PUD-95-08-12D
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CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B-1

ATTACHMENT 1



BRE Pleasanton Site 1

Pleasanton, CA

THIS IS AN APARTMENT PROJECT

PUD APPLICATION RESUBMITTAL SET

November 30th, 2011

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TCA #2010-072

PROJECT DATA

	Unit	Num. Units	NET S.F.		deck s.f.	s.f.	Net Rent.	S.F.		Mix
Studio (HighDEF):										
	B1	8	595		71	0	4,760			
	S1m	4	771		71	0	3,084			
S - Subtotal		12					7,844	654		11.3%
1-Bedroom (HighDEF):										
	A1	4	812		82	0	3,248			
	A2	28	757		67	18	21,196			
	A2m	14	935		67	0	13,090			
	A4	2	720		95	0	1,440			
A - Subtotal		48					38,974	812		45.3%
2-Bedroom (HighDEF):										
	B1	6	1061		85	0	6,366			
	B2	6	1073		86	0	6,438			
	B3	6	1231		76	0	9,846			
	B3m	4	1389		76	0	5,556			
	B4	8	1234		61	0	7,404			
	B6	4	1235		56	0	4,940			
	B6m	2	1438		56	0	2,876			
	B7	2	1080		80	0	2,160			
B - Subtotal		38					48,828	1,201		36.8%
3-Bedroom (HighDEF):										
	C2	6	1319		98	0	7,914			
C - Subtotal		6					7,914	1,319		5.7%
Live-Work (HighDEF):										
	LW3	2	1800		65	0	3,600			
C - Subtotal		2					3,600	1,800		0.9%
Subtotal (HighDEF):		108			8,882		103,960	961		60.1%
1-Bedroom (Garden):										
	G-A1	34	732		58	10	24,888			
	G-A1a	7	815		149	23	6,705			
	G-A2	34	729		44	9	24,786			
	G-A2a	4	771		72	9	3,084			
A - Subtotal		79					58,463	740		53.0%
2-Bedroom (Garden):										
	G-B1	28	1078		70	9	30,184			
	G-B1a	7	1152		171	9	8,064			
	G-B2	28	1023		72	8	28,644			
	G-B2a	3	1208		85	8	3,624			
B - Subtotal		66					70,516	1,068		44.3%
Live-Work (Garden):										
	LW1	2	1730		60	10	3,460			
	LW2	2	1630		45	10	3,260			
LW1 - Subtotal		4					6,720	1,680		2.7%
Subtotal (Garden):		149			10,366		135,699	911		100.0%
TOTAL		255			19,861		239,659	940		95.1%

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

DENSITY 30.29 du/AC
ACRES 8.418 AC (INCLUDES 10' TRAIL DEDICATION)

LAND COVERAGE DATA

	sf	
Buildings - Residential	104,200	28.4%
Buildings - Rec. Facilities	6,250	1.7%
Parking/ Streets	113,600	31.0%
Sidewalks	66,350	18.1%
Landscape	76,105	20.8%
Total	366,705	

F.A.R. CALCULATION

	sf
Total Gross SF	350,888
Total Site SF	366,705
F.A.R.	0.957

PROVIDED PARKING

	option 7b
Covered Parking - In Bldg	178
Covered Surface Parking	77
Surface Parking	47
Compact Parking	60
HC Parking	7
Tandem Parking	28
Parallel on street (Willow)	15
Retail Angled Parking (Owen, not incl. in count)	16
	412
Parking Ratio	1.62

CITY REQUIRED PARKING

		ratio	total units	total req'd
Unit S (Studio)		1.5	12	18
Unit A (1-bdrm)		1.5	127	191
Unit B (2-bdrm)		1.5	104	156
Unit C (3-bdrm)		1.5	6	9
Unit LW		2	6	12
Guest		0.1	255	26
				412

RETAIL: 5,700 SF
LIVE/WORK: 5,200 SF LIVE, 6,120 SF WORK (8 UNITS)

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PROJECT TEAM

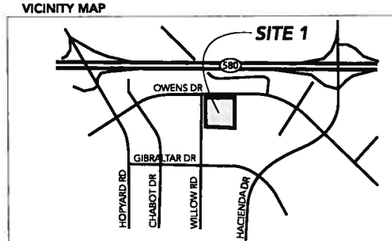
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VICINITY MAP



PROJECT NARRATIVE

LOCATED AT THE SOUTHEAST CORNER OF OWENS DRIVE AND WILLOW ROAD, AND BOUNDED BY KAISER MEDICAL CENTER ON THE EAST AND THE SHAKLEE CORPORATION HEADQUARTERS ON THE SOUTH, SITE 1 IS A PROPOSED MIXED-USE PROJECT LYING WITHIN THE HACIENDA "TOD" VILLAGE GUIDELINES. THE SITE IS LOCATED IMMEDIATELY SOUTH OF THE PLEASANTON BART STATION AND PROVIDES A DEDICATION TO THE IRON HORSE TRAIL ALONG THE EASTERN PROPERTY LINE.

THE PROPOSED PROJECT IS A NEW COMMUNITY OF APPROXIMATELY 255 UNITS IN 3- AND 4-STORY (PLUS MEZZANINE) BUILDINGS AND PROVIDES 1 COVERED PARKING STALL PER UNIT, AS WELL AS ADDITIONAL SURFACE PARKING. APPROXIMATELY 5,700 SQUARE FEET OF RETAIL AND LIVE/WORK UNITS ARE PROVIDED ALONG OWENS DR. 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. THE LARGE PLAZA ON THE CORNER OF OWENS AND WILLOW PROVIDES A GREAT AMENITY TO THE COMMUNITY ON THEIR WAY TO THE BART STATION. ANGLED TOWER ELEMENTS ANCHOR THIS RETAIL PLAZA AND CREATE A STRONG VISUAL BACKDROP TO THE CORNER. THE INTERNAL BUILDINGS HAVE STAIR TOWERS WHICH MARK PRIMARY BUILDING ENTRIES AND GIVES IDENTITY TO THE INDIVIDUAL RESIDENTIAL BUILDINGS, WHILE BALCONIES, STOOPS AND GROUND LEVEL PATIOS ACTIVATE THE PEDESTRIAN LEVEL.

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 1

Pleasanton, CA

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November 30th, 2011

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AERIAL MAP

A0-0



A. Looking North Toward BART





B. Looking South Toward Shaklee Corporation Office Building



C. View Looking West



D. Looking East Toward Kaiser Medical Office Building

Pleasanton Site 1

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SITE CONTEXT

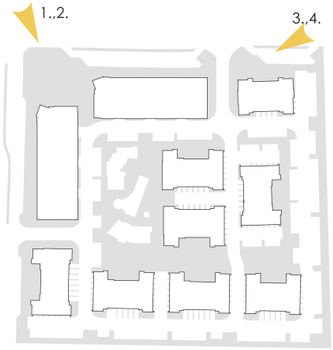
A0-1



1. PROPOSED VIEW TO CORNER OF OWENS AND WILLOW



2. EXISTING VIEW TO CORNER OF OWENS AND WILLOW



key map - SITE 1



3. EXISTING VIEW WEST DOWN OWENS DRIVE



4. PROPOSED VIEW WEST DOWN OWENS DRIVE

Pleasanton Site 1

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CONTEXTUAL PERSPECTIVES

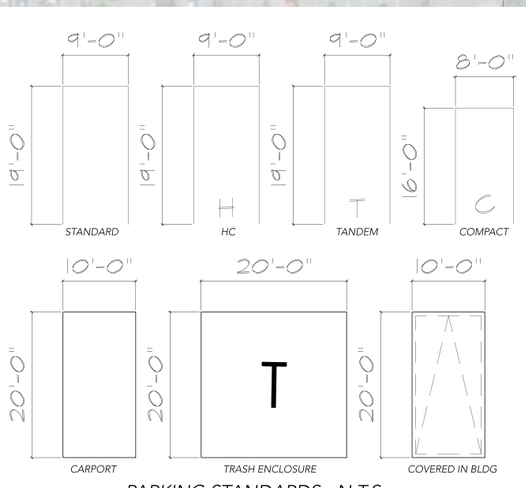
A0-2

OWENS DR

Project entry

1. / A4-1
20' min. (varies)
Retail parking
New median
New curb
Existing curb
Retail at grade
Live/work units
retail 2,850 s.f.
bldg h1
5. / A4-2
22' min. (varies)
4 story "HighDEF" building w/ elevator
retail 2,850 s.f.
1. / A4-1
25' drive aisle (typ.)
trash
Units on grade
bldg h2
Club/ Fitness
bldg 2a
Parallel street parking
Existing median cut back to create left turn pocket
6. / A4-2
trash
Leasing
bldg 2a
bldg 3a
6. / A4-2
Main project entry
3. / A4-1
3. / A4-1
WILLOW RD
bldg 2
bldg 2
bldg 1
25' drive aisle (typ.)
trash
trash
22' setback

2. / A4-1
Existing median
Future connection to BART (by others)
Live/work units
Angled parking (not counted)
20' setback min. (varies)
5. / A4-2
bldg 4
Tandem Parking
2. / A4-1
trash
Compact Parking
Carports
3 story "garden" walk-up building
bldg 2
4. / A4-2
trash
4. / A4-2
TOT LOT
GRASS PARK
EVA access only
10' trail dedication



PARKING STANDARDS - N.T.S.

SITE SUMMARY

255 UNITS
412 STALLS REQUIRED
412 STALLS PROVIDED (1.62 RATIO)
1:1 COVERED STALLS/ UNIT PROVIDED

0 40' 80' 160' 240'

Pleasanton Site 1

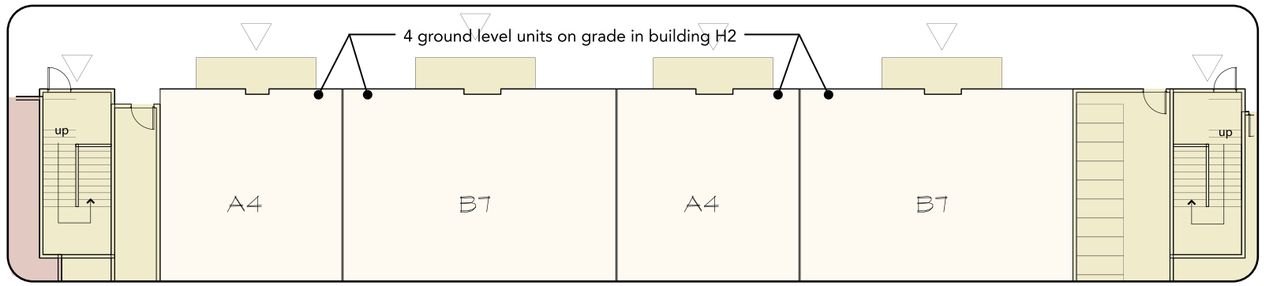
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ARCHITECTURAL SITE PLAN

A1-0



BUILDING H2
GROUND LEVEL

1. / A4-1

1. / A2-2

+/- 235'-11"

SEE BUILDING H2 FOR GROUND LEVEL VARIATION

2 L/W units on grade in building H1

+/-24'

+/-36'

+12" width

Units on grade w/ ground level patio entries

2. / A2-2

+/- 86'-0"

RETAIL ON GRADE
15' CLEAR CEILING

retail A
2,850 s.f.
+/- 40'

+/- 23'-6"

up

PASSAGEWAY

STOR.

L/W 3

WORK SPACE
15' CLEAR CEILING

OPTIONAL
6' X 7' POWDER

RESIDENTIAL UNIT
15' CLEAR CEILING

L/W 3

WORK SPACE
15' CLEAR CEILING

OPTIONAL
6' X 7' POWDER

RESIDENTIAL UNIT
15' CLEAR CEILING

+/-30' depth

BIKE STORAGE

PASSAGEWAY

up

lobby

A1

4' WALKWAY

Level 1: +0'
(Level 2: +17')

van accessible
HC space

26 STALLS
9 STANDARD
17 COMPACT

A1

+/- 83'-8"

2. / A2-4

9'x19' covered standard stall

8'x16' covered compact stall

Wall mounted storage above vehicle hood

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

~ 2,850 SF RETAIL PER BUILDING,
~ 5,700 SF RETAIL TOTAL

GARAGE ENTRY

GARAGE ENTRY

+/- 232'-8"

GARAGE ENTRY

BUILDING H1
GROUND LEVEL

1. / A4-1

1. / A2-4



key map - SITE 1

Pleasanton Site 1

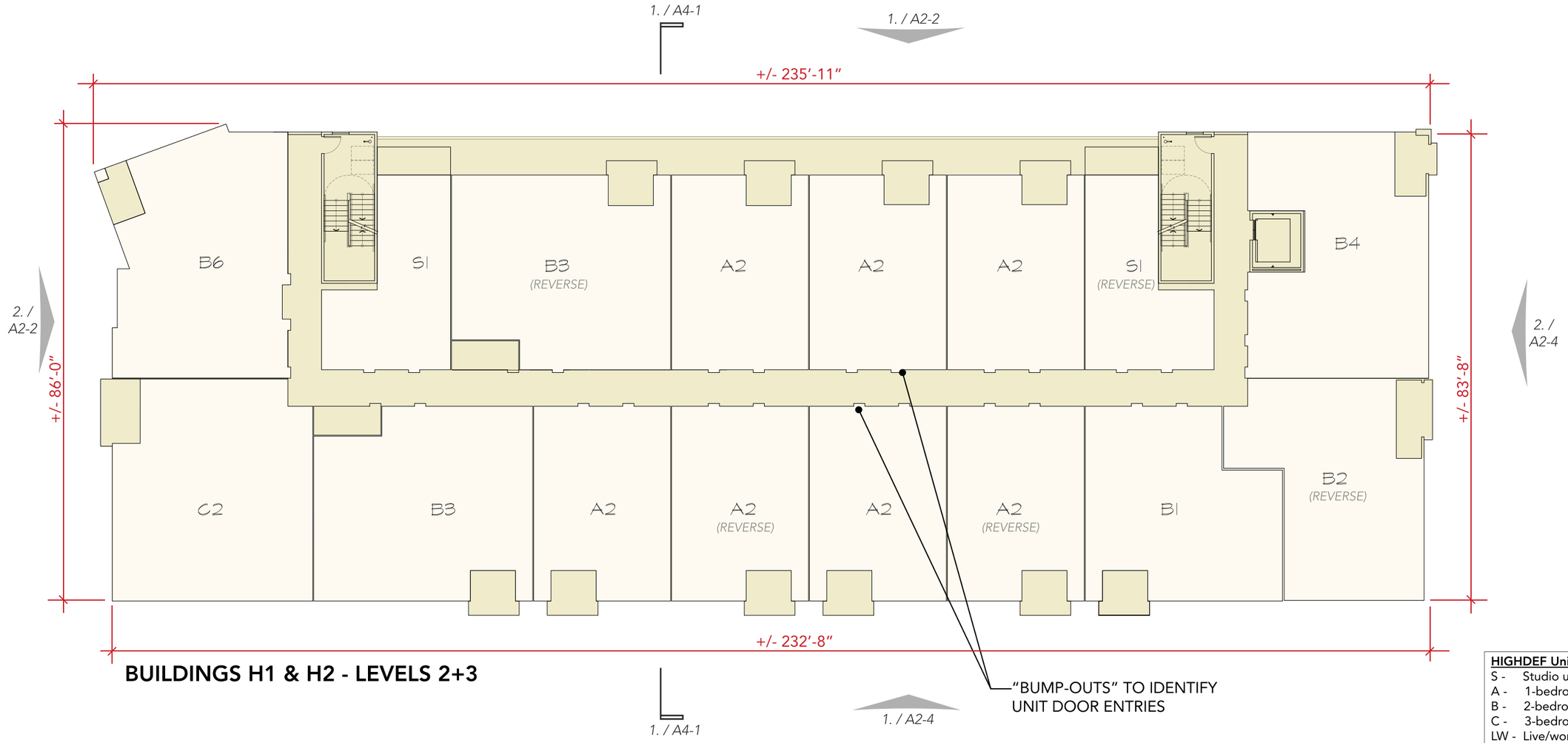
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0 10' 20' 40' 60'

BUILDING PLANS
HIGHDEF H1+H2 GROUND LEVEL | **A1-1**



BUILDINGS H1 & H2 - LEVELS 2+3

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



key map - SITE 1

Pleasanton Site 1

Pleasanton, CA

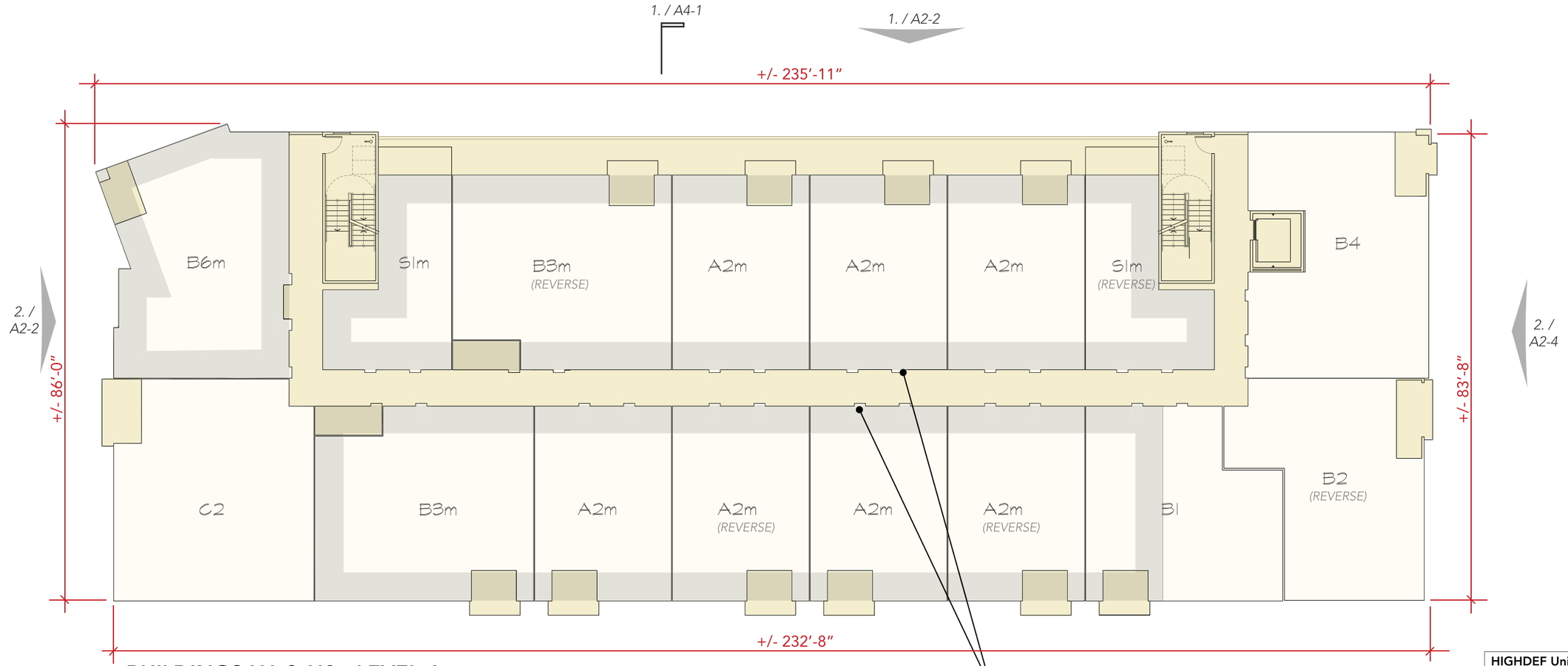
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0 10' 20' 40' 60'

BUILDING PLANS
HIGHDEF H1+H2 LEVEL 2-3

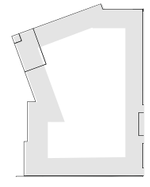
A1-2



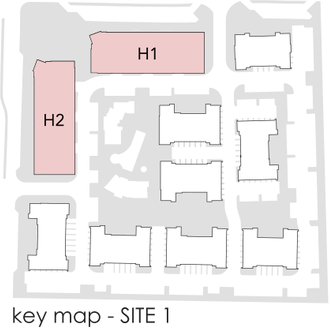
BUILDINGS H1 & H2 - LEVEL 4

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 1

Pleasanton Site 1

Pleasanton, CA

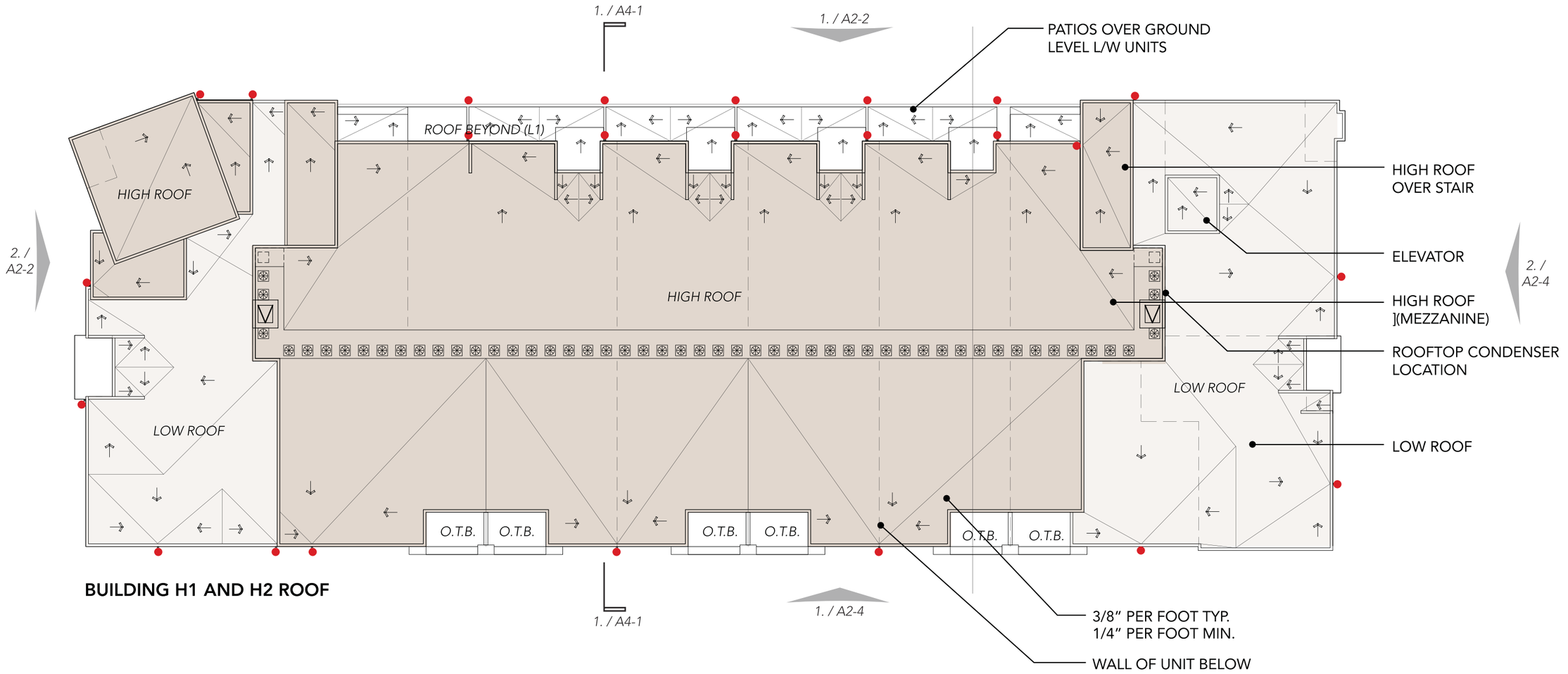
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0 10' 20' 40' 60'

