Note: Landscaping shown for illustrative purposes only.
Refer to Landscape drawings for additional information.

THE COMMONS AT GATEWAY

PUD APPLICATION SUBMITTAL

PLEASANTON, CA

JULY 30, 2013 (REVISED)

MAY 14, 2013 (REVISED)

JANUARY 10, 2013

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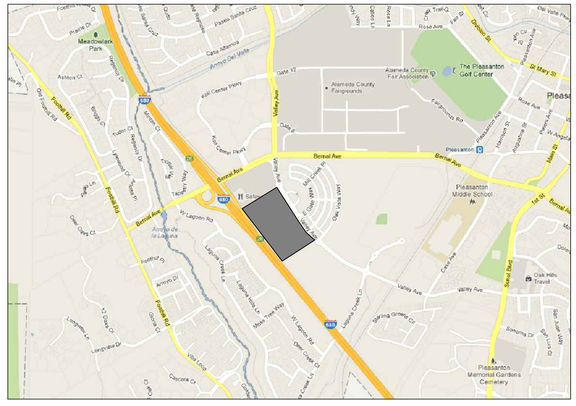

VICINITY MAP (N.T.S)

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PROJECT NARRATIVE

THE COMMONS @ GATEWAY

The proposed project, The Commons @ Gateway, completes the final piece of an important entryway, or "Gateway" to the City of Pleasanton with the transformation of 26.72 acres into a high quality residential community, highlighted by rich architecture and lush landscaping, accommodating both Rental housing and Single Family Homes. This site, located directly off of Highway 680 and the prominent intersection of Bernal Avenue and Valley Avenue, will implement the vision of the Pleasanton Housing Element Update Committee, which was to re-zone this land, that was approved for 540,000 square feet in Seven (7) Four (4) story office buildings into a more appropriate residential, pedestrian-oriented community. The vision was to emphasize this project's relationship to the new and highly successful Pleasanton Gateway Shopping Center, the 300 acre Bernal Public Park, the Koll Center Office project, and nearby schools. This project will be a walkable and sustainable mixed-use village where the residents will live, work, recreate, and shop.

The Commons @ Gateway will consist of 210 high quality rental units located in 9 separate buildings. These dwelling units, rich in detail and curb appeal will be located on 7 acres. The 210 Apartments will be attractively designed and offer a variety of 1, 2 and 3 bedroom configurations that range from 640-1340sf. Each cluster of 3 story apartment homes is oriented around a semi private courtyard and provide each residence with a 1-car private garage. Upper level residences are provided with a private deck while ground floor units feature porches and front doors with direct access from courtyards and primary streets. These ground floor porches are connected with stoops and give the apartment building a strong relationship to the pedestrian and a front door to the public street. Each of the 9 buildings are offered in 18 or 24 unit clusters with elevator access to each floor. While not required by building or local codes, these elevators provide an upgraded feature and accessibility to a wider range of perspective residents. The architecture is inspired by the diverse and historic neighborhoods found in New England and are expressed with the use of high quality materials such as brick, fiber cement siding and vinyl, dual glazed windows. The facades are articulated with dynamic ridge and eave breaks as well as a varied massing and color that help animate the street scene. Details re-emphasize the connection to the historic precedent and can be found in the balcony rails, bay windows, porch columns, gable end trim, metal roof accents and use of brick.

The remaining 19.72 acres will consist of 97 innovative single family homes consisting of sixty-two (62) three story and thirty-five (35) two story homes surrounding a 1.3 acre community park and recreation facilities with tree canopy covered streets and a wide variety of bike and walking paths. These detached homes continue to provide diversity in housing typologies completing the broad offering to future residents. The 3-Story "Row Houses" are offered in two, 3-4 bedroom plan types: the 28' wide corner units and 24' wide interior units ranging from 2,830 sf - 3,054 sf respectively. The remaining 2-story Single Family Homes are also offered in two, 4 bedroom plan types: ranging from 3,531-3,654 sf. Each home offers generous private open space at both ground floor and upper level decks. These 'outdoor rooms' flow with the interior layouts seamlessly, the indoor-outdoor relationship is connected through large expanses of glass which offer future residents a truly cutting edge living experience. Floor plan design feature large open plans and flexible furnishing perfect for entertaining and everyday living. Each of these homes will offer a private, residential scaled elevator that provides flexibility and accessibility not found in your typical neighborhood. With the elevator, 'Aging in place' is a possibility throughout, allowing residents to establish strong roots in this unique Pleasanton neighborhood. The architecture expresses a strong relationship to a traditional Brownstone often found in historic neighborhoods across the nation. With rich materials such as brick, exterior plaster, and fiber cement siding; the façade of each individual home varies in texture, dimension and color and collectively provides a diverse and attractive street scene. Front doors oriented to public streets are identified with enhanced trim, bay windows and stoops that provide a physical separation between public and private realm without losing connection to the greater context of the neighborhood. The 307 total units designed for the site will fit harmoniously into the neighborhood.

The site is characterized by an abundance of common areas, gathering places, lush landscape areas, verdant open spaces and groves of trees(over 1200 trees to be planted) and a network of pedestrian walkways, allees and greenways that will unite the Commons @ Gateway with the Bernal Area Amenities. This pedestrian- oriented village is designed based on "Sustainable Principles" with a goal of Leed Silver for its rental housing component. The 1.3 acre Community Park (open to all residents of the Commons @ Gateway) will include those amenities important to a "green label" containing a business center, conference facilities, workout area with equipment and electric vehicle charging stations. This is in addition to those items typical of a community gathering area such as a Resort style swimming pool, barbeque and fire pit areas, tot lot, spa, cabanas, outdoor seating, pet friendly stations, entertainment areas with a media center, bocce ball court and a huge open grass area

The Commons @ Gateway will display a blend of rich materials and architectural elements which when combined with its lush and colorful landscaping throughout, will ensure that the citizens of Pleasanton will point with pride that the project is an asset to the overall community. The Village addresses the existing neighborhood well in terms of massing without giving up its identity of a one of a kind design theme.

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PLEASANTON, CA
KTGY # 2011-0559 DATE: 05-14-2013
01-10-2013

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PROJECT DATA

DEVELOPMENT SUMMARY		
SITE		
TOTAL PUD SITE AREA	26.72 AC	1,163,923 SF
TOTA NUMBER OF UNITS	307 UNITS	
TOTAL GROSS BUILDING AREA	583,470 SF*	
F.A.R.	0.50	
APARTMENT		
HIGH DENSITY SITE AREA	7 AC	304,920 SF
TOTAL UNITS	210 UNITS	
DENSITY	30.0 DU/AC	
TOTAL GROSS BUILDING AREA	237,559 SF*	
F.A.R.	0.78	
COVERAGE	29%	88,217 SF**
SINGLE FAMILY (2 & 3-STORY)		
MEDIUM DENSITY SITE AREA	19.72 AC	859,003 SF
TOTAL UNITS	97 UNITS	
DENSITY	4.9 DU/AC	
TOTAL GROSS BUILDING AREA	345,911 SF*	
F.A.R.	0.40	
COVERAGE	19%	162,610 SF**

* F.A.R. calculations are based on the gross floor area of the dwelling, accessory structures, and garage space that is not dedicated for parking.

** Coverage calculations are based on the gross floor area of first floor including living area, garage, and porch/covered patio square footage.

LAND COVERAGE DATA	
BUILDINGS - RESIDENTIAL	250,827 SF
BUILDINGS - AMENTITIES / LEASING	9200 SF
SIDEWALK / PLAZA	49,000 SF
ROAD WAY	311,400 SF
LANDSCAPING	533,000 SF

STACKED FLAT APARTMENTS: 18 UNIT BUILDING TOTAL 1

	UNIT TYPE	UNIT NAME	# OF UNITS PER BUILDING	GROSS SF	DECK SF	STORAGE CF/ UNIT	TOTAL UNITS SF	AVERAGE UNIT SF	UNIT MIX PER BUILDING
	1 BEDROOM	PLAN 1 B	2	695	50	80	1390		
		PLAN 1 C	2	799	173	80	1598		
SUBTOTAL			4				2988	747	22%
	2 BEDROOM	PLAN 2 B	4	1006	50	80	4024		
		PLAN 2 D	2	1240	0	80	2480		
SUBTOTAL			6				6504	1084	33%
	3 BEDROOM	PLAN 3 A	4	1343	68	80	5372		
		PLAN 3 B	4	1421	66	80	5684		
SUBTOTAL			8				11056	1382	44%
TOTAL			18				20548	1142	100%

STACKED FLAT APARTMENTS: 24 UNIT BUILDING TOTAL 8

	UNIT TYPE	UNIT NAME	# OF UNITS PER BUILDING	GROSS SF	DECK SF	STORAGE CF/ UNIT	TOTAL UNITS SF	AVERAGE UNIT SF	UNIT MIX PER BUILDING
	1 BEDROOM	PLAN 1 A	4	742	113	80	2968		
		PLAN 1 B	8	695	50	80	5560		
		PLAN 1 C	2	799	173	80	1598		
SUBTOTAL			14				10126	723.2857143	58%
	2 BEDROOM						0		
		PLAN 2 B	4	1006	50	80	4024		
		PLAN 2 C	4	1098	68	80	4392		
		PLAN 2 D	2	1240	0	80	2480		
SUBTOTAL			10				10896	1090	42%
TOTAL			24				21022	876	100%

STACKED FLAT APARTMENTS GRAND TOTALS

	UNIT TYPE	UNIT NAME	# OF UNITS ON SITE	GROSS SF	DECK SF	STORAGE CF	TOTAL UNITS SF	AVERAGE UNIT SF	UNIT MIX PER BUILDING
	1 BEDROOM	PLAN 1 A	32	742	113	2560	23744		
		PLAN 1 B	66	695	50	4000	45870		
		PLAN 1 C	18	799	173	1440	14382		
SUBTOTAL			116				83996	724	55%
	2 BEDROOM	PLAN 2 A	0	0	0	1280	0		
		PLAN 2 B	36	1006	50	2720	36216		
		PLAN 2 C	32	1098	68	2560	35136		
		PLAN 2 D	18	1240	0	1440	22320		
SUBTOTAL			86				93672	1089	41%
	3 BEDROOM	PLAN 3 A	4	1343	68	320	5372		
		PLAN 3 B	4	1421	66	320	5684		
SUBTOTAL			8				11056	1382	4%
APARTMENTS GRAND TOTAL			210			16640	177668	846	100%

ROW HOUSE (3-STORIES)

	PLAN TYPE	PLAN NAME	# OF PLANS	GROSS SF	DECK/PORCH SF	STORAGE CF	TOTAL PLAN SF	AVERAGE PLAN SF	PLAN MIX PER PRODUCT
	3-4 BEDROOM	PLAN 1	35	2830	147	114	99050		56%
	3 BEDROOM	PLAN 2	27	3054	349	128	82458		44%
TOTAL			62				181508	2928	100%

SINGLE FAMILY (2-STORIES)

	PLAN TYPE	PLAN NAME	# OF PLANS	GROSS SF	DECK/PORCH SF	STORAGE CF	TOTAL PLAN SF	AVERAGE PLAN SF	PLAN MIX PER PRODUCT
	4 BEDROOM	PLAN 1	20	3531	542	96	70620		57%
	4 BEDROOM	PLAN 2	15	3654	723	48	54810		43%
TOTAL			35				125430	3584	100%

BUILDING GRAND TOTAL	307	484606

* Floor area are based on Gross SF

PARKING DATA

APARTMENT

RESIDENTIAL PARKING REQUIREMENT
- 2 SPACES PER 1ST (4) 1-2-BED UNITS
- 1.5 SPACES PER 1-2-BED UNIT ADDITIONAL
- 2 SPACES PER 3-BED UNIT & ABOVE

VISITOR PARKING REQUIREMENT
- 1 SPACE PER 7 UNITS

ACCESSIBLE
- 2% PER ASSIGNED GARAGE PARKING
- 2% PER ASSIGNED ON-STREET PARKING
- 5% PER UNASSIGNED & VISITOR PARKING

SINGLE FAMILY

RESIDENTIAL PARKING REQUIREMENT
- 2 SPACES PER UNIT

MINIMUM (1) SPACE PER DWELLING UNIT TO BE LOCATED IN GARAGE OR CARPORT

- Parking requirements per Pleasanton Municipal Code section 18.88.030
- Accessible parking % requirements per 2010 CBC Chapter 11

APARTMENT PARKING CALCULATIONS

RESIDENTIAL REQUIREMENT	NO. OF UNITS	SPACES/UNIT REQ.	REQUIRED SPACES
FIRST (4) 1-2-BEDROOM UNITS	4	2	8
1-2-BEDROOM UNITS	198	1.5	297
3-BEDROOM UNITS	8	2	16
TOTAL	210		321
VISITOR REQUIREMENT			
TOTAL	210	0.14	30

PROVIDED	
GARAGE	216
OPEN (DRIVEWAY)	111
ON-STREET	53
TOTAL PROVIDED	380
TOTAL REQUIRED	351

% ACCESSIBLE CALCULATIONS	PROVIDED NO. OF SPACES	% REQUIRED	REQUIRED ACCESSIBLE SPACES	PROVIDED NO. OF ACCESSIBLE SPACES
GARAGE	216	2%	4.32	5
ASSIGNED ON-STREET	105	2%	2.1	3
UNASSIGNED & VISITOR	59	5%	2.95	3
TOTAL	380			11

SINGLE FAMILY PARKING CALCULATIONS

RESIDENTIAL REQUIREMENT	NO. OF UNITS	SPACES/UNIT REQ.	REQUIRED SPACES
3-STORY	62	2	124
2-STORY	35	2	70

3-STORY PROVIDED	
GARAGE	124
OPEN (DRIVEWAY)	11
ON-STREET	104
TOTAL PROVIDED	239
TOTAL REQUIRED	124

2-STORY PROVIDED	
GARAGE	70
OPEN (DRIVEWAY)	70
ON-STREET	26
TOTAL PROVIDED	166
TOTAL REQUIRED	70

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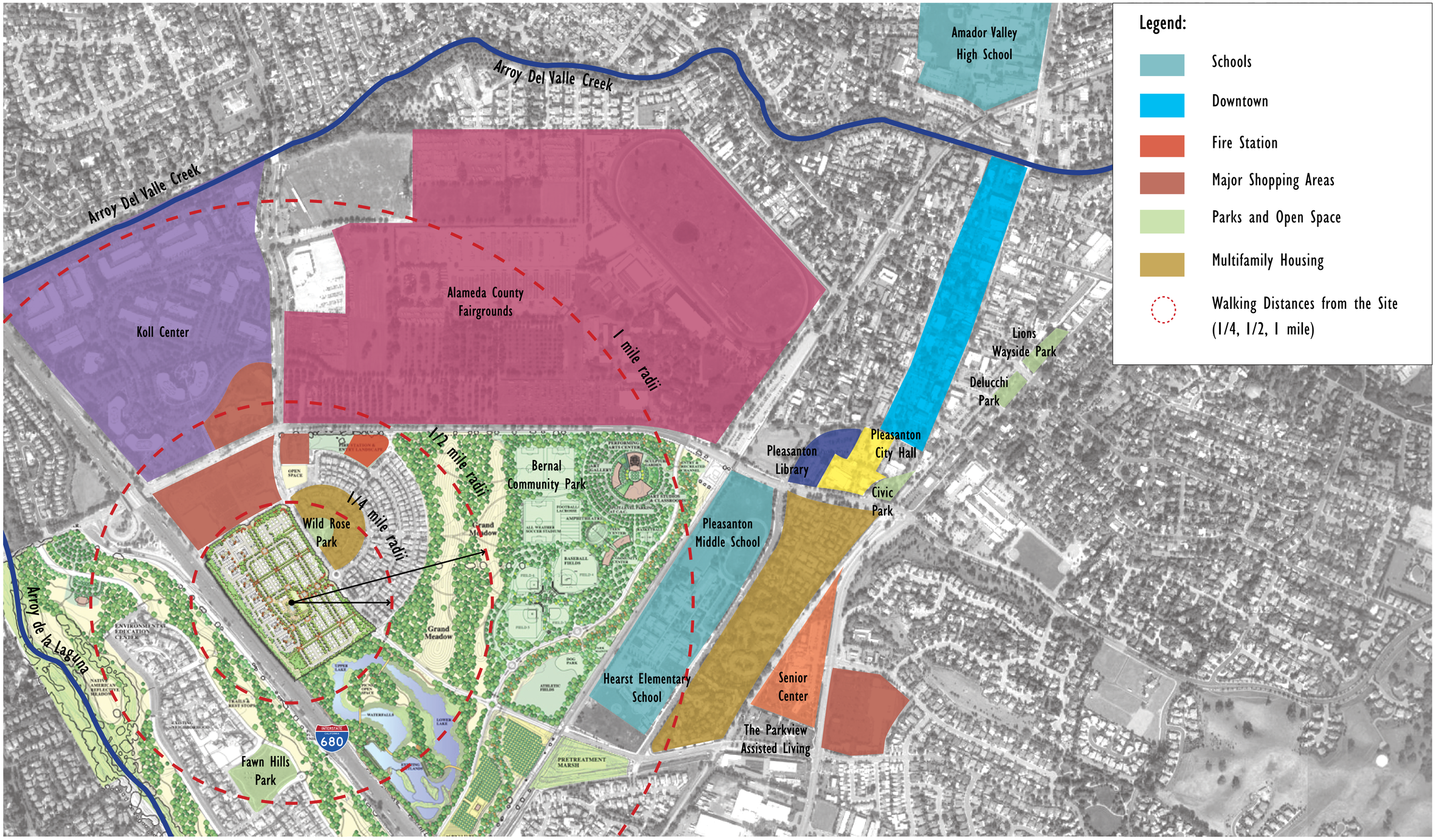

THE COMMONS AT GATEWAY

SITE CONTEXT-LAND USES

A0-2

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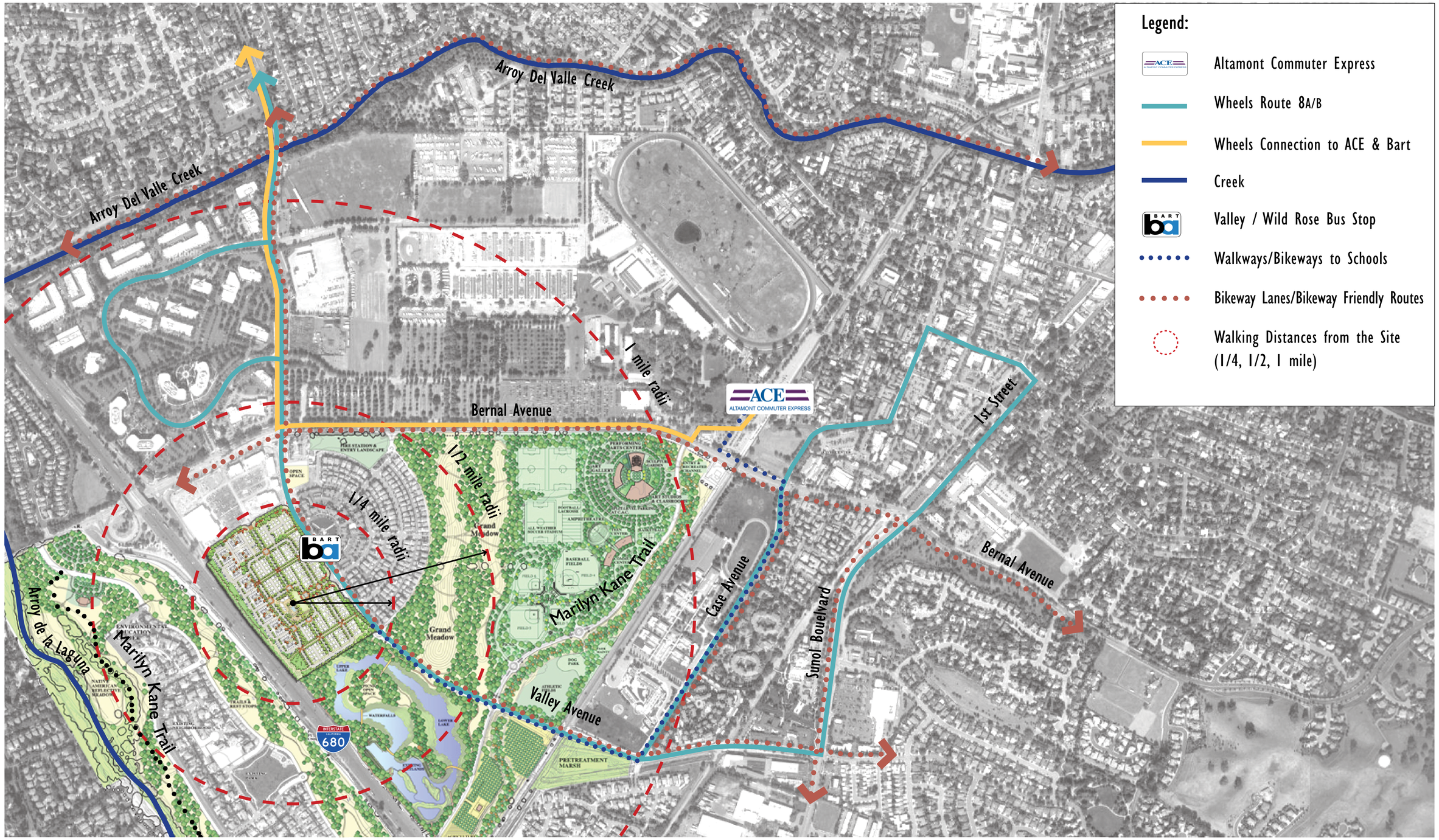

THE COMMONS AT GATEWAY

SITE CONTEXT-CIRCULATION

A0-3

PLEASANTON, CA

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THE COMMONS AT GATEWAY

SITE CONDITIONS

A0-4

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Recreation & Leasing Building

Project Entry

Building Legend

Recreation & Leasing Building

Stacked Flat Apartments

- 18 Unit
- 24 Unit

Row Houses

- Plan 1
- Plan 2

Single Family

- Plan 1
- Plan 2

Scale 0 100 200 400

THE COMMONS AT GATEWAY

ARCHITECTURAL PRODUCT TYPE SITE PLAN A0-5

PLEASANTON, CA

KTGY # 2011-0559 DATE: 05-08-2013

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PRIVATE GARAGE BIKE RACK EXAMPLES

CEILING MOUNTED

WALL MOUNTED

FREE STANDING

STORAGE & COMMON AREA BIKE RACK EXAMPLES

WALL AND FLOOR MOUNTED

BIKE PARKING DATA

	# OF BIKE SPACES			
TOTAL BIKE PARKING REQUIRED	207.3		30.00%	OF OCCUPANCY
TOTAL BIKE PARKING PROVIDED	367		53.11%	OF OCCUPANCY
	162	*		APARTMENT GARAGE
	0			APARTMENT BIKE STORAGE RM
	11			COMMON BIKE PARKING
	194	**		SINGLE FAMILY GARAGE

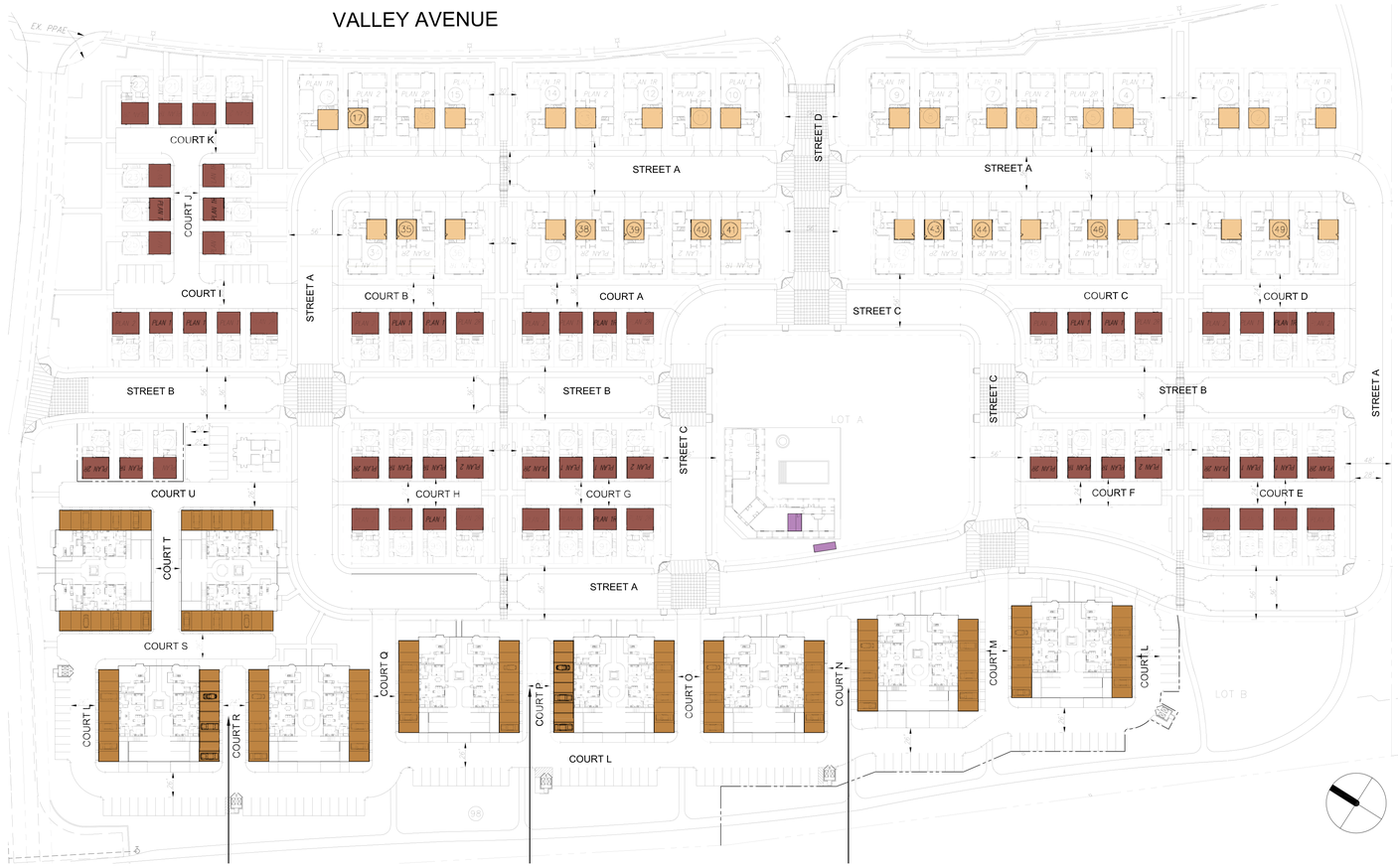
BIKE STORAGE ROOM/ BIKE SHOP/
COMMON AREA BIKE PARKING

* ASSUMES ONE BIKE PER APARTMENT PRIVATE GARAGE

** ASSUMES TWO BIKE PER SINGLE FAMILY PRIVATE GARAGE

CALCULATIONS PER BUILDING

	UNITS / BLDG.	TOTAL UNITS/SITE	BEDROOMS/SITE	BIKE PARKING REQ'D @30%	BIKE PARKING PROVIDED	
STACKED FLATS 18-UNIT BUILDING		1				
PLAN 1-1 BEDROOM	6	6	6			
PLAN 2-2 BEDROOM	6	6	12			
PLAN 3-3 BEDROOM	8	8	24			
(10'X20') SINGLE CAR GARAGE	18	18			18	GARAGE
					0	BIKE STORAGE RM
TOTAL	38	20	42	12.6	18	
					42.86%	OF OCCUPANCY
STACKED FLATS 24-UNIT BUILDING		8				
PLAN 1-1 BEDROOM	12	96	96			
PLAN 2-2 BEDROOM	12	96	192			
(10'X20') SINGLE CAR GARAGE	18	144			144	GARAGE
					0	BIKE STORAGE RM
TOTAL	42	192	288	86.4	144	
					50.00%	OF OCCUPANCY
3-STORY SINGLE FAMILY						
PLAN 1-(3-4) BEDROOM	6	35	140			
(23'X20'6") TWO-CAR GARAGE	1	35			70	GARAGE
PLAN 2-(3) BEDROOM	6	27	81			
(27'X24'6") TWO-CAR GARAGE	1	27			54	GARAGE
TOTAL	12	62	221	66.3	124	GARAGE
					56.11%	OF OCCUPANCY
2-STORY SINGLE FAMILY						
PLAN 1-(4) BEDROOM	6	20	80			
(20'X20') TWO-CAR GARAGE	1	20			40	GARAGE
PLAN 2-(4) BEDROOM	6	15	60			
(20'X20') TWO-CAR GARAGE	1	15			30	GARAGE
TOTAL	12	35	140	42	70	GARAGE
					50.00%	OF OCCUPANCY



THE COMMONS AT GATEWAY

BIKE PARKING PLAN

A0-6

PLEASANTON, CA

KTGY # 2011-0559 DATE: 01-10-2013

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LOOKING NORTHEAST INTO SOUTHERN EDGE OF COMMUNITY

PLEASANTON GATEWAY

Note: Landscaping shown for illustrative purposes only.
Refer to landscape drawings for additional information.

