

475 & 493 St. John Street - Illustrative Site Plan

RECEIVED
Feb. 26, 2021
P20-1037
CITY OF PLEASANTON
PLANNING DIVISION
Exhibit C



ROBSON HOMES

PROJECT SUMMARY

- 1. EXISTING ZONING CENTRAL COMMERCIAL (CC)
- 2. PROPOSED ZONING PLANNED UNIT DEVELOPMENT (PUD)
- 3. APN'S 94-114-7 & 94-114-8
- 4. GROSS AREA 100,171 SF (2.3± AC)
- 5. GROSS DENSITY 4.8 UNITS/ACRE
- 6. FAR XXX
- 7. IMPERVIOUS AREAS:
 - a. STREET 8,760 SF
 - b. BUILDING FOOTPRINTS 34,860 SF
 - c. WALKWAYS 1,900 SF
 - TOTAL = 36,760 SF

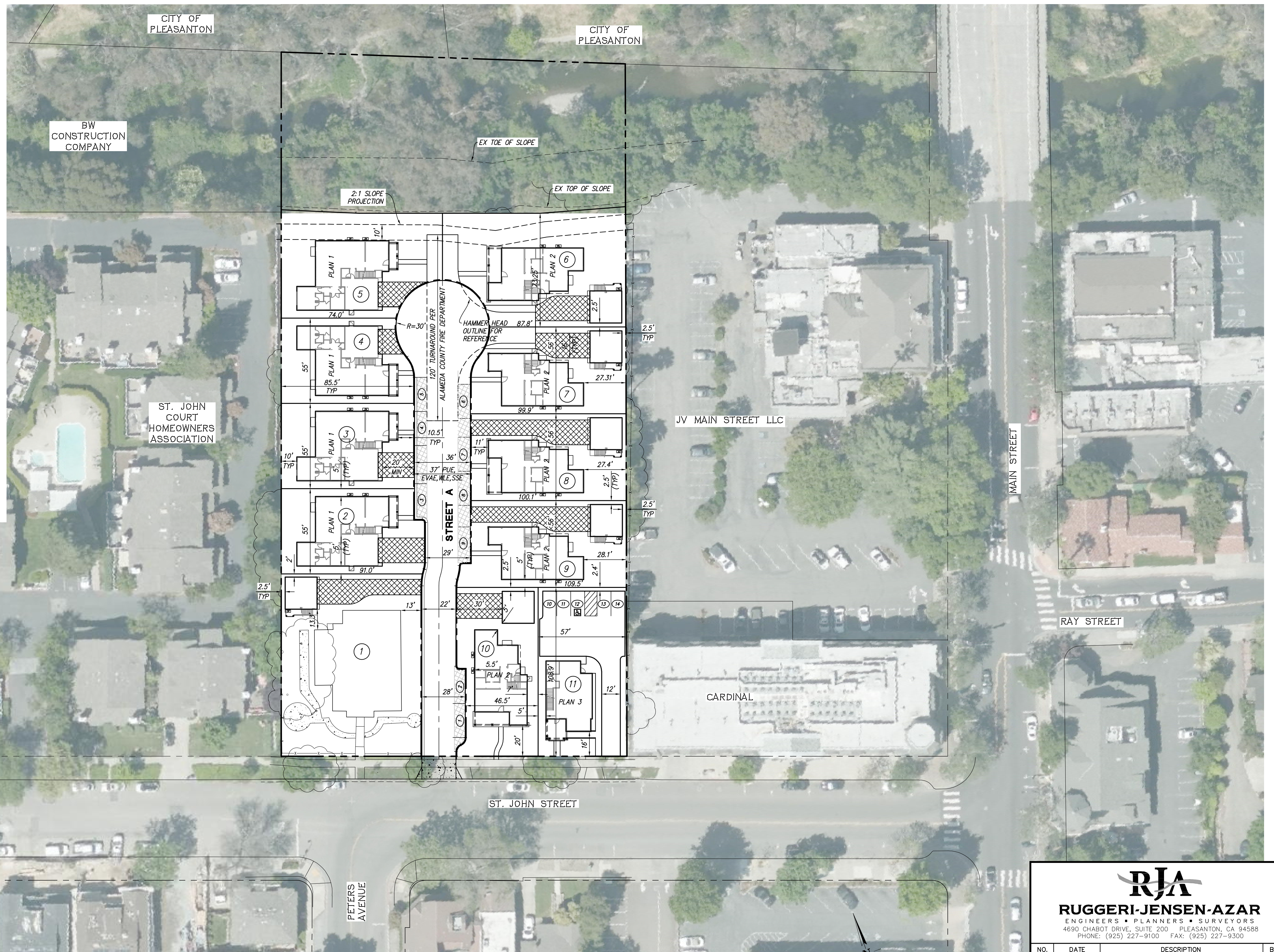
PARKING SUMMARY

- 1. GARAGE 20 STALLS
- 2. DRIVEWAY 17 STALLS
- 3. ON-SITE STREET 9 STALLS
- 4. COMMERCIAL 5 STALLS
- TOTAL = 51 STALLS

LOT SUMMARY	
LOT NO.	LOT AREA (SF)
1	10,610
2	4,941
3	4,703
4	4,425
5	6,529
6	8,046
7	5,382
8	5,601
9	5,733
10	5,421
11	6,222

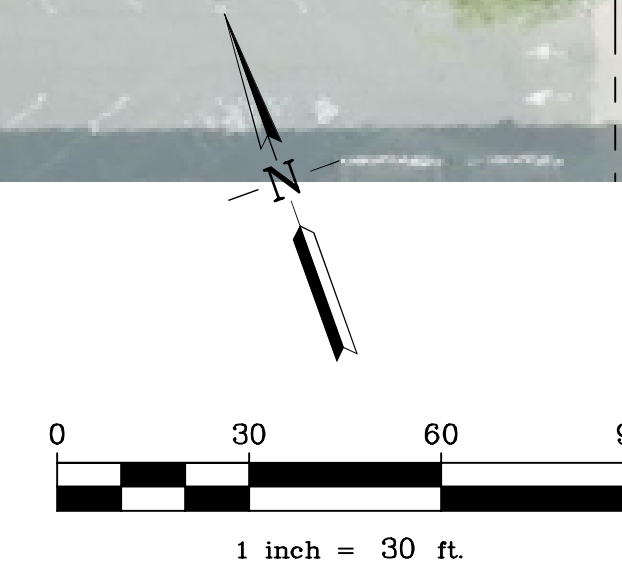
LEGEND


 PERVIOUS PAVING



CONCEPTUAL SITE PLAN
475 AND 493 SAINT JOHN PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: ROBSON HOMES, LLC





RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 26, 2021

SHEET NO.

JOB NO.: 201054

C2.0

© 1/28/2021 10:05:41 CAD FILES (2-PLANING) (P) PRE-SUBMITTAL (2-2021) 6:35:12 PM DOMINIC CARICCI

R H A
ROBERT HIDEY ARCHITECTS

PLEASANTON SAINT JOHN

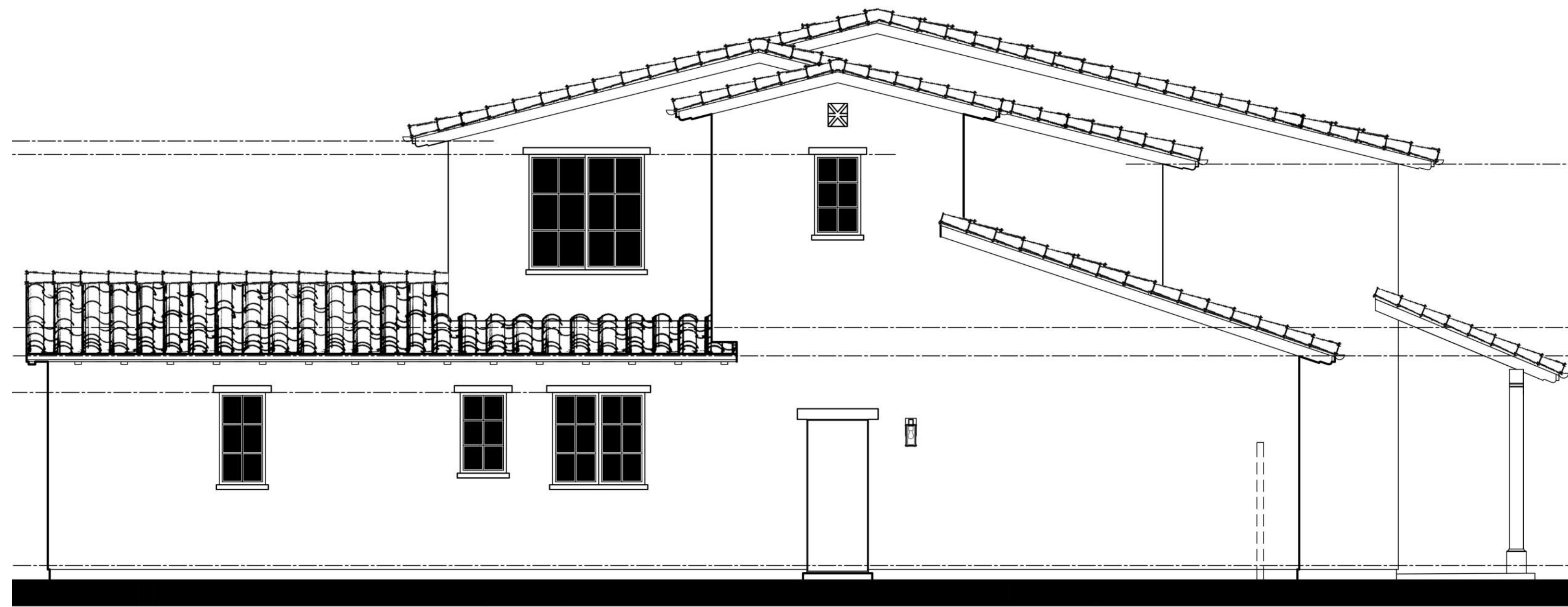
PLEASANTON, CALIFORNIA

PRELIMINARY REVIEW SUBMITTAL

ROBSON HOMES

PROJECT NUMBER 20046.01 02/26/2021

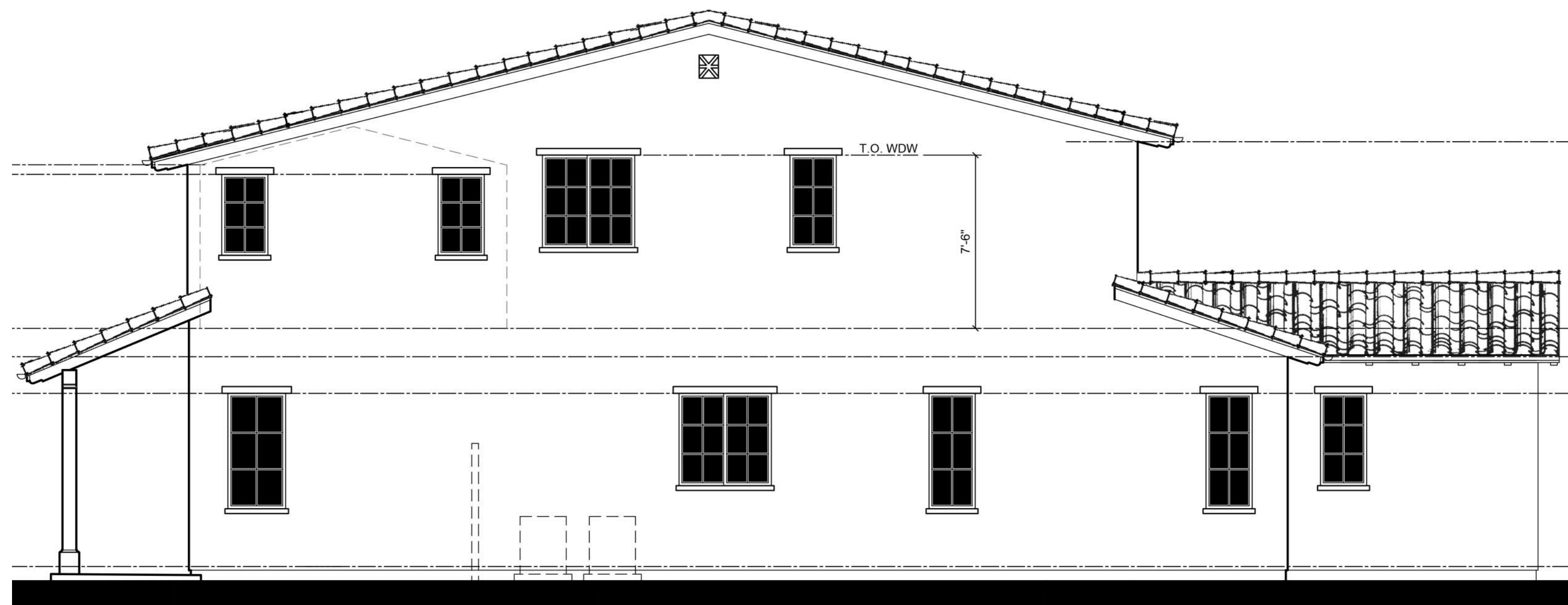
1	COVER SHEET
2	PLAN 1A - ELEVATIONS
3	PLAN 1B - ELEVATIONS
4	PLAN 1A - FLOOR PLAN
5	PLAN 1B - FLOOR PLAN
6	PLAN 1 - ROOF PLANS
7	PLAN 2A - ELEVATIONS
8	PLAN 2B - ELEVATIONS
9	PLAN 2A - FLOOR PLAN
10	PLAN 2B - FLOOR PLAN
11	PLAN 2 - ROOF PLANS
12	PLAN G1A ADU - ELEVATIONS
13	PLAN G1B ADU - ELEVATIONS
14	PLAN G1 ADU - FLOOR PLAN
15	PLAN G1 ADU - ROOF PLAN
16	PLAN G2 - ELEVATIONS
17	PLAN G2 - ROOF PLAN
18	PLAN G2 - FLOOR PLAN
19	LOT 11 - ELEVATIONS
20	LOT 11 - FLOOR PLAN
21	LOT 11 - ROOF PLAN
22	STREET SCENE



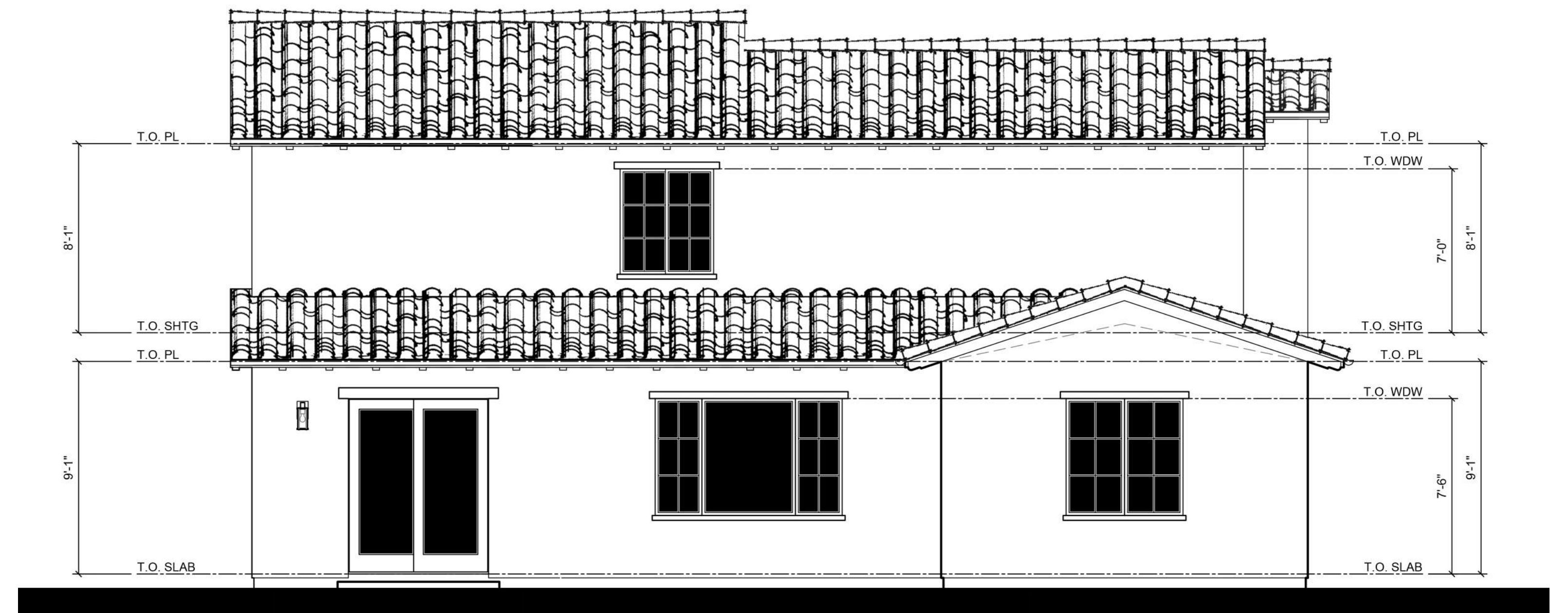
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FRONT



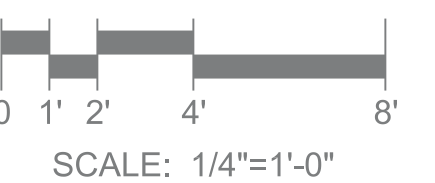
RIGHT



REAR

PLAN 1A ELEVATIONS
MONTEREY

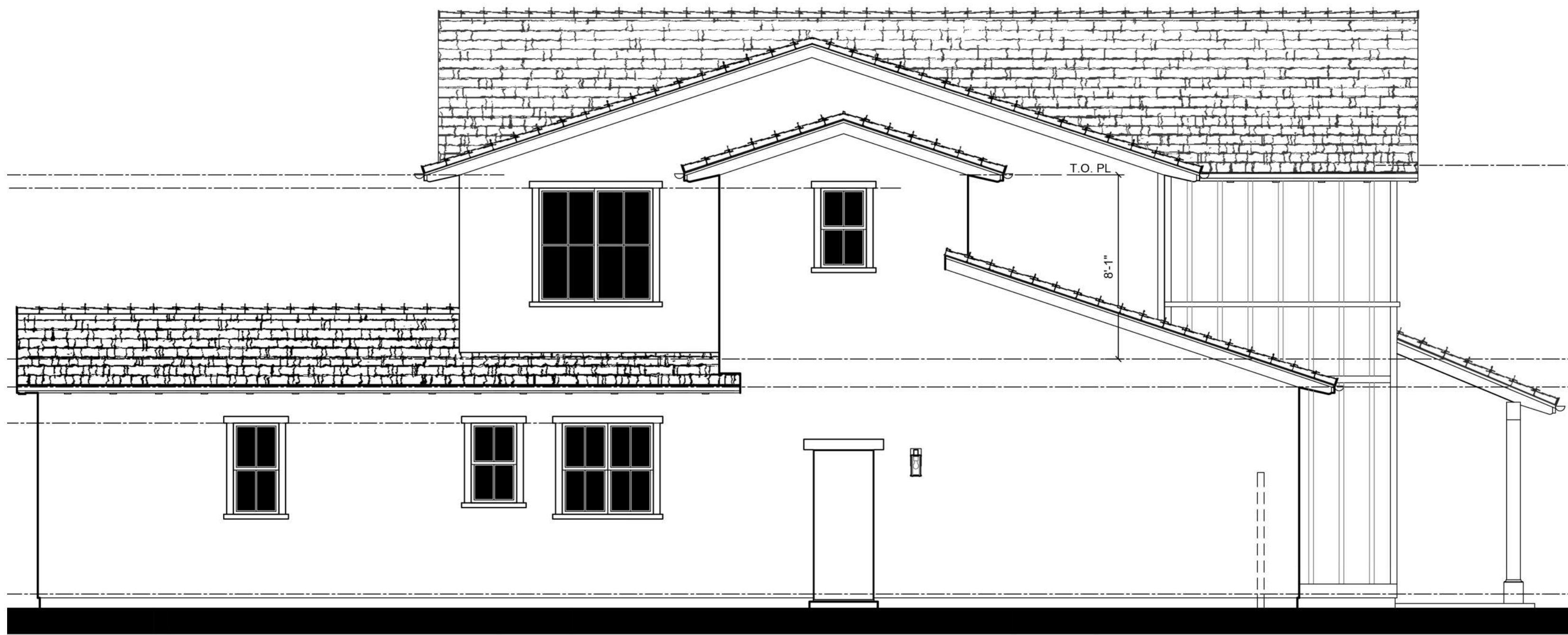
PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA



PLANNED DEVELOPMENT REZONING
SUBMITTAL

ROBSON HOMES

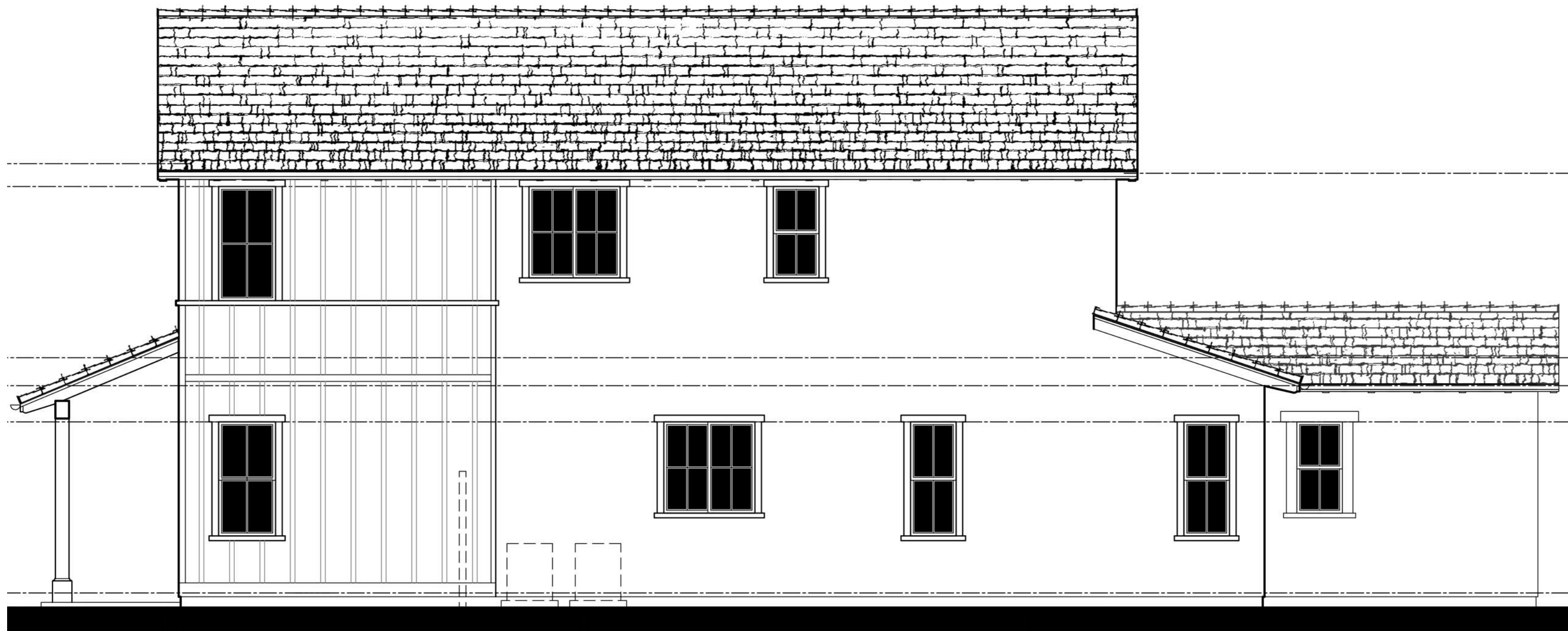
20046.01 02/26/2021



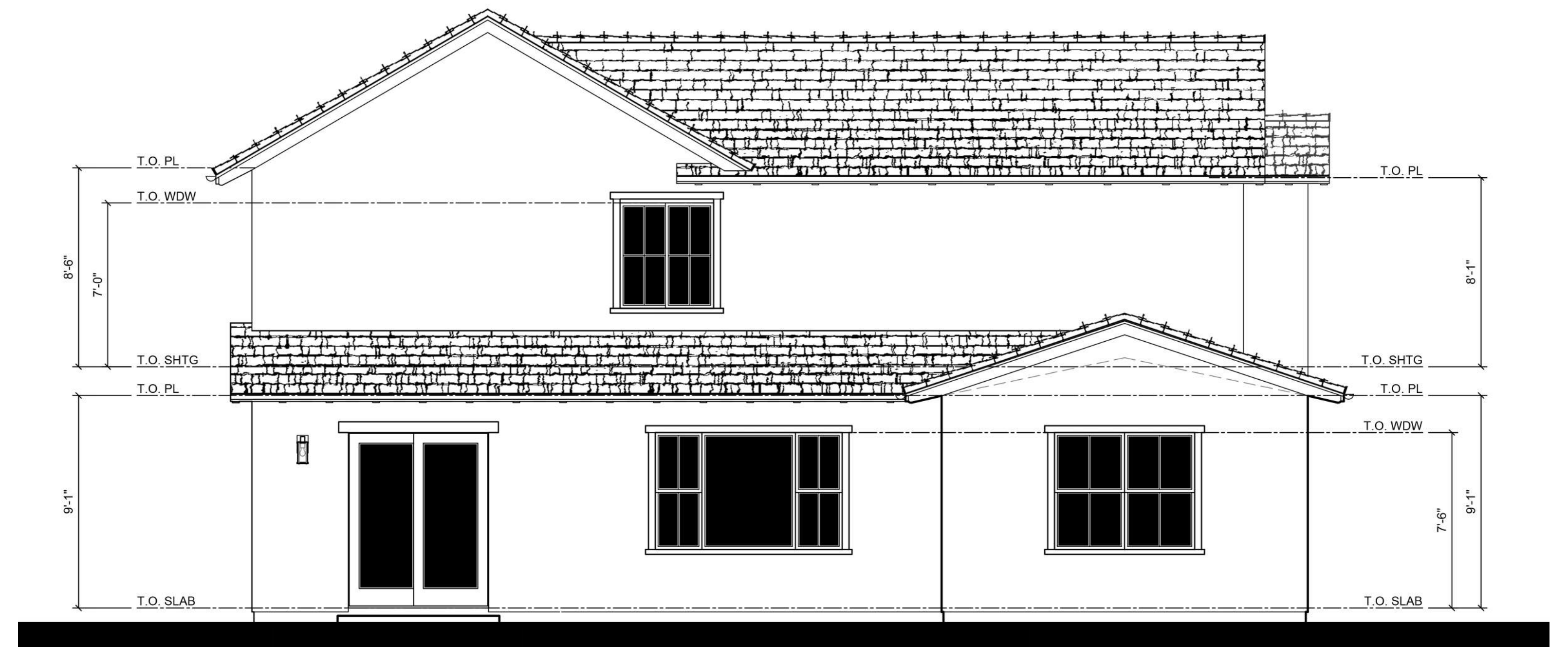
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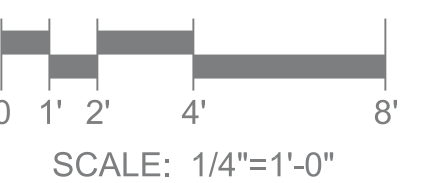


RIGHT



REAR

PLAN 1B ELEVATIONS
FARMHOUSE

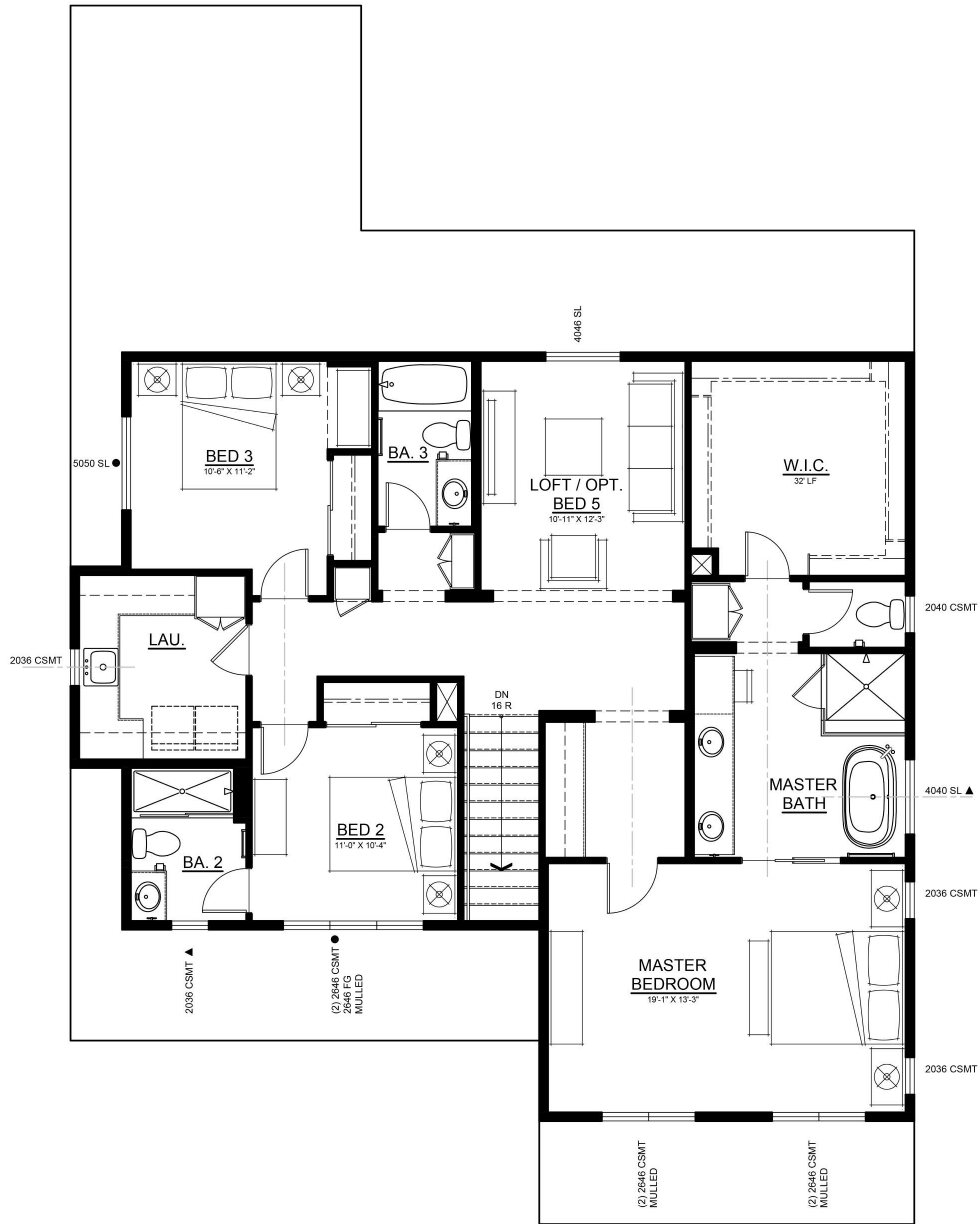


PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

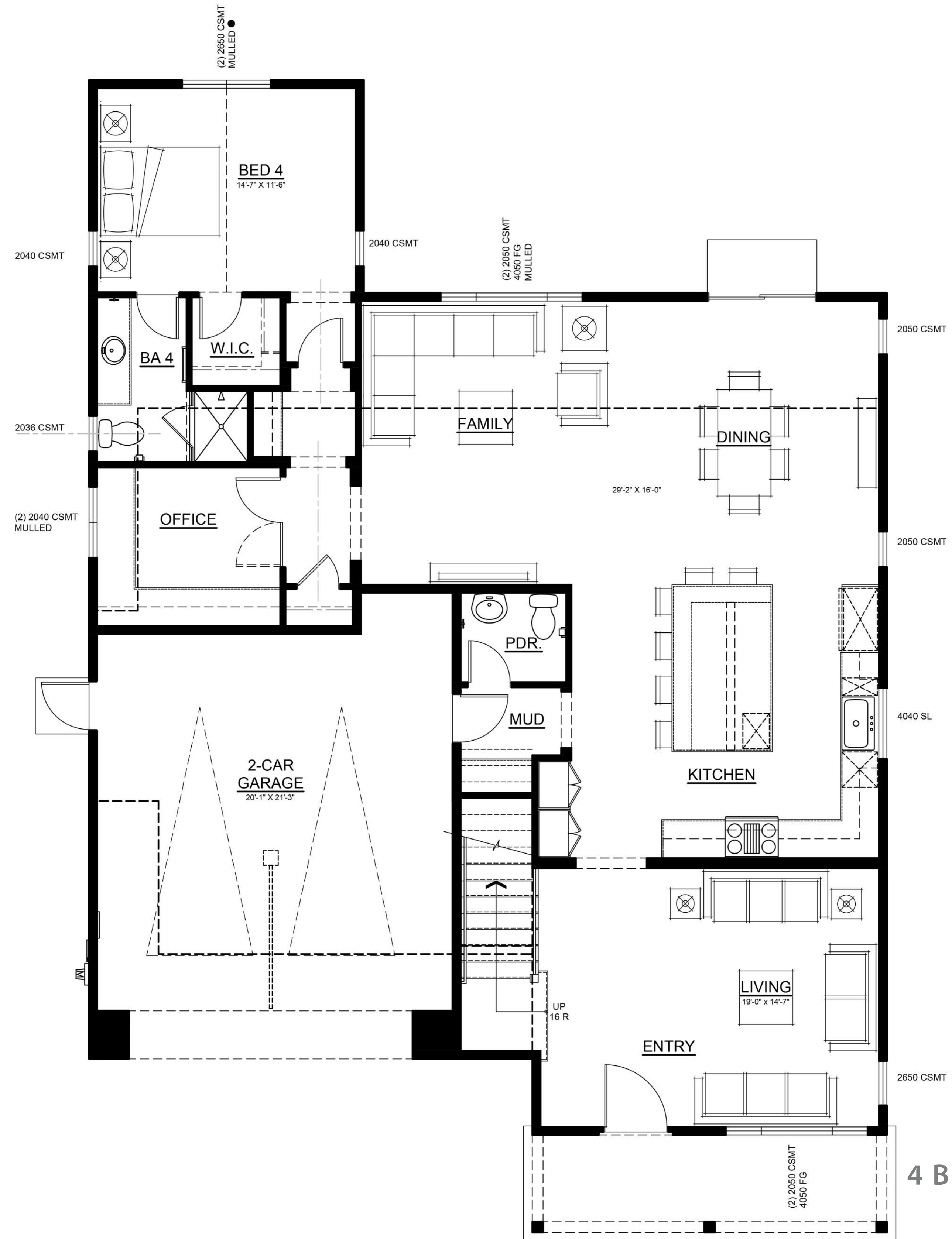
PLANNED DEVELOPMENT REZONING
SUBMITTAL

ROBSON HOMES

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SECOND FLOOR



FIRST FLOOR

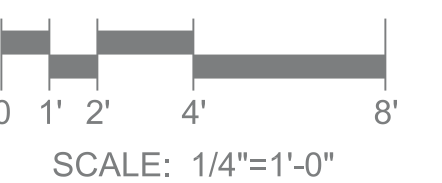
TOTAL GROSS AREA	
FIRST FLOOR	1,713 SF
SECOND FLOOR	1,535 SF
TOTAL	3,248 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES.