BUILDING PLANS
HIGHDEF H1+H2 LEVEL 4

A1-3



BUILDING H1 AND H2 ROOF



key map - SITE 1

↓ = DIRECTION OF DRAINAGE

● = DOWNSPOUT LOCATION

0 10′ 20′ 40′ 60′

Pleasanton Site 1

Pleasanton, CA

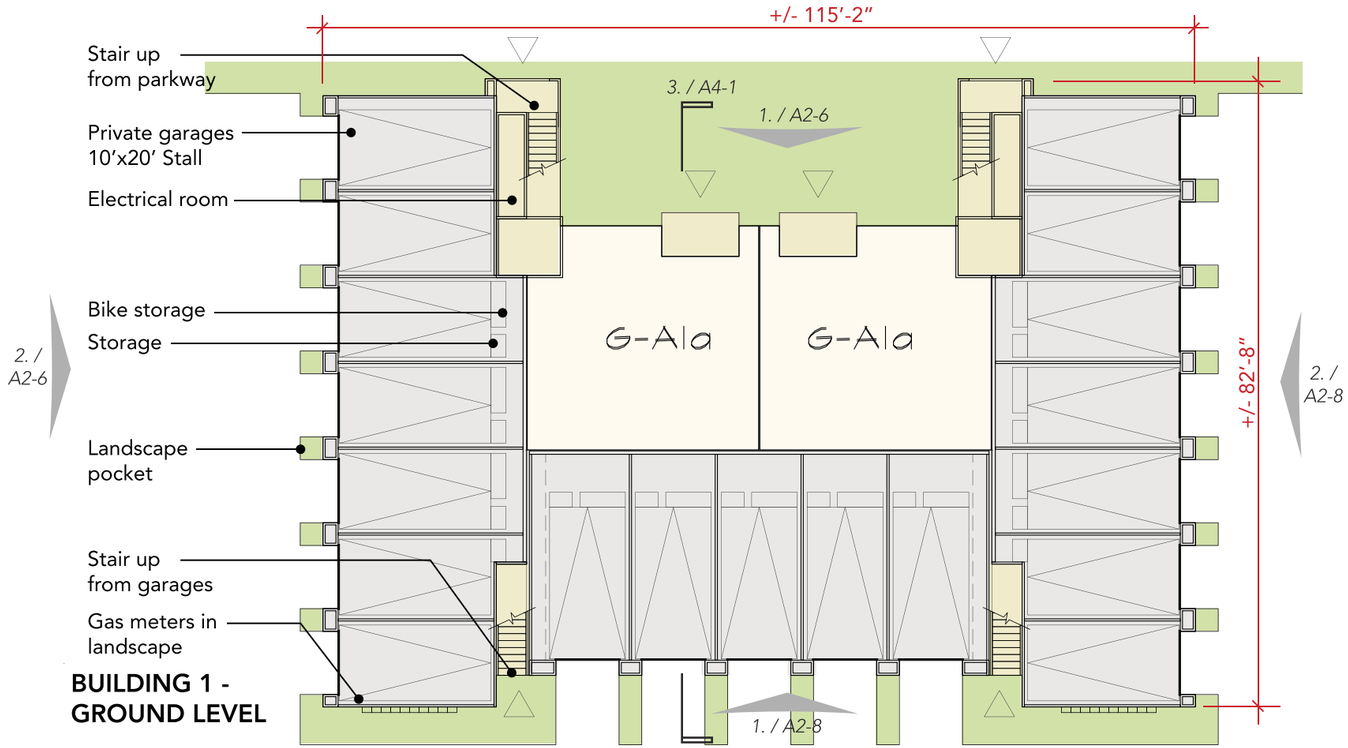
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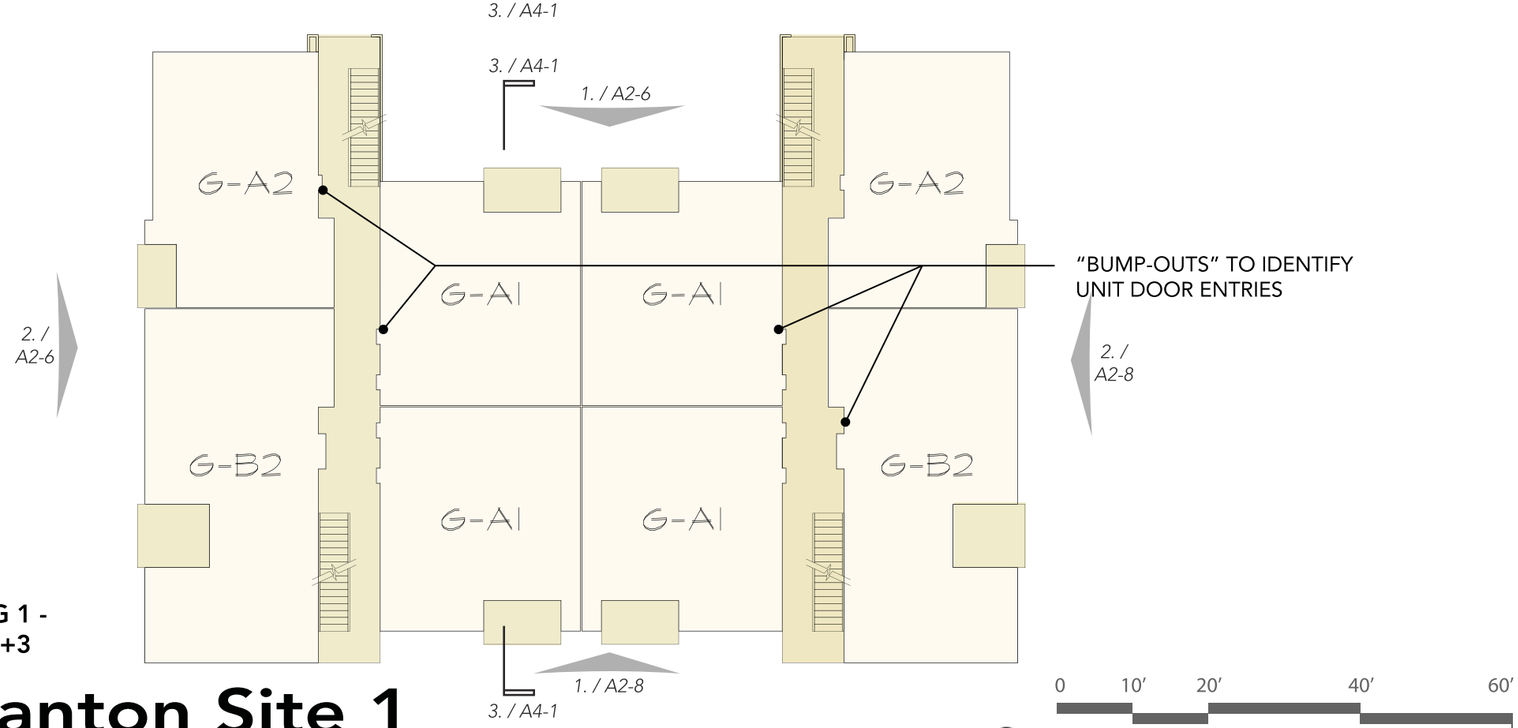
CONCEPT ROOF PLAN

HIGHDEF H1 + H2

A1-4



BUILDING 1 - GROUND LEVEL



BUILDING 1 - LEVELS 2+3

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

__a - Ground level unit



key map - SITE 1

Pleasanton Site 1

Pleasanton, CA

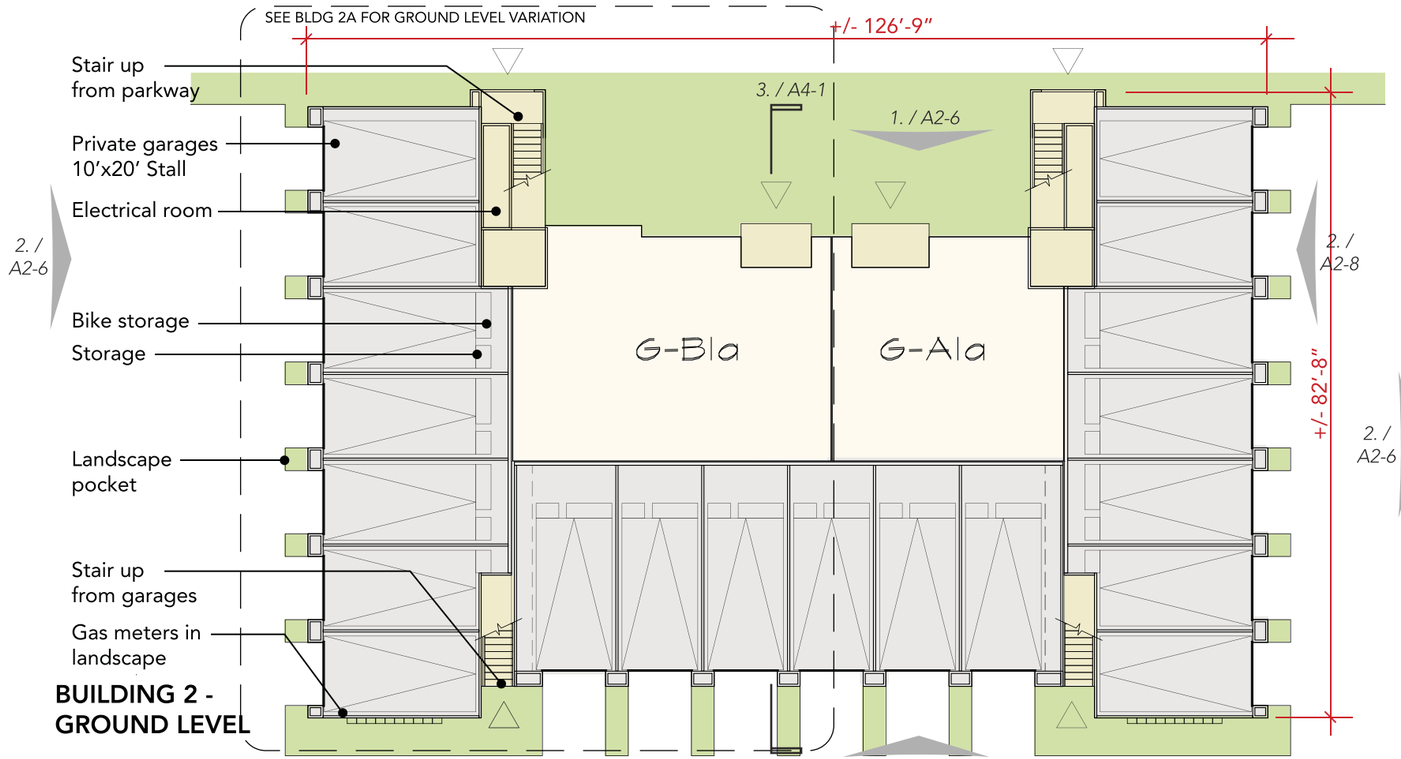
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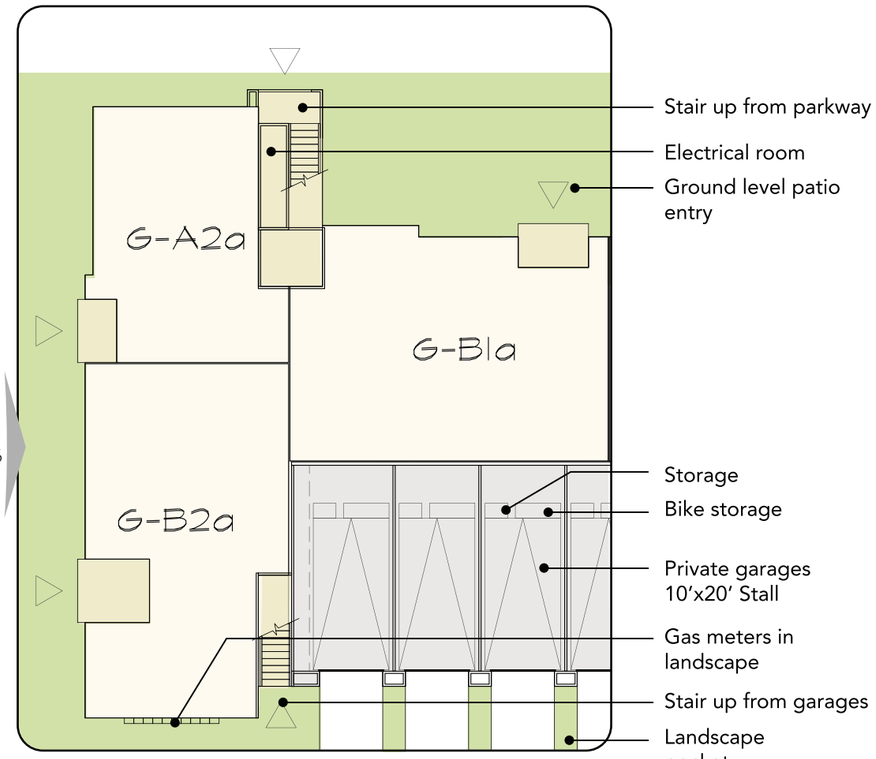
0 10' 20' 40' 60'

BUILDING PLANS
GARDEN BUILDING 1

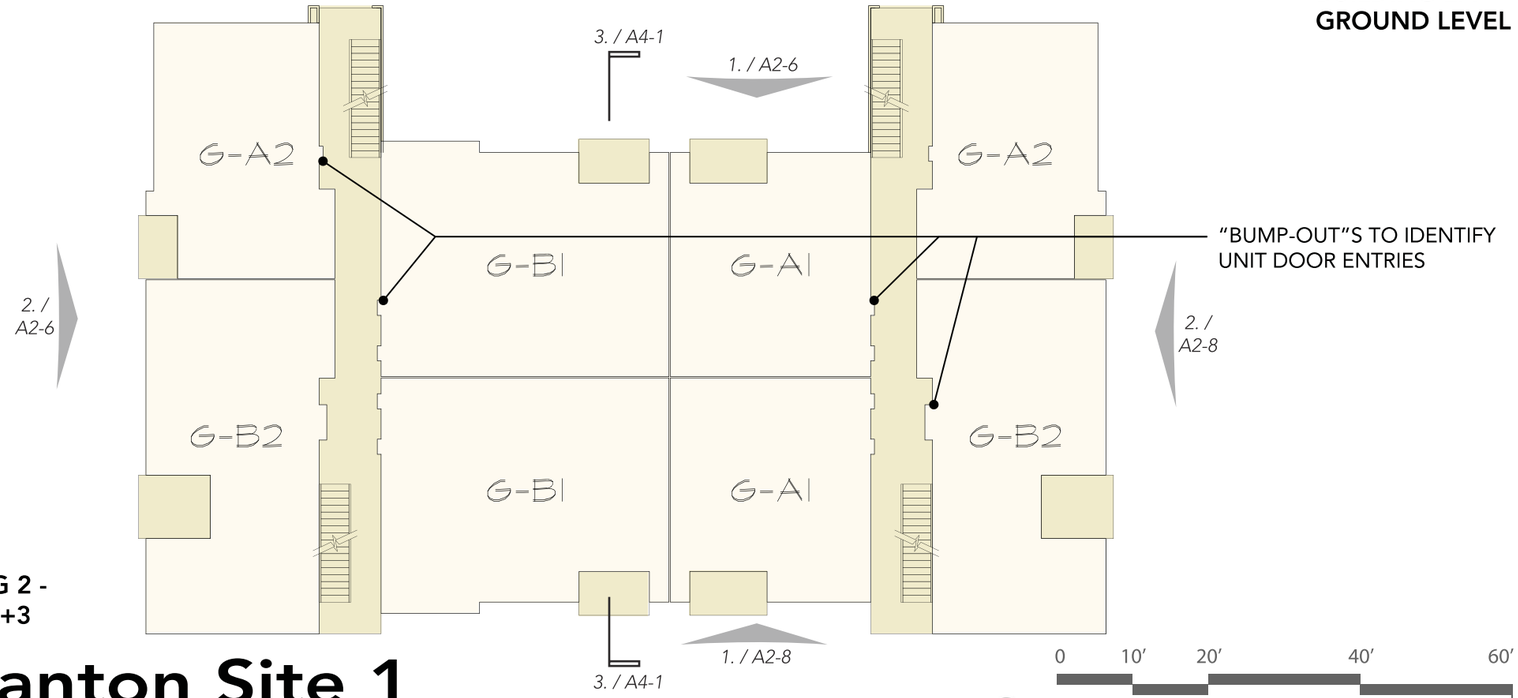
A1-5



BUILDING 2 - GROUND LEVEL



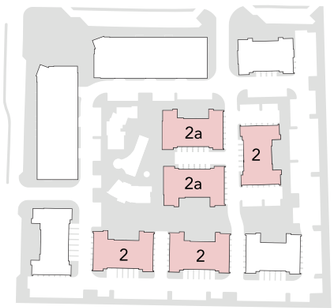
BUILDING 2A - GROUND LEVEL



BUILDING 2 - LEVELS 2+3

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

__a - Ground level unit



key map - SITE 1

0 10' 20' 40' 60'

Pleasanton Site 1

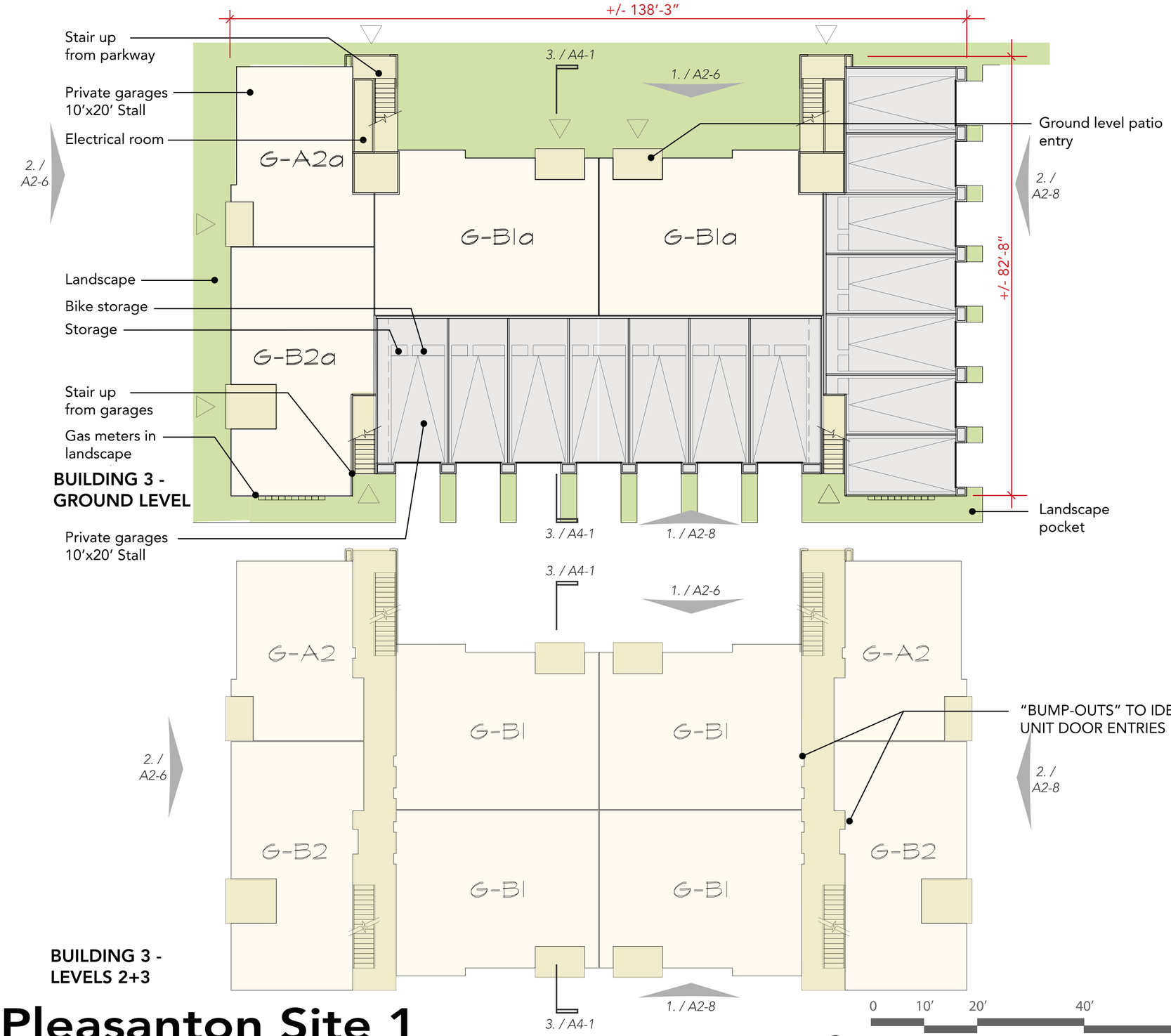
Pleasanton, CA

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BUILDING PLANS
GARDEN BUILDING 2

