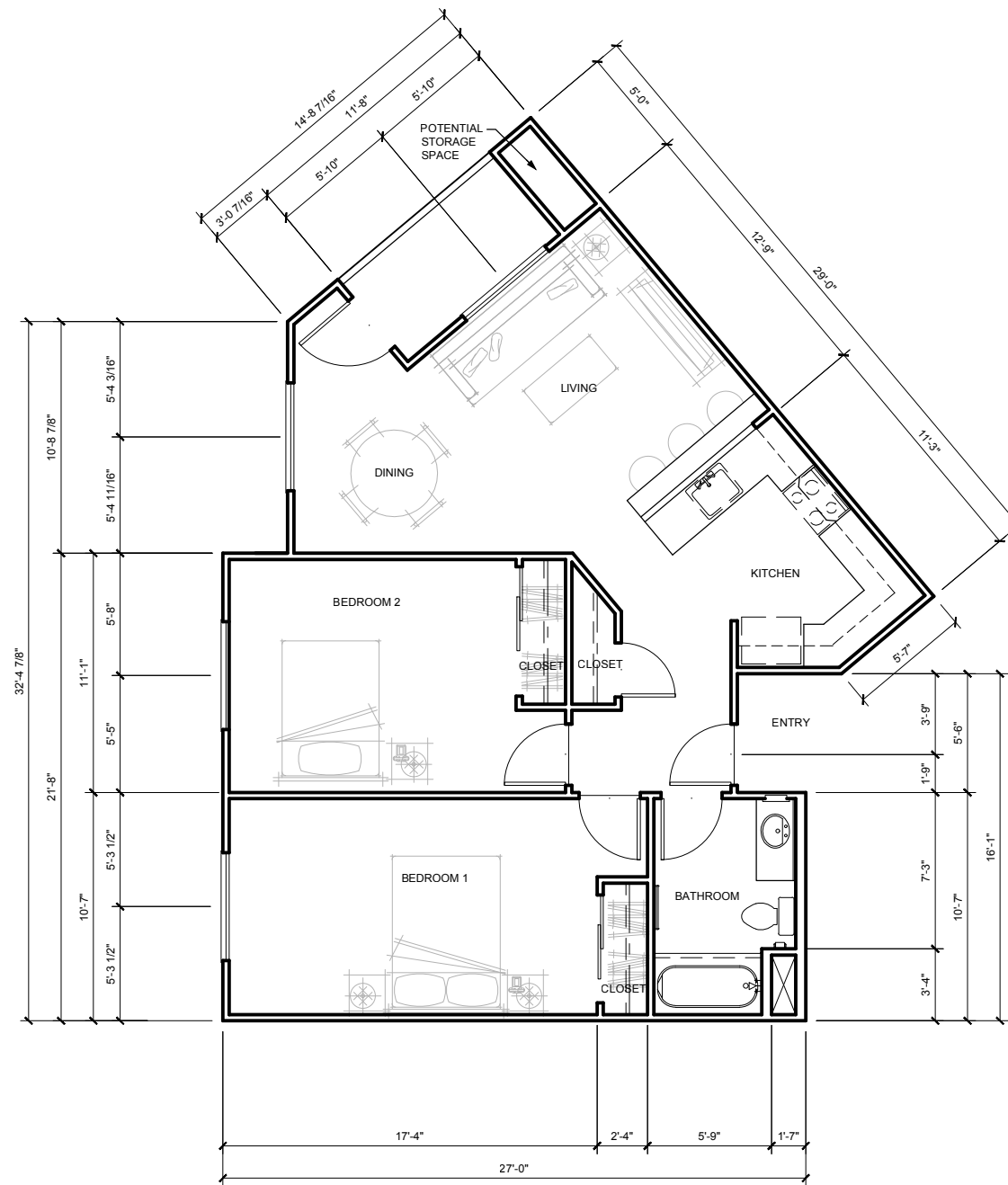
JOB NO. 552.013  
 DATE 02-20-14

**A3.2**





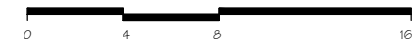
KOTTINGER MULTISTORY  
 1-BEDROOM PLAN E1a  
 623 SF  
 118 SF DECK  
 741 SF TOTAL



KOTTINGER MULTISTORY  
 1-BEDROOM PLAN D1  
 879 SF  
 58 SF DECK  
 937 SF TOTAL

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

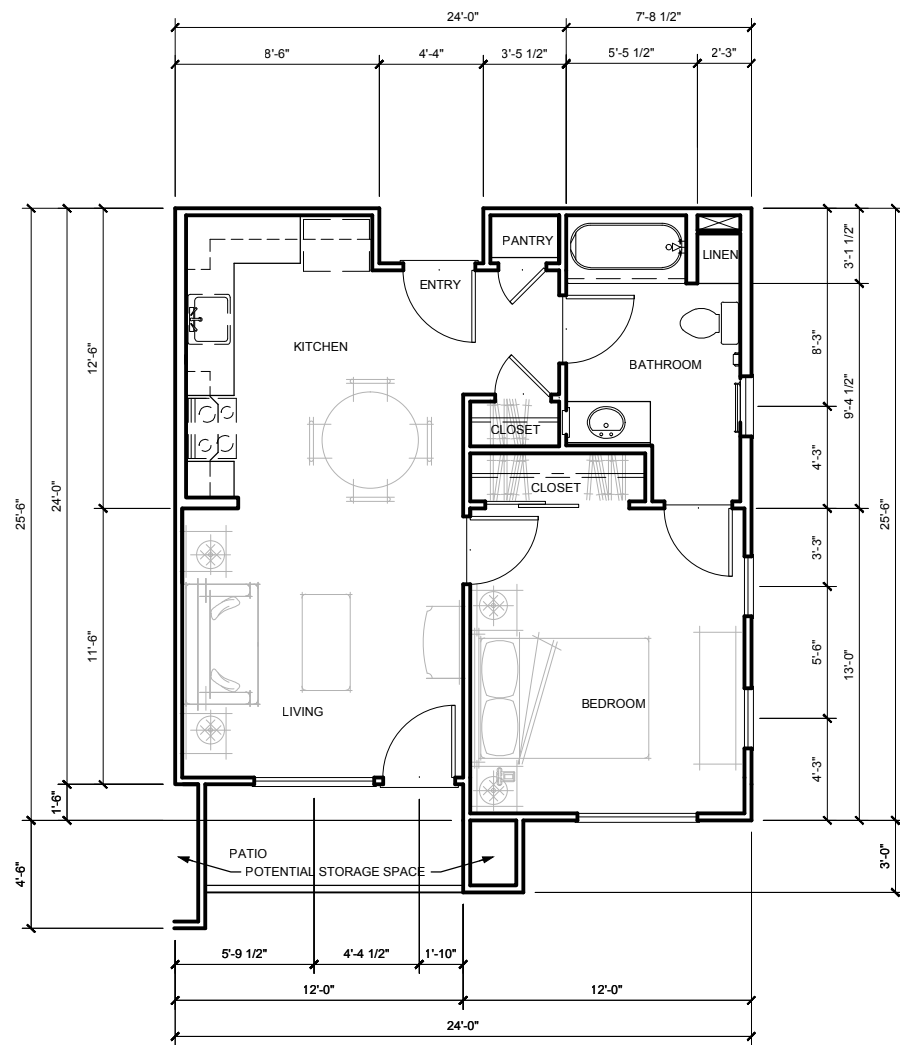
**UNIT PLANS D & E - MULTISTORY**



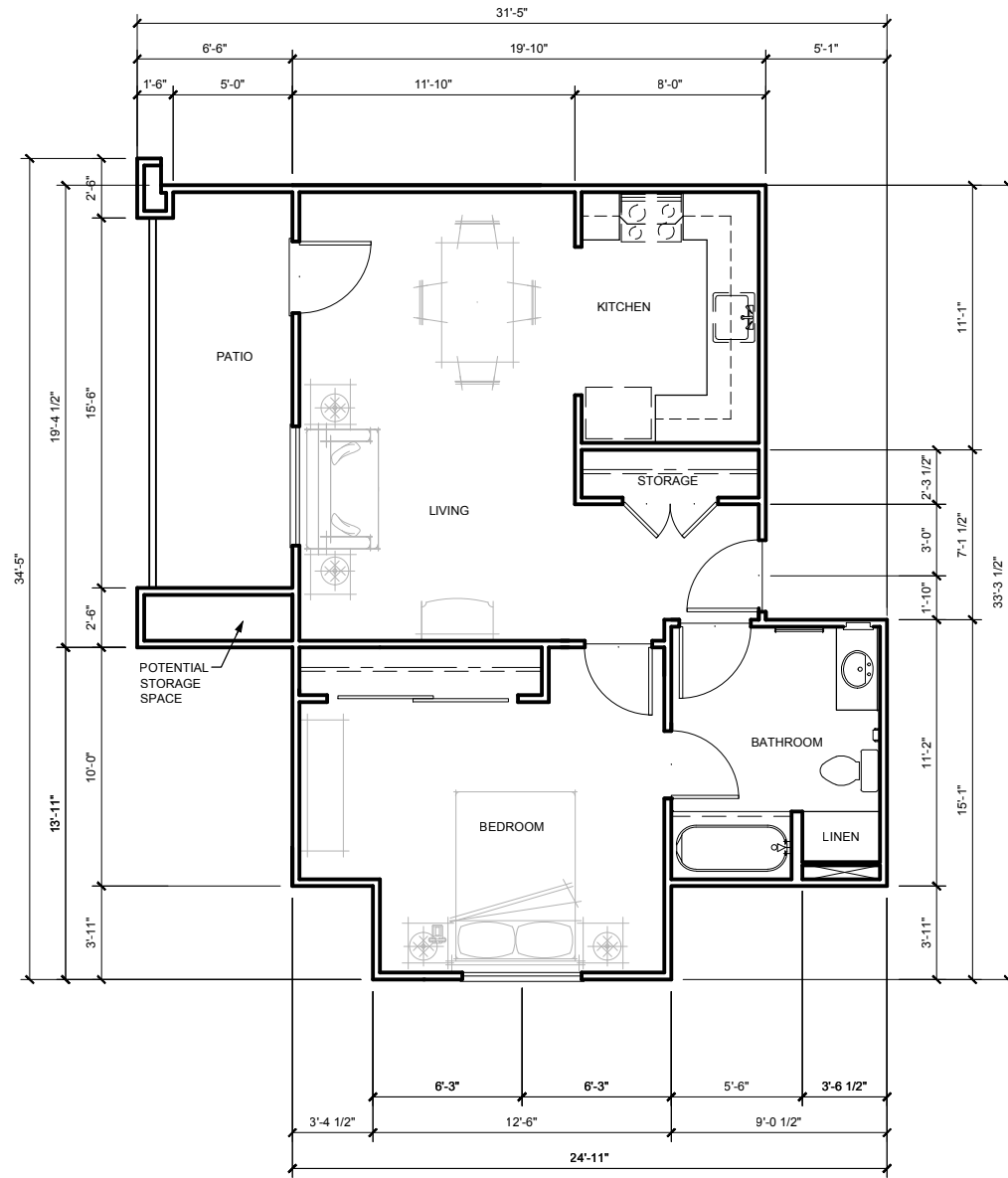
JOB NO. 552.013  
 DATE 02-20-14



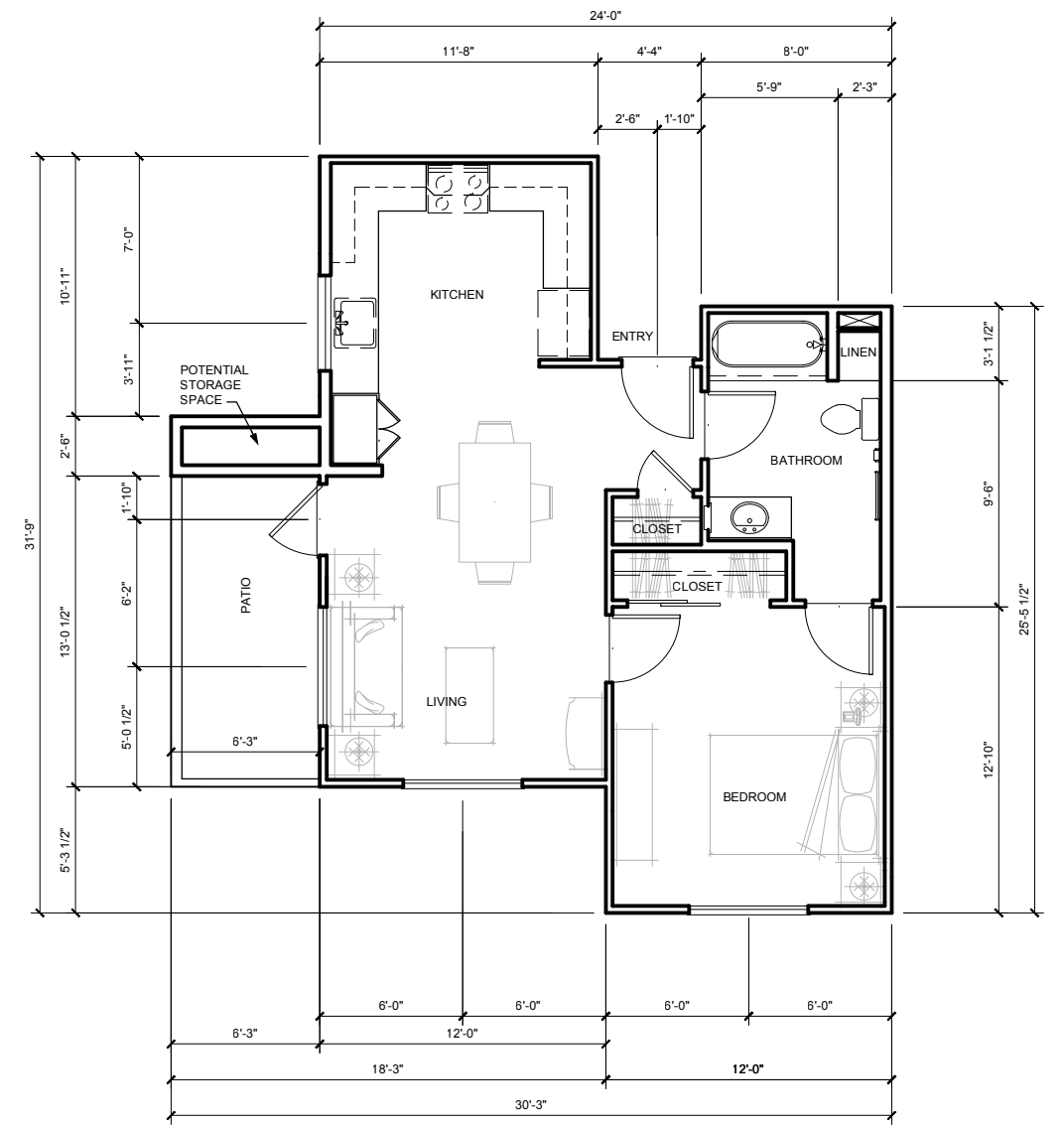
**A3.3**



KOTTINGER MULTISTORY  
1-BEDROOM PLAN H  
614 SF  
48 SF PATIO  
662 SF TOTAL



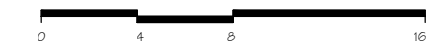
KOTTINGER MULTISTORY  
1-BEDROOM PLAN G  
679 SF  
47 SF PATIO  
726 SF TOTAL



KOTTINGER MULTISTORY  
1-BEDROOM PLAN F2  
623 SF  
118 SF DECK  
741 SF TOTAL

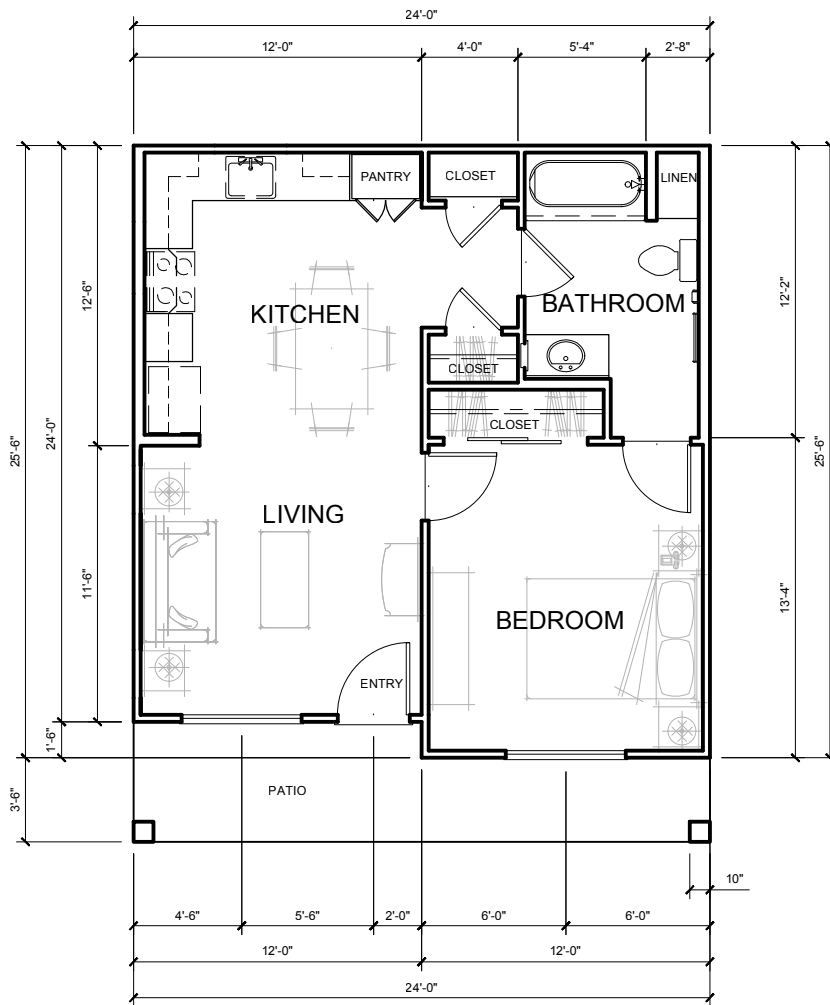
KOTTINGER GARDENS  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

UNIT PLANS F, G, & H - MULTISTORY

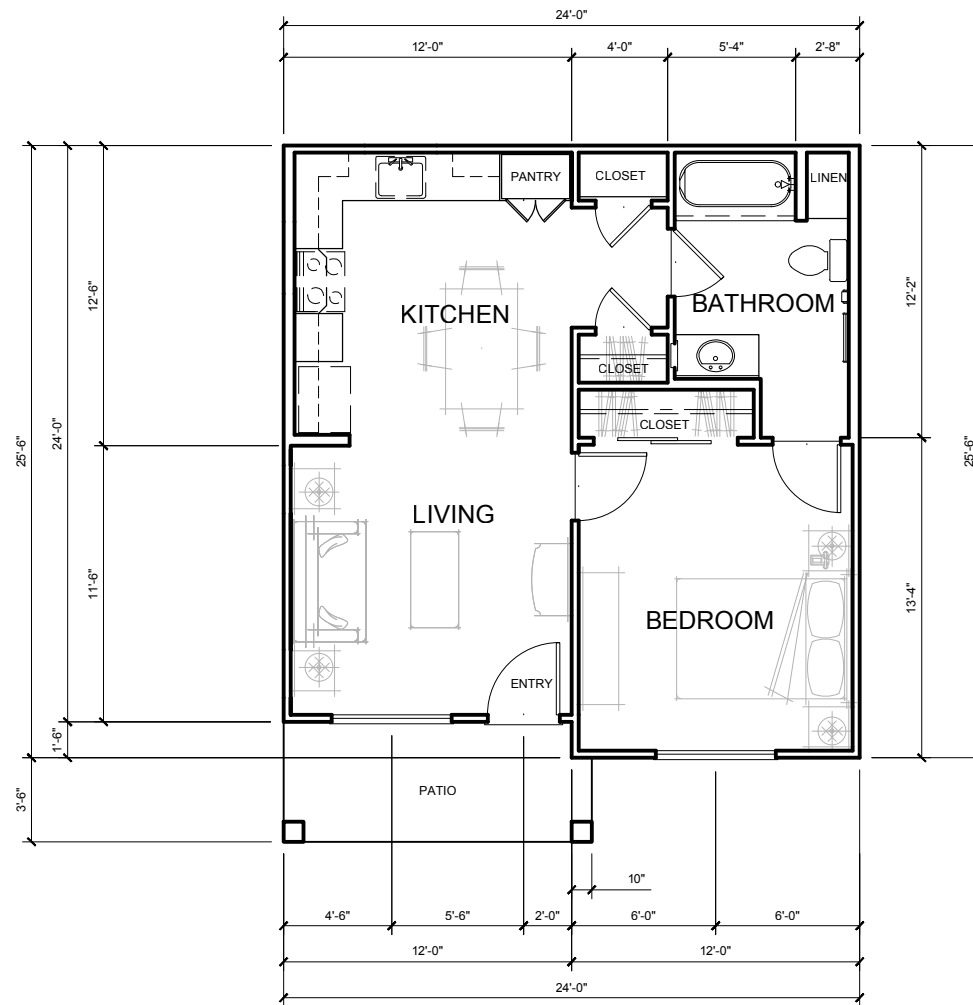


JOB NO. 552.013  
DATE 02-20-14

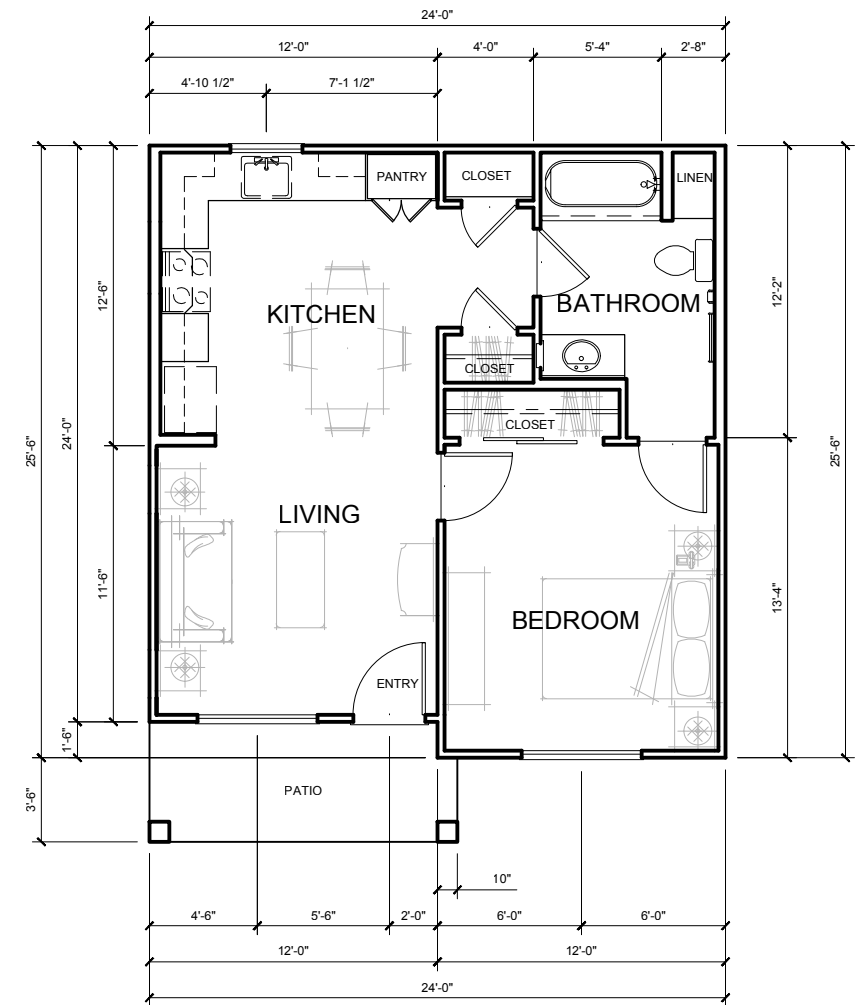
A3.4



KOTTINGER COTTAGES  
1-BEDROOM PLAN X-3  
594 SF  
102 SF PATIO  
696 SF TOTAL



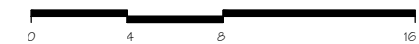
KOTTINGER COTTAGES  
1-BEDROOM PLAN X-2  
594 SF  
63 SF PATIO  
657 SF TOTAL



KOTTINGER COTTAGES  
1-BEDROOM PLAN X-1  
594 SF  
63 SF PATIO  
657 SF TOTAL

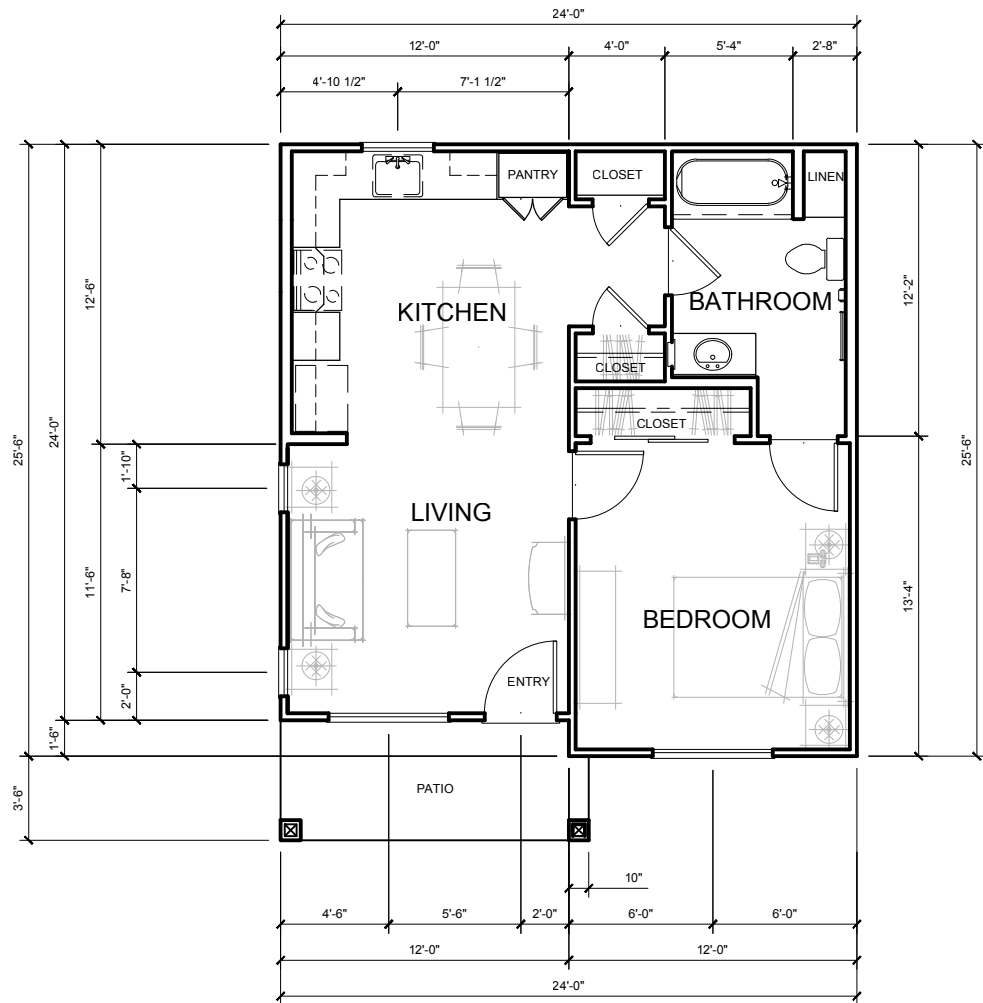
**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

**UNIT PLANS X1, X2, & X3 - COTTAGES**

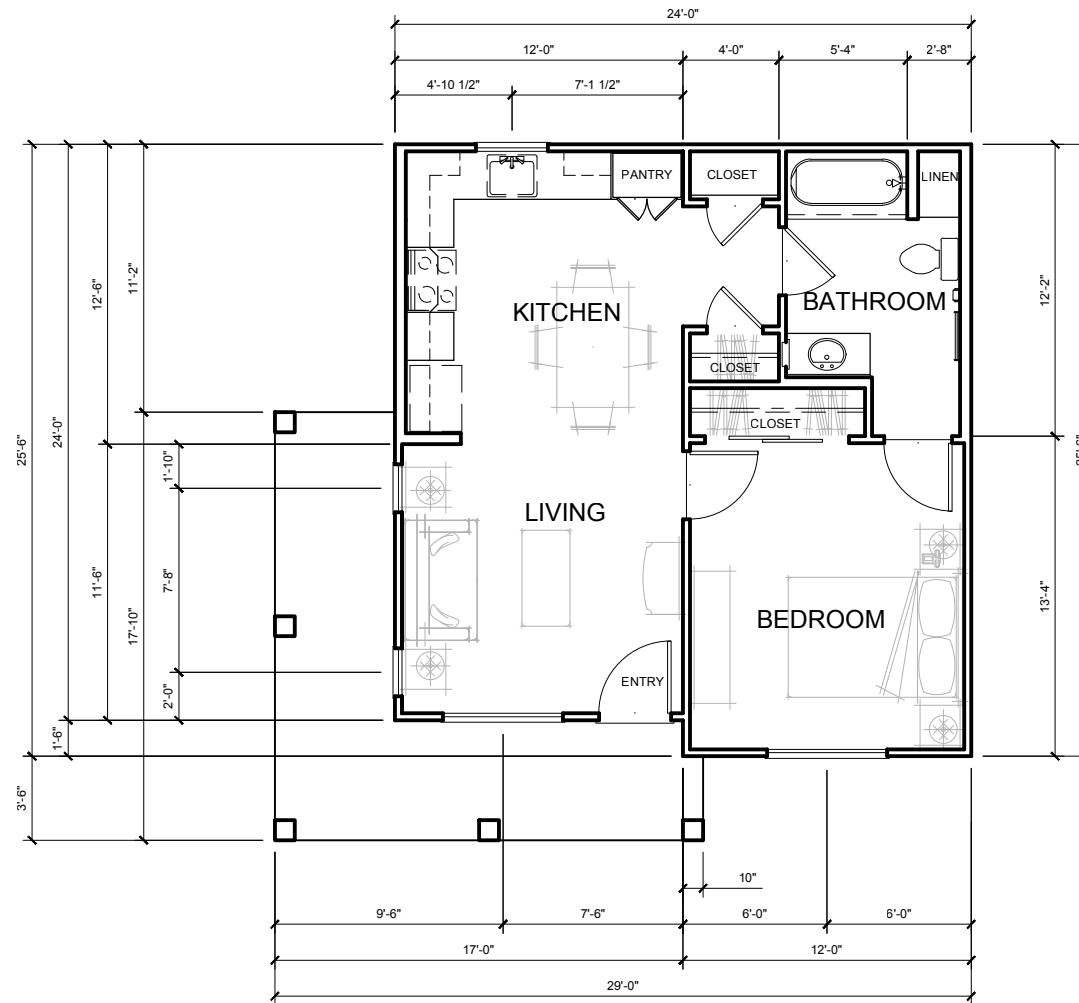


JOB NO. 552.013  
DATE 02-20-14

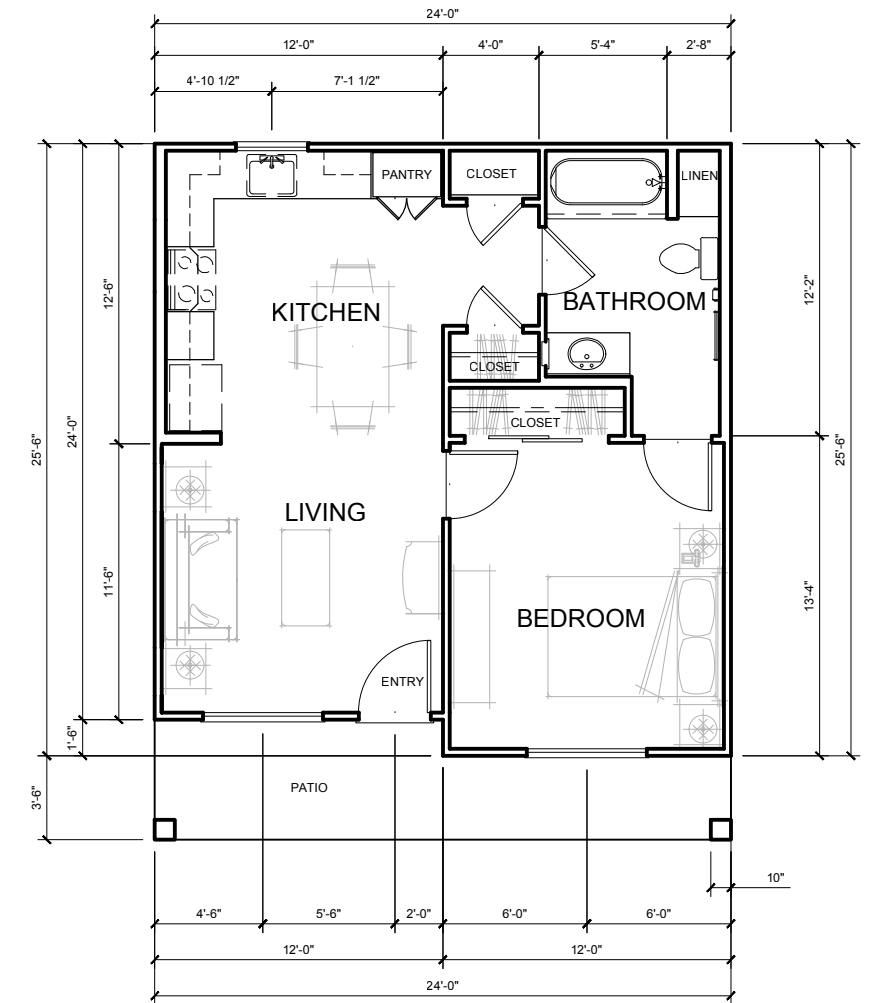
**A3.5A**



KOTTINGER COTTAGES  
 1-BEDROOM PLAN X-6  
 594 SF  
 63 SF PATIO  
 657 SF TOTAL



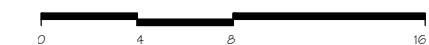
KOTTINGER COTTAGES  
 1-BEDROOM PLAN X-5  
 594 SF  
 152 SF PATIO  
 746 SF TOTAL



KOTTINGER COTTAGES  
 1-BEDROOM PLAN X-4  
 594 SF  
 102 SF PATIO  
 696 SF TOTAL

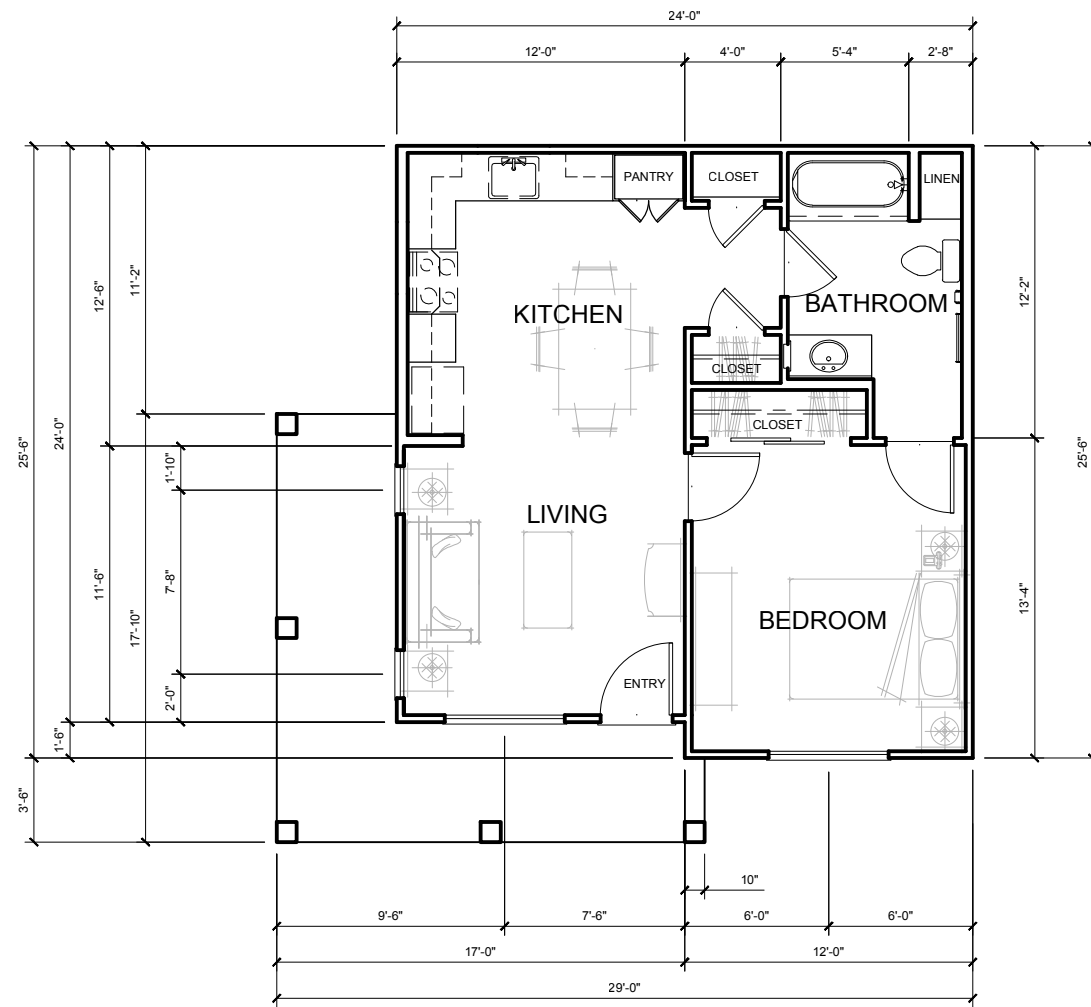
**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**UNIT PLANS X4, X5, & X6 - COTTAGES**

