



EXHIBIT B
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CITY OF PLEASANTON
PLANNING DIVISION

WARD
YOUNG
 ARCHITECTURE & PLANNING
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 925.283.1663 fax
 wyarch.com

4791 AUGUSTINE STREET
PLEASANTON, CA

REVISIONS

PROJECT NO.
15522.10

SCALE
 As indicated

DRAWN CHECKED
KB TW

DATE
JUNE 16, 2016
 PLANNING DEPT. RE-SUBMITTAL

SHEET TITLE
GENERAL INFO.

SHEET NO.

A1

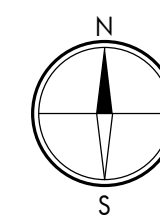
PROJECT INFORMATION	APPLICANT	CIVIL ENGINEER	VICINITY MAP	SHEET INDEX
<p>PROJECT SCOPE: A PLANNED UNIT DEVELOPMENT CONSISTING OF ONE MIXED USE BUILDING WITH OFFICE SPACE ON THE FIRST FLOOR AND RESIDENTIAL UNITS ON THE SECOND FLOOR, AND THREE SINGLE FAMILY RESIDENCES WITH ATTACHED GARAGES. THE PROJECT WILL BE PHASED INTO 2 PHASES. THE FIRST PHASE WILL BE THE 3 SINGLE FAMILY / MIXED USE RESIDENCES AND THE SECOND PHASE WILL BE CONSTRUCTED ONE YEAR LATER AND WILL INCLUDE THE COMMERCIAL BUILDING WITH THE THREE STUDIOS ABOVE. PERIMETER FENCING TO REMAIN.</p> <p>PROJECT LOCATION: 4791 AUGUSTINE STREET PLEASANTON, CA</p> <p>PROJECT INFO: APN: 94-155-10 94-155-22-1</p> <p>ZONING: O (OFFICE)</p> <p>GENERAL PLAN: RETAIL, HIGHWAY, SERVICE COMMERCIAL, BUSINESS AND PROFESSIONAL OFFICES</p> <p>SPECIFIC PLAN: DOWNTOWN SPECIFIC PLAN-OFFICE</p> <p>SITE AREA: +/-13,040 SF</p> <p>MIXED USE BUILDING: PARKING REQUIREMENTS (1/3005F): 6 + RESIDENTIAL PARKING PROVIDED: 6 TOTAL (6 STANDARD + 1 ACCESSIBLE) PARKING SPACES ARE SHARED BETWEEN WORK LOFTS AND COMMERCIAL SPACE</p> <p>RESIDENCES/MU: PARKING REQUIRED: 2 PER UNIT PARKING PROVIDED: 2</p>	<p>MIKE CAREY 327 ST. MARY STREET PLEASANTON, CA 94566</p> <p>CONTACT: MIKE CAREY PHONE: (925) 963-0569 EMAIL: careybroker@aol.com</p>	<p>ALEXANDER AND ASSOCIATES, INC. 147 OLD BERNAL AVENUE SUITE 10 PLEASANTON, CA 94566</p> <p>CONTACT: DARRYL ALEXANDER PHONE: (925) 462-2255 EMAIL: surveyor@trivalley.com</p>		<p>A1 GENERAL INFO. A2 PROJECT OVERVIEW A2.1 3D RENDERINGS A2.2 PROPOSED STREET VIEWS A3 PROPOSED SITE PLAN A4 MIXED USE BLDG. & RESIDENCE 3 - PROPOSED PLANS & ELEVATIONS A5 RESIDENCE 1 & 2 - PROPOSED PLANS & ELEVATIONS</p> <p>E1 EXISTING CONDITIONS</p> <p>M1 MATERIALS, COLORS, LIGHT FIXTURES, & INSPIRATIONAL IMAGES</p> <p>L1 PRELIMINARY LANDSCAPE PLAN</p> <p>C1 PRELIMINARY GRADING PLAN</p>
	ARCHITECT			
	<p>WARD - YOUNG ARCHITECTS 3730 MOUNT DIABLO BLVD. SUITE 320 LAFAYETTE, CA 94549</p> <p>CONTACT: TIM WARD PHONE: (925) 283-3278 EMAIL: tward@wyarch.com</p>			

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AERIAL VIEW LOOKING NORTH

N.T.S.



DOWNTOWN SPECIFIC PLAN	PROPOSED PROJECT
1. The city should also be a partner in attracting new business into vacant and newly developed space to assure continued economic vitality (page 93).	We look forward to working with the City to develop this parcel within the commercial core and adding vitality to the Downtown.
2. Encourage a diversity of architectural styles in new construction (page 75). Residential historic context (page 86).	We will follow the historic farm house vernacular seen throughout the City: 4731 Augustin/315 Rose 4456 First Street/1042 Division 4779 Harrison/4238 First Street 4834 Harrison/4834 Harrison 4376 Second Street/204 Kottinger Dr.
3. Three story buildings may be allowed on a case-by-case basis, subject to the following criteria: b) The building must be designed to minimize its three-story appearance... c) The building must conform with the municipal code height limits (page 26)	Our buildings are set back from the street with stepping gables and rooflines. The upper storey is partially concealed within the roof structure similar to an attic space. Our maximum height for all structures is 30 feet; well under the maximum allowed.

GENERAL PLAN GUIDELINES	PROPOSED PROJECT
1. Policy 12: Preserve the character of the Downtown while improving its retail and residential viability and preserving the traditions of its small town character (pages 2-32).	Our project includes residential and mixed-use commercial.
2. Program 12.3: In the Downtown, implement mixed-use development which incorporates higher density and affordable residential units consistent with the Downtown Specific Plan, where feasible (page 2-33)	Our project is truly mixed-use in that it has both a retail and residential component. It includes single-family residential and office/retail with studios above.
3. Program 12.4: Encourage second-floor apartments above first-floor commercial uses and live-work units in Downtown. Allow mixed-use development in the Downtown where residences are located behind commercial area (page 2-33).	Our mixed-use project has the retail component located at the front of the parcel facing Old Bernal Ave. and the residential component located adjacent to residential users to lessen any impacts.
4. Program 12.5: Consider drafting an ordinance that protects the right of businesses to operate in the Downtown commercial area (page 2-33).	With the absence of a City ordinance, we have included language in our lease agreements that disclose the nature of living in a vibrant and active Downtown area and lists the expected impacts, inconveniences and discomforts that may be encountered. Please see Exhibit A.
5. Program 15.3: Encourage the designation of land as mixed-use where impacts can be mitigated and where there is a potential to reduce traffic and facilitate affordable housing (page 2-34).	Our project includes three single-family residences whose occupants can enjoy the Downtown sized home and utilize the nearby Ace train and bus line.
6. Policy 16: Encourage mixed-use development which encompasses any combination of commercial development, housing units, or community facilities in an integrated development. In areas served by transit encourage mixed-use and residential densities that support affordable housing and transit (page 2-34).	Our mixed-used project includes all three of these elements (1) commercial development (2) housing units with the construction of three new single-family residences and (3) studios over commercial.

DOWNTOWN GUIDELINES	PROPOSED PROJECT
1. Break larger buildings into smaller units (page 13)	The project consists of four separate structures. Three as residences and one as a mixed use commercial/loft building.
2. However, it also recognizes that Downtown is growing and that constructing new buildings on vacant and underdeveloped sites keep the area vital and desirable (page 5).	We want to contribute to this goal by developing this partially vacant parcel, which will provide pedestrian oriented retail and attractive single-family homes.
3. Such new development is to be encouraged provided that it fits with the established pattern and reflects one of the various architectural styles of Downtown (page 5). New construction, additions and remodels should reflect the architectural style and detailing of the surrounding neighborhood (page 35).	The architectural style of the new homes will be modeled after the existing vernacular farm house on the site.
4. It is recognized that Downtown is growing and that constructing new buildings on underdeveloped sites keep the area vital and desirable (page 5).	We are developing this partially vacant site close to the Ace train and bus routes as a transit oriented development.
5. Floor area of new homes and additions to existing homes are to be compatible with surrounding homes (page 35)	Our homes, at approximately 1750 sf, are very similar in size to homes in the surrounding neighborhoods.
6. Reflect the general massing of surrounding homes, including roof forms and step backs, front porches, bay window, and balconies (page 35)	When we began our design, we looked closely at these features in the surrounding neighborhood so that we could come up with a comparable design that would be unobtrusive.
7. Reduce mass through roof forms such as hips, dormers, small gables and articulations such as balconies (Page 35).	We have included hips, dormers, gables, and balconies into our design.

