

PUD – 102 / P14-0014

3192 Santa Rita Rd.

EXHIBIT B

Michael Roesbery – Valero Gasoline Station

This is an application to modernize and upgrade the existing gasoline/automotive service station at the SEC of Santa Rita Rd. and W. Las Positas. The station, originally branded Exxon, succeeded by Valero, has been there for approximately 43 years. The current building was a complete rebuild in 1989 (25 years ago).

The real property was purchased by Michael Roesbery from Valero Refining Company in March of 2012. Mr. Roesbery has been the dealer/operator on this property for 15 years.

The automotive service business has become very technical, competitive, expensive to the consumer and a high liability for the branded gasoline station business. Mr. Roesbery has stated from the beginning of this application, almost two (2) years ago, that he would eventually have to close the auto service portion of his business. It was closed at the end of July.

Thus, Mr. Roesbery proposes to convert three of his current service bays to a branded convenience store and add approximately 750 s.f. (20'6" x 35'9"). The total convenience store will be 2,467 s.f. including storage area, reach in cooler and two restrooms. There will be 9 interior security cameras.

The current fourth service bay will be converted to a 720 s.f. drive thru self-service car wash.

The existing 3,360 s.f. gasoline pump island canopy will remain with improved LED lighting.

The existing building will remain with substantial upgrades. The existing western wall will be converted to glass store front with an attractive "tower element" added to enhance the store entrance. The "tower element" will be 23'11" tall. The roof height will remain at 14'3". The northern wall will be replaced with glass store front, parking and bike rack. The car wash entrance will be on the northern wall.

The existing eastern exterior wall will remain. An interior wall will be constructed between the current 3rd and 4th service bays to separate the convenience store from the car wash. An 8'x14' car wash equipment room will be added to the east exterior wall. The existing southern wall will be essentially the same with the car wash exit. The east and south walls will each have two (2) wooden trellises, without vines, mounted to break up the appearance of the long stucco walls.

The building exterior will have 12 wall mounted lamps for visual attractiveness and security. There will be 9 exterior security cameras.

Branding

The existing Valero brand of gasoline will continue.

The convenience store will be owned and operated by Mike Roesbery as is the current unbranded snack shop.

The new convenience store will be branded and supplied by 7-Eleven, the world's number 1 convenience store and North America's 9th largest food retailer. Mr. Roesbery has selected 7-Eleven because it is the industry leader in every aspect of convenience store retailing. He also owns the real property and is the dealer/operator at his Antioch location which is 76 gasoline and 7-Eleven convenience store.

The vast majority of convenience stores operate 24 hours, 7 days a week. Pleasanton currently has 7 24 hour food stores and 8 24 hour gasoline retailers, plus 6 snack shops.

The subject location is at Pleasanton's highest traffic volume intersection. There is a 24 hour fire station across the street which has 15% of its service calls between 10 pm and 5 am. Valley Care Medical Campus is diagonally across the intersection where its Emergency Room experienced 511 service calls (or 8.8% of its total 5,824 service calls) between 10 pm and 5 am.

Police service calls are very minimal. Four year history of gasoline and convenience store service calls are submitted in separate report. The subject location has experienced one burglary and no robberies in the most recent seven (7) years.

Hours of Operation

Roesbery's franchise agreements with both Valero and Southland Corp. (7-Eleven) require 365 day annual operation.

The current store hours are 5:00 am to 12:00 midnight. Mr. Roesbery and 7-Eleven VERY STRONGLY want a 24 hour operation (as in Antioch). This has been a major topic of discussion between Roesbery and Staff. The original/current Exxon/Valero CUP has no limit on hours of operation. The applicant correctly and continually points out there are currently 9 24 hour gasoline and/or food store locations in Pleasanton, three at the intersection of Santa Rita and Valley where the stores are closer to residences than Santa Rita and W. Las Positas.

The applicant is adamant that staff is off base in limiting the hours employees can be on site. Applicant has committed since day 1 he will have a minimum of two employees on site 24 hours. The 10 pm – 6 am time period will have two employees for cleaning and stocking so good business practice indicates they should be selling merchandise. Property security is also a favorable factor for 24 hour operation, with staff people on site and store lights on. 8-10% of total sales is projected between 10 pm – 6 am.

Beer and wine sales are projected to be 20% of total sales and will be limited to 6 am to 11 pm. (Walmart's neighborhood market sells beer and wine between 6 am and 11 pm).

In the spirit of cooperation (after much headache and definitely against his wishes), applicant is willing to compromise and operate the gasoline and convenience store from 5:00 am to 1:00 am.

Car Wash

The drive thru car wash (conversion of existing 4th service bay) will operate 7 am – 10 pm, seven days per week. The car wash is an often requested service of existing customers. A drive thru car wash consumes 12 gallons of water per wash because the water is recycled on site, whereas the average home car wash consumes 45 gallons of water.

To mitigate the noise at the car wash exit on the south end of the building, an eight foot high stucco sound wall will be constructed in order to bring the drying blower sound emission within City ordinance range.

A door at the car wash exit was considered and studied. It does not work at this building due to the less than necessary length of the car wash tunnel/building.

Ordering – sample CL-3M-118-50-SD-WP-UAC-BZ

Product Family	Light Distribution (LLL)	# of Light Engines	CCT*	Drive Current	Luminaire	Voltage	Enclosure Finish**	Sensor and Options
CL	2M: Type II Medium	118: 1 Light Engine,	50: 5000K	SD: 700mA	WP: Wall Pack	UAC: 100-277VAC (480VAC available under Options)	BZ: Bronze	NS: NetSense
	3M: Type III Medium	218: 2 Light Engines	HO: 1000mA	480: 480VAC Transformer				
	5MS: Type V Medium Square	318: 3 Light Engines		L2**: Occupancy Sensor up to 8' mounting height** L3**: Occupancy Sensor up to 20' mounting height**				

*Contact factory for other color temperature options and other finish color options

**One remote configuration tool must be ordered per site installation

Remote Configuration Tool for Occupancy Sensor Option L3 and L7

Order Code	Description	Input Voltage
FSR-100	Remote handheld configuration tool	(3) 1.5V AAA alkaline batteries

Performance Specs

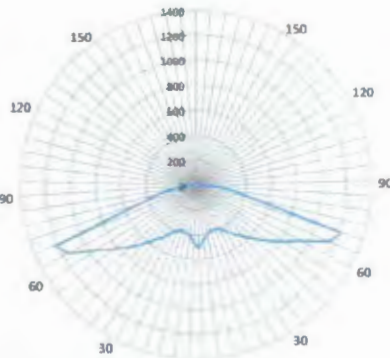
Drive Current @ 700mA	118	218	318
Total Lumen Output - 2M, 5MS Optic	4000	8000	12000
Total Lumen Output - 3M Optic	3520	7040	10560
Power (Wattage)	42	83	125
Efficacy (for 2M and 5MS optics) (lm/W)	97	96	96
Current at 120VAC (A)	0.35	0.69	1.04
Drive Current @ 1000mA	118	218	318
Total Lumen Output - 5MS Optic	5000	10000	15000
Total Lumen Output - 2M, 3M Optic	4500	9000	13500
Power (Wattage)	58	116	174
Efficacy (for 2M and 5MS optics) (lm/W)	87	87	87
Current at 120VAC (A)	0.48	0.97	1.45

Additional Technical Information

Total Harmonic Distortion	<20%
Power Factor	>90%
Operating Temperature	-30°C to 45°C
Maximum Weight	112, 118 – 13 lbs 218 – 18 lbs 318 – 25 lbs
L70 Lumen Maintenance	>60,000 hours per TM-21 methodologies
Color Rendering Index (CRI)	>70
Warranty	5 years limited
Off-State Power	0W (Panel Switched)

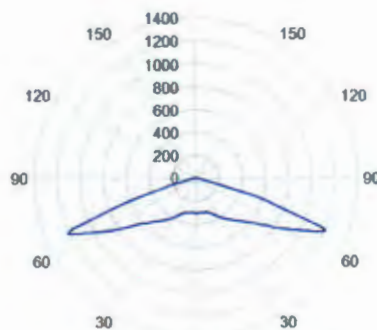
Photometrics

Type III Medium (3M)

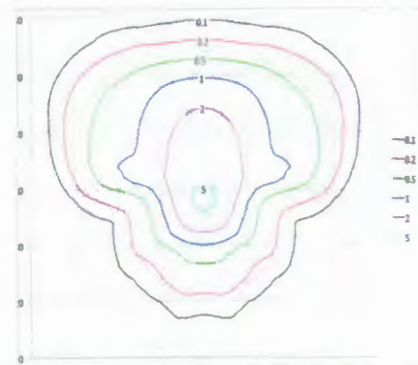


Vertical plane through horizontal plane of maximum Candiepower
CL-3M-118

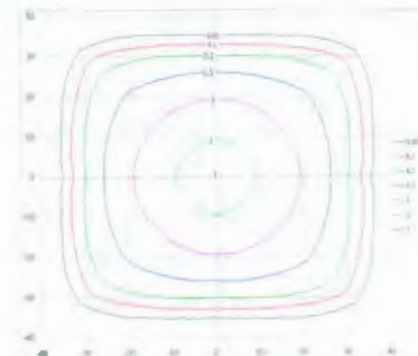
Type V Medium Square (5MS)



Vertical plane through horizontal plane of maximum Candiepower
CL-5MS-118



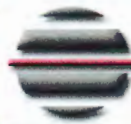
Isofootcandle lines of horizontal illumination for 10 foot mounting height of CL-3M-118. Grid units in feet.



