



Mercedes-Benz

EXHIBIT B

Mercedes-Benz of Pleasanton

5/31/2012+

Mercedes Benz of Pleasanton has been in business since August 1st 1986. We are a family owned and operated business. Over the past 25 years, we have grown our business and out grew our 5885 location. We in turn purchased the location at 5871 Owens Drive. We have now again outgrown both locations. With the demise of Chevy's restaurant, we are able to capitalize on the ideal location. Our plan is to demolish all three buildings and build a state of the art dealership. Daimler Benz (parent company of MBUSA) has initiated a worldwide standard to have all retail outlets have the same corporate design called Autohaus. We are complying to their mandated design.

Our scope of business will not change. We will provide world class service. We will sell new and pre-owned vehicles, with standard auto repair and servicing including auto detailing. We will not have any body/paint repair at this location.

Our hours of operation are:

Monday-Friday

Sales 8am to 8pm

Service 7:30am-5pm

Saturday

Sales 9:30 am-6:00pm

Service 8:00am-4:00pm

Sunday

Sales 11:00am-6:00pm

Service Closed

We currently have 93 employees. We will have 108 parking stalls on the roof deck for employee parking. Customer parking stalls 36. Inventory stalls 215. Service parking stalls 245.

The new Mercedes Benz of Pleasanton facility will enhance the site by the removal of the restaurant and the existing buildings on site. It will provide a new beautiful facility that is visible from 680and Owens Dr. Mercedes Benz of Pleasanton looks forward to the continued long standing relationship with the community of Pleasanton and sharing the benefits of the high quality and aesthetic level required by both Hacienda Business Park and the City of Pleasanton.

RECEIVED

JUN 01 2012

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

PVD-85-08-13D

P12-0763 (CUP)

P12-0764 (LLA)

RECEIVED

Project Name
Date

APR 24 2012

CITY OF PLEASANTON
PLANNING DIVISION

LEED 2009 for New Construction and Major Renovations

Project Checklist

16 2 15 Sustainable Sites 26 Possible Points: 26

Y	?	N	Prereq	Description	Points
1			Prereq 1	Construction Activity Pollution Prevention	1
1			Credit 1	Site Selection	5
5			Credit 2	Development Density and Community Connectivity	1
0			Credit 3	Brownfield Redevelopment	6
6			Credit 4.1	Alternative Transportation—Public Transportation Access	1
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	3
0			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	2
0			Credit 4.4	Alternative Transportation—Parking Capacity	1
0			Credit 5.1	Site Development—Protect or Restore Habitat	1
0			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
0			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
0			Credit 8	Light Pollution Reduction	1

4 2 0 Water Efficiency 10 Possible Points: 10

Y	?	N	Prereq	Description	Points
2			Prereq 1	Water Use Reduction—20% Reduction	2 to 4
0			Credit 1	Water Efficient Landscaping	2
2			Credit 2	Innovative Wastewater Technologies	2 to 4
0			Credit 3	Water Use Reduction	2

6 7 0 Energy and Atmosphere 35 Possible Points: 35

Y	?	N	Prereq	Description	Points
1			Prereq 1	Fundamental Commissioning of Building Energy Systems	1 to 19
1			Prereq 2	Minimum Energy Performance	1 to 7
2			Prereq 3	Fundamental Refrigerant Management	2
2			Credit 1	Optimize Energy Performance	2
2			Credit 2	On-Site Renewable Energy	3
2			Credit 3	Enhanced Commissioning	2
3			Credit 4	Enhanced Refrigerant Management	2
2			Credit 5	Measurement and Verification	2
2			Credit 6	Green Power	2

4 0 0 Materials and Resources 14 Possible Points: 14

Y	?	N	Prereq	Description	Points
0			Prereq 1	Storage and Collection of Recyclables	1 to 3
0			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1
0			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1 to 2
1			Credit 2	Construction Waste Management	1 to 2
0			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N	Credit	Description	Points
2			Credit 4	Recycled Content	1 to 2
1			Credit 5	Regional Materials	1 to 2
0			Credit 6	Rapidly Renewable Materials	1
0			Credit 7	Certified Wood	1

9 1 0 Indoor Environmental Quality 15 Possible Points: 15

Y	?	N	Prereq	Description	Points
1			Prereq 1	Minimum Indoor Air Quality Performance	1
1			Prereq 2	Environmental Tobacco Smoke (ETS) Control	1
1			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
0			Credit 5	Indoor Chemical and Pollutant Source Control	1
0			Credit 6.1	Controllability of Systems—Lighting	1
0			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1
0			Credit 8.1	Daylight and Views—Daylight	1
0			Credit 8.2	Daylight and Views—Views	1

1 5 0 Innovation and Design Process 6 Possible Points: 6

Y	?	N	Credit	Description	Points
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
1			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

0 0 0 Regional Priority Credits 4 Possible Points: 4

Y	?	N	Credit	Description	Points
0			Credit 1.1	Regional Priority: Specific Credit	1
0			Credit 1.2	Regional Priority: Specific Credit	1
0			Credit 1.3	Regional Priority: Specific Credit	1
0			Credit 1.4	Regional Priority: Specific Credit	1

10 17 0 Total 110 Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



LEED 2009 for New Construction and Major Renovations

Project Checklist

Project Name

Date

0	0	0	0
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Y ? N

Y			
1			
5			0
6			
1			0
			0
			0
1			
1			
1	0		
1			
0			

Sustainable Sites Possible Points: 26

- Prereq 1 Construction Activity Pollution Prevention
- Credit 1 Site Selection
- Credit 2 Development Density and Community Connectivity
- Credit 3 Brownfield Redevelopment
- Credit 4.1 Alternative Transportation—Public Transportation Access
- Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms
- Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles
- Credit 4.4 Alternative Transportation—Parking Capacity
- Credit 5.1 Site Development—Protect or Restore Habitat
- Credit 5.2 Site Development—Maximize Open Space
- Credit 6.1 Stormwater Design—Quantity Control
- Credit 6.2 Stormwater Design—Quality Control
- Credit 7.1 Heat Island Effect—Non-roof
- Credit 7.2 Heat Island Effect—Roof
- Credit 8 Light Pollution Reduction

Notes:

0	0	0	0
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Y ? N

Y			
2			
2			

Water Efficiency Possible Points: 10

- Prereq 1 Water Use Reduction—20% Reduction
- Credit 1 Water Efficient Landscaping
 - 2 Reduce by 50%
 - 0 No Potable Water Use or Irrigation
- Credit 2 Innovative Wastewater Technologies
- Credit 3 Water Use Reduction
 - 2 Reduce by 30%
 - 0 Reduce by 35%
 - 0 Reduce by 40%

Notes:

0	0	0
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Y	?	N
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Y		
Y		
Y		
1	2	

Energy and Atmosphere Possible Points: 35

Notes:

Prereq 1	Fundamental Commissioning of Building Energy Systems				1 to 19
Prereq 2	Minimum Energy Performance				
Prereq 3	Fundamental Refrigerant Management				
Credit 1	Optimize Energy Performance				
	1 Improve by 12% for New Buildings or 8% for Existing Building Renovations				1
	2 Improve by 14% for New Buildings or 10% for Existing Building Renovations				2
	3 Improve by 16% for New Buildings or 12% for Existing Building Renovations				3
	4 Improve by 18% for New Buildings or 14% for Existing Building Renovations				4
	5 Improve by 20% for New Buildings or 16% for Existing Building Renovations				5
	6 Improve by 22% for New Buildings or 18% for Existing Building Renovations				6
	7 Improve by 24% for New Buildings or 20% for Existing Building Renovations				7
	8 Improve by 26% for New Buildings or 22% for Existing Building Renovations				8
	9 Improve by 28% for New Buildings or 24% for Existing Building Renovations				9
	10 Improve by 30% for New Buildings or 26% for Existing Building Renovations				10
	11 Improve by 32% for New Buildings or 28% for Existing Building Renovations				11
	12 Improve by 34% for New Buildings or 30% for Existing Building Renovations				12
	13 Improve by 36% for New Buildings or 32% for Existing Building Renovations				13
	14 Improve by 38% for New Buildings or 34% for Existing Building Renovations				14
	15 Improve by 40% for New Buildings or 36% for Existing Building Renovations				15
	16 Improve by 42% for New Buildings or 38% for Existing Building Renovations				16
	17 Improve by 44% for New Buildings or 40% for Existing Building Renovations				17
	18 Improve by 46% for New Buildings or 42% for Existing Building Renovations				18
	19 Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations				19
Credit 2	On-Site Renewable Energy				1 to 7
	1 1% Renewable Energy				1
	2 3% Renewable Energy				2
	3 5% Renewable Energy				3
	4 7% Renewable Energy				4
	5 9% Renewable Energy				5
	6 11% Renewable Energy				6
	7 13% Renewable Energy				7
Credit 3	Enhanced Commissioning				2
Credit 4	Enhanced Refrigerant Management				2
Credit 5	Measurement and Verification				3

	1
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2		
3		

Credit 6 Green Power

2

2

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Materials and Resources

Possible Points: 14

Notes:

0	0	0
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Y ? N

Y		
		0

Prereq 1 Storage and Collection of Recyclables

Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof

1 to 3

Reuse 55%

Reuse 75%

Reuse 95%

1

2

3

Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements

1		0

Credit 2 Construction Waste Management

1		

1

2

50% Recycled or Salvaged

75% Recycled or Salvaged

1 to 2

Materials Reuse

Reuse 5%

Reuse 10%

1

2

Recycled Content

2		
---	--	--

10% of Content

20% of Content

1 to 2

1

2

Regional Materials

1		
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1 to 2

1

2

10% of Materials

20% of Materials

Rapidly Renewable Materials

	0	
	0	

1

2

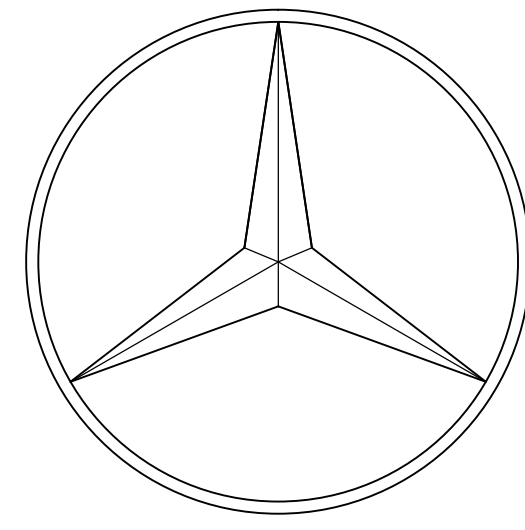
Certified Wood

1

0	0	0
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Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



MERCEDES-BENZ OF PLEASANTON

5885 OWENS DRIVE
PLEASANTON, CALIFORNIA

ABBREVIATIONS

PROJECT TEAM

SHEET INDEX

&	And	F.A.	Fire Alarm	PRCST.	Pre-cast
∠	Angle	F.B.	Flat Bar	PL.	Plate
⊙	At	F.D.	Floor Drain	P.LAM.	Plastic Laminate
⊕	Centerline	FDN.	Foundation	PLAS.	Plaster
~	Diameter or Round	F.E.	Fire Extinguisher	PLYWD.	Plywood
#	Round or Number	F.E.C.	Fire Extinguisher Cab	PR.	Pair
(E)	Existing	F.H.C.	Fire Hose Cabinet	PT.	Paint
ACOUS	Acoustical	FIN.	Finish	P.T.D	Paper Towel Dispenser
A.D.	Area Drain	FLASH.	Flashing	P.T.D/R	Combination Paper Towel
ADJ.	Adjustable	FLUOR.	Fluorescent	PTN.	Partition
AGGR.	Aggregate	F.O.C.	Face of Concrete	P.T.R.	Paper Towel Receptacle
AL.	Aluminum	F.O.F.	Face of Finish	P.J.	Panel Joint
APPROX.	Approximate	F.O.M.	Face of Mullion	Q.T.	Quarry Tile
ARCH.	Architectural	F.O.S.	Face of Stud	R.	Riser
ASB.	Asbestos	FPRF.	Fireproof	RAD.	Radius
ASPH.	Asphalt	F.S.	Full Size	R.D.	Roof Drain
BD.	Board	FT.	Foot or Feet	REF.	Reference
BITUM.	Bituminous	FTG.	Footling	REFR.	Refrigerator
BLDG.	Building	FUR.	Furring	RGTR.	Register
BLK.	Block	FUT.	Future	REIN.	Reinforced
BLKG.	Blocking	GA.	Gauge	REQ.	Required
BM.	Beam	GALV.	Galvanized	RESIL.	Resilient
B.O.C.	Bottom of Concrete	G.B.	Grab Bar	RM.	Room
B.O.M.	Bottom of Mullion	GL.	Glass	R.O.	Rough Opening
B.O.P.	Bottom of Panel	GND.	Ground	R.WD.	Redwood
B.O.R.	Bottom of Reveal	GR.	Grade	R.W.L.	Rain Water Leader
BOT.	Bottom	GYP.	Gypsum	S.	South
CAB.	Cabinet	H.B.	Hose Bibb	SAF	Self Adhered Flashing
C.B.	Catch Basin	H.C.	Hollow Core	S.C.	Solid Core
CEM.	Cement	HDWD.	Hardware	S.C.D.	Seat Cover Dispenser
CER.	Ceramic	HDWE.	Hollow Metal	SCHED.	Schedule
C.I.	Cast Iron	H.M.	Hollow Metal	S.D.	Soap Dispenser
C.G.	Corner Guard	HR.	Hour	SECT.	Section
CLG.	Ceiling	HGT.	Height	SH.	Shelf
CLKG.	Caulking	I.D.	Inside Diameter (Dim.)	SHR.	Shower
CLD.	Closet	INSUL.	Insulation	SHT.	Sheet
CLR.	Clear	INT.	Interior	SIM.	Similar
C.O.	Cased Opening	JAN.	Janitor	S.N.D.	Sanitary Napkin Disp.
COL.	Column	JT.	Joint	S.N.R.	Sanitary Napkin Recept.
C.O.M.	Center of Mullion	KIT.	Kitchen	SPEC.	Specification
CONC.	Concrete	K.O.	Knock Out	SQ.	Square
CONN.	Connection	LAB.	Laboratory	S.S.T.	Stainless Steel
CONSTR.	Construction	LAM.	Laminate	S.SK.	Service Sink
CONT.	Continuous	LAV.	Lavatory	STA.	Station
C.O.R.	Center of Reveal	LKR.	Locker	STD.	Standard
CORR.	Corridor	LT.	Light	STL.	Steel
CTSK.	Countersunk	M.C.	Maximum	STOR.	Storage
CNTR.	Center	MECH.	Mechanical	STRL.	Structural
DBL.	Double	MEMB.	Membrane	SUSP.	Suspended
DEPT.	Department	MET.	Metal	SYS.	Symmetrical
D.F.	Drinking Fountain	MFR.	Manufacturer	TRD.	Tread
DET.	Detail	MH.	Manhole	T.B.	Towel Bar
DIA.	Diameter	MIN.	Minimum	T.C.	Top of Curb
DIM.	Dimension	MIR.	Mirror	TEL.	Telephone
DISP.	Dispenser	MISC.	Miscellaneous	TER.	Terrazzo
DN.	Down	M.O.	Masonry Opening	T. & G.	Tongue and Groove
D.O.	Door Opening	MTD.	Mounted	T.O.C.	Top of Concrete
DR.	Drawer	MUL.	Mullion	T.O.P.	Top of Panel
DWR.	Downspout	N.	North	T.O.R.	Top of Reveal
DS.	Dry Standpipe	N.I.C.	Not In Contract	T.O.R.C.	Top of Deep Recess
DWG.	Drawing	NO.	Number	T.O.M.	Top of Mullion
E.	East	NOM.	Nominal	T.O.W.	Top of Wall
E.A.	Each	N.T.S.	Not To Scale	T.P.	Top of Pavement
E.J.	Expansion Joint	O.A.	Overall	T.P.D.	Toilet Paper Dispenser
EL.	Elevation	OBS.	Obscure	T.V.	Television
ELEC.	Electrical	O.C.	On Center	T.W.	Top of Wall
ELEV.	Elevator	O.D.	Outside Diameter (Dim.)	TYP.	Typical
EMER.	Emergency	OFF.	Office	UNF.	Unfinished
ENCL.	Enclosure	OPNG.	Opening	U.O.N.	Unless Otherwise Noted
E.P.	Electrical Panelboard	OPP.	Opposite	UR.	Urinal
EQ.	Equal			VERT.	Vertical
EQPT.	Equipment			VEST.	Vestibule
E.W.C.	Electric Water Cooler			W.	West
EXST.	Existing			W/	With
EXPL.	Exposed			W.C.	Water Closet
EXP.	Expansion			WD.	Wood
EXT.	Exterior			W/O	Without
				WPM	Waterproofing Membrane
				WRB	Weather Resistant Barrier
				WSCT.	Wainscot
				WT.	Weight

OWNER

MERCEDES-BENZ OF PLEASANTON

5885 OWENS DRIVE
PLEASANTON, CALIFORNIA 94588

XXXX
PH: (XXX) 447-XXXX
FAX: (XXX) 447-XXXX

ARCHITECT

WARE MALCOMB

5000 EXECUTIVE PARKWAY, SUITE 298
SAN RAMON, CA 94583

JIM TERRY
PH: (925) 244-9620
FAX: (925) 244-9621
E: jterry@waremalcomb.com

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PALO ALTO, CA 94306

DAVE BELL
PH: (650) 543-3033
E: dbell@ccm.ca

ARCHITECT'S CONSULTANTS

CIVIL ENGINEER

KIER AND WRIGHT
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551

CHUCK MCCALLUM
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FAX: (925) 245-8796
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LANDSCAPE ARCHITECT

THOMAS BAAK AND ASSOCIATES
1620 N. MAIN ST. SUITE 4
WALNUT CREEK, CA 94596

ANDREA SWANSON
PH: (925) 933-2583 X107
FAX: (925) 933-0242
E: aswanson@tbak.com

ARCHITECTURAL (15 SHEETS)

- A0.1 TITLE SHEET
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A2.0 EXISTING FIRST FLOOR FACILITY PLAN
- A2.1 FIRST FLOOR FACILITY PLAN
- A2.2 FIRST FLOOR FACILITY PLAN
- A2.3 FIRST FLOOR SERVICE AREA & SECOND FLOOR PARKING AREA
- A3.1 ROOF PLAN
- A4.1 EXTERIOR COLORED ELEVATIONS
- A4.2 SHOWROOM FACILITY EXTERIOR RENDERINGS
- A4.3 SHOWROOM FACILITY EXTERIOR RENDERINGS
- A5.1 BUILDING SECTIONS
- A5.2 BUILDING SECTIONS
- A8.1 DETAILS
- A8.2 TRASH ENCLOSURE DETAILS

CIVIL (5 SHEETS)

- C1 PRELIMINARY TOPOGRAPHIC SURVEY
- C2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C3 PRELIMINARY UTILITY PLAN
- C4 EROSION CONTROL PLAN
- C5 STORM WATER QUALITY CONTROL PLAN

LANDSCAPE (2 SHEETS)

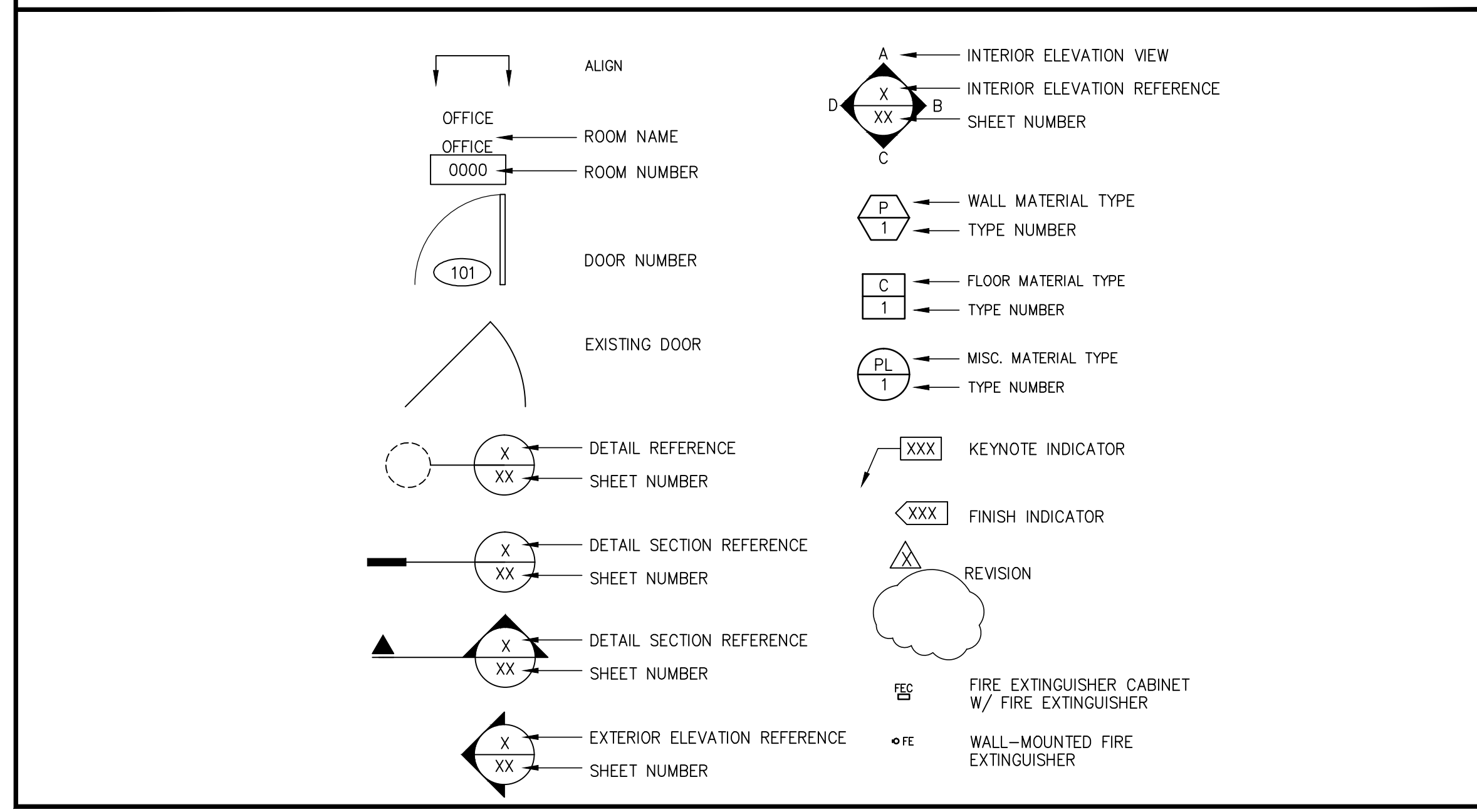
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN

PUD-85-08-13D & P12-0763 (CUP)

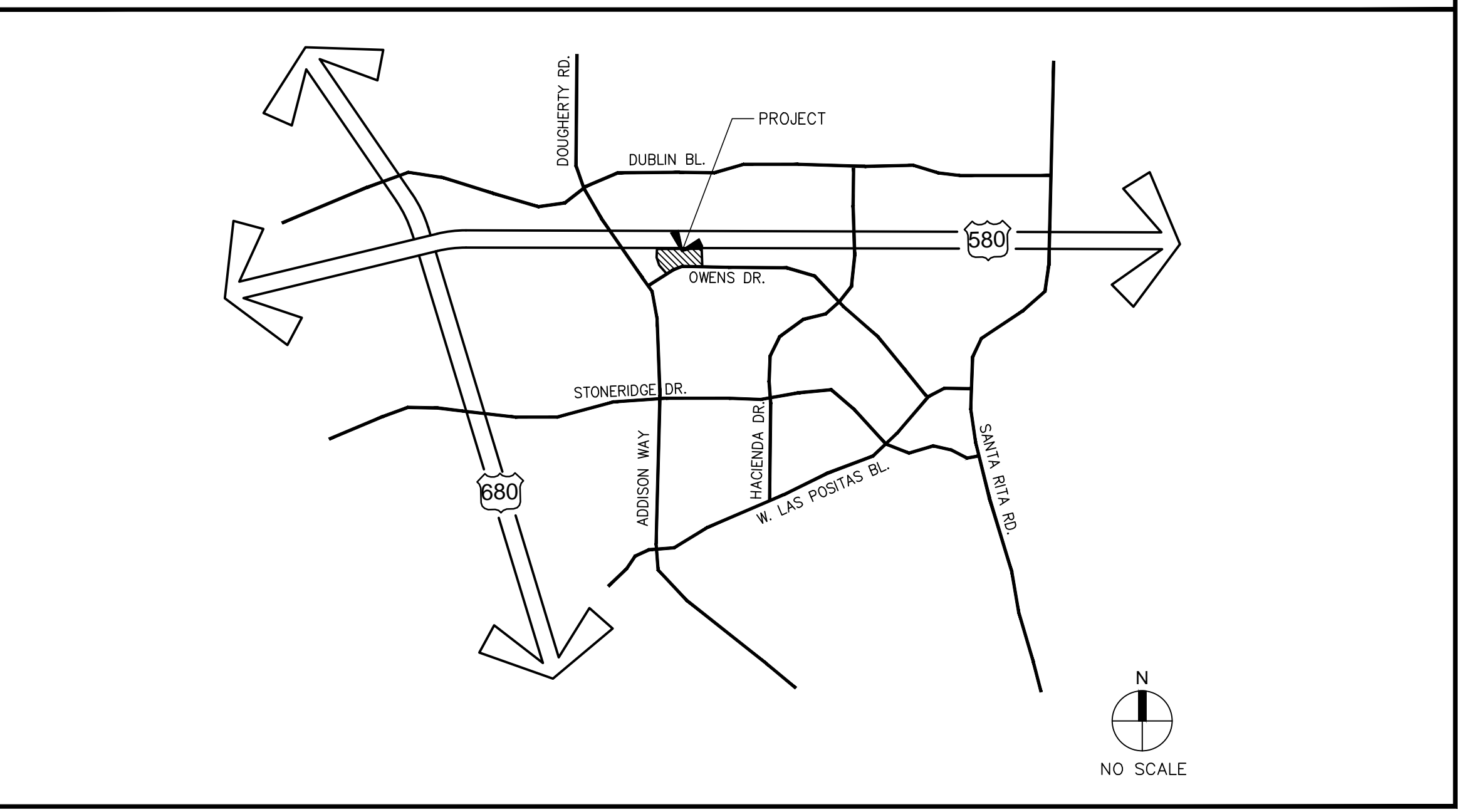
EXHIBIT B

Received April 24, 2012

SYMBOLS



VICINITY MAP



WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering
2400 Camino Ramon, Suite 390
San Ramon, California 94583
Phone: (925) 244-9621
Fax: (925) 244-9621

Mercedes-Benz

5885 OWENS DRIVE
PLEASANTON, CALIFORNIA

TITLE SHEET		REMARKS
DATE	REVISION	
02-14-12	CLIENT REVIEW SUBMITTAL	
03-14-12	PLANNING SUBMITTAL	
04-23-12	PLANNING SUBMITTAL	
06-07-12	PLANNING SUBMITTAL	

PA / PM: GARY DREW
DRAWN BY: ERIC KAUFFMAN
JOB NO.: SNR11-0001-01

SHEET
A0.1

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EXISTING SITE PLAN
SCALE: 1"=30'-0"

SITE PLAN NOTES
SEE SHEET A0.2 FOR GENERAL NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS (- - - - -)
- 2 REMOVE EXISTING PARKING SPACES.
- 3 REMOVE EXISTING CURB.
- 4 REMOVE EXISTING BUILDING STRUCTURE.
- 5 REMOVE EXISTING PORTION OF MERCEDES BENZ BUILDING STRUCTURE.
- 6 EXISTING PORTION OF MERCEDES BENZ BUILDING STRUCTURE TO REMAIN.

PROJECT DATA - EXISTING

SITE AREA: (EXISTING MERCEDES BENZ PARCEL)	3.17 AC (138,085.77 sf)
EXISTING SHOWROOM FACILITY FLOOR AREA:	
FIRST FLOOR BUILDING AREA	20,979 sf
SECOND FLOOR BUILDING AREA	9,744 sf
TOTAL BUILDING AREA	30,723 sf

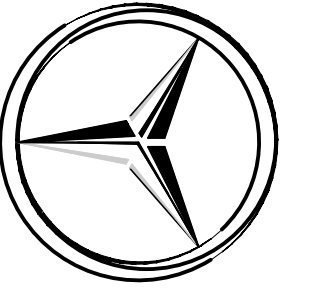
SITE LEGEND

- - - - - PROPERTY LINE, SEE CIVIL DRAWINGS.
- PARKING LIGHTING SINGLE HEAD - 18'-0" HIGH.
- WALL MOUNTED LIGHTING - 27'-0" HIGH.
- CONCRETE TRANSFORMER PAD, SEE ELECTRICAL DRAWINGS.
- ▨ 40'-0" WIDE FIRE TRUNING RADIUS. (HATCHED)
- ① STANDARD PARKING STALL (9'-6" x 19'-0")
- GRADE LEVEL ROLL UP DOOR
- FIRE HYDRANT.

