VIEW OF SITE ENTRANCE @ FREMONT BOULEVARD

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE

FREMONT, CALIFORNIA

02-18-05

VIEW 1

CHARTER development

RESTRICTED ARCHITECTURAL DRAWINGS. The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of LOVING & CAMPOS ARCHITECTS, INC. JOB #03035

VIEW OF MARKET PLAZA

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE

FREMONT, CALIFORNIA

02-18-05

VIEW 2

A-1

CHARTER development

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PROJECT DATA:

PROJECT:	CENTERVILLE MARKET PLACE
APN	501-1426-35, 501-1426-6.1, 501-1426-11, 501-1426-8.3, 501-1426-10.2, 501-1426-4.2, 501-14265-PORTION 12.2
LOCATION	CENTERVILLE UNIFIED SITE, FREMONT BLVD.
OWNER	CITYOF FREMONT REDEVELOPMENT AGENCY
DEVELOPER	CHARTER PROPERTIES
ZONING	EXISTING: C-C (COMMUNITY-COMMERCIAL) CENTERVILLE SPECIFIC PLAN PROPOSED: PD
OCCUPANCY	RESIDENTIAL = R-1 RETAIL = A-3 AND M PARKING GARAGE = S-3
TYPE OF CONSTRUCTION	S-3 = TYPE 1 A-3 AND M = TYPE 1 (FULLY SPRINKLERED) @ GARAGES AND TYPE V-n (FULLY SPRINKLERED) @ FREE STANDING BUILDING. R-1 = TYPE V-1HOUR (SPRINKLERED)
SITE AREA	6.6 ACRES
RESIDENTIAL	110 UNITS (16.84 DU/AC)
RETAIL	58,0000 GROSS SQUARE FEET
BUILDING COVERAGE	4.45 ACRES 68.1 PERCENT
VEHICLE PARKING AND CIRCULATION	1.07 ACRES 16.4 PERCENT
OPEN SPACE	1.01 ACRES 15.5 PERCENT
PRIVATE USABLE OPEN SPACE	.56 ACRES 8.5 PERCENT (screened patios, and private yards)
COMMON USABLE OPEN SPACE	1.58 acres 24 percent (with misimum dimensions of 15'; less setback areas and areas between buildings and public streets)
PARKING	
RESIDENTIAL	2/UNIT = 220 PARKING SPACES
COMMERCIAL	270 PARKING SPACES
TOTAL	490 PARKING SPACES *
	* DOES NOT INCLUDE PARALLEL PARKING ON POST STREET

① - DENOTES ASSIGNED STORE EMPLOYEE SPACE

- TONE INDICATES AREAS WHERE OUTDOOR SEATING OR RETAIL DISPLAY MAY OCCUR

NOTE:
ENTRY DOORS INDICATED AT THE RETAIL FRONTAGES ARE SHOWN FOR CONCEPTUAL PURPOSES. ACTUAL RETAIL ENTRY DOOR LOCATIONS WILL BE DETERMINED WHEN TENANTS ARE IDENTIFIED.

GROUND LEVEL PLAN

PROJECT NORTH

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE

FREMONT, CALIFORNIA

02.18.05

A-3

CHARTER development

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UNIT TYPES		S.F. (±)	TOTAL COUNT
B1	BOULEVARD	1180	29
B2	BOULEVARD	1210	30
C1	COURTYARD	1210	11
C2	COURTYARD	1240	12
O1	ONE STORY	1040	7
O2	ONE STORY	990	8
L1	LARGE	1290	7
L2	LARGE	1480	6
TOTAL UNITS			110

(TOTAL AFFORDABLE (A) UNITS = 17)

0' 30' 60' 120'

PODIUM LEVEL PLAN

PROJECT NORTH

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE

02.18.05 FREMONT, CALIFORNIA

CHARTER development

A-4

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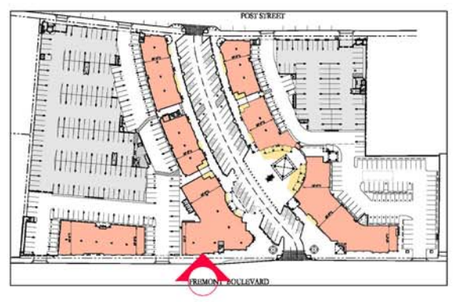
FREMONT BLVD. ELEVATION

0' 20' 40' 80'

ENLARGED PARTIAL ELEVATION

0' 8' 16' 32'



KEY PLAN
(N.T.S.)