Isofootcandle lines of horizontal illumination for 10 foot mounting height of CL-5MS-118. Grid units in feet.

20140219_CLWP_Sensity

LED Wall Pack Luminaire Citadel Series



Gonneville Inc.

Authorized Distributor

General Description

The Sensity Systems Citadel LED Wall Pack Luminaire offers superior energy savings in any wall mount applications such as stairway, garages, perimeter and security lighting. With up to 97 lumens per watt and a lumen output range of 2,600-12,000 lumens, the Wall Pack Luminaire replaces up to 400W HID equivalent wattages and provides optimized energy savings.

Sensity LED solutions are instant-on and fully controls-compatible; deploying with an occupancy or photo-sensor provides additional energy savings when compared to HID.

Construction and Mounting

Durable, die case aluminum housing. Mounting includes 1/2" conduit mount with two side and one top entries. Template for 4" recessed outlet box available. IP66 rated optical assembly and driver housing.

Electrical System

120-277VAC universal input voltage with optional 480V transformer. Integral 10kV surge suppression included. 700mA drive current configurations.

Networking and Controls

Drivers are 0-10V dimming standard. Occupancy and photocell are available for complete on/off and dimming operation. The Wall Pack Luminaire is part of the NetSentry Platform, which is Sensity's implementation of the Light Sensory Network, a new class of digital sensor network that further improves energy efficiencies while transforming luminaires into strategic assets.

Testing & Compliance

LM-79 and ISTMT tested in Department of Energy certified, independent, nationally recognized testing laboratories. DLC Listed. CSA wet location listed and tested in accordance to UL 8750/1598.

Thermal Management

- passive cooling provides high-reliability thermal management and avoids moving parts
- Dynamic thermal protection circuitry ensures proper operating temperature for all components



CL-LLL-112

CL-LLL-118

CL-LLL-218

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71

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312

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[17.6]
447

[13.6]
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[5.4]
136

[13.6]
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[5.4]
136

Product Dimensions



DLC Listed
Replaces Up To 400W HID

lighting
facts
LED Product Partner



RoHS
Compliant



Changing the World, One Bulb at a Time.

LED Wall Pack UL



Gonneville Inc.

Authorized Distributor



FEATURES: Ideal for outdoor security, accent, and perimeter lighting. Applications include entrance ways, garages, tunnels, overpasses and alleys. UL-approved power supply and Samsung LED, with precision die-cast aluminum, titanium finished back plate with cast-in knockouts for alignment with all UL-approved standard recessed boxes. IP65 rated for outdoor use. UL listed.



Product:	LED Wall PACK WP1	LED Wall PACK WP2	LED Wall PACK WP2
Item ID:	3301	3305	3306
Wattage:	34W	34W	36W
Voltage:	120-277V Wide voltage type	120-277V Wide voltage type	120-277V Wide voltage type
Light Source:	LED	LED	LED
Color Temp:	01-D 5500-6500K	01-D 5500-6500K	01-D 5500-6500K 03-W 3000-3500K
Lumen:	2000	2200	2400
Socket:	Full Fixture	Full Fixture	Full Fixture
Dimensions:	12.3 x 9.0 x 8.2inch	14.3 x 9.1 x 7.4inch	14.3 x 9.1 x 7.4inch
Power Factor:	>.90	>.90	>.90
Working Temperature:	-40~55° C	-40~55° C	-40~55° C
Power Supply Efficiency:	>85%	>85%	>85%
Beam Angle	120°	120°	120°
Housing:	Aluminum Alloy Casting	Aluminum Alloy Casting	Aluminum Alloy Casting
Diffuser:	Tempered Glass	Tempered Glass	Tempered Glass
Warranty:	5 Years	5 Years	5 Years
Life:	50,000 Hours	50,000 Hours	50,000 Hours
Replacement	75-400W HPS / Metal Halide	75-400W HPS / Metal Halide	75-400W HPS / Metal Halide

PUD-102/P14-0014
3192 Santa Rita Road
Dated "Received July 15, 2014"
Exhibit R



Applications:

- > Residential Lighting
- > Desk Lamps
- > Track Lighting
- > Security Lamps
- > Accent Clubs
- > Accent Lighting
- > Recessed Lighting
- > Art Work Lighting
- > Under Counter Lighting
- > Motion Sensors
- > Night Lights
- > Hotels
- > Bars
- > Night Clubs
- > Show Case Lighting

Due to advancements in technology, specifications are subject to change without notice. All images are copyright and may only be used with permission.

WARNING! READ INSTRUCTIONS BEFORE INSTALLING
Disconnect all power sources to the fixture before installing.

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Service-Disabled Veteran-Owned Small Business (SDVOSB) Disabled Veterans Business Enterprise (DVBE)

5-16-14

Changing the World, One Bulb at a Time.

LED wall Pack DLC



Gonneville Inc.

Authorized Distributor



FEATURES: Ideal for outdoor security, accent, and perimeter lighting. Applications include entrance ways, garages, tunnels, overpasses and alleys. Powered by CREE and Samsung LED, with precision die-cast aluminum, titanium finished back plate with cast-in knockouts for alignment with all UL-approved standard recessed boxes. UL and DLC listed.



Product:	LED WALL PACK	LED Wall PACK	LED Wall PACK
Item ID:	3310	3307	3309
Wattage:	48W	60W	120W
Voltage:	120-277V Wide voltage type	120-277V Wide voltage type	120-277V Wide voltage type
Light Source:	LED	LED	LED
Color Temp:	01-D 5500-6500K	01-D 5500-6500K 03-W 3000-3500K	01-D 5500-6500K 03-W 3000-3500K
Lumen:	3100	6000	12000
Socket:	Full Fixture	Full Fixture	Full Fixture
Dimensions:	18.2 x 9.0 x 9.4inch	18.14 x 8.97 x 9.39inch	14.25 x 9.05 x 11.61inch
Power Factor:	>.90	>.90	>.90
Working Temperature:	-40~55° C	-40~55° C	-40~55° C
Power Supply Efficiency:	>85%	>85%	>85%
Beam Angle	120°	120°	120°
Housing:	Aluminum Alloy Casting	Aluminum Alloy Casting	Aluminum Alloy Casting
Diffuser:	Tempered Glass	Tempered Glass	Tempered Glass
Warranty:	5 Years	5 Years	5 Years
Life:	50,000 Hours	50,000 Hours	50,000 Hours
Replacement	75-400W HPS / Metal Halide	75-400W HPS / Metal Halide	75-400W HPS / Metal Halide



Applications:

- > Residential Lighting
- > Desk Lamps
- > Track Lighting
- > Security Lamps
- > Accent Clubs
- > Accent Lighting
- > Recessed Lighting
- > Art Work Lighting
- > Under Counter Lighting
- > Motion Sensors
- > Night Lights
- > Hotels
- > Bars
- > Night Clubs
- > Show Case Lighting