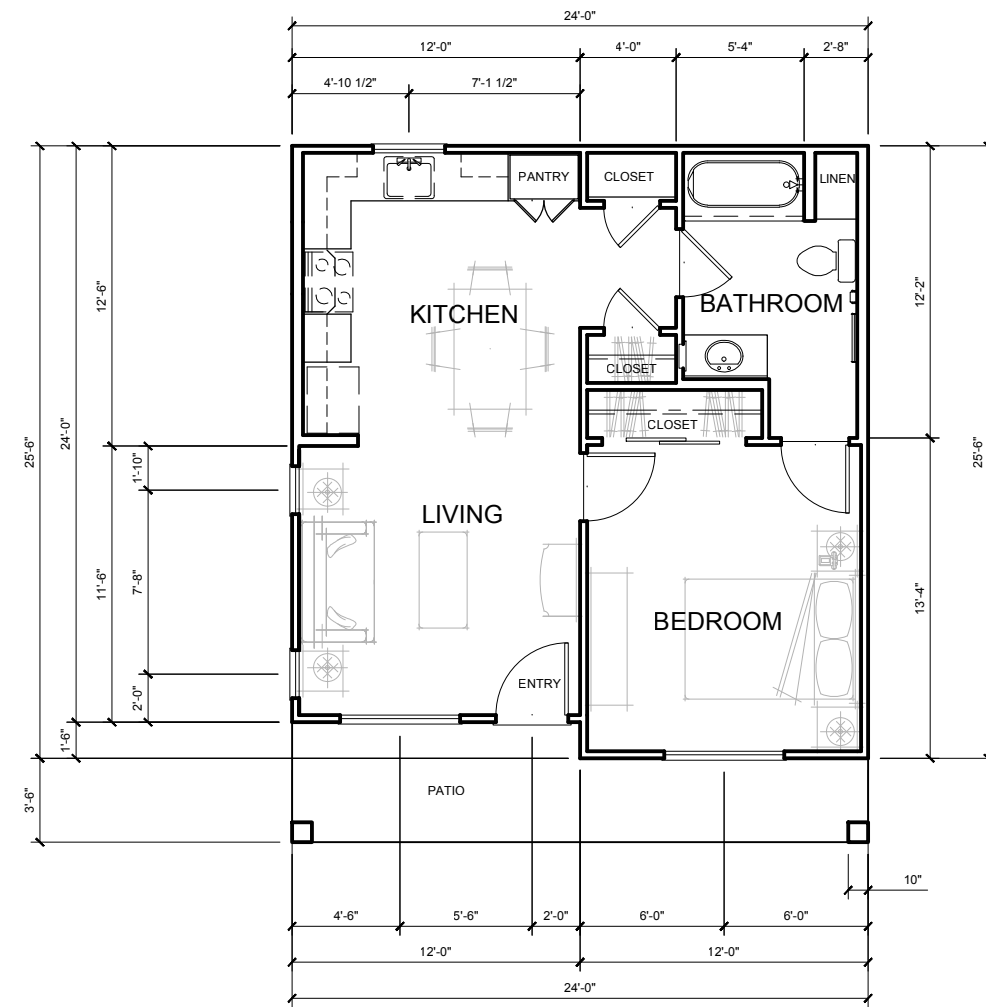


JOB NO. 552.013  
 DATE 02-20-14

**A3.5B**



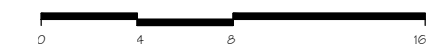
KOTTINGER COTTAGES  
 1-BEDROOM PLAN X-8  
 594 SF  
 152 SF PATIO  
 746 SF TOTAL



KOTTINGER COTTAGES  
 1-BEDROOM PLAN X-7  
 594 SF  
 102 SF PATIO  
 696 SF TOTAL

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**UNIT PLANS X7 & X8 - COTTAGES**



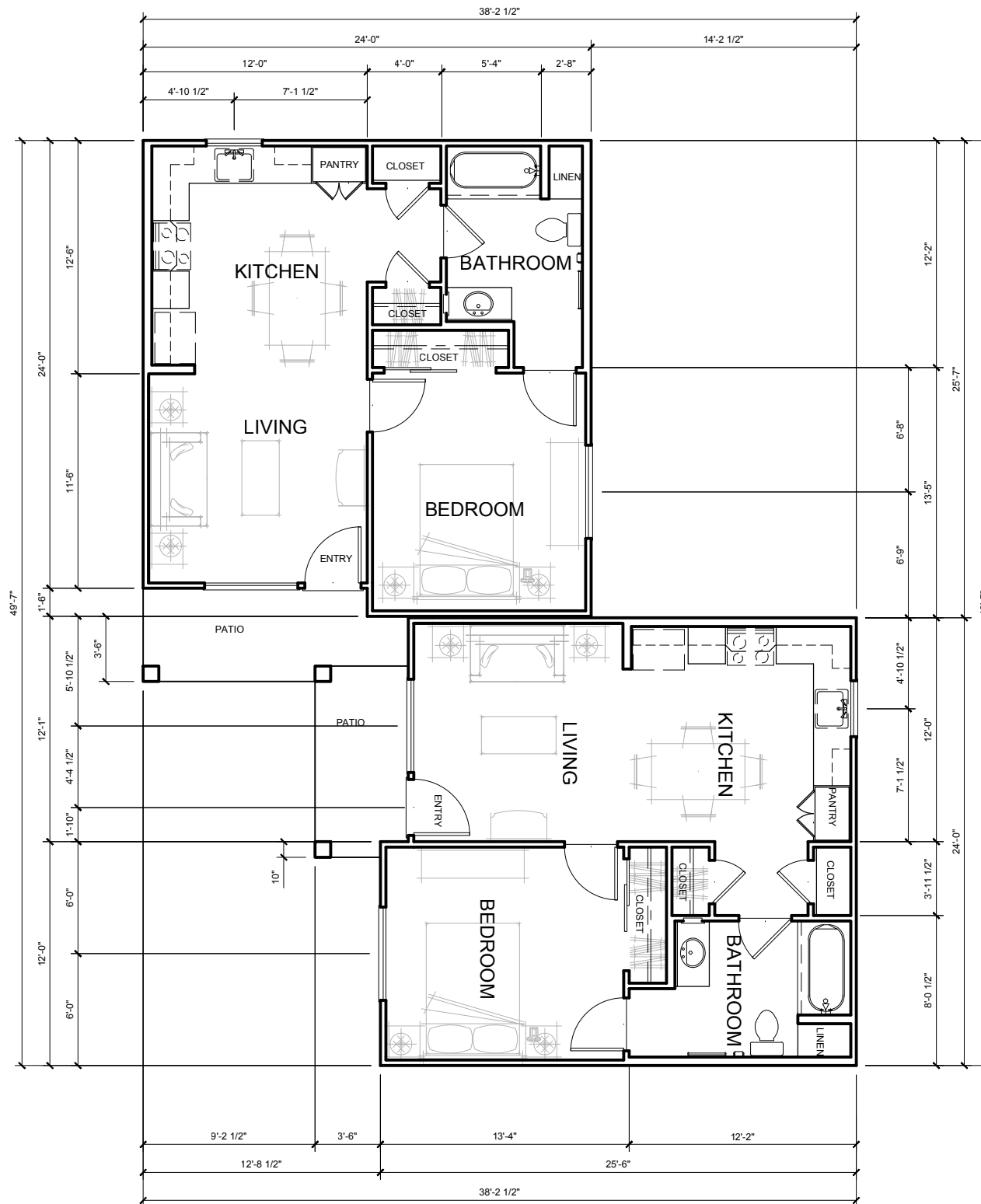
JOB NO. 552.013  
 DATE 02-20-14

**A3.5C**

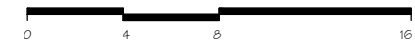


UNIT Y-1

UNIT Y-2



KOTTINGER COTTAGES  
 1-BEDROOM PLANS Y-1 & Y-2  
 Y-1: 594 SF      Y-2: 594 SF  
 64 SF PATIO      50 SF PATIO  
 658 SF TOTAL      644 SF TOTAL



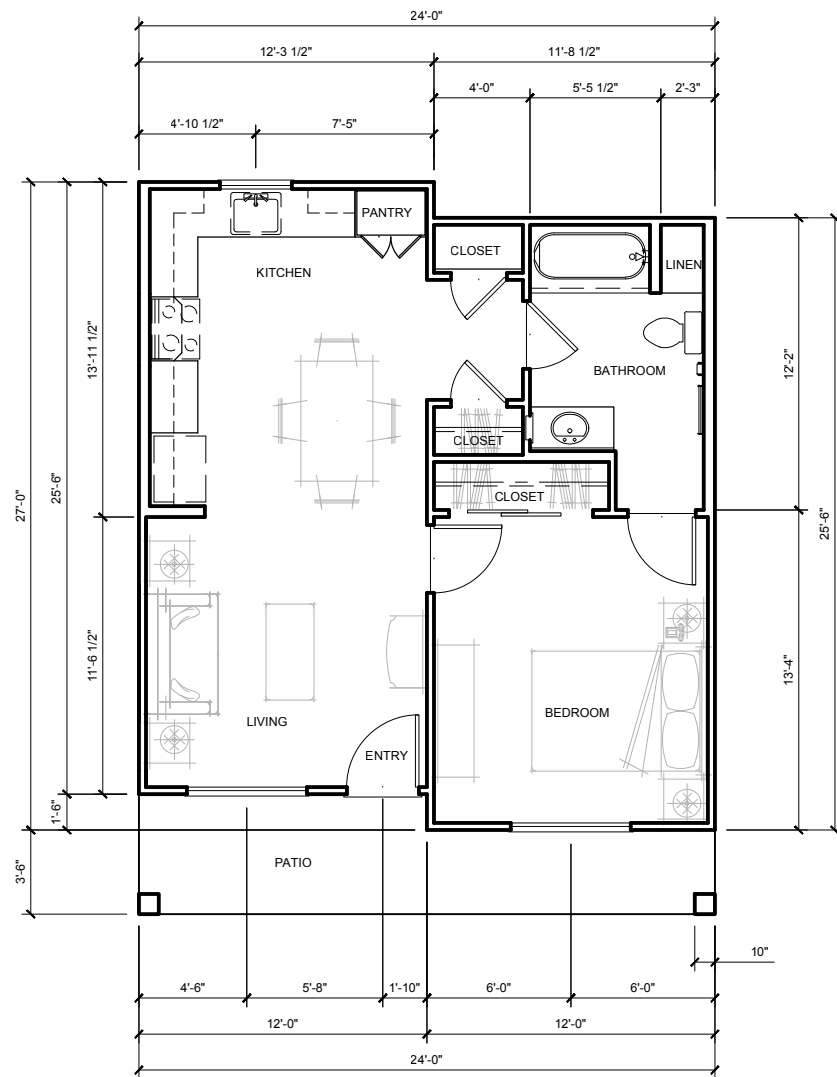
KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

UNIT PLANS Y1 & Y2 - COTTAGES

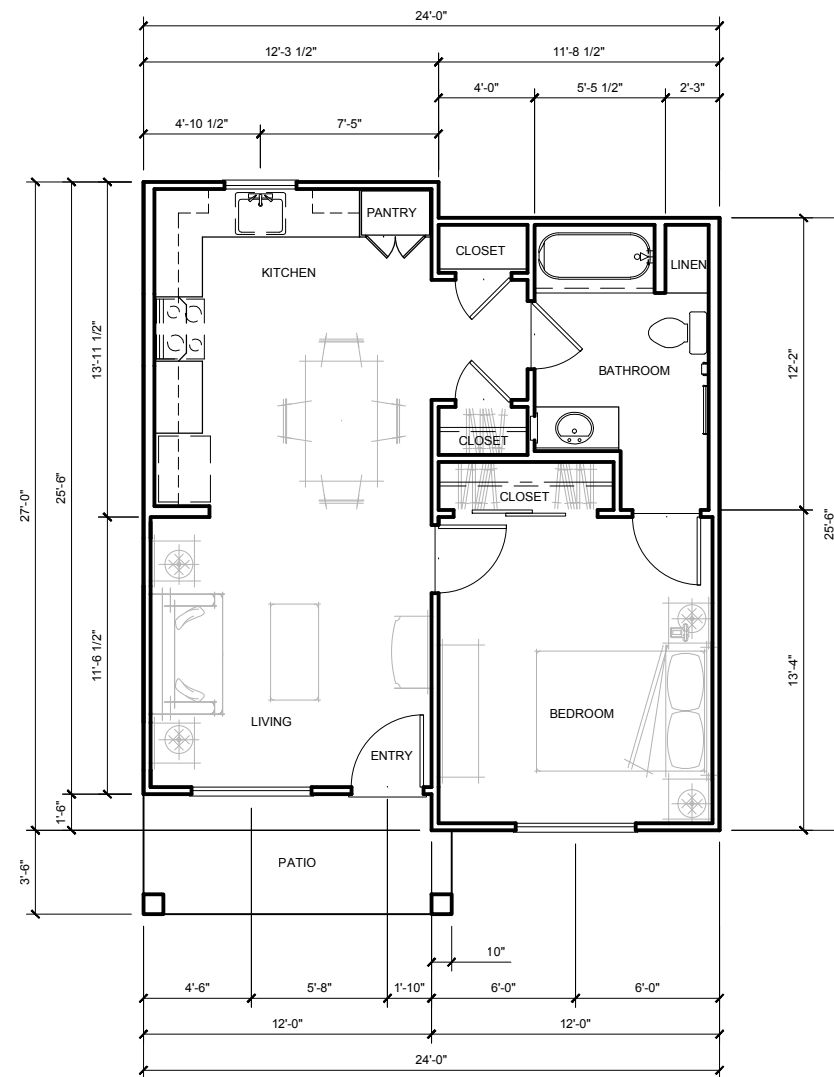


JOB NO. 552.013  
 DATE 02-20-14

A3.6



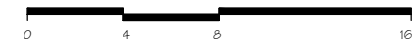
KOTTINGER COTTAGES  
 1-BEDROOM PLAN Z-2  
 612 SF  
 102 SF DECK  
 714 SF TOTAL



KOTTINGER COTTAGES  
 1-BEDROOM PLAN Z-1  
 612 SF  
 63 SF DECK  
 675 SF TOTAL

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

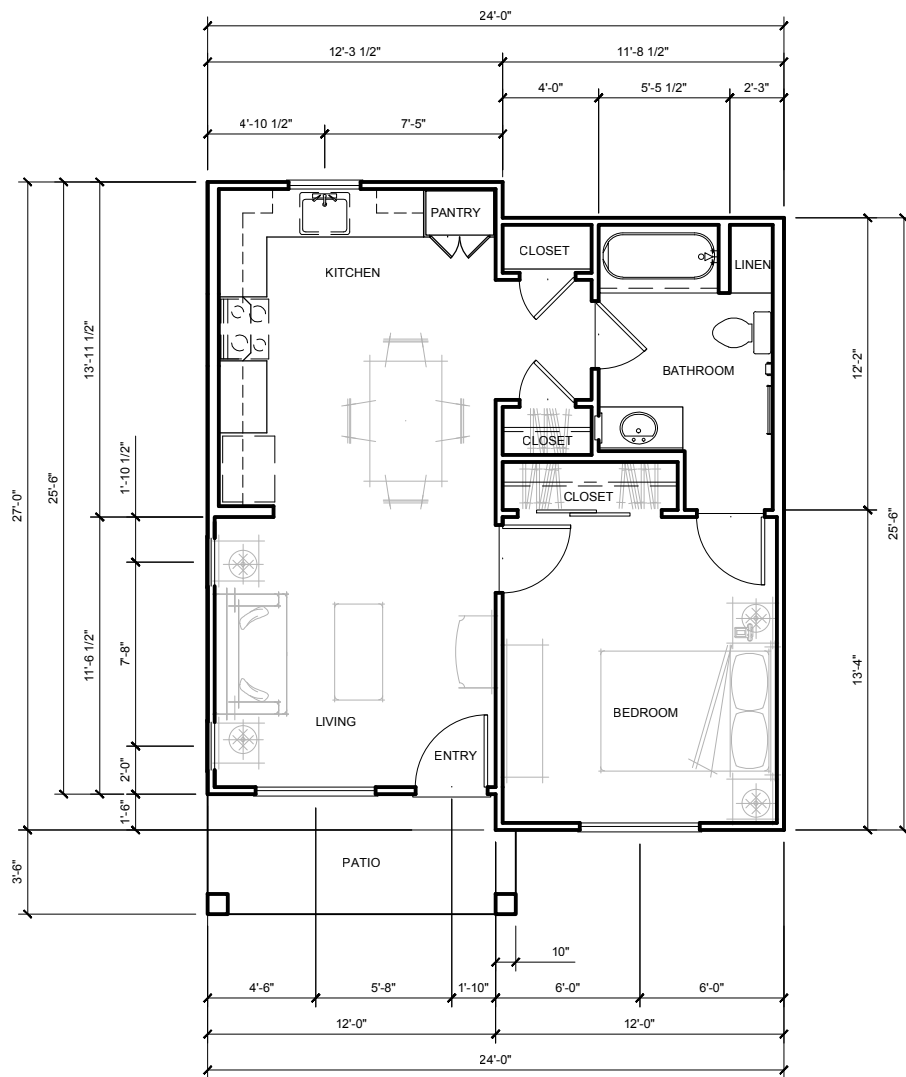
**UNIT PLANS Z1 & Z2 - COTTAGES**



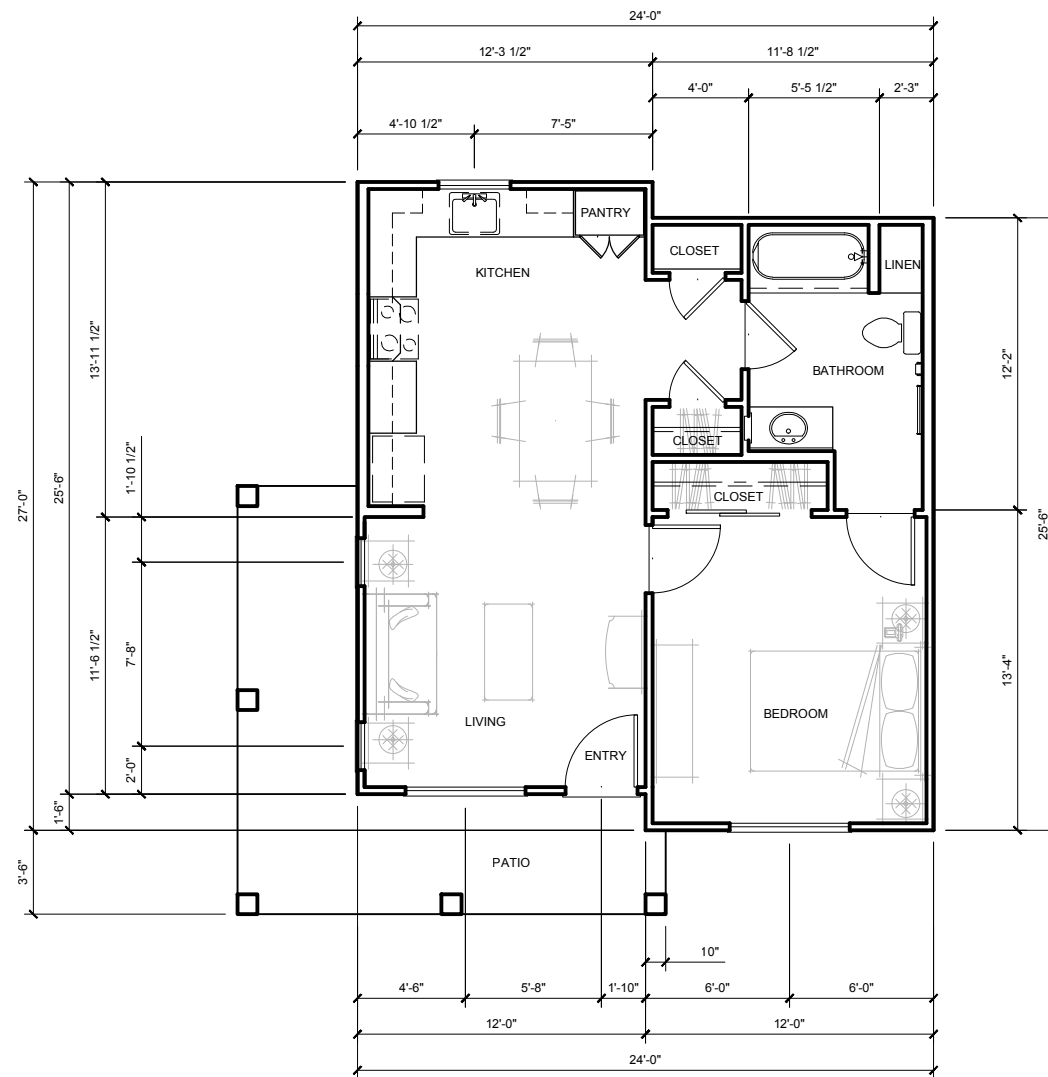
JOB NO. 552.013  
 DATE 02-20-14



**A3.7A**



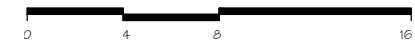
KOTTINGER COTTAGES  
 1-BEDROOM PLAN Z-4  
 612 SF  
 63 SF DECK  
 675 SF TOTAL



KOTTINGER COTTAGES  
 1-BEDROOM PLAN Z-3  
 612 SF  
 152 SF DECK  
 764 SF TOTAL

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**UNIT PLANS Z3 & Z4 - COTTAGES**



JOB NO. 552.013  
 DATE 02-20-14



**A3.7B**

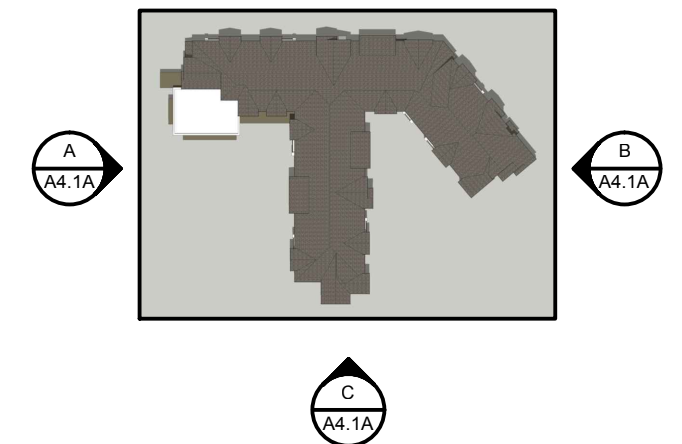


- COMPOSITION SHINGLE
- "HARDIE" BOARD AND BATTEN SIDING
- "AZEK " AND METAL RAILING
- MILGARD VINYL WINDOWS
- "HARDIE " LAP SIDING

BUILDING 1 - ELEVATION A



BUILDING 1 - ELEVATION B



BUILDING 1 - ELEVATION C

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 1 - KOTTINGER PLACE**  
**ELEVATIONS**



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.1A**





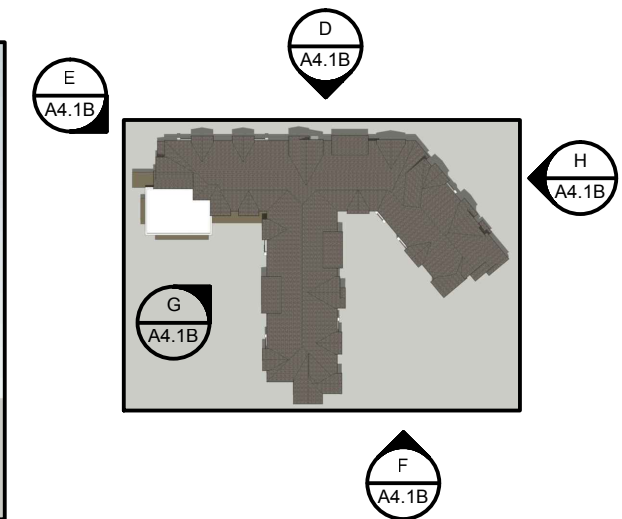
BUILDING 1 - ELEVATION D



BUILDING 1 - PERSPECTIVE E



BUILDING 1 - PERSPECTIVE F



BUILDING 1 - PERSPECTIVE G



BUILDING 1 - PERSPECTIVE H

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

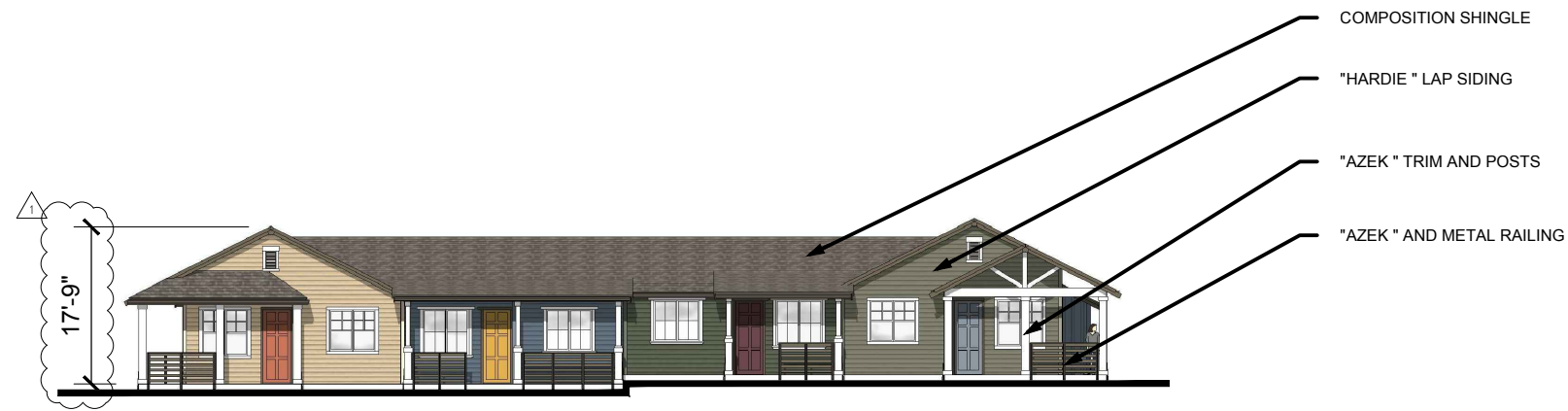
**BUILDING 1 - KOTTINGER PLACE**  
 ELEVATIONS



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.1B**



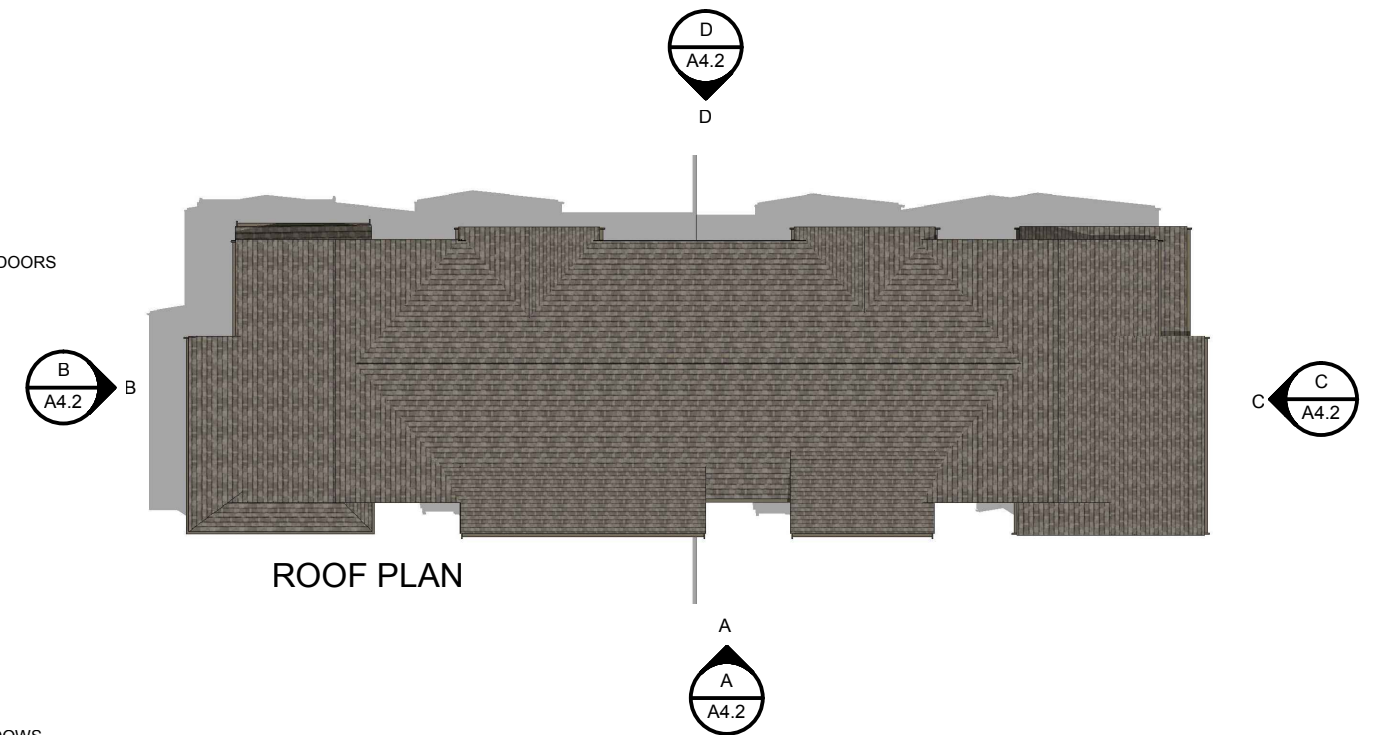
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 2 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**



0 16 32 64

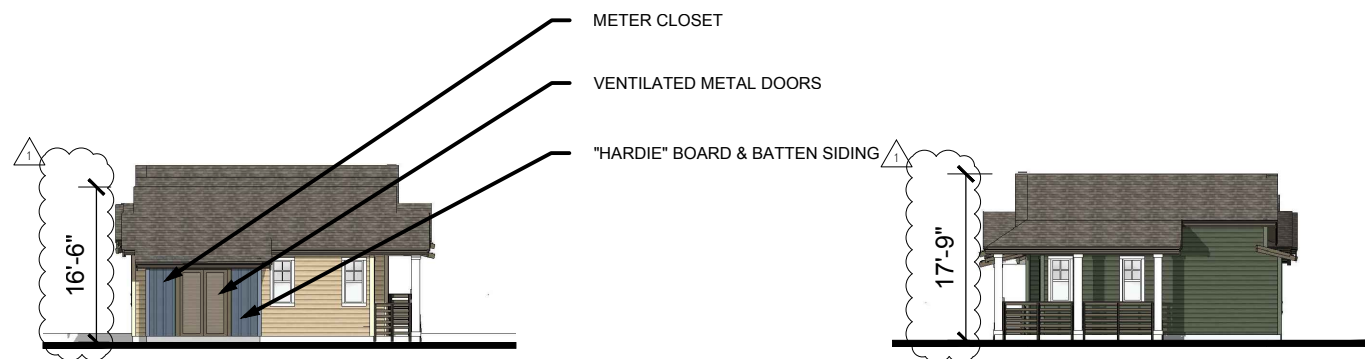
JOB NO. 552.013  
 DATE 02-20-14

**A4.2**



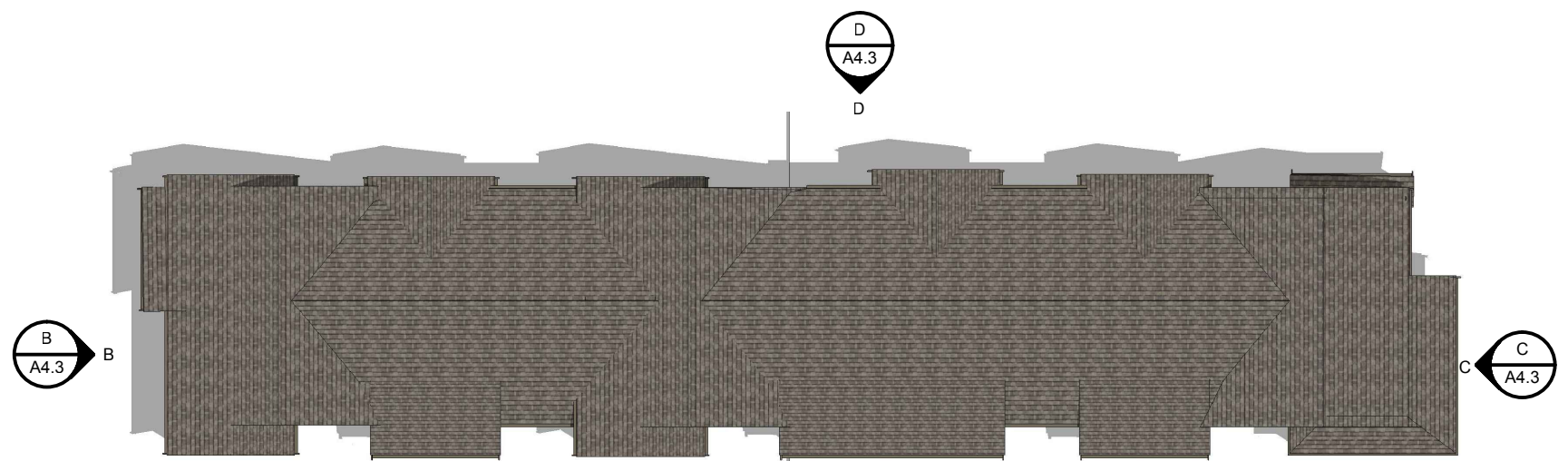


FRONT ELEVATION A



LEFT ELEVATION B

RIGHT ELEVATION C



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 3 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.3**

