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PUD APPLICATION FOR:
KOTTINGER GARDENS
 by
MIDPEN HOUSING

VICINITY MAP

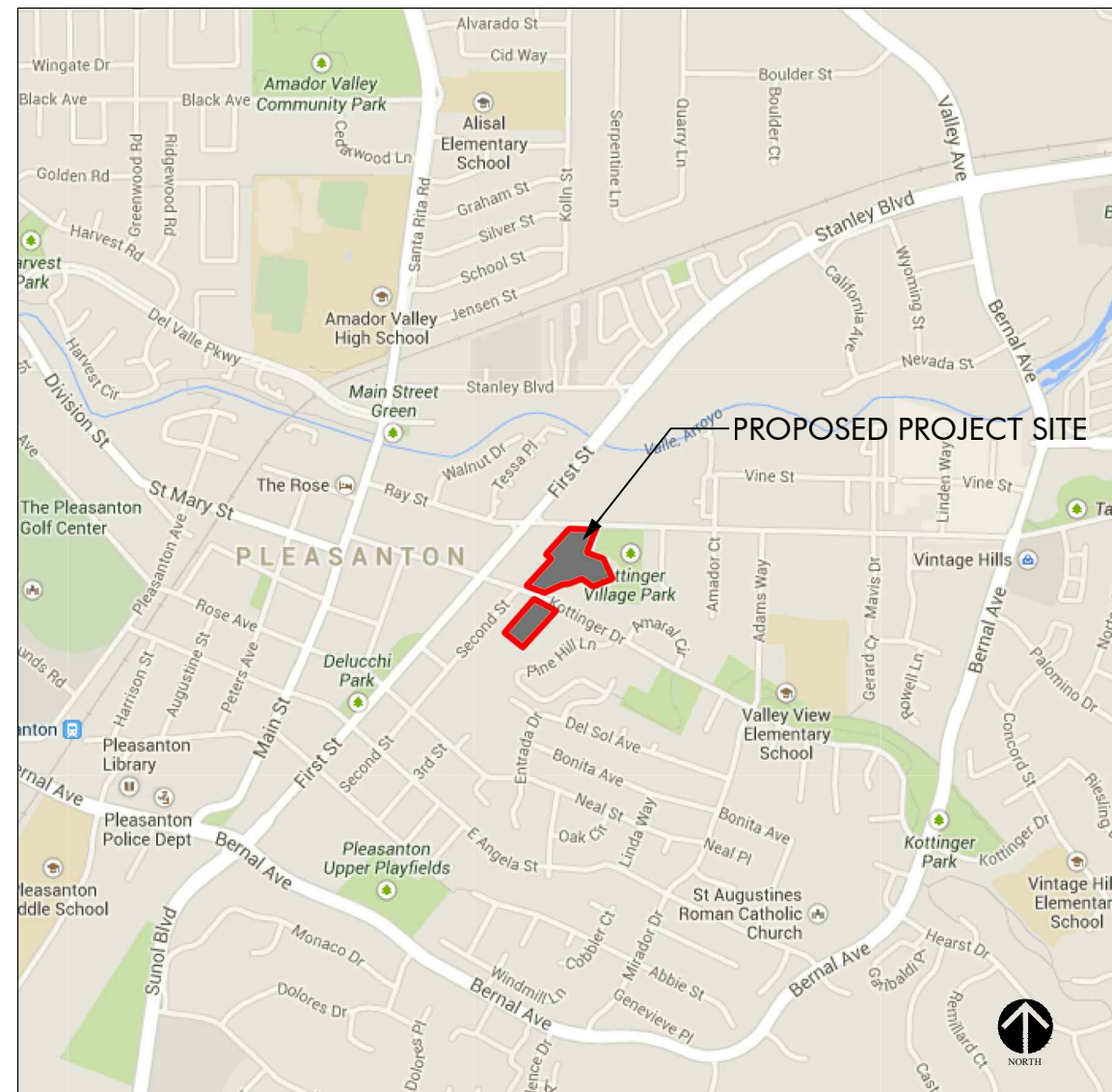


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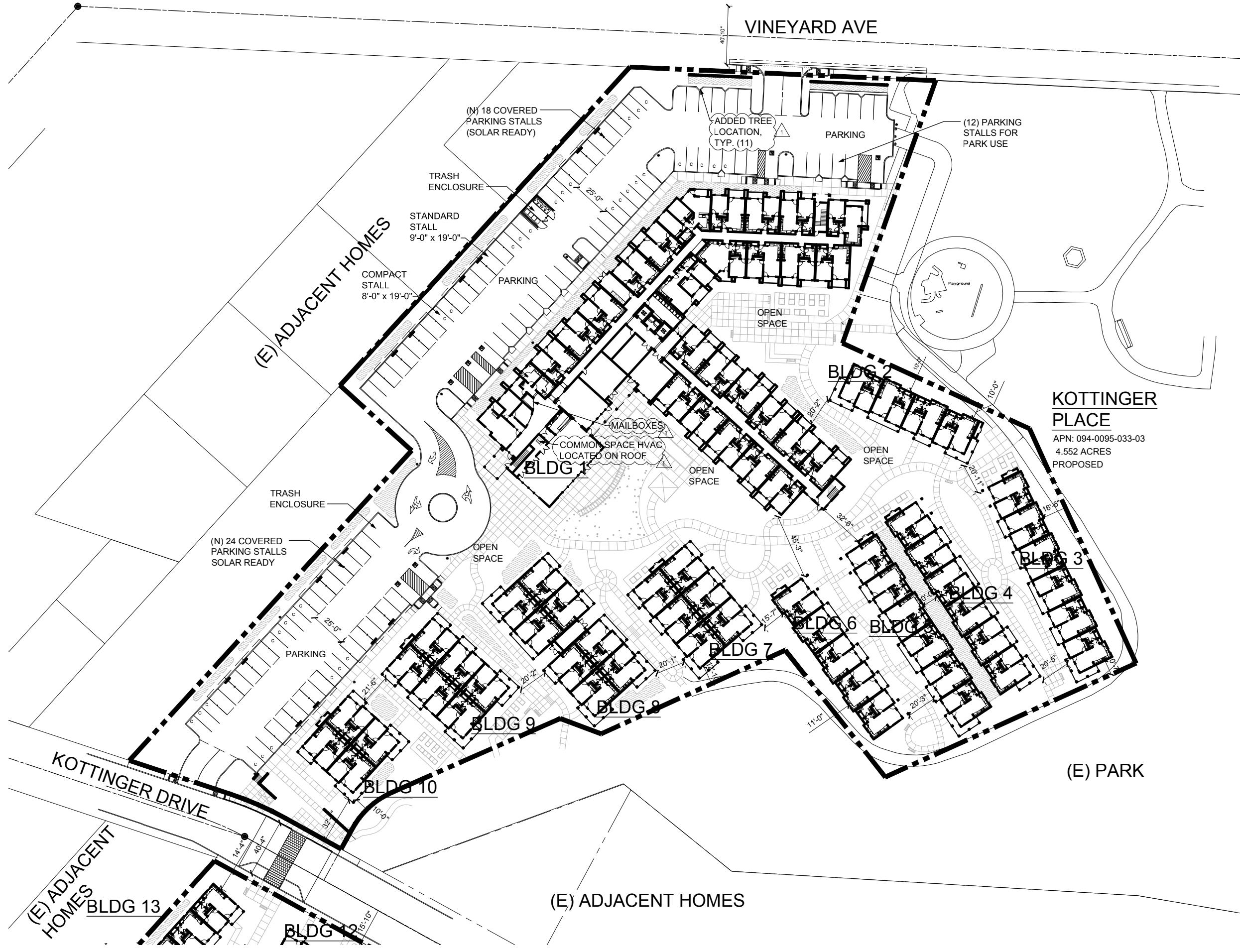
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KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING



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

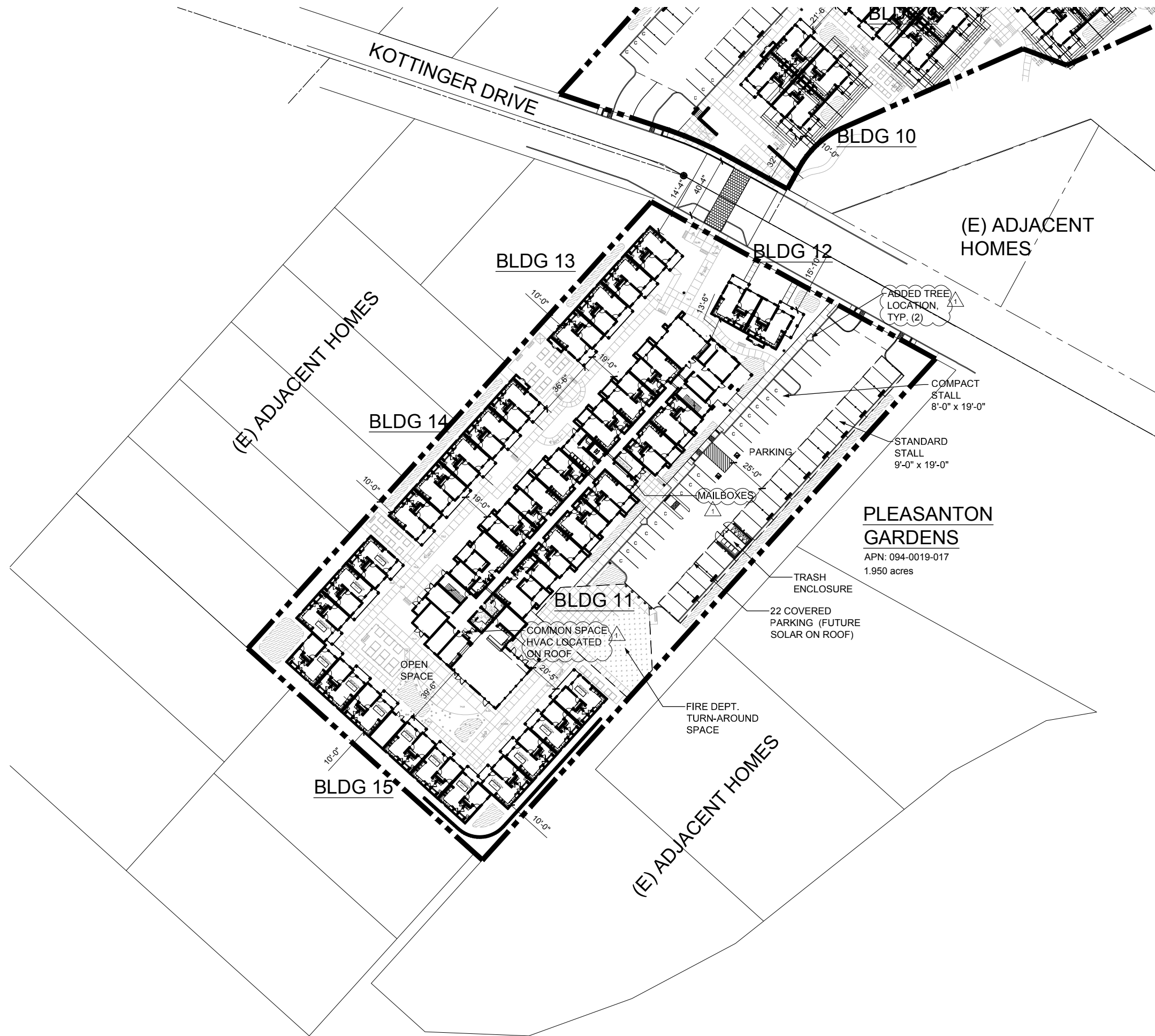


SCALE: 1:40
0 40 80 160

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

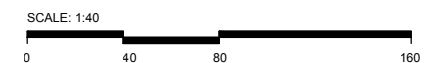
PARKING PROVIDED:
0.8 SPACES/ UNIT: 44

**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)



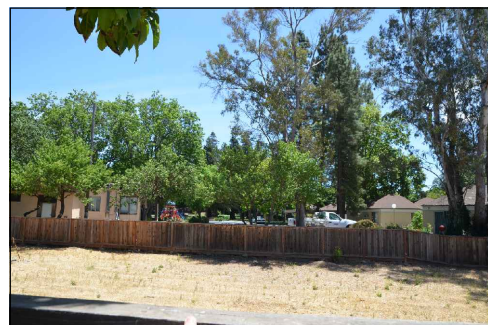
D: VIEW SOUTHWEST FROM KOTTINGER DRIVE (PLEASANTON GARDENS)



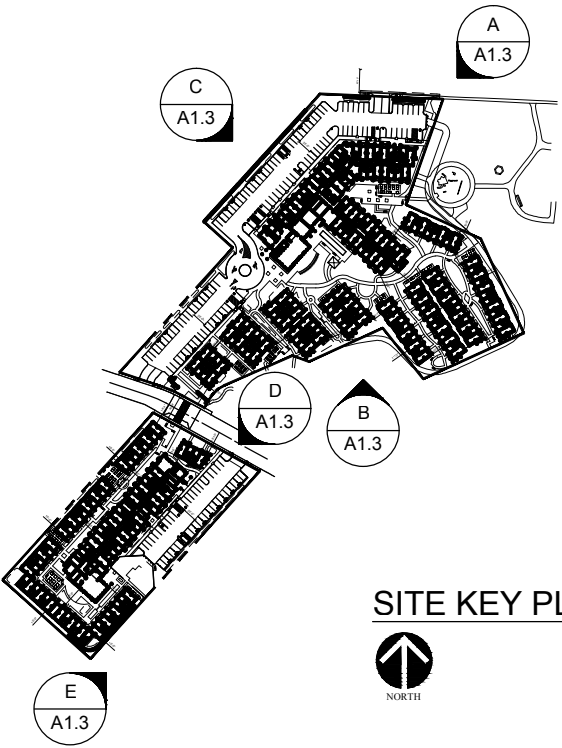
B: VIEW NORTHWEST FROM PARK (KOTTINGER PLACE)



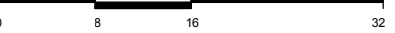
E: VIEW NORTHEAST FROM ALLEY (PLEASANTON GARDENS)



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



SITE KEY PLAN



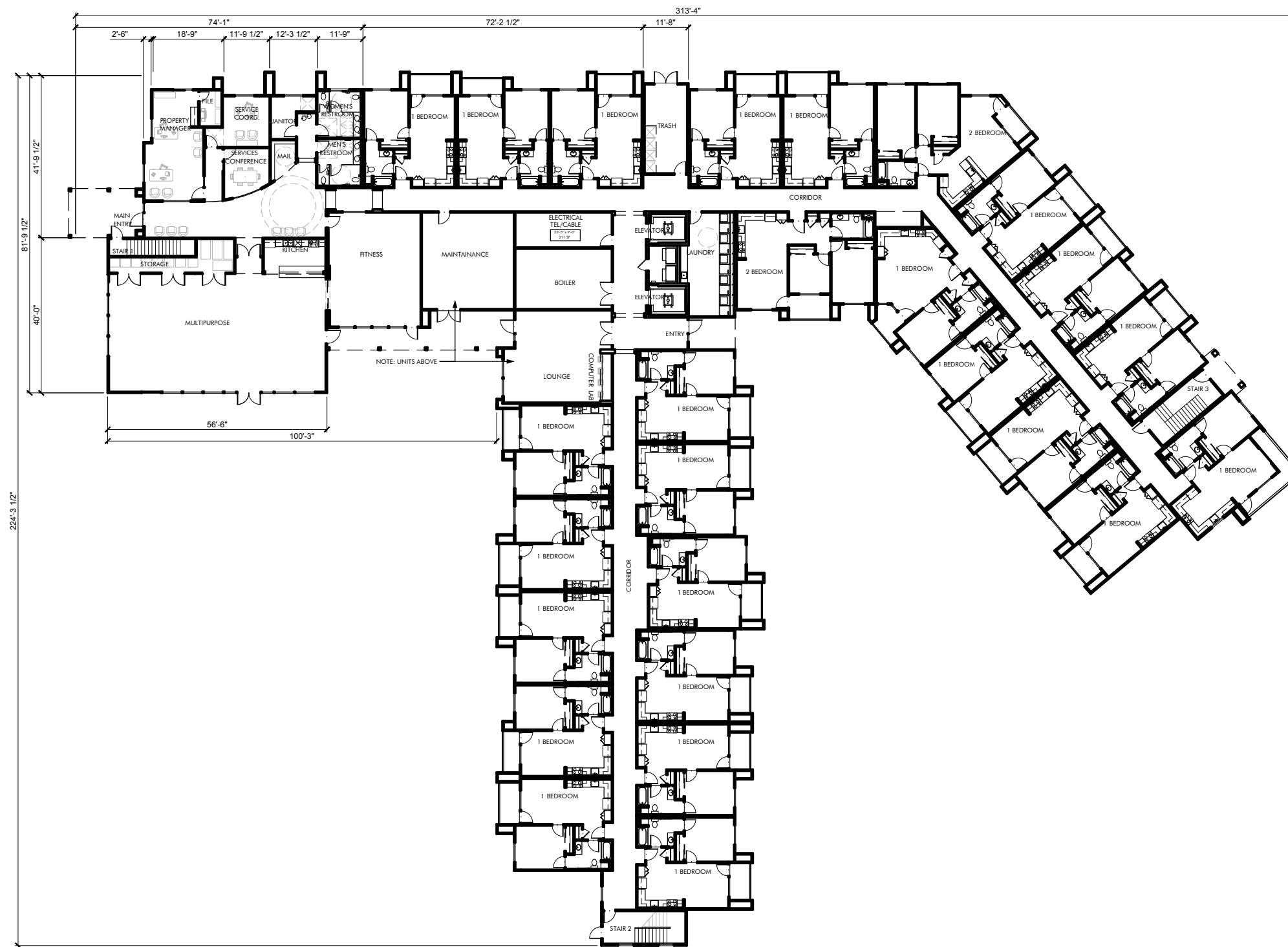
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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



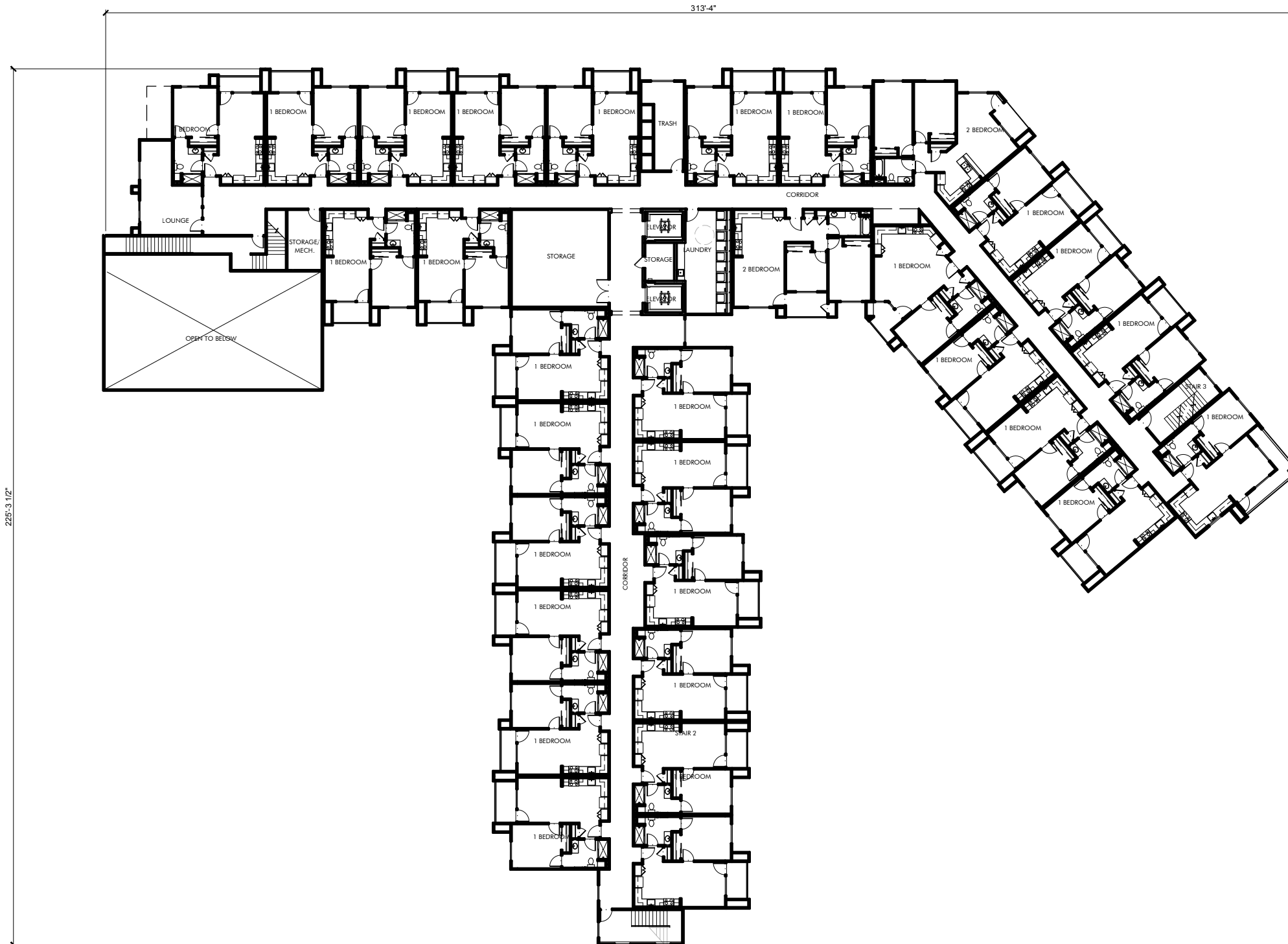
JOB NO. 552.013
 DATE 02-20-14



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



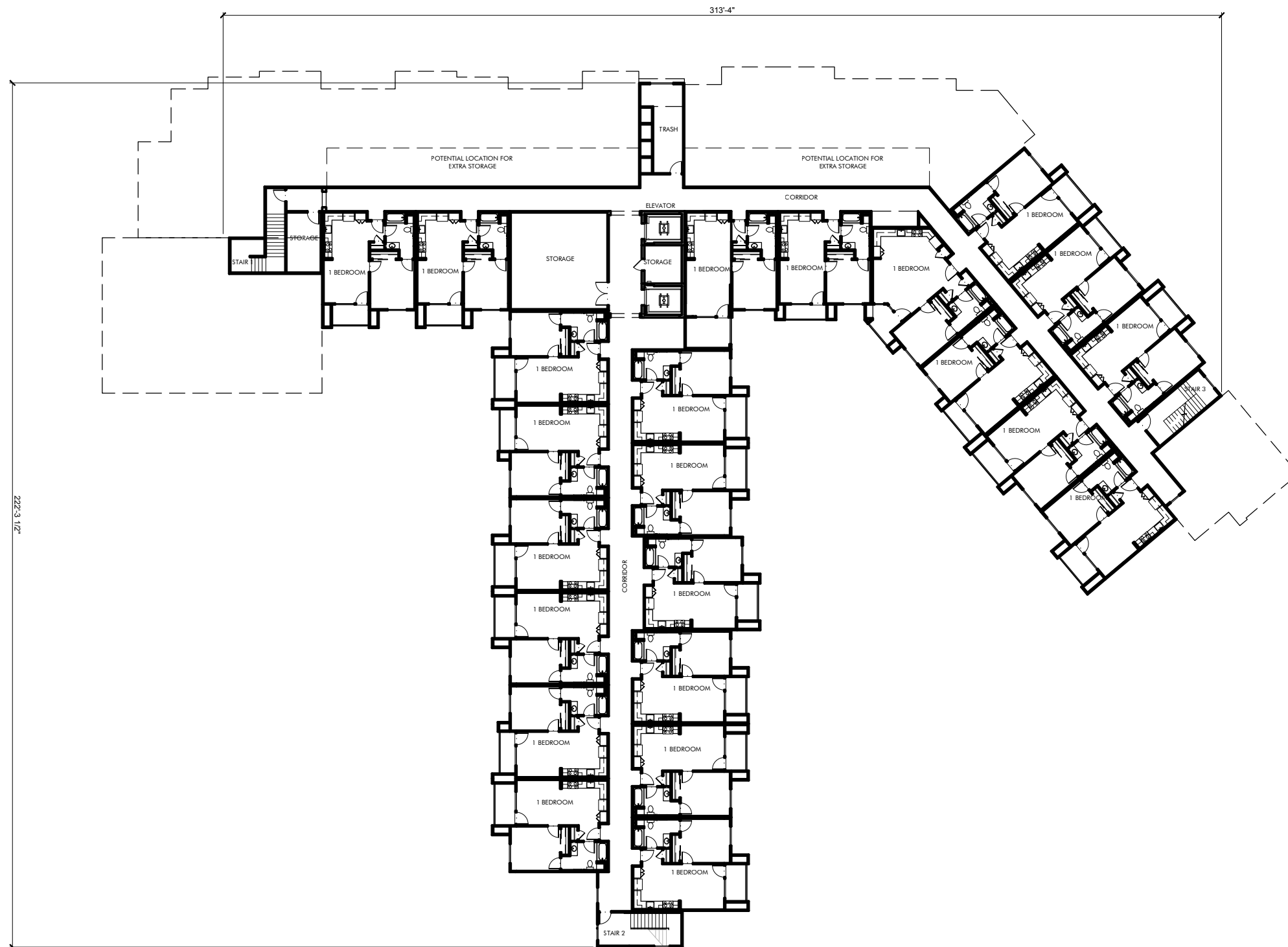
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

MULTI-STORY BUILDING 1 - KOTTINGER PLACE
SECOND FLOOR



JOB NO. 552.013
DATE 02-20-14

A2.1B



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



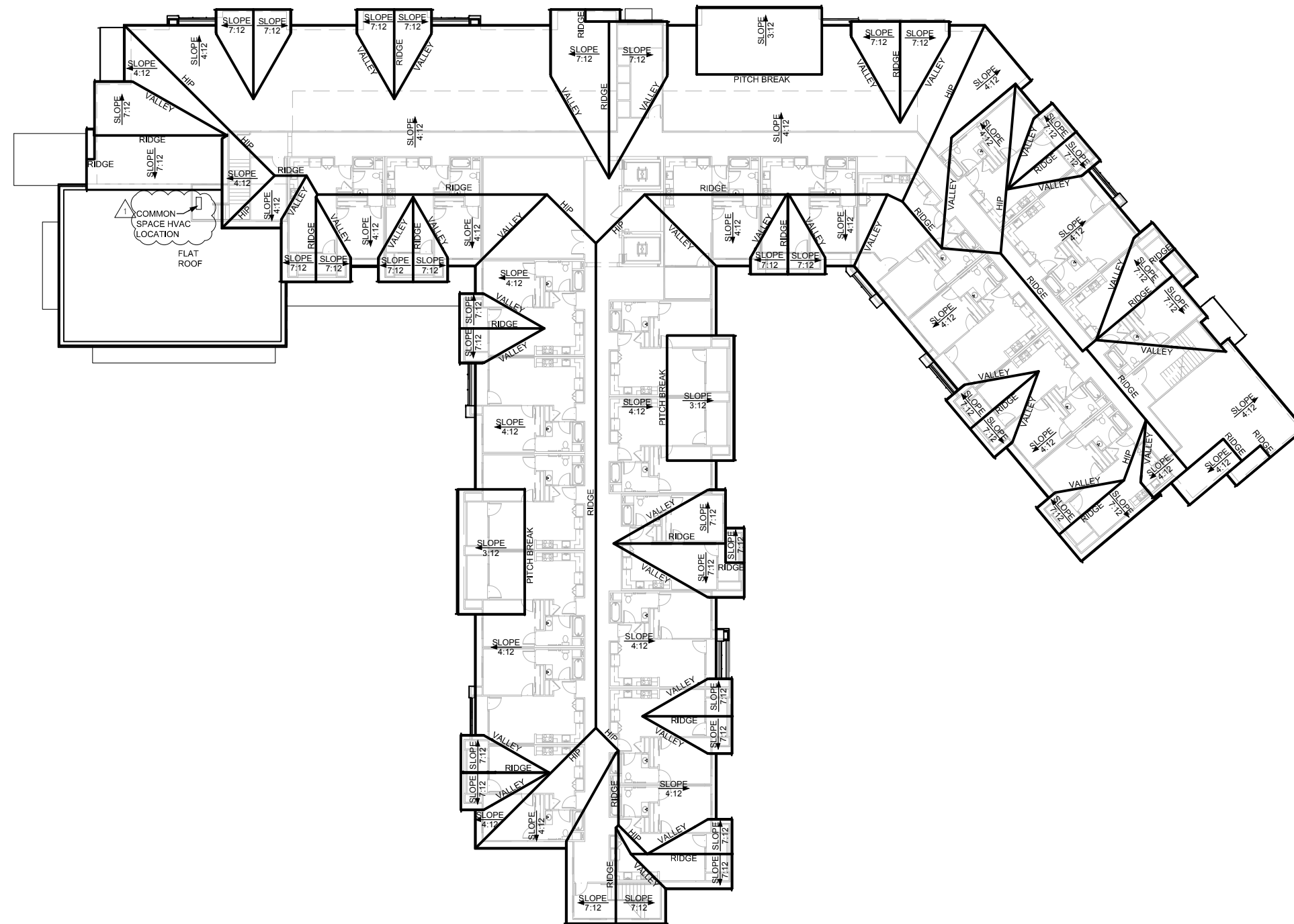
JOB NO. 552.013
 DATE 02-20-14



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

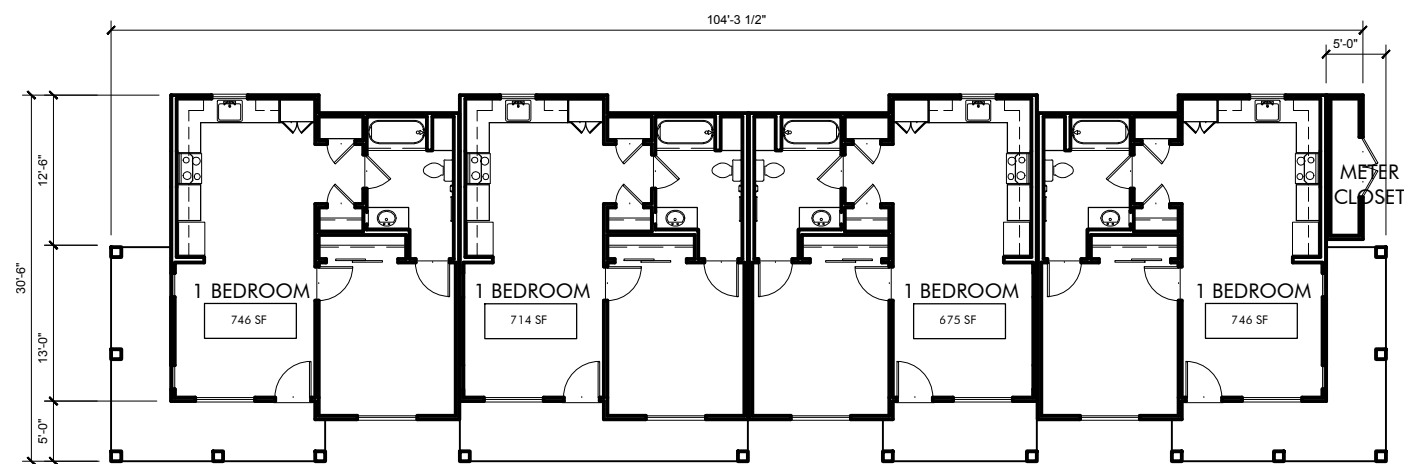
MULTI-STORY BUILDING 1 - KOTTINGER PLACE
ROOF PLAN



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

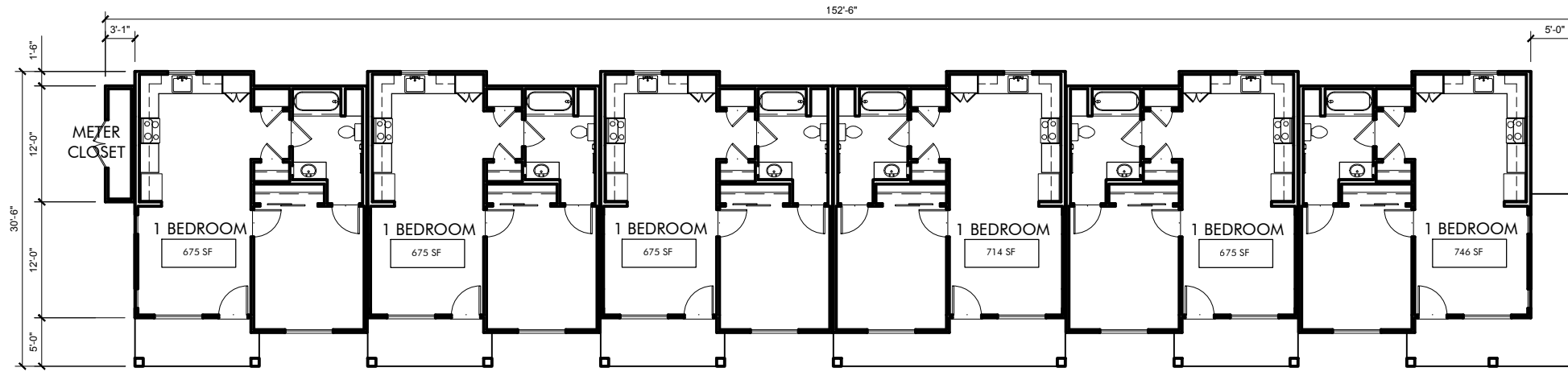
COTTAGE BUILDING 2 - KOTTINGER PLACE
FIRST FLOOR

0 8 16 32

DAHLIN
group

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

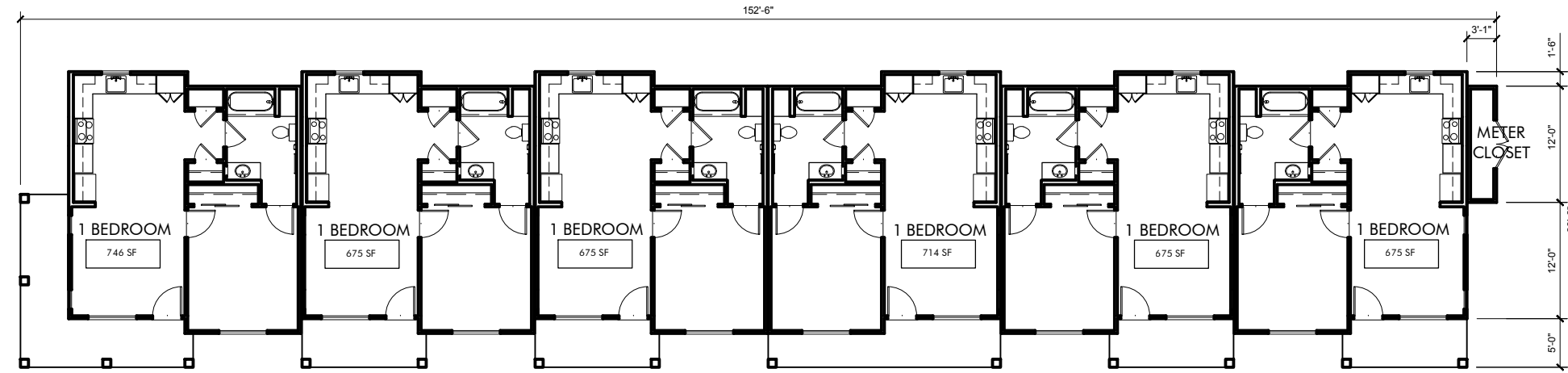
COTTAGE BUILDING 3 - KOTTINGER PLACE
 FIRST FLOOR



JOB NO. 552.013
 DATE 02-20-14



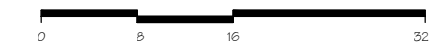
A2.3



KOTTINGER PLACE
 COTTAGE BUILDING 4
 6 UNITS
 4,210 SF

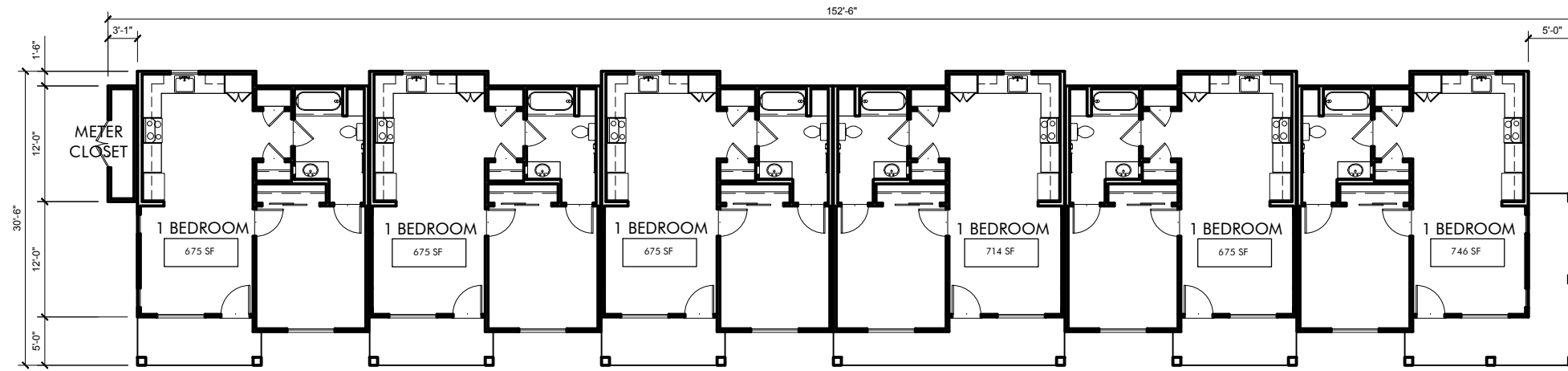
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

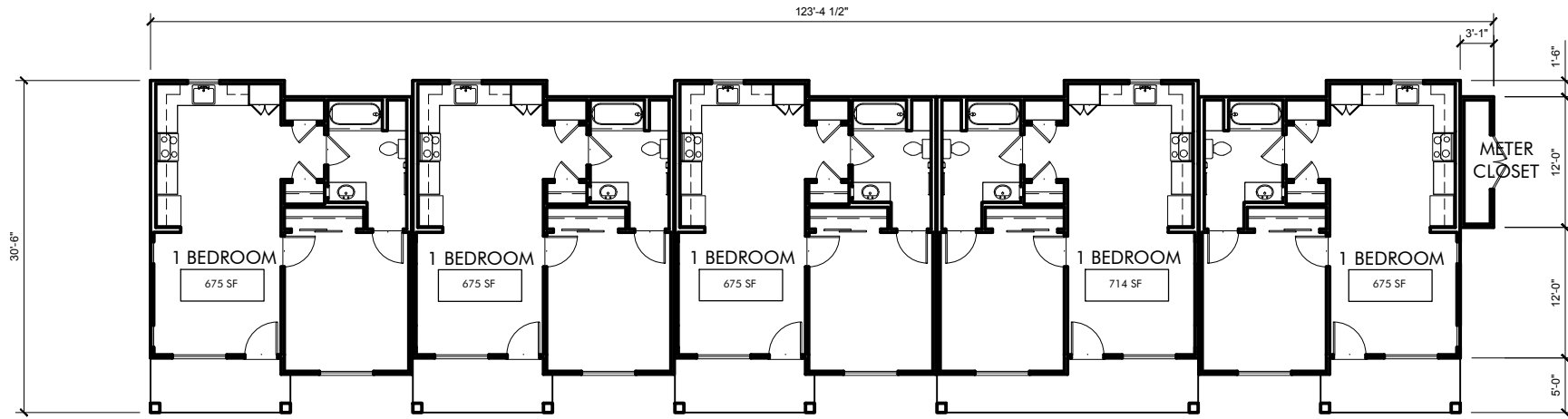
COTTAGE BUILDING 5 - KOTTINGER PLACE
FIRST FLOOR



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

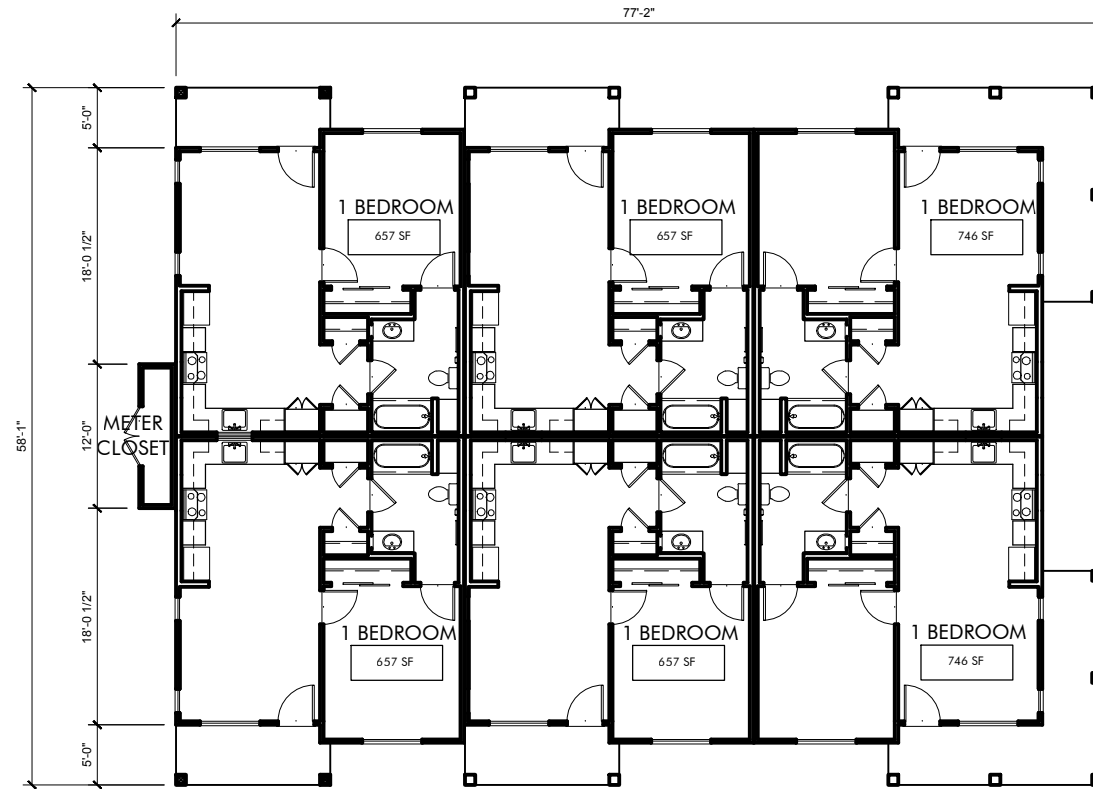
COTTAGE BUILDING 6 - KOTTINGER PLACE
 FIRST FLOOR



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

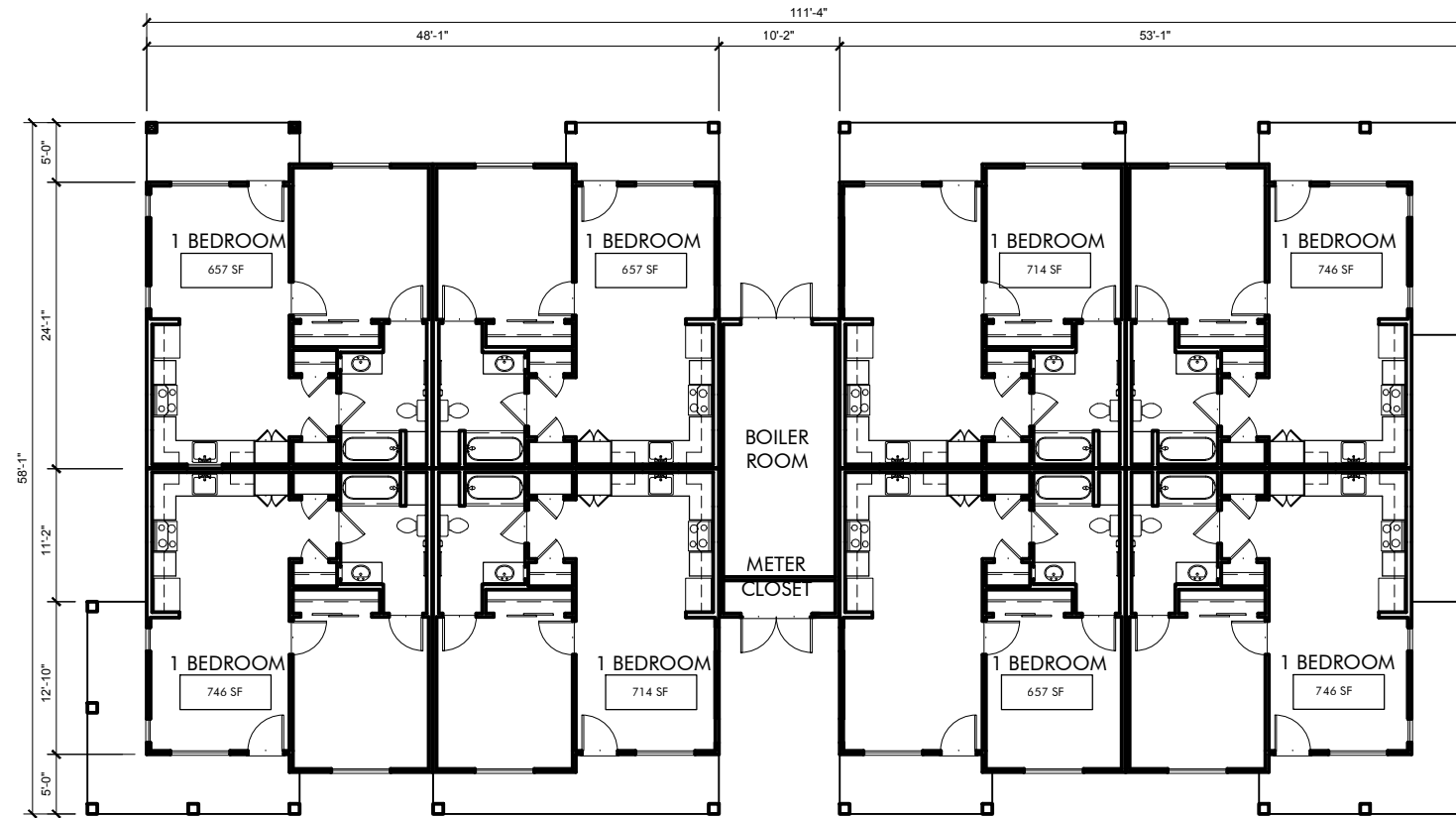
COTTAGE BUILDING 7 - KOTTINGER PLACE
 FIRST FLOOR