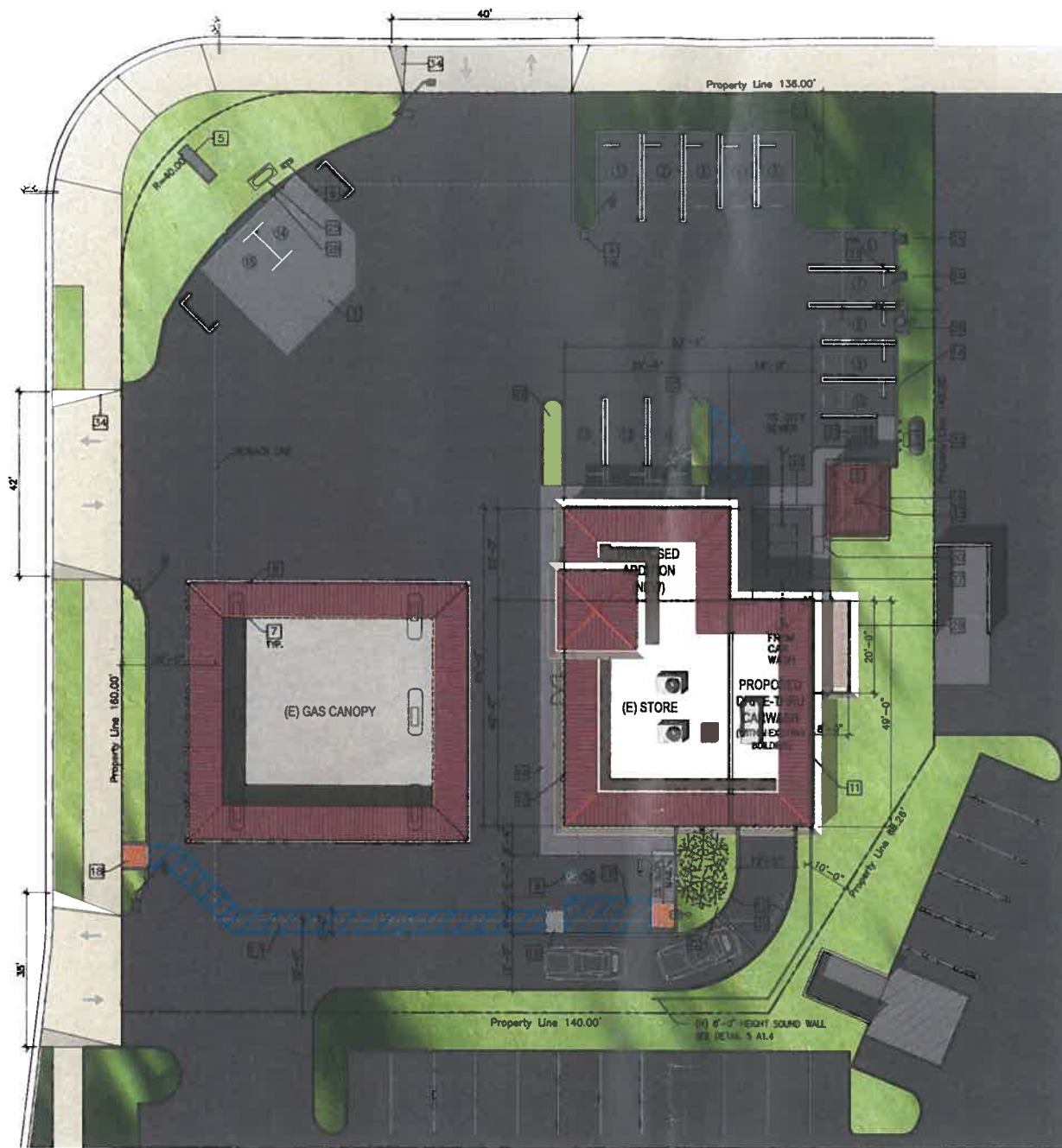
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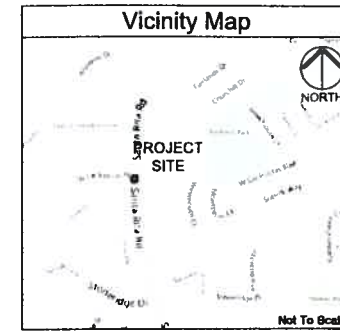
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SANTA RITA ROAD

LAS POSITAS BLVD.



1 PROPOSED SIMULATION SITE PLAN
 SP.1A Scale: 1/16" = 1'-0"



- Site Keyed Notes**
- 1 (E) RELOCATED PROPANE TANK
 - 1A (N) INSTALL (4) 6" ROUNDS BOLLARDS AT FRONT OF PROPANE TANK
 - 2 (N) TRASH ENCLOSURE
 - 3 (E) UNDERGROUND STORAGE TANK
 - 4 (E) SITE LIGHTING, TYP.
 - 5 (E) MONUMENT SIGN
 - 6 (E) GAS VENT RISER
 - 7 (E) GAS DISPENSER, TYP.
 - 8 (E) GAS CANOPY
 - 9 (N) H.C. PARKING
 - 10 (N) VAN ACCESSIBLE PARKING
 - 11 (N) DRIVE-THRU CARWASH TUNNEL
 - 12 (N) 6" CONCRETE CURB, TYP.
 - 13 INDICATE (E) BUILDING
 - 14 (N) SIDE-WALK CURB
 - 15 NOT USED
 - 16 (N) ROOF OVER TRASH ENCLOSURE
 - 17 (N) PUBLIC PATH OF TRAVEL
 - 18 (N) RAISED TRUNCATED DOME DETECTABLE WARNING SURFACE
 - 19 (N) 12" DETECTABLE WARNING
 - 20 (N) CAR WASH CODE BOX
 - 21 (N) BOLLARDS
 - 22 (N) LANDSCAPING
 - 23 (E) LANDSCAPING TO REMAIN
 - 24 (N) VACUUM UNITS, TYPICAL
 - 25 (E) CLEAN AIR SEPARATOR
 - 26 (E) BOLLARDS
 - 27 (N) OIL/GREASE INTERCEPTOR, CONNECT TO SANITARY SEWER
 - 28 (E) AIR/WATER UNIT
 - 29 (N) CAR WASH EQUIPMENT ROOM 20'x15'
 - 30 (E) TRANSFORMER
 - 31 (N) BIKE RACK
 - 32 (N) STRIP DRAIN, TYPICAL
 - 33 (N) TRASH ENCLOSURE DRAIN-CONNECT TO GREASE INTERCEPTOR
 - 34 EXISTING CONNECTION BETWEEN PUBLIC SIDEWALK AND DRIVEWAY TO BE MODIFIED TO MEET CURRENT ADA GUIDELINES



Asi Consulting

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6/13/14

Project Location:

**3192 Santa Rita Rd.
 @ Las Positas Blvd.
 Pleasanton, CA 94588**

Tenant Improvement of 2,467 SQ. FT.

No.	Date	Revision
△	-	-

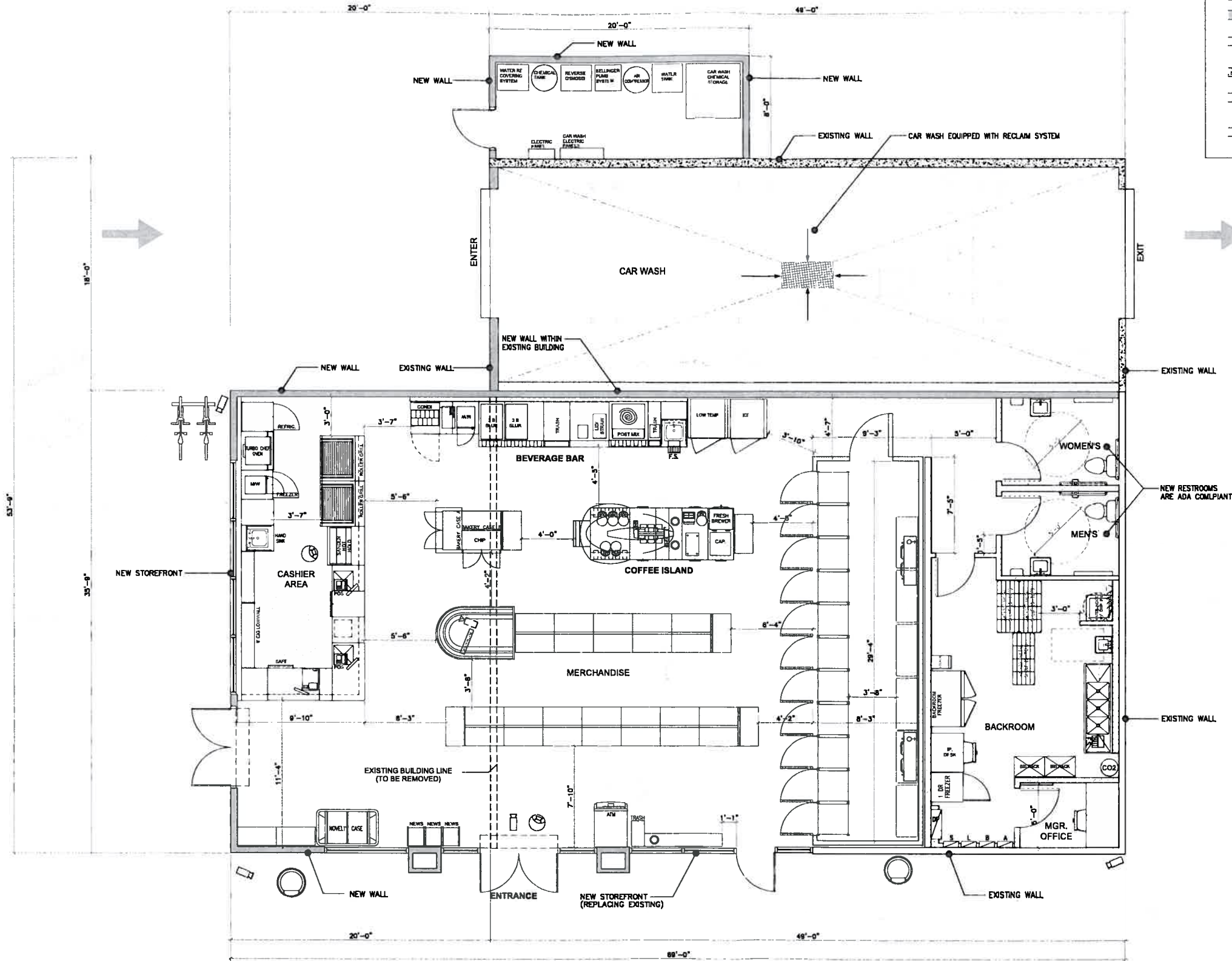
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Proposed Simulation Site plan