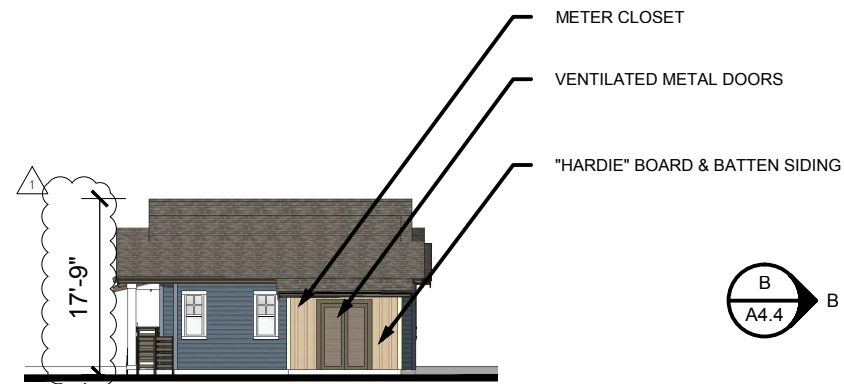




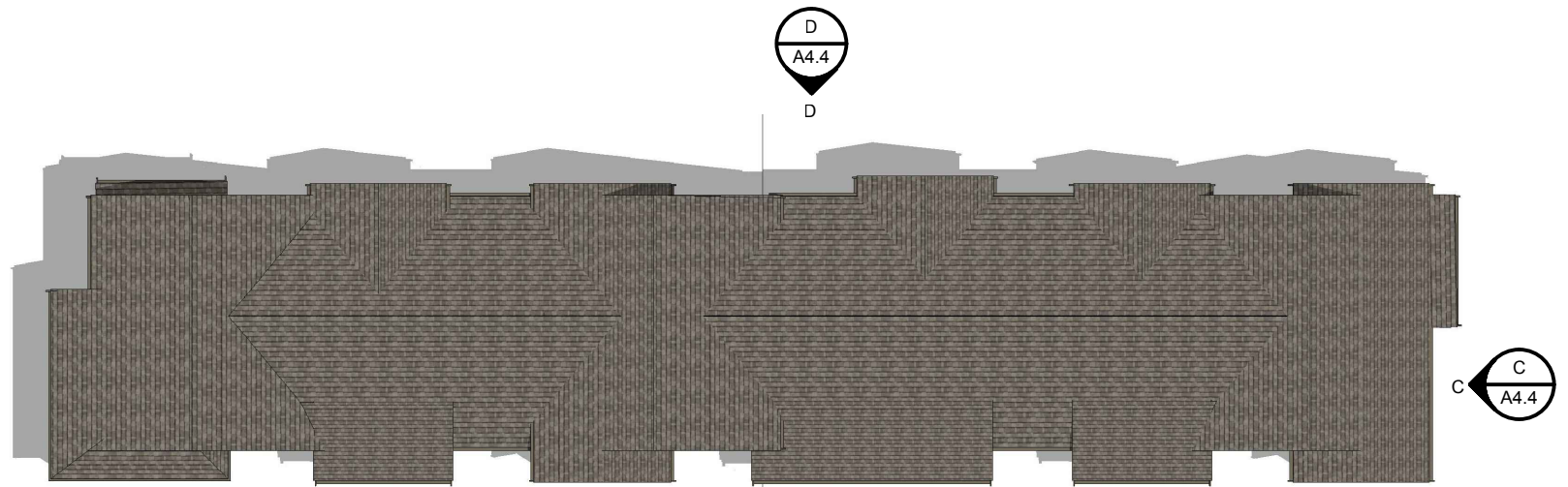
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 4 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**

0 16 32 64

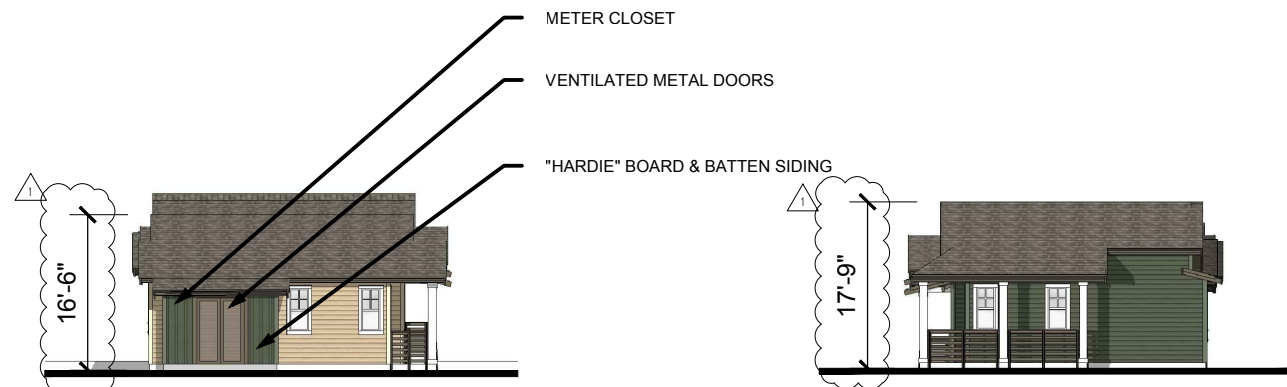
**DAHLIN**  
group

JOB NO. 552.013  
 DATE 02-20-14

**A4.4**

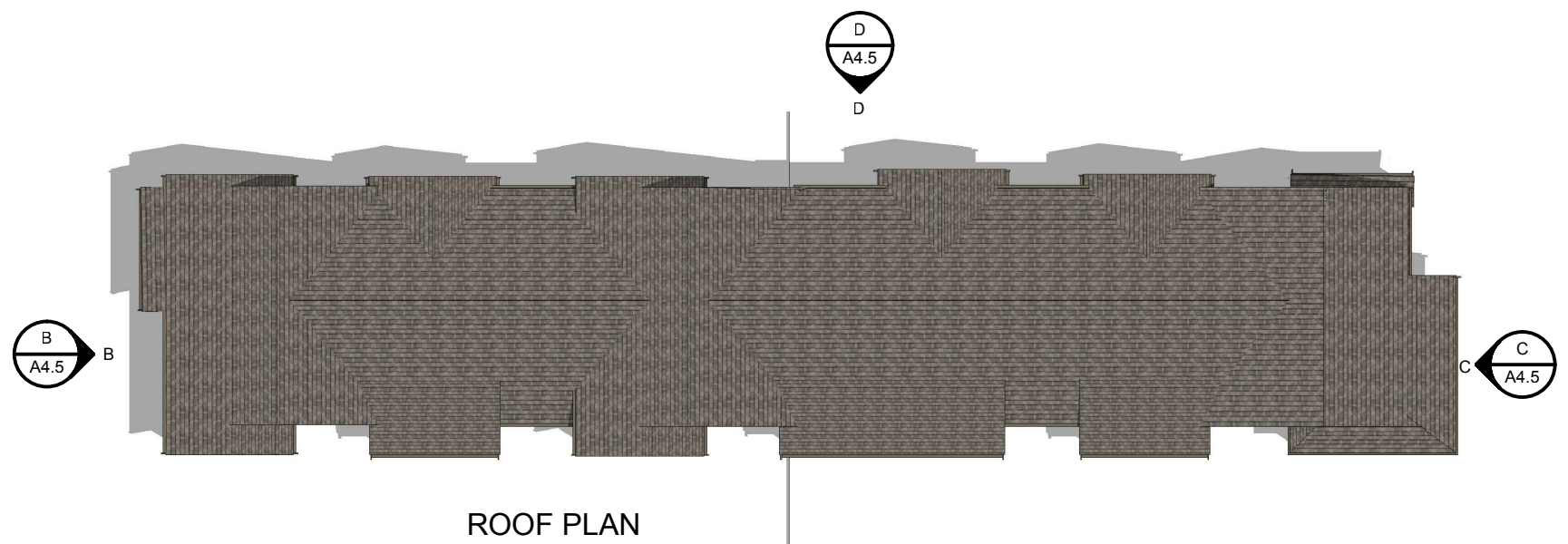


FRONT ELEVATION A



LEFT ELEVATION B

RIGHT ELEVATION C



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 5 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**

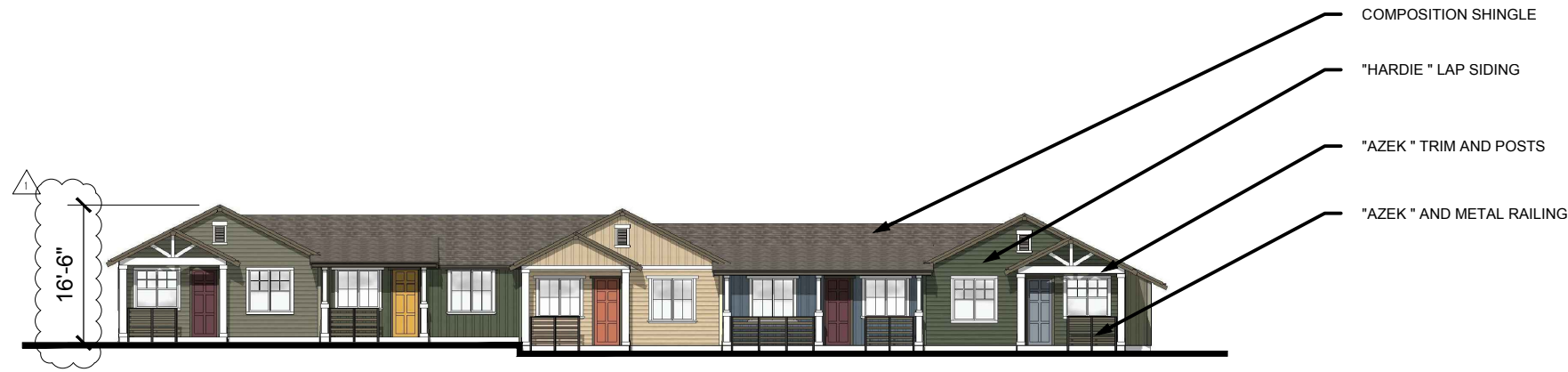


0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.5**

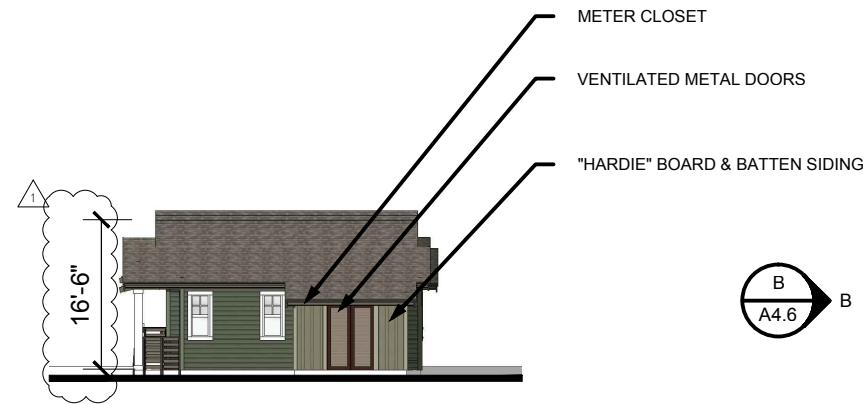




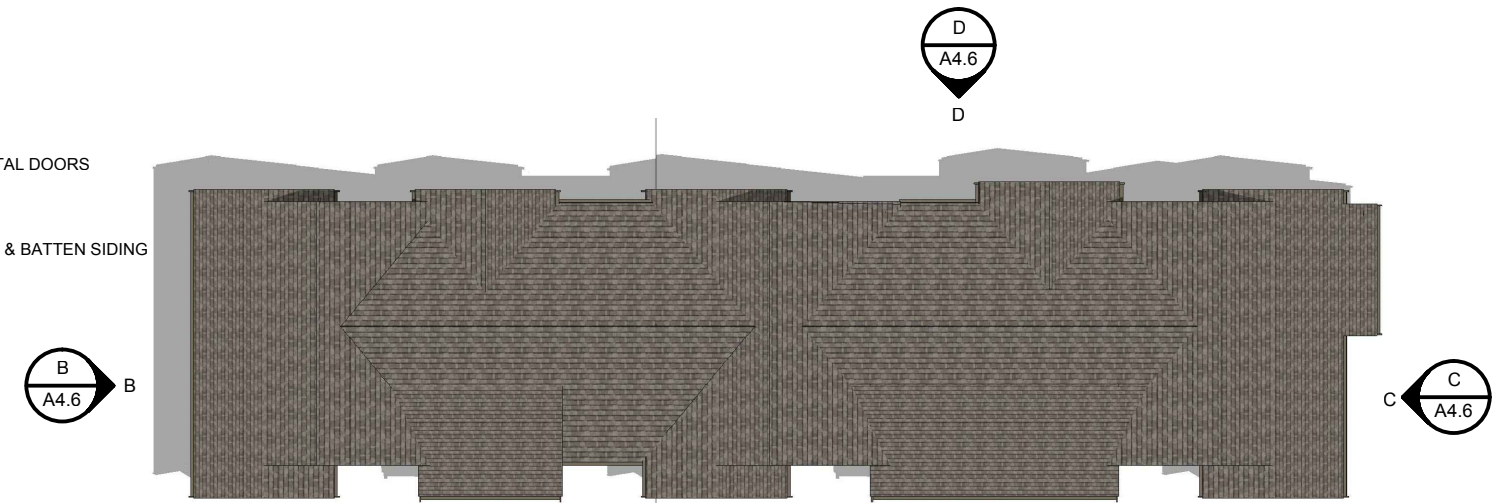
FRONT ELEVATION A



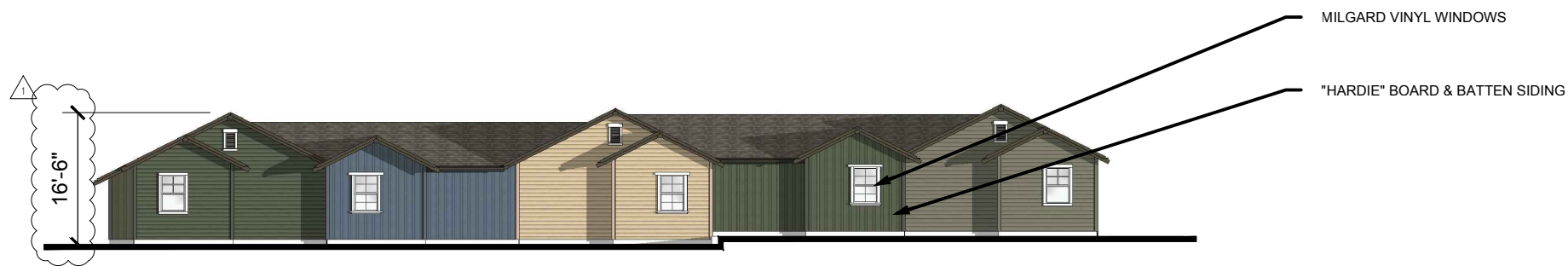
LEFT ELEVATION B



RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

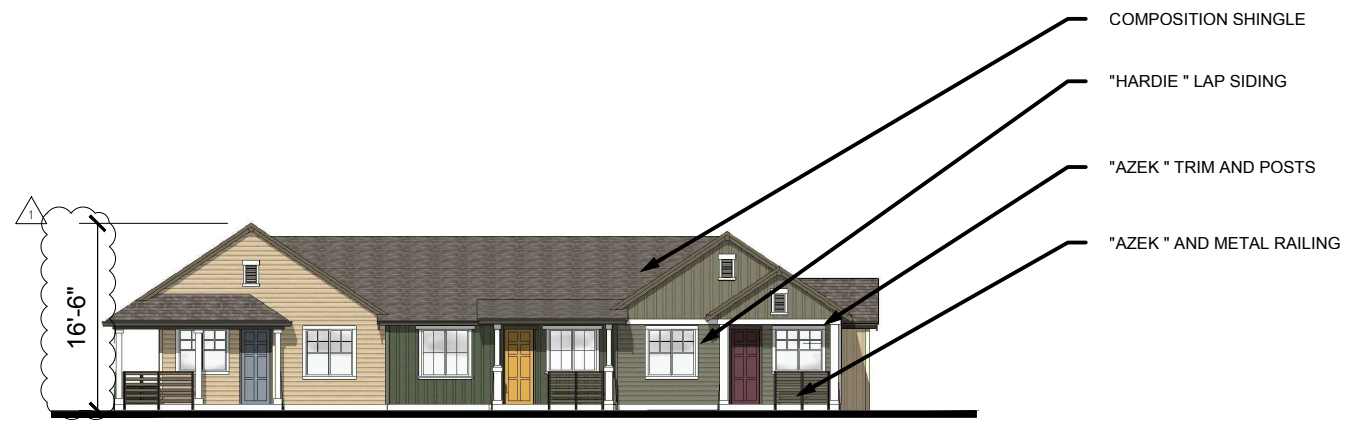
**BUILDING 6 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

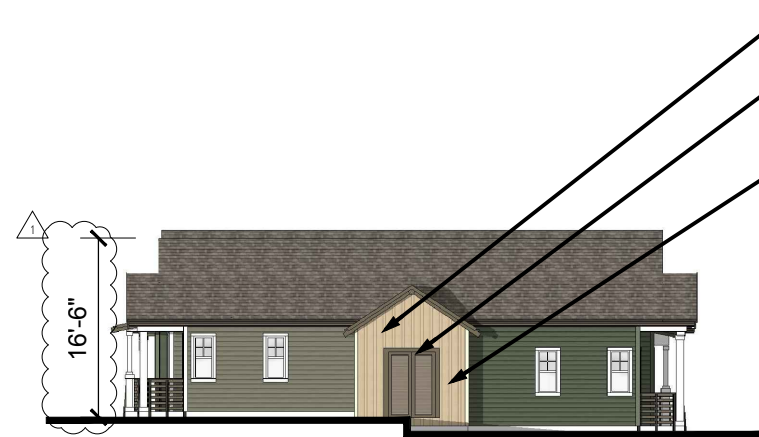
**A4.6**



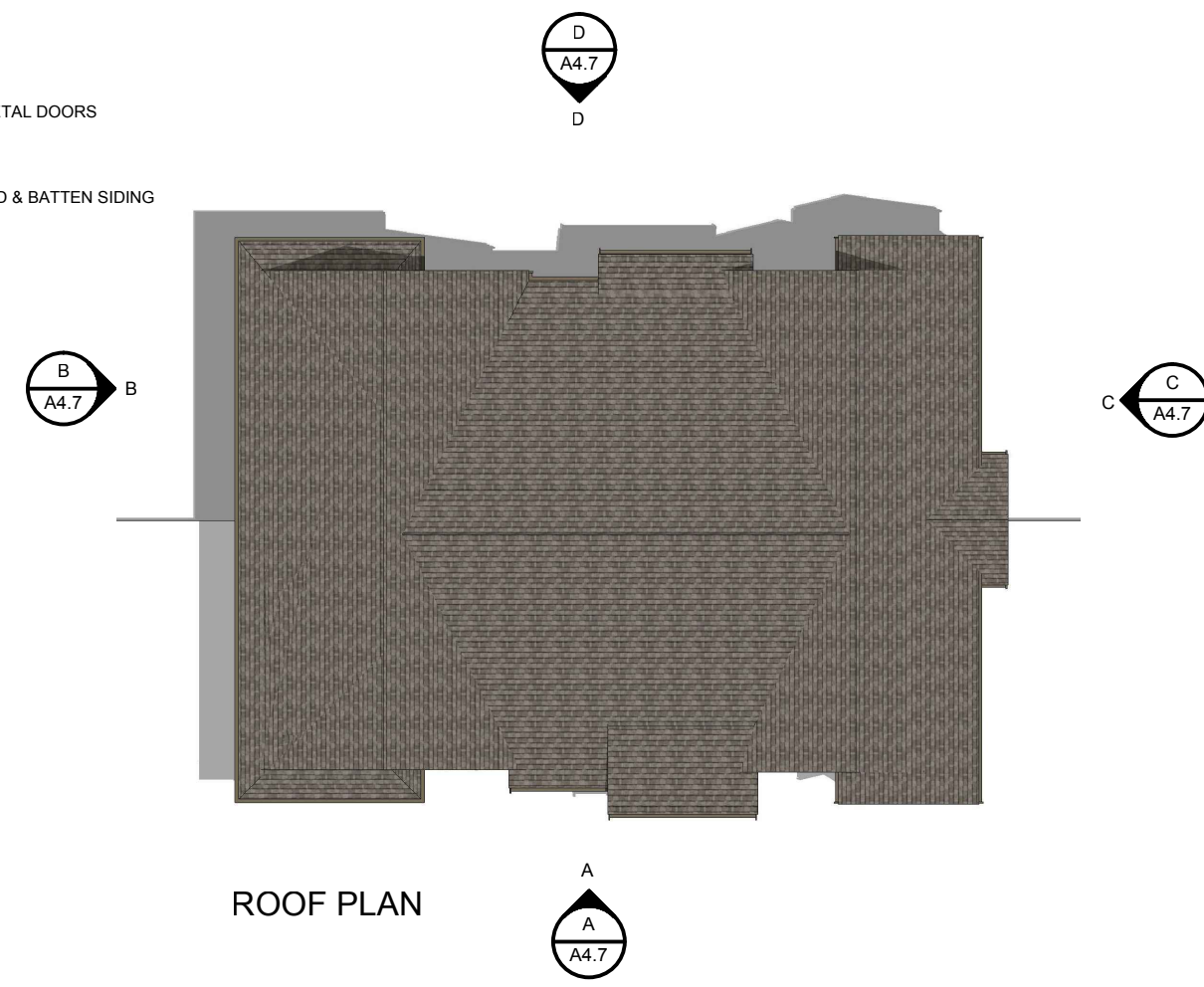
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 7 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.7**





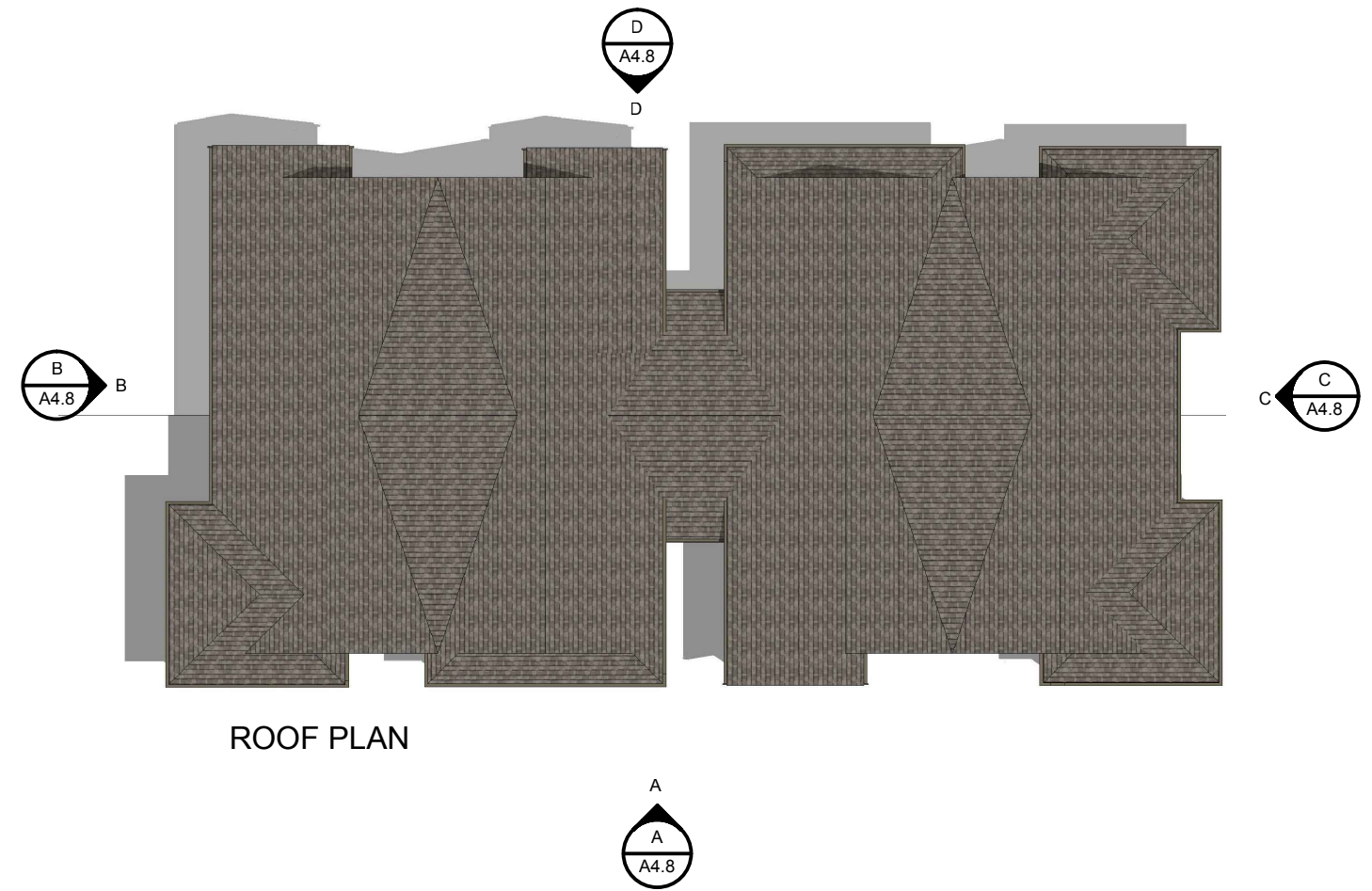
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 8 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**



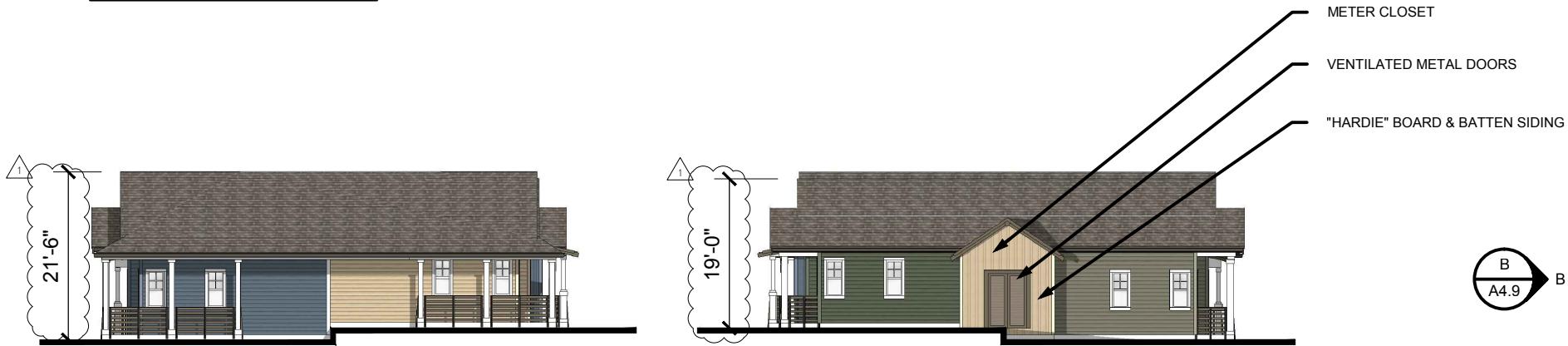
0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.8**



FRONT ELEVATION A



LEFT ELEVATION B

RIGHT ELEVATION C

ROOF PLAN



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 9 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**

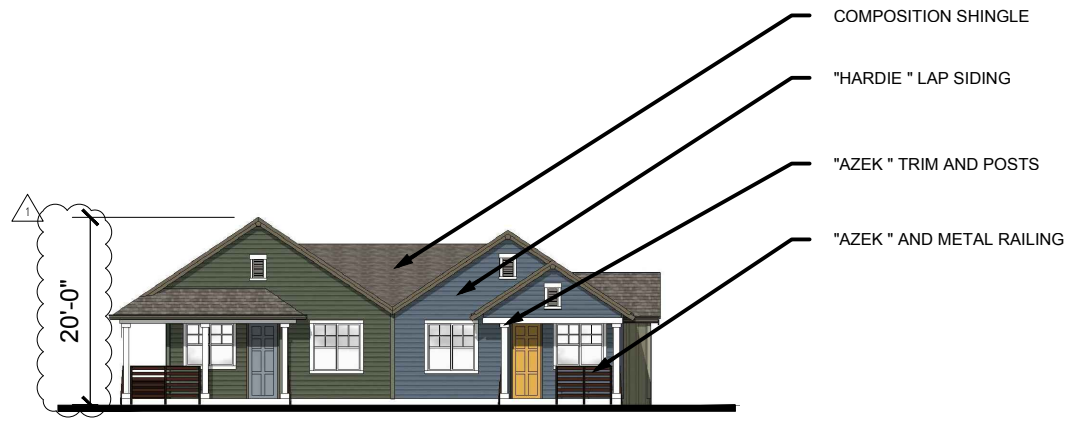


0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.9**





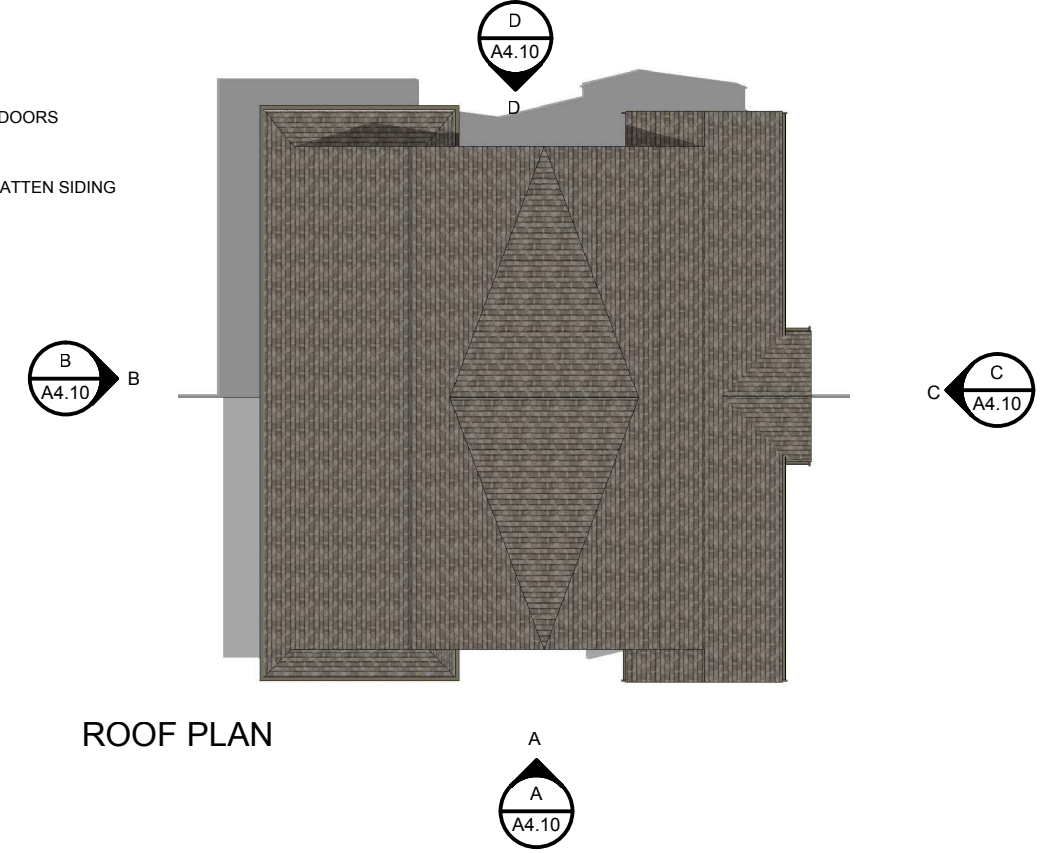
FRONT ELEVATION A



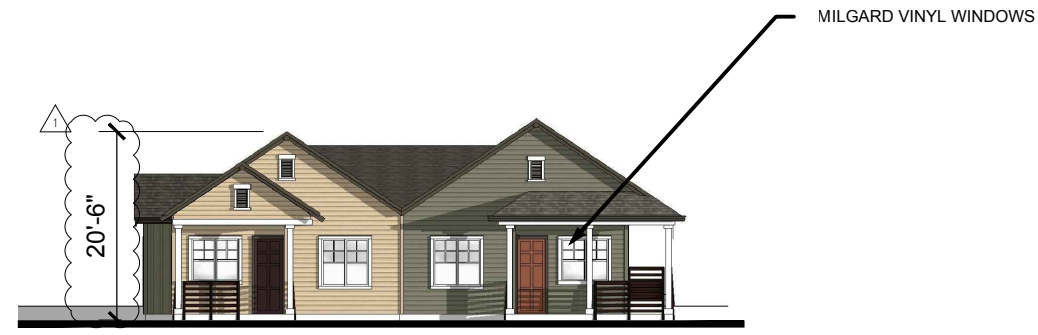
LEFT ELEVATION B



RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 10 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.10**



- COMPOSITION SHINGLE
- "HARDIE" LAP SIDING
- "AZEK" TRIM AND POSTS
- "AZEK" AND METAL RAILING

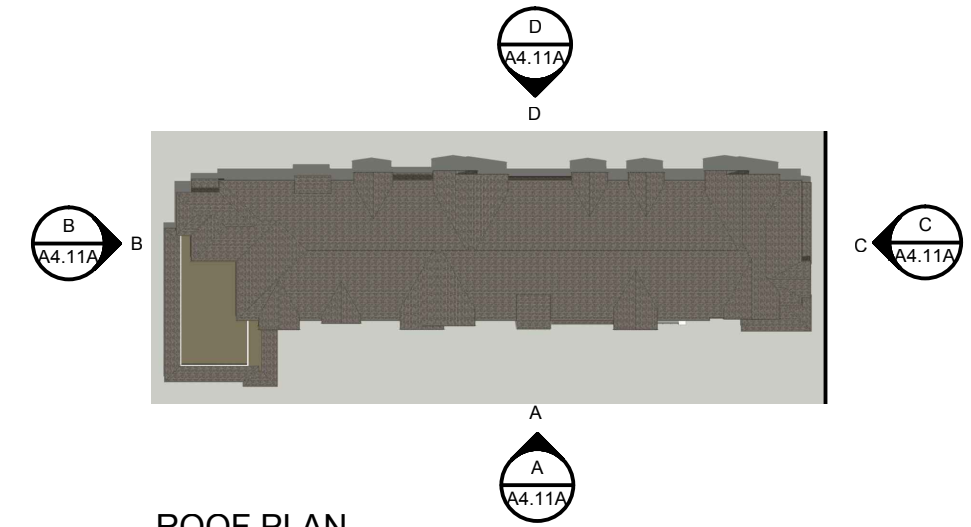
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



ROOF PLAN



- MILGARD VINYL WINDOWS
- "HARDIE" BOARD & BATTEN SIDING

REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 11 - PLEASANTON GARDENS**  
**ELEVATIONS**



