

# SPRING STREET

## MIXED USE

H. James Knuppe



**APPLICANT**

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**NOTE**

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

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- M1 Materials and Finishes

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- L2 Materials & Palette

**CIVIL ENGINEERING**

- C1 Demolition Plan
- C2 Grading Plan
- C3 Drainage Exhibit

**T**

**Title Sheet**

07.02.2015





VIEW LOOKING NW



VIEW LOOKING NE



VIEW LOOKING E



# SPRING STREET MIXED USE

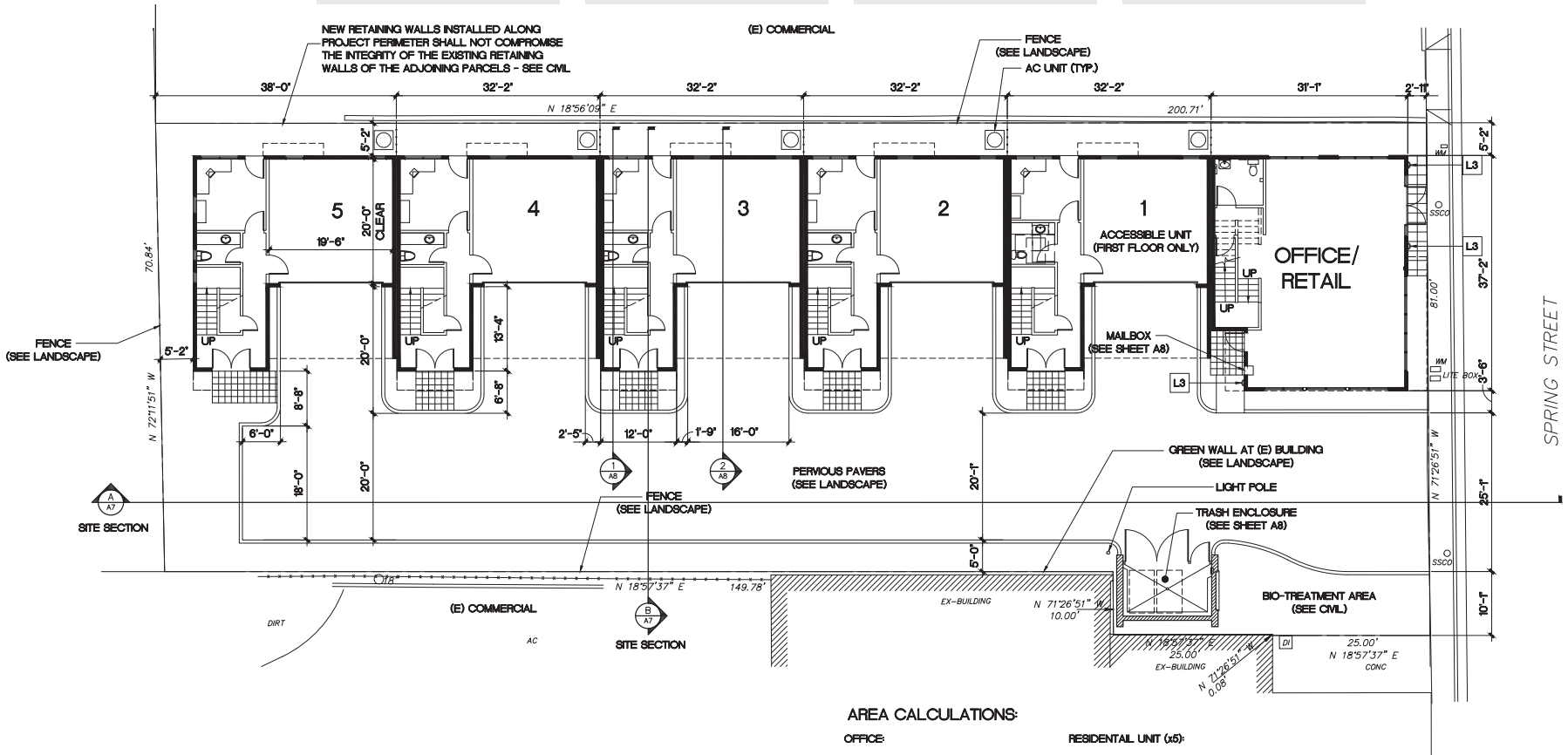
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281 SPRING ST.  
PLEASANTON, CALIFORNIA

AI

PERSPECTIVE  
VIEWS

07.02.2015



**AREA CALCULATIONS:**

**OFFICE:**

1ST FLOOR	1103 SF
2ND FLOOR	1101 SF
<b>TOTAL GROSS</b>	<b>± 2204 SF</b>
<b>TOTAL NET</b>	<b>± 1880 SF</b>
<small>(EXCLUDES STAIRS, RR, HALLWAYS)</small>	
PARKING REQUIRED (4/1000)	8
PARKING PROVIDED	0

**RESIDENTIAL UNIT (x5):**

1ST FLOOR	408 SF
2ND FLOOR	961 SF
3RD FLOOR	736 SF
<b>TOTAL LIVING</b>	<b>± 2104 SF</b>
<b>GARAGE DECKS</b>	<b>± 400 SF ± 156 SF</b>
PARKING REQUIRED (2 PER UNIT)	10
PARKING PROVIDED	10



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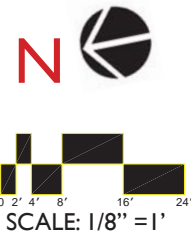
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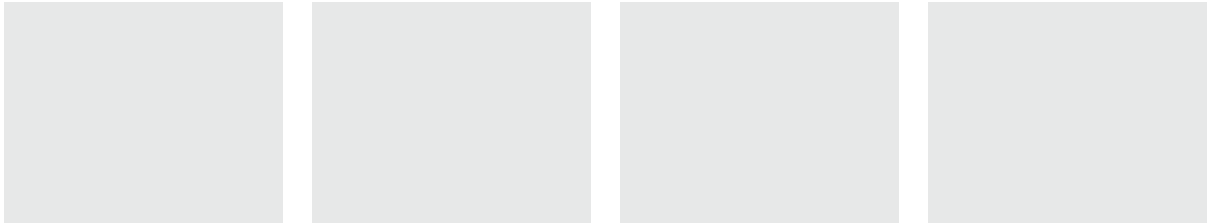
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**A2**