A1-6

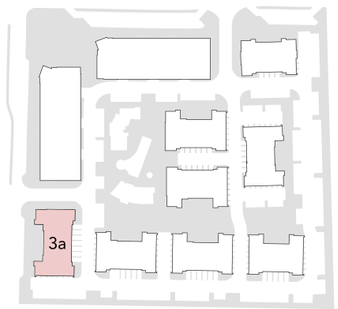


BUILDING 3 - GROUND LEVEL

BUILDING 3 - LEVELS 2+3

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

__a - Ground level unit



key map - SITE 1

Pleasanton Site 1

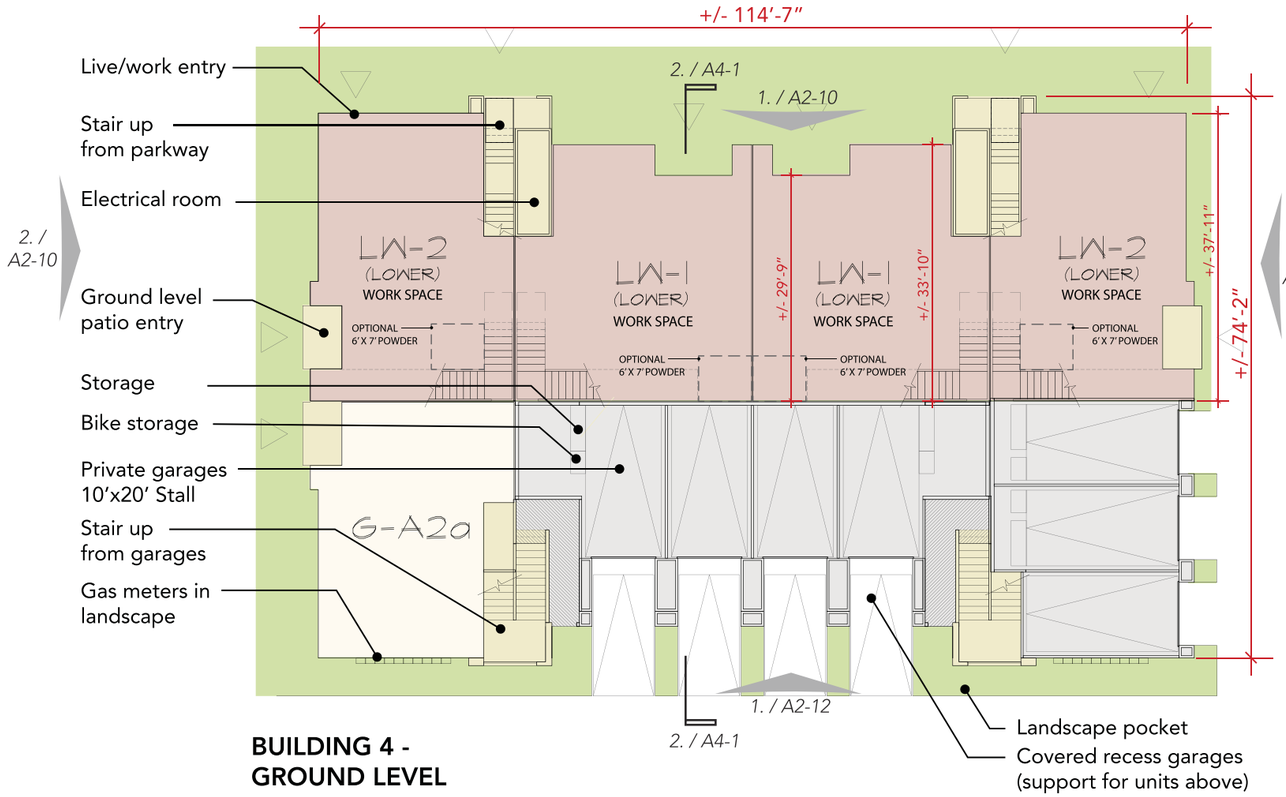
Pleasanton, CA

2010-072
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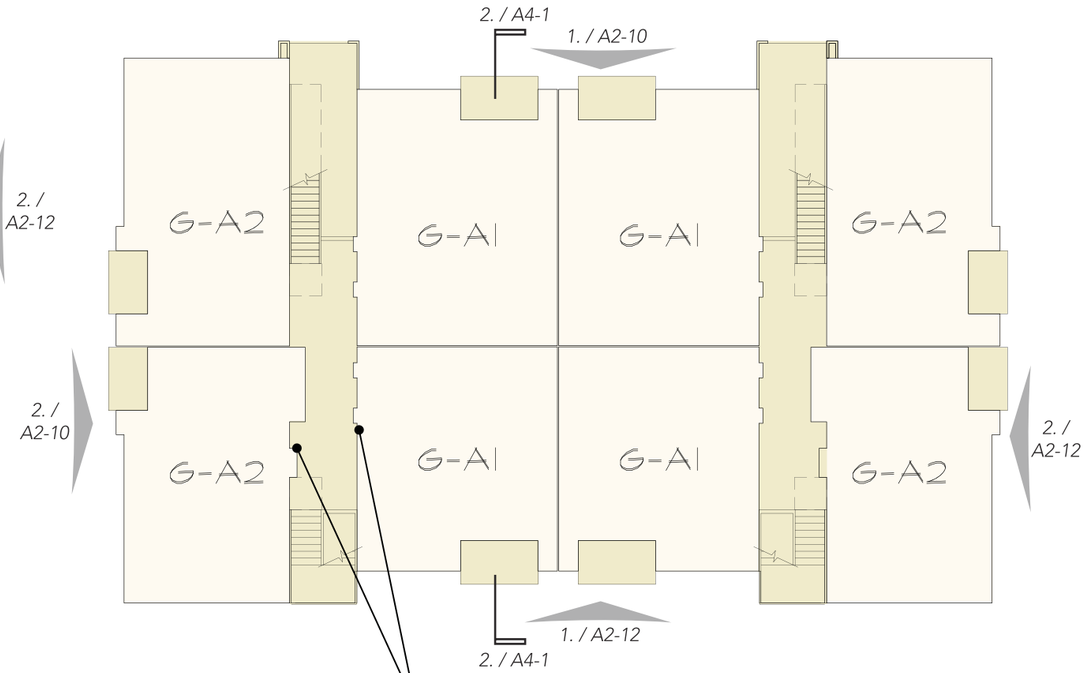
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BUILDING PLANS
GARDEN BUILDING 3A

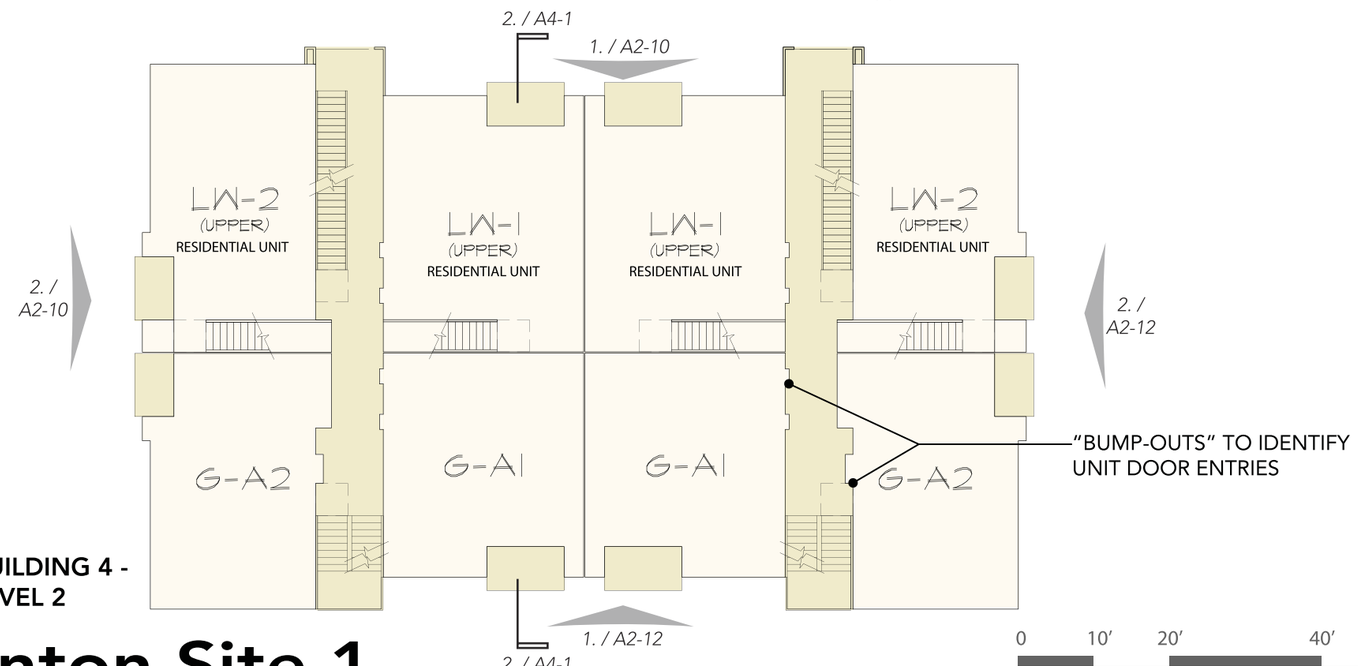
A1-7



BUILDING 4 - GROUND LEVEL



BUILDING 4 - LEVEL 3



BUILDING 4 - LEVEL 2

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

__a - Ground level unit



key map - SITE 1

0 10' 20' 40' 60'

Pleasanton Site 1

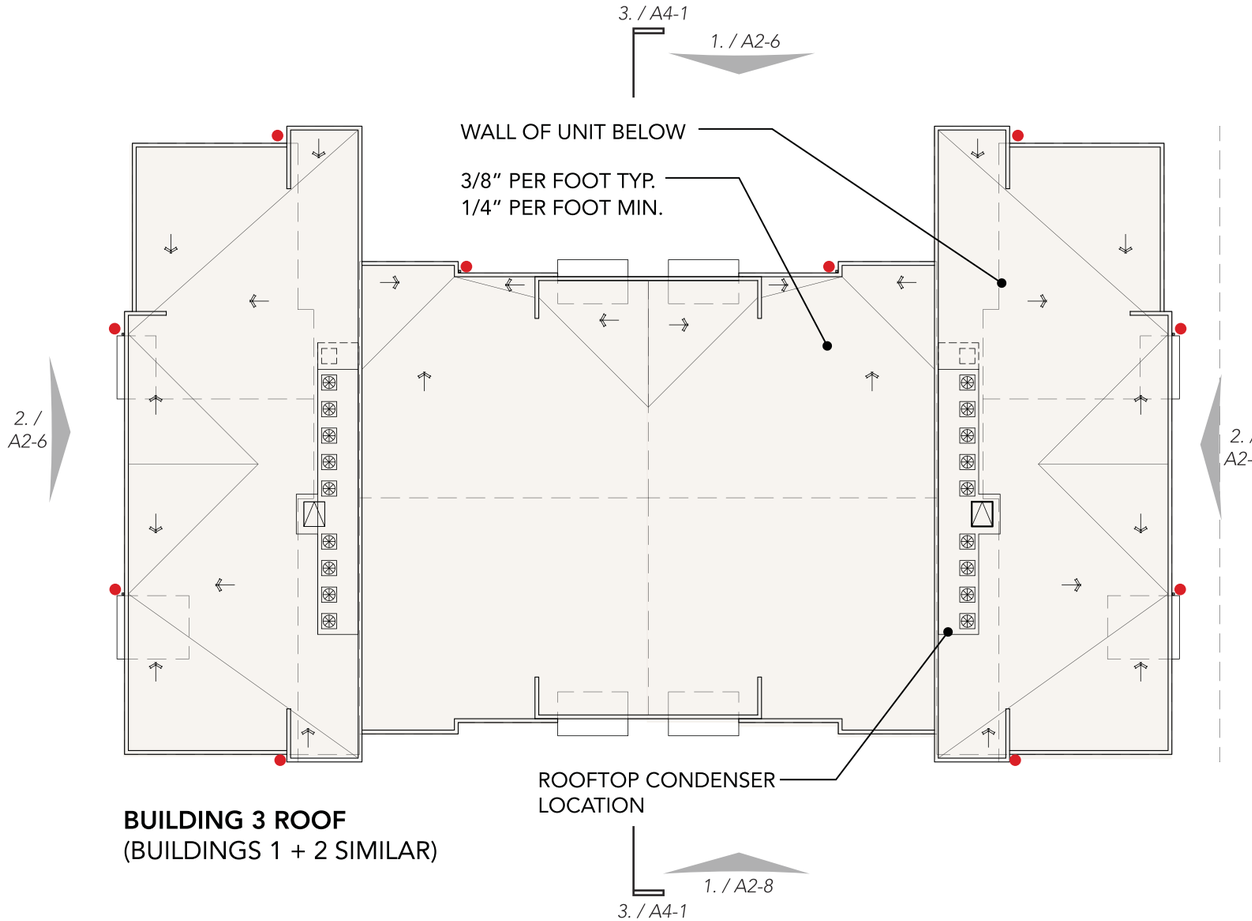
Pleasanton, CA

2010-072
November 30th, 2011

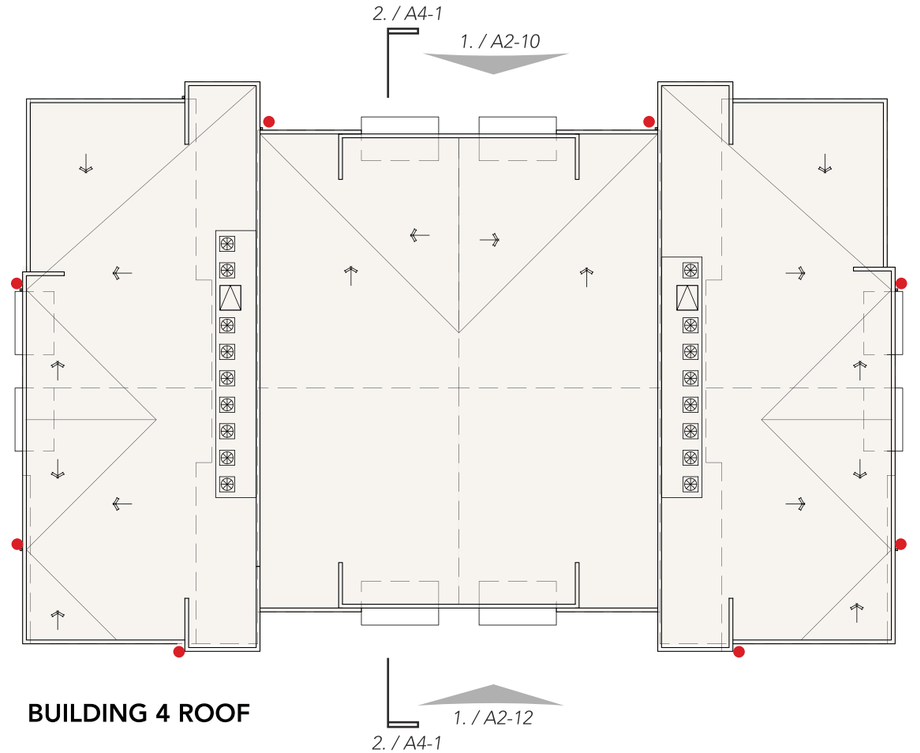
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BUILDING PLANS
GARDEN BUILDING 4

A1-8



BUILDING 3 ROOF
(BUILDINGS 1 + 2 SIMILAR)



BUILDING 4 ROOF

= DIRECTION OF DRAINAGE
= DOWNSPOUT LOCATION



key map - SITE 1

Pleasanton Site 1

Pleasanton, CA

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November 30th, 2011

bre

0 10′ 20′ 40′ 60′

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CONCEPT ROOF PLAN
GARDEN BUILDING 3 + 4

A1-9





key map - SITE 1

1. VIEW TO RETAIL PLAZA (OWENS AND WILLOW)



2. VIEW WEST DOWN OWENS DR.



3. AERIAL VIEW EAST DOWN TO RETAIL PLAZA

Pleasanton Site 1

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PERSPECTIVE RENDERINGS

A2-0



2. VIEW TO MAIN ENTRY, LEASING BEYOND



3. VIEW TO SECONDARY ENTRY



key map - SITE 1



1. AERIAL VIEW OF REC./LEASING AND POOL COURTYARD

Pleasanton Site 1

Pleasanton, CA

2010-072
November 30th, 2011

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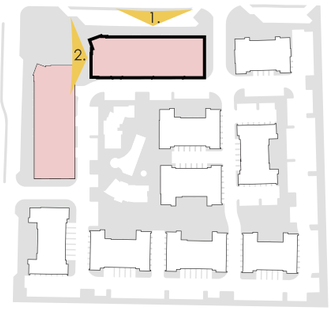
PERSPECTIVE RENDERINGS

A2-1



2. RETAIL PLAZA ELEVATION

NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
2. VERTICAL CEMENTITIOUS SIDING
3. SUNSHADE AWNINGS
4. VINYL WINDOWS
5. METAL BALCONY RAILING
6. HORIZONTAL COMPOSITE PICKET RAILING
7. RETAIL SIGNAGE
8. METAL AWNING AND KICKERS
9. ALUMINUM STOREFRONT
10. BURNISHED BLOCK PATIO WALL
11. GREEN SCREEN
12. MEZZANINE BEYOND
13. HORIZONTAL CEMENTITIOUS SIDING
14. CONCRETE PANELS



key map - SITE 1



1. FRONT ELEVATION (OWENS)

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

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

Pleasanton Site 1

Pleasanton, CA

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0 10' 20' 40' 60'

CONCEPT ELEVATIONS

BUILDING H1

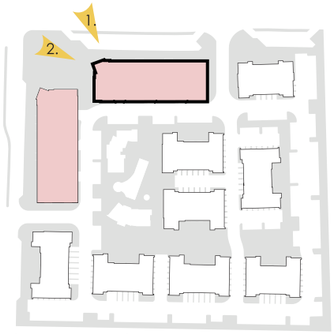
A2-2



VIEW OF ENCHANCED
ELEVATOR LOBBY (MAIN ENTRY)



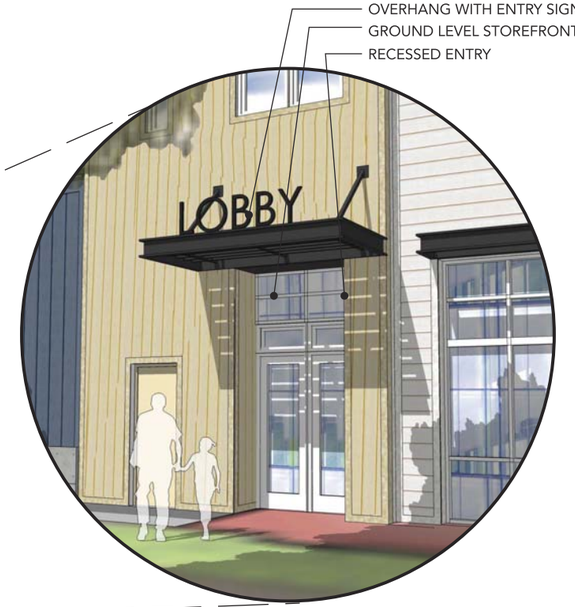
2. RETAIL PLAZA ELEVATION



key map - SITE 1



1. FRONT ELEVATION (OWENS)



VIEW OF ENHANCED LOBBY ENTRY

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

Pleasanton Site 1

Pleasanton, CA

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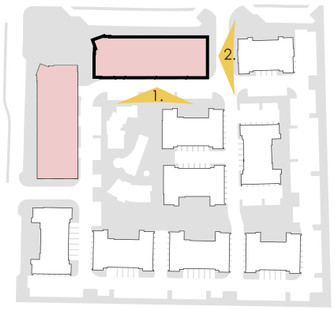
CONCEPT 3D VIEWS
BUILDING H1

A2-3



2. LIVE/WORK SIDE ELEVATION (ENTRY DRIVE)

NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
2. VERTICAL CEMENTITIOUS SIDING
3. SUNSHADE AWNINGS
4. VINYL WINDOWS
5. METAL BALCONY RAILING
6. HORIZONTAL COMPOSITE PICKET RAILING
7. RETAIL SIGNAGE
8. METAL AWNING AND KICKERS
9. ALUMINUM STOREFRONT
10. BURNISHED BLOCK PATIO WALL
11. GREEN SCREEN
12. MEZZANINE BEYOND



key map - SITE 1



1. REAR ELEVATION

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

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

Pleasanton Site 1

Pleasanton, CA

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0 10' 20' 40' 60'

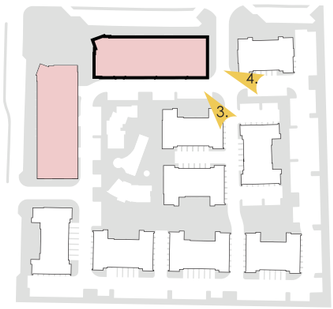
CONCEPT ELEVATIONS

BUILDING H1

A2-4



4. LIVE/WORK SIDE ELEVATION (ENTRY DRIVE)



key map - SITE 1



3. REAR ELEVATION

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

Pleasanton Site 1

Pleasanton, CA

2010-072
November 30th, 2011

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CONCEPT 3D VIEWS
BUILDING H1

A2-5

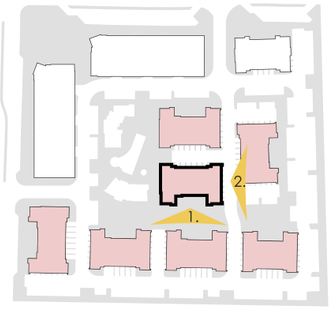


2. GARAGE SIDE ELEVATION



1. FRONT ELEVATION (COURTYARD)

NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
2. HORIZONTAL CEMENTITIOUS SIDING
3. SUNSHADE AWNINGS
4. VINYL WINDOWS
5. METAL BALCONY RAILING
6. METAL AWNING AT GROUND LEVEL
7. CEMENTITIOUS SIDING AT PATIO WALL
8. BURNISHED BLOCK PATIO WALL
9. GARAGE DOOR, COLOR TO MATCH FIELD
10. GARAGE DOOR, COLOR TO MATCH RECESS



key map - SITE 1

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 2. BUILDINGS 1 AND 3 ARE VARIATIONS IN LENGTH OF THIS ELEVATION.

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

Pleasanton Site 1

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0 10' 20' 40' 60'

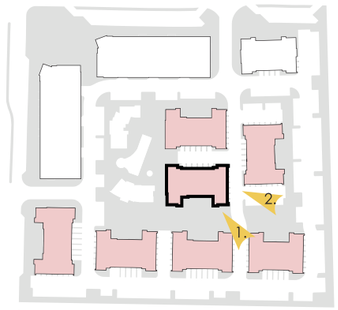
CONCEPT ELEVATIONS

BUILDING G2a

A2-6



2. GARAGE SIDE ELEVATION



key map - SITE 1



1. FRONT ELEVATION (COURTYARD)



VIEW OF ENHANCED LOBBY ENTRY

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 2. BUILDINGS 1 AND 3 ARE VARIATIONS IN LENGTH OF THIS ELEVATION.

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

Pleasanton Site 1

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CONCEPT 3D VIEWS

BUILDING G2a

A2-7

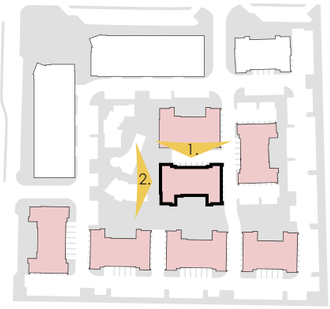


2. UNIT SIDE ELEVATION



1. REAR ELEVATION

NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
2. HORIZONTAL CEMENTITIOUS SIDING
3. SUNSHADE AWNINGS
4. VINYL WINDOWS
5. METAL BALCONY RAILING
6. METAL AWNING AT GROUND LEVEL
7. CEMENTITIOUS SIDING AT PATIO WALL
8. BURNISHED BLOCK PATIO WALL
9. GARAGE DOOR, COLOR TO MATCH FIELD
10. GARAGE DOOR, COLOR TO MATCH RECESS



key map - SITE 1

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 2. BUILDINGS 1 AND 3 ARE VARIATIONS IN LENGTH OF THIS ELEVATION.

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

Pleasanton Site 1

Pleasanton, CA

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0 10' 20' 40' 60'

CONCEPT ELEVATIONS

BUILDING G2a

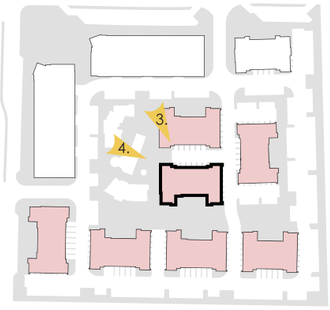
A2-8



4. UNIT SIDE ELEVATION



3. REAR ELEVATION



key map - SITE 1

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 2. BUILDINGS 1 AND 3 ARE VARIATIONS IN LENGTH OF THIS ELEVATION.

