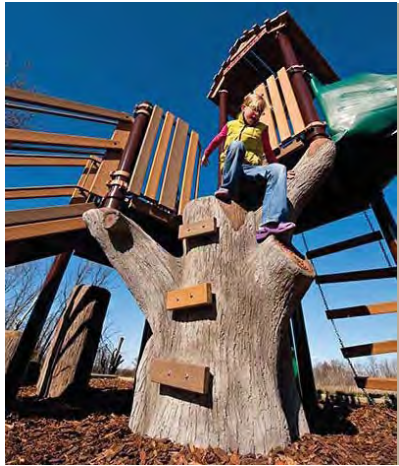
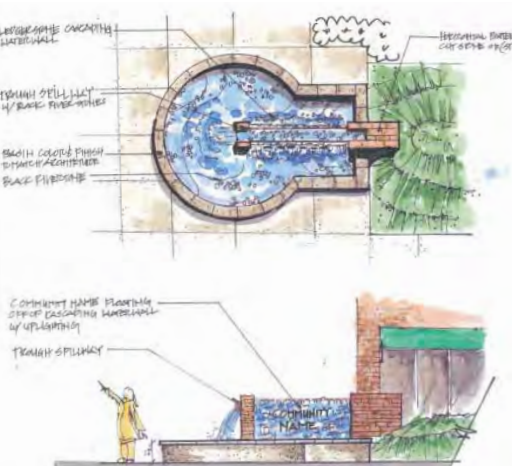




SHEET INDEX	
A1.1	EXISTING SITE PHOTOS
A1.2	LAND USE CONTEXT
A1.3	CIRCULATION CONTEXT
A1.4	CONCEPTUAL SITE PLAN
A1.5	OPEN SPACE DIAGRAM
A2.1-A2.6	FLOOR PLANS
A3.1-A3.2	ROOF PLANS
A4.1-A4.6	UNIT PLANS
A5.1	TYPICAL BUILDING SECTIONS
A6.1-A6.9	CONCEPTUAL ELEVATIONS
A7.1-A7.4	CONCEPTUAL PERSPECTIVES
A8.1	COLORS & MATERIALS
L1.0	CONCEPTUAL LANDSCAPE PLAN
L1.1-L1.2	CONCEPTUAL LANDSCAPE ENLARGEMENTS
L2.0-L2.2	CONCEPTUAL LANDSCAPE DETAILS
L3.0	CONCEPTUAL PLANT LIST & DESIGN INTENT
L3.1	CONCEPTUAL PLANT IMAGERY
C1.0	EXISTING CONDITIONS PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY FIRE HYDRANT LOCATION AND FIRE TURNING PATH PLAN
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2-JT4	JOINT TRENCH GENERAL NOTES AND DETAILS
JT5-JT8	JOINT TRENCH COMPOSITE PLANS
SL1-SL2	STREET LIGHTING GENERAL NOTES AND DETAILS
SL3-SL6	STREET LIGHTING SITE PLAN
PE	PHOTOMETRIC EXHIBIT



AN APARTMENT COMMUNITY BY:

SUMMERHILL APARTMENT COMMUNITIES
COMMUNITIES OF DISTINCTION

OWNER/DEVELOPER:

SHAC LAS POSITAS APARTMENTS LLC
3000 EXECUTIVE PARKWAY, SUITE 450
SAN RAMON, CA 94583
CONTACT: KEVIN EBRAHIMI
T: 650.842.2268
KEBRAHIMI@SHHOMES.COM

DESIGN TEAM:

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1733 OCEAN AVE, SUITE 250
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T: 310.394.2623
MGONZALEZ@KTGY.COM

ARCHITECT:

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CONTACT: KHALID TARRAR
T: 925.240-2595
KHALID@TARRAR.COM
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UTILITY CONSULTANT:



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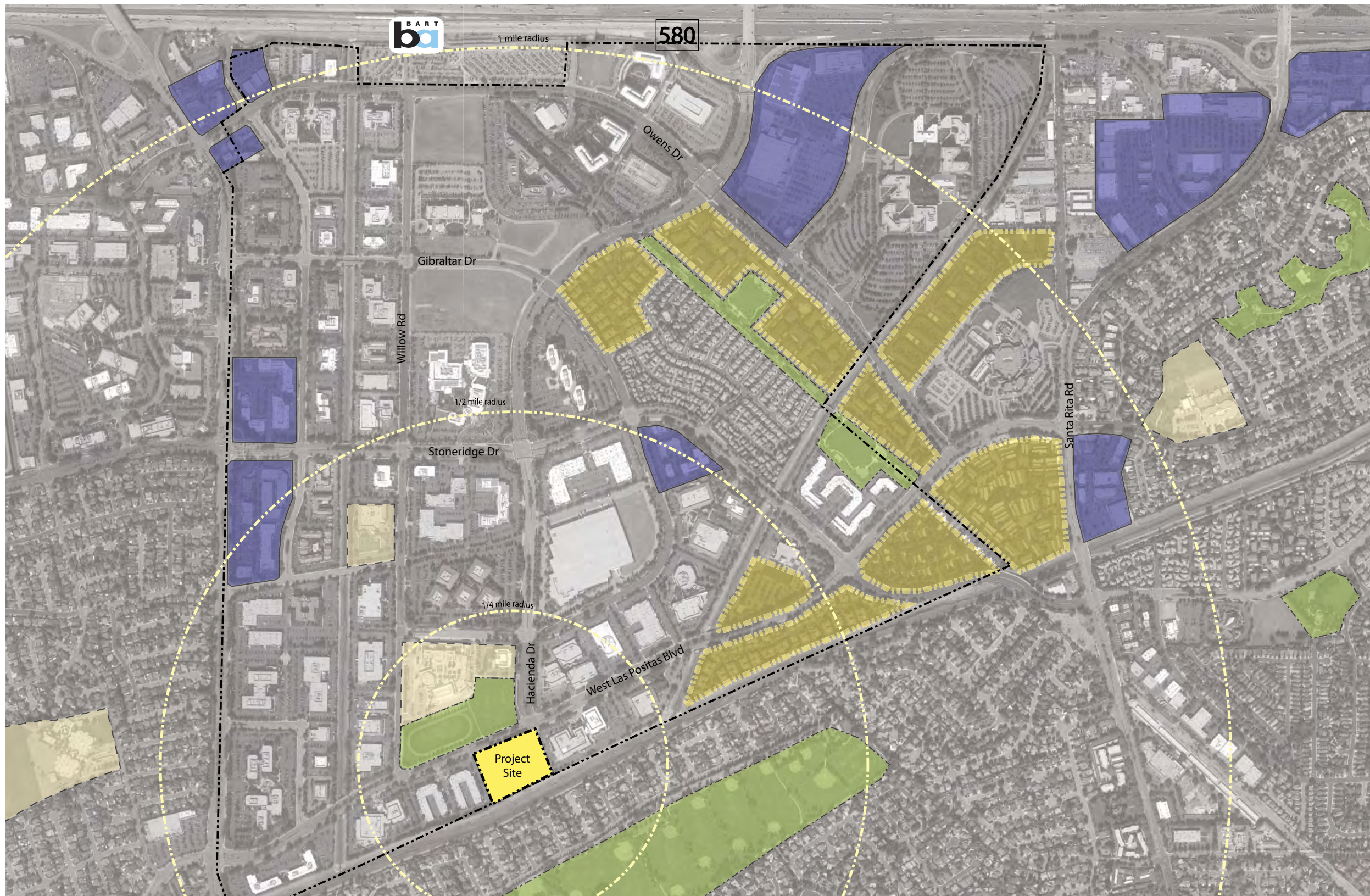
SITE PHOTOS

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AI.I

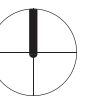
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LEGEND:

- BART Station
- Project Site
- Major Shopping Areas
- Schools
- Multifamily Housing
- Parks & Open Spaces
- Hacienda Business Park
- Walking Distances from the Site (1/4, 1/2, 1 mile)



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LAND USE CONTEXT

AI.2



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LEGEND:

- Bart Station
- Project Site
- Wheels Routes
- Wheels Connection to Ace Train
- Walkways/Bikeways to Schools
- Class 1 Bikeway/ Multi-use Trail
- Walking Distances from the Site (1/4, 1/2, 1 mile)

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CIRCULATION CONTEXT

AI.3

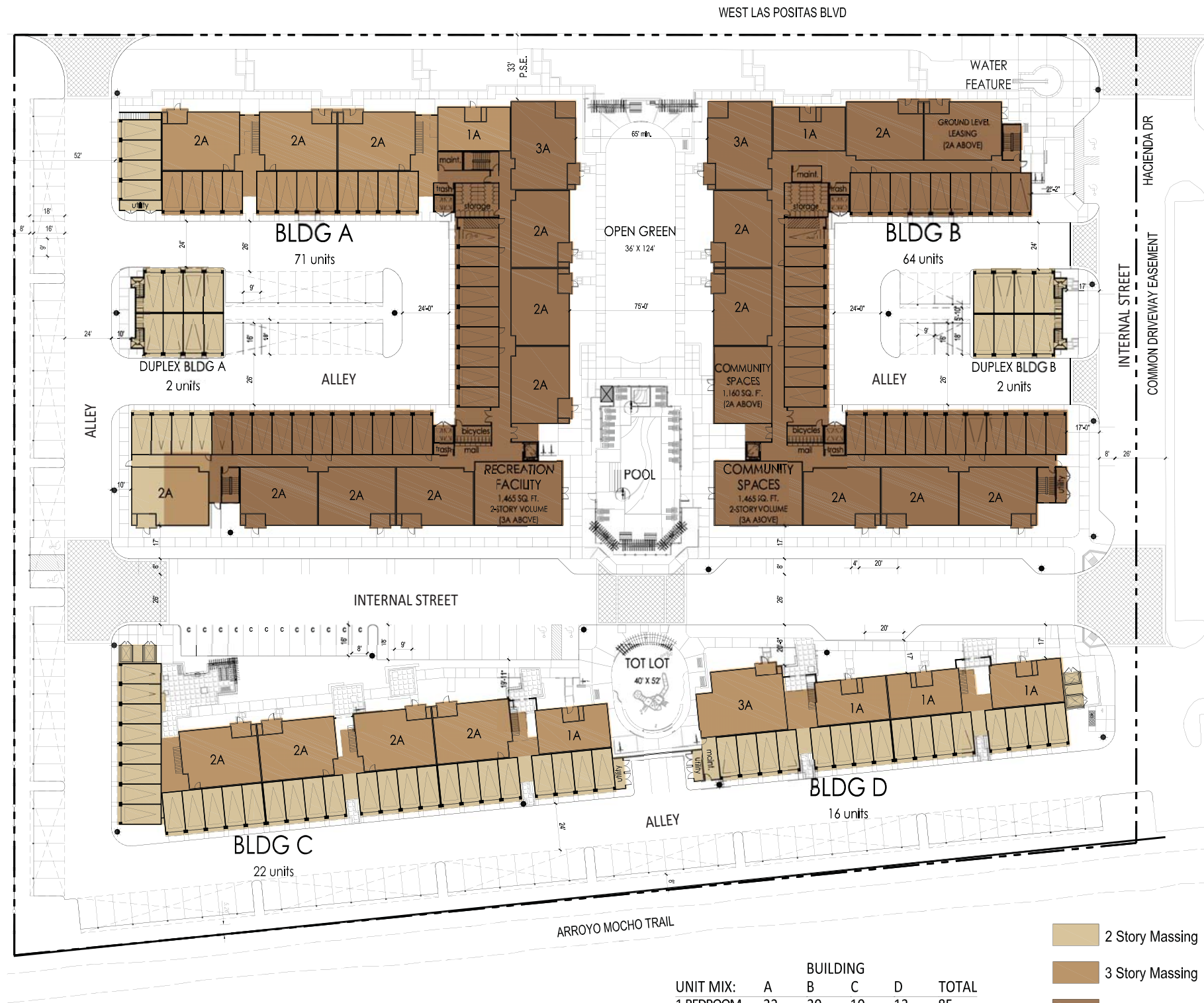
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PROJECT SUMMARY

Site Area:	5.9 acres or 257,283 sq. ft.	Gross Floor Area:	227,060 sq. ft.
Total Units:	177 DU	Building Footprint:	85,000 sq. ft.
Density:	30.0 DU/AC	Building Coverage:	33%
Building Heights:	2 to 4 Stories	Landscaped Area:	44,530 sq. ft.