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.11A**

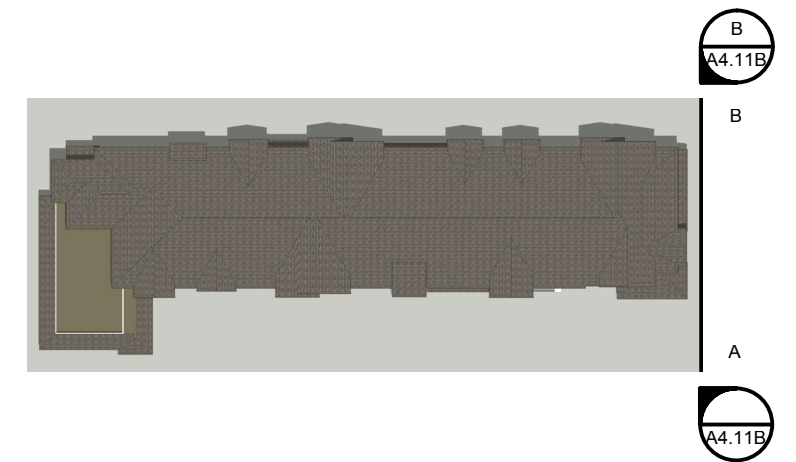




FRONT ELEVATION PERSPECTIVE A



REAR ELEVATION PERSPECTIVE B



ROOF PLAN



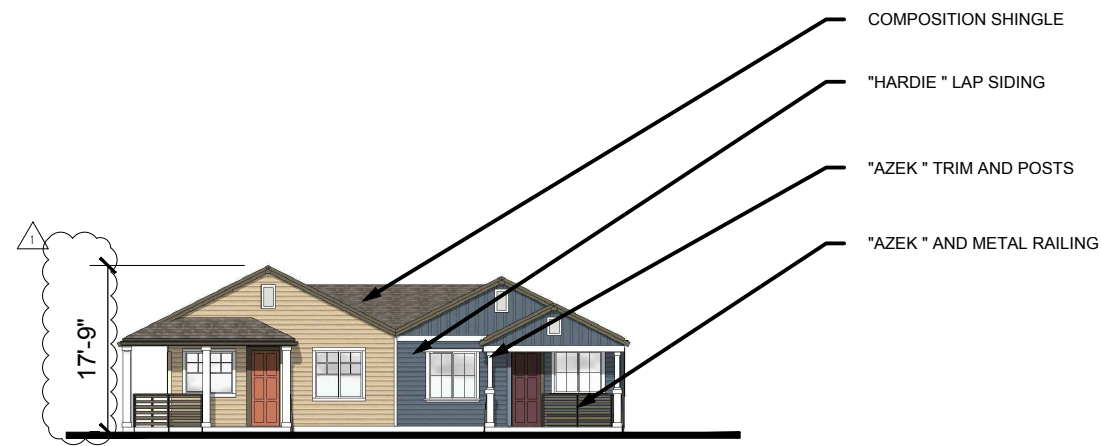
JOB NO. 552.013  
DATE 02-20-14



**A4.11B**

**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

**BUILDING 11 - PLEASANTON GARDENS**  
**ELEVATIONS**

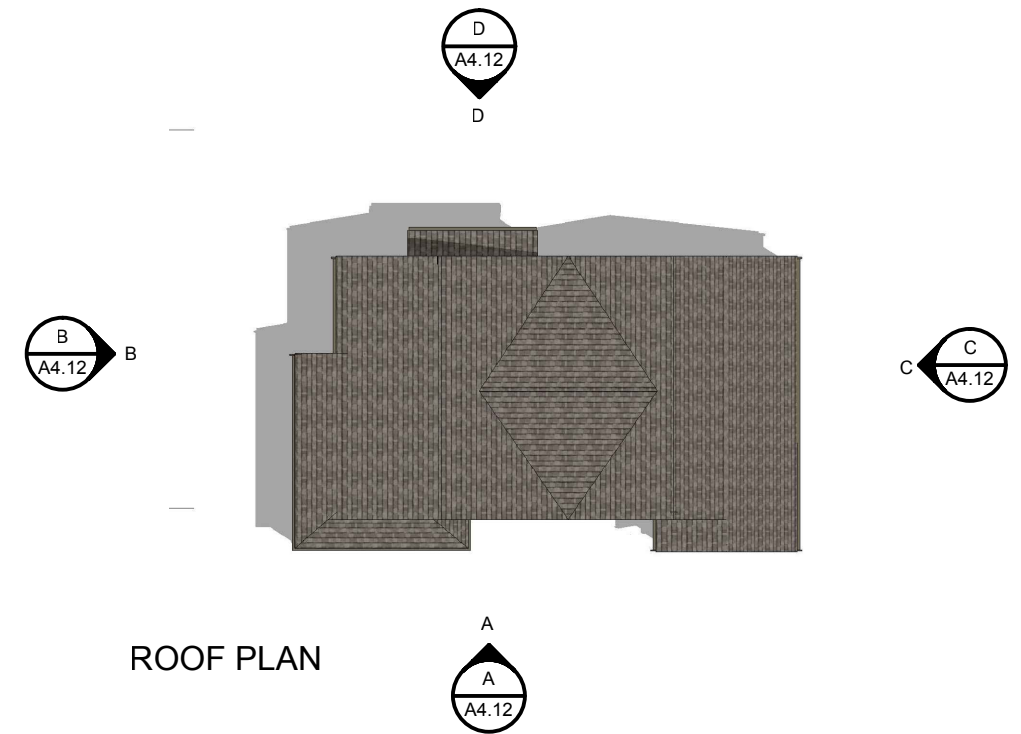


FRONT ELEVATION A

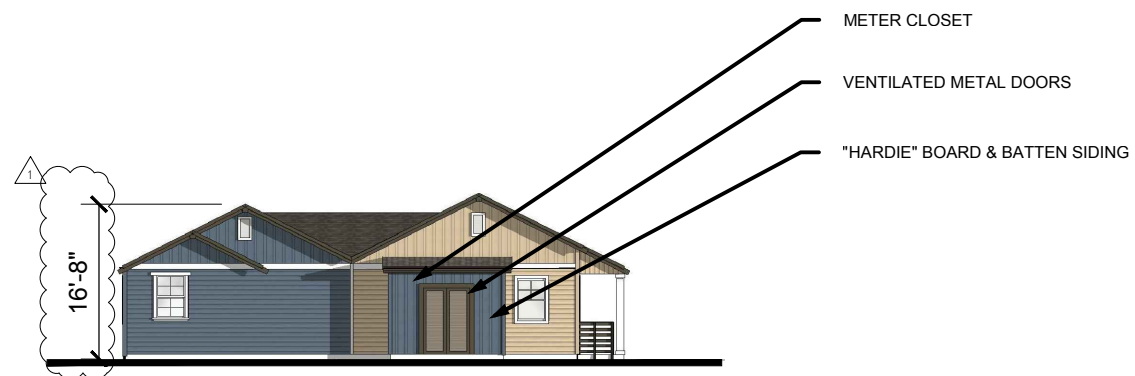


LEFT ELEVATION B

RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 12 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**

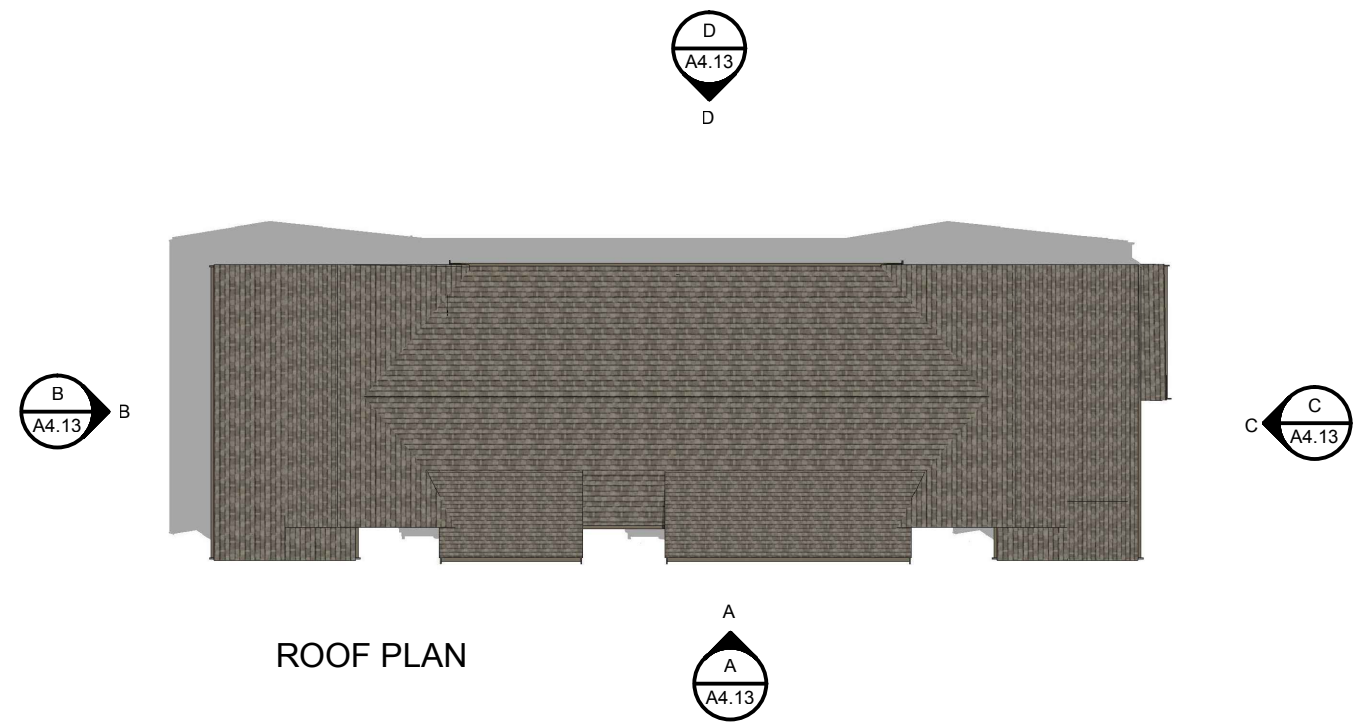
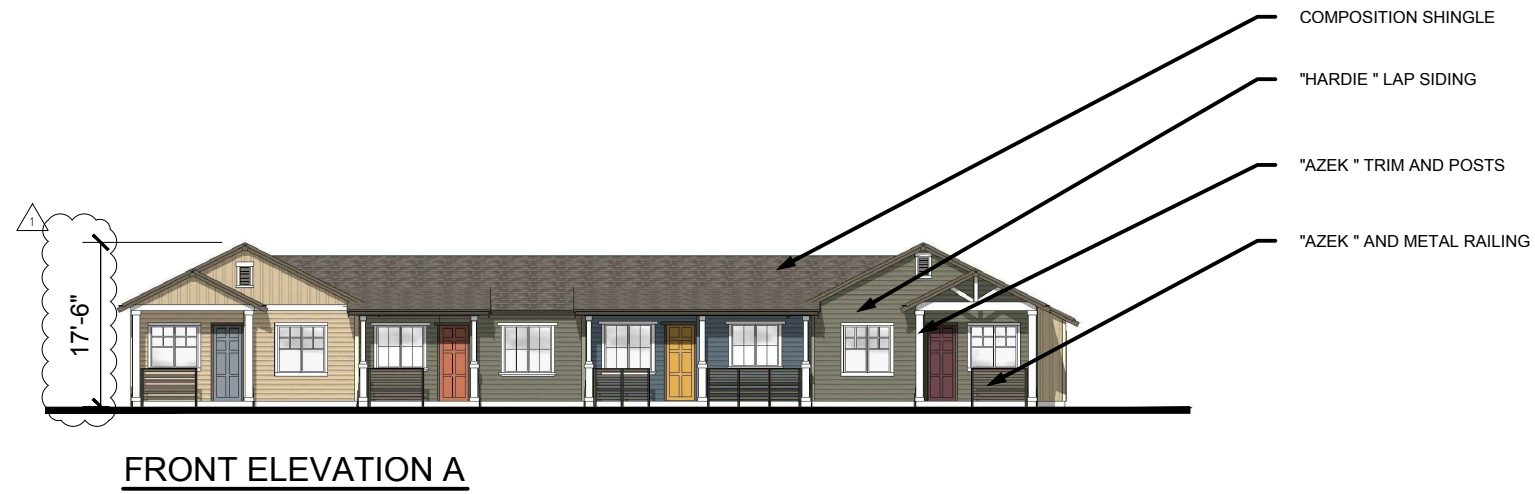


0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.12**





**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 13 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**



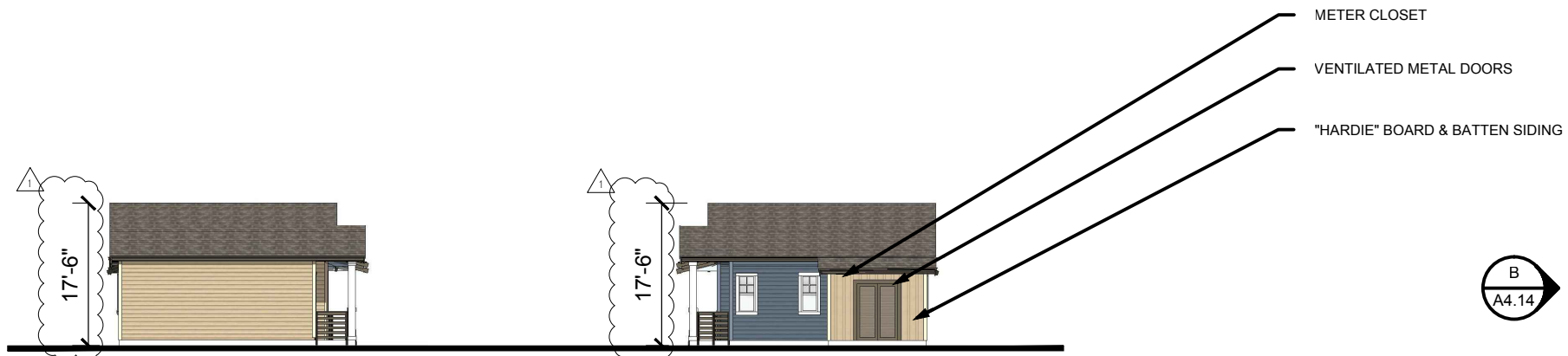
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JOB NO. 552.013  
 DATE 02-20-14

**A4.13**

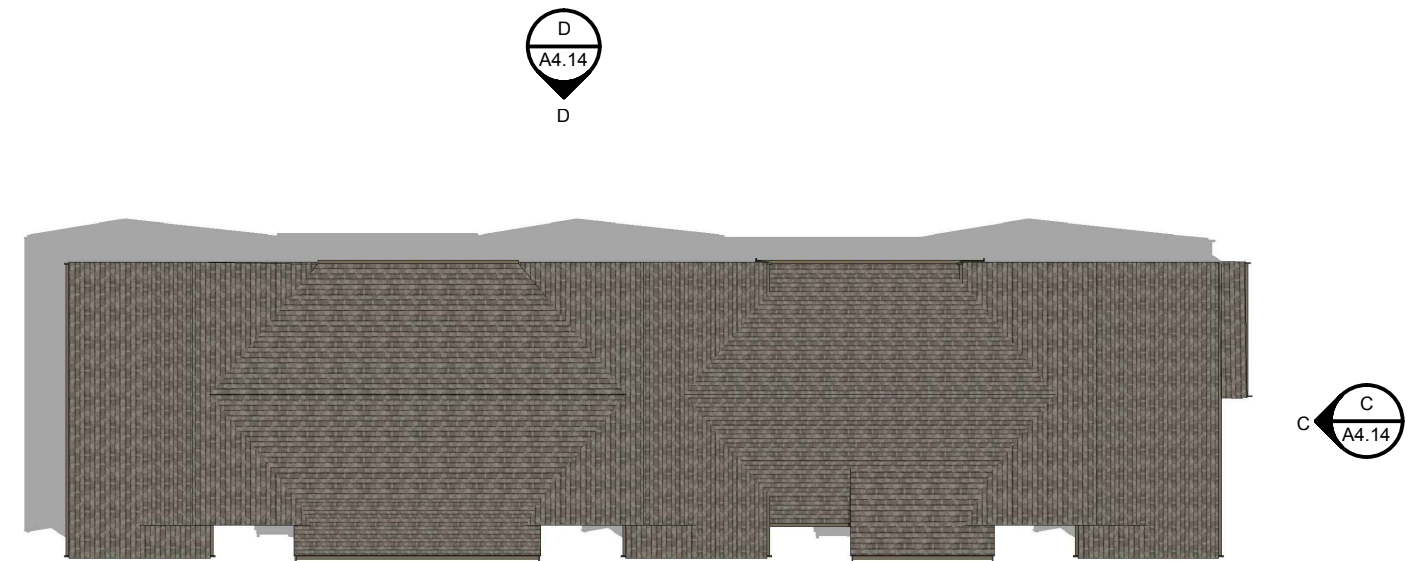


FRONT ELEVATION A



LEFT ELEVATION B

RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 14 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**



0 16 32 64

JOB NO. 552.013  
 DATE 02-20-14

**A4.14**



FRONT ELEVATION A

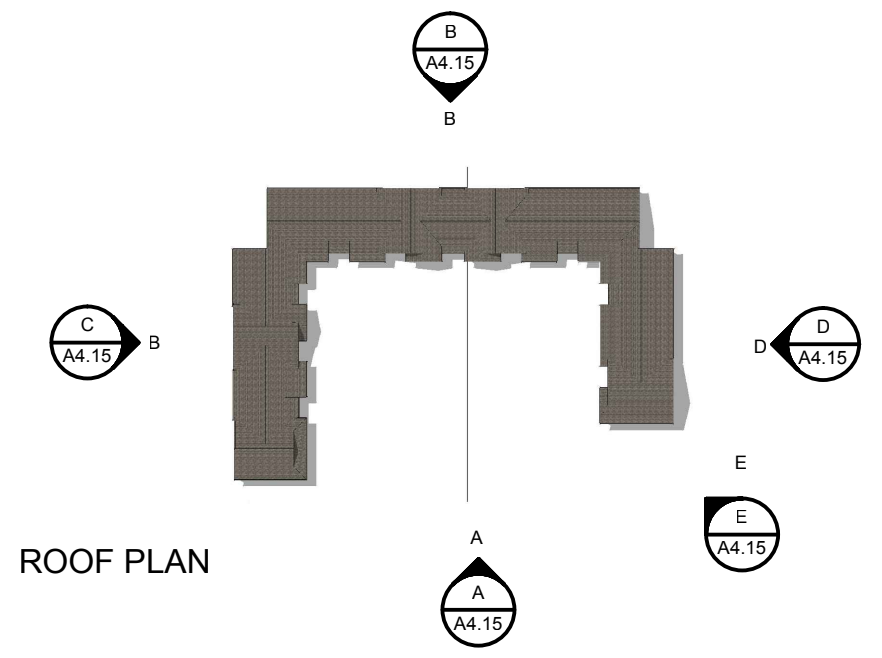
- BOILER / METER CLOSET
- VENTILATED METAL DOORS
- COMPOSITION SHINGLE
- "HARDIE " LAP SIDING
- "AZEK " TRIM AND POSTS
- "AZEK " AND METAL RAILING



FRONT PERSPECTIVE E



REAR ELEVATION B



ROOF PLAN



LEFT ELEVATION C



RIGHT ELEVATION D

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING 15 - KOTTINGER PLACE**  
**COTTAGE ELEVATIONS**

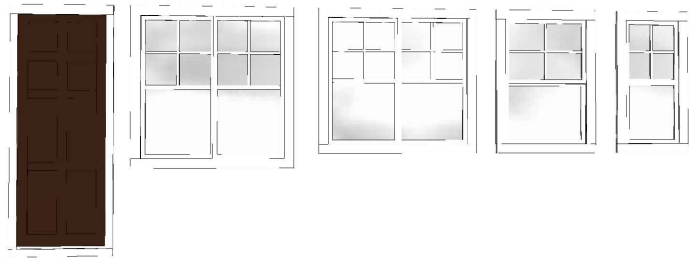


0 16 32 64

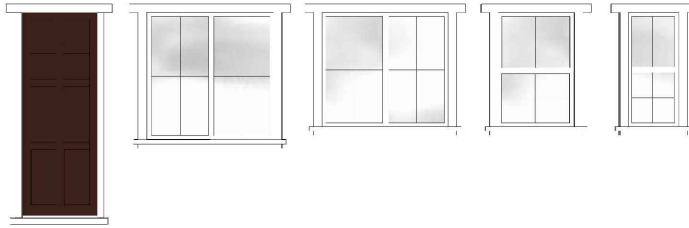
JOB NO. 552.013  
 DATE 02-20-14

**A4.15**

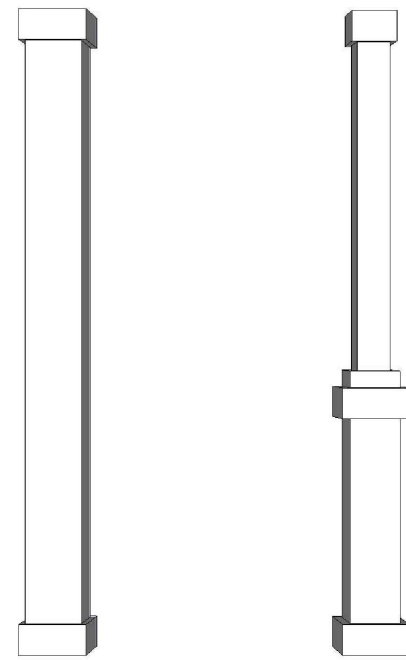




"A" STYLE TRIM PACKAGE



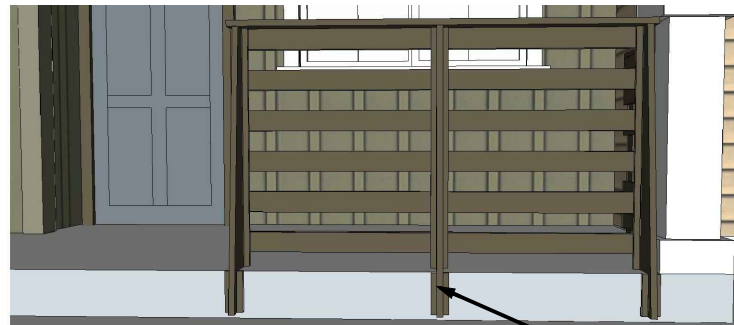
"B" STYLE TRIM PACKAGE



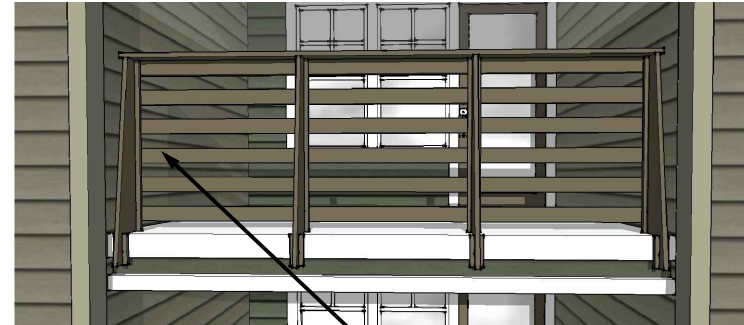
COLUMN DETAIL



EAVE DETAIL



DECK/PORCH RAIL DETAIL (FACE MOUNTED)



METAL SUPPORTING POST

"AZTEK" 1X4 RAIL PAINTED TO MATCH

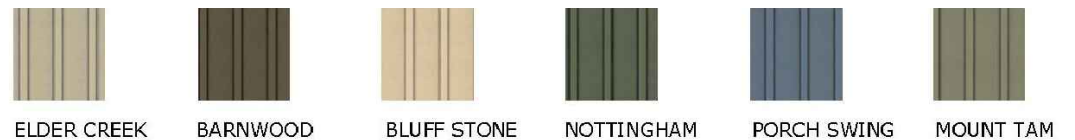


BALCONY DETAIL

LOCATION OF PROPOSED STORAGE



**HARDIE BOARD AND BATTEN SIDING**

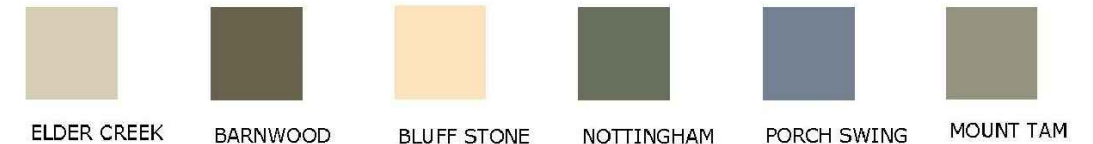


**HARDIE HORIZONTAL LAP SIDING**

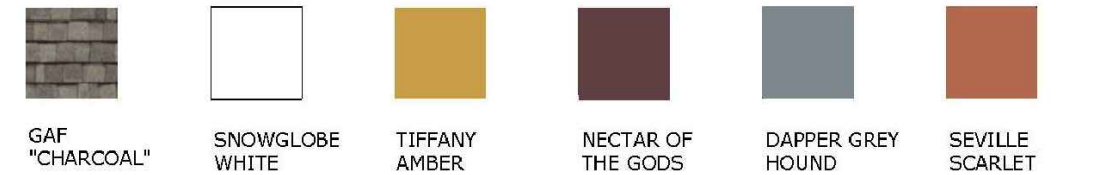


BUILDING COLOR SWATCHES

**BUILDING BODY PAINT COLORS**



**ROOF/DOOR AND ACCENT COLORS**



ROOF/DOORS COLOR SWATCHES



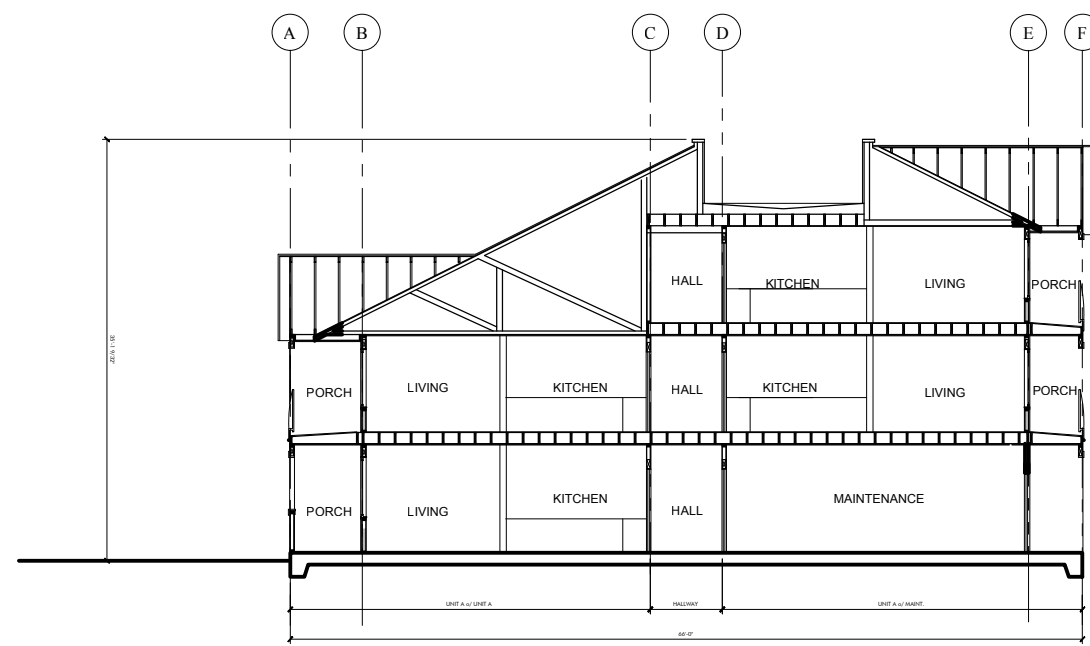
**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING DETAIL AND STYLE IMAGES**



JOB NO. 552.013  
 DATE 02-20-14

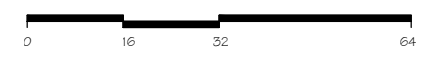
**A4.20**



SECTION AA

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

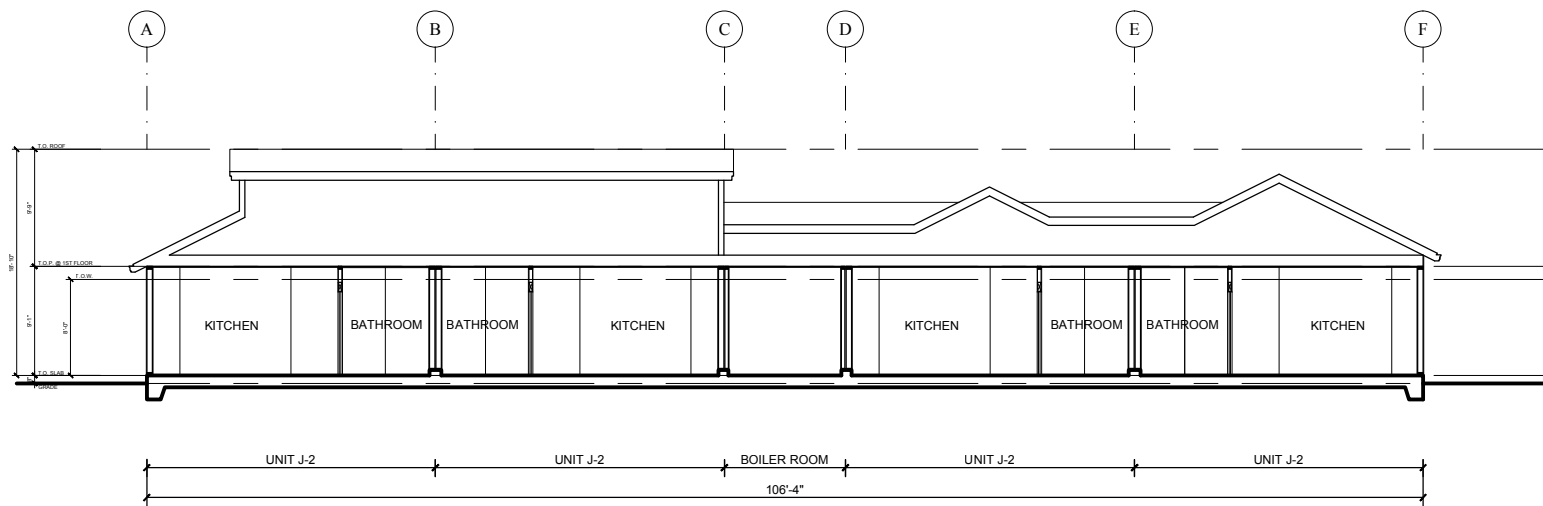
**BUILDING 1 - KOTTINGER PLACE**  
**MULTI-STORY SECTION**



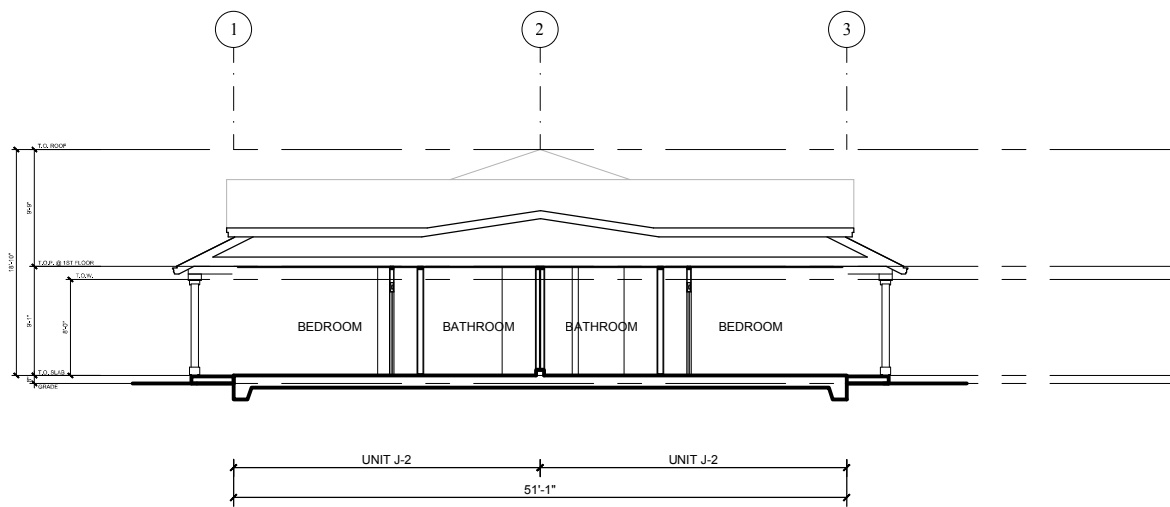
**JOB NO.** 552.013  
**DATE** 02-20-14



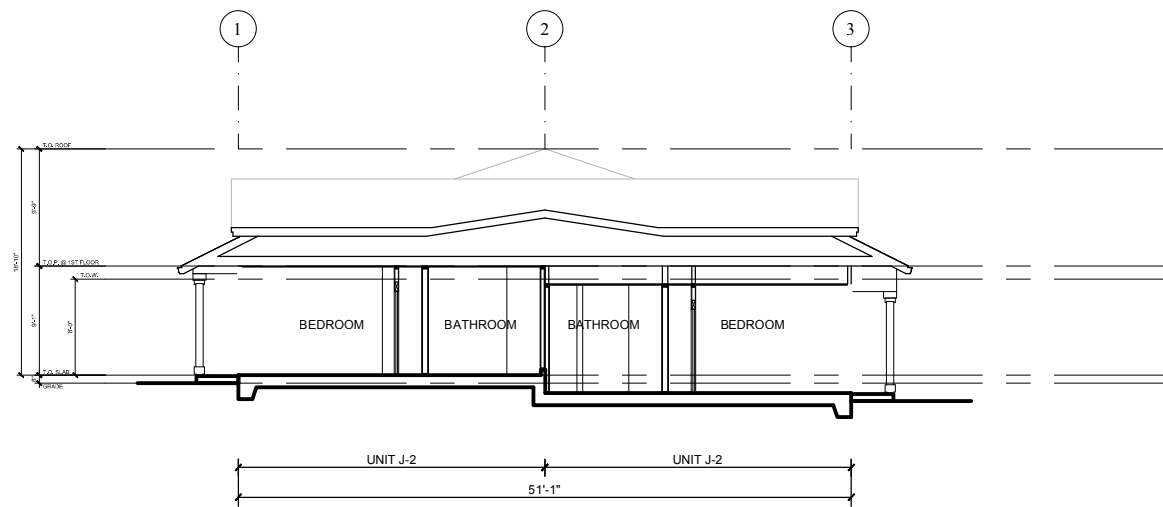
**A5.1**



SECTION AA



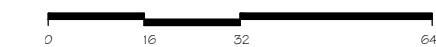
SECTION BB



SECTION BB  
SPLIT FOUNDATION

**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

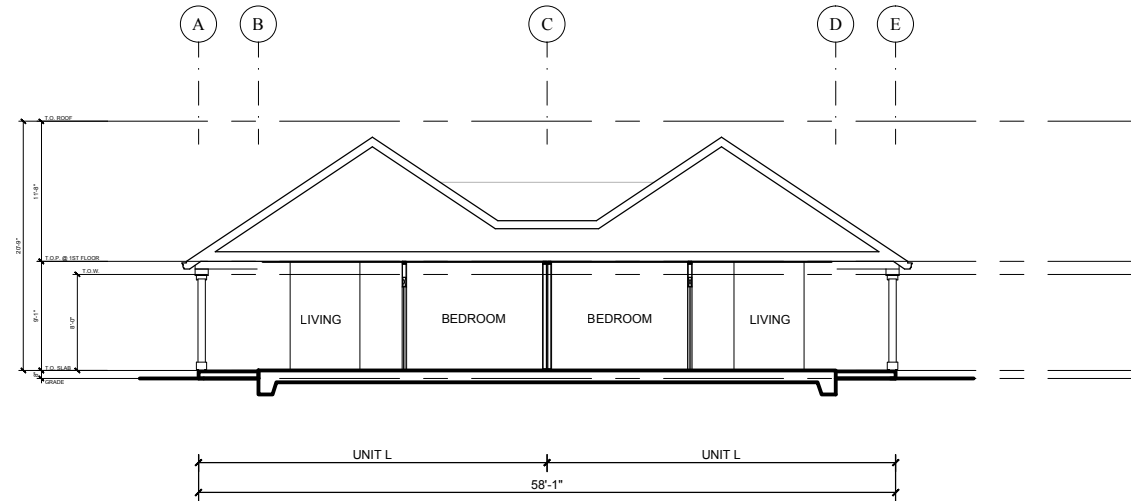
**BUILDING 6 - KOTTINGER PLACE**  
**COTTAGE SECTIONS**



