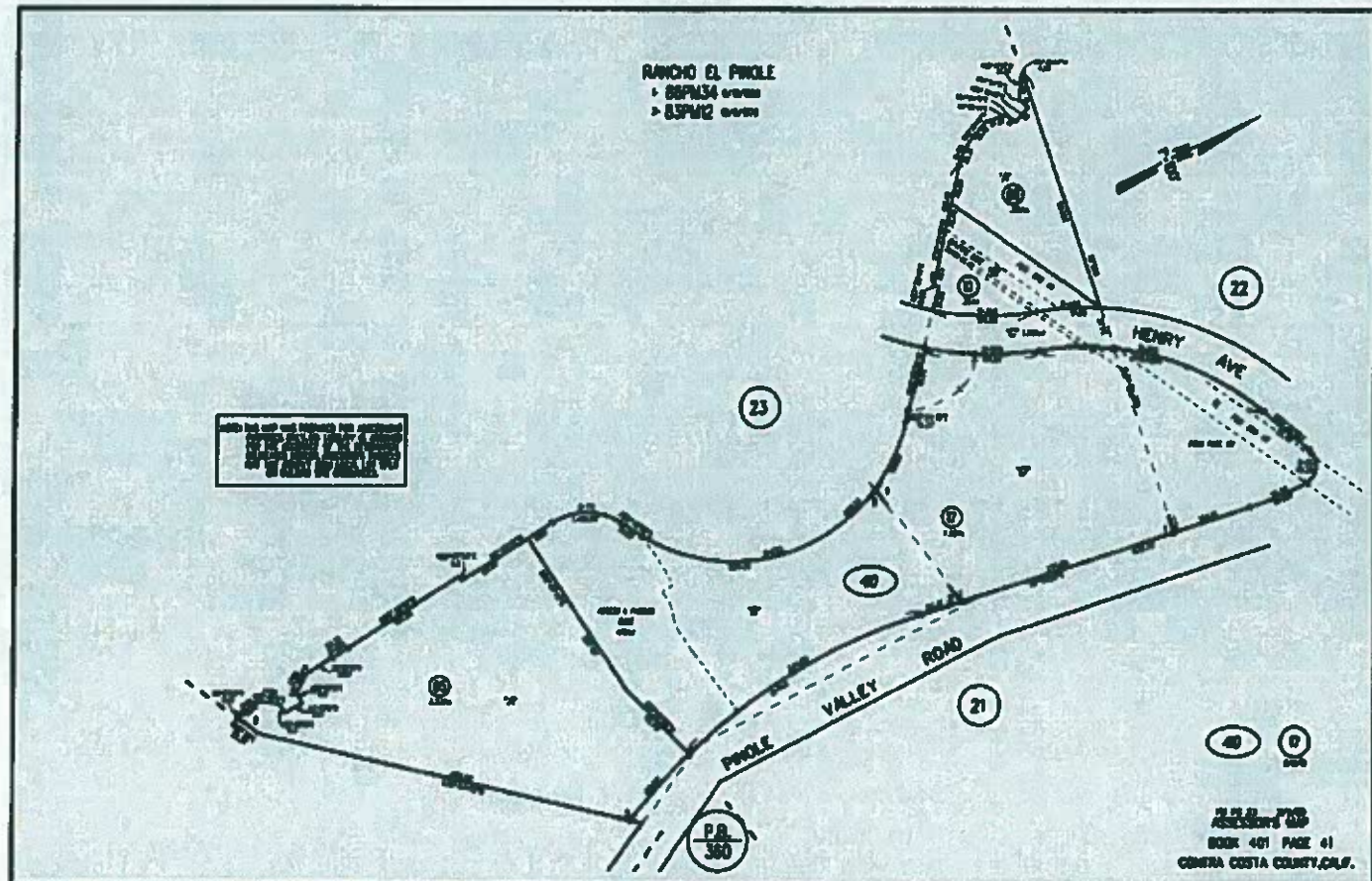
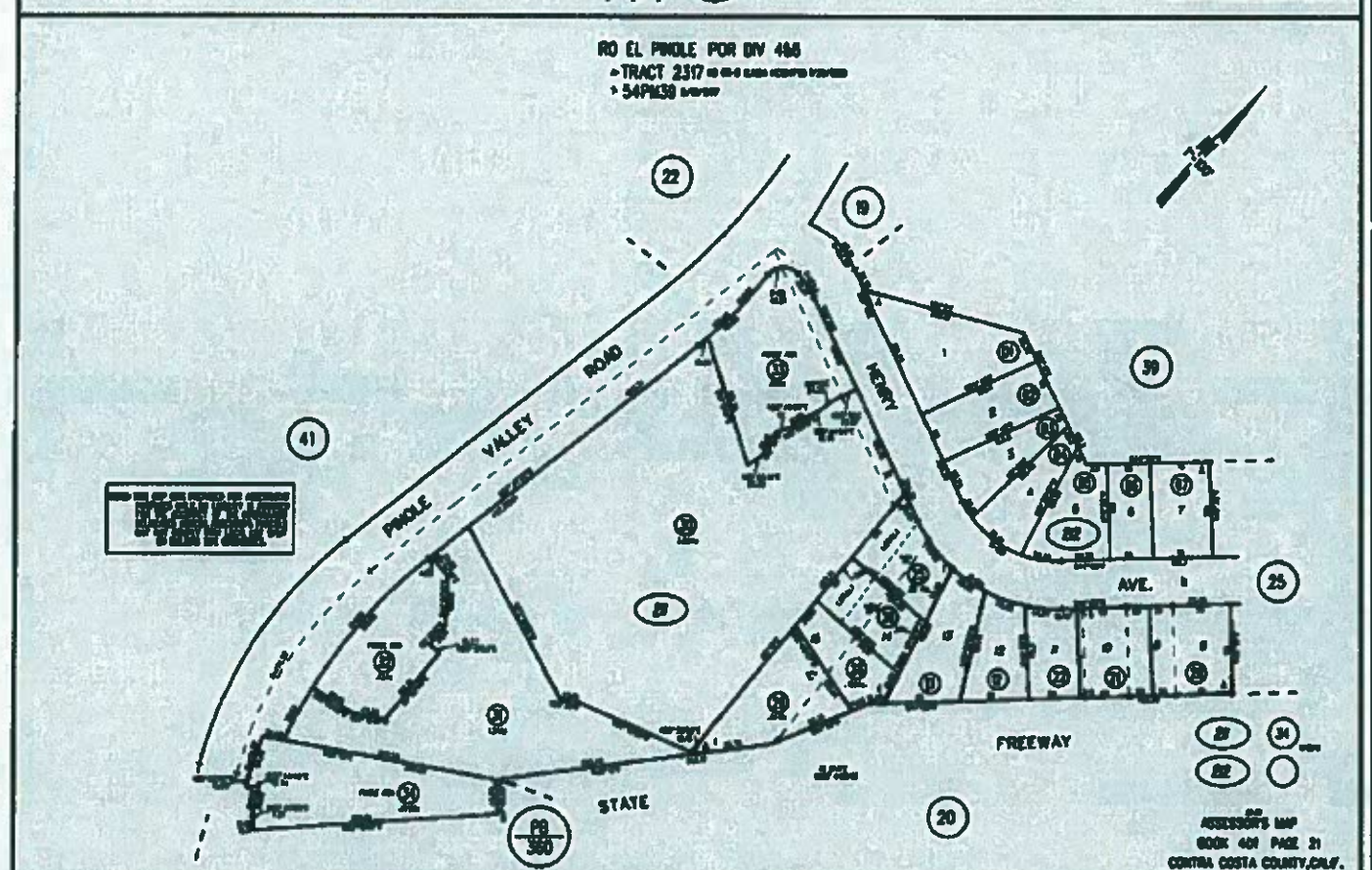



CONTRA COSTA COUNTY ASSESSOR'S PARCEL MAPS

# GATEWAY SHOPPING CENTER

LOCATED AT

## PINOLE VALLEY ROAD
## BETWEEN I-80 AND HENRY AVENUE
## PINOLE, CALIFORNIA

## PROJECT CONTACTS

**PROJECT DEVELOPER/OWNER**
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES

**DEVELOPMENT MANAGER**
THOMAS PROPERTIES
3100 OAK STREET, SUITE 940
WALNUT CREEK, CA 94597

TEL. (925) 943-6266

**CIVIL ENGINEER/SURVEYOR**
APTS ASSOCIATES, INC.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596

TEL. (925) 943-2777
FAX: (925) 943-2778

**SIGNAGE DESIGNER**
CORPORATE GRAPHICS
132 WILLOW PASS COURT
CONCORD, CA 94520

TEL. (925) 933-1451

**LANDSCAPE ARCHITECT**
JAMES SWANSON,
LANDSCAPE ARCHITECT

TEL. (925) 673-9040

**SITE ARCHITECT**
GEORGE MEU ASSOCIATES
499 EMBARCADERO, SUITE 6
THE FIFTH AVENUE MARINA
OAKLAND, CA 94606

TEL. (510) 434-9888

**MARKET ARCHITECT**
ADD: FITCH, INC
16439 NORTH SCOTTSDALE ROAD
SUITE 195
SCOTTSDALE, AZ 85254

TEL. (480) 998-4200
FAX: (480) 998-1223

**EAST SITE RESTAURANT DEVELOPMENT MANAGER**
SCM SOLUTIONS, LLC
4751 SOUTH ROBERT BLAKE AVE
INVERNESS, FL 34452

TEL. (352) 203-9937
FAX: (352) 726-8229

**SITE ELECTRICAL ENGINEER**
SACRAMENTO ENGINEERING
CONSULTANTS
10555 OLD PLACERVILLE ROAD
SACRAMENTO, CA 95827

TEL. (916) 368-4460
FAX: (916) 368-4490

## PROJECT DATA

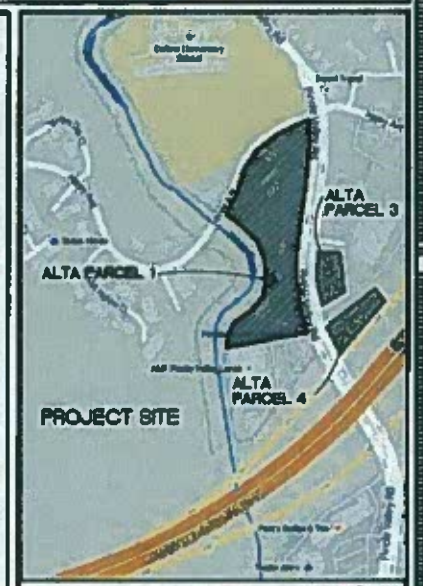
| | |
|---|---|
| ZONING: | OPM (OFFICE PROFESSIONAL MIXED USE ZONING DISTRICT) |
| SPECIFIC PLAN DESIGNATION: | PINOLE VALLEY ROAD PROJECT AREA |
| ASSESSOR'S PARCEL NO'S: | ALTA PARCEL ONE (WEST SITE) 401-410-011 |
| | ALTA PARCEL THREE (EAST SITE) 401-210-032 |
| | ALTA PARCEL FOUR (EAST SITE) 401-210-034 |
| PARCEL AREA: | ALTA PARCEL ONE (WEST SITE) 4.532 ACRES |
| | ALTA PARCEL THREE (EAST SITE) 0.410 ACRES |
| | ALTA PARCEL FOUR (EAST SITE) 0.313 ACRES |
| BUILDING AREA: | ALTA PARCEL ONE (WEST SITE) |
| | MARKET: 71,014 SQ. FT. |
| | SHOPS: 4,329 SQ. FT. |
| | 38,343 TOTAL GROSS SQ. FT |
| | ALTA PARCEL THREE (EAST SITE) |
| | RESTAURANT: 3,216 SQ. FT. |
| | ALTA PARCEL FOUR (EAST SITE) |
| | MEDICAL OFFICE: 4,000 SQ. FT |

## PROJECT SCOPE

TO EXISTING SITES ON TWO SIDES OF A PUBLIC WAY PROVIDE PHASED NEW SITE IMPROVEMENTS, BUILDINGS AND RELATED STRUCTURES.

A PORTION OF THE WEST SITE (ALTA PARCEL 1) HAS EXISTING ON-SITE IMPROVEMENTS THAT WILL BE ALTERED AND/OR REPLACED.

THE EAST SITES (ALTA PARCELS 3 AND 4) ARE SUBSTANTIALLY UNIMPROVED AND ARE WITHIN A DEVELOPED MEDICAL OFFICE COMPLEX.




LOCATION MAP
(NOT TO SCALE)

## SHEET INDEX


| | |
|---|---|
| A001 | PROJECT INFORMATION |
| A002 | PROPOSED SITE PLAN |
| A003A | OVERLAY SITE PLAN |
| A003 | ANNOTATED SITE PLAN |
| C-1 | PRELIMINARY GRADING PLAN (WEST) |
| C-2 | PRELIMINARY UTILITY PLAN (WEST) |
| C-3 | STORMWATER CONTROL PLAN (WEST) |
| C-4 | PRELIMINARY GRADING PLAN (EAST) |
| C-5 | PRELIMINARY UTILITY PLAN (EAST) |
| C-6 | STORMWATER CONTROL PLAN (EAST) |
| C-7 | TENTATIVE PARCEL MAP (WEST) |
| C-8 | WEST SITE TRUCK CIRCULATION |
| C-9 | WEST SITE TRUCK CIRCULATION (HENRY AVE.) |
| C-9 | EAST SITE VEHICLE CIRCULATION |
| C-10 | ALTA SURVEY |
| C-11 | ALTA SURVEY |
| C-12 | ALTA SURVEY |
| C-13 | ALTA SURVEY |
| EX-A | CROSS SECTION |
| | (PARCEL 1) |
| A101 | SHOPS SCHEMATIC PLANS |
| A201 | SHOPS EXTERIOR ELEVATIONS |
| LEASE EXH. | MARKET SHELL FLOOR AND ROOF PLANS |
| FIXT | MARKET PRELIMINARY FIXTURE PLAN |
| LEASE EXH. | MARKET PRELIM. EXTERIOR ELEVATIONS |
| | PRELIMINARY EXTERIOR ELEVATIONS (MARKET) |
| | (PARCEL 3) |
| SD-3 | PRELIMINARY EXT. ELEVATIONS (RESTAURANT) |
| SD-4 | DRIVE-THRU ELEMENTS (RESTAURANT) |
| | (PARCEL 4) |
| A302 | SUITE 20 - A MEDICAL SERVICES EXT. ELEVATIONS |
| L-1 | CONCEPTUAL LANDSCAPE PLAN |
| L-2 | CONCEPTUAL LANDSCAPE PLAN |
| L-3 | CONCEPTUAL LANDSCAPE PLAN |
| L-4 | CONCEPTUAL LANDSCAPE PLAN |
| L-5 | CONCEPTUAL LANDSCAPE PLAN |
| L-6 | CONCEPTUAL LANDSCAPE PLAN |
| L-7 | CONCEPTUAL LANDSCAPE PLAN |
| L-1 | CONCEPTUAL LANDSCAPE PLAN |
| E3401 | SITE LIGHTING PLAN |
| E3402 | SITE PHOTOMETRIC PLAN |



GEORGE MEU ASSOCIATES
ARCHITECTURE PLANNING
499 EMBARCADERO
OAKLAND
CALIFORNIA
PHONE 510 434 9888


| issue | date | description |
|---|---|---|
| 1 | 9 JULY 2004 | DEVELOP APPLIC. |
| 11 | 29 JAN. 2005 | PLAN COPY |
| 10 | 10 MAR. 2005 | ENTITLEMENT APPLICATION SUBMITTAL |

PROPOSED NEW COMMERCIAL DEVELOPMENT

GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE 940
WALNUT CREEK, CA 94597

PROJECT INFORMATION

A001

GEORGE MEU ASSOCIATES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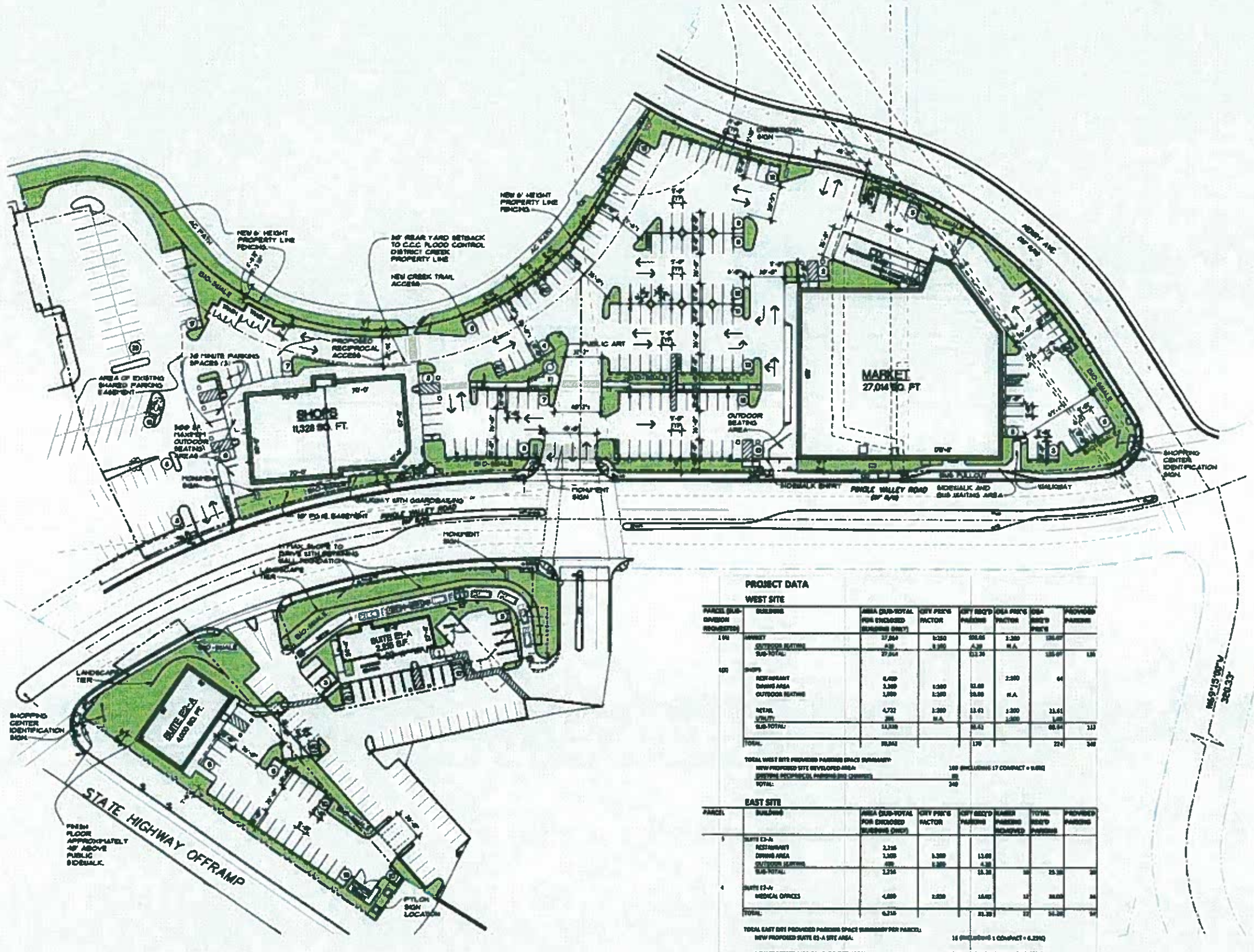



## PROJECT DATA

### WEST SITE

| PARCEL (SUB-DIVISION REQUESTED) | BUILDING | AREA (SUB-TOTAL FOR ENCLOSED BUILDING ONLY) | CITY PRK'G FACTOR | CITY REQ'D PARKING | OSA PRK'G FACTOR | OSA REQ'D PRK'G | PROVIDED PARKING |
|---|---|---|---|---|---|---|---|
| 1 (A) | MARKET | 27,014 | 1:250 | 108.06 | 1:200 | 135.07 | |
| | OUTDOOR SEATING | 4.30 | 1:100 | 4.30 | N.A. | | |
| | SUB-TOTAL: | 27,014 | | 112.36 | | 135.07 | 136 |
| 1 (B) | SHOPS | | | | | | |
| | RESTAURANT | 6,400 | | | 2:100 | 64 | |
| | DINING AREA | 3,200 | 1:100 | 32.00 | | | |
| | OUTDOOR SEATING | 1,000 | 1:100 | 10.00 | N.A. | | |
| | RETAIL | 4,722 | 1:200 | 23.61 | 1:200 | 23.61 | |
| | UTILITY | 200 | N.A. | | 1:200 | 1.00 | |
| | SUB-TOTAL: | 14,320 | | 65.61 | | 88.64 | 113 |
| | TOTAL: | 50,042 | | 170 | | 224 | 249 |

TOTAL WEST SITE PROVIDED PARKING SPACE SUMMARY:

NEW PROPOSED SITE DEVELOPED AREA: 100 (INCLUDING 17 COMPACT = 9.0%)

EXISTING RECIPROCAL PARKING (NO CHANGE): 80

TOTAL: 249

### EAST SITE

| PARCEL | BUILDING | AREA (SUB-TOTAL FOR ENCLOSED BUILDING ONLY) | CITY PRK'G FACTOR | CITY REQ'D PARKING | RAISER PARKING REMOVED | TOTAL REQ'D PARKING | PROVIDED PARKING |
|---|---|---|---|---|---|---|---|
| 3 | SUITE E2-A: | | | | | | |
| | RESTAURANT | 2,216 | | | | | |
| | DINING AREA | 1,108 | 1:100 | 11.08 | | | |
| | OUTDOOR SEATING | 400 | 1:100 | 4.00 | | | |
| | SUB-TOTAL: | 2,216 | | 15.08 | 10 | 25.08 | 28 |
| 4 | SUITE E2-A: | | | | | | |
| | MEDICAL OFFICES | 4,000 | 1:250 | 16.00 | 12 | 28.00 | 34 |
| | TOTAL: | 6,216 | | 31.08 | 22 | 54.08 | 54 |

TOTAL EAST SITE PROVIDED PARKING SPACE SUMMARY PER PARCEL:

NEW PROPOSED SUITE E2-A SITE AREA: 16 (INCLUDING 1 COMPACT = 6.25%)

NEW PROPOSED MEDICAL BLDG SITE AREA: 33 (INCLUDING 3 COMPACT = 9.67%)

SCHEMATIC SITE PLAN

SCALE: 1" = 40'-0"

GEORGE MEU ASSOCIATES

ARCHITECTURE PLANNING

499 EMBARCADERO

OAKLAND

CALIFORNIA

94606

PHONE 510 434 9888

| issue | date | description |
|---|---|---|
| 2 | 18 MAR 2015 | ENTITLEMENT APPLICATION SUBSTITUTION |
| 1 | 18 MARCH 2015 | ALTERANTE PLAN |
| 1 | 11 JULY 2014 | DEVELOP. APPLIC. |

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE

PINOLE, CALIFORNIA

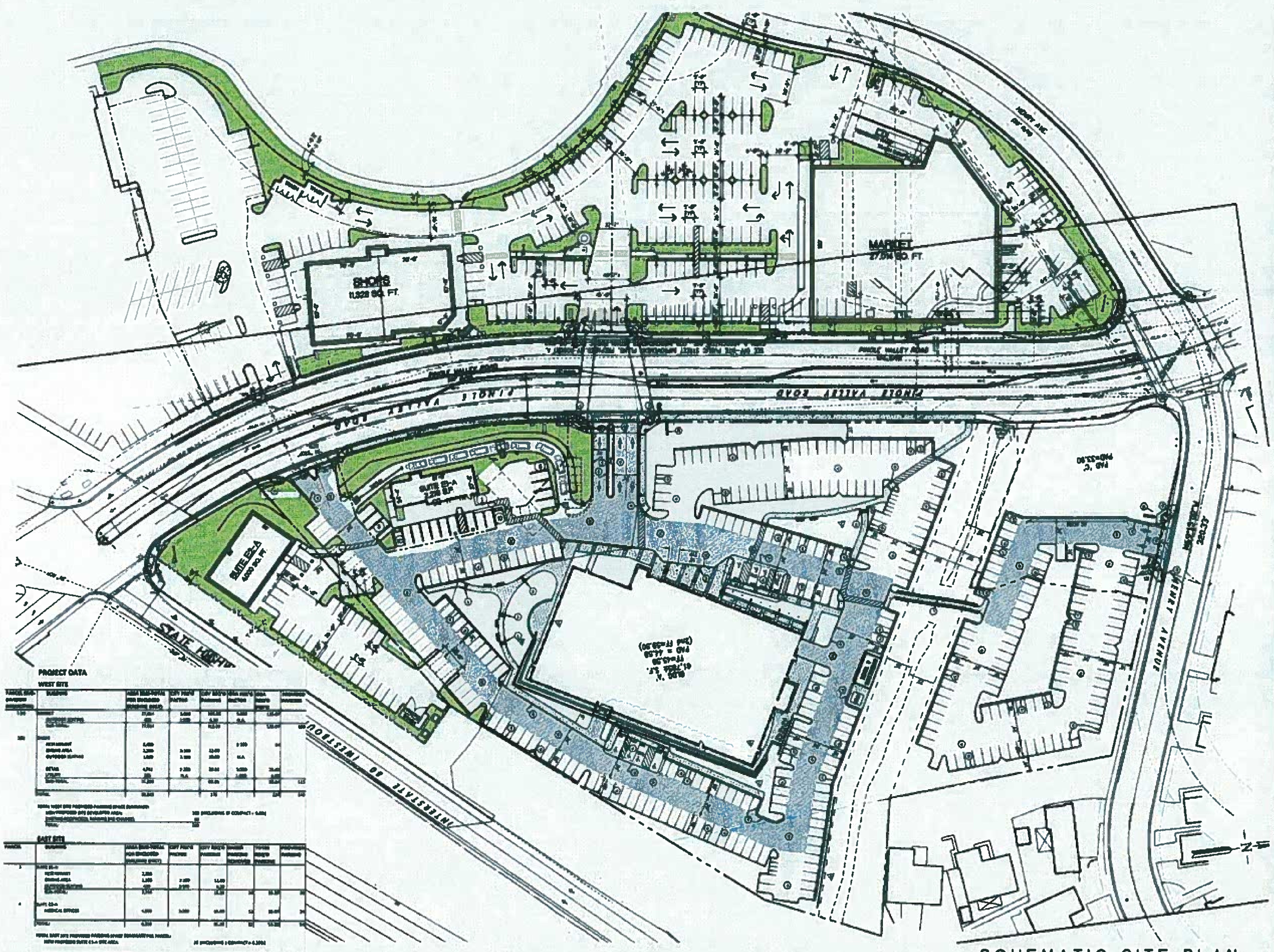
drawn by | checked by | job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

SITE PLAN

AS101

GEORGE MEU ASSOCIATES




SCHEMATIC SITE PLAN

SCALE 1" - 40'-0"

**GEORGE MEU ASSOCIATES**

ARCHITECTURE PLANNING

499 EMBARCADERO
OAKLAND
CALIFORNIA
PHONE 510 434 9868

| issue | date | description |
|---|---|---|
| 2 | 18 MAR 2005 | ENTITLEMENT APPLICATION RESUBMITTAL |
| 1a | 15 MARCH 2005 | ALTERNATE PLAN |
| 1 | 9 JULY 2004 | DEVELOP. APPLIC. |

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

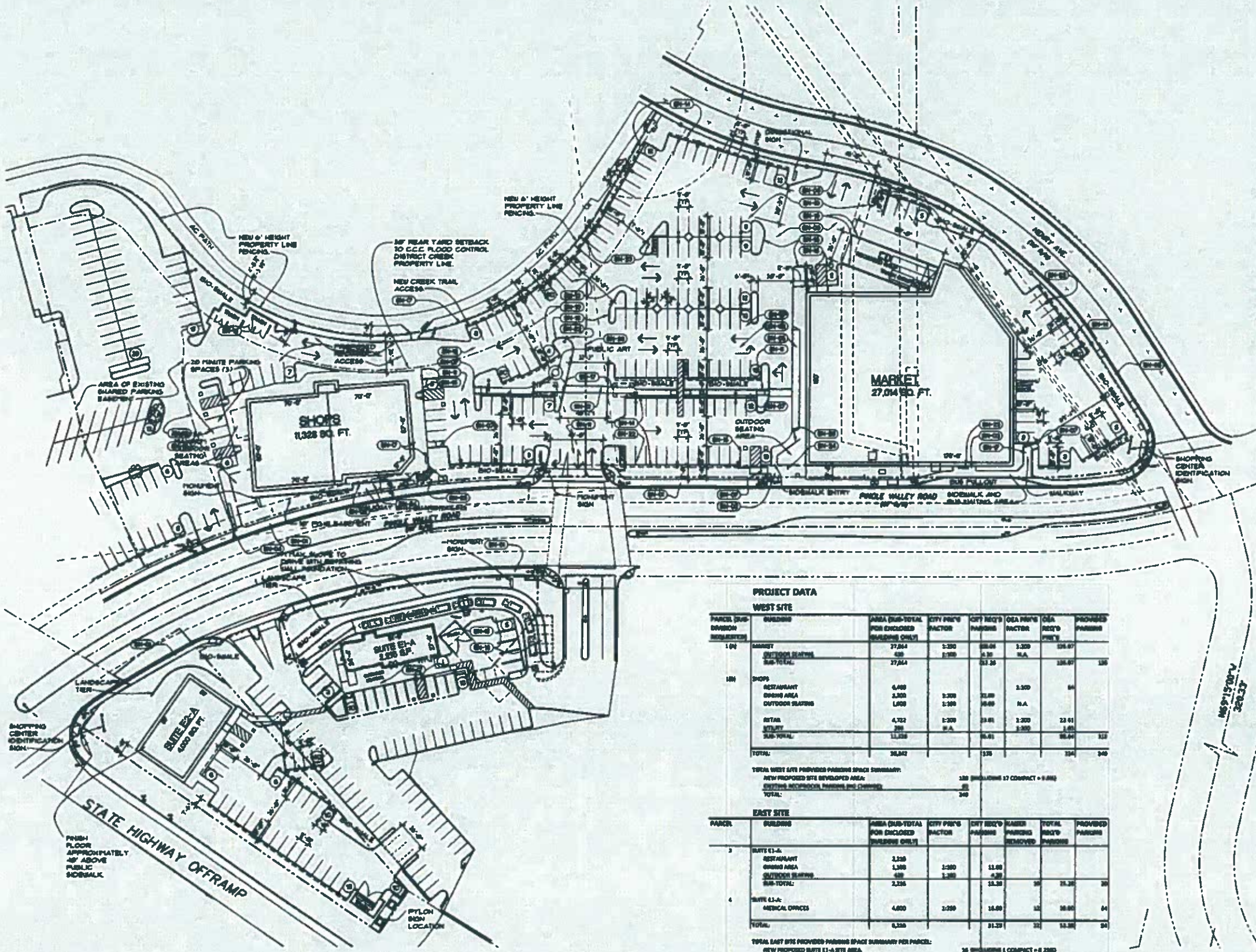
drawn by | checked by | job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE 640
WALNUT CREEK, CA 94597

OVERLAY
SITE
PLAN

AS101A

GEORGE MEU ASSOCIATES




## PROJECT DATA

### WEST SITE

| PARCEL (SUB-DIVISION INCREMENTS) | BUILDING | AREA (SUB-TOTAL FOR ENCLOSED BUILDING ONLY) | CITY PRK'G FACTOR | CITY REQ'D PARKING | CEA PRK'G FACTOR | CEA REQ'D PRK'G | PROVIDED PARKING |
|---|---|---|---|---|---|---|---|
| 1 (A) | MARKET | 27,014 | 1:250 | 108.06 | 1:200 | 135.07 | |
| | OUTDOOR SEATING | 400 | 1:100 | 4.00 | N.A. | | |
| | SUB-TOTAL: | 27,414 | | 112.06 | | 135.07 | 135 |
| 1(B) | SHOPS | | | | | | |
| | RESTAURANT | 6,400 | | | 1:200 | 64 | |
| | DINING AREA | 1,300 | 1:200 | 11.00 | | | |
| | OUTDOOR SEATING | 1,600 | 1:100 | 16.00 | N.A. | | |
| | RETAIL | 4,722 | 1:200 | 23.61 | 1:200 | 23.61 | |
| | KIOSK | 200 | N.A. | | 1:200 | 1.00 | |
| | SUB-TOTAL: | 11,328 | | 50.61 | | 88.61 | 112 |
| | TOTAL: | 38,842 | | 135 | | 224 | 249 |

TOTAL WEST SITE PROVIDED PARKING SPACE SUMMARY:

NEW PROPOSED SITE DEVELOPED AREA: 128 [INCLUDING 17 COMPACT = 0.086]

EXISTING INTERIOR PARKING (NO CHANGE): 81

TOTAL: 249

### EAST SITE

| PARCEL | BUILDING | AREA (SUB-TOTAL FOR ENCLOSED BUILDING ONLY) | CITY PRK'G FACTOR | CITY REQ'D PARKING | KAISER PARKING REMOVED | TOTAL REQ'D PARKING | PROVIDED PARKING |
|---|---|---|---|---|---|---|---|
| 3 | SUITE E1-A: | | | | | | |
| | RESTAURANT | 2,336 | | | | | |
| | DINING AREA | 1,300 | 1:200 | 11.00 | | | |
| | OUTDOOR SEATING | 400 | 1:100 | 4.00 | | | |
| | SUB-TOTAL: | 2,336 | | 15.36 | 30 | 15.36 | 30 |
| 4 | SUITE E1-A: | | | | | | |
| | MEDICAL OFFICES | 4,600 | 1:200 | 16.00 | 12 | 16.00 | 04 |
| | TOTAL: | 6,936 | | 31.36 | 32 | 15.36 | 34 |

TOTAL EAST SITE PROVIDED PARKING SPACE SUMMARY PER PARCEL:

NEW PROPOSED SUITE E1-A SITE AREA: 36 [INCLUDING 1 COMPACT = 0.028]

NEW PROPOSED MEDICAL BLDG (SITE AREA): 31 [INCLUDING 3 COMPACT = 0.078]

## SCHEMATIC SITE PLAN

SCALE: 1" = 40'-0"

## SHEET NOTES

- (SN-01) EXISTING SIDEWALK.
- (SN-02) EXISTING SIDEWALK WIDENED
- (SN-03) NEW BUS STOP SHELTER AREA WITH BUILDING MOUNTED OVERHEAD WEATHER PROTECTION TRELLIS.
- (SN-04) EXISTING DRIVEWAY WIDENED
- (SN-05) EXISTING DRIVEWAY REMOVED AND REPLACED WITH SIDEWALK.
- (SN-06) NEW CONCRETE DRIVEWAY
- (SN-07) NEW ACCESSIBLE CURB RAMP
- (SN-08) NEW CONTINUOUS CURB RAMP
- (SN-09) NEW ASPHALTIC PAVING.
- (SN-10) NEW PERMEABLE PAVERS.
- (SN-11) NEW CONCRETE PAVERS WITH OPTIONAL PERMEABLE SURFACE CAPABILITY
- (SN-12) RAISED ACCESSIBLE PAVER WALK WITH SLOPED PAVING CONFORMS
- (SN-13) NEW 4" PARKING STRIPING
- (SN-14) TYPICAL 24" VEHICLE OVERHANG AT PLANTER/WALK WHEELSTOP CURB.
- (SN-15) NEW ACCESSIBLE PARKING
- (SN-16) NEW CONCRETE CURBED LANDSCAPE AREAS WITH BIO-SWALES WHERE NOTED
- (SN-17) NEW ACCESSIBLE CONCRETE WALKS.
- (SN-18) NEW 4' HEIGHT CONCRETE MASONRY WALL TRASH ENCLOSURE WITH STEEL PANEL GATES.
- (SN-19) NEW 42" HEIGHT CONCRETE MASONRY RECESSED TRUCK RAMP WALLS.
- (SN-20) NEW 42" HEIGHT METAL BAR FENCING
- (SN-21) LINE OF VEHICLE CANOPY
- (SN-22) NEW LIGHTPOLE AND SINGLE FIXTURE WITH BOTTOM OF FIXTURE AT 18'
- (SN-23) NEW LIGHTPOLE AND DOUBLE FIXTURE WITH BOTTOM OF FIXTURE AT 18'
- (SN-24) NEW BICYCLE RACK.
- (SN-25) NEW BENCH AND TRASH CONTAINER
- (SN-26) PROPOSED NEW PARCEL LINE


GEORGE MEU ASSOCIATES
ARCHITECTURE PLANNING
499 EMBARCADERO
OAKLAND
CALIFORNIA
94606
PHONE 510 464 9888


| issue | date | description |
|---|---|---|
| 2 | 19 MAR 2009 | ENTITLEMENT APPLICATION SUBMITTAL |
| 1 | 19 MARCH 2009 | ALTERNATE PLAN |
| 1 | 8 JULY 2004 | DEVELOP APPLIC |

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE 640
WALNUT CREEK, CA 94597

SITE PLAN

AS101


GEORGE MEU ASSOCIATES
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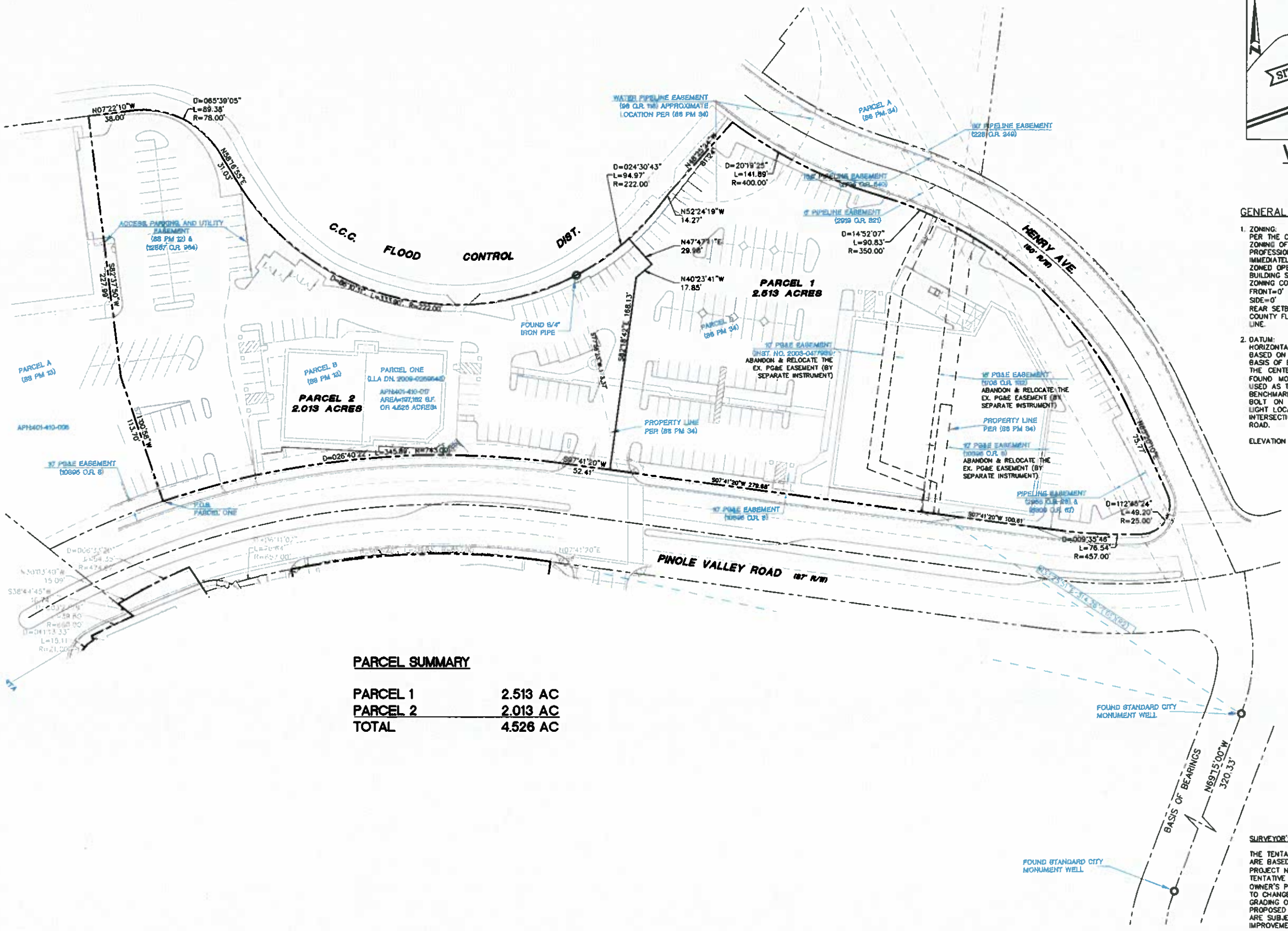
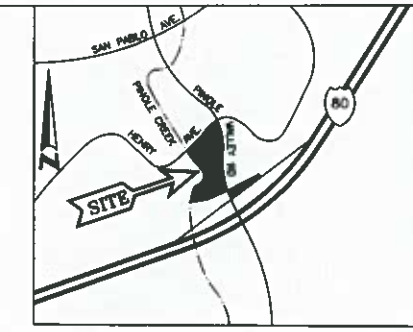



## VICINITY MAP

NOT TO SCALE

## GENERAL NOTE:

1. ZONING:
   PER THE CITY OF PINOLE PLANNING DEPARTMENT, ZONING OF THE PROPERTY SHOWN HEREON IS OFFICE PROFESSIONAL MIXED USE ZONE. AREAS IMMEDIATELY ADJACENT TO PINOLE CREEK ARE ZONED OPEN SPACE.
   BUILDING SETBACK AND HEIGHT RESTRICTIONS PER ZONING CODE.
   FRONT=0'
   SIDE=0'
   REAR SETBACK IS A MINIMUM OF 30' FROM THE COUNTY FLOOD CONTROL PINOLE CREEK PROPERTY LINE.

2. DATUM:
   HORIZONTAL:
   BASED ON A.L.T.A SURVEY BY AMS ASSOCIATES.
   BASIS OF BEARINGS:
   THE CENTERLINE OF HENRY AVENUE TAKEN BETWEEN FOUND MONUMENTS AS NORTH 69°15'00" WEST WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
   BENCHMARK:
   BOLT ON SOUTHWEST CORNER OF TRAFFIC SIGNAL LIGHT LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF HENRY AVENUE AND PINOLE VALLEY ROAD.

   ELEVATION = 32.16'

## PARCEL SUMMARY

| | |
|---|---|
| PARCEL 1 | 2.513 AC |
| PARCEL 2 | 2.013 AC |
| TOTAL | 4.526 AC |

## SURVEYOR'S STATEMENT

THE TENTATIVE MAP EXTERIOR BOUNDARIES SHOWN ARE BASED ON A.L.T.A SURVEY BY AMS ASSOCIATES, PROJECT NUMBER 14-2194 DATED 05/14/2014. THE TENTATIVE MAP INTERIOR BOUNDARIES WITHIN THE OWNER'S PROPERTY ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FILING OF THE FINAL MAP. THE GRADING OF THE SITE AND THE LOCATION OF THE PROPOSED IMPROVEMENT ARE TENTATIVE ONLY AND ARE SUBJECT TO CHANGE UPON FILING OF THE IMPROVEMENT PLANS FOR THIS PROJECT.

