

**RESOLUTION NO. 16-\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING A DESIGN REVIEW APPLICATION TO CONSTRUCT AN APPROXIMATELY 1,822-SQUARE-FOOT, TWO-STORY COMMERCIAL/OFFICE BUILDING WITH FIVE ATTACHED THREE-STORY MULTI-FAMILY RESIDENTIAL UNITS AT 273 SPRING STREET, AS FILED UNDER CASE NO. P16-0588.**

**WHEREAS**, H. James Knuppe has applied for Design Review approval to construct an approximately 1,822-square-foot, two-story commercial/office building with five attached three-story multi-family residential units (the "Project") on an approximately 0.39-acre parcel located at 273 Spring Street (the "Property"); and

**WHEREAS**, zoning for the property is C-C (Central Commercial) District; and

**WHEREAS**, a duly noticed hearing concerning the Design Review approval was held by the City Council on March 15, 2016; and

**WHEREAS**, this project is exempt from CEQA because it has been determined with certainty that the project would not have the potential for causing a significant effect on the environment pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), Review for Exemption; and

**WHEREAS**, the City Council determined that the proposed project is consistent with the appearance of the existing buildings in the area.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE, AND ORDER THE FOLLOWING:**

**SECTION 1.** Approves Case P16-0588, the application of H. James Knuppe for Design Review approval to construct an approximately 1,822-square-foot, two-story commercial/office building with five attached three-story multi-family residential units on an approximately 0.39-acre parcel located at 273 Spring Street, subject to the conditions shown in Exhibit A, and the project plans shown in Exhibit B, attached hereto and made part of this case by reference.

**SECTION 2.** This resolution shall become effective immediately adoption.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Pleasanton at a regular meeting held on March 15, 2016.

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 10<sup>th</sup> day of March 2016, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

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Karen Diaz, City Clerk

APPROVED AS TO FORM:

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Julie Harryman, Interim City Attorney

**EXHIBIT A  
DRAFT CONDITIONS OF APPROVAL**

**P16-0588, H. James Knuppe  
273 Spring Street  
March 15, 2015**

**PROJECT SPECIFIC CONDITIONS OF APPROVAL**

**Planning Division**

1. The Design Review shall conform substantially to the project plans and color palette, Exhibit B, dated "Received February 24, 2016," on file with the Planning Division, except as modified by the following conditions of approval. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
2. The Design Review shall lapse one year from the effective date of approval unless a building permit is obtained and construction diligently pursued or the City has approved a time extension.
3. The garages and driveways shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garage for units with two-car garages, and one car within the garage and one car in the non-tandem driveway space for each unit with one-car garages. Each resident shall utilize the garages and driveways for the parking of vehicles. In addition, boats, trailers, campers, motor homes, and other recreational vehicles shall not be parked or stored on-site. The property owner or manager shall be responsible for enforcing these restrictions, which shall be stated clearly in all leases.
4. Prior to issuance of a building permit, the City Council shall approve an in-lieu parking agreement for 1 parking space in accordance with Municipal Code provisions to provide the Code-required parking spaces for this project. The applicant shall pay the applicable in-lieu parking fees at a rate determined by the City Council prior to issuance of a building permit for the project.
5. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc. Said plan shall be designed to minimize the loss of public parking spaces and, if any need to be lost, to minimize the length of the time they are used for construction-related activities.

6. The final landscape and irrigation plan shall be submitted to and approved by the Director of Community Development as part of the building permit plan set prior to issuance of a building permit. Plant species shall be drought tolerant in nature with an irrigation system that maximizes water conservation (e.g., drip system). The landscaping and irrigation indicated on the approved plans shall be installed before each house final, and reviewed and approved by the Planning Division.
7. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
  - a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); and applicant signature/date with the statement that "I agree to comply with the requirements of the prescriptive compliance option of the Water Efficient Landscape Ordinance."
  - b. Landscape Plan documenting: incorporation of compost at a rate of at least 4 cubic yards/1,000 square feet; compliance with the plant material criteria; compliance with the turf criteria; compliance with the irrigation system criteria; and installation of private sub-meters if the project is non-residential with a landscape area of 1,000 square feet or greater.
8. Prior to issuance of a building permit, the applicant shall submit revised exterior lighting fixtures for Planning Division review and approval. The revised fixtures shall be architecturally compatible with the Mission Revival architectural style of the project to the satisfaction of the Director of Community Development. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan including photometrics and drawings and/or manufacturer's specification sheets showing the size and types of light fixtures. The lighting plan shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.
9. The leases of all residential units shall indicate the following:
  - a. That the property is in an area subject to noise, activity, and traffic impacts associated with a Downtown location.
  - b. The adjacency of the Union Pacific Railroad and possible noise, including noise from train whistles and horns, and vibration impacts from said railroad.
  - c. That boats, trailers, campers, motor homes, and other recreational vehicles are prohibited from being parked or stored on-site.

- d. That the garages and driveways shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garage for units with two-car garages, and one car within the garage and one car in the non-tandem driveway space for each unit with one-car garages. Each resident shall utilize the garages and driveways for the parking of vehicles. In addition, boats, trailers, campers, motor homes, and other recreational vehicles shall not be parked or stored on-site.
10. Prior to issuance of a building permit, the applicant shall revise the project plans to show all windows shall be recessed approximately two inches from the outside face of wall not including the trim around the windows. Vinyl cladding or wood cladding shall be utilized on all windows. The windows shall have a similar frame and sash thickness as found on a traditional wood-framed/sashed window unless the required noise mitigation for this project prevents compliance with this requirement. In addition, window mullions shall be raised and located on both sides of the glass unless the required noise mitigation for this project prevents compliance with this requirement. Manufacturer's specification sheets, details, and sections of the windows, and window treatments (sills, trim, etc.) shall be shown on the building permit plans and shall be subject to review and approval by the Director of Community Development prior to issuance of a building permit.
11. All proposed mechanical units, air conditioning equipment, blowers, make-up air units, ducts, etc. shall be shown on the building permit plans. The project developer shall effectively screen from view all ducts, blowers, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be provided prior to occupancy.
12. Prior to receiving a foundation inspection for each structure, the applicant shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development, certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans.
13. All trash and refuse shall be contained completely within the approved trash enclosure. Trash containers shall be stored within the trash enclosure at all times, except when being unloaded. The trash enclosure shall be sized to accommodate trash, recycling, and green waste containers.
14. If allowed by the utility company, the applicant shall move the transformer north so that it is adjacent to the trash enclosure. The final location of pad-mounted transformers shall be subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping to the satisfaction of the Director of Community Development. All transformers shall be shown on the plans submitted for issuance of building permits.

15. Prior to installation, the applicant shall submit a sample and mock-up of the stucco wall finish for review and approval by the Director of Community Development.
16. Prior to issuance of a building permit, the applicant shall submit a detail and mock-up of the balcony railing. The balcony railing shall be subject to the review and approval by the Director of Community Development.
17. The applicant shall revise the plans submitted for building permit to show the removal of the proposed monument sign from the project.
18. The applicant shall revise the plans submitted for building permit to reduce the width of the entrance driveway and curb cut from 25 feet to 20 feet.
19. The applicant shall revise the plans submitted for a grading/site improvement permit to show the construction of an eight-foot-tall solid wood fence along the entirety of the northern property line. The design of the fence shall be subject to the review and approval by the Director of Community Development. The fence shall be installed prior to issuance of a building permit for the commercial/office building.
20. Prior to issuance of a building permit, the applicant shall submit a revised grading plan that includes grading and retaining wall information for the entire project site.
21. Prior to issuance of a building permit, the applicant shall submit a payment in the amount of \$18,600 to the City's Urban Forestry Fund.
22. Prior to issuance of a building permit, the applicant shall contribute \$2,500 per new unit to the Bernal Property Reserve Fund.
23. The entirety of the approximately 732-square-foot ground-floor retail space shall be leased only to a retail or restaurant tenant.

### **Traffic Engineering Division**

24. The proposed raised planter on Spring Street adjacent to the retail building shall be a maximum height of 3 feet, including plantings, for sight distance purposes.

### **Engineering Department**

25. Prior to final inspection, each of the residential units and the landscaping irrigation shall each connect independently by a separate water meter and service lateral to the City water main located within Spring Street.
26. Prior to final inspection, each of the five units shall connect to a private sanitary sewer main located within the private driveway. The private sanitary sewer main shall connect to the City sanitary sewer main located within Spring Street.

27. Prior to issuance of a building permit, the developer shall dedicate an emergency vehicle access easement across the private driveway that is acceptable to the Fire Marshal and City Engineer.
28. The developer's engineer shall design the water and sanitary sewer system to meet the City Standards and Specifications and Municipal Code.
29. Prior to issuance of a building permit, if possible, the developer shall relocate any existing off-site stormwater drainage conveyed to and from their properties entirely onto the subject parcel. If this cannot occur, then the applicant shall enter into an encroachment agreement with adjacent property owners agreeing to the encroachments of existing off-site stormwater drainage conveyed to and from their properties.
30. Prior to final inspection, the developer shall reconstruct any deficient sidewalk which may be a tripping hazard or pose other safety issues along the project frontage.

### **Fire Department**

31. The driveway shall be installed to curb with base rock prior to framing or combustible storage on-site.
32. The proposed driveway shall be designated as a fire lane with no parking and marked in accordance with LPFD specifications.

## **STANDARD CONDITIONS**

### **Community Development Department**

33. The applicant shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development unless otherwise approved by the department.
34. The applicant shall submit a written dust control plan or procedure as part of the building permit plans.
35. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the

circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.

36. The applicant shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
37. This approval does not guarantee the availability of sufficient water capacity to serve the project. Prior to the issuance of a grading permit, issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand.
38. The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicant shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee prior to issuance of a building permit.

### **Planning Division**

39. To the extent permitted by law, the applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorney's fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
40. The applicant shall obtain all required City permits prior to construction.
41. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by the applicant to the City, on a form generated by the PUSD, prior to building permit issuance.



42. Prior to issuance of a building permit, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District.
43. The development shall comply with the current City of Pleasanton's Garbage Service's recycling and composting programs.
44. The electrical plan for the residential units shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc.) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.
45. Water conservation devices such as low-flow faucets, toilets, shower fixtures, etc., shall be installed as part of the project. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.
46. The applicant/building developer shall submit a final list of the green building measures used in the design of the residential units covered by this approval to the Planning Division for the review and approval by the Director of Community Development prior to the building permit submittal. The residential units shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system. Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall also apply.
  - a. The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.
  - b. A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.
47. The residential units shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The new commercial/office building shall also be constructed to allow for future installation of a Photovoltaic (PV) system. The project applicant shall comply with the following requirements for making the dwellings and commercial/office building photovoltaic-ready and/or solar-water-heating-ready:
  - a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;

- b. An area shall be provided near the electrical panel for the installation of an “inverter” required to convert the direct current output from the photovoltaic panels to alternating current;
- c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing;
- d. Plumbing shall be installed for solar-water heating; and
- e. Space shall be provided for solar-heating tank.

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

- 48. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed.
- 49. The applicants shall provide garage doors on the garages of the dwellings covered by this approval. The door design and material shall be to the satisfaction of the Director of Community Development.
- 50. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
- 51. Planning Division approval is required before any changes are implemented in site design, grading, building design, building colors or materials, green building measures, landscape material, etc.
- 52. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
- 53. Before project final, all landscaping shall be installed, review, and approved by the Planning Division.
- 54. The developer is encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.
- 55. The applicant is encouraged to use best management practices for the use of pesticides and herbicides.

56. The applicant must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.
57. The applicant shall comply with the recommendations of the tree report prepared for the applicant by HortScience, dated November 3, 2015. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
58. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following completion of construction and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
59. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
60. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays, Saturdays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.
61. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.
62. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.
63. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
64. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.

## **Landscaping**

65. The applicant shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping included within the project area will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
66. The project developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.

## **Engineering Department**

67. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
68. All existing septic tanks or holding tanks shall be properly abandoned, pursuant to the requirements of the Alameda County Department of Health Services prior to the start of grading operations, unless specifically approved by the City Engineer.
69. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of a permit, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.
70. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
71. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer and includes but is not limited to slurry seal, overlay, restoration of landscaping and irrigation system, signing, striping, pavement marking or street reconstruction if deemed warranted by the City Engineer.
72. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
73. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

74. The project developer and/or the project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
75. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
76. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.
77. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owner.
78. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.
79. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the improvement plans.
80. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than 0.75% unless otherwise approved by the City Engineer.
81. The applicant/developer shall pay the applicable in-lieu park dedication fees prior to issuance of a building permit.
82. All existing service drops (PG&E Pac Bell and Cable TV) to existing homes and new services to proposed units within this development shall be installed underground in conduit to the nearest "utility approved" riser pole.

### **Building Division**

83. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.

84. At the time of building permit plan submittal, the applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.
85. Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Marshal to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.
86. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

### **Fire Department**

87. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
88. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
89. All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
90. All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company U.L. certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
91. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:

- Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
  - Backflow prevention or connections to the public water mains.
92. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
93. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12 inches high by 1-inch stroke. If building is located greater than 50 feet from street frontage, character size shall be 16 inches high by 1 ½ inches stroke minimum. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4 inches high by ¾-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions. conditions of approval checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
94. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.
- a. Emergency vehicle access will be required to be provided to the site (tract), including the area where construction is occurring.
  - b. Multi-family residential developments: Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
  - c. Emergency vehicle access shall be a minimum of 20 feet in clear width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) is required. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.
  - d. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) 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. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

- e. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.
- f. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
- g. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

### **Urban Stormwater**

95. The project shall comply with the “Alameda Countywide NPDES Permit #CAS612008 dated October 14, 2009 and amendments to this permit” issued the by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program and at State Water Board:
- ([http://www.waterboards.ca.gov/sanfranciscobay/water\\_issues/programs/stormwater/Municipal/index.shtml](http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml).; and
  - [http://www.waterboards.ca.gov/sanfranciscobay/board\\_info/agendas/2007/march/ameda%20final%20order%20r2-2007-0025.pdf](http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2007/march/ameda%20final%20order%20r2-2007-0025.pdf))
96. The project shall also comply with the “Construction General Permit” by the California Regional Water Quality Control Board, San Francisco Bay Region.

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)

### **A. Design Requirements**

97. The NPDES Permit design requirements include, but are not limited to, the following:
- a) Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalk.
  - b) Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
  - c) The NPDES Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
  - d) The NPDES Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.