PROJECT NORTH

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE
FREMONT, CALIFORNIA

02-18-05

ELEVATIONS

A-6

CHARTER development

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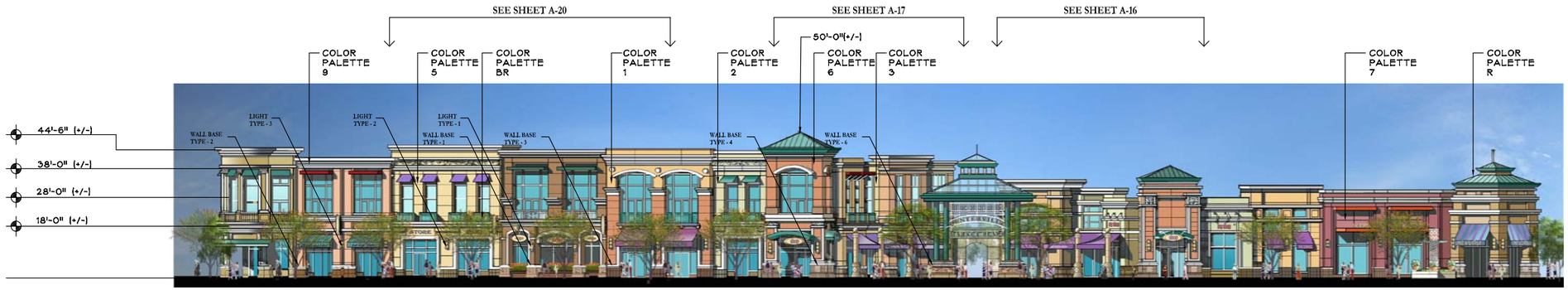
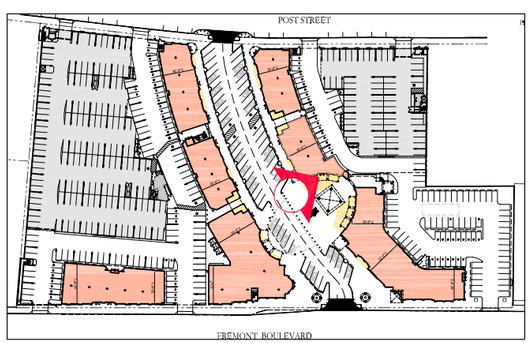


MARKET STREET ELEVATION LOOKING EAST

0' 20' 40' 80'

ENLARGED PARTIAL ELEVATION

0' 8' 16' 32'



KEY PLAN

(N.T.S.)

PROJECT NORTH

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE

FREMONT, CALIFORNIA

02-18-05

ELEVATIONS

A-7

CHARTER development

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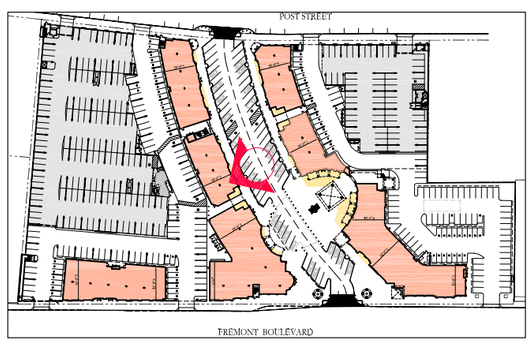
MARKET STREET ELEVATION LOOKING WEST

0' 20' 40' 80'

ENLARGED PARTIAL ELEVATION

0' 8' 16' 32'



KEY PLAN

(N.T.S.)

