

PUD-81-30-860

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CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B-2



BRE Pleasanton Site 2

Pleasanton, CA

THIS IS AN APARTMENT PROJECT

PUD APPLICATION RESUBMITTAL SET
November 30th, 2011

PROJECT DATA

	Unit	Num.	NET S.F.	deck	with or w/o	Total	Avg.	Unit
		Units		S.F.	S.F.	Net Floor	S.F.	Net
Studio (HighDEF):								
	S1	12	585	71	0	7,140		
	S1m	5	771	71	0	4,826		
S - Subtotal		17				11,766	684	15.5%
1-Bedroom (HighDEF):								
	A1	5	812	82	0	4,060		
	A2	30	757	87	18	22,710		
	A2m	15	835	87	0	14,025		
	A3	3	806	90	0	1,815		
A - Subtotal		53				42,610	864	45.7%
2-Bedroom (HighDEF):								
	B1	8	1061	65	0	9,548		
	B2	8	1073	86	0	9,557		
	B4	8	1234	81	0	11,106		
	B5	8	1210	82	0	10,690		
B - Subtotal		32				41,202	1,145	31.0%
3-Bedroom (HighDEF):								
	C2	8	1318	96	0	11,871		
C - Subtotal		8				11,871	1,318	7.8%
Subtotal (HighDEF):		117				107,448	3,007	100.0%
1-Bedroom (Garden):								
	G-A1	30	732	56	10	21,960		
	G-A1a	8	816	148	23	4,890		
	G-A2	30	728	44	9	21,870		
	G-A2a	8	771	72	9	4,826		
A - Subtotal		76				63,346	741	63.3%
2-Bedroom (Garden):								
	G-B1	24	1078	70	9	25,872		
	G-B1a	8	1152	171	9	8,912		
	G-B2	24	1023	72	8	24,562		
	G-B2a	8	1206	85	8	8,940		
B - Subtotal		64				63,378	1,074	43.7%
Live-Work (Garden):								
	LW1	2	1730	60	10	3,480		
	LW2	2	1830	46	10	3,280		
LW1 - Subtotal		4				6,760	1,080	3.0%
Subtotal (Garden):		136				133,482	3,904	100.0%
TOTAL		253				240,930	7,911	100.0%

* Square footage is taken from centerline of part walls and outside of exterior walls

DENSITY
ACRES 20.72 du/AC
8.17 AC(INCLUDES 10' TRAIL DEDICATION
AND 0.55 AC PARK)

LAND COVERAGE DATA

	sq	%
Buildings - Residential	101,850	28.6%
Buildings - Rec. Facilities	5,250	1.5%
Parking/ Streets	107,000	30.1%
Sidewalks	50,000	14.0%
Landscapes	61,783	25.8%
Total	326,883	

PROVIDED PARKING

	option 7b
Covered Parking - In Bldg	183
Covered Surface Parking	56
Compact Parking	108
HC Parking	8
Tandem Parking	0
Angled Parking (Cibola)	28
Total	405

F.A.R. CALCULATION

	sq
Total Gross SF	338,046
Total Site SF	355,883
F.A.R.	0.950

CITY REQUIRED PARKING

	ratio	total units	total req'd
Unit B (Studio)	1.5	18	27
Unit A (1-Bdrm)	1.5	125	188
Unit B (2-Bdrm)	1.5	95	143
Unit C (3-Bdrm)	1.5	9	14
Unit LW	2	4	8
Guest	0.1	251	25
Total			405

LIVE/WORK: 3,040 SF LIVE, 3,860 SF WORK (4 UNITS)

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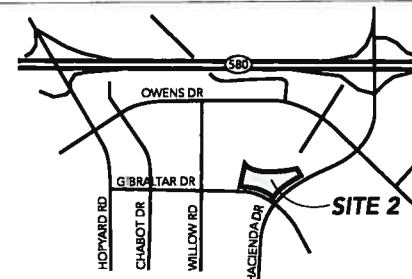
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PROJECT TEAM

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VICINITY MAP



PROJECT NARRATIVE

LOCATED AT THE NORTHWEST CORNER OF HACIENDA AND GIBRALTAR DRIVES, AND BOUNDED BY KAISER MEDICAL CENTER ON THE NORTH AND THE SHAKLEE CORPORATION HEADQUARTERS ON THE WEST, SITE 2 IS A NEW MIXED-USE PROJECT LYING WITHIN THE HACIENDA "TOD" VILLAGE GUIDELINES. THE SITE IS LOCATED ONE BLOCK SOUTH OF THE PLEASANTON BART STATION AND PROVIDES A DEDICATION TO THE IRON HORSE TRAIL ALONG THE EASTERN, NORTHERN AND WEST PROPERTY LINE.

THE PROPOSED PROJECT IS A COMMUNITY OF 3- AND 4-STORY (PLUS MEZZANINE) BUILDINGS AND PROVIDES 1 COVERED PARKING STALL PER UNIT, AS WELL AS ADDITIONAL SURFACE PARKING. THE MIXED-USE PROJECT CONTAINS APPROXIMATELY 251 TOTAL DWELLING UNITS CONSISTING OF STUDIOS, 1-, 2- AND 3-BEDROOM UNITS, WHICH INCLUDES SOME LIVE/WORK UNITS. THE COMMUNITY WILL HAVE LUXURY RESIDENTIAL AMENITY GATHERING SPACES WHICH INCLUDES A LEASING CENTER, CLUBROOM AND FITNESS CENTER, AS WELL AS ASSOCIATED POOL COURTYARD, SPA AND TOT LOT AMENITIES.

THE ARCHITECTURE IS DESIGNED IN A CONTEMPORARY STYLE CONSISTENT WITH CONTEXT EXISTING IN THE HACIENDA "TOD" CATCHMENT AREA, WHILE STILL RESPECTING THE EXISTING RESIDENTIAL COMMUNITY ALONG HACIENDA. THE BUILDINGS STEP DOWN IN HEIGHT ALONG HACIENDA RESPONDING TO THE LOWER DENSITY RESIDENTIAL COMMUNITY ACROSS THE STREET. THE 4-STORY BUILDINGS CREATE A BACKDROP TO A PROPOSED 0.55 AC PARK ALONG GIBRALTAR AND THE PROPOSED TRAIL SYSTEM. ON PRIME CORNERS, TOWER ELEMENTS WITH ENHANCED TOPS MARK THE PRIMARY ENTRY TO THE BUILDINGS. BALCONIES, STOOPS AND GROUND LEVEL PATIOS ACTIVATE THE BUILDING THE PEDESTRIAN LEVEL.

IN COMBINATION WITH THE PUBLIC PARK, THE LARGE OPEN SPACE IN THE CENTER OF THE SITE IS THE MAIN ORGANIZING ELEMENT FOR THE COMMUNITY. ALL RESIDENTS CAN GET TO THE OPEN SPACE FROM THE AMENITY SPACES THROUGH LANDSCAPED WALKWAYS AND PUBLIC SIDEWALKS. LANDSCAPE IS SELECTED TO ENHANCE AND BECOME AN EXTENSION OF THE ARCHITECTURE. INTERNAL TO THE SITE ARE SEMI-PRIVATE COURTYARDS, A HIERARCHY OF PEDESTRIAN PATHWAYS AND CAREFULLY SELECTED PLANT MATERIALS THAT ARE THE ELEMENTS USED TO DEFINE SPACES AND CREATE AN ENJOYABLE WALKING EXPERIENCE.

THE EXTERIOR MATERIAL PALETTE CONSISTS OF EXTERIOR PLASTER, ENHANCED CEMENTITIOUS SIDING, WINDOW AWNINGS, OPEN AND CLOSED BALCONY RAILING, VARYING ROOF LINES, AND A BOLD, URBAN COLOR SCHEME WITH ACCENTS AT KEY BUILDING ELEMENTS.



Pleasanton Site 2

Pleasanton, CA

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AERIAL MAP

A0-0



A. Looking North Toward Kaiser

B. Looking South-East Toward Residential Neighborhood



C. View Looking South



D. Looking West Toward Shaklee Corporation Office Building

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SITE CONTEXT

A0-1



1. PROPOSED VIEW SOUTH DOWN HACIENDA



2. EXISTING VIEW SOUTH DOWN HACIENDA



3. EXISTING VIEW TO CORNER OF HACIENDA AND GIBRALTAR



4. PROPOSED VIEW TO CORNER OF HACIENDA AND GIBRALTAR

Pleasanton Site 2

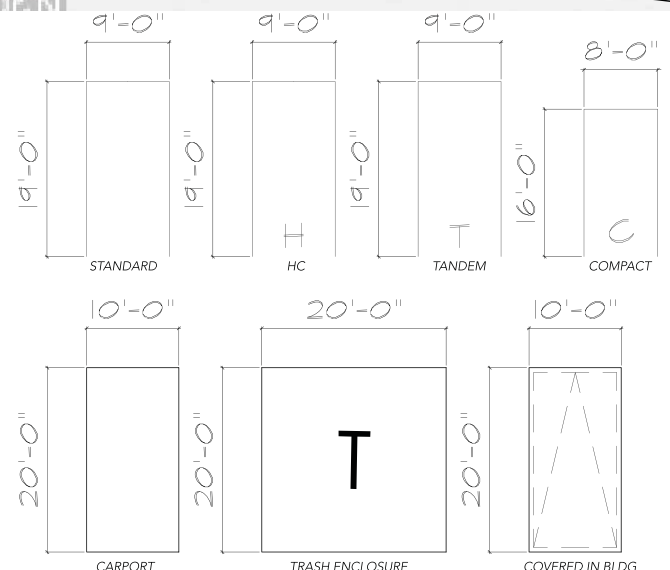
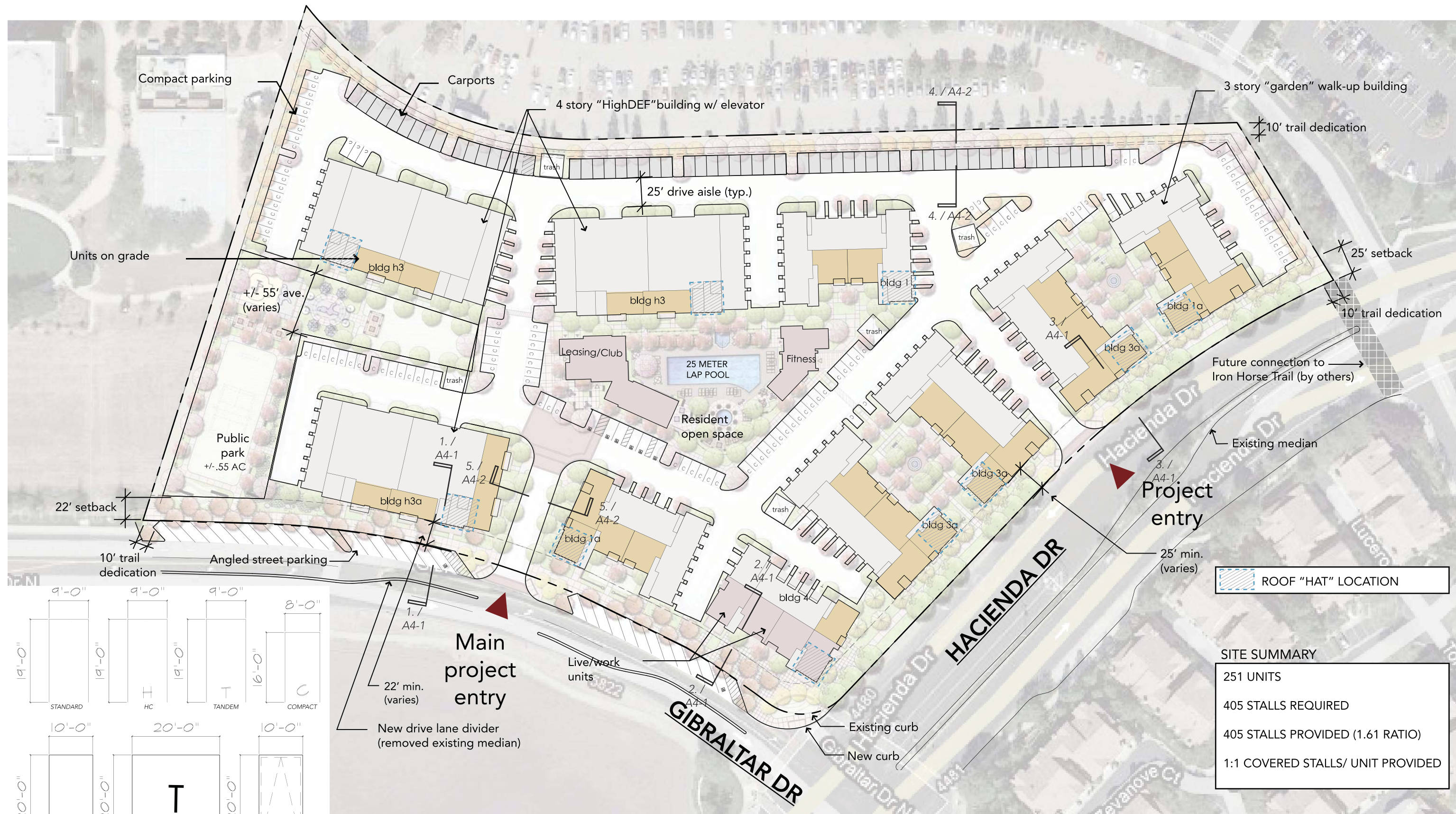
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CONTEXTUAL
PERSPECTIVES

A0-2



SITE SUMMARY

251 UNITS
405 STALLS REQUIRED
405 STALLS PROVIDED (1.61 RATIO)
1:1 COVERED STALLS/ UNIT PROVIDED

Pleasanton Site 2

Pleasanton, CA

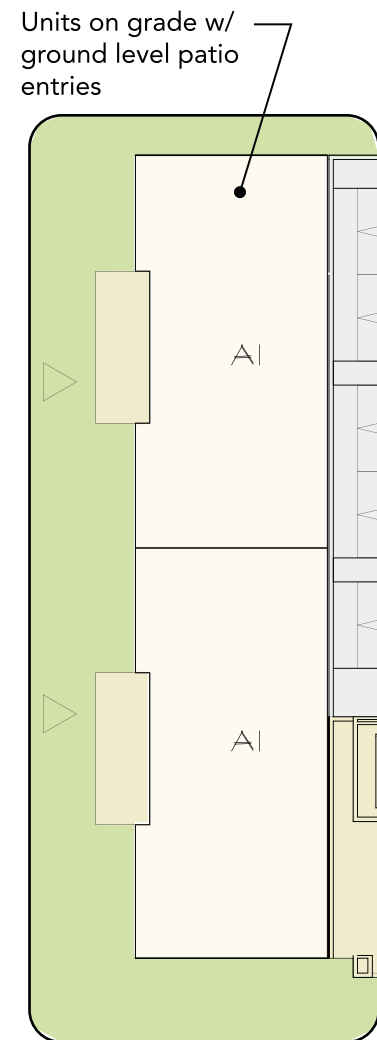
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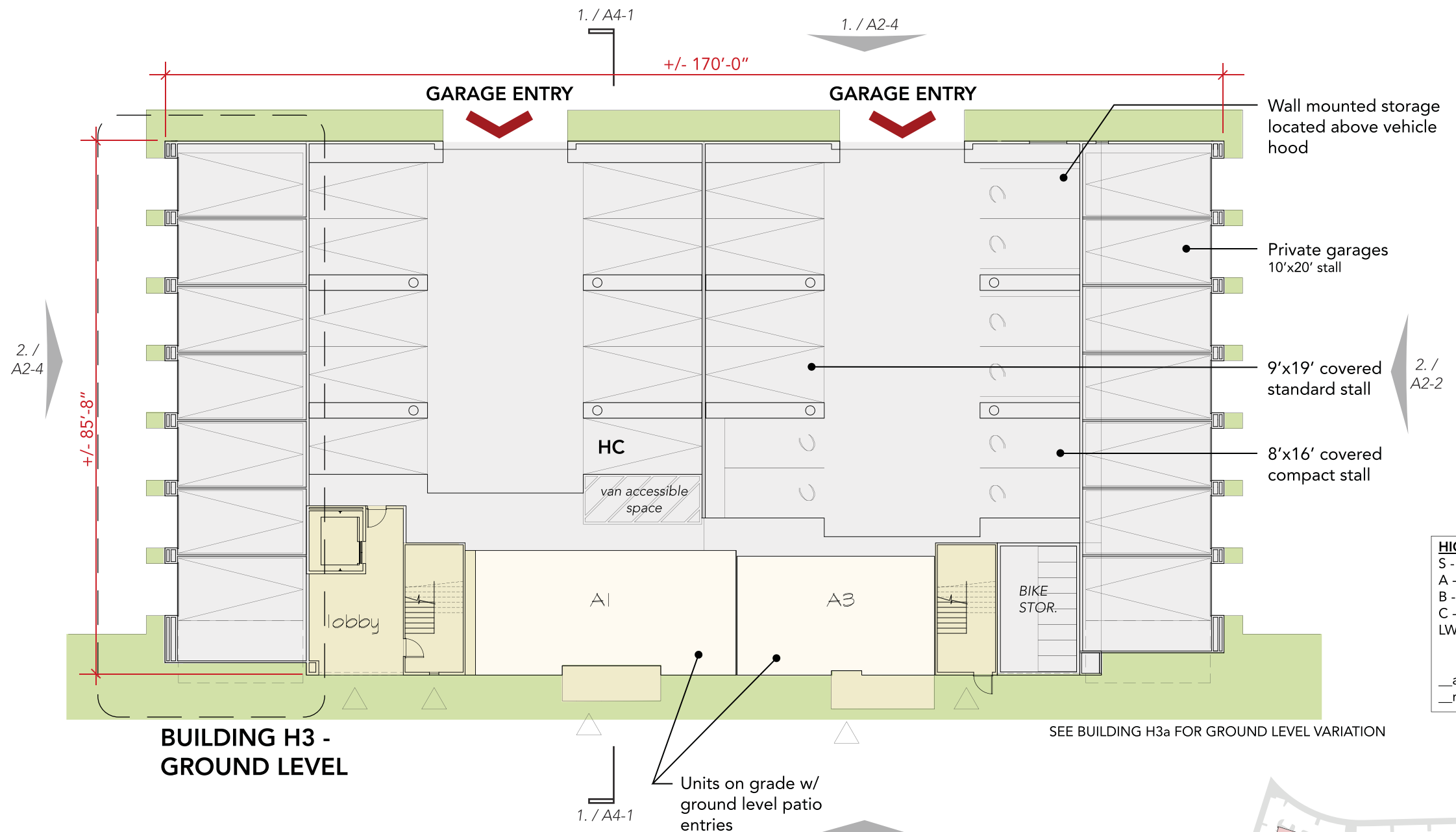
**ARCHITECTURAL
SITE PLAN**

A1-0





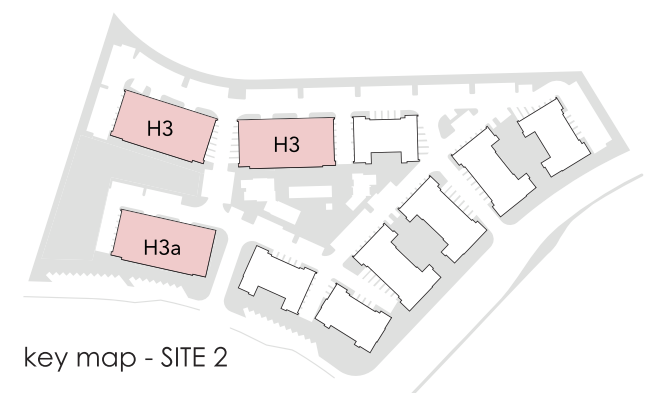
**BUILDING H3a -
GROUND LEVEL**



**BUILDING H3 -
GROUND LEVEL**

HIGHDEF Unit Legend:

S -	Studio unit
A -	1-bedroom unit
B -	2-bedroom unit
C -	3-bedroom unit
LW -	Live/work unit
_a -	Ground level unit
_m -	Mezzanine unit



Pleasanton Site 2

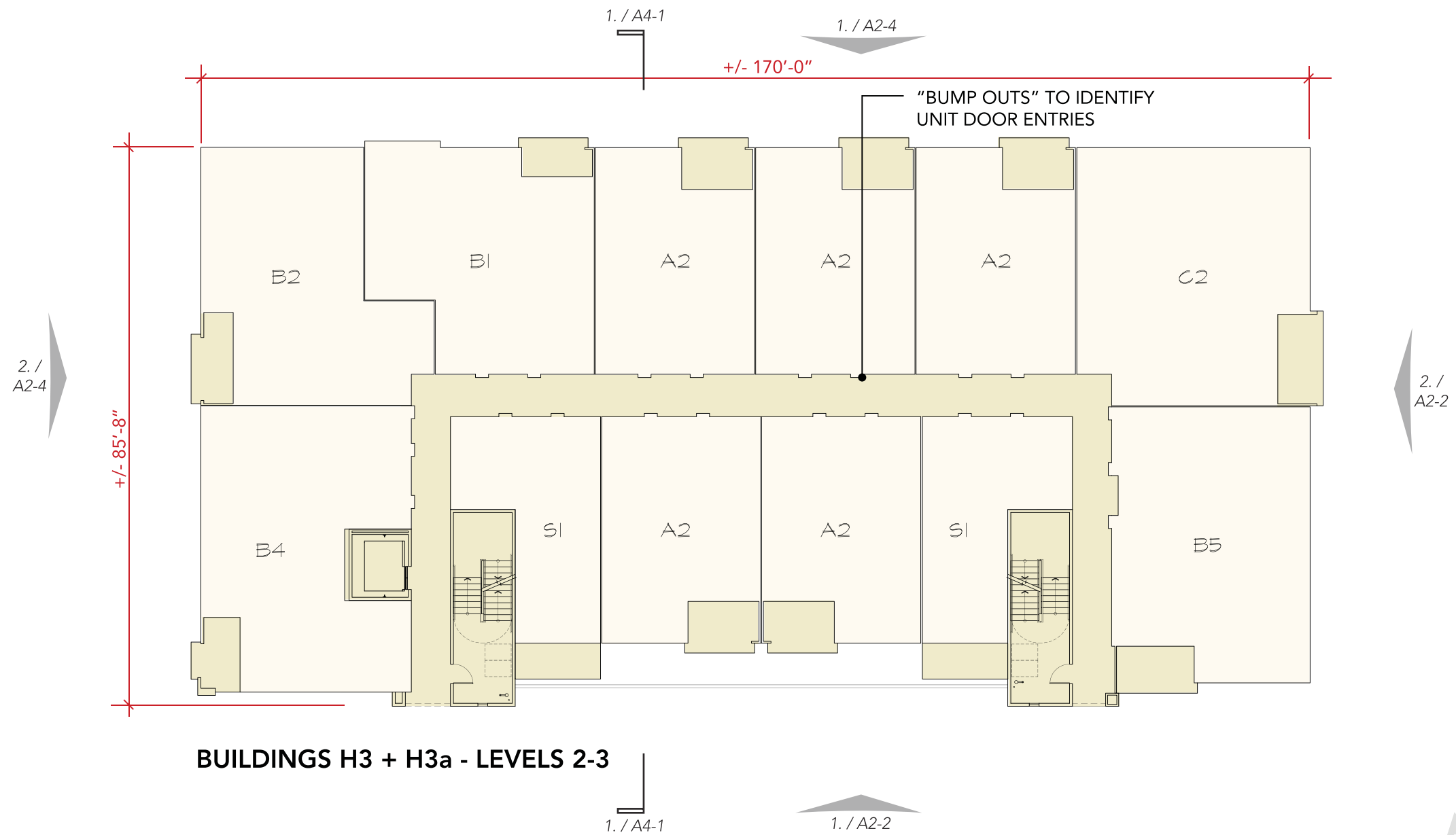
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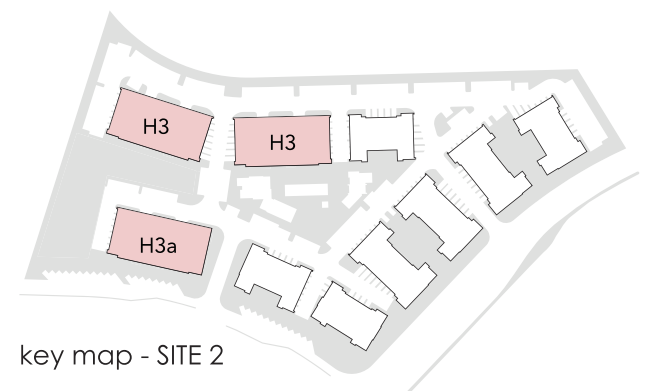
BUILDING PLANS
HIGHDEF H3+H3a GROUND LEVEL