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

Pleasanton Site 1

Pleasanton, CA

2010-072
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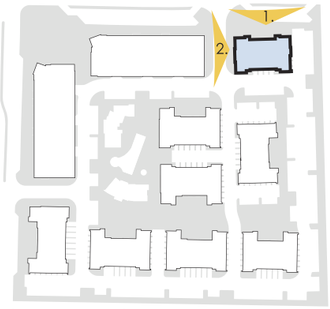
CONCEPT 3D VIEWS
BUILDING G2a

A2-9



2. LIVE/WORK SIDE ELEVATION (ENTRY DRIVE)

NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
2. HORIZONTAL CEMENTITIOUS SIDING
3. SUNSHADE AWNINGS
4. VINYL WINDOWS
5. METAL BALCONY RAILING
6. METAL AWNING AT GROUND LEVEL
7. CEMENTITIOUS SIDING AT PATIO WALL
8. BURNISHED BLOCK PATIO WALL
9. GARAGE DOOR, COLOR TO MATCH FIELD
10. GARAGE DOOR, COLOR TO MATCH RECESS
11. RETAIL SIGNAGE
12. UNIT SIGNAGE
13. ALUMINUM STOREFRONT ENTRY DOORS



key map - SITE 1



1. FRONT ELEVATION (OWENS)

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

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

Pleasanton Site 1

Pleasanton, CA

2010-072
November 30th, 2011

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0 10' 20' 40' 60'

CONCEPT ELEVATIONS
BUILDING G4

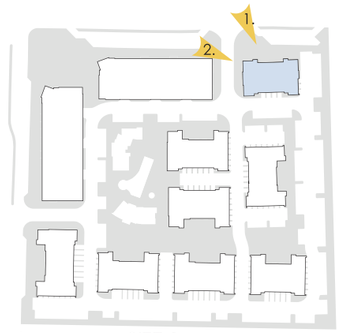
A2-10



2. LIVE/WORK SIDE ELEVATION (ENTRY DRIVE)



1. FRONT ELEVATION (OWENS)



key map - SITE 1



VIEW OF ENHANCED LOBBY ENTRY

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

Pleasanton Site 1

Pleasanton, CA

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CONCEPT 3D VIEWS
BUILDING G4

A2-11

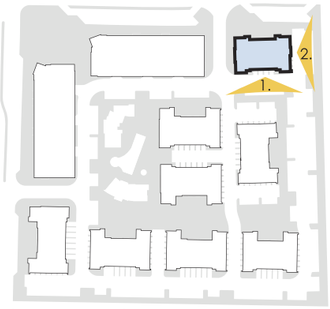


2. GARAGE SIDE ELEVATION



1. REAR ELEVATION

NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
2. HORIZONTAL CEMENTITIOUS SIDING
3. SUNSHADE AWNINGS
4. VINYL WINDOWS
5. METAL BALCONY RAILING
6. METAL AWNING AT GROUND LEVEL
7. CEMENTITIOUS SIDING AT PATIO WALL
8. BURNISHED BLOCK PATIO WALL
9. GARAGE DOOR, COLOR TO MATCH FIELD
10. GARAGE DOOR, COLOR TO MATCH RECESS
11. RETAIL SIGNAGE
12. UNIT SIGNAGE
13. ALUMINUM STOREFRONT ENTRY DOORS



key map - SITE 1

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

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

Pleasanton Site 1

Pleasanton, CA

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November 30th, 2011

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0 10' 20' 40' 60'

CONCEPT ELEVATIONS

BUILDING G4

A2-12



key map - SITE 1



4. GARAGE SIDE ELEVATION



3. REAR ELEVATION

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

Pleasanton Site 1

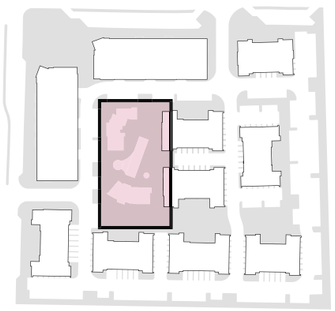
Pleasanton, CA

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November 30th, 2011

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CONCEPT 3D VIEWS
BUILDING G4

A2-13



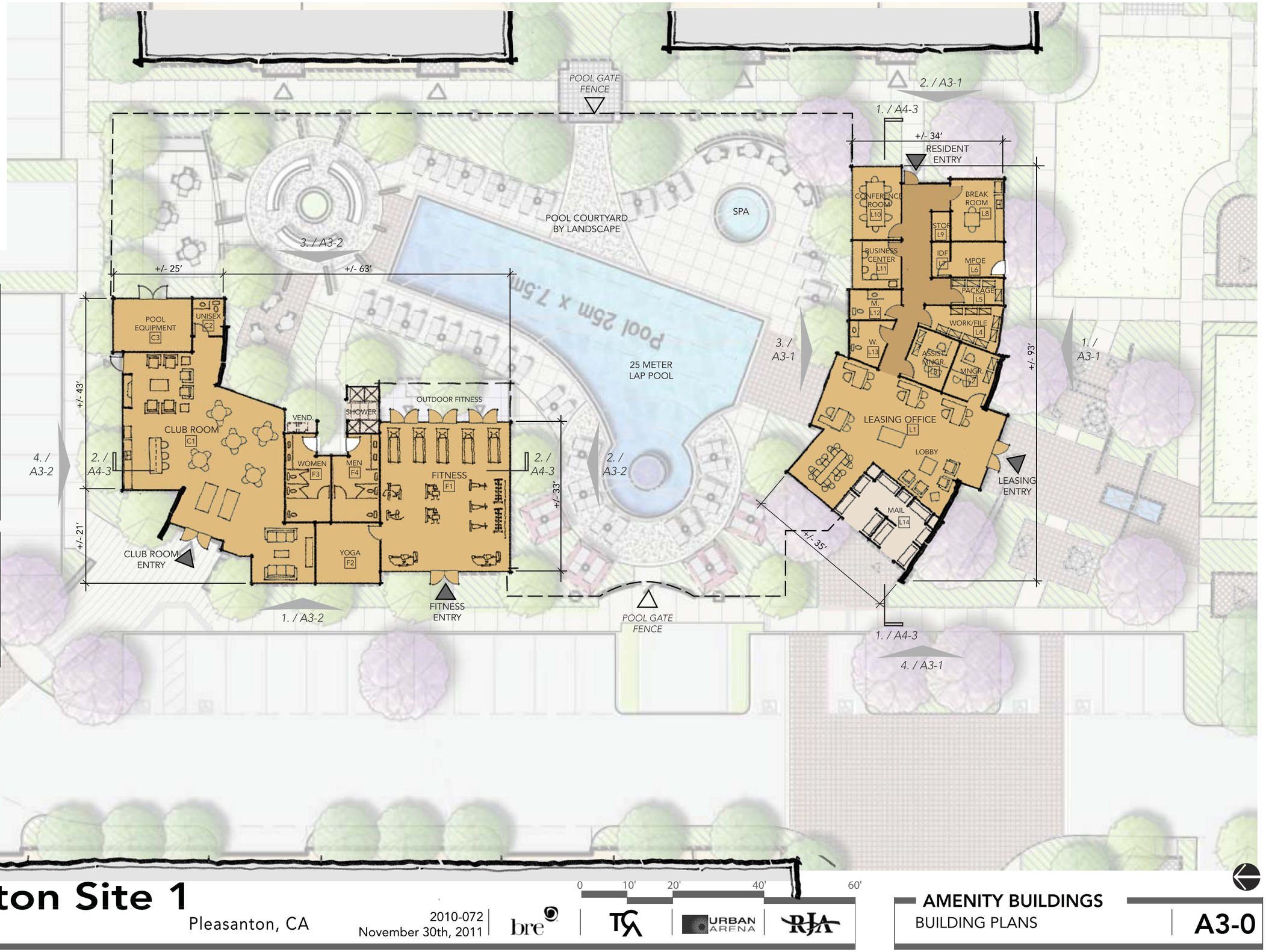
key map - SITE 1

LEASING BUILDING:

LEASING FLOOR/LOBBY -	1100 SF
MANAGER OFFICE -	120 SF
ASSIST. MANAGER -	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
SUBTOTAL (PROGRAM) -	**2575 SF**
TOTAL BUILDING -	**2875 SF**

CLUB/ FITNESS BUILDING:

CLUBROOM -	1500 SF
FITNESS -	1000 SF
YOGA -	200 SF
MENS RESTROOM -	190 SF
WOMENS RESTROOM -	190 SF
SHOWER/VENDING -	90 SF
POOL EQUIPMENT -	210 SF
TOTAL BUILDING -	**3380 SF**



Pleasanton Site 1

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0 10' 20' 40' 60'

AMENITY BUILDINGS
BUILDING PLANS

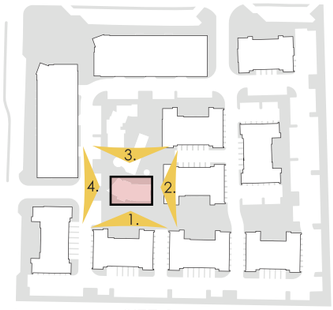
A3-0



3. POOL COURTYARD ELEVATION



4. ENTRY DRIVE ELEVATION



key map - SITE 1



1. FRONT ELEVATION



2. RESIDENT ENTRY ELEVATION

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

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

Pleasanton Site 1

Pleasanton, CA

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November 30th, 2011

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0 10' 20' 40' 60'

AMENITY BUILDINGS
LEASING ELEVATIONS

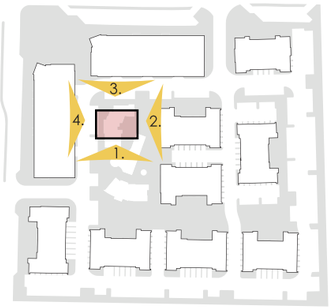
A3-1



3. POOL COURTYARD ELEVATION



4. INTERIOR STREET ELEVATION



key map - SITE 1



1. FRONT ELEVATION



2. SOUTH (POOL COURT) ELEVATION

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

RECESSED WINDOW LOCATION

DOWNSPOUT LOCATION, SEE ROOF PLAN

Pleasanton Site 1

Pleasanton, CA

2010-072
November 30th, 2011

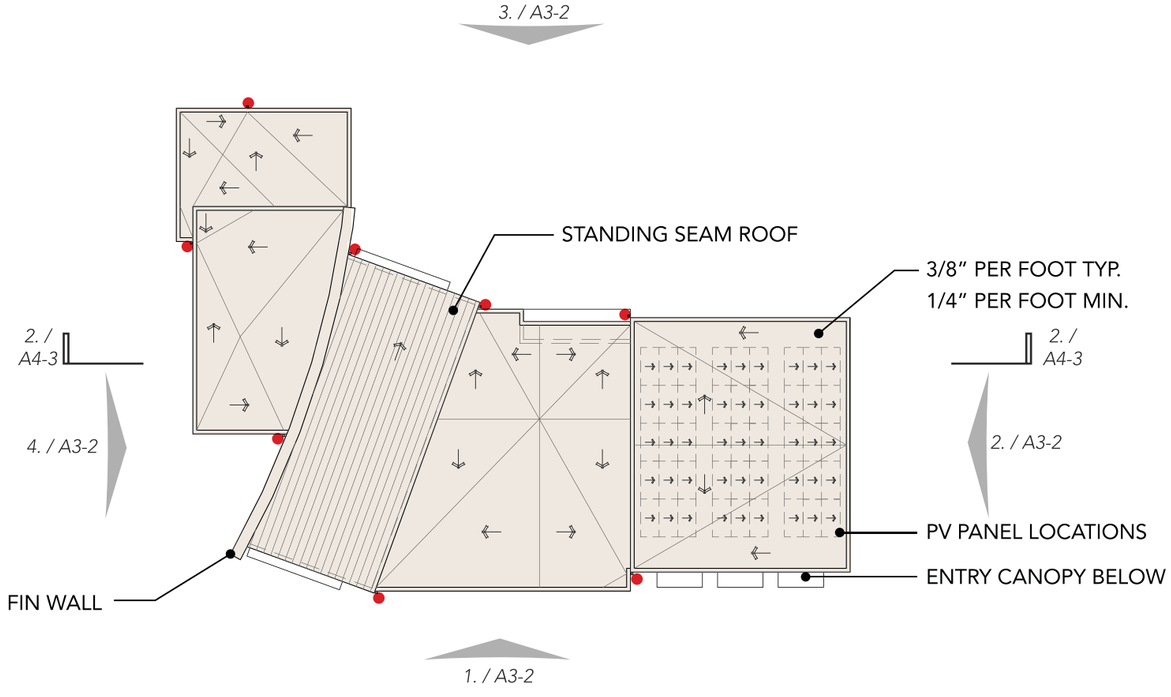
bre | TCA | URBAN ARENA | RJA

0 10' 20' 40' 60'

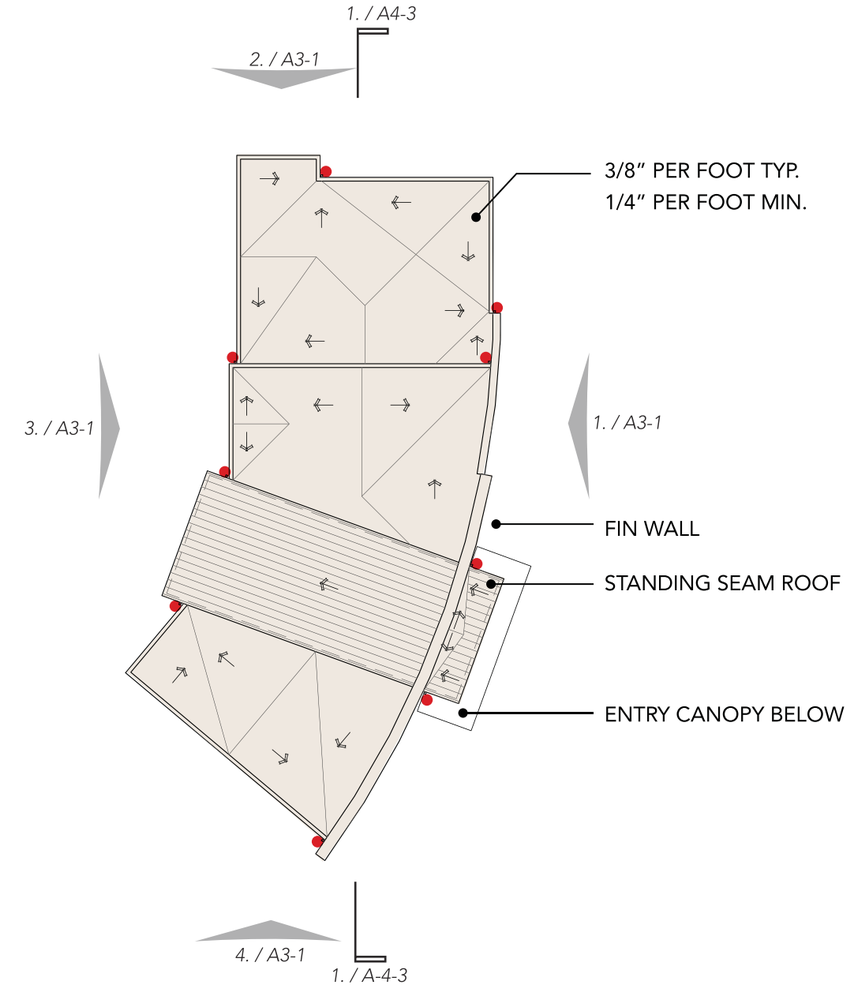
AMENITY BUILDINGS

CLUB/ FITNESS ELEVATIONS

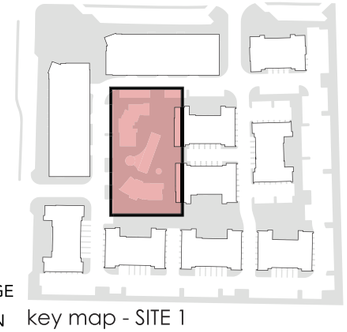
A3-2



CLUBROOM /FITNESS BUILDING ROOF



LEASING BUILDING ROOF



key map - SITE 1

⟵ = DIRECTION OF DRAINAGE

● = DOWNSPOUT LOCATION

Pleasanton Site 1

Pleasanton, CA

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November 30th, 2011

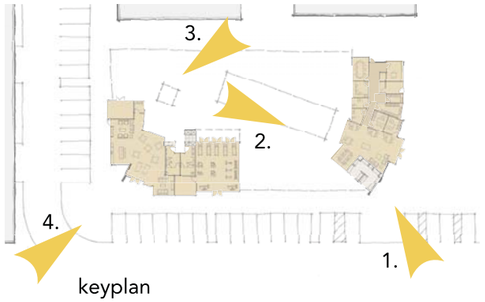
bre | TCA | URBAN ARENA | RJA

0 10′ 20′ 40′ 60′

AMENITY BUILDINGS

ROOF PLANS

A3-3



keyplan


3. VIEW FROM POOL COURTYARD TO REC./FITNESS


4. VIEW TO FRONT OF REC./FITNESS


2. VIEW FROM POOL COURTYARD TO LEASING



1. VIEW FROM MAIN ENTRY TO FRONT OF LEASING

Pleasanton Site 1

Pleasanton, CA

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November 30th, 2011

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AMENITY BUILDINGS
CONCEPT 3D VIEWS

A3-4



VIEW OF THE MAIN ENTRY WITH LEASING OFFICE AND PEDESTRIAN PASEO BEYOND



key map - SITE 1

Pleasanton Site 1

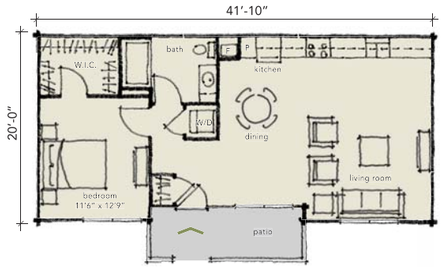
Pleasanton, CA

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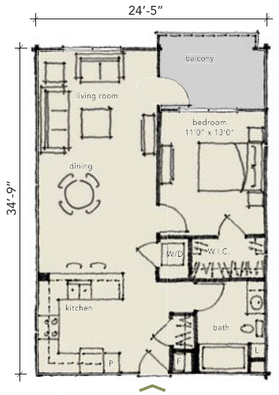
bre | TCA | URBAN ARENA | RJA

AMENITY BUILDINGS
PROJECT IMAGERY

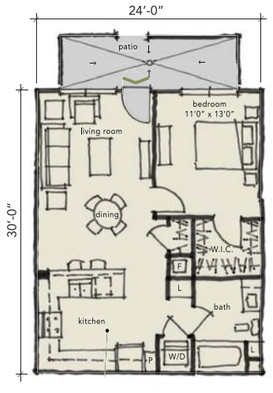
A3-5



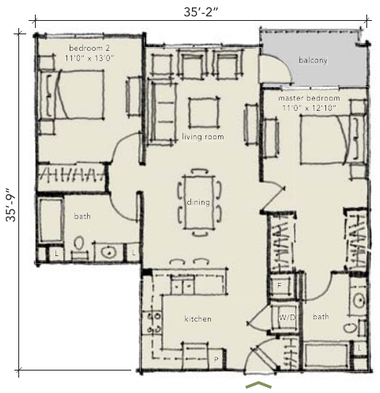
Unit A1
+/- 812 sf
92 sf bal.



Unit A2
+/- 775 sf
87 sf bal.



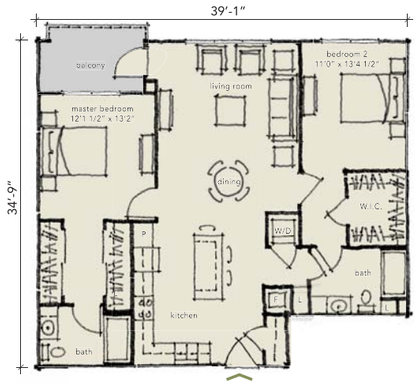
Unit A4
+/- 720 sf
95 sf bal.



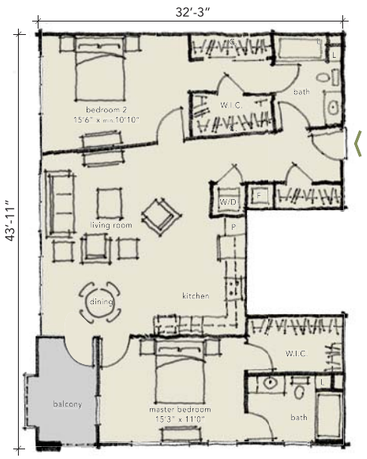
Unit B1
+/- 1,061 sf
65 sf bal.



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



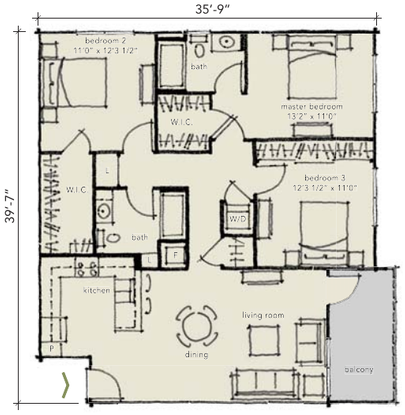
Unit B3
+/- 1,231 sf
76 sf bal.



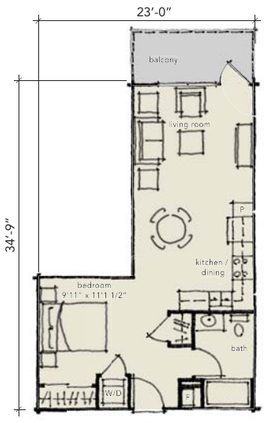
Unit B4
+/- 1,235 sf
81 sf bal.



Unit B6
+/- 1,235 sf
75 sf bal.



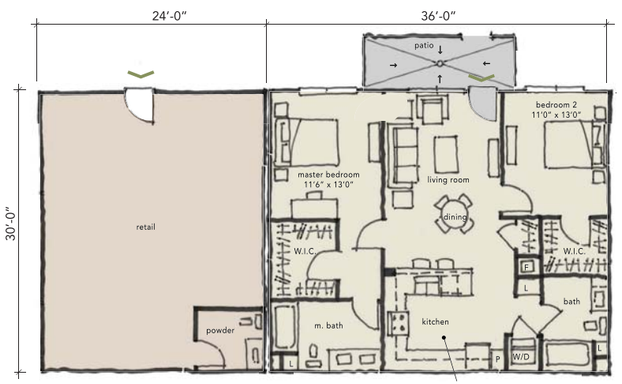
Unit C2
+/- 1,319 sf
98 sf bal.



Unit S1
+/- 595 sf
71 sf bal.



Unit B7
+/- 1,080 sf
80 sf bal.



Unit LW3
+/- 1,080 sf res.
720 sf retail
80 sf bal.

Pleasanton Site 1

Pleasanton, CA

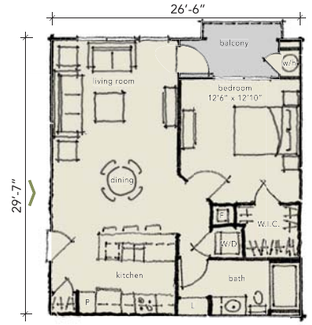
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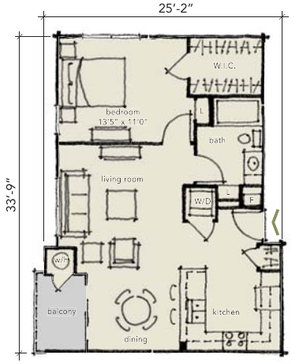
0 8' 16' 32' 48'

UNIT PLANS - HIGHDEF

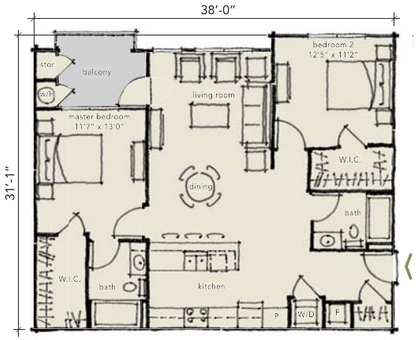
A4-0a



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



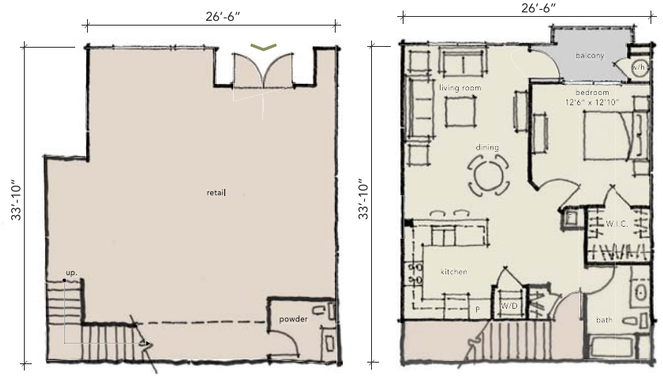
Unit G-A2
+/- 729 sf
44 sf bal.



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



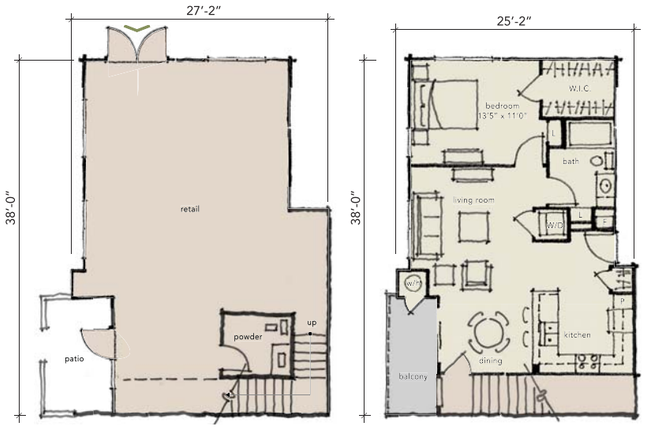
Unit G-B2
+/- 1,023 sf
72 sf bal.