DEVELOPMENT STANDARDS: (Per Housing Site Design Guidelines)

Front Setbacks:	33' min. from public streets 17' min. from internal streets
Side Setbacks:	8' min. to carports 50' min. from west property line to bldg.
Rear Setback:	8' min. to carports
Alley Setbacks:*	5' min. to garage door 3' min. to upper stories
Drive aisle widths:	26' min. internal streets 24' min. alleys

PARKING REQUIRED:
 1.5 spaces per 1-bedrm unit x 85 + 2 = 130 spaces
 1.5 spaces per 2-bedrm unit x 77 = 116 spaces
 2 spaces per 3-bedrm unit x 15 = 30 spaces
 1 visitor space per 7 units x 177 = 25 spaces
301 spaces required

PARKING PROVIDED:
 Garage spaces - 10' x 20' min. 130 spaces (2 accessible)
 Carport spaces - 9' x 18' min.** 124 spaces (2 accessible)
 Uncovered spaces - 9' x 18' min. 38 spaces (4 accessible)
 Compact spaces - 8' x 16' min. 12 spaces
304 (8 accessible) spaces provided

SECURE BICYCLE PARKING REQUIRED:
 0.8 per unit x 177 = **142 spaces required**

SECURE BICYCLE PARKING PROVIDED:
 Inside Private Garages: 130 spaces
 Inside Bicycle Storage Rooms: 20 spaces
150 spaces provided

RESIDENTIAL STORAGE REQUIRED:
 40 cu. ft. per unit x 177 = **7,080 cu. ft. storage required**

RESIDENTIAL STORAGE PROVIDED:
 40 cu. ft. patio storage x 153 = 6,120 cu. ft. provided on patios
 2'w x 3'd x 6'-8"h typ. locker x 152 = 6,080 cu. ft. provided in storage rooms
12,200 cu. ft. storage provided

NOTES:
 * Zero setbacks to face of carriage buildings, with 2' garage door recess
 ** Carport depth includes 2' vehicle overhang above landscaping

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CONCEPTUAL SITE PLAN

AI.4



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OPEN SPACE SUMMARY

USABLE OPEN SPACE REQUIRED:
300 sq. ft. per unit x 177 = **53,100 sq. ft. required**

USABLE OPEN SPACE PROVIDED:
Group Usable Open Space
(min. dimension 15') **45,209 sq. ft.**

Private Open Space (upper balconies, min. dimension 5')

Plan 1A: 56 sq. ft. x 52 units = **2,912 sq. ft.**

71 sq. ft. x 4 units = **284 sq. ft.**

Plan 1B: 64 sq. ft. x 12 units = **768 sq. ft.**

82 sq. ft. x 1 unit = **82 sq. ft.**

114 sq. ft. x 1 unit = **114 sq. ft.**

Plan 2A: 68 sq. ft. x 56 units = **3,808 sq. ft.**

Plan 3A: 63 sq. ft. x 2 units = **126 sq. ft.**

143 sq. ft. x 10 units = **1,430 sq. ft.**

Total Private Open Space **9,524 sq. ft.**

Credit Towards Group OS **19,048 sq. ft. (at 2:1 credit)**

Total Usable Open Space Provided **64,257 sq. ft. provided**

--- Pedestrian Circulation

● Building Entries

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OPEN SPACE PLAN

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01/24/2014

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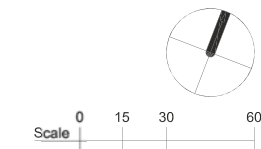
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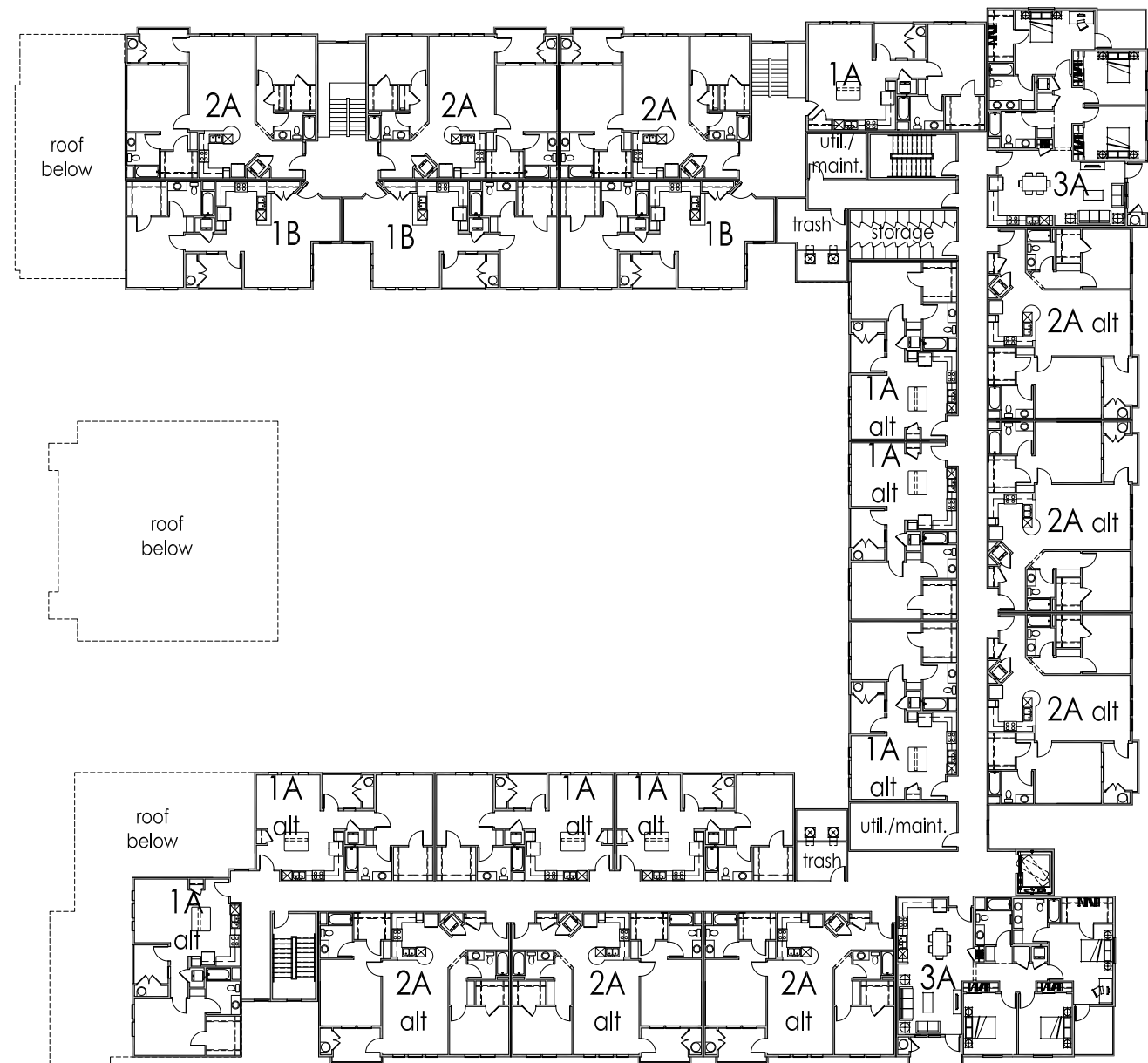
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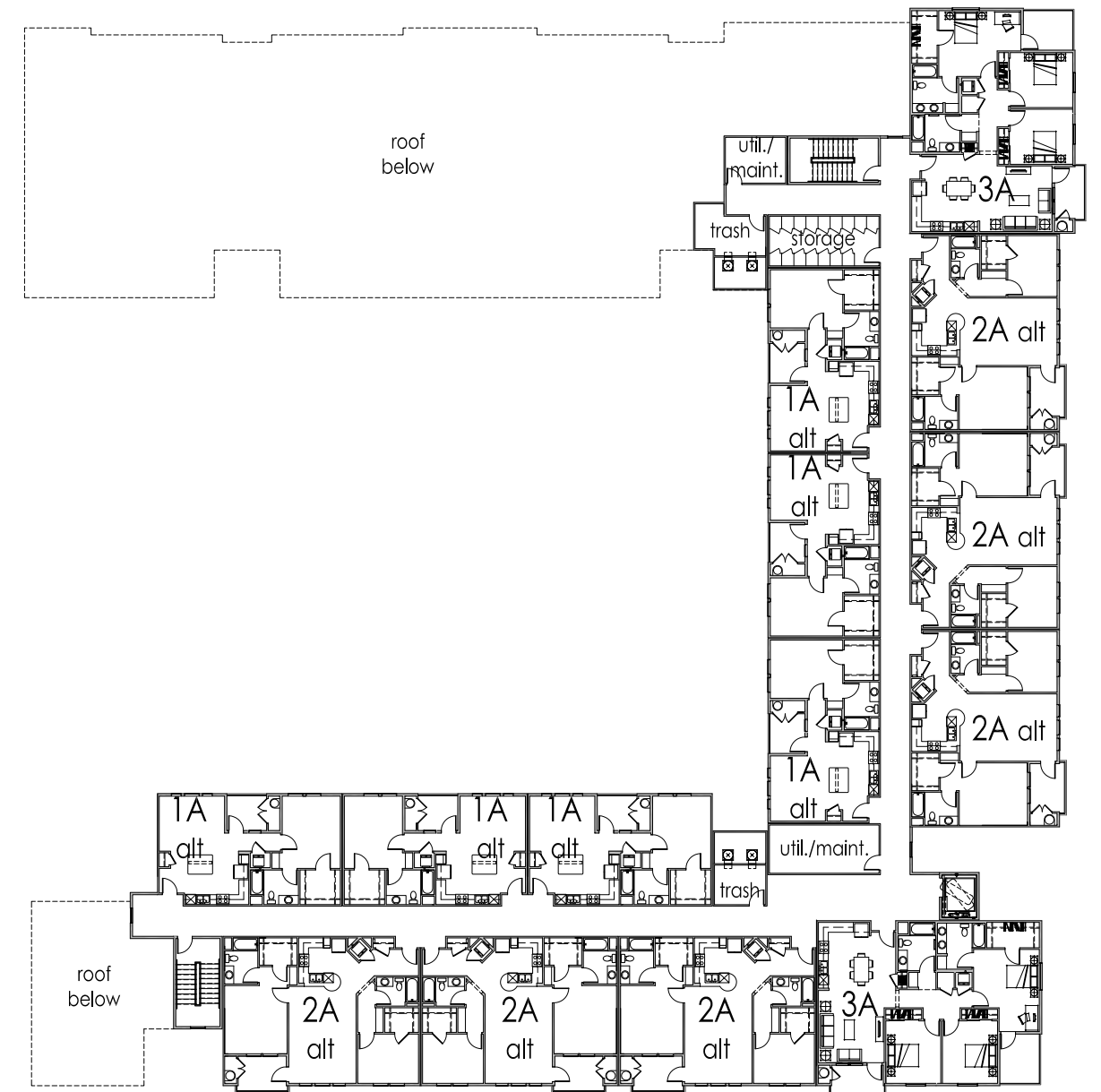


AI.5

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THIRD LEVEL



FOURTH LEVEL

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BUILDING A FLOOR PLANS

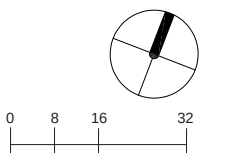
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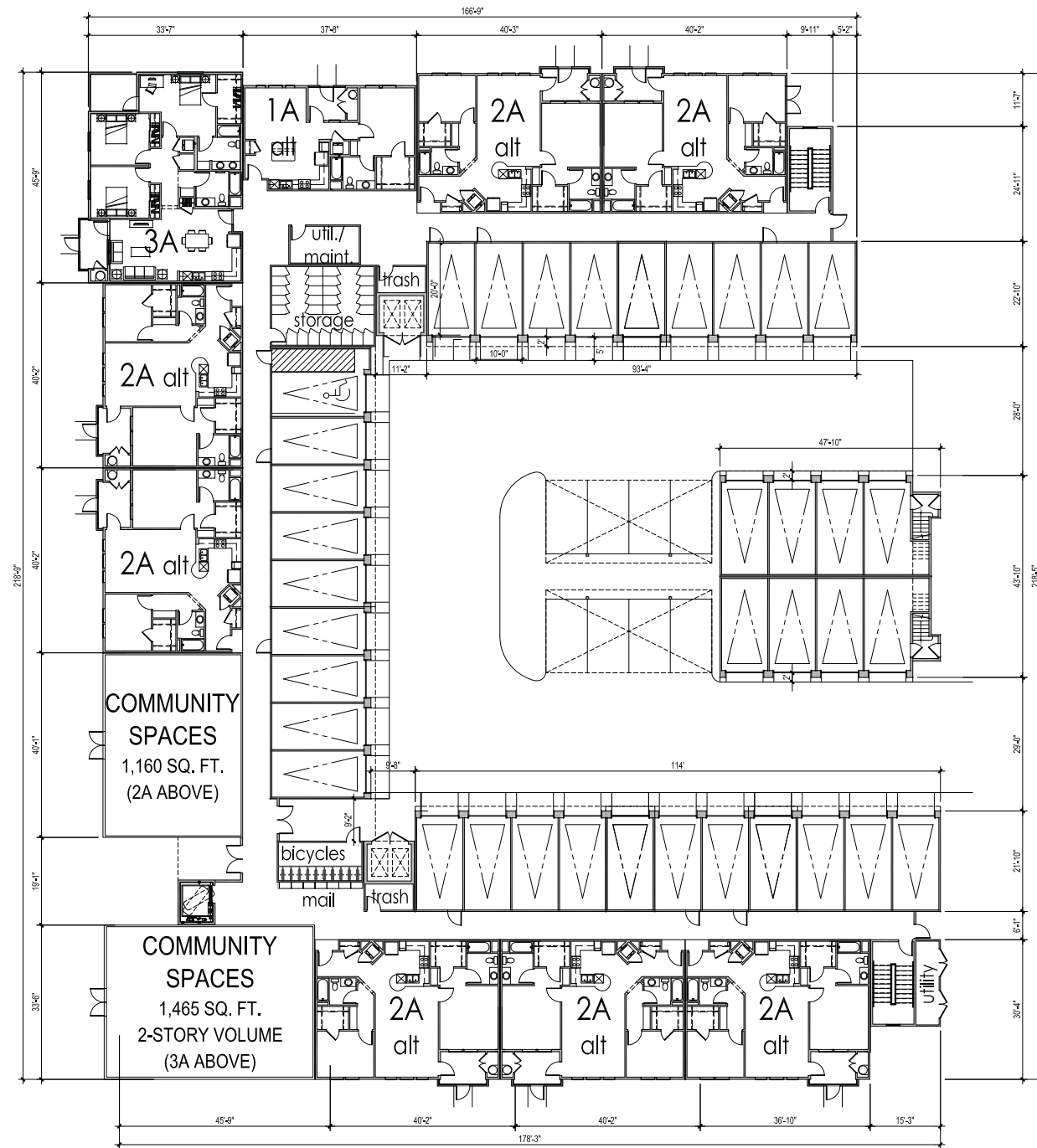


