



IRBY RANCH

Pleasanton, California

April 2016



1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0273 FAX 310.394.2424
www.vtbs.com

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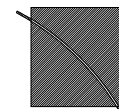


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Irby Ranch

The Irby Ranch landscape system is thoughtfully designed to celebrate the site's agricultural heritage, while creating a livable, walkable community with easy access to both active and passive recreation. Two entries to the neighborhood create a strong sense of arrival by using existing historic trees and salvaged iconic items from the Irby farmstead. Low agrarian-style stone walls and a vintage pick-up truck salvaged from the ranch create a strong sense of place. Landscaped pedestrian paseos provide safe and inviting circulation through the community, to internal open spaces, and to the linear park along the creek corridor on the south side of Nevada Street. The linear park will offer a multi-purpose path, seating and interpretive signage.

Homes in the central portion of the community are oriented around open spaces, which define neighborhoods, act as visual amenities, and provide social and recreational opportunities. The larger Central Green includes a community fire place, neighborhood gathering area, multi-purpose field, landscape-based stormwater management and a smaller, more intimate fire pit area. All homes have garages in the rear, allowing for pedestrian oriented streetscapes in the front. The secondary open space includes a passive seating area and open lawn for relaxation or informal play.

The Stanley Boulevard streetscape is activated with residential front yards. Existing street trees are retained and building masses pulled back periodically to allow for significant landscape nodes. This treatment creates an inviting and verdant streetscape aesthetic. Complete streets include bike lanes, sidewalks, and traffic calming elements (bulb-outs, enhanced paving) to encourage safe and efficient circulation for pedestrians and bicycles, as well as vehicles.

Sunflower Hill at Irby Ranch

Sunflower Hill at Irby Ranch is a proposed new affordable residential option for individuals with special needs. This future community would be constructed on approximately 1.34 acres within the Irby Ranch single-family home development. It will be among the first intentional special needs communities in the Tri-Valley area and one of the first in Northern California. In addition to 17 units of affordable housing, on-site programming and services will be offered.

There is a significant need for life-long housing for individuals with special needs. In Pleasanton, there are more than 700 individuals/local residents with developmental delays who could benefit. Currently, most individuals (more than 80 percent) with special needs end up living with their parents their entire lives. Sunflower Hill, a Pleasanton based non-profit created in 2012, is working to change that paradigm by creating an intentional community that's akin to senior living. Nationwide, there are more than 80 similar residential communities either open or currently in development. Sunflower Hill at Irby Ranch will help provide needed services and housing at affordable rates.

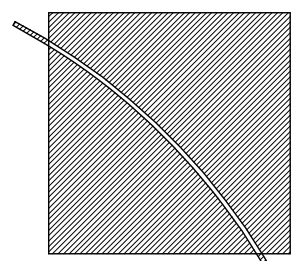
In addition to housing, the site could include multi-purpose programming space for tenant services, social activities, and the on-site offices for property management and resident services coordination. Shared outdoor amenities could include a therapeutic swimming pool and a sports court. Shared laundry facilities will also be provided on-site for the residents' convenience.

The name Sunflower Hill was specifically chosen for its meaning. Sunflowers originated in the Americas in 1000 B.C., where for centuries they were cultivated as a valuable food source. They are considered gifts of radiant warmth and the happiest of flowers. Their meanings include loyalty and longevity, nourishment and vibrancy. This is the vision for the Sunflower Hill community at Irby Ranch – a place where all individuals can thrive.

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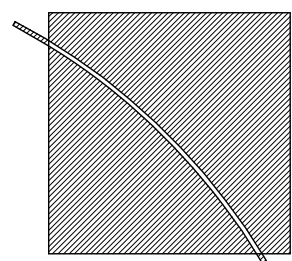


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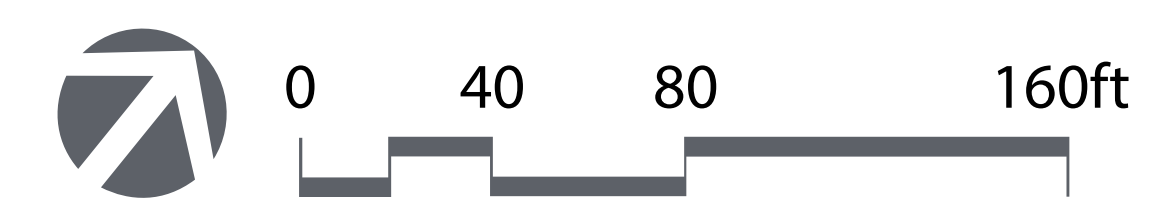
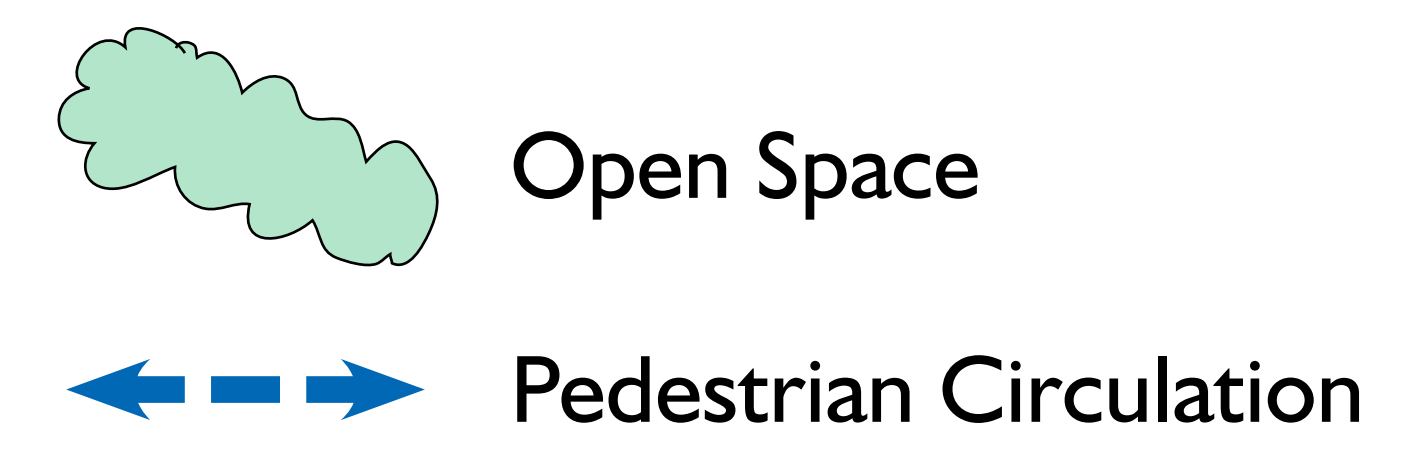


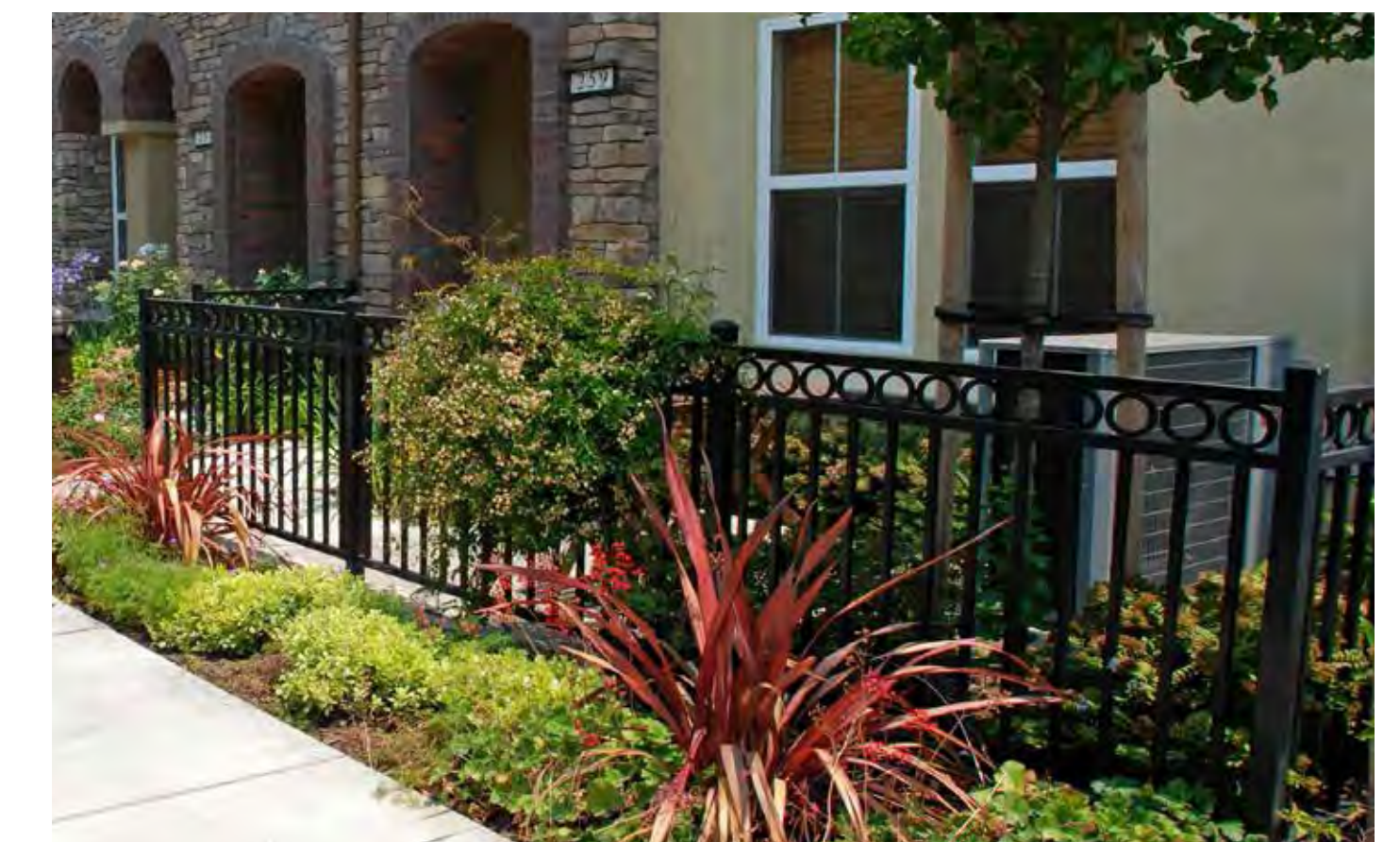
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3' H Front Wrought Iron Fence



6' H Privacy Fence



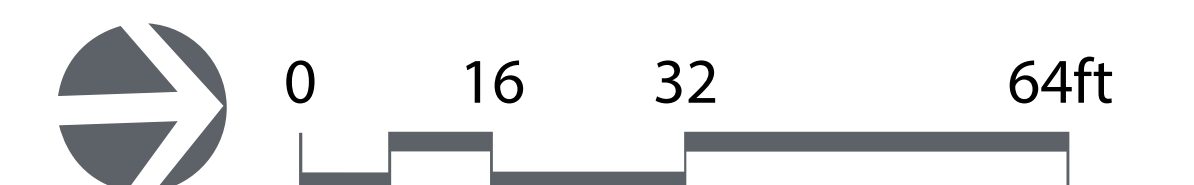
6' H Street Front Fence



FENCING LEGEND

- 3' H Front Wrought Iron Fence
- 6' H Street Front Fence
- 6' H Privacy Fence
- 6' H Privacy Wall









Bio-Retention Area

Relocated Tower at Historic Park

Shed / Shelter

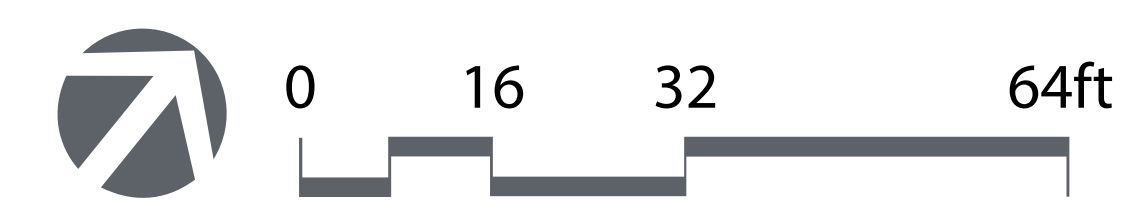
Community Garden Plots

Fruit Trees

Focal Element

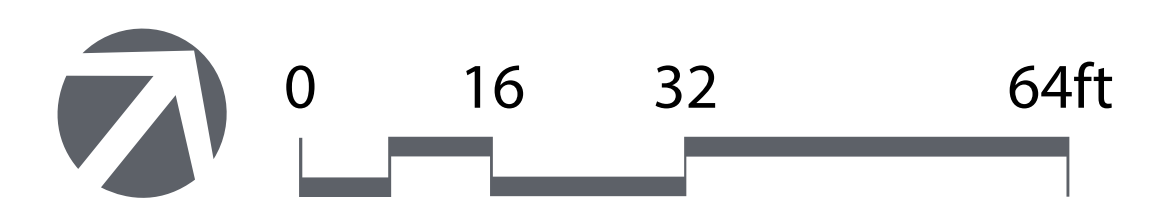
Trellis at Crossings

Fruit Trees

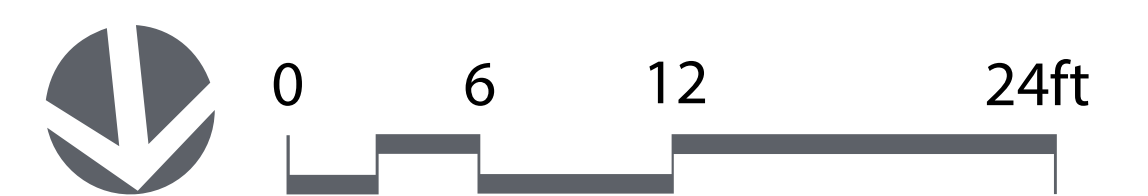
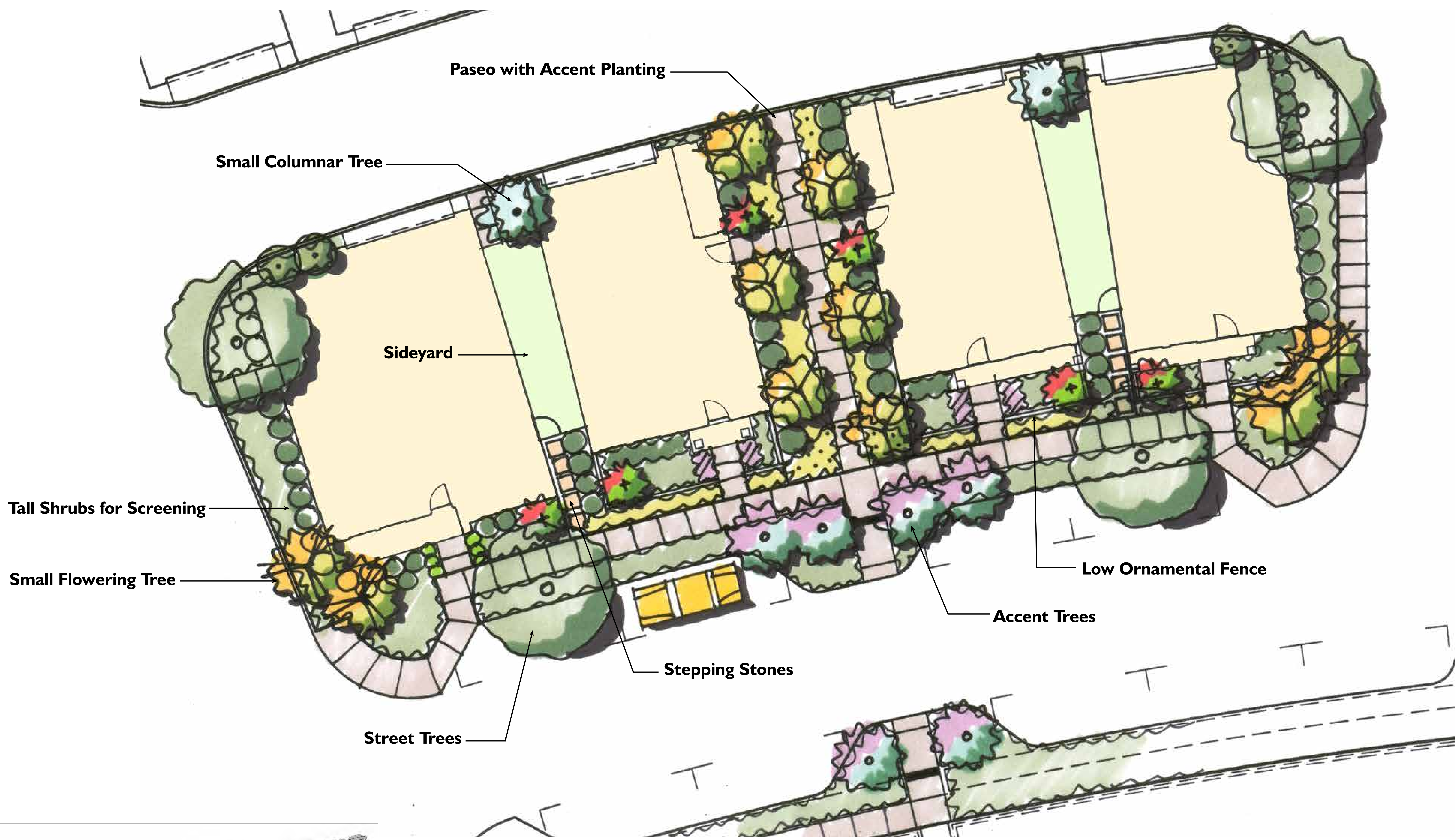