Unit LW1

(GROUND)
+/- 940 sf retail

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



Unit LW2

(GROUND)
+/- 880 sf retail

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

Pleasanton Site 1

Pleasanton, CA

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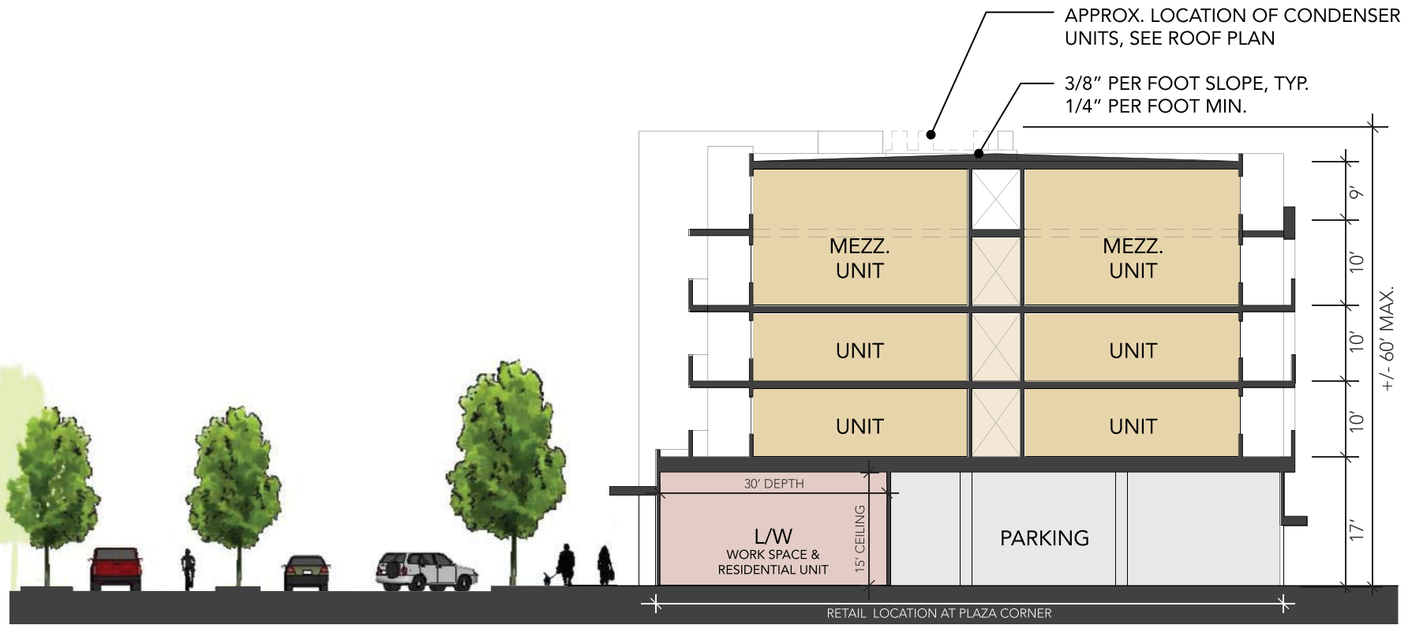
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0 8' 16' 32' 48'

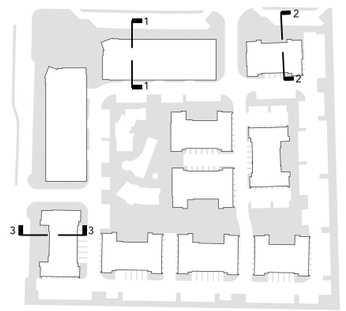
TCA | URBAN ARENA | RJA

UNIT PLANS - GARDEN

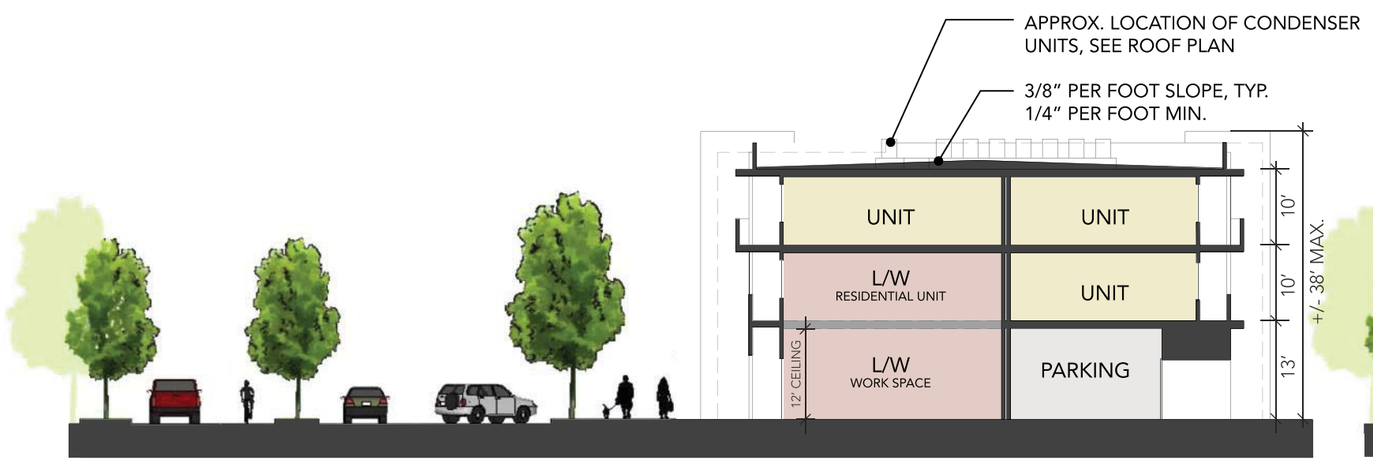
A4-0b



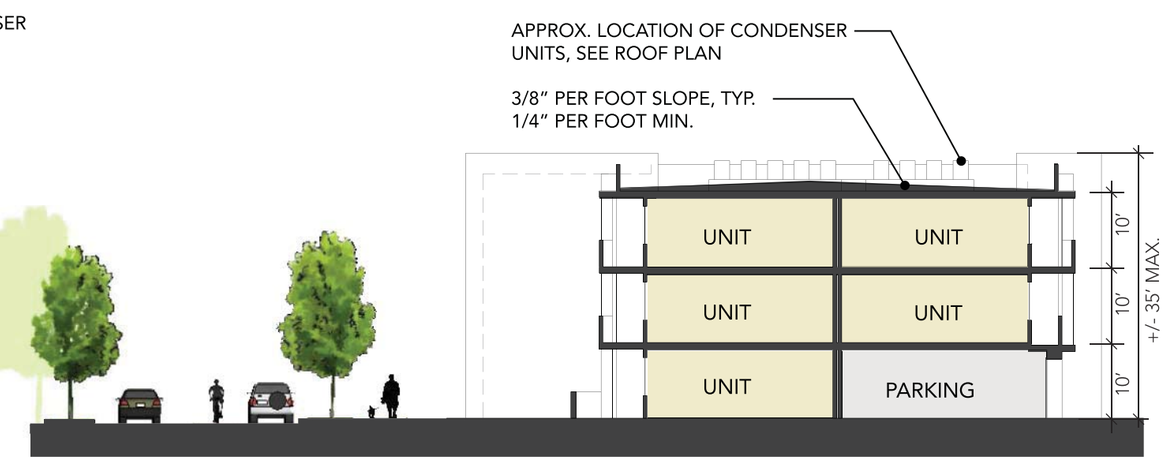
1. BUILDING H1 AT L/W



key map - SITE 1



2. BUILDING G4 AT L/W



3. BUILDING G3 AT UNITS

Pleasanton Site 1

Pleasanton, CA

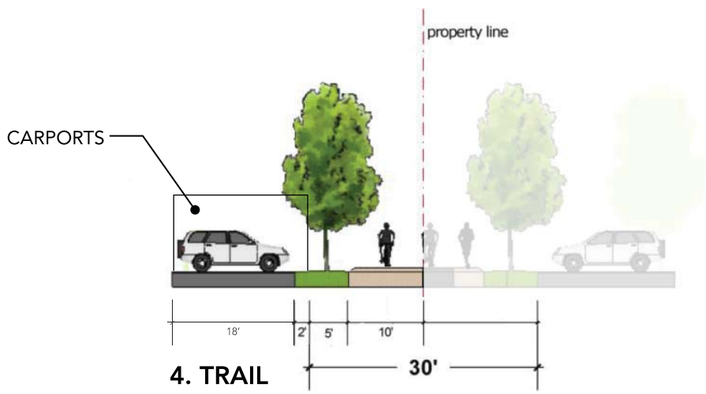
2010-072
November 30th, 2011

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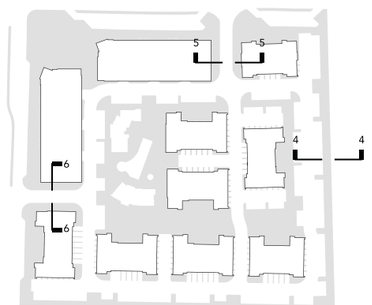
0 10' 20' 40' 60'

BUILDING + SITE SECTIONS

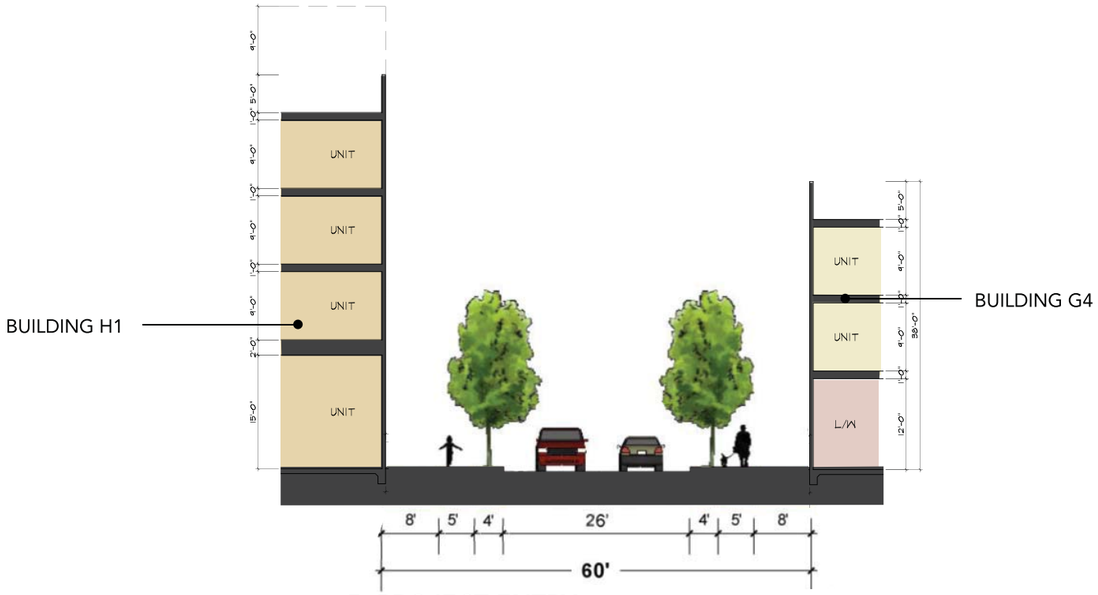
A4-1



4. TRAIL



key map - SITE 1



5. PROJECT ENTRY



6. MAIN PROJECT ENTRY

Pleasanton Site 1

Pleasanton, CA

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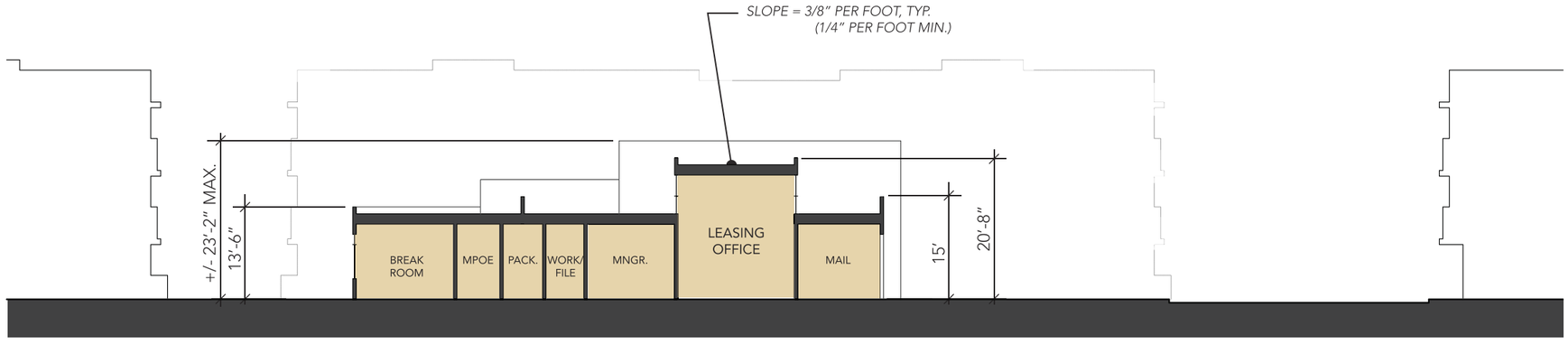
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0 10' 20' 40' 60'

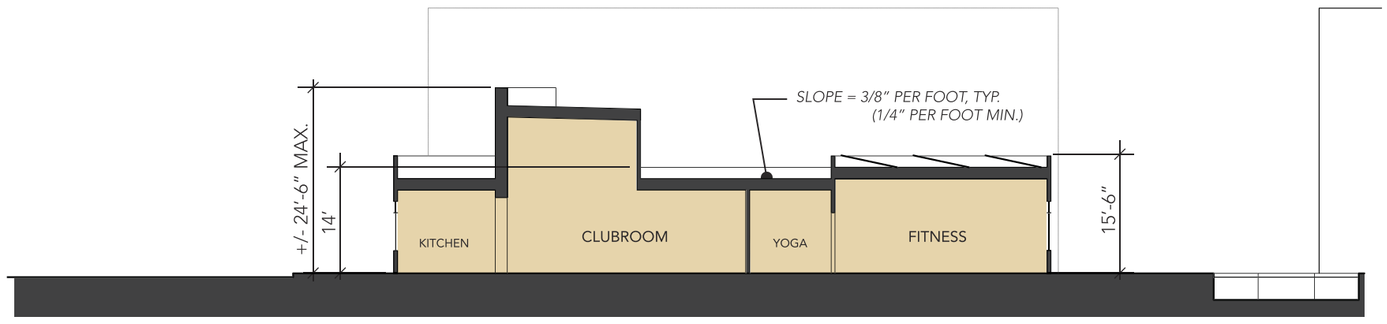
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BUILDING + SITE SECTIONS

A4-2



1. LEASING BUILDING



2. CLUBROOM/ FITNESS BUILDING



key map - SITE 1

Pleasanton Site 1

Pleasanton, CA

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November 30th, 2011

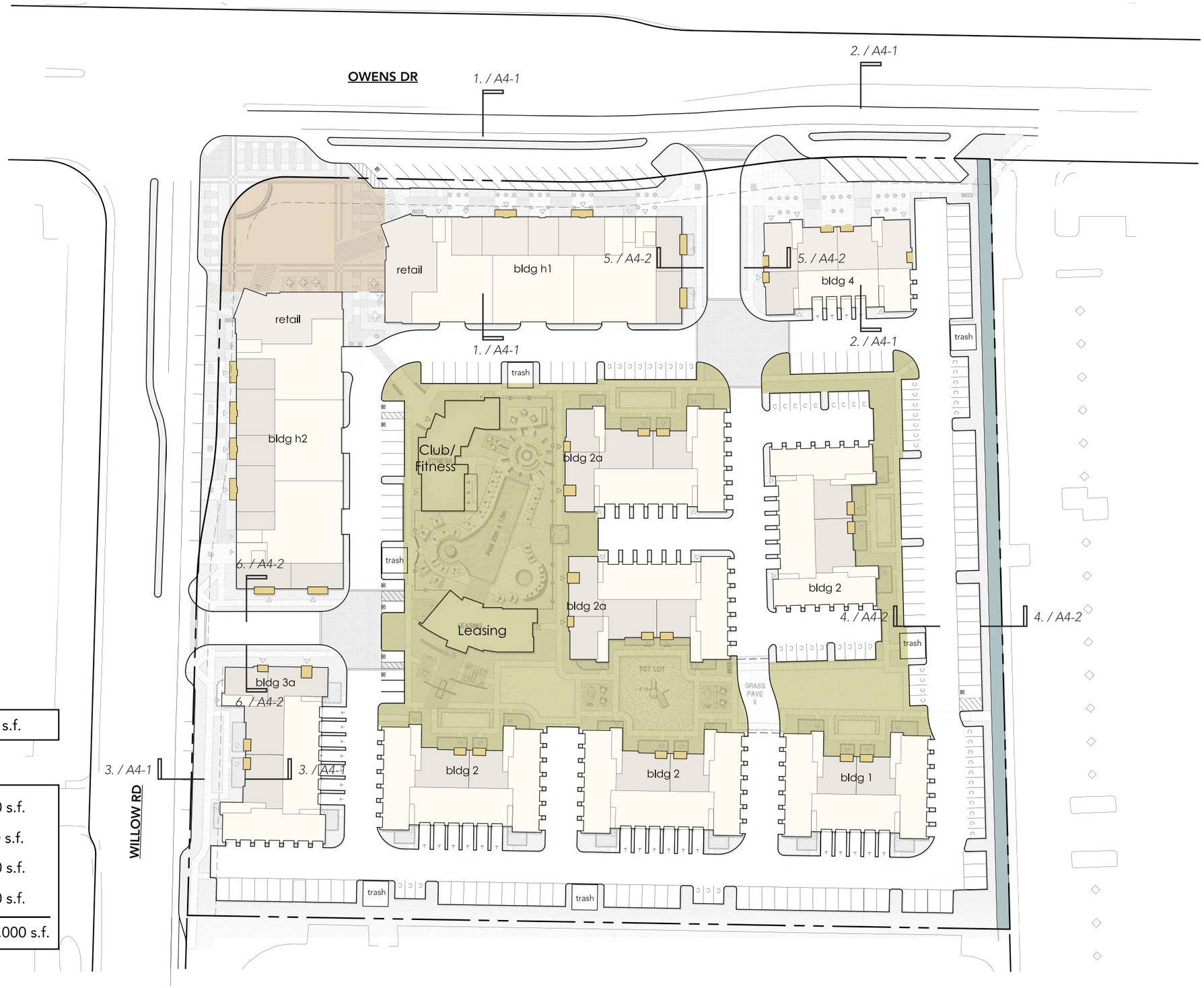
bre

0 10' 20' 40' 60'

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AMENITY SECTIONS

A4-3



REQUIRED OPEN SPACE

255 units x 300 s.f. =	~76,500 s.f.

PROVIDED OPEN SPACE

Open Space	~67,000 s.f.
Plaza	~13,000 s.f.
Iron Horse Trail	~ 6,000 s.f.
Private Balconies *BALCONIES AT UPPER LEVELS NOT SHOWN	~18,000 s.f.
TOTAL	~ 104,000 s.f.

Pleasanton Site 1

Pleasanton, CA

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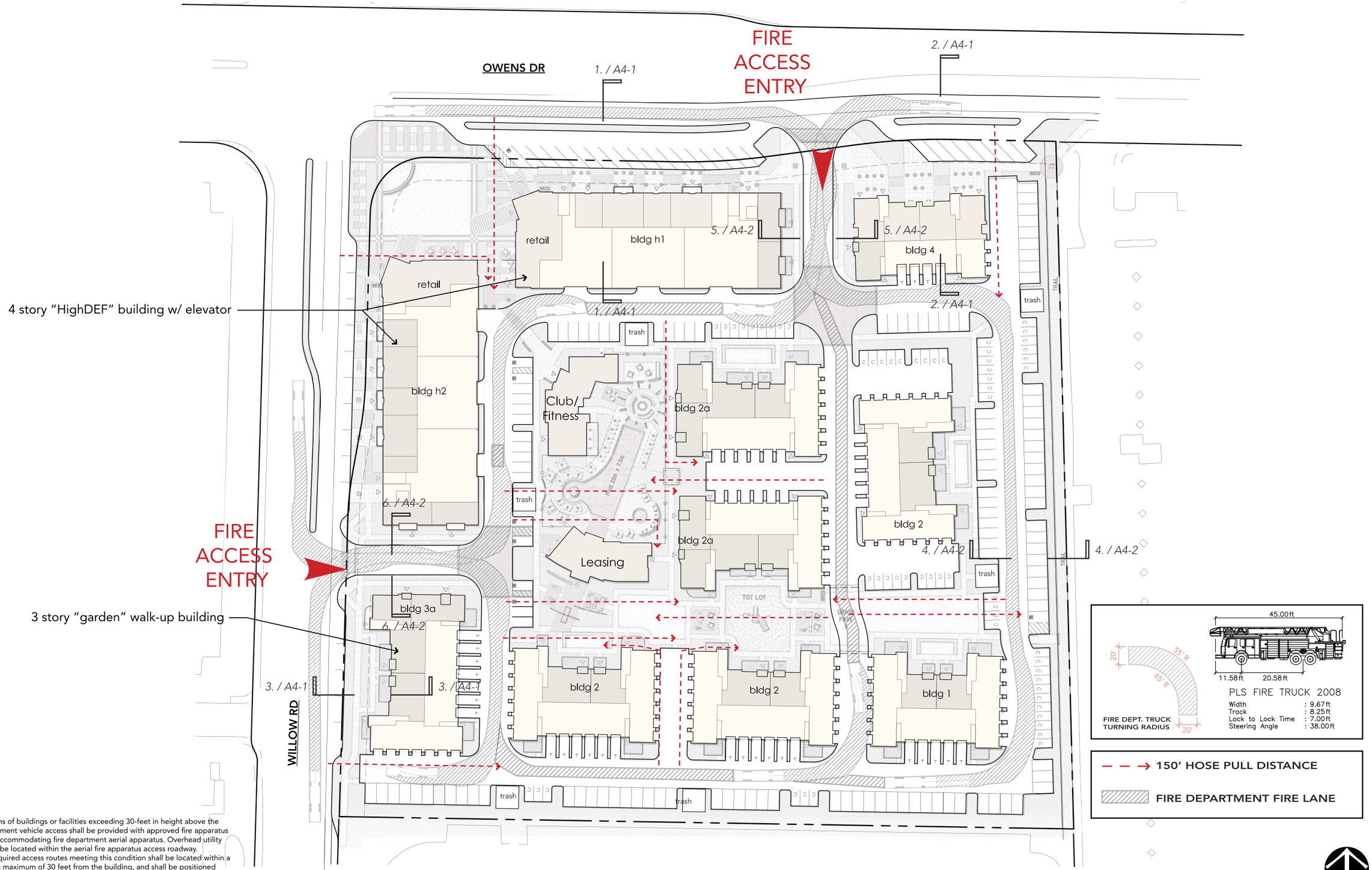
bre

0 40′ 80′ 160′ 240′

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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 1