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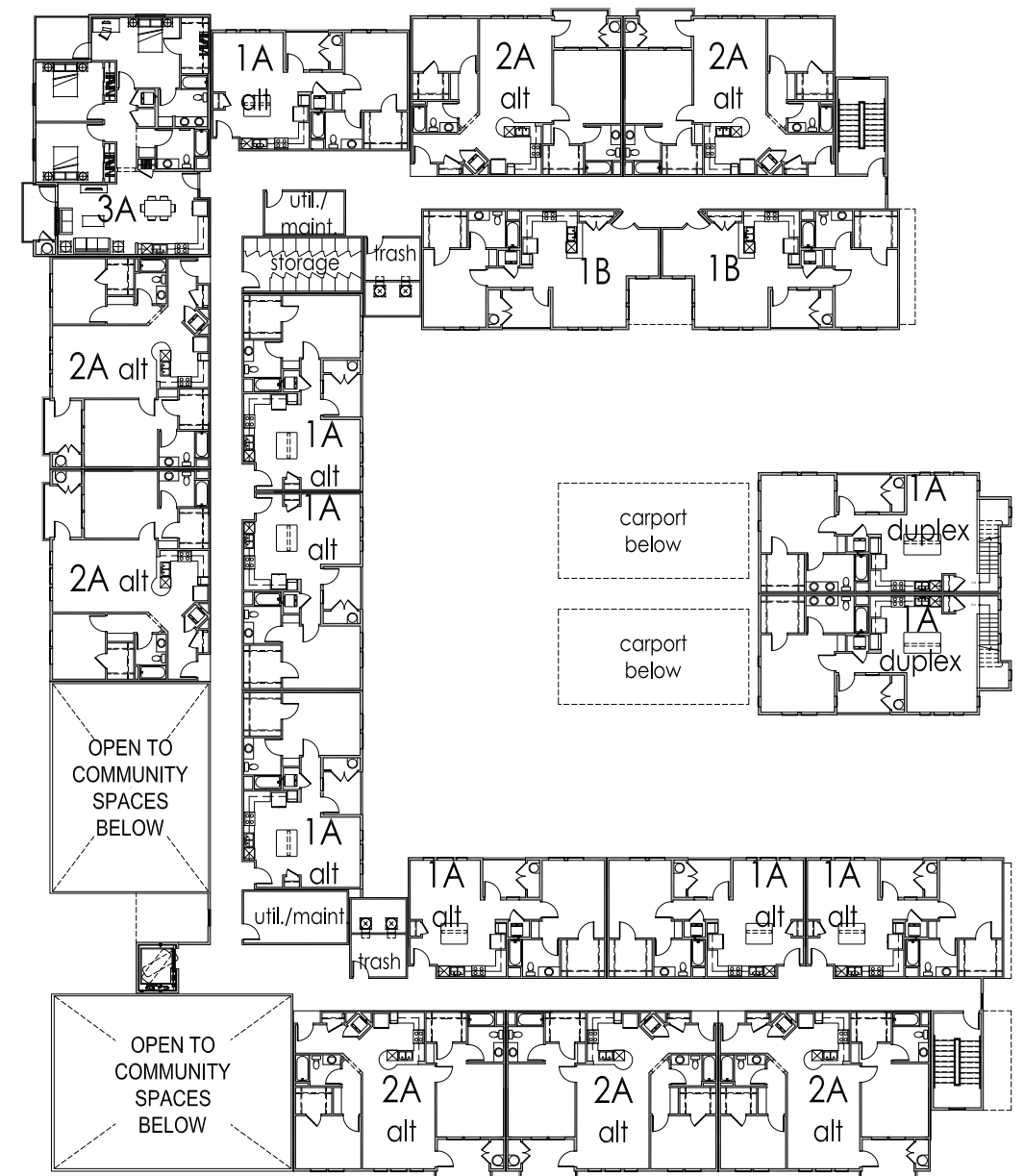
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GROUND LEVEL



SECOND LEVEL

5850 WEST LAS POSITAS BLVD

BUILDING B FLOOR PLANS

A2.3

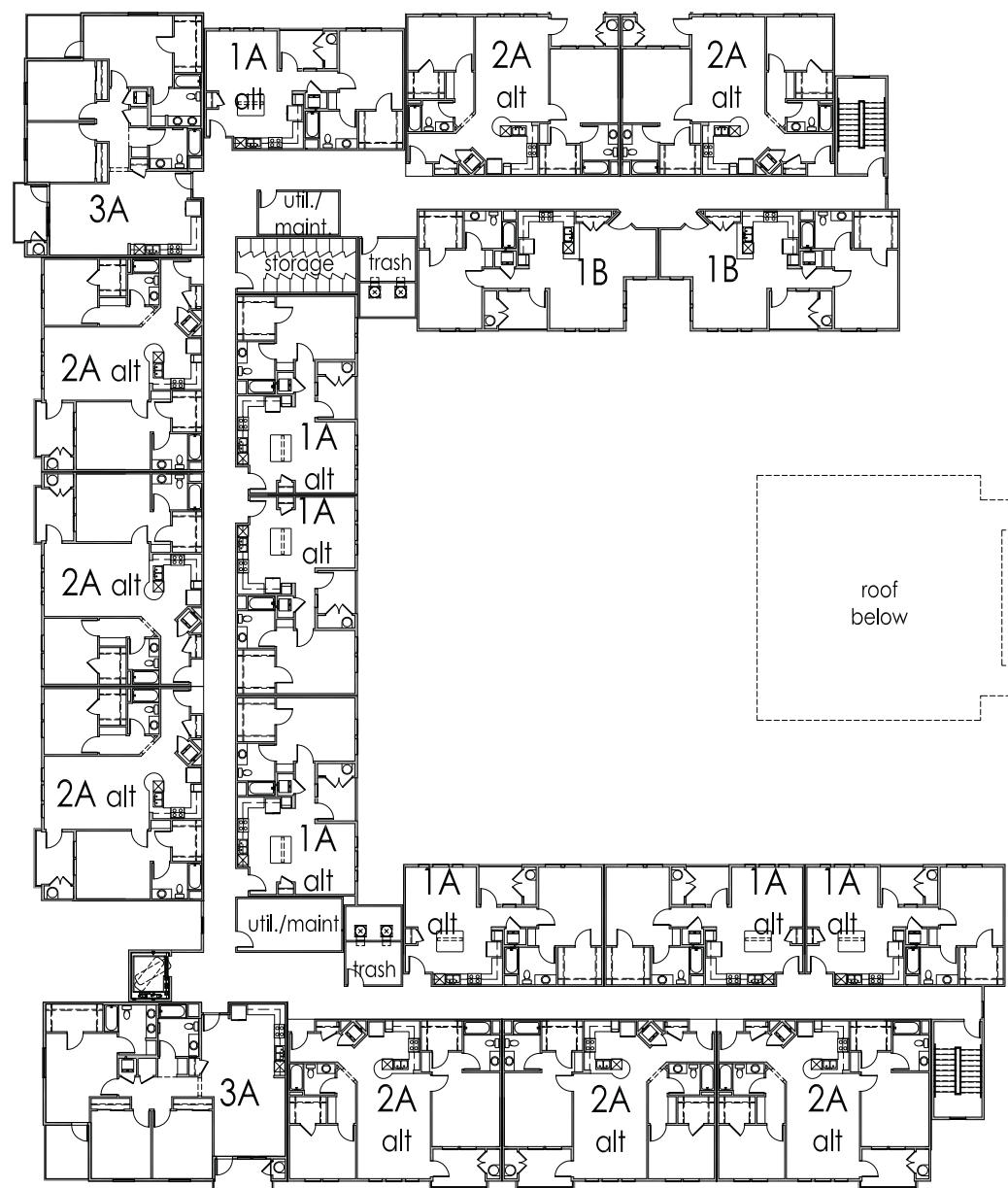


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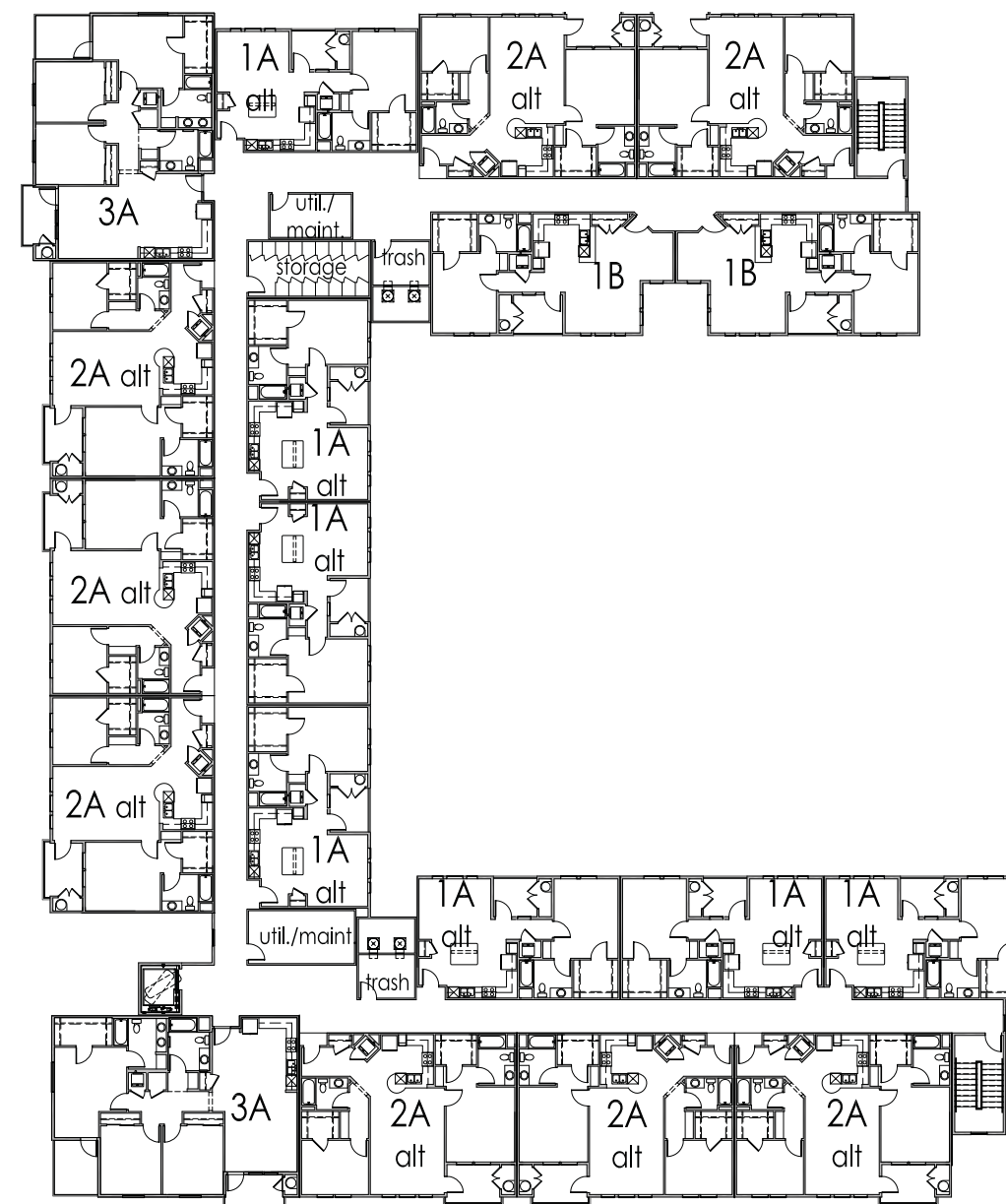
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THIRD LEVEL



