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CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

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PUBLIC STORAGE REMODEL

RE-DEVELOPMENT OF EXISTING FACILITY
C.U.P. AND DESIGN REVIEW APPLICATION

3716 STANLEY BOULEVARD
PLEASANTON, CALIFORNIA 94566

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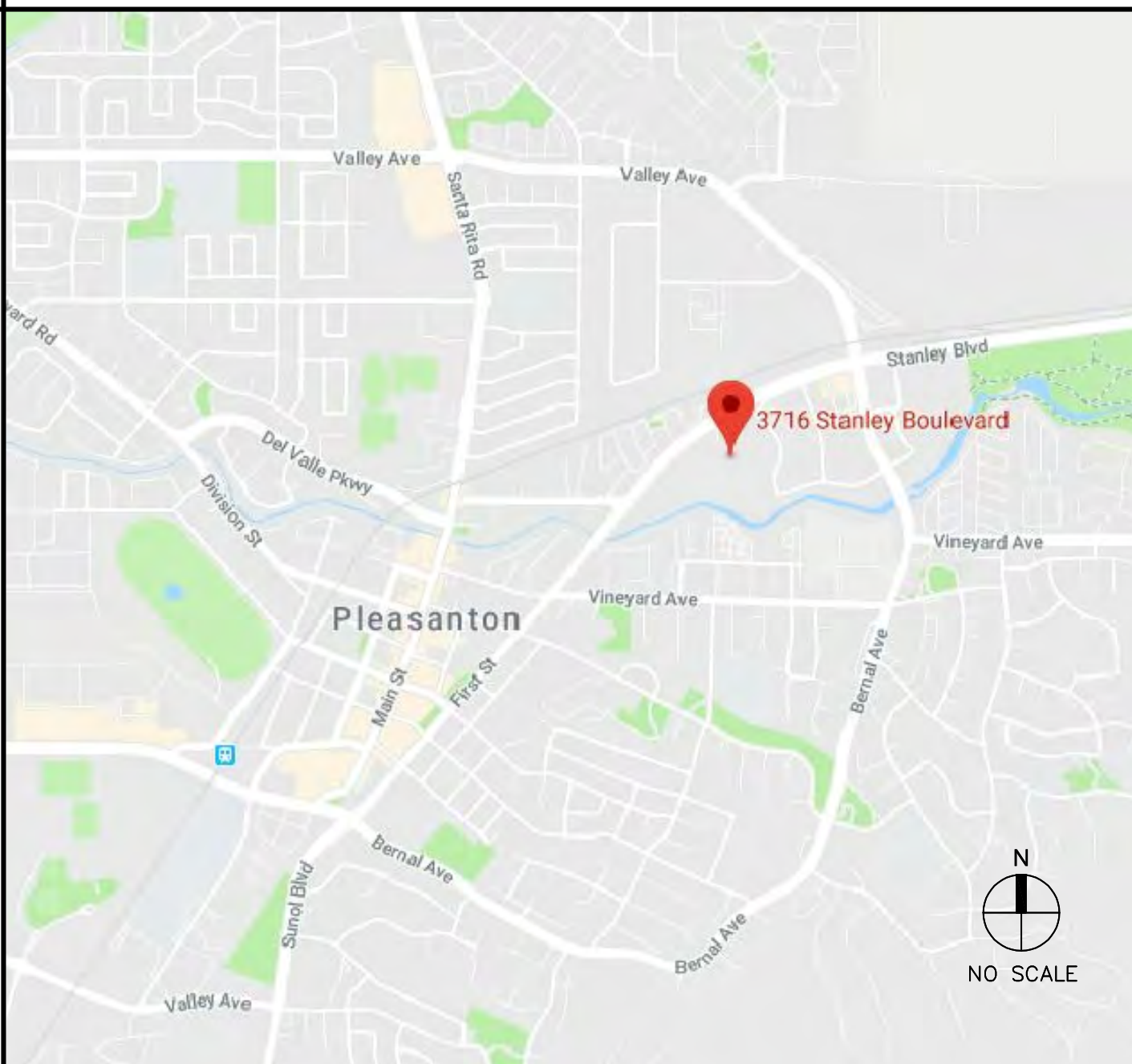
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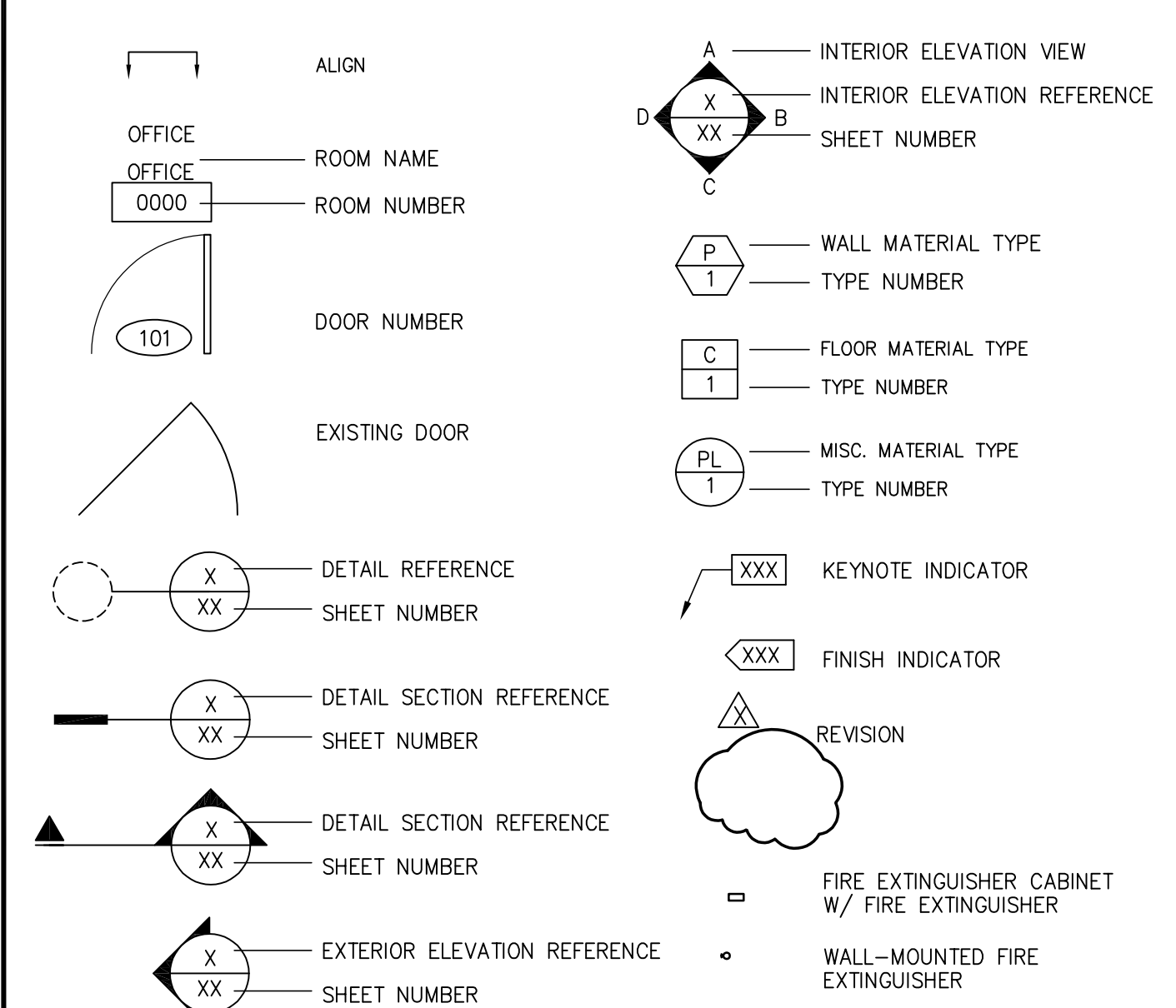
ABBREVIATIONS

Table of abbreviations for architectural symbols, including terms like And, Angle, At, Centerline, Diameter or Round, Pound or Number, Existing, etc.

VICINITY MAP



SYMBOLS



OWNER

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EMAIL:BMIRANDA@PUBLICSTORAGE.COM

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RICK STOVER, LA
PH: (925) 933-2583 x 105

GENERAL NOTES

- 1. BUILDINGS THAT FAIL TO SUPPORT ADEQUATE TWO-WAY RADIO COVERAGE POSE A RISK TO PUBLIC SAFETY WORKERS SHALL INSTALL EQUIPMENT AS REQUIRED BY THE FIRE CODE OFFICIAL IN ACCORDANCE WITH CALIFORNIA FIRE CODE CHAPTER 5, SECTION 510 EMERGENCY RESPONDER RADIO.
CHAPTER 9 - FIRE PROTECTION SYSTEMS:
(903.3.1.1) AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED.
(903.4) AUTOMATIC SPRINKLER SYSTEM MONITORING AND ALARMS WILL BE PROVIDED.

PROJECT DATA

SITE DATA
ZONING: C-5
LOT (GROSS/EXISTING): 6.59 ACRES (286,967 SF)
LOT (NET AREA/WITH PROPOSED NEVADA ST. R.O.W.): 1 5.75 ACRES (250,464 SF)
LOT (NET AREA WITH NEVADA ST. 104 R.O.W.): 2 5.6 ACRES (243,936 SF)
MAXIMUM BUILDING SIZE 1 250,464 SF (AT FAR 1.0)
MAXIMUM BUILDING SIZE 2 243,936 SF (AT FAR 1.0)
EXISTING BUILDING AREA 83,904 SF
EXISTING BUILDING AREA TO REMAIN: 41,600 SF
PROPOSED OFFICE: 900 SF
PROPOSED 1 STORY STORAGE: 9,750 SF
PROPOSED 3 STORY STORAGE: 197,410 SF
TOTAL PROPOSED BUILDING AREA: 249,660 SF
FAR PROPOSED: 0.997
BUILDING COVERAGE (GROSS): 38%
BUILDING COVERAGE (NET): 43%
LANDSCAPE COVERAGE (NET): 12% (35,362 SF)

DEVELOPMENT STANDARDS

Table with columns: DESCRIPTION, REQUIRED, PROVIDED. Includes rows for setbacks (FRONT, ONE SIDE/BOTH, REAR), F.A.R., MAX APPROVED, BUILDING HEIGHT, PARKING, STANDARD, COMPACT, PARALLEL.

EVSE PARKING REQUIRED PER TABLE 5.106.5.3.3: 1 STALL
EVSE PARKING LOCATION TO BE PROVIDED IN THE CONSTRUCTION DOCUMENTS
ASSESSOR'S PARCEL NO: 946-1680-031-04

SCOPE OF WORK:
THE PROJECT WILL BE DONE IN ONE PHASE INCLUDING THE REMOVAL OF (7) ON-SITE /EXISTING LINEAR / 1 STORY STORAGE BUILDINGS AND THE OFFICE PORTION OF ANOTHER, AND THE CONSTRUCTION OF A 194,377 S.F. NEW TYPE III-B / 3-STORY COMMERCIAL STORAGE BUILDING, A 9,750 S.F. NEW TYPE III-B / 1-STORY COMMERCIAL STORAGE BUILDING, AND A 900 S.F. NEW TYPE III-B / 1-STORY OFFICE BUILDING IN PLACE OF THE STRUCTURES TO BE REMOVED. BUILDING ELEVATIONS HAVE ALSO BEEN PROVIDED WHICH HAVE BEEN DESIGNED TO INCORPORATE A MODERNIZED STORAGE FACILITY THEME BY INTRODUCING VARIOUS COLORS, VARIOUS FINISHES SUCH AS METAL CLADDING, SPLIT-FACED CMU BLOCK, CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEMS WITH GLAZING, AND DECORATIVE METAL CANOPIES. IN ADDITION, OUR PROPOSED BUILDING ELEVATIONS HAVE INCORPORATED THE NECESSARY PARAPET WALLS TO PROVIDE COMPLETE SCREENING OF FUTURE ROOF TOP EQUIPMENT FOR FUTURE TENANT USERS.

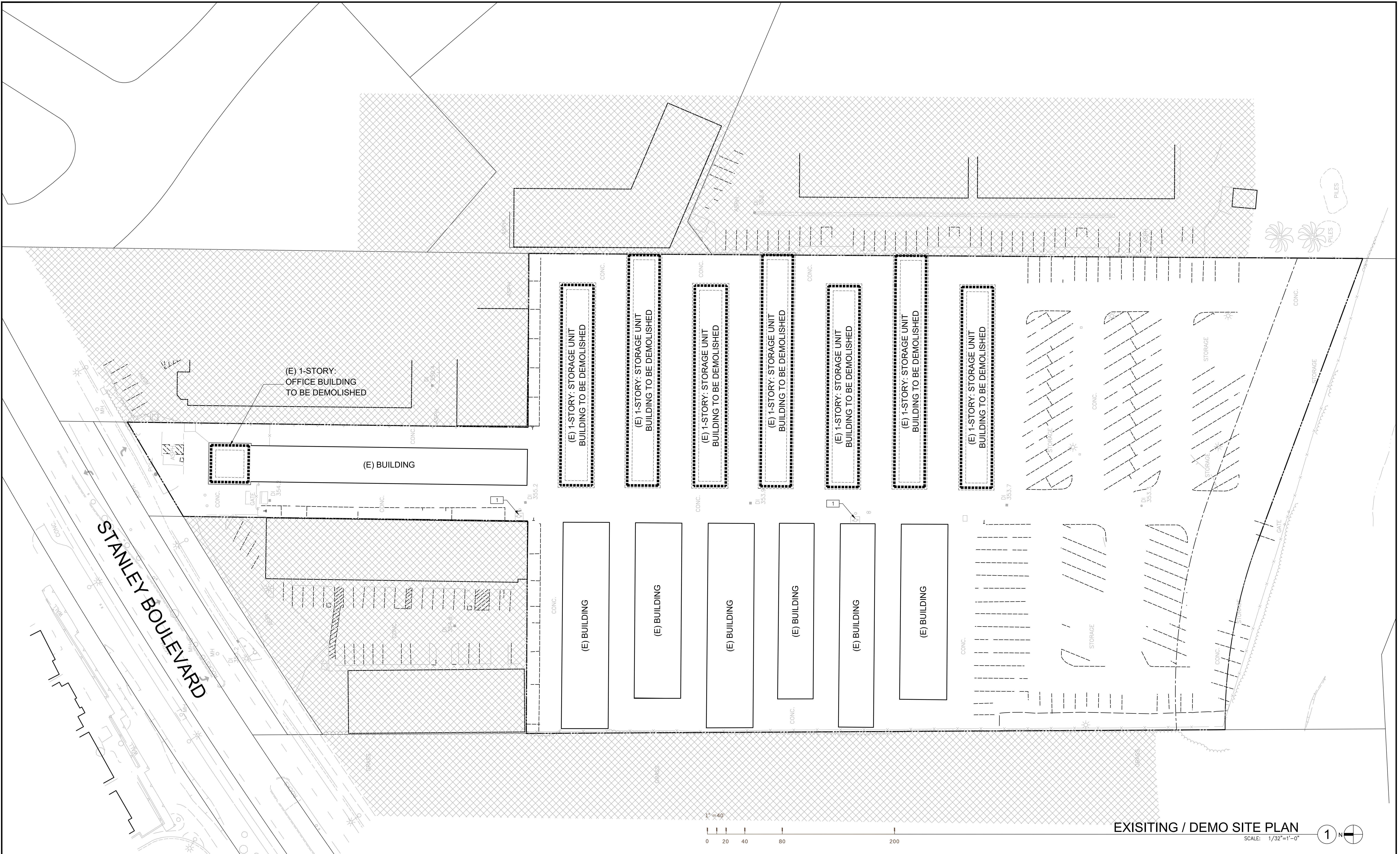
SITE IMPROVEMENTS WILL INCLUDE: UPGRADES/ RE-CONFIGURATION TO ON-SITE PARKING (BOTH ADA AND STANDARD), NEW ADA PATHWAYS TO CONFORM TO THE 2016 CBC; SECURITY FENCING UPGRADES THROUGHOUT THE SITE; CIVIL IMPROVEMENTS (I.E. BIO RETENTION DESIGN, ETC.) AND SIDEWALK UPGRADES THROUGHOUT THE SITE.
THE EXISTING USE OF THE PROPERTY WILL REMAIN UNCHANGED, AND THE PROJECT WILL NOT REQUIRE A CHANGE OF USE.

TITLE SHEET table with columns: DATE, REMARKS, and rows for C.U.P. AND D.R. SUBMITTAL, PLANNING RESUBMITTAL #1, PLANNING COMMENTS, PLANNING RESUBMITTAL #3.

PA / PM: N.D.
DRAWN BY: J.P.
JOB NO.: SNR17-0075-00

SHEET
A0.1





**DEMOLITION NOTES**

1. FOR ON-SITE UTILITY INFO, PLEASE REFER TO CIVIL PLANS.
2. TOTAL SQUARE FOOTAGE OF BUILDINGS BEING DEMOLISHED: 41,055 SF (STORAGE BUILDINGS: 39,774 SF, OFFICE: 1,281 SF)

**SITE LEGEND**

- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- DEMOLISH (E) BUILDING, CURB, FENCE, AND GATE

**DEMO SITE PLAN NOTES**

- (E) FIRE HYDRANT TO BE RELOCATED.

**EXISTING/DEMO SITE PLAN**

DATE	REVISIONS	DATE	REVISIONS
05/18/19	CLIP AND DISTRIBUTE		
08/02/19	PLANNING RESUBMITTAL #1		
12/05/19	PLANNING RESUBMITTAL #2		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITTAL #3		

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**AD.1**

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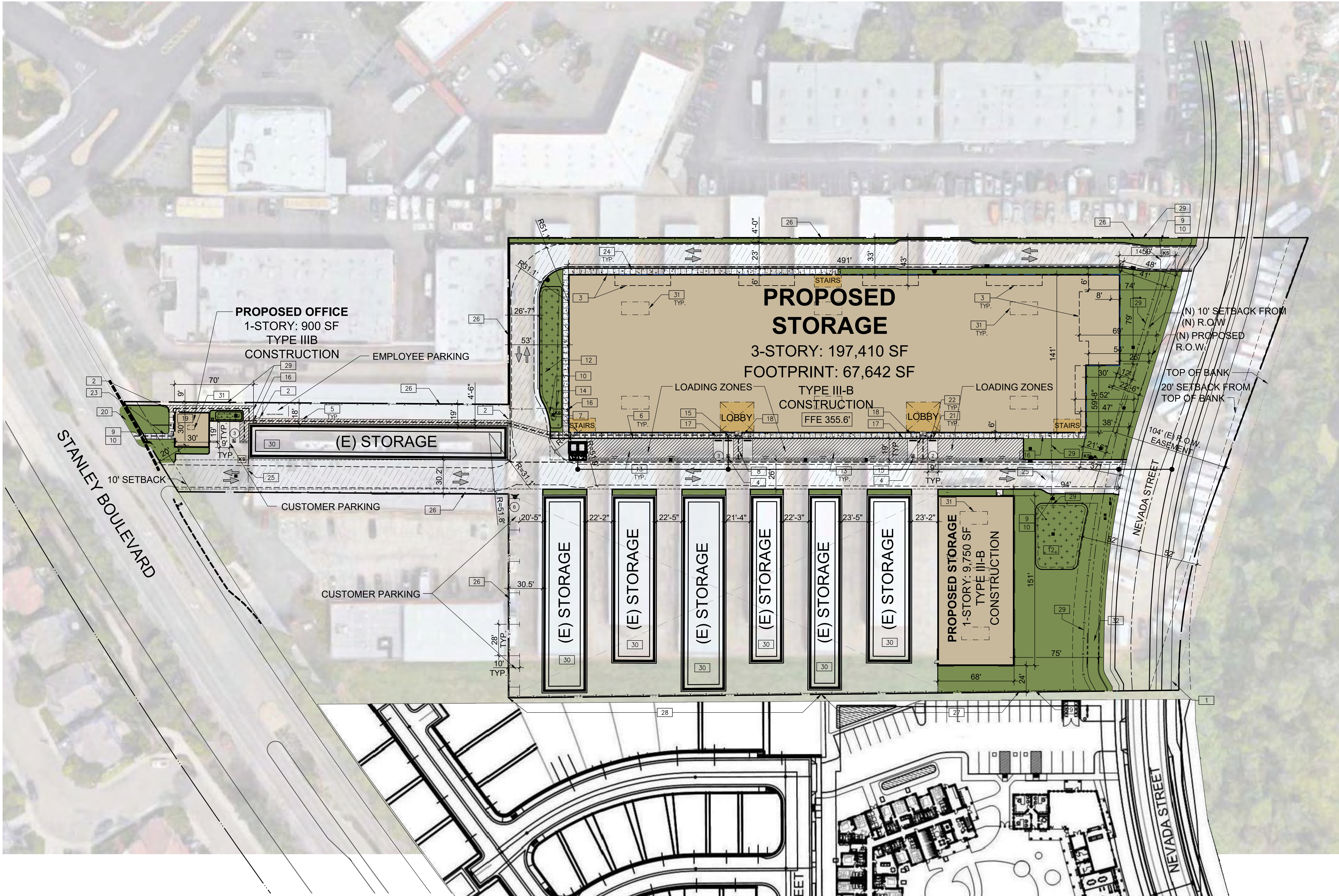
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**SITE PLAN NOTES**

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS ( - - - - )
- 2 ACCESSIBLE DIRECTIONAL SIGNAGE, SEE ( 8 / A8.1 )
- 3 LINE OF THIRD FLOOR ABOVE.
- 4 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 5 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 6 2'-0" PARKING OVERHANG.
- 7 TRASH ENCLOSURE WITH RECYCLE BIN AND ROOF, SEE ( 16 / A8.1 )
- 8 ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS. ( - - - - )
- 9 UNAUTHORIZED VEHICLE SIGNAGE, SEE ( 5 / A8.1 )
- 10 FIRE LANE ENTRY SIGNAGE, SEE ( 6 / A8.1 )
- 11 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE ( 13 / A8.1 )
- 12 BIORETENTION AREA.
- 13 TRUCK/CAR LOADING ZONE.
- 14 FIRE DEPARTMENT ACCESS GATE.
- 15 TRUNCATED DOMES.
- 16 MAN GATE.
- 17 WALKWAY REMAINS CONSISTENT, WARP UP ASPHALT TO MEET TOP OF CURB.
- 18 CANOPY ABOVE.
- 19 NEW OFFICE CONSTRUCTION.
- 20 (E) BUS STOP.
- 21 BOLLARD, SEE ( 15 / A8.1 )
- 22 PRECAST CONCRETE WHEELSTOP, SEE ( 12 / A8.1 )
- 23 CONCRETE LANDING, SEE ( 11 / A8.1 )
- 24 FIRE LANE SIGNAGE, SEE ( 7 / A8.1 )
- 25 ENTRANCE GATE FOR PUBLIC AND FIRE DEPARTMENT ACCESS
- 26 EXISTING CHAIN-LINK FENCE
- 27 EXISTING CHAIN-LINK FENCE - TO BE REPLACED WITH WOOD FENCE WHEN SUNFLOWER HILL FACILITY DEVELOPS
- 28 EXISTING MASONRY WALL
- 29 PROPOSED DECORATIVE METAL FENCE, AMERISTAR-ASSA ABLLOY 'WIREWORKS' ANTI-CRIMP OR SIMILAR, SEE CUTSHEETS & BELOW FOR ADDITIONAL INFO:



- 30 (E) BUILDINGS TO BE REPAINTED TO MATCH (N) BUILDING BODY COLOR. PAINT COLOR TO BE PPG14-16 'WINTER WOOD'. SEE A4.24 - EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 31 LOCATION OF PROPOSED HVAC UNITS. SEE SECTION ON A5.1 FOR ADDITIONAL INFORMATION.
- 32 SEATING AREA - SEE LANDSCAPE PLANS
- (E) EXISTING CHAIN-LINK FENCE TO BE REPLACED WITH DECORATIVE METAL FENCE, AMERISTAR-ASSA ABLLOY 'WIREWORKS' ANTI-CRIMP OR SIMILAR. SEE CUTSHEETS & BELOW FOR ADDITIONAL INFO

**GENERAL NOTES**

PROPOSED 1-STORY OFFICE BUILDING / NORTH END OF SITE / PARKING AT SOUTH SIDE OF BUILDING: FOR CUSTOMER PARKING ONLY (3 SPACES)

PROPOSED 3-STORY STORAGE BUILDING/ PARKING ALONG WEST SIDE OF BUILDING: FOR CUSTOMER PARKING & VEHICLE LOADING/OFF LOADING ONLY (5 SPACES), AND HATCH LOADING ZONES SHALL NOT BE USED FOR RV BOAT/ TRAILER/ VEHICLE STORAGE

WEST SIDE OF SITE/ PARKING ALONG NORTH END/ NORTH OF EXISTING STORAGE BUILDINGS TO REMAIN: PARKING SHALL BE FOR CUSTOMER AND EMPLOYEE PARKING ONLY (6 SPACES).

**SITE LEGEND**

- X 6'-0" TALL FENCE
- [Hatched Box] FIRE LANE (HATCHED)
- (1) PARKING STALL COUNT TOTAL.
- [Hydrant Symbol] FIRE HYDRANT (COORDINATE WITH CIVIL DRAWINGS)
- [KS Symbol] KNOX KEYSWITCH, DUAL-KEYED TO POLICE AND FIRE DEPARTMENTS, AND CLICKCENTER RADIO ACCESS CONTROL SYSTEM INSTALLED WITHIN THE TENANTS ACCESS CONTROL PANEL (KEYPAD/CARDREADER)



PROPOSED SITE PLAN SCALE: 1"=40'-0" 1 N

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DATE		REMARKS
06/15/20	06/15/20	PRELIMINARY
08/02/19	08/02/19	PLANNING RESUBMITTAL #1
07/17/2020	07/17/2020	PLANNING COMMENTS
10/15/2020	10/15/2020	PLANNING RESUBMITTAL #3

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 DRAWN BY: J.P.  
 JOB NO.: SNR17-0075-00

SHEET  
**A1.1**

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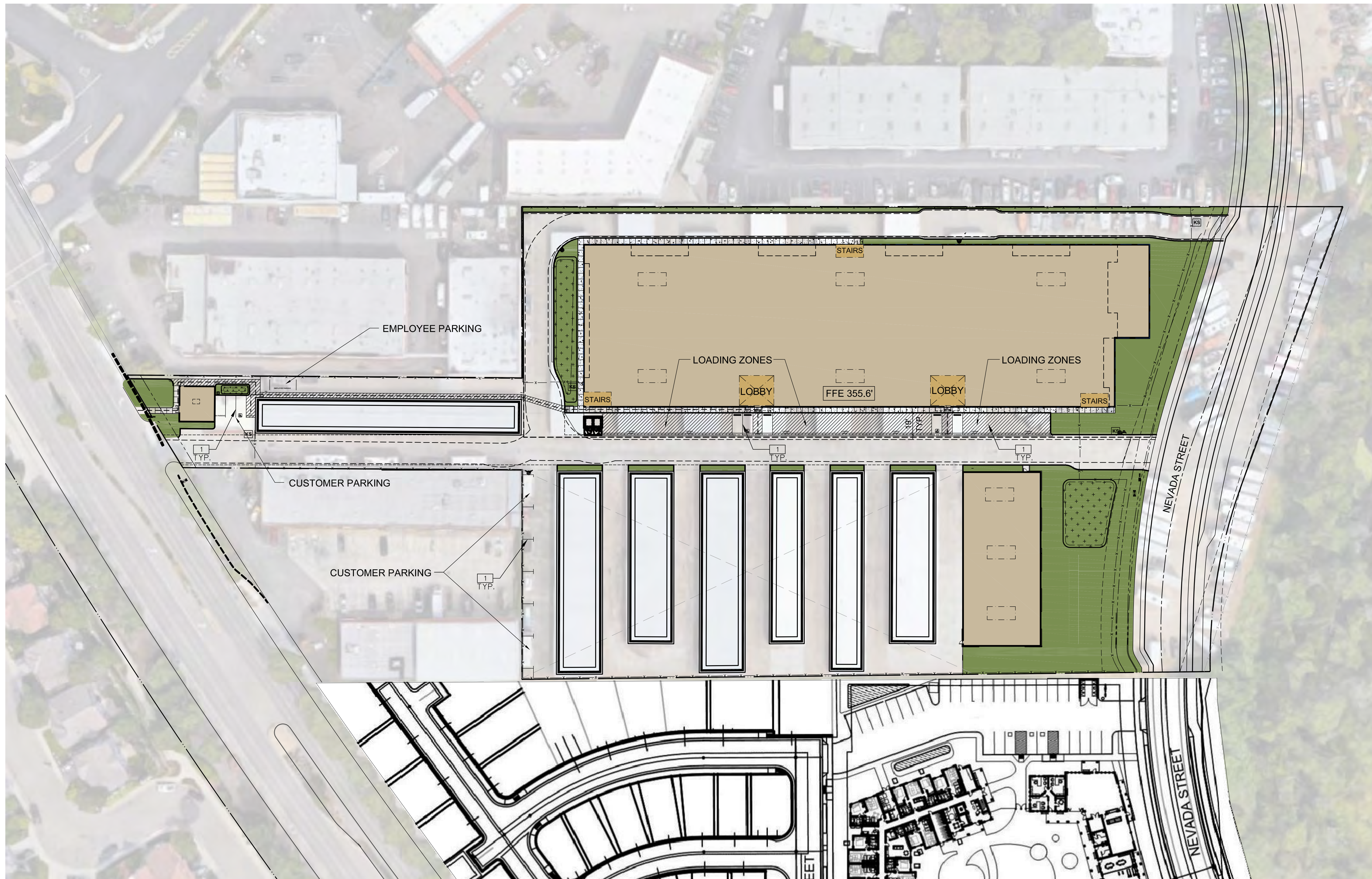


**GENERAL NOTES**

PROPOSED 1-STORY OFFICE BUILDING / NORTH END OF SITE/ PARKING AT SOUTH SIDE OF BUILDING: FOR CUSTOMER PARKING ONLY (3 SPACES)  
 PROPOSED 3-STORY STORAGE BUILDING/ PARKING ALONG WEST SIDE OF BUILDING: FOR CUSTOMER PARKING & VEHICLE LOADING/ OFF LOADING ONLY (5 SPACES), AND HATCH LOADING ZONES SHALL NOT BE USED FOR RV BOAT/ TRAILER/ VEHICLE STORAGE  
 WEST SIDE OF SITE/ PARKING ALONG NORTH END/ NORTH OF EXISTING STORAGE BUILDINGS TO REMAIN: PARKING SHALL BE FOR CUSTOMER AND EMPLOYEE PARKING ONLY (6 SPACES).

**SITE PLAN NOTES**

1 4" WIDE STRIPPING, PER SPECIFICATIONS. REFER TO DETAIL 1/A8.1.



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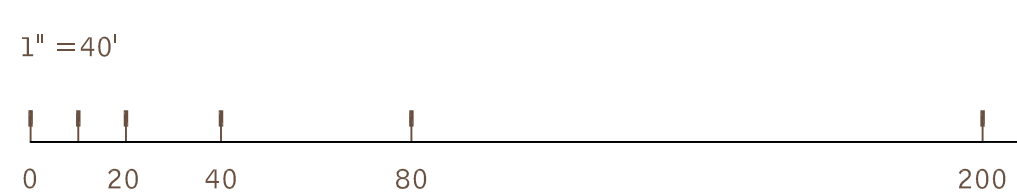
**SITE LEGEND**

- X - 6'-0" TALL FENCE
- [Hatched] FIRE LANE (HATCHED)
- ① PARKING STALL COUNT TOTAL
- ⊕ FIRE HYDRANT (COORDINATE WITH CIVIL DRAWINGS)
- [KS] KNOX KEYSWITCH, DUAL-KEYED TO POLICE AND FIRE DEPARTMENTS, AND CLICKCENTER RADIO ACCESS CONTROL SYSTEM INSTALLED WITHIN THE TENANTS ACCESS CONTROL PANEL (KEYPAD/CARDREADER)

DATE	REMARKS
05/06/19	C.I.P. AND D.R. SUBMITTAL
05/02/19	PLANNING RESUBMITTAL #1
07/17/2020	PLANNING COMMENTS
10/15/2020	PLANNING RESUBMITTAL #3

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SHEET  
**A1.2**



**PROPOSED SITE PLAN/STRIPING PLAN**

SCALE: 1"=40'-0"

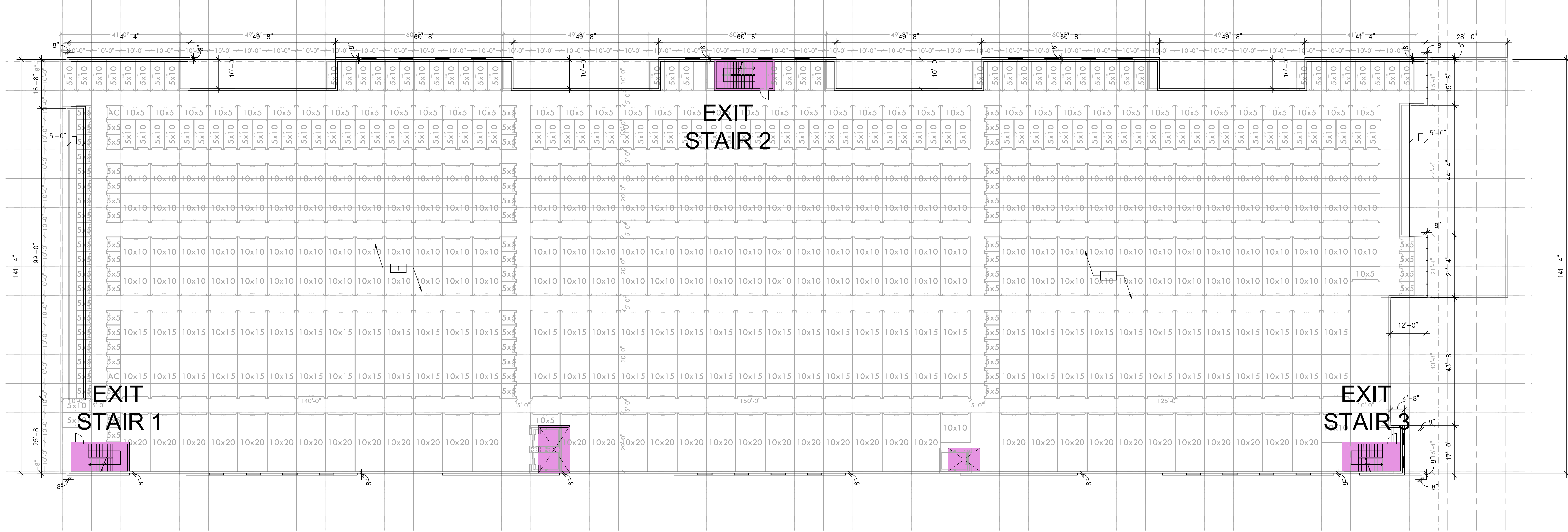


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PROPOSED THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0" 1 N

FLOOR PLAN NOTES

- 1 FUTURE UNIT LAYOUT BY OWNER

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PROPOSED THIRD FLOOR PLAN		DATE	REMARKS
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01/17/2020	PLANNING COMMENTS #1		
10/15/2020	PLANNING RESUBMITTAL #2		

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**A2.1a**

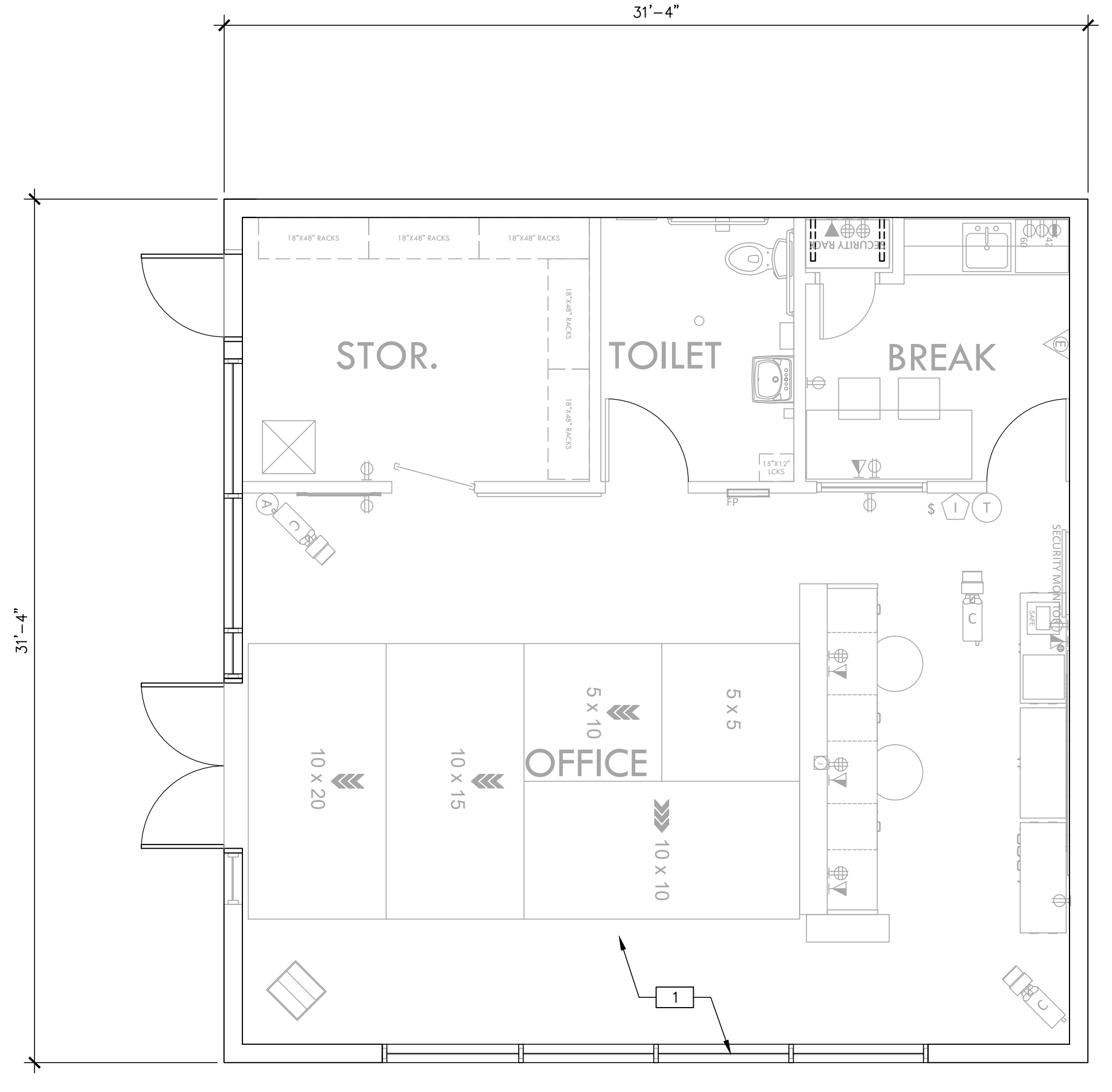
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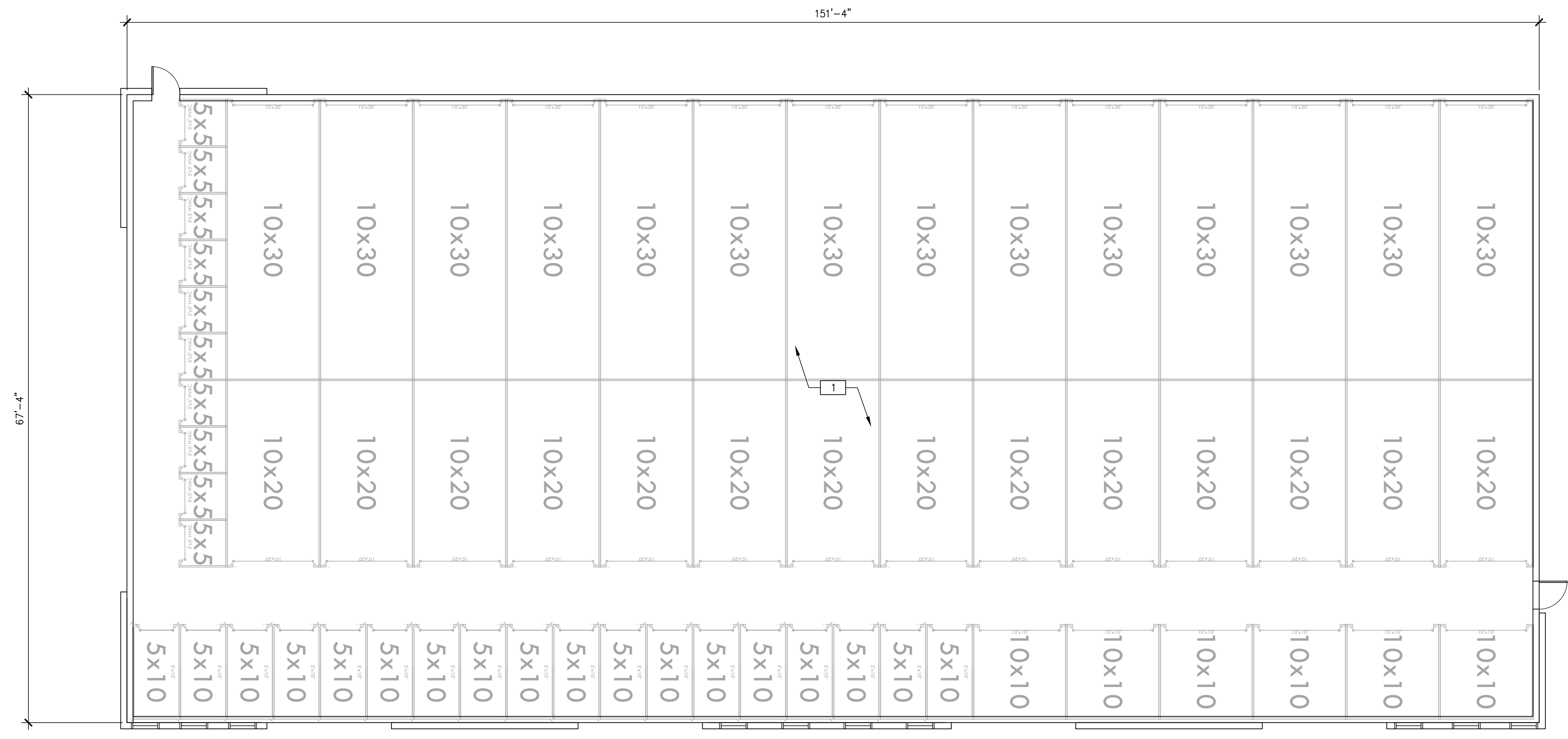
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**FLOOR PLAN NOTES**