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4791 AUGUSTINE STREET PLEASANTON, CA

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SHEET TITLE

PROJECT OVERVIEW

SHEET NO.

A2

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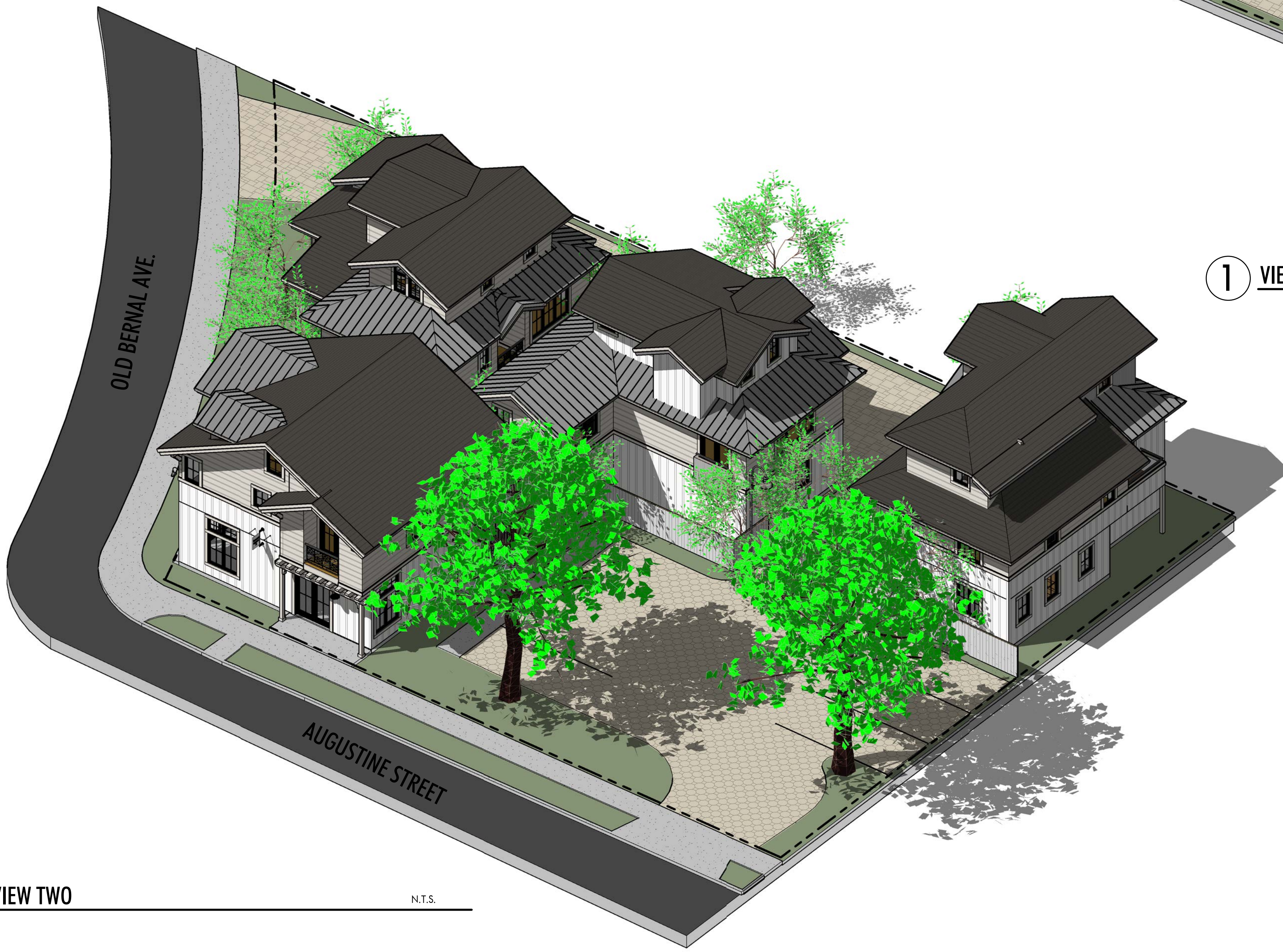
3D RENDERINGS

SHEET NO.

A2.1



1 VIEW ONE N.T.S.



2 VIEW TWO N.T.S.

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VIEW FROM OLD BERNAL AVE.
N.T.S.



VIEW FROM AUGUSTINE STREET
N.T.S.

