SAFRENO SITE

BY

FIRST STREET / VINEYARD AVE, LLC

IN

PLEASANTON, CA

RECEIVED

January 20, 2021

P20-0542

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

VICINITY MAP



PERSPECTIVE

FROM THE CORNER OF FIRST STREET AND VINEYARD AVENUE



DRAWING LIST

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PROJECT DIRECTORY

CLIENT:
FIRST STREET / VINEYARD AVE, LLC
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PROJECT DESCRIPTION

THE SAFRENO SITE AT THE CORNER OF FIRST STREET AND VINEYARD AVENUE REPRESENTS AN UNIQUE OPPORTUNITY TO REMOVE AN AGING GAS STATION AND REPLACE IT WITH TOWNHOMES AS A DOWNTOWN ENCLAVE OF 11 2 STORY UNITS. THESE HOMES ARE ORIENTED TOWARD THE CORNER, CREATING AMPLE OPEN SPACE AREA FOR THE RESIDENTS AS WELL AS UPGRADING THE CORNER LANDSCAPE TO PROVIDE A GATEWAY FEATURE. TWO-CAR PRIVATE GARAGES ARE DISCRETELY TUCKED BEHIND THE HOMES ON PRIVATE LANES, ORIENTED AWAY FROM PUBLIC STREETS.

BY PROVIDING A VARIETY OF UNIT TYPES, THE CHANGE IN MASSING, DEPTH OF UNITS, AND VARIETY IN ROOF LINES CREATES MOVEMENT AND INTEREST, ADDING TO THE CURB APPEAL. LOW PITCHED ROOFS, DEEP OVERHANGS, AND MATERIAL CHOICES ARE USED TO EVOKE THE CRAFTSMAN STYLE ARCHITECTURE. EACH UNIT HAS A COVERED FRONT PORCH TO CREATE A WELCOMING GESTURE. ADDITIONALLY, SECOND FLOOR DECKS ARE SIZED TO BE FURNISHABLE AND PROVIDE PRIVATE OPEN SPACE FOR MOST UNITS. MATERIALS CHOSEN FOR THEIR USE IN CRAFTSMAN STYLE ARCHITECTURE ARE: TWO SIZES OF LAP SIDING, BOARD AND BATTEN, AND STONE ACCENTS. THESE MATERIALS WRAP THE BUILDING WHERE APPROPRIATE TO PROVIDE FOUR-SIDED ARCHITECTURE. ROOFING MATERIAL CHOSEN IS A HIGH DEFINITION COMPOSITION SHINGLE.

BUILDING MASSING IS DISTRIBUTED TO CONFORM TO THE DOWNTOWN SPECIFIC PLAN, WITH THE TALLEST UNITS SITUATED FARTHEST FROM THE STREET TO MAINTAIN A LOW PUBLIC PROFILE.

PRELIMINARY DEVELOPMENT STANDARDS

PER THE DOWNTOWN SPECIFIC PLAN, THE LAND USE IS CODED AS DOWNTOWN COMMERCIAL, HOWEVER, PER POLICY LD-P.15 THE PROPOSED DEVELOPMENT IS A RESIDENTIAL-ONLY PROJECT.

LOT SIZE:	0.72 ACRES
UNIT COUNT:	11
LOT DENSITY:	15.3 DU/ACRE
OCCUPANCY:	R3 RESIDENTIAL (FEE-SIMPLE)
BUILDING CODE:	CALIFORNIA RESIDENTIAL CODE (CRC)
CONSTRUCTION TYPE:	TYPE VB

PROPOSED BUILDING SETBACKS

STREET SETBACK:	8'
ADJOINING LOTS:	5'

REQUIRED MAXIMUM BUILDING HEIGHT: 30'
HEIGHT AS DEFINED IN ORDINANCE NO. 2194 OF PMC: "THE HEIGHT OF A STRUCTURE SHALL BE MEASURED VERTICALLY FROM THE AVERAGE ELEVATION OF THE NATURAL GRADE OR FINISHED GRADE, WHICHEVER IS LOWER, OF THE GROUND COVERED BY THE STRUCTURE TO THE HIGHEST POINT OF THE STRUCTURE INCLUDING PARAPET OR TO THE COPING OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD ROOF, OR TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGES FOR A HIP, GABLE, OR GABREL ROOF."

PROPOSED BUILDING HEIGHTS

BUILDING 1:	28'-7"
BUILDING 2:	28'-7"

ALL UNITS ARE WITHIN 15' HEIGHT OF ADJACENT PROPERTY BUILDINGS.

VEHICULAR CIRCULATION TO BE PROVIDED BY RIGHT TURN IN AND RIGHT TURN OUT ONLY.

PROPOSED DEVELOPMENT TO BE ALL ELECTRIC (NO GAS).

REQUIRED PARKING: THE PLEASANTON MUNICIPAL CODE CHAPTER 18.88 REQUIRES TOWNHOMES PROVIDE TWO PARKING SPACES PER UNIT (WITH AT LEAST ONE COVERED SPACE PER UNIT IN A GARAGE OR COURT.)

