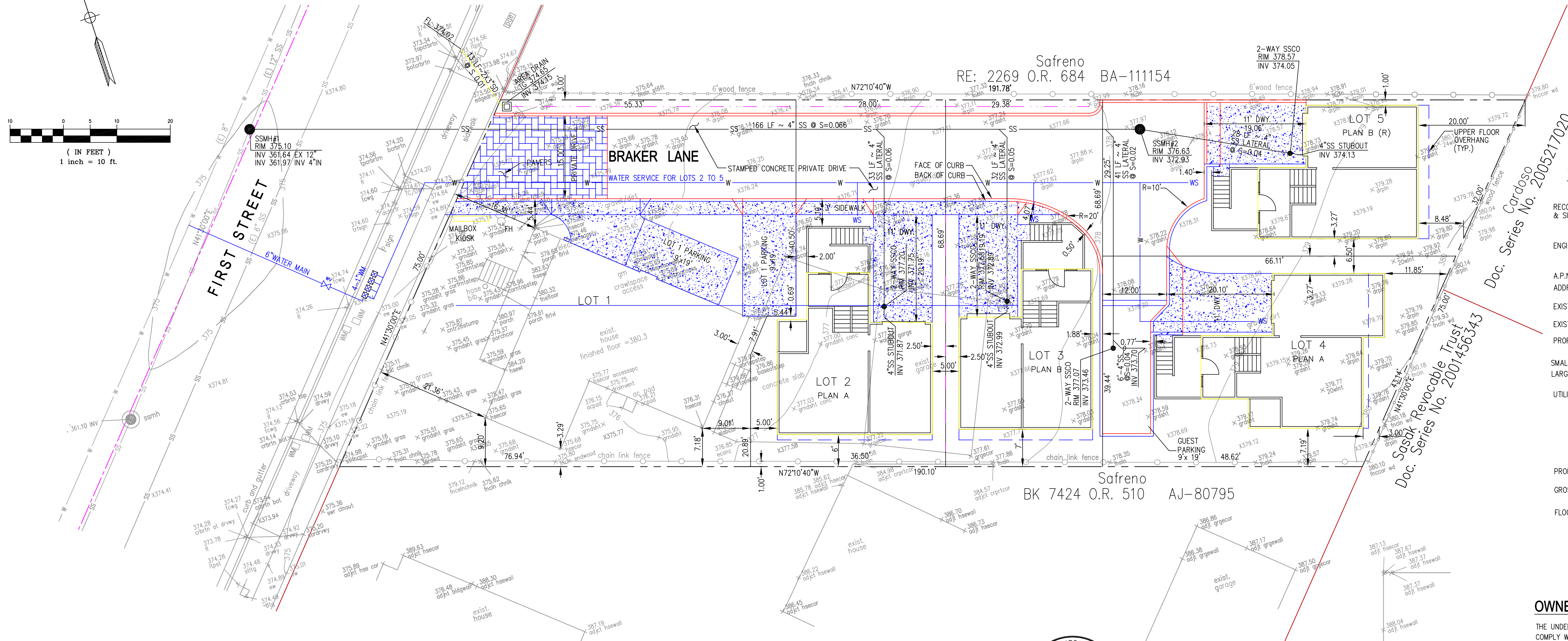
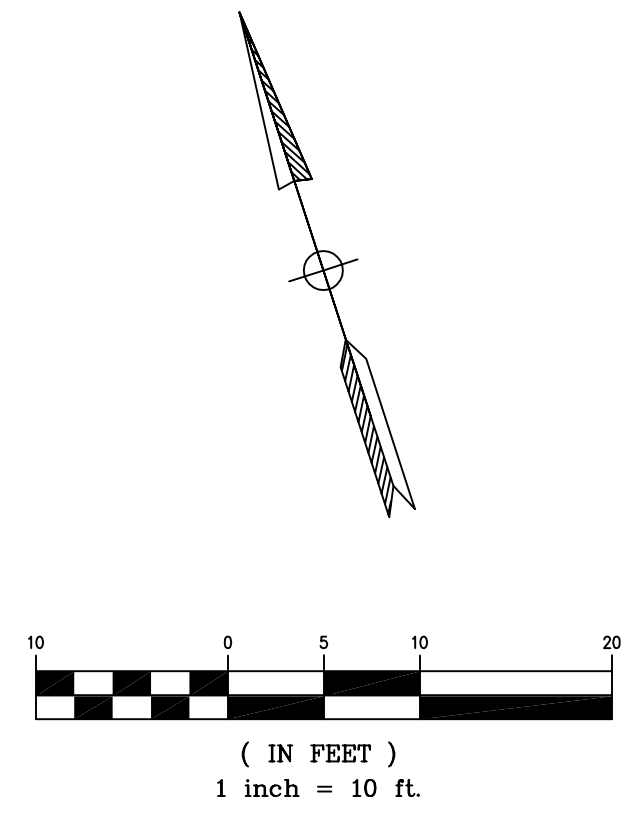


VICINITY MAP
NTS



EARTHWORKS

VOLUME OF CUT = 478 CU.YD.
VOLUME OF FILL = 0 CU.YD.
CONTRACTOR TO VERIFY ALL EARTHWORK QUANTITIES PRIOR TO START OF GRADING WORK.

GENERAL NOTES:

RECORD OWNER & SUBDIVIDER: GORDON W. BRAKER AND LESLIE BRAKER
1666 SUGARLOAF DRIVE
SAN MATEO, CA. 94403

ENGINEER: AL PASCUAL & ASSOCIATES, INC.
841 MONTEVINO DRIVE
PLEASANTON, CA 94566

A.P.N. ADDRESS: 094-0095-087
4238 FIRST STREET, PLEASANTON, CA.

EXISTING ZONING: RM-2500 (MULTIPLE FAMILY RESIDENTIAL)

EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING: PUD-HDR (PLANNED UNIT DEVELOPMENT - HIGH DENSITY RESIDENTIAL DISTRICT)

SMALLEST LOT LARGEST LOT: 2,017.72 S.F. 4,605.89 S.F.

UTILITIES: WATER -CITY OF PLEASANTON
SANITARY SEWER -CITY OF PLEASANTON
ELECTRIC -P.G.&E.
GAS -P.G.&E.
TELEPHONE -A&T
CABLE-TV -COMCAST
FIRE PROTECTION -LIVERMORE-PLEASANTON FIRE DEPARTMENT

PROPOSED NO. OF LOTS: 5 LOTS

GROSS AREA: 13,161 S.F. OR (0.309 ACRES)

FLOOD ZONE: ZONE C AS SHOWN ON COMMUNITY PANEL NUMBER 060012 0004 D DATED SEPTEMBER 19, 1984

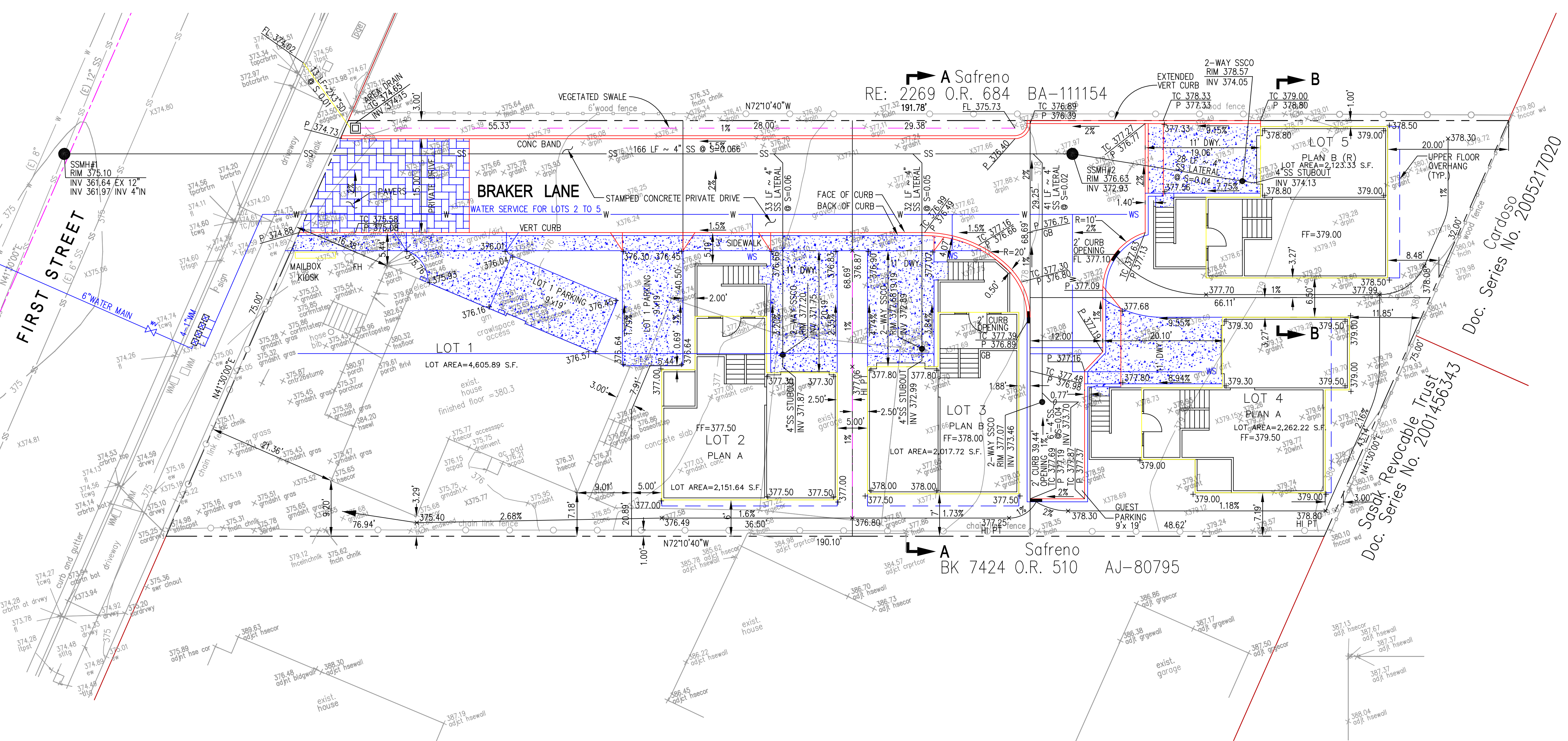
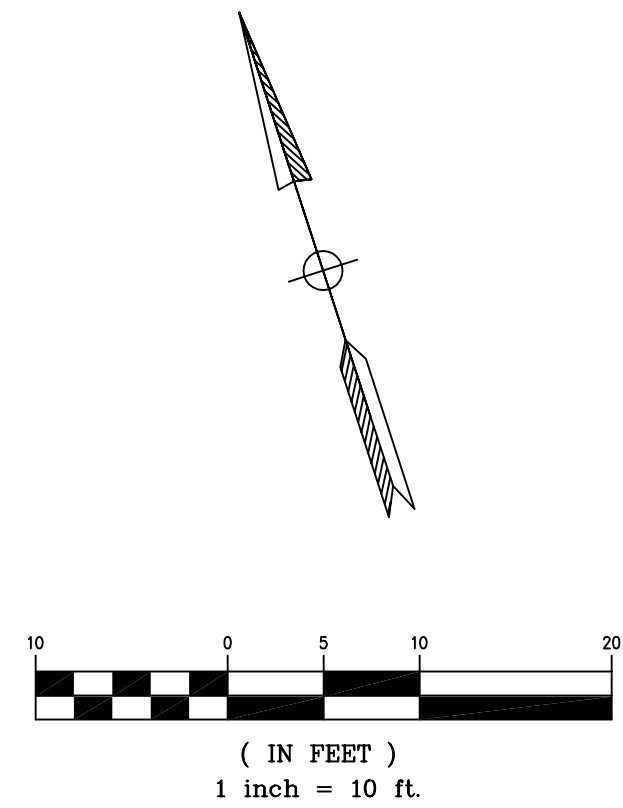
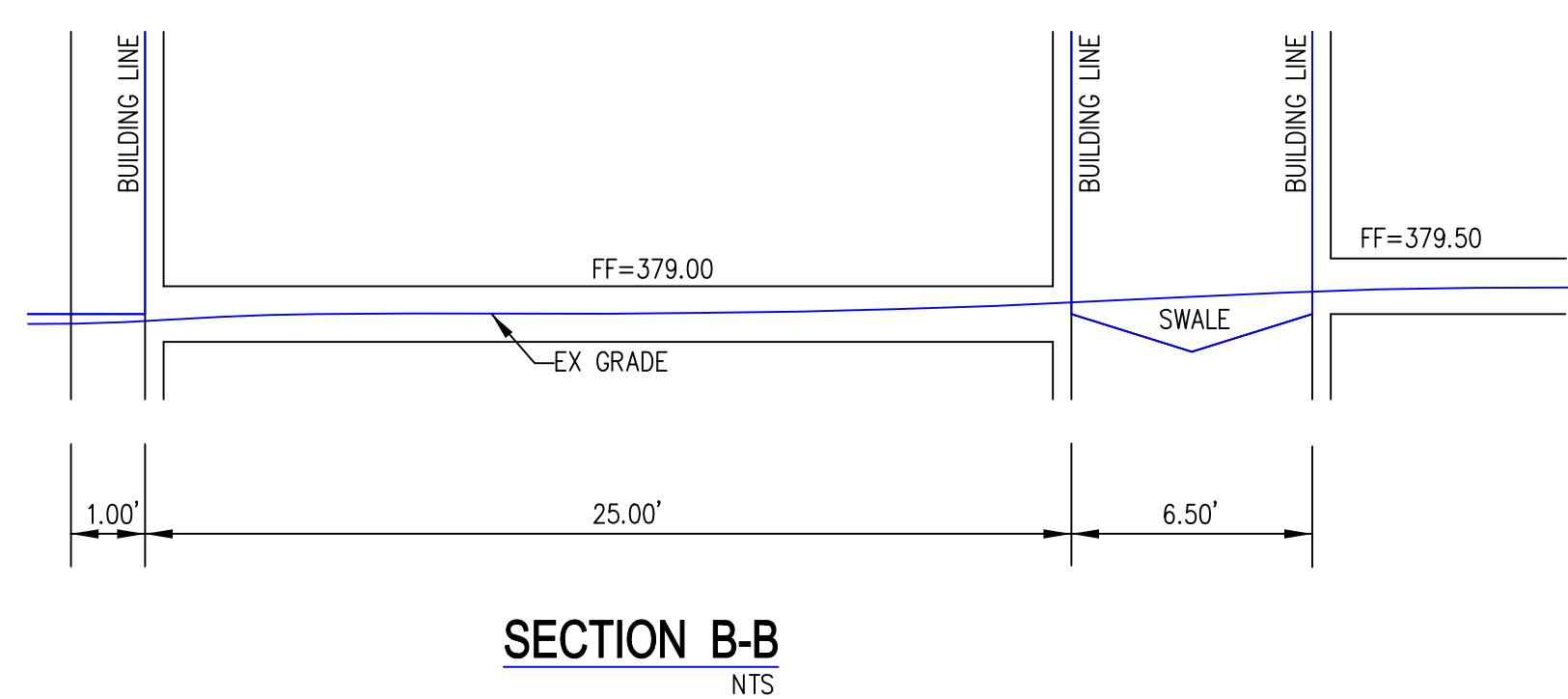
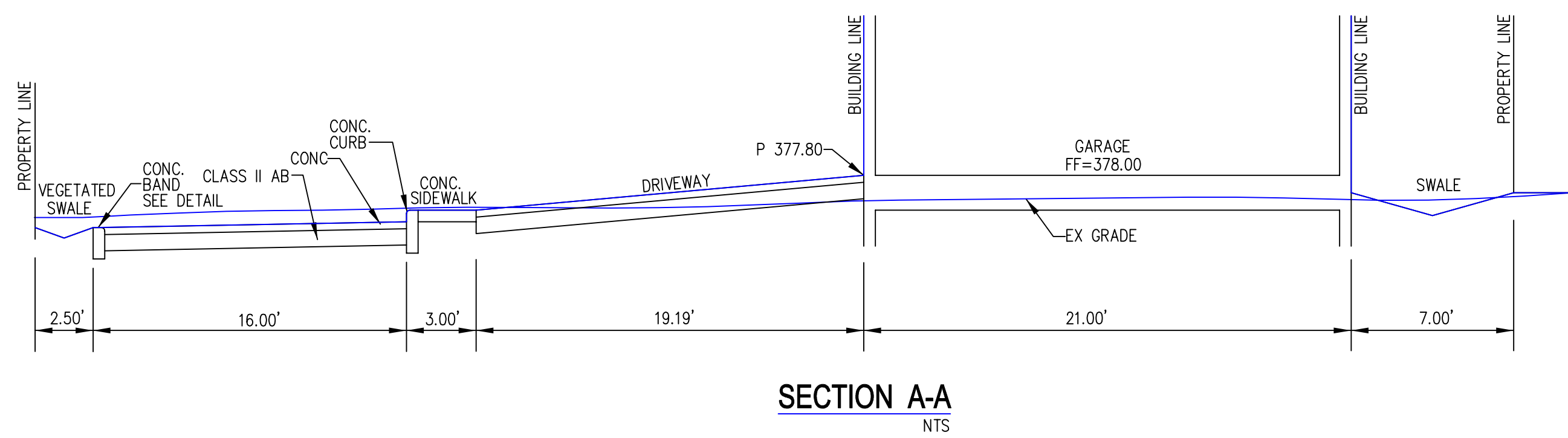
OWNER'S CERTIFICATION:

THE UNDERSIGNED AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS TO THE CITY OF PLEASANTON SUBDIVISION REGULATIONS AND THE STATE MAP ACT AS THEY APPLY TO PROCESSING AND APPROVAL OF SAID VESTING TENTATIVE MAP.

BY: GORDON W. BRAKER _____ DATE _____
BY: LESLIE BRAKER _____ DATE _____



<p>ENGINEER CERTIFICATE PREPARED UNDER THE SUPERVISION OF: ALEJO M. PASCUAL, JR. RCE 27629 EXPIRES 3-31-14</p>		<p>ENGINEERS AL PASCUAL & ASSOCIATES, INC. SURVEYORS PLANNERS 841 Montevino Drive, Pleasanton, Ca. 94566 Tel (925) 487 4163 al@apa-inc.net</p>		<p>VESTING TENTATIVE TRACT MAP 7975, HERITAGE GROVE 4238 FIRST STREET PLEASANTON ALAMEDA COUNTY CALIFORNIA</p>		<p>DRAWN BY: STAFF DATE: 03/21/2008 DESIGNED BY: LF DWG NAME: 2811MPR CHECKED BY: AP PG NAME: TENTATIVE MAP JOB NO: 2811 REVISED: 03/06/2013 SCALE: AS SHOWN PRINTED: 03/06/2013</p>		<p>SHEET NO. 1 1 OF 3 SHEETS</p>	
--	--	--	--	--	--	--	--	---	--



Doc. Series No. 2005217020
 Doc. Series No. 2001456343
 Safreno Revocable Trust



NO.	BY	DATE	REVISIONS	APPROVED

ENGINEER CERTIFICATE
 PREPARED UNDER THE SUPERVISION OF:
 ALEJO M. PASCUAL, JR. RCE 27629 EXPIRES 3-31-12

AL PASCUAL & ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 841 Montevino Drive, Pleasanton, Ca. 94566 Tel (925) 487 4163 al@apa-inc.net

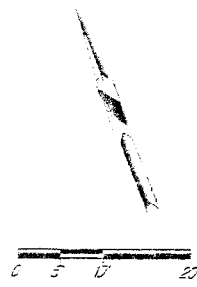
PRELIMINARY GRADING AND DRAINAGE PLAN
 TRACT MAP 7975, HERITAGE GROVE
 4238 FIRST STREET
 PLEASANTON ALAMEDA COUNTY CALIFORNIA

DRAWN BY:	STAFF	DATE:	03/21/2008	SHEET NO. 2 2 OF 3 SHEETS
DESIGNED BY:	LF	DWG NAME:	2811IMPR	
CHECKED BY:	AP	PG NAME:	TENTATIVE MAP	
JOB NO:	2811	REVISED:	03/06/2013	
SCALE:	AS SHOWN	PRINTED:	03/06/2013	

PROPERTY OF 4238 FIRST L.L.C.

PLANNED UNIT DEVELOPMENT

PLEASANTON, CALIFORNIA
ALAMEDA COUNTY



GRAPHICS, ARTS & PRESENTATIONS

365-276-1784 Office
410-601-8806 Fax
mivn@midaspring.com

POST OFFICE BOX 426855
SAN FRANCISCO, CALIFORNIA 94142

OWNER/DEVELOPER

4238 FIRST L.L.C.

P.O. BOX 564
SUNOL, CALIFORNIA 94586
(925) 963-0569

SITE INFORMATION

**FIRST STREET
PLANNED UNIT
DEVELOPMENT
HOMES**

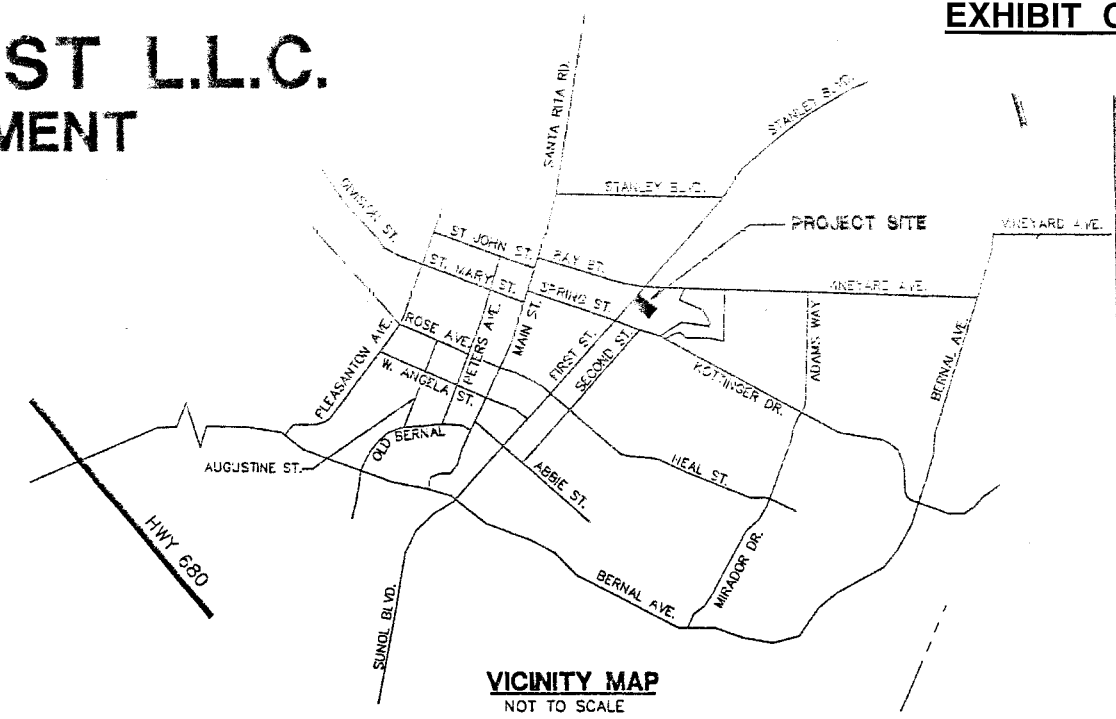
DESIGN TYPE

DESIGN REVIEW

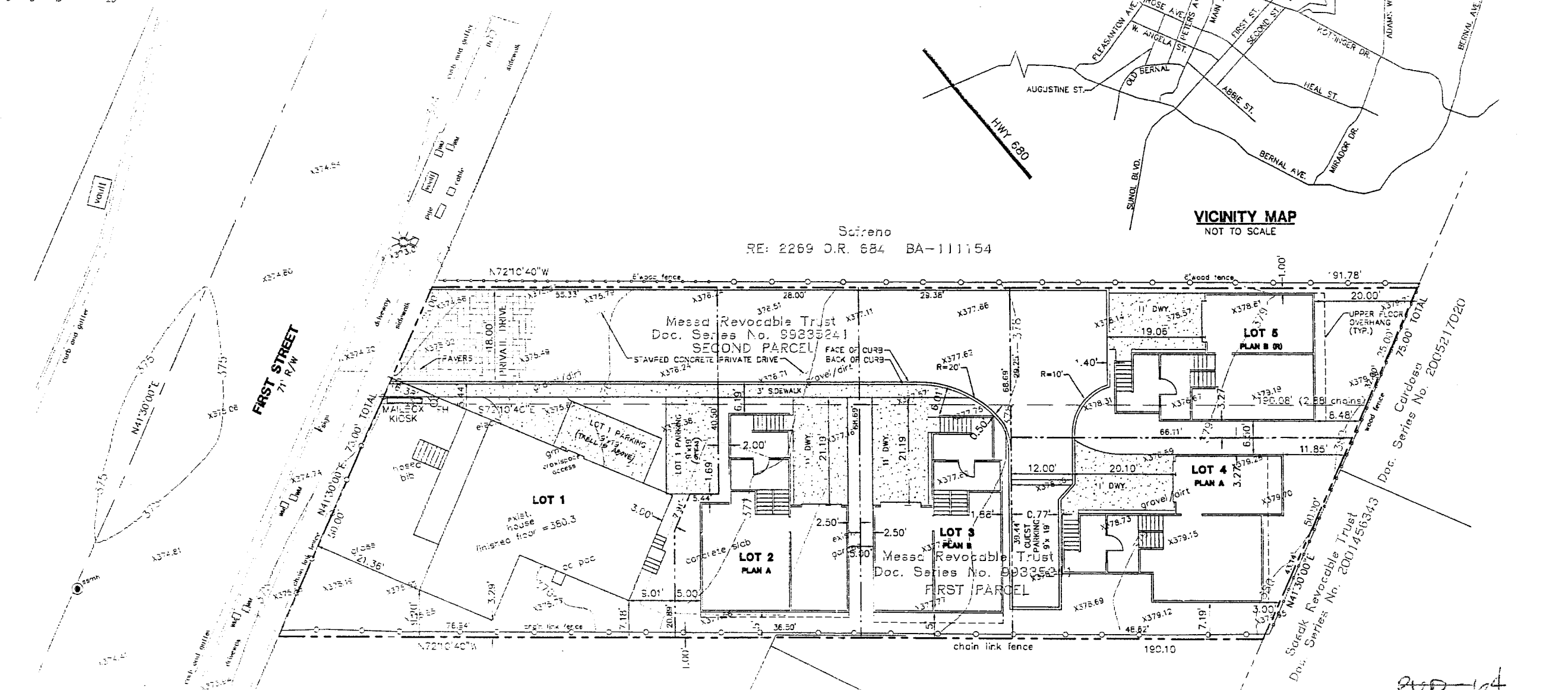
SHEET TITLE

**SITE PLAN &
LOT SUMMARY**

REVISIONS:



Saireno
RE: 2269 O.R. 684 BA-111154



LOT SUMMARY

LOT NUMBER	1	2 "A"	3 "B"	4 "A"	5 "B"
LOT SIZE	4505.89 SQ. FT.	2151.84 SQ. FT.	2017.72 SQ. FT.	2282.22 SQ. FT.	2123.33 SQ. FT.
UNIT SIZE	1210.05 SQ. FT.	1919.0 SQ. FT.	1713.0 SQ. FT.	1919.0 SQ. FT.	1713.0 SQ. FT.
GARAGE SIZE	0.0 SQ. FT.	230.44 SQ. FT.	230.44 SQ. FT.	230.44 SQ. FT.	230.44 SQ. FT.
P.A.R. (FLOOR AREA RATIO)	26%	29%	83%	82%	81%
OPEN SPACE	2127.99 SQ. FT.	269.68 SQ. FT.	378.6 SQ. FT.	380.26 SQ. FT.	380.26 SQ. FT.
DECK	117.12 SQ. FT.	117.12 SQ. FT.	117.12 SQ. FT.	117.12 SQ. FT.	117.12 SQ. FT.
PORCH	55.75 SQ. FT.	69.17 SQ. FT.	70.28 SQ. FT.	59.17 SQ. FT.	70.28 SQ. FT.

MAIN SETBACKS

FRONT	15'	5'-0"	0'	0'	0'
REAR	13'-0"	(5'-0")	(2'-6")	0'	(1'-0")
LEFT	3'-0"	5'-0"	5'-0"	3'-0"	5'-0"
RIGHT	19'-0"	5'-0"	14'-0"	5'-0"	5'-0"

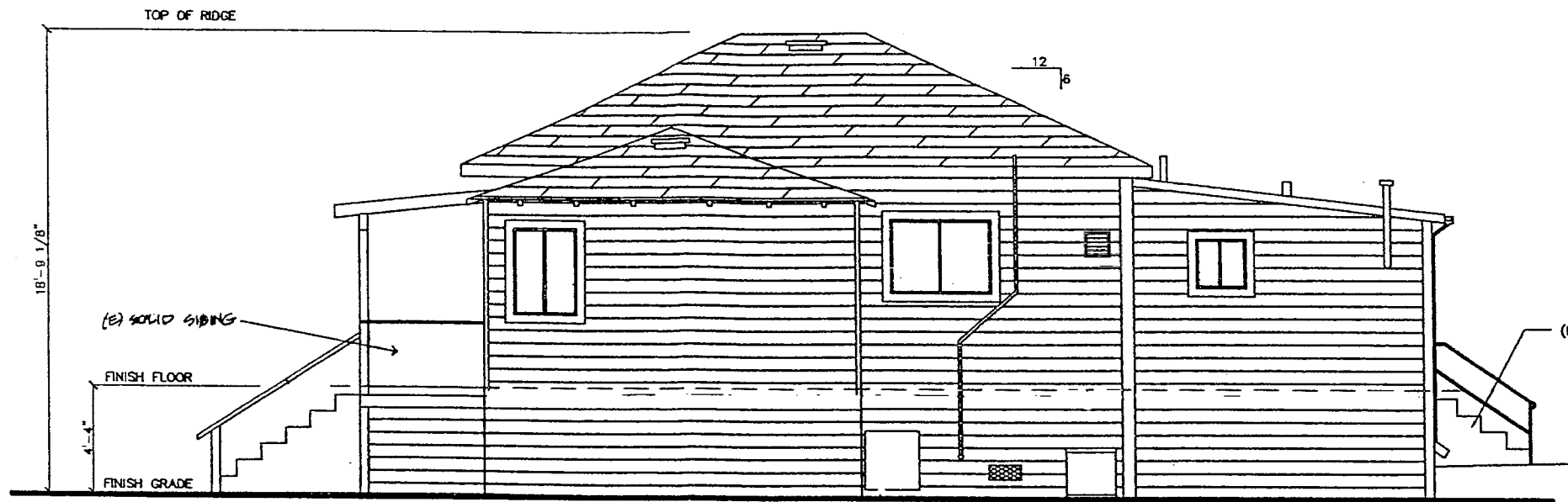
- 2 FOOTPRINT 821.50 SF
FOOTPRINT AREA RATIO 38%
- 3 FOOTPRINT 742.09 SF
FOOTPRINT AREA RATIO 36%
- 4 FOOTPRINT 821.50 SF
FOOTPRINT AREA RATIO 36%
- 5 FOOTPRINT 742.09 SF
FOOTPRINT AREA RATIO 36%

AREA ANALYSIS

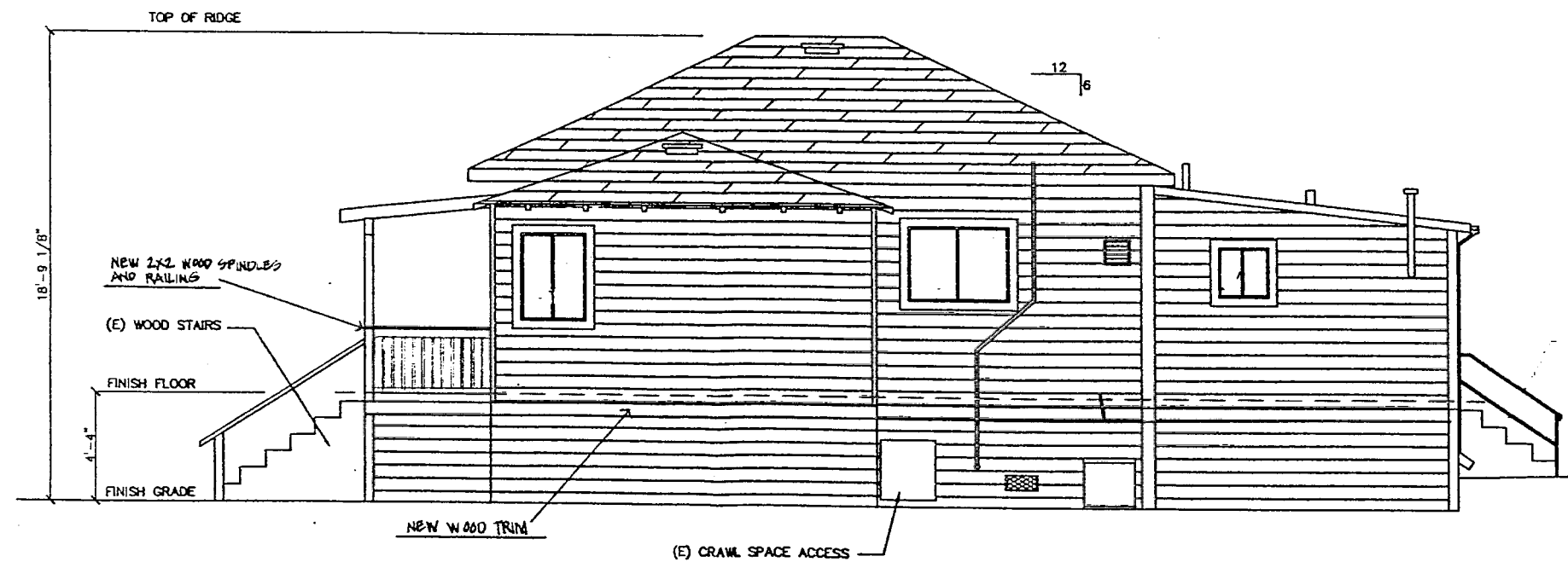
PLAN	A	A	B	BR (E)/HOUSE
LOT SIZE	4505.89	2151.84	2017.72	2282.22
FLR.1	478 SF	478 SF	408 SF	1210 SF
FLR.2	716 SF	716 SF	654 SF	1713 SF
FLR.3	716 SF	716 SF	654 SF	1713 SF
TOTAL	1910 SF	1910 SF	1718 SF	5136 SF
GARAGE	230 SF	230 SF	230 SF	230 SF
BEDRMS.	3	3	3	3
BATHS	1	1	1	1

200-64
2005-10-10
CITY OF PLEASANTON
PLANNING DEPT.

DESIGN BY: CH
DRAWN BY: MLW
DATE: SEPTEMBER, 2007
SCALE: 1"=10'
JOB NUMBER: PFD22E
DRAWING NO.



**EXISTING
SOUTH SIDE ELEVATION**
SCALE: 1/4"=1'-0"



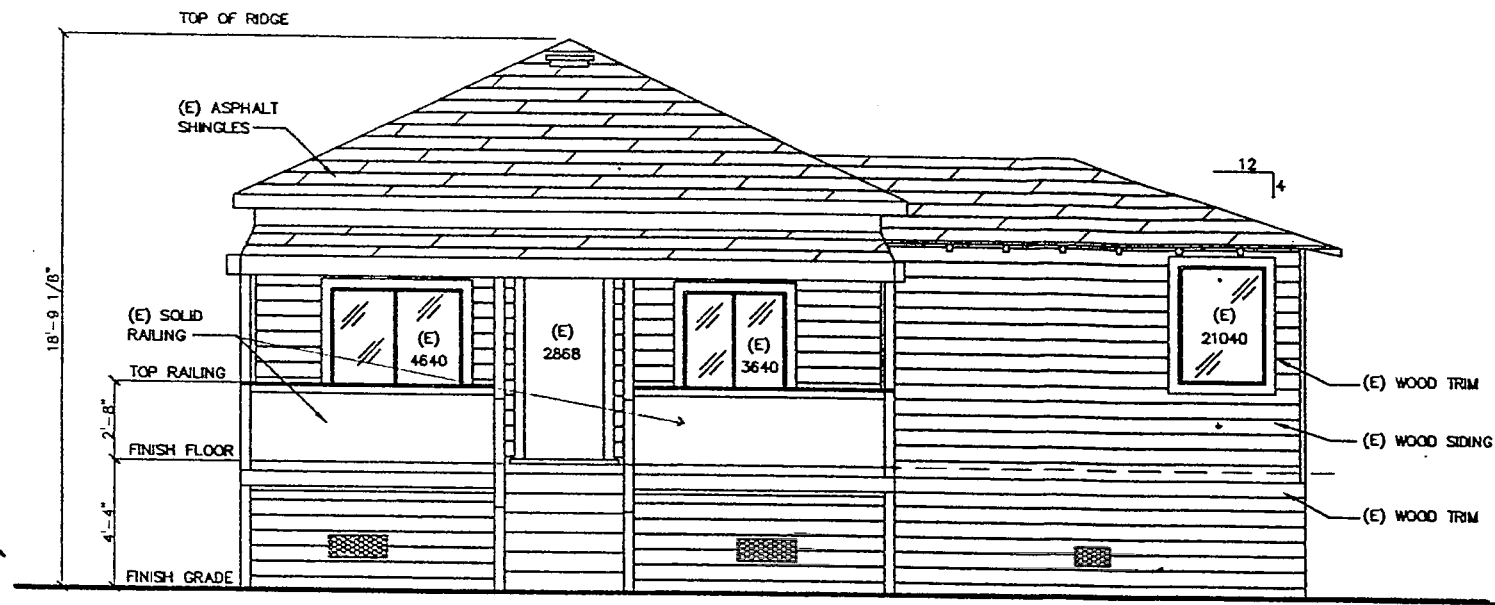
**NEW
SOUTH SIDE ELEVATION**
SCALE: 1/4"=1'-0"

CHARLES HUFF, A.I.A.
ARCHITECT
OLD PLEASANTON TRAIN STATION
30 WEST NEAL STREET, SUITE 200
PLEASANTON, CA 94566
(925) 462-9226

Design	12/17/22
Job No.	
Drawn	ZRL
Revisions	

4238 FIRST STREET P.U.D.

Sheet No.