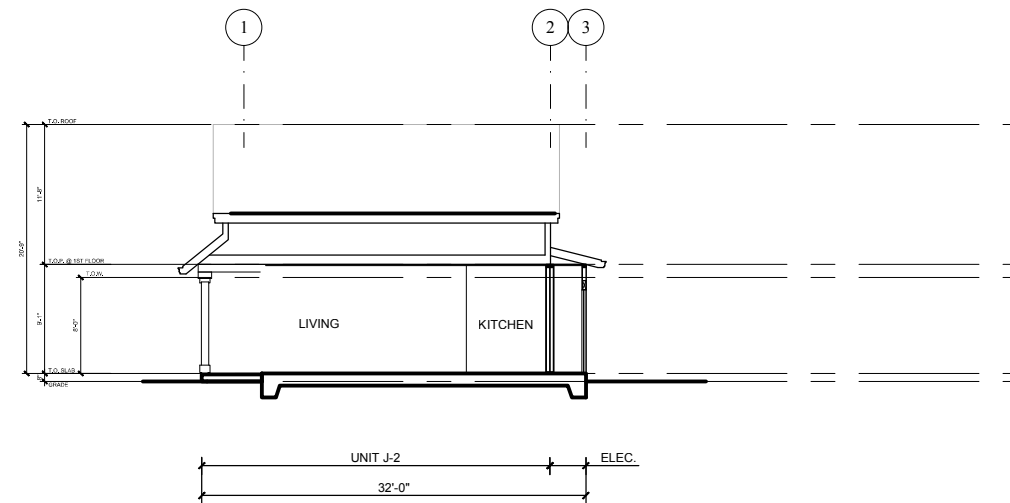
**JOB NO.** 552.013  
**DATE** 02-20-14

**A6.6**





SECTION AA



SECTION BB

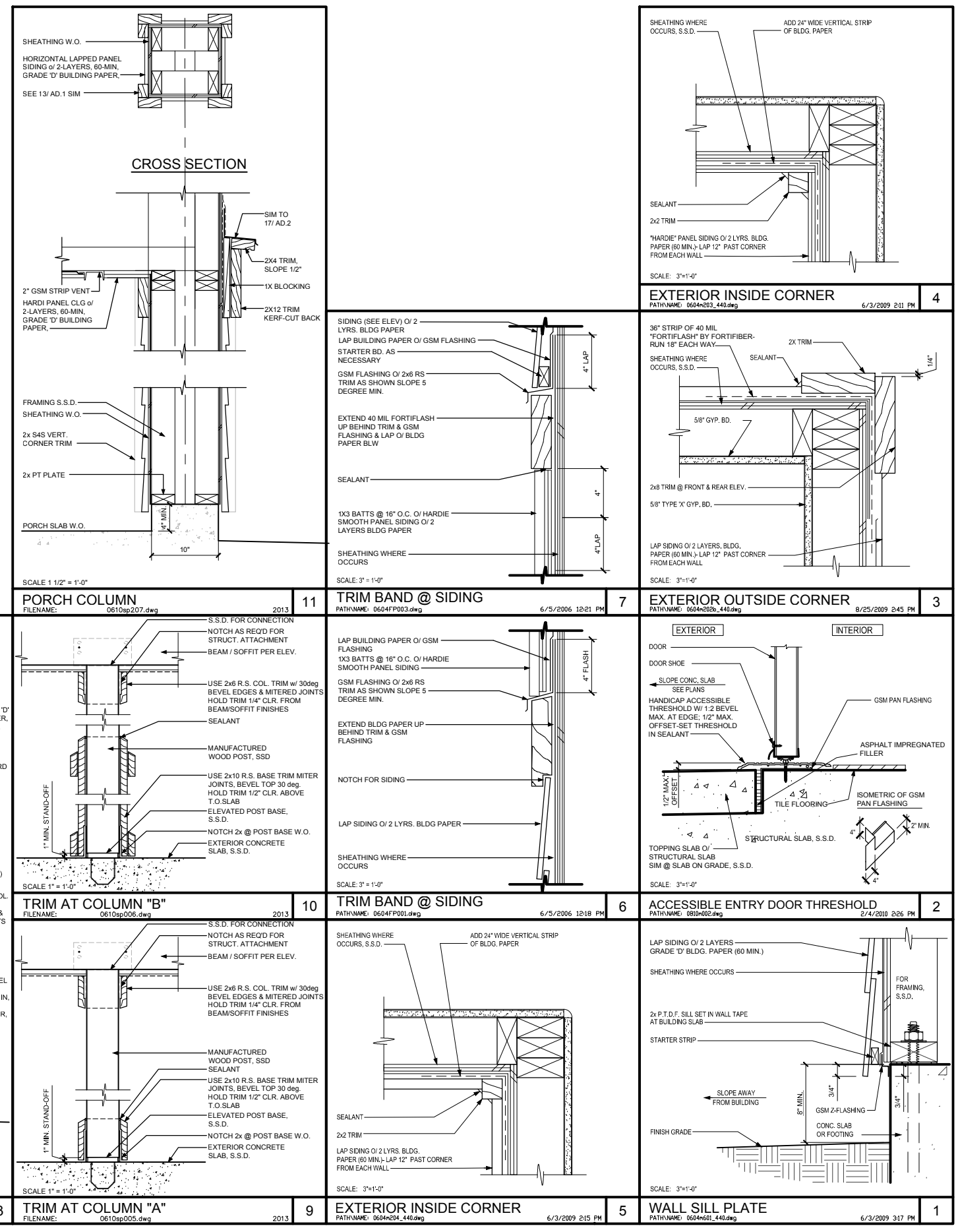
KOTTINGER GARDENS  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

BUILDING 12 - PLEASANTON GARDENS  
 COTTAGE SECTIONS



JOB NO. 552.013  
 DATE 02-20-14

**A6.12**



EXTERIOR DETAILS

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING DETAILS**



SCALE: AS NOTED  
 JOB NO. 552.013  
 DATE 02-20-14  
**A9.1**

<p>PROVIDE CONT. SOFFIT VENT IN SOFFIT - VERIFY LOCATION (WHERE OCCURS)</p> <p>SCALE: 1 1/2"=1'-0"</p>	<p>SIDING (5' EXPOSURE)</p> <p>SCALE: 1 1/2"=1'-0"</p>	<p>SIDING (SEE ELEV.)</p> <p>SCALE: 1 1/2"=1'-0"</p>	<p>FOR FRAMING, S.S.D.</p> <p>SCALE: 3"=1'-0"</p>
<p><b>SOFFIT</b></p> <p>PATHNAME: 0904dr-303.dwg 2/28/05 1:50 PM 20</p>	<p><b>GABLE END VENT</b></p> <p>PATHNAME: 0720FP01.dwg 6/5/2006 12:33 PM 16</p>	<p><b>SOFFIT @ TRIM BAND</b></p> <p>PATHNAME: 0604FP04.dwg 6/5/2006 12:46 PM 12</p>	<p><b>INSWINGING DOOR HEAD</b></p> <p>PATHNAME: 0810T015.dwg 01/30/07 10:26 PM 8</p>
<p>FOR FRAMING, S.S.D.</p> <p>SCALE: 3"=1'-0"</p>	<p>FOR FRAMING, S.S.D.</p> <p>SCALE: 3"=1'-0"</p>	<p>VINYL SASH WDW.</p> <p>SCALE: 3"=1'-0"</p>	<p>DOOR</p> <p>SCALE: 3"=1'-0"</p>
<p><b>WINDOW HEAD 'A'</b></p> <p>PATHNAME: 0814x302_440.dwg 9/21/2009 3:29 PM 19</p>	<p><b>WINDOW HEAD</b></p> <p>PATHNAME: 0804FP03.dwg 6/4/2006 11:18 AM 15</p>	<p><b>WDW. SILL @ TRIM BAND</b></p> <p>PATHNAME: 0804uv003.dwg 5/3/2007 9:06 PM 11</p>	<p><b>INSWINGING DOOR JAMB</b></p> <p>PATHNAME: 0810T017.dwg 01/30/07 4:10 PM 7</p>
<p>FOR FRAMING, S.S.D.</p> <p>SCALE: 3"=1'-0"</p>	<p>FOR FRAMING, S.S.D.</p> <p>SCALE: 3"=1'-0"</p>	<p>VINYL WINDOW</p> <p>SCALE: 12"=1'-0"</p>	<p>FOR FRAMING, S.S.D.</p> <p>SCALE: 3"=1'-0"</p>
<p><b>WINDOW JAMB 'A'</b></p> <p>PATHNAME: 0814x302_440.dwg 9/21/2009 3:29 PM 18</p>	<p><b>WDW. JAMB</b></p> <p>PATHNAME: 0804FP02.dwg 6/4/2006 11:01 AM 14</p>	<p><b>WINDOW TRIM 'B'</b></p> <p>PATHNAME: 0814x302.dwg 8/25/2009 2:13 PM 10</p>	<p><b>OUTSWINGING DOOR HEAD</b></p> <p>PATHNAME: 0810T016.dwg 01/30/07 10:47 PM 6</p>
<p>VINYL SASH WDW.</p> <p>SCALE: 3"=1'-0"</p>	<p>VINYL SASH WDW.</p> <p>SCALE: 3"=1'-0"</p>	<p>VINYL WINDOW</p> <p>SCALE: 12"=1'-0"</p>	<p>DOOR</p> <p>SCALE: 3"=1'-0"</p>
<p><b>WINDOW SILL</b></p> <p>PATHNAME: 0814x302_440.dwg 5/20/2009 4:11 PM 17</p>	<p><b>WINDOW SILL</b></p> <p>PATHNAME: 0804FP01.dwg 6/4/2006 11:09 AM 13</p>	<p><b>WINDOW TRIM 'A'</b></p> <p>PATHNAME: 0814x301.dwg 7/13/2009 3:22 PM 9</p>	<p><b>OUTSWINGING DOOR JAMB</b></p> <p>PATHNAME: 0810T020.dwg 01/30/07 10:58 AM 5</p>

1

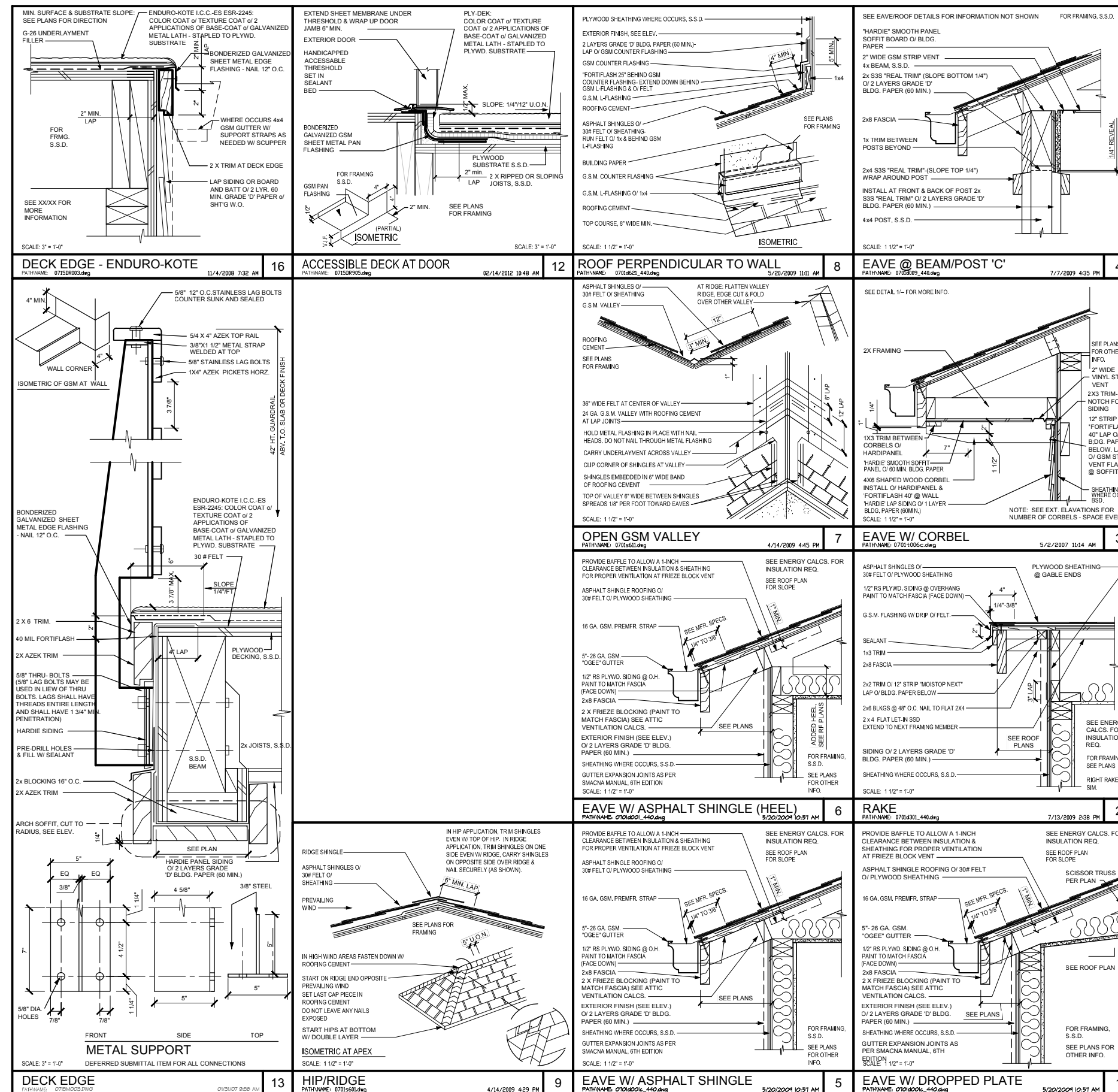
EXTERIOR DETAILS

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING DETAILS**

**DAHLIN**  
 group

SCALE: AS NOTED  
 JOB NO. 552.013  
 DATE 02-20-14  
**A9.2**



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**BUILDING DETAILS**



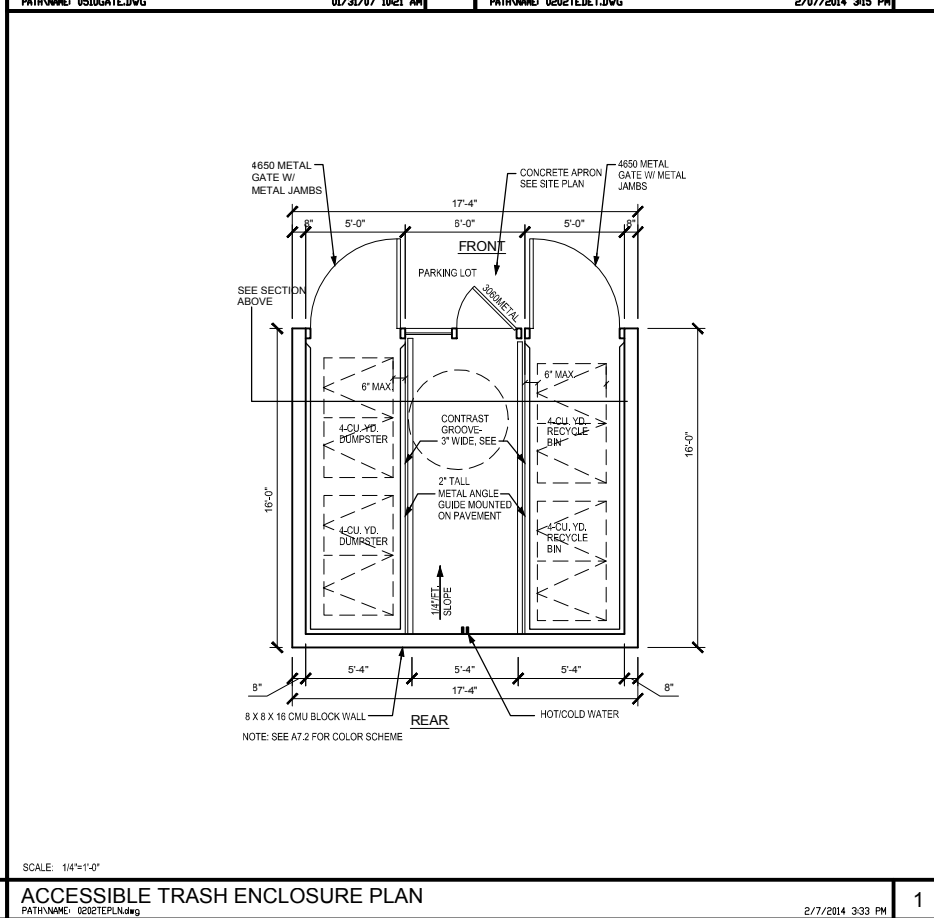
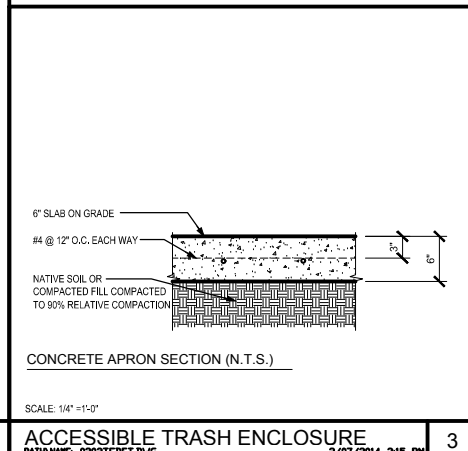
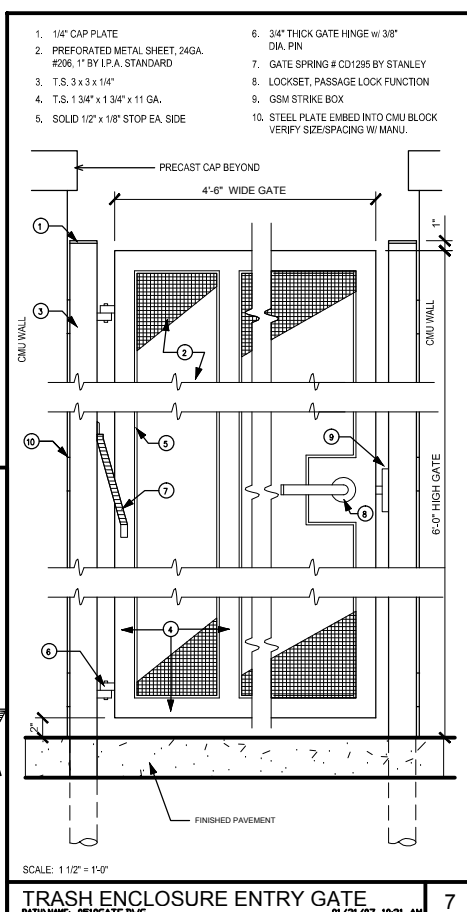
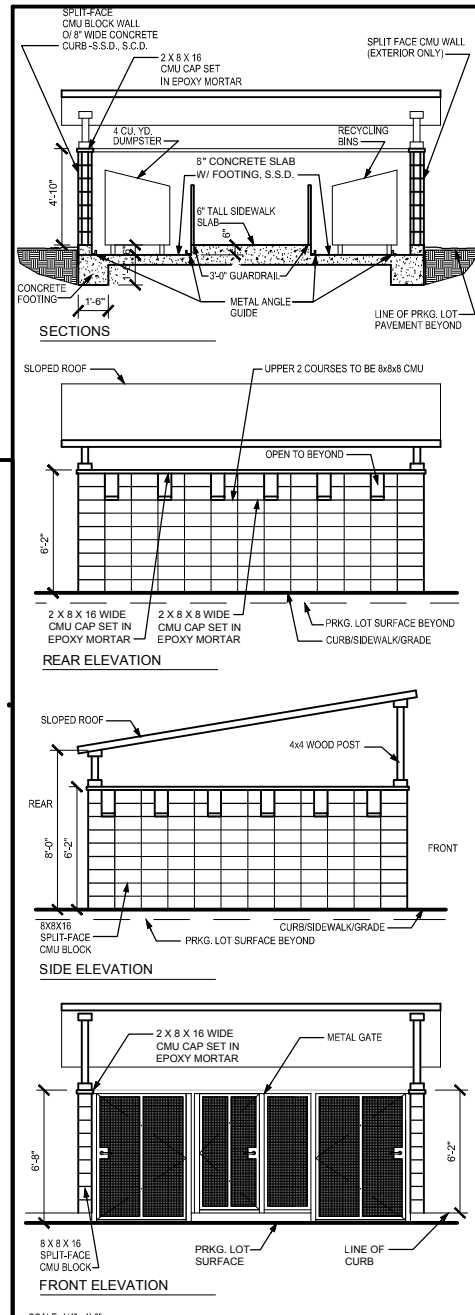
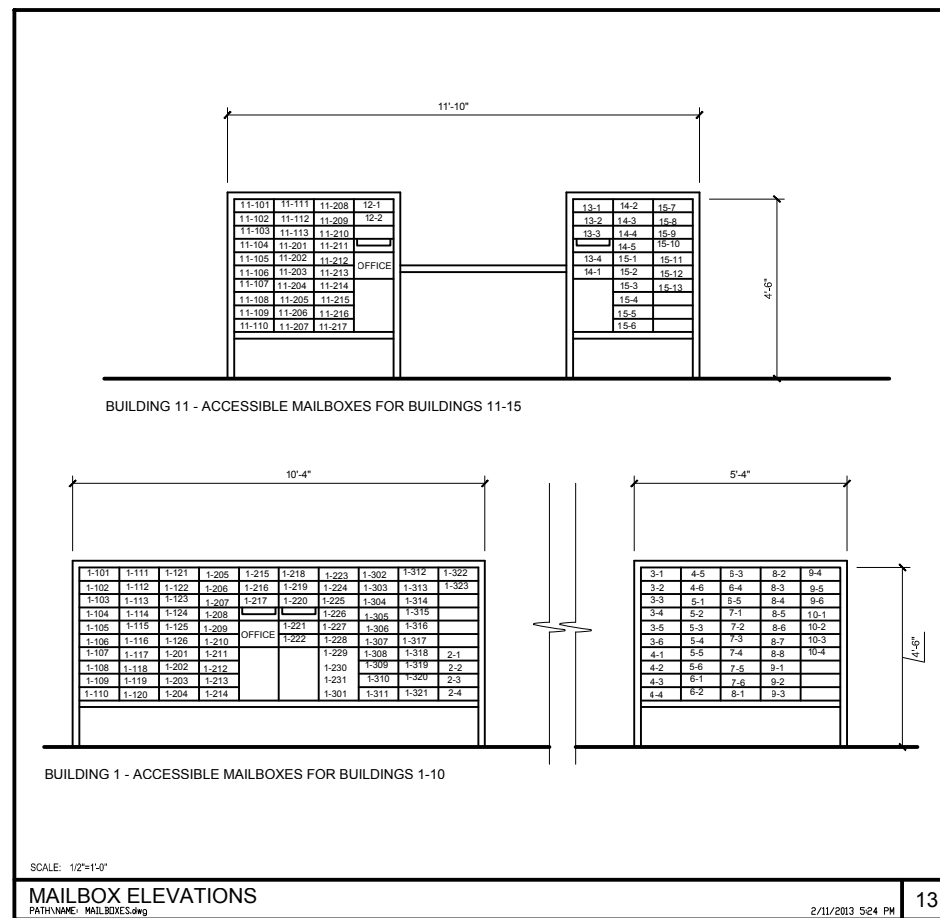
EXTERIOR DETAILS

SCALE: AS NOTED

JOB NO. 552.013

DATE 02-20-14

**A9.3**



**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

**BUILDING DETAILS**

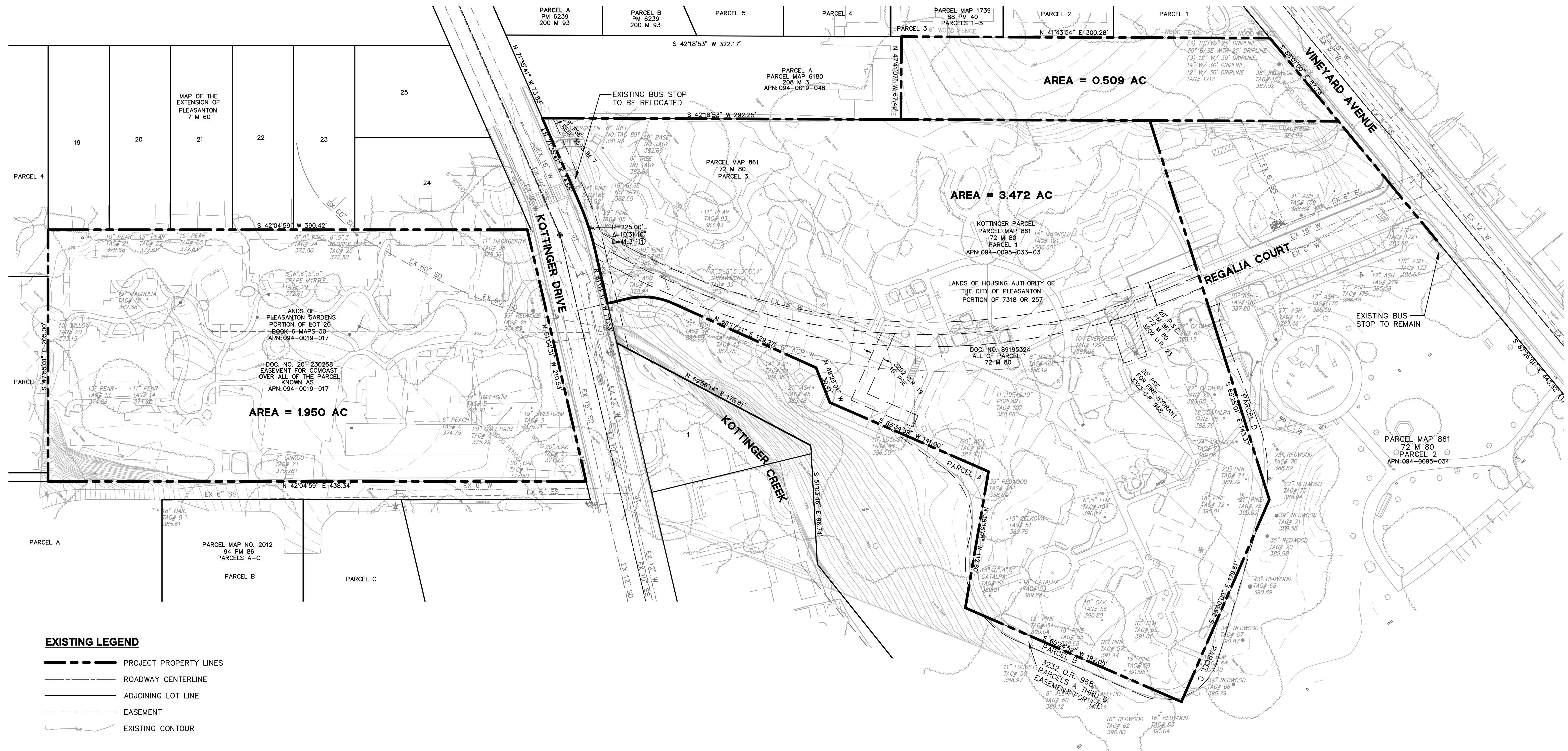
TRASH ENCLOSURE & MAILBOX DETAILS

SCALE: AS NOTED  
JOB NO. 552.013  
DATE 02-20-14

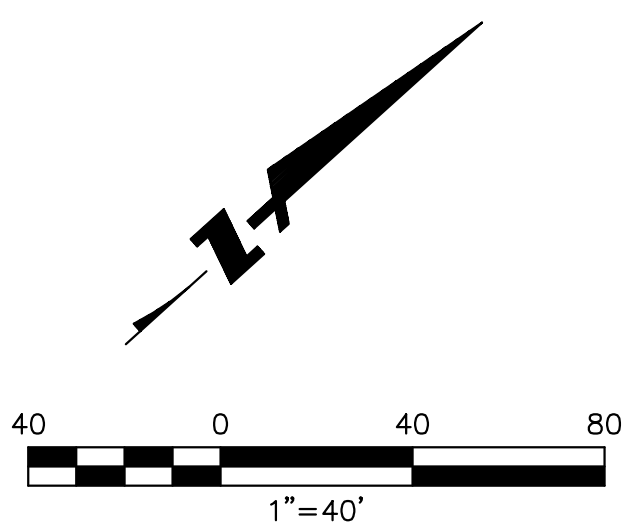
**A9.4**







- EXISTING LEGEND**
- PROJECT PROPERTY LINES
  - ROADWAY CENTERLINE
  - ADJOINING LOT LINE
  - EASEMENT
  - EXISTING CONTOUR



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**EXISTING CONDITIONS / SITE TOPOGRAPHY**

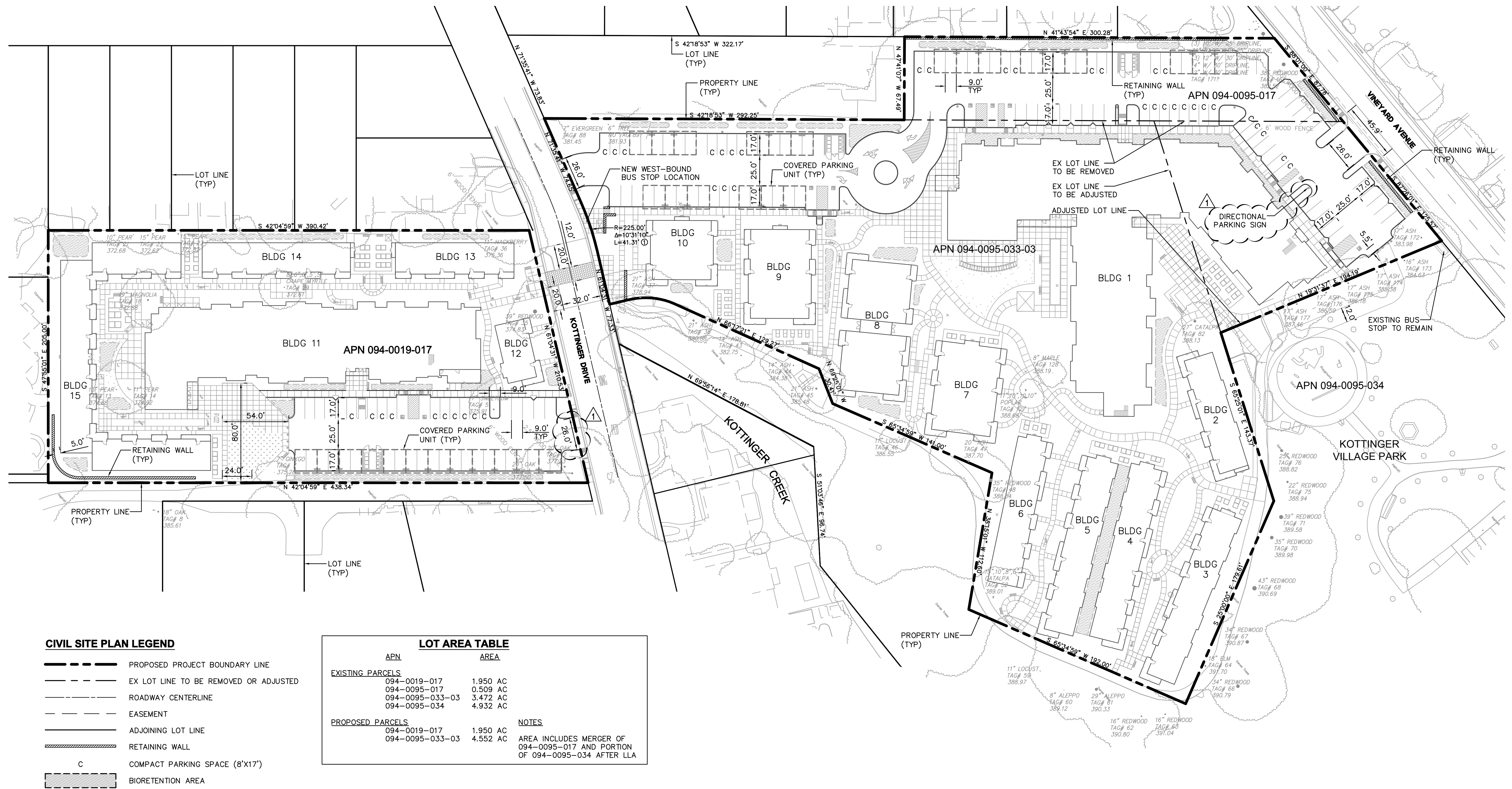
**BKF**  
 ENGINEERS / SURVEYORS / PLANNERS  
 4670 WILLOW ROAD, SUITE 250  
 PLEASANTON, CA 94588-3323  
 TEL: (925) 396-7700  
 FAX: (925) 396-7799

**DAHLIN**  
 group

JOB NO. 552.013  
 DATE 02-20-14

**C1.1**





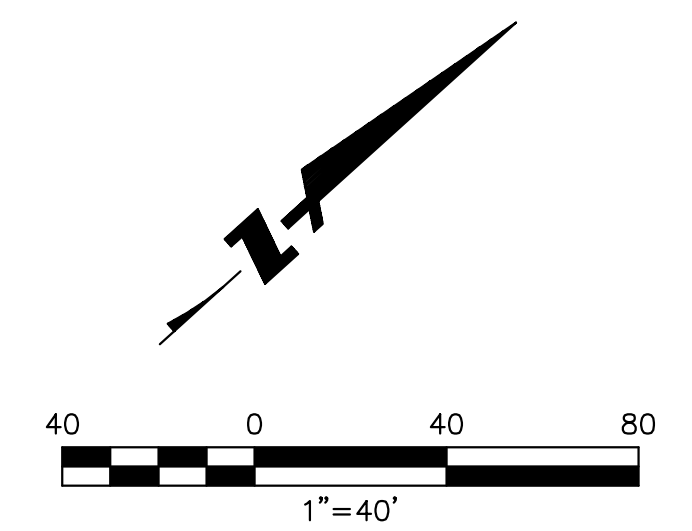
**CIVIL SITE PLAN LEGEND**

- PROPOSED PROJECT BOUNDARY LINE
- - - EX LOT LINE TO BE REMOVED OR ADJUSTED
- ROADWAY CENTERLINE
- - - EASEMENT
- ADJOINING LOT LINE
- RETAINING WALL
- C COMPACT PARKING SPACE (8'X17')
- BIORETENTION AREA

LOT AREA TABLE		
APN	AREA	
<b>EXISTING PARCELS</b>		
094-0019-017	1.950 AC	
094-0095-017	0.509 AC	
094-0095-033-03	3.472 AC	
094-0095-034	4.932 AC	
<b>PROPOSED PARCELS</b>		
094-0019-017	1.950 AC	
094-0095-033-03	4.552 AC	AREA INCLUDES MERGER OF 094-0095-017 AND PORTION OF 094-0095-034 AFTER LLA

**CIVIL SITE PLAN NOTES**

1. COMPACT PARKING SPACE (C) DIMENSIONS ARE 8' X 17'+2' OVERHANG.
2. STANDARD PARKING SPACE DIMENSIONS ARE 9' X 17'+2' OVERHANG.
3. SEE ARCHITECTURAL PLANS FOR PARKING COUNTS AND BUILDING DIMENSIONS.
4. SEE LANDSCAPE PLANS FOR COURTYARD AND INTERNAL HARDSCAPE LAYOUT.