98. The following requirements shall be incorporated into the project:
- a) The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
  - b) The project developer shall submit sizing design criteria to treat stormwater runoff and for hydromodification, if required, at the time of PUD plan submittal and an updated detailed copy of calculations with subsequent submittals.
  - c) Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
    - I. Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
    - II. Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)
    - III. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
    - IV. Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
  - d) Trash areas, dumpsters and recycling containers shall be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer shall notify the Dublin-San Ramon Services District (DSRSD) upon

installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.

- e) All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official and as required by the State Water Board.
- f) All metal roofs, if used, shall be finished with rust-inhibitive paint.
- g) Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to landscaped area or to an unpaved area wherever practicable.

## **B. Construction Requirements**

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/finalconstpermit.pdf](http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstpermit.pdf)

### Stormwater

- 99. The project developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
  - a) The project developer shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.
  - b) All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
  - c) Gather all sorted construction debris on a regular basis, place it in the appropriate container for recycling, and empty at least on a weekly basis. When appropriate,

use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.

- d) Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
- e) Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
- f) Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- g) Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h) Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
- i) Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage “topping off” of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.
- j) Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.
- k) Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

## C. Operation Requirements

The Permit's operation and maintenance requirements include but are not limited to the following: The operation and maintenance of treatment measures including but not limited to bio-swales, lawns, landscaped areas with deep-rooted plants, oil/water separator, filterra units, etc.

100. All projects, unless otherwise determined by the City Engineer or Chief Building Official, shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, but are not limited to:
  - a) A mechanism shall be created, such as a maintenance agreement to be responsible for maintaining all facilities on the site including stormwater treatment measures. These maintenance responsibilities shall include implementing the maintenance plan, which is attached to the Stormwater Treatment Measures Inspection and Maintenance Agreement. This document shall be reviewed by the City Attorney's Office and recorded with the final map.
  - b) On-site storm drain inlets clearly marked and maintained with the words "No Dumping – Drains to Bay."
  - c) Proper maintenance of landscaping, with minimal pesticide and fertilizer use.
  - d) Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.
  - e) Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
  - f) Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
  - g) Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
  - h) Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.

### CODE REQUIREMENTS

*(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)*

## **Planning Division**

101. The project shall meet all requirements of the City's Growth Management Plan, as determined by the Director of Community Development.

## **Building Division**

102. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
103. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
104. The buildings covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
105. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.
106. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.

## **Fire Department**

107. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
108. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies NFPA 13D for residential occupancies and NFPA 13R for multifamily residential occupancies.
109. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.
110. City ordinances require that all new and existing occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant is responsible for obtaining approval for location and the number of boxes

from the Fire Prevention Bureau. Information and application for Knox is available through the Knox Company website or the Fire Prevention Bureau. Occupant shall be responsible for providing tenant space building access keys for insertion into the Knox Box prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.

111. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection".
- The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.
  - All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.
  - All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.
112. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances\* shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.
- \*Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants and/or standpipes.
113. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.
114. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame- producing devices, asphalt/tar kettles, etc.
115. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).<End>



# SPRING STREET

## MIXED USE

H. James Knuppe



### APPLICANT

H. James Knuppe  
 4545 Crow Canyon Pl.  
 Castro Valley, CA 94552  
 Phone: (510) 727-0452  
 Fax: (510) 727-0185  
 Contact: James Knuppe  
 Email: knuppe@aol.com  
 Contact: Mike Knuppe  
 Phone: (510) 714-4706  
 Email: ras5a@aol.com

### CIVIL ENGINEER

DeBolt Civil Engineering  
 811 San Ramon Valley Blvd.  
 Danville, CA 94526  
 Phone: (925) 837-3780  
 Fax: (925) 837-4378  
 Contact: Jim Diggins  
 Email: deboltcivil@earthlink.net

### ARCHITECT

FCGA Architecture  
 301 Hartz Ave. Suite 213  
 Danville, CA 94526  
 Phone: (925) 820-9123  
 Fax: (925) 820-5858  
 Contact: Galen Grant  
 Email: galen@fcgainc.com

### LANDSCAPE ARCHITECT

Gates & Associates, Inc.  
 2671 Crow Canyon Road  
 San Ramon, CA 94583  
 Phone: (925) 736-8176 x206  
 Contact: David Gates  
 Email: david@dgates.com

### NOTE

These Drawings Are Preliminary.  
 Some Revisions May Occur Due  
 To Tenant Requirements.

### INDEX

#### ARCHITECTURE:

- T Title
- A1 Perspective Views
- A1.1 Perspective Views
- A1.2 Perspective Views
- A1.3 Perspective Views
- A2 First Floor Plan
- A3 Second Floor Plan
- A4 Third Floor Plan
- A5 Roof Plan
- A6 Elevations
- A7 Site Sections
- A8 Sections
- A9 Details
- A10 Trash Enclosure
- A11 Sign Details
- A12 Existing Conditions
- M1 Materials and Finishes

#### LANDSCAPE ARCHITECTURE

- L1 Conceptual Landscape Plan
- L2 Plant Palette
- L3 Site Furnishings

#### CIVIL ENGINEERING

- C1 Grading and Drainage Plan
- C2 Storm Water Control Plan

T

Title Sheet

02.23.2016







VIEW LOOKING W



VIEW LOOKING SE



# SPRING STREET

H. James Knuppe

## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

AI

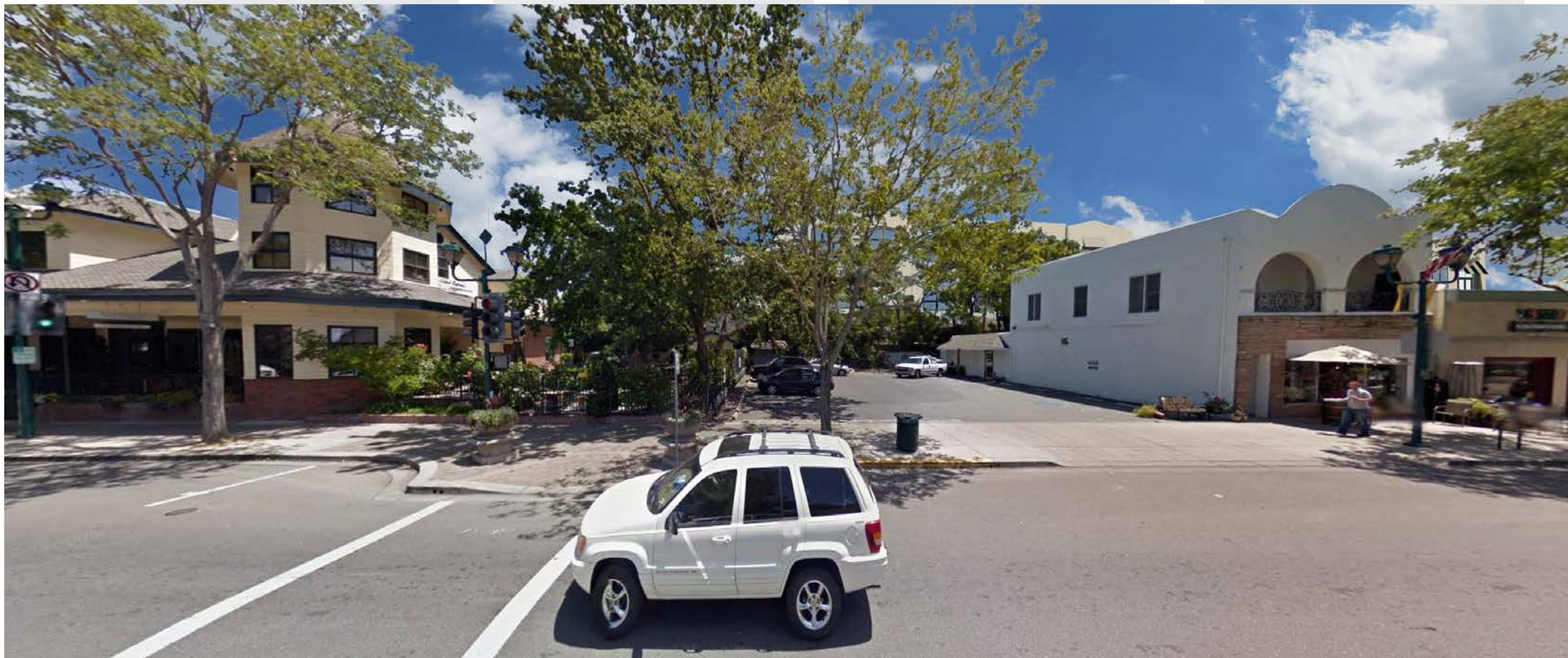
PERSPECTIVE  
VIEWS

02.23.2016





VIEW LOOKING E



VIEW LOOKING E



# SPRING STREET

H. James Knuppe

## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

AI.1

PERSPECTIVE  
VIEWS

02.23.2016





VIEW LOOKING E



# SPRING STREET

H. James Knuppe

## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

A1.2

PERSPECTIVE  
VIEWS

02.23.2016





AERIAL VIEW LOOKING NE



# SPRING STREET MIXED USE

H. James Knuppe

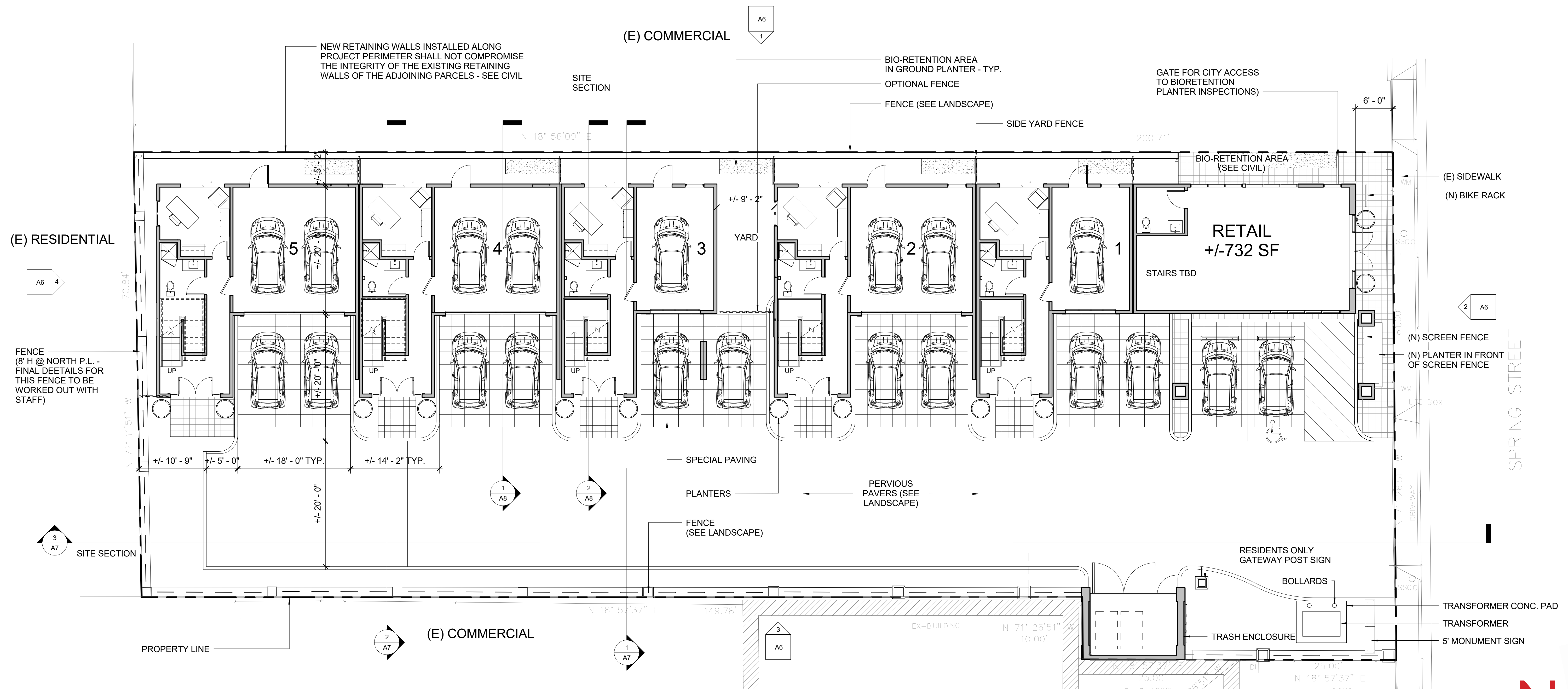
273 SPRING ST.  
PLEASANTON, CALIFORNIA

A1.3

PERSPECTIVE  
VIEWS

02.23.2016





**AREA CALCULATIONS:**

**SITE DATA:**

**SITE AREA:** +/- 14,694 SF  
**GENERAL PLAN:** RETAIL, HIGHWAY, AND SERVICE COMMERCIAL; BUSINESS AND PROFESSIONAL OFFICES  
**ZONING:** CENTRAL COMMERCIAL (C-C), DOWNTOWN REVITALIZATION, CORE AREA OVERLAY DISTRICT  
**SPECIFIC PLAN:** DOWNTOWN SPECIFIC PLAN - DOWNTOWN COMMERCIAL  
**PROPOSED ZONING:** UNCHANGED

**RETAIL/OFFICE:**

RETAIL (1ST LEVEL) +/- 732 SF  
 OFFICE (2ND LEVEL) +/- 1090 SF  
**TOTAL GROSS:** +/- 1822 SF  
**PARKING REQUIRED (4/1000)** 8  
**PARKING PROVIDED** 2

**RESIDENTIAL UNITS 1 & 3:**

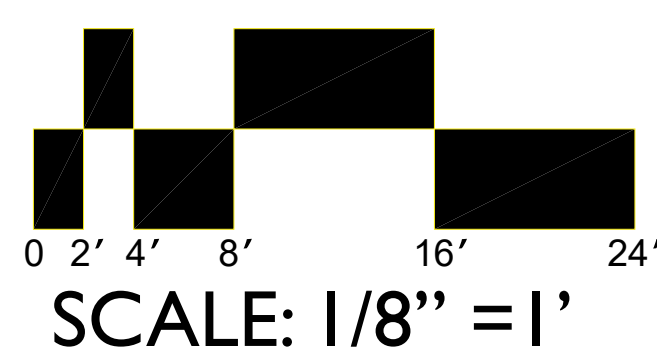
1ST LEVEL +/- 408 SF (INCLUDES 1/2 STAIR)  
 2ND LEVEL +/- 808 SF (INCLUDES 1/2 STAIR)  
 3RD LEVEL +/- 772 SF (INCLUDES STAIR)  
**TOTAL LIVING:** +/- 1,988 SF  
**GARAGE:** +/- 273 SF  
**DECKS:** +/- 207 SF  
**TOTAL GROSS AREA/UNIT** +/- 2468 SF  
**PARKING REQUIRED (2 PER UNIT)** 4  
**PARKING PROVIDED** 6

