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PUD APPLICATION FOR:
KOTTINGER GARDENS
 by
MIDPEN HOUSING

VICINITY MAP

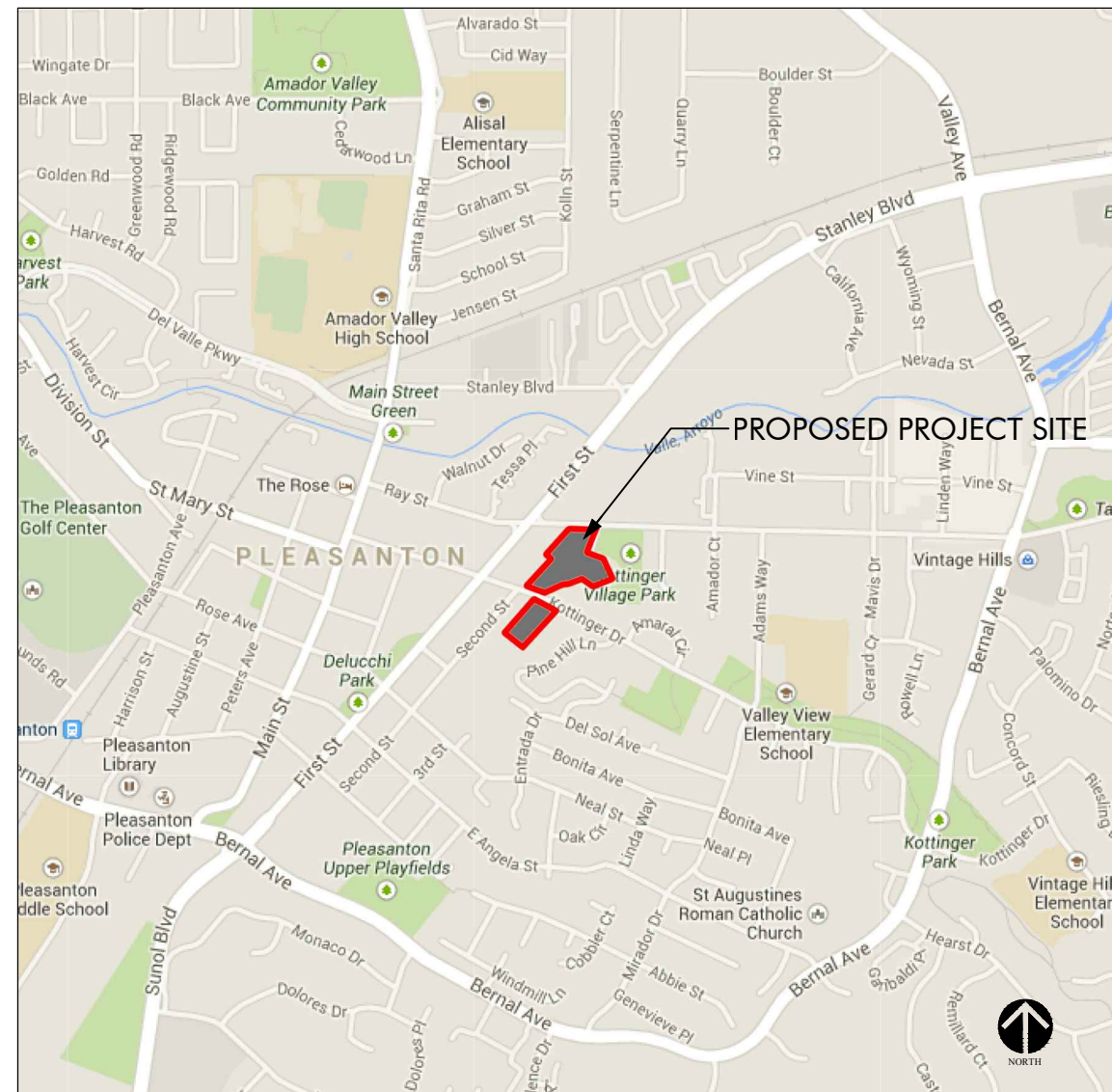


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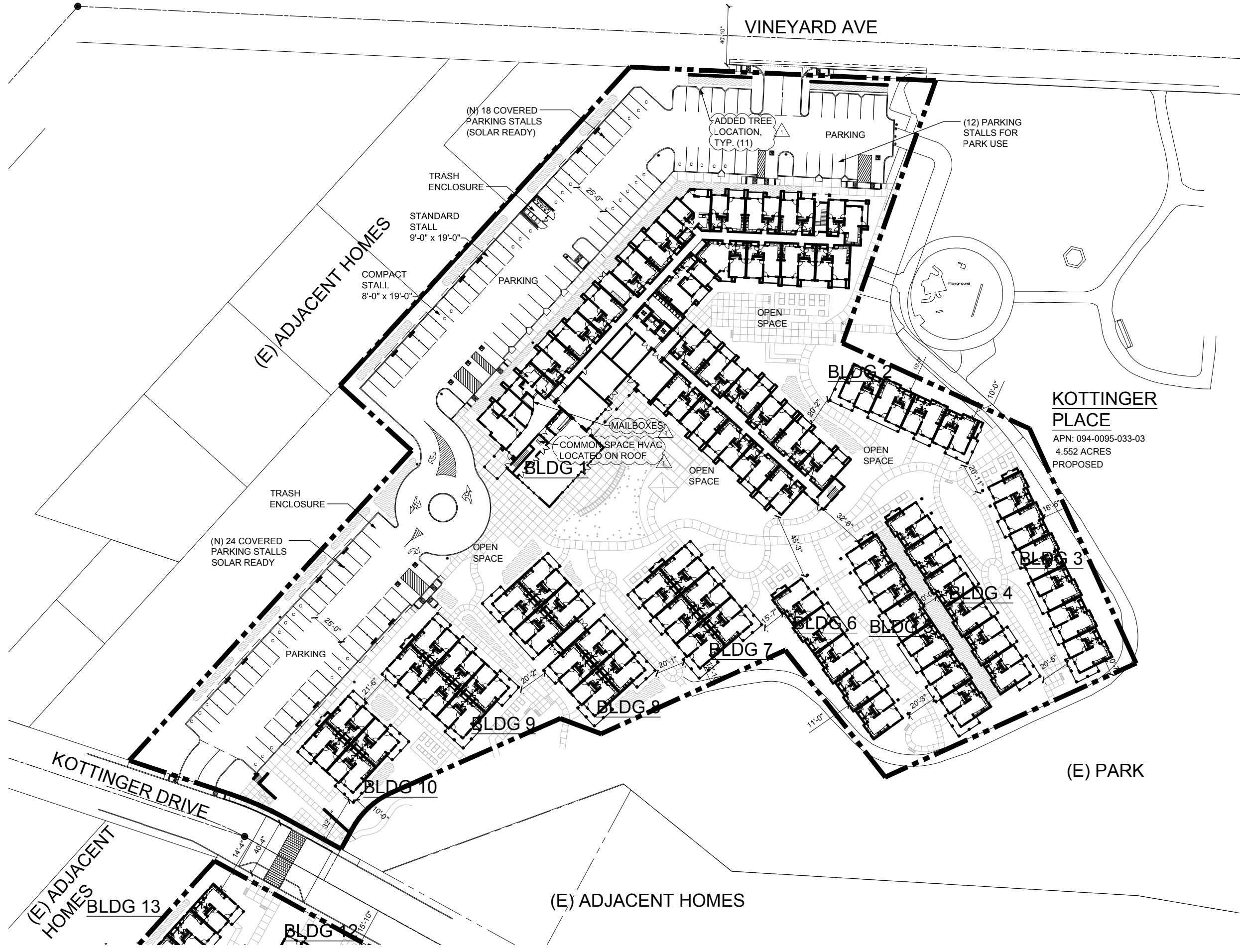
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KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

DAHLIN
 group

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

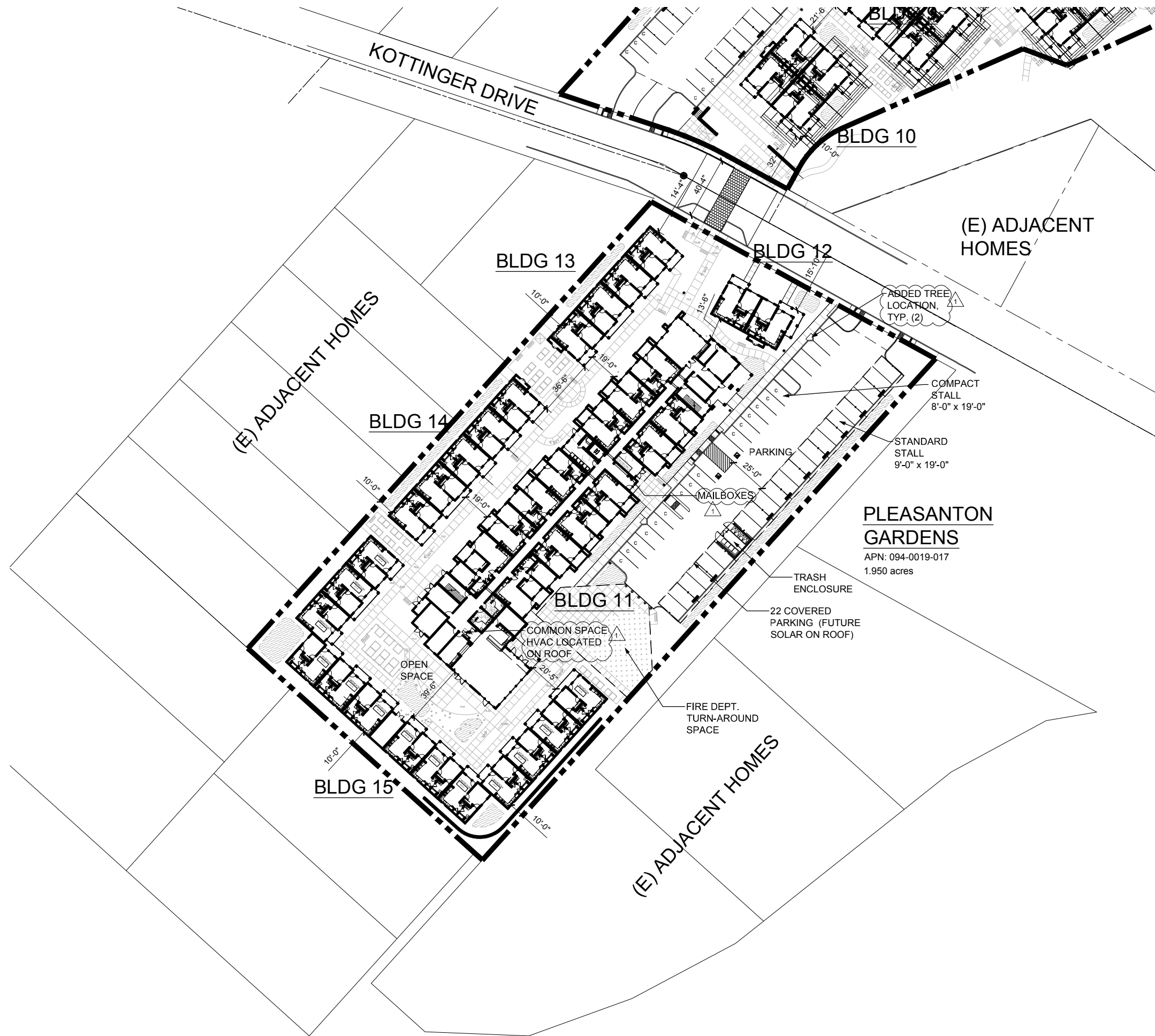


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JOB NO. 552.013
DATE 02-20-14

DAHLIN
group

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

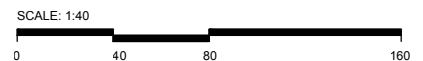
PARKING PROVIDED:
0.8 SPACES/ UNIT: 44

**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)



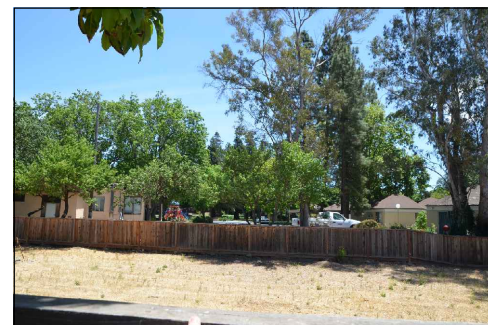
D: VIEW SOUTHWEST FROM KOTTINGER DRIVE (PLEASANTON GARDENS)



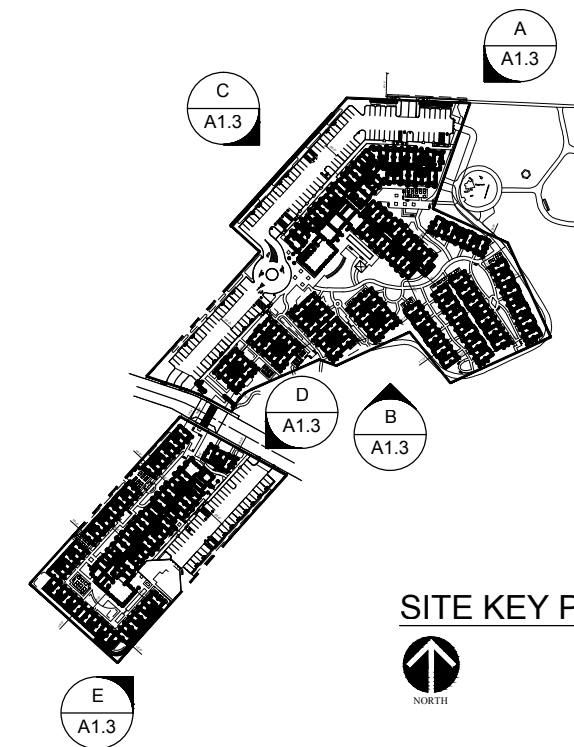
B: VIEW NORTHWEST FROM PARK (KOTTINGER PLACE)



E: VIEW NORTHEAST FROM ALLEY (PLEASANTON GARDENS)



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



SITE KEY PLAN



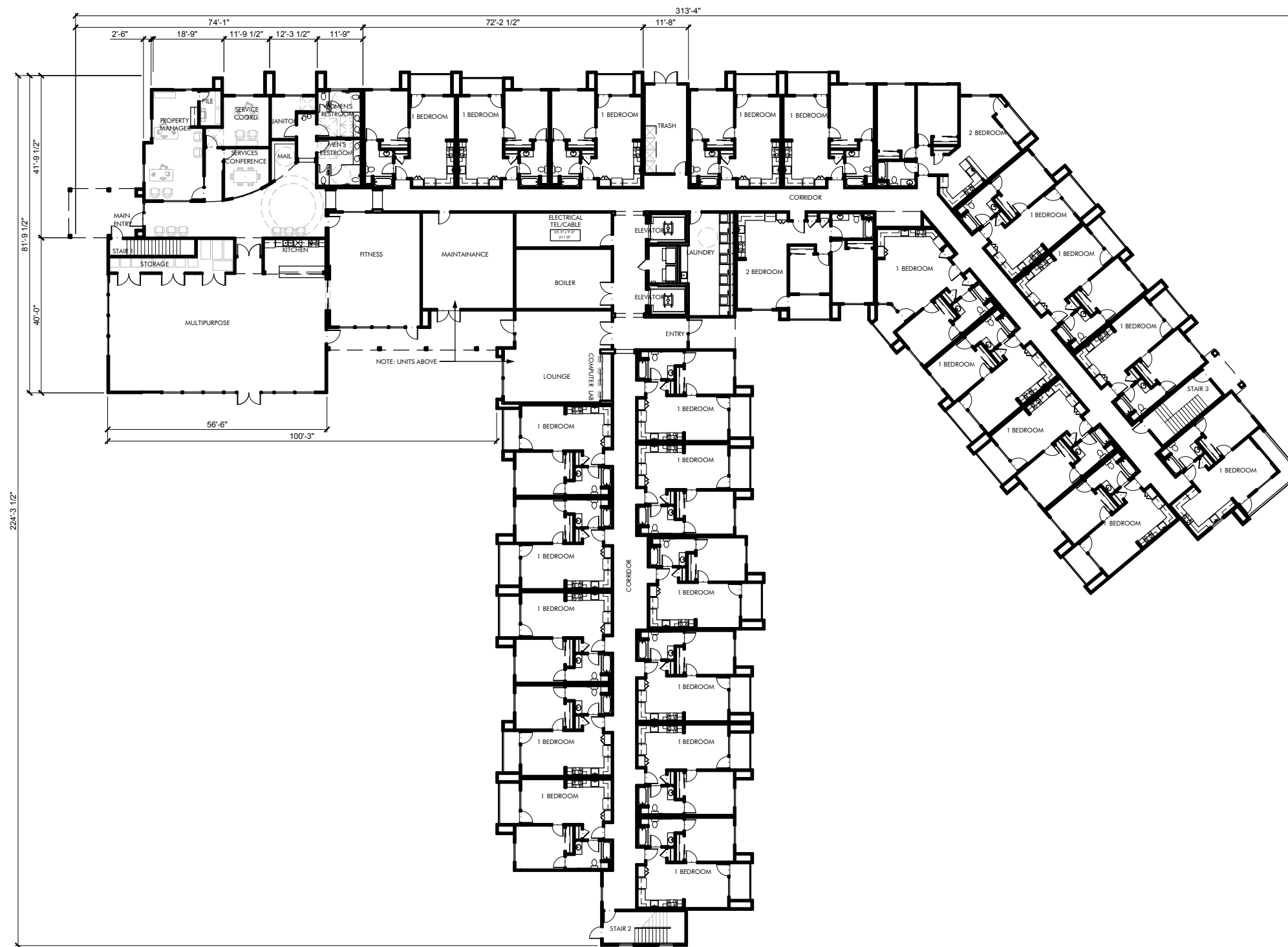
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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



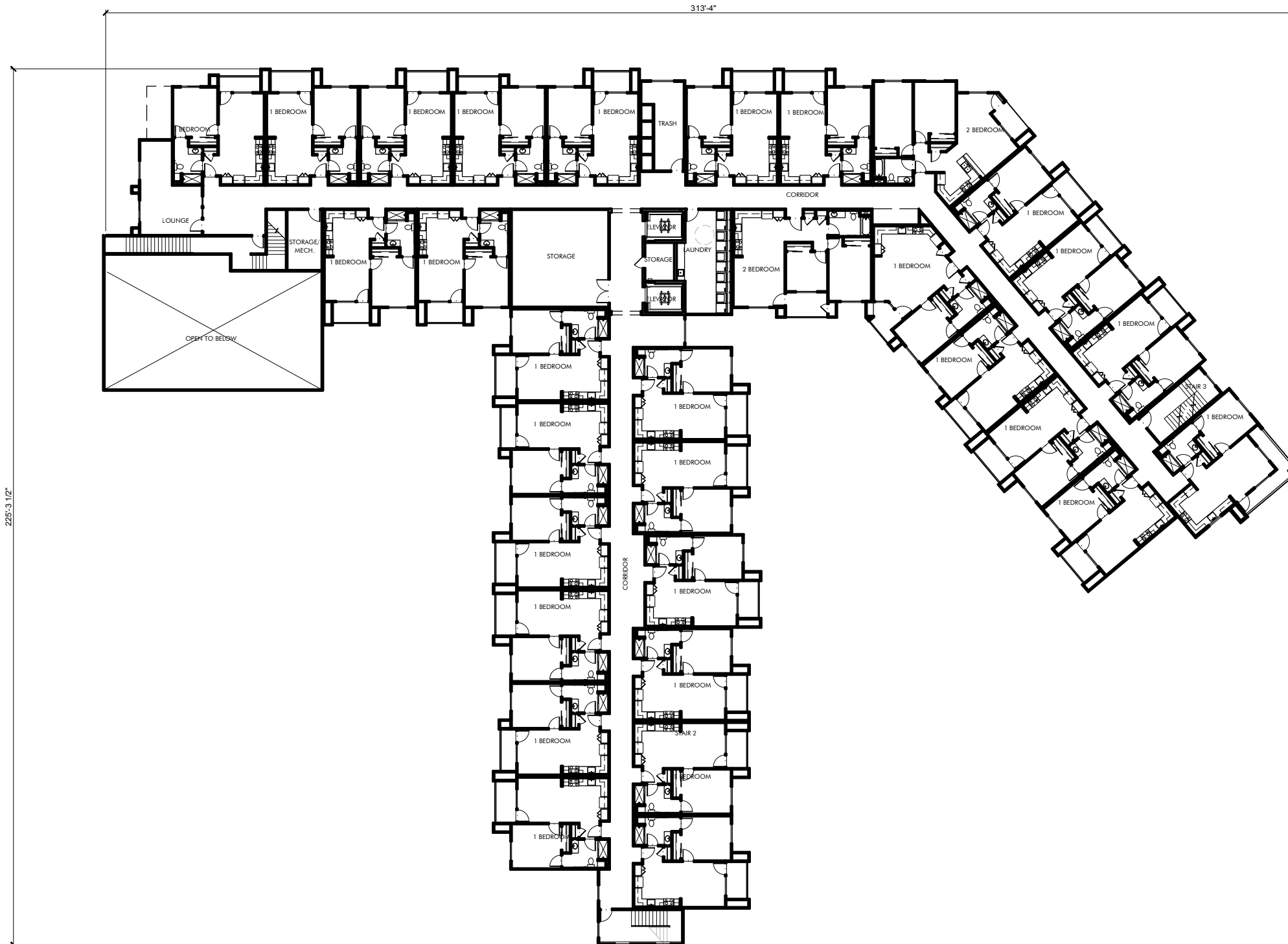
JOB NO. 552.013
 DATE 02-20-14



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



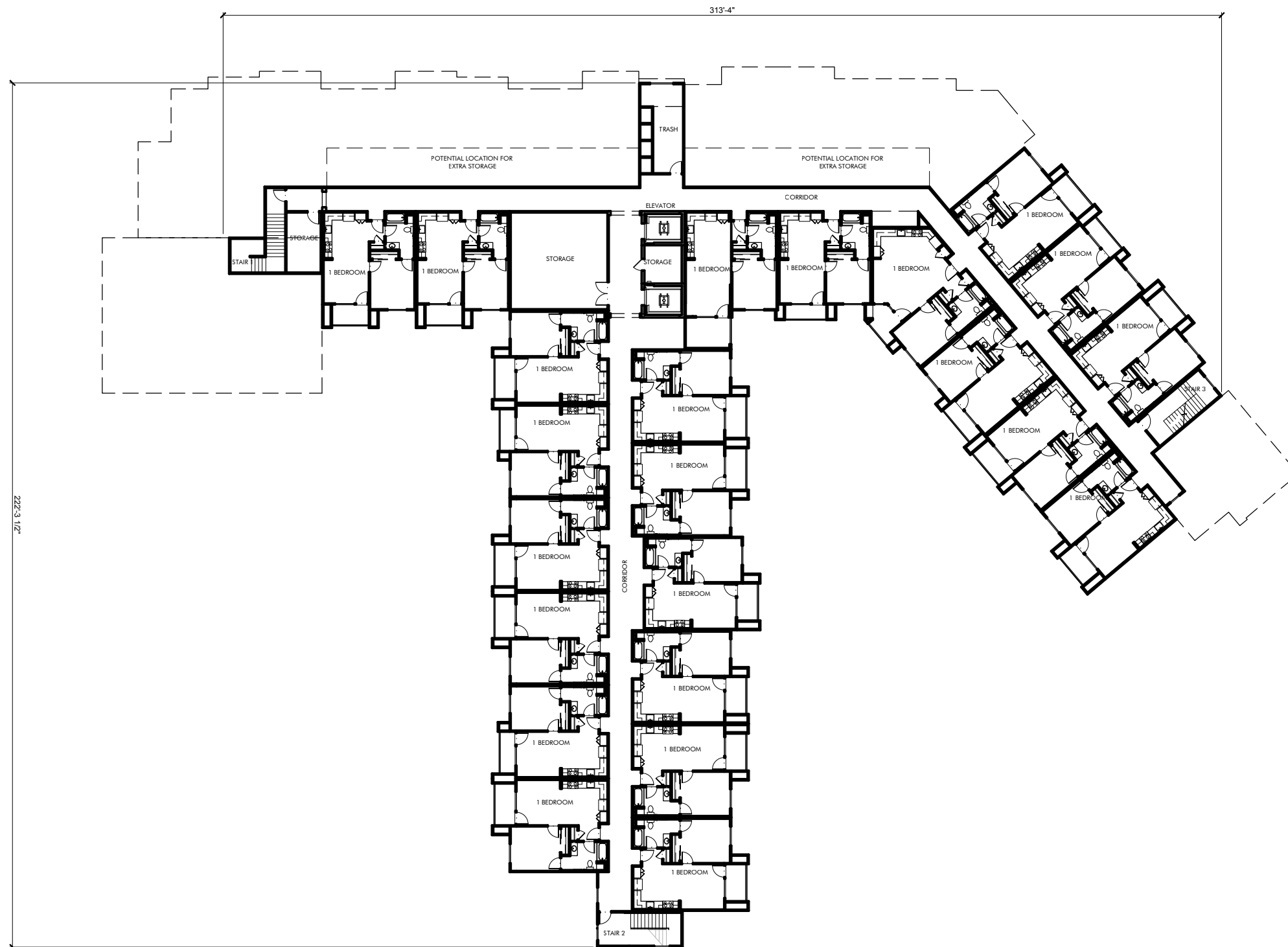
JOB NO. 552.013
 DATE 02-20-14



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



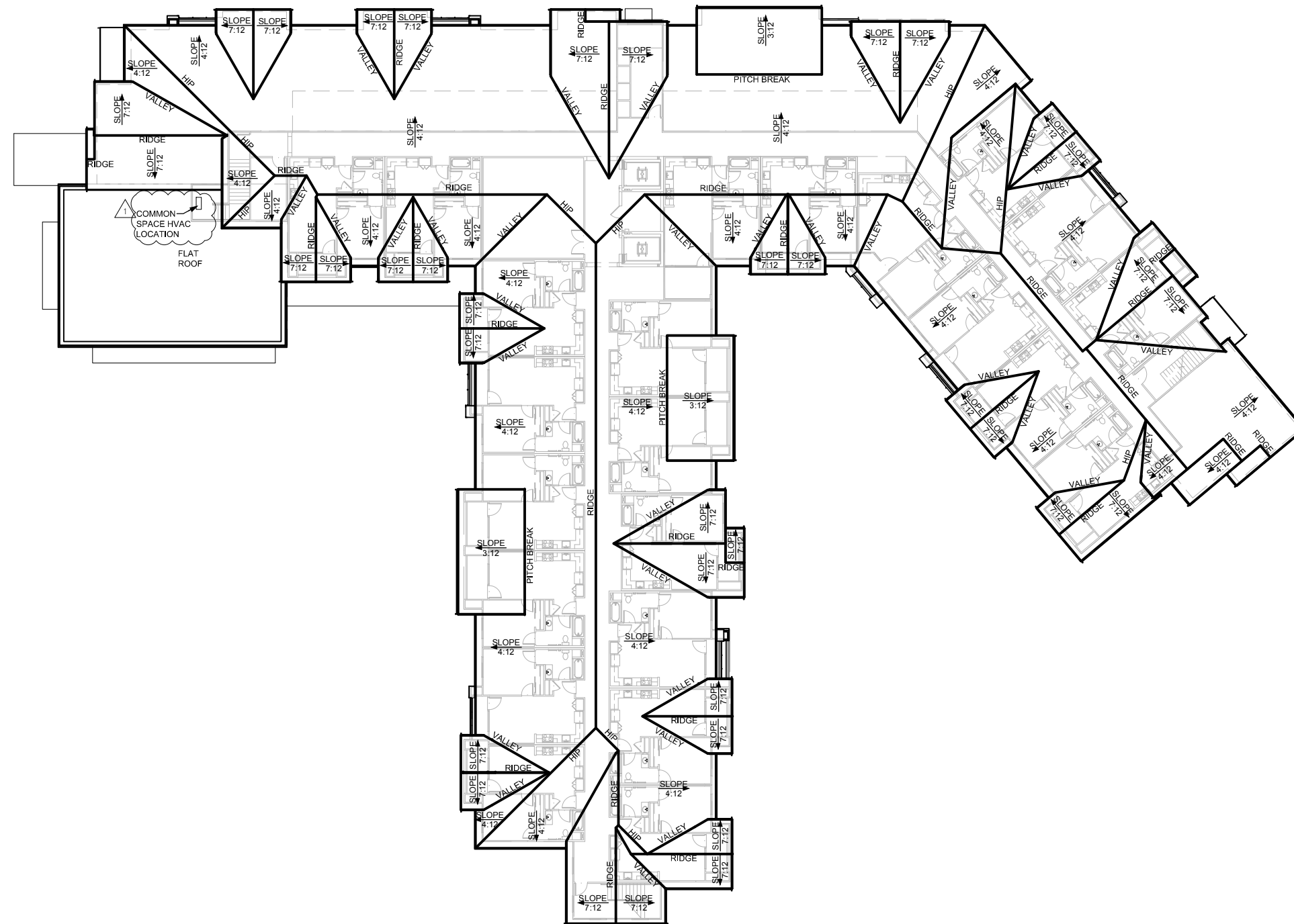
JOB NO. 552.013
 DATE 02-20-14



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

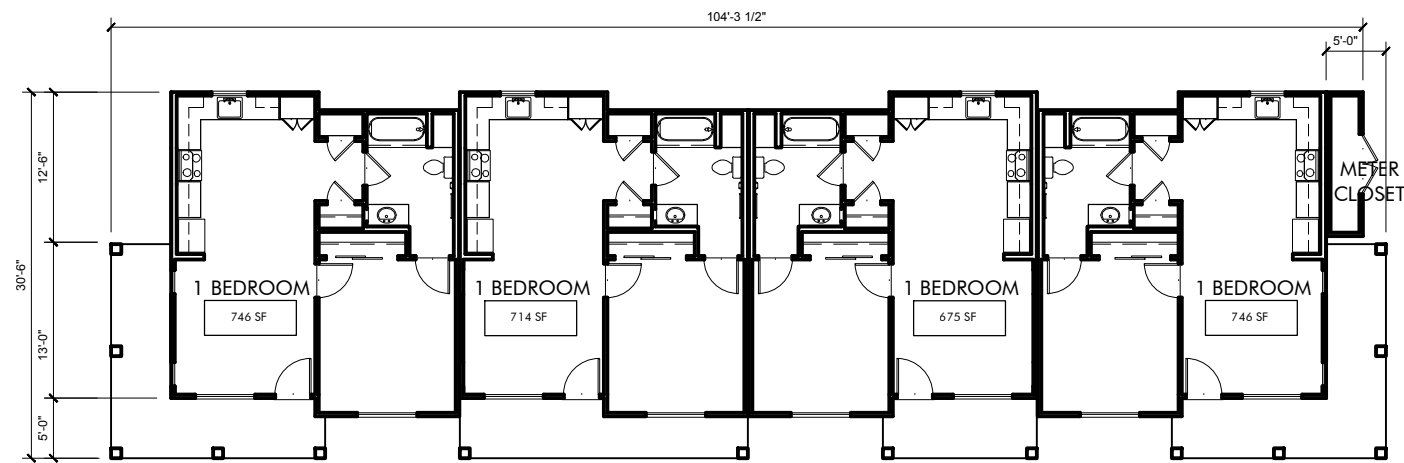
MULTI-STORY BUILDING 1 - KOTTINGER PLACE
ROOF PLAN



0 16 32 64

JOB NO. 552.013
 DATE 02-20-14

A2.1D



KOTTINGER PLACE
 COTTAGE BUILDING 2
 5 UNITS
 2,961 SF

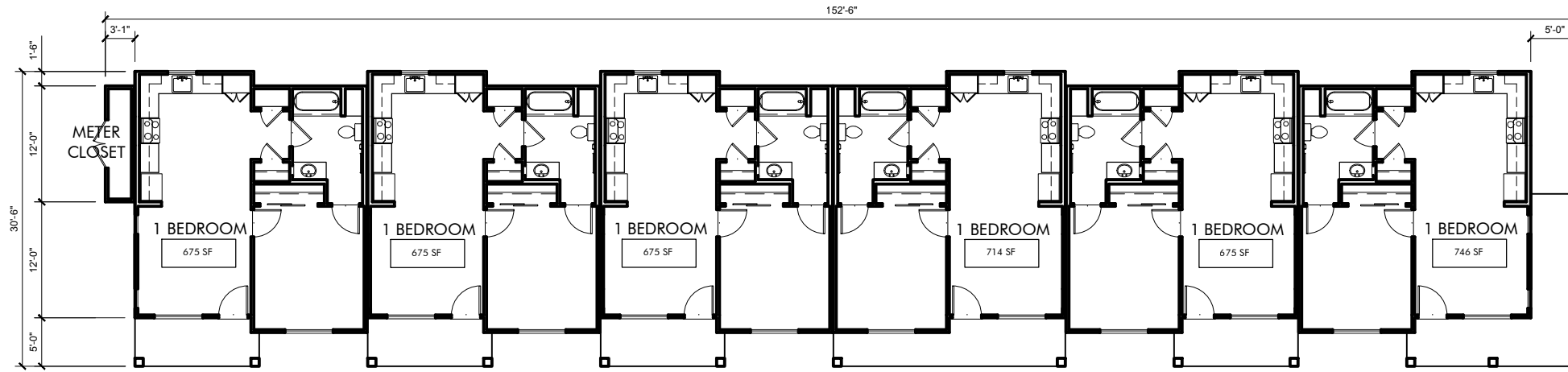
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

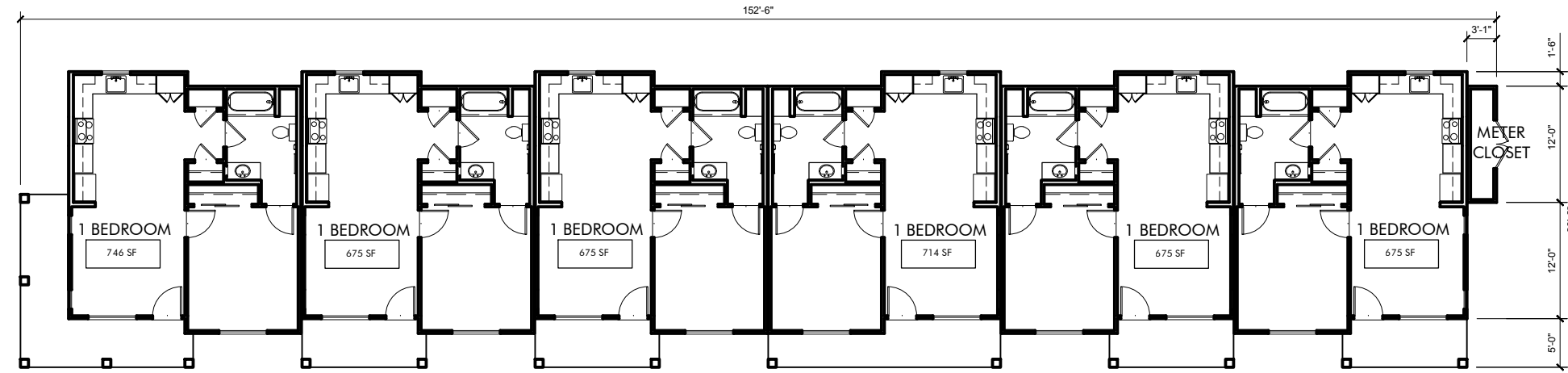
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

COTTAGE BUILDING 3 - KOTTINGER PLACE
 FIRST FLOOR



JOB NO. 552.013
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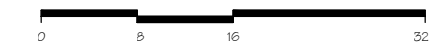
A2.3



KOTTINGER PLACE
 COTTAGE BUILDING 4
 6 UNITS
 4,210 SF

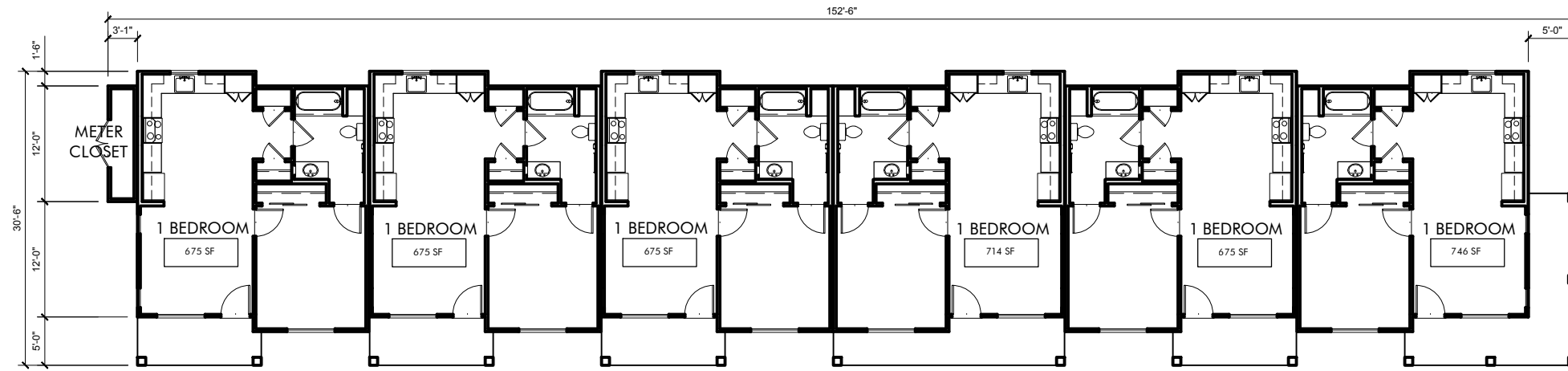
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

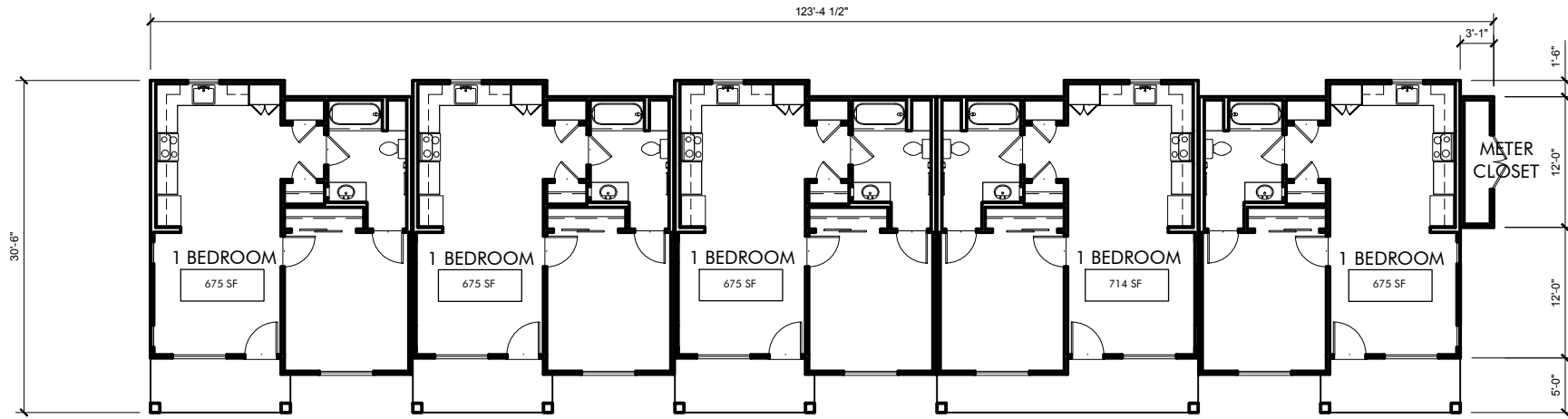
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

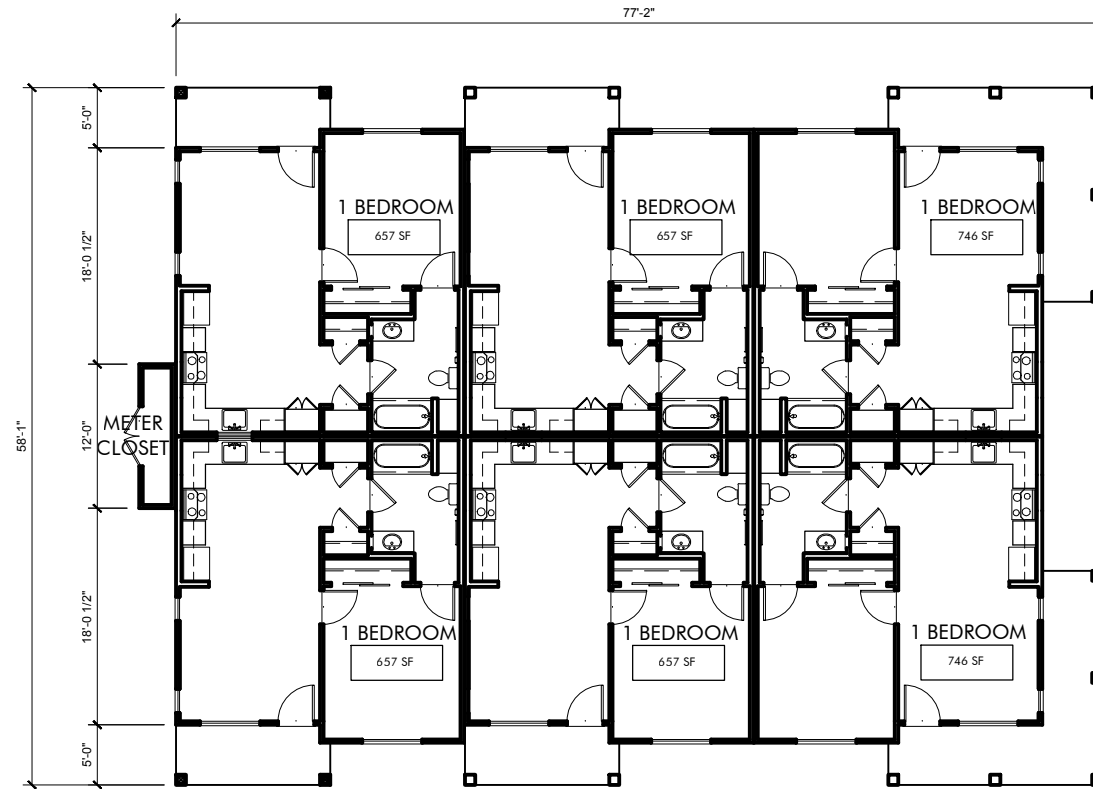
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

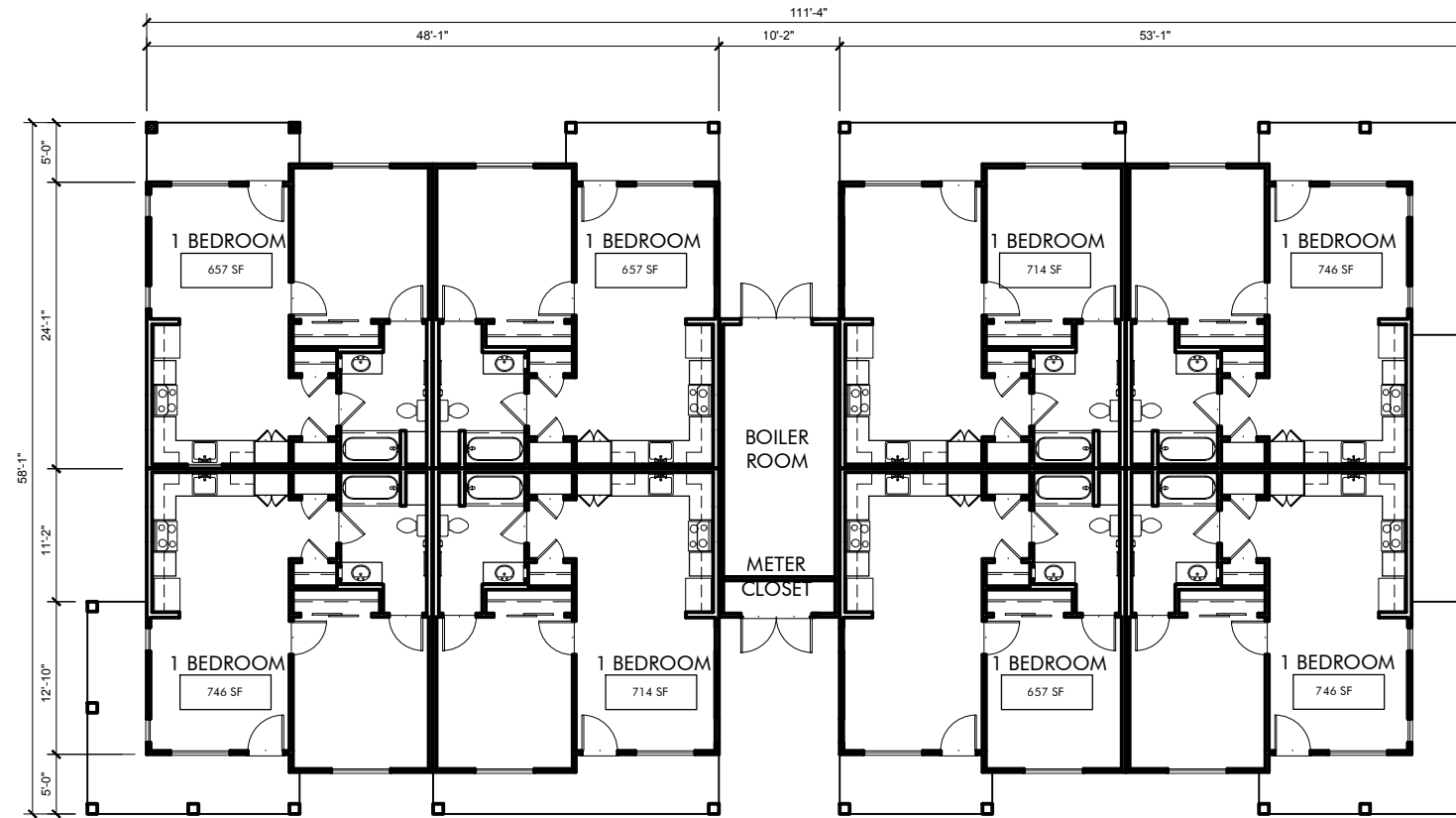
COTTAGE BUILDING 7 - KOTTINGER PLACE
 FIRST FLOOR