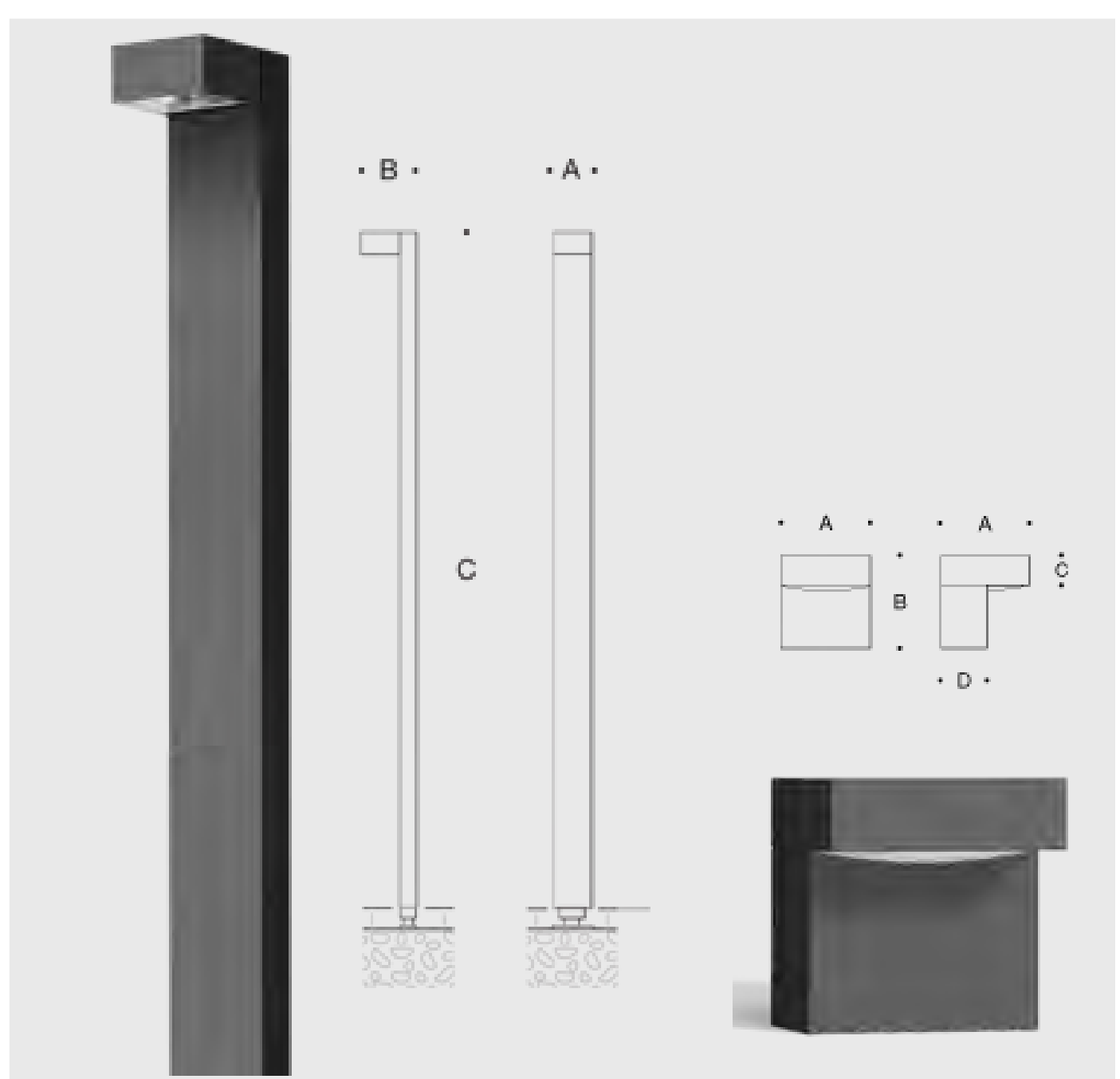


























TREE LEGEND

Note: Refer to following sheets for tree species

- | | |
|--|---|
|  ACCENT TREES |  FRUIT TREES |
|  BIO-RETENTION TREES |  FRONT YARD TREE |
|  CAR COURT TREES |  NEIGHBORHOOD STREET TREES |
|  COURTYARD TREES |  PASEO TREE |
|  ENTRY TREES |  SHADE TREE |
|  EXISTING TREES |  STREET TREES |
|  MATCH EXISTING TREES |  SCREEN TREE |



PLANT LIST

ENTRY TREES

Botanical Name	Common Name	Size	Water Use
Lagerstroemia i. 'Muskogee'	Crape Myrtle	24" Box	Low
Lagerstroemia i. 'Tuscarora'	Crape Myrtle	24" Box	Low

ACCENT TREES

Botanical Name	Common Name	Size	Water Use
Chitalpa tashkentensis	Chitalpa	24" Box	Moderate
Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum	24" Box	Low

FRONTYARD TREES

Botanical Name	Common Name	Size	Water Use
Acer buergerianum	Trident Maple	24" Box	Moderate
Laurus nobilis 'Saratoga'	Sweet Bay	24" Box	Low
Malus floribunda	Flowering Crabapple	24" Box	Moderate
Prunus serrulata 'Amanogawa'	Flowering Cherry	24" Box	Moderate

COURTYARD TREES

Botanical Name	Common Name	Size	Water Use
Arbutus 'Marina'	NCN	24" Box	Low
Olea europaea 'Swan Hill' Standard	Fruitless Olive (Single Trunk)	24" Box	Low
Pistacia sinensis	Chinese Pistache	24" Box	Low

PASEO TREES

Botanical Name	Common Name	Size	Water Use
Carpinus betulus 'Fastigiata'	European Hornbeam	24" Box	Moderate
Raphiolepis indica 'Majestic Beauty'	Indian Hawthorn	24" Box	Low

CAR COURT TREES

Botanical Name	Common Name	Size	Water Use
Ceanothus 'Ray Hartman' Standard	Ceanothus	24" Box	Low
Podocarpus gracilior	Fern Pine	24" Box	Moderate

SHADE TREES

Botanical Name	Common Name	Size	Water Use
Quercus virginiana	Southern Live Oak	24" Box	Low
Robinia a. 'Purple Robe'	Locust Tree	24" Box	Low
Ulmus parvifolia	Evergreen Elm	24" Box	Low

BIO-RETENTION TREES

Botanical Name	Common Name	Size	Water Use
Acer circinatum	Vine Maple	24" Box	Moderate
Arbutus unedo 'Standard'	Strawberry Tree	24" Box	Moderate
Pyrus calleryana 'Redspire'	Ornamental Pear	24" Box	Moderate

SCREEN TREES

Botanical Name	Common Name	Size	Water Use
Elaeocarpus decipiens	Japanese Blueberry Tree	24" Box	Moderate
Melaleuca quinquenervia	Cajeput Tree	24" Box	Low

RESIDENTIAL STREET TREES

Botanical Name	Common Name	Size	Water Use
Quercus robur 'Fastigiata'	Columnar English Oak	24" Box	Moderate
Zelkova s. 'Village Green'	Zelkova	24" Box	Moderate

STREET TREE

Botanical Name	Common Name	Size	Water Use
Acer rubrum	Red Maple	24" Box	Moderate

SHRUBS / PERENNIALS

Botanical Name	Common Name	Size	Spacing	Water Use
Abelia g. 'Kaleidoscope'	Abelia	5 gallon	4' O.C.	Moderate
Abutilon hybrids	Flowering Maple	5 gallon	4' O.C.	Moderate
Abutilon palmeri	Indian Mallow	5 gallon	4' O.C.	Moderate
Acuba japonica 'Variegata'	Variegaed Acuba	5 gallon	6' O.C.	Low
Arctostaphylos d. 'Harmony'	Manzanita	5 gallon	4' O.C.	Moderate
Arctostaphylos d. 'Howard McMinn'	Manzanita	5 gallon	4' O.C.	Moderate
Buxus 'Green Velvet'	Green Boxwood	5 gallon	2' O.C.	Moderate
Callistemon 'Little John'	Bottle Brush	5 gallon	3' O.C.	Moderate
Camellia japonica	Camellia	15 gallon	5' O.C.	Moderate
Camellia sasanqua 'Shishi Gashira'	Camellia	5 gallon	3'-6" O.C.	Moderate
Coleonema pulchellum 'Sunset Gold'	Breath of Heaven	5 gallon	2'-6" O.C.	Moderate
Coreopsis grandiflora 'Sunray'	Sunray Tickseed	5 gallon	2'-6" O.C.	Moderate
Correa 'Carmine Bells'	Australian Fuchsia	1 gallon	2'-6" O.C.	Low
Dietes bicolor	Fortnight Lily	5 gallon	3' O.C.	Low
Dietes vegeta	Fortnight Lily	5 gallon	3' O.C.	Low
Epilobium 'Bowman'	California Fuchsia	5 gallon	2' O.C.	Low
Epilobium canum 'Catalina'	Catalina Fuchsia	5 gallon	2'-6" O.C.	Low
Escallonia fradesii	Escallonia	5 gallon	4' O.C.	Moderate
Escallonia terri	Escallonia	5 gallon	3' O.C.	Moderate
Euphorbia characias	Euphorbia	5 gallon	3' O.C.	Low
Euonymus j. 'Microphyllus'	Boxleaf Euonymus	5 gallon	2' O.C.	Low
Feijoa sellowiana	Pineapple Guava	5 gallon	5' O.C.	Moderate
Frangula californica 'Eve Case'	Coffeeberry	5 gallon	4' O.C.	Moderate
Geranium 'Passion Purple'	Geranium	5 gallon	18" O.C.	Moderate
Geranium 'Johnson Blue'	Geranium	5 gallon	2' O.C.	Moderate
Geranium sanguineum	Bloody Cranesbill	1 gallon	18" O.C.	Regular
Hebe 'Patty's Purple'	Hebe	5 gallon	3' O.C.	Moderate
Hemerocallis 'Happy Returns'	Dwarf Yellow Daylily	1 gallon	2' O.C.	Regular
Hemerocallis 'Pardon Me'	Dwarf Red Daylily	1 gallon	2' O.C.	Regular
Hemerocallis 'Summer Wine'	Evergreen Daylily	1 gallon	2' O.C.	Regular
Hemerocallis 'Apricot'	Evergreen Daylily	1 gallon	2' O.C.	Regular
Hemerocallis 'Little Bobo'	Evergreen Daylily	1 gallon	2' O.C.	Regular
Heuchera m. 'Palace Purple'	Purple Heuchera	1 gallon	2' O.C.	Moderate
Hydrangea macrophylla	Big Leaf Hydrangea	5 gallon	4' O.C.	Moderate
Iris sp.	Iris	1 gallon	2' O.C.	Moderate
Lantana conferta	Lantana	5 gallon	3' O.C.	Low
Lavandula angustifolia 'Hidcote'	Lavender	5 gallon	2'-6" O.C.	Low
Lavandula intermedia 'Provence'	Lavender	5 gallon	2'-6" O.C.	Low
Lavatera thuringiaca 'Rosea'	Tree Mallow	5 gallon	5' O.C.	Regular
Lavatera maritima	Bush Mallow	5 gallon	4' O.C.	Low
Liriope muscari 'Royal Purple'	Turf Lily	5 gallon	18" O.C.	Moderate
Liriope muscari 'Variegata'	Variegated Turf Lily	5 gallon	18" O.C.	Moderate
Mimulus aurantiacus	Monkey Flower	1 gallon	3' O.C.	Moderate
Muhlenbergia rigens	Deer Grass	5 gallon	3' O.C.	Low
Myrtus communis 'Compacta'	Dwarf Myrtle	5 gallon	2'-6" O.C.	Low
Penstemon h. 'Margarita BOP'	Foothill Penstemon	1 gallon	3' O.C.	Moderate

SHRUBS / PERENNIALS (cont.)

Botanical Name	Common Name	Size	Spacing	Water Use
Phormium 'Duet'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Phormium 'Evening Glow'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Phormium 'Firebird'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Phormium 'Maori Maiden'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Phormium 'Pink Stripe'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Phormium 'Tom Thumb'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Phormium 'Tony Tiger'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Phormium 'Tricolor'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Phormium 'Yellow Wave'	New Zealand Flax	5 gallon	2'-6" O.C.	Moderate
Pittosporum tobira 'Variegata'	Variegated Tobira	5 gallon	4' O.C.	Low
Raphiolepis i. 'Jack Evans'	Indian Hawthorn	5 gallon	4' O.C.	Moderate
Rhamnus californica 'Eve Case'	Coffeeberry	5 gallon	4'-6" O.C.	Low
Rhamnus californica 'Mound San Bruno'	Coffeeberry	5 gallon	3'-6" O.C.	Low
Rosa 'Apple Blossom'	Rose	5 gallon	2'-6" O.C.	Low
Rosa 'Just Joey'	Rose Standard	5 gallon	2'-6" O.C.	Low
Rosa 'Noatrum'	Pink Carpet Rose	5 gallon	2' O.C.	Low
Rosa rugosa	Rose	5 gallon	2'-6" O.C.	Low
Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary	5 gallon	3'-6" O.C.	Low
Rosmarinus officinalis 'Gold Dust'	Rosemary	5 gallon	3' O.C.	Low
Salvia greggii	Autumn Sage	1 gallon	2'-6" O.C.	Moderate
Salvia microphylla 'Hot Lips'	Hot Lip Sage	5 gallon	2'-6" O.C.	Low
Salvia officinalis	Garden Sage	5 gallon	18" O.C.	Low
Salvia 'Purple Majesty'	Sage	5 gallon	3'-6" O.C.	Low
Santolina chamaecyparissus	Gray Lavender Cotton	5 gallon	2' O.C.	Low
Syringa vulgaris	Common Lilac	15 gallon	5' O.C.	Moderate
Teucrium fruticans 'Compacta'	Compact Germander	5 gallon	2'-6" O.C.	Low
Teucrium lucidrys	Bush Germander	5 gallon	2' O.C.	Low
Viburnum tinus 'Compacta'	Compact Viburnum	5 gallon	3'-6" O.C.	Low

GROUNDCOVERS

Botanical Name	Common Name	Size	Spacing	Water Use
Arctostaphylos 'Emerald Carpet'	Bearberry	1 gallon	2' O.C.	Moderate
Carex tumulicola	Berkeley Sedge	1 gallon	12" O.C.	Moderate
Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gallon	18" O.C.	Moderate
Juncus p. 'Carmens Gray'	Carmens Gray Rush	1 gallon	2' O.C.	Moderate
Lantana montevidensis	Trailing Purple Lantana	1 gallon	2' O.C.	Moderate
Myoporum p. 'Putah Creek'	Myoporum	1 gallon	4' O.C.	Low
Ribes viburnifolium	Evergreen Currant	1 gallon	8' O.C.	Low
Rosa 'Meidiland Pink'	Pink Meidiland Rose	5 gallon	4' O.C.	Regular
Rosa spp. 'Carpet Rose'	Carpet Rose	1 gallon	4' O.C.	Regular
Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 gallon	2' O.C.	Moderate

VINES

Botanical Name	Common Name	Size	Spacing	Water Use
Distictis buccinatoria	Red Trumpet Vine	15 gallon	As Shown	Moderate
Hardenbergia v. 'Happy Wanderer'	Hardenbergia	15 gallon	As Shown	Moderate
Rosa banksiae	Lady Banks Rose	15 gallon	As Shown	Low

ENTRY TREES



Lagerstroemia i. 'Tuscarora'
Crape Myrtle



Lagerstroemia i. 'Muskogee'
Crape Myrtle

ACCENT TREES



Chitalpa tashkentensis
Chitalpa



Prunus c. 'Atropurpurea'
Purple Leaf Plum

FRONTYARD TREES



Acer buergerianum
Trident Maple



Laurus nobilis 'Saratoga'
Sweet Bay



Malus floribunda
Flowering Crabapple



Prunus serrulata 'Amanogawa'
Flowering Cherry

COURTYARD TREES



Arbutus 'Marina'
NCN



Olea europaea 'Swan Hill'
Fruitless Olive Standard



Pistacia sinensis
Chinese Pistache

PASEO TREES



Carpinus betulus 'Fastigiata'
European Hornbeam



Raphiolepis 'Majestic Beauty'
Indian Hawthorn

CAR COURT TREES



Ceanothus 'Ray Hartman'
Ceanothus Standard



Podocarpus gracilior
Fern Pine

SHADE TREES



Quercus virginiana
Southern Live Oak



Robinia a. 'Purple Robe'
Locust Tree



Ulmus parvifolia
Evergreen Elm

BIO-RETENTION TREES



Acer circinatum
Vine Maple



Arbutus unedo
Strawberry Tree



Pyrus calleryana 'Redspire'
Ornamental Pear

SCREEN TREES



Elaeocarpus decipiens
Japanese Blueberry Tree



Melaleuca quinquenervia
Cajeput Tree

RESIDENTIAL STREET TREES



Quercus r. 'Fastigiata'
Columnar English Oak



Zelkova s. 'Village Green'
Zelkova

STREET TREE



Acer rubrum 'New World'
Red Maple

SHRUBS



Arctostaphylos d. 'Harmony'
Manzanita



Correa 'Carmine Bells'
Australian Fuchsia



Feijoa sellowiana
Pineapple Guava



Geranium sanguineum
Bloody Cranesbill



Hemerocallis 'Happy Returns'
Dwarf Yellow Daylily



Hemerocallis 'Pardon Me'
Dwarf Red Daylily



Heuchera m. 'Palace Purple'
Purple Heuchera



Iris sp.
Iris



Lavatera thuringiaca 'Rosea'
Tree Mallow



Mimulus aurantiacus
Monkey Flower



Penstemon h. 'Margarita BOP'
Foothill Penstemon



Phormium 'Duet'
New Zealand Flax



Phormium 'Tom Thumb'
New Zealand Flax



Rhamphiolepis i. 'Jack Evans'
Indian Hawthorn



Salvia greggii
Autumn Sage



Salvia m. 'Hot Lips'
Sage



Syringa vulgaris
Common Lilac



Teucrium fruticans
Bush Germander



Teucrium lucidrys
Germander

GROUNDCOVER



Arctostaphylos 'Emerald Carpet'
Bearberry



Carex tumulicola
Berkeley Sedge



Festuca i. 'Siskiyou Blue'
Siskiyou Blue Fescue



Juncus p. 'Carmens Gray'
Carmens Gray Rush



Myoporum p. 'Putah Creek'
Myoporum



Rosmarinus o. 'Huntington Carpet'
Rosemary

VINES



Distictis buccinatoria
Red Trumpet Vine



Hardenbergia v. 'Happy Wanderer'
Hardenbergia



Rosa banksiae
Lady Banks Rose



Home



Barn



Tower



Barn



Historic Park & Community Garden



Barn Replica - With Punched Metal Panels

ARCHITECTURE

Irby Ranch Street Scene





ELEVATIONS - UNIT A

SCALE: 1/4" = 1'-0"
 0 2 4 8 16'
 #12076
 04/15/2016

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B3

B2

B1

ELEVATIONS - UNIT B

SCALE: 1/4" = 1'-0" 04/15/2016

B



C3

C2

C1

ELEVATIONS - UNIT C

C

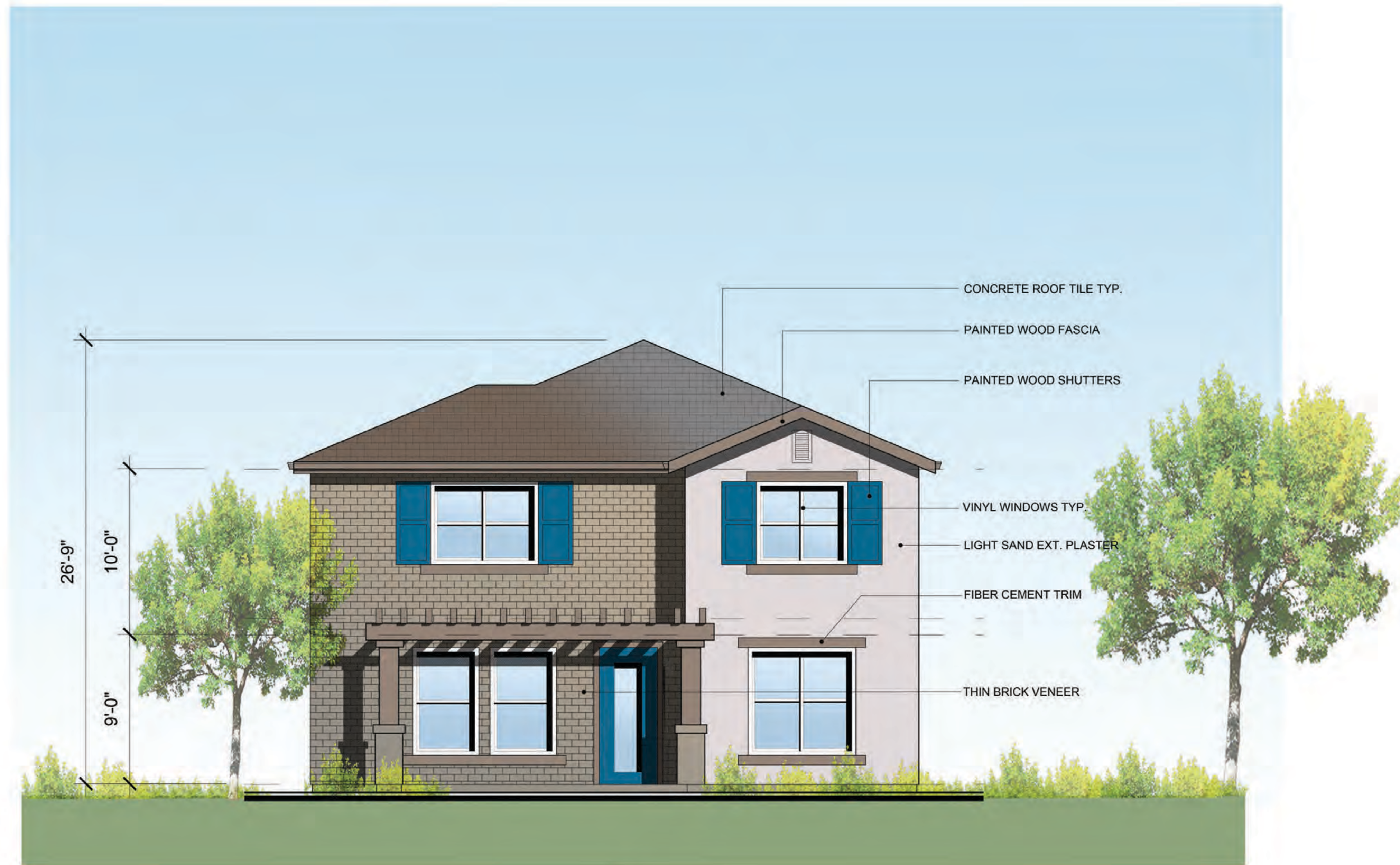
SCALE: 1/4" = 1'-0" 04/15/2016

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D1

ELEVATIONS - UNIT D

D

SCALE: 1/4" = 1'-0" 04/15/2016

SUMMARY:

GROSS LOT AREA: 603,028 SF (13.8 AC.)
 NET LOT AREA (BETWEEN NEVADA ST. & STANLEY BLVD.): 412,444 SF. (9.45 AC.)
 NEVADA STREET RIGHT-OF-WAY: 42,371 SF. (0.97 AC.)

MAIN SITE

PLAN "A":	39' X 52' LOT SIZE	2-STORY @ 2,248 SF	32 HOUSES
PLAN "B":	32' X 57' LOT SIZE	3-STORY @ 2,526 SF	14 HOUSES
PLAN "C":	27' X 63' LOT SIZE	3-STORY @ 1,875 SF	30 HOUSES
PLAN "D":	32' X 57' LOT SIZE	2-STORY @ 2,500 SF	10 HOUSES
			86 HOUSES

45 GUEST PARKING STALLS PROVIDED ON SITE
 45 GUEST PARKING STALLS ACROSS NEVADA STREET
 TOTAL

COMMON PARKS AREA:

TREE PARK	11,000 SF
CENTRAL PARK	12,544 SF
TOT LOT	1,655 SF
TOTAL	25,199 SF

ADJACENT SITE

PLAN "A":	39' X 52' LOT SIZE	2-STORY @ 2,248 SF	5 HOUSES
PLAN "D":	32' X 57' LOT SIZE	2-STORY @ 2,500 SF	4 HOUSES
			9 HOUSES

7 GUEST PARKING STALLS PROVIDED ON SITE



SITE PLAN

SCALE 1" = 40' 0"
 03/19/2018

PREPARED FOR
 BAY REAL ESTATE

IRBY SINGLE FAMILY HOMES

3780 STANLEY BOULEVARD
 PLEASANTON, CALIFORNIA

2021 REPUBLIC STREET
 SUITE 200
 PLEASANTON, CA 94566
 (925) 865-1111
 VAN TUBURG, BAYART & SCHERBEGE, AIA
 ARCHITECTS

SUMMARY:

GROSS LOT AREA: 603,028 SF. (13.8 AC.)
 NET LOT AREA (BETWEEN NEVADA ST. & STANLEY BLVD.): 412,444 SF. (9.45 AC.)
 NEVADA STREET RIGHT-OF-WAY: 42,371 SF. (0.97 AC.)

MAIN SITE

PLAN "A"	39' X 53' LOT SIZE	2-STORY @ 2,246 SF.	32 HOUSES
PLAN "B"	32' X 53' LOT SIZE	3-STORY @ 2,336 SF.	14 HOUSES
PLAN "C"	27' X 53' LOT SIZE	3-STORY @ 1,575 SF.	30 HOUSES
PLAN "D"	32' X 53' LOT SIZE	3-STORY @ 2,550 SF.	10 HOUSES
			86 HOUSES

45' GUEST PARKING STALLS PROVIDED ON SITE
 GUEST PARKING STALLS ACROSS NEVADA STREET
 TOTAL

COMMON PARKS AREA:

TREE PARK	11,000 SF
CENTRAL PARK	12,544 SF
TOT LOT	1,665 SF
TOTAL	25,109 SF

ADJACENT SITE

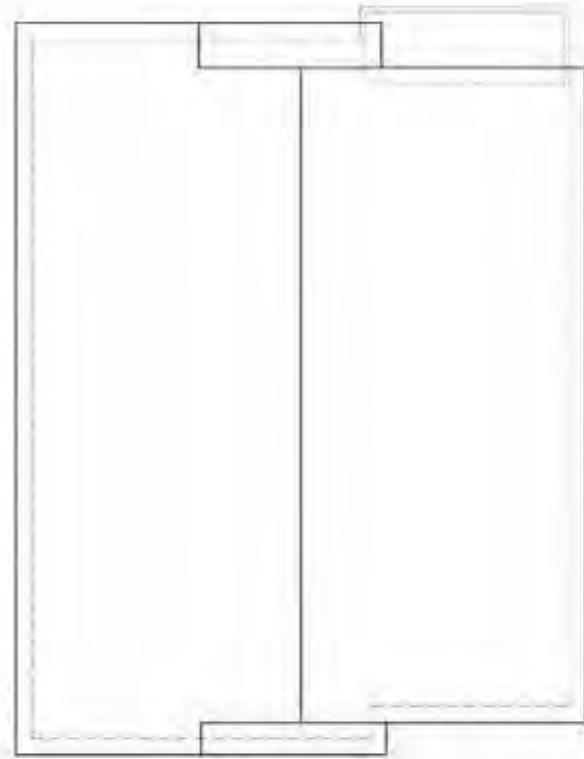
PLAN "A"	39' X 53' LOT SIZE	2-STORY @ 2,246 SF.	9 HOUSES
PLAN "D"	32' X 53' LOT SIZE	2-STORY @ 2,550 SF.	8 HOUSES
			17 HOUSES

8' GUEST PARKING STALLS PROVIDED ON SITE



2 and 3 Story Residential Diagram

A1a



ROOF PLAN



SECOND LEVEL
1,312 S.F.



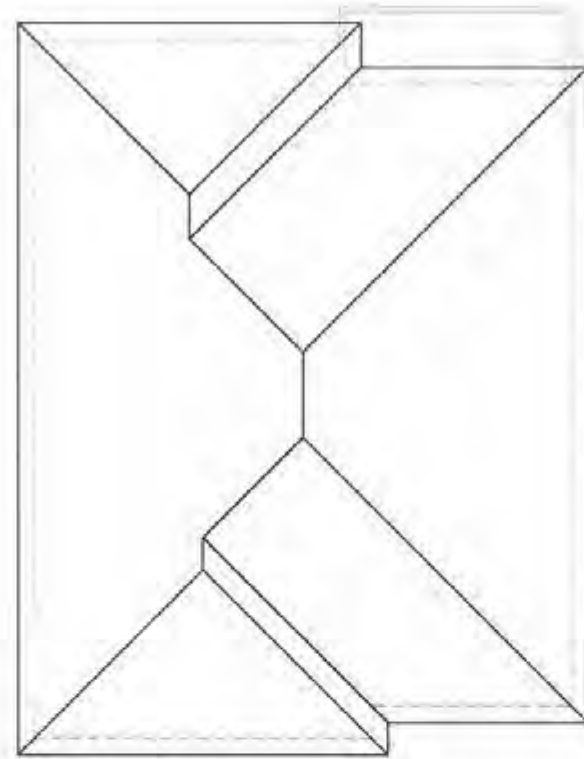
FIRST LEVEL
928 S.F.

UNIT PLAN A1 - 4 BR./3 1/2 BA. & DEN/OFFICE
TOTAL - 2,240 S.F.

SCALE 1/4" = 1'-0"

A2

03/15/2016



ROOF PLAN



SECOND LEVEL
1,310 S.F.

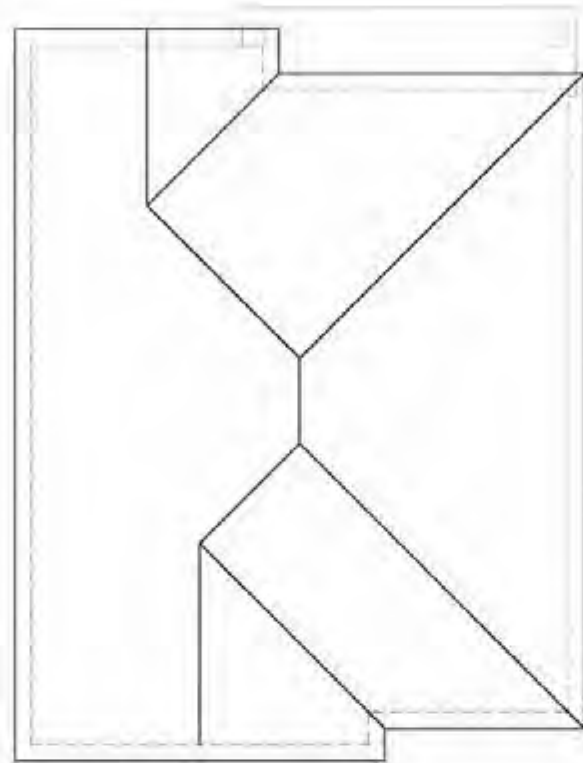


FIRST LEVEL
943 S.F.

UNIT PLAN A2 - 4 BR./3 1/2 BA. & DEN/OFFICE
TOTAL - 2,253 S.F.

A3





ROOF PLAN



SECOND LEVEL
1,294 S.F.



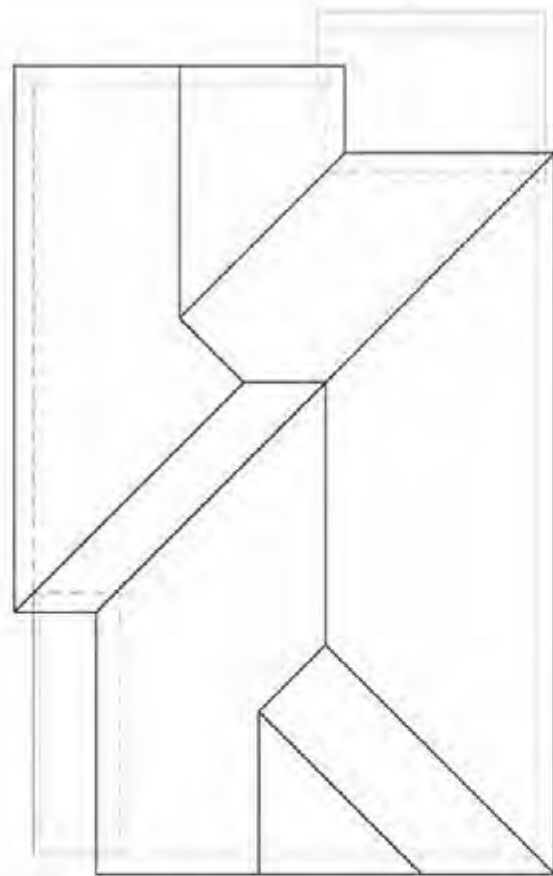
FIRST LEVEL
929 S.F.

UNIT PLAN A3 - 4 BR./3 1/2 BA. & DEN/OFFICE
TOTAL - 2,223 S.F.

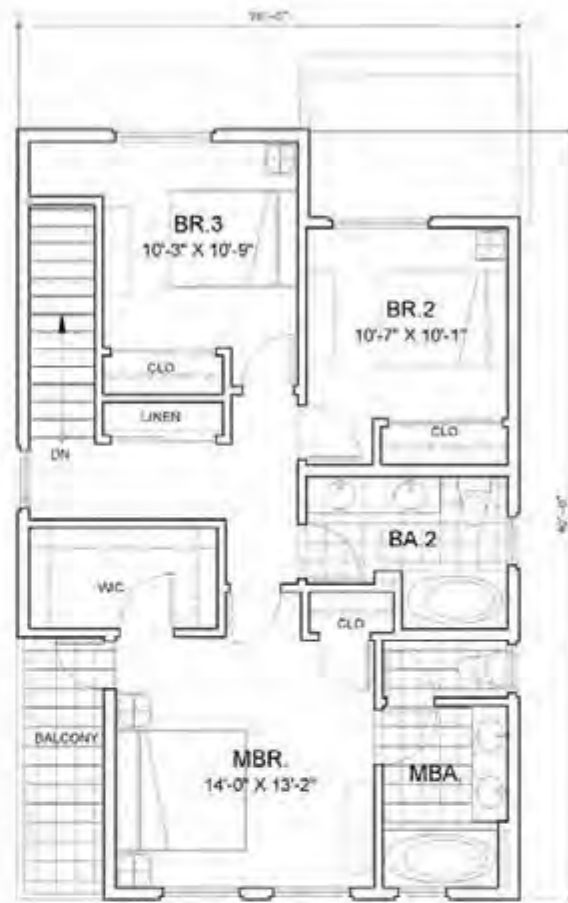
SCALE 1/4" = 1'-0"

A4

03/15/2016



ROOF PLAN



THIRD LEVEL
887 S.F.



SECOND LEVEL
909 S.F.

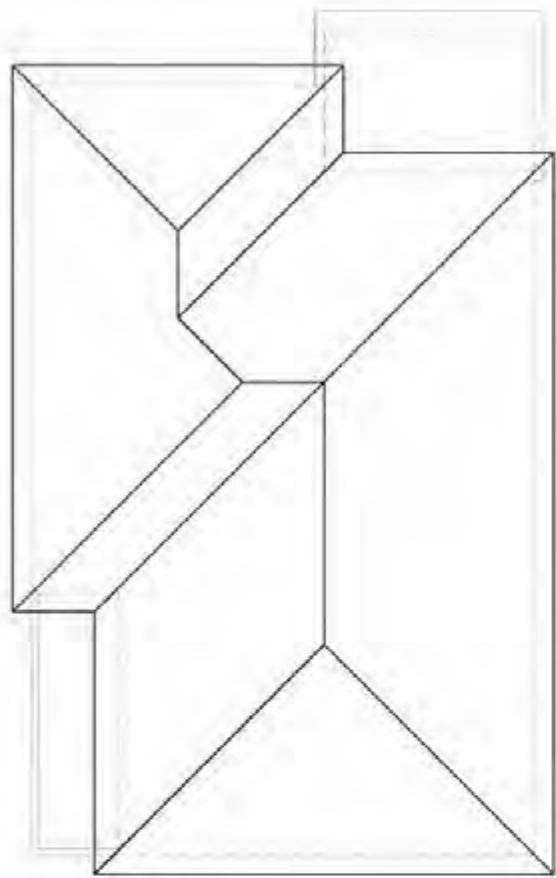


FIRST LEVEL
498 S.F.

UNIT PLAN B1 - 3 BR. 3 1/2 BA.
TOTAL - 2,294 S.F.

A5

SCALE: 1/4" = 1'-0"
3/15/2016



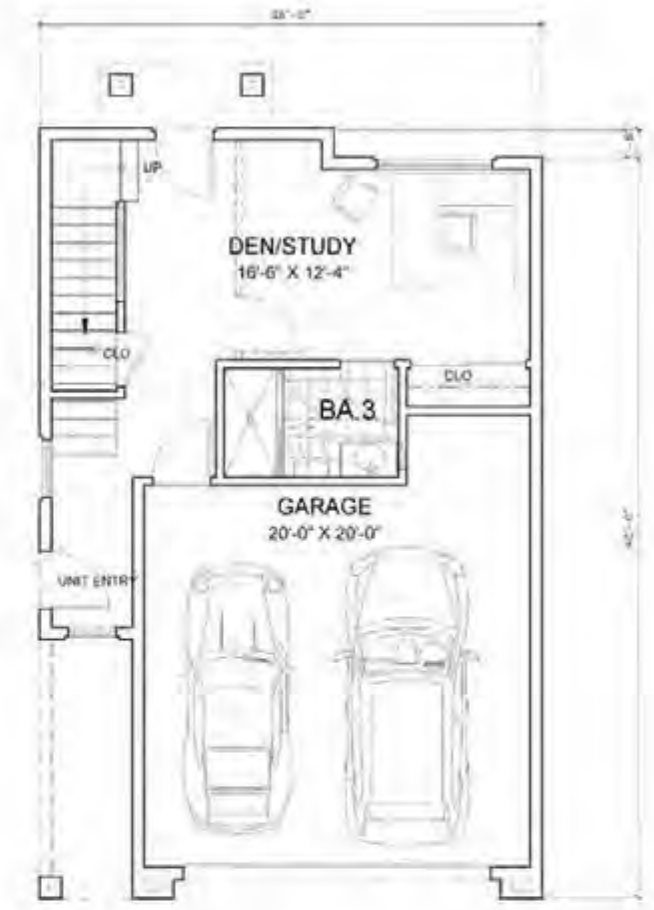
ROOF PLAN



THIRD LEVEL
886 S.F.



SECOND LEVEL
909 S.F.