1 FUTURE UNIT LAYOUT BY OWNER



**PROPOSED OFFICE FLOOR PLAN**  
SCALE: 1/4"=1'-0" 1



**PROPOSED 1-STORY STORAGE FLOOR PLAN**  
SCALE: 1/8"=1'-0" 2

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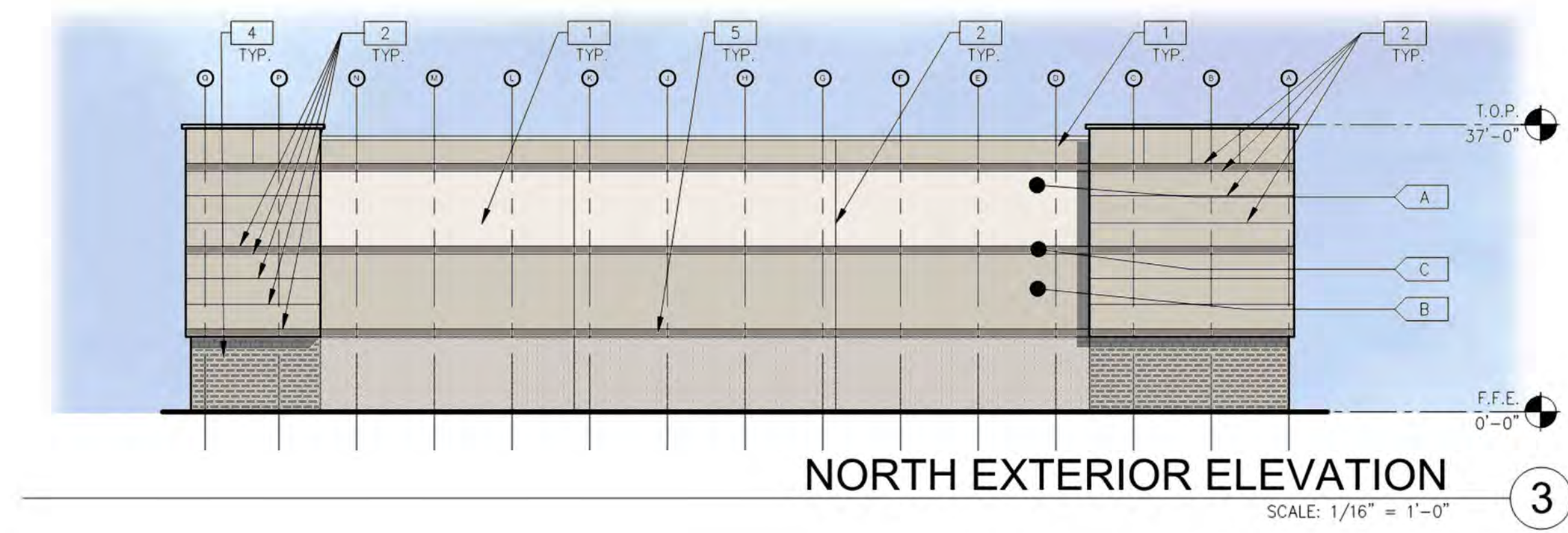
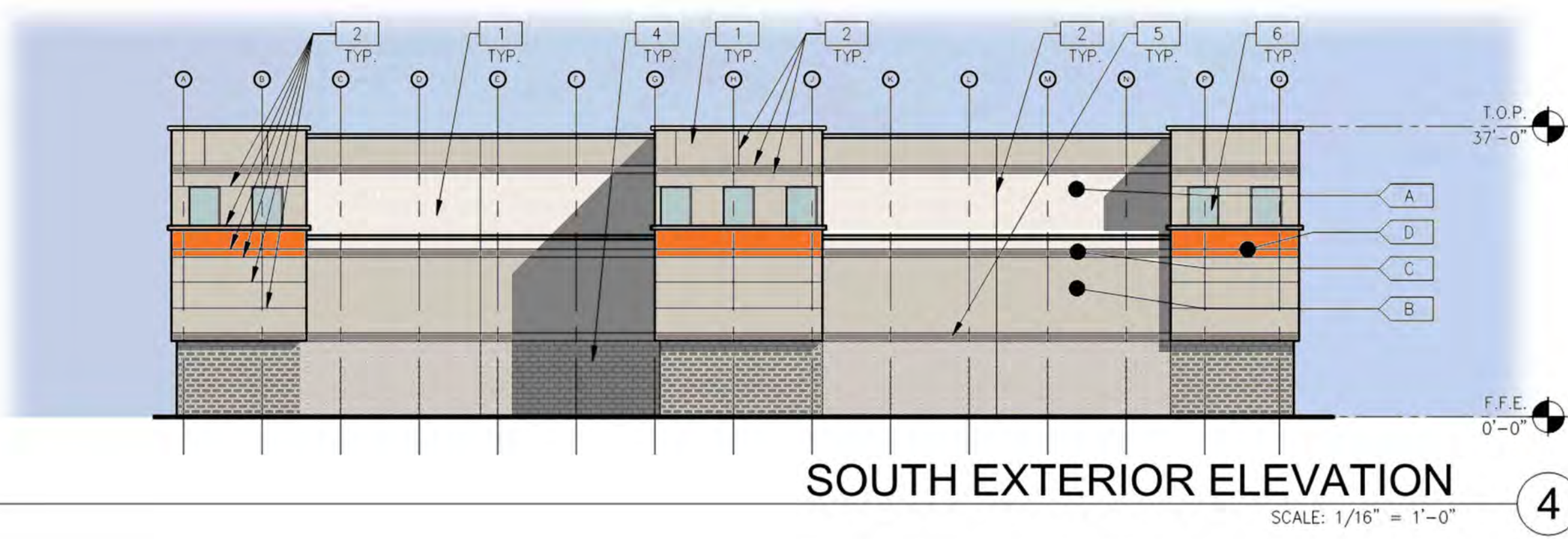
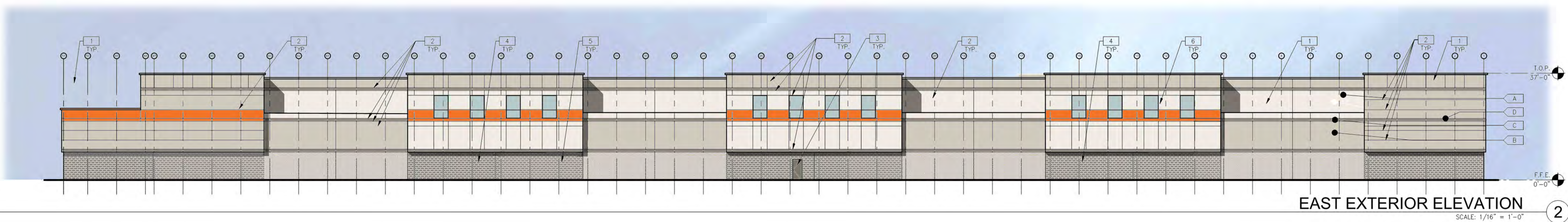
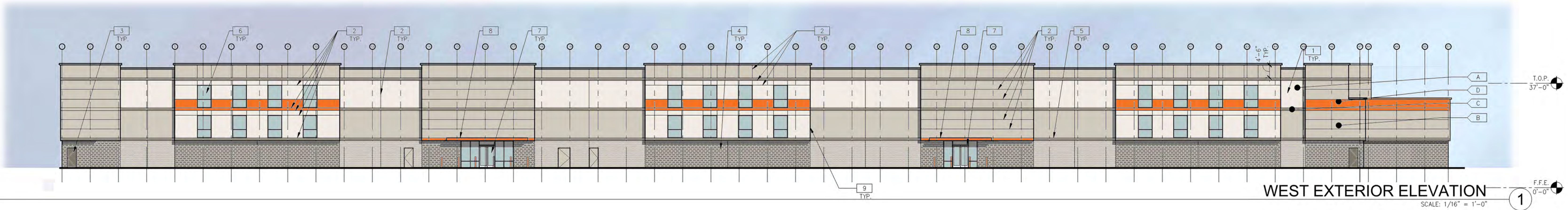
DATE	REMARKS
08/02/19	PLANNING RESUBMITTAL
12/06/19	PLANNING RESUBMITTAL #2
07/17/2020	PLANNING COMMENTS
10/15/2020	PLANNING RESUBMITTAL #3

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**ELEVATION NOTES**

SEE SHEET A0.2 FOR GENERAL NOTES

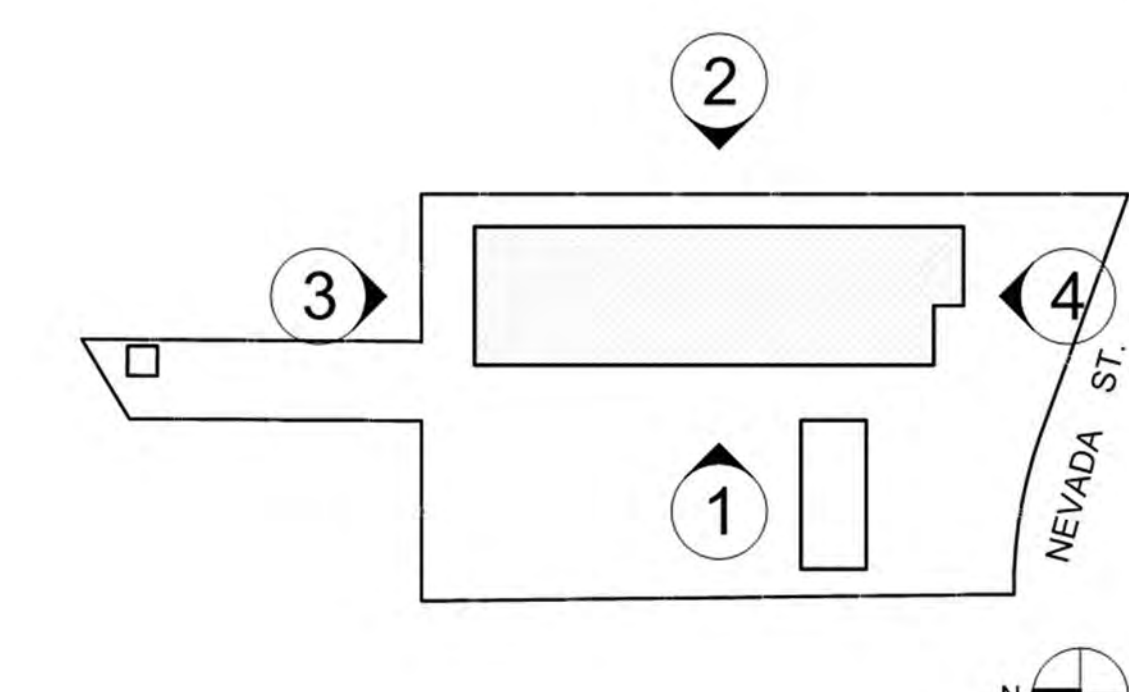
- 1 PAINTED STUCCO WALL
- 2 3/8" V-REVEAL AS SHOWN (GRAPHIC SCORE LINES)
- 3 PAINTED HOLLOW-METAL DOOR
- 4 BASALITE SPLIT FACE CMU BLOCK, MEDIUM WEIGHT 438
- 5 BASALITE SPLIT FACE CMU BLOCK, MEDIUM WEIGHT 397
- 6 SPANDREL GLAZING
- 7 STOREFRONT: CLEAR ANNOXIDIZED ALUMINUM WITH HIGH PERFORMANCE GLAZING
- 8 MAPES ARCHITECTURAL LUMASHADE CANOPY
- 9 8" WALL POP-OUT.

**COLOR LEGEND**

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A BASE COLOR: WINTER MOOD - PPG14-16
- B SECONDARY COLOR: MOTH GRAY - PPG14-29
- C ACCENT COLOR: ROLLER COASTER - PPG1008-5
- D ACCENT COLOR: PS ORANGE

**KEY PLAN**



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**PROPOSED 3-STORY STORAGE ELEVATIONS**

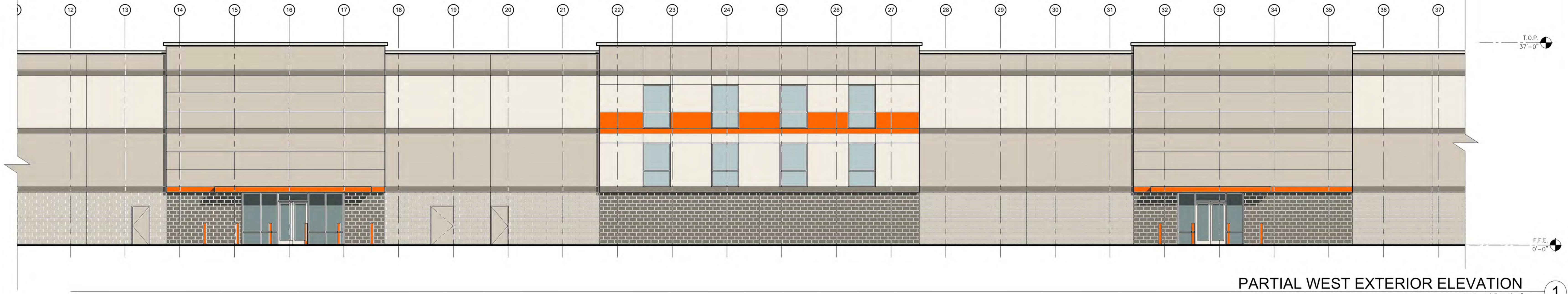
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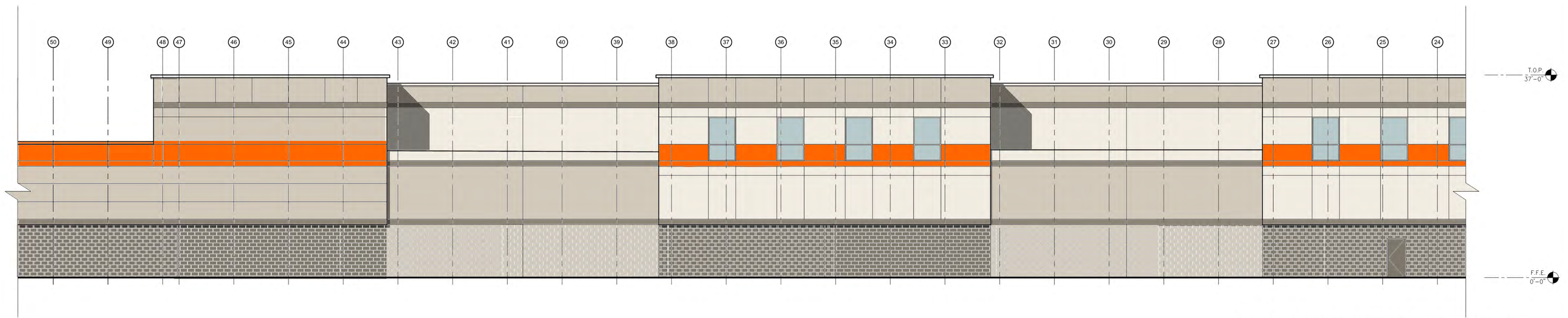




PARTIAL WEST EXTERIOR ELEVATION

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

1



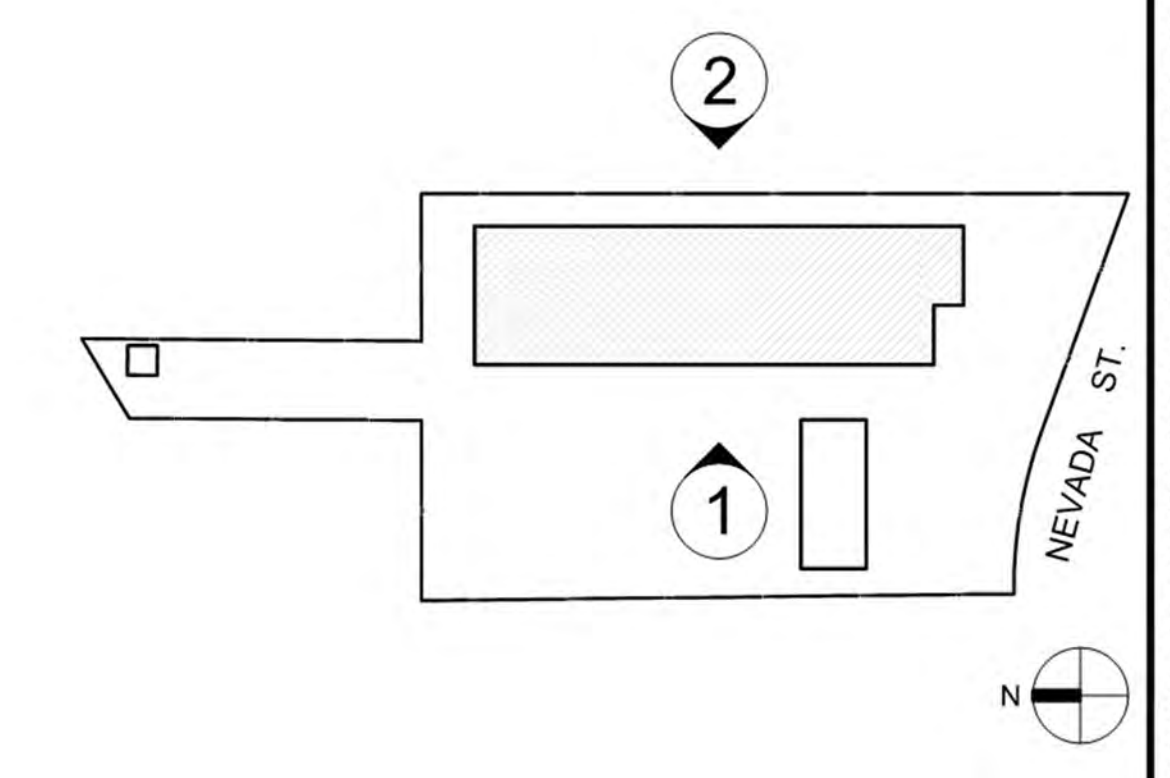
PARTIAL EAST EXTERIOR ELEVATION

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

2

\*NOTE: SEE SHEETS A4.1 & A4.2 FOR PAINT FINISH SCHEDULE & ADDITIONAL NOTES

KEY PLAN



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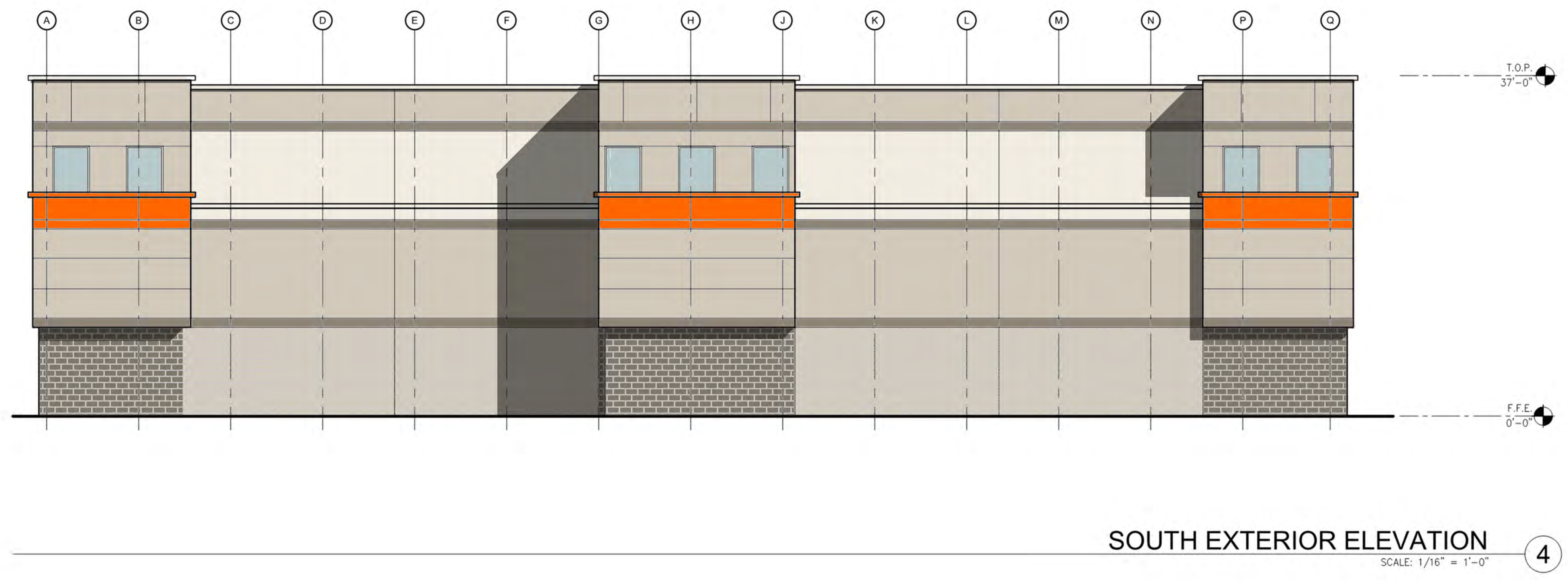
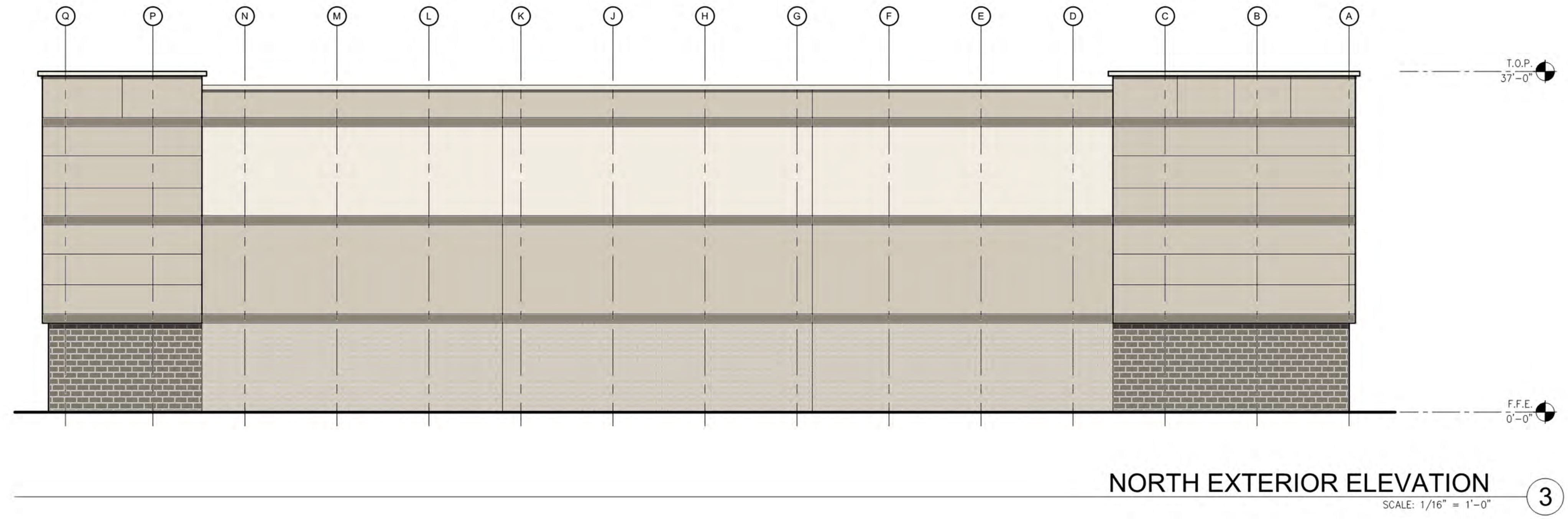
PROPOSED 3-STORY STORAGE ENLARGED ELEVATIONS	
DATE	REMARKS
05/19/19	CLIP AND DISMISSAL
08/02/19	PLANNING RESUBMITTAL
12/06/19	PLANNING RESUBMITTAL #2
07/17/2020	PLANNING COMMENTS
10/15/2020	PLANNING RESUBMITTAL #3

PA / PM:	N.D.
DRAWN BY:	Z.P.
JOB NO.:	SNR17-0075-00

SHEET  
**A4.1a**

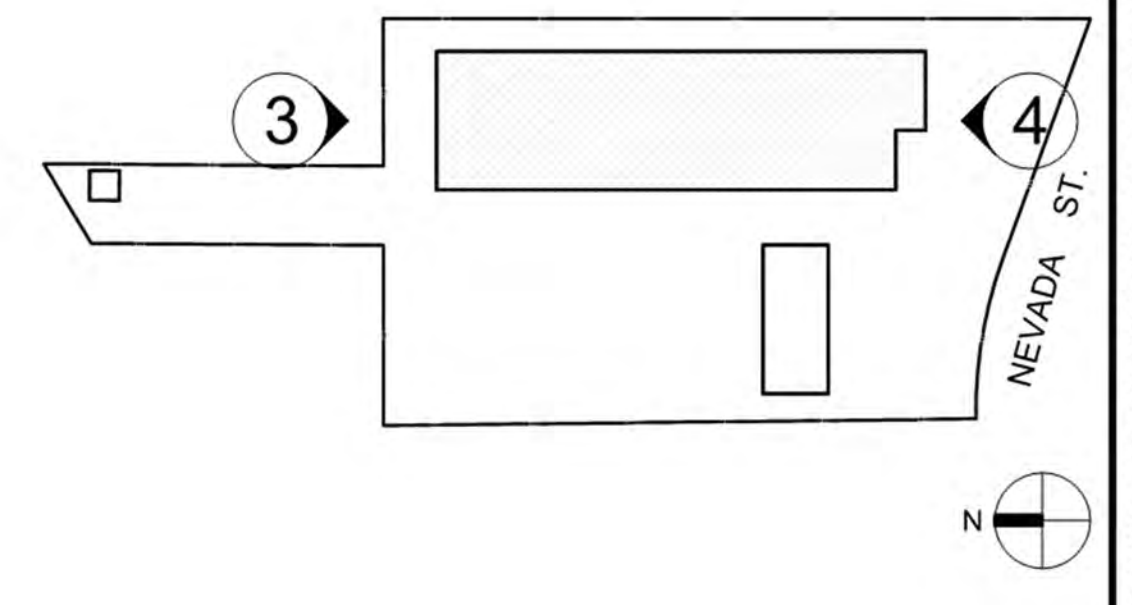
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\*NOTE: SEE SHEETS A4.1 & A4.2 FOR PAINT FINISH SCHEDULE & ADDITIONAL NOTES

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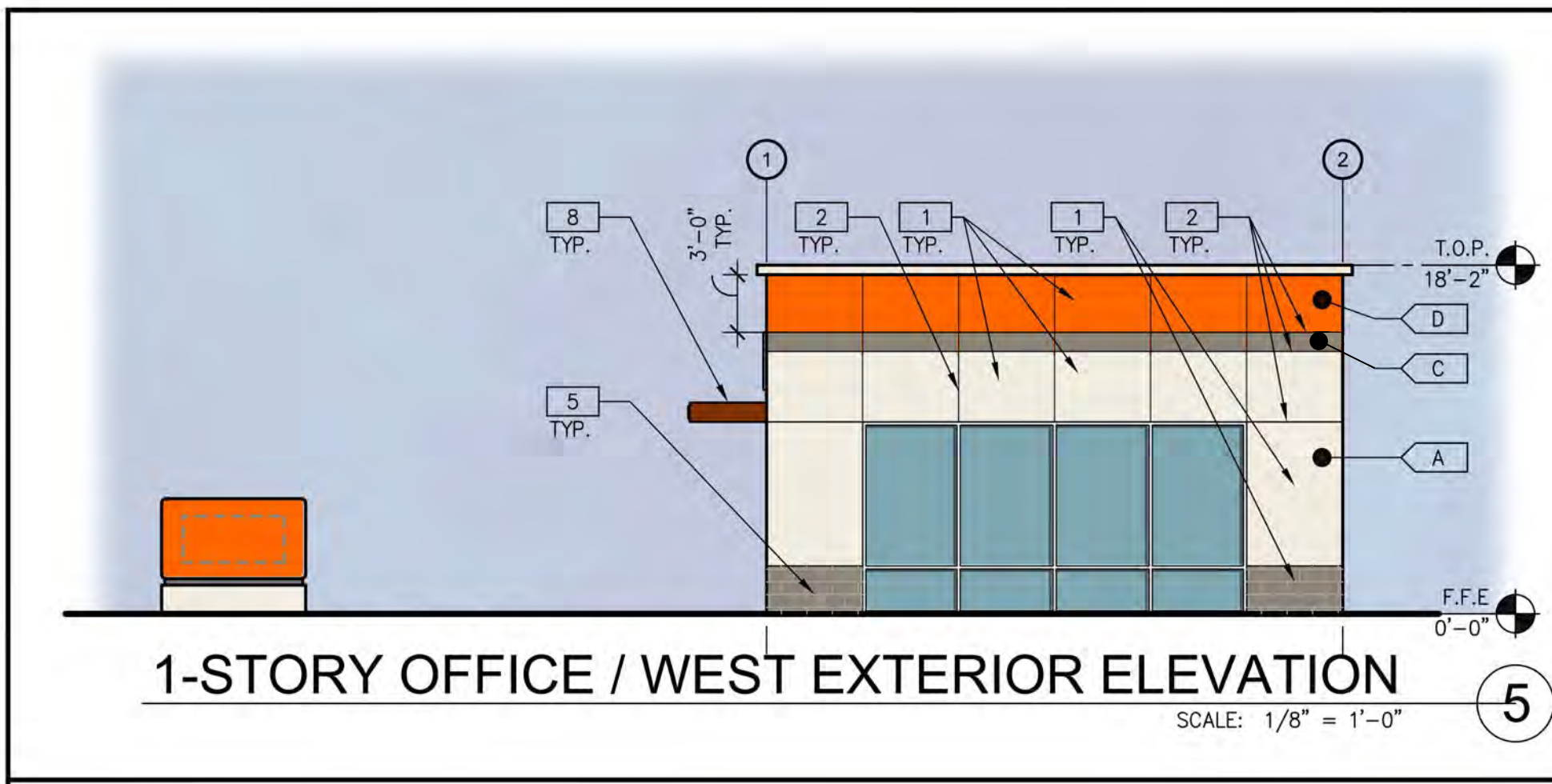
PROPOSED 3-STORY STORAGE ENLARGED ELEVATIONS	
DATE	REMARKS
05/19/19	CLIP AND DISMISSED
08/02/19	PLANNING RESUBMITTAL
12/06/19	PLANNING RESUBMITTAL #2
07/17/2020	PLANNING COMMENTS
10/15/2020	PLANNING RESUBMITTAL #3

PA / PM:	N.D.
DRAWN BY:	Z.P.
JOB NO.:	SNR17-0075-00

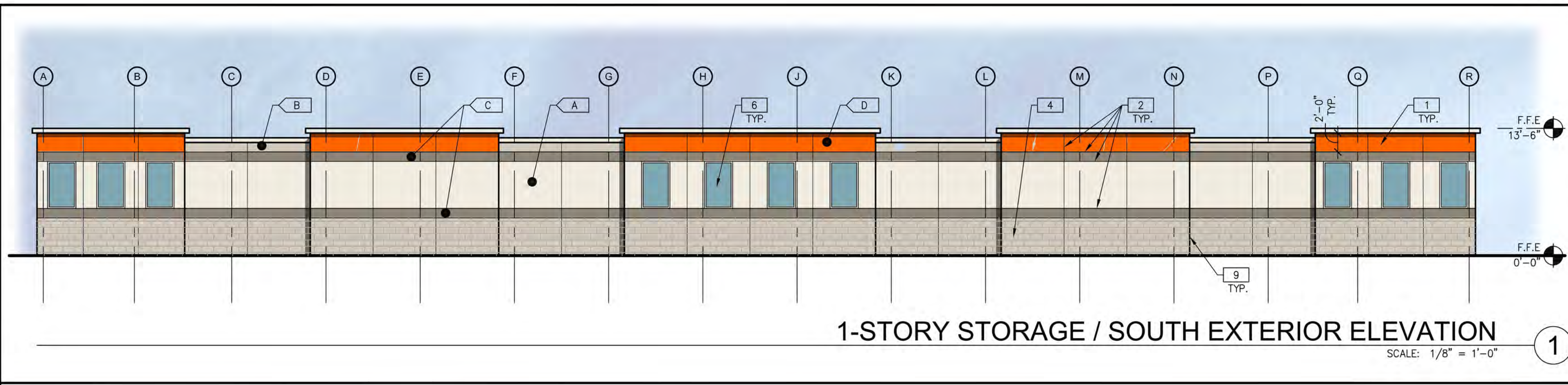
SHEET  
**A4.1b**

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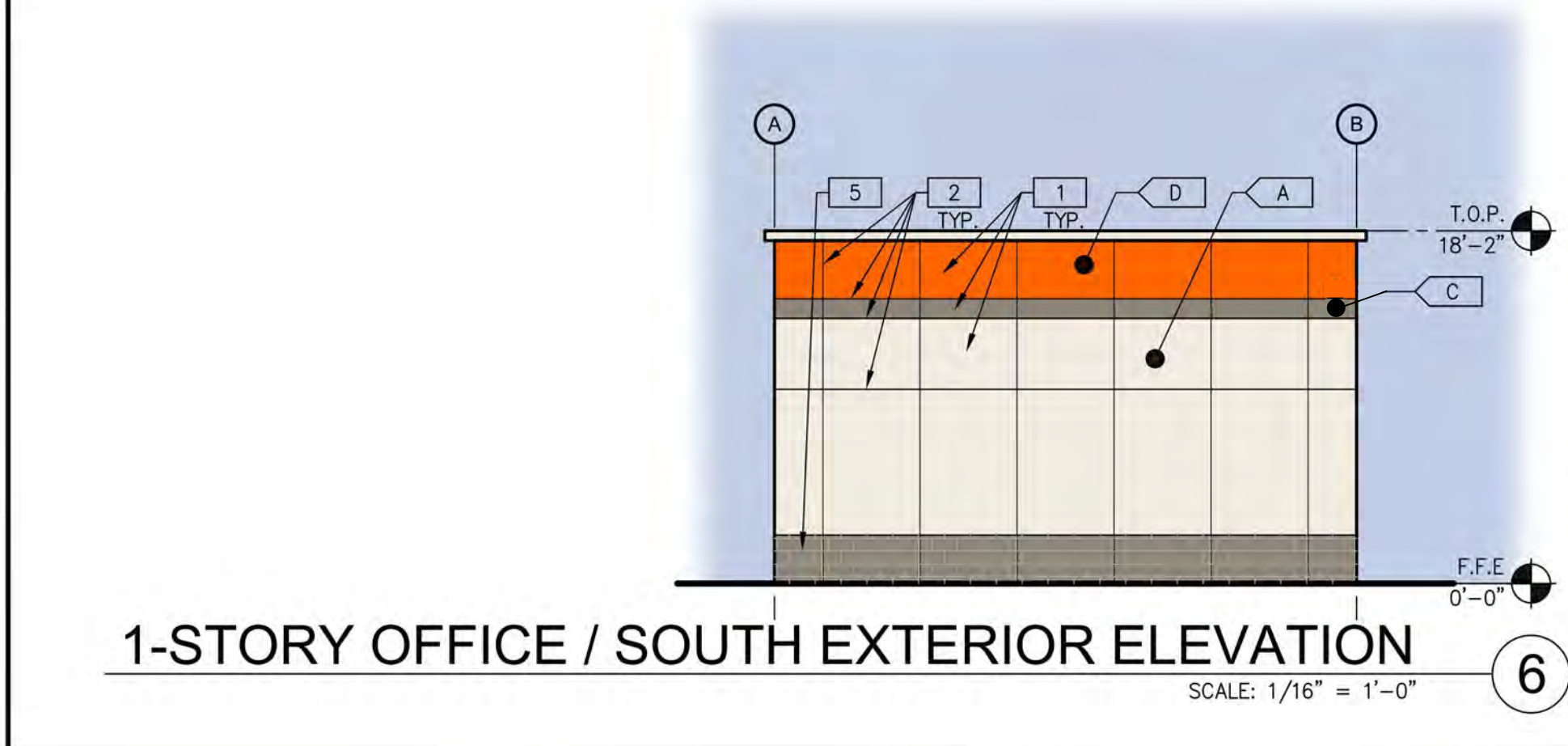


1-STORY OFFICE / WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" 5

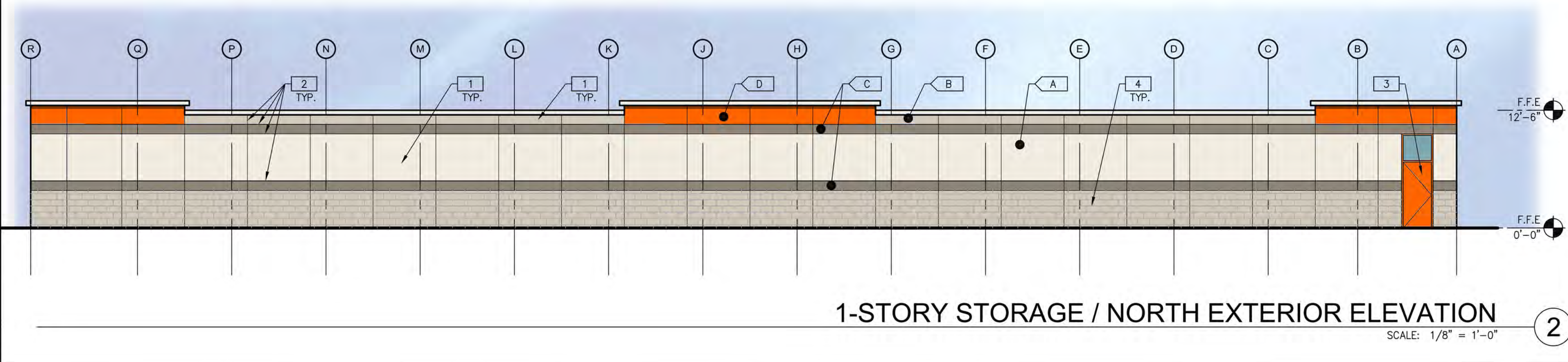


1-STORY STORAGE / SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" 1

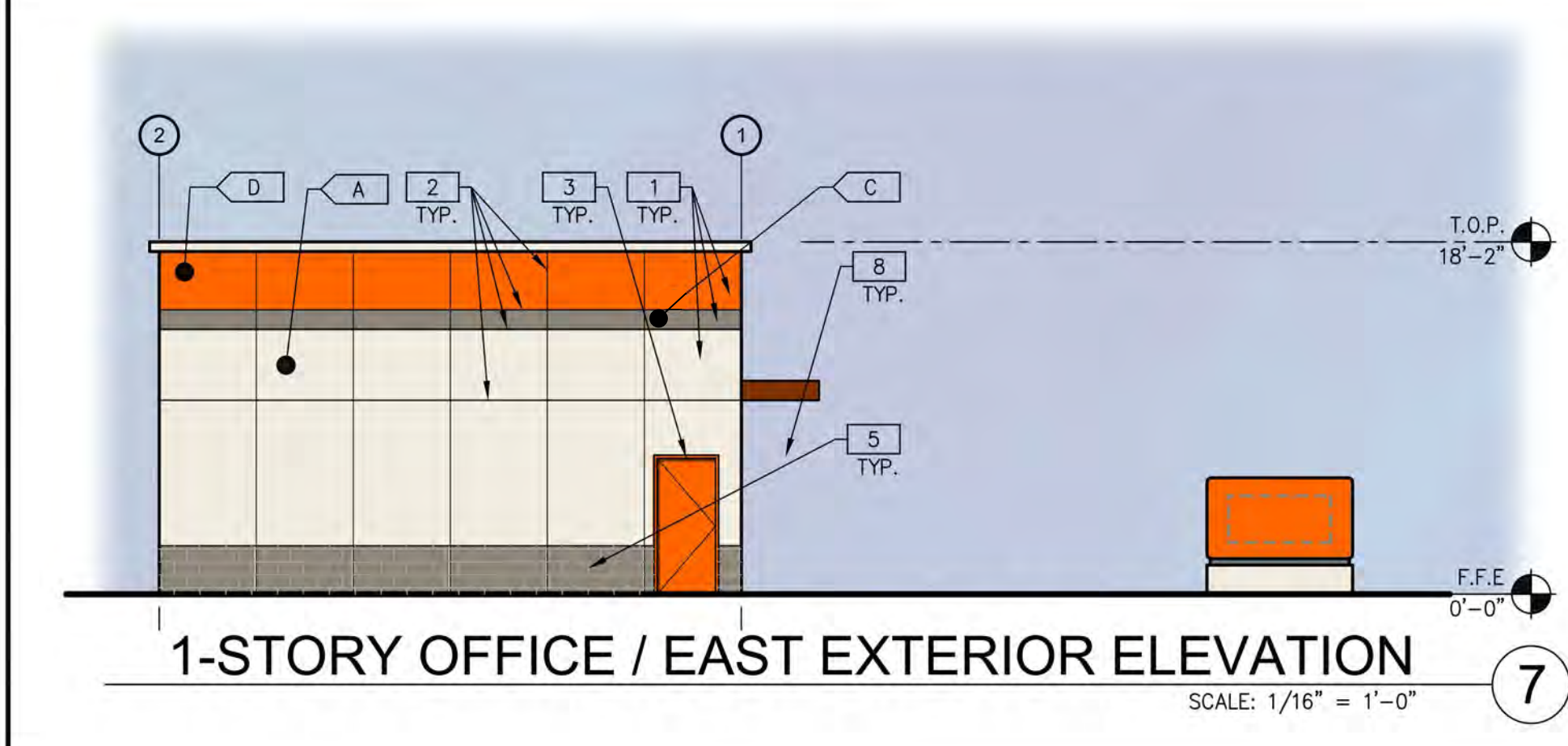
- ELEVATION NOTES**  
SEE SHEET A0.2 FOR GENERAL NOTES
- 1 PAINTED STUCCO WALL
  - 2 3/8" V-REVEAL
  - 3 PAINTED HOLLOW-METAL DOOR
  - 4 BASALITE SPLIT FACE CMU BLOCK, MEDIUM WEIGHT 438
  - 5 BASALITE SPLIT FACE CMU BLOCK, MEDIUM WEIGHT 397
  - 6 SPANDREL GLAZING
  - 7 STOREFRONT: CLEAR ANNOOIZED ALUMINUM WITH HIGH PERFORMANCE GLAZING
  - 8 MAPES ARCHITECTURAL LUMASHADE CANOPY
  - 9 6" WALL POP-OUT.