PROVIDED PARKING: 2 COVERED SPACES PER UNIT.

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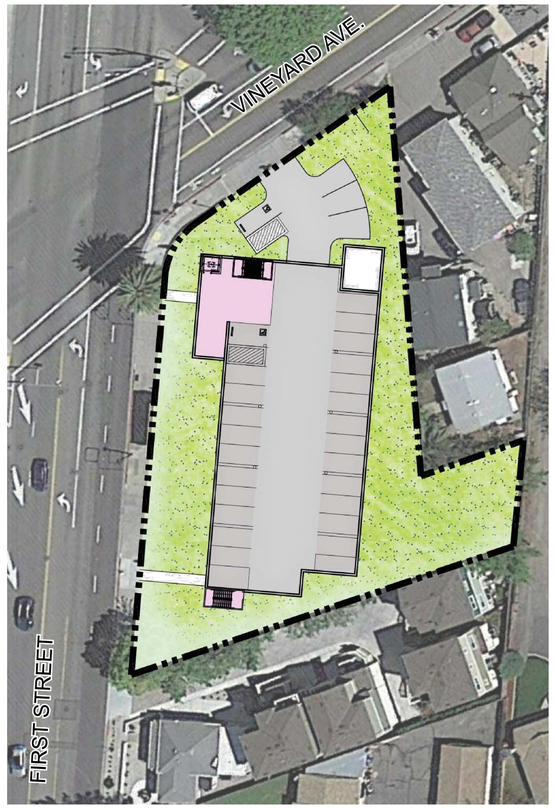
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COVER SHEET

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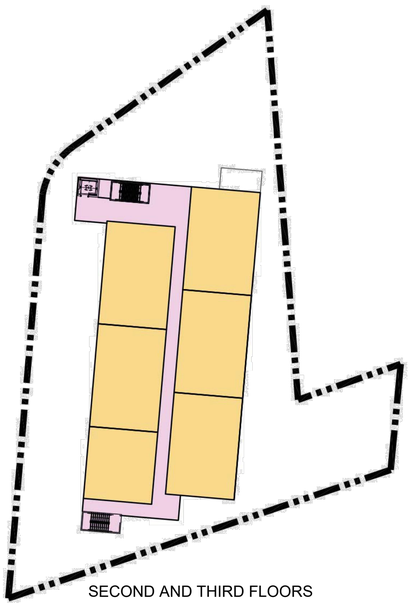
T1.1



STACKED CONDOS

DEVELOPMENT SUMMARY:
+/- 0.64 ACRES
12 CONDO OR RENTAL UNITS
18.8 DU/AC
3-STORY WOOD PODIUM

PARKING PROVIDED:
2 COVERED SPACES PER UNIT
4 SPACES FOR GUEST





ALLEY TOWNHOMES

DEVELOPMENT SUMMARY:
+/- 0.64 ACRES
12 STANDARD TOWNHOMES
18.8 DU/AC
2 3-STORY TOWNHOMES

PARKING PROVIDED:
2 COVERED SPACES PER UNIT
2 SPACES FOR GUEST



2- AND 3-STORY TOWNHOMES

DEVELOPMENT SUMMARY:
+/- 0.72 ACRES
11 STANDARD TOWNHOMES
15.3 DU/AC
1 2-STORY TOWNHOME
1 2 and 3-STORY TOWNHOME

PARKING PROVIDED:
2 COVERED SPACES PER UNIT

NOTE:
SITE PLANS SHOWN HERE FOR COMPARISON ARE NOT CURRENT. SEE LANDSCAPE SHEET L1.0 AND CIVIL SHEETS C1.0 AND C2.0 FOR PROPOSED SITE PLAN.

PAST SITE PLAN ITERATIONS

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T2.1



CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	PLANT QTY.	PLANT SIZE	WATER REQ.'S
TREES				
	ACER R. 'ARMSTRONG' / COLUMNAR RED MAPLE	5	24" BOX	MODERATE
	MALUS 'SPRING SNOW' / CRAB APPLE AND/OR CERCIS OCCIDENTALIS / WESTERN REDBUD	12	24" BOX	LOW
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	2	24" BOX	MODERATE
	LAURUS N. 'SARATOGA' / SWEETBAY AND/OR MAYTENUS BOARIA / MAYTENUS TREE	10	24" BOX	LOW
	EXISTING TREE TO REMAIN	5	EXISTING	LOW