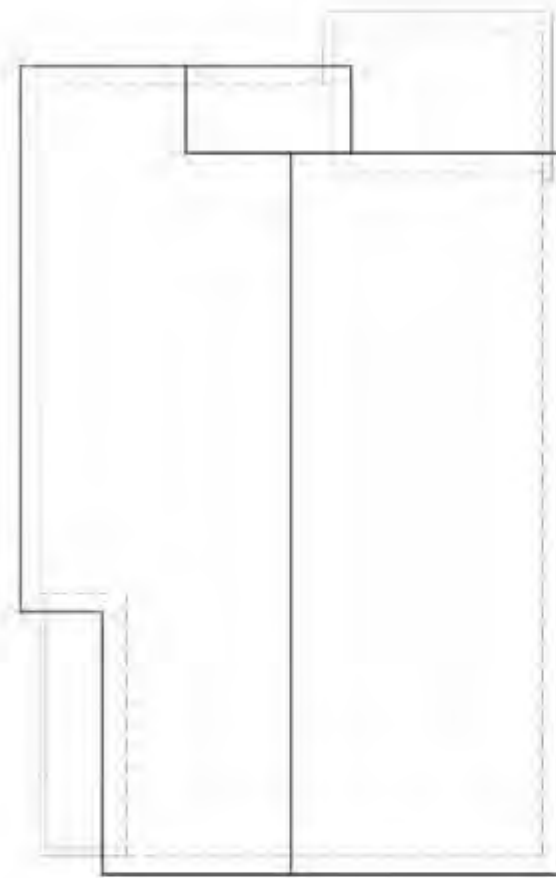


FIRST LEVEL
482 S.F.

UNIT PLAN B2 - 3 BR. 3 1/2 BA.
TOTAL - 2,277 S.F.

A6





ROOF PLAN



THIRD LEVEL
887 S.F.



SECOND LEVEL
905 S.F.

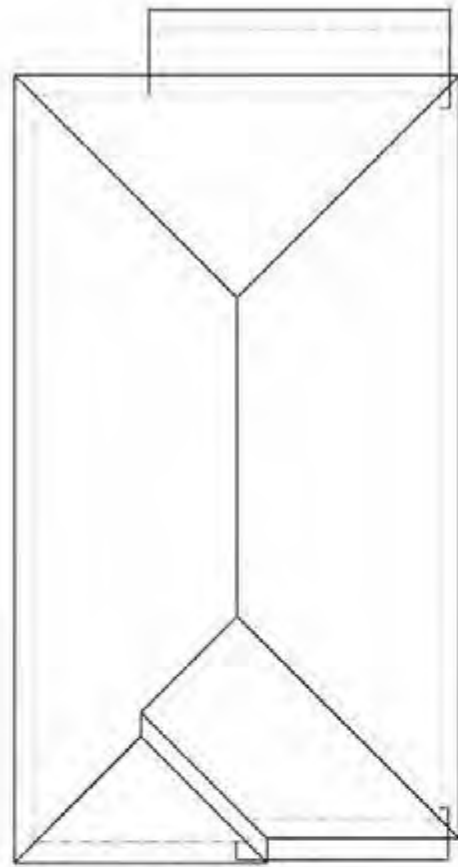


FIRST LEVEL
498 S.F.

UNIT PLAN B3 - 3 BR. 3 1/2 BA.
TOTAL - 2,290 S.F.

A7

SCALE 1/4" = 1'-0"
3/15/2016



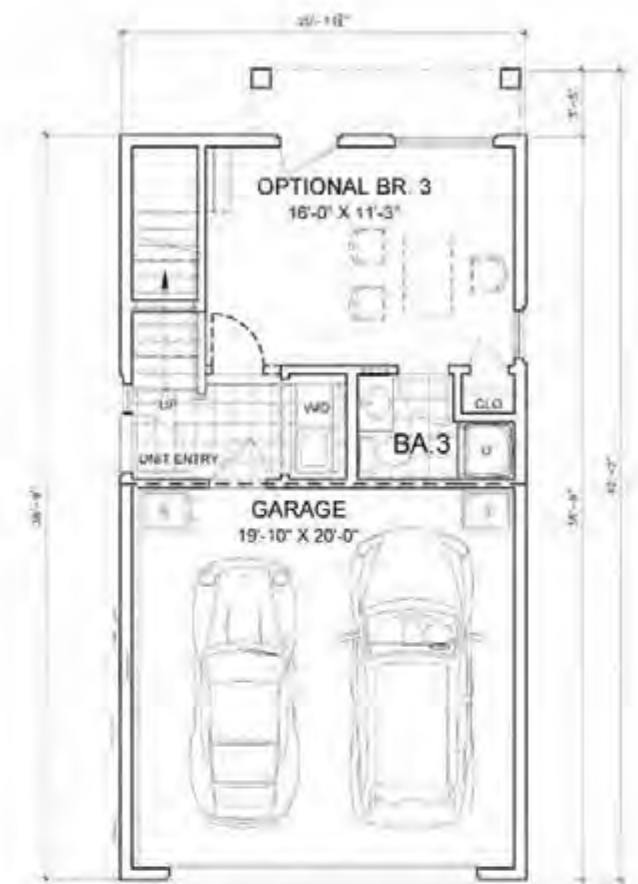
ROOF PLAN



THIRD LEVEL
728 S.F.



SECOND LEVEL
731 S.F.



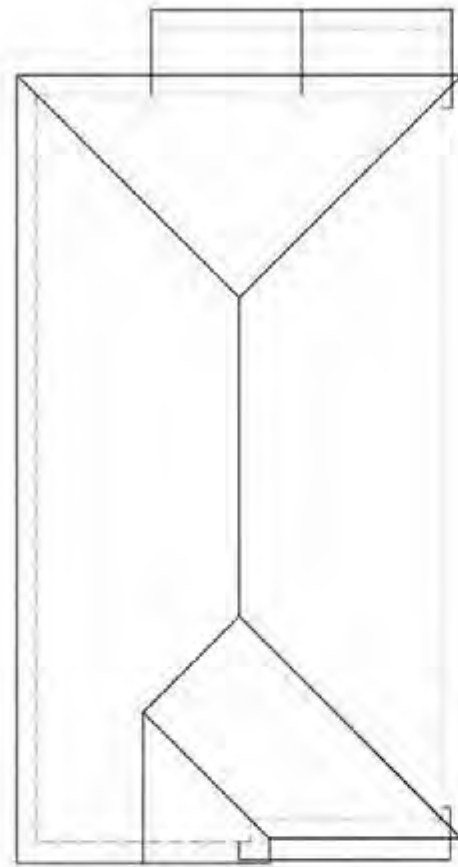
FIRST LEVEL
384 S.F.

UNIT PLAN C1 - 3 BR. 3 BA. & DEN/STUDY
TOTAL - 1,843 S.F.

A8

SCALE: 1/4" = 1'-0"

3/15/2016



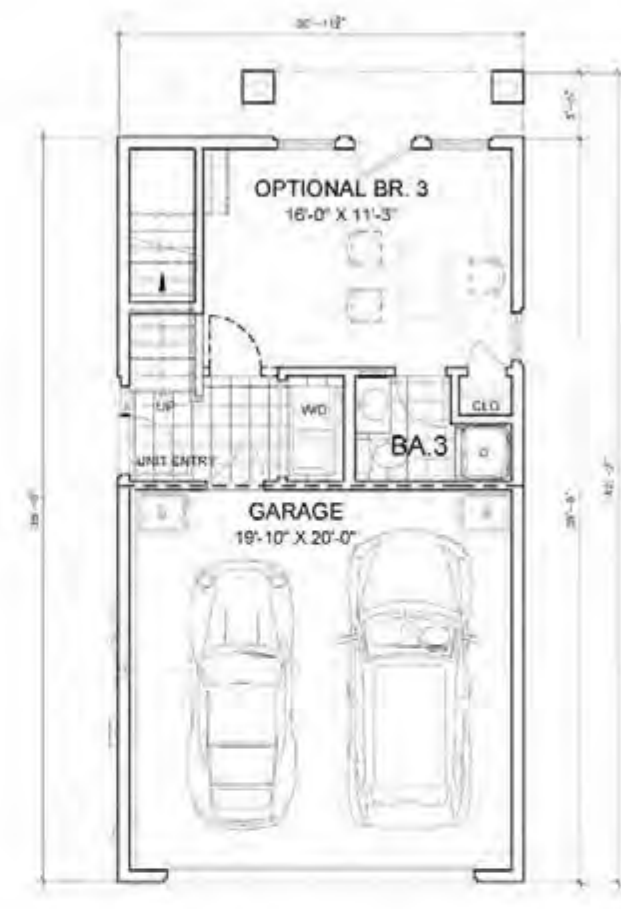
ROOF PLAN



THIRD LEVEL
728 S.F.



SECOND LEVEL
731 S.F.



FIRST LEVEL
384 S.F.

UNIT PLAN C2 - 3 BR. 3 BA. & DEN/STUDY
TOTAL - 1,843 S.F.

A9

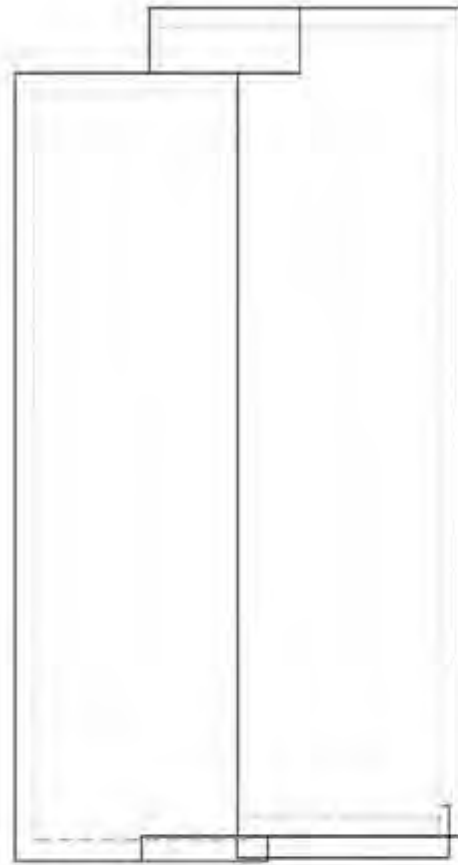
SCALE: 1/8" = 1'-0"

03/15/2016

PREPARED FOR:
MAYHEW ESTATE

IRBY SINGLE FAMILY HOMES
3780 STANLEY BOULEVARD
PLEASANTON, CALIFORNIA

11544 BRANFORD AVENUE
DANFORTH, CALIFORNIA 94526
VAN TILBURG, BANYARD & SOHRBERG, AIA
www.van-tilburg.com



ROOF PLAN



THIRD LEVEL
778 S.F.



SECOND LEVEL
731 S.F.

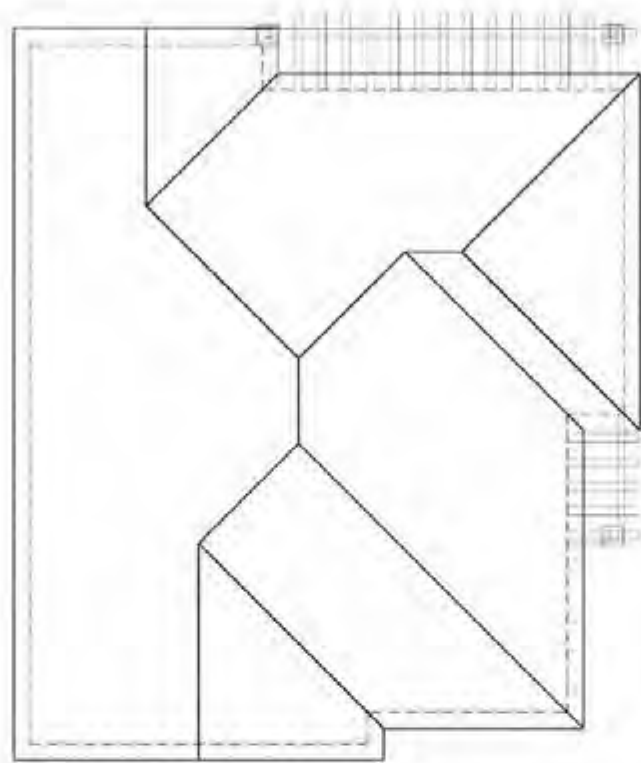


FIRST LEVEL
438 S.F.

UNIT PLAN C3 - 3 BR. 3 BA. & DEN/STUDY
TOTAL - 1,947 S.F.

A10

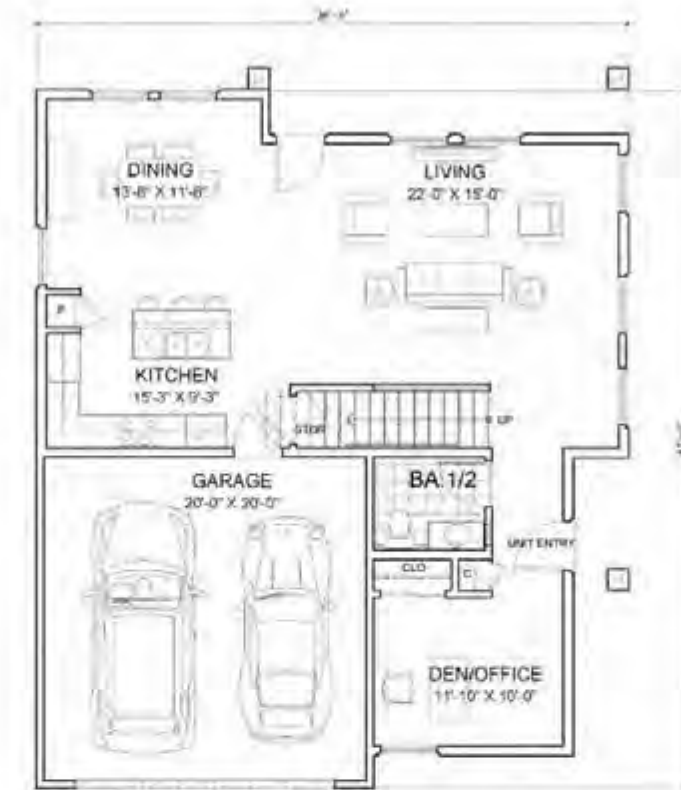
SCALE: 1/4" = 1'-0" 3/15/2016



ROOF PLAN



SECOND LEVEL
1,364 S.F.



FIRST LEVEL
995 S.F.

UNIT PLAN D1 - 4 BR./3 1/2 BA. & DEN/OFFICE
TOTAL - 2,359 S.F.

A11

SCALE 1/4" = 1'-0" 03/15/2016





SIDE



FRONT

8'-0"
DOOR & WINDOW HEAD

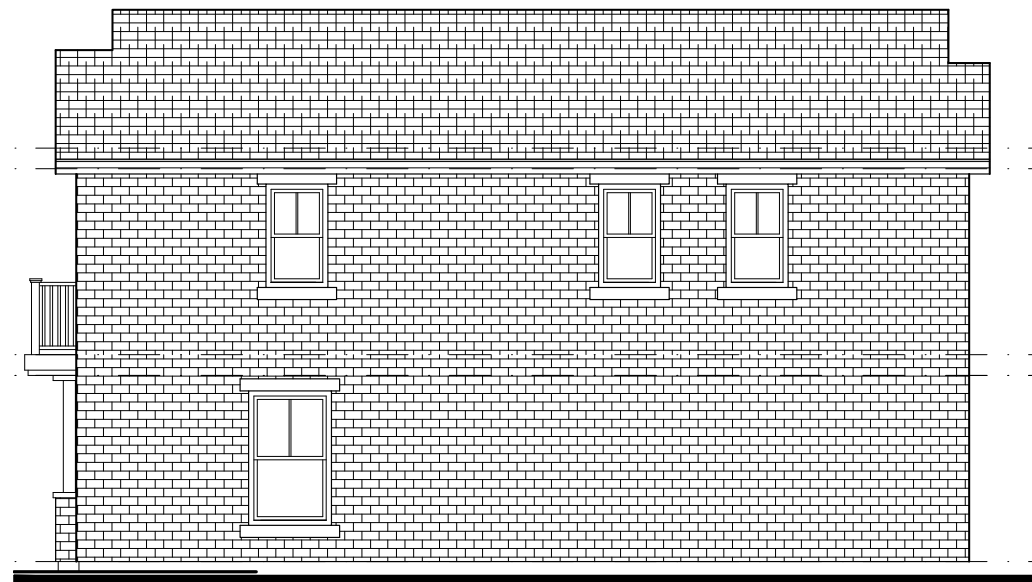
3'-6"
GUARD RAIL

1'-6"
NON-TEMPERED GLASS

2ND FLOOR

8'-0"
DOOR & WINDOW HEAD

1ST FLOOR



SIDE



REAR

8'-0"
DOOR & WINDOW HEAD

3'-6"
GUARD RAIL

1'-6"
NON-TEMPERED GLASS

2ND FLOOR

8'-0"
DOOR & WINDOW HEAD

1ST FLOOR

ROOF PEAK HEIGHT = 26'-10"

WALL HEIGHT = 19'-0"

TYP.