DATE: JULY 16, 2014

SIGNED:

CRAIG T. JOHNSON LS# 8638

LICENSE EXP DATE: 12/31/15

| DATE: | 01-29-15 | REV # | BY | DATE | DESCRIPTION |
|---|---|---|---|---|---|
| SCALE: | | 1 | BY | | |
| DESIGNED: | | 2 | BY | | |
| DRAWN: | | 3 | BY | | |
| CHECKED: | | 4 | BY | | |
| PROJ. MGR. | | 5 | BY | | |
| FILE PATH: | | | | | |

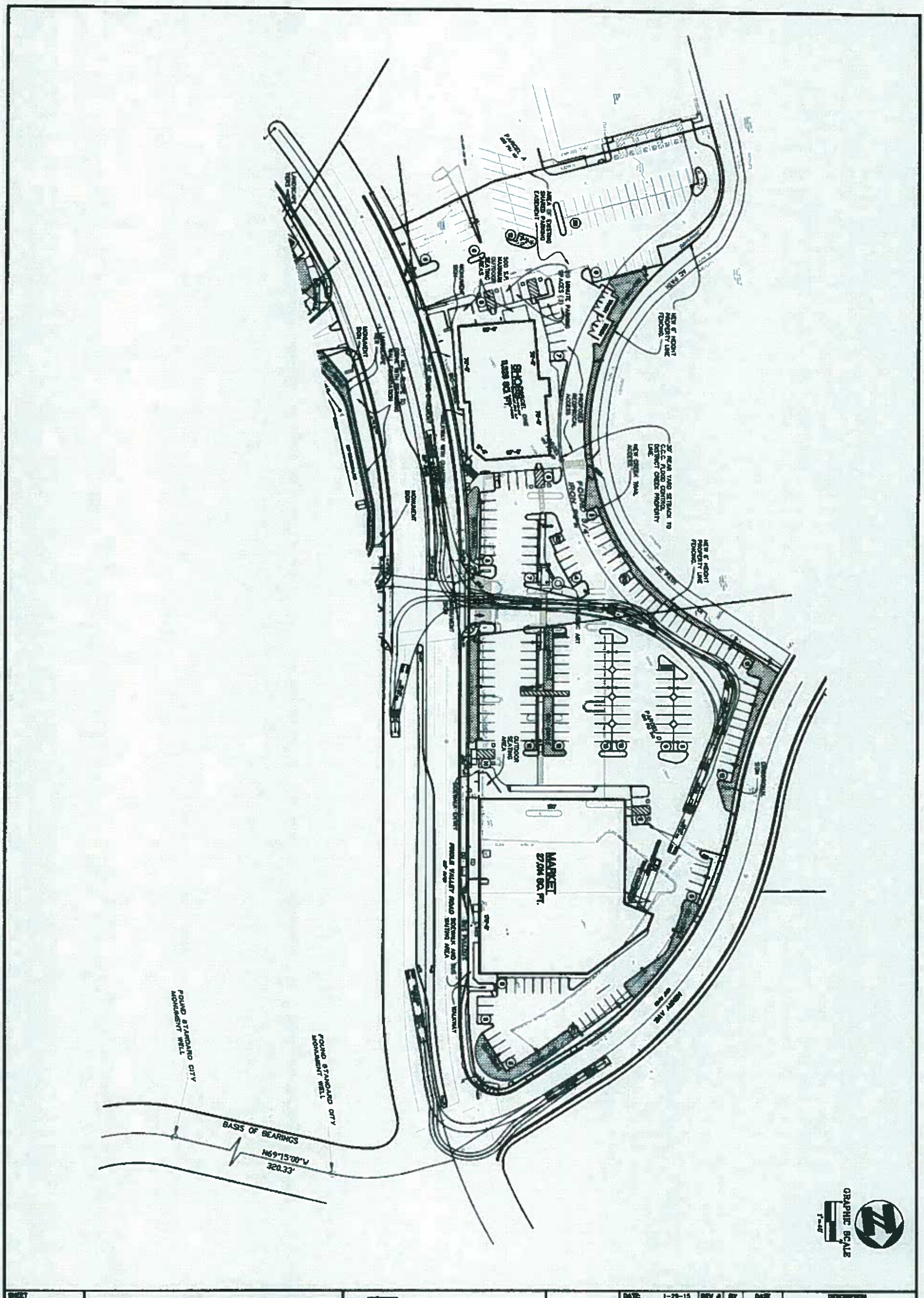

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94598
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING


# TENTATIVE MAP
## GATEWAY SHOPPING CENTER

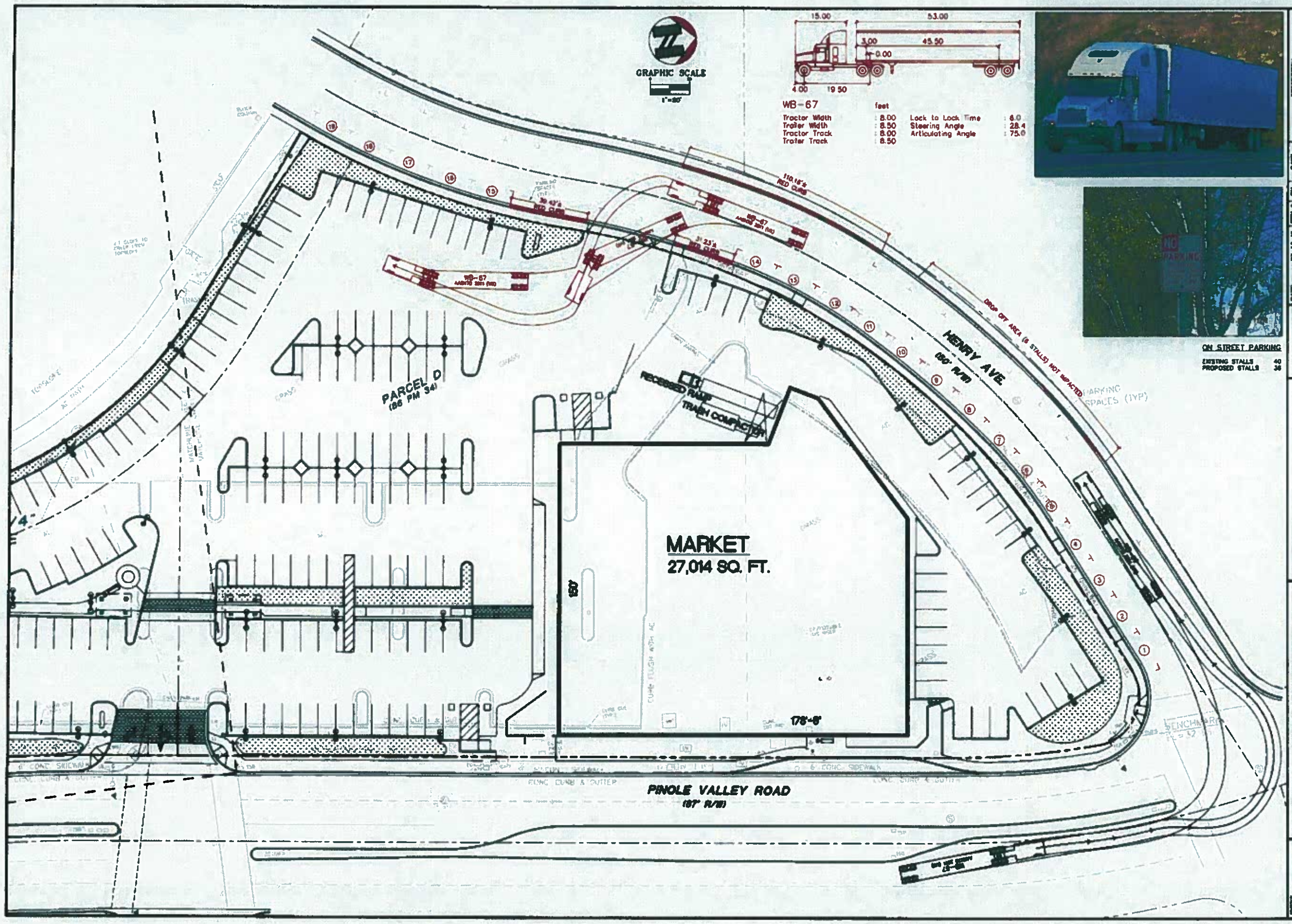
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE CONTRA COSTA CALIFORNIA

C-7 OF SHEETS

13-2191



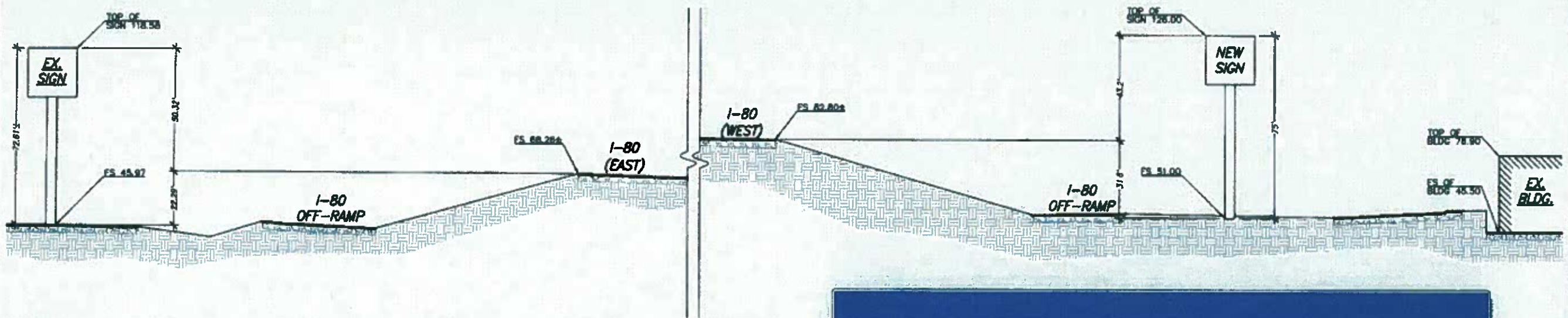

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| SHEET C-8 OF | DELIVERY TRUCK CIRCULATION PLAN (WEST) GATEWAY SHOPPING CENTER | ams associates, inc. | 801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94598 925-943-2777 FAX 925-943-2778 | DATE: 1-29-15 | REV # | BY | DATE | DESCRIPTION |
| PROJECT 13-2191-SW | PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE PINOLE CONTRA COSTA CALIFORNIA | | PLANNING ENGINEERING SURVEYING | SCALE: 1"=40' | △ | | | |
| | | | | DESIGNED: | △ | | | |
| | | | | DRAWN: MA | △ | | | |
| | | | | CHECKED: AS | △ | | | |
| | | | | PROJ. MGR: AS | △ | | | |
| | | | | FILE PATH: | | | | |

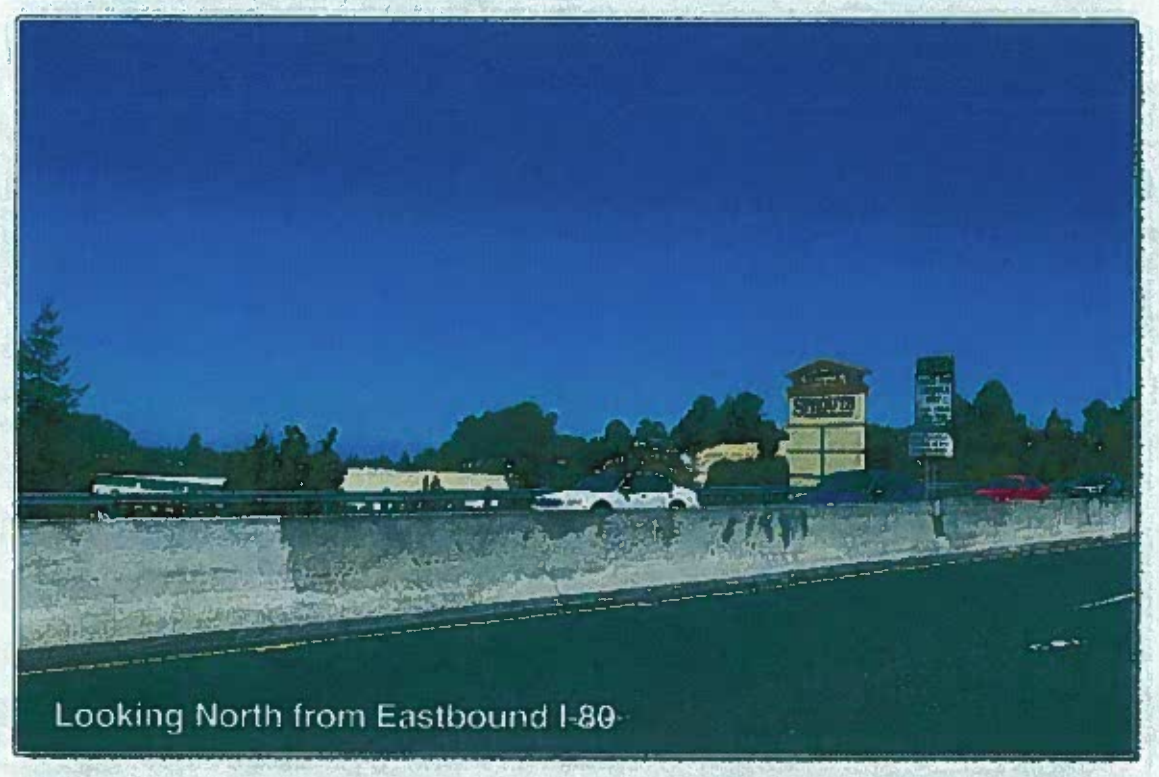

GRAPHIC SCALE
1"=20'
15.00
53.00
3.00
45.50
0.00
4.00
19.50
WB-67
feet
Tractor Width : 8.00
Trailer Width : 8.50
Tractor Track : 8.00
Trailer Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 28.4
Articulating Angle : 75.0
ON STREET PARKING
EXISTING STALLS 40
PROPOSED STALLS 36
PARCEL D
(86 PM 34)
RECESSED RAMP
TRASH COMPACTOR
MARKET
27,014 SQ. FT.
150'
178'-6"
HENRY AVE.
(80' R/W)
PINOLE VALLEY ROAD
(87' R/W)
DROP OFF AREA (6 STALLS) NOT IMPACTED
PARKING SPACES (TYP)
110.18'± RED CURB
WB-67
CONC. CURB & GUTTER
6' CONC. SIDEWALK
DELIVERY TRUCK CIRCULATION PLAN (WEST)
GATEWAY SHOPPING CENTER
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE CONTRA COSTA CALIFORNIA
ams associates, inc. PLANNING ENGINEERING SURVEYING
SHEET C-8
PROJECT 13-2191-SW

| HEIGHT OF PYLON SIGN | | BASE OF PYLON SIGN BELOW FREEWAY | | VISIBILITY OF PYLON SIGN ABOVE FREEWAY | |
|---|---|---|---|---|---|
| EXISTING | 72.61'± | EXISTING | 22.29' | EXISTING | 50.32' |
| PROPOSED | 75.00' | PROPOSED | 31.80' | PROPOSED | 43.20' |

THE VISIBILITY OF THE EXISTING PYLON SIGN ABOVE THE FREEWAY IS 7.12' HIGHER THAN THE VISIBILITY OF THE PROPOSED PYLON SIGN.

GRAPHIC SCALE
1"=80'



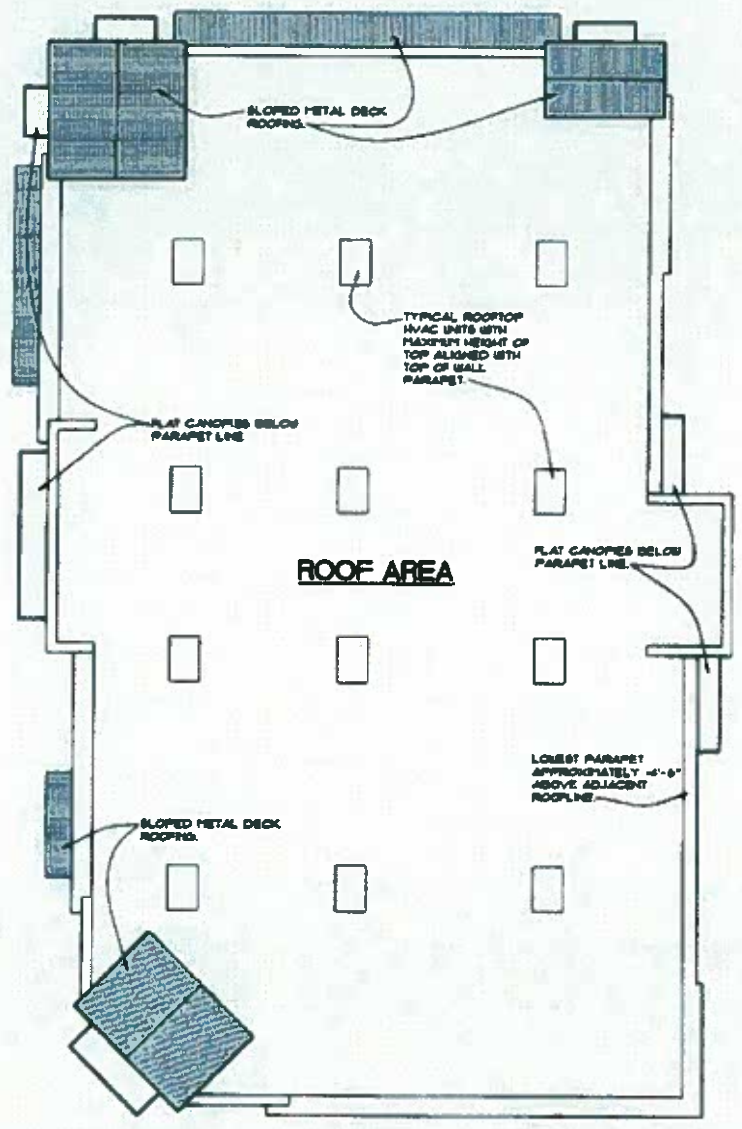

| DATE | 03-02-13 | REV # | BY | DATE | DESCRIPTION |
|---|---|---|---|---|---|
| SCALE | 1"=80' | 1 | BY | | |
| DESIGNED | AMS | 2 | BY | | |
| DRAWN | CTJ | 3 | BY | | |
| CHECKED | CTJ | 4 | BY | | |
| PROJ. MGR. | AMS | 5 | BY | | |
| FILE PATH | | | | | |


ams associates, inc. PLANNING ENGINEERING SURVEYING
801 TOMMCO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2776

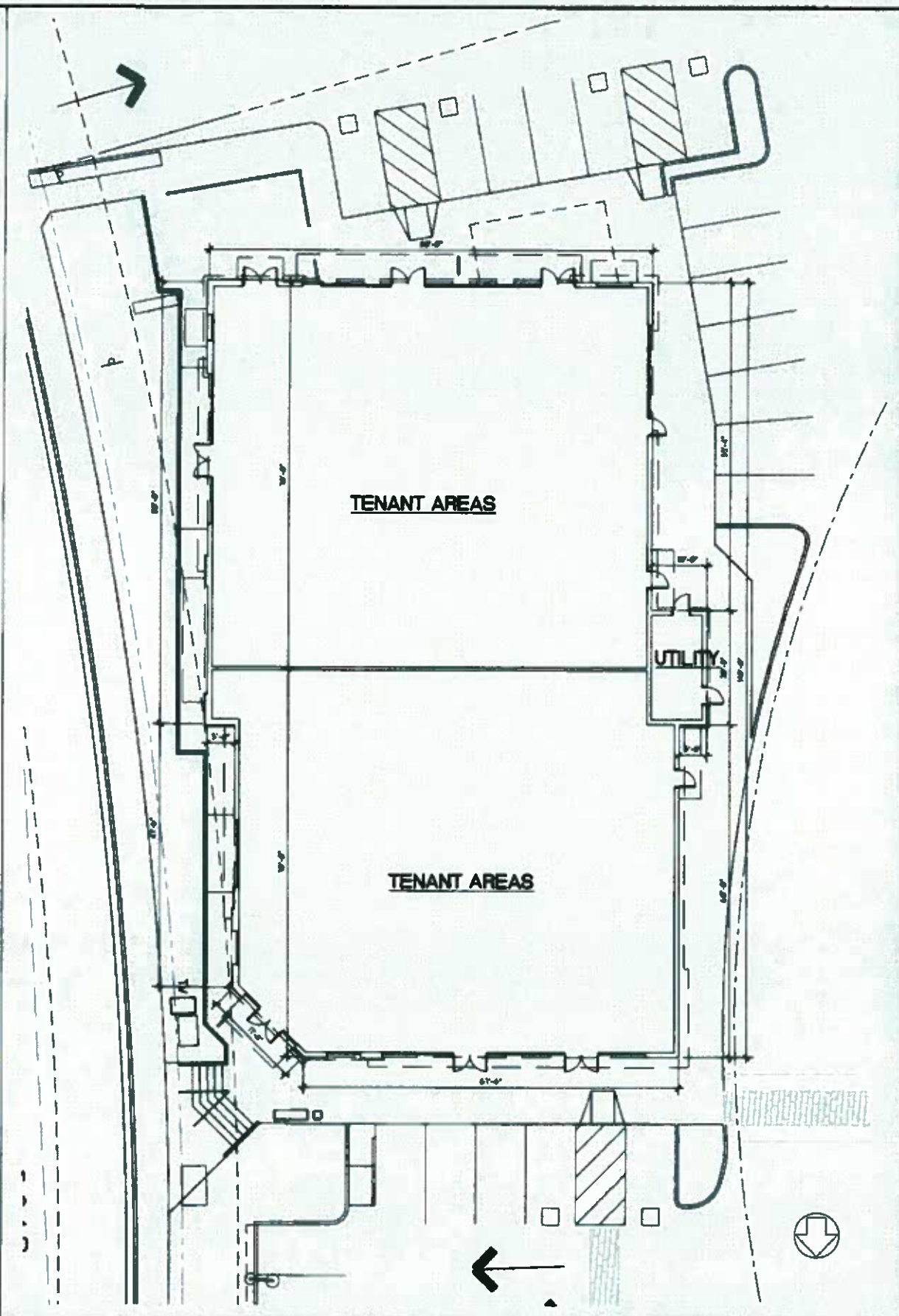

# CROSS SECTION
## GATEWAY SHOPPING CENTER
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE CONTRA COSTA CALIFORNIA

EX-A
OF 1 SHEETS

13-2191




ROOF PLAN 2 A101
SCALE: 3/32" = 1'-0"




GROUND FLOOR PLAN 1 A101
SCALE: 3/32" = 1'-0"

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| issue | date | description |
|---|---|---|
| 1 | 26 SEPT 2014 | ENTITLEMENT APPLICATION |

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE 610
WALNUT CREEK, CA 94597