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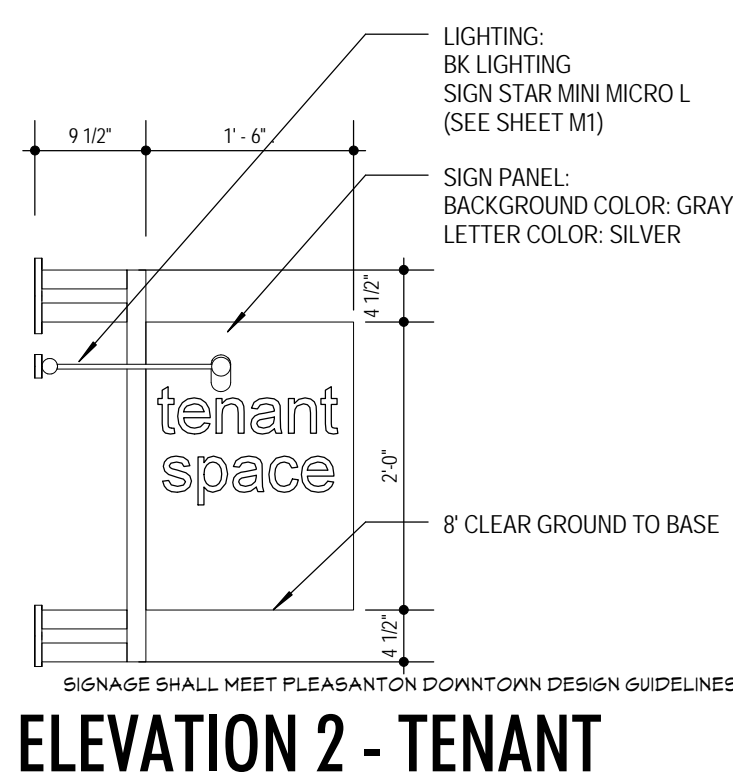
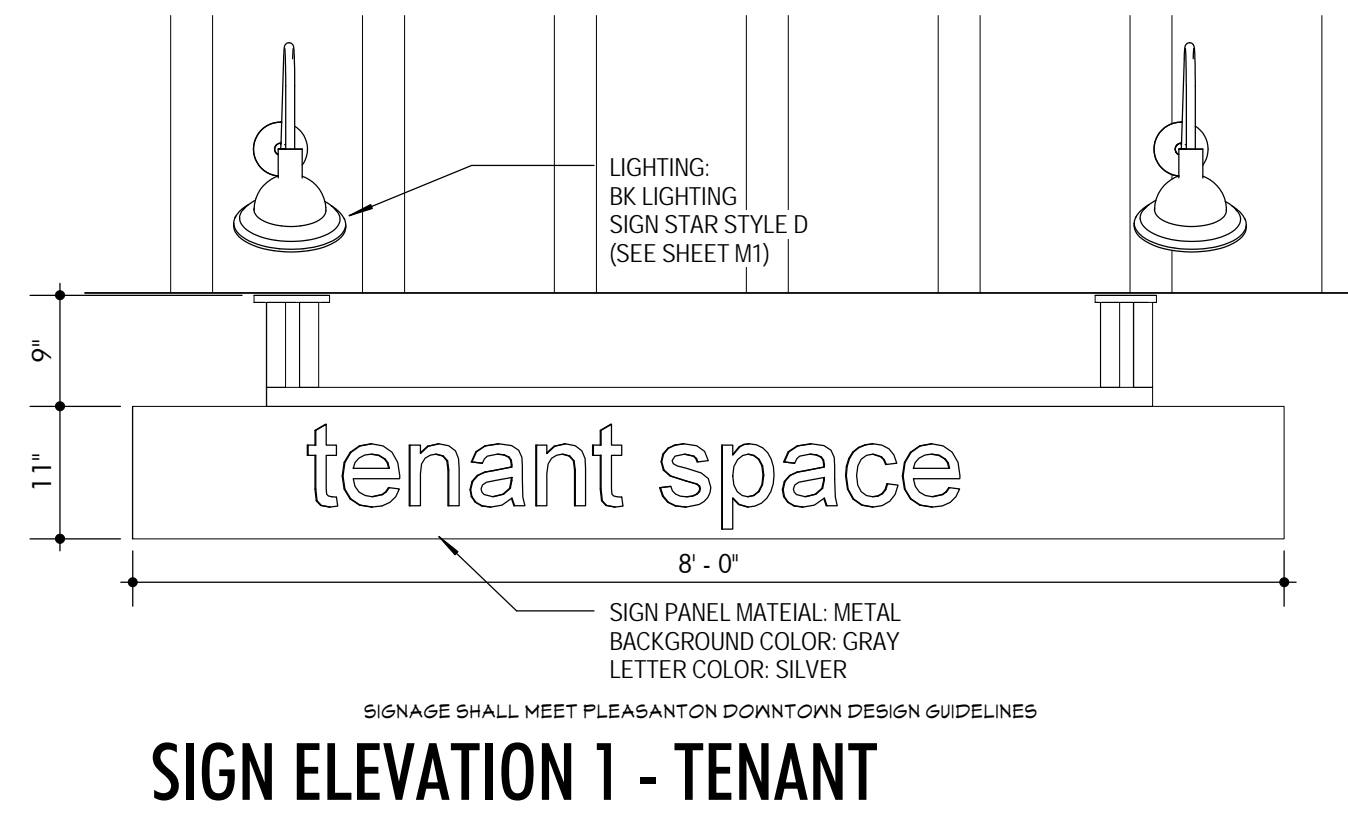
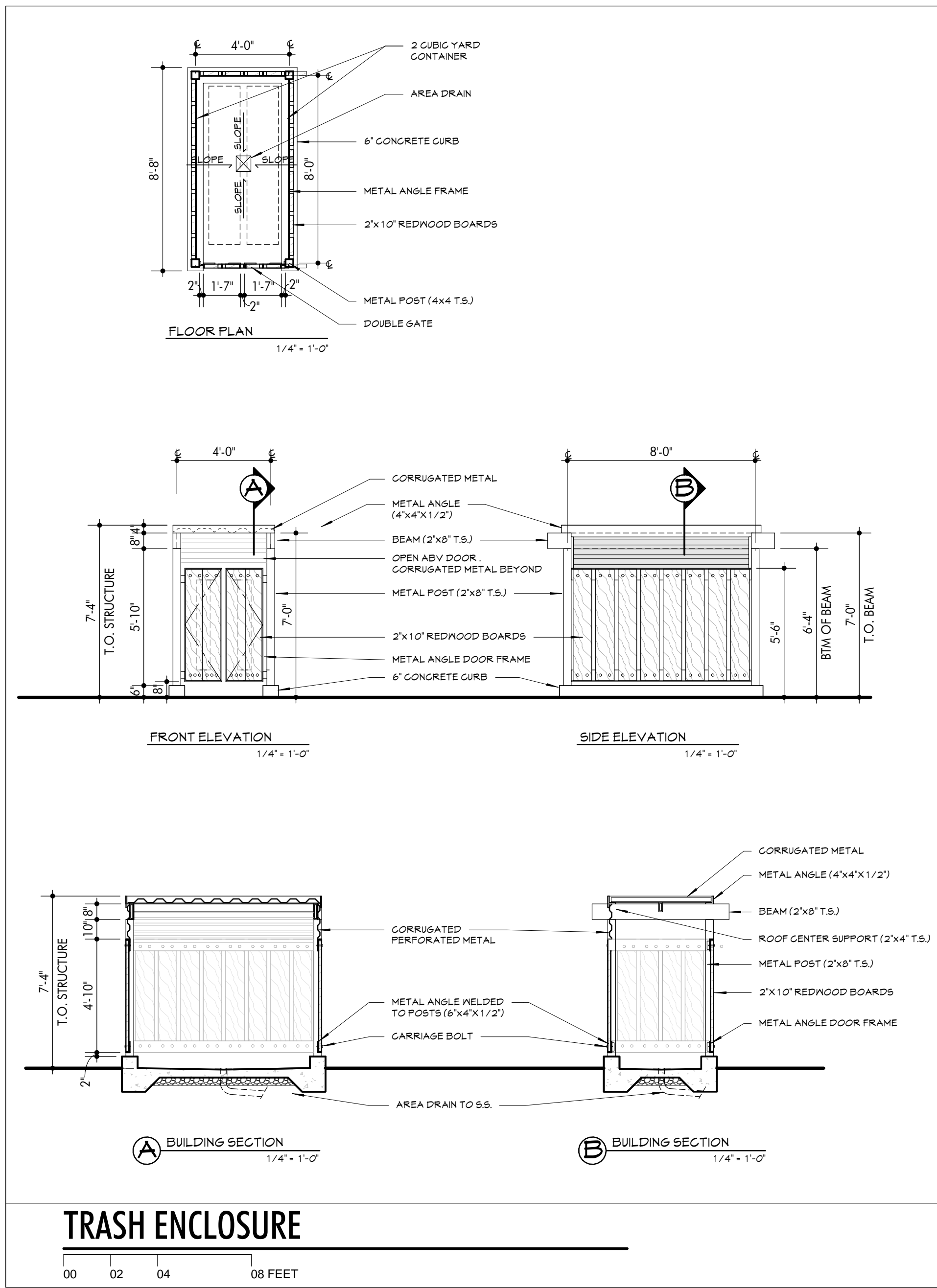
SHEET TITLE

**PROPOSED STREET
VIEWS**

SHEET NO.

A2.2

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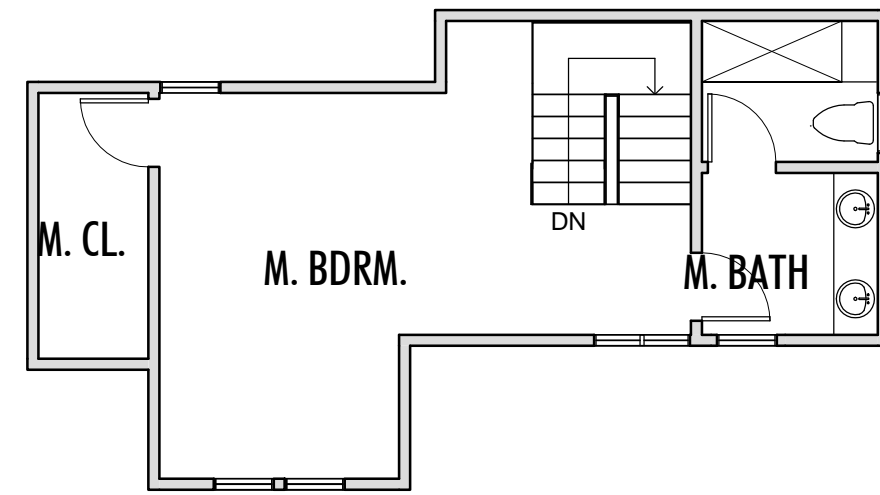
SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
A3