A1-1



HIGHDEF Unit Legend:

S -	Studio unit
A -	1-bedroom unit
B -	2-bedroom unit
C -	3-bedroom unit
LW -	Live/work unit
__a -	Ground level unit
__m -	Mezzanine unit



Pleasanton Site 2

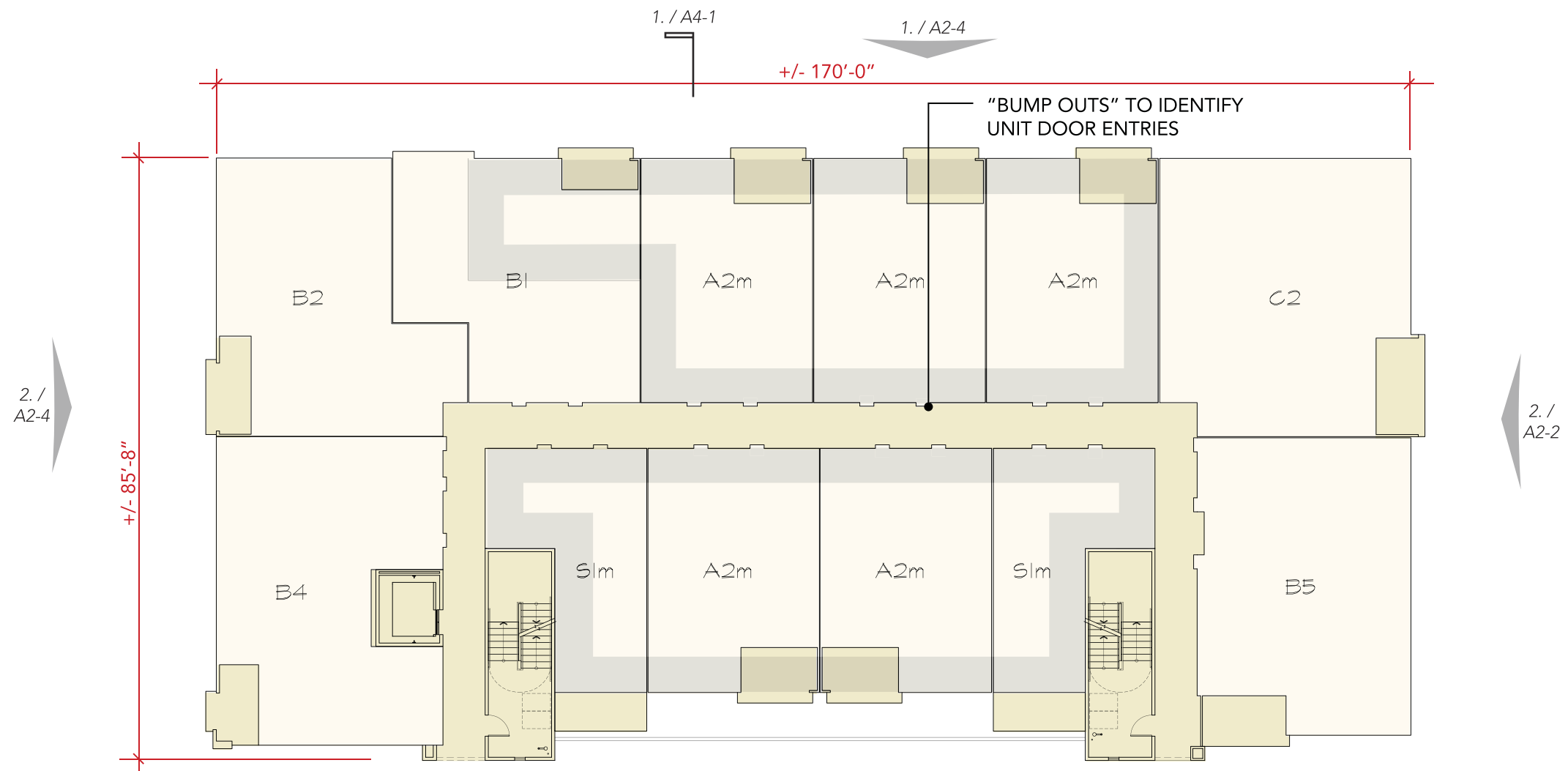
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BUILDING PLANS
HIGHDEF H3+H3a LEVEL 2-3

A1-2



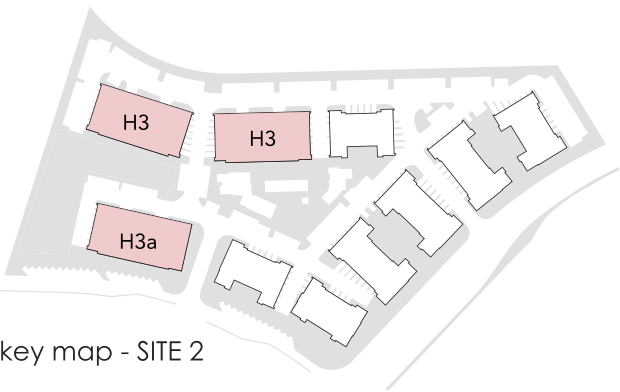
BUILDINGS H3 + H3a - LEVEL 4

HIGHDEF Unit Legend:

- S - Studio unit
- A - 1-bedroom unit
- B - 2-bedroom unit
- C - 3-bedroom unit
- LW - Live/work unit

__a - Ground level unit
__m - Mezzanine unit

hatch = location of units w/
mezzanine



key map - SITE 2



Pleasanton Site 2

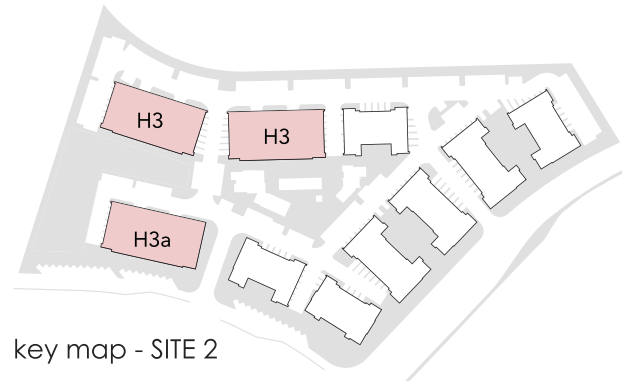
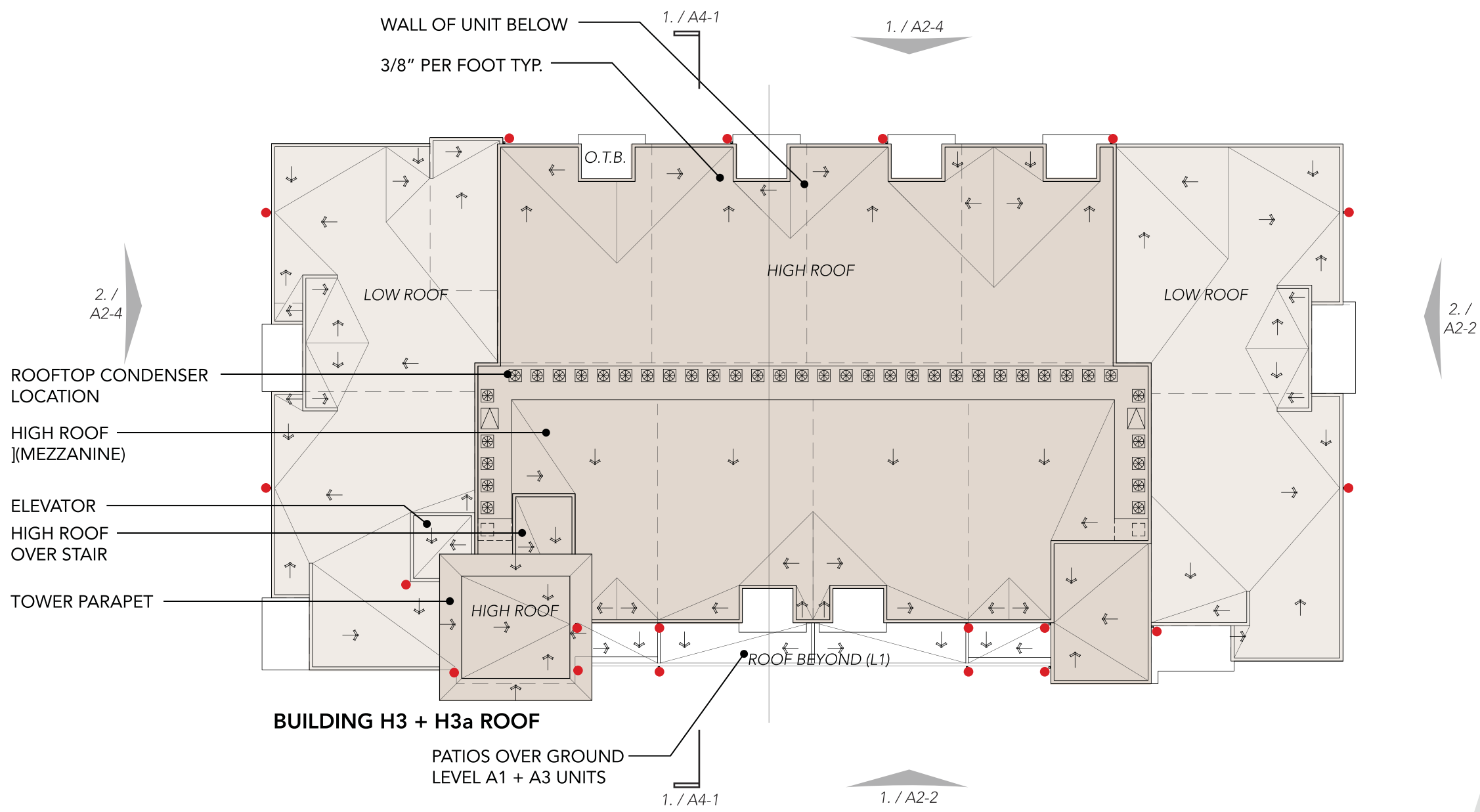
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BUILDING PLANS

HIGHDEF H3+H3a LEVEL 4



↓ = DIRECTION OF DRAINAGE
 ● = DOWNSPOUT LOCATION

0 10' 20' 40' 60'

Pleasanton Site 2

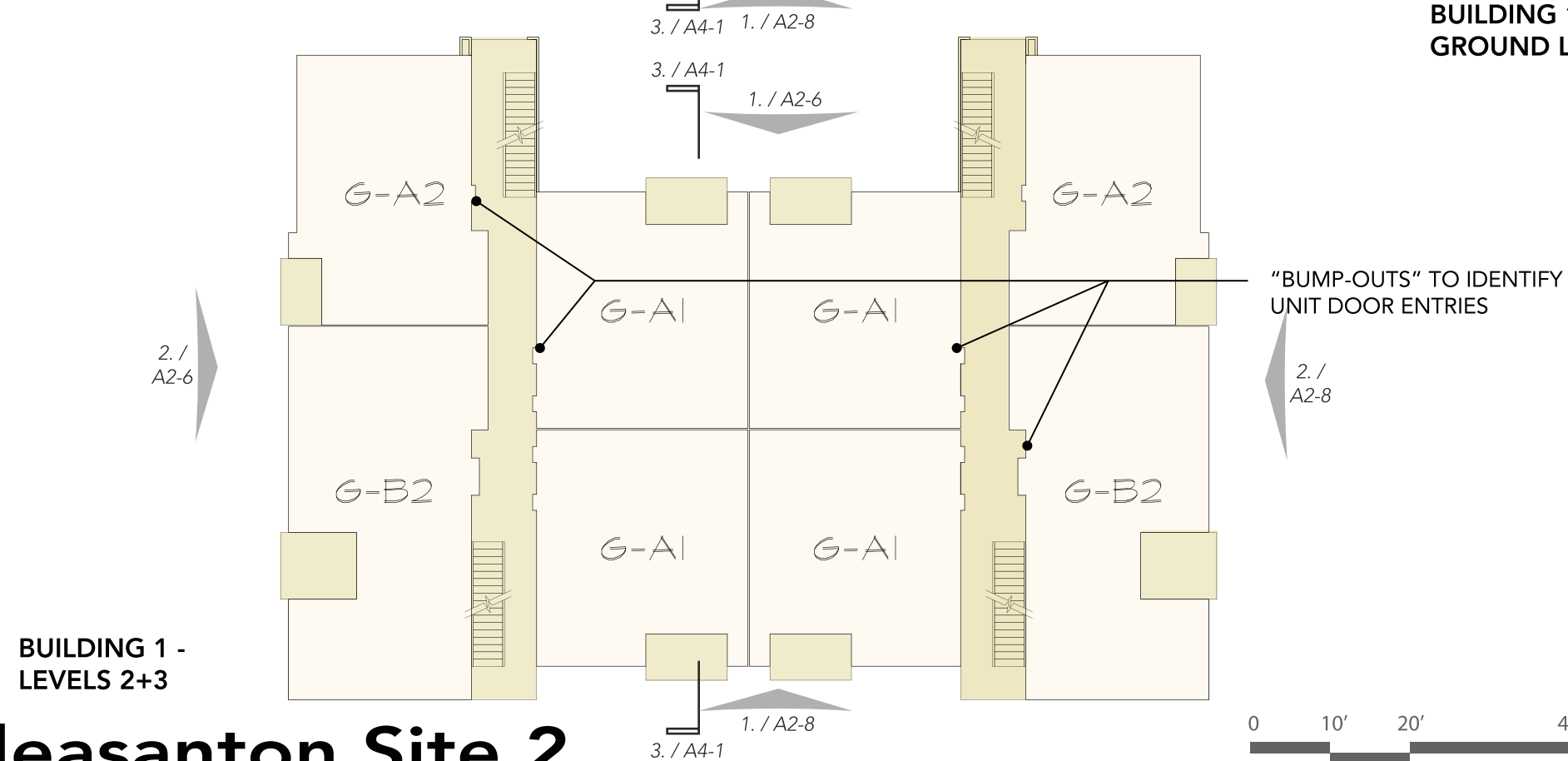
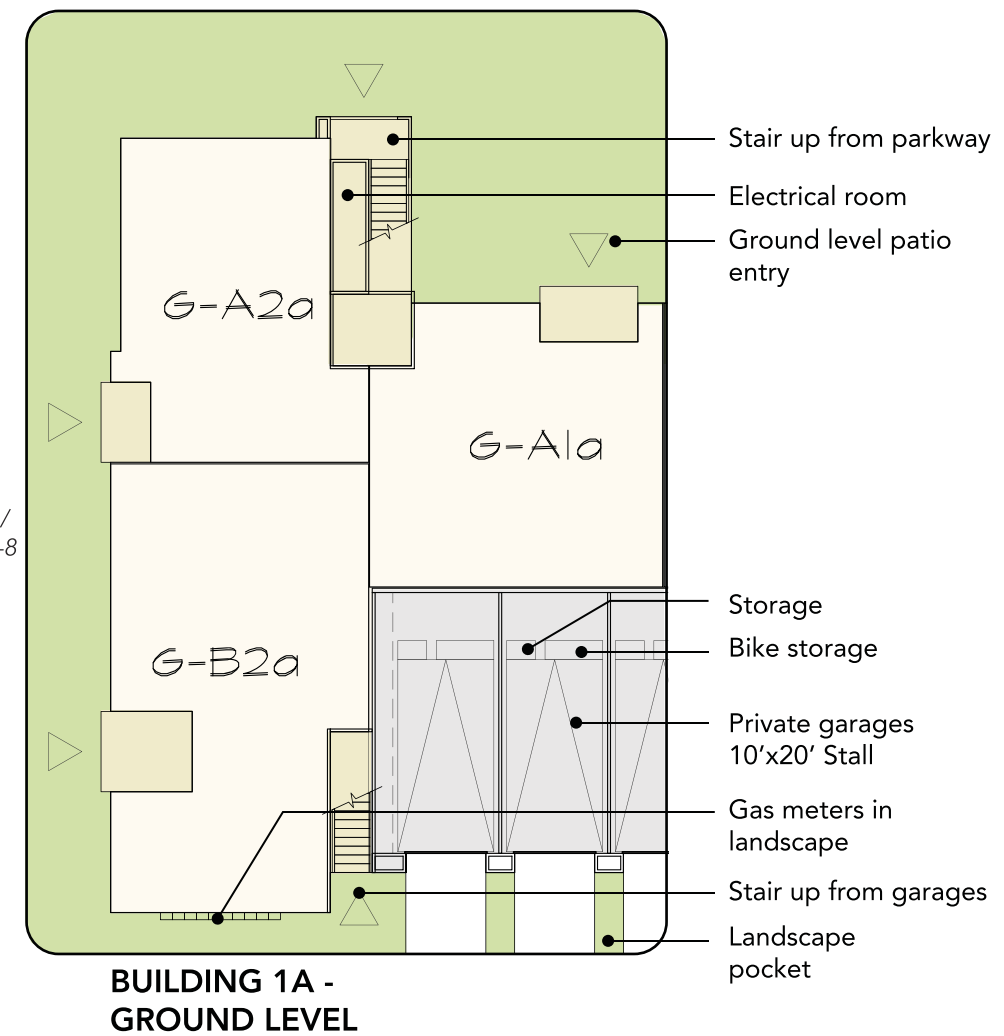
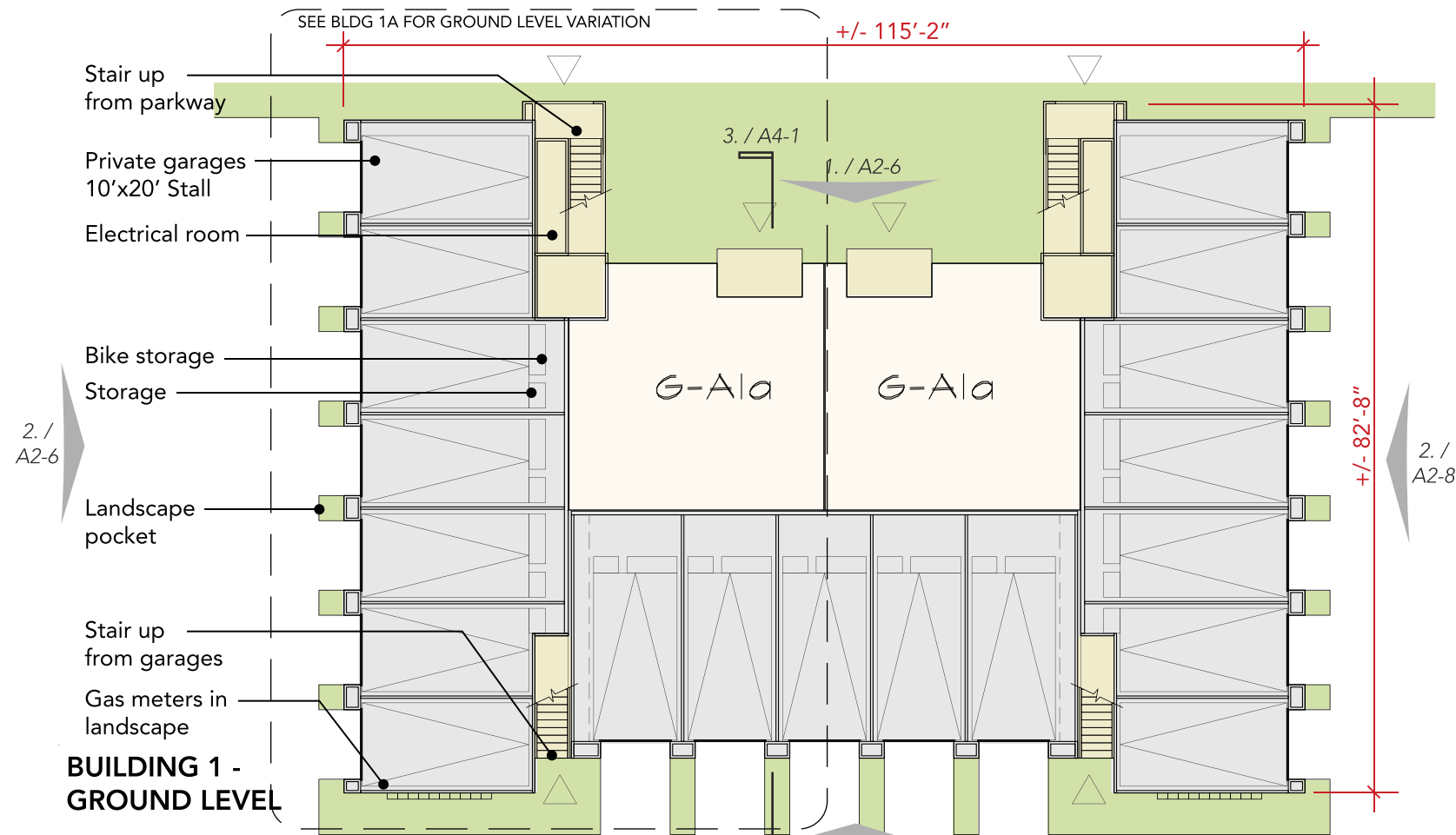
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CONCEPT ROOF PLAN
 HIGHDEF H3 + H3a

A1-4



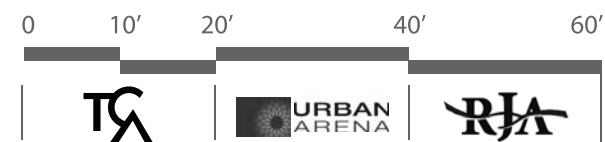
Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit
 _a - Ground level unit