FOURTH LEVEL

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BUILDING B FLOOR PLANS

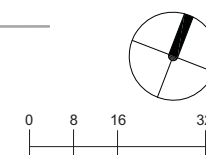
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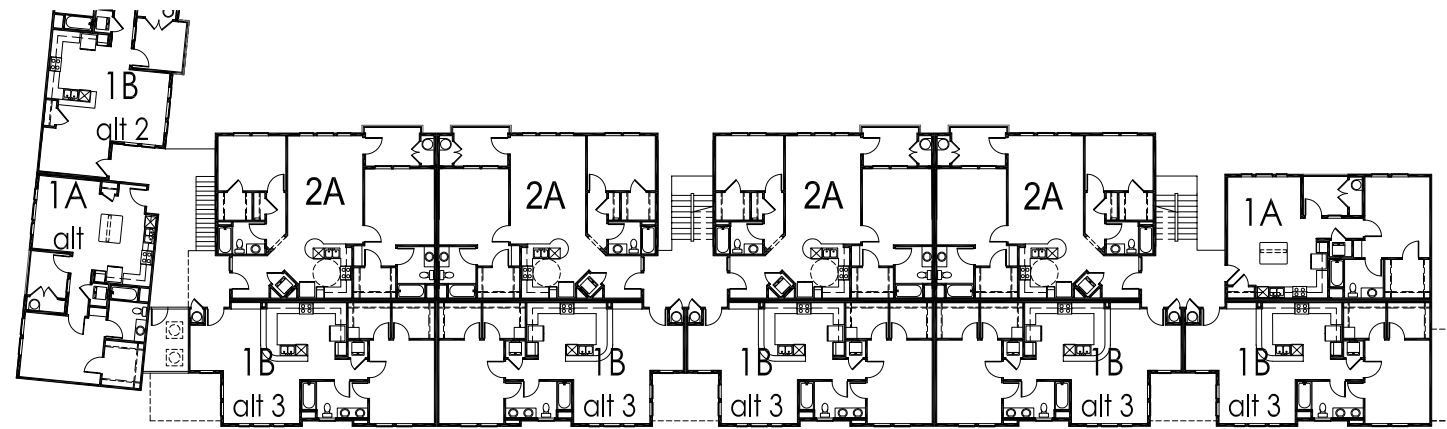


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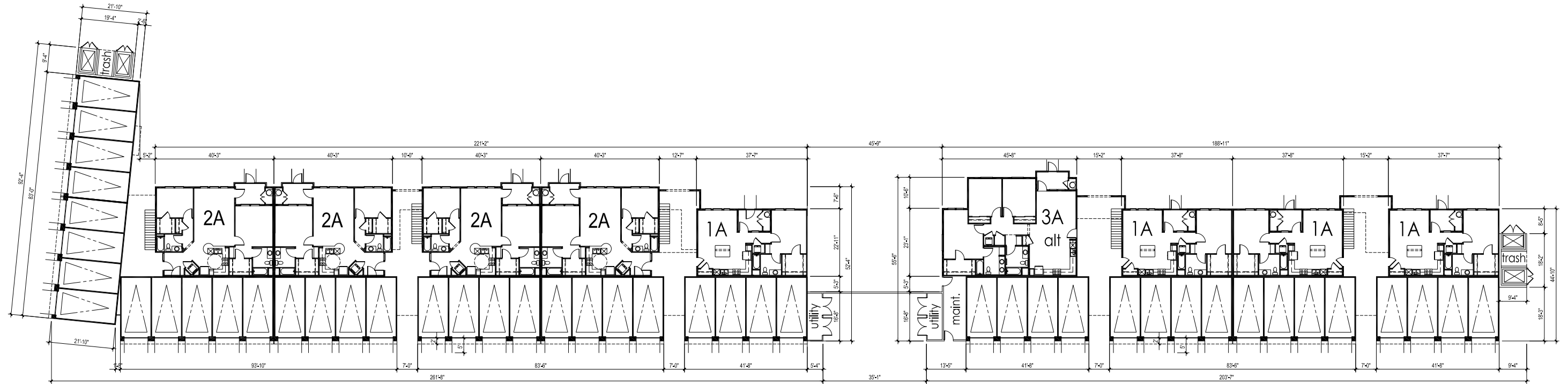
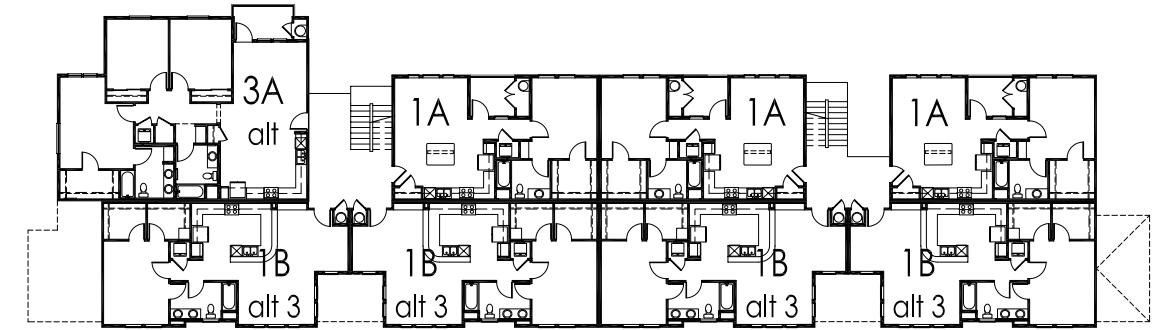
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SECOND LEVEL



GROUND LEVEL

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BUILDINGS C & D FLOOR PLANS

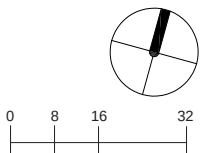
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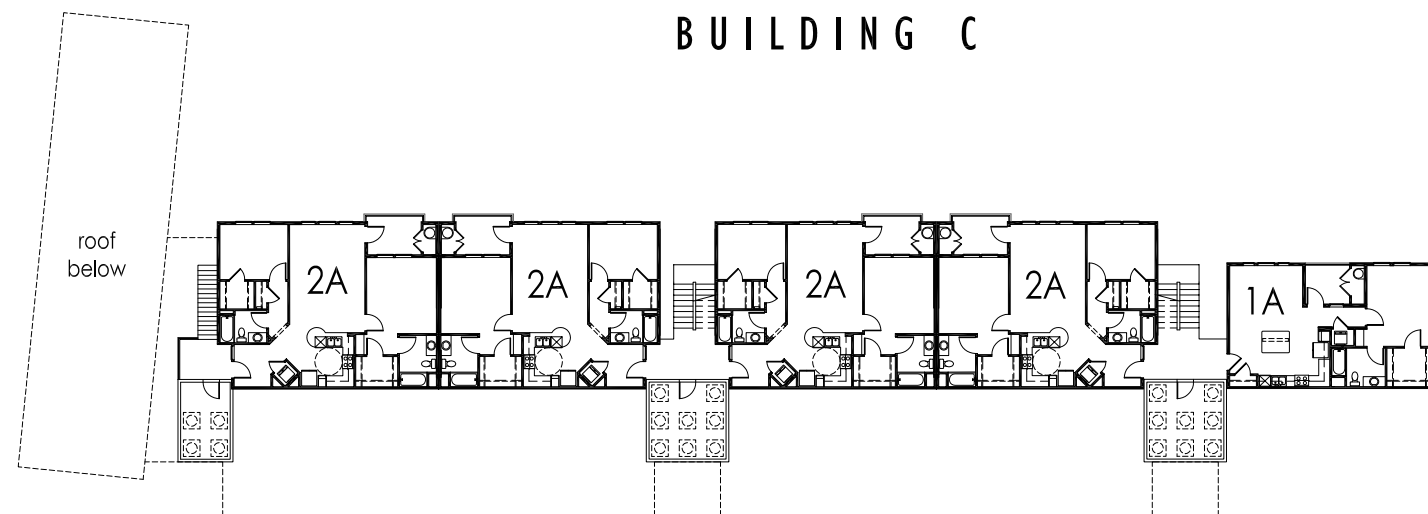


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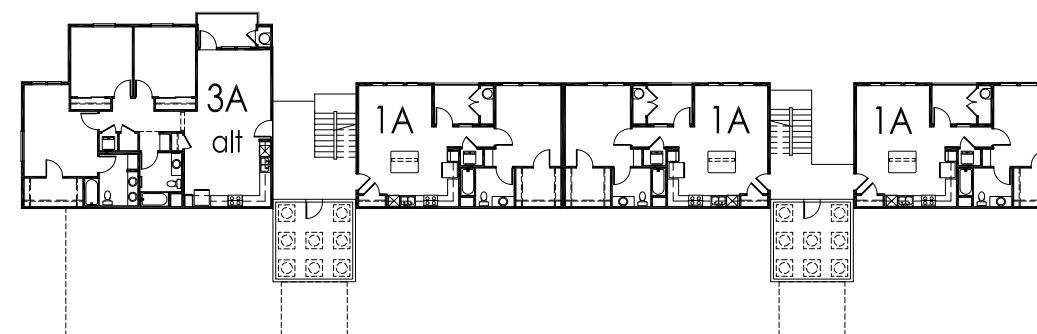
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THIRD LEVEL