TOTAL SELLABLE AREA	
FIRST FLOOR	1,713 SF
SECOND FLOOR	1,490 SF
TOTAL	3,203 SF

4 BEDROOM + OFFICE,
LOFT (OPT. 5)
4.5 BATH
2-CAR GARAGE

PLAN 1A FLOOR PLAN
MONTEREY



PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

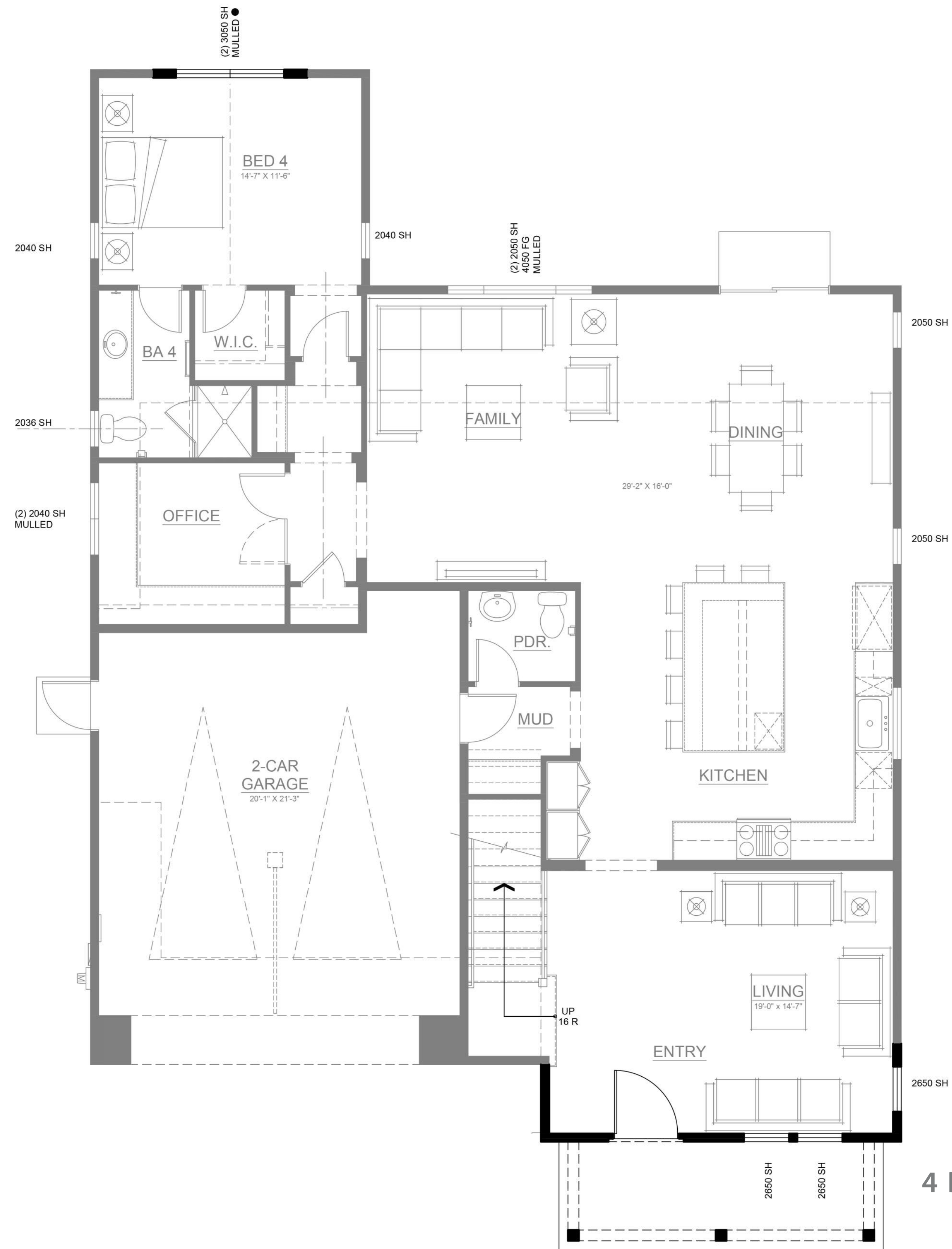
PLANNED DEVELOPMENT REZONING
SUBMITTAL

ROBSON HOMES

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SECOND FLOOR



FIRST FLOOR

PLAN 1B FLOOR PLAN
FARMHOUSE

4 BEDROOM + OFFICE,
LOFT (OPT. 5)
4.5 BATH
2-CAR GARAGE

TOTAL GROSS AREA	
FIRST FLOOR	1,713 SF
SECOND FLOOR	1,535 SF
TOTAL	3,248 SF

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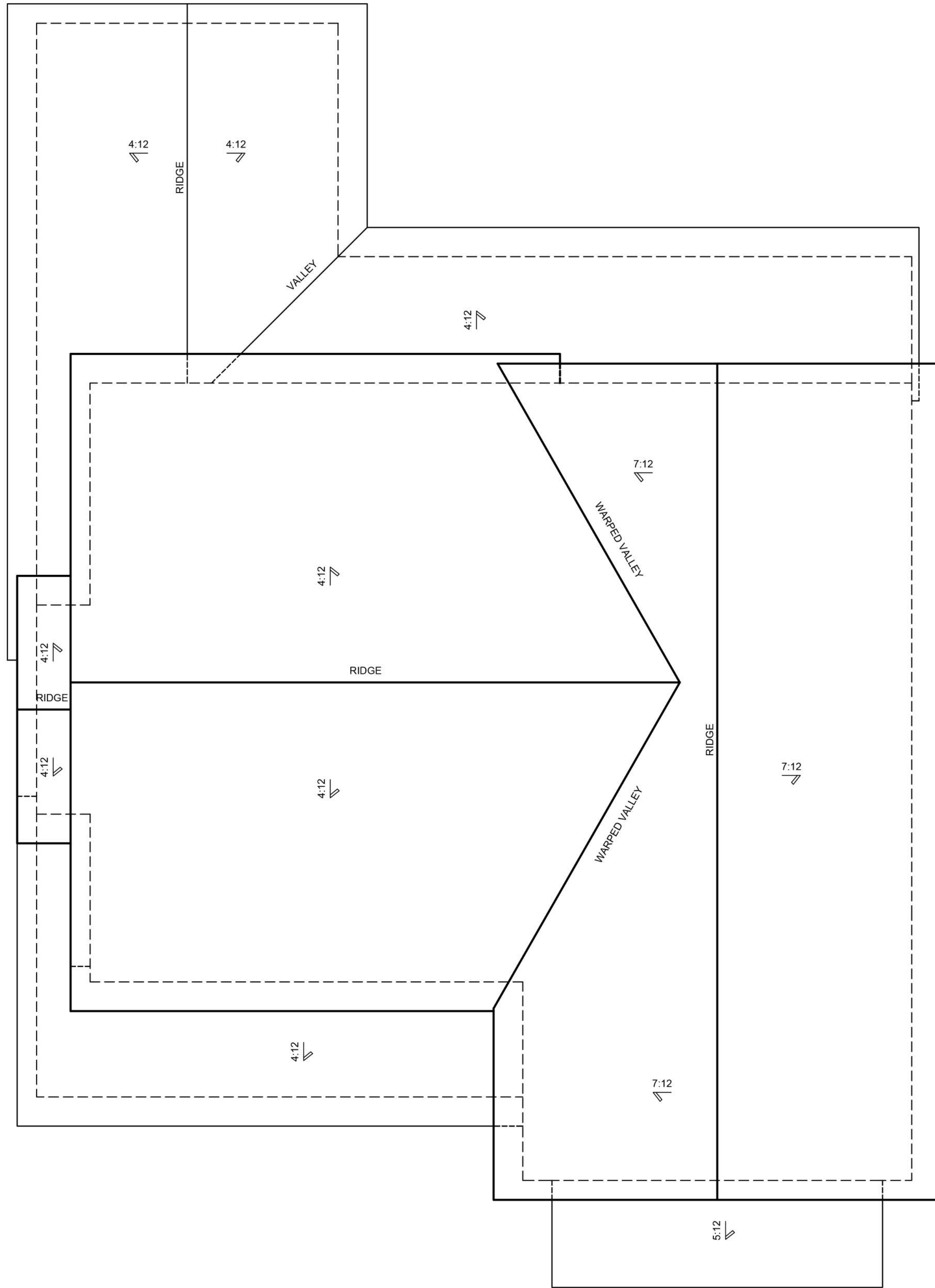
PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

PLANNED DEVELOPMENT REZONING
SUBMITTAL

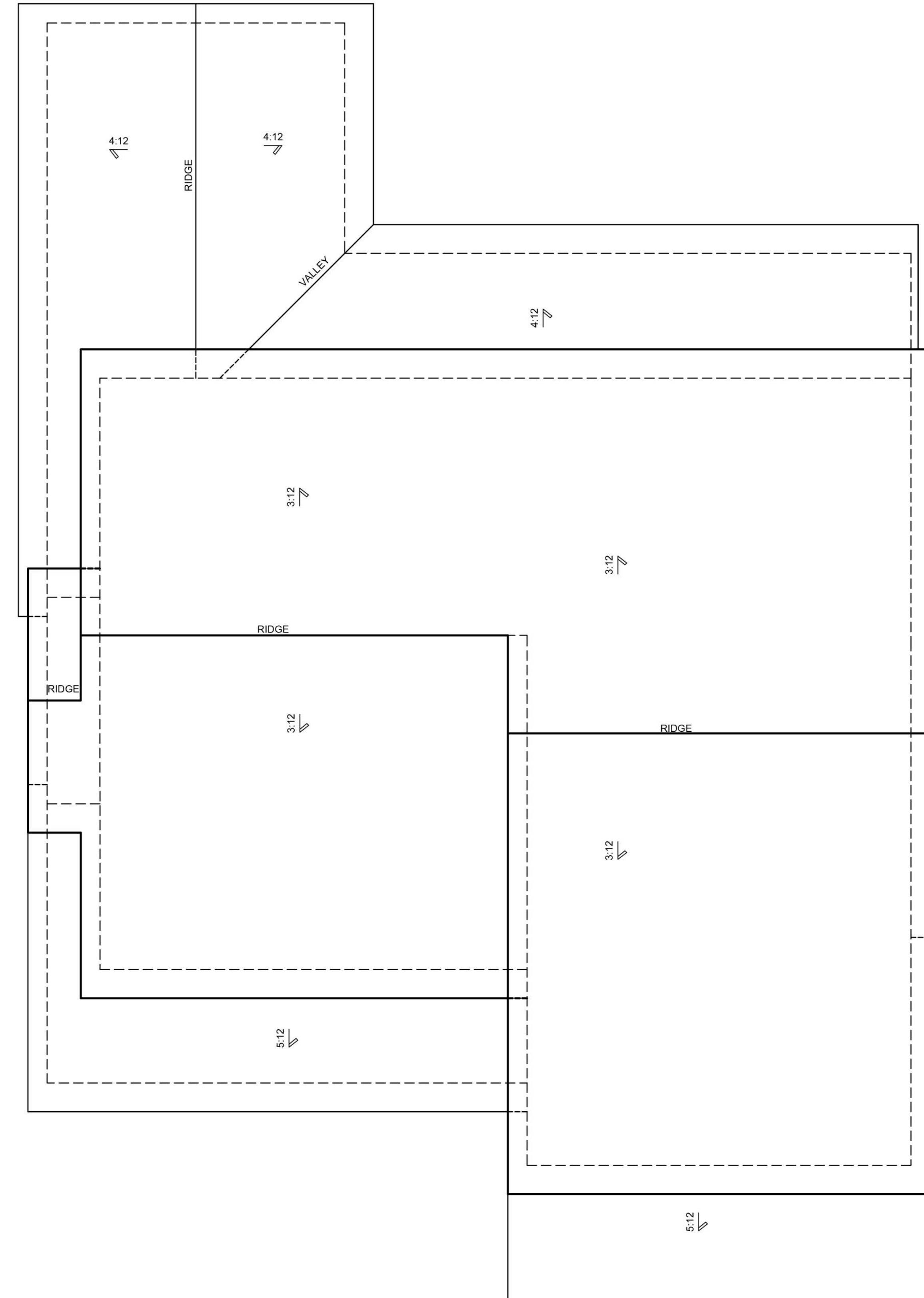


ROBSON HOMES

20046.01 02/26/2021



B - FARMHOUSE

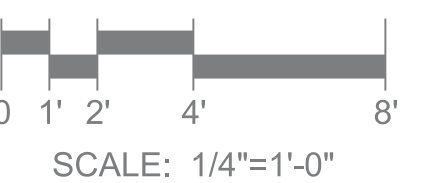


A - MONTEREY

PLAN 1 ROOF PLANS

PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

PLANNED DEVELOPMENT REZONING
SUBMITTAL



ROBSON HOMES

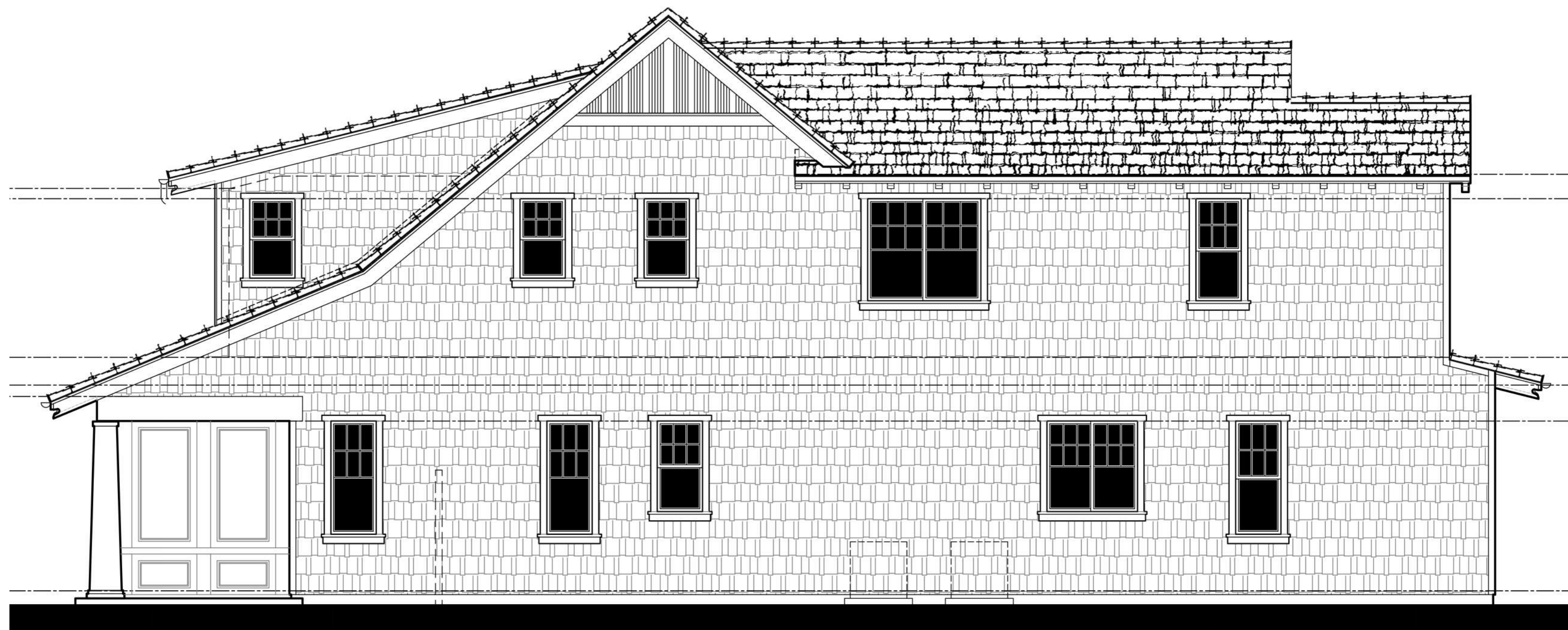
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LEFT