Pleasanton Site 2

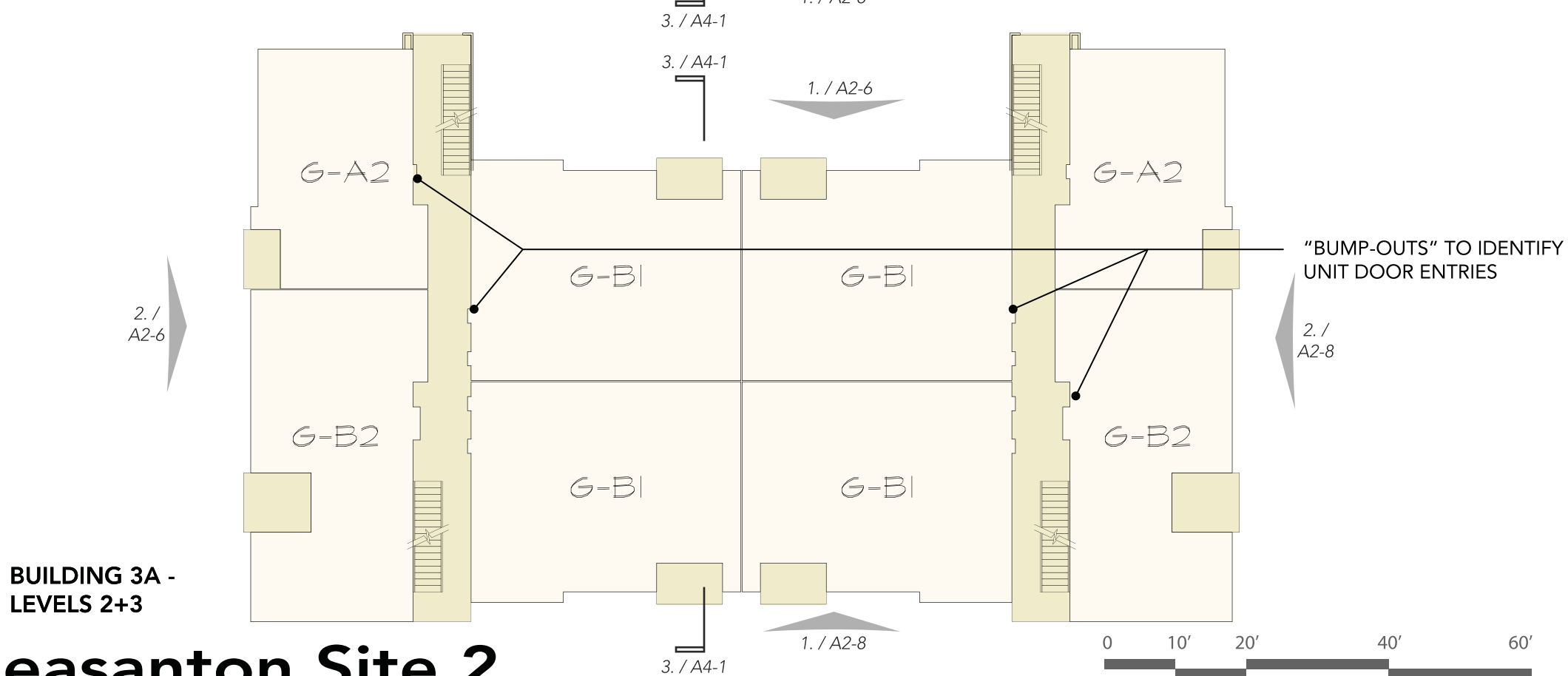
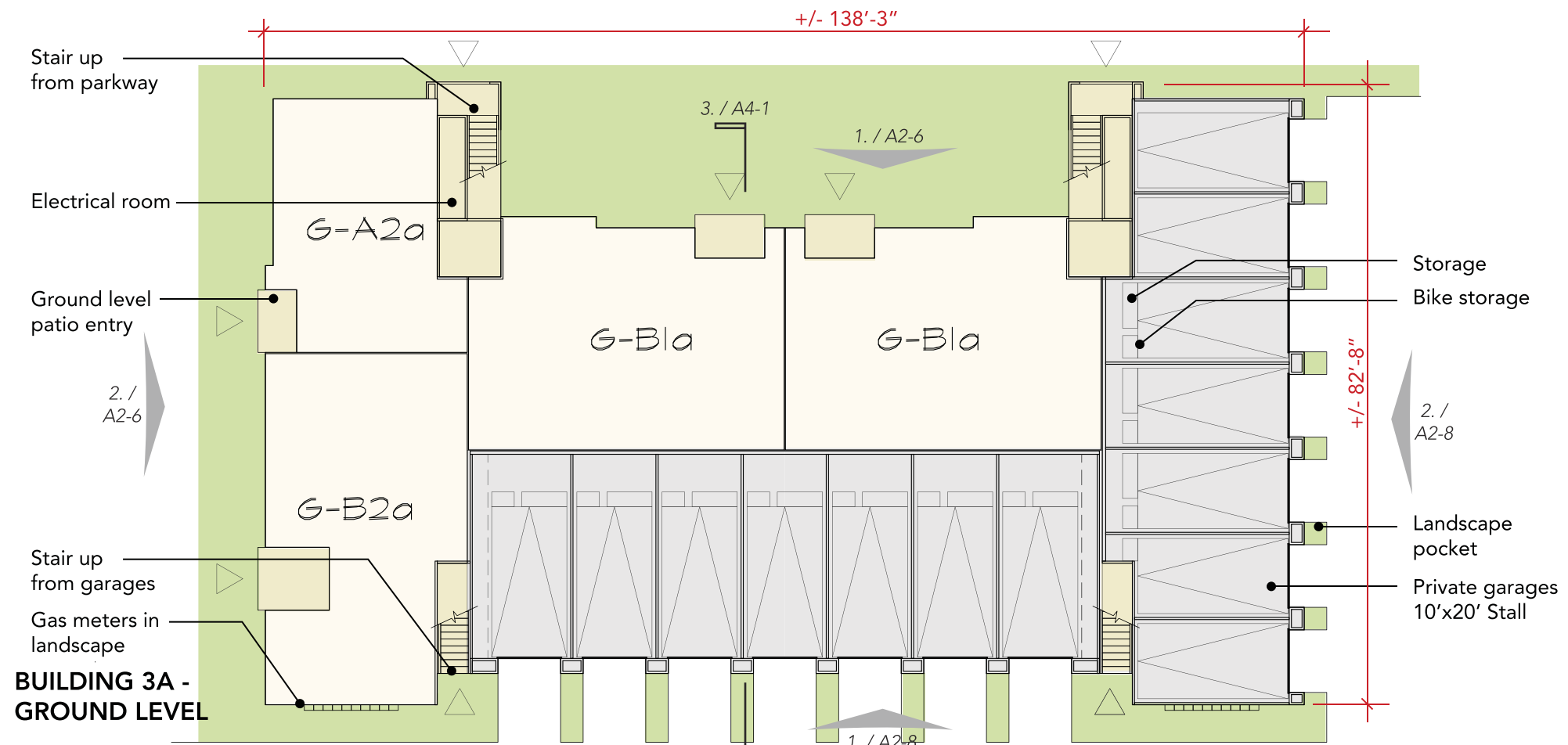
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BUILDING PLANS
GARDEN BUILDING 1

A1-5



Garden Unit Legend:

G-A	- 1-bedroom unit
G-B	- 2-bedroom unit
LW	- Live/work unit
_a	- Ground level unit



Pleasanton Site 2

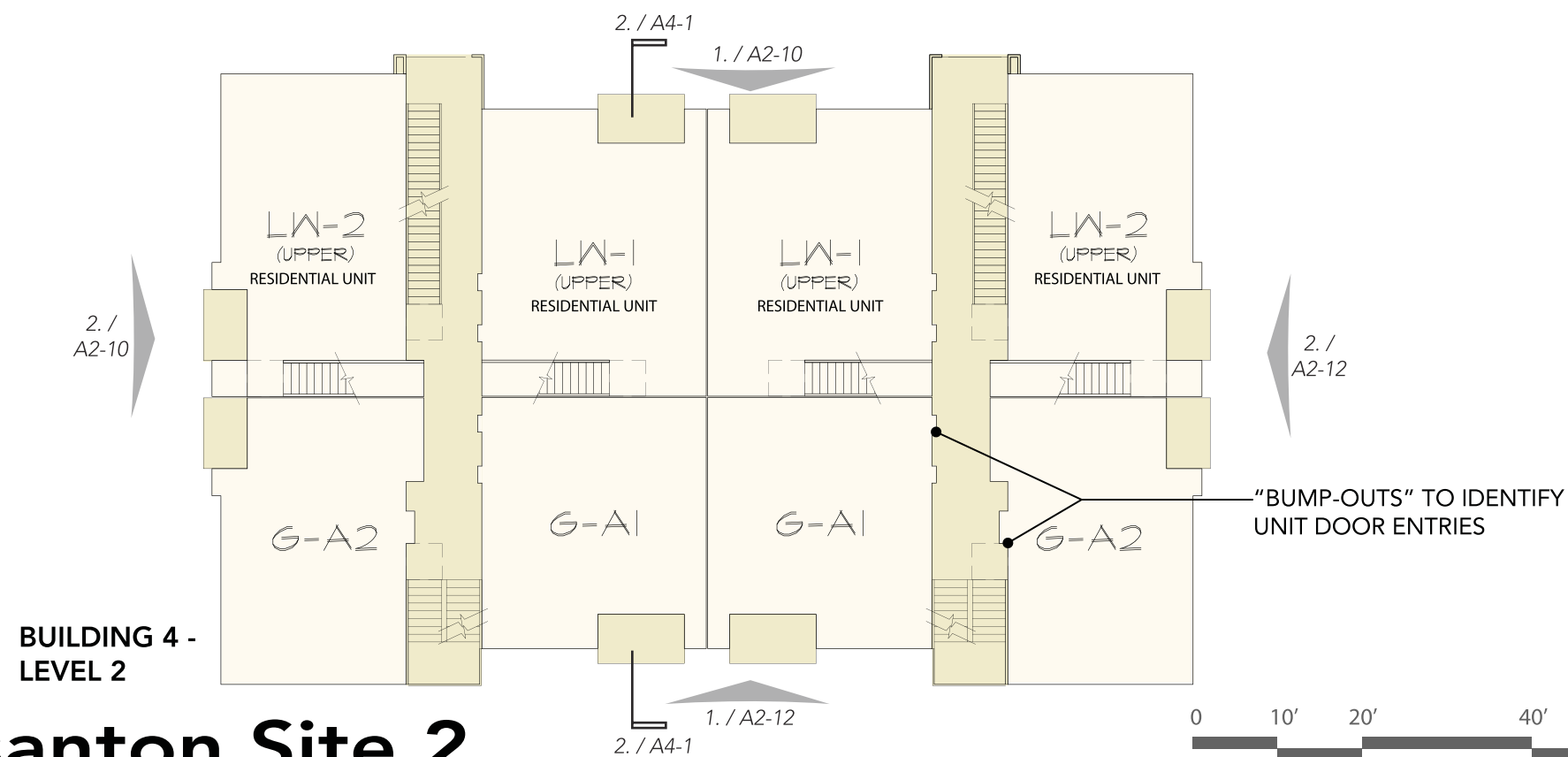
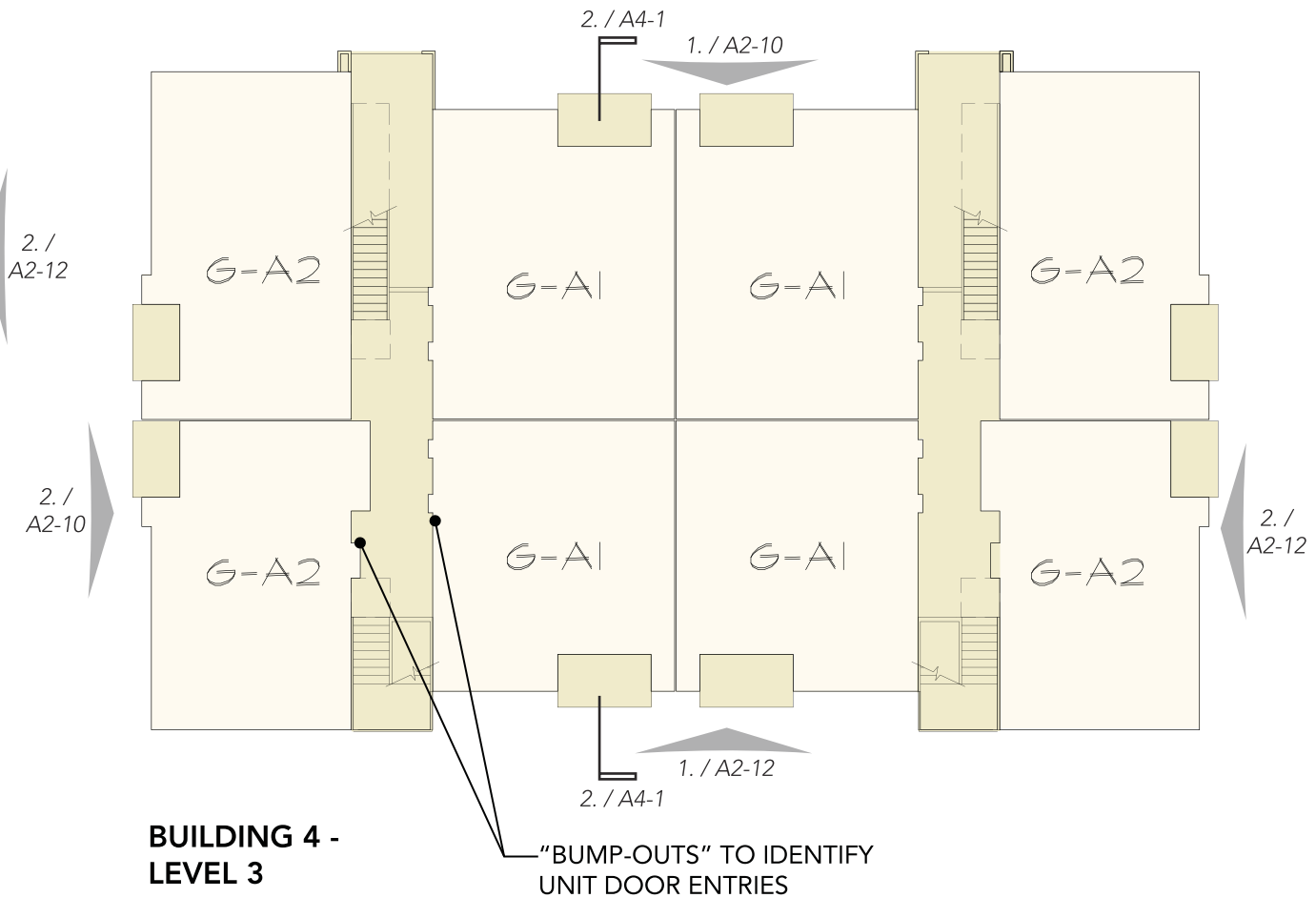
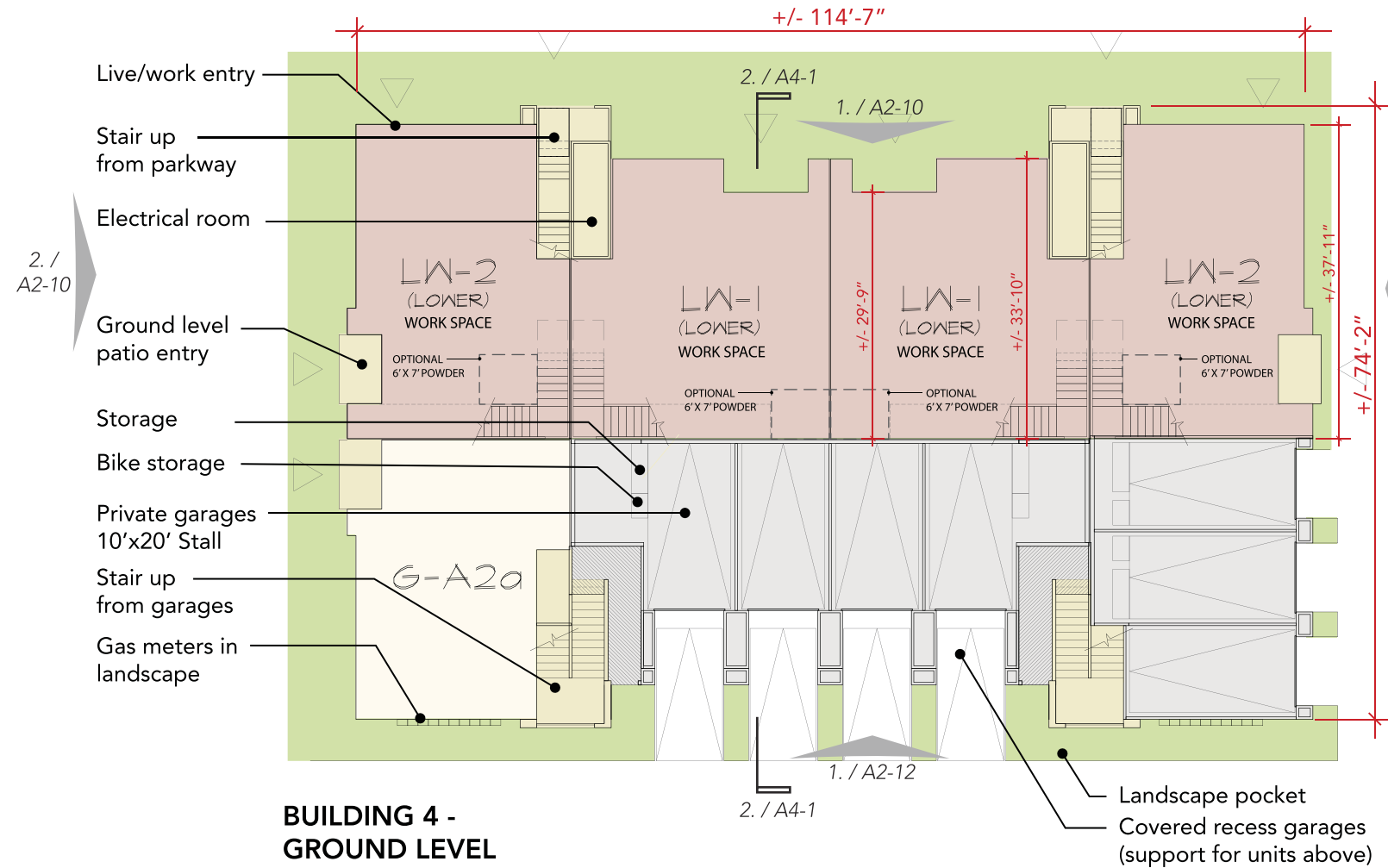
Pleasanton, CA

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BUILDING PLANS
GARDEN BUILDING 3A

A1-6



Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit
 _a - Ground level unit



Pleasanton Site 2

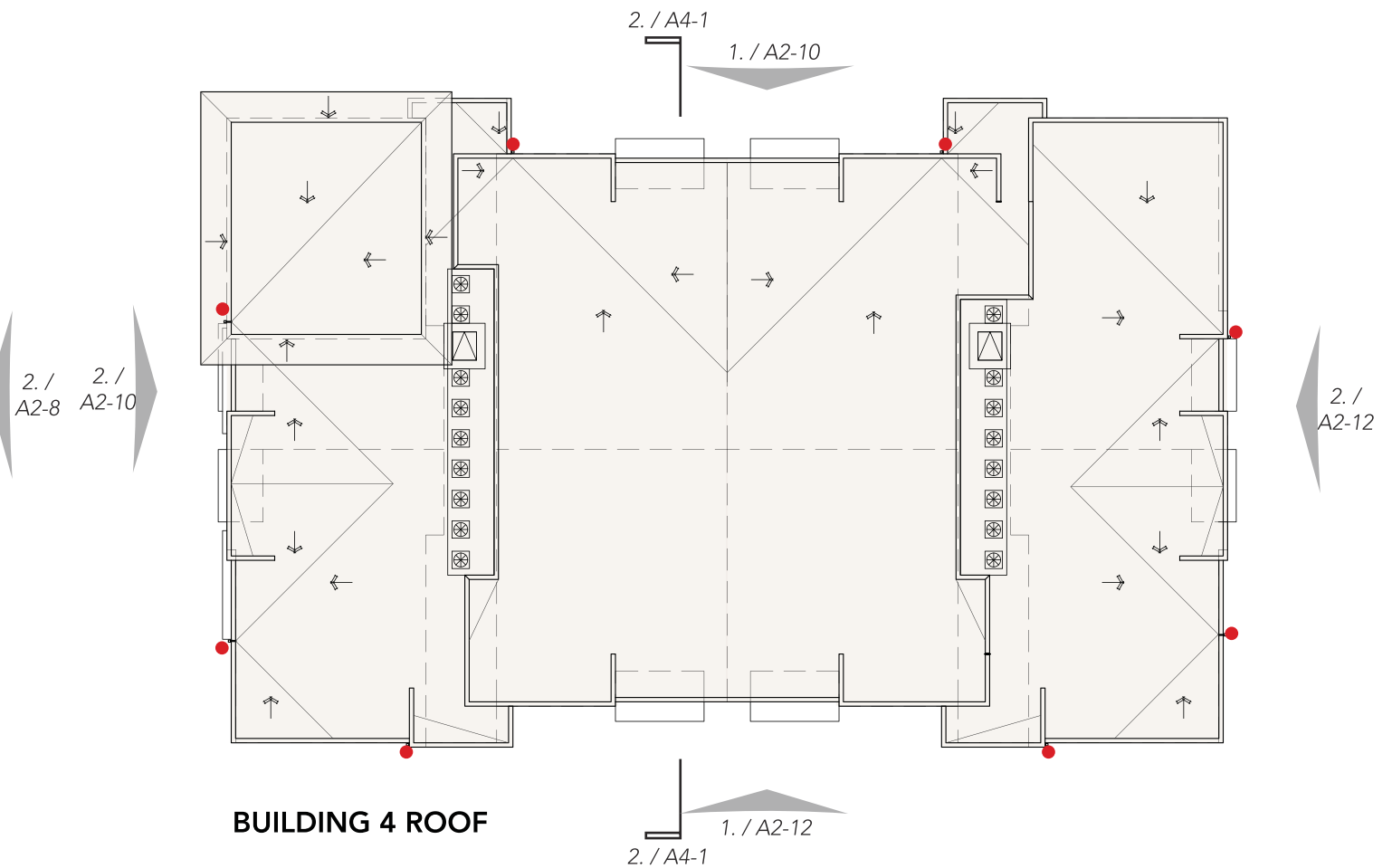
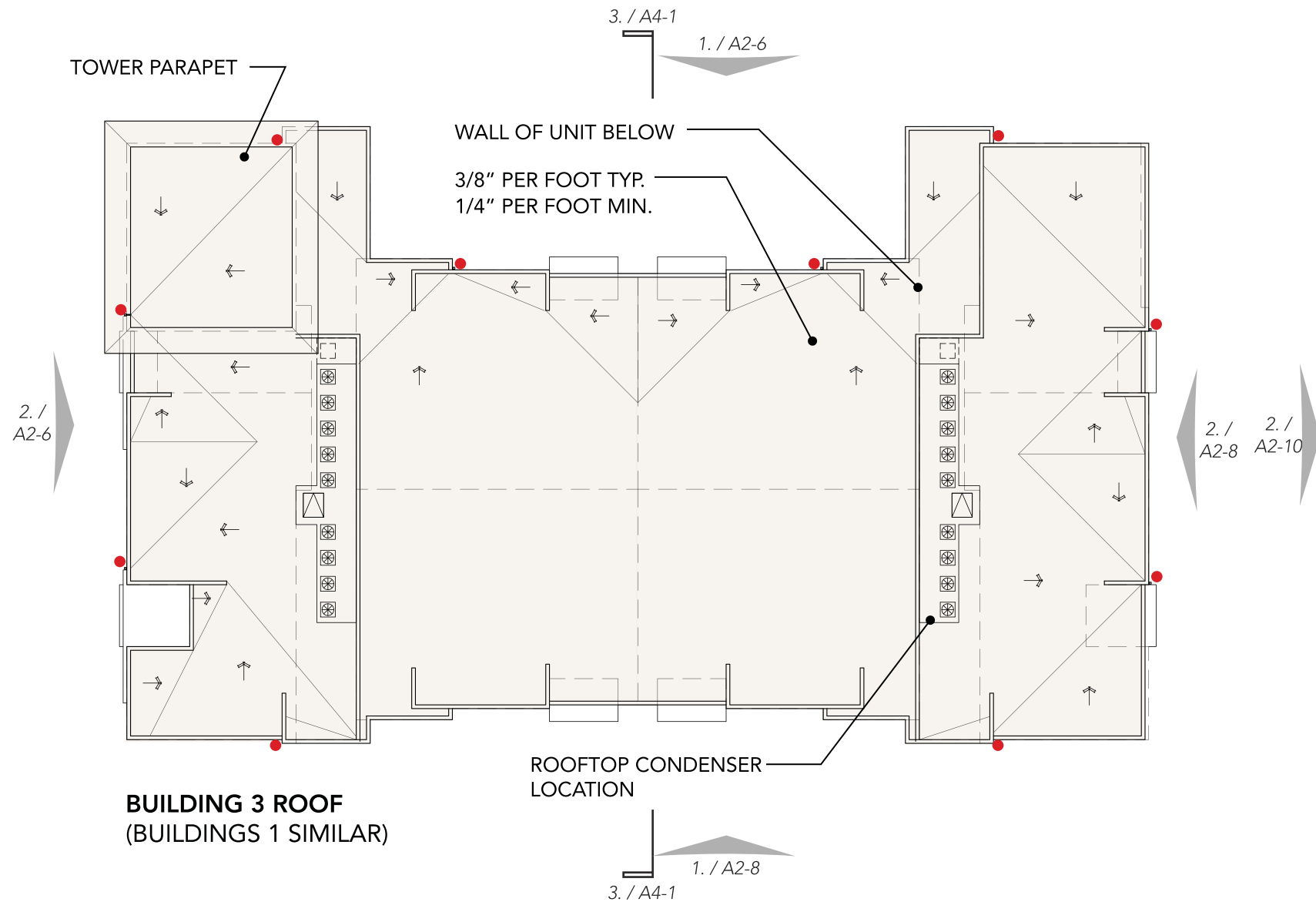
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BUILDING PLANS
GARDEN BUILDING 4

A1-7



↖ = DIRECTION OF DRAINAGE
 ● = DOWNSPOUT LOCATION

Pleasanton Site 2

Pleasanton, CA

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key map - SITE 2
CONCEPT ROOF PLAN
 GARDEN BUILDINGS 3a + 4

A1-8



1. VIEW OF GARDEN BUILDING VARIETY ALONG HACIENDA



- location of proposed brick on building
- location of proposed brick on patio walls



4. VIEW TO MAIN ENTRY AND LEASING



2. VIEW OF HACIENDA DRIVE ELEVATION



3. VIEW DOWN GIBRALTAR TOWARDS MAIN ENTRY

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PERSPECTIVE
RENDERINGS

A2-0



2. AERIAL VIEW NORTH TO POOL COURTYARD



3. AERIAL VIEW FROM TRAIL TO PARK AND LEASING/CLUB BUILDING



1. VIEW TO MAIN ENTRY AND LEASING

Pleasanton Site 2

Pleasanton, CA

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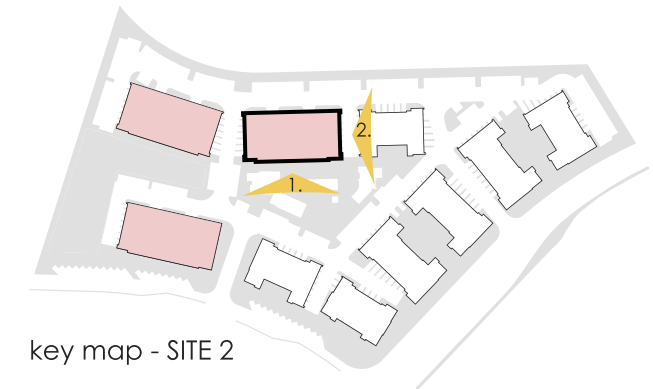
PERSPECTIVE
RENDERINGS