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

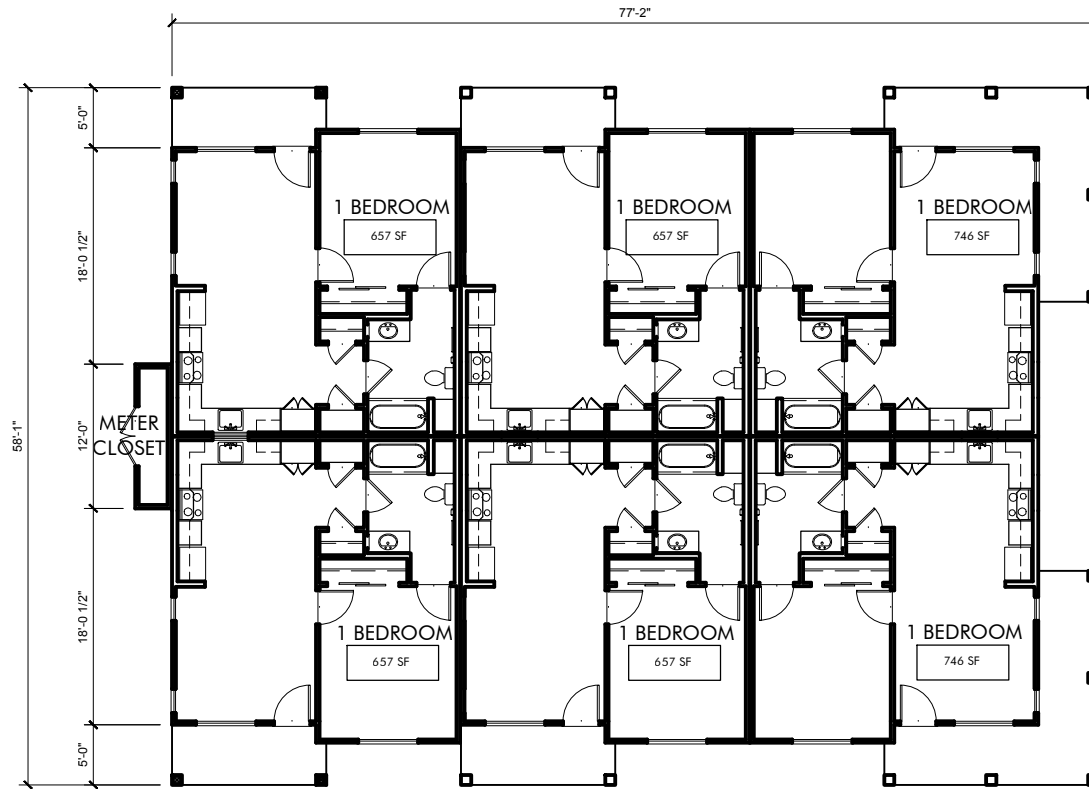
COTTAGE BUILDING 8 - KOTTINGER PLACE
FIRST FLOOR



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

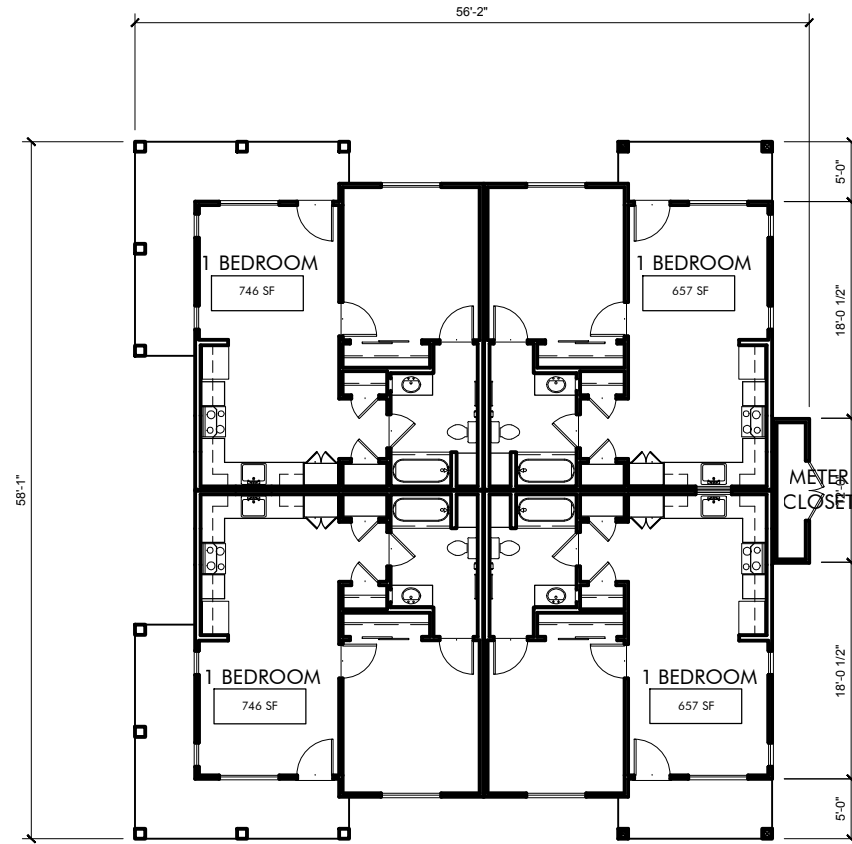
COTTAGE BUILDING 9 - KOTTINGER PLACE
 FIRST FLOOR



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

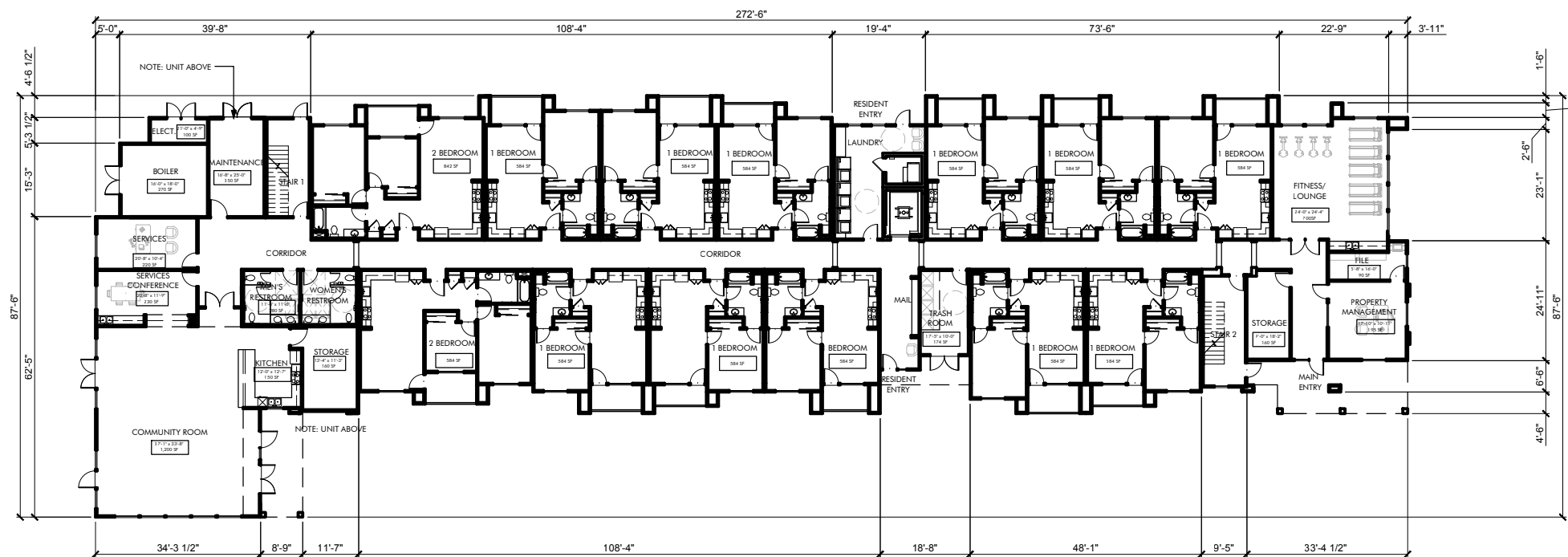
COTTAGE BUILDING 10 - KOTTINGER PLACE
FIRST FLOOR



JOB NO. 552.013
DATE 02-20-14

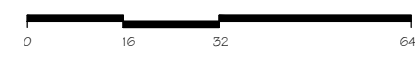


A2.10



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 |



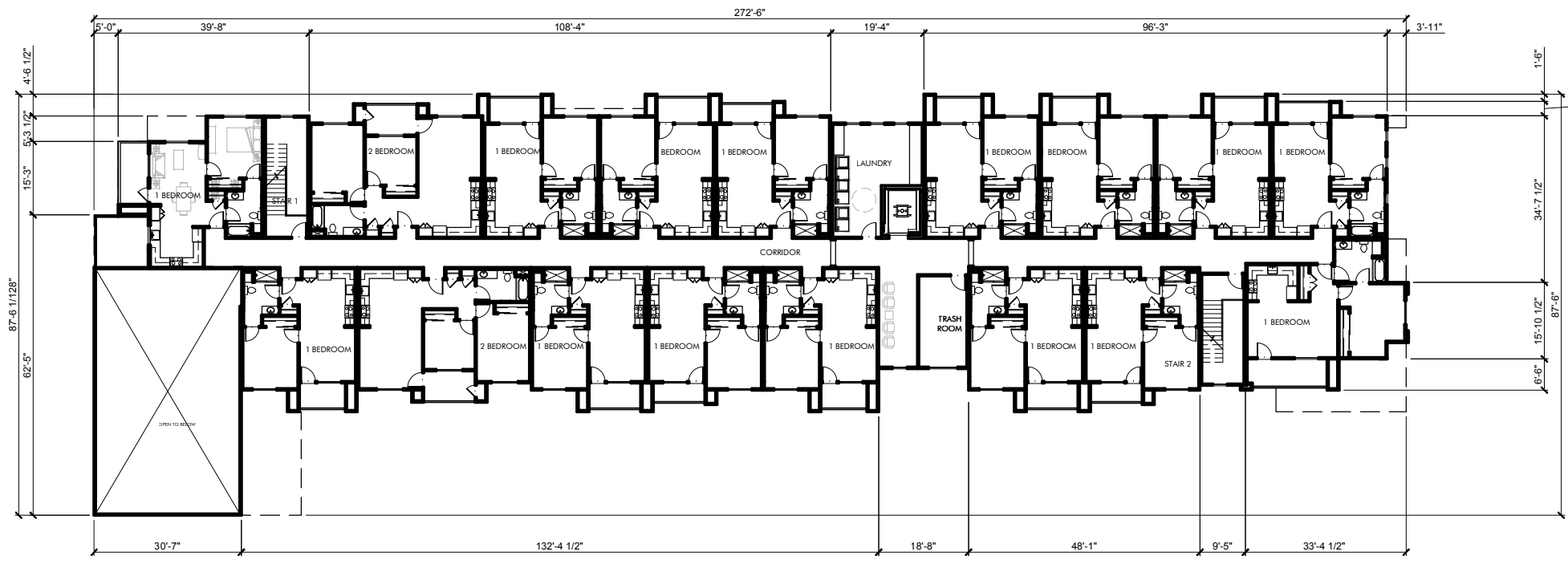
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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



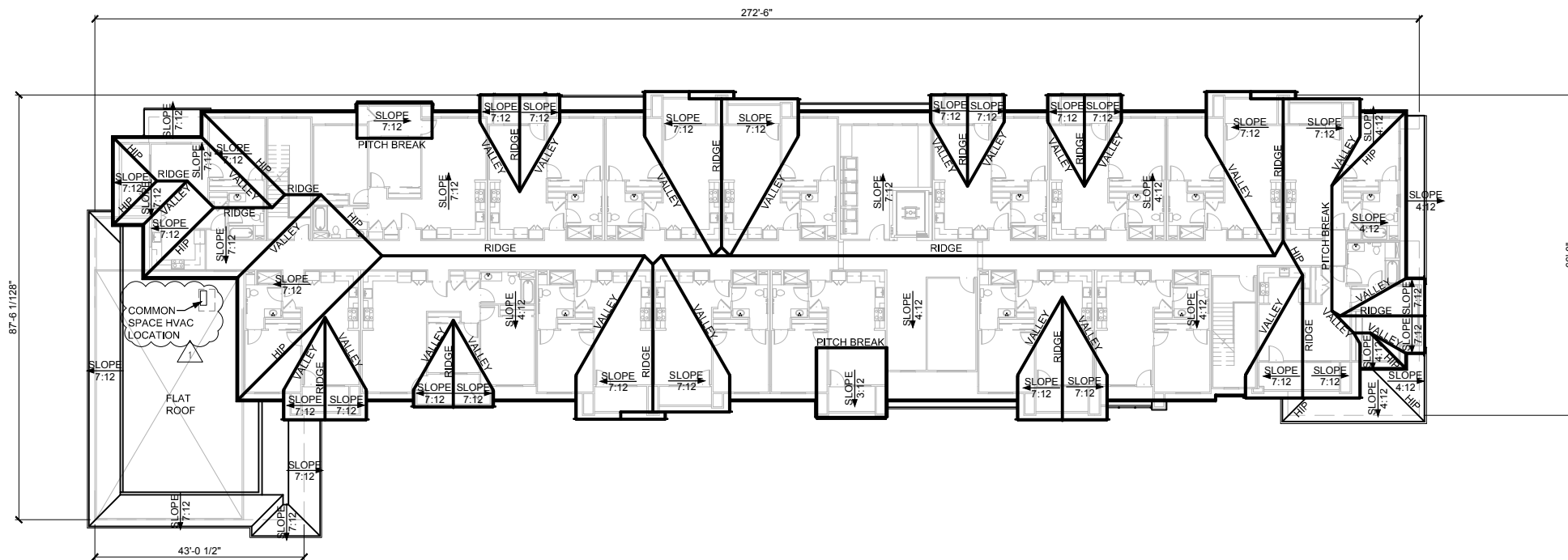
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

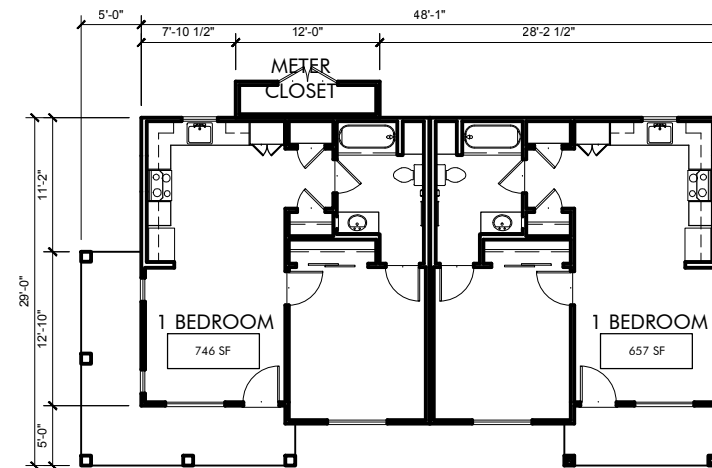
BUILDING 11 - PLEASANTON GARDENS
ROOF PLAN



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)

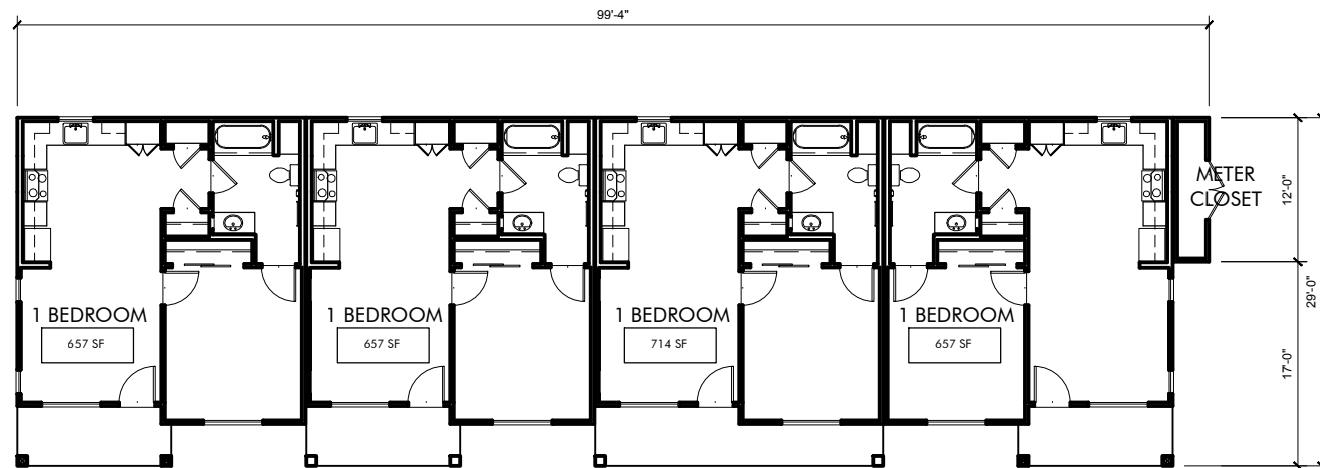
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

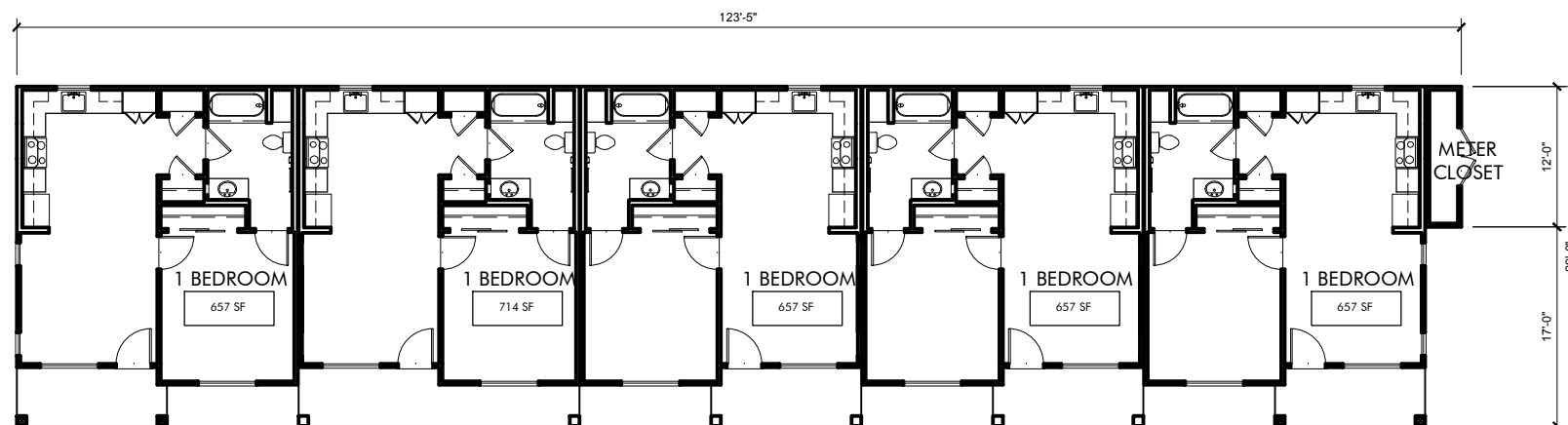
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

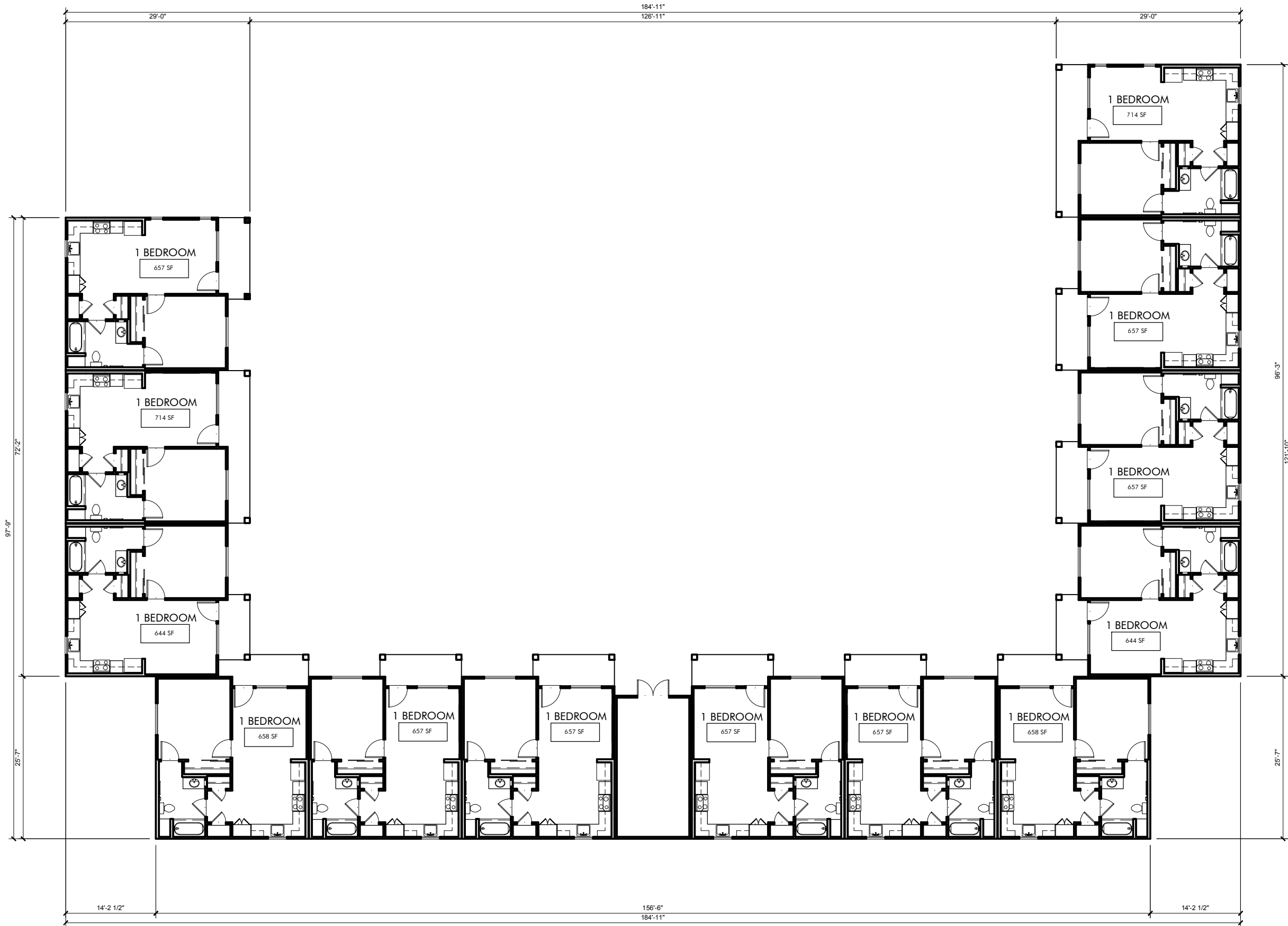
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

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

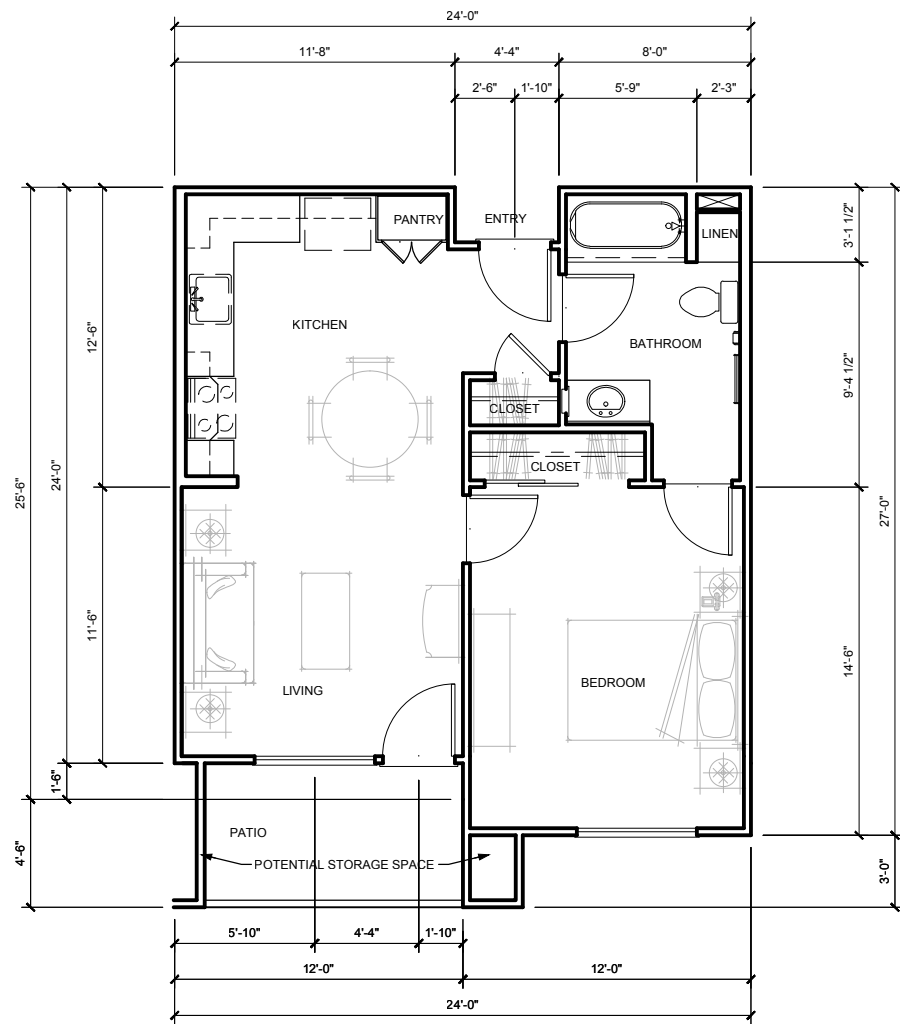
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

COTTAGE BUILDING 15 - KOTTINGER PLACE
FIRST FLOOR

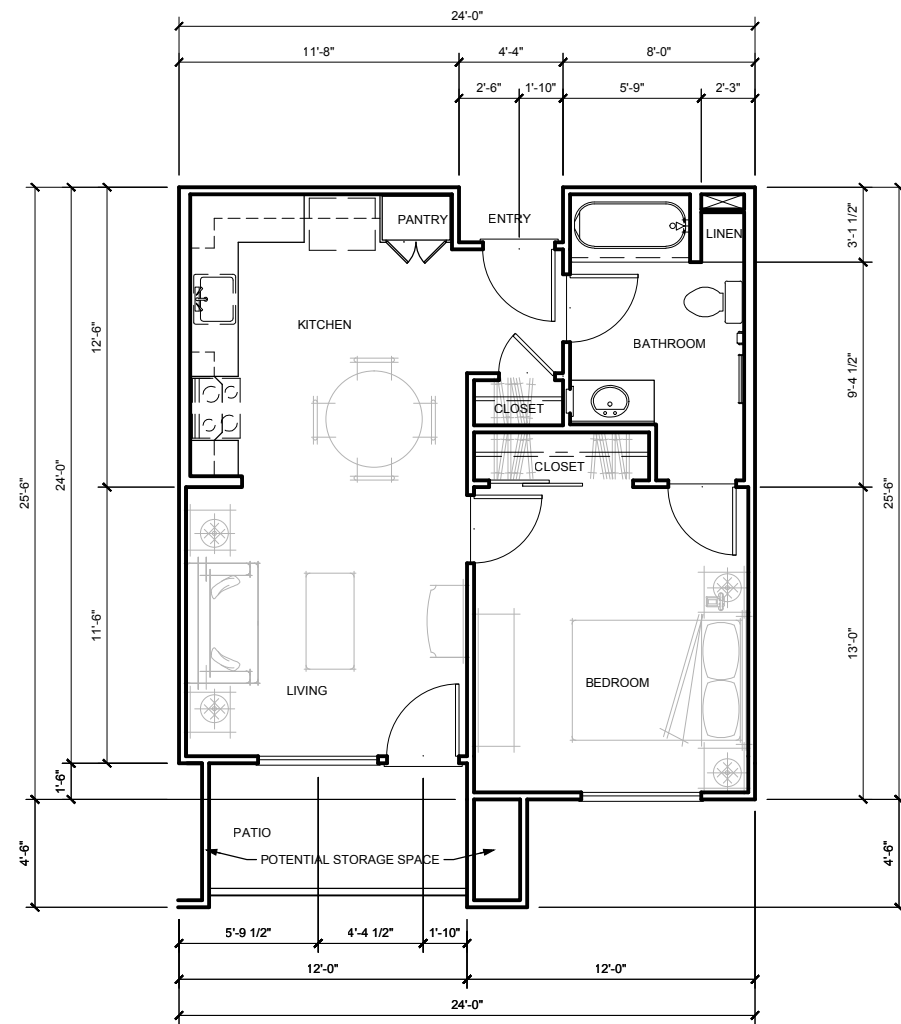


JOB NO. 552.013
 DATE 02-20-14

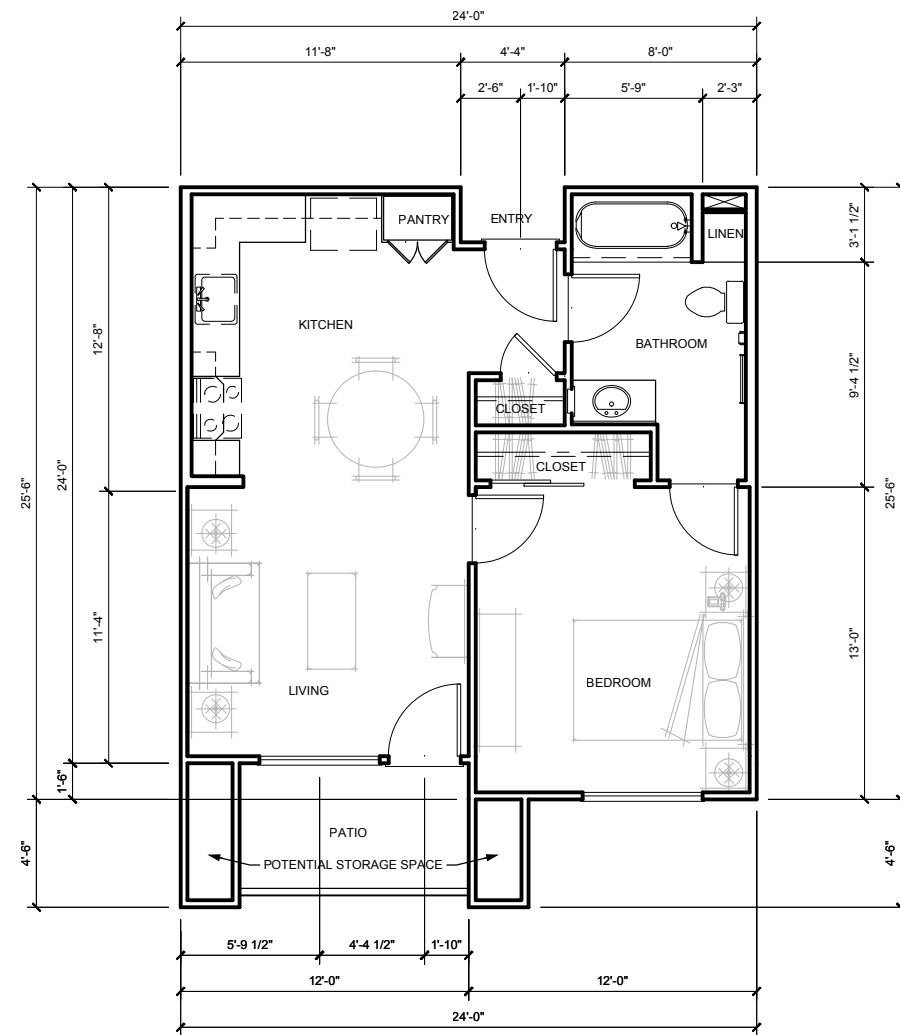
A2.15



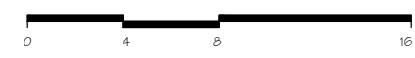
KOTTINGER MULTISTORY
 1-BEDROOM PLAN A1c
 602 SF
 65 SF PATIO
 667 SF TOTAL



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



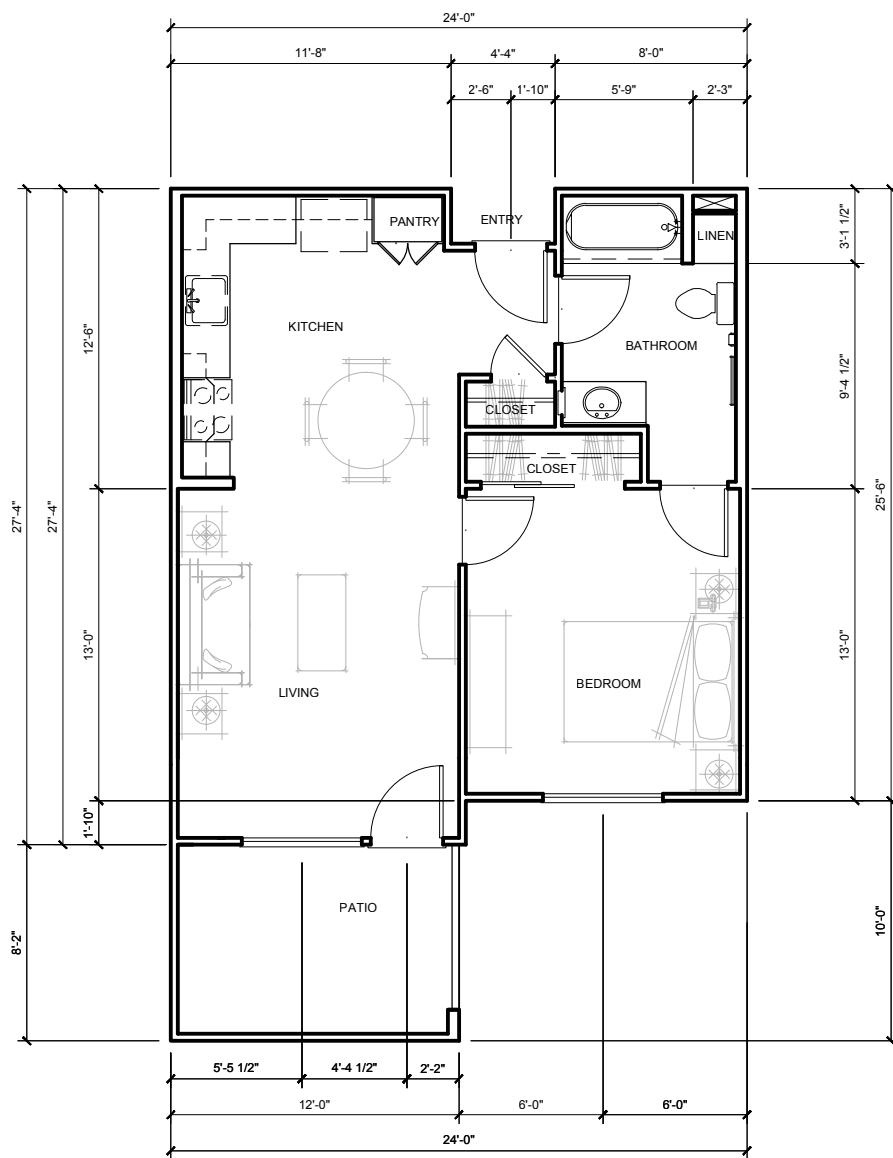
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS Aa, Ab, & Ac - MULTISTORY

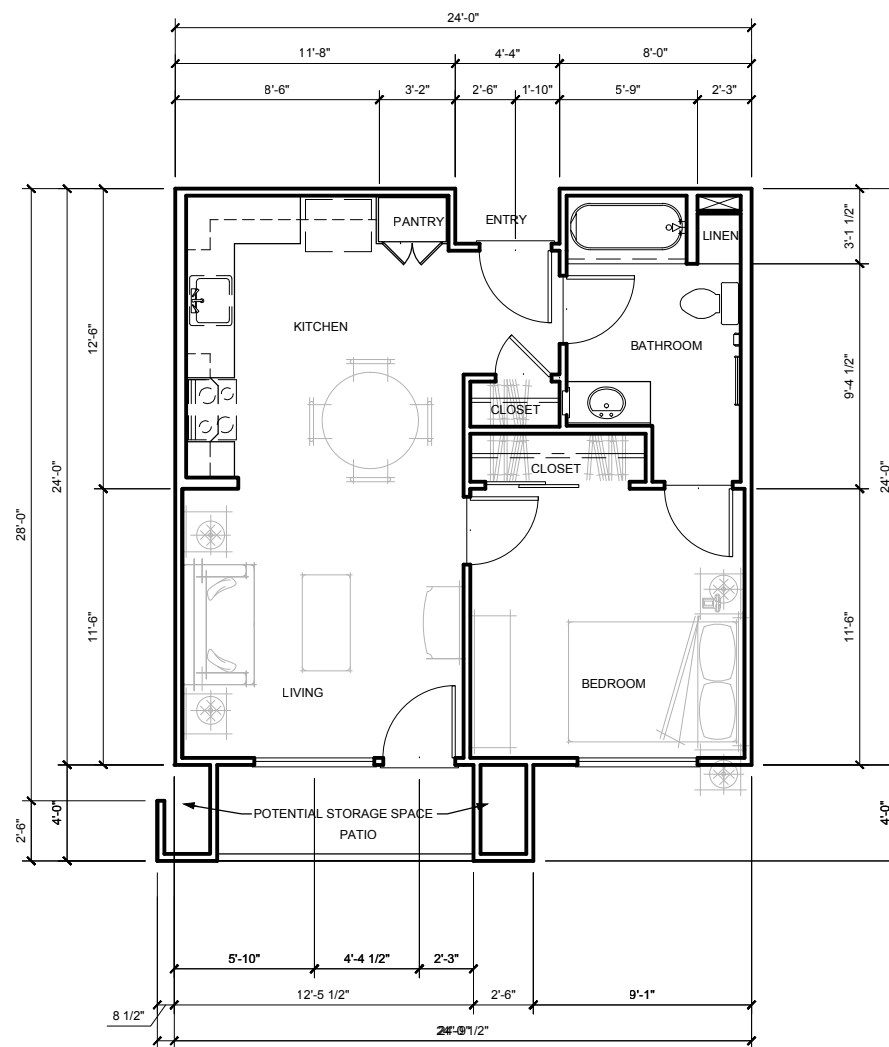


JOB NO. 552.013
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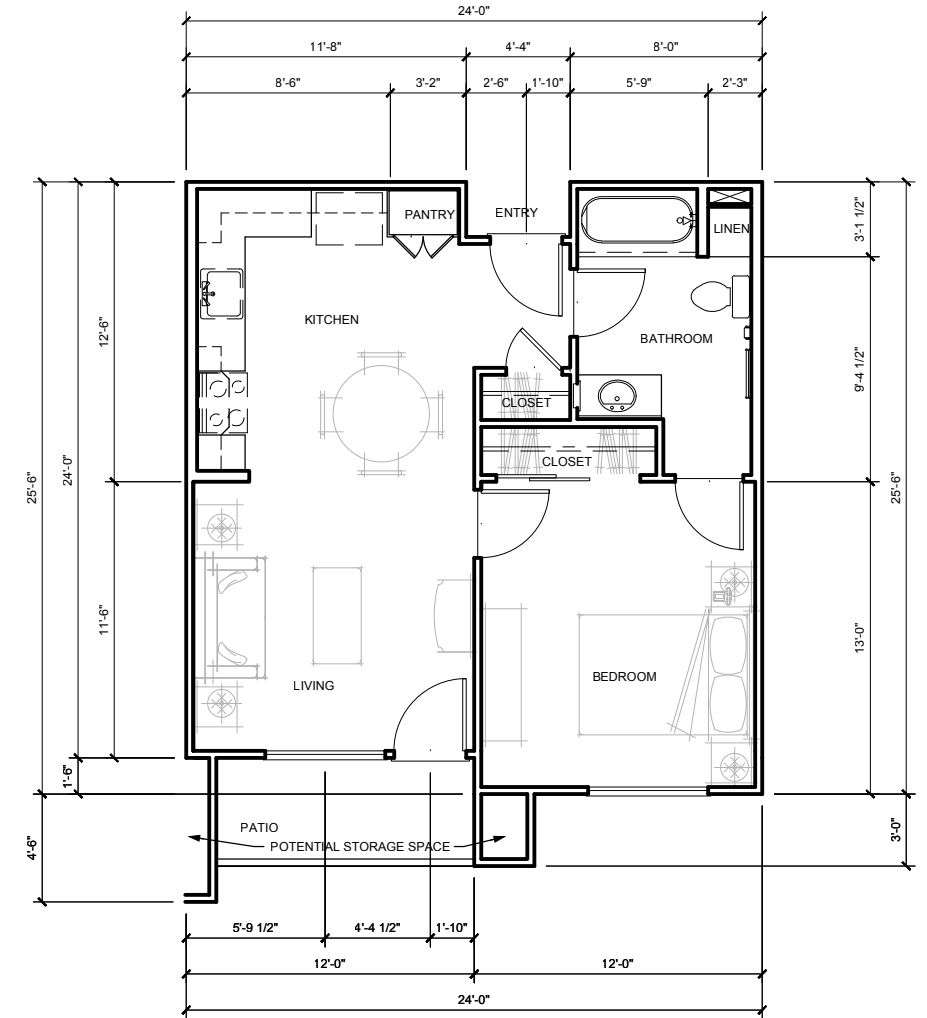
A3.1A



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



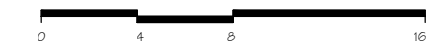
KOTTINGER MULTISTORY
1-BEDROOM PLAN A3e
584 SF
40 SF PATIO
624 SF TOTAL