VIEW - 1 : ALONG INTERSTATE 680

A0-7

PLEASANTON, CA.

KTGY # 2011-0559 7/29/2013

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LOOKING NORTH EAST INTO COMMUNITY

PLEASANTON GATEWAY

VIEW - 2 : ALONG INTERSTATE 680

A0-8

PLEASANTON, CA.

KTGY # 2011-0559 5/13/2013

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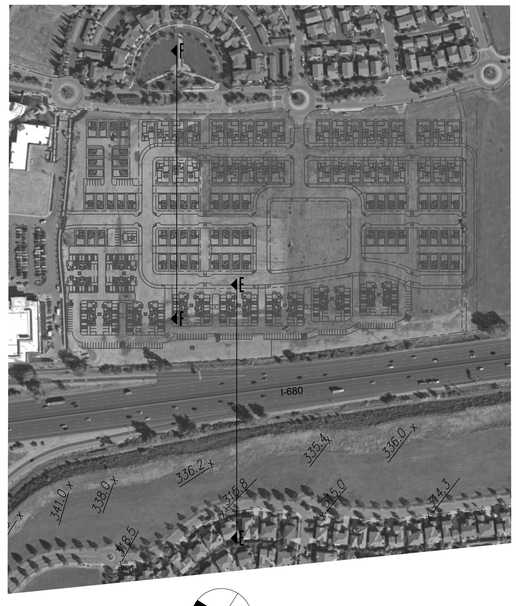
Ⓔ SECTION THROUGH FREEWAY AND SINGLE FAMILY NEIGHBORHOOD TO SOUTHWEST (VIEW NORTHWEST)

Ⓕ SECTION THROUGH VALLEY AVE AND PARK TO NORTHEAST (VIEW NORTHWEST)



KEY PLAN

Scale 0 10 20 40

THE COMMONS AT GATEWAY

Note: Landscaping shown for illustrative purposes only.
Refer to Landscape drawings for additional information.

SITE SECTIONS

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

A0-9

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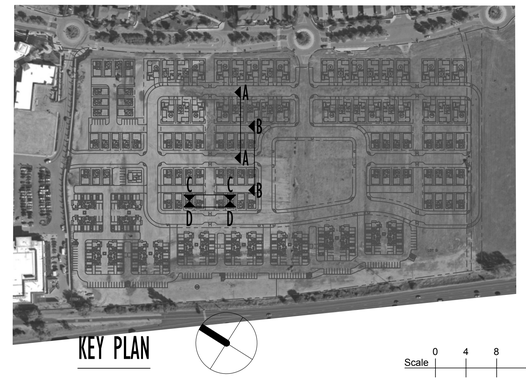
Ⓐ SECTION THROUGH COURT A (VIEW NORTHWEST)

Ⓒ SECTION THROUGH LOT H (VIEW SOUTHWEST)

Ⓓ SECTION THROUGH LOT H (VIEW NORTHEAST)

Ⓑ SECTION THROUGH STREET B (VIEW NORTHWEST)



KEY PLAN

Scale 0 4 8 16

THE COMMONS AT GATEWAY

Note: Landscaping shown for illustrative purposes only.
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SITE SECTIONS

AO-10

PLEASANTON, CA

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DATE: 05-14-2013
01-10-2013

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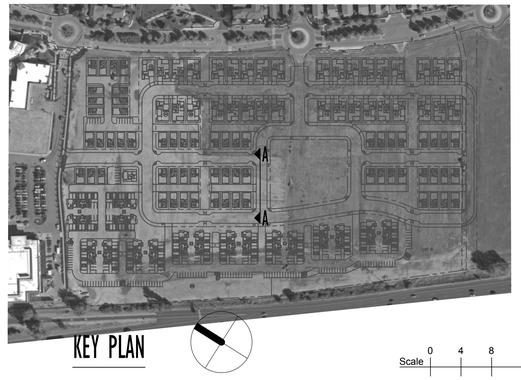
Ⓐ STREETSCENE ALONG STREET C (VIEW NORTHWEST)



KEY PLAN

Scale 0 4 8 16

THE COMMONS AT GATEWAY

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STREETSCENE

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

AO-11

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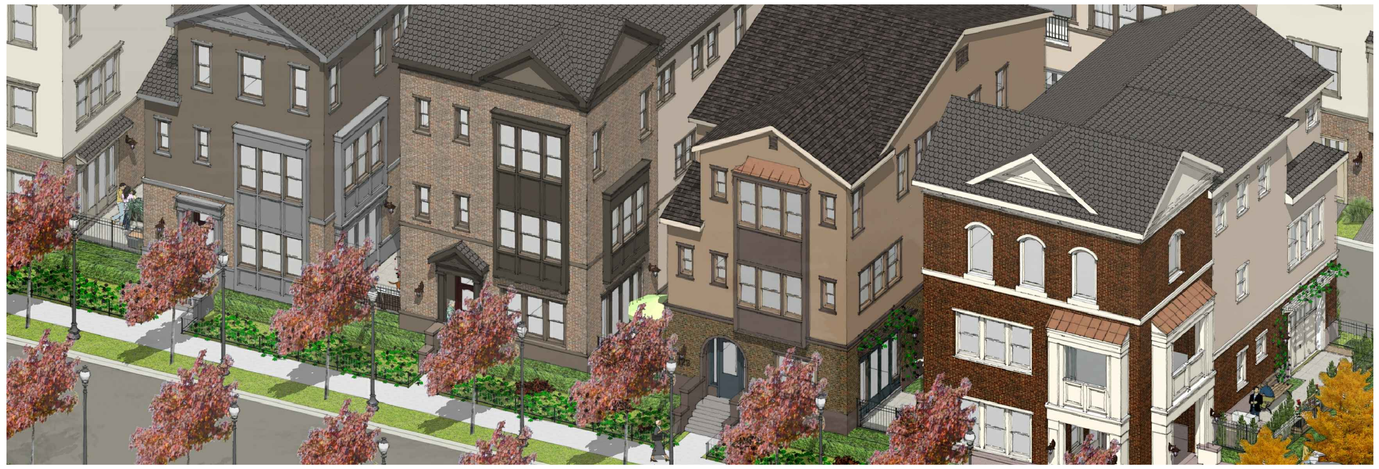

TYPICAL STREETSCENE VIEW AT SIDE ELEVATION ARTICULATION

TYPICAL STREETSCENE VIEW INTO SIDE YARDS

TYPICAL PLAN CUT THROUGH FIRST FLOOR

2A SIDE YARD (FACING PASEO)

1B SIDE YARD

1C SIDE YARD

2B SIDE YARD

1A SIDE YARD

THE COMMONS AT GATEWAY

Note: Landscaping shown for illustrative purposes only.
Refer to Landscape drawings for additional information.

NOT TO SCALE

ROW HOUSE CONCEPTUAL SIDE YARDS

A0-12

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DATE: 05-14-2013
01-10-2013

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TYPICAL STREETSCENE VIEW AT SIDE ELEVATION ARTICULATION

TYPICAL STREETSCENE VIEW INTO REAR & SIDE YARD OUTDOOR ROOMS AND DECKS

TYPICAL PLAN CUT THROUGH FIRST FLOOR

1A SIDE YARD OUTDOOR ROOM AND DECK

1B SIDE YARD OUTDOOR ROOM AND DECK

2A REAR YARD OUTDOOR ROOM AND DECK

2B REAR YARD OUTDOOR ROOM AND DECK

THE COMMONS AT GATEWAY

Note: Landscaping shown for illustrative purposes only. Refer to Landscape drawings for additional information.

NOT TO SCALE

SINGLE FAMILY CONCEPTUAL YARDS

A0-13

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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LOOKING SOUTHWEST INTO COMMUNITY

PLEASANTON GATEWAY

Note: Landscaping shown for illustrative purposes only.
Refer to landscape drawings for additional information.

VIEW FROM VALLEY AVENUE AT PROJECT ENTRY

A0-14

PLEASANTON, CA.

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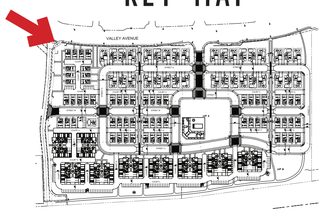
LOOKING SOUTH INTO COMMUNITY

KEY MAP



PLEASANTON GATEWAY

Note: Landscaping shown for illustrative purposes only.
Refer to landscape drawings for additional information.

VIEW FROM VALLEY AVENUE AT PROJECT ENTRY

A0-15

PLEASANTON, CA.

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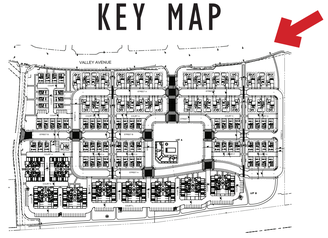
LOOKING NORTHWEST INTO COMMUNITY

KEY MAP



PLEASANTON GATEWAY

Note: Landscaping shown for illustrative purposes only.
Refer to landscape drawings for additional information.

VIEW FROM VALLEY AVENUE AT PROJECT ENTRY

A0-16

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5 YEAR GROWTH

10 YEAR GROWTH

PLEASANTON GATEWAY

Note: Landscaping shown for illustrative purposes only.
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5 AND 10 YEAR GROWTH RATE OF SEQUOIA FREEWAY SCREEN A0-17

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THE COMMONS AT GATEWAY

STACKED FLATS CONCEPTUAL RENDERING A1-0

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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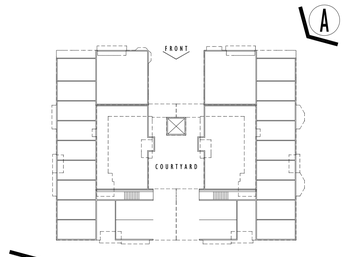
B REAR PERSPECTIVE

A FRONT PERSPECTIVE



THE COMMONS AT GATEWAY

STACKED FLATS: 18 UNIT PERSPECTIVES A1-1

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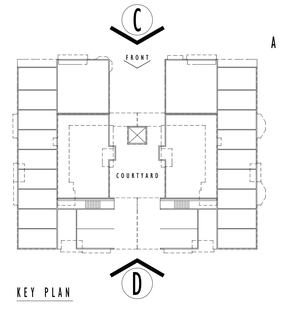
Ⓒ FRONT ELEVATION (FACING INTERIOR)

Ⓓ REAR ELEVATION

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	5	FIBER CEMENT PANEL/TRIM	9	METAL RAILING	13	DECORATIVE ENTRY SURROUND
2	WOOD OR COMPOSITE TRIM	6	VINYL WINDOW SYSTEM	10	PRECAST CONCRETE TRIM	14	DECORATIVE GARAGE DOOR
3	WOOD FASCIA BOARD	7	METAL AWNING	11	CONCRETE HALF WALL	15	COLUMN
4	BRICK VENEER	8	BALCONY	12	DECORATIVE LIGHT FIXTURE	16	DECORATIVE STACK



KEY PLAN

Scale 0 4 8 16

THE COMMONS AT GATEWAY

STACKED FLATS: 18 UNIT ELEVATIONS

A1-2

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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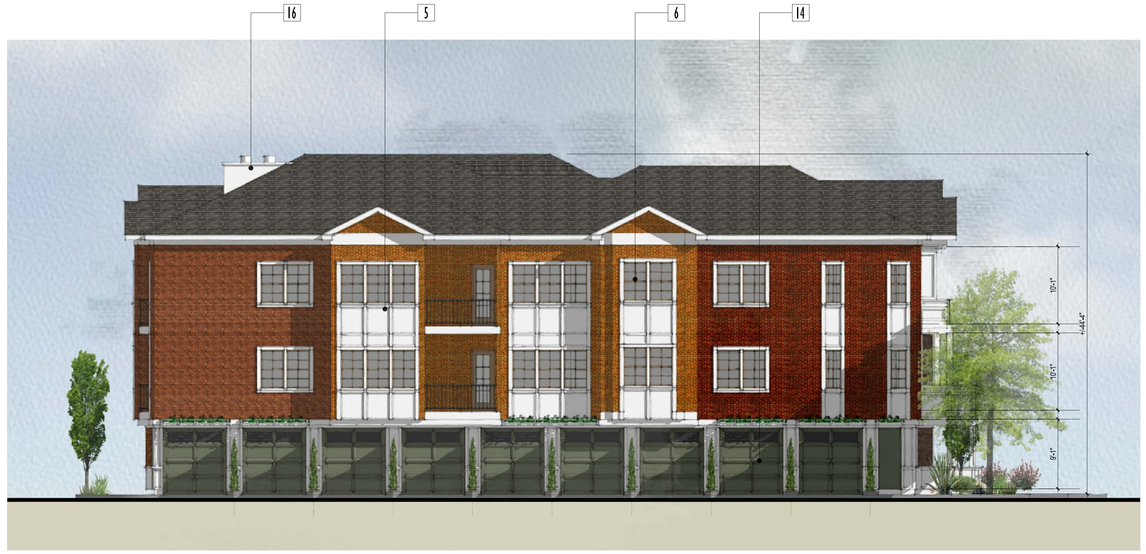


Ⓔ LEFT ELEVATION (FACING STREET)

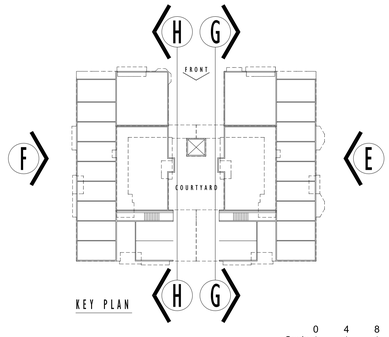
Ⓕ RIGHT ELEVATION (FACING STREET)

Ⓖ RIGHT ELEVATION (FACING COURTYARD)

Ⓗ LEFT ELEVATION (FACING COURTYARD)

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	5	FIBER CEMENT PANEL/TRIM	9	METAL RAILING	13	DECORATIVE ENTRY SURROUND
2	WOOD OR COMPOSITE TRIM	6	VINYL WINDOW SYSTEM	10	PRECAST CONCRETE TRIM	14	DECORATIVE GARAGE DOOR
3	WOOD FASCIA BOARD	7	METAL AWNING	11	CONCRETE HALF WALL	15	COLUMN
4	BRICK VENEER	8	BALCONY	12	DECORATIVE LIGHT FIXTURE	16	DECORATIVE STACK



KEY PLAN

Scale 0 4 8 16

THE COMMONS AT GATEWAY

STACKED FLATS: 18 UNIT ELEVATIONS A1-3

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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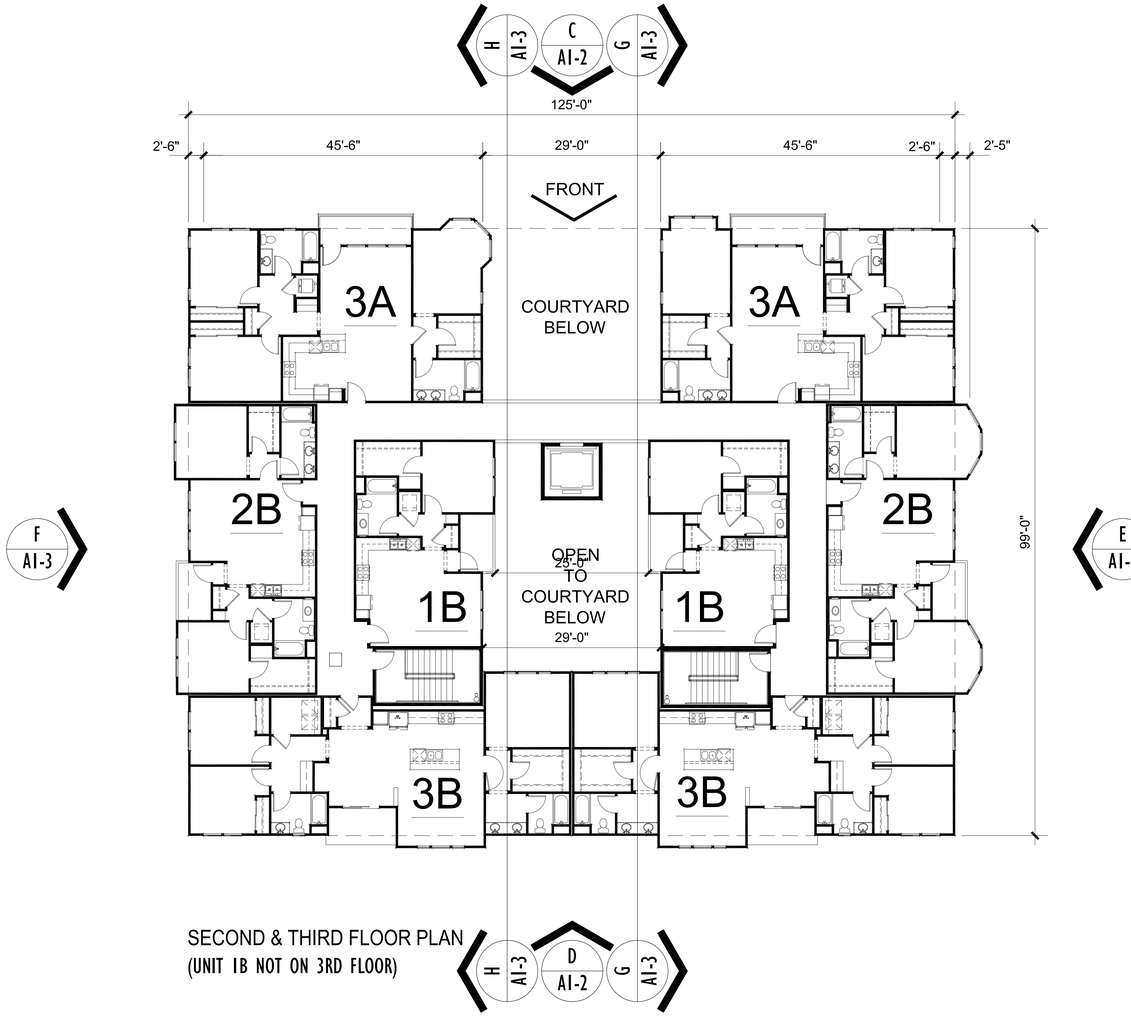
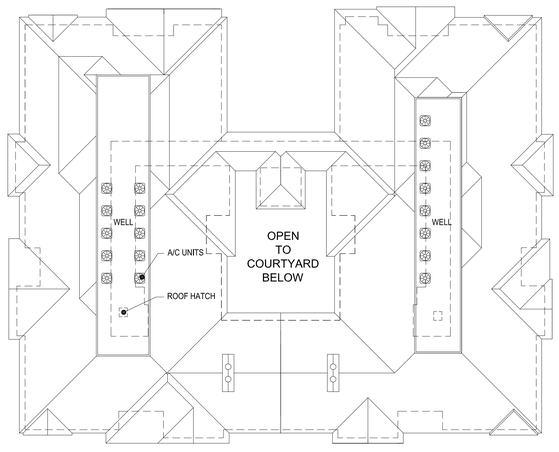
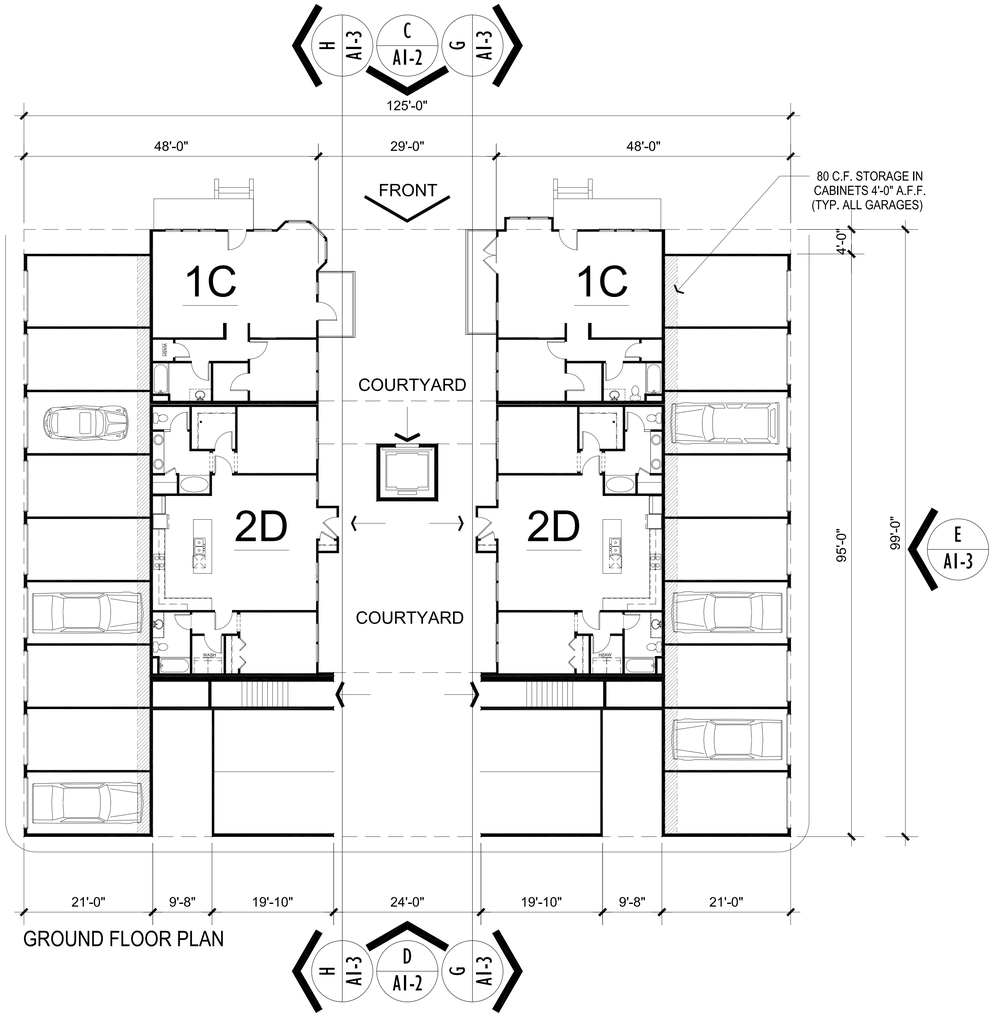




ROOF PLAN 6:12 TYP.



LEGEND

BUILDING ENTRY

UNIT ENTRY

BUILDING SUMMARY:

18 UNITS
0 - PLAN 1A @ ± 675 NSF
2- PLAN 1B @ ± 669 NSF
2- PLAN 1C @ ± 781 NSF
0 - PLAN 2A @ ± 869 NSF
4 - PLAN 2B @ ± 956 NSF
0 - PLAN 2C @ ± 1,045 NSF
2 - PLAN 2D @ ± 1,059 NSF
4 - PLAN 3A @ ± 1,275 NSF
4 - PLAN 3B @ ± 1,352 NSF

24 TOTAL PARKING SPACES
18 - 10X20 SINGLE GARAGES
6 - 9X19 COVERED SPACES

Scale 0 5 10 20

THE COMMONS AT GATEWAY — STACKED FLATS: 18 UNIT BUILDING PLANS — A1-4

PLEASANTON, CA
KTGY # 2011-0559 DATE: 05-14-2013, 01-10-2013

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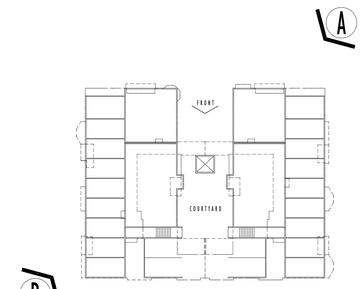
B REAR PERSPECTIVE

A FRONT PERSPECTIVE



KEY PLAN

THE COMMONS AT GATEWAY

STACKED FLATS:24 UNIT PERSPECTIVES A1-5

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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Ⓒ FRONT ELEVATION "A" (FACING INTERIOR)

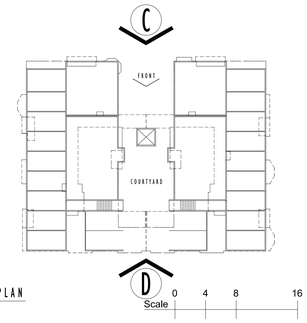
Ⓒ FRONT ELEVATION "B" (FACING INTERIOR)

Ⓓ REAR ELEVATION "A" (FACING FREEWAY)

Ⓓ REAR ELEVATION "B" (FACING FREEWAY)

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	5	FIBER CEMENT PANEL/TRIM	9	METAL RAILING	13	DECORATIVE ENTRY SURROUND
2	WOOD OR COMPOSITE TRIM	6	VINYL WINDOW SYSTEM	10	PRECAST CONCRETE TRIM	14	DECORATIVE GARAGE DOOR
3	WOOD FASCIA BOARD	7	METAL AWNING	11	CONCRETE HALF WALL	15	COLUMN
4	BRICK VENEER	8	BALCONY	12	DECORATIVE LIGHT FIXTURE	16	DECORATIVE STACK