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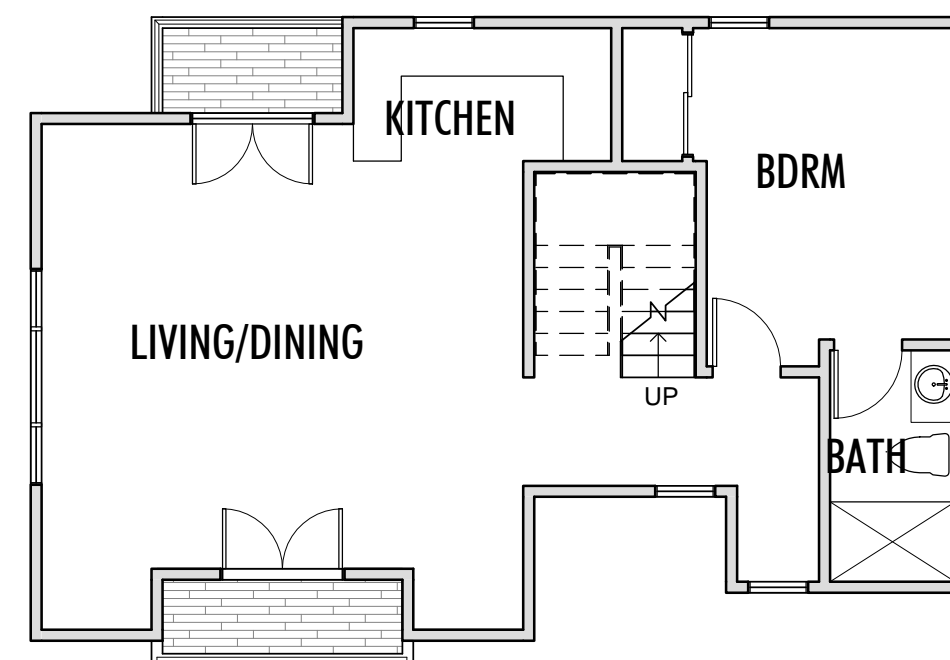
MATERIALS LEGEND

- S1 SIDING**
Material: Metal - 1/8" Corrugated Corten Steel
Color: Natural
- S2 SIDING**
Material: Vertical Wood Siding - Western Red Cedar
1x4 Batts o/ 1x12 boards
Stain: Olympic Solid Stain
Color: Outside White
- S3 SIDING**
Material: Horizontal Wood Siding - Western Red Cedar
Shiplap 1x12 boards
Stain: Olympic Solid Stain
Color: Nava Jo
- R1 ROOFING**
Material: Composition Shingle
Manufacture: CertainTeed
Style: Landmark Solaris Gold
Color: Weathered Wood
- R2 ROOFING**
Material: Standing Seam Metal Roof
Manufacture: Custom-Bilt Metals
Color: Pre-Weathered Galvalume
- W1 WINDOWS & DOORS**
Material: Aluminum Clad Wood
Manufacture: Sierra Pacific Windows
Color: Black 023
- T1 TRIM**
Material: 2x Wood Trim - Western Red Cedar
Stain: Olympic Solid Stain
Color: Nava Jo
- F1 FLASHING**
Material: 24ga. Sheet Metal
Manufacture: Custom-Bilt Metals
Color: Pre-Weathered Galvalume