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

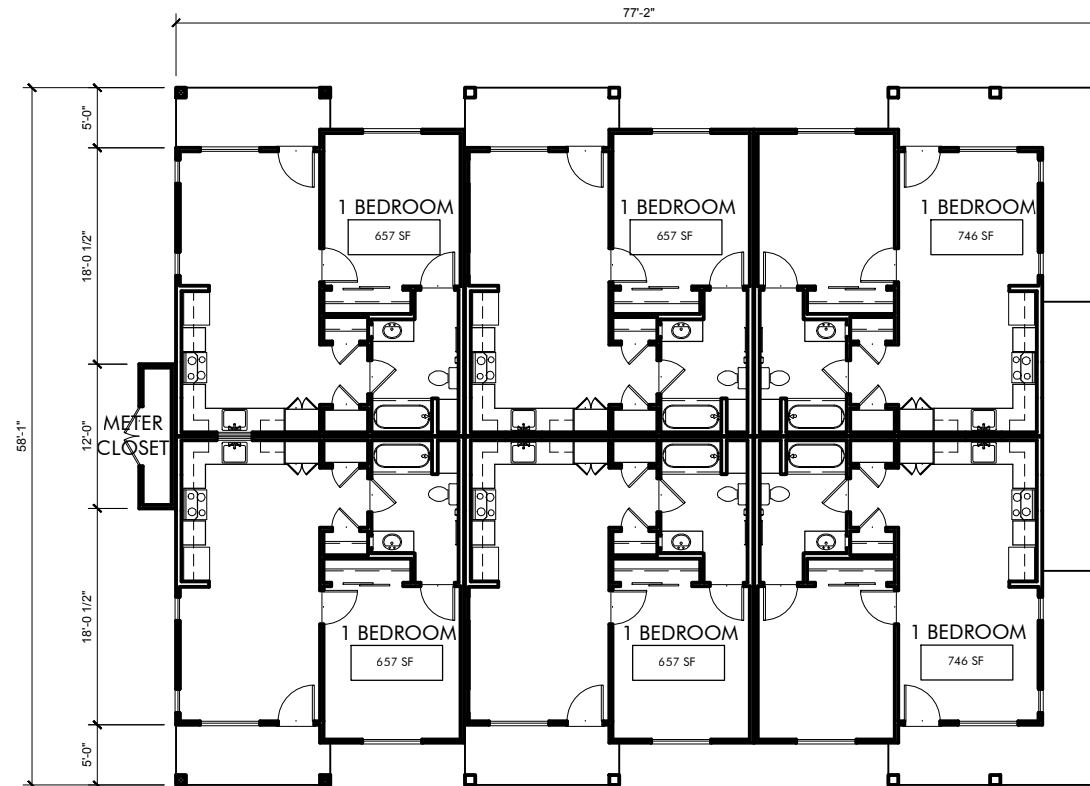
COTTAGE BUILDING 8 - KOTTINGER PLACE
 FIRST FLOOR



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

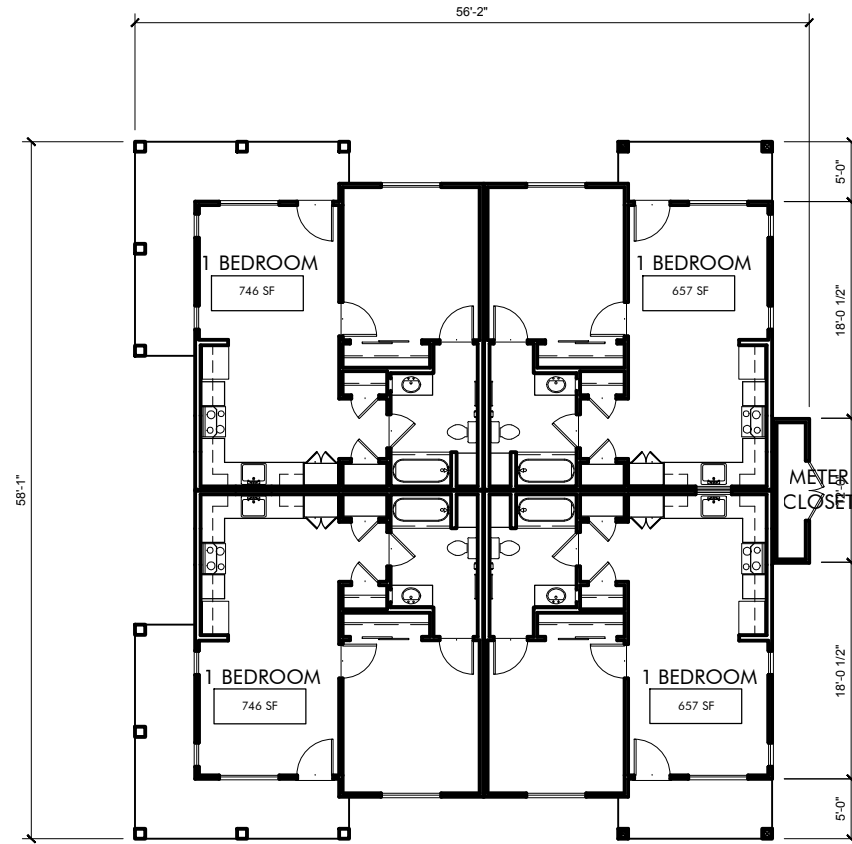
COTTAGE BUILDING 9 - KOTTINGER PLACE
 FIRST FLOOR



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

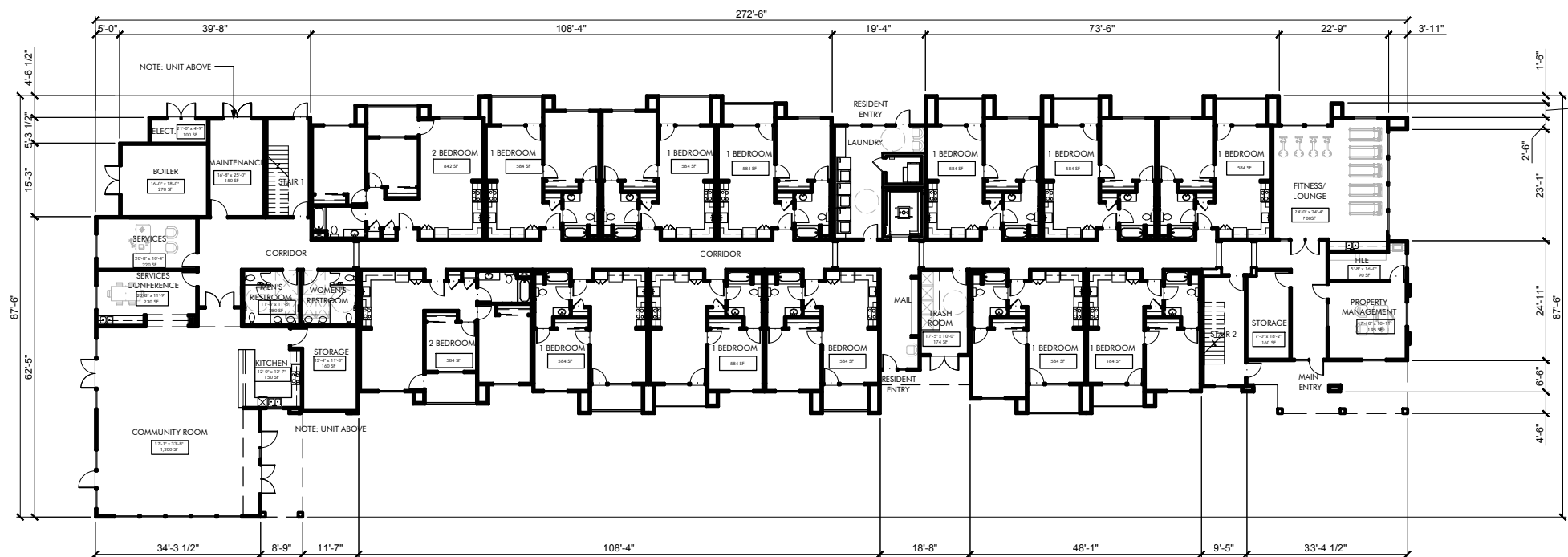
COTTAGE BUILDING 10 - KOTTINGER PLACE
FIRST FLOOR



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



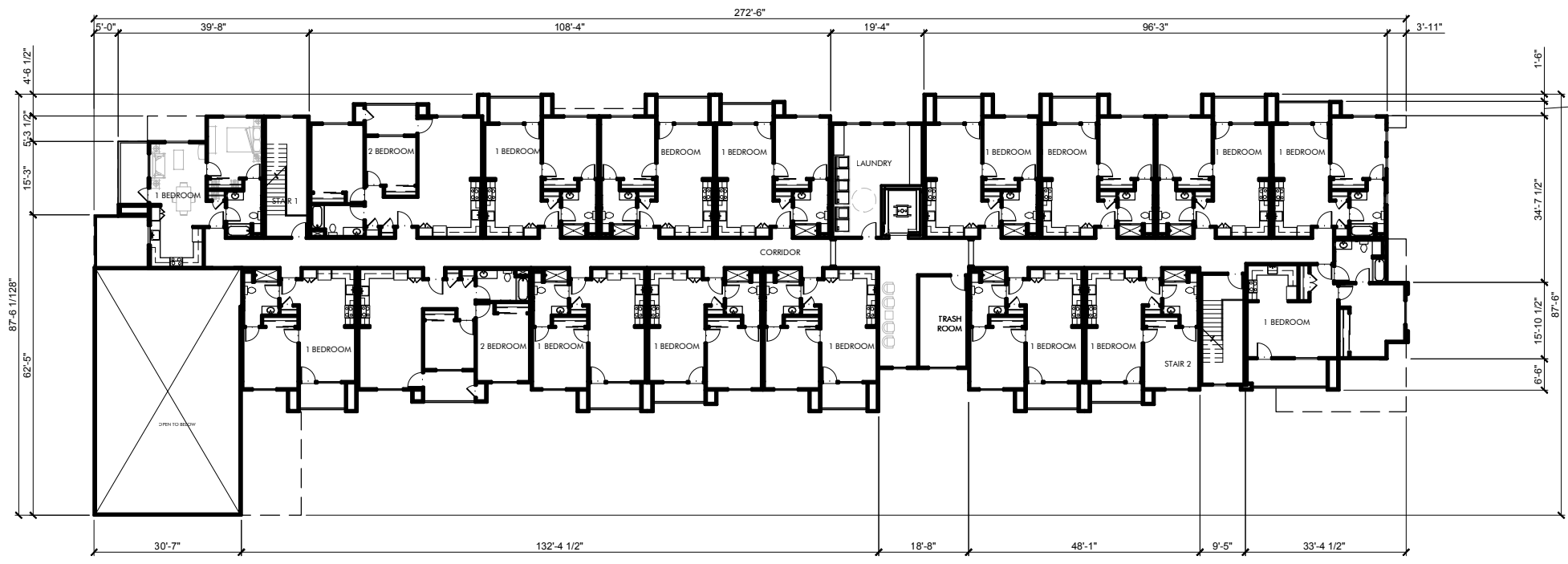
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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



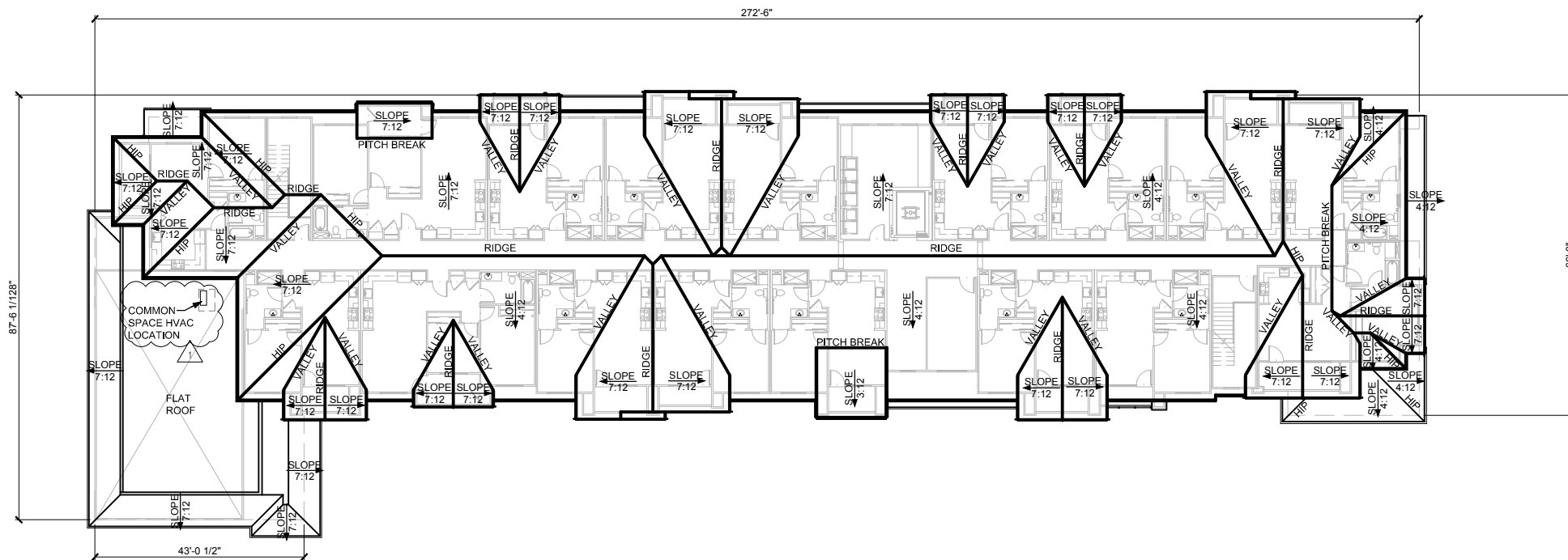
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

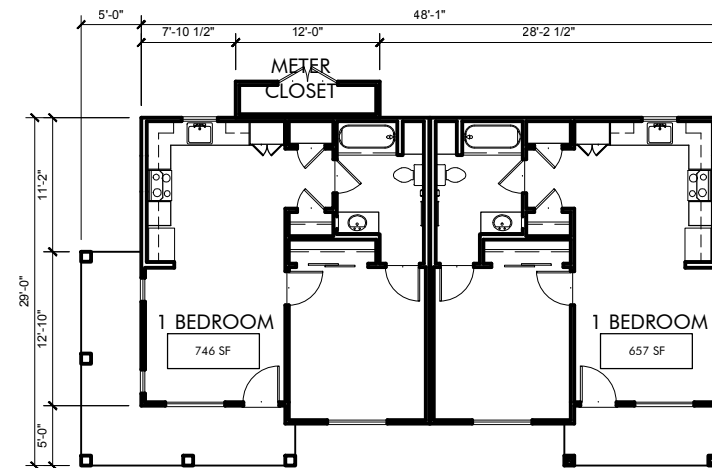
BUILDING 11 - PLEASANTON GARDENS
ROOF PLAN



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)

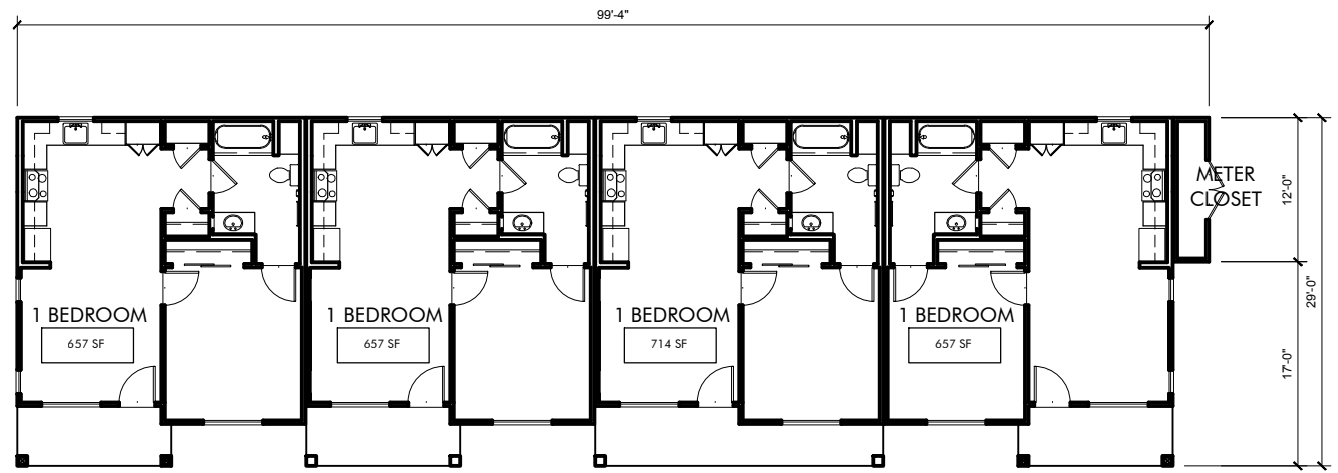
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

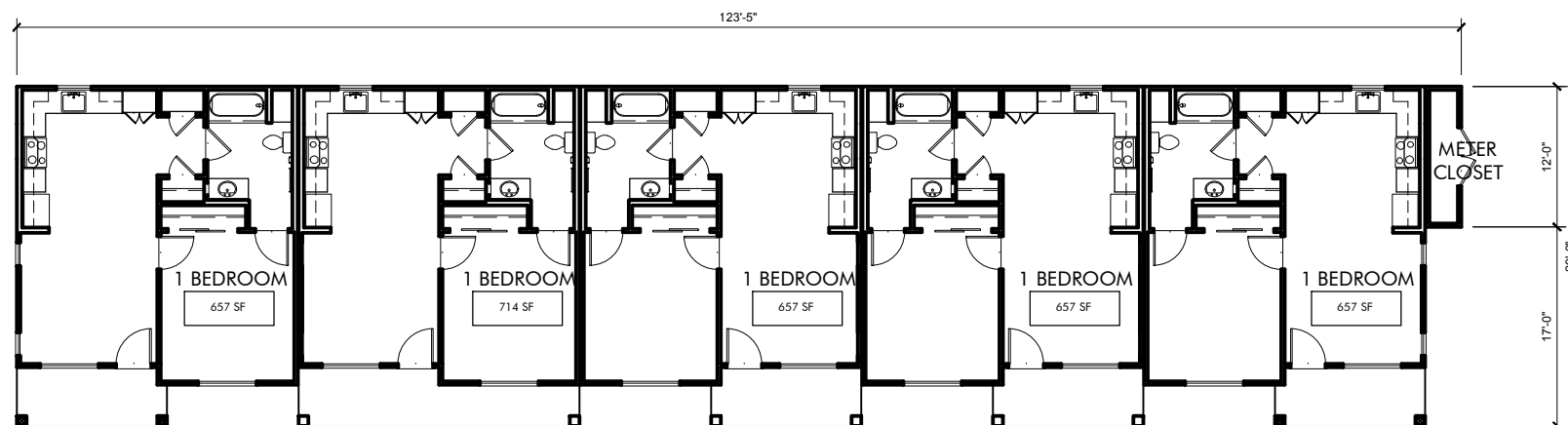
COTTAGE BUILDING 13 - KOTTINGER PLACE
FIRST FLOOR



JOB NO. 552.013
DATE 02-20-14



A2.13



PLEASANTON GARDENS
 COTTAGE BUILDING 14
 5 UNITS
 3,370 SF

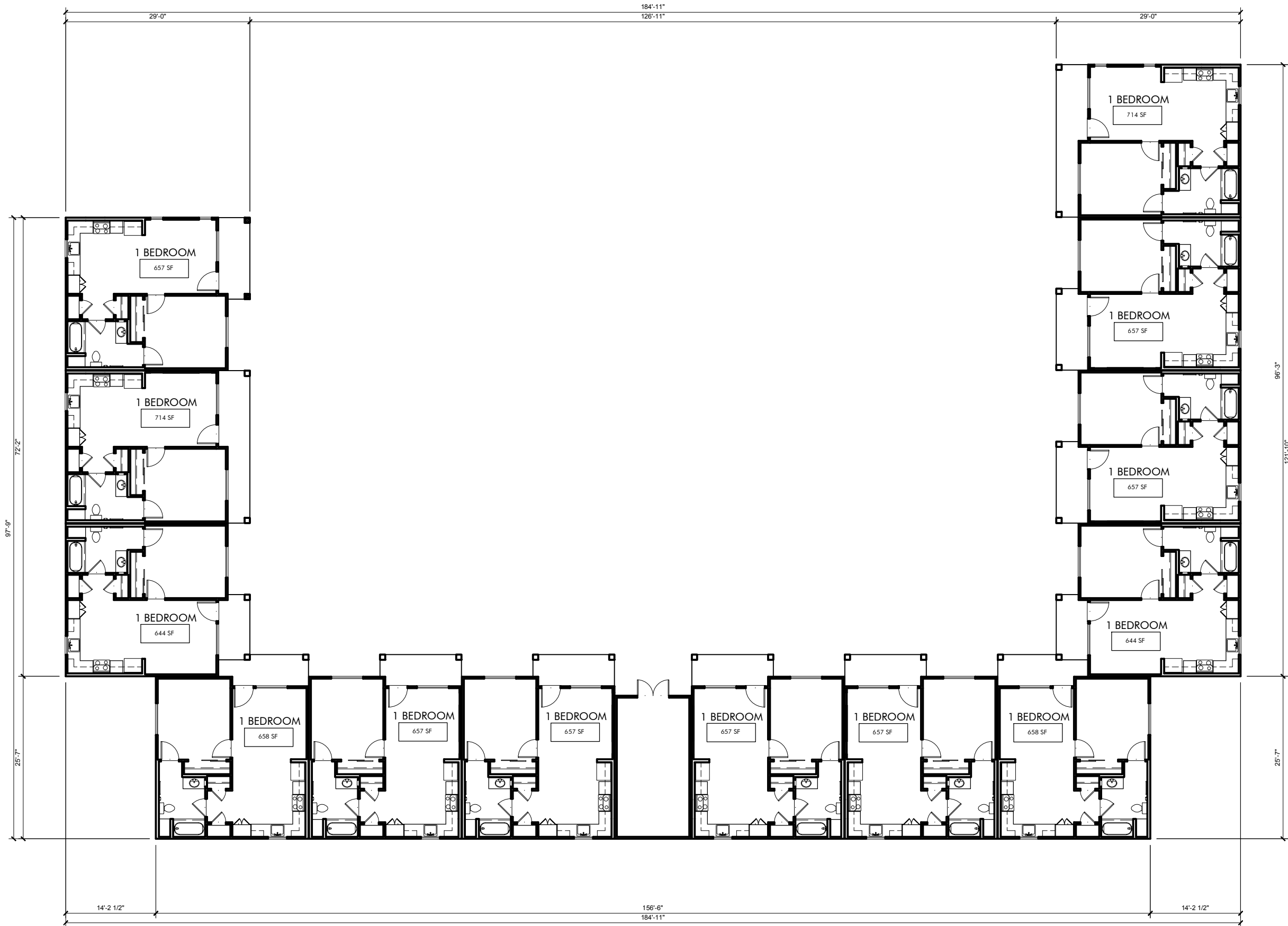
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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



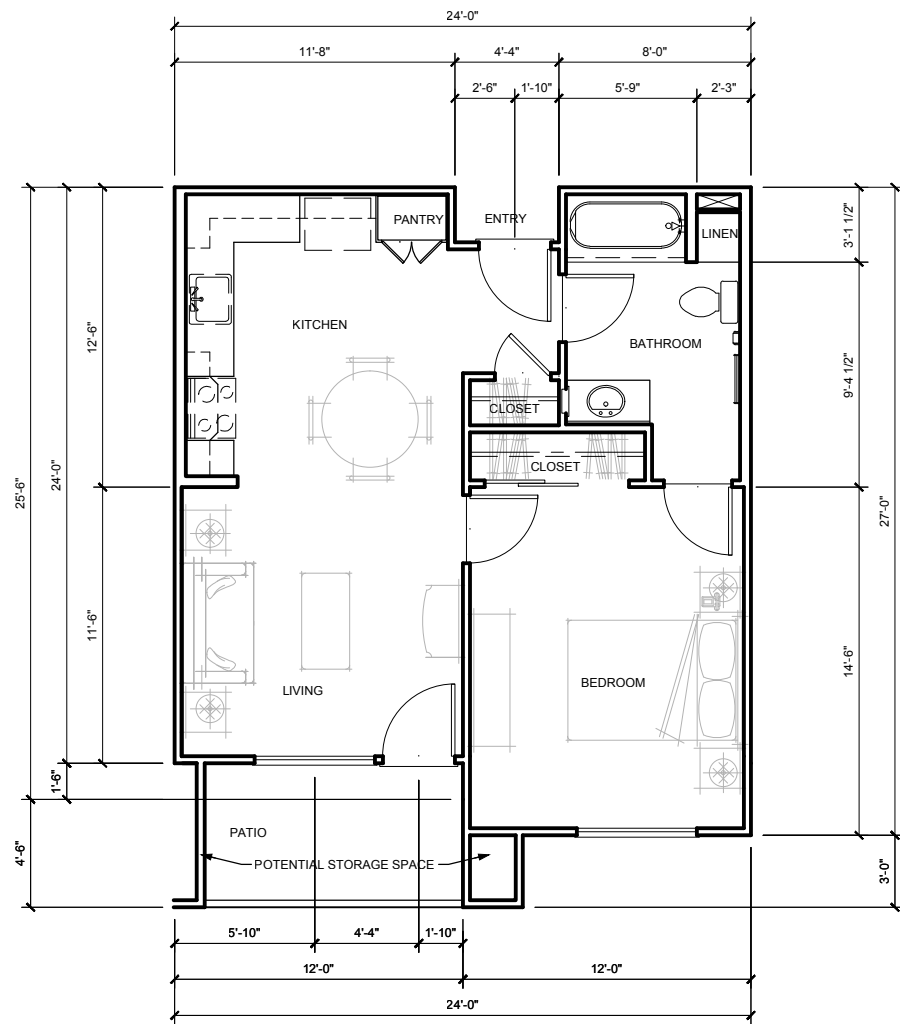
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

COTTAGE BUILDING 15 - KOTTINGER PLACE
FIRST FLOOR

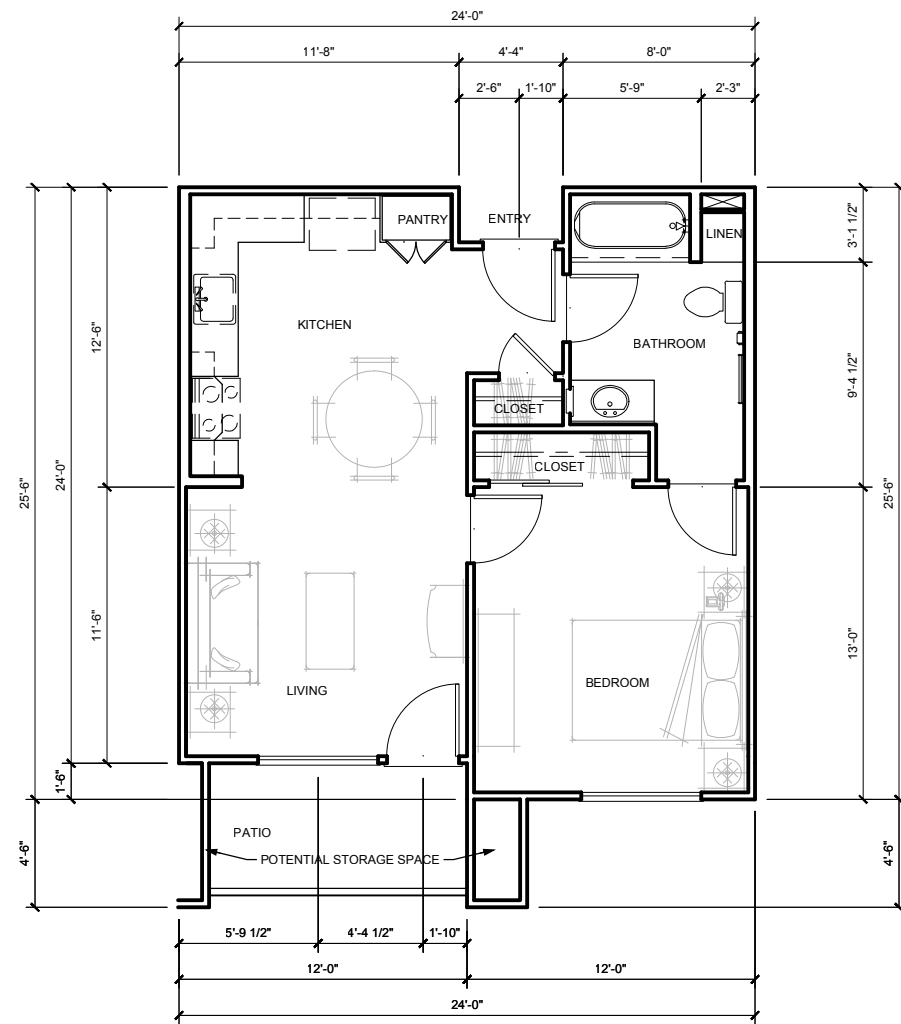


JOB NO. 552.013
 DATE 02-20-14

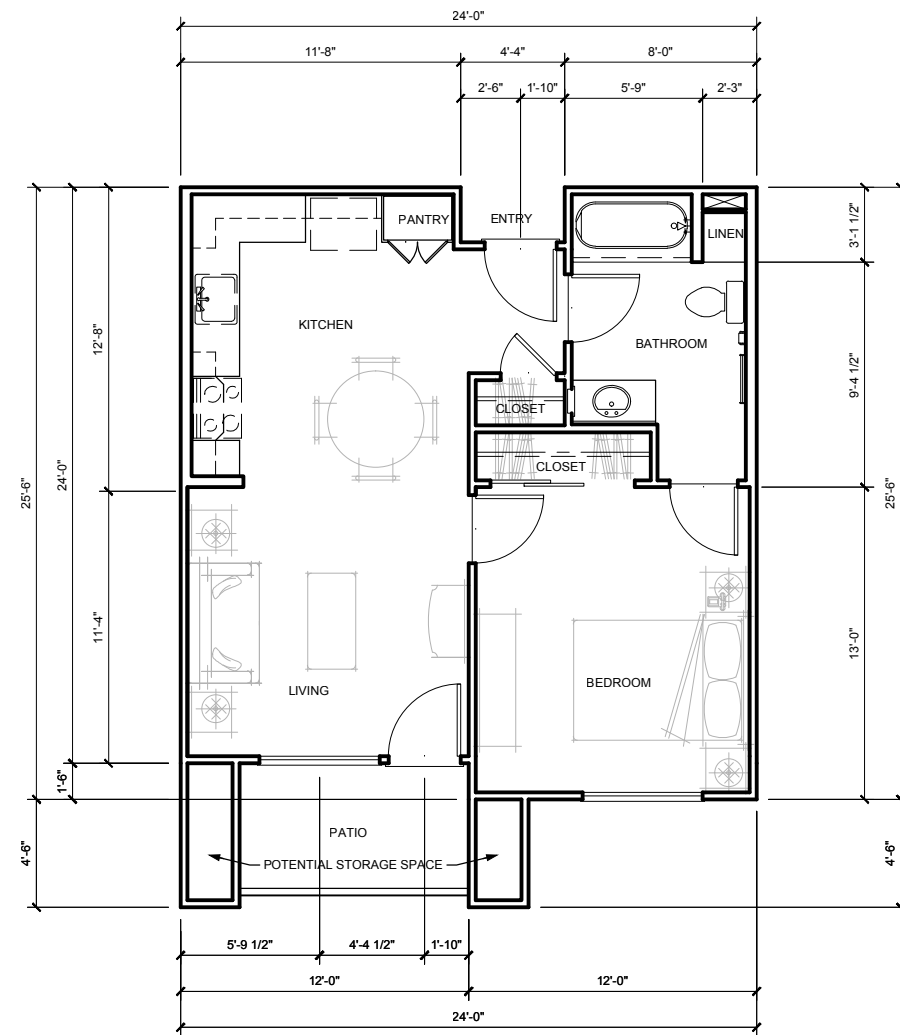
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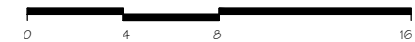
KOTTINGER MULTISTORY
 1-BEDROOM PLAN A1c
 602 SF
 65 SF PATIO
 667 SF TOTAL



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



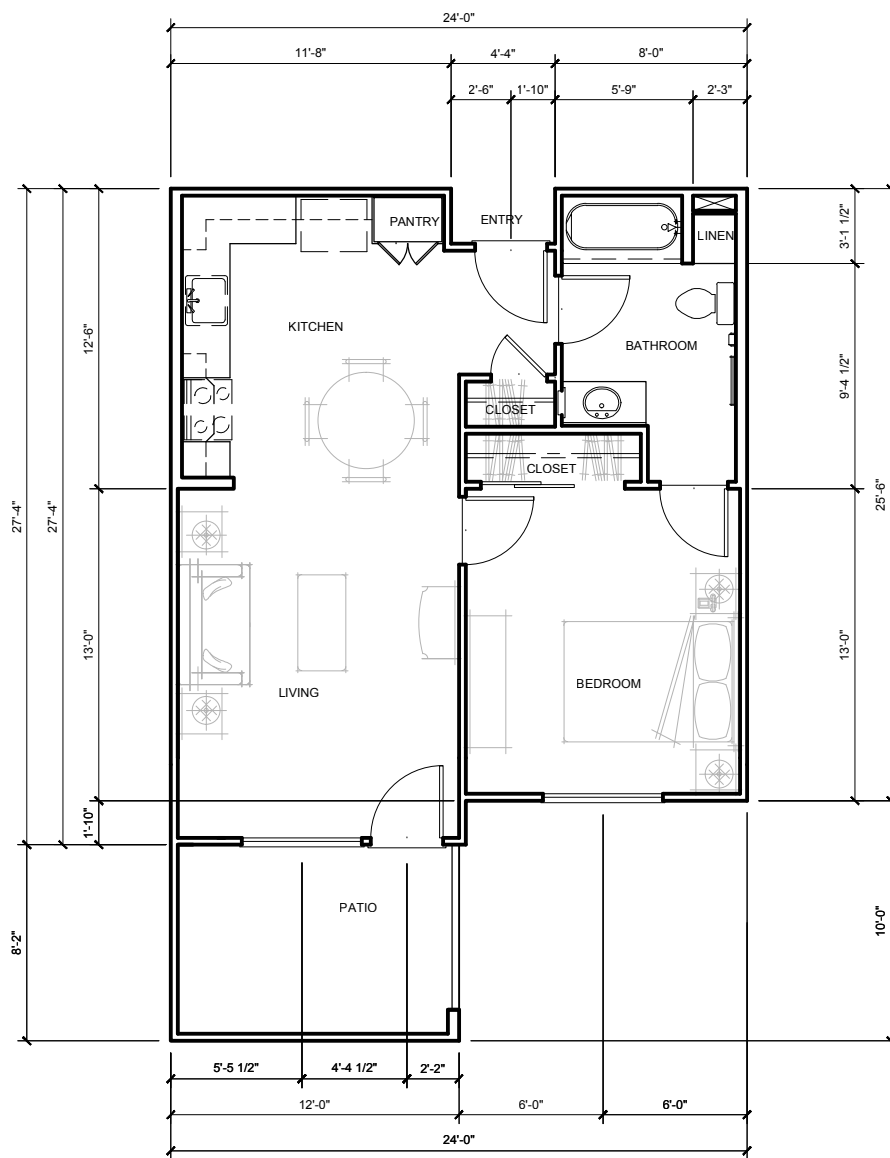
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS Aa, Ab, & Ac - MULTISTORY

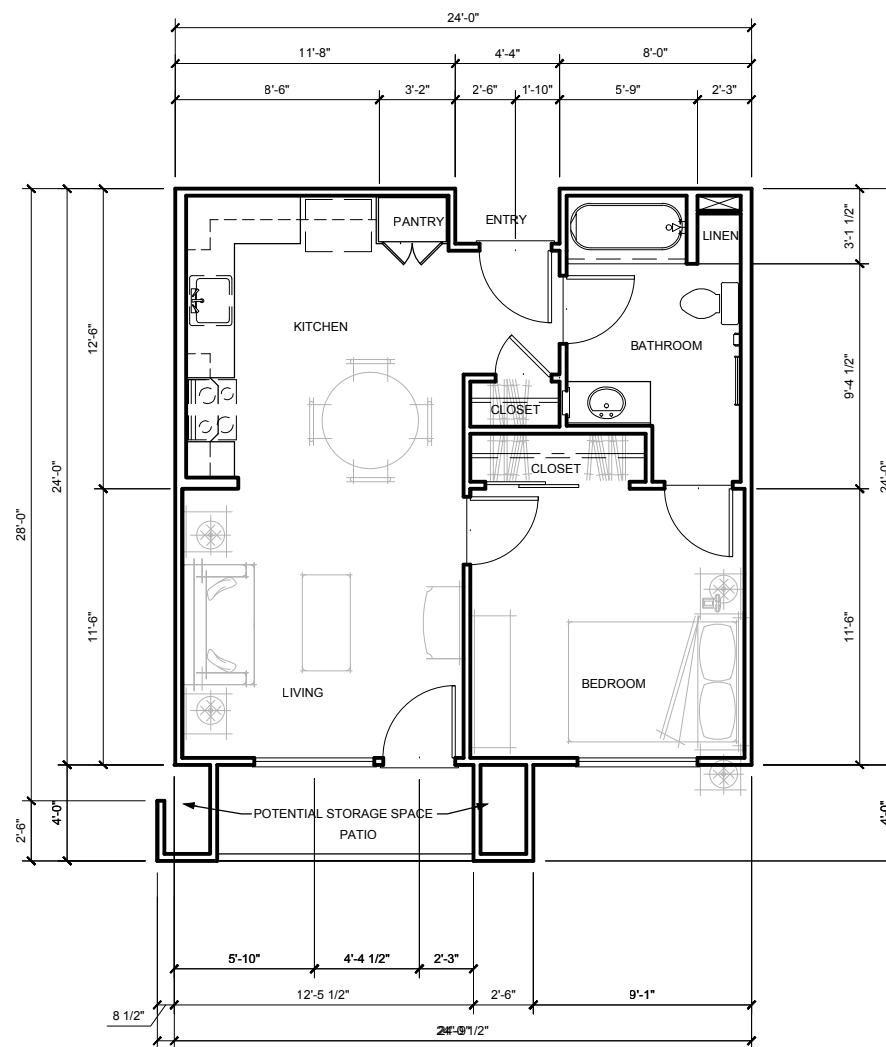


JOB NO. 552.013
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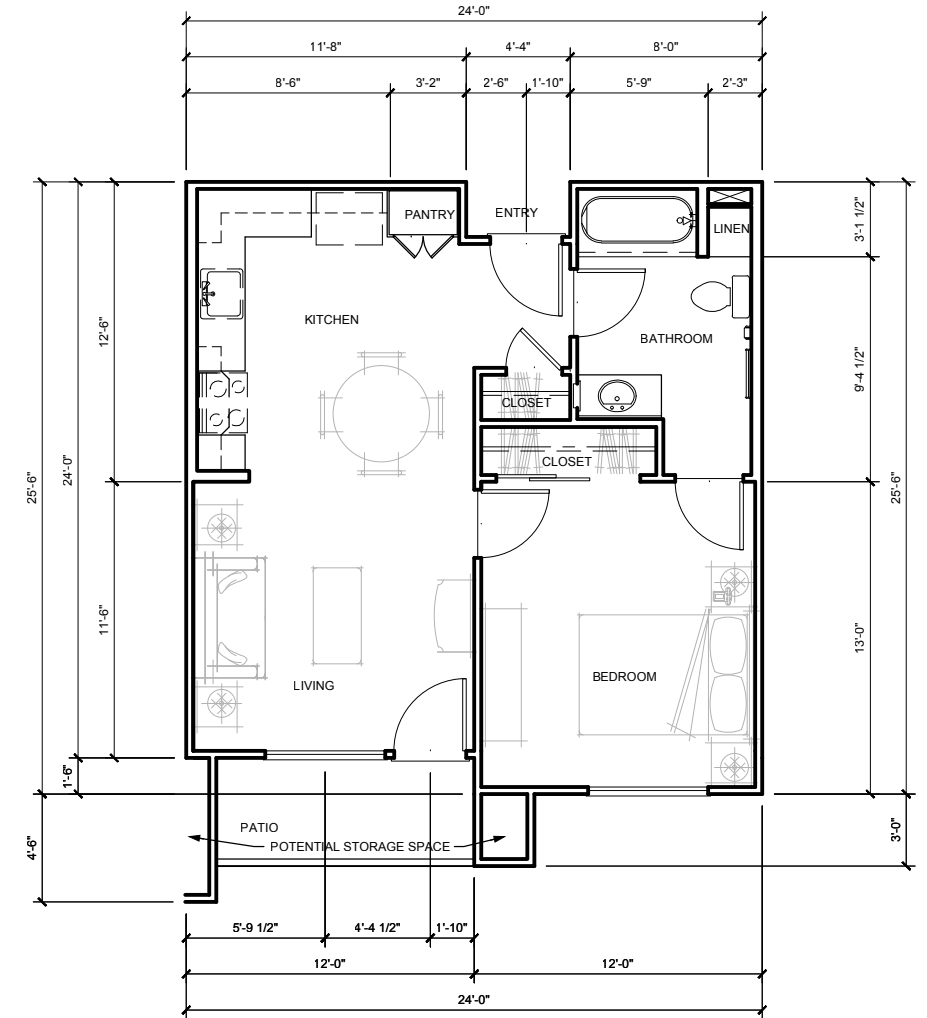
A3.1A



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



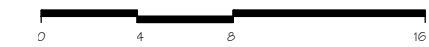
KOTTINGER MULTISTORY
1-BEDROOM PLAN A3e
584 SF
40 SF PATIO
624 SF TOTAL