A2-1



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. GLASS RAILING
 7. BUILDING SIGNAGE
 8. METAL AWNING AND KICKERS
 9. ALUMINUM STOREFRONT ENTRY DOORS
 10. BURNISHED BLOCK PATIO WALL
 11. GREEN SCREEN
 12. METAL OVERHANG AND RAFTERS
 13. GARAGE DOOR, COLOR TO MATCH FIELD
 14. GARAGE DOOR, COLOR TO MATCH SECONDARY COLOR



1. FRONT ELEVATION (OPEN SPACE)

- RECESSED WINDOW LOCATION
 DOWNSPOUT LOCATION, SEE ROOF PLAN
 NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

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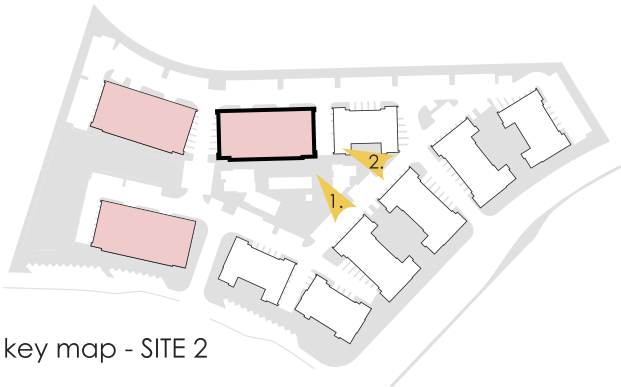


CONCEPT ELEVATIONS
BUILDING H3

A2-2



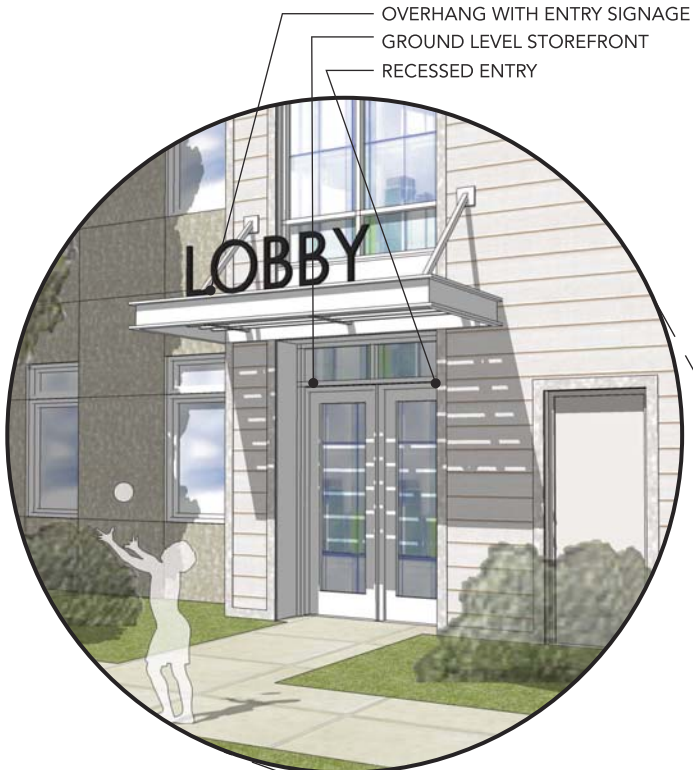
2. GARAGE SIDE ELEVATION



key map - SITE 2



1. FRONT ELEVATION (OPEN SPACE)



VIEW OF ENHANCED ELEVATOR LOBBY (MAIN ENTRY)



VIEW OF ENHANCED LOBBY ENTRY

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

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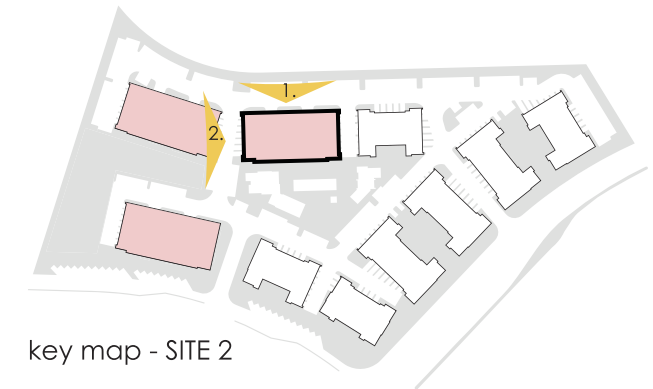
CONCEPT 3D VIEWS
BUILDING H3

A2-3



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
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 12. METAL OVERHANG AND RAFTERS
 13. GARAGE DOOR, COLOR TO MATCH FIELD
 14. GARAGE DOOR, COLOR TO MATCH SECONDARY COLOR



1. REAR ELEVATION

-  RECESSED WINDOW LOCATION
 DOWNSPOUT LOCATION, SEE ROOF PLAN
 NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

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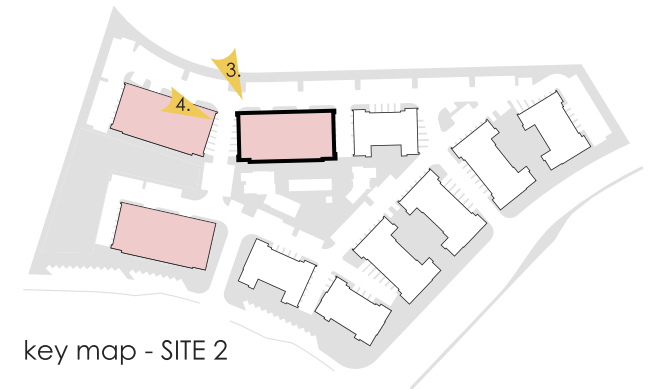


CONCEPT ELEVATIONS
BUILDING H3

A2-4



4. GARAGE SIDE ELEVATION



key map - SITE 2



3. REAR ELEVATION

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

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CONCEPT 3D VIEWS
BUILDING H3

A2-5



2. UNIT SIDE ELEVATION (HACIENDA)

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. AWNINGS WITH KICKERS
 7. CEMENTITIOUS PANEL SIDING
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. METAL OVERHANG AND RAFTERS
 12. ENHANCED BUILDING TOPS, PLASTER FINISH



key map - SITE 2



1. FRONT ELEVATION (COURTYARD)

- RECESSED WINDOW LOCATION
- DOWNSPOUT LOCATION, SEE ROOF PLAN

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 3. BUILDING 1 IS A VARIATION IN LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
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CONCEPT ELEVATIONS
BUILDING G3a

A2-6



2. UNIT SIDE ELEVATION (HACIENDA)



key map - SITE 2



1. FRONT ELEVATION (COURTYARD)



VIEW OF ENHANCED LOBBY ENTRY

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 3.
BUILDING 1 IS A VARIATION IN
LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE
LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
November 30th, 2011



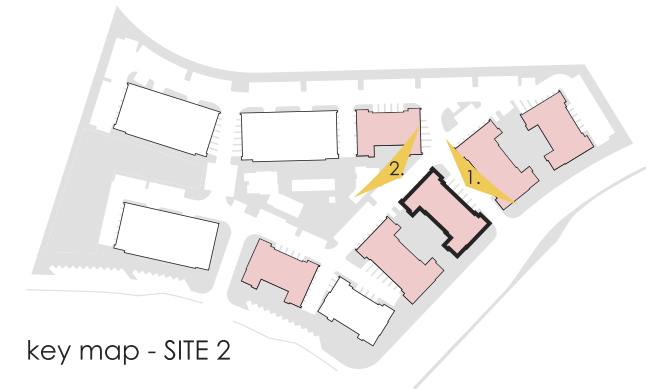
CONCEPT 3D VIEWS
BUILDING G3a

A2-7



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. AWNINGS WITH KICKERS
 7. CEMENTITIOUS PANEL SIDING
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. METAL OVERHANG AND RAFTERS
 12. ENHANCED BUILDING TOPS, PLASTER FINISH



key map - SITE 2



1. REAR ELEVATION

- RECESSED WINDOW LOCATION
- DOWNSPOUT LOCATION, SEE ROOF PLAN

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 3. BUILDING 1 IS A VARIATION IN LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

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November 30th, 2011



CONCEPT ELEVATIONS
BUILDING G3a

A2-8



NOTE: ELEVATION SHOWN REPRESENTS BUILDING 3.
BUILDINGS 1 IS A VARIATION IN
LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE
LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
November 30th, 2011

bre

TC

URBAN
ARENA

RJA

CONCEPT 3D VIEWS
BUILDING G3a

A2-9



2. LIVE/WORK SIDE ELEVATION (HACIENDA)

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. AWNINGS WITH KICKERS
 7. CEMENTITIOUS PANEL SIDING
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. METAL OVERHANG AND RAFTERS
 12. RETAIL SIGNAGE
 13. UNIT SIGNAGE
 14. ALUMINUM STOREFRONT ENTRY DOORS
 15. ENHANCED BUILDING TOPS, PLASTER FINISH



1. FRONT ELEVATION (GIBRALTAR)

-  RECESSED WINDOW LOCATION
 DOWNSPOUT LOCATION, SEE ROOF PLAN

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

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CONCEPT ELEVATIONS
BUILDING G4

A2-10

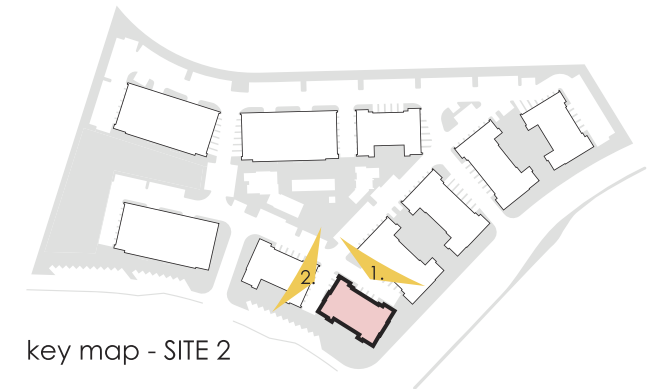


NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. AWNINGS WITH KICKERS
 7. CEMENTITIOUS PANEL SIDING
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. METAL OVERHANG AND RAFTERS
 12. RETAIL SIGNAGE
 13. UNIT SIGNAGE
 14. ALUMINUM STOREFRONT ENTRY DOORS
 15. ENHANCED BUILDING TOPS, PLASTER FINISH



key map - SITE 2



1. REAR ELEVATION

- RECESSED WINDOW LOCATION
- DOWNSPOUT LOCATION, SEE ROOF PLAN

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

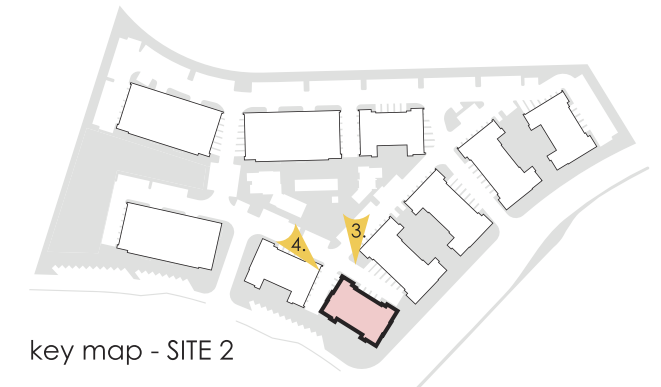
Pleasanton, CA

2009-050
November 30th, 2011



CONCEPT ELEVATIONS
BUILDING G4

A2-12



NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

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November 30th, 2011

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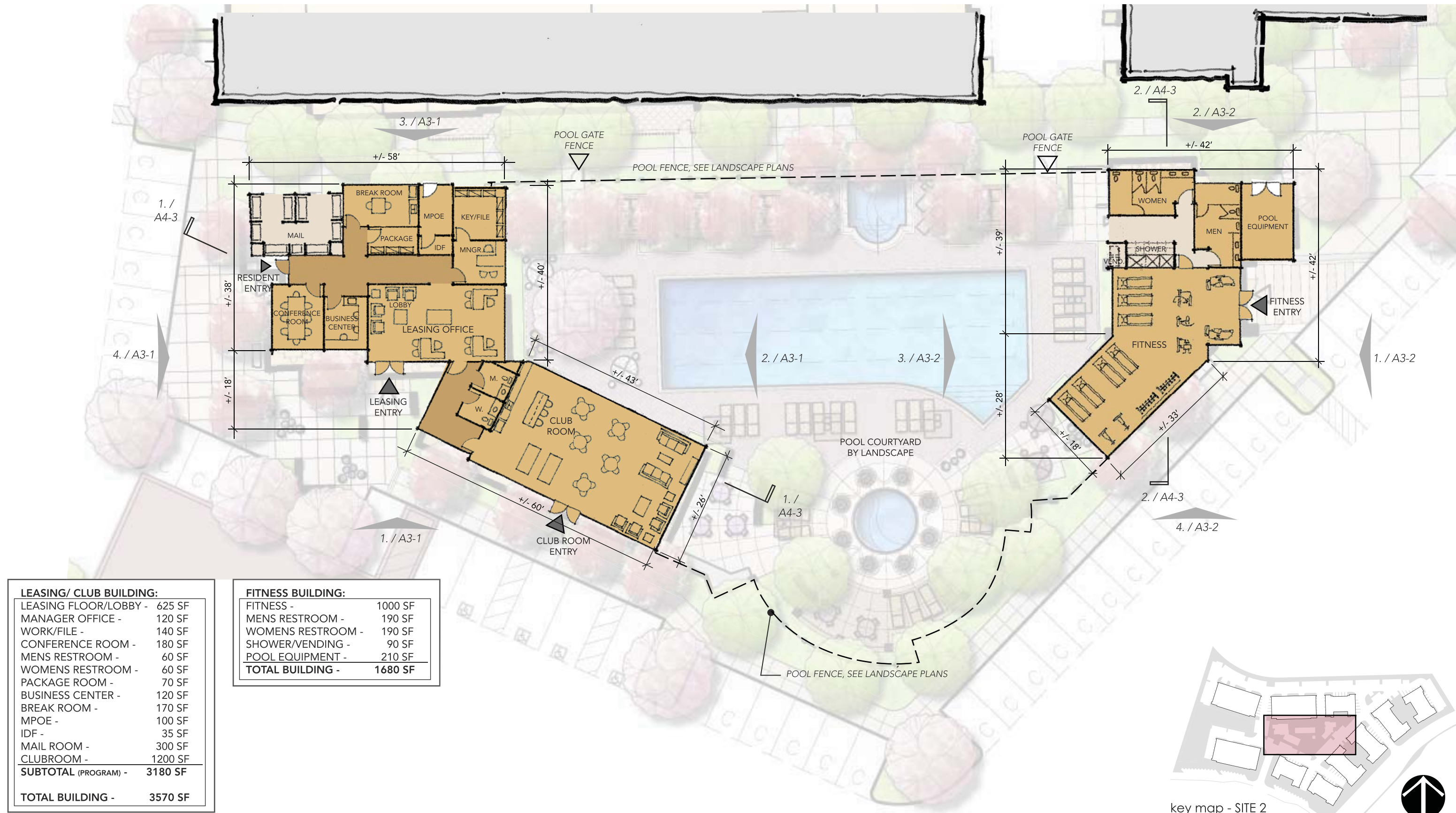
TC

URBAN
ARENA

RJA

CONCEPT 3D VIEWS
BUILDING G4

A2-13



LEASING/ CLUB BUILDING:	
LEASING FLOOR/LOBBY -	625 SF
MANAGER OFFICE -	120 SF
WORK/FILE -	140 SF
CONFERENCE ROOM -	180 SF
MENS RESTROOM -	60 SF
WOMENS RESTROOM -	60 SF
PACKAGE ROOM -	70 SF
BUSINESS CENTER -	120 SF
BREAK ROOM -	170 SF
MPOE -	100 SF
IDF -	35 SF
MAIL ROOM -	300 SF
CLUBROOM -	1200 SF
SUBTOTAL (PROGRAM) -	3180 SF
TOTAL BUILDING -	3570 SF

FITNESS BUILDING:	
FITNESS -	1000 SF
MENS RESTROOM -	190 SF
WOMENS RESTROOM -	190 SF
SHOWER/VENDING -	90 SF
POOL EQUIPMENT -	210 SF
TOTAL BUILDING -	1680 SF

Pleasanton Site 2

Pleasanton, CA

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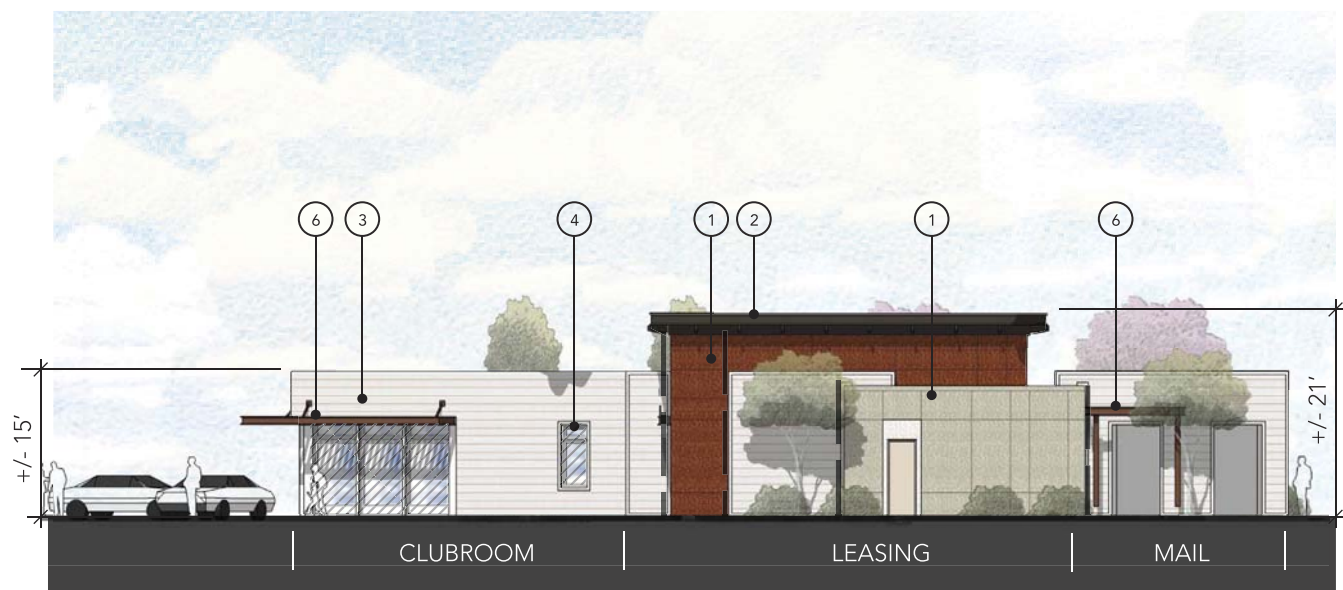


key map - SITE 2

AMENITY BUILDINGS
BUILDING PLANS

A3-0





3. SIDE ELEVATION



4. RESIDENT ENTRY ELEVATION



1. ENTRY DRIVE ELEVATION



2. POOL COURTYARD ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. METAL OVERHANG AND RAFTERS
 3. HORIZONTAL CEMENTITIOUS SIDING
 4. VINYL WINDOWS
 5. VINYL ENTRY DOORS
 6. METAL AWNING
 7. ALUMINUM STOREFRONT AT IMPACT AREAS
 8. BUILDING IDENTIFICATION SIGNAGE

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

Pleasanton Site 2

Pleasanton, CA

2009-050
November 30th, 2011



AMENITY BUILDINGS
LEASING/ CLUB ELEVATIONS

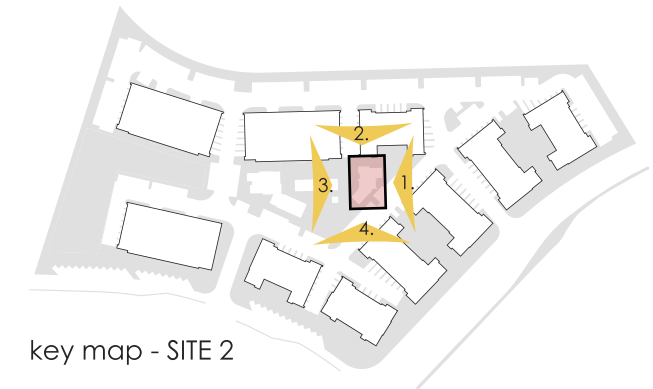
A3-1



3. POOL COURTYARD ELEVATION



4. SOUTH (POOL SIDE) ELEVATION



key map - SITE 2



1. ENTRY (INTERIOR STREET) ELEVATION



2. SIDE ELEVATION

- NOTES:
- 1. EXTERIOR PLASTER W/ SCREED LINES
 - 2. METAL OVERHANG AND RAFTERS
 - 3. HORIZONTAL CEMENTITIOUS SIDING
 - 4. VINYL WINDOWS
 - 5. VINYL ENTRY DOORS
 - 6. METAL AWNING
 - 7. ALUMINUM STOREFRONT AT IMPACT AREAS
 - 8. BUILDING IDENTIFICATION SIGNAGE