PROJECT NORTH

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE

FREMONT, CALIFORNIA

02-18-05

ELEVATIONS

A-8

CHARTER development

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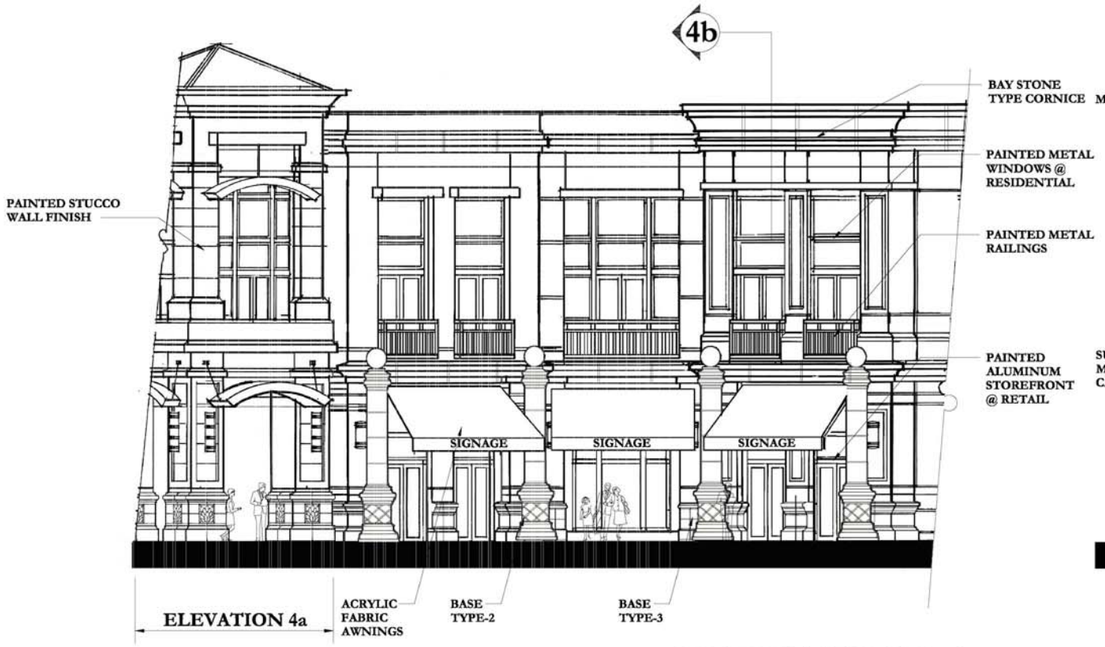
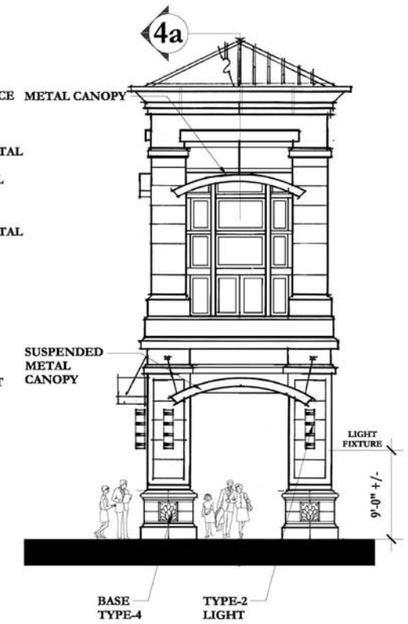


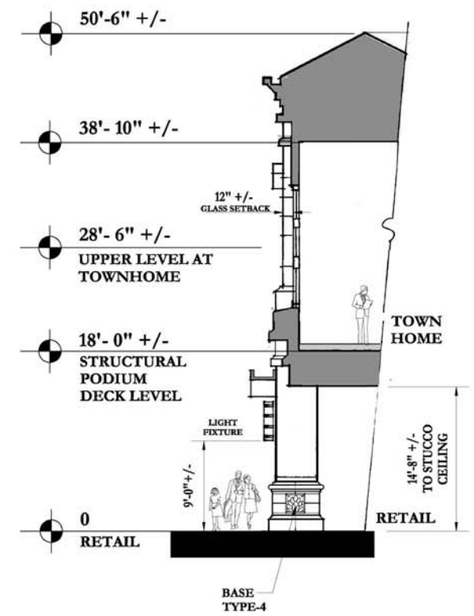
ELEVATION-4

0' 4' 8' 16'