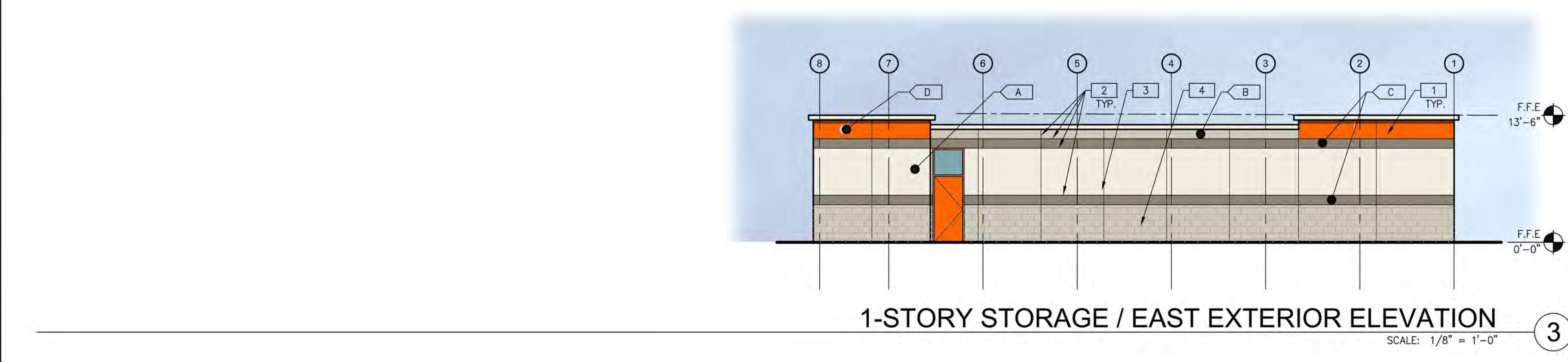
1-STORY OFFICE / SOUTH EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0" 6



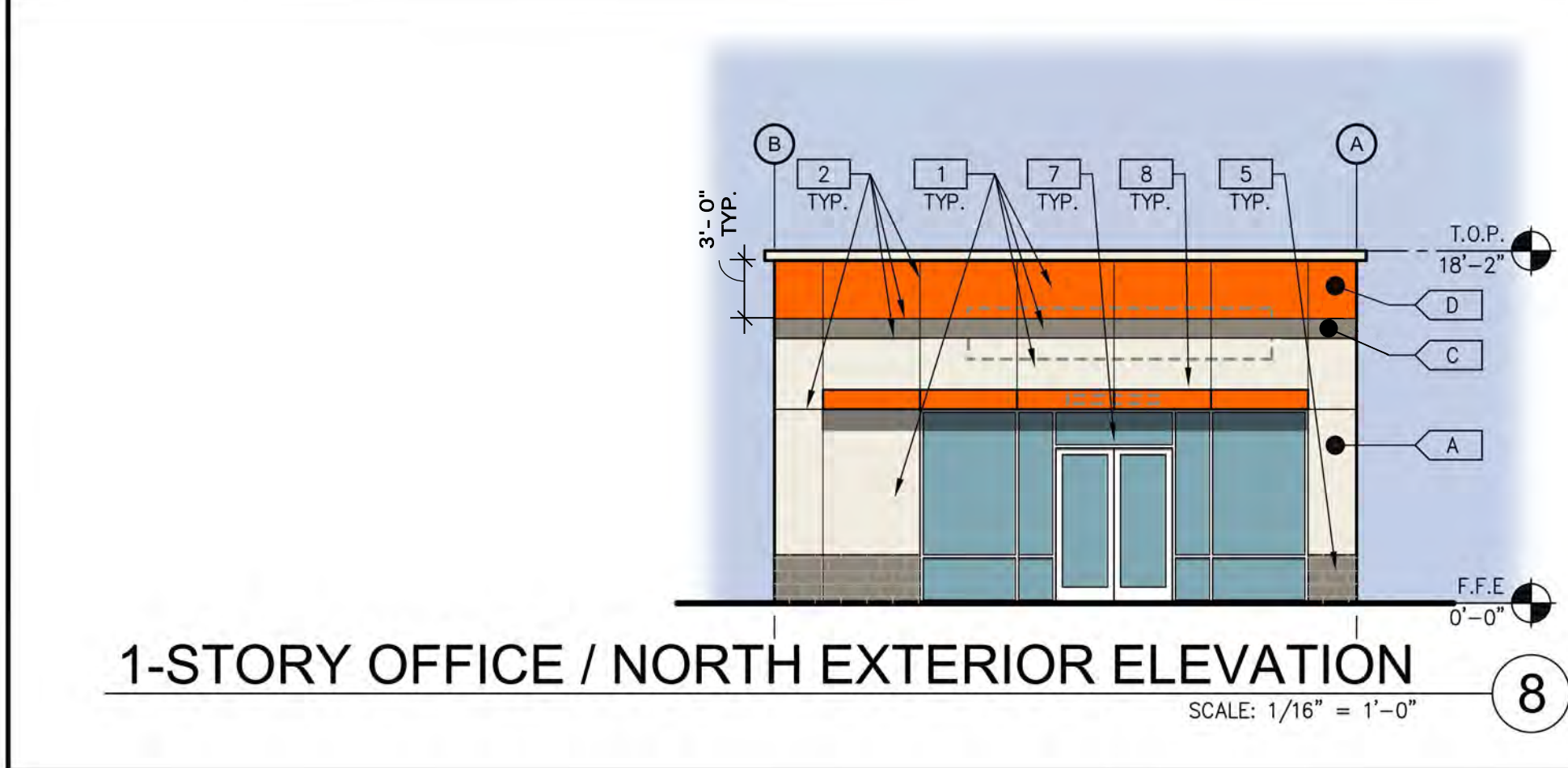
1-STORY STORAGE / NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" 2



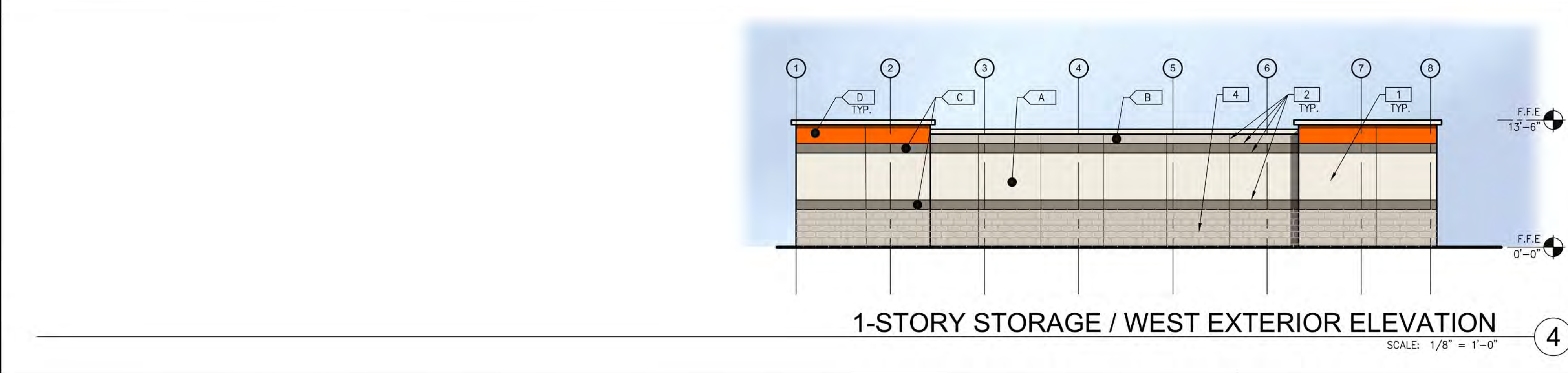
1-STORY OFFICE / EAST EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0" 7



1-STORY STORAGE / EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" 3



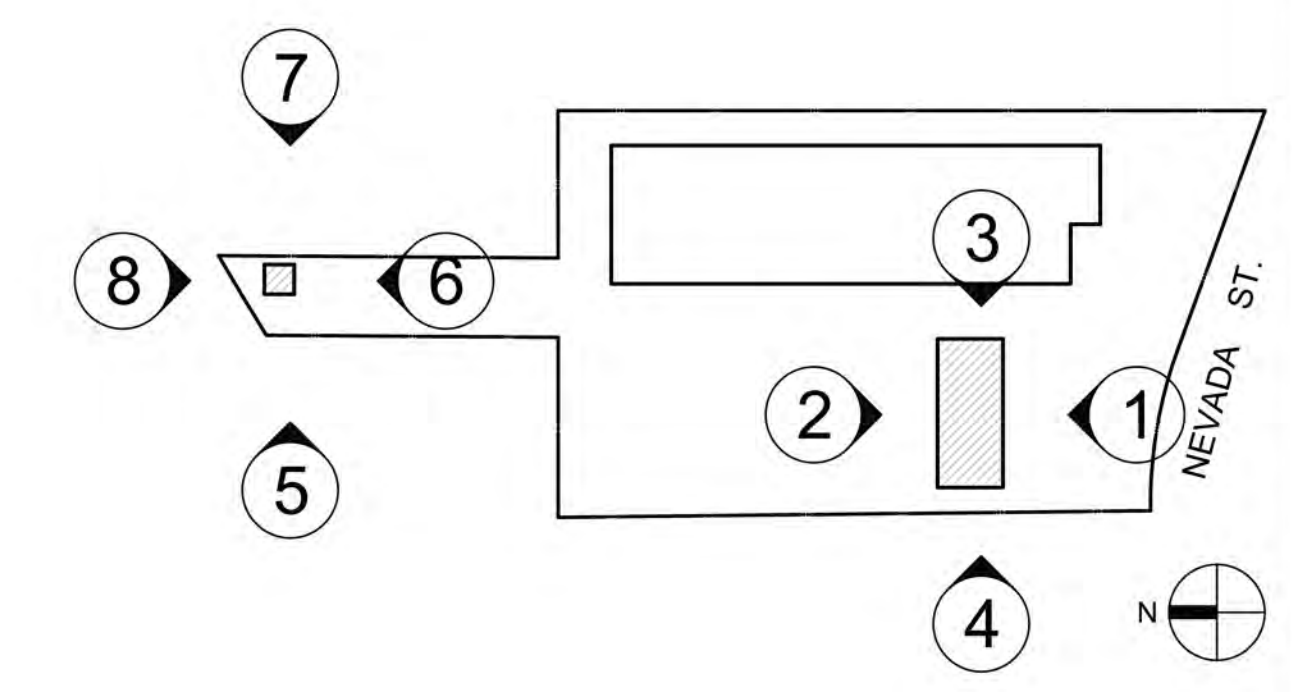
1-STORY OFFICE / NORTH EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0" 8



1-STORY STORAGE / WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" 4

- COLOR LEGEND**  
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A BASE COLOR: WINTER MOOD - PPG14-16
  - B SECONDARY COLOR: MOTH GRAY - PPG14-29
  - C ACCENT COLOR: ROLLER COASTER - PPG100B-5
  - D ACCENT COLOR: PS ORANGE

**KEY PLAN**



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**PROPOSED 1-STORY STORAGE & OFFICE ELEVATIONS**

DATE	REVISIONS	DATE	REVISIONS
05/07/19	C.L.P. AND D. MALCOLM		
08/02/19	PLANNING RESUBMITTAL		
12/05/19	PLANNING RESUBMITTAL #2		

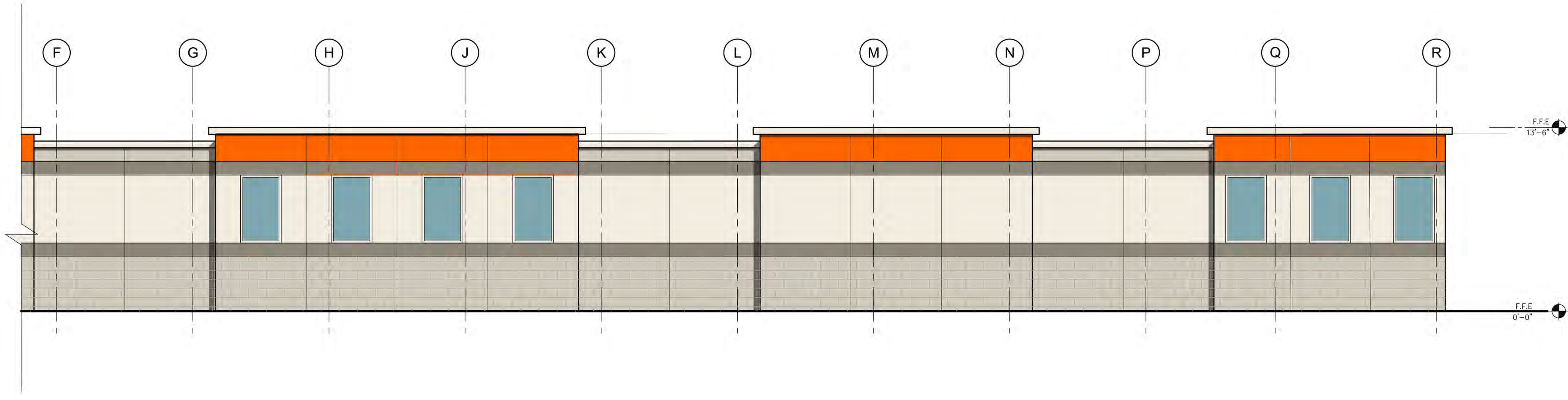
PA / PM:	N.D.
DRAWN BY:	Z.P.
JOB NO.:	SNR17-0075-00

SHEET  
**A4.2**

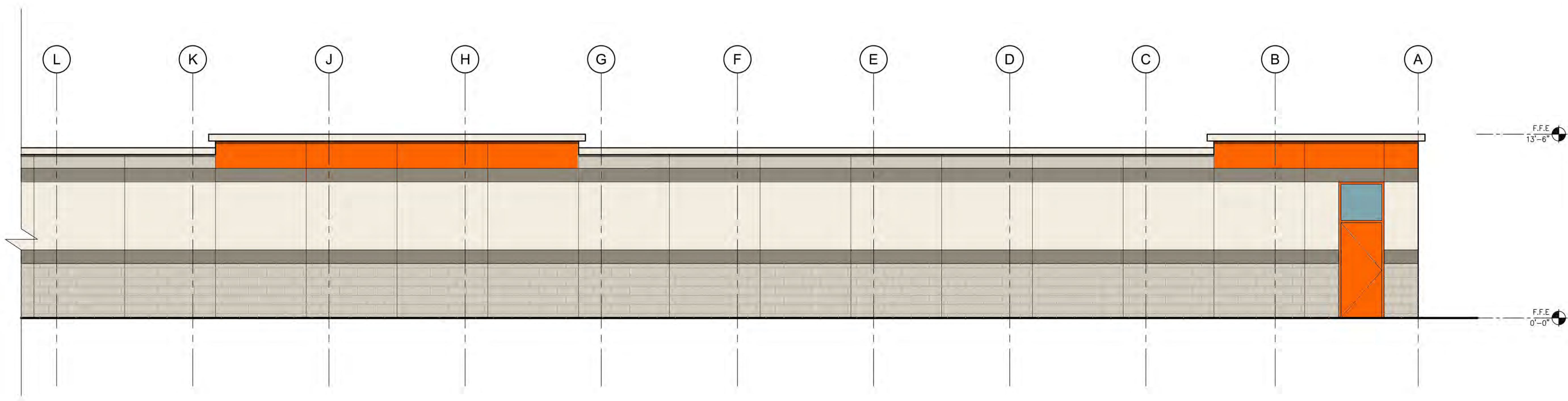
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NOTE: SEE SHEETS A4.1 & A4.2 FOR PAINT FINISH SCHEDULE & ADDITIONAL NOTES

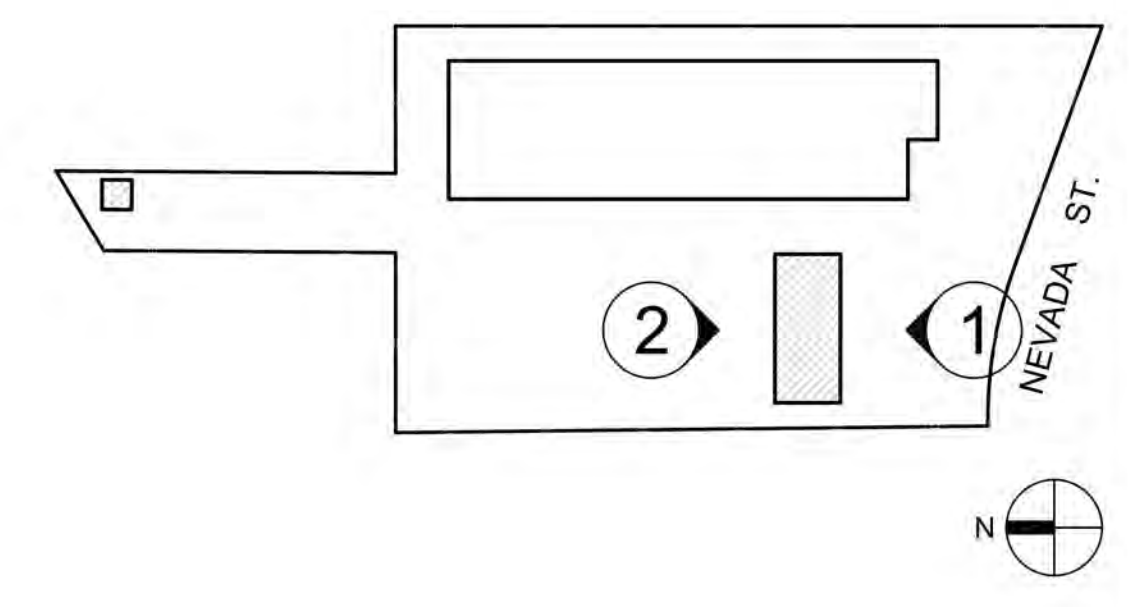


1-STORY STORAGE / PARTIAL SOUTH EXTERIOR ELEVATION ①  
SCALE: 1/4" = 1'-0"



1-STORY STORAGE / PARTIAL NORTH EXTERIOR ELEVATION ②  
SCALE: 1/4" = 1'-0"

KEY PLAN



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PROPOSED 1-STORY STORAGE PARTIAL ELEVATIONS	
DATE	REMARKS
05/18/19	CLIP AND DIMENSIONAL
08/02/19	PLANNING RESUBMITTAL
12/05/19	PLANNING RESUBMITTAL #2

PA / PM:	N.D.
DRAWN BY:	Z.P.
JOB NO.:	SNR17-0075-00

SHEET  
**A4.2a**

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\*NOTE: SEE SHEETS A4.1 & A4.2 FOR PAINT FINISH SCHEDULE & ADDITIONAL NOTES

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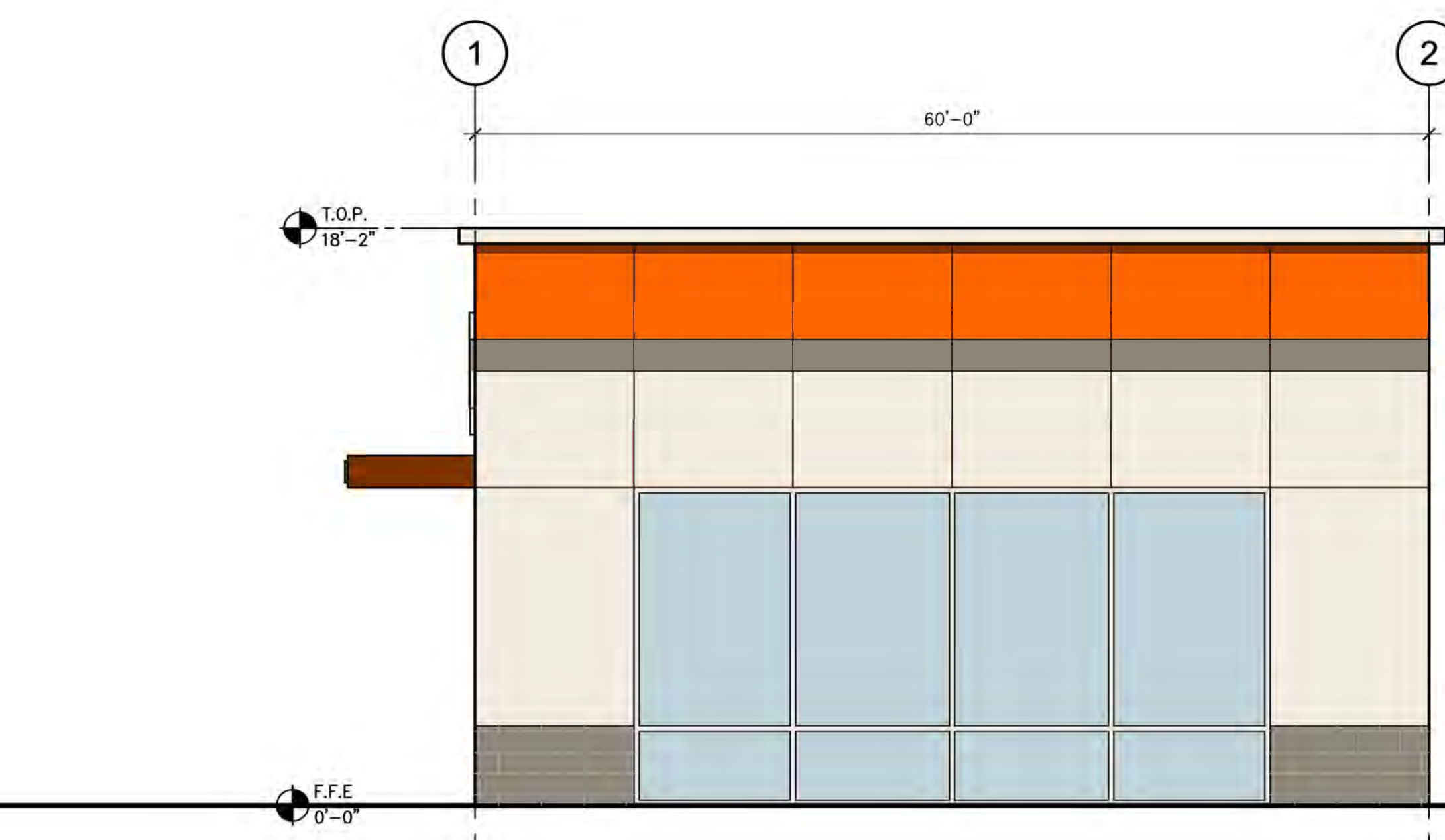
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PROPOSED ENLARGED OFFICE ELEVATIONS			
DATE	REVISIONS	DATE	REMARKS
05/07/19	CLIP AND DIMENSIONAL		
08/02/19	PLANNING RESUBMITTAL		
12/05/19	PLANNING RESUBMITTAL #2		

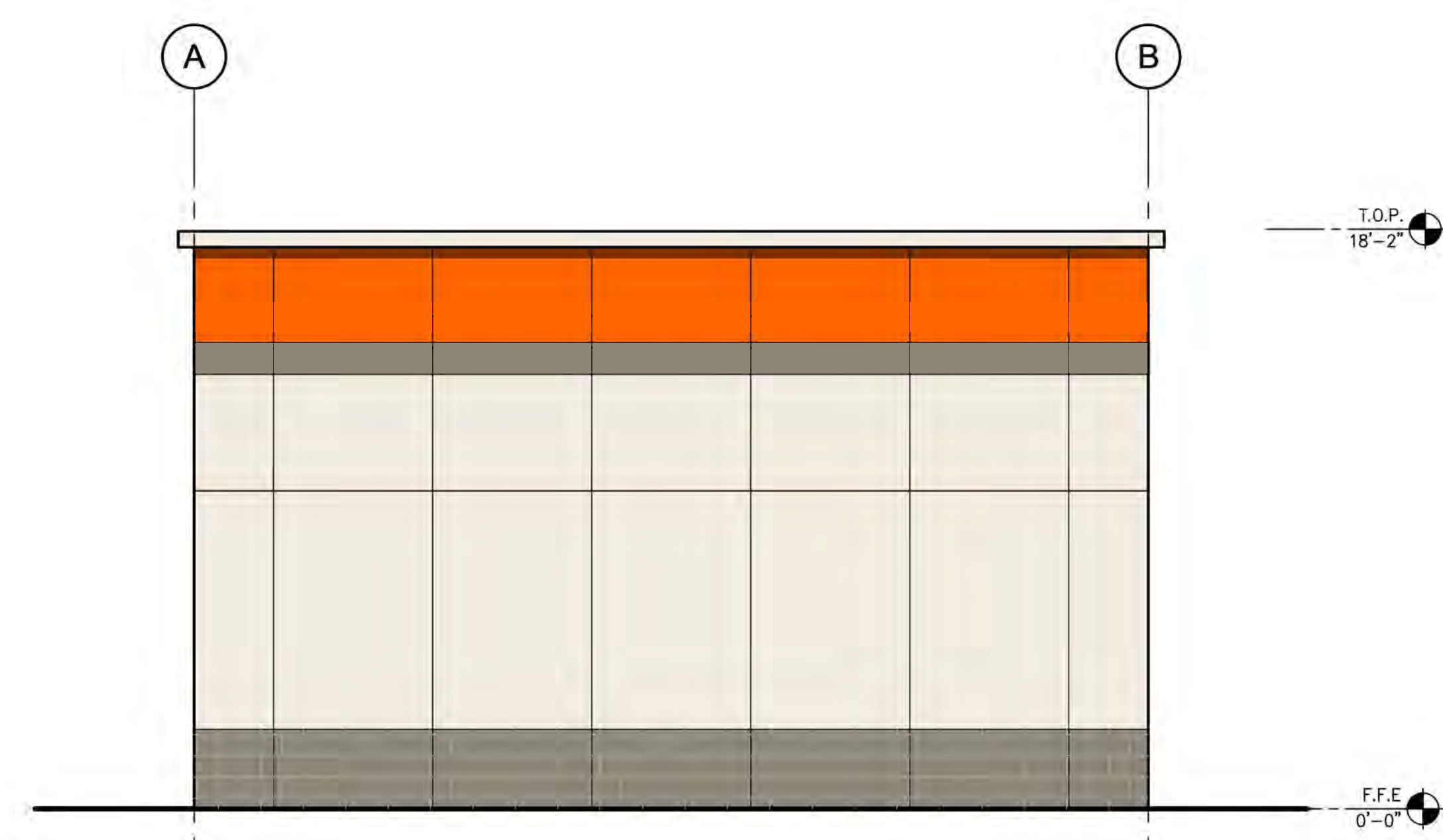
PA / PM:	N.D.
DRAWN BY:	Z.P.
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SHEET  
**A4.2c**

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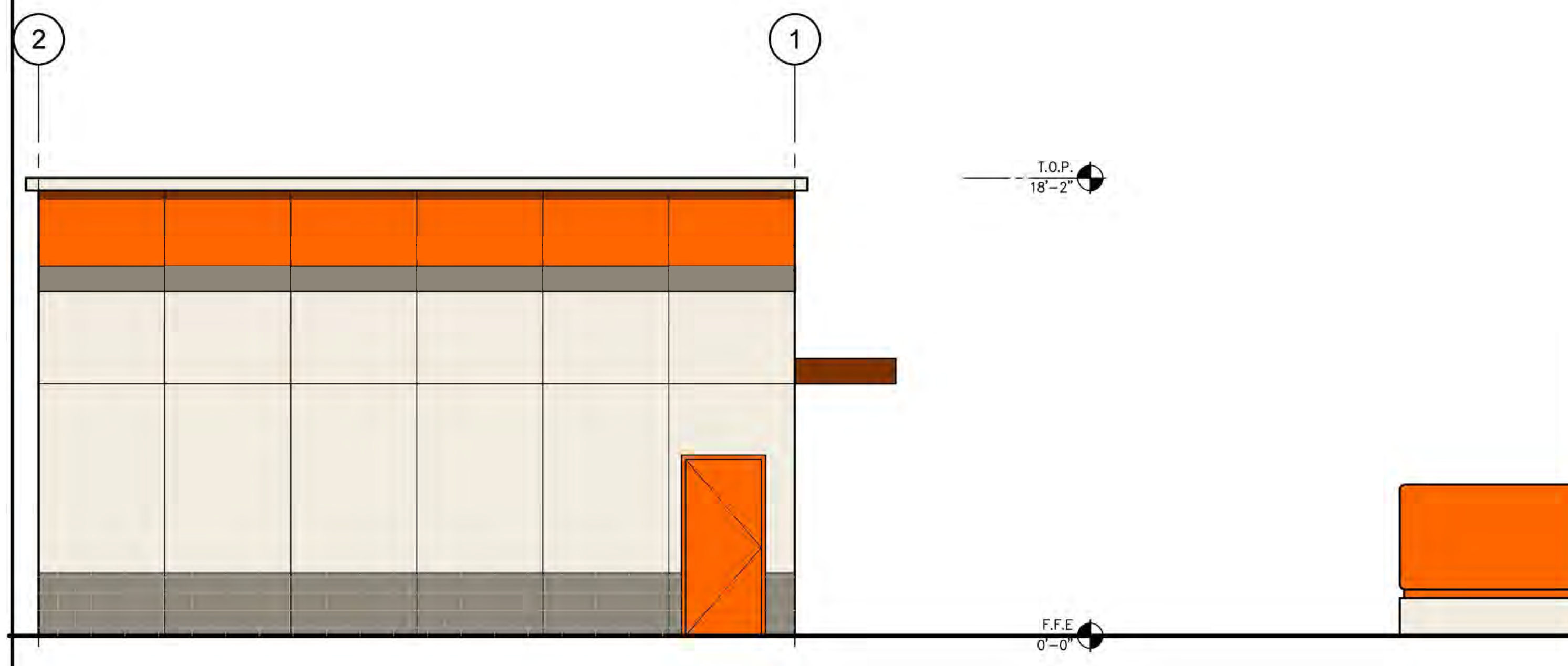
1-STORY OFFICE / ENLARGED WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0" 5



1-STORY OFFICE / ENLARGED SOUTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0" 6

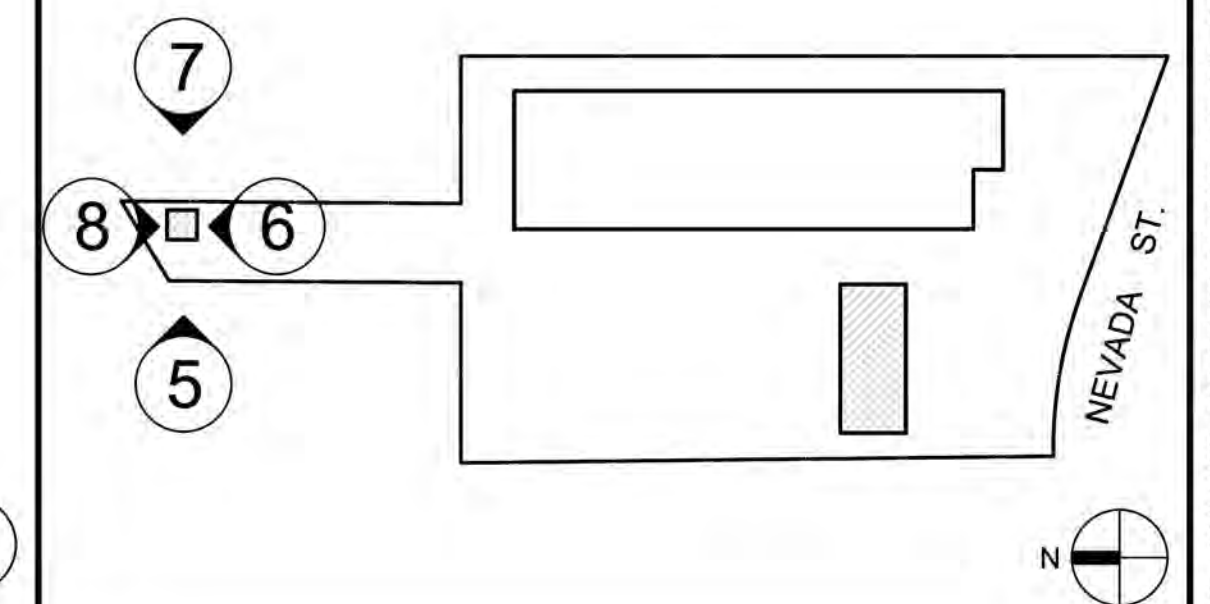


1-STORY OFFICE / NORTH EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0" 8

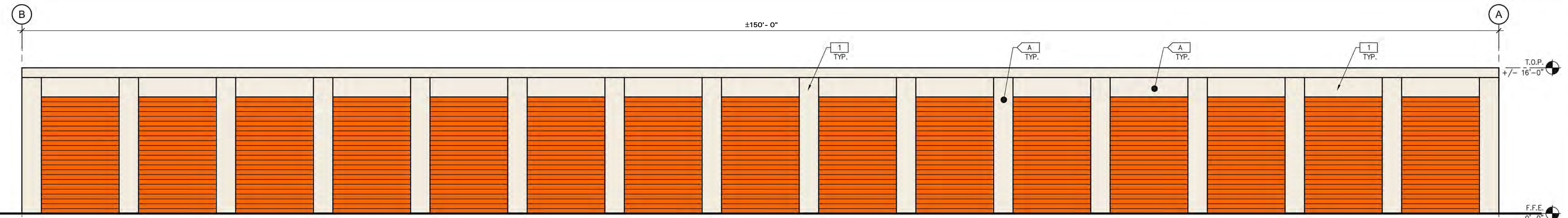


1-STORY OFFICE / EAST EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0" 7

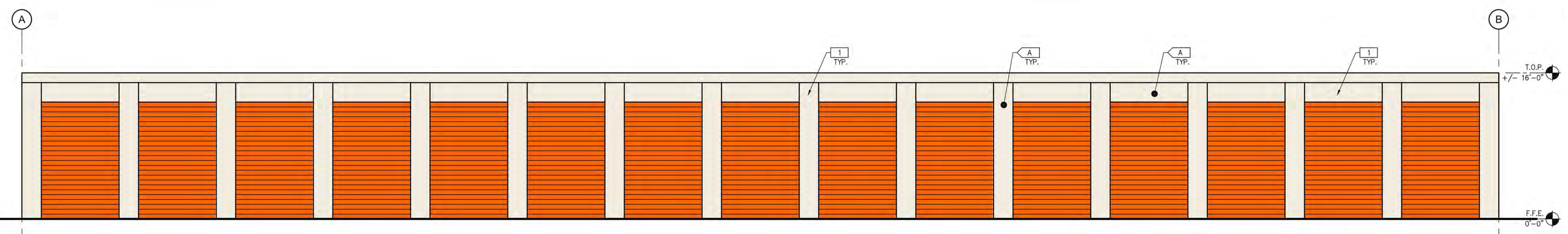
KEY PLAN



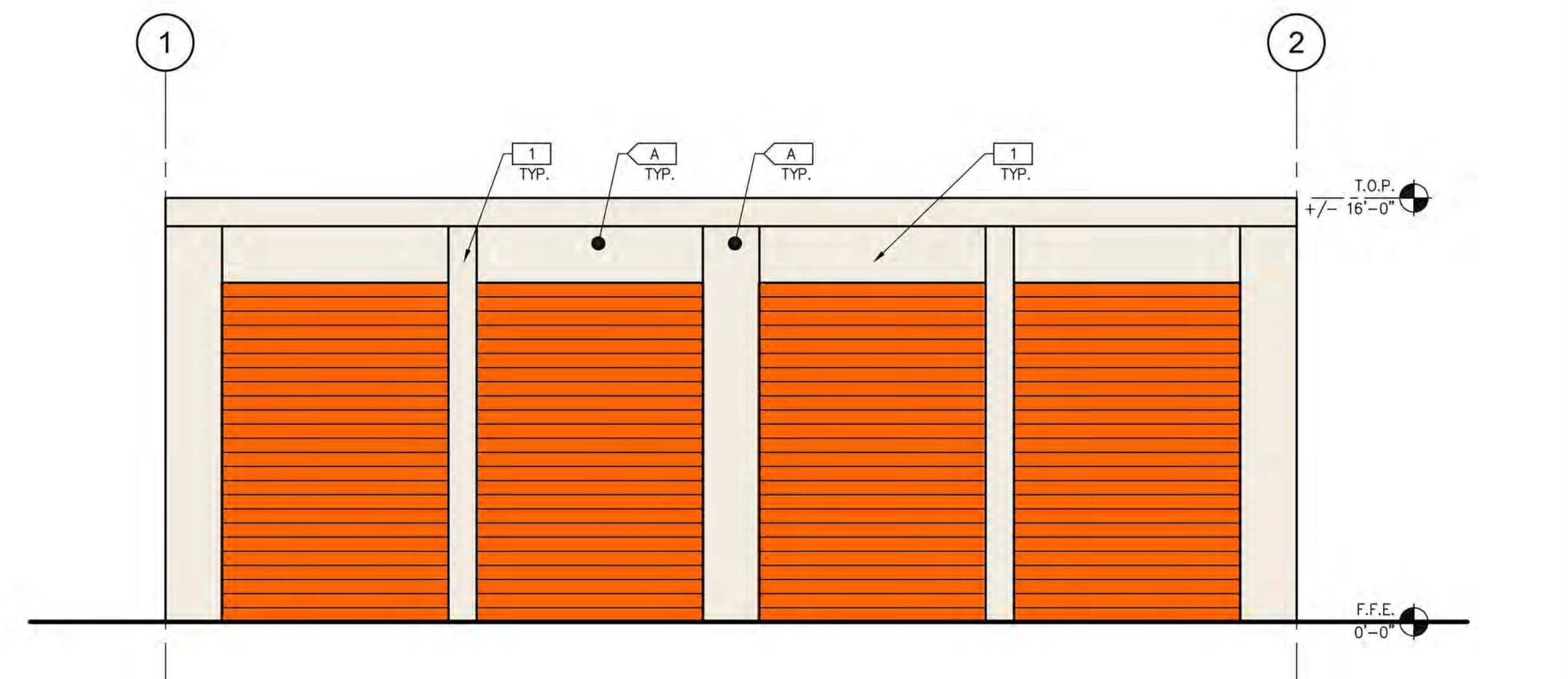




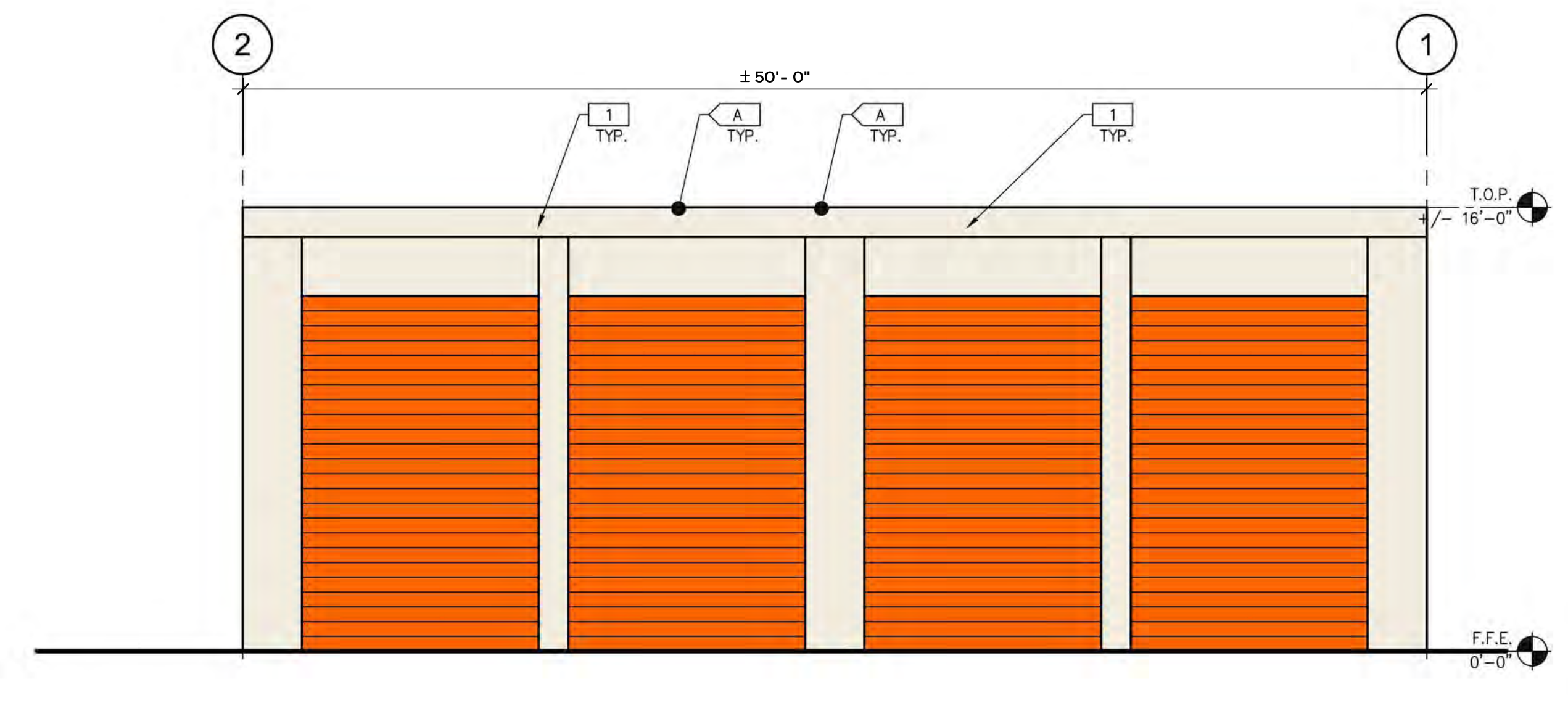
EXISTING BUILDING NORTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0" 1



EXISTING BUILDING SOUTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0" 2



EXISTING BUILDING WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0" 4



EXISTING BUILDING EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0" 3

**ELEVATION NOTES**

SEE SHEET A0.2 FOR GENERAL NOTES

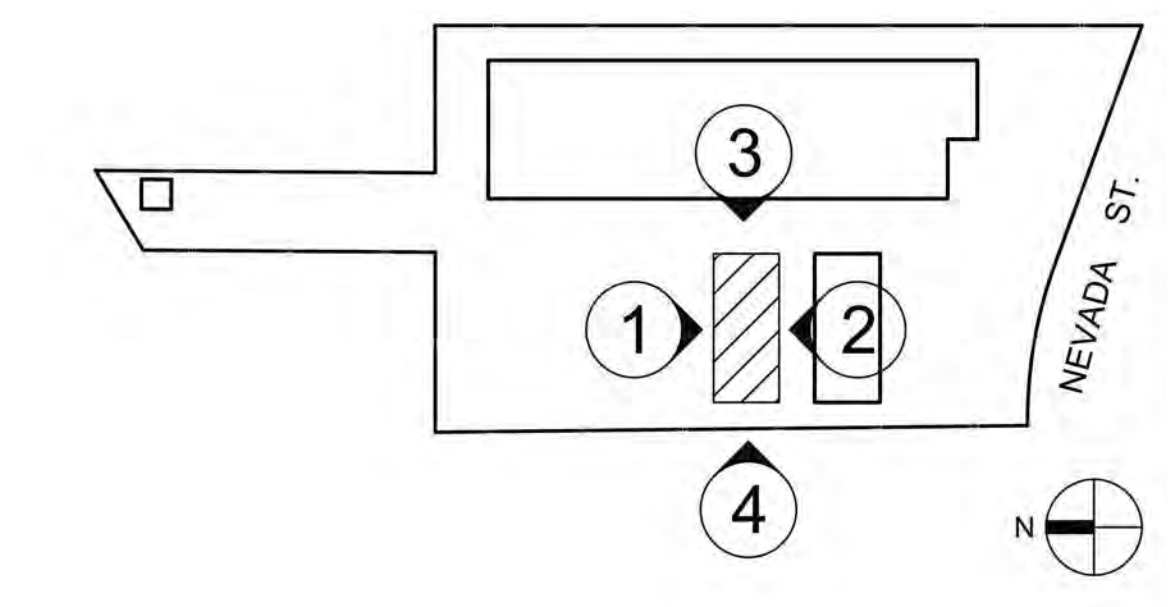
- 1 PAINTED STUCCO WALL
- 2 3/8" V-REVEAL AS SHOWN
- 3 PAINTED HOLLOW-METAL DOOR
- 4 BASALITE SPLIT FACE CMU BLOCK, MEDIUM WEIGHT 438
- 5 BASALITE SPLIT FACE CMU BLOCK, MEDIUM WEIGHT 397
- 6 SPANDREL GLAZING
- 7 STOREFRONT: CLEAR ANNOZIZED ALUMINUM WITH HIGH PERFORMANCE GLAZING
- 8 MAPES ARCHITECTURAL LUMASHADE CANOPY