**RESIDENTIAL UNITS 2 & 5:**

1ST LEVEL +/- 408 SF (INCLUDES 1/2 STAIR)  
 2ND LEVEL +/- 995 SF (INCLUDES 1/2 STAIR)  
 3RD LEVEL +/- 835 SF (INCLUDES STAIR)  
**TOTAL LIVING:** +/- 2,238 SF  
**GARAGE:** +/- 420 SF  
**DECKS:** +/- 92 SF  
**TOTAL GROSS AREA/UNIT** +/- 2750 SF  
**PARKING REQUIRED (2 PER UNIT)** 8  
**PARKING PROVIDED** 8

**RESIDENTIAL UNITS 4:**

1ST LEVEL +/- 408 SF (INCLUDES 1/2 STAIR)  
 2ND LEVEL +/- 959 SF (INCLUDES 1/2 STAIR)  
 3RD LEVEL +/- 1115 SF (INCLUDES STAIR)  
**TOTAL LIVING:** +/- 2,482 SF  
**GARAGE:** +/- 420 SF  
**DECKS:** +/- 158 SF  
**TOTAL GROSS AREA/UNIT** +/- 3060 SF  
**PARKING REQUIRED (2 PER UNIT)** 2  
**PARKING PROVIDED** 4



# SPRING STREET

H. James Knuppe

## MIXED USE

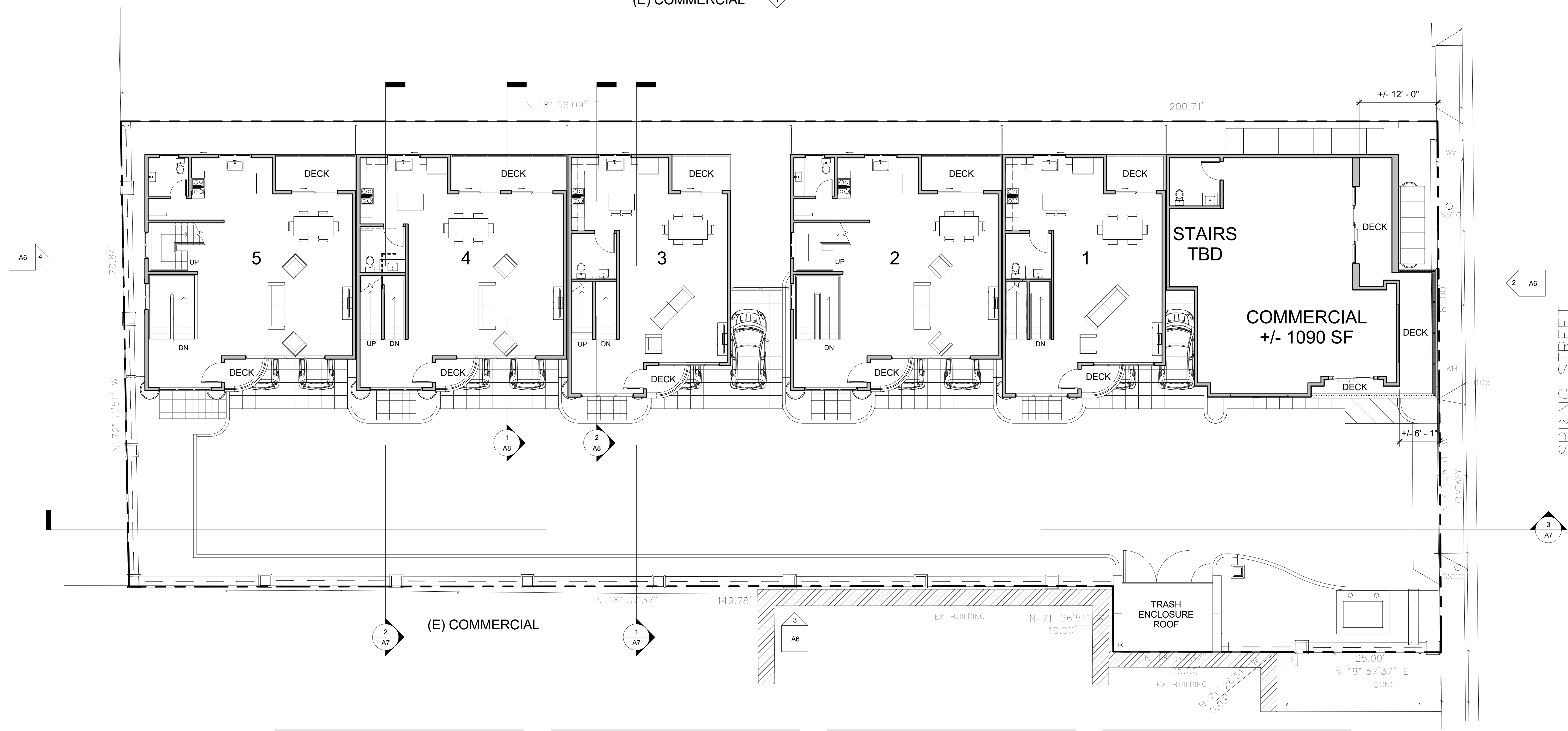
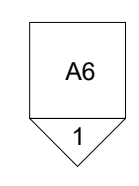
273 SPRING ST.  
 PLEASANTON, CALIFORNIA

**A2**

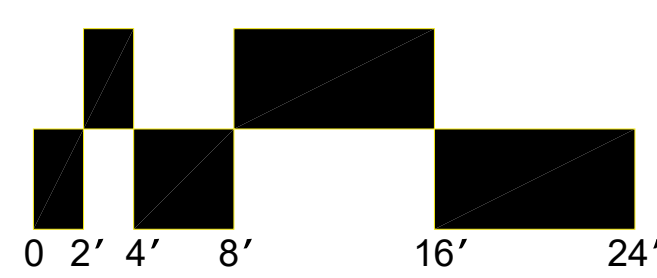
FIRST FLOOR  
 PLAN

02.23.2016

(E) COMMERCIAL



SPRING STREET



SCALE: 1/8" = 1'



# SPRING STREET

H. James Knuppe

## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

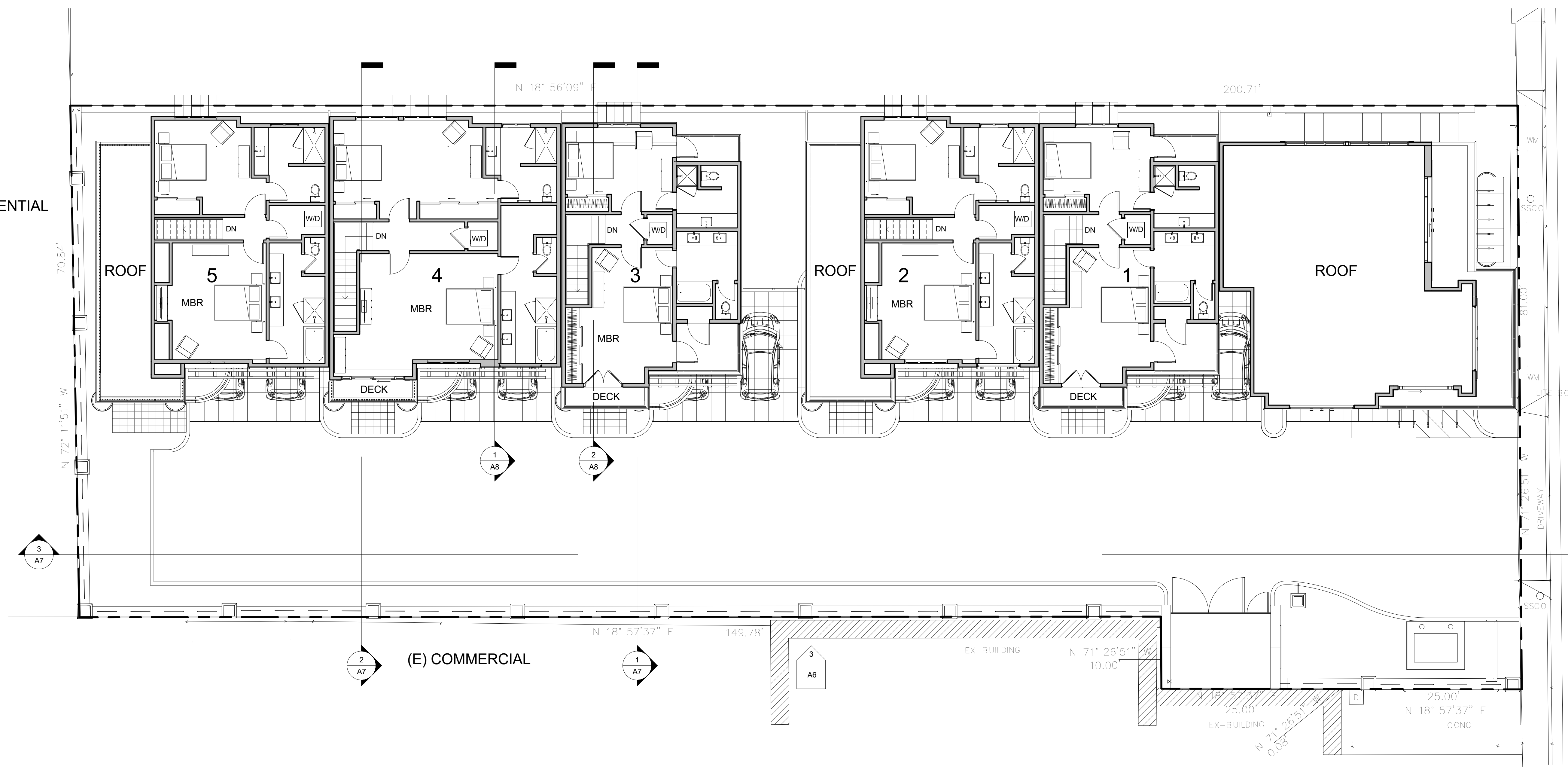
**A3** SECOND FLOOR  
PLAN

02.23.2016



(E) COMMERCIAL  
A6  
1

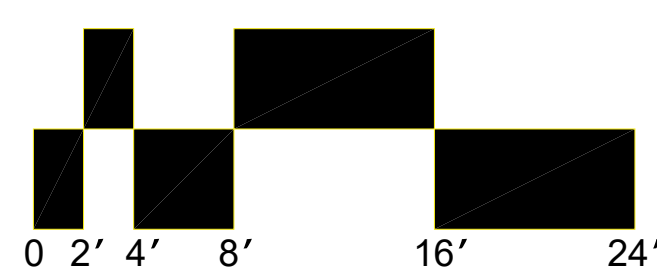
(E) RESIDENTIAL  
A6  
4



A6  
2

(E) COMMERCIAL  
A7  
2

A7  
1



SCALE: 1/8" = 1'



# SPRING STREET

H. James Knuppe

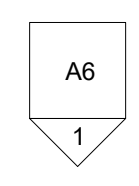
## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

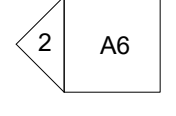
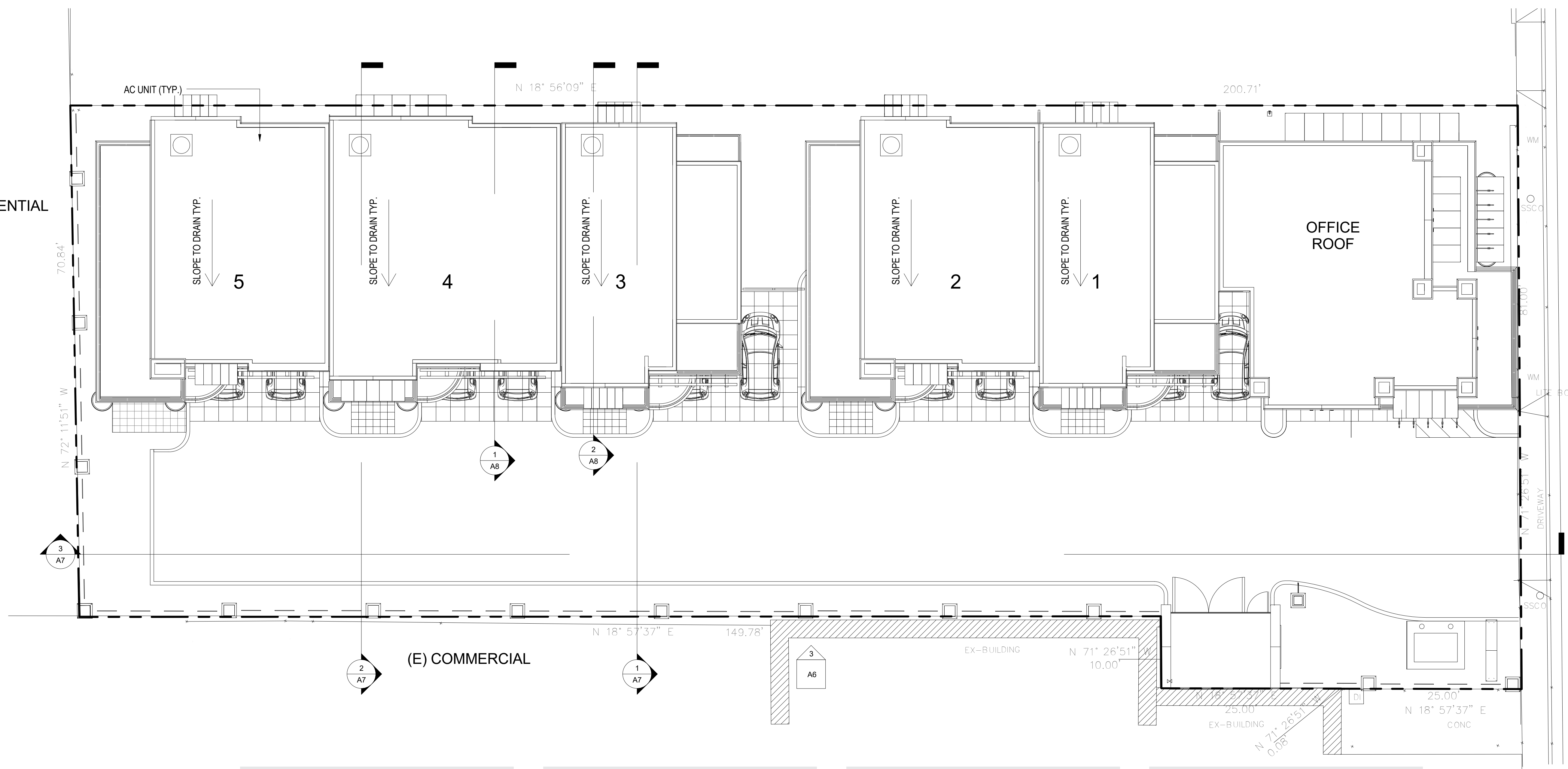
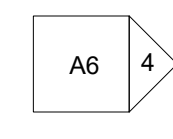
**A4** THIRD FLOOR  
PLAN