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

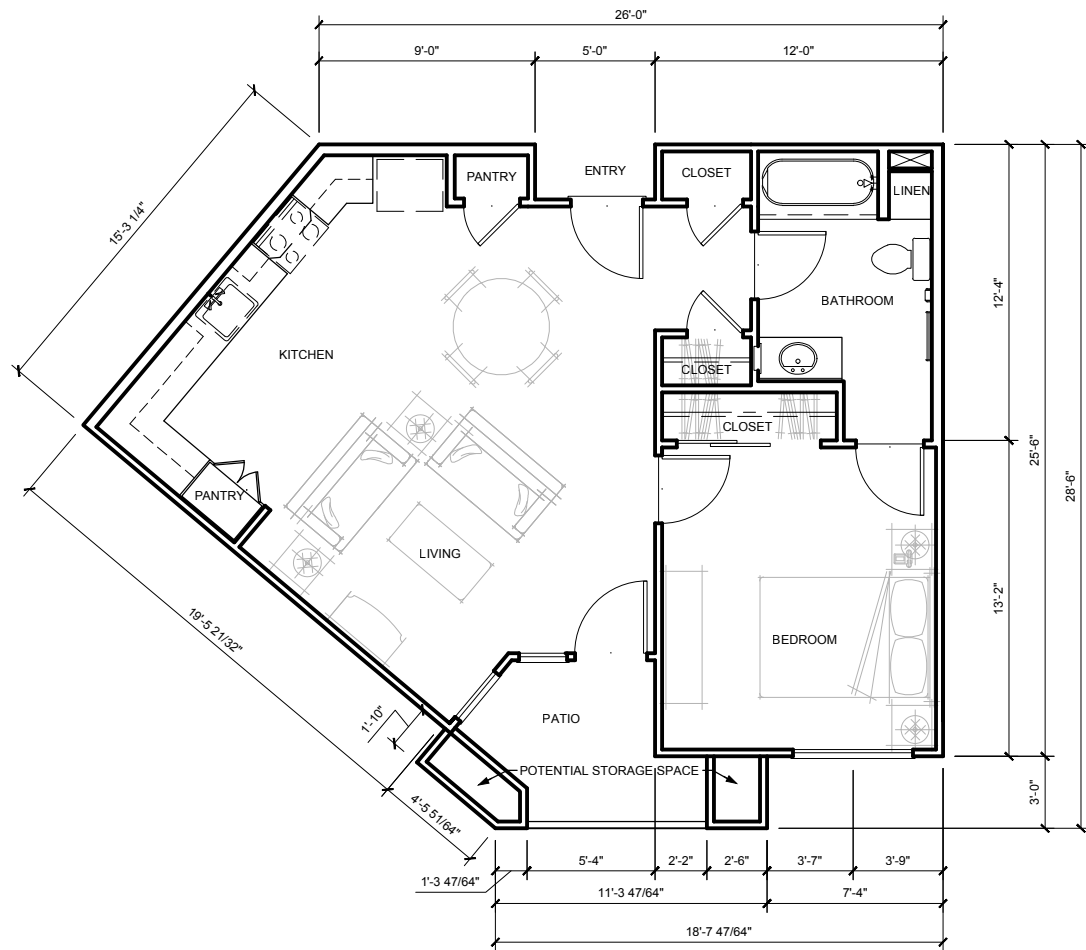
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

UNIT PLANS Ad, Ae, & Af - MULTISTORY

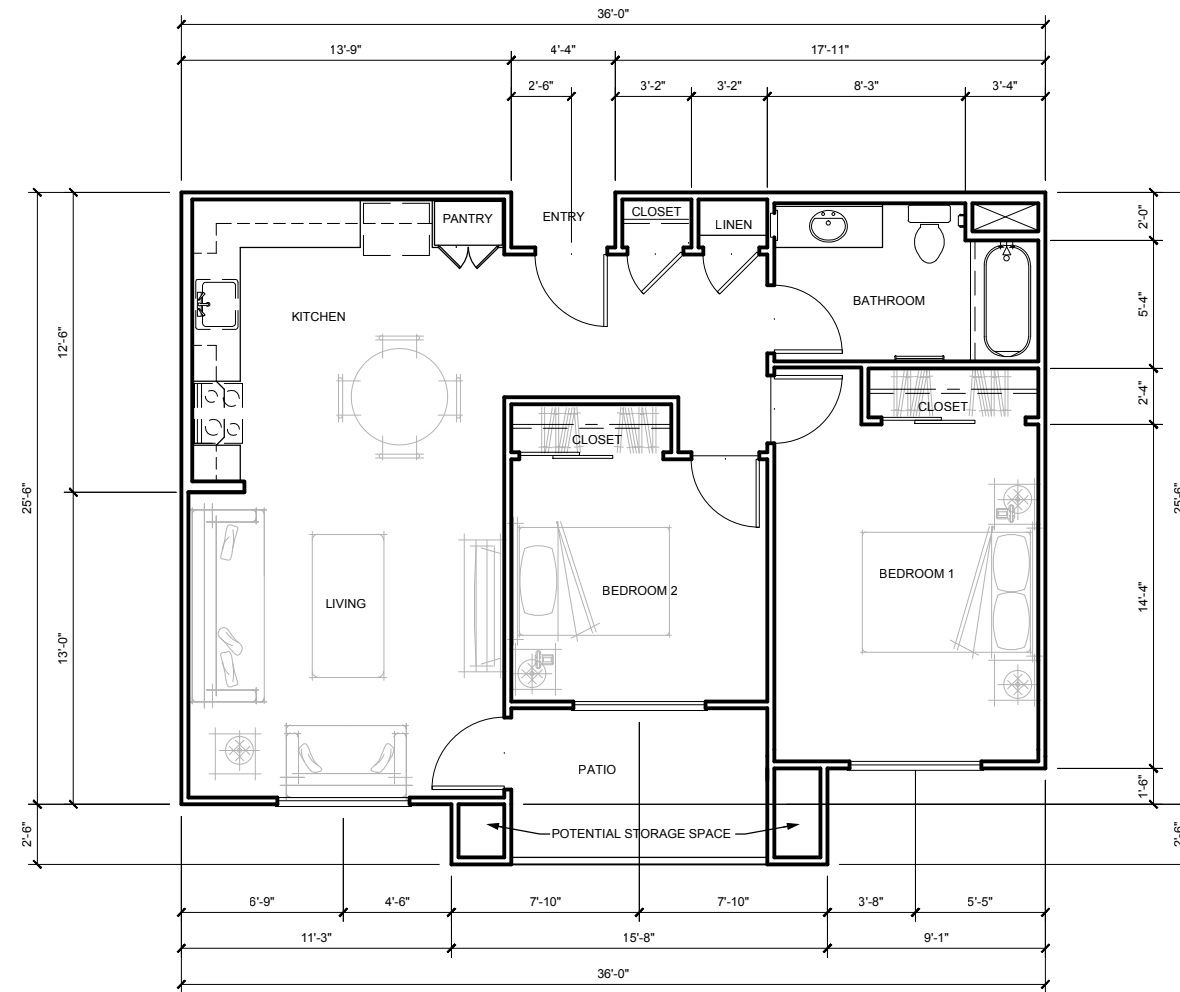


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A3.1B



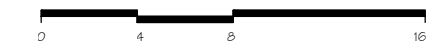
KOTTINGER MULTISTORY
 1-BEDROOM PLAN C1
 699 SF
 54 SF PATIO
 753 SF TOTAL



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

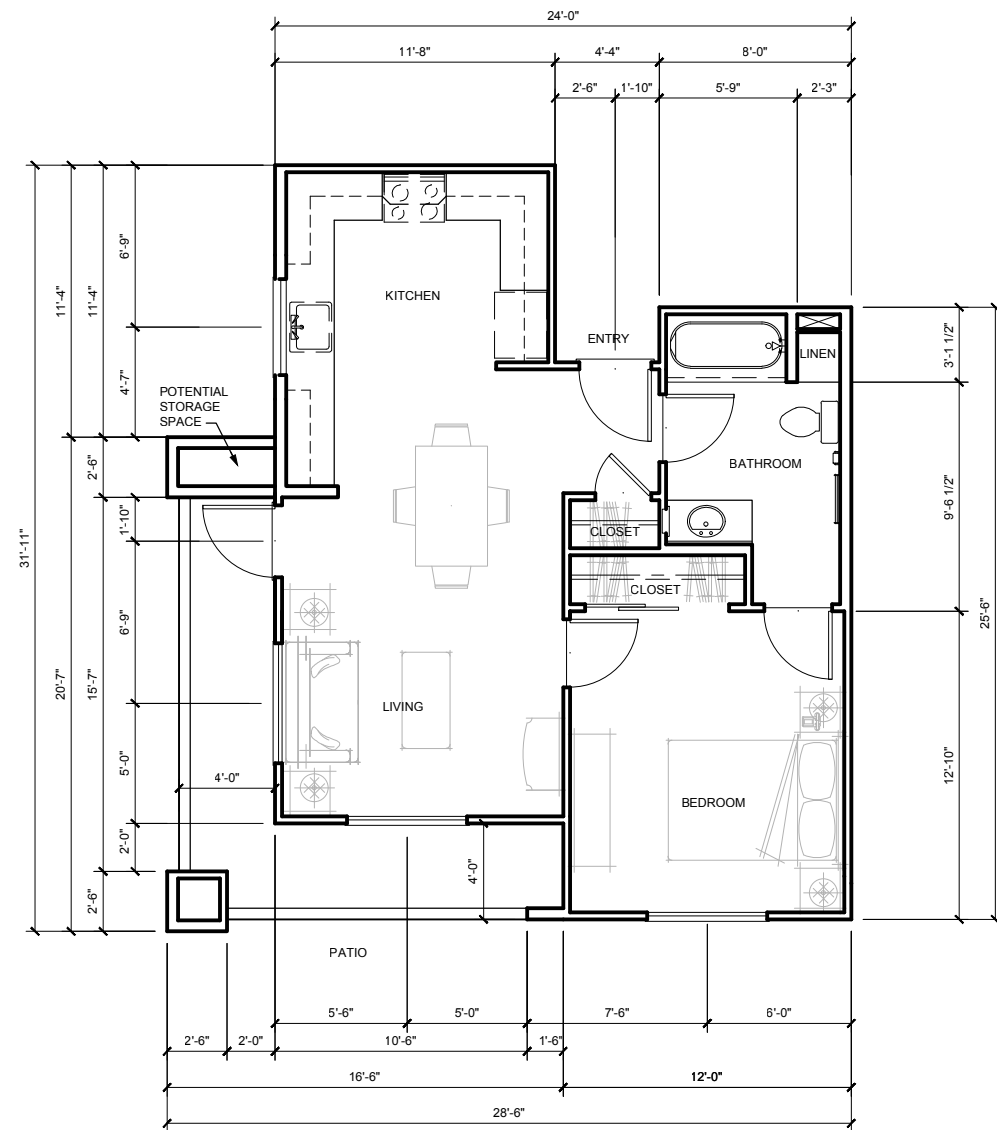
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS B & C - MULTISTORY

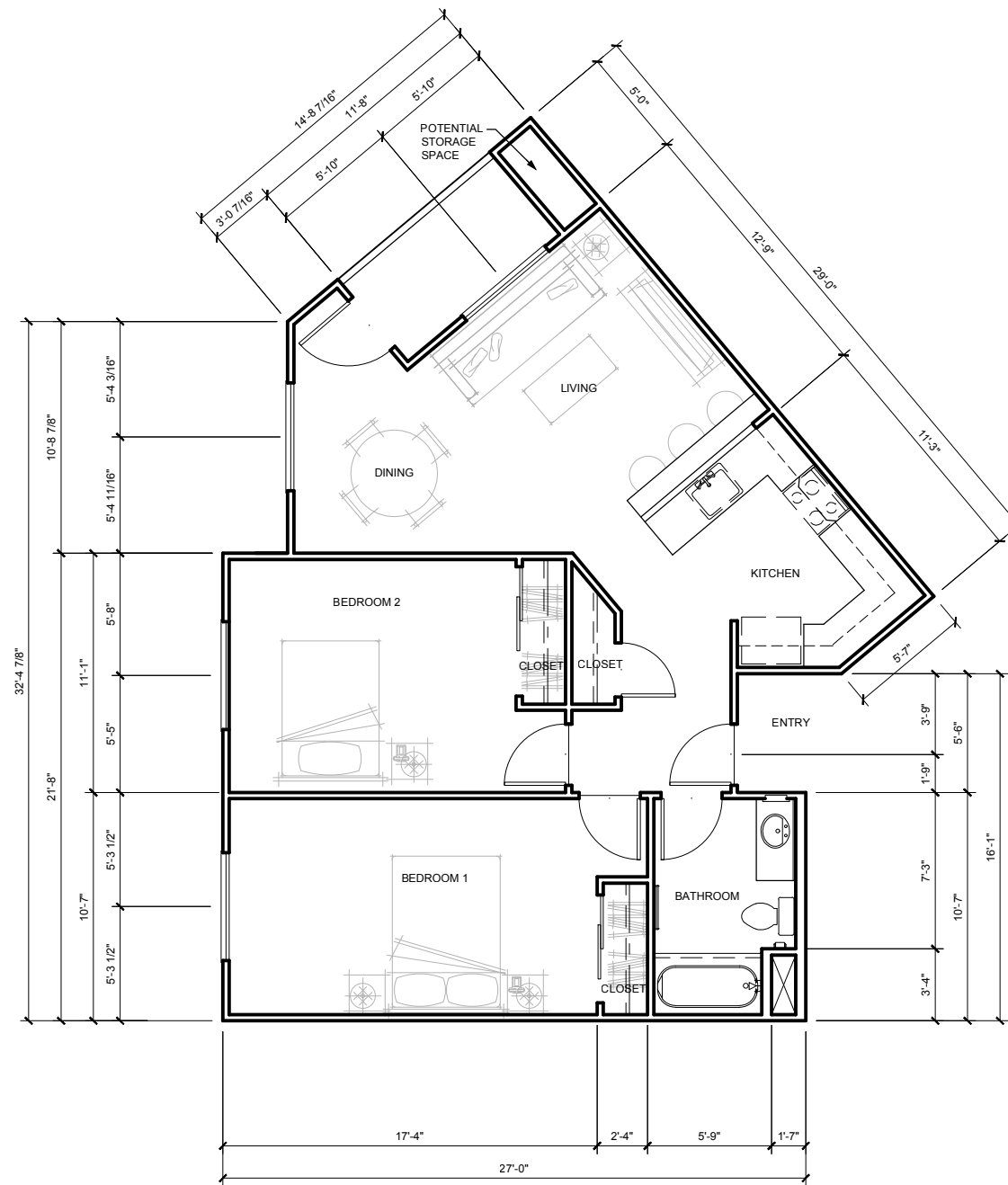


JOB NO. 552.013
 DATE 02-20-14

A3.2



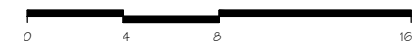
KOTTINGER MULTISTORY
 1-BEDROOM PLAN E1a
 623 SF
 118 SF DECK
 741 SF TOTAL



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

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

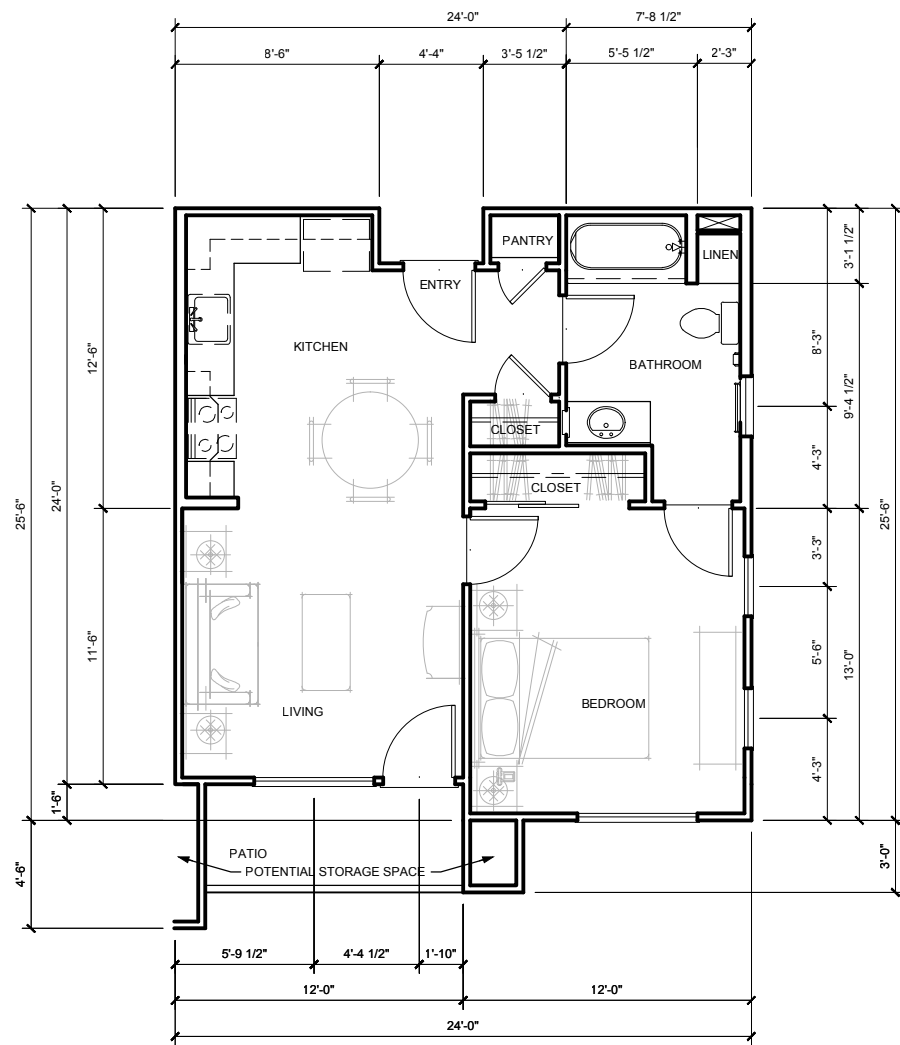
UNIT PLANS D & E - MULTISTORY



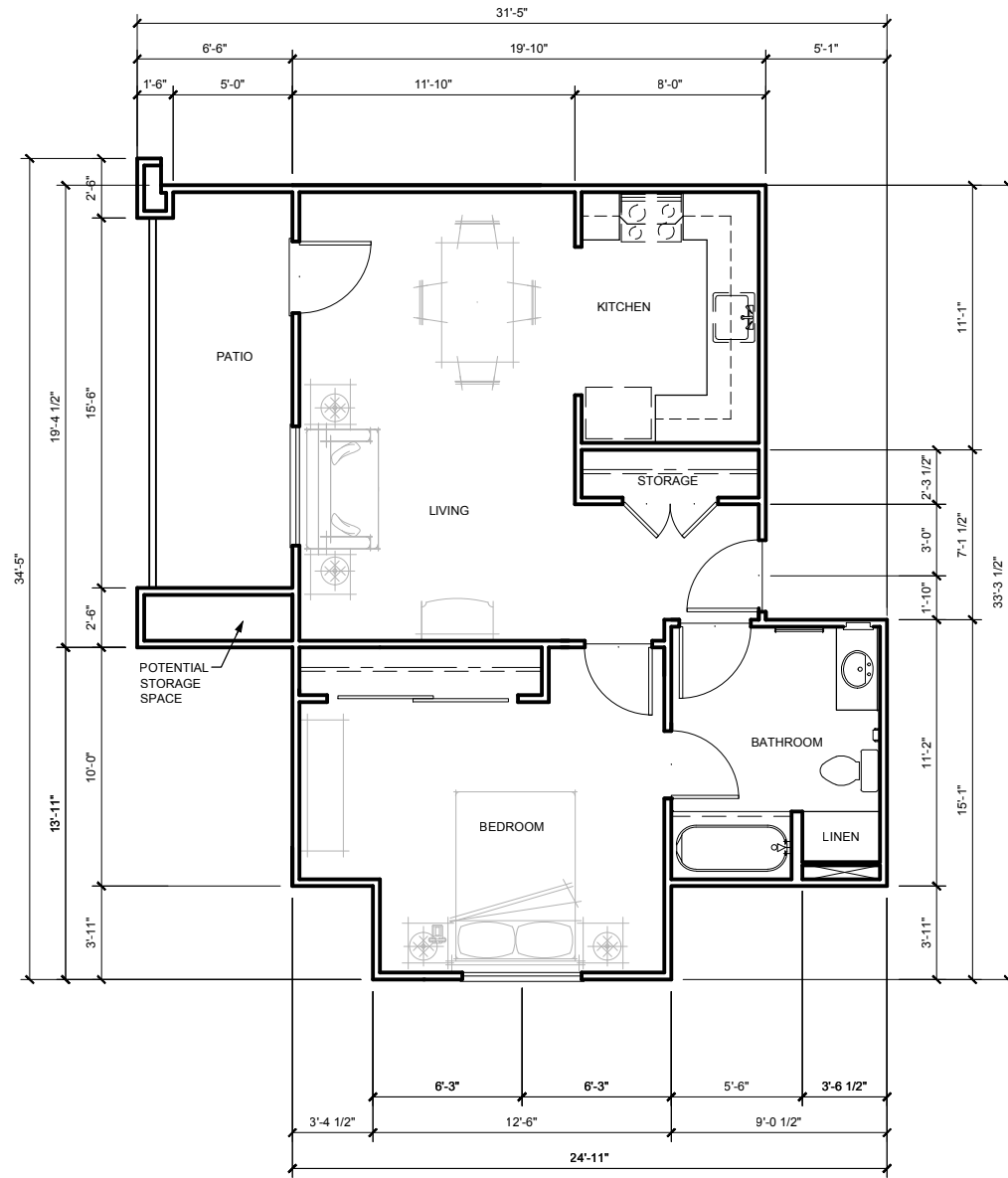
JOB NO. 552.013
 DATE 02-20-14



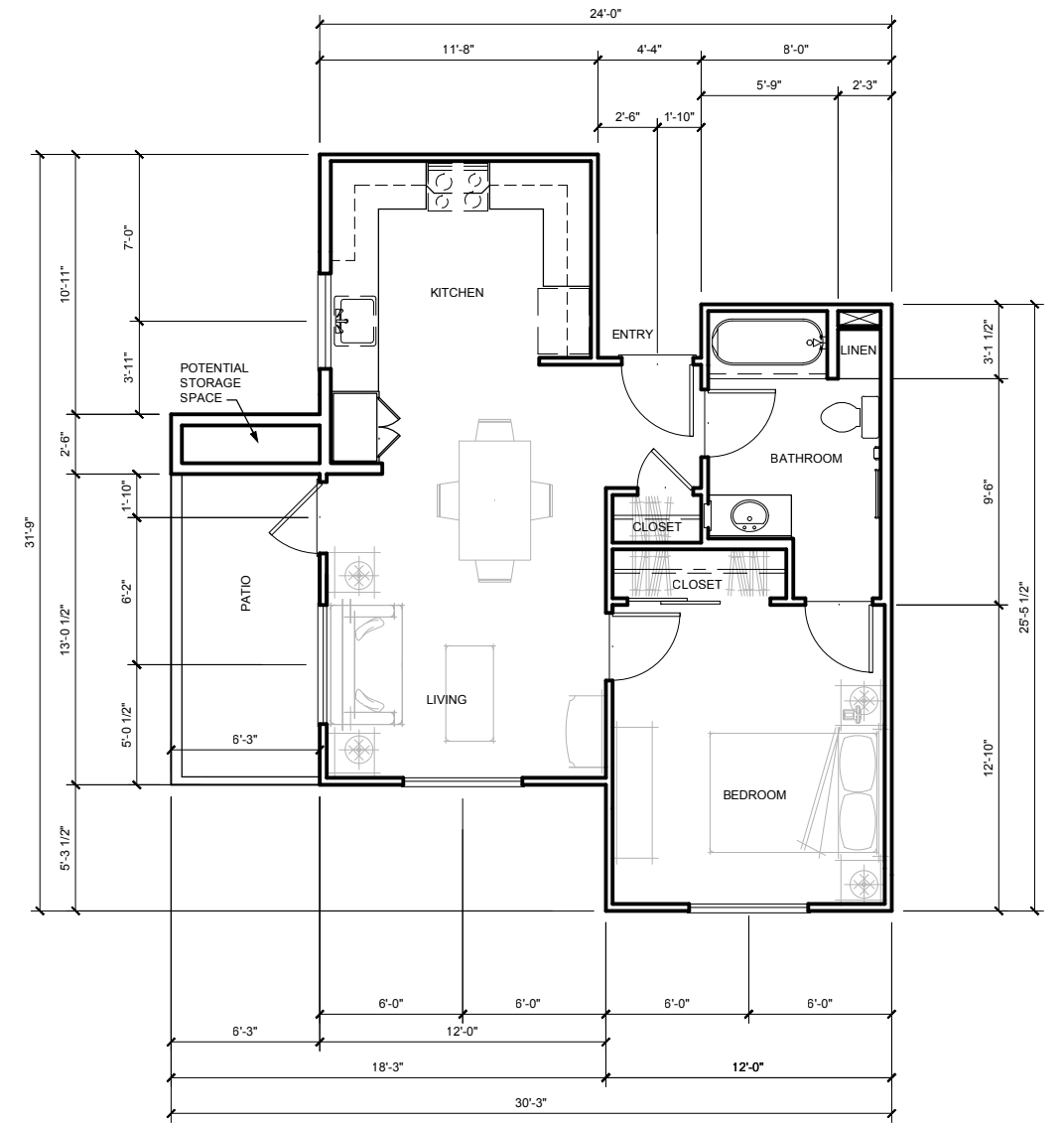
A3.3



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



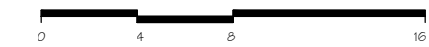
KOTTINGER MULTISTORY
1-BEDROOM PLAN G
679 SF
47 SF PATIO
726 SF TOTAL



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

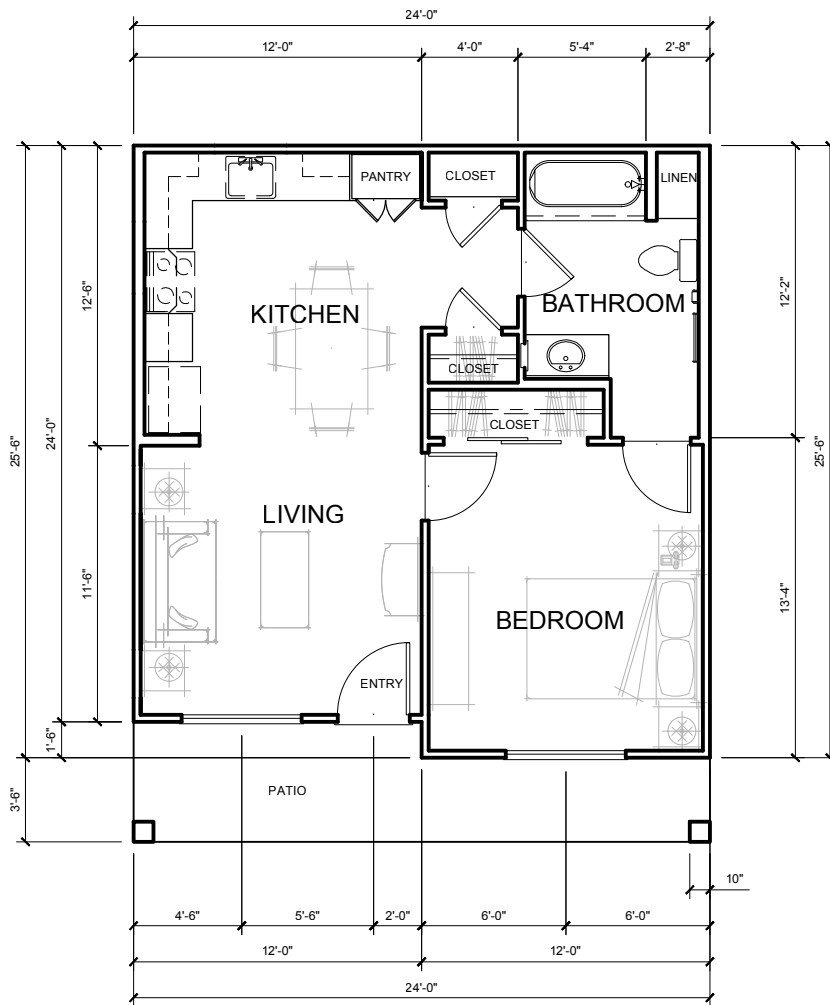
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

UNIT PLANS F, G, & H - MULTISTORY

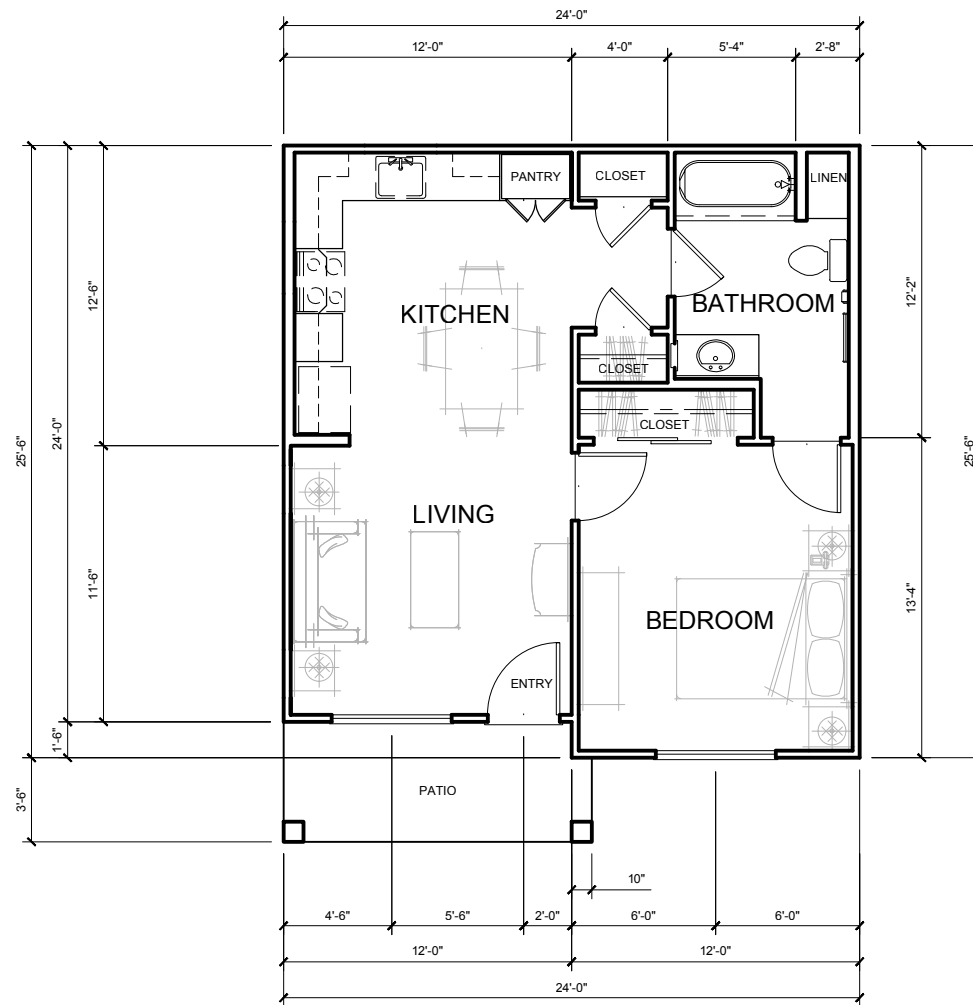


JOB NO. 552.013
DATE 02-20-14

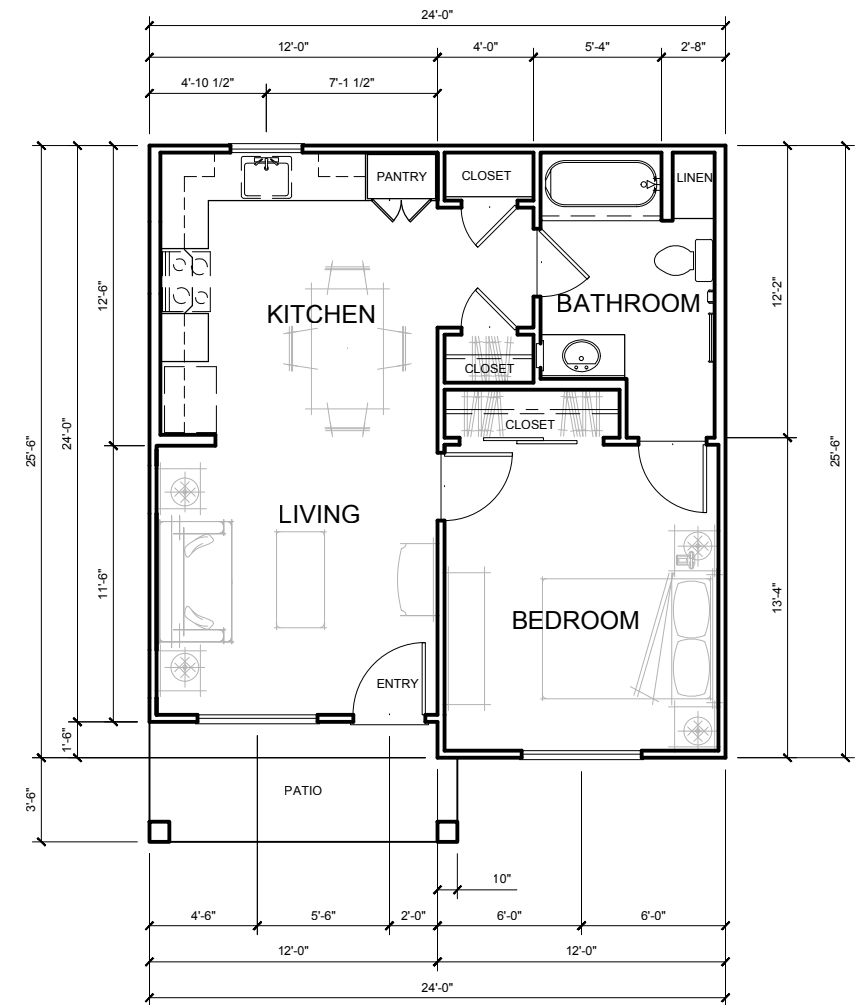
A3.4



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



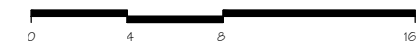
KOTTINGER COTTAGES
 1-BEDROOM PLAN X-2
 594 SF
 63 SF PATIO
 657 SF TOTAL



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

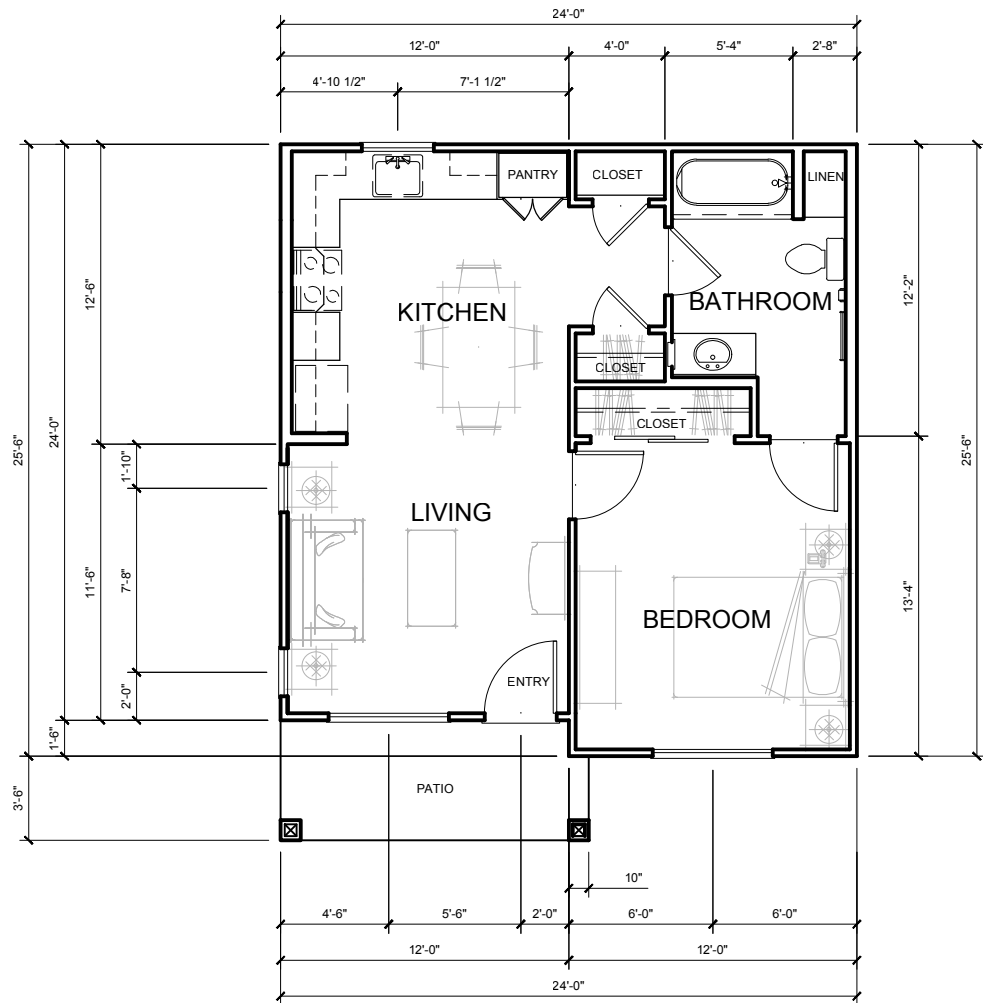
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS X1, X2, & X3 - COTTAGES

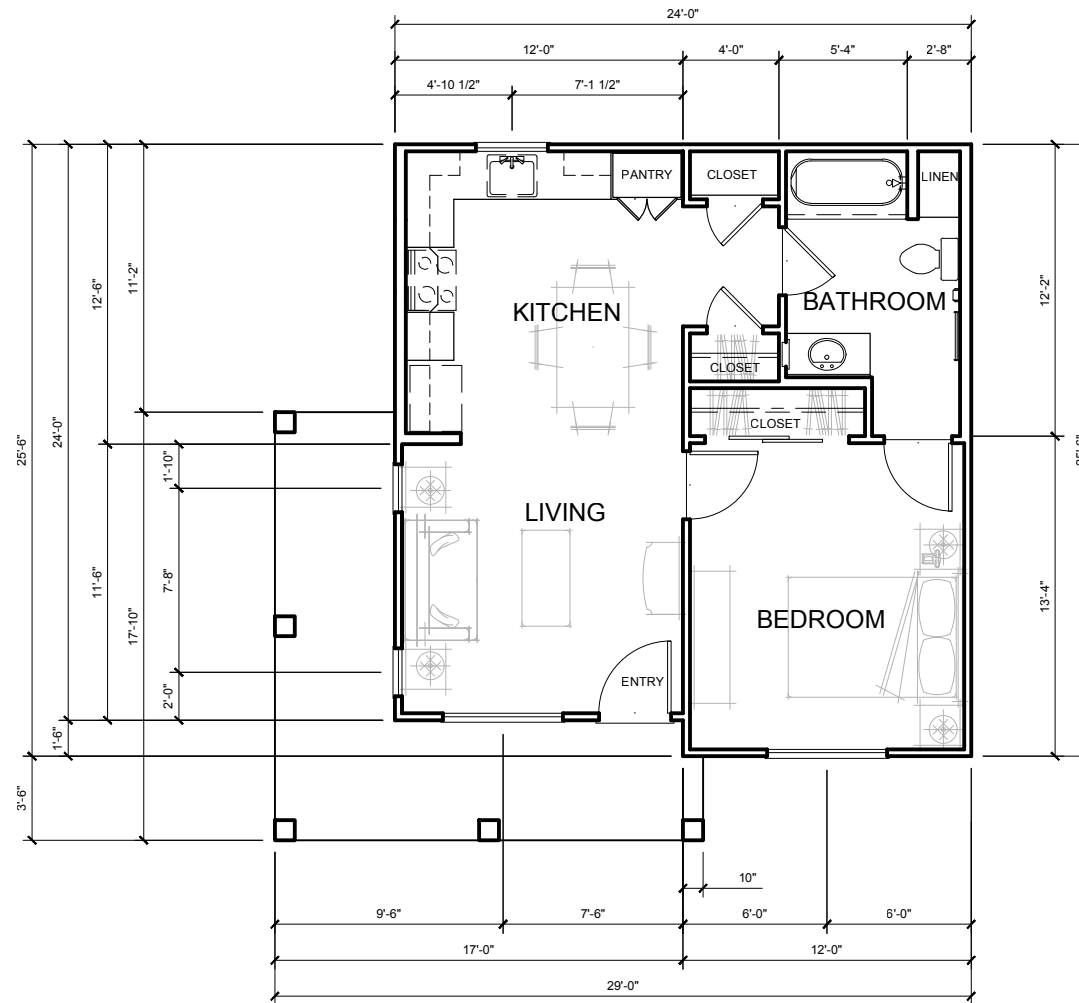


JOB NO. 552.013
 DATE 02-20-14

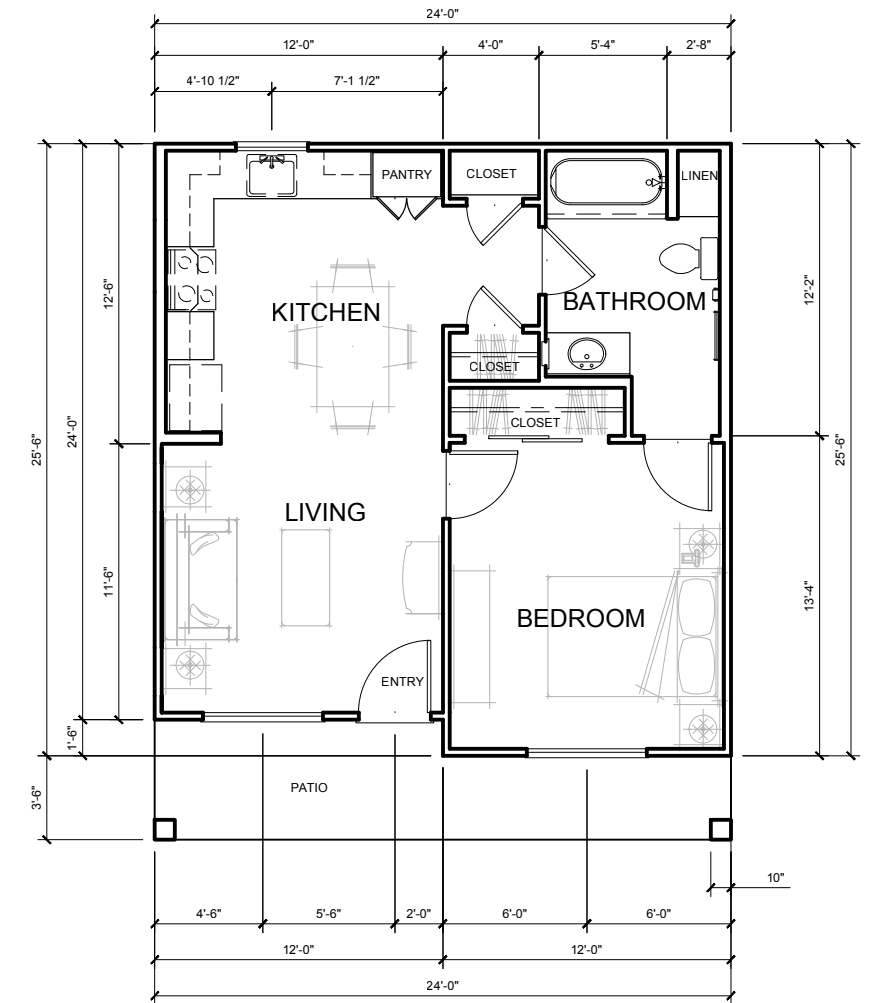
A3.5A



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



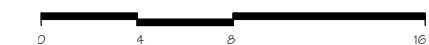
KOTTINGER COTTAGES
 1-BEDROOM PLAN X-5
 594 SF
 152 SF PATIO
 746 SF TOTAL



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

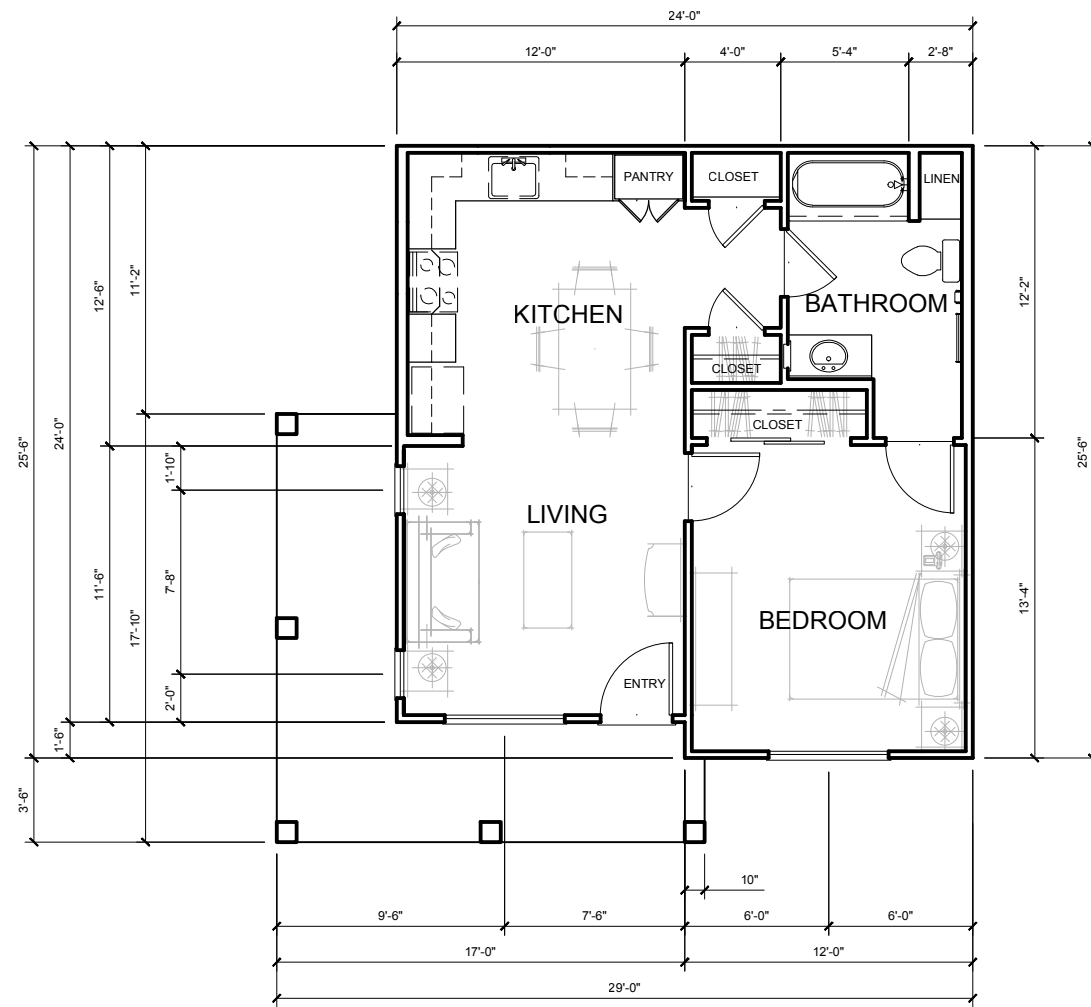
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS X4, X5, & X6 - COTTAGES