**COLOR LEGEND**

PROVIDE 6"-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A BASE COLOR: WINTER MOOD - PPG14-16
- B SECONDARY COLOR: MOTH GRAY - PPG14-29
- C ACCENT COLOR: ROLLER COASTER - PPG100B-5
- D ACCENT COLOR: PS ORANGE

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EXISTING EXTERIOR ELEVATIONS	
DATE	REMARKS
05/07/19	CLIP AND DISMISSED
08/02/19	PLANNING RESUBMITTAL
12/05/19	PLANNING RESUBMITTAL #2

PA / PM:	N.D.
DRAWN BY:	Z.P.
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SHEET  
**A4.2d**

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**SOUTH ELEVATION 3-STORY STORAGE / COLOR RENDERING**  
SCALE: NTS **3**

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



**WEST ELEVATION 3-STORY STORAGE / COLOR RENDERING**  
SCALE: NTS **1**

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



**VIEW FROM STANLEY BLVD / 1-STORY OFFICE / COLOR RENDERING**  
SCALE: NTS **4**

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



**SOUTHWEST VIEW FROM INTERIOR OF SITE / 1-STORY STORAGE / COLOR RENDERING**  
SCALE: NTS **2**

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



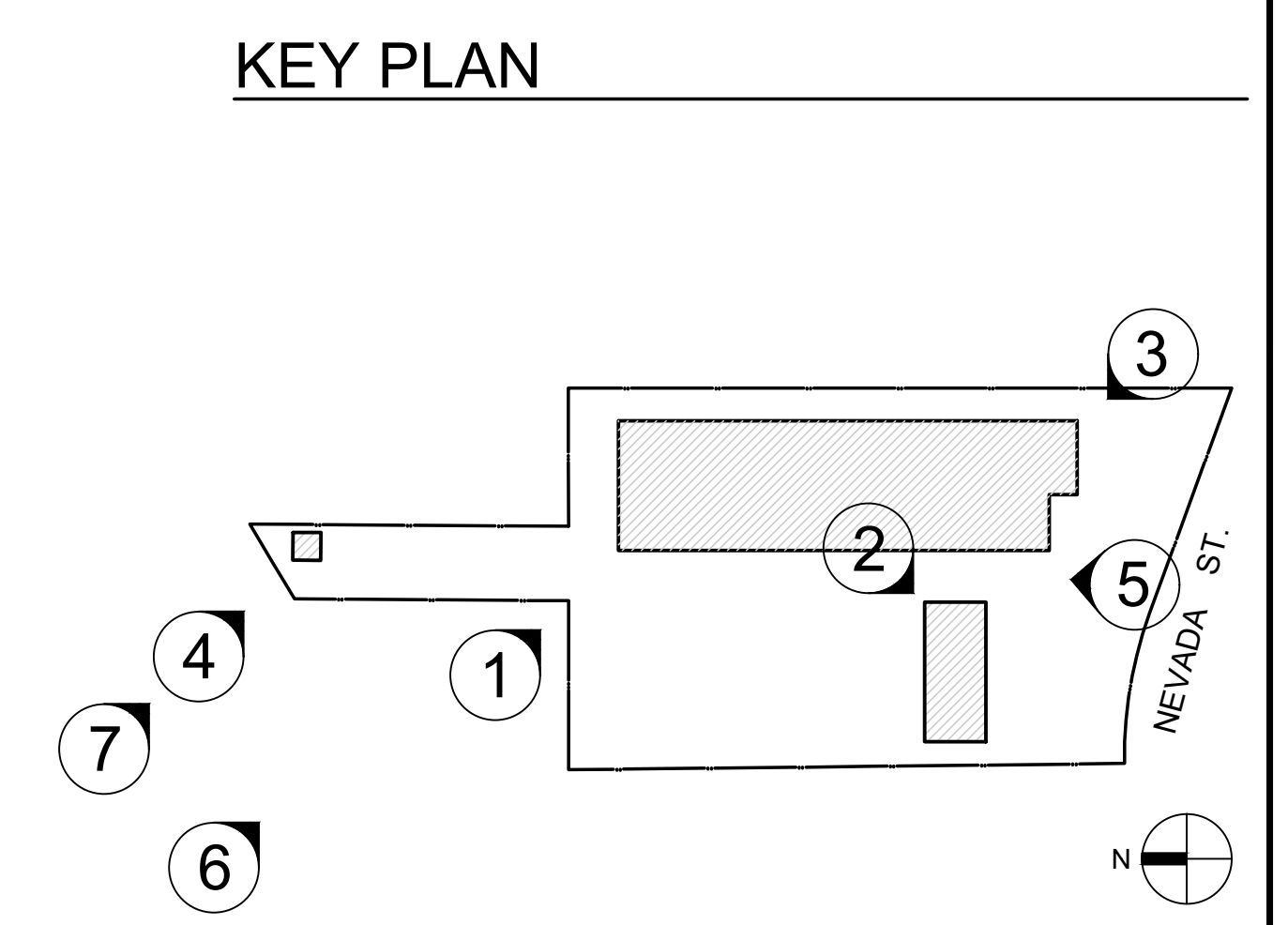
**7**



**6**



**5**



**EXISTING SITE PHOTOS**  
SCALE: N.T.S. **E**

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PROPOSED COLOR RENDERINGS		REMARKS	DATE
05/19/19	C.L.P. AND D. RESUBMITTAL		
08/02/19	PLANNING RESUBMITTAL #2		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITTAL #3		

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SHEET  
**A4.3**

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WEST ELEVATION 3-STORY STORAGE / COLOR RENDERING

SCALE: N.T.S. 1

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



4

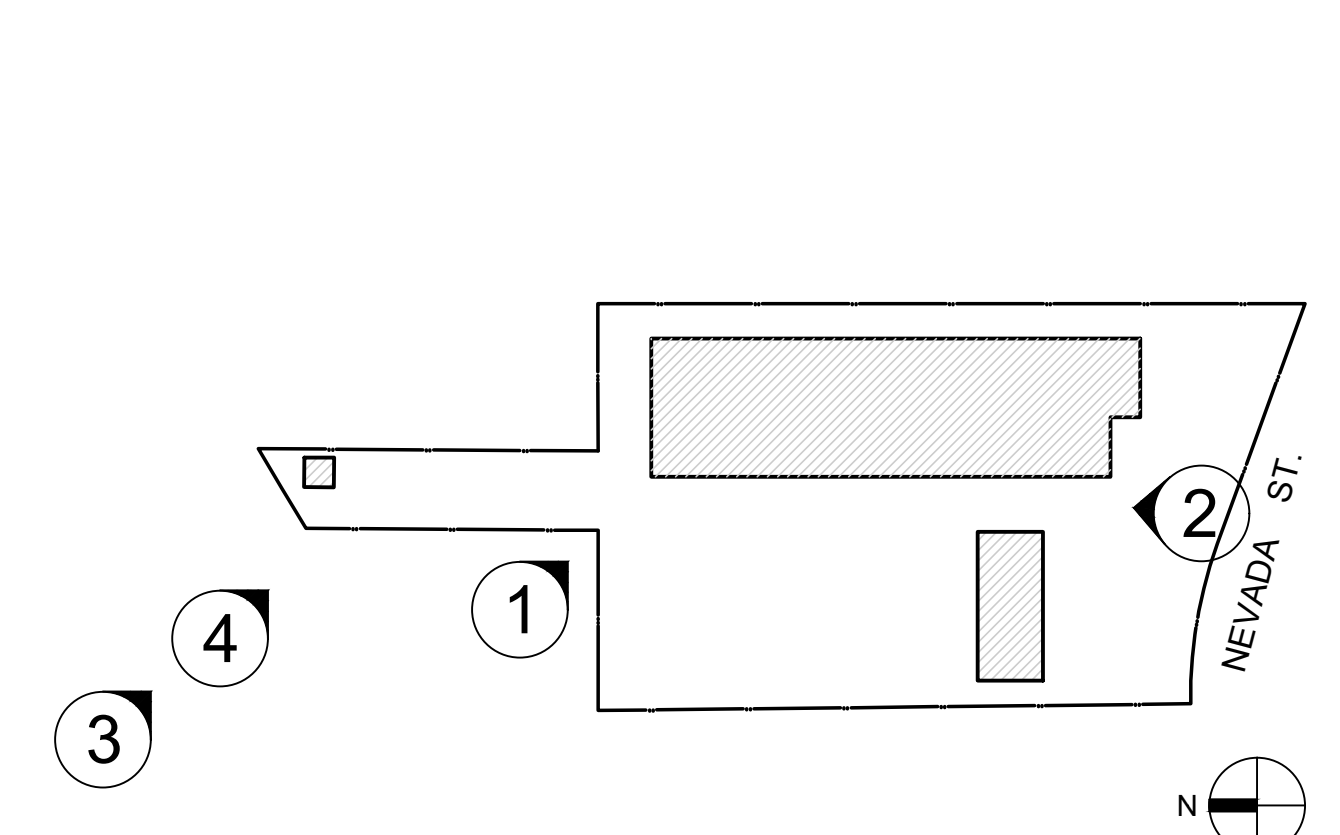


3



2

KEY PLAN



EXISTING SITE PHOTOS

SCALE: N.T.S. E

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PROPOSED COLOR RENDERINGS

DATE	REVISIONS	DATE	REVISIONS
05/19/19	C.L.P. AND D. RESUBMITTAL		
08/02/19	PLANNING RESUBMITTAL		
12/06/19	PLANNING RESUBMITTAL #2		
01/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITTAL #3		

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SHEET  
**A4.3a**

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**SOUTHWEST VIEW FROM INTERIOR OF SITE / 1-STORY STORAGE / COLOR RENDERING** ①  
SCALE: N.T.S.

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



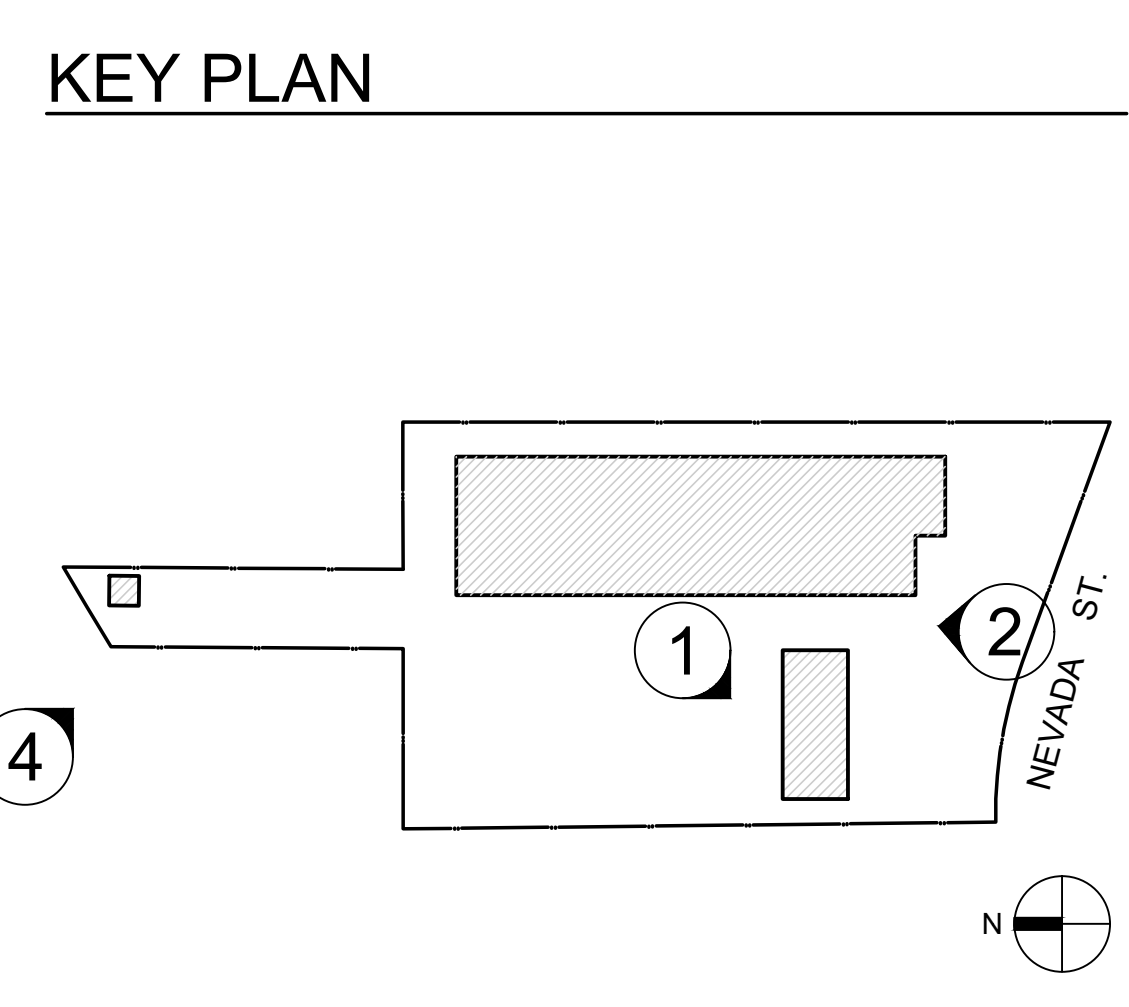
④



③



②



**EXISTING SITE PHOTOS**  
SCALE: N.T.S. ⑤

**PROPOSED COLOR RENDERINGS**

DATE	REVISIONS	DATE	REVISIONS
05/18/19	CLIP AND SUBMITTAL		
08/02/19	PLANNING RESUBMITTAL		
12/06/19	PLANNING RESUBMITTAL #2		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITTAL #3		

PA / PM:	N.D.
DRAWN BY:	J.P.
JOB NO.:	SNR17-0075-00

SHEET  
**A4.3b**

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**SOUTH ELEVATION 3-STORY STORAGE / COLOR RENDERING**

SCALE: N.T.S. **1**

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



**4**

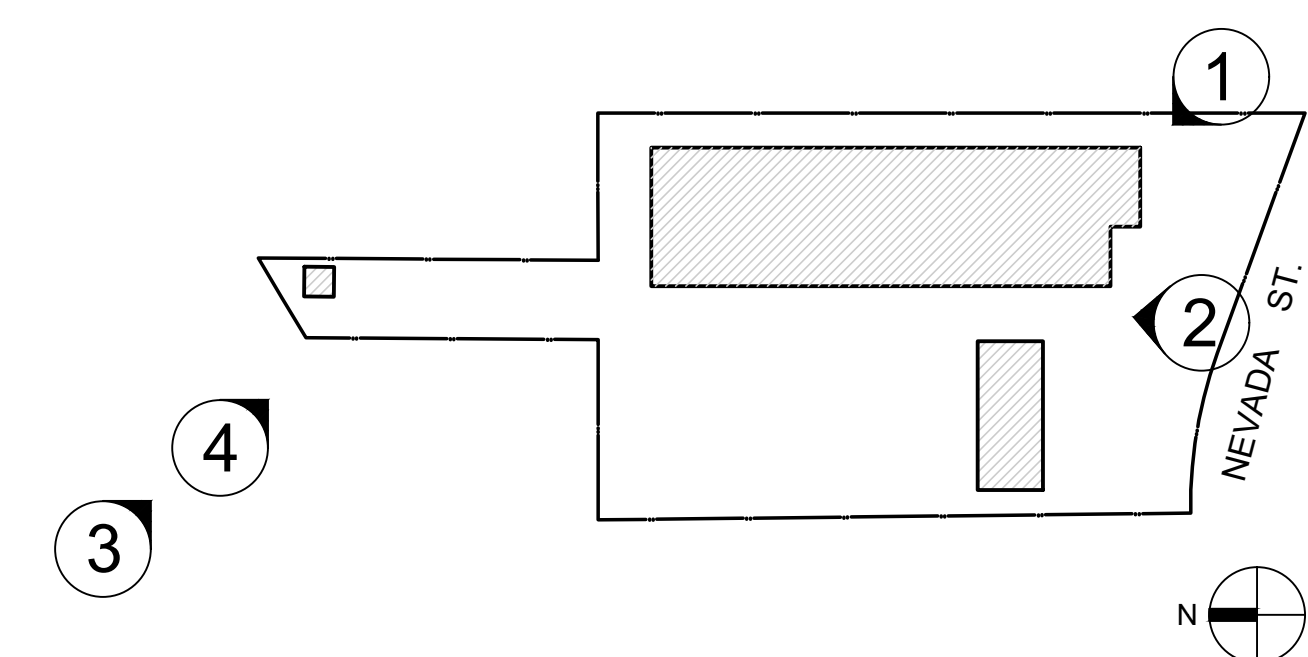


**3**



**2**

**KEY PLAN**



**EXISTING SITE PHOTOS**

SCALE: N.T.S. **E**

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**PROPOSED COLOR RENDERINGS**

DATE	REVISIONS	DATE	REMARKS
05/18/19	CLIP AND DISMISSED		
08/02/19	PLANNING RESUBMITTAL		
12/06/19	PLANNING RESUBMITTAL #2		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITTAL #3		

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DRAWN BY:	J.P.
JOB NO.:	SNR17-0075-00

SHEET  
**A4.3c**

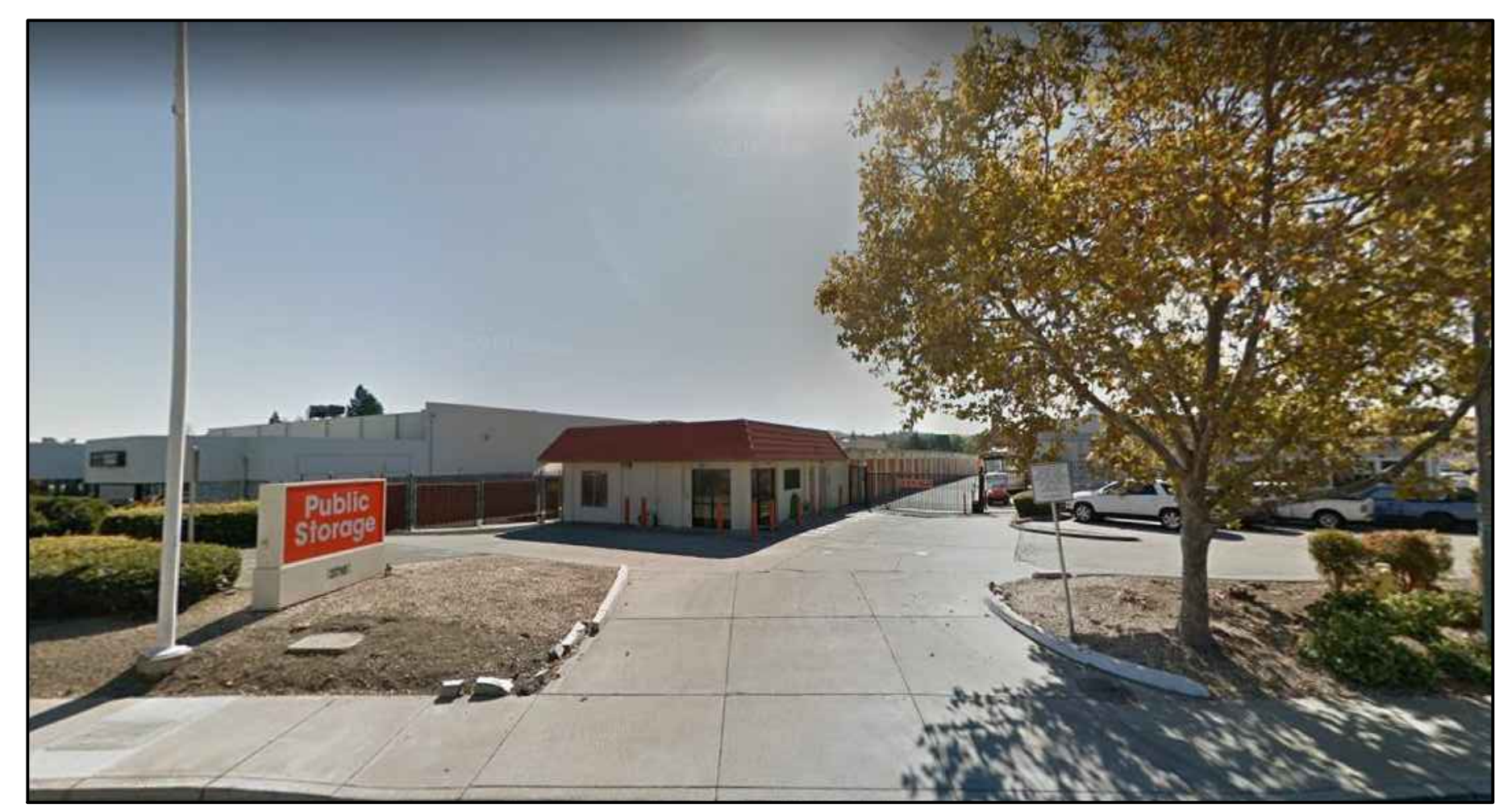
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VIEW FROM STANLEY BLVD / 1-STORY OFFICE / COLOR RENDERING ①  
SCALE: N.T.S.

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



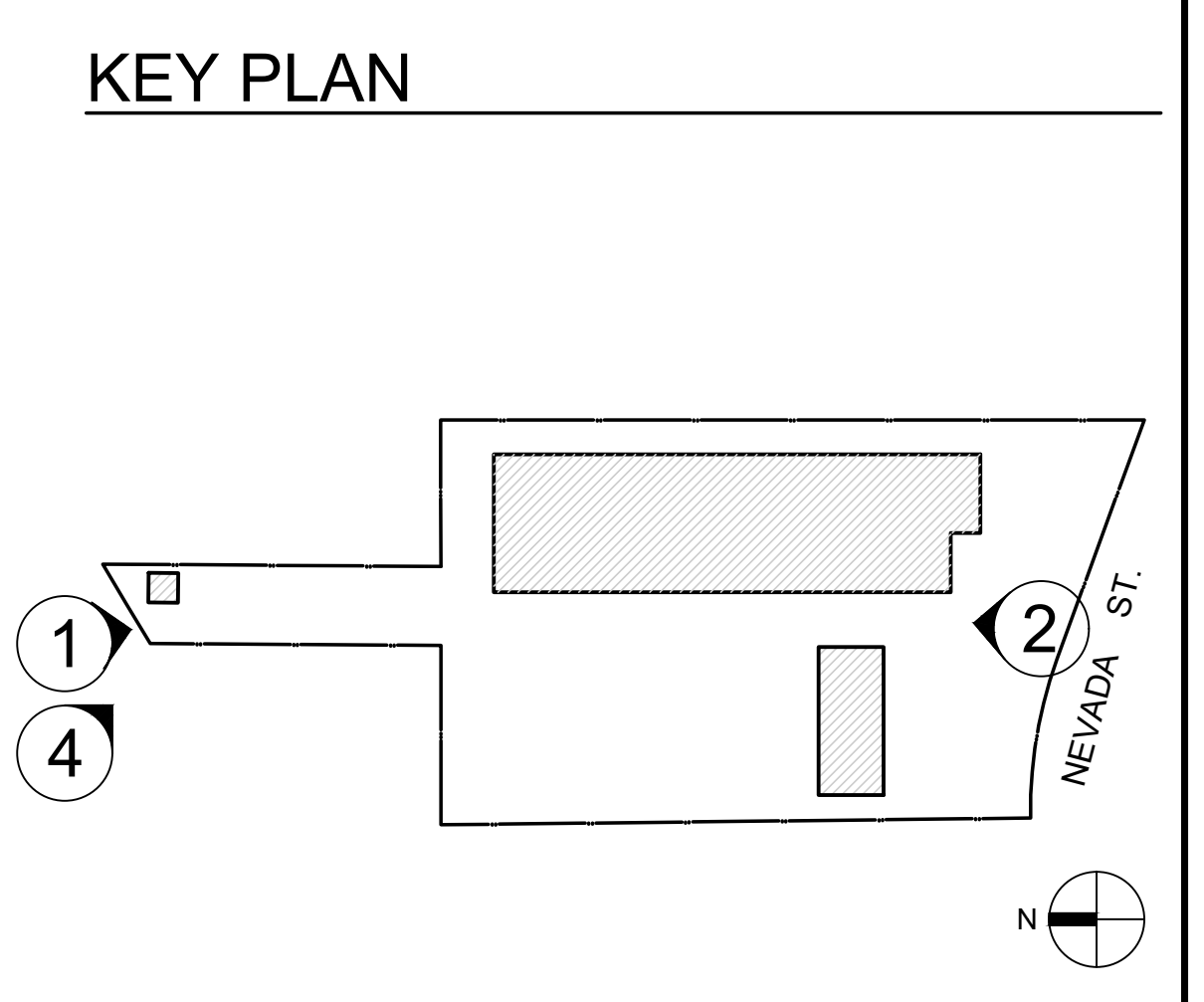
④



③



②



EXISTING SITE PHOTOS  
SCALE: N.T.S. ⑤

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**PUBLIC STORAGE REMODEL**  
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PROPOSED COLOR RENDERINGS		DATE	REMARKS
DATE	REVISIONS	DATE	REMARKS
05/18/19	CLIP AND SUBMITTAL		
08/02/19	PLANNING RESUBMITTAL		
12/06/19	PLANNING RESUBMITTAL #2		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITTAL #3		

PA / PM:	N.D.
DRAWN BY:	J.P.
JOB NO.:	SNR17-0075-00

SHEET  
**A4.3d**

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VIEW FROM NEVADA ST AT CENTER OF PROPERTY - 3-STORY STORAGE / COLOR RENDERING  
SCALE: N.T.S. ①

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



④

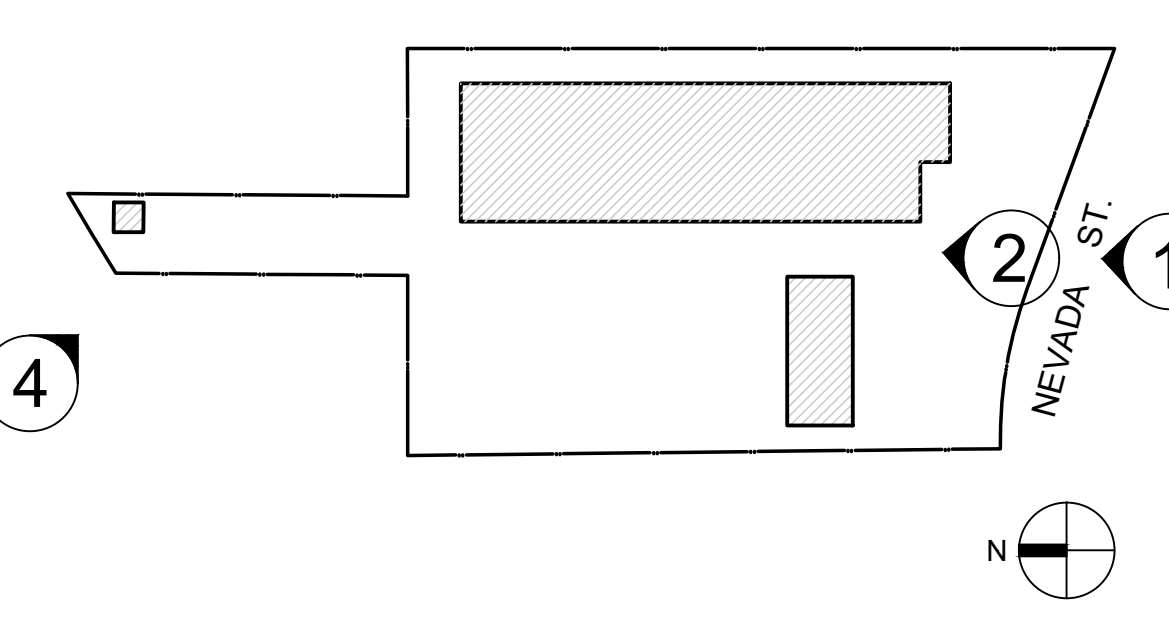


③



②

KEY PLAN



EXISTING SITE PHOTOS  
SCALE: N.T.S. ⑤

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PROPOSED COLOR RENDERINGS

DATE	REVISIONS	DATE	REMARKS
05/18/19	CLIP AND RESUBMITAL		
08/02/19	PLANNING RESUBMITAL		
12/06/19	PLANNING RESUBMITAL #2		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITAL #3		

PA / PM:	N.D.
DRAWN BY:	J.P.
JOB NO.:	SNR17-0075-00

SHEET  
**A4.3e**

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NEVADA STREET NORTHWEST VIEW / COLOR RENDERING  
SCALE: N.T.S. ①

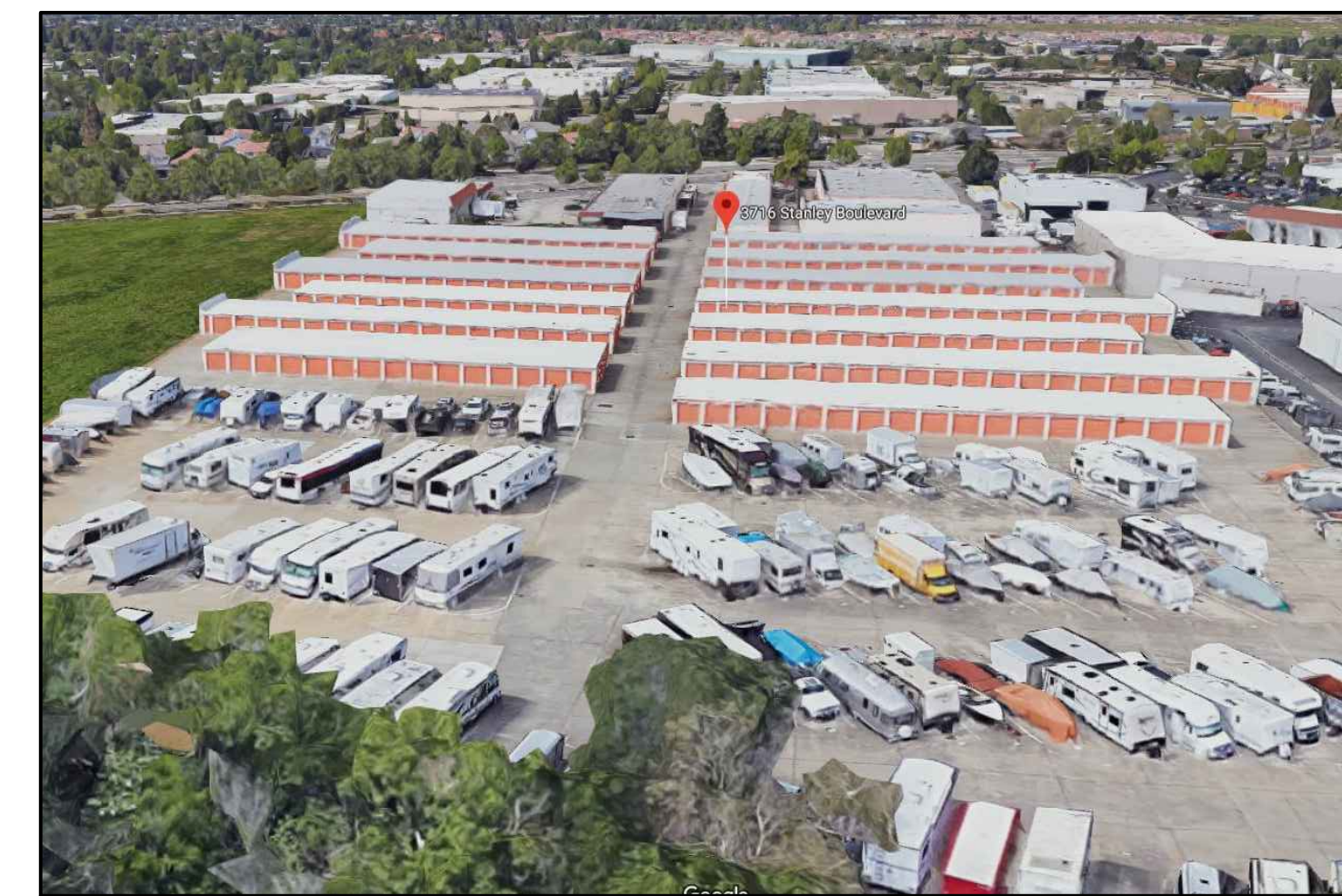
\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



④



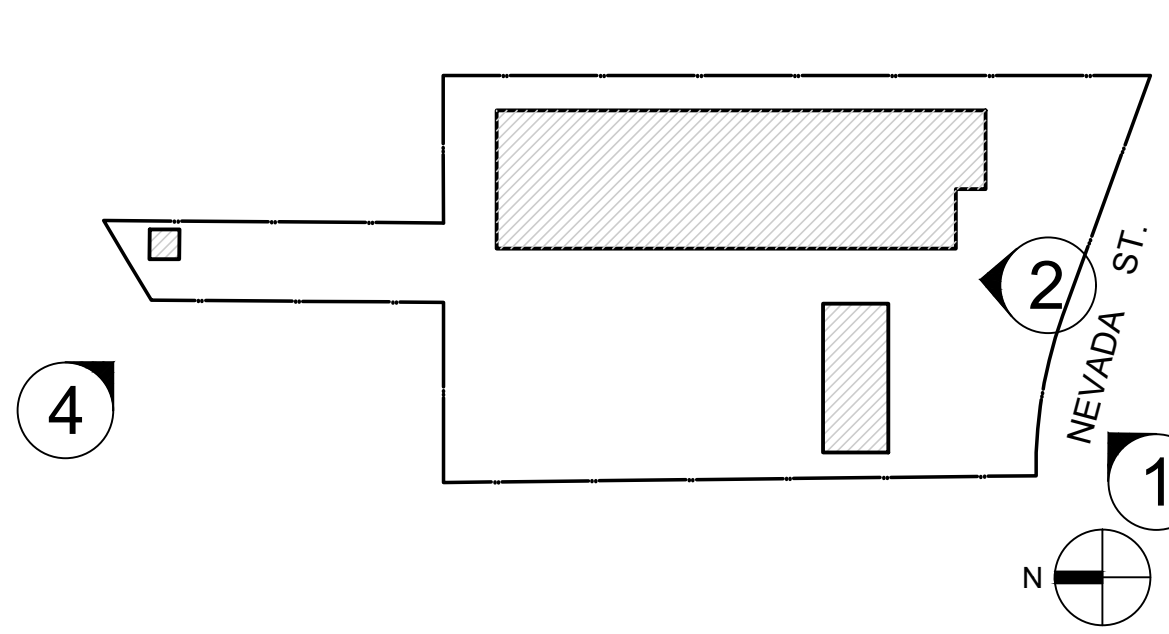
③



②

EXISTING SITE PHOTOS  
SCALE: N.T.S. ⑤

KEY PLAN



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PROPOSED COLOR RENDERINGS		DATE	REMARKS
DATE	REVISIONS		
05/18/19	CLIP AND RESUBMITTAL		
08/02/19	PLANNING RESUBMITTAL		
12/05/19	PLANNING RESUBMITTAL #2		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITTAL #3		

PA / PM:	N.D.
DRAWN BY:	J.P.
JOB NO.:	SNR17-0075-00

SHEET  
**A4.3f**

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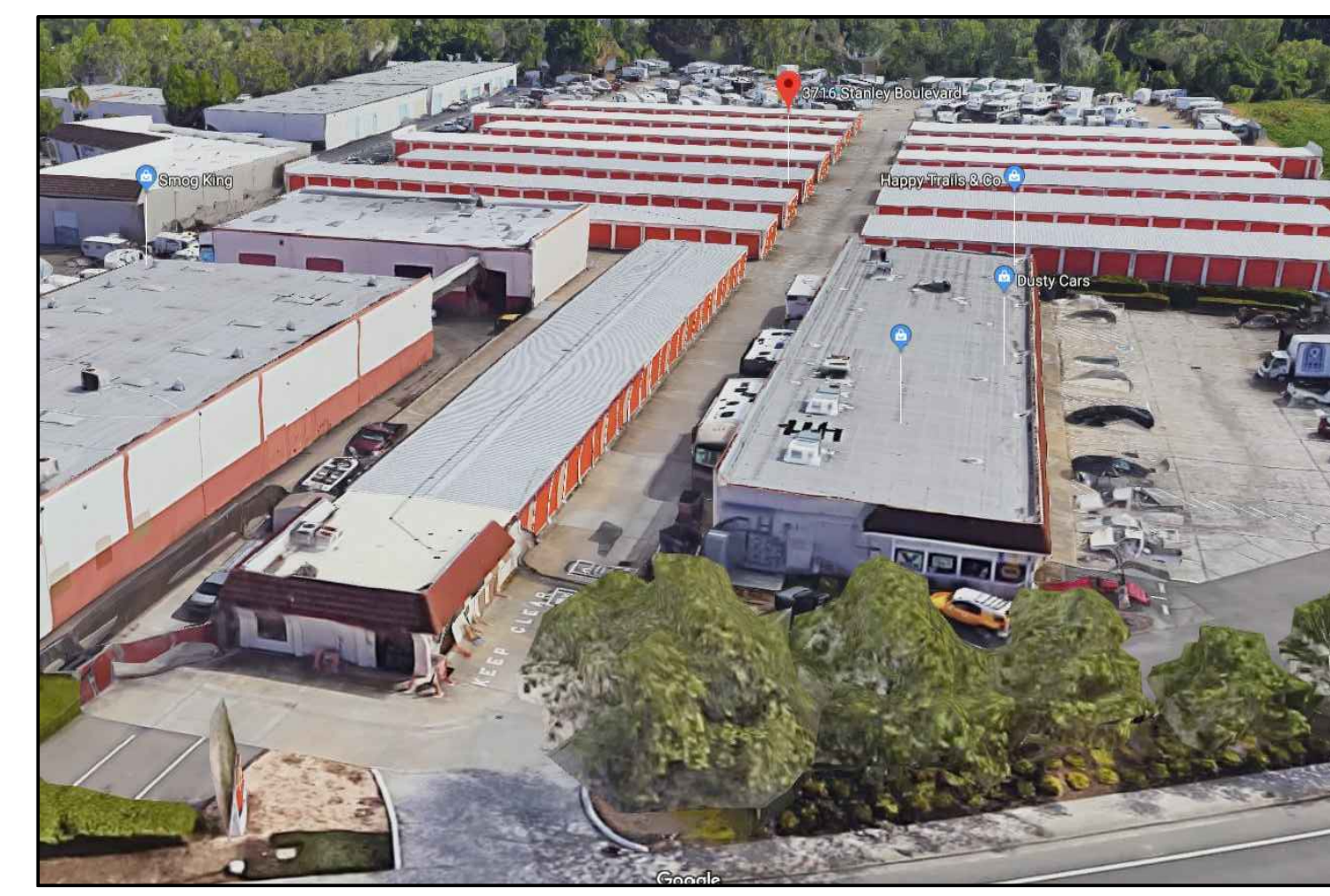
VIEW FROM SUNFLOWER HILL / COLOR RENDERING 1

SCALE: N.T.S.

\*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



4



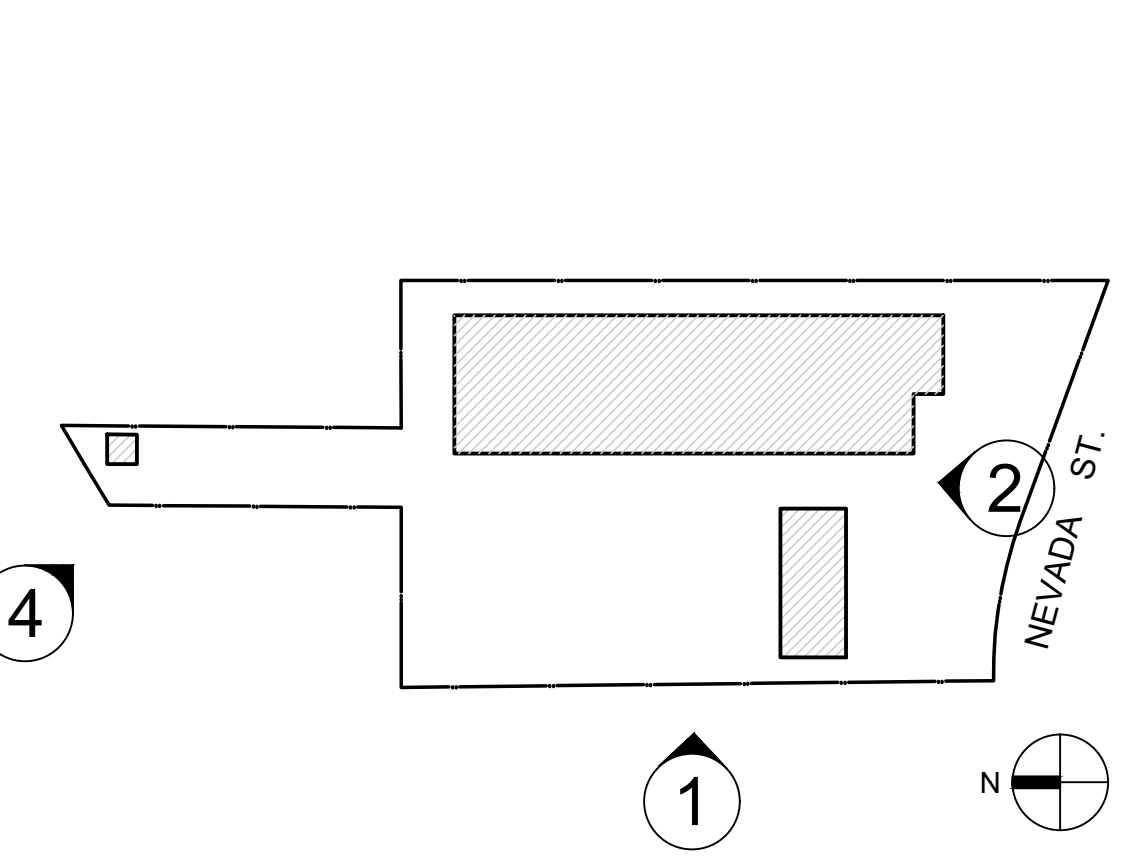
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2

EXISTING SITE PHOTOS  
SCALE: N.T.S.