FRONT



RIGHT

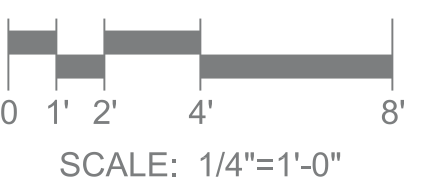


REAR

PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

PLANNED DEVELOPMENT REZONING
SUBMITTAL

PLAN 2A ELEVATIONS
CRAFTSMAN

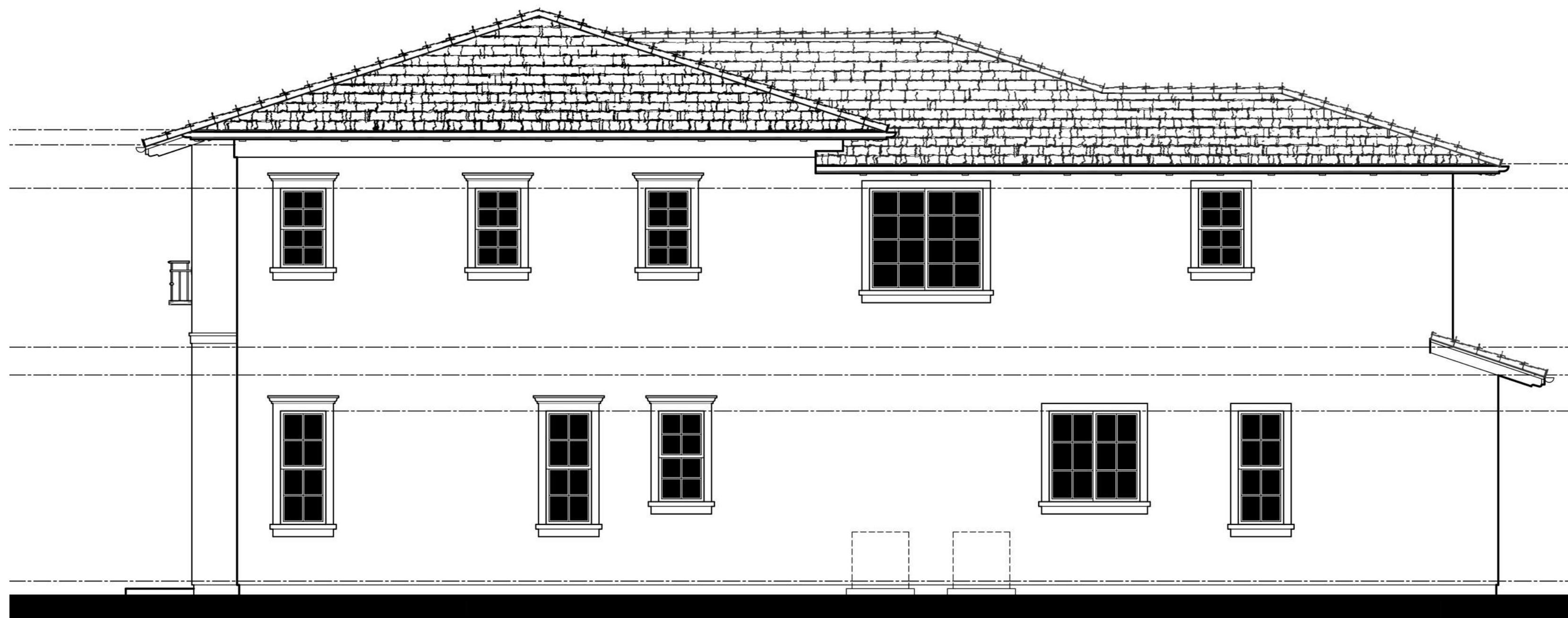


ROBSON HOMES

20046.01 02/26/2021



LEFT



RIGHT

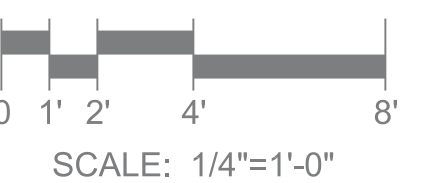


FRONT



REAR

PLAN 2B ELEVATIONS
FRENCH COLONIAL

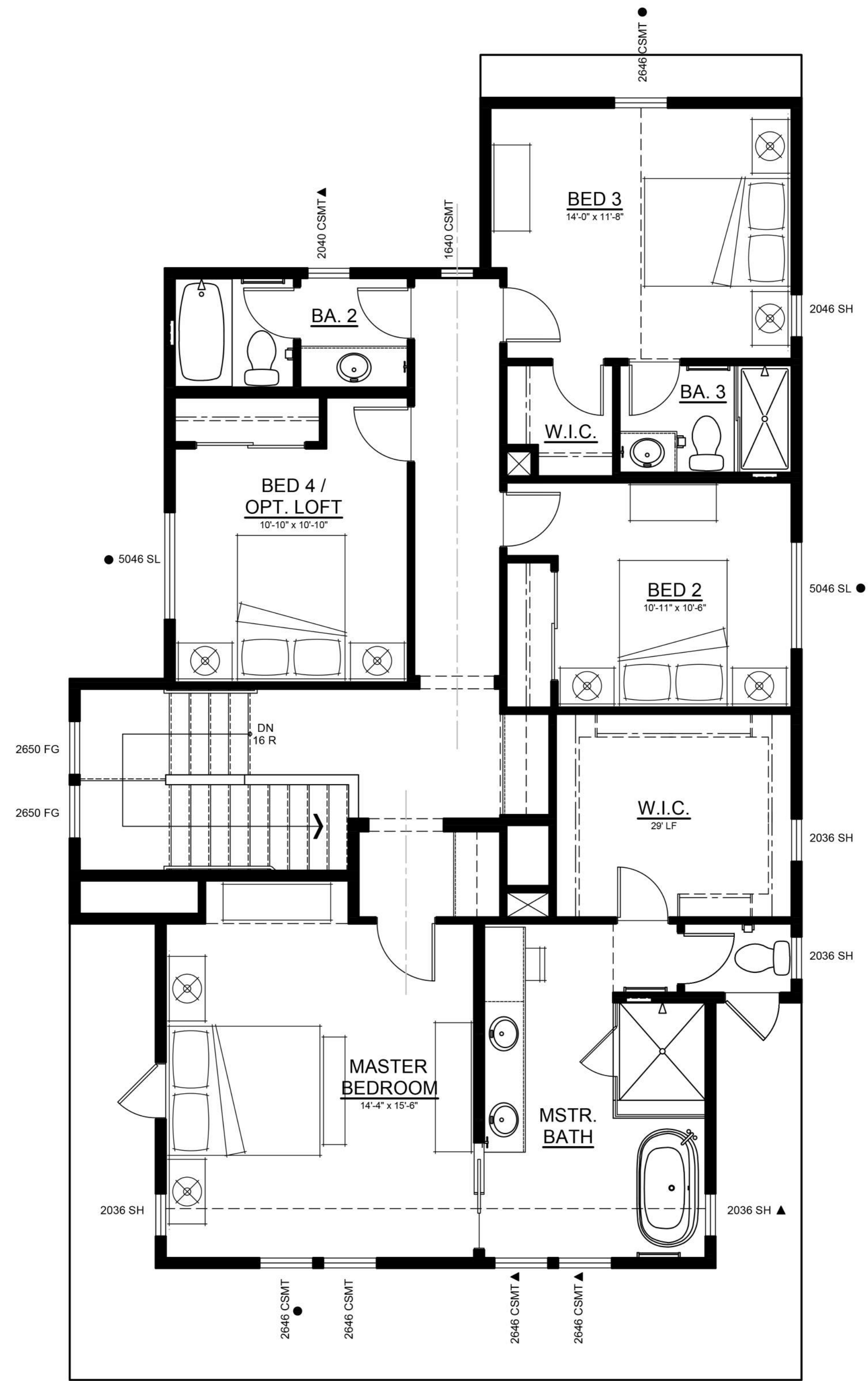


PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

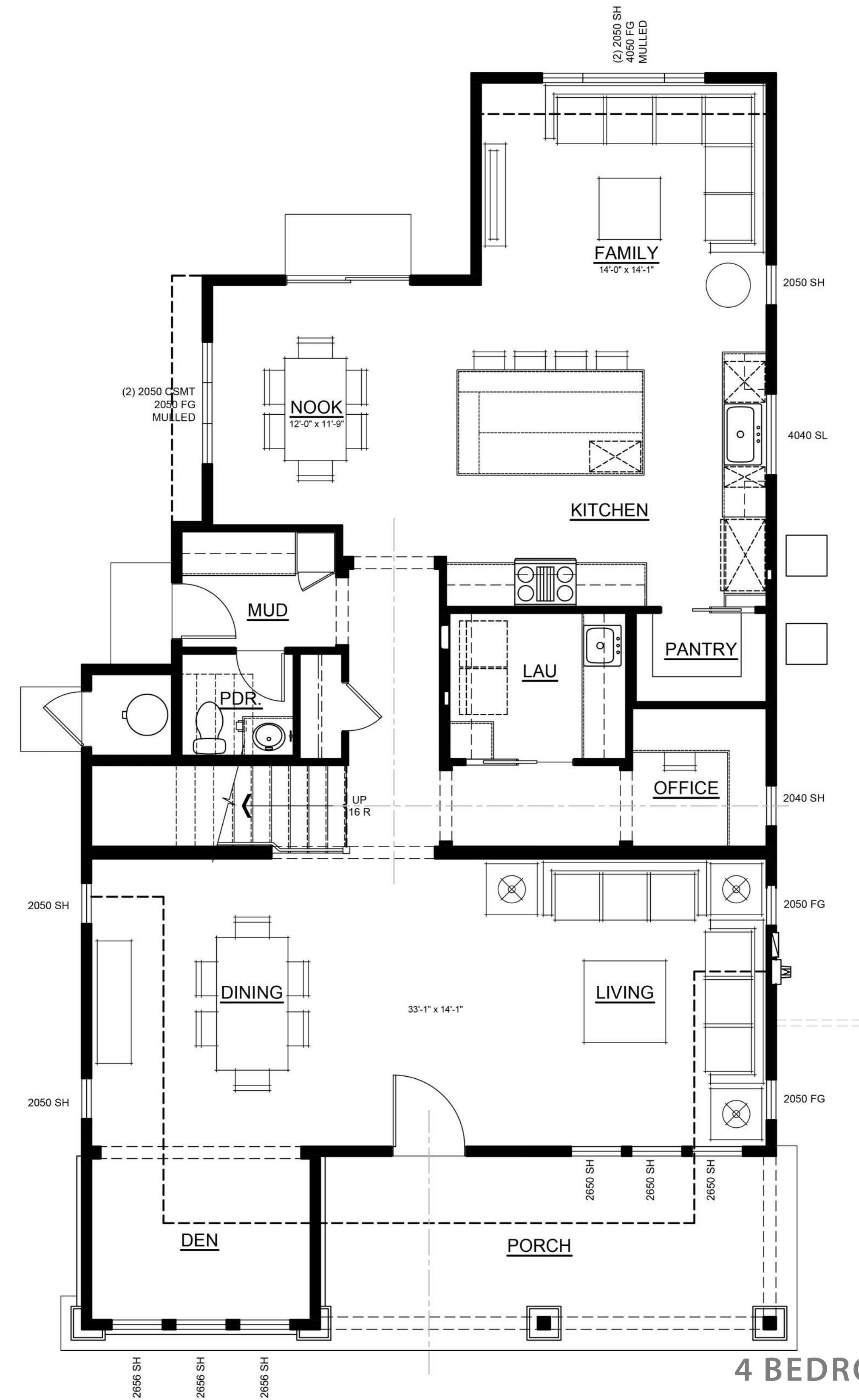
PLANNED DEVELOPMENT REZONING
SUBMITTAL

ROBSON HOMES

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SECOND FLOOR



FIRST FLOOR

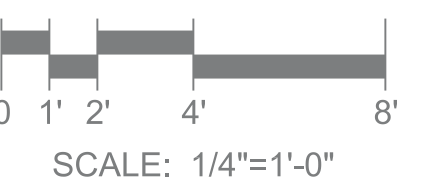
TOTAL GROSS AREA	
FIRST FLOOR	1,612 SF
SECOND FLOOR	1,613 SF
TOTAL	3,225 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES.

TOTAL SELLABLE AREA	
FIRST FLOOR	1,612 SF
SECOND FLOOR	1,404 SF
TOTAL	3,016 SF

4 BEDROOM + FAMILY, OPT. LOFT
3.5 BATH
DETACHED 2-CAR GARAGE

PLAN 2A FLOOR PLAN
CRAFTSMAN

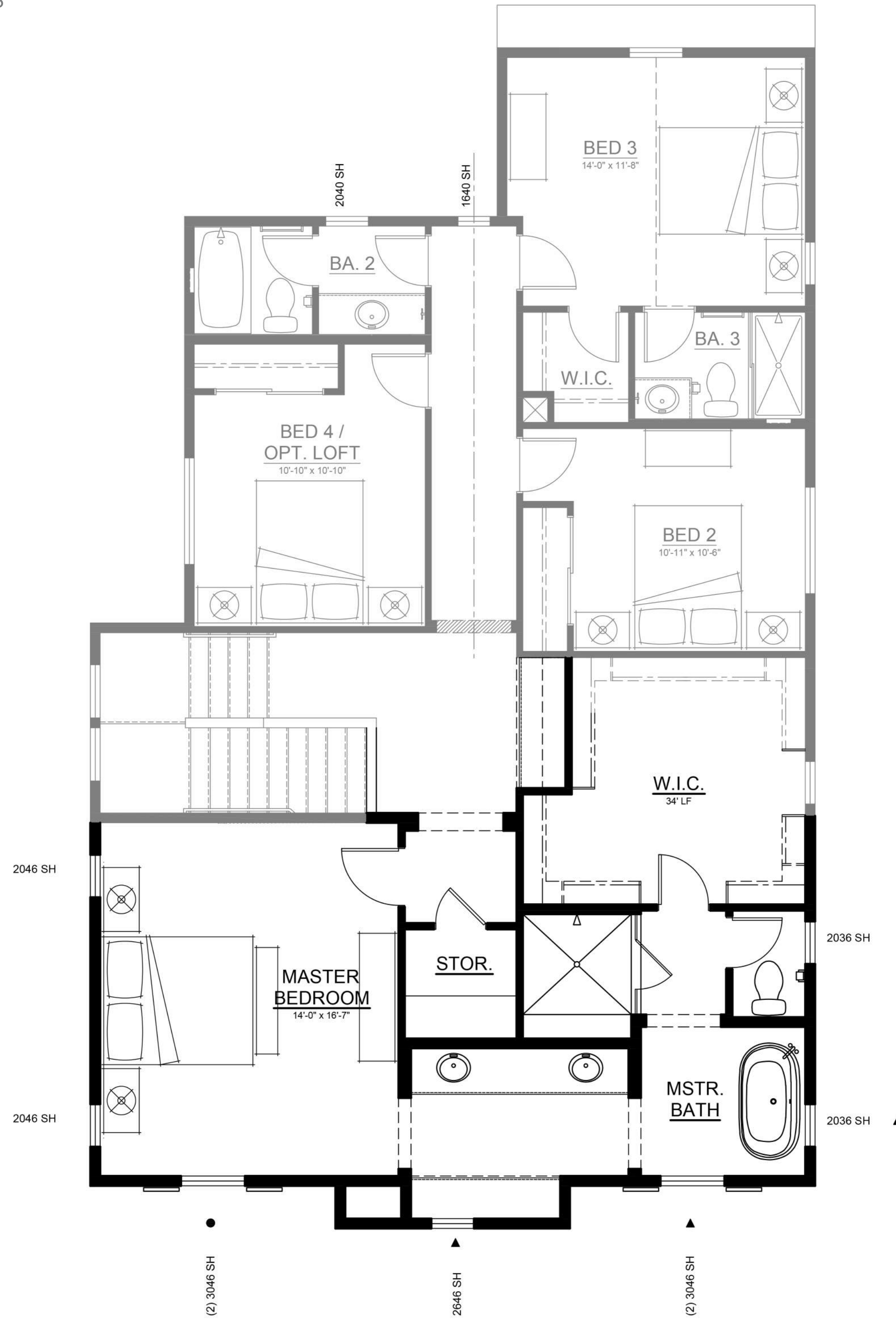


PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

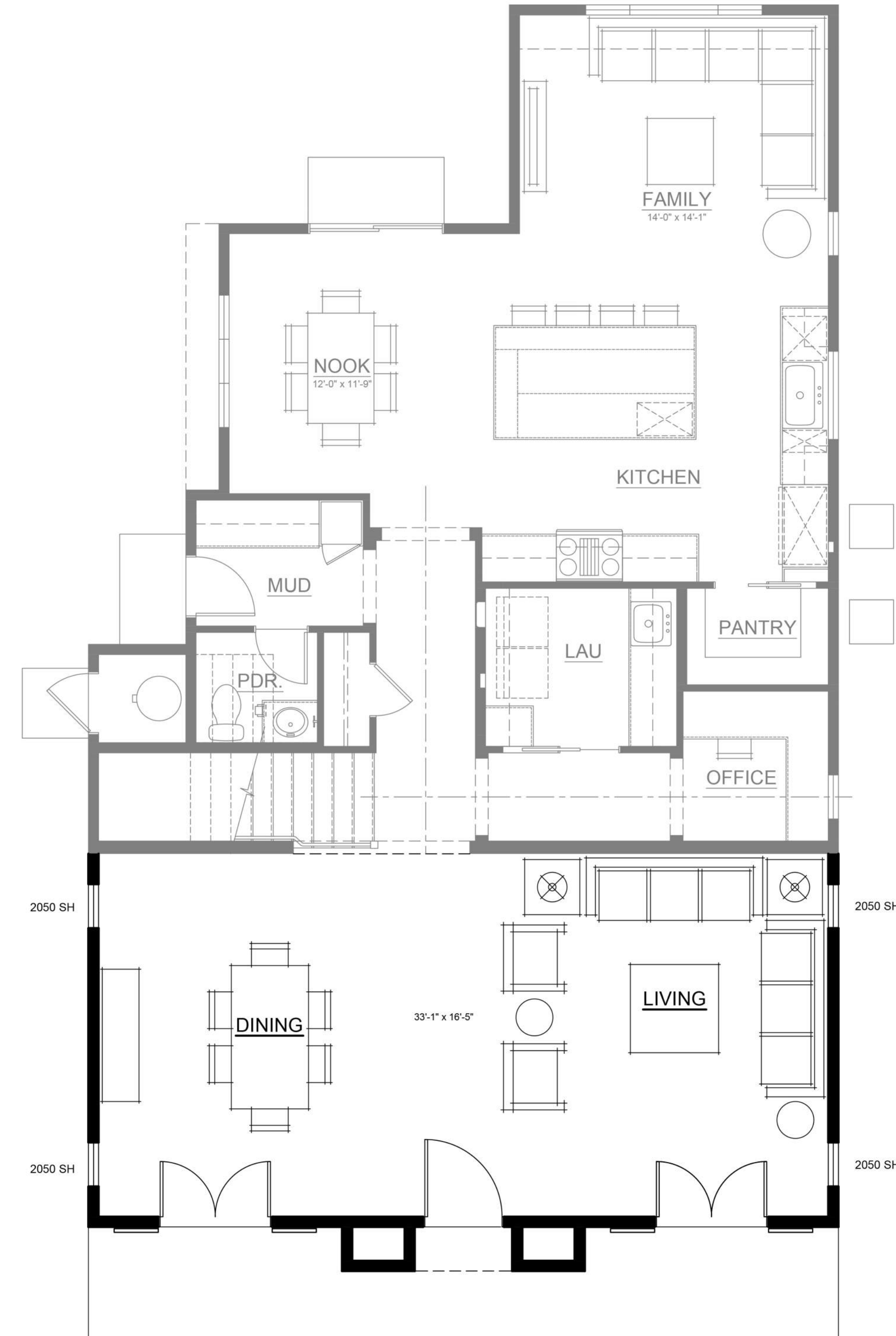
PLANNED DEVELOPMENT REZONING
SUBMITTAL

ROBSON HOMES

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SECOND FLOOR



FIRST FLOOR

4 BEDROOM + FAMILY, OPT. LOFT
3.5 BATH
DETACHED 2-CAR GARAGE

PLAN 2B FLOOR PLAN
FRENCH COLONIAL

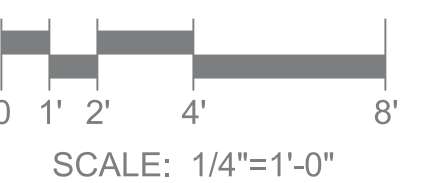
TOTAL GROSS AREA	
FIRST FLOOR	1,615 SF
SECOND FLOOR	1,603 SF
TOTAL	3,218 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES.

TOTAL SELLABLE AREA	
FIRST FLOOR	1,593 SF
SECOND FLOOR	1,512 SF
TOTAL	3,105 SF

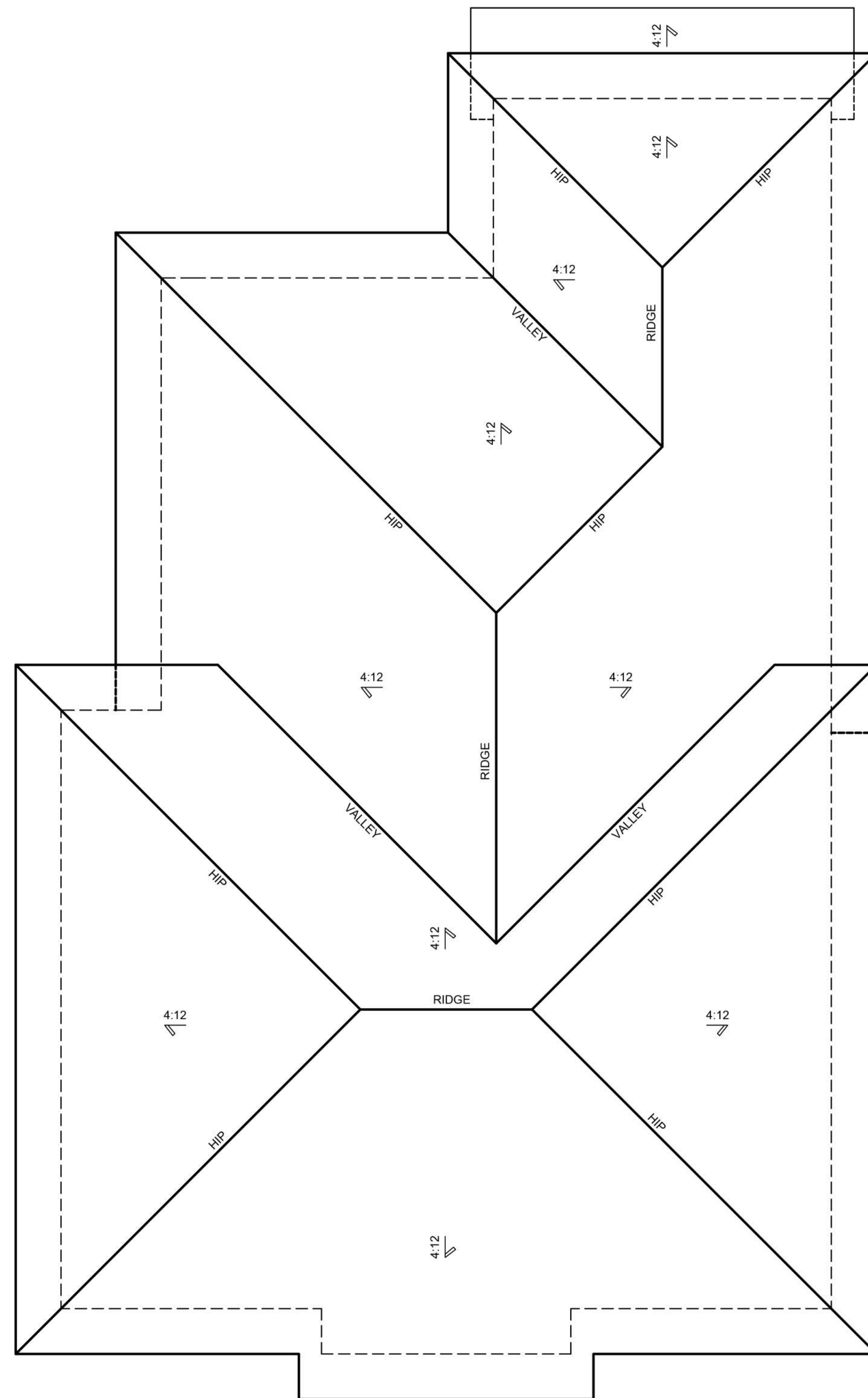
PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