WARE, MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering
2400 Camino Ramon, Suite 390
San Ramon, California 94583
Tel: 925.344.9821
Fax: 925.344.9821

Mercedes-Benz
5885 OWENS DRIVE
PLEASANTON, CALIFORNIA

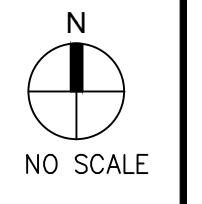


EXISTING SITE PLAN	
DATE	REMARKS
02-14-12	CLIENT REVIEW
03-14-12	PLANNING SUBMITTAL
03-27-12	PLANNING SUBMITTAL
04-23-12	PLANNING SUBMITTAL

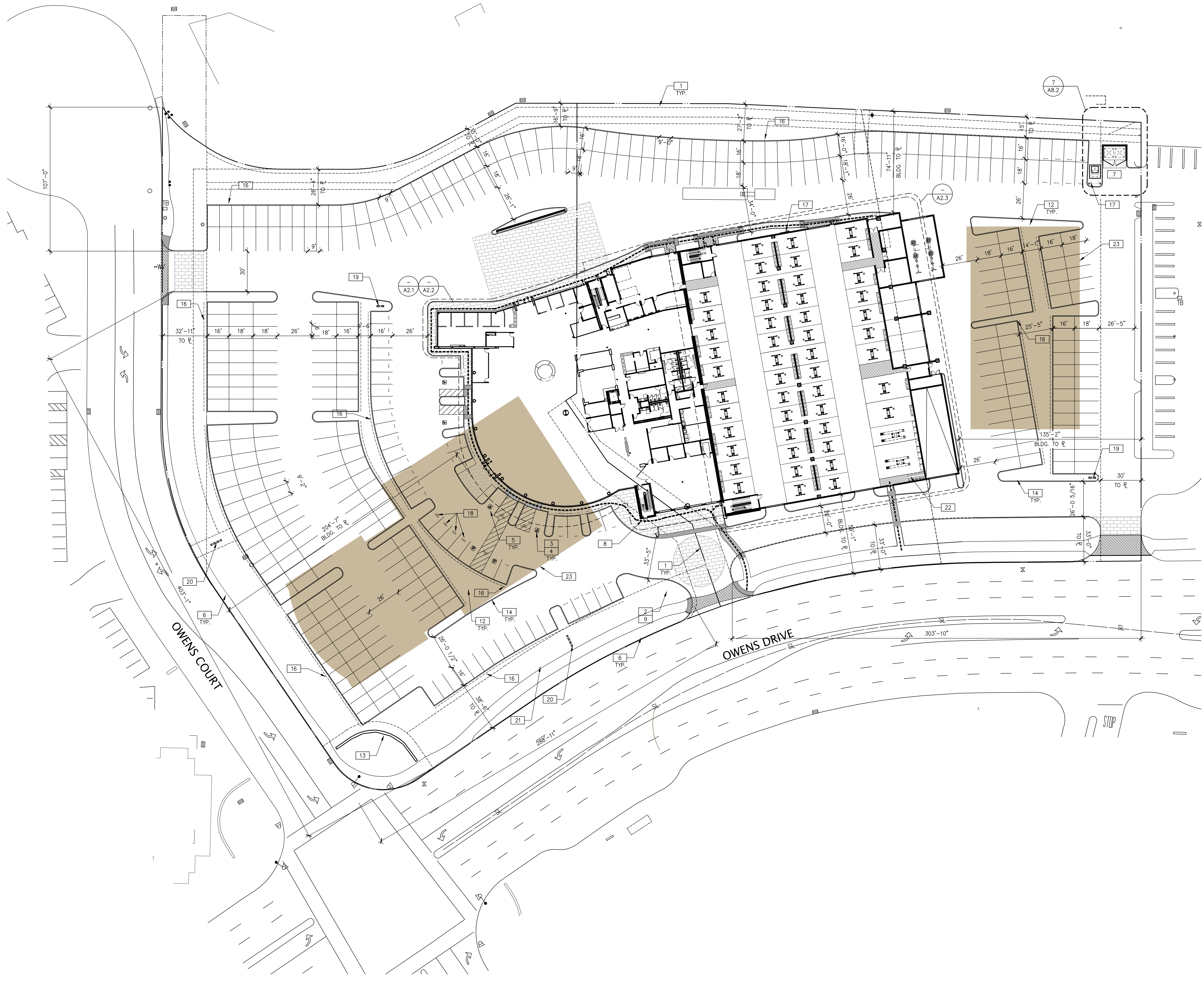
PA / PM:	GARY DREW
DRAWN BY:	YM
JOB NO.:	SNR11-0001-01

SHEET
A1.0

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- ### SITE PLAN NOTES
- PROPERTY LINE, SEE CIVIL DRAWINGS.
 - ACCESSIBLE ENTRY SIGNAGE, SEE (8) (A8.1)
 - ACCESSIBLE PARKING STALL WITH SIGNAGE, SEE (1) (A8.1)
 - VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
 - PAINTED PARKING STRIPING PER CITY STANDARDS.
 - EXISTING CONCRETE SIDEWALK.
 - TRASH ENCLOSURE PER THE CITY OF PLEASANTON STANDARD, SEE DETAIL 11/A8.1.
 - ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS.
 - FIRELANE ENTRY SIGNAGE, SEE (7) (A8.1)
 - FIRELANE SIGNAGE, SEE (8) (A8.1)
 - FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE (16) (A8.1)
 - LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
 - 'BUSINESS PARK' FOUNDED IN PLACE CONCRETE MONUMENT SIGN WITH GROUND MOUNTED ILLUMINATION.
 - NEW PROPOSED CONCRETE CURB.
 - HATCHED AREA INDICATE THE EXISTING MERCEDES BENZ BUILDING OUTLINES.
 - PARKING OVERHANG (2'-0").
 - ON SITE UTILITY SCREENING (REFER TO LANDSCAPE) FOR ROOFTOP UNITS, SEE (23) (A8.1) (24) (A8.1)
 - PREFERENTIAL PARKING FOR CARPOOLS AND VANPOOLS. (ADDITIONAL SPACES ON SECOND FLOOR PARKING DECK)
 - TWO-WORD DIRECTIONAL FREE-STANDING SIGN.
 - HORIZONTAL PYLON SIGN.
 - DEMO EXISTING SIGN.
 - (13) INTERIOR BIKE STALLS.
 - EXISTING BUILDING OUTLINE.

SITE COVERAGE

SITE COVERAGE	SQUARE FOOT AREA	PERCENT SITE COVERAGE
LANDSCAPE AREA	68,946 (REQUIRED)	25% (REQUIRED)
LANDSCAPE ACTUAL		
LANDSCAPE	56,164	
FRONT SIDEWALKS	7,313	
DECORATIVE PAVING	11,217	
TOTAL	74,694 (ACTUAL)	27.1% (ACTUAL)
DRIVE ISLE (ASPHALT)	134,590	48.8%
BUILDING FOOTPRINT	63,390	23%
CURBS AND RAMPS	3,110	1.1%
TOTAL PARCEL AREA	275,784 SF	6.331 ACRES

PARKING

	REQUIRED	PROVIDED
TOTAL	373 (1/200)	574
STANDARD	224	574
COMPACT	149	0
HANDICAP	8	8
PREFERENTIAL	19	19
BICYCLE	13	13

PARKING BREAKDOWN:

SERVICE DEPT.:	48
SERVICE PARKING:	174
WASH & DETAIL:	5
CUSTOMER PARKING:	36
ACCESSIBLE PARKING:	(8)
INVENTORY(LOT)	199
INVENTORY(ROOF SHOWCASE):	4
EMPLOYEE PARKING (ROOF):	97
EMPLOYEE PARKING (GRADE):	11
TOTAL PRKG PROVIDED:	574 STALLS

BUILDING DATA

USE:	COMMERCIAL
STORIES:	2 STORIES
FAR ALLOWED:	30%
FAR PROVIDED:	27%
SOFT ALLOWED:	82,735 SF
SOFT PROVIDED:	
1ST FLOOR CUSTOMER:	27,431 SF
1ST FLOOR SERVICE:	33,071 SF
2ND FLOOR:	10,497 SF
3RD FLOOR MEZZANINE:	1,152 SF
TOTAL:	72,151 SF

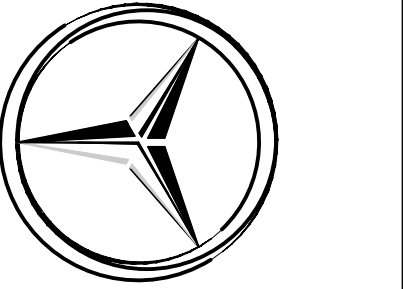
- ### SITE LEGEND
- PROPERTY LINE, SEE CIVIL DRAWINGS.
 - PARKING LIGHTING SINGLE HEAD - 18'-0" HIGH.
 - WALL MOUNTED LIGHTING - 27'-0" HIGH.
 - CONCRETE TRANSFORMER PAD, SEE ELECTRICAL DRAWINGS.
 - 40'-0" WIDE FIRE TRUNING RADIUS. (HATCHED)
 - STANDARD PARKING STALL (9'-6" x 19'-0")
 - GRADE LEVEL ROLL UP DOOR
 - FIRE HYDRANT.

SITE PLAN
SCALE: 1"= 30'-0"

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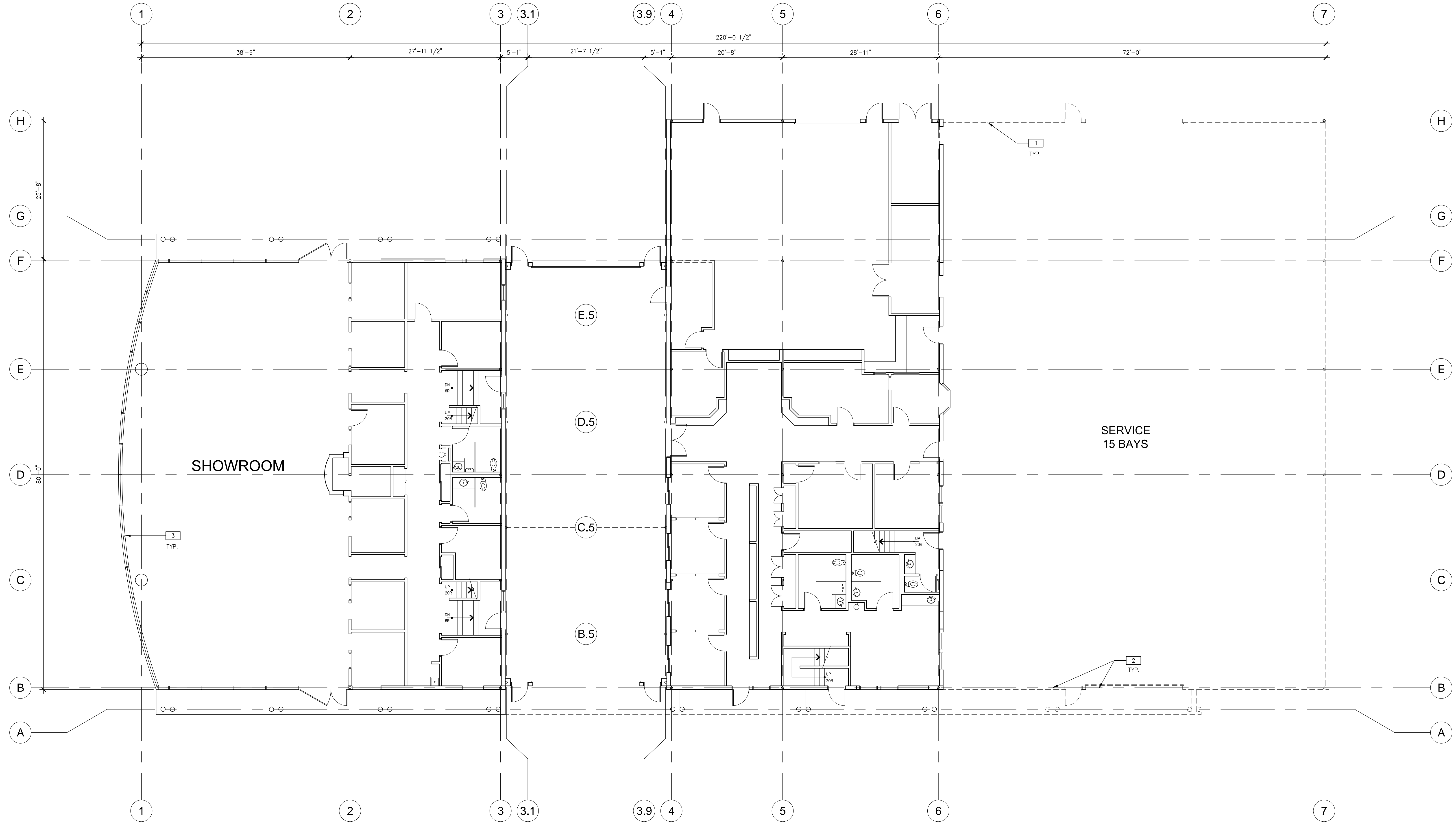
EXISTING SITE PLAN

DATE	REMARKS	DATE	REMARKS
02-14-12	CLIENT REVIEW		
03-14-12	PLANNING SUBMITTAL		
04-23-12	PLANNING SUBMITTAL		
06-07-12	PLANNING SUBMITTAL		

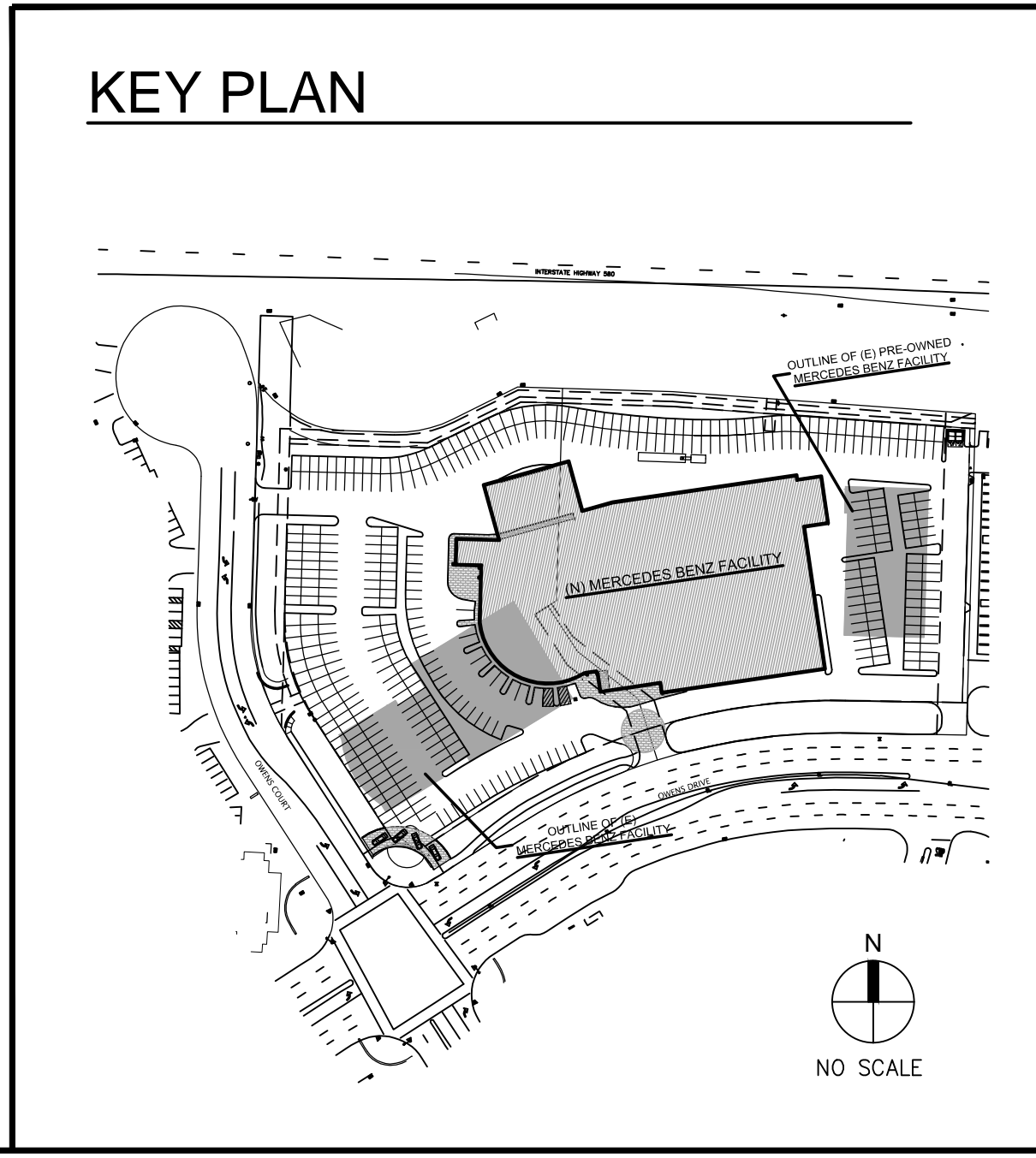
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SHEET
A1.1

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EXISTING FIRST FLOOR FACILITY PLAN
SCALE: 1/8"=1'-0"



PLAN SPECIFIC NOTES

- 1 REMOVE EXTERIOR WALL.
- 2 REMOVE EXTERIOR WALL AND DOORS.
- 3 EXISTING WINDOW TO REMAIN.

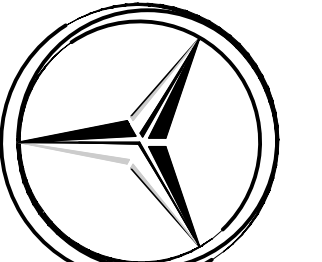
LEGEND

- EXISTING WALL TO REMAIN.
- - - DEMO THE EXISTING.

EXISTING FIRST FLOOR FACILITY PLAN		REMARKS	DATE
DATE	CLIENT REVIEW		
02-14-12	PLANNING SUBMITTAL		
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06-07-12	PLANNING SUBMITTAL		

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A2.0



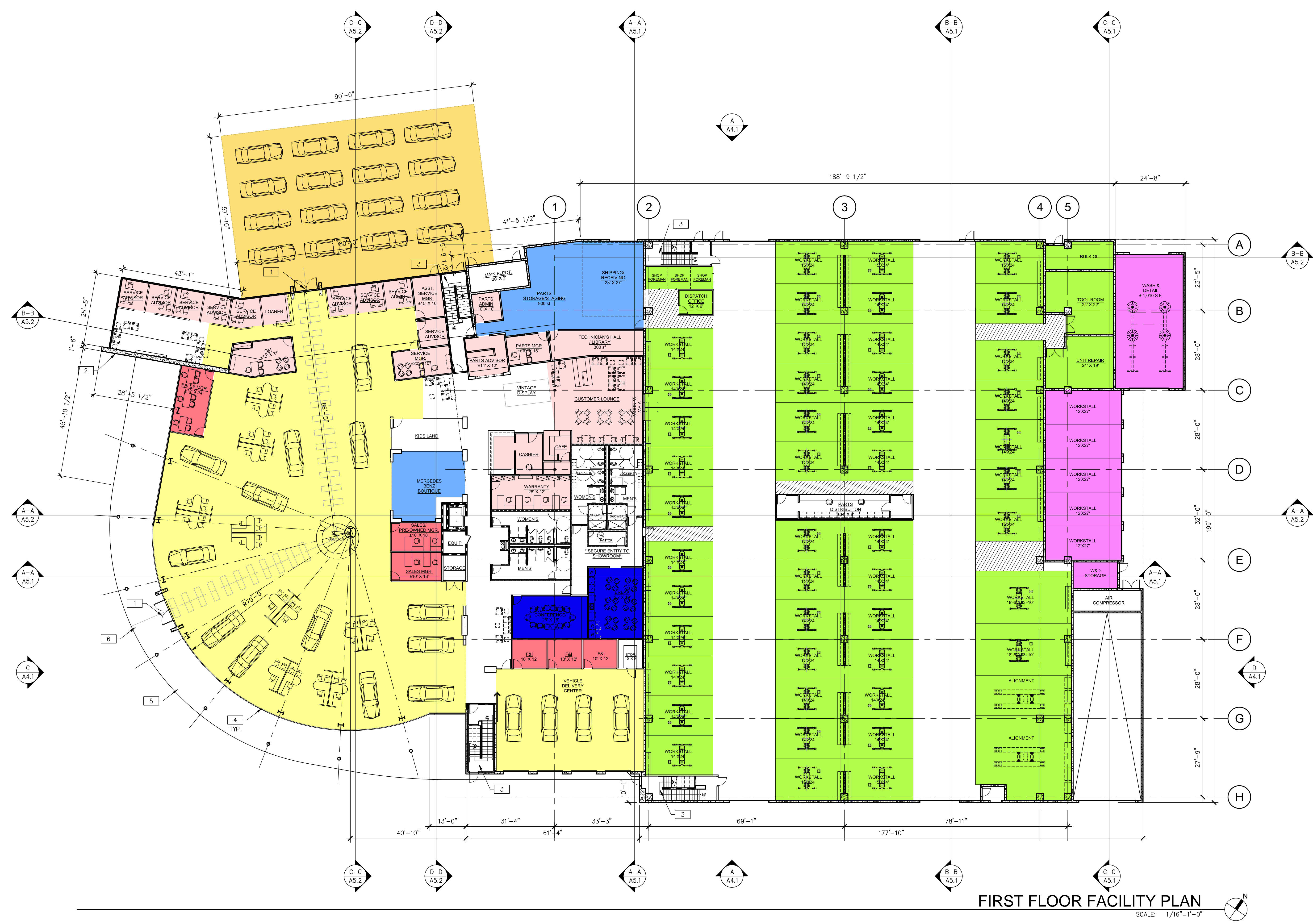
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FIRST FLOOR FACILITY PLAN
SCALE: 1/16"=1'-0"

PLAN SPECIFIC NOTES

- 1 (N) ENTRY DOOR PORTAL.
- 2 (N) METAL PANEL CLAD ACCENT FIN WALL.
- 3 (N) STAIRWELL.
- 4 (N) STOREFRONT WINDOW SYSTEM.
- 5 LINE OF (N) ROOF OVERHANG.
- 6 EXPOSED OVERHEAD STEEL STRUCTURE WITH EXPOSED ROOF DECKING.

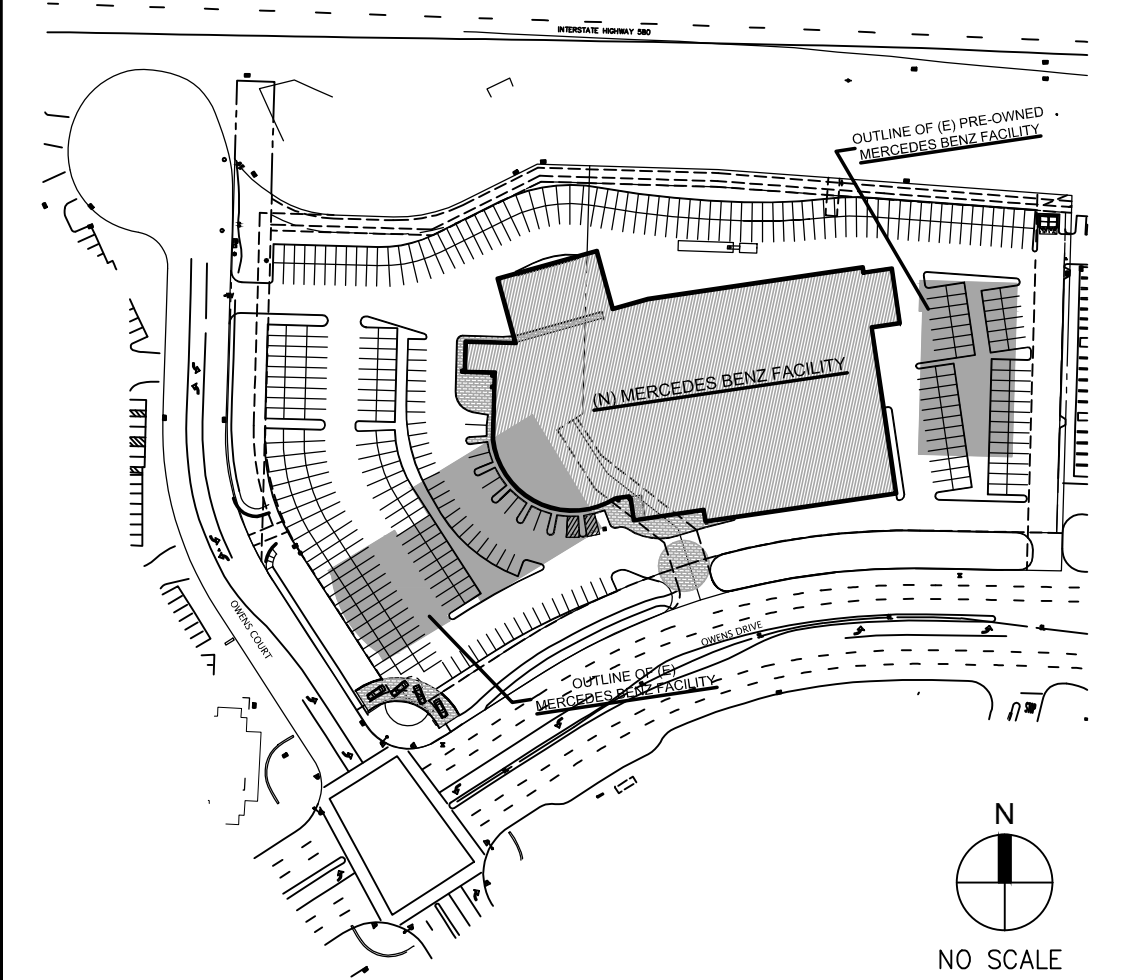
LEGEND

- EXISTING CONCRETE WALL
- (N) INTERIOR PARTITION
- FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
- 1-HR FIRE PARTITION
- FULL HEIGHT PARTITION TO 6" ABOVE CEILING
- LOW WALL PARTITION, SEE PLAN SPECIFIC NOTES FOR WALL HEIGHT

HATCH LEGEND

- SERVICE DEPARTMENT
- WASH & DETAIL AREA
- SERVICE RECEPTION & ADMINISTRATION
- PARTS DEPARTMENT
- SERVICE DRIVE LANES UNDER ROOF
- SHOWROOM
- SALES DEPARTMENT
- GENERAL OFFICES
- EMPLOYEE FACILITIES
- BUILDING SUPPORT AND CIRCULATION

KEY PLAN

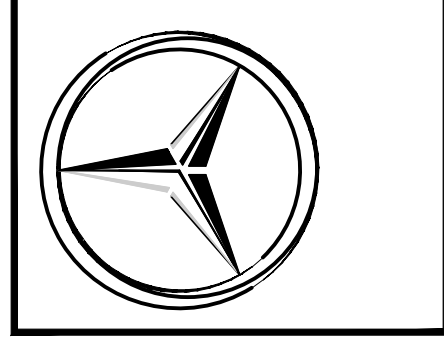


SPACE NAME:	STAFFING:	PROPOSED SF	SF PER SCHEDULE	SPACE NAME:	STAFFING:	PROPOSED SF	SF PER SCHEDULE	SPACE NAME:	STAFFING:	PROPOSED SF	SF PER SCHEDULE
1 WORKSTALLS (46)/ALIGN. (2)	48	19,587	24,212	19 TECHNICIAN'S HALL	1	273	450	37 ASST. SALES MANAGER	1	180	100
2 TECHNICIANS	48	-	-	20 TECHNICIAN'S LIBRARY	15 LIN. FT	75	75	38 PRE-OWNED MANAGER	1	180	150
3 UNIT REPAIR/TOOLS/EQUIPMENT	-	976	875	21 CUSTOMER'S LOUNGE	-	949	900	39 F&I MANAGER	3	390	450
4 AIR COMPRESSOR ROOM	-	200	200	22 SERVICE DRIVE LANES UNDER ROOF	-	5,147	4,500	40 DEALER PRINCIPAL	1	-	220
5 BULK OIL STORAGE ROOM	-	240	300	23 PARTS MANAGER	1	150	150	41 ADMIN. ASSISTANT	1	-	100
6 W&D STALLS	5	2,979	3,500	24 PARTS ADMINISTRATION	1	100	100	42 GENERAL MANAGER	1	252	150
7 STORAGE/SUPPORT	-	127	100	25 PARTS ADVISOR-RETAIL	1	10 LIN. FT	10 LIN. FT	43 CONFERENCE ROOM	-	396	-
8 SERVICE MANAGER	1	200	150	26 PARTS ADVISOR-SERVICE DEPT.	9	20 LIN. FT	30 LIN. FT	TOTAL	-	46,021	58,558
9 ASSISTANT SERVICE MANAGER	1	148	100	27 SHIPPING & RECEIVING	1	625	625	TOTAL FIRST FLOOR FOOTPRINT	-	67,570	-
10 ADMINISTRATIVE ASSISTANT	1	100	100	28 PARTS STORAGE, FIRST FLOOR	-	900(5,800 TOTAL)	6,501 TOTAL				
11 SERVICE ADVISOR	8	904	900	29 BOUTIQUE	-	499	500				
12 GREETER	1	176	200	30 M-B VEHICLE DISPLAY (11)	-	11,602	7,000				
13 SERVICE ADMINISTRATION	1	100	400	31 VEHICLE DELIVERY CNTR (4 SPC)	-	1,872	2,000				
14 SHOP FOREMAN	3	300	300	32 GREETER (INCL. IN SHOWROOM SF)	1	-	-				
15 CASHIER	1	223	200	33 SALES CONSULTANTS (16)	16	960	1,800				
16 LOANER/RENTAL ADMINISTRATION	-	100	100	34 GENERAL SALES MANAGER	1	180	150				
17 VALET	4	-	-	35 SALES ADMINISTRATION	1	-	100				
18 SERVICE FILES	90 LIN. FT	-	450	36 SALES MANAGER	1	273	150				

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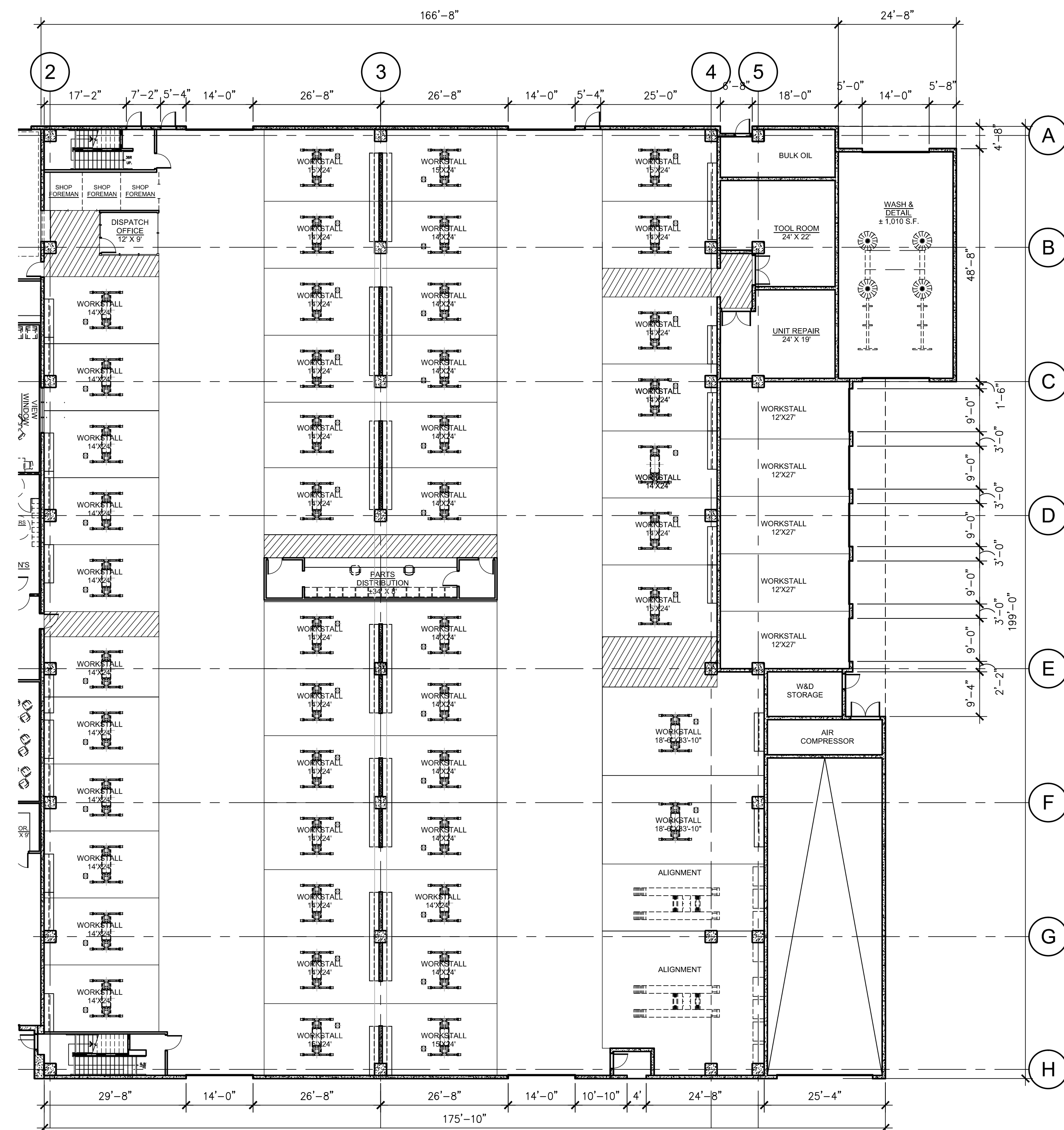