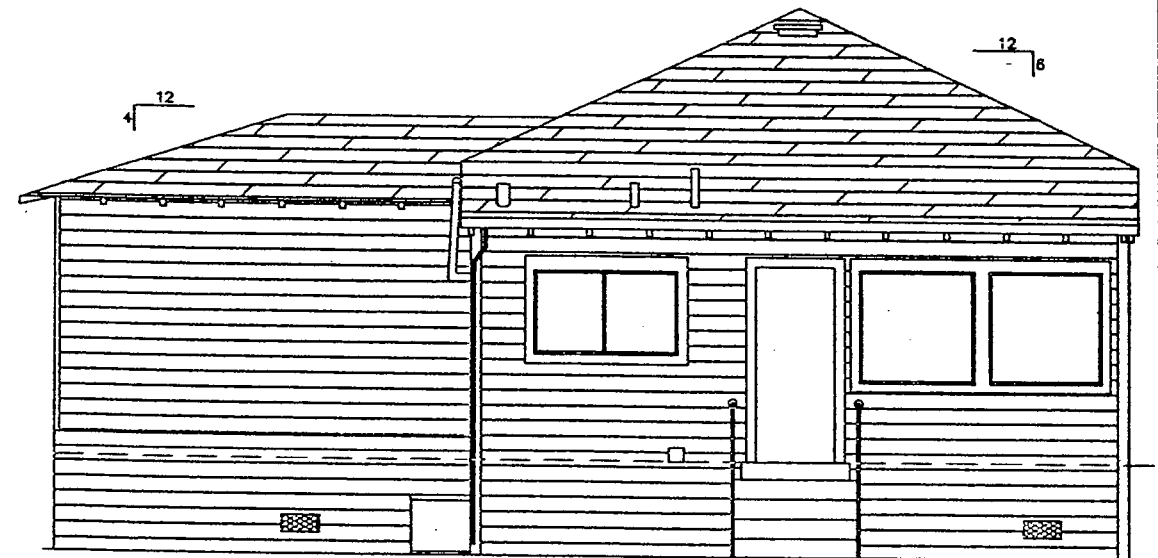


**EXISTING
WEST FRONT ELEVATION**
SCALE: 1/4"=1'-0"



* CHANGES (1) REPLACE SOLID RAILING W/ (1) 1/2" WD SPINDLES & DETAILED RAILING
(2) EMPHASIZE WD. TRIM AT FIRST FLOOR LINE BY COLOR DIFFERENCE

**NEW
WEST FRONT ELEVATION**
SCALE: 1/4"=1'-0"



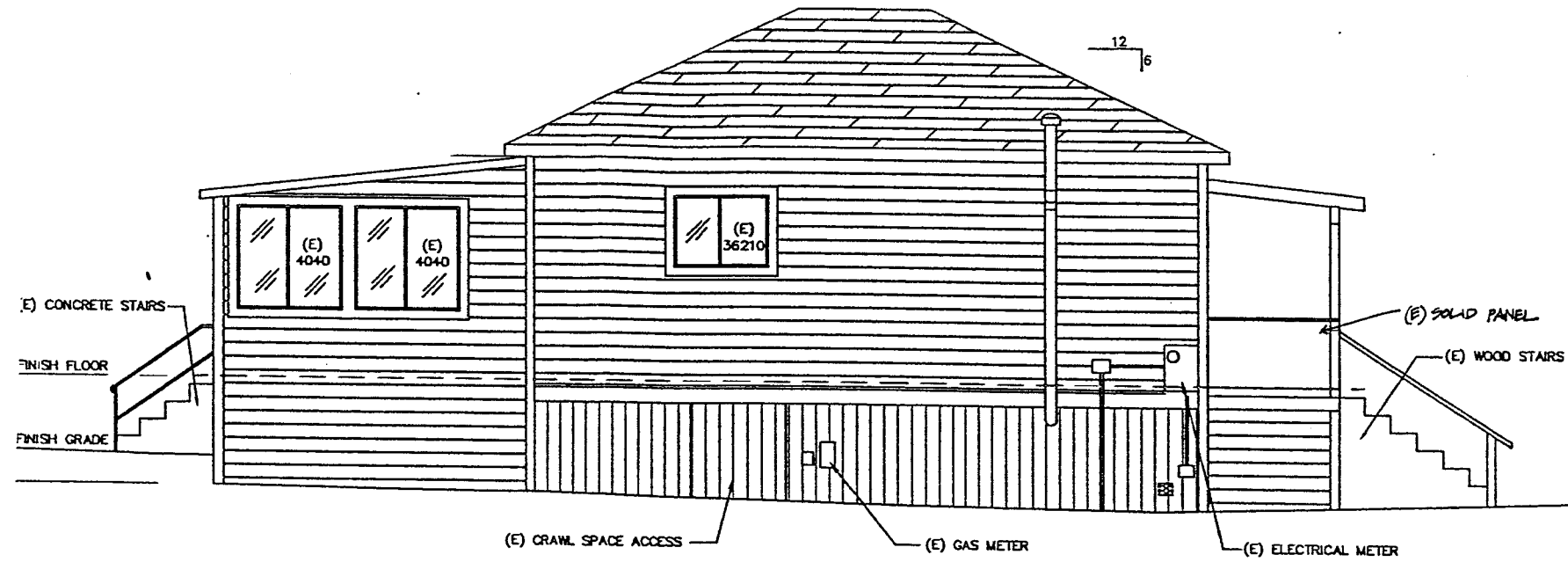
**NEW
EAST REAR ELEVATION (NO CHANGE)**
SCALE: 1/4"=1'-0"

CHARLES HUFF, A.I.A.
ARCHITECT
OLD PLEASANTON TRAIN STATION
30 WEST NEAL STREET, SUITE 200
PLEASANTON, CA 94566
(925) 462-9226

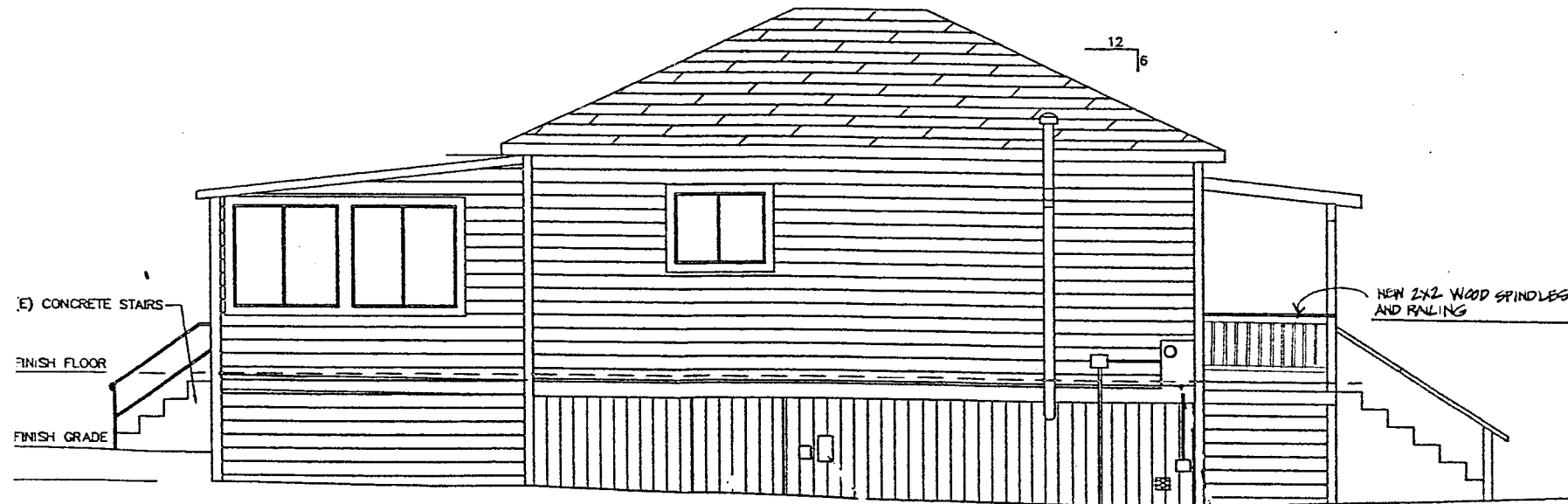
Project	Job No.	Drawn	Revisions

4238 FIRST STREET P.U.D

Sheet No.



EXISTING
NORTH SIDE ELEVATION
 SCALE: 1/4"=1'-0"



NEW
NORTH SIDE ELEVATION
 SCALE: 1/4"=1'-0"

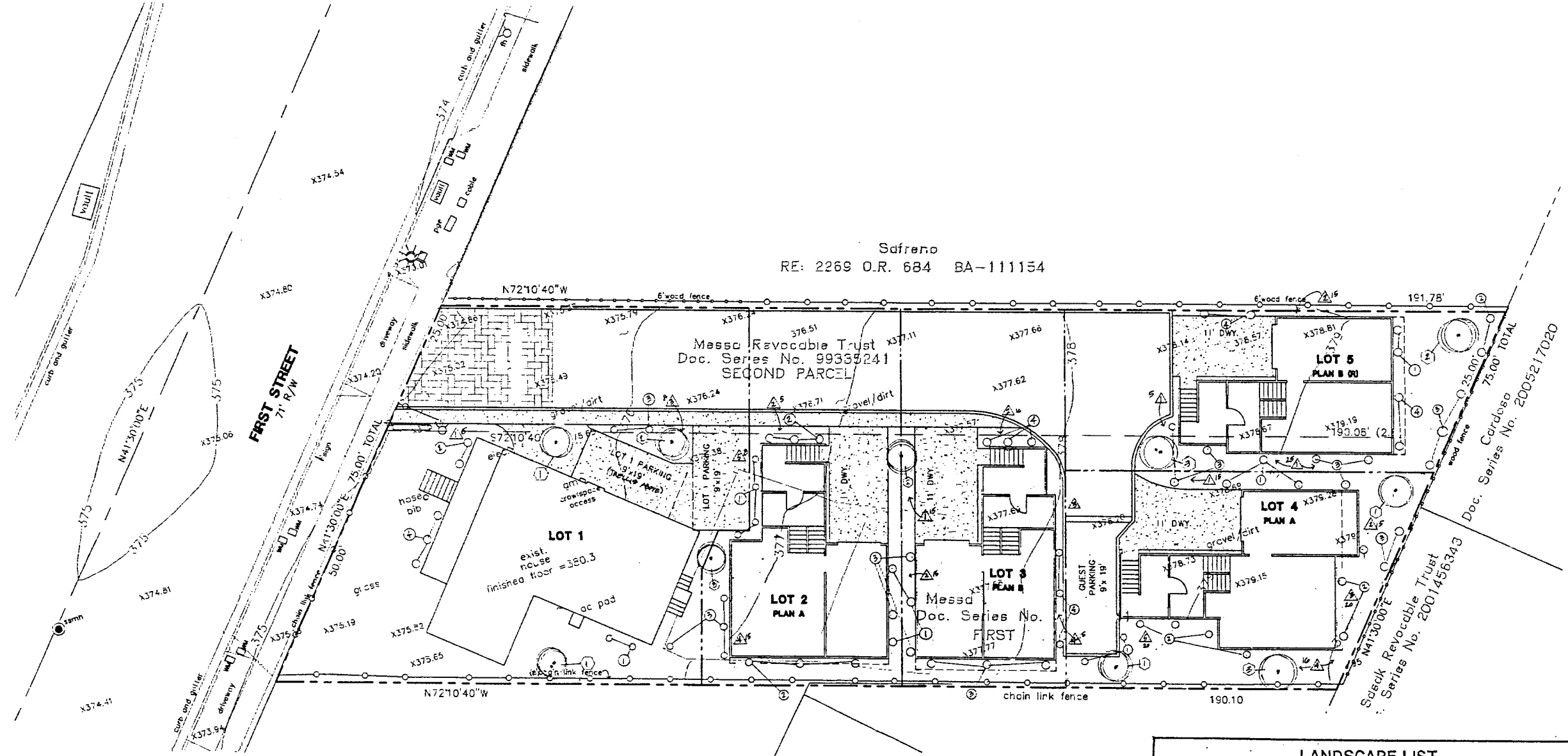
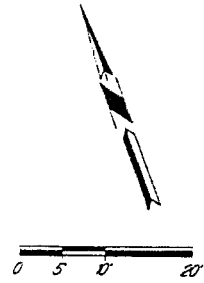
CHARLES HUFF, A.I.A.
 ARCHITECT

OLD PLEASANTON TRAIN STATION
 30 WEST NEAL STREET, SUITE 200
 PLEASANTON, CA 94566
 (925) 462-9226

DATE	BY	REVISIONS
02/17/21	JH	

4238 FIRST STREET P.U.D

Sheet No.