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

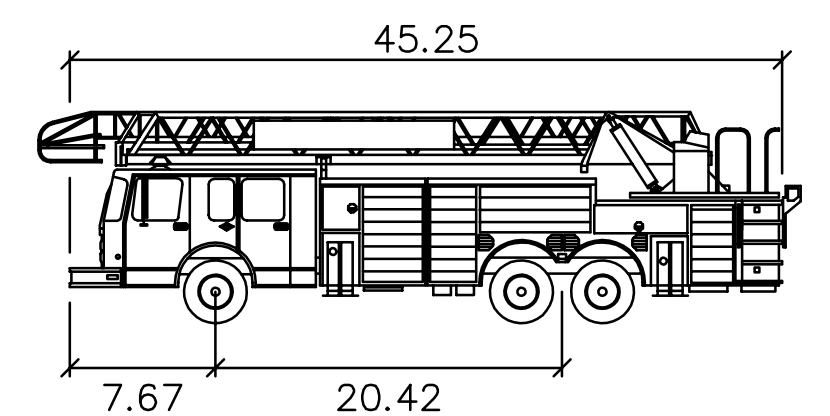
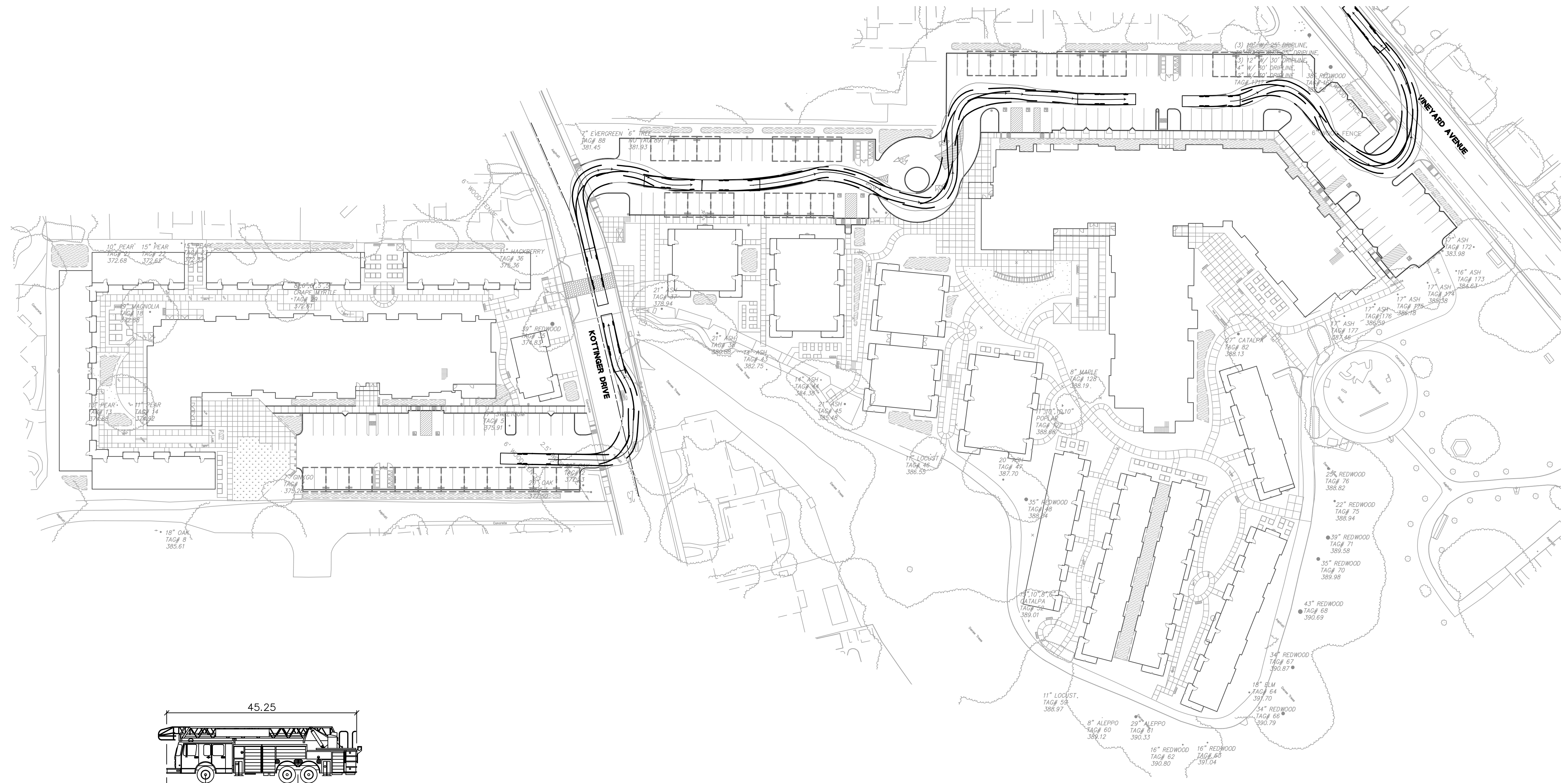
**CIVIL SITE PLAN**

**BKF**  
 ENGINEERS / SURVEYORS / PLANNERS  
 4670 WILLOW ROAD, SUITE 250  
 PLEASANTON, CA 94588-3323  
 TEL: (925) 396-7700  
 FAX: (925) 396-7799

**DAHLIN**  
 group

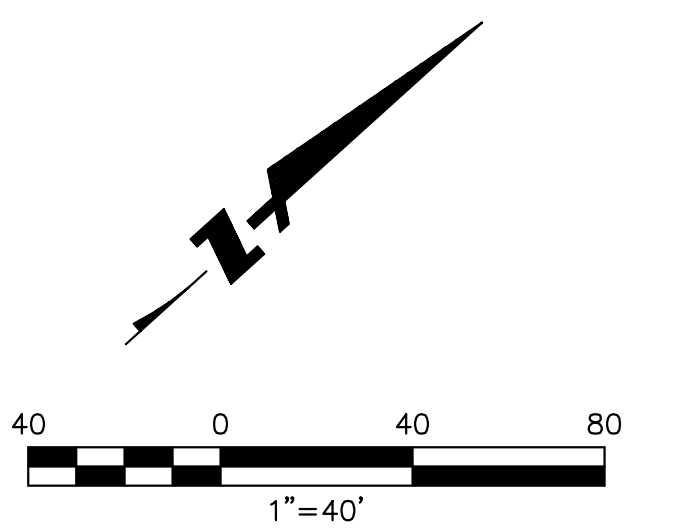
JOB NO. 552.013  
 DATE 02-20-14

**C2.1**



PLEASANTON LIVERMORE FIRE TRUCK  
 feet  
 Width : 8.50  
 Track : 8.50  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0

**AUTOTURN LEGEND**  
 ——— TIRE PATH  
 ——— TRUCK BODY PATH  
 ——— TRUCK CENTER LINE



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**AUTOTURN ANALYSIS - NORTHBOUND**

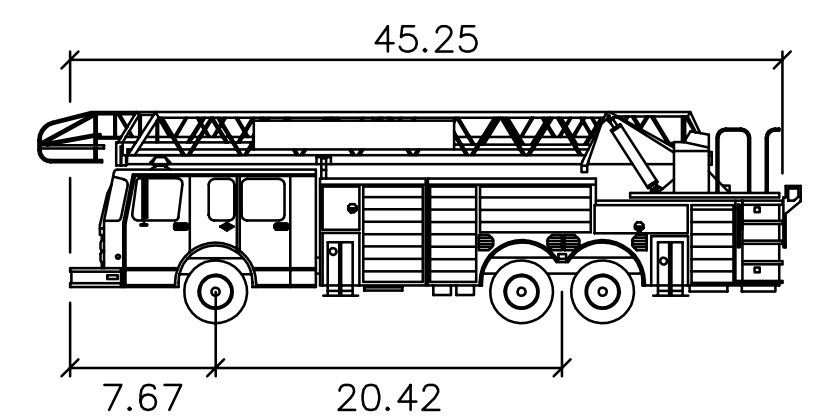
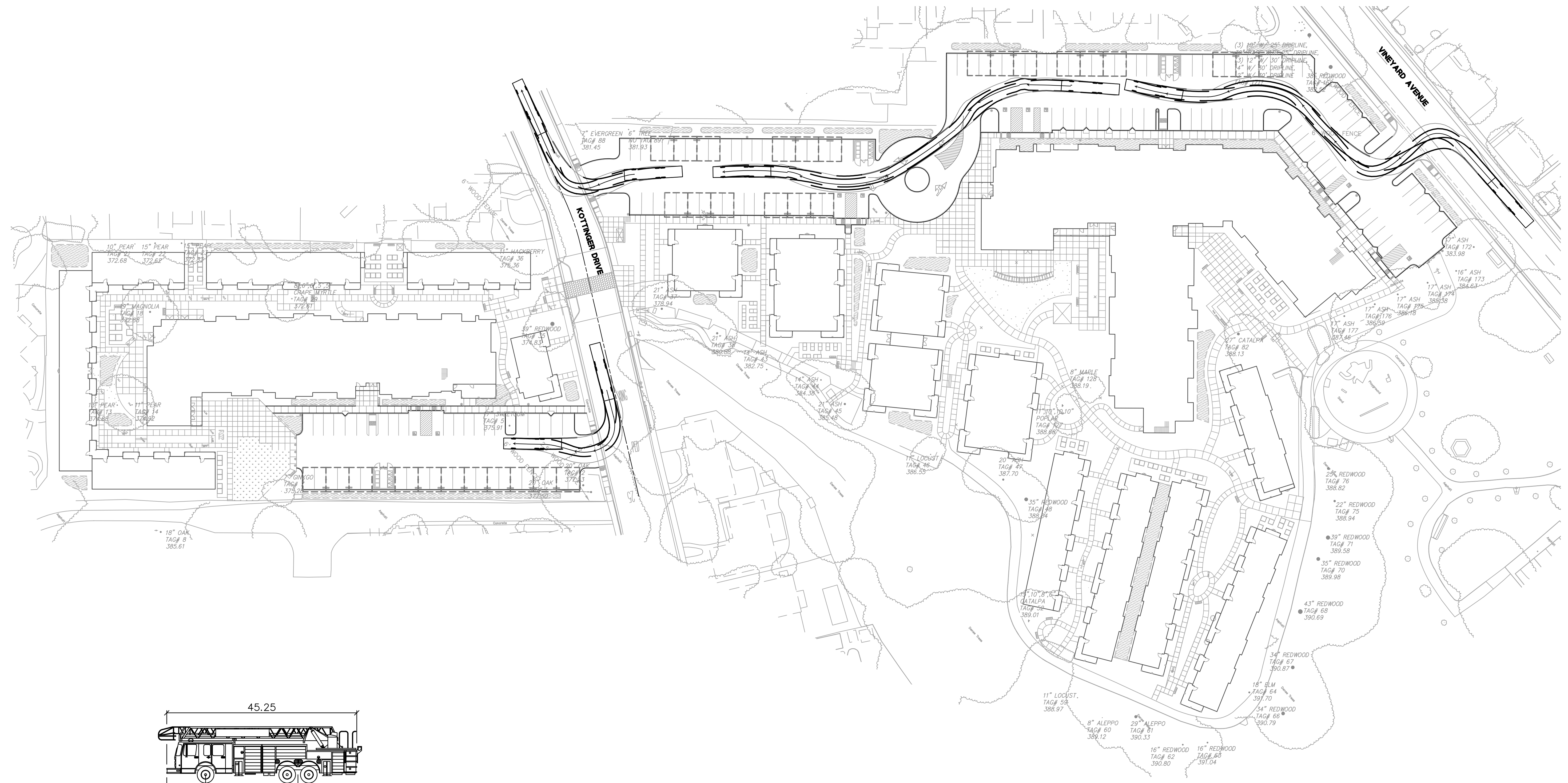
**BKF**  
 ENGINEERS / SURVEYORS / PLANNERS  
 4670 WILLOW ROAD, SUITE 250  
 PLEASANTON, CA 94588-3323  
 TEL: (925) 396-7700  
 FAX: (925) 396-7799

**DAHLIN**  
 group

JOB NO. 552.013  
 DATE 02-20-14

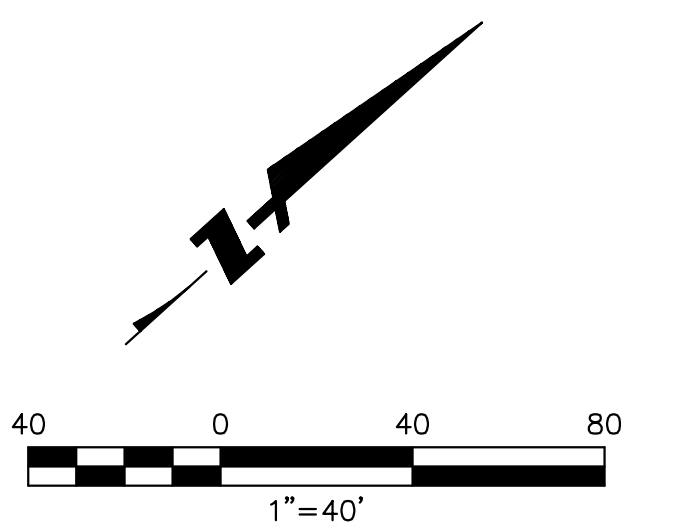
**C2.2**





PLEASANTON LIVERMORE FIRE TRUCK  
 feet  
 Width : 8.50  
 Track : 8.50  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0

**AUTOTURN LEGEND**  
 ——— TIRE PATH  
 ——— TRUCK BODY PATH  
 ——— TRUCK CENTER LINE



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**AUTOTURN ANALYSIS - SOUTHBOUND**

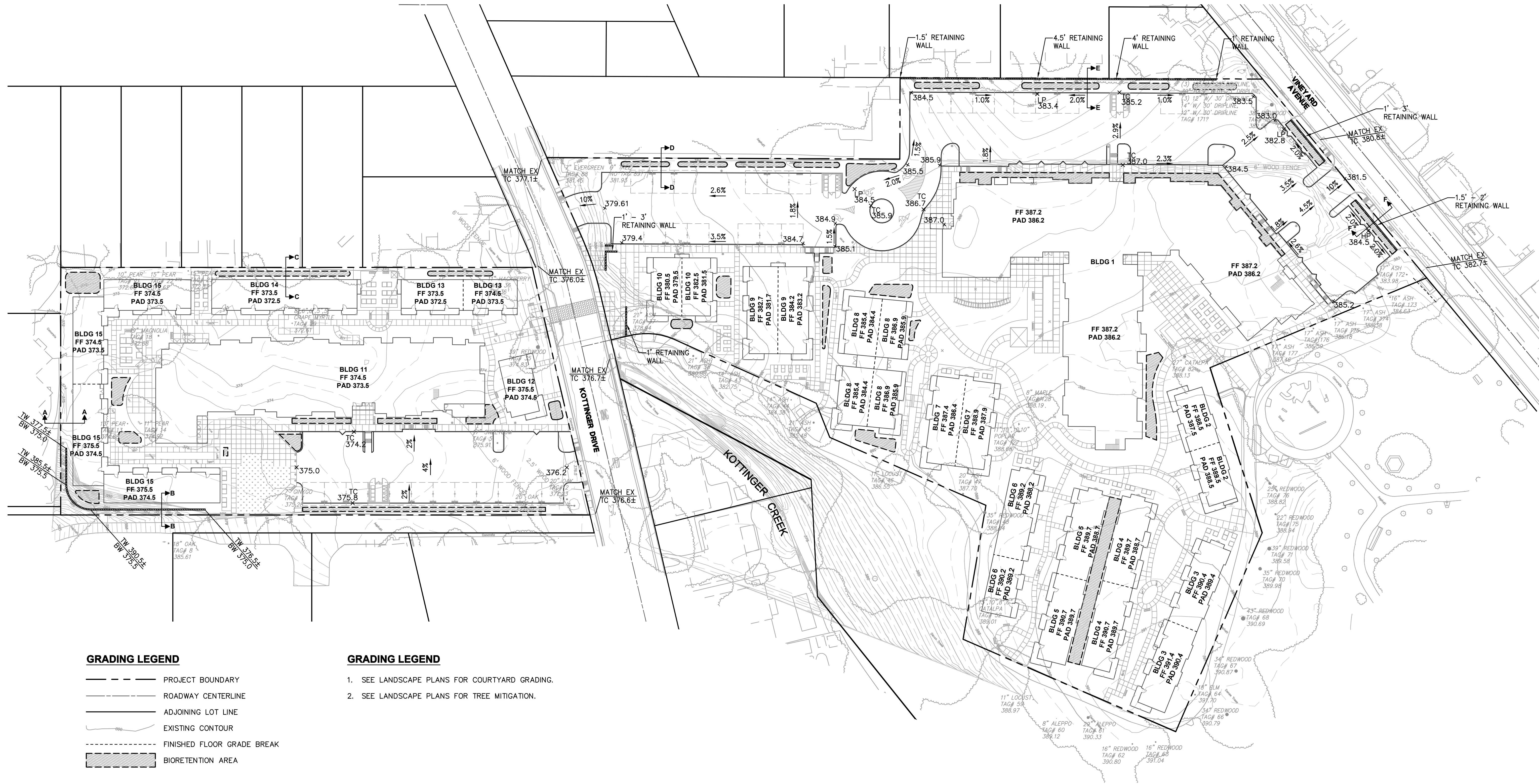
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 PLEASANTON, CA 94588-3323  
 TEL: (925) 396-7700  
 FAX: (925) 396-7799

**DAHLIN**  
 group

JOB NO. 552.013  
 DATE 02-20-14

**C2.3**





**GRADING LEGEND**

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- ADJOINING LOT LINE
- EXISTING CONTOUR
- FINISHED FLOOR GRADE BREAK
- BIORETENTION AREA

**GRADING LEGEND**

1. SEE LANDSCAPE PLANS FOR COURTYARD GRADING.
2. SEE LANDSCAPE PLANS FOR TREE MITIGATION.

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**CONCEPT GRADING AND DRAINAGE PLAN**

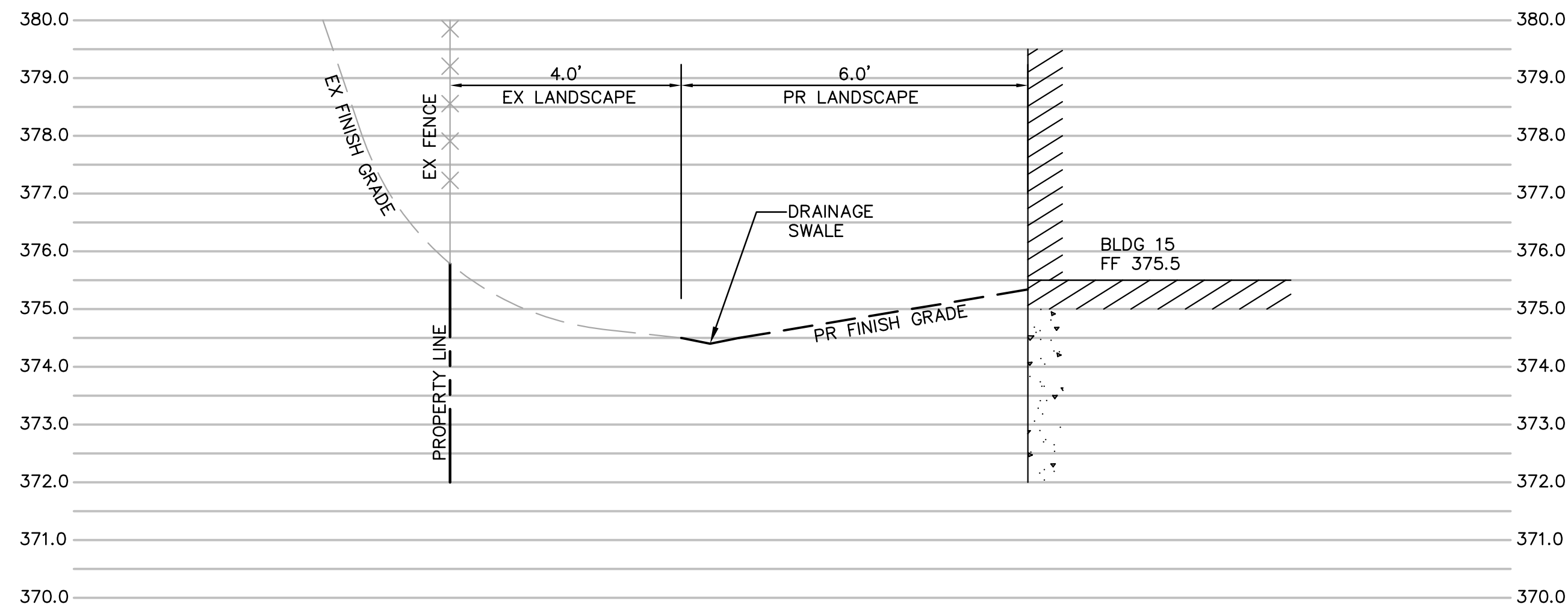
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**DAHLIN**  
 group

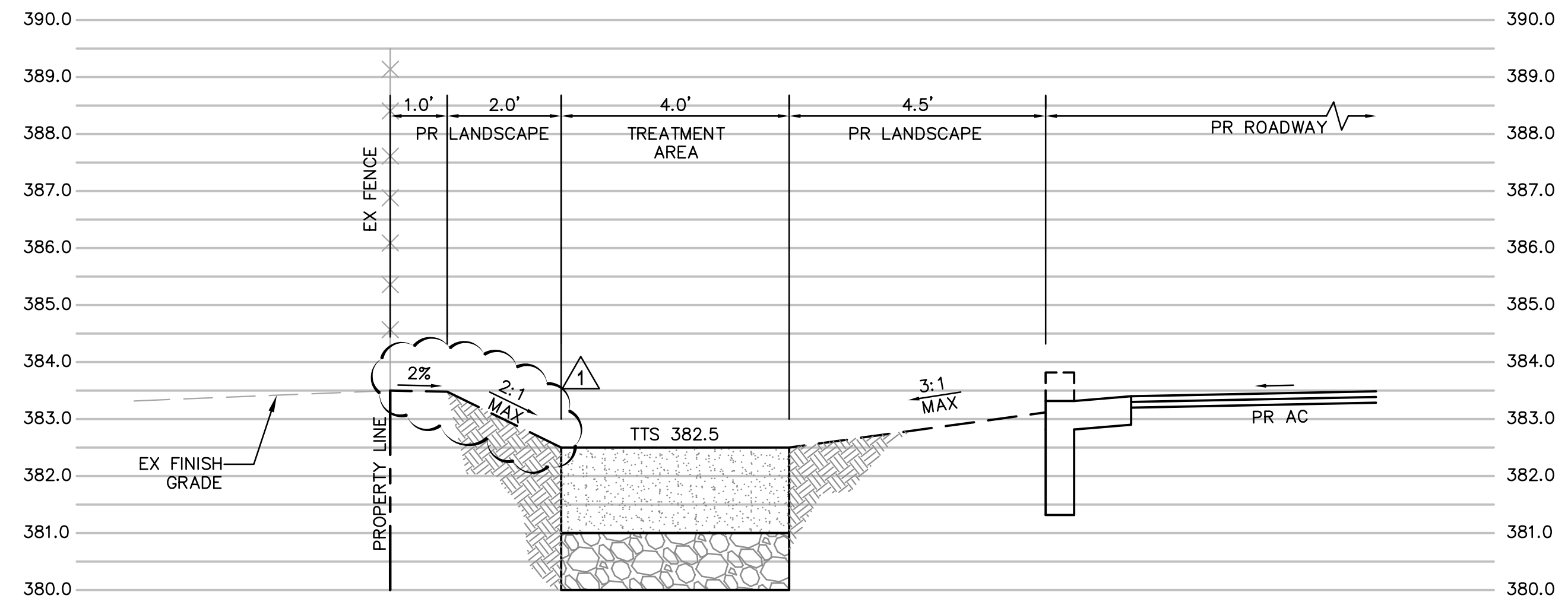
JOB NO. 552.013  
 DATE 02-20-14

**C3.1**

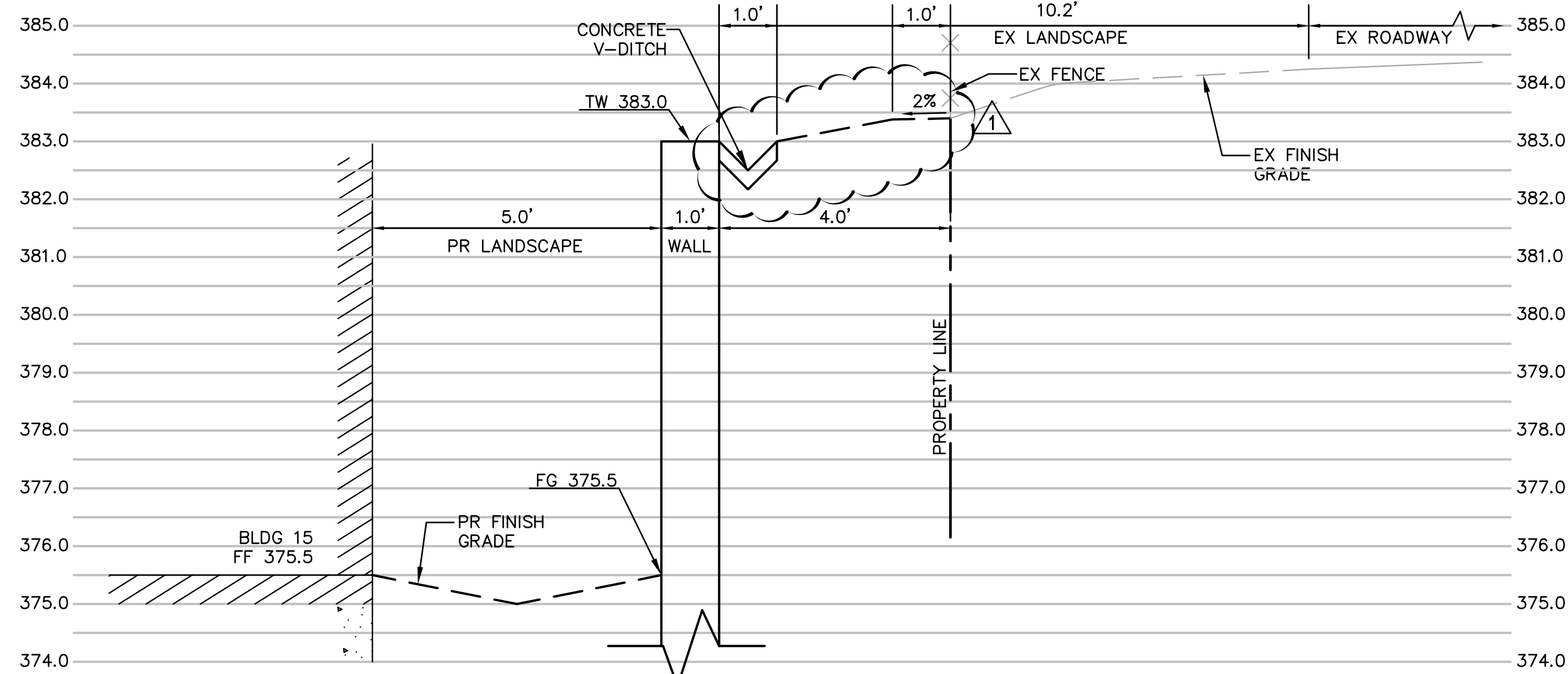




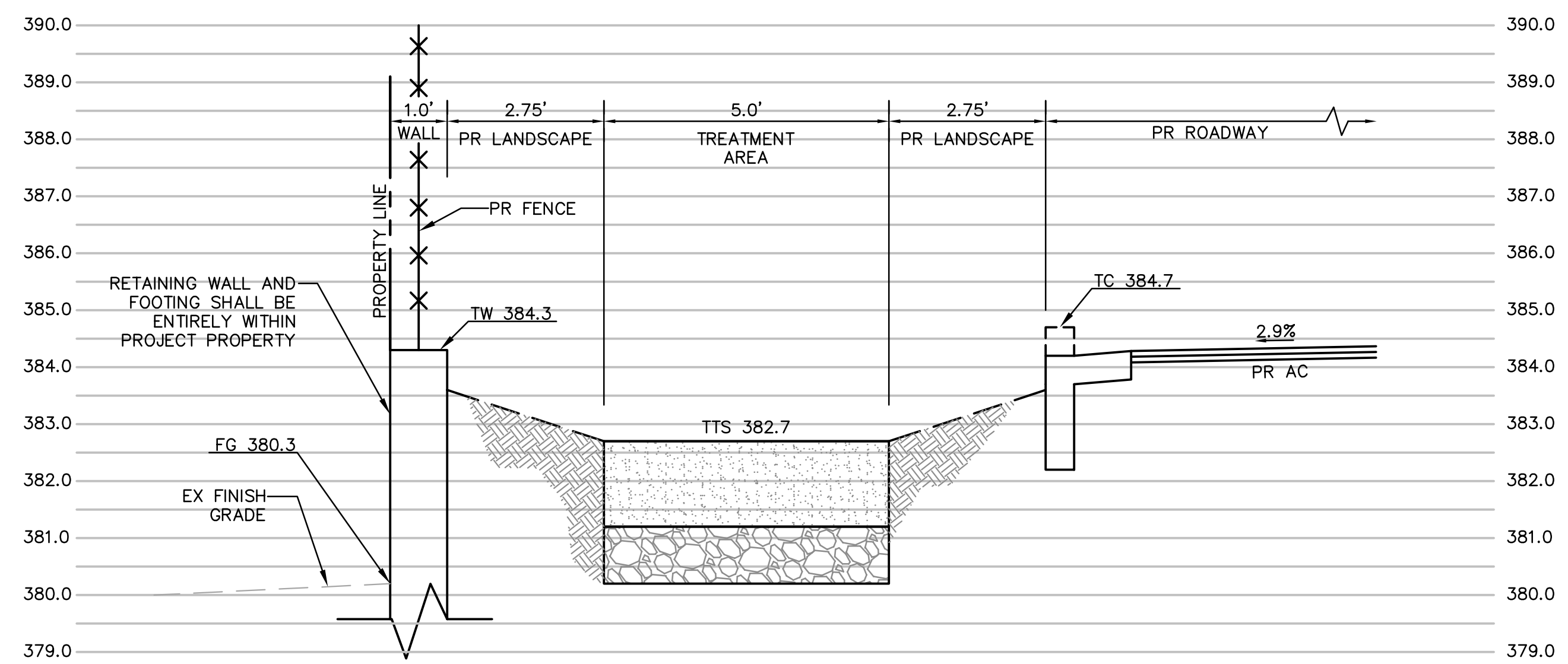
**SECTION A-A**  
SCALE: 1" = 2'



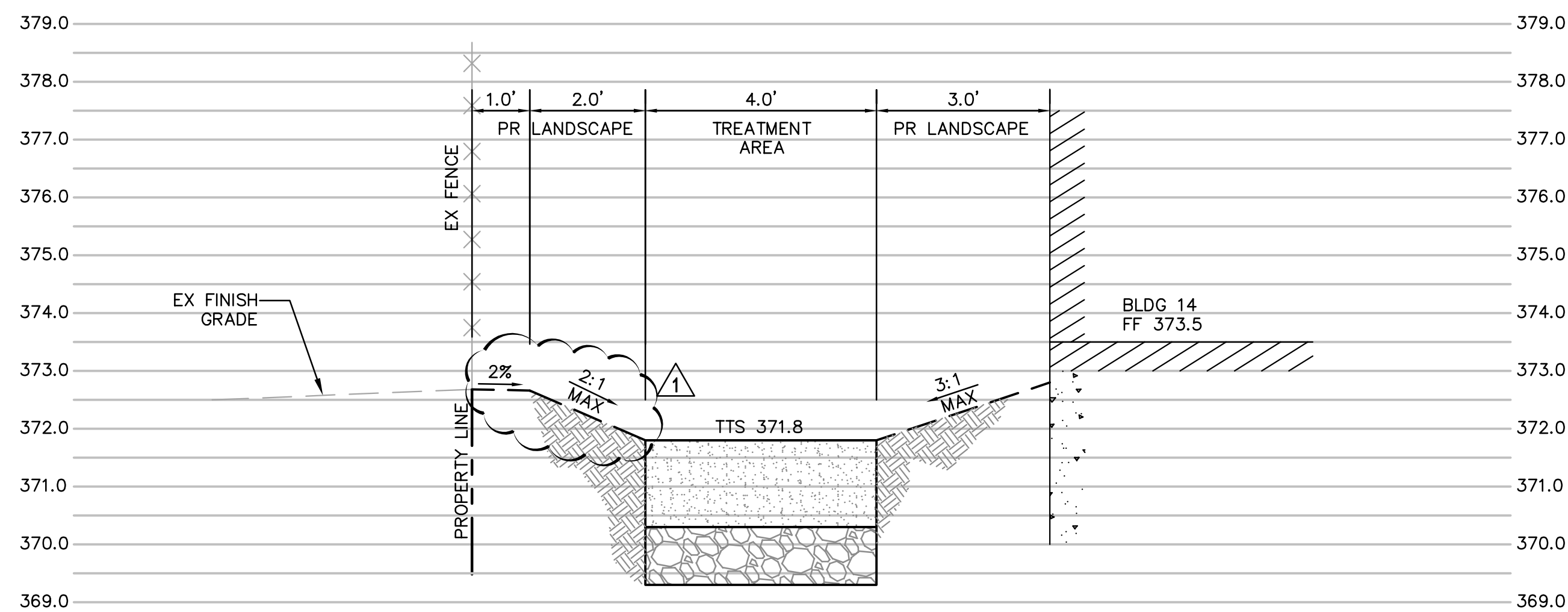
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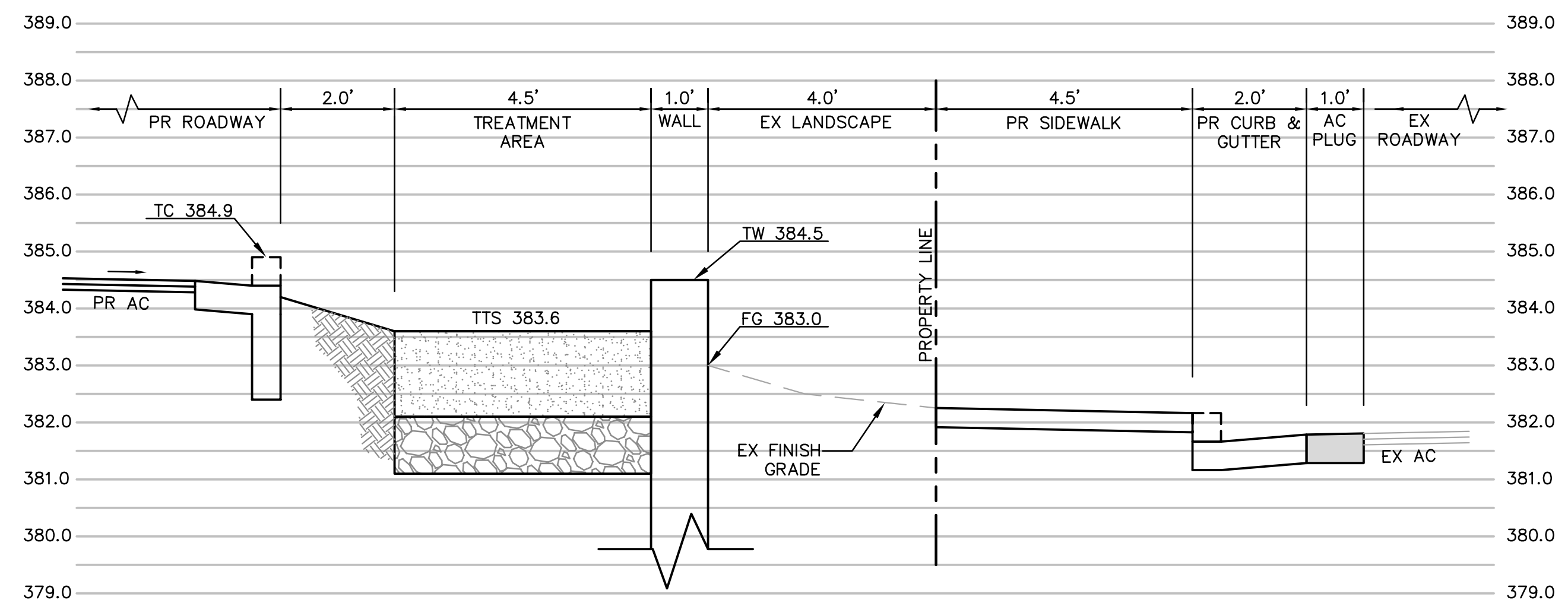
**SECTION B-B**  
SCALE: 1" = 2'



**SECTION E-E**  
SCALE: 1" = 2'



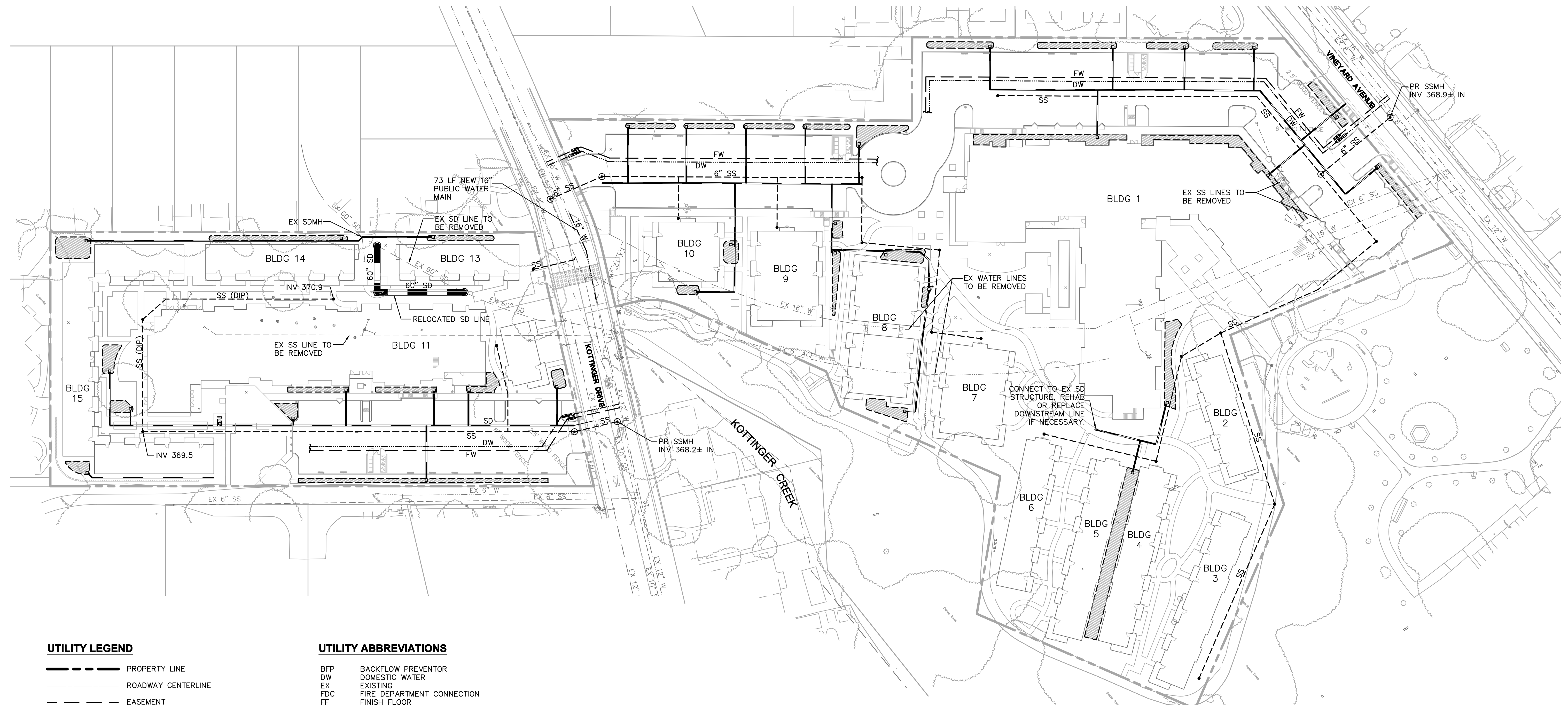
**SECTION C-C**  
SCALE: 1" = 2'