FIRST FLOOR FACILITY PLAN

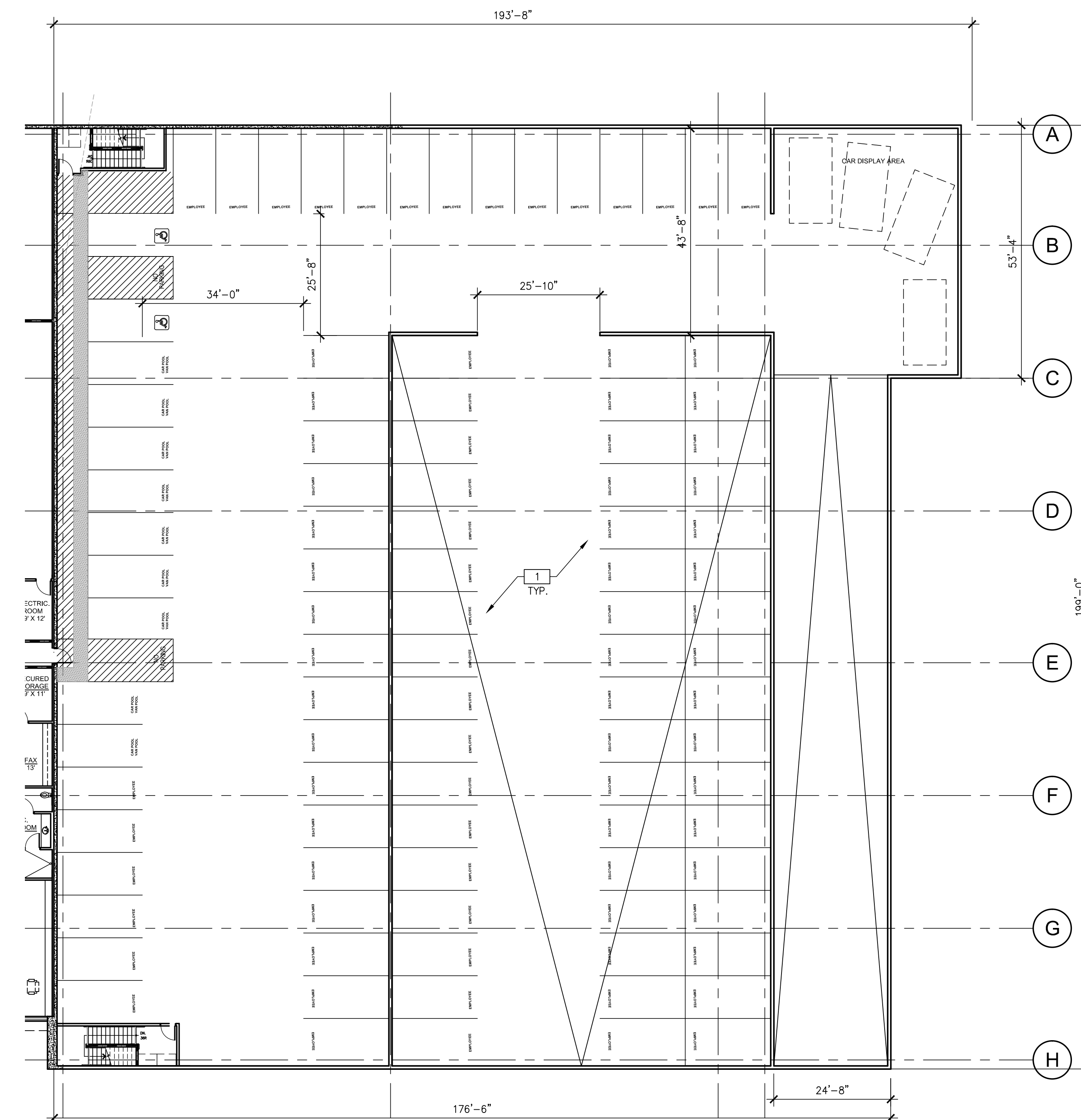
DATE	REVISIONS	DATE	REVISIONS
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SHEET
A2.1



SERVICE CENTER FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"



SERVICE CENTER/PARKING STRUCTURE SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"

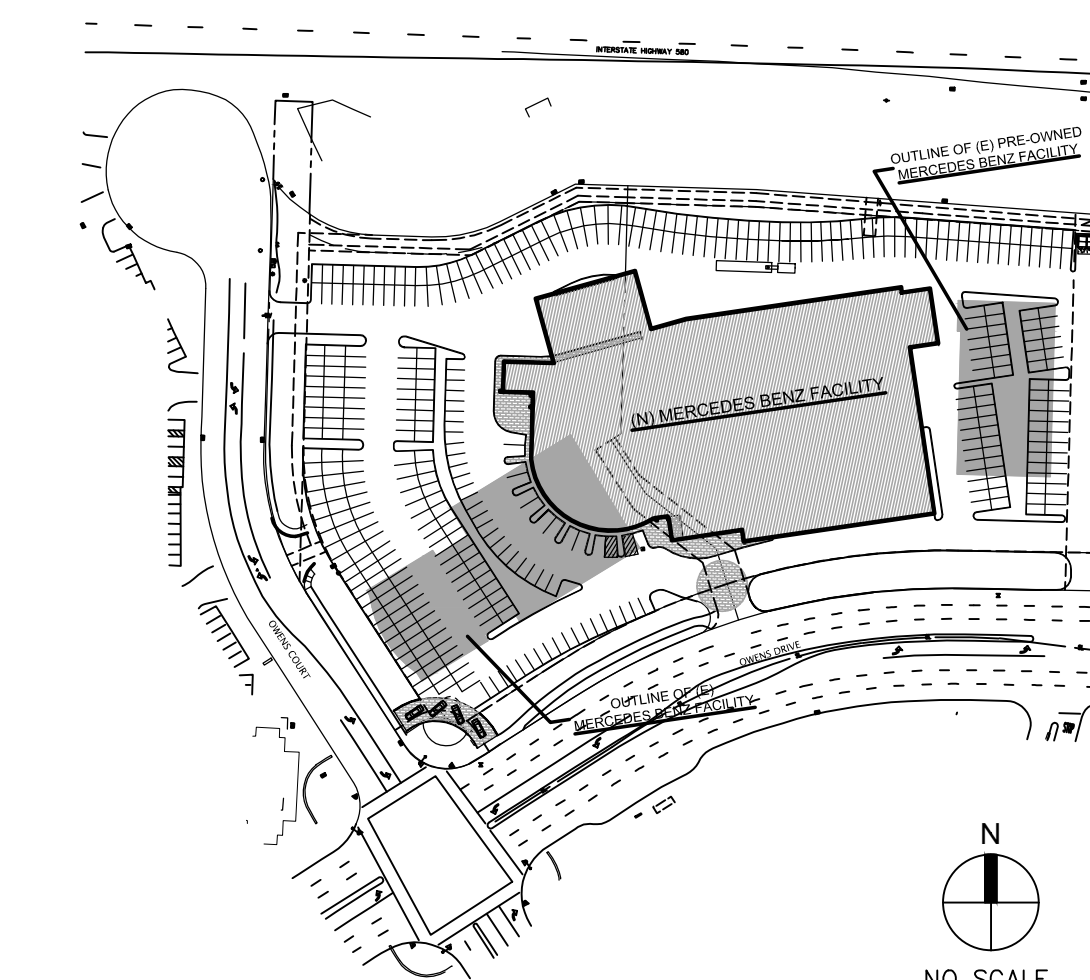
PLAN SPECIFIC NOTES

- 1 (N) PRE-CAST CONCRETE STRUCTURE

LEGEND

- EXISTING CONCRETE WALL
- (N) INTERIOR PARTITION
- FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
- 1-HR FIRE PARTITION
- FULL HEIGHT PARTITION TO 6" ABOVE CEILING
- LOW WALL PARTITION, SEE PLAN SPECIFIC NOTES FOR WALL HEIGHT

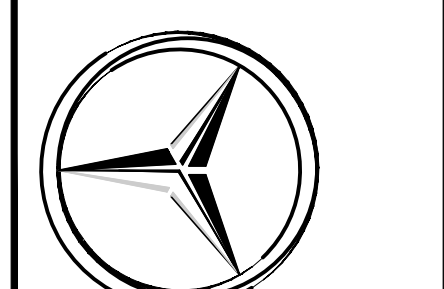
KEY PLAN



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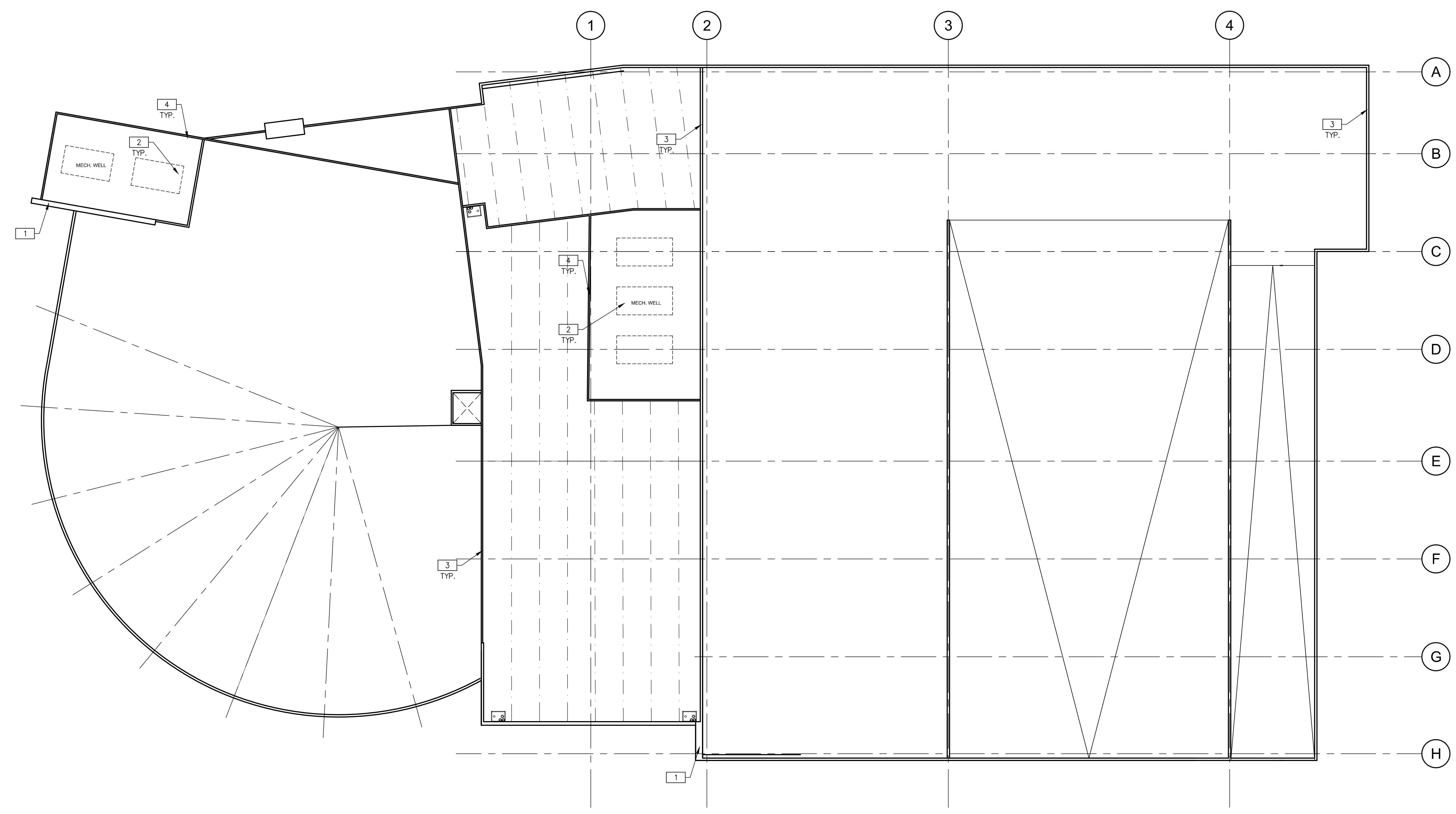
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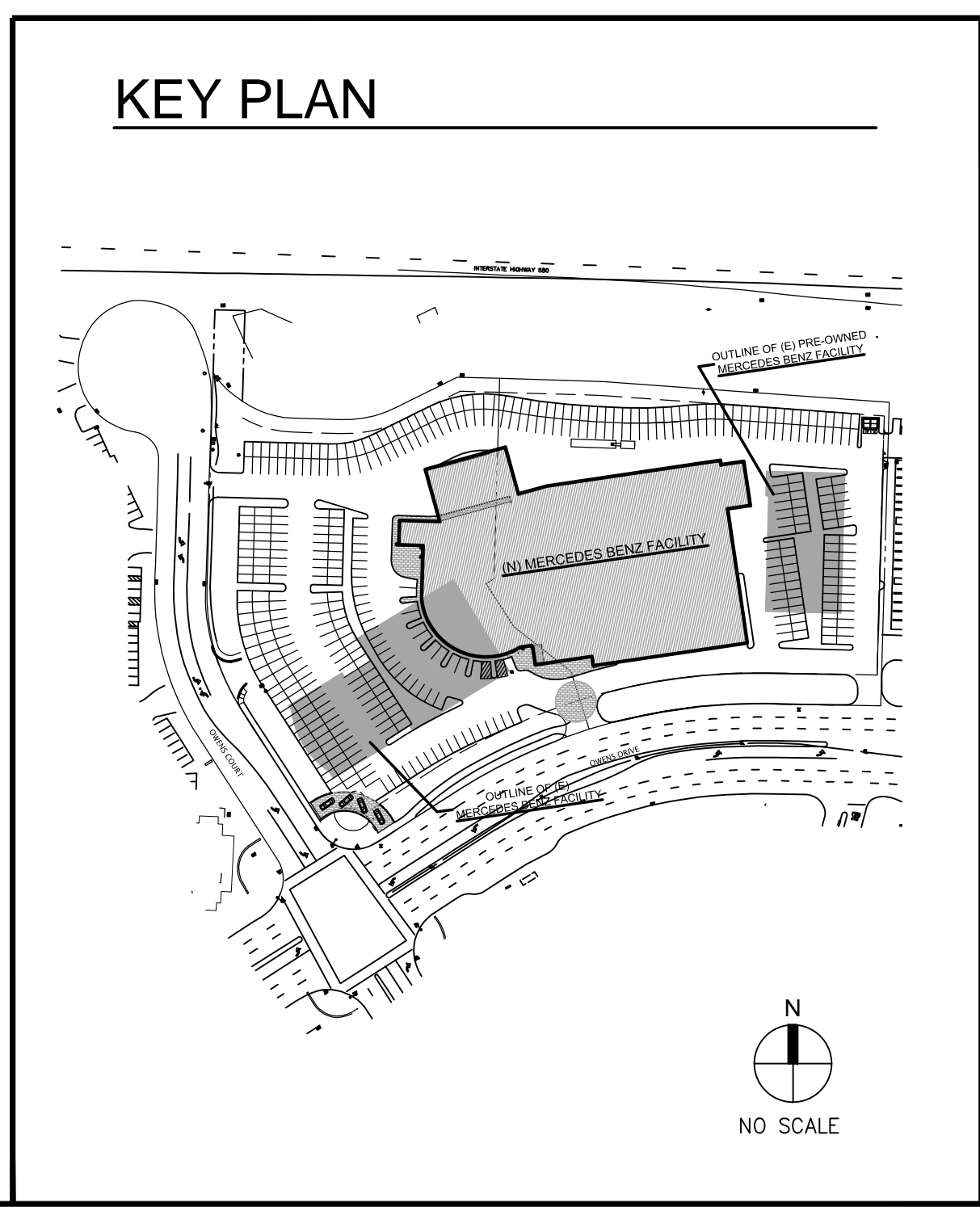
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A2.3

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FACILITY ROOF PLAN
SCALE: 1/8"=1'-0"



PLAN SPECIFIC NOTES

- 1 NEW METAL CLAD ACCENT FIN WALL.
- 2 NEW ROOF EQUIPMENT.
- 3 (N) PARAPET.
- 4 NEW ROOF EQUIPMENT SCREEN.

FACILITY ROOF PLAN

DATE	REMARKS	DATE	REMARKS
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03-27-12	PLANNING SUBMITTAL		
04-23-12	PLANNING SUBMITTAL		
06-07-12	PLANNING SUBMITTAL		

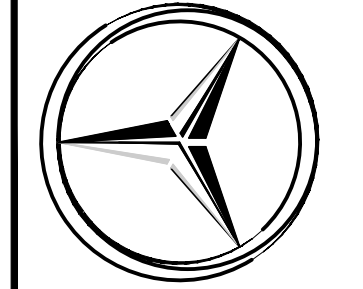
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SHEET
A3.1

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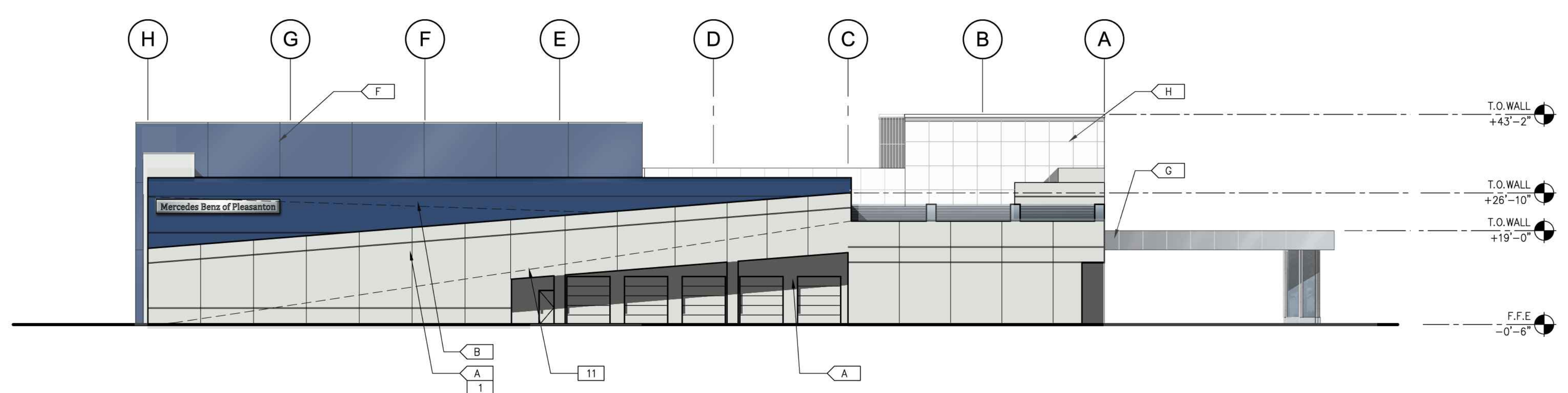
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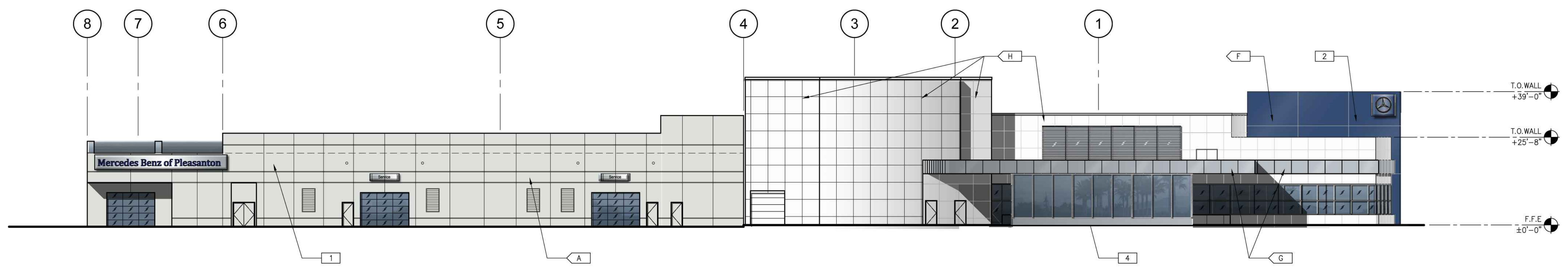
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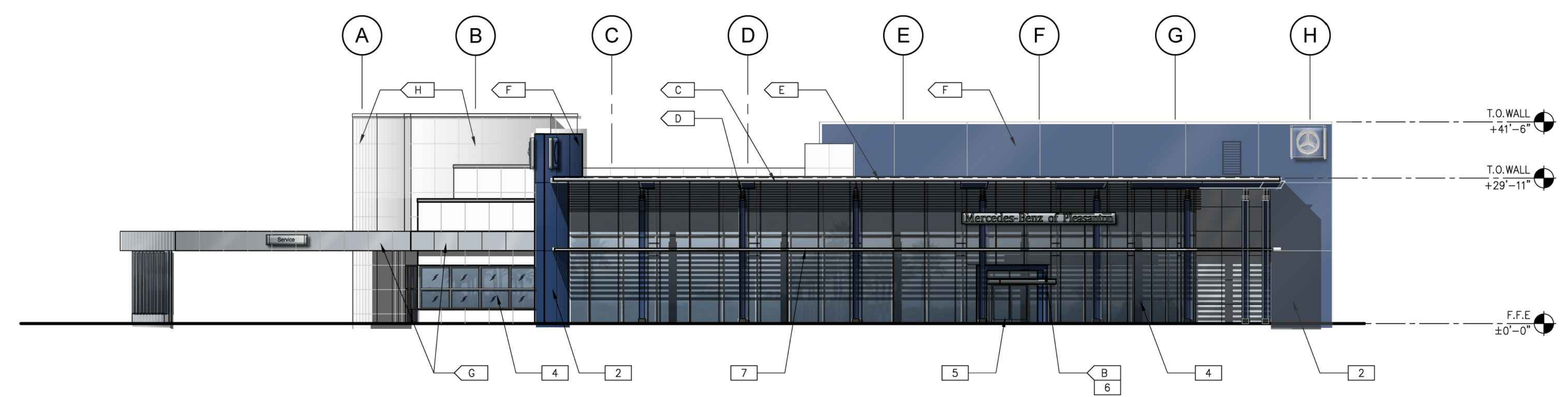
SOUTH EXTERIOR ELEVATION
SCALE: 1/16"=1'-0" (A)



EAST EXTERIOR ELEVATION
SCALE: 1/16"=1'-0" (B)



NORTH EXTERIOR ELEVATION
SCALE: 1/16"=1'-0" (C)



WEST EXTERIOR ELEVATION
SCALE: 1/16"=1'-0" (D)

ELEVATION NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 CONC. TILT-UP PANEL.
- 2 METAL PANEL CLAD ACCENT FIN WALL.
- 3 MECHANICAL UNITS.
- 4 STOREFRONT WINDOW SYSTEM.
- 5 STOREFRONT DOOR SYSTEM.
- 6 MAIN ENTRY PORTAL.
- 7 METAL CLAD CANOPY & ALUM. CLAD STRUC. COLUMNS.
- 8 SIGNAGE BY OTHERS, UNDER SEPARATE PERMIT.
- 9 2'-1/4" HIGH, INTERNALLY ILLUMINATED MERCEDES-BENZ STANDARD NAME PANEL ATTACHED TO COLUMNS WITH HORIZONTAL TUBES SIGN PANEL WIDTH TO BE CONFIRMED WITH MERCEDES-BENZ STANDARD FONT LAYOUT, FINAL NAME PANEL SIGN NOT EXCEED 5'-0" HIGH X 40'-0" WIDE, PER HACIENDA BUSINESS PARK GUIDELINES.
- 10 INTERNALLY ILLUMINATED MERCEDES-BENZ STANDARD WALL MOUNTED STAR MODULE, SIZE 4'-0" HIGH X 4'-5" WIDE, SIGN TYPE NOT TO EXCEED 5'-0" IN HEIGHT, PER HACIENDA BUSINESS PARK GUIDELINES.
- 11 CONCRETE RAMP TO SECOND FLOOR PARKING AREA.

LEGEND

- GUARDIAN NP61 VISION GLASS
- SPANDELR GLASS
- TEMPERED GLASS

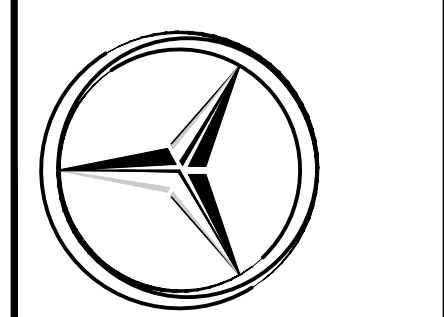
COLOR/MATERIAL LEGEND

- A BASE COLOR: SHERWIN WILLIAMS NEBULOUS WHITE SW7063
- B SECONDARY COLOR: SHERWIN WILLIAMS COMMODORE SW 6524
- C ACCENT COLOR: SHERWIN WILLIAMS IRON ORE SW7069
- D ACCENT COLOR: SHERWIN WILLIAMS MATTHEWS MP4784
- E ALUCOBOND CADET GREY COOL A2003-D
- F ALUCOBOND DEEP BLUE COOL C3002-DXLE
- G ALUCOBOND SILVER METALIC COOL A3001-DXLE
- H ALUCOBOND ALABASTER COOL A2001-D

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SHOWROOM FACILITY EXTERIOR ELEVATIONS		REMARKS	DATE
DATE	CLIENT REVIEW	REMARKS	DATE
02-14-12	PLANNING SUBMITTAL		
03-14-12	PLANNING SUBMITTAL		
04-23-12	PLANNING SUBMITTAL		
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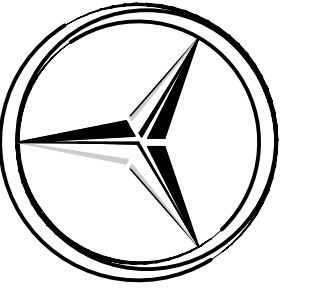
NORTH WEST EXTERIOR RENDERING
SCALE: N.T.S.

A

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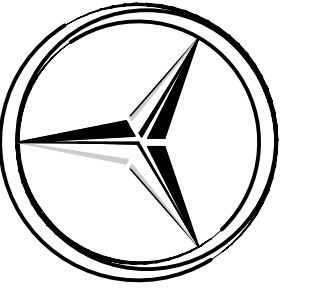
SOUTH WEST EXTERIOR RENDERING
SCALE: N.T.S.

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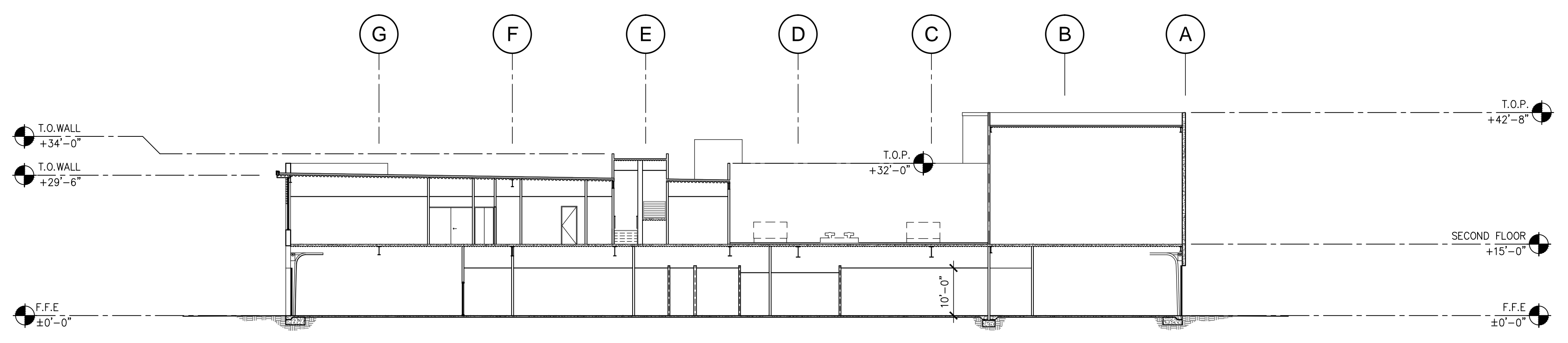


SHOWROOM FACILITY EXTERIOR ELEVATIONS		
DATE	REMARKS	DATE
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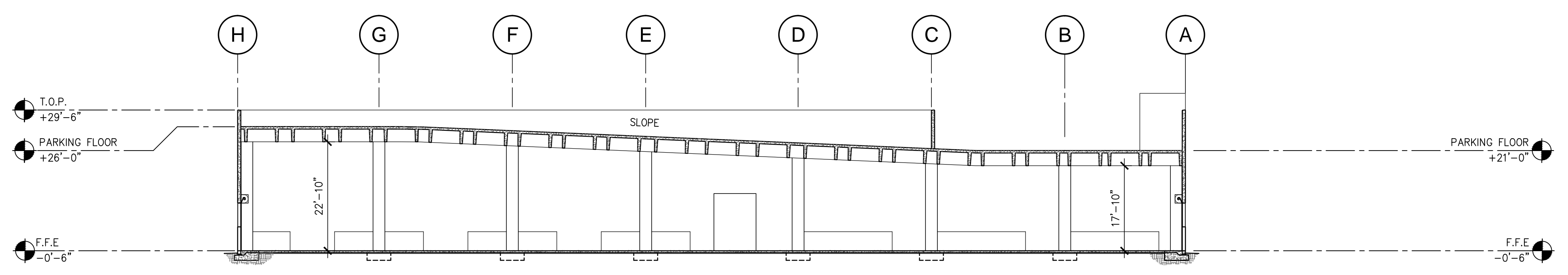
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JOB NO.:	SNR11-0001-01

SHEET
A4.3

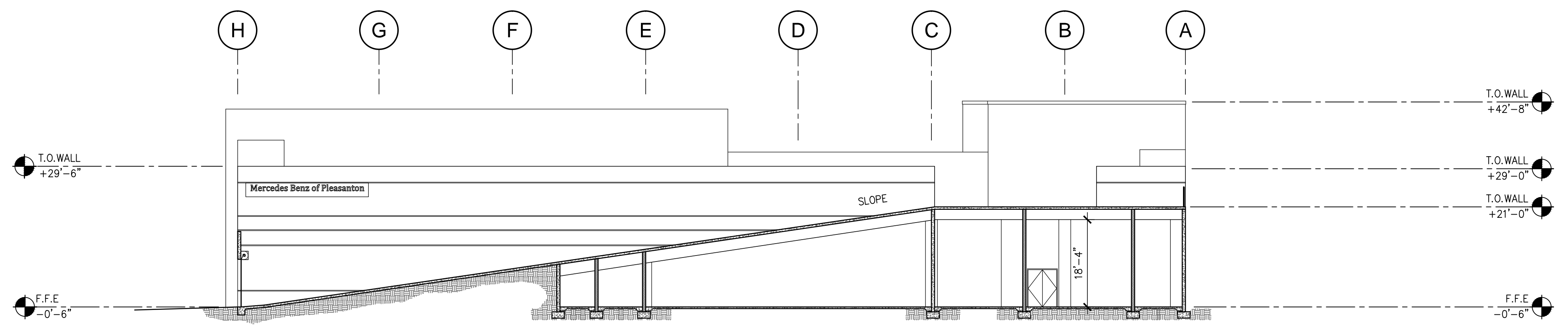
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BUILDING SECTION
SCALE: 1/16"=1'-0" **A**



BUILDING SECTION
SCALE: 1/16"=1'-0" **B**



BUILDING SECTION
SCALE: 1/16"=1'-0" **C**

M:\Jobs11\Mercedes Benz of Pleasanton\SNR11-001-01_Mercedes-Benz_Pleasanton\Cad\DD\PLANNING\0001_A51.dwg

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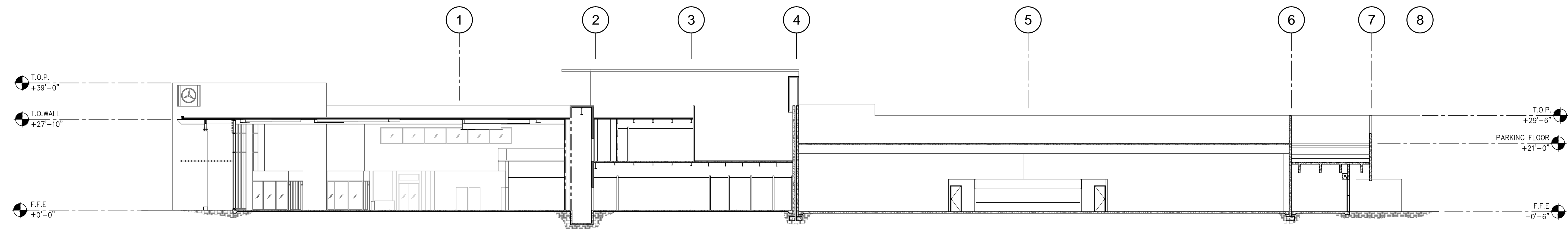
5885 OWENS DRIVE
PLEASANTON, CALIFORNIA

BUILDINGS SECTIONS		DATE	REMARKS
DATE	CLIENT REVIEW		
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03-14-12	PLANNING SUBMITTAL		
04-23-12	PLANNING SUBMITTAL		
06-07-12	PLANNING SUBMITTAL		