SYMBOL	BOTANICAL NAME / COMMON NAME	PLANT QTY.	PLANT SIZE	WATER REQ.'S
SHRUBS				
	ACHILLEA MILLEFOLIUM / COMMON YARROW	51	1 GAL	LOW
	ARCTOSTAPHYLOS E. 'LITTLE SUR' / LITTLE SUR MANZANITA	36	1 GAL	LOW
	ARTEMISIA 'POWIS CASTLE' / POWIS CASTLE SAGEBRUSH	33	1 GAL	LOW
	BUXUS M. JAPONICA 'GREEN BEAUTY' / JAPANESE BOXWOOD	35	5 GAL	MODERATE
	CISTUS X 'SUNSET' / ROCKROSE	39	1 GAL	LOW
	ESCALLONIA 'COMPAKTA' / ESCALLONIA	25	5 GAL	LOW
	GREVILLEA 'NOELII' / NOEL GREVILLEA	16	5 GAL	LOW
	HEMEROCALLIS HYBRID 'STELLA DE ORO' / DAYLILLY	50	1 GAL	MODERATE
	HEUCHERA SANGUINEA / CORAL BELLS	94	1 GAL	MODERATE
	KNIPHOFIA UVARIA / RED-HOT POKER	50	1 GAL	LOW
	LAVANDULA A. 'MUNSTEAD' /ENGLISH LAVENDER	41	5 GAL	LOW
	MYRSINE AFRICANA / AFRICAN BOXWOOD	39	5 GAL	MODERATE
	MYRTUS C. 'COMPACTA' - DWARF MYRTLE	40	5 GAL	LOW
	NANDINA DOMESTICA - HEAVENLY BAMBOO	25	5 GAL	LOW
	PHORMIUM 'BRONZE BABY' / NEW ZEALAND FLAX	16	5 GAL	LOW
	PHORMIUM 'TOM THUMB' / DWARF NEW ZEALAND FLAX	13	5 GAL	LOW
	RHAMNUS C. 'EVE CASE' / COFFEEBERRY	3	5 GAL	LOW
	RHAPHIOLEPIS I. 'BALLERINA' / INDIAN HAWTHORNE	25	1 GAL	LOW
	ROSMARINUS O. 'HUNTINGTON CARPET' / DWARF ROSEMARY	26	1 GAL	LOW
	SALVIA GREGGII / AUTUMN SAGE	41	5 GAL	LOW
	TEUCRIUM CHAMAEDRYS / GERMANDER	83	1 GAL	LOW
GROUND COVERS				
	NO-MOW GRASS FROM SOD	1,695	SOD	MODERATE
	ANNUAL COLOR - 12" ON CENTER	64 SF	FLATS	HIGH

NOTES

1. PLANT PALETTE IS INTENDED AS A REPRESENTATIVE GUIDE OF THE PLANT MATERIAL TO BE USED, ACTUAL PLANT MATERIAL USED IN THE CONSTRUCTION DOCUMENTS MAY VARY.
2. WATER USE REQUIREMENTS FOR PLANTS (PLANT FACTORS) ARE BASED ON RECOMMENDATIONS FROM THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS IV 2014) PUBLISHED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, JANUARY 2014.
3. CONSTRUCTION DOCUMENTS WILL BE PREPARED IN COMPLIANCE WITH THE CITY OF PLEASANTON LANDSCAPE REQUIREMENTS AND THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS.
4. ALL GRASS AND ANNUALS WILL BE IRRIGATED BY EITHER HIGH EFFICIENCY OVERHEAD IRRIGATION OR SUBSURFACE DRIP IRRIGATION AS APPROPRIATE.
5. ALL TREES, SHRUBS AND GROUNDCOVER WILL BE IRRIGATED BY EITHER BUBBLERS OR DRIP IRRIGATION AS APPROPRIATE.