KEY PLAN

THE COMMONS AT GATEWAY

STACKED FLATS: 24 UNIT ELEVATIONS

A1-6

PLEASANTON, CA

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DATE: 05-14-2013
01-10-2013

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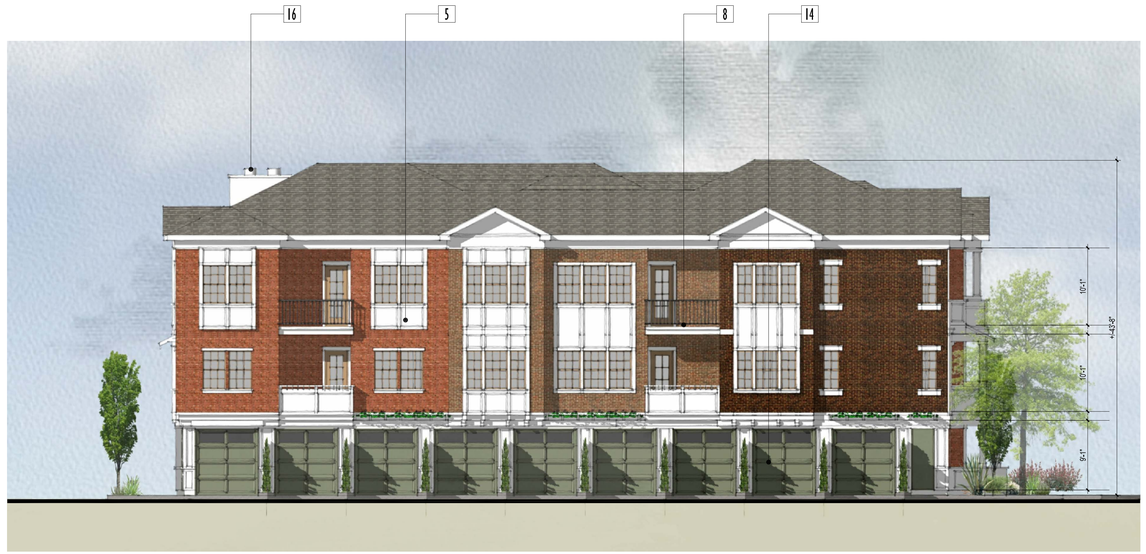
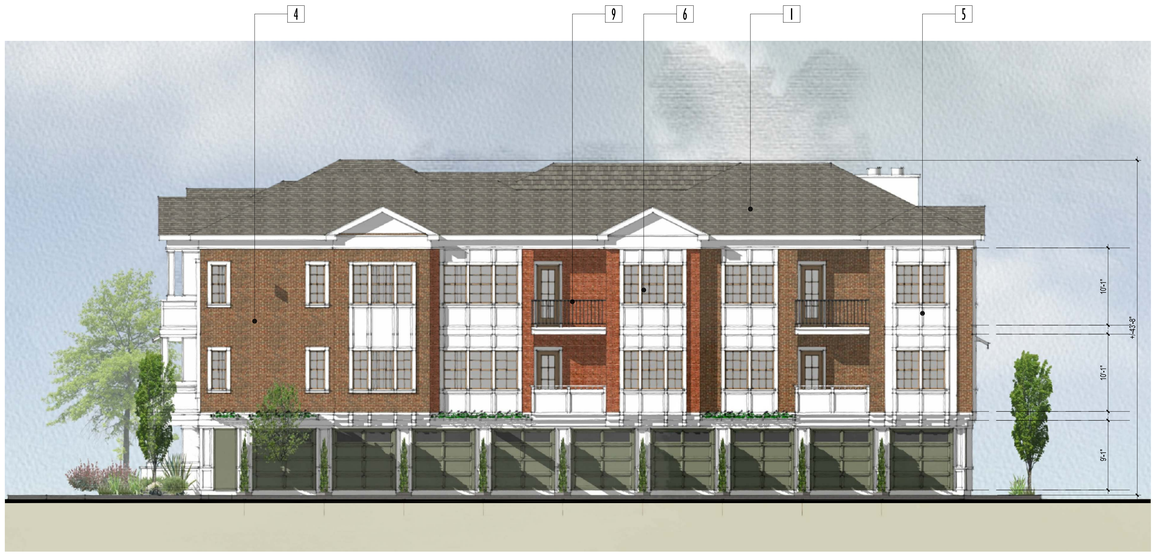


E LEFT ELEVATION "A" (FACING STREET)



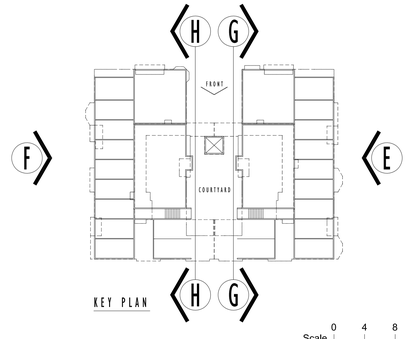
F RIGHT ELEVATION "A" (FACING STREET)

G RIGHT ELEVATION "A" (FACING COURTYARD)

H LEFT ELEVATION "A" (FACING COURTYARD)

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	5	FIBER CEMENT PANEL/TRIM	9	METAL RAILING	13	DECORATIVE ENTRY SURROUND
2	WOOD OR COMPOSITE TRIM	6	YINYL WINDOW SYSTEM	10	PRECAST CONCRETE TRIM	14	DECORATIVE GARAGE DOOR
3	WOOD FASCIA BOARD	7	METAL AWNING	11	CONCRETE HALF WALL	15	COLUMN
4	BRICK VENEER	8	BALCONY	12	DECORATIVE LIGHT FIXTURE	16	DECORATIVE STACK



KEY PLAN

Scale 0 4 8 16

THE COMMONS AT GATEWAY

STACKED FLATS:24-A UNIT ELEVATIONS A1-7

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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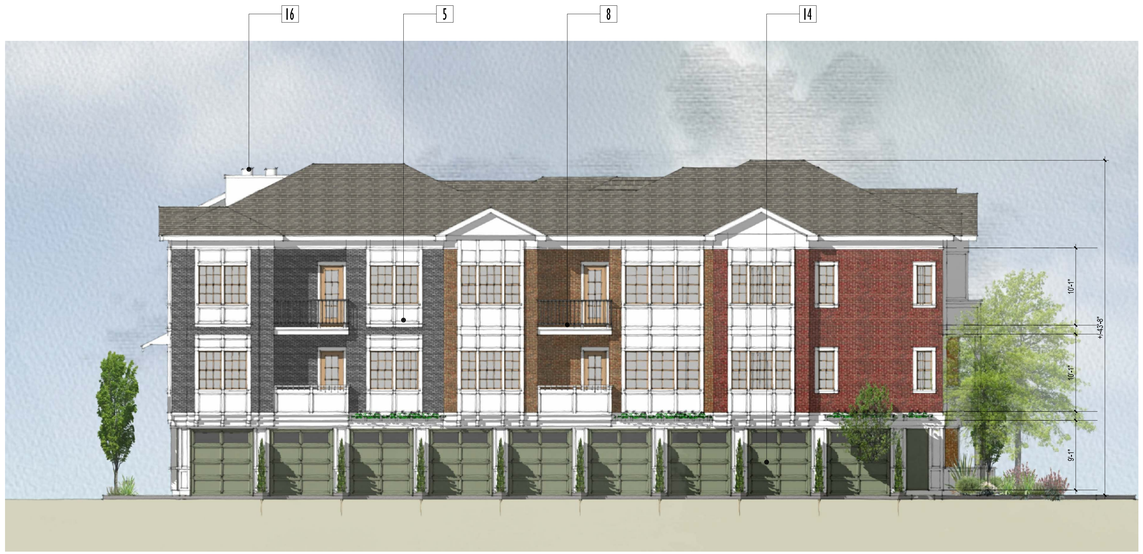
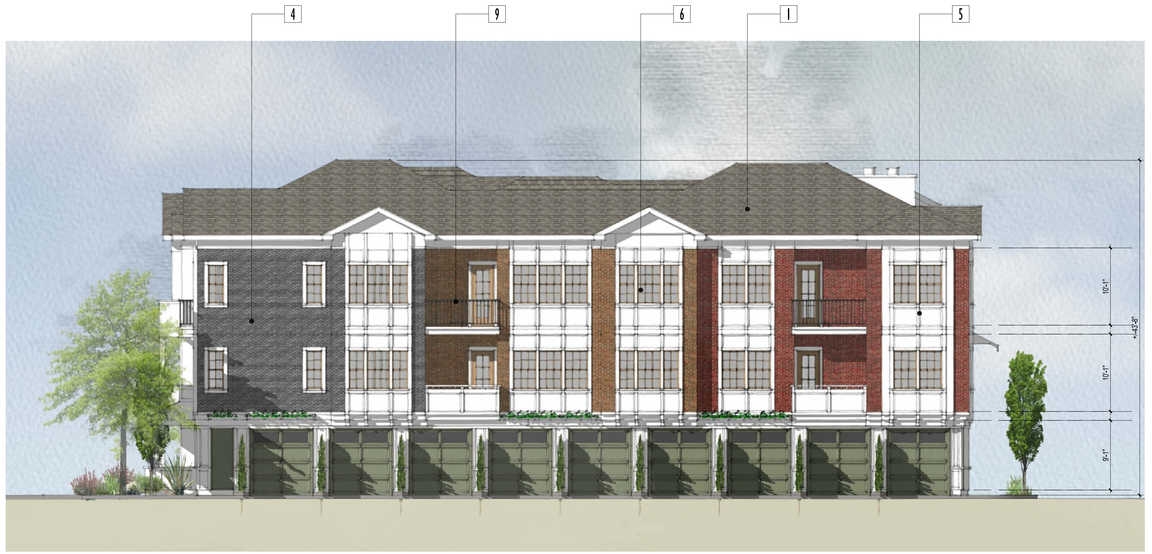


E LEFT ELEVATION "B" (FACING STREET)



F RIGHT ELEVATION "B" (FACING STREET)

G RIGHT ELEVATION "B" (FACING COURTYARD)

H LEFT ELEVATION "B" (FACING COURTYARD)

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	5	FIBER CEMENT PANEL/TRIM	9	METAL RAILING	13	DECORATIVE ENTRY SURROUND
2	WOOD OR COMPOSITE TRIM	6	VINYL WINDOW SYSTEM	10	PRECAST CONCRETE TRIM	14	DECORATIVE GARAGE DOOR
3	WOOD FASCIA BOARD	7	METAL AWNING	11	CONCRETE HALF WALL	15	COLUMN
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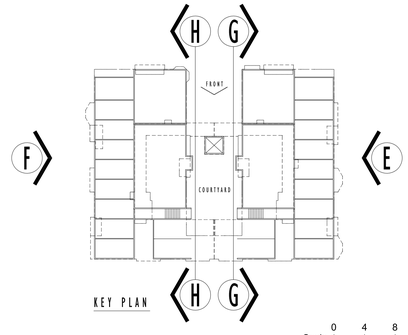

Scale 0 4 8 16

THE COMMONS AT GATEWAY

STACKED FLATS:24-B UNIT ELEVATIONS A1-8

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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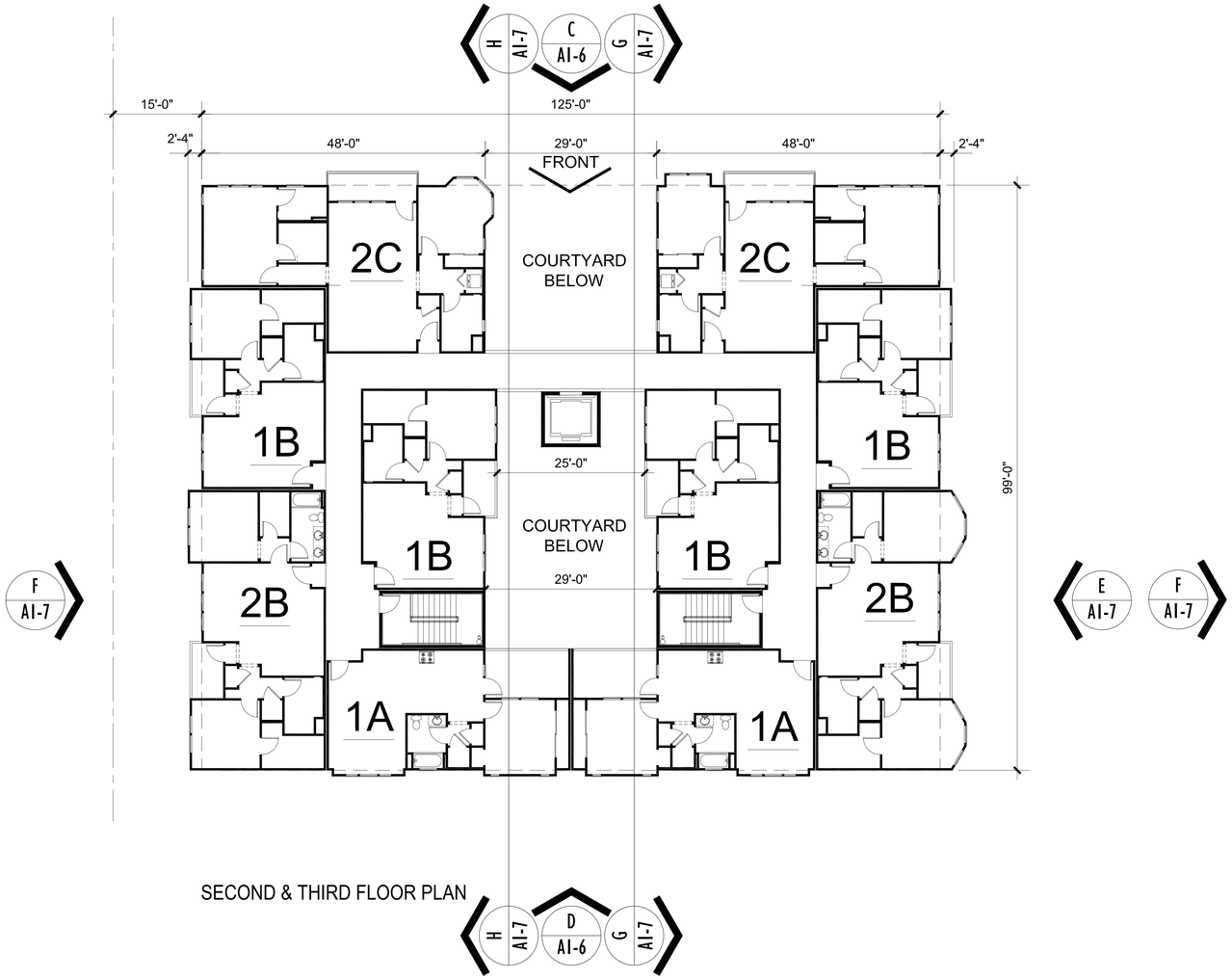
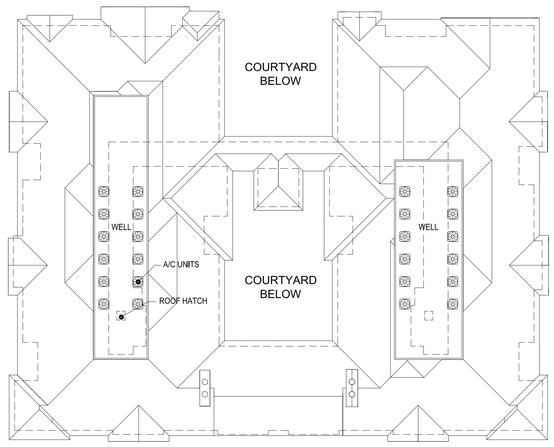
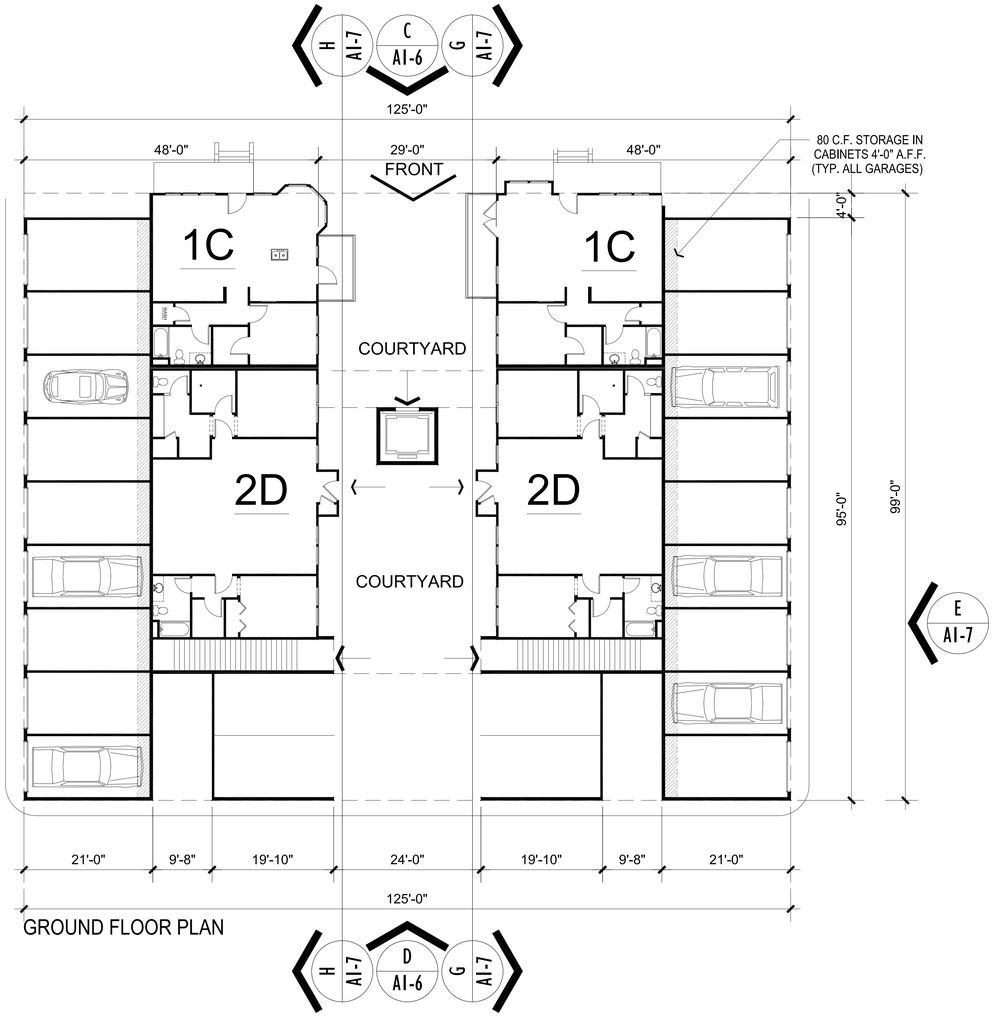


SECOND & THIRD FLOOR PLAN



ROOF PLAN 6:12 TYP.



GROUND FLOOR PLAN

LEGEND

BUILDING ENTRY

UNIT ENTRY

BUILDING SUMMARY:

24 UNITS
4 - PLAN 1A @ ± 675 NSF
8- PLAN 1B @ ± 669 NSF
2- PLAN 1C @ ± 781 NSF
4 - PLAN 2B @ ± 956 NSF
4 - PLAN 2C @ ± 1,045 NSF
2 - PLAN 2D @ ± 1,059 NSF
0 - PLAN 3A @ ± 1,275 NSF
0 - PLAN 3B @ ± 1,352 NSF

24 TOTAL PARKING SPACES
18 - 10X20 SINGLE GARAGES
6 - 9X19 COVERED SPACES

Scale 0 5 10 20

THE COMMONS AT GATEWAY

STACKED FLATS: 24 UNIT BUILDING PLANS

AI-9

ARCADIA COMMUNITIES

South Bay DEVELOPMENT COMPANY

Pleasanton Gateway LLC
1690 Dell Avenue
Campbell, CA. 95008
Phone: 408-379-0400
Fax: 408-379-3229

PLEASANTON, CA
KTGY # 2011-0559
DATE: 05-14-2013
01-10-2013

Architecture + Planning
1733 Ocean Ave., Suite 250
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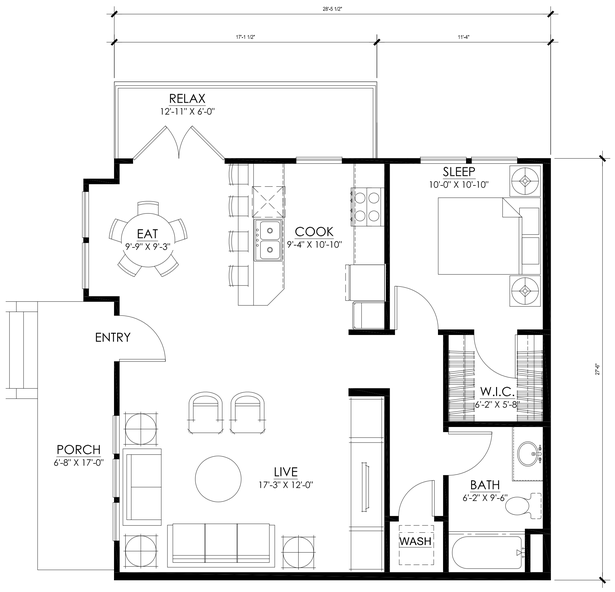
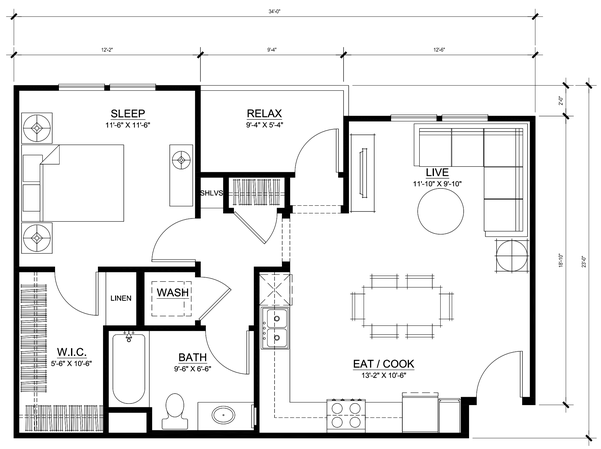
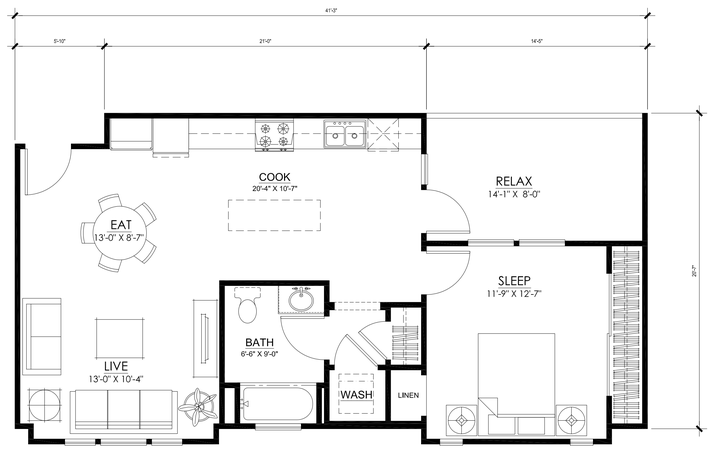


PLAN 1C
1 Bedroom, 1 Bath
748 SQ. FT.NET
799 SQ. FT.GROSS
87 SQ. FT.+86 SQ. FT.=173 SQ. FT. NET PORCH/PATIO



PLAN 1B
1 Bedroom, 1 Bath
647 SQ. FT. NET
695 SQ. FT.GROSS
50 SQ. FT. NET DECK



PLAN 1A (BRIDGING UNIT OVER COURTYARD)
1 Bedroom, 1 Bath
693 SQ. FT.NET
742 SQ. FT.GROSS
113 SQ. FT.NET DECK

Scale 0 2 4 8

THE COMMONS AT GATEWAY

STACKED FLATS: UNIT PLANS I

A1-10

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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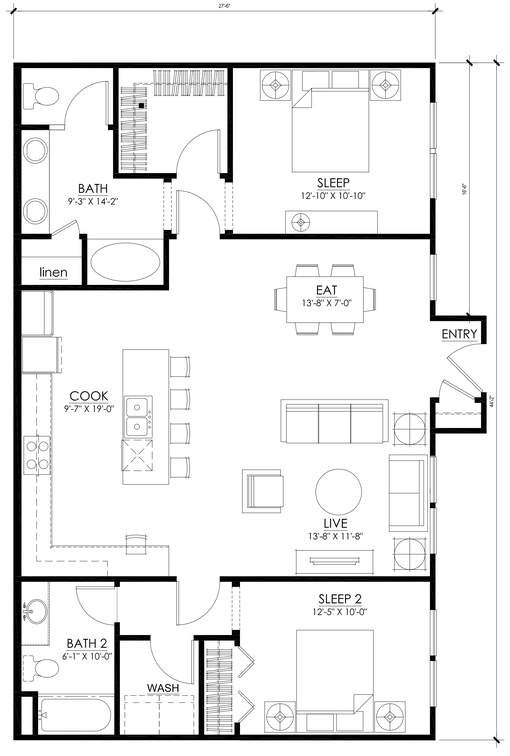
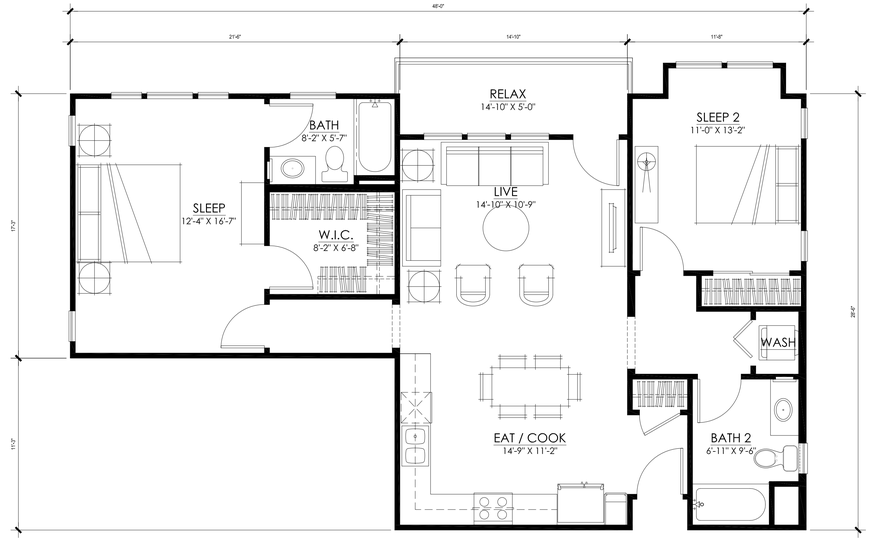
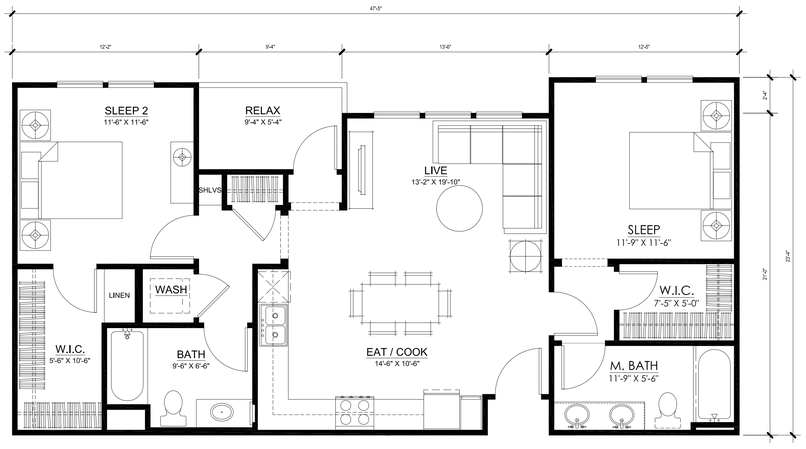