KEY PLAN



PROPOSED COLOR RENDERINGS

DATE	REVISIONS	DATE	REMARKS
05/18/19	CLIP AND DISMISSED		
08/02/19	PLANNING RESUBMITTAL		
12/06/19	PLANNING RESUBMITTAL #2		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITTAL #3		

PA / PM:	N.D.
DRAWN BY:	J.P.
JOB NO.:	SNR17-0075-00

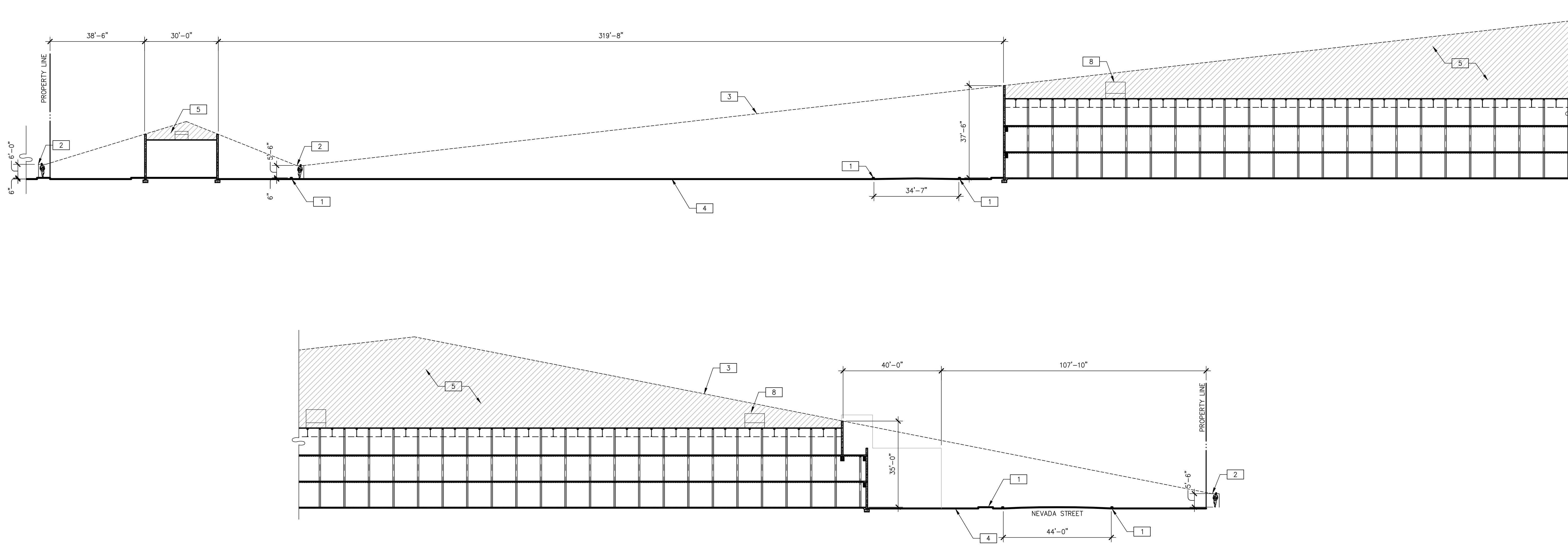
SHEET  
**A4.3g**

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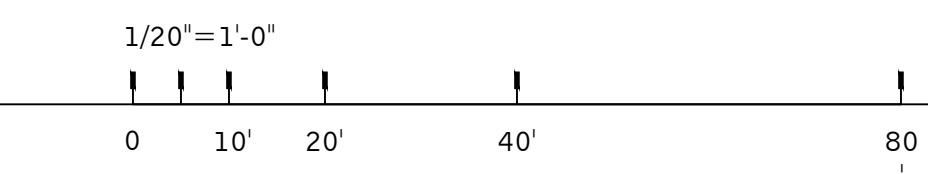
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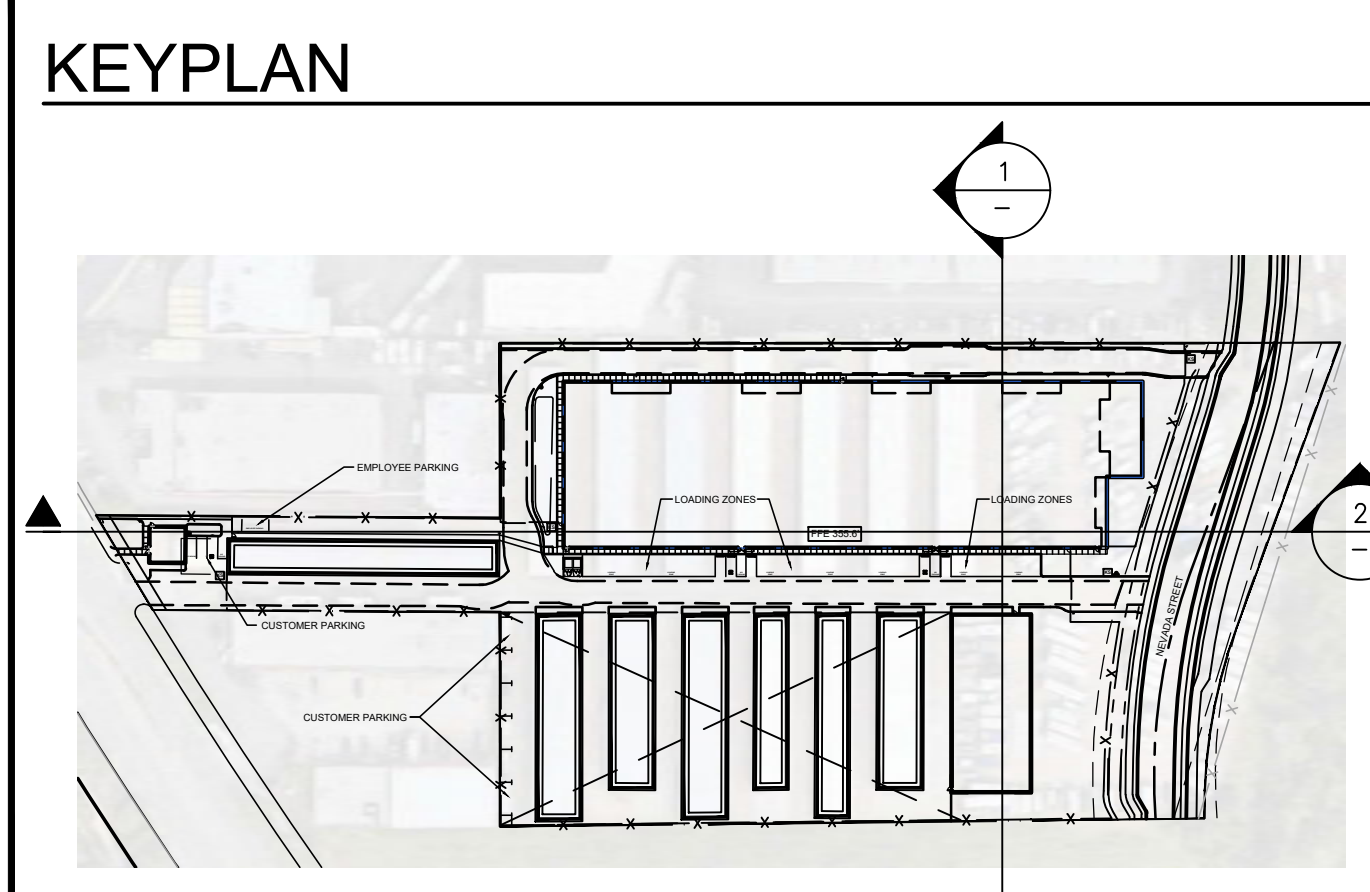


SITE & BUILDING SECTION LOOKING WEST - LINE OF SIGHT  
SCALE: 1/20"=1'-0" ②

SITE & BUILDING SECTION LOOKING SOUTH - LINE OF SIGHT  
SCALE: 1/20"=1'-0" ①



- NOTES**  
SEE SHEET A0.2 FOR GENERAL NOTES
- ① CURB AND SIDEWALK. SEE CIVIL DRAWINGS.
  - ② PEDESTRIAN VIEWPOINT.
  - ③ LINE OF SIGHT.
  - ④ GRADE LINE.
  - ⑤ HATCHED AREA SCREENED BY LINE OF SITE FROM PUBLIC STREET.
  - ⑥ EXISTING TREES AND LANDSCAPE.
  - ⑦ NEW VEHICLE CANOPY.
  - ⑧ MECHANICAL UNIT, SEE MECHANICAL DRAWINGS.



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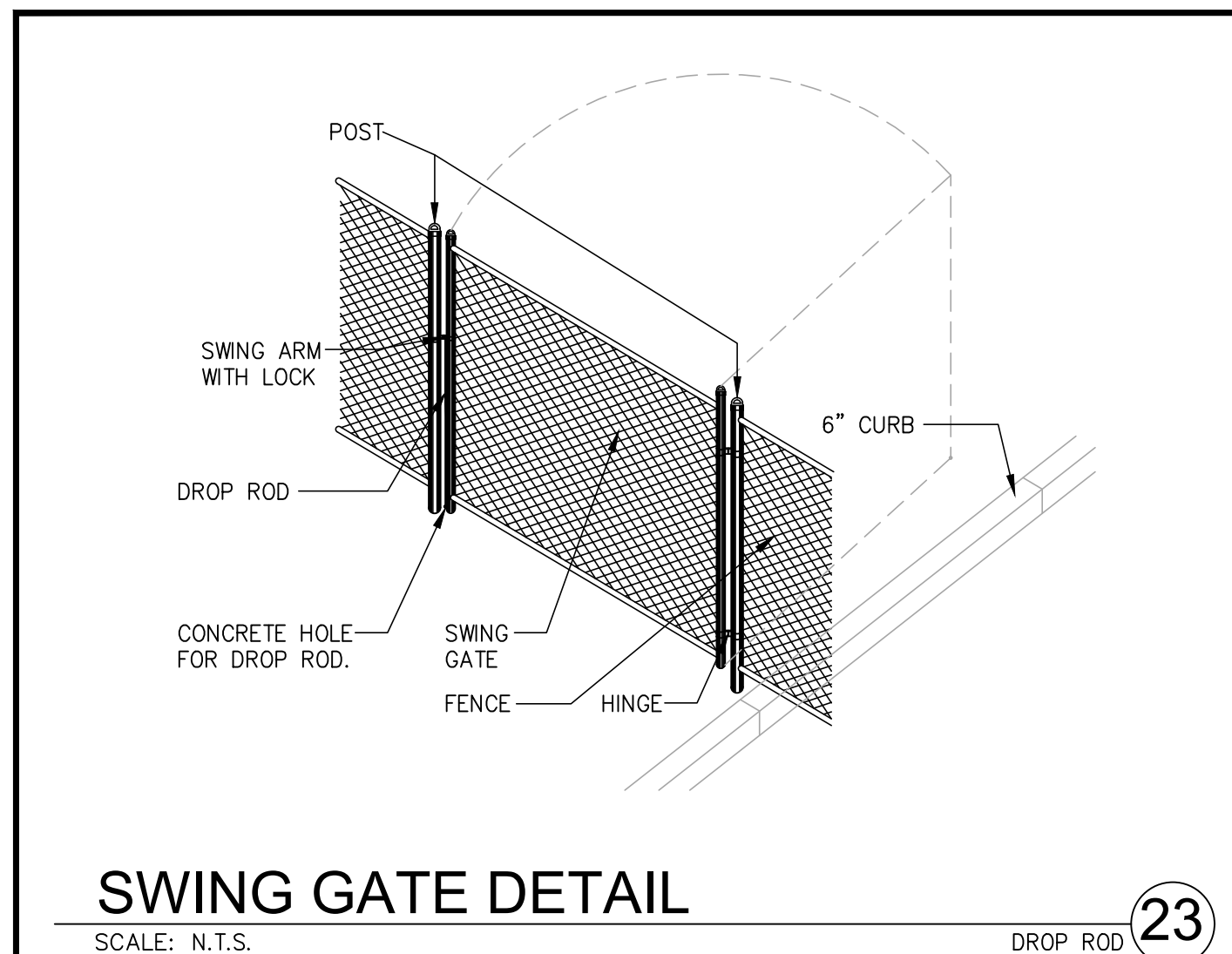
DATE	REMARKS	DATE	REMARKS
05/05/19	C/L.P. AND D.R. SUBMITTAL		
12/06/19	PLANNING RESUBMITAL #2		
01/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RESUBMITAL #3		

PA / PM: N.D.  
DRAWN BY: ANDY A.  
JOB NO.: SNR17-0075-00

SHEET  
**A5.1**

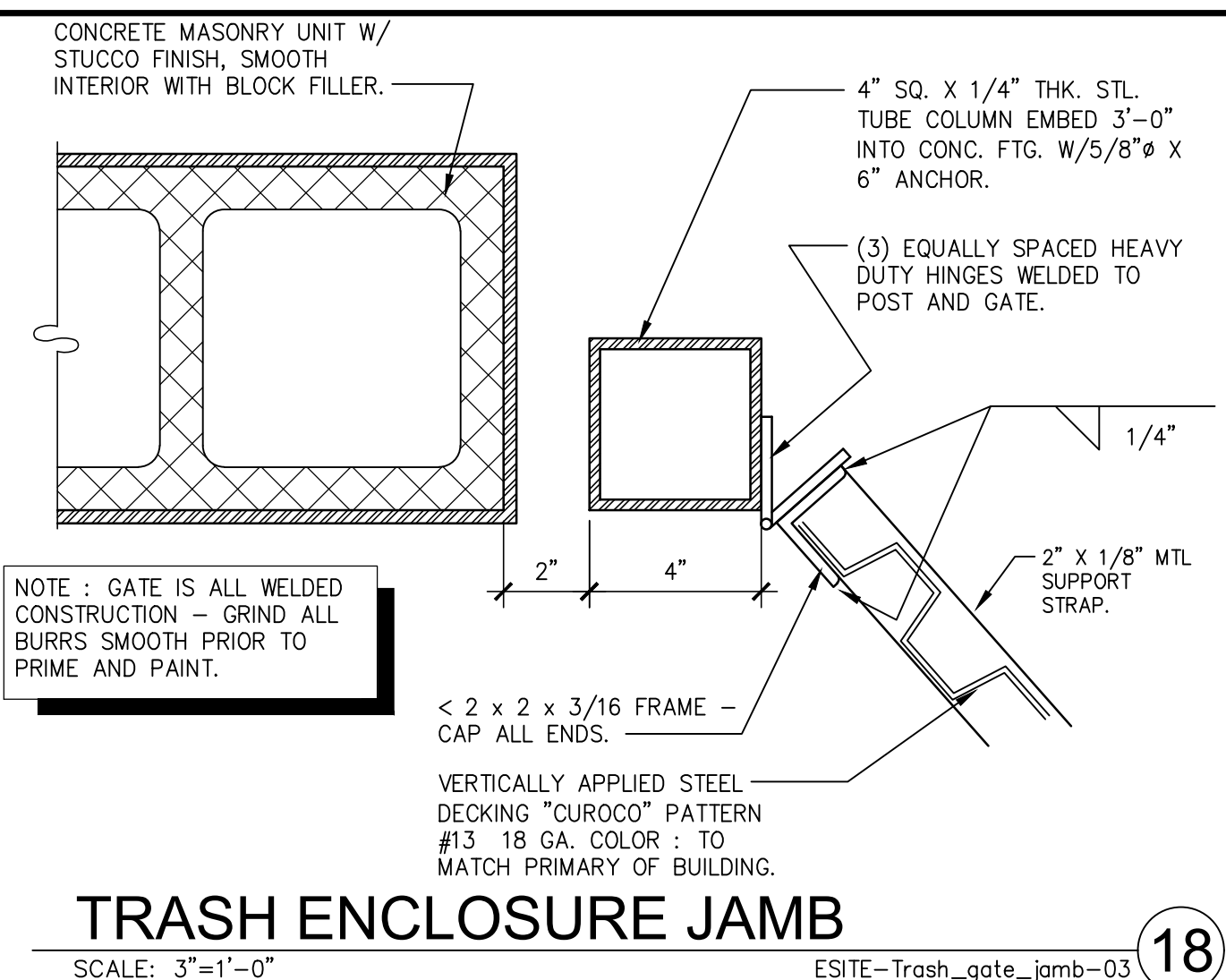
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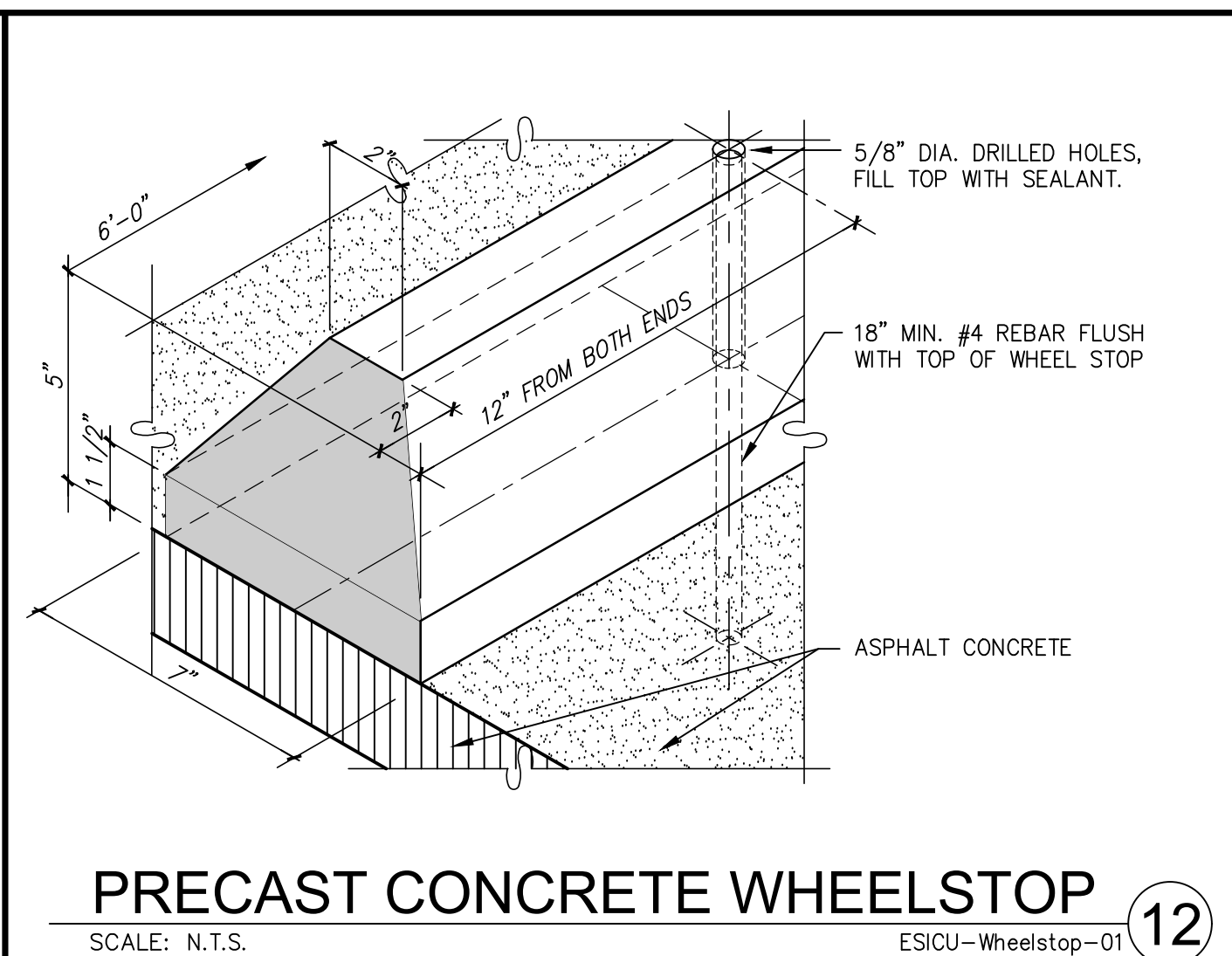
SWING GATE DETAIL