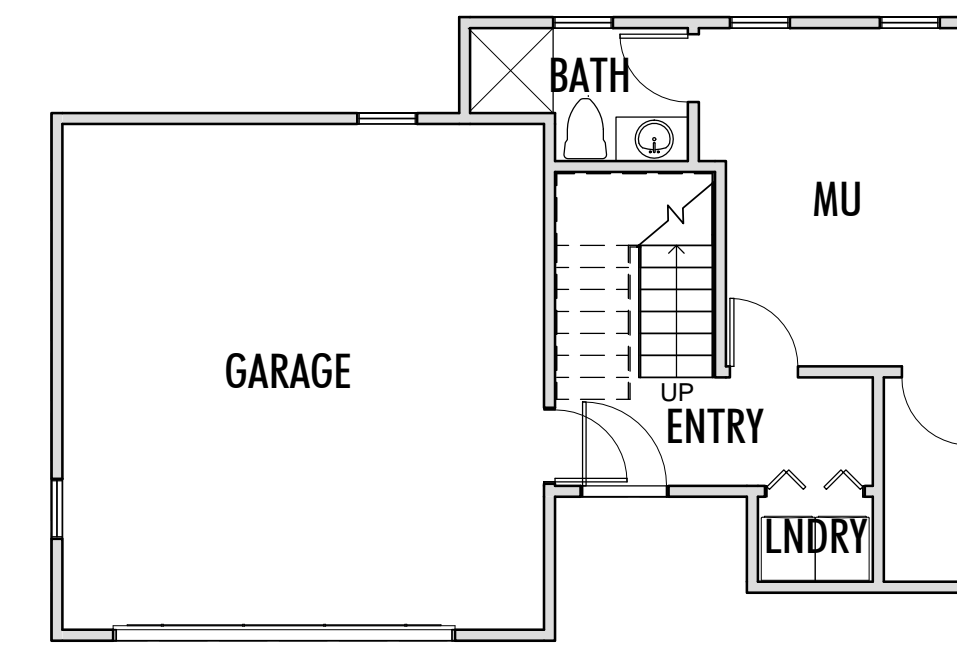
THIRD LEVEL

497 SF



SECOND LEVEL

856 SF



FIRST LEVEL

434 SF + GARAGE



RESIDENCE 3 - NORTH ELEVATION



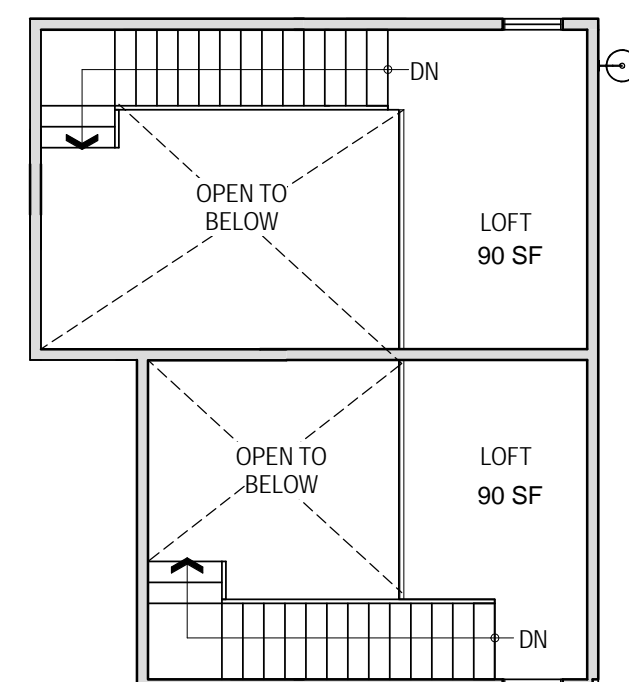
RESIDENCE 3 - EAST ELEVATION



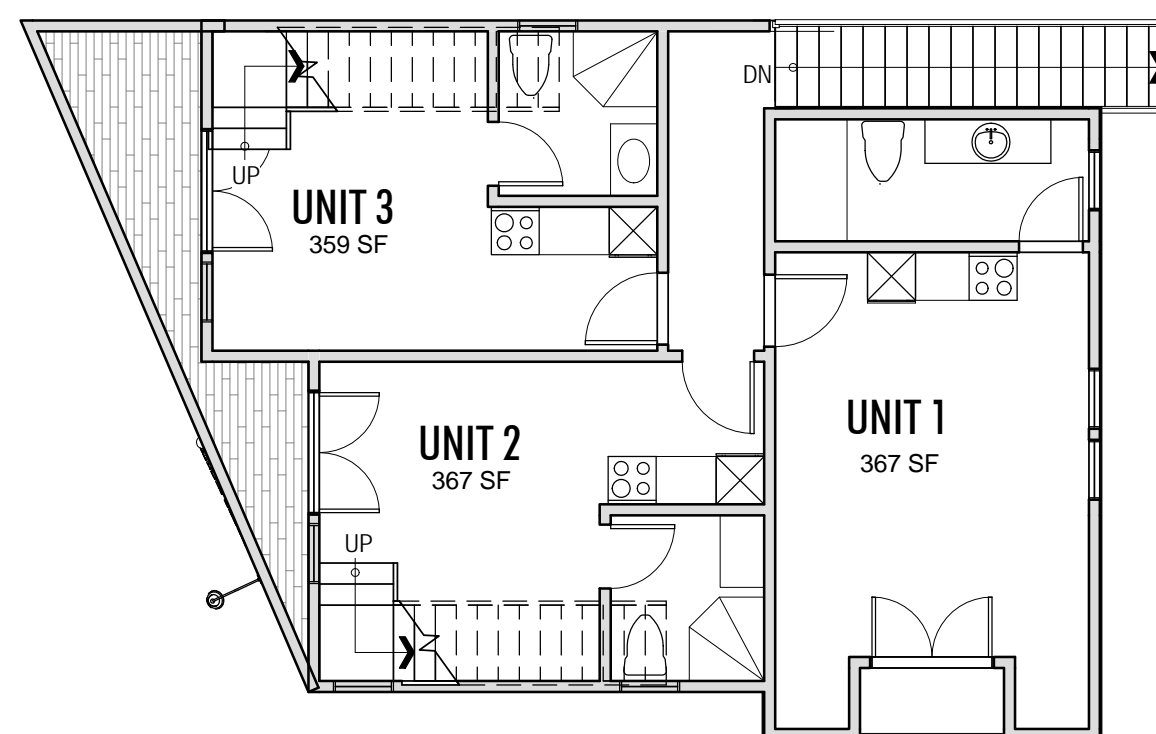
RESIDENCE 3 - SOUTH ELEVATION



RESIDENCE 3 - WEST ELEVATION

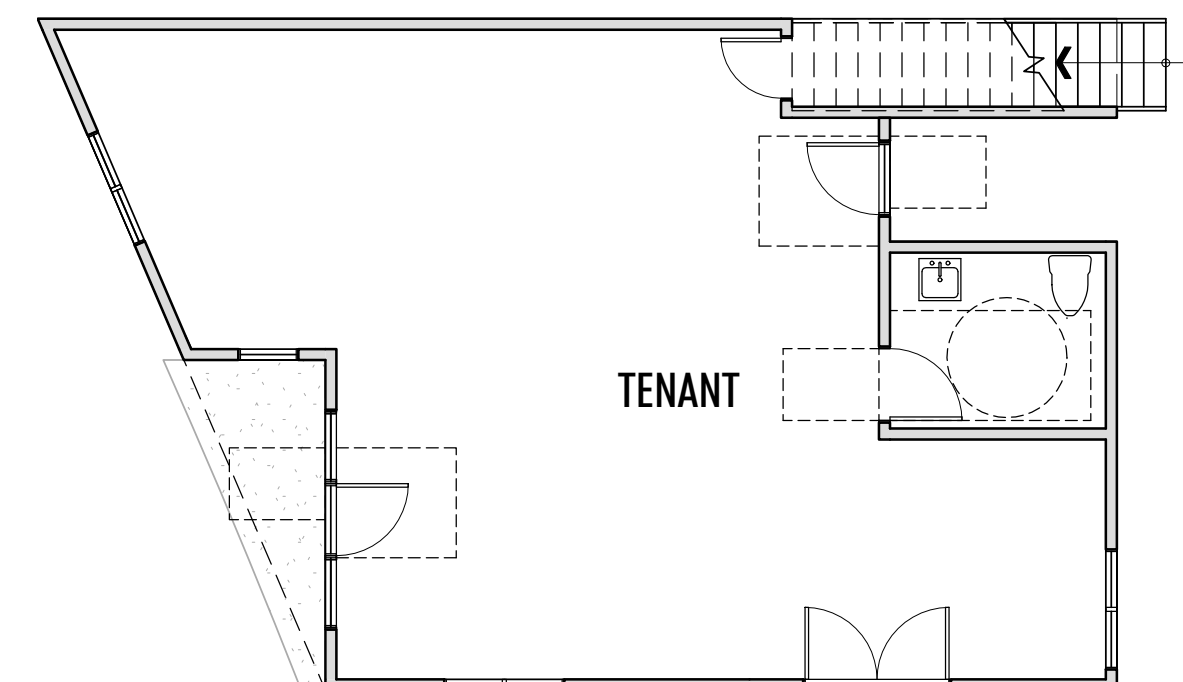


THIRD LEVEL



SECOND LEVEL

856 SF



FIRST LEVEL

948 SF



MIXED USE BLDG. - NORTH ELEVATION



MIXED USE BLDG. - EAST ELEVATION



MIXED USE BLDG. - SOUTH ELEVATION



MIXED USE BLDG. - WEST ELEVATION

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MIXED USE BLDG. & RESIDENCE 3 - PROPOSED PLANS & ELEVATIONS

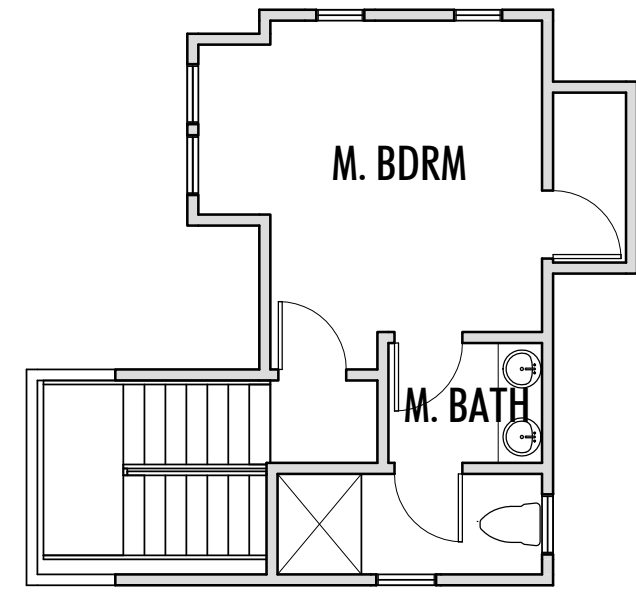
SHEET NO.

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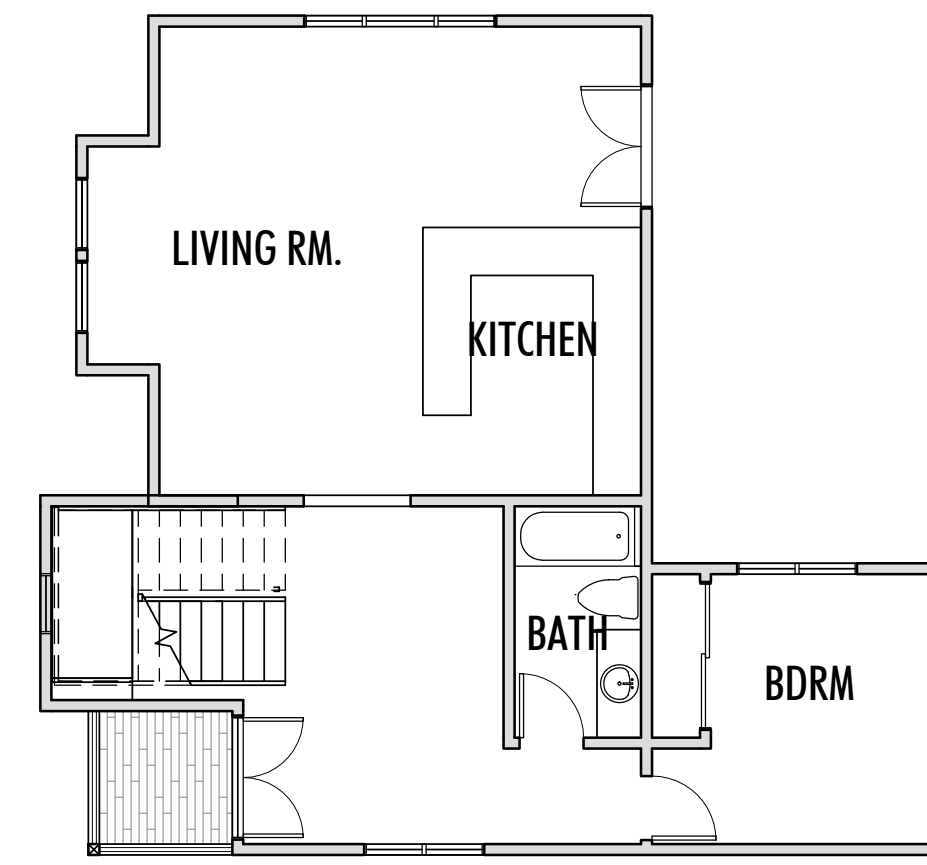
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MATERIALS LEGEND