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

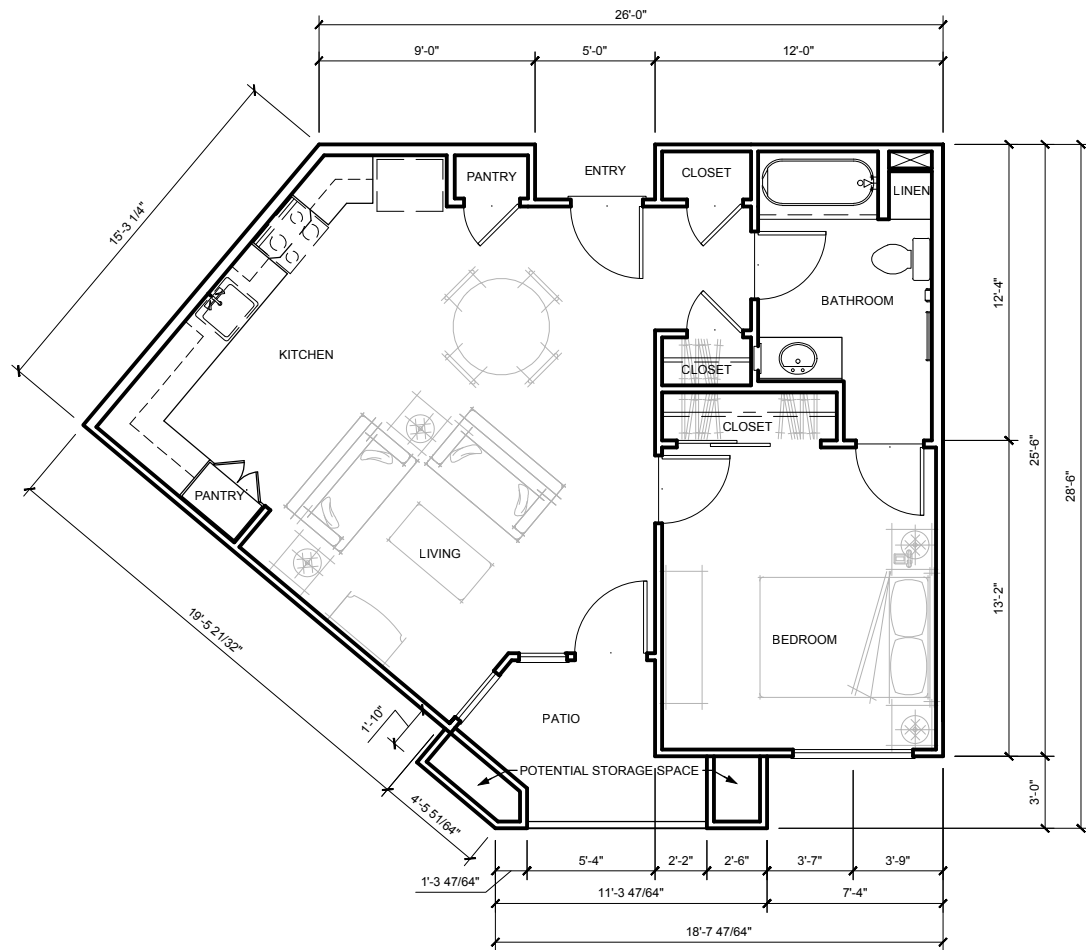
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

UNIT PLANS Ad, Ae, & Af - MULTISTORY

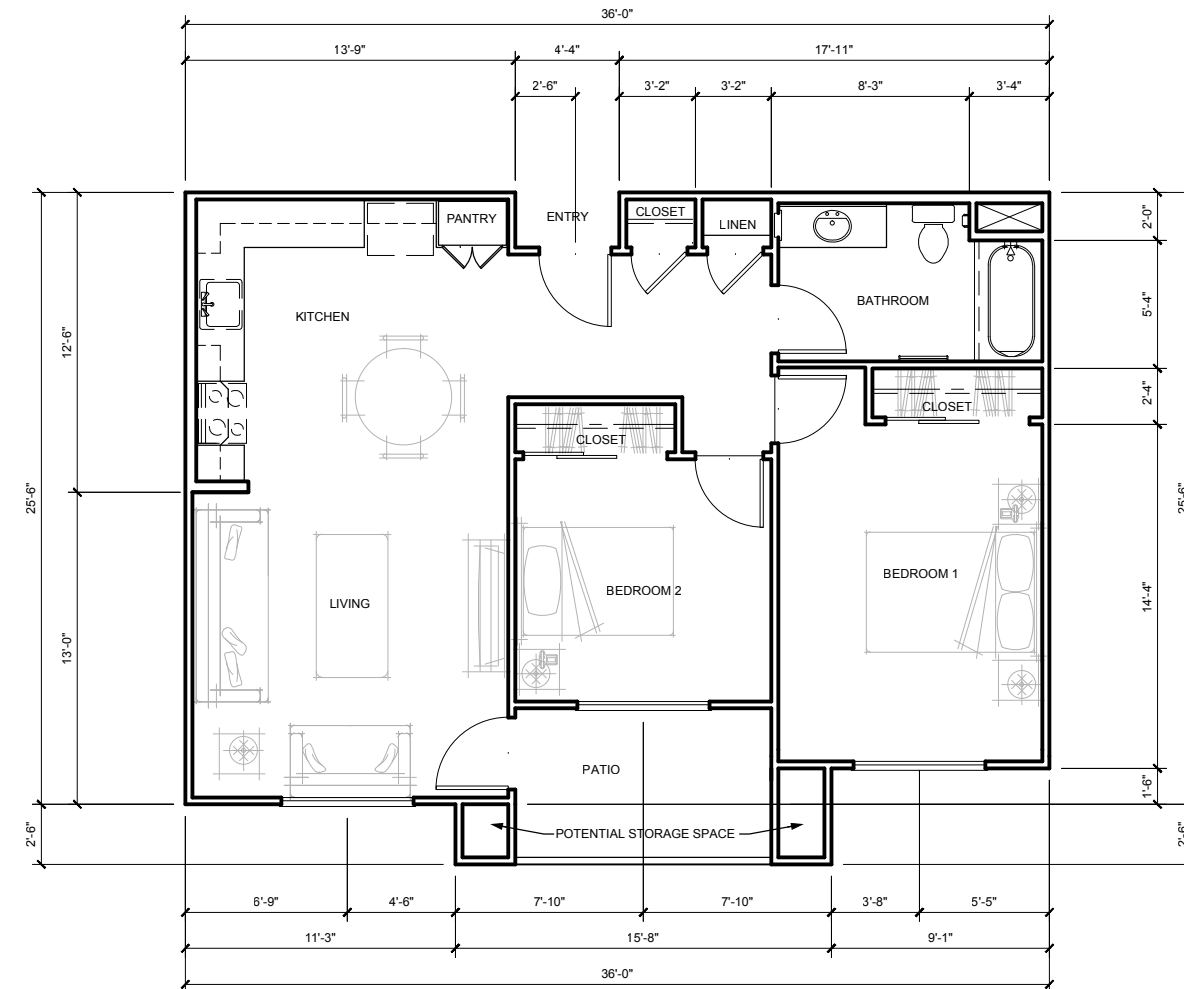


JOB NO. 552.013
DATE 02-20-14

A3.1B



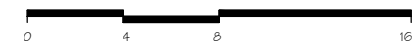
KOTTINGER MULTISTORY
 1-BEDROOM PLAN C1
 699 SF
 54 SF PATIO
 753 SF TOTAL



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

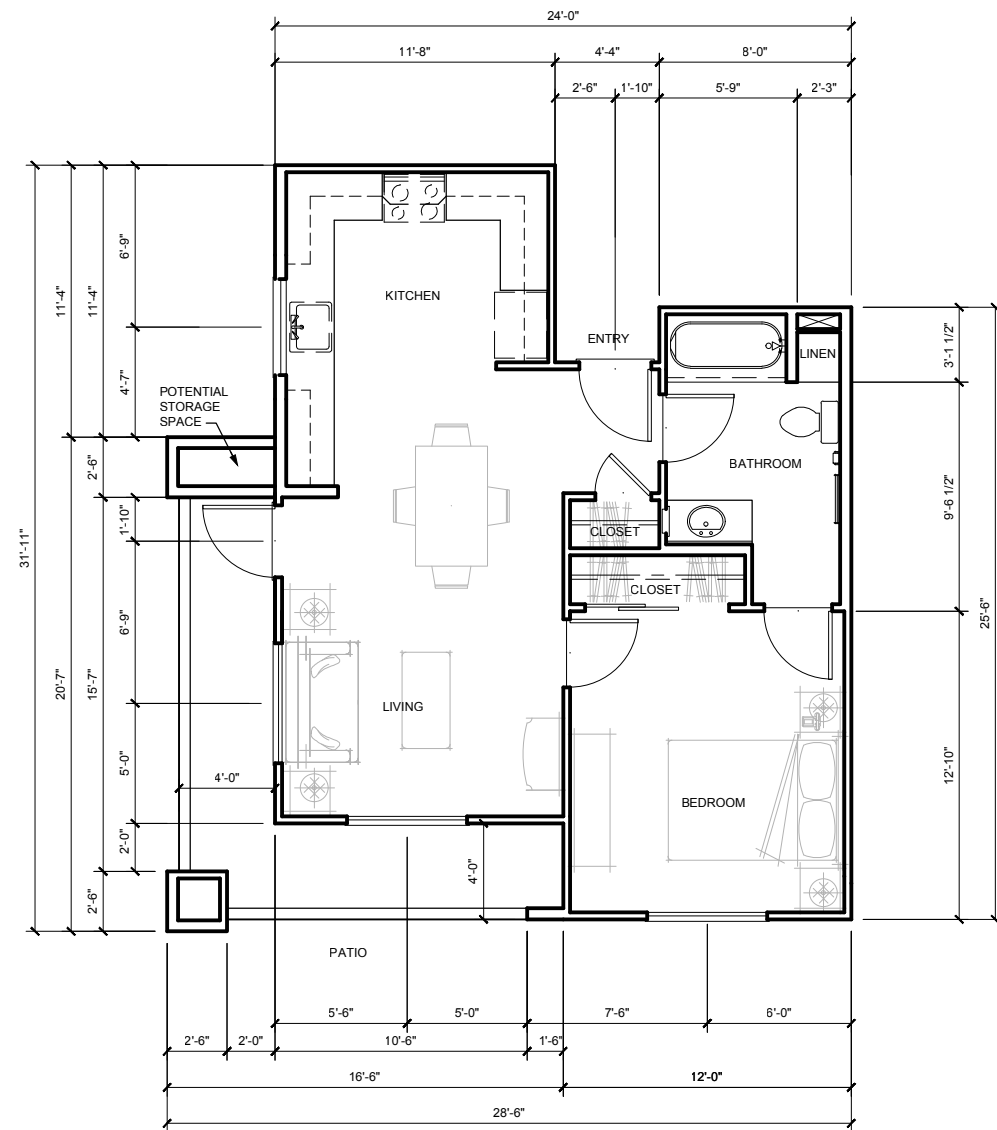
UNIT PLANS B & C - MULTISTORY



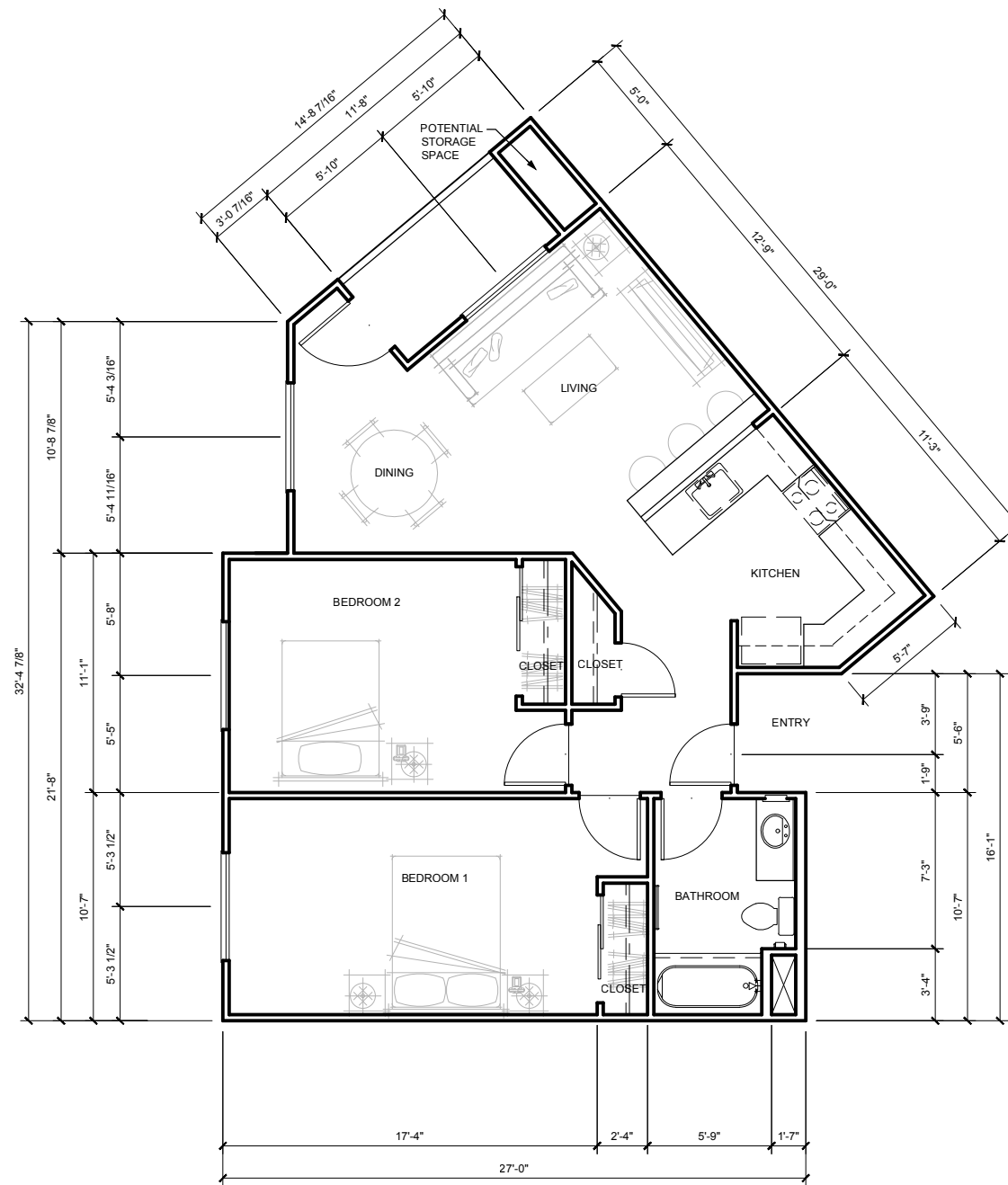
JOB NO. 552.013
 DATE 02-20-14



A3.2



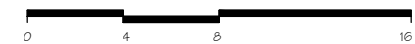
KOTTINGER MULTISTORY
 1-BEDROOM PLAN E1a
 623 SF
 118 SF DECK
 741 SF TOTAL



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

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

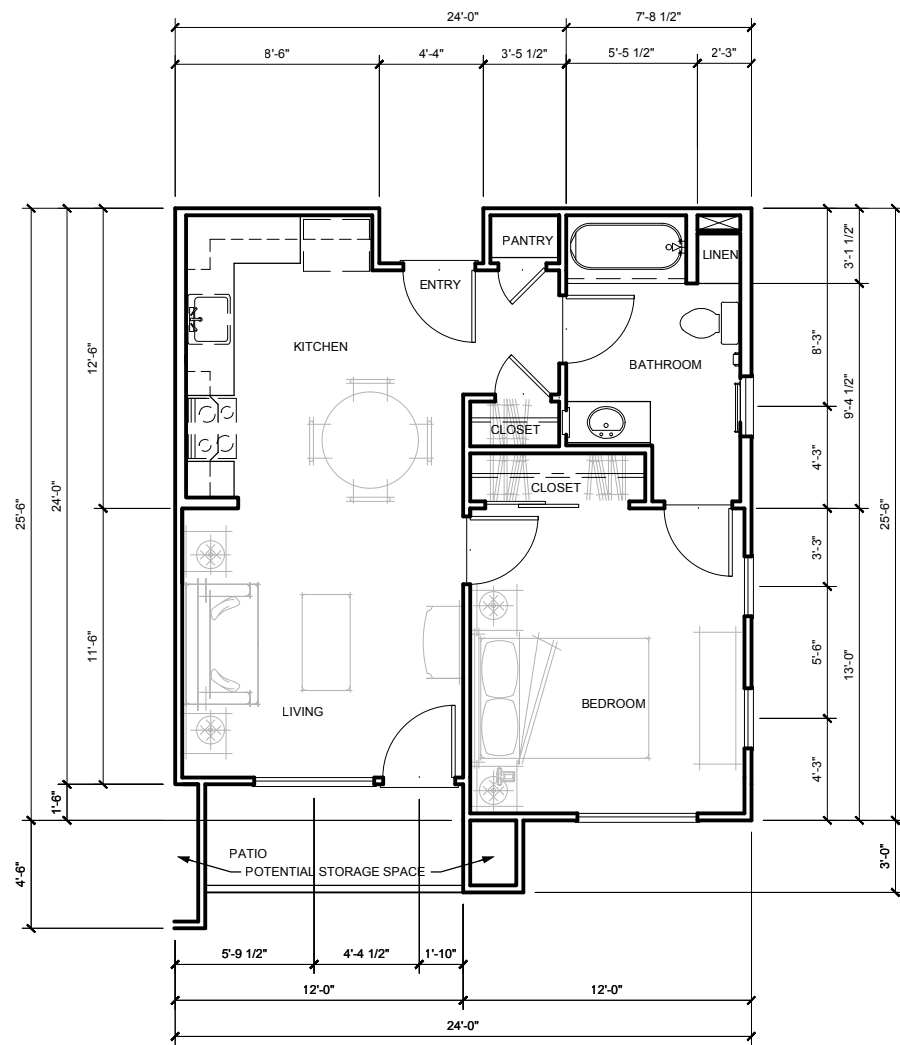
UNIT PLANS D & E - MULTISTORY



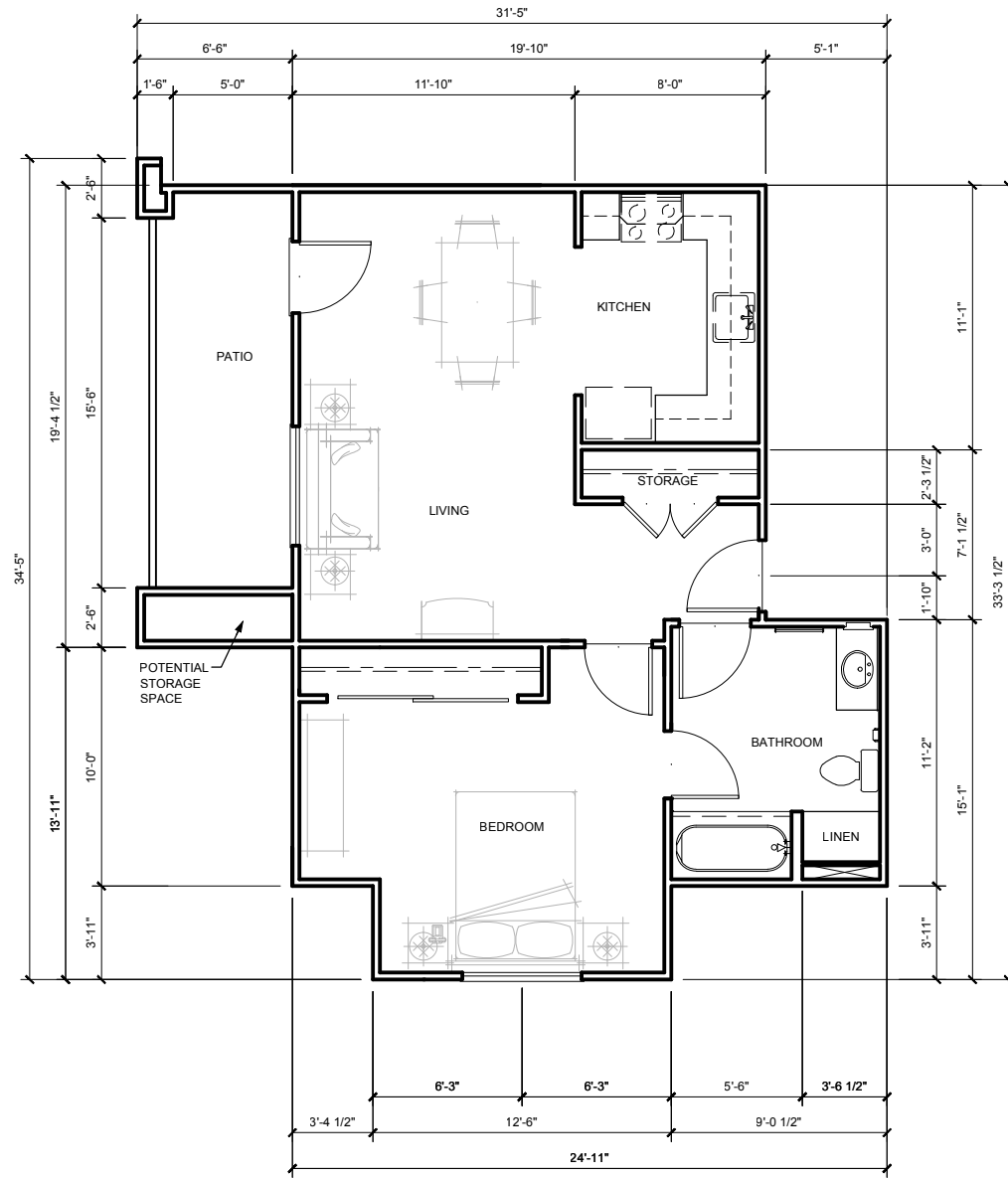
JOB NO. 552.013
 DATE 02-20-14



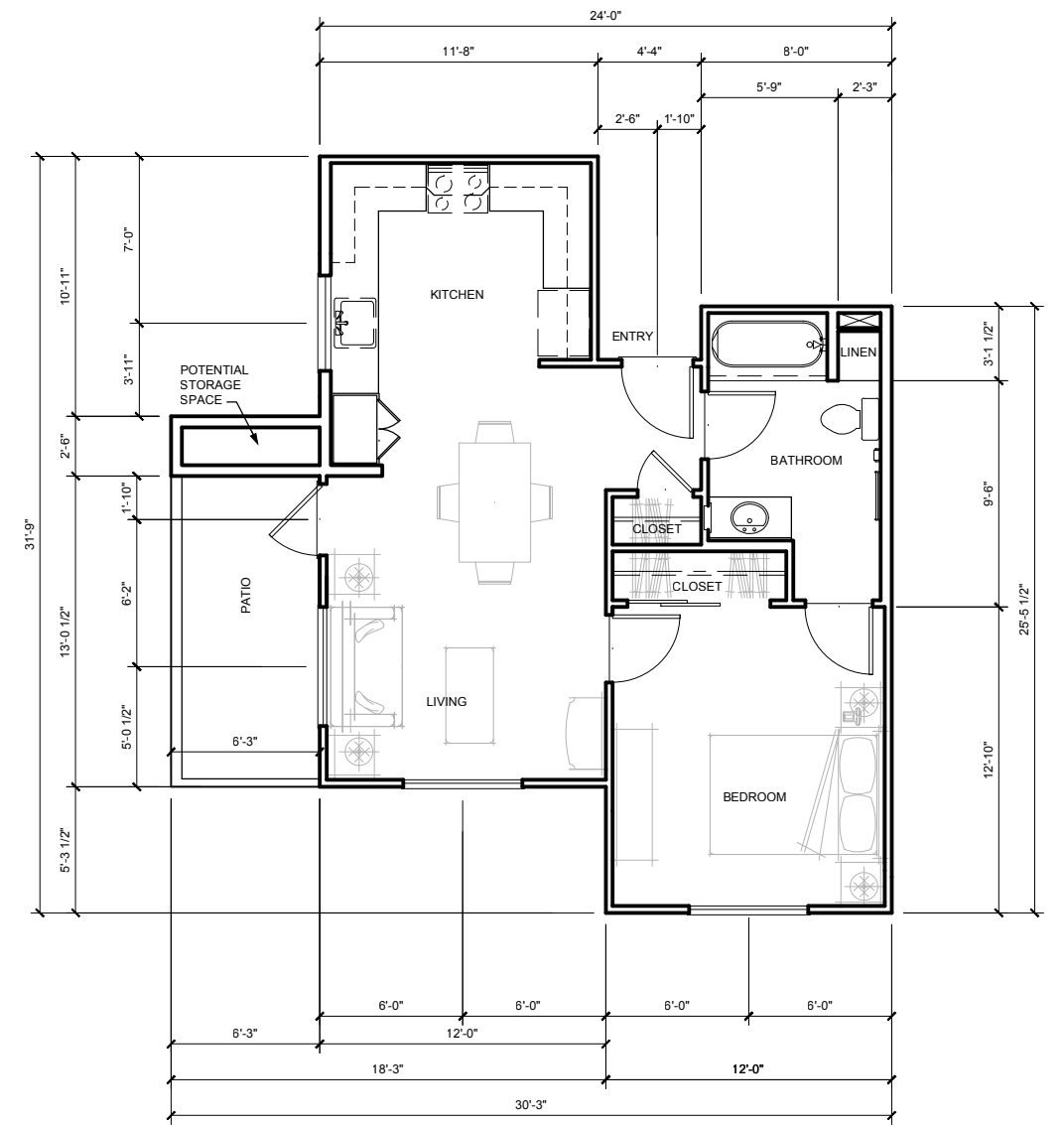
A3.3



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



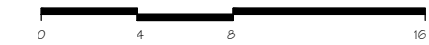
KOTTINGER MULTISTORY
1-BEDROOM PLAN G
679 SF
47 SF PATIO
726 SF TOTAL



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

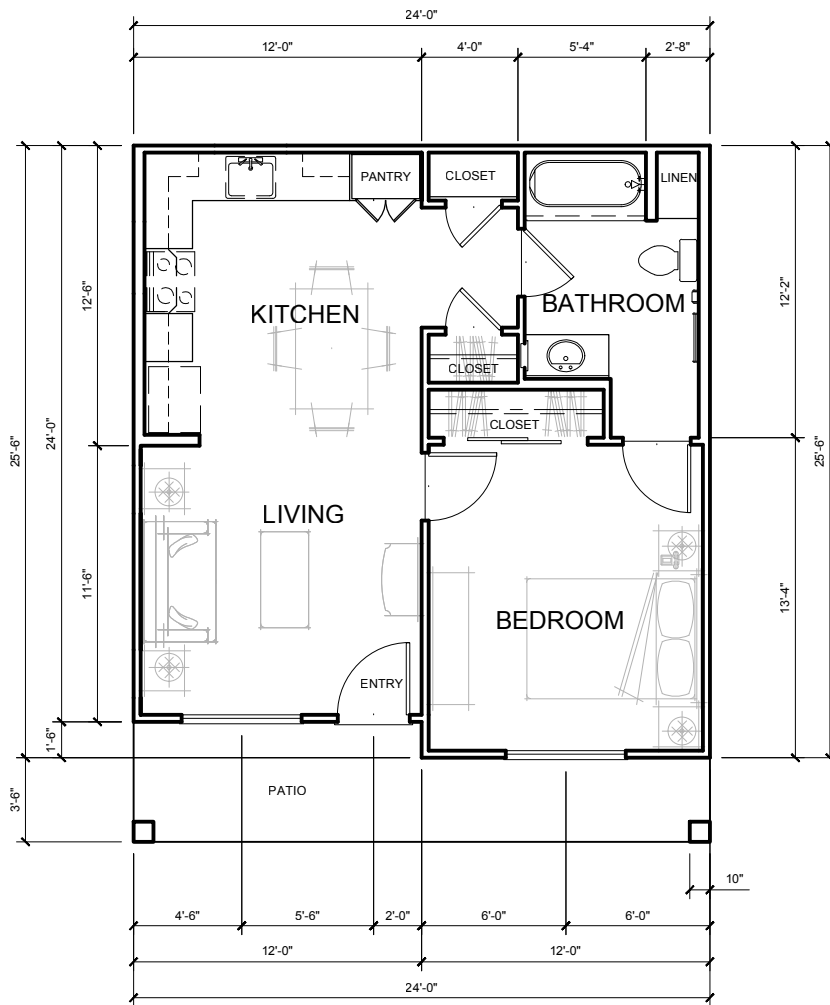
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

UNIT PLANS F, G, & H - MULTISTORY

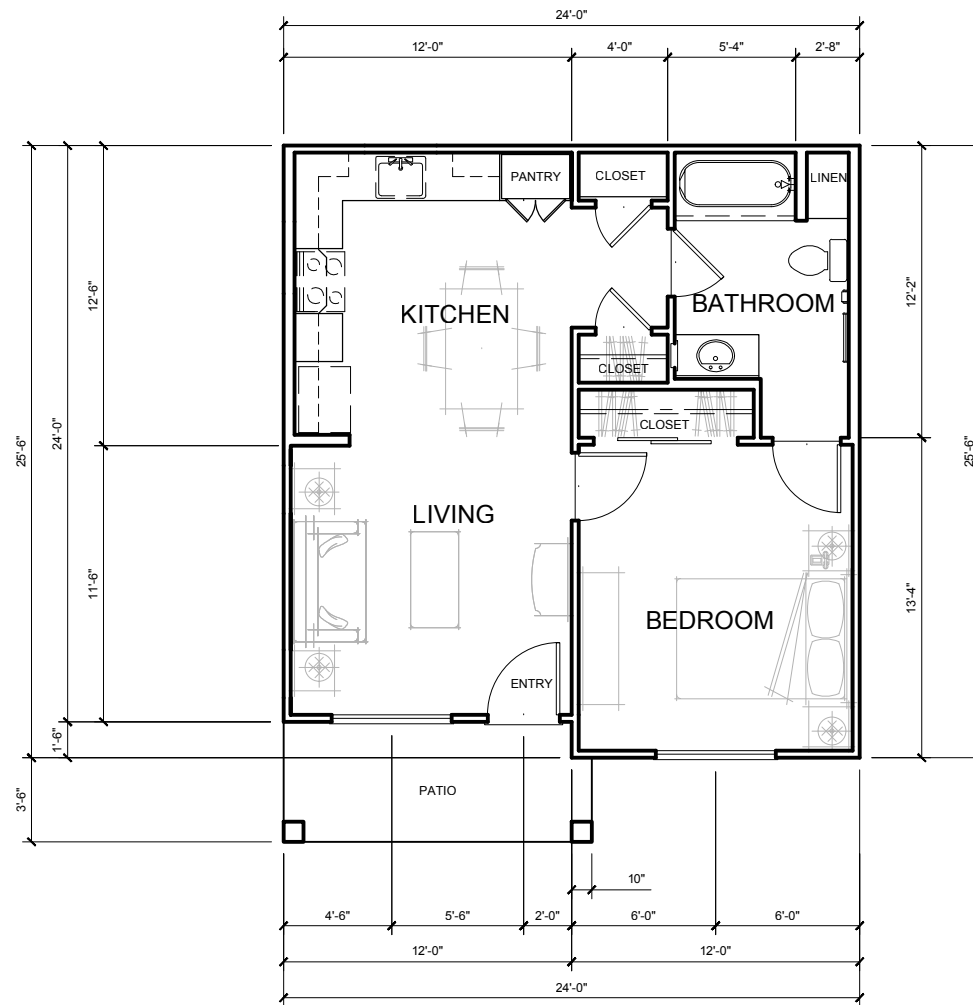


JOB NO. 552.013
DATE 02-20-14

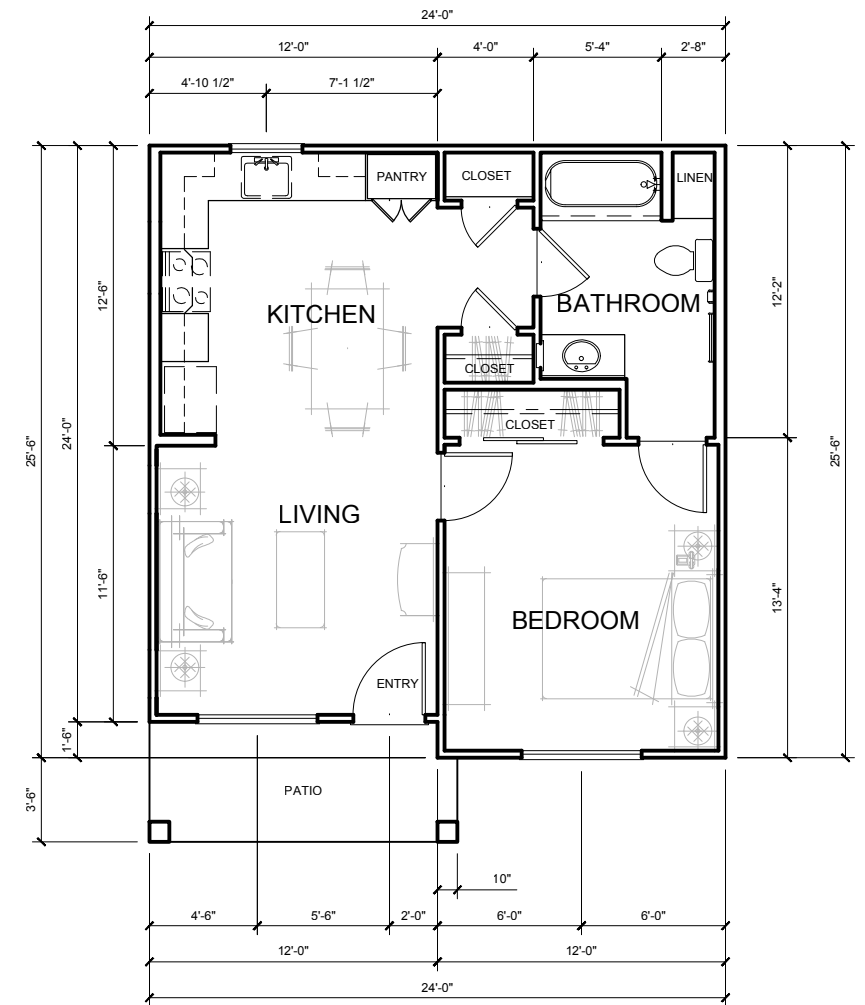
A3.4



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



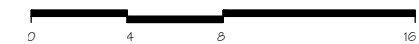
KOTTINGER COTTAGES
1-BEDROOM PLAN X-2
594 SF
63 SF PATIO
657 SF TOTAL



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

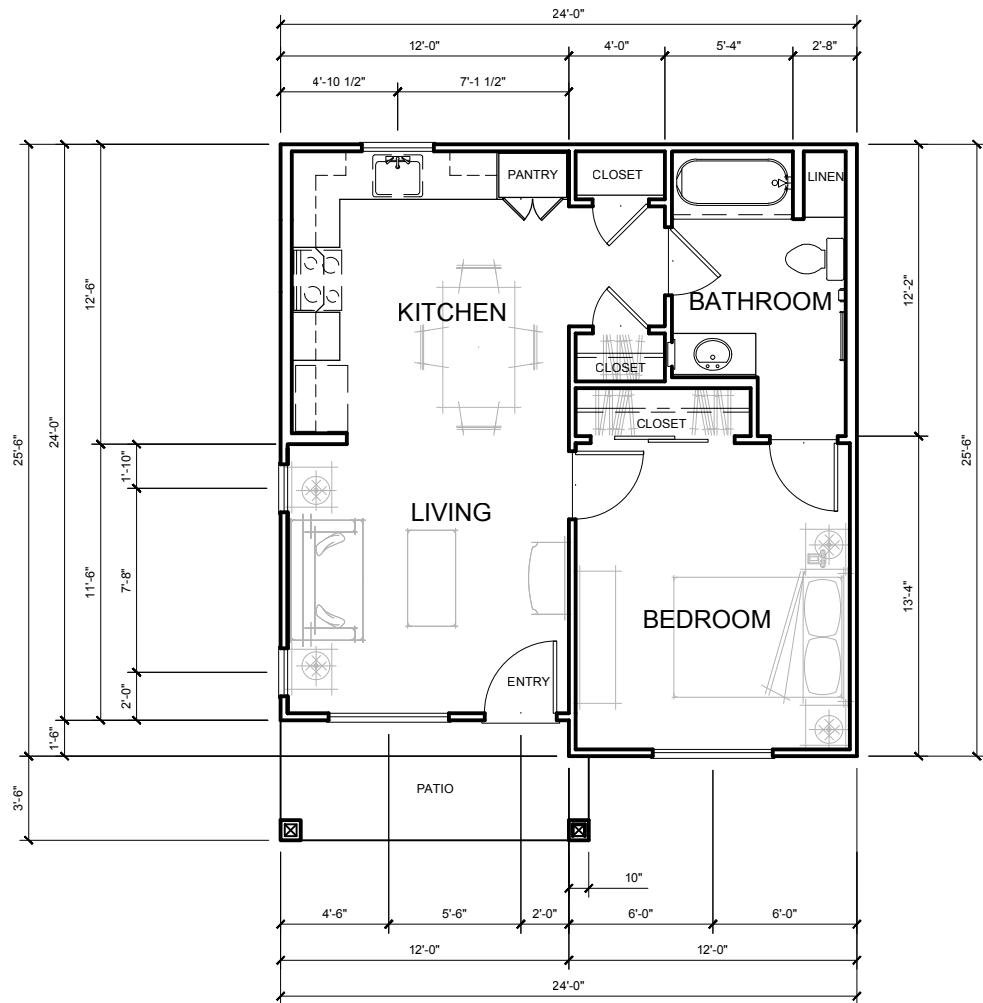
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

UNIT PLANS X1, X2, & X3 - COTTAGES

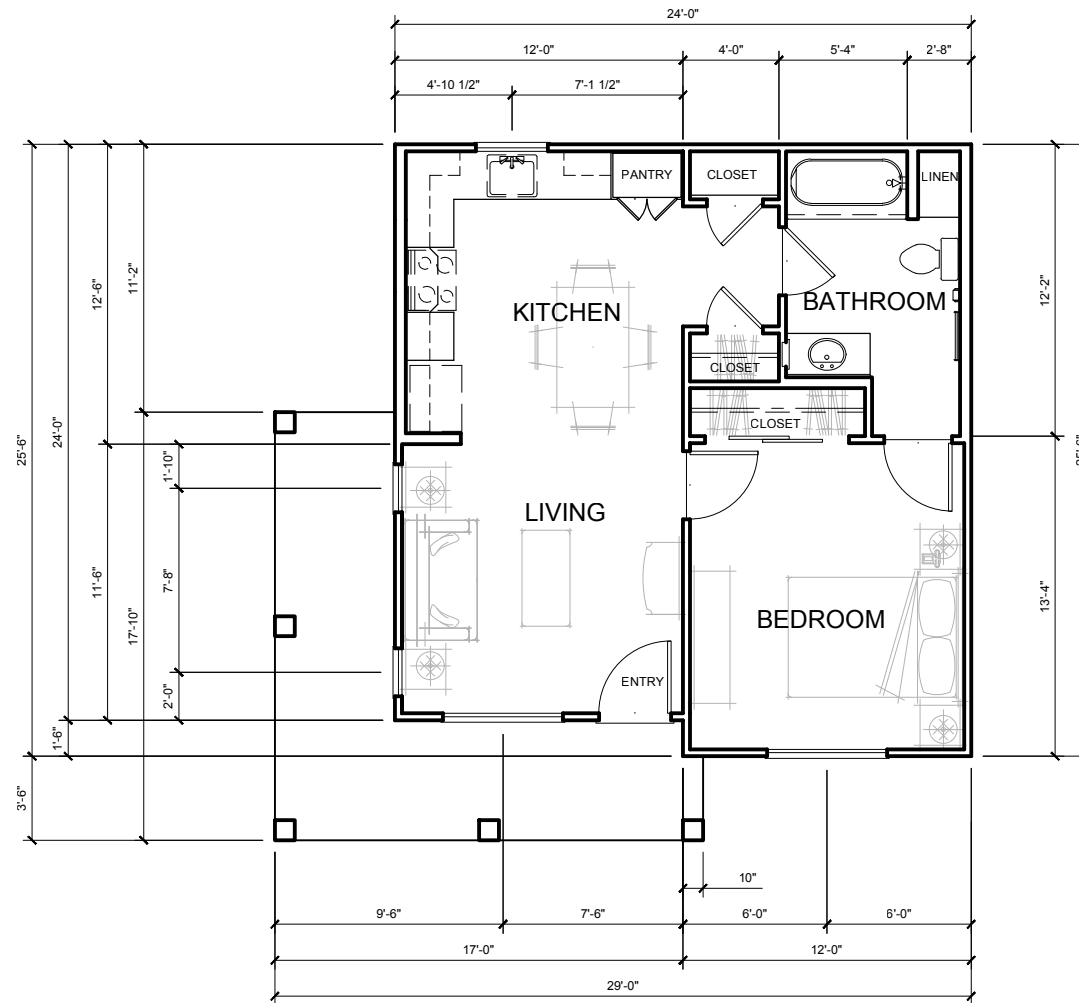


JOB NO. 552.013
DATE 02-20-14

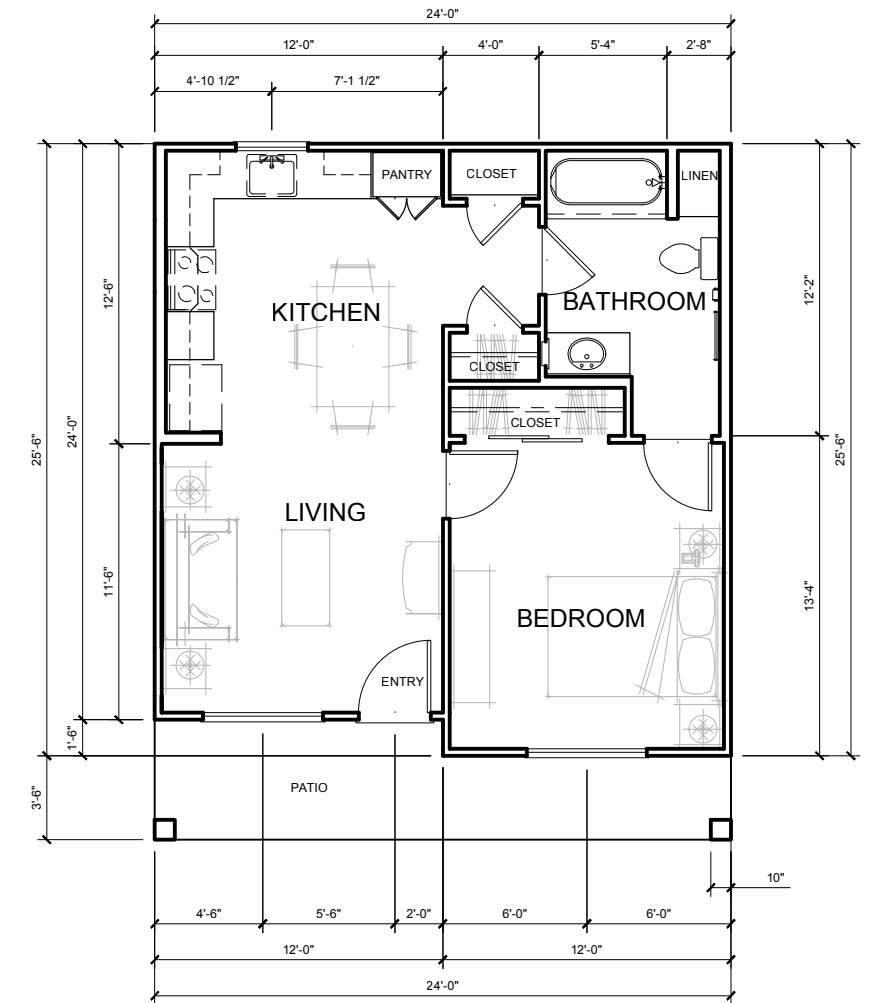
A3.5A



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



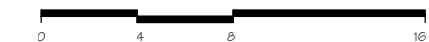
KOTTINGER COTTAGES
 1-BEDROOM PLAN X-5
 594 SF
 152 SF PATIO
 746 SF TOTAL