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BUILDINGS C & D FLOOR PLANS

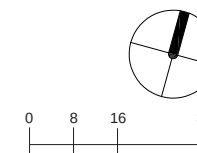
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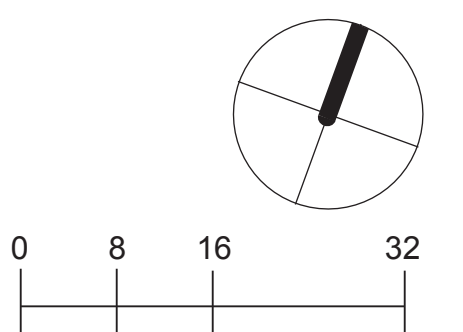
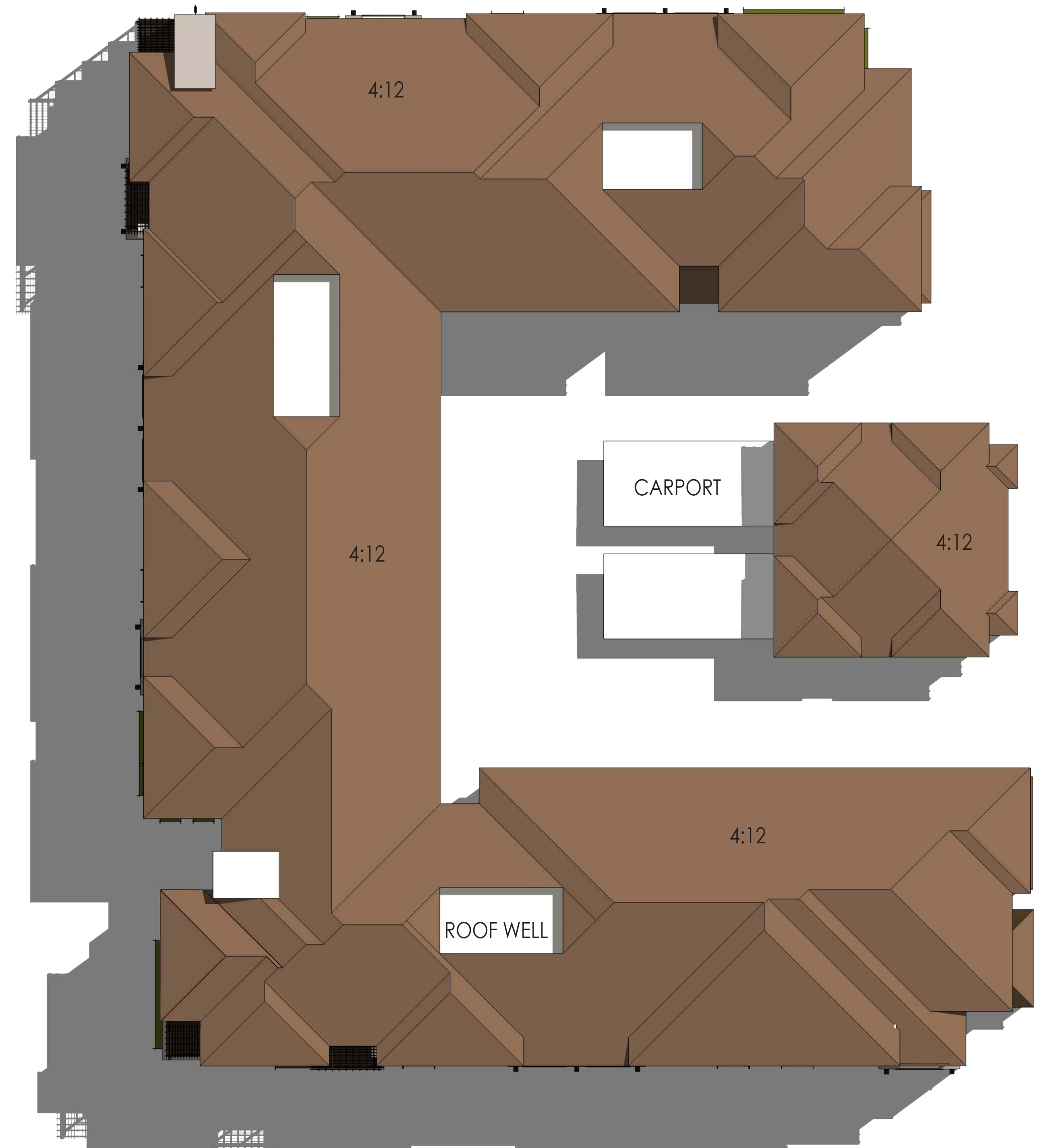
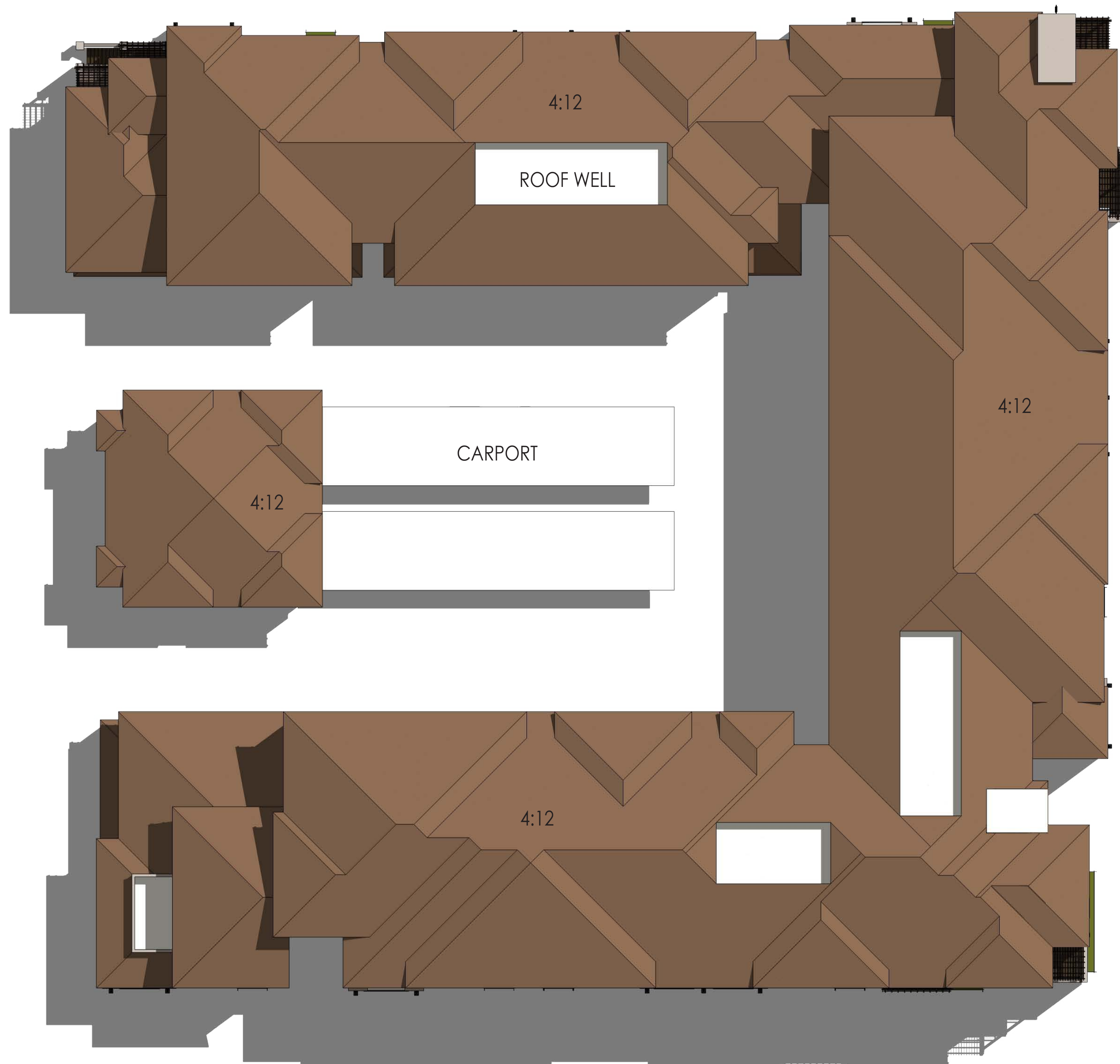
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BUILDINGS A & B ROOF PLANS

A3.1

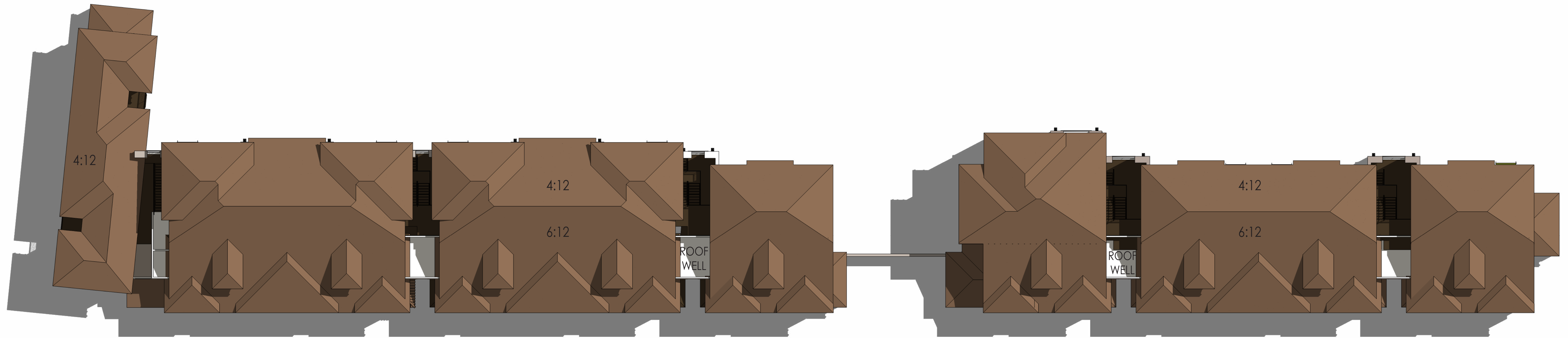


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BUILDINGS C & D ROOF PLANS

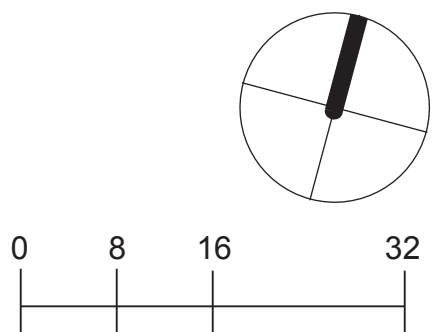
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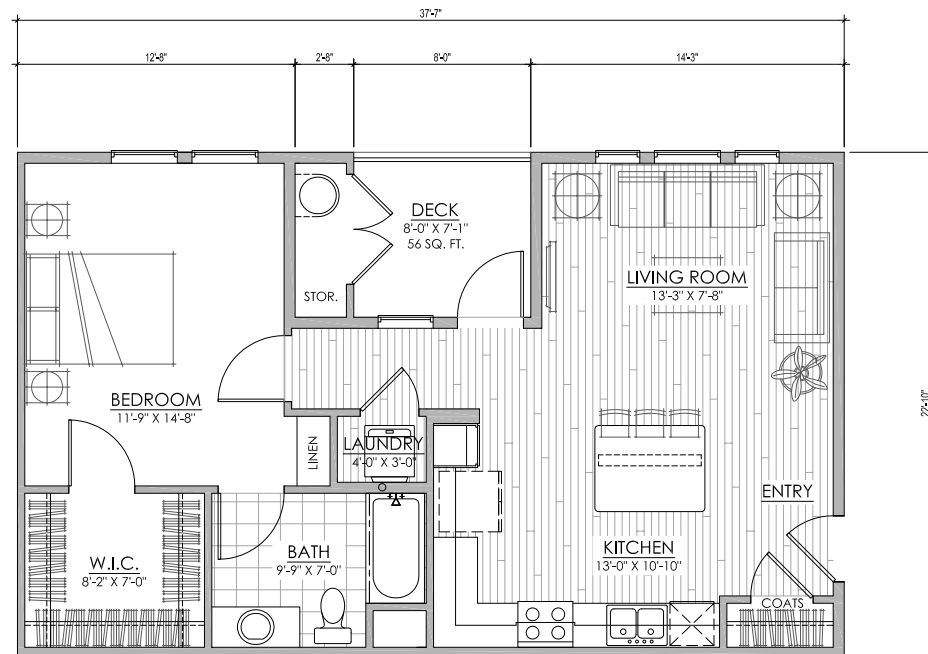


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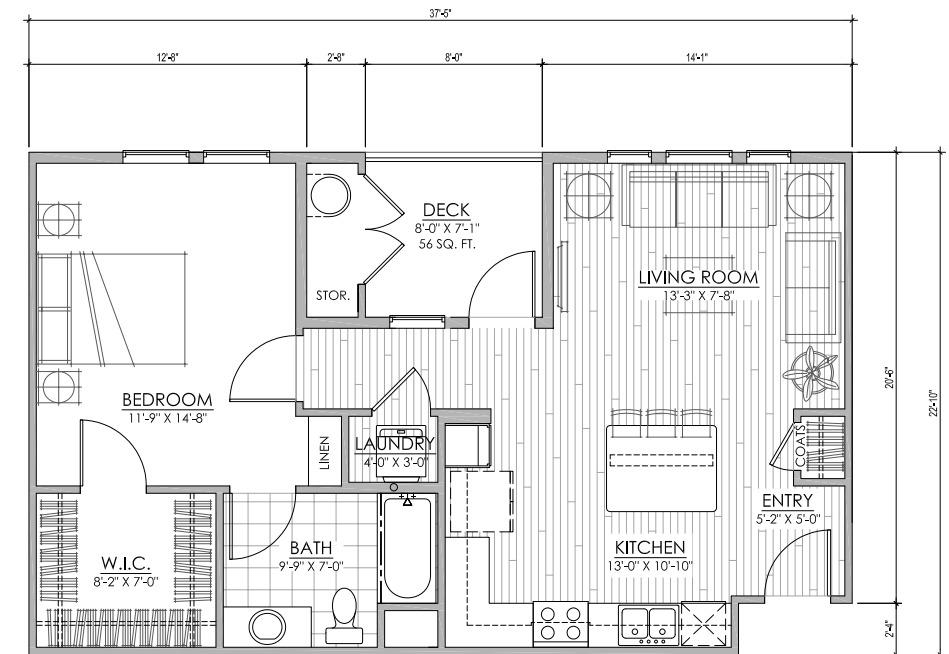
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1A - 1BDR/1BATH
 UNIT AREA: 715 SQ. FT.
 PRIVATE OPEN SPACE: 56 SQ. FT.
 PRIVATE STORAGE: 40 CU. FT. MIN.



1A alt - 1BDR/1BATH
 UNIT AREA: 702 SQ. FT.
 PRIVATE OPEN SPACE: 56 SQ. FT.
 PRIVATE STORAGE: 40 CU. FT. MIN.