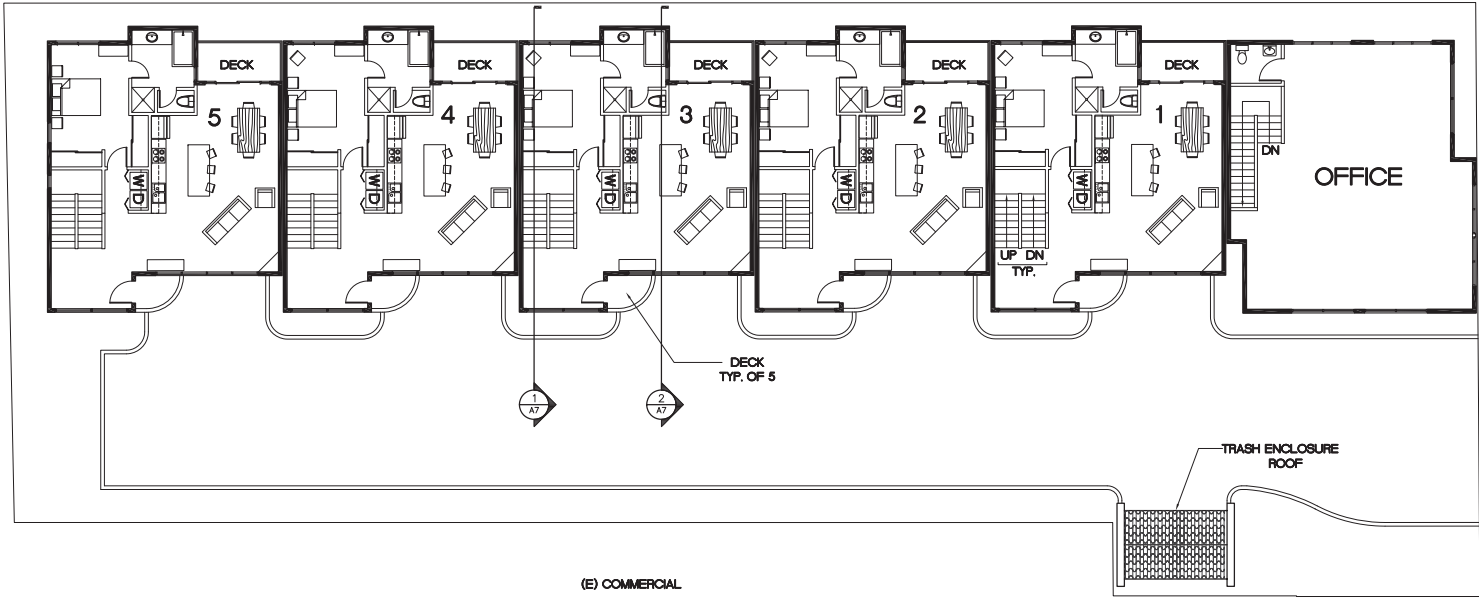
FIRST FLOOR  
PLAN

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(E) COMMERCIAL



(E) COMMERCIAL

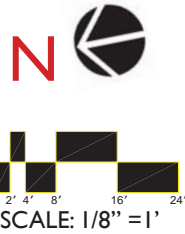


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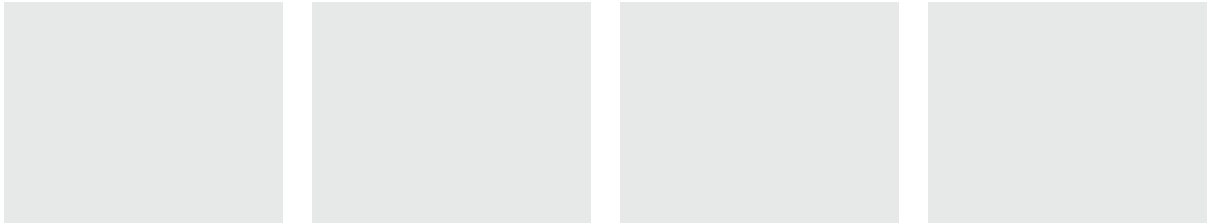
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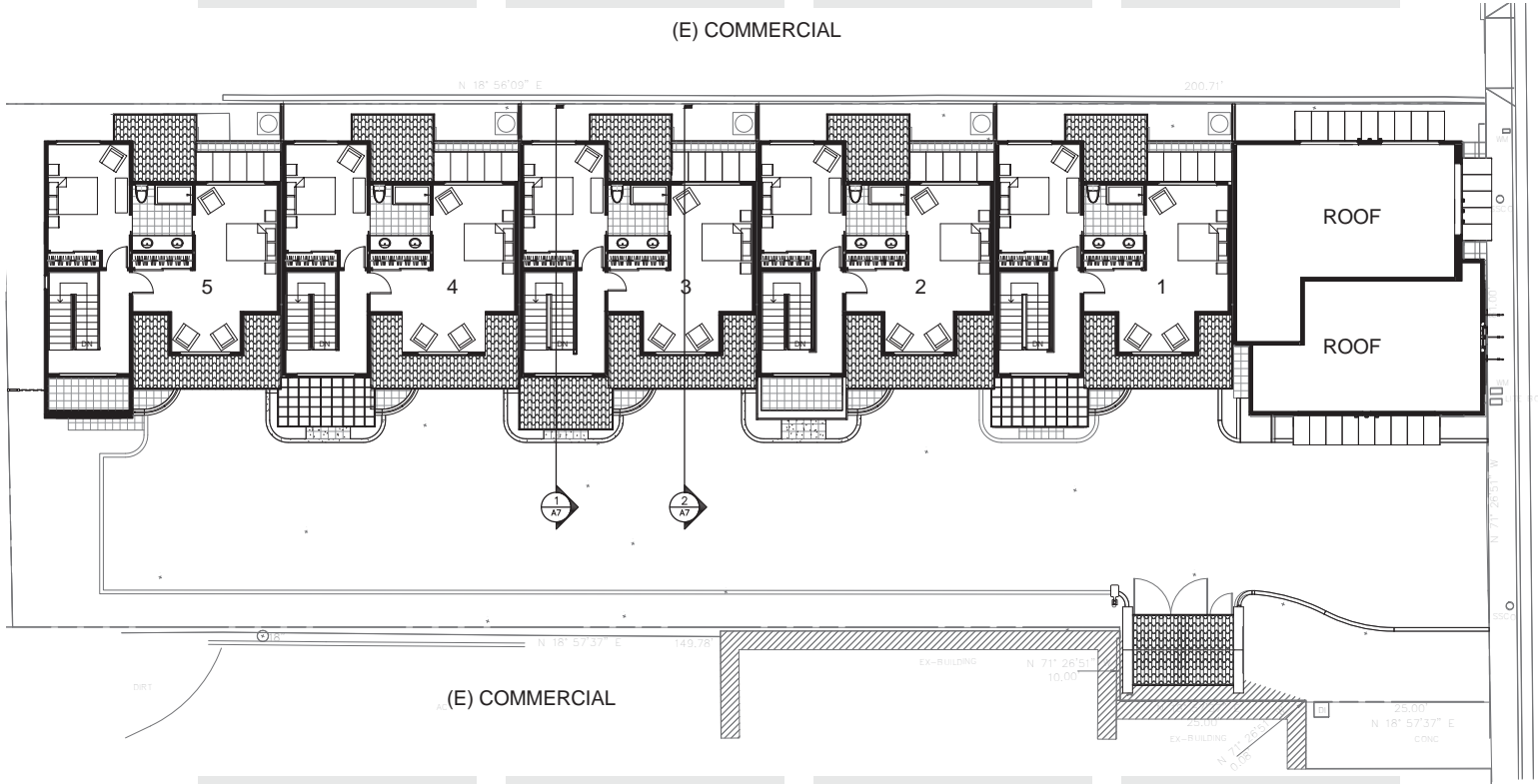
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**A3** SECOND FLOOR  
PLAN  
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SPRING STREET



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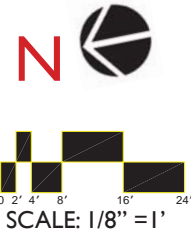
H. James Knuppe

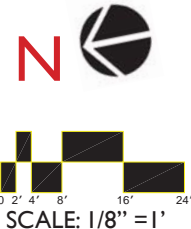
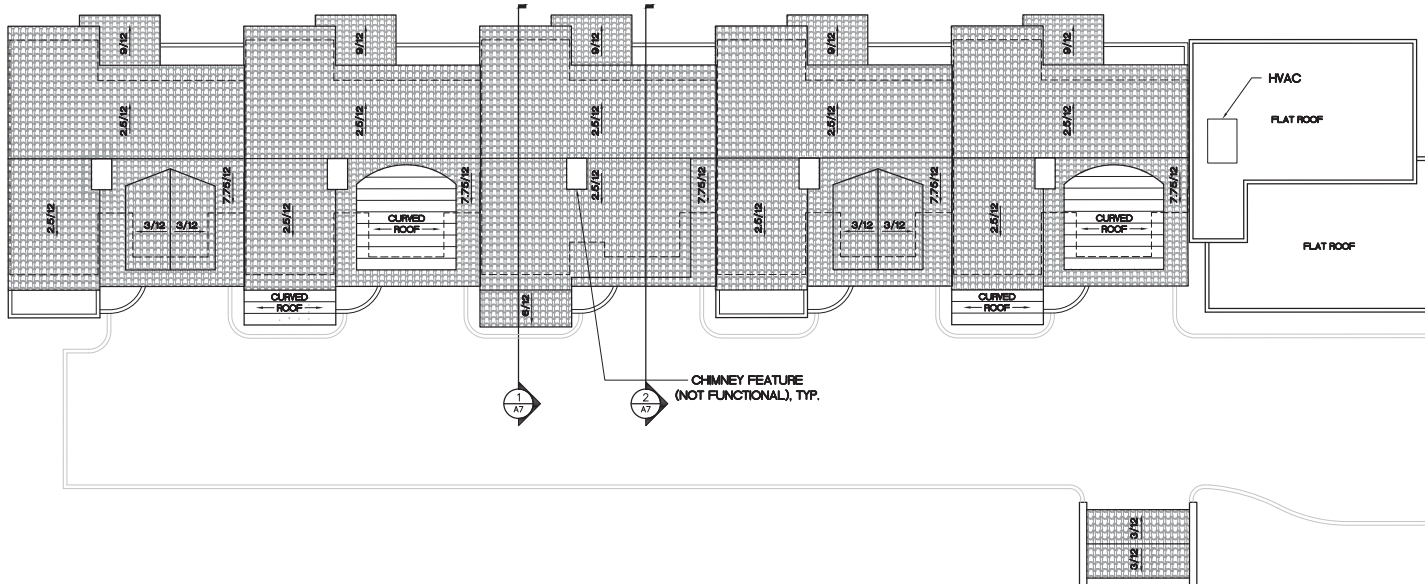
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A4