PLAN 2D
2 Bedroom, 2 Bath
1180 SQ. FT. NET
1240 SQ. FT. GROSS



PLAN 2C
2 Bedroom, 2 Bath
1037 SQ. FT. NET
1098 SQ. FT. GROSS



PLAN 2B
2 Bedroom, 2 Bath
946 SQ. FT. NET
1006 SQ. FT. GROSS
50 SQ. FT. NET DECK

THE COMMONS AT GATEWAY

STACKED FLATS: UNIT PLANS 2

Scale 0 2 4 8

A1-11

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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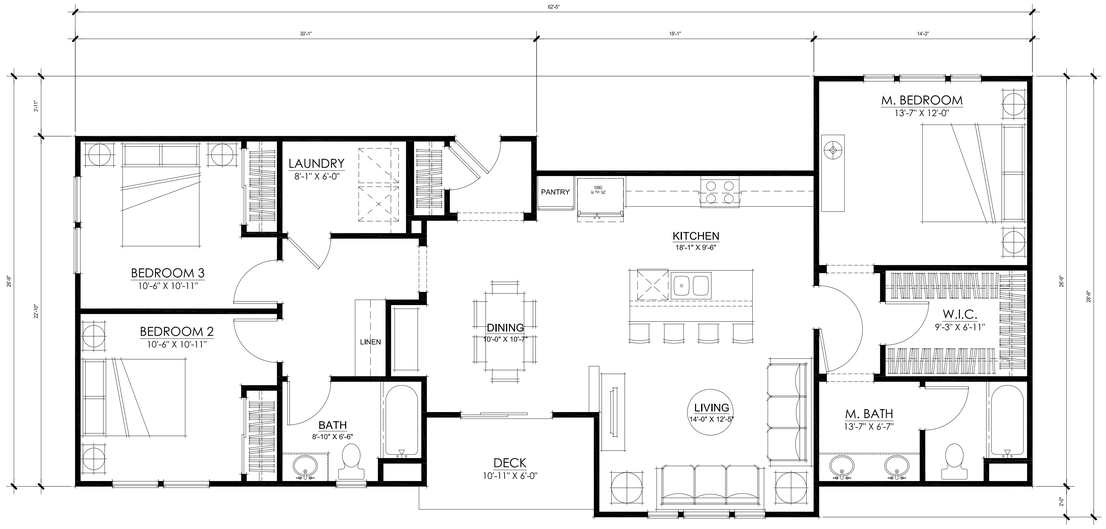
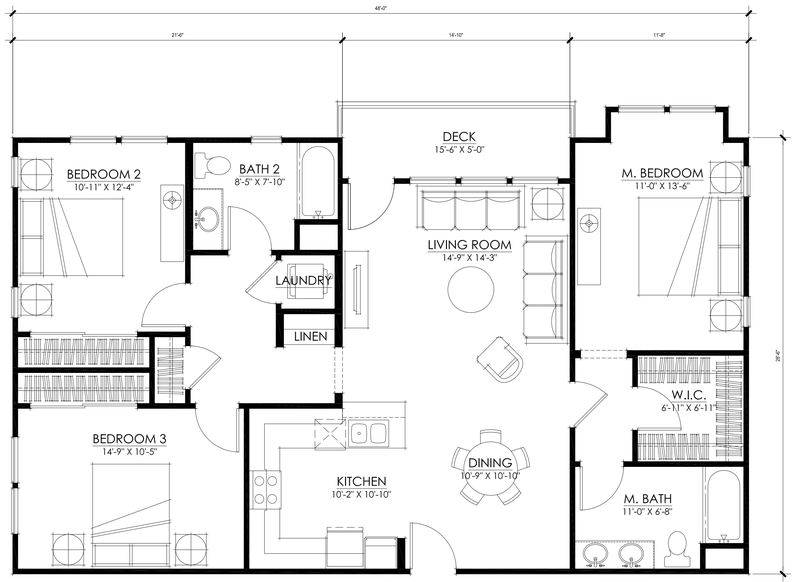


PLAN 3B (BRIDGING UNIT OVER COURTYARD)
3 Bedroom, 2 Bath
1347 SQ. FT. NET
1421 SQ. FT. GROSS
66 SQ. FT. NET DECK



PLAN 3A
3 Bedroom, 2 Bath
1276 SQ. FT. NET
1343 SQ. FT. GROSS
68 SQ. FT. NET
DECK

THE COMMONS AT GATEWAY

STACKED FLATS: UNIT PLANS 3

Scale 0 2 4 8

A1-12

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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THE COMMONS AT GATEWAY

ROW HOUSE CONCEPTUAL RENDERING

A2-0

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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REAR PERSPECTIVE

FRONT PERSPECTIVE

THE COMMONS AT GATEWAY

ROW HOUSE CONCEPTUAL PERSPECTIVES A2-1

ARCADIA COMMUNITIES

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PLEASANTON, CA

KTGY # 2011-0559

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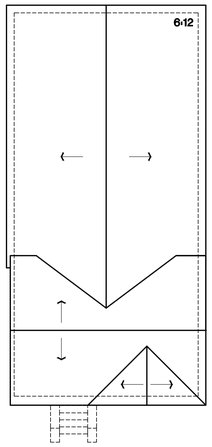
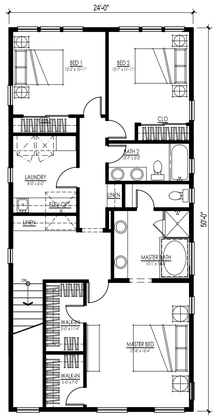
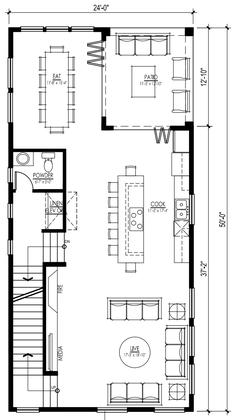
PERSPECTIVE



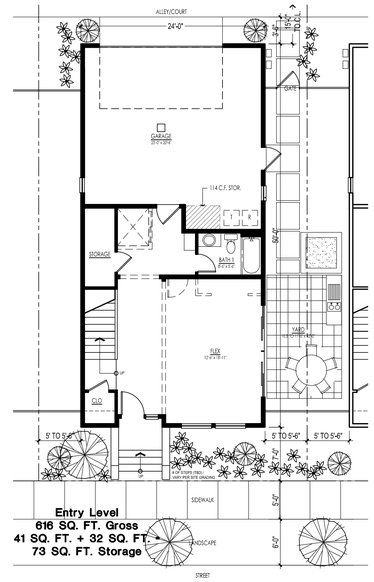
Roof Plan
9:12 typ.



Bedroom Level
1161 SQ. FT. Gross



Main Level
1053 SQ. FT. Gross
147 SQ. FT. Gross Deck



Entry Level
616 SQ. FT. Gross
41 SQ. FT. + 32 SQ. FT.
73 SQ. FT. Storage

FLOOR PLAN
2,830 SQ FT GROSS
3 Bedroom, 3.5 Bath,
Flex/ Opt. Bedroom 4

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING
2	FIBER CEMENT GABLE DETAIL
3	WOOD FASCIA BOARD
4	BRICK VENEER
5	FIBER CEMENT TRIM
6	VINYL WINDOW SYSTEM
7	DECORATIVE LIGHT FIXTURE
8	BALCONY
9	DECORATIVE ENTRY SURROUND
10	DECORATIVE GARAGE DOOR
11	STUCCO FINISH
12	METAL RAILING

RIGHT

FRONT

LEFT

REAR

*Note: Landscape & Hardscape shown for illustrative purposes only. See landscape & civil drawings. Stoop and number of steps shown will vary per final site grading.

ELEVATIONS

Scale 0 4 8 16

THE COMMONS AT GATEWAY

ROW HOUSE I-A DESIGN SHEET

A2-2

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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Fax: 408-379-3229

Architecture + Planning
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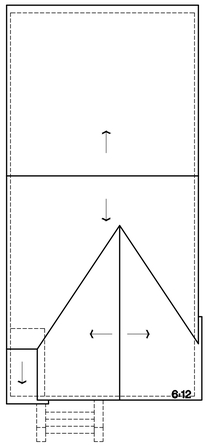
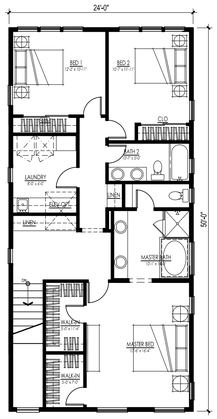
ktgy.com
310 394 2623

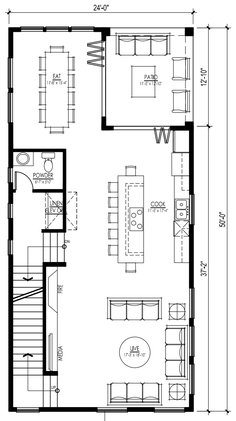
PERSPECTIVE



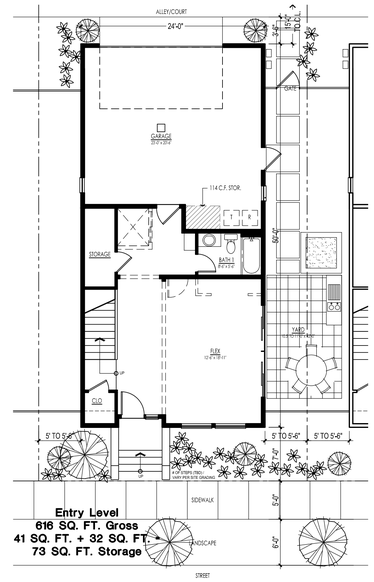
Roof Plan
4:12 typ.



Bedroom Level
1161 SQ. FT. Gross



Main Level
1053 SQ. FT. Gross
147 SQ. FT. Gross Deck



Entry Level
616 SQ. FT. Gross
41 SQ. FT. + 32 SQ. FT.
73 SQ. FT. Storage

FLOOR PLAN
2,830 SQ FT GROSS
3 Bedroom, 3.5 Bath,
Flex/ Opt. Bedroom 4

RIGHT

FRONT

LEFT

REAR

ELEVATION LEGEND

1 ASPHALT SHINGLE ROOFING	10 DECORATIVE GARAGE DOOR
2 GABLE END VENT	11 STUCCO FINISH
3 WOOD FASCIA BOARD	12 METAL RAILING
4 BRICK VENEER	13 METAL ROOFING
5 FIBER CEMENT TRIM	
6 VINYL WINDOW SYSTEM	
7 DECORATIVE LIGHT FIXTURE	
8 BALCONY	
9 DECORATIVE ENTRY SURROUND	

*Note: Landscape & Hardscape shown for illustrative purposes only. See landscape & civil drawings. Stoop and number of steps shown will vary per final site grading.

ELEVATIONS

Scale 0 4 8 16

THE COMMONS AT GATEWAY

ROW HOUSE I-B DESIGN SHEET

A2-3

ARCADIA COMMUNITIES

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PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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Santa Monica, CA 90401
ktgy.com
310 394 2623

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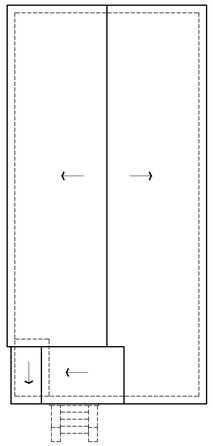
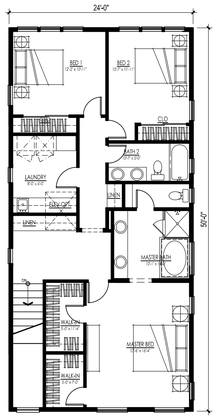
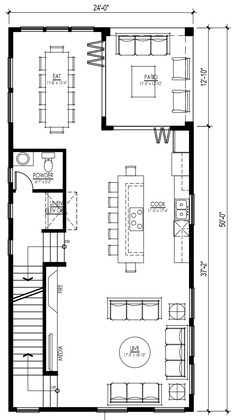
PERSPECTIVE



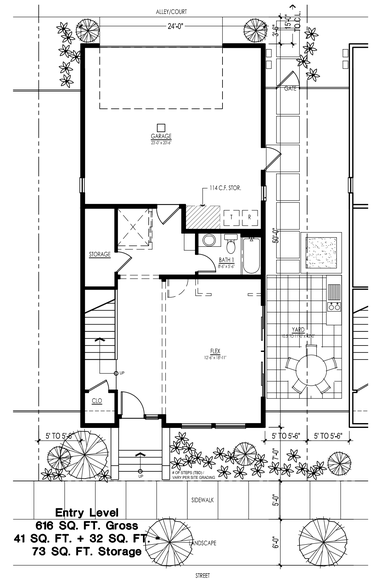
Roof Plan
6:12 typ.



Bedroom Level
1161 SQ. FT. Gross



Main Level
1053 SQ. FT. Gross
147 SQ. FT. Gross Deck



Entry Level
616 SQ. FT. Gross
41 SQ. FT. + 32 SQ. FT.
73 SQ. FT. Storage

FLOOR PLAN
2,830 SQ FT GROSS

3 Bedroom, 3.5 Bath,
Flex/ Opt. Bedroom 4

RIGHT

FRONT

LEFT

REAR

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	10	DECORATIVE GARAGE DOOR
2	WOOD OUTLOOKER	11	STUCCO FINISH
3	WOOD FASCIA BOARD	12	METAL RAILING
4	BRICK VENEER		
5	FIBER CEMENT TRIM		
6	VINYL WINDOW SYSTEM		
7	DECORATIVE LIGHT FIXTURE		
8	BALCONY		
9	DECORATIVE ENTRY SURROUND		

*Note: Landscape & Hardscape shown for illustrative purposes only. See landscape & civil drawings. Stoop and number of steps shown will vary per final site grading.

ELEVATIONS

Scale 0 4 8 16

THE COMMONS AT GATEWAY

ROW HOUSE I-C DESIGN SHEET

A2-4

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

South Bay DEVELOPMENT COMPANY

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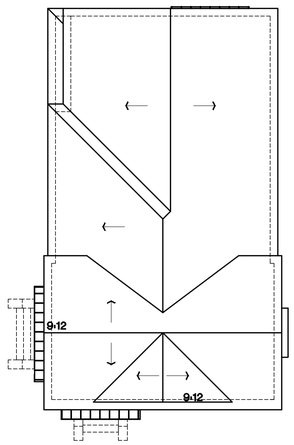
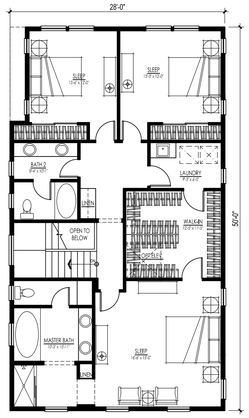
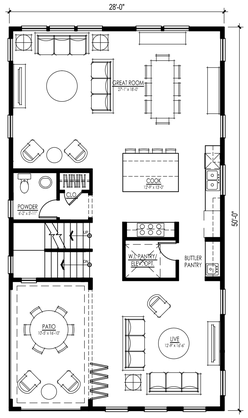
PERSPECTIVE



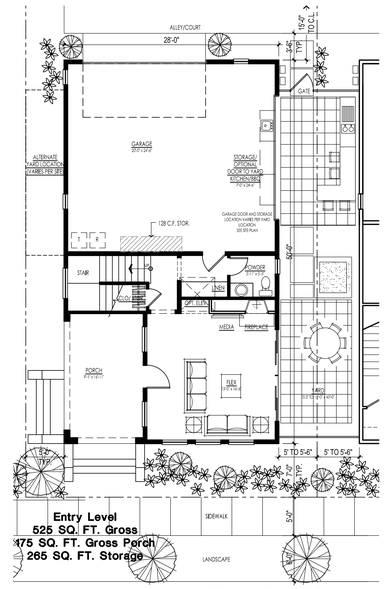
Roof Plan
6:12 typ.



Bedroom Level
1293 SQ. FT. Gross



Main Level
1226 SQ. FT. Gross
174 SQ. FT. Gross Deck



Entry Level
525 SQ. FT. Gross
175 SQ. FT. Gross Porch
265 SQ. FT. Storage

FLOOR PLAN
3,054 SQ FT GROSS
3 Bedroom, 2.5 Bath, Flex + Pdr

RIGHT

FRONT

LEFT

REAR

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	10	DECORATIVE GARAGE DOOR
2	WOOD CORBEL	11	STUCCO FINISH
3	WOOD FASCIA BOARD	12	WOOD PANEL RAILING
4	BRICK VENEER	13	DECORATIVE BAY WINDOWS
5	FIBER CEMENT TRIM	14	METAL ROOFING
6	VINYL WINDOW SYSTEM		
7	DECORATIVE LIGHT FIXTURE		
8	BALCONY		
9	DECORATIVE ENTRY SURROUND		

*Note: Landscape & Hardscape shown for illustrative purposes only. See landscape & civil drawings. Stoop and number of steps shown will vary per final site grading.

ELEVATIONS

Scale 0 4 8 16

THE COMMONS AT GATEWAY

ROW HOUSE 2-A DESIGN SHEET

A2-5

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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ALTERNATE ELEVATIONS DUE TO REVERSE YARD LOCATION

RIGHT (FACING PRIVATE YARD)

LEFT (FACING STREET)

ALTERNATE ELEVATIONS DUE TO FACING ADJ. PROPERTY

ENHANCED RIGHT (FACING STREET)

LEFT (FACING PRIVATE YARD)

*Note: Landscape & Hardscape shown for illustrative purposes only. See landscape & civil drawings. Stoop and number of steps shown will vary per final site grading.

Scale 0 4 8 16

THE COMMONS AT GATEWAY

ROW HOUSE 2-A ALT ELEVATIONS

A2-5.1

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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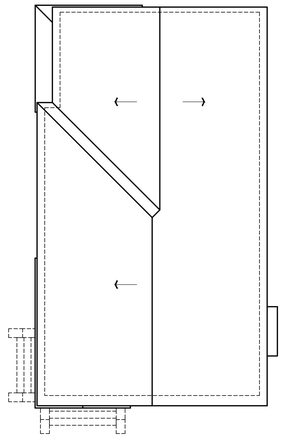
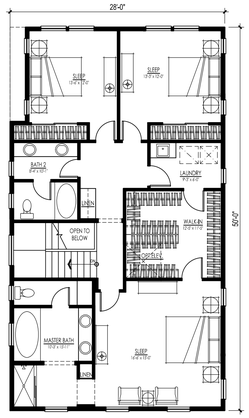
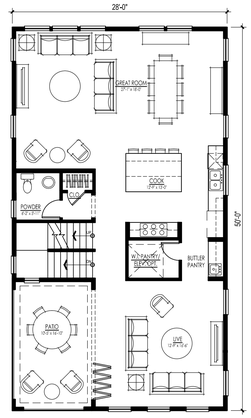
PERSPECTIVE



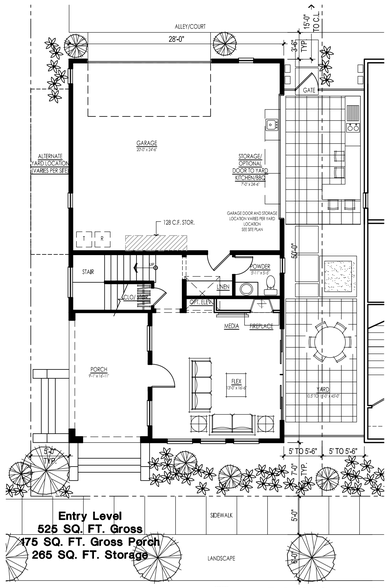
Roof Plan
6:12 typ. slope



Bedroom Level
1293 SQ. FT. Gross



Main Level
1226 SQ. FT. Gross
174 SQ. FT. Gross Deck



Entry Level
525 SQ. FT. Gross
175 SQ. FT. Gross Porch
265 SQ. FT. Storage

FLOOR PLAN
3,054 SQ FT GROSS
3 Bedroom, 2.5 Bath, Flex + Pdr

RIGHT

FRONT

LEFT

REAR

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	10	DECORATIVE GARAGE DOOR
2	WOOD CORBEL	11	STUCCO FINISH
3	WOOD FASCIA BOARD	12	WOOD PANEL RAILING
4	BRICK VENEER	13	DECORATIVE BAY WINDOWS
5	FIBER CEMENT TRIM		
6	VINYL WINDOW SYSTEM		
7	DECORATIVE LIGHT FIXTURE		
8	BALCONY		
9	DECORATIVE ENTRY SURROUND		

*Note: Landscape & Hardscape shown for illustrative purposes only. See landscape & civil drawings. Stoop and number of steps shown will vary per final site grading.

ELEVATIONS

Scale 0 4 8 16

THE COMMONS AT GATEWAY

ROW HOUSE 2-B DESIGN SHEET

A2-6

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

South Bay DEVELOPMENT COMPANY

Pleasanton Gateway LLC
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Santa Monica, CA 90401
ktgy.com
310 394 2623

ALTERNATE ELEVATIONS DUE TO REVERSE YARD LOCATION

RIGHT (FACING PRIVATE YARD)

LEFT (FACING STREET)

ALTERNATE ELEVATIONS DUE TO FACING ADJ. PROPERTY

ENHANCED RIGHT (FACING STREET)

LEFT (FACING PRIVATE YARD)

*Note: Landscape & Hardscape shown for illustrative purposes only. See landscape & civil drawings. Stoop and number of steps shown will vary per final site grading.

Scale 0 4 8 16

THE COMMONS AT GATEWAY

ROW HOUSE 2-B ALT ELEVATIONS

A2-6.1

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

South Bay DEVELOPMENT COMPANY

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THE COMMONS AT GATEWAY

SINGLE FAMILY CONCEPTUAL RENDERING A3-0

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

South Bay DEVELOPMENT COMPANY

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REAR PERSPECTIVE

FRONT PERSPECTIVE

THE COMMONS AT GATEWAY

SINGLE FAMILY CONCEPTUAL PERSPECTIVE A3-1

ARCADIA COMMUNITIES

South Bay DEVELOPMENT COMPANY

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PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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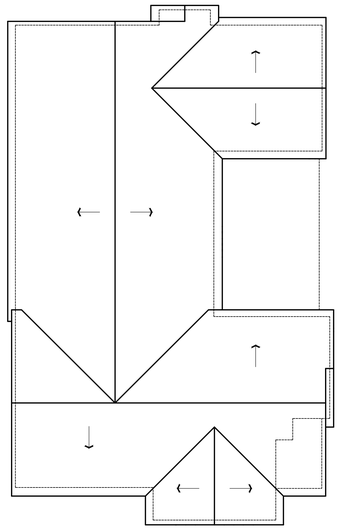
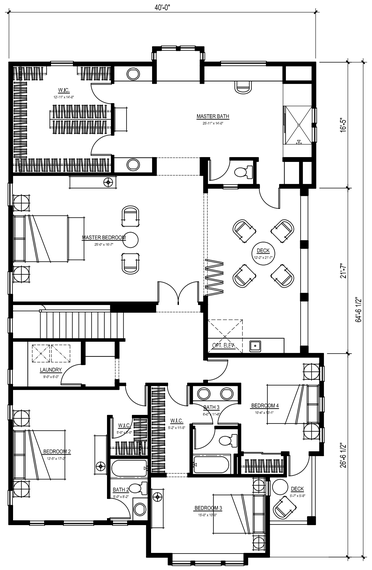
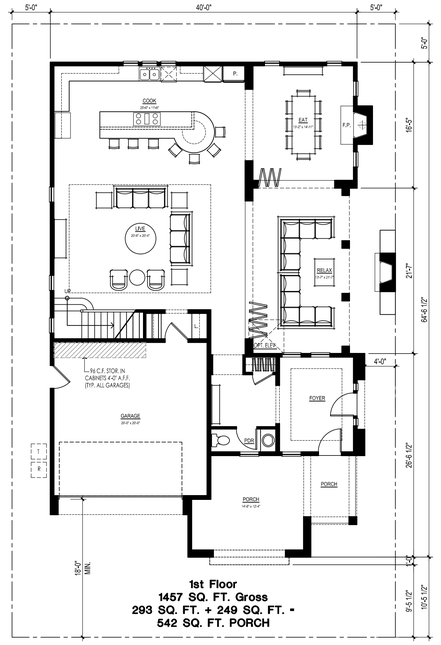
PERSPECTIVE



Roof Plan
9:12 typ.



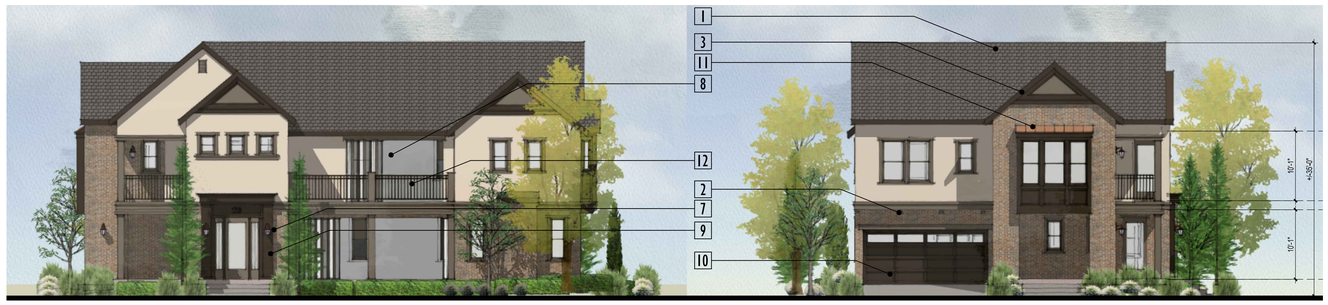
2nd Floor
2074 SQ. FT. Gross



1st Floor
1457 SQ. FT. Gross
293 SQ. FT. + 249 SQ. FT. -
542 SQ. FT. PORCH

FLOOR PLAN
3,531 SQ FT GROSS

4 Bedroom, 3 Full Bath,
1 Half Bath



RIGHT FRONT

LEFT REAR

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	10	DECORATIVE GARAGE DOOR
2	WOOD CORBEL	11	METAL ROOFING
3	WOOD FASCIA BOARD	12	METAL RAILING
4	BRICK VENEER	13	STUCCO FINISH
5	FIBER CEMENT TRIM		
6	VINYL WINDOW SYSTEM		
7	DECORATIVE LIGHT FIXTURE		
8	BALCONY		
9	DECORATIVE ENTRY SURROUND		

ELEVATIONS

*Note: Location and number of steps shown at porch will vary per final site grading.

Scale 0 4 8 16

THE COMMONS AT GATEWAY

SINGLE FAMILY I-A

A3-2

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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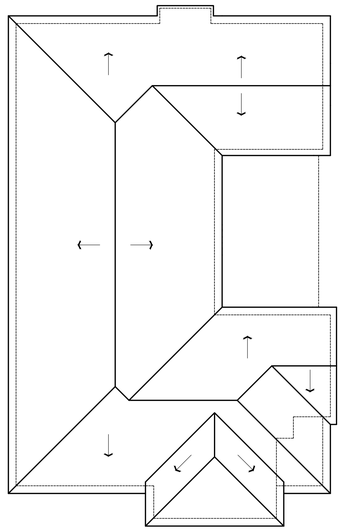
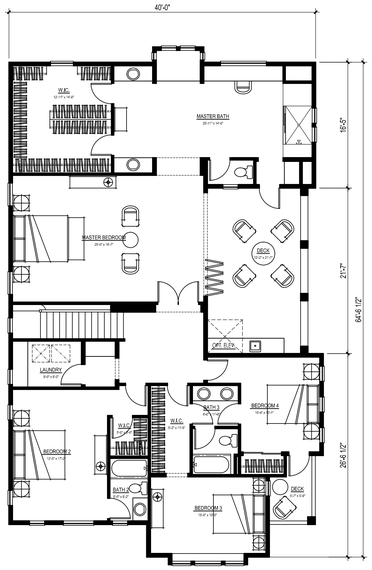
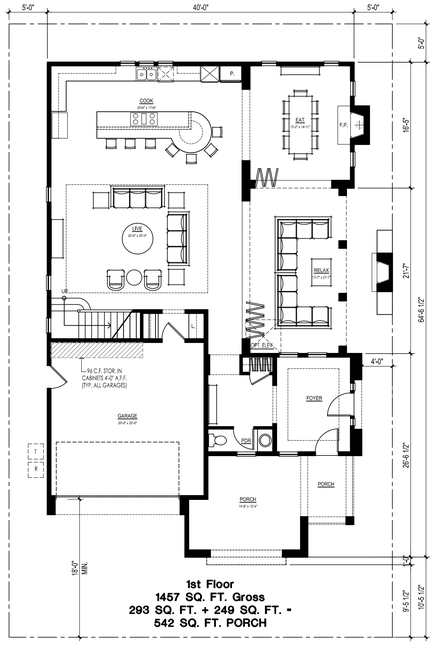
PERSPECTIVE



Roof Plan
9-12 typ.