LANDSCAPE PLAN
SCALE: 1"=10'

LANDSCAPE LIST				
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
①	4	24" BOX	PYRUS CALLERYANA	ARISTOURAT PEAR
②	3	24" BOX	CAITALPA TASHKENTENSIS	CHITALPA
③	3	24" BOX	LIGUSTRUM STRALIFLUA	AMERICAN SHEET GUM
SHURBS				
④	16	5 GAL.	PITTOSPORUM EUGENIODES	PITTOSPORUM
⑤	15	1 GAL.	VIBURNUM TINUS	LARUSTINUS
⑥	22	5 GAL.	DAPHNE ODORA	WINTER DAPHNE
⑦	13	1 GAL.	LOROPETALUM HAMAMELIDACEAE	LOROPETALUM
GROUND COVER				
△	60	1 GAL.	AJUGA REPTANS	AJUGA
△	50	1 GAL.	BERGENIA CRASSIFOLIA	BERGENIA
△	28	1 GAL.	SANTOLINA CHAMAEOPHYRESIS	SANTOLINA
△	46	1 GAL.	FICUS PUMILA	CREEPING FIG
△	28	1 GAL.	TIBBOUCHINA URVILLEANA	TIBBOUCHINA

OWNER/DEVELOPER
4238 FIRST LLC.
P.O. BOX 564
SUNOL, CALIFORNIA 94586
(925) 963-0569

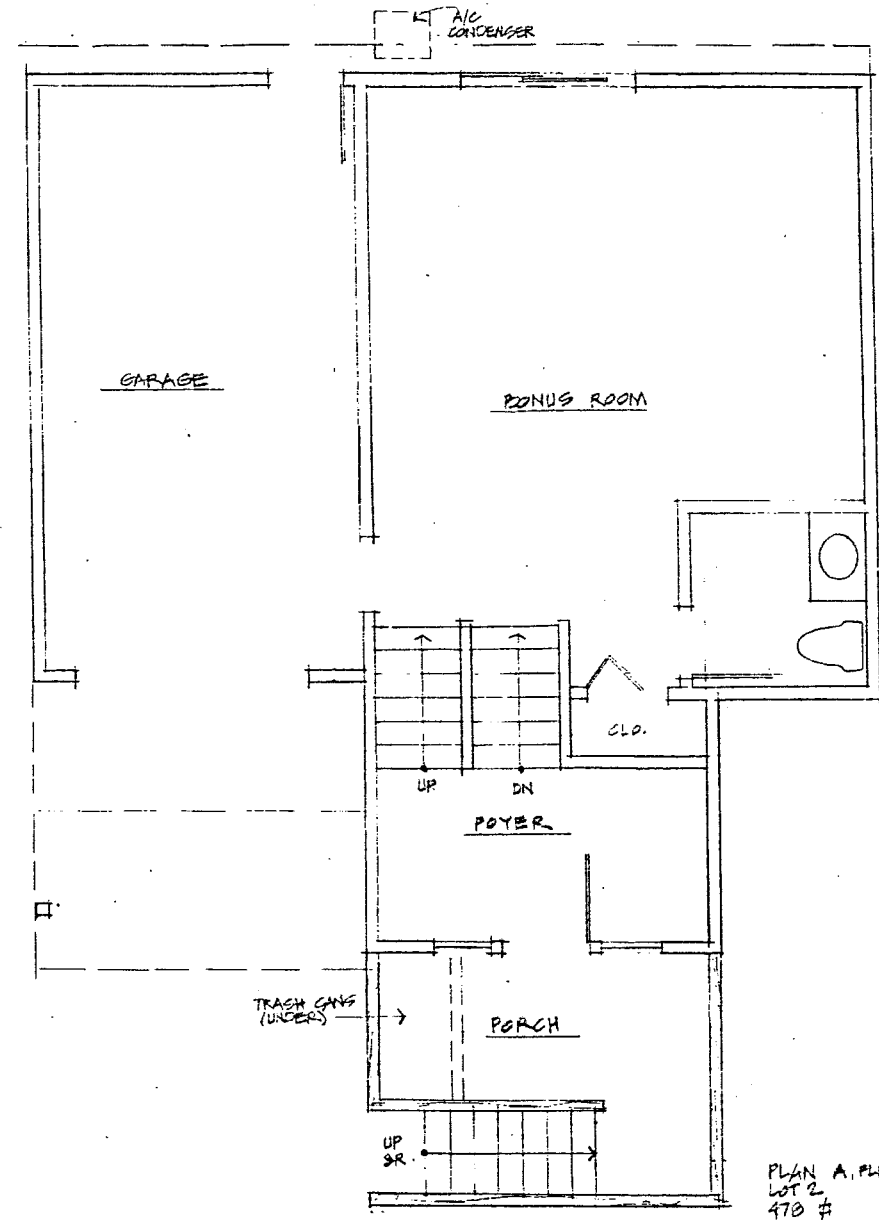
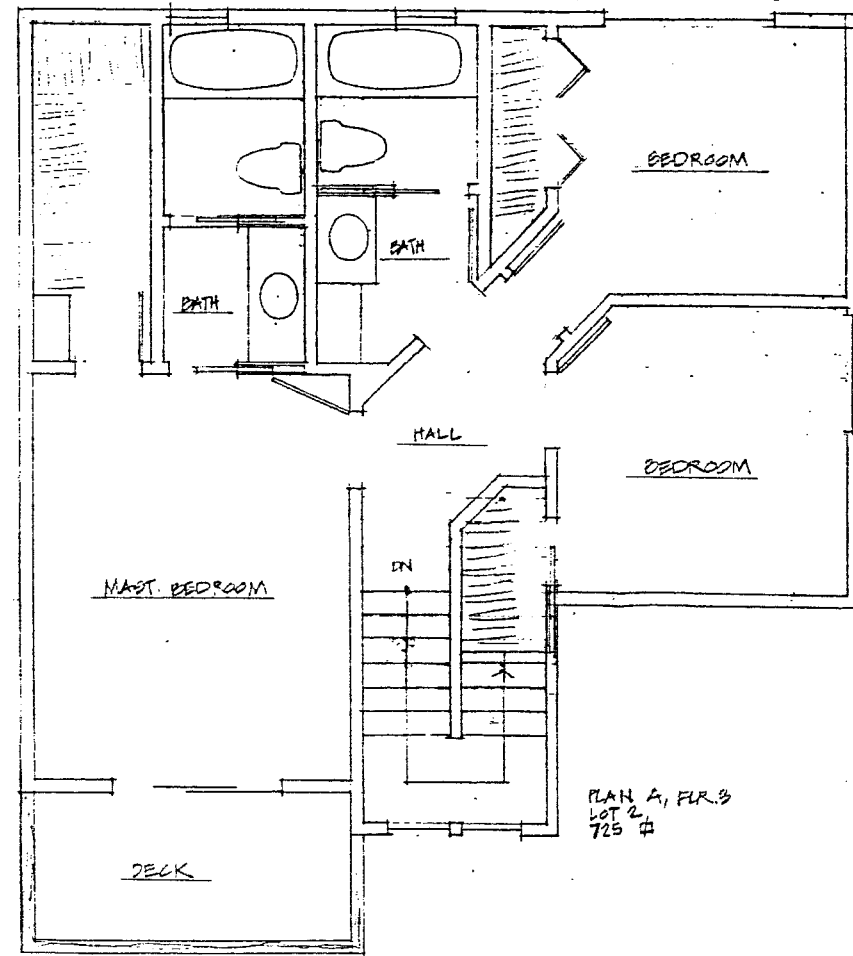
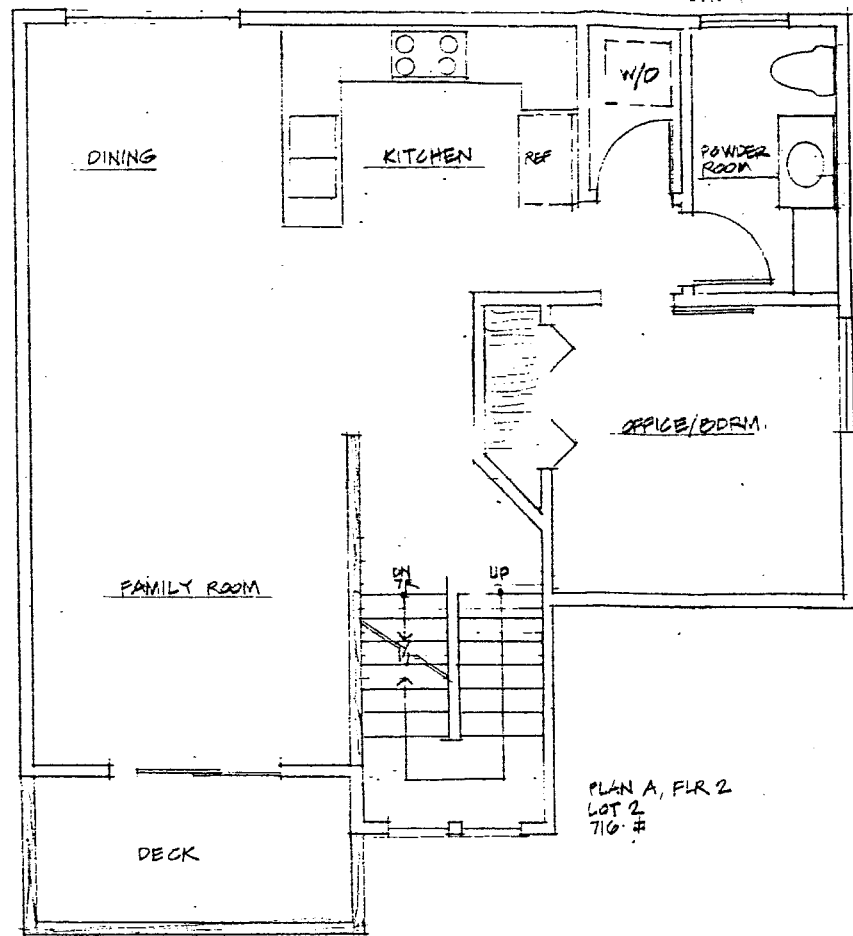
SITE INFORMATION
**FIRST STREET
PLANNED UNIT
DEVELOPMENT
HOMES**

DESIGN TYPE
DESIGN REVIEW

SHEET TITLE
LANDSCAPE PLAN

REVISIONS: 10/1/07

DESIGN BY: CH
DRAWN BY: M.W.H./CH
DATE: SEPTEMBER, 2007
SCALE: 1"=10'
JOB NUMBER: P10206
DRAWING NO.



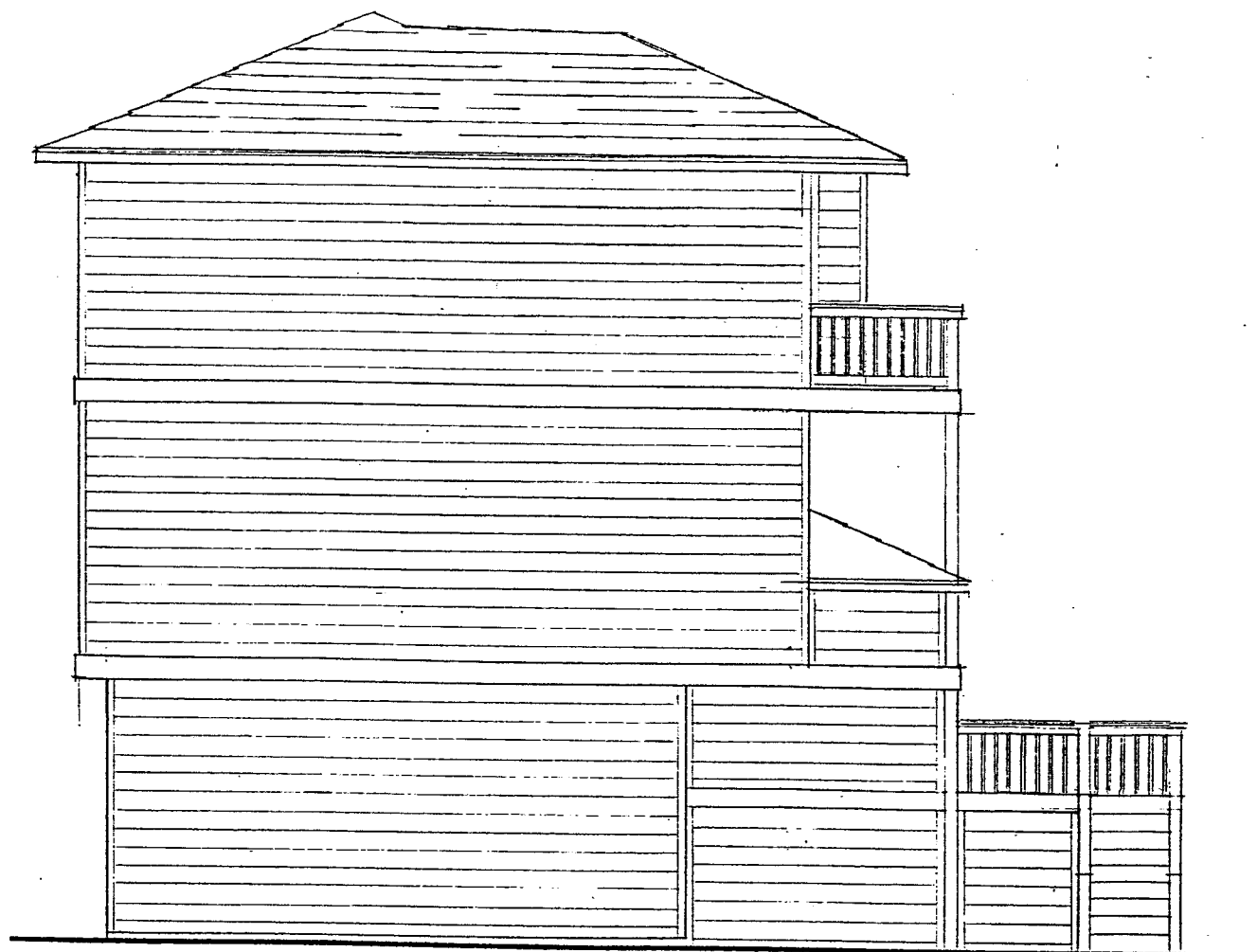
LOT 2 A
TOTAL AREA = 1919 SF.