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

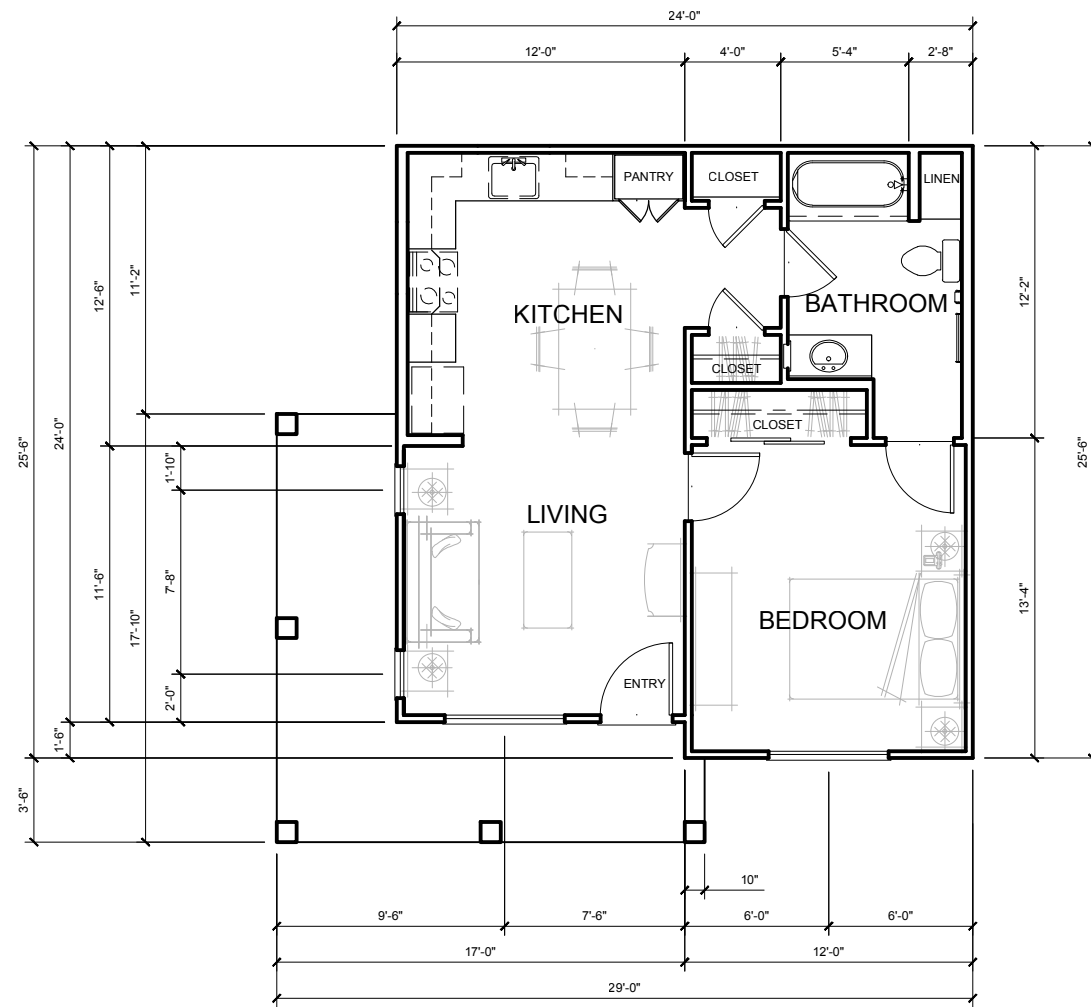
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS X4, X5, & X6 - COTTAGES

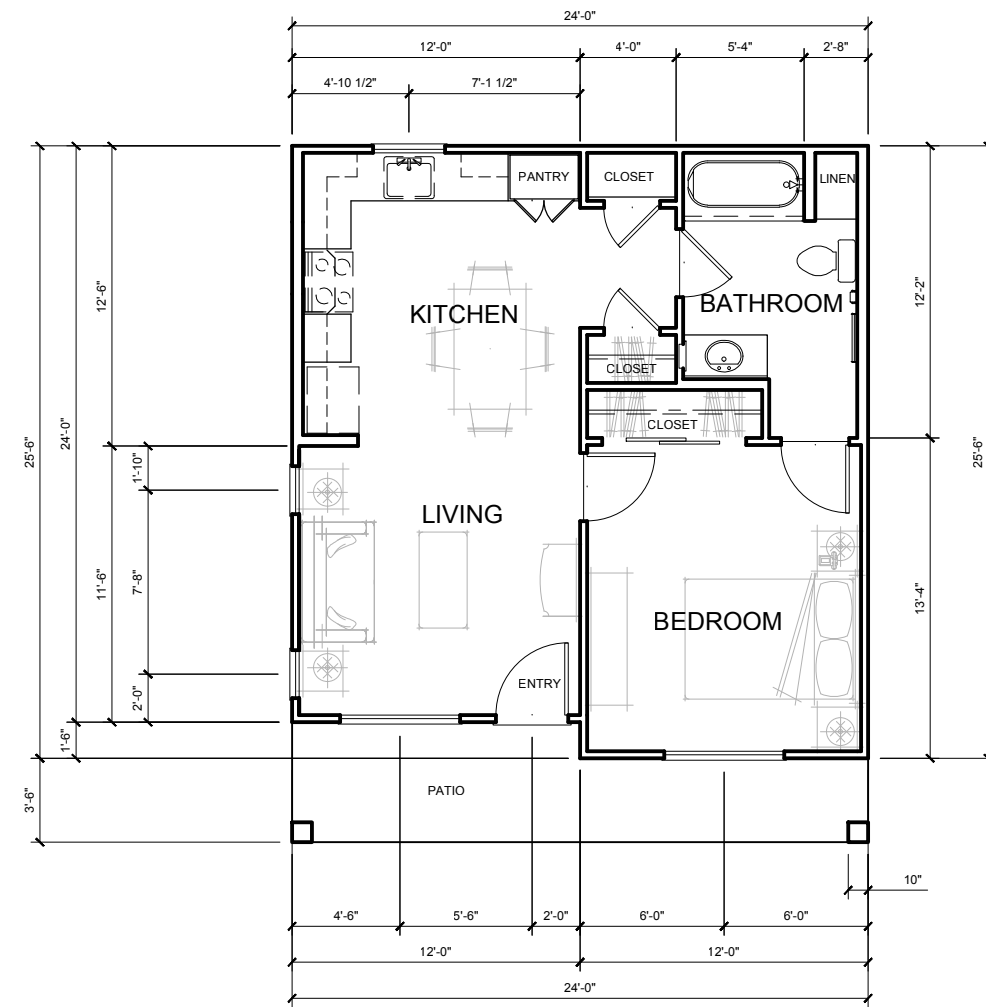


JOB NO. 552.013
 DATE 02-20-14

A3.5B



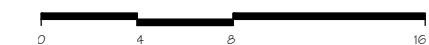
KOTTINGER COTTAGES
 1-BEDROOM PLAN X-8
 594 SF
 152 SF PATIO
 746 SF TOTAL



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

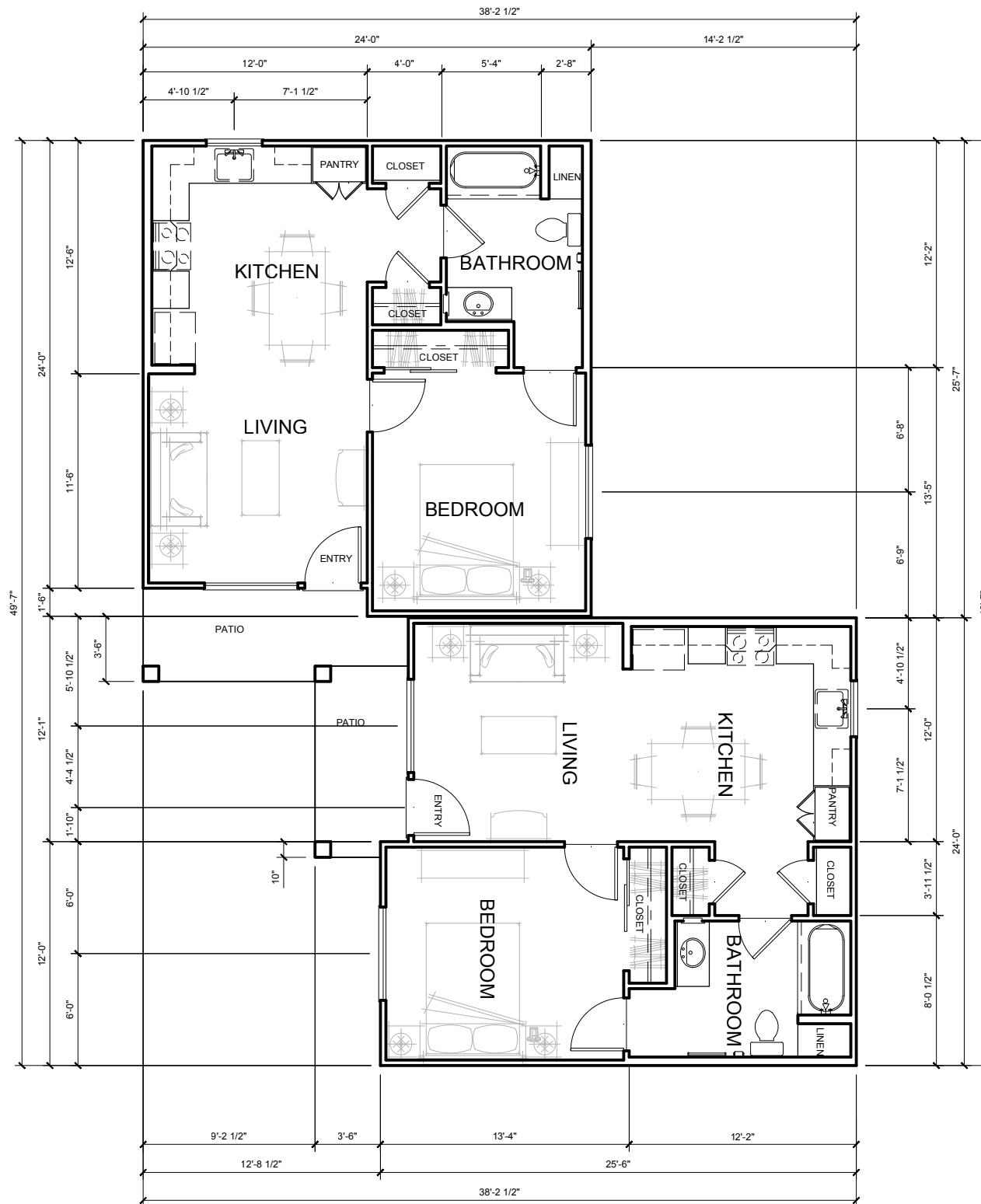


JOB NO. 552.013
 DATE 02-20-14

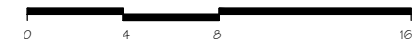
A3.5C

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



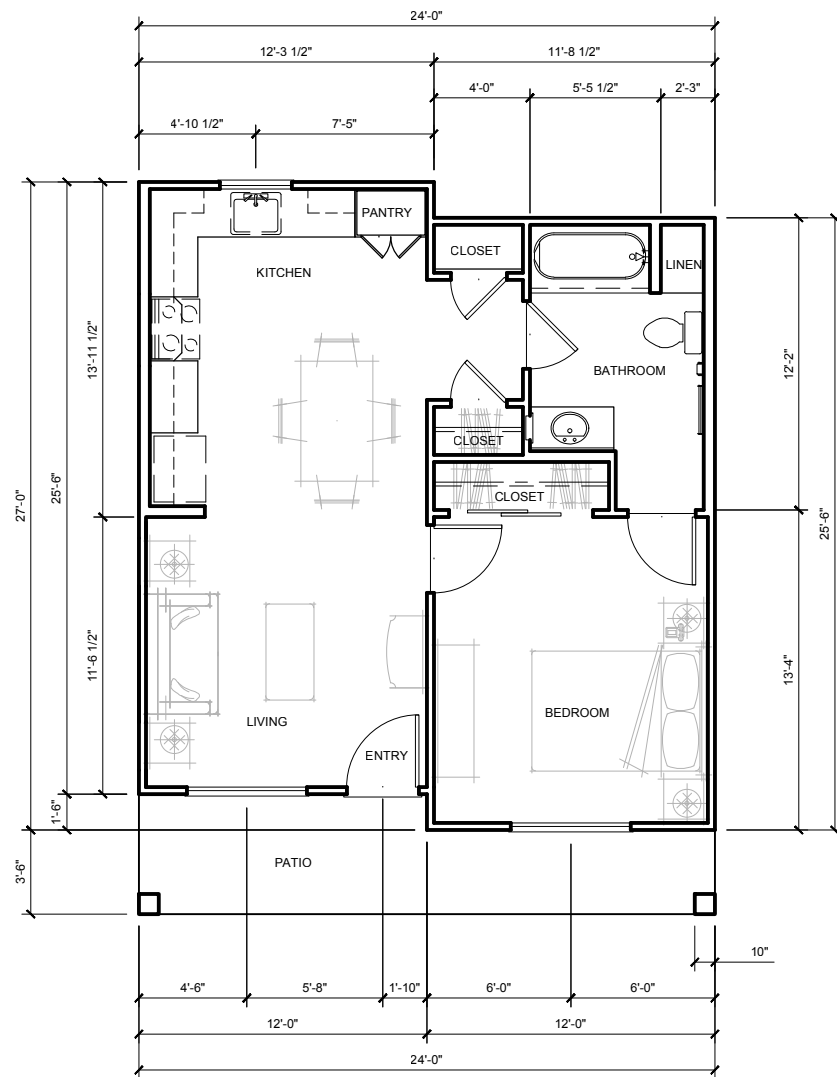
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS Y1 & Y2 - COTTAGES

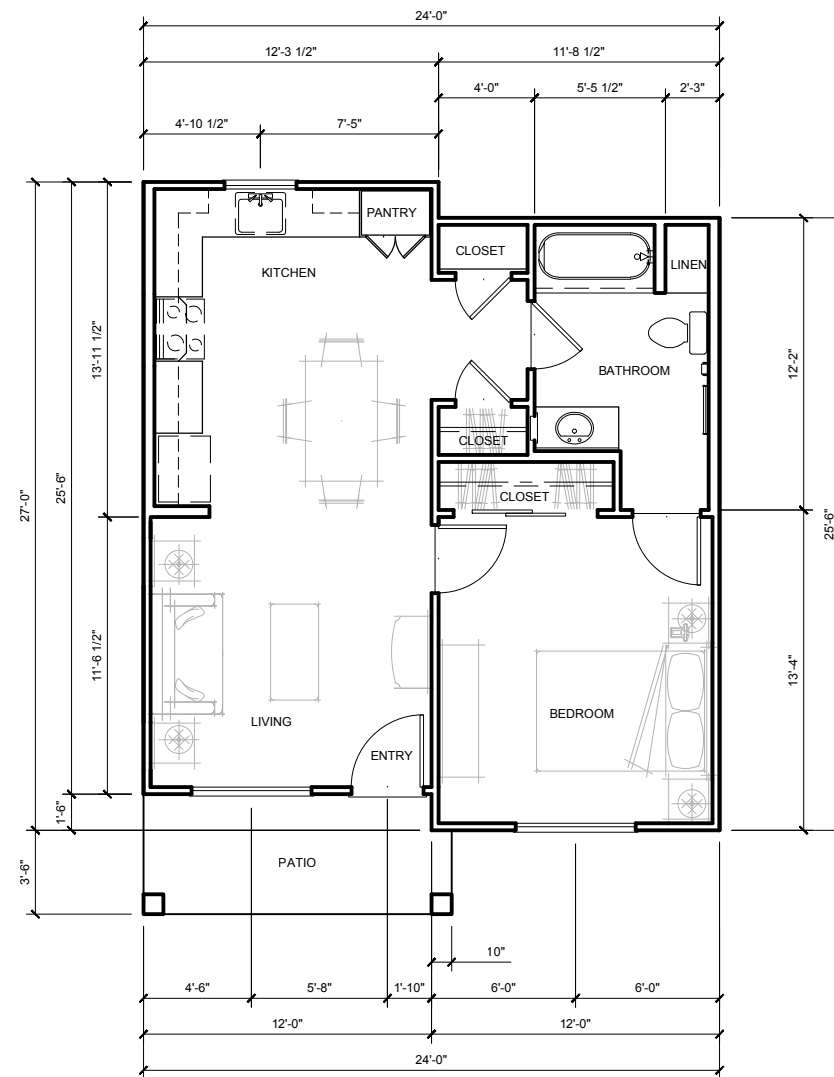


JOB NO. 552.013
 DATE 02-20-14

A3.6



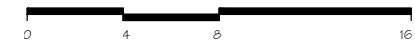
KOTTINGER COTTAGES
 1-BEDROOM PLAN Z-2
 612 SF
 102 SF DECK
 714 SF TOTAL



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

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

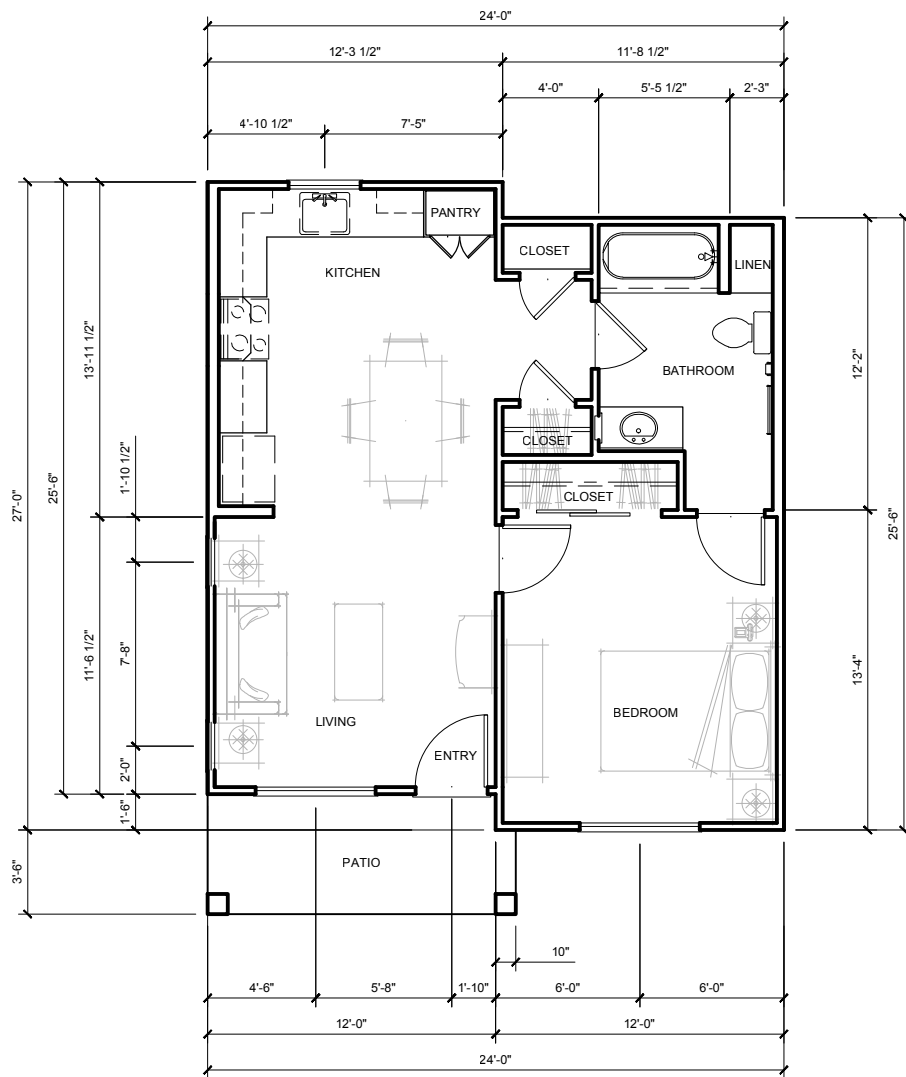
UNIT PLANS Z1 & Z2 - COTTAGES



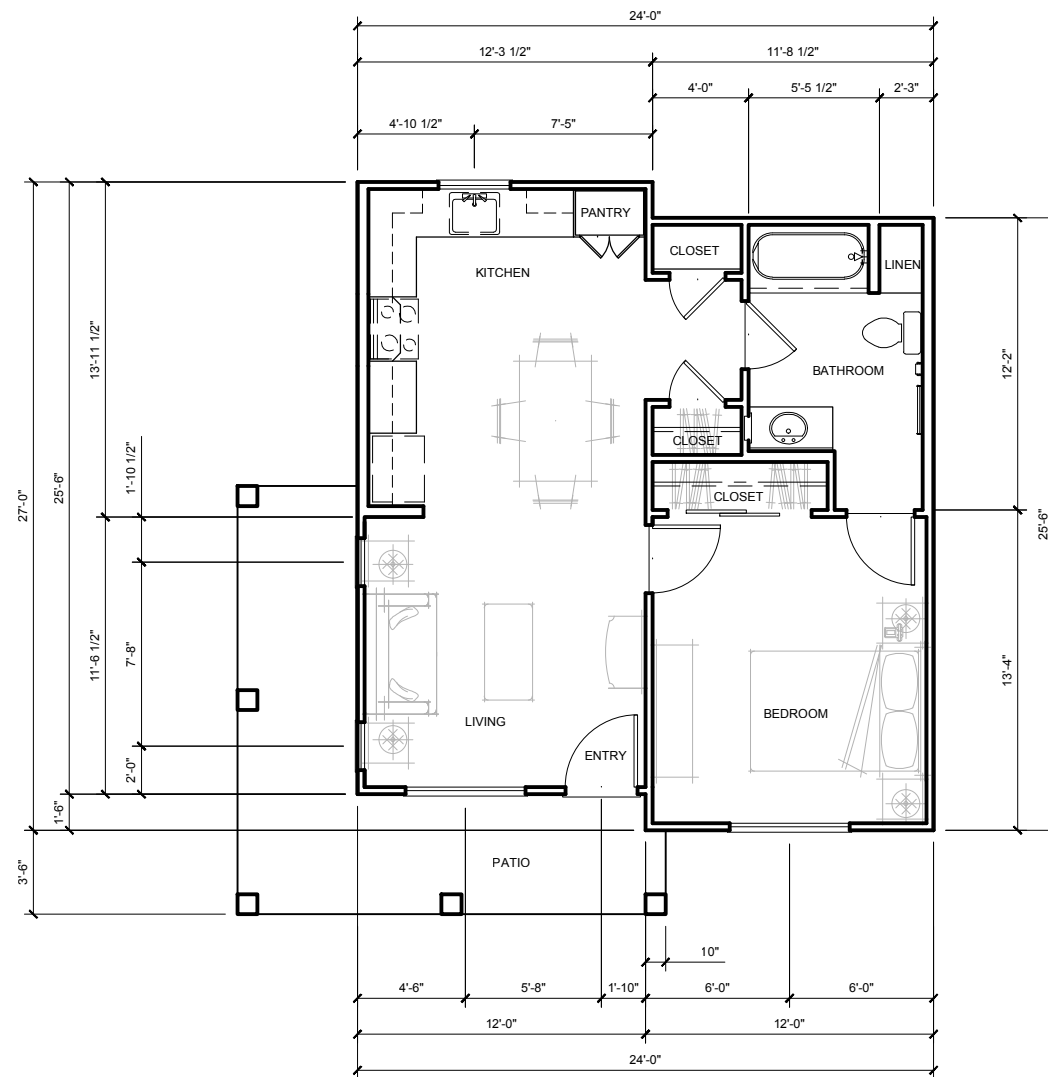
JOB NO. 552.013
 DATE 02-20-14



A3.7A



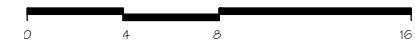
KOTTINGER COTTAGES
 1-BEDROOM PLAN Z-4
 612 SF
 63 SF DECK
 675 SF TOTAL



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

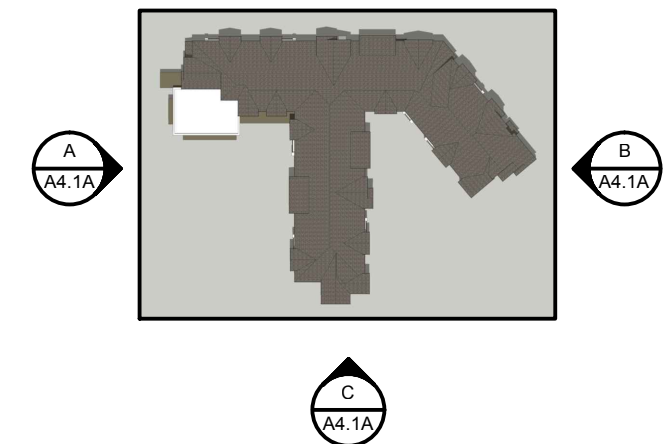


- COMPOSITION SHINGLE
- "HARDIE" BOARD AND BATTEN SIDING
- "AZEK " AND METAL RAILING
- MILGARD VINYL WINDOWS
- "HARDIE " LAP SIDING

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



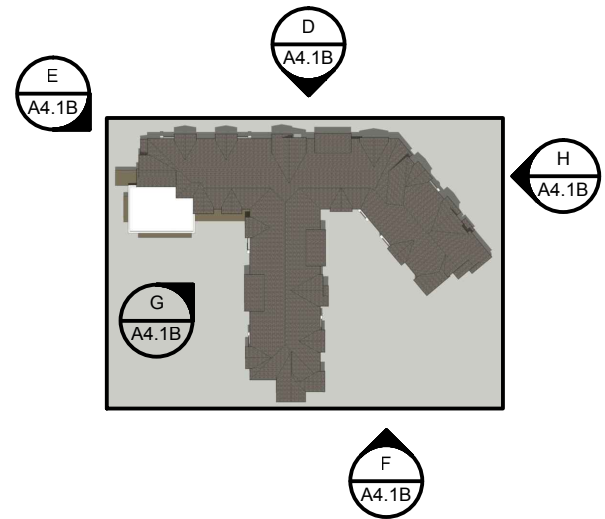
BUILDING 1 - ELEVATION D



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



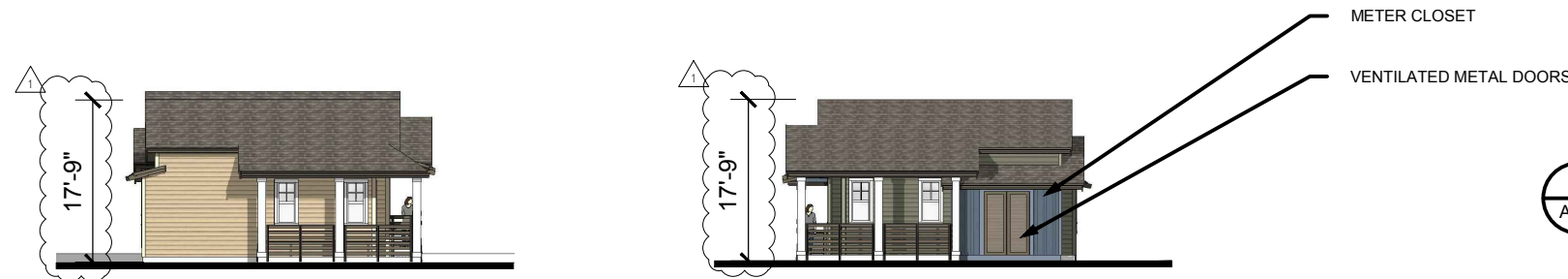
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JOB NO. 552.013
 DATE 02-20-14

A4.1B

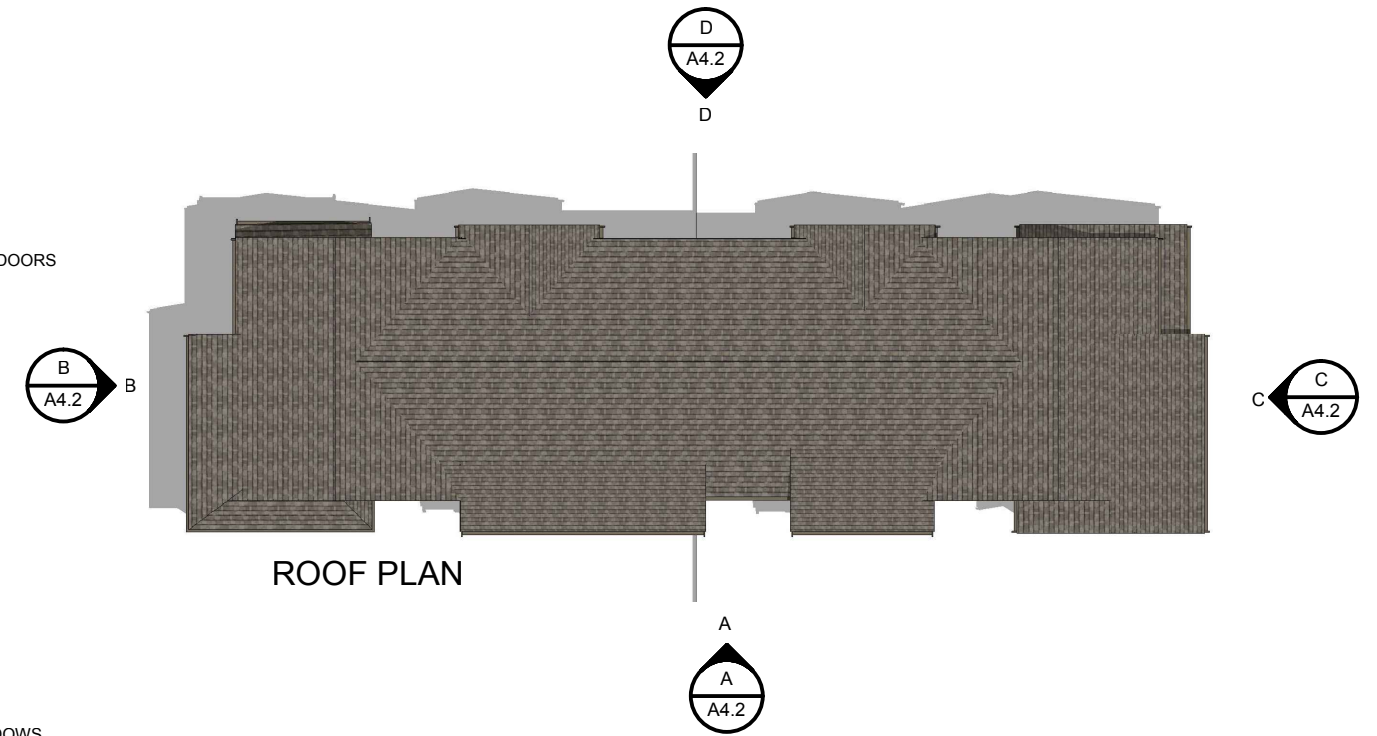


FRONT ELEVATION A



LEFT ELEVATION B

RIGHT ELEVATION C



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING 2 - KOTTINGER PLACE
COTTAGE ELEVATIONS



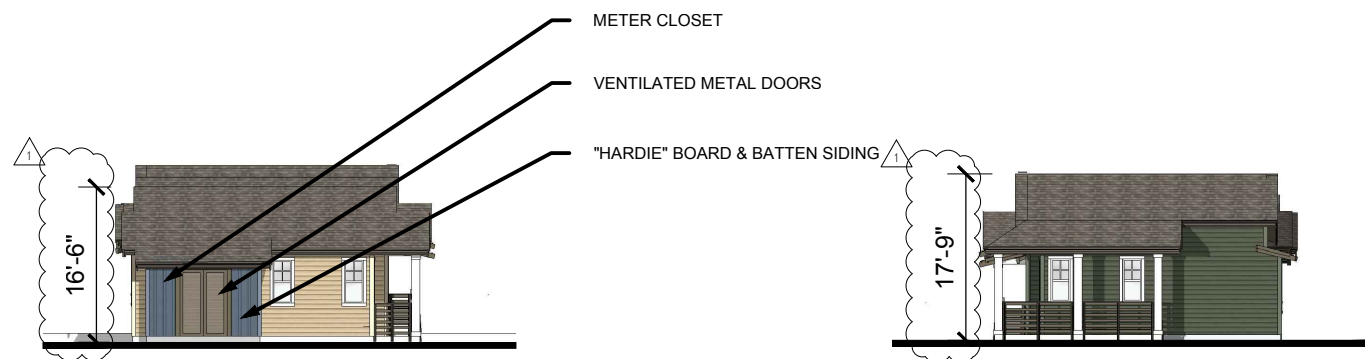
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JOB NO. 552.013
 DATE 02-20-14

A4.2

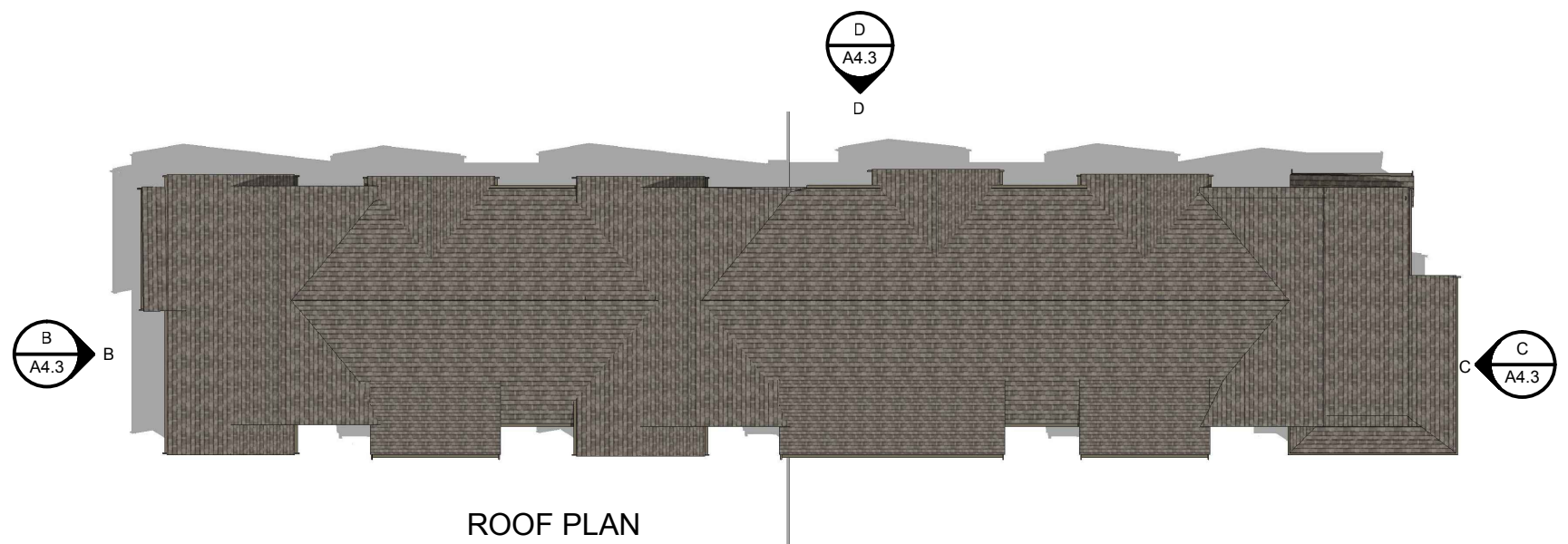


FRONT ELEVATION A



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

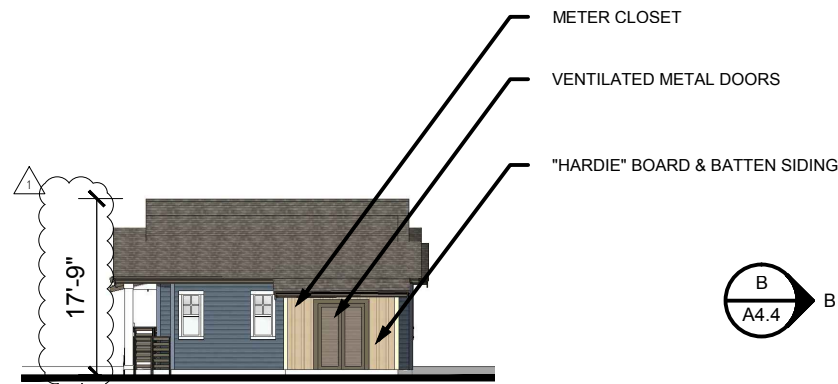
A4.3



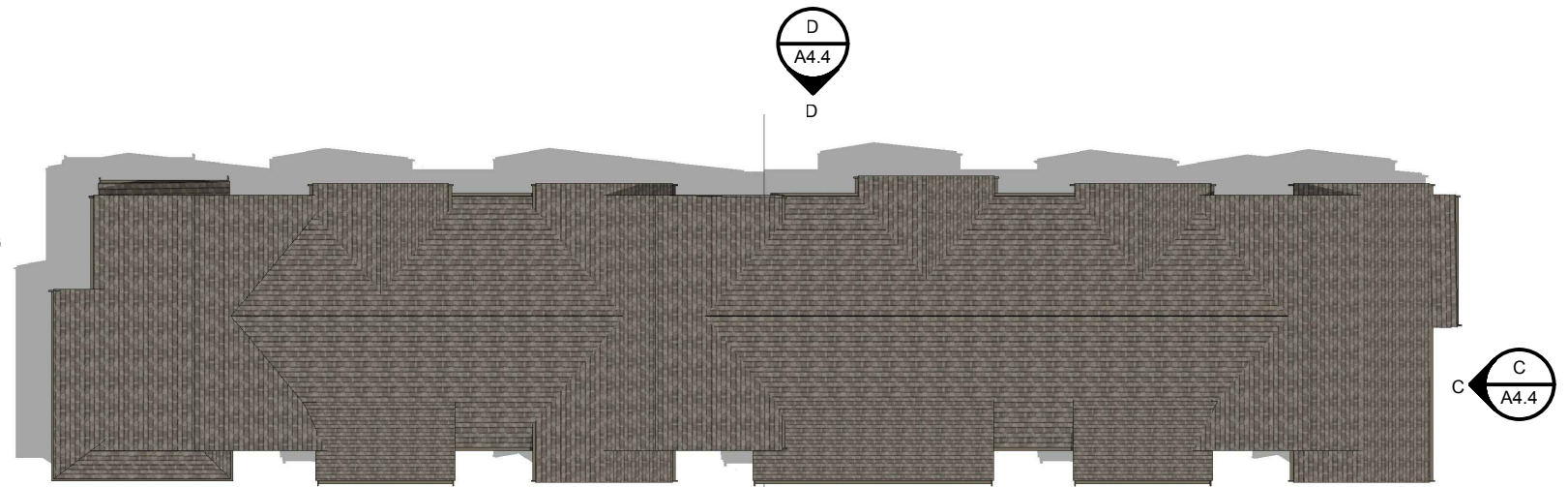
FRONT ELEVATION A



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



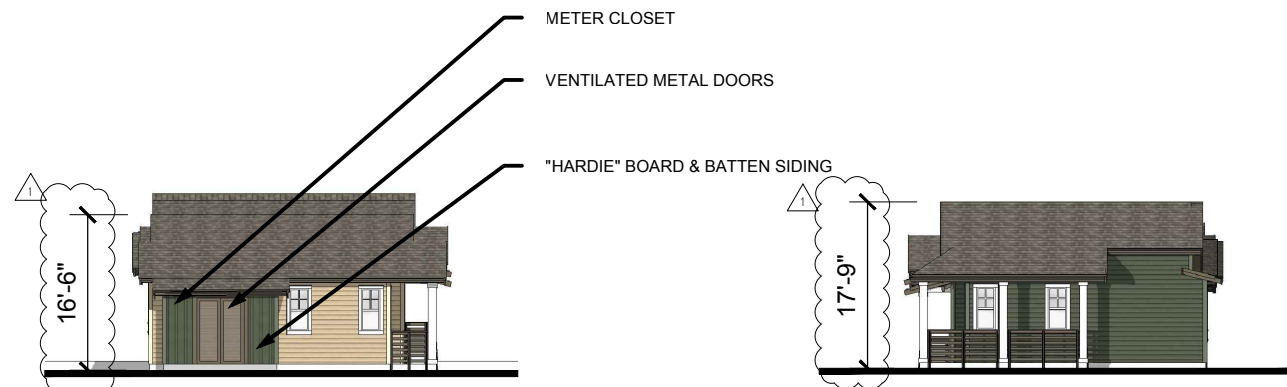
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JOB NO. 552.013
 DATE 02-20-14

A4.4

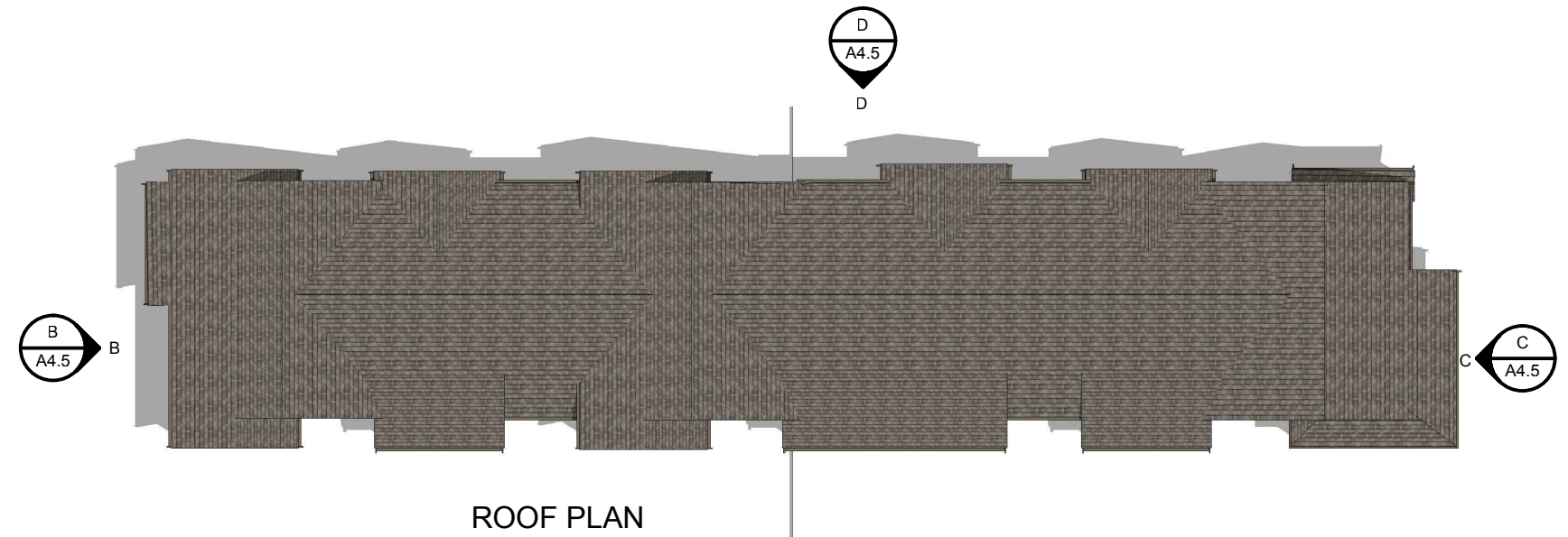


FRONT ELEVATION A



LEFT ELEVATION B

RIGHT ELEVATION C



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

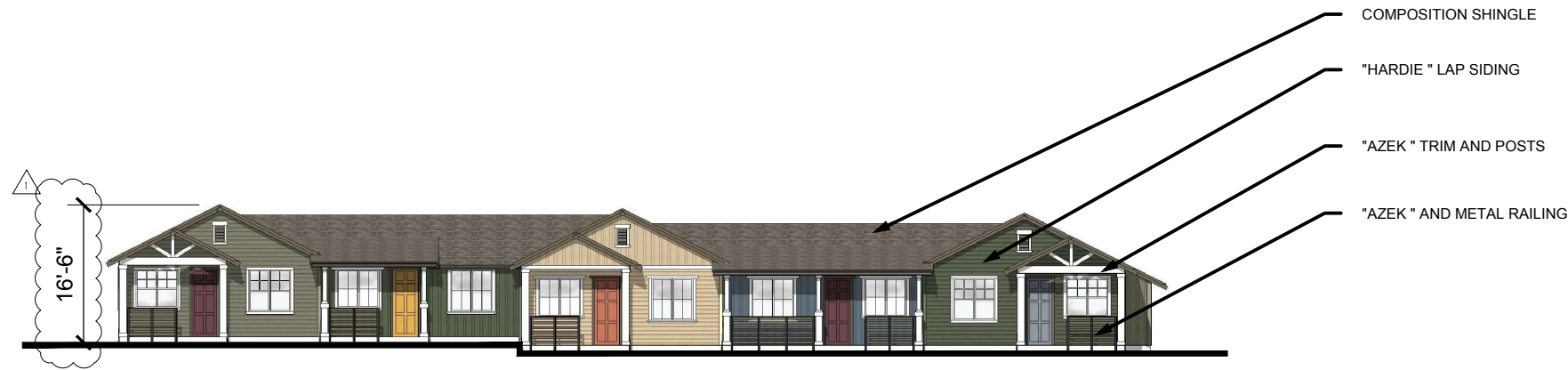
BUILDING 5 - KOTTINGER PLACE
COTTAGE ELEVATIONS