THIRD FLOOR  
PLAN

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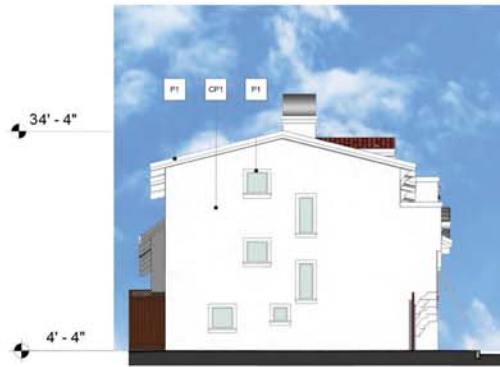
A5

ROOF PLAN

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West Elevation



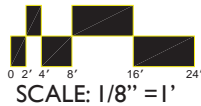
North Elevation



South Elevation



East Elevation



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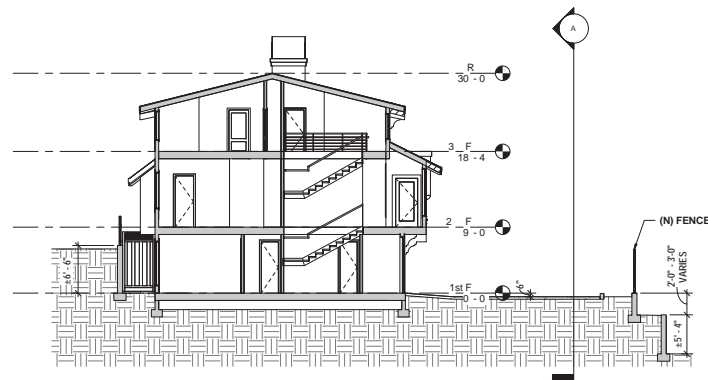
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ELEVATIONS

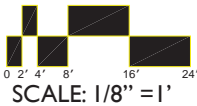
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North-South Site Section A



East-West Site Section B



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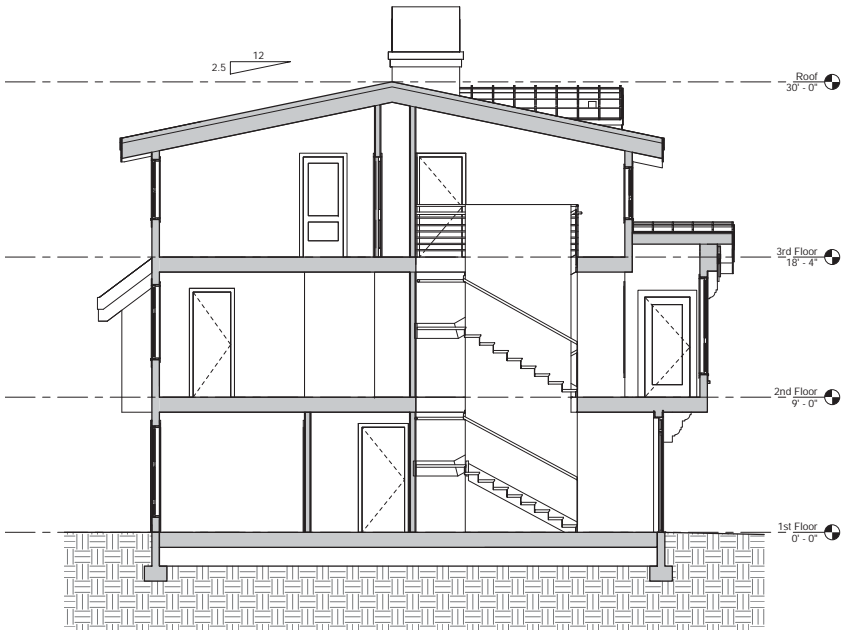
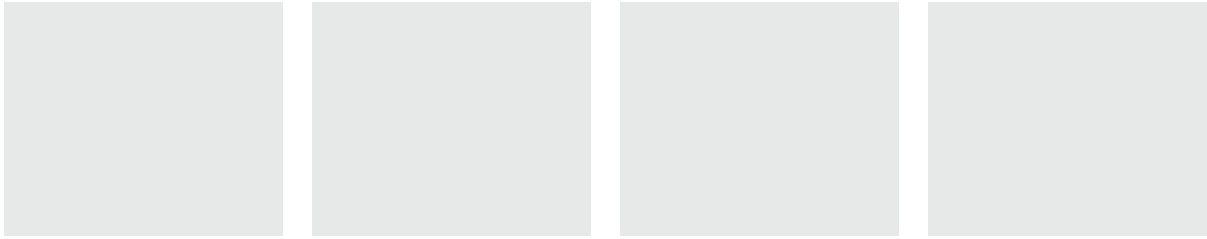
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A7