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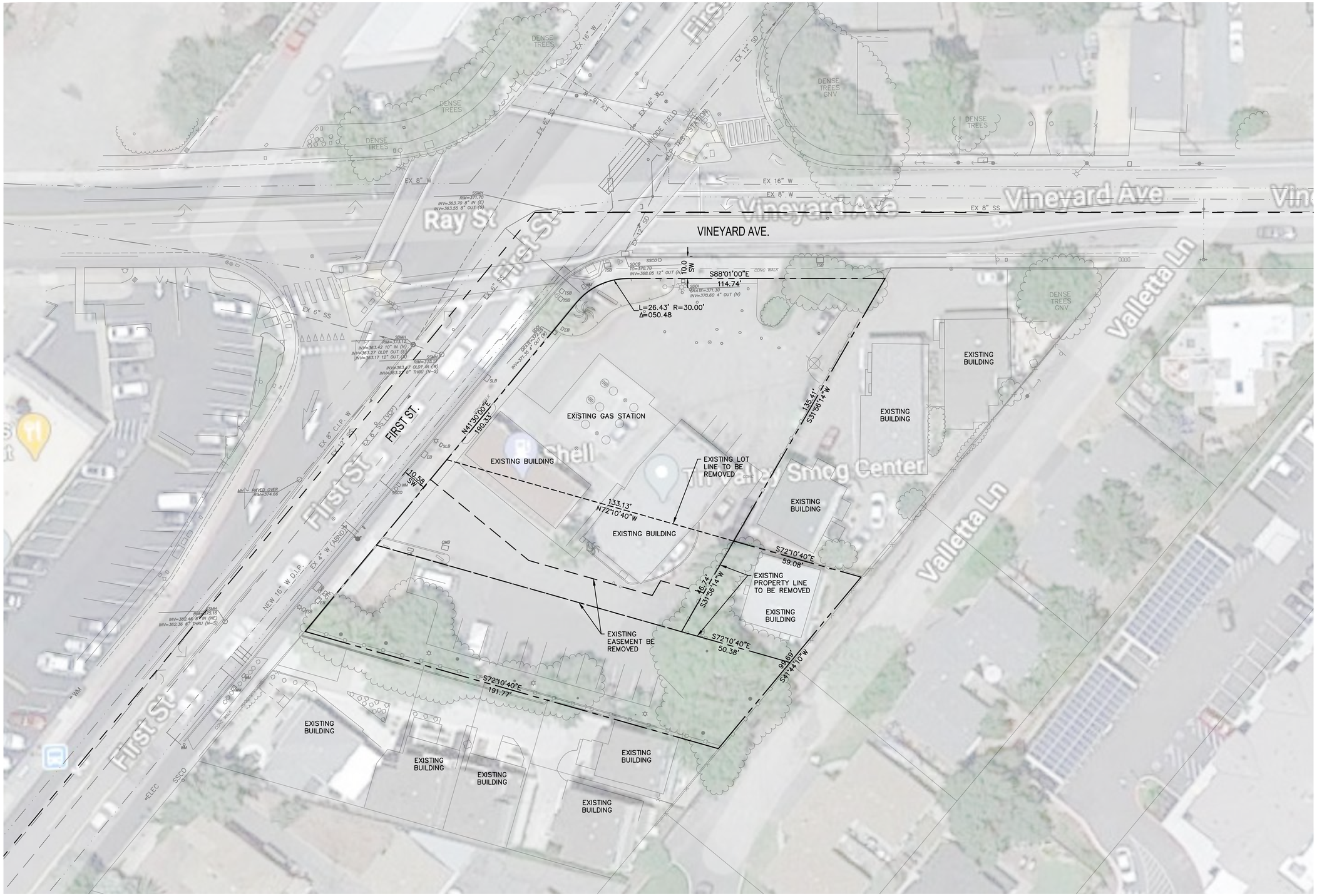
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CONCEPTUAL LANDSCAPE PLAN

DATE JANUARY 2021
JOB NO. 154

L1.0



LEGEND:

- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- LOT LINE
- SD — STORM DRAIN LINE (SD)
- SS — SANITARY SEWER LINE (SS)
- W — DOMESTIC WATER LINE (W)
- ELEC — ELECTRICAL LINE

ABBREVIATIONS:

AD	AREA DRAIN
ASPH	ASPHALT
CB	CATCH BASIN
COMM	COMMUNICATION
CONC	CONCRETE
DI	DRAIN INLET
ELEC	ELECTRICAL
ESMT	EASEMENT
INV	INVERT
JT	JOINT TRENCH
LP	LOW POINT
MH	MANHOLE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SQ FT	SQUARE FEET
TC	TOP OF CURB
TYP	TYPICAL
W	WATER

N

20 0 20 40

1"=20'