02.23.2016

(E) COMMERCIAL

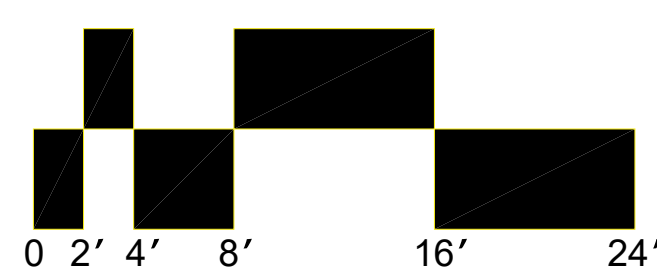
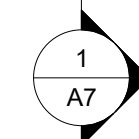
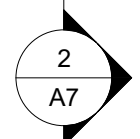


(E) RESIDENTIAL



SPRING STREET

(E) COMMERCIAL



SCALE: 1/8" = 1'



# SPRING STREET

H. James Knuppe

## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

A5

ROOF PLAN

02.23.2016





West Elevation

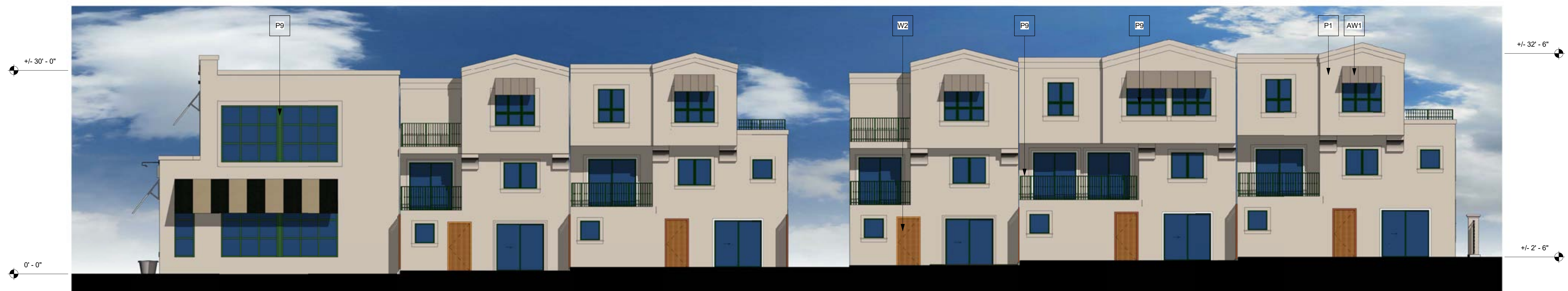


North Elevation

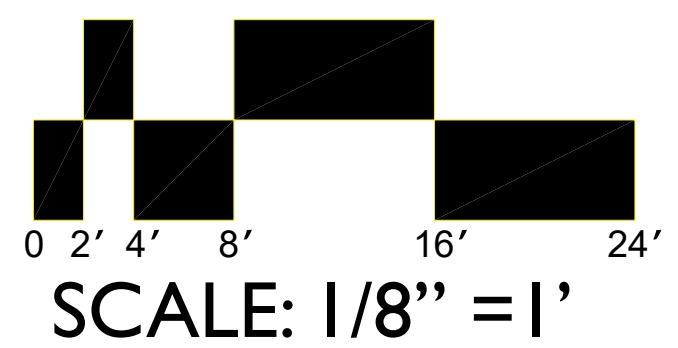
THIS FENCE TO BE REVISED TO 8' H  
FUTURE DESIGN SHALL BE APPROVED BY STAFF



South Elevation



East Elevation



# SPRING STREET

H. James Knuppe

## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

A6

ELEVATIONS

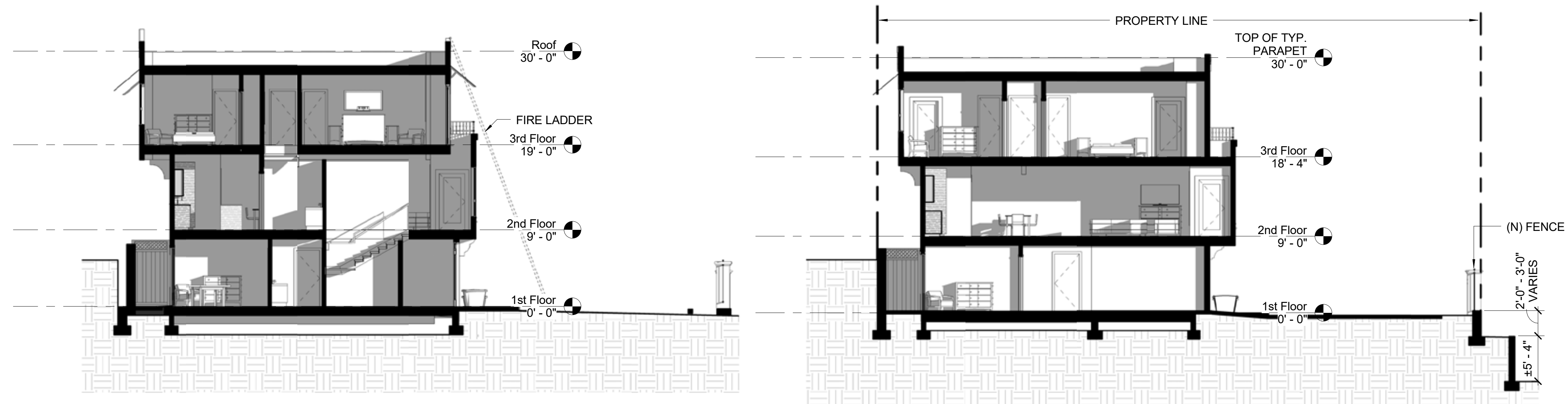
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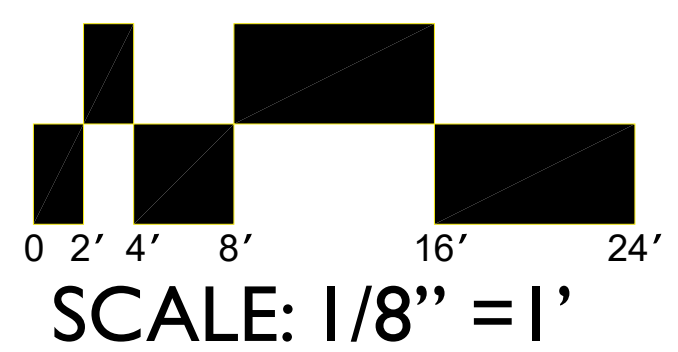


North-South Site Section A

NOTE: SEE SECTION B BELOW AND ELEVATIONS FOR BUILDING HEIGHTS



East-West Site Section B



# SPRING STREET

H. James Knuppe

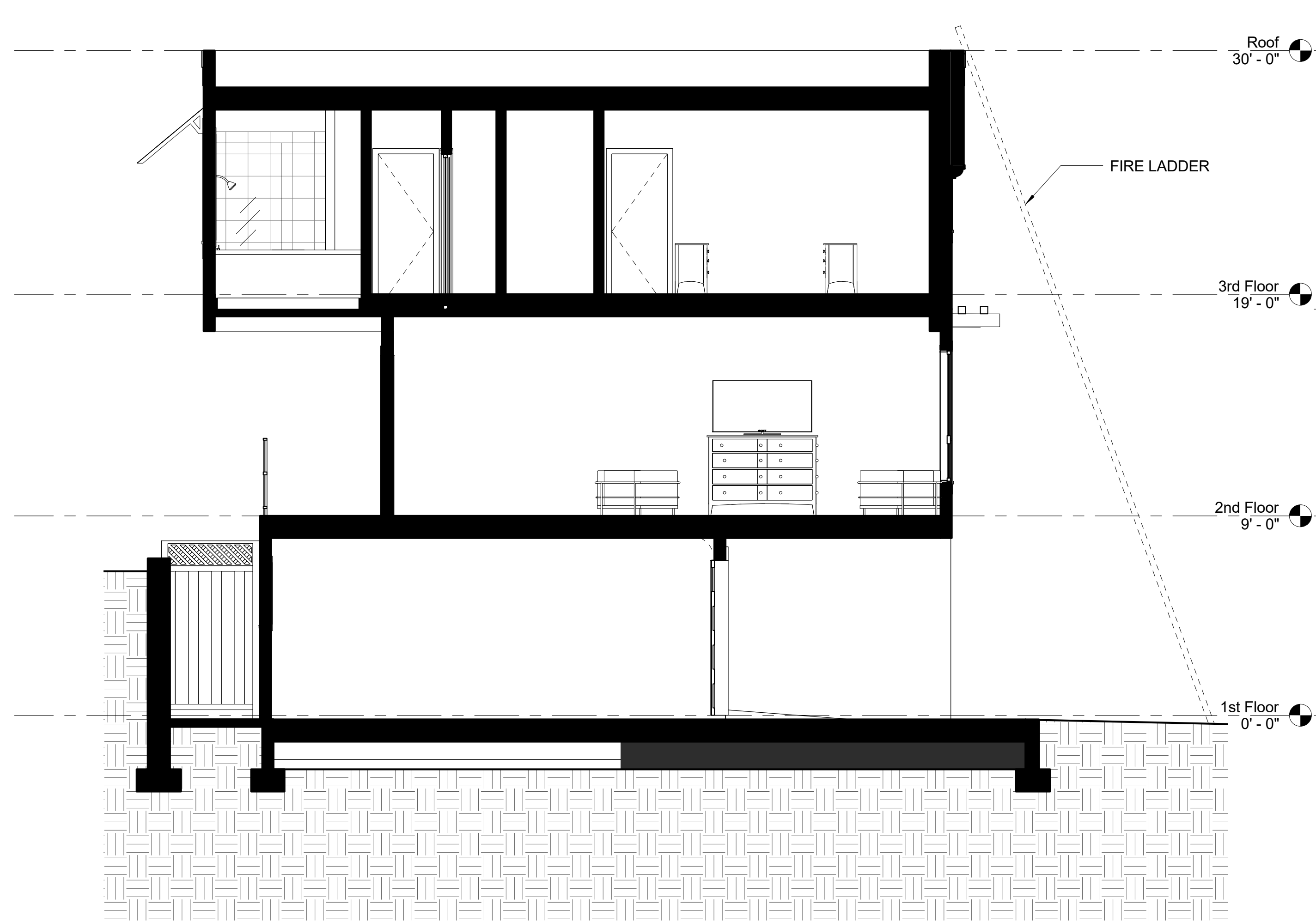
## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

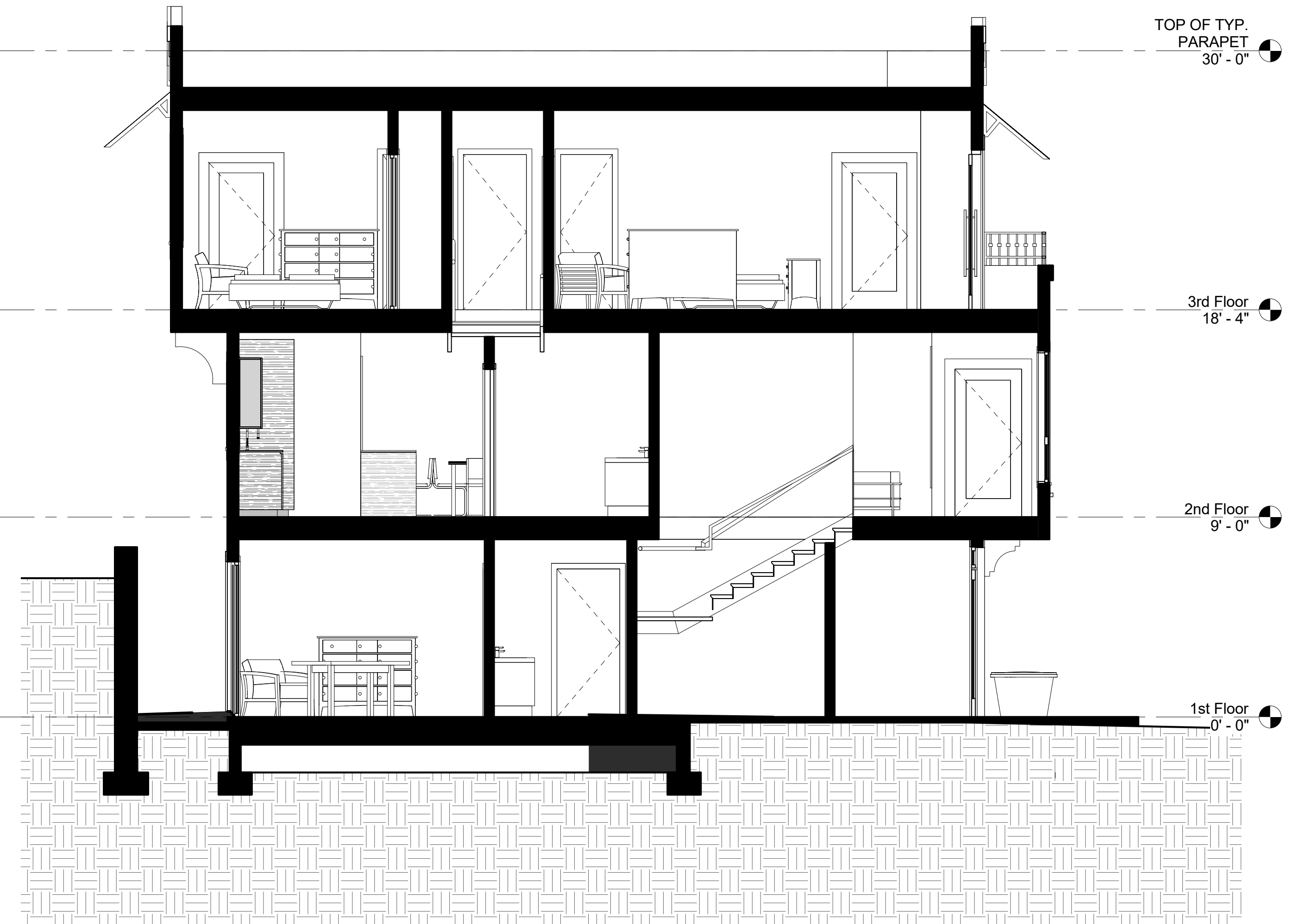
A7

SITE SECTIONS

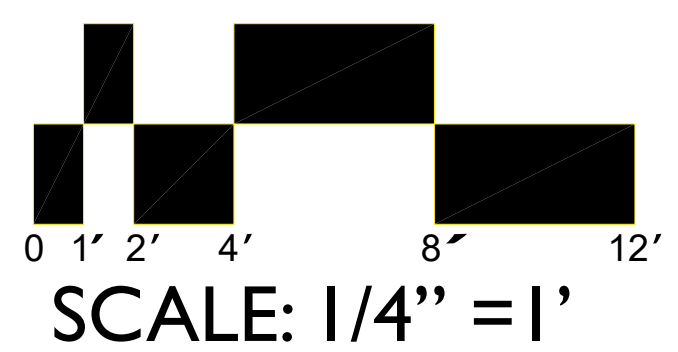
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Section 1