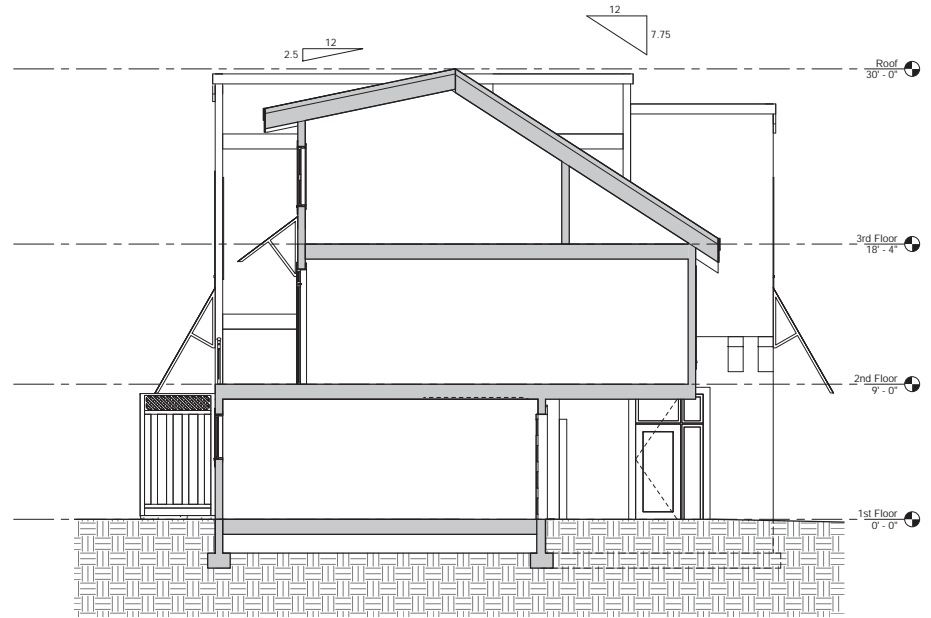
SITE SECTIONS

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Section 1



Section 2

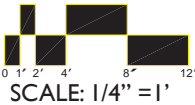


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## MIXED USE

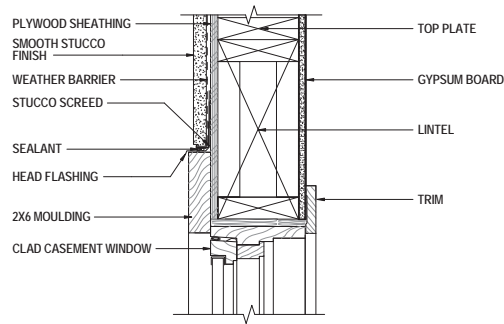
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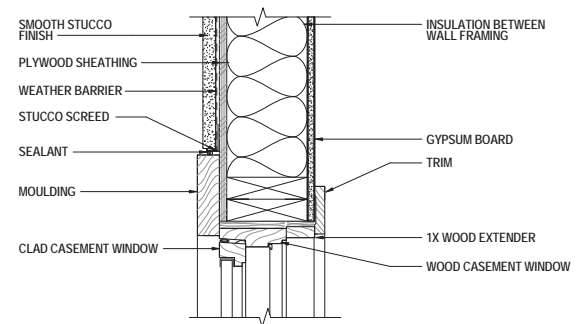
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BUILDING  
SECTIONS

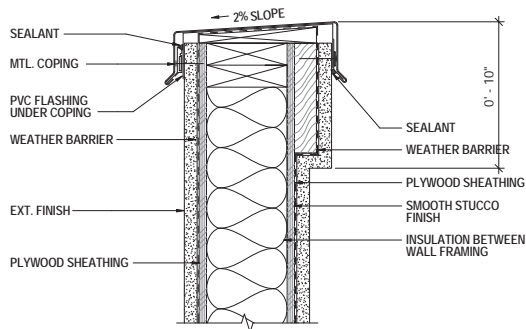
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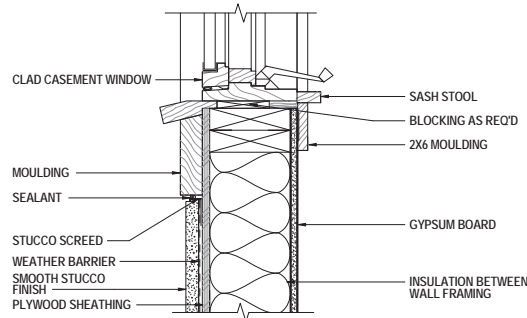
CASEMENT INDO HEAD ④  
3" 1'-0"



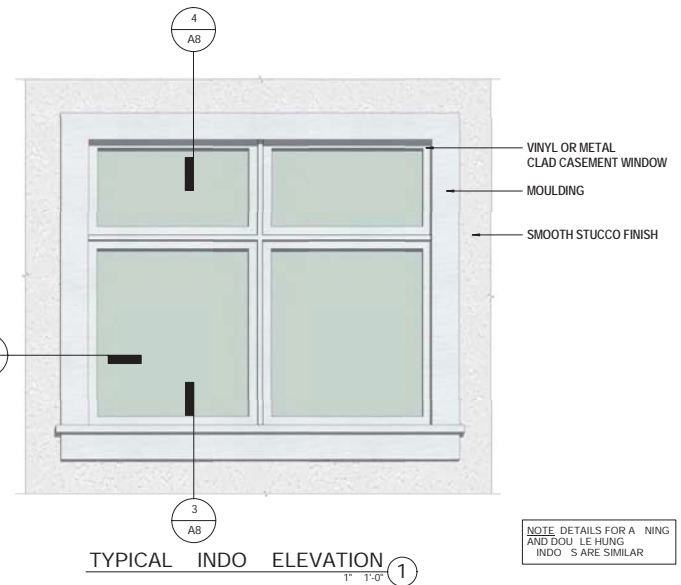
CASEMENT INDO JAMB ②  
3" 1'-0"



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



CASEMENT INDO SILL ③  
3" 1'-0"



TYPICAL INDO ELEVATION ①  
1" 1'-0"



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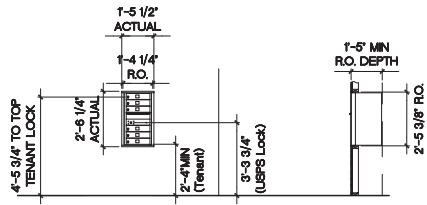
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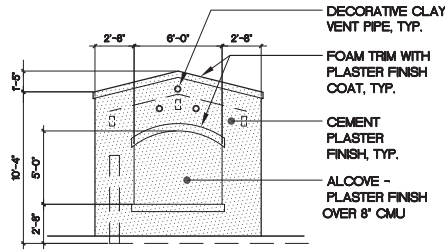
A9

DETAILS

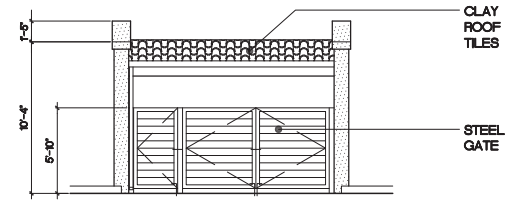
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MAILBOX DETAILS



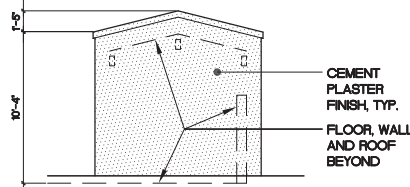
SOUTH ELEVATION



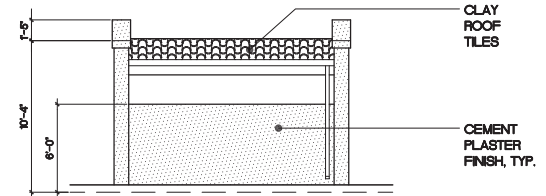
EAST ELEVATION

RETAIL WALL SIGN

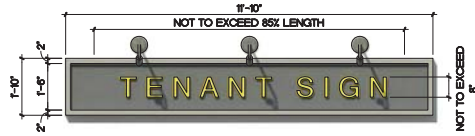
- A. Flood illuminated letters. 3/4" tall.
- B. Landlord to provide and maintain fixtures.
- C. Sign area shall be 1 square foot per 100 square feet of tenant leased frontage, but total area shall not exceed 30 square feet.
- D. Sign shall not exceed 12 feet in width and 2 feet in height. Signs shall be 85% of the area rounded to the nearest inch.
- E. One sign shall be on elevations.



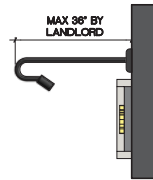
NORTH ELEVATION



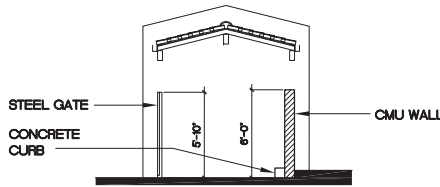
WEST ELEVATION



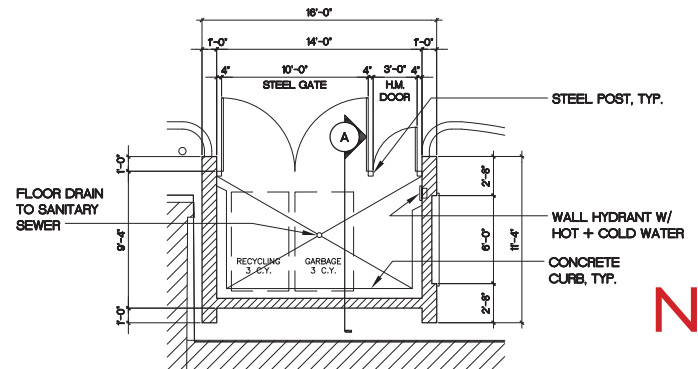
SIGN ELEVATION



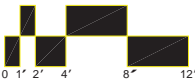
SIGN SECTION  
FLOOD ILLUMINATED



SECTION A



ENCLOSURE PLAN



SCALE: 1/4" = 1'