CHARLES HUFF, A.I.A.
ARCHITECT
OLD PLEASANTON TRAIN STATION
30 WEST NEAL STREET, SUITE 200
PLEASANTON, CA 94566
(925) 462-9226

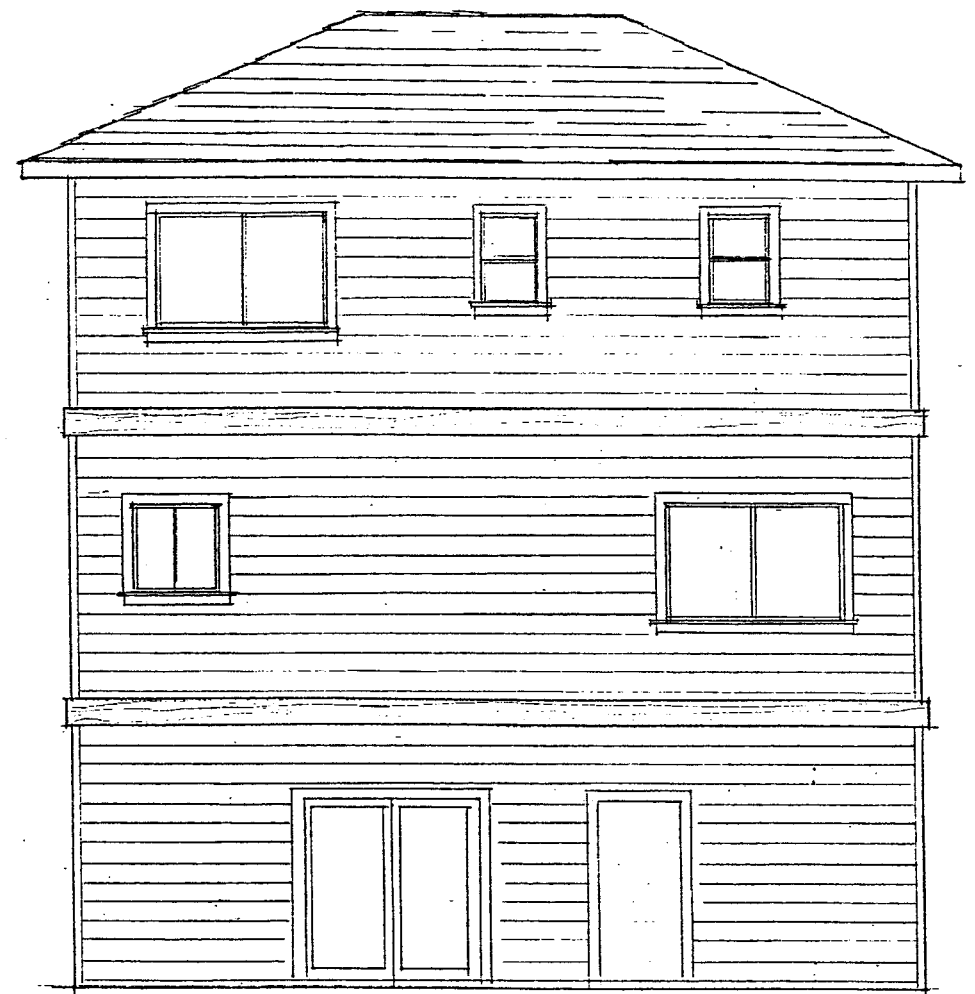
Drawn	Job No.	Revisions
CH		

4238 FIRST STREET P.U.D.

Sheet No.



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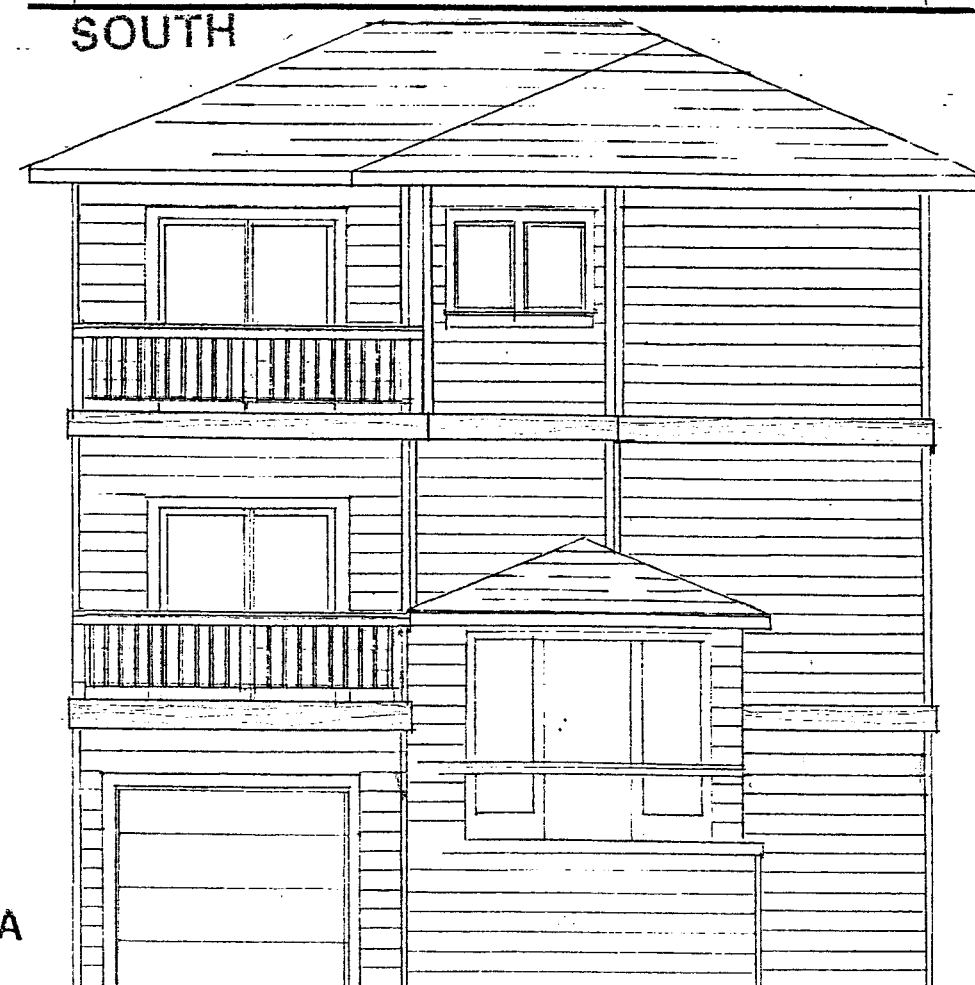


SOUTH



WEST ELEVATION

LOT 2 A



NORTH ELEVATION

CHARLES HUFF, A.I.A.
ARCHITECT

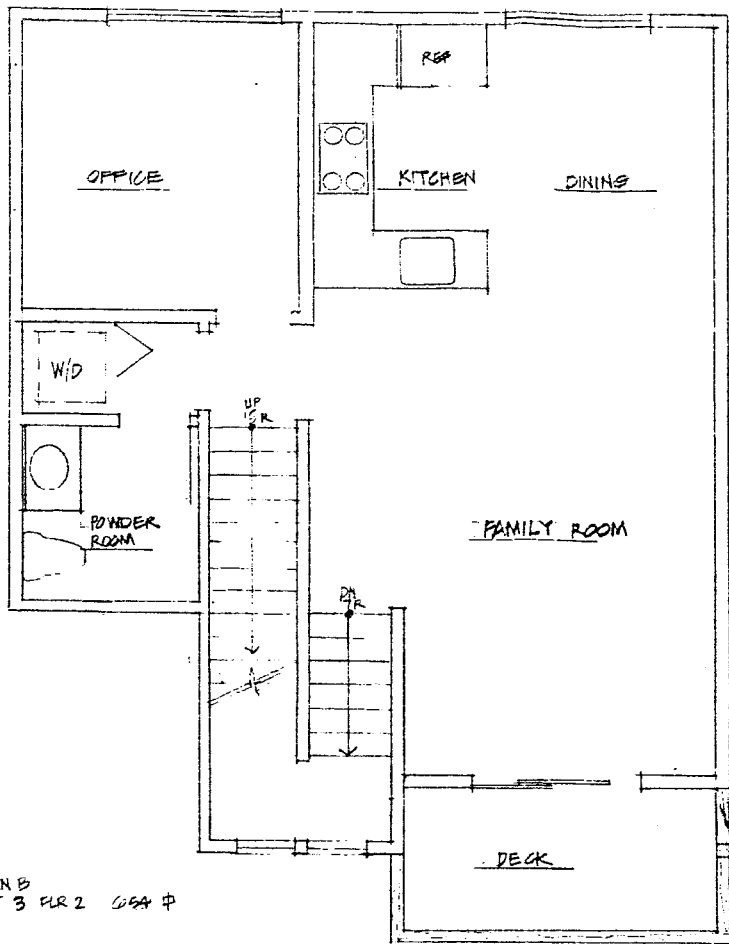
OLD PLEASANTON TRAIN STATION
30 WEST NEAL STREET, SUITE 200
PLEASANTON, CA 94566
(925) 462-9226

12/7/21
Job No.