Sheet / Project No. 1028068

SP.1A

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Wall Legend

	(E) EXISTING WALL
	(N) 6" WOOD STUD WALL
	(N) 6" METAL STUD WALL
	(E) EXISTING WALL TO BE LINED WITH FIBERGLASS PANELING
	(N) 6" WOOD STUD WALL TO BE LINED WITH FIBERGLASS PANELING
	(N) WALK-IN COOLER WALL



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Pleasanton, CA 94588
Tenant Improvement of 2,467 SQ. FT.

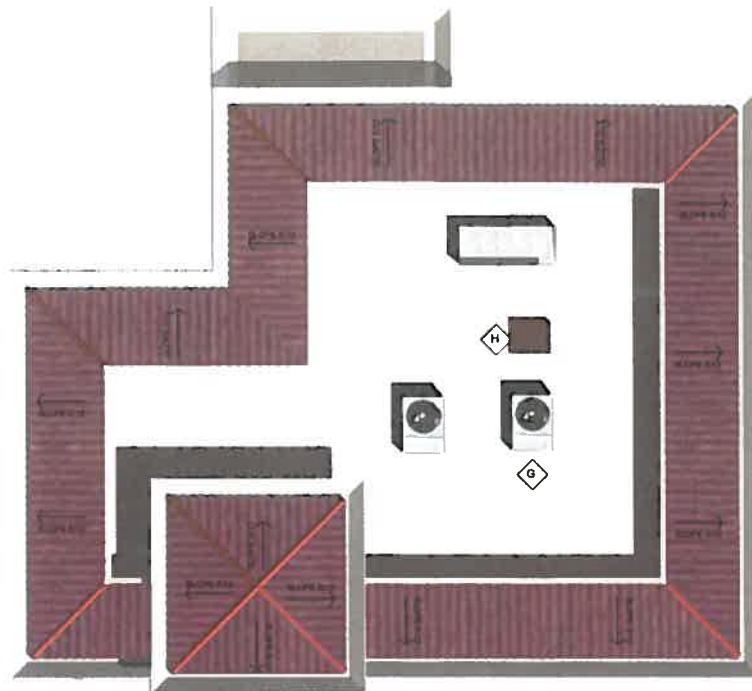
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Date: 8/13/14

1 FLOOR PLAN
A1.0 Scale: 1/4" = 1'-0"

Floor Plan
Sheet / Project No. 1028068
A1.0

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1 PROPOSED ROOF PLAN
 A1.1 Scale: 1/8" = 1'-0"

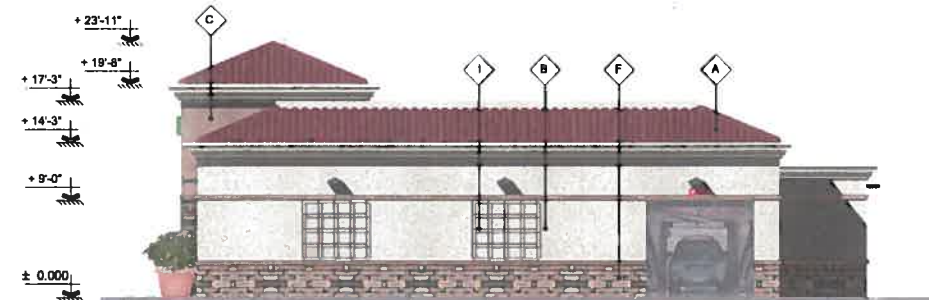


FOR ILLUSTRATION ONLY

2 PROPOSED FRONT VIEW (WEST)
 A1.1 Scale: N.T.S.

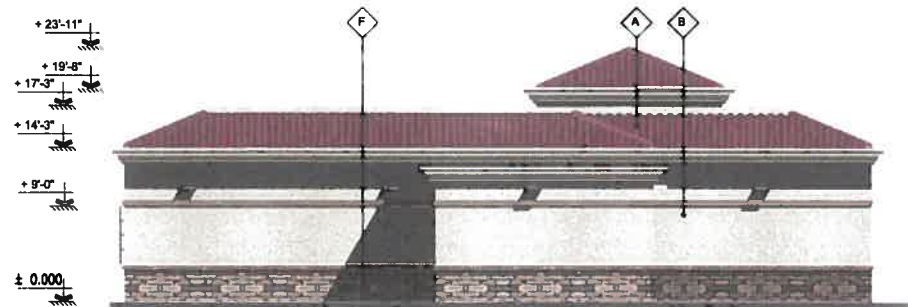


3 PROPOSED WEST ELEVATION
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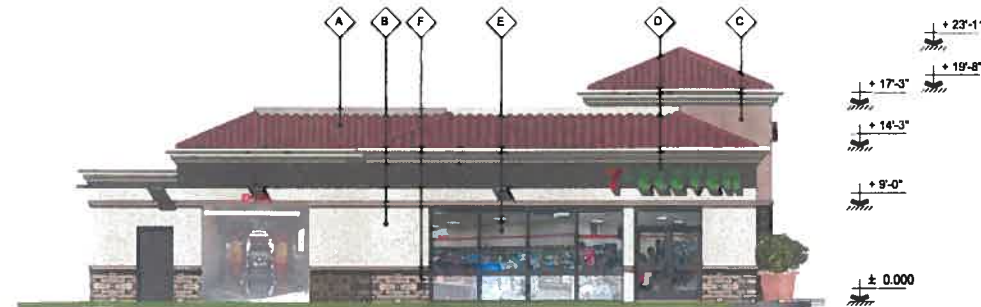


4 PROPOSED SOUTH ELEVATION
 A1.1 Scale: 1/8" = 1'-0"

Elevation Keyed Notes	
⬠	TILE ROOF (NOTE: TILES ARE TO BE RECYCLED AND REUSED FOR THIS PROJECT)
⬢	STUCCO FINISH (P-40 ALABASTER)
⬡	STUCCO FINISH (P-171 FLINTRIDGE)
⬤	SIGN BY OTHER
⬢	FIX WINDOW
⬢	STONE VENEER: BY CULTURED STONE
⬢	HVAC UNIT
⬢	ROOF ACCESS HATCH
⬢	METAL TRELLIS 6'-1" x 5'-6"



5 PROPOSED EAST ELEVATION
 A1.1 Scale: 1/8" = 1'-0"



6 PROPOSED NORTH ELEVATION
 A1.1 Scale: 1/8" = 1'-0"



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8/13/14

Project Location:

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 Pleasanton, CA 94588
 Tenant Improvement of 2,467 SQ. FT.

No.	Date	Revision

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Roof Plan & Elevations

Sheet / Project No. 1028068

A1.1

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W. Las Positas Blvd

Santa Rita Rd

1 EXISTING PHOTO SIMULATION - WEST
A1.2 N.T.S.



Santa Rita Rd

W. Las Positas Blvd

2 EXISTING PHOTO SIMULATION - SOUTH
A1.2 N.T.S.



W. Las Positas Blvd

Santa Rita Rd

3 NEW PHOTO SIMULATION - WEST
A1.2 N.T.S.



Santa Rita Rd

W. Las Positas Blvd

4 NEW PHOTO SIMULATION - SOUTH
A1.2 N.T.S.



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Tenant Improvement of 2,467 SQ. FT.

No.	Date	Revision
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Photo Simulation

Sheet / Project No.1028068

A1.2



1 EXISTING PHOTO SIMULATION - WEST ELEVATION
A1.3 N.T.S.



2 EXISTING PHOTO SIMULATION - SOUTH ELEVATION
A1.3 N.T.S.



3 NEW PHOTO SIMULATION - WEST ELEVATION
A1.3 N.T.S.



4 NEW PHOTO SIMULATION - SOUTH ELEVATION
A1.3 N.T.S.



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8/13/14

Project Location:

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Tenant Improvement of 2,467 SQ. FT.