Pleasanton, CA

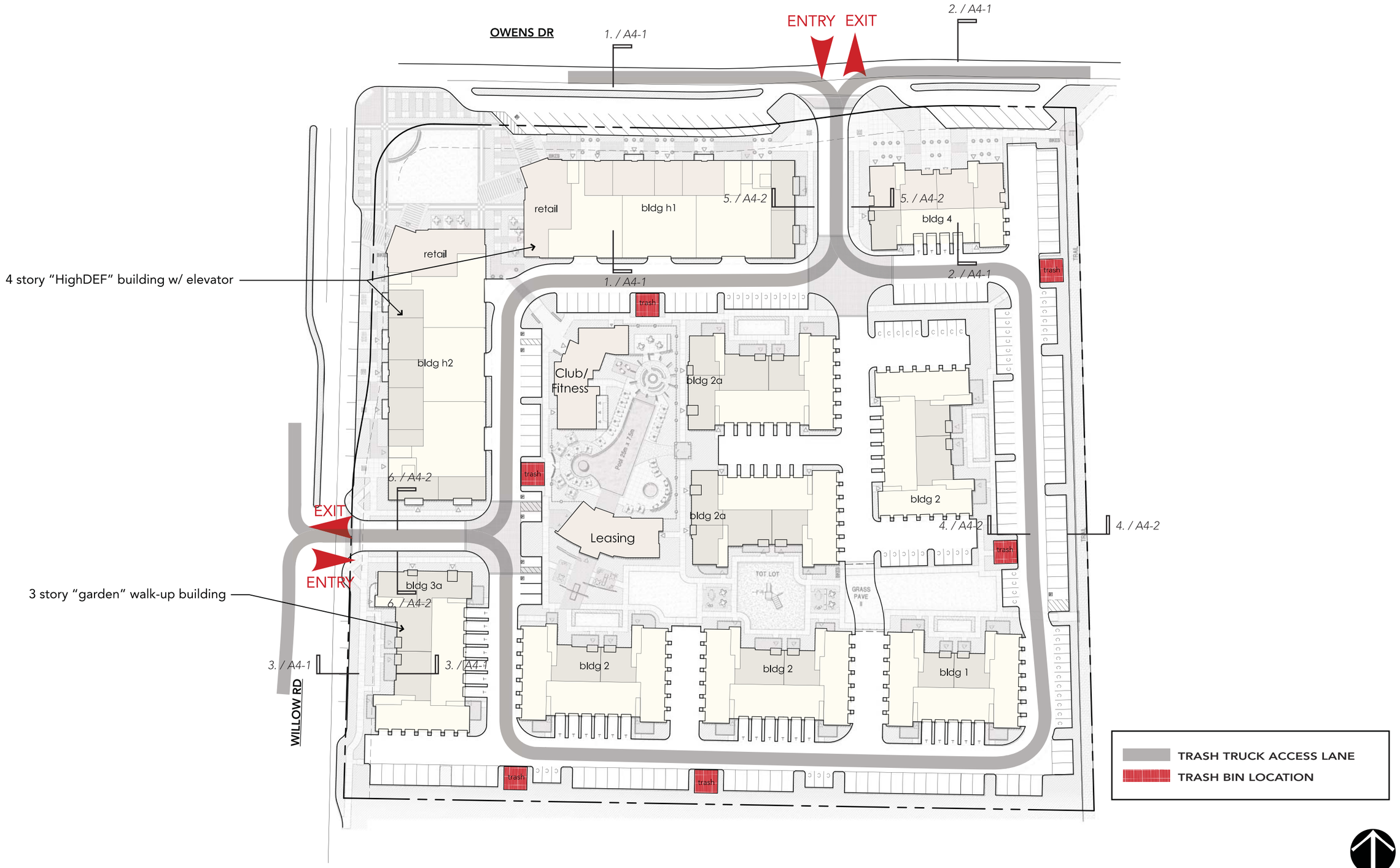
2010-072
November 30th, 2011

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0 40' 80' 160' 240'

FIRE ACCESS PLAN

A5-1



Pleasanton Site 1

Pleasanton, CA

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November 30th, 2011

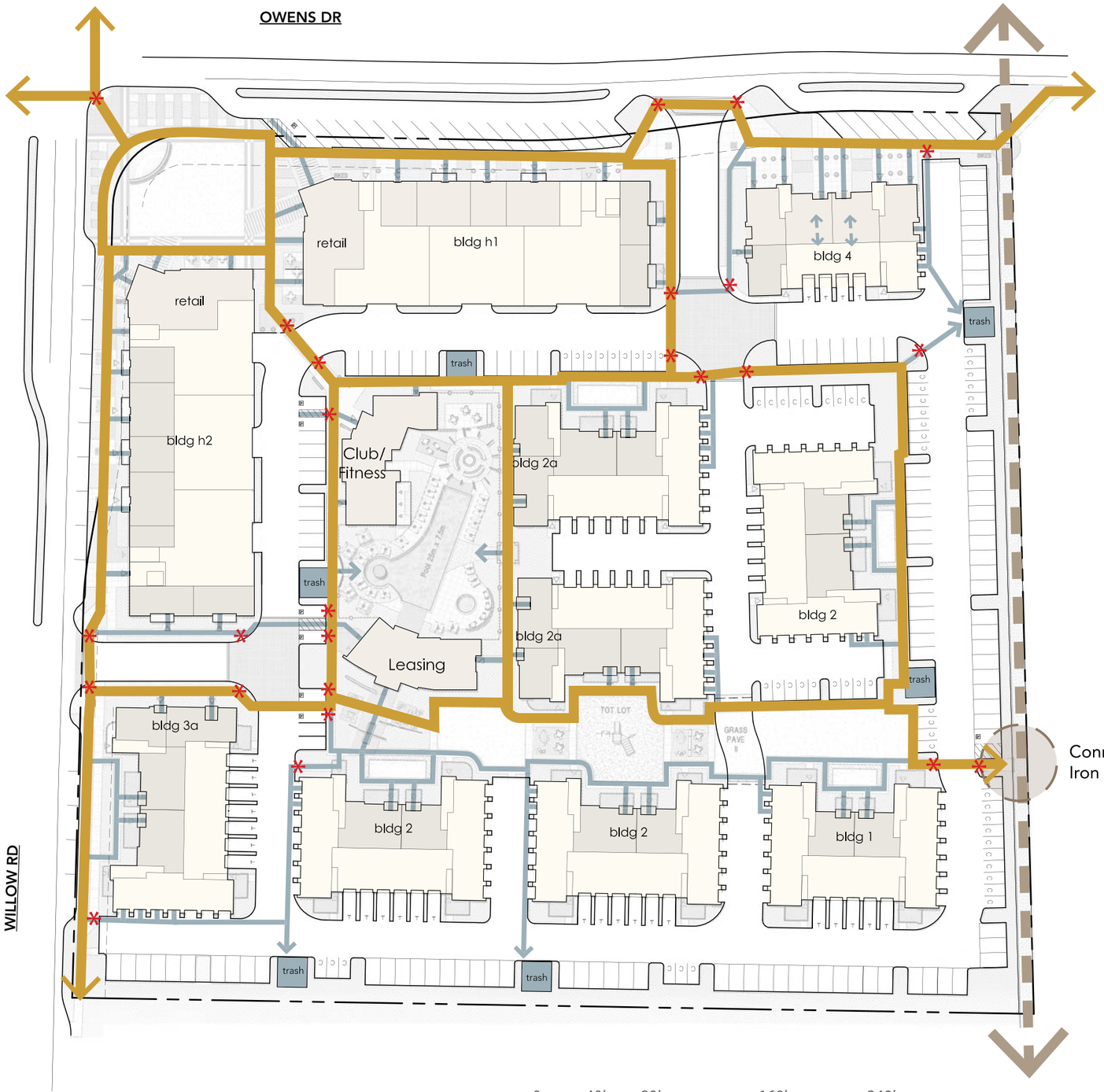
bre

0 40' 80' 160' 240'

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GARBAGE TRUCK ACCESS PLAN

A5-2



LEGEND

- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- Iron Horse Trail
- * Location of HC curb ramp

Pleasanton Site 1

Pleasanton, CA

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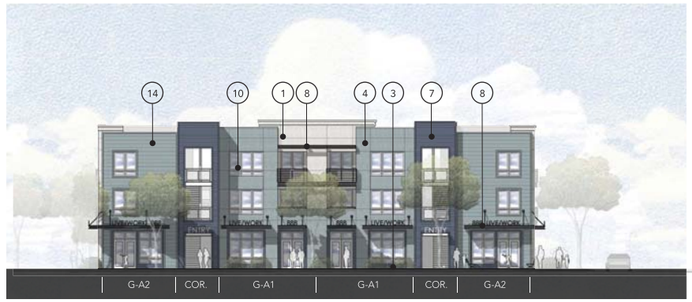
0 40′ 80′ 160′ 240′

PEDESTRIAN ACCESS/
ACCESSIBLE ROUTE

A5-3



BUILDING H1 FRONT ELEVATION



BUILDING G2a FRONT ELEVATION



EXTERIOR PLASTER, SAND FINISH

1 CLW 1042W MISTAYA

2 CL 1872W BLONDEE

3 CL 3096A ZYDECO

4 CL 3064M BELLHOP



PAINTED METAL BALCONY RAILING

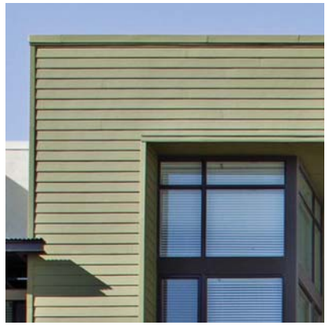
8 CL 3166A STEEL WOOL

9 CLW 1042W MISTAYA



HORIZONTAL METAL PICKET RAILING

8 CL 3166A STEEL WOOL



CEMENTITIOUS WALL SIDING

5 CLW 1042W MISTAYA

6 CL 1872W BLONDEE

7 CL 3096A ZYDECO

14 CL 3064M BELLHOP



VINYL WINDOWS

10 WHITE



BURNISHED BLOCK PATIO WALL

11 GLACIER WHITE

12 SLATE



METAL SUNSHADE AWNING WITH KICKER

8 CL 3166A STEEL WOOL

9 CLW 1042W MISTAYA



METAL RETAIL AWNING WITH KICKER

8 CL 3166A STEEL WOOL

9 CLW 1042W MISTAYA



ALUMINUM STOREFRONT AND ENTRY DOORS

13 CLEAR ANNODIZED

PAINT COLORS SHOWN AS FRAZEE

CEMENTITIOUS SIDING COLORS SHOWN AS HARDIE COLORPLUS

BURNISHED BLOCK COLORS SHOWN AS ANGELUS BLOCK CO.

Pleasanton Site 1

Pleasanton, CA

2010-072
November 30th, 2011

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MATERIAL BOARD

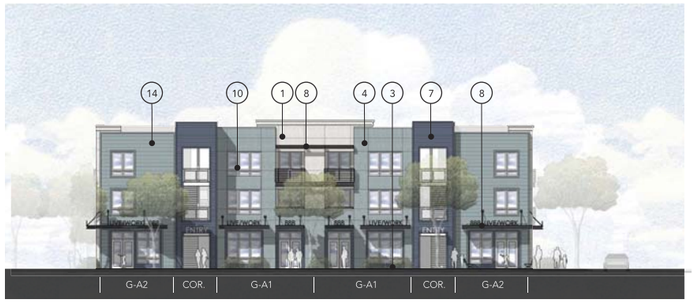
A6-0



BUILDING H1 FRONT ELEVATION



BUILDING H1 REAR ELEVATION



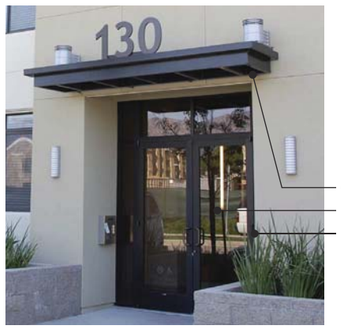
BUILDING G2a FRONT ELEVATION



SEE GREENSCREEN TRELLIS DETAIL

15 POWDER COAT METAL, COLOR: GREEN

MODULAR, WALL HUNG TRELLIS GREENSCREEN PANELS



17 CL 3166A STEEL WOOL

17 CLW 1042W MISTAYA

OVERHANG WITH ENTRY SIGNAGE

GROUND LEVEL STOREFRONT

RECESSED ENTRY

OVERHANG AT ENHANCED ENTRY



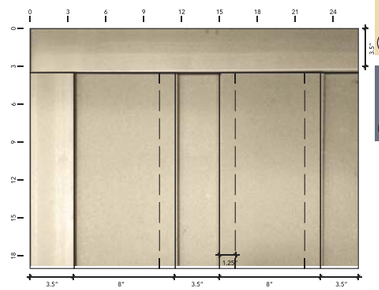
PLASTER SCREED DETAIL

1 CLW 1042W MISTAYA

2 CL 1872W BLONDEE

3 CL 3096A ZYDECO

4 CL 3064M BELLHOP



6 CL 1872W BLONDEE

7 CL 3096A ZYDECO

VERTICAL COMPOSITE SIDING DETAIL



GREENSCREEN TRELLIS DETAIL

15 POWDER COAT METAL, COLOR: GREEN



SIMPLE CAP PROFILE

ENHANCED CAP PROFILE

ROOF TRIM DETAILS



10 WHITE

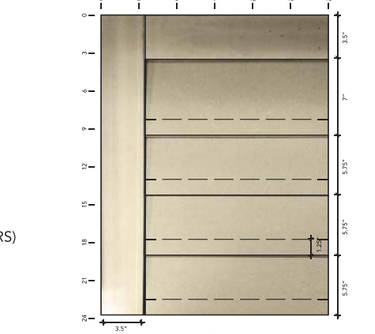
TRANSOM (WHERE OCCURS)

VINYL SLIDER TYP.

VINYL FIXED WINDOW

LOW WINDOWS (WHERE OCCURS)

RECESSED WINDOW DETAILS



5 CLW 1042W MISTAYA

6 CL 1872W BLONDEE

7 CL 3096A ZYDECO

14 CL 3064M BELLHOP

HORIZONTAL COMPOSITE SIDING DETAIL

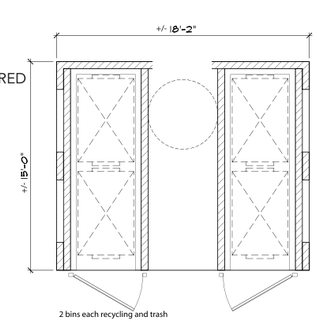


16 PERF. METAL PANEL, 3/8" HOLES AT 9/16" STAGGERED

8 METAL OVERHANG, CL 3166A STEEL WOOL

11 BURNISHED BLOCK, GLACIER WHITE

TRASH ENCLOSURE DETAIL



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.



HIGH DENSITY POLYURETHANE, COLOR: GREY

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

"KEY" BIKE RACKS



18 CONCRETE WALL PANEL

EXPOSED CONCRETE RETAIL BASE

Pleasanton Site 1

Pleasanton, CA

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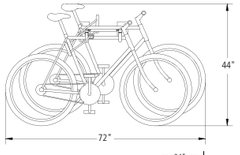
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DETAIL BOARD

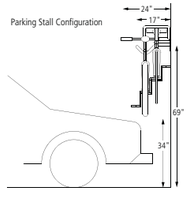
A6-1

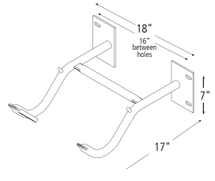
BIKE RACKS (Product dimensions from *www.dero.com*)

Each Rack Stores 2 Bikes



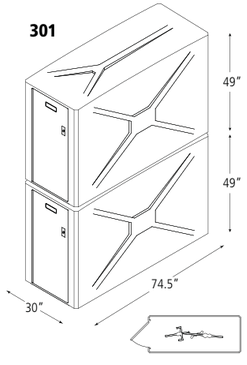






BIKE LOCKERS (Product dimensions from *www.dero.com*)

Each Locker Stores 1 Bike



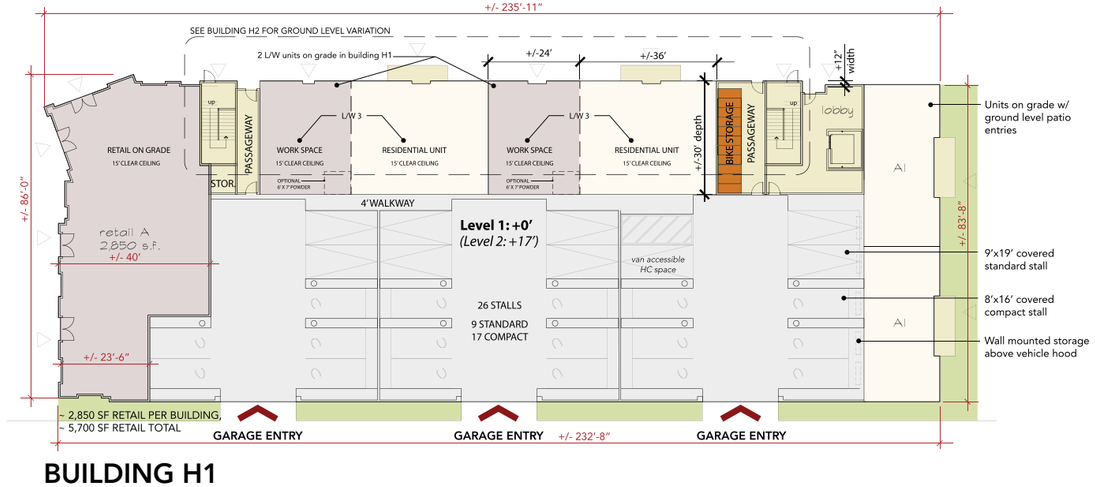




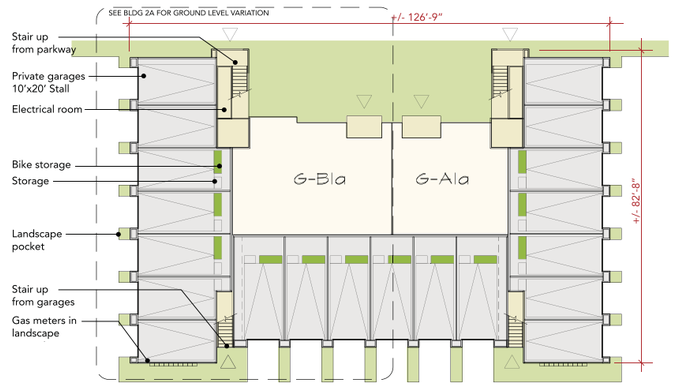
LEGEND

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

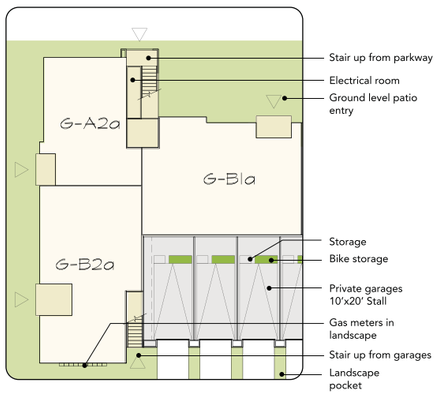
NOTE: Per Hacienda TOD design guidelines, *D7.1. Weather protected and secure bike parking spaces shall be provided for a minimum of 30% of the maximum occupants per dwelling unit. Bike parking can be grouped into one structure or located in private garages.*



BUILDING H1
GROUND FLOOR
52 units
27 bike stalls (52%)



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



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

Pleasanton Site 1

Pleasanton, CA

2010-072
November 30th, 2011

0 20' 40' 80' 160'

BIKE PARKING EXHIBIT A6-2



1 .BUILDING H1 FRONT



2 .BUILDING G2a FRONT





key map - SITE 1

Pleasanton Site 1

Pleasanton, CA

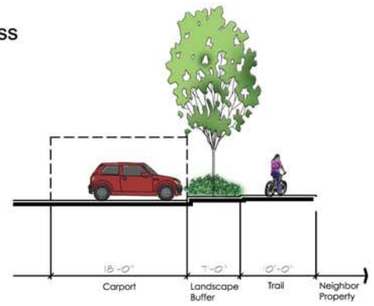
2010-072
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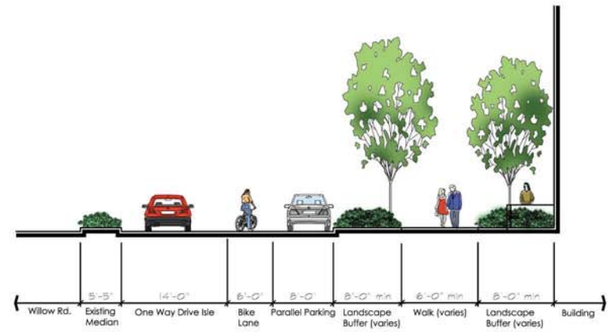
ARCHITECTURAL
TOP & BASE

A6-3

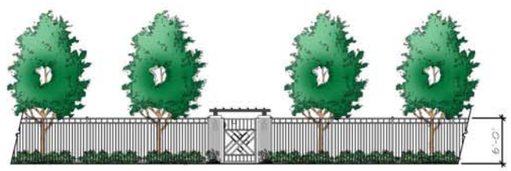




2 Trail Section



1 Willow Road Section *not to scale*



A Trail Entry Detail

Pleasanton Site 1

Pleasanton, CA

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0' 40' 80' 160' 240'

OVERALL LANDSCAPE CONCEPTUAL SITE PLAN

L-1

Enhanced Paving
Fountain
Low Wall
Pool Gate
Island
Pool Cabana
Pool Fence
Conc. Sidewalk
Seat Wall
CLUB/
FITNESS
LEASING
Fitness/Club
Main Entry
Low Wall
Pool 25m x 7.5m
Lounge
Pool Fence
Lounge Area
Tree/Seat Wall
Focal Feature
Planting Area
Low Wall
Spa
Pool Gate
Entry Structure
Enhanced Paving
Enhanced Paving

Pleasanton Site 1

Pleasanton, CA

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0' 10' 20' 40' 60'