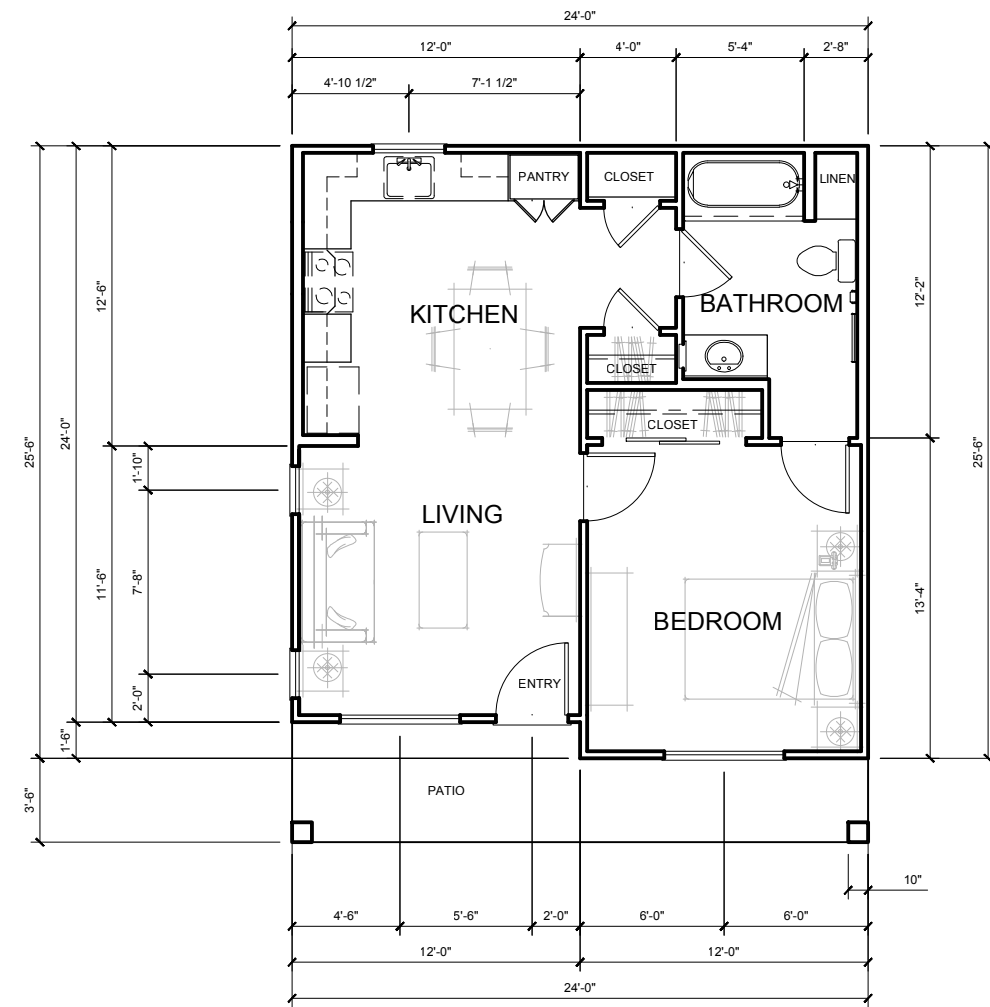


JOB NO. 552.013
 DATE 02-20-14

A3.5B



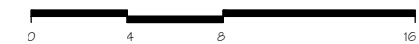
KOTTINGER COTTAGES
 1-BEDROOM PLAN X-8
 594 SF
 152 SF PATIO
 746 SF TOTAL



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

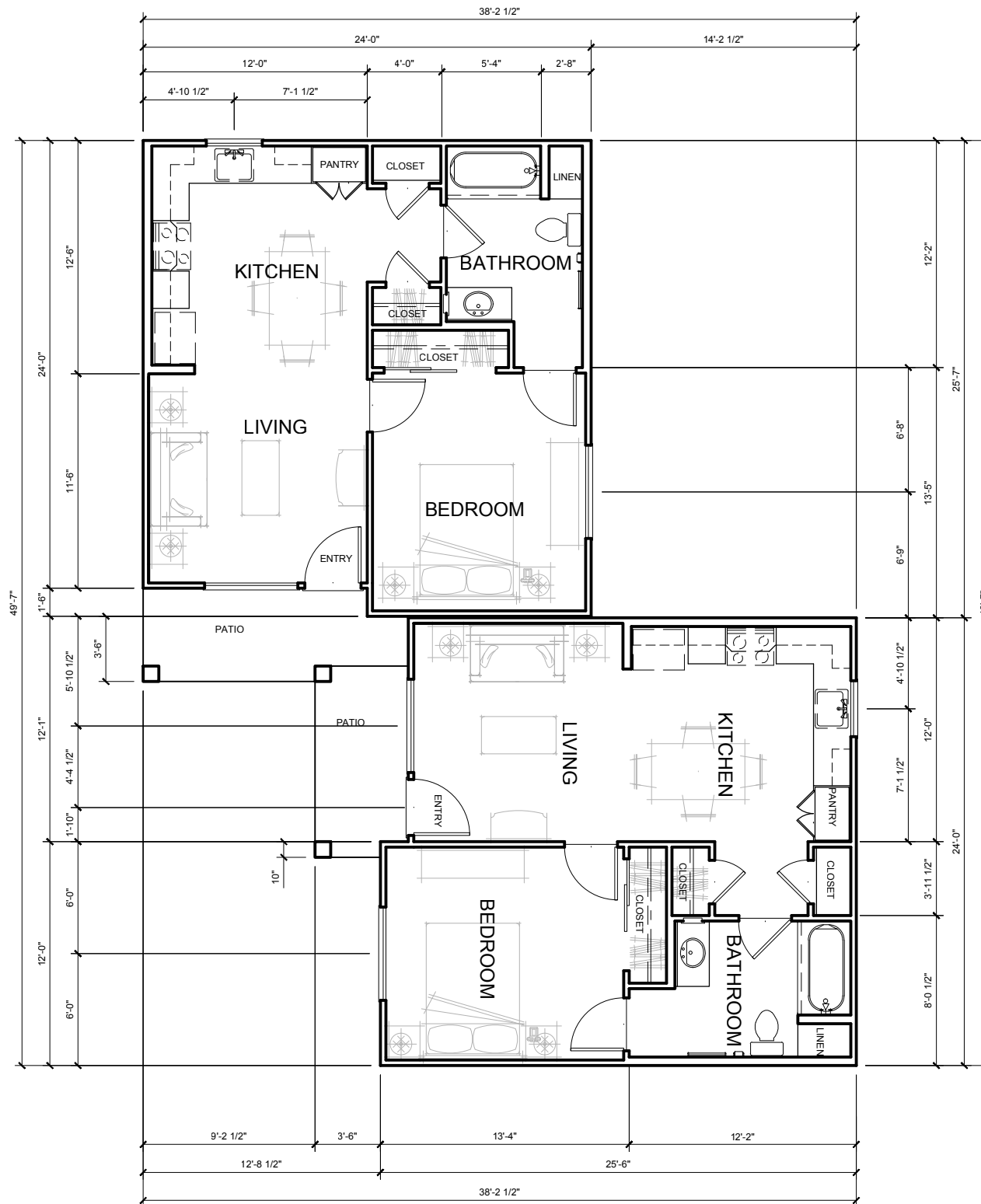


JOB NO. 552.013
 DATE 02-20-14

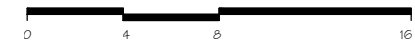
A3.5C

UNIT Y-1

UNIT Y-2



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



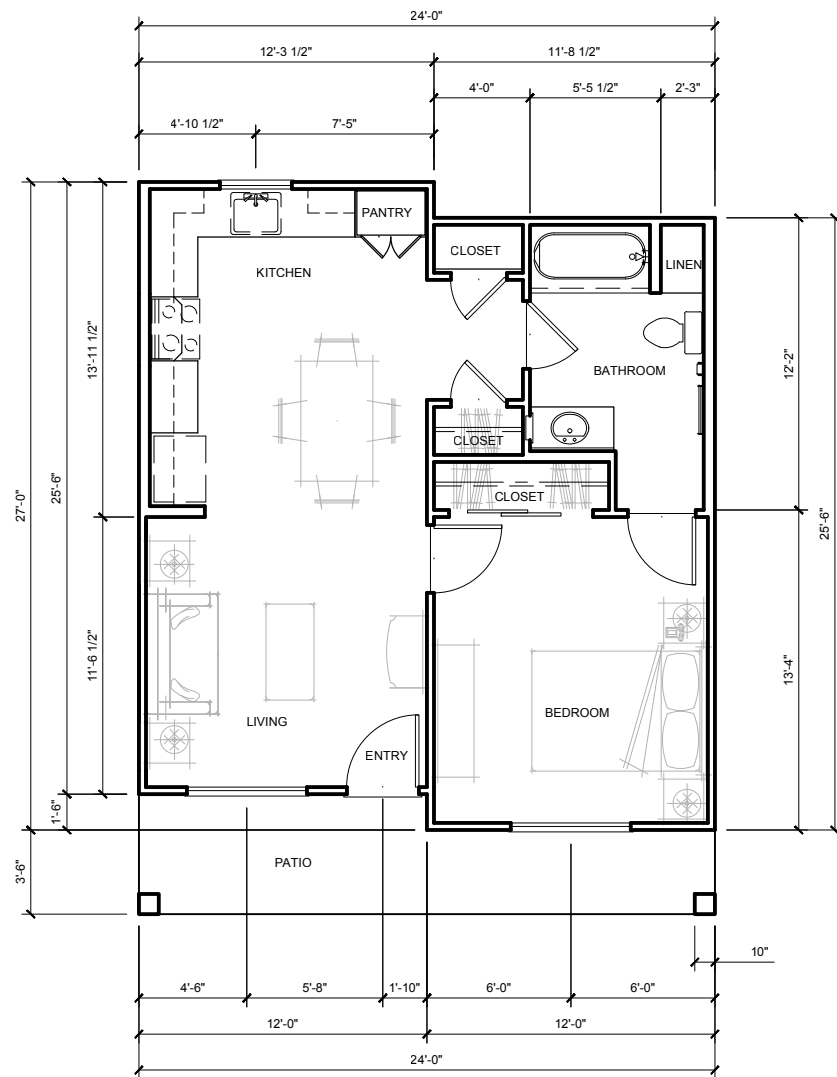
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS Y1 & Y2 - COTTAGES

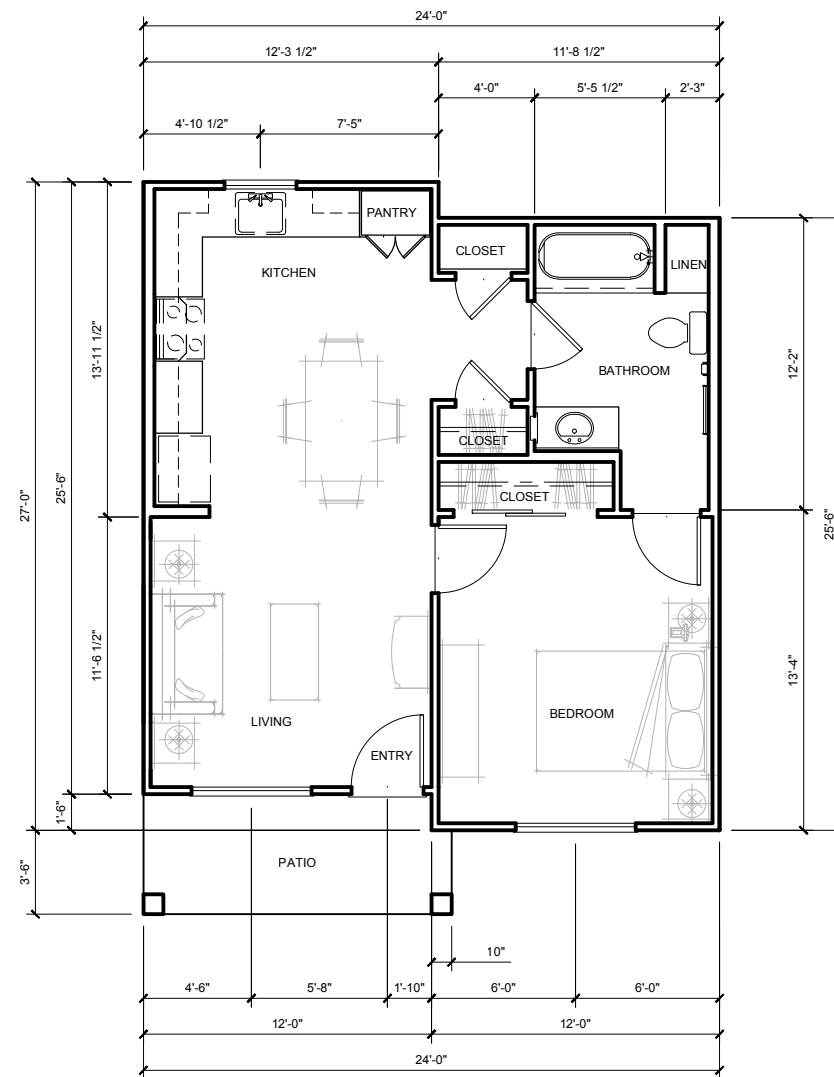


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A3.6



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

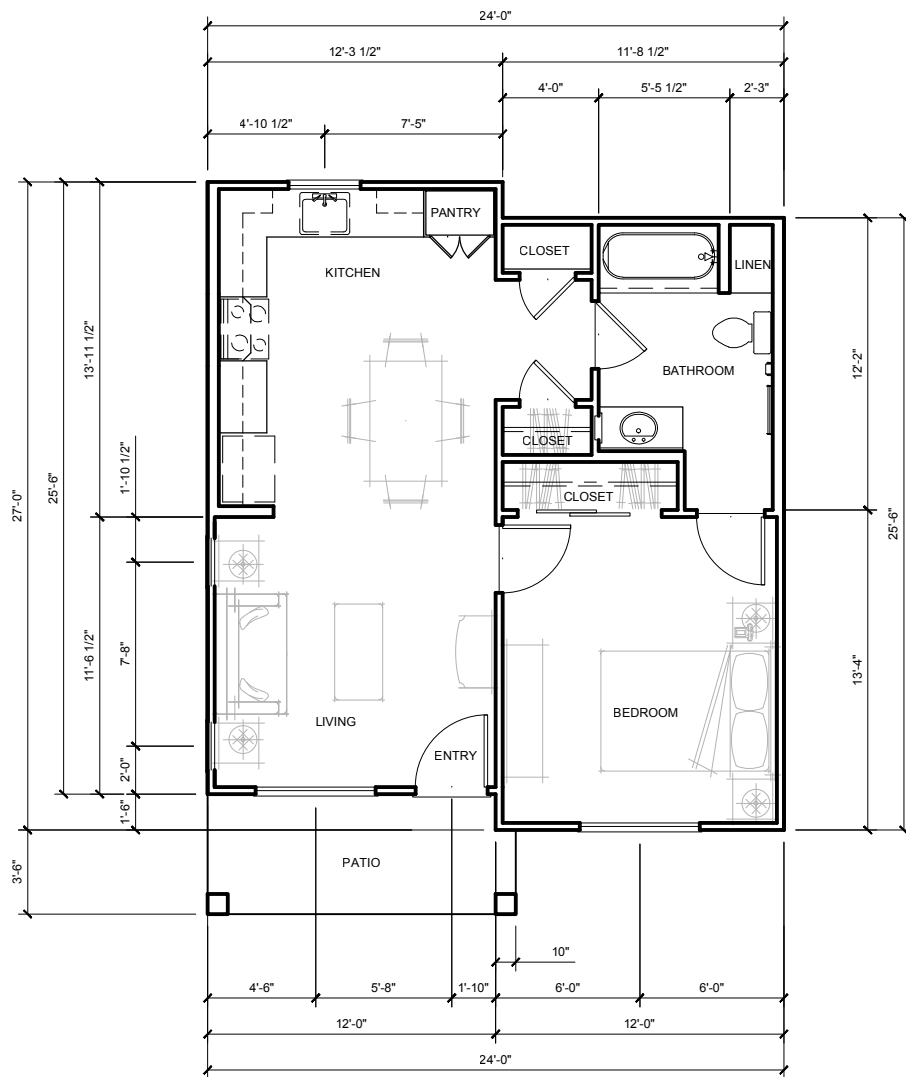
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

UNIT PLANS Z1 & Z2 - COTTAGES

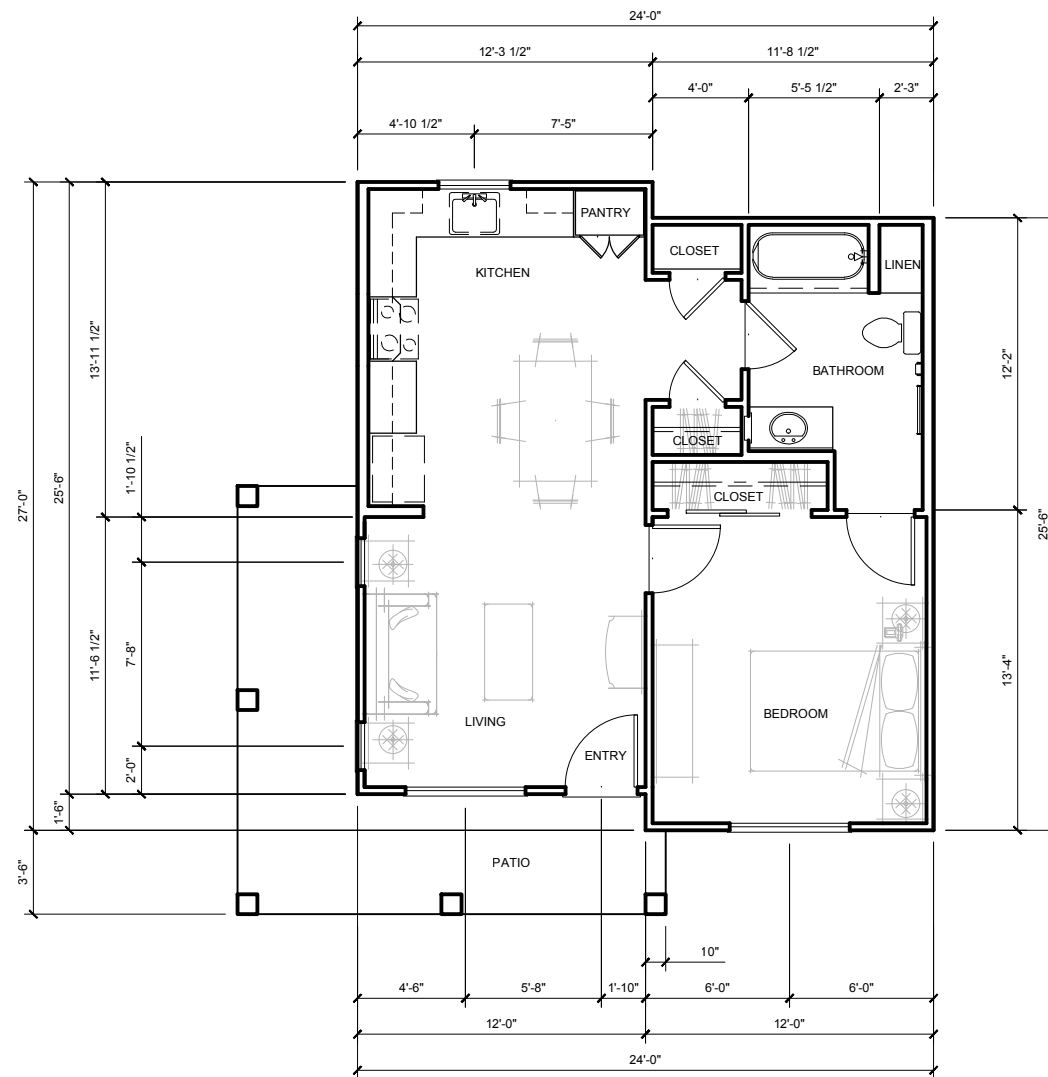


JOB NO. 552.013
 DATE 02-20-14

A3.7A



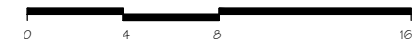
KOTTINGER COTTAGES
 1-BEDROOM PLAN Z-4
 612 SF
 63 SF DECK
 675 SF TOTAL



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

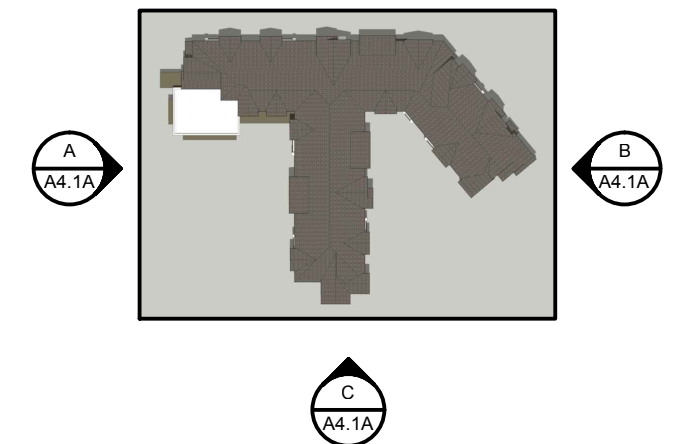


- COMPOSITION SHINGLE
- "HARDIE" BOARD AND BATTEN SIDING
- "AZEK " AND METAL RAILING
- MILGARD VINYL WINDOWS
- "HARDIE " LAP SIDING

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



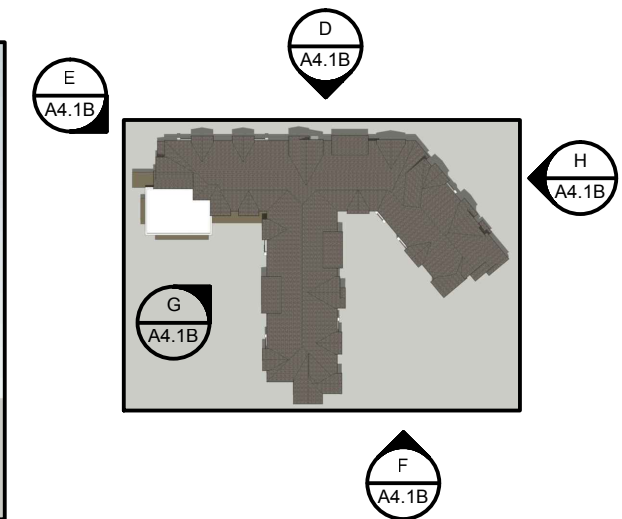
BUILDING 1 - ELEVATION D



BUILDING 1 - PERSPECTIVE E



BUILDING 1 - PERSPECTIVE F



BUILDING 1 - PERSPECTIVE G



BUILDING 1 - PERSPECTIVE H

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

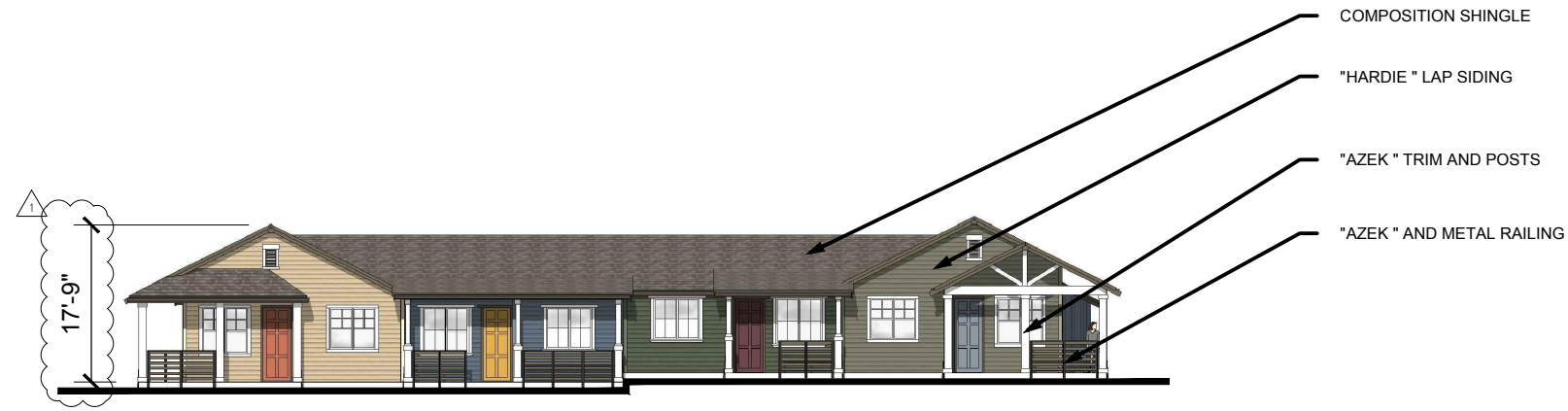
BUILDING 1 - KOTTINGER PLACE
ELEVATIONS



0 16 32 64

JOB NO. 552.013
 DATE 02-20-14

A4.1B



FRONT ELEVATION A

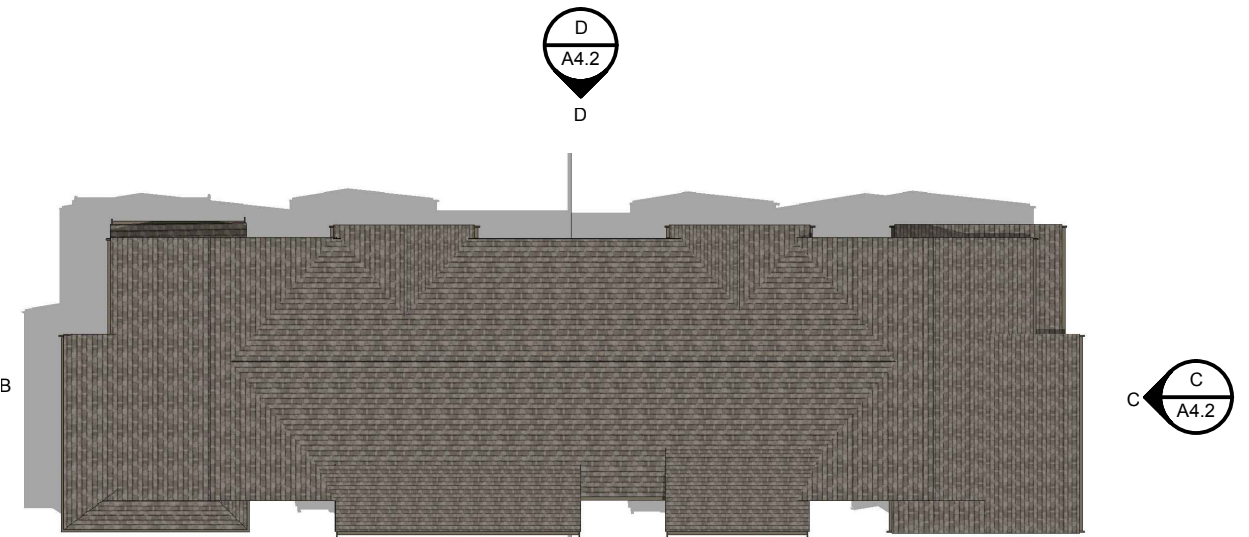
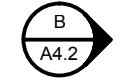


LEFT ELEVATION B

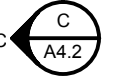
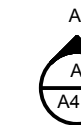


RIGHT ELEVATION C

- METER CLOSET
- VENTILATED METAL DOORS



ROOF PLAN



REAR ELEVATION D

- MILGARD VINYL WINDOWS
- 'HARDIE' LAP SIDING

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING 2 - KOTTINGER PLACE
COTTAGE ELEVATIONS



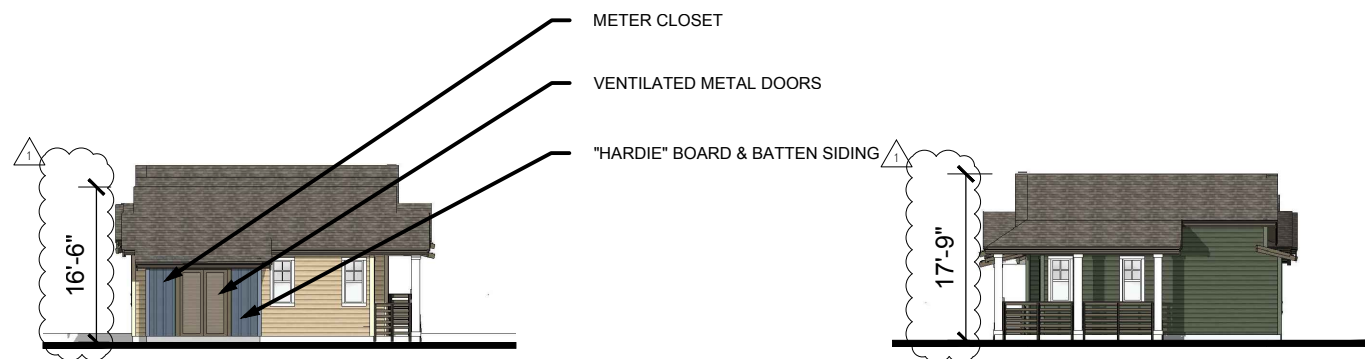
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JOB NO. 552.013
 DATE 02-20-14

A4.2

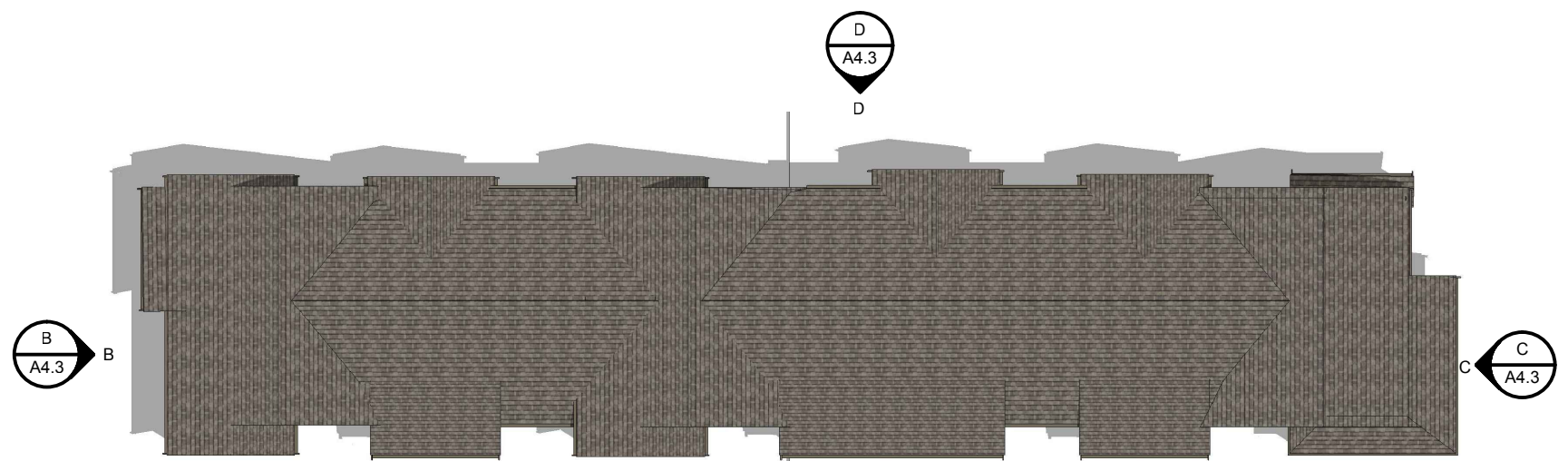


FRONT ELEVATION A



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

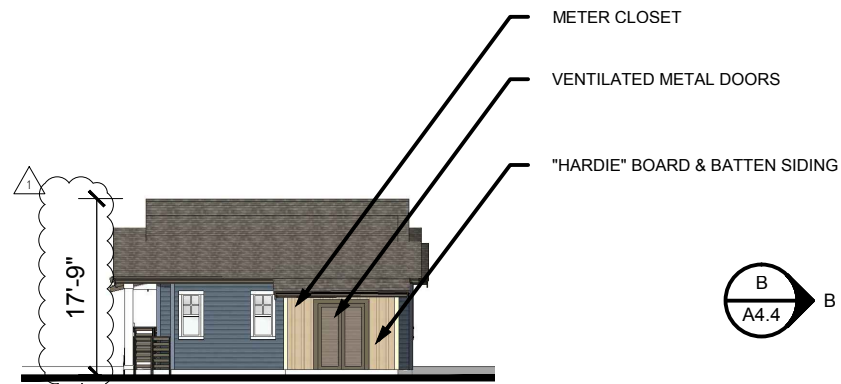
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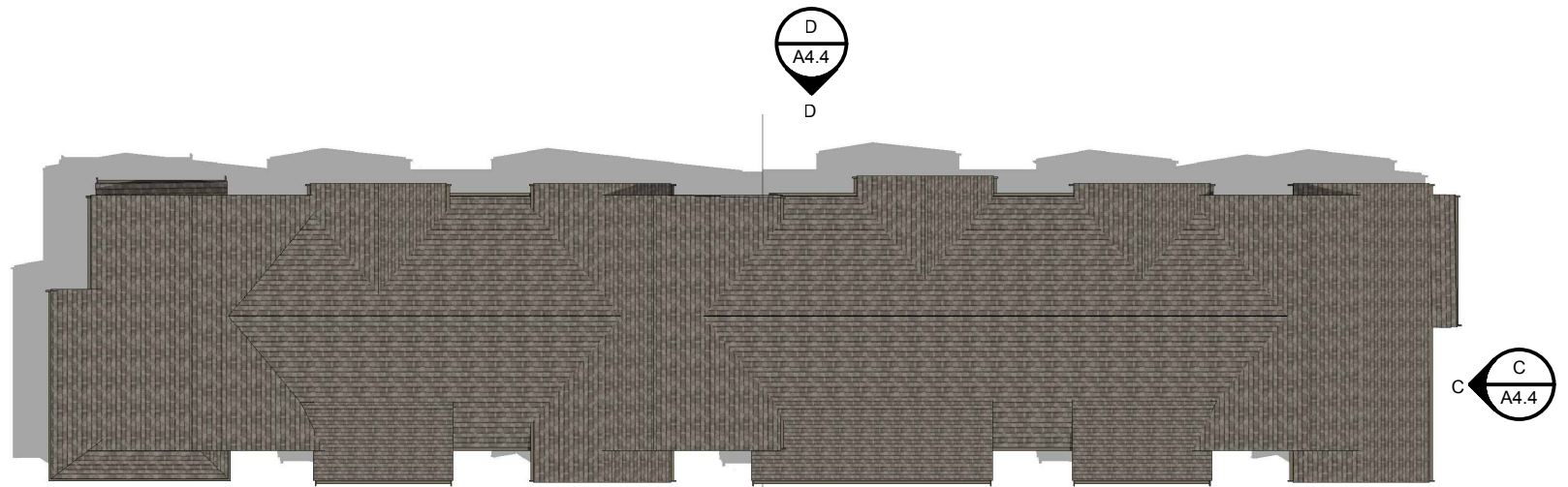
FRONT ELEVATION A



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



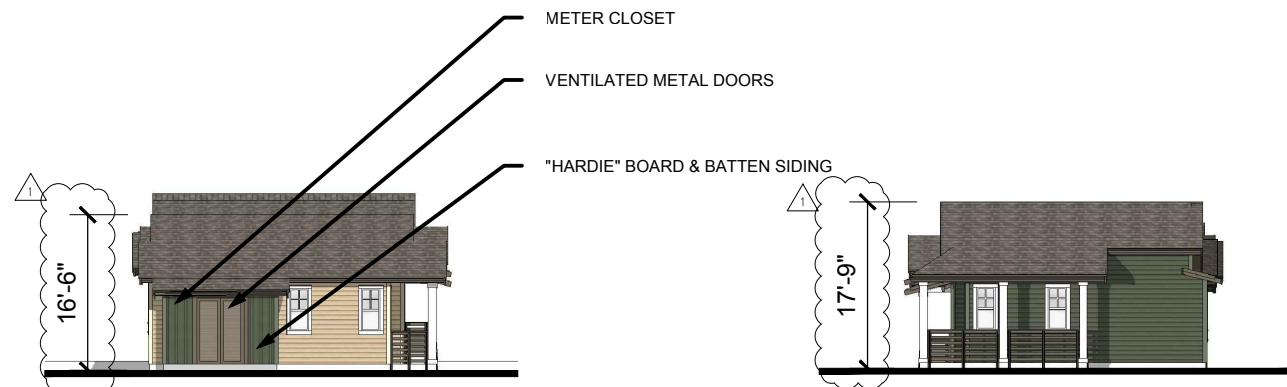
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JOB NO. 552.013
 DATE 02-20-14

A4.4

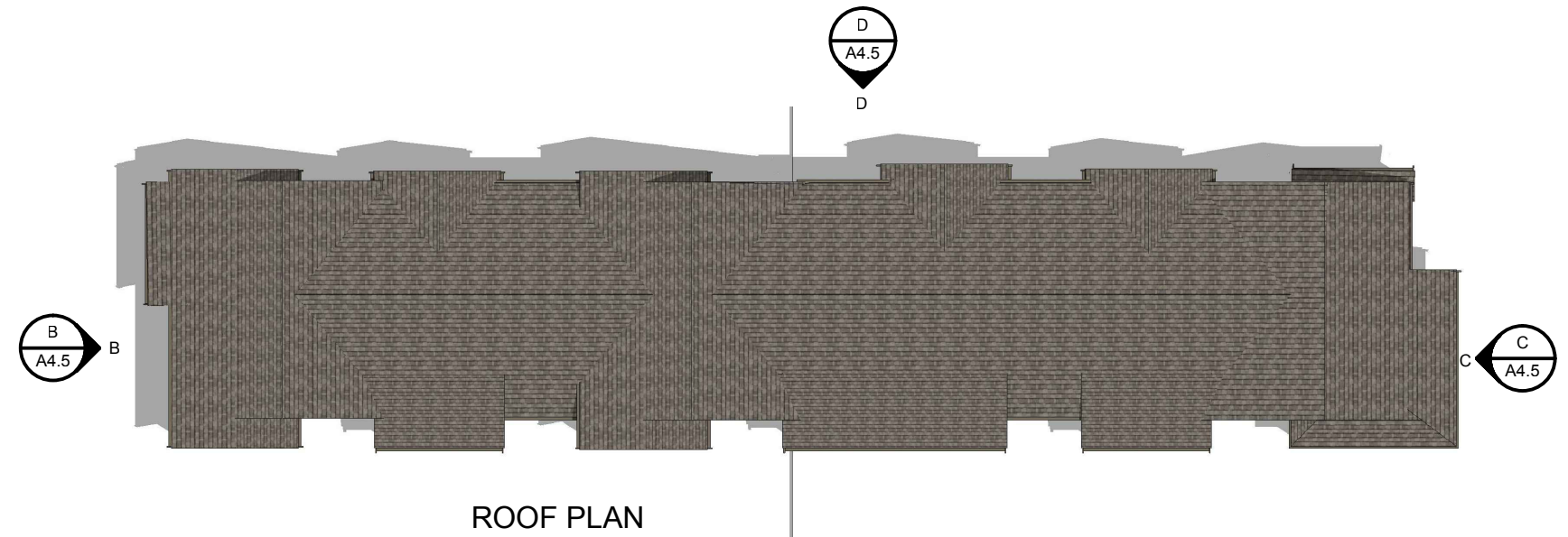


FRONT ELEVATION A



LEFT ELEVATION B

RIGHT ELEVATION C



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

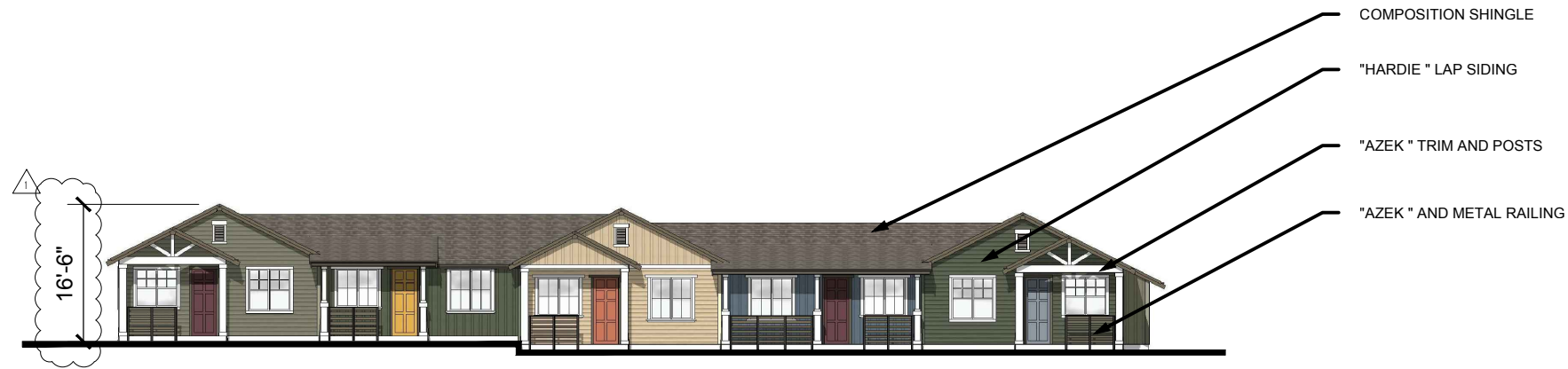
BUILDING 5 - KOTTINGER PLACE
COTTAGE ELEVATIONS