0 16 32 64

JOB NO. 552.013
 DATE 02-20-14

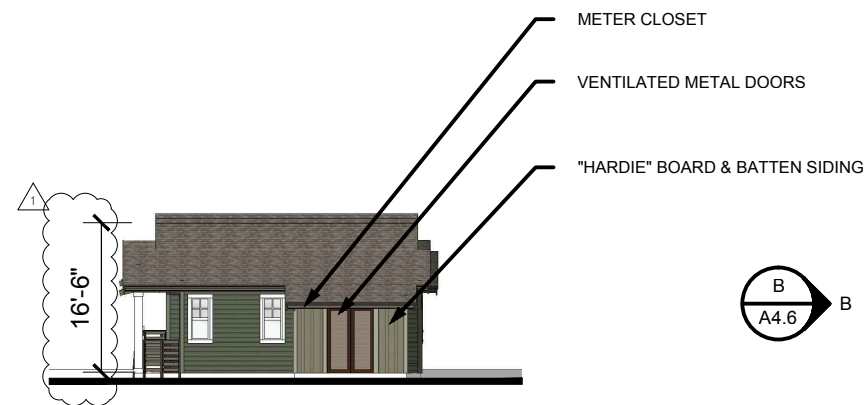
A4.5



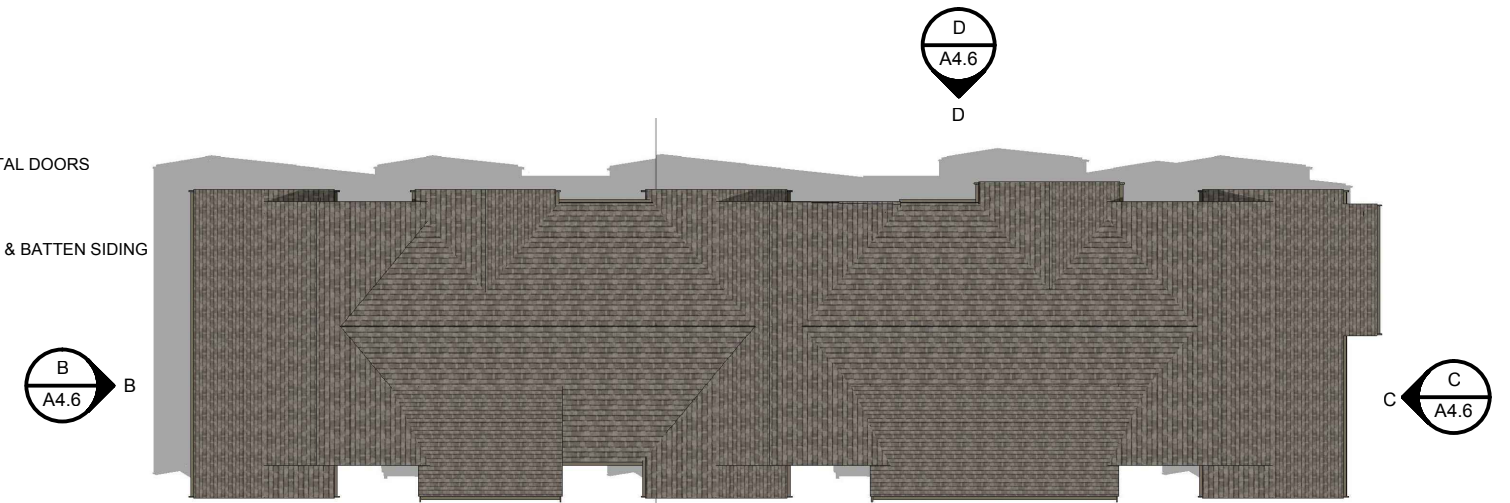
FRONT ELEVATION A



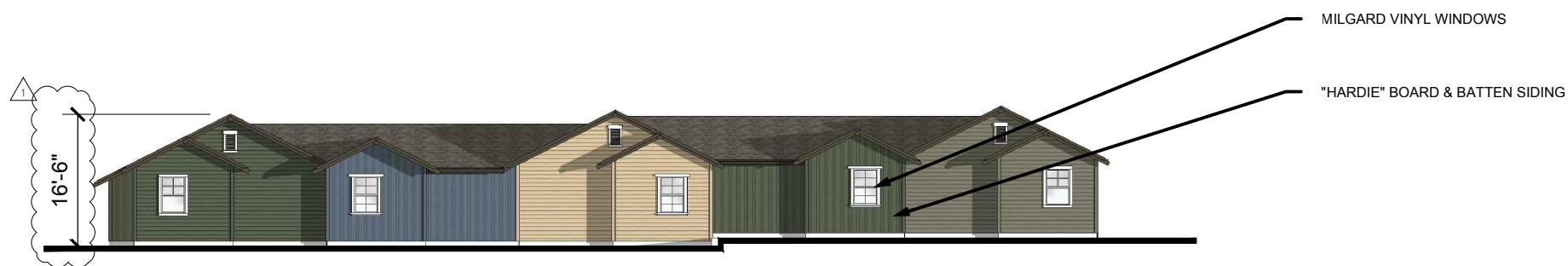
LEFT ELEVATION B



RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

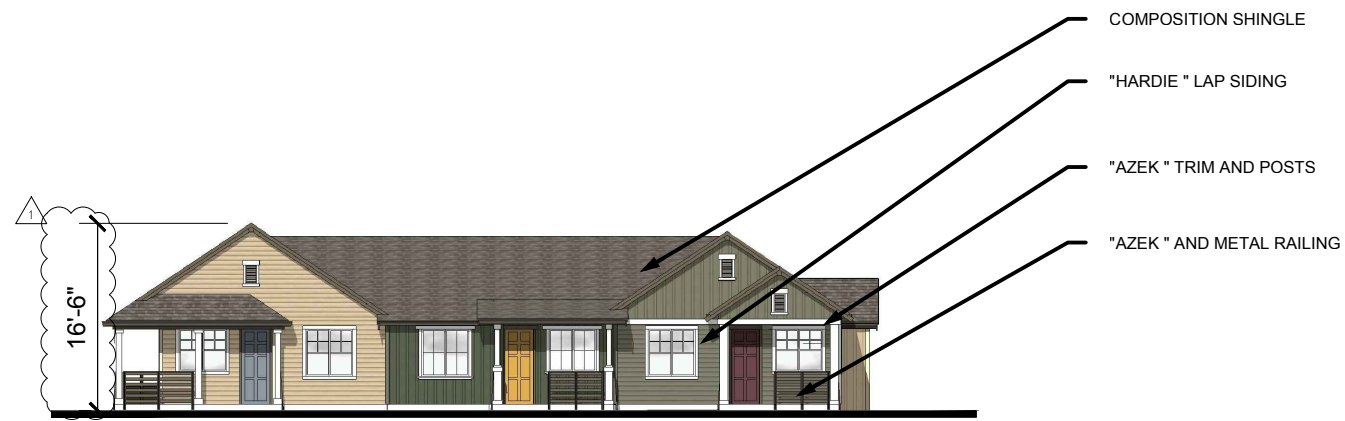
BUILDING 6 - KOTTINGER PLACE
COTTAGE ELEVATIONS



0 16 32 64

JOB NO. 552.013
 DATE 02-20-14

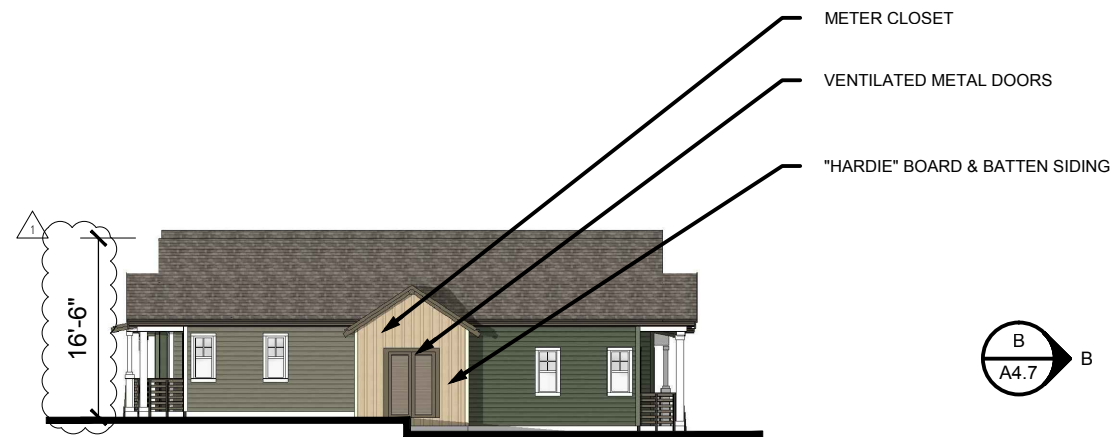
A4.6



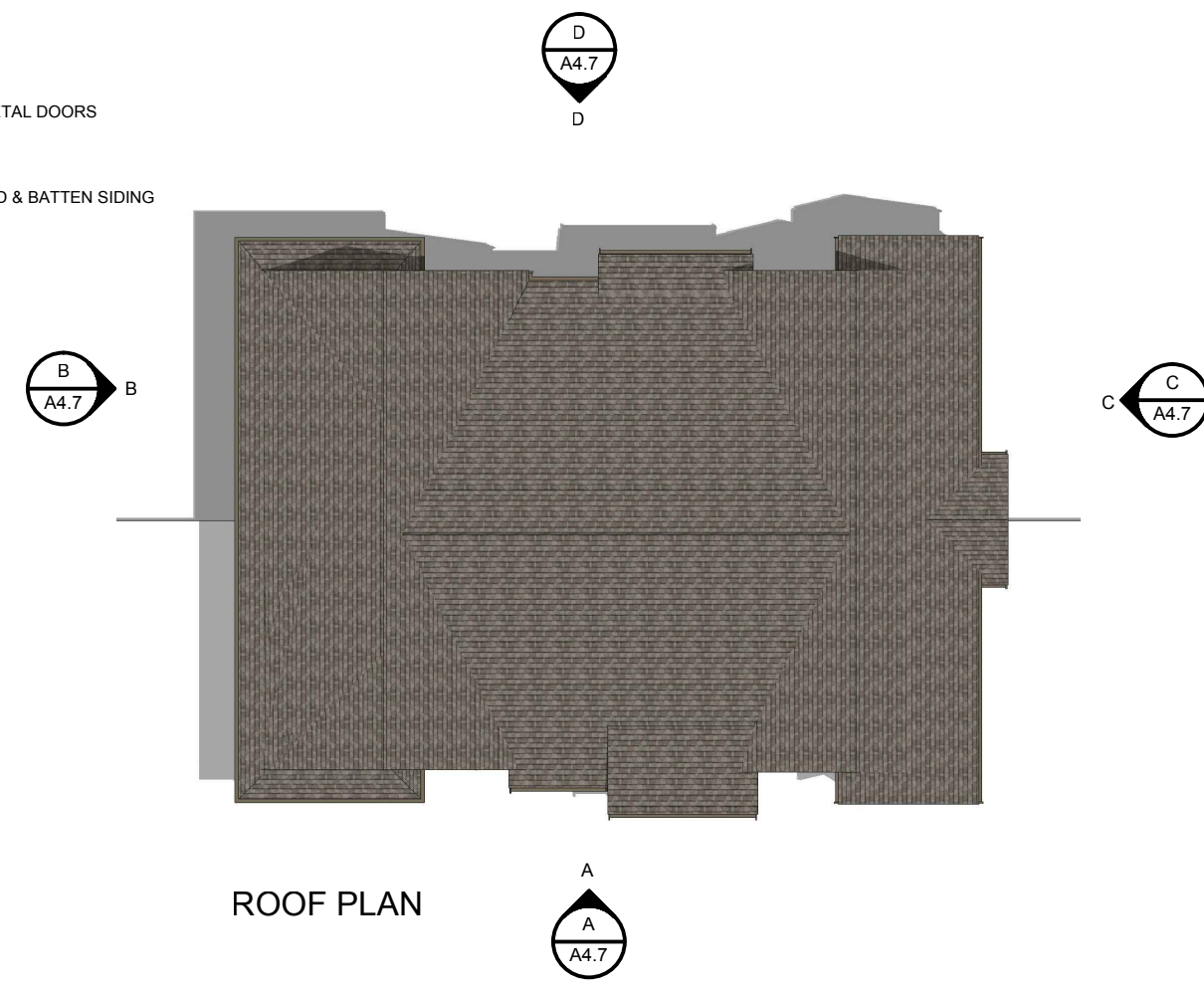
FRONT ELEVATION A



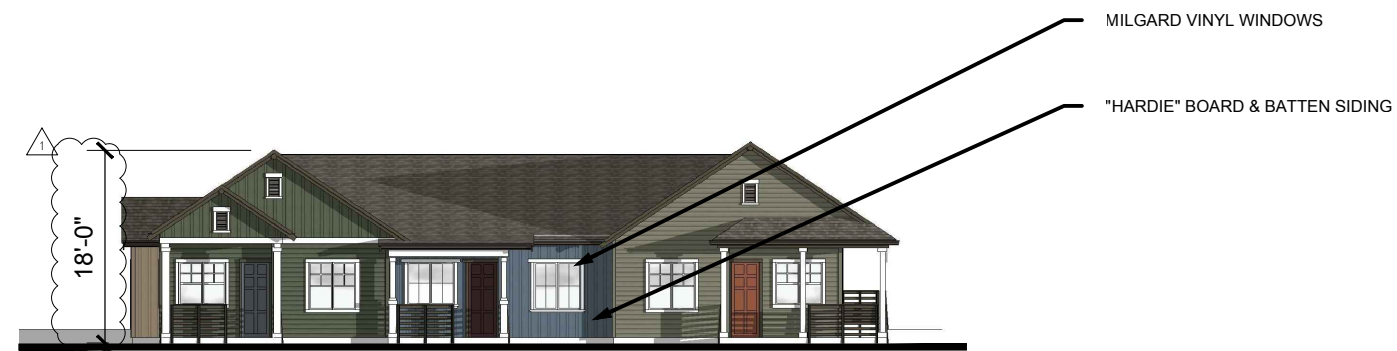
LEFT ELEVATION B



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



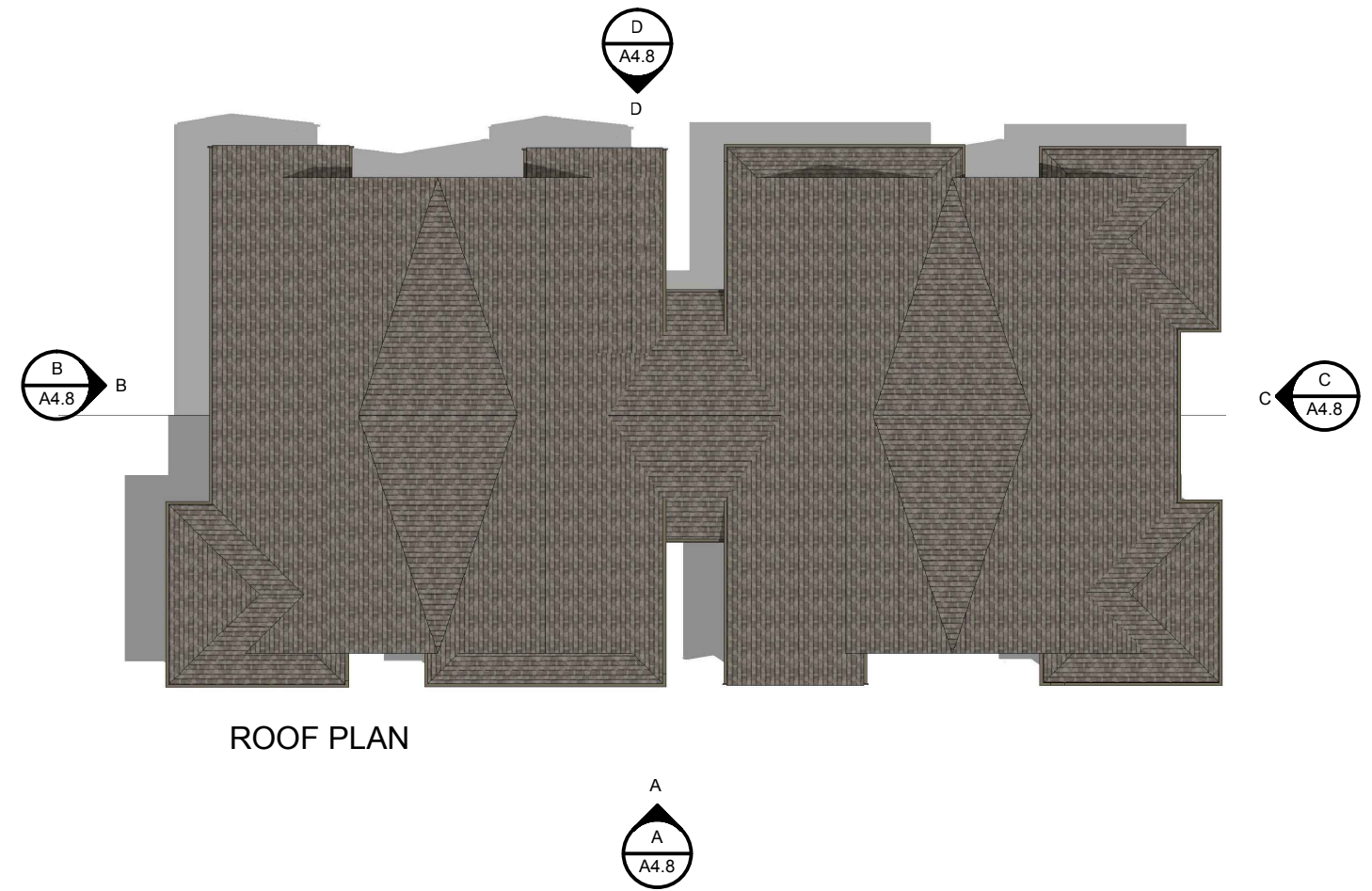
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING 8 - KOTTINGER PLACE
COTTAGE ELEVATIONS



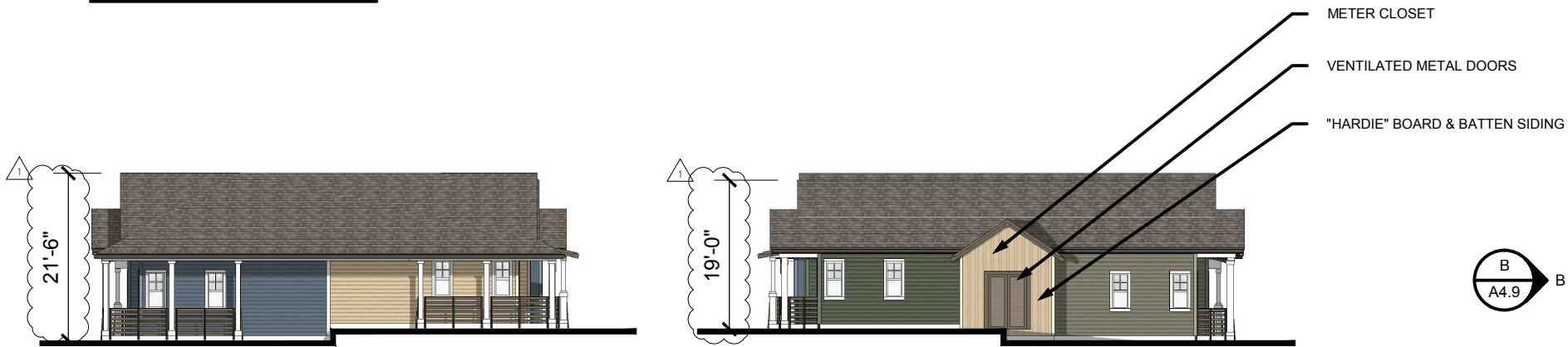
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JOB NO. 552.013
 DATE 02-20-14

A4.8

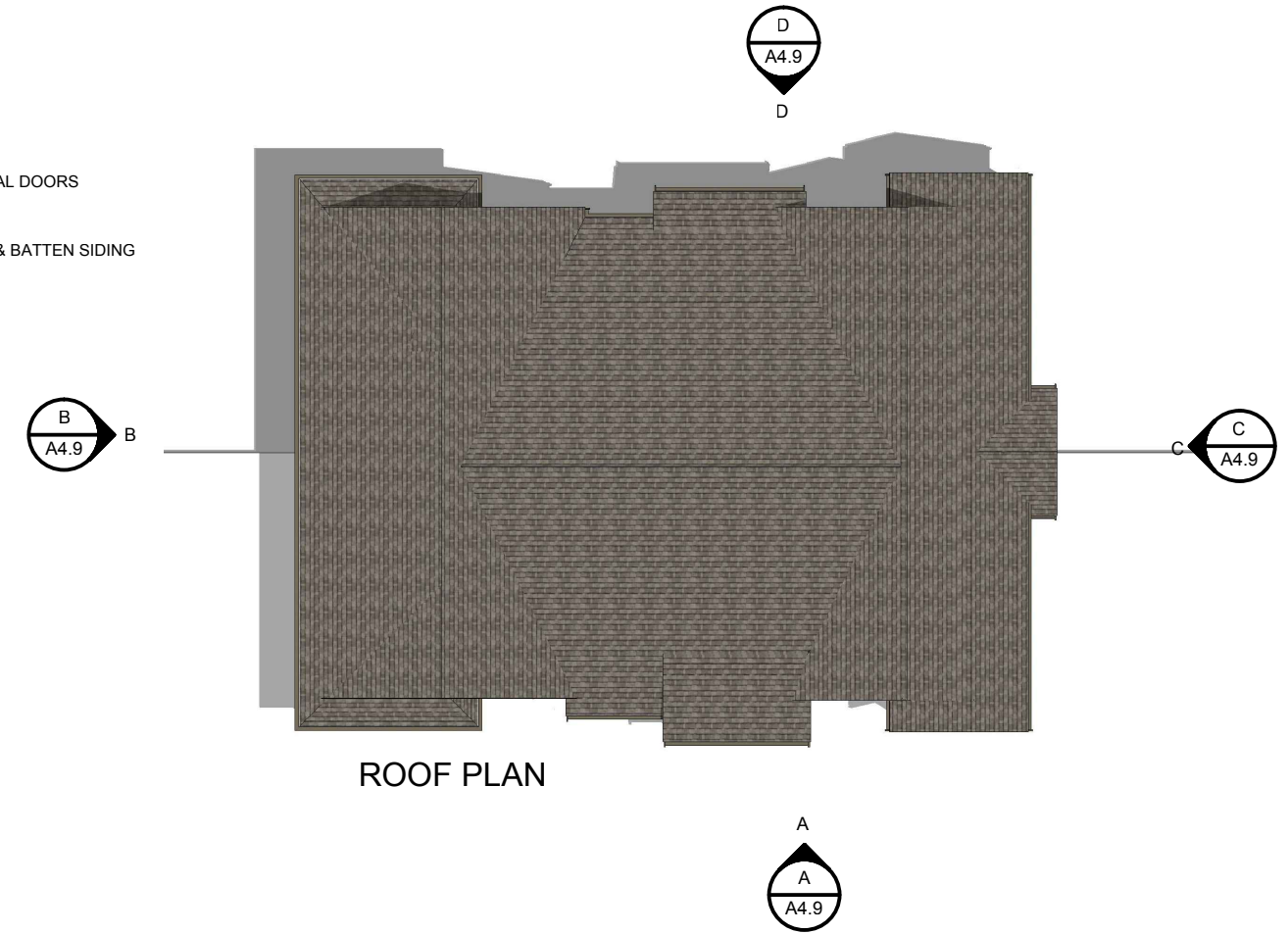


FRONT ELEVATION A



LEFT ELEVATION B

RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

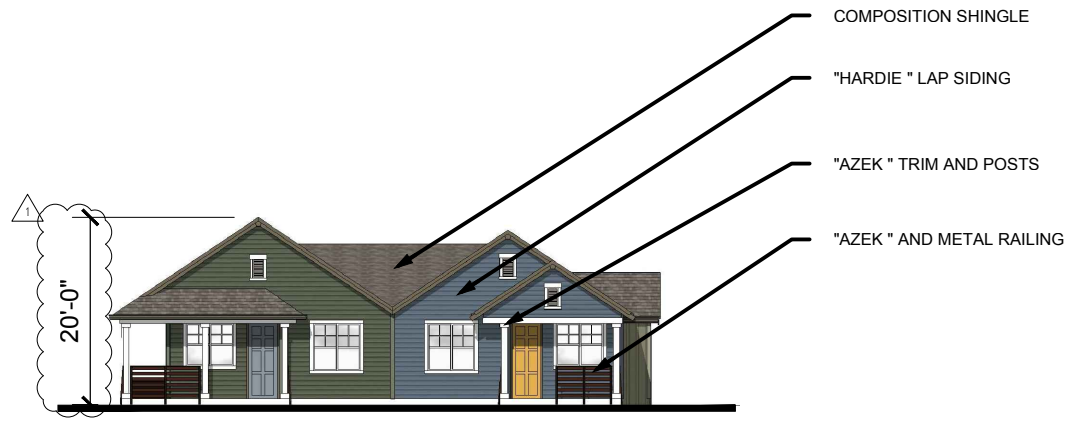
BUILDING 9 - KOTTINGER PLACE
COTTAGE ELEVATIONS



0 16 32 64

JOB NO. 552.013
 DATE 02-20-14

A4.9



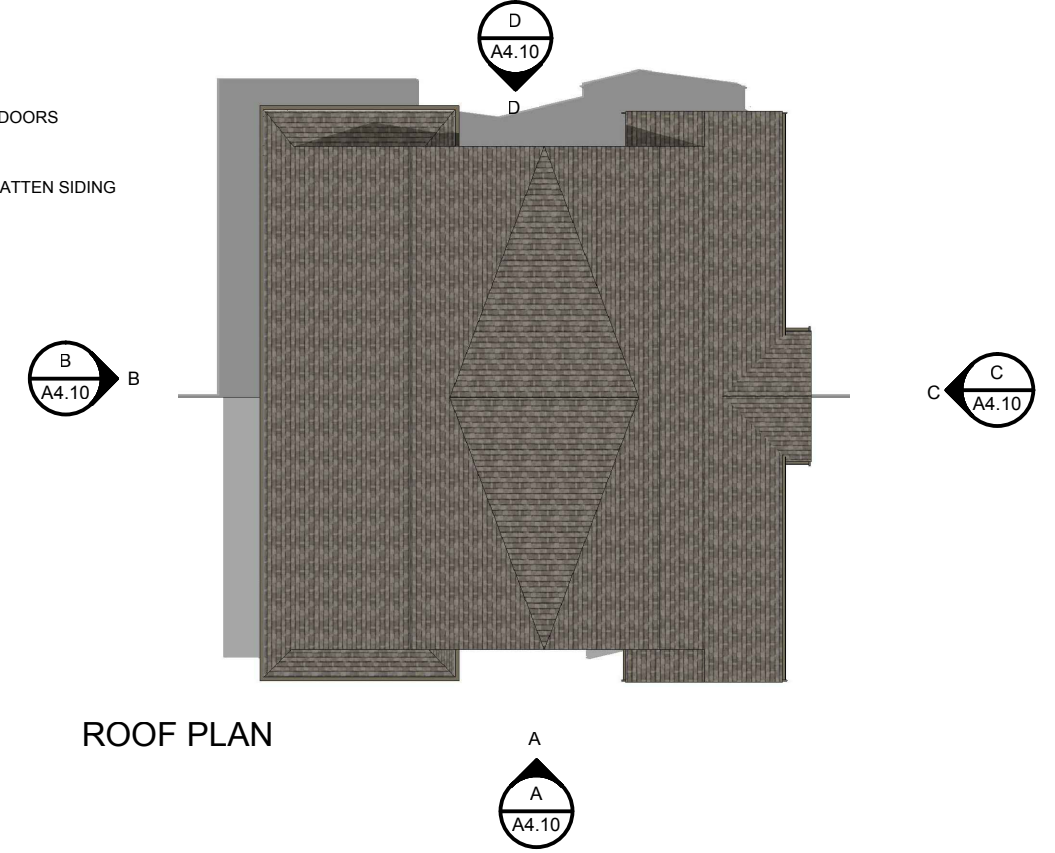
FRONT ELEVATION A



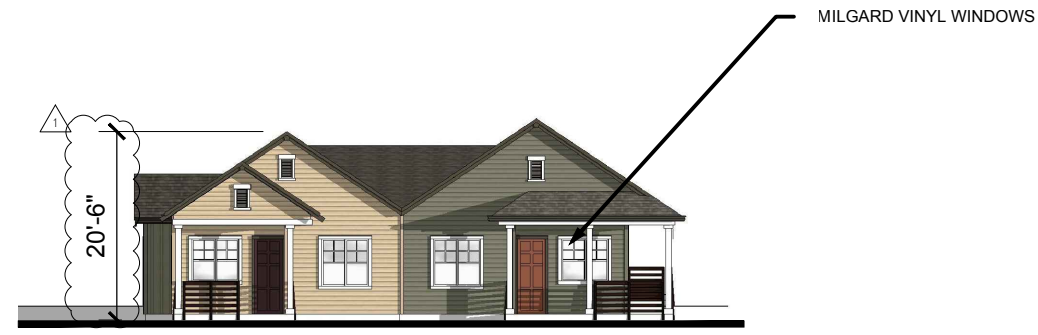
LEFT ELEVATION B



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



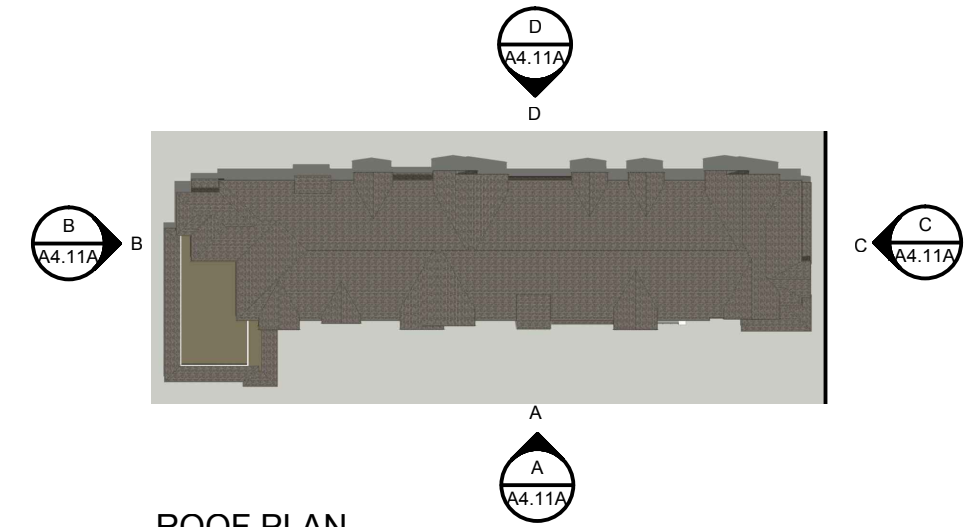
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



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

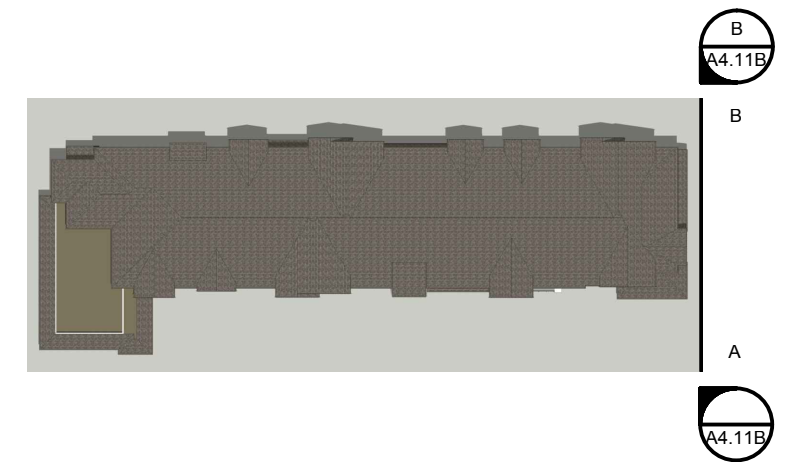
A4.11A



FRONT ELEVATION PERSPECTIVE A



REAR ELEVATION PERSPECTIVE B



ROOF PLAN



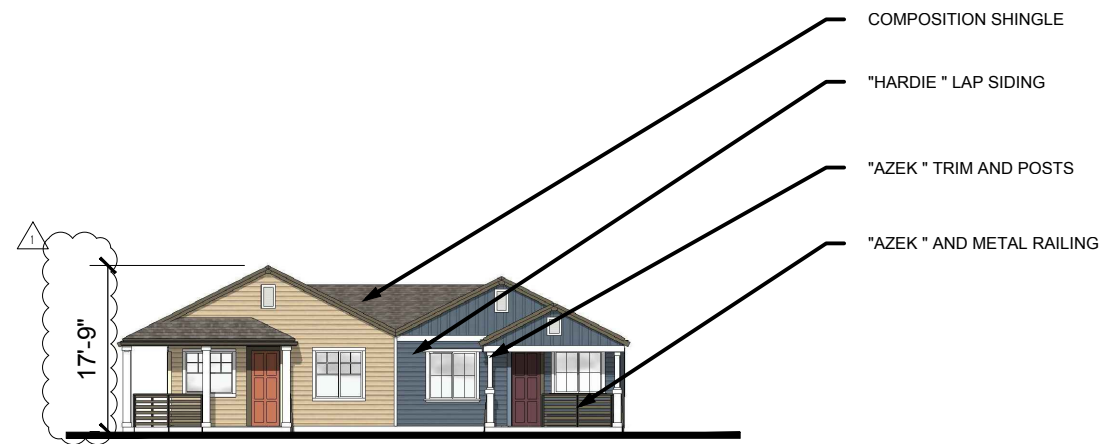
JOB NO. 552.013
DATE 02-20-14



A4.11B

KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

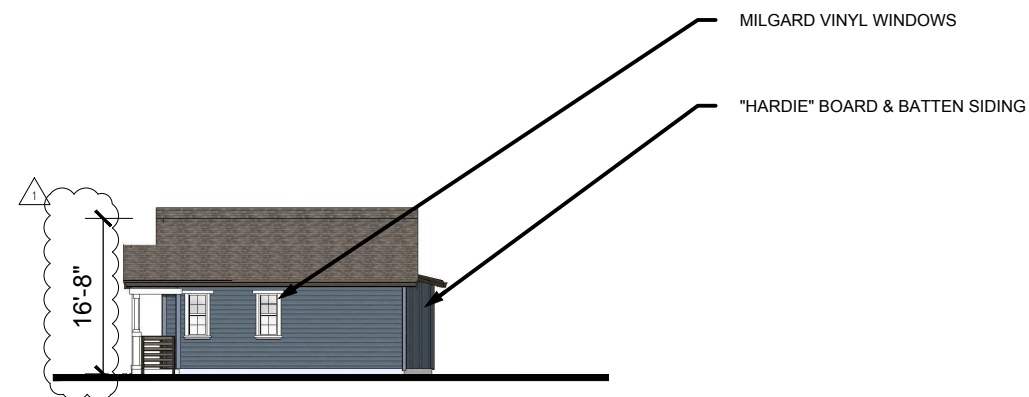
BUILDING 11 - PLEASANTON GARDENS
ELEVATIONS



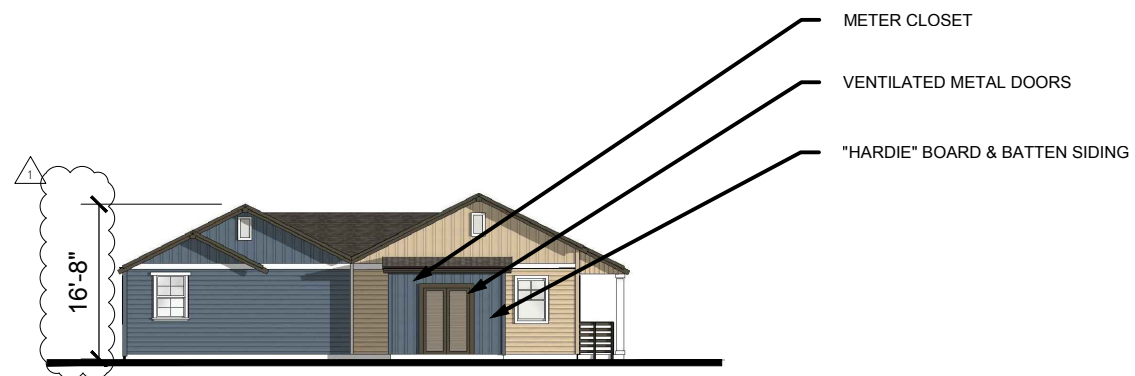
FRONT ELEVATION A



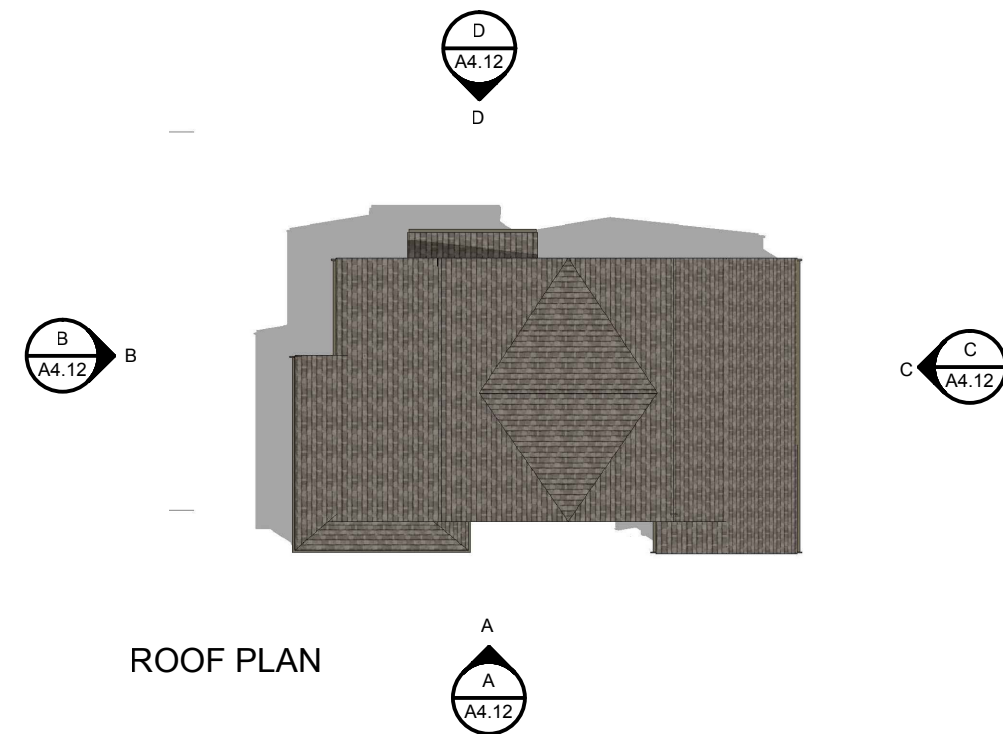
LEFT ELEVATION B



RIGHT ELEVATION C



REAR ELEVATION D



ROOF PLAN

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

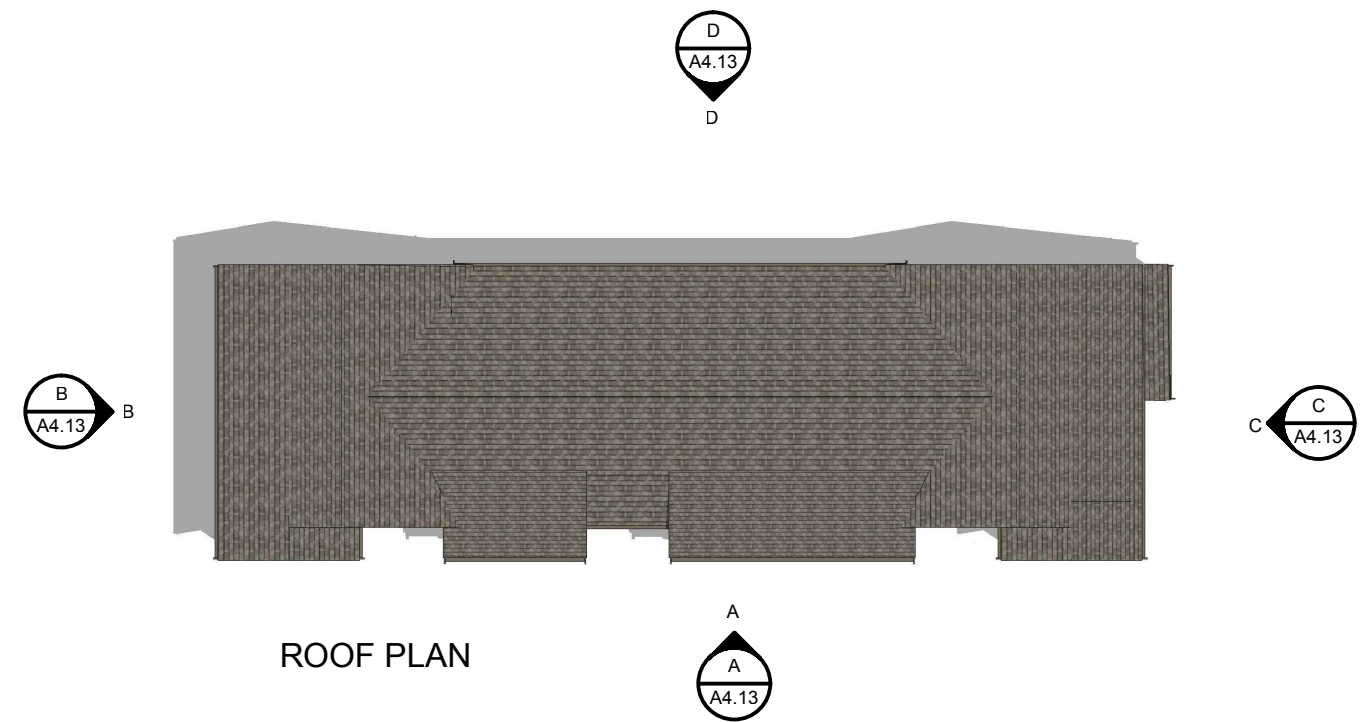
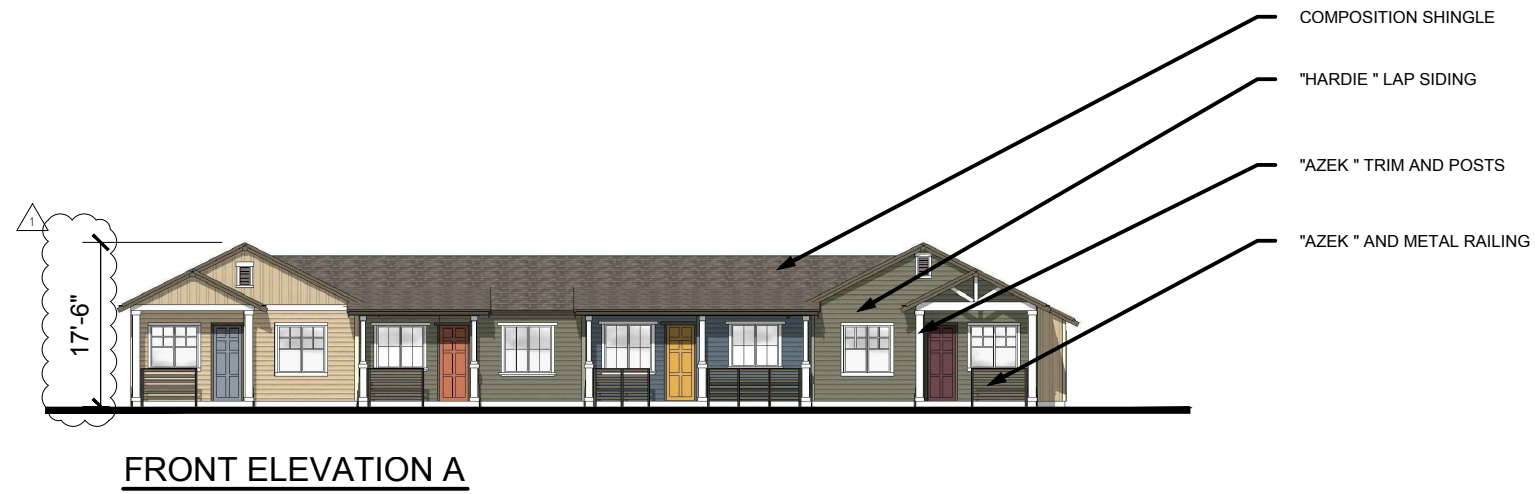
BUILDING 12 - KOTTINGER PLACE
COTTAGE ELEVATIONS