 RECESSED WINDOW LOCATION

 DOWNSPOUT LOCATION, SEE ROOF PLAN

Pleasanton Site 2

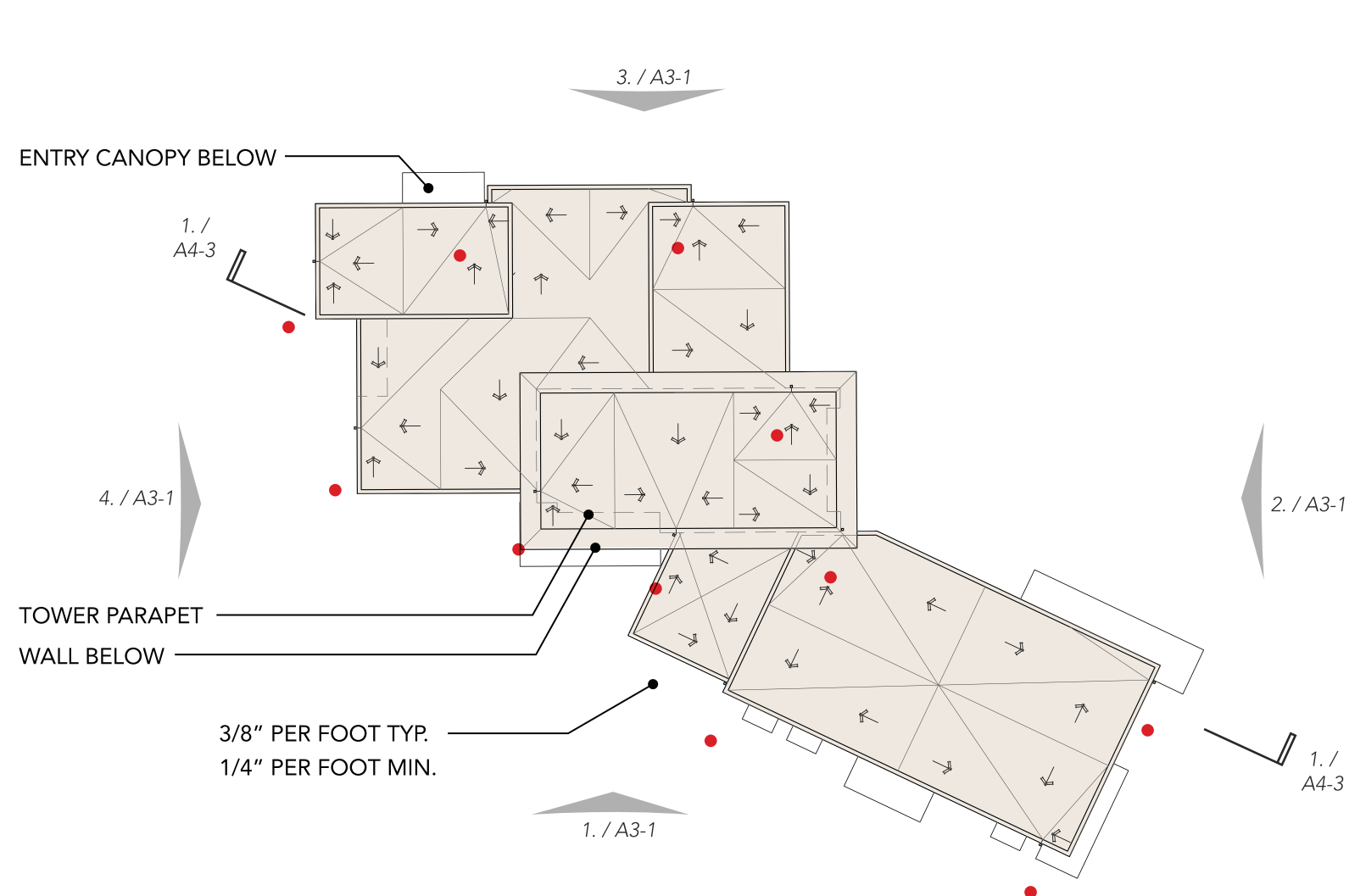
Pleasanton, CA

2009-050
November 30th, 2011

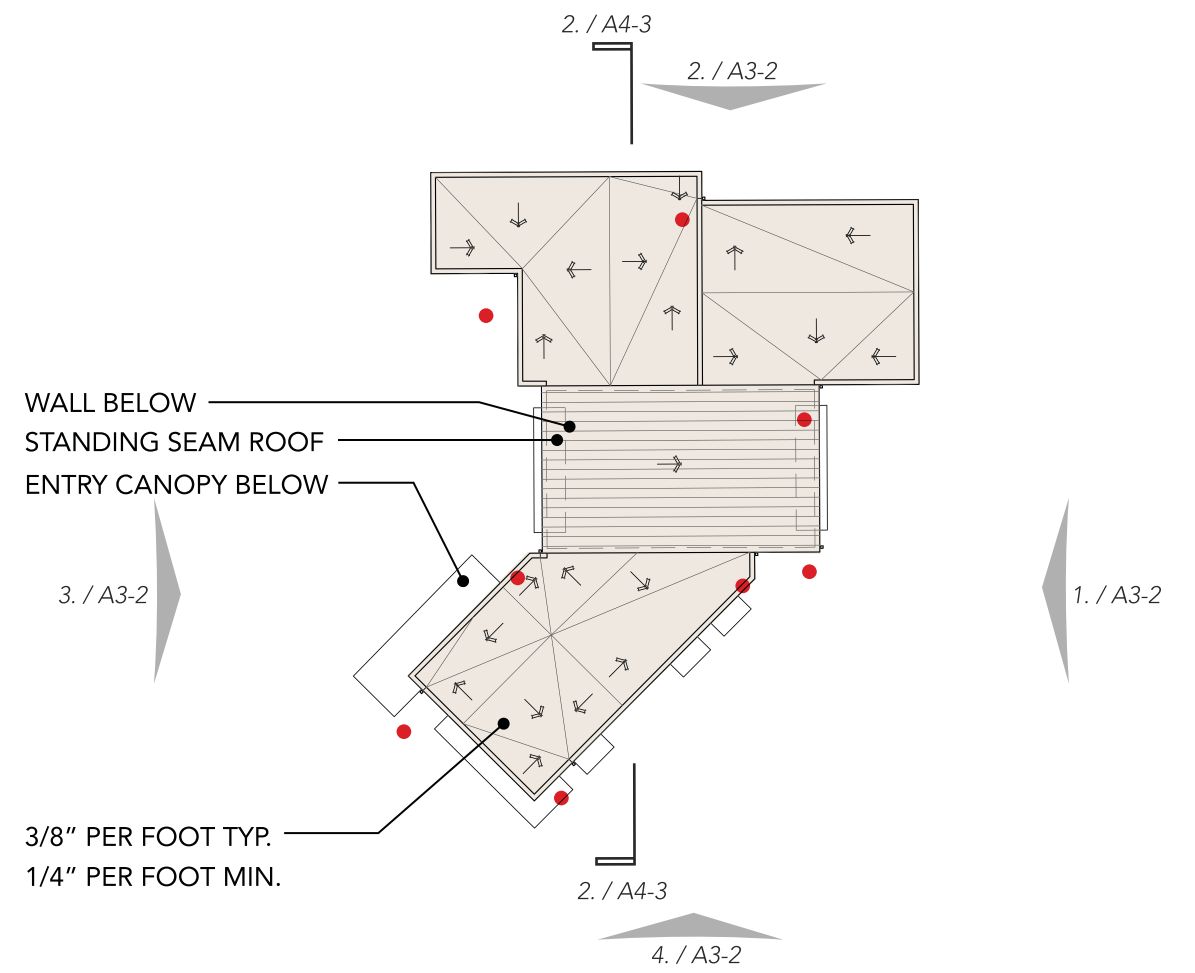


AMENITY BUILDINGS
FITNESS ELEVATIONS

A3-2

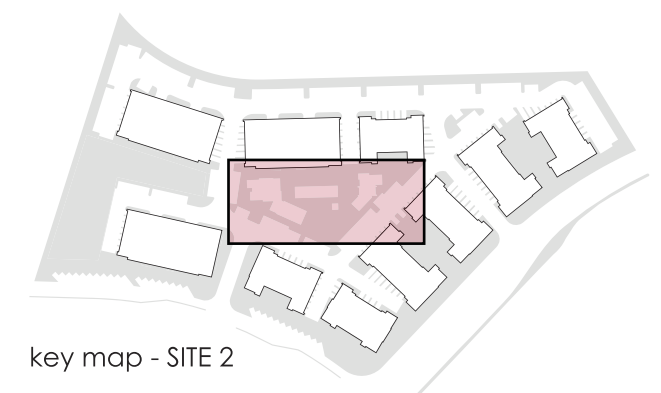


LEASING / CLUB BUILDING ROOF



FITNESS BUILDING ROOF

→ = DIRECTION OF DRAINAGE
 ● = DOWNSPOUT LOCATION



key map - SITE 2

Pleasanton Site 2

Pleasanton, CA

2009-050
 November 30th, 2011

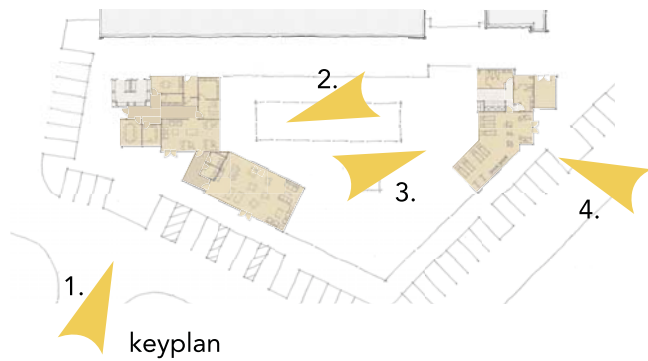


0 10' 20' 40' 60'



AMENITY BUILDINGS
 ROOF PLANS

A3-3



3. VIEW FROM POOL COURTYARD TO FITNESS



4. VIEW FROM INTERNAL STREET TO FITNESS ENTRY



2. VIEW FROM POOL TO LEASING/ REC.



1. VIEW FROM MAIN ENTRY TO LEASING/ REC.

Pleasanton Site 2

Pleasanton, CA

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AMENITY BUILDING
CONCEPT 3D VIEWS

A3-4



VIEW OF POOL COURTYARD AND LEASING OFFICE BEYOND



key map - SITE 2

Pleasanton Site 2

Pleasanton, CA

2009-050
November 30th, 2011

bre

TC

URBAN
ARENA

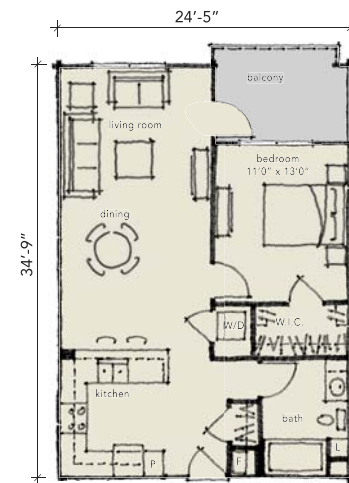
RJA

AMENITY BUILDINGS
PROJECT IMAGERY

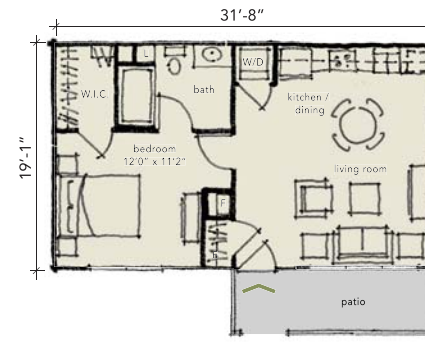
A3-5



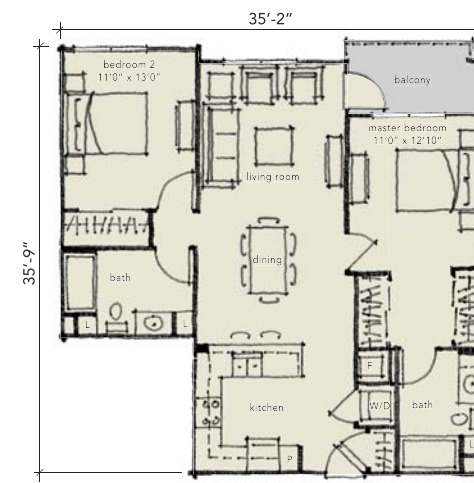
Unit A1
+/- 812 sf
92 sf bal.



Unit A2
+/- 775 sf
87 sf bal.



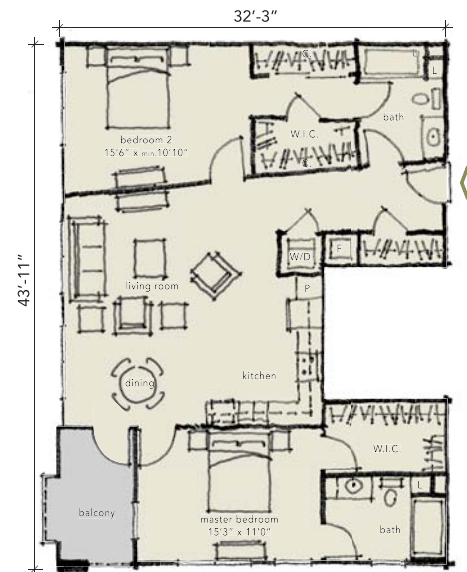
Unit A3
+/- 605 sf
90 sf bal.



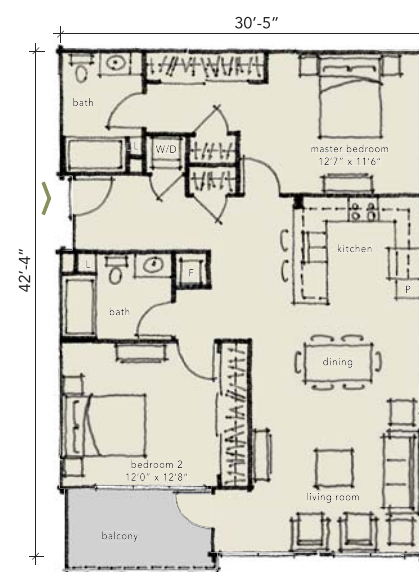
Unit B1
+/- 1,061 sf
65 sf bal.



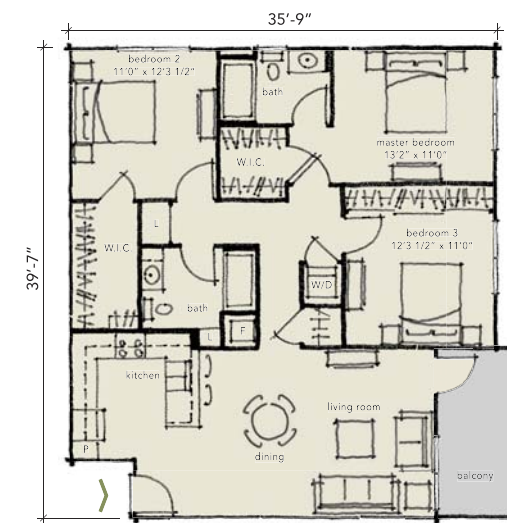
Unit B2
+/- 1,073 sf
86 sf bal.



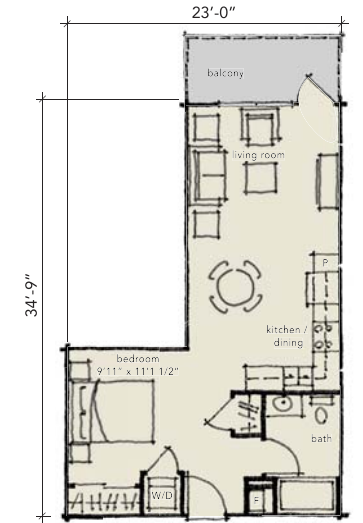
Unit B4
+/- 1,235 sf
81 sf bal.



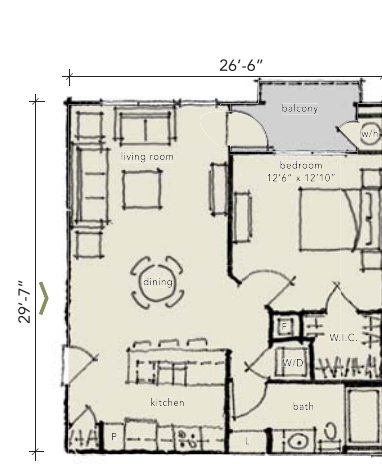
Unit B5
+/- 1,210 sf
82 sf bal.



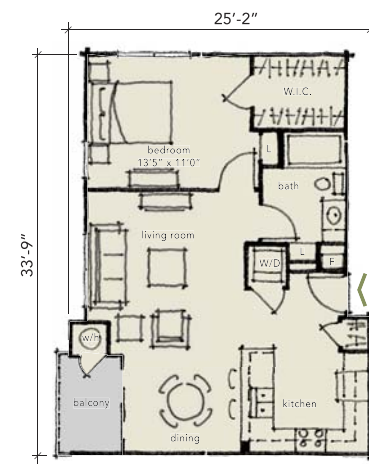
Unit C2
+/- 1,319 sf
98 sf bal.



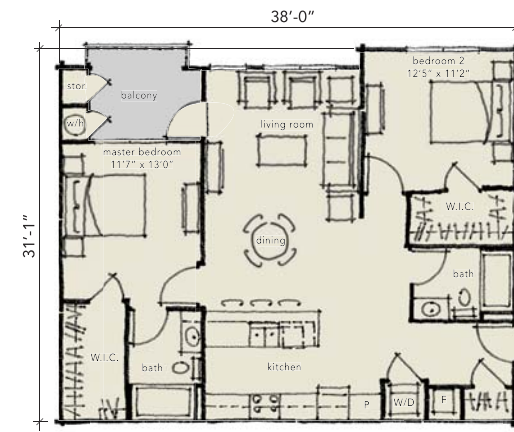
Unit S1
+/- 595 sf
71 sf bal.



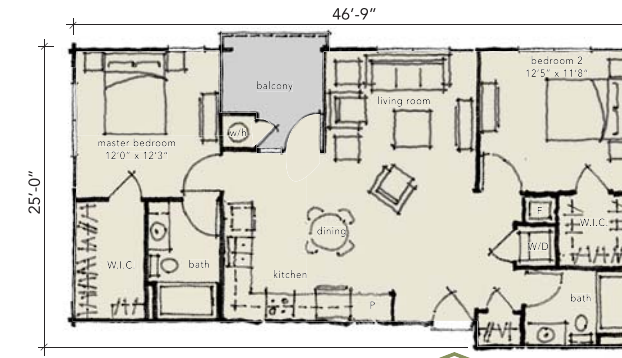
Unit G-A1
+/- 732 sf
56 sf bal.



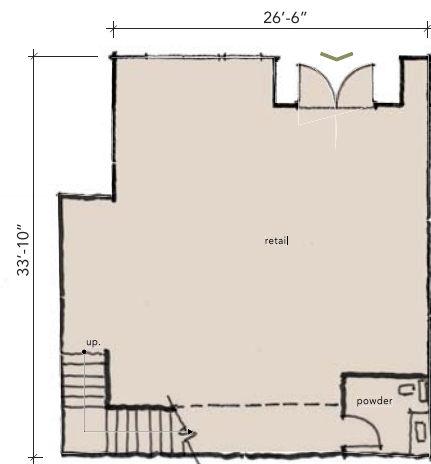
Unit G-A2
+/- 729 sf
44 sf bal.



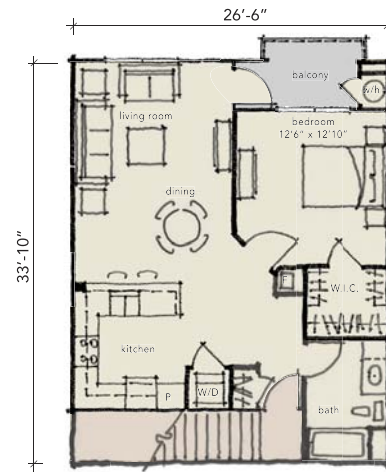
Unit G-B1
+/- 1,078 sf
70 sf bal.



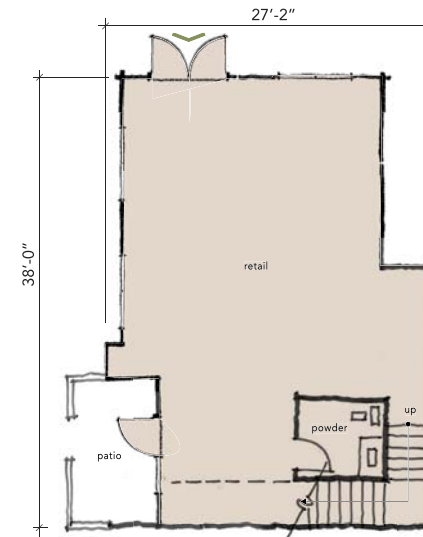
Unit G-B2
+/- 1,023 sf
72 sf bal.



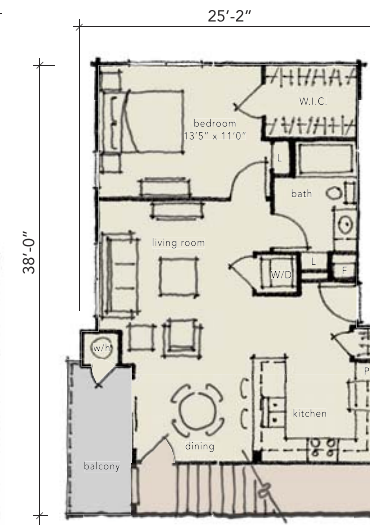
Unit LW1
(GROUND)
+/- 940 sf retail



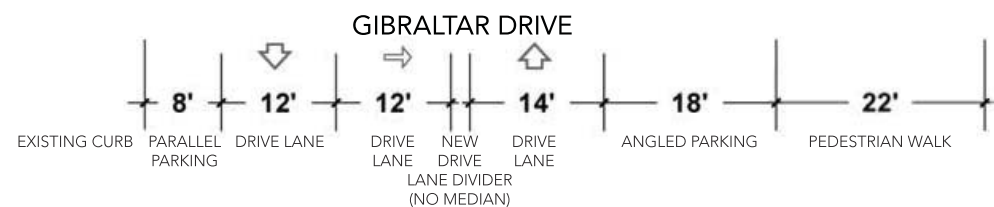
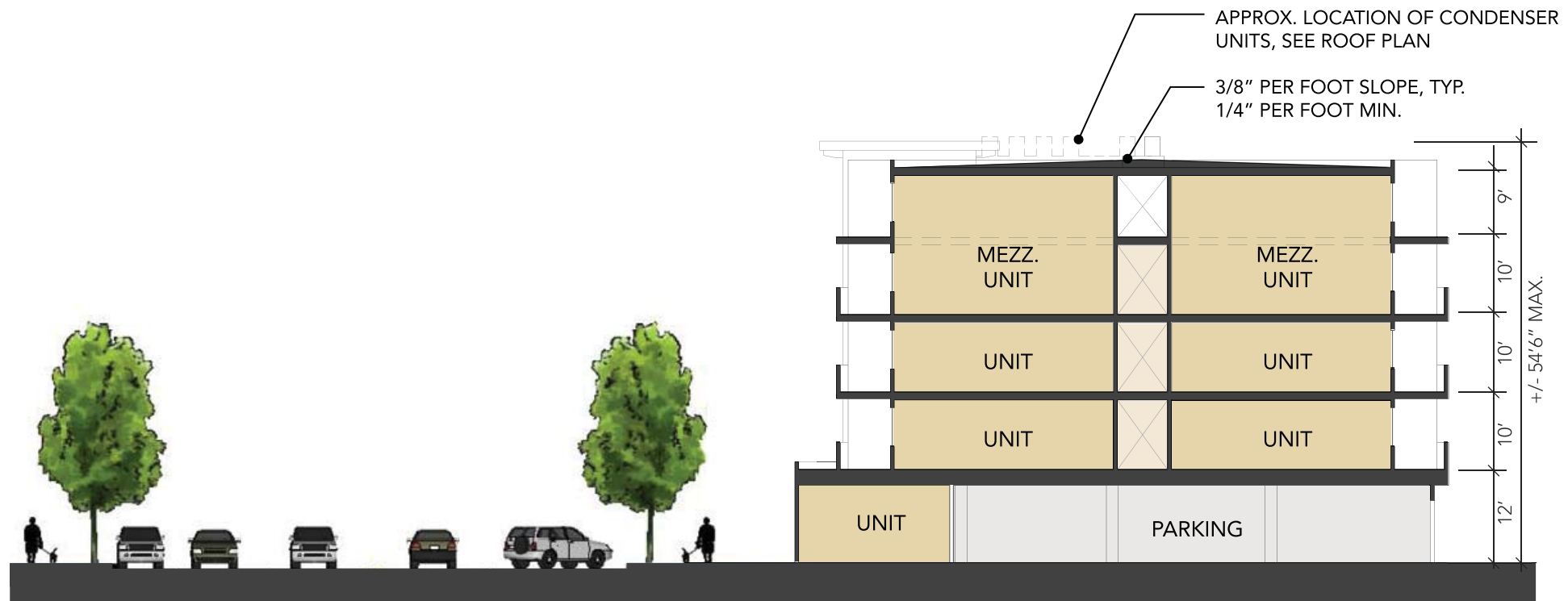
Unit LW1
(UPPER)
+/- 790 sf
60 sf bal.