ELEVATIONS - UNIT A1

A12

SCALE: 1/4" = 1'-0" 4/5/2016



SIDE



FRONT



SIDE



REAR

ELEVATIONS - UNIT A2

A13

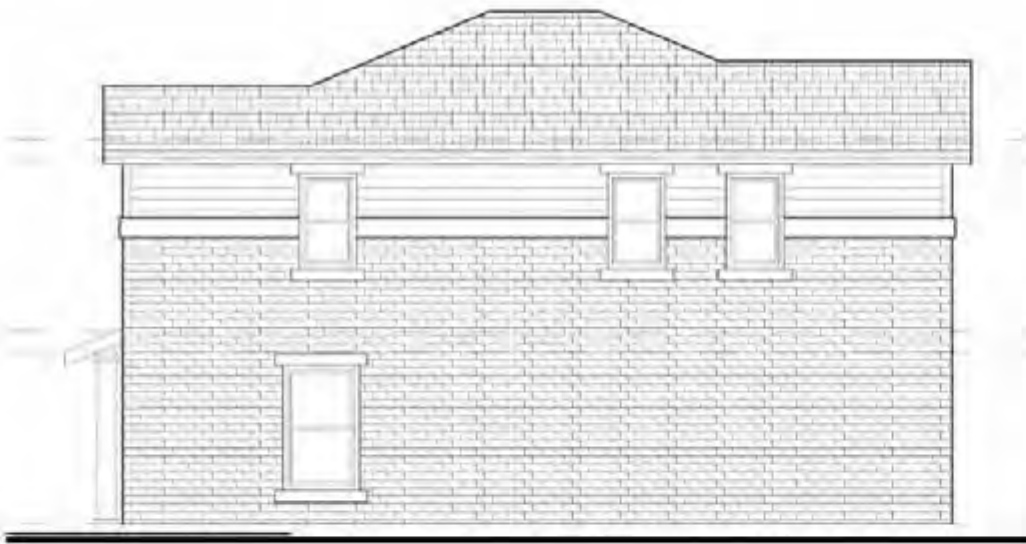
SCALE 1/4" = 1'-0" 3/15/2016



SIDE



FRONT



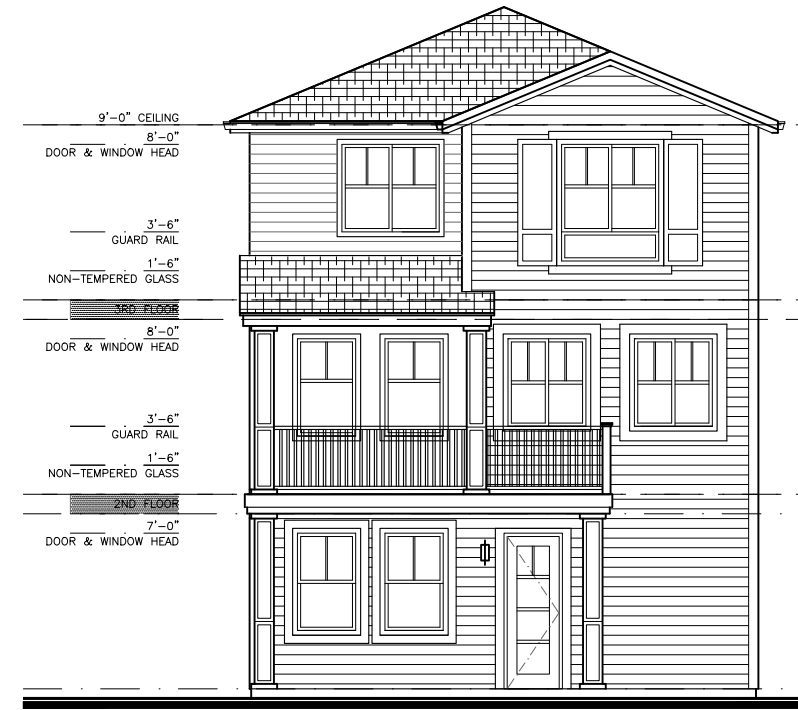
ELEVATIONS - UNIT A3

SCALE 1/4" = 1'-0" 3/15/2016

A14



SIDE



FRONT



SIDE



REAR

ELEVATIONS - UNIT B1

SCALE: 1/4" = 1'-0" 4/5/2016
 0 2 4 6 10

A15



SIDE



FRONT



SIDE



REAR

ELEVATIONS - UNIT B2

A16

SCALE 1/4" = 1'-0" 3/15/2016



SIDE



FRONT



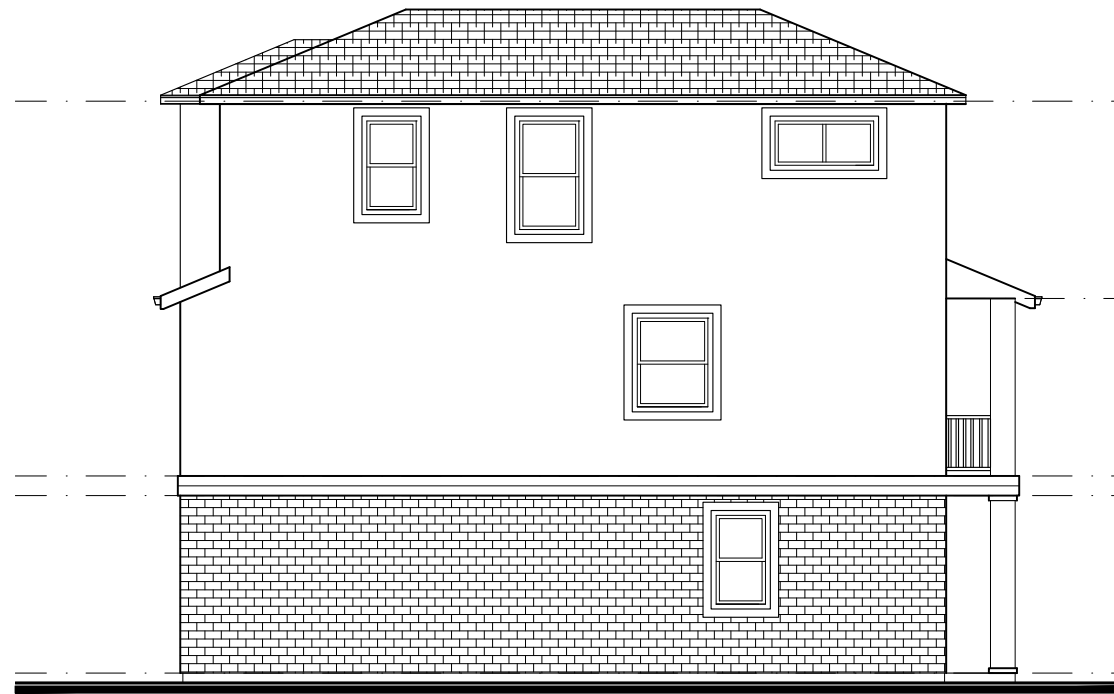
SIDE



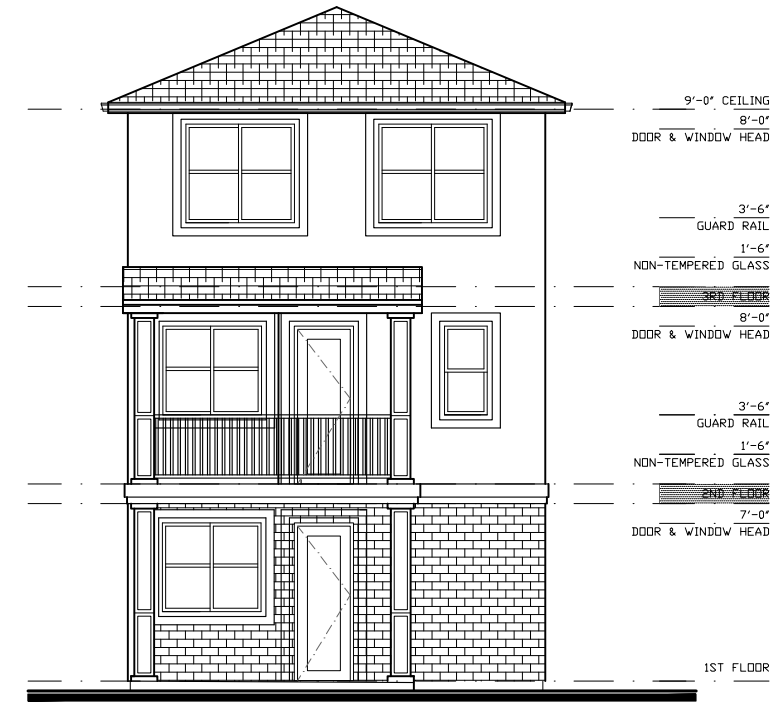
REAR

ELEVATIONS - UNIT B3

A17
 SCALE: 1/4" = 1'-0"
 3/15/2016



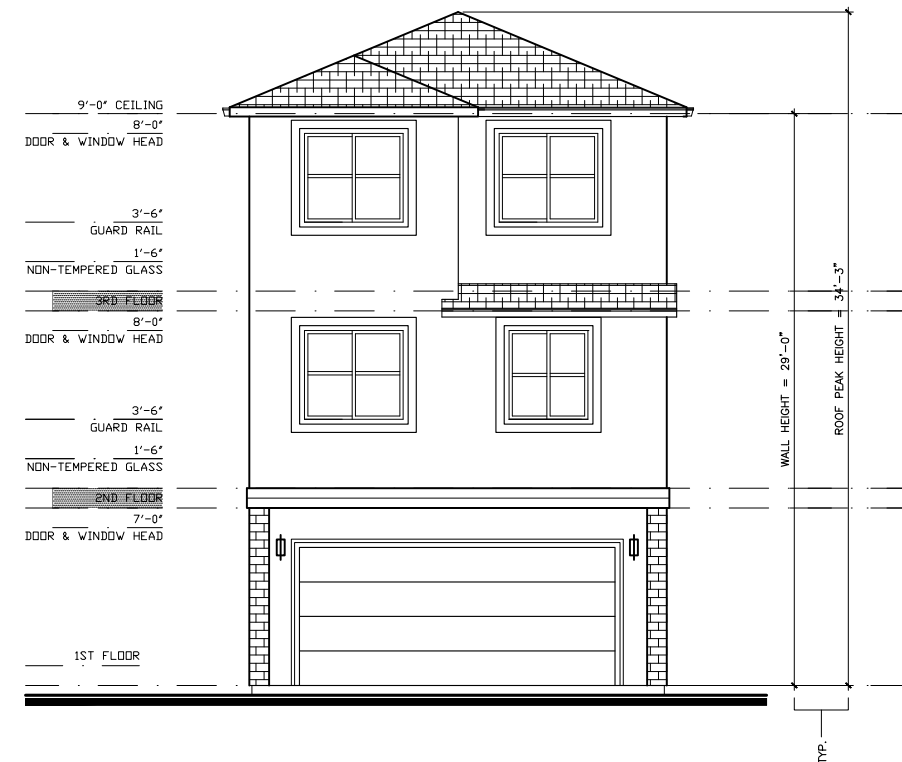
SIDE



FRONT



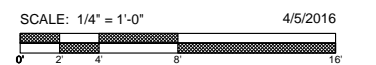
SIDE



REAR

ELEVATIONS - UNIT C1

A18

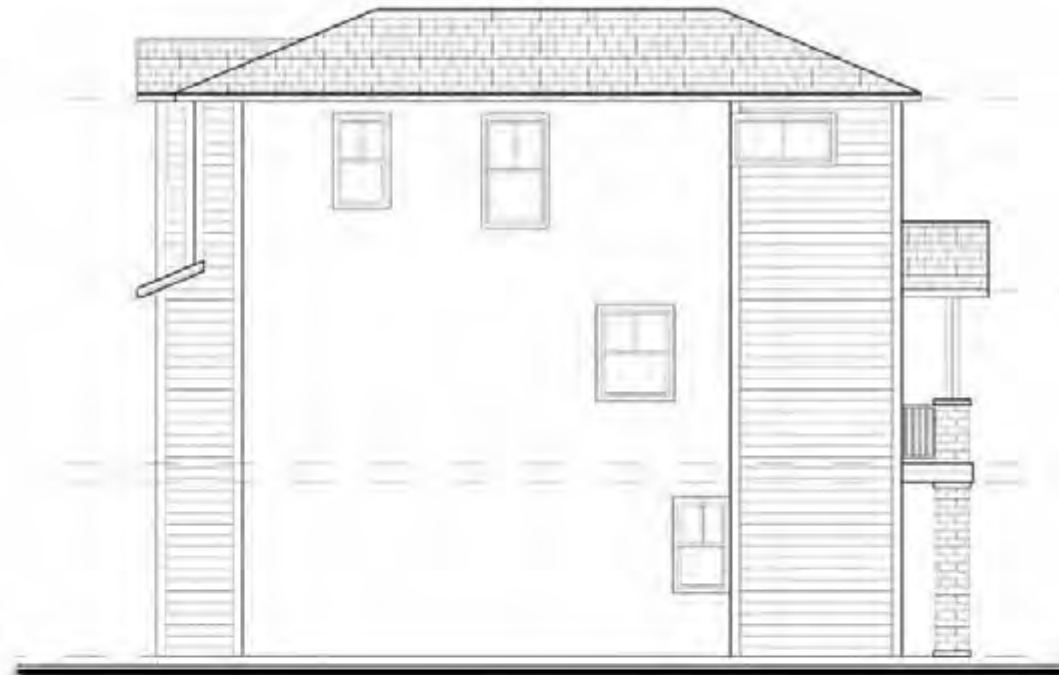




SIDE



FRONT



SIDE

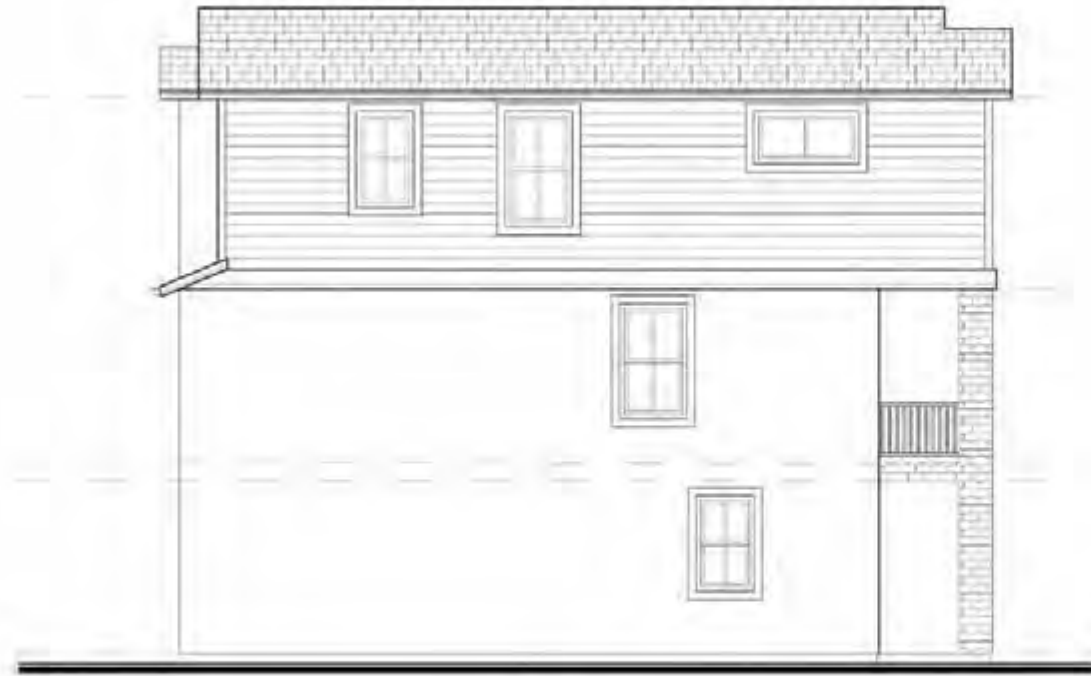


REAR

ELEVATIONS - UNIT C2

A19





SIDE



FRONT



SIDE



REAR

ELEVATIONS - UNIT C3

A20

SCALE 1/4" = 1'-0" 3/15/2016



SIDE



FRONT



SIDE



REAR

WALL HEIGHT = 19'-0"
 ROOF PEAK HEIGHT = 26'-10"
 TYP.

ELEVATIONS - UNIT D1

A21

SCALE: 1/4" = 1'-0" 4/5/2016
 0 2 4 8 16

SUNFLOWER HILL



IRBY RANCH | PLEASANTON, CA
SUNFLOWER HILL

DAHLINE GROUP ARCHITECTURE | PLANNING



SITE PLAN



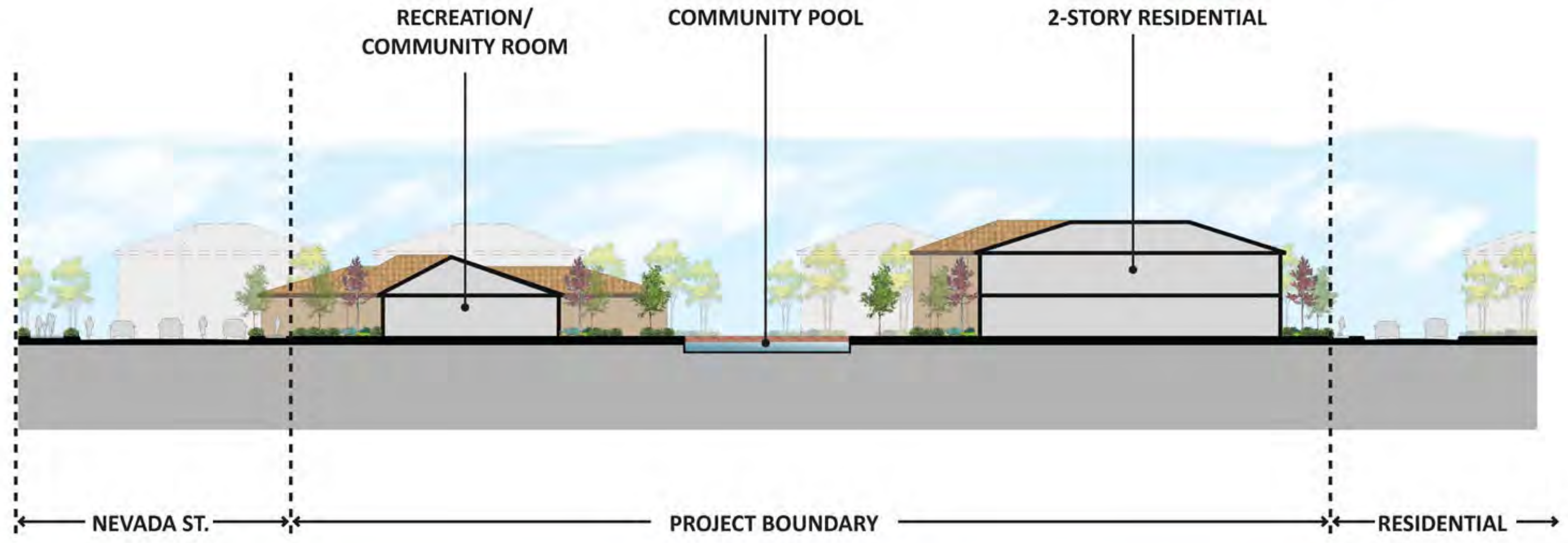
JOB NO. 1357.001
DATE 03-15-16
5885 Owens Drive
Pleasanton, CA 94588
925-251-7200



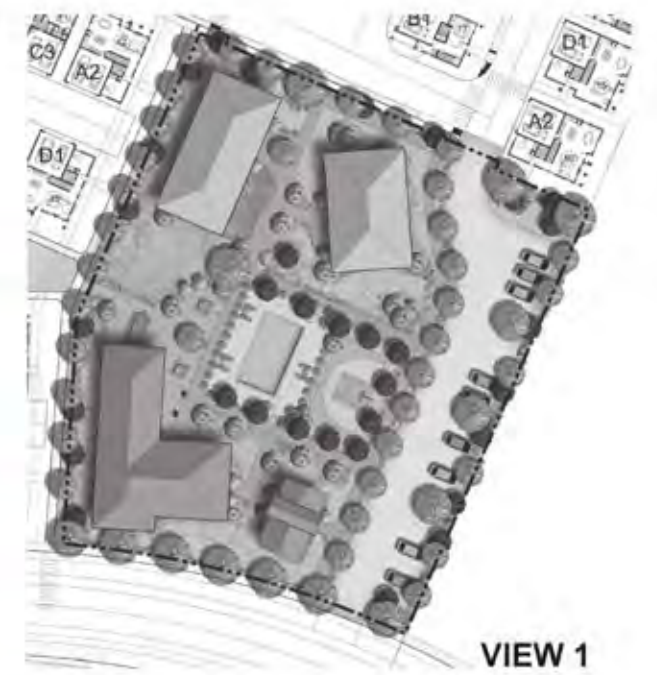
A.1



KEY MAP



KEY MAP



VIEW 1



VIEW 1 - LOOKING NW AT NEVADA STREET

IRBY RANCH | PLEASANTON, CA
SUNFLOWER HILL

DAHLIN GROUP ARCHITECTURE | PLANNING

ARTIST RENDERING



JOB NO. 1357.001
DATE 03-15-16
5865 Owens Drive
Pleasanton, CA 94568
925-251-7200