0 16 32 64

JOB NO. 552.013
 DATE 02-20-14

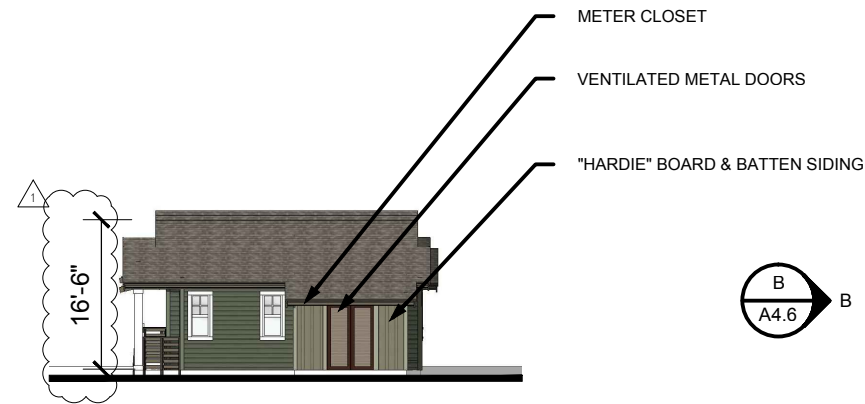
A4.5



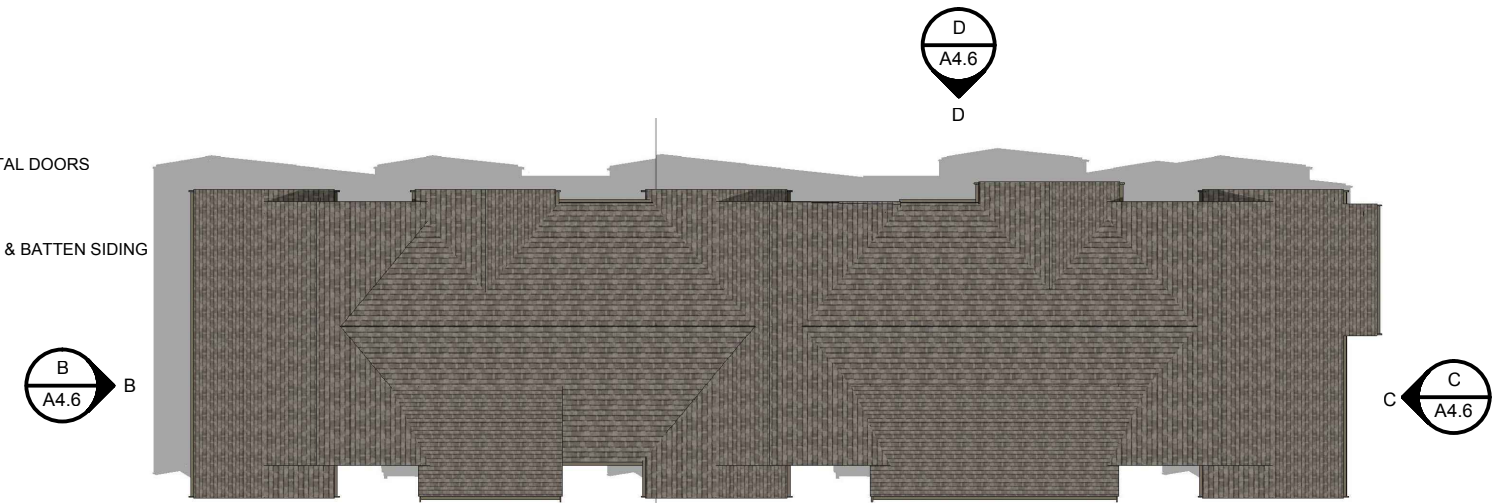
FRONT ELEVATION A



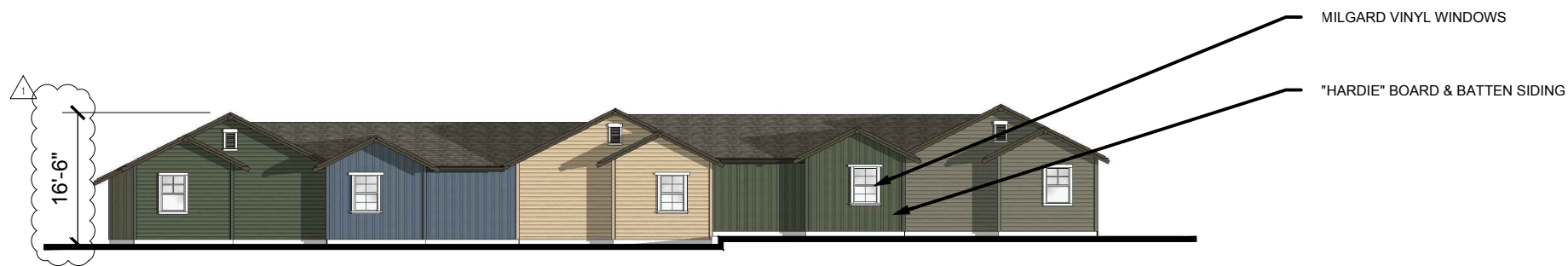
LEFT ELEVATION B



RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

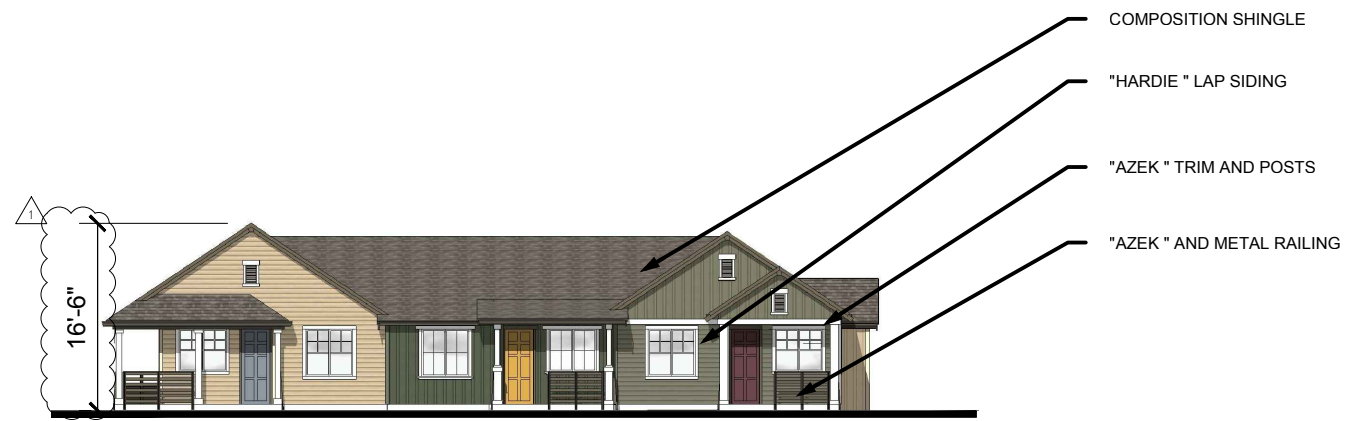
BUILDING 6 - KOTTINGER PLACE
COTTAGE ELEVATIONS



0 16 32 64

JOB NO. 552.013
 DATE 02-20-14

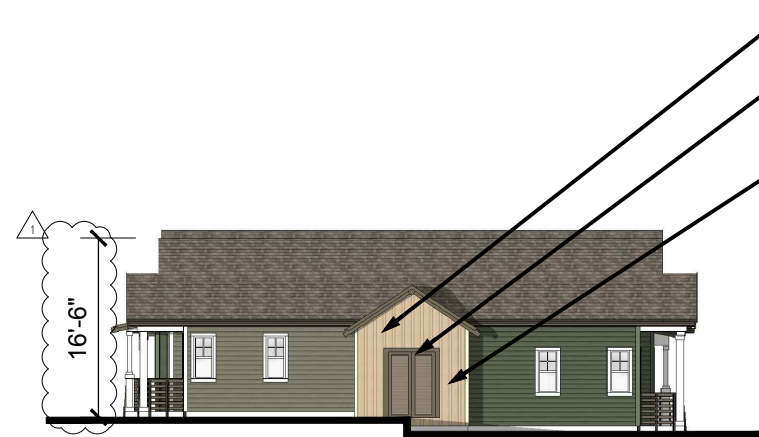
A4.6



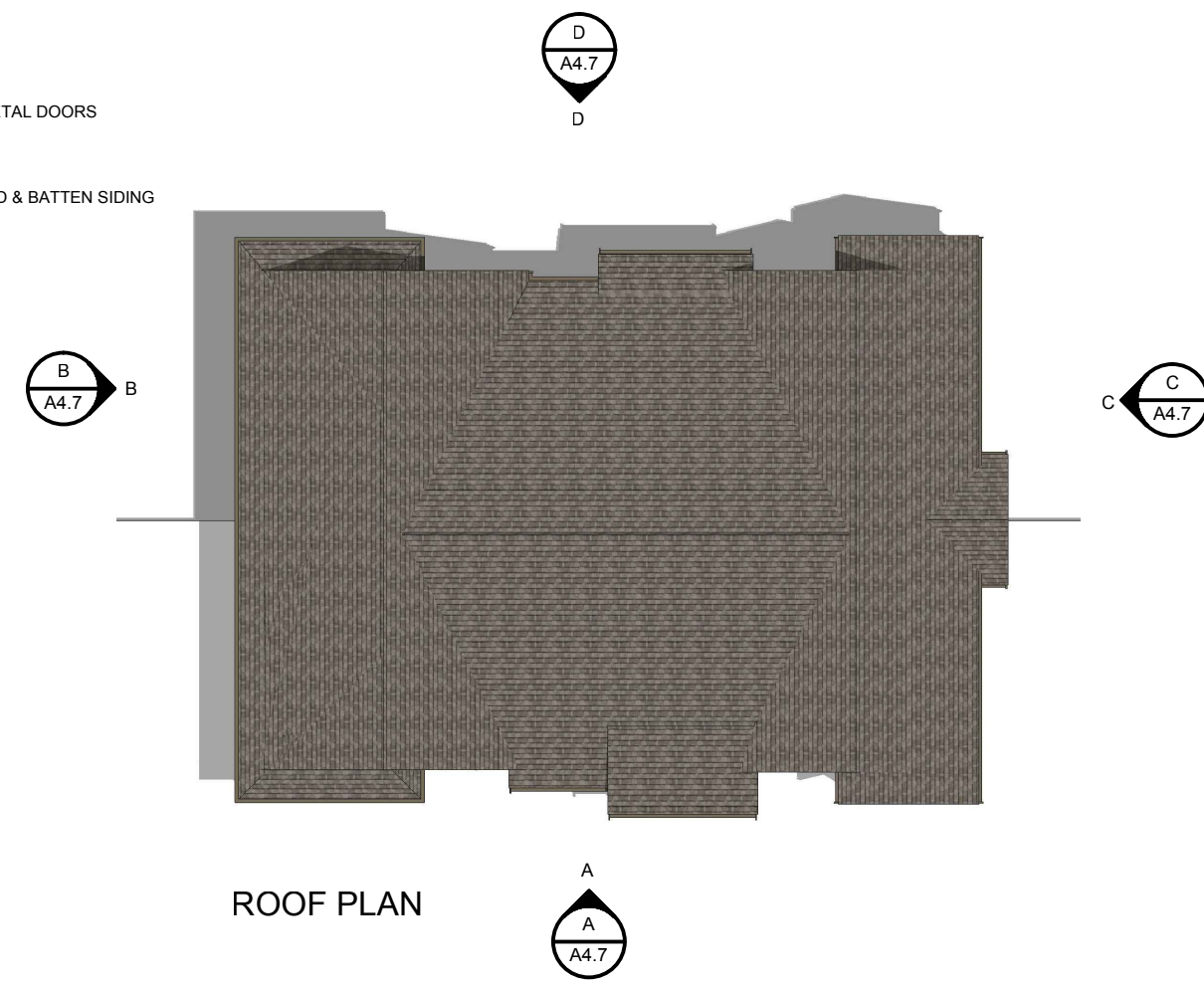
FRONT ELEVATION A



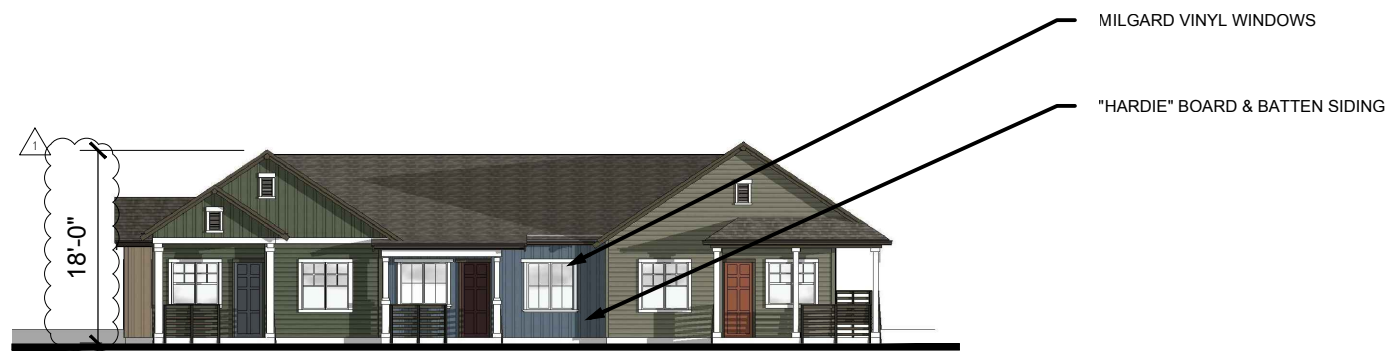
LEFT ELEVATION B



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



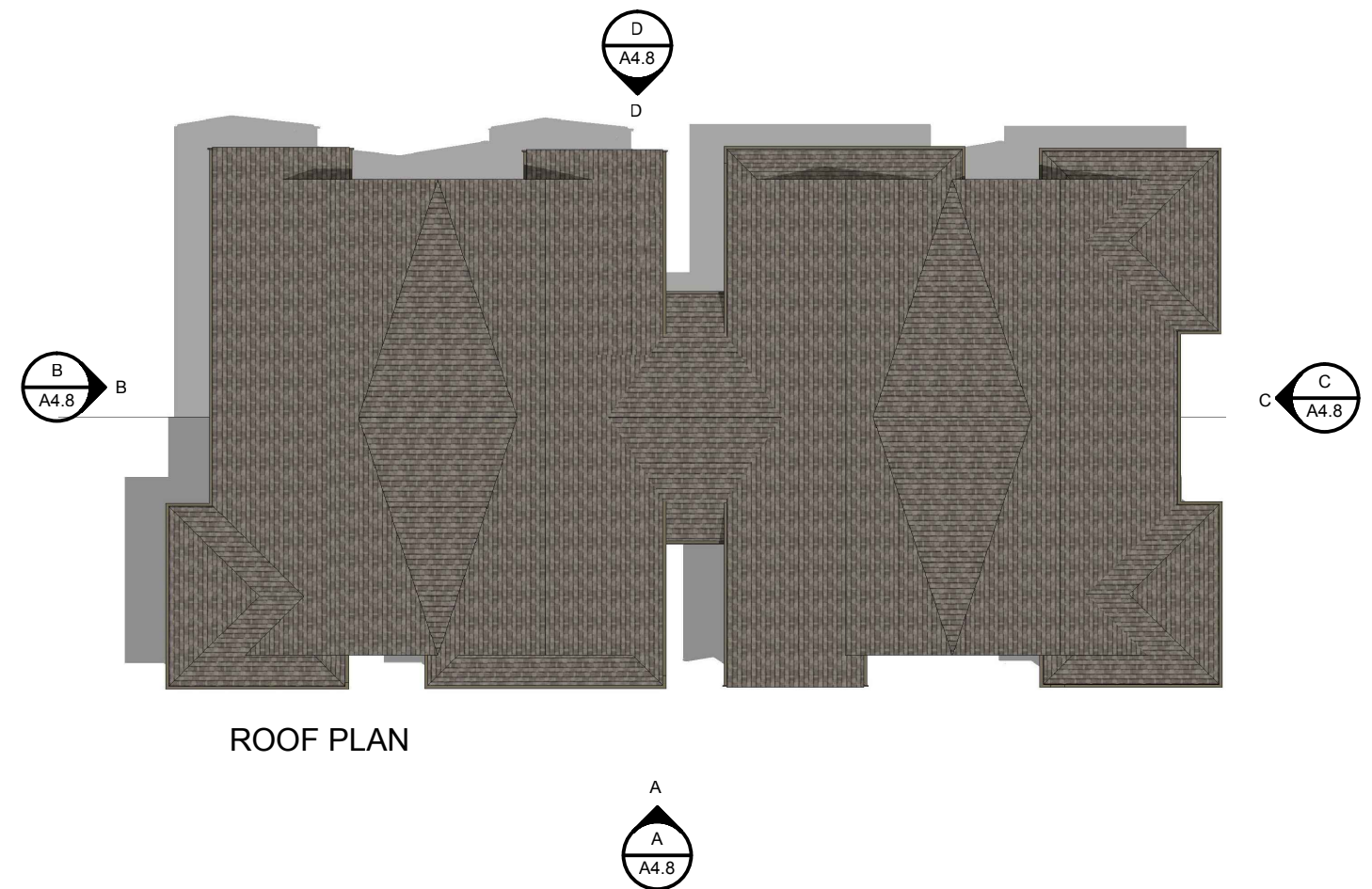
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING 8 - KOTTINGER PLACE
COTTAGE ELEVATIONS



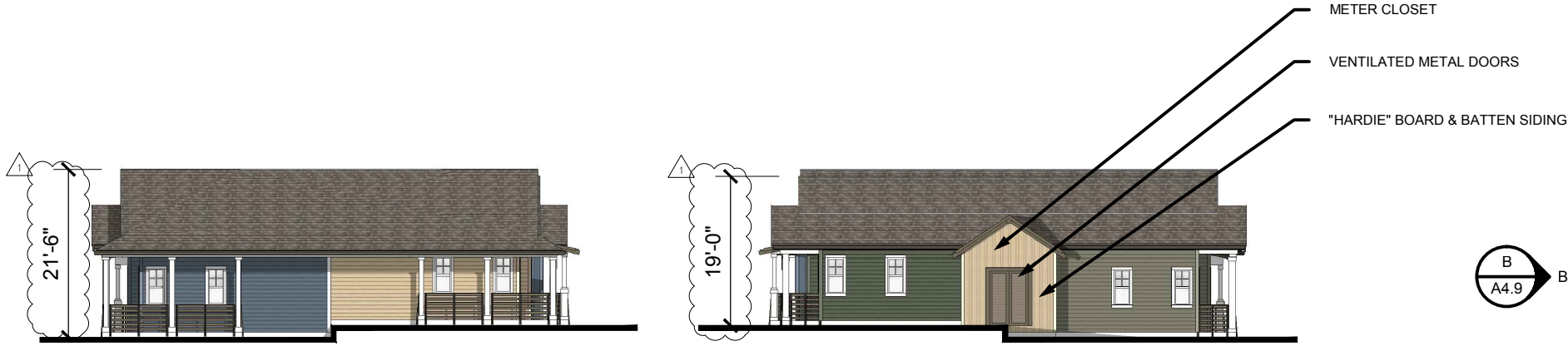
0 16 32 64

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

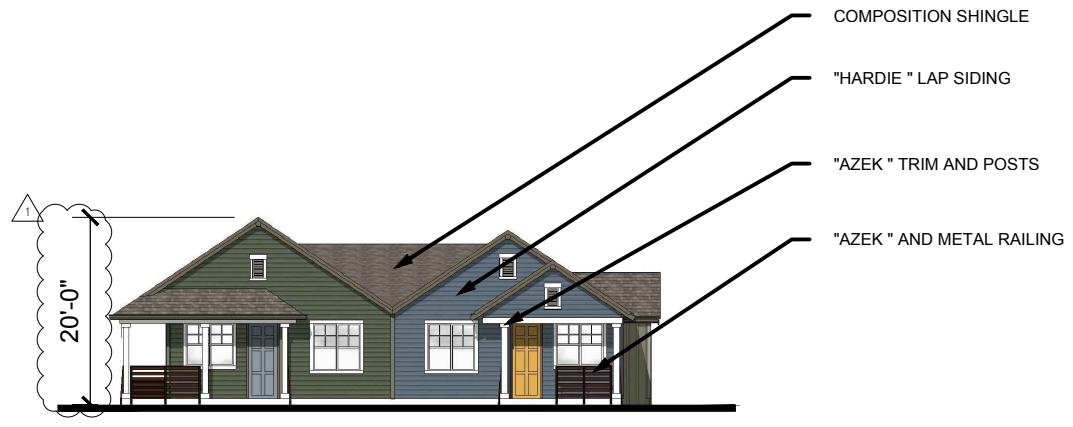
BUILDING 9 - KOTTINGER PLACE
COTTAGE ELEVATIONS



0 16 32 64

JOB NO. 552.013
 DATE 02-20-14

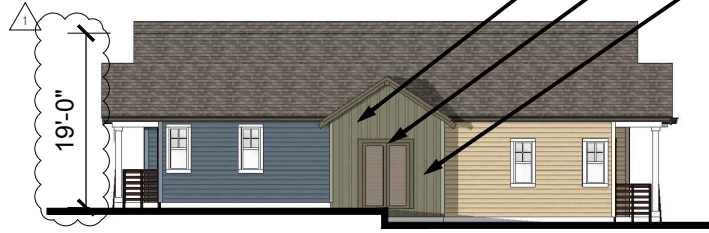
A4.9



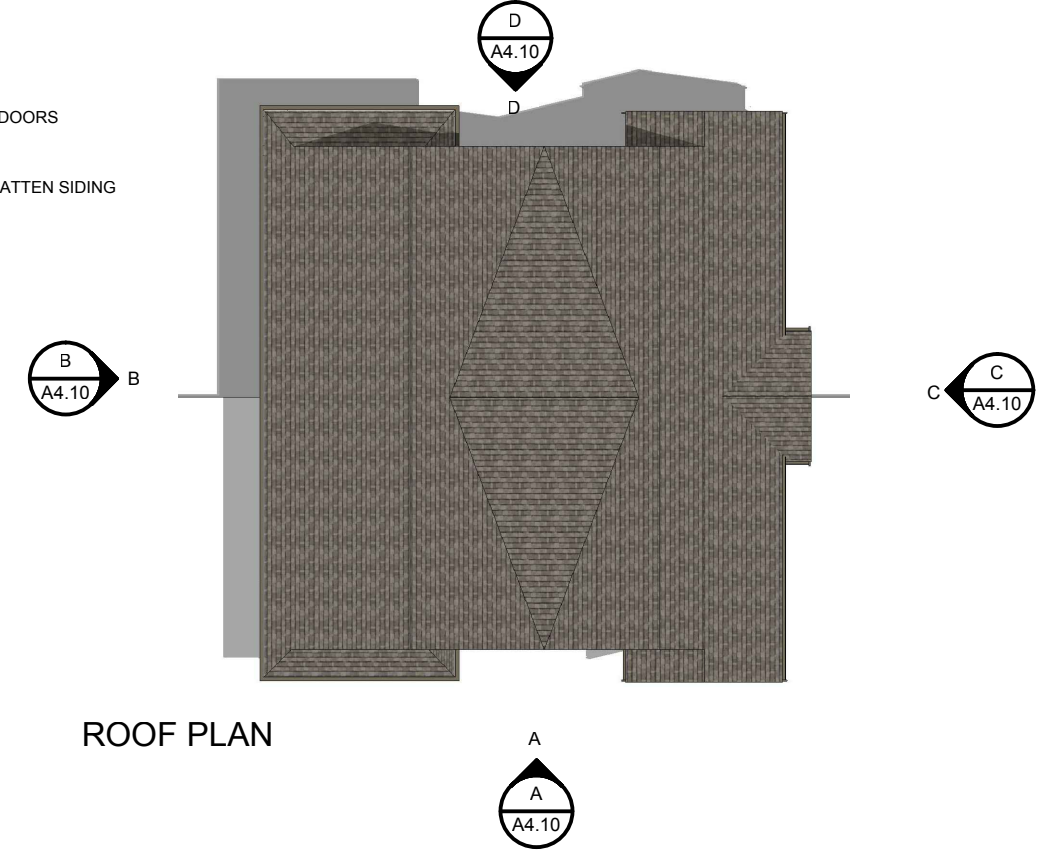
FRONT ELEVATION A



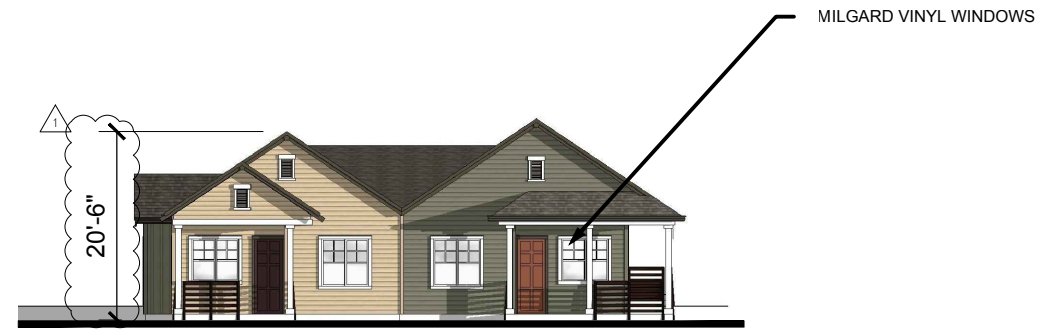
LEFT ELEVATION B



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



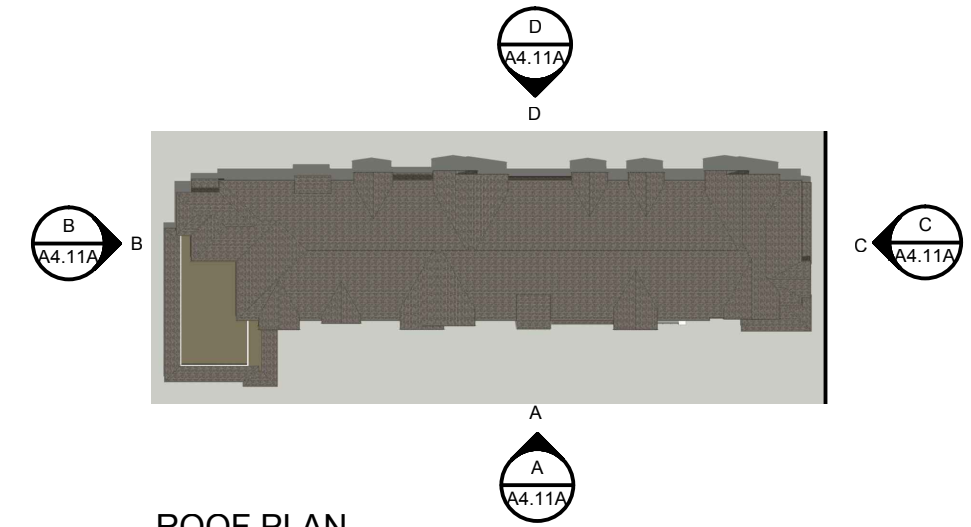
FRONT ELEVATION A



LEFT ELEVATION B



RIGHT ELEVATION C



ROOF PLAN



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

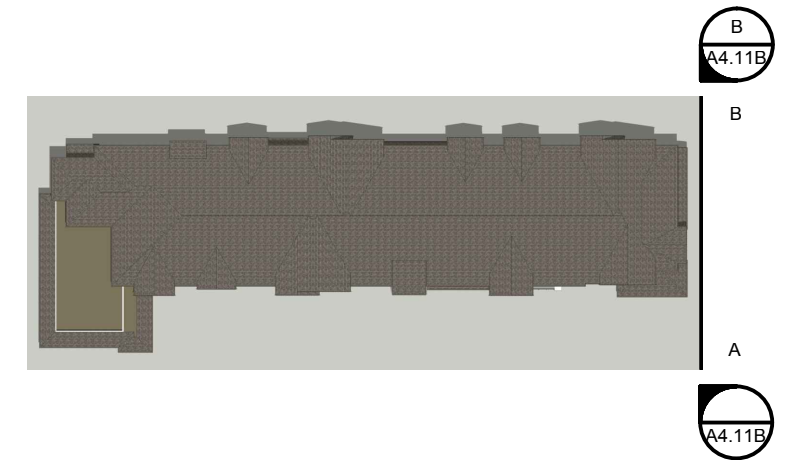
A4.11A



FRONT ELEVATION PERSPECTIVE A



REAR ELEVATION PERSPECTIVE B



ROOF PLAN

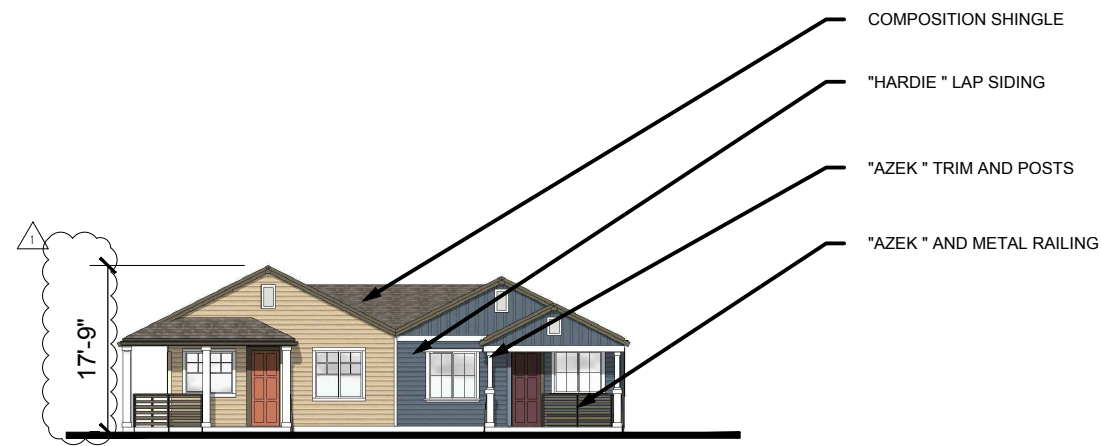
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING 11 - PLEASANTON GARDENS
ELEVATIONS

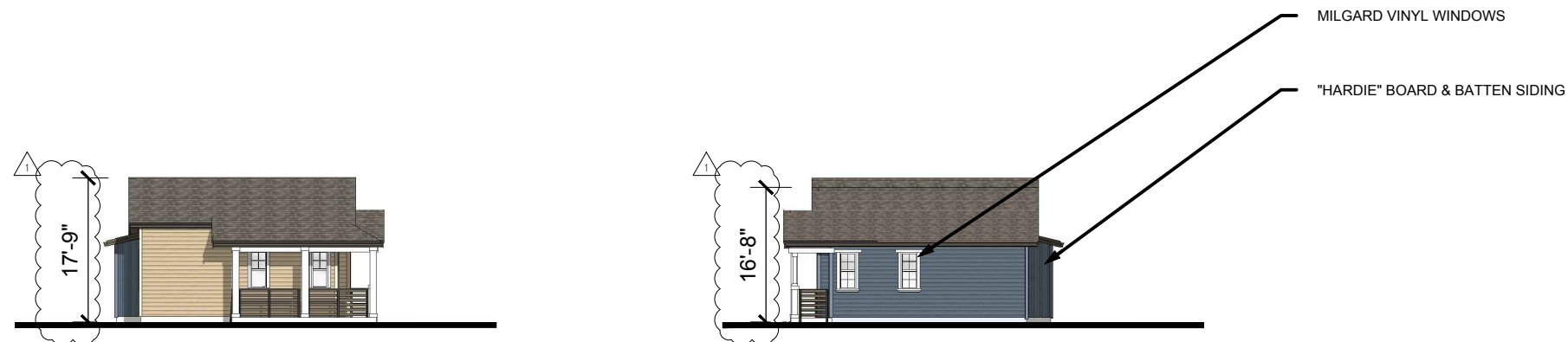


JOB NO. 552.013
DATE 02-20-14

A4.11B

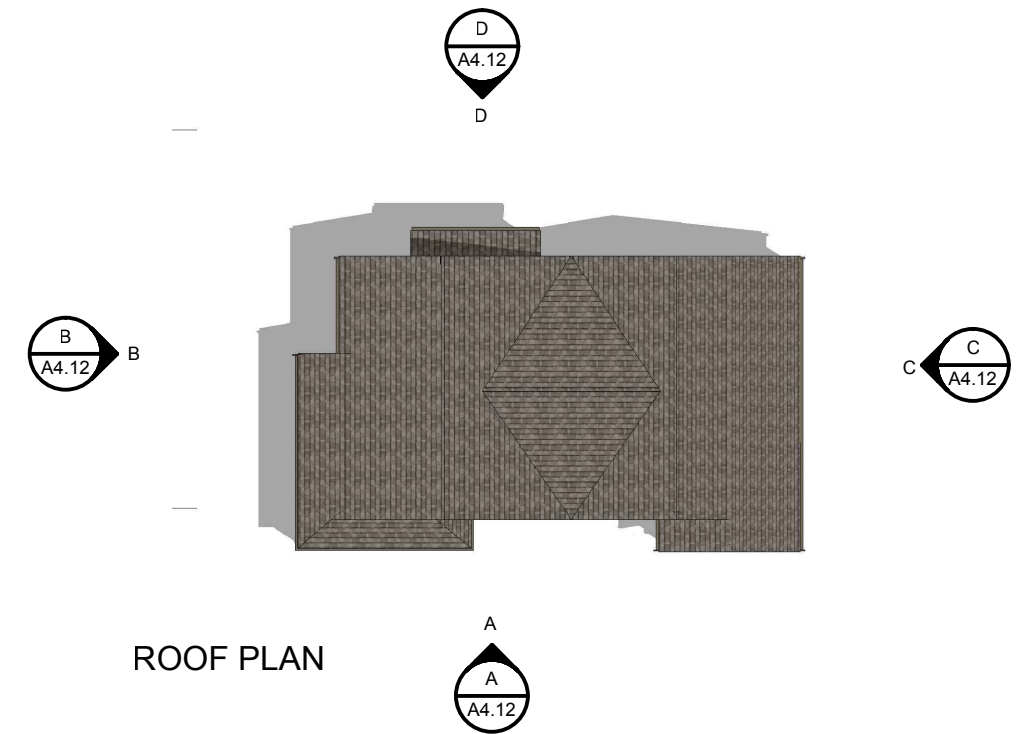


FRONT ELEVATION A

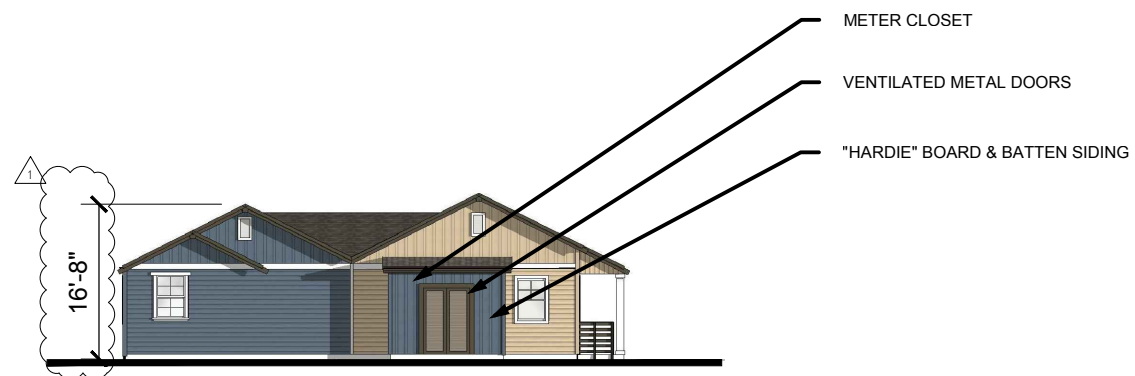


LEFT ELEVATION B

RIGHT ELEVATION C



ROOF PLAN



REAR ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

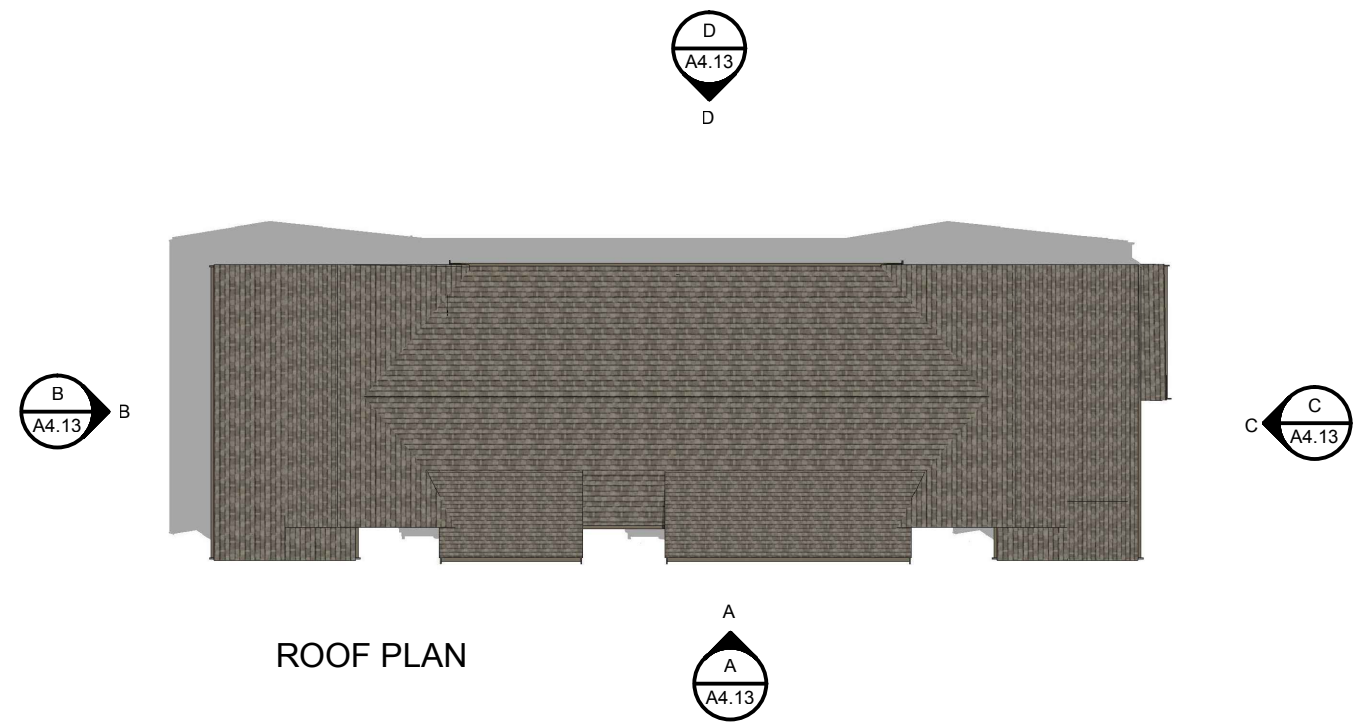
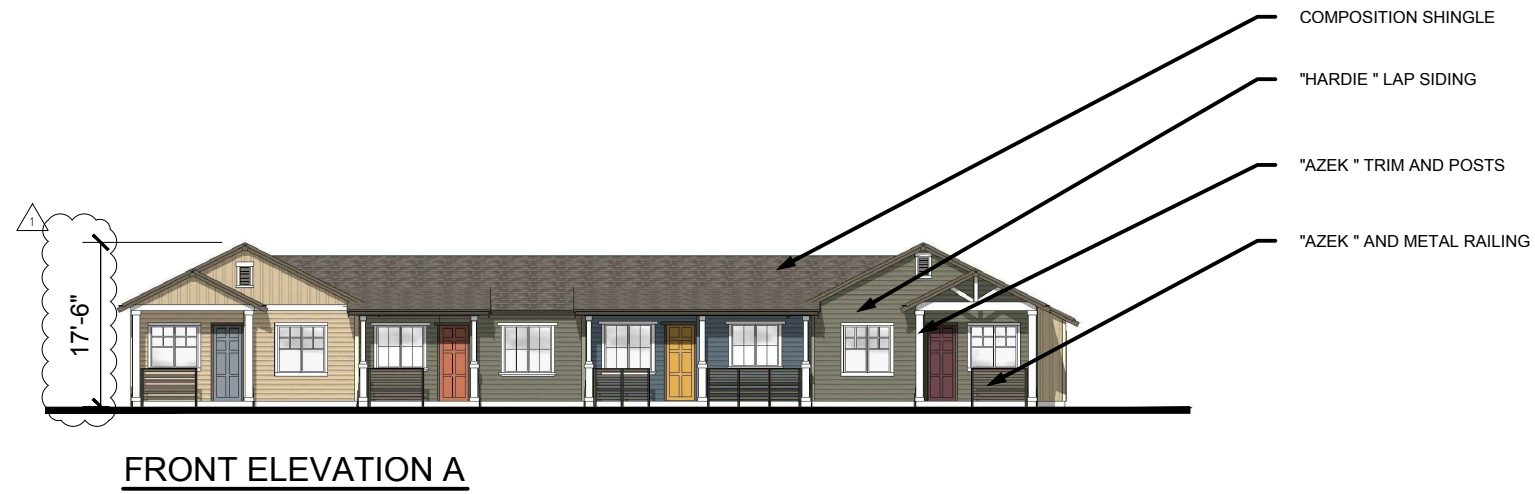
BUILDING 12 - KOTTINGER PLACE
COTTAGE ELEVATIONS



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



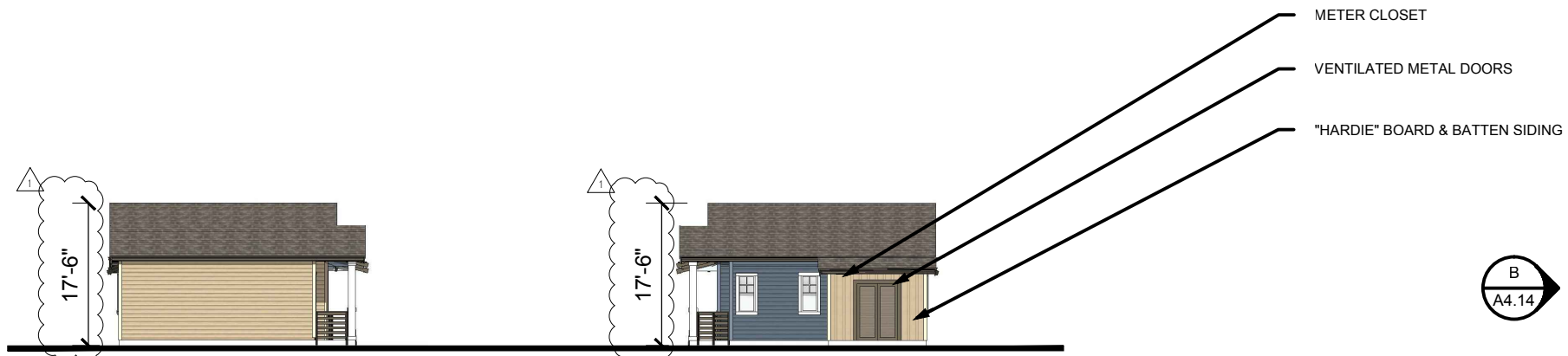
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JOB NO. 552.013
 DATE 02-20-14

A4.13

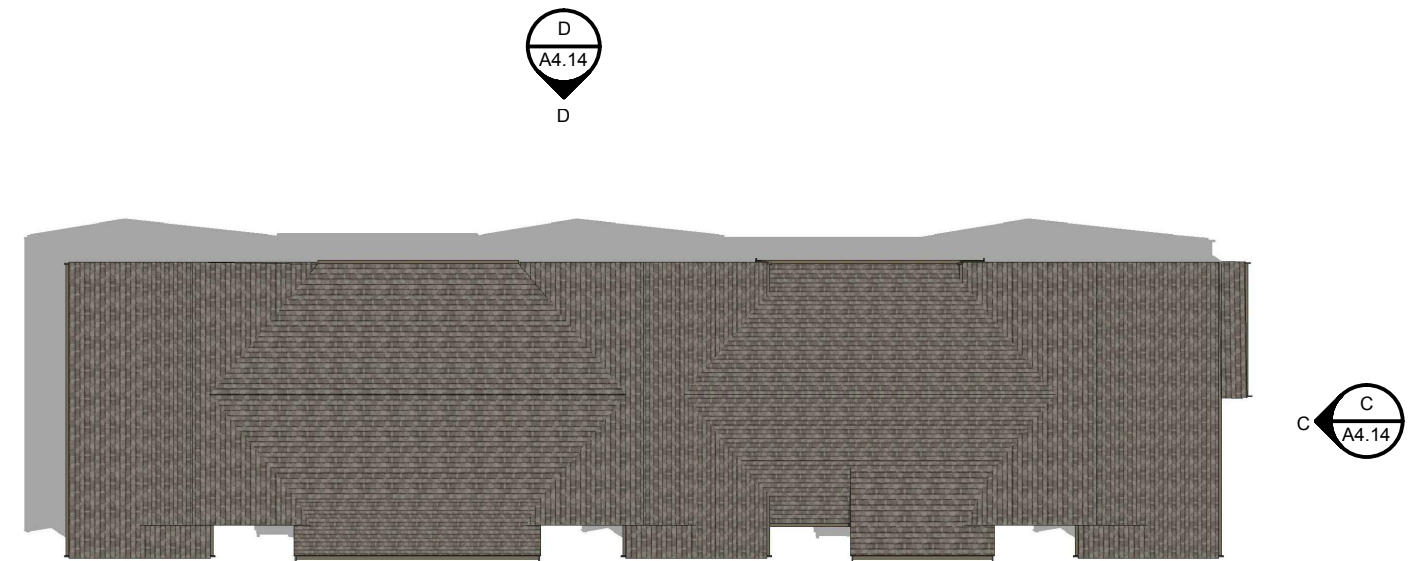


FRONT ELEVATION A



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

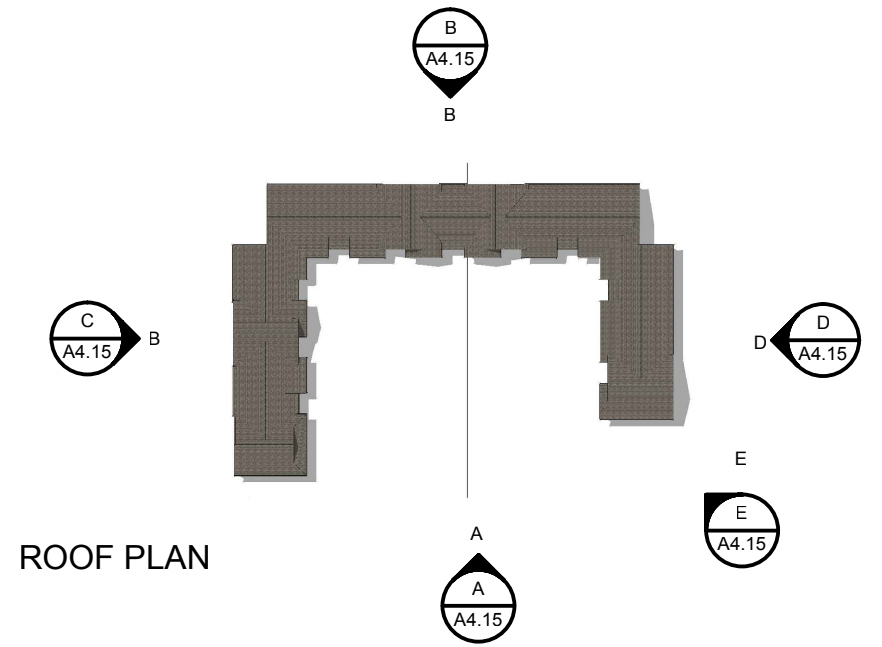
- BOILER / METER CLOSET
- VENTILATED METAL DOORS
- COMPOSITION SHINGLE
- "HARDIE " LAP SIDING
- "AZEK " TRIM AND POSTS
- "AZEK " AND METAL RAILING