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POOL / RECREATION AREA

L-2

Enhanced Paving

Planting Area

Central Lawn

Landscape Berm

Enhanced Paving Band

Corner Monument

Enhanced Paving

Conc. Sidewalk

Planting Area

BIKE

RETAIL

BLDG H1

Enhanced Paving

RETAIL

Seating Area

BIKE

Pleasanton Site 1

Pleasanton, CA

UA JOB# 11-030
OCTOBER 24, 2011

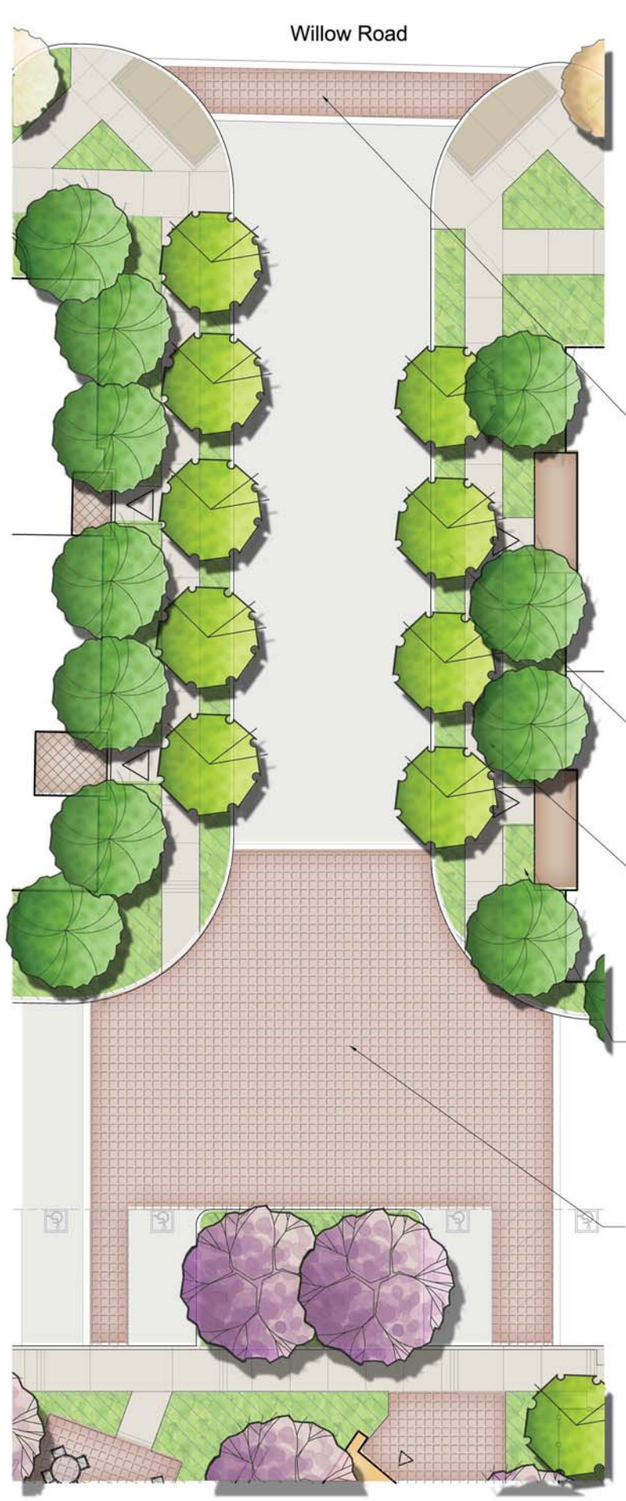
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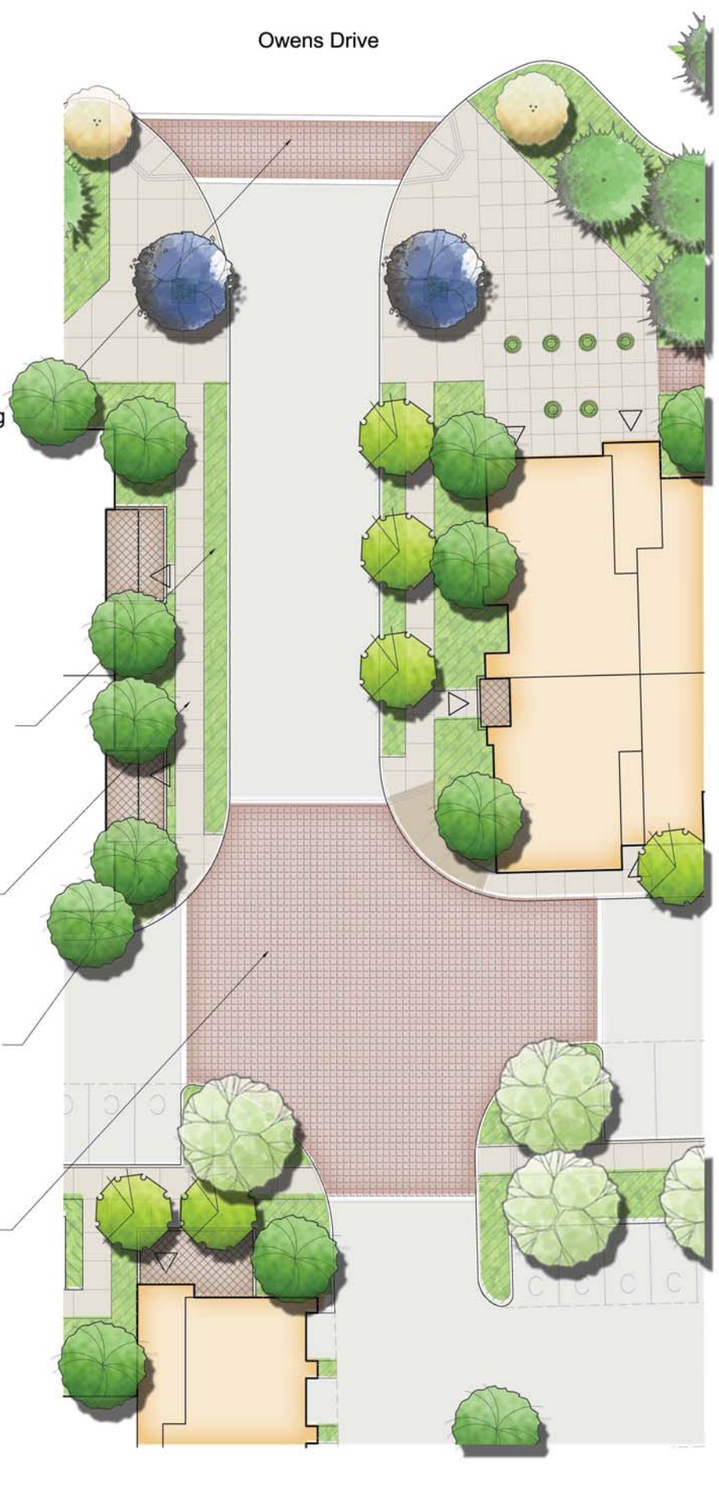
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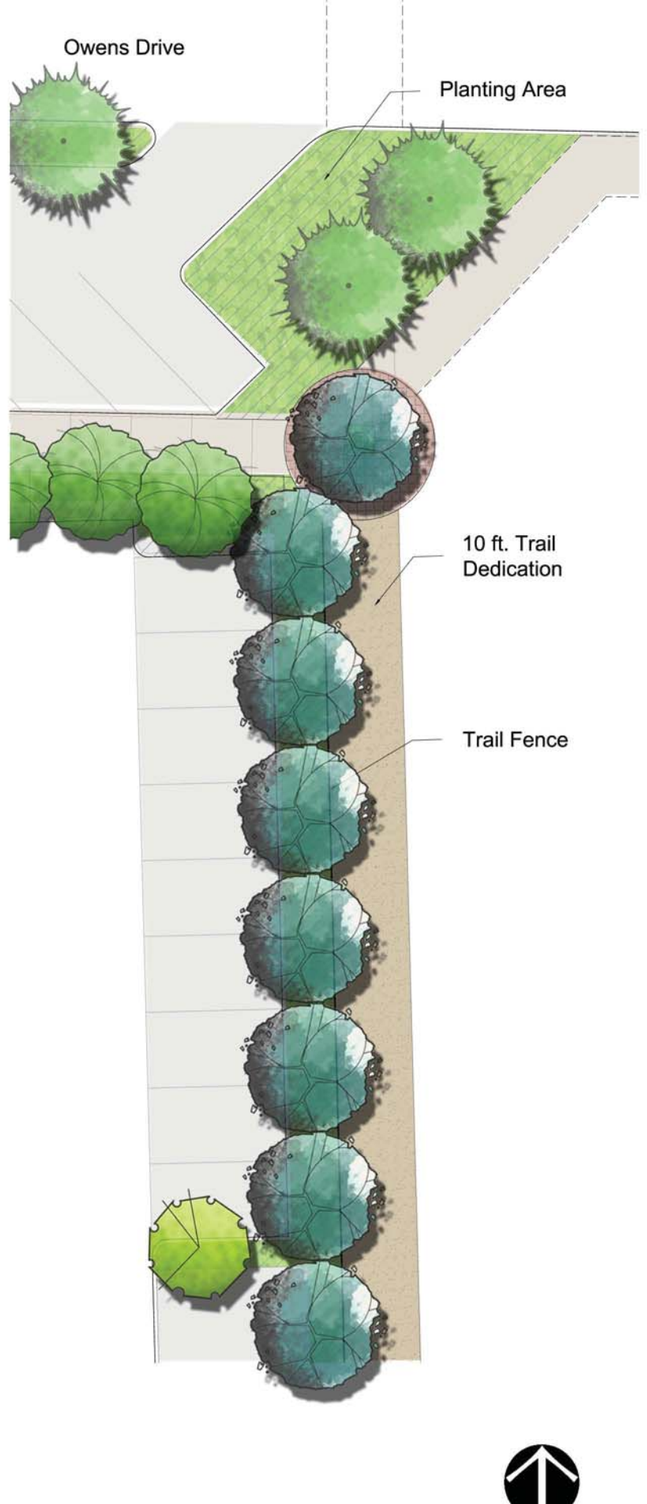
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PUBLIC CORNER PLAZA

L-3







Pleasanton Site 1

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0' 10' 20' 40' 60'

ENTRY DRIVE, TRAIL ENTRY

L-4

PLANTING LEGEND OWENS DRIVE STREETSCAPE (CHABOT TO HACIENDA)

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	FRAXINUS UHDEI	SHAMEL ASH	24" BOX	30' O.C.	MED	STREET TREE
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	25' O.C.	LOW	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

ALBELIA GRANDIFLORA 'EDWARD GROUCHER'	GLOSSY ALBELIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
ESCALLONIA EXONIENSIS 'FRADESII'	ESCALLONIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
VIBURNUM SUSPENSUM	VIBURNUM	5 GAL	4' O.C.	MED	SCREEN PLANTING
XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	4' O.C.	LOW	SCREEN PLANTING

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 WILLOW ROAD STREETSCAPE (NORTH & SOUTH OF LOOP ROAD)

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	QUERCUS ILEX	HOLLY OAK	24" BOX	25' 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

ALBELIA GRANDIFLORA 'EDWARD GROUCHER'	GLOSSY ALBELIA	5 GAL	4' O.C.	MED	ACCENT PLANTING
ESCALLONIA EXONIENSIS 'FRADESII'	ESCALLONIA	5 GAL	4' O.C.	MED	ACCENT PLANTING
PYRACANTHA 'SANTA CRUZ'	FIRETHORN	5 GAL	3' O.C.	LOW	ACCENT PLANTING
RHAPHIOLEPIS INDICA 'ROSEA'	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	ACCENT PLANTING

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
	GEIJERA PARVIFLORA*	AUSTRALIAN WILLOW	24" BOX	20' O.C.	MED	EVERGREEN
	HYMENOSPORUM FLAVUM*	SWEETSHADE	24" BOX	20' O.C.	MED	EVERGREEN
	MAGNOLIA SPP	MAGNOLIA	24" BOX	20' O.C.	MED	EVERGREEN
	GINKO BILOBA CULTIVARS*	GINKO	24" BOX	25' O.C.	MED	DECIDUOUS
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25' O.C.	LOW	EVERGREEN
	ULMUS SPP*	ELM	24" BOX	25' O.C.	MED	SEMI-EVERGREEN

INTERIOR LANDSCAPE AREAS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		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
	GEIJERA PARVIFLORA*	AUSTRALIAN WILLOW	24" BOX	20' O.C.	MED	EVERGREEN
	HYMENOSPORUM FLAVUM*	SWEETSHADE	24" BOX	20' O.C.	MED	EVERGREEN
	MAGNOLIA SPP	MAGNOLIA	24" BOX	20' O.C.	MED	EVERGREEN
	GINKO BILOBA CULTIVARS*	GINKO	24" BOX	25' O.C.	MED	DECIDUOUS
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25' O.C.	LOW	EVERGREEN
	ULMUS SPP*	ELM	24" BOX	25' O.C.	MED	SEMI-EVERGREEN
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' O.C.	MED	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
	QUERCUS ILEX*	HOLLY OAK	24" BOX	30' O.C.	VERY LOW	EVERGREEN

GROUND COVER LEGEND EXCLUDING STREETSCAPES

AGAPANTHUS SPP	LILY OF THE NILE	1 GAL	2' O.C.	MED	CLUMPING HABIT
BERGENIA SPP*	BERGENIA	1 GAL	18" O.C.	MED	CLUMPING HABIT
FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	12" O.C.	LOW	CLUMPING HABIT
TALL FESCUE BLEND	TURF	SOD	-	HIGH	SPREADING HABIT
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	6' O.C.	LOW	SPREADING HABIT
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	6' O.C.	MED	SPREADING HABIT

VINE LEGEND EXCLUDING STREETSCAPES

PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	10' O.C.	MED	SUCTION
TRACHELOSPERUM JASMINOIDES	STAR JASMINE	15 GAL	10' O.C.	MED	TENDRELL
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	10' O.C.	MED	TENDRELL

SHRUB LEGEND EXCLUDING STREETSCAPES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
ABELIA SPP*	GLOSSY ABELIA	5 GAL	4' O.C.	MED	ACCENT PLANTING
ACANTHUS MOLLIS*	BEAR'S BREECH	15 GAL	6' O.C.	MED	ACCENT PLANTING
ALOYGYNE HUEGELII*	BLUE HIBICUS	15 GAL	6' O.C.	LOW	ACCENT PLANTING
BERBERIS SPP	BARBERRY	1 GAL	3' O.C.	LOW	ACCENT PLANTING
BUXUS SPP*	BOXWOOD	5 GAL	2' O.C.	MED	HEDGE PLANTING
CAREX SPP*	SEDGE	1 GAL	3' O.C.	MED	GRASS-LIKE
CHONDROPETALUM TECTORUM*	CAPE RUSH	1 GAL	4' O.C.	MED	GRASS-LIKE
CISTUS SPECIES	ROCKROSE	5 GAL	3' O.C.	LOW	ACCENT PLANTING
COCCULUS LAURIFOLIUS	COCCULUS	5 GAL	4' O.C.	MED	HEDGE PLANTING
DIANELLA SPP*	FLAX LILY	1 GAL	2' O.C.	MED	GLASS-LIKE
DIETES	MORAEA	5 GAL	3' O.C.	LOW	GRASS-LIKE
DODONEA VISCOSA CULTIVARS*	HOPSEED BUSH	15 GAL	4' O.C.	LOW	SCREEN PLANTING
ECHIUM CANDICANS*	PRIDE OF MADEIRA	15 GAL	6' O.C.	LOW	ACCENT PLANTING
ELEAGNUS PUNGENS	PINEAPPLE GUAVA	15 GAL	5' O.C.	LOW	HEDGE PLANTING
ESCALLONIA SPP	ESCALLONIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
EUONYMUS JAPONICA	EVERGREEN EUONYMUS	5 GAL	3' O.C.	LOW	HEDGE PLANTING
FESTUCA SPP*	FESCUE	1 GAL	12" O.C.	LOW	GRASS-LIKE
GREWIA OCCIDENTALIS*	LAVENDER STARFLOWER	15 GAL	4' O.C.	MED	HEDGE PLANTING
HELICTOTRICHON SEMPERVIRENS*	BLUE OAT GRASS	5 GAL	3' O.C.	LOW	GRASS-LIKE
HEMEROCALLIS SPP	DAY LILY	5 GAL	2' O.C.	MED	ACCENT PLANTING
ILEX SPP*	HOLLY	5 GAL	4' O.C.	MED	HEDGE PLANTING
JUNCUS SPP*	RUSH	5 GAL	3' O.C.	HIGH	GLASS-LIKE
JUNIPERUS SPP	JUNIPER	5 GAL	4' O.C.	LOW	GRASS-LIKE
LANTANA SPP	LANTANA	1 GAL	4' O.C.	LOW	ACCENT PLANTING
LEUCOPHYLLUM SPP*	TEXAS RANGER	5 GAL	5' O.C.	LOW	ACCENT PLANTING
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	3' O.C.	MED	HEDGE PLANTING
LIRIOPE SPP*	LILY TURF	1 GAL	2' O.C.	MED	GRASS-LIKE
MUHLENBERGIA SPP*	DEER GRASS	5 GAL	3' O.C.	MED	GRASS-LIKE
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
PITTOSPORUM EUGENIOIDES	MOCK ORANGE	15 GAL	5' O.C.	MED	SCREEN PLANTING
PITTOSPORUM TENUIFOLIUM	MOCK ORANGE	15 GAL	5' O.C.	MED	SCREEN PLANTING
PITTOSPORUM TOBIRA 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
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	5 GAL	4' O.C.	LOW	SCREEN PLANTING
RHAPHIOLEPIS INDICA VARIETIES	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	HEDGE PLANTING
RHAMNUS CALIFORNICA	COFFEEBERRY	15 GAL	5' O.C.	LOW	SCREEN PLANTING
ROSA 'ICEBERG' CULTIVARS*	ICEBERG ROSE	5 GAL	3' O.C.	MED	ACCENT PLANTING
ROSMARINUS OFFICINALIS CULTIVARS*	ROSEMARY	5 GAL	4' O.C.	LOW	HEDGE PLANTING
STIPA SPP*	FEATHER GRASS	5 GAL	3' O.C.	LOW	GRASS-LIKE
VIBURNUM TINUS	VIBURNUM	5 GAL	4' O.C.	MED	SCREEN PLANTING

* DENOTES PROPOSED PLANT ADDITION TO EXISTING APPROVED PLANT PALETTE

LANDSCAPE NOTES:

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

IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION CONTROLLERS WITH SOIL MOISTURE SENSORS / RAIN SENSORS SHALL BE UTILIZED
2. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY
3. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDRO ZONES OF THE LANDSCAPE DESIGN PLAN
4. DOMESTIC WATER WILL BE USED TO IRRIGATE THIS SITE SINCE RECLAIMED WATER IS UNAVAILABLE
5. BACKFLOW PREVENTION DEVICES AND OTHER ABOVE-GROUND IRRIGATION MECHANICS TO BE SCREENED



Pleasanton Site 1

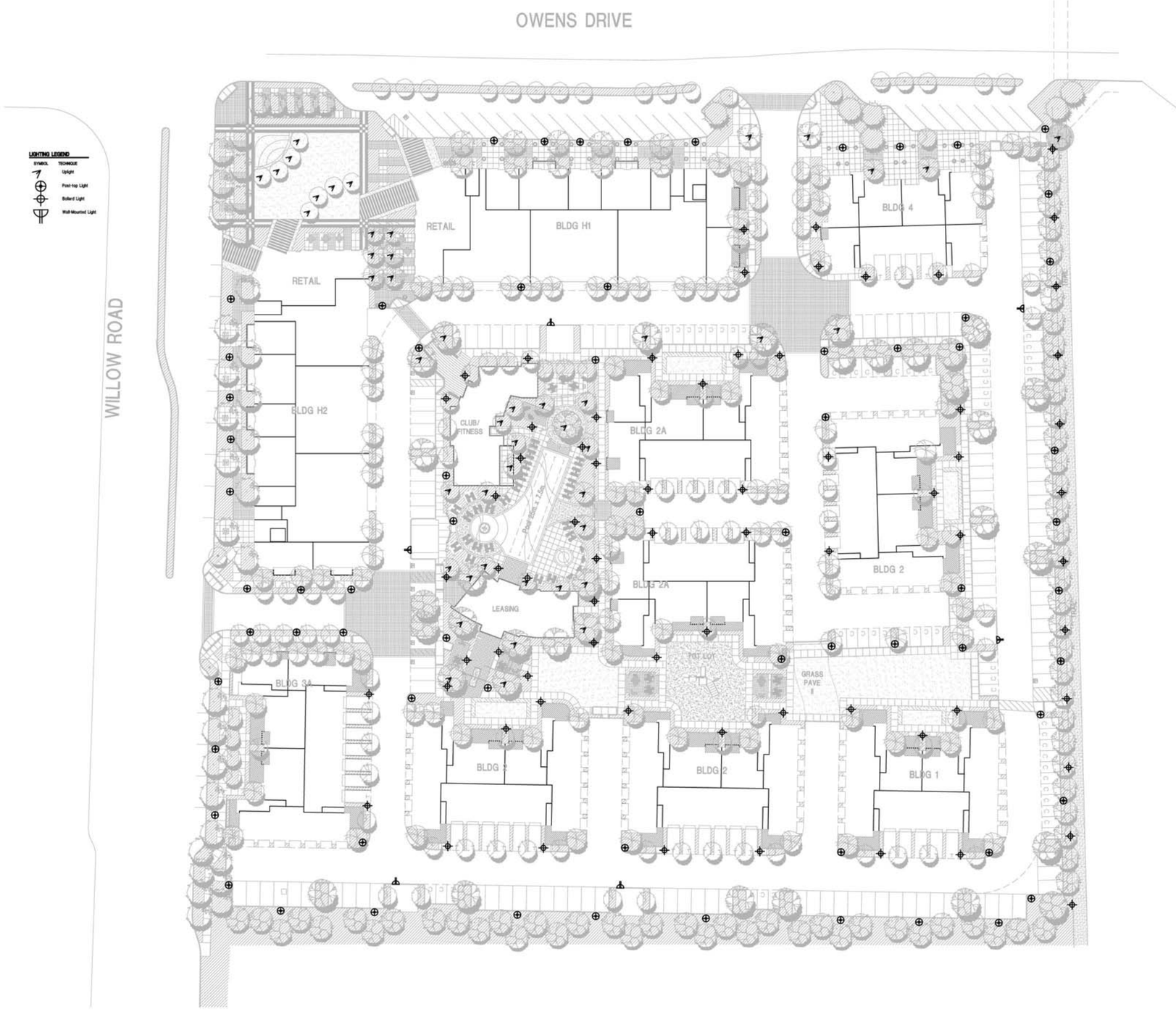
Pleasanton, CA

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NOVEMBER 30, 2011

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PLANTING PALETTE

L-5



Pleasanton Site 1

Pleasanton, CA

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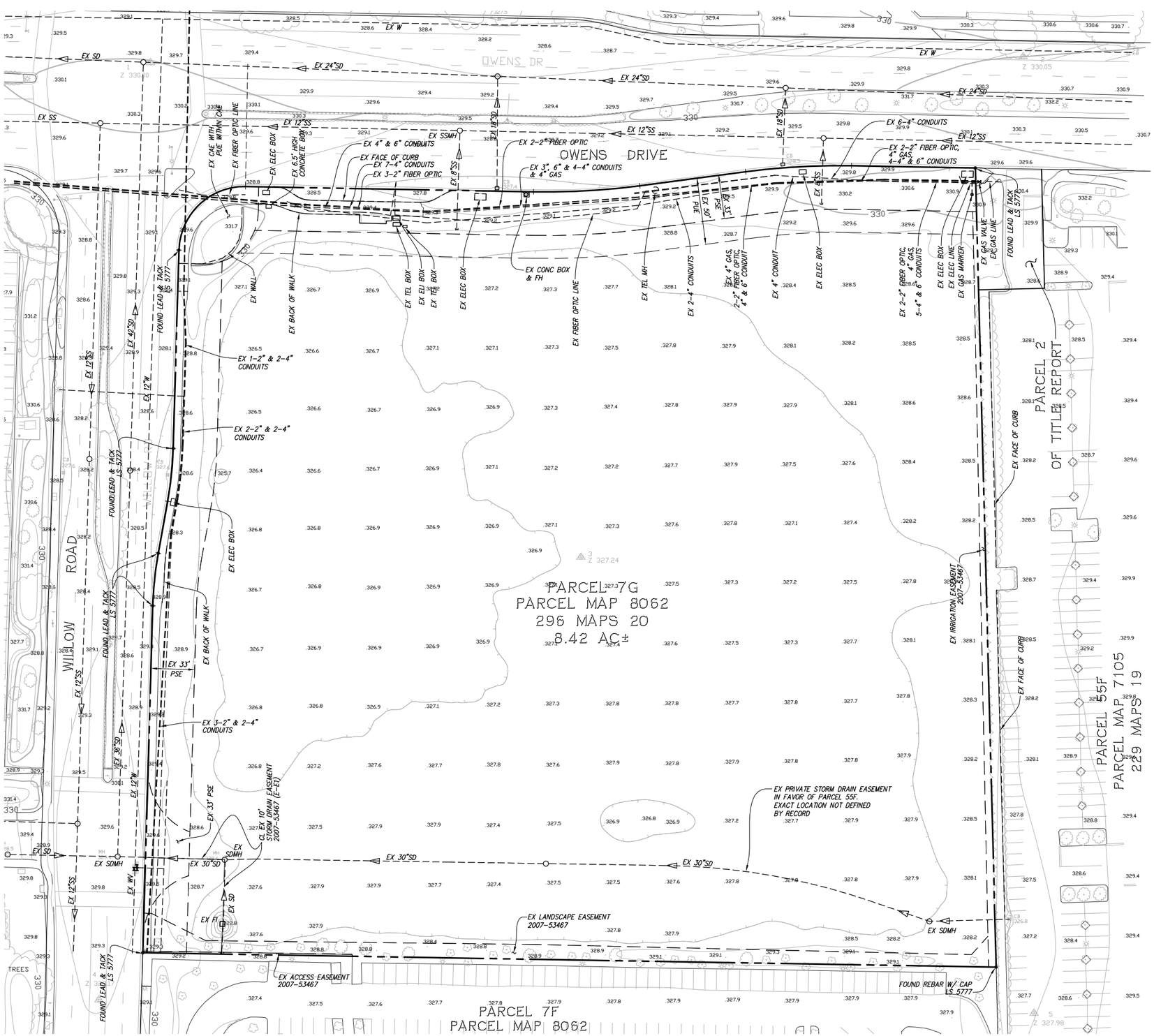
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0' 40' 80' 160' 240'