A.3



SWIMMING POOL



OUTDOOR PATIO WITH SEATING



PICNIC AREA WITH BBQ



SPORTS COURT



ORGANIZED COMMUNITY GATHERINGS (PARTIES, MEALS, HOLIDAYS)



OUTDOOR LIVING AREA



FITNESS CENTER



LARGE COMMUNITY ROOM FOR INFORMAL SOCIALIZING

COMMUNITY FACILITIES

IRBY RANCH | PLEASANTON, CA
SUNFLOWER HILL

DAHLIN GROUP ARCHITECTURE | PLANNING



JOB NO. 1357 001
DATE 03-15-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.4

CIVIL ENGINEERING



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. OWNER/APPLICANT: IRBY RANCH LLC, 475 WASHINGTON BOULEVARD, MARINA DEL REY, CA 90292, CONTACT: MIKE SEPRA, (925) 389-1875
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 300, SAN RAMON, CA 94583, CONTACT: JUSTIN DENKORLOUGH, RICE 79404, (925) 866-0322
3. SOILS ENGINEER: STEVENS, FERRONE, & SALLY ENGINEERING COMPANY INC., 1600 WILLOW PASS ROAD, CONCORD, CA 94520, CONTACT: TAMING CHEN, (925) 686-1001
4. SITE ADDRESS: 3988 FIRST STREET, 3780 & 3878 STANLEY BOULEVARD, PLEASANTON, CA 94566
5. EXISTING USE: RESIDENTIAL, COMMERCIAL LANDSCAPING, & STORAGE YARD
6. ZONING: EXISTING: COMMERCIAL SERVICE (C-S) AND AGRICULTURAL (A) DISTRICT
PROPOSED: PLANNED UNIT DEVELOPMENT HIGH DENSITY RESIDENTIAL DISTRICT (PUD-HDR)
7. GENERAL PLAN DESIGNATION: EXISTING: RETAIL/HIGHWAY/SERVICE COMMERCIAL/ BUSINESS AND PROFESSIONAL OFFICES/ OPEN SPACE-PUBLIC HEALTH AND SAFETY WITH MCDLAND OVERLAY
PROPOSED:
8. DOWNTOWN SPECIFIC PLAN DESIGNATION: EXISTING: DOWNTOWN COMMERCIAL
PROPOSED: HIGH DENSITY RESIDENTIAL
9. ASSESSORS PARCEL NUMBERS: 946-1680-002-03, 946-1680-003-01, & 946-1680-004-04
10. EXISTING SITE AREA: 15.03± AC
11. NUMBER OF LOTS: 95 LOTS
12. NUMBER OF PARCELS: 13
13. GROSS DENSITY: 4.3 DU/AC
14. OWNERSHIP AND MAINTENANCE: ALL PRIVATE STREETS AND COMMON USE PARCELS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED WITH THE PROJECT.
15. THIS PROPERTY LIES IN THE JURISDICTION OF:
FIRE PROTECTION: LIVERMORE-PLEASANTON FIRE PROTECTION DISTRICT
DOMESTIC WATER: CITY OF PLEASANTON
SANITARY SEWER: CITY OF PLEASANTON
STORM DRAIN: CITY OF PLEASANTON
GAS & ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE: AT&T
16. FLOOD ZONE DESIGNATION: ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, PANEL NUMBER 06001C 0336 G DATED AUGUST 3, 2009
17. BENCHMARK: NGS BENCHMARK "P929 RESET"
BENCHMARK DISK STAMPED "P929 RESET" AT THE CONCRETE BRIDGE ON FIRST STREET OVER ARROYO DEL VALLE. ELEVATION: 361.6 FEET (NGVD 29)
18. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS, THE BEARING BEING 147°21'23"E PER TRACT NO. 6545 (207 M 62).
19. TOPOGRAPHY: PREPARED BY AEROMETRIC SURVEYS, DATED JULY 18, 2014
20. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
21. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF PLEASANTON STANDARDS.
22. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
23. MULTIPLE FINAL MAPS MAY BE FILED ON THIS PROPERTY.

SHEET INDEX

- TM-1 TENTATIVE MAP
- TM-2 EXISTING CONDITIONS MAP
- TM-3 STREET SECTION EXHIBIT
- TM-4 SITE DEVELOPMENT PLAN
- TM-5 OPEN SPACE EXHIBIT
- TM-6 PRELIMINARY GRADING PLAN
- TM-7 PRELIMINARY UTILITY PLAN
- TM-8 PRELIMINARY POST-CONSTRUCTION STORM WATER CONTROL PLAN
- TM-9 FIRE HYDRANT & FIRE TRUCK TURNING EXHIBIT
- TM-10 FIRE HYDRANT & FIRE TRUCK TURNING DETAILS

ABBREVIATIONS

AC	ACRES
BLDG	BUILDING
DJ	DWELLING UNIT
DW	DRIVEWAY
EVAC	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
EC	FACE OF CURB
IN	INSET
L/S	LANDSCAPE
MFA	MULTI-FAMILY ATTACHED
OHW	OVERHEAD WIRE
P	PAV
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FEET
SFD	SINGLE FAMILY DETACHED
SS	SANITARY SEWER
S/W	SIDEWALK
TYL	TYPICAL
W	WATER



IRBY RANCH
TENTATIVE MAP
VESTING TENTATIVE MAP TRACT 8245

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50'

DATE: MARCH 15, 2016

cbg Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS

3883 CAMINO RAMON, SUITE 300 SAN RAMON, CALIFORNIA 94583

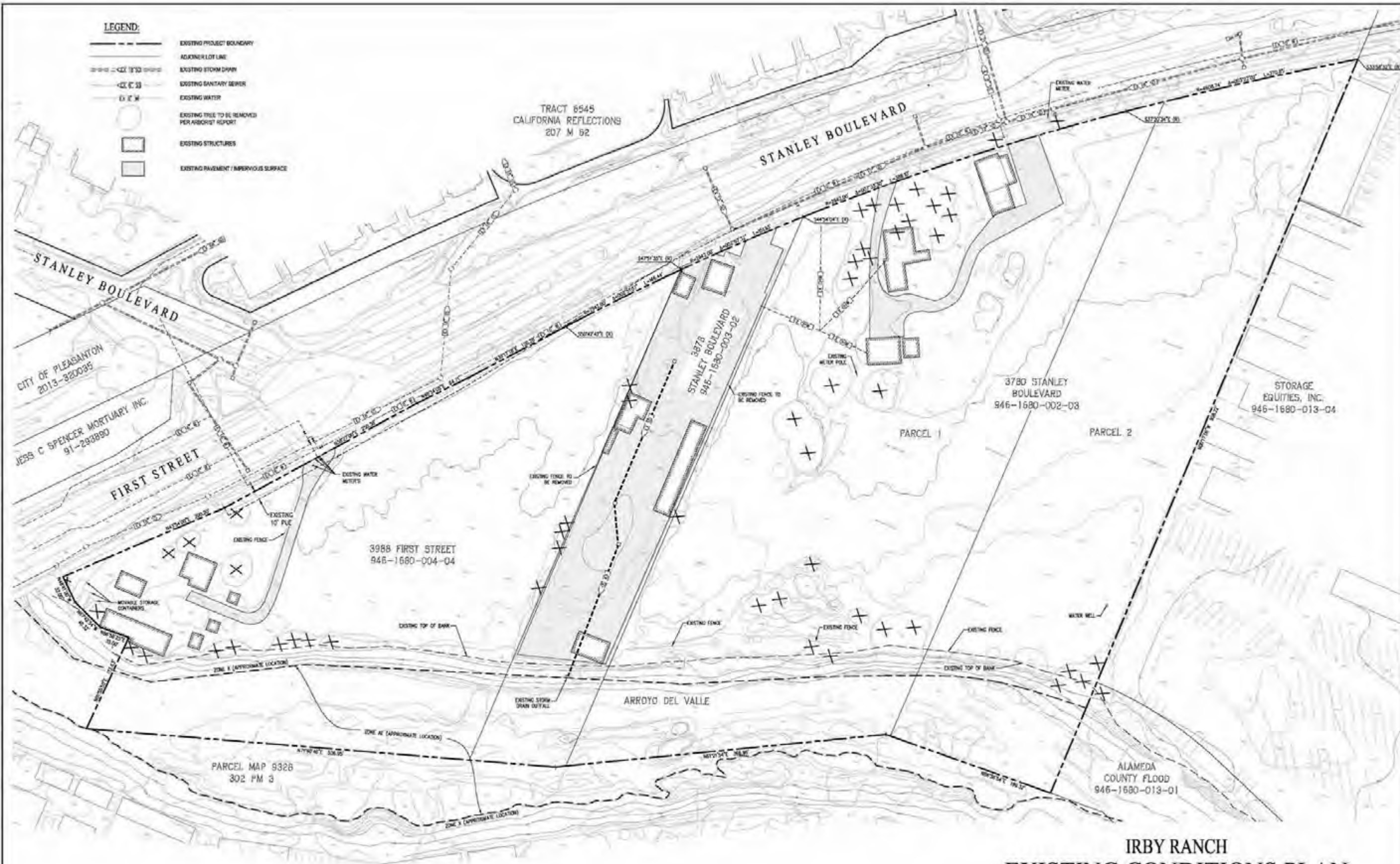
925.866.0322 www.cbg.com

SHEET NUMBER
TM-1
OF 10 SHEETS


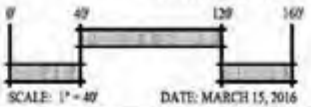

PARCEL MAP 9328
302 PM 3

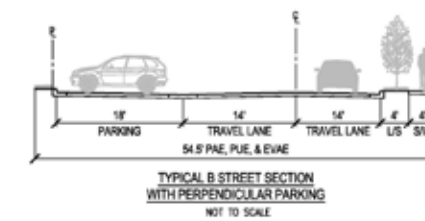
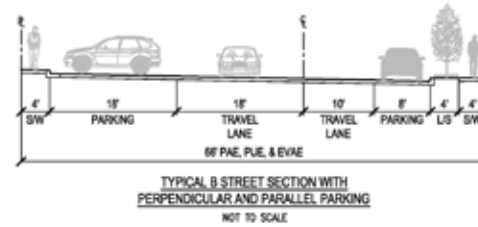
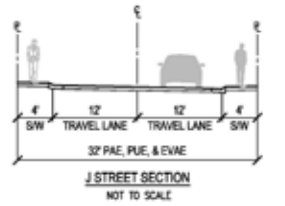
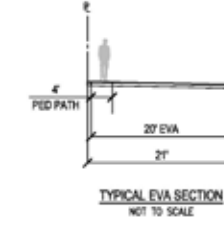
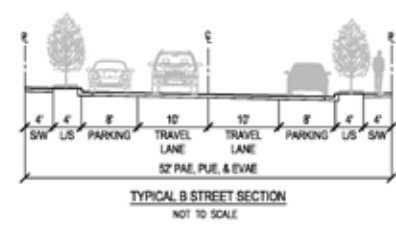
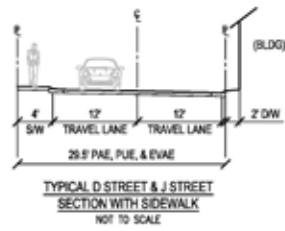
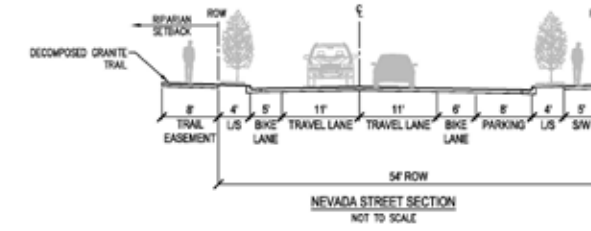
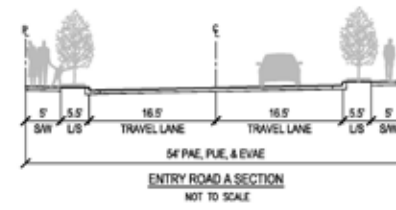
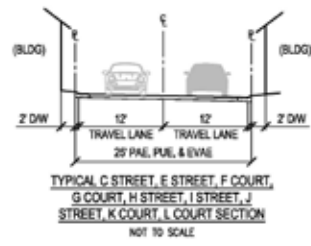
LEGEND:

-  EXISTING PROJECT BOUNDARY
-  ADJACENT LOT LINE
-  EXISTING STORM DRAIN
-  EXISTING SANITARY SEWER
-  EXISTING WATER
-  EXISTING TREE TO BE REMOVED PER ARBORIST REPORT
-  EXISTING STRUCTURES
-  EXISTING PAVEMENT / IMPERVIOUS SURFACE



IRBY RANCH EXISTING CONDITIONS PLAN VESTING TENTATIVE MAP TRACT 8245

	 <p>SCALE: 1" = 40'</p>	<p>DATE: MARCH 15, 2016</p>	<p>CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA</p>	 <p>Carlson, Barber & Gibson, Inc. CITY PLANNERS - ENGINEERS - ARCHITECTS</p>	<p>SHEET NUMBER</p> <p style="font-size: 24pt;">TM-2</p> <p>OF 10 SHEETS</p>
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IRBY RANCH STREET SECTION EXHIBIT VESTING TENTATIVE MAP TRACT 8245

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

DATE: MARCH 15, 2016



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

3925 CARRIBO AVENUE, SUITE 200
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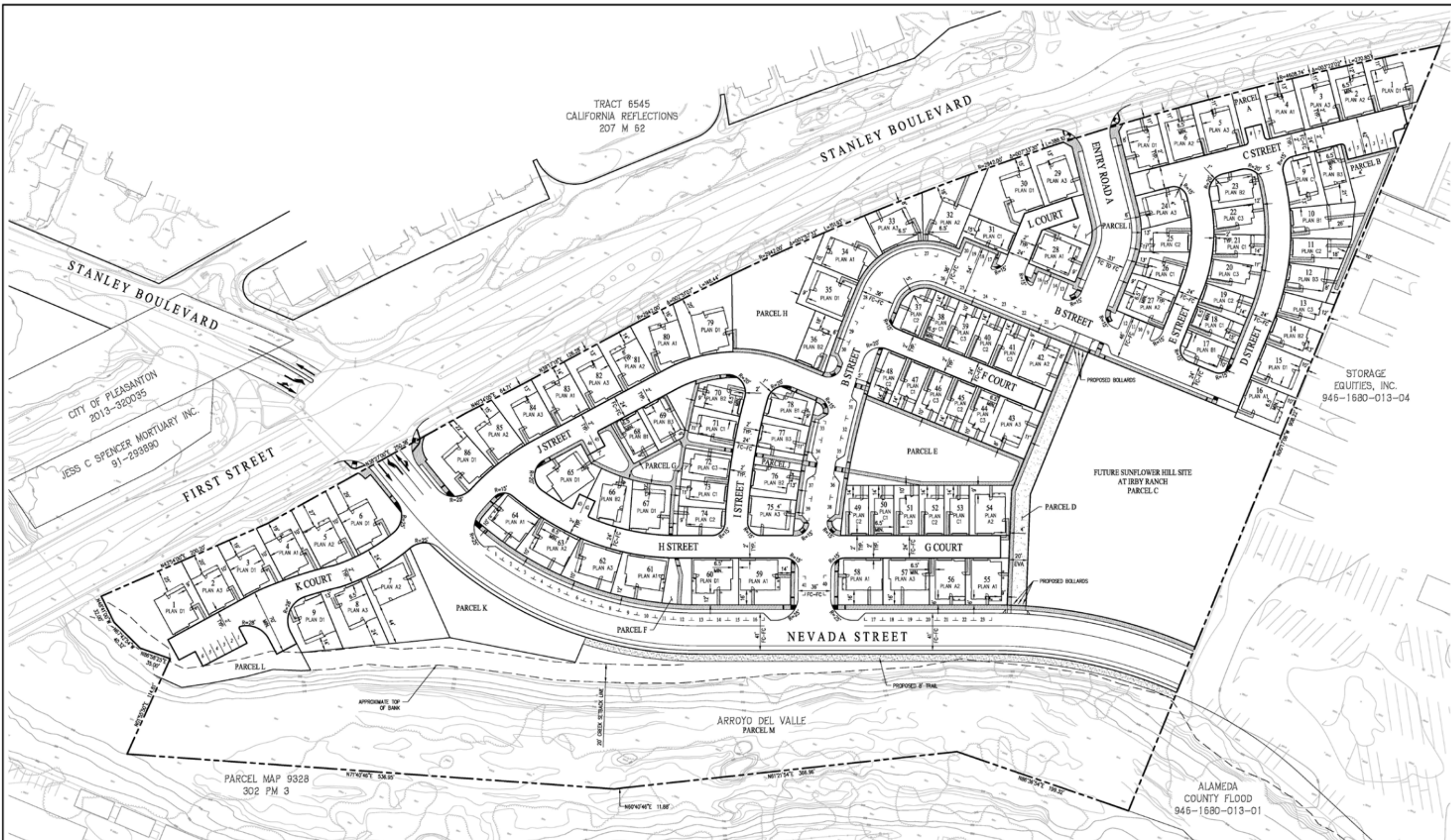
SHEET NUMBER

TM-3

OF 10 SHEETS

DATE PLOTTED: 3/15/16 10:58 AM

TRACT 8245
CALIFORNIA REFLECTIONS
207 M 62



CITY OF PLEASANTON
2013-320035
JESS C SPENCER MORTUARY INC.
91-293890

STORAGE
EQUITIES, INC.
946-1680-013-04

PARCEL MAP 9328
302 PM 3

ALAMEDA
COUNTY FLOOD
946-1680-013-01

PARKING SUMMARY	
DESCRIPTION	SPACES
GARAGE (2 X 84)	190
GUEST (IRBY SITE)	45
GUEST (28A SITE)	6
NEVADA STREET	23
TOTAL	264

PRODUCT MIX				
IRBY SITE				
PLAN	PRODUCT	MINIMUM LOT SIZE	SQUARE FOOTAGE	NUMBER OF LOTS
PLAN A		30' X 55'	2,348	32
PLAN B		32' X 53'	2,336	14
PLAN C		21' X 53'	1,875	30
PLAN D		32' X 53'	2,500	10
SUBTOTAL				86
28A SITE				
PLAN	PRODUCT	MINIMUM LOT SIZE	SQUARE FOOTAGE	NUMBER OF LOTS
PLAN A		30' X 55'	2,348	5
PLAN D		32' X 53'	2,500	4
SUBTOTAL				9
TOTAL				95