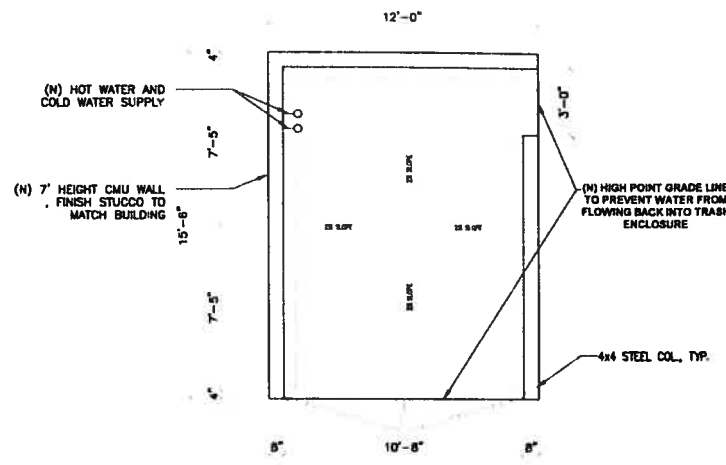
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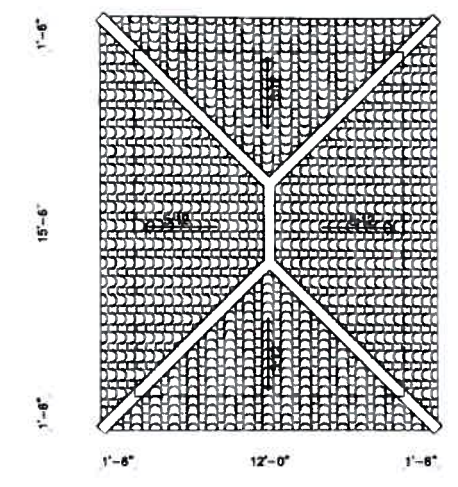
Photo Simulation

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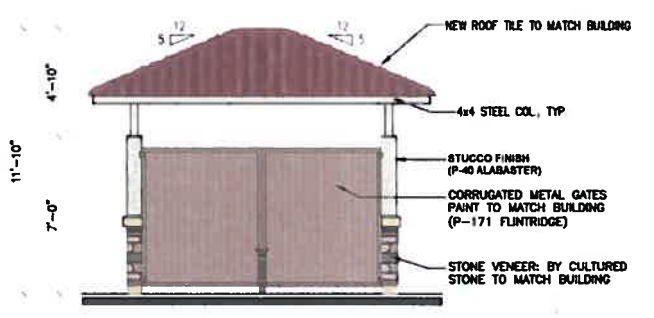
A1.3



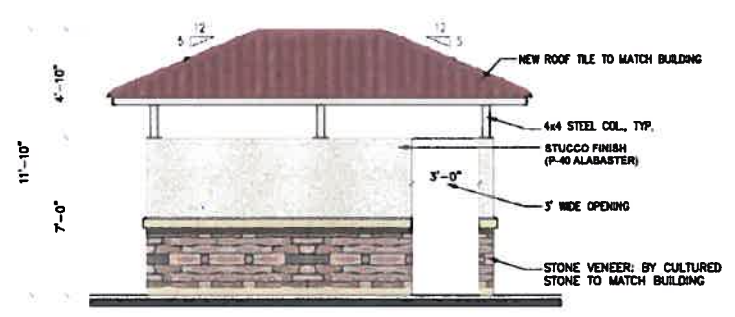
2 TRASH ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



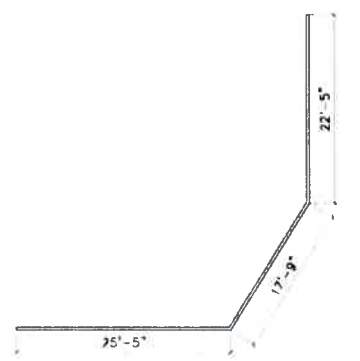
1 ROOF TRASH ENCLOSURE
Scale: 1/4" = 1'-0"



3 TRASH ENCLOSURE NORTH ELEV.
Scale: 1/4" = 1'-0"



4 TRASH ENCLOSURE EAST ELEV.
Scale: 1/4" = 1'-0"



SOUND WALL PLAN



SOUND WALL ELEVATION

5 SOUND WALL DETAIL
A1.4 N.T.S.



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Project Location:
**3192 Santa Rita Rd.
@ Las Positas Blvd.
Pleasanton, CA 94588**
Tenant Improvement of 2,467 SQ. FT.

No.	Date	Revision
1		

Scale: As-Noted
Drawn / Check by: W/KL
Date: 3/28/14

Trash Enclosure

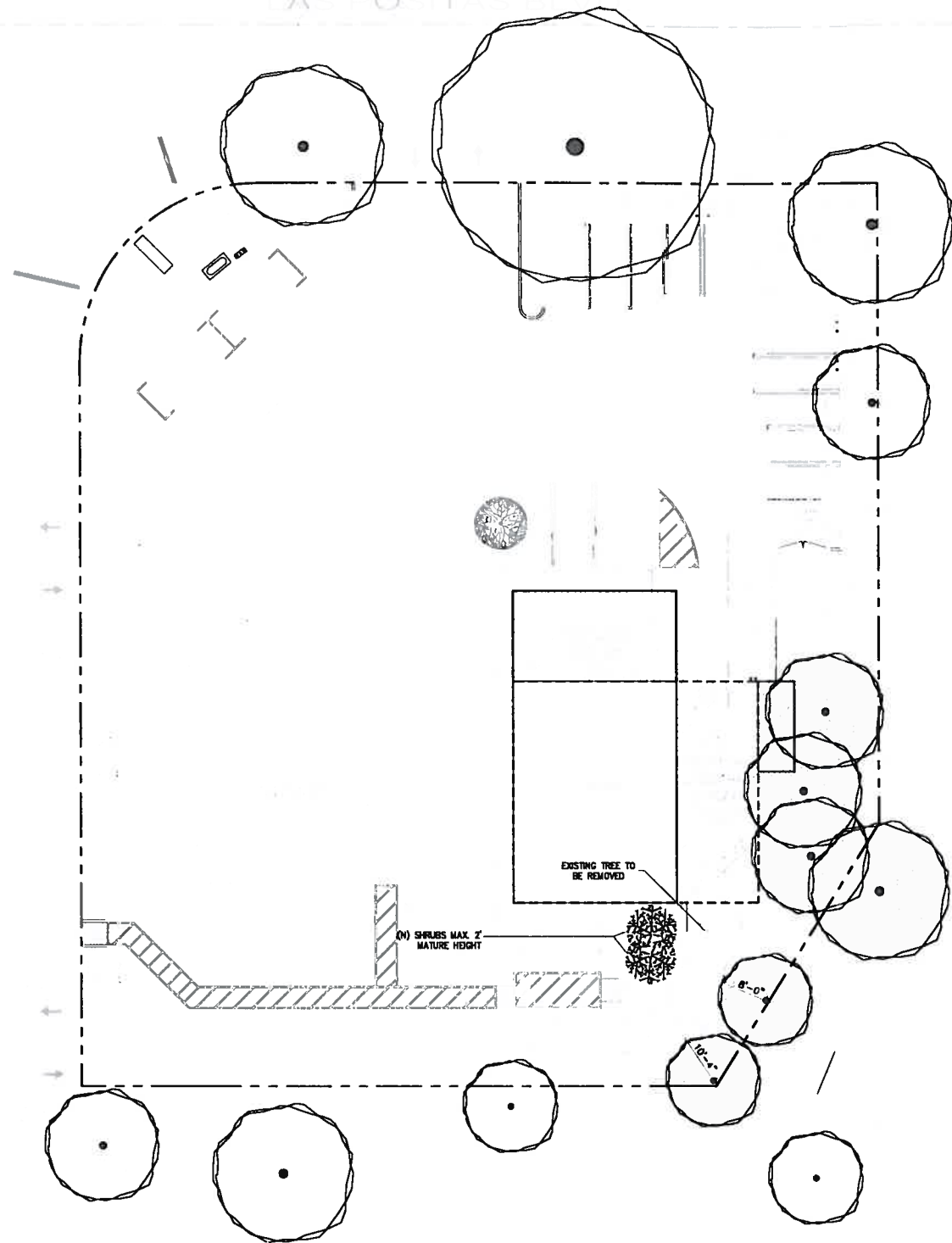
Sheet / Project No 1028088

A1.4

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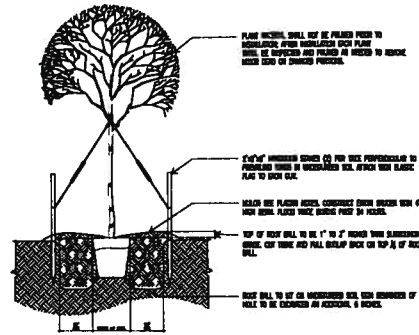
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SANTA RITA ROAD