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ONE-BEDROOM UNIT PLANS

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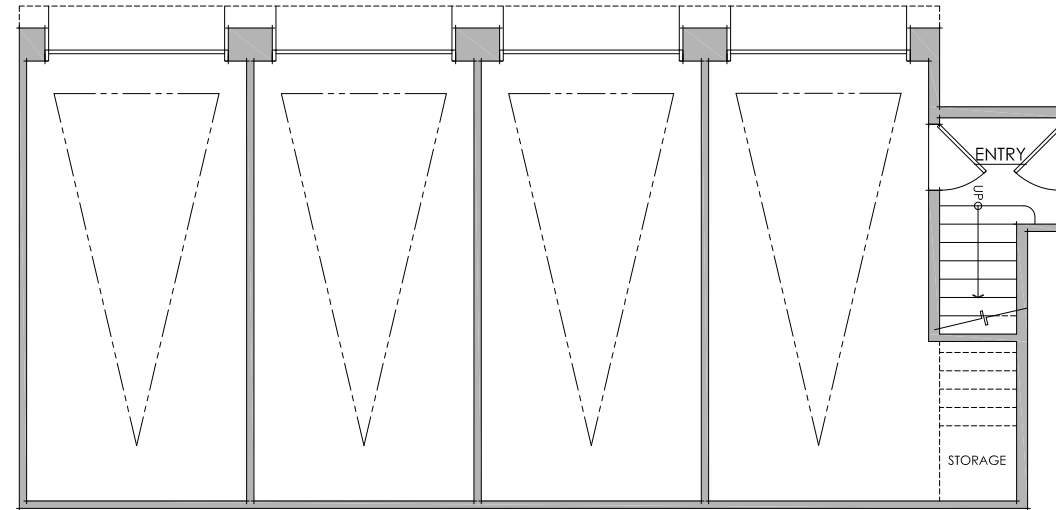


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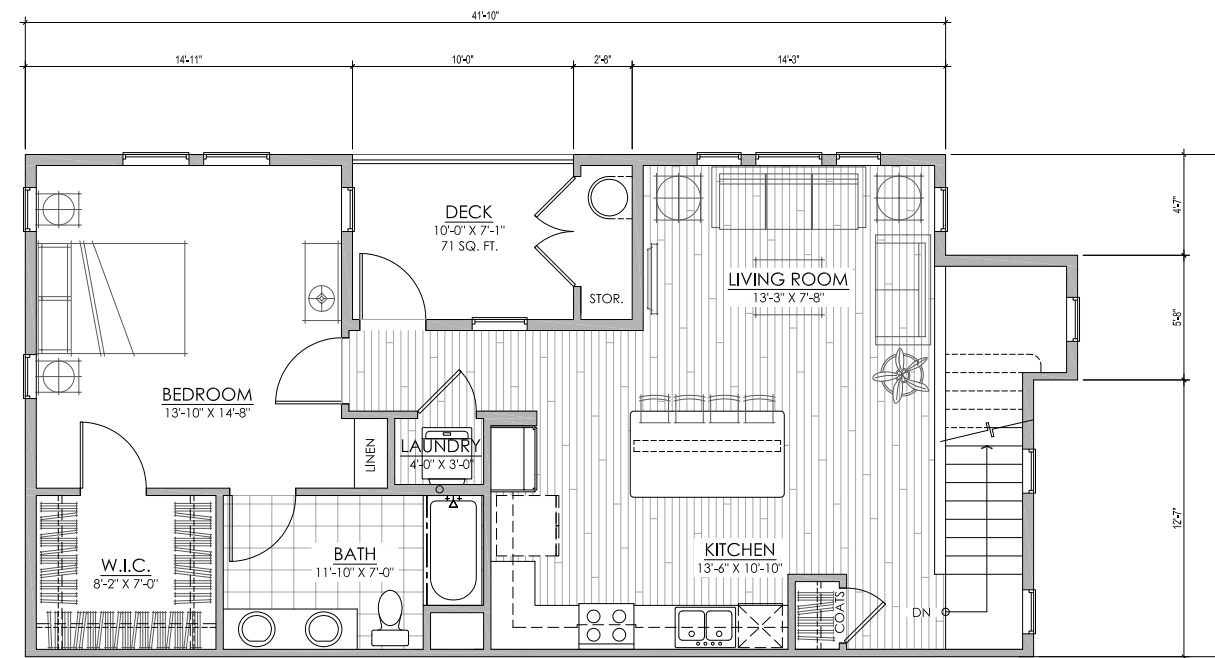
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0 2 4 8
 A4.1



1A duplex unit -
GROUND LEVEL ENTRY



1A duplex unit -
LEVEL 2
1BDR/1BATH
UNIT AREA: 860 SQ. FT.
PRIVATE OPEN SPACE: 71 SQ. FT.
PRIVATE STORAGE: 40 CU. FT. MIN.

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ONE-BEDROOM UNIT PLANS

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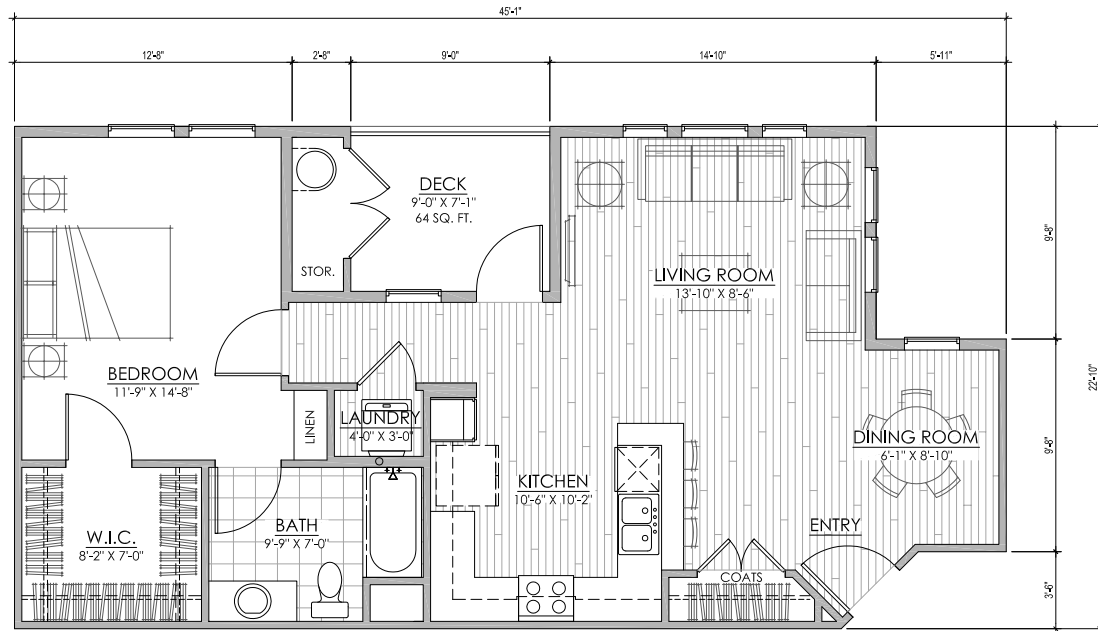


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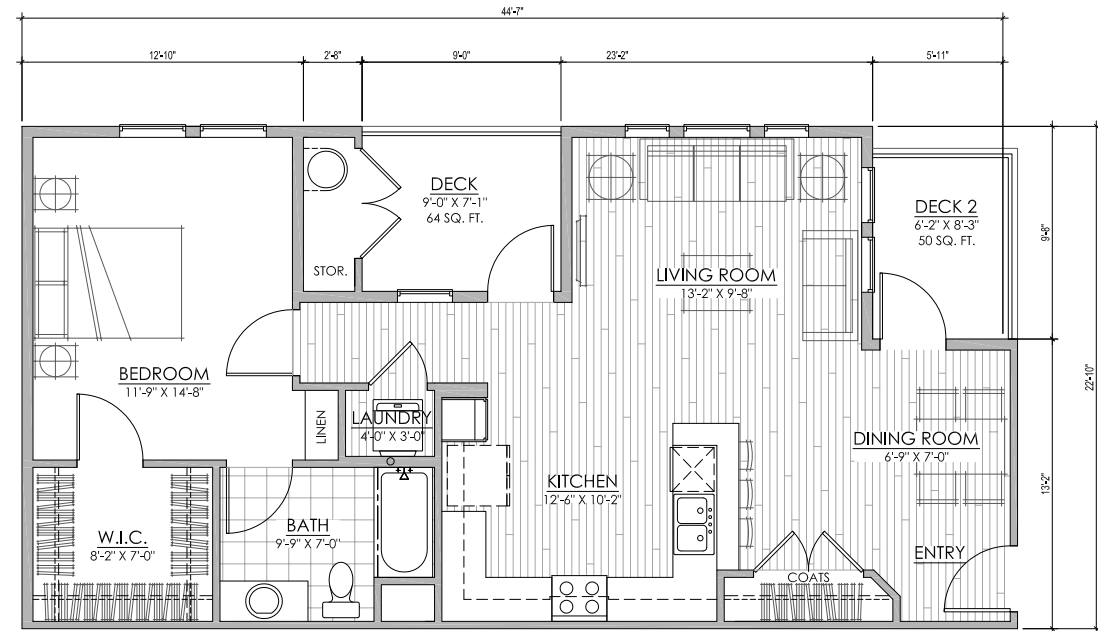
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A4.2



1B - 1BDR/1BATH
 UNIT AREA: 796 SQ. FT.
 PRIVATE OPEN SPACE: 64 SQ. FT.
 PRIVATE STORAGE: 40 CU. FT. MIN.



1B alt 1 - 1BDR/1BATH
 UNIT AREA: 810 SQ. FT.
 PRIVATE OPEN SPACE: 114 SQ. FT.
 PRIVATE STORAGE: 40 CU. FT. MIN.

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ONE-BEDROOM UNIT PLANS

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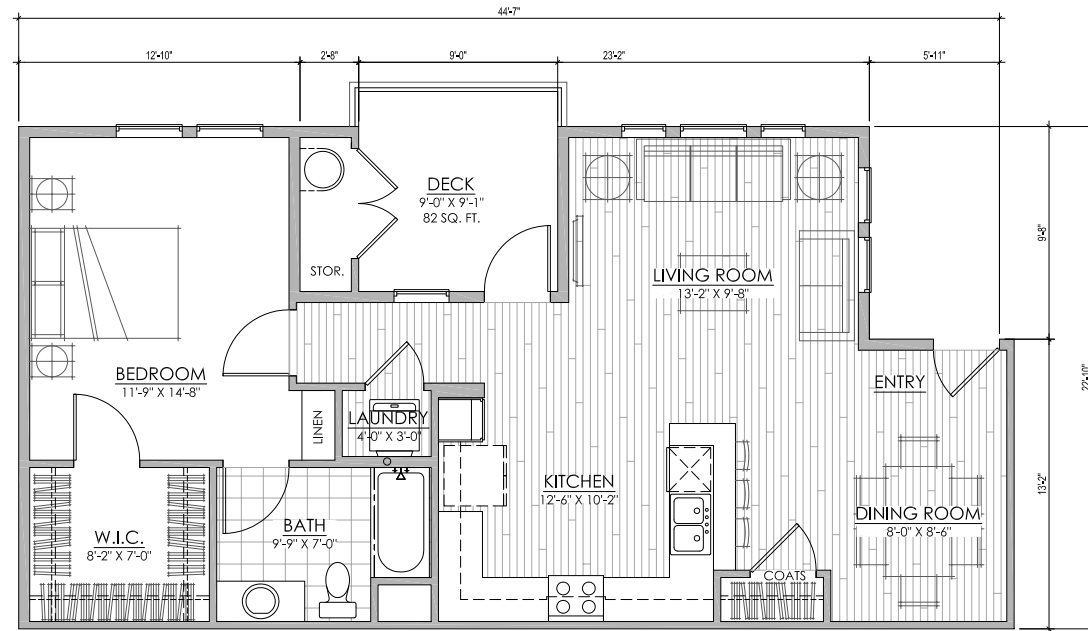


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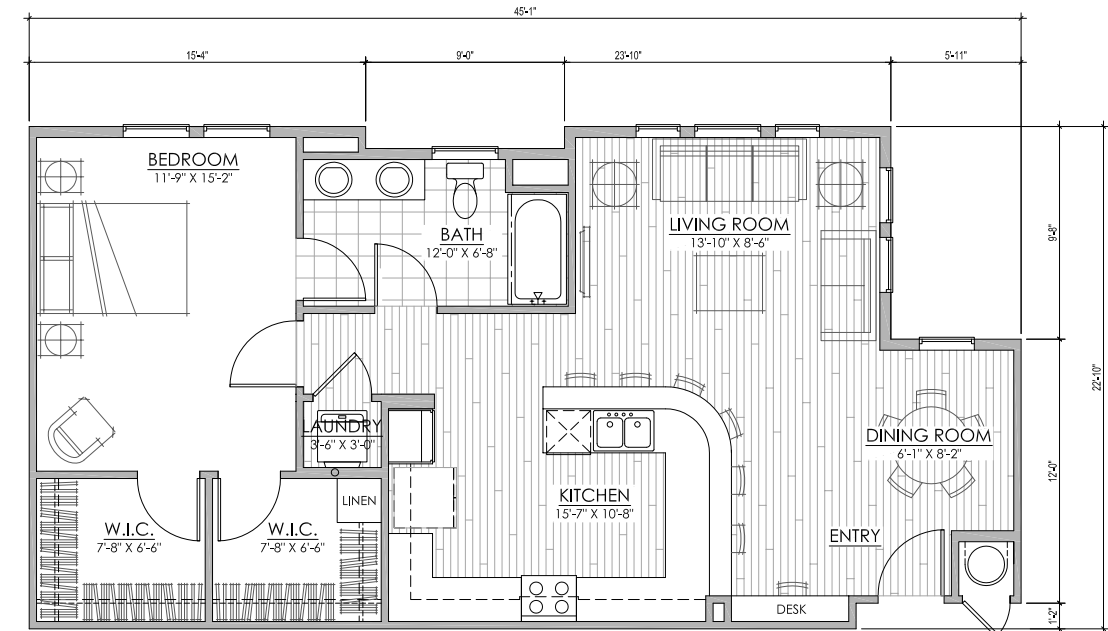
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0 2 4 8
 A4.3



1B alt 2 - 1BDR/1BATH
 UNIT AREA: 810 SQ. FT.
 PRIVATE OPEN SPACE: 82 SQ. FT.
 PRIVATE STORAGE: 40 CU. FT. MIN.