2nd Floor
2074 SQ. FT. Gross



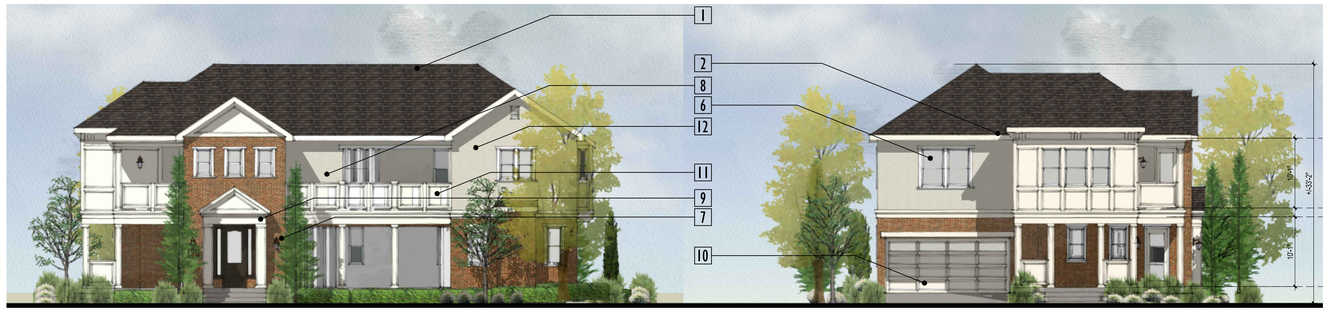
1st Floor
1457 SQ. FT. Gross
293 SQ. FT. + 249 SQ. FT. -
542 SQ. FT. PORCH

FLOOR PLAN
3,531 SQ FT GROSS

4 Bedroom, 3 Full Bath,
1 Half Bath

ELEVATION LEGEND

1. ASPHALT SHINGLE ROOFING
2. WOOD CORBEL
3. WOOD FASCIA BOARD
4. BRICK VENEER
5. FIBER CEMENT TRIM
6. VINYL WINDOW SYSTEM
7. DECORATIVE LIGHT FIXTURE
8. BALCONY
9. DECORATIVE ENTRY SURROUND
10. DECORATIVE GARAGE DOOR
11. WOOD RAILING
12. STUCCO FINISH



RIGHT FRONT

LEFT REAR

ELEVATIONS

*Note: Location and number of steps shown at porch will vary per final site grading.

Scale 0 4 8 16

THE COMMONS AT GATEWAY

SINGLE FAMILY I-B

A3-3

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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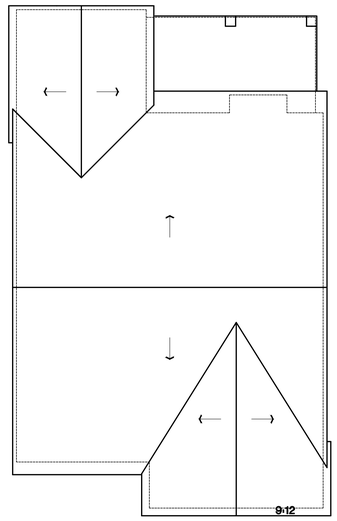
Santa Monica, CA 90401
ktgy.com
310 394 2623

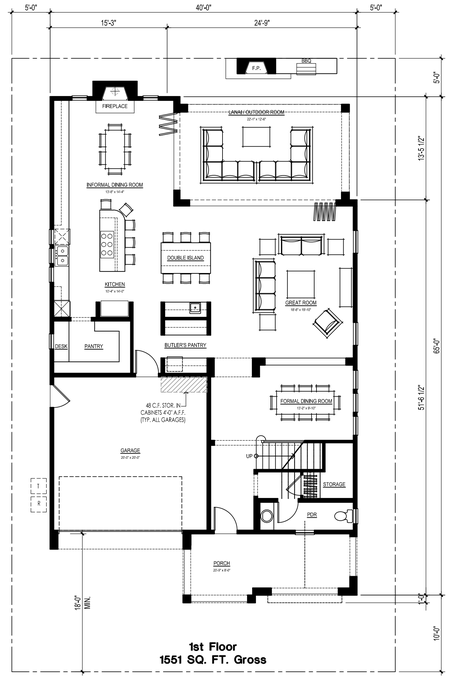
ktgy

PERSPECTIVE



Roof Plan
6:12 typ.

2nd Floor
2103 SQ. FT. Gross

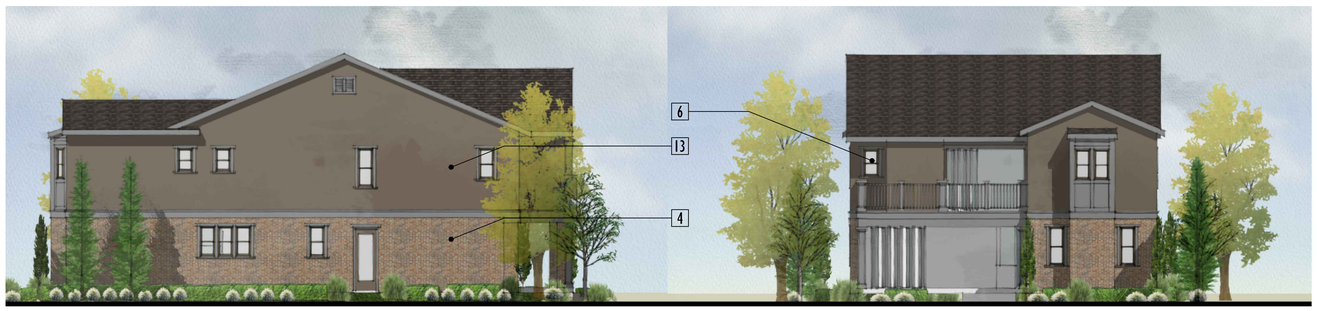


1st Floor
1551 SQ. FT. Gross

FLOOR PLAN
3,654 SQ FT GROSS

4 Bedroom, 3 Full Bath,
1 Half Bath

RIGHT FRONT



LEFT REAR

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	10	DECORATIVE GARAGE DOOR
2	WOOD CORBEL	11	METAL ROOFING
3	WOOD FASCIA BOARD	12	METAL RAILING
4	BRICK VENEER	13	STUCCO FINISH
5	FIBER CEMENT TRIM		
6	VINYL WINDOW SYSTEM		
7	DECORATIVE LIGHT FIXTURE		
8	BALCONY		
9	DECORATIVE ENTRY SURROUND		

*Note: Location and number of steps shown at porch will vary per final site grading.

ELEVATIONS

Scale 0 4 8 16

THE COMMONS AT GATEWAY

SINGLE FAMILY 2-A

A3-4

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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Santa Monica, CA 90401
ktgy.com
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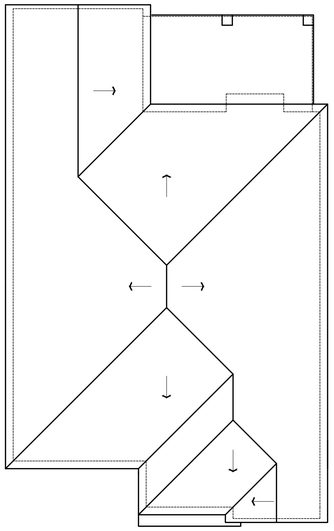
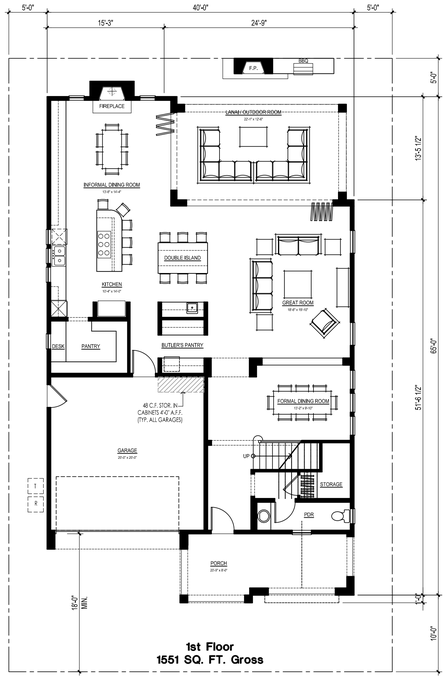
PERSPECTIVE



Roof Plan
9:12 typ.

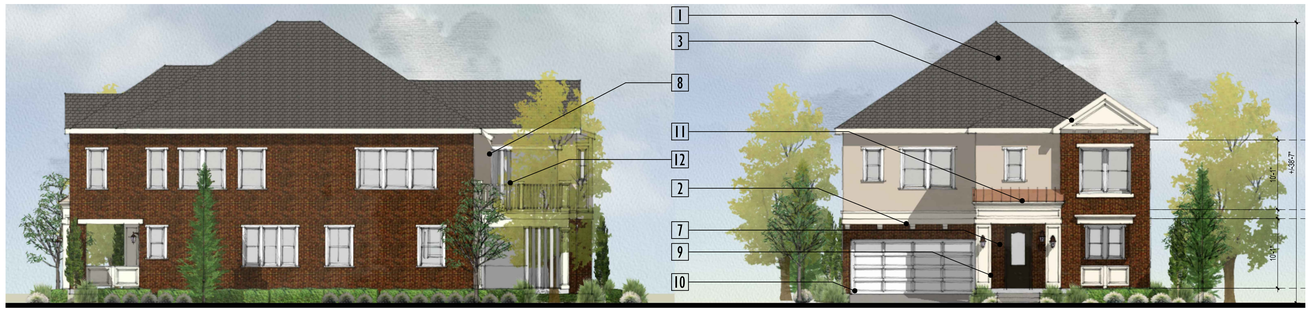
2nd Floor
2103 SQ. FT. Gross



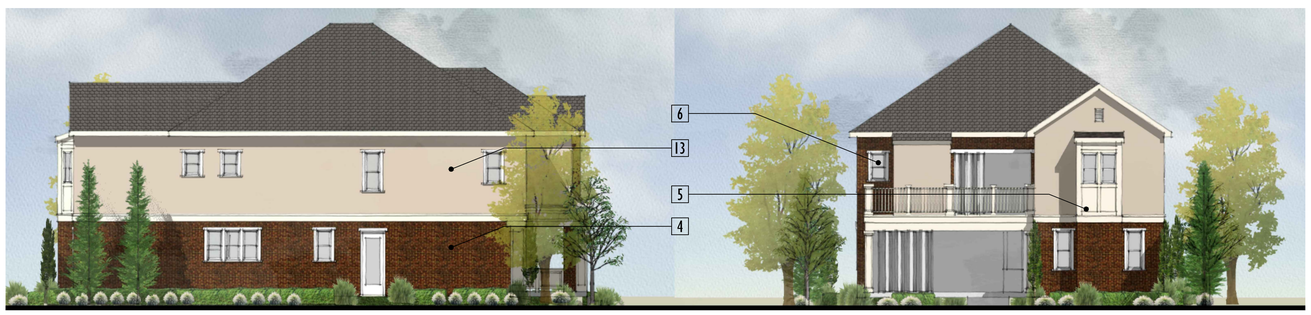
1st Floor
1551 SQ. FT. Gross

FLOOR PLAN
3,654 SQ FT GROSS

4 Bedroom, 3 Full Bath, 1 Half Bath



RIGHT FRONT



LEFT REAR

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	10	DECORATIVE GARAGE DOOR
2	WOOD CORBEL	11	METAL ROOFING
3	WOOD FASCIA BOARD	12	METAL RAILING
4	BRICK VENEER	13	STUCCO FINISH
5	FIBER CEMENT TRIM		
6	VINYL WINDOW SYSTEM		
7	DECORATIVE LIGHT FIXTURE		
8	BALCONY		
9	DECORATIVE ENTRY SURROUND		

ELEVATIONS

*Note: Location and number of steps shown at porch will vary per final site grading.

Scale 0 4 8 16

THE COMMONS AT GATEWAY

SINGLE FAMILY 2-B

A3-5

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

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FRONT PERSPECTIVE

REAR PERSPECTIVE

THE COMMONS AT GATEWAY

*Note: Landscaping shown is for illustrative purposes only. See landscape drawings for further clarification.

RECREATION CLUBHOUSE PERSPECTIVE

A4-1

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

ARCADIA COMMUNITIES

South Bay DEVELOPMENT COMPANY

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Santa Monica, CA 90401
ktgy.com
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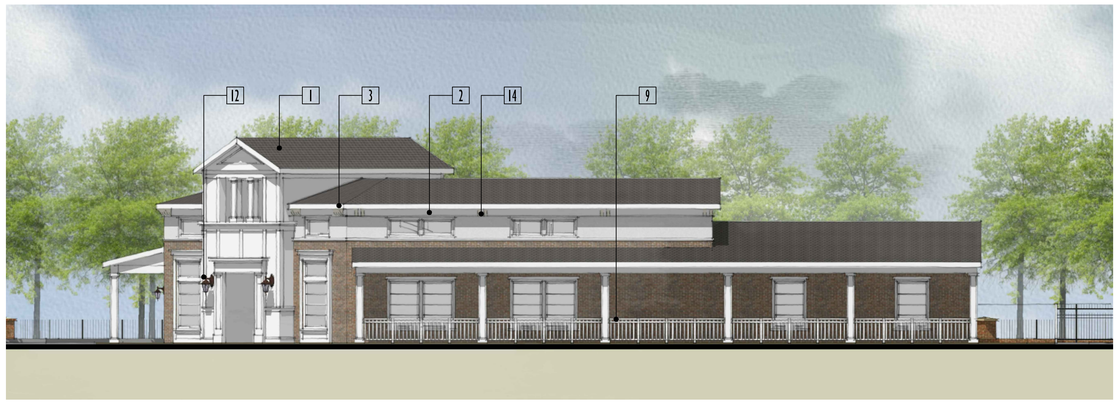

RIGHT ELEVATION

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

COLOR & MATERIAL

TRIM/FASCIA/DOORS/ COLUMNS/RAILING

SHERWIN WILLIAMS
SW 7006
EXTRA WHITE

BRICK

H.C. MUDDOX
THIN BRICK SERIES
MENDOCINO

ROOFING

CERTAINTEED
LANDMARK PLUS
THUNDERSTORM GRAY

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	6	VINYL WINDOW SYSTEM	11	FRENCH DOOR
2	WOOD OR COMPOSITE TRIM	7	CLERESTORY WINDOWS	12	DECORATIVE LIGHT FIXTURE
3	WOOD FASCIA BOARD	8	VERANDA	13	DECORATIVE ENTRY SURROUND
4	BRICK VENEER	9	WOOD/METAL RAILING	14	WOOD/COMPOSITE CORBEL
5	FIBER CEMENT PANEL/TRIM	10	PRECAST CONCRETE TRIM	15	WOOD POST

Scale 0 4 8 16

THE COMMONS AT GATEWAY

RECREATION CLUBHOUSE ELEVATIONS A4-2

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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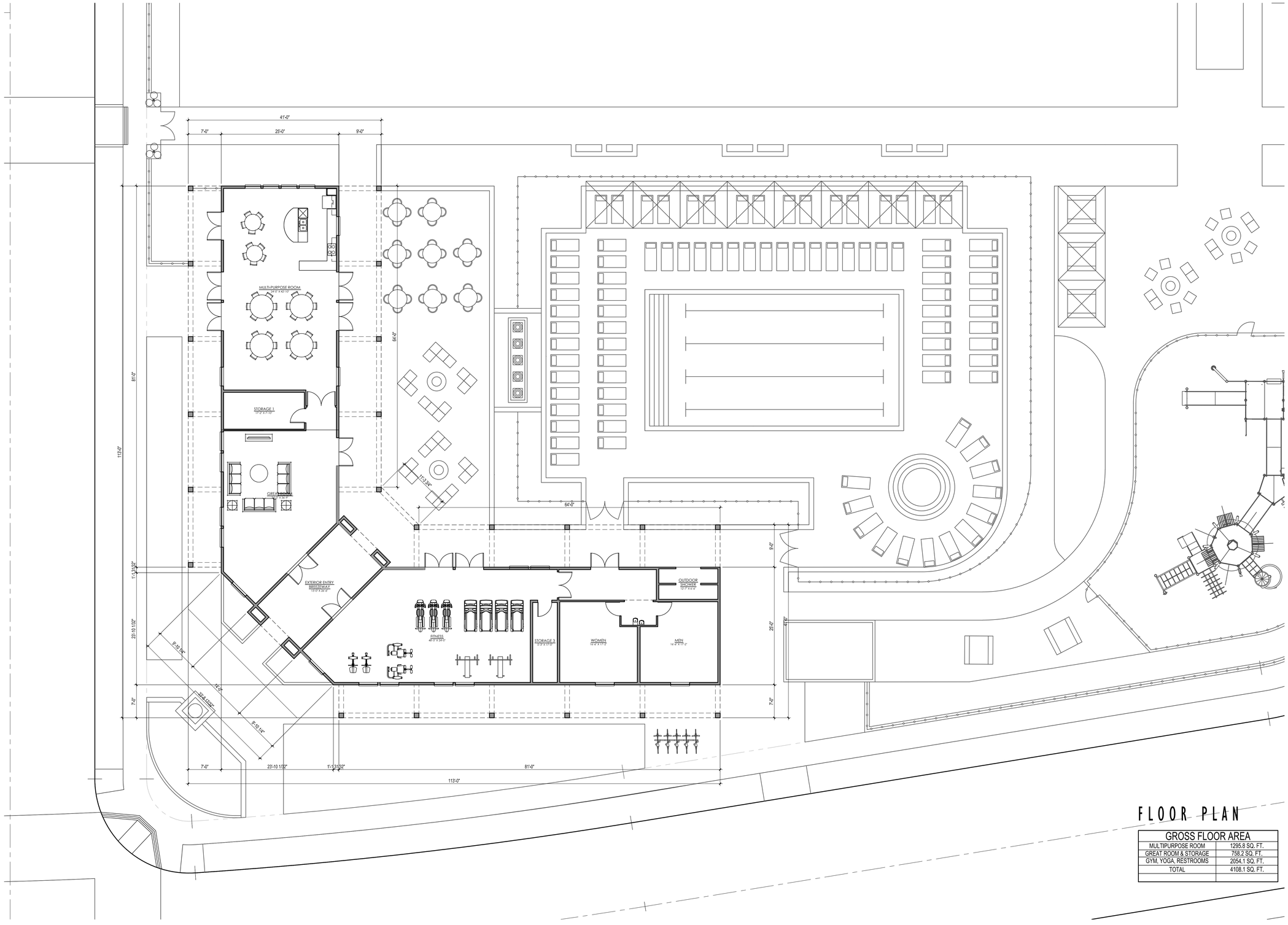

FLOOR PLAN

GROSS FLOOR AREA	
MULTIPURPOSE ROOM	1295.8 SQ. FT.
GREAT ROOM & STORAGE	758.2 SQ. FT.
GYM, YOGA, RESTROOMS	2054.1 SQ. FT.
TOTAL	4108.1 SQ. FT.

Scale 0 4 8 16

THE COMMONS AT GATEWAY

RECREATION CLUBHOUSE PLAN

A4-3

PLEASANTON, CA

KTGY # 2011-0559

DATE: 05-14-2013
01-10-2013

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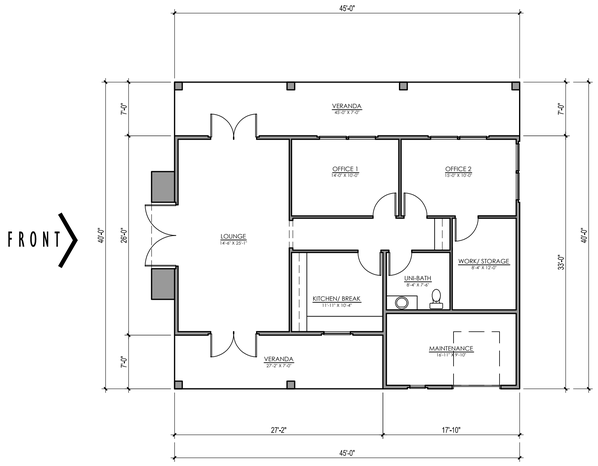
FRONT PERSPECTIVE

SIDE PERSPECTIVE



FLOOR PLAN

1787 SF FT LEASING
250 SF MAINTENANCE
2037 SF TOTAL

COLOR & MATERIAL

TRIM/FASCIA/COLUMNS

SHERWIN WILLIAMS
SW 7006
EXTRA WHITE

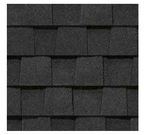
FRONT DOOR

SHERWIN WILLIAMS
SW 2807
ROOKWOOD MEDIUM BROWN

BRICK

H.C. MUDDOX
THIN BRICK SERIES
REDWOOD

ROOFING



CERTAINTEED
LANDMARK PLUS
MOIRE BLACK

STANDING SEAM

AEP SPAN
DURATECH 5000
COOL TERRA COTTA

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

ELEVATION LEGEND

1	ASPHALT SHINGLE ROOFING	5	FIBER CEMENT PANEL/TRIM	12	DECORATIVE LIGHT FIXTURE
2	WOOD OR COMPOSITE TRIM	6	VINYL WINDOW SYSTEM	13	METAL COPPER ROOF
3	WOOD FASCIA BOARD	10	PRECAST CONCRETE TRIM	14	WAINSCOT
4	BRICK VENEER				

Scale 0 4 8 16

THE COMMONS AT GATEWAY

LEASING BUILDING

A4-4

PLEASANTON, CA

KTGY # 2011-0559 DATE: 01-10-2013

ARCADIA COMMUNITIES

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Paint:

Sherwin Williams

Trim / Fascia / Stucco

SW 7006
Extra White

Entry Door

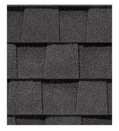
SW 2823
Rookwood Clay

Garage Door

SW 6186
Dried Thyme

Roofing:

CertainTeed



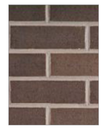
Land Mark Plus
Moire Black

Land Mark Plus
Heather Blend

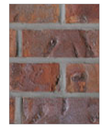
Land Mark Plus
Thunderstorm Gray

Brick:

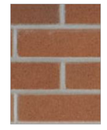
H.C. Muddox



Thin Brick Series
Sierra Slate

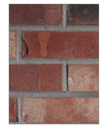


Thin Brick Series
Mendocino



Thin Brick Series
Dusty Rose

Thin Brick Series
Carob



Thin Brick Series
Redwood

Standing Seam:

AEP Span

DuraTech 5000
Cool Terra Cottav

THE COMMONS AT GATEWAY

STACKED FLAT APARTMENTS MATERIAL BOARD A5-I

PLEASANTON, CA

KTGY # 2011-0559 DATE: 01-10-2013

ARCADIA

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310 394 2623

	Paint:				Roofing:	Brick:	Standing Seam:
	Sherwin Williams				CertainTeed	H.C. Muddox	AEP Span
Scheme 1 (Shown on Plan 1a)	Stucco 1 SW 7704 Tower Tan	Stucco 2 / Trim 1 / Garage Door SW 6088 Nuthatch	Entry Door SW 2837 Aurora Brown	Trim 2 / Fascia SW 6076 Turkish Coffee	Land Mark Plus Moire Black	Thin Brick Series Mendocino	
Scheme 2 (Shown on Plan 1b)	Stucco SW 7725 Yearling	Entry Door SW 7620 Seaworthy	Trim SW 7520 Plantation Brown	Fascia / Garage Door SW 0053 Porcelain	Land Mark Plus Heather Blend	Thin Brick Series Sierra Slate	DuraTech 5000 *Cool* Terra Cotta
Scheme 3 (Shown on Plan 1c)	Stucco SW 2807 Rookwood Medium Brown	Entry Door SW 2802 Rookwood Red	Trim / Fascia Garage Door SW 7664 Steely Gray		Land Mark Plus Heather Blend	Thin Brick Series Mendocino	
Scheme 4 (Shown on Plan 2a)	Stucco 1 SW 0053 Porcelain	Stucco 2 SW 0054 Twilight Gray	Entry & Garage Door Trim / Fascia SW 7006 Extra White		Land Mark Plus Moire Black	Thin Brick Series Redwood	DuraTech 5000 *Cool* Terra Cotta
Scheme 5 (Shown on Plan 2b)	Stucco SW 7014 Eider White	Entry Door SW 6235 Foggy Day	Trim / Fascia SW 7030 Anew Gray	Garage Door SW 0036 Buckram Binding	Land Mark Plus Moire Black	Thin Brick Series Monterey Bay Flash	

ARCADIA

South Bay DEVELOPMENT COMPANY

Pleasanton Gateway LLC
1690 Dell Avenue
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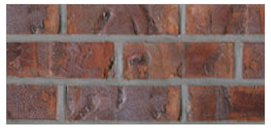
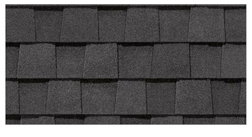
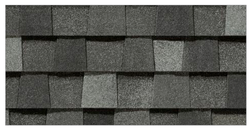
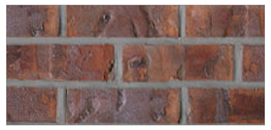
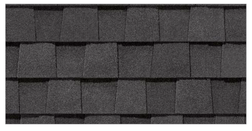
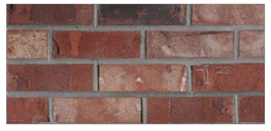
Architecture + Planning
1733 Ocean Ave., Suite 250
Santa Monica, CA 90401
ktgy.com
310 394 2623

ktgy

	Paint:				Roofing:	Brick:	Standing Seam:
	Sherwin Williams				CertainTeed	H.C. Muddox	AEP Span
Scheme 1 (Shown on Plan 1a)	Stucco SW 7704 Tower Tan	Entry Door SW 7620 Seaworthy	Trim 1 / Gable End Detail SW 6088 Nuthatch	Trim 2 / Fascia / Garage Door SW 6076 Turkish Coffee	 Land Mark Plus Heather Blend	 Thin Brick Series Mendocino	 DuraTech 5000 *Cool* Terra Cottav
Scheme 2 (Shown on Plan 1b)	Stucco SW 0053 Porcelain	Entry Door SW 2808 Rookwood Dark Brown	Trim / Fascia / Garage Door SW 7006 Extra White		 Land Mark Plus Moire Black	 Residential Brick Series Old Sacramento Blend	
Scheme 3 (Shown on Plan 2a)	Stucco / Garage Door SW 2807 Rookwood Medium Brown	Entry Door SW 2802 Rookwood Red	Trim / Fascia SW 7664 Steely Gray		 Land Mark Plus Thunderstorm Gray	 Thin Brick Series Mendocino	 DuraTech 5000 *Cool* Terra Cotta
Scheme 4 (Shown on Plan 2b)	Stucco SW 0053 Porcelain	Entry Door SW 2807 Rookwood Medium Brown	Trim / Fascia / Garage Door SW 7006 Extra White		 Land Mark Plus Moire Black	 Thin Brick Series Redwood	 DuraTech 5000 *Cool* Terra Cotta

ARCADIA

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ktgy

0 20 50 100 200 300

Scale: 1" = 100'-0"

THE COMMONS AT GATEWAY

SITE CONTEXT PLAN

L-1

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

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SMITH+SMITH
LANDSCAPE ARCHITECTS

THE COMMONS AT GATEWAY

ILLUSTRATIVE LANDSCAPE PLAN

L-2

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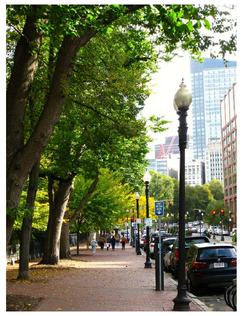
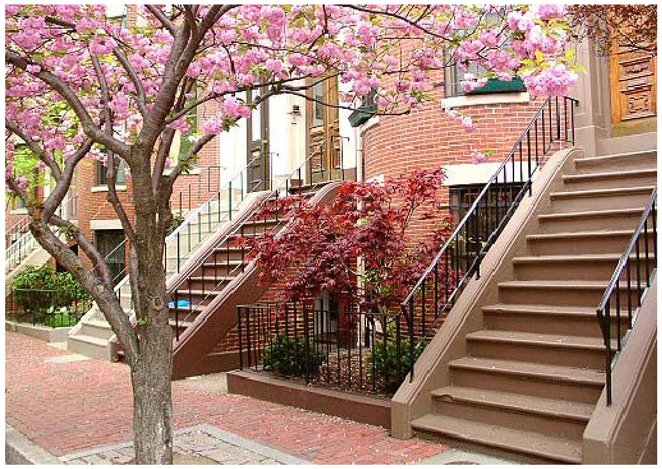
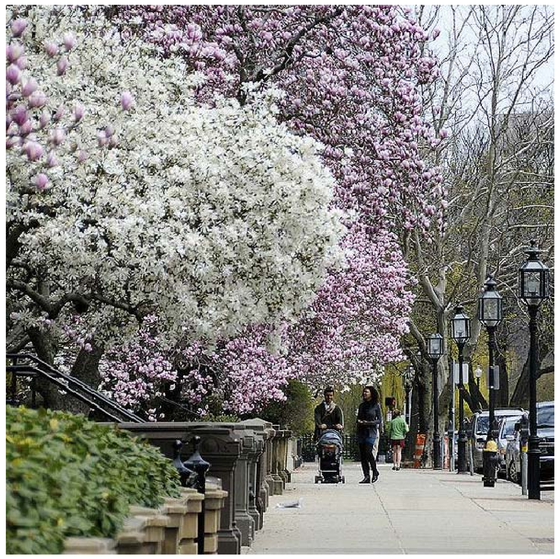
SMITH+SMITH LANDSCAPE ARCHITECTS