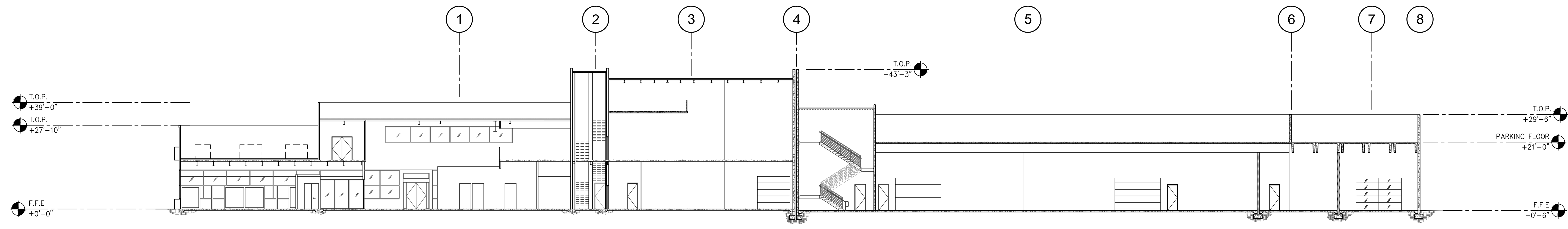
PA / PM: GARY DREW
DRAWN BY: F.T.M./A.M.
JOB NO.: SNR11-0001-01

SHEET
A5.1

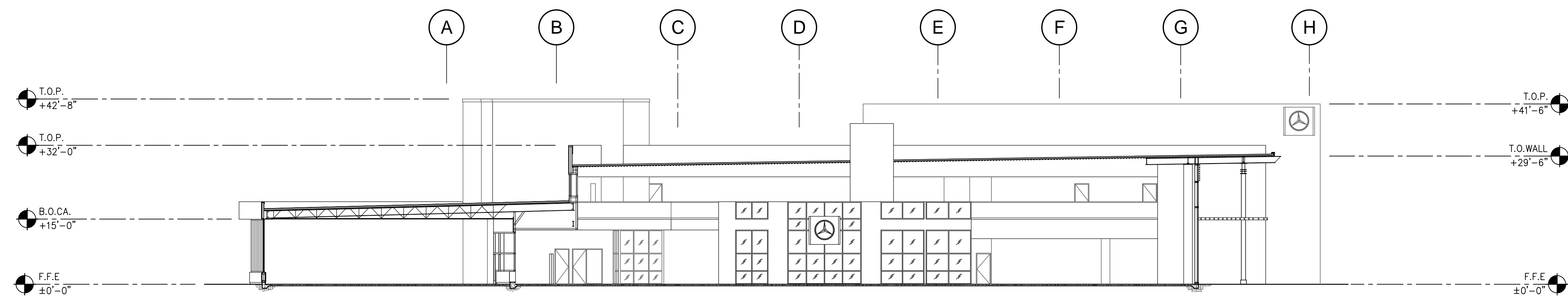
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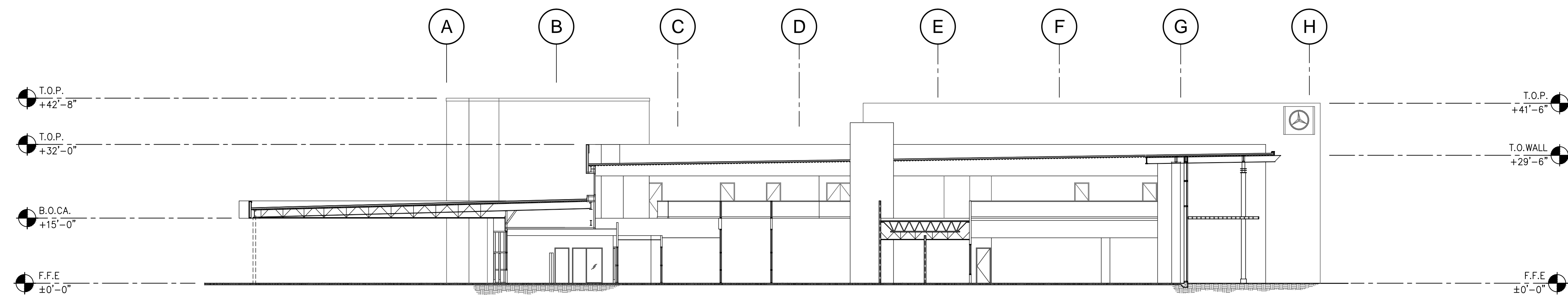
BUILDING SECTION A
SCALE: 1/16"=1'-0"



BUILDING SECTION B
SCALE: 1/16"=1'-0"



BUILDING SECTION C
SCALE: 1/16"=1'-0"



BUILDING SECTION D
SCALE: 1/16"=1'-0"

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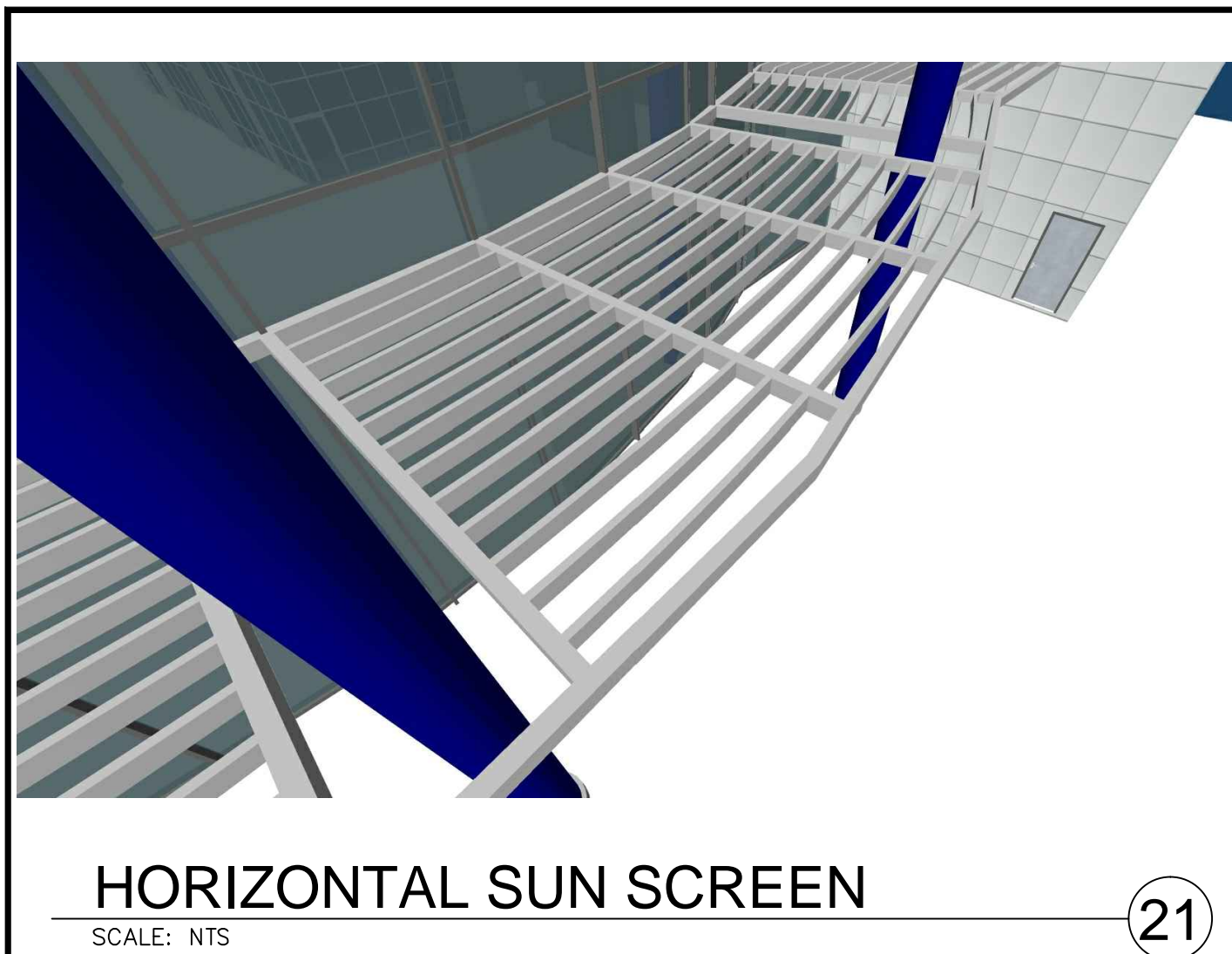
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	03-14-12	PLANNING SUBMITTAL	
	03-27-12	PLANNING SUBMITTAL	
	04-23-12	PLANNING SUBMITTAL	
	06-07-12	PLANNING SUBMITTAL	

PA / PM: GARY DREW
DRAWN BY: F.T.M./A.M.
JOB NO.: SNR11-0001-01

SHEET
A5.2

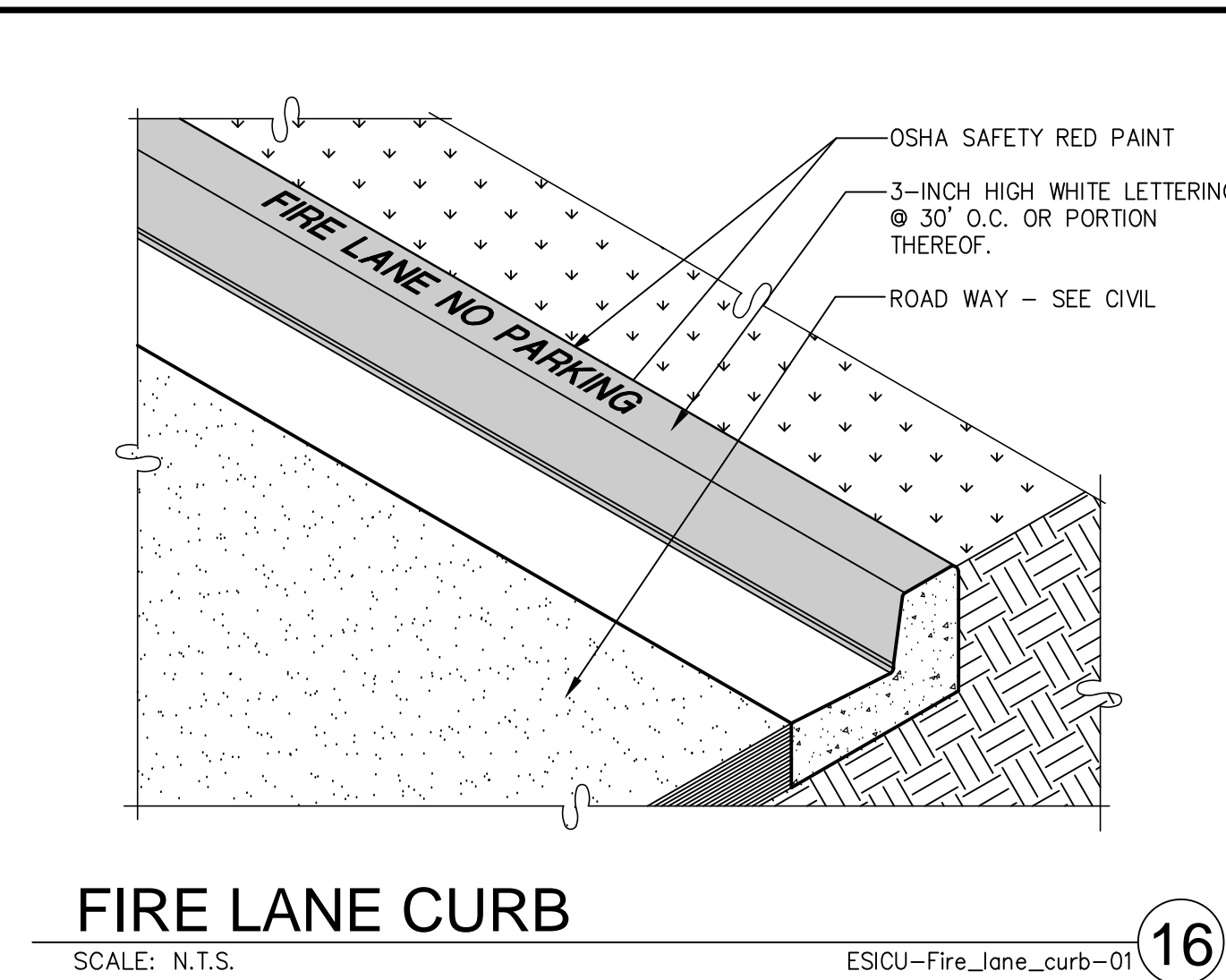
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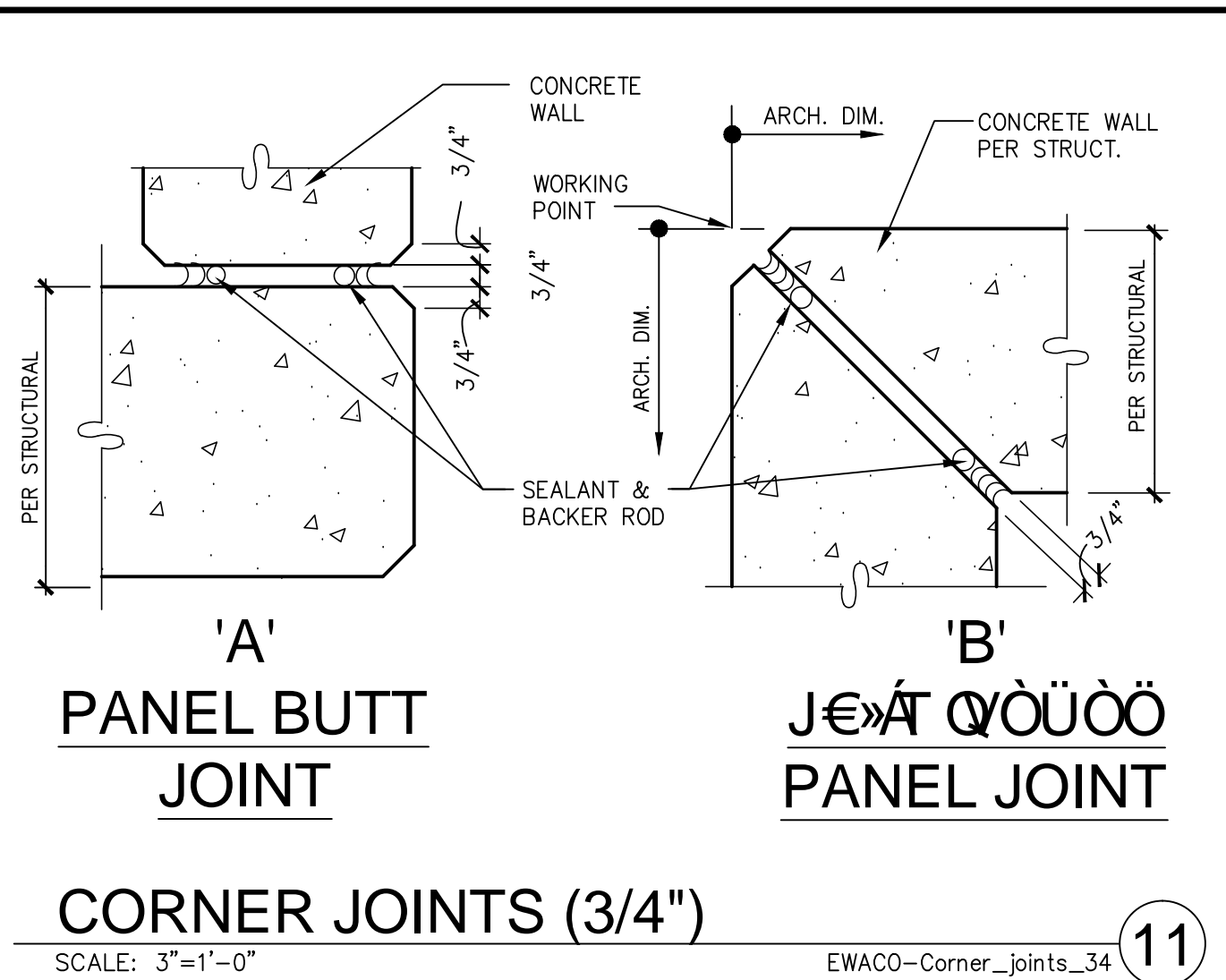
HORIZONTAL SUN SCREEN
SCALE: NTS

21



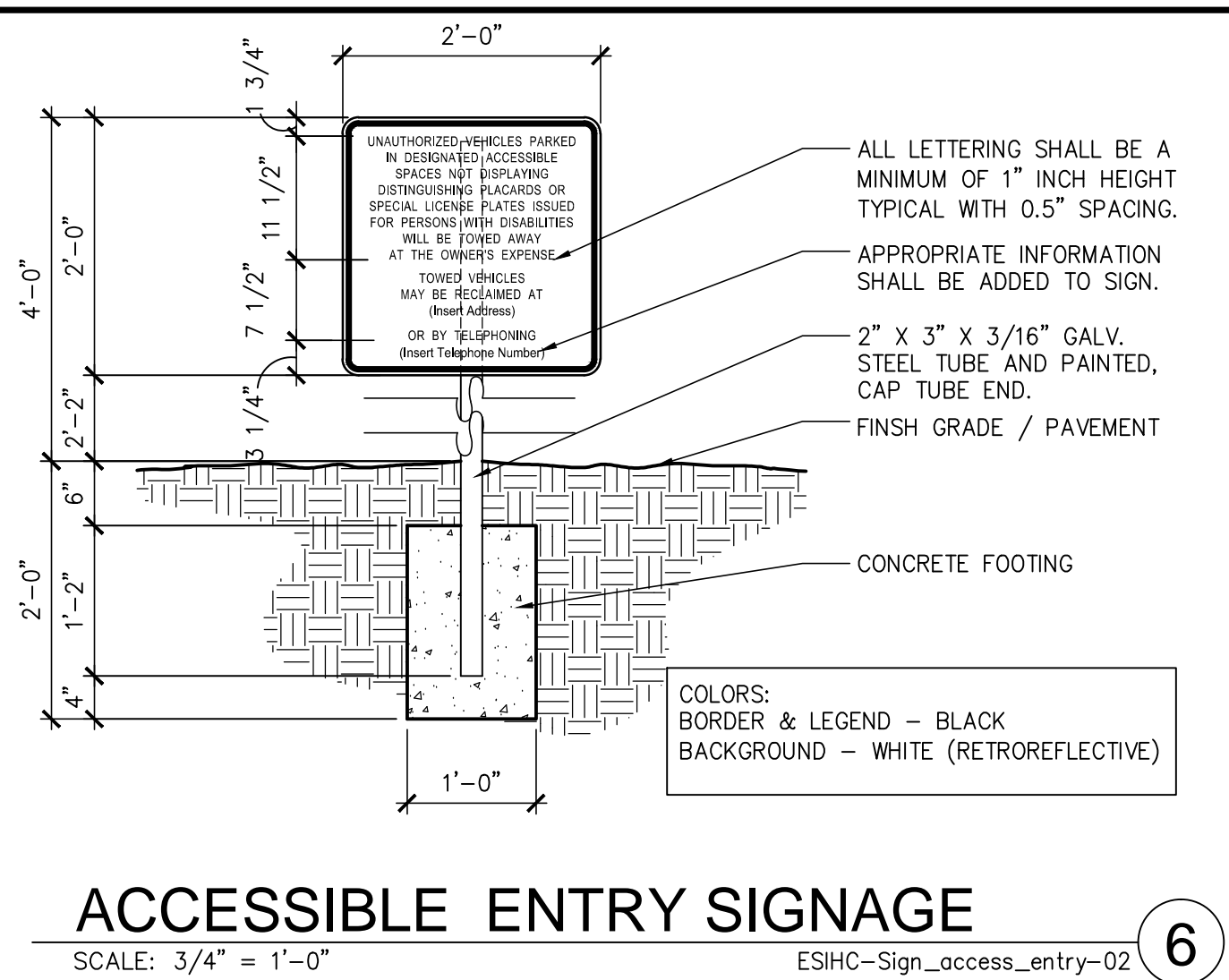
FIRE LANE CURB
SCALE: N.T.S.

16



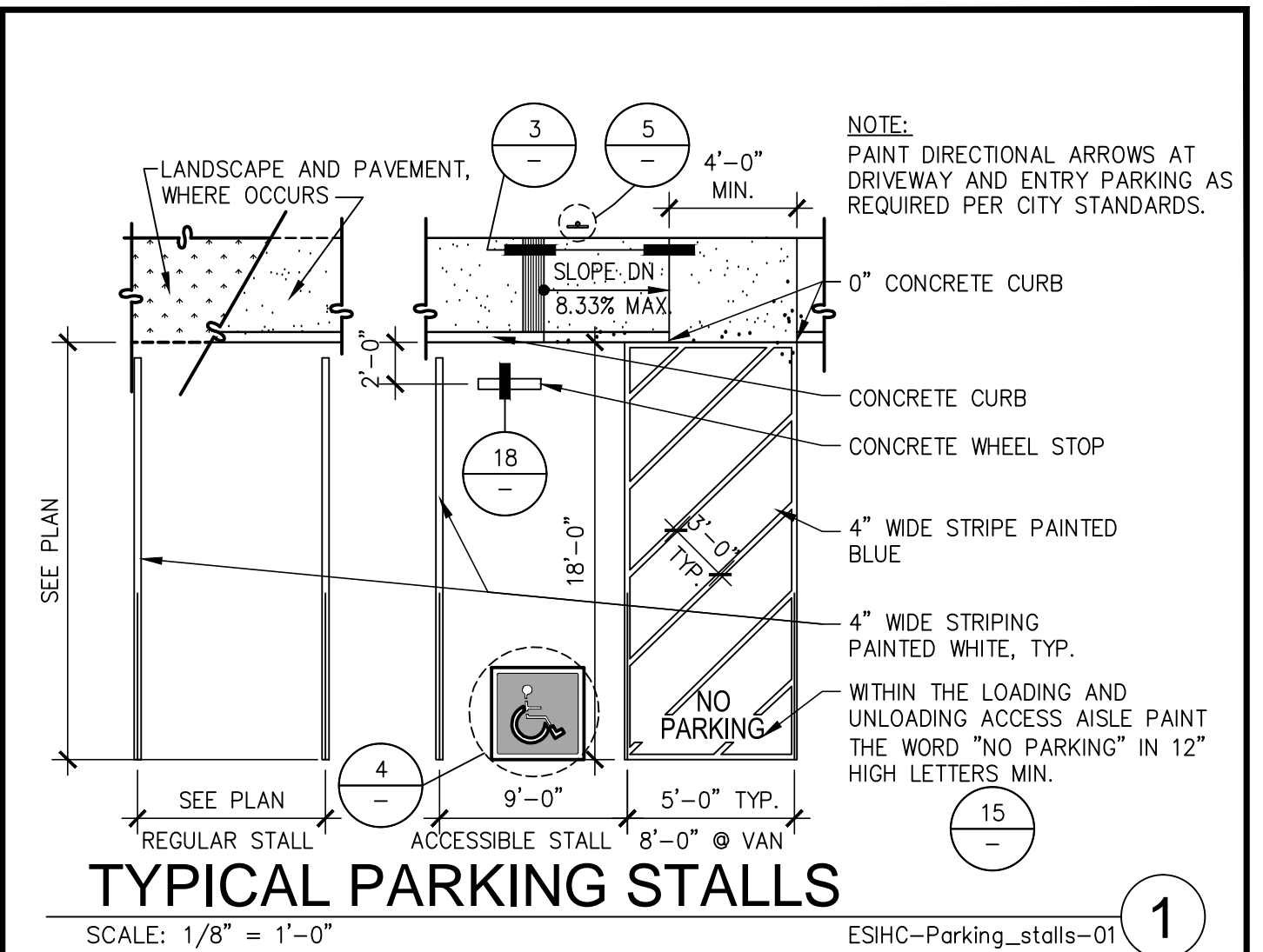
CORNER JOINTS (3/4")
SCALE: 3/4" = 1'-0"

11



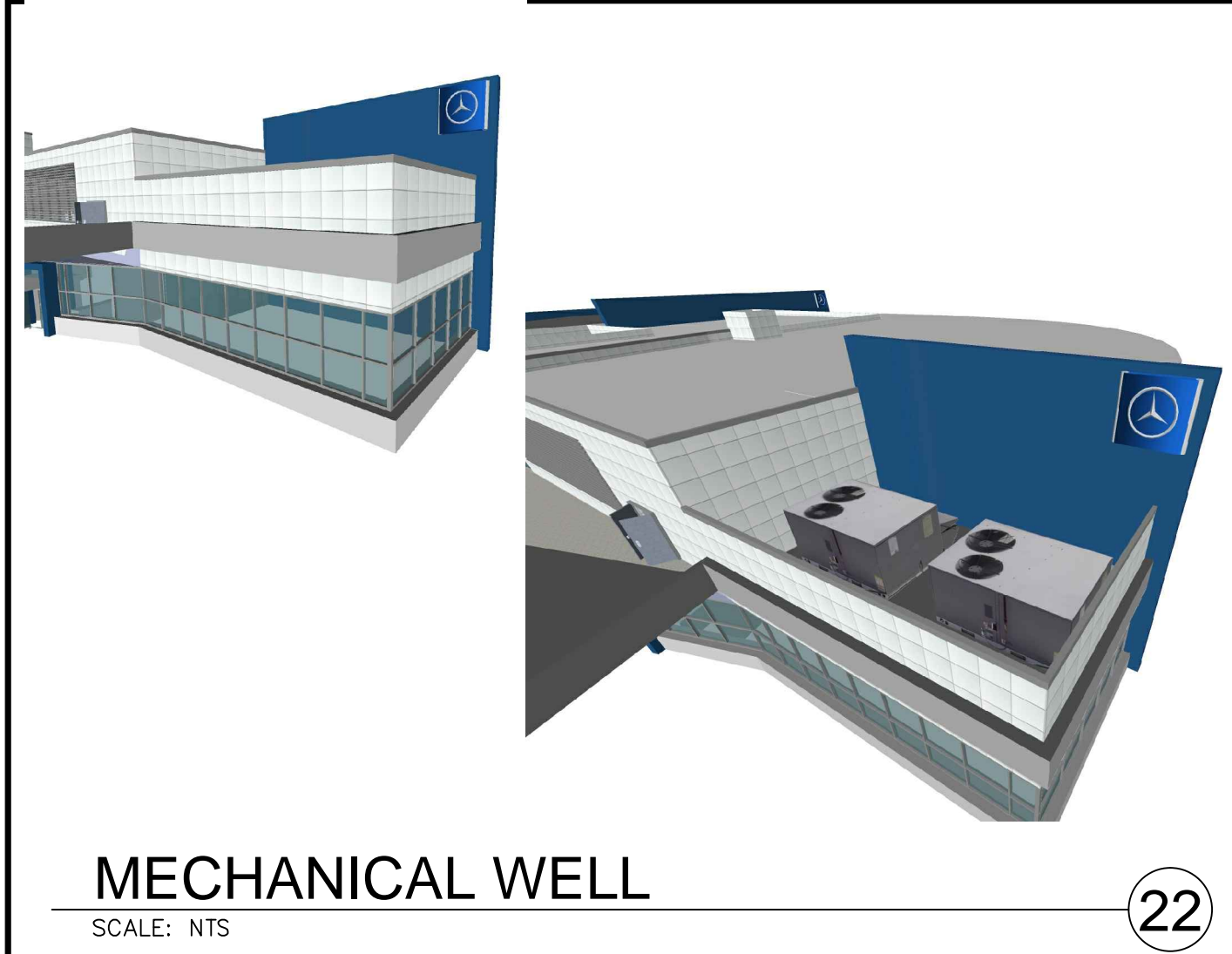
ACCESSIBLE ENTRY SIGNAGE
SCALE: 3/4" = 1'-0"

6



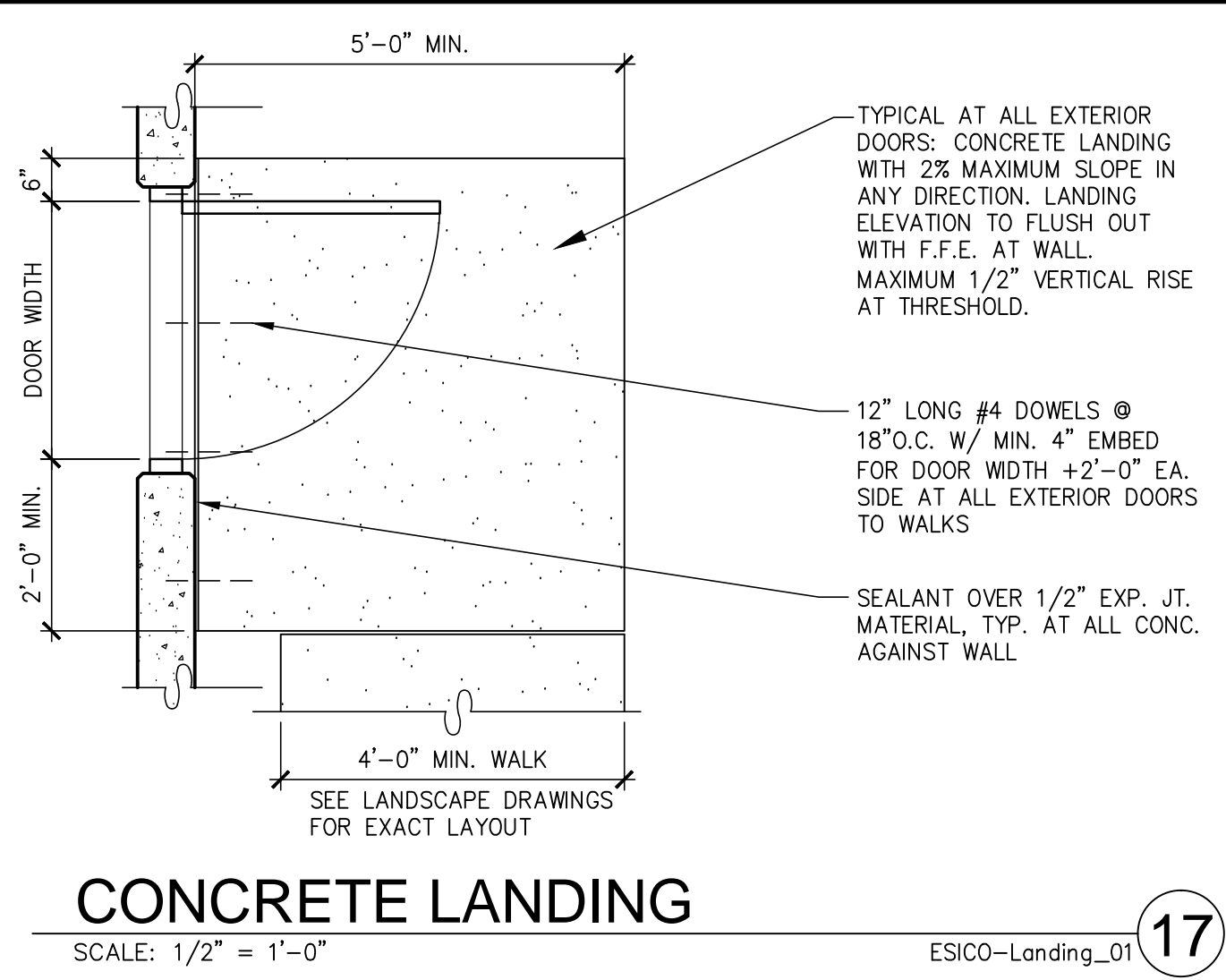
TYPICAL PARKING STALLS
SCALE: 1/8" = 1'-0"