1B alt 3 - 1BDR/1BATH
 UNIT AREA: 887 SQ. FT.

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ONE-BEDROOM UNIT PLANS

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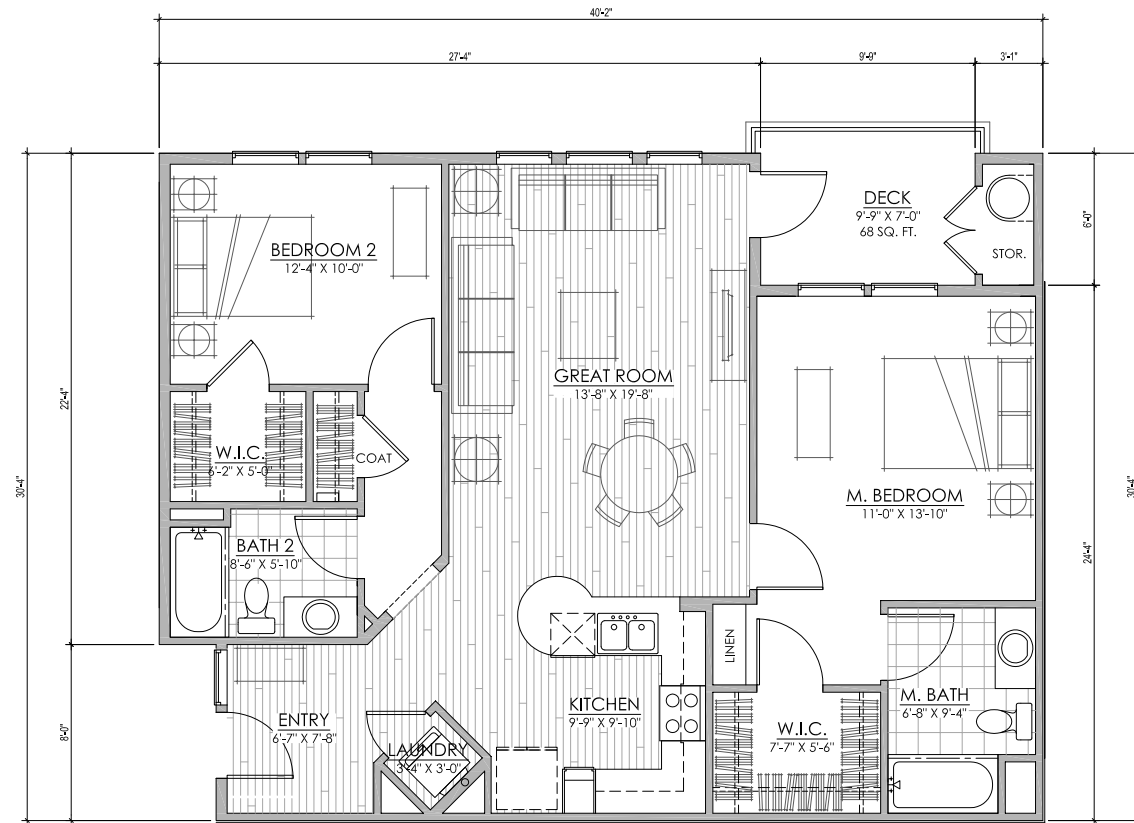


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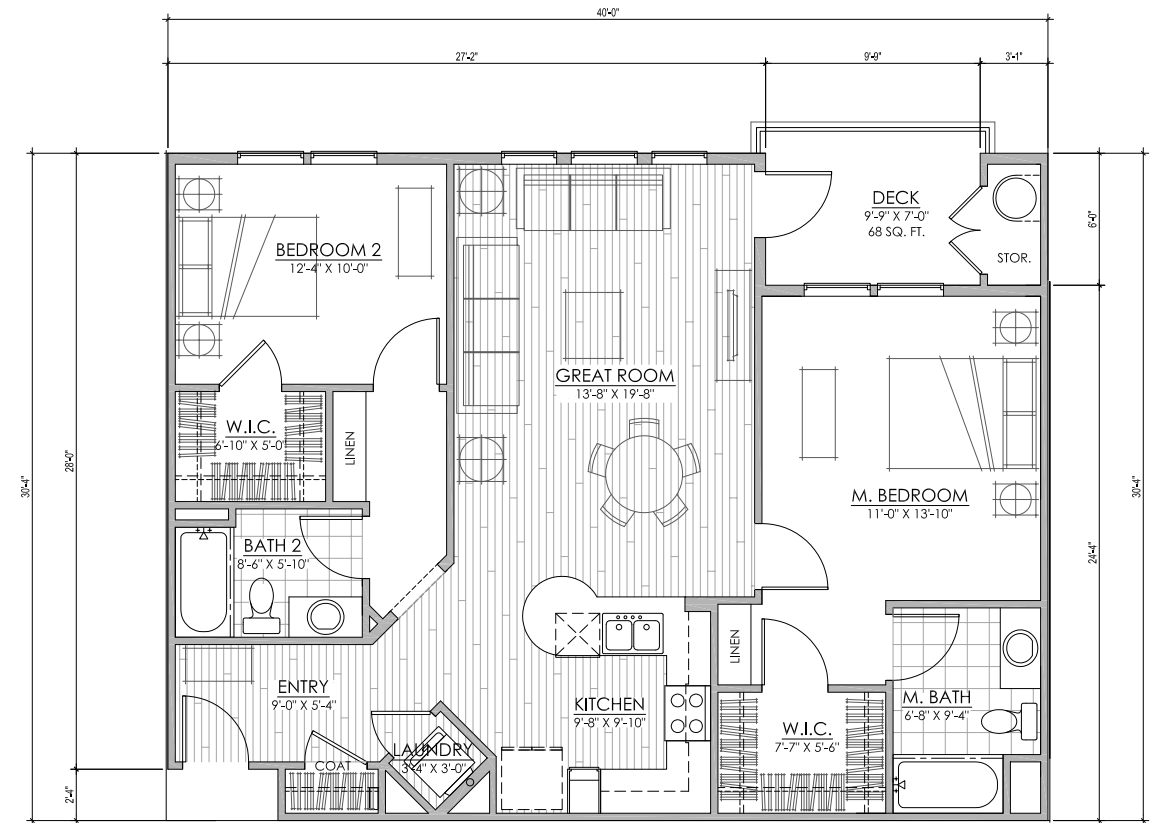
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0 2 4 8
 A4.4



2A - 2BDR/2BATH
 UNIT AREA: 1054 SQ. FT.
 PRIVATE OPEN SPACE: 68 SQ. FT.
 PRIVATE STORAGE: 40 CU. FT. MIN.



2A alt - 2BDR/2BATH
 UNIT AREA: 1063 SQ. FT.
 PRIVATE OPEN SPACE: 68 SQ. FT.
 PRIVATE STORAGE: 40 CU. FT. MIN.

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TWO-BEDROOM UNIT PLANS

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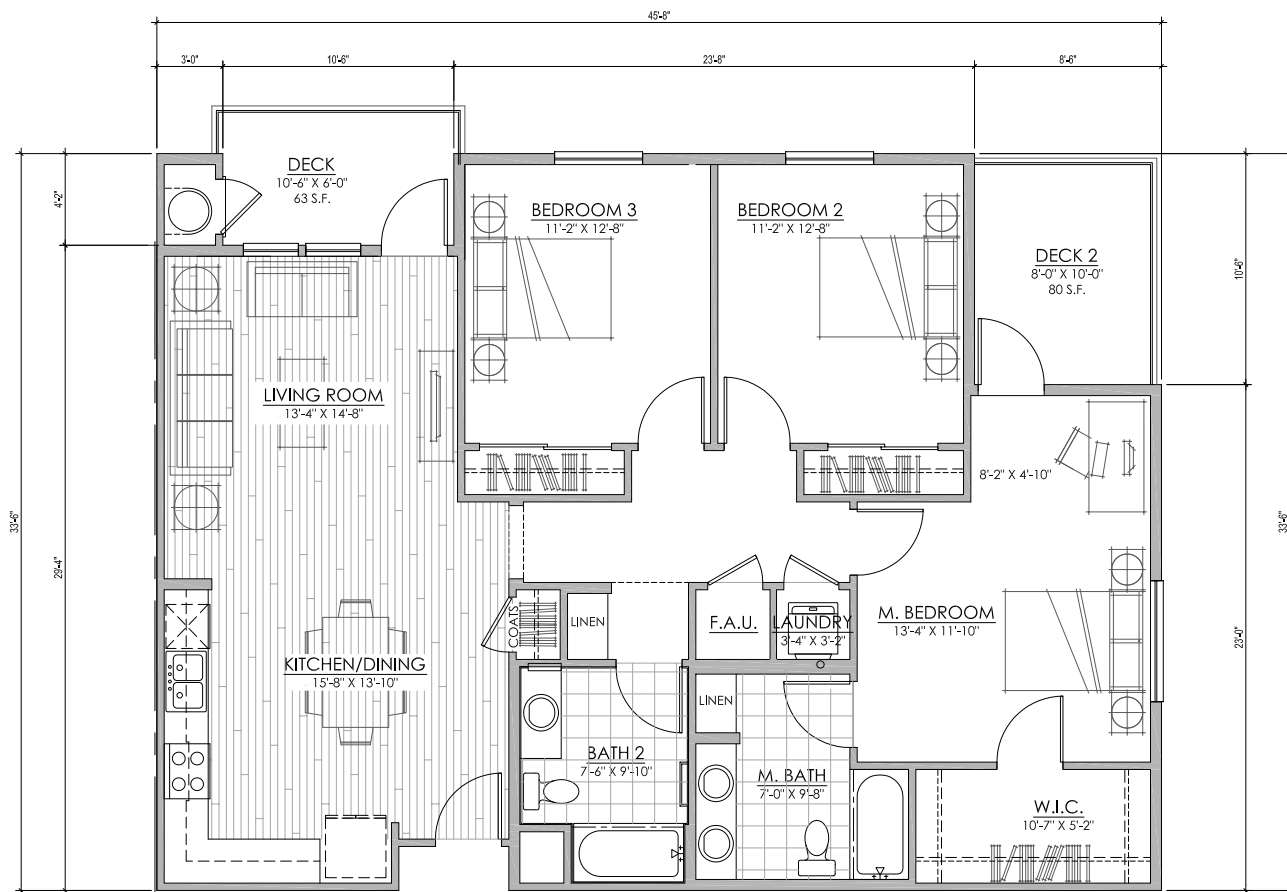


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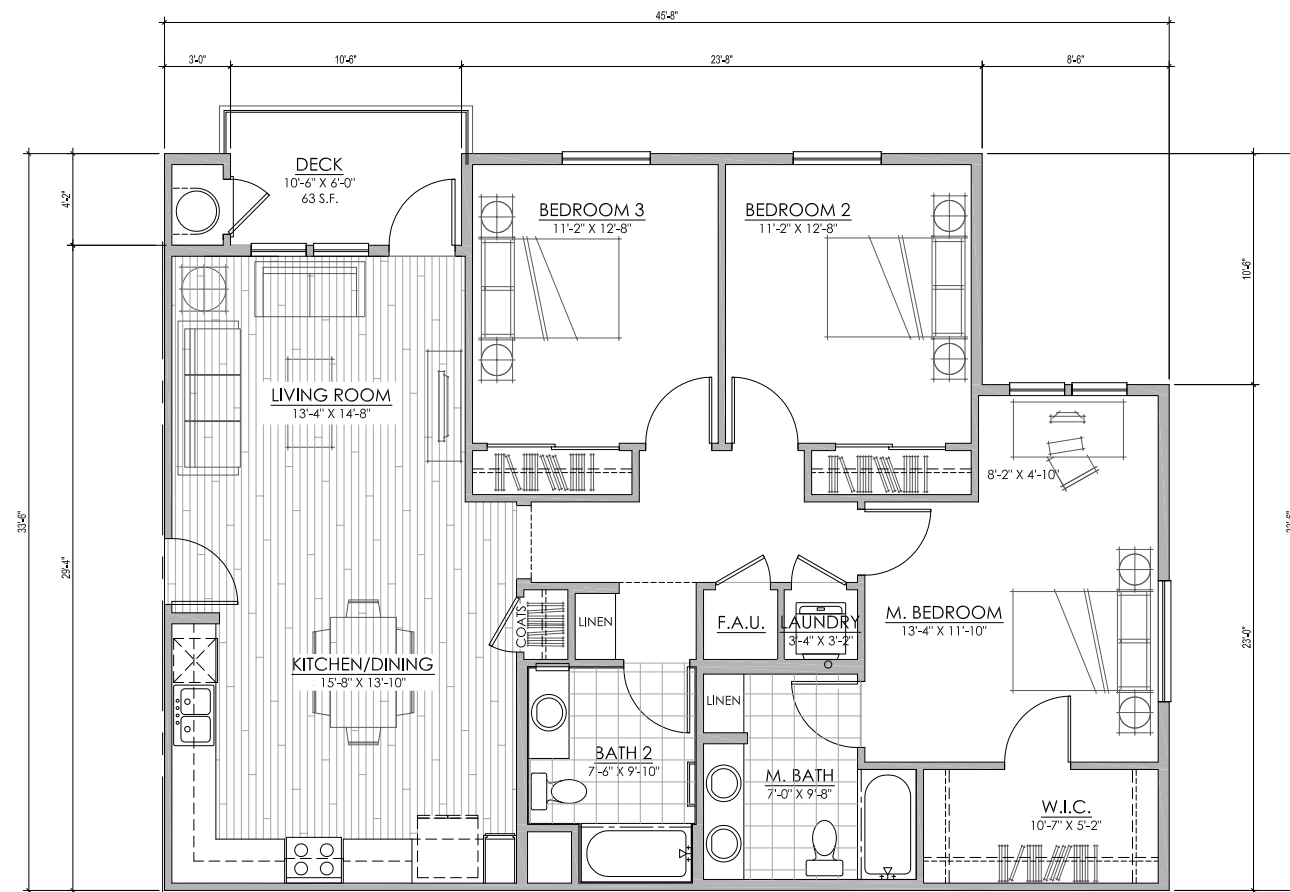
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A4.5



3A - 3BDR/2BATH
UNIT AREA: 1298 SQ. FT.
PRIVATE OPEN SPACE: 143 SQ. FT.