FRONT PERSPECTIVE E



REAR ELEVATION B



ROOF PLAN



LEFT ELEVATION C



RIGHT ELEVATION D

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

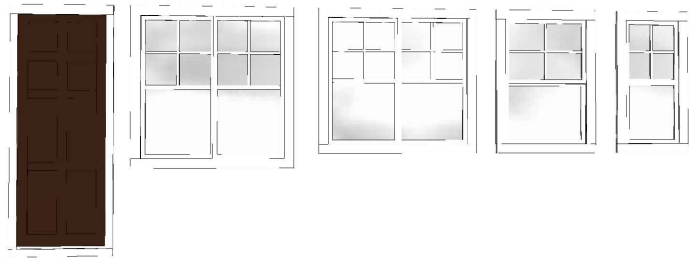
BUILDING 15 - KOTTINGER PLACE
COTTAGE ELEVATIONS



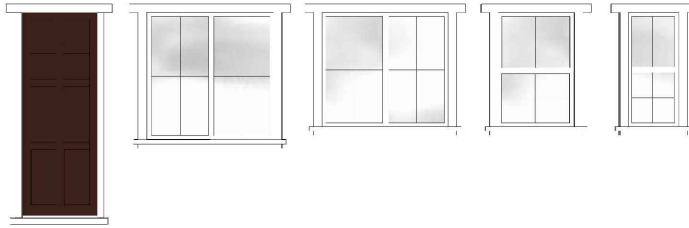
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JOB NO. 552.013
 DATE 02-20-14

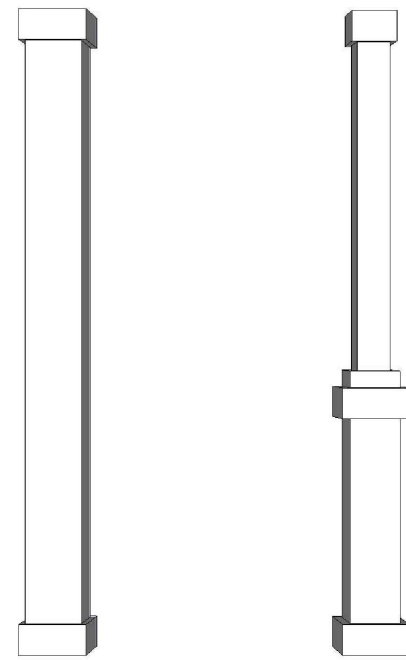
A4.15



"A" STYLE TRIM PACKAGE



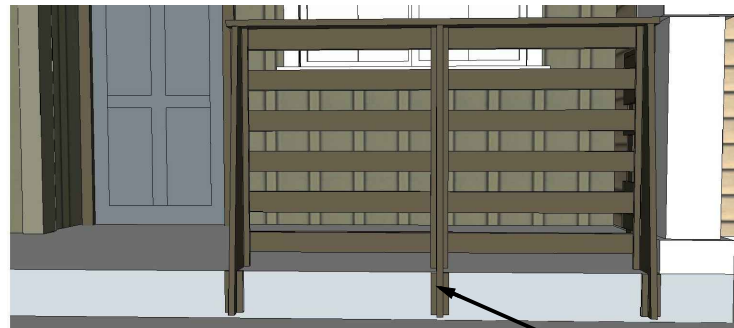
"B" STYLE TRIM PACKAGE



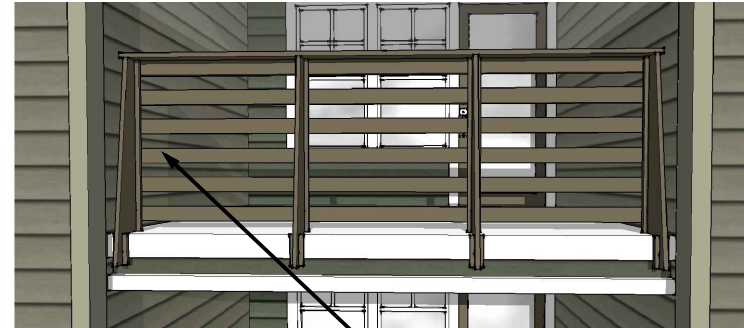
COLUMN DETAIL



EAVE DETAIL



DECK/PORCH RAIL DETAIL (FACE MOUNTED)



METAL SUPPORTING POST

"AZTEK" 1X4 RAIL PAINTED TO MATCH



BALCONY DETAIL

LOCATION OF PROPOSED STORAGE



HARDIE BOARD AND BATTEN SIDING



HARDIE HORIZONTAL LAP SIDING

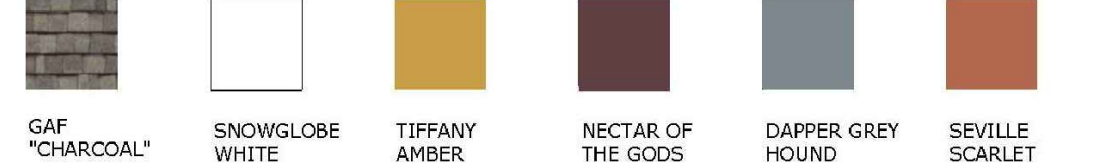


BUILDING COLOR SWATCHES

BUILDING BODY PAINT COLORS



ROOF/DOOR AND ACCENT COLORS



ROOF/DOORS COLOR SWATCHES



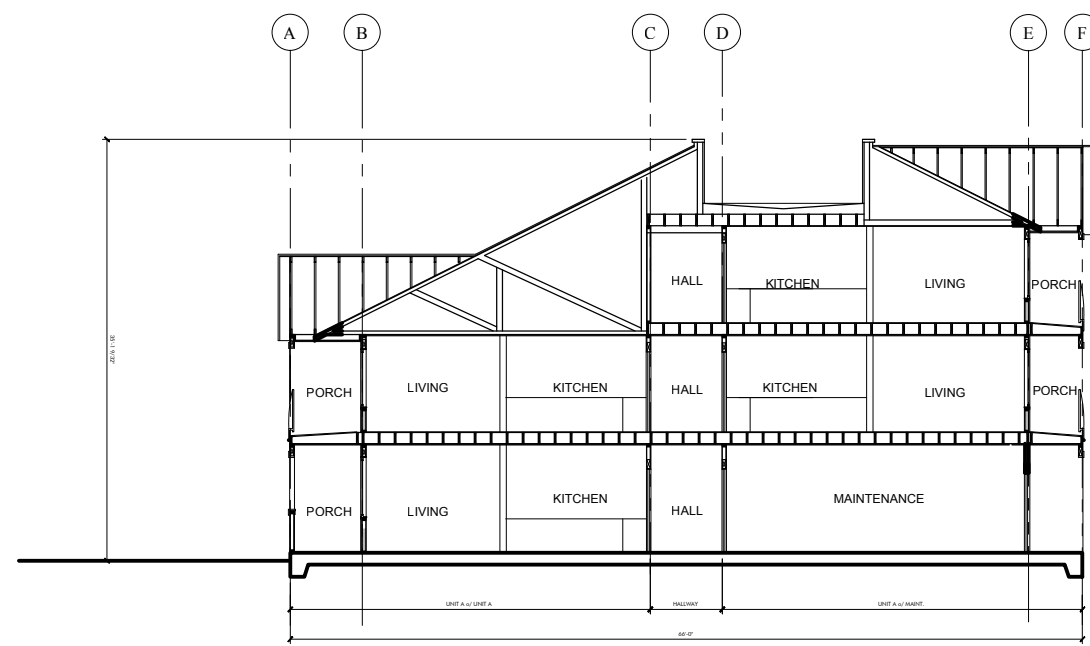
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING DETAIL AND STYLE IMAGES



JOB NO. 552.013
 DATE 02-20-14

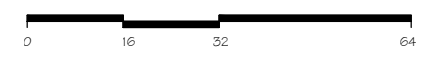
A4.20



SECTION AA

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

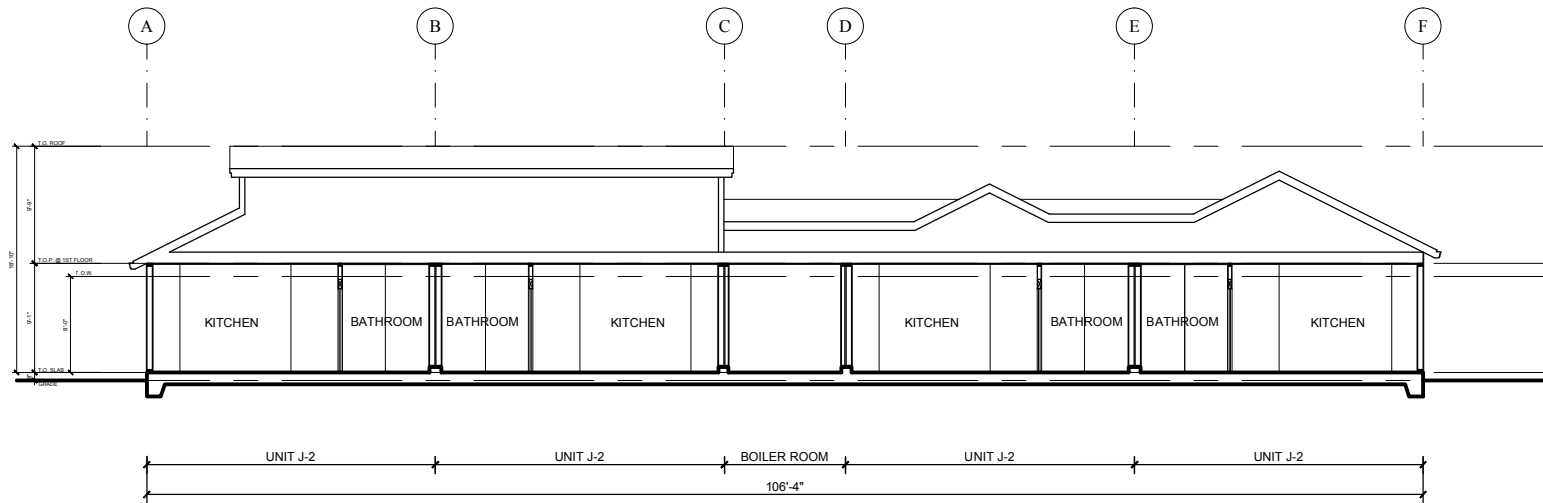
BUILDING 1 - KOTTINGER PLACE
MULTI-STORY SECTION



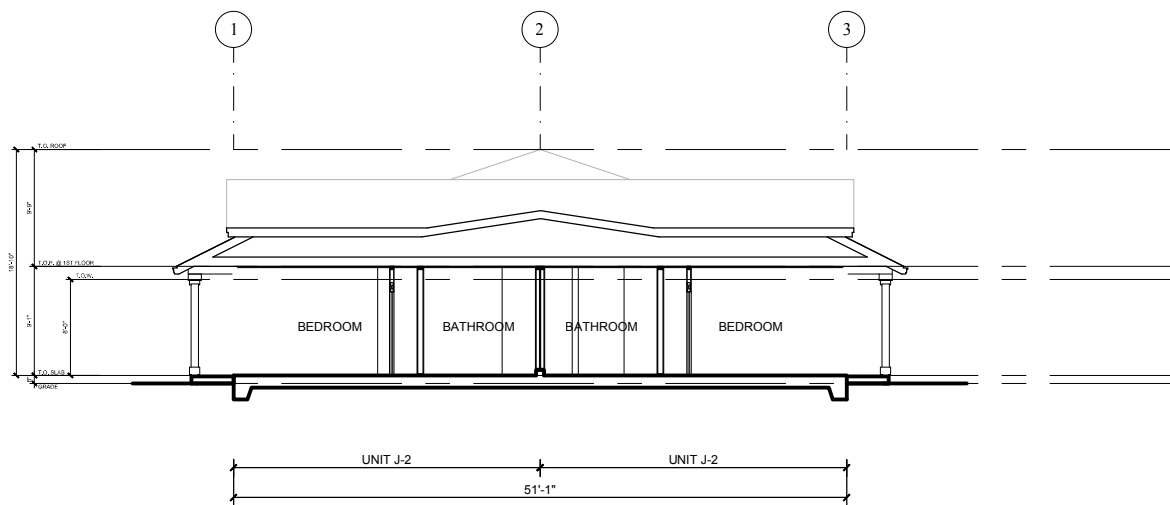
JOB NO. 552.013
DATE 02-20-14



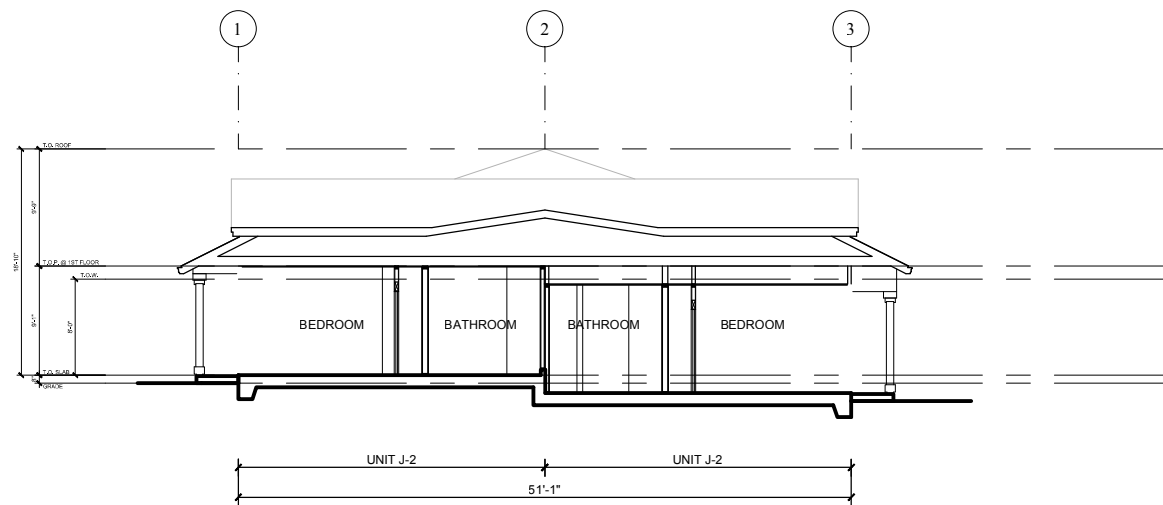
A5.1



SECTION AA



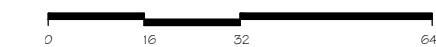
SECTION BB



SECTION BB
SPLIT FOUNDATION

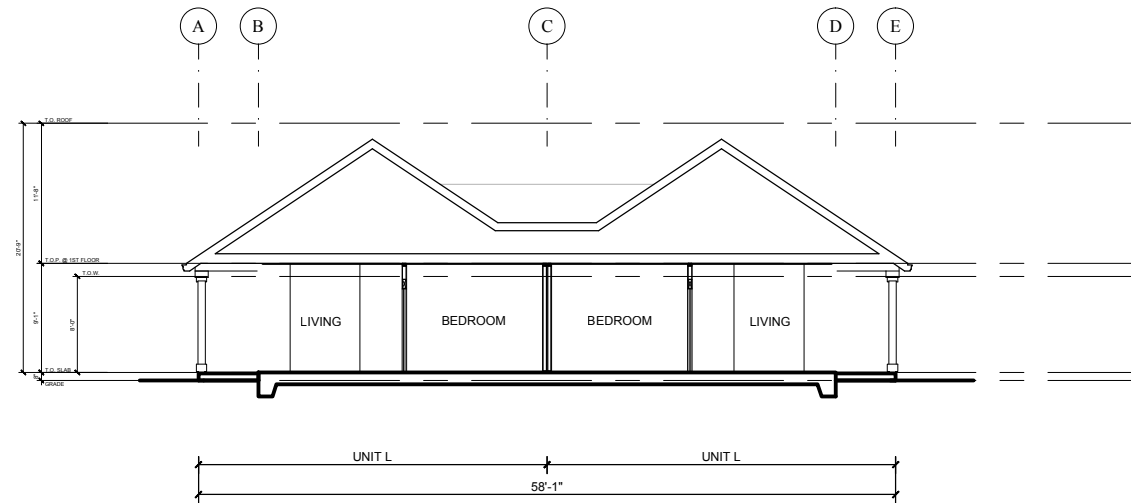
KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

BUILDING 6 - KOTTINGER PLACE
COTTAGE SECTIONS

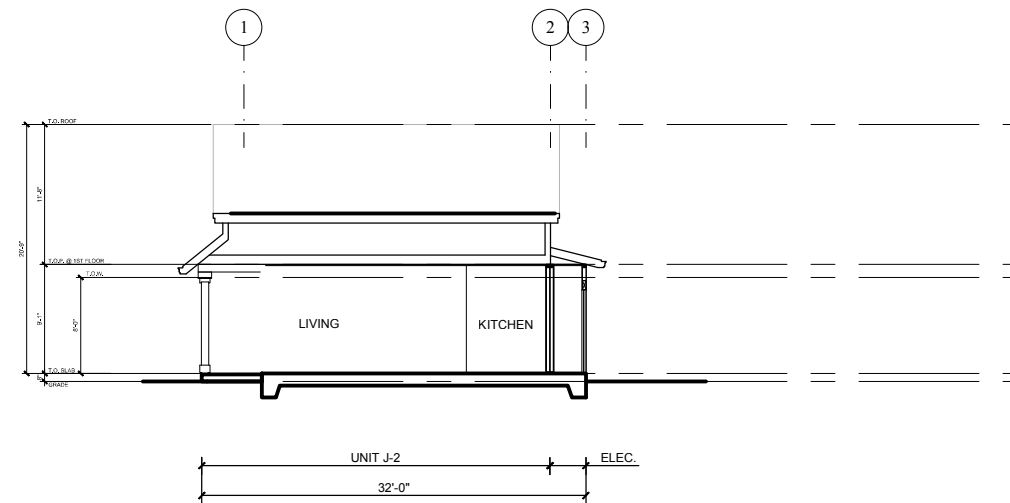


JOB NO. 552.013
DATE 02-20-14

A6.6



SECTION AA



SECTION BB

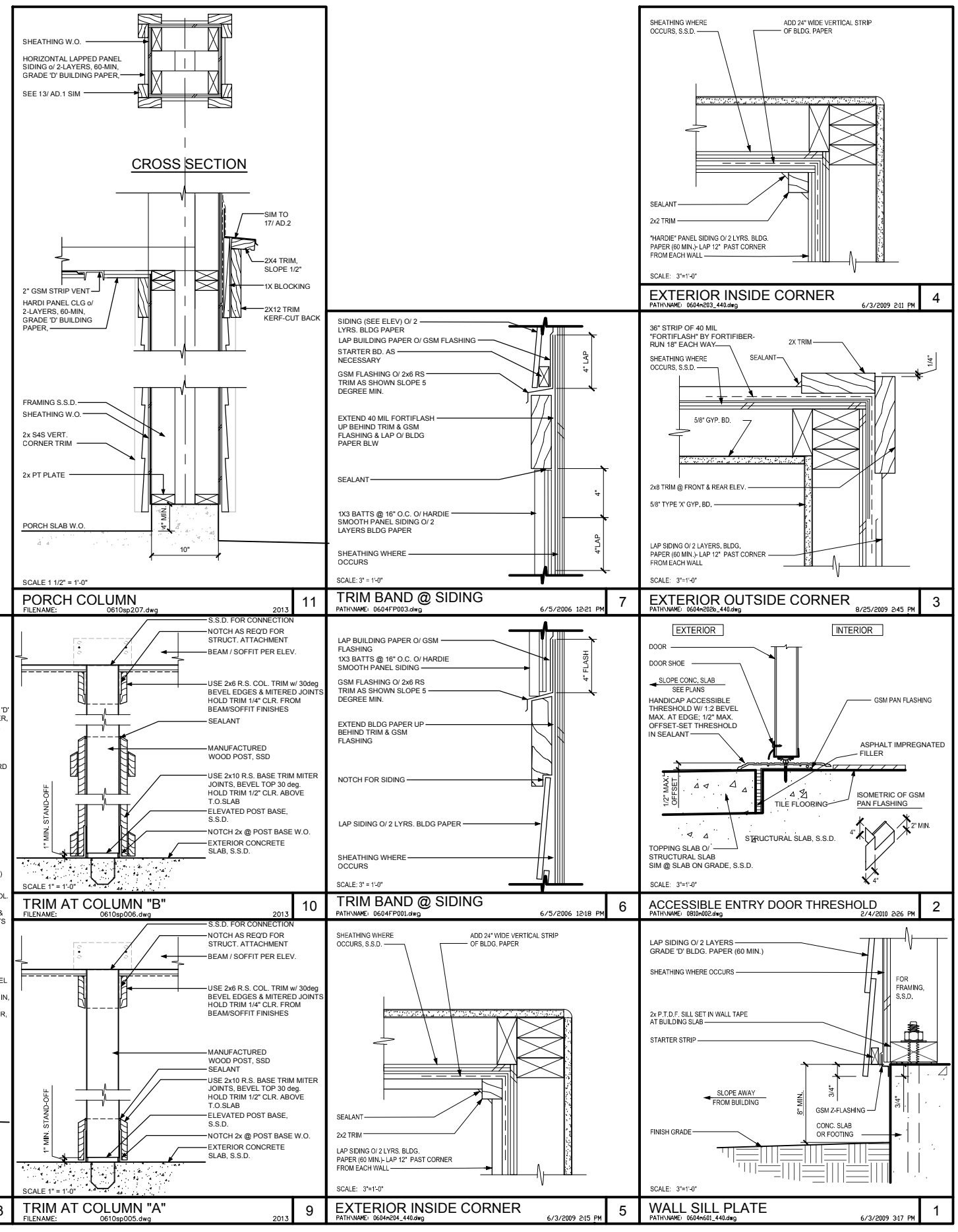
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

BUILDING 12 - PLEASANTON GARDENS
 COTTAGE SECTIONS



JOB NO. 552.013
 DATE 02-20-14

A6.12



EXTERIOR DETAILS

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

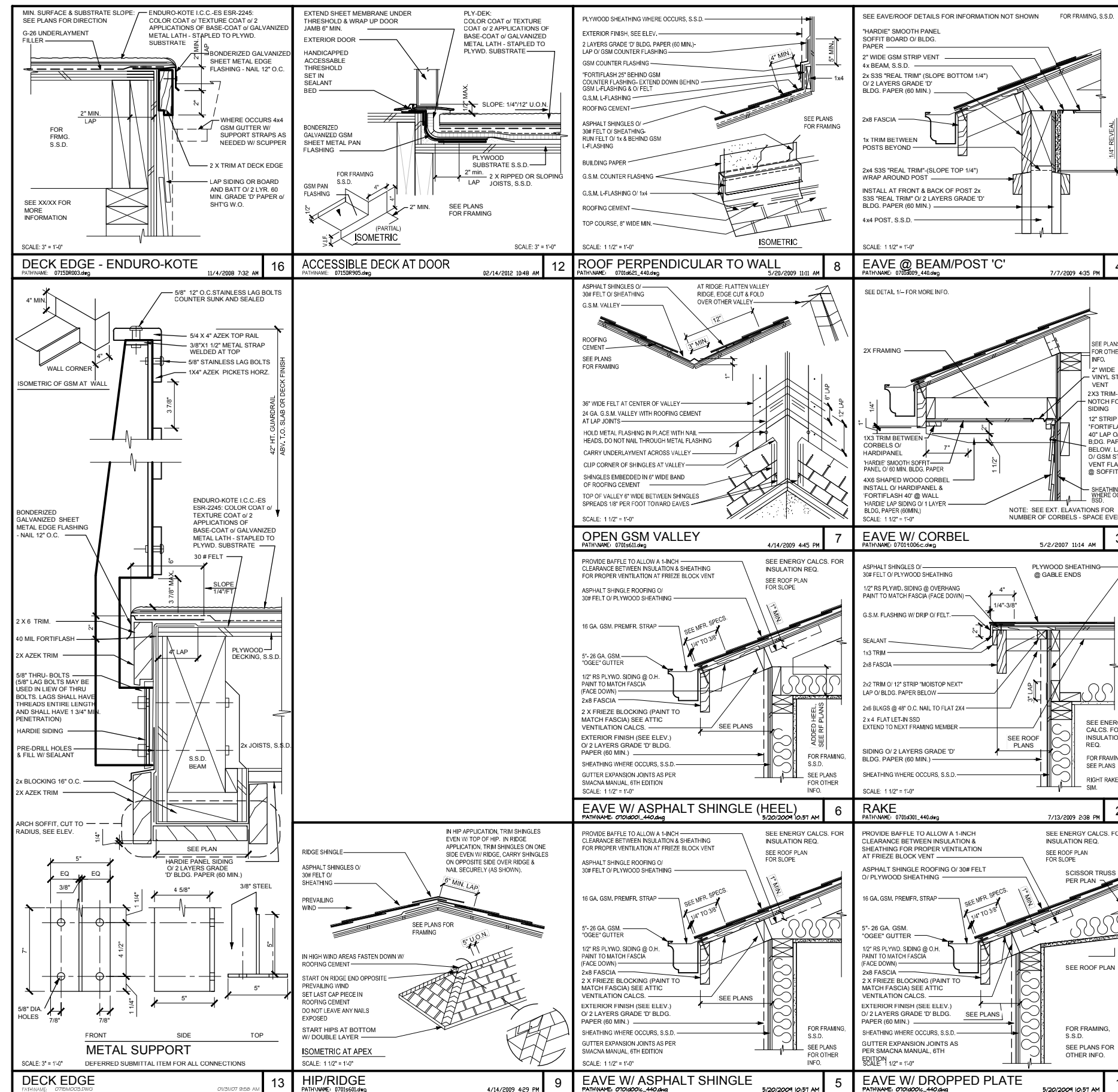
EXTERIOR DETAILS

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



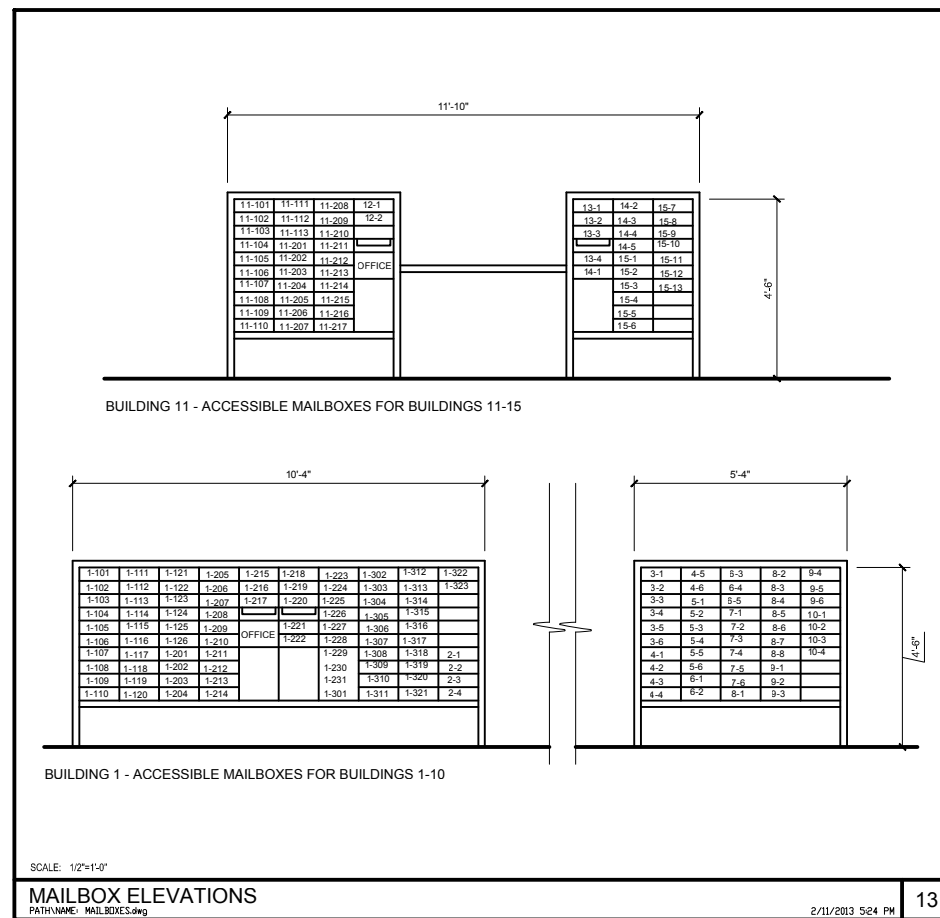
EXTERIOR DETAILS

SCALE: AS NOTED

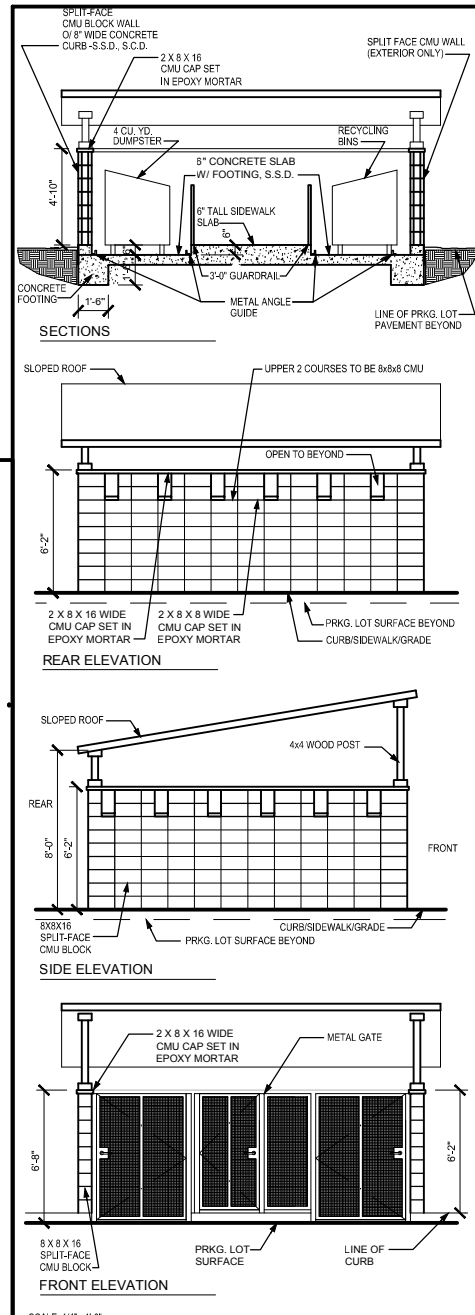
JOB NO. 552.013

DATE 02-20-14

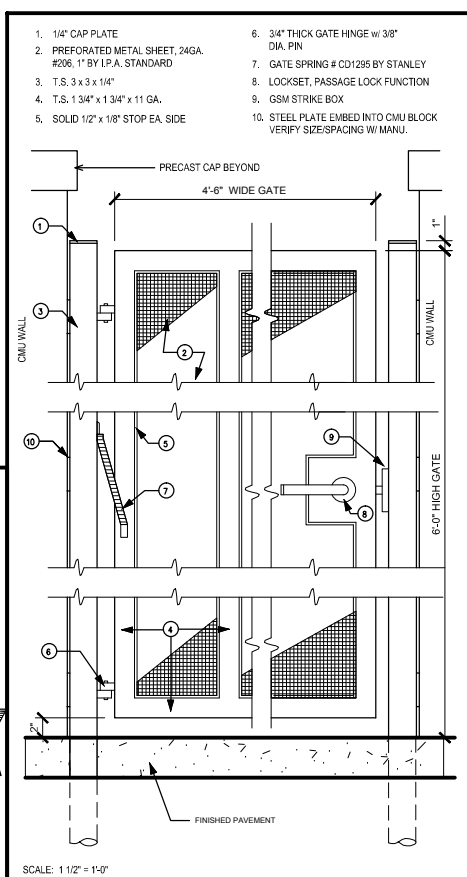
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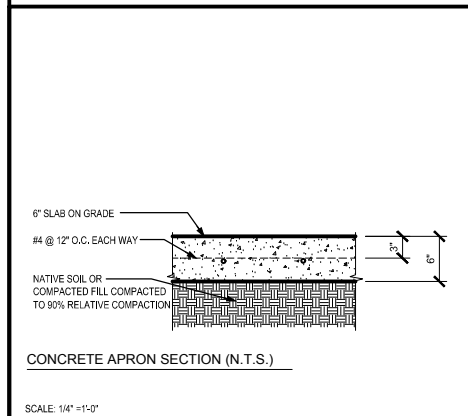
MAILBOX ELEVATIONS
PATHNAME: MAILBOXES.dwg
2/11/2013 5:24 PM 13



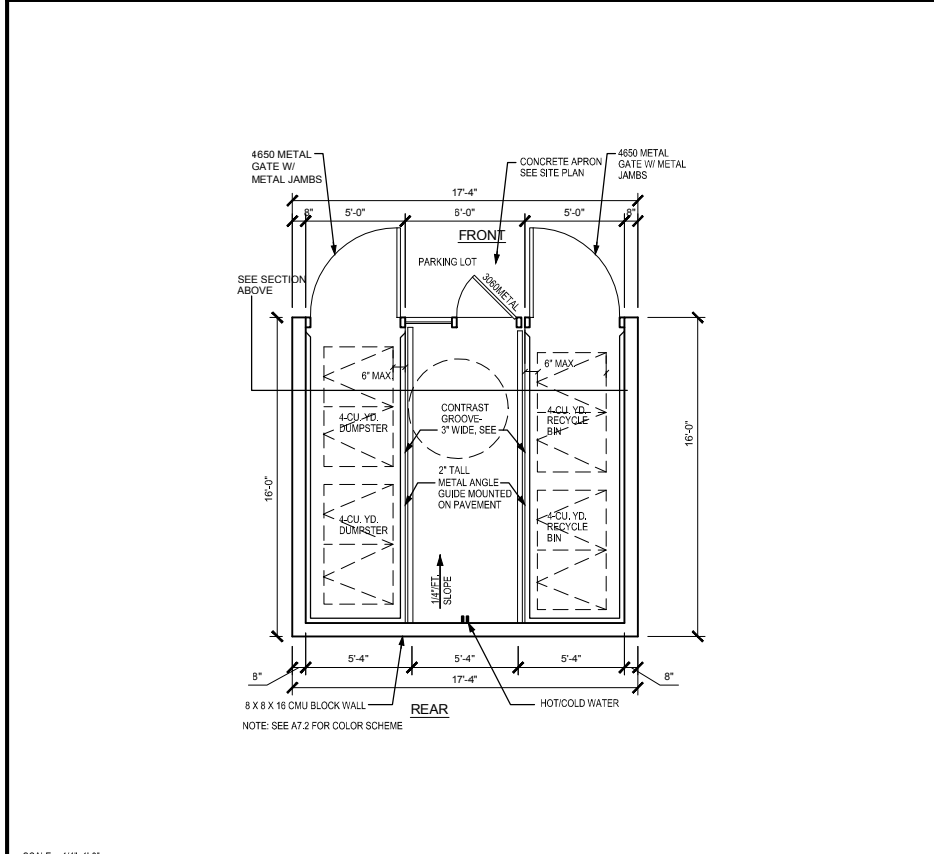
ACCESSIBLE TRASH ENCLOSURE
PATHNAME: 0202TEPLN.DWG
2/23/2007 1:01 PM 9



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: 0202TEPLN.DWG
2/7/2014 3:33 PM 1

KOTTINGER GARDENS
KOTTINGER STREET, PLEASANTON, CA
MIDPEN HOUSING

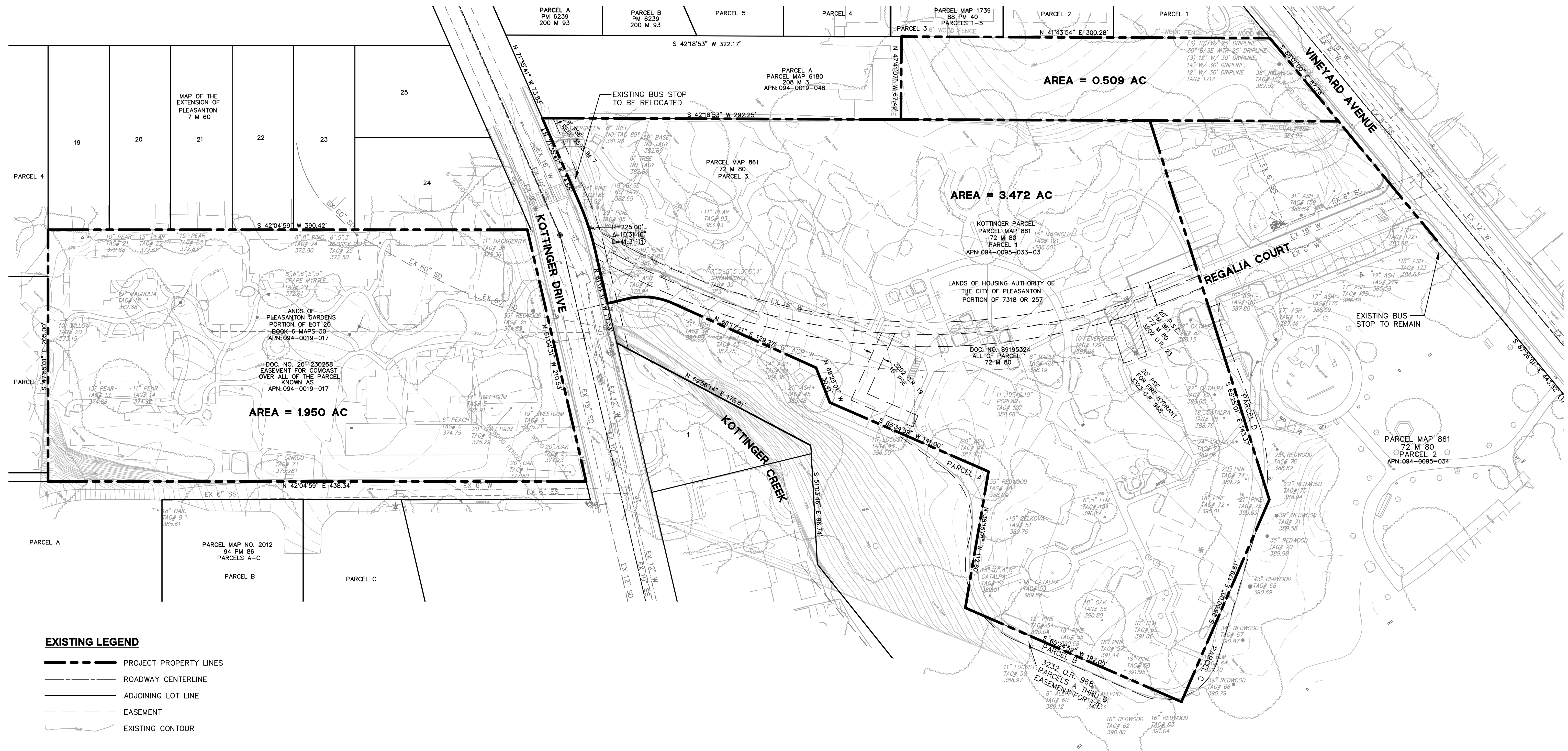
BUILDING DETAILS

TRASH ENCLOSURE & MAILBOX DETAILS

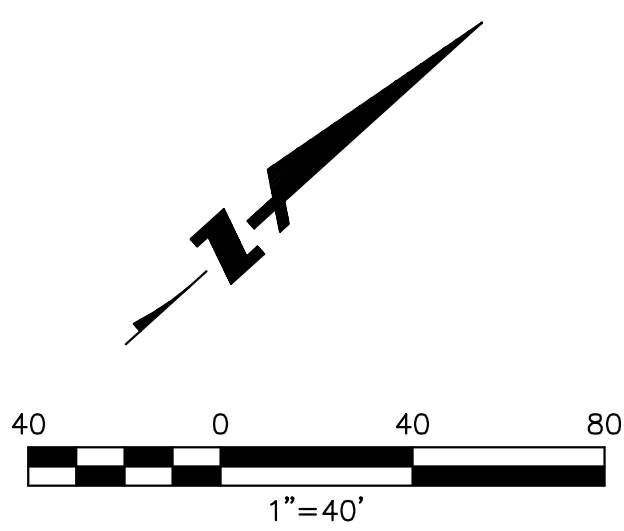
SCALE: AS NOTED
JOB NO. 552.013
DATE 02-20-14

A9.4





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



KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

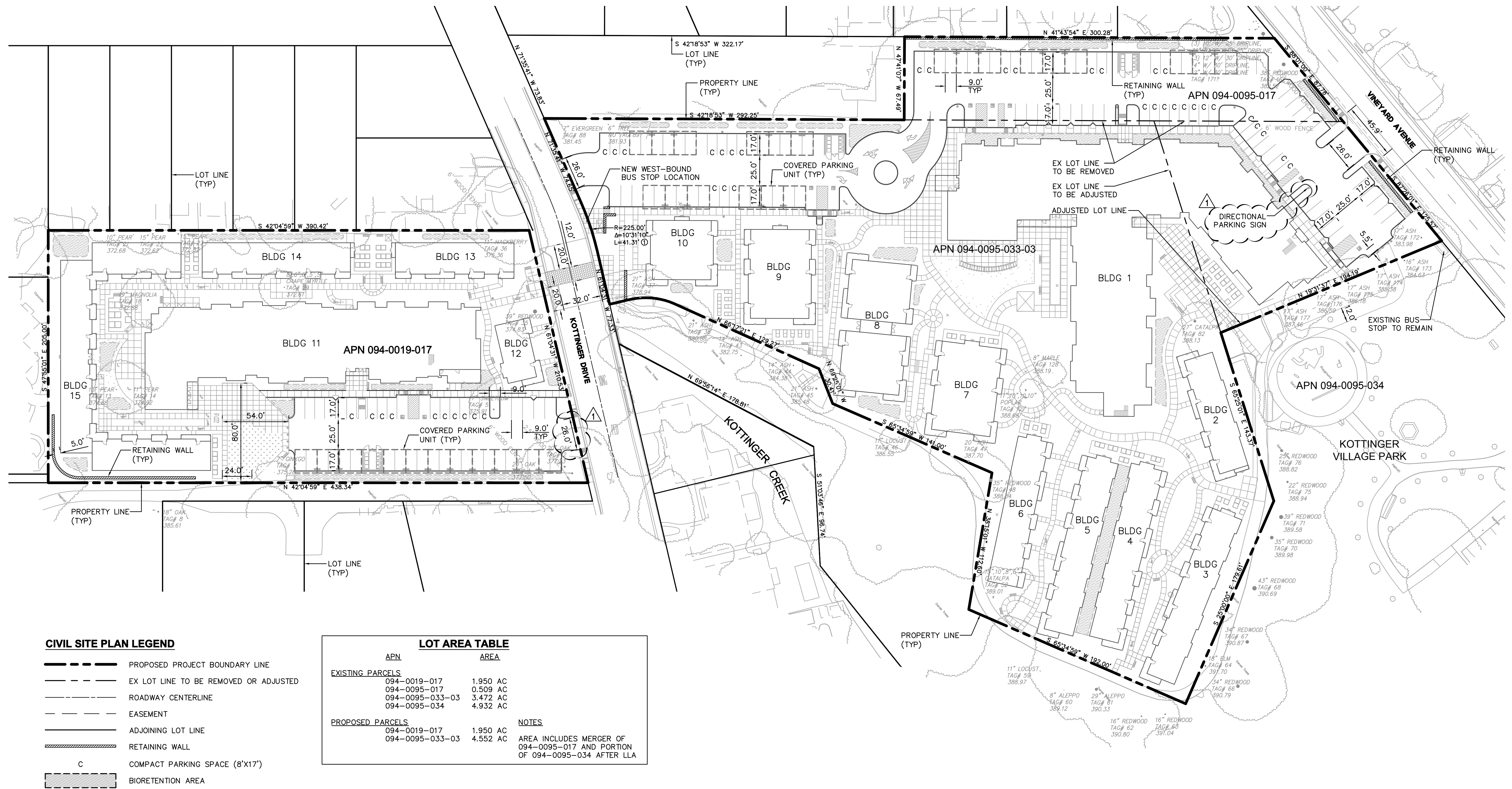
EXISTING CONDITIONS / SITE TOPOGRAPHY

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



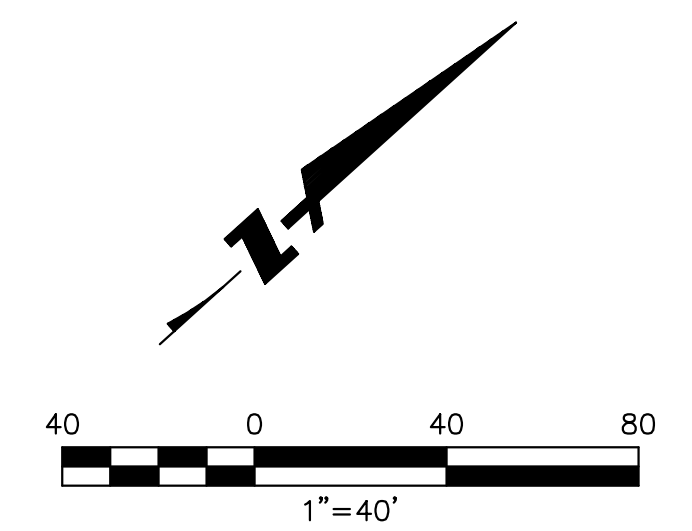
CIVIL SITE PLAN LEGEND

- 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 | |
| NOTES | | |
| 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