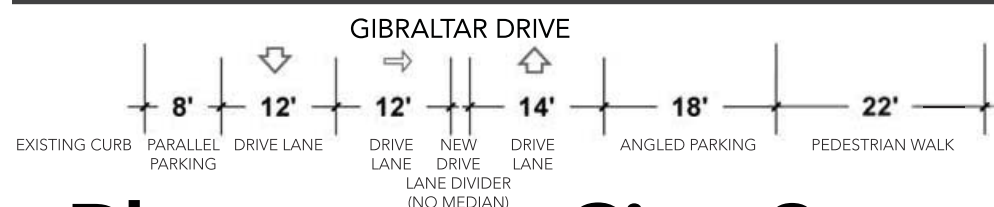
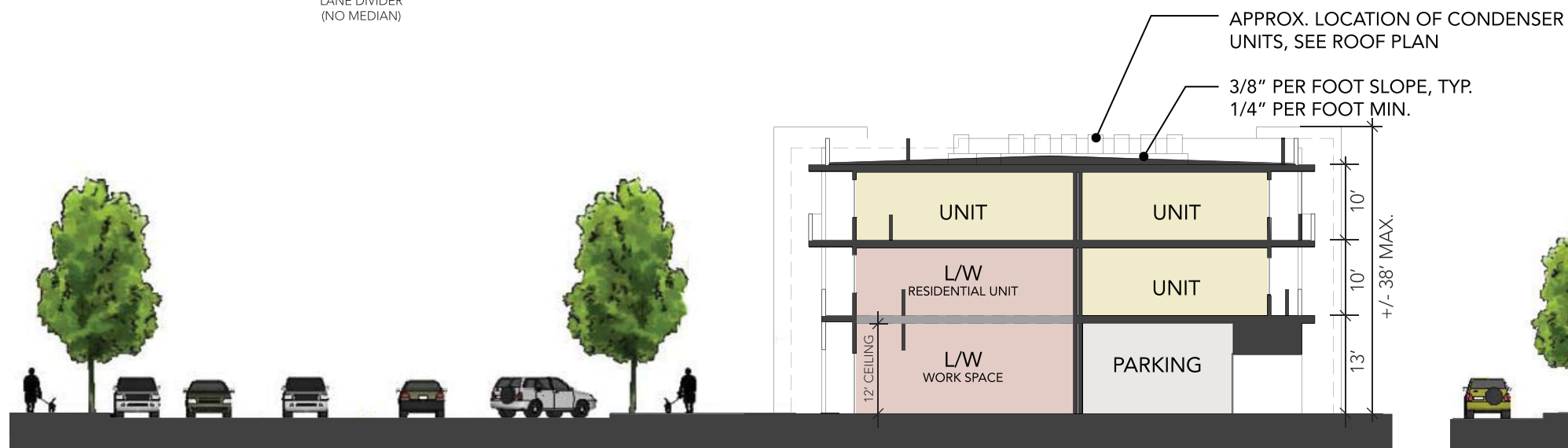
Unit LW2
(GROUND)
+/- 880 sf retail



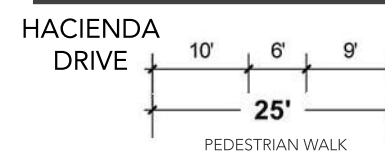
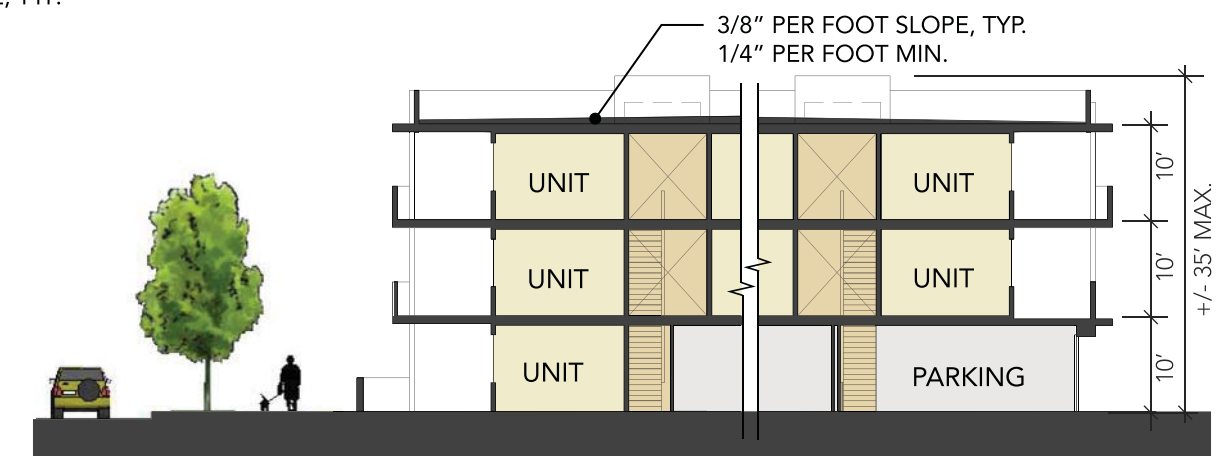
Unit LW2
(UPPER)
+/- 750 sf
45 sf bal.



1. BUILDING H3 AT UNITS



2. BUILDING G4 AT L/W



3. BUILDING G3 AT UNITS

Pleasanton Site 2

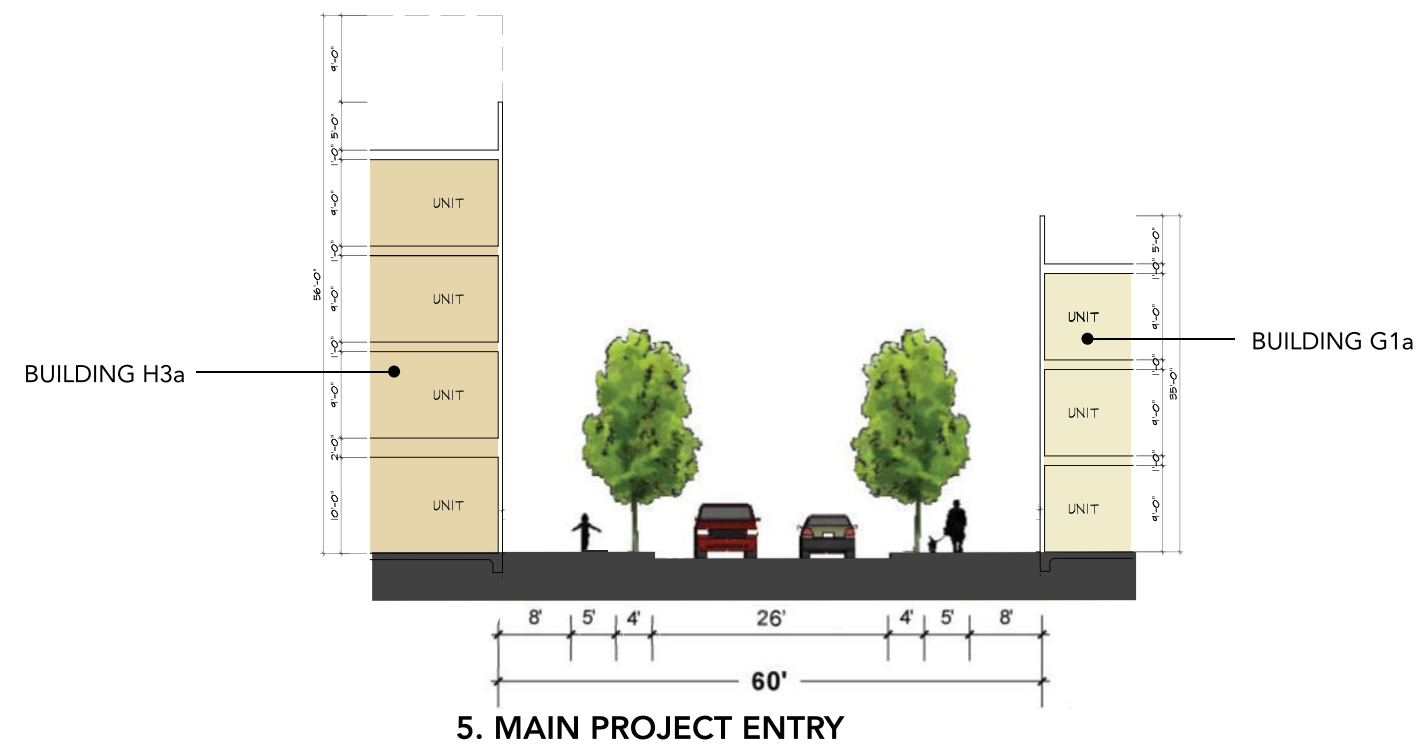
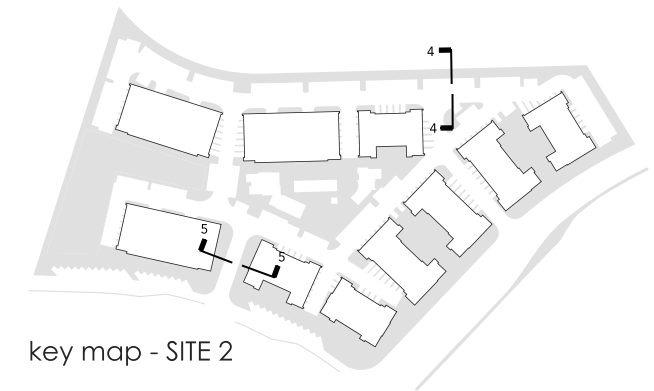
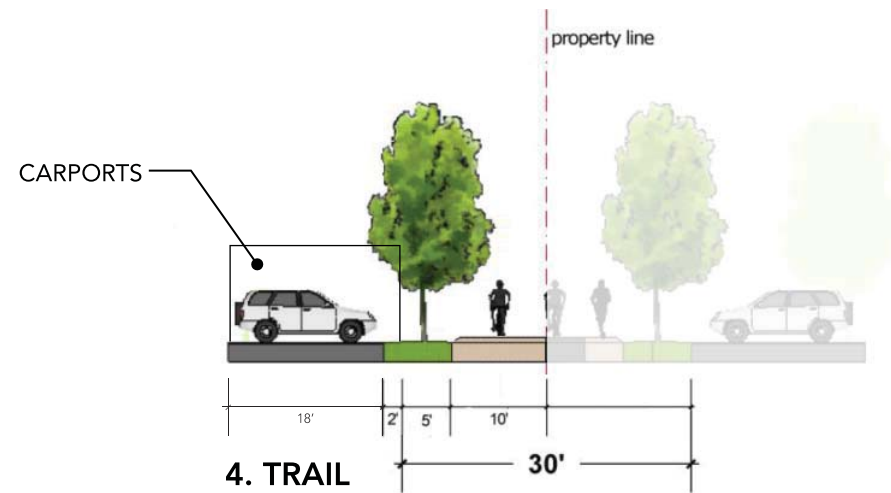
Pleasanton, CA

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BUILDING + SITE SECTIONS

A4-1



Pleasanton Site 2

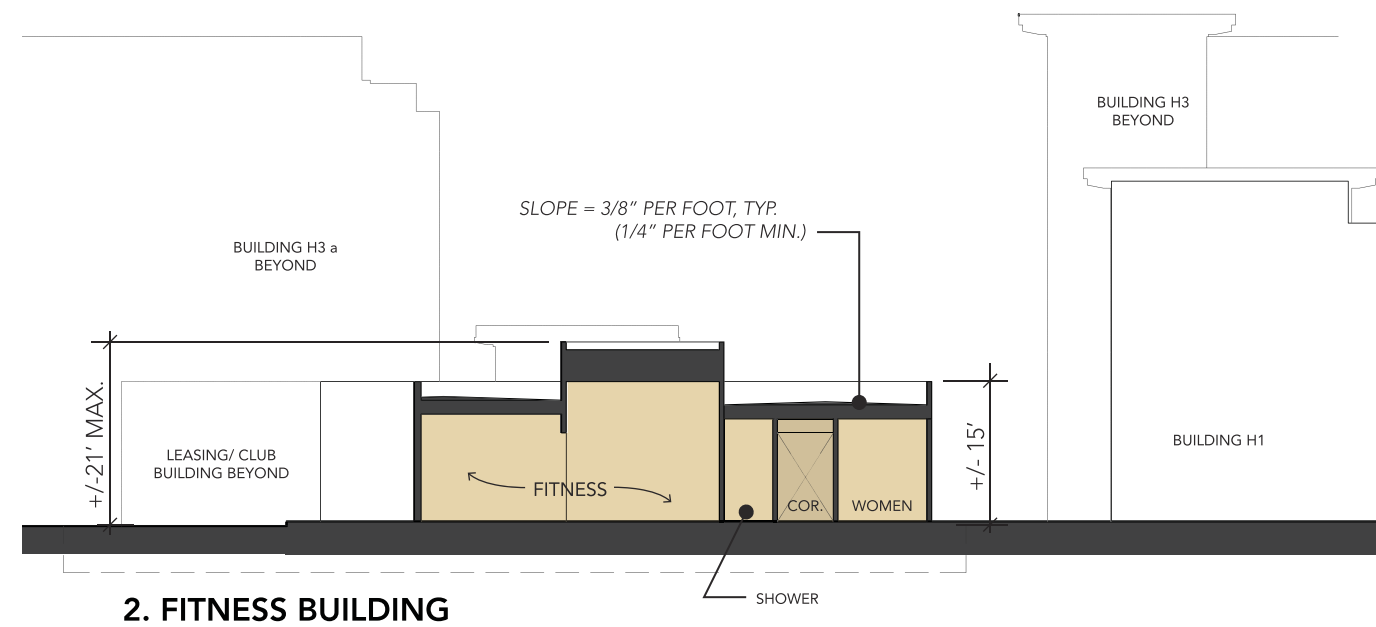
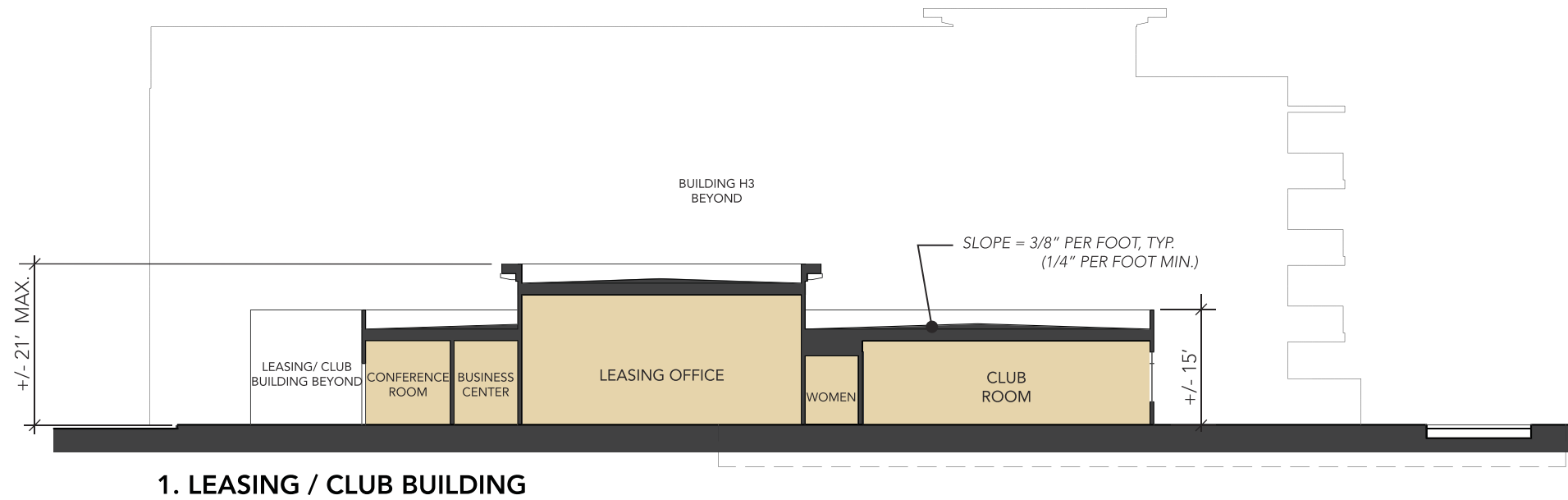
Pleasanton, CA

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BUILDING + SITE SECTIONS

A4-2



Pleasanton Site 2

Pleasanton, CA

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AMENITY SECTIONS

A4-3



REQUIRED OPEN SPACE	
251 units x 300 s.f. =	~75,300 s.f.
PROVIDED OPEN SPACE	
 Open Space	~44,400 s.f.
 Park	~23,900 s.f.
 Iron Horse Trail	~14,500 s.f.
 Private Balconies	~19,000 s.f.
TOTAL ~ 101,800 s.f.	

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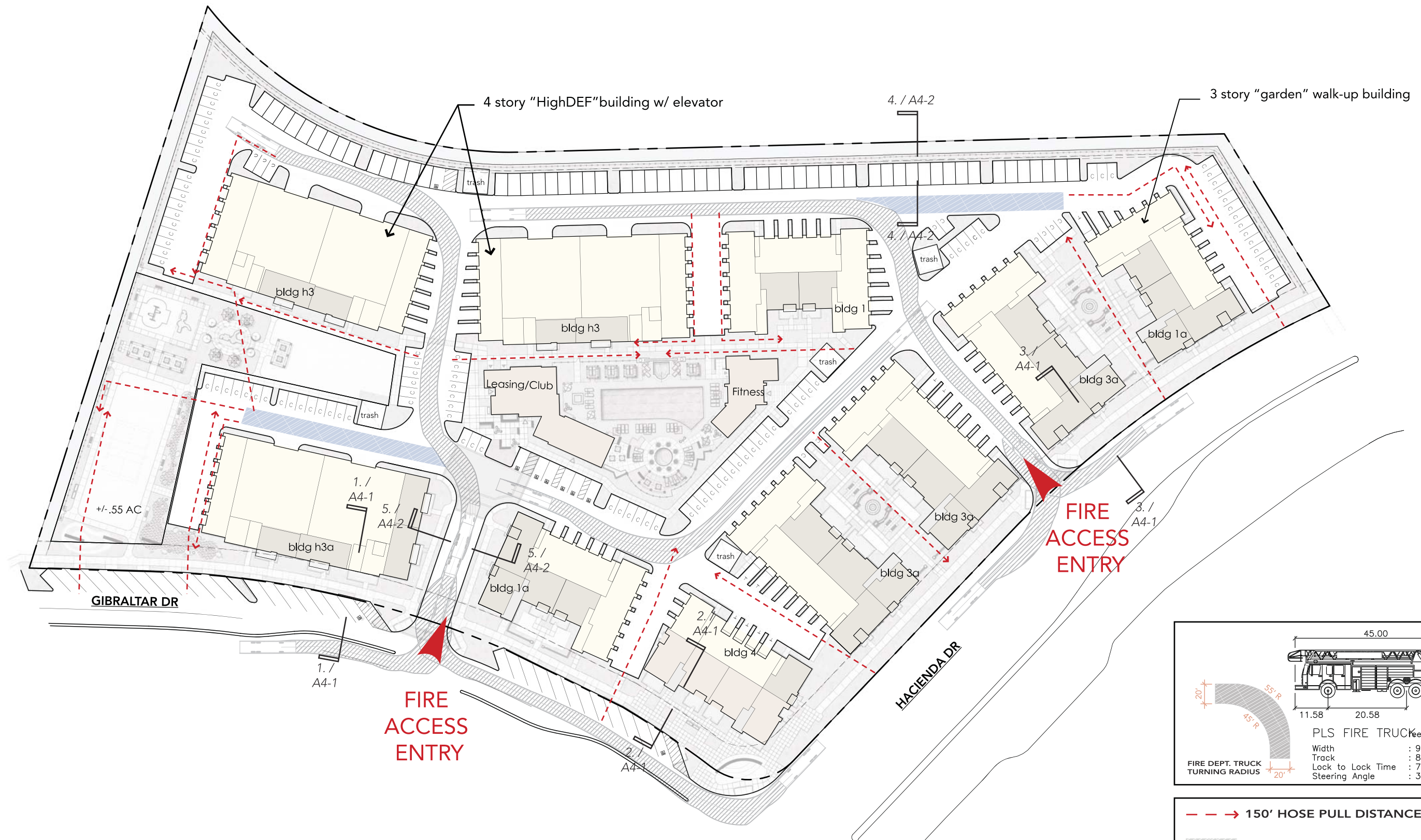
0 40' 80' 160' 240'



OPEN SPACE PLAN



A5-0



Note: Buildings or portions of buildings or facilities exceeding 30-feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

Pleasanton Site 2

Pleasanton, CA

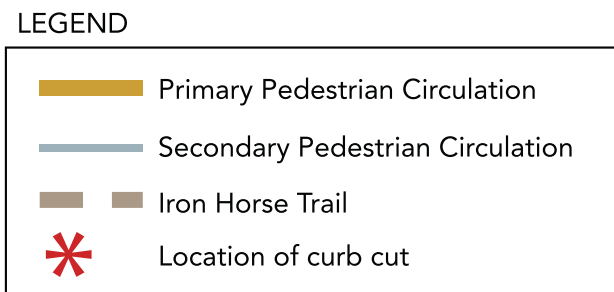
2009-050
November 30th, 2011



FIRE ACCESS PLAN

A5-1





Pleasanton, CA

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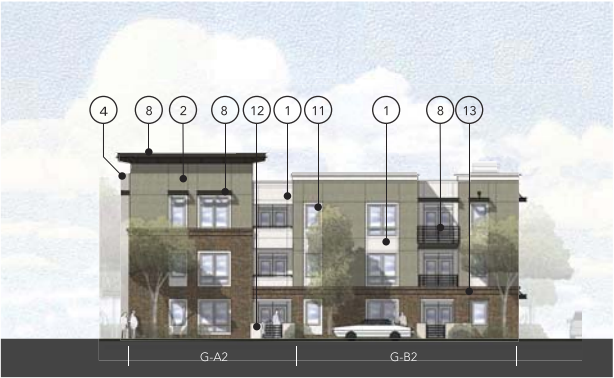
■ PEDESTRIAN ACCESS/
ACCESSIBLE ROUTE

A5-3





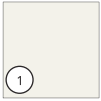
BUILDING H3 FRONT ELEVATION



BUILDING G3a STREET (HACIENDA) ELEVATION



EXTERIOR PLASTER, SAND FINISH



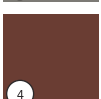
CLW 1042W MISTAYA



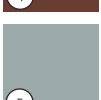
CL 2855D FOPPISH



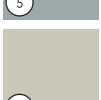
CL 3235D ROCK BOTTOM



CL 1407N RUSTY NAIL



CL 3064M BELLHOP



CL 2833M JOHNSTON



CLW 1042W MISTAYA



PAINTED METAL BALCONY RAILING



CL 3237N BLACKTOP



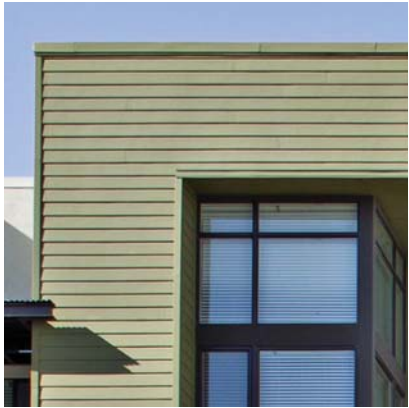
CL 2607N WALLABIE



BURNISHED BLOCK PATIO WALL



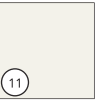
GLACIER WHITE



CEMENTITIOUS WALL SIDING



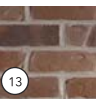
VINYL WINDOWS



WHITE



BRICK VENEER/ BRICK PATIO WALL



CALIFORNIA HANDMOLD



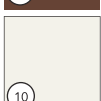
METAL SUNSHADE AWNING WITH KICKER



CL 3237N BLACKTOP



CL 2607N WALLABIE



CLW 1042W MISTAYA



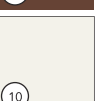
METAL RETAIL AWNING WITH KICKER



CL 3237N BLACKTOP



CL 2607N WALLABIE



CLW 1042W MISTAYA



ALUMINUM STOREFRONT AND ENTRY DOORS



CLEAR ANNODIZED

PAINT COLORS SHOWN AS FRAZEE

CEMENTITIOUS SIDING COLORS SHOWN AS HARDIE COLORPLUS

BURNISHED BLOCK COLORS SHOWN AS ANGELUS BLOCK CO.

Pleasanton Site 2

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MATERIAL BOARD

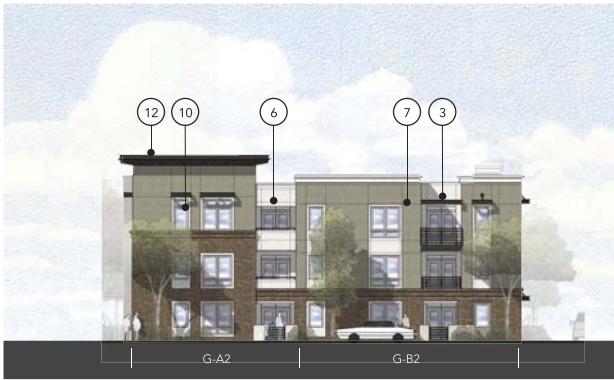
A6-0



BUILDING H3 FRONT ELEVATION



BUILDING H3 REAR ELEVATION



BUILDING G3a STREET (HACIENDA) ELEVATION



MODULAR, WALL HUNG TRELLIS GREENSCREEN PANELS



POWDER COAT METAL, COLOR: GREEN

SEE GREENSCREEN TRELLIS DETAIL



OVERHANG AT ENHANCED ENTRY



METAL OVERHANG CLW 1042W MISTAYA

OVERHANG WITH ENTRY SIGNAGE
GROUND LEVEL STOREFRONT
RECESSED ENTRY



CLW 1042W MISTAYA



CL 2855D FOPPISH



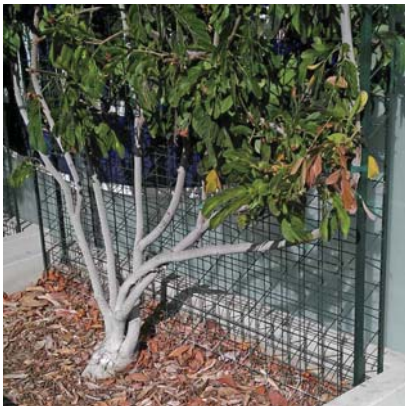
CL 3064M BELLHOP



CL 2833M JOHNSTON

TRANSOM (WHERE OCCURS)
VINYL SLIDER TYP.
VINYL FIXED WINDOW

LOW WINDOWS (WHERE OCCURS)



GREENSCREEN TRELLIS DETAIL



POWDER COAT METAL, COLOR: GREEN



ROOF TRIM DETAILS

SIMPLE CAP PROFILE
ENHANCED CAP PROFILE



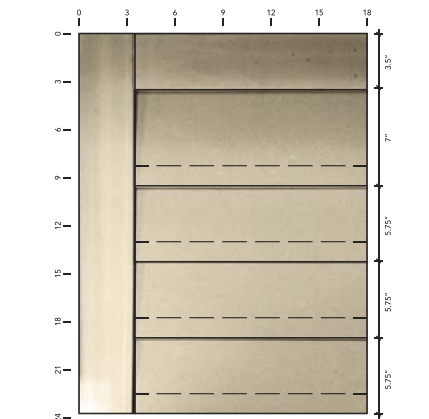
RECESSED WINDOW DETAILS



WHITE

TRANSOM (WHERE OCCURS)
VINYL SLIDER TYP.
VINYL FIXED WINDOW

LOW WINDOWS (WHERE OCCURS)



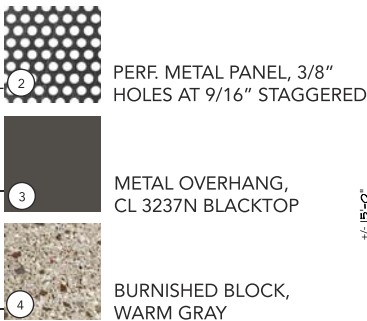
HORIZONTAL COMPOSITE SIDING DETAIL



CLW 1042W MISTAYA



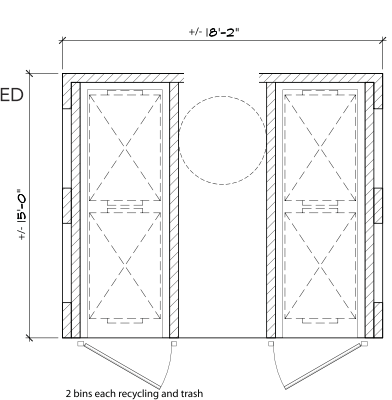
TRASH ENCLOSURE DETAIL



PERF. METAL PANEL, 3/8" HOLES AT 9/16" STAGGERED

METAL OVERHANG, CL 3237N BLACKTOP

BURNISHED BLOCK, WARM GRAY



TRASH ENCLOSURE PLAN (N.T.S.)