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



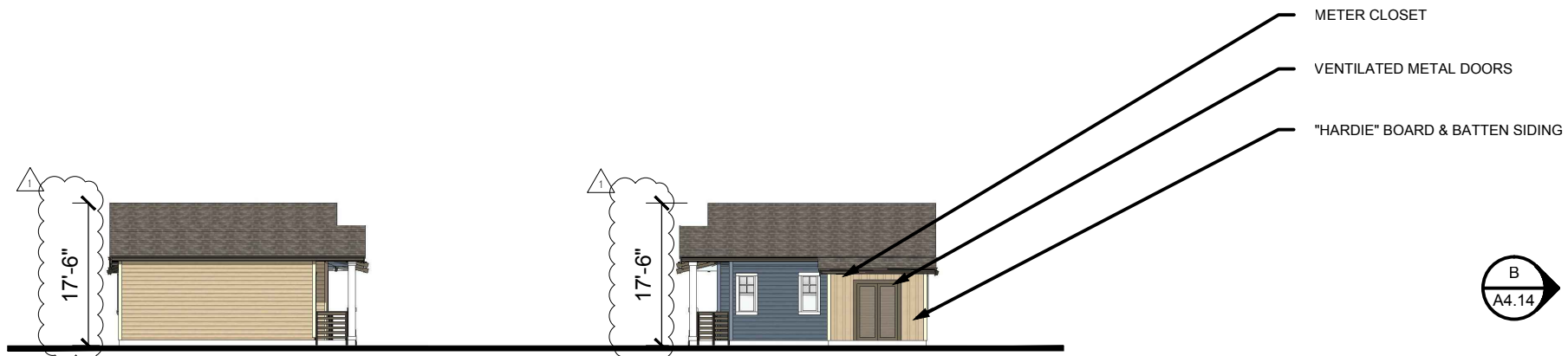
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JOB NO. 552.013
DATE 02-20-14

A4.13

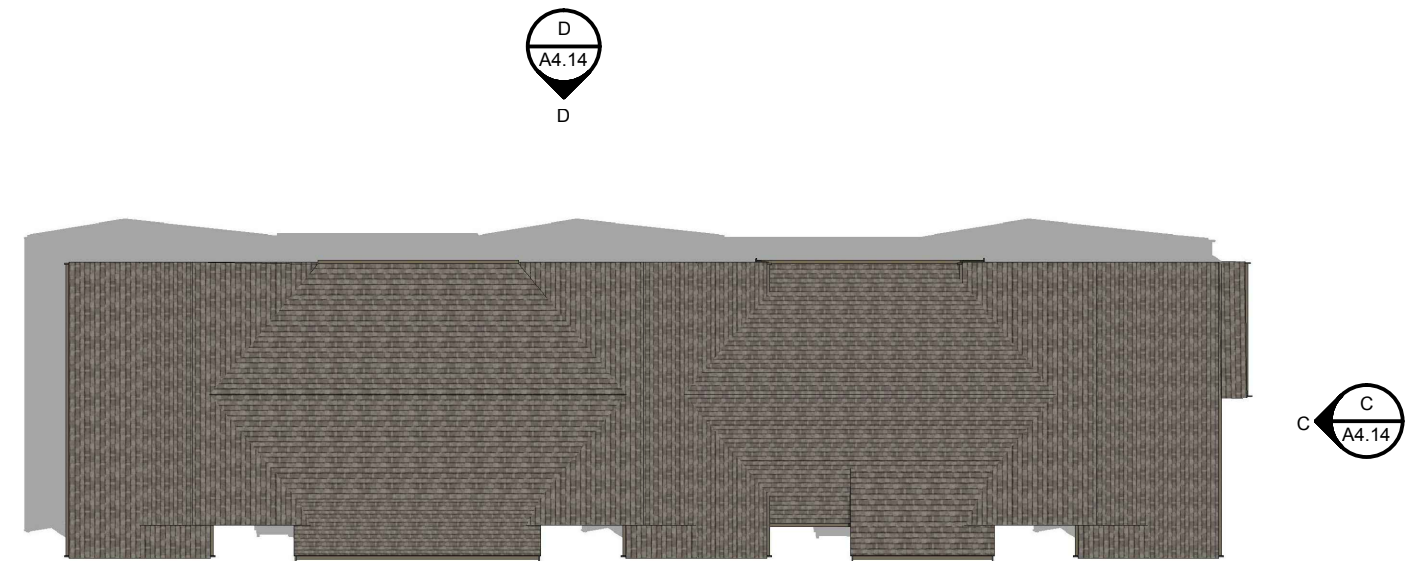


FRONT ELEVATION A



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

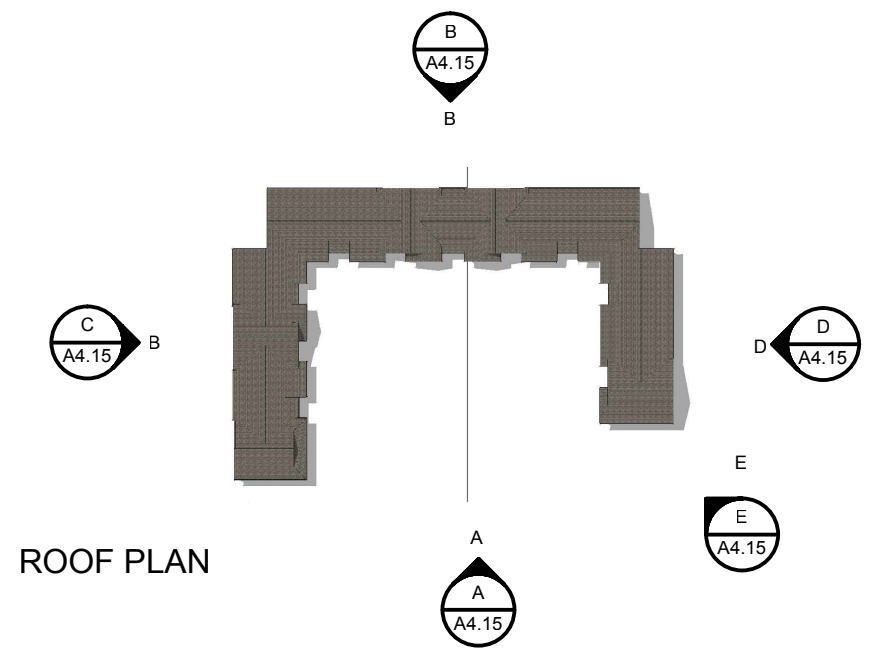
- BOILER / METER CLOSET
- VENTILATED METAL DOORS
- COMPOSITION SHINGLE
- "HARDIE " LAP SIDING
- "AZEK " TRIM AND POSTS
- "AZEK " AND METAL RAILING



FRONT PERSPECTIVE E



REAR ELEVATION B



ROOF PLAN



LEFT ELEVATION C



RIGHT ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

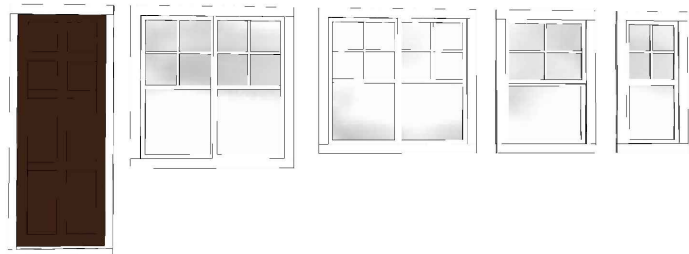
BUILDING 15 - KOTTINGER PLACE
COTTAGE ELEVATIONS



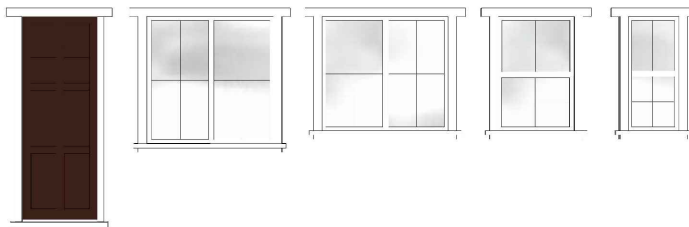
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JOB NO. 552.013
 DATE 02-20-14

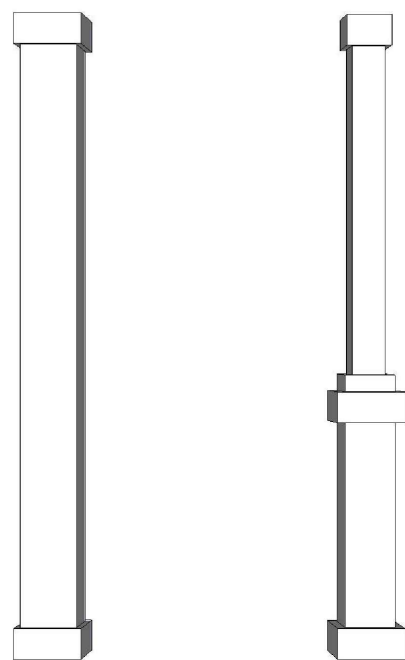
A4.15



"A" STYLE TRIM PACKAGE



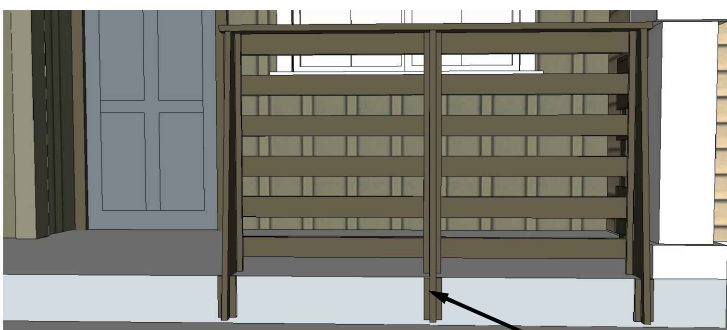
"B" STYLE TRIM PACKAGE



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



BUILDING COLOR SWATCHES



ROOF/DOORS COLOR SWATCHES



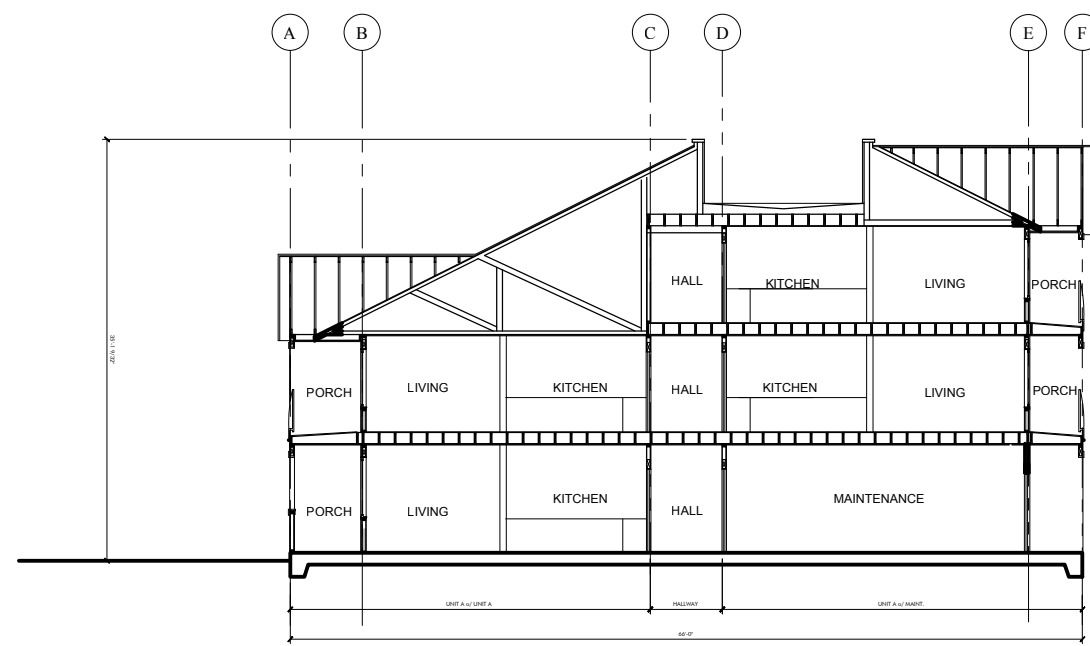
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

BUILDING DETAIL AND STYLE IMAGES



JOB NO. 552.013
DATE 02-20-14

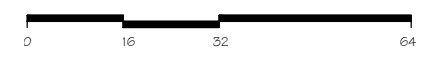
A4.20



SECTION AA

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

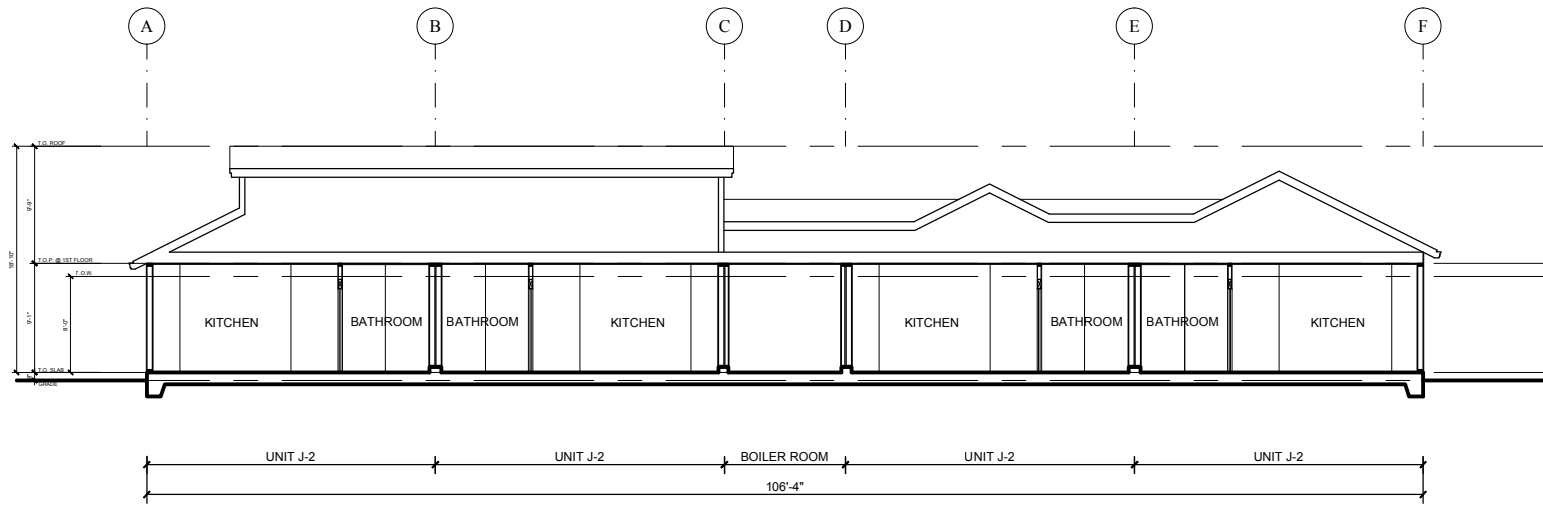
BUILDING 1 - KOTTINGER PLACE
MULTI-STORY SECTION



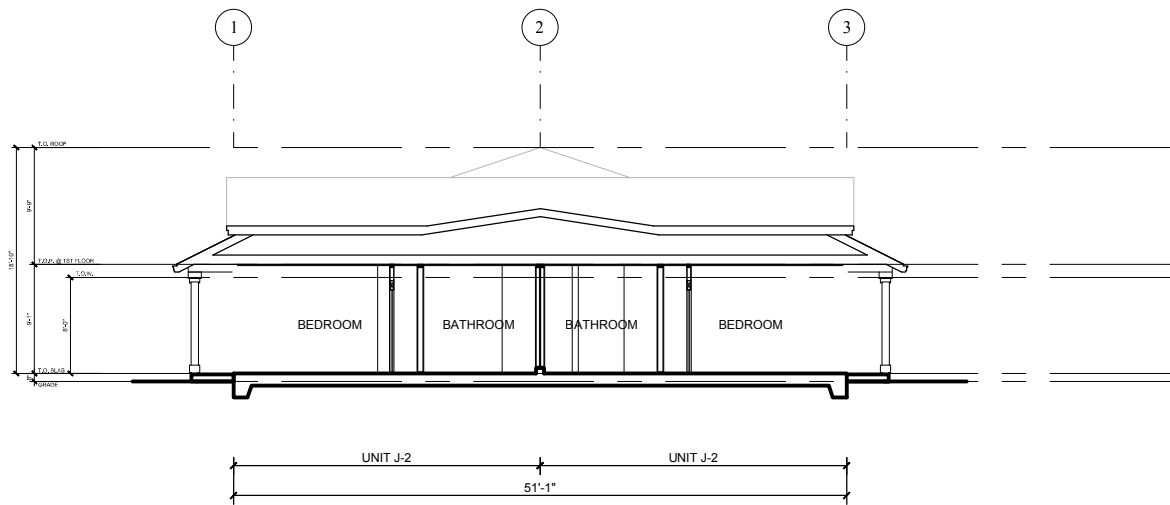
JOB NO. 552.013
DATE 02-20-14



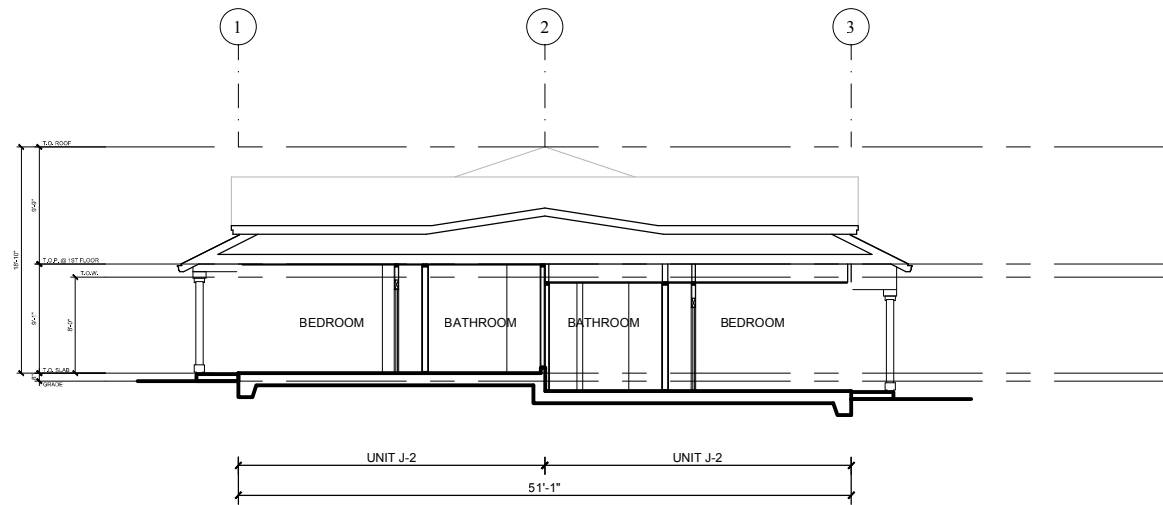
A5.1



SECTION AA



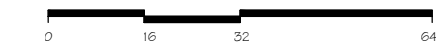
SECTION BB



SECTION BB
SPLIT FOUNDATION

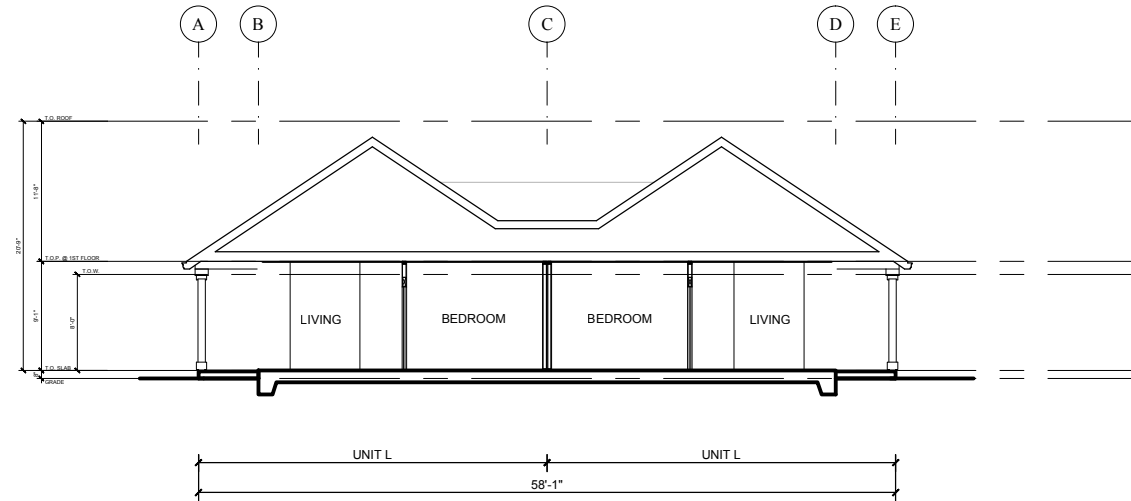
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

BUILDING 6 - KOTTINGER PLACE
COTTAGE SECTIONS

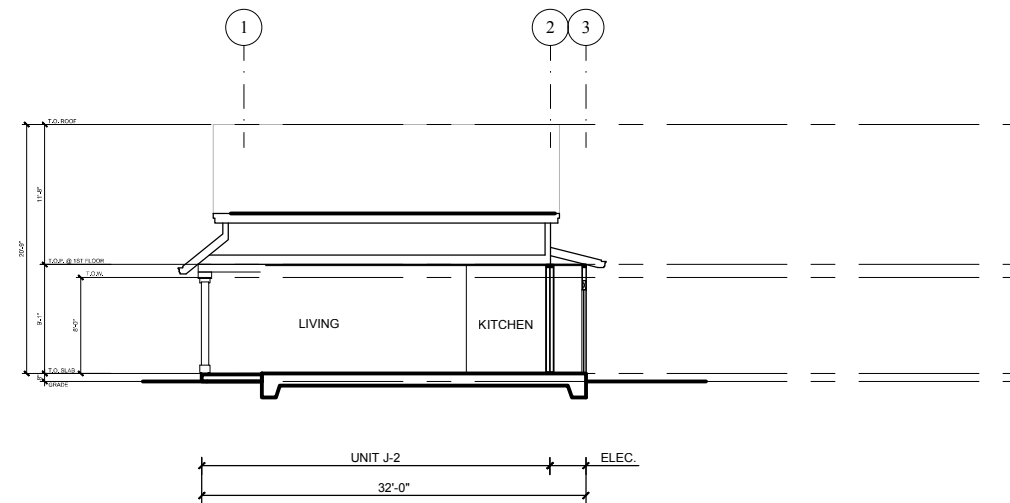


JOB NO. 552.013
DATE 02-20-14

A6.6



SECTION AA



SECTION BB

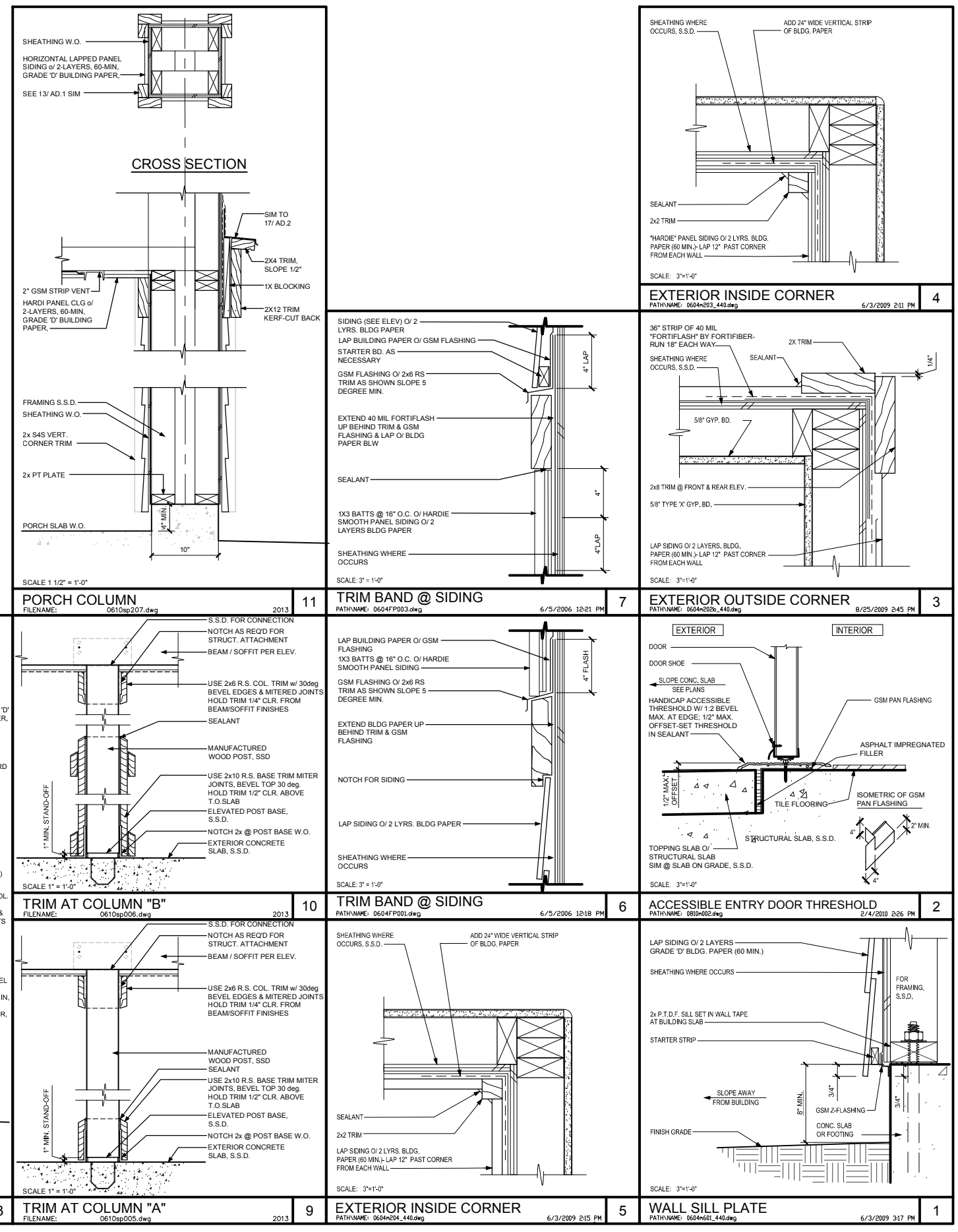
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING 12 - PLEASANTON GARDENS
 COTTAGE SECTIONS



JOB NO. 552.013
 DATE 02-20-14

A6.12



EXTERIOR DETAILS

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



KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING DETAILS

<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>SOFFIT PATHNAME: 0904dr-303.dwg 2/28/05 1:50 PM 20</p>	<p>GABLE END VENT PATHNAME: 0720FP01.dwg 6/5/2006 12:33 PM 16</p>	<p>SOFFIT @ TRIM BAND PATHNAME: 0604FP04.dwg 6/5/2006 12:46 PM 12</p>	<p>INSWINGING DOOR HEAD 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>WINDOW HEAD 'A' PATHNAME: 0804k002_440.dwg 9/21/2009 3:29 PM 19</p>	<p>WINDOW HEAD PATHNAME: 0804FP03.dwg 6/4/2006 11:18 AM 15</p>	<p>WDW. SILL @ TRIM BAND PATHNAME: 0804uv003.dwg 5/3/2007 9:06 PM 11</p>	<p>INSWINGING DOOR JAMB 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>WINDOW JAMB 'A' PATHNAME: 0804k002_440.dwg 9/21/2009 3:29 PM 18</p>	<p>WDW. JAMB PATHNAME: 0804FP02.dwg 6/4/2006 11:01 AM 14</p>	<p>WINDOW TRIM 'B' PATHNAME: 0804r902.dwg 8/25/2009 2:13 PM 10</p>	<p>OUTSWINGING DOOR HEAD 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>WINDOW SILL PATHNAME: 0804k002_440.dwg 5/20/2009 4:11 PM 17</p>	<p>WINDOW SILL PATHNAME: 0804FP01.dwg 6/4/2006 11:09 AM 13</p>	<p>WINDOW TRIM 'A' PATHNAME: 0804r901.dwg 7/13/2009 3:22 PM 9</p>	<p>OUTSWINGING DOOR JAMB PATHNAME: 0810T020.dwg 01/30/07 10:58 AM 5</p>

1

EXTERIOR DETAILS

KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

BUILDING DETAILS

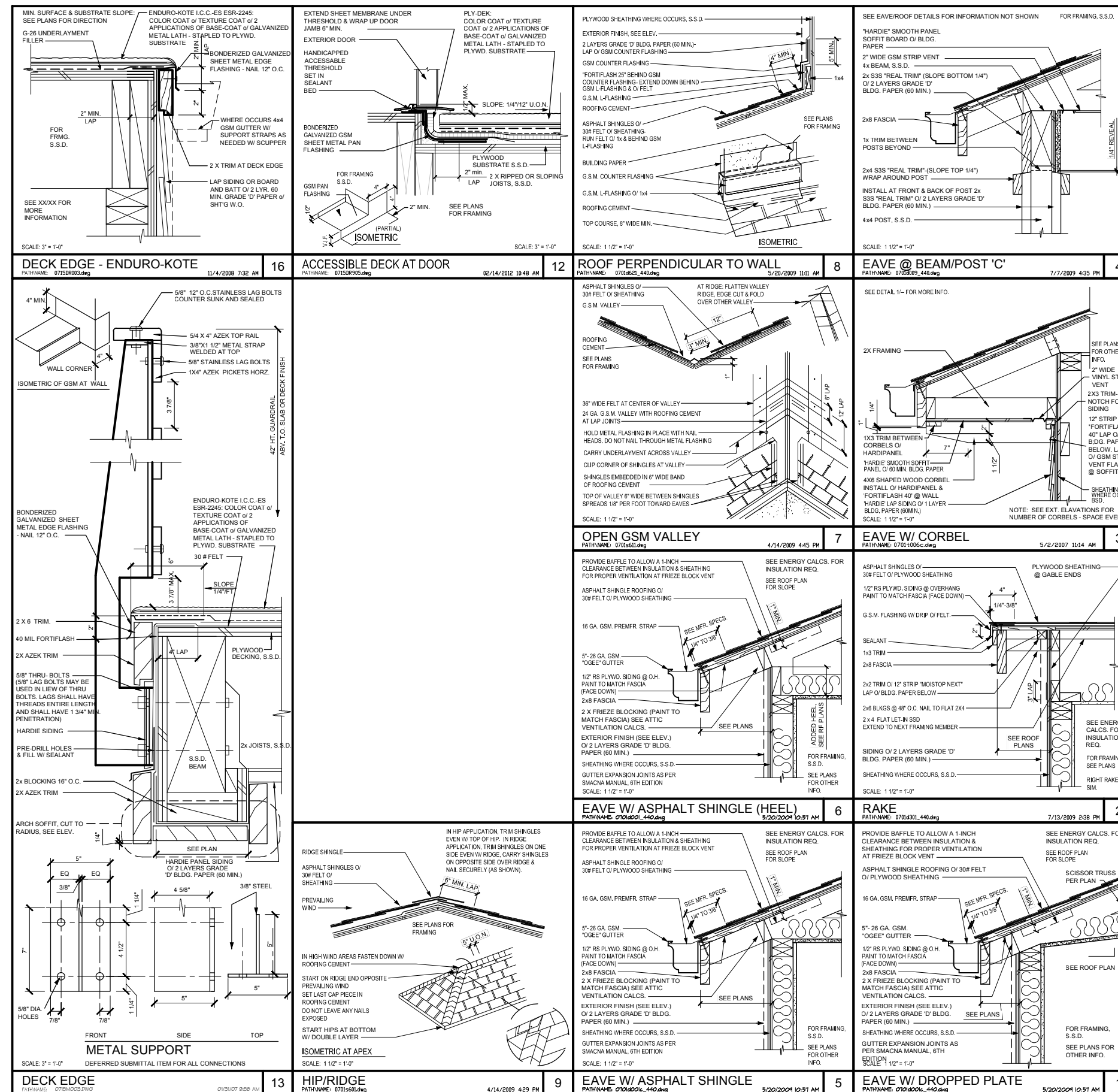


SCALE: AS NOTED

JOB NO. 552.013

DATE 02-20-14

A9.2



KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING DETAILS



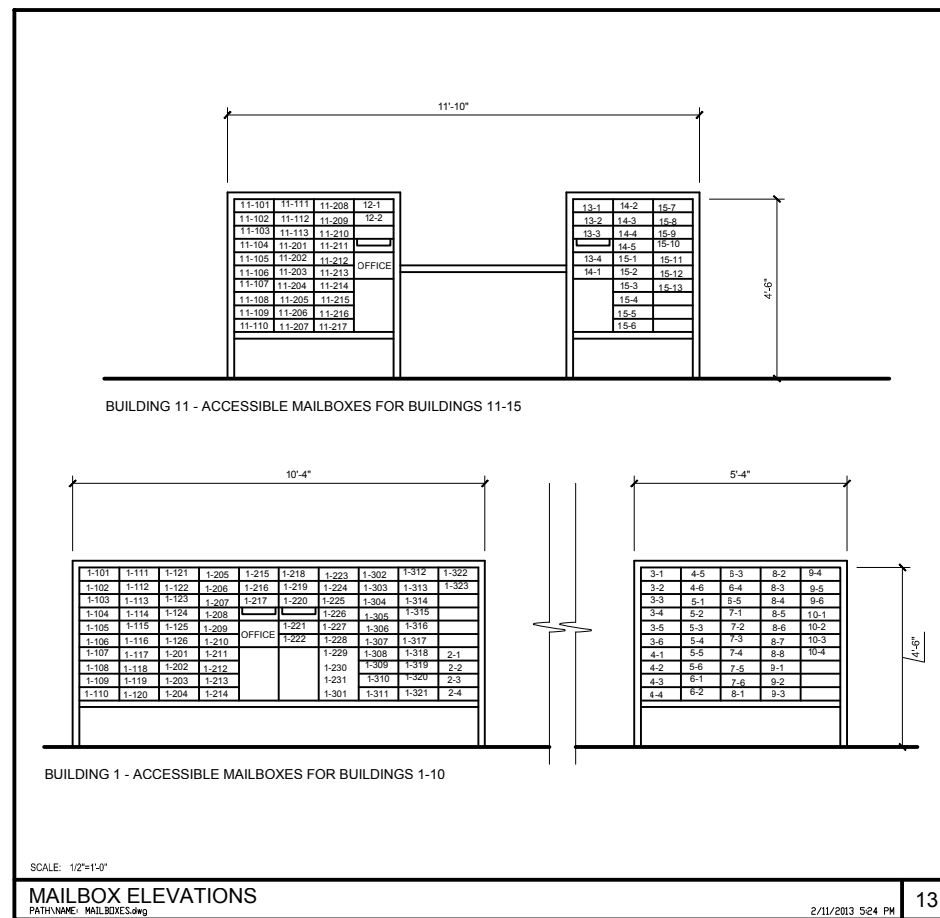
EXTERIOR DETAILS

SCALE: AS NOTED

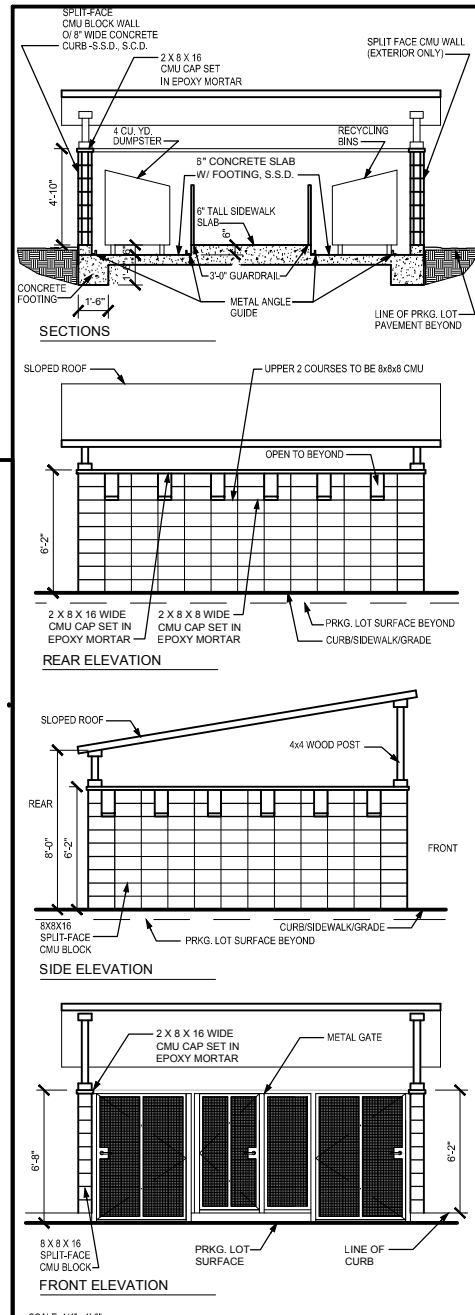
JOB NO. 552.013

DATE 02-20-14

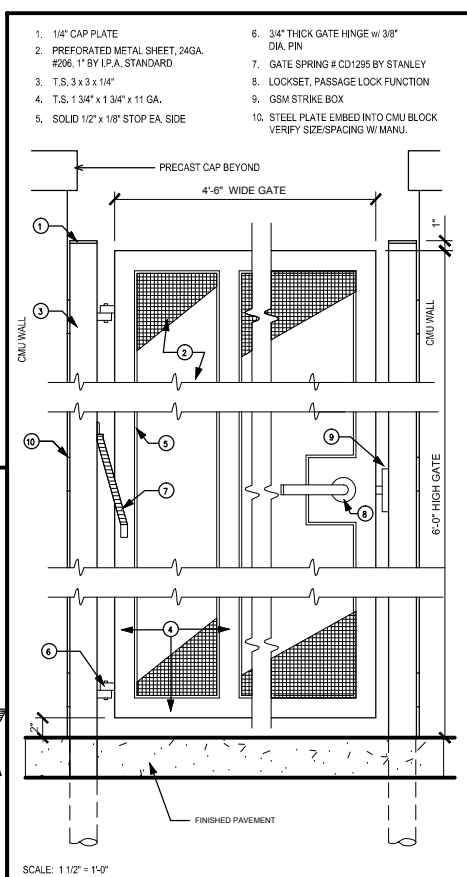
A9.3



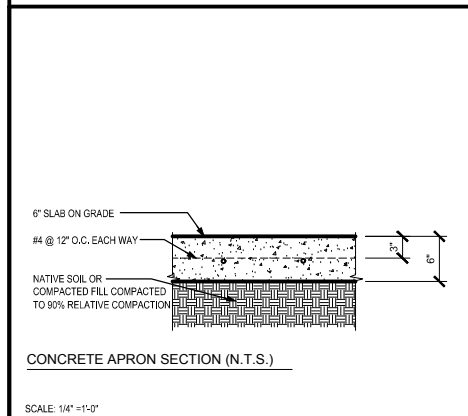
MAILBOX ELEVATIONS
PATHNAME: MAILBOXES.dwg
2/11/2013 5:24 PM 13



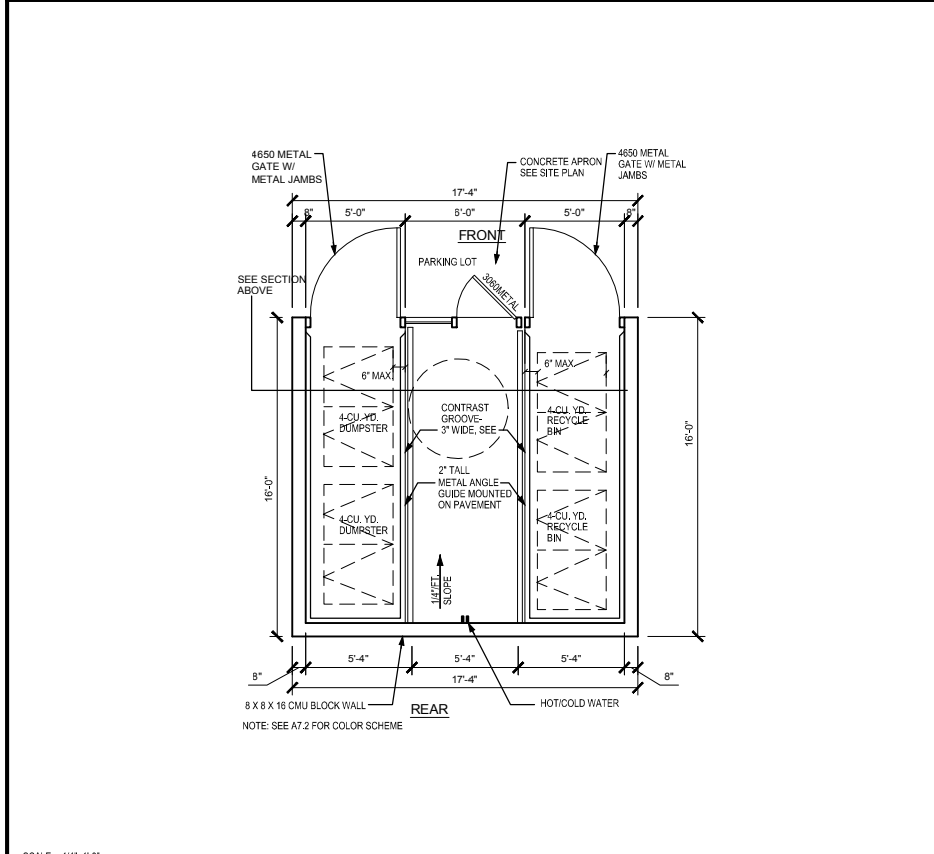
ACCESSIBLE TRASH ENCLOSURE
PATHNAME: 0202TEPLN3.DWG
2/23/2007 1:01 PM 9



TRASH ENCLOSURE ENTRY GATE
PATHNAME: 0202GATE.DWG
01/31/07 10:21 AM 7



ACCESSIBLE TRASH ENCLOSURE
PATHNAME: 0202TEDET.DWG
2/07/2014 3:15 PM 3



ACCESSIBLE TRASH ENCLOSURE PLAN
PATHNAME: 0202TEPLN3.DWG
2/7/2014 3:33 PM 1

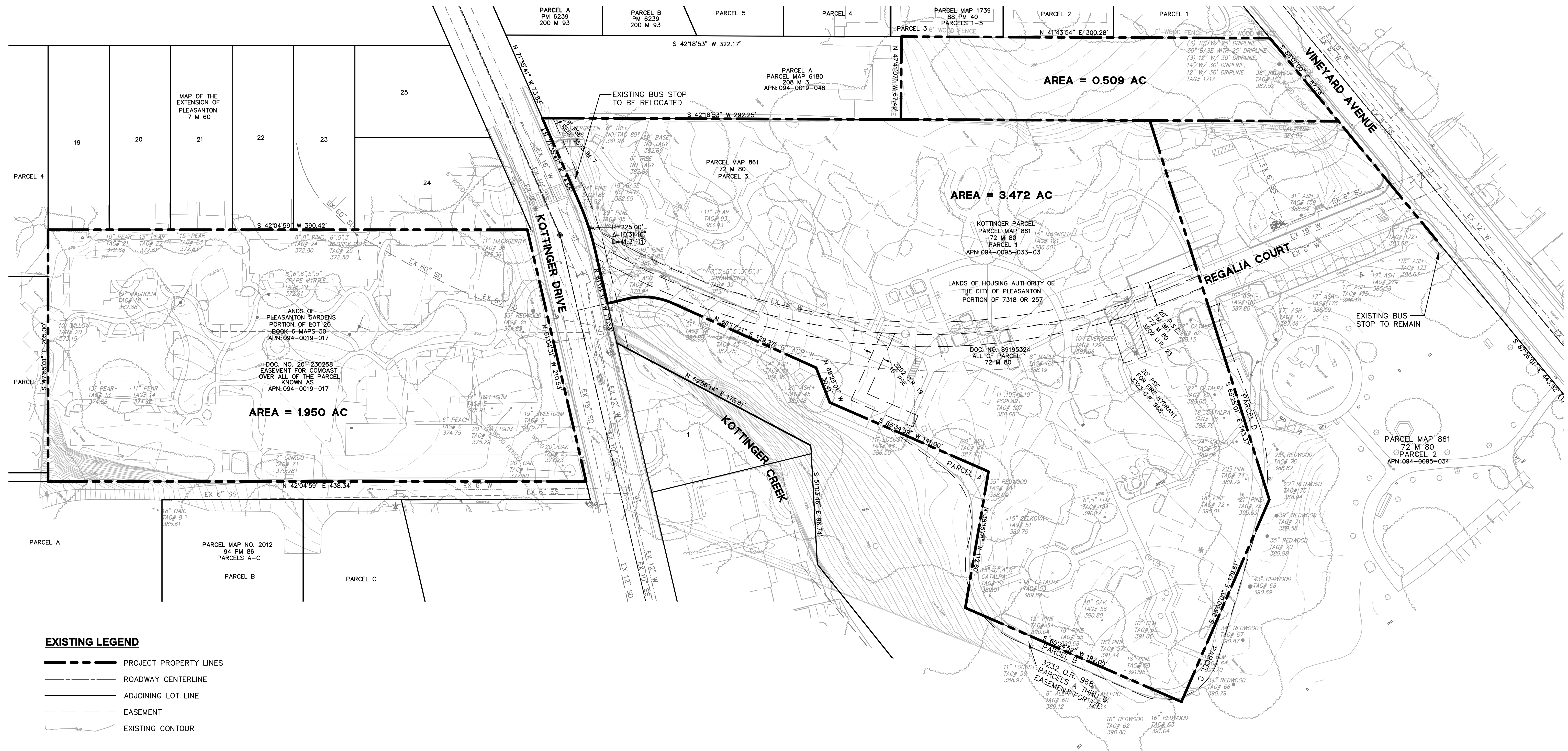
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