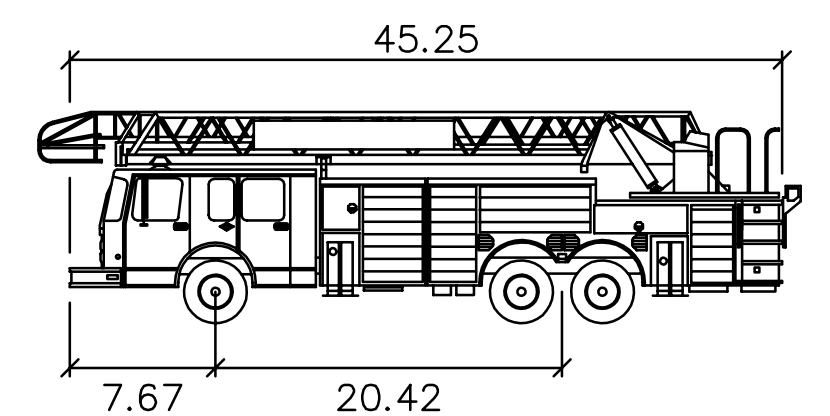
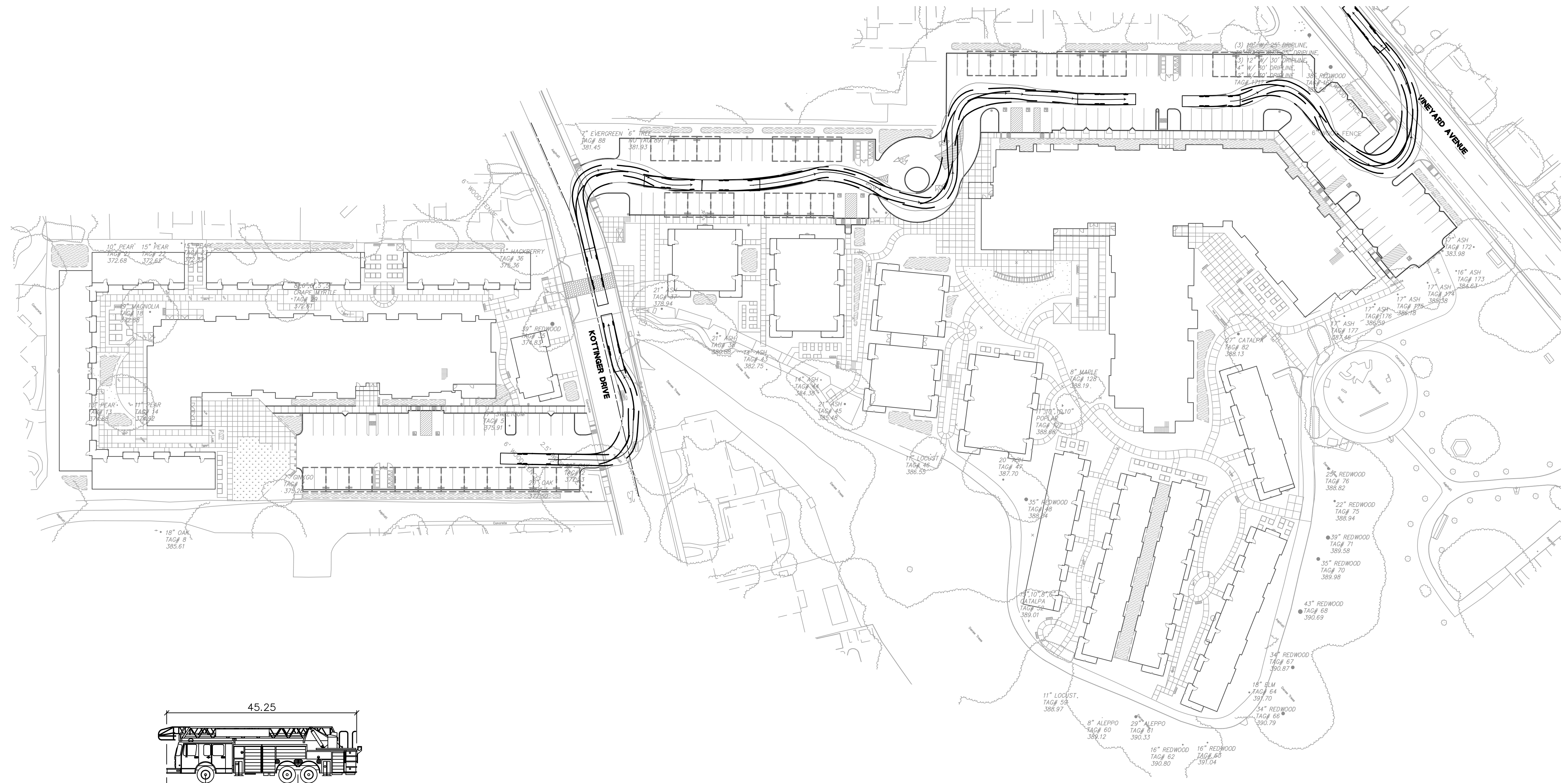
CIVIL SITE PLAN

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 group

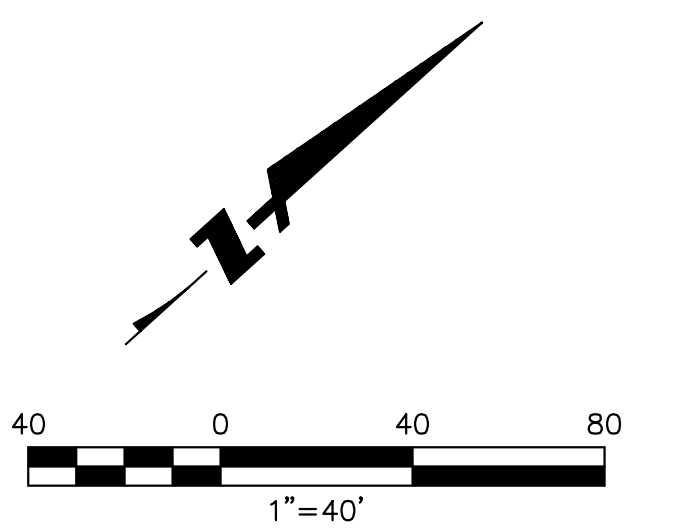
JOB NO. 552.013
 DATE 02-20-14

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



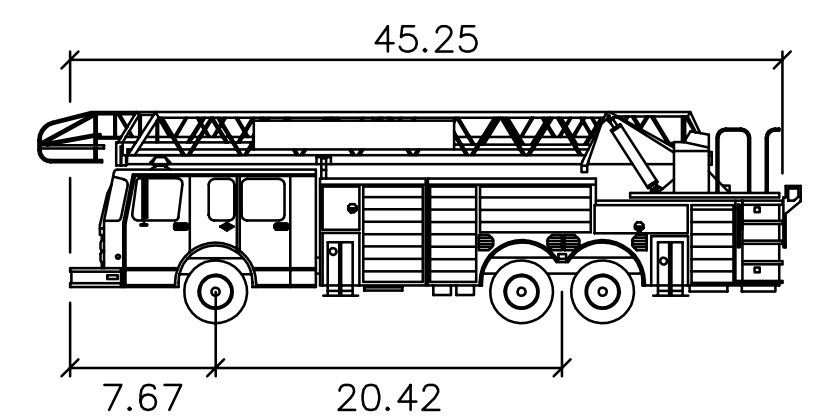
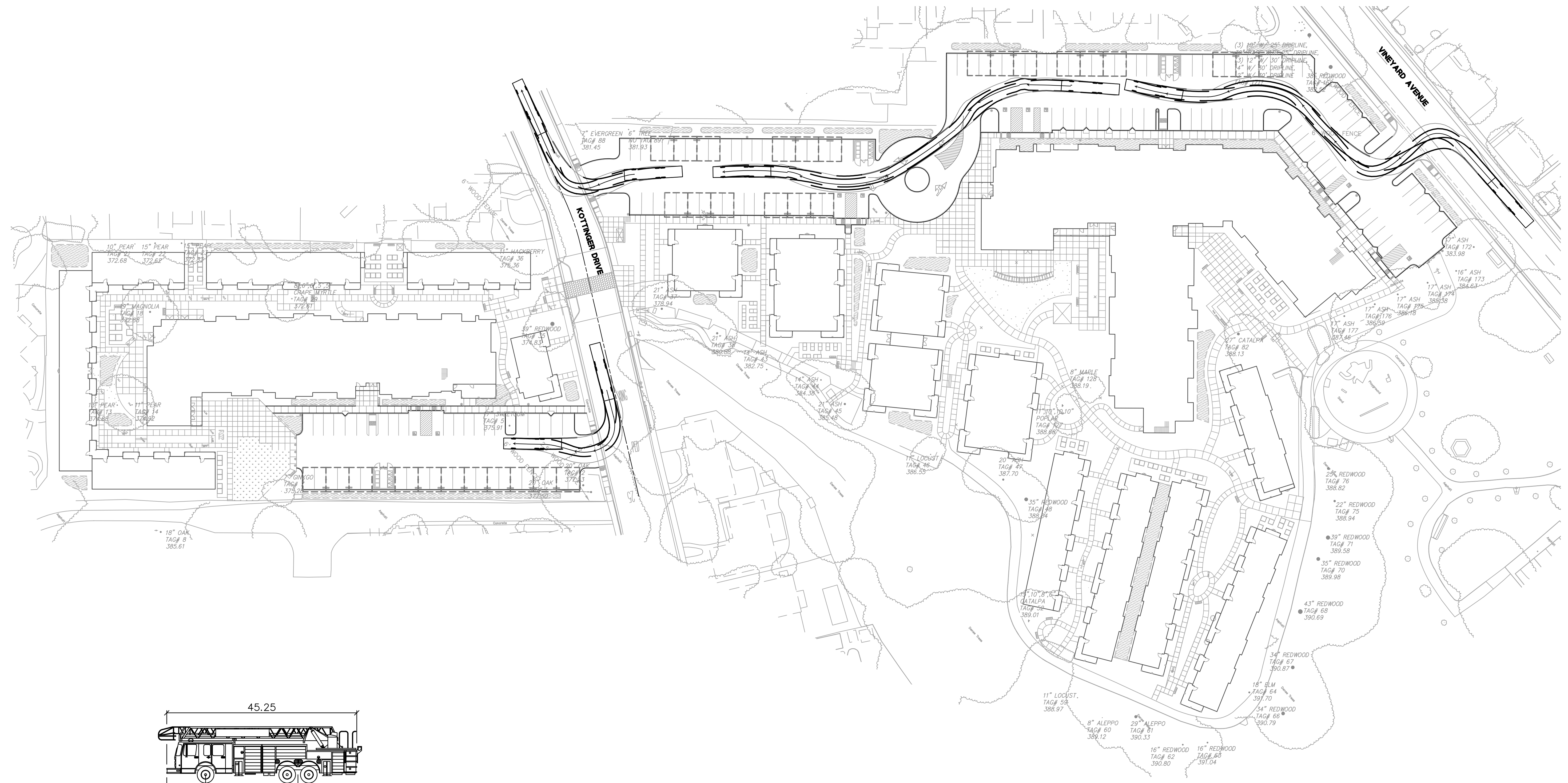
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

AUTOTURN ANALYSIS - NORTHBOUND

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

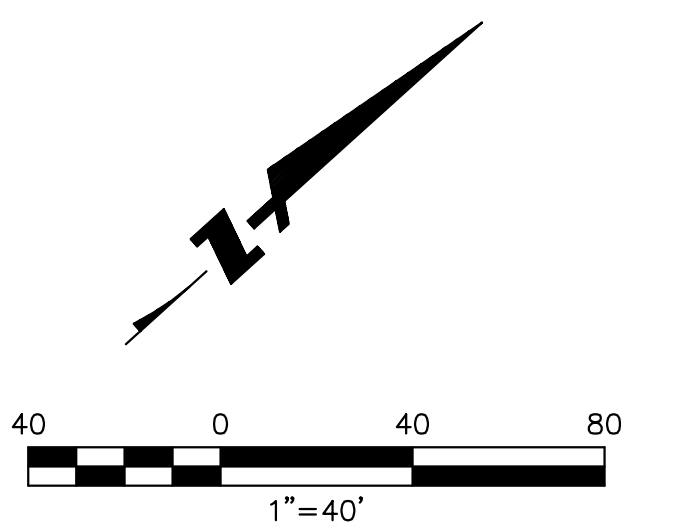
DAHLIN
 group

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

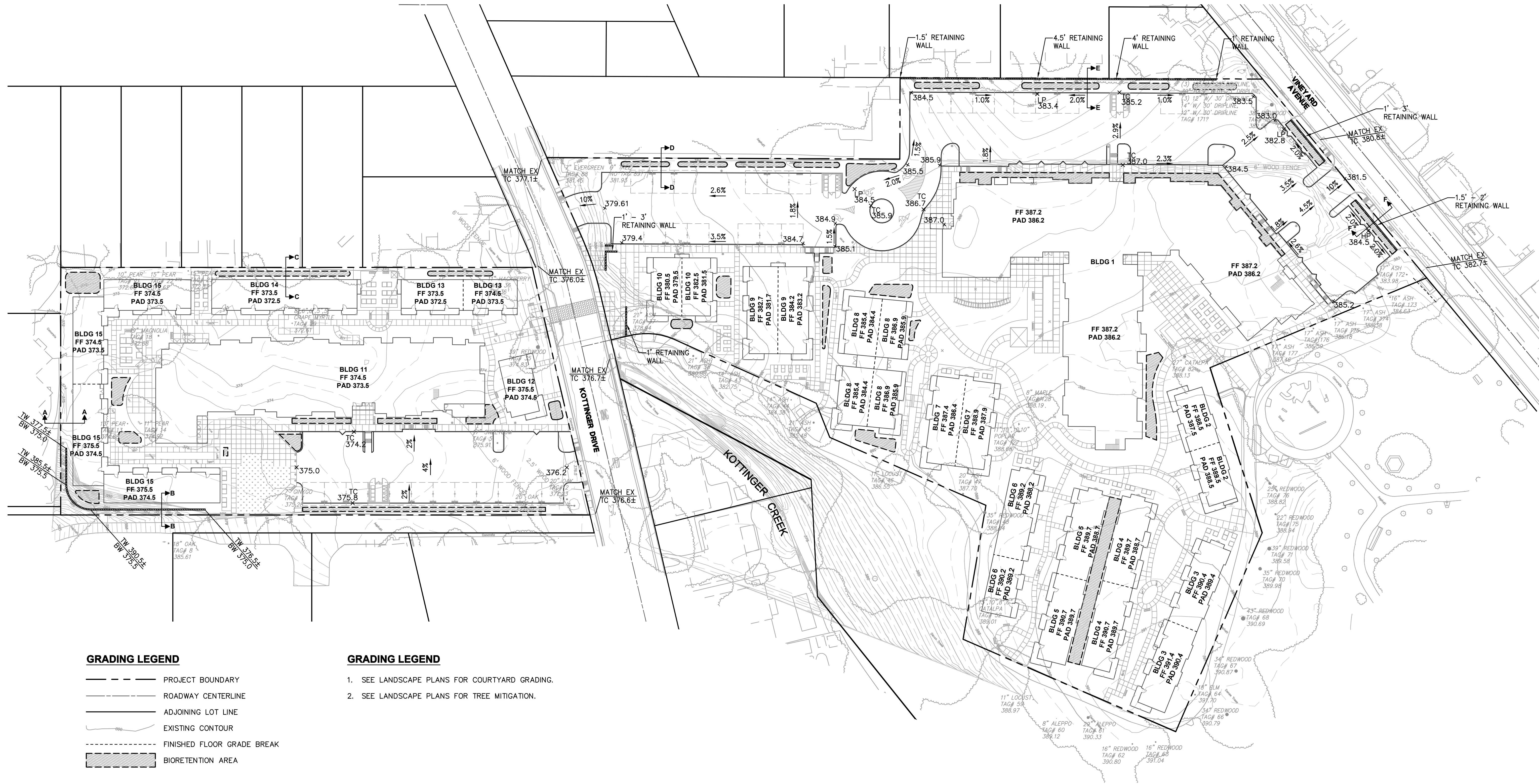
AUTOTURN ANALYSIS - SOUTHBOUND

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

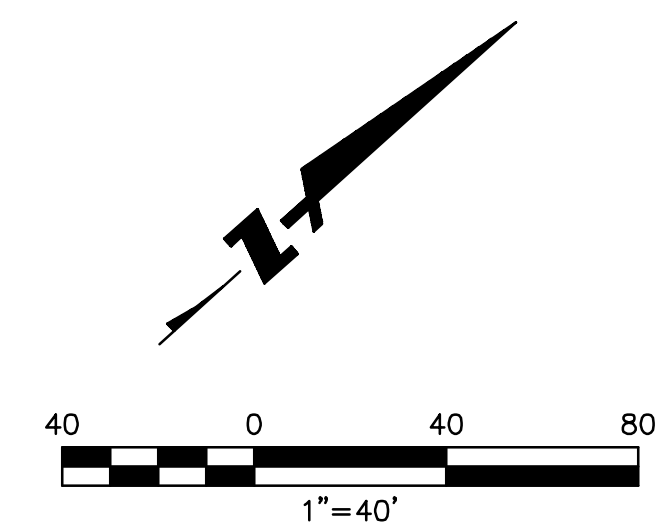
C2.3



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

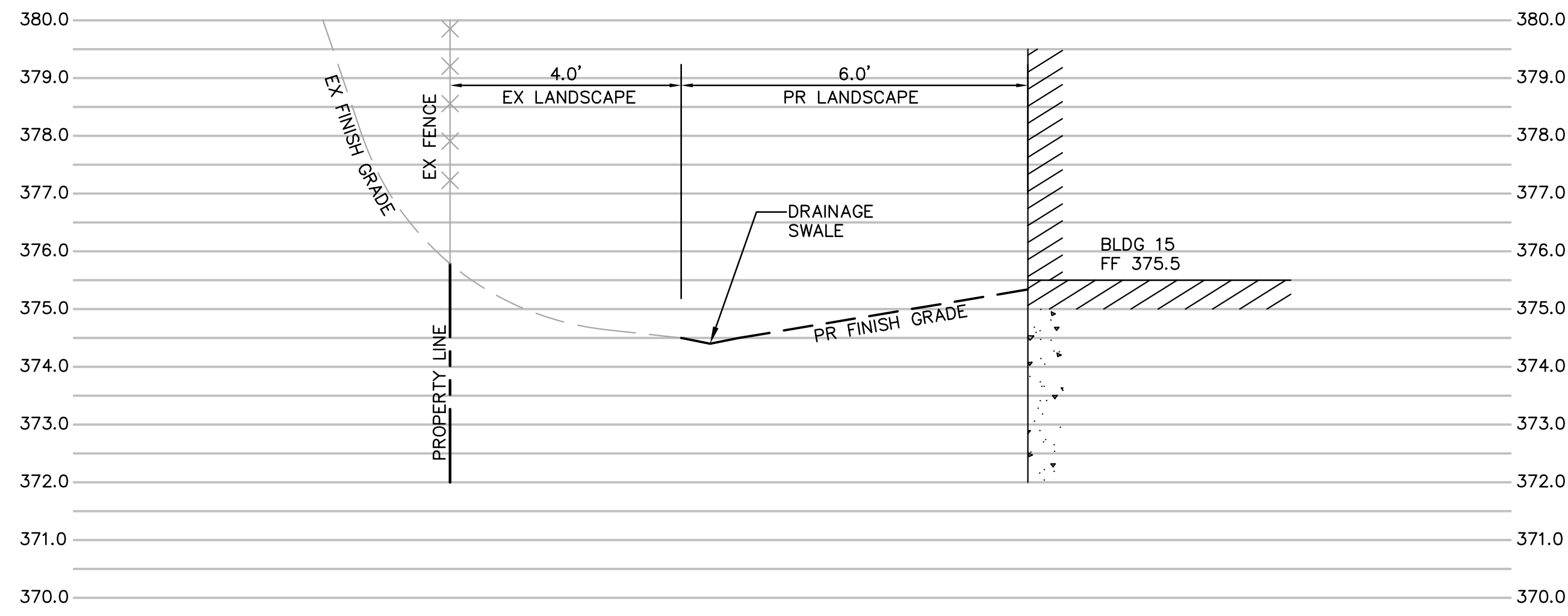
CONCEPT GRADING AND DRAINAGE PLAN

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 PLEASANTON, CA 94586-3323
 TEL: (925) 396-7700
 FAX: (925) 396-7799

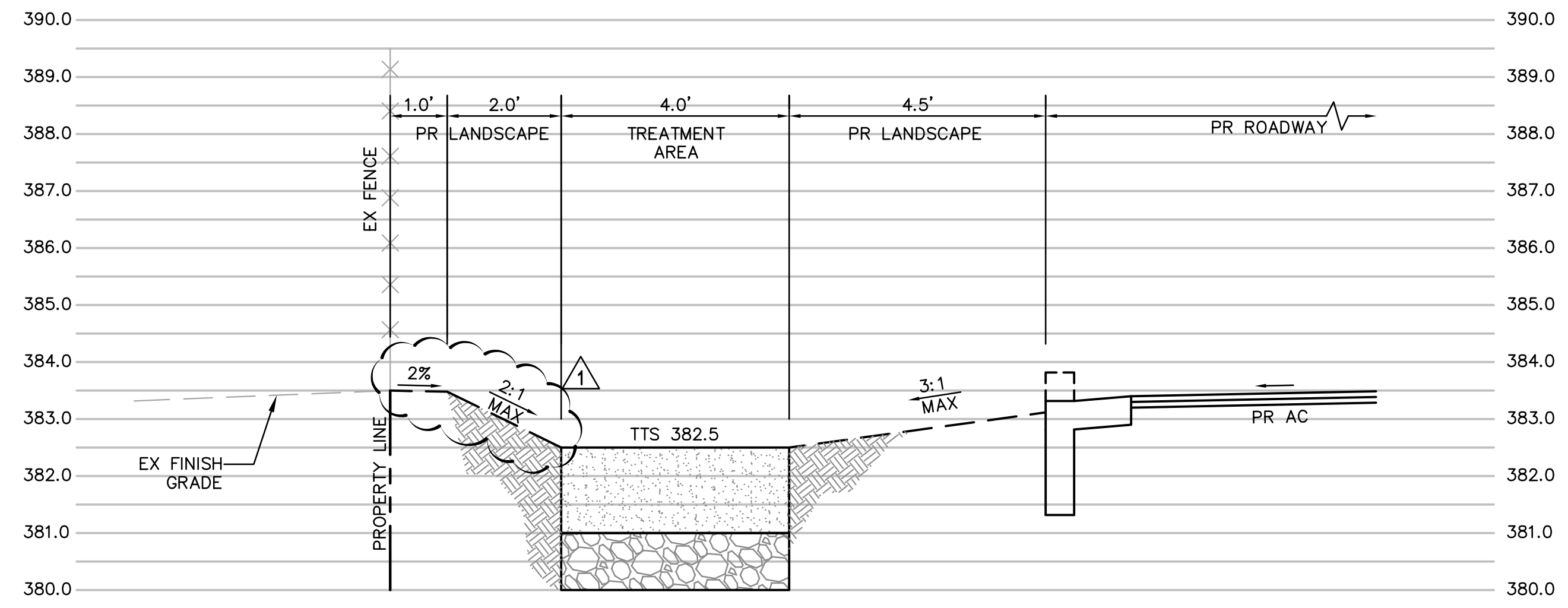
DAHLIN
 group

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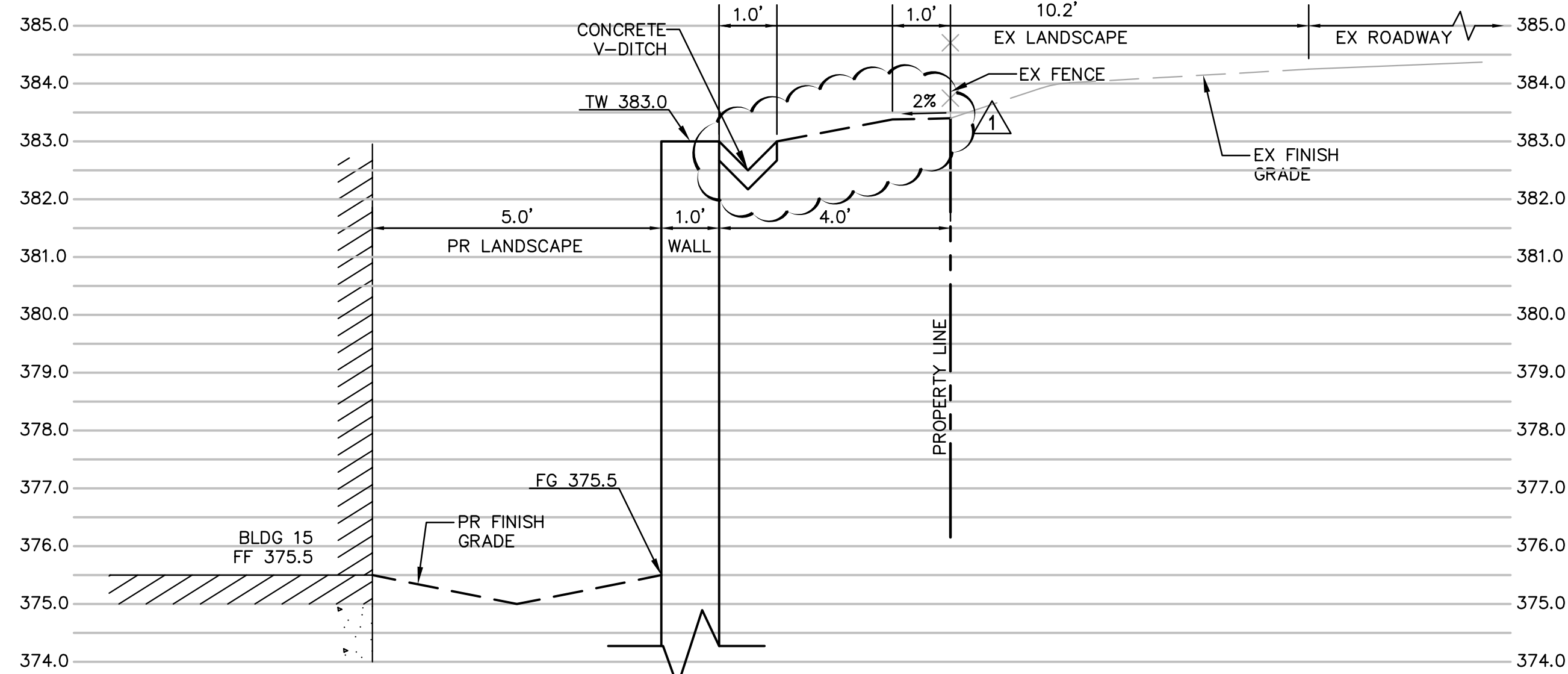
C3.1



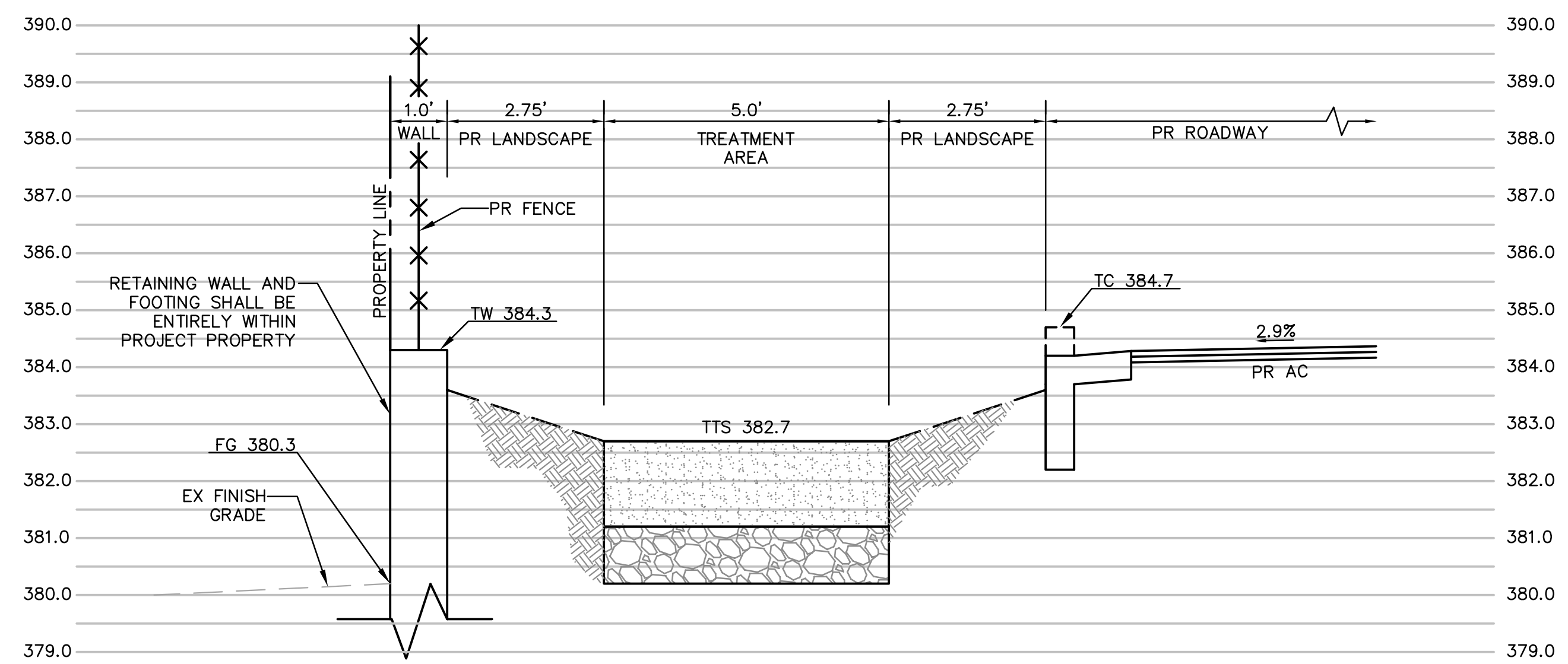
SECTION A-A
SCALE: 1" = 2'



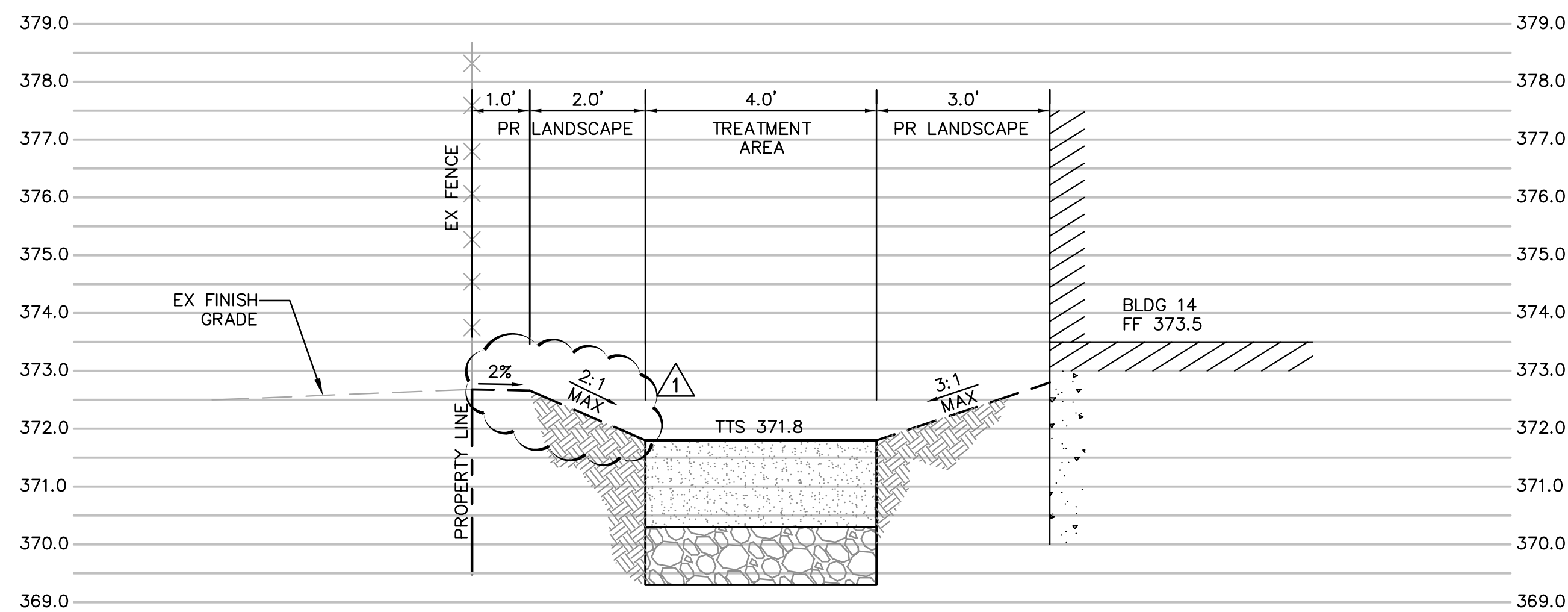
SECTION D-D
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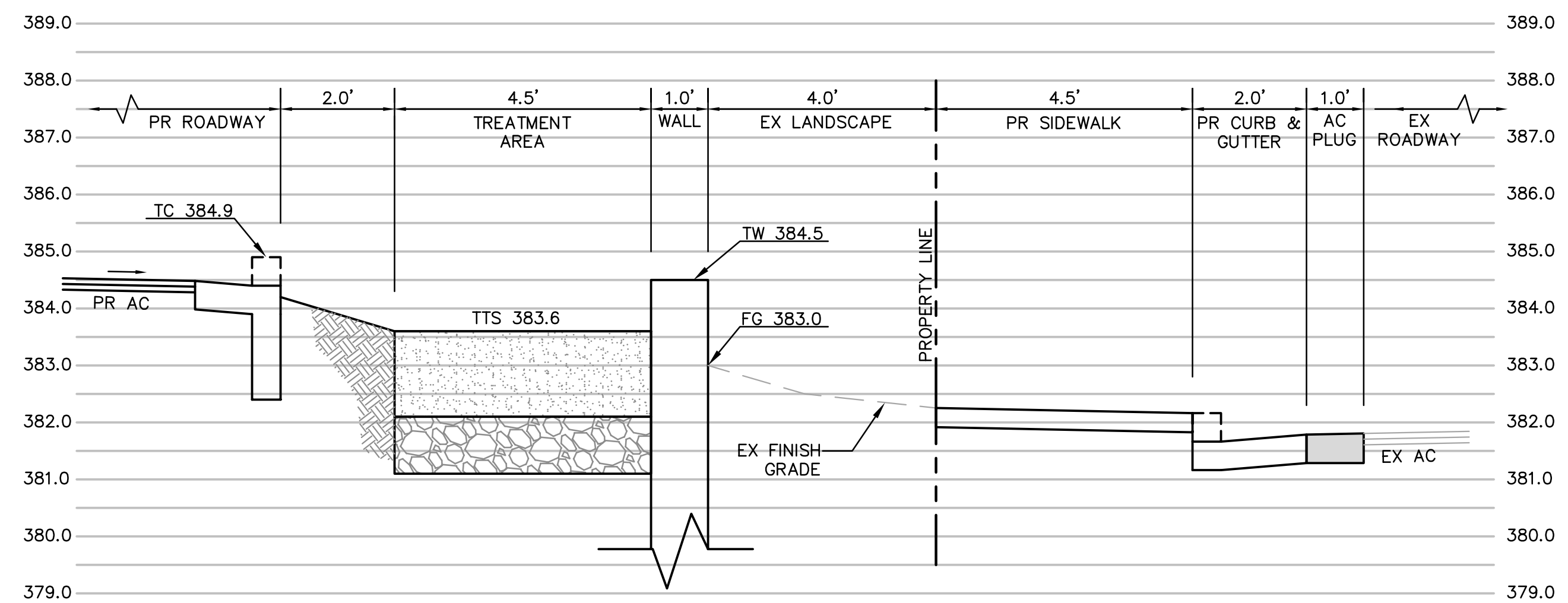
SECTION B-B
SCALE: 1" = 2'



SECTION E-E
SCALE: 1" = 2'



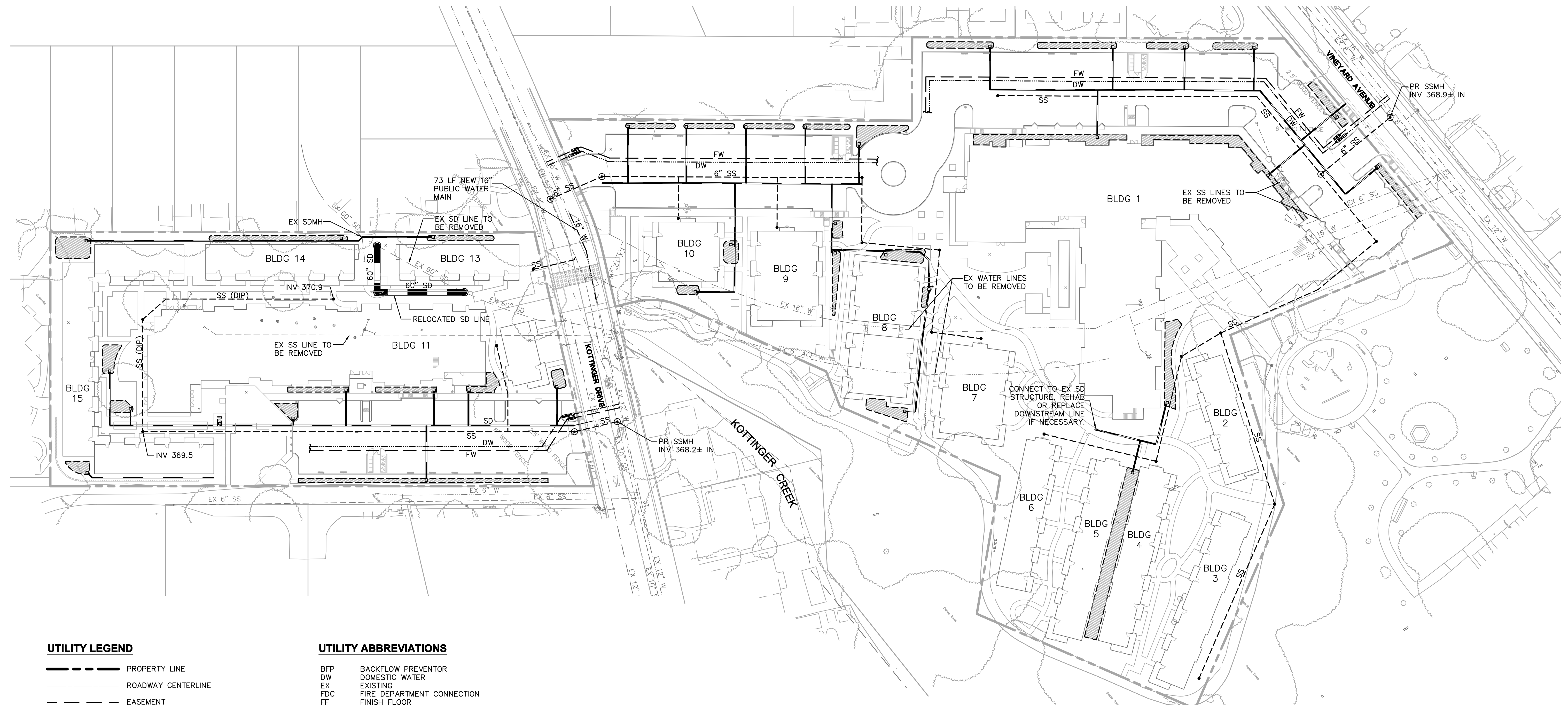
SECTION C-C
SCALE: 1" = 2'



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

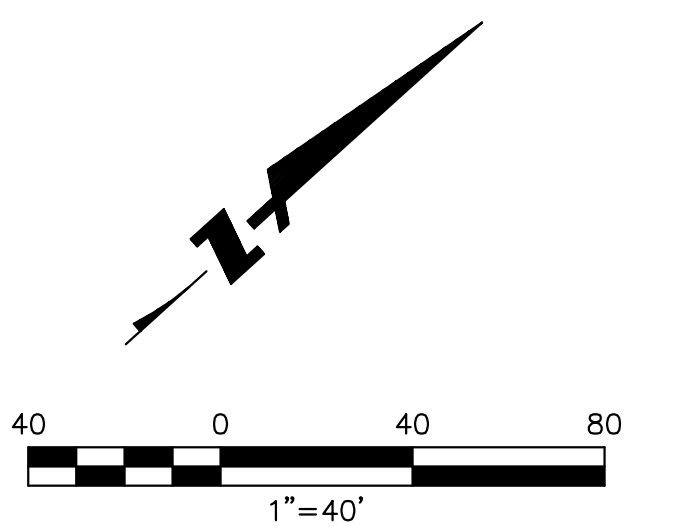
- PROPERTY LINE
- ROADWAY CENTERLINE
- EASEMENT
- STORM DRAIN LINE
- SANITARY SEWER LINE
- FIRE WATER LINE
- DOMESTIC WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- BIORETENTION AREA OVERFLOW
- ▩ BACKFLOW PREVENTER
- WATER METER
- ▨ POTENTIAL BIORETENTION AREA

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.