# SPRING STREET

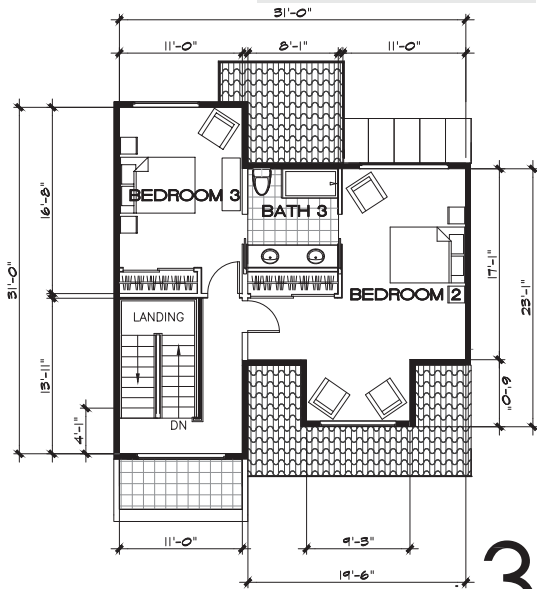
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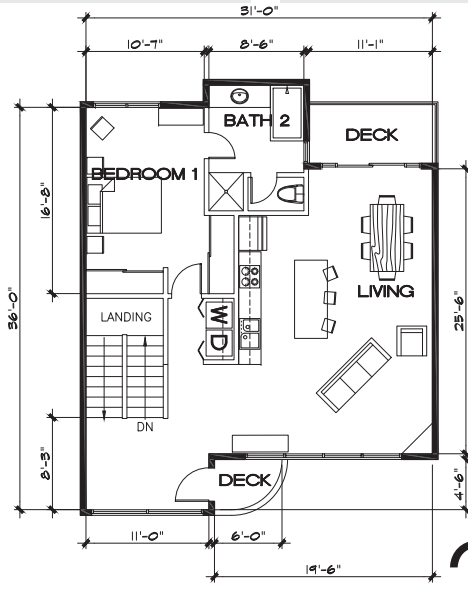
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A10

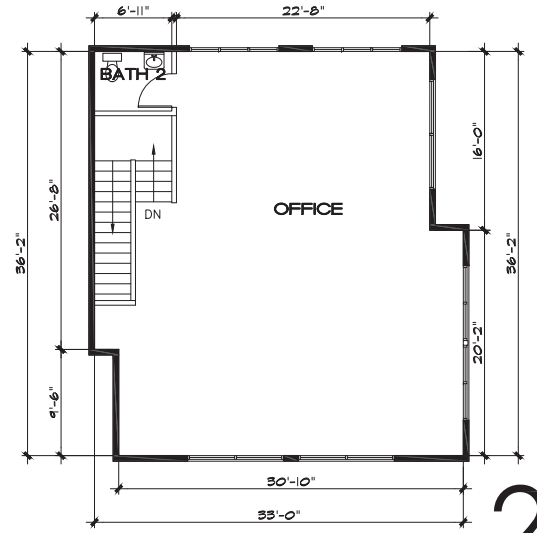
TRASH ENCLOSURE,  
MAILBOX, SIGN  
DETAILS  
07.02.2015



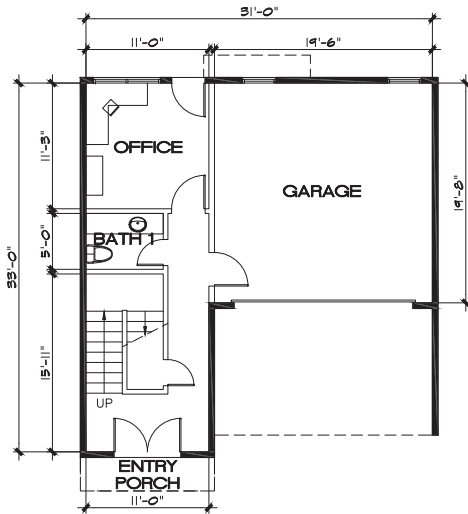
3<sup>RD</sup>  
FLOOR



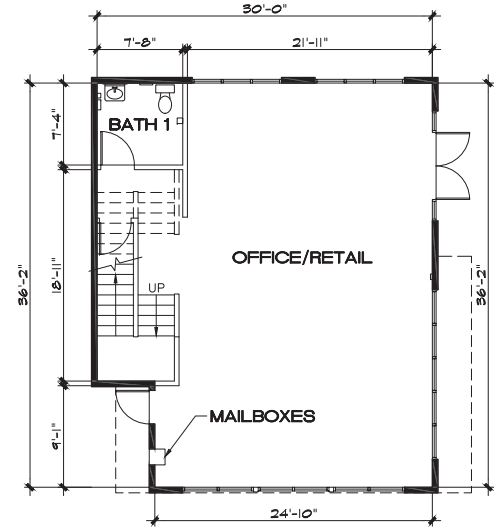
2<sup>ND</sup>  
FLOOR



2<sup>ND</sup>  
FLOOR



1<sup>ST</sup>  
FLOOR



1<sup>ST</sup>  
FLOOR

TYPICAL RESIDENTIAL UNIT

OFFICE/RETAIL UNIT

0 1' 2' 4' 8' 12'  
SCALE: 3/16" = 1'



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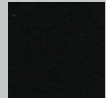
All PLAN ENLARGEMENTS

07.02.2015

MATERIALS



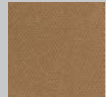
FABRIC AWNING CONFIGURATION



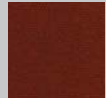
AW1



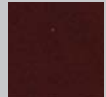
AW2



AW3



AW4



AW5



AW6



AW7



ALI



W2



CPI

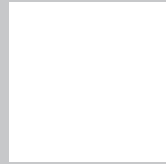


RI



WI

PAINT COLORS



P1



P2



P3



P4



P5



P6



P7



P8



P9



P10

LUMINAIRES



L1



L2



L3



L4



L5

MATERIALS:

- AW1 Fabric Awning - Firesist - Color: Black
- AW2 Fabric Awning - Firesist - Color: Sand
- AW3 Fabric Awning - Firesist - Color: Toasty Beige
- AW4 Fabric Awning - Firesist - Color: Terracotta
- AW5 Fabric Awning - Firesist - Color: Burgundy
- AW6 Fabric Awning - Firesist - Color: Regatta Tweed
- AW7 Fabric Awning - Firesist - Color: Forrest Green Tweed
- ALI Clear Anodized Aluminum
- CPI Cement Plaster - Medium Float Finish  
Color: Paint P1
- WI Vinyl Windows - Milgard  
Color: White
- W2 Wood Doors - Vertical Grain Fir  
Color: Natural w/ Clear Finish  
Garage Doors: To match above.
- RI Lightweight Concrete Roof Tile -  
Eagle Roofing - Style: Capistrano  
Color: El Morado Blend LHC8709

PAINT COLORS:

- P1 SW7007 Ceiling White
- P2 SW6114 Bagel
- P3 SW7018 Dovetail
- P4 SW6307 Fine Wine
- P5 SW0006 Toile Red
- P6 SW0007 Decorous Amber
- P7 SW7061 Night Owl
- P8 SW6243 Distance
- P9 SW6186 Dried Thyme
- P10 SW6991 Black Magic

LUMINAIRES:

- L1 Trash Pole Light - Gardco Slender Form  
Silver/LED
- L2 Wall Sconce - TMS Lightning - Apollo SS-APWSS18  
Silver/LED
- L3 Wall Sconce - TMS Lightning - Kingston GR  
SS/Fluorescent
- L4 Up-Light - HK Lightning - ZXLS-0i  
Silver/LED
- L5 Sign Light - BK Lighting - Sign Star B- Series  
Black Wrinkle/LED