NOTE: TRASH ENCLOSURES ARE FREESTANDING AND LOCATED IN PARKING LANDSCAPE ISLANDS. BINS ARE COVERED WITH A STEEL AND PERF. METAL TRELLIS.



"KEY" BIKE RACKS



HIGH DENSITY POLYURETHANE, COLOR: RED

NOTE: FOR ON-SITE BIKE RACK LOCATIONS, SEE LANDSCAPE DRAWINGS



ROOF CAP AT CORNER DETAIL



CL 3237N BLACKTOP

WOOD FRAMED "CAP" WITH STEEL CHANNEL FACING
EXPOSED RAFTER PIECES AT CORNER "CAP"

Pleasanton Site 2

Pleasanton, CA

2009-050
November 30th, 2011

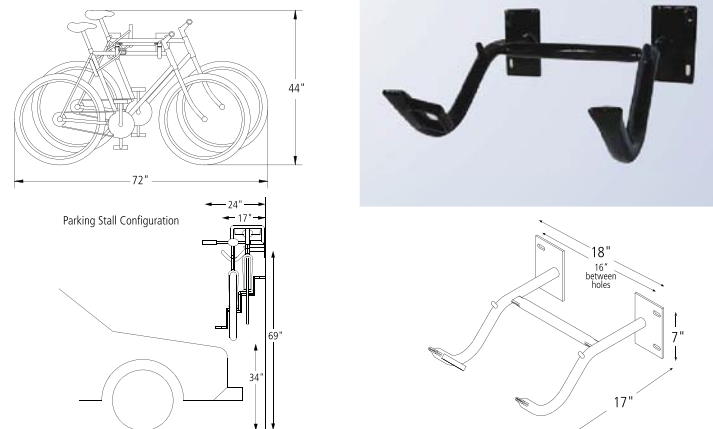


DETAIL BOARD

A6-1

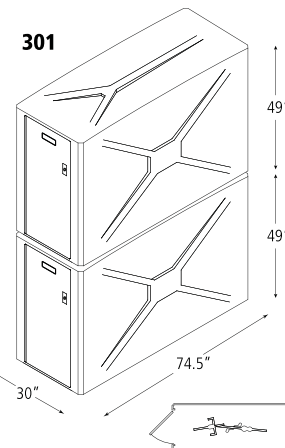
BIKE RACKS (Product dimensions from www.dero.com)

Each Rack Stores 2 Bikes



BIKE LOCKERS (Product dimensions from www.dero.com)

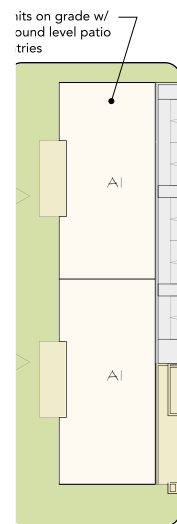
Each Locker Stores 1 Bike



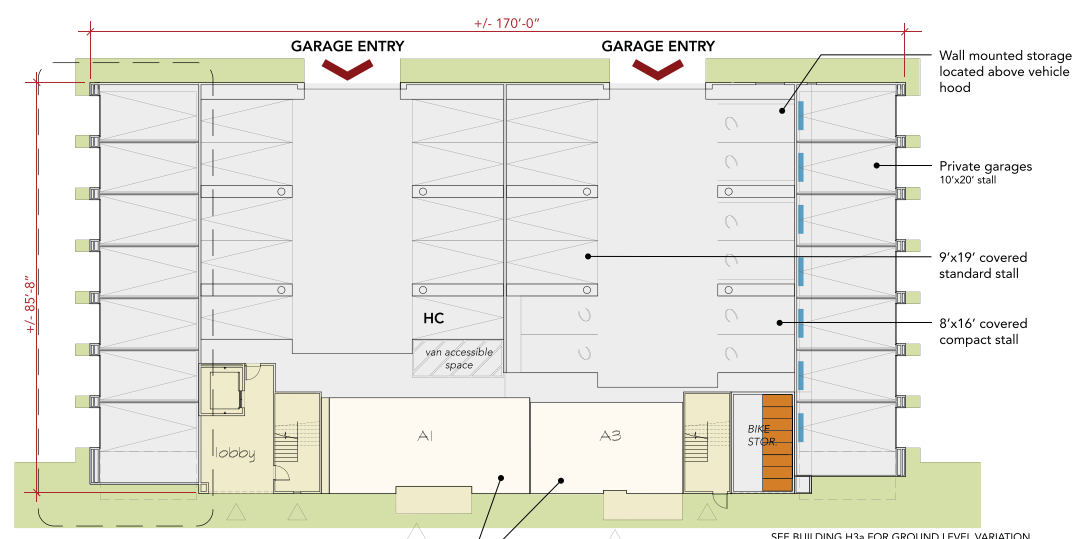
LEGEND

- BIKE RACKS
- BIKE LOCKERS
- AREA FOR PRIVATE BIKE STORAGE

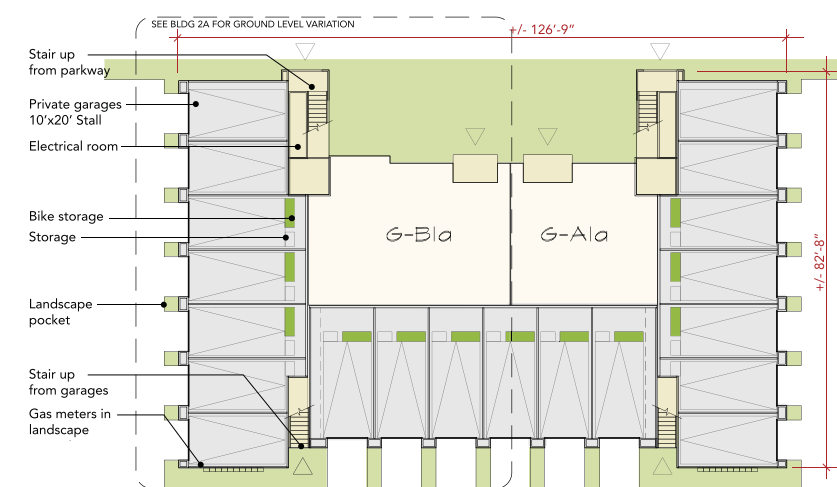
NOTE: Per Hacienda TOD design guidelines, D7.1. Weather protected and secure bike parking spaces shall be provided for a minimum of 30% of the maximum occupants per dwelling unit. Bike parking can be grouped into one structure or located in private garages.



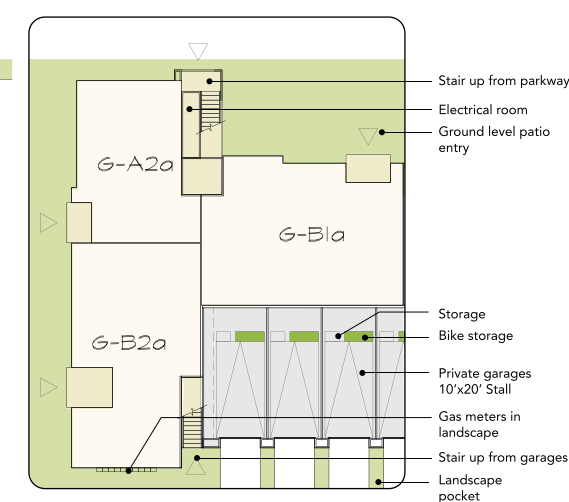
**BUILDING H3a
GROUND FLOOR**
40 units
23 bike stalls (57%)



**BUILDING H3
GROUND FLOOR**
38 units
23 bike stalls (60%)



**BUILDING G2
GROUND FLOOR**
18 units
12 bike stalls (66%)



**BUILDING G2a
GROUND FLOOR**
20 units
9 bike stalls (45%)



Site 1, color: grey
Site 2, color: red

"Key" bike racks, on-site bike rack imagery



GROUND LEVEL VIEW TO TOT LOT - SITE 2

Note: for location of on-site bike parking and tot lots, see landscape sheets.



Tot lot imagery - ages 3-5
Front



Tot lot imagery - ages 3-5
Rear

Note: tot lot color TBD, color shown is for demonstration only.



Tot lot imagery - ages 5-12
Rear



Tot lot imagery - ages 5-12
Front

Pleasanton Site 2

Pleasanton, CA

2009-050
November 30th, 2011



SITE FURNISHINGS
TOT LOT + BIKE RACK

A6-3



TRAIL FENCING AND ENTRY FEATURE



Pleasanton Site 2

Pleasanton, CA

UA JOB# 11-031
NOVEMBER 30, 2011

bre

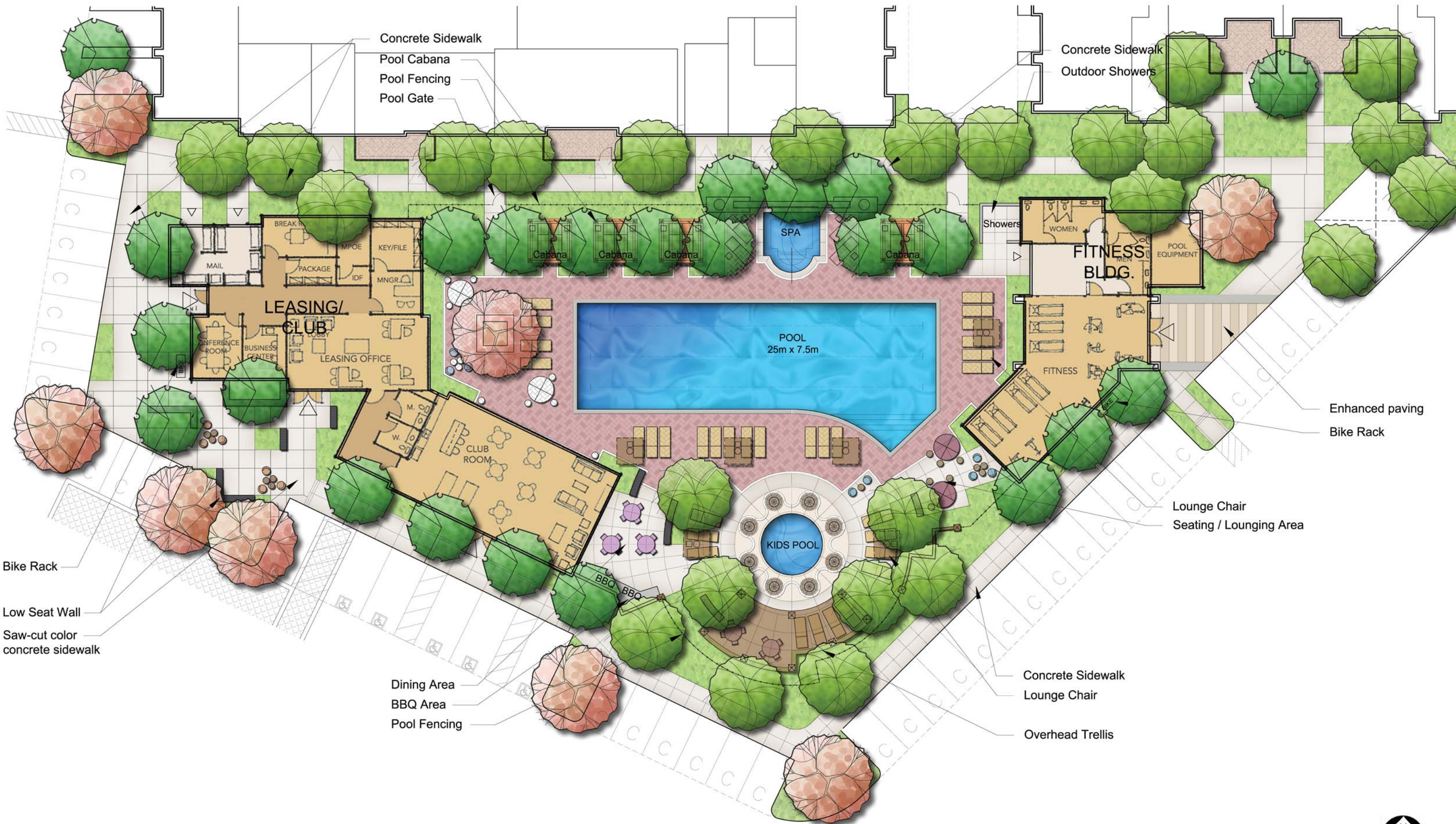
TA

URBAN
ARENA

RJA

OVERALL LANDSCAPE
CONCEPTUAL SITE PLAN

L-1



Pleasanton Site 2

Pleasanton, CA

UA JOB# 11-031
NOVEMBER 30, 2011



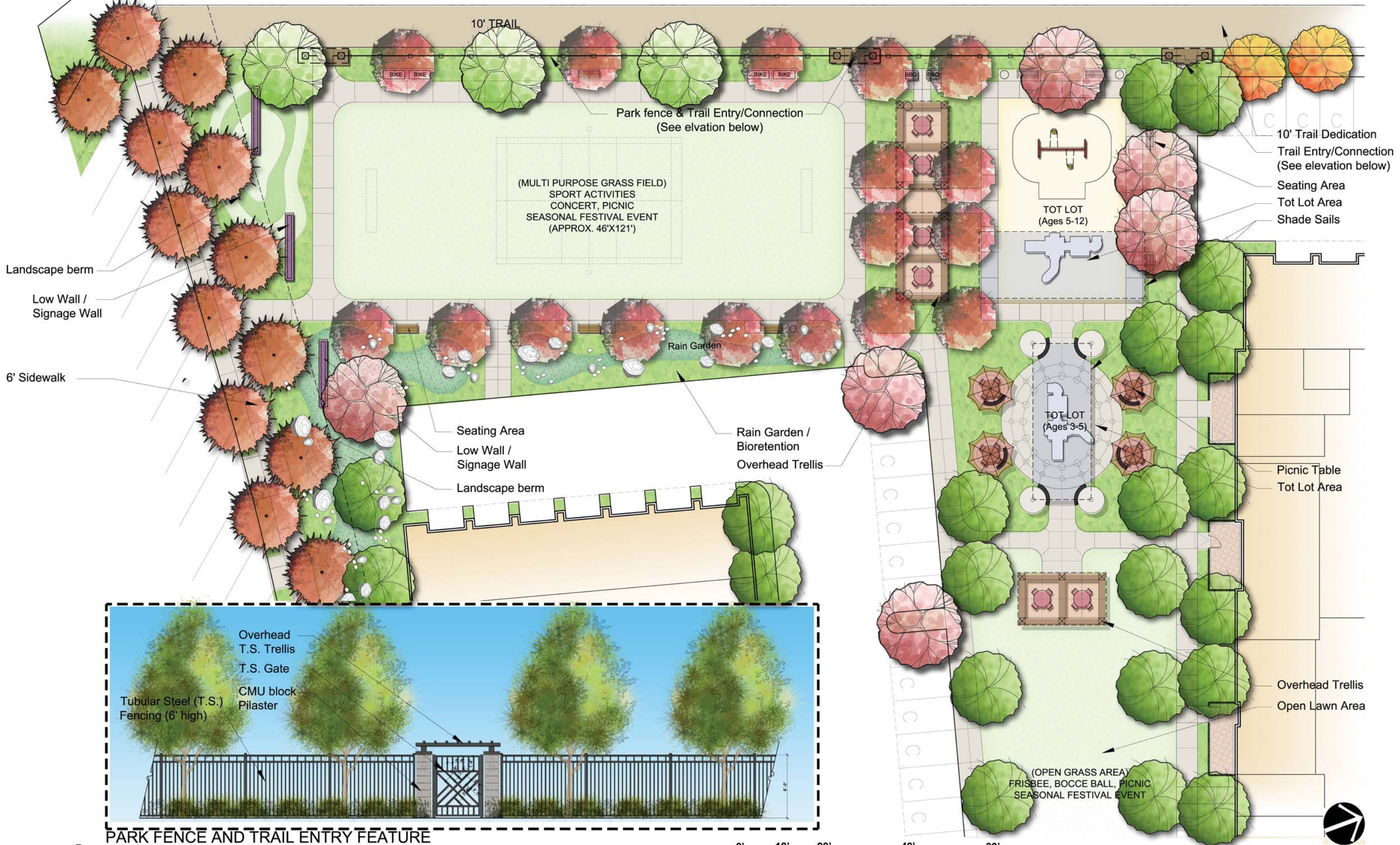
0' 10' 20' 40' 60'



POOL / RECREATION AREA



L-2



Pleasanton Site 2

Pleasanton, CA

UA JOB# 11-031
NOVEMBER 30, 2011

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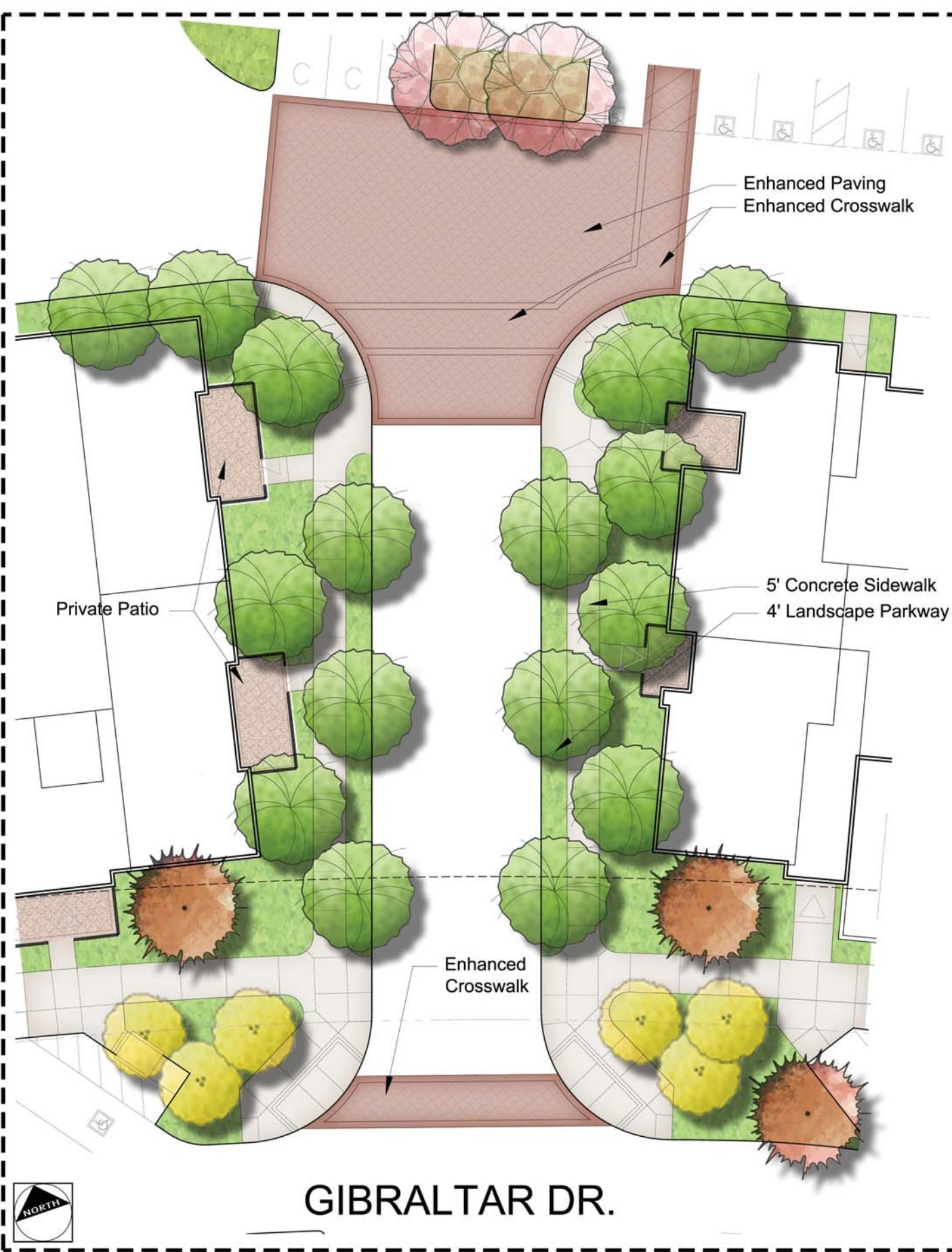
TX

URBAN
ARENA

RJA

PUBLIC PARK / OPEN SPACE
PARK / TRAIL ENTRY FEATURE

L-3



Pleasanton Site 2

Pleasanton, CA

UA JOB# 11-031
NOVEMBER 30, 2011

bre

0' 10' 20' 40' 60'

TCX

URBAN
ARENA

RJA

ENTRY DRIVE

L-4

PLANTING LEGEND GIBRALTAR DRIVE NORTH STREETSCAPE (EAST OF WILLOW)

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	CEDRUS DEODORA	DEODAR CEDAR	24" BOX	30' O.C.	MED	STREET TREE
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	ENTRY ACCENT TREE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	ENTRY ACCENT TREE
	MAGNOLIA SPP	MAGNOLIA	24" BOX	15' O.C.	MED	ENTRY ACCENT TREE
SHRUBS						
	ABELIA GRANDIFLORA 'EDWARD GROUCHER'	GLOSSY ALBELIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL	2' O.C.	MED	ACCENT PLANTING
	ESCALLONIA EXONIENSIS 'FRADESII'	ESCALLONIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
	RHAPHOLEPIS INDICA 'ROSEA'	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	MAIN HEDGE ROW
GROUND COVER						
	HEDERA HELIX 'HAHNSII'	HAHN'S IVY	FLAT	12" O.C.	MED	BACK SIDE OF BERM
	TALL FESCUE BLEND	TURF	SOD	-	HIGH	FRONT SIDE OF BERM

PLANTING LEGEND HACIENDA DRIVE STREETSCAPE (SOUTH OF OWENS DRIVE)

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	25' O.C.	LOW	STREET TREE
	QUERCUS RUBRA	RED OAK	24" BOX	30' O.C.	MED	STREET TREE
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	ENTRY ACCENT TREE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	ENTRY ACCENT TREE
	MAGNOLIA SPP*	MAGNOLIA	24" BOX	15' O.C.	MED	ENTRY ACCENT TREE
SHRUBS						
	DIETES VARIETES	MORAEA	5 GAL	3' O.C.	LOW	ACCENT PLANTING
	HEMEROCALLIS SPP	DAY LILY	5 GAL	2' O.C.	MED	ACCENT PLANTING
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	3' O.C.	MED	ACCENT PLANTING
	PITTOSPORUM TOBIA OR 'VARIEGATA'	MOCK ORANGE	5 GAL	4' O.C.	MED	ACCENT PLANTING
	PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	3' O.C.	MED	ACCENT PLANTING
	RHAPHOLEPIS INDICA 'ROSEA'	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	MAIN HEDGE ROW
GROUND COVER						
	HEDERA HELIX 'HAHNSII'	HAHN'S IVY	FLAT	12" O.C.	MED	BACK SIDE OF BERM
	TALL FESCUE BLEND	TURF	SOD	-	HIGH	FRONT SIDE OF BERM