BUILDING DETAILS

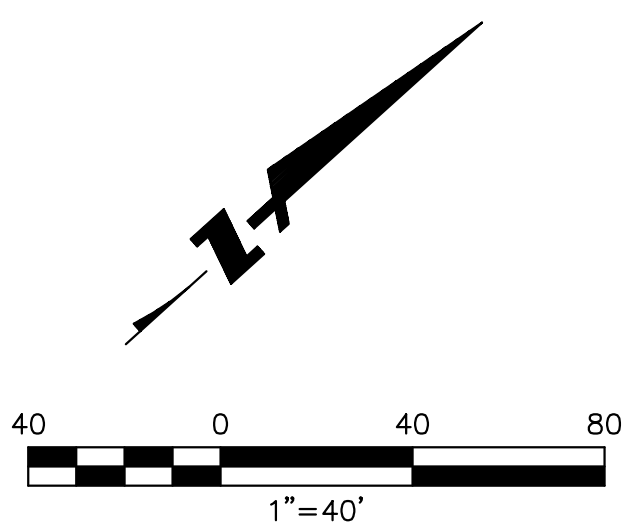
TRASH ENCLOSURE & MAILBOX DETAILS

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

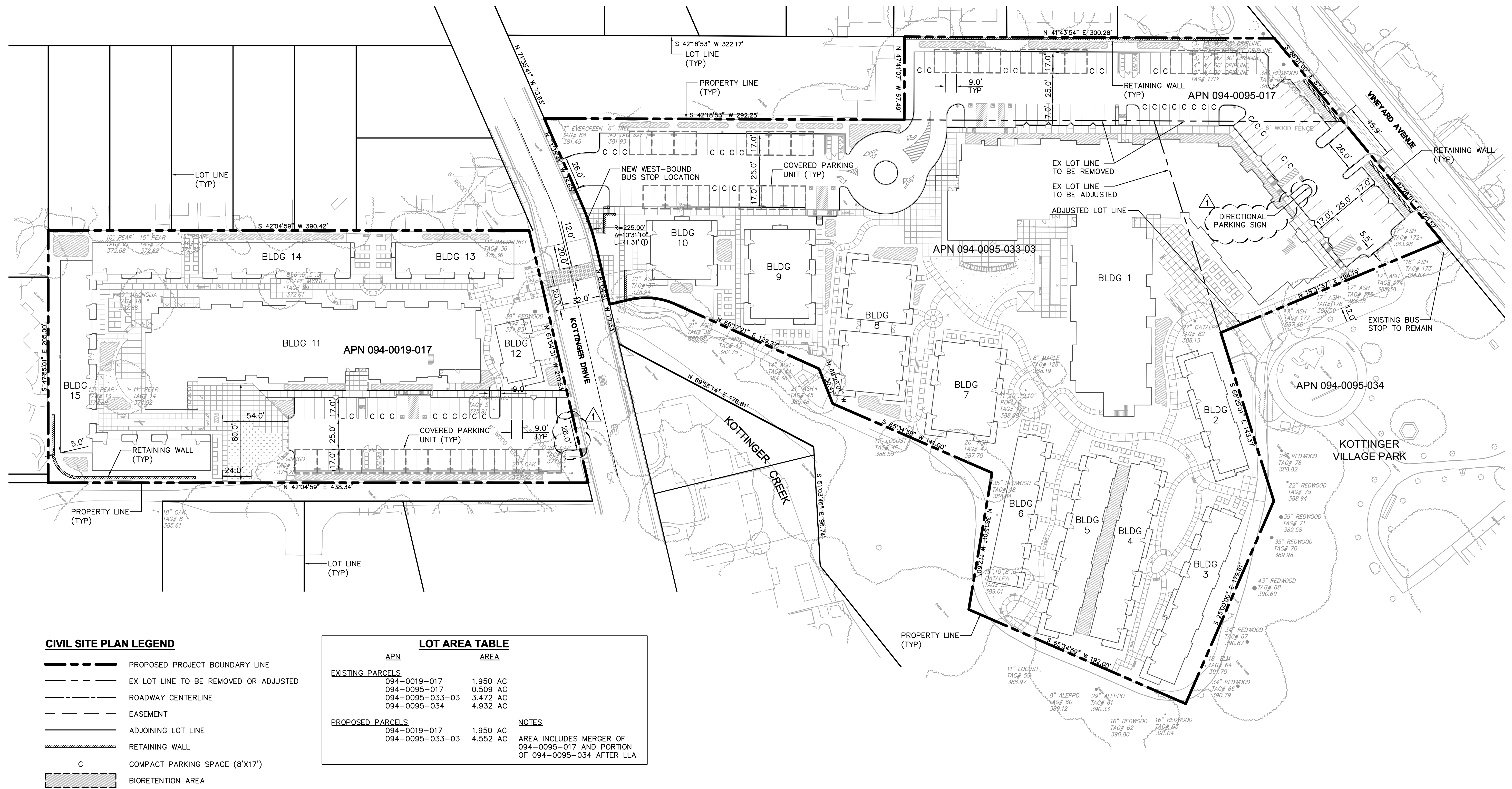
EXISTING CONDITIONS / SITE TOPOGRAPHY

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



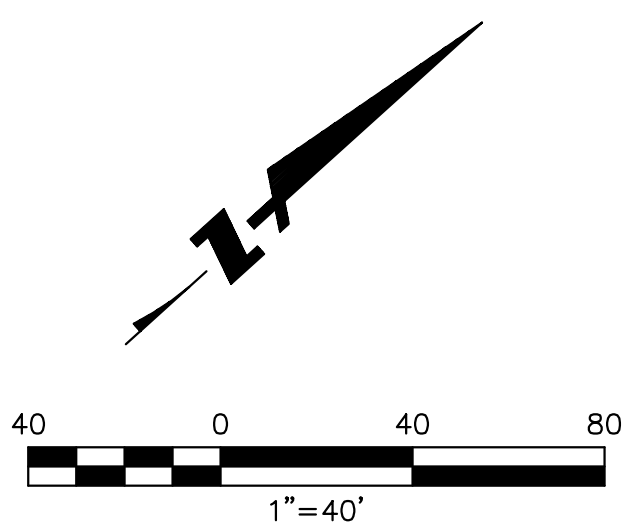
CIVIL SITE PLAN LEGEND

- 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	
EXISTING PARCELS		
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	
PROPOSED PARCELS		
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

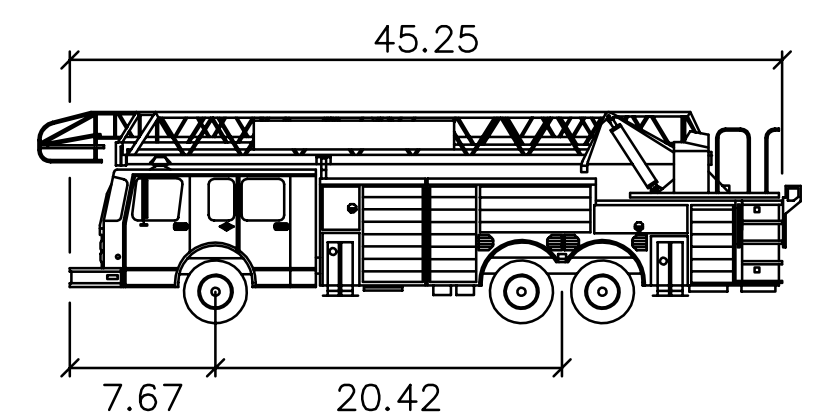
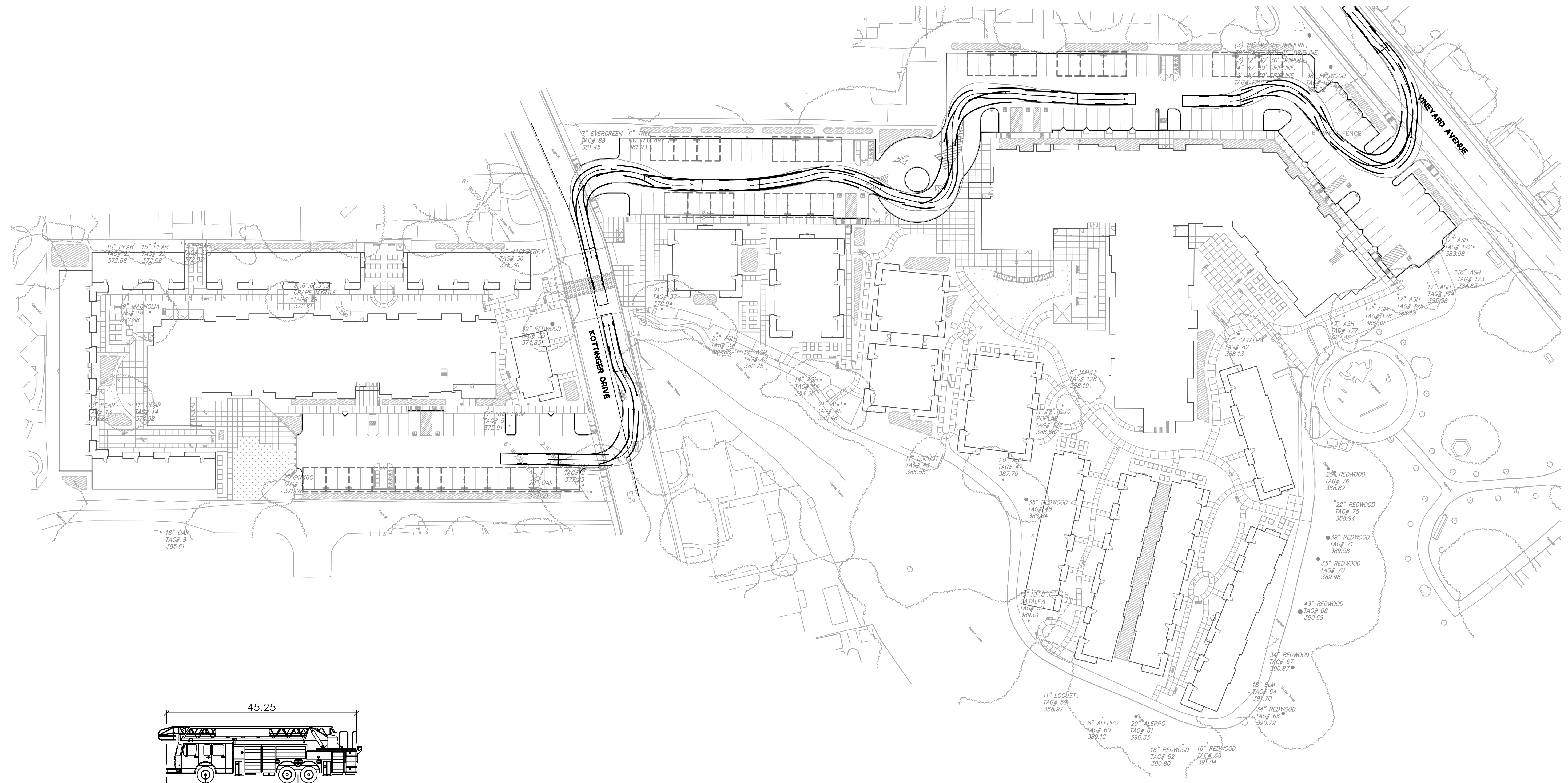
CIVIL SITE PLAN

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DAHLIN
 group

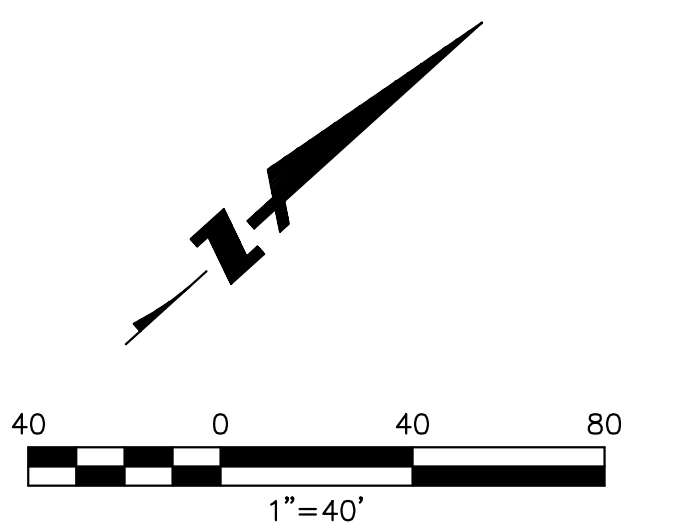
JOB NO. 552.013
 DATE 02-20-14

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



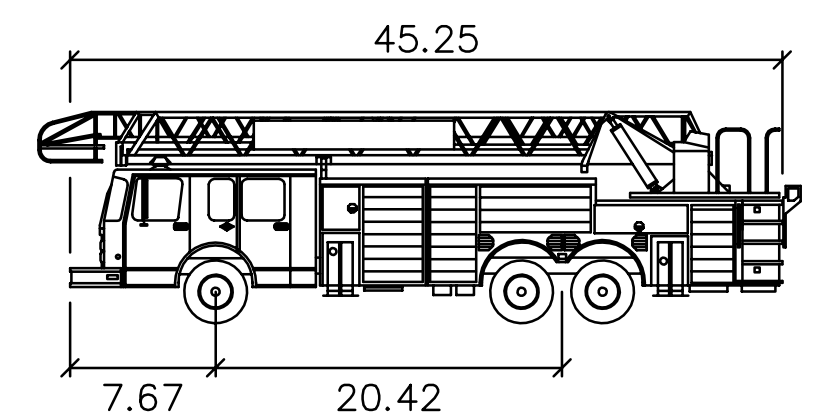
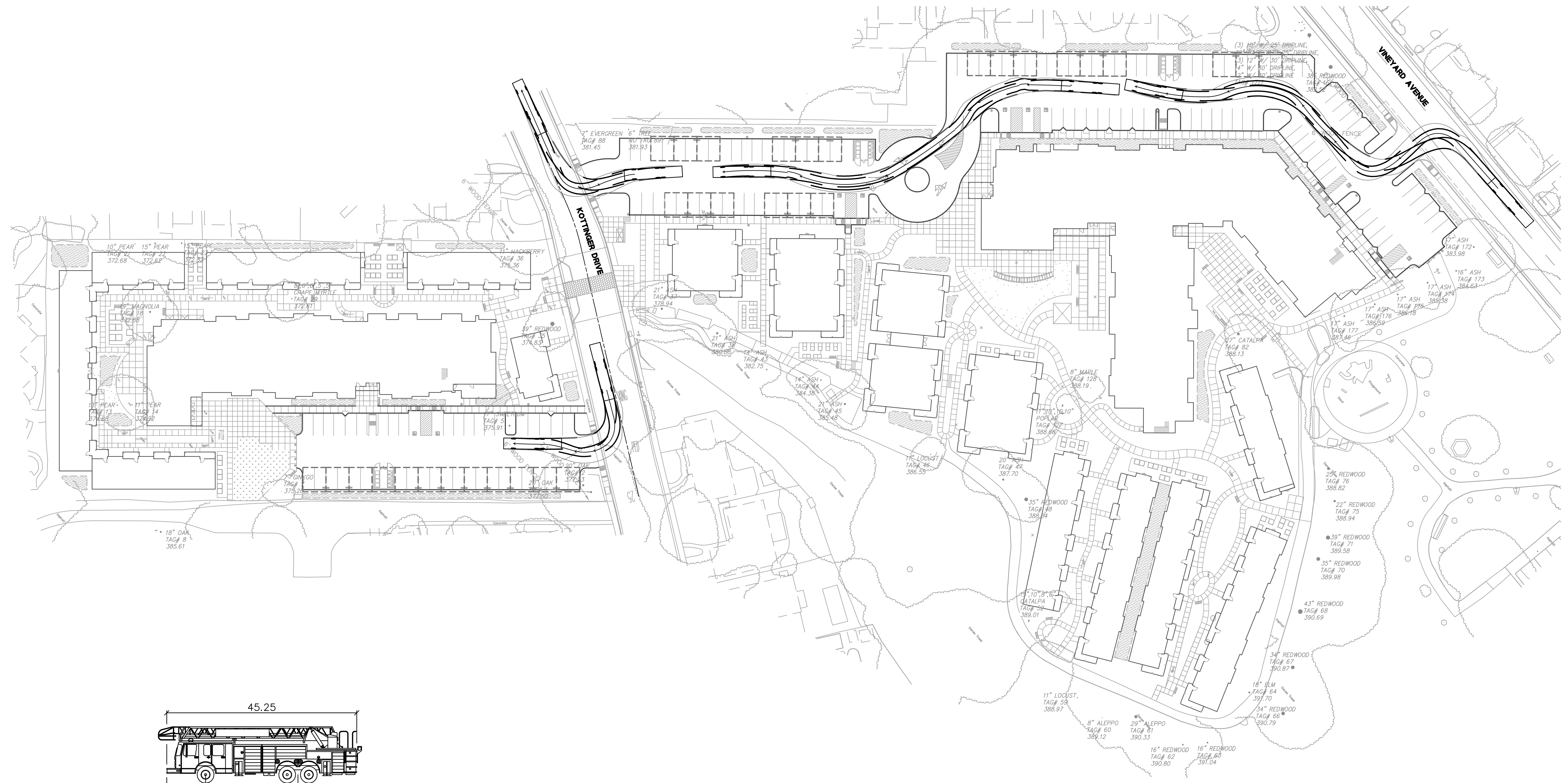
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

AUTOTURN ANALYSIS - NORTHBOUND

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

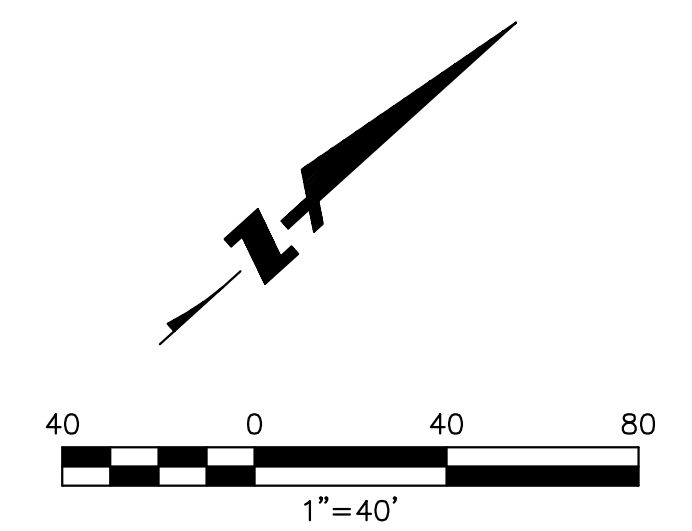
DAHLIN
 group

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

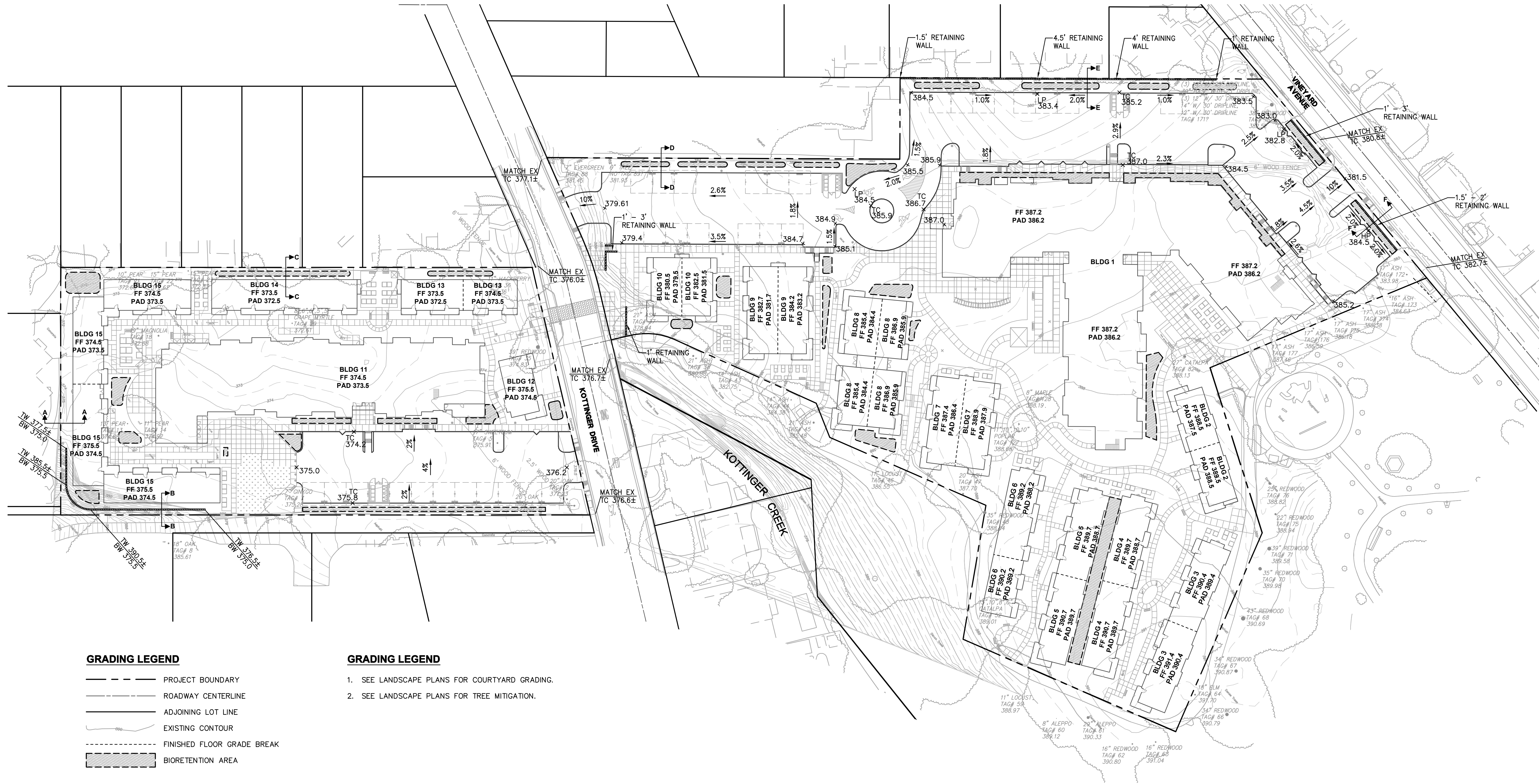
AUTOTURN ANALYSIS - SOUTHBOUND

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

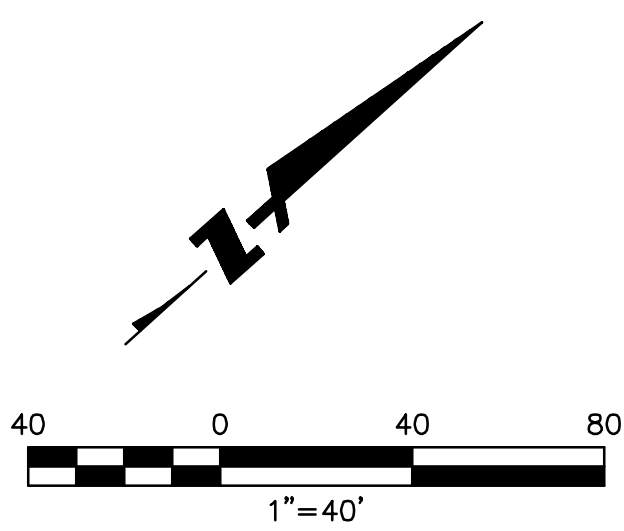
C2.3



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

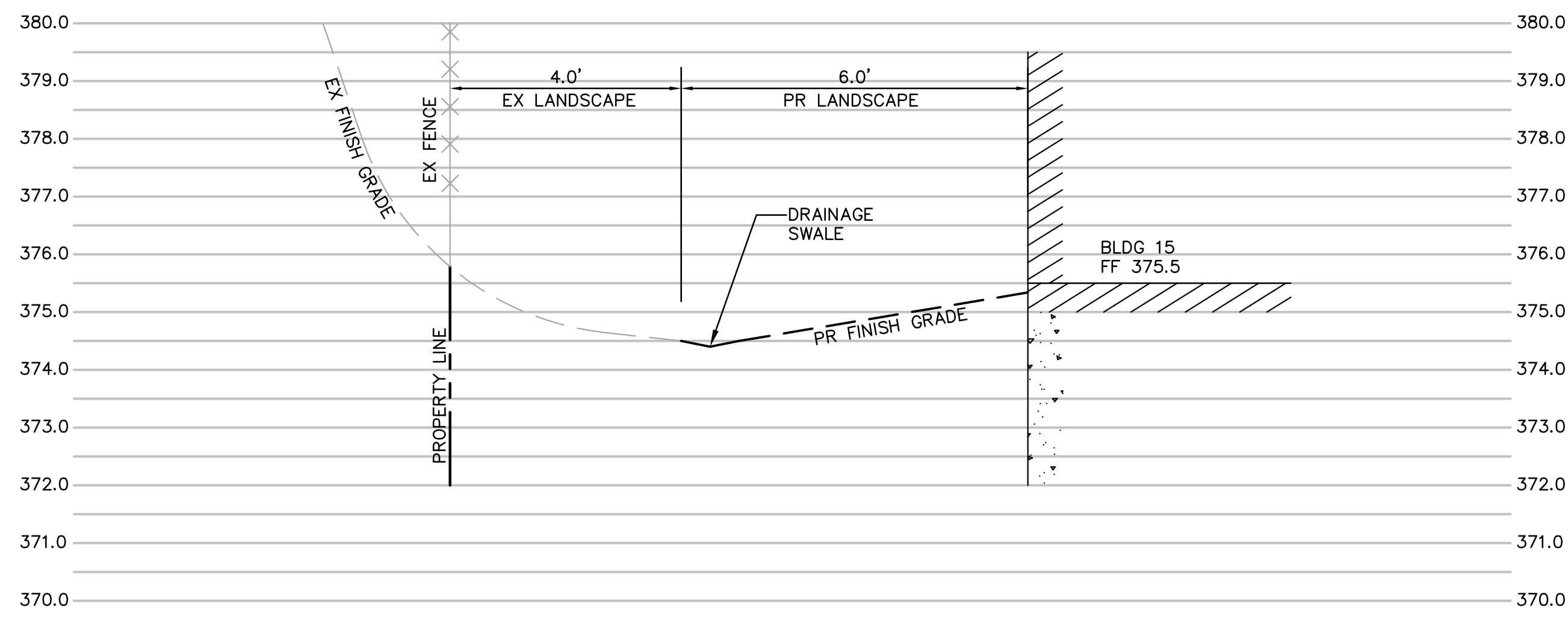
CONCEPT GRADING AND DRAINAGE PLAN

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

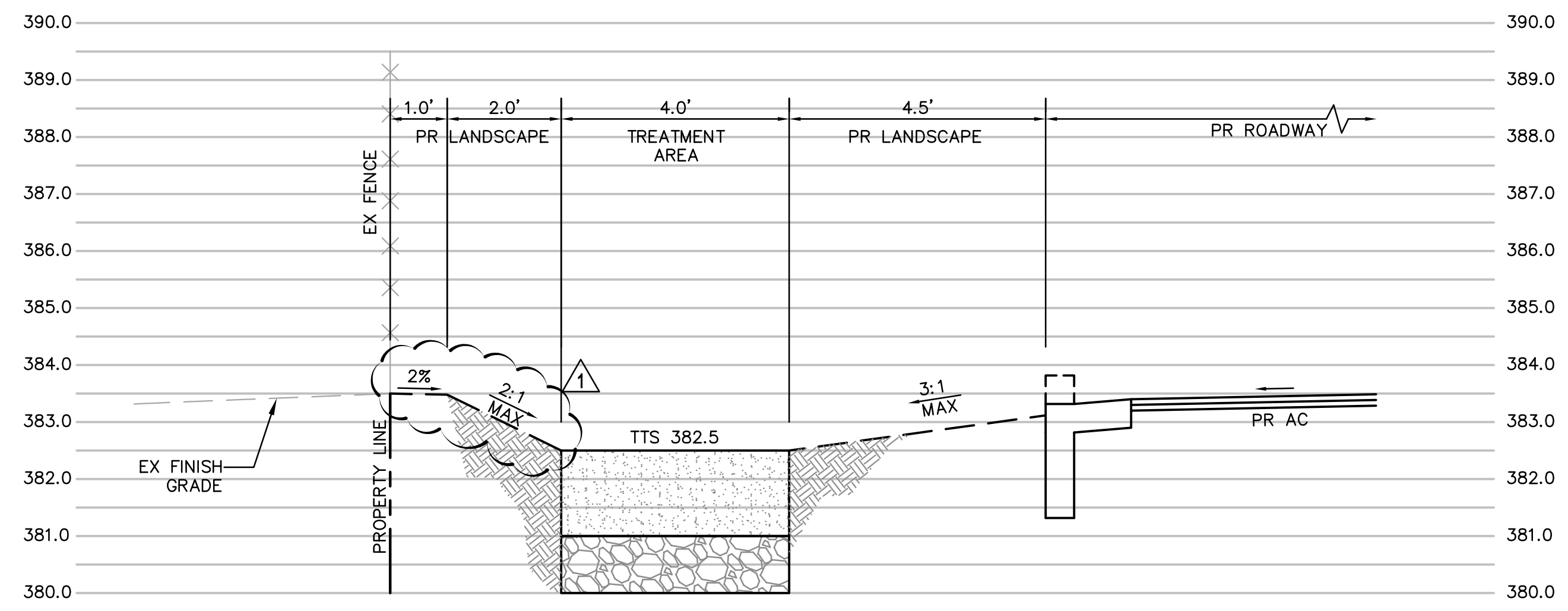
DAHLIN
 group

JOB NO. 552.013
 DATE 02-20-14

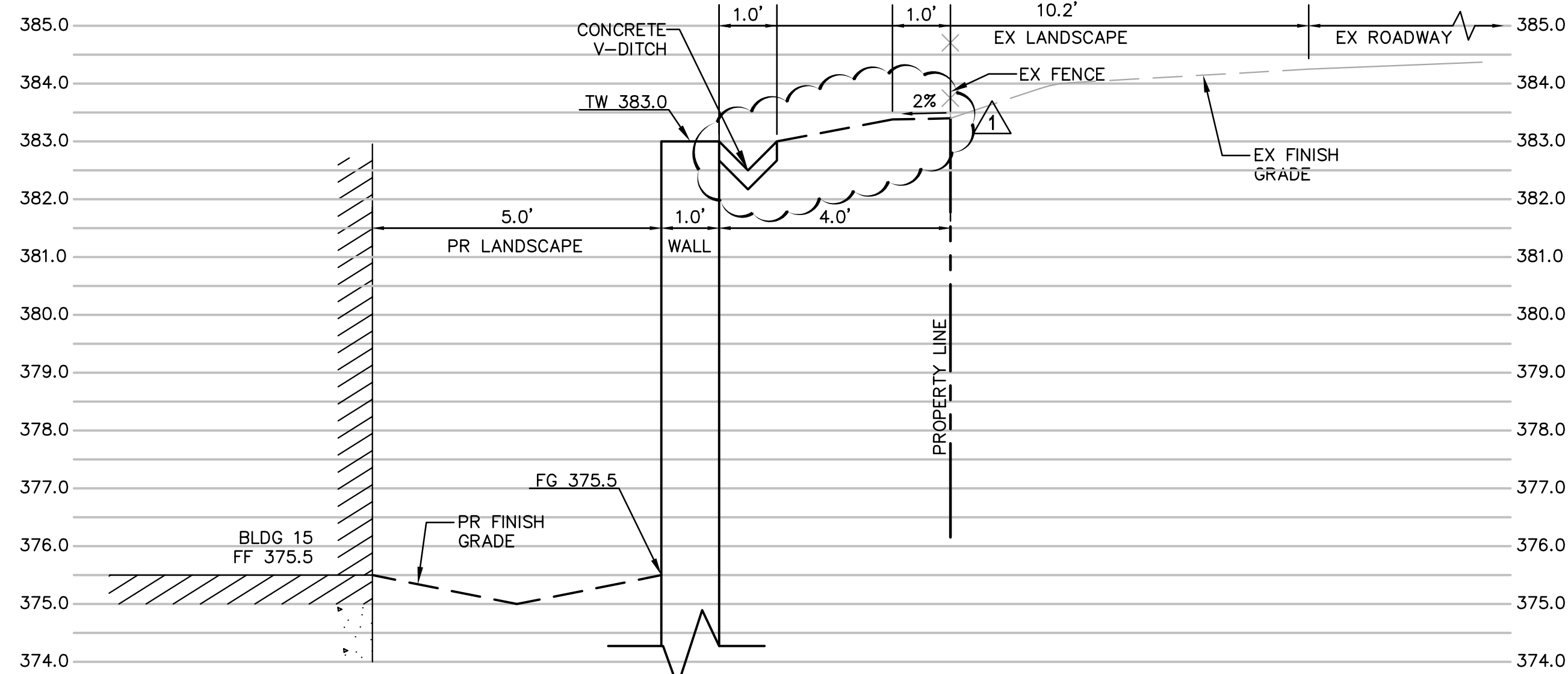
C3.1



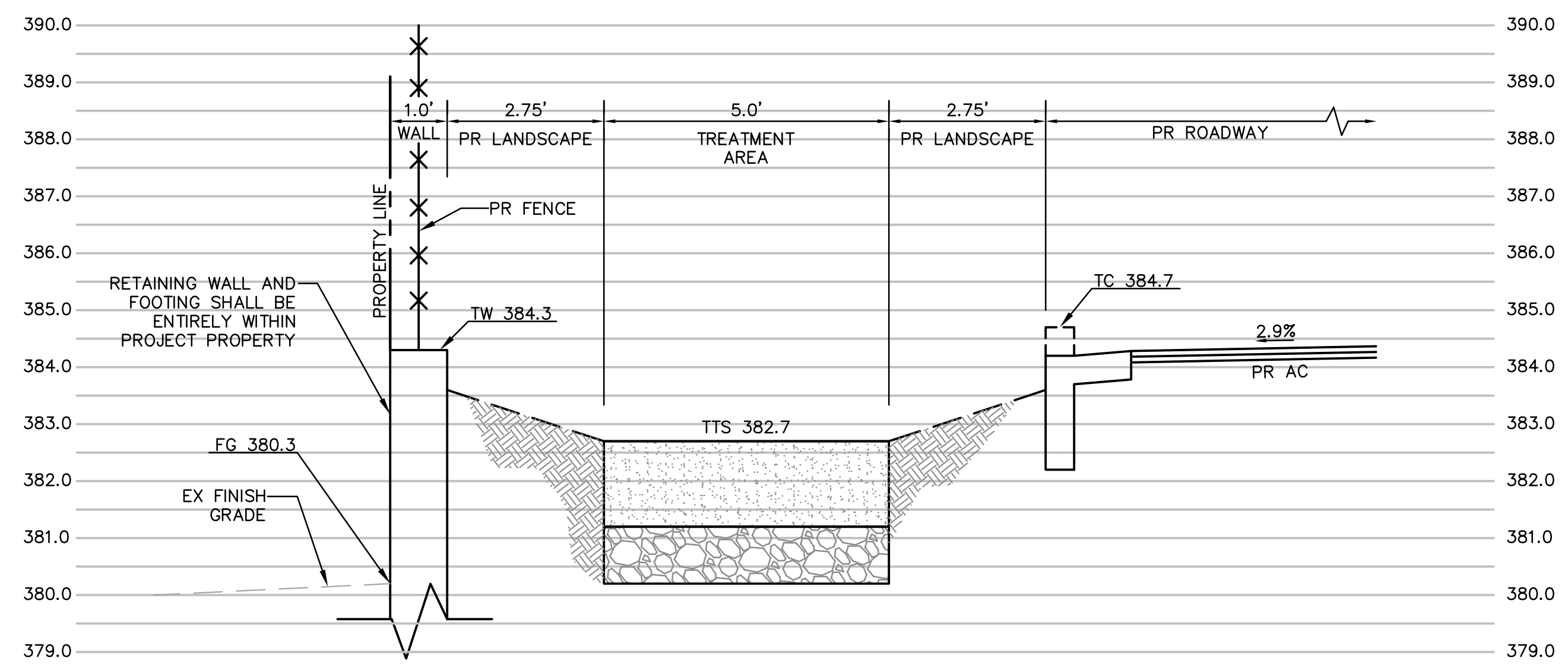
SECTION A-A
SCALE: 1" = 2'



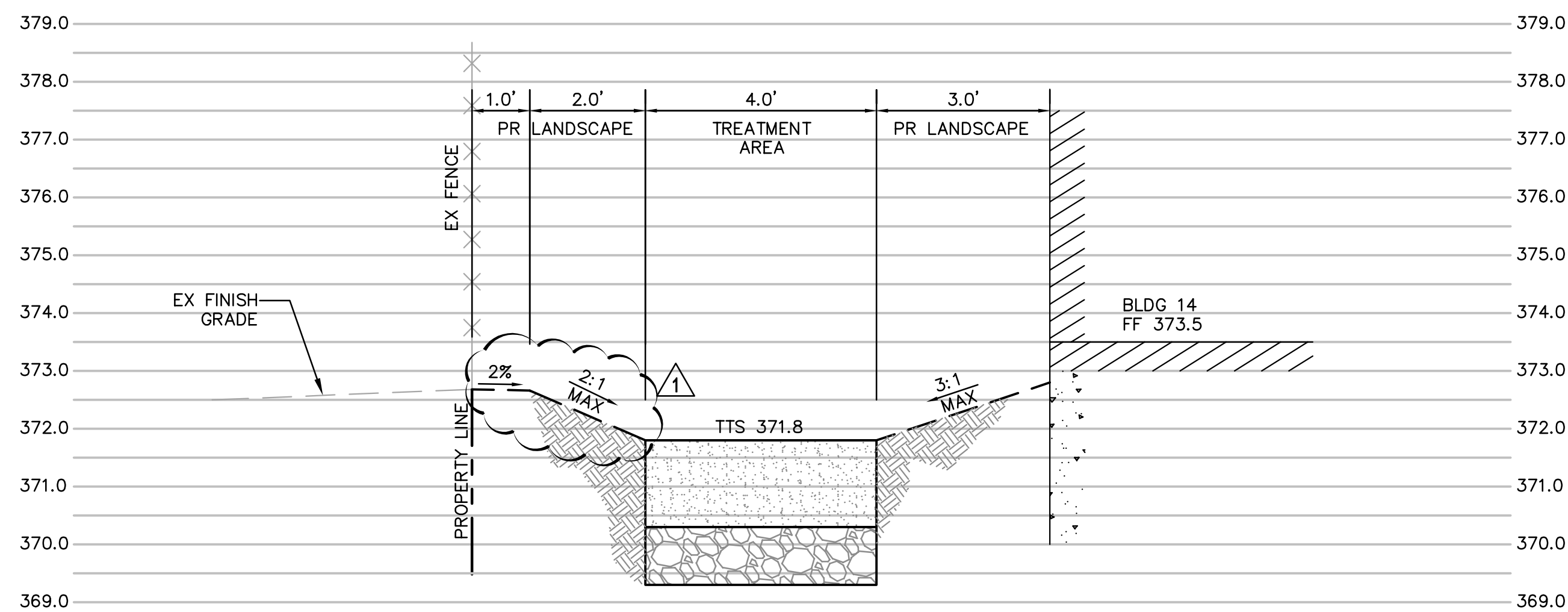
SECTION D-D
SCALE: 1" = 2'



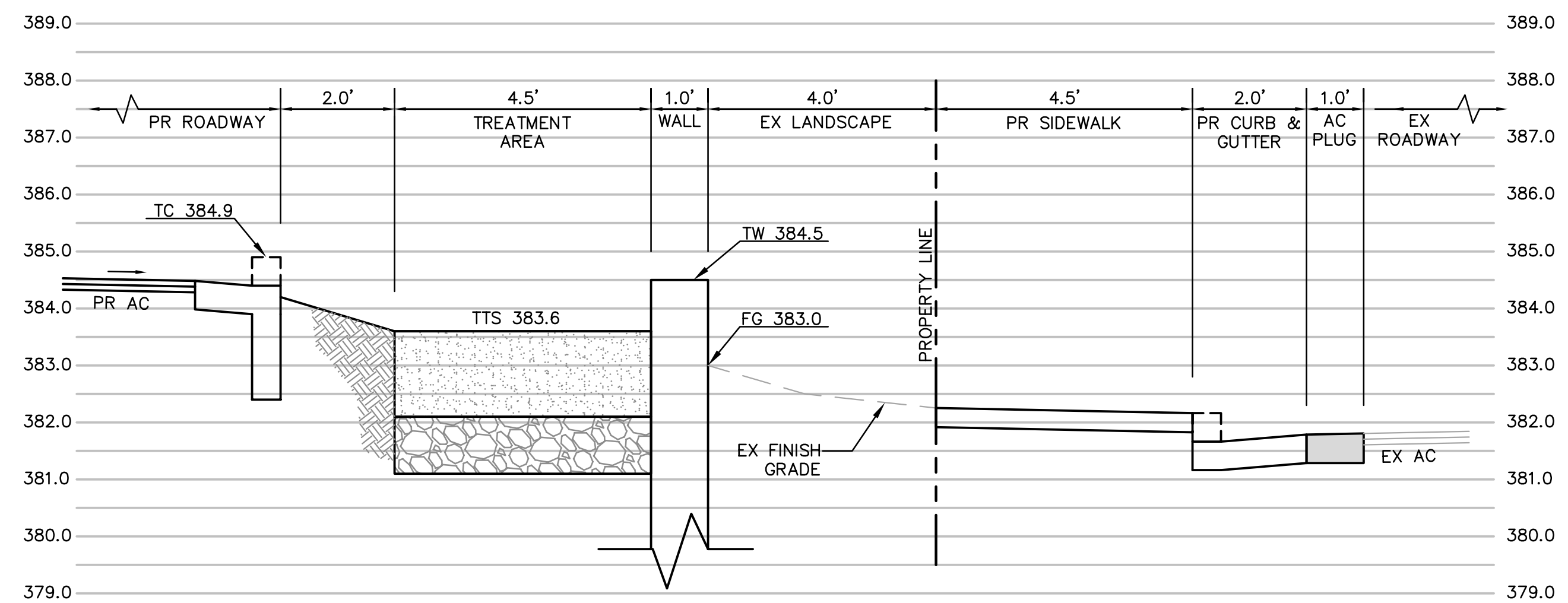
SECTION B-B
SCALE: 1" = 2'



SECTION E-E
SCALE: 1" = 2'