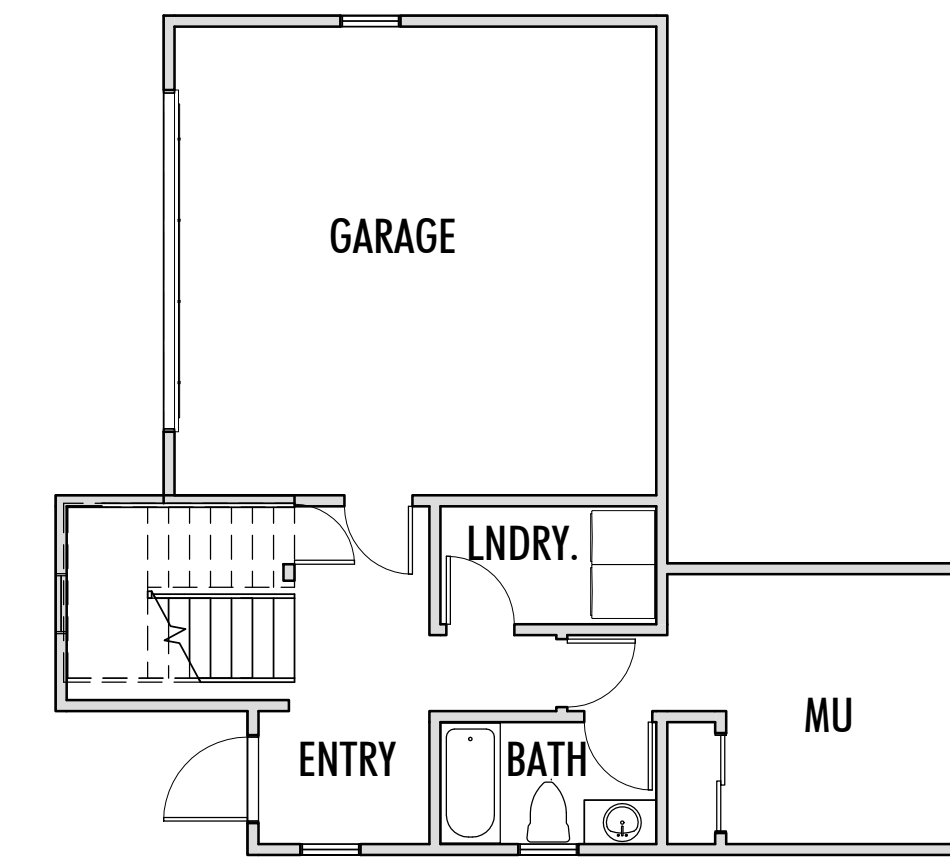
- S1 SIDING**
Material: Metal - 7/8" Corrugated Gorten Steel
Color: Natural
- S2 SIDING**
Material: Vertical Wood Siding - Western Red Cedar
1x4 Batts o/ 1x12 boards
Stain: Olympic Solid Stain
Color: Outside White
- S3 SIDING**
Material: Horizontal Wood Siding - Western Red Cedar
Shiplap 1x12 boards
Stain: Olympic Solid Stain
Color: Navajo
- R1 ROOFING**
Material: Composition Shingle
Manufacture: CertainTeed
Style: Landmark Solaris Gold
Color: Weathered Wood
- R2 ROOFING**
Material: Standing Seam Metal Roof
Manufacture: Custom-Bilt Metals
Color: Pre-Weathered Galvalume
- W1 WINDOWS & DOORS**
Material: Aluminum Glad Wood
Manufacture: Sierra Pacific Windows
Color: Black O29
- T1 TRIM**
Material: 2x Wood Trim - Western Red Cedar
Stain: Olympic Solid Stain
Color: Navajo
- F1 FLASHING**
Material: 24ga. Sheet Metal
Manufacture: Custom-Bilt Metals
Color: Pre-Weathered Galvalume