TREE LEGEND EXCLUDING STREETSCAPES

RECREATION CENTER / PARK AREAS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	DECIDUOUS
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	15' O.C.	MED	EVERGREEN
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	DECIDUOUS
	GEJERA PARVIFLORA*	AUSTRALIAN WILLOW	24" BOX	20' O.C.	MED	EVERGREEN
	HYMENOSPORUM FLAVUM*	SWEETSHADE	24" BOX	20' O.C.	MED	EVERGREEN
	ARBUTUS SPP*	MADRONE	24" BOX	20' O.C.	LOW	EVERGREEN
	GINKO BILOBA CULTIVARS*	GINKO	24" BOX	25' O.C.	MED	DECIDUOUS
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25' O.C.	LOW	EVERGREEN
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	25' O.C.	MED	SEMI-EVERGREEN

INTERIOR LANDSCAPE AREAS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	DECIDUOUS
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	15' O.C.	MED	EVERGREEN
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	DECIDUOUS
	GEJERA PARVIFLORA*	AUSTRALIAN WILLOW	24" BOX	20' O.C.	MED	EVERGREEN
	HYMENOSPORUM FLAVUM*	SWEETSHADE	24" BOX	20' O.C.	MED	EVERGREEN
	ARBUTUS SPP*	MADRONE	24" BOX	20' O.C.	LOW	EVERGREEN
	GINKO BILOBA CULTIVARS*	GINKO	24" BOX	25' O.C.	MED	DECIDUOUS
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25' O.C.	LOW	EVERGREEN
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	25' O.C.	MED	DECIDUOUS
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' O.C.	MED	DECIDUOUS
	ALBIZIA JULIBRISSIN	SILK TREE	24" BOX	30' O.C.	LOW	DECIDUOUS
	PISTACIA CHINENSIS	PISTACHE	24" BOX	30' O.C.	LOW	DECIDUOUS
	POPULUS NIGRA 'ITALICA'	LOMBARDY POPLAR	24" BOX	30' O.C.	MED	DECIDUOUS
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	30' O.C.	VERY LOW	DECIDUOUS

GROUND COVER LEGEND EXCLUDING STREETSCAPES

BERGENIA SPP*	BERGENIA	1 GAL	18" O.C.	MED	CLUMPING HABIT
COTONEASTER 'LOW FAST'	COTONEASTER	1 GAL	6' O.C.	LOW	CLUMPING HABIT
COTONEASTER 'DAMMERI'	COTONEASTER	1 GAL	6' O.C.	LOW	CLUMPING HABIT
TALL FESCUE BLEND	TURF	SOD	-	HIGH	SPREADING HABIT
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	6' O.C.	LOW	SPREADING HABIT
ROSA 'FLOWER CARPET' CULTIVARS*	FLOWER CARPET ROSE	1 GAL	4' O.C.	MED	SPREADING HABIT
ROSMARINUS OFFICINALIS CULTIVARS	DWARF ROSEMARY	1 GAL	6' O.C.	LOW	SPREADING HABIT
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	6' O.C.	MED	SPREADING HABIT

VINE LEGEND EXCLUDING STREETSCAPES

DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET	15 GAL	10' O.C.	MED	TENDRELL
MACFADYENA UNGUIS-CATI*	CAT'S CLAW VINE	15 GAL	10' O.C.	LOW	CLAW
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	10' O.C.	MED	SUCTION

SHRUB LEGEND EXCLUDING STREETSCAPES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
ABELIA SPP*	GLOSSY ABELIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
ALBELIA GRANDIFLORA 'EDWARD GROUCHER'	GLOSSY ABELIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
ALOE SPP*	ALOE	5 GAL	3' O.C.	LOW	ACCENT PLANTING
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	15 GAL	6' O.C.	LOW	ACCENT PLANTING
BERBERIS SPP	BARBERRY	1 GAL	3' O.C.	LOW	SCREEN PLANTING
BOUGAINVILLEA SPP*	BOUGAINVILLEA	5 GAL	4' O.C.	LOW	ACCENT PLANTING
BUXUS SPP*	BOXWOOD	5 GAL	2' O.C.	MED	HEDGE PLANTING
BUXUS MACROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL	2' O.C.	MED	HEDGE PLANTING
CAREX SPP*	SEDGE	1 GAL	3' O.C.	MED	GRASS-LIKE
CHOISYA TERNATA*	MEXICAN ORANGE	5 GAL	4' O.C.	MED	HEDGE PLANTING
COCULUS LAURIFOLIUS	COCULUS	5 GAL	4' O.C.	MED	SCREEN PLANTING
CORNUS SPP*	DOGWOOD	15 GAL	6' O.C.	MED	ACCENT PLANTING
COTINUS COGGYGRIA	SMOKE BUSH	15 GAL	6' O.C.	LOW	ACCENT PLANTING
DENDROMECON SPP*	BUSH POPPY	15 GAL	6' O.C.	LOW	ACCENT PLANTING
DIETES	MORAEA	5 GAL	3' O.C.	LOW	GRASS-LIKE
DODONEA VISCOSA CULTIVARS*	HOPSEED BUSH	15 GAL	4' O.C.	LOW	SCREEN PLANTING
ELEAGNUS PUNGENS	PINEAPPLE GUAVA	15 GAL	5' O.C.	LOW	SCREEN PLANTING
ESCALLONIA SPP	ESCALLONIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
EUONYMUS JAPONICA	EVERGREEN EUONYMUS	5 GAL	3' O.C.	LOW	HEDGE PLANTING
FREMONTEDENDRON CULTIVARS*	FLANNEL BUSH	15 GAL	6' O.C.	VERY LOW	ACCENT PLANTING
GREWIA OCCIDENTALIS*	LAVENDER STARFLOWER	15 GAL	4' O.C.	MED	SCREEN PLANTING
HEMEROCALLIS SPP	DAY LILY	5 GAL	2' O.C.	MED	ACCENT PLANTING
HESPERALOE PARVIFLORA*	RED YUCCA	5 GAL	4' O.C.	VERY LOW	ACCENT PLANTING
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	4' O.C.	VERY LOW	SCREEN PLANTING
ILEX SPP*	HOLLY	5 GAL	4' O.C.	MED	SCREEN PLANTING
KNIPHOFIA SPP*	RED HOT POKER	5 GAL	3' O.C.	MED	ACCENT PLANTING
LANTANA SPP*	LANTANA	1 GAL	4' O.C.	LOW	ACCENT PLANTING
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	3' O.C.	MED	HEDGE PLANTING
LOROPETALUM CHINENSIS CULTIVARS*	NCN	5 GAL	3' O.C.	MED	HEDGE PLANTING
PHORMIUM CULTIVARS*	NEW ZEALAND FLAX	5 GAL	4' O.C.	MED	ACCENT PLANTING
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	4' O.C.	LOW	ACCENT PLANTING
PHOTINIA FRASERI	FRASERS PHOTINIA	15 GAL	5' O.C.	MED	SCREEN PLANTING
PITTOSPORUM TOBIA OR 'VARIEGATA'	MOCK ORANGE	15 GAL	4' O.C.	MED	HEDGE PLANTING
PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	3' O.C.	MED	HEDGE PLANTING
PITTOSPORUM EUGENIODES	MOCK ORANGE	15 GAL	5' O.C.	MED	HEDGE PLANTING
PITTOSPORUM TENUIFOLIUM	MOCK ORANGE	15 GAL	5' O.C.	MED	SCREEN PLANTING
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	5 GAL	4' O.C.	LOW	SCREEN PLANTING
RHAPHOLEPIS INDICA VARIETIES	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	HEDGE PLANTING
RHAMNUS CALIFORNICA	COFFEEBERRY	15 GAL	5' O.C.	LOW	HEDGE PLANTING
VIBURNUM TINUS	VIBURNUM	5 GAL	4' O.C.	MED	SCREEN PLANTING
XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	4' O.C.	LOW	SCREEN PLANTING

* DENOTES PROPOSED PLANT ADDITION TO EXISTING APPROVED PLANT PALETTE

LANDSCAPE NOTES:

- VARIETIES AND CULTIVARS DEEMED 'INVASIVE' BY EITHER: USDA, CAL-IPC, EDD, CA-ISAC ORGANIZATIONS SHALL NOT TO BE USED
- PLANTS SHALL BE SELECTED BASED ON DISEASE AND PEST RESISTANCE
- SELECTION OF TREES SHALL BE BASED ON THE CITY OF PLEASANTON - HACIENDA TOD STANDARDS AND DESIGN GUIDELINES
- PLANT SELECTIONS SHALL BE OF WATER CONSERVING SPECIES AND WATER CONSERVING TURF
- PLANT MATERIALS SHALL BE GROUPED TOGETHER WITH SIMILAR WATER USE REQUIREMENTS
- A TOP LAYER OF MULCH SHALL BE APPLIED TO ALL SHRUB AND TREE MATERIALS
- THE PLANTS SELECTED ARE CLASSIFIED AS SUNSET ZONE 14 APPROPRIATE - THE CITY OF PLEASANTON IS WITHIN SUNSET ZONE 14

IRRIGATION NOTES:

- AUTOMATIC IRRIGATION CONTROLLERS WITH SOIL MOISTURE SENSORS / RAIN SENSORS SHALL BE UTILIZED
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY
- THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDRO ZONES OF THE LANDSCAPE DESIGN PLAN
- DOMESTIC WATER WILL BE USED TO IRRIGATE THIS SITE SINCE RECLAIMED WATER IS UNAVAILABLE
- BACKFLOW PREVENTION DEVICES AND OTHER ABOVE-GROUND IRRIGATION MECHANICS TO BE SCREENED
- A SEPARATE IRRIGATION METER SHALL BE PROVIDED FOR THE CITY'S MAINTAINED PUBLIC PARK AREAS.

LIGHTING LEGEND

SYMBOL	TECHNIQUE
	Uplight
	Post-top Light
	Bollard Light
	Wall Mount Light



Pleasanton Site 2

Pleasanton, CA

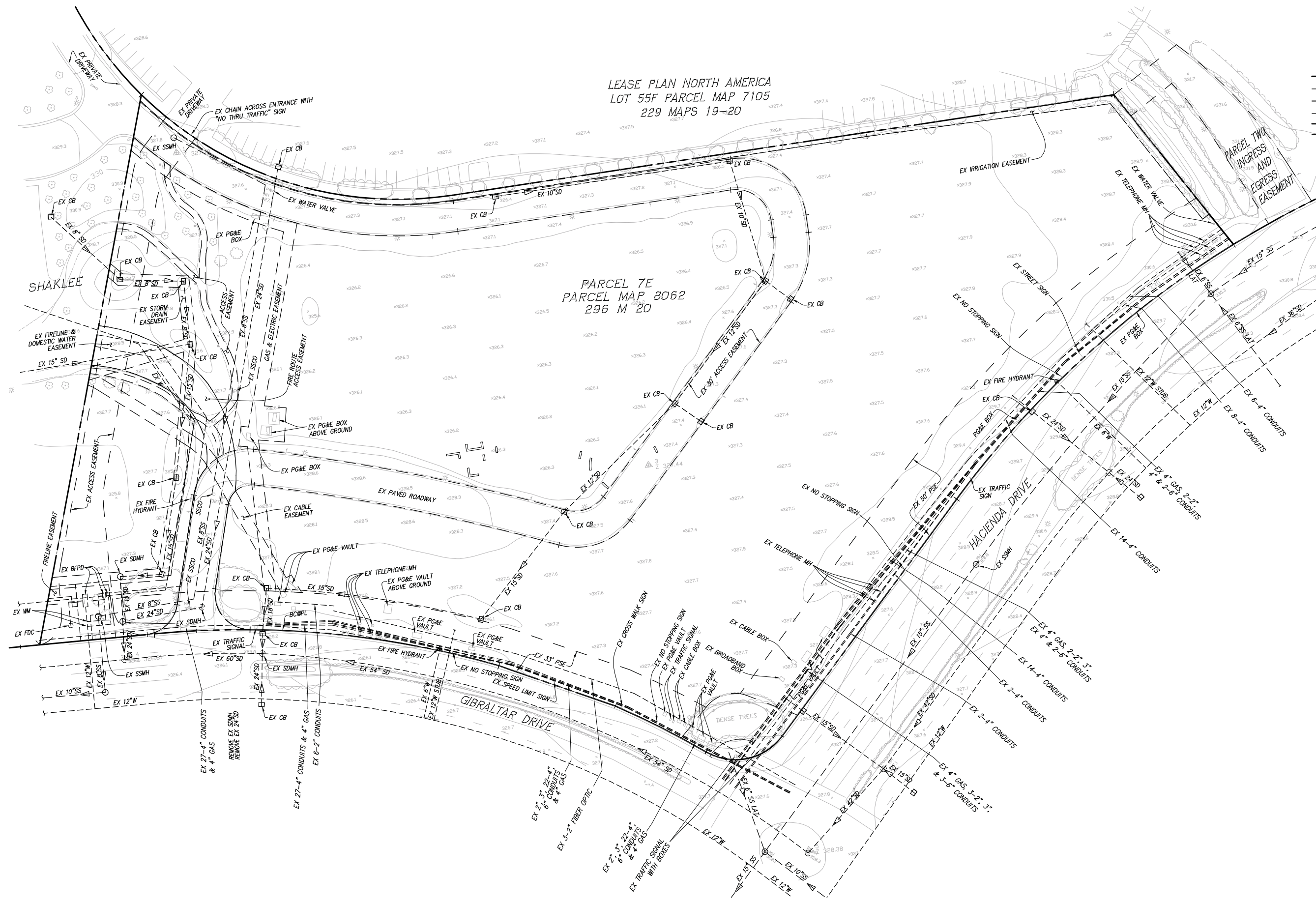
UA JOB# 11-031
NOVEMBER 30, 2011



0' 40' 80' 160' 240'



CONCEPTUAL LIGHTING PLAN

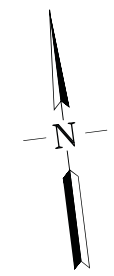


LEGEND

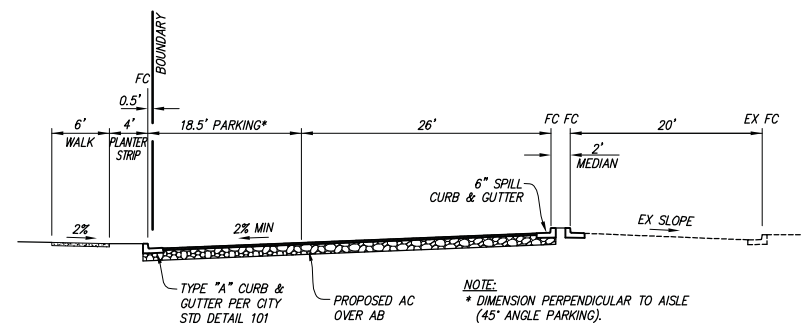
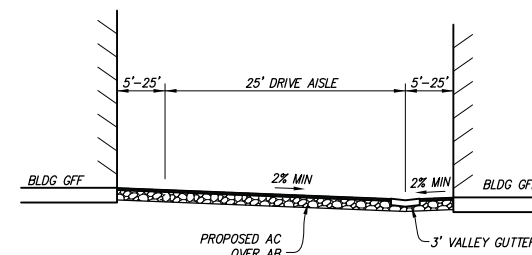
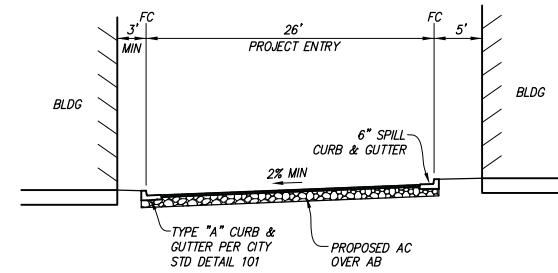
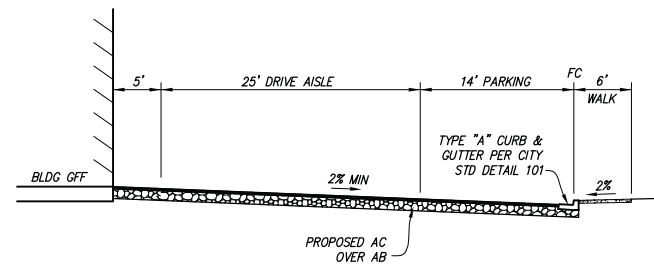
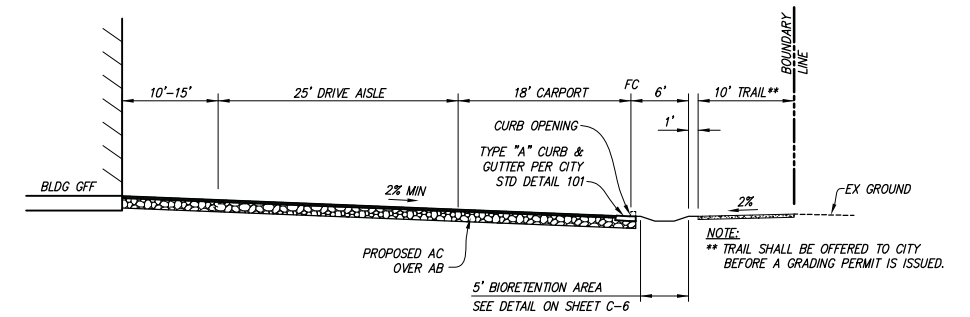
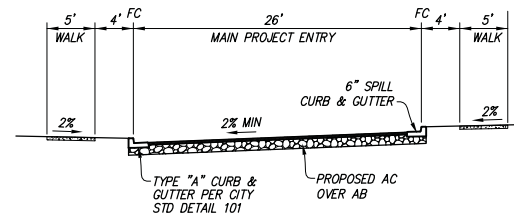
PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
- - - -	EASEMENT LINE	- - - -
---	FACE OF CURB	---
18"SD	STORM DRAIN	EX SD
8"SS	SANITARY SEWER	EX SS
8"W	WATER	EX W
▲	DIRECTION OF FLOW	▽
●	FIELD INLET/AREA DRAIN	□
●	MANHOLE	○
●	BLOW OFF	●
x 329.5	SPOT ELEVATION	

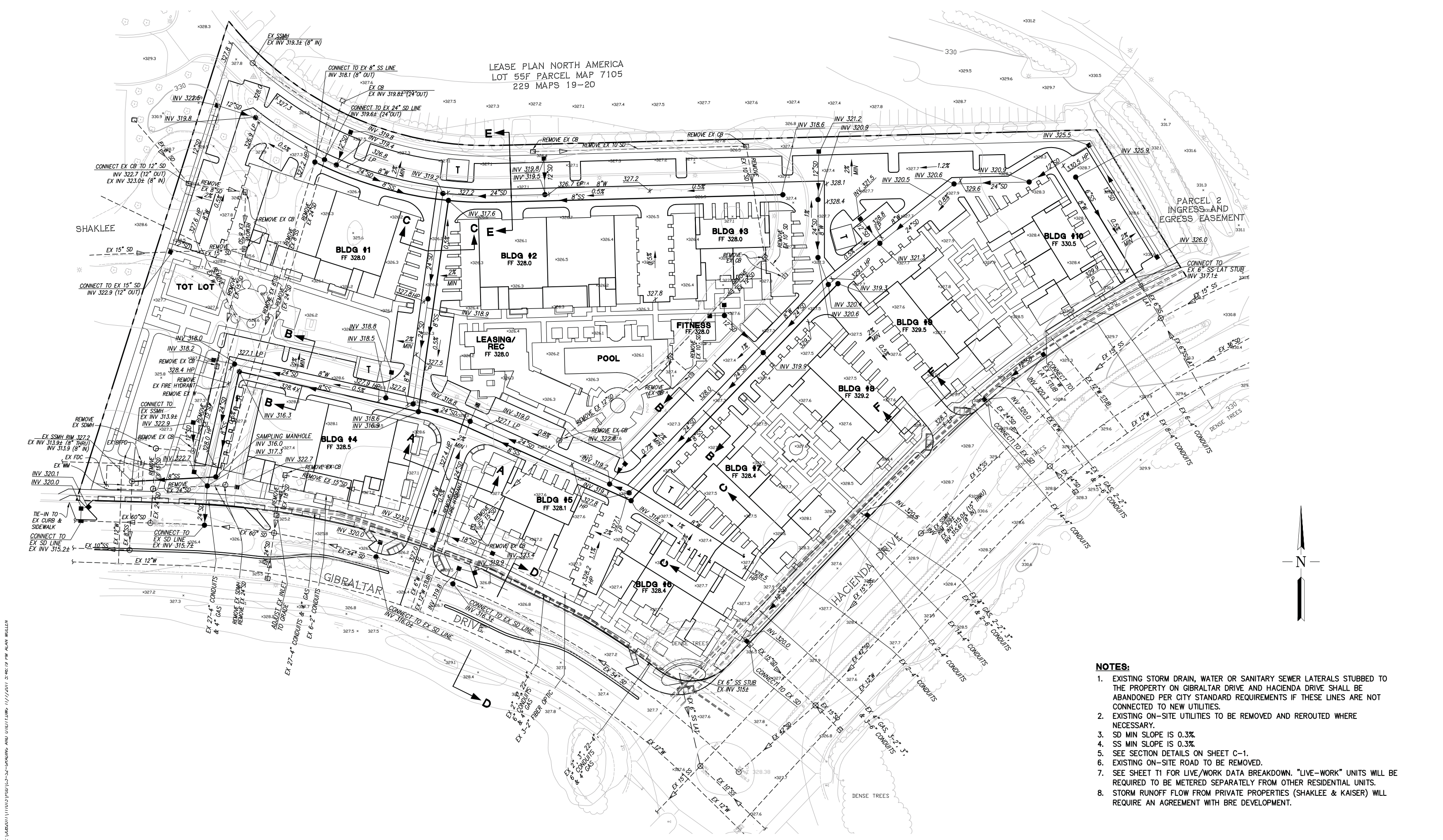
ABBREVIATIONS

BLDG	BUILDING
BFPD	BACKFLOW PREVENTER DEVICE
CB	CATCH BASIN
CL	CENTER LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
HP	HIGH POINT
INV	INVERT ELEVATION
LAT	LATERAL
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAD ELEVATION
PG&E	PACIFIC GAS & ELECTRIC
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SWI	STORM WATER INLET
SWK	SIDEWALK
TYP	TYPICAL
W	WATER
WLE	WATERLINE EASEMENT
WM	WATER METER



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Pleasanton Site 2

Pleasanton, CA

2009-050
November 30th, 2011

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TC

URBAN
ARENA

RJA

GRADING AND UTILITY PLAN

C-3

LEASE PLAN NORTH AMERICA
LOT 55F PARCEL MAP 7105
229 MAPS 19-20

STORM WATER TABLE

SURFACE	IMPERVIOUS AREA (SF)	BMP USED	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)
STREETS	107,000	BIORETENTION AREA	—	—
WALKS	50,000	BIORETENTION AREA	—	—
ROOFS	107,100	PLANTER/BIORETENTION AREA	—	—
TOTAL	264,100		10,564	13,000

NOTES:
1. THE CALCULATIONS ABOVE ARE BASED ON THE ALAMEDA COUNTY C3 STORMWATER, TECHNICAL GUIDANCE, OCTOBER 19, 2010 FOR STORMWATER TREATMENT AND HYDROMODIFICATION. HYDROMODIFICATION REQUIREMENTS WILL BE ACHIEVED BY ADDING A PIPE OR CRUSHED AGGREGATE BELOW THE SANDY LOAM.

LEGEND

- BIORETENTION TREATMENT
- SELF-TREATING
- BIORETENTION AREA

Pleasanton Site 2

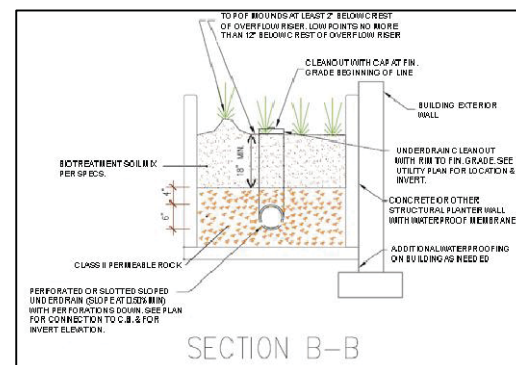
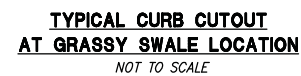
Pleasanton, CA

2009-050
November 30th, 2011



STORMWATER MANAGEMENT
PLAN

C-5



FLOW-THROUGH PLANTER DETAIL
NOT TO SCALE