



PUD -118
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 APR 08 2016
 CITY OF PLEASANTON
 COMMUNITY DEVELOPMENT
EXHIBIT B

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**4791 AUGUSTINE STREET
 PLEASANTON, CA**

REVISIONS
1-28-16

PROJECT NO.	15522.10
SCALE	As indicated
DRAWN	CHECKED
KB	TW
DATE	MARCH 28, 2016
	PROGRESS PRINT

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 SPACES ON THE FIRST FLOOR AND RESIDENTIAL UNITS ON THE SECOND FLOOR, AND THREE SINGLE FAMILY RESIDENCES WITH ATTACHED GARAGES.</p> <p>PROJECT LOCATION: 4791 AUGUSTINE STREET PLEASANTON, CA</p> <p>PROJECT INFO:</p> <p>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- DOWNTOWN COMMERCIAL</p> <p>SITE AREA: +/-13,040 SF</p> <p>MIXED USE BUILDING: PARKING REQUIREMENTS (1/300SF): 6 PARKING PROVIDED: 6 TOTAL (6 STANDARD + 1 ACCESSIBLE). PARKING SPACES ARE SHARED BETWEEN WORK LOFTS AND COMMERCIAL SPACE</p> <p>SINGLE FAMILY RESIDENCES: 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 A3 PROPOSED SITE PLAN A4 MIXED USE BLDG. - PROPOSED FLOOR PLANS, ROOF PLAN & ELEVATIONS A5 RESIDENCE 1 - PROPOSED FLOOR PLANS & ELEVATIONS A6 RESIDENCE 2 - PROPOSED FLOOR PLANS & ELEVATIONS A4 RESIDENCE 3 - PROPOSED FLOOR PLAN & 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>
	<p>ARCHITECT</p> <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>			

These drawings are instruments of service and are property of Ward-Young Architects, A California Corporation. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the written permission of Ward-Young Architects.



SINGLE FAMILY
RESIDENCE 3

SINGLE FAMILY
RESIDENCE 2

SINGLE FAMILY
RESIDENCE 1

MIXED USE
BUILDING

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 content (page 86).	We will follow the historic farm house vernacular seen throughout the City: 4731 Augustine/315 Rose 4456 First Street/1042 Division 4779 Harrison/4238 First Street 4634 Harrison/4834 Harrison 4376 Second Street/204 Koltinger 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 story 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 use 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 without adding additional traffic in a comfortably 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-use 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 sq ft, are very similar in size to homes in the surrounding neighborhoods.
6. Reflect the general massing of surrounding homes, including roof forms and steep backs, front porches, bay windows, 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**

REVISIONS

PROJECT NO.
15522.10

SCALE

DRAWN CHECKED
KB TW

DATE
JANUARY 19, 2016

DEVELOPMENT REVIEW SUBMITTAL

SHEET TITLE

PROJECT OVERVIEW

SHEET NO.

A2

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**4791 AUGUSTINE STREET
 PLEASANTON, CA**

REVISIONS

1	9.28.16

PROJECT NO.
15522.10

SCALE
1/8" = 1'-0"

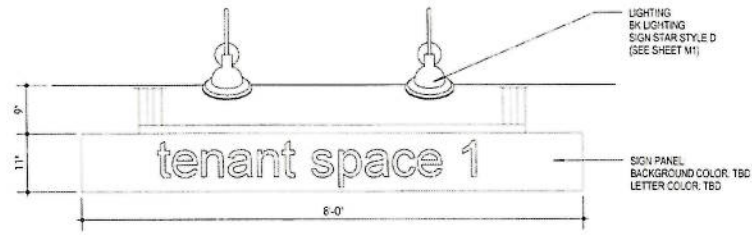
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KB

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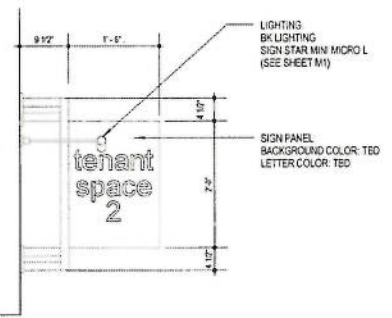
DATE
MARCH 24, 2016
PROGRESS PRINT

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
A3



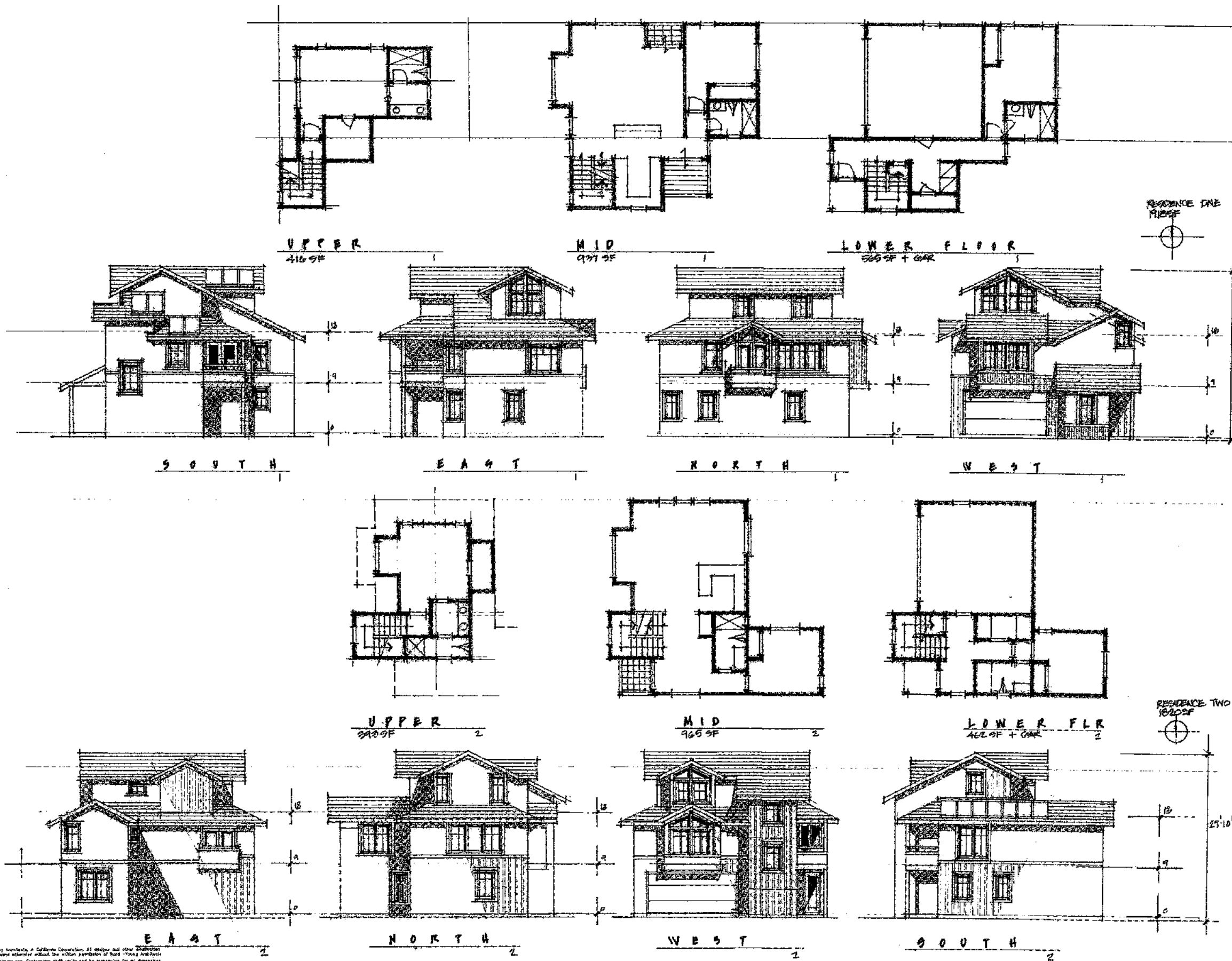
2 SIGN ELEVATION - TENANT 1 N.T.S.
 SIGNAGE SHALL MEET PLEASANTON DOWNTOWN DESIGN GUIDELINES