1



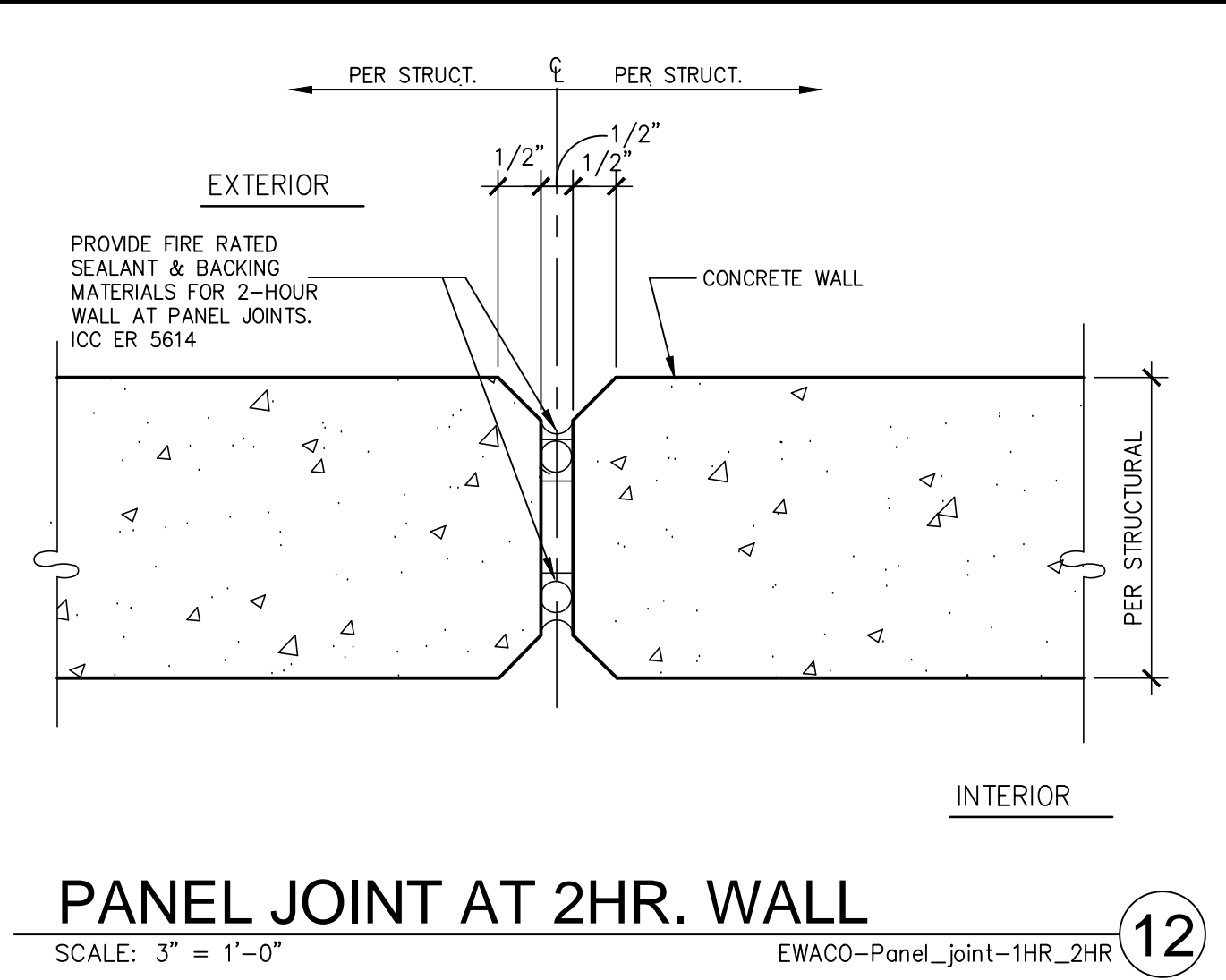
MECHANICAL WELL
SCALE: NTS

22



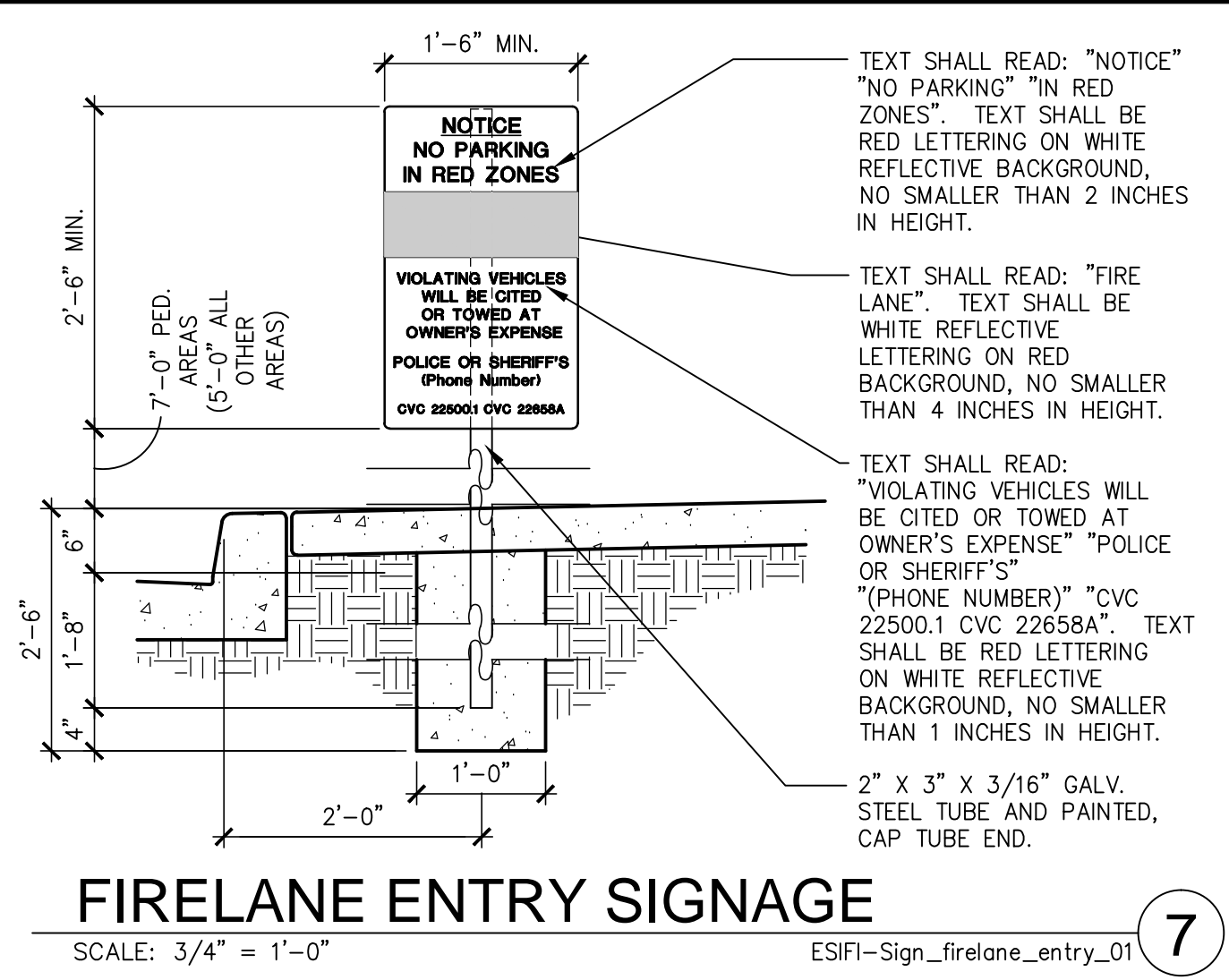
CONCRETE LANDING
SCALE: 1/2" = 1'-0"

17



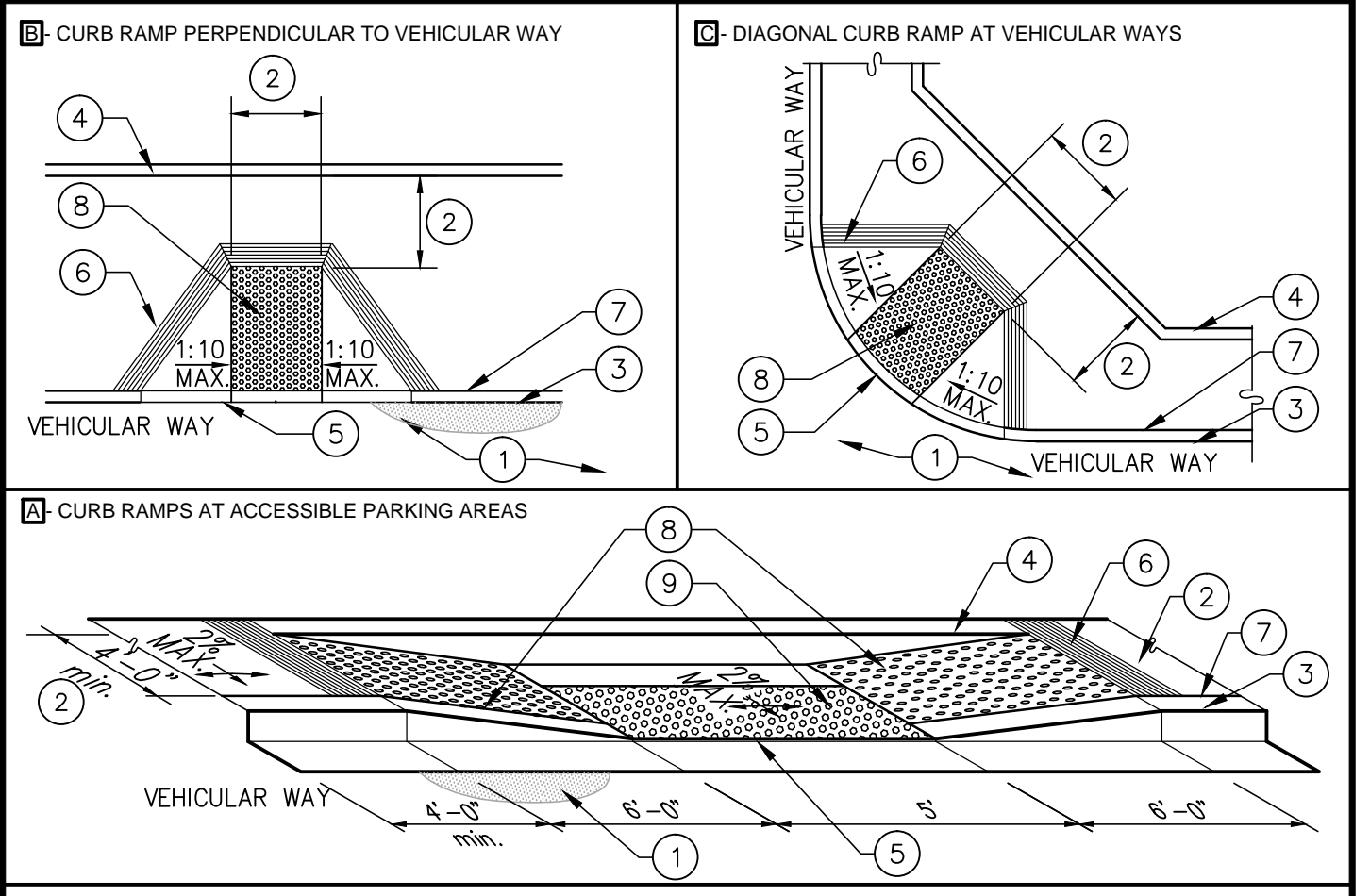
PANEL JOINT AT 2HR. WALL
SCALE: 3/4" = 1'-0"

12



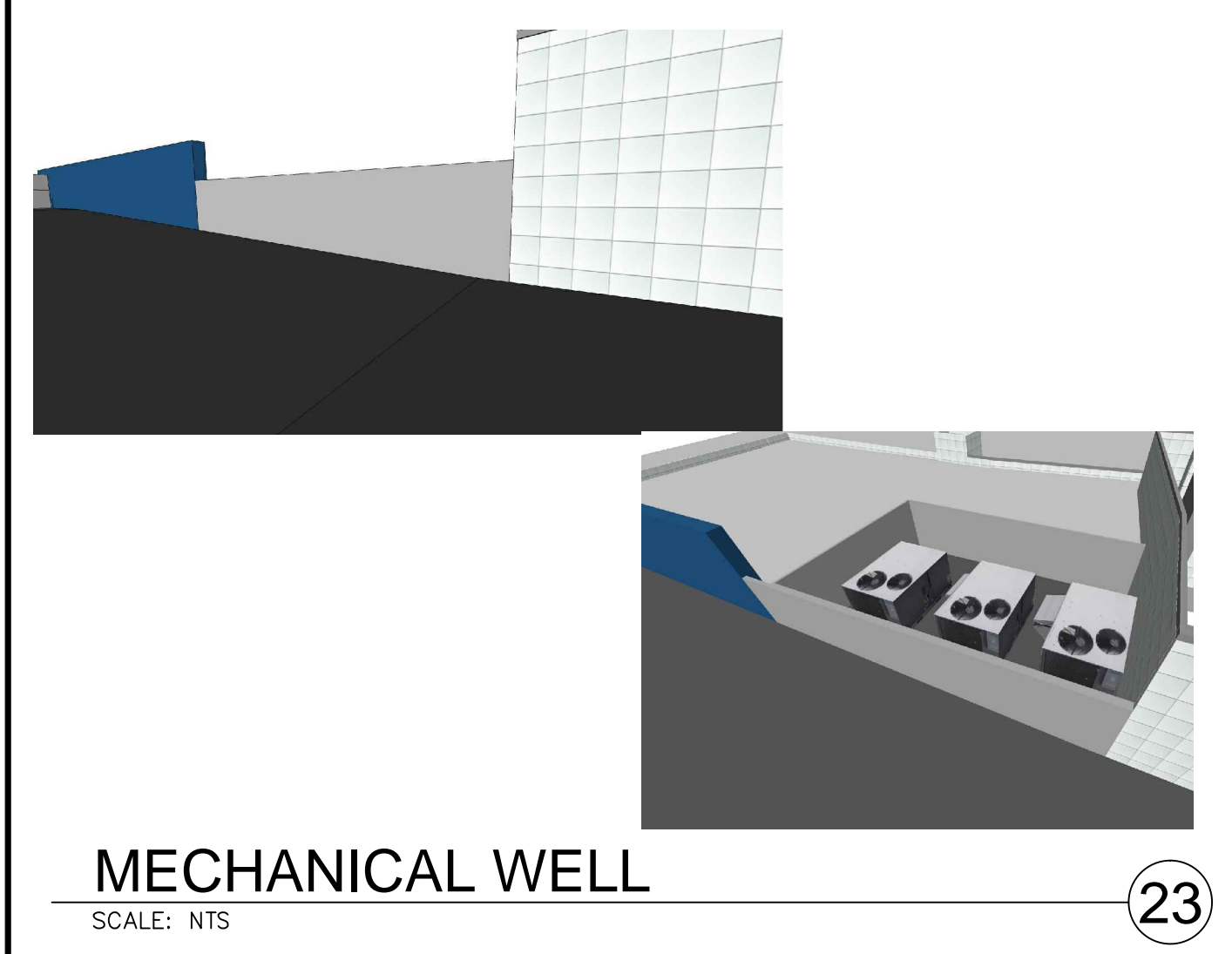
FIRELANE ENTRY SIGNAGE
SCALE: 3/4" = 1'-0"

7



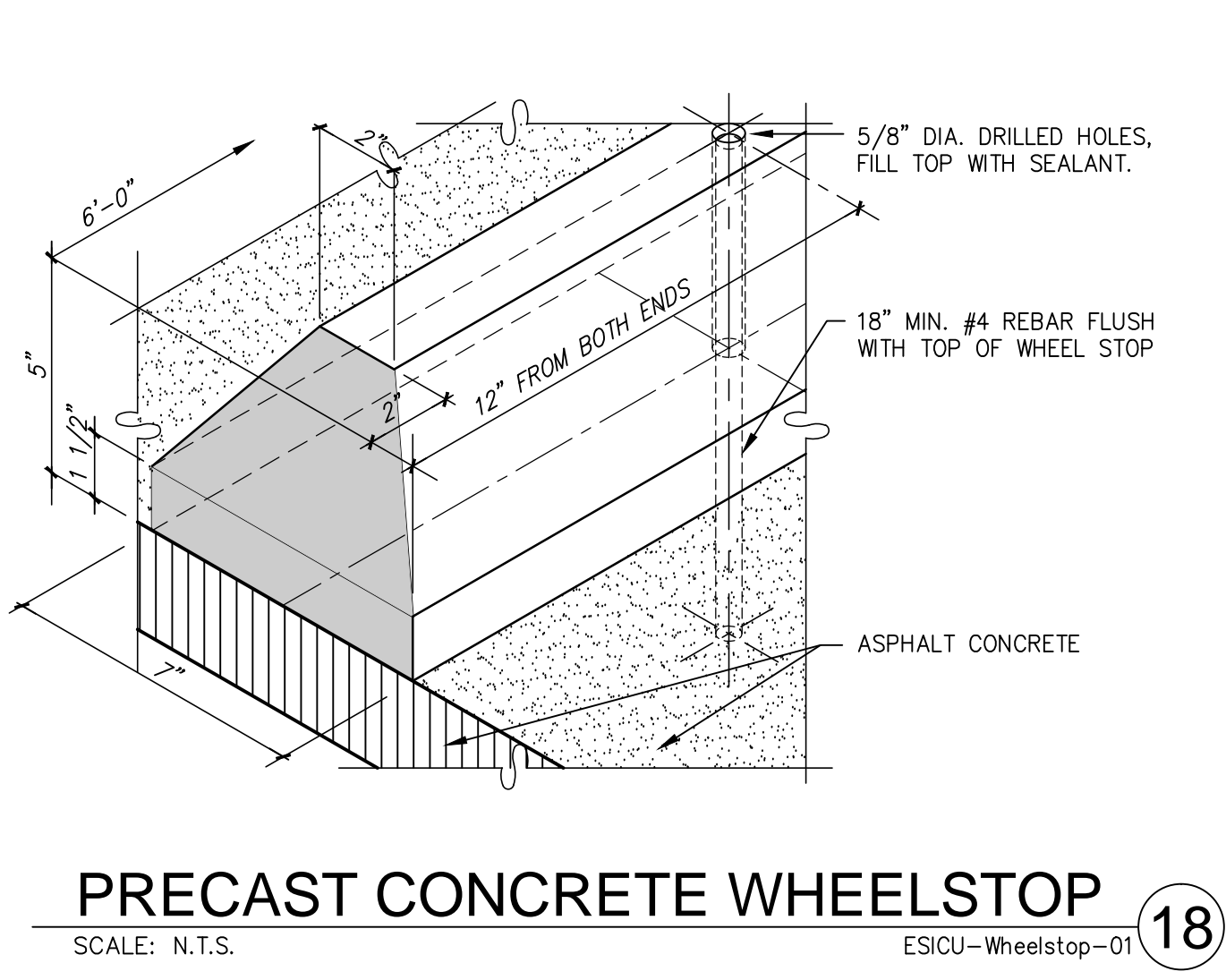
ACCESSIBLE PARKING AREAS
SCALE: N.T.S.

3



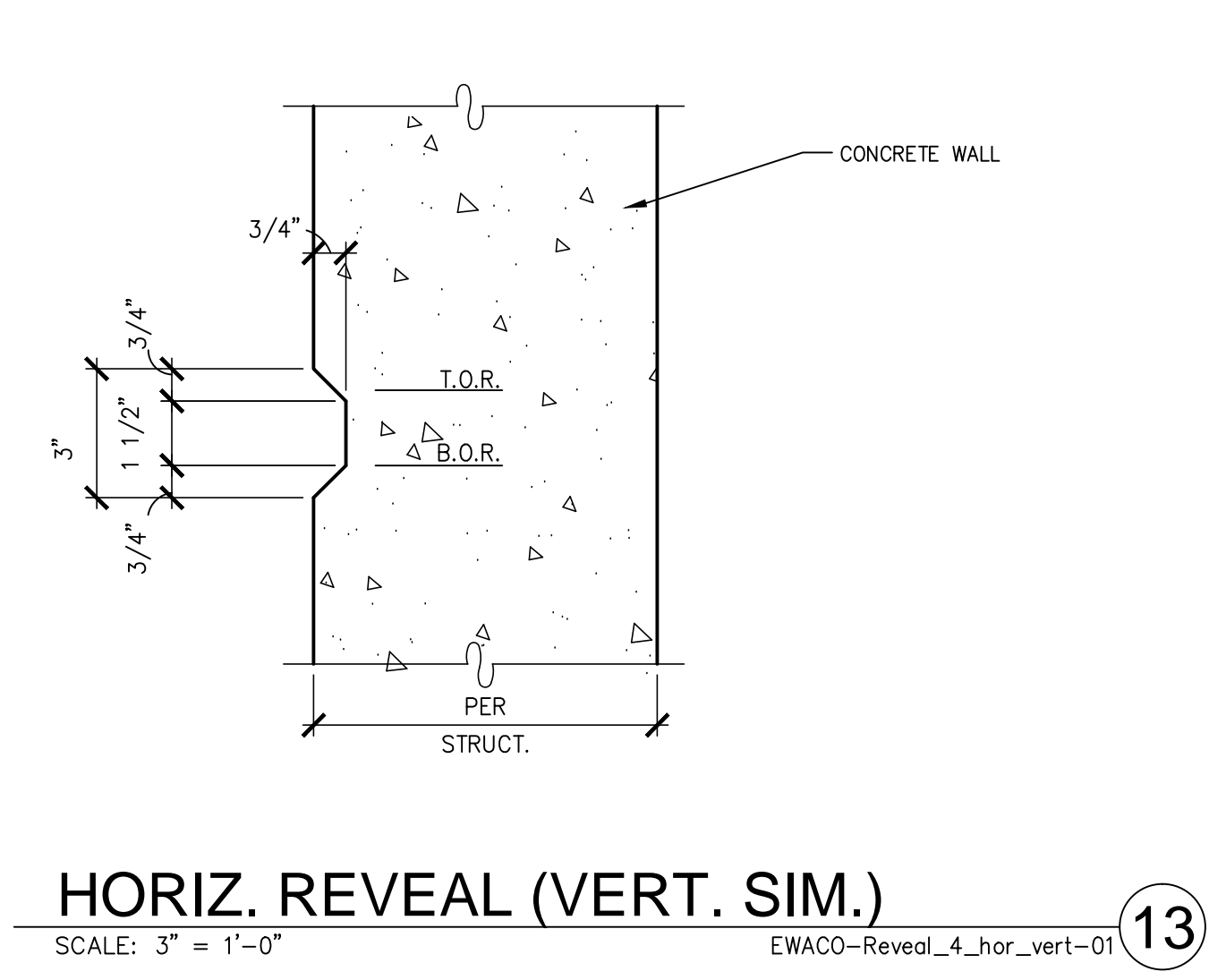
MECHANICAL WELL
SCALE: NTS

23



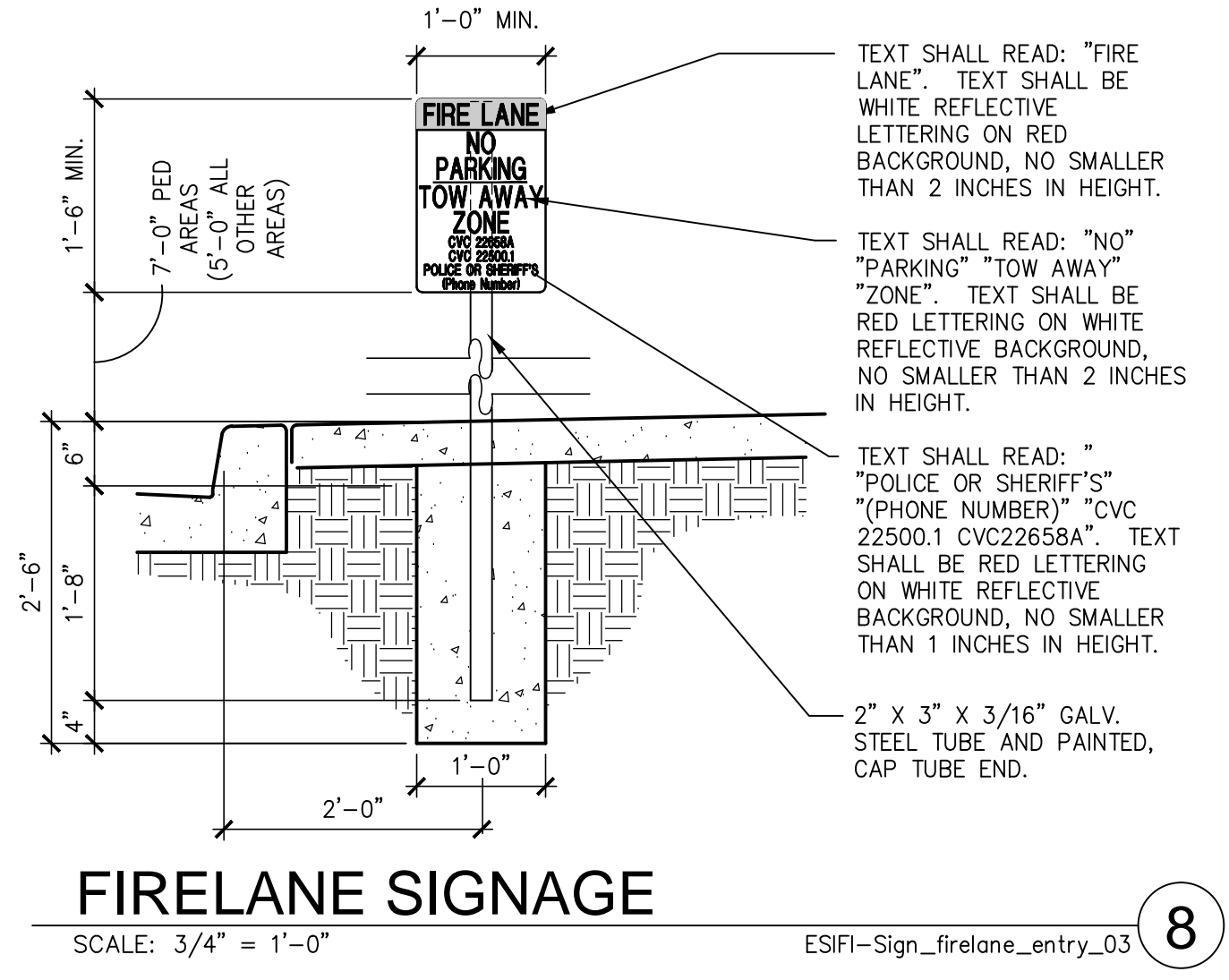
PRECAST CONCRETE WHEELSTOP
SCALE: N.T.S.

18



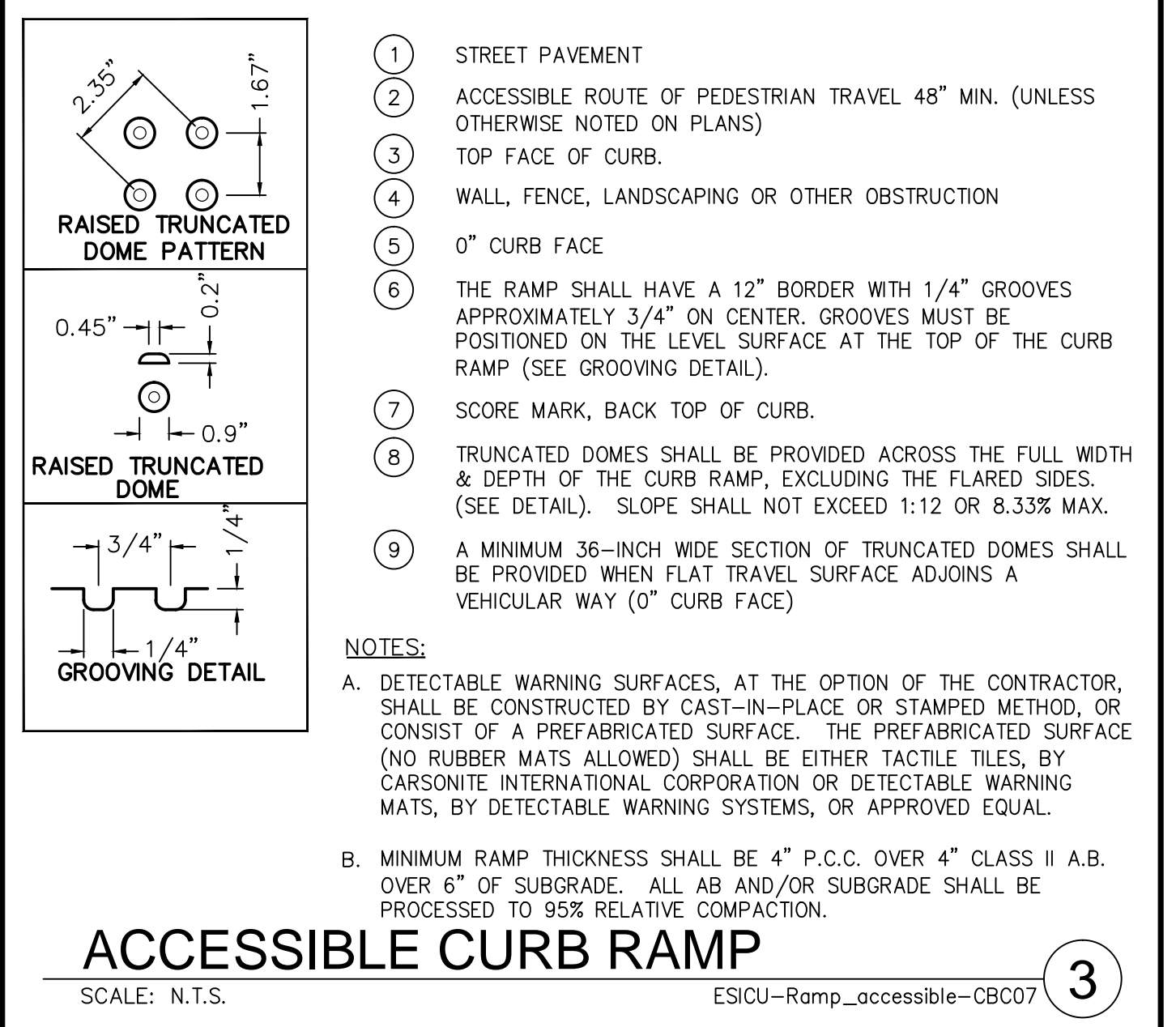
HORIZ. REVEAL (VERT. SIM.)
SCALE: 3/4" = 1'-0"

13



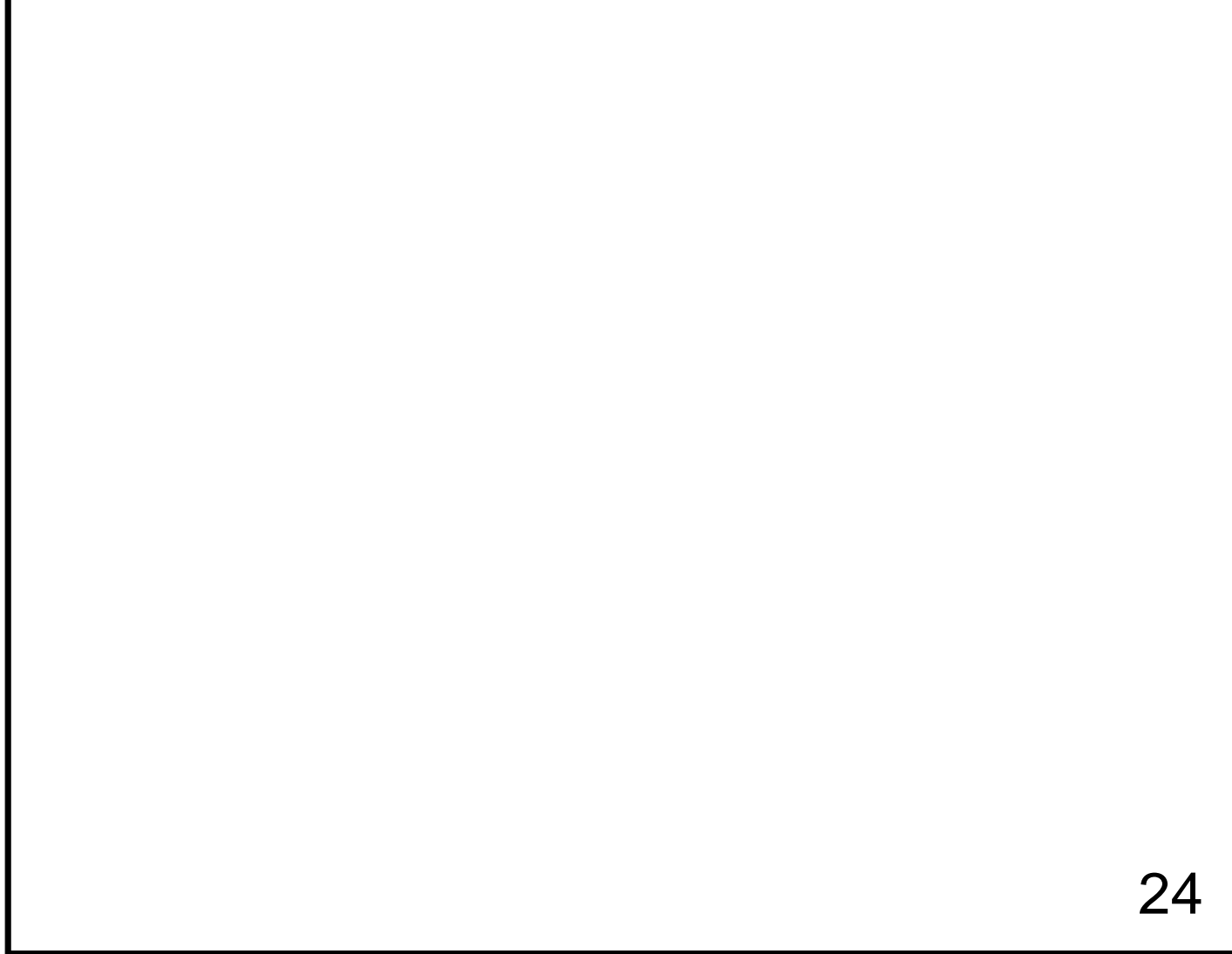
FIRELANE SIGNAGE
SCALE: 3/4" = 1'-0"

8



ACCESSIBLE CURB RAMP
SCALE: N.T.S.