SCALE: N.T.S. ESITE-Swing\_gate\_det-01



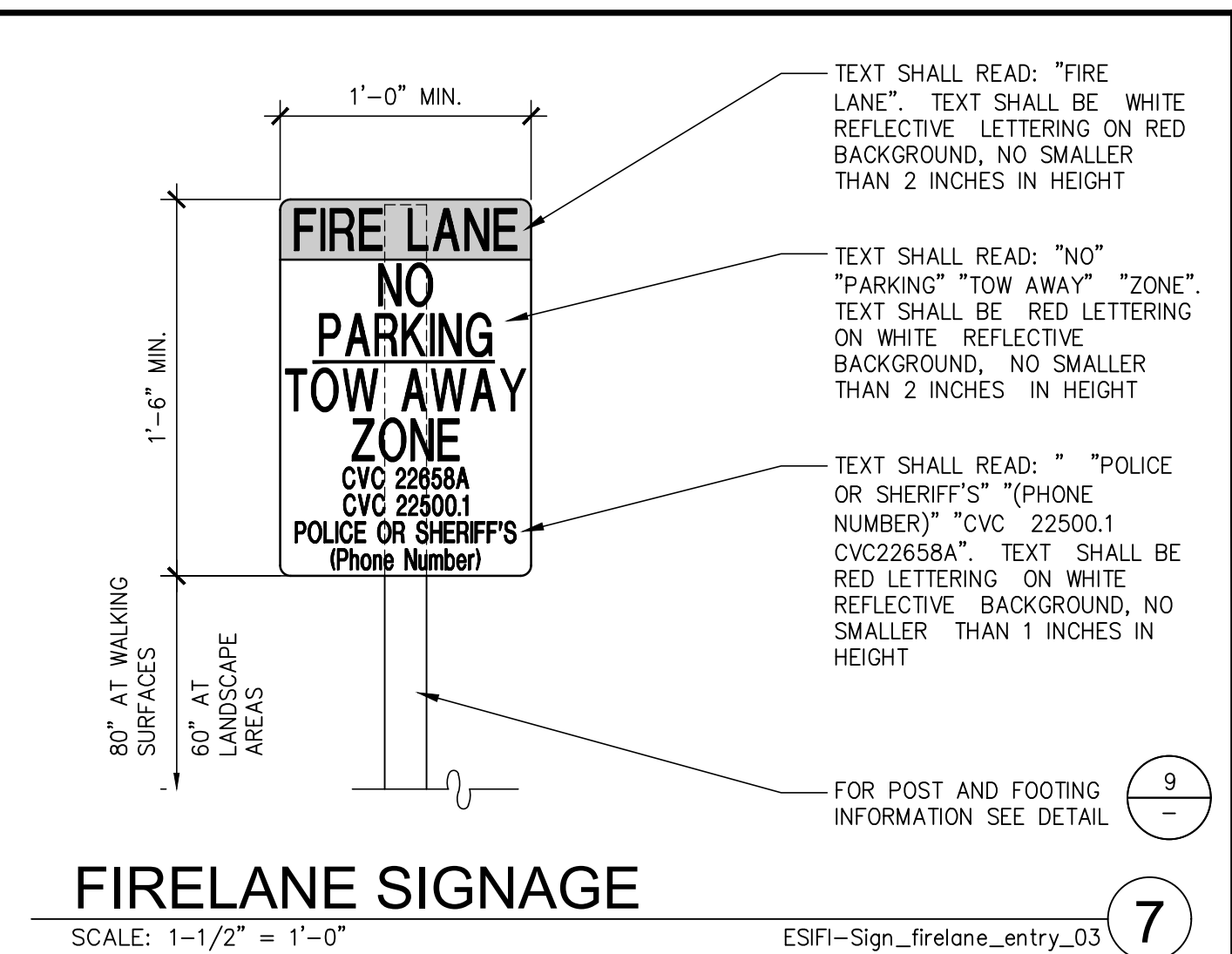
TRASH ENCLOSURE JAMB

SCALE: 3/8" = 1'-0" ESITE-Trash\_enclosure\_jamb-01



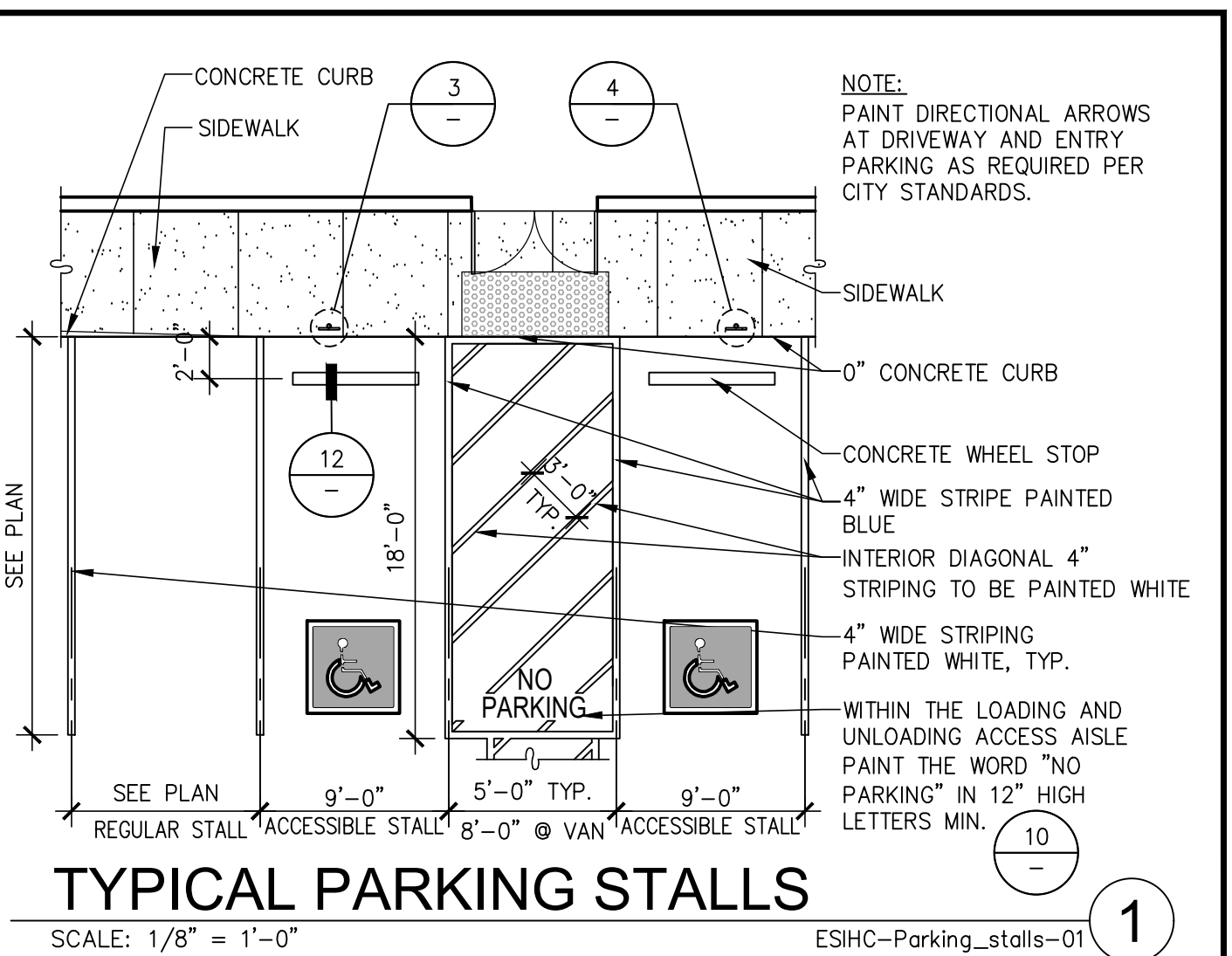
PRECAST CONCRETE WHEELSTOP

SCALE: N.T.S. ESICU-Wheelstop-01



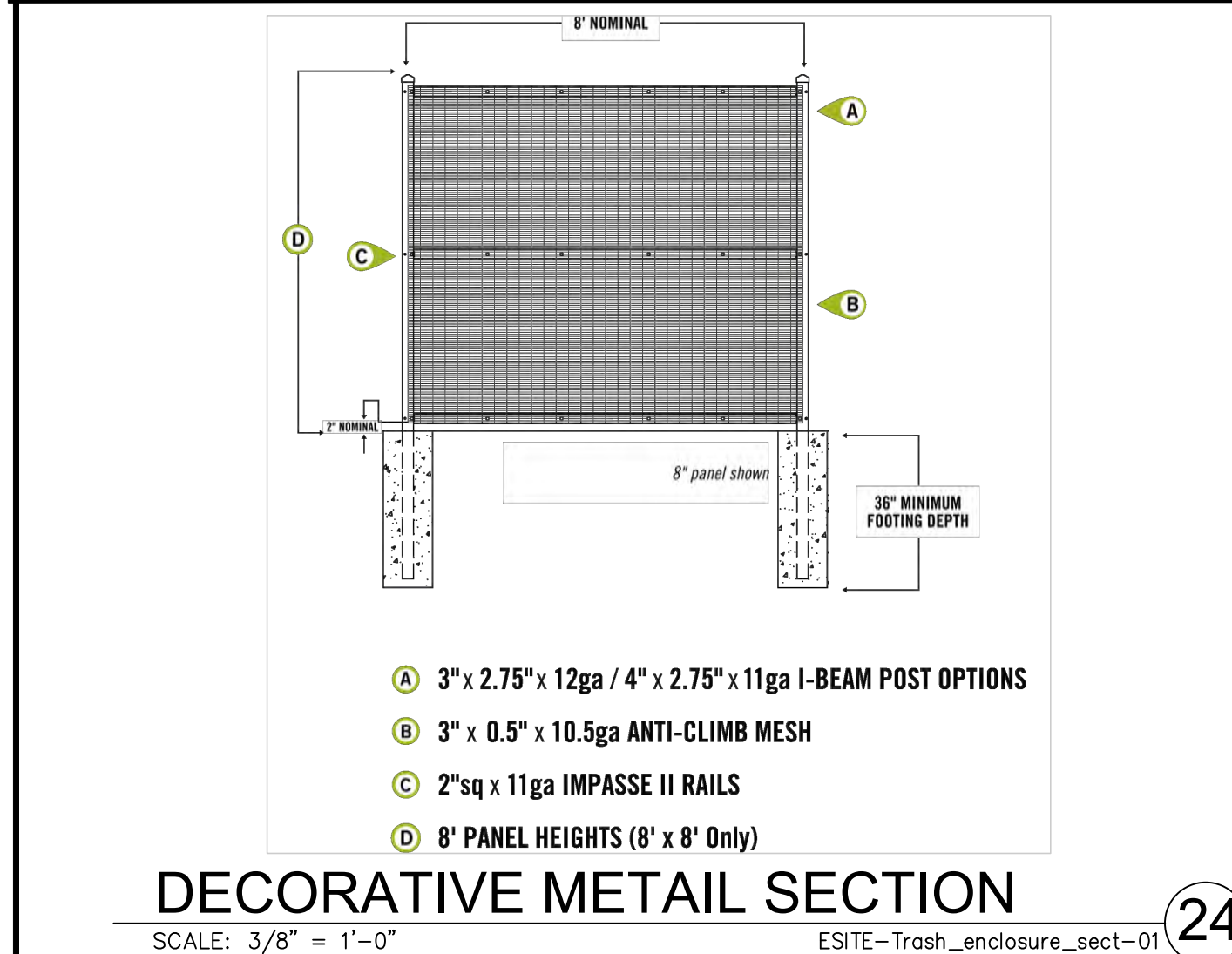
FIRELANE SIGNAGE

SCALE: 1-1/2" = 1'-0" ESIFI-Sign\_firelane\_entry\_03



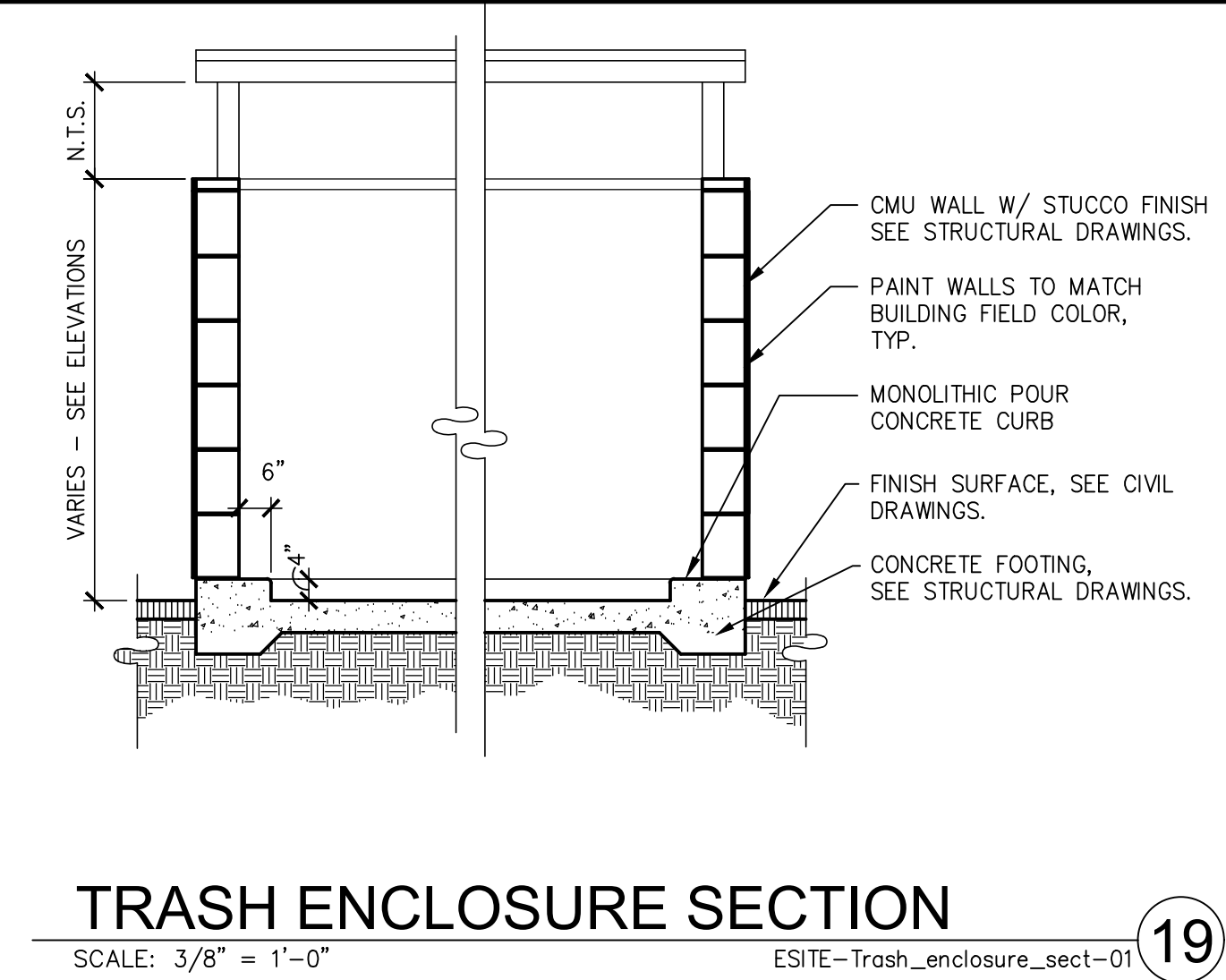
TYPICAL PARKING STALLS

SCALE: 1/8" = 1'-0" ESICM-Parking\_stalls-01



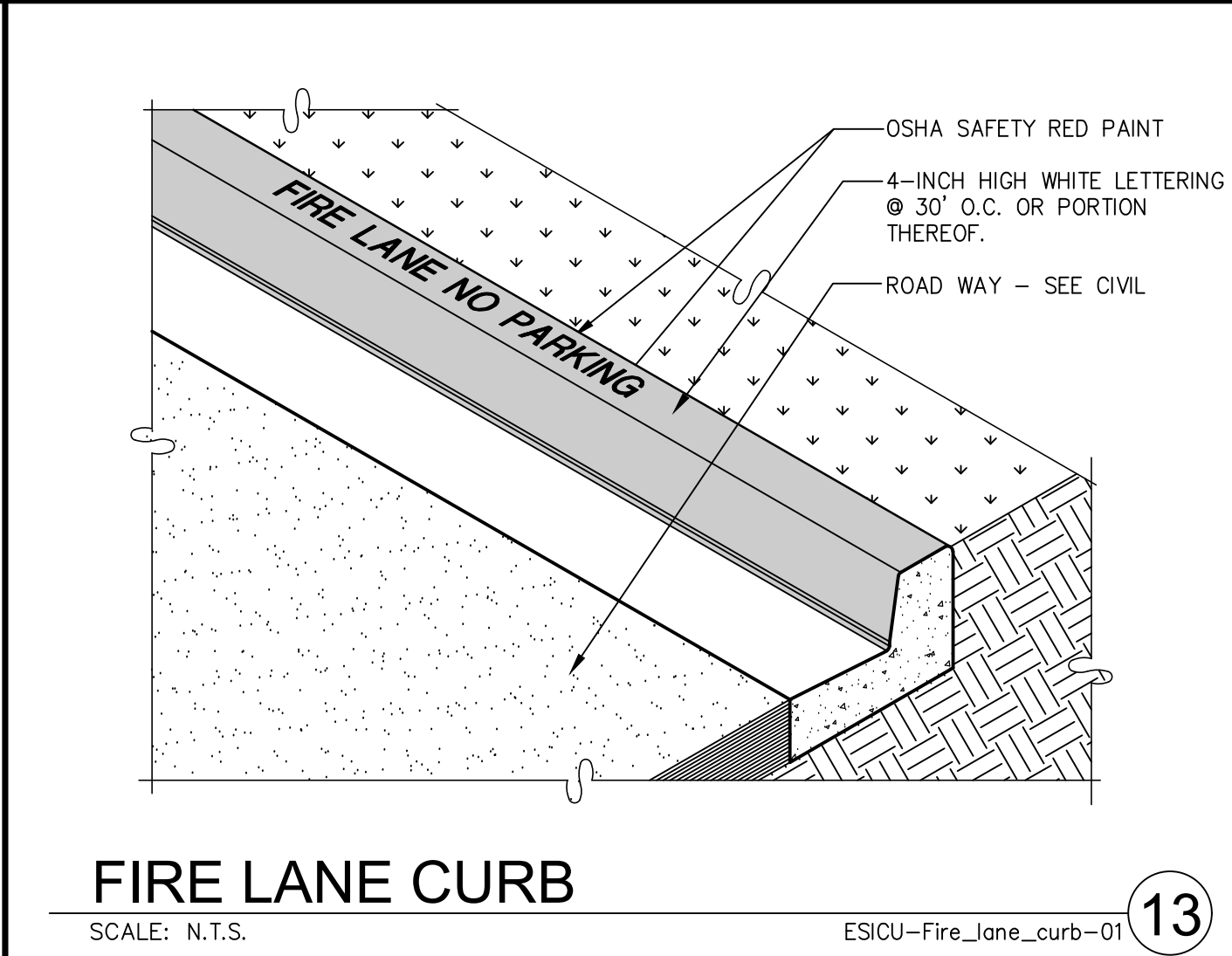
DECORATIVE METAL SECTION

SCALE: 3/8" = 1'-0" ESITE-Trash\_enclosure\_sect-01



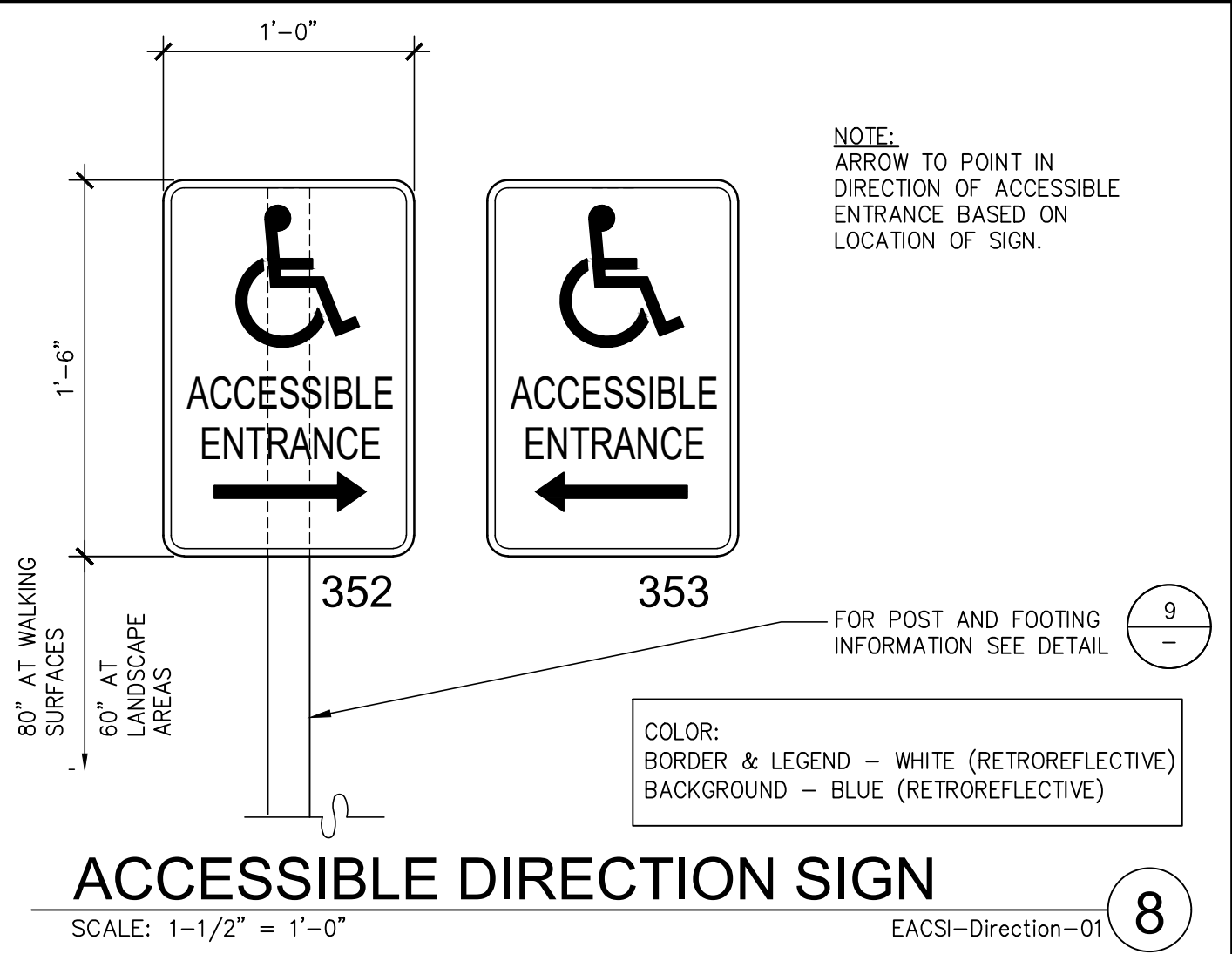
TRASH ENCLOSURE SECTION

SCALE: 3/8" = 1'-0" ESITE-Trash\_enclosure\_sect-01



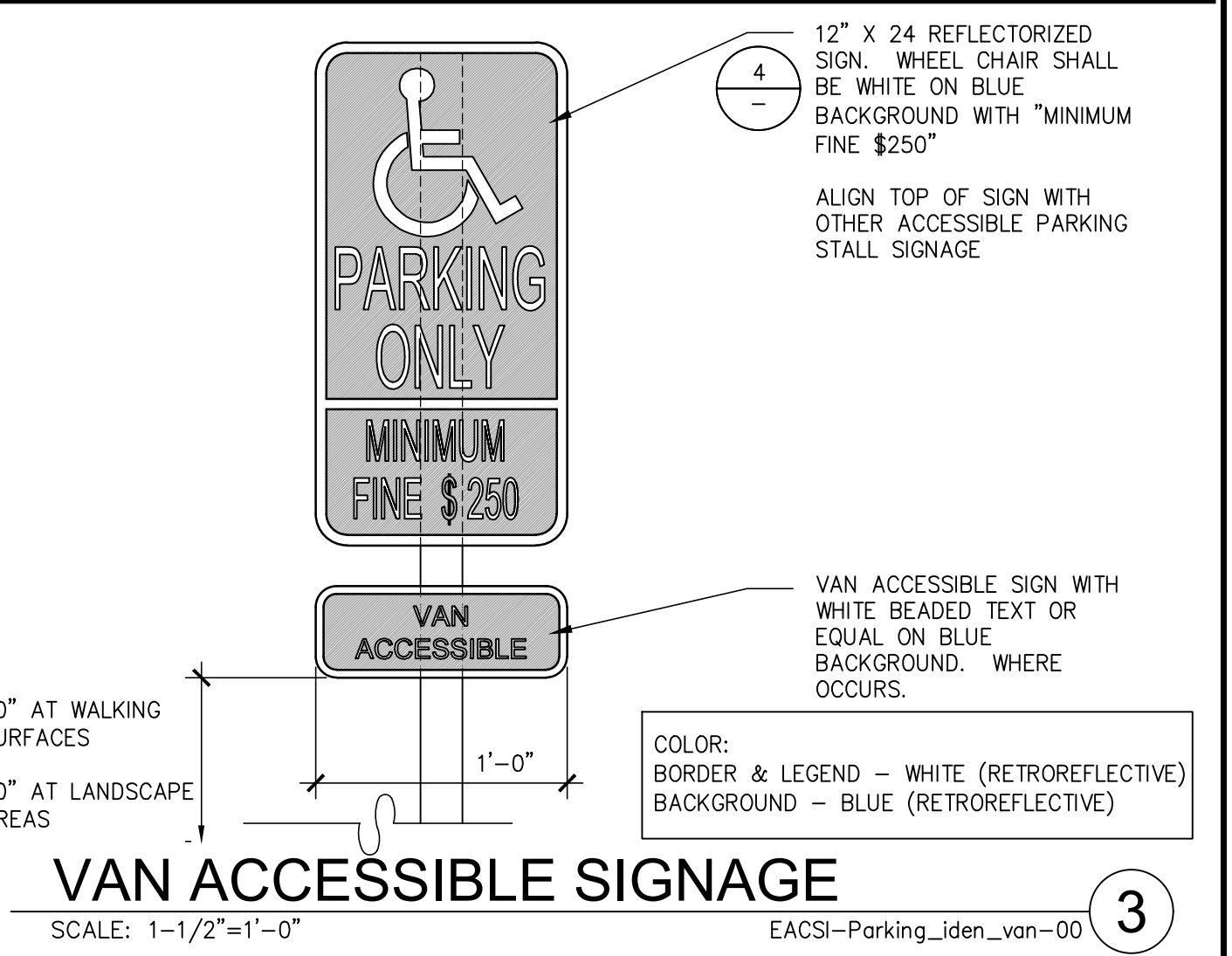
FIRE LANE CURB

SCALE: N.T.S. ESICU-Fire\_lane\_curb-01



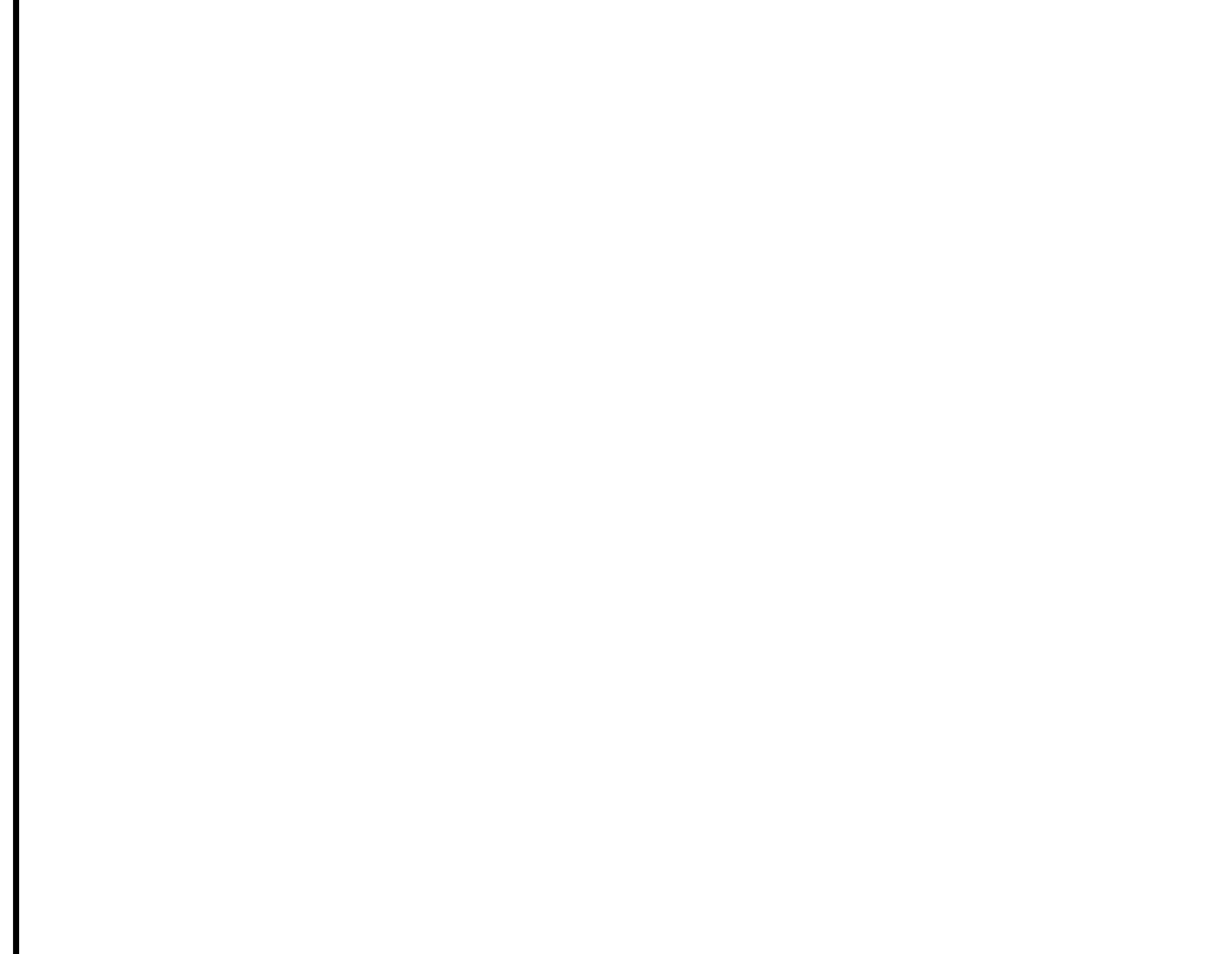
ACCESSIBLE DIRECTION SIGN

SCALE: 1-1/2" = 1'-0" EACSI-Direction-01



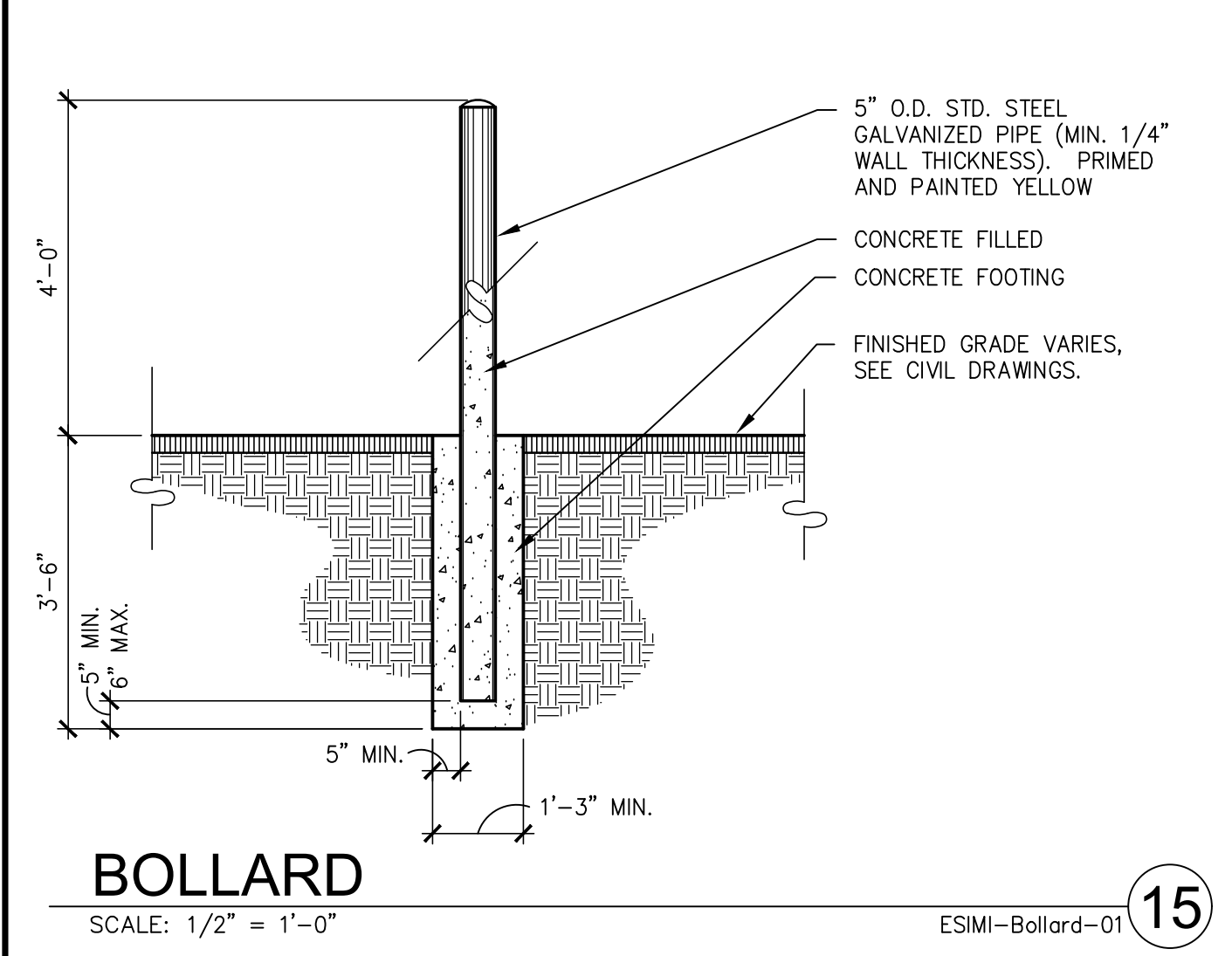
VAN ACCESSIBLE SIGNAGE

SCALE: 1-1/2" = 1'-0" EACSI-Parking\_iden\_van-00



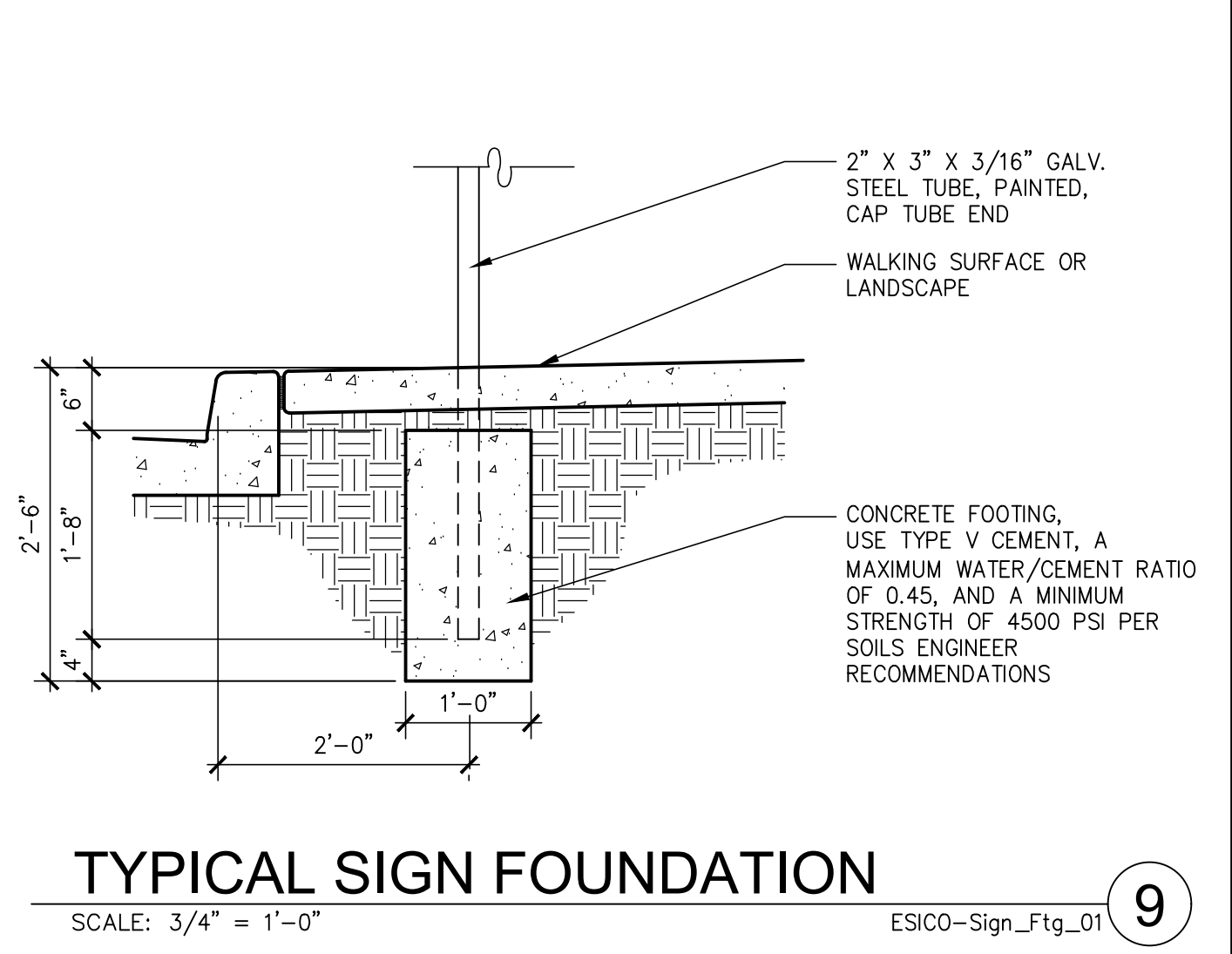
TRASH ENCLOSURE ELEV.

SCALE: 1/4" = 1'-0" ESITE-Trash\_enclosure\_plan-01



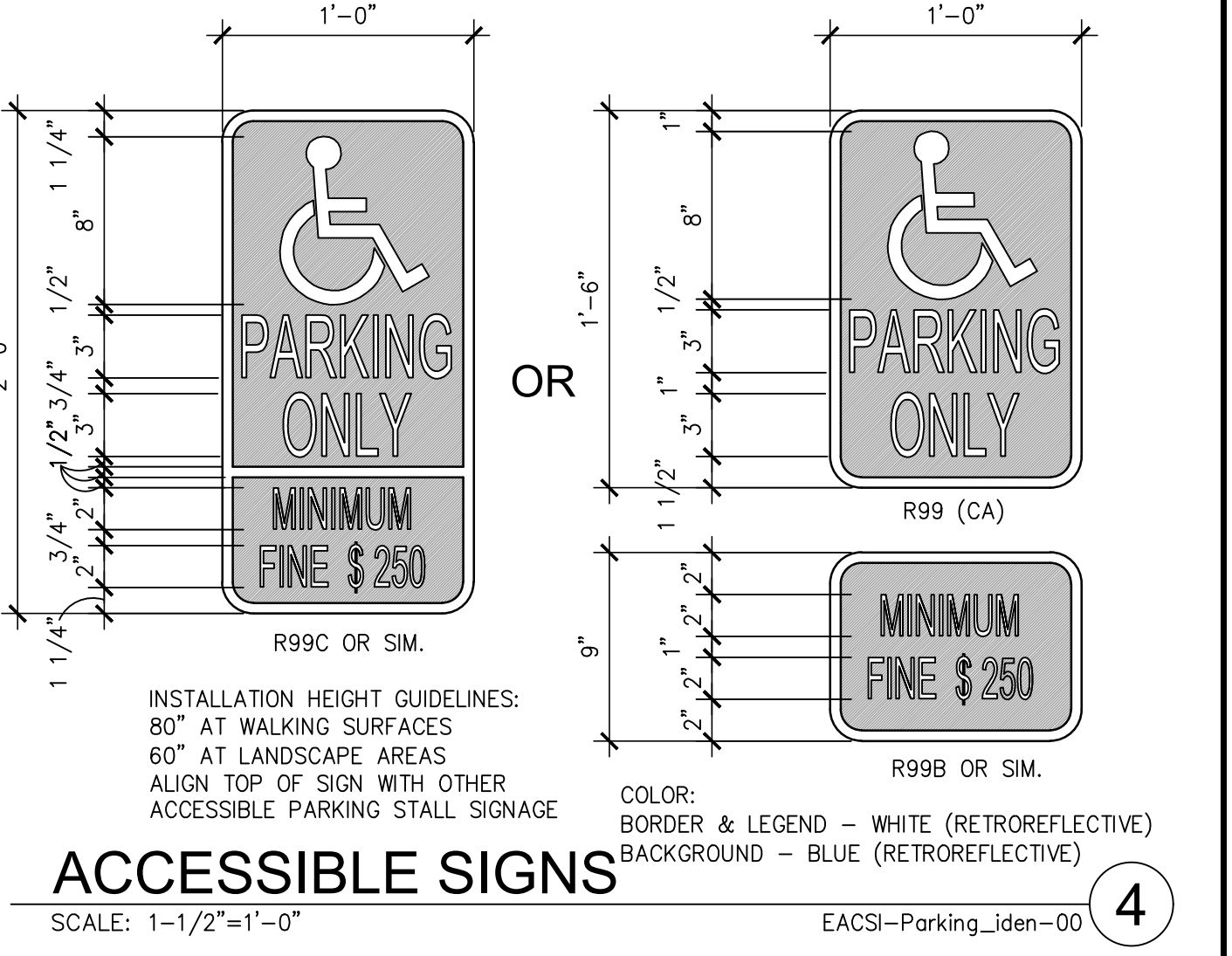
BOLLARD

SCALE: 1/2" = 1'-0" ESIMI-Bollard-01



TYPICAL SIGN FOUNDATION

SCALE: 3/4" = 1'-0" ESICO-Sign\_Ftg\_01



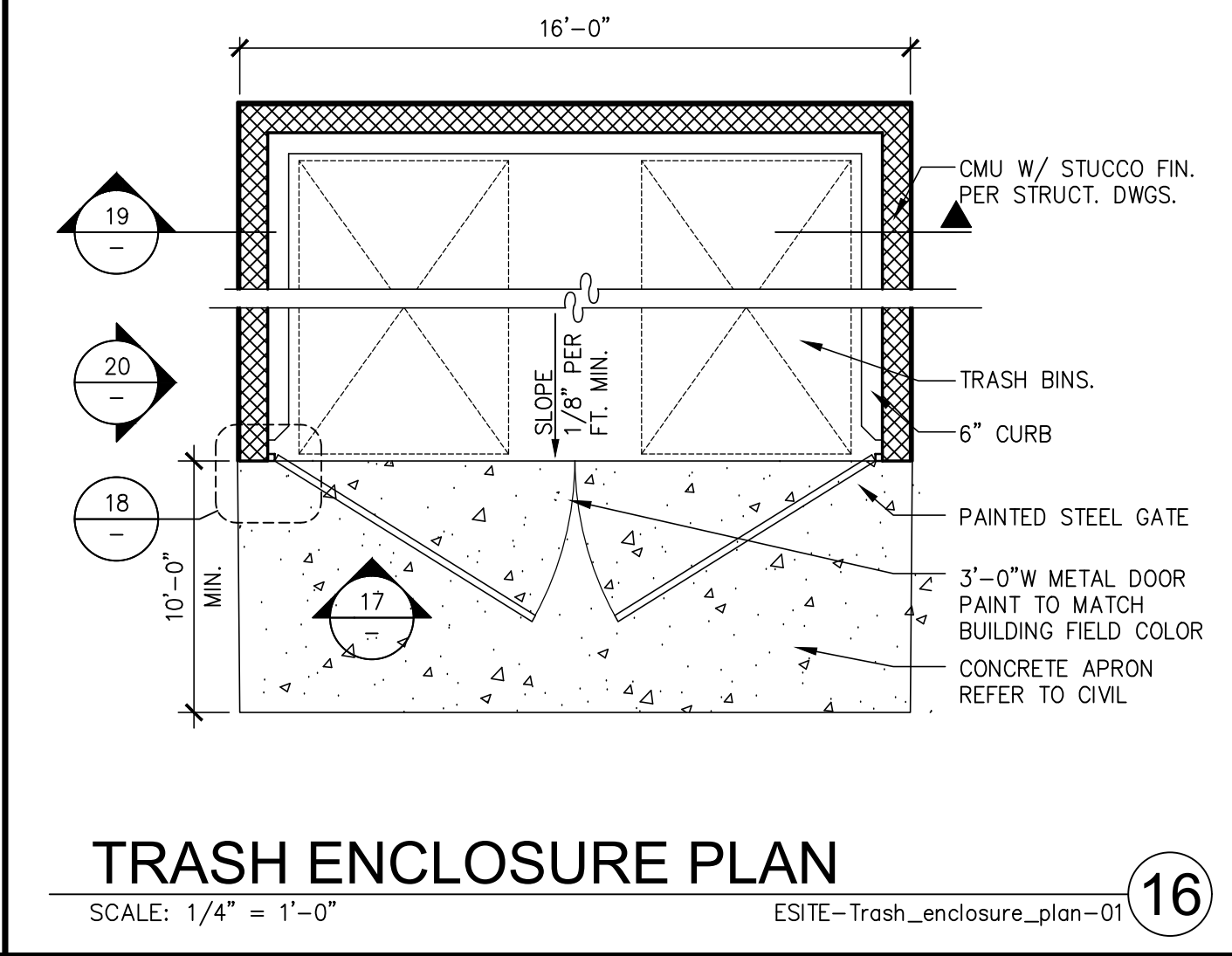
ACCESSIBLE SIGNS

SCALE: 1-1/2" = 1'-0" EACSI-Parking\_iden-00



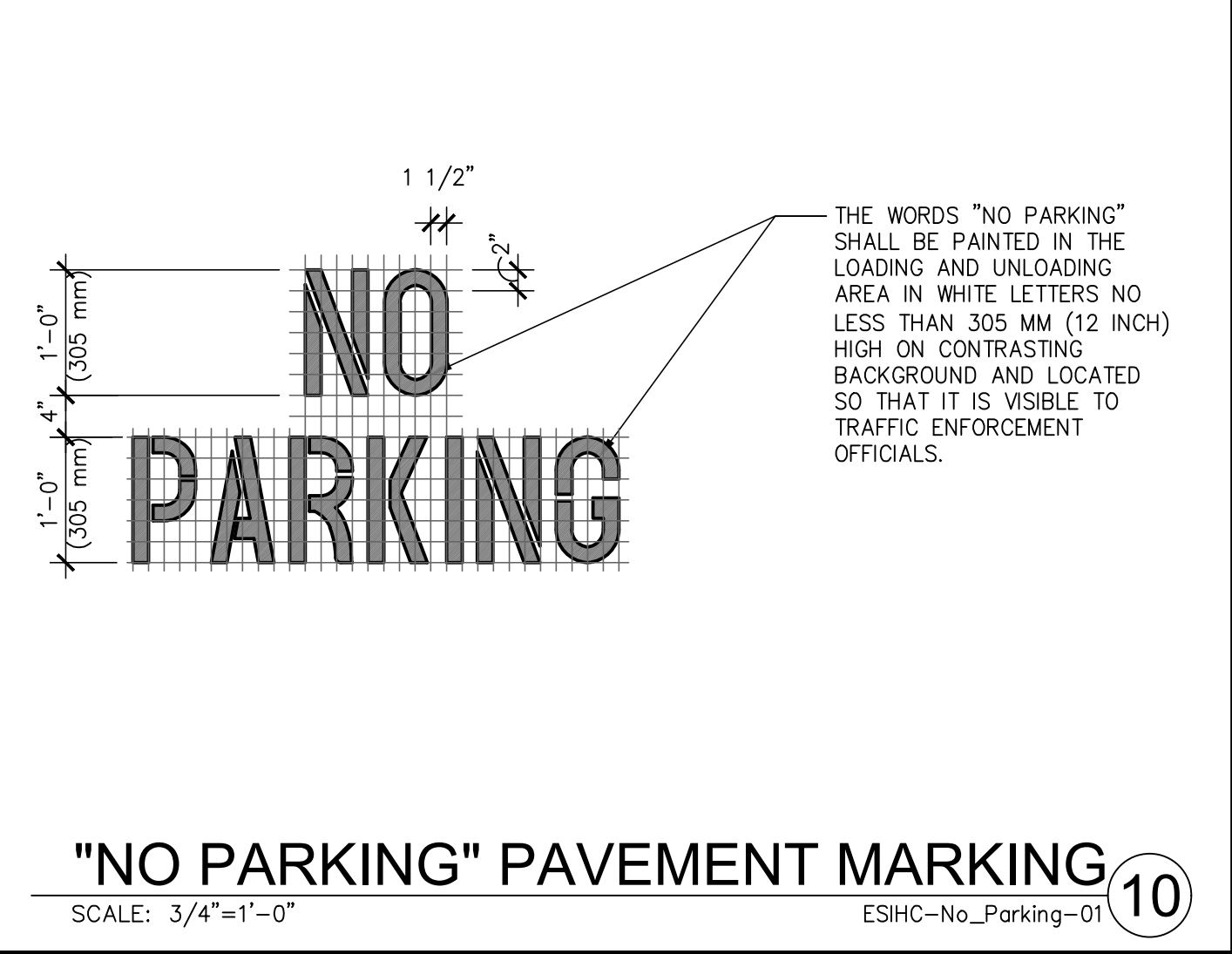
TRASH ENCLOSURE ROOF PLAN

SCALE: 1/4" = 1'-0" ESITE-Trash\_enclosure\_roof-02



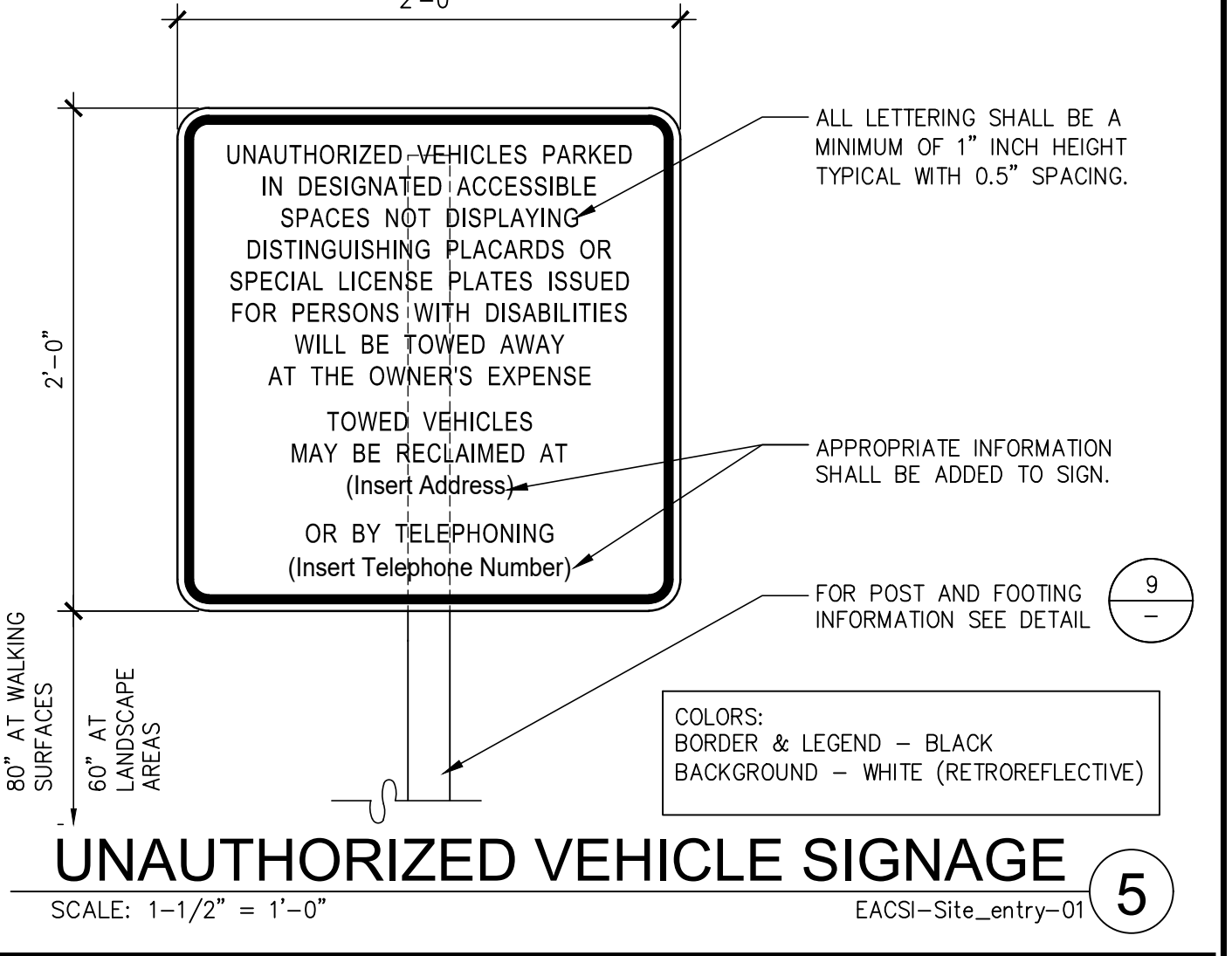
TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0" ESITE-Trash\_enclosure\_plan-01



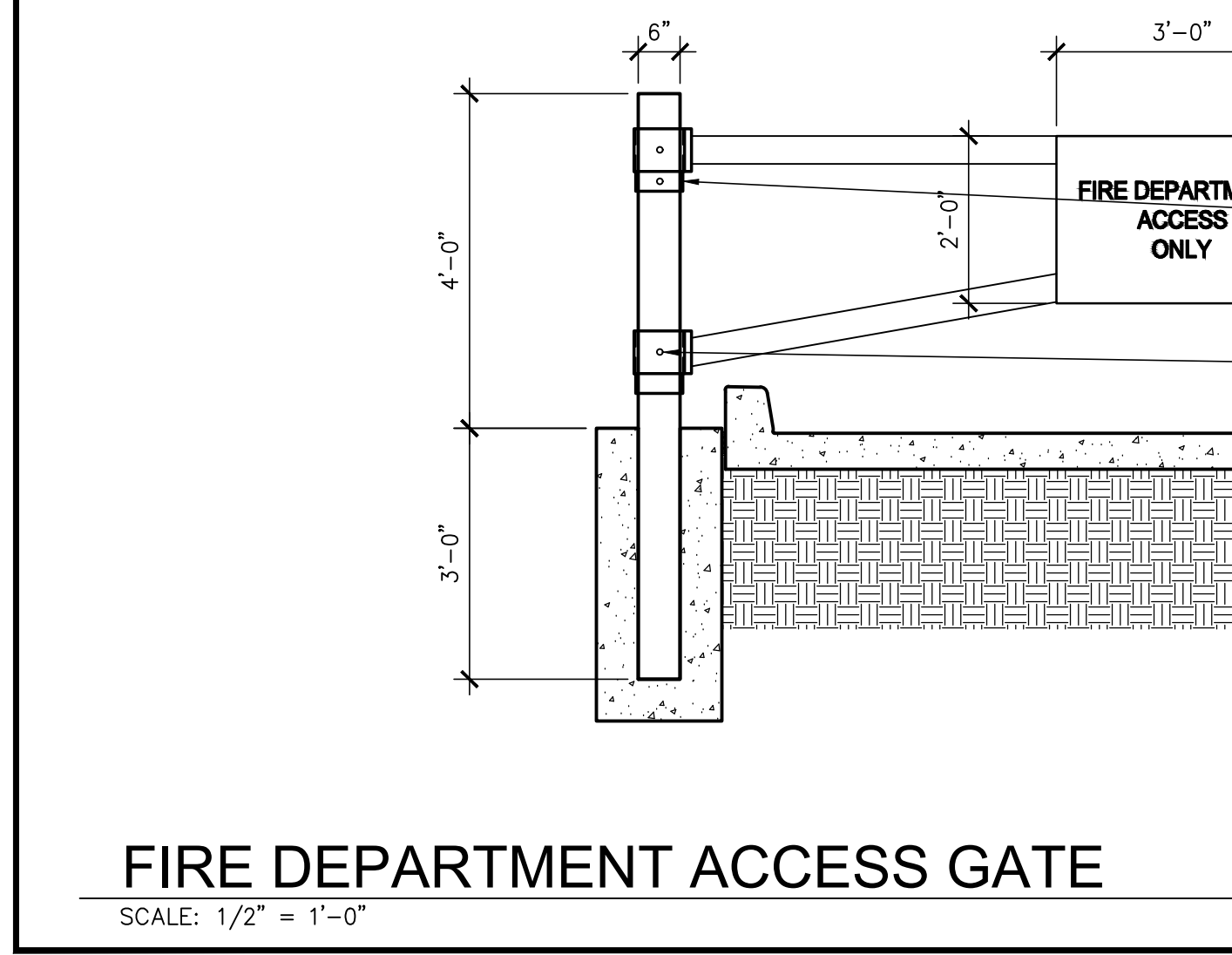
"NO PARKING" PAVEMENT MARKING

SCALE: 3/4" = 1'-0" ESICM-No\_Parking-01



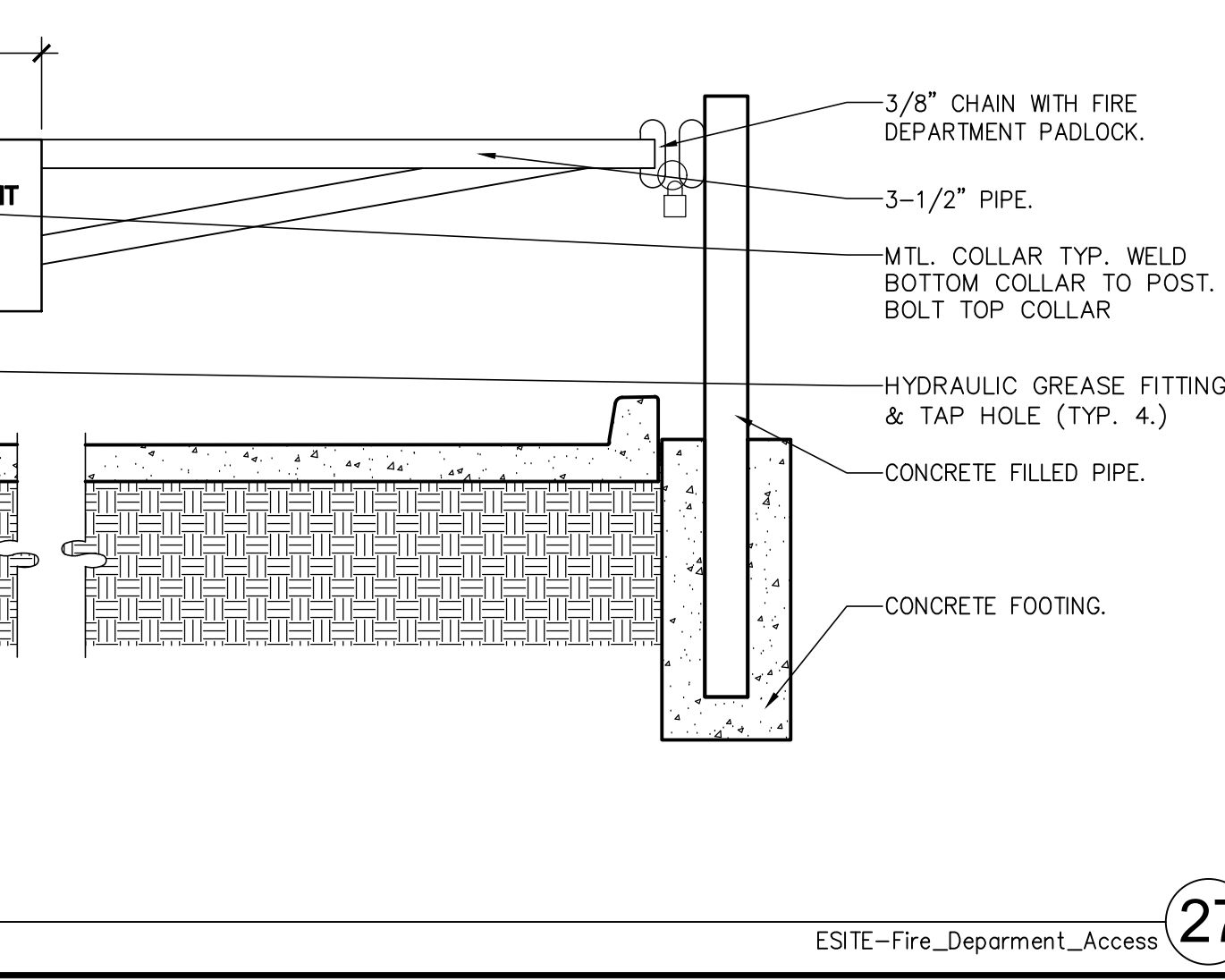
UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1-1/2" = 1'-0" EACSI-Site\_entry-01