Section 2



# SPRING STREET

H. James Knuppe

## MIXED USE

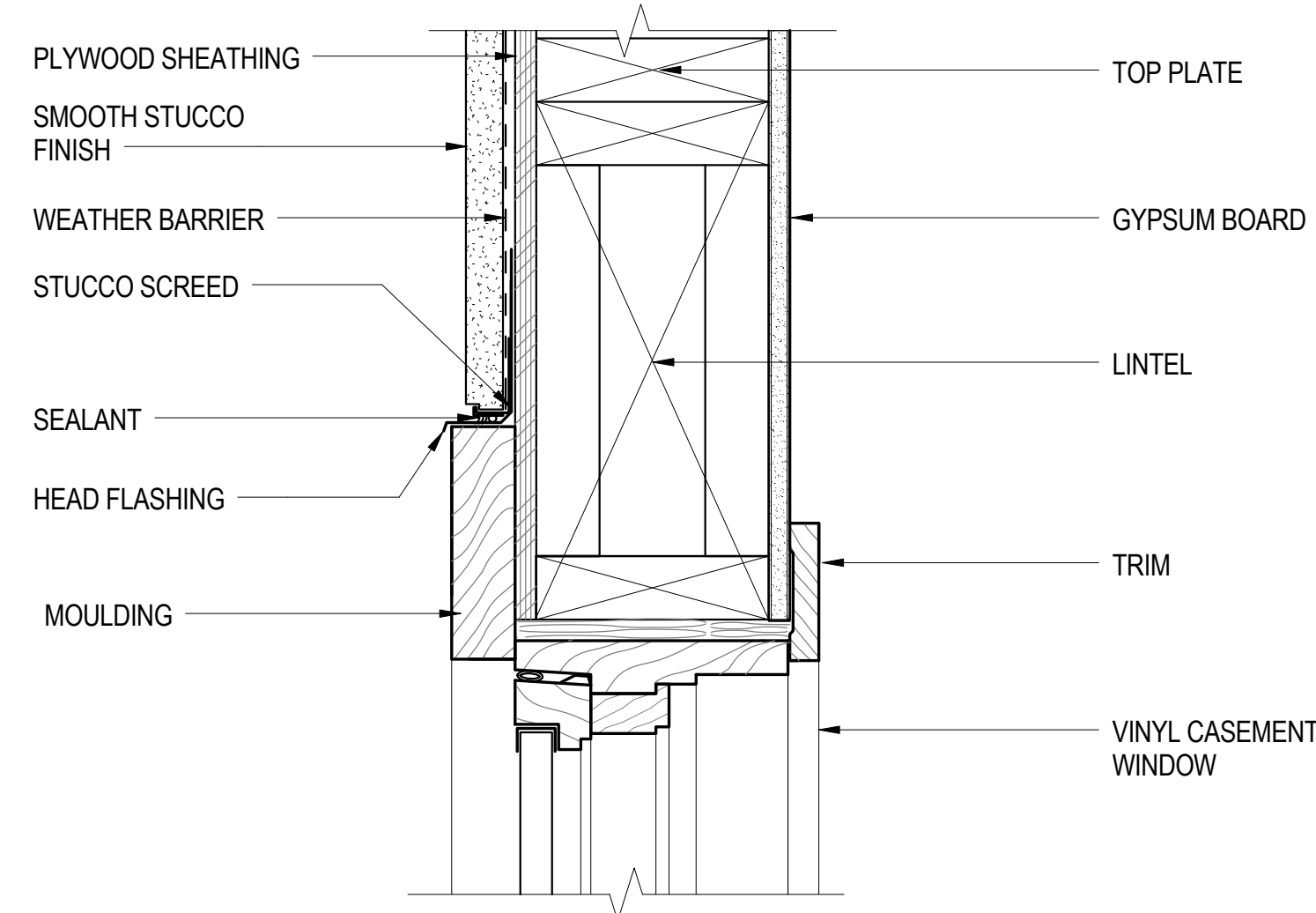
273 SPRING ST.  
PLEASANTON, CALIFORNIA

A8

BUILDING  
SECTIONS

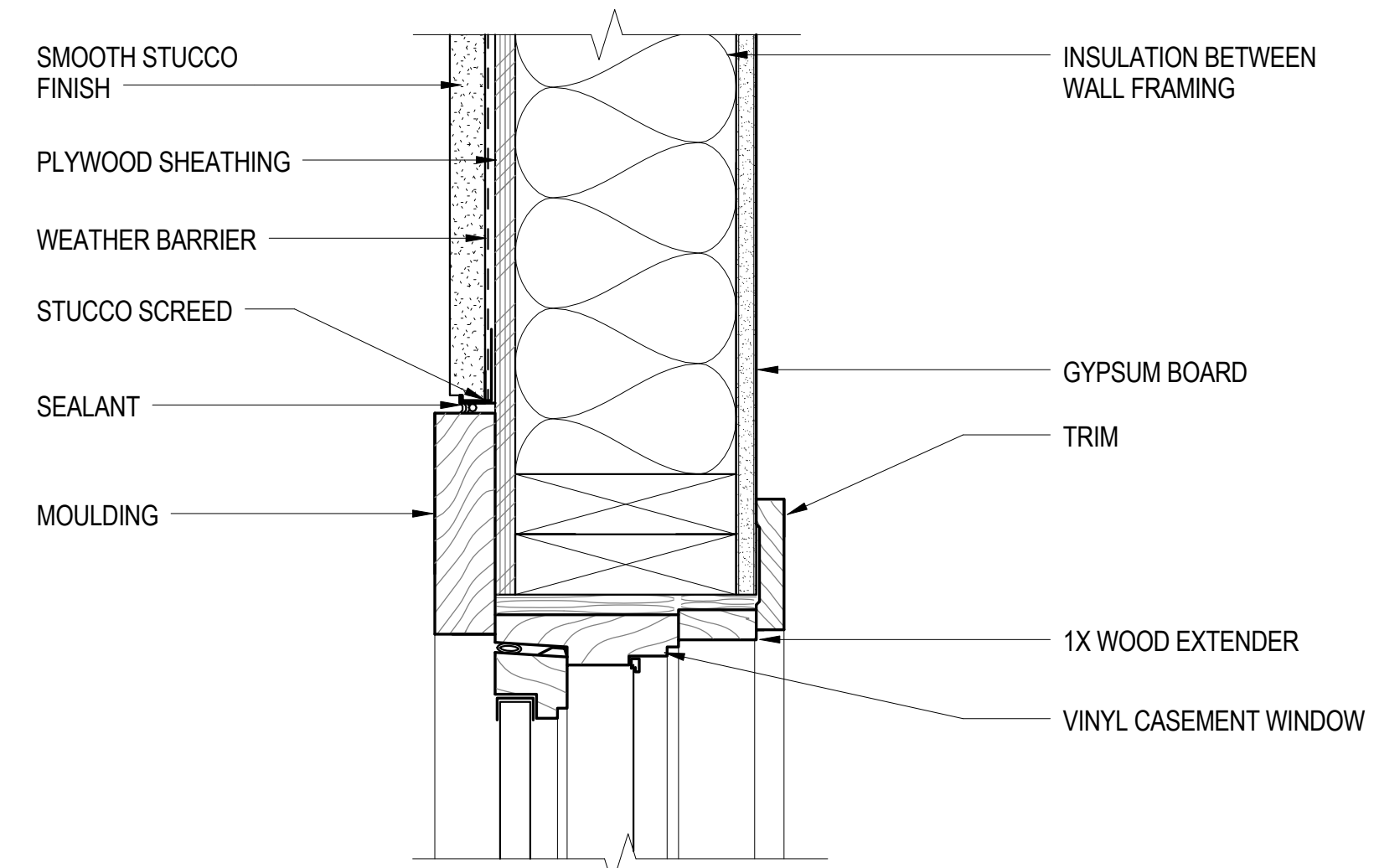
02.23.2016



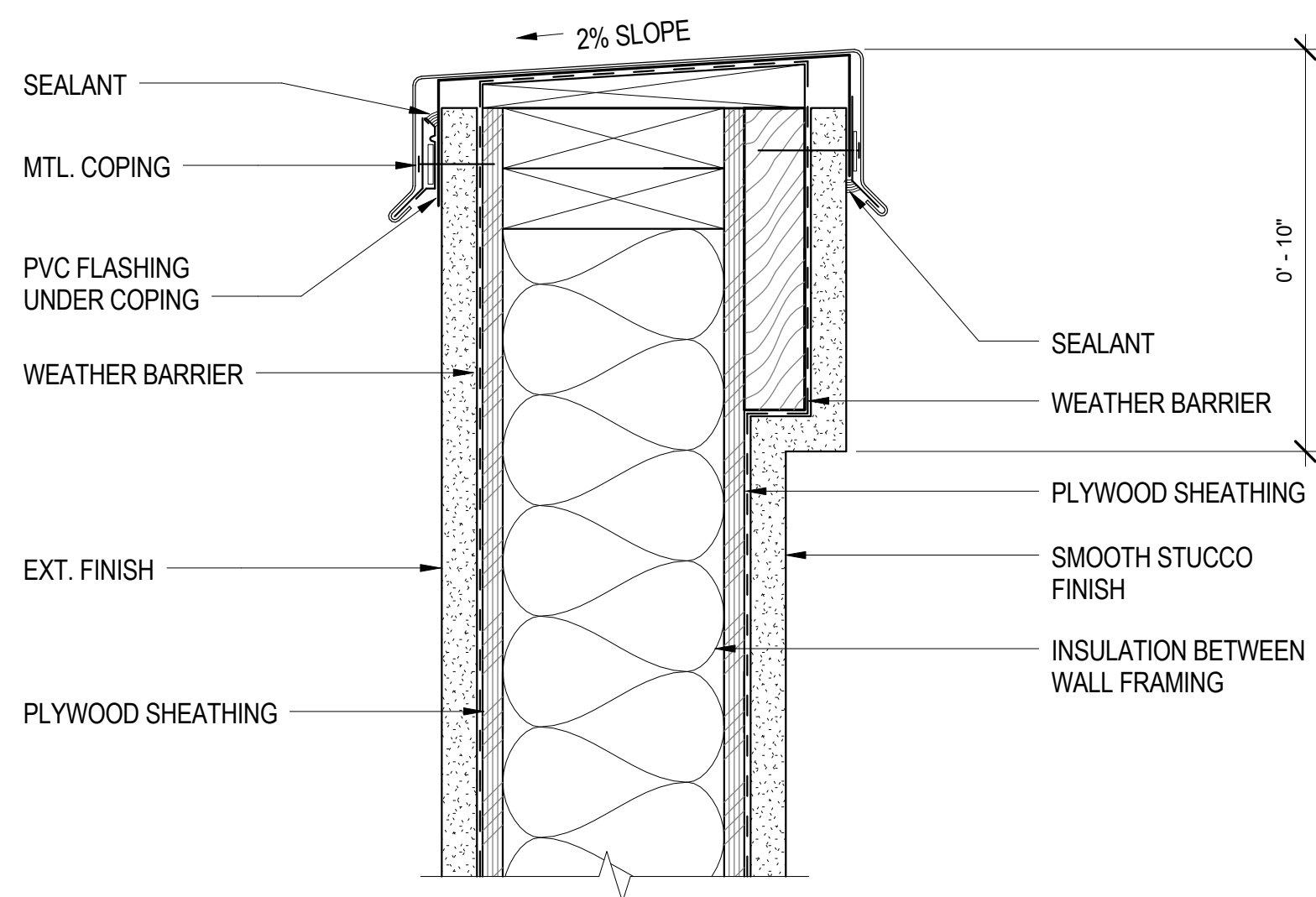


NOTE: DETAILS FOR AWNING AND DOUBLE HUNG WINDOWS ARE SIMILAR

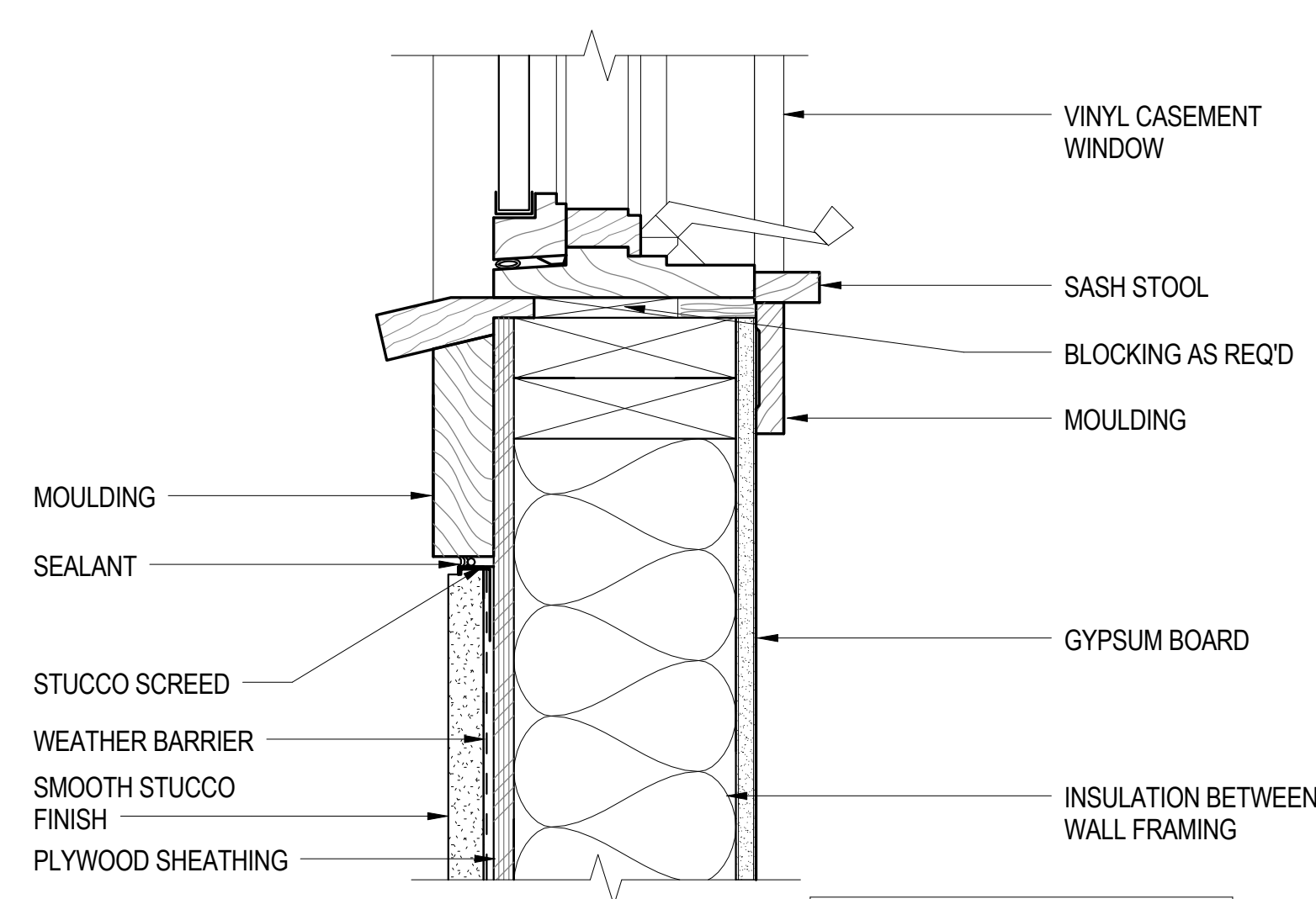
4 CASEMENT WINDOW HEAD  
3" = 1'-0"