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LIGHTING PLAN

L-6



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 1

Pleasanton, CA

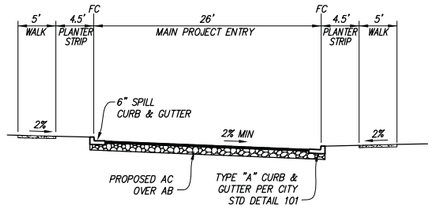
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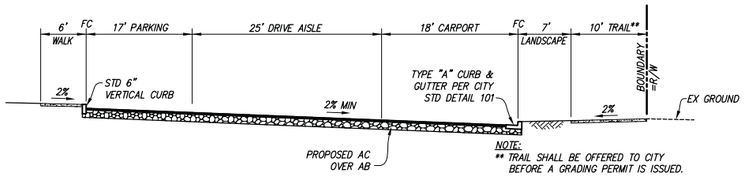
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EXISTING SITE CONDITIONS

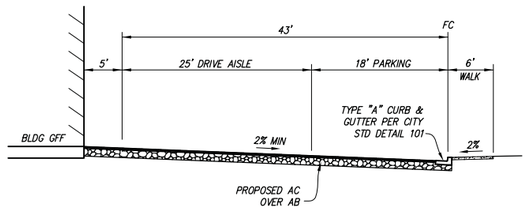
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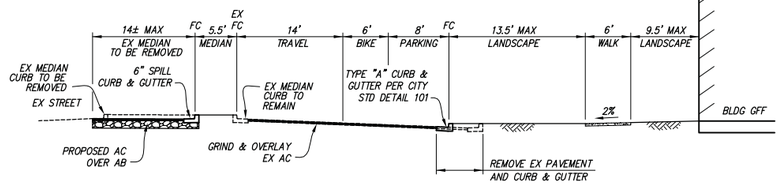
SECTION A-A
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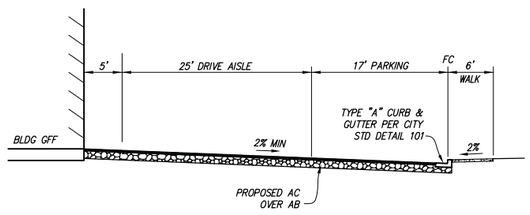
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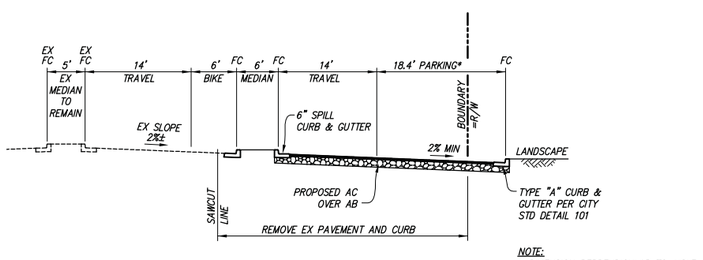
SECTION B-B
NOT TO SCALE



SECTION F-F (WILLOW ROAD)
NOT TO SCALE

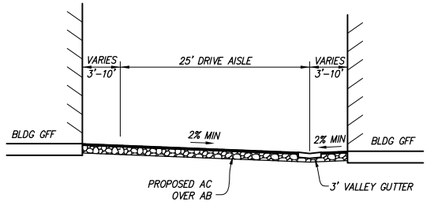


SECTION C-C
NOT TO SCALE

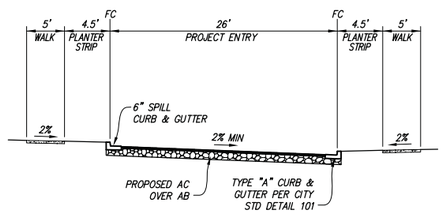


SECTION G-G (OWENS DRIVE)
NOT TO SCALE

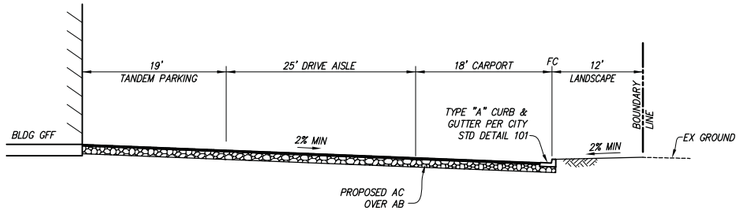
NOTE:
* DIMENSION PERPENDICULAR TO AISLE (45° ANGLE PARKING).



SECTION D-D
NOT TO SCALE



SECTION H-H
NOT TO SCALE



SECTION I-I
NOT TO SCALE

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Pleasanton Site 1

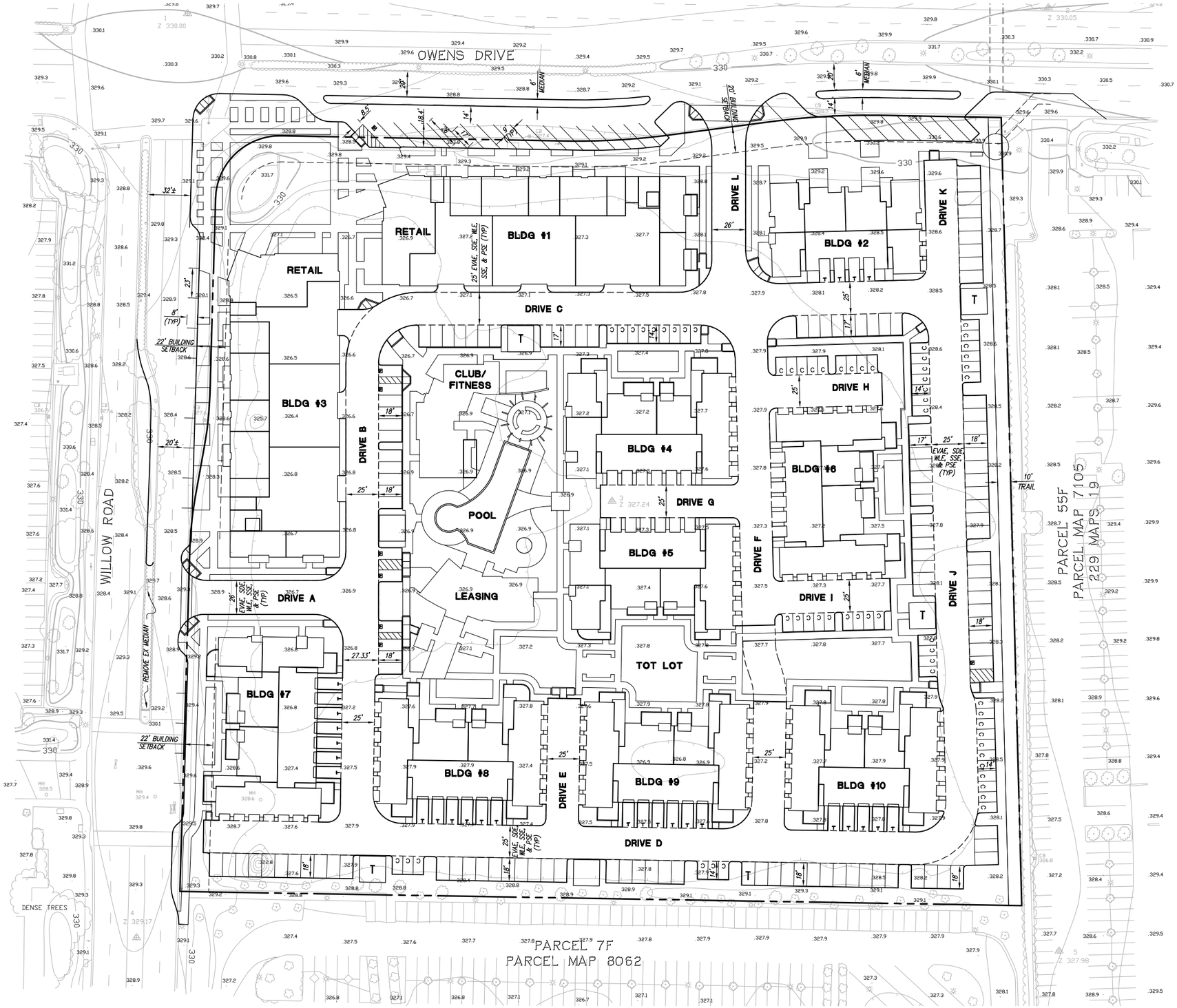
Pleasanton, CA

2010-072
November 30th, 2011

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SECTIONS AND DETAILS

C-1



NOTES:

1. ALL DRIVES ARE PRIVATE.
2. ALL PARKING UTILIZES 2' OF VEHICLE OVERHANG.
3. SEE SHEET C-0 FOR EXISTING SITE CONDITIONS.
4. SEE SHEET C-1 FOR SECTION DETAILS.

G:\A2B2010\101087\PUD\C2-S1-SITE PLAN.DWG 11/7/2011 5:07:58 PM ALAN WALLEN

Pleasanton Site 1

Pleasanton, CA

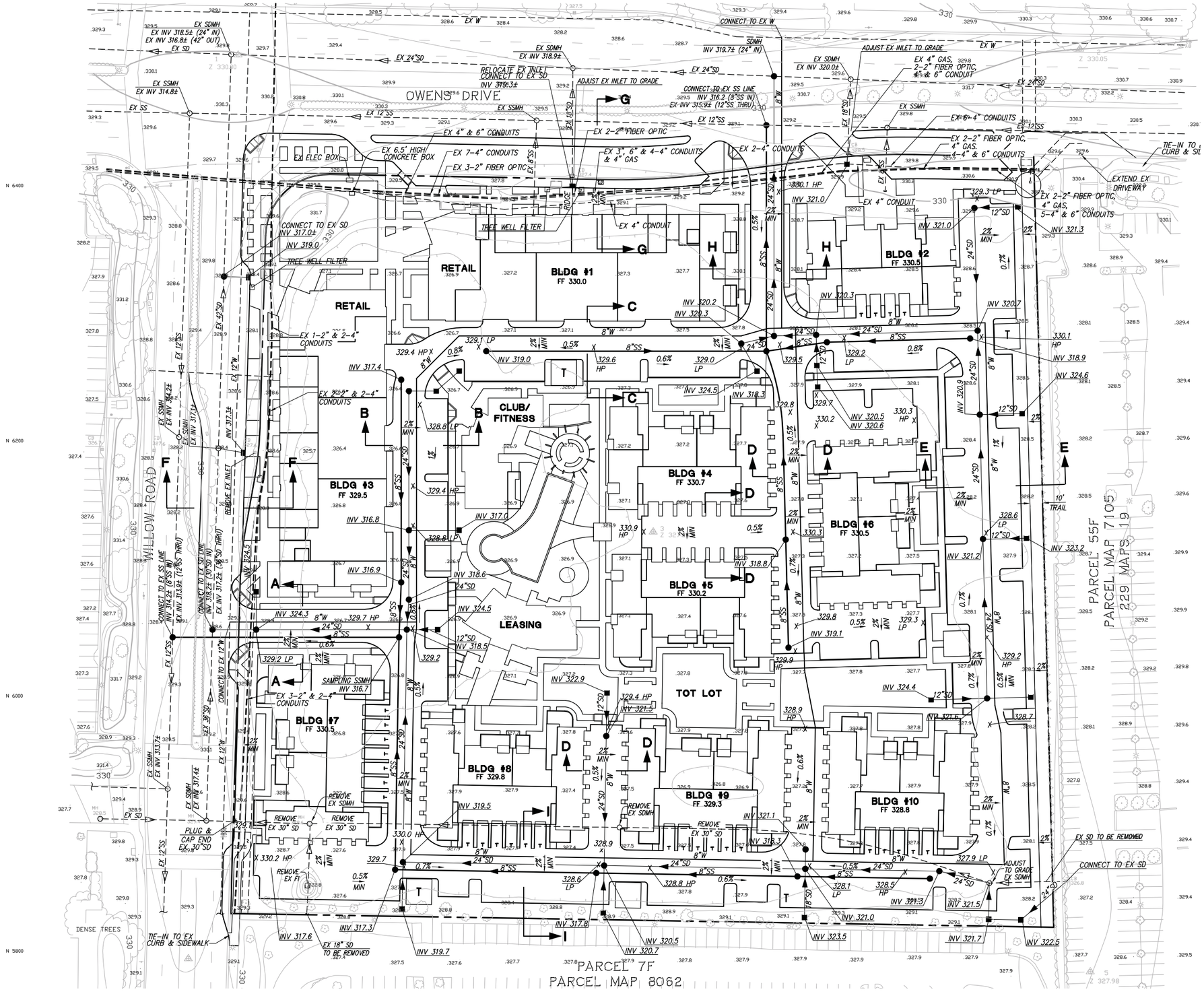
2010-072
November 30th, 2011

bre | TCA | URBAN ARENA | RJA

0 40 80 160 240

SITE DEVELOPMENT PLAN

C-2



NOTES:

1. EXISTING STORM DRAIN, WATER OR SANITARY SEWER LATERALS STUBBED TO THE PROPERTY ON OWENS DRIVE AND WILLOW ROAD SHALL BE ABANDONED PER CITY STANDARD REQUIREMENTS IF THESE LINES ARE NOT CONNECTED TO NEW UTILITIES.
2. EXISTING ON-SITE UTILITIES TO BE REMOVED AND REROUTED WHERE NECESSARY.
3. SD MIN SLOPE IS 0.3%.
4. SS MIN SLOPE IS 0.3%.
5. SEE SECTION DETAILS ON SHEET C-1.
6. ALL ON-SITE UTILITY LINES SHALL BE PRIVATE.
7. SEE SHEET T1 FOR LIVE/WORK DATA BREAKDOWN. "LIVE-WORK" UNITS WILL BE REQUIRED TO BE METERED SEPARATELY FROM OTHER RESIDENTIAL UNITS.
8. STORM RUNOFF FLOW FROM PRIVATE PROPERTIES (SHAKLEE & KAISER) WILL REQUIRE AN AGREEMENT WITH BRE DEVELOPMENT.

G:\A02010\1\0108\P\01\C3-S1-GRADING AND UTILITY.DWG 11/7/2011 6:00:47 PM ALAN MOLLEN

Pleasanton Site 1

Pleasanton, CA

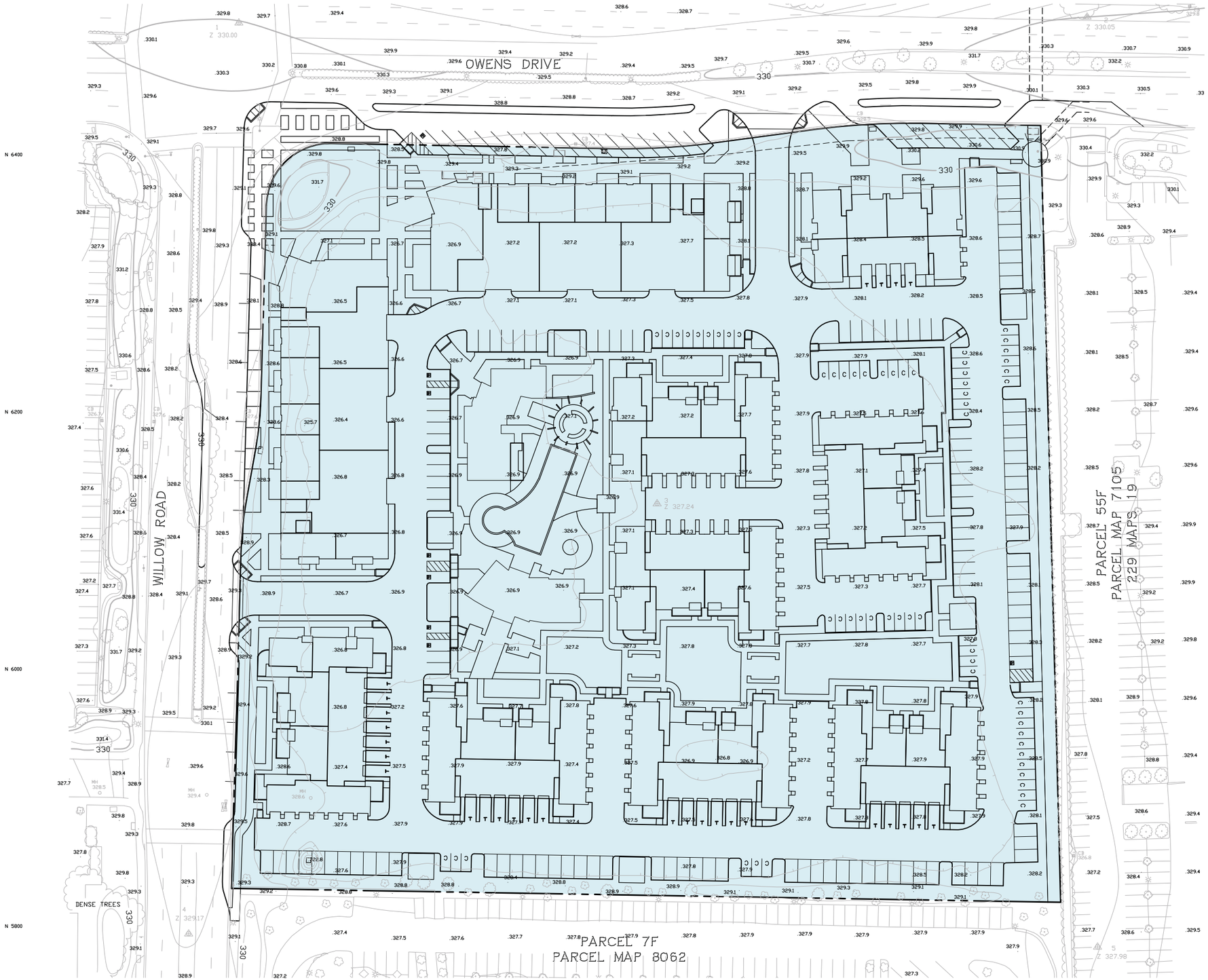
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November 30th, 2011

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0 40 80 160 240

GRADING AND UTILITY PLAN

C-3



LEGEND:

0 - 10%

N

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Pleasanton Site 1

Pleasanton, CA

2010-072
November 30th, 2011

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0 40 80 160 240

SLOPE MAP

C-4



STORM WATER TABLE

SURFACE	IMPERVIOUS AREA (SF)	BMP USED	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)
STREETS	113,800	BIORETENTION AREA	–	–
WALKS	66,350	BIORETENTION AREA	–	–
ROOFS	110,450	PLANTER/BIORETENTION AREA	–	–
TOTAL	290,600		11,624	14,000

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.
2. OFF-SITE IMPROVEMENTS WILL BE TREATED BY TREE WELL FILTERS.

LEGEND

- BIORETENTION TREATMENT
- SELF-TREATING
- BIORETENTION AREA

N

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Pleasanton Site 1

Pleasanton, CA

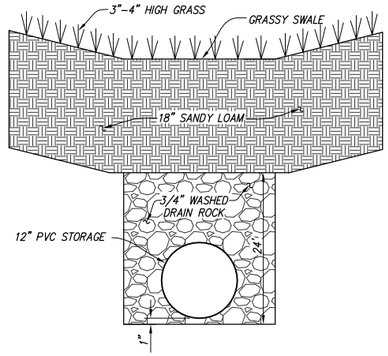
2010-072
November 30th, 2011

bre | TCA | URBAN ARENA | RJA

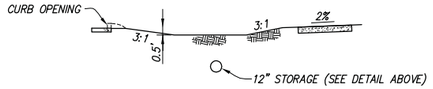
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STORMWATER MANAGEMENT PLAN

C-5

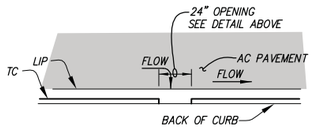


12" SUBDRAIN DETAIL AT GRASSY SWALE
NOT TO SCALE

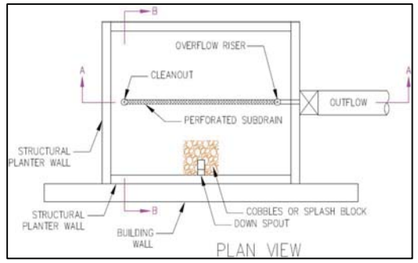


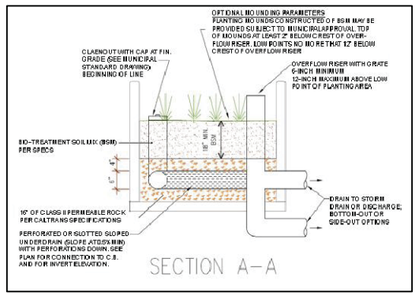
GRASSY SWALE
NOT TO SCALE

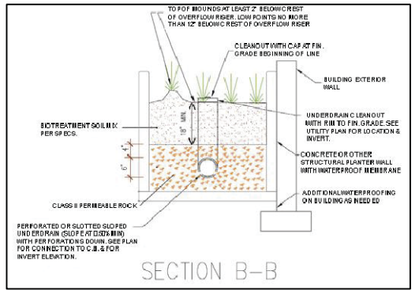
CURB OPENING SECTION
NOT TO SCALE



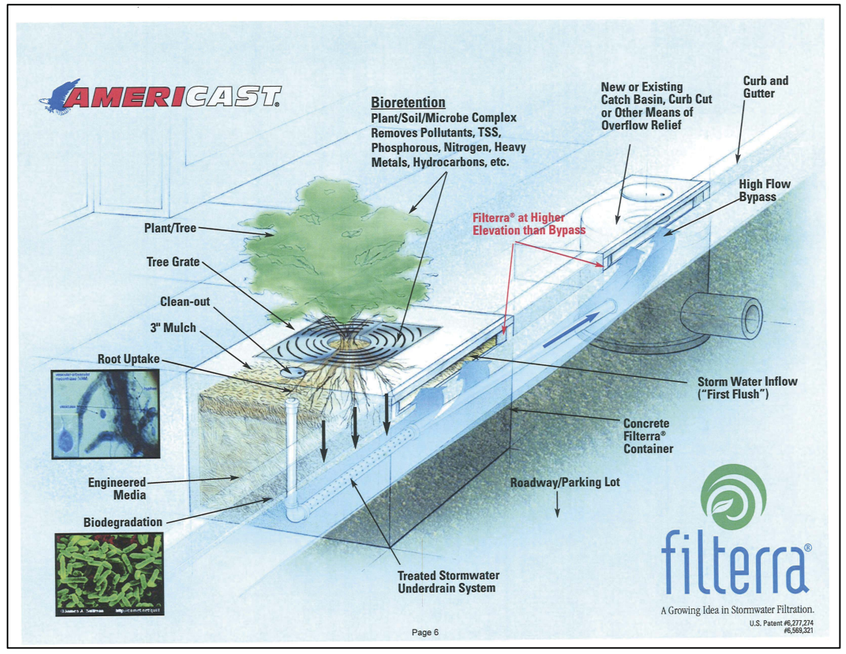
TYPICAL CURB CUTOUT AT GRASSY SWALE LOCATION
NOT TO SCALE







FLOW-THROUGH PLANTER DETAIL
NOT TO SCALE



TREE WELL FILTER DETAIL
NOT TO SCALE

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