3



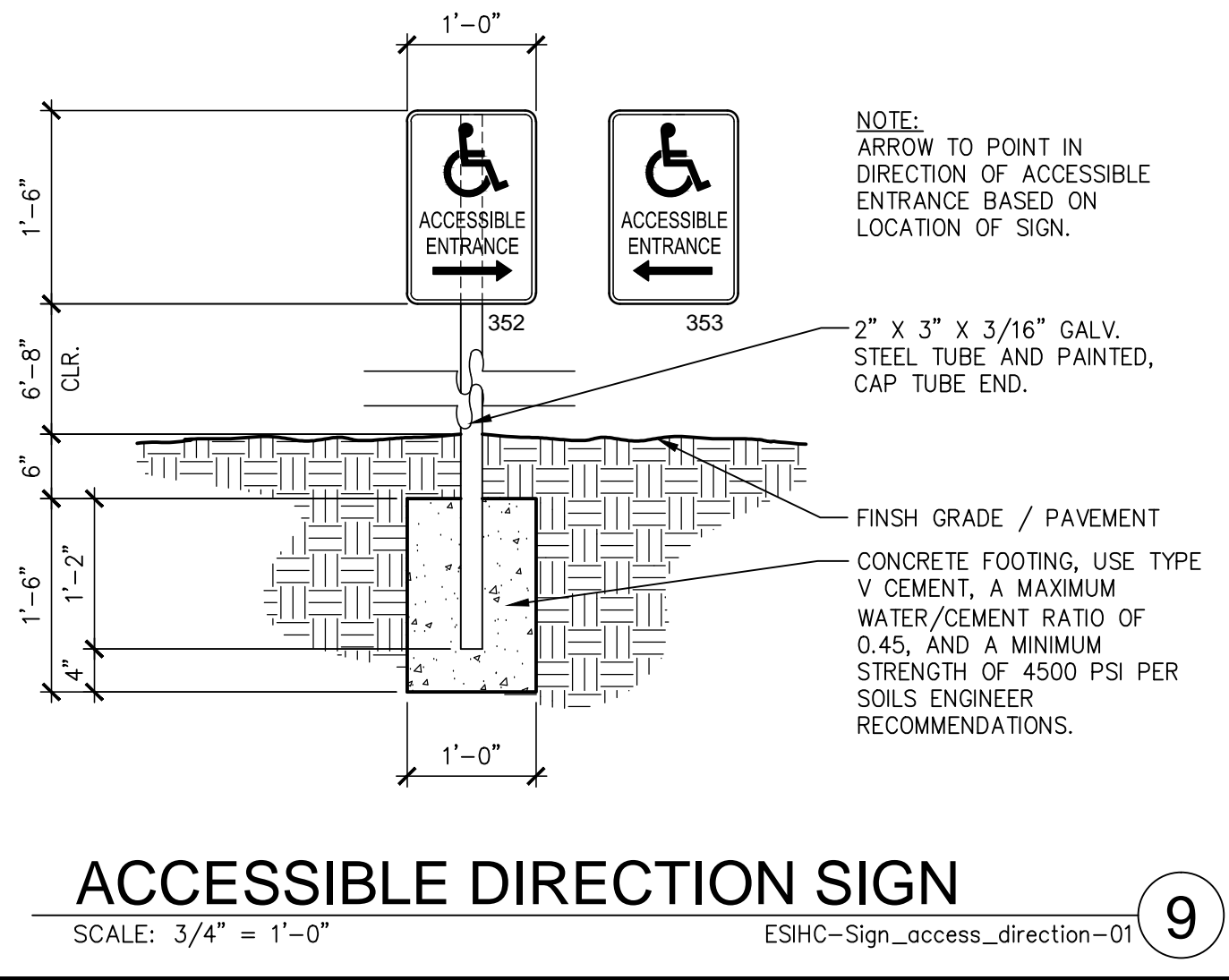
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19

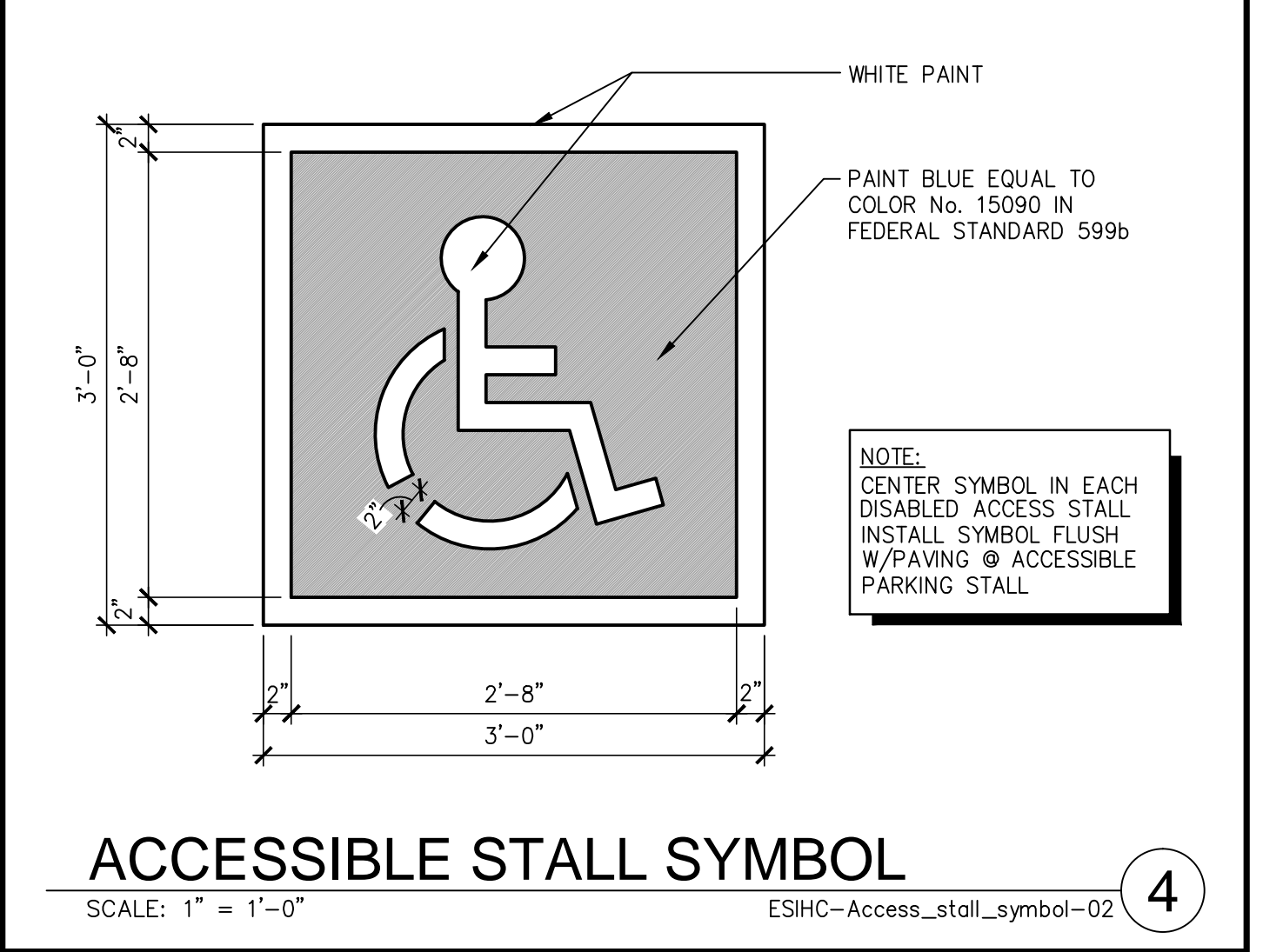


14



ACCESSIBLE DIRECTION SIGN
SCALE: 3/4" = 1'-0"

9



ACCESSIBLE STALL SYMBOL
SCALE: 1" = 1'-0"

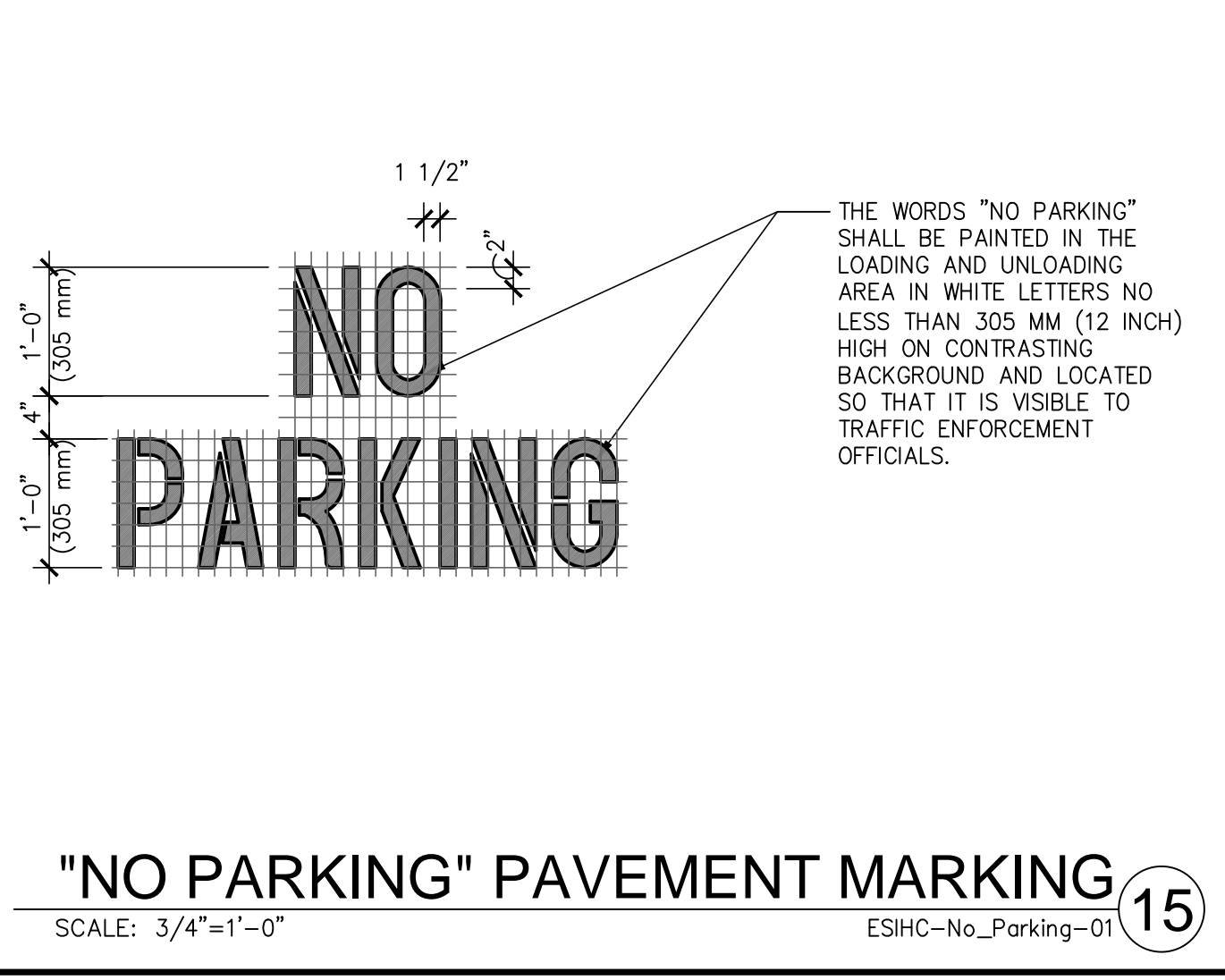
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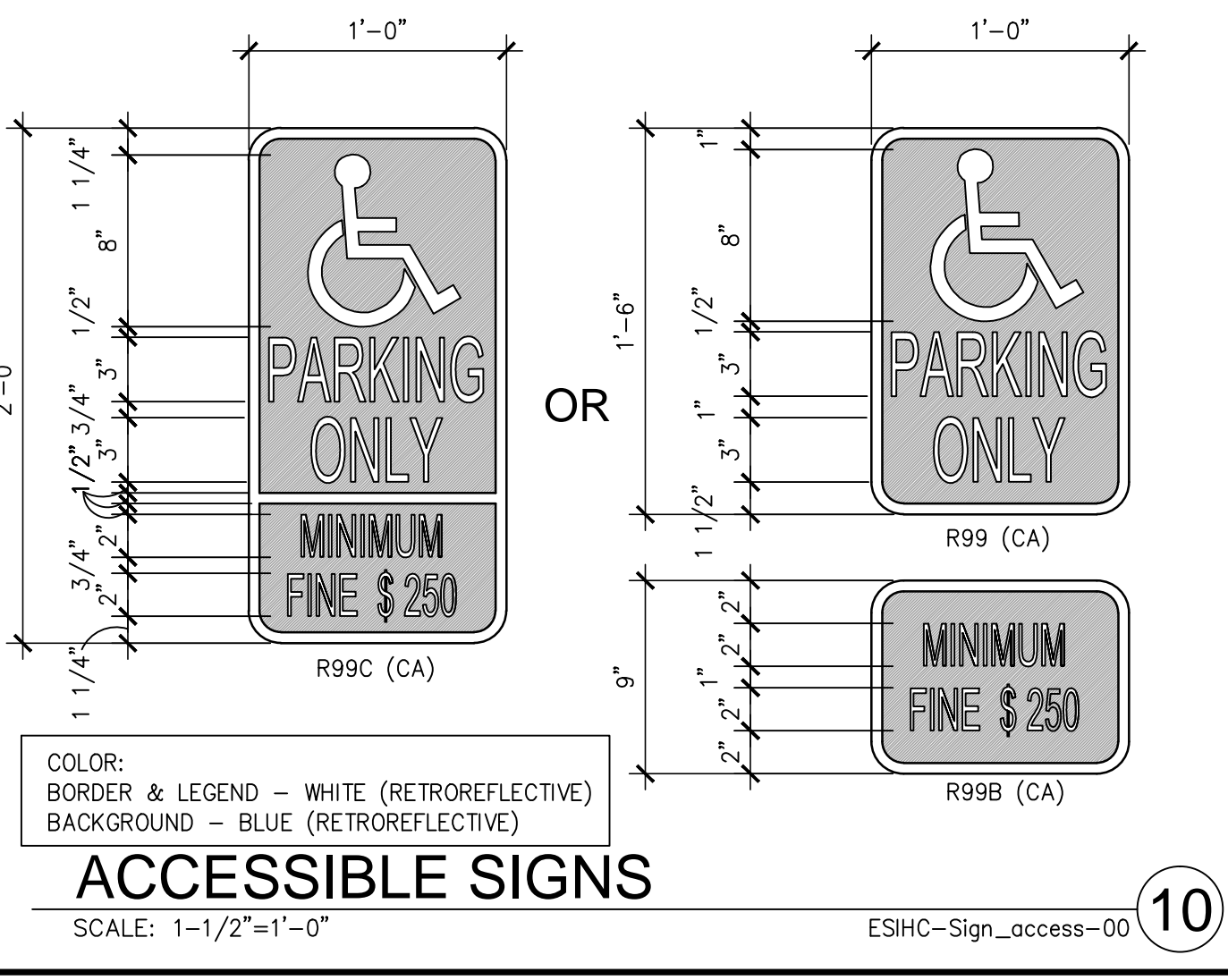


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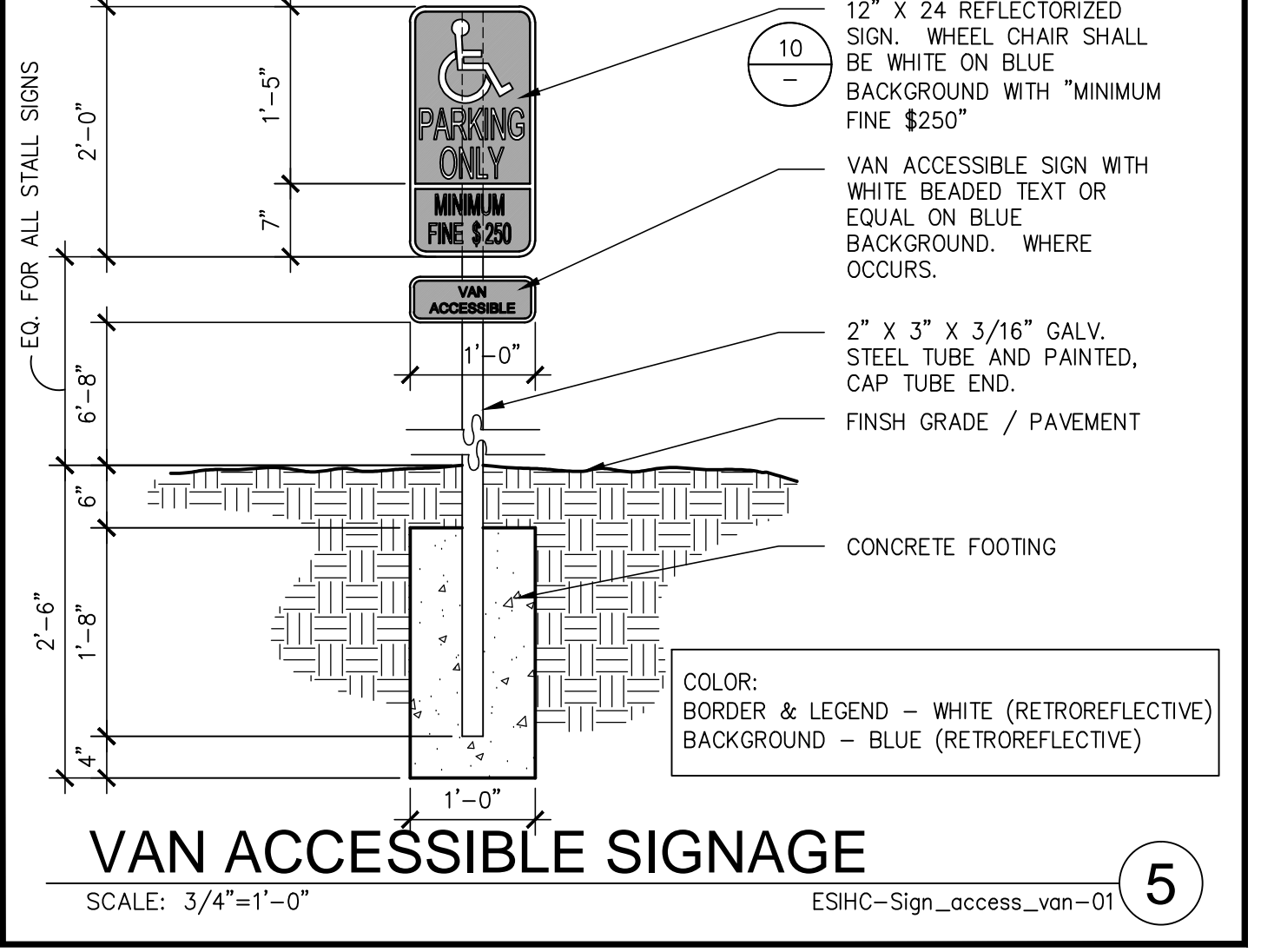
"NO PARKING" PAVEMENT MARKING
SCALE: 3/4" = 1'-0"

15



ACCESSIBLE SIGNS
SCALE: 1-1/2" = 1'-0"

10



VAN ACCESSIBLE SIGNAGE
SCALE: 3/4" = 1'-0"

5

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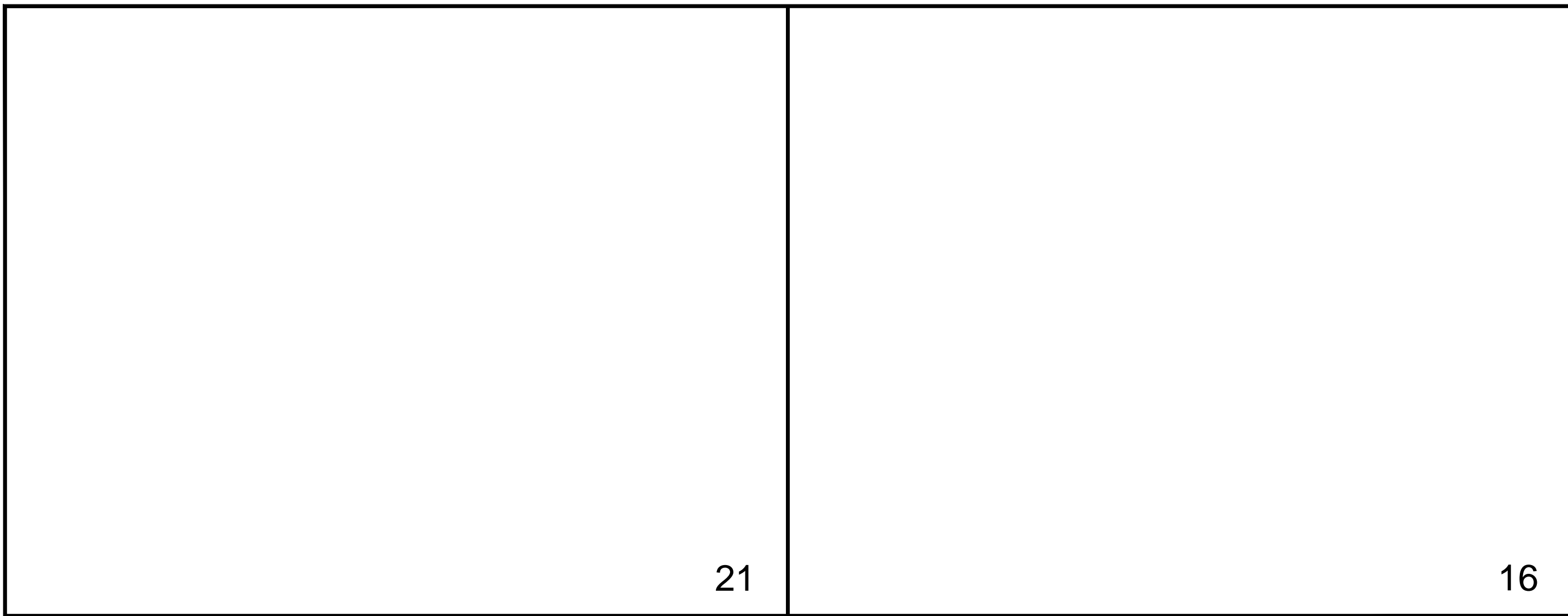
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DETAILS		REMARKS
DATE	REVISION	
02-19-12	CLIENT REVIEW	
03-14-12	PLANNING SUBMITTAL	
03-27-12	PLANNING SUBMITTAL	
04-23-12	PLANNING SUBMITTAL	

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DRAWN BY: YM
JOB NO.: SNR11-0001-01

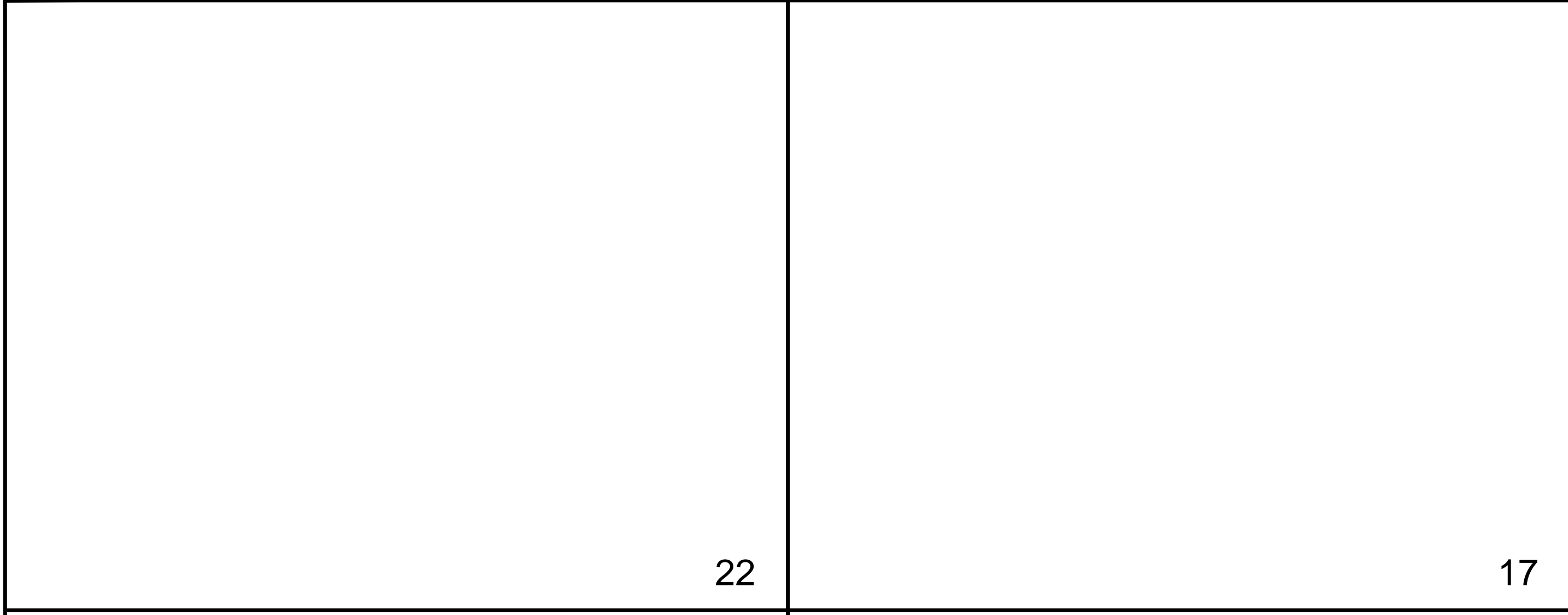
SHEET
A8.1

M:\Jobs\11 Mercedes Benz of Pleasanton\SNR11-0001-01_Mercedes-Benz_Pleasanton\Coord\PLANNING\0001_A81.dwg