## SHOPS SCHEMATIC PLANS

## A101

GEORGE MEU ASSOCIATES

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VIEW TO THE SOUTHWEST

VIEW TO THE NORTHWEST FROM PINOLE VALLEY ROAD

PERSPECTIVE VIEWS (WITH TYPICAL FINISHES) 5 A201
SCALE: 1/8" = 1'-0"

PROPOSED NORTH EXTERIOR ELEVATION 1 A201
SCALE: 1/8" = 1'-0"

PROPOSED SOUTH EXTERIOR ELEVATION 2 A201
SCALE: 1/8" = 1'-0"

PROPOSED EAST EXTERIOR ELEVATION 3 A201
SCALE: 1/8" = 1'-0"

PROPOSED WEST EXTERIOR ELEVATION 4 A201
SCALE: 1/8" = 1'-0"

## COLOR AND MATERIAL LEGEND

MATERIALS:

- A — MANUFACTURED STONE VENEER (TO MATCH MARKET)
- B — SLOPED METAL AWNINGS PAC-CLAD, GALVALUME
- C — FLAT METAL CANOPY
- D — HOLLOW METAL DOOR
- E — ALUMINUM STOREFRONT CLEAR ANODIZED ALUMINUM
- F — GLAZING CLEAR LOW-E 1" INSULATED GLASS
- G — EXTERIOR PLASTER

COLORS:

- 1 — DUNN-EDWARDS PAINTS DE 5269, "YUCATAN"
- 2 — DUNN-EDWARDS PAINTS DE 5171, "REDWOOD CITY"
- 3 — DUNN-EDWARDS PAINTS DE 733, "SOLAR WIND"
- 4 — DUNN-EDWARDS PAINTS DE 6264, "FAIR SPRING"
- 5 — DUNN-EDWARDS PAINTS DE 6232, "ABSTRACT WHITE"
- 6 — DUNN-EDWARDS PAINTS DE 6035, "LYNX"


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| issue | date | description |
|---|---|---|
| 3 | 18 MAR 2016 | ENTITLEMENT APPLICATION SUBSTITUTION |
| 2 | 21 FEB 2016 | PLANNING COMM. |
| 1 | 26 SEPT 2014 | ENTITLEMENT APPLICATION |

PROPOSED NEW COMMERCIAL DEVELOPMENT

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drawn by | checked by | job number

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## SHOPS EXTERIOR ELEVATIONS

A201

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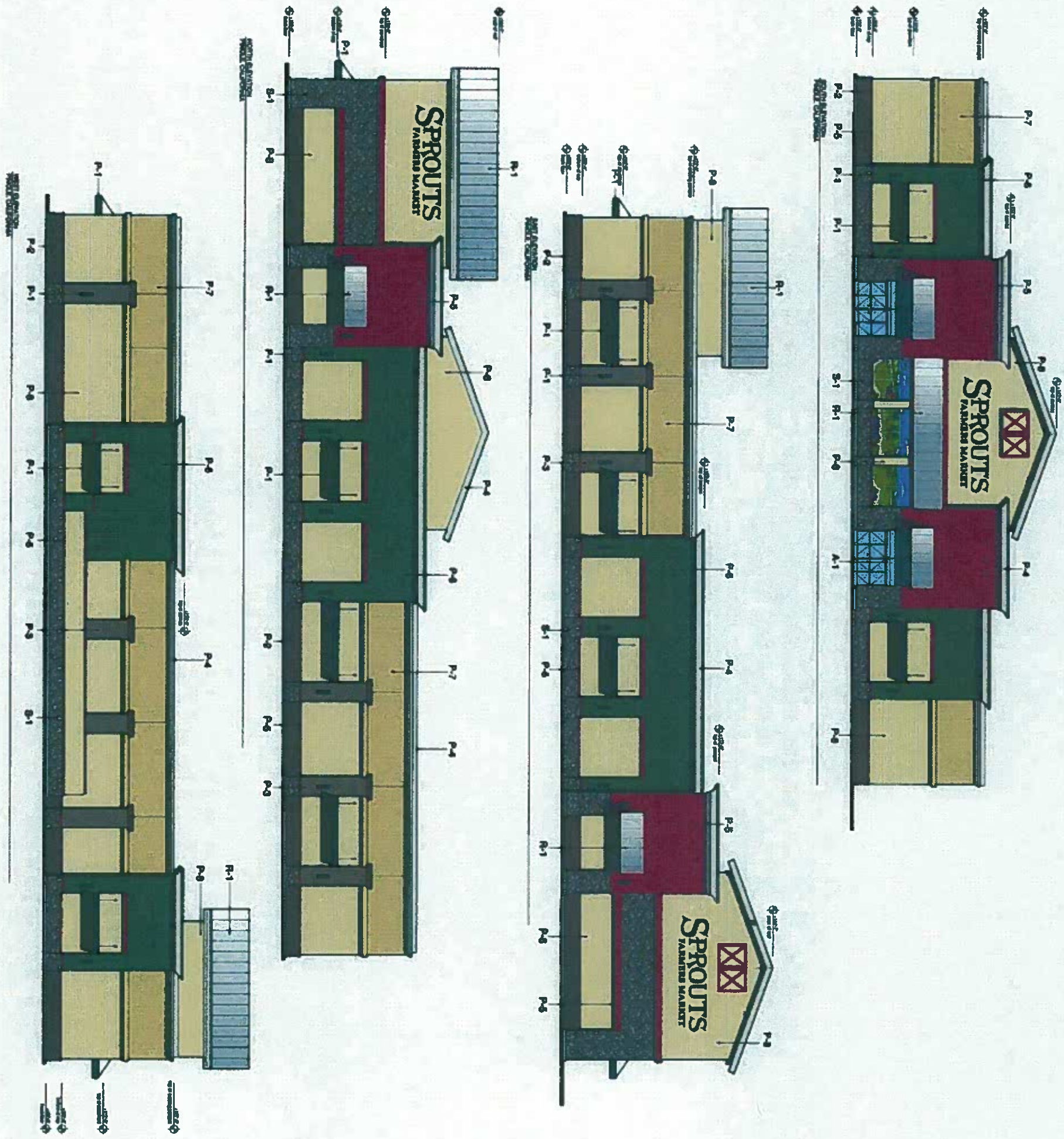
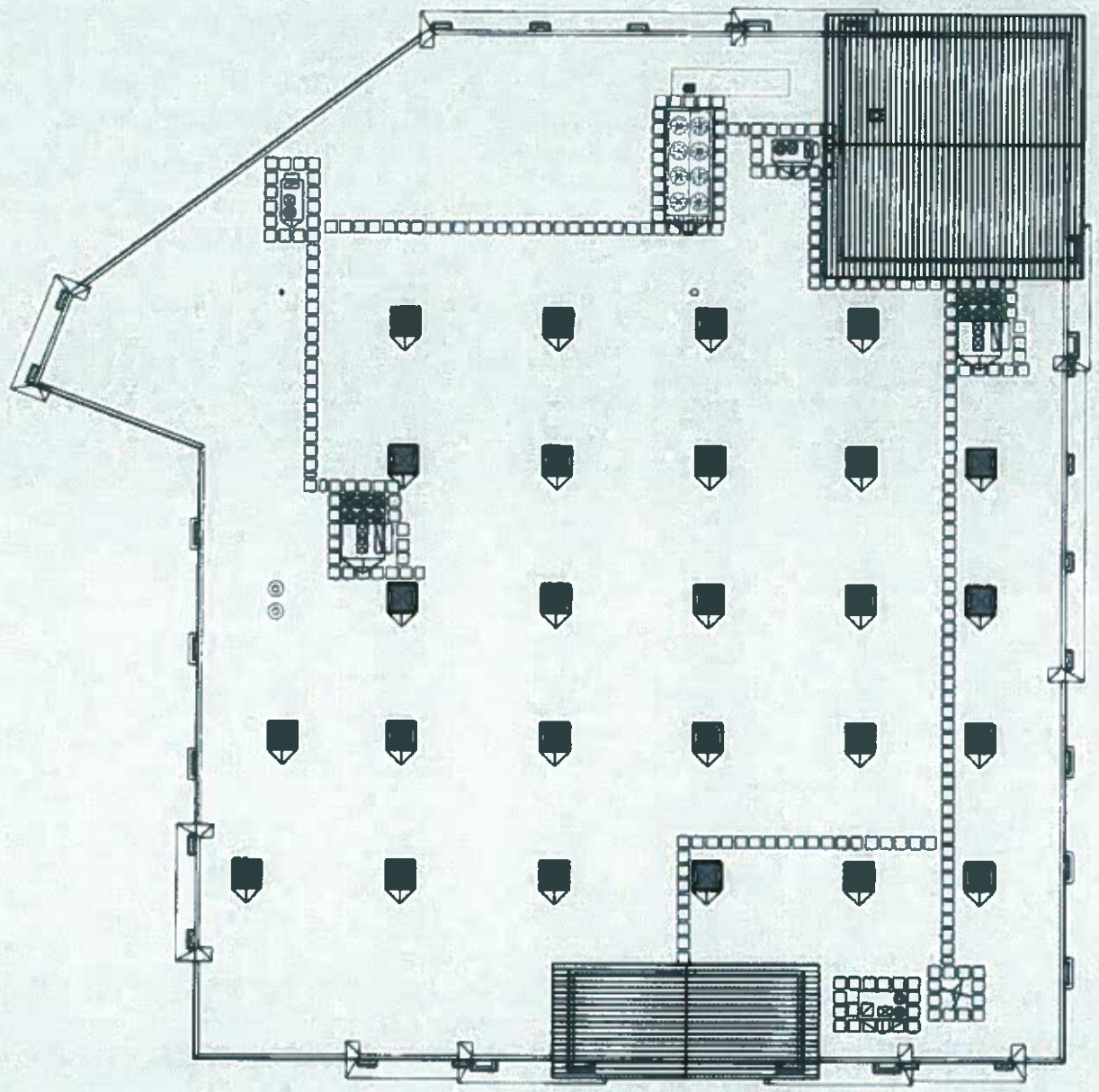
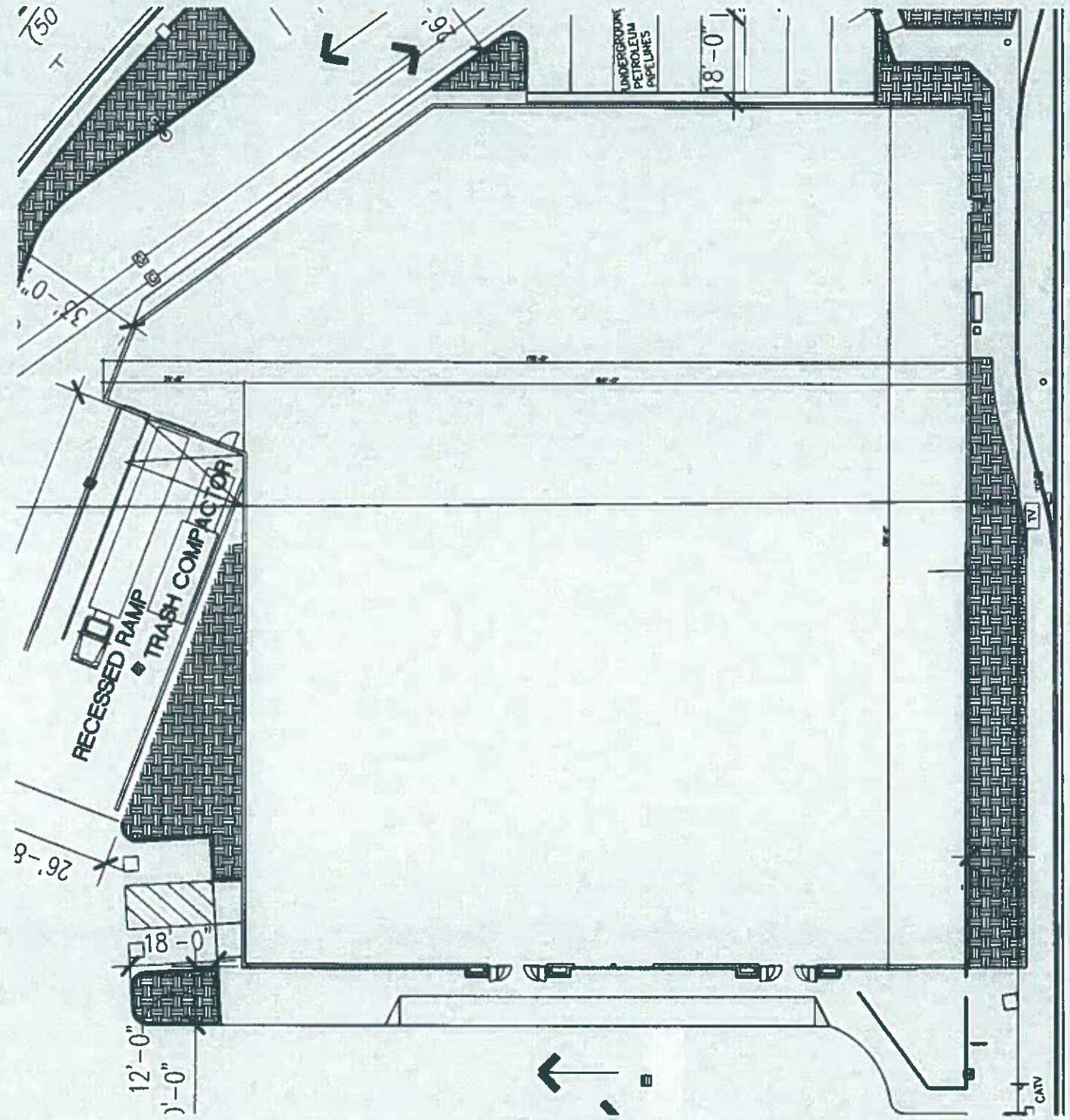



**PRELIMINARY EXTERIOR ELEVATIONS**
**PINOLE, CALIFORNIA**

**June 16th, 2014**
**FITCH**



ROOF PLAN

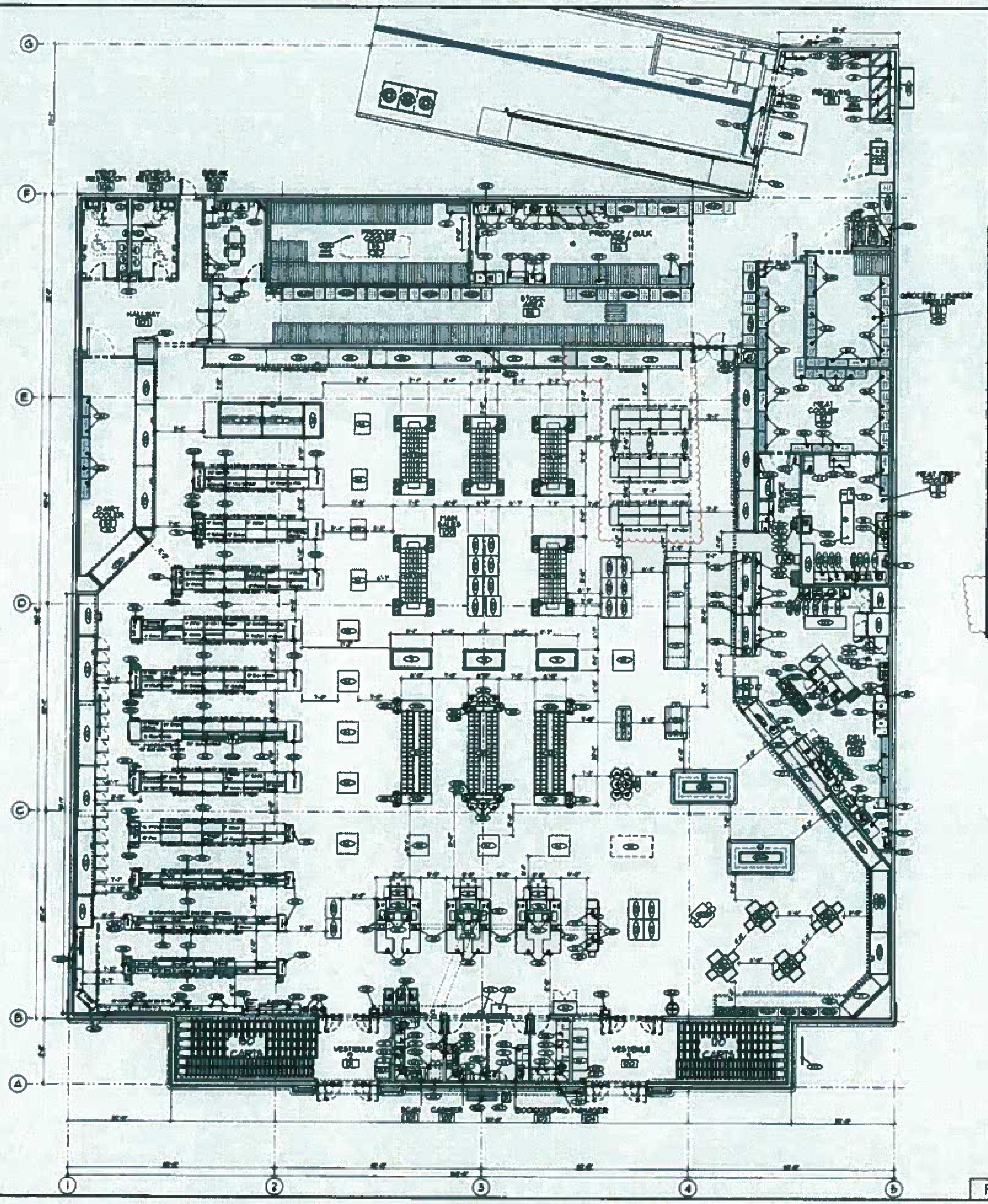



SIDEWALK PLAN

**LEASE EXHIBIT**

**SWC PINOLE VALLEY RD. & HENRY AVE.**
**PINOLE, CA**

AADiFITCH, Inc.
FITCH



## PROJECT DATA

| | PROTO LINEALS | ACTUAL LINEALS |
|---|---|---|
| GROSS BLDG SF | | 21,180 SQFT |
| SALES AREA SQ FT | | 17,180 SQFT |
| **GROCERY** | | |
| GROCERY SHELVING | 396 LF | 360 LF |
| GROCERY SHELVING END CAP | 36 LF | 28 LF |
| TOTAL LF | 432 LF | [illegible] |
| **VITAMIN** | | |
| VITAMIN SHELVING LOW | 144 LF | 168 LF |
| VITAMIN SHELVING HIGH | 36 LF | 44 LF |
| VITAMIN END CAPS | 16 LF | 16 LF |
| COSMETICS SHELVING | 8 LF | 8 LF |
| PROBIOTICS COOLER | 4 LF | 8 LF |
| TOTAL LF | 208 LF | 244 LF |
| **FROZEN FOOD** | | |
| REACH-IN DOOR CASES | 30 DRS | 30 DRS |
| BUNKER | 32 LF | 32 LF |
| BUNKER END CAPS | 6 LF | 6 LF |
| **DAIRY** | | |
| MULTI-DECK CASE REAR FILL | 44 LF | 44 LF |
| MULTI-DECK CASE FRONT FILL | 8 LF | 8 LF |
| COLD BEVERAGES | 8 LF | 8 LF |
| TOTAL LF | 60 LF | 60 LF |
| **BULK** | | |
| BULK FIXTURE | 96 LF | 96 LF |
| COFFEE | 20 LF | 20 LF |
| **PRODUCE** | | |
| PRODUCE WET RACK | 40 LF | 40 LF |
| PRODUCE PACKAGED | 32 LF | 32 LF |
| TOTAL LF | 72 LF | 72 LF |
| **MEAT** | | |
| SERVICE MEAT CASE | 12 LF | 12 LF |
| FROZEN MEAT BUNKER | 40 LF | 40 LF |
| SELF SERVICE MEAT CASE | 32 LF | 32 LF |
| TOTAL LF | 84 LF | 84 LF |
| **SEAFOOD** | | |
| SERVICE SEAFOOD CASE | 8 LF | 8 LF |
| SUSHI CASE | 4 LF | 4 LF |
| TOTAL LF | 12 LF | 12 LF |
| **DELI** | | |
| SERVICE DELI CASE | 8 LF | 8 LF |
| SELF SERVICE DELI CASE LOW | 28 LF | 28 LF |
| SELF SERVICE DELI CASE HIGH | 12 LF | 12 LF |
| CHEESE ISLAND CASE | 24 LF | 24 LF |
| MEAT ISLAND CASE | 24 LF | 24 LF |
| TOTAL LF | 96 LF | 96 LF |
| **BAKERY** | | |
| BAKERY TABLES | 4 TABLES | 4 TABLES |
| REFRIGERATED BREAD | 8 LF | 8 LF |
| BAKERY SHELVING | 24 LF | 24 LF |
| TOTAL LF | 32 LF | 32 LF |
| **BEER / WINE** | | |
| WINE SHELVING | 96 LF | 72 LF |
| COLD WINE | 4 LF | 4 LF |
| COLD BEER | 8 LF | 16 LF |
| TOTAL LF | [illegible] | 92 LF |

## EQUIPMENT LIST

HILL PHOENIX

FIXTURE PLAN - SCHEME 5F

North

1

AAD:FITCH, Inc.