2 CASEMENT WINDOW JAMB  
3" = 1'-0"

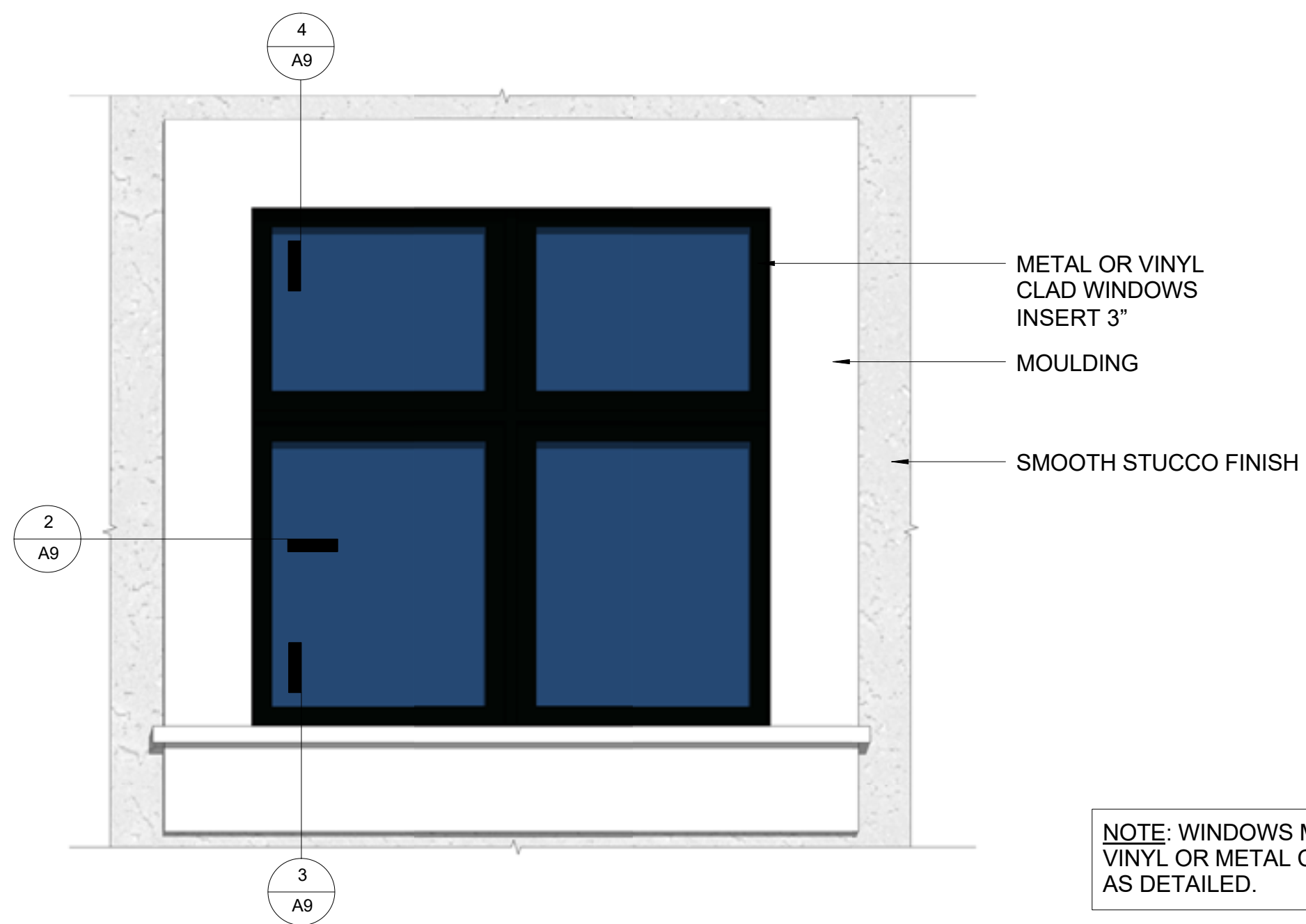


5 ROOF PARAPET/CORNICE DETAIL  
3" = 1'-0"



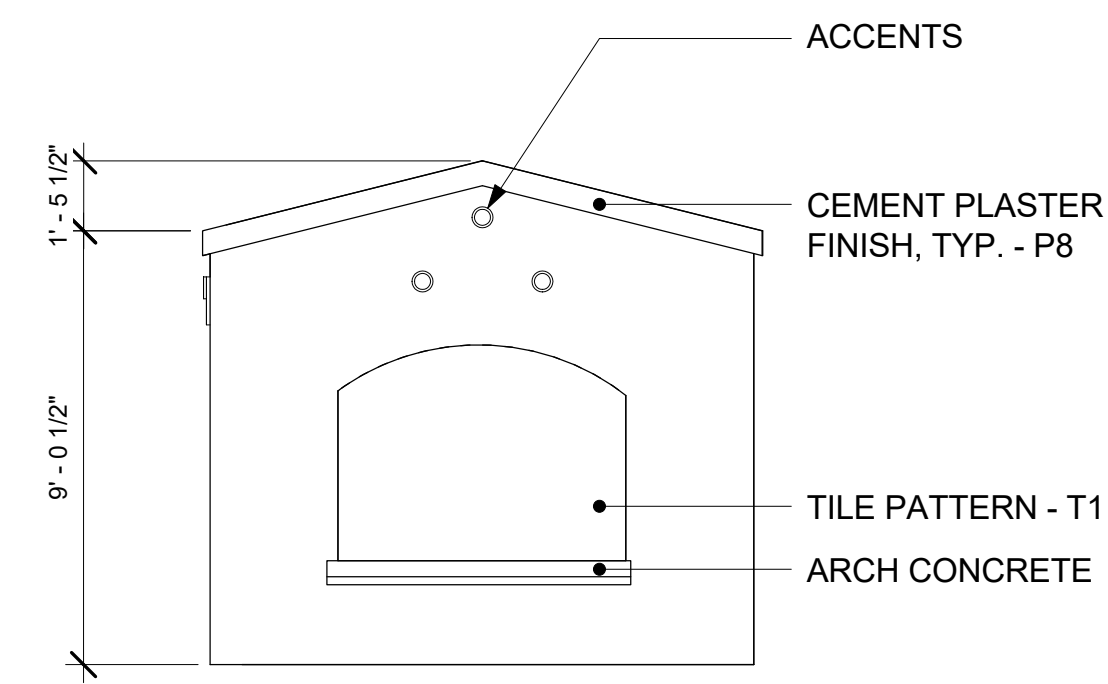
NOTE: DETAILS FOR AWNING AND DOUBLE HUNG WINDOWS ARE SIMILAR

3 CASEMENT WINDOW SILL  
3" = 1'-0"

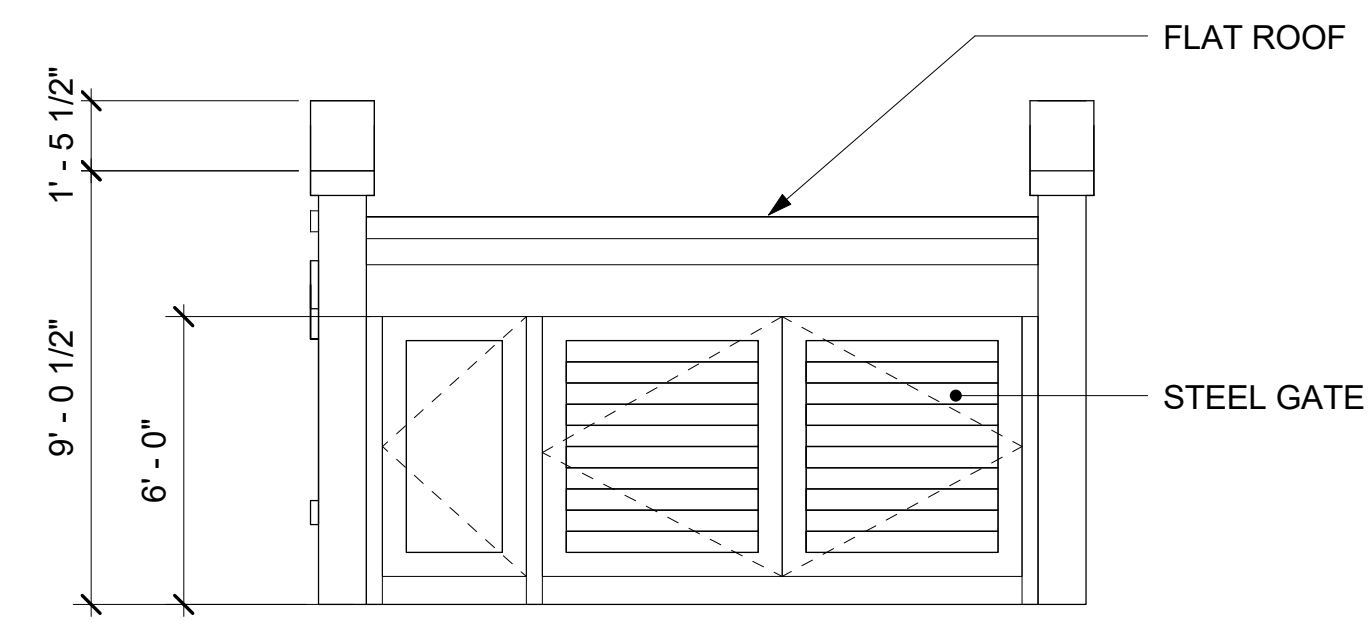


NOTE: WINDOWS MAY BE VINYL OR METAL CLAD WOOD AS DETAILED.

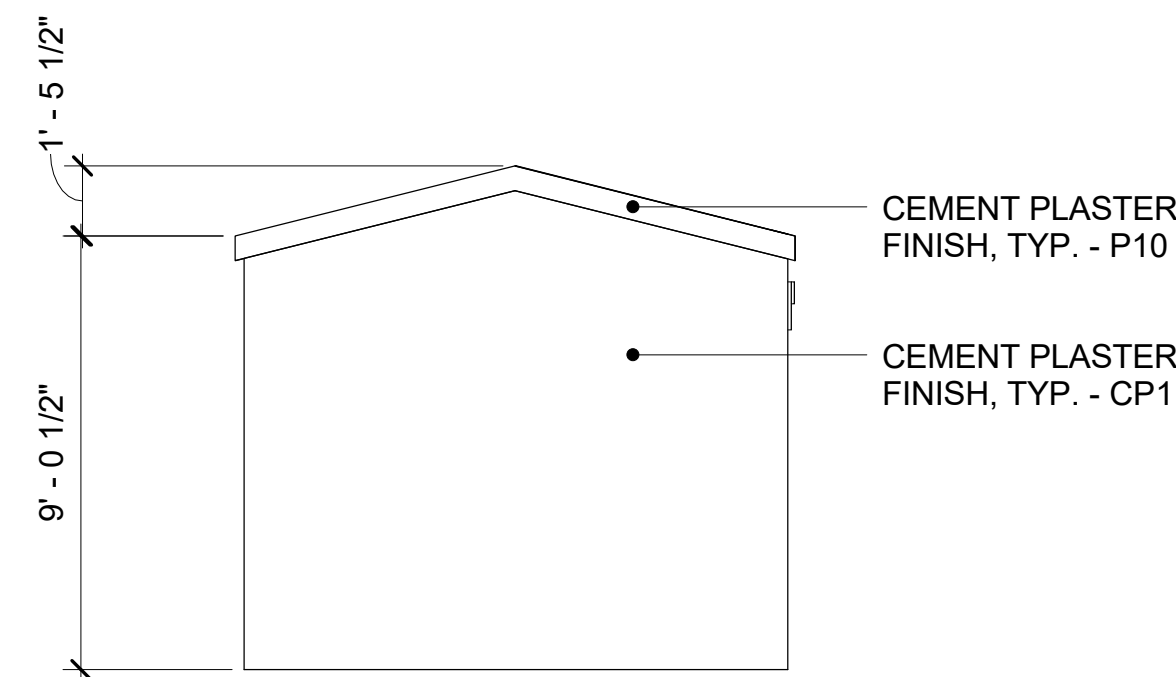
1 TYPICAL WINDOW ELEVATION  
1" = 1'-0"