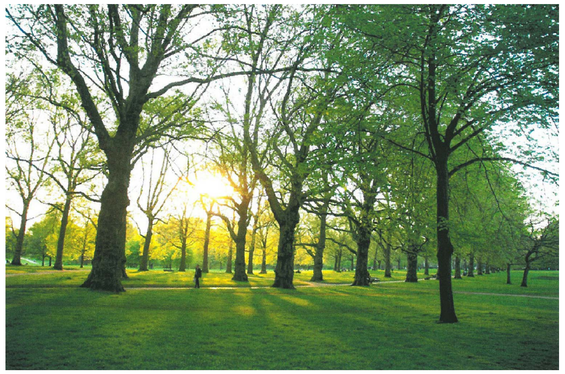


The Commons
Allee/Greenways
Parklets
Garden Courtyards



Streetscapes
Pedestrian Crossings
Open Space
Motor Courts





THE COMMONS AT GATEWAY

LANDSCAPE DESIGN VISION

L-3

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

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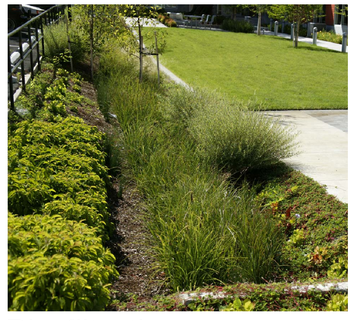
LANDSCAPE ARCHITECTS

Entry elements / wayfinding

Fencing and walls

Pool Area

Pool/Clubhouse Water Feature

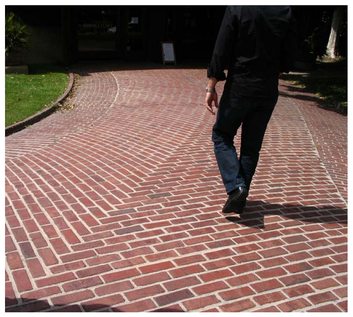


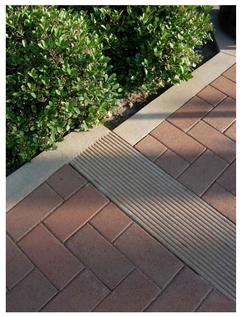
Bio-filtration areas

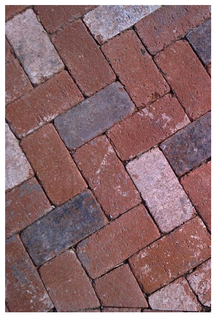
Site furnishings

Tree guard

Lighting

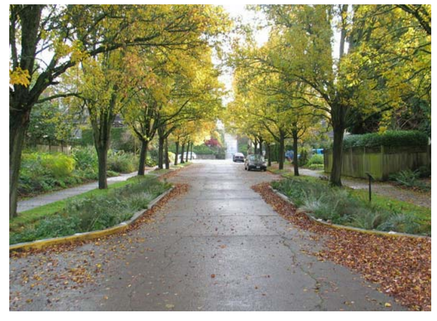






Paving

Streetscape bulbouts



Bike path

THE COMMONS AT GATEWAY

SITE AMENITIES & ELEMENTS

L-4

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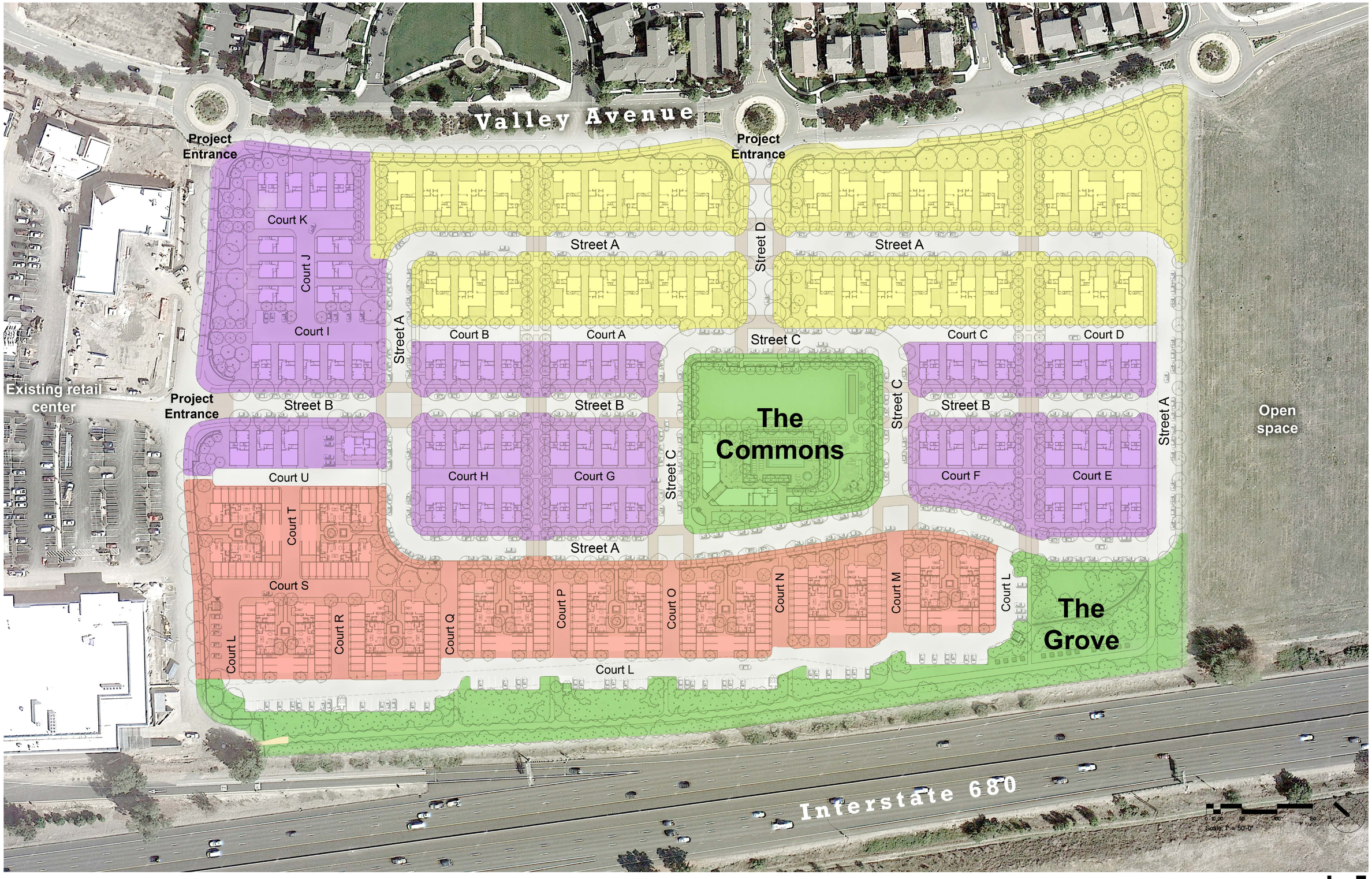

THE COMMONS AT GATEWAY

COMMUNITY NEIGHBORHOOD PLAN

L-5

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S+S # 12017.10 DATE: 01-10-2013

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SMITH+SMITH LANDSCAPE ARCHITECTS

Valley Avenue

Project Entrance

Project Entrance

Project Entrance

Existing retail center

Open Space

Streetscapes

Allèe/Greenway

Perimeter picket fence

Parklet

Garden Courtyards

Court K

Court J

Court I

Court U

Court T

Court S

Court L

Court R

Court Q

Court P

Court O

Court N

Court M

Court L

Court L

Street A

Street A

Street A

Street A

Street B

Street B

Street C

Street C

Street D

Street A

Court B

Court A

Court C

Court D

Court H

Court G

Court F

Court E

The Commons

Open space

Open Space

Pedestrian Route

Pedestrian Crossings

Allèe/Greenway

Streetscapes

Motor Courts

Open Space

Sound Wall

Open Space

Community Gardens

The Grove

Pedestrian / Bike Trail

Interstate 680

Circulation Legend

- Pedestrian
- Dedicated Bike Trail
- Bike Route

0 10 20 50 100 150

Scale: 1" = 50'-0"

THE COMMONS AT GATEWAY

COMMUNITY OPEN SPACE & PEDESTRIAN CIRCULATION PLAN

L-6

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

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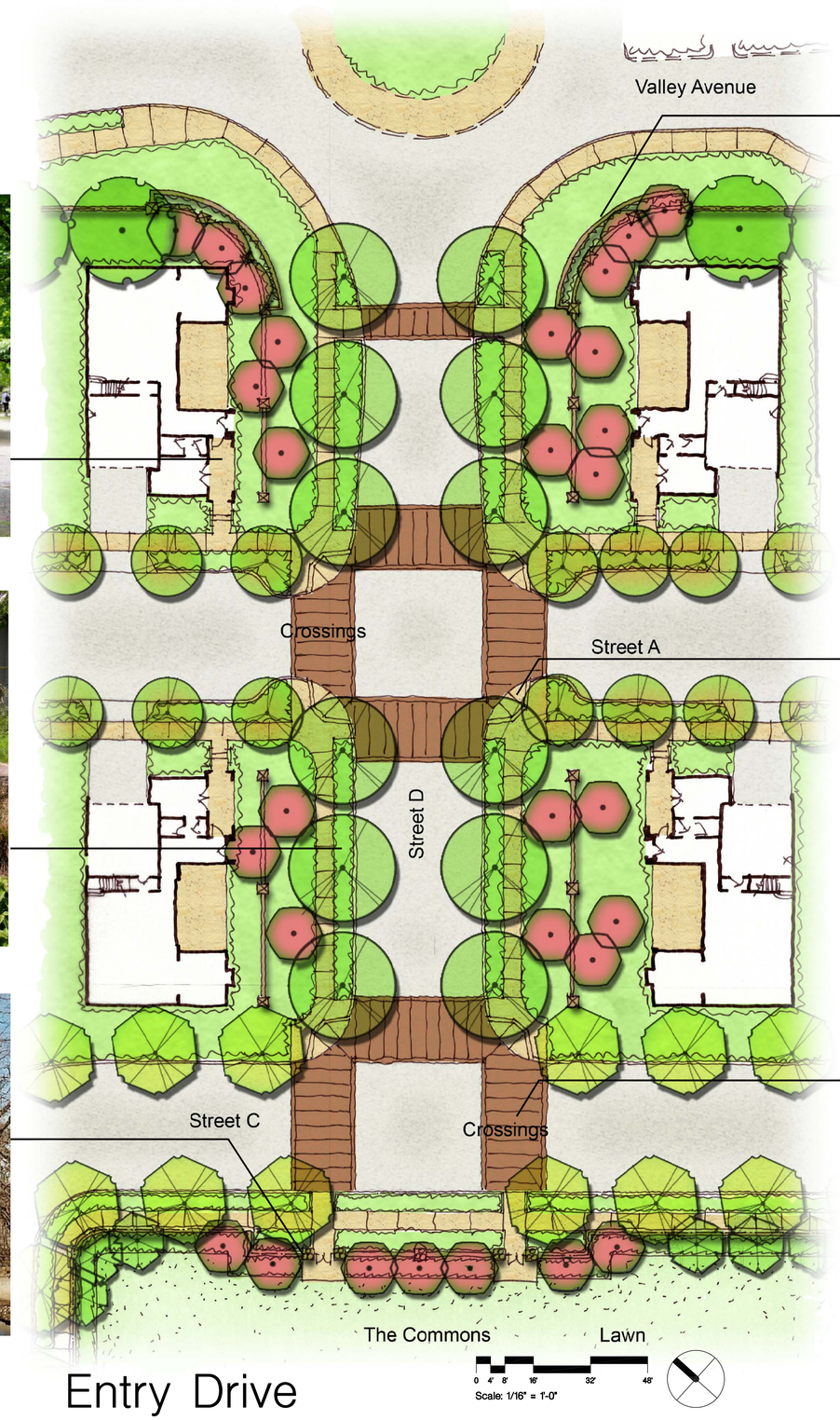
SMITH+SMITH LANDSCAPE ARCHITECTS

Rowhouse Entrance & Landscape

Bio-filtration

Globe Lighting

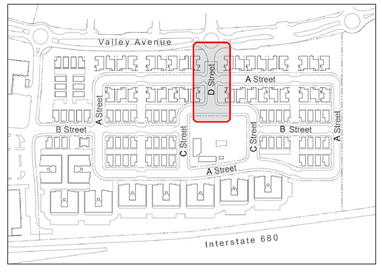


Entry Drive

Low Brick Wall with Wrought Iron Fence

Bulbouts at Crossings

Crossings



THE COMMONS AT GATEWAY

ENTRY DRIVE PLAN

L-7

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

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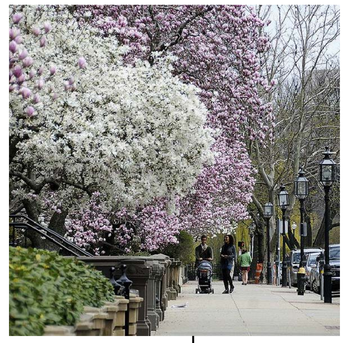
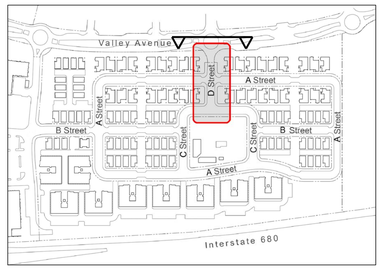
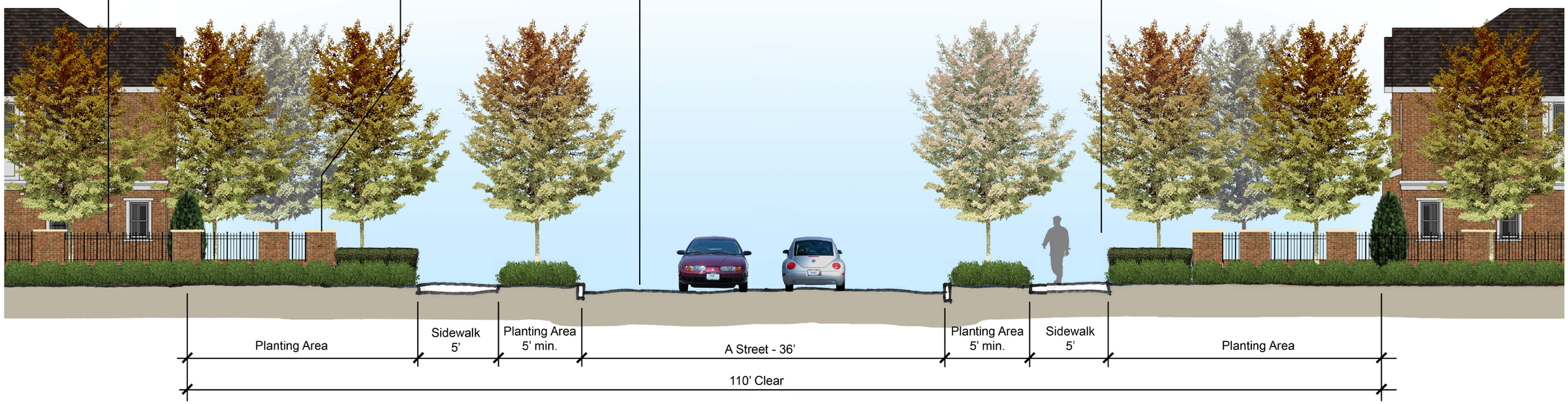
SMITH+SMITH LANDSCAPE ARCHITECTS







Section - Entry Drive

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

THE COMMONS AT GATEWAY

ENTRY DRIVE ELEVATION/SECTION L-8

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

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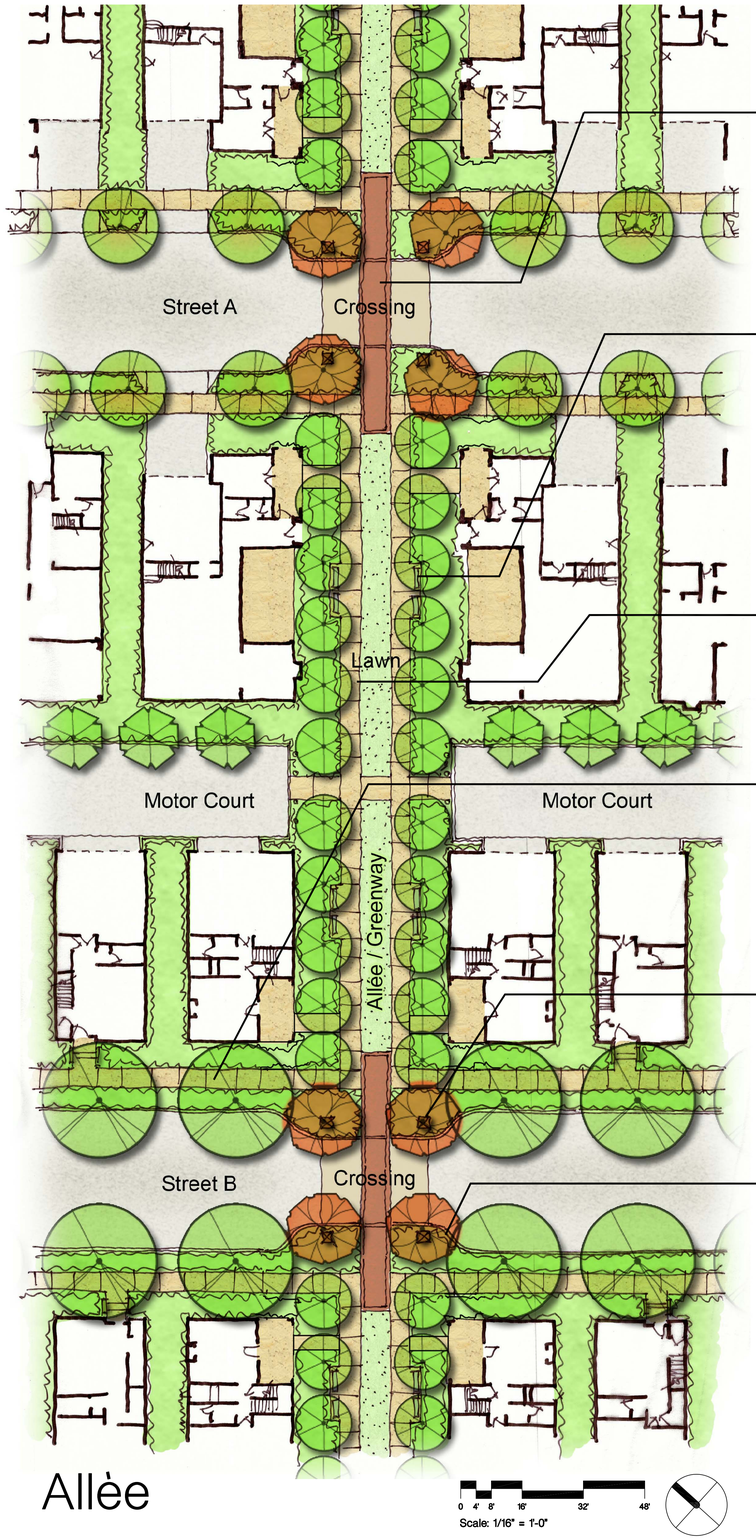
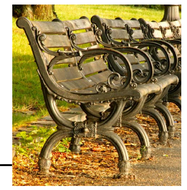
SMITH+SMITH LANDSCAPE ARCHITECTS



Allèe

Scale: 1/16" = 1'-0"

Crossings



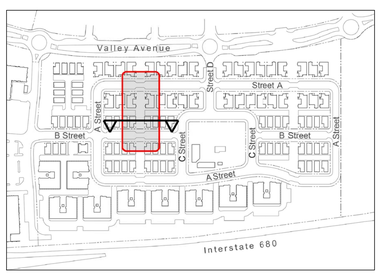
Benches

Landscape

Rowhouse Landscape

Entry Monument

Bulbouts



View - Allèe/Greenway

Section - Allèe/Greenway

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

THE COMMONS AT GATEWAY

ALLEE PLAN, VIEW & SECTION

L-9

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

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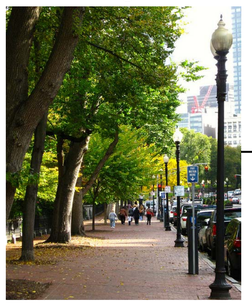
SMITH+SMITH LANDSCAPE ARCHITECTS

Motor Court Signage

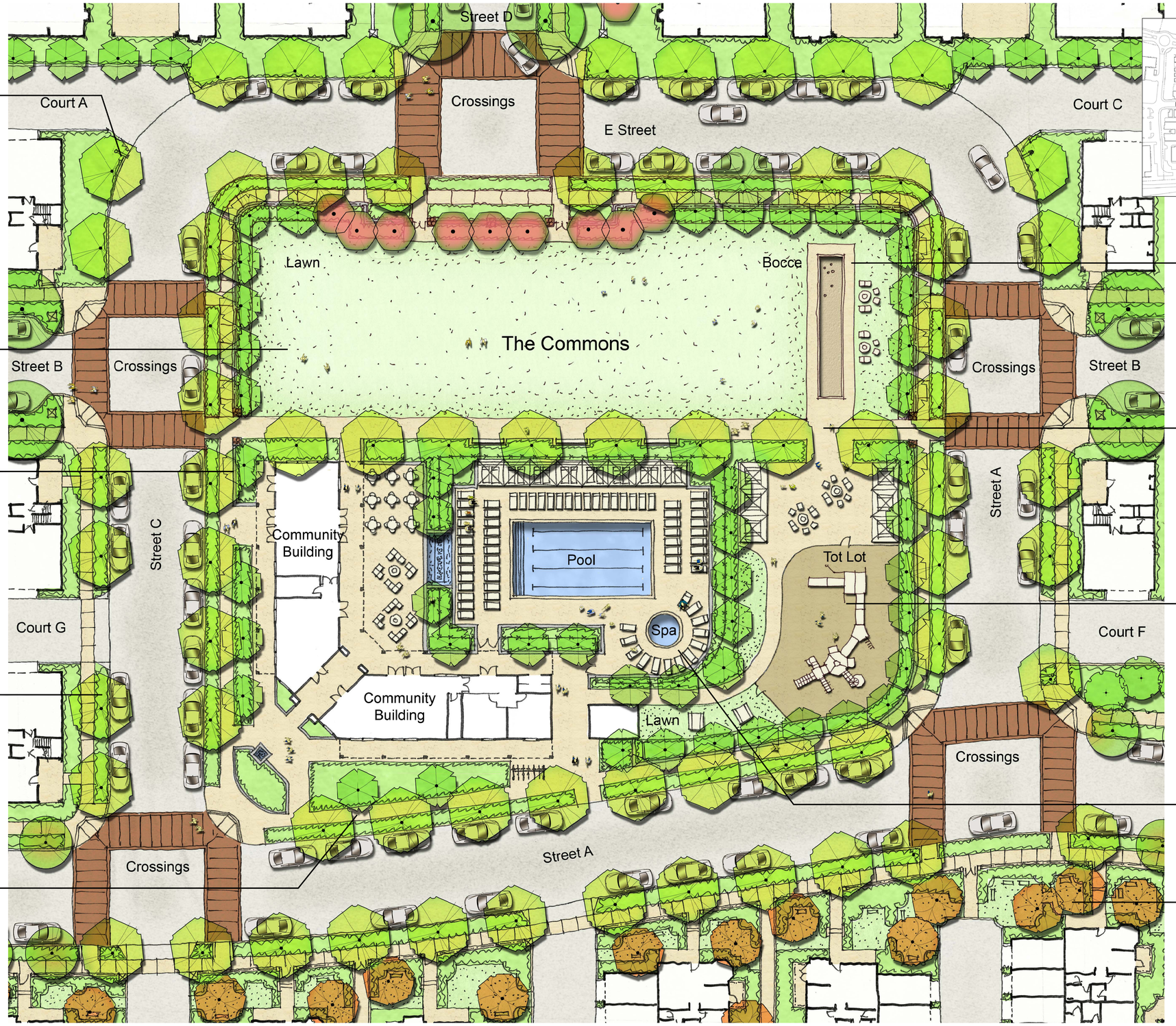
Common Lawn

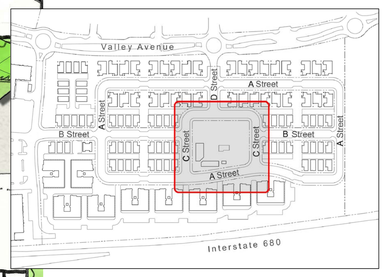
Low Fence at Perimeter

Bulbouts at Crossings



Tree-lined Park





Bocce Area

Tree Colonnade

Playground Equipment

Pool & Community Center

Front Yard Landscape

THE COMMONS AT GATEWAY

THE COMMONS PLAN

L-10

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LANDSCAPE ARCHITECTS

THE COMMONS AT GATEWAY

VIEW - THE COMMONS

L-11

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SMITH+SMITH LANDSCAPE ARCHITECTS

Legend

- *Acer rubrum*
- *Acer rubrum 'Armstrong'*
- *Acer x freemanii 'Autumn Blaze'*
- *Acer palmatum*
- *Betula pendula 'Fastigiata'*
- *Lagerstroemia indica*
- *Celtis occidentalis*
- *Cornus kousa*
- *Cornus florida Rubra*
- *Cupressuscyparis leyandii*
- *Gleditsia tricanthos inermis*
- *Ginkgo biloba 'Autumn Gold'*
- *Ilex altaclerensis 'Wilsonii'*
- *Magnolia grandiflora*
- *Populus nigra 'Italica'*
- *Prunus cerasifera 'Krauter Vesuvius'*
- *Prunus serrulata 'Amanogawa'*
- *Prunus serrulata 'Kwanzan'*
- *Prunus x yedoensis 'Akebono'*
- *Pistachia chinensis*
- *Pyrus calleryana 'Chanticleer'*
- *Platanus acerifolia 'Bloodgood'*
- *Platanus racemosa*
- *Quercus coccinea*
- *Quercus rubra*
- *Sequoia sempervirens 'Aptos Blue'*
- *Tristania laurina*
- *Ulmus americana 'Frontier'*
- *Ulmus wilsoniana 'Prospector'*
- *Zelkova serrata 'Village Green'*

0 10 20 50 100 150
Scale: 1" = 50'-0"

THE COMMONS AT GATEWAY

TREE PLAN

L-12

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

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SMITH+SMITH
LANDSCAPE ARCHITECTS

Acer rubrum

Acer rubrum 'Armstrong'

Acer palmatum 'Bloodgood'

Betula pendula

Cornus kousa

Cornus florida rubra

Ginkgo biloba 'autumn gold'