1 PROPOSED SITE PLAN
Scale: 1/20" = 1'-0"

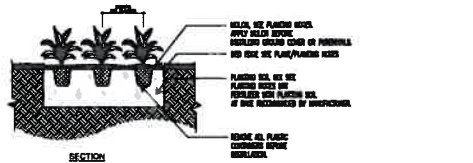
PLANTING SCHEDULE					
TOTAL NUMBER OF PLANTS SHALL BE VERIFIED ON THE LANDSCAPE PLAN. IF PLANT QUANTITIES DIFFER FROM THIS SCHEDULE, THE PLAN SHALL CONTROL.					
SYMBOL	KEY	QTY	BOTANICAL NAME COMMON NAME	SIZE CONDITION	COMMENTS
	FV	1	FRAXINUS VELUTINA 'TWO GRADE' FAN TEX ASH	2" CAL 24" BOX 8'-10" HT MIN.	SINGLE DOMINANT LEADER SYMMETRICAL, FULL CROWN
	PT	0	PITISPORUM TOBIIRA 'VARIEGATA' VARIEGATED PITISPORUM	18" HT/SPR 5 GAL. MIN.	DENSELY BRANCHED, 5' O.C. SEE SHRUB PLANTING DETAIL.
	RO	TBD	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	12" SPR 1 GAL. MIN.	DENSELY BRANCHED, 3' O.C. SEE GROUND COVER PLANTING DETAIL.
TREE PRESERVATION FENCING					SEE TREE PRESERVATION DETAIL.
EXISTING LANDSCAPING TO REMAIN					



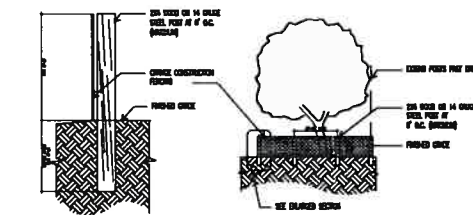
INSTALLATION NOTES:
 A. INITIAL SOIL SAMPLES SHALL BE OBTAINED FROM THE PLANTING BEDS TO DETERMINE SOIL PH AND NUTRIENT LEVELS. FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY THE LANDSCAPE ARCHITECT.
 B. CONSTRUCTION SHALL EXPOSE THE ROOT BALL VERTICALLY AND 1/2" BELOW THE TOP SURFACE OF THE ROOT BALL.
 C. REMOVE ALL SOIL AND ROCK FROM THE PLANTING BEDS.

TREE PLANTING SCALE N.T.S. 1

PLANT SPACING CHART	
PLANT SPACING (ON CENTER) (O)	PLANTS PER SQUARE FOOT
4" ON CENTER	4.00
6" ON CENTER	2.25
8" ON CENTER	1.75
10" ON CENTER	1.50
12" ON CENTER	1.00
18" ON CENTER	0.50

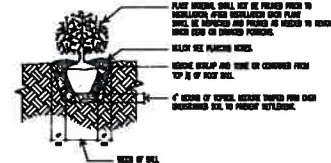


GROUND COVER PLANTING SCALE N.T.S. 2



DETAIL NOTES:
 A. CONSTRUCTION SHALL BE LIMITED TO THE PLANTING BEDS AND SHALL NOT BE PERMITTED TO DISTURB THE ROOT BALL OR THE SOIL SURROUNDING THE ROOT BALL.
 B. THE PLANTING BEDS SHALL BE FENCED OFF FROM THE SURROUNDING AREA TO PREVENT DAMAGE TO THE PLANTS.
 C. ALL PLANTING BEDS SHALL BE FENCED OFF FROM THE SURROUNDING AREA TO PREVENT DAMAGE TO THE PLANTS.

TREE PRESERVATION SCALE N.T.S. 3



INSTALLATION NOTES:
 A. EXISTING SOIL SHALL BE OBTAINED FROM THE PLANTING BEDS TO DETERMINE SOIL PH AND NUTRIENT LEVELS. FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY THE LANDSCAPE ARCHITECT.
 B. CONSTRUCTION SHALL EXPOSE THE ROOT BALL VERTICALLY AND 1/2" BELOW THE TOP SURFACE OF THE ROOT BALL.
 C. REMOVE ALL SOIL AND ROCK FROM THE PLANTING BEDS.

SHRUB PLANTING SCALE N.T.S. 4

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITION OR ANY OTHER CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION. PLANT MATERIAL SHALL CONFORM TO THE PLANT LIST AND KEYS ON THE DRAWINGS AND THE QUALITY STANDARD FOR NURSERY STOCK, BY THE AMERICAN LANDSCAPE & NURSERY ASSOCIATION, ANSI Z60, 1 LATEST EDITION, ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE.
- SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. SUBSTITUTED MATERIAL SHALL BE THE NEAREST EQUIVALENT SIZE, CONDITION AND GROWTH HABIT HAVING THE SAME ESSENTIAL CHARACTERISTIC WITH AN EQUITABLE ADJUSTMENT IN THE WHOLESALE PRICE.
- THE LANDSCAPE CONTRACTOR SHALL HAVE SOIL TESTS PERFORMED IN LAWN AND THE PLANTING BED AREAS TO EVALUATE AND PH LEVELS. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE FERTILIZER AND/OR SOIL AMENDMENT ADDITIVES AS RECOMMENDED BY SOIL TEST.
- ALL PLANTINGS BEDS TO RECEIVE 8" MIN. OF PREPARE BACK FILL MIX. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX. PREPARED BACK FILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, ONE PART SOIL FROM EXCAVATION, TOPSOIL: ASTM D526B, PH RANGE OF 5.5 TO 7, MIN. 4 PERCENT ORGANIC MATERIAL, FREE OF STONES 1 INCH AND LARGER, SOIL AMENDMENT: SPHAGNUM PEAT MOSS OR COMPOST.
- CONTRACTOR TO SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S).
- PARKING LOT TREES SHALL HAVE A CLEAR TRUNK DISTANCE OF 6' MINIMUM ABOVE PAVING.
- TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS OR FIRE HYDRANTS.
- PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION WITH A SLOW RELEASE GRANULAR COMMERCIAL TREE/SHRUB FERTILIZER. RATE PER MANUFACTURE'S INSTRUCTIONS. FERTILIZER TO BE MIXED WITH BACK FILL PREVIOUSLY DESCRIBED. FERTILIZER TABLETS ARE NOT ACCEPTABLE.
- PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
- ALL PLANTING BEDS SHALL BE COVER WITH WEED BARRIER. IMPERVIOUS PLASTIC IS NOT ACCEPTABLE.
- ALL PLANTING BEDS SHALL RECEIVE 2"-3" DEPTH SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. CHANGE MUST BE APPROVED BY OWNER'S REPRESENTATIVE. MULCH SHALL BE DISEASE AND PEST FREE, UNIFORM COLOR, AND FREE OF TWIGS, LEAVES OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANT.
- WITHIN CONTRACT LIMITS, SEED OR SOD ALL AREAS NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SODDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED A FINISHED GRADE.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS (EXISTING OR PROPOSED) UNTIL SITE TURNOVER.
- ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AT THE CONTRACT'S EXPENSE.
- LANDSCAPING TO COMPLY WITH ALL APPLICABLE CITY/LOCAL REGULATIONS.