FITCH

XXXXXX
XXXX
XXXXXXXX
FIXTURE PLAN
SCHEME XX
XXXXX

F1.0

SPROUTS FARMERS MARKET
SPROUTS STORE NAME
ANYWHERE, USA

32010-

2 EAST ELEVATON

3 NORTH ELEVATION

1 SOUTH ELEVATION

4 WEST ELEVATION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| issue | date | description |
|---|---|---|
| 1 | 11 JULY 2014 | DEVELOP. APPLIC. |

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

SHEET TITLE:

## EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

## SD-3

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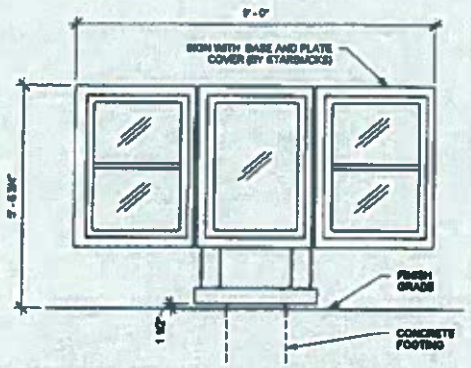
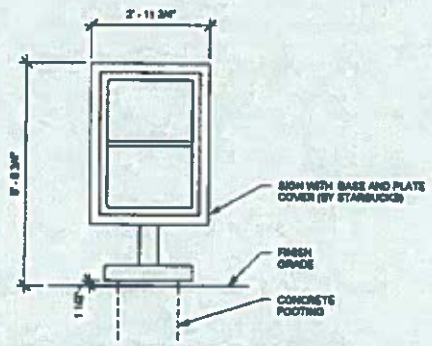
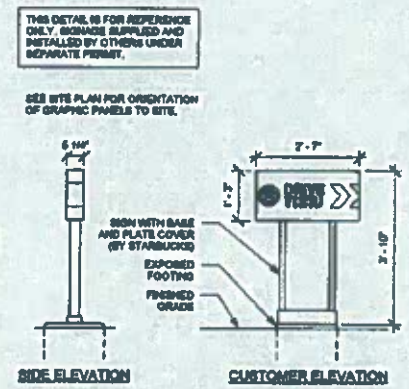


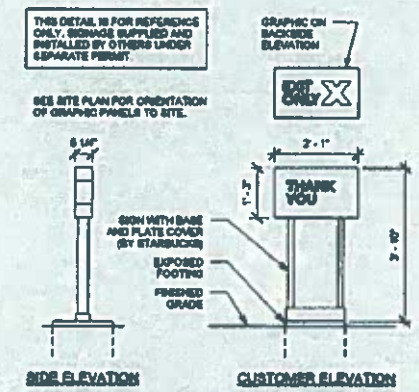

1 DTE - MENU 5 PANEL FREESTANDING
Scale: 1/2" = 1'-0"



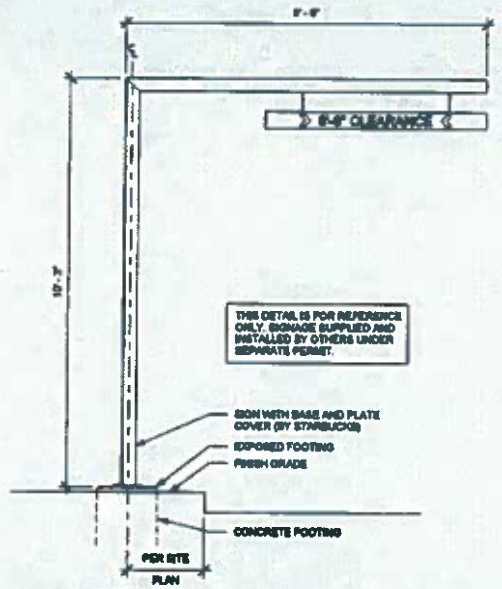

2 DTE - PRE-MENU FREESTANDING
Scale: 1/2" = 1'-0"




3 DTE - DIRECTIONAL SIGN WITH LOGO - ENTRY
Scale: 1/2" = 1'-0"




4 DTE - DIRECTIONAL SIGN - EXIT
Scale: 1/2" = 1'-0"




5 DTE - CLEARANCE BAR ELEVATION
Scale: 1/2" = 1'-0"

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| issue | date | description |
|---|---|---|
| 1 | 11 JULY 2014 | DEVELOP. APPLIC. |

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

SHEET TITLE:
## DRIVE-THRU ELEVATIONS

SCALE: 1/2" = 1'-0"

# SD-4

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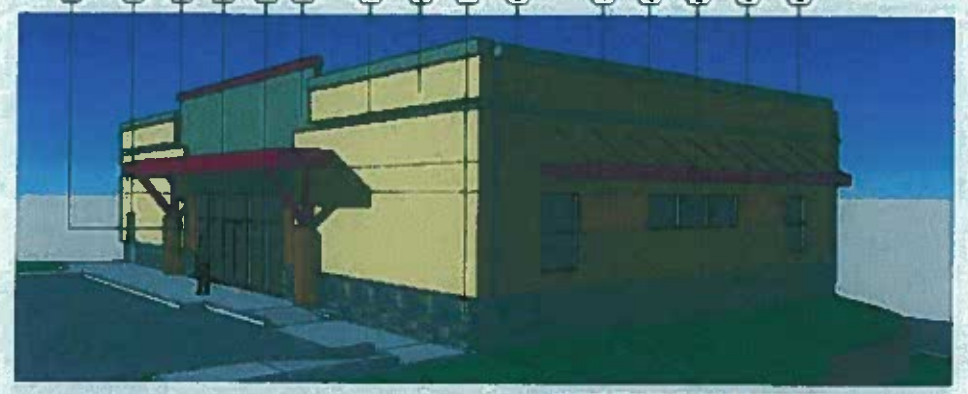


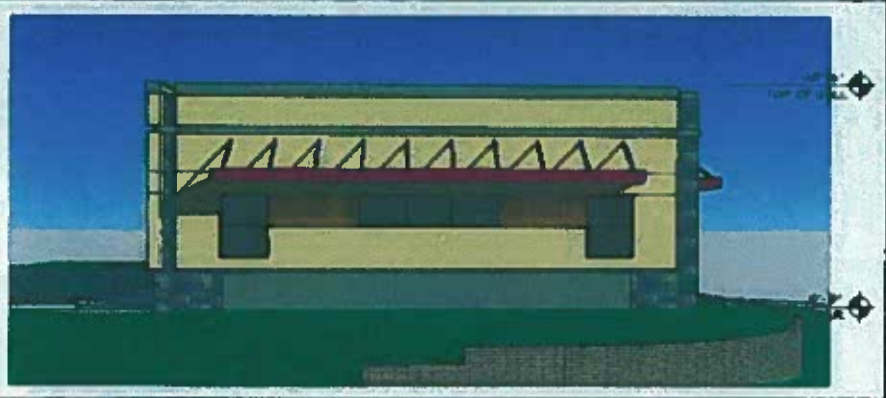
VIEW TO THE SOUTHWEST

VIEW TO THE NORTHEAST FROM PINOLE VALLEY ROAD

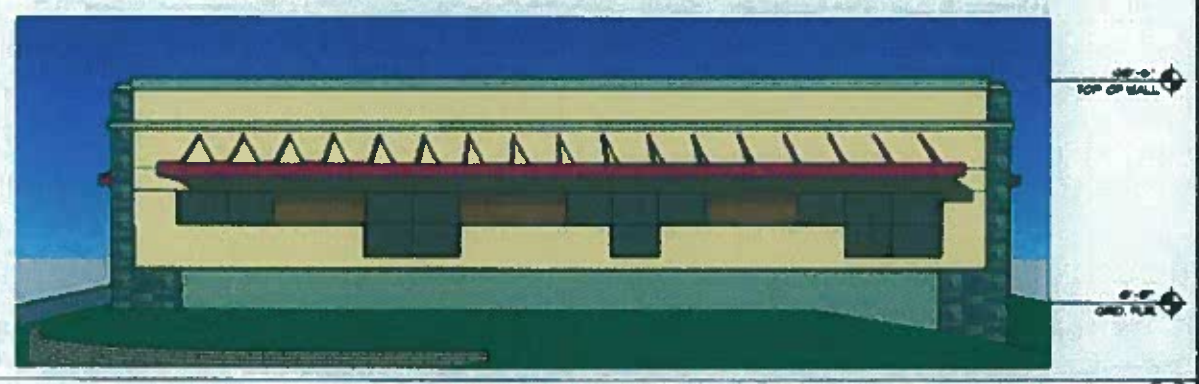
VIEW TO THE EAST FROM PINOLE VALLEY ROAD

PERSPECTIVE VIEWS (WITH TYPICAL FINISHES) 5 A202
NO SCALE

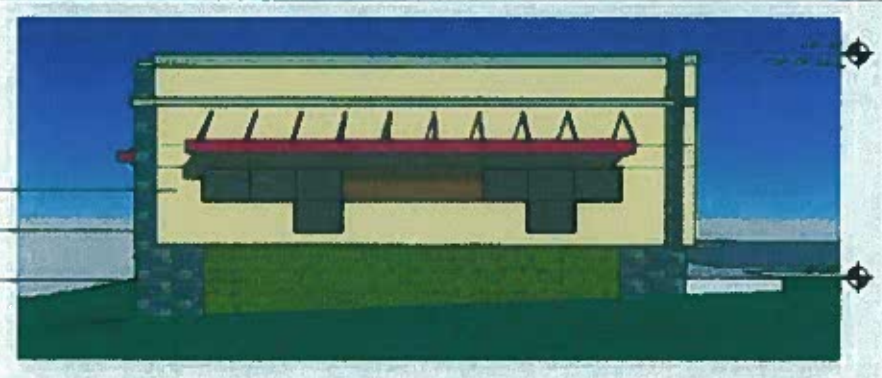
PROPOSED EAST EXTERIOR ELEVATION 1 A202
SCALE: 1/8" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION 2 A202
SCALE: 1/8" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION 3 A202
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION 4 A202
SCALE: 1/8" = 1'-0"

## MATERIALS AND COLORS SCEHDULE

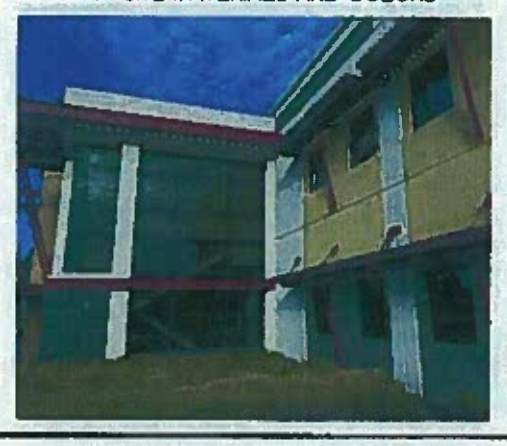
MATERIALS

- A — RED CEDAR HORIZONTAL SIDING.
- B — VENEER TILE (SIMILAR TO KAISER BUILDING)
- C — METAL AWNINGS
- D — METAL TUBULAR FENCING
- E — HOLLOW METAL DOOR
- F — ALUMINUM STOREFRONT CLEAR ANODIZED ALUMINUM
- G — GLAZING CLEAR LOW-E 1" INSULATED GLASS
- H — EXTERIOR PLASTER
- J — METAL TRELLIS SCREEN SUPPORT FOR CREEPING PLANTING MATERIALS

COLORS

- 1 — CABOT WOOD STAIN "[illegible]"
- 2 — DUNN-EDWARDS PAINTS DE 5[illegible], "REDWOOD CITY"
- 3 — DUNN-EDWARDS PAINTS DE 5[illegible], "GRANOLA"
- 4 — DUNN-EDWARDS PAINTS DE 5[illegible], "SPRING LEAVES"
- 5 — DUNN-EDWARDS PAINTS DE 6[illegible], "ALPACA WOOL"
- 6 — DUNN-EDWARDS PAINTS DEA 1[illegible], "BLACK BAY"
- 7 — MANUFACTURER'S STANDARD "DARK GREEN"

EXISTING SITE MATERIALS AND COLORS

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| issue | date | description |
|---|---|---|
| 1 | 26 SEPT 2014 | ENTITLEMENT APPLICATION |
| 2 | 17 FEB 2015 | ENTITLEMENT APPLICATION REVISION |
| 3 | 18 MAR 2015 | ENTITLEMENT APPLICATION SUBSTITUTION |

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

APPLICANT:
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C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
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## SUITE E2-A MEDICAL SERVICES EXTERIOR ELEVATIONS

## A202

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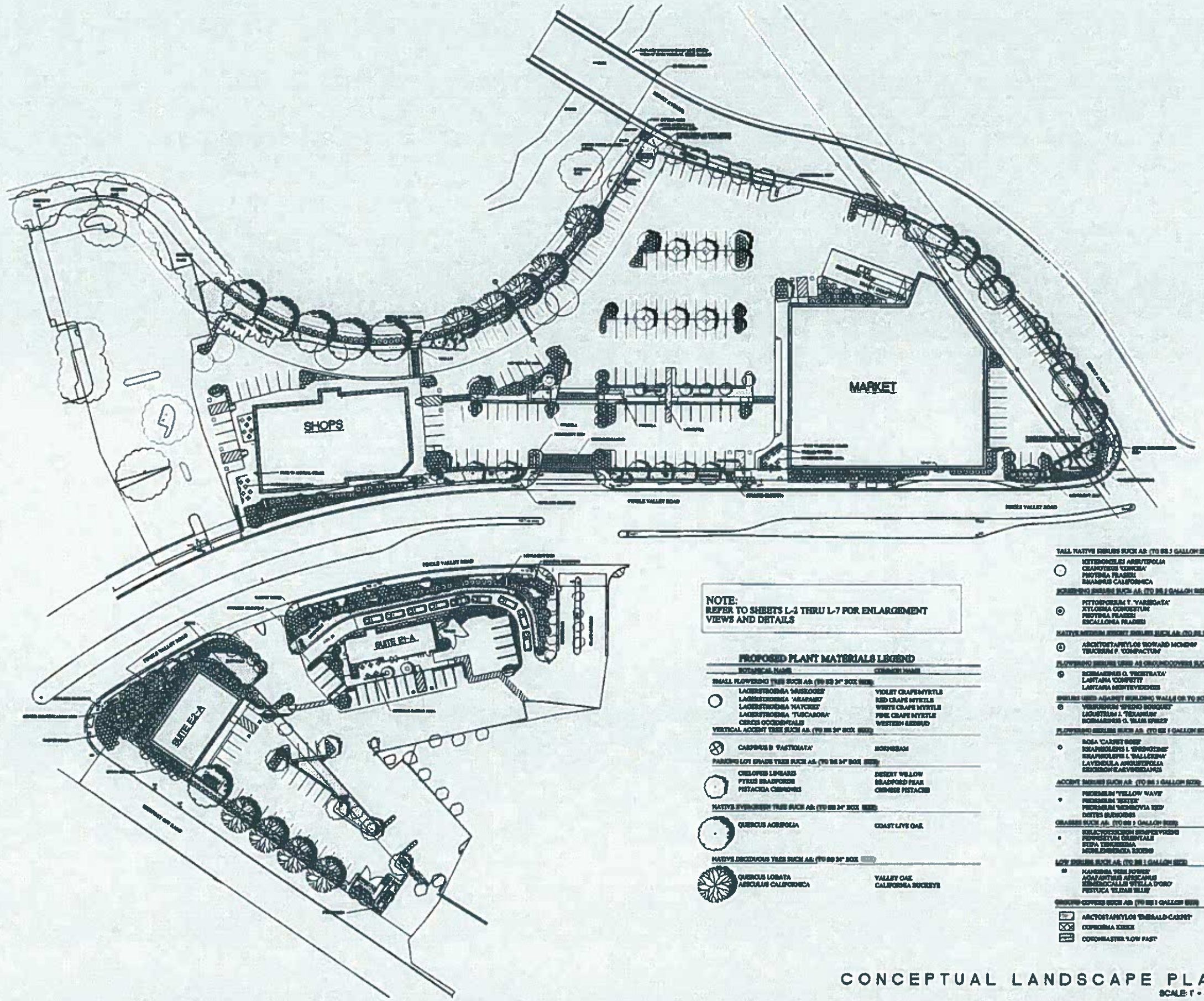



NOTE:
REFER TO SHEETS L-2 THRU L-7 FOR ENLARGEMENT VIEWS AND DETAILS

## PROPOSED PLANT MATERIALS LEGEND

| BOTANICAL NAME | COMMON NAME |
|---|---|
| **SMALL FLOWERING TREE SUCH AS: (TO BE 24" BOX SIZE)** | |
| LAGERSTROEMIA 'MUSKOGEE' | VIOLET CRAPE MYRTLE |
| LAGERSTROEMIA 'MIAPAHEE' | RED CRAPE MYRTLE |
| LAGERSTROEMIA 'NATCHEZ' | WHITE CRAPE MYRTLE |
| LAGERSTROEMIA 'TUSCARORA' | PINK CRAPE MYRTLE |
| CERCIS OCCIDENTALIS | WESTERN REDBUD |
| **VERTICAL ACCENT TREE SUCH AS: (TO BE 24" BOX SIZE)** | |
| CARPINUS B. 'FASTIGIATA' | HORNBEAM |
| **PARKING LOT SHADE TREE SUCH AS: (TO BE 24" BOX SIZE)** | |
| CHILOPSIS LINEARIS | DESERT WILLOW |
| PYRUS BRADFORDII | BRADFORD PEAR |
| PISTACIA CHINENSIS | CHINESE PISTACHE |
| **NATIVE EVERGREEN TREE SUCH AS: (TO BE 24" BOX SIZE)** | |
| QUERCUS AGRIFOLIA | COAST LIVE OAK |
| **NATIVE DECIDUOUS TREE SUCH AS: (TO BE 24" BOX SIZE)** | |
| QUERCUS LOBATA | VALLEY OAK |
| AESCULUS CALIFORNICA | CALIFORNIA BUCKEYE |
| **TALL NATIVE SHRUBS SUCH AS: (TO BE 5 GALLON SIZE)** | |
| HETEROMELES ARBUTIFOLIA | TOYON |
| CEANOTHUS 'CONCHA' | WILD LILAC |
| PRUNUS FRASERI | SCARLET TOYON |
| RHAMNUS CALIFORNICA | COFFEE BERRY |
| **SCREENING SHRUBS SUCH AS: (TO BE 5 GALLON SIZE)** | |
| PITTOSPORUM T. 'VARIEGATA' | VARIEGATED MOCK ORANGE |
| XYLOSMA CONGESTUM | XYLOSMA |
| PRUNUS FRASERI | SCARLET TOYON |
| ESCALLONIA FRADESI | ESCALLONIA |
| **NATIVE MEDIUM SHORT SHRUBS SUCH AS: (TO BE 5 GALLON SIZE)** | |
| ARCTOSTAPHYLOS HOWARD MCMINN | MCMINN MANZANITA |
| TEUCRIUM F. 'COMPACTUM' | DWARF BUSH GERMANDER |
| **FLOWERING SHRUBS USED AS GROUNDCOVERS SUCH AS: (TO BE 5 GALLON SIZE)** | |
| ROSMARINUS O. 'PROSTRATA' | PROSTRATE ROSEMARY |
| LANTANA 'CONFETTI' | VARIEGATED LANTANA |
| LANTANA MONTEVIDENSIS | PURPLE LANTANA |
| **SHRUBS USED AGAINST BUILDING WALLS OR TO SCREEN PARKING LOT SUCH AS: (TO BE 5 GALLON** | |
| VIBURNUM 'SPRING BOUQUET' | LAURUSTINUS |
| LIGUSTRUM J. 'TEXANUM' | TEXAS PRIVET |
| ROSMARINUS O. 'BLUE SPIRE' | UPRIGHT ROSEMARY |
| **FLOWERING SHRUBS SUCH AS: (TO BE 5 GALLON SIZE)** | |
| ROSA 'CARPET ROSE' | PINK CARPET ROSE |
| RHAPHIOLEPIS I. 'SPRINGTIME' | INDIA HAWTHORN |
| RHAPHIOLEPIS I. 'BALLERINA' | INDIA HAWTHORN |
| LAVENDULA ANGUSTIFOLIA | ENGLISH LAVENDER |
| ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY |
| **ACCENT SHRUBS SUCH AS: (TO BE 5 GALLON SIZE)** | |
| PHORMIUM 'YELLOW WAVE' | YELLOW NEW ZEALAND FLAX |
| PHORMIUM 'SUNIX' | VARIEGATED NEW ZEALAND FLAX |
| PHORMIUM 'MORNOVIA RED' | RED NEW ZEALAND FLAX |
| DIETES BICOLOR | FORTNIGHT DAY LILY |
| **GRASSES SUCH AS: (TO BE 5 GALLON SIZE)** | |
| HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS |
| PENNISETUM ORIENTALE | DWARF FOUNTAIN GRASS |
| STIPA TENUISSIMA | MEXICAN FEATHER GRASS |
| MUHLENBERGIA RIGENS | DEER GRASS |
| **LOW SHRUBS SUCH AS: (TO BE 5 GALLON SIZE)** | |
| NANDINA 'FIRE POWER' | COMPACT HEAVENLY BAMBOO |
| AGAPANTHUS AFRICANUS | LILY OF THE NILE |
| HEMEROCALLIS 'STELLA D'ORO' | DAYLILY |
| FESTUCA 'ELIJAH BLUE' | COMMON BLUE FESCUE |
| **GROUND COVERS SUCH AS: (TO BE 1 GALLON SIZE)** | |
| ARCTOSTAPHYLOS 'EMERALD CARPET' | PROSTRATE MANZANITA @ 48" OC |
| COPROSMA KIRKII | PROSTRATE COPROSMA @ 48" OC |
| COTONEASTER 'LOW FAST' | PROSTRATE COTONEASTER @ 36" OC |

CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 40'-0"

JAMES SWANSON
LANDSCAPE ARCHITECT
5100 - 18 CLAYTON ROAD #188
CONCORD
CALIFORNIA
94521
PHONE 925 673 9040

17 MAR 2015

| number | date | description |
|---|---|---|

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

CONCEPTUAL LANDSCAPE PLAN

L1

all drawings and written material appearing herein constitute the original and unpublished work of the landscape architect and the same may not be reproduced or disclosed without the written consent of the landscape architect.