EXISTING CONDITIONS PLAN

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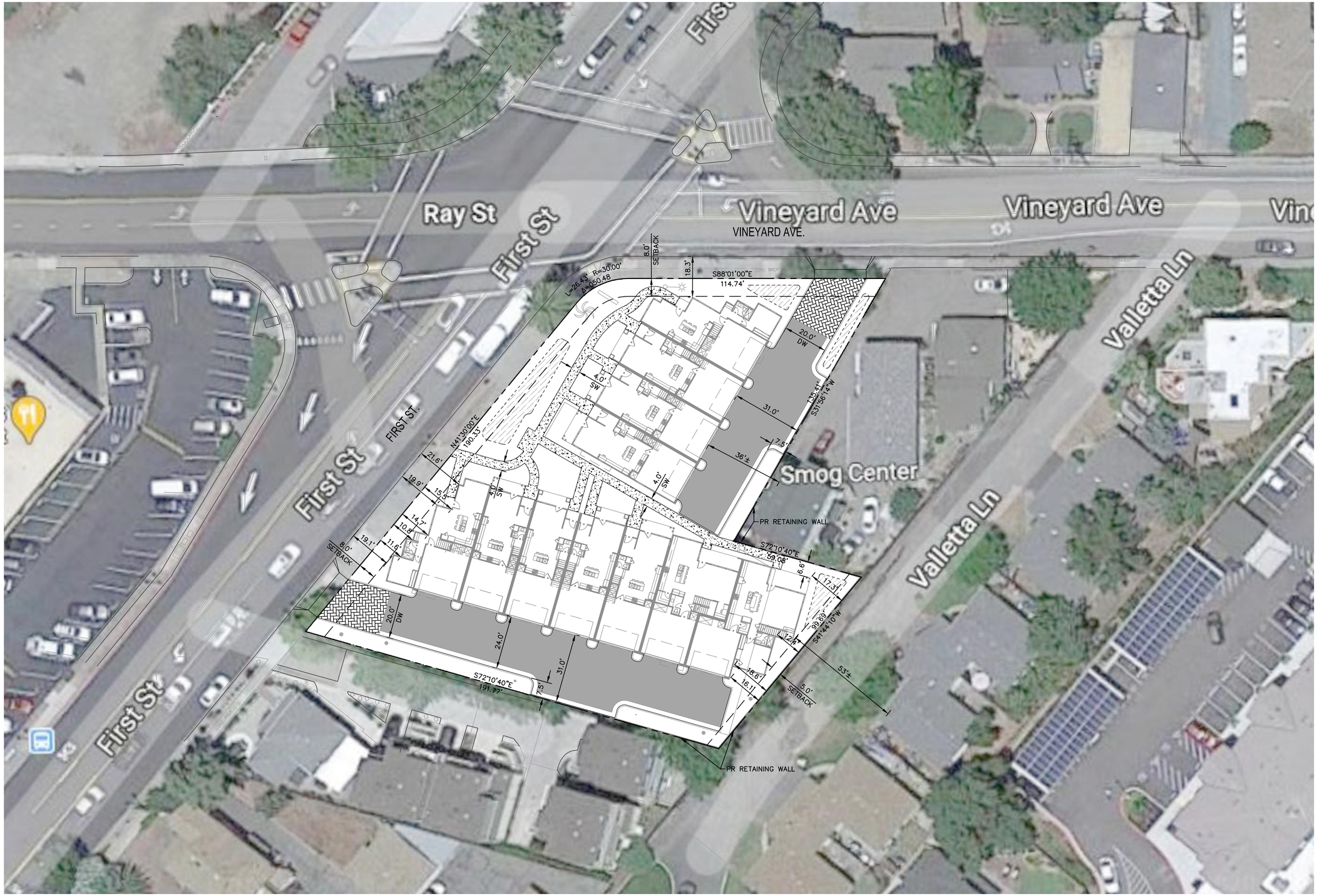
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C1.0



LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BIORETENTION AREA
- AC PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE PAVER

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ESMT	EASEMENT
EX	EXISTING
EVA	EMERGENCY VEHICLE ACCESS
LF	LINEAR FEET
PR	PROPOSED
R	RADIUS
R/W	RIGHT-OF-WAY
SW	SIDEWALK
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
T.I.	TRAFFIC INDEX
TYP	TYPICAL

20 0 20 40

1"=20'

PRELIMINARY SITE PLAN

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C2.0



ELEVATION FROM VINEYARD AVENUE



ELEVATION FROM FIRST STREET

STREET ELEVATIONS

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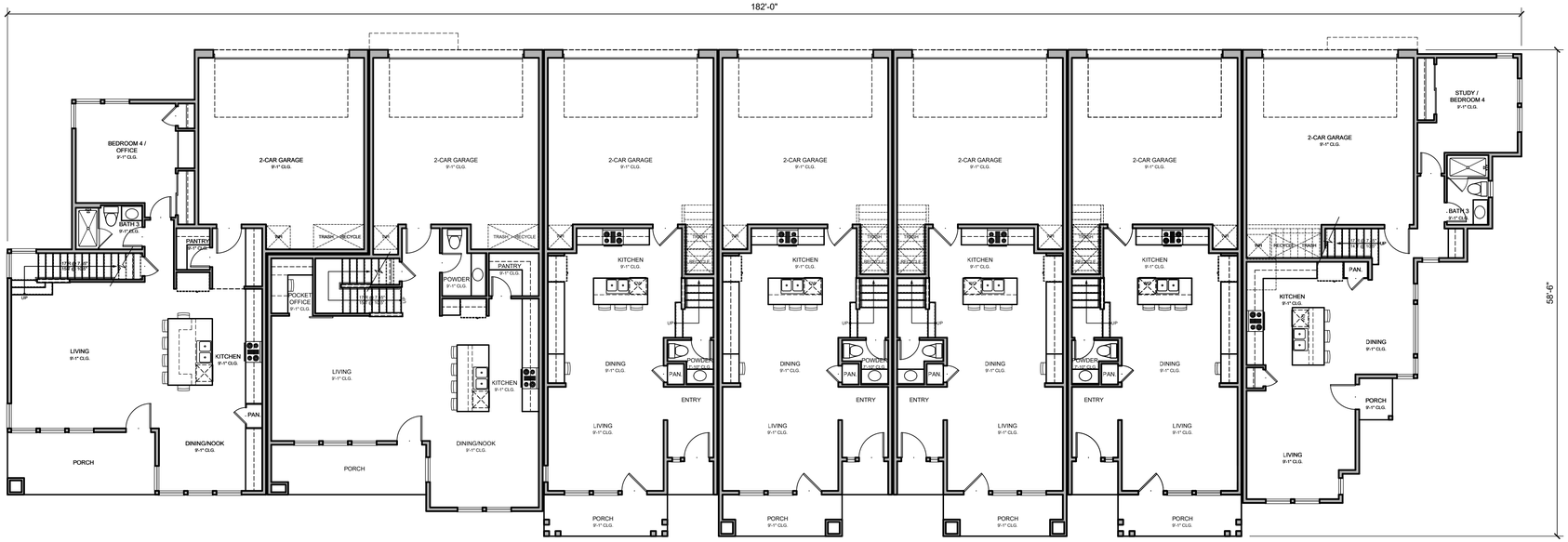
A0.1