SPRING STREET  
MIXED USE

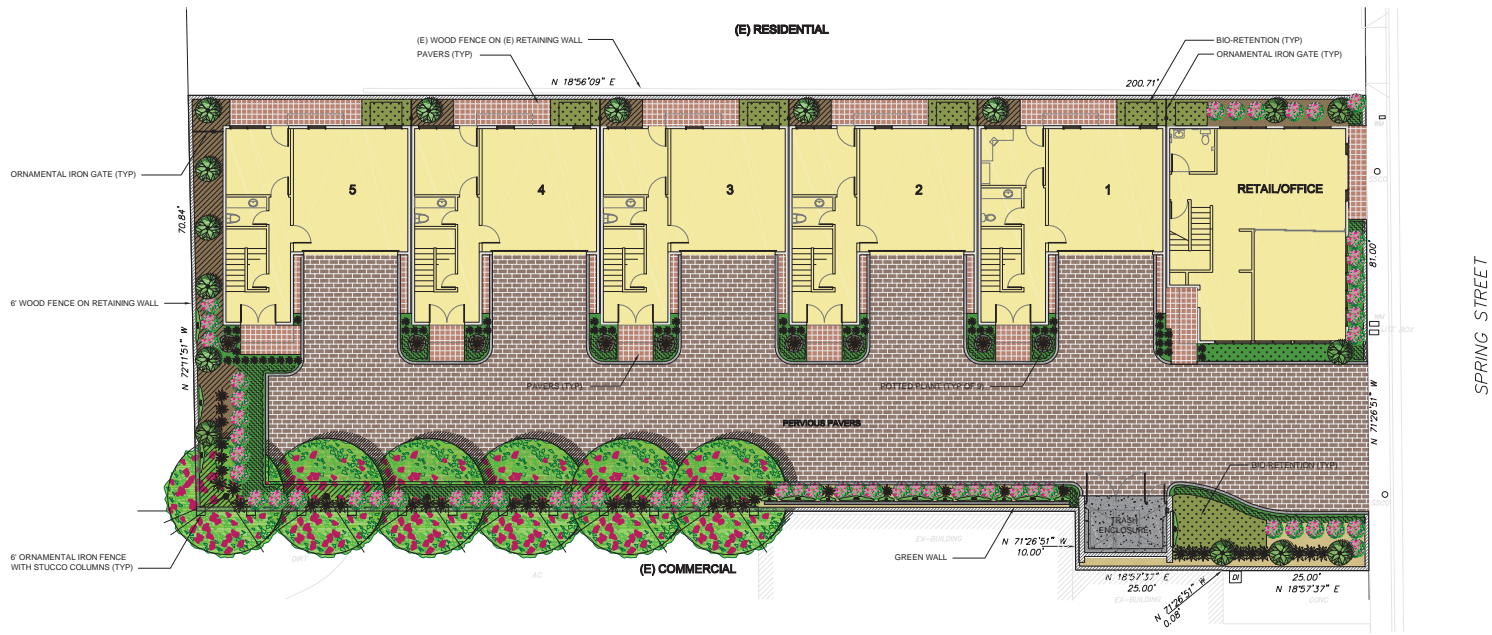
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MI

MATERIALS,  
PAINT COLORS &  
LUMINAIRES

07.02.2015



## NOTES

1. Construction Documents will be prepared based on City of Pleasanton approval in compliance with the State of California AB1881 Water Efficient Landscaping Regulations, Alameda County Clean Water Program C.3 Stormwater Technical Guidance, and Bay-Friendly Landscaping Guidelines principles.
2. The Total Landscape Area is 2,305 square feet. The Total Landscape Area is less than 2,500 square feet and is therefore exempt from the State of California Water Efficient Landscape Ordinance (WELCO).

## PLANT PALETTE

KEY	BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	SPACING	PF*
<b>TREES:</b>				
	CUPRESSUS S. MONSHEL' / TINY TOWER ITALIAN CYPRESS	15 GALLON	AS SHOWN	LOW
	LAGERSTROEMIA L. 'WHIT II' / DYNAMITE CRAPE MYRTLE	24" BOX	AS SHOWN	LOW
<b>SHRUBS:</b>				
	HEMEROCALLIS HYBRID YELLOW / YELLOW EVERGREEN DAYLILY	1 GALLON	AS SHOWN	MOD
	LIMONIUM PEREZII / SEA LAVENDER	1 GALLON	AS SHOWN	LOW
	LIRIOPE M. SILVERLY SUNPROOF / SILVERLY SUNPROOF LILY TURF	1 GALLON	AS SHOWN	MOD
	PHORMIUM 'JUBILEE' / JUBILEE NEW ZEALAND FLAX	5 GALLON	AS SHOWN	LOW
	PHORMIUM C. 'CREAM DELIGHT' / CREAM DELIGHT NEW ZEALAND FLAX	5 GALLON	AS SHOWN	MOD
	ROSA X. 'FLOWER CARPET' / FLOWER CARPET ROSE	2 GALLON	AS SHOWN	MOD

KEY	BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	SPACING	PF*
<b>GROUND COVERS:</b>				
	GAZANIA 'MITSUWA YELLOW' / YELLOW TRAILING GAZANIA	1 GALLON	18" O.C.	MOD
	GERANIUM C. 'BIOKOVO' / BIOKOVO CRANESBILL	1 GALLON	18" O.C.	MOD
	DELTA BLUEGRASS 'BIOFILTRATION SOD'	SOD	N.A.	LOW
	SHREDDED WALK-ON BARK	BULK	3" DEPTH	N.A.
<b>VINES:</b>				
	FICUS PUMILA / CREEPING FIG	5 GALLON	AS SHOWN	MOD
	HARDENBERGIA COMPTONIA / LILAC VINE	5 GALLON	AS SHOWN	MOD

Note: Plant Palette is intended as a representative guide of the plant material to be used. Actual plant material used in the Construction Documents may vary. Only one plant species will be used in a grouping where more than one plant species is shown per symbol.  
\* Plant Factors (PF) are based on water use classification of landscape species (WUCOLS) published by the University of California Cooperative Extension, January 2014.



**DUTCHOVER  
& ASSOCIATES**  
Landscape Architecture  
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PLEASANTON, CA 94588  
(925) 463-3676 (925) 462-5300 FAX

# SPRING STREET MIXED USE

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281 SPRING ST.  
PLEASANTON, CALIFORNIA

PRELIMINARY  
LANDSCAPE  
PLAN

LI  
07.01.2015

# ELEVATION - WEST PROPERTY BOUNDARY

Scale: 1" = 8'



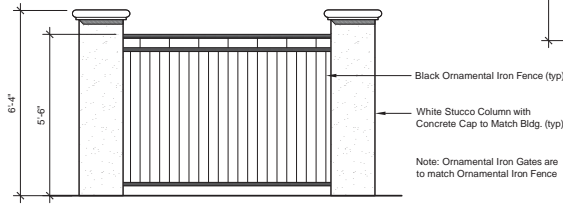
## FENCING



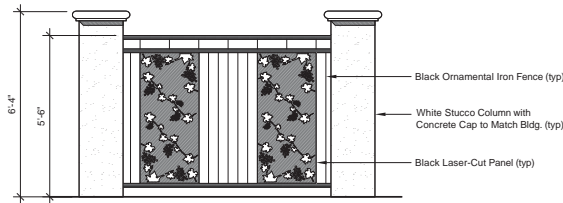
6' WOOD FENCE



GREEN WALL EXAMPLE

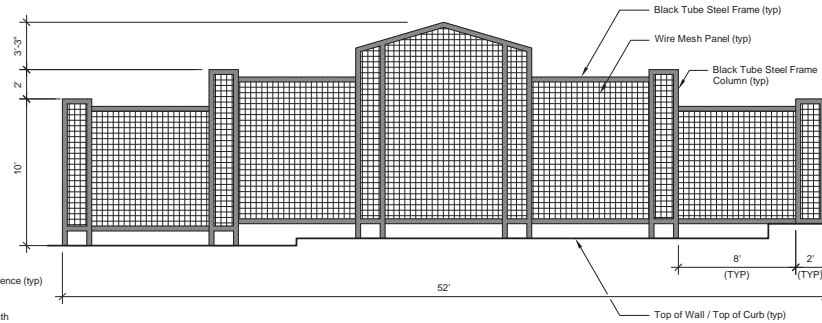


6' ORNAMENTAL IRON FENCE WITH AND STUCCO COLUMNS



6' ORNAMENTAL IRON FENCE WITH LASER-CUT PANELS AND STUCCO COLUMNS

## GREEN WALL



## MATERIALS

### PAVING



PERVIOUS PAVERS  
 Basalite - Mission Permeable Paver  
 4X8 Naples



PAVERS  
 Basalite - Artisan Smooth Paver  
 12X12 Naples (Special Blend)