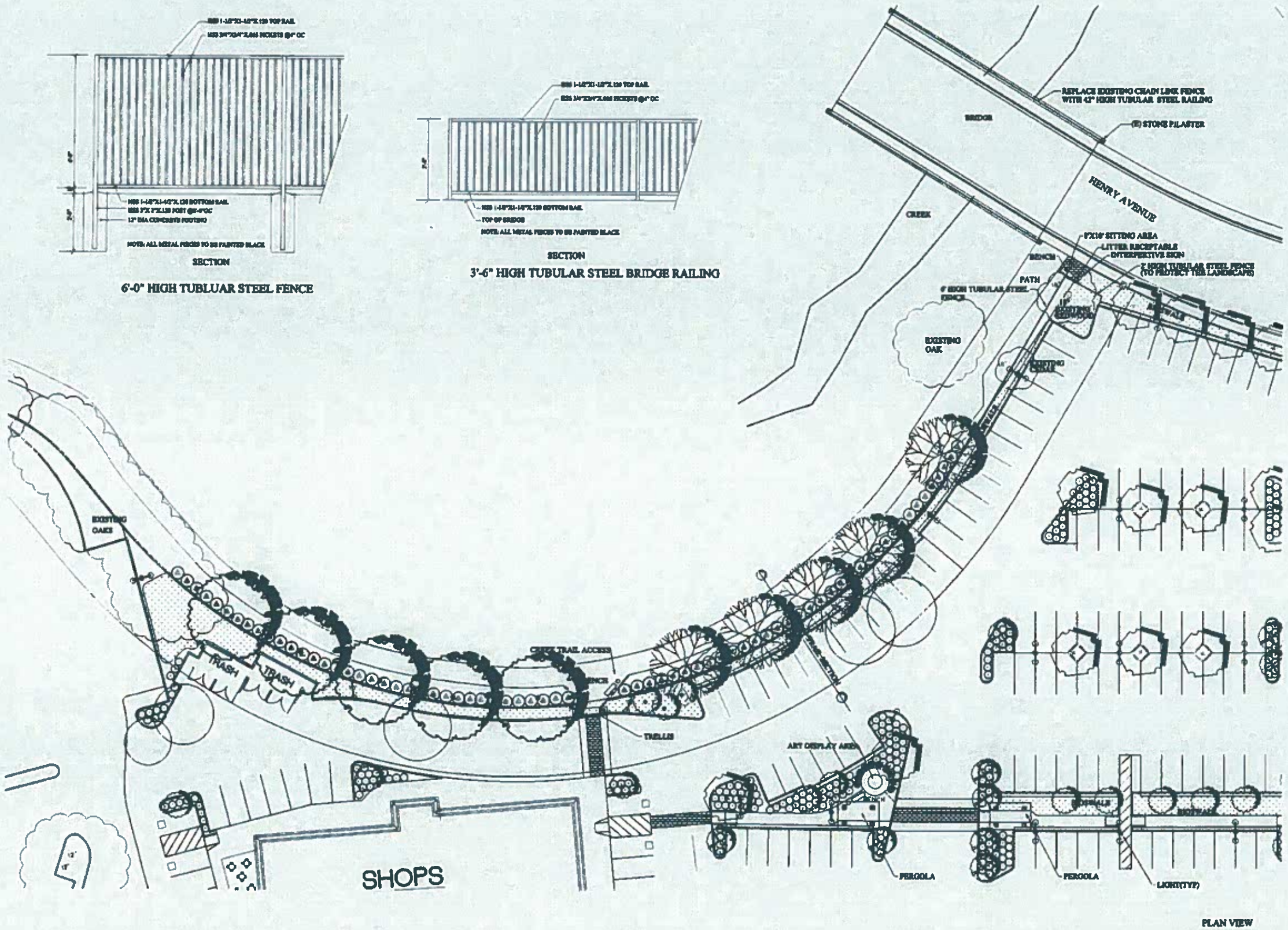
SECTION

6'-0" HIGH TUBLUAR STEEL FENCE




SECTION

3'-6" HIGH TUBULAR STEEL BRIDGE RAILING




PLAN VIEW

GATEWAY WEST PINOLE CREEK AND PARKING LOT IMPROVEMENTS

NOTE:
PLAN VIEW DRAWINGS ARE SHOWN AT 1"=20'
ELEVATION & SECTIONAL VIEWS ARE SHOWN AT 1/4"=1'-0"

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3 MARCH 2015

| issue | date | description |
|---|---|---|

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

CONCEPTUAL LANDSCAPE PLAN

L2

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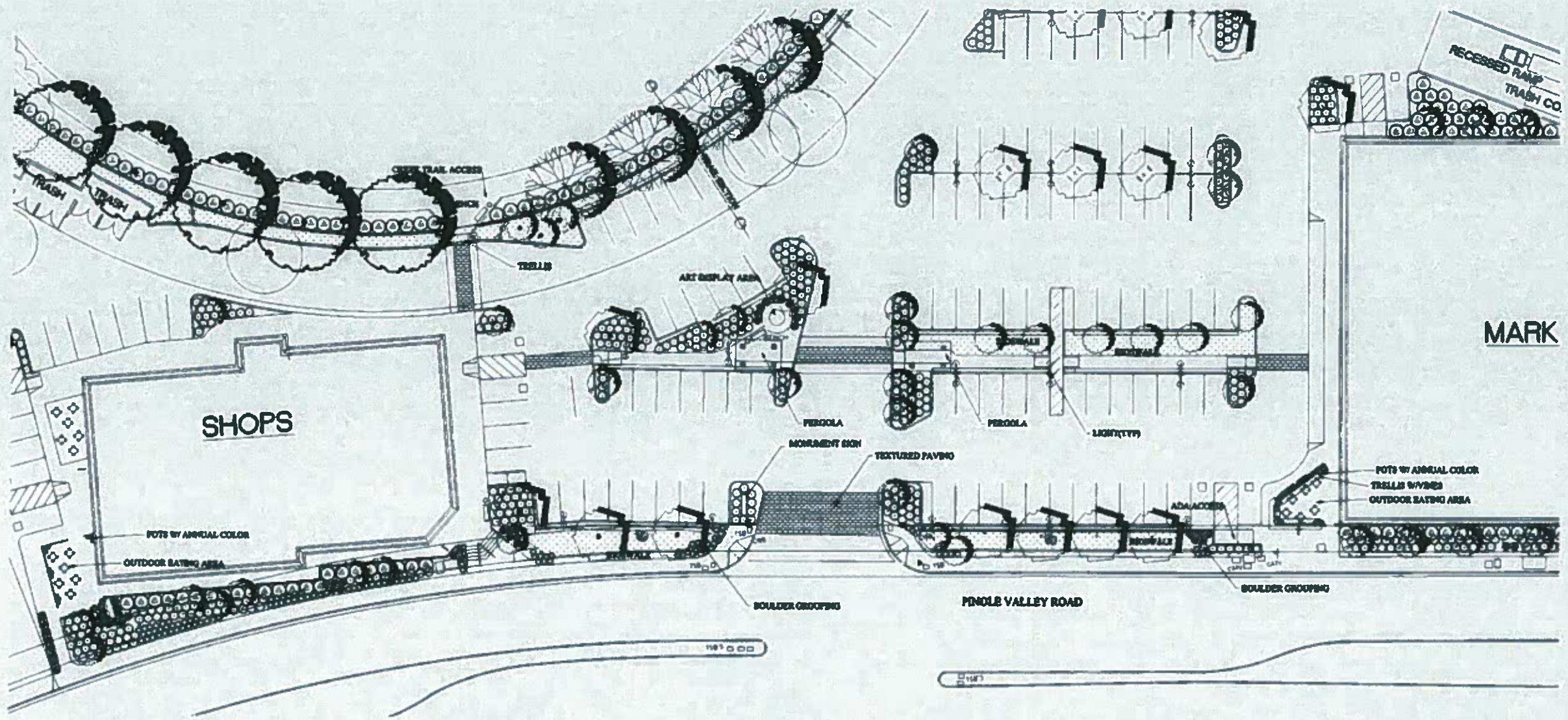
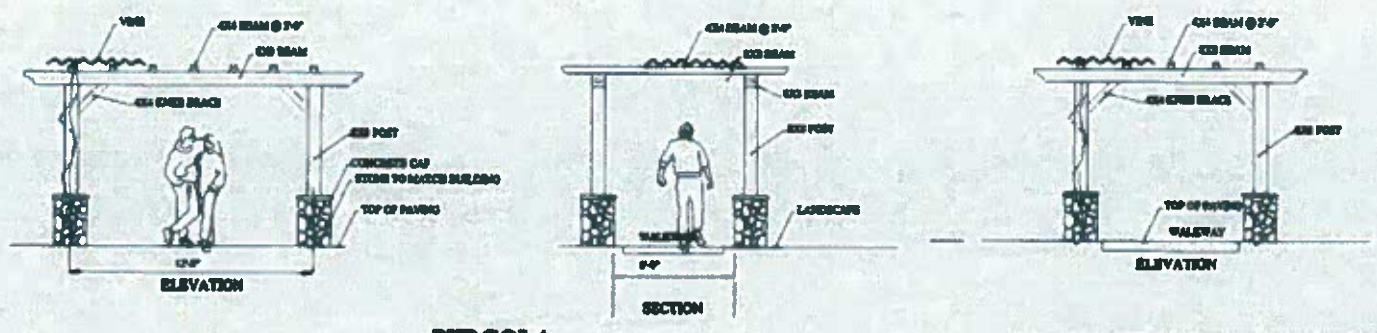


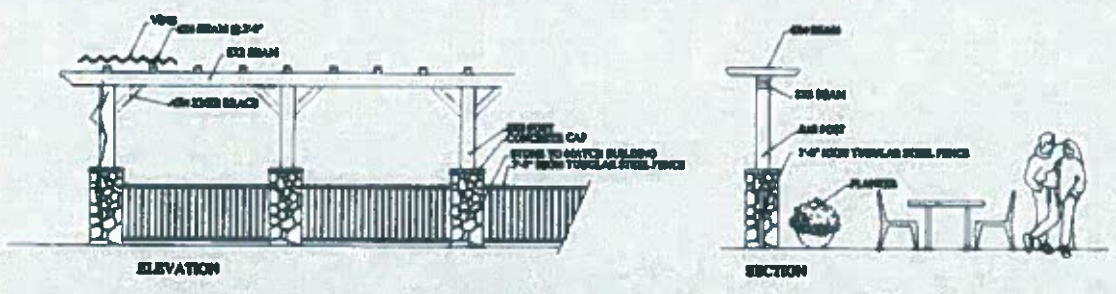

PLAN VIEW




PERGOLA

GATEWAY WEST TRAIL ACCESS

OUTDOOR EATING AREA AT THE SHOPS BUILDING




TRELLIS AT MARKET OUTDOOR EATING AREA

GATEWAY WEST SHOPPING CENTER IMPROVEMENTS

NOTE:
PLAN VIEW DRAWINGS ARE SHOWN AT 1"=20'
ELEVATION & SECTIONAL VIEWS ARE SHOWN AT 1/4"=1'-0"

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17 MAR 2015

PROPOSED NEW COMMERCIAL DEVELOPMENT

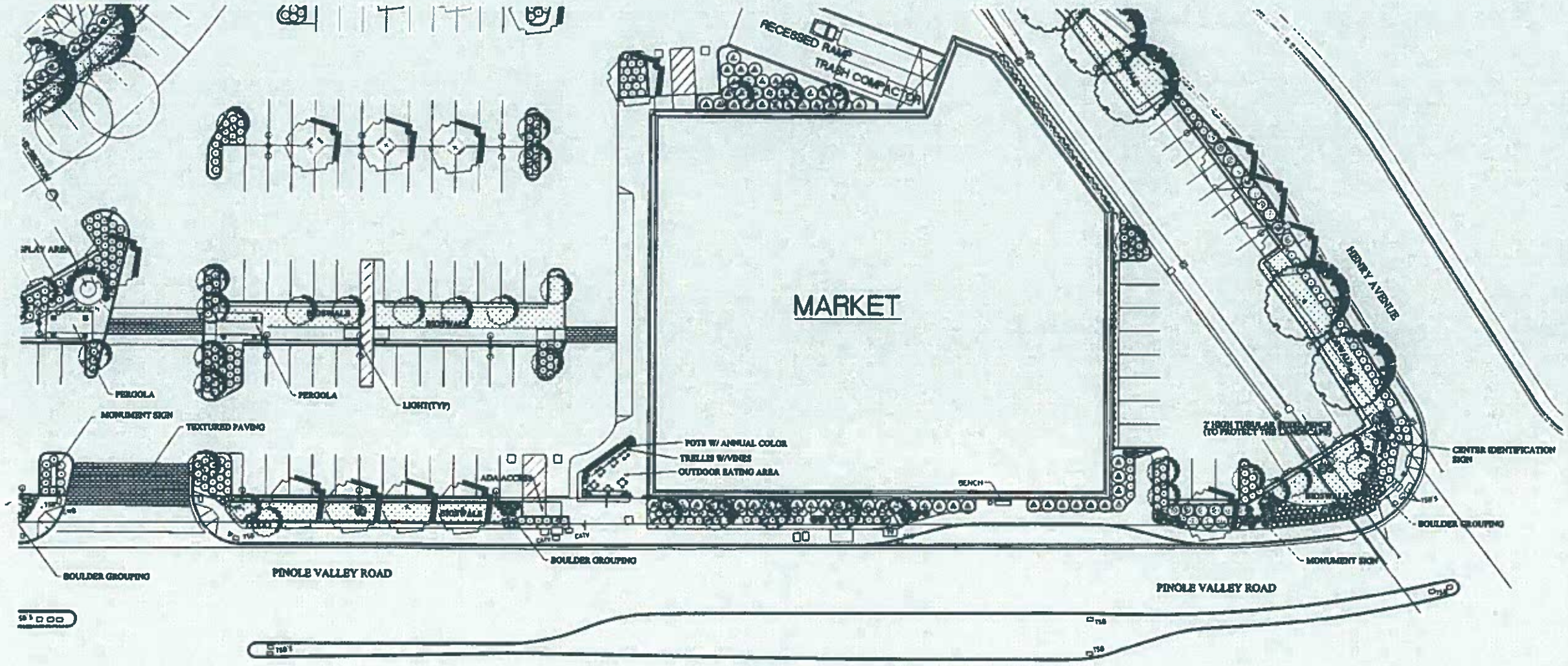
# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY LLC

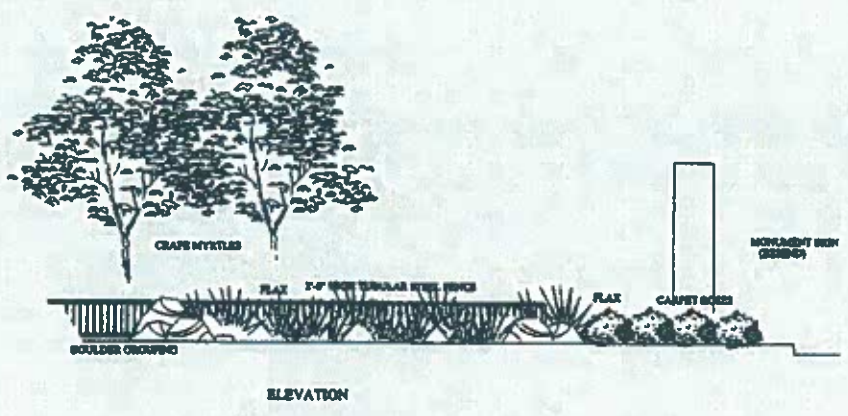
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

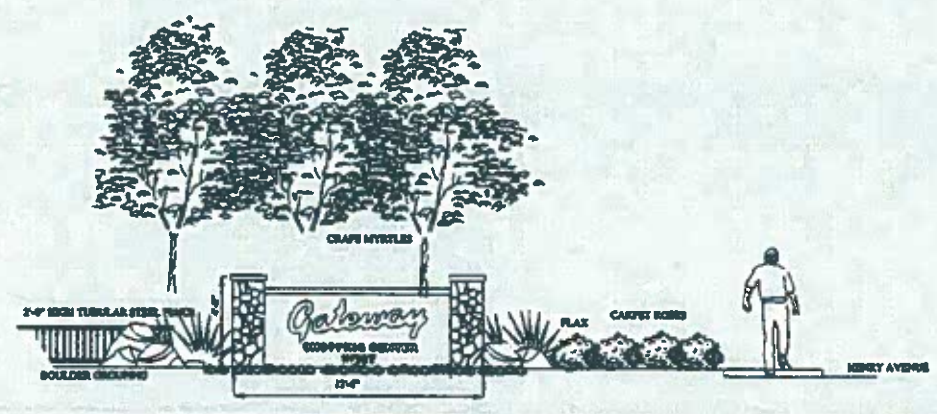
L4




PLAN VIEW




GATEWAY WEST ENTRANCE SIGNAGE & LANDSCAPE




CENTER IDENTIFICATION SIGN & LANDSCAPE AT CORNER OF HENRY AVE & PINOLE VALLEY ROAD

GATEWAY WEST SHOPPING CENTER IMPROVEMENTS

NOTE:
PLAN VIEW DRAWINGS ARE SHOWN AT 1"=20'
ELEVATION & SECTIONAL VIEWS ARE SHOWN AT 1/4"=1-0"

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17 MAR 2015

| issue | date | description |
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PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by | checked by | job number

CONCEPTUAL LANDSCAPE PLAN

L5

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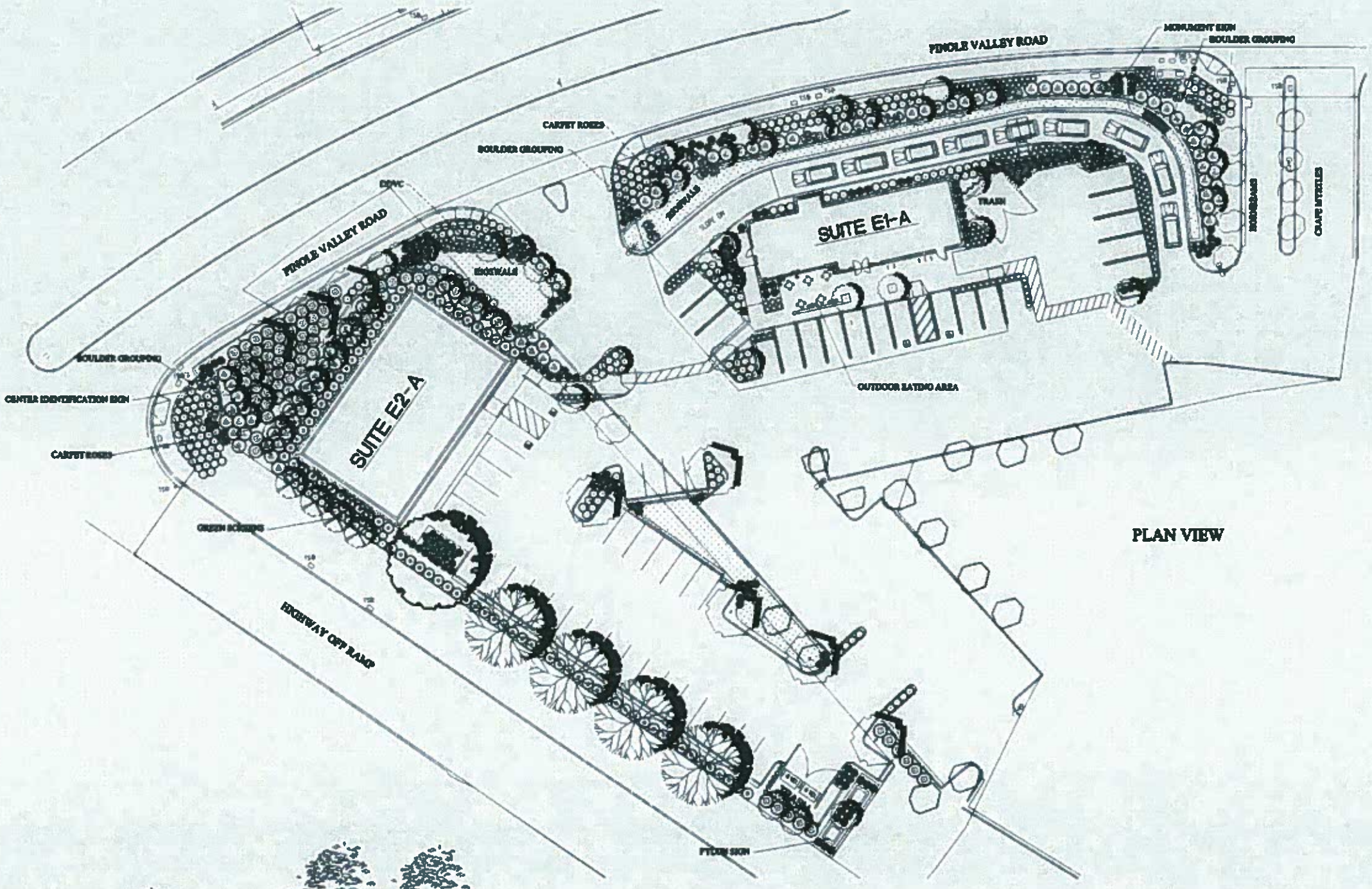


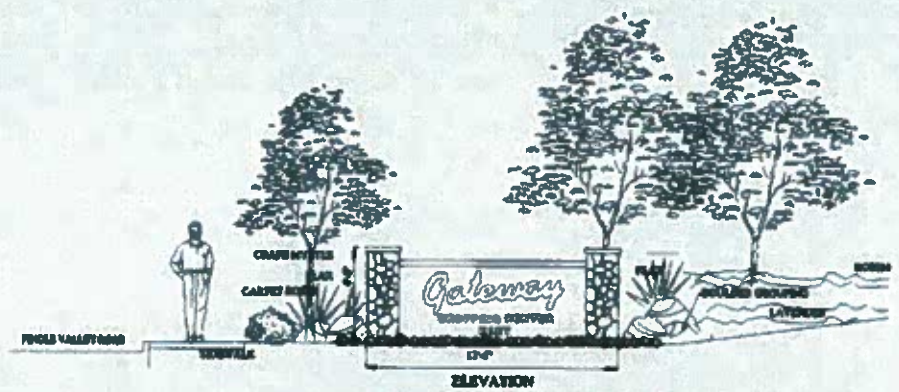


CENTER IDENTIFICATION SIGN
LOCATED AT THE INTERSECTION OF HIGHWAY FOUR OFF RAMP & PINOLE VALLEY ROAD

OUTDOOR EATING AT SUITE E1-A

GATEWAY EAST SIGNAGE & LANDSCAPE
LOCATED AT THE INTERSECTION OF HIGHWAY FOUR OFF RAMP & PINOLE VALLEY ROAD

SIGN NOTE:
SEE SIGN DESIGN BOOK FOR ADDITIONAL DETAILS.