**SECTION F-F**  
SCALE: 1" = 2'

**SITE SECTION ABBREVIATIONS:**

AC	ASPHALT CONCRETE
BLDG	BUILDING
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
PR	PROPOSED
TC	TOP OF CURB
TTS	TOP OF TREATMENT SOIL
TW	TOP OF WALL



**UTILITY LEGEND**

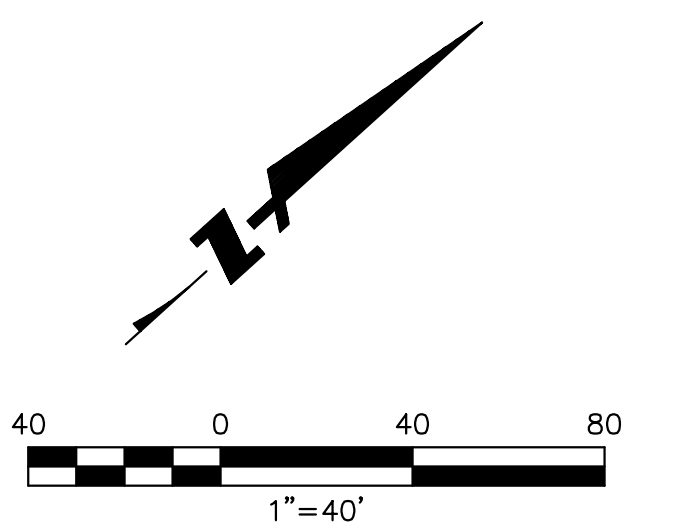
- PROPERTY LINE
- ROADWAY CENTERLINE
- EASEMENT
- STORM DRAIN LINE
- SANITARY SEWER LINE
- FIRE WATER LINE
- DOMESTIC WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- BIORETENTION AREA OVERFLOW
- ▩ BACKFLOW PREVENTER
- WATER METER
- ▨ POTENTIAL BIORETENTION AREA

**UTILITY ABBREVIATIONS**

- |        |                            |
|--------|----------------------------|
| BFP    | BACKFLOW PREVENTOR         |
| DW     | DOMESTIC WATER             |
| EX     | EXISTING                   |
| FDC    | FIRE DEPARTMENT CONNECTION |
| FF     | FINISH FLOOR               |
| FH     | FIRE HYDRANT               |
| FM     | FORCE MAIN                 |
| FW     | FIRE WATER                 |
| INV    | INVERT                     |
| PIV    | POST INDICATOR VALVE       |
| SD     | STORM DRAIN                |
| SDBC   | STORM DRAIN CATCH BASIN    |
| SDCO   | STORM DRAIN CLEAN OUT      |
| SDMH   | STORM DRAIN MANHOLE        |
| SD JCT | STORM DRAIN JUNCTION       |
| SS     | SANITARY SEWER             |
| SSCO   | SANITARY SEWER CLEAN OUT   |
| SSMH   | SANITARY SEWER MANHOLE     |
| WV     | WATER VALVE                |

**UTILITY NOTES**

1. TRASH CAPTURE DEVICES SHALL BE INSTALLED AT LAST STORM DRAIN STRUCTURE ON EACH LINE LEAVING PROJECT SITE.



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

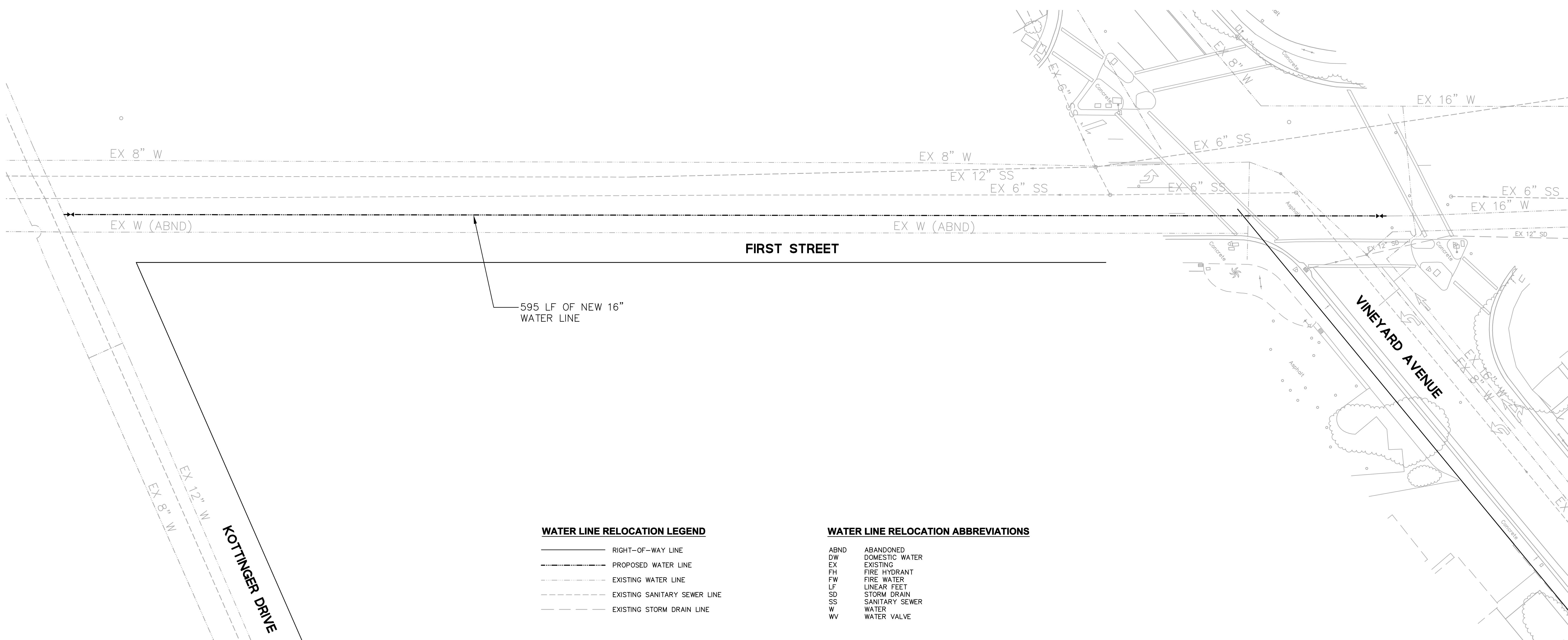
**UTILITY PLAN**

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**DAHLIN**  
 group

JOB NO. 552.013  
 DATE 02-20-14

**C5.1**

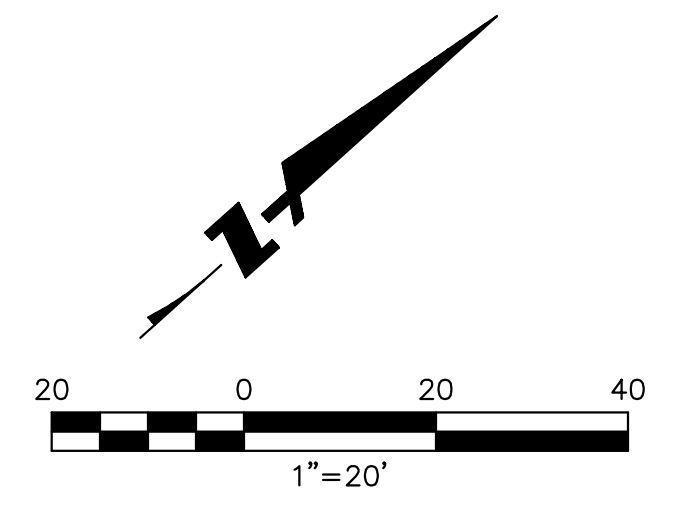


**WATER LINE RELOCATION LEGEND**

- RIGHT-OF-WAY LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE

**WATER LINE RELOCATION ABBREVIATIONS**

- ABND ABANDONED
- DW DOMESTIC WATER
- EX EXISTING
- FH FIRE HYDRANT
- FW FIRE WATER
- LF LINEAR FEET
- SD STORM DRAIN
- SS SANITARY SEWER
- W WATER
- WV WATER VALVE



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

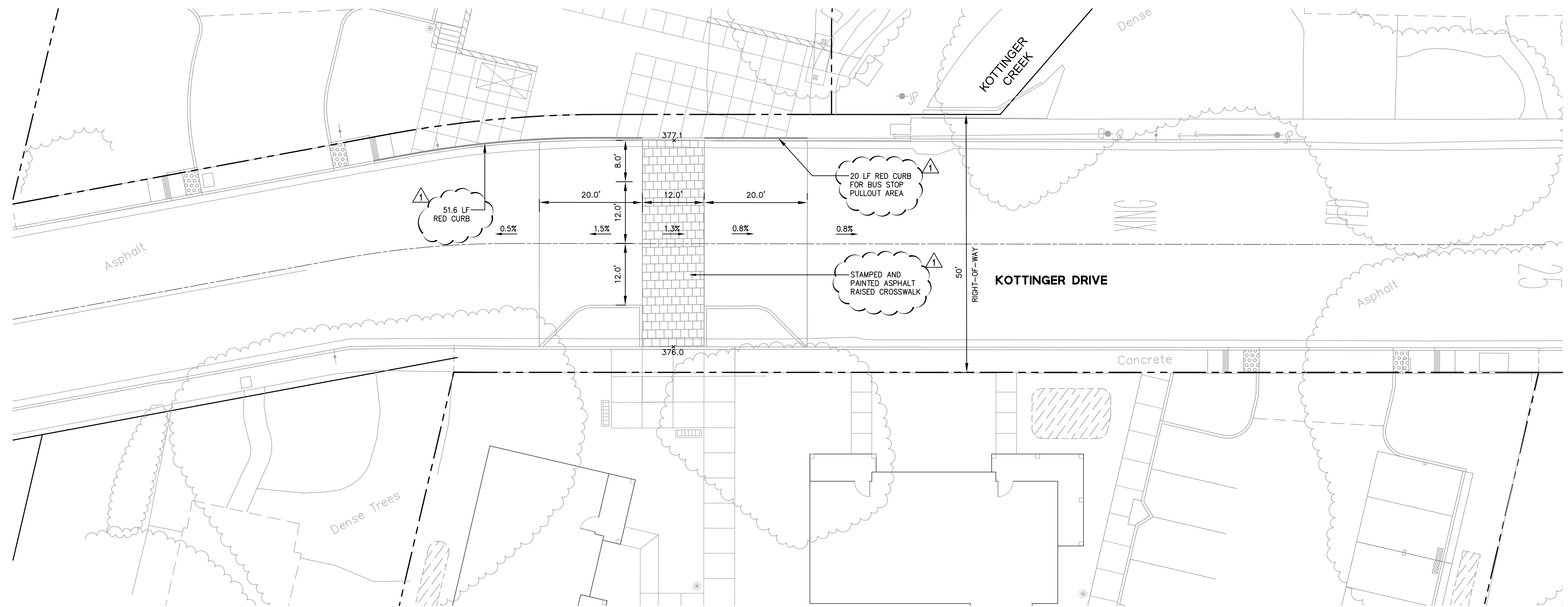
**WATER LINE RELOCATION PLAN**

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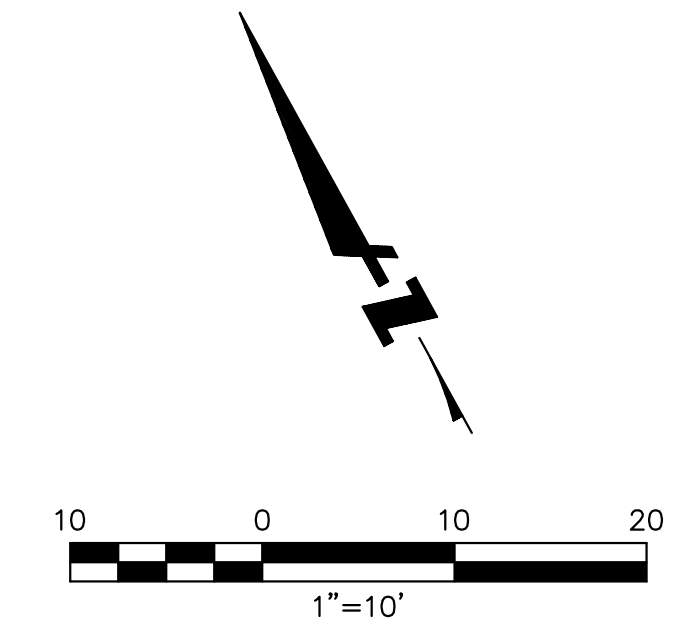
**JOB NO. 552.013**  
**DATE 02-20-14**

**C5.2**



**KOTTINGER DRIVE IMPROVEMENT LEGEND**

- — — — — PROJECT BOUNDARY
- — — — — ROADWAY CENTERLINE



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**KOTTINGER DRIVE LAYOUT PLAN**

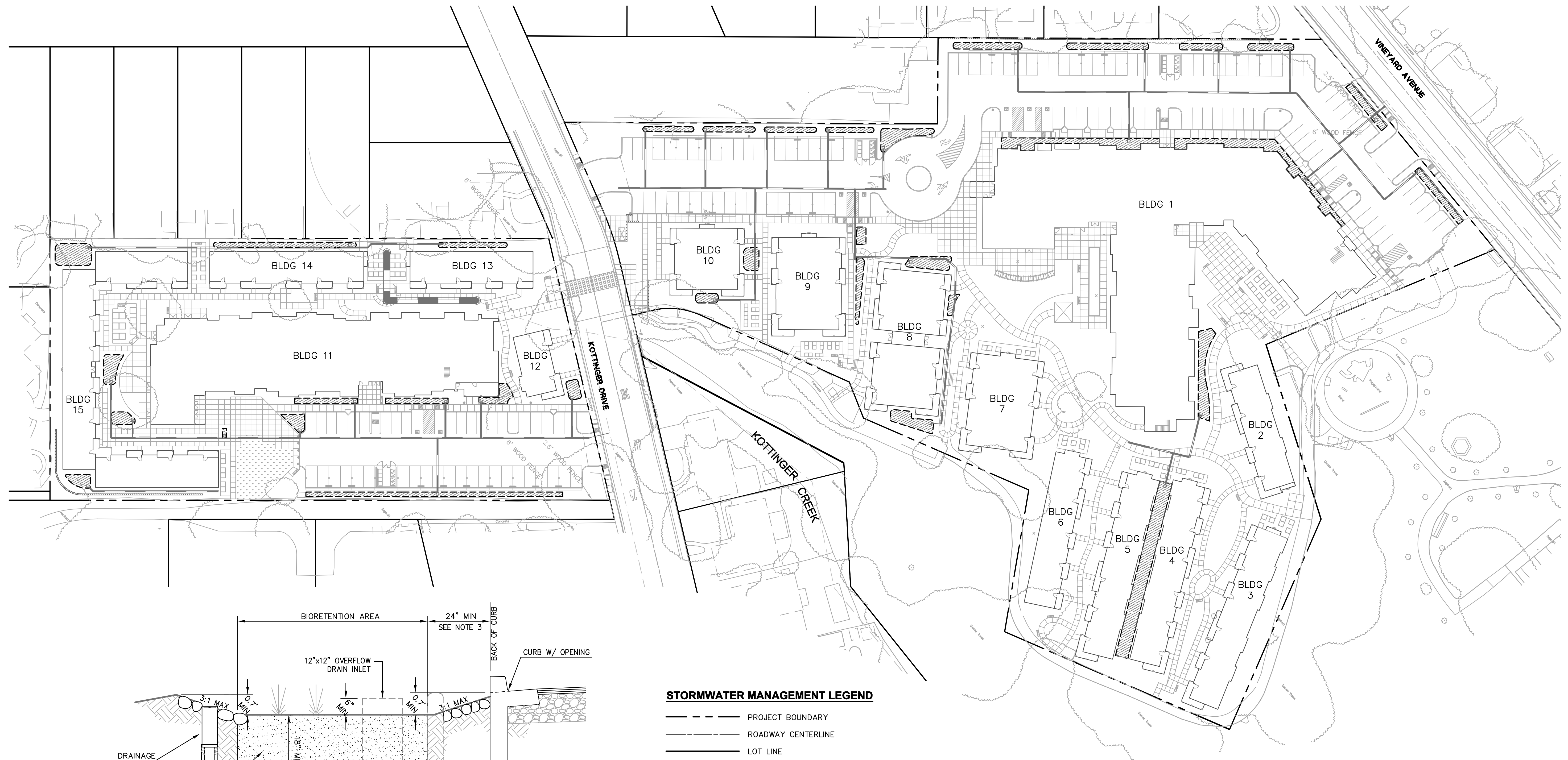
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 group

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 DATE 02-20-14

**C6.1**





**STORMWATER MANAGEMENT LEGEND**

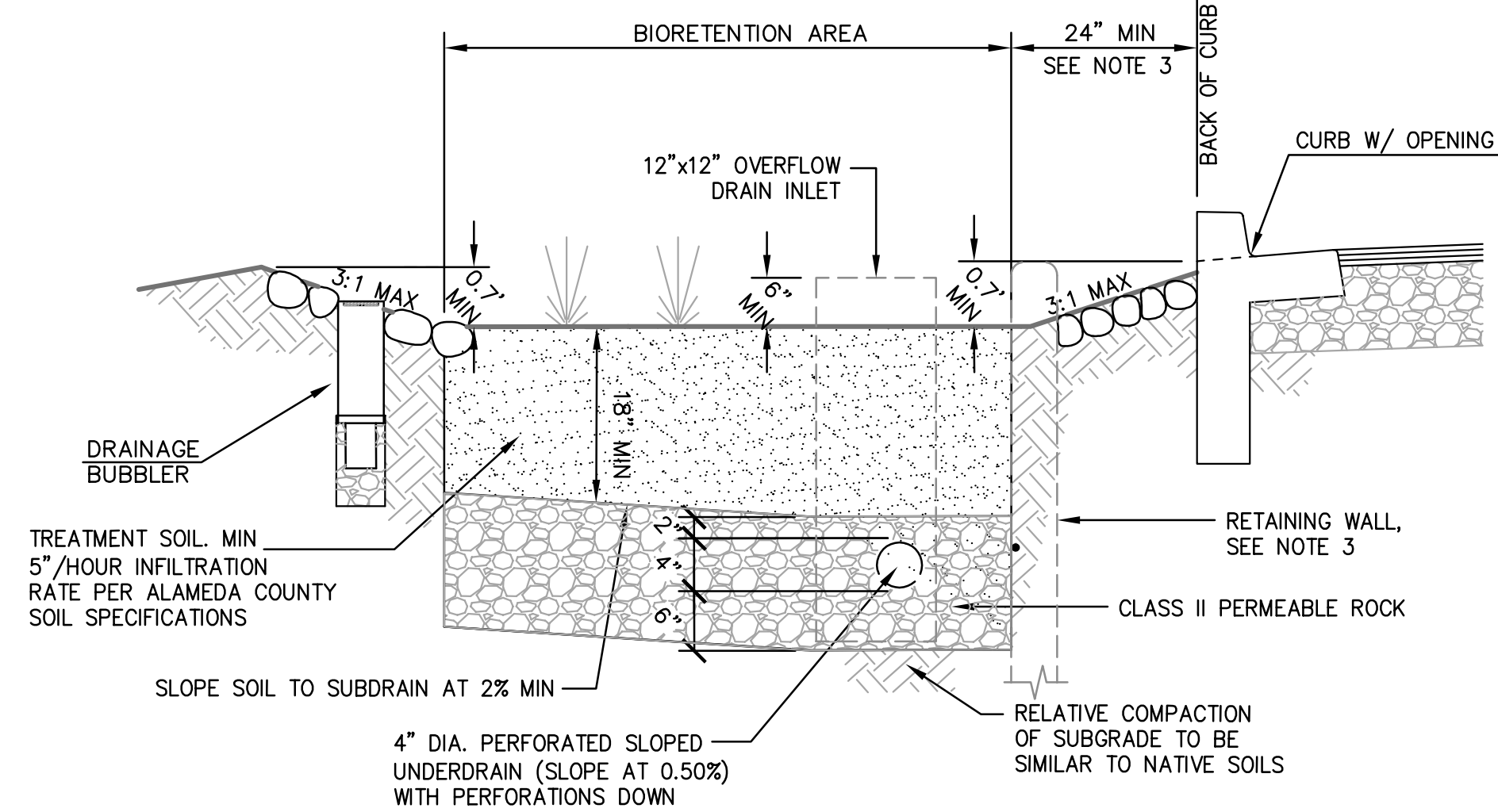
- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- ▨ POTENTIAL BIORETENTION AREA (SEE DETAIL 1 THIS SHEET)

**STORMWATER MANAGEMENT NOTES**

1. TRASH CAPTURE DEVICES TO BE INSTALLED AT LAST STORM DRAIN STRUCTURE ON EACH LINE LEAVING PROJECT SITE.

STORMWATER TREATMENT AREA SIZING TABLE				
PROJECT REGION	TOTAL IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	EXCESS TREATMENT AREA (SF)
SITE SOUTH OF KOTTINGER DRIVE	55,382	2,215	2,691	476
SITE NORTH OF KOTTINGER DRIVE	134,014	5,361	7,617	2,256

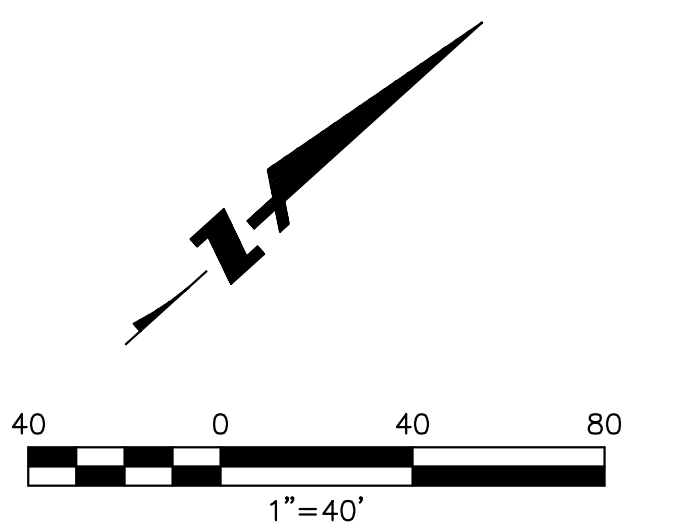
NOTE:  
1. REQUIRED TREATMENT AREA IS BASED ON 4% METHOD.



**NOTES:**

1. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
2. TREATMENT SOIL TO BE UNCOMPACTED AT FINAL CONDITION. KEEP HEAVY EQUIPMENT OUT OF TREATMENT AREAS.
3. STRUCTURAL BIORETENTION RETAINING WALL WITH FOOTING OR CROSS-BRACING REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 2' FROM CURB OR WALL.

**1 BIORETENTION AREA**  
NTS



**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

**STORMWATER MANAGEMENT PLAN**

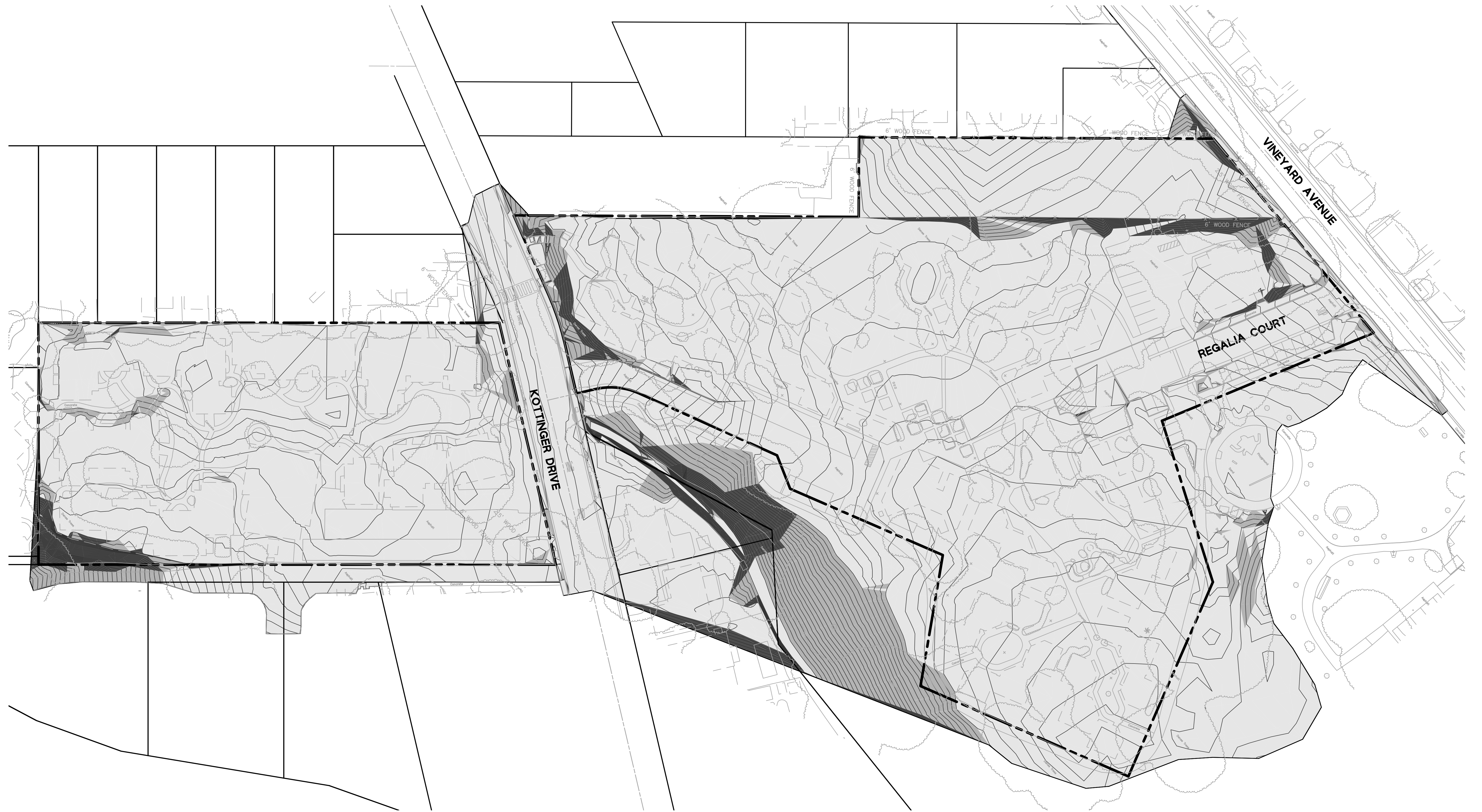
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**DAHLIN**  
group

JOB NO. 552.013  
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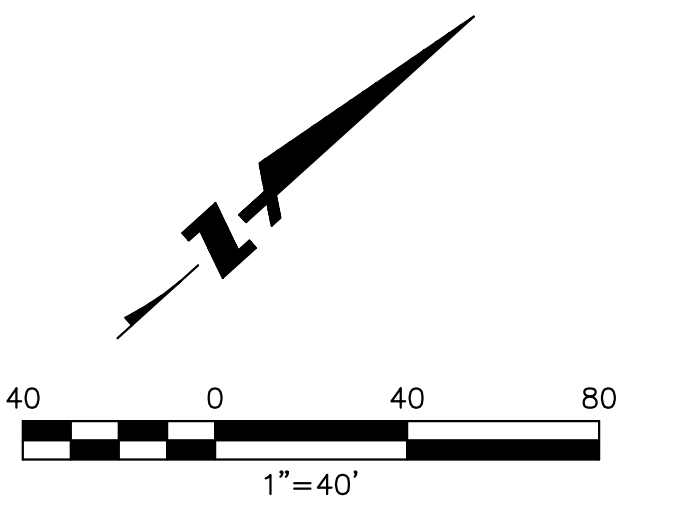
**C7.1**





SLOPES TABLE	
Slope Range	Color
< 10%	Light Gray
10% to 20 %	Medium Gray
> 20%	Dark Gray

**NOTE:**  
SLOPE ANALYSIS BASED ON EXISTING CONDITIONS  
AND DOES NOT REFLECT PROPOSED PROJECT  
IMPROVEMENTS.



**KOTTINGER GARDENS**  
KOTTINGER STREET, PLEASANTON, CA  
MIDPEN HOUSING

**SLOPE CLASSIFICATION PLAN**

**BKF**  
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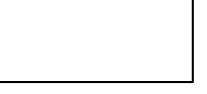

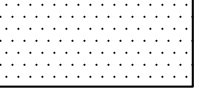
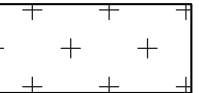

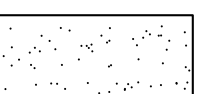
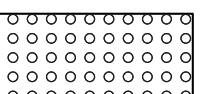








**DAHLIN**  
group

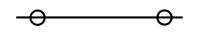
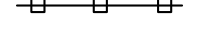
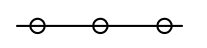
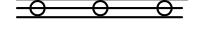



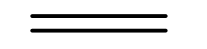

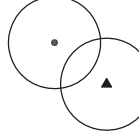
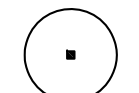
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DATE 02-20-14

**C8.1**



# LAYOUT LEGEND

-  VEHICULAR ASPHALT PAVING, S.C.D.
-  PEDESTRIAN CONCRETE PAVING  
FINISH: BROOM  
COLOR: STANDARD GREY
-  VEHICULAR CONCRETE PAVING, S.C.D.  
FINISH: MEDIUM BROOM  
COLOR: STANDARD GREY
-  VEHICULAR CONCRETE PAVING, S.C.D.  
PARK EMERGENCY ACCESS
-  GRASSPAVE II, S.C.D.  
@ FIRE LANE TURN AROUND  
MFR: INVISIBLE STRUCTURES  
PH: 1-800-233-1510
-  STABILIZED DECOMPOSED GRANITE  
COLOR: GOLD
-  PEDESTRIAN WARNING PAVING  
MFG: ARMORTILE  
MODEL: CAST IN PLACE 24"X36"  
COLOR: YELLOW  
PHONE: 1-800-682-2525  
36" MIN. BAND.
-  BIOSWALE S.C.D.
-  PLANTING AREA
-  TURF  
MFR: PACIFIC SOD  
TYPE: MEDALLION PLUS
-  5' BENCH  
MFR: COUNTRY CASUAL  
MODEL: FOXHALL, TEAK BENCH  
FINISH: NATURAL
-  TRASH RECEPTACLE:  
MFR: DUMOR  
MODEL: RECEPTACLE 438, 32 GALLON  
COLOR: GREY  
FINISH: POWDERCOATED
-  PORTAI TRELLIS, 7' HT.  
WOOD CONSTRUCTION WITH CONCRETE FOOTINGS
-  BOULDERS  
MODEL: MOSS ROCK  
2' X 3' - 3' X 3'
-  BIKE RACK:  
MODEL: BIKE RIB 2.0  
COLOR/FINISH: GREY/POWDER COATED  
MOUNTING: EMBEDDED  
AVAILABLE: FUNCTION FIRST BIKE SECURITY, PH:888.245-3742

-  (E) FENCE TO REMAIN
-  30' H WOOD PICKET FENCE
-  6' H GOOD NEIGHBOR FENCE
-  6' H GOOD NEIGHBOR FENCE ON RETAINING WALL
-  BOLLARD
-  CARPORT STRIP LIGHTING  
MFR: INSIGHT LIGHTING  
MODEL: 4' ARIDA FLOURESCENT
-  PEDESTRIAN POLE LIGHTING  
MFR: PHILIPS LIGHTING  
MODEL: DOMUS 55 LED  
POLE HT: 14'
-  RETAINING WALL - S.C.D.
-  HDR  
HEADER BOARD
-  TREES TO REMAIN: PRESERVE AND PROTECT  
SEE ARBORIST REPORT AND TREE  
MITIGATION SHEETS L3.1 AND L3.2
-  PROPOSED TREE

# WATER CONSERVATION CONCEPT STATEMENT

1. IRRIGATION SHALL MEET MODEL WATER EFFICIENT LANDSCAPING (MWEL) REQUIREMENTS.
2. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF DRIP, EMITTER AND SPRAY IRRIGATION TO THE SHRUBS/GROUND COVER AREAS AND BUBBLERS TO THE TREES.
4. THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
5. A STATE-OF-THE-ART, ET BASED IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

# SOILS NOTE

SITE SOIL SHALL BE TESTED BY AN ACCREDITED SOILS ANALYSIS FIRM. RECOMMENDATIONS FOR HORTICULTURAL SUITABILITY SHALL BE INTEGRATED INTO SOIL STRUCTURE TO PROVIDE PLANT GROWTH.