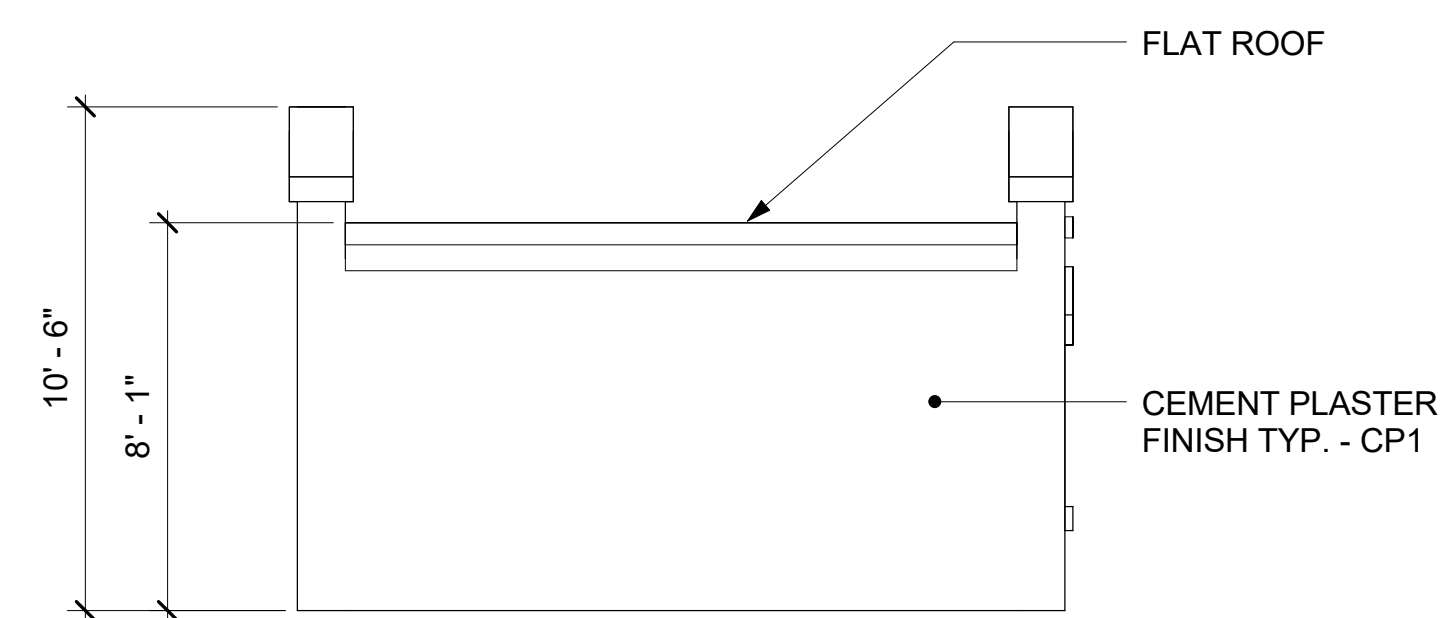
SOUTH ELEVATION



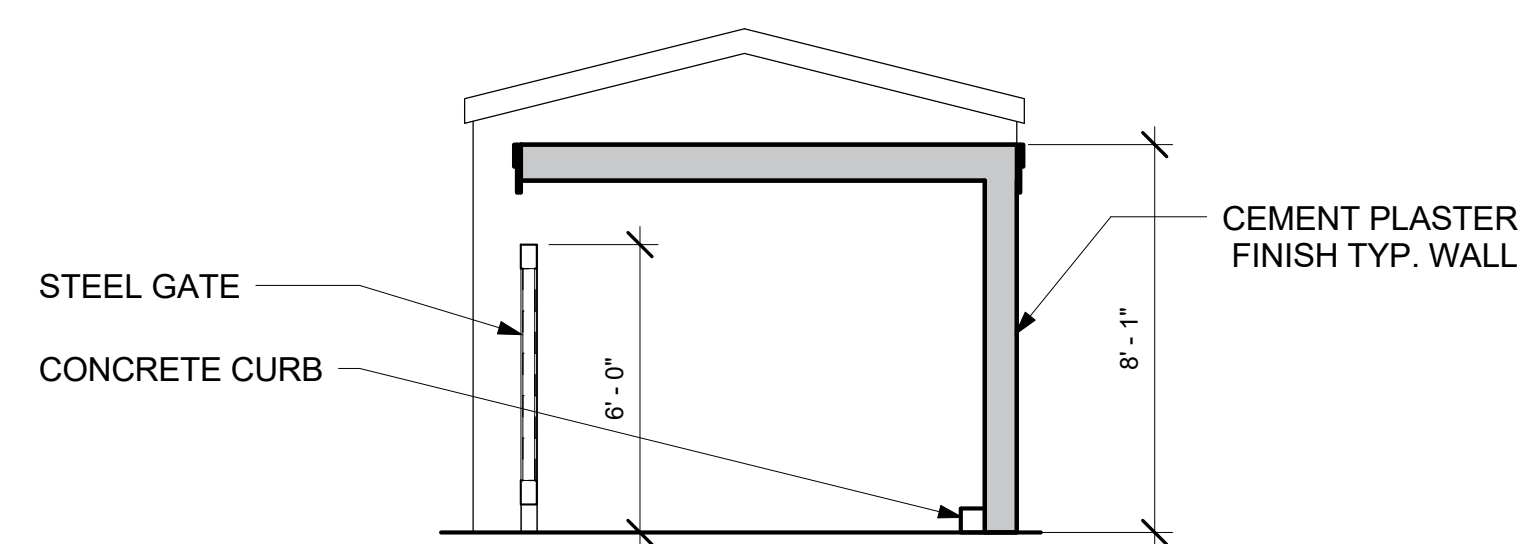
EAST ELEVATION



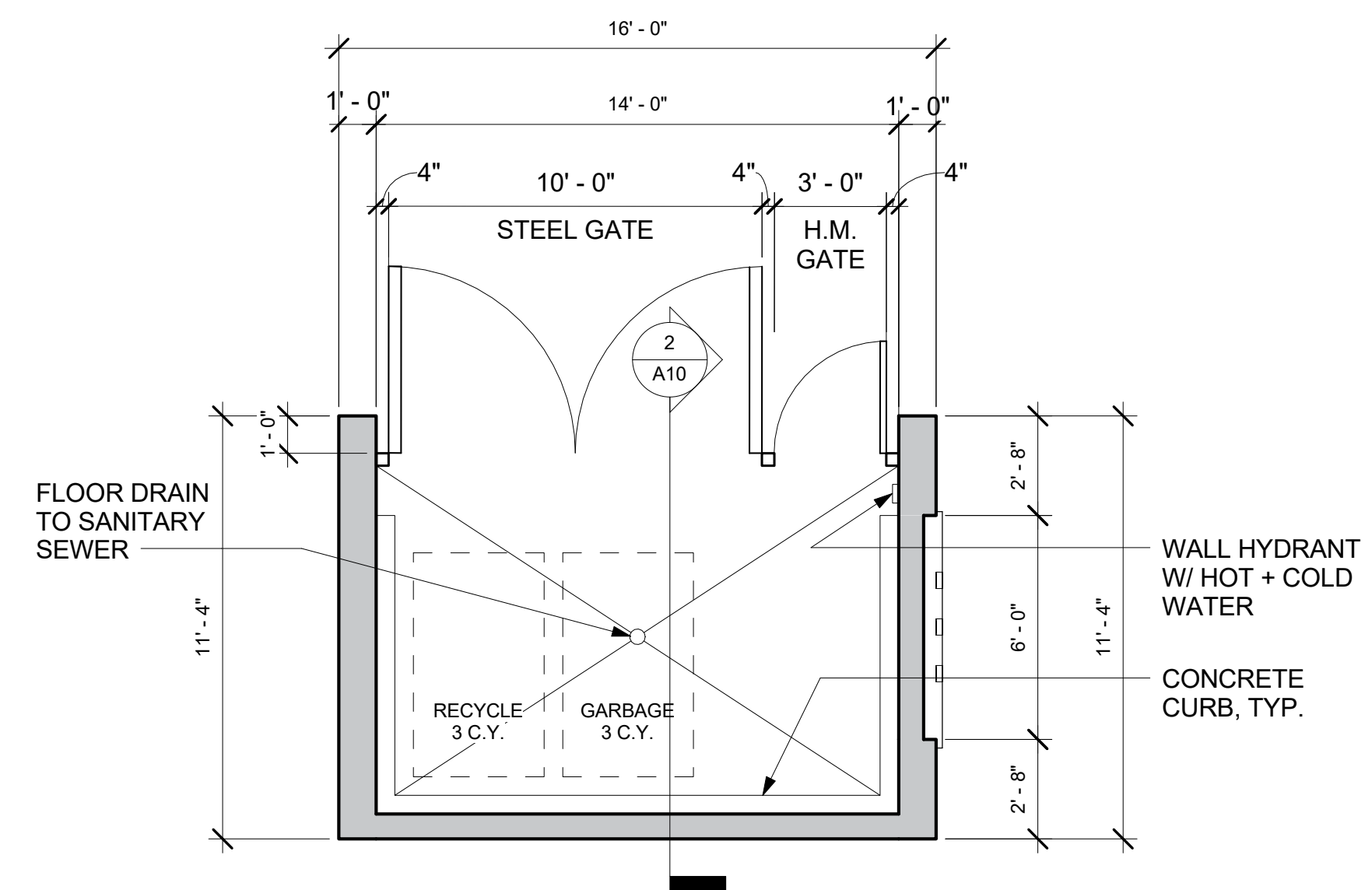
NORTH ELEVATION



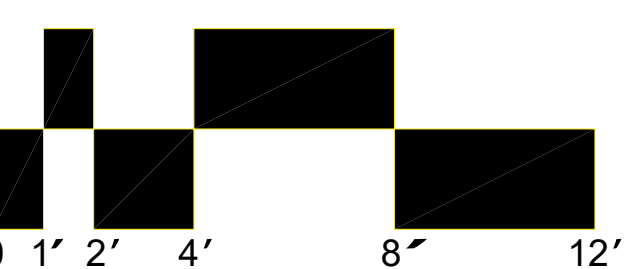
WEST ELEVATION



SECTION A



ENCLOSURE PLAN



SCALE: 1/4" = 1'



# SPRING STREET

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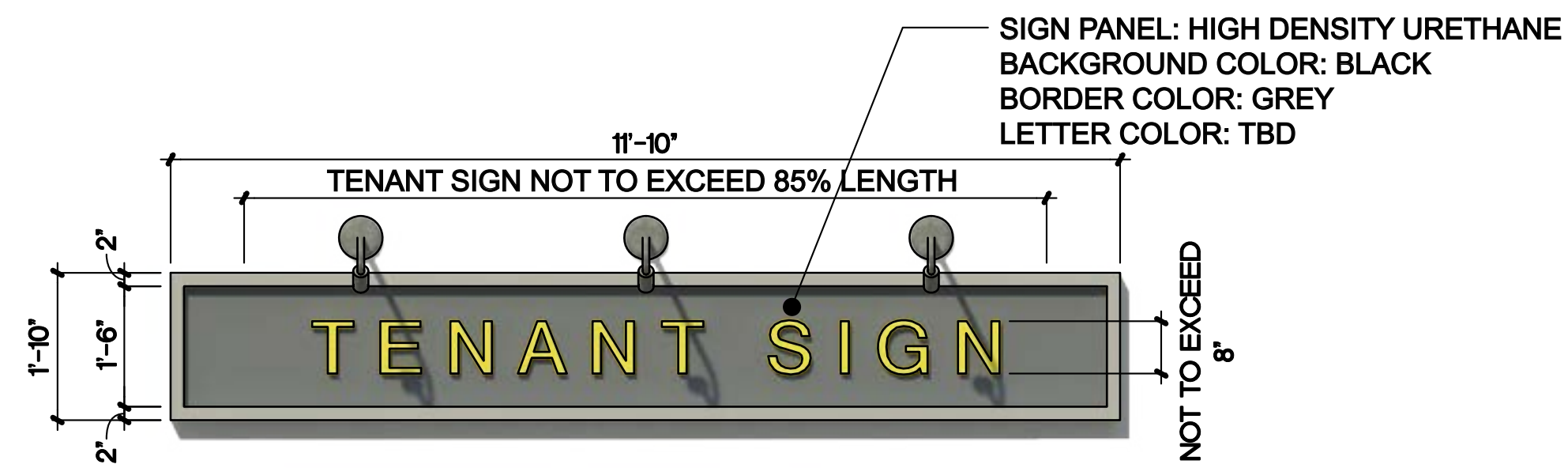
## MIXED USE