NOTE:
PLAN VIEW DRAWINGS ARE SHOWN AT 1"=20'
ELEVATION & SECTIONAL VIEWS ARE SHOWN AT 1/4"=1'-0"

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17 MAR 2015

issue date description

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by checked by job number

CONCEPTUAL LANDSCAPE PLAN

L6

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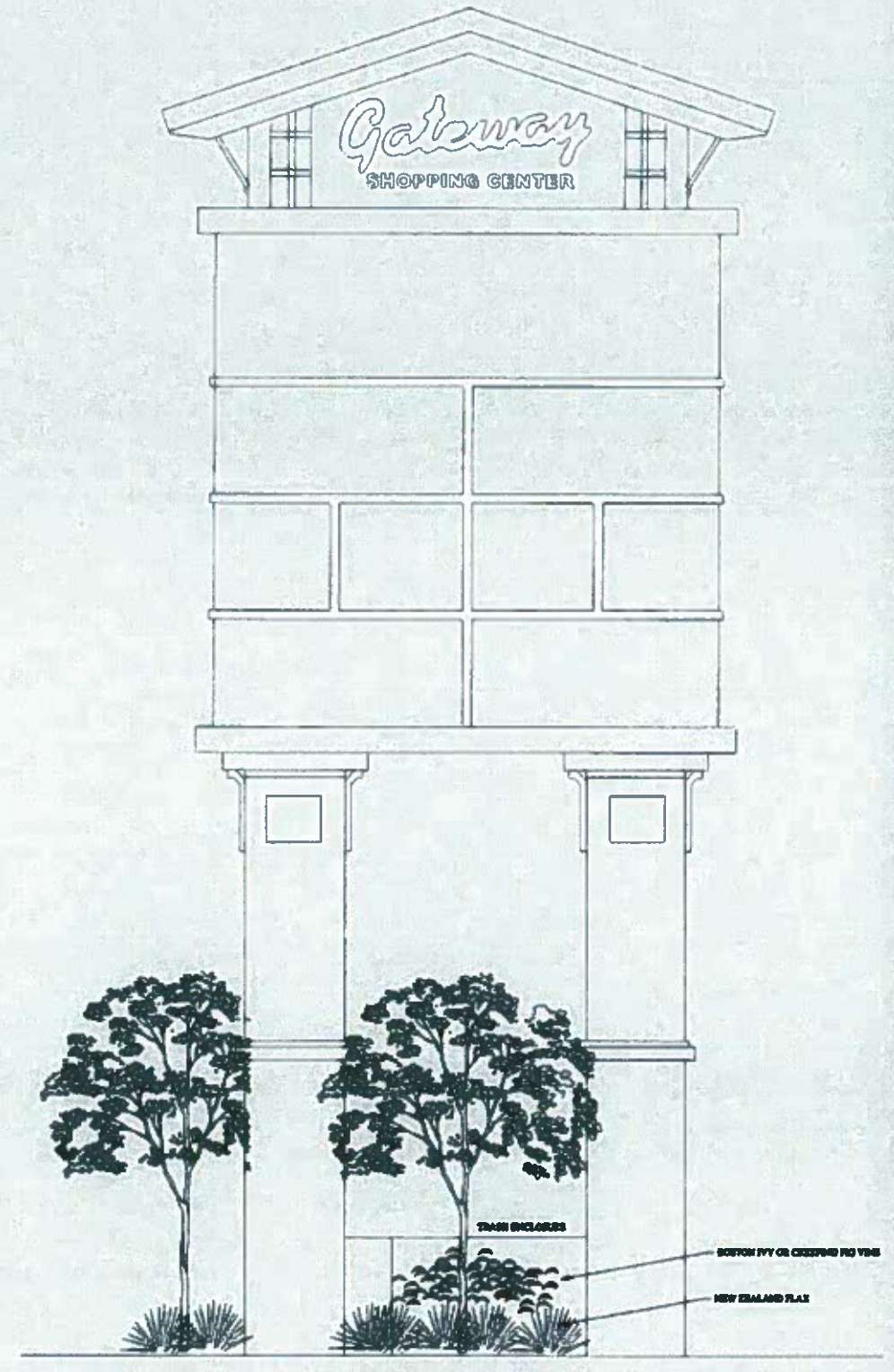


**LANDSCAPE AT PYLON SIGN**

**GATEWAY EAST SIGNAGE & LANDSCAPE**

JAMES SWANSON
LANDSCAPE ARCHITECT
5100 - 19 CLAYTON ROAD #189
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PHONE 925 673 9040

1 DEC 2014

issue date description

PROPOSED NEW COMMERCIAL DEVELOPMENT

GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by checked by job number

CONCEPTUAL LANDSCAPE PLAN

L7

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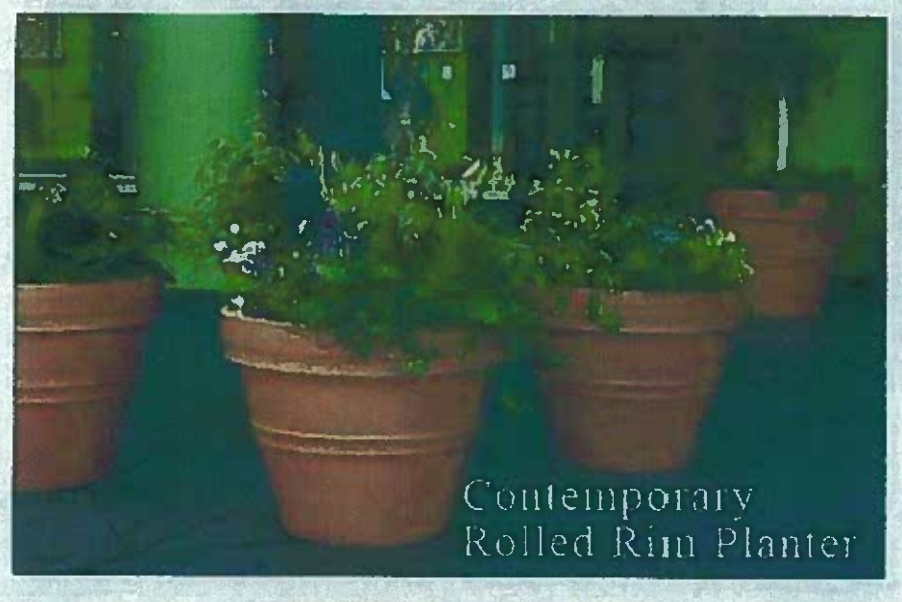
TEXTURED PAVING @ PEDESTRIAN WALKWAY

BIOSWALE PLANTINGS

GREEN SCREEN

TUBULAR FENCING




TERRA COTTA PLANTER

SQUARE PLANTERS

METAL BENCH

JAMES SWANSON
LANDSCAPE ARCHITECT

5190 - 1B CLAYTON ROAD #188
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1 DEC 2014

issue date description

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

date file drawn by

checked by job number

CONCEPTUAL
LANDSCAPE
PLAN

L-1

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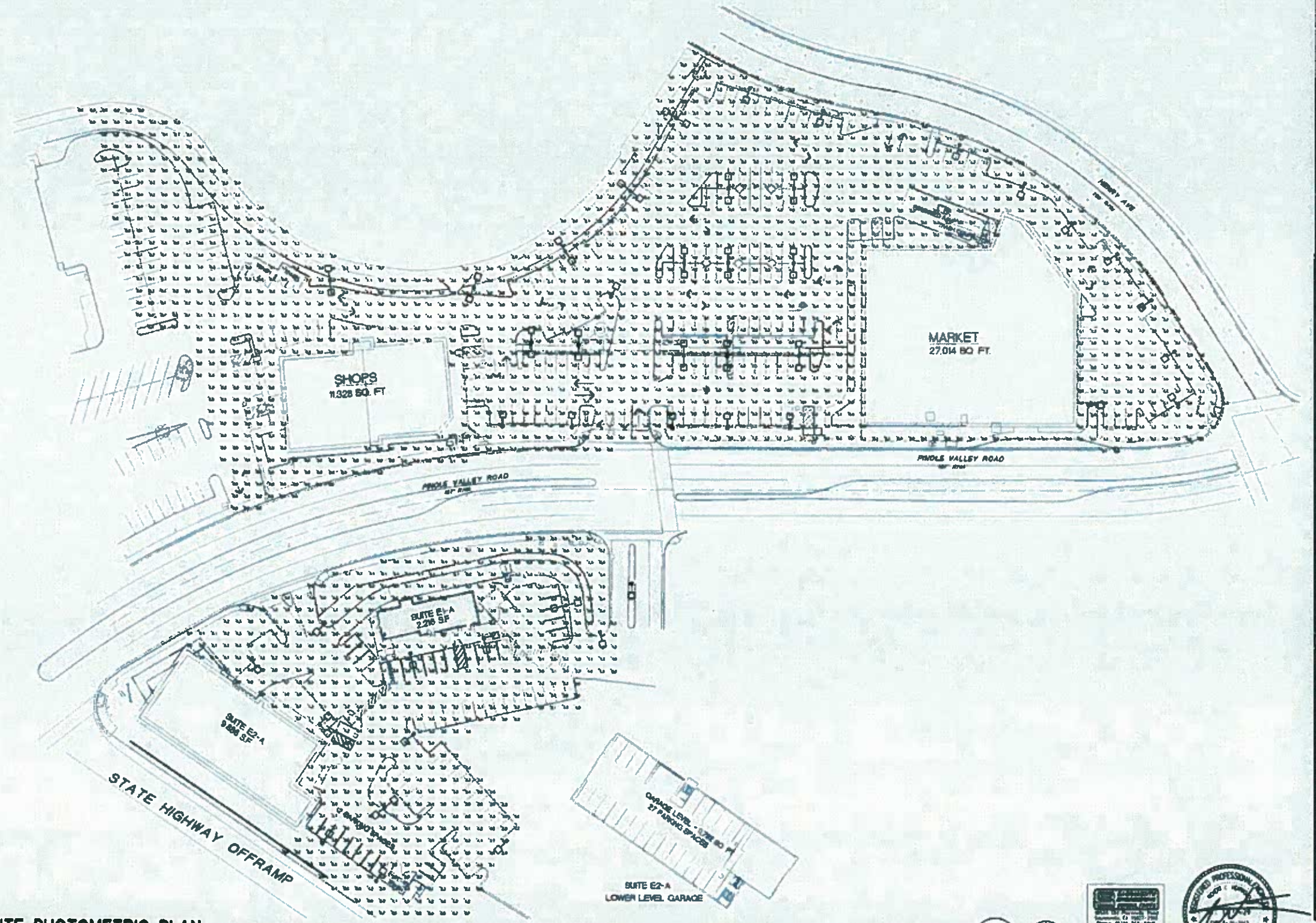


## SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

A
ES102

N

Date Signed: January 27, 2015

GEORGE MEU ASSOCIATES
ARCHITECTURE PLANNING

499 EMBARCADERO
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94606
PHONE 510 434 9886

14 21 JAN 2015 EIR REVIEW

issue date description

1 11 JULY 2014 DEVELOP. APPLIC.

PROPOSED NEW COMMERCIAL DEVELOPMENT

# GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

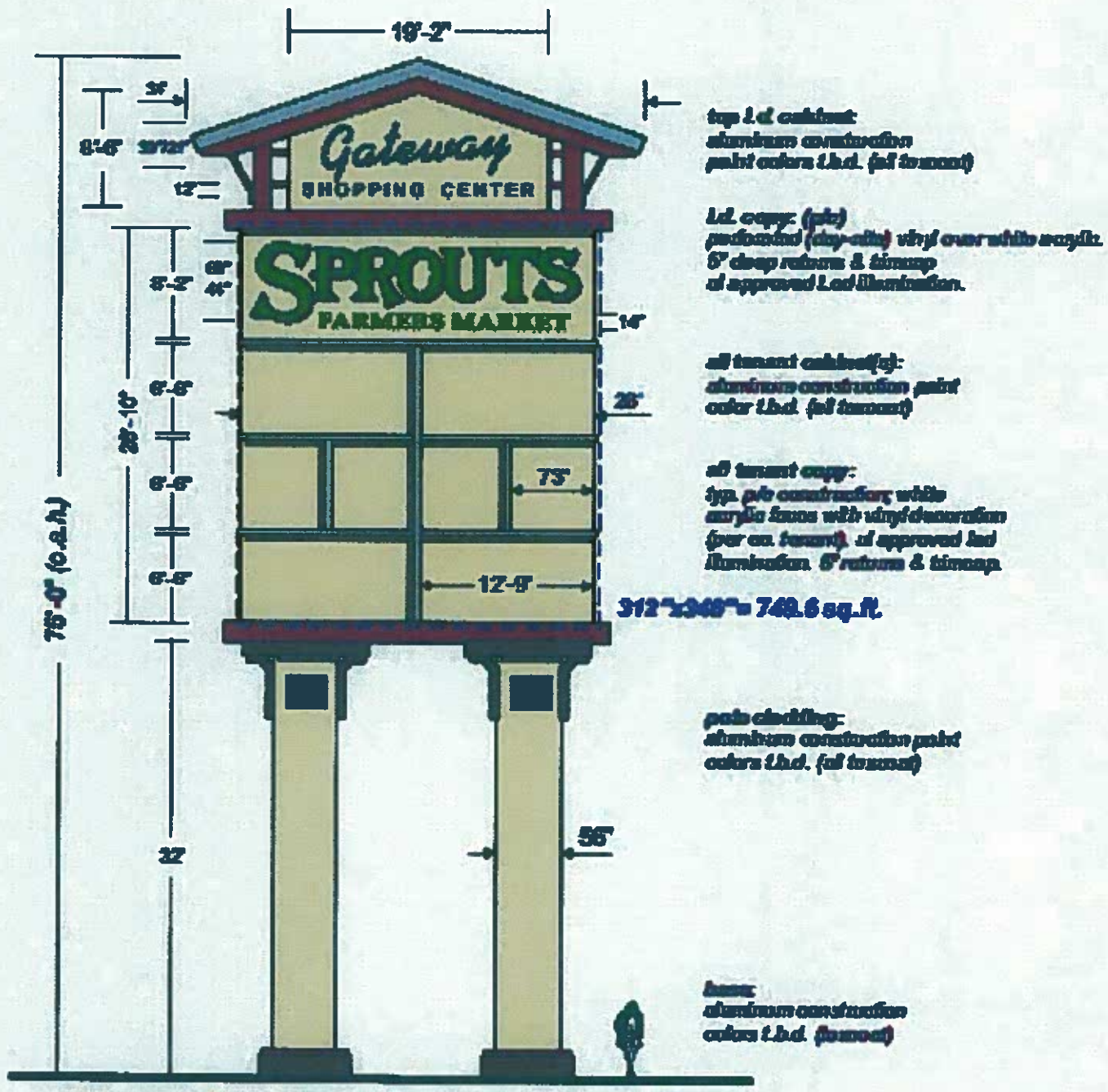
drawn by checked by job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

#141016
SITE
PLAN

ES102

GEORGE MEU ASSOCIATES

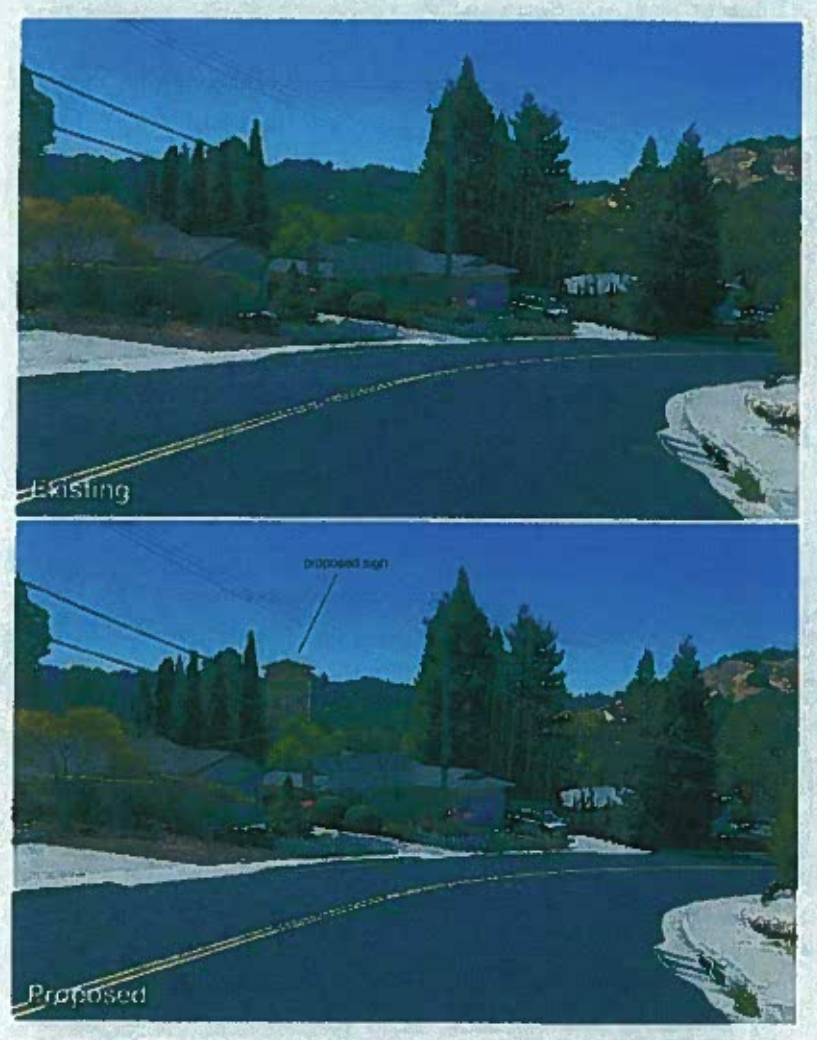



Sign A: D/F Illuminated Pylon Sign / Scale 3/32"=1'-0"

Photo Simulations
Gateway Shopping Center
Pinole, Ca

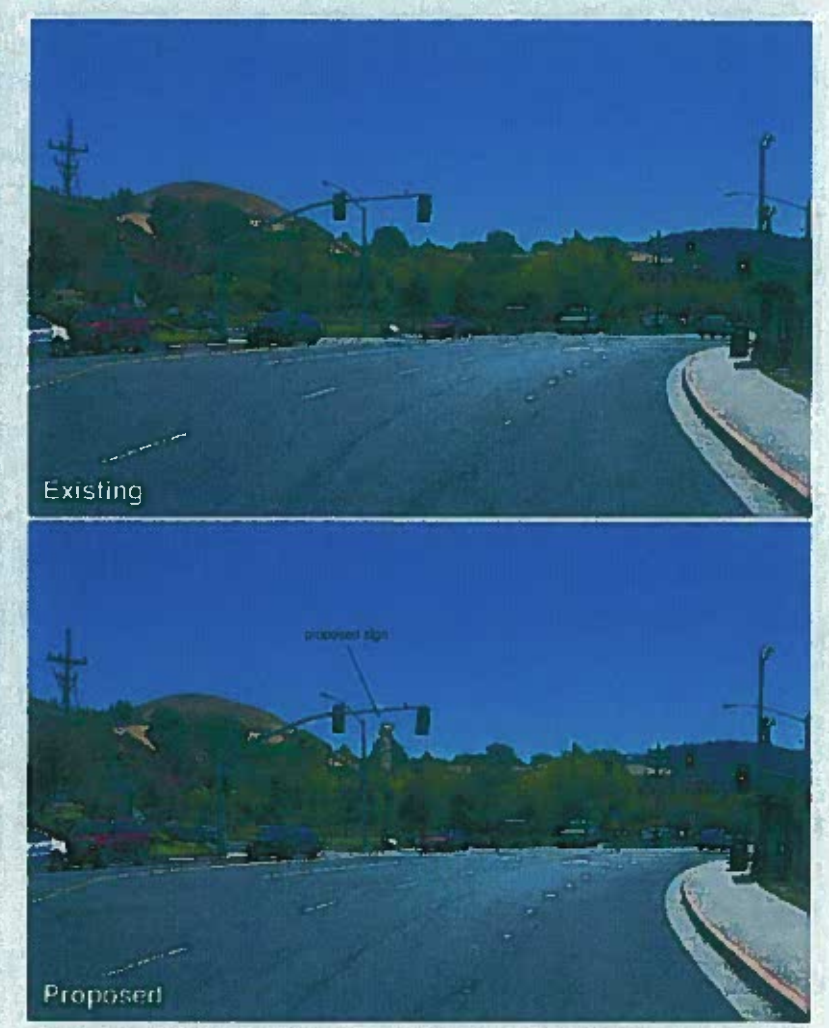
Gateway SC Pinole, CA
8/25/14
Aerial Map

# P-1




Gateway SC Pinole, CA
8/25/14
Looking Southwest from Henry Avenue
View #1

Gateway SC Pinole, CA
8/25/14
Looking South from Henry Avenue
View #2




Gateway SC Pinole, CA
8/25/14
Looking Southeast from Pinole Valley Road
View #3

GEORGE MEU ASSOCIATES
ARCHITECTURE PLANNING
455 EMBARCADERO
OAKLAND
CALIFORNIA
94610
PHONE 510 434 9666

Issue date description

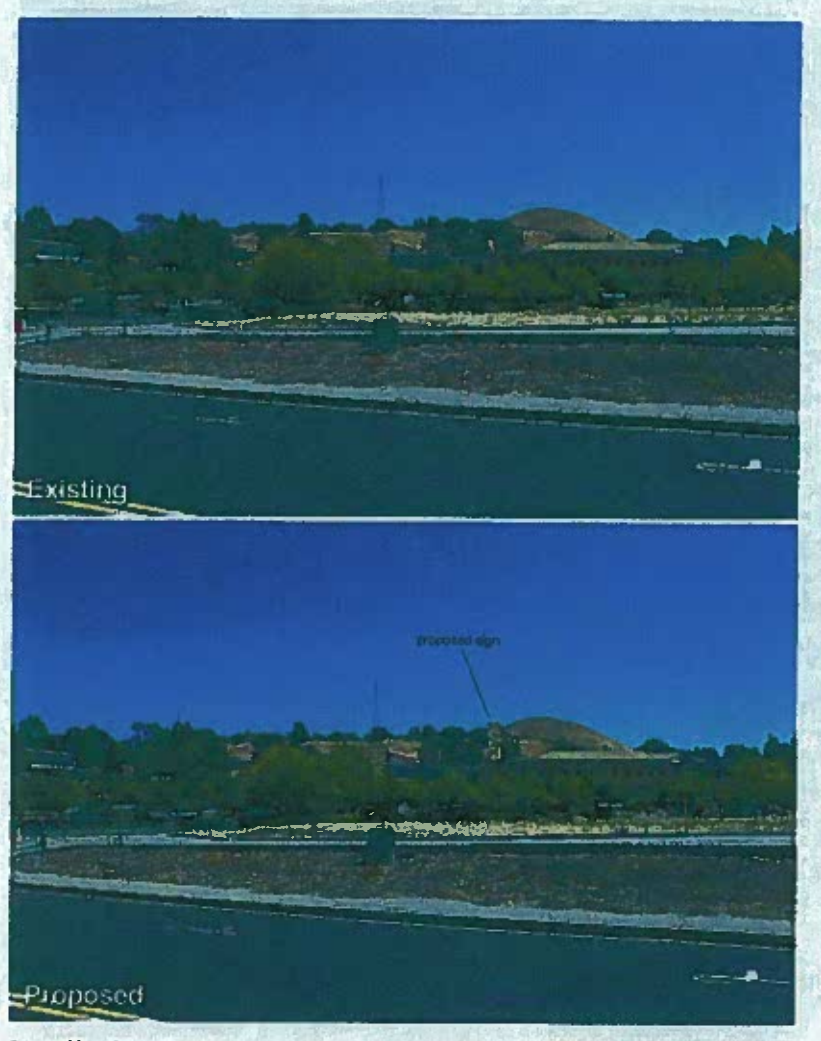
PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE 640
WALNUT CREEK, CA 94597