IRBY RANCH SITE DEVELOPMENT PLAN VESTING TENTATIVE MAP TRACT 8245

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

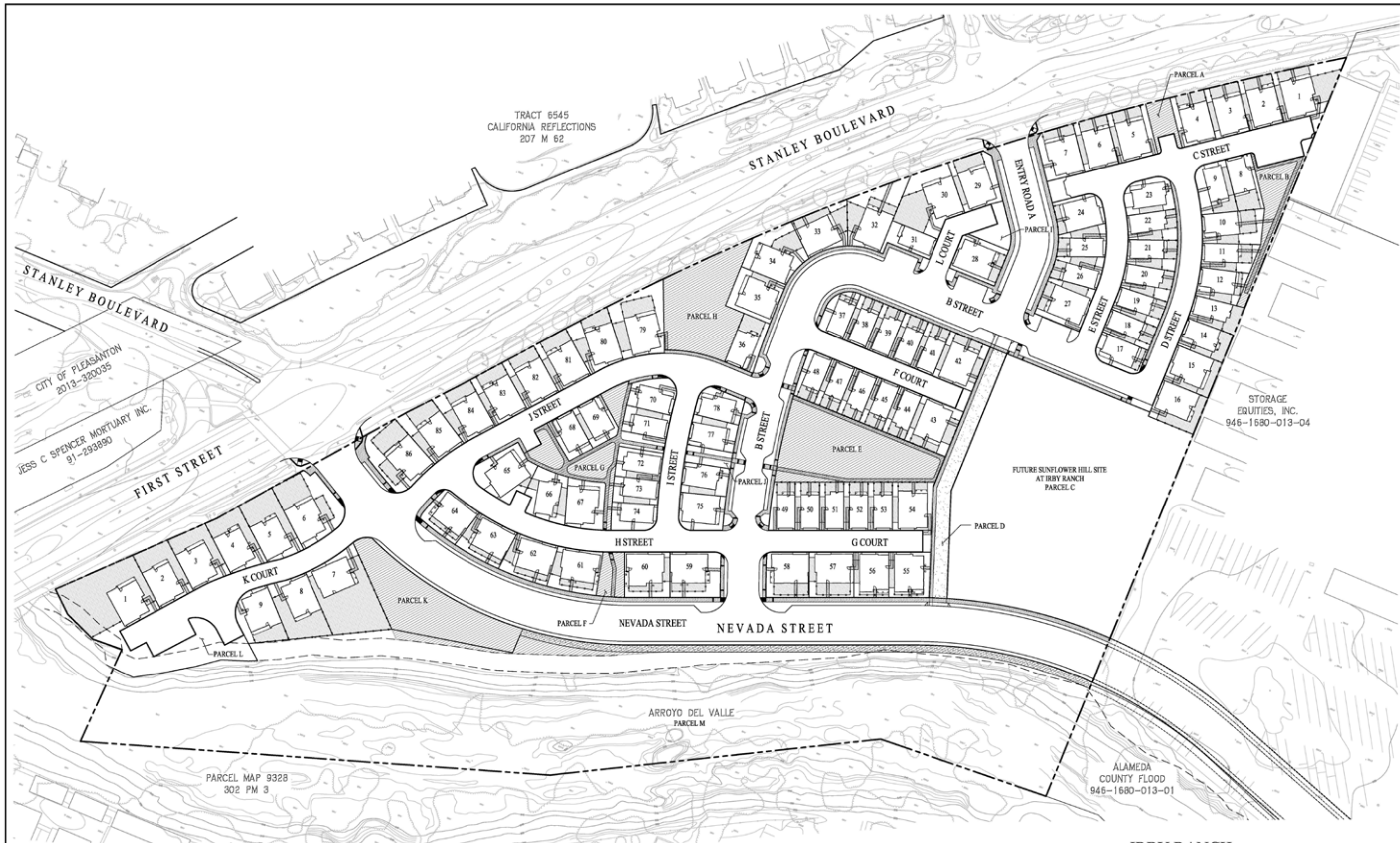
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DATE: MARCH 15, 2016

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

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SAN RAFAEL, CALIFORNIA 94903
(925) 888-0300
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SHEET NUMBER
TM-4
OF 10 SHEETS



TRACT 6545
CALIFORNIA REFLECTIONS
207 M 62

STANLEY BOULEVARD

CITY OF PLEASANTON
2013-320035

JESS C SPENCER MORTUARY INC.
91-293890

FIRST STREET

PARCEL MAP 9328
302 PM 3

ARROYO DEL VALLE
PARCEL M

ALAMEDA
COUNTY FLOOD
945-1680-013-01

STORAGE
EQUITIES, INC.
945-1680-013-04

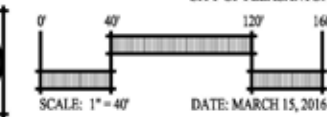
FUTURE SUNFLOWER HILL SITE
AT IRBY RANCH
PARCEL C

LEGEND

-  PROPOSED PUBLIC OPEN SPACE
-  PROPOSED PRIVATE OPEN SPACE
-  PROPOSED SIDEWALK
-  PROPOSED FENCE

TABLE OF PUBLIC AND PRIVATE OPEN SPACE

IRBY SITE	AREA
PRIVATE OPEN SPACE	41,853 SF
PUBLIC OPEN SPACE	32,496 SF
SUBTOTAL	74,349 SF
2A SITE	
PRIVATE OPEN SPACE	17,292 SF
PUBLIC OPEN SPACE	16,836 SF
SUBTOTAL	34,128 SF
TOTAL	108,477 SF



**IRBY RANCH
OPEN SPACE EXHIBIT
VESTING TENTATIVE MAP TRACT 8245**

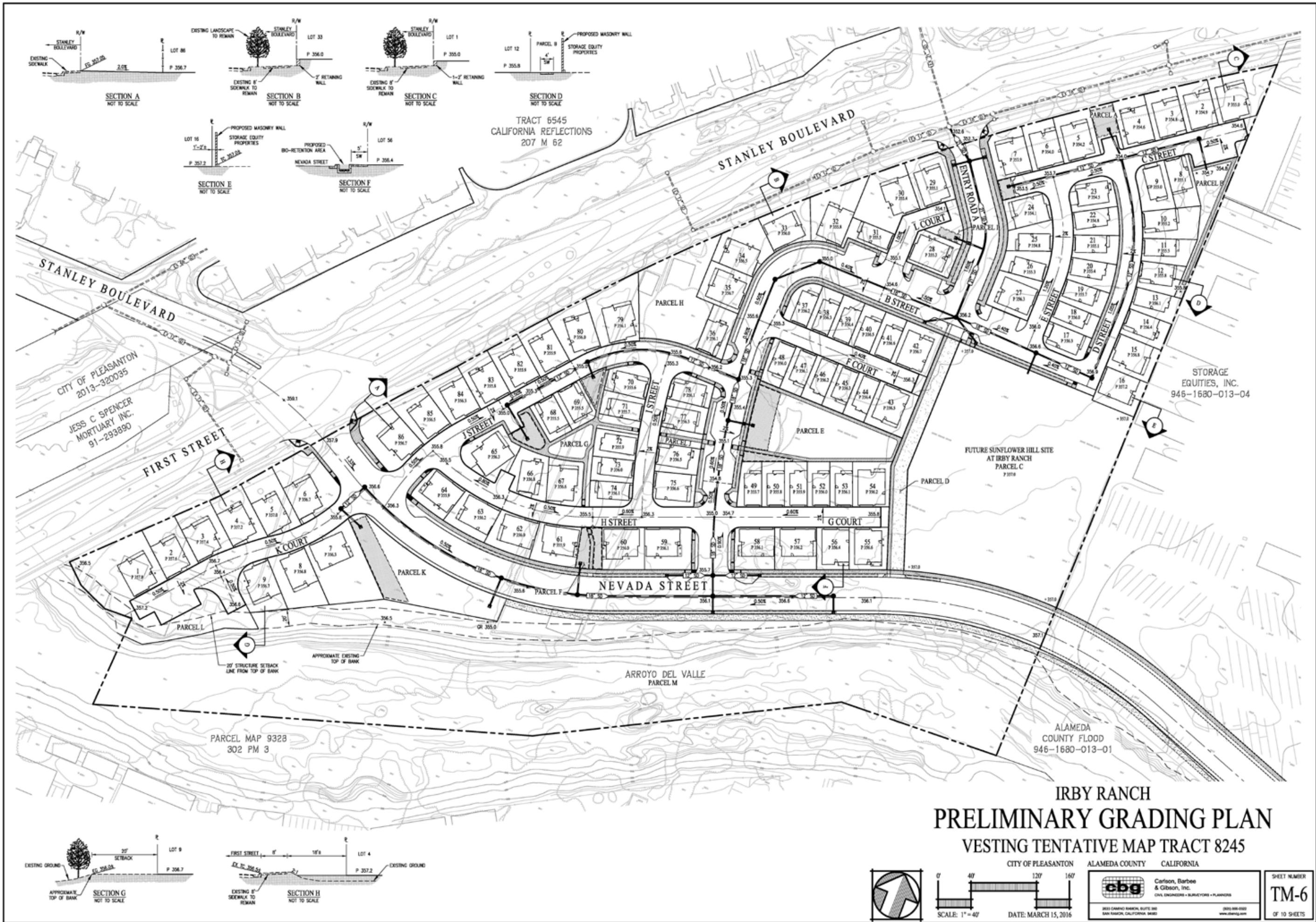
CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA



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3833 DAMIANI AVENUE, SUITE 200
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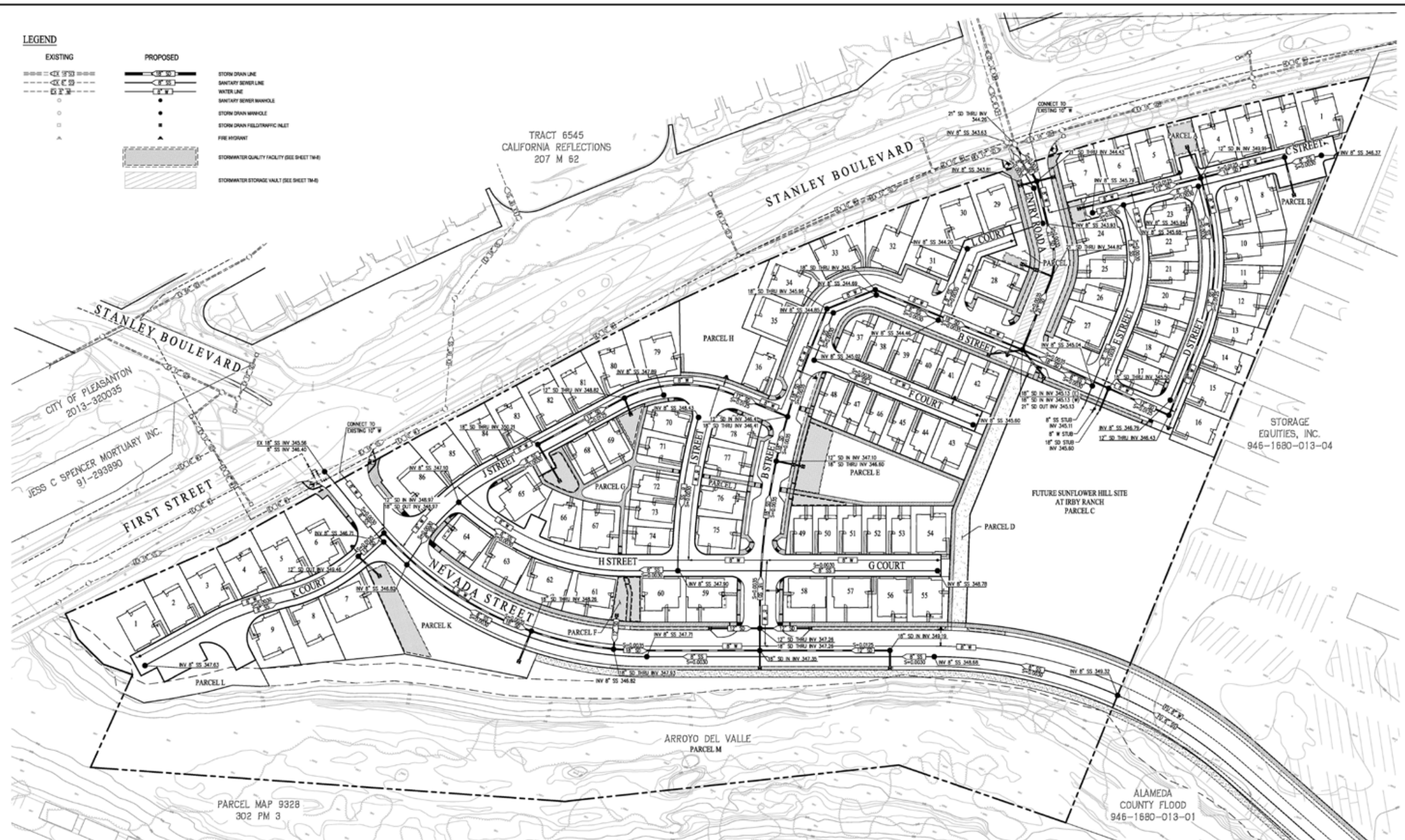
SHEET NUMBER
TM-5
OF 10 SHEETS



LEGEND

EXISTING	PROPOSED	
		STORM DRAIN LINE
		SANITARY SEWER LINE
		WATER LINE
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		STORM DRAIN FLOOD TRAFFIC INLET
		FIRE HYDRANT
		STORMWATER QUALITY FACILITY (SEE SHEET TM-6)
		STORMWATER STORAGE VAULT (SEE SHEET TM-6)

TRACT 6545
CALIFORNIA REFLECTIONS
207 M 62



CITY OF PLEASANTON
2013-320035
JESS C SPENCER MORTUARY INC.
91-293890

STORAGE
EQUITIES, INC.
946-1680-013-04

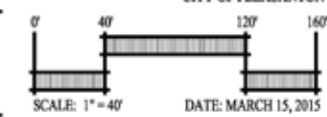
FUTURE SUNFLOWER HILL SITE
AT IRBY RANCH
PARCEL C

PARCEL MAP 9328
302 PM 3

ALAMEDA
COUNTY FLOOD
946-1680-013-01

**IRBY RANCH
PRELIMINARY UTILITY PLAN
VESTING TENTATIVE MAP TRACT 8245**

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA



DATE: MARCH 15, 2015



Carlson, Barbee
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2015 03-15-2015
3000 MARKET STREET, SUITE 300
SAN FRANCISCO, CALIFORNIA 94102
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SHEET NUMBER
TM-7
OF 10 SHEETS

DATE PLOTTED: 3/15/2015 10:58 AM

C.3 SUMMARY TABLE

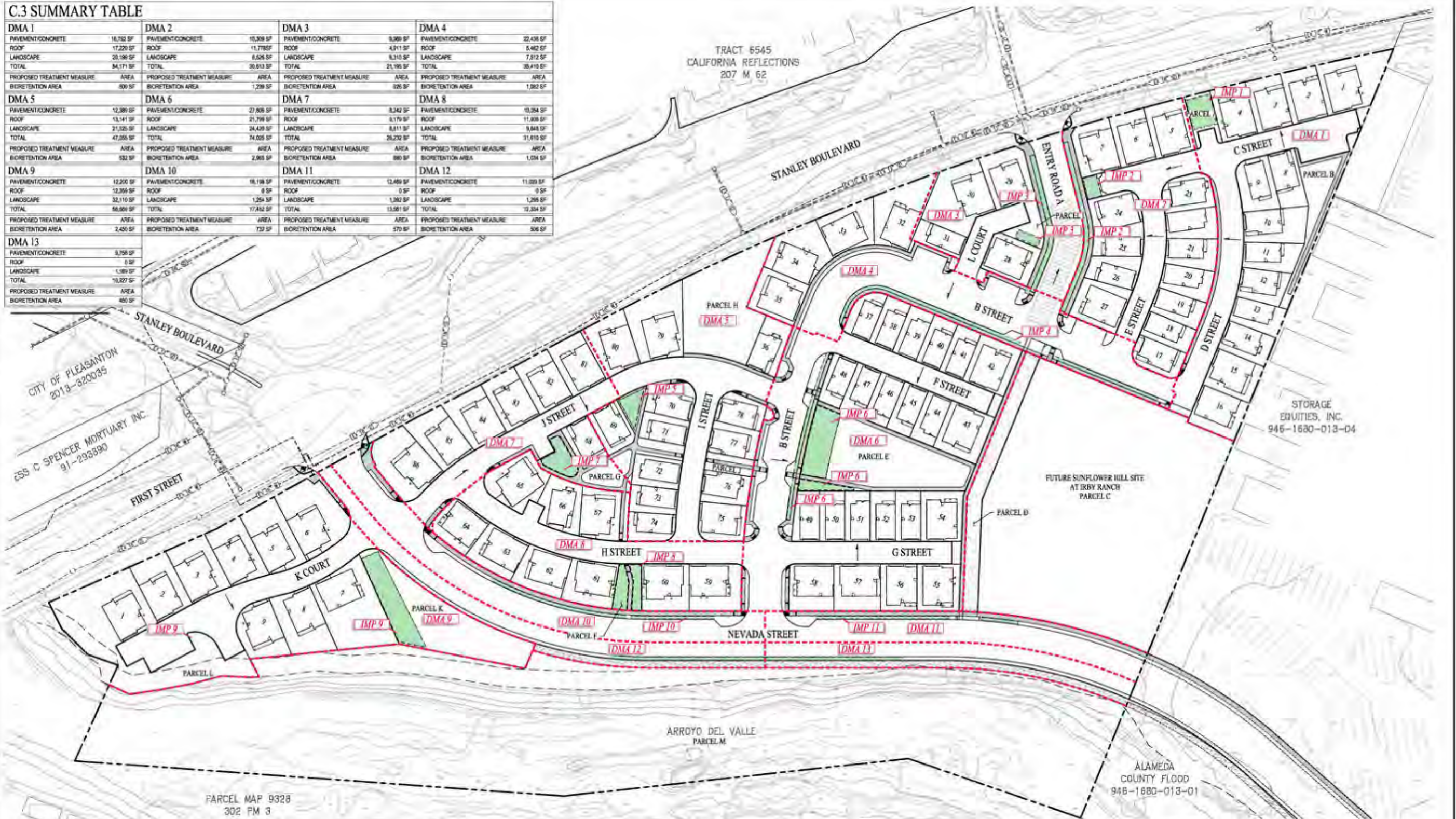
DMA 1	DMA 2	DMA 3	DMA 4
PAVEMENT/CONCRETE 16,752 SF	PAVEMENT/CONCRETE 15,329 SF	PAVEMENT/CONCRETE 9,369 SF	PAVEMENT/CONCRETE 22,436 SF
ROOF 17,220 SF	ROOF 11,778 SF	ROOF 4,911 SF	ROOF 8,462 SF
LANDSCAPE 20,196 SF	LANDSCAPE 6,624 SF	LANDSCAPE 8,310 SF	LANDSCAPE 7,512 SF
TOTAL 54,171 SF	TOTAL 30,813 SF	TOTAL 21,196 SF	TOTAL 38,410 SF
PROPOSED TREATMENT MEASURE AREA 800 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 1,298 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 826 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 1,982 SF