PLANNED DEVELOPMENT REZONING
SUBMITTAL

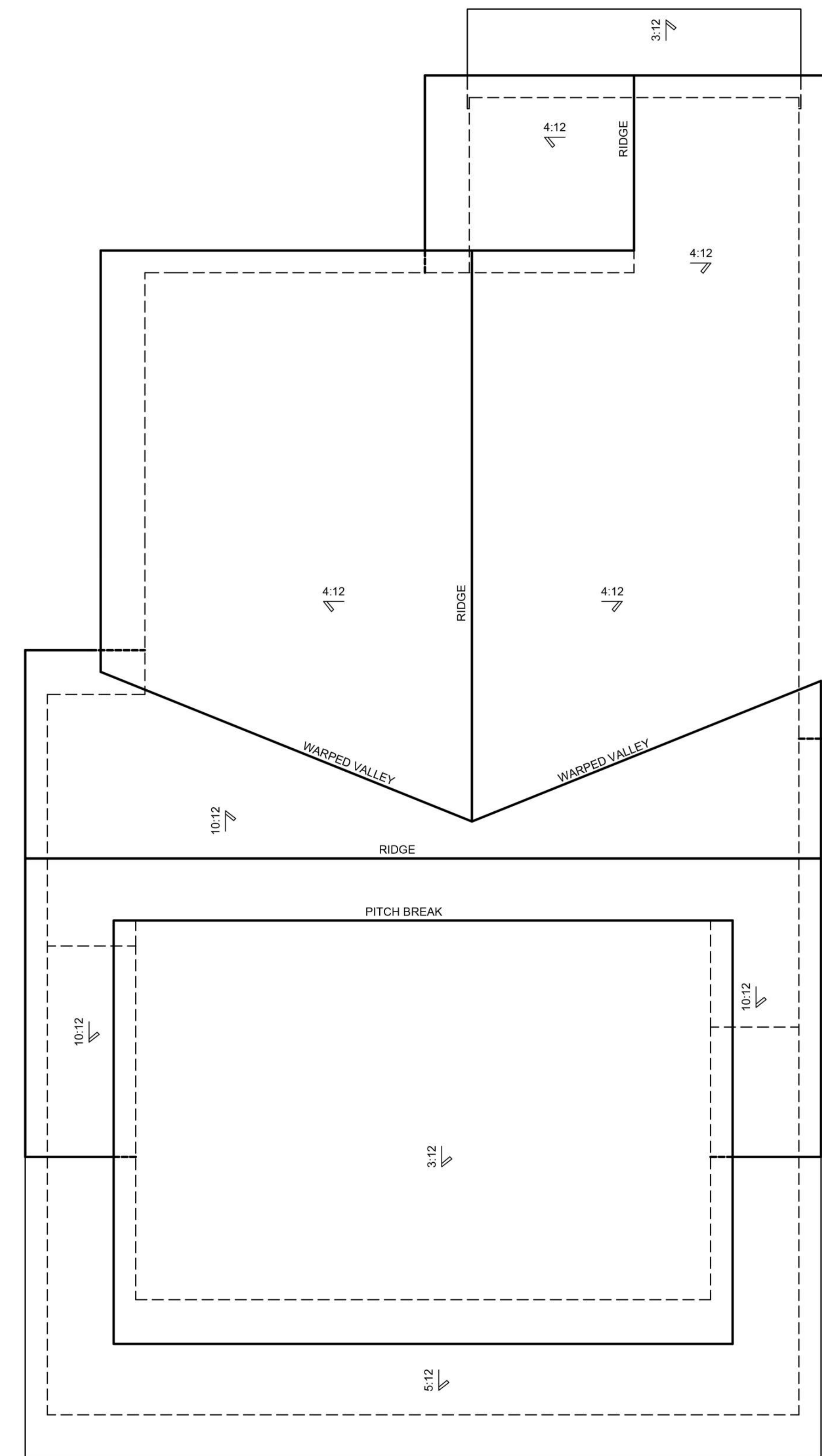


ROBSON HOMES

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B - FRENCH COLONIAL

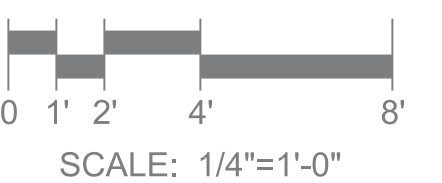


A - CRAFTSMAN

PLAN 2 ROOF PLANS

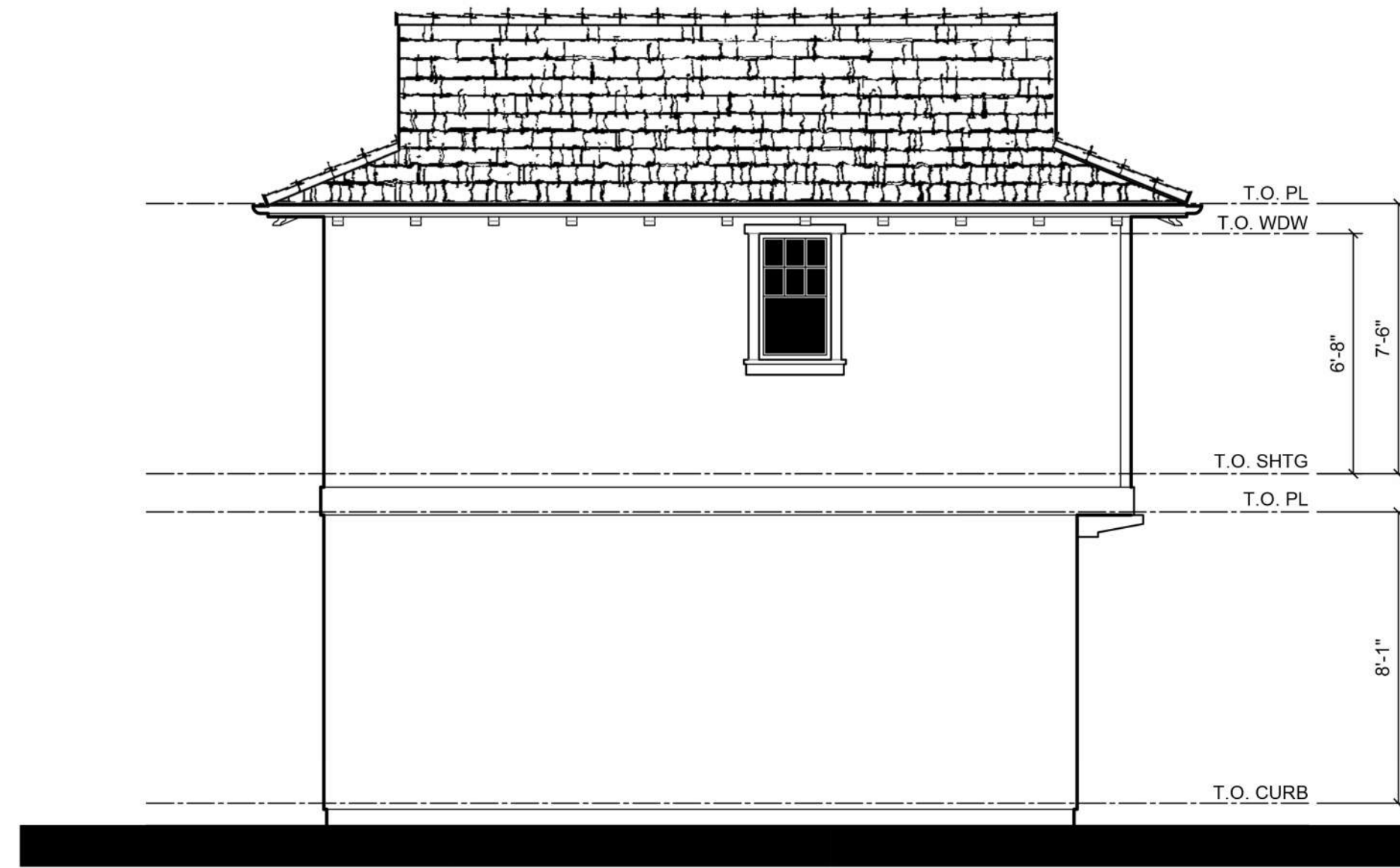
PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

PLANNED DEVELOPMENT REZONING
SUBMITTAL



ROBSON HOMES

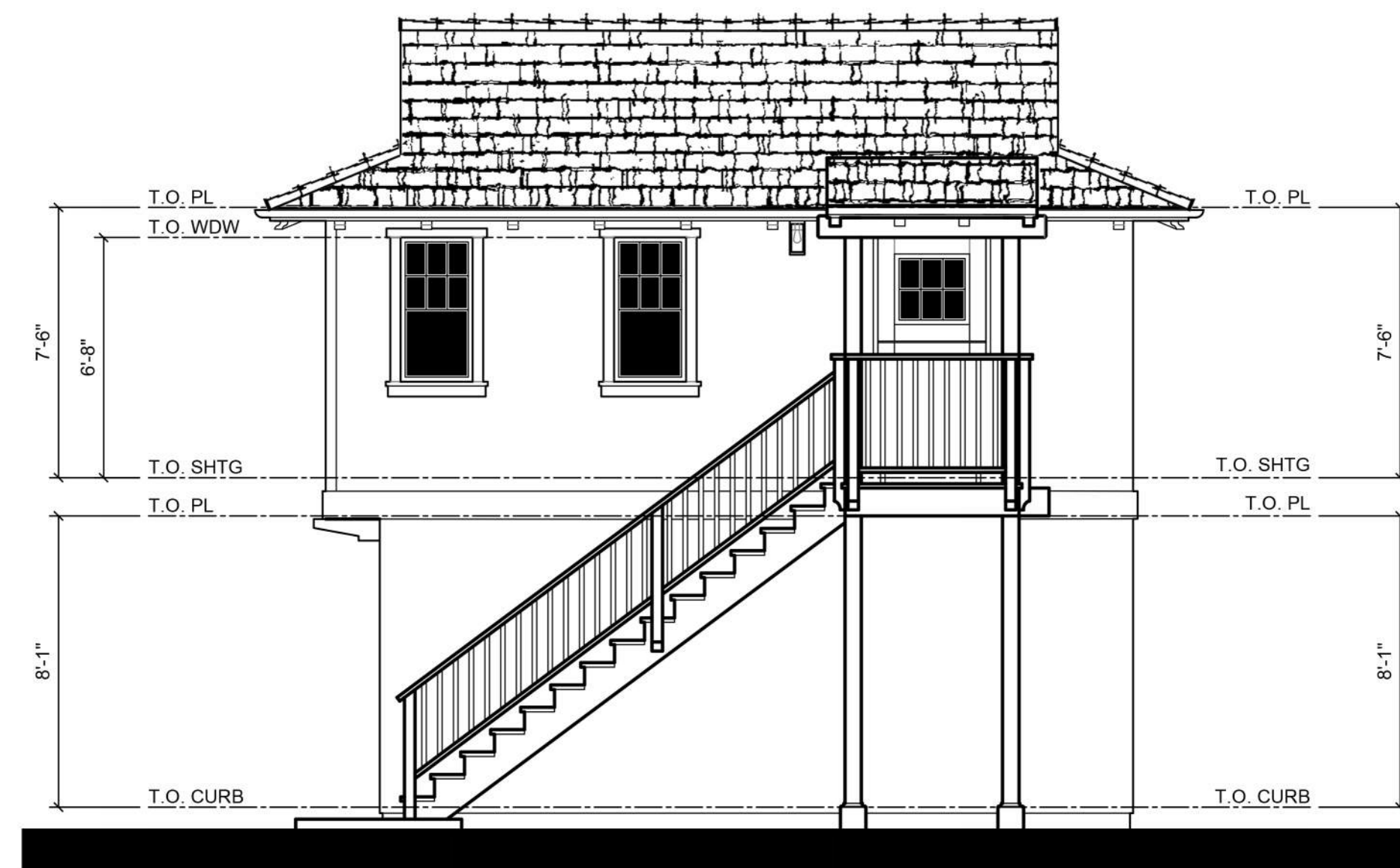
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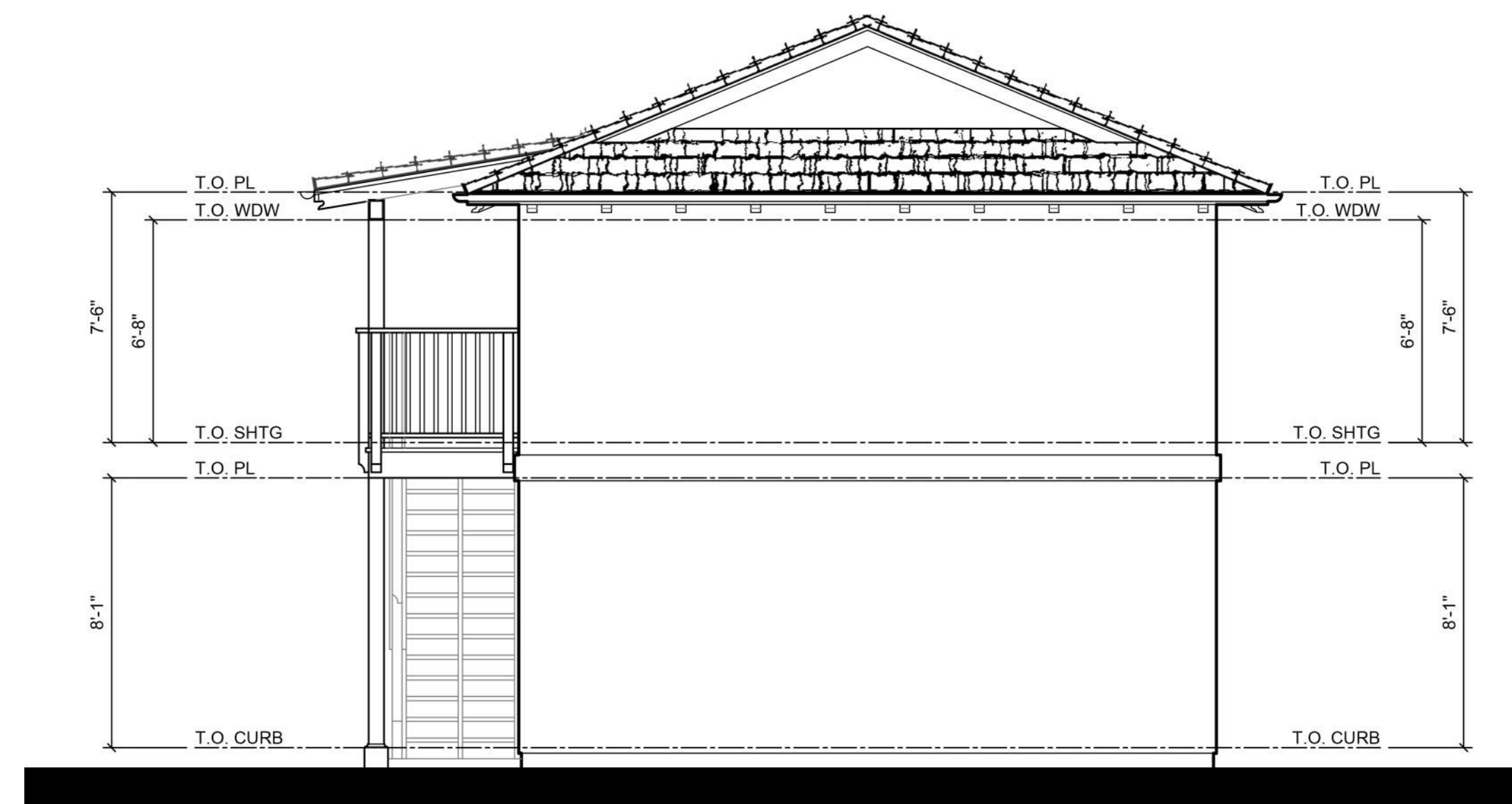
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FRONT