GEORGE MEU ASSOCIATES

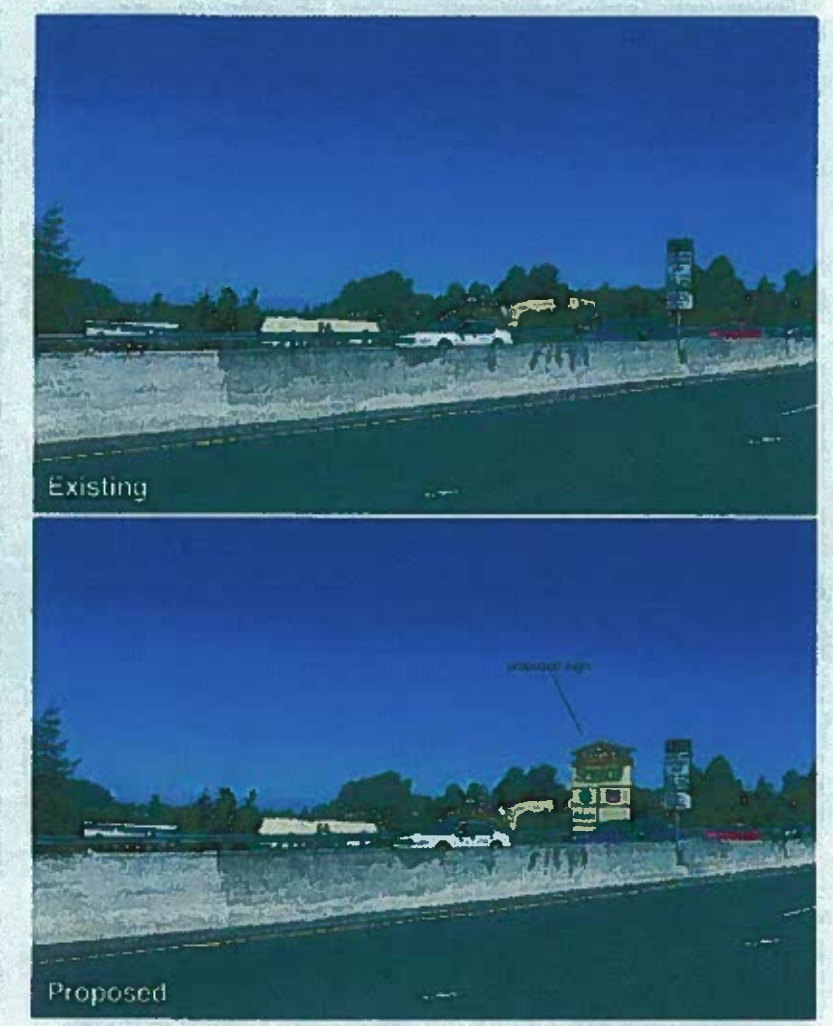
Photo Simulations
Gateway Shopping Center
Pinole, Ca

# P-2




Gateway SC Pinole, CA
8/25/14
Looking Southeast from Henry Avenue
View #4

Gateway SC Pinole, CA
8/25/14
Looking Northeast from Pinole Valley Road
View #5




Gateway SC Pinole, CA
8/25/14
Looking North from Eastbound I-80
View #6

GEORGE MEU ASSOCIATES
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499 EMBARCADERO
OAKLAND
CALIFORNIA
PHONE 510 434 9888

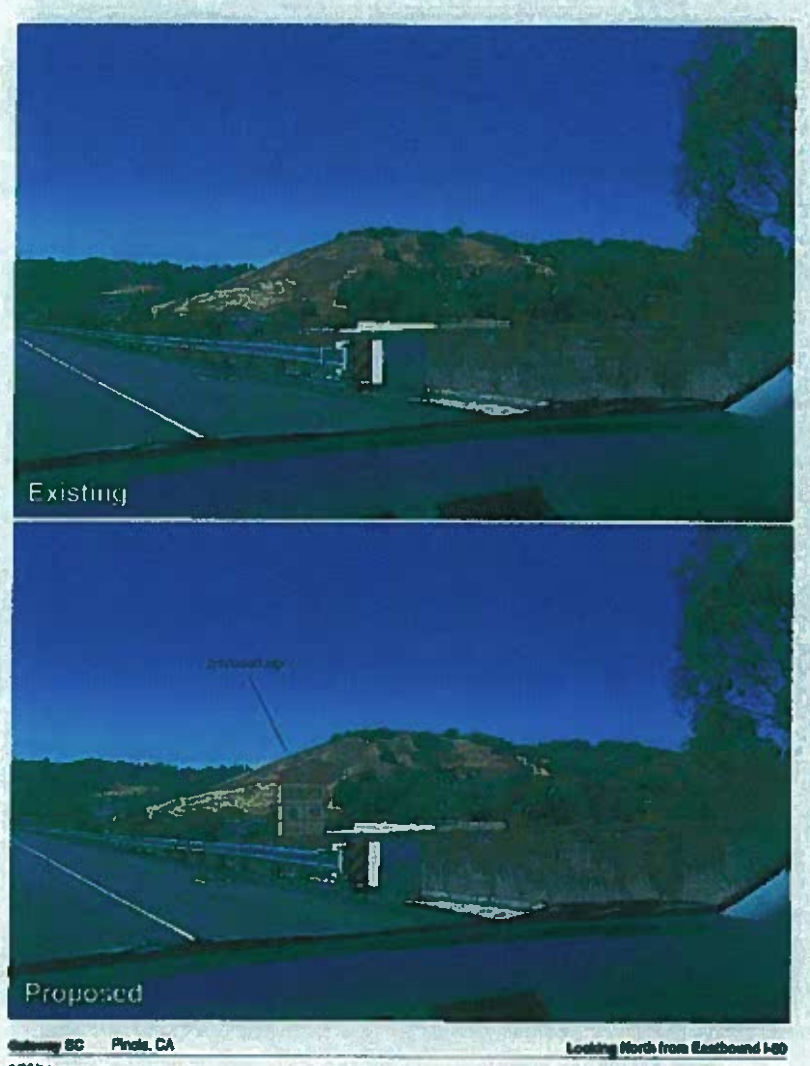
PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

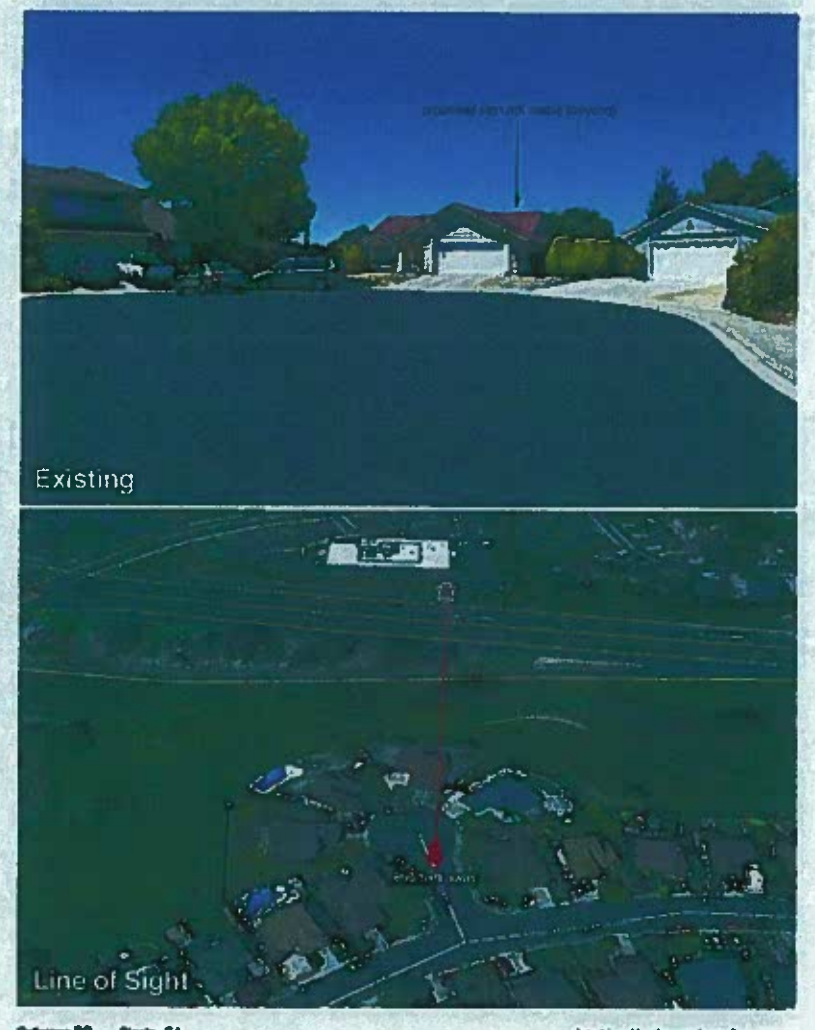
GEORGE MEU ASSOCIATES

Photo Simulations
Gateway Shopping Center
Pinole, Ca

# P-3




Gateway SC Pinole, CA
8/25/14
Looking North from Eastbound I-80
View #7




Gateway SC Pinole, CA
8/25/14
Looking Northwest from Barrett Ct.
View #8

Gateway SC Pinole, CA
8/25/14
Looking North from Clark Ct.
View #9

GEORGE MEU ASSOCIATES
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CALIFORNIA
94606
PHONE 510 434 9888

issue date description

PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

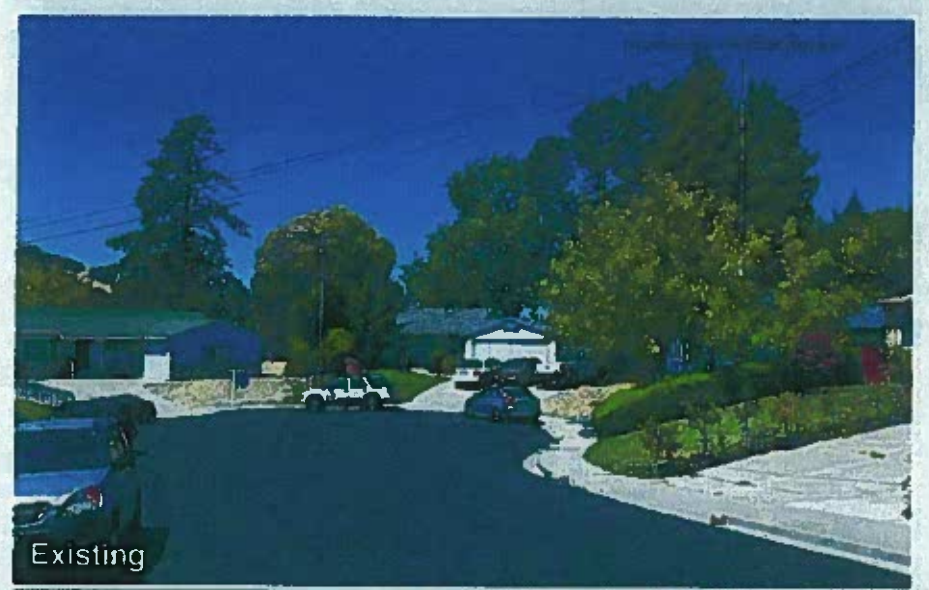
drawn by checked by job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

GEORGE MEU ASSOCIATES

Photo Simulations
Gateway Shopping Center
Pinole, Ca

# P-4



Gateway SC Pinole, CA
8/25/14
Looking North from Ruff Ct.
View #10

Gateway SC Pinole, CA
8/25/14
Looking Northeast from Sarah Ct.
View #11

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PHONE 510 494 9968

name date description

PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by checked by job number

APPLICANT:
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C/O THOMAS PROPERTIES
3000 OAK ROAD, SUITE #40
WALNUT CREEK, CA 94597

GEORGE MEU ASSOCIATES

Photo Simulations
Gateway Shopping Center
Pinole, Ca

# P-5

Gateway SC Pinole, CA
8/25/14
Looking Southwest from Henry Avenue
View #1

Gateway SC Pinole, CA
8/25/14
Looking South from Henry Avenue
View #2

Gateway SC Pinole, CA
8/25/14
Looking Southwest from Pinole Valley Road
View #3

GEORGE MEU
ASSOCIATES
ARCHITECTURE
PLANNING

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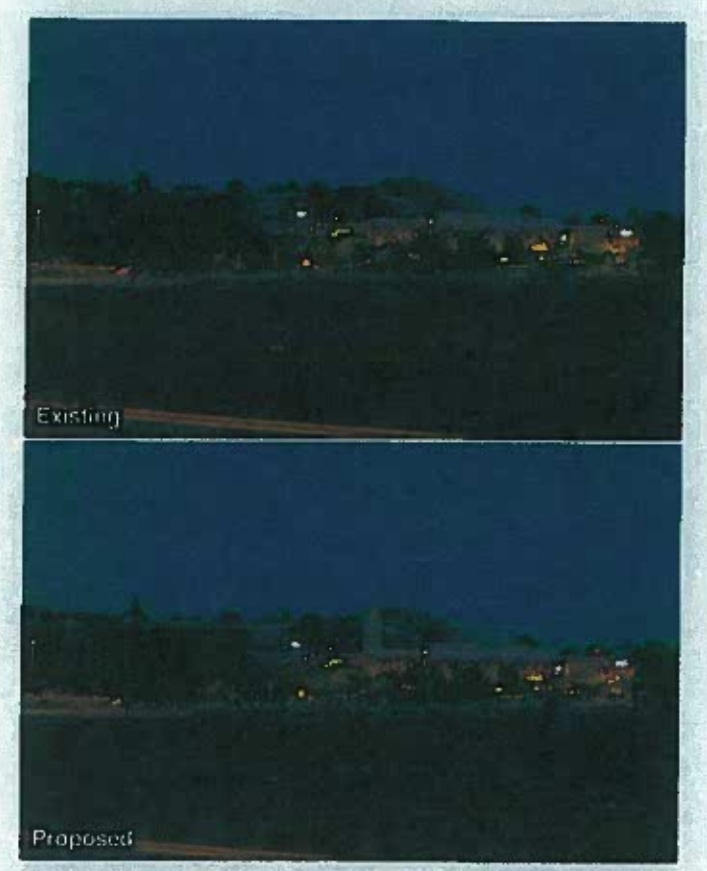
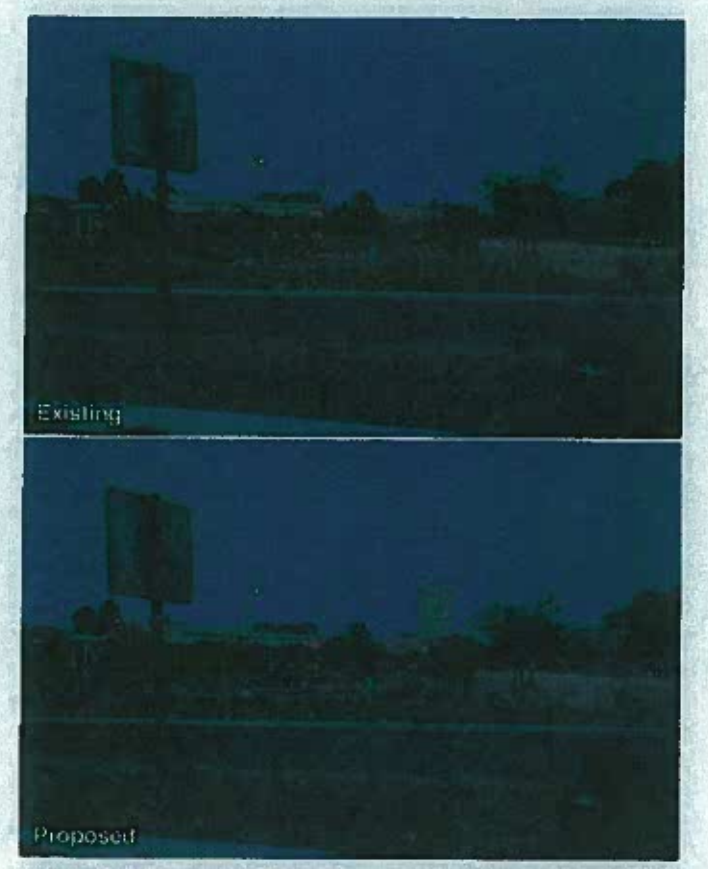
CALIFORNIA
94606
PHONE 510 434 9999

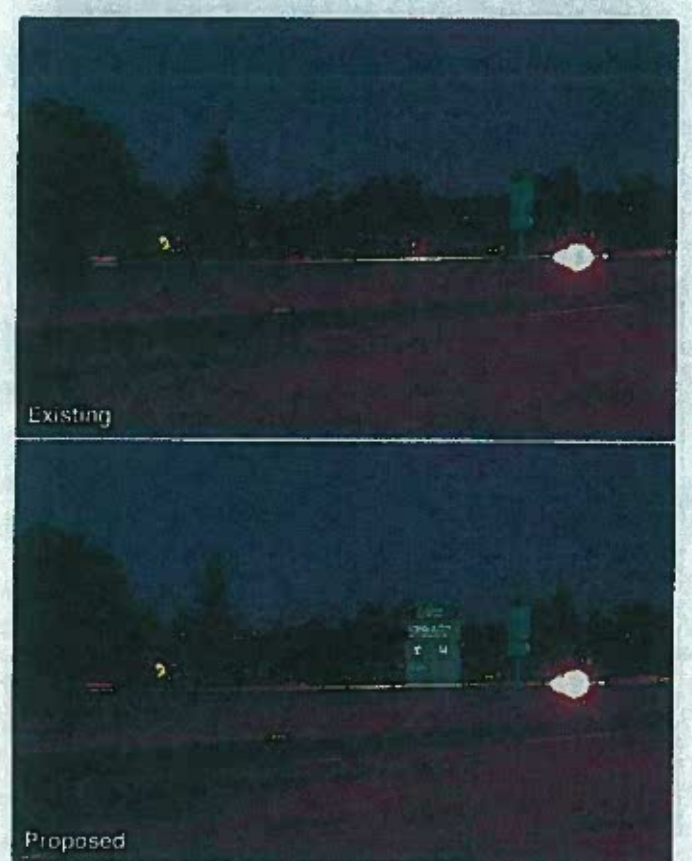
PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

APPLICANT
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE 640
WALNUT CREEK, CA 94597

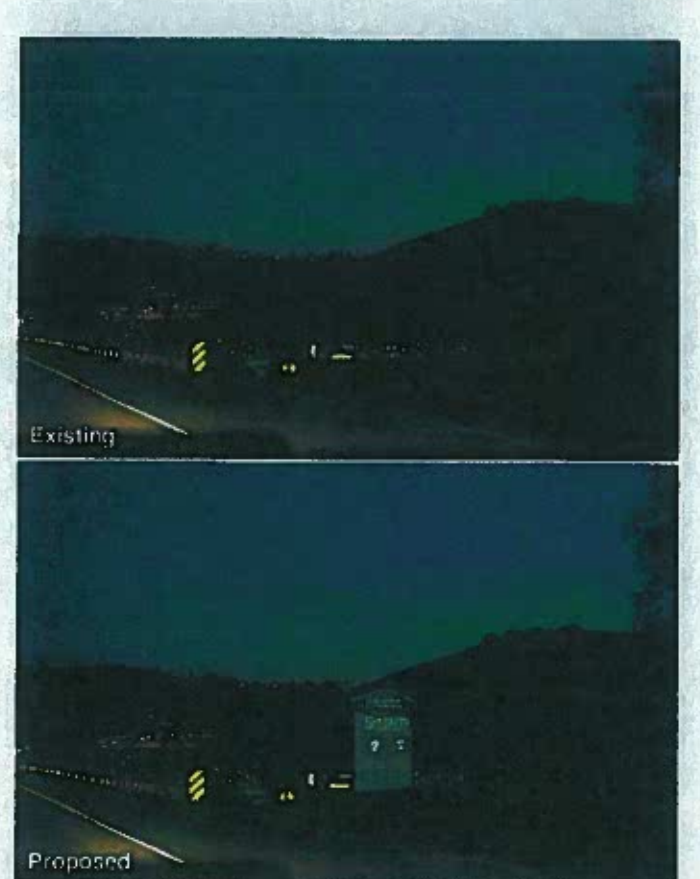
GEORGE MEU ASSOCIATES




Gateway SC Pinole, CA
8/25/14
Looking North from Eastbound I-80
View #6




Gateway SC Pinole, CA
8/25/14
Looking North from Eastbound I-80
View #7

# P-6

Photo Simulations
Gateway Shopping Center
Pinole, Ca

Gateway SC Pinole, CA
8/25/14
Aerial Map

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issue date description

PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by checked by job number

APPLICANT
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