273 SPRING ST.  
PLEASANTON, CALIFORNIA

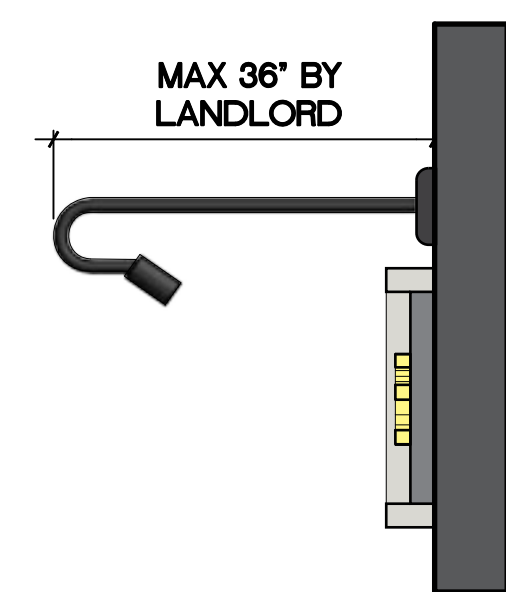
A10

TRASH ENCLOSURE  
DETAILS

02.23.2016



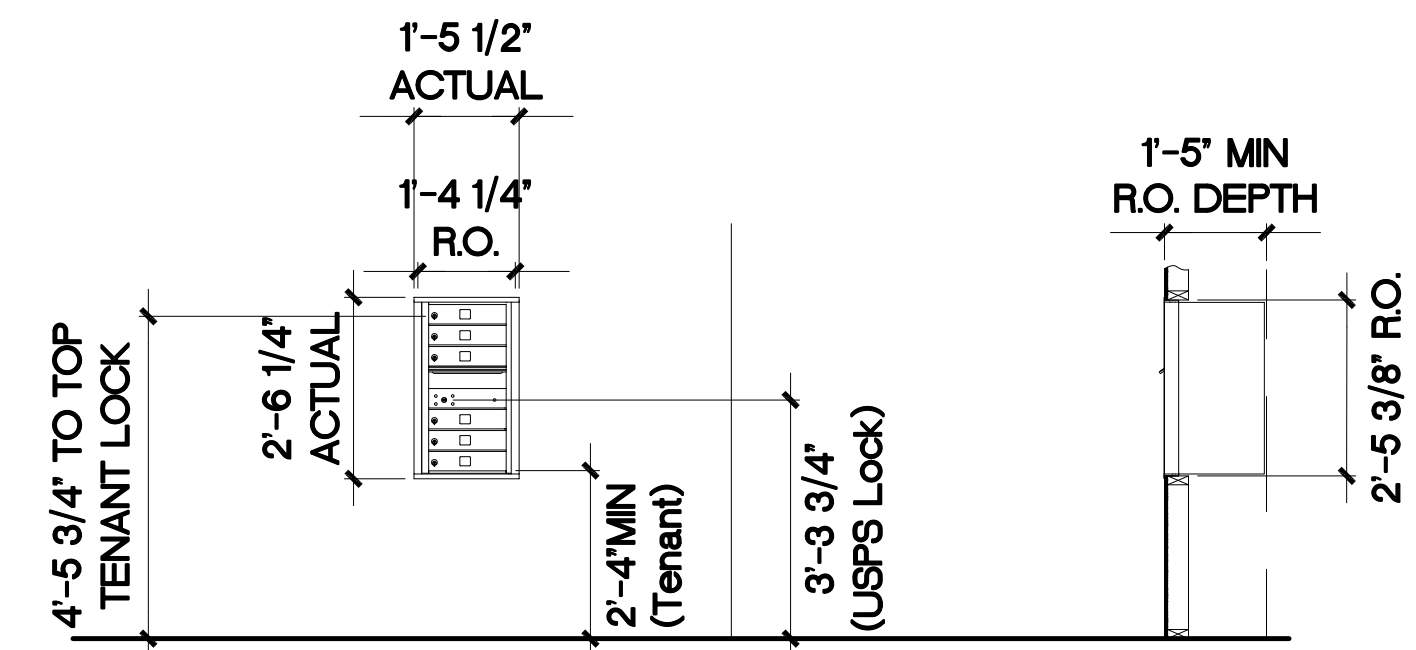
SIGN ELEVATION @ SPRING ST.  
OFFICE SIGN @ WEST ELEVATION SIMILAR



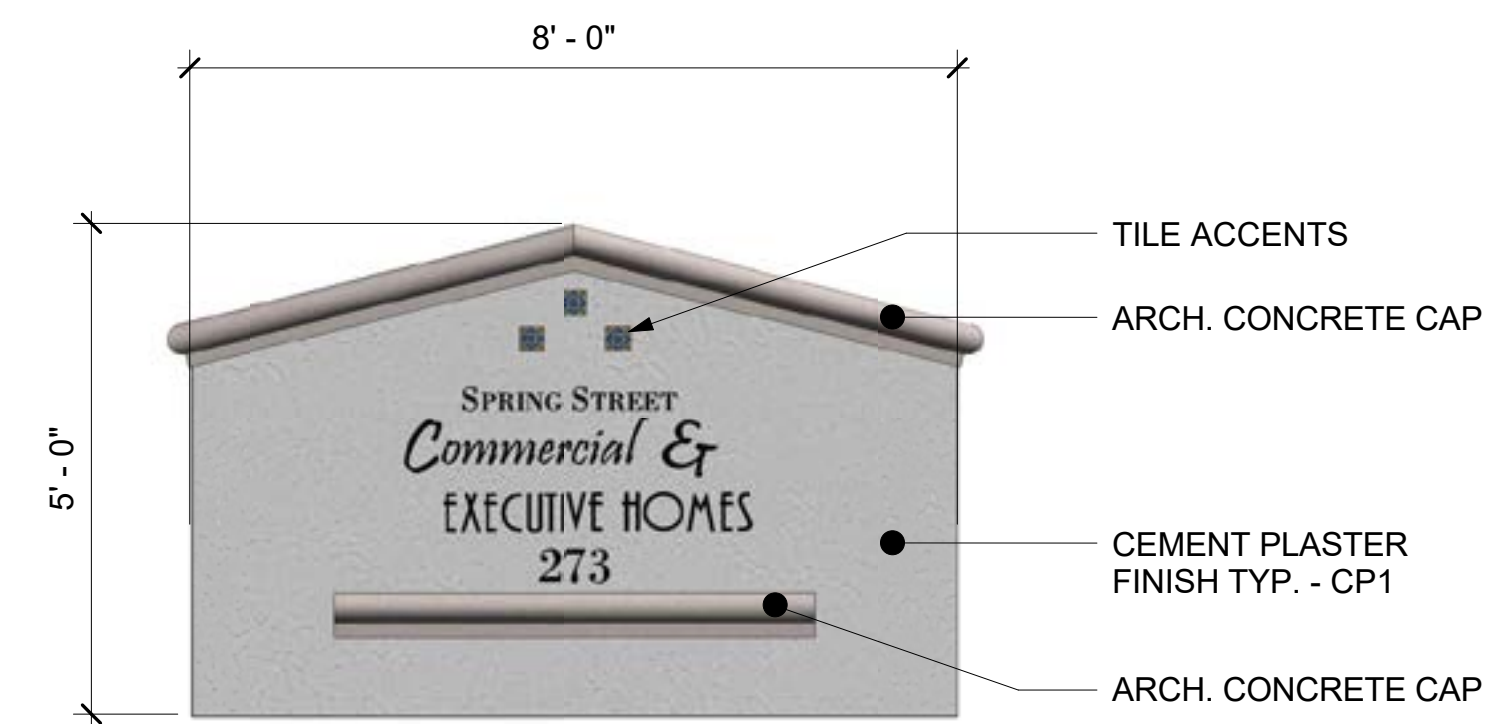
SIGN SECTION  
FLOOD ILLUMINATED

### RETAIL WALL SIGNS

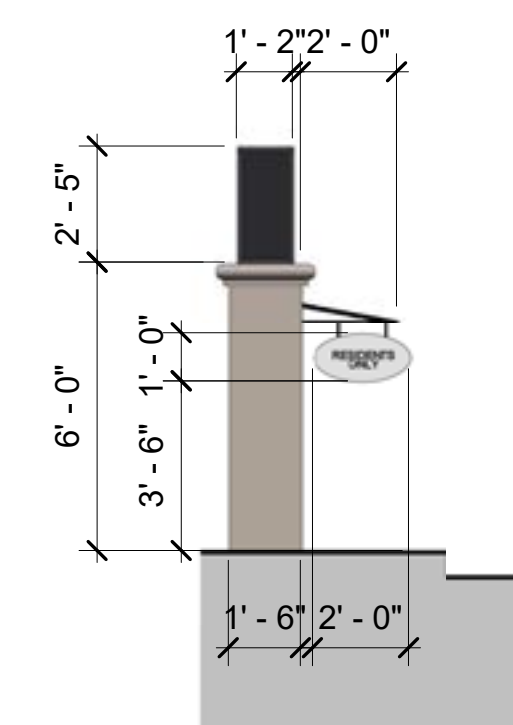
- A. Flood Illuminated letters. 3/4" Thick aluminum faces.
- B. Landlord to provide and maintain lighting fixtures.
- C. Sign Area is to be 1 sqft per 1 linear foot of tenant leased frontage.
- D. Sign height not to exceed 8" with a minimum distance of 2" to the smallest dimension of the background to which it is placed. Sign not to exceed 85% of the background to which it is placed.
- E. Two (2) signs as shown on elevations.



MAILBOX DETAILS



SIGN ELEVATION



RESIDENTIAL ONLY  
SIGN





VIEW FROM MAIN ST



VIEW FROM SPRING ST



VIEW FROM SPRING ST



VIEW FROM SPRING ST



VIEW OF (E) FENCE @ EAST P.L.



VIEW OF (E) STRUCTURE



VIEW TO SE



VIEW OF WEST P.L.



# SPRING STREET MIXED USE

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A12

EXISTING  
CONDITIONS

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## MATERIALS



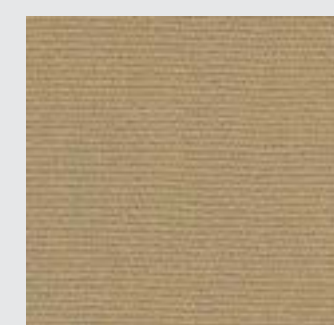
FABRIC AWNING CONFIGURATION



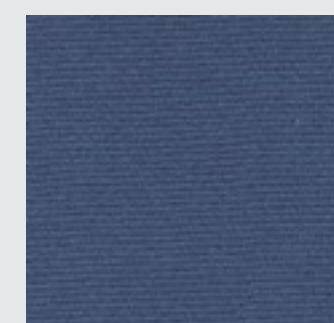
AW1



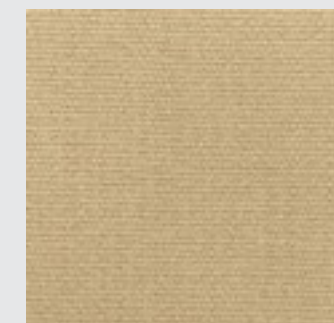
AW2



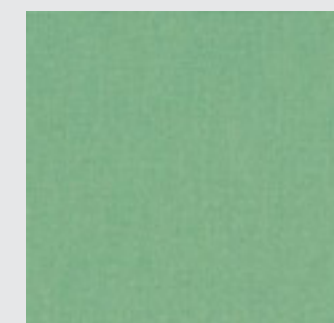
AW3



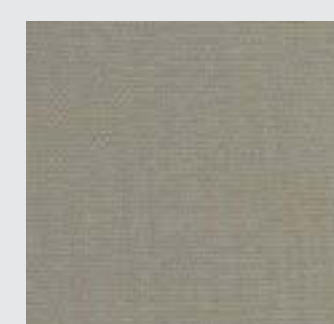
AW4



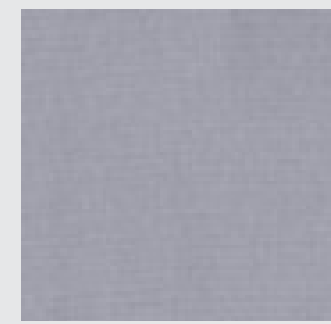
AW5



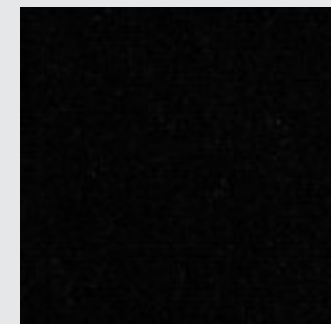
AW6



AW7



AW8



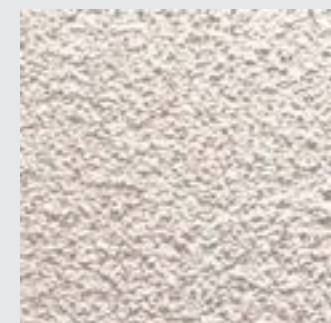
AW9



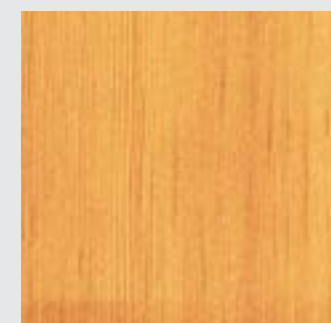
AW10



AL1



CPI



W2

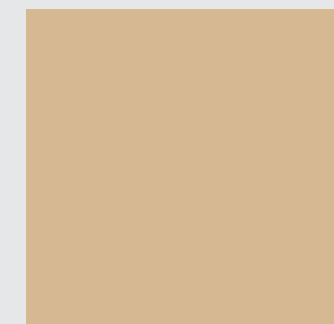


W1

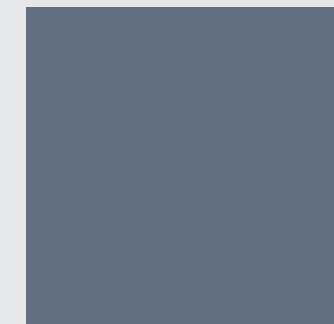
## PAINT COLORS



P1



P2



P3



P4



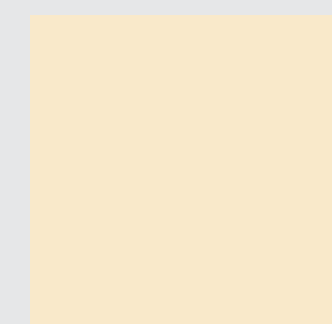
P5



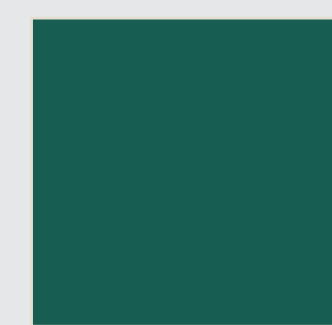
P6



P7



P8



P9



P10

## DETAIL EXAMPLES



Architectural Concept Cap (Similar)

Location: Reatil Planter, Monument Sign, Trash Enclosure, and Parking Area



TI

Accent Tile (TBD)

Location: Reatil Planter, Monument Sign, and Trash Enclosure

## LUMINAIRES



L1



L2



L3



L4



L5

### MATERIALS:

- AW1 Fabric Awning - Sunbrella - Color: Taupe
- AW2 Fabric Awning - Sunbrella - Color: Buttercup
- AW3 Fabric Awning - Sunbrella - Color: Beige
- AW4 Fabric Awning - Sunbrella - Color: Sapphire Blue
- AW5 Fabric Awning - Sunbrella - Color: Toast
- AW6 Fabric Awning - Sunbrella - Color: Basil
- AW7 Fabric Awning - Sunbrella - Color: Aspen
- AW8 Fabric Awning - Sunbrella - Color: Cadet Gray
- AW9 Fabric Awning - Sunbrella - Color: Black
- AW10 Fabric Awning - Sunbrella - Color: Linen
- AL1 Clear Anodized Aluminum
- CPI Cement Plaster - Smooth Finish  
Color: Paint P1
- W1 Vinyl Windows - Milgard  
Color: Paint P9
- W2 Wood Doors - Vertical Grain Fir  
Color: Natural w/ Clear Finish  
Garage Doors: To match above.

### PAINT COLORS:

- P1 SW7030 Anew Gray
- P2 SW6114 Bagel
- P3 SW6243 Distance
- P4 SW0007 Decorous Amber
- P5 SW6307 Fine Wine
- P6 SW0006 Toile Red
- P7 SW7061 Night Owl
- P8 Napa Valley Cast Stone - Medium Etch Finish
- P9 Jeld Wen - Dark Ivy
- P10 SW6905 Goldfinch

### LUMINAIRES:

- L1 Trash Pole Light - Gardco Slender Form  
Green/LED
- L2 Light Sconce - Arroyo Craftsman - Wall Mount,  
MW-7 Frame, T Bar Overlay, Clear Seedy Glass,  
Black Finish
- L3 Light Sconce - Arroyo Craftsman - Bracket Mount  
MB-15 Frame - T Bar Overlay, Clear Seedy Glass,  
Black Finish with GU 24 Base for LED or CFL
- L4 Up-Light - HK Lightning - ZXL5-0i  
Black/LED
- L5 Sign Light - BK Lighting - Sign Star B- Series v  
Black Wrinkle/LED



# SPRING STREET MIXED USE

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MI

MATERIALS,  
PAINT COLORS &  
LUMINAIRES

02.23.2016