RIGHT

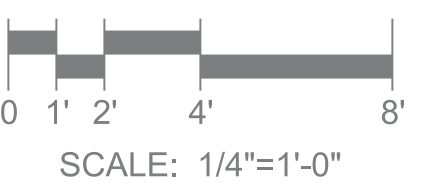


REAR

PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

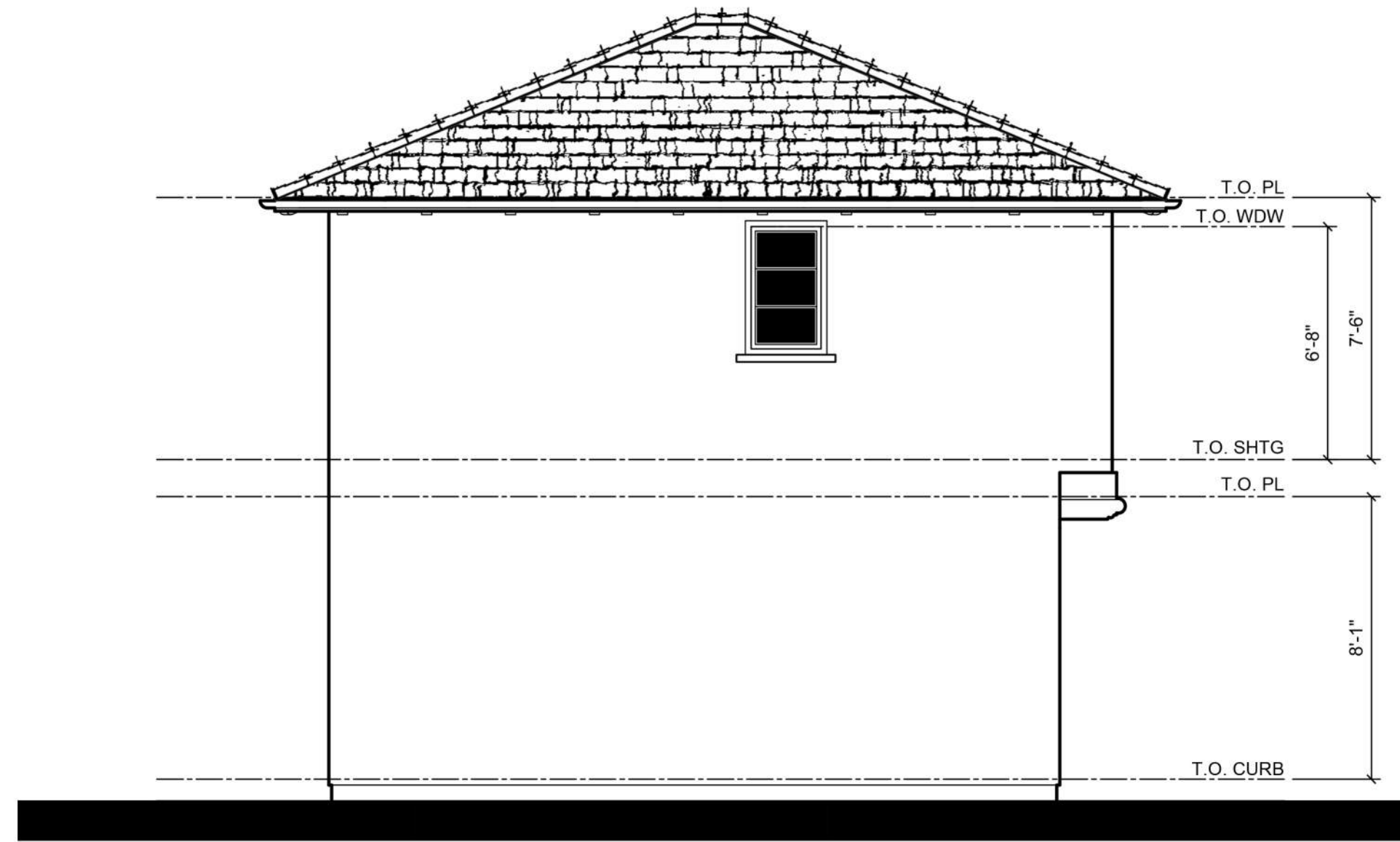
PLANNED DEVELOPMENT REZONING
SUBMITTAL

G1A ADU ELEVATIONS
CRAFTSMAN



ROBSON HOMES

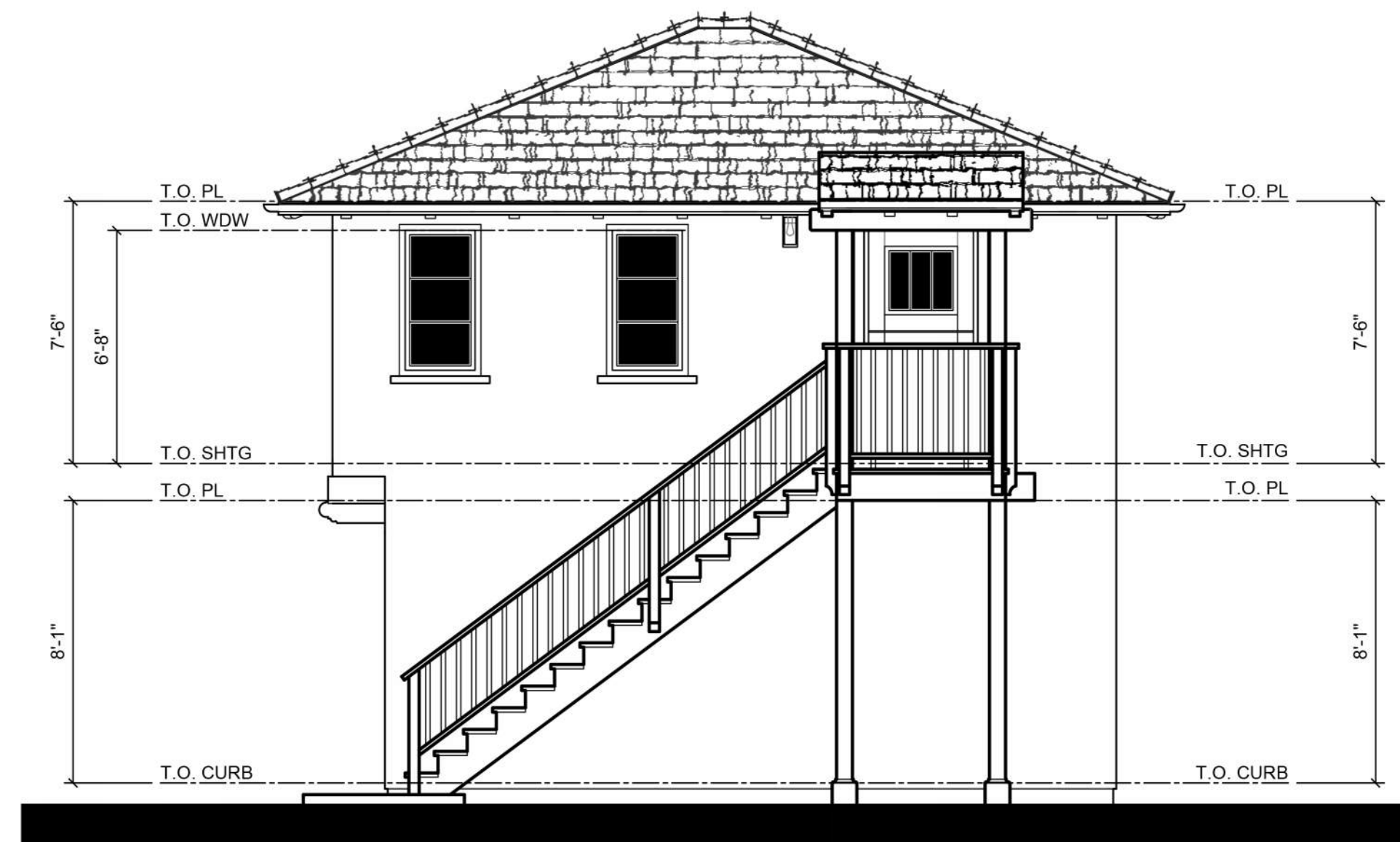
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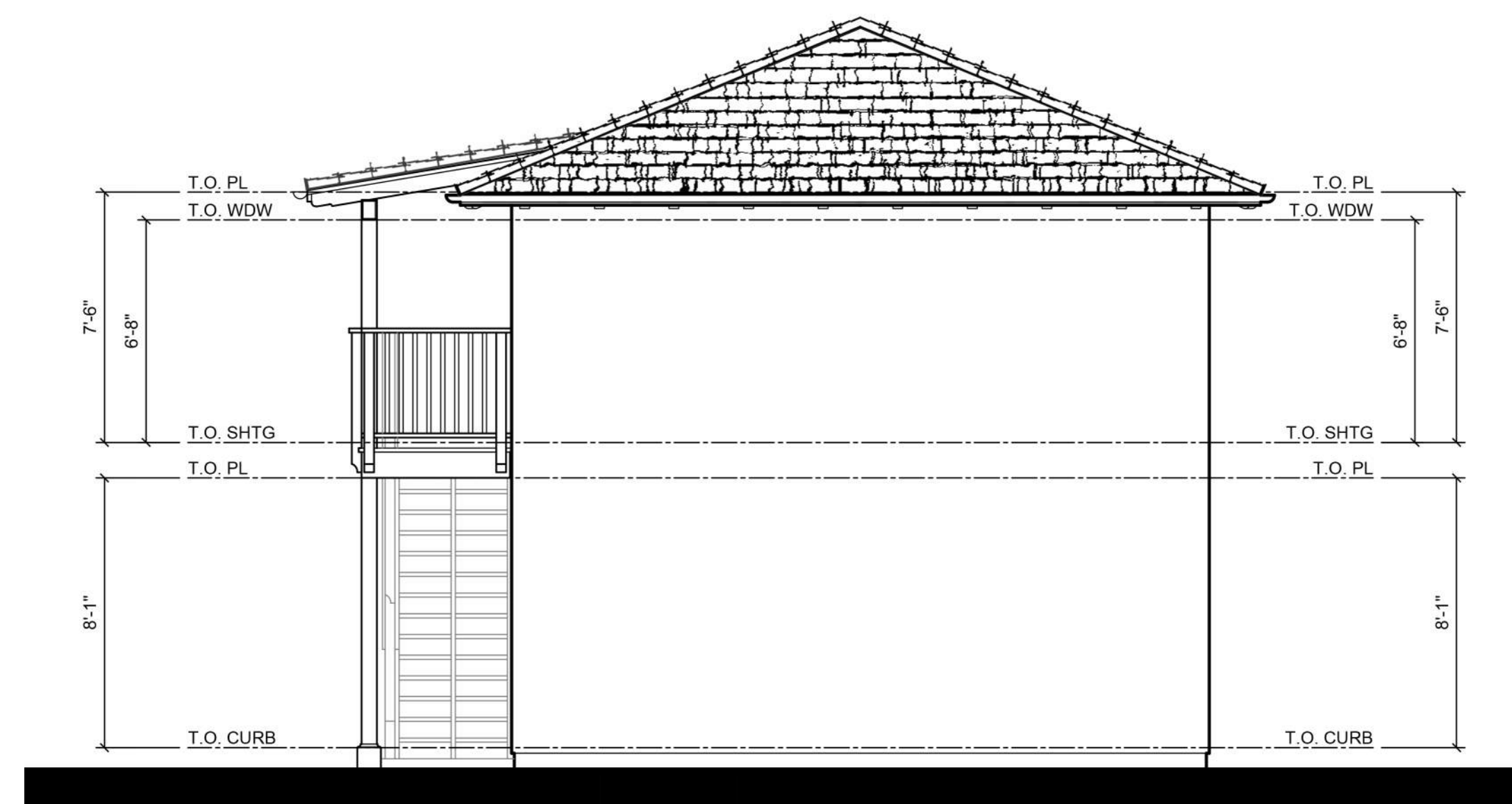
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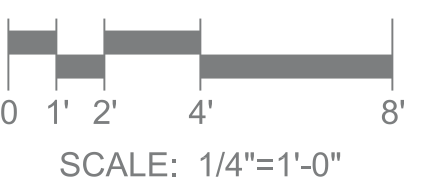


REAR

PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

PLANNED DEVELOPMENT REZONING
SUBMITTAL

G1B ADU ELEVATIONS
MONTEREY



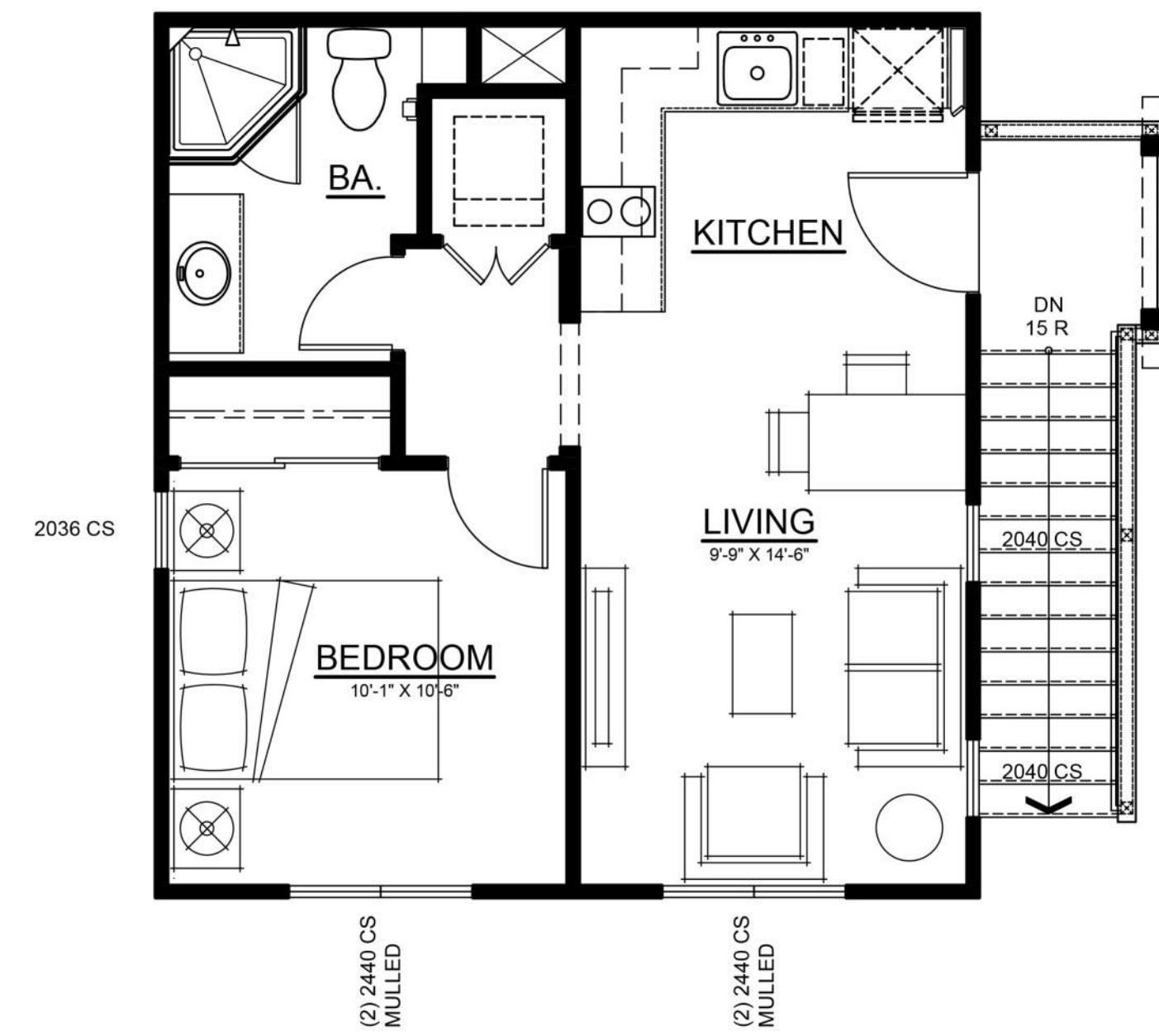
ROBSON HOMES

20046.01 02/26/2021

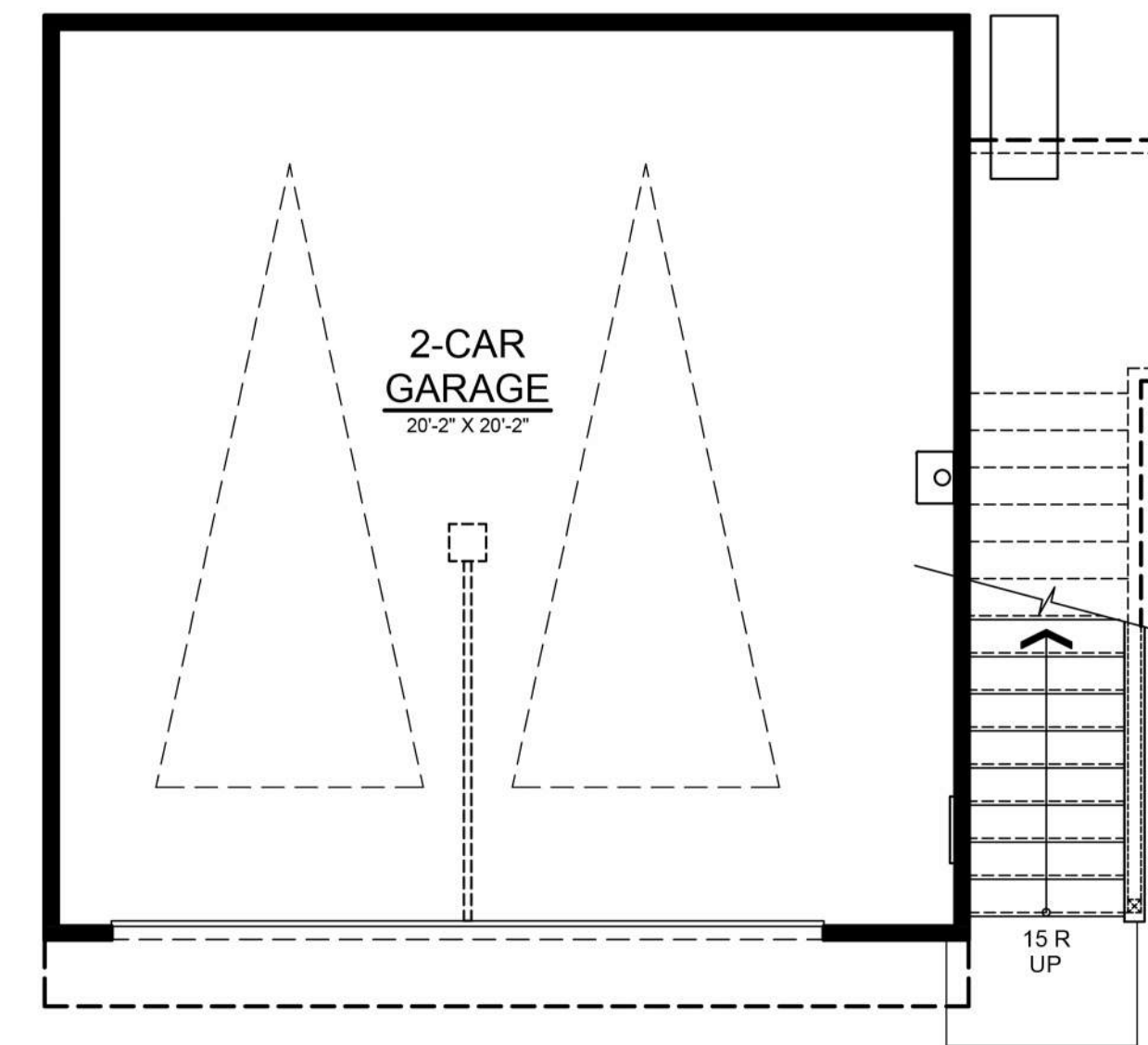
TOTAL GROSS AREA	
SECOND FLOOR	462 SF
TOTAL	462 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES.