### PLANTER POTS



Quickcrete - Cascade Round Planter  
 36"x36" French Grey

## PLANT PALETTE

### TREES



Cupressus s. 'Monshel'



Lagerstroemia l. 'Whit II'

### SHRUBS



Hemerocallis h. 'Yellow'



Limonium perezii

Liriope m. 'Silvery Sunroof'

### GROUND COVERS



Delta Bluegrass  
 'Biofiltration Sod'



Gazania 'Mitsuwa Yellow'



Geranium c. 'Biokovo'



Phormium c. 'Cream Delight'



Phormium 'Jubilee'

### VINES



Hardenbergia comptonia



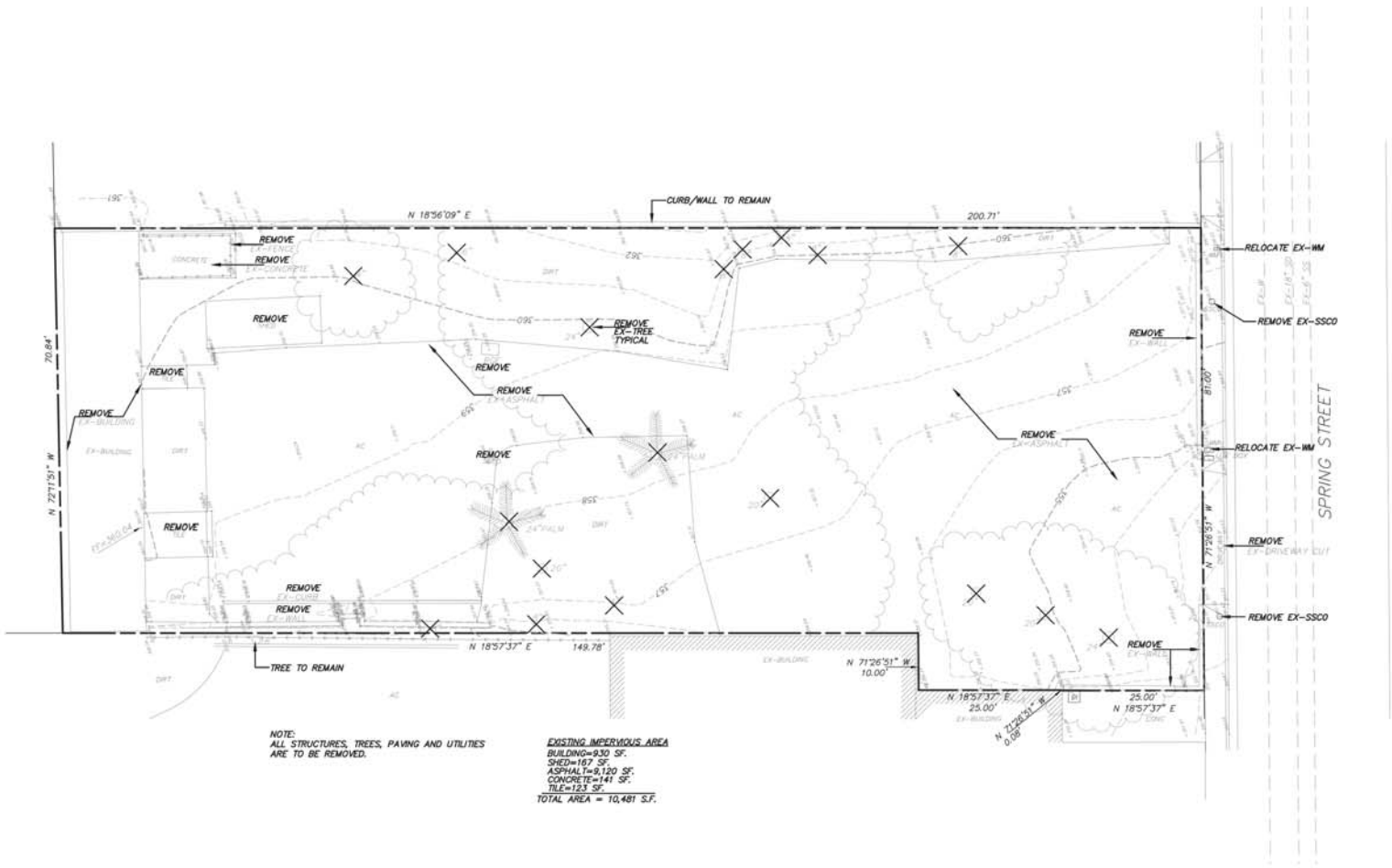
Ficus pumila



Rosa x. 'Pink Flower Carpet Rose'

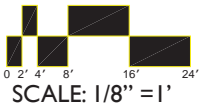


Rosa x. 'Red Flower Carpet Rose'



NOTE:  
ALL STRUCTURES, TREES, PAVING AND UTILITIES  
ARE TO BE REMOVED.

EXISTING IMPERVIOUS AREA  
BUILDING=930 S.F.  
SHED=167 S.F.  
ASPHALT=9,120 S.F.  
CONCRETE=141 S.F.  
TILES=157 S.F.  
TOTAL AREA = 10,481 S.F.



# SPRING STREET

H. James Knuppe

## MIXED USE

281 SPRING ST.  
PLEASANTON, CALIFORNIA

CI DEMOLITION  
PLAN  
07.02.2015



**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 PLANTERS.
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 CONNECTED 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 PIDS 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. IF STORM DRAIN TO BE PVC 30IN-36 OR APPROVED EQUAL. (SEE DETAILS)
11. CLEARWAYS FOR PERFORATED 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 WARM SEASON.
13. THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION.
14. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ALSO PROVIDE EROSION 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.

**LEGEND**

- DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE
- EX CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- STORM DRAIN