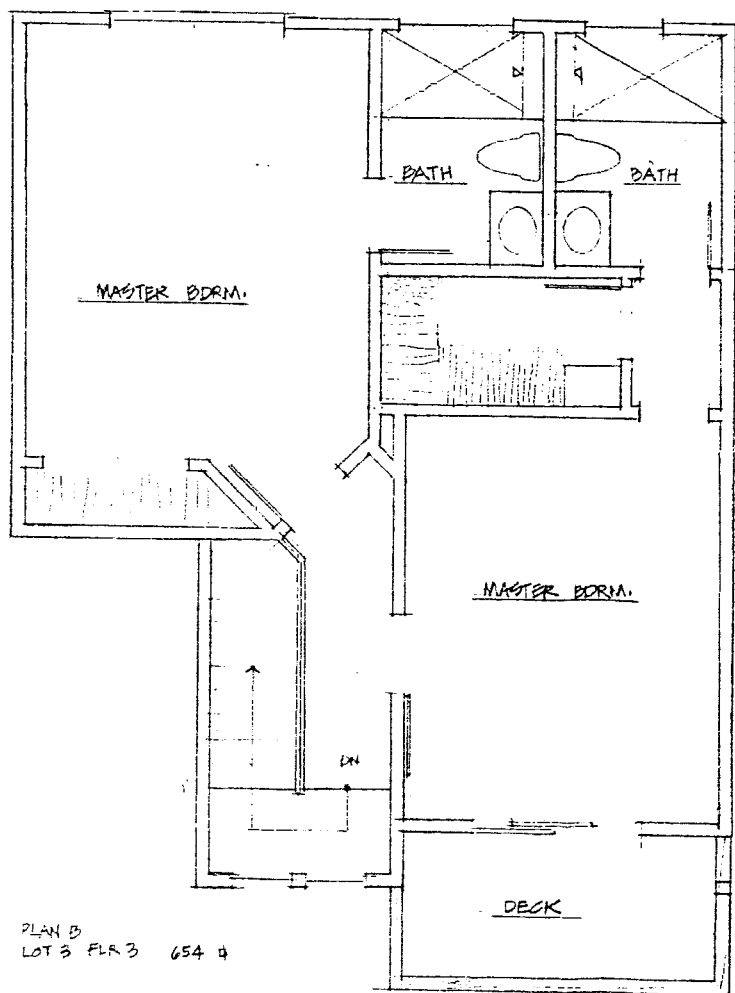
Drawn
2/1
Revisions

4238 FIRST STREET P.U.D.

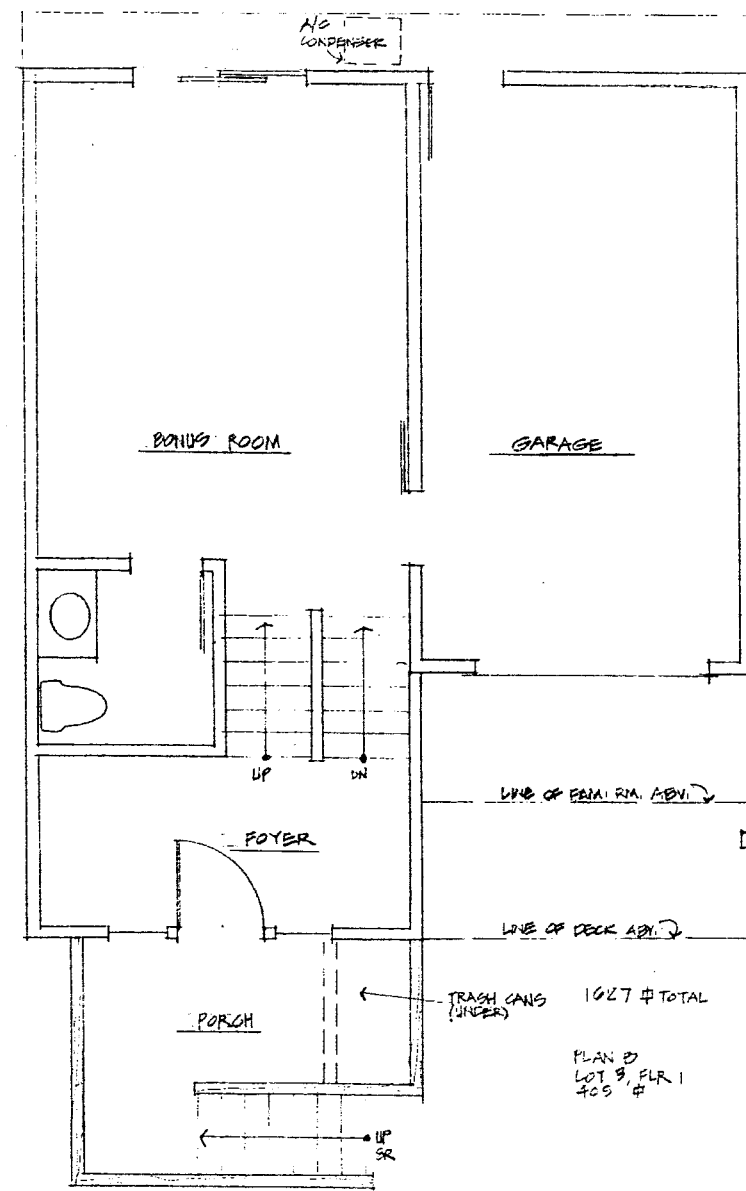
Sheet No.



PLAN B
LOT 3 FLR 2 654 #



PLAN B
LOT 3 FLR 3 654 #



LOT 3 B

TOTAL AREA = 1713 S.F.

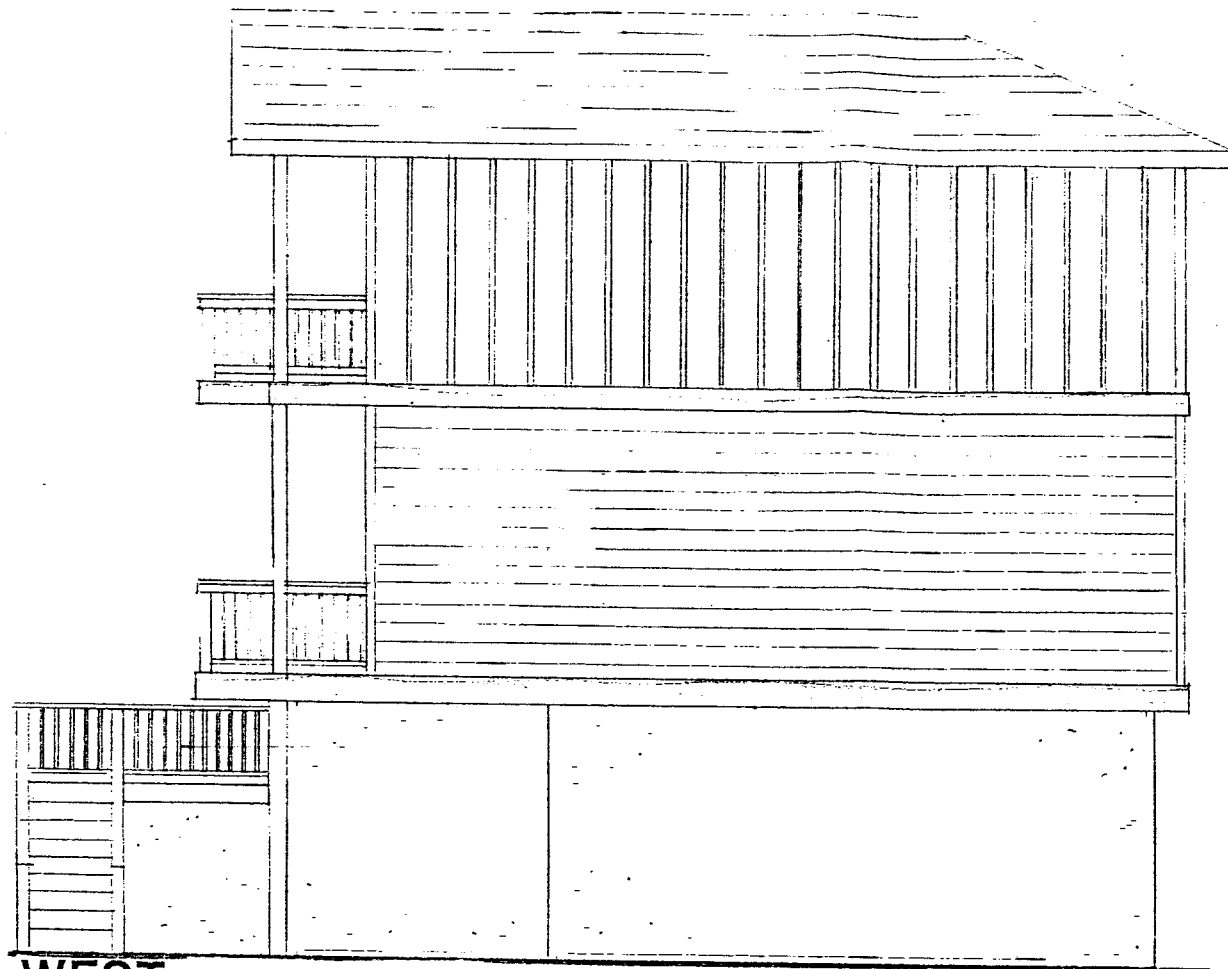
CHARLES HUFF, A.I.A.
A R C H I T E C T

OLD PLEASANTON TRAIN STATION
30 WEST NEAL STREET, SUITE 200
PLEASANTON, CA 94566
(925) 462-9226

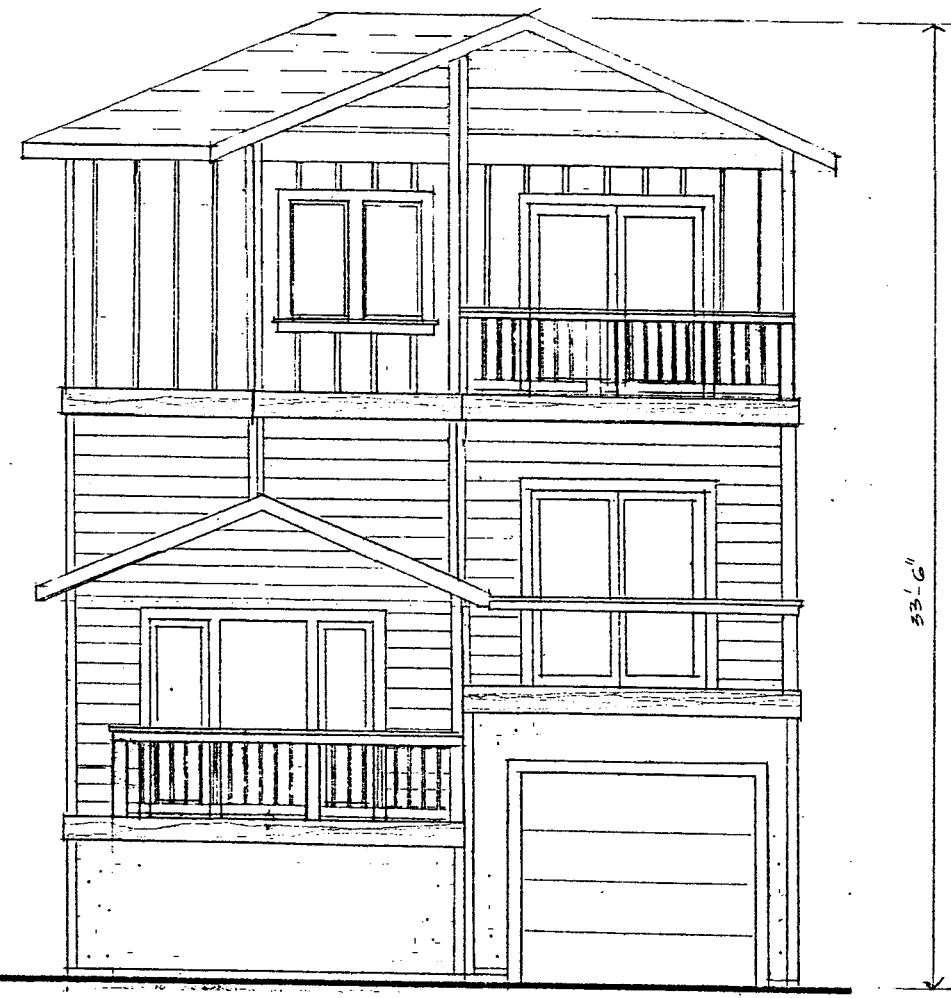
Job No.	Drawn
Revisions	CH

4238 FIRST STREET P.U.D

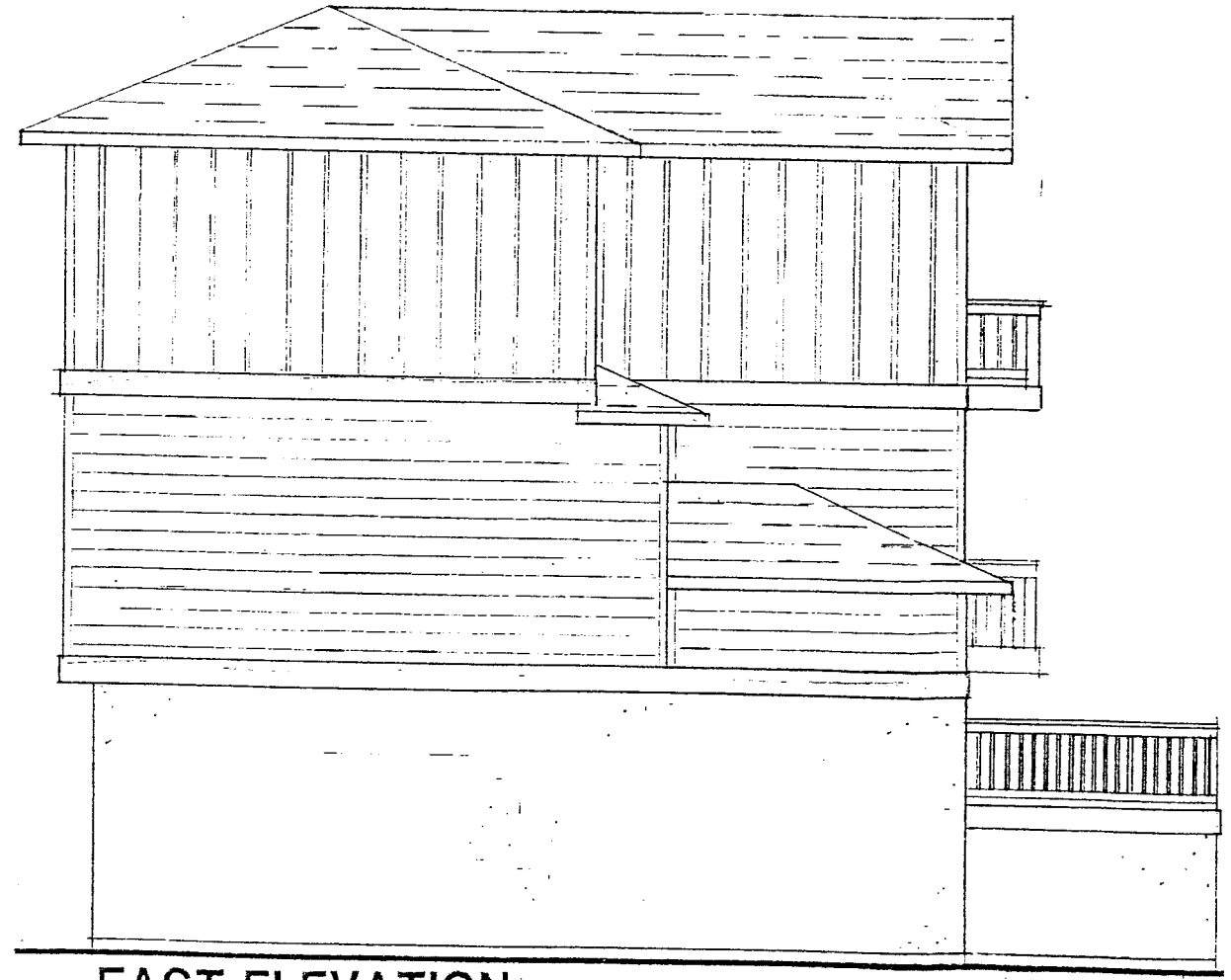
Sheet No.