THIRD LEVEL
393 SF



SECOND LEVEL
965 SF



FIRST LEVEL
462 SF + GARAGE



RESIDENCE 2 - NORTH ELEVATION



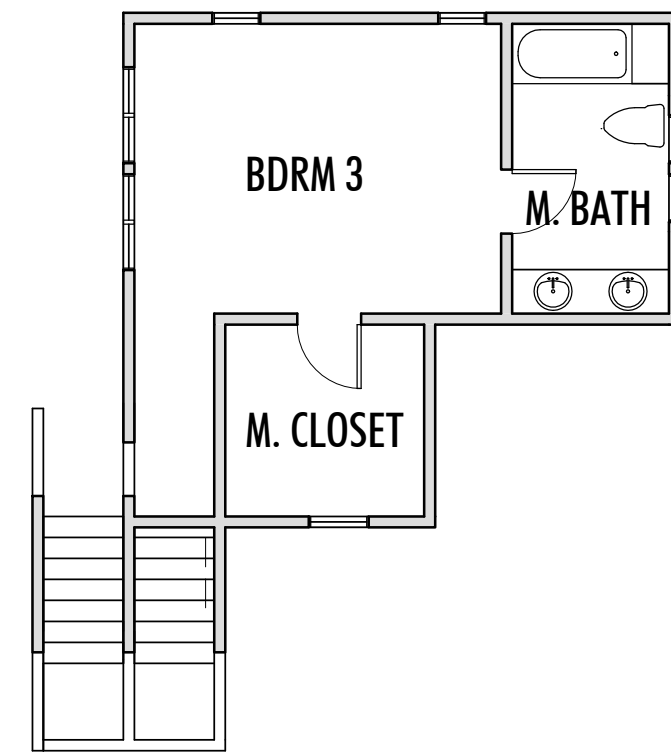
RESIDENCE 2 - EAST ELEVATION



RESIDENCE 2 - WEST ELEVATION



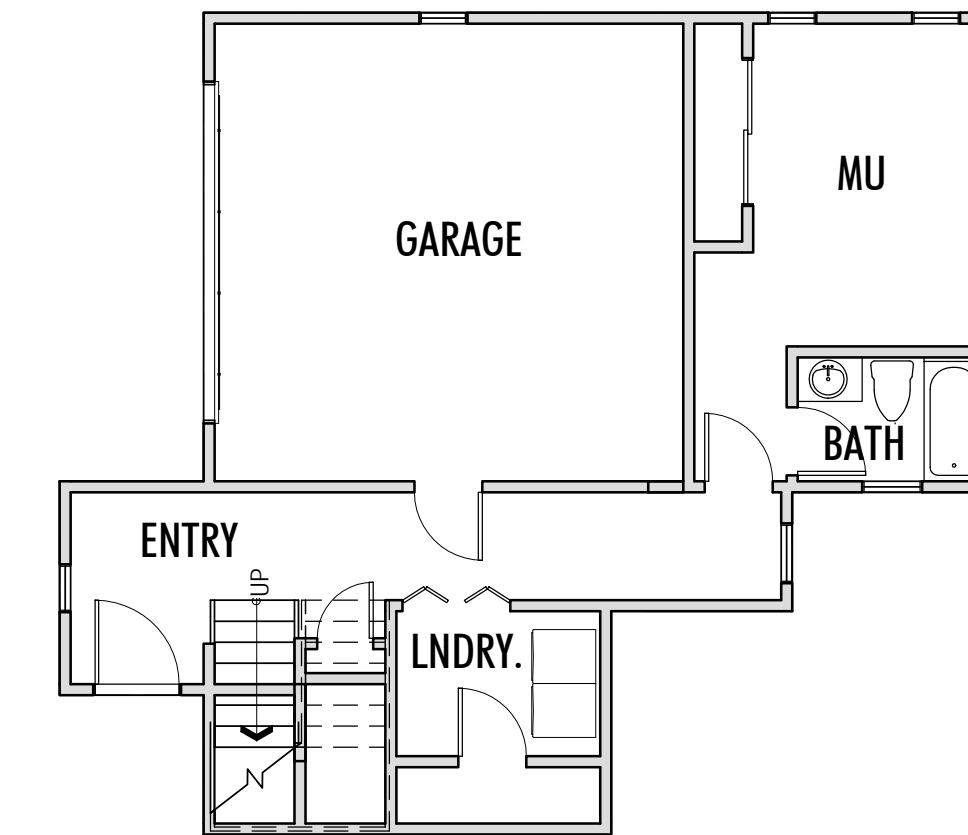
RESIDENCE 2 - SOUTH ELEVATION



THIRD LEVEL
416 SF



SECOND LEVEL
937 SF



FIRST LEVEL
565 SF + GARAGE



RESIDENCE 1 - NORTH ELEVATION



RESIDENCE 1 - EAST ELEVATION



RESIDENCE 1 - SOUTH ELEVATION



RESIDENCE 1 - WEST ELEVATION

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**RESIDENCE 1 & 2 -
PROPOSED PLANS &
ELEVATIONS**

SHEET NO.

A5

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VIEWS FROM AUGUSTINE STREET



VIEWS FROM OLD BERNAL AVE.



VIEWS FROM OLD BERNAL AVE.



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12" = 1'-0"

DRAWN

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EXISTING CONDITIONS


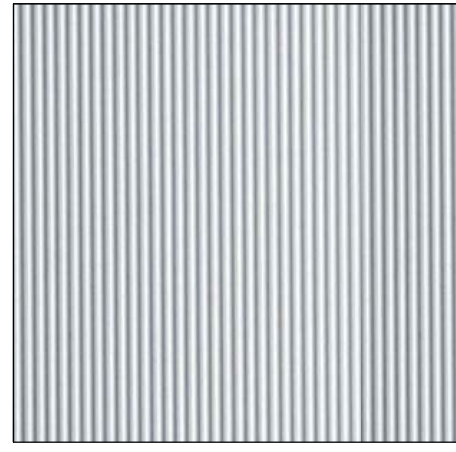


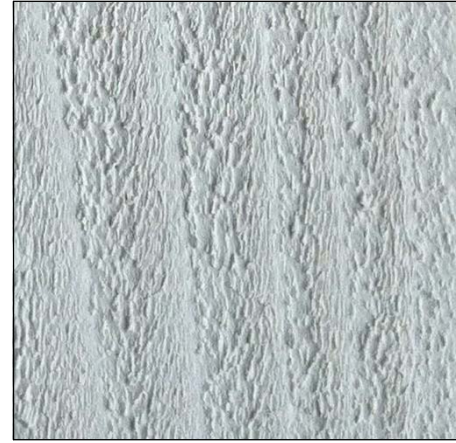



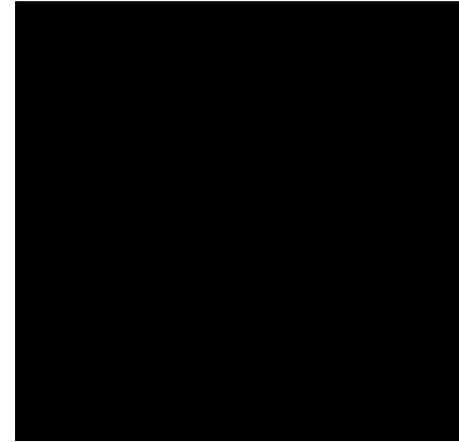


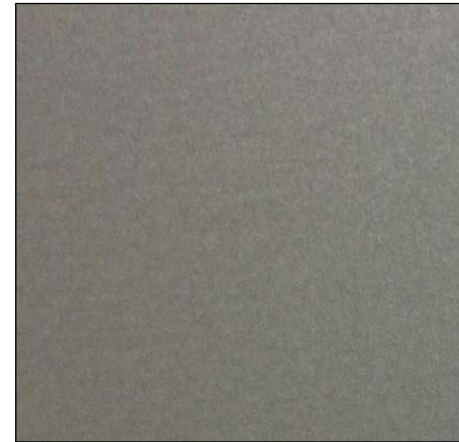
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LIGHT FIXTURES

MATERIALS & COLORS

<p>L1</p>	 <p><u>WALL MOUNTED</u> Manufacture: Barn Light Electric Model: The Westco LED Wall Sconce Shade Size: 12"W X 17.25"OAH Projection: 14" Finish: Powder Coat, Color: Black (100) Lamp Type: LED Listing: CSA listed for wet locations</p>	<p>S1</p>	 <p><u>SIDING</u> Material: Metal 7/8" Corrugated Corten Steel Color: Natural</p>	<p>R1</p>	 <p><u>ROOFING</u> Material: Composition Shingle Manufacture: CertainTeed Style: Landmark Solaris Gold Color: Weathered Wood</p>
<p>L2</p>	 <p><u>SIGN LIGHT</u> Manufacture: BK Lighting Model: Sign Star - Style D Shade Size: 10.75" dia. Stem Length: 18" - 48" Finish: Aluminum (SAP) Lamp Type: MR 16 Halogen</p>	<p>S2</p>	 <p><u>SIDING</u> Material: Vertical Wood Siding Western Red Cedar 1x4 Batts o/1x12 boards Stain: Olympic Solid Stain Color: Outside White</p>	<p>R2</p>	 <p><u>ROOFING</u> Material: Standing Seam Metal Roof Manufacture: Custom-Bilt Metals Color: Pre-Weathered Galvalume</p>
<p>L3</p>	 <p><u>SIGN LIGHT</u> Manufacture: BK Lighting Model: Sign Star - Mini Micro L Shade Size: 1" dia. Stem Length: 18" - 48" Finish: Aluminum (SAP) Lamp Type: LED</p>	<p>S3</p>	 <p><u>SIDING</u> Material: Horizontal Wood Siding Western Red Cedar Shiplap 1x12 boards Stain: Olympic Solid Stain Color: Navajo</p>	<p>W1</p>	 <p><u>WINDOWS & DOORS</u> Material: Aluminum Clad Wood Manufacture: Sierra Pacific Windows Color: Black 023</p>
<p>L4</p>	 <p><u>POLE MOUNTED</u> Manufacture: Barn Light Electric Model: Wilcox LED Post Mount Light Shade Size: 16"W X 12.75"H Post Mount Dims.: 30"H X 20.5"Projection Finish: Powder Coat, Color: Galvanized (975) Lamp Type: LED Listing: CSA listed for wet locations</p>	<p>T1</p>	 <p><u>TRIM</u> Material: 2x Wood Trim Western Red Cedar Stain: Olympic Solid Stain Color: Navajo</p>	<p>F1</p>	 <p><u>FLASHING</u> Material: 24ga. Sheet Metal Manufacture: Custom-Bilt Metals Color: Pre-Weathered Galvalume</p>