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 MIDPEN HOUSING

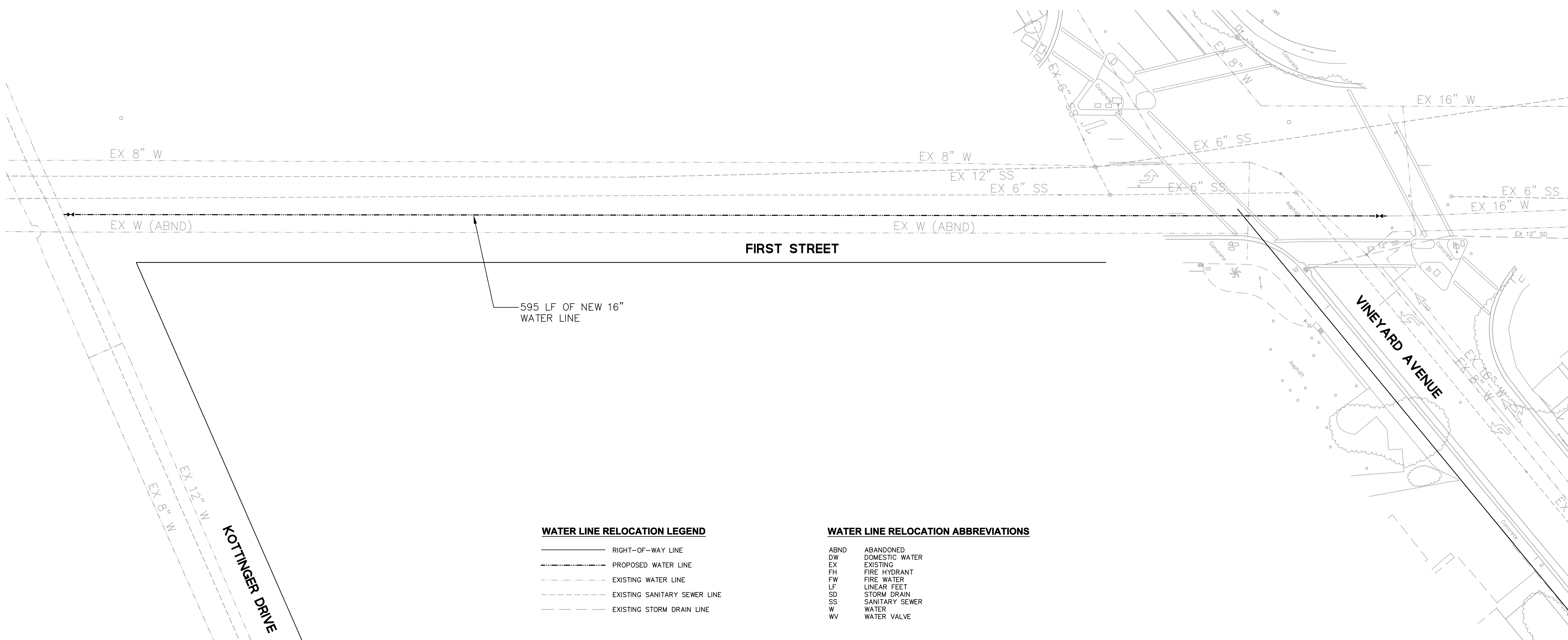
UTILITY PLAN

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 DATE 02-20-14

C5.1

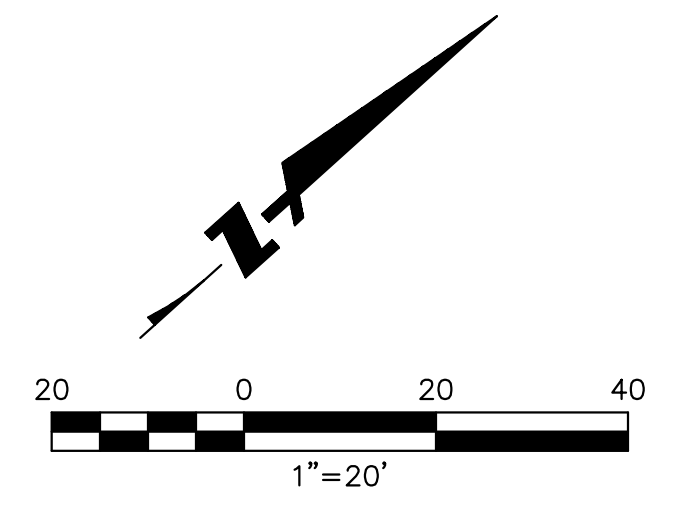


WATER LINE RELOCATION LEGEND

- 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

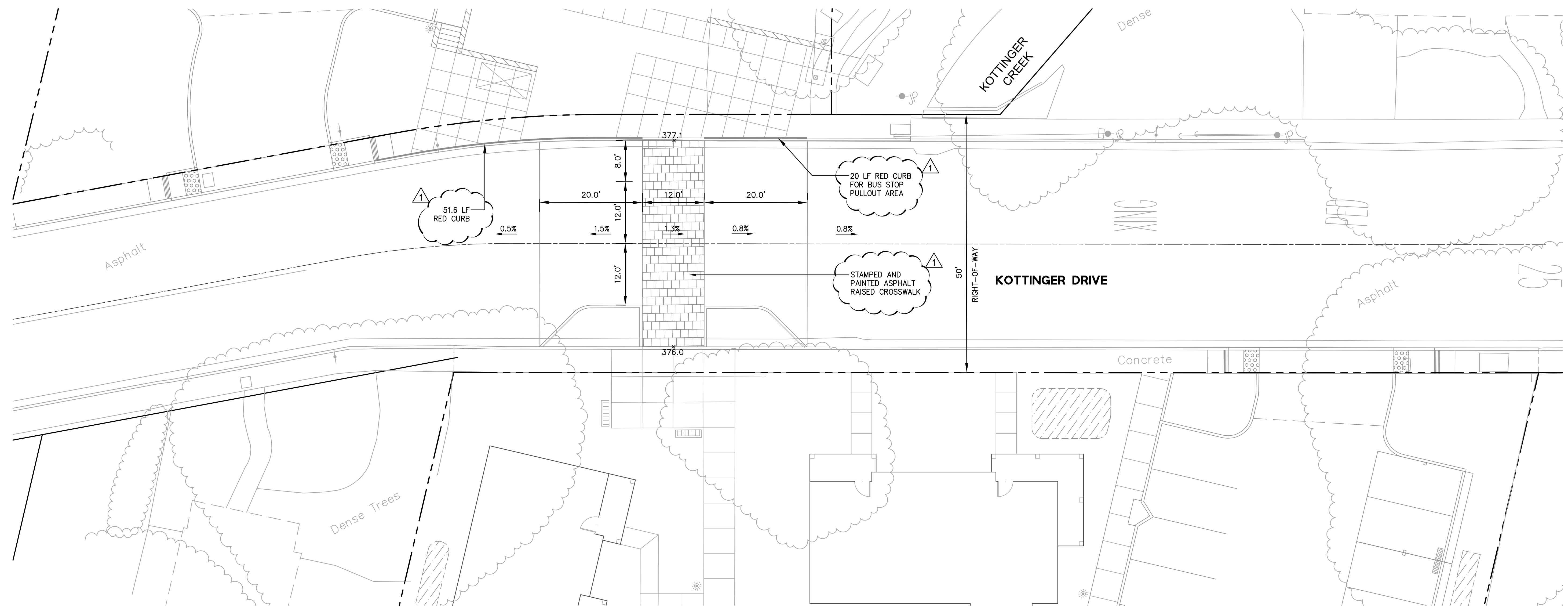
WATER LINE RELOCATION PLAN

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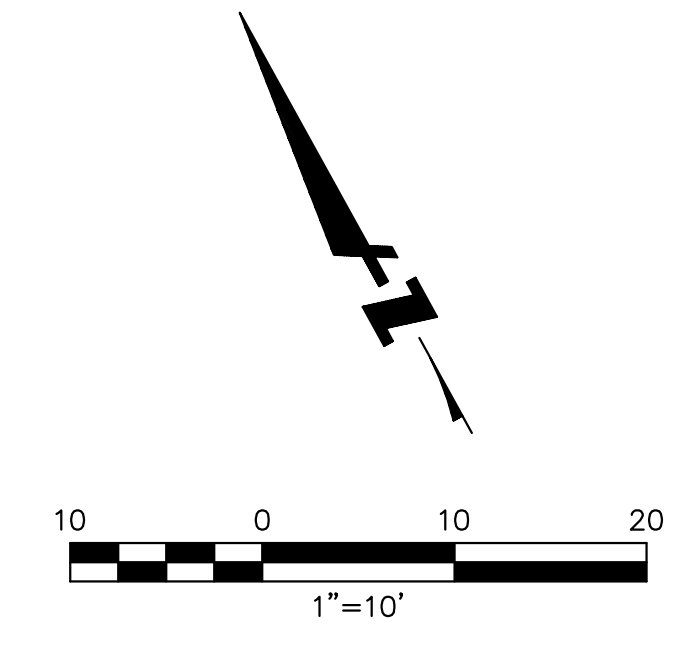
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DATE 02-20-14

C5.2



KOTTINGER DRIVE IMPROVEMENT LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE



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 MIDPEN HOUSING

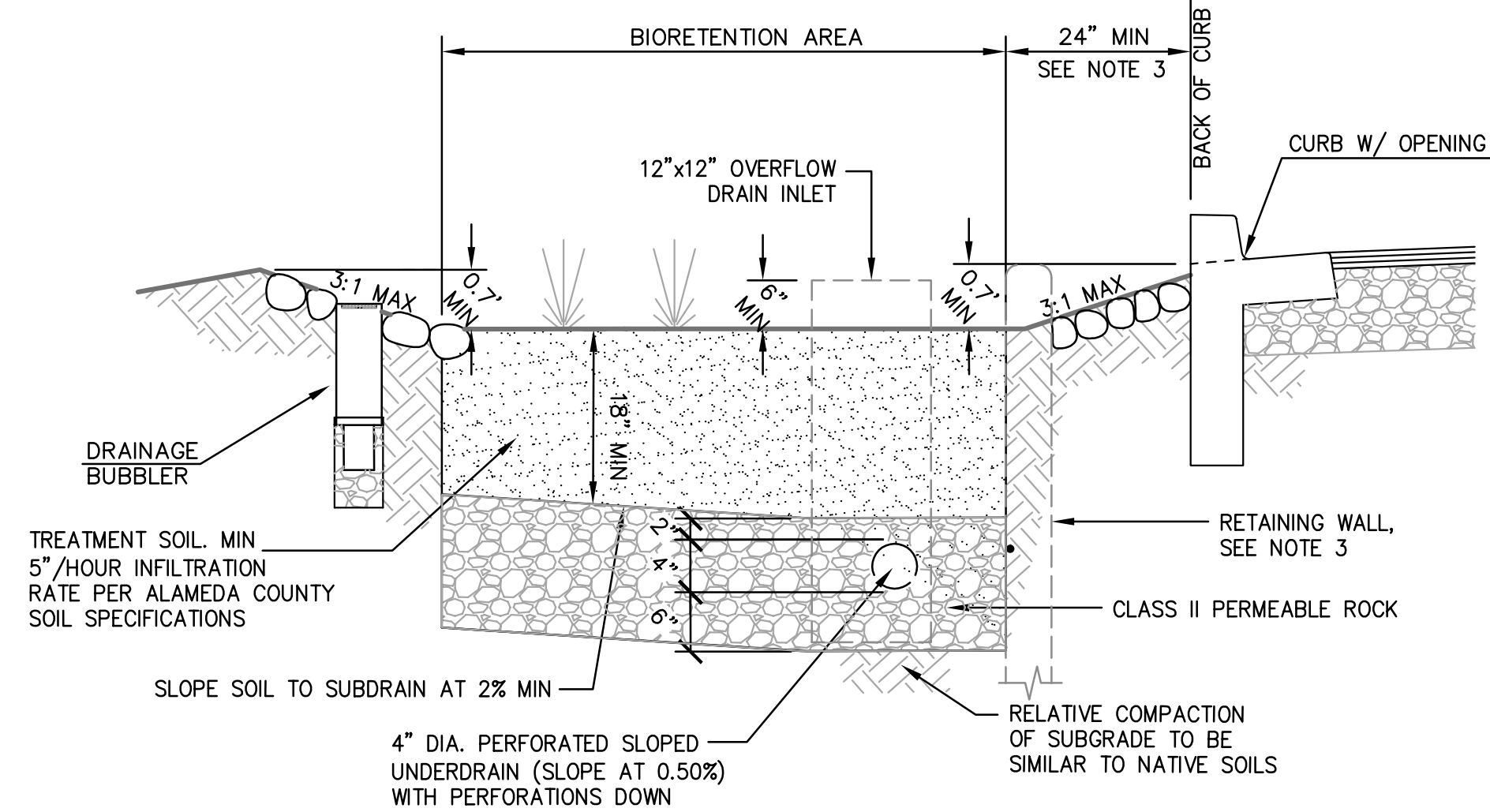
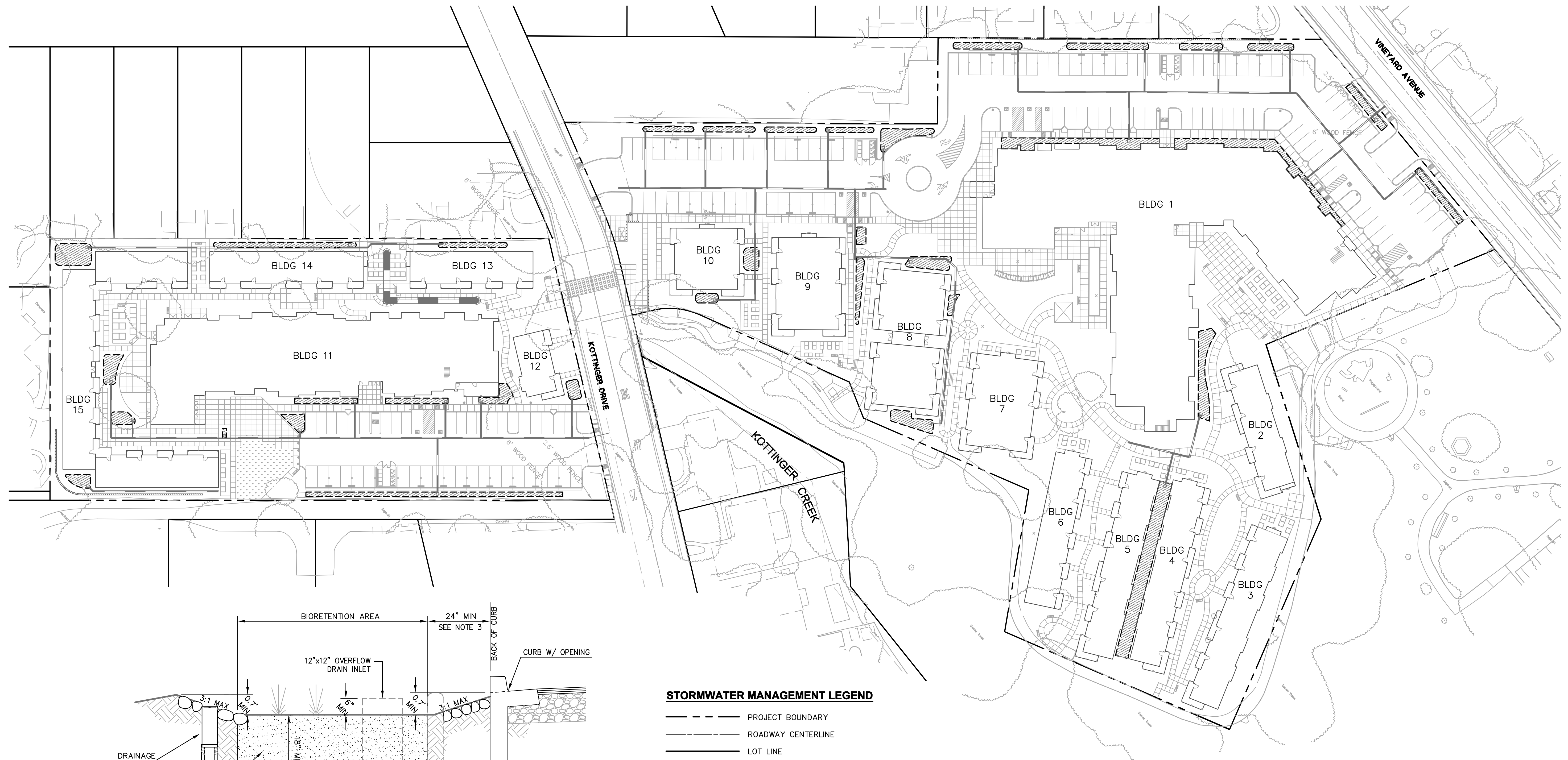
KOTTINGER DRIVE LAYOUT PLAN

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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.

NOTES:

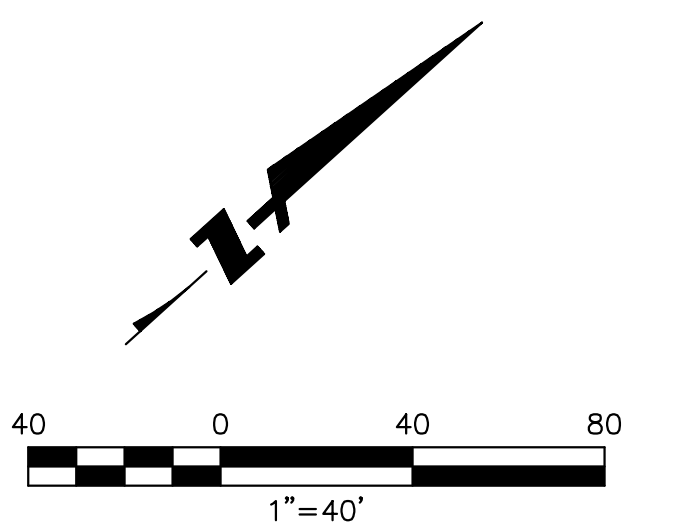
1. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BOBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
2. TREATMENT SOIL TO BE UNCOMPACTED AT 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

| 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.



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MIDPEN HOUSING

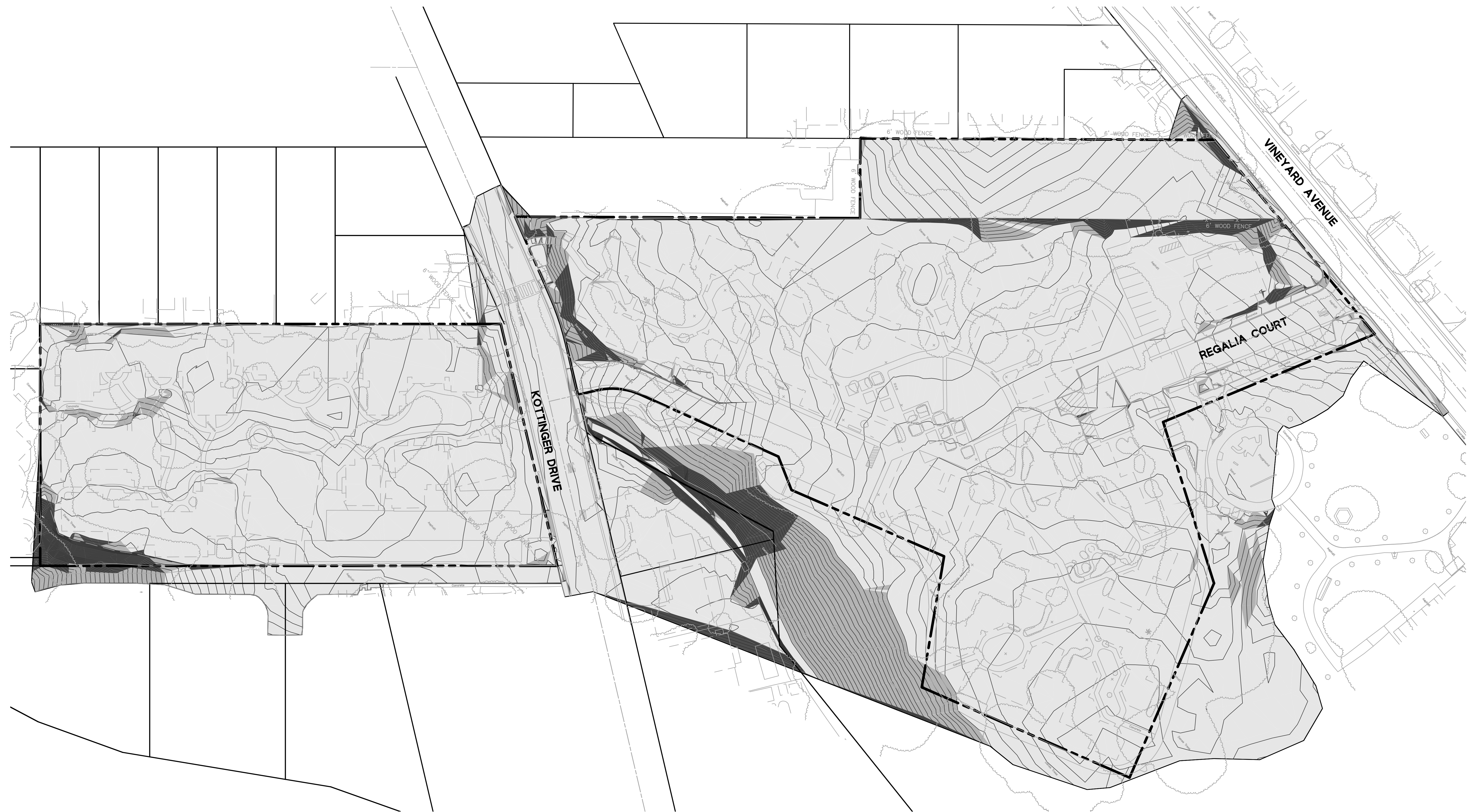
STORMWATER MANAGEMENT PLAN

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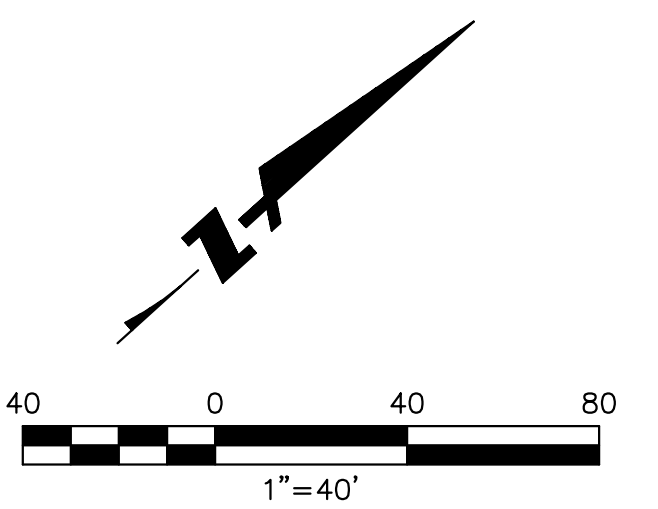
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C7.1



| 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

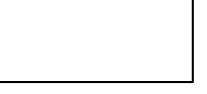

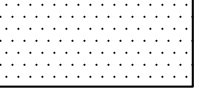
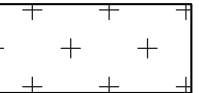

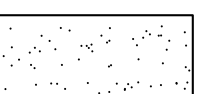
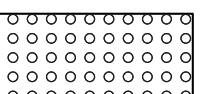








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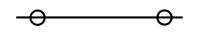
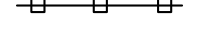
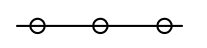
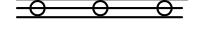



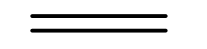

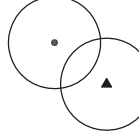
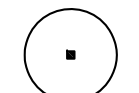
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 DATE 02-20-14

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 | dotsoapa '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 | heterphylla | 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 | fruticans 'Compactum' | Compact Bush Germander | 1 Gallon | 3'-0" O.C. | LOW | WUCOLS |
| VL | Verbena | ilacina '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 | muscarii | 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



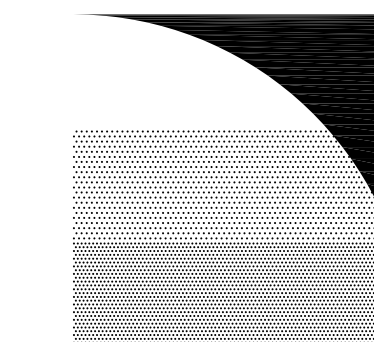
Quercus robur
English Oak



Tibouchina urnvillea
Princess Flower



Ulmus parvifolia
Chinese Lacebark Elm



PLANT PALETTE

SHRUB



Abella x grandifolia
Abella



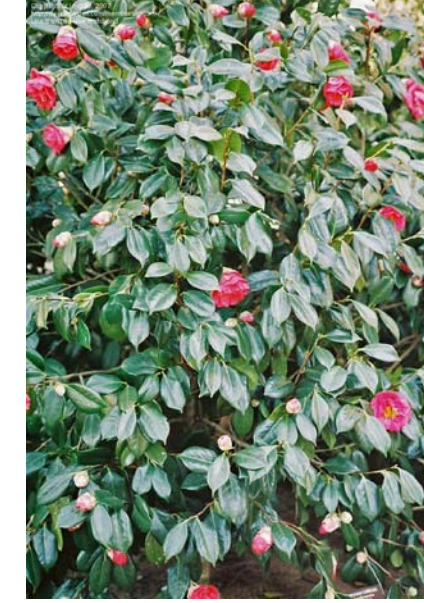
Acanthus mollis
Bear's Breech



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



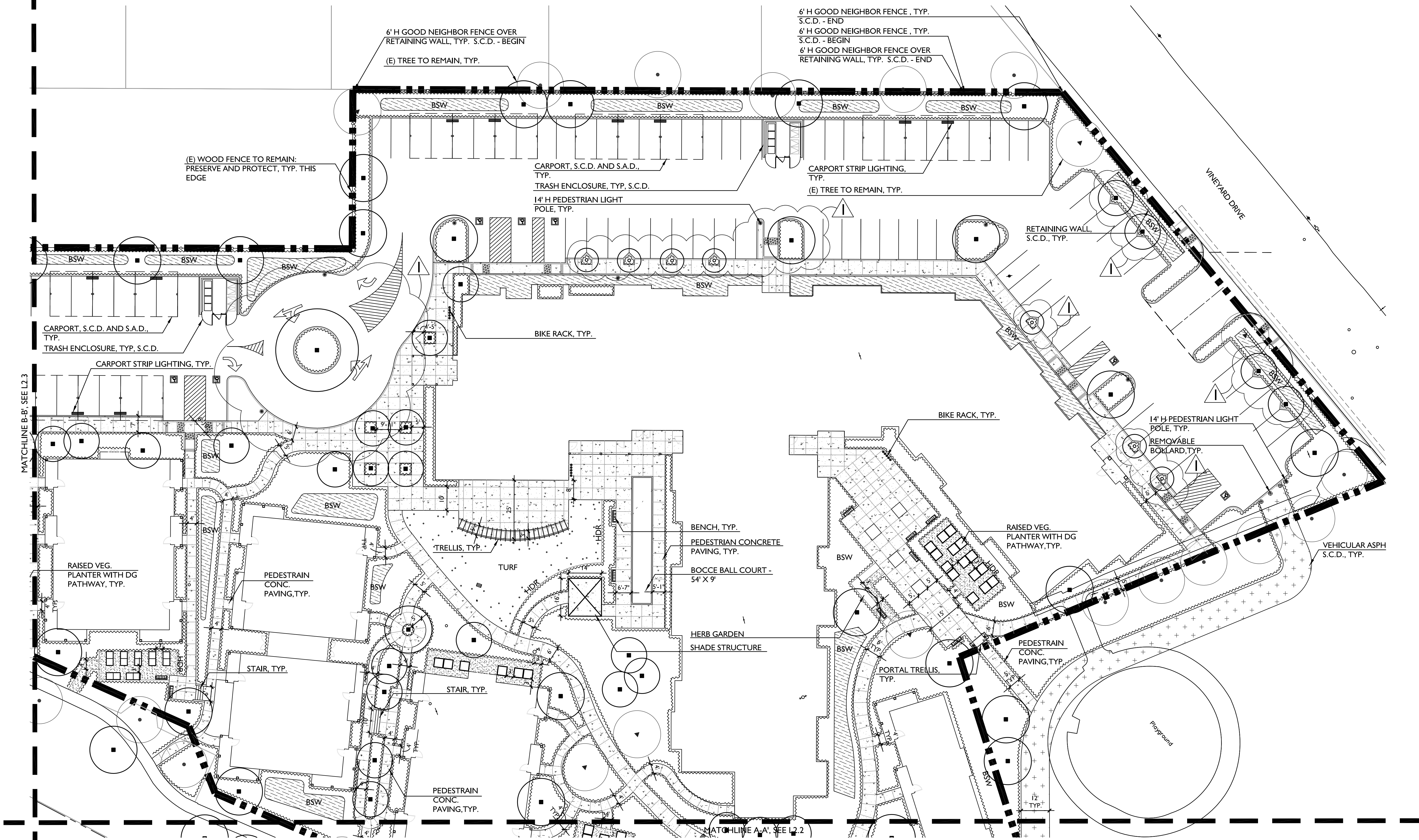
Chondropetalum tectorum
Little Cape Rush



Juncus patens
California Grey Rush



Lomandria longifolia
Mat Rush



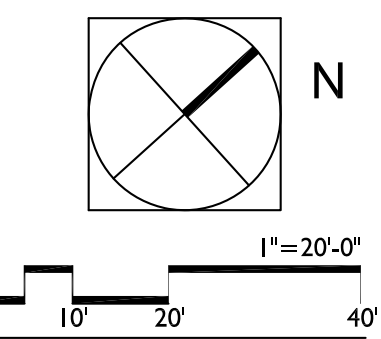
KOTTINGER PLACE LAYOUT PLAN

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

LANDSCAPE SITE PLAN

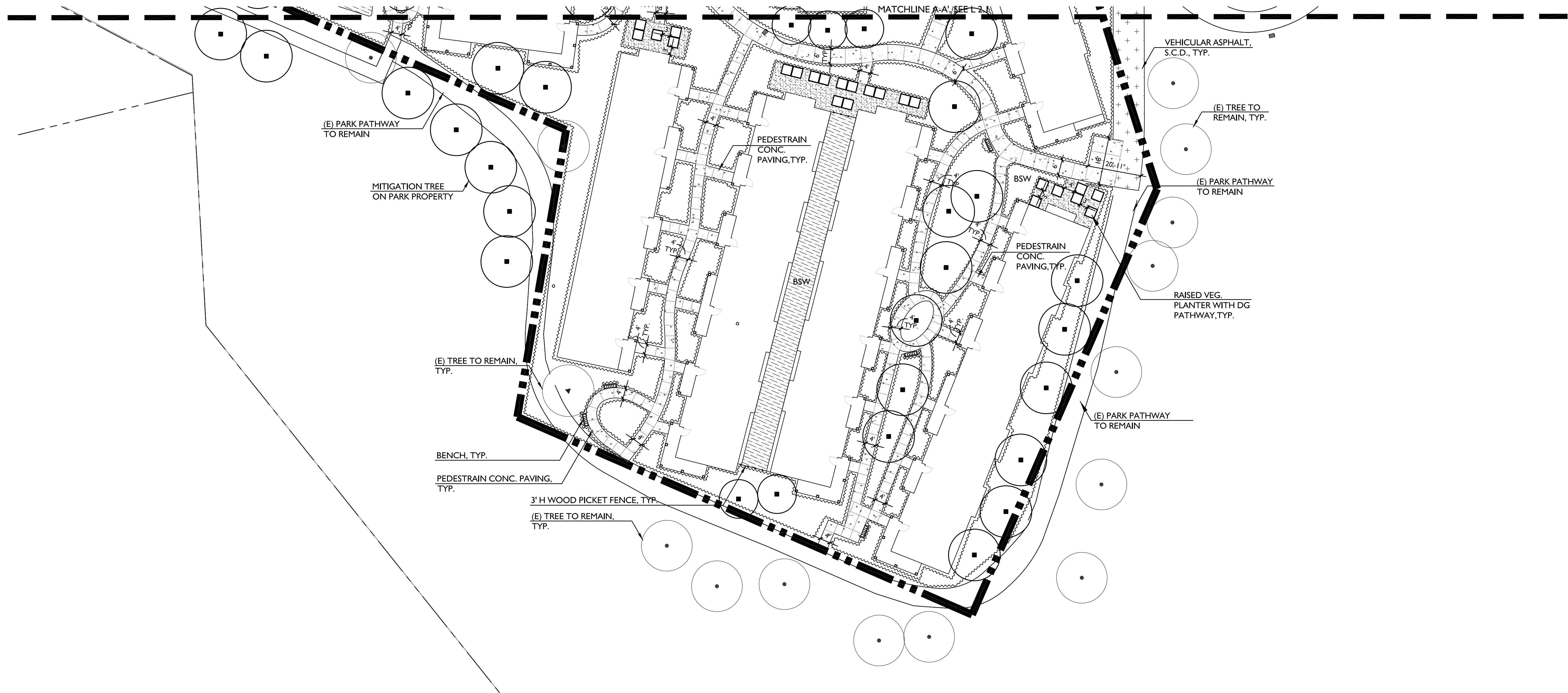
GATES & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING URBAN DESIGN
 2671 CROW CANYON RD, SAN RAMON, CA. 94583
 TEL 925.736.8176 FAX 925.838.8901
 WWW.DGATES.COM

JOB NO. 552.013
DATE 01-10-14



2-20-2014

L2.1



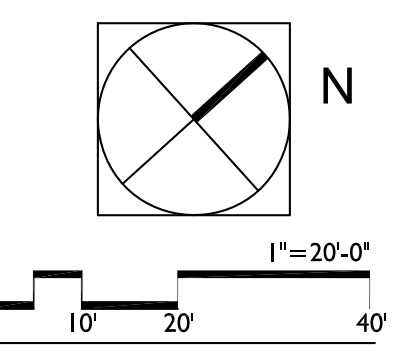
KOTTINGER PLACE LAYOUT PLAN

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

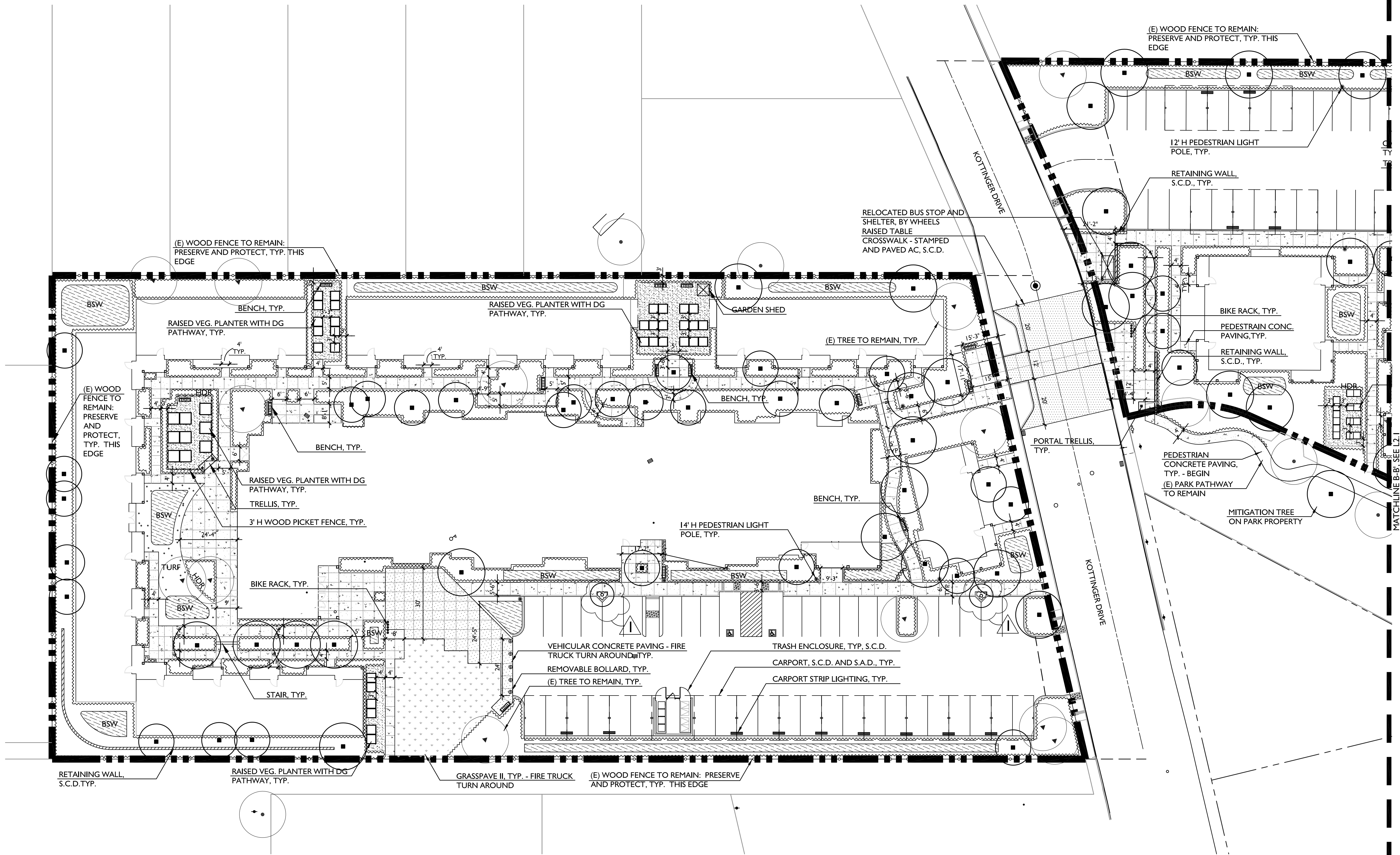
LANDSCAPE SITE PLAN

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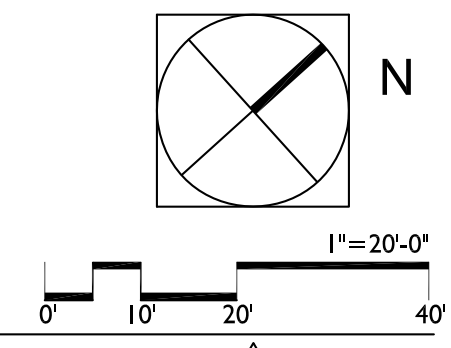
L2.2



PLEASANT GARDEN - KOTTINGER LAYOUT PLAN

KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

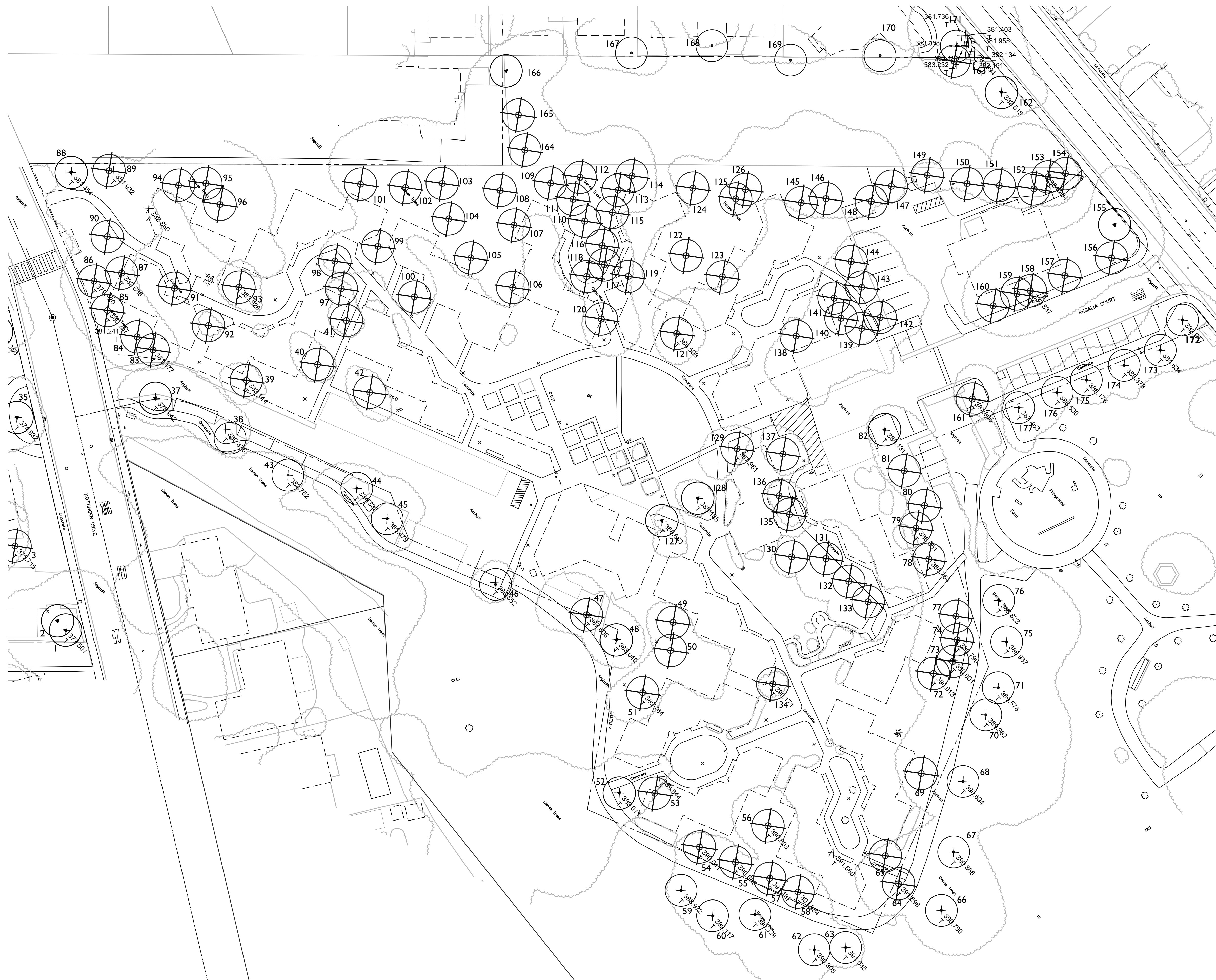
LANDSCAPE SITE PLAN






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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

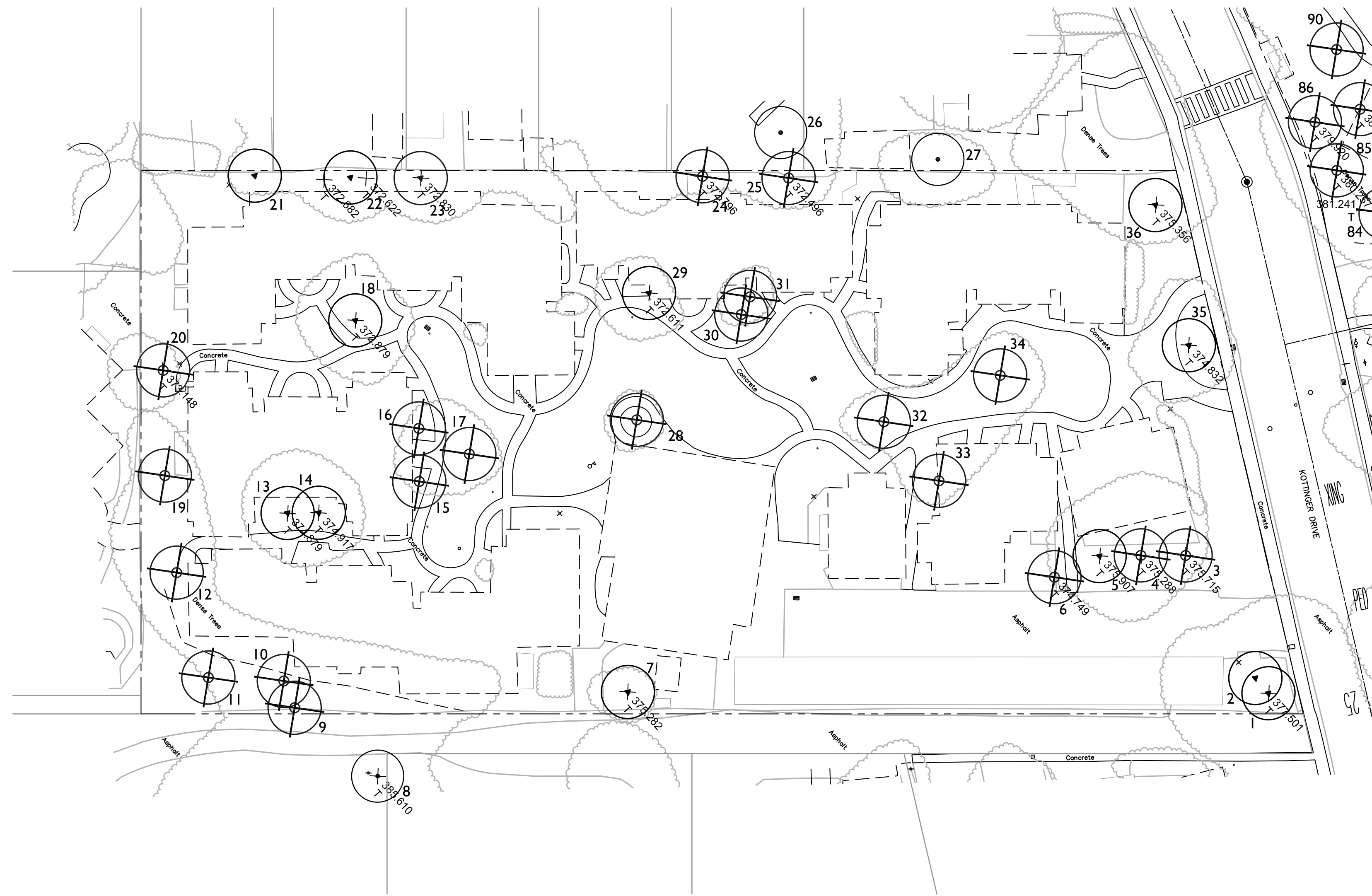
KOTTINGER GARDENS
 KOTTINGER STREET, PLEASANTON, CA
 MIDPEN HOUSING

TREE MITIGATION

GATES & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING URBAN DESIGN
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 TEL 925.736.8176 FAX 925.838.8901
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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
 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