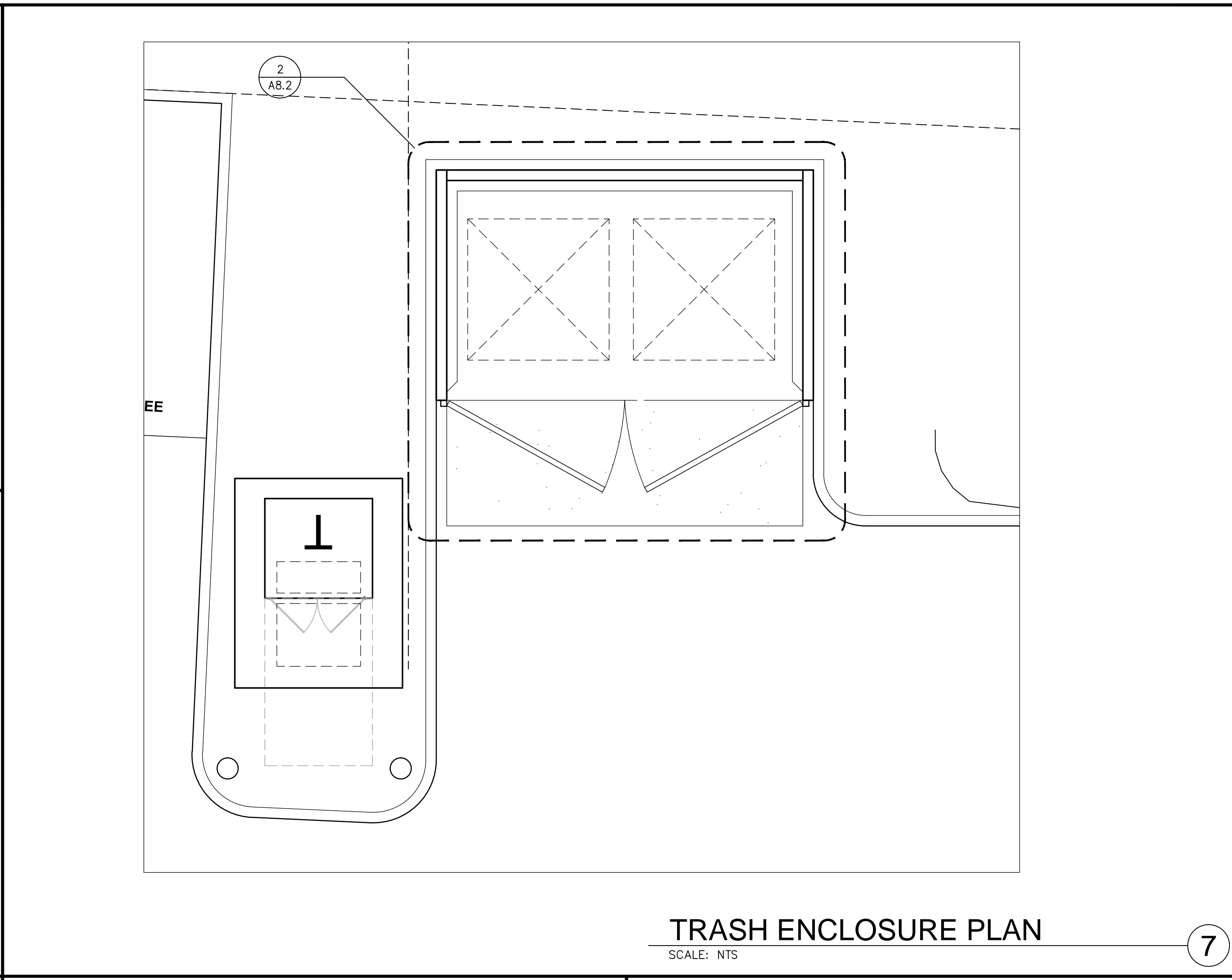
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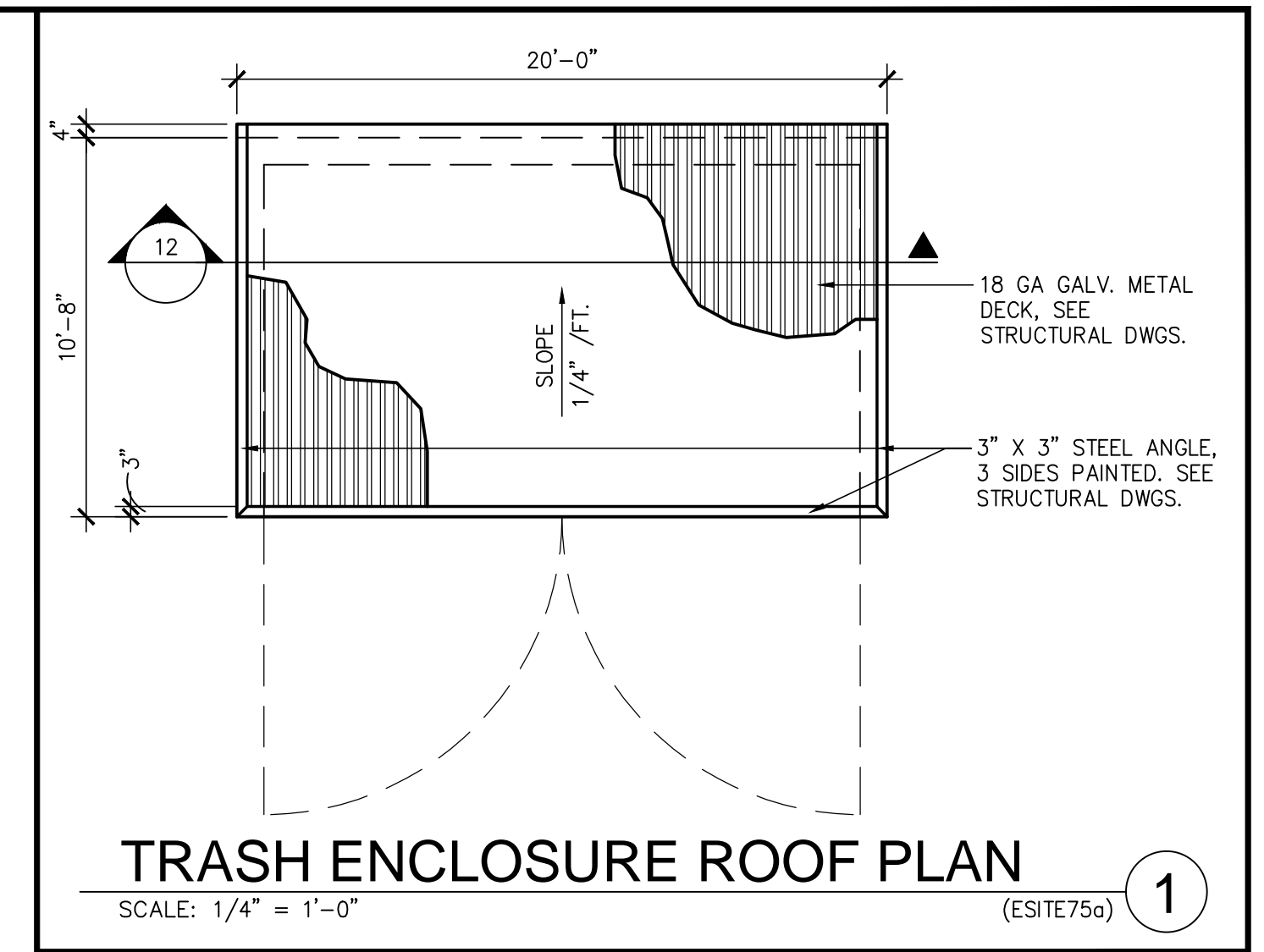
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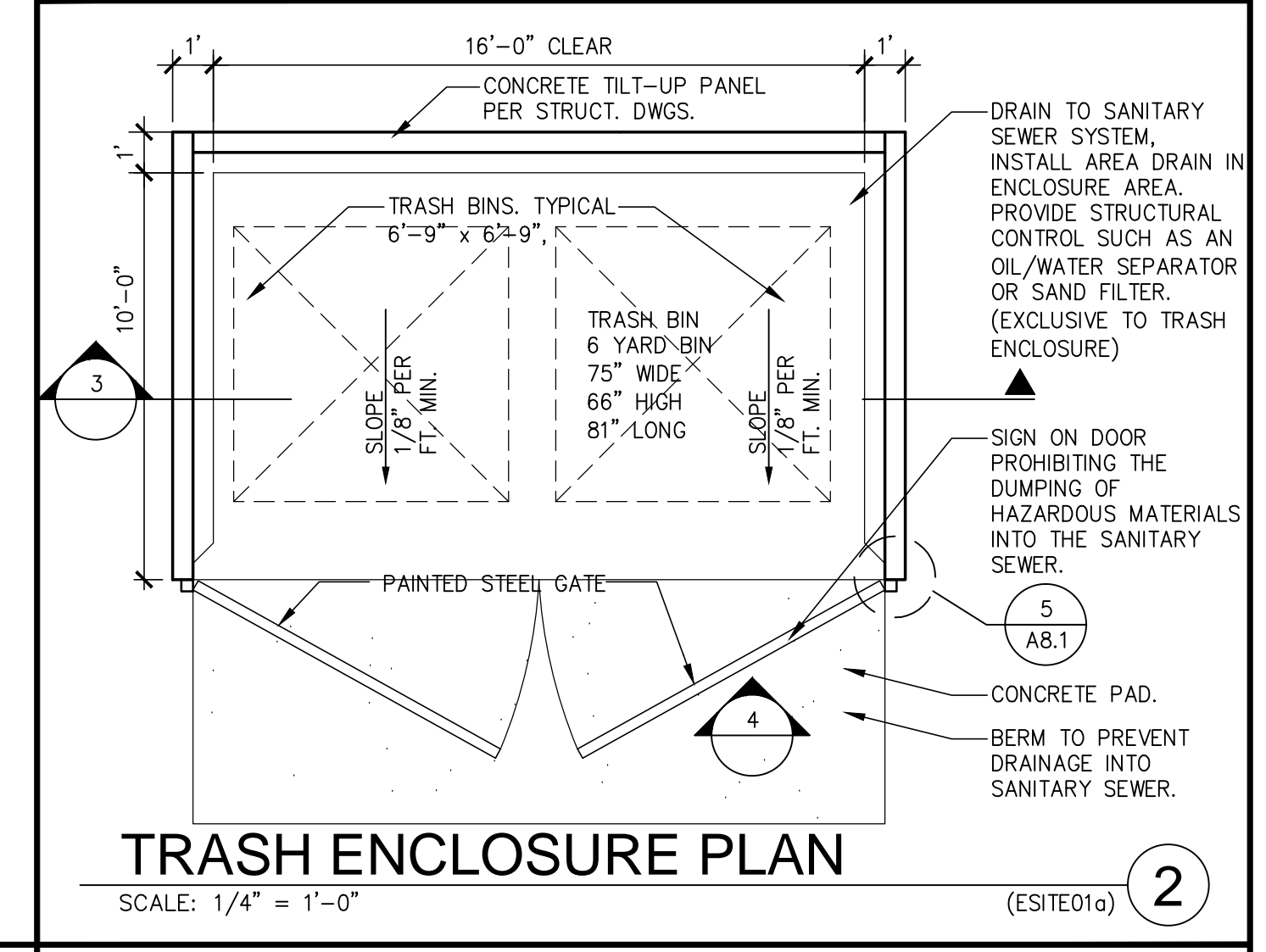
TRASH ENCLOSURE PLAN
SCALE: NTS

7



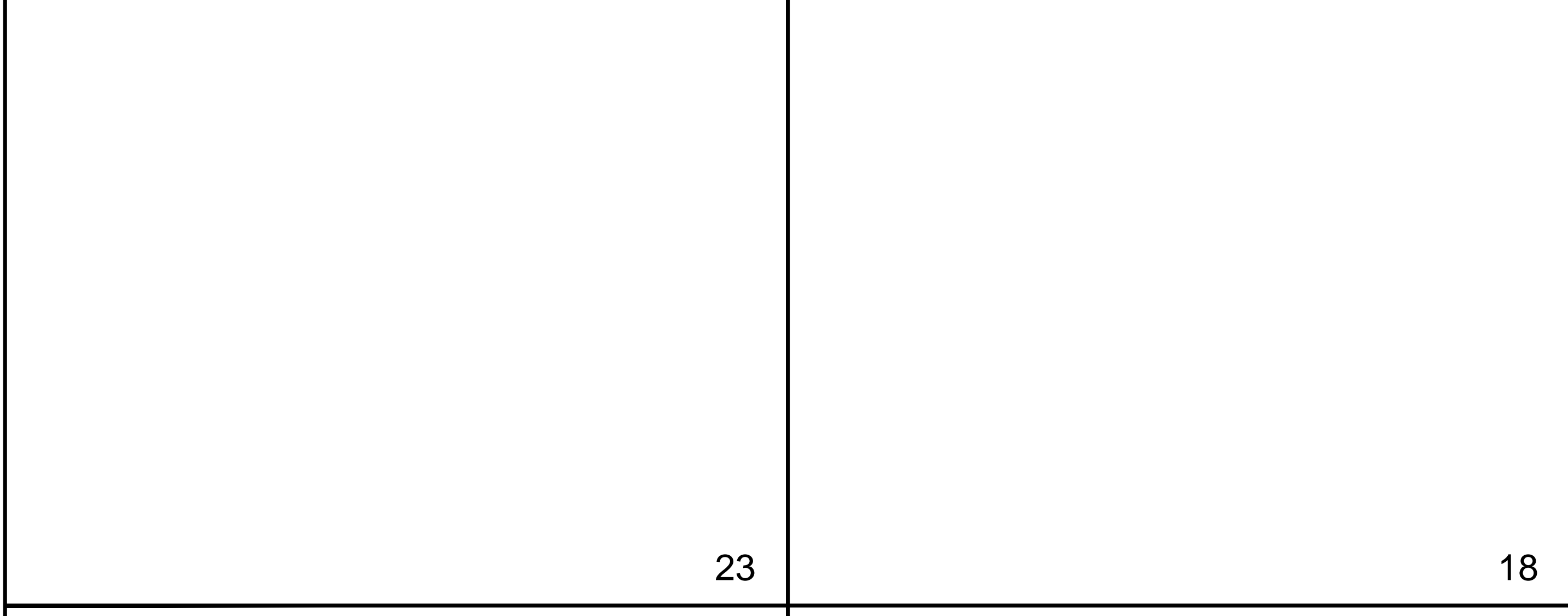
TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"

1



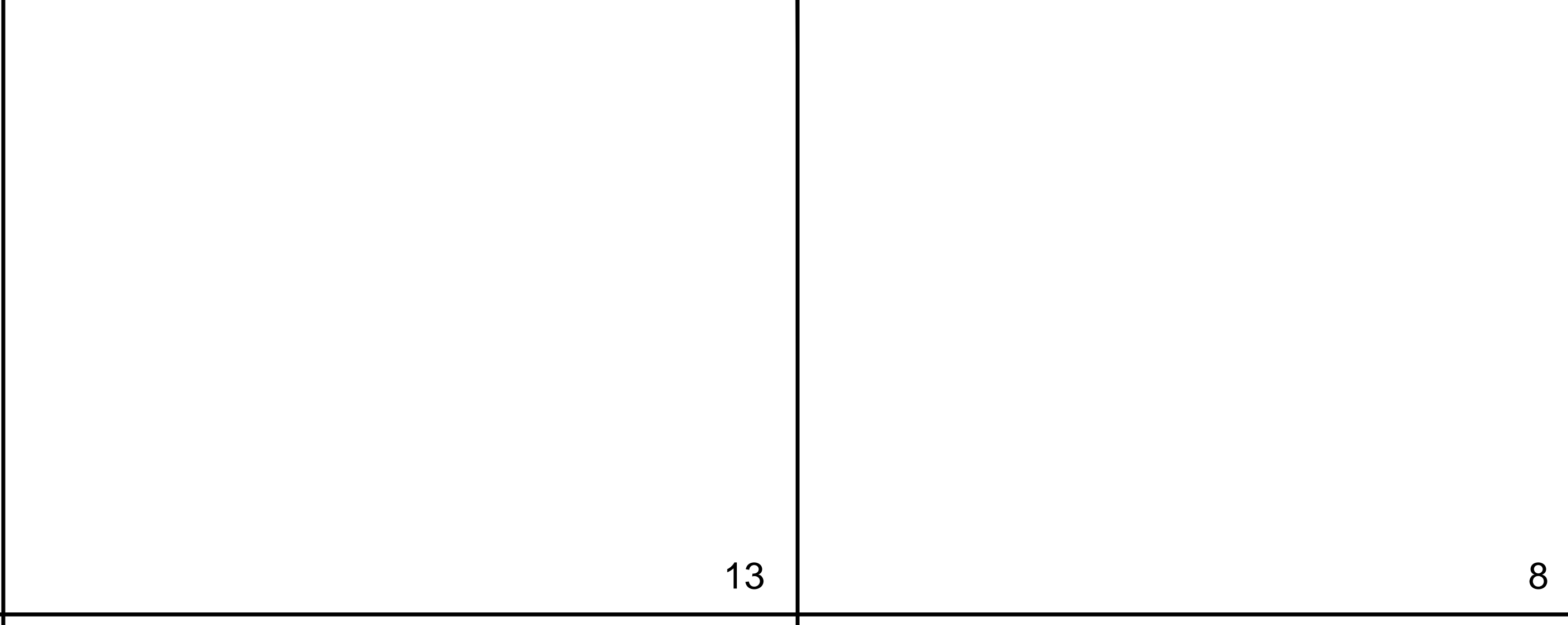
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

2



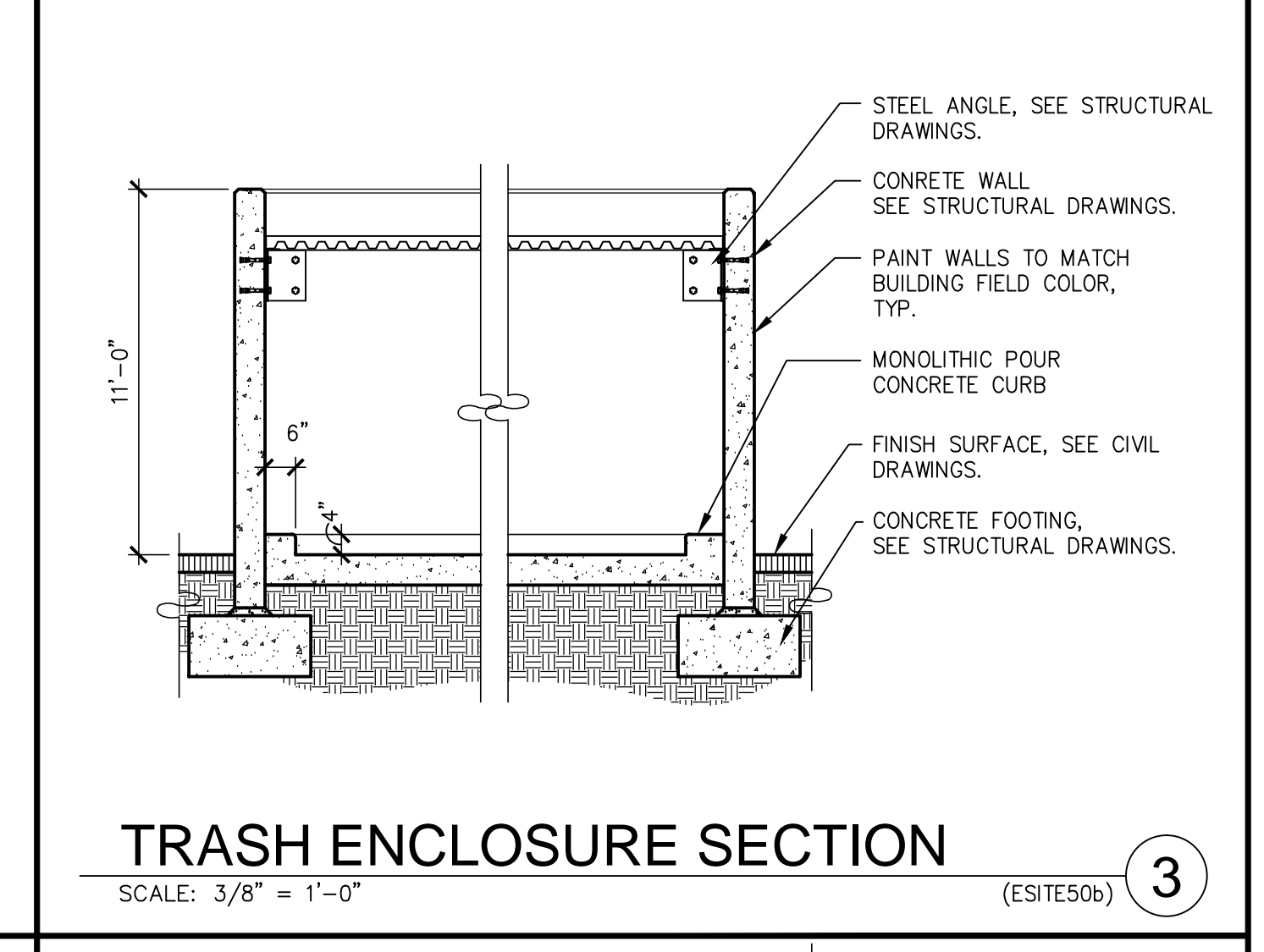
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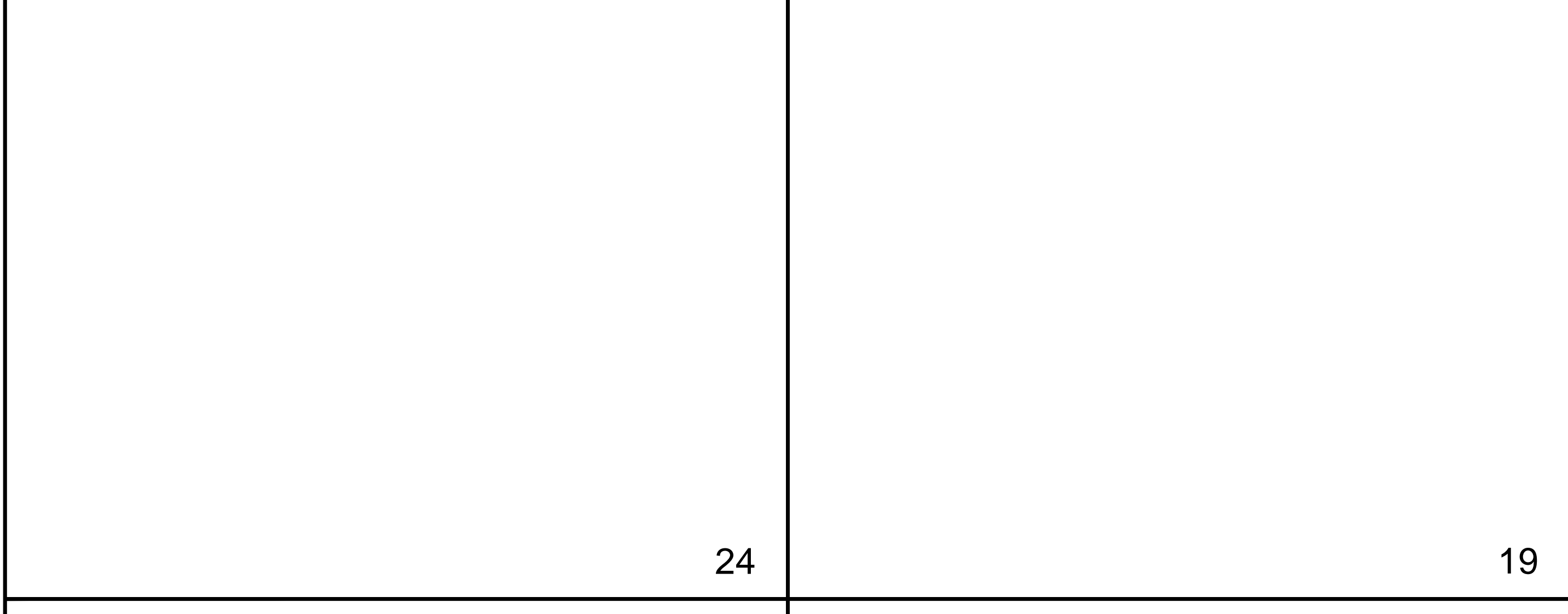
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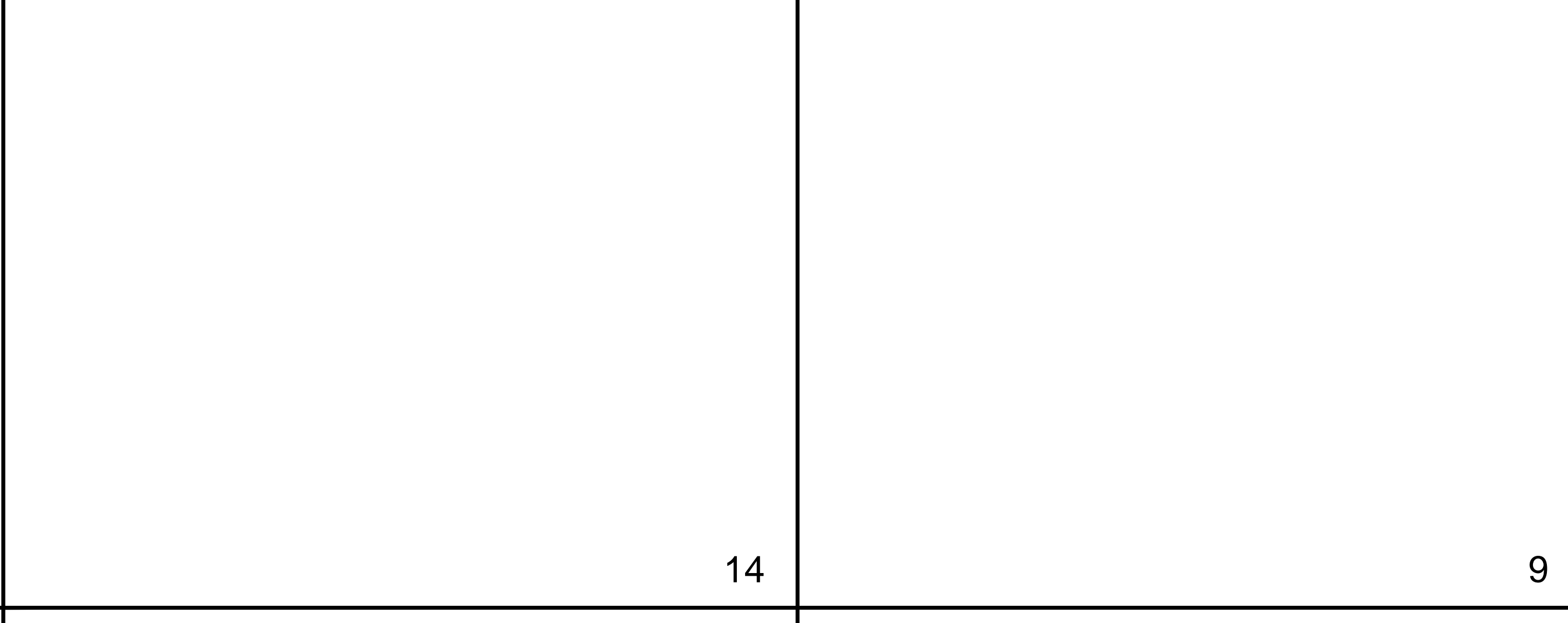
TRASH ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"

3



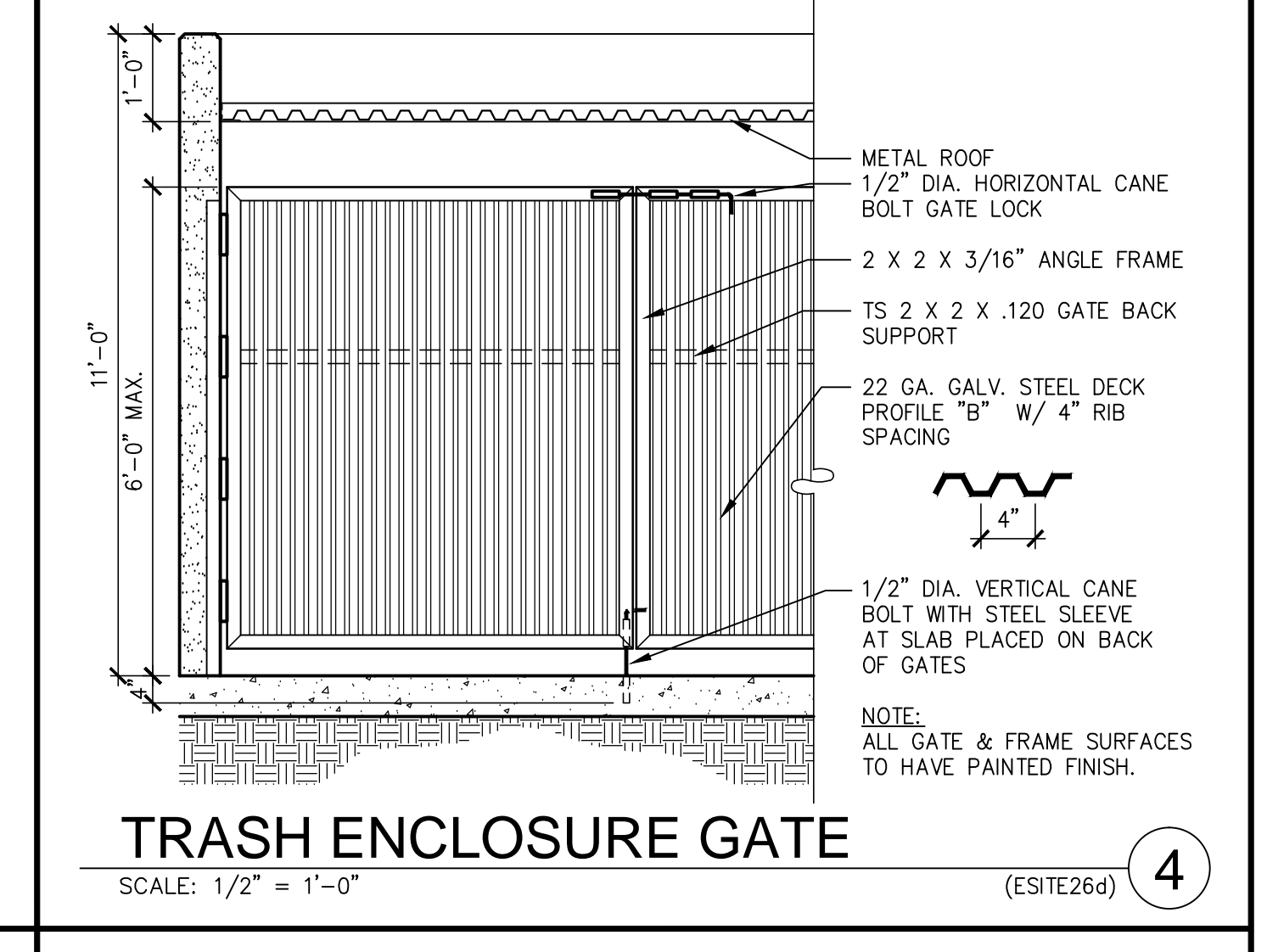
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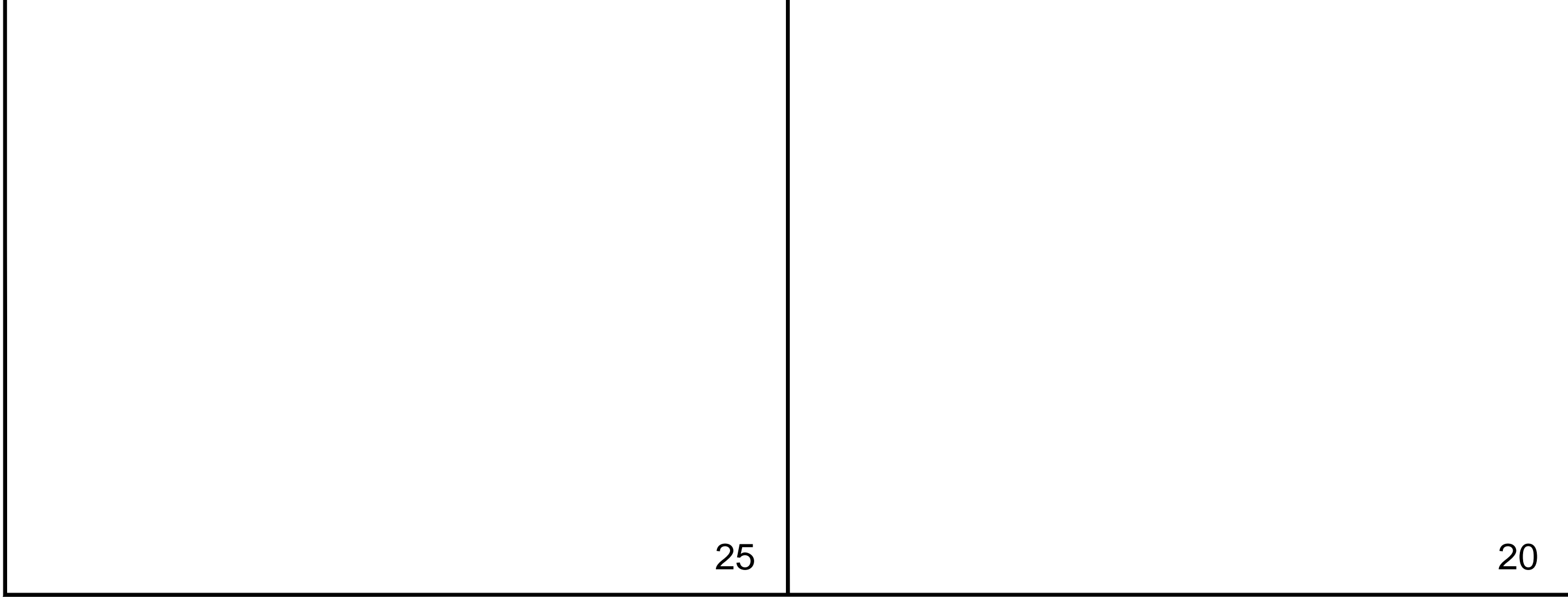
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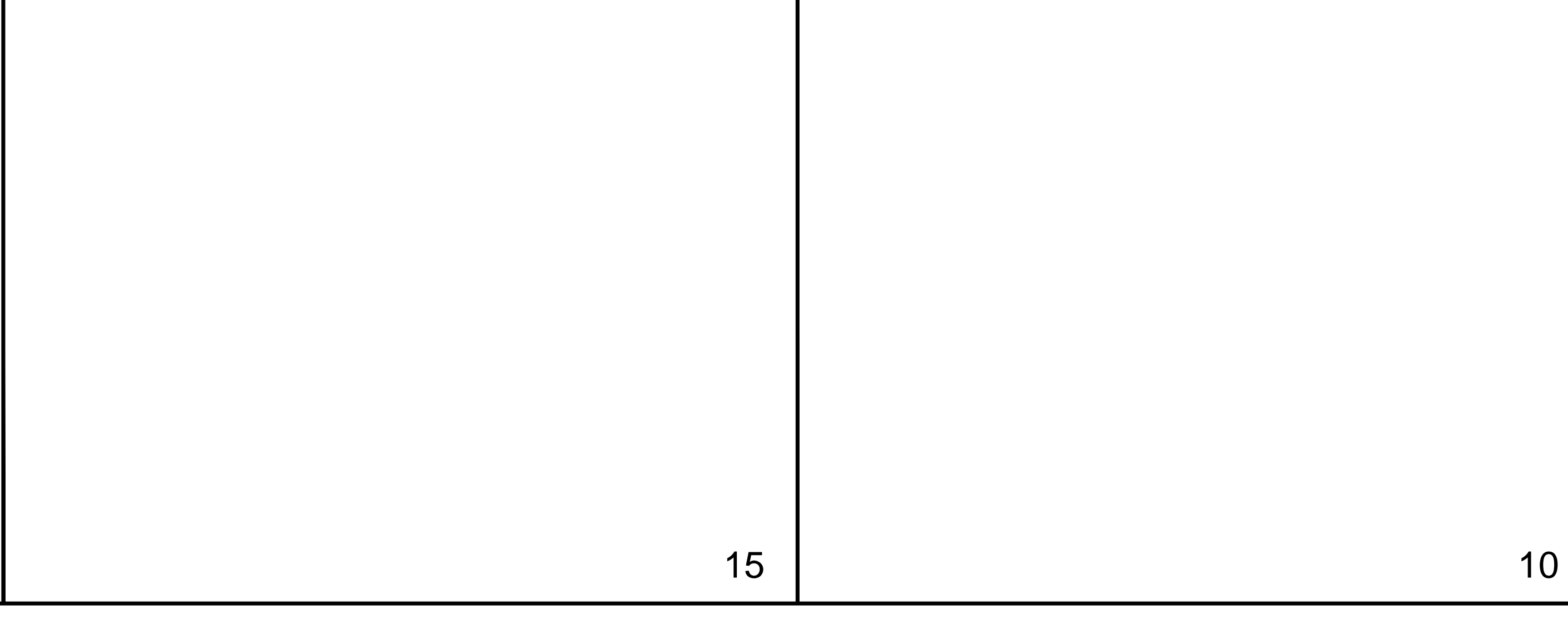
TRASH ENCLOSURE GATE
SCALE: 1/2" = 1'-0"