TOTAL SELLABLE AREA	
GARAGE	431 SF
SECOND FLOOR	462 SF
TOTAL	462 SF



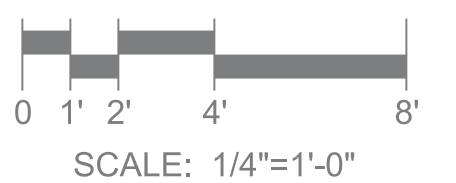
SECOND FLOOR



FIRST FLOOR

1 BEDROOM
KITCHEN
1 BATH

G1 ADU FLOOR PLAN
CRAFTSMAN + MONTEREY

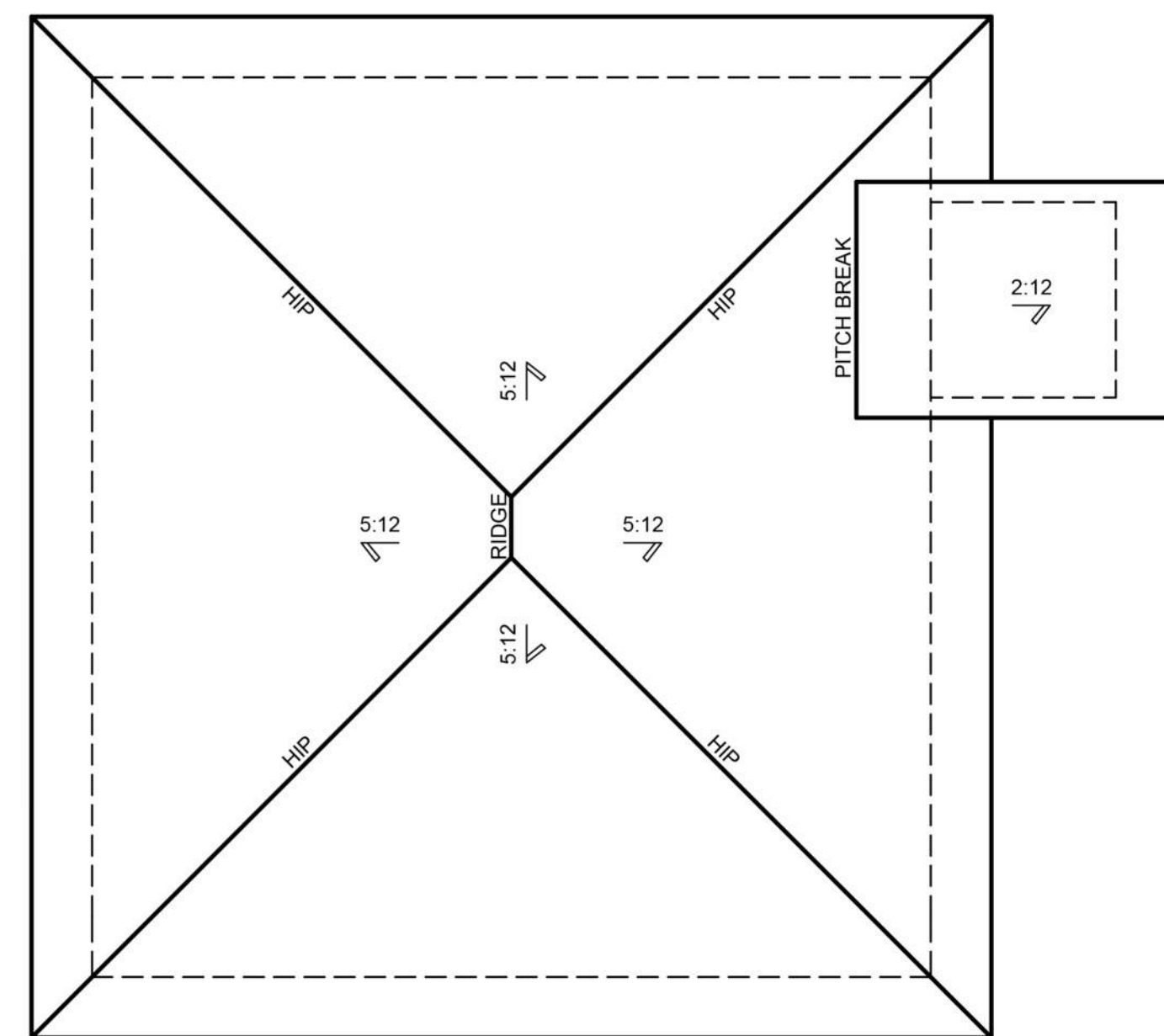


PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

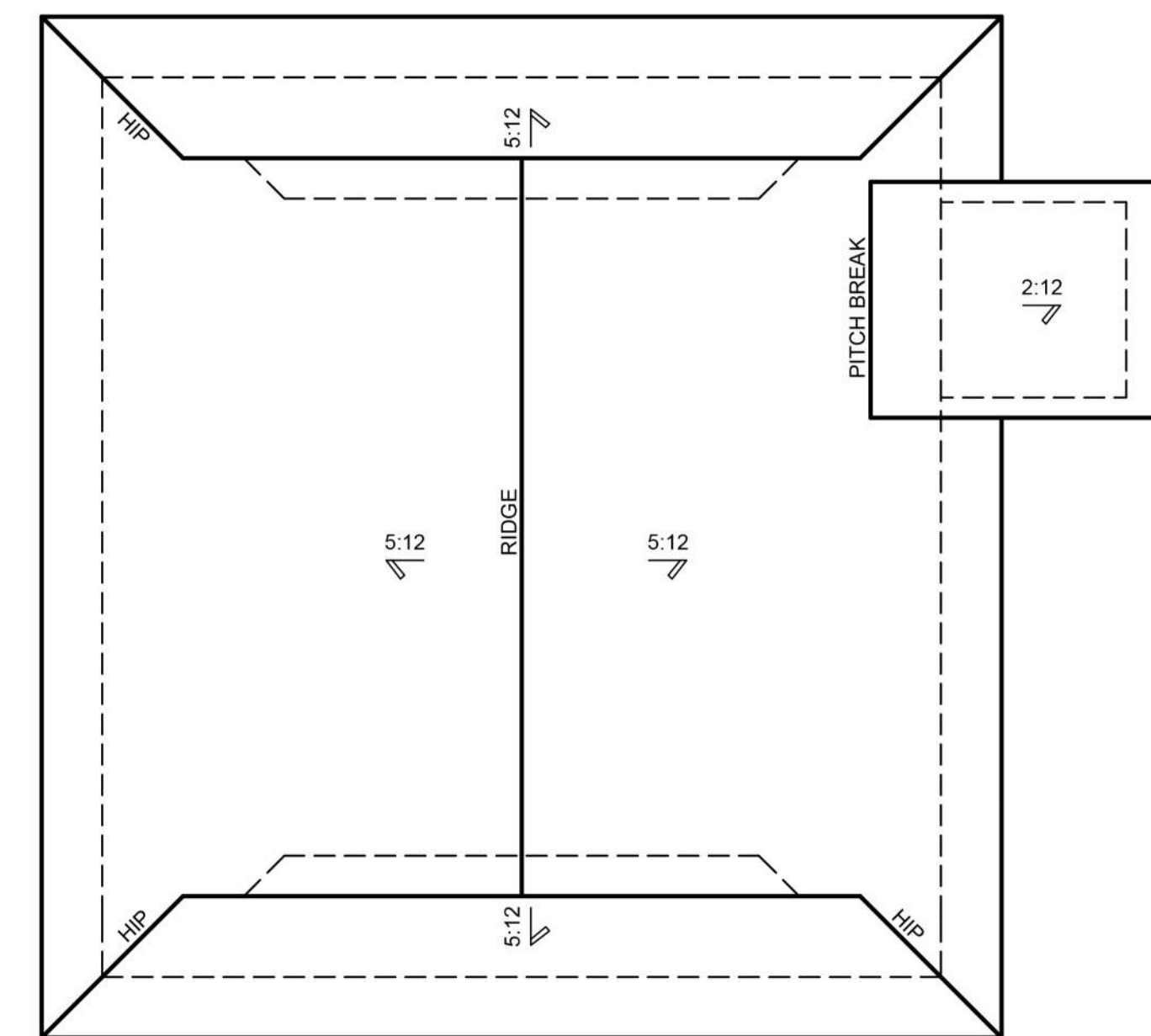
PLANNED DEVELOPMENT REZONING
SUBMITTAL

ROBSON HOMES

20046.01 02/26/2021



B - MONTEREY

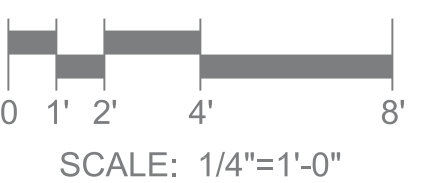


A - CRAFTSMAN

G1 ADU ROOF PLANS

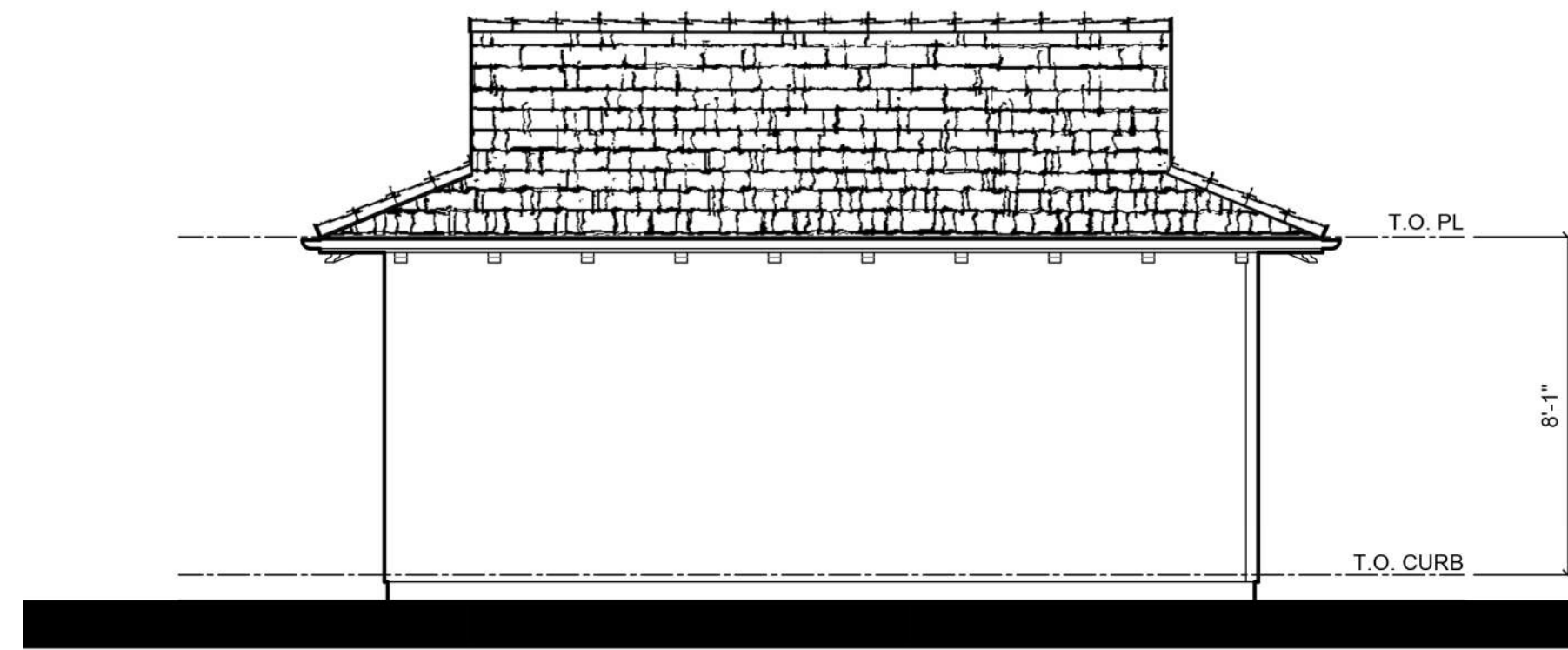
PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

PLANNED DEVELOPMENT REZONING
SUBMITTAL



ROBSON HOMES

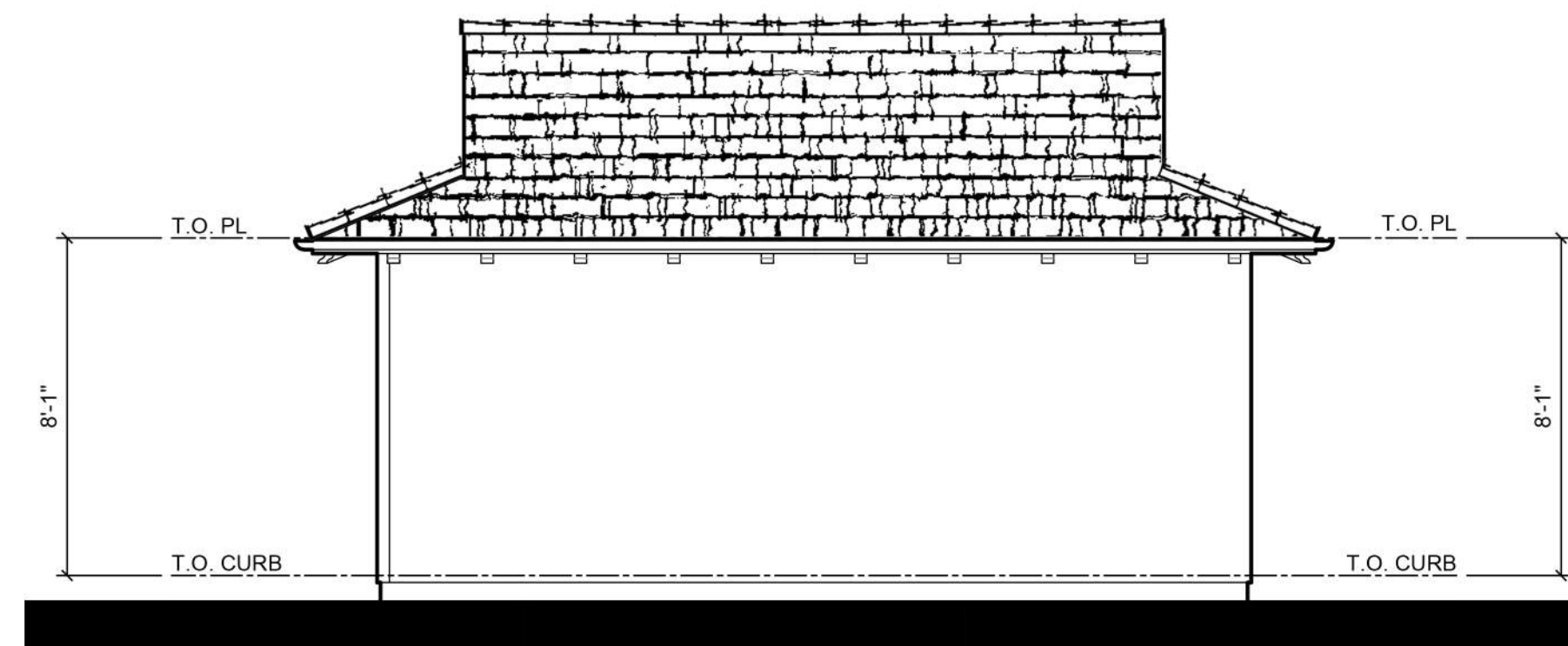
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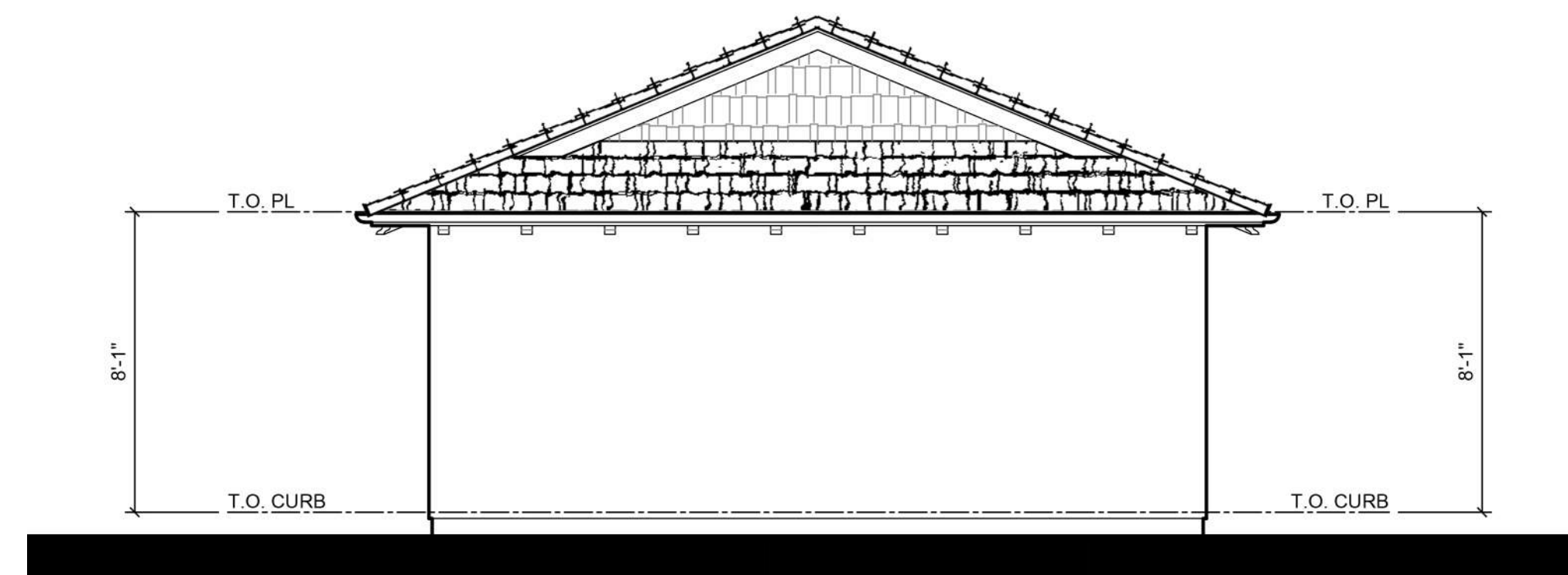
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FRONT



RIGHT

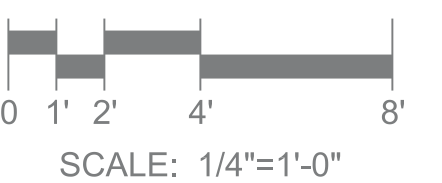


REAR

PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

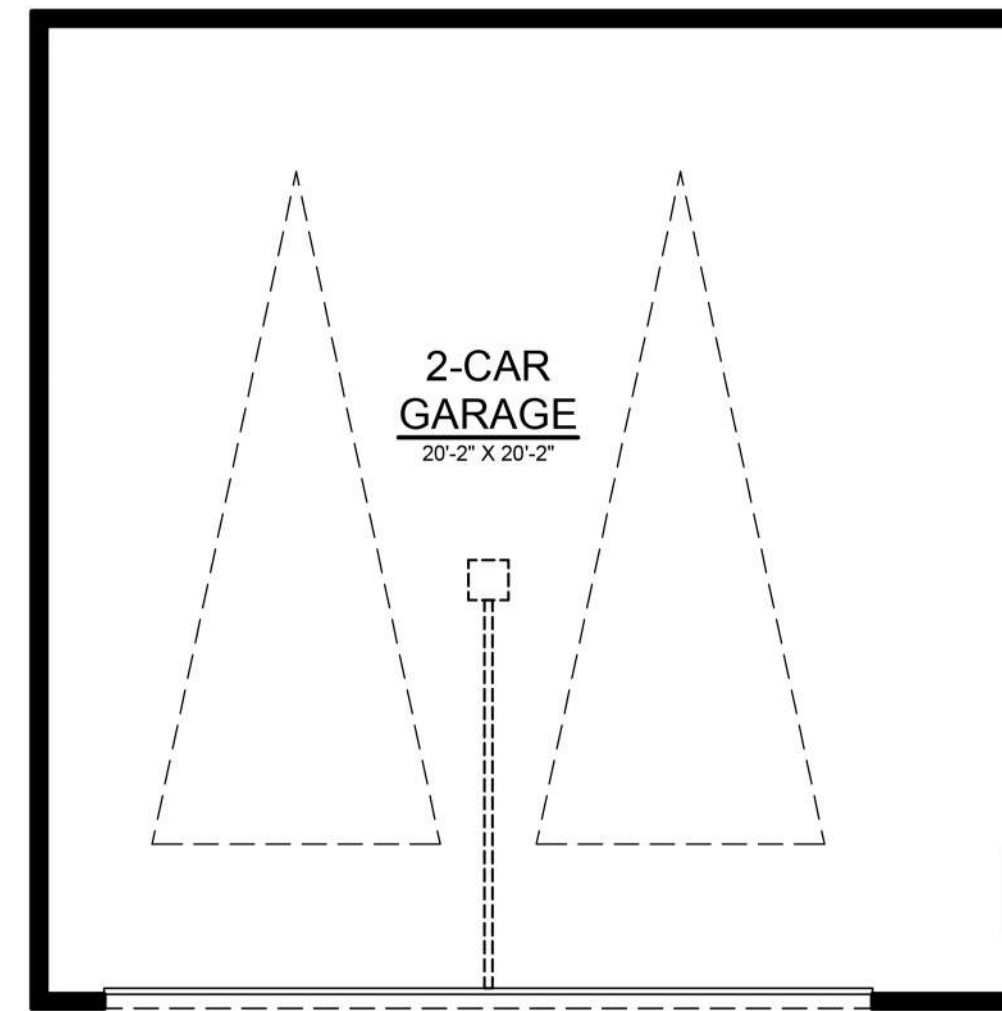
PLANNED DEVELOPMENT REZONING
SUBMITTAL

G2 ELEVATIONS
CRAFTSMAN



ROBSON HOMES

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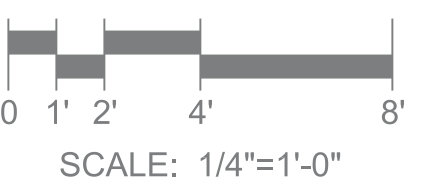