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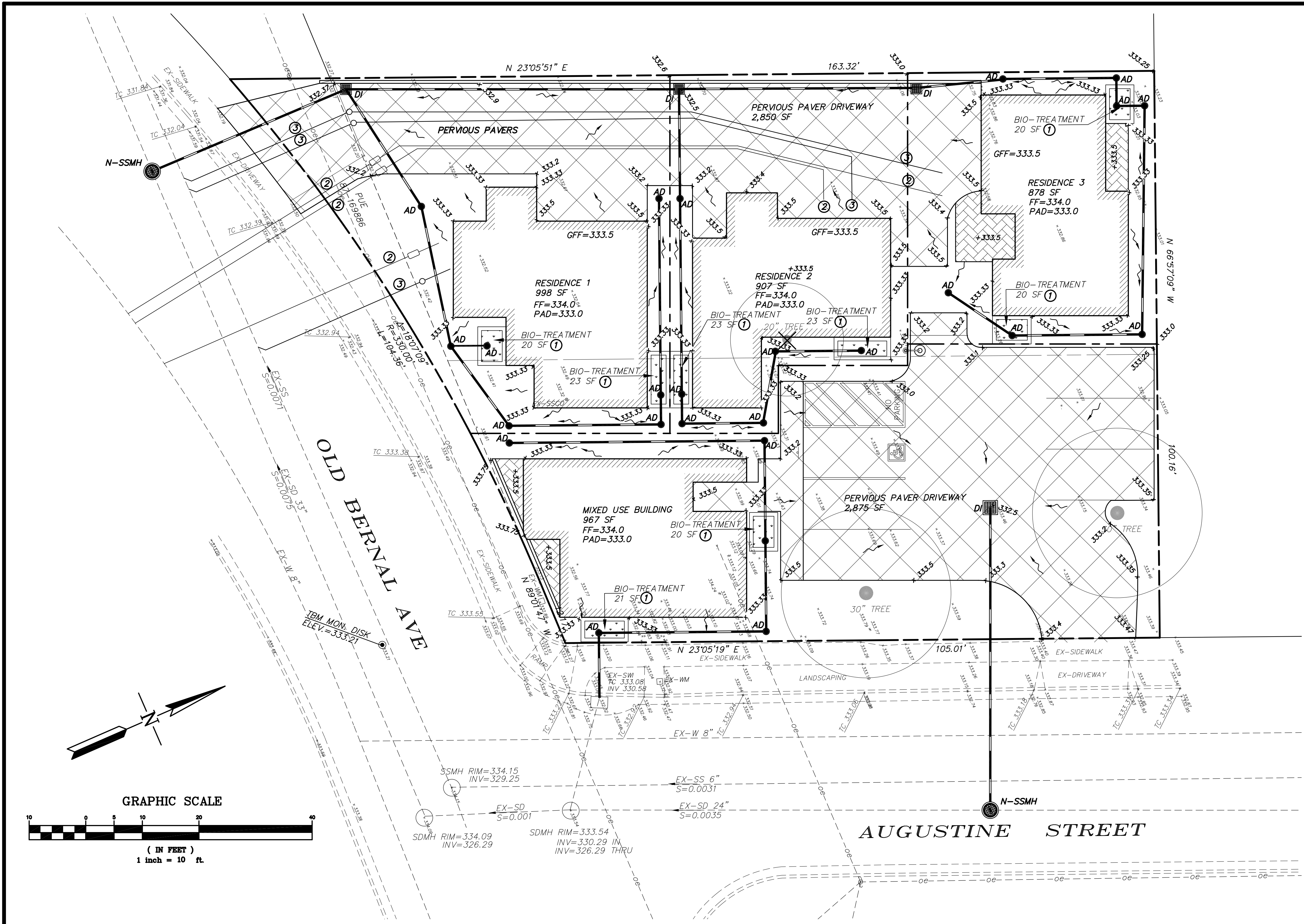
**MATERIALS, COLORS,
 LIGHT FIXTURES, &
 INSPIRATIONAL
 IMAGES**

SHEET NO.

M1



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GRADING NOTES:

- ALL GRADING SHALL CONFORM TO THE CITY OF PLEASANTON STANDARDS.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER.
- ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND SHALL DRAIN TO FLOW THROUGH PLANTER.
- ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE OF 5 FEET.
- SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONVEYED TO AREA DRAINS.
- AREA DRAINS SHALL HAVE A MINIMUM 6 INCHES DIAMETER GRATE OPENING.
- ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
- ALL DRAIN LINES SHALL PASS UNDERNEATH THE GRADE BEAMS, NOT THROUGH THEM. ANY SUBDRAINS PLACED UNDER THE STRUCTURE SHALL BE LOCATED TO MISS PIERS AND/OR GRADE BEAMS.
- WHEN A PERFORATED DRAIN LINE IS CONNECTED TO A SOLID DRAIN LINE, THE INVERT OF THE SOLID DRAIN SHALL BE HELD BELOW THE INVERT OF THE PERFORATED LINE.
- ALL DRAIN LINES FOR SURFACE WATER SHALL BE SOLID, NON-FLEXIBLE PVC PIPE. PERFORATED PIPE SHALL BE USED FOR SUBDRAINS ONLY. 6" STORM DRAIN TO BE PVC SDR-35 OR APPROVED EQUAL. (SEE DETAILS)
- CLEANOUTS FOR PERIMETER DRAIN SHALL BE SPACED 75' MAX O.C.
- EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF WORK CONTINUES INTO THE RAINY SEASON.

- THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ALSO PROVIDE DUST CONTROL MEASURES TO THE SATISFACTION OF THE CITY. FAILURE TO COMPLY WITH ORDINANCES WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS VERIFIED.
- THE OWNER SHALL BE RESPONSIBLE FOR INSPECTING, MAINTAINING, AND REPAIRING STORM DRAIN, PERIMETER DRAIN, DOWNSPOUTS, AND DRAINAGE SWALES.

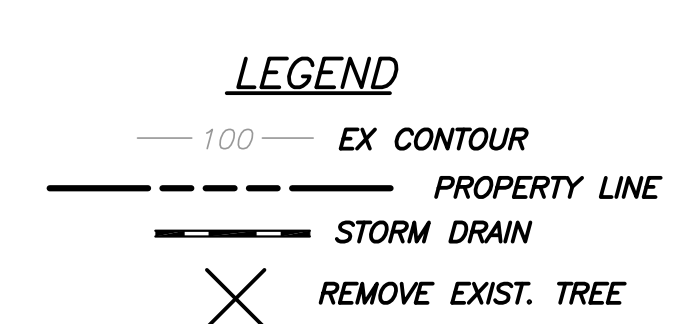
NOTES:

ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, AND FIELD LOCATED.

PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.

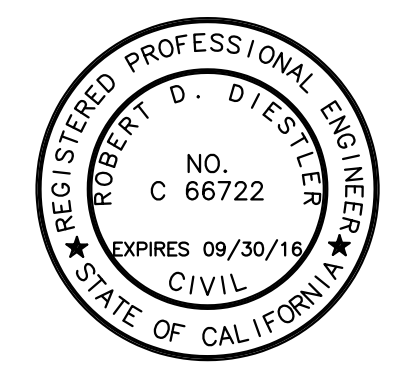
SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE

- INST FLOW THROUGH PLANTER PER COUNTY C.3 MANUAL 40 SF TOTAL PER LOT
- INST WATER SERVICE PER CITY STD
- INST SANITARY SEWER SERVICE PER CITY STD



ABBREVIATIONS

AD	AREA DRAIN (HANSON P6, P8 OR EQUAL)
CD	CLEAN-OUT (4" SOLID SDR 35 PVC PIPE WITH CAP)
DI	DRAIN INLET (HANSON P18 OR EQUAL)
BW	BOTTOM OF RETAINING WALL
FF	FINISHED FLOOR
FL	FLOWLINE
FM	FORCE MAIN (BY OTHERS)
FG	FINISHED GRADE
FS	FINISHED SURFACE
GR	TOP OF GRADE
HP	HIGHPOINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
SWI	STORM WATER INLET
TC	TOP OF CURB
TG	TO GRADE
TW	TOP OF RETAINING WALL
SS	SANITARY SEWER
WS	WATER SERVICE
WM	WATER METER
JT	JOINT TRENCH
LS	LANDSCAPING
DG	DECOMPOSED GRANITE



<p>PRELIMINARY GRADING PLAN 4791 AUGUSTINE STREET CITY OF PLEASANTON ALAMEDA COUNTY, CALIFORNIA</p>	<p>PROJECT NO.: 15320 DISK NO.: 15320 FILE NO.: 15320 DATE: 3-31-2016</p>
<p>DRAWN BY: RD DESIGNED BY: RD CHECKED BY: DA SCALE: 1"=10'</p>	<p>NO.: _____ DATE: _____ REVISIONS: _____</p>
<p>ALEXANDER & ASSOCIATES INC. SURVEYORS ENGINEERS PLANNERS 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2865</p>	
<p>C1 OF 1 SHEETS</p>	