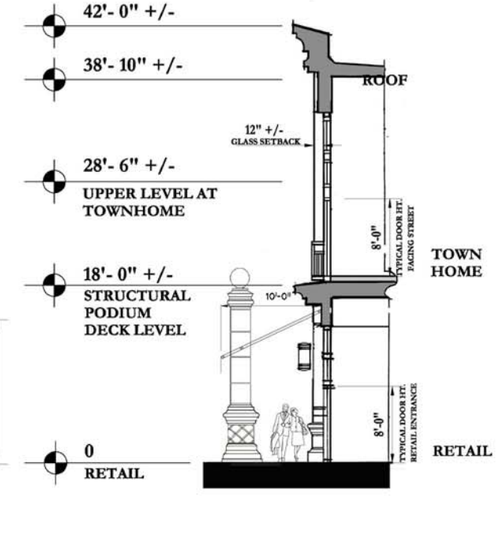
ELEVATION -4a

0' 4' 8' 16'



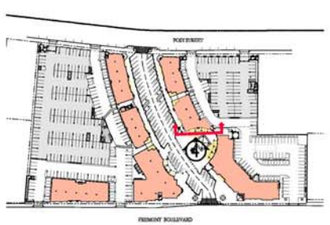
SECTION -4a

0' 4' 8' 16'



SECTION-4b

0' 4' 8' 16'



KEY PLAN
(N.T.S.)
PROJECT NORTH

ENLARGED ELEVATION & PROFILE SECTION - 4

A-17

CENTERVILLE MARKET PLACE
FREMONT, CALIFORNIA

02-18-05

LOVING & CAMPOS ARCHITECTS INC.

CHARTER development

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LEGEND

- UTILITY BOXES
- BACKFLOW PREVENTER
- EXISTING STREET LIGHT
- UNDERGROUND TRANSFORMER

FREMONT BOULEVARD

SCALE: 1" = 30' - 0"

0' 30' 60' 120'

PLANT LIST

TREES

Botanical Name	Common Name	Size
BETULA JACQUEMONTII	BIRCH	15 GAL.
CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	15 GAL.
~~CERCIS CANADENSIS~~	~~EASTERN REDBUD~~	~~24" BOX~~
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL.
ERIOBOTRYA DEFLEXIA	BRONZE LOQUAT	15 GAL.
LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	24" BOX
ACER RUBRUM	RED MAPLE	24" BOX
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	15 GAL.
PYRUS CALLERYANA 'ARISTOCRAT'	FLOWERING PEAR	24" BOX
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	15 GAL.
~~QUERCUS AGRIFOLIA~~	~~COAST LIVE OAK~~	~~48" BOX~~
RHAPIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORN	15 GAL.
ROBINIA IDAHOENSIS 'PURPLE ROBE'	IDAHO LOCUST	24" BOX
~~SCHINUS TEREBINTHIFOLIUS~~	~~BRAZILIAN PEPPER~~	~~15 GAL.~~
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	18' TALL
TRISTANIA LAURINA	TRISTANIA	15 GAL.
ZELKOVA SERRULATA 'VILLAGE GREEN'	SAW-LEAF ZELKOVA	15 GAL.