Gleditsia t. inermis

Pistachia chinensis

Platanus x 'Bloodgood'

Platanus racemosa

Prunus serrulata 'Amanogawa'

Prunus serrulata 'Kwanzan'

Prunus x yedoensis 'Akebono'

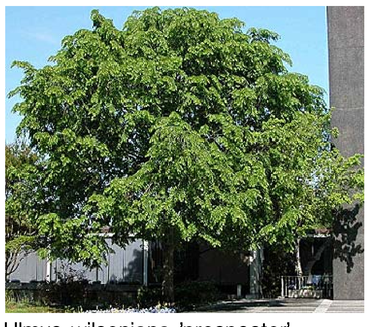
Pyrus calleryana 'chanticleer'

Quercus coccinea

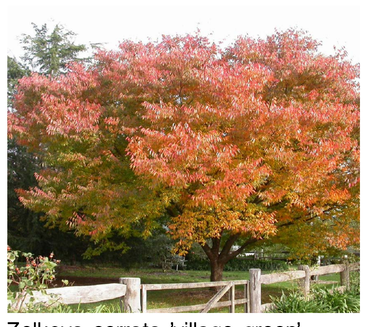
Quercus rubra

Sequoia sempervirens

Ulmus americana 'frontier'



Ulmus wilsoniana 'prospector'



Zelkova serrata 'village green'

Trees

Acer rubrum	Red Maple	24" box
Acer rubrum 'Armstrong'	Armstrong Maple	24" box
Acer x freemanii 'Autumn Blaze'	Freeman Maple 'Autumn Blaze'	24" box
Acer palmatum	Japanese Maple	15 gal
Betula pendula 'Fastigiata'	Pyramidal White Birch	15 gal
Lagerstroemia indica	Crape Myrtle	24" box
Celtis occidentalis	Common Hackberry	15 gal
Cornus kousa	Kousa Dogwood	15 gal
Cornus florida Rubra	Flowering Dogwood	15 gal
Cupressuscyparis leyandii	Leyandii Cypress	15 gal
Gleditsia tricanthos inermis	Honest Locust	24" box
Ginkgo biloba 'Autumn Gold'	Maindenhair Tree	24" box
Ilex altaclerensis 'Wilsonii'	Wilson Holly	15 gal
Magnolia grandiflora	Southern Magnolia	24" box
Populus nigra 'Italica'	Lombardy Poplar	24" box
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	24" box
Prunus serrulata 'Amanogawa'	Flowering Cherry	15 gal
Prunus serrulata 'Kwanzan'	Flowering Cherry	15 gal
Prunus x yedoensis 'Akebono'	Flowering Cherry	15 gal
Pistachia chinensis	Chinese Pistache	24" box
Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	24" box
Platanus acerifolia 'Bloodgood'	London Plane Tree	24" box
Platanus racemosa	California Sycamore	24" box
Quercus coccinea	Scarlet Oak	24" box
Quercus rubra	Red Oak	24" box
Sequoia sempervirens 'Aptos Blue'	Coast Redwood	24" box
Tristania laurina	Water Gum	24" box
Ulmus americana 'Frontier'	American Elm	24" box
Ulmus wilsoniana 'Prospector'	Elm	24" box
Zelkova serrata 'Village Green'	Sawleaf Zelkova	24" box

THE COMMONS AT GATEWAY

TREE PLANT PALETTE

L-13

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

ARCADIA COMMUNITIES

South Bay DEVELOPMENT COMPANY

Pleasanton Gateway LLC
1690 Dell Avenue
Campbell, CA. 95008
Phone: 408-379-0400
Fax: 408-379-3229

P: (415) 543-0332
F: (415) 543-9740
1501 North Point Street
San Francisco, CA 94123
www.smith2.com

SMITH+SMITH LANDSCAPE ARCHITECTS

Asparagus densiflorus 'Myers'

Berberis thunbergii 'atropurpurea'

Buxus 'green beauty'

Buxus sempervirens 'suffruticosa'

Ceanothus 'dark star'

Correa 'Carmine bells'

Cotinus coggygria 'royal purple'

Elaeagnus pungens

Escallonia compacta

Euonymus fortunei 'emerald gaeity'

Fuschia thymofolia 'Gartenmeister Bonstedt'

Grevillea 'noelli'

Heteromeles arbutifolia

Leucophyllum f. 'green cloud'

Nephrolepis exaltata

Photinia fraseri

Rhaphiolepis indica 'clara'

Rosa californica

Rosa rugosa

Viburnum spring bouquet

Shrubs

Asparagus d. Myers	Myers Asparagus Fern	5 gal
Arctostaphylos d. Howard McMinn	Vine Hill Manzanita	5 gal
Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry	1 gal
Buxus sempervirens 'Suffruticosa'	True Dwarf Boxwood	1 gal
Buxus 'Green Beauty'	Boxwood	5 gal
Ceanothus 'Dark Star'	Ceanothus	5 gal
Correa 'Carmin Bells'	Australian Fuschia	1 gal
Cotinus coggygria 'Royal Purple'	Smoke Tree	15 gal
Escallonia 'Compacta'	Escallonia	5 gal
Elaeagnus pungens	Silverberry Bush	15 gal
Euonymus microphyllus	Boxleaf Euonymus	1 gal
Euonymus f. 'Emerald Gaiety'	Euonymus	1 gal
Fuschia t. 'Gardenmeister Bonstedt'	Fuschia	5 gal
Grevillea 'Noelli'	Grevillea	1 gal
Juniper c. 'Sea Green'	Juniper	1 gal
Juniper c. 'San Jose'	Juniper	1 gal
Heteromeles arbutifolia	Toyon	5 gal
Leucophyllum frutescens 'Green Cloud'	Bush Ranger	1 gal
Loropetalum chinense 'Sizzling Pink'	Chinese Fringe Bush	5 gal
Myrtus communis 'Compacta'	Myrtus	1 gal
Nephrolepis exalta	Boston Fern	1 gal
Osmanthus fragrans	Osmanthus	5 gal
Photinia fraseri	Photinia	5 gal
Rhaphiolepis indica 'clara'	Indian Hawthorn	1 gal
Rosa californica	California Wild Rose	5 gal
Rosa rugosa	Rugosa Rose	5 gal
Viburnum tinus 'Spring Bouquet'	Viburnum	5 gal

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PLEASANTON, CA
S+S # 12017.10 DATE: 01-10-2013

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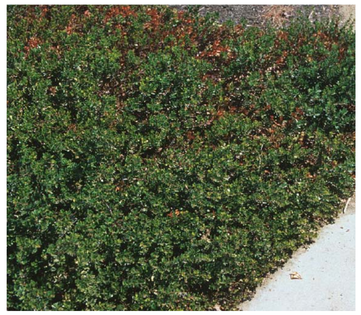
San Francisco, CA 94123
www.smith2.com

SMITH+SMITH LANDSCAPE ARCHITECTS

Groundcovers

Ajuga reptans



Arctostaphylos 'emerald carpet'

Arctostaphylos uva-ursi 'Point Reyes'

Ceanothus griseus 'Yankee point'

Groundcovers

Cotoneaster dammeri 'lowfast'

Cotoneaster horizontalis

Fragaria chiloensis

Juniperus horizontalis 'bar harbor'

Groundcovers

Juniperus horizontalis 'Prince of Wales'

Myoporum parvifolium

Trachelospermum jasminoides

Vinca minor

Grasses & Vines

Carex tumicola

Festuca rubra molate - no mow

Clematis lingustifolia

Parthenocissus tricuspidata

Groundcovers

Ajuga reptans	Ajuga	1 gal
Arctostaphylos 'Emerald Carpet'	Manzanita	1 gal
Arctostaphylos uva-ursi 'Pt. Reyes'	Manzanita	1 gal
Ceanothus griseus 'Yankee Point'	Ceanothus	1 gal
Cotoneaster horizontalis	Cotoneaster	1 gal
Cotoneaster dammeri 'Lowfast'	Cotoneaster	1 gal
Fragaria chiloensis	Beach Strawberry	1 gal
Juniperus h. 'Bar Harbor'	Juniper	1 gal
Juniperus h. 'Prince of Wales'	Juniper	1 gal
Myoporum parvifolium	Myoporum	1 gal
Trachelospermum jasminoides	Star Jasmine	1 gal
Vinca minor	Periwinkle	1 gal

Grasses

Carex divulsa	Berkeley Sedge	1 gal
Festuca rubra Molate	Fescue No Mow	1 gal

Vines

Parthenocissus tricuspidata	Boston Ivy	1 gal
Euonymus f. radicans	Emerald Gaiety	1 gal
Clematis ligusticifolia	Clematis	1 gal

Typical bio-filtration area landscape concept

THE COMMONS AT GATEWAY

GROUNDCOVER & VINE PALETTE L-15

PLEASANTON, CA

S+S # 12017.10 DATE: 01-10-2013

ARCADIA COMMUNITIES

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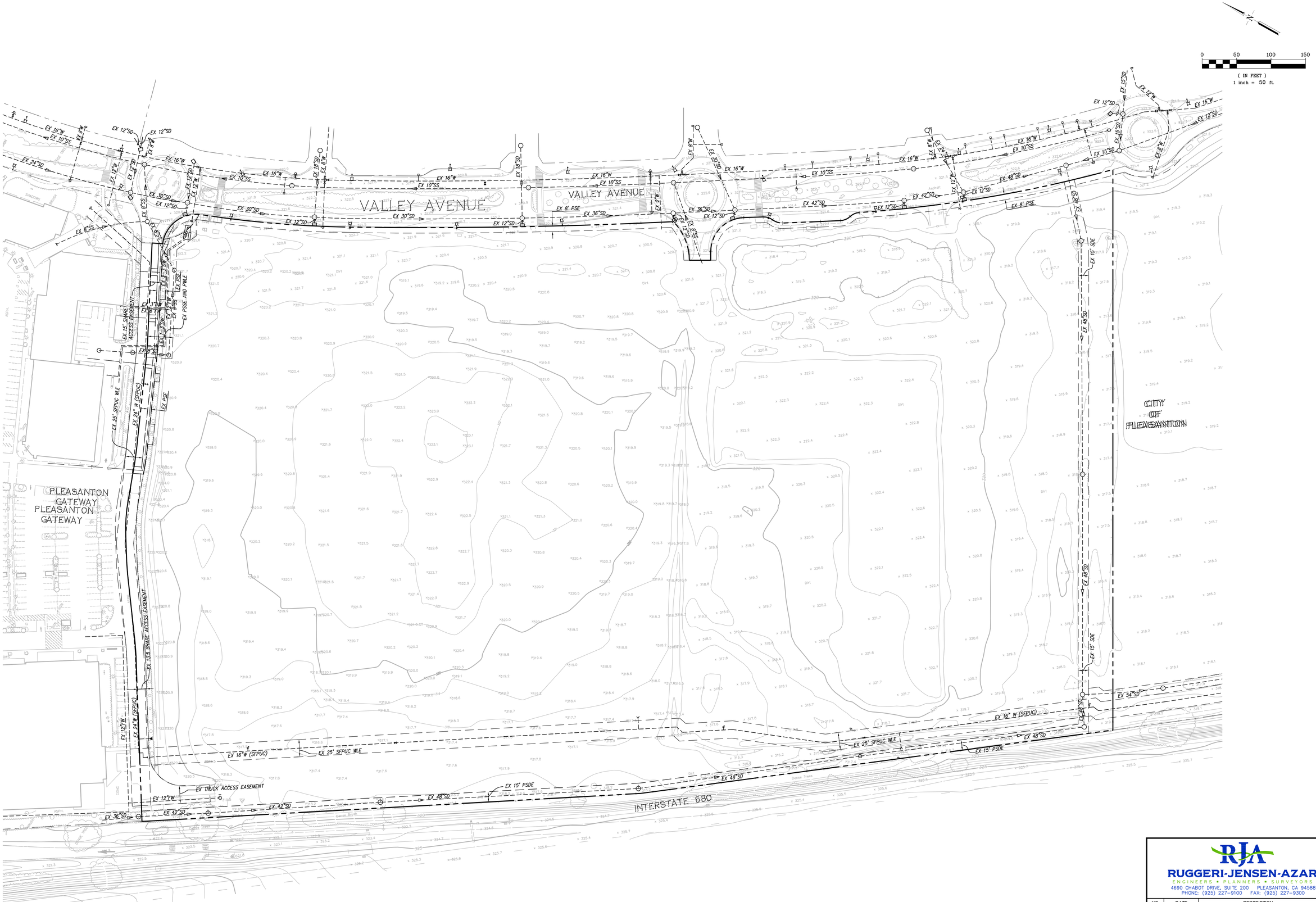
SMITH+SMITH LANDSCAPE ARCHITECTS



EXISTING CONDITIONS PLAN
THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
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

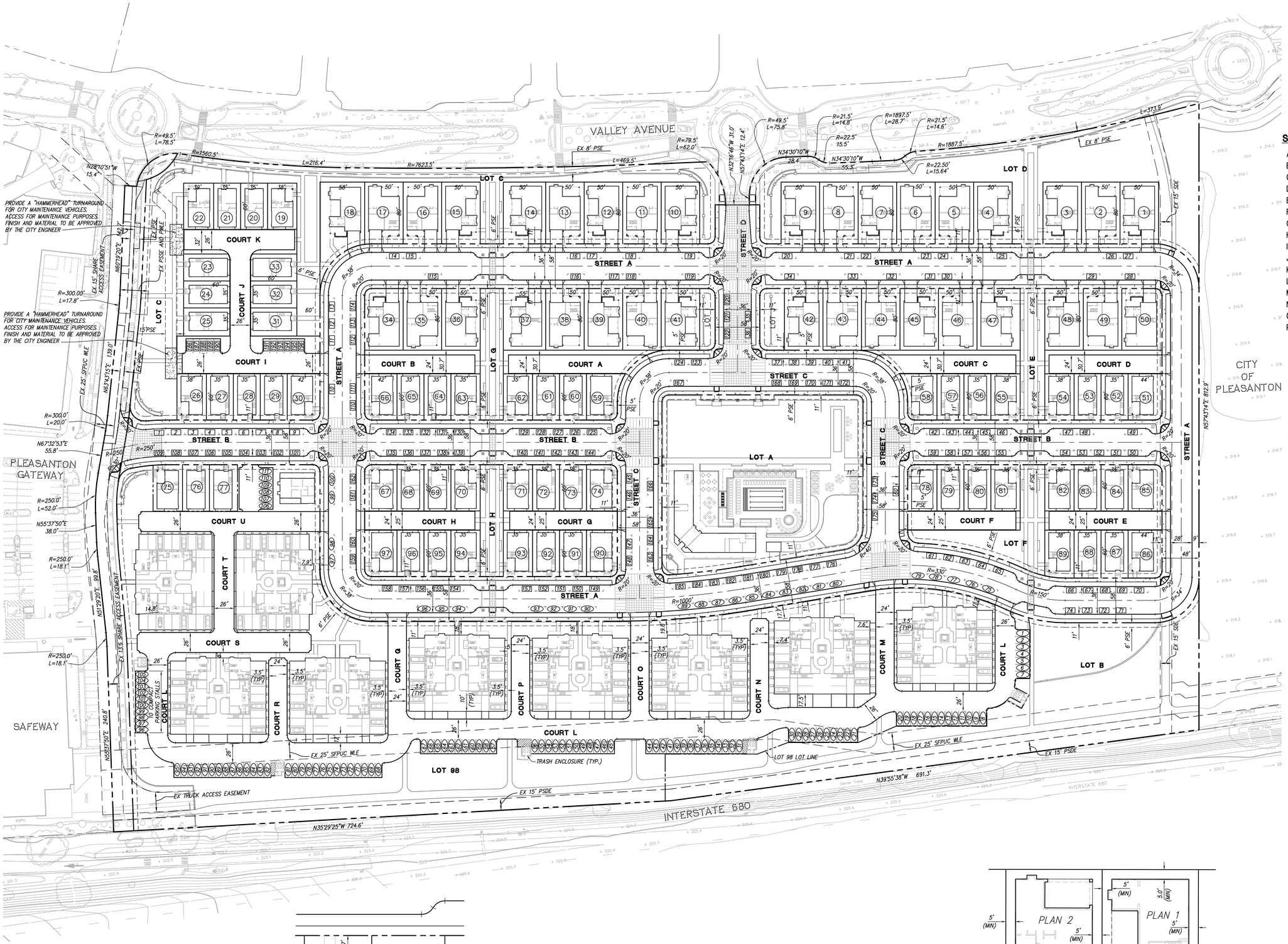
DATE: MAY 14, 2013

JOB NO.: 111068

SHEET NO.

C-1.0

O:\JOBS\2011\111068\PLOT\111068-C1.0-EXCONDITIONS.DWG, 5/10/2013 1:50:25 PM, ROGER FONG



0 50 100 150

(IN FEET)
1 inch = 50 ft.

SITE DATA SUMMARY

A.	GROSS AREA	=	26.72± ACRES
B.	LOT A	=	1.30± ACRES
C.	LOT B	=	1.37± ACRES
D.	LOT C	=	0.99± ACRES
E.	LOT D	=	0.93± ACRES
F.	LOT E	=	0.13± ACRES
G.	LOT F	=	0.19± ACRES
H.	LOT G	=	0.12± ACRES
I.	LOT H	=	0.10± ACRES
J.	LOT I	=	0.04± ACRES
K.	LOT J	=	0.06± ACRES
L.	LOT 98 (INCLUDING COURTS)	=	7.00± ACRES
M.	STREETS	=	6.86± ACRES
N.	COURTS (NOT INCL COURTS ON LOT 98)	=	1.18± ACRES
0.	LOTS (2 & 3 STORY)	=	6.45± ACRES
P.	TOTAL NUMBER OF UNITS		
	1. 2-STORY SINGLE FAMILY DETACHED	=	35
	2. 3-STORY SINGLE FAMILY DETACHED	=	62
	3. APARTMENTS	=	210
	TOTAL NUMBER OF UNITS	=	307

NOTES:

1. STREETS A, B, C, & D ARE PROPOSED TO BE PUBLIC STREETS.
2. COURTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, & U ARE PROPOSED TO BE PRIVATE STREETS.

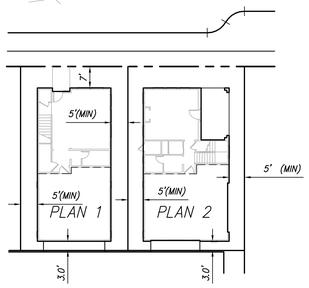
LOT AREA TABLES

LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)
1	4,000	34	3,983	67	2,503
2	4,000	35	4,000	68	2,100
3	4,000	36	4,000	69	2,100
4	4,000	37	4,400	70	2,280
5	4,000	38	4,000	71	2,280
6	4,000	39	4,000	72	2,100
7	4,000	40	4,000	73	2,100
8	4,000	41	4,000	74	2,383
9	4,000	42	4,000	75	2,288
10	4,000	43	4,000	76	2,111
11	4,000	44	4,000	77	2,201
12	4,000	45	4,000	78	2,263
13	4,000	46	4,000	79	2,100
14	4,400	47	4,480	80	2,100
15	4,000	48	4,000	81	2,280
16	4,000	49	4,000	82	2,280
17	4,002	50	4,143	83	2,100
18	5,602	51	2,623	84	2,100
19	2,280	52	2,100	85	2,263
20	2,100	53	2,100	86	2,711
21	2,100	54	2,280	87	2,170
22	2,340	55	2,280	88	2,170
23	2,094	56	2,100	89	2,331
24	2,100	57	2,100	90	2,383
25	2,190	58	2,387	91	2,100
26	2,280	59	2,507	92	2,100
27	2,100	60	2,100	93	2,280
28	2,100	61	2,100	94	2,280
29	2,100	62	2,280	95	2,100
30	2,533	63	2,280	96	2,100
31	2,190	64	2,100	97	2,503
32	2,100	65	2,100		
33	2,094	66	2,503		

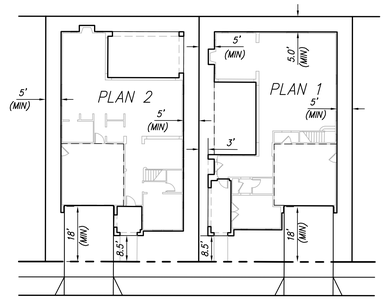
LEGEND

171 ON-STREET PARKING

113 OPEN & ON-STREET APARTMENT PARKING



TYPICAL ROW HOUSE SETBACKs



TYPICAL SINGLE FAMILY HOUSE SETBACKS

SITE DEVELOPMENT PLAN
THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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

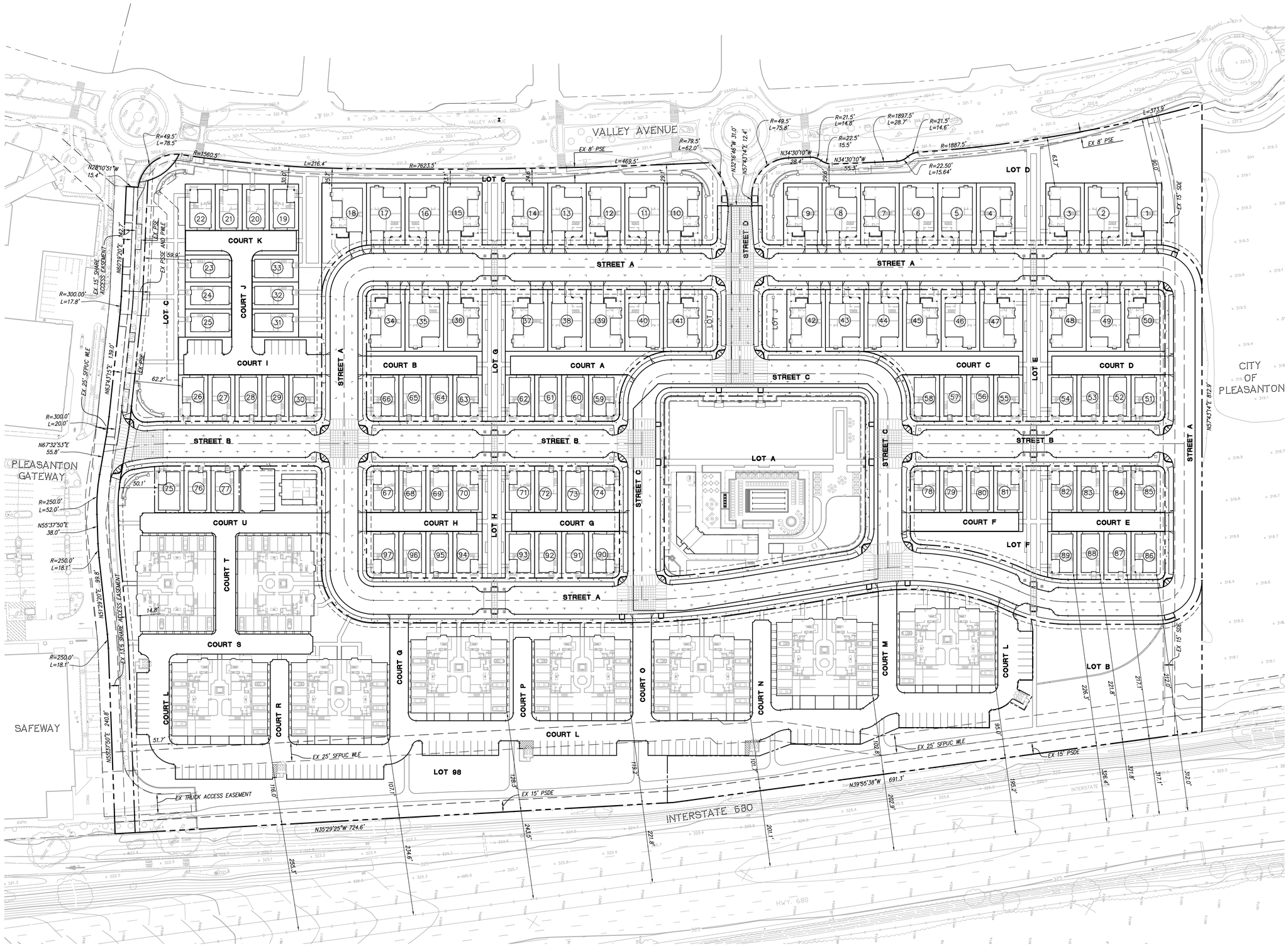
NO.	DATE	DESCRIPTION	BY
1	7/3/2013	ADDED HAMMERHEAD TURNAROUND ADJACENT	RF
		TO LOTS 22, 23 & 26 / UPDATED PSE	
2	7/22/2013	REVISED PARKING	RF

DATE: MAY 14, 2013

JOB NO.: 111068

SHEET NO. C-2.0

C:\JOBS\2011\111068\PLOT\111068-C2.0-SITE.DWG 8/7/2013 1:55:24 PM ROGER PONG



SITE SETBACK EXHIBIT

THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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: MAY 14, 2013

JOB NO.: 111068

SHEET NO.

C-2.1

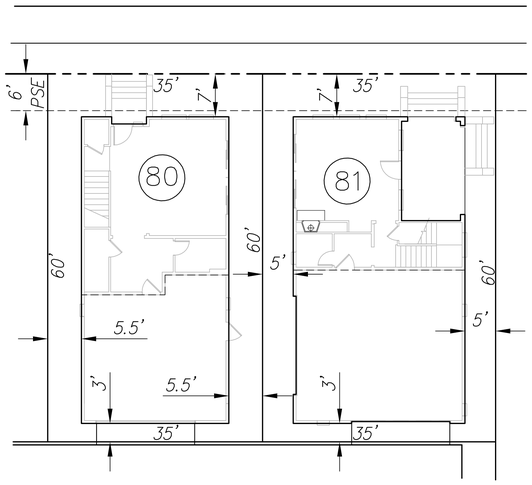
O:\JOBS\111\068\PLN\111068-C2.1-SITESETBACK.DWG 7/5/2013 8:38:01 AM ROGER FONG

LOT 80

PLAN TYPE = PLAN 1
OF STORY = 3
LOT AREA = 2,100 SF
LIVING FLOOR AREA = 2,830 SF
(NOT INCLUDING GARAGE/DECK/PATIO)
FAR = 135%

LOT 81

PLAN TYPE = PLAN 2
OF STORY = 3
LOT AREA = 2,100 SF
LIVING FLOOR AREA = 3,054 SF
(NOT INCLUDING GARAGE/DECK/PATIO)
FAR = 145%



FOR ROW HOUSE

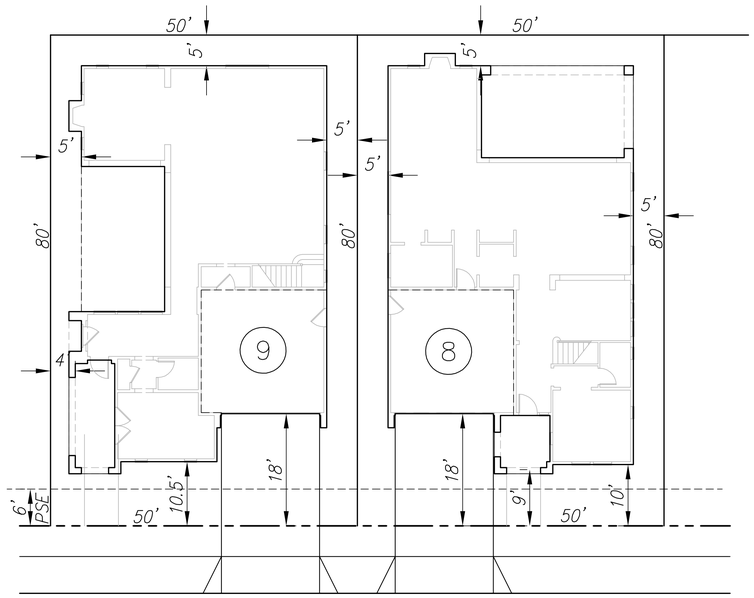
SCALE: 1" = 10'

LOT 8

PLAN TYPE = PLAN 2
OF STORY = 2
LOT AREA = 4,000 SF
LIVING FLOOR AREA = 3,654 SF
(NOT INCLUDING GARAGE/DECKS/PATIO)
FAR = 91%

LOT 9

PLAN TYPE = PLAN 1
OF STORY = 2
LOT AREA = 4,000 SF
LIVING FLOOR AREA = 3,531 SF
(NOT INCLUDING GARAGE/DECKS/PATIO)
FAR = 88%



FOR SINGLE FAMILY HOUSE

SCALE: 1" = 10'

FLOOR AREA RATIO (FAR) EXHIBIT

THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JULY 22, 2013

JOB NO.: 111068

SHEET NO.