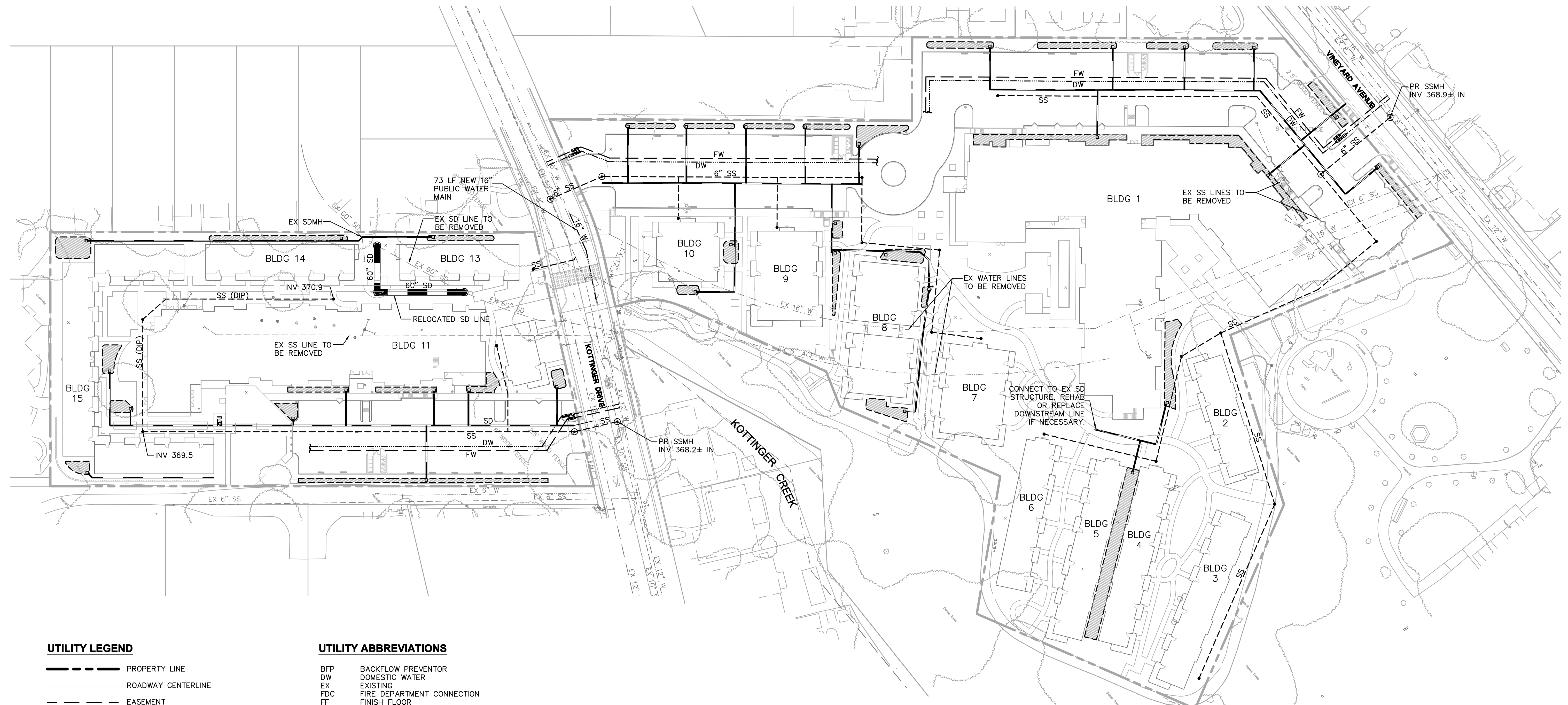
SECTION C-C
SCALE: 1" = 2'



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

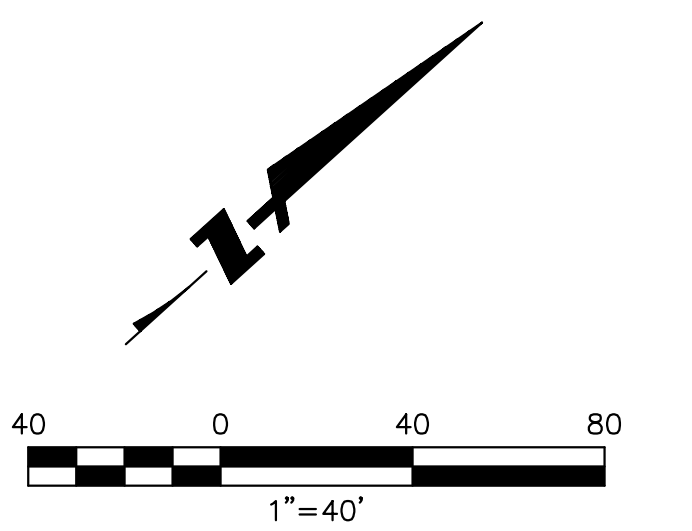
- PROPERTY LINE
- ROADWAY CENTERLINE
- EASEMENT
- STORM DRAIN LINE
- SANITARY SEWER LINE
- FIRE WATER LINE
- DOMESTIC WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- BIORETENTION AREA OVERFLOW
- BACKFLOW PREVENTER
- WATER METER
- POTENTIAL BIORETENTION AREA

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

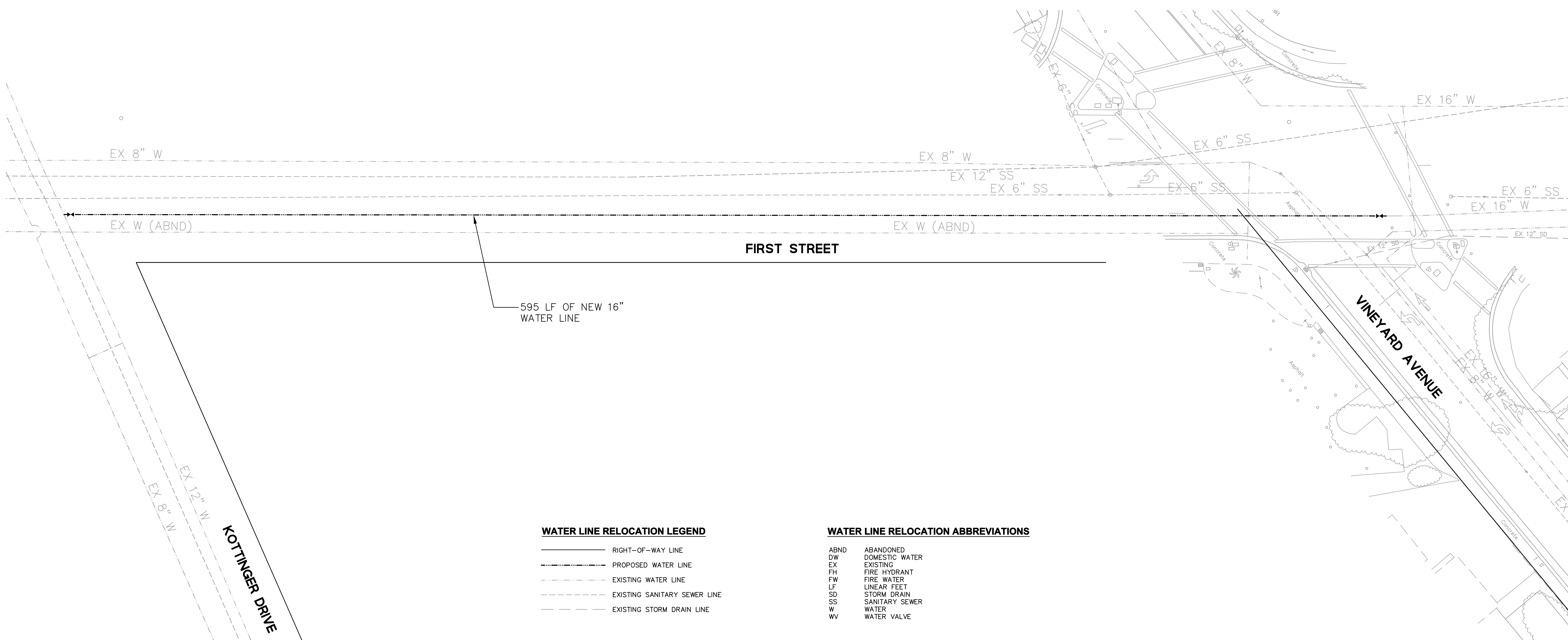
UTILITY PLAN

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 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

C5.1

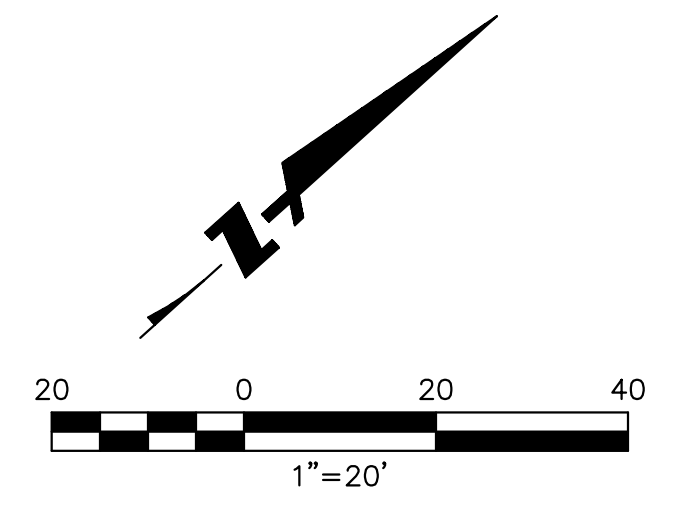


WATER LINE RELOCATION LEGEND

- 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
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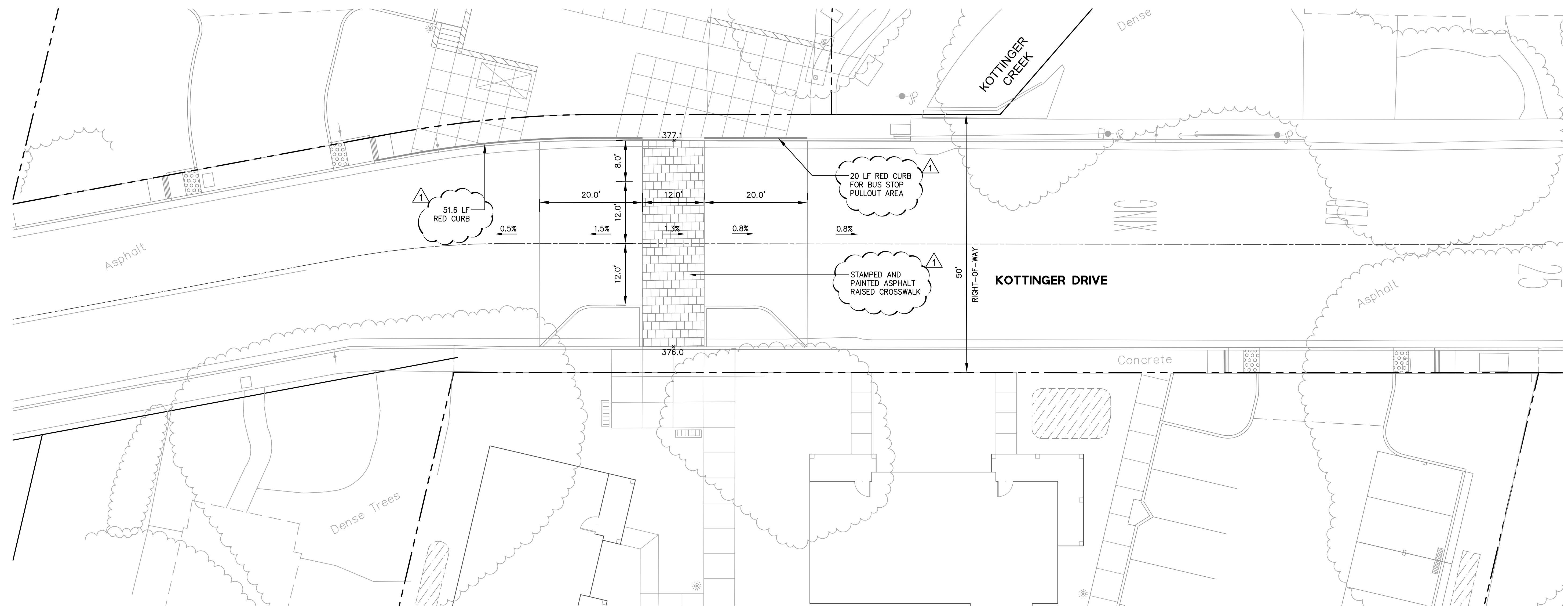
WATER LINE RELOCATION PLAN

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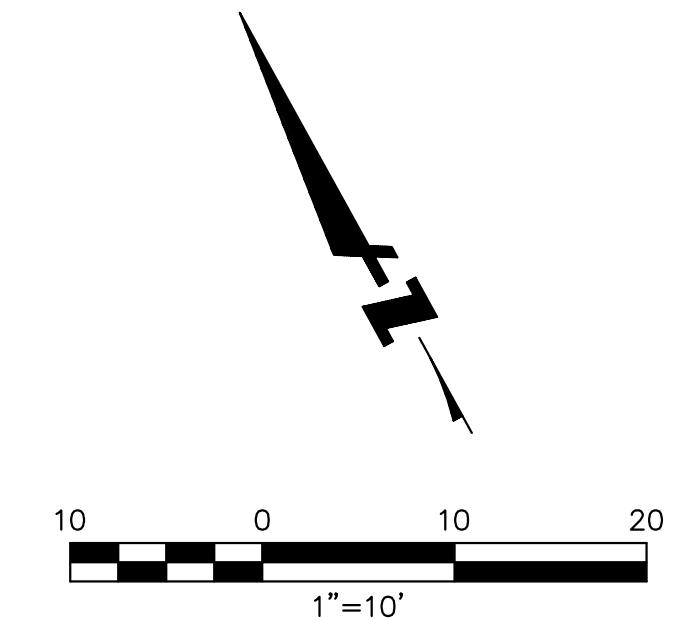
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DATE 02-20-14

C5.2



KOTTINGER DRIVE IMPROVEMENT LEGEND

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



KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

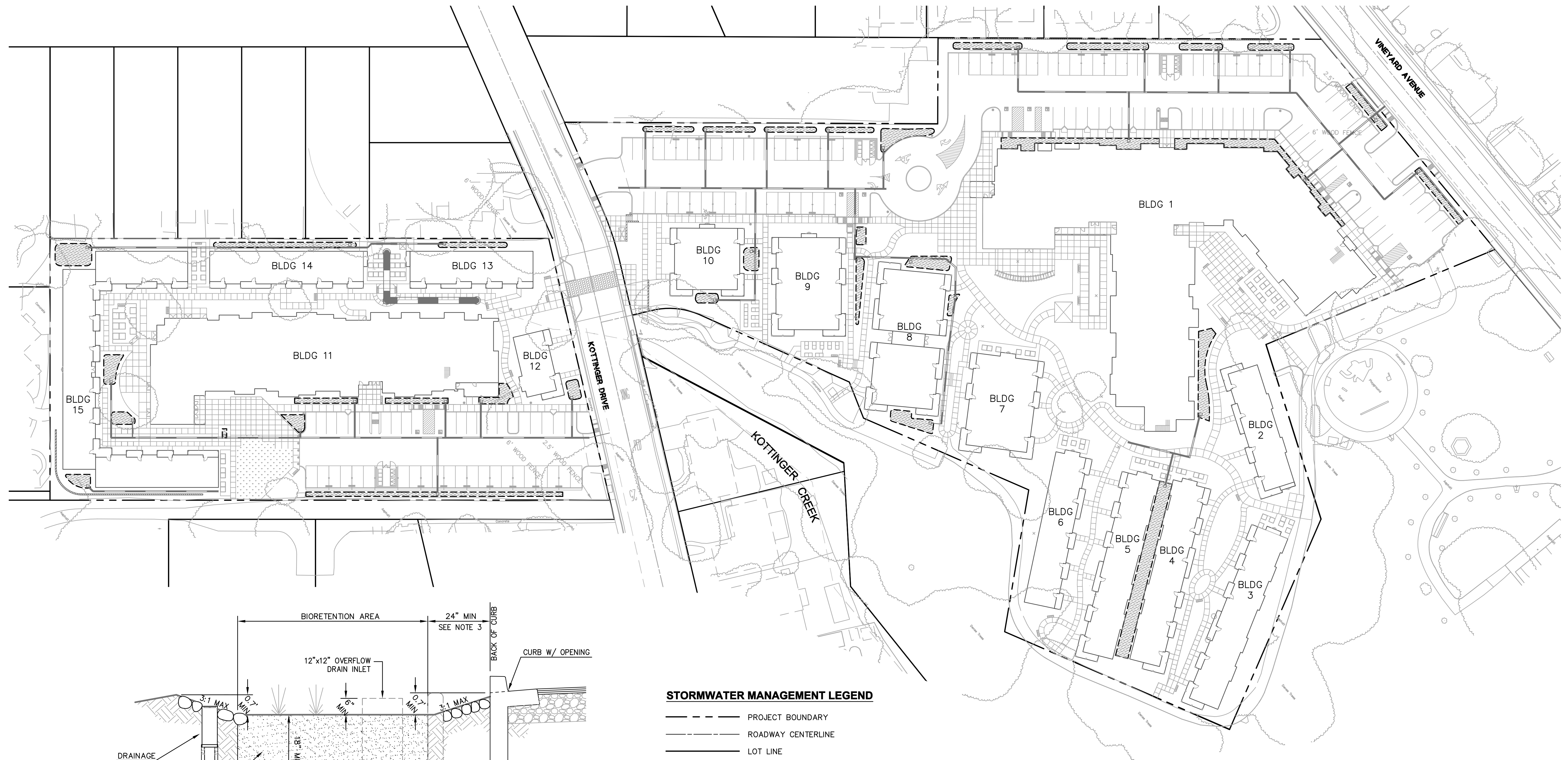
KOTTINGER DRIVE LAYOUT PLAN

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C6.1



STORMWATER MANAGEMENT LEGEND

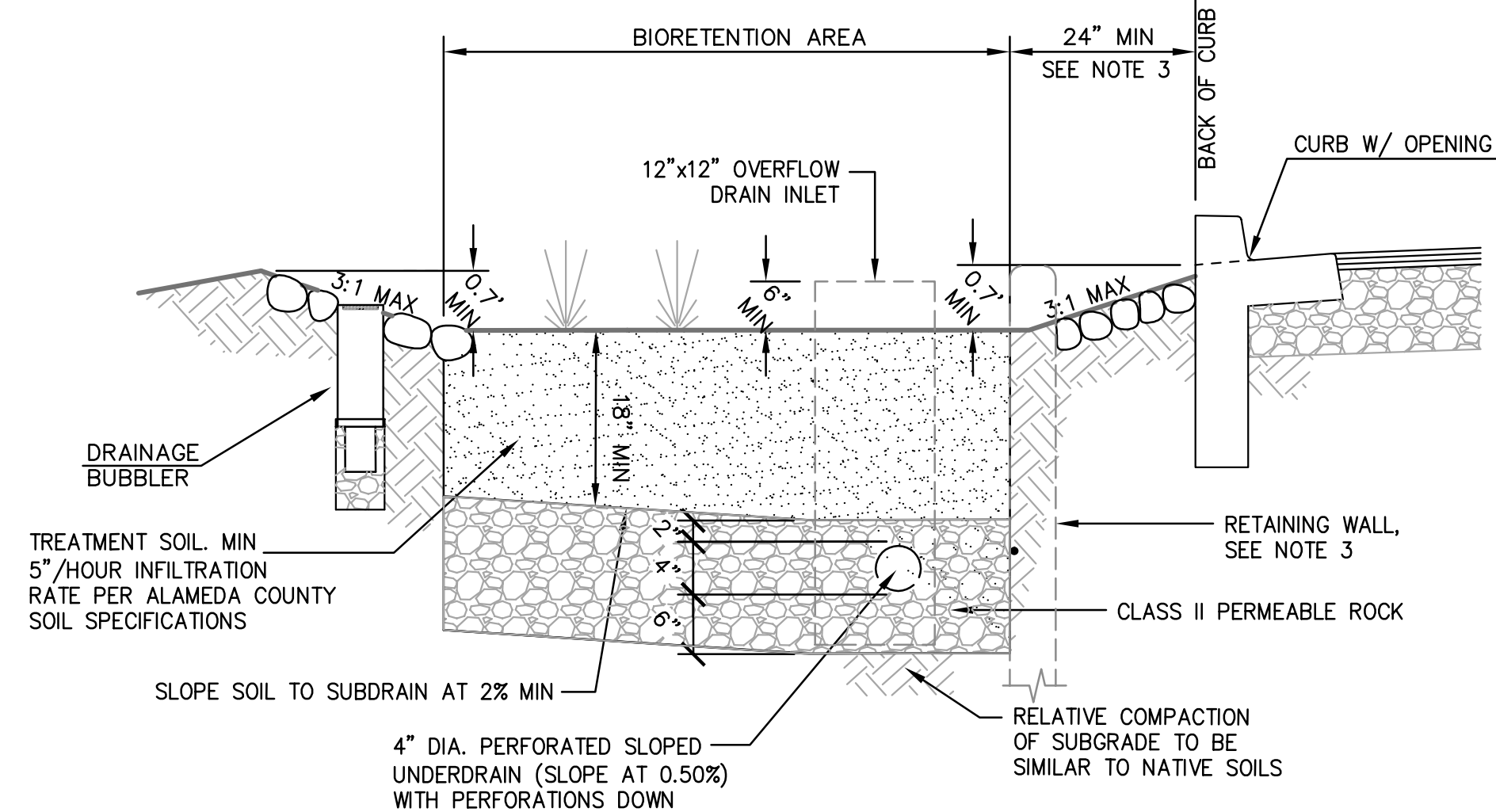
- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- ▨ POTENTIAL BIORETENTION AREA (SEE DETAIL 1 THIS SHEET)

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

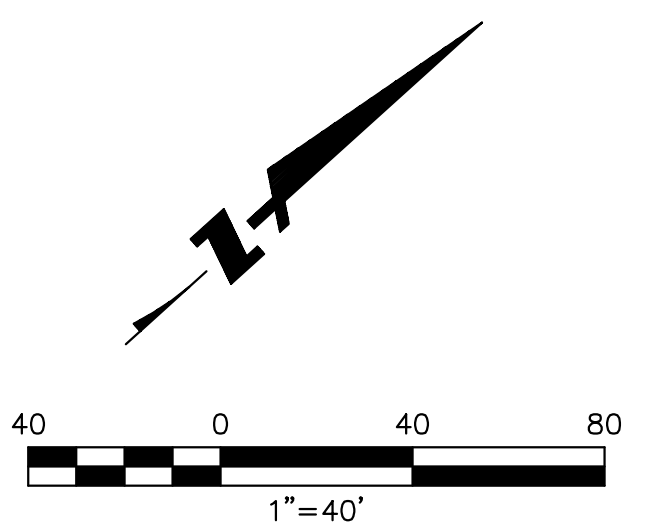
NOTE:
1. REQUIRED TREATMENT AREA IS BASED ON 4% METHOD.



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

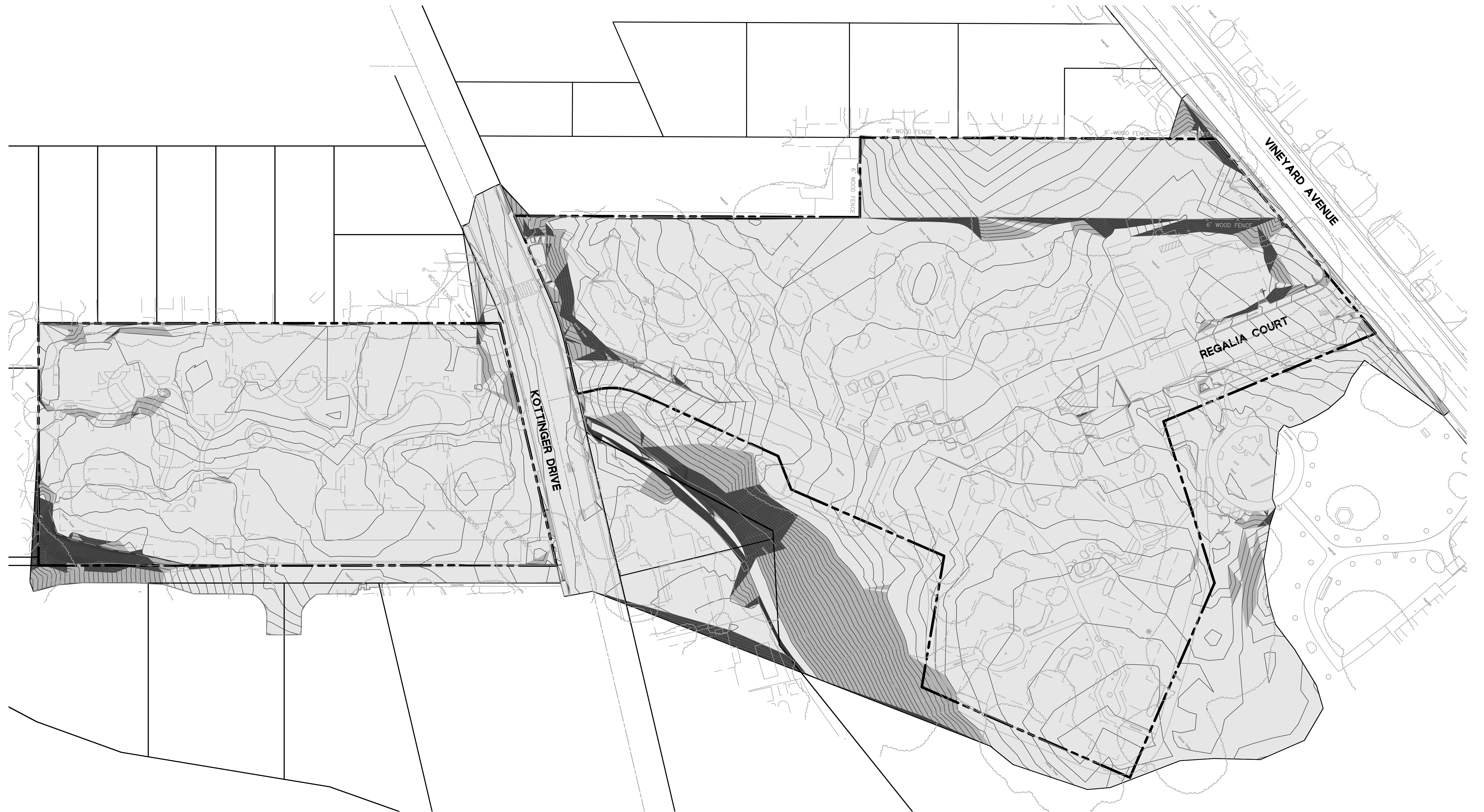
STORMWATER MANAGEMENT PLAN

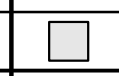


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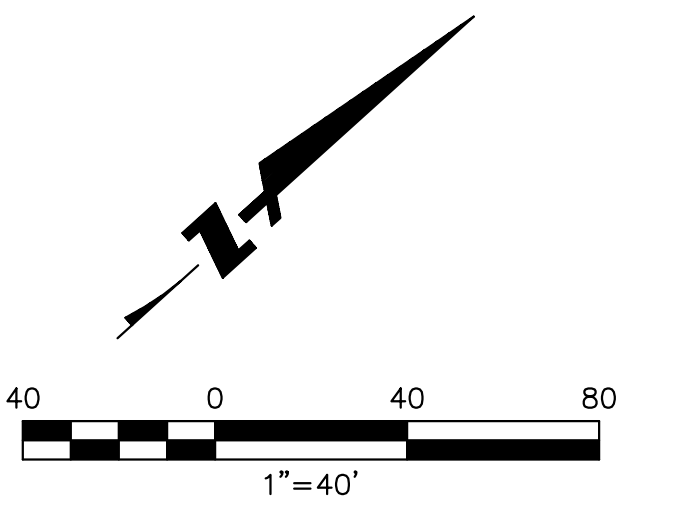
JOB NO. 552.013
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C7.1



SLOPES TABLE	
Slope Range	Color
< 10%	
10% to 20 %	
> 20%	

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

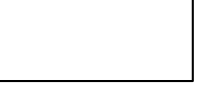

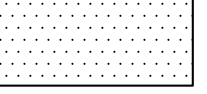
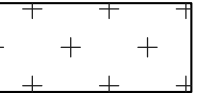

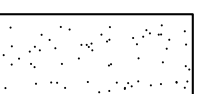
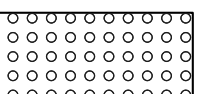








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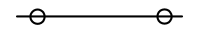
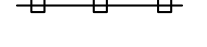
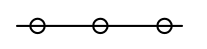
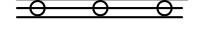



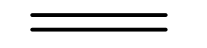

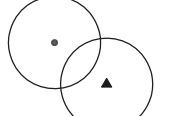
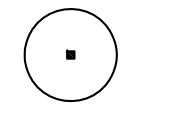
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C8.1

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).

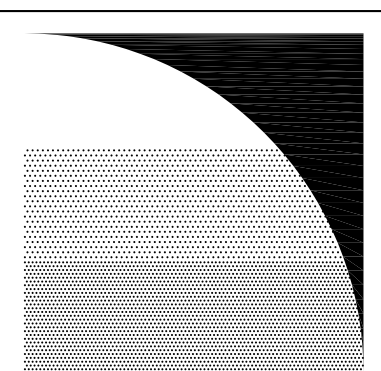


SOILS NOTE

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



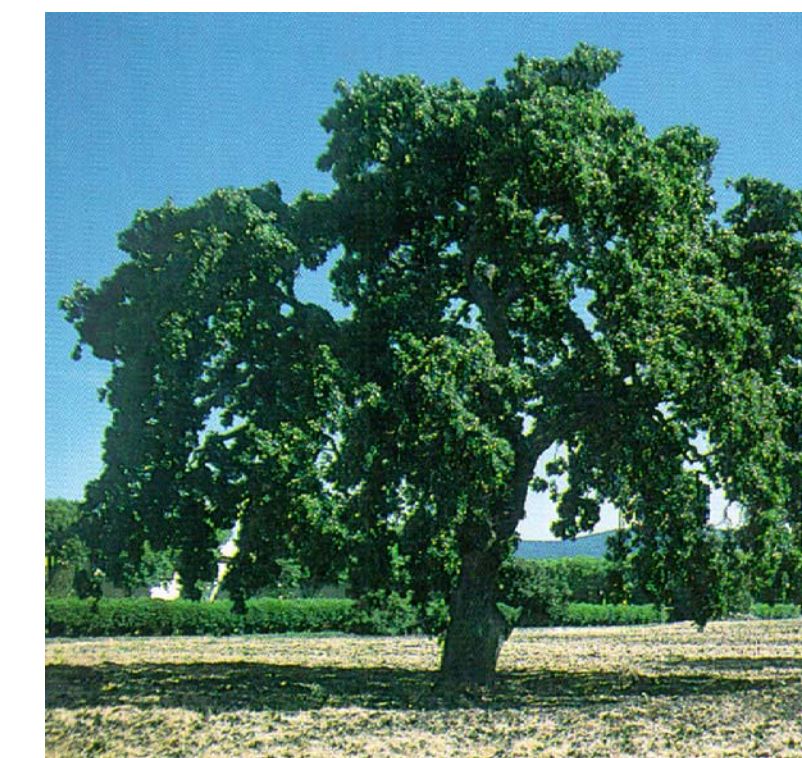
Cercis occidentalis
Eastern Redbud



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



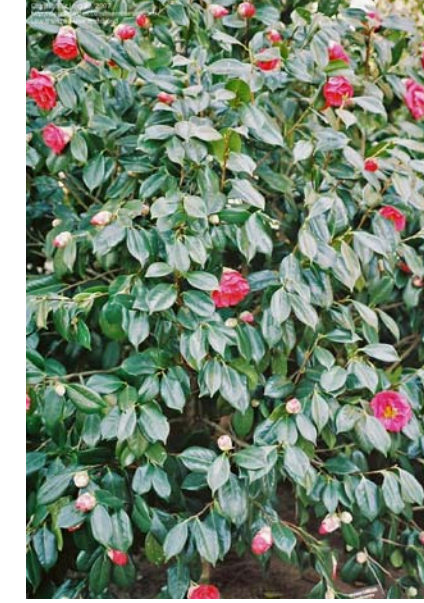
Acanthus mollis
Bear's Breech



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



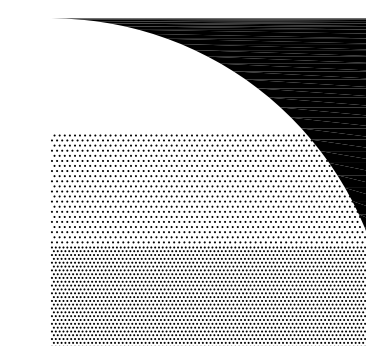
Chondropetalum tectorum
Little Cape Rush

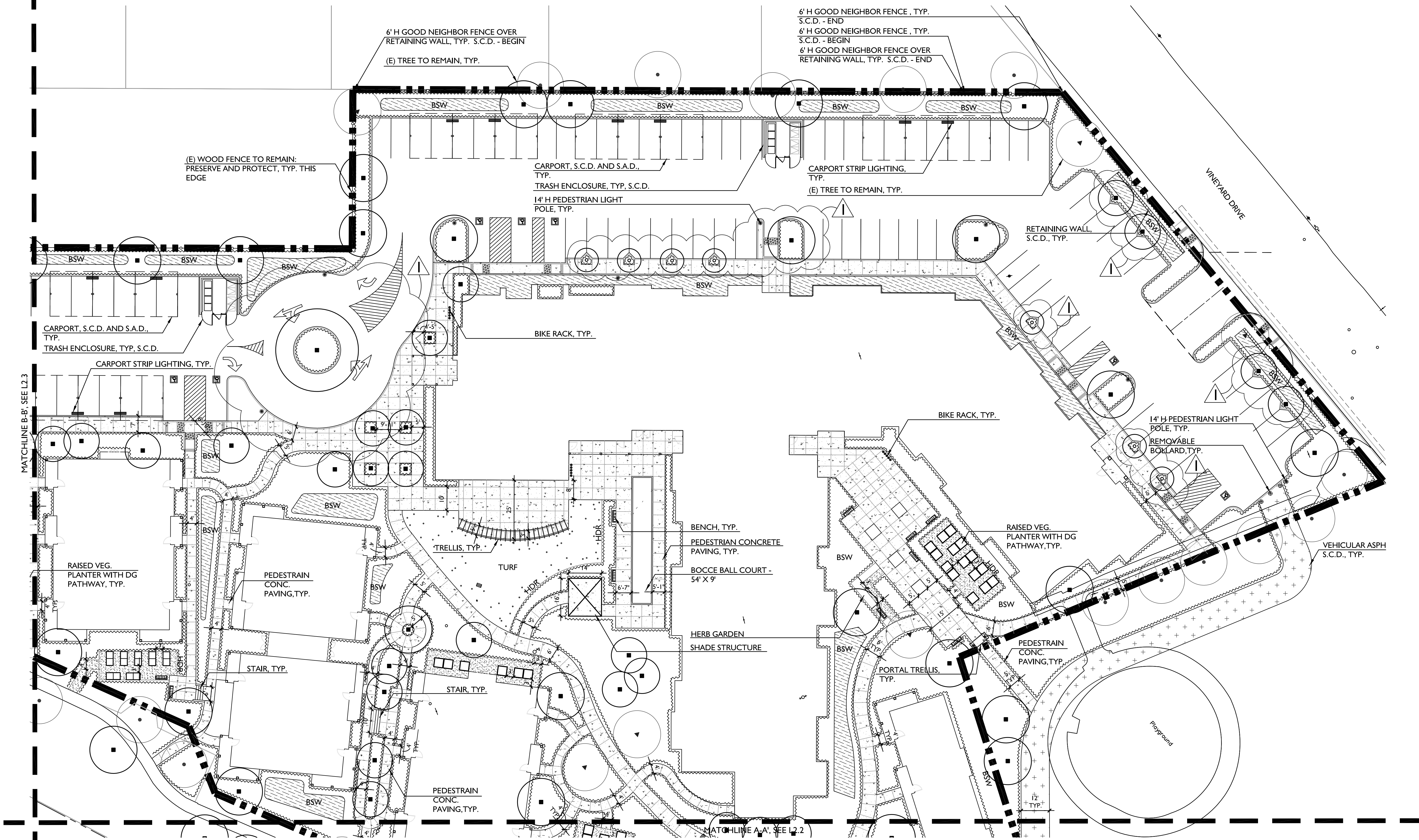


Juncus patens
California Grey Rush



Lomandria longifolia
Mat Rush





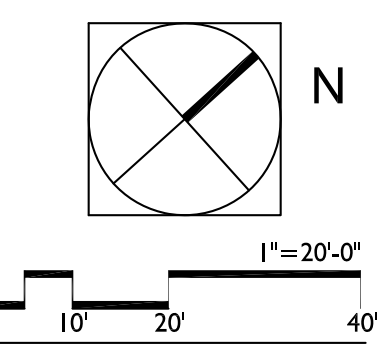
KOTTINGER PLACE LAYOUT PLAN

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

LANDSCAPE SITE PLAN

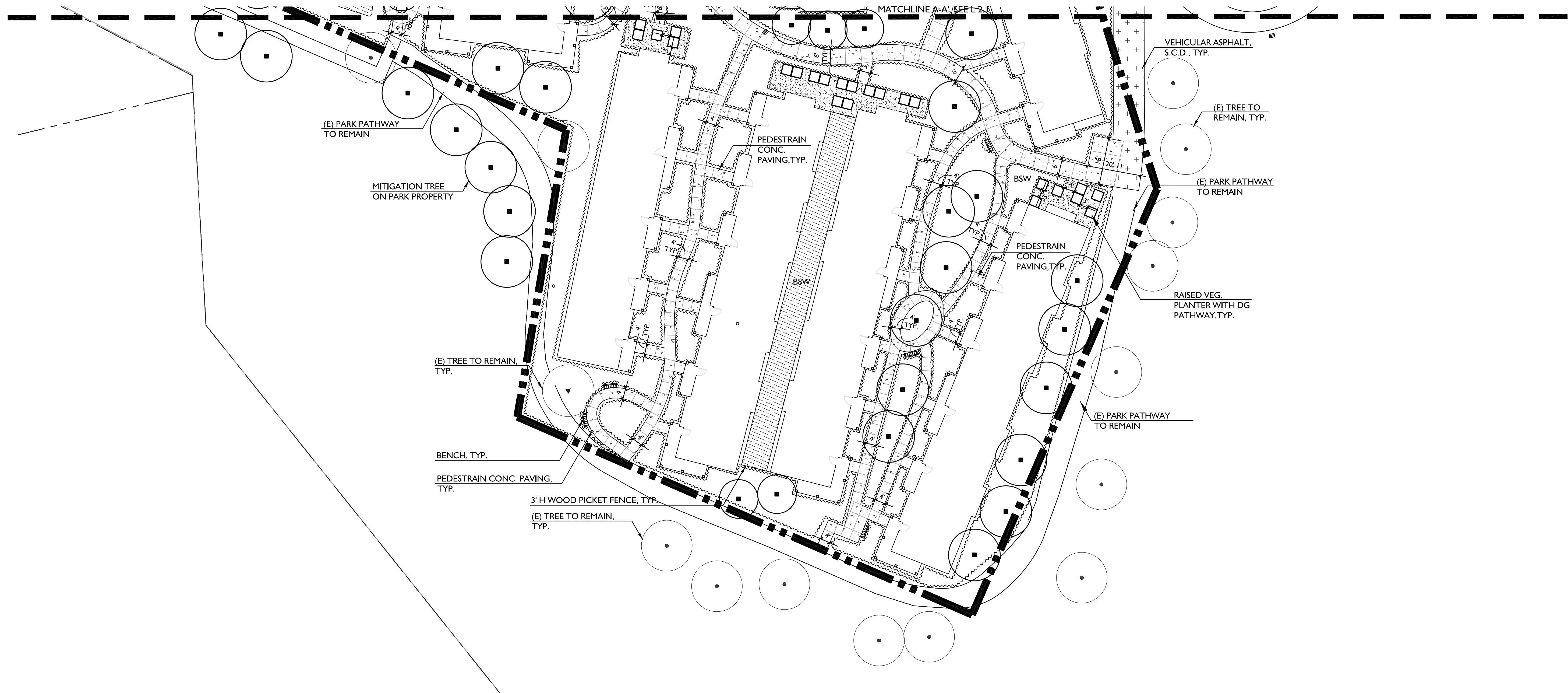
GATES & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING URBAN DESIGN
 2671 CROW CANYON RD, SAN RAMON, CA. 94583
 TEL 925.736.8176 FAX 925.838.8901
 WWW.DGATES.COM

JOB NO. 552.013
DATE 01-10-14



L2.1

2-20-2014



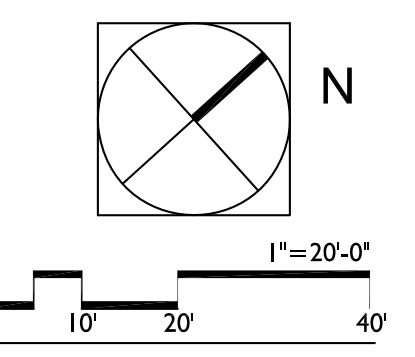
KOTTINGER PLACE LAYOUT PLAN

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

LANDSCAPE SITE PLAN

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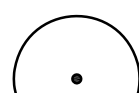


JOB NO. 552.013
DATE 01-10-14



L2.2



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:

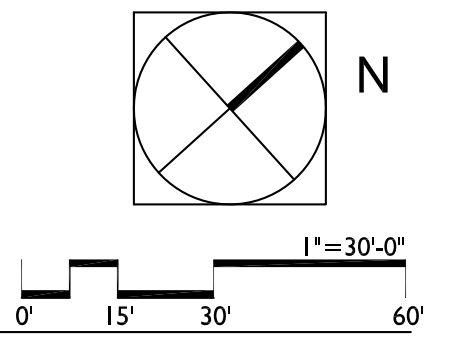
CATEGORY 1/2 : 22 TREES - NO REPLACEMENT VALUE
 CATEGORY 3/4/5 : 102 TREES

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



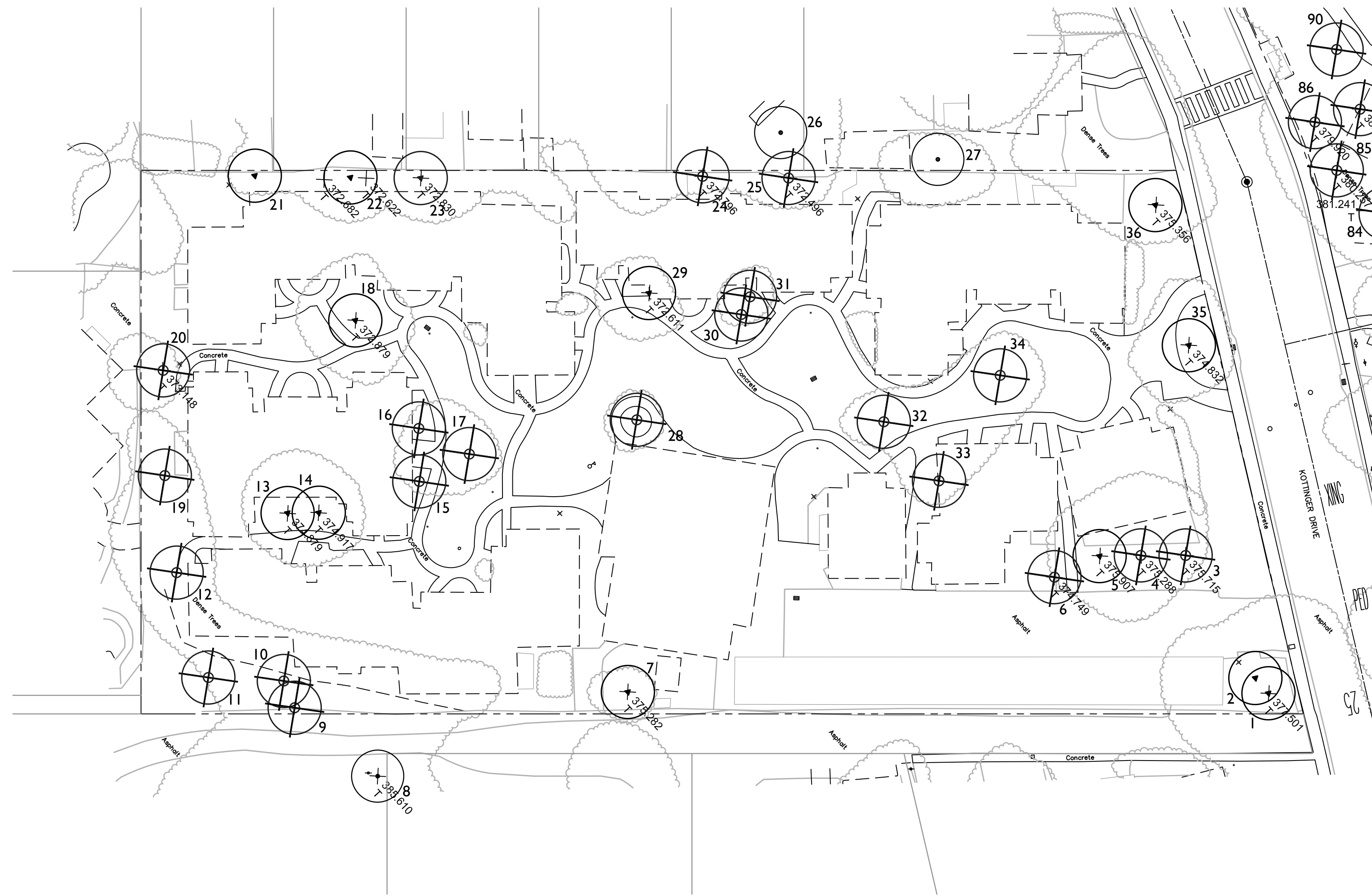
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

TREE MITIGATION

GATES & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING URBAN DESIGN
 2671 CROW GARDEN RD., SAN RAMON, CA. 94583
 TEL 925.736.8176 FAX 925.838.8901
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JOB NO. 552.013
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
 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.

PLEASANT GARDEN (E) TREE ON SITE