3A alt - 3BDR/2BATH
UNIT AREA: 1309 SQ. FT.
PRIVATE OPEN SPACE: 63 SQ. FT.

5850 WEST LAS POSITAS BLVD

THREE-BEDROOM UNIT PLANS

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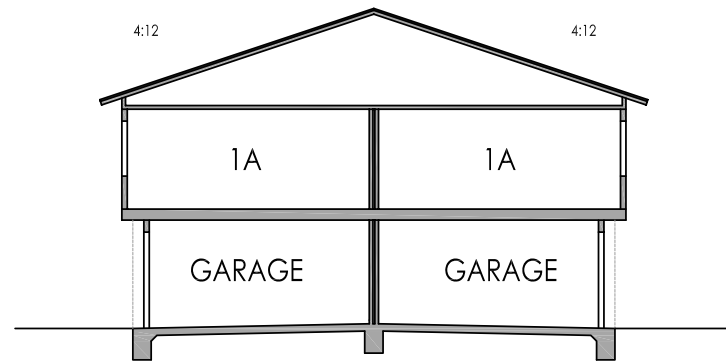


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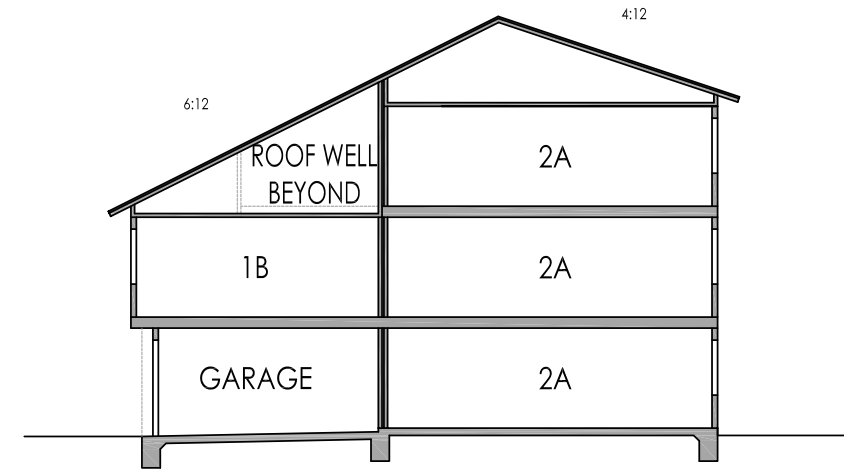
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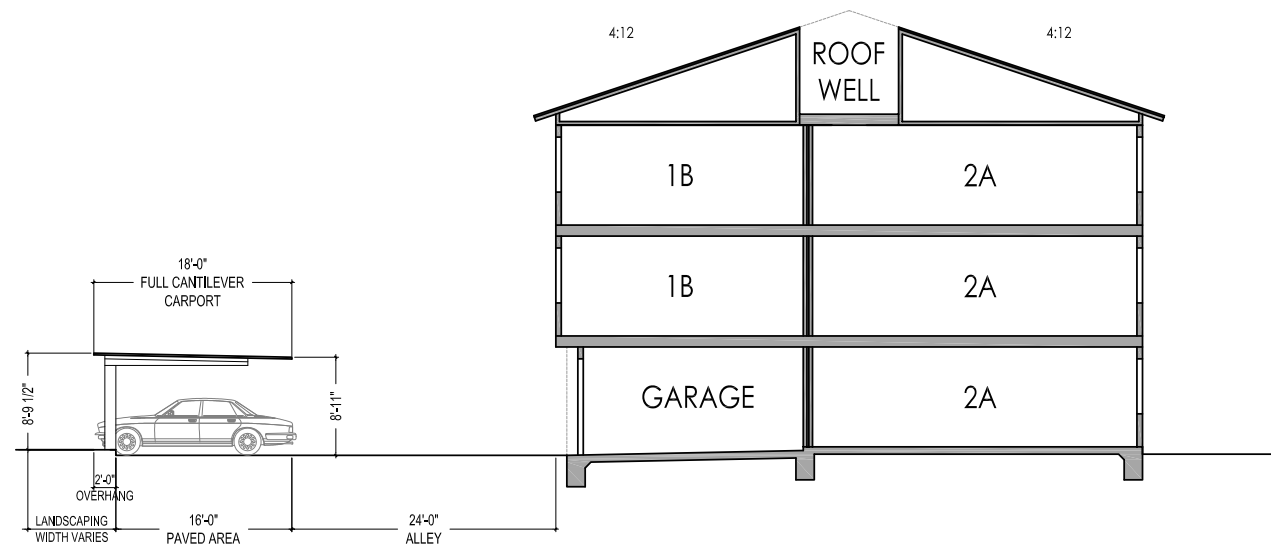
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A4.6



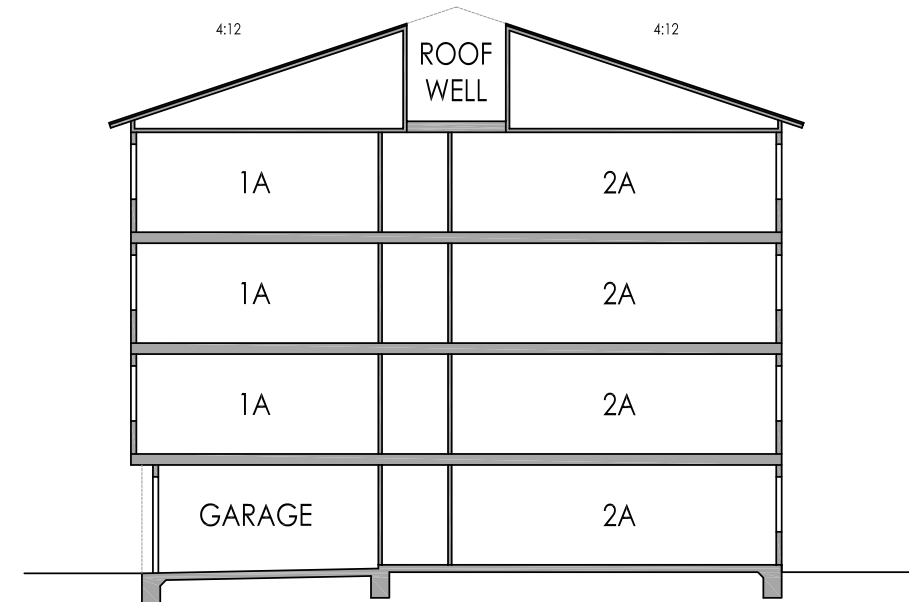
DUPLEX BUILDINGS A & B



BUILDINGS C & D



BUILDING A



BUILDINGS A & B

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TYPICAL BUILDING SECTIONS

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NORTH ELEVATION - BUILDING A



EAST ELEVATION - BUILDING A

Building height dimensions are measured from finished floor to top of roof and do not include slab height to finished grade, which is a minimum of 8" and will vary depending on site grading. Colors depicted are representations and may not be accurate due to printing variations. Refer to Material Board for actual samples.

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BUILDING A ELEVATIONS

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0 4 8 16
A6.1



SOUTH ELEVATION - BUILDING A



WEST ELEVATION - BUILDING A

SEE SHEET A6.5 FOR
DUPLEX BUILDING ELEVATIONS

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BUILDING A ELEVATIONS

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0 4 8 16
A6.2



NORTH ELEVATION - BUILDING B



EAST ELEVATION - BUILDING B

SEE SHEET A6.5 FOR
DUPLEX BUILDING ELEVATIONS

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BUILDING B ELEVATIONS

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0 4 8 16
A6.3

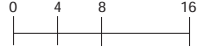


SOUTH ELEVATION - BUILDING B



WEST ELEVATION - BUILDING B

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A6.4

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DUPLEX BUILDING ELEVATIONS

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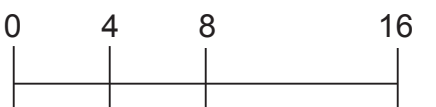


NORTH ELEVATION - BUILDING C



EAST ELEVATION - BUILDING C

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A6.6

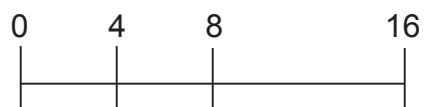


SOUTH ELEVATION - BUILDING C



WEST ELEVATION - BUILDING C

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BUILDING C ELEVATIONS

A6.7



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NORTH ELEVATION - BUILDING D



EAST ELEVATION - BUILDING D

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A6.8

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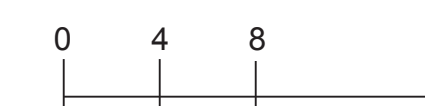


SOUTH ELEVATION - BUILDING D



WEST ELEVATION - BUILDING D

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A6.9



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5850 WEST LAS POSITAS BLVD

PERSPECTIVE VIEW - BUILDING B FROM NORTHEAST

A7.1



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5850 WEST LAS POSITAS BLVD

PERSPECTIVE VIEW - BUILDING A FROM NORTHWEST

A7.2

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5850 WEST LAS POSITAS BLVD

PERSPECTIVE VIEW - CENTRAL PASEO FROM NORTH

A7.3



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5850 WEST LAS POSITAS BLVD

PERSPECTIVE VIEW - INTERNAL STREET FROM EAST

A7.4

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LIGHTING FIXTURES
EVERGREEN MADRID SERIES



LANTERN STYLE ON
PRIMARY FACADES

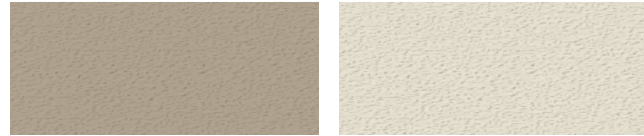


DARK SKY FIXTURES ON
ALLEY FACADES

VINYL WINDOWS
MILGARD CHOCOLATE



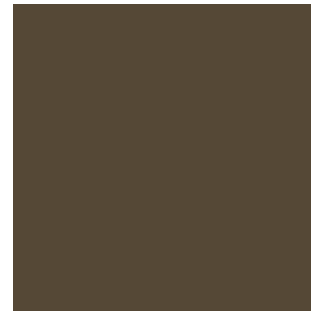
30/30 SAND FINISH PLASTER (BLDGS C & D)
SW 7038 TONY TAUPE SW 6154 NACRE



SMOOTH COAT PLASTER (BLDGS A & B)
OMEGA 404 BARN SWALLOW OMEGA 12 CHENILLE



**PAINTED FOAM TRIM, FACIA, AND
SMOOTH STUCCO ACCENTS**
SW 7041 VAN DYKE BROWN



CANVAS AWNING
SUNBRELLA 46" PALM



THIN BRICK VENEER
EL DORADO TUNDRA
HARTFORD



**WROUGHT IRON
RAILINGS**
SW 7675 SEAL SKIN



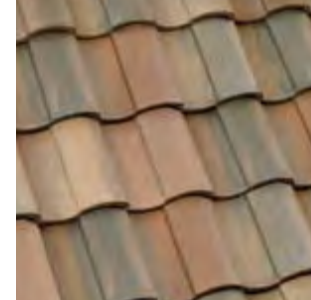
RAFTER TAILS
FACTORY FINISH OR
PAINTED TO MATCH TRIM



WOOD PATIO GATES



CONCRETE S-TILE
EAGLE ROOFING
CAPISTRANO - 3723 ADOBE BLEND



SIMULATED STONE TRIM



5850 WEST LAS POSITAS BLVD

COLORS & MATERIALS

Materials may be substituted for equivalents during final design.
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A8.1

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