SHRUBS

Botanical Name	Common Name	Size
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MCMINN MANZANITA	5 Gal.
ASPARAGUS DENSIFLORUS 'SPRENGERI'	SPRENGER ASPARAGUS	5 Gal.
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 Gal.
ANISODONTEA HYPOMANDARUM	CAPE MALLOW	5 Gal.
AZALEA SPECIES		5 Gal.
BOUGAINVILLEA 'SPECTABILIS'	PURPLE BOUGAINVILLEA	5 Gal.
BOUGAINVILLEA B. 'HAWAII'	HAWAII BOUGAINVILLEA	5 Gal.
BUXUS MACROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 Gal.
CISTUS 'DORIS HIBBERSON'	DORIS HIBBERSON ROCKROSE	5 Gal.
CAMELLIA SASANQUA 'JEAN MAY'	SASANQUA CAMELLIA	5 Gal.
DICKSONIA ANTARCTICA	NEW ZEALAND TREE FERN	5 Gal.
DIETES VEGETA	FORTNIGHT LILY	5 Gal.
ESCALLONIA FRADESII	FRADESII ESCALLONIA	5 Gal.
ESCALLONIA TERSI	ESCALLONIA	5 Gal.
HEMEROCALLIS 'STELLA D'ORO'	DWARF EVERGREEN DAYLILY	5 Gal.
HEMEROCALLIS HYBRID	EVERGREEN DAYLILY	5 Gal.
HIBISCUS SYRIACUS 'MINERVA'	ROSE OF SHARON	5 Gal.
IRIS DOUGLASII	PACIFIC COAST IRIS	5 Gal.
LAVANDULA A. 'HIDCOTE'	DWARF HIDCOTE LAVENDER	5 Gal.
LANTANA SELLOWIANNA 'DALLAS RED'	LANTANA	5 Gal.
LEPTOSPERMUM S. 'GAIETY GIRL'		5 Gal.
LIGUSTRUM JAPONICUM 'TEXANUM'	PRIVET	5 Gal.
LAVANDULA A. 'MUNSTEAD'	DWARF MUNSTEAD LAVENDER	5 Gal.
LIMONIUM PEREZII	SEA LAVENDER	5 Gal.
LEPTOSPERMUM S. 'SNOW WHITE'		5 Gal.
LAVATERA THURINGIACA 'ROSEA'	TREE MALLOW	5 Gal.
LEPTOSPERMUM S. 'RUBY GLOW'		5 Gal.
NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	5 Gal.
PRUNUS LAURUSTINUS 'ZABELIANA'	ZABEL LAUREL	5 Gal.
PITTOSPORUM TOBIRA VARIEGATA'	TOBIRA	5 Gal.
RAPHIOLEPIS 'CLARA'	CLARA RAPHIOLEPIS	5 Gal.
ROSA FLORIBUNDAS 'RED CALYPSO'		5 Gal.
ROSA FLORIBUNDAS 'ORANGE BRANDY'		5 Gal.
ROSA MEDLAND 'PINK DWARF ROSES'		5 Gal.
SALVIA CLEVELANDII 'ALLEN CHICKERING'	ALLEN CHICKERING SALVIA	5 Gal.
SALVIA GREGGII	AUTUMN SAGE	5 Gal.
SOLLYA HETEROPHYLLA	AUSTALIAN BLUEBELL CREEPER	5 Gal.
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 Gal.
STRELITZIA REGINAE	BIRD OF PARADISE	5 Gal.
TEUCRIUM CHAMAEDRYS	GERMANDER	5 Gal.
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	5 Gal.
TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 Gal.
VIBURNUM SARGENTII 'ONONDAGA'		5 Gal.
VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	5 Gal.

GROUNDCOVER

Botanical Name	Common Name	Size
Seasonal Color	Color Planting	4" POTS
Arctostaphylos 'Radiant'	Radiant Manzanita	1 GAL.
Ceanothus maritimus	Ceanothus	1 GAL.
Convolvulus mauritanicus	Ground Morning Glory	1 GAL.
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	1 GAL.
Erigeron karvinskianus	Erigeron karvinskianus	1 GAL.
Lantana sellowiana	Lantana sellowiana	1 GAL.
Rosmarinus 'prostratus'	Rosmarinus 'prostratus'	1 GAL.
Teucrium cossonii 'Marjoricum'	Teucrium cossonii 'Marjoricum'	1 GAL.
Verbena homestead 'purple'	Verbena homestead 'purple'	1 GAL.
Vinca minor 'Bowles'	Vinca minor 'Bowles'	1 GAL.

VINES

Botanical Name	Common Name	Size
BIGNONIA CHERE 'RIVERS'		5 Gal.
BOUGAINVILLEA SPECTABILIS	BOUGAINVIELLA	5 Gal.
CLYTOSTHOA CALLISTEGIODES		5 Gal.
DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE	5 Gal.
HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	LILAC VINE	5 Gal.

GROUND LEVEL LANDSCAPE PLAN

David Gates + Associates - Landscape Architects

PROJECT NORTH

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE

02.18.05 FREMONT, CALIFORNIA

L-1

CHARTER development

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SCALE: 1" = 30' - 0"

0' 30' 60' 120'

PODIUM LEVEL LANDSCAPE PLAN

David Gates + Associates - Landscape Architects

PROJECT NORTH

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CENTERVILLE MARKET PLACE

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CHARTER development

L-2

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0' 8' 16' 32'

ENLARGED PLAZA PLAN

David Gates + Associates - Landscape Architects

PROJECT NORTH

LOVING & CAMPOS ARCHITECTS INC.

CENTERVILLE MARKET PLACE

02.18.05

FREMONT, CALIFORNIA

L-3

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