# LANDSCAPE SHEET INDEX

L 1.1	LANDSCAPE NOTES & LEGEND
L 1.2	PLANT LIST AND PLANT PALETTE
L 1.3	PLANT PALETTE
L 2.1	LANDSCAPE SITE PLAN
L 2.2	LANDSCAPE SITE PLAN
L 2.3	LANDSCAPE SITE PLAN
L 3.1	TREE REMOVAL/MITIGATION PLAN
L 3.2	TREE REMOVAL/MITIGATION PLAN



## PLANT MASTER LIST

TREES	Symbol	Botanical Name	Common Name	Size	Spacing	Water needs	Source
AB		Acer 'Autumn Blaze'	Autumn Blaze Japanese Maple	24" Box	As shown	MOD	WUCOLS
AP		Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	24" Box	As shown	MOD	WUCOLS
AE		Acer griseum	Paperbark Maple	24" Box	As shown	MOD	WUCOLS
CE		Cercidiphyllum japonicum	Katsura Tree	24" Box	As shown	MOD	WUCOLS
CR		Cercis occidentalis- tree form	Redbud Tree	24" Box	As shown	V. LOW	WUCOLS
C1		Citrus sp. - Orange	Orange Tree	15 Gallon	As shown	MOD	WUCOLS
C2		Citrus sp. - Meyer Lemon	Meyer Lemon Tree	15 Gallon	As shown	MOD	WUCOLS
CB		Cotinus obovatus - standard	Smoke Tree	15 Gallon	As shown	LOW	WUCOLS
CU		Cupressus sempervirens 'Swane's Gold'	Variegated Italian Cypress	24" Box	As shown	LOW	WUCOLS
LA		Lagerstroemia indica 'Muskogee'	'Muskogee' Crape Myrtle	24" Box	As shown	MOD	WUCOLS
LC		Lophostemon confertus - standard	Brisbane Box	15 Gallon	As shown	MOD	WUCOLS
MG		Magnolia grandiflora	'Magnolia' Tree	24" Box	As shown	MOD	WUCOLS
MS		Magnolia x soulangeana	Tulip Tree	24" Box	As shown	MOD	WUCOLS
MD		Michelia dottsopa 'Silver Cloud'	Silver Cloud Michelia	24" Box	As shown	MOD	WUCOLS
QL		Quercus lobata	Valley Oak Tree	24" Box	As shown	MOD	WUCOLS
QR		Quercus robur 'Fastigiata'	Fastigiata English Oak	24" Box	As shown	MOD	WUCOLS
RS		Rosa - Standard	Rose tree	15 Gallon	As shown	MOD	WUCOLS
TU		Tibouchina urnvillea - Standard	Princess Flower	15 Gallon	As shown	MOD	WUCOLS
UP		Ulmus parvifolia	Chinese Elm	24" Box	As shown	MOD	WUCOLS

SHRUBS	Symbol	Botanical Name	Common Name	Size	Spacing	Water needs	Source
AK		Abelia x grandiflora 'Kaleidoscope'	Abelia	5 Gallon	3'-6" O.C.	MOD	WUCOLS
AH		Abutilon	Flowering Maple	5 Gallon	5'-0" O.C.	MOD	WUCOLS
AC		Acanthus mollis	Bear's Breech	5 Gallon	3'-0" O.C.	MOD	WUCOLS
AG		Agapanthus 'Elaine'	Elaine's Lily of the Nile	1 Gallon	2'-0" O.C.	MOD	WUCOLS
AJ		Aucuba japonica	Aucuba	5 Gallon	4'-0" O.C.	MOD	WUCOLS
AS		Astilbe 'Rheinhold'	Rheinhold Astilbe	1 Gallon	2'-6" O.C.	MOD	WUCOLS
BD		Buddleja davidii	Butterfly Bush	5 Gallon	5'-0" O.C.	LOW	WUCOLS
CA		Camellia x 'Buttermint'	Bittermint Camellia	5 Gallon	4'-0" O.C.	MOD	WUCOLS
CJ		Camellia japonica 'Magnoliaeflora'	Magnoliaflora Camellia	5 Gallon	5'-0" O.C.	MOD	WUCOLS
CC		Camellia sasanqua 'Chansonette'	Chansonette Camellia	5 Gallon	5'-0" O.C.	MOD	WUCOLS
CM		Ceanothus 'Joan Mirov'	Joan Mirov's Wild Lilac	5 Gallon	8'-0" O.C.	LOW	WUCOLS
CH		Chondropetalum tectorum'	Little Cape Rush	1 Gallon	4'-0" O.C.	HIGH	WUCOLS
CS		Cistus 'Sunset'	Sunset Rockrose	1 Gallon	3'-0" O.C.	LOW	WUCOLS
CO		Correa pulchella	Australian Fuchsia	1 Gallon	3'-0" O.C.	LOW	WUCOLS
CT		Cotoneaster microphyllus	Rockspray Cotoneaster	5 Gallon	5'-0" O.C.	MOD	WUCOLS
DV		Dietes grandiflora 'Variegata'	Striped Fortnight Lily	5 Gallon	3'-0" O.C.	LOW	WUCOLS
DO		Dodonaea 'Purpurea'	Hopseed Bush	5 Gallon	8'-0" O.C.	LOW	WUCOLS
EQ		Equisetum hyemale	Horsetail	1 Gallon	2'-0" O.C.	HIGH	WUCOLS
EB		Escallonia bifida	White Escallonia	5 Gallon	4'-0" O.C.	MOD	WUCOLS
EC		Escallonia 'Compakta'	Compact Escallonia	5 Gallon	3'-0" O.C.	MOD	WUCOLS
ES		Epilobium septentraonale	California Fuchsia	1 Gallon	2'-0" O.C.	LOW	WUCOLS
IN		Iris 'Nada'	Nada's Iris	1 Gallon	1'-6" O.C.	LOW	WUCOLS
HB		Hebe 'Veronica Lake'	Veronica Lake Hebe	5 Gallon	3'-0" O.C.	MOD	WUCOLS
HH		Hemerocallis hybrid 'Apricot'	Evergreen Day Lily	1 Gallon	2'-0" O.C.	MOD	WUCOLS
HO		Hemerocallis 'Stella De Oro'	Evergreen Day Lily	1 Gallon	2'-0" O.C.	MOD	WUCOLS
HS		Heuchera 'Santa Ana Cardinal'	Santa Ana Coral Bells	1 Gallon	2'-0" O.C.	MOD	WUCOLS
HM		Hydrangea macrophylla	Bigleaf Hydrangea	5 Gallon	4'-0" O.C.	MOD	WUCOLS
HQ		Hydrangea quercifolia	Oakleaf Hydrangea	5 Gallon	5'-0" O.C.	MOD	WUCOLS
KH		Kniphofia 'Cobra'	Cobra red Hot Poker	5 Gallon	4'-0" O.C.	MOD	WUCOLS
LT		Lavatera trimestris 'Loveliness'	Mallow	5 Gallon	3'-0" O.C.	LOW	WUCOLS
LV		Lavendula stoechas 'Hidcote'	Hidcote Lavender	1 Gallon	2'-0" O.C.	LOW	WUCOLS
LJ		Ligustrum japonicum 'Texanum'	Texanum Jap. Privet	5 Gallon	4'-0" O.C.	MOD	WUCOLS
MM		Mimulus aurantiacus 'Miranda'	Sticky Monkey Flower	1 Gallon	3'-0" O.C.	LOW	WUCOLS
ND		Nadina domestica 'Gulf Stream'	Heavenly Bamboo	5 Gallon	3'-0" O.C.	LOW	WUCOLS
NC		Nephrolepis cordifolia	Southern Sword Fern	1 Gallon	3'-0" O.C.	MOD	WUCOLS
PH		Phormium 'Dazzler'	Dazzler Phormium	5 Gallon	4'-6" O.C.	LOW	WUCOLS
PD		Phormium 'Duet'	Duet Phormium	5 Gallon	3'-0" O.C.	LOW	WUCOLS
PM		Polystichum munitum	Western Swod Fern	1 Gallon	2'-6" O.C.	MOD	WUCOLS
RI		Rhaphiolepis i. 'Springtime Rapture'	Springtime Rhaphiolepis	5 Gallon	3'-6" O.C.	LOW	WUCOLS
RO		Rhododendron Mollis Hybrid	Yellow Rhododendron	5 Gallon	4'-6" O.C.	MOD	WUCOLS
RP		Rosa 'Meidiland White'	White Meidiland Rose	2 Gallon	3'-0" O.C.	MOD	WUCOLS
RR		Rosa 'Home Run'	Homerun Red Rose	2 Gallon	3'-0" O.C.	MOD	WUCOLS
RL		Rosa 'Lemon Splash'	Lemon Splash Yellow Rose	2 Gallon	3'-0" O.C.	MOD	WUCOLS
RT		Rosa 'The Fairy'	Fairy Lt. Pink Rose	2 Gallon	3'-0" O.C.	MOD	WUCOLS
SC		Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	1 Gallon	3'-6" O.C.	LOW	WUCOLS
SL		Salvia leucantha 'Midnight'	Purple Mexican Sage	1 Gallon	4'-0" O.C.	LOW	WUCOLS
SA		Scaevola aemula 'Blue Wonder'	N.C.N.	1 Gallon	2'-0" O.C.	LOW	WUCOLS
SH		Sollya heterophylla	Aus. BlueBell Creeper	5 Gallon	4'-0" O.C.	LOW	WUCOLS
SJ		Spiraea japonica 'Alpina'	N.C.N.	5 Gallon	4'-0" O.C.	MOD	WUCOLS
TF		Teucrium fruticos 'Compactum'	Compact Bush Germander	1 Gallon	3'-0" O.C.	LOW	WUCOLS
VL		Verbena lilacina 'De la Mina'	Lilac Verbena	1 Gallon	3'-0" O.C.	LOW	WUCOLS
VT		Viburnum tinus 'Dwarf'	Dwarf Viburnum	5 Gallon	4'-0" O.C.	MOD	WUCOLS

GROUND COVERS	Symbol	Botanical Name	Common Name	Size	Spacing	Water needs	Source
BC		Bergenia crassifolia	Winter Blooming Bergenia	1 gallon	1'-0" O.C.	MOD	WUCOLS
CD		Carex divulsa	Berkeley Sedge	1 gallon	2'-0" O.C.	MOD	WUCOLS
CN		Chamaemelum nobile	Chamomile	1 gallon	2'-0" O.C.	LOW	WUCOLS
CP		Coprosma p. 'Verde Vista'	Verde Vista Coprosma	1 gallon	3'-0" O.C.	LOW	WUCOLS
DM		Dymondia margaretae	Dymondia	Flats	12" O.C.	LOW	WUCOLS
FG		Festuca glauca 'Elijah Blue'	Blue Fescue	1 Gallon	3'-0" O.C.	LOW	WUCOLS
FE		Festuca idahoensis	Fescue	1 Gallon	10" O.C.	LOW	WUCOLS
EK		Erigeron karvinskianus	Fleabane	1 Gallon	2'-0" O.C.	LOW	WUCOLS
GJ		Geranium 'Johnson's Blue'	Johnson's Blue Geranium	1 Gallon	2'-0" O.C.	MOD	WUCOLS
LU		Lamium maculatum	Spotted Dead Nettle	1 Gallon	2'-0" O.C.	MOD	WUCOLS
LR		Lantana 'Confetti'	Confetti Lantana	1 Gallon	3'-0" O.C.	LOW	WUCOLS
LE		Limonium perezii	Sea Lavender	1 Gallon	3'-0" O.C.	LOW	WUCOLS
LM		Liriope muscari	Lily Turf	1 Gallon	1'-0" O.C.	MOD	WUCOLS
PT		Phormium tenax 'Jack Spratt'	New Zealand Flax	1 Gallon	1'-6" O.C.	LOW	WUCOLS
VM		Vinca minor	Dwarf Periwinkle	1 Gallon	1'-6" O.C.	MOD	WUCOLS
VINES							
Symbol		Botanical Name	Common Name	Size	Spacing	Spacing	Source
CA		Clematis armandii 'Hedley's Rubra'	Evergreen Clematis	5 Gallon	AS SHOWN	MOD	WUCOLS
PA		Parthenocissus tricuspidata	Boston Ivy	1 Gallon	AS SHOWN	MOD	WUCOLS

## BIOSWALE PLANT LIST

Symbol	Botanical Name	Common Name	Size	Spacing	Water needs	Source
CT	Carex tumulicola	Berkeley Sedge	1 Gallon	1'-6" O.C.	MOD	WUCOLS
CH	Chondropetalum tectorum	Little Cape Rush	5 Gallon	3'-6" O.C.	HIGH	WUCOLS
HS	Helictotrichon sempervirens	Blue Oat Grass	1 Gallon	1'-0" O.C.	LOW	WUCOLS
JP	Juncus patens	California Gray Rush	1 Gallon	2'-6" O.C.	HIGH	WUCOLS
LL	Lomandria longifolia 'Breeze'	Mat Rush	1 Gallon	3'-0" O.C.	LOW	WUCOLS

## PLANT PALETTE

### TREE



Acer griseum  
Paperbark Maple



Cercis occidentalis  
Eastern Redbud



Lagerstroemia indica  
Crape Myrtle



Magnolia x soulangeana  
Tulip Tree



Quercus lobata  
Valley Oak



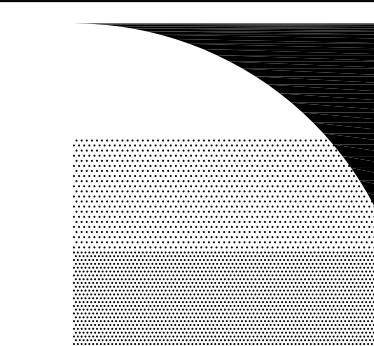
Quercus robur  
English Oak



Tibouchina urnvillea  
Princess Flower



Ulmus parvifolia  
Chinese Lacebark Elm





# PLANT PALETTE

## SHRUB



Abella x grandifolia  
Abella



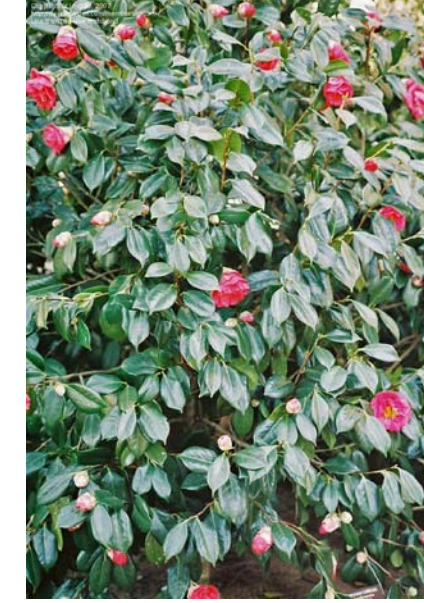
Acanthus mollis  
Bear's Breech



Aucuba japonica  
Aucuba



Buddleja davidii  
Butterfly Bush



Camellia japonica  
Camellia



Cistus  
Rockrose



Diestes grandifolia 'Variegata'  
Striped Fortnight Lily



Dodonaea 'Purpurea'  
Purple Hopseed Bush



Hebe  
Hebe



Hemerocallis  
Evergreen Day Lily



Lavatera maritima  
Mallow



Mimulus aurantiacus  
Sticky Monkey Flower



Nandina domestica  
Heavenly Bamboo



Phormium 'Dazzler'  
Dazzler Flax



Raphiolepis i. 'Springtime'  
Springtime Raphiolepis



Scaevola aemula  
N.C.N.



Teucrium fruticans  
Compact Bush Germander



Viburnum tinus 'Dwarf'  
Dwarf Viburnum

## GROUND COVER



Festuca glauca  
Blue Fescue



Geranium 'Johnson's Blue'  
Johnson's Blue Geranium



Limonium perezii  
Sea Lavender



Liriope muscari  
Lily Turf



Phormium 'Jack Spratt'  
Jack Spratt New Zealand Flax



Vinca minor  
Dwarf Periwinkle

## VINES



Clematis armandii  
Evergreen Clematis



Parthenocissus tricuspidata  
Boston Ivy

## BIOSWALE



Carex divulsa  
Berkeley Sedge



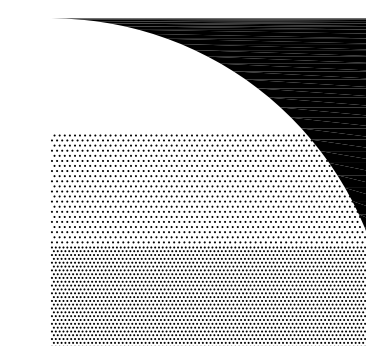
Chondropetalum tectorum  
Little Cape Rush



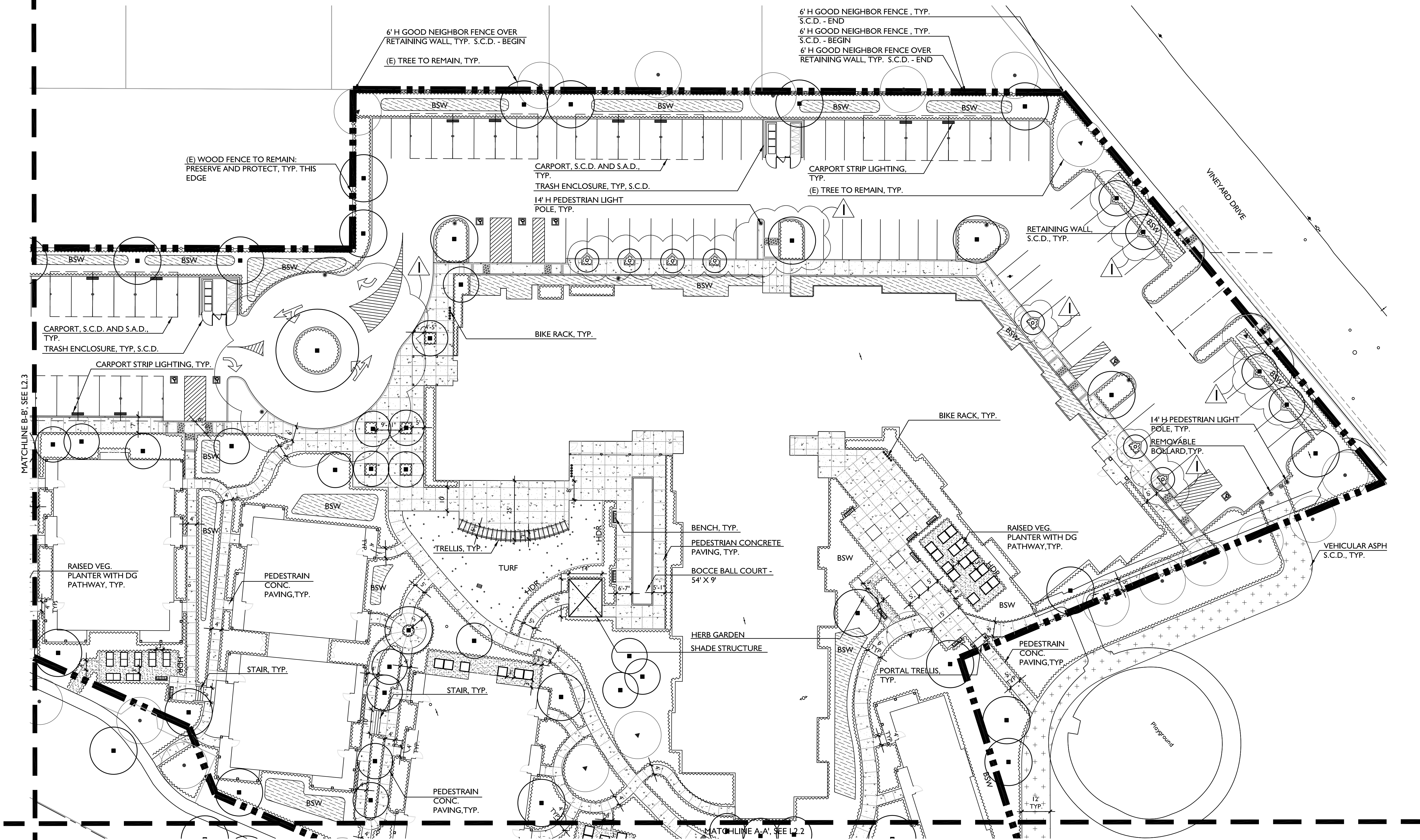
Juncus patens  
California Grey Rush



Lomandria longifolia  
Mat Rush







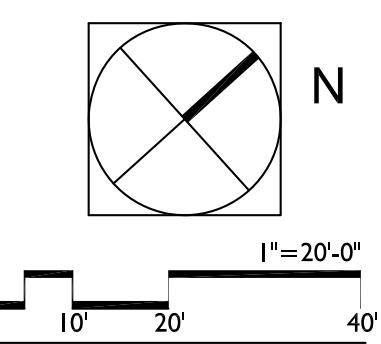
KOTTINGER PLACE LAYOUT PLAN

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**LANDSCAPE SITE PLAN**

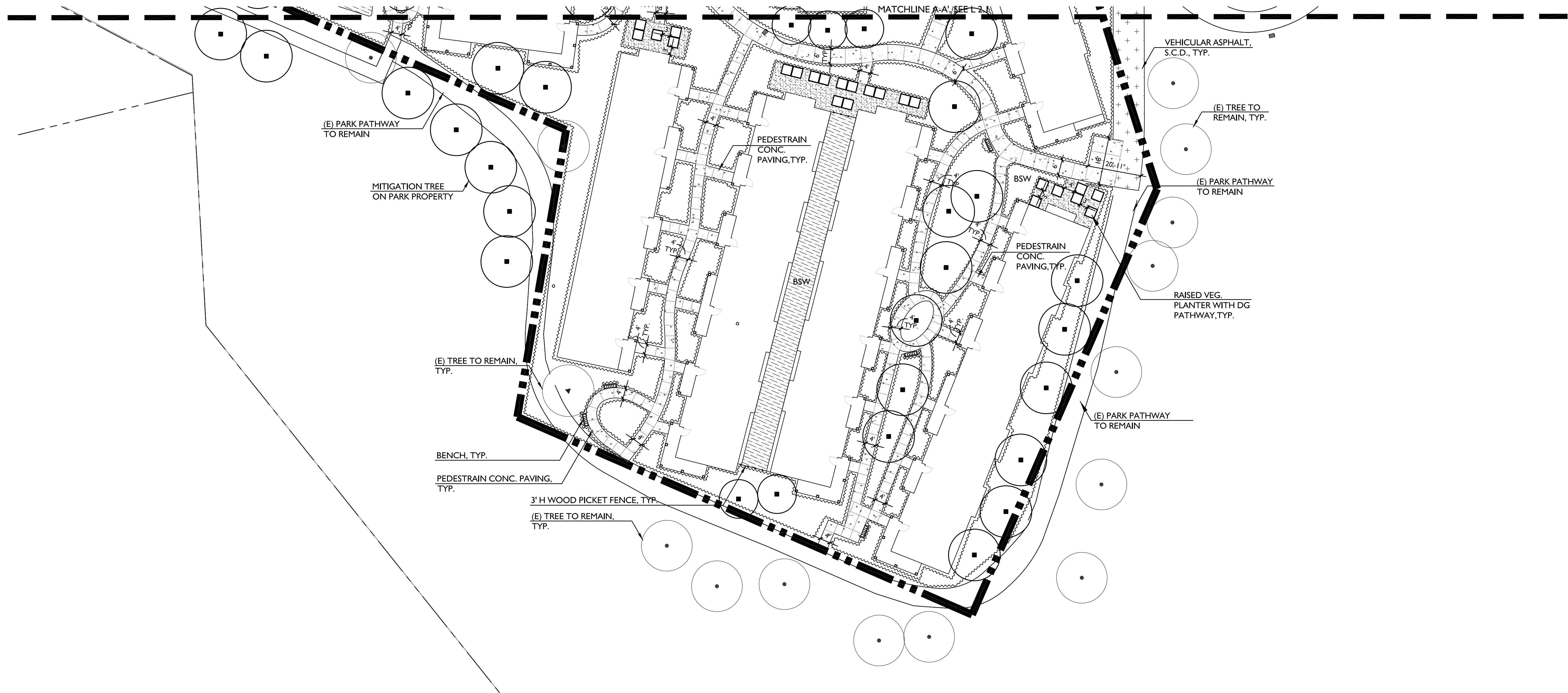
**GATES & ASSOCIATES**  
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 LAND PLANNING URBAN DESIGN  
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 TEL 925.736.8176 FAX 925.838.8901  
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**DATE 01-10-14**



**L2.1**

2-20-2014



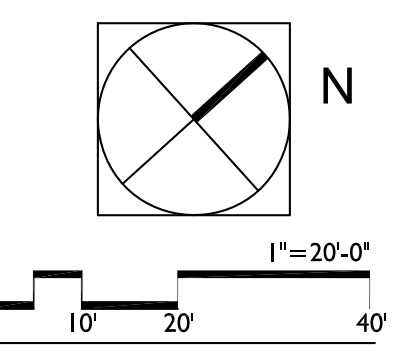
KOTTINGER PLACE LAYOUT PLAN

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 MIDPEN HOUSING

**LANDSCAPE SITE PLAN**

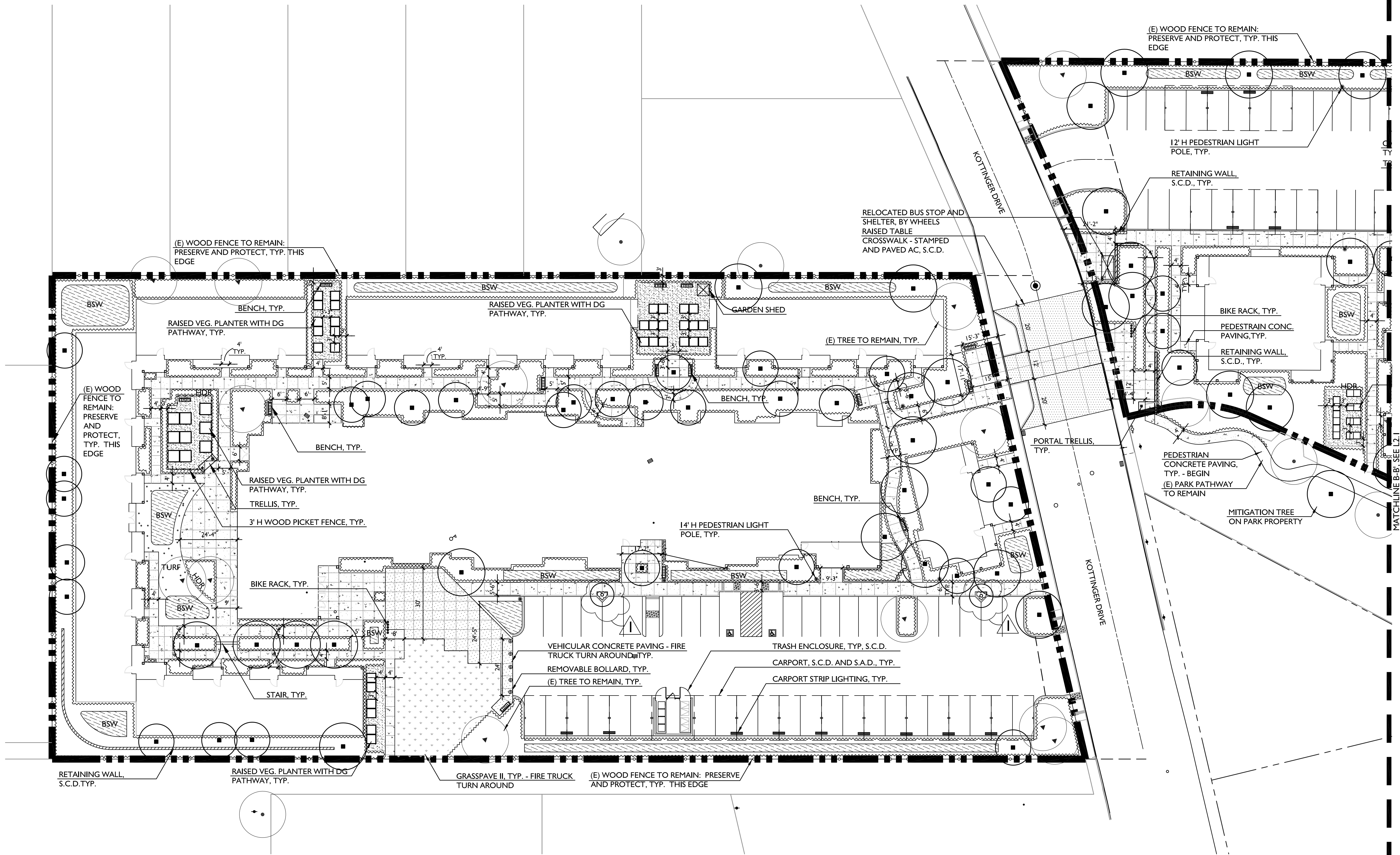
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**L2.2**

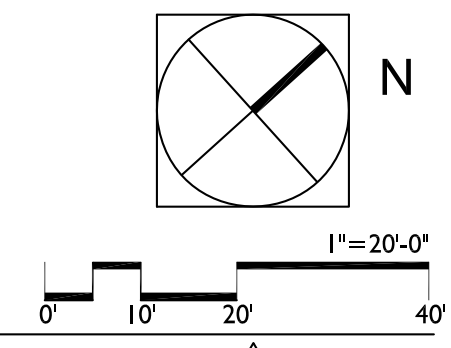




PLEASANT GARDEN - KOTTINGER LAYOUT PLAN

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**LANDSCAPE SITE PLAN**



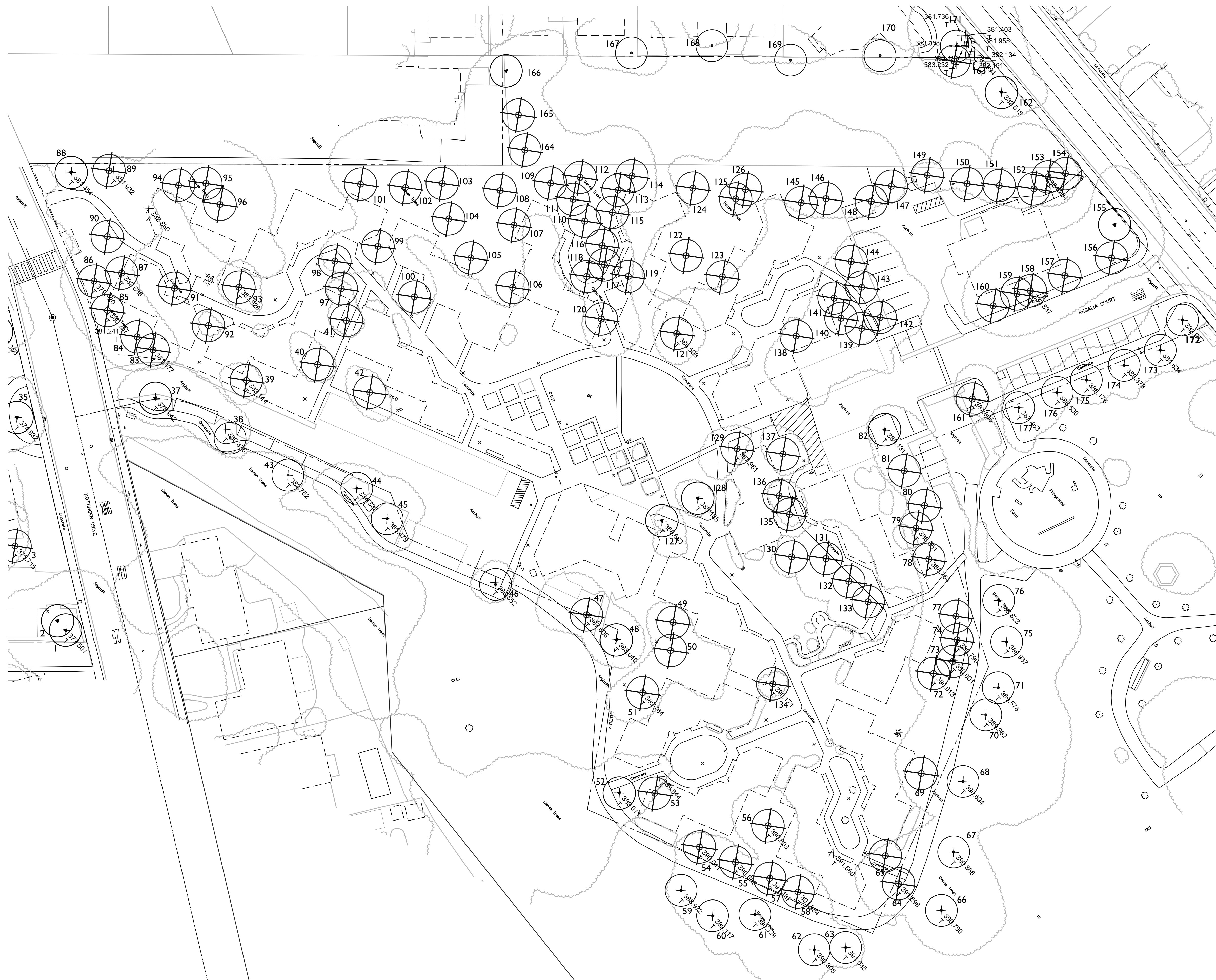
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**DATE 01-10-14**




2-20-2014

**L2.3**





**LEGEND**

-  OFF SITE TREE - TO REMAIN  
— TREE REPORT TREE NUMBER
-  ON SITE TREE - TO REMAIN  
— TREE REPORT TREE NUMBER
-  ON SITE TREE - REMOVE  
— TREE REPORT TREE NUMBER

**TREE MITIGATION**  
 ON-SITE TREES: 146  
 TO BE REMOVED: 124  
 PRESERVE AND PROTECT: 22

124 TREE TO BE REMOVED:

CATEGORY 1/2 : 22 TREES - NO REPLACEMENT VALUE  
 CATEGORY 3/4/5 : 102 TREES

HERITAGE TREES = 45  
 NON-HERITAGE TREE = 57

**MITIGATION**  
 Heritage- 45x2 = 90 trees  
 Non-heritage-- 57x1 = 57 trees - 18 trees (unsuitable species) = 39 trees

Total Mitigation: 129 trees, 24" box size.

KOTTINGER GARDENS (E) TREE ON SITE

**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

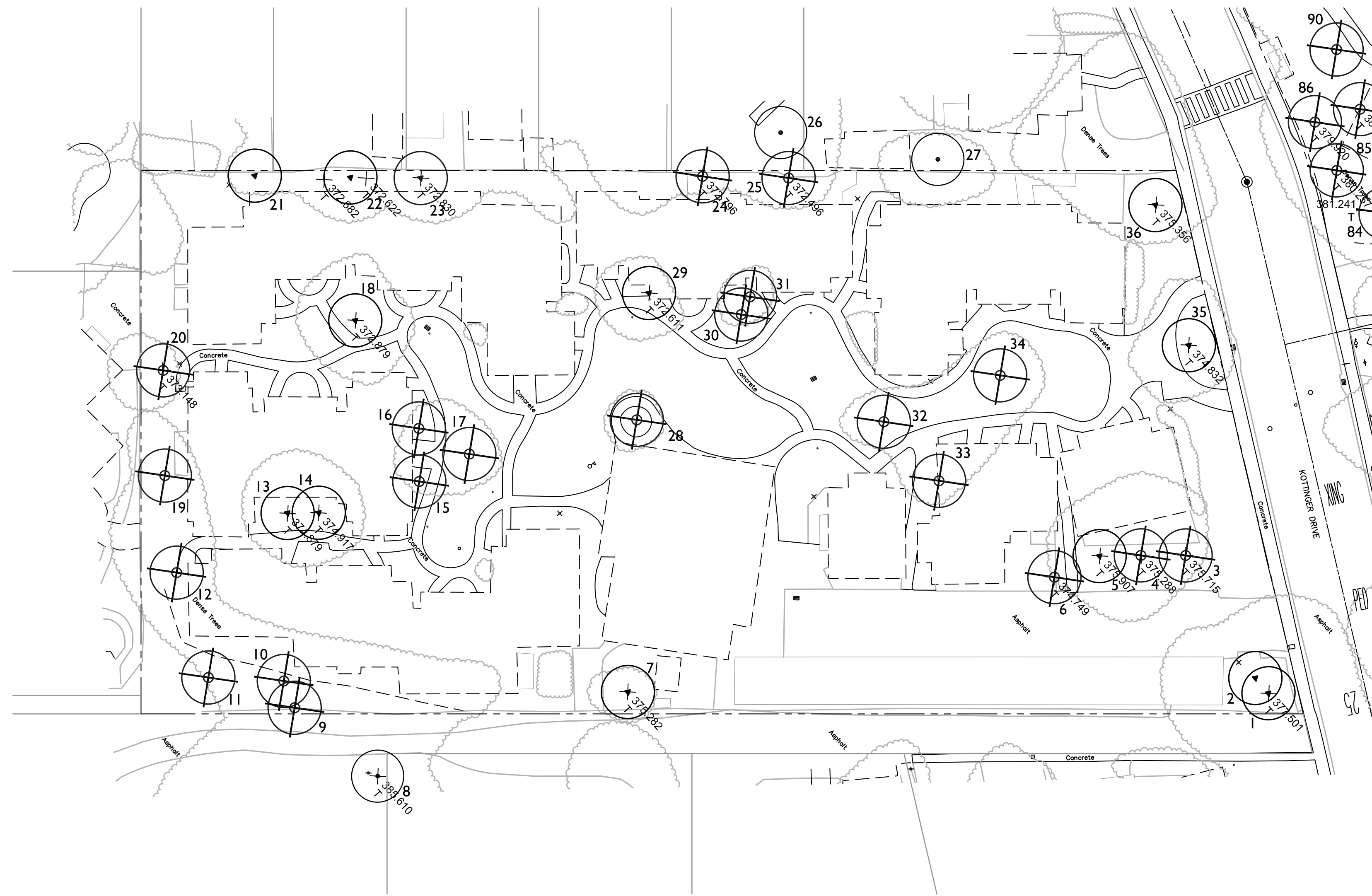
**TREE MITIGATION**

**GATES & ASSOCIATES**  
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 LAND PLANNING URBAN DESIGN  
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**DATE 01-10-14**

**L3.1**





- LEGEND**
- OFF SITE TREE - TO REMAIN  
TREE REPORT TREE NUMBER
  - ⊗ ON SITE TREE - TO REMAIN  
TREE REPORT TREE NUMBER
  - ⊗/ ON SITE TREE - REMOVE  
TREE REPORT TREE NUMBER

**TREE MITIGATION**  
 ON-SITE TREES: 146  
 TO BE REMOVED: 124  
 PRESERVE AND PROTECT: 22

**124 TREE TO BE REMOVED:**

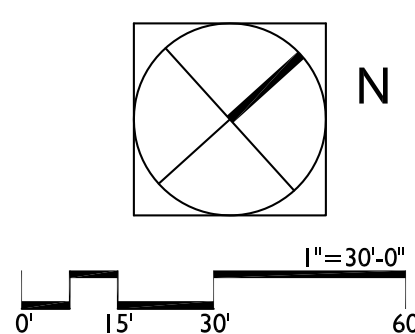
CATEGORY 1/2 : 22 TREES - NO REPLACEMENT VALUE  
 CATEGORY 3/4/5 : 102 TREES

HERITAGE TREES = 45  
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**MITIGATION**  
 Heritage- 45x2= 90 trees  
 Non-heritage-- 57x1= 57 trees - 18 trees (unsuitable species) = 39 trees

Total Mitigation: 129 trees, 24" box size.

**PLEASANT GARDEN (E) TREE ON SITE**



**KOTTINGER GARDENS**  
 KOTTINGER STREET, PLEASANTON, CA  
 MIDPEN HOUSING

**TREE MITIGATION**

**GATES & ASSOCIATES**  
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**L3.2**