UNIT D - 2nd FLOOR | UNIT C - 2nd FLOOR | UNIT A - 2nd FLOOR | UNIT A - 2nd FLOOR | UNIT A (R) - 2nd FLOOR | UNIT A (R) - 2nd FLOOR | UNIT B - 2nd FLOOR

BUILDING 1 - 2ND FLOOR PLAN

0 8 16 32



UNIT D - 1st FLOOR | UNIT C - 1st FLOOR | UNIT A - 1st FLOOR | UNIT A - 1st FLOOR | UNIT A (R) - 1st FLOOR | UNIT A (R) - 1st FLOOR | UNIT B - 1st FLOOR

BUILDING 1 - 1ST FLOOR PLAN

0 8 16 32

UNIT A GROSS SQUARE FOOTAGE	
First Floor	620 sq. ft.
Second Floor	925 sq. ft.
Total Conditioned Space:	1,545 sq. ft.
Garage	462 sq. ft.
Porch	98 sq. ft.
Deck	154 sq. ft.
3 BR, 2 1/2 BA	

UNIT B GROSS SQUARE FOOTAGE	
First Floor	818 sq. ft.
Second Floor	998 sq. ft.
Total Conditioned Space:	1,816 sq. ft.
Garage	462 sq. ft.
Porch	20 sq. ft.
3 BR (OPT. 4 BR), 3 BA	

UNIT C GROSS SQUARE FOOTAGE	
First Floor	906 sq. ft.
Second Floor	1,335 sq. ft.
Total Conditioned Space:	2,241 sq. ft.
Garage	468 sq. ft.
Porch	115 sq. ft.
Deck	115 sq. ft.
3 BR, 2 1/2 BA	

UNIT D GROSS SQUARE FOOTAGE	
First Floor	1,082 sq. ft.
Second Floor	1,323 sq. ft.
Total Conditioned Space:	2,405 sq. ft.
Garage	465 sq. ft.
Porch	133 sq. ft.
Deck	133 sq. ft.
4 BR, 3 BA	

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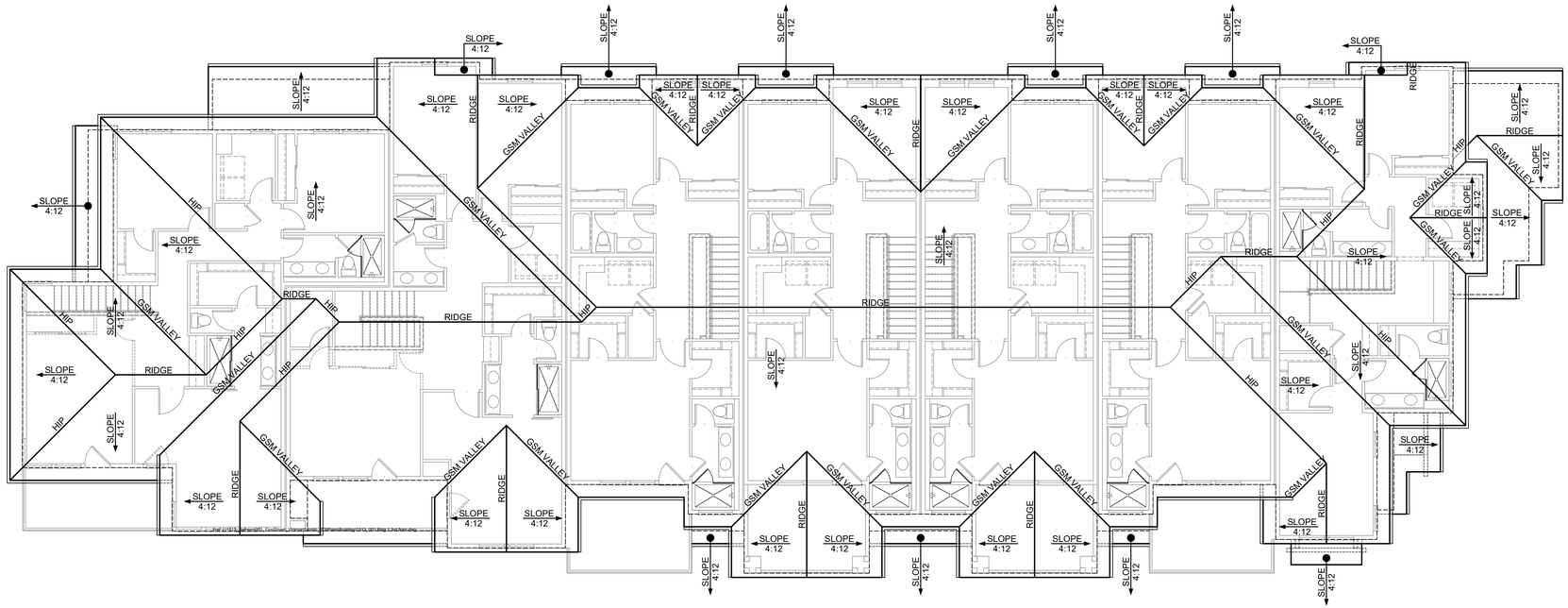
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BUILDING 1
FLOOR PLANS