FIRST FLOOR

PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

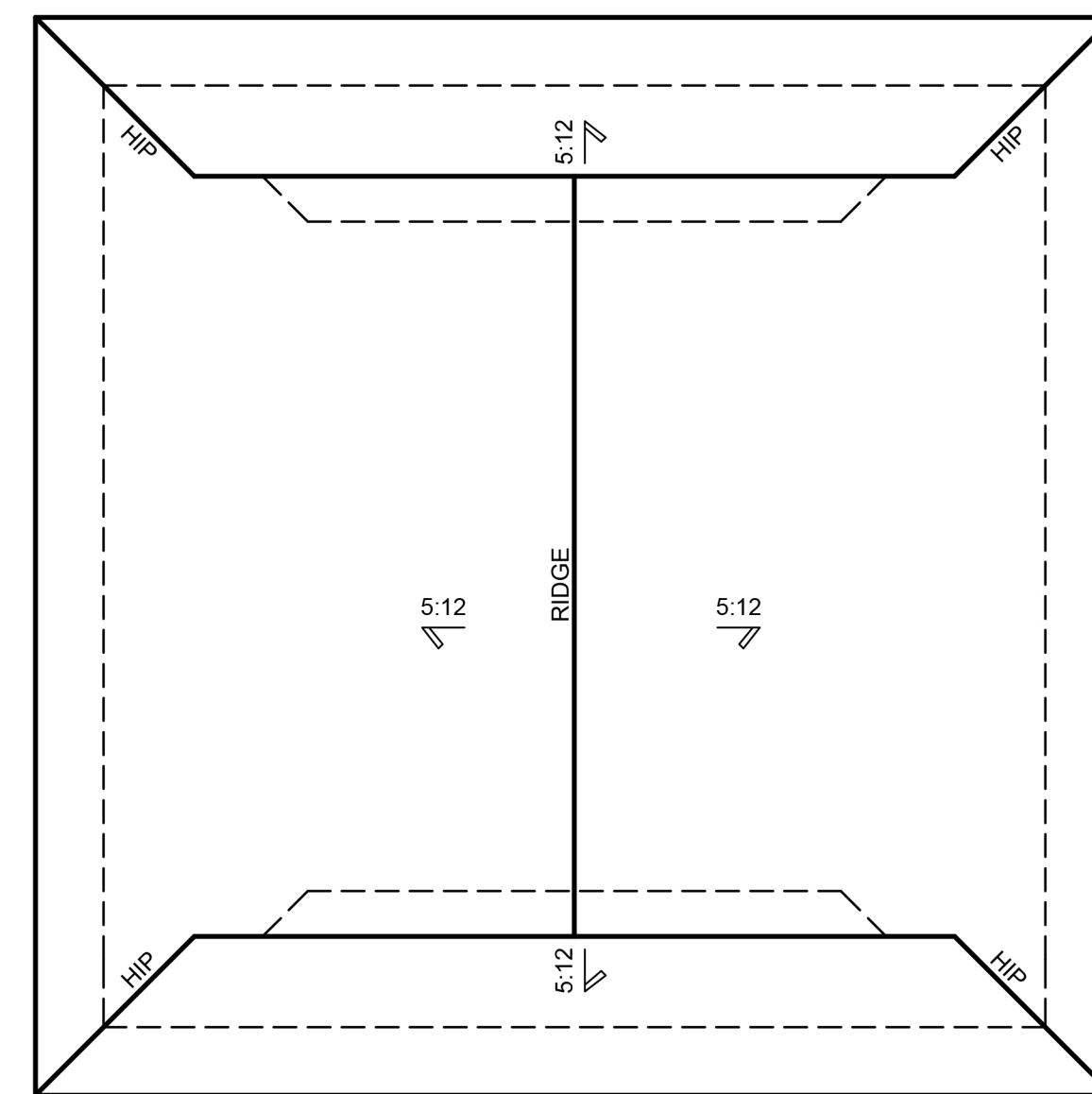
PLANNED DEVELOPMENT REZONING
SUBMITTAL

G2 FLOOR PLAN
CRAFTSMAN



ROBSON HOMES

20046.01 02/26/2021

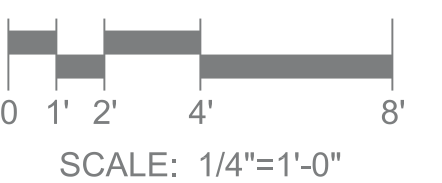


CRAFTSMAN

PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA

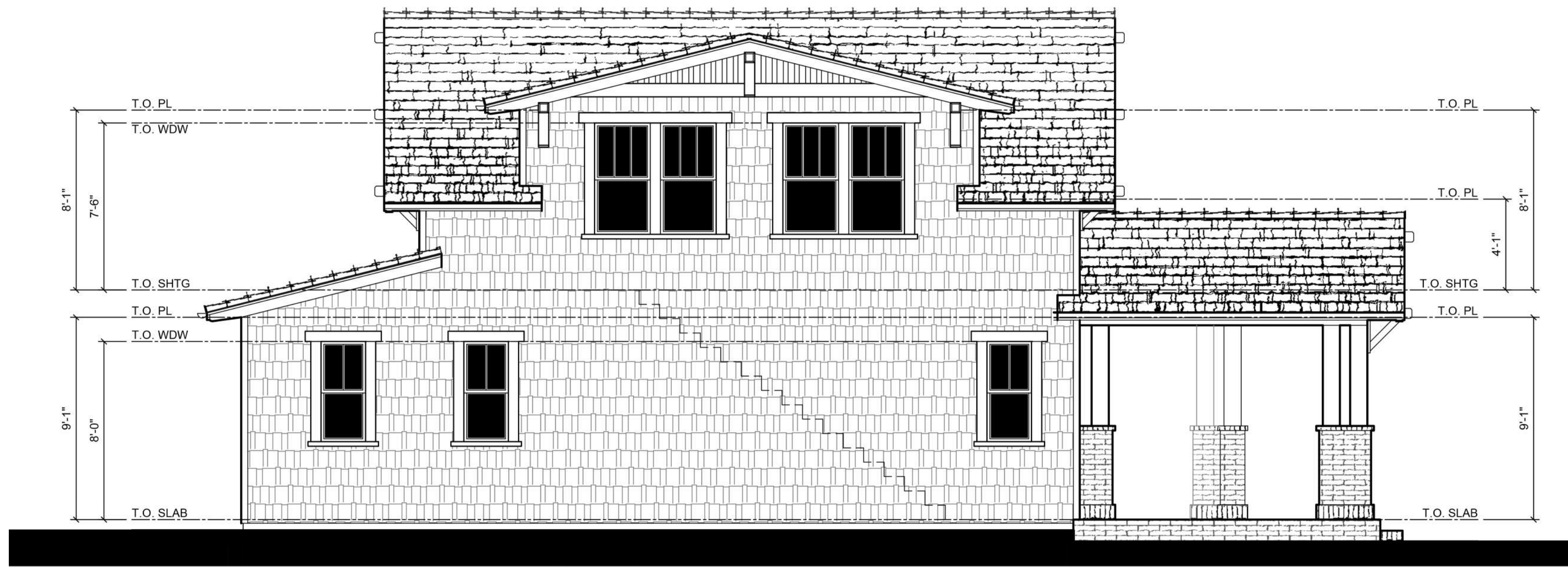
PLANNED DEVELOPMENT REZONING
SUBMITTAL

G2 ROOF PLAN



ROBSON HOMES

20046.01 02/26/2021



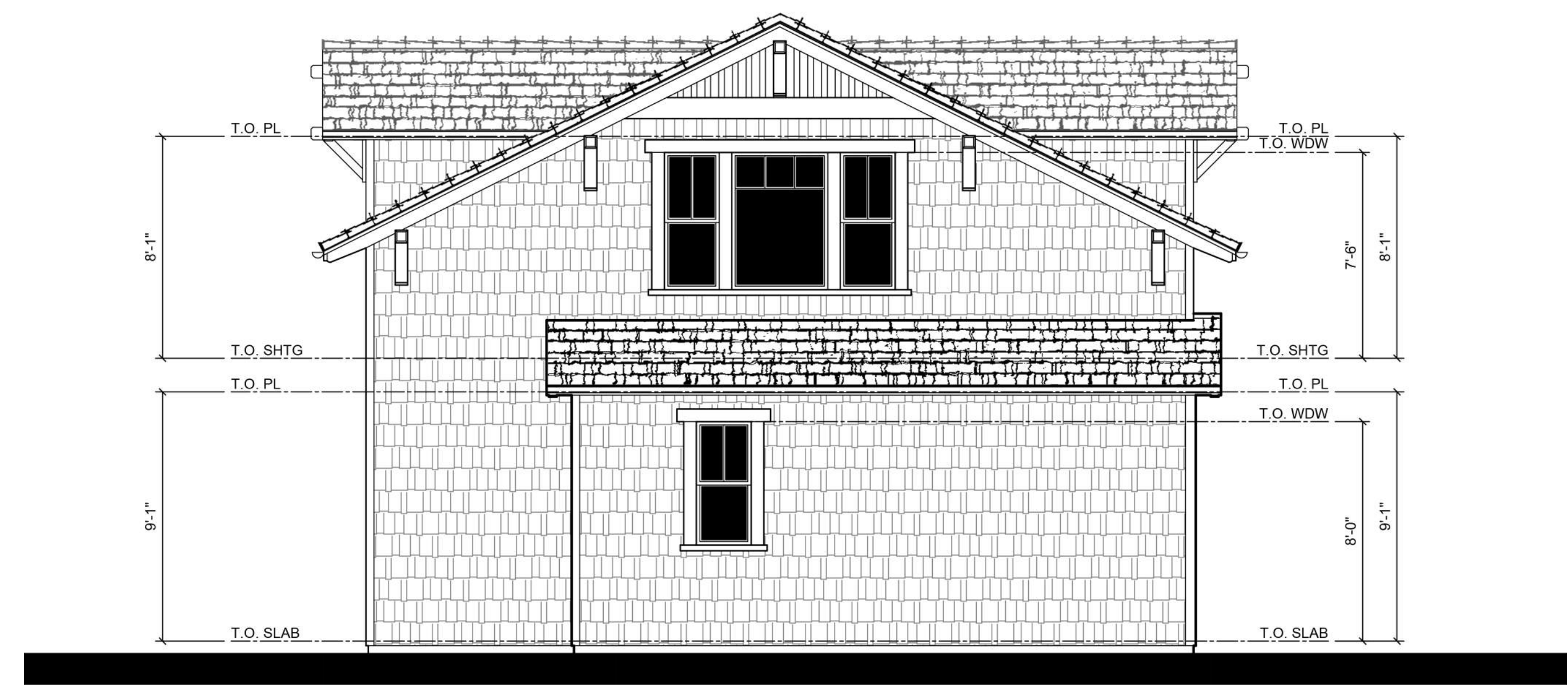
LEFT



FRONT



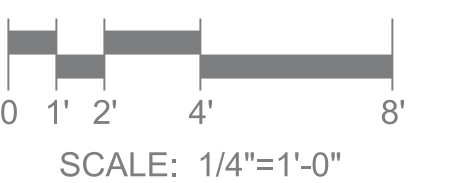
RIGHT



REAR

LOT 11 ELEVATIONS
CRAFTSMAN

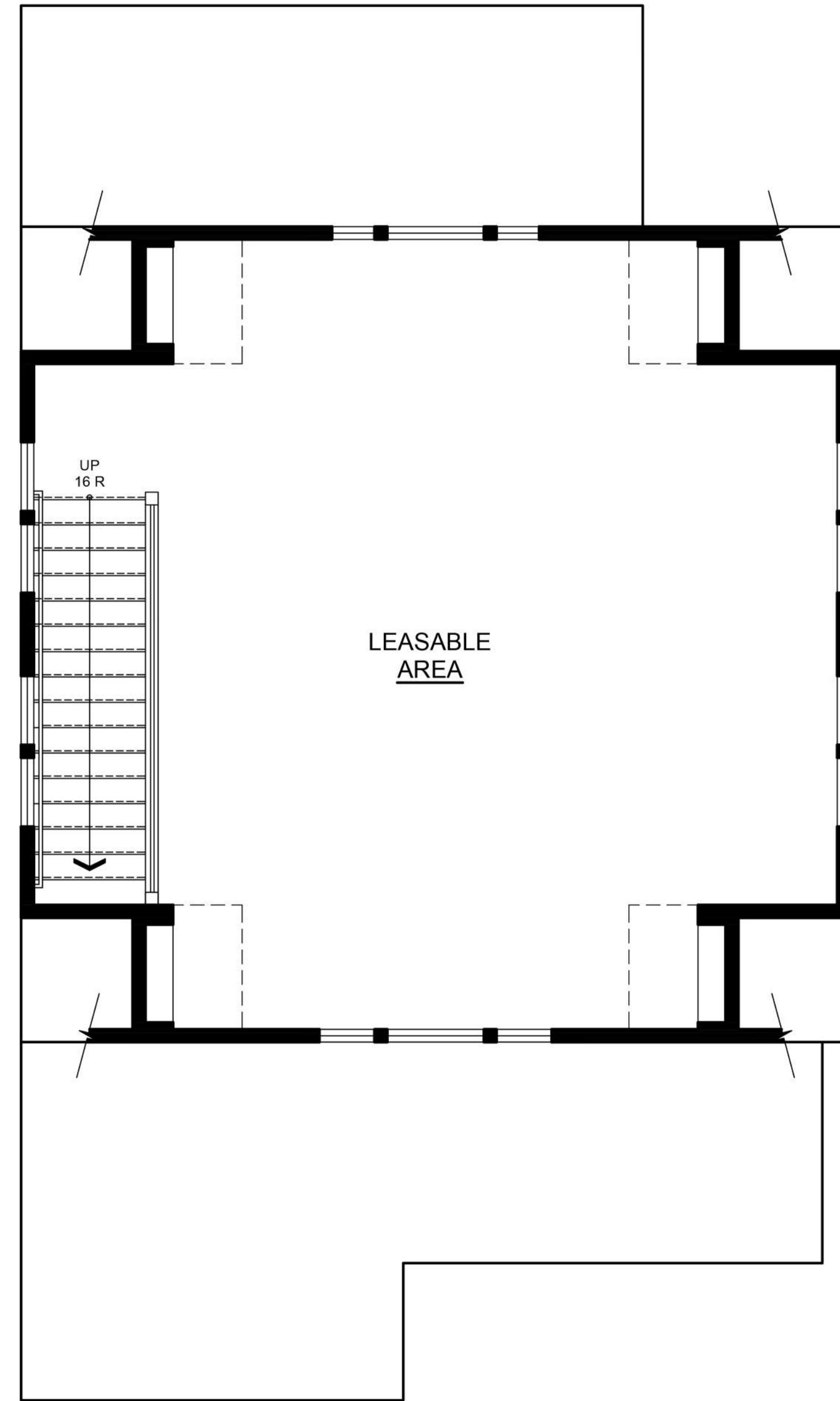
PLEASANTON SAINT JOHN
PLEASANTON, CALIFORNIA



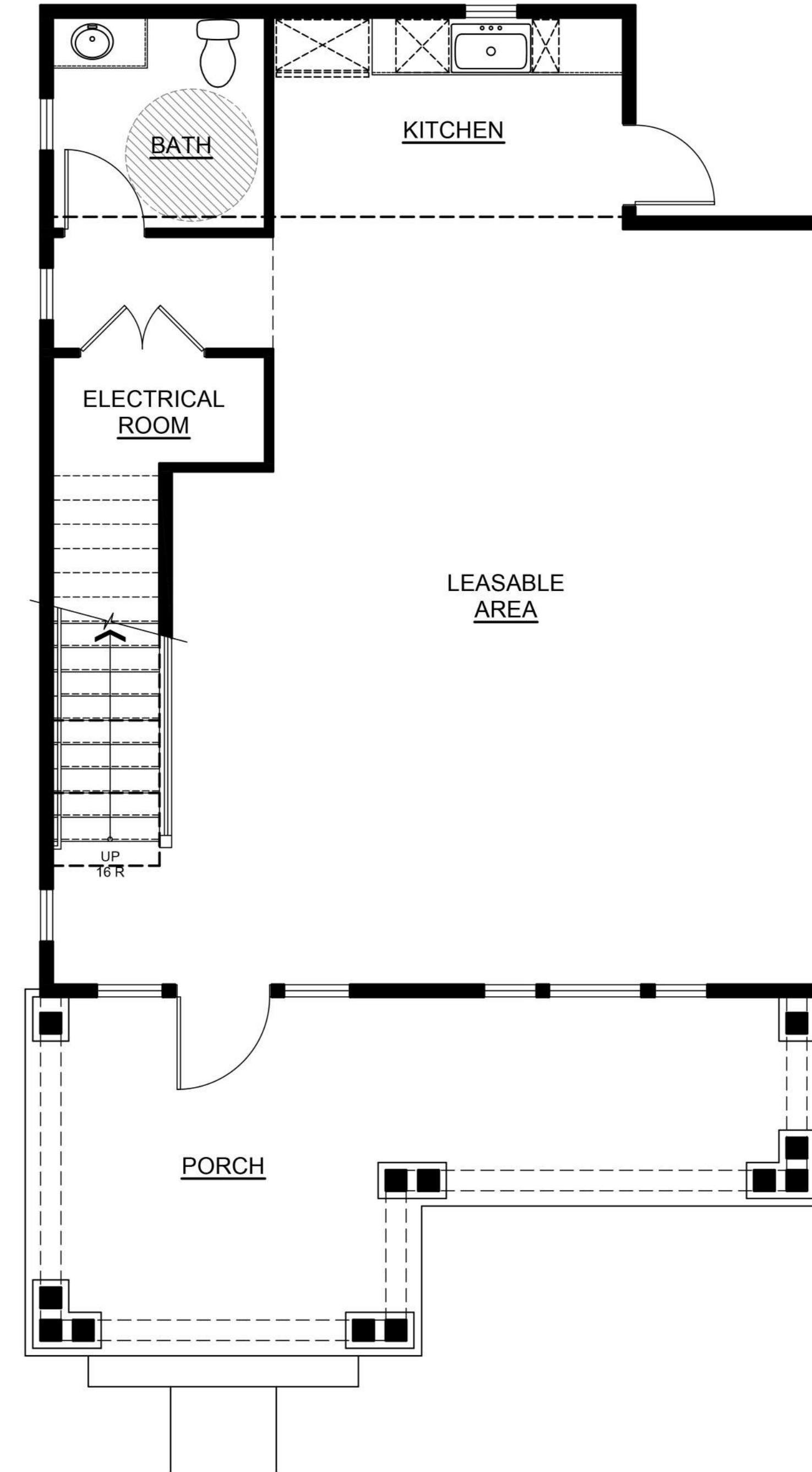
PLANNED DEVELOPMENT REZONING
SUBMITTAL

ROBSON HOMES

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SECOND FLOOR



FIRST FLOOR

TOTAL GROSS AREA	
FIRST FLOOR	1,065 SF
SECOND FLOOR	812 SF
TOTAL	1,877 SF
PORCH	321 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES.

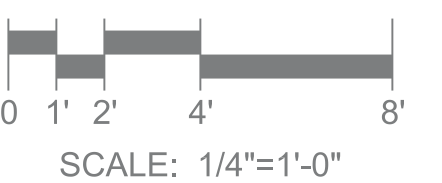
TOTAL NET/LEASABLE AREA	
FIRST FLOOR	1,004 SF
SECOND FLOOR	759 SF
TOTAL	1,763 SF

TOTAL NET/LEASABLE AREA IS MEASURED FROM INTERIOR SURFACE OF STUD.

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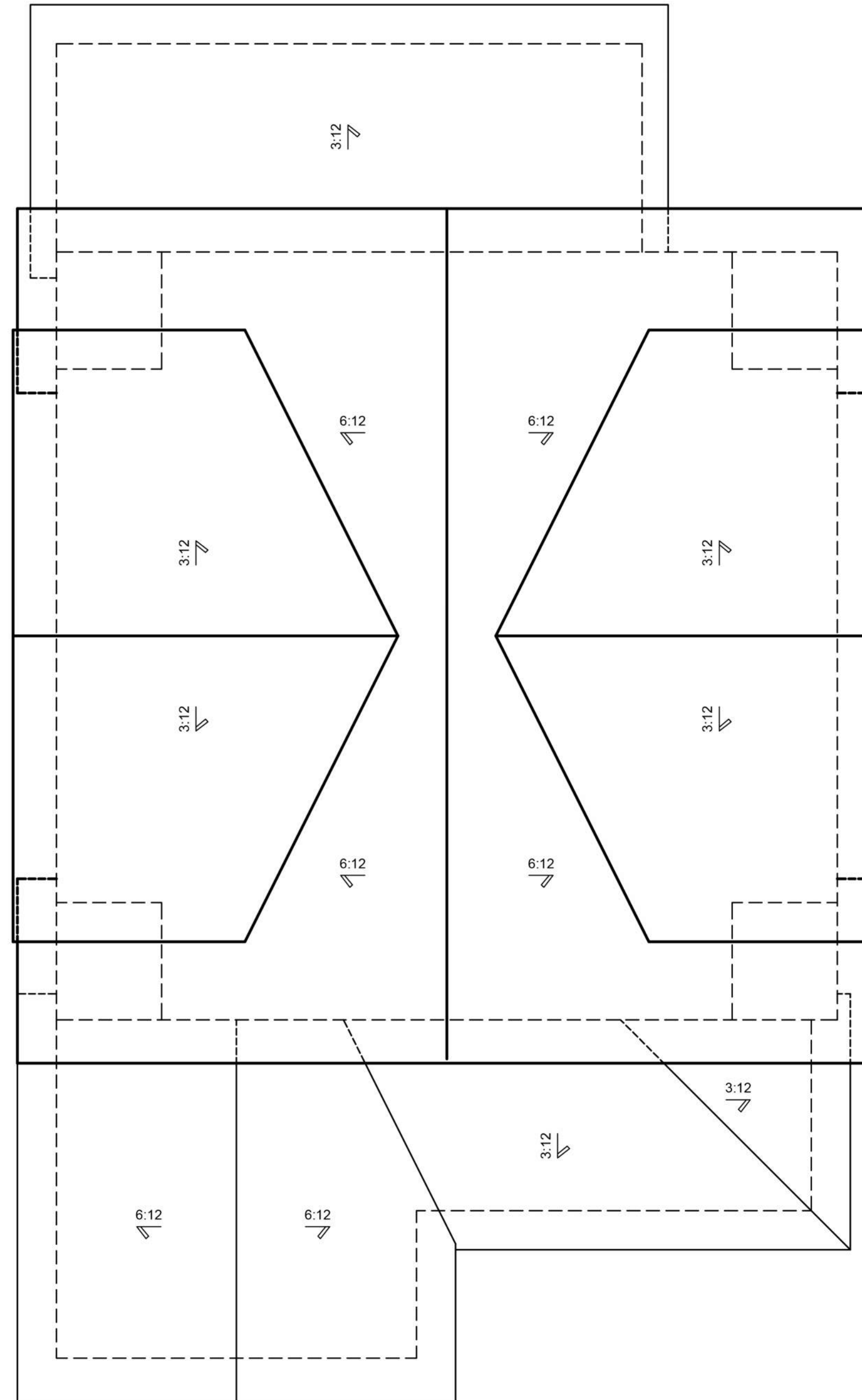
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LOT 11 FLOOR PLAN
CRAFTSMAN



ROBSON HOMES

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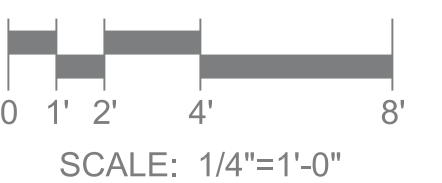


CRAFTSMAN

LOT 11 ROOF PLAN

PLEASANTON SAINT JOHN
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STREET SCENE

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