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REGISTERED PROFESSIONAL ENGINEER
 No. 65098
 Exp. 9-30-15
 CIVIL
 STATE OF CALIFORNIA
 8/13/14

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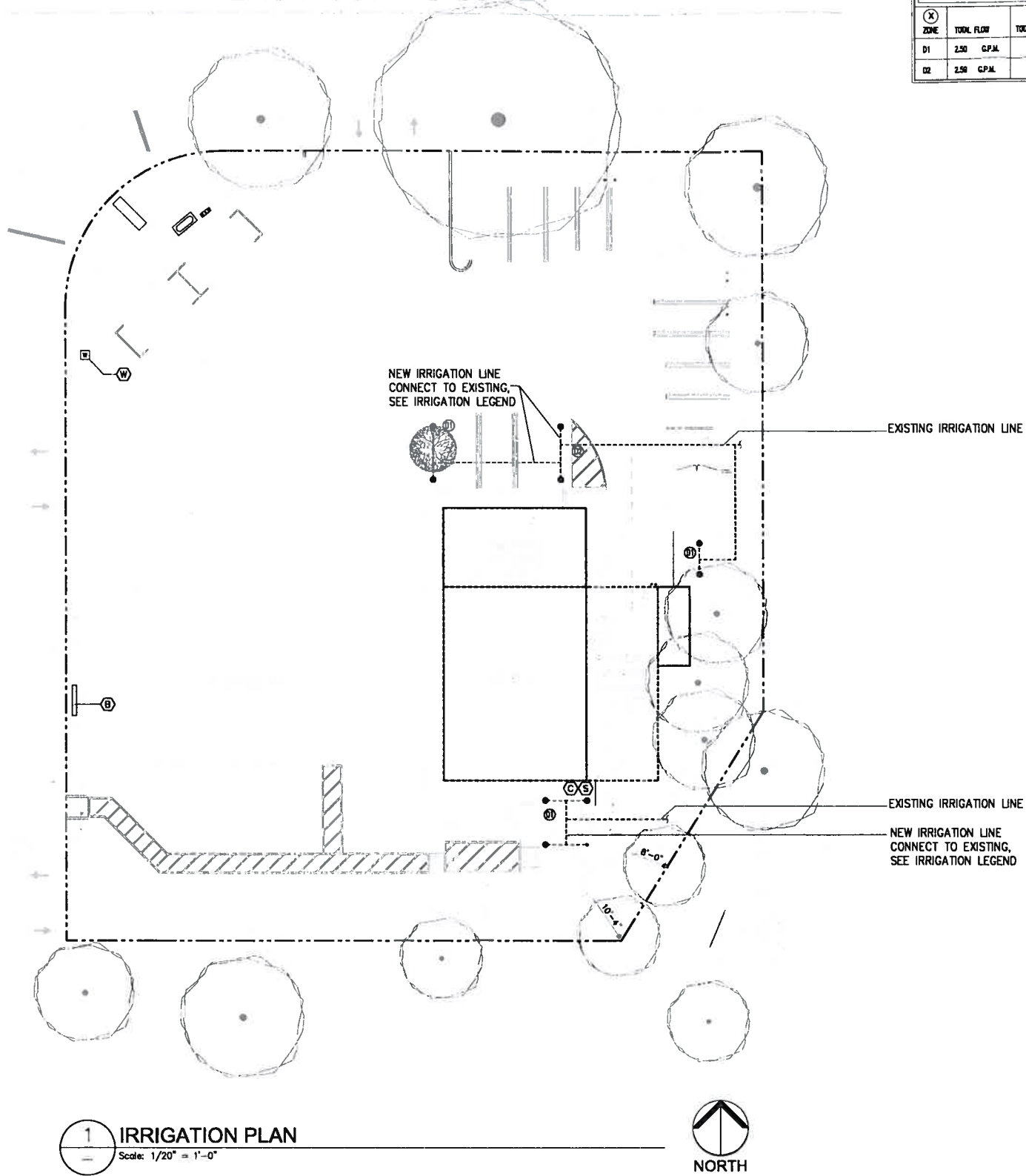
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Landscape Plan
 Sheet / Project No 1028066
L1.0

Location: 2 \ 2013 PROJECTS \ VE - BCP \ 1028068 - Pleasanton, CA - 3192 Santa Rita Rd \ CAD File \ 7E-1028068 - L1.1 LandScope.dwg - Est. Date: 8/13/2014 10:37:20 AM

SANTA RITA ROAD

LAS POSITAS BLVD.



1 IRRIGATION PLAN
 Scale: 1/20" = 1'-0"

ZONE SCHEDULE							
(X) ZONE	TOTAL FLOW	TOTAL HEADS	AREA (S.F.)	DRIP LINE LENGTH	PRECIPITATION RATE (IN/HR)	PLANT TYPE	PLANT WATER USE
D1	2.50 G.P.M.	8	± 374	N/A	0.06	GROUNDCOVER	MODERATE
D2	2.50 G.P.M.	2	± 72	N/A	0.21	GROUNDCOVER	LOW



IRRIGATION NOTES

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER AND/OR LANDSCAPE ARCHITECT AND CONSULT WITH OWNER'S REPRESENTATIVE AND UTILITY COMPANY'S REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE GRANTED FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- B. IRRIGATION PLAN IS SCHEMATIC. LOCATIONS OF PROPOSED IRRIGATION MAINLINE, LATERALS, AND VALVES ARE SHOWN SCHEMATICALLY FOR CLARITY, AND SHALL BE LOCATED IN GREEN SPACE AT DISCRETION OF IRRIGATION CONTRACTOR. IRRIGATION MAIN LINE AND VALVE SHALL NOT BE INSTALLED WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN CONSENT OF THE LOCAL JURISDICTION. IRRIGATION CONTRACTOR IS TO SUBMIT SHOP DRAWINGS SHOWING ALL VALVES, HEADS, PUMPS AND LINES SIZES TO OWNER PRIOR TO INSTALLATION.
- C. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS PLANTED ON PLANTING PLAN (S).
- D. IRRIGATION CONTRACTOR SHALL MAKE ANY FIELD CHANGES IN THE SYSTEM NECESSARY TO MAKE THE SYSTEM PERFORM AS SPECIFIED.
- E. IRRIGATION CONTRACTOR TO VERIFY ALL WATER PRESSURES. IF APPLICABLE, INSTALL 1" WATER PRESSURE REDUCING VALVE, WATTS #25AUB-23, RAINEIRD #PSO-M40X-100, OR EQUIVALENT DOWNSTREAM OF SHUT-OFF VALVE.
- F. IRRIGATION CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- G. IRRIGATION CONTROLLER AND PROGRAMING TO BE PROVIDED BY IRRIGATION CONTRACTOR.
- H. CONTRACTOR TO VERIFY LOCATION AND OPERATION OF CONTROLLER WITH OWNER'S REPRESENTATIVE.
- I. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY OPERATIONAL BEFORE PLANT INSTALLATION MAY BEGIN.
- J. LATERAL LINES SHALL BE 12" MIN. BELOW FINISH GRADE. MAIN LINE SHALL BE 18" MIN. BELOW FINISH GRADE. SLEEVES SHALL BE 24" MIN. BELOW PAVEMENT, AND EXTEND AT LEAST 12" BEYOND PAVEMENT. ALL WIRES LOCATED BELOW PAVEMENT SHALL BE INSTALLED IN A SEPARATE PVC SLEEVE. BACKFILL WITH CLEAN SOIL FREE OF ROCKS, AND TAMP EVERY 4" OF LIFT.
- K. ALL CONTROL WIRE TO BE RUN UNDER MAIN LINE. WIRING SHALL BE UL 493, TYPE OF MULTI CONDUCTOR, WITH SOLID-COPPER CONDUCTORS; INSULATED CABLE; SUITABLE FOR DIRECT BURIAL. FEEDER-CIRCUIT CABLE SHALL BE NO. 12 AWG MINIMUM, BETWEEN BUILDING AND CONTROLLER (S). LOW-VOLTAGE, BRANCH-CIRCUIT CABLES SHALL BE NO. 14 AWG MINIMUM, BETWEEN CONTROLLER(S) AND AUTOMATIC CONTROL VALVES; COLOR-CODED DIFFERENT FROM FEEDER-CIRCUIT-CABLE JACKETS OF DIFFERENT COLORS FOR MULTIPLE-CABLE- INSTALLATION IN SAME TRENCH, ALL ELECTRICAL CONNECTIONS SHALL BE WATER PROOF.
- L. ALL DEBRIS SPILLED IN ANY ADJACENT R.O.W AND OR ADJOINING PROPERTIES SHALL BE CLEANED UP AND REMOVED BY THE CONTRACTOR.
- M. IRRIGATION CONTRACTOR SHALL PROVIDE A BID ALTERNATE FOR AN ONGOING MAINTENANCE AND REPAIR PROGRAM FOR IRRIGATION SYSTEM.
- N. IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL REQUIREMENTS. ALL NEW IRRIGATION SHALL BE DRIP SYSTEM.
- O. SEE IRRIGATION DETAILS.

IRRIGATION LEGEND	
(W)	EXISTING IRRIGATION METER TO REMAIN.
(B)	EXISTING BACKFLOW PREVENTER TO REMAIN.
(C)	CONTRACTOR SHALL LOCATE AND UPGRADE OR REPLACE EXISTING CONTROLLER IF REQUIRED TO SERVE BOTH NEW AND EXISTING ZONES. THE CONTROLLER MUST BE REPLACED IF NOT CAPABLE OF UTILIZING EITHER EMPOTRANSPIRATION OR RAIN SENSOR DATA FOR IRRIGATION SCHEDULING. IF NEW CONTROLLER IS REQUIRED, INSTALL HST (OR LARGER) IRRIGATION CONTROLLER IN MECHANICAL ROOM. HUNTER ICC-800-PL WITH PLASTIC CABINET.
(S)	HUNTER SOLAR SYNC (EMPOTRANSPIRATION, RAIN AND FREEZE SENSOR). MOUNT SENSOR ON ROOF IN DISCREET LOCATION CLEAR OF OBSTRUCTIONS. INSTALL PER HUNTER INSTALLATION INSTRUCTIONS.
	PVC CLASS 200 IPS PLASTIC OR POLYETHYLENE SDR PRESSURE RATED LATERAL LINE, SIZE BY CONTRACTOR.

CONTRACTOR SHALL ARRANGE FOR AN IRRIGATION AUDIT AFTER INSTALLATION FOR BOTH NEW AND EXISTING IRRIGATION. THE IRRIGATION AUDIT SHALL BE CONDUCTED BY CERTIFIED LANDSCAPE IRRIGATION AUDITORS. IN ACCORDANCE WITH THE STATE OFF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDIT HANDBOOK. CONTRACTOR SHALL IMPLEMENT THE RECOMMENDATIONS FROM THE IRRIGATION AUDIT REPORT.

PRODUCTS PROVIDED BY RAINEIRD OR HUNTER THAT ARE OF EQUAL OR SUPERIOR QUALITY AND CONSTRUCTION ARE ACCEPTABLE PRODUCT ALTERNATIVES.



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8/13/14

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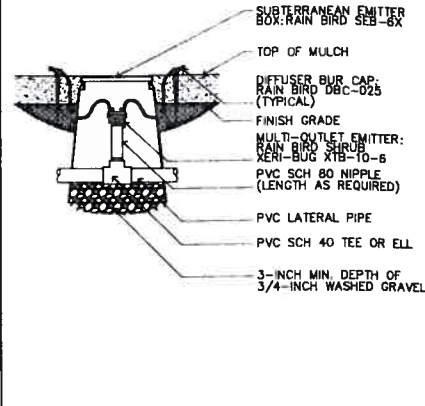
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Irrigation Plan

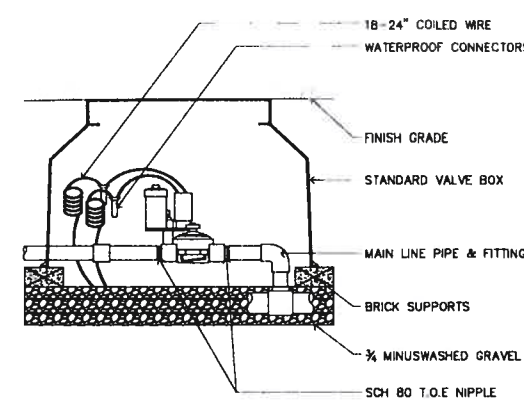
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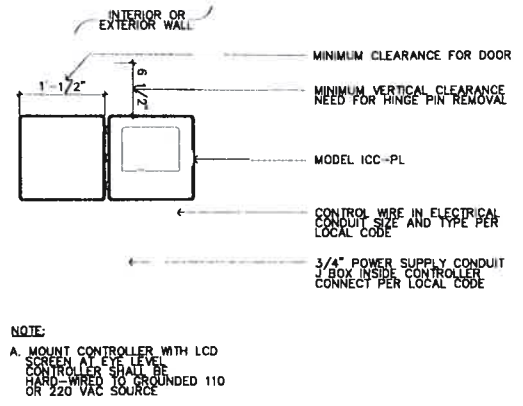
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THREADED MULTI-OUTLET EMITTER (XBT)
SCALE: N.T.S.

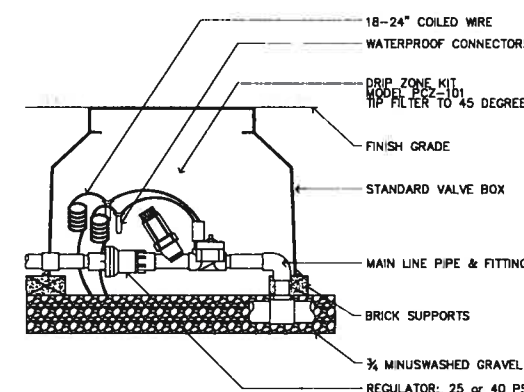


ICV GLOVE VALVE
SCALE: N.T.S.

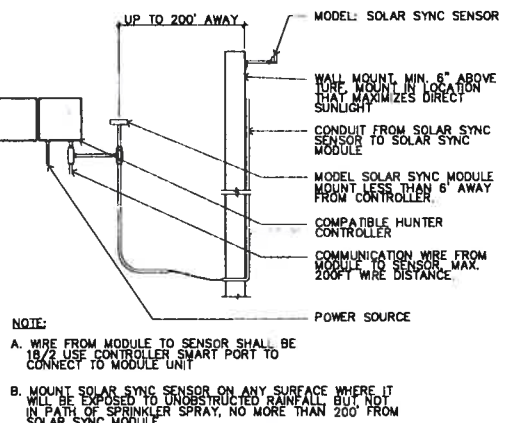


ICC PLATIC CABINET CONTROLLER
SCALE: N.T.S.

NOTE:
A. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 OR 220 VAC SOURCE.

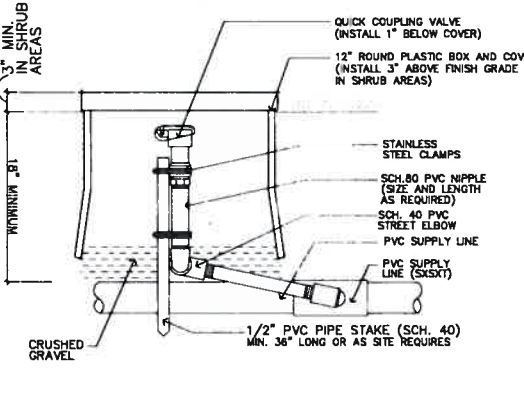


PCZ DRIP CONTROL VALVE
SCALE: N.T.S.

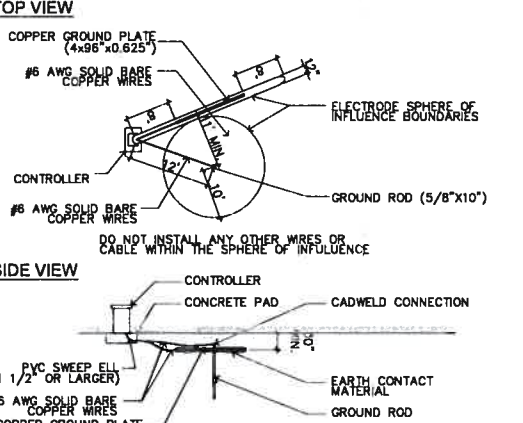


SOLAR SYNC SYSTEM
SCALE: N.T.S.

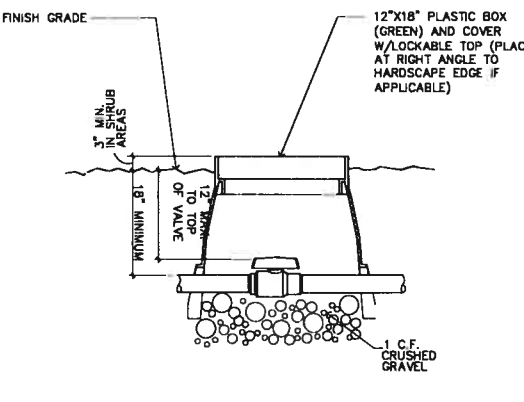
NOTE:
A. WIRE FROM MODULE TO SENSOR SHALL BE 18/2 USE CONTROLLER SMART PORT TO CONNECT TO MODULE UNIT.
B. MOUNT SOLAR SYNC SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 200' FROM SOLAR SYNC MODULE.



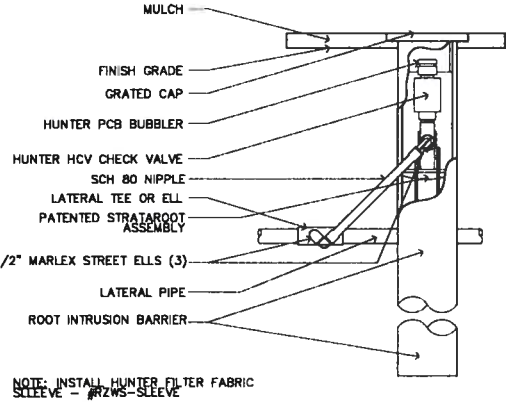
QUICK COUPLER VALVE
SCALE: N.T.S.



GROUND FOR CONTROLLER
SCALE: N.T.S.



BALL VALVE
SCALE: N.T.S.



ROOT ZONE WATERING SYSTEM
SCALE: N.T.S.

NOTE: INSTALL HUNTER FILTER FABRIC SLEEVE - #72WS-SLEEVE



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