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A1.1.1



UNIT D - 2nd FLOOR | UNIT C - 2nd FLOOR | UNIT A - 2nd FLOOR | UNIT A - 2nd FLOOR | UNIT A (R) - 2nd FLOOR | UNIT A (R) - 2nd FLOOR | UNIT B - 2nd FLOOR

BUILDING 1 - ROOF PLAN

0 8 16 32

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BUILDING 1
ROOF PLAN

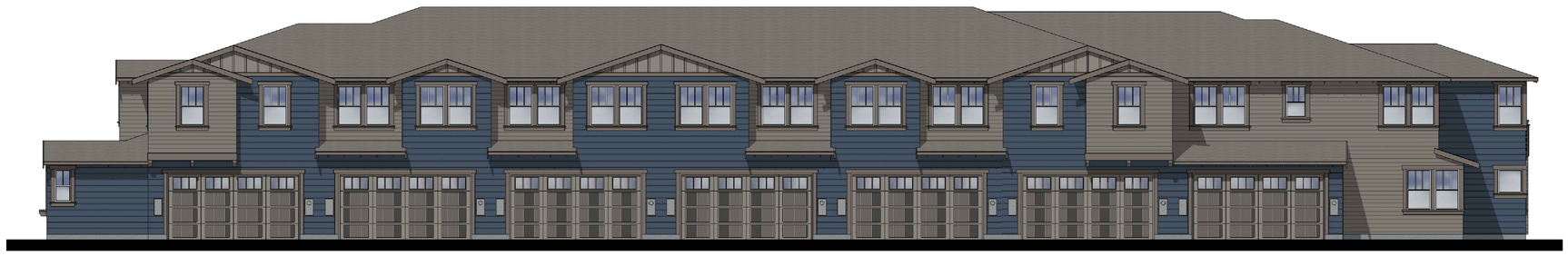
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A1.1.2



BUILDING 1 - RIGHT ELEVATION

0 8 16 32



BUILDING 1 - REAR ELEVATION

0 8 16 32



BUILDING 1 - LEFT ELEVATION

0 8 16 32



BUILDING 1 - FRONT ELEVATION

0 8 16 32

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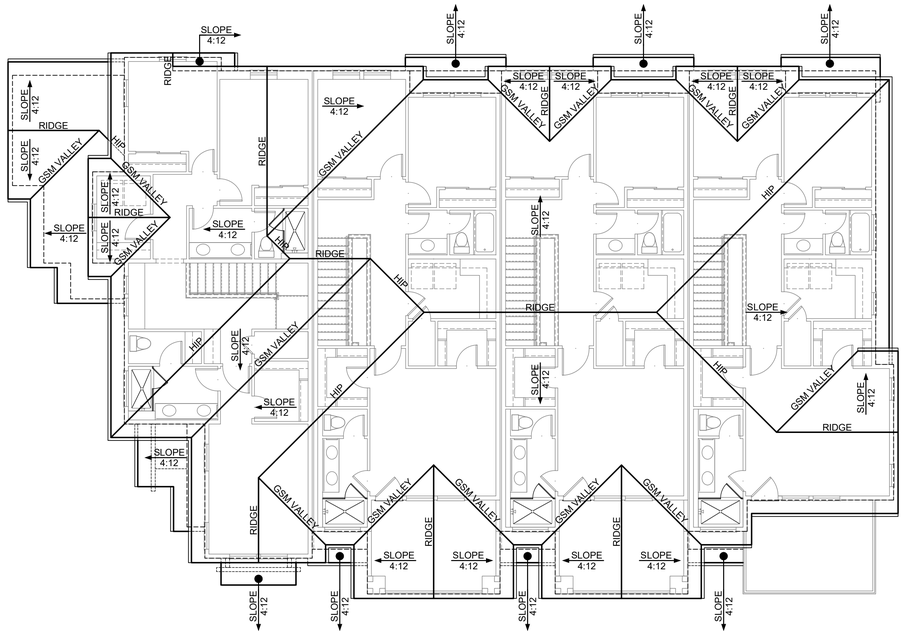
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BUILDING 1
ELEVATIONS