4



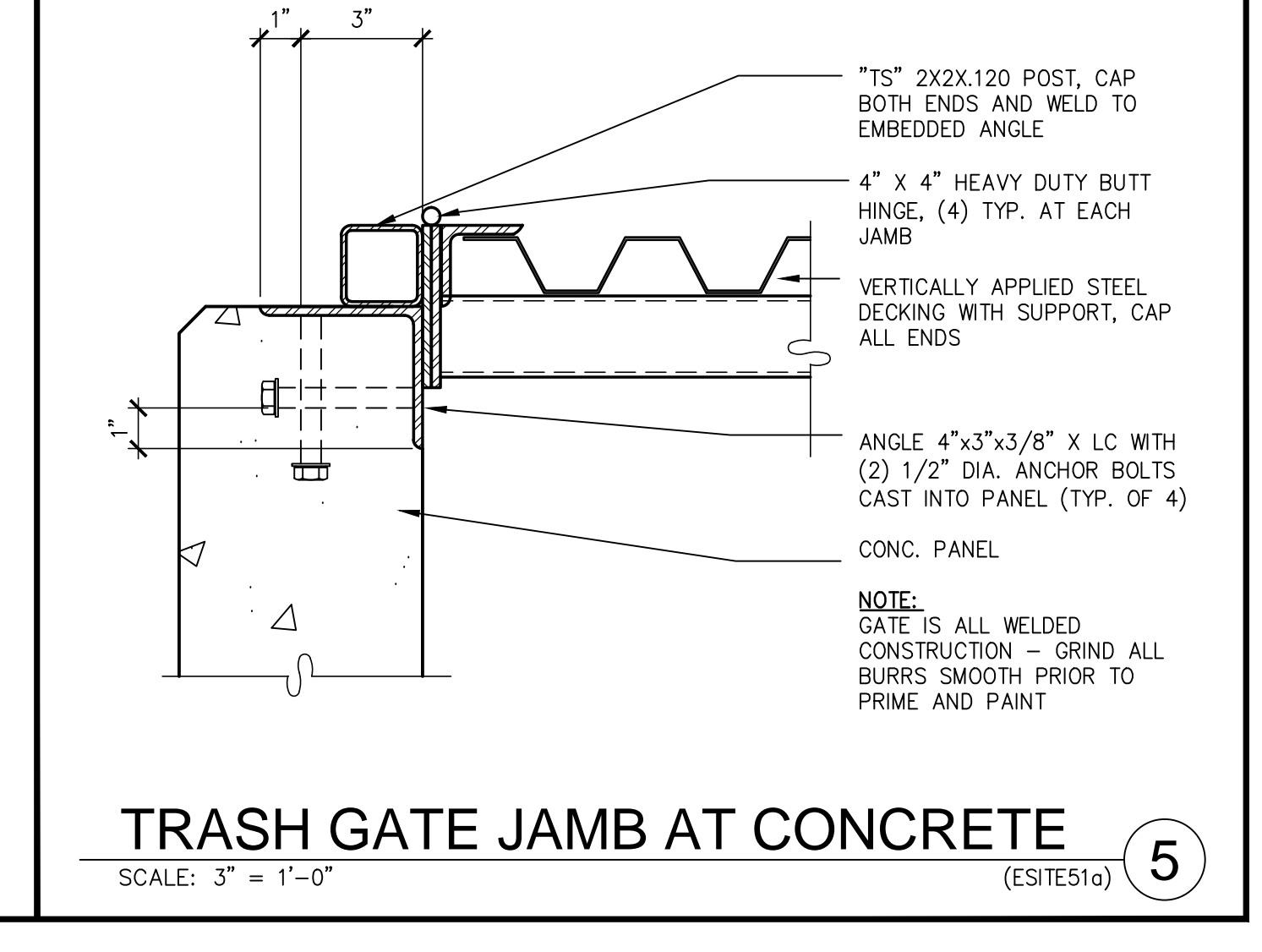
25

20



15

10



TRASH GATE JAMB AT CONCRETE
SCALE: 3" = 1'-0"

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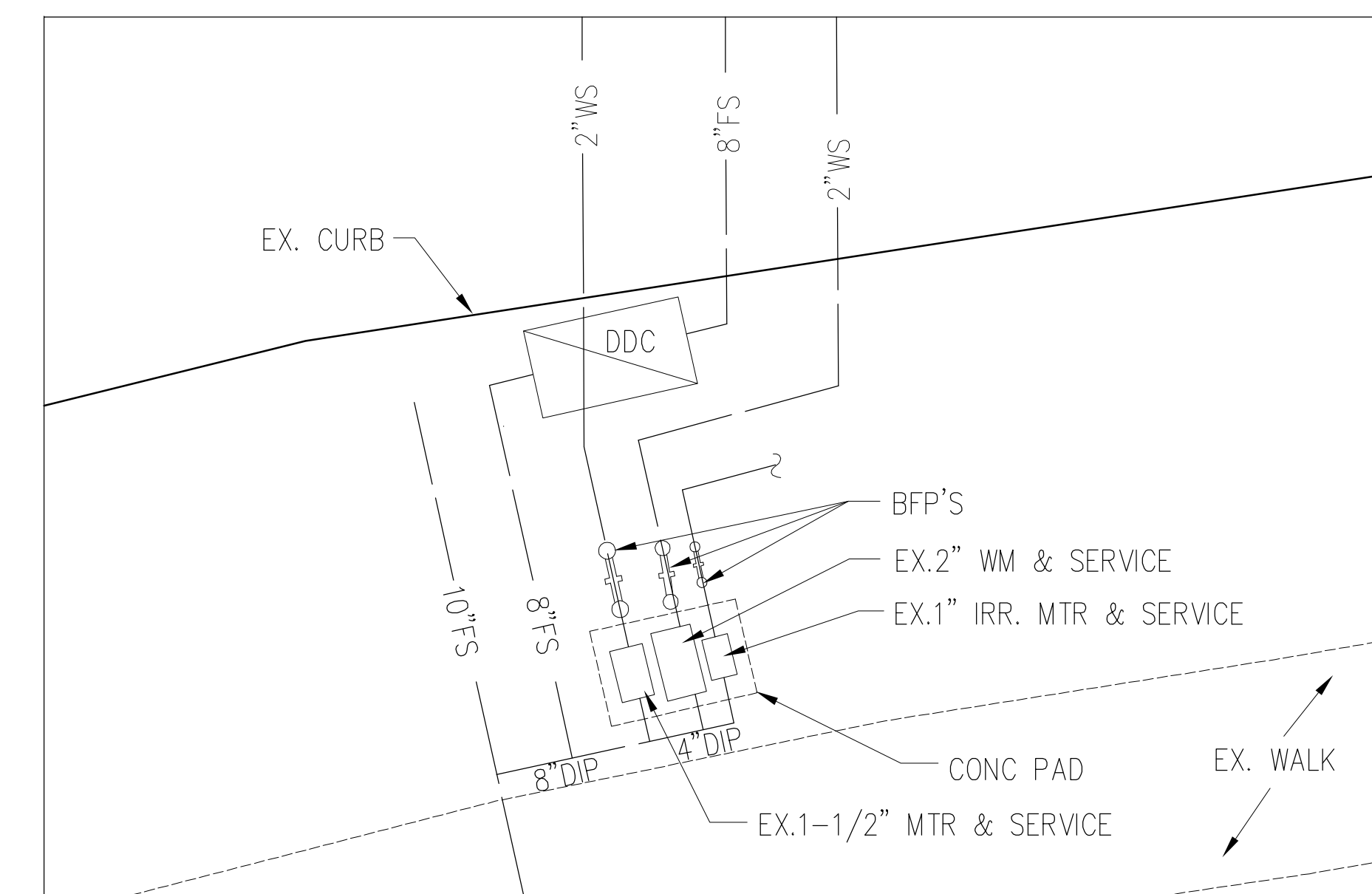
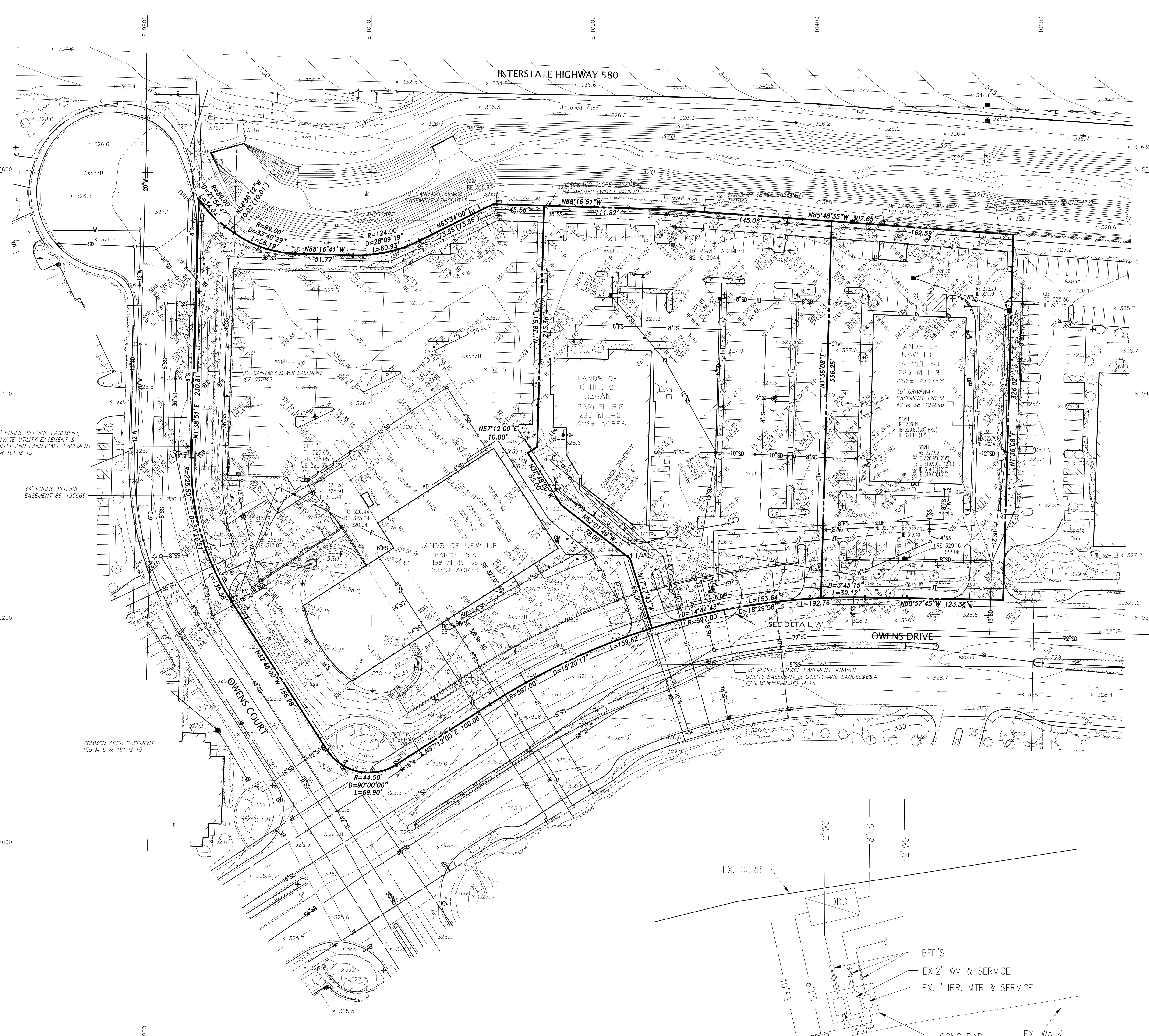
DETAILS		REMARKS	DATE
DATE	CLIENT REVIEW	REMARKS	DATE
02-14-12	PLANNING SUBMITTAL		
03-27-12	PLANNING SUBMITTAL		
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JOB NO.: SNR11-0001-01

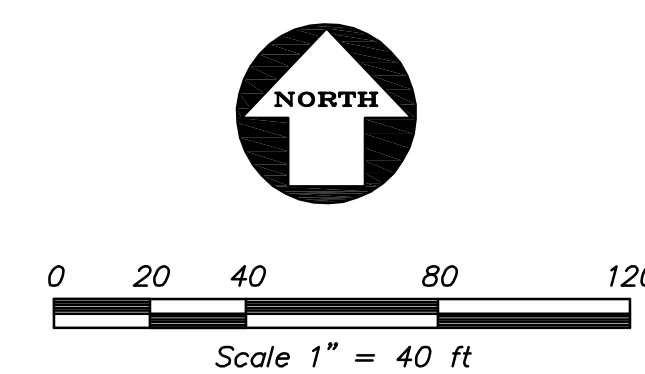
SHEET
A8.2

LEGEND

ASPHALT BERM	ASPHALT BERM
BUILDING LINE	BUILDING LINE
CAST IRON PIPE	CAST IRON PIPE
CENTERLINE	CENTERLINE
CONCRETE/BLOCK/RETAINING WALL	CONCRETE/BLOCK/RETAINING WALL
CONCRETE CURB	CONCRETE CURB
CONCRETE CURB & GUTTER	CONCRETE CURB & GUTTER
CONTOUR LINE	CONTOUR LINE
DRIVEWAY	DRIVEWAY
EDGE OF PAVEMENT	EDGE OF PAVEMENT
ELECTRIC LINE	ELECTRIC LINE
FENCE LINE	FENCE LINE
FIBER OPTICS LINE	FIBER OPTICS LINE
FIRE SERVICE & VALVE	FIRE SERVICE & VALVE
GAS LINE VALVE & METER	GAS LINE VALVE & METER
GUARD RAIL	GUARD RAIL
HIGH PRESSURE GAS LINE	HIGH PRESSURE GAS LINE
HIGH PRESSURE OIL LINE	HIGH PRESSURE OIL LINE
IRRIGATION WATER LINE	IRRIGATION WATER LINE
JOINT TRENCH	JOINT TRENCH
LOT LINE	LOT LINE
MONUMENT/MONUMENT LINE	MONUMENT/MONUMENT LINE
OIL LINE	OIL LINE
OVERHEAD POWER LINE	OVERHEAD POWER LINE
PROPERTY LINE	PROPERTY LINE
RECLAIMED WATER LINE & VALVE	RECLAIMED WATER LINE & VALVE
SANITARY SEWER-MANHOLE & CLEANOUT	SANITARY SEWER-MANHOLE & CLEANOUT
SIDEWALK	SIDEWALK
SPOT ELEVATION	SPOT ELEVATION
STORM DRAIN-MANHOLE & CATCH BASIN	STORM DRAIN-MANHOLE & CATCH BASIN
TELEPHONE LINE	TELEPHONE LINE
WATER LINE & VALVE	WATER LINE & VALVE
BACKFLOW PREVENTION DEVICE	BACKFLOW PREVENTION DEVICE
ELECTROLIER	ELECTROLIER
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
FIRE HYDRANT	FIRE HYDRANT
POST INDICATOR VALVE	POST INDICATOR VALVE
POWER POLE/JUNCTION POLE	POWER POLE/JUNCTION POLE
TRAFFIC SIGN	TRAFFIC SIGN
TREE	TREE
UTILITY BOX	UTILITY BOX
AP	ANGLE POINT
AD	AREA DRAIN
APR	CONCRETE APRON
ARV	AIR RELEASE VALVE
ASR	AUTOMATIC SPRINKLER RISER
ASV	ANTI-SIPHON VALVE
AVP	AIR VALVE POST
BAS	BEGIN ASPHALT SWALE
BB	BACK OF ASPHALT BERM
BEG	BEGIN
BFPD	BACKFLOW PREVENTION DEVICE
BL	BUILDING LINE
BS	BOTTOM OF STAIRS
BTM	BOTTOM
BOV	BLOWOFF VALVE
BW	BACK OF WALK
B/W	BOTTOM OF WALL
CB	CONTROL POINT
CTVB	CABLE TELEVISION BOX
CB	CATCH BASIN
C	CONCRETE
CL	CENTER LINE
CO	CLEAN OUT
COTD	COTED OUT TO GRADE
CTB	CALTRANS BOX
DL	DRIP LINE
DI	DROP INLET
DR	DOOR
DWY	DRIVEWAY
DYLT	DAY LIGHT LINE
EAR	EDGE OF ACCESS ROAD
EAS	END ASPHALT SWALE
EB	EDGE OF CONCRETE
EC	EDGE OF CONCRETE DOCK
ECD	EDGE OF CONCRETE DOCK
EDR	EDGE OF ASPHALT ROAD
EP	EDGE OF PAVEMENT
ETS	ELECTROLYSIS TEST STATION
EV	EMERGENCY VEHICLE ACCESS EASEMENT
EV	ELECTRIC VAULT
EW	EDGE OF WALK
EWP	EXHAUST PIPE
FB	FACE OF ASPHALT BERM
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FD	FOUND MONUMENT
FF	FINISH FLOOR
FL	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
FOM	FIBER OPTICS MARKER
FSE	FIRE SERVICE EASEMENT
FW	FACE OF WALL
GA	GUY ANCHOR
GB	GRADE BREAK
GLM	GAS LINE MARKER
GM	GAS MARKER/METER
GRN	GROUND
GV	GAS VALVE
HCR	HANDICAP RAMP
HDR	HEADER BOARD
HP	HIGH POINT
HDWL	HEADWALL
HSSIB	HOSE/BISS
IB	IRRIGATION BOX
IE	INGRESS/EGRESS EASEMENT
IF	INVERT ELEVATION
JAE	JOINT ACCESS EASEMENT
JP	JOINT POWER POLE
LE	LANDSCAPE EASEMENT
LP	LOW POINT
LT	LIGHT
LIP	LIP OF GUTTER
M-M	MONUMENT TO MONUMENT
MS	MEMORIAL SIGN
P	PAVEMENT
PBB	PACIFIC BELL BOX
PBMH	PAC BELL MANHOLE
PGB	PACIFIC GAS & ELECTRIC BOX
PIE	PRIVATE INGRESS/EGRESS EASEMENT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RE	RM ELEVATION
RIP	RELEASE VALVE POST
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SM	SPRINT MARKER
SMH	SPRINT MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SWALE
SWE	SIDEWALK EASEMENT
TAB	TOP OF ASPHALT BERM
TB	TELEPHONE BOX
TC	TOP OF CURB
TCF	TOP OF CONCRETE FOOTING
TD	TRENCH DRAIN
TMH	TELEPHONE MANHOLE
TR	TREE
TS	TOP OF STAIRS
TSE	TRAFFIC SIGNAL BOX
TSD	TRAFFIC SIGNAL DETECTOR
TSE	TRAFFIC SIGNAL EASEMENT
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
UB	UNKNOWN UTILITY BOX
VG	VALLEY GUTTER
WB	WATER BOX
WL	WALK LIGHT
WM	WATER METER
WME	WATER MAIN EASEMENT (PUBLIC)
WV	WATER VALVE



DETAIL 'A'
NO SCALE



NOTES

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2. EASEMENTS AND OTHER ENCUMBRANCES, IF ANY, ARE NOT SHOWN.
3. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
5. BENCHMARK: C972 RESET 1967, CITY OF PLEASANTON BENCHMARK, C&S BENCHMARK DISK, SOUTHEAST CORNER OF HOPIYARD BRIDGE OVER MOCHO CANAL AT HOPIYARD AND DIVISION STREETS. ELEVATION = 330.55 FEET.
6. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY HIW GEOSPATIAL, INC. IN OAKLAND CALIFORNIA. JOB NUMBER 5270-023. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY JANUARY 14, 2011. ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON A LOCAL, ASSUMED COORDINATE SYSTEM. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, PLEASANTON, CA.

BY	REVISION	NO.	DATE
EYS	PLANNING SUBMITTAL	04/20/2012	
EYS	HACIENDA BUS. PARK SUBMITTAL	03/13/2012	

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2550 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

PRELIMINARY TOPOGRAPHIC SURVEY
OF
5871 & 5885 OWENS DRIVE
FOR
WARE MALCOMB

PLEASANTON, CALIFORNIA

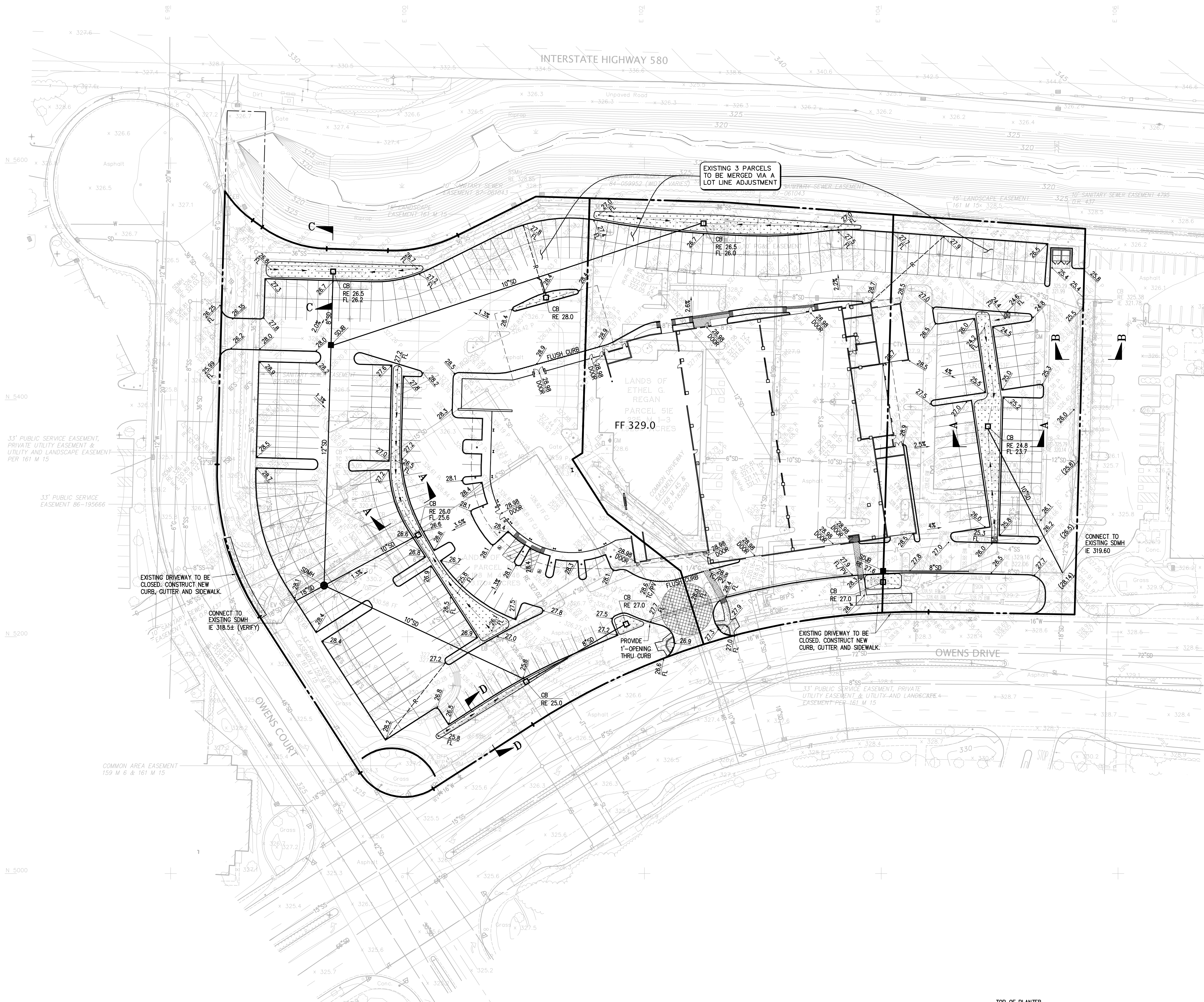
DATE	JAN., 2011
SCALE	1" = 40'
SURVEYOR	XXX
DRAFTER	REC
JOB NO.	A11504
SHEET	C1
OF	1 SHEETS

DATE: JAN., 2011
SCALE: 1" = 40'
SURVEYOR: XXX
DRAFTER: REC
JOB NO.: A11504
SHEET: C1
OF: 1 SHEETS

PREPARED BY OR UNDER THE SUPERVISION OF
ANTHONY G. MCCANNIS, L.S. 5944
LICENSE EXPIRES: 12-31-12

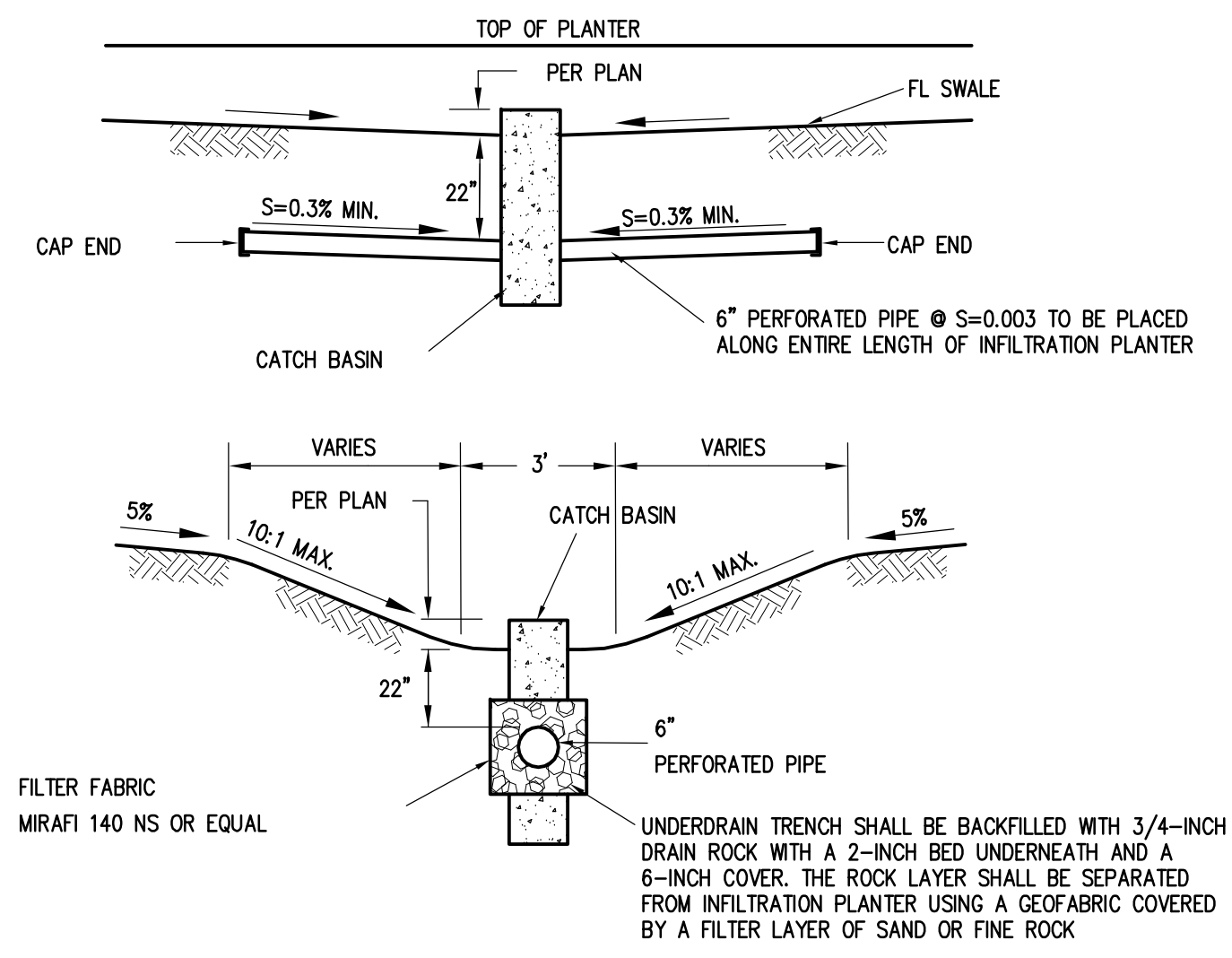
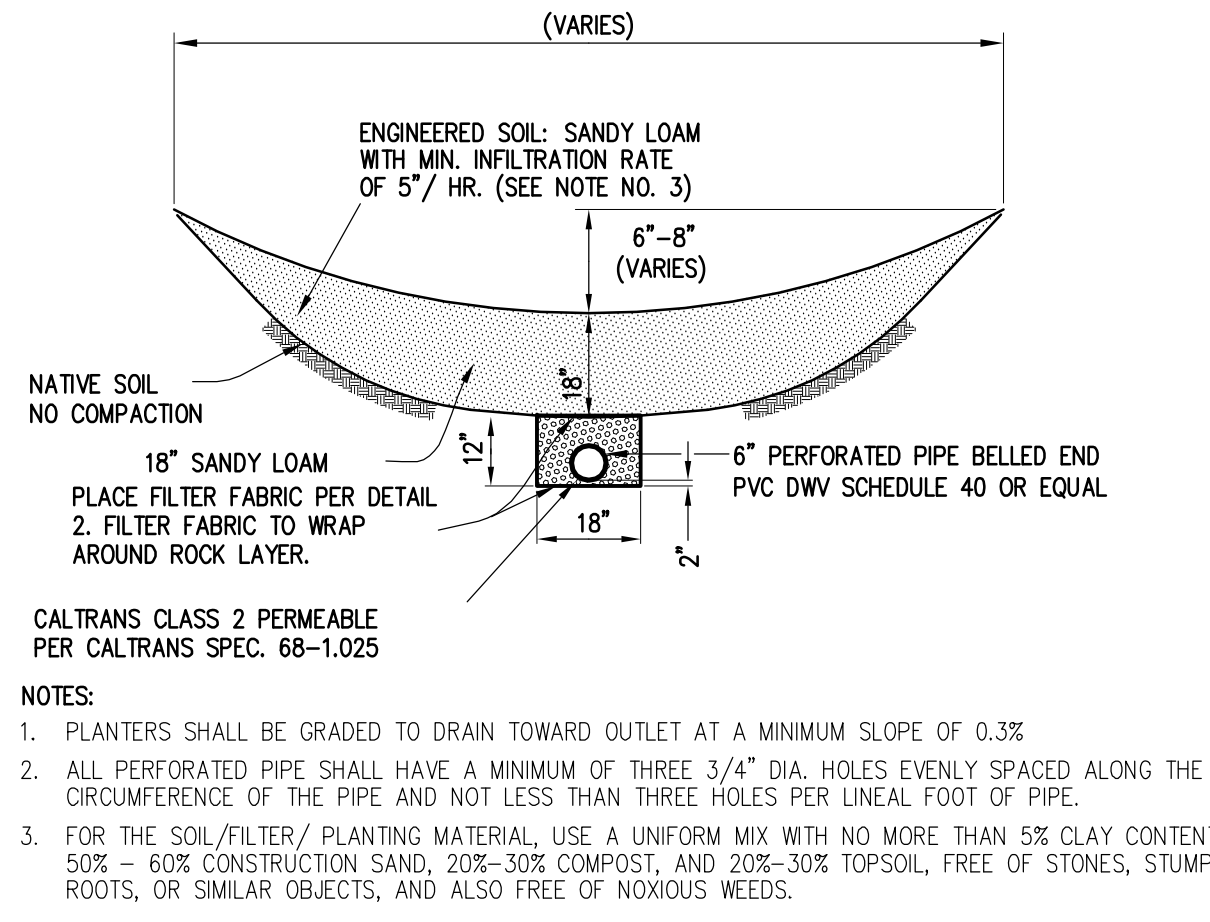