WEST

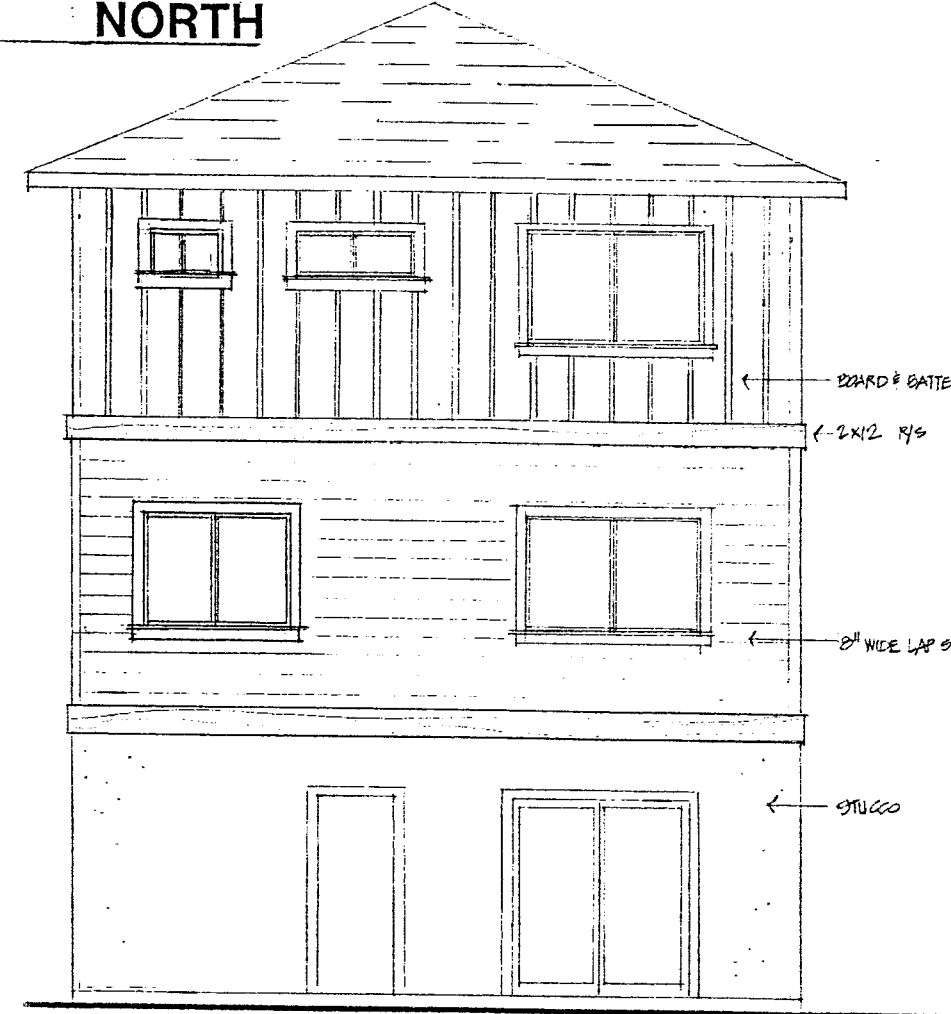


NORTH



EAST ELEVATION

LOT 3 B



SOUTH ELEVATION

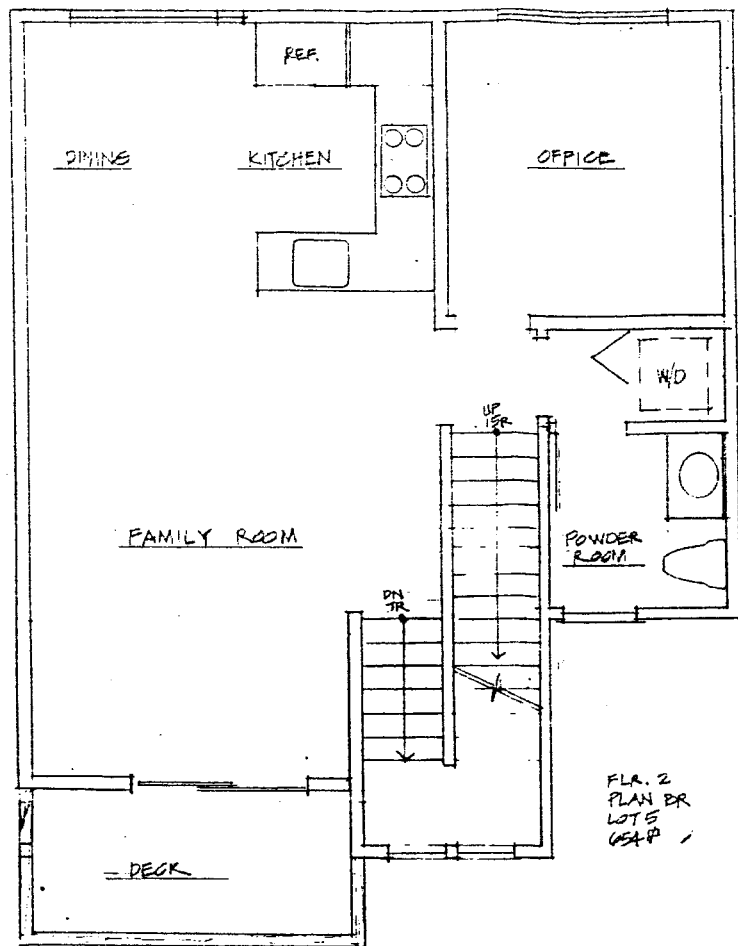
LOT 3 B

CHARLES HUFF, A.I.A.
 A R C H I T E C T
 OLD PLEASANTON TRAIN STATION
 30 WEST NEAL STREET, SUITE 200
 PLEASANTON, CA 94566
 (925) 462-9226

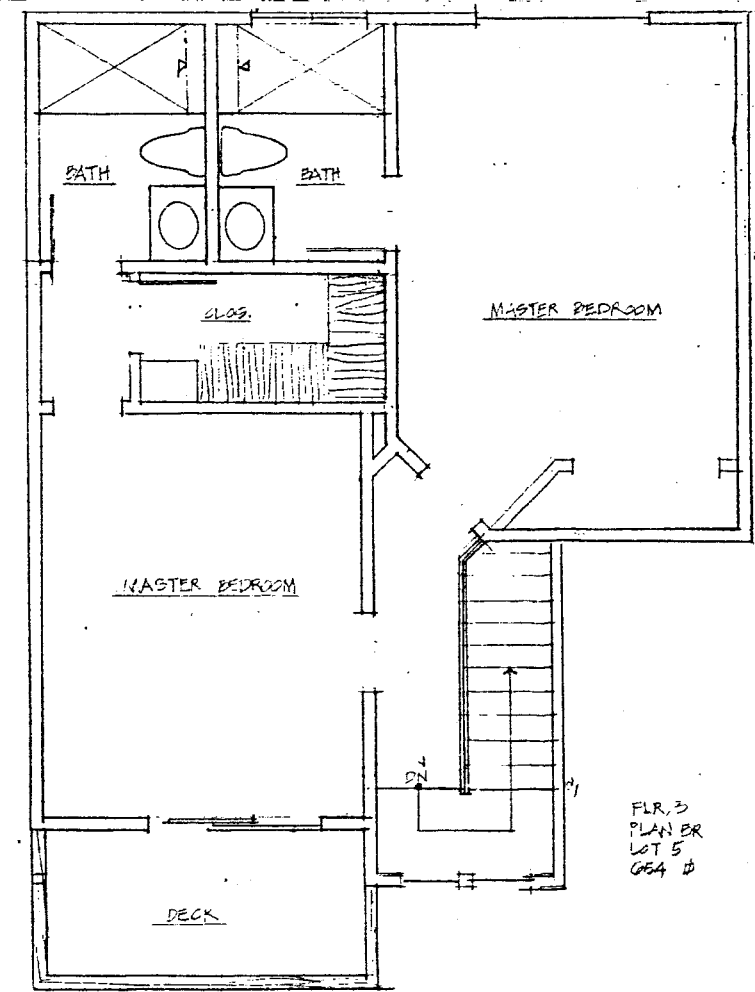
Drawn	12/1/27
Job No.	
Drawn	ZH
Revisions	

4238 FIRST STREET P.U.D

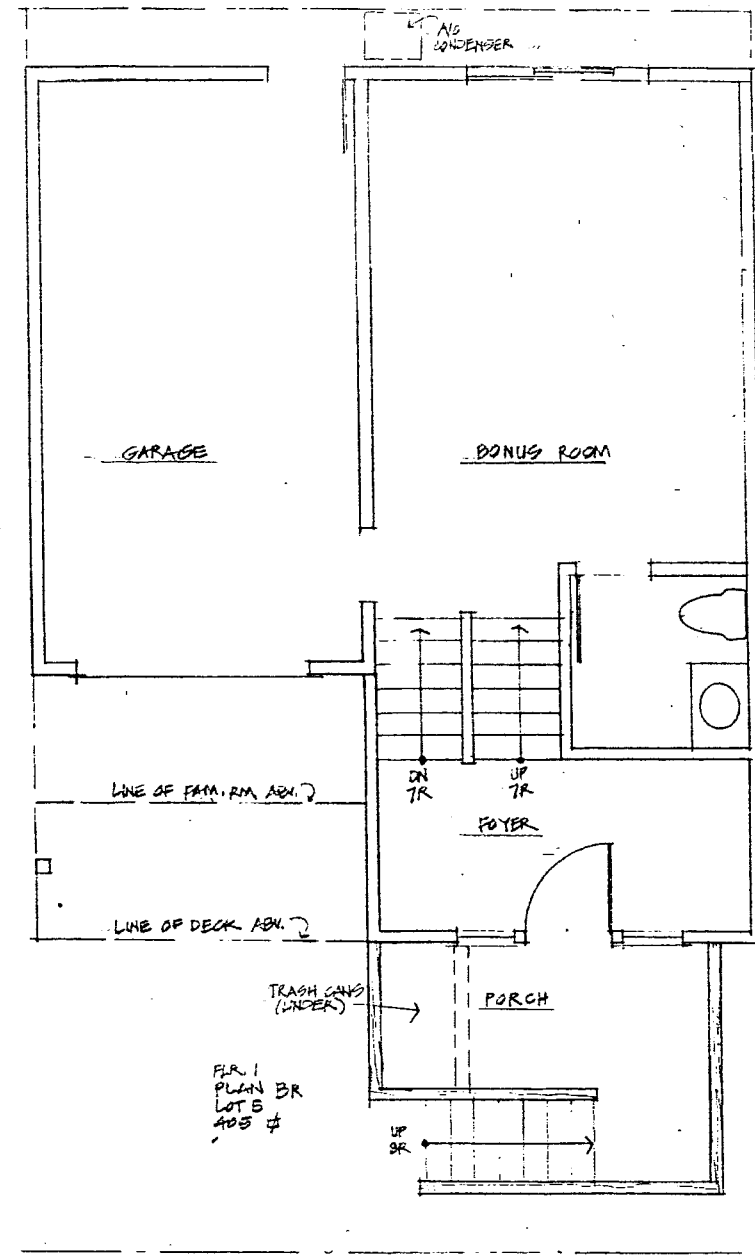
Sheet No.



FLR. 2
PLAN BR
LOT 5
GSA #



FLR. 3
PLAN BR
LOT 5
GSA #



FLR. 1
PLAN BR
LOT 5
GSA #

LOT 5 BR
TOTAL AREA = 1713 SF

CHARLES HUFF, A.I.A.
ARCHITECT
OLD PLEASANTON TRAIN STATION
30 WEST NEAL STREET, SUITE 200
PLEASANTON, CA 94566
(925) 462-9226

07/12	Job No.
ZH	Drawn
	Revisions

4238 FIRST STREET P.U.D.

Sheet No.