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A1.2.1



UNIT B (R) - 2nd FLOOR | UNIT A (R) - 2nd FLOOR | UNIT A (R) - 2nd FLOOR | UNIT AX (R) - 2nd FLOOR

BUILDING 2 - ROOF PLAN

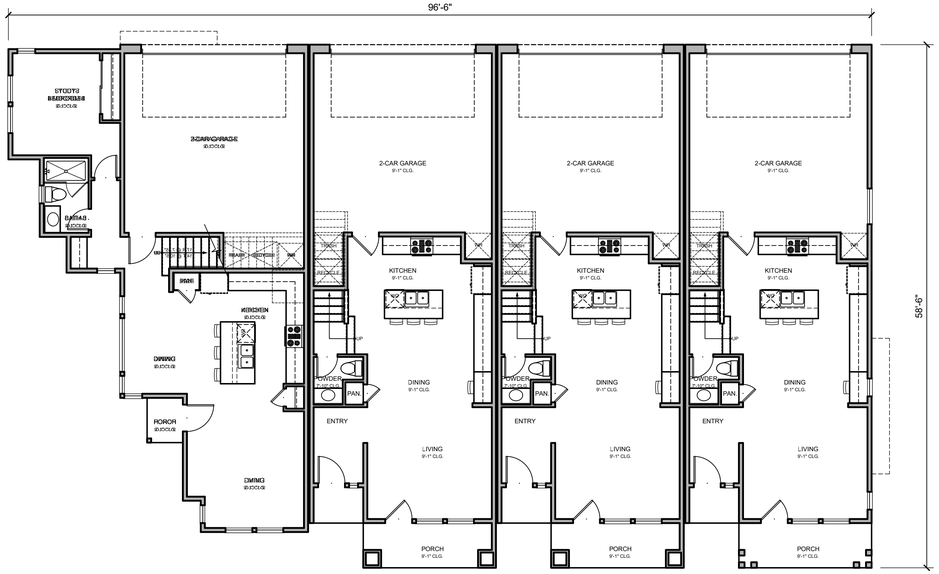
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UNIT B (R) - 2nd FLOOR | UNIT A (R) - 2nd FLOOR | UNIT A (R) - 2nd FLOOR | UNIT AX (R) - 2nd FLOOR

BUILDING 2 - 2ND FLOOR PLAN

0 8 16 32



UNIT B (R) - 1st FLOOR | UNIT A (R) - 1st FLOOR | UNIT A (R) - 1st FLOOR | UNIT AX (R) - 1st FLOOR

BUILDING 2 - 1ST FLOOR PLAN

0 8 16 32

UNIT A GROSS SQUARE FOOTAGE	
First Floor	620 sq. ft.
Second Floor	925 sq. ft.
Total Conditioned Space:	1,545 sq. ft.
Garage	462 sq. ft.
Porch	98 sq. ft.
Deck	154 sq. ft.
3 BR, 2 1/2 BA	

UNIT AX GROSS SQUARE FOOTAGE	
First Floor	620 sq. ft.
Second Floor	955 sq. ft.
Total Conditioned Space:	1,575 sq. ft.
Garage	462 sq. ft.
Porch	98 sq. ft.
Deck	154 sq. ft.
3 BR, 2 1/2 BA	

UNIT B GROSS SQUARE FOOTAGE	
First Floor	818 sq. ft.
Second Floor	998 sq. ft.
Total Conditioned Space:	1,816 sq. ft.
Garage	462 sq. ft.
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3 BR (OPT. 4 BR), 3 BA	

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BUILDING 2 FLOOR PLANS

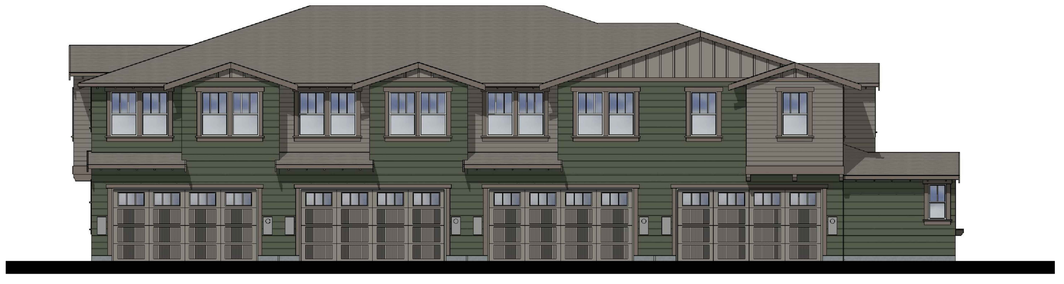
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A2.1.1



BUILDING 2 - RIGHT ELEVATION

0 8 16 32



BUILDING 2 - REAR ELEVATION

0 8 16 32



BUILDING 2 - LEFT ELEVATION

0 8 16 32



BUILDING 2 - FRONT ELEVATION

0 8 16 32

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BUILDING 2
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