C-2.2

G:\JOBS\111\111068\PLOT\111068-C2.2-SETBACK.DWG 7/22/2013 7:41:11 AM ROGER FONG

0 50 100 150

(IN FEET)
1 inch = 50 ft.

VALLEY AVENUE

CITY OF PLEASANTON

PLEASANTON GATEWAY

SAFEWAY

INTERSTATE 680

LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H
LOT I
LOT J
LOT 98

STREET A
STREET B
STREET C
STREET D

COURT A
COURT B
COURT C
COURT D
COURT E
COURT F
COURT G
COURT H
COURT I
COURT J
COURT K
COURT L
COURT M
COURT N
COURT O
COURT P
COURT R
COURT S
COURT T
COURT U

EX 8' PSE
EX 15' SDE
EX 15' PSDE
EX 25' SFPUC WLE
EX PSE AND PWLE
EX 15' SHARE ACCESS EASEMENT
EX TRUCK ACCESS EASEMENT

R=1560.5' L=216.4'
R=7623.5' L=469.5'
R=79.5' L=62.0'
R=49.5' L=78.5'
R=49.5' L=75.8'
R=21.5' L=14.8'
R=1897.5' L=28.7'
R=21.5' L=14.6'
R=22.5' 15.5'
R=1887.5'
R=22.50' L=15.64'
L=373.9'
R=300.00' L=17.8'
R=300.0' L=20.0'
R=250.0' L=52.0'
R=250.0' L=18.1'
R=250.0' L=18.1'

N28°10'51"W 15.4'
N32°16'46"W 31.0'
N57°43'14"E 12.4'
N34°30'10"W 28.4'
N34°30'10"W 55.3'
N57°43'14"E 812.9'
N67°32'53"E 55.8'
N55°37'50"E 38.0'
N55°37'50"E 240.8'
N35°29'25"W 724.6'
N39°55'38"W 691.3'

LEGEND

- COMMON OPEN SPACE (5.4 ACRES)
- APARTMENT COMMON OPEN SPACE (1.1 ACRES)
- PRIVATE OPEN SPACE (1.6 ACRES)

OPEN SPACE EXHIBIT

THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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: JULY 22, 2013

JOB NO.: 111068

SHEET NO.
C-2.3

G:\JOBS\111\068\PLS\111068-C2.2-OPEN SPACE.DWG 7/23/2013 11:06:07 AM ROGER FONG

0 50 100 150

(IN FEET)
1 inch = 50 ft.

VALLEY AVENUE

PLEASANTON GATEWAY

CITY OF PLEASANTON

INTERSTATE 680

LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H
LOT I
LOT J
LOT 98

STREET A
STREET B
STREET C
STREET D

COURT A
COURT B
COURT C
COURT D
COURT E
COURT F
COURT G
COURT H
COURT I
COURT J
COURT K
COURT L
COURT M
COURT N
COURT O
COURT P
COURT R
COURT S
COURT T
COURT U

LEGEND

FH — *FIRE HYDRANT*

EXISTING FH — *EXISTING FIRE HYDRANT*

FIRE HYDRANT LOCATION AND FIRE TURNING PATH PLAN

THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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

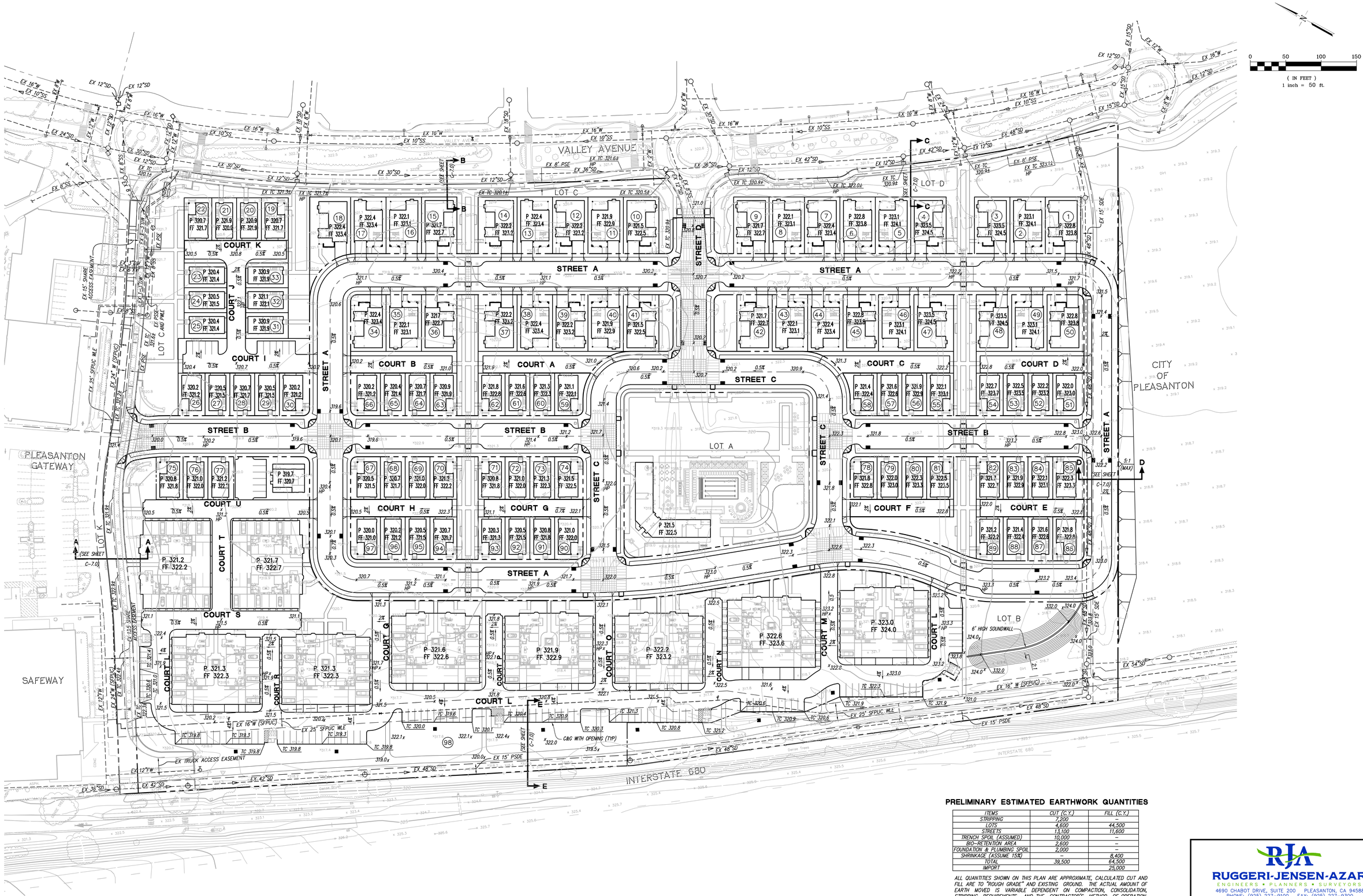
NO.	DATE	DESCRIPTION	BY

DATE: MAY 14, 2013

JOB NO.: 111068

SHEET NO.

C-3.0



PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (C.Y.)	FILL (C.Y.)
STRIPPING	7,200	–
LOTS	4,600	44,500
STREETS	13,100	11,600
TRENCH SPOIL (ASSUMED)	10,000	–
BIO-RETENTION AREA	2,600	–
FOUNDATION & PLUMBING SPOIL	2,000	–
SHRINKAGE (ASSUME 15%)	–	8,400
TOTAL	39,500	64,500
IMPORT		25,000

ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

PRELIMINARY GRADING AND DRAINAGE PLAN

THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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: MAY 14, 2013

JOB NO.: 111068

SHEET NO. C-4.0

G:\JOBS\111\068\PUD\111068-C4.0-GRADING-DRAINAGE.DWG 7/5/2013 8:39:29 AM ROGER FONG

VALLEY AVENUE

PLEASANTON GATEWAY

CITY OF PLEASANTON

INTERSTATE 680

LOT A

LOT B

LOT C

LOT D

LOT F

LOT G

LOT H

LOT J

LOT L

LOT M

LOT 98

STREET A

STREET B

STREET C

COURT A

COURT B

COURT C

COURT D

COURT E

COURT F

COURT G

COURT H

COURT I

COURT J

COURT K

COURT L

COURT M

COURT N

COURT O

COURT P

COURT R

COURT S

COURT T

COURT U

PROVIDE A "HAMMERHEAD" TURNAROUND FOR CITY MAINTENANCE VEHICLES. ACCESS FOR MAINTENANCE PURPOSES. FINISH AND MATERIAL TO BE APPROVED BY THE CITY ENGINEER

PROVIDE A 12 FOOT (MIN) ACCESS FOR MAINTENANCE PURPOSES. FINISH AND MATERIAL TO BE APPROVED BY THE CITY ENGINEER

EX 15' SHARE ACCESS EASEMENT

EX 15' PSE

EX 24"W (SFPUC)

EX 12"W (SFPUC)

EX 16"W (SFPUC)

EX 25' SFPUC WLE

EX 15' PSDE

EX TRUCK ACCESS EASEMENT

SDMH WITH TRASH CAPTURE DEVICE

INLET WITH TRASH CAPTURE DEVICE

WM FOR APARTMENT BLDG

WM (TYP)

FS (TYP)

ABANDON EX 48"SD

(IN FEET)
1 inch = 50 ft.

PRELIMINARY UTILITY PLAN

THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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
1	7/3/2013	RELOCATED 48"SD/ADDED RW TO CLUBHOUSE	
		AND APARTMENT PARCEL/ADDED HAMMERHEAD	
		TURNAROUND ADJACENT TO LOTS 22, 23 & 26	

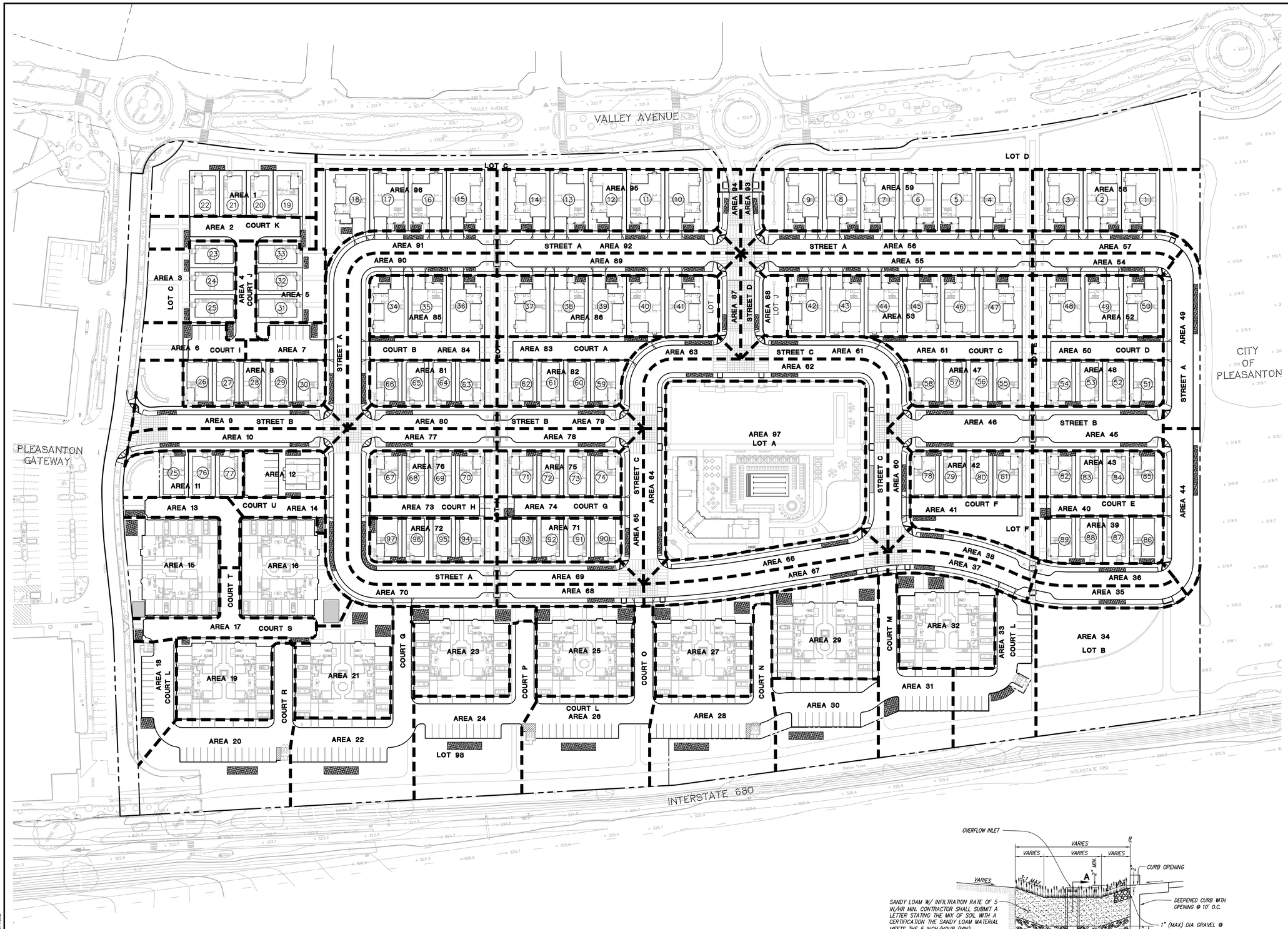
DATE: MAY 14, 2013

JOB NO.: 111068

SHEET NO.

C-5.0

G:\JOBS\111\068\PUD\111068-C5.0-UTILITY.DWG 7/5/2013 7:16:39 AM ROGER FONG



0 50 100 150

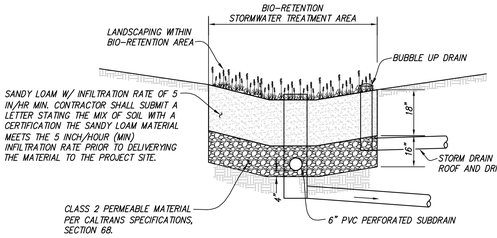
(IN FEET)
1 inch = 50 ft.

STORM WATER TREATMENT CALCULATION

AREA ID	SURFACE	IMPERVIOUS AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)
AREA 1	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 2	PAVE	6,515	BIO RETENTION	0.04	261	264
AREA 3	ROOF	3,600	BIO RETENTION	0.04	144	150
AREA 4	PAVE	3,564	BIO RETENTION	0.04	143	150
AREA 5	ROOF	3,600	BIO RETENTION	0.04	144	150
AREA 6	PAVE	3,150	BIO RETENTION	0.04	126	144
AREA 7	ROOF	3,150	BIO RETENTION	0.04	126	144
AREA 8	ROOF	6,400	BIO RETENTION	0.04	256	300
AREA 9	ROOF	6,210	BIO RETENTION	0.04	249	275
AREA 10	ROOF	6,210	BIO RETENTION	0.04	249	275
AREA 11	ROOF	3,600	BIO RETENTION	0.04	144	150
AREA 12	ROOF/PAV	4,565	BIO RETENTION	0.04	183	200
AREA 13	PAVE	4,725	BIO RETENTION	0.04	189	200
AREA 14	PAVE	3,510	BIO RETENTION	0.04	141	160
AREA 15	ROOF	13,125	BIO RETENTION	0.04	525	600
AREA 16	ROOF	13,125	BIO RETENTION	0.04	525	600
AREA 17	PAVE	6,210	BIO RETENTION	0.04	250	255
AREA 18	PAVE	5,160	BIO RETENTION	0.04	216	220
AREA 19	ROOF	13,125	BIO RETENTION	0.04	525	600
AREA 20	PAVE	9,950	BIO RETENTION	0.04	398	400
AREA 21	ROOF	13,125	BIO RETENTION	0.04	525	600
AREA 22	PAVE	10,950	BIO RETENTION	0.04	438	450
AREA 23	ROOF	13,125	BIO RETENTION	0.04	525	600
AREA 24	PAVE	9,150	BIO RETENTION	0.04	366	450
AREA 25	ROOF	13,125	BIO RETENTION	0.04	525	600
AREA 26	PAVE	10,190	BIO RETENTION	0.04	408	450
AREA 27	ROOF	13,125	BIO RETENTION	0.04	525	600
AREA 28	PAVE	10,040	BIO RETENTION	0.04	401	450
AREA 29	ROOF	13,125	BIO RETENTION	0.04	525	600
AREA 30	PAVE	6,440	BIO RETENTION	0.04	258	450
AREA 31	PAVE	6,700	BIO RETENTION	0.04	268	370
AREA 32	PAVE	13,125	BIO RETENTION	0.04	525	600
AREA 33	PAVE	7,100	BIO RETENTION	0.04	284	300
AREA 34	PAVE	2,440	SELF TREATED	-	-	-
AREA 35	PAVE	4,080	BIO RETENTION	0.04	164	193
AREA 36	PAVE	4,080	BIO RETENTION	0.04	164	193
AREA 37	PAVE	3,650	BIO RETENTION	0.04	164	166
AREA 38	PAVE	4,100	BIO RETENTION	0.04	164	166
AREA 39	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 40	PAVE	3,625	BIO RETENTION	0.04	145	150
AREA 41	PAVE	3,625	BIO RETENTION	0.04	145	150
AREA 42	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 43	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 44	PAVE	7,000	BIO RETENTION	0.04	280	357
AREA 45	PAVE	8,160	BIO RETENTION	0.04	326	385
AREA 46	PAVE	8,160	BIO RETENTION	0.04	326	385
AREA 47	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 48	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 49	PAVE	7,000	BIO RETENTION	0.04	280	357
AREA 50	PAVE	3,600	BIO RETENTION	0.04	144	150
AREA 51	PAVE	4,000	BIO RETENTION	0.04	160	160
AREA 52	ROOF	8,400	BIO RETENTION	0.04	336	336
AREA 53	ROOF	16,800	BIO RETENTION	0.04	672	672
AREA 54	PAVE	4,320	BIO RETENTION	0.04	173	180
AREA 55	PAVE	8,400	BIO RETENTION	0.04	336	352
AREA 56	PAVE	8,400	BIO RETENTION	0.04	336	352
AREA 57	PAVE	4,320	BIO RETENTION	0.04	173	209
AREA 58	ROOF	8,400	BIO RETENTION	0.04	336	336
AREA 59	ROOF	16,800	BIO RETENTION	0.04	672	672
AREA 60	PAVE	3,360	BIO RETENTION	0.04	134	192
AREA 61	PAVE	4,800	BIO RETENTION	0.04	192	192
AREA 62	PAVE	13,680	BIO RETENTION	0.04	547	578
AREA 63	PAVE	4,320	BIO RETENTION	0.04	173	192
AREA 64	PAVE	4,440	BIO RETENTION	0.04	178	192
AREA 65	PAVE	4,440	BIO RETENTION	0.04	178	192
AREA 66	PAVE	7,200	BIO RETENTION	0.04	288	292
AREA 67	PAVE	7,200	BIO RETENTION	0.04	288	292
AREA 68	PAVE	4,320	BIO RETENTION	0.04	173	192
AREA 69	PAVE	4,320	BIO RETENTION	0.04	173	192
AREA 70	PAVE	8,880	BIO RETENTION	0.04	355	357
AREA 71	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 72	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 73	PAVE	3,750	BIO RETENTION	0.04	150	156
AREA 74	PAVE	3,750	BIO RETENTION	0.04	150	156
AREA 75	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 76	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 77	PAVE	12,240	BIO RETENTION	0.04	490	550
AREA 78	PAVE	4,080	BIO RETENTION	0.04	163	192
AREA 79	PAVE	4,080	BIO RETENTION	0.04	163	192
AREA 80	PAVE	4,560	BIO RETENTION	0.04	183	192
AREA 81	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 82	ROOF	5,200	BIO RETENTION	0.04	208	240
AREA 83	PAVE	4,125	BIO RETENTION	0.04	165	165
AREA 84	PAVE	3,750	BIO RETENTION	0.04	150	150
AREA 85	ROOF	8,400	BIO RETENTION	0.04	336	336
AREA 86	ROOF	14,000	BIO RETENTION	0.04	560	560
AREA 87	PAVE	2,880	BIO RETENTION	0.04	115	120
AREA 88	PAVE	2,880	BIO RETENTION	0.04	115	120
AREA 89	PAVE	7,200	BIO RETENTION	0.04	288	290
AREA 90	PAVE	10,080	BIO RETENTION	0.04	404	422
AREA 91	PAVE	10,080	BIO RETENTION	0.04	404	424
AREA 92	PAVE	7,200	BIO RETENTION	0.04	288	290
AREA 93	PAVE	2,880	BIO RETENTION	0.04	115	120
AREA 94	ROOF	2,880	BIO RETENTION	0.04	115	120
AREA 95	ROOF	14,000	BIO RETENTION	0.04	560	560
AREA 96	ROOF	11,200	BIO RETENTION	0.04	448	448
AREA 97	ROOF	8,775	BIO RETENTION	0.04	351	360

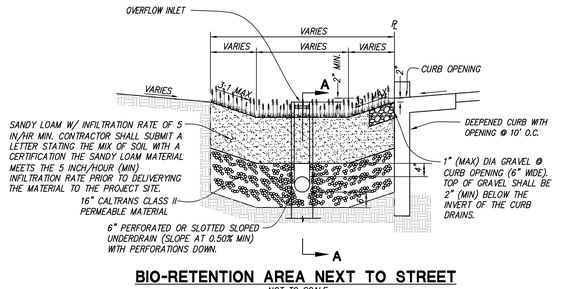
NOTES:

1. THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED MAY 29, 2012, AND THE FOLLOWING CRITERIA:
   a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
   b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
   c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR
2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
   a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04



BIO-RETENTION AREA DETAIL

NOT TO SCALE



BIO-RETENTION AREA NEXT TO STREET

NOT TO SCALE

PRELIMINARY STORM WATER MANAGEMENT PLAN

THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
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: MAY 14, 2013

JOB NO.: 111068

SHEET NO.

C-6.0

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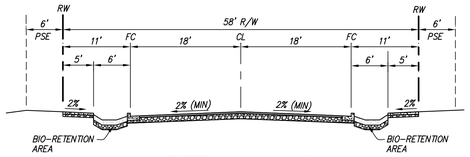

STREETS A, B, C, & D
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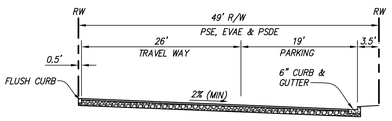

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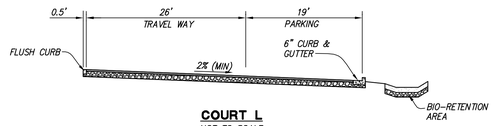

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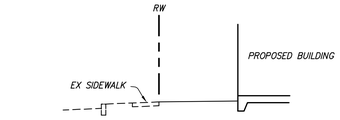

SECTION A-A
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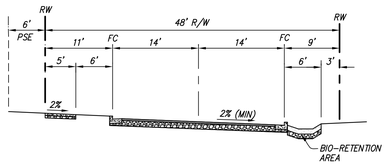

STREET A
(ADJACENT TO SOUTH PROPERTY LINE)
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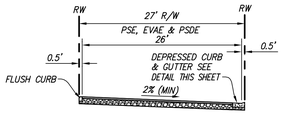
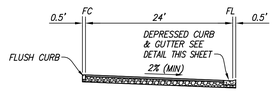
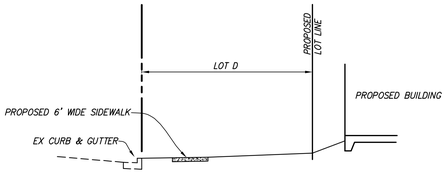


COURT J
NOT TO SCALE



COURTS M, N, O, P, Q, & R
NOT TO SCALE



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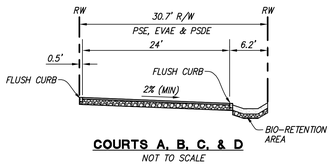

COURTS A, B, C, & D
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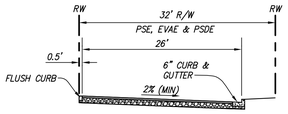

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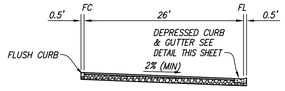
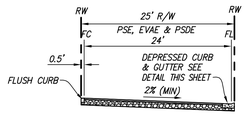


COURTS S, T, & U
NOT TO SCALE

SECTION C-C
NOT TO SCALE

NOT TO SCALE



COURTS E, F, G, & H
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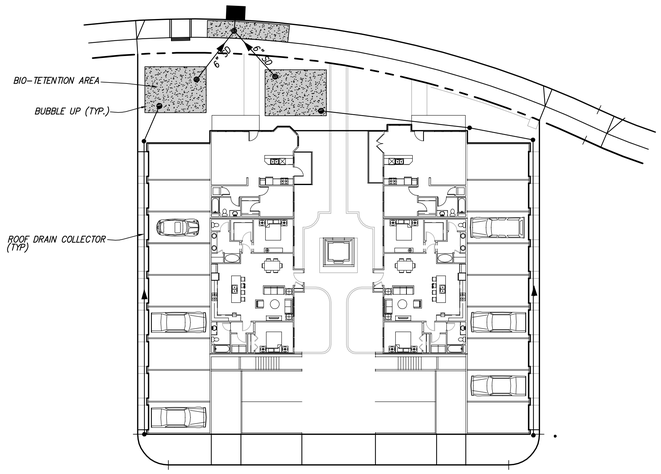
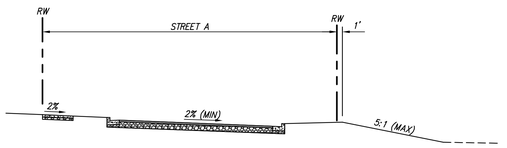


TYPICAL DRAINAGE CONNECTION AT BIO-RETENTION AREAS
APARTMENT BUILDING
NOT TO SCALE



SECTION D-D
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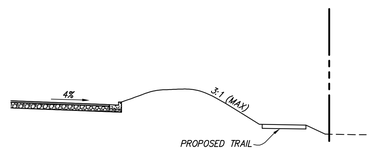

SECTION E-E
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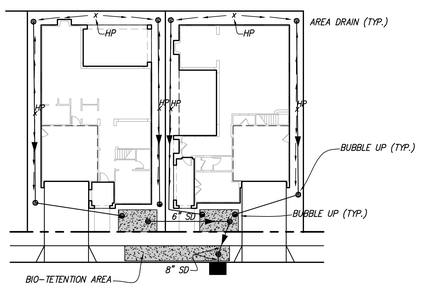

TYPICAL DRAINAGE CONNECTION AT BIO-RETENTION AREAS
ROW HOUSE AND SINGLE FAMILY HOUSE
NOT TO SCALE

SECTIONS AND DETAILS
THE COMMONS AT GATEWAY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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: MAY 14, 2013

JOB NO.: 111068

SHEET NO.
C-7.0

G:\JOBS\2011\111068\PLOT\111068-C7.0-DETAILS.DWG 5/13/2013 2:03:51 PM ROGER FONG