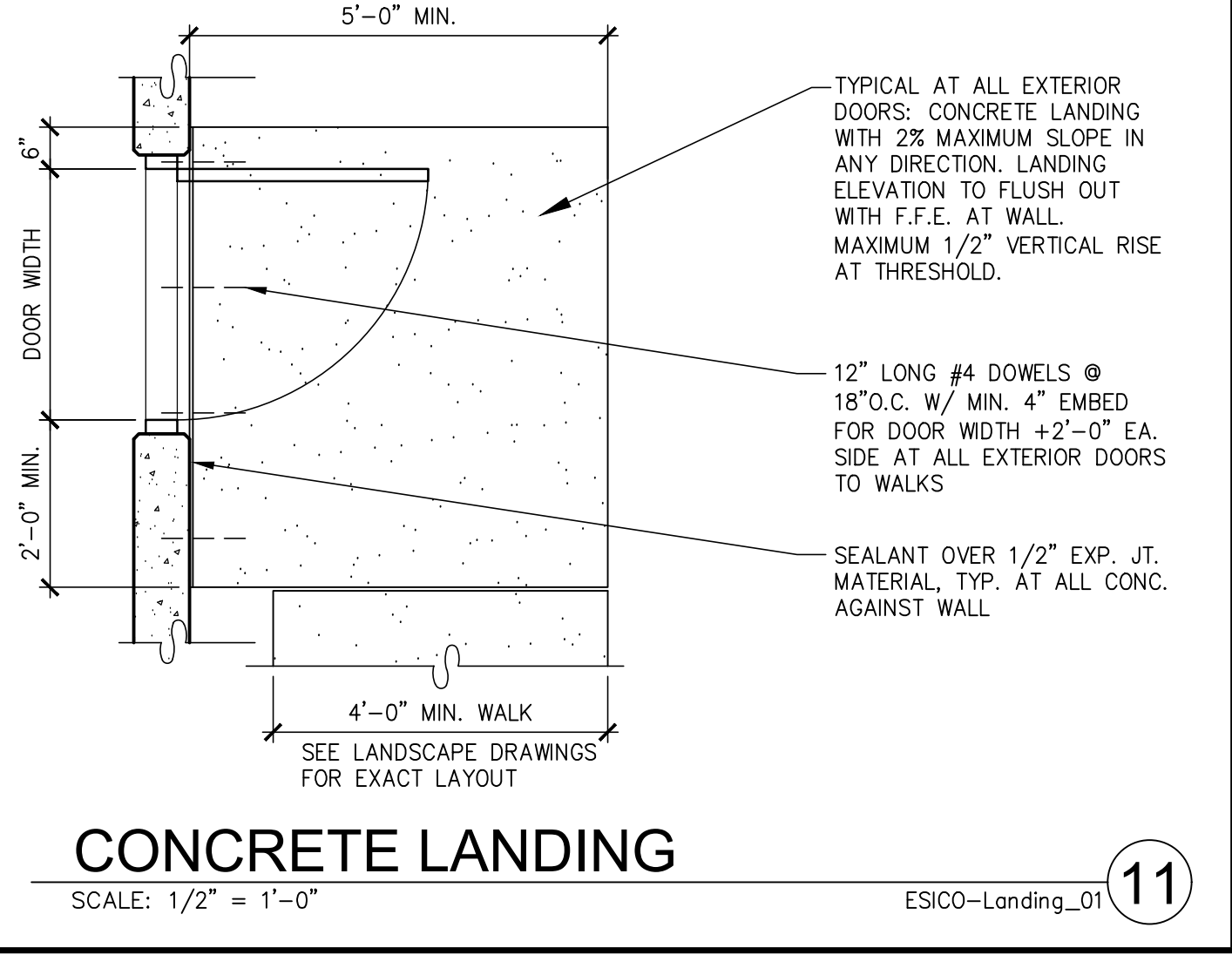
FIRE DEPARTMENT ACCESS GATE

SCALE: 1/2" = 1'-0" ESITE-Fire\_Department\_Access



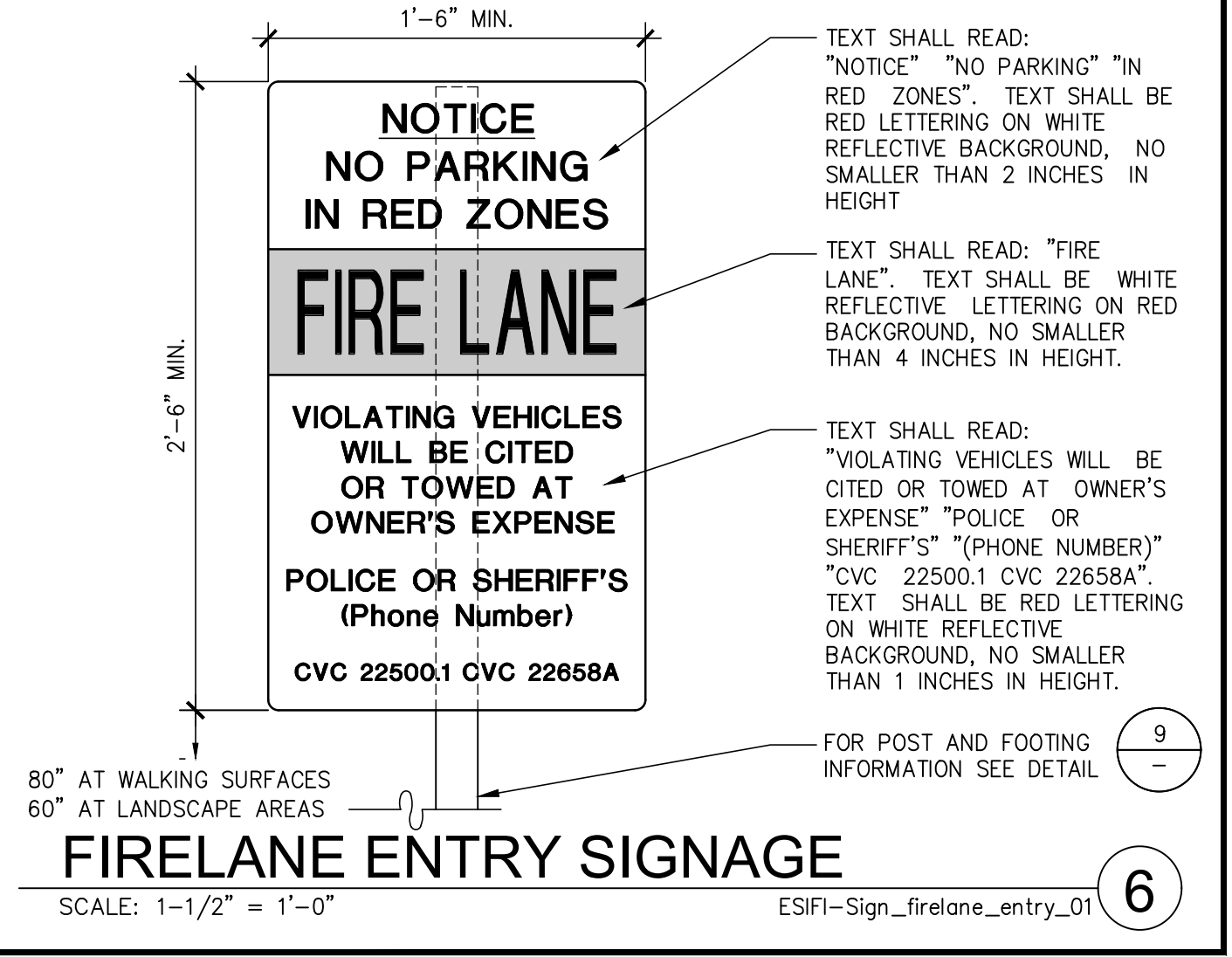
TRASH ENCLOSURE GATE

SCALE: 1/2" = 1'-0" ESITE-Trash\_enclosure\_gate-02



CONCRETE LANDING

SCALE: 1/2" = 1'-0" ESICO-Landing\_01



FIRELANE ENTRY SIGNAGE

SCALE: 1-1/2" = 1'-0" ESIFI-Sign\_firelane\_entry\_01

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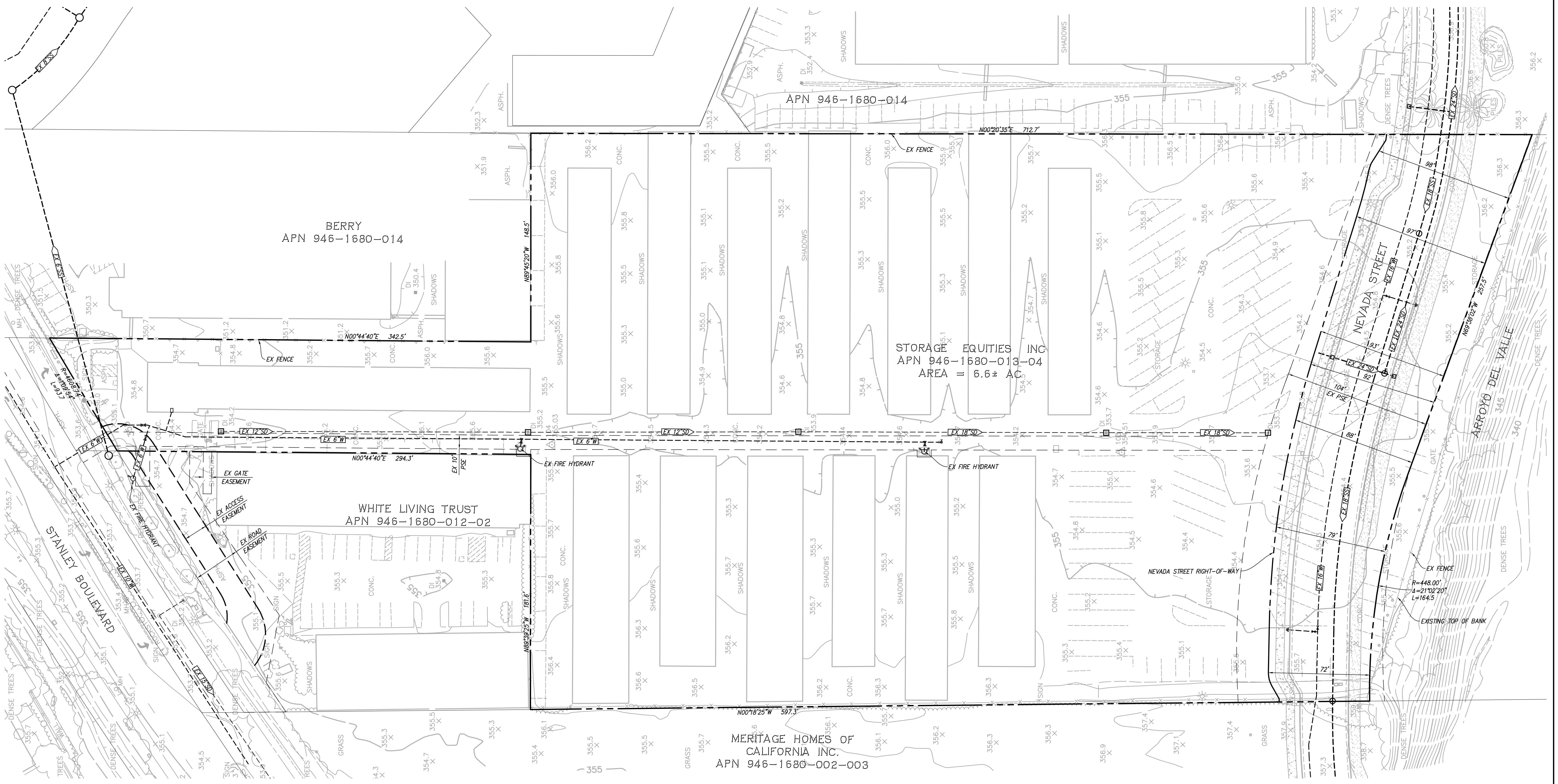
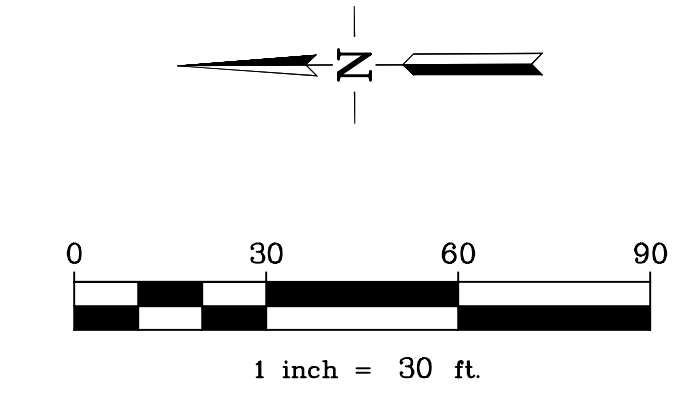
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DETIMESTING CONDITION PLAN		REMARKS	
DATE	REVISION	DATE	REMARKS
05/06/19	C.L.P. AND D.R. SUBMITTAL		
12/06/19	PLANNING RESUBMITTAL #2		

PA / PM:	N.D.
DRAWN BY:	E.S.
JOB NO.:	SNR17-0075-00

SHEET  
**A8.1**





# EXISTING CONDITIONS PLAN

G:\2020\171074\CAD Files\02-PLANNING\PD-C1-Existing Conditions Plan.dwg

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EXISTING CONDITION PLAN		
DATE	REMARKS	REMARKS
11/27/18	CLIP AND REVISIONS	
10/15/2020	PLANNING RESUBMITAL #3	

PA / PM:	DRC
DRAWN BY:	JM
JOB NO.:	171074

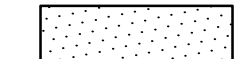
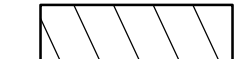
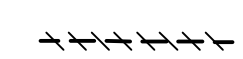
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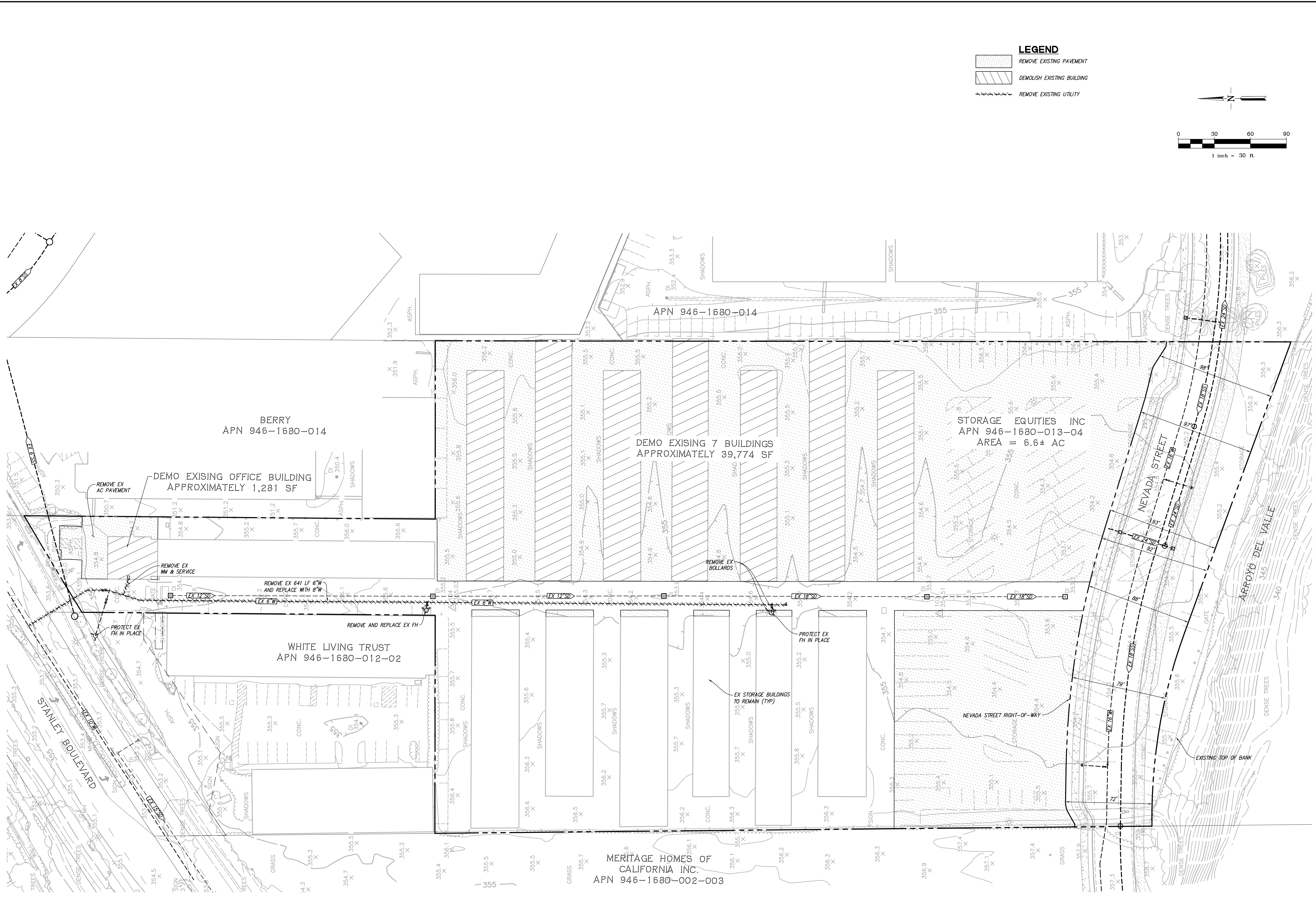
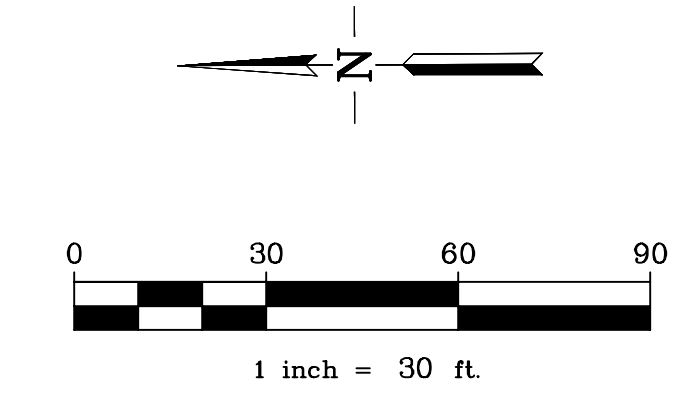


DEMOLITION PLAN		
DATE	REMARKS	REMARKS
11/27/19	CLIP AND REVISION	
10/15/2020	PLANNING RESUBMITAL #3	

PA / PM:	DRC
DRAWN BY:	JM
JOB NO.:	171074

**LEGEND**

-  REMOVE EXISTING PAVEMENT
-  DEMOLISH EXISTING BUILDING
-  REMOVE EXISTING UTILITY



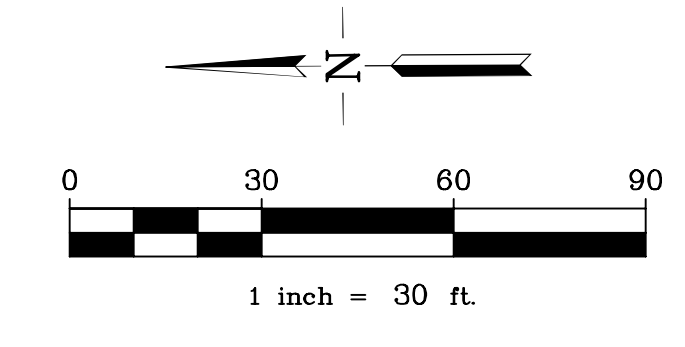
G:\2020\171074\CAD Files\02-PLANNING\02-Demolition Plan.dwg

**DEMOLITION PLAN**

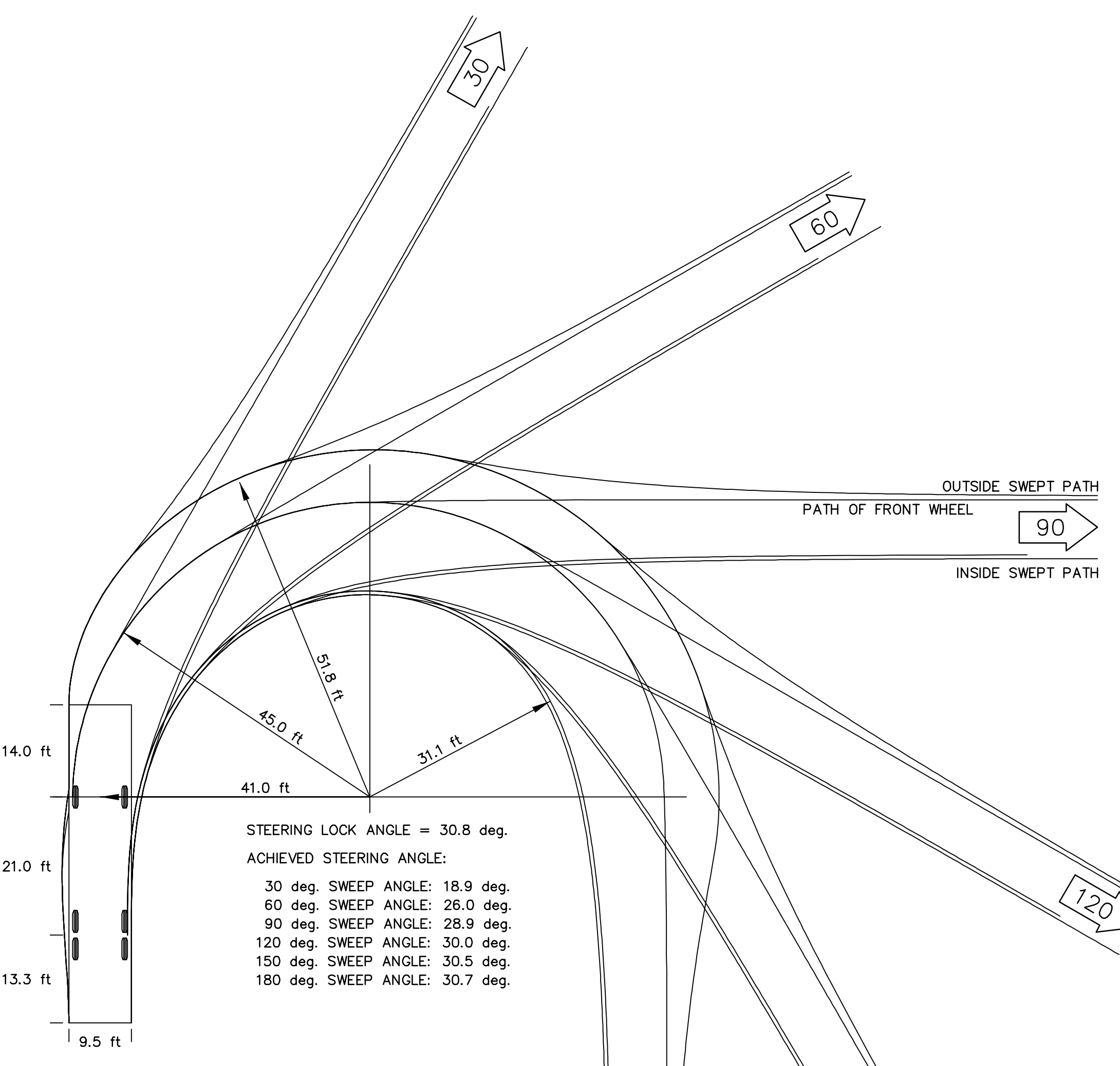


**LEGEND**

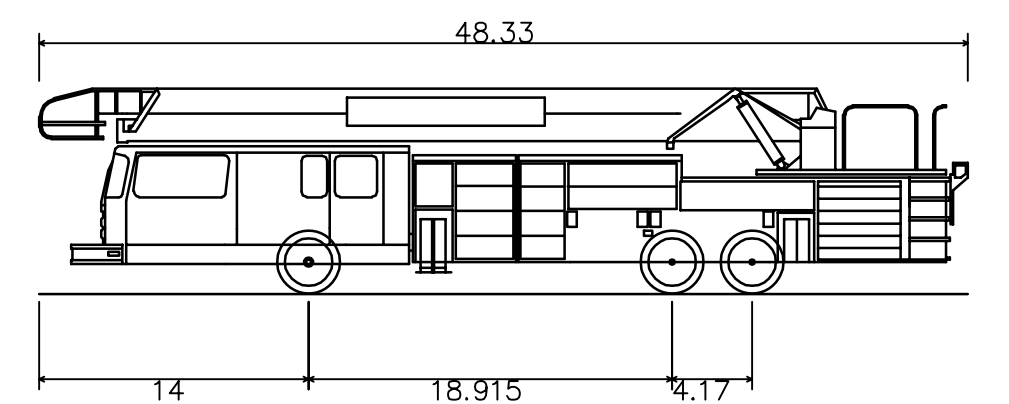
- ROOF ACCESS (BLDG'S GREATER THAN 30' HIGH)
- - - FIRE TRUCK OVERHANG PATH
- - - FIRE TRUCK TIRE PATH
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- XX' FIRE HYDRANT SPACING



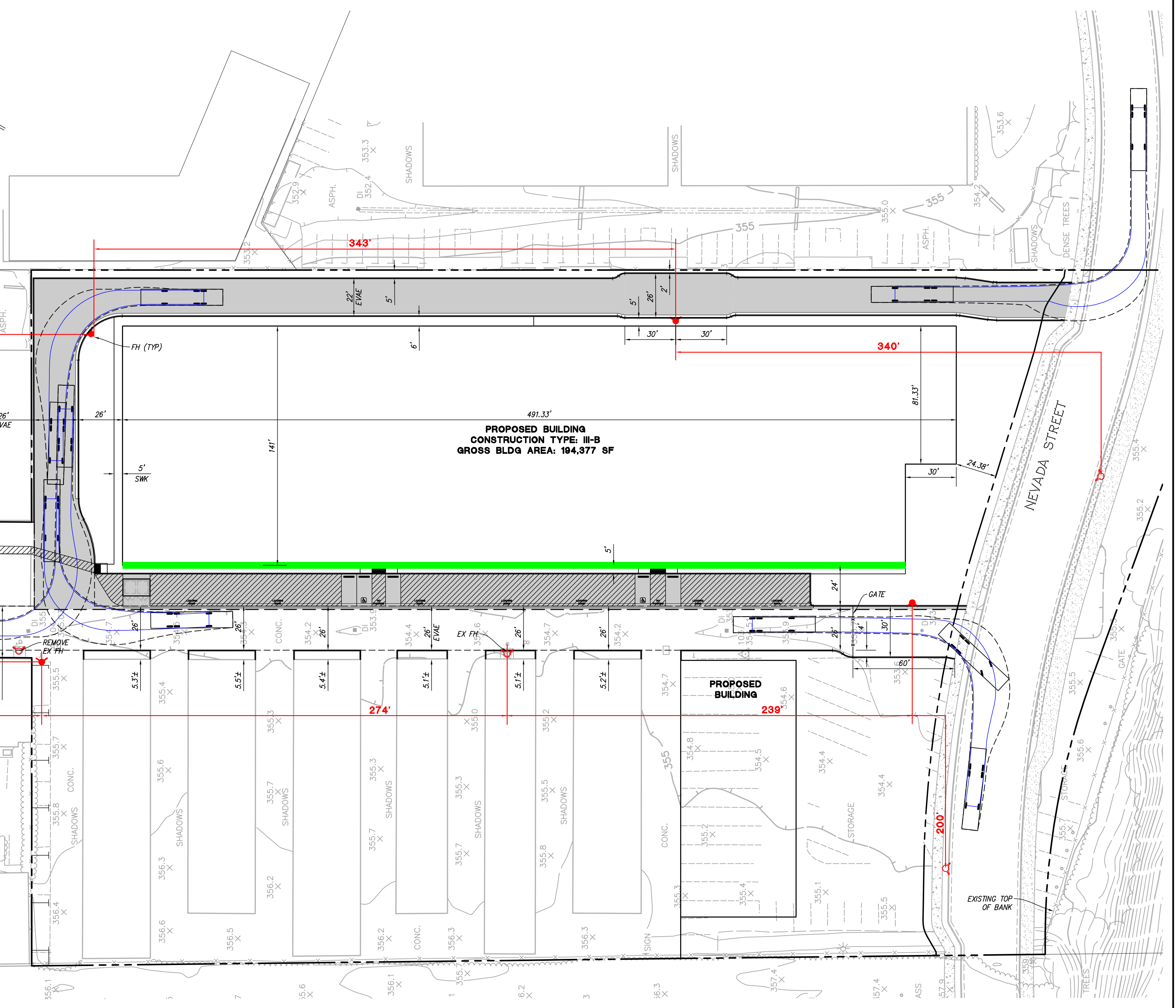
NOTE:  
1. ALL SIGNAGE ADJACENT TO PEDESTRIAN PATH OF TRAVEL WILL NEED TO BE A MINIMUM OF 7 FEET IN HEIGHT



PLEASANTON FIRE TRUCK  
Custom  
[ft]  
Copyright (c) 2013, Transoft Solutions  
0FT 10FT 20FT

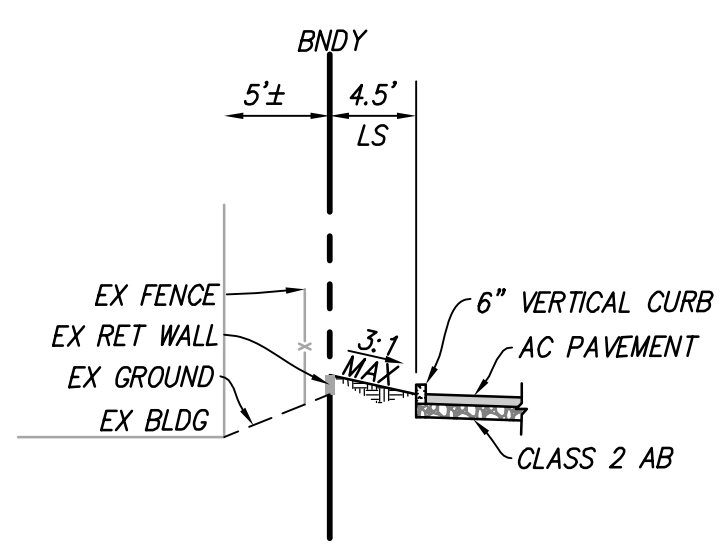


Pleasanton Fire Truck  
Overall Length 48.330ft  
Overall Width 9.500ft  
Overall Body Height 10.697ft  
Min Body Ground Clearance 1.127ft  
Track Width 8.330ft  
Lock-to-lock time 7.00s  
Max Steering Angle (Virtual) 30.80°

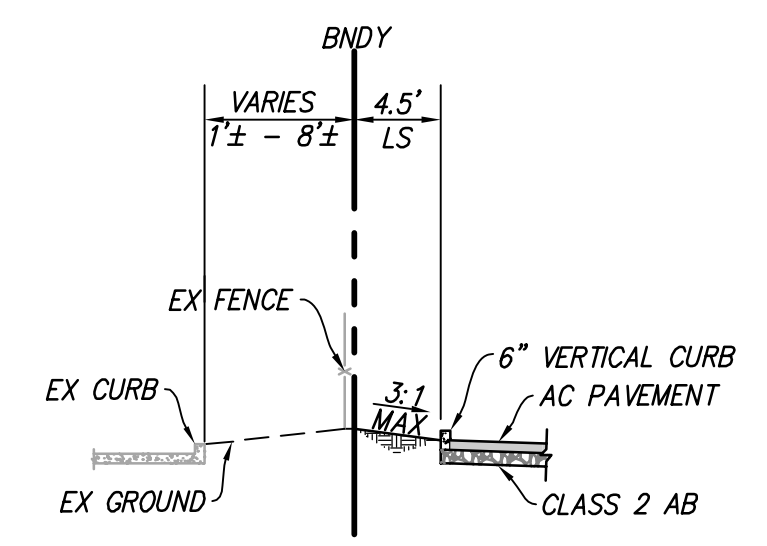


**PRELIMINARY FIRE PLAN**

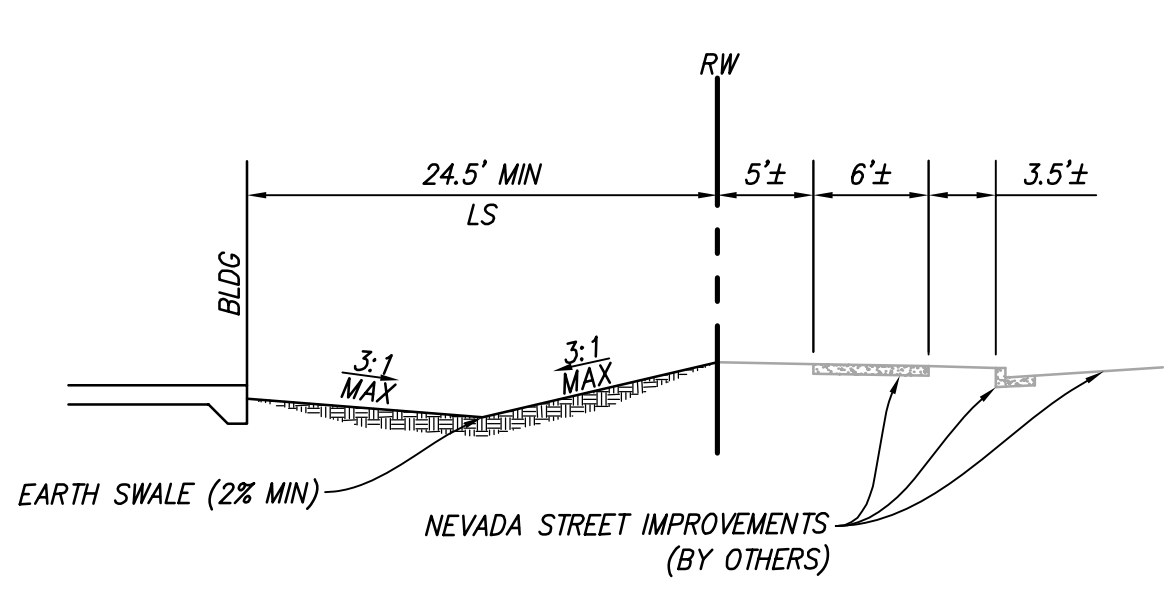




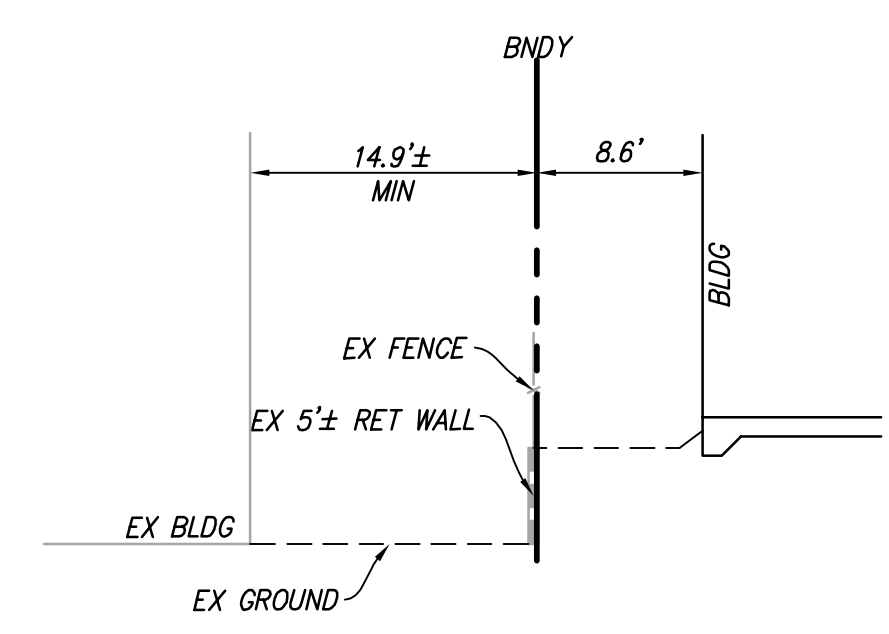
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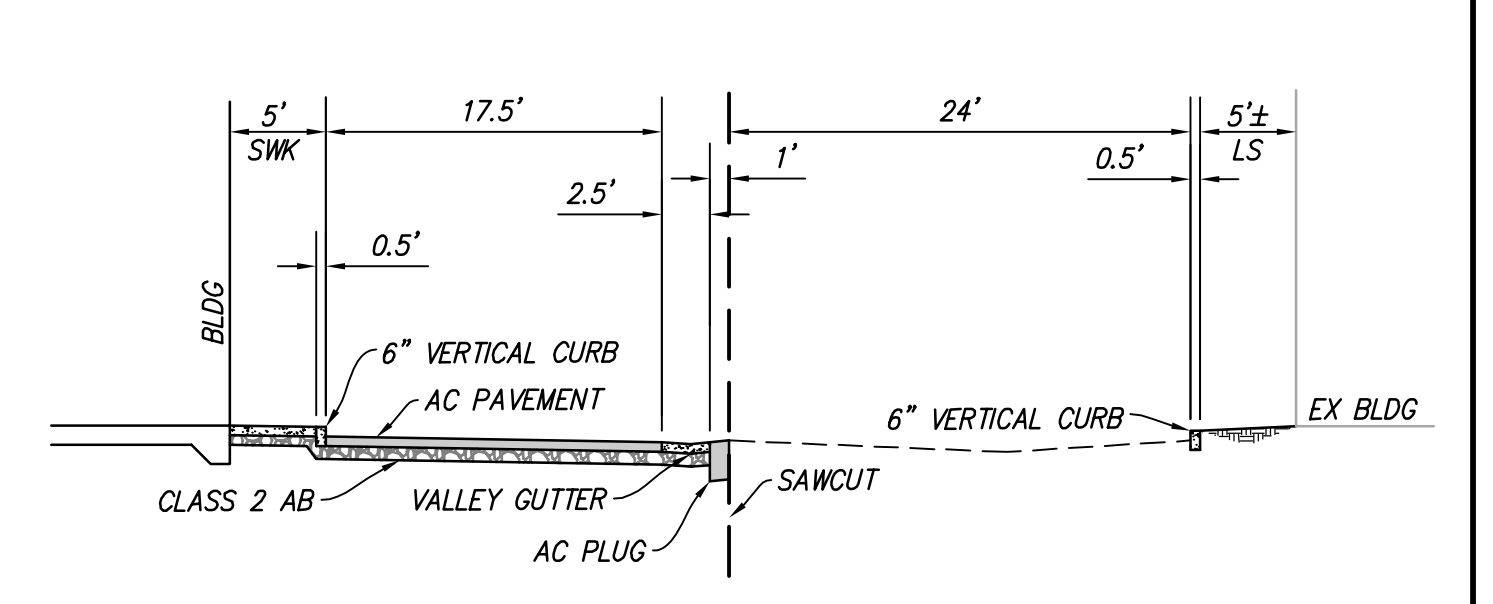
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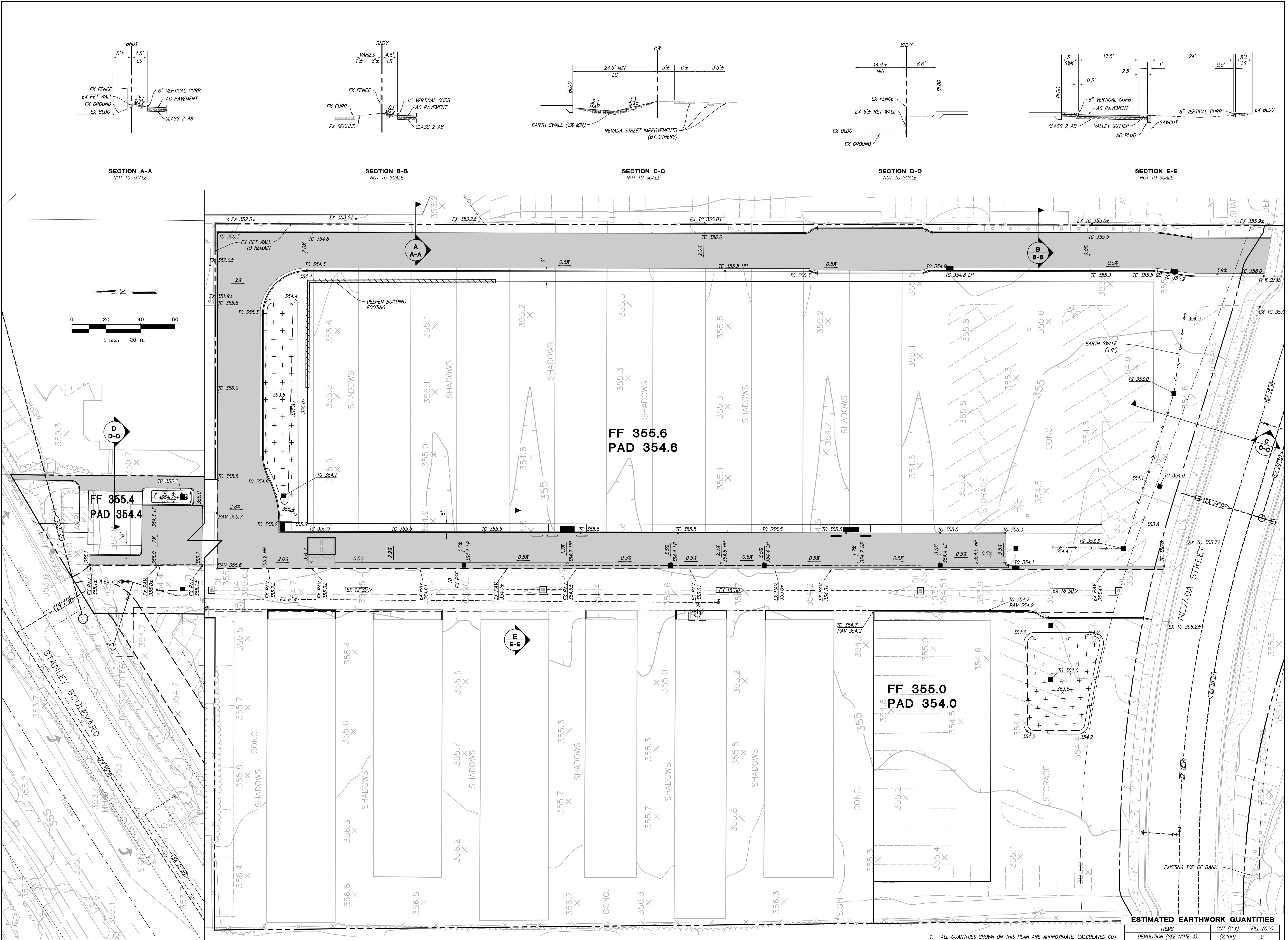
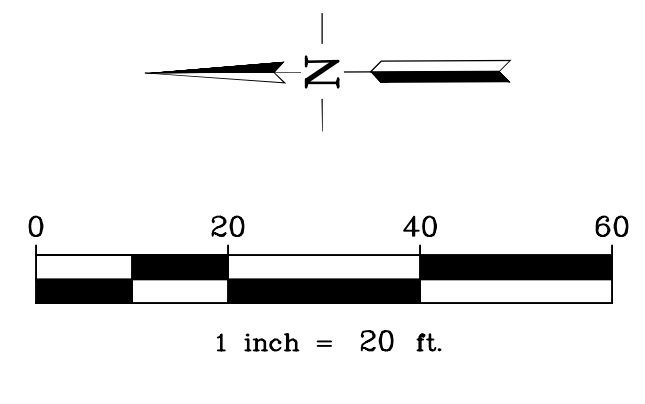
SECTION C-C  
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SECTION D-D  
NOT TO SCALE



SECTION E-E  
NOT TO SCALE



# PRELIMINARY GRADING AND DRAINAGE PLAN

- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
- THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
- DEMOLITION MATERIAL (FOOTINGS AND FLOOR SLABS) TO BE OFFHAULED BY THE CONTRACTOR.

ESTIMATED EARTHWORK QUANTITIES		
ITEMS	CUT (C.Y)	FILL (C.Y)
DEMOLITION (SEE NOTE 3)	(2,100)	0
BUILDING	1,100	100
SWK/PAVEMENT/LANDSCAPE	1,600	500
FOUNDATION & PLUMBING SPOILS	200	0
TRENCH SPOILS	500	0
C-3 SPOILS	500	0
SHRINKAGE (ASSUME 2%)	-	0
TOTAL	3,900	600

PRELIMINARY GRADING & DRAINAGE PLAN		
DATE	REVISIONS	REMARKS
11/27/18	C/LIP AND C/PLANNING	
10/15/2020	PLANNING RESUBMITAL #3	

PA / PM:	DRC
DRAWN BY:	JLM
JOB NO.:	171074

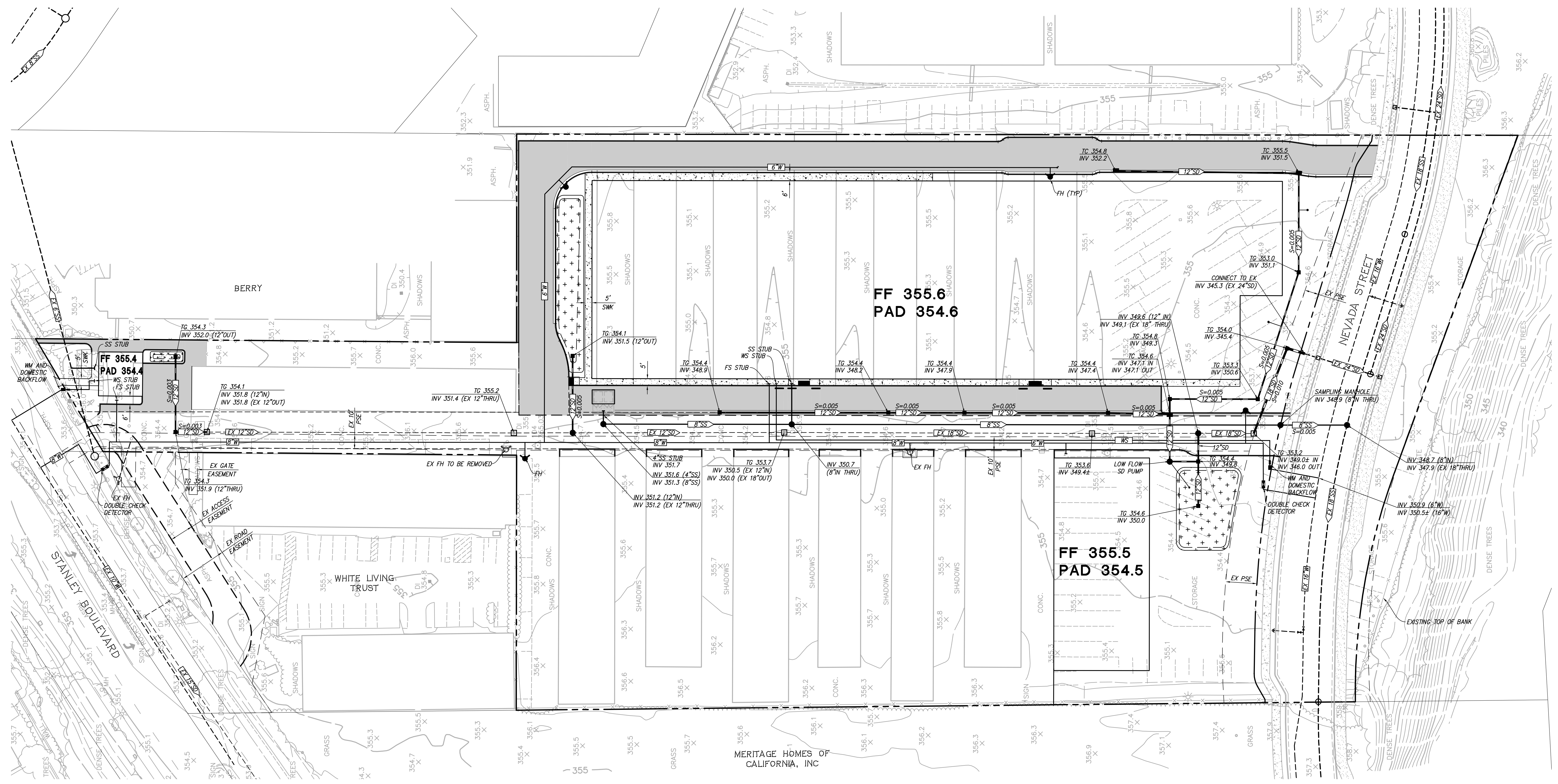
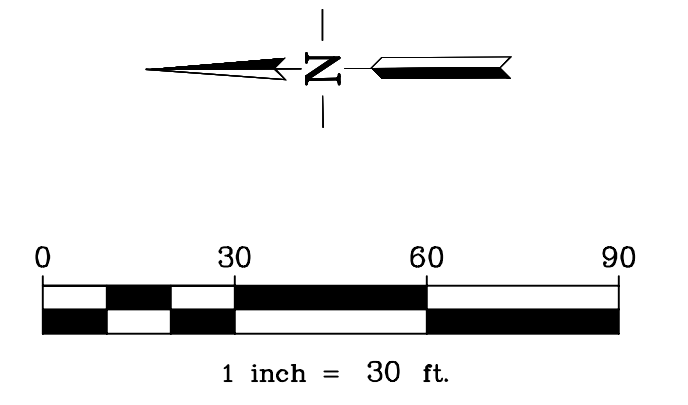
SHEET  
**C4**

**PUBLIC STORAGE REMODEL**  
**3716 STANLEY BOULEVARD**  
PLEASANTON, CA 94566

**RJA**  
**RUGGERI-JENSEN-AZAR**  
4650 CHABOT DR. SUITE 300  
PLEASANTON, CA 94566  
TEL: 925.244.9821  
F: 925.244.9821

**WARE MALCOLM**  
Leading Design for Commercial Real Estate





NOTE:  
 1. ALL TRENCHES WITHIN THE NEWLY PAVED NEVADA STREET WILL BE RESTORED WITH 2" OVERLAY 50' ON EACH SIDE OF THE TRENCH UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER IN WRITING.