DMA 5	DMA 6	DMA 7	DMA 8
PAVEMENT/CONCRETE 12,389 SF	PAVEMENT/CONCRETE 27,808 SF	PAVEMENT/CONCRETE 8,242 SF	PAVEMENT/CONCRETE 10,284 SF
ROOF 13,141 SF	ROOF 21,798 SF	ROOF 8,179 SF	ROOF 11,908 SF
LANDSCAPE 27,525 SF	LANDSCAPE 24,429 SF	LANDSCAPE 8,811 SF	LANDSCAPE 9,848 SF
TOTAL 47,555 SF	TOTAL 74,025 SF	TOTAL 26,232 SF	TOTAL 31,910 SF
PROPOSED TREATMENT MEASURE AREA 532 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 2,983 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 890 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 1,031 SF

DMA 9	DMA 10	DMA 11	DMA 12
PAVEMENT/CONCRETE 12,200 SF	PAVEMENT/CONCRETE 16,198 SF	PAVEMENT/CONCRETE 12,489 SF	PAVEMENT/CONCRETE 11,929 SF
ROOF 12,359 SF	ROOF 8 SF	ROOF 0 SF	ROOF 0 SF
LANDSCAPE 32,110 SF	LANDSCAPE 1,254 SF	LANDSCAPE 1,382 SF	LANDSCAPE 1,286 SF
TOTAL 56,669 SF	TOTAL 17,452 SF	TOTAL 13,871 SF	TOTAL 13,215 SF
PROPOSED TREATMENT MEASURE AREA 2,450 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 732 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 570 SF	PROPOSED TREATMENT MEASURE BIORETENTION AREA 506 SF

DMA 13
PAVEMENT/CONCRETE 3,758 SF
ROOF 0 SF
LANDSCAPE 1,189 SF
TOTAL 4,947 SF
PROPOSED TREATMENT MEASURE AREA 450 SF
BIORETENTION AREA 450 SF

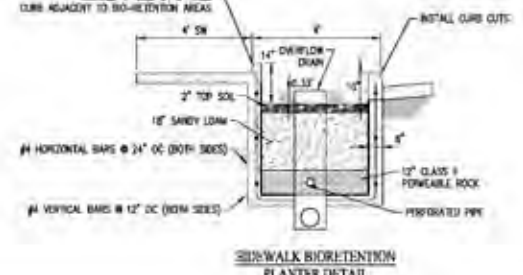
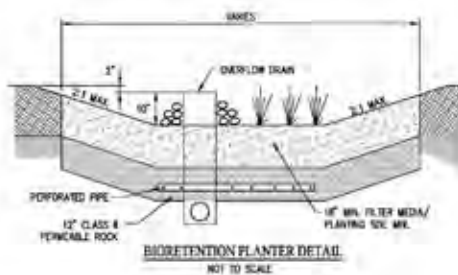
TRACT 8245
CALIFORNIA REFLECTIONS
207 M 62



PARCEL MAP 9328
302 PM 3

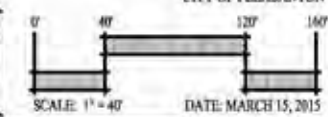
ALAMEDA COUNTY FLOOD
946-1680-013-01

**IRBY RANCH
PRELIMINARY STORM WATER
CONTROL PLAN
VESTING TENTATIVE MAP TRACT 8245**



- LEGEND**
- IMP 2 (Green hatched) PROPOSED STORM DRAIN
 - DMA 2 (Red dashed) INTEGRATED MANAGEMENT PRACTICES BIORETENTION AREA
 - DMA 2 (Red dashed) DRAINAGE MANAGEMENT AREA BOUNDARY
 - STPA (Red dashed) DRAINAGE MANAGEMENT AREA DRAINING TO BIORETENTION AREA
 - STPA (Red dashed) SELF-TREATING AREA
 - Storage Wall

SEE PRELIMINARY POST CONSTRUCTION STORM WATER CONTROL PLAN FOR THE STORM WATER MANAGEMENT REPORT AND STORM WATER CALCULATIONS.

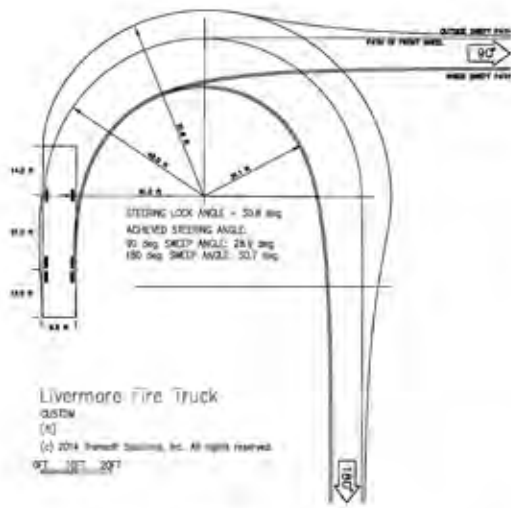


CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

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TM-8
OF 10 SHEETS

DATE: MARCH 15, 2015



FIRE TURNING TEMPLATE
 NOT TO SCALE

TRACT 6545
 CALIFORNIA REFLECTIONS
 207 M 62

CITY OF PLEASANTON
 2013-320035

JESS C SPENCER MORTUARY INC.
 91-293890

FIRST STREET

STANLEY BOULEVARD

STORAGE
 EQUITIES, INC.
 946-1680-013-04

FUTURE SUNFLOWER HILL SITE
 AT IRBY RANCH
 PARCEL C

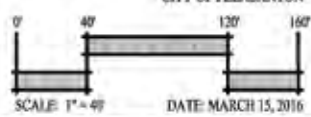
ARRDYO DEL VALLE
 PARCEL M

ALAMEDA
 COUNTY FLOOD
 946-1680-013-01

PARCEL MAP 9326
 302 PM 3

**IRBY RANCH
 FIRE HYDRANT AND
 FIRE TRUCK TURNING EXHIBIT**
 VESTING TENTATIVE MAP TRACT 8245

LEGEND
 [DETAIL I] CORRESPONDING DETAIL PROVIDED ON SHEET TM-10
 ▲ FIRE HYDRANT



CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

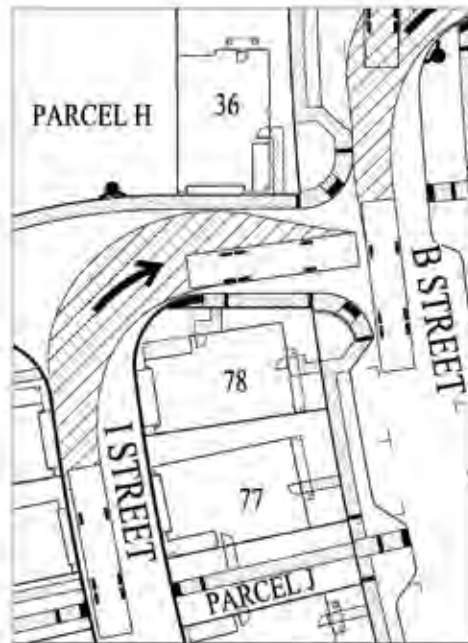
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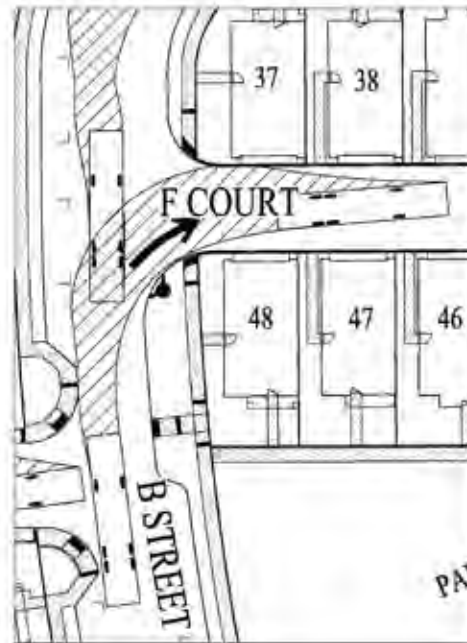
SHEET NUMBER
TM-9
 OF 16 SHEETS



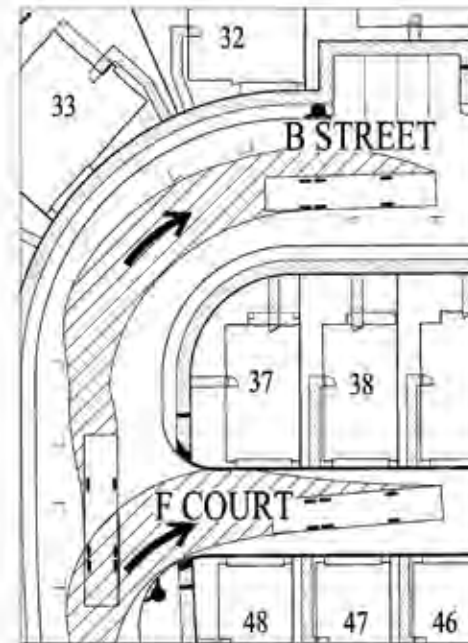
DETAIL A
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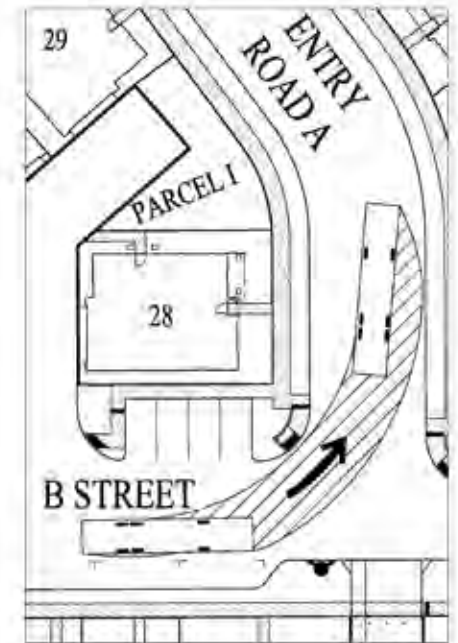
DETAIL B
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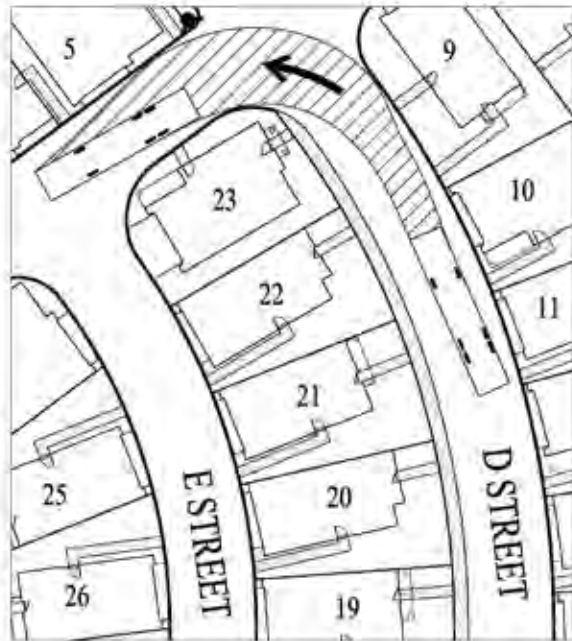
DETAIL C
SCALE: 1"=20'



DETAIL D
SCALE: 1"=20'



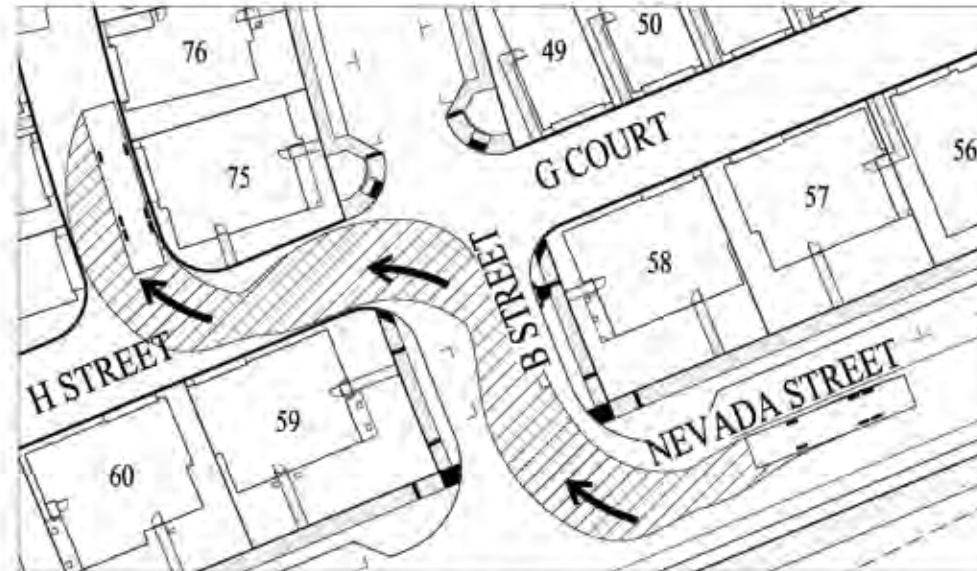
DETAIL E
SCALE: 1"=20'



DETAIL F
SCALE: 1"=20'



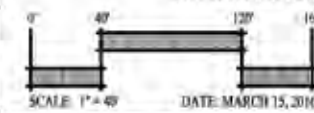
DETAIL G
SCALE: 1"=20'



DETAIL H
SCALE: 1"=20'

IRBY RANCH
FIRE HYDRANT AND
FIRE TRUCK TURNING EXHIBIT
VESTING TENTATIVE MAP TRACT 8245

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA



DATE: MARCH 15, 2016

cbg Carlson, Barber & Gibson, Inc.
CITY ENGINEERS AND ARCHITECTS

SHEET NUMBER
TM-10
OF 10 SHEETS



**FLOOR AREA RATIO MATRIX
IRBY PROPERTY
PLEASANTON, CA**

PRODUCT MATRIX				
PLAN TYPE	FIRST LEVEL*	SECOND LEVEL	THIRD FLOOR	TOTAL AREA (SF)
A1	928	1,312	-	2,240
A2	943	1,310	-	2,253
A3	929	1,294	-	2,223
A1 (SIDE)	928	1,312	-	2,240
A2 (SIDE)	943	1,310	-	2,253
A3 (SIDE)	929	1,294	-	2,223
B1	498	909	887	2,294
B2	482	909	886	2,277
B3	498	905	887	2,290
C1	384	731	728	1,843
C2	384	731	728	1,843
C3	438	731	778	1,947
D1	995	1,364	-	2,359
D1 (SIDE)	995	1,364	-	2,359

* Excludes Garage Area

FLOOR AREA RATIO (FAR)														
LOT NO.	LOT AREA (SF)	PRODUCT TYPE	HABITABLE SPACE (SF)	FAR (%)	LOT NO.	LOT AREA (SF)	PRODUCT TYPE	HABITABLE SPACE (SF)	FAR (%)	LOT NO.	LOT AREA (SF)	PRODUCT TYPE	HABITABLE SPACE (SF)	FAR (%)
1	3,795	D1	2,359	62.2	33	2,678	A3 (SIDE)	2,223	83.0	65	2,994	D1	2,359	78.8
2	2,278	A2	2,253	98.9	34	3,276	A1	2,240	68.4	66	2,385	B2	2,277	95.5
3	2,305	A3	2,223	96.4	35	2,643	D1	2,359	89.3	67	2,368	D1	2,359	99.6
4	2,317	A1	2,240	96.7	36	1,956	B2	2,277	116.4	68	1,594	B1	2,294	143.9
5	2,684	A3	2,223	82.8	37	1,530	C2	1,843	120.5	69	1,818	B3	2,290	126.0
6	2,276	A2	2,253	99.0	38	1,522	C1	1,843	121.1	70	1,807	B2	2,277	126.0
7	2,479	D1	2,359	95.2	39	1,522	C3	1,947	127.9	71	1,485	C1	1,843	124.1
8	1,897	B3	2,290	120.7	40	1,522	C2	1,843	121.1	72	1,723	C3	1,947	113.0
9	2,227	C1	1,843	82.8	41	1,522	C1	1,843	121.1	73	1,492	C1	1,843	123.5
10	2,235	B1	2,294	102.6	42	2,660	A2	2,253	84.7	74	1,545	C2	1,843	119.3
11	1,864	C2	1,843	98.9	43	2,790	A3	2,223	79.7	75	2,059	A3	2,223	108.0
12	1,834	B3	2,290	124.9	44	1,522	C3	1,947	127.9	76	1,752	B2	2,277	130.0
13	1,705	C3	1,947	114.2	45	1,522	C2	1,843	121.1	77	1,775	B3	2,290	129.0
14	1,840	B2	2,277	123.8	46	1,522	C3	1,947	127.9	78	1,660	B1	2,294	138.2
15	2,374	D1	2,359	99.4	47	1,522	C1	1,843	121.1	79	4,185	D1	2,359	56.4
16	2,457	A1	2,240	91.2	48	1,492	C2	1,843	123.5	80	2,848	A1	2,240	78.7
17	1,727	B1	2,294	132.8	49	1,527	C2	1,843	120.7	81	2,470	A2	2,253	91.2
18	1,549	C1	1,843	119.0	50	1,522	C1	1,843	121.1	82	2,475	A3	2,223	89.8
19	1,646	C2	1,843	112.0	51	1,522	C3	1,947	127.9	83	2,468	A1	2,240	90.8
20	1,764	C3	1,947	110.4	52	1,522	C2	1,843	121.1	84	2,704	A3	2,223	82.2
21	1,766	C1	1,843	104.4	53	1,522	C1	1,843	121.1	85	2,817	A2	2,253	80.0
22	1,765	C3	1,947	110.3	54	2,511	A2	2,253	89.7	86	3,808	D1	2,359	61.9
23	2,010	B2	2,277	113.3	55	2,411	A1	2,240	92.9	1	6,673	D1	2,359	35.4
24	2,012	A3	2,223	110.5	56	2,043	A2	2,253	110.3	2	2,879	A3	2,223	77.2
25	1,740	C2	1,843	105.9	57	2,026	A3 (SIDE)	2,223	109.7	3	2,981	D1	2,359	79.1
26	1,748	C1	1,843	105.4	58	2,524	A2 (SIDE)	2,253	89.3	4	2,906	A1	2,240	77.1
27	2,636	A2	2,253	85.5	59	2,952	A1 (SIDE)	2,240	75.9	5	3,302	A2	2,253	68.2
28	2,391	A1	2,240	93.7	60	2,661	D1 (SIDE)	2,359	88.7	6	4,384	D1	2,359	53.8
29	2,870	A3	2,223	77.5	61	2,635	A1 (SIDE)	2,240	85.0	7	5,791	A2	2,253	38.9
30	4,267	D1	2,359	55.3	62	2,505	A3 (SIDE)	2,223	88.7	8	3,381	A3	2,223	65.7
31	1,401	C1	1,843	131.5	63	2,440	A2 (SIDE)	2,253	92.3	9	2,665	D1	2,359	88.5
32	3,617	A2	2,253	62.3	64	2,278	A1 (SIDE)	2,240	98.3					