**NOTES:**

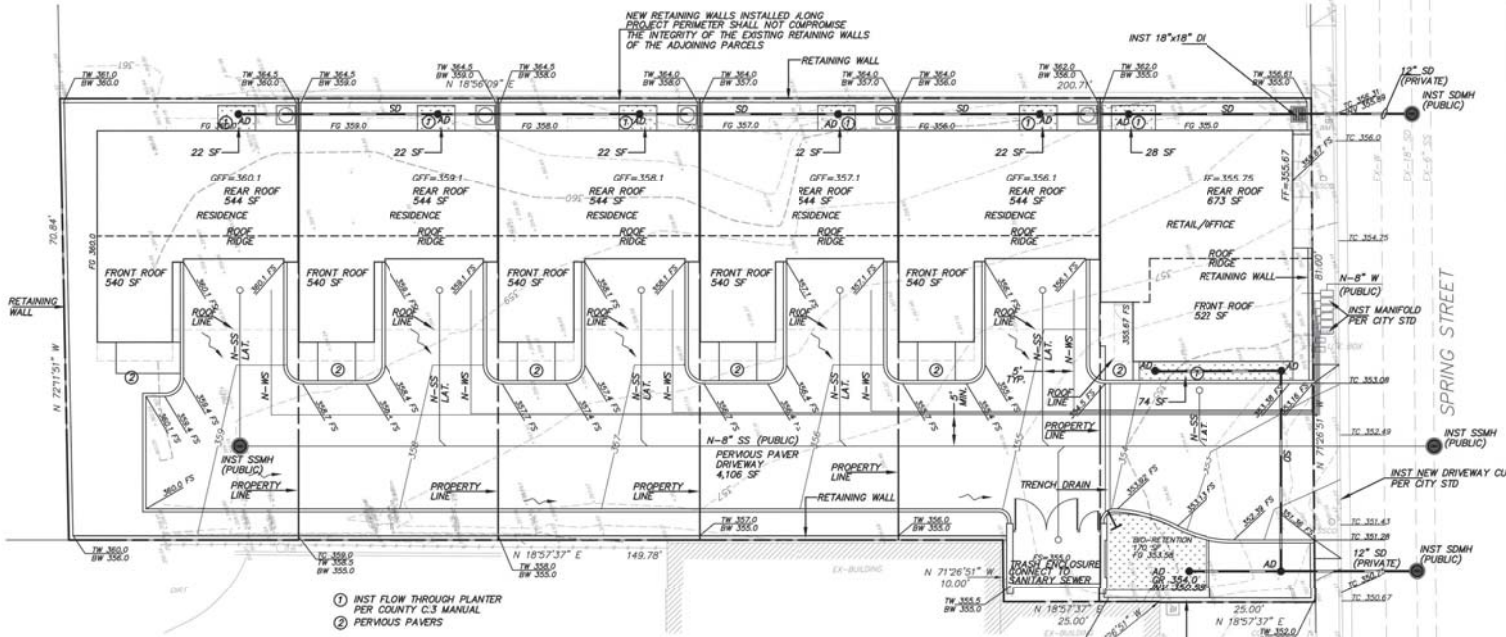
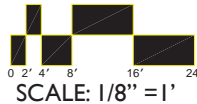
ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, NOT FIELD LOCATED.

PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.

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

**ABBREVIATIONS**

AD	AREA DRAIN (HAWSON PIS, PS OR EQUAL)
CD	CLEAN OUT 14" SOLID SWR OR PVC PIPE WITH CAP
DI	DRAIN INLET (HAWSON PIS OR EQUAL)
SW	BOTTOM OF RETAINING WALL
FF	FINISHED FLOOR
FM	FORCE MAIN (BY OTHERS)
FS	FINISHED SURFACE
GR	TOP OF GRADE
HP	HIGHPOINT
HW	HEADER
GFF	GARAGE FINISHED FLOOR
SWI	STORM WATER INLET
TC	TOP OF CURB
TOG	TOP OF GRADE
TW	TOP OF RETAINING WALL
SS	SEWER SERVICE
WS	WATER SERVICE
WM	WATER METER
JT	JOINT TRENCH
LS	LANDSCAPING
DG	DECOMPOSED GRANITE



- ① INST FLOW THROUGH PLANTER PER COUNTY C.3 MANUAL
- ② PERVIOUS PAVERS

**REAR YARD FLOW THROUGH PLANTER (RESIDENCES)**  
 IMPERVIOUS (ROOF) AREA = 544 SF.  
 TREATMENT NEEDED = 22 SF. (4% OF ROOF AREA)  
 TREATMENT PROVIDED = 24 SF.

**REAR YARD FLOW THROUGH PLANTER (RETAIL/OFFICE)**  
 IMPERVIOUS (ROOF) AREA = 672 SF.  
 TREATMENT NEEDED = 27 SF. (4% OF ROOF AREA)  
 TREATMENT PROVIDED = 28 SF.

**FRONT YARD FLOW THROUGH PLANTER (RETAIL/OFFICE)**  
 IMPERVIOUS (ROOF) AREA = 522 SF.  
 TREATMENT NEEDED = 29 SF. (4% OF ROOF AREA)  
 TREATMENT PROVIDED = 24 SF.

**BIO-RETENTION AREA**  
 WILL TREAT THE FRONT HALF OF THE 5 IDENTICAL UNITS AND THE PERVIOUS PAVER DRIVEWAY.  
 ROOF AREA = 2700 SF.  
 PERVIOUS PAVER AREA = 4106 SF.  
 TREATMENT NEEDED (ROOF AREA) = 108 SF.  
 TREATMENT NEEDED (PERVIOUS PAVERS) = 16 SF.\*  
 TREATMENT PROVIDED = 170 SF.

\* PERVIOUS PAVEMENTS ARE LOW IMPACT DESIGN AND HAVE A FACTOR OF 0.1 MULTIPLIED TO ITS TRIBUTARY AREA. THE TREATMENT NEEDED IS 4% OF THE TRIBUTARY AREA.



# SPRING STREET

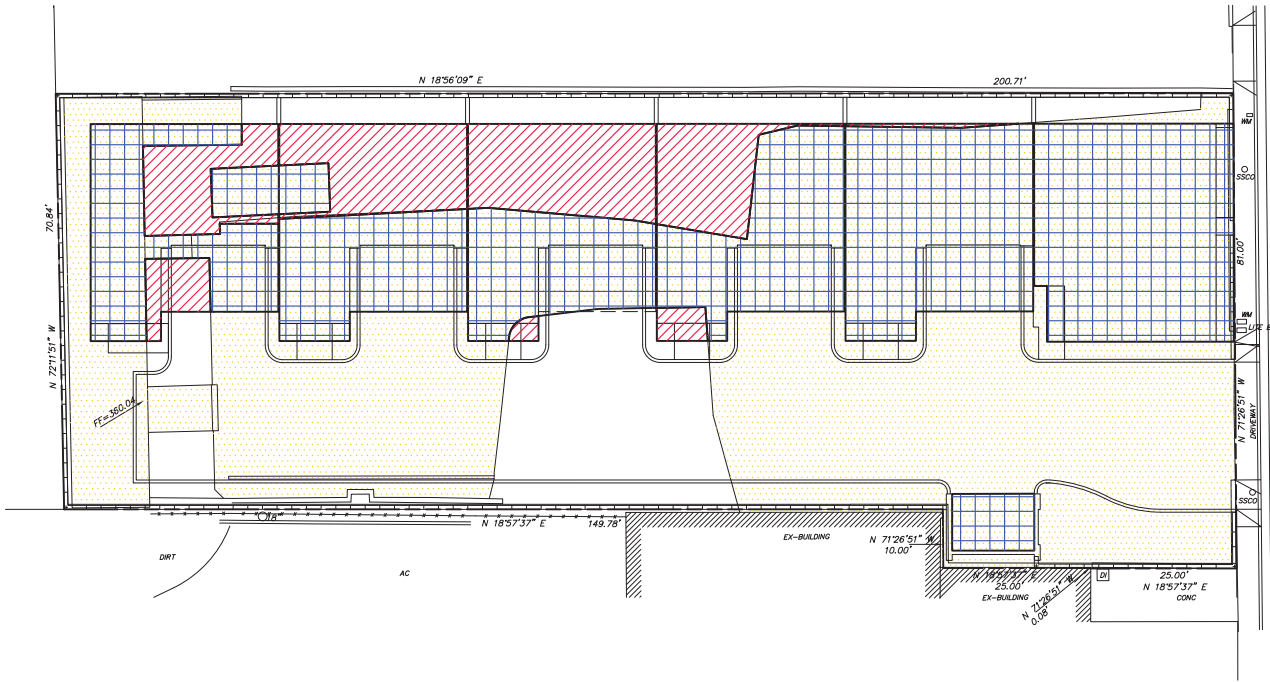
## MIXED USE

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281 SPRING ST.  
 PLEASANTON, CALIFORNIA

**C2** GRADING PLAN

07.02.2015



SPRING STREET

-  EXISTING IMPERVIOUS AREA
-  EXISTING IMPERVIOUS AREA TO BE REMOVED AND OR REPLACED
-  NEW IMPERVIOUS AREA

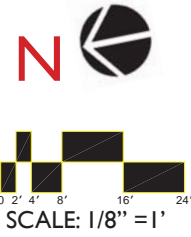


# SPRING STREET

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## MIXED USE

281 SPRING ST.  
PLEASANTON, CALIFORNIA



C3

DRAINAGE  
EXHIBIT  
07.02.2015