3 SIGN ELEVATION - TENANT 2 N.T.S.
 SIGNAGE SHALL MEET PLEASANTON DOWNTOWN DESIGN GUIDELINES

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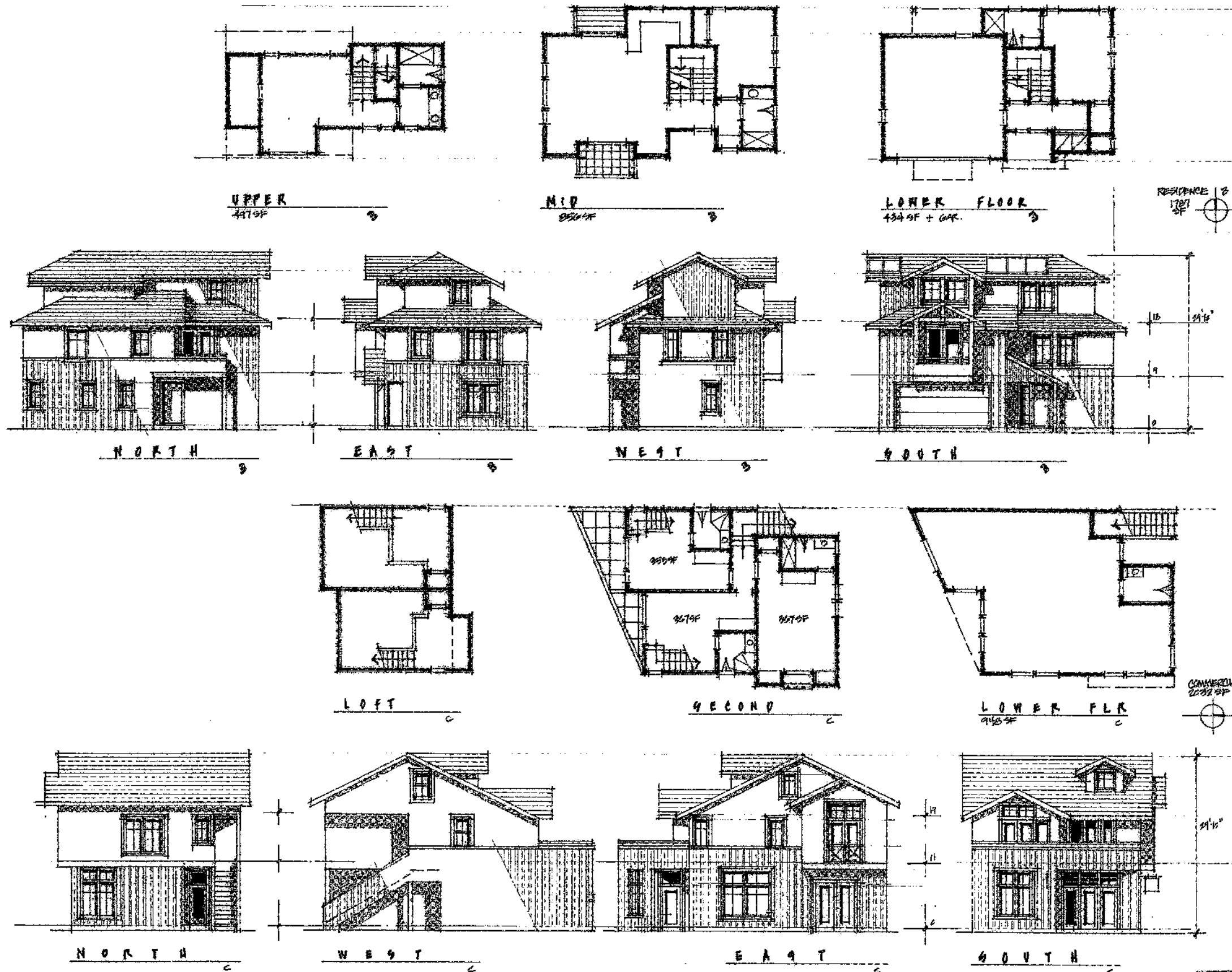


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4791 AUGUSTINE STREET
PLEASANTON, CA

REVISION	4-28-16
PROJECT NO	AUGUSTINE
SCALE	1/8"
DRAWN	CHECKED
DATE	
SHEET FILE	
SHEET NO	A5

These drawings are instruments of service and are property of Ward-Young Architects, a California Corporation. All rights reserved. No part of these drawings are to be used for any other project and shall not be used otherwise without the written permission of Ward-Young Architects. Written consent on these drawings shall have precedence over sealed planning. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified as to any variation from the dimensions and conditions shown by these drawings.



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4791 AUGUSTINE STREET
PLEASANTON, CA

REVISIONS
 2.28.16
 PROJECT NO.
AUGUSTINE
 SCALE
 1/8"
 DRAWN
 CHECKED
 DATE
 SHEET TITLE

SHEET NO.
A4

These drawings are instruments of service and the property of Ward-Young Architects, A California Corporation. All design and other information on these drawings are for use on the specified project and shall not be used elsewhere without the written permission of Ward-Young Architects. When dimensions on these drawings shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified of any variation from the dimensions and conditions shown by these drawings.



VIEWS FROM AUGUSTINE STREET



VIEWS FROM OLD BERNAL AVE.



VIEWS FROM OLD BERNAL AVE.



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**4791 AUGUSTINE STREET
PLEASANTON, CA**

REVISIONS

PROJECT NO.
15522.10

SCALE
12" = 1'-0"

DRAWN CHECKED
KB TW

DATE
JANUARY 19, 2016
DEVELOPMENT REVIEW SUBMITTAL

SHEET TITLE

EXISTING CONDITIONS

SHEET NO.

E1

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QUERCUS KELLOGGII
'CALIFORNIA BLACK OAK'



GARRYA ELLIPTICA
'SILK TASSEL'



RHAMNUS CALIFORNICA SSP
'CALIFORNIA COFFEEBERRY'



HETEROMELES ARBUTIFOLIA
'TOYON'



CEANOTHUS GRISEUS HORIZONTALIS
'CALIFORNIA MOUNTAIN LILAC'



LOTUS SCOPARIUS
'COMMON DEERWEED'



FESTUCA CALIFORNICA
'CALIFORNIA FESCUE'



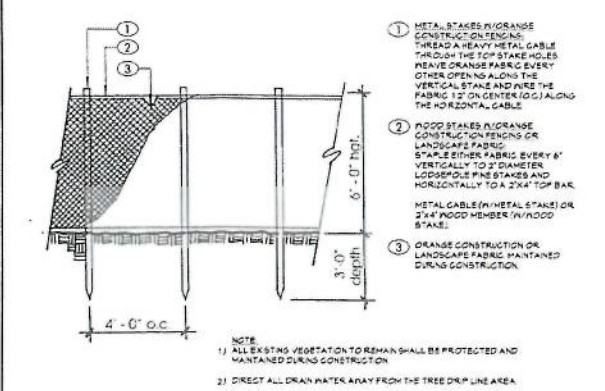
ELYMUS GLAUCUS
'BLUE WILDRYE'



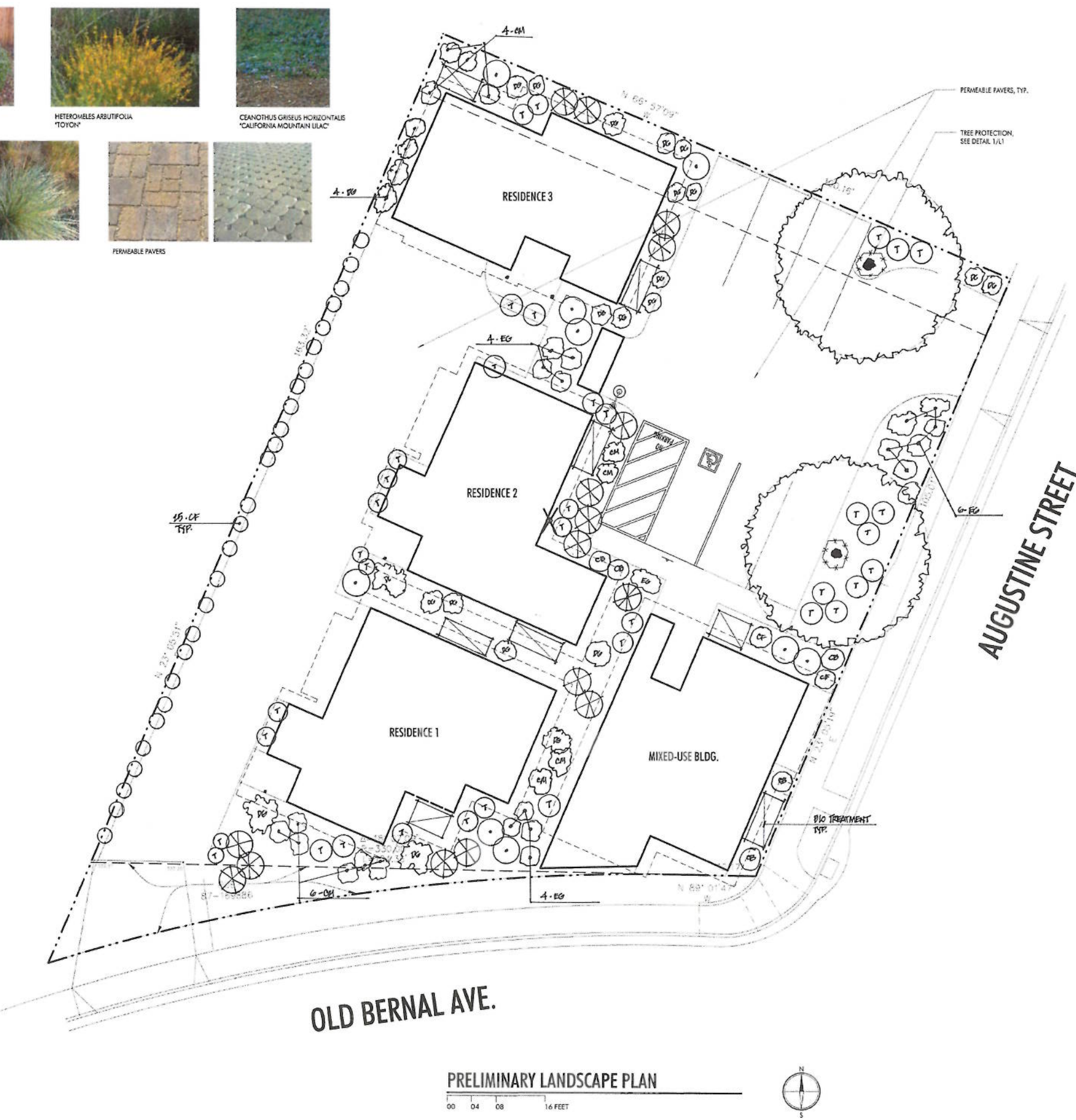
PERMEABLE PAVERS

Trees:	Latin Name	Common Name	Container Size	Quantity
OK	Quercus kelloggii	California blackoak	36" box	16
GE	Garrya elliptica	Silk Tassel	1	9
Shrubs:				
AD	Arctostaphylos densiflora	McMinn's manzanita		
CG	Ceanothus gloriosus porreodus	Mt. Vision Ceanothus		
AG	Arctostaphylos glandulosa	Eastwood's manzanita		
RC	Rhamnus californica ssp. californica	California coffeeberry	5 gallon	10
RCe	Rhamnus californica	Eve case		
RS	Ribes sanguineum var. glutinosum	Pink flowering currant		
SD	Satureja douglasii	Yerba buena		
HA	Heteromeles arbutifolia	Toyon	5 gallon	41
DR	Dendromecon rigida	Bush poppy		
SY	Symphoricarpos mollis	Creeping snowberry		
Groundcover:				
ID	Iris douglasiana	Douglas iris	1 gallon	14
CGH	Ceanothus griseus horizontalis	Carmel mountain lilac		
Shrub Areas:				
AM	Achillea millefolium	Yarrow		
NL	Nassella lepida	Foothill needlegrass		
MV	Monarda villosa	Coyote mint		
SM	Salvia mellifera	Black sage		
LS	Lotus scoparius	Common deerweed	1 gallon	30
AC	Artemisia californica	California sagebrush		
Shrub Areas:				
FC	Festuca californica	California fescue	5 gallon	25
EG	Eriophyllum confertiflorum var. confertiflorum	Golden yarrow		
ES	Eschscholzia californica	Poppy		
E	Elymus glaucus	Blue wildrye		
AC	Artemisia californica	California sagebrush		
Ferns:				
PM	Polystichum munifolium	Western Sword Fern		
Planters:				
Pen	Penstemon Margarita BOP	Foothill or Mountain Penstemon		
MG	Mimulus guttatus	Scrap monkeyflower		
ZC	Zauschneria californica Bert's Blue	Bert's California Fuchsia		
Grasses:				
EG	Elymus glaucus	Blue wildrye	1 gallon	14

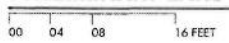
PLANT LIST



1 TREE PROTECTION N.T.S.



PRELIMINARY LANDSCAPE PLAN



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**4791 AUGUSTINE STREET
 PLEASANTON, CA**

REVISIONS

1	9-23-16	

PROJECT NO: 15522.10
SCALE: As indicated
DRAWN: TW **CHECKED:** TW
DATE: MARCH 24, 2016
PROGRESS PRINT

PRELIMINARY LANDSCAPE PLAN

SHEET NO.



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EXHIBIT B.1
RECEIVED
 May 17, 2016
CITY OF PLEASANTON
PLANNING DIVISION

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4791 AUGUSTINE STREET
PLEASANTON, CA

REVISIONS

PROJECT NO.	15522.10
SCALE	As indicated
DRAWN	CHECKED
KB	TW
DATE	MAY 09, 2016
PROGRESS PRINT	
SHEET TITLE	GENERAL INFO.

SHEET NO.	A1
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PROJECT INFORMATION	APPLICANT	CIVIL ENGINEER	VICINITY MAP	SHEET INDEX
<p>PROJECT SCOPE: A PLANNED UNIT DEVELOPMENT CONSISTING OF ONE MIXED USE BUILDING WITH OFFICE SPACES ON THE FIRST FLOOR AND RESIDENTIAL UNITS ON THE SECOND FLOOR, AND THREE SINGLE FAMILY RESIDENCES WITH ATTACHED GARAGES.</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-DOWNTOWN COMMERCIAL</p> <p>SITE AREA: +/-13,040 SF</p> <p>MIXED USE BUILDING: PARKING REQUIREMENTS (1/300SF): 6 PARKING PROVIDED: 6 TOTAL (6 STANDARD + 1 ACCESSIBLE) PARKING SPACES ARE SHARED BETWEEN WORK LOFTS AND COMMERCIAL SPACE</p> <p>SINGLE FAMILY RESIDENCES: 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.</p> <p>A2 PROJECT OVERVIEW</p> <p>A2.1 3D RENDERINGS</p> <p>A3 PROPOSED SITE PLAN</p> <p>A4 MIXED USE BLDG. & RESIDENCE 3 - PROPOSED ELEVATIONS</p> <p>A5 RESIDENCE 1 & 2 - PROPOSED ELEVATIONS</p> <p>A6 PROPOSED FLOOR PLANS</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>
	<p>ARCHITECT</p> <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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SINGLE FAMILY RESIDENCE 3

SINGLE FAMILY RESIDENCE 2



SINGLE FAMILY RESIDENCE 1

MIXED USE BUILDING

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 underdeveloped space to assure continued economic vitality (page 93)	We look forward to working with the City to develop this parcel within the commercial zone and adding vitality to the Downtown
2. Encourage a diversity of architectural styles in new construction (page 75) Residential Historic Center (page 65)	We will follow the historic form house vernacular seen throughout the City 4731 Augustine/215 Ross 4456 First Street/1047 Division 4375 Harrison/4238 First Street 4814 Harrison/4834 Harrison 4376 Second Street/204 Kollinger Ct
3. Three story buildings may be allowed on in case by case basis, subject to the following criteria: a. The building must be designed to maintain 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 stories are partially recessed within the roof structure similar to other 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 vitality and preserving the traditions of its small town character (page 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 high 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 use 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 uses 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 lets the expected impacts, inconveniences and discomforts that may be encountered. Please see Exhibit A.
5. Program 12.5. 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 without adding additional traffic or a comfortably sized home and utilize the nearby Ace train and bus line
6. Policy 16. Encourage mixed-use development which encourages contributions 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-use 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 12)	The project consists of four separate structures. Three are residences and one is a mixed use commercial/studio 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 the 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 form 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. Place areas of new homes and additions to existing homes are to be compatible with surrounding homes (page 35)	Our homes, of approximately 1750 sq ft are very similar in size to homes in the surrounding neighborhoods
6. Reflect the general massing of surrounding homes, including roof forms and steep backs, front porches, bay windows, and balconies (page 35)	When we began our design, we looked closely at these features in the surrounding neighborhoods so that we could come up with a compatible 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**

REVISIONS

PROJECT NO: 15522 10

SCALE: _____

DRAWN: KB CHECKED: TW

DATE: JANUARY 19, 2016
DEVELOPMENT REVIEW SUBMITTAL

SHEET TITLE: PROJECT OVERVIEW

SHEET NO: **A2**

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1 VIEW ONE N.T.S.

2 VIEW TWO N.T.S.

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4791 AUGUSTINE STREET
PLEASANTON, CA

REVISIONS

PROJECT NO.
15522.10

SCALE

DRAWN CHECKED
KB TW

DATE
MAY 09, 2016
PROGRESS PRINT

SHEET TITLE
3D RENDERINGS

SHEET NO.

A2.1

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4791 AUGUSTINE STREET
PLEASANTON, CA

REVISIONS

1	2.8.16

PROJECT NO:
15522 10

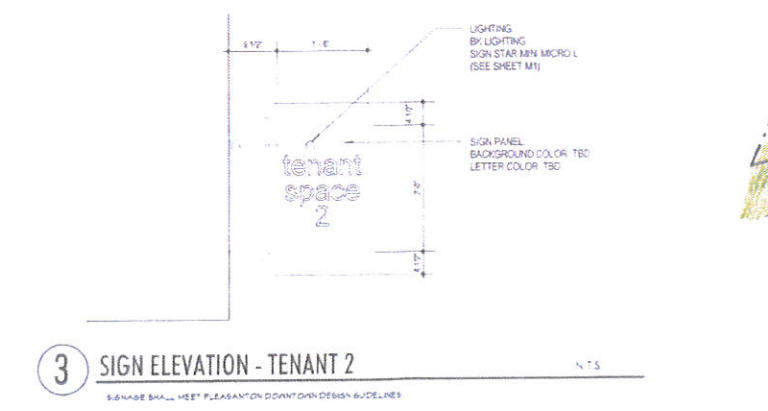
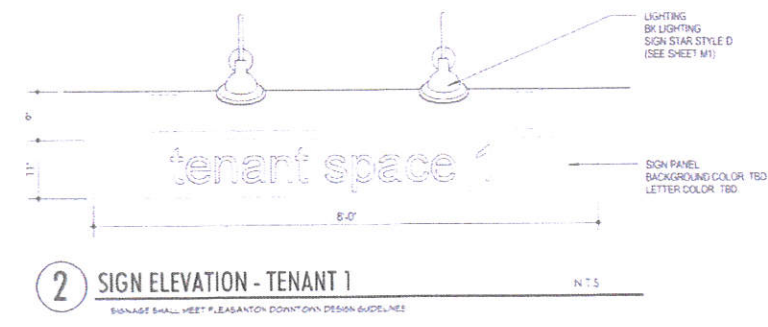
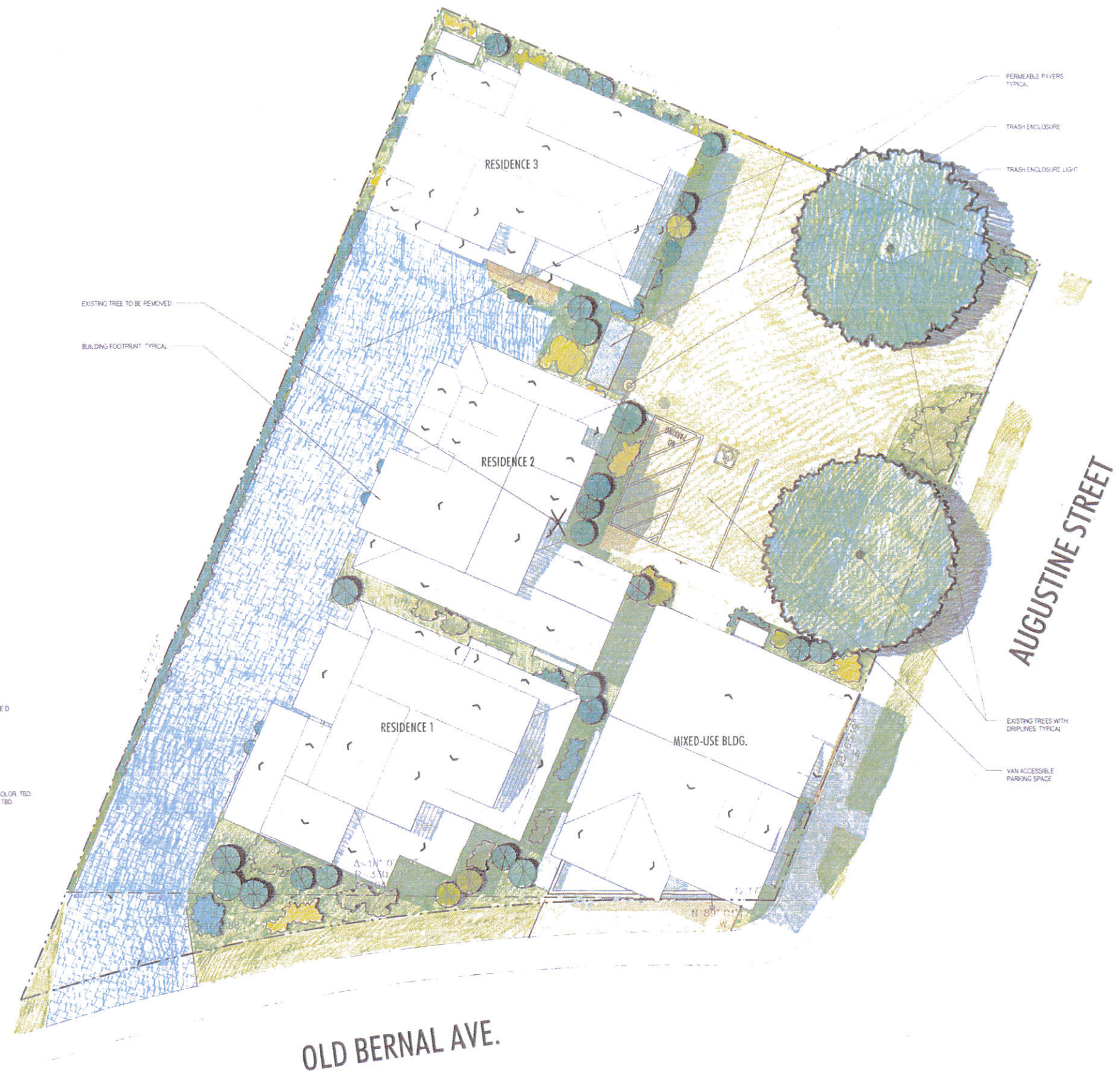
SCALE:
1/8" = 1'-0"

DRAWN: KB
CHECKED: TW

DATE:
MARCH 24, 2016
PROGRESS PRINT

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NO:
A3

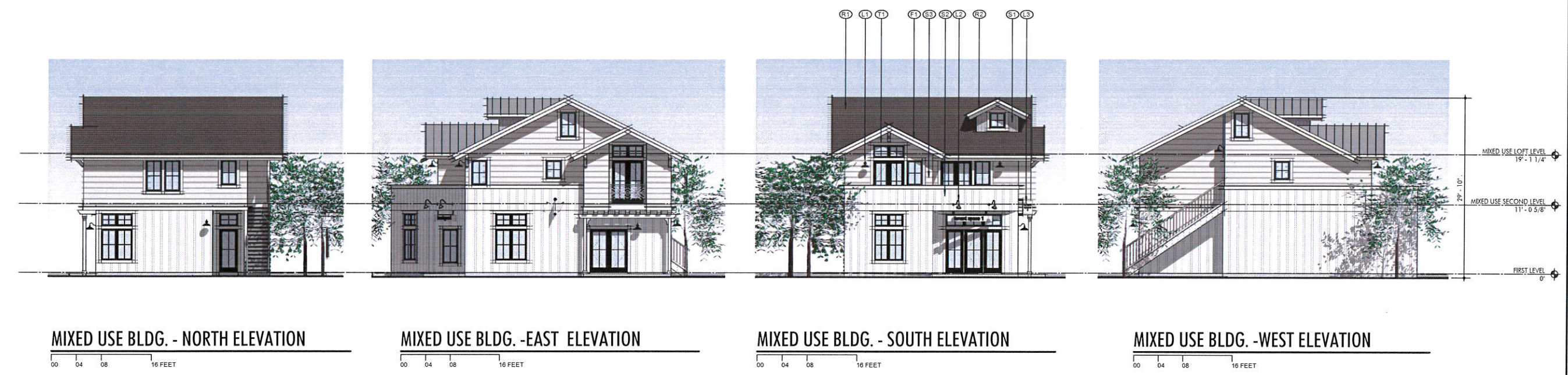
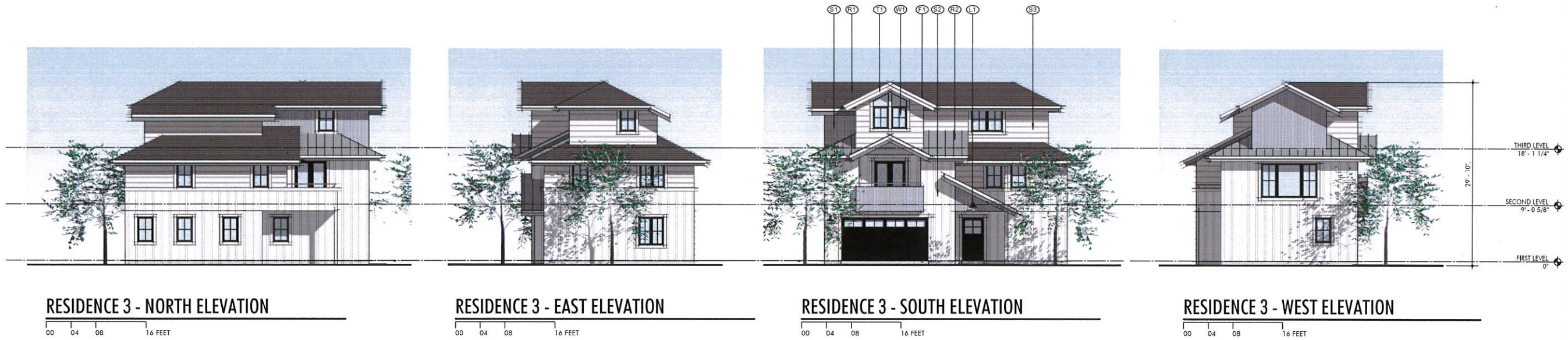


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 925.283.3278 voice
 925.283.1663 fax
 wyarch.com

**4791 AUGUSTINE STREET
 PLEASANTON, CA**



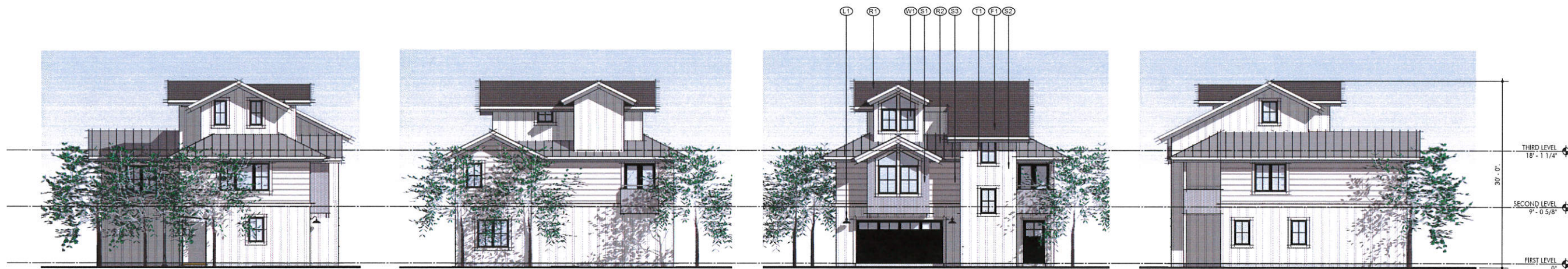
NO.	REVISIONS

PROJECT NO.
 15522.10
 SCALE
 1/8" = 1'-0"
 DRAWN
 KB
 CHECKED
 TW
 DATE
 MAY 09, 2016
 PROGRESS PRINT

SHEET TITLE
**MIXED USE BLDG. &
 RESIDENCE 3 -
 PROPOSED
 ELEVATIONS**

SHEET NO.
A4

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RESIDENCE 2 - NORTH ELEVATION

RESIDENCE 2 - EAST ELEVATION

RESIDENCE 2 - WEST ELEVATION

RESIDENCE 2 - SOUTH ELEVATION

00 04 08 16 FEET

00 04 08 16 FEET

00 04 08 16 FEET

00 04 08 16 FEET

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**4791 AUGUSTINE STREET
PLEASANTON, CA**

REVISIONS

PROJECT NO.
15522.10

SCALE
1/8" = 1'-0"

DRAWN BY
KB TW

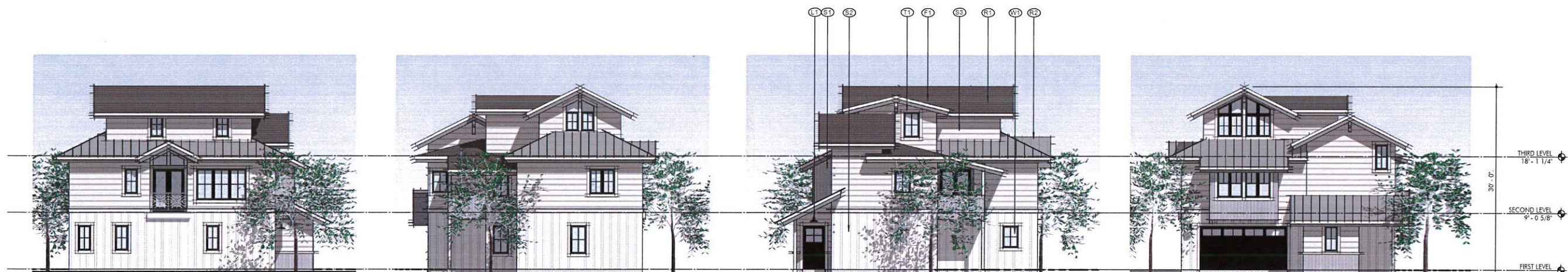
DATE
MAY 09, 2016
PROGRESS PRINT

SHEET TITLE

RESIDENCE 1 & 2 -
PROPOSED
ELEVATIONS

SHEET NO.

A5



RESIDENCE 1 - NORTH ELEVATION

RESIDENCE 1 - EAST ELEVATION

RESIDENCE 1 - SOUTH ELEVATION

RESIDENCE 1 - WEST ELEVATION

00 04 08 16 FEET

00 04 08 16 FEET

00 04 08 16 FEET

00 04 08 16 FEET

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4791 AUGUSTINE STREET
 PLEASANTON, CA

RESIDENCE ONE
 1105 SF

COMMERCIAL BLDG
 2092 SF

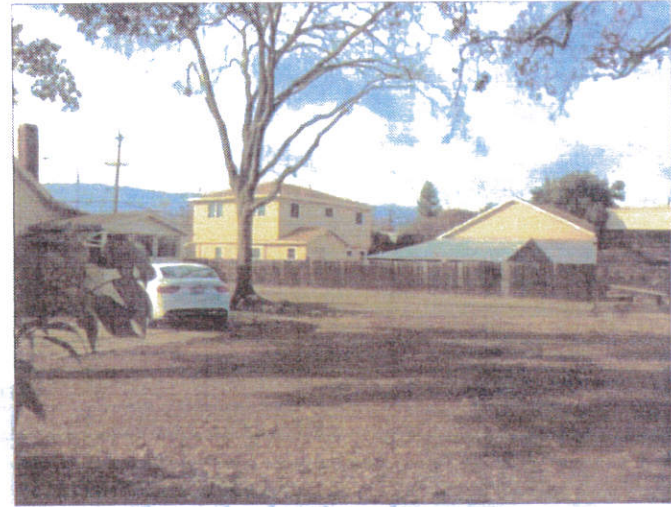
RESIDENCE TWO
 1622 SF

RESIDENCE 3
 1787 SF

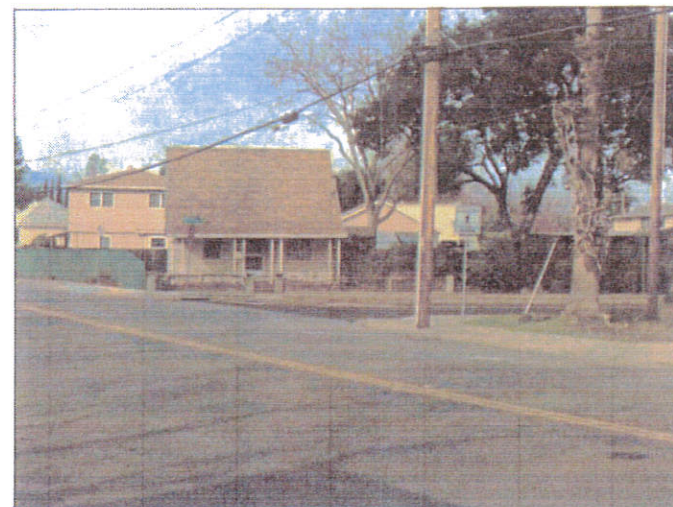
DATE	3.28.16
REVISION	
PROJECT	AUGUSTINE
SCALE	1/8" = 1'-0"
DATE	
DATE	
DATE	



VIEWS FROM AUGUSTINE STREET



VIEWS FROM OLD BERNAL AVE.



VIEWS FROM OLD BERNAL AVE.



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4791 AUGUSTINE STREET
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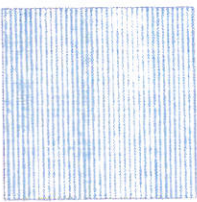
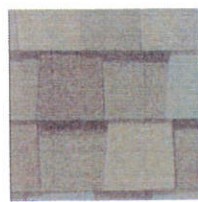

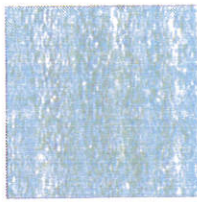
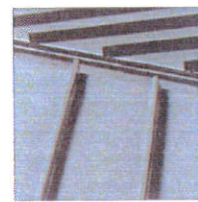


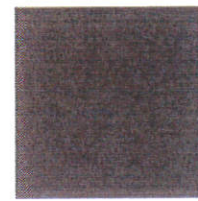


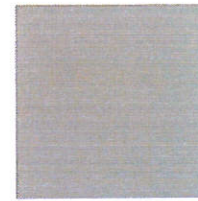
REVISIONS

PROJECT NO:
15522.10
SCALE:
1/2" = 1'-0"
DRAWN: KB
CHECKED: TW
DATE:
JANUARY 19, 2016
DEVELOPMENT REVIEW SUBMITTAL

SHEET TITLE
EXISTING CONDITIONS

SHEET NO
E1

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LIGHT FIXTURES			MATERIALS & COLORS		
L1	 <p>WALL MOUNTED 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>	S1	 <p>SIDING Material: Metal 7/8" Corrugated Corten Steel Color: Natural</p>	R1	 <p>ROOFING Material: Composition Shingle Manufacture: CertainTeed Style: Landmark Solaris Gold Color: Weathered Wood</p>
L2	 <p>SIGN LIGHT 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>	S2	 <p>SIDING Material: Vertical Wood Siding Western Red Cedar 1x4 Batts o/1x12 boards Stain: Olympic Solid Stain Color: Outside White</p>	R2	 <p>ROOFING Material: Standing Seam Metal Roof Manufacture: Custom-Bilt Metals Color: Pre-Weathered Galvalume</p>
L3	 <p>SIGN LIGHT Manufacture: BK Lighting Model: Sign Star - Mini Micro L Shade Size: 1" dia. Stem Length: 18" - 48" Finish: Aluminum (SAP) Lamp Type: LED</p>	S3	 <p>SIDING Material: Horizontal Wood Siding Western Red Cedar Shiplap 1x12 boards Stain: Olympic Solid Stain Color: Navajo</p>	W1	 <p>WINDOWS & DOORS Material: Aluminum Clad Wood Manufacture: Sierra Pacific Windows Color: Black 023</p>
L4	 <p>POLE MOUNTED 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>	T1	 <p>TRIM Material: 2x Wood Trim Western Red Cedar Stain: Olympic Solid Stain Color: Navajo</p>	F1	 <p>FLASHING Material: 24ga. Sheet Metal Manufacture: Custom-Bilt Metals Color: Pre-Weathered Galvalume</p>

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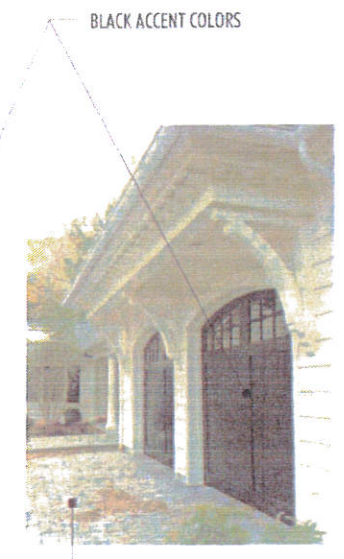
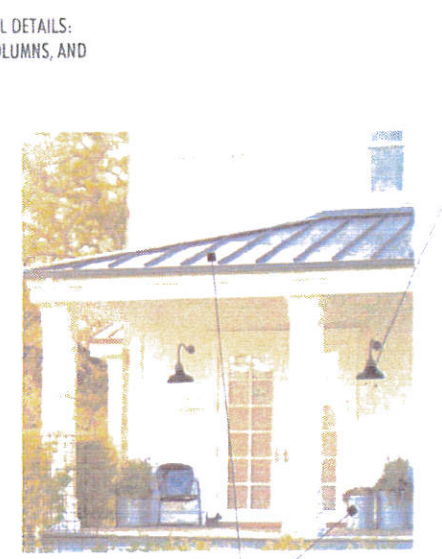
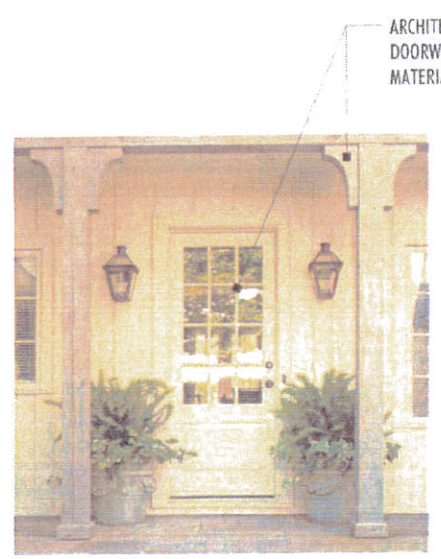
**4791 AUGUSTINE STREET
 PLEASANTON, CA**

REVISIONS

PROJECT NO: 15522 10
 SCALE: As indicated
 DRAWN: KB
 CHECKED: TW
 DATE: JANUARY 19, 2016
 DEVELOPMENT REVIEW SUBMITTAL

SHEET TITLE: MATERIALS, COLORS, LIGHT FIXTURES, & INSPIRATIONAL IMAGES

SHEET NO: M1



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QUERCUS KELLOGGII
'CALIFORNIA BLACK OAK'



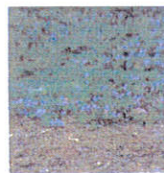
GARRYA ELLIPTICA
'SILK TASSEL'



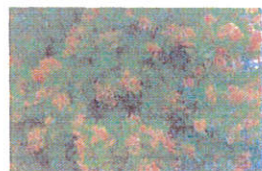
RHAMNUS CALIFORNICA SSP
'CALIFORNIA COFFEEBERRY'



HETEROMELES ARBUTIFOLIA
'TOYON'



CEANOTHUS GRISEUS HORIZONTALIS
'CALIFORNIA MOUNTAIN LILAC'



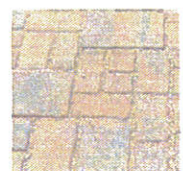
LOTUS SCOPARIUS
'COMMON DEERWEED'



FESTUCA CALIFORNICA
'CALIFORNIA FESCUE'



ELYMUS GLAUCUS
'BLUE WILDRYE'



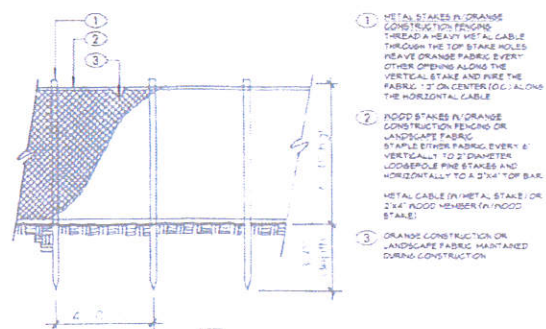
PERMEABLE PAVERS



PERMEABLE PAVERS

Trees:	Latin Name	Common Name	Container Size	Quantity
OK	Quercus kelloggii	California black oak	36" box	16
GE	Garrya elliptica	Silk Tassel		9
Shrubs:				
AD	Arctostaphylos densiflora	McClinn's manzanita		
CG	Ceanothus glaucus var. pteris	Mt. Violon Ceanothus		
AG	Arctostaphylos glandulosa	Eastwood's manzanita		
RC	Rhamnus californica ssp. californica	California coffeeberry	5 gallon	10
RCE	Rhamnus californica ssp. cuneata	Eve case		
RE	Ribes sanguineum var. glutinosum	Pink flowering currant		
SD	Satureja douglasii	Yerba buena		
HA	Heteromeles arbutifolia	Toyon	5 gallon	9
DR	Dendromecon rigida	Bush poppy		
SY	Symphoricarpos mollis	Creeping snowberry		
Groundcover:				
ID	Iris douglasiana	Douglas iris	1 gallon	14
CGH	Ceanothus griseus horizontalis	Carmel mountain lilac		
Shrub Areas:				
AN	Achillea millefolium	Yarrow		
NL	Nassella lepidota	Foothill needlegrass		
MV	Monarda villosa	Coyote mint		
SM	Salvia mellifera	Black sage	1 gallon	30
LS	Lotus scoparius	Common deerweed		
AC	Artemisia californica	California sagebrush		
Shrub Areas:				
FC	Festuca californica	California fescue	5 gallon	25
EC	Eriophyllum confertiflorum var. confertiflorum	Golden yarrow		
ES	Eschscholzia californica	Poppy		
E	Elymus glaucus	Blue wildrye		
AC	Artemisia californica	California sagebrush		
Ferns:				
PM	Polystichum munzianum	Western Sword Fern		
Planters:				
Pen	Penstemon marginatus BOP	Foothill or Mountain Penstemon		
MG	Mimulus guttatus	Seep monkeyflower		
ZC	Zauschneria californica Bert's Blue	Bert's California Fuchsia		
Grasses:				
EG	Elymus glaucus	Blue wildrye	1 gallon	14

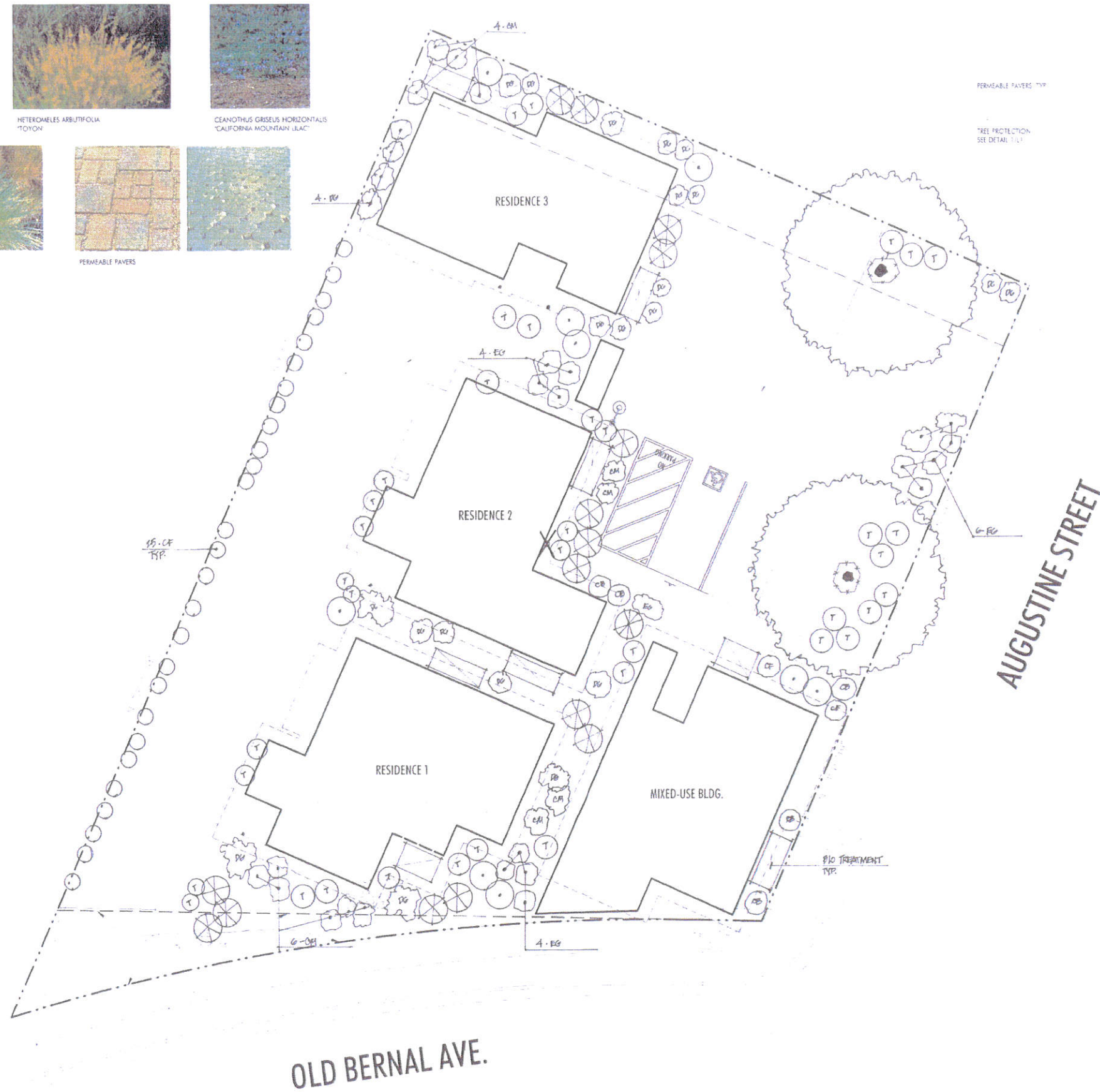
PLANT LIST



NOTE:
1) ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
2) DIRECT ALL DRAIN WATER AWAY FROM THE TREE DRAINAGE AREA.

1 TREE PROTECTION

N.T.S.



OLD BERNAL AVE.

AUGUSTINE STREET

PRELIMINARY LANDSCAPE PLAN

00 04 08 16 FEET



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4791 AUGUSTINE STREET
PLEASANTON, CA

REVISIONS

NO.	DESCRIPTION
1	AS INDICATED

PROJECT NO.

15522.10

SCALE

As indicated

DRAWN

TW

DATE

MARCH 24, 2016

PROGRESS PRINT

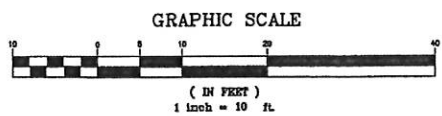
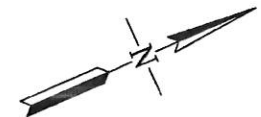
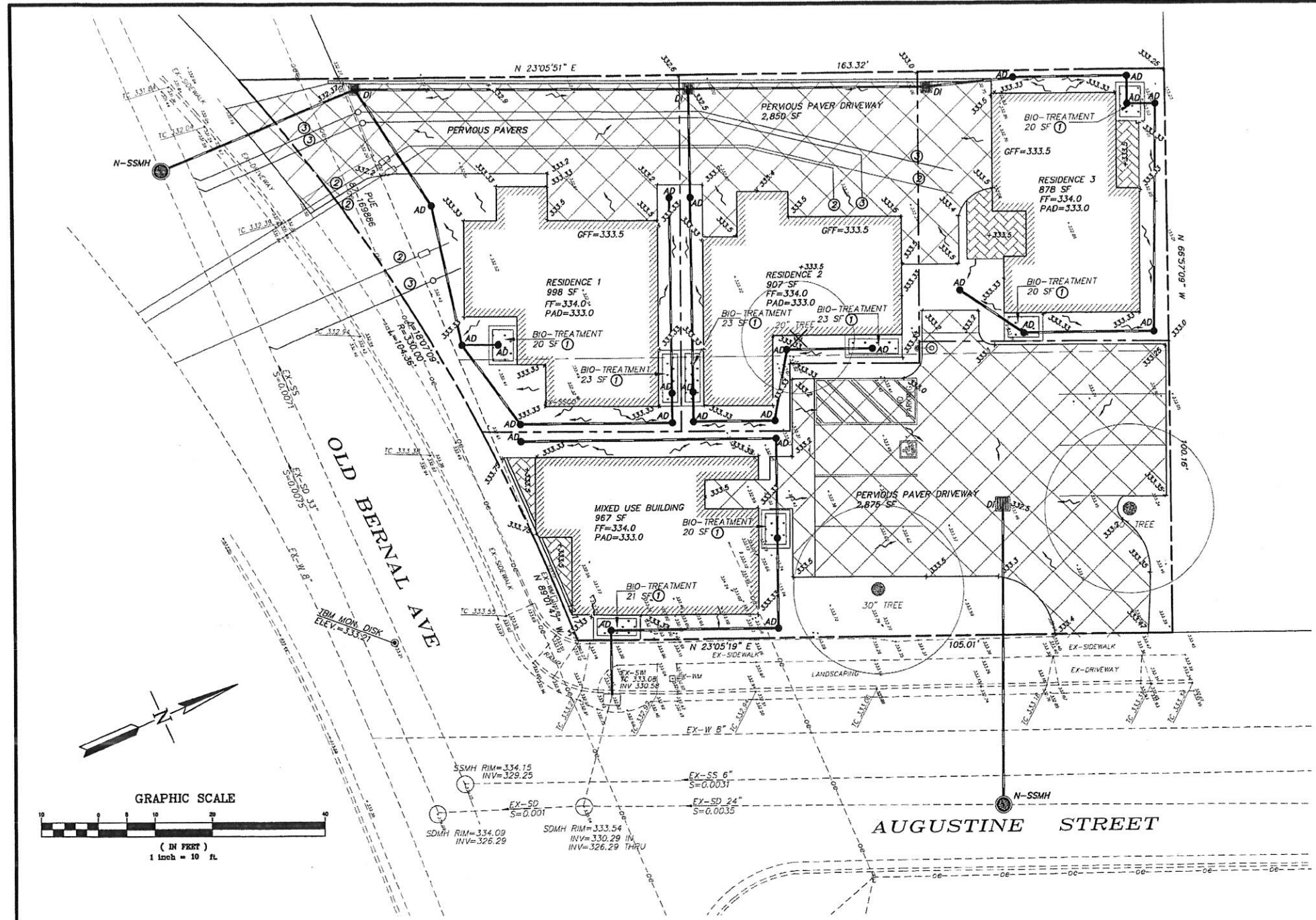
SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

SHEET NO.

L1

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GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF PLEASANTON STANDARDS.
2. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER.
3. ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND SHALL DRAIN TO FLOW THROUGH PLANTER.
4. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE OF 5 FEET.
5. SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONVERTED TO AREA DRAINS.
6. AREA DRAINS SHALL HAVE A MINIMUM 6 INCHES DIAMETER GRATE OPENING.
7. ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
8. 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.
9. 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.
10. 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)
11. CLEANOUTS FOR PERIMETER DRAIN SHALL BE SPACED 75' MAX O.C.
12. EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF WORK CONTINUES INTO THE RAINY SEASON.

13. THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATIONAL.
14. 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.
15. 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, NOT 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

- ① INST FLOW THROUGH PLANTER PER COUNTY C.3 MANUAL 40 SF TOTAL PER LOT
- ② INST WATER SERVICE PER CITY STD
- ③ 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	FOREMAN (BY OTHERS)
FG	FINISHED GRADE
FS	FINISHED SURFACE
OR	TOP OF GRADE
HP	HIGHPOINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
SW	STORM WATER INLET
TC	TOP OF CURB
TO	TO GRADE
TW	TOP OF RETAINING WALL
SS	SANITARY SEWER
WS	WATER SERVICE
WM	WATER METER
JT	JOINT TRENCH
LS	LANDSCAPING
DC	DECOMPOSED GRANITE



<p>ALEXANDER & INC. 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2265</p>	
<p>PRELIMINARY GRADING PLAN 4791 AUGUSTINE STREET CITY OF PLEASANTON ALAMEDA COUNTY, CALIFORNIA</p>	<p>PROJECT NAME: PRELIMINARY GRADING PLAN SHEET NO.: C1 OF 1 SHEETS</p>
<p>DESIGNED BY: [Blank] CHECKED BY: [Blank] DATE: [Blank]</p>	<p>SCALE: 1"=10' DRAWN BY: [Blank]</p>