**WARE MALCOLM**  
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 planning  
 interior  
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 Pleasanton, CA 94588  
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 F: 925.244.9201

**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ARCHITECTS  
 4800 CHABOR DRIVE, SUITE 200, PLEASANTON, CA 94588  
 PHONE: (925) 251-0100 FAX: (925) 251-0100

**PUBLIC STORAGE REMODEL**  
**3716 STANLEY BOULEVARD**  
 PLEASANTON, CA 94566

PRELIMINARY UTILITY PLAN		DATE	REMARKS
11/27/19	C.L.P. AND D.R. SUBMITTAL		
10/15/2020	PLANNING RESUBMITTAL #1		

PA / PM: DRC  
 DRAWN BY: JM  
 JOB NO.: 171074

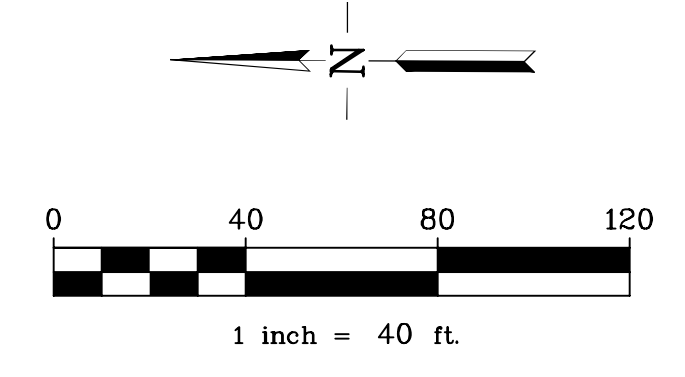
SHEET  
**C5**

**PRELIMINARY UTILITY PLAN**



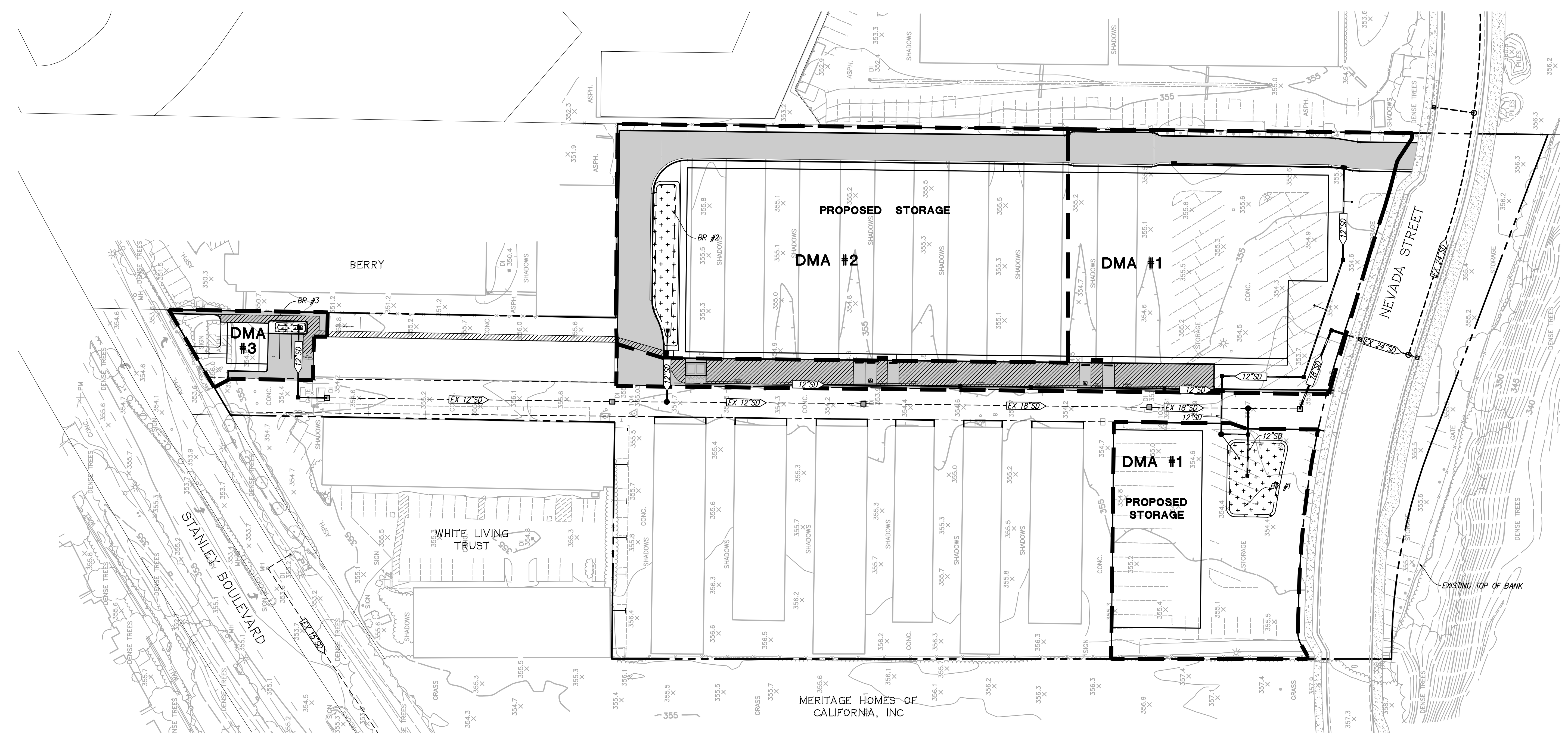
PRELIMINARY STORMWATER PLAN	
DATE	REMARKS
11/27/19	C.L.P. AND D.R. SUBMITTAL
10/15/2020	PLANNING RESUBMITTAL #2

PA / PM:	DRC
DRAWN BY:	JM
JOB NO.:	171074



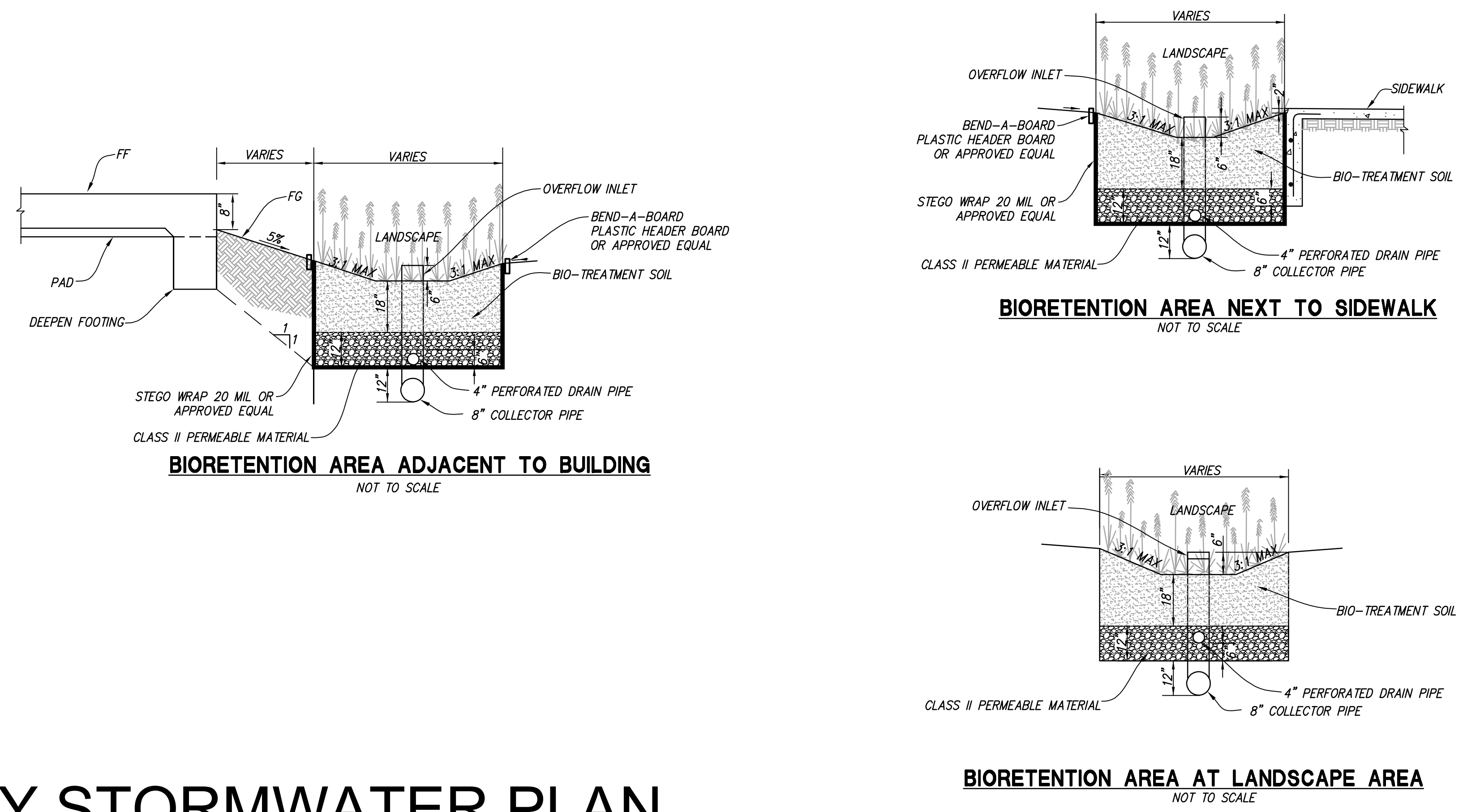
**LEGEND**

- DRAINAGE MANAGEMENT AREA (DMA)
- BIO-RETENTION AREA
- DROP INLET
- STORMWATER INLET



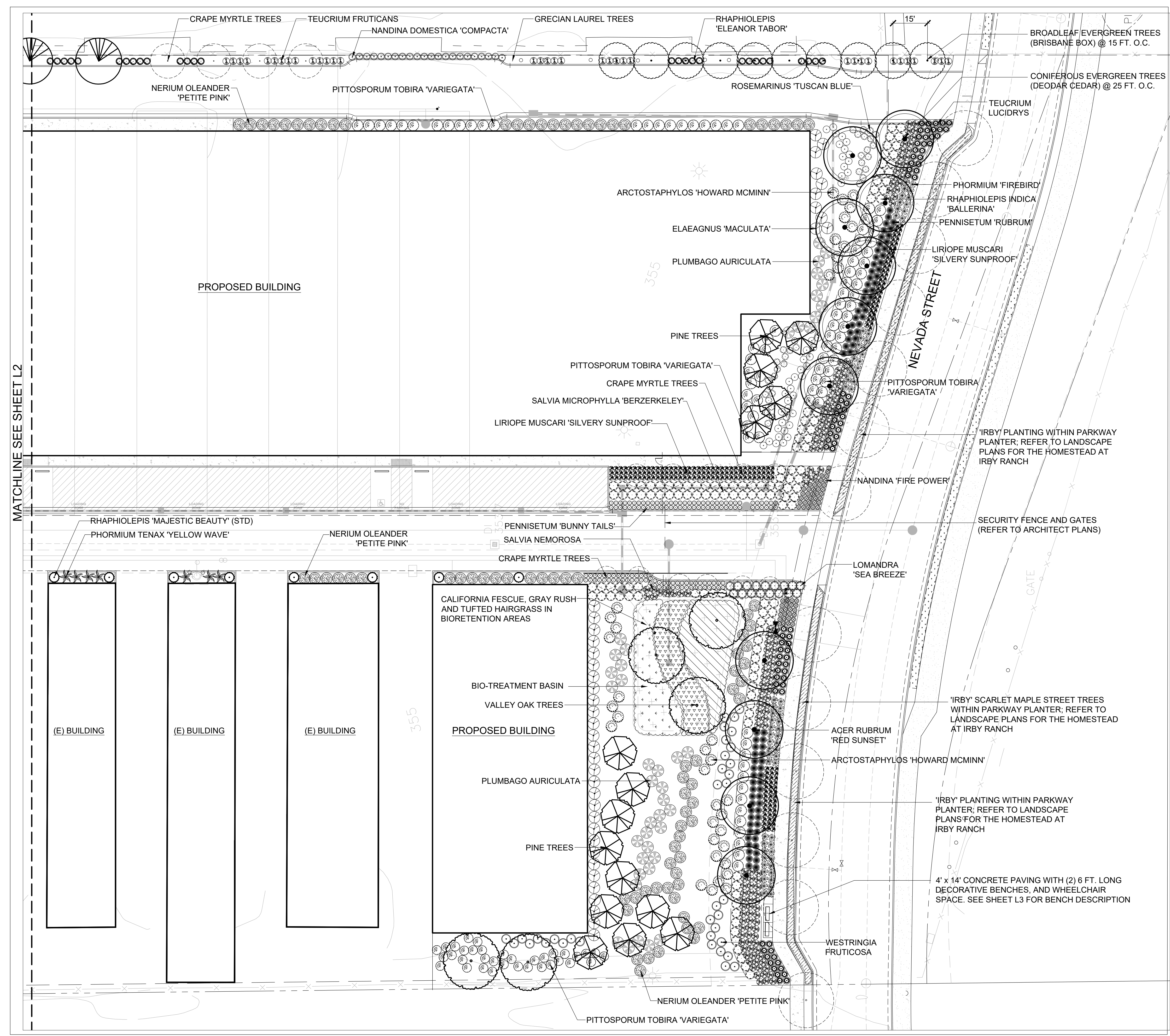
STORMWATER TREATMENT CALCULATIONS									
DMA #	TREATMENT CONTROL MEASURES	TOTAL DMA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (IN)	SIZING METHOD
1	BR #1	80,312	52,970	27,342	55,704	2,228	2,427	6.00	4% METHOD
2	BR #2	61,728	55,947	5,781	56,525	2,261	2,287	6.00	4% METHOD
3	BR #3	5,246	3,560	1,686	3,729	149	161	6.00	4% METHOD
TOTAL	-	147,286	112,477	34,809	115,958	4,638	4,875	-	-

- NOTES:**
- THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 31, 2017, AND THE FOLLOWING CRITERIA:
    - EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
    - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
    - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
  - SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
    - SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04



**PRELIMINARY STORMWATER PLAN**

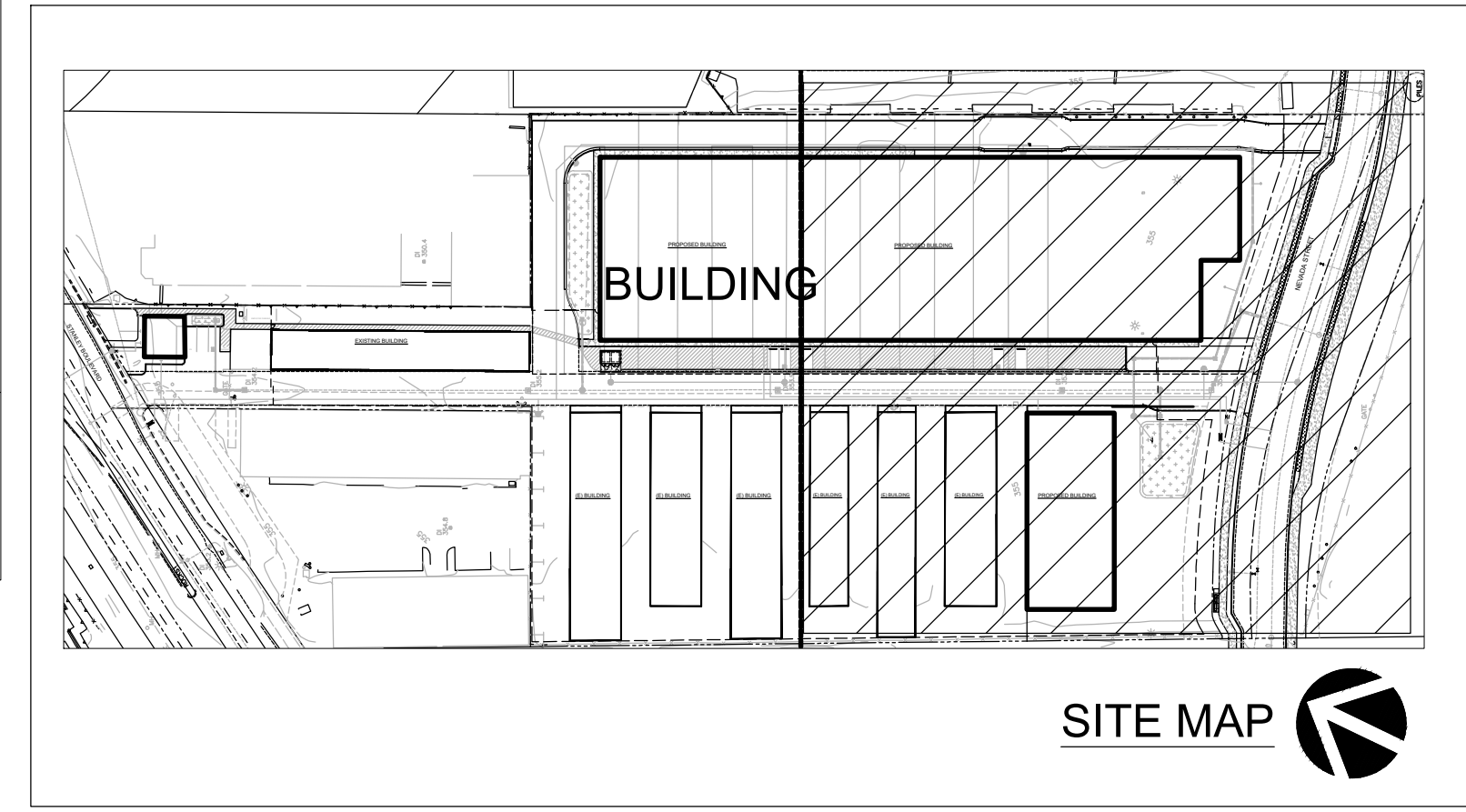




PLANT LIST SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>TREES:</b>				
●	ACER RUBRUM 'RED SUNSET'	RED MAPLE	15 GA	MED
○	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GA	LOW
●	LAURIS NOBILIS 'SARATOGA'	GRECIAN LAUREL	15 GA	MED
●	PINUS BRUTIA	CALABRIAN PINE	15 GA	LOW
●	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	15 GA	MED
●	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GA	LOW
●	QUERCUS LOBATA	VALLEY OAK	15 GA	LOW
<b>SHRUBS:</b>				
●	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GA	LOW
●	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GA	LOW
●	ELAEAGNUS MACULATA	GOLDEN ELAEAGNUS	5 GA	LOW
●	HETEROMELES ARBUTIFOLIA	TOYON	5 GA	LOW
●	LOMANDRA LONGIFOLIA 'SEA BREEZE'	MAT RUSH	5 GA	LOW
●	MYRSINE AFRICANUS	AFRICAN BOXWOOD	5 GA	LOW
●	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	5 GA	LOW
●	NERIUM OLEANDER 'PETITE PINK'	PETITE OLEANDER	5 GA	LOW
●	PENNISETUM RUBRUM	PURPLE FOUNTAIN GRASS	5 GA	LOW
●	PITTOSPORUM TOBIRA 'VARIEGATA'	PITTOSPORUM	5 GA	LOW
●	PLUMBAGO AURICULA	CAPE PLUMBAGO	5 GA	LOW
●	ROSEMARINUS 'TUSCAN BLUE'	ROSEMARY	5 GA	LOW
●	RHAPHIOLEPIS 'ELEANOR TABOR'	INDIA HAWTHORN	5 GA	LOW
●	RHAPHIOLEPIS 'MAJESTIC BEAUTY' (STD)	HAWTHORN STANDARD	15 GA	LOW
●	SALVIA MICROPHYLLA 'BERZERKELEY'	MYRTLE OF THE MOUNTAIN	5 GA	LOW
●	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GA	LOW
●	SALVIA NEMOROSA	PURPLE SAGE	5 GA	LOW
●	TRUCRIUM LUCIDRYS	BUSH GERMANDER	5 GA	LOW
●	TEUCRIUM FRUTICANS	GERMANDER	5 GA	LOW
●	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GA	LOW
<b>PERENNIALS:</b>				
●	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GA	LOW
●	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	LILY TURF	1 GA	LOW
●	NANDINA 'FIRE POWER'	DWARF HEAVENLY BAMBOO	1 GA	LOW
●	PENNISETUM 'BUNNY TAILS'	BUNNY TAILS	1 GA	LOW
●	PHORMIUM TENAX 'FIREBIRD'	NEW ZEALAND FLAX	1 GA	LOW
●	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	1 GA	LOW
<b>GROUNDCOVERS:</b>				
■	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1GA @ 36" O.C.	LOW
■	FESTUCA CALIFORNICA 'SERPENTINE BLUE'	CALIFORNIA FESCUE	1GA @ 36" O.C.	LOW
■	JUNCUS PATENS	BLUE RUSH	1GA @ 36" O.C.	LOW

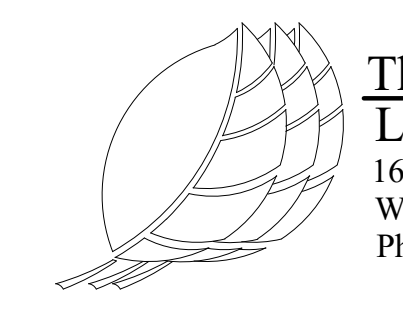
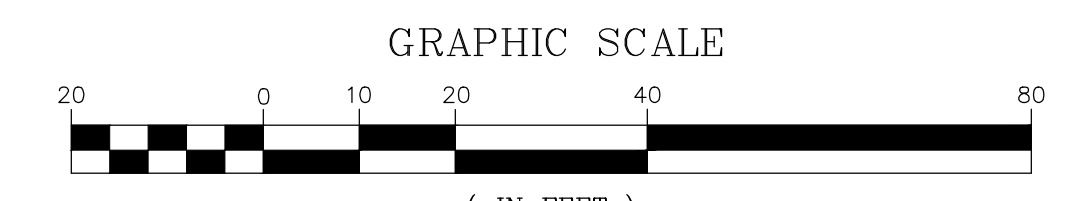
**GENERAL NOTES:**

- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF 'NATURAL UNDYED' MULCH DRESSING.



REFER TO SHEET L3 FOR PLANT IMAGES AND CALCS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



**Thomas Baak & Associates, LLP**  
 Landscape Architects  
 1620 North Main Street, Suite 4  
 Walnut Creek, CA 94596  
 Ph: 925.933.2583

DATE:  
10-12-20

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 planning  
 interiors  
 graphics  
 civil engineering

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 Pleasanton, ca 94588  
 phone: 925.244.9621

**ARCHITECT**  
 NICHOLAS STOVER  
 3017  
 Signature  
 10/15/2020

**PRELIMINARY LANDSCAPE PLAN**

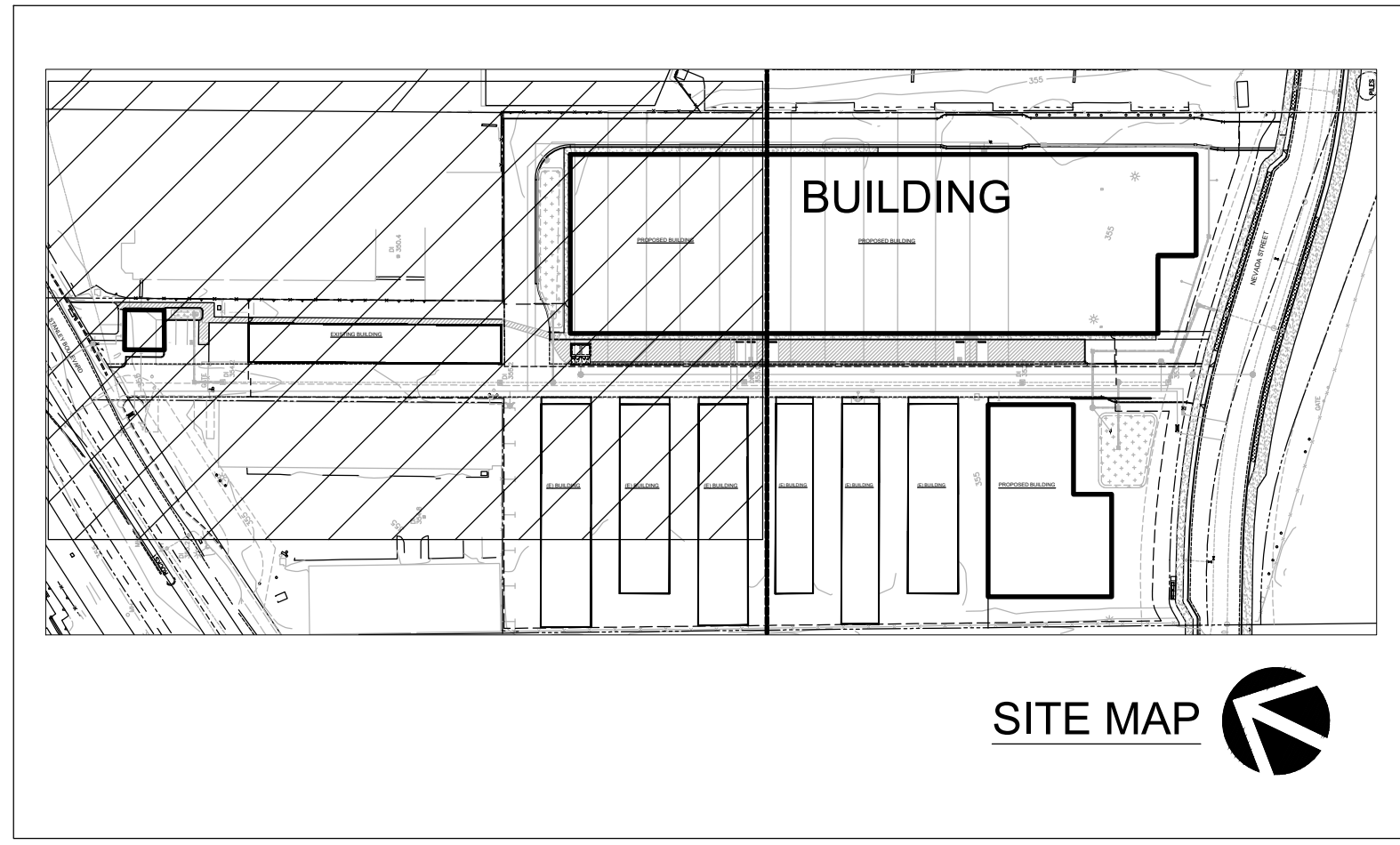
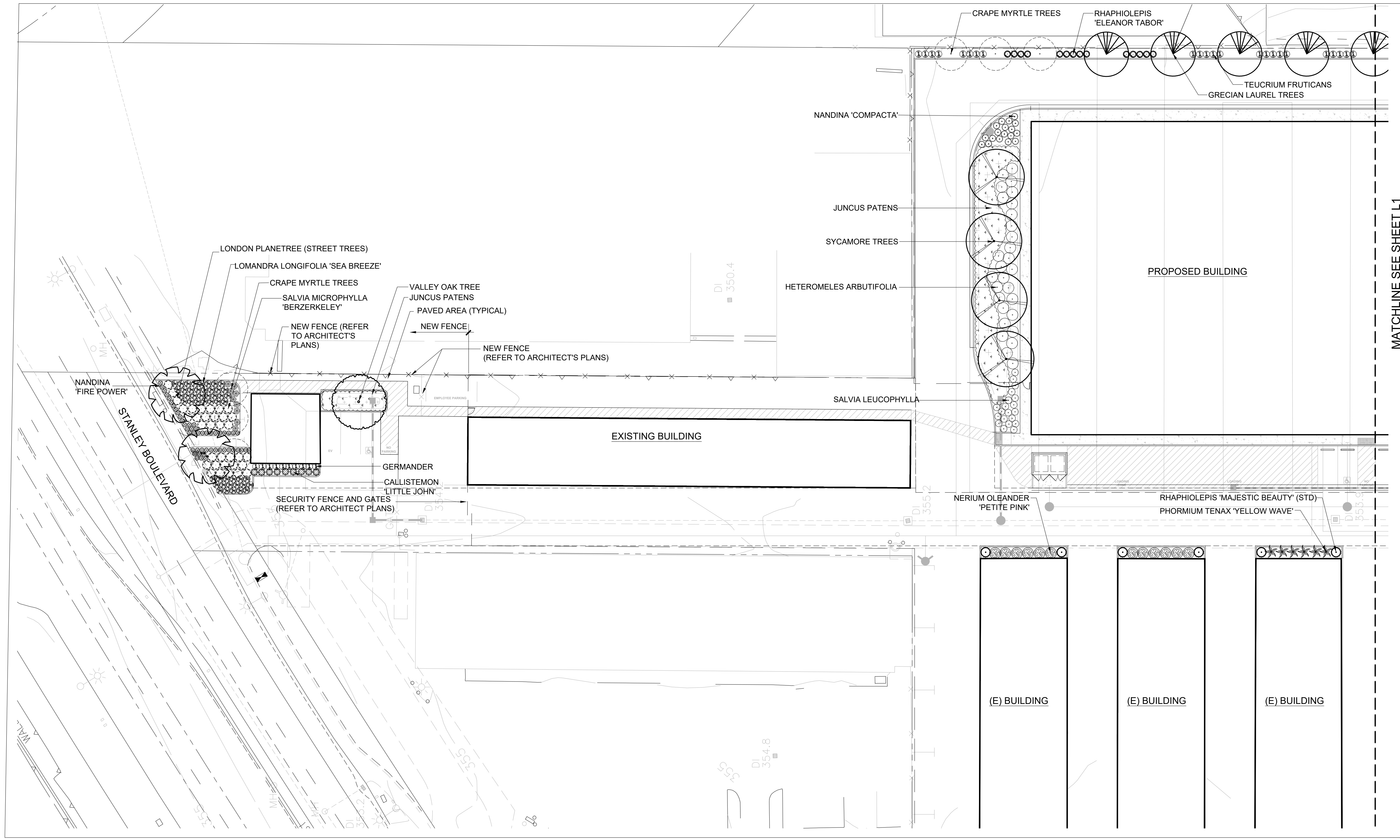
DATE	REMARKS
08/02/19	C.L.P. AND D.R. SUBMITTAL
08/02/19	C.L.P. AND D.R. RE-SUBMITTAL
11/27/19	C.L.P. AND D.R. SUBMITTAL
10/15/2020	PLANNING RESUBMITTAL #3

PA / PM: N.D.  
 DRAWN BY:  
 JOB NO.: SNR17-0075-00

SHEET

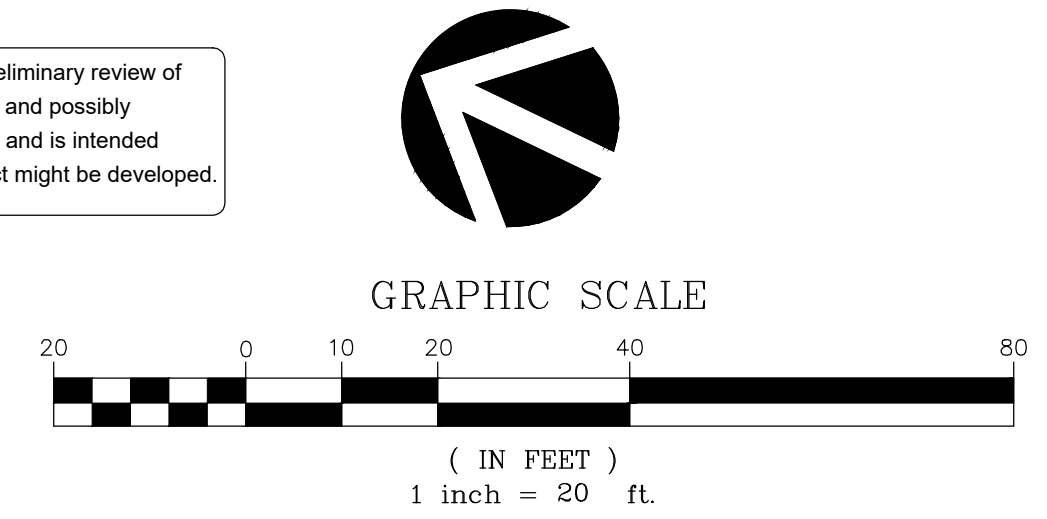
**1**





- GENERAL NOTES:**
1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
  2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF 'NATURAL UNDYED' MULCH DRESSING.

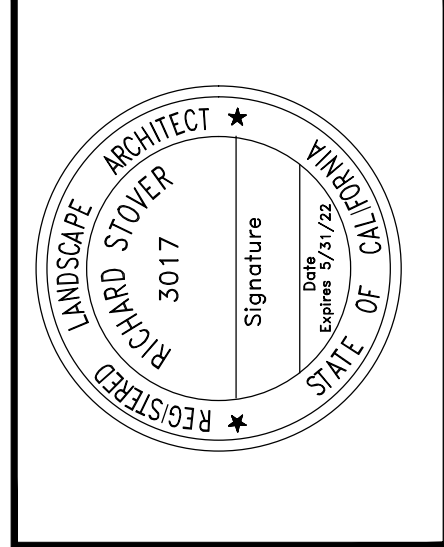
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REFER TO SHEET L1 FOR RECOMMENDED PLANT LIST AND REFER TO SHEET L3 FOR PLANT IMAGES AND CALCS

**WARE, MALCOLM**  
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 graphics  
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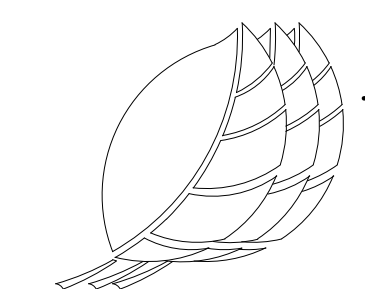


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 PLEASANTON, CA 94566

PRELIMINARY LANDSCAPE PLAN		DATE	REMARKS
05/18/19	C.L.P. AND D.R. SUBMITTAL		
08/02/19	C.L.P. AND D.R. RE-SUBMITTAL		
11/27/19	C.L.P. AND D.R. SUBMITTAL		
10/15/2020	PLANNING RESUBMITTAL #3		

PA / PM: N.D.  
 DRAWN BY:  
 JOB NO: SNR17-0075-00

SHEET  
**L2**



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ACER RUBRUM 'RED SUNSET'  
(RED MAPLE)



LAGERSTROEMIA INDICA  
(CRAPE MYRTLE)



LAURUS NOBILIS 'SARATOGA'  
(GRECIAN LAUREL)



PINUS BRUTIA  
(CALABRIAN PINE)



PLATANUS RACEMOSA  
(CALIFORNIA SYCAMORE)



QUERCUS LOBATA  
(VALLEY OAK)



PLATANUS ACERIFOLIA 'COLUMBIA'  
(LONDON PLANE TREE)



ARCTOSTAPHYLOS  
(MANZANITA)



HETEROMELES ARBUTIFOLIA  
(TOYON)



LOMANDRA LONGIFOLIA 'BREEZE'  
(MAT RUSH)



NANDINA D. 'COMPACTA'  
(HEAVENLY BAMBOO)



NERIUM OLEANDER 'PETITE PINK'  
(PETITE OLEANDER)



PENNISETUM 'RUBRUM'  
(PURPLE FOUNTAIN GRASS)



PITTIOSPORUM T. 'VARIEGATA'  
(VARIEGATED PITTIOSPORUM)



PLUMBAGO AURICULATA  
(CAPE PLUMBAGO)



ROSEMARINUS 'TUSCAN BLUE'  
(ROSEMARY)



RHAPHIOLEPIS 'ELEANOR TABER'  
(INDIAN HAWTHORN)



RHAPHIOLEPIS 'MAJESTIC BEAUTY'  
(PINK INDIAN HAWTHORN)



SALVIA MICROPHYLLA 'BERZERKELEY'  
(MYRTLE OF THE MOUNTAIN)



SALVIA LEUCOPHYLLA  
(PURPLE SAGE)



SALVIA NEMEROSA  
(WOODLAND SAGE)



TEUCRIUM LUCIDRYS  
(BUSH GERMANDER)



TEUCRIUM FRUTICANS  
(GERMANDER)



WESTRINGIA FRUTICOSA  
(COAST ROSEMARY)



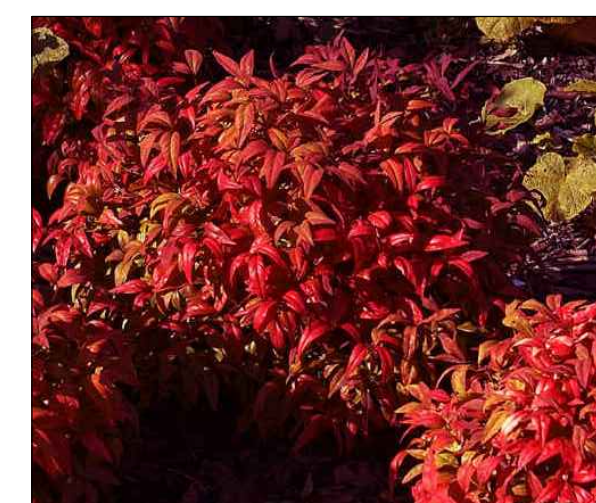
DIETES VEGETA  
(FORTNIGHT LILY)



LIRIOPE MUSCARI 'SILVERY SUNPROOF'  
(LILY TURF)



ELAEAGNUS MACULATA  
(GOLDEN ELAEAGNUS)



NANDINA 'FIRE POWER'  
(DWARF HEAVENLY BAMBOO)



PENNISETUM 'BUNNY TAILS'  
(BUNNY TAILS)



PHORMIUM 'FIREBIRD'  
(NEW ZEALAND FLAX)



PHORMIUM 'YELLOW WAVE'  
(NEW ZEALAND FLAX)



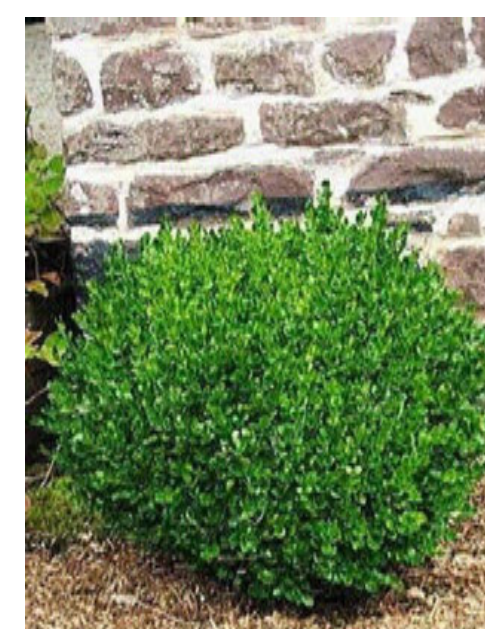
DESCHAMPSIA CESPITOSA  
(TUFTED HAIRGRASS)



JUNCUS PATENS  
(CALIFORNIA GRAY RUSH)



CALLISTEMON VIMINALIS 'LITTLE JOHN'  
(DWARF BOTTLEBRUSH)



MYRSINE AFRICANUS  
(AFRICAN BOXWOOD)



FESTUCA CALIFORNICA 'SERPENTINE BLUE'  
(CALIFORNIA FESCUE)



HELICOTRICHON SEMPERVIRENS  
(BLUE OAT GRASS)



DECORATIVE BENCH SEATING ON TRAIL  
(MAGLIN #MLB720 6FT. LONG BENCH W/ BRONZE  
COLOR #14 ALUMINUM ENDS IN FINE TEXTURED  
FINISH, AND IPE WOOD SLATS)

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET<sub>o</sub>): 46.2

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
<b>REGULAR LANDSCAPE AREAS:</b>							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	19,705	7298.146762	209048.1
LOW WATER USE	0.3	SPRAY	0.75	0.4	5101	2040.4	58445.2
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	676	417.2839164	11952.7
<b>TOTALS:</b>					<b>25482</b>	<b>9756</b>	

<b>SPECIAL LANDSCAPE AREAS:</b>							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
<b>TOTALS:</b>					<b>0</b>	<b>0</b>	<b>0</b>
<b>ETWU TOTAL:</b>						<b>279,446</b>	
<b>MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):</b>						<b>328,458</b>	

ETAF CALCULATIONS:

TOTAL ETAF x AREA	9,756
TOTAL LANDSCAPE AREA	25,482
AVERAGE ETAF	0.38

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

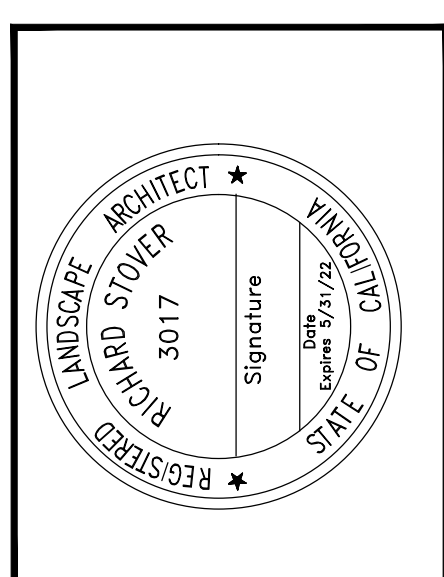
ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	9,756
TOTAL LANDSCAPE AREA	25,482
SITEWIDE ETAF	0.38

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Leading Design for Commercial Real Estate

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PLEASANTON, CA 94566

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10/15/2020	PLANNING RESUBMITTAL #3		

PA / PM: N.D.  
DRAWN BY:  
JOB NO.: SNR17-0075-00

SHEET  
**L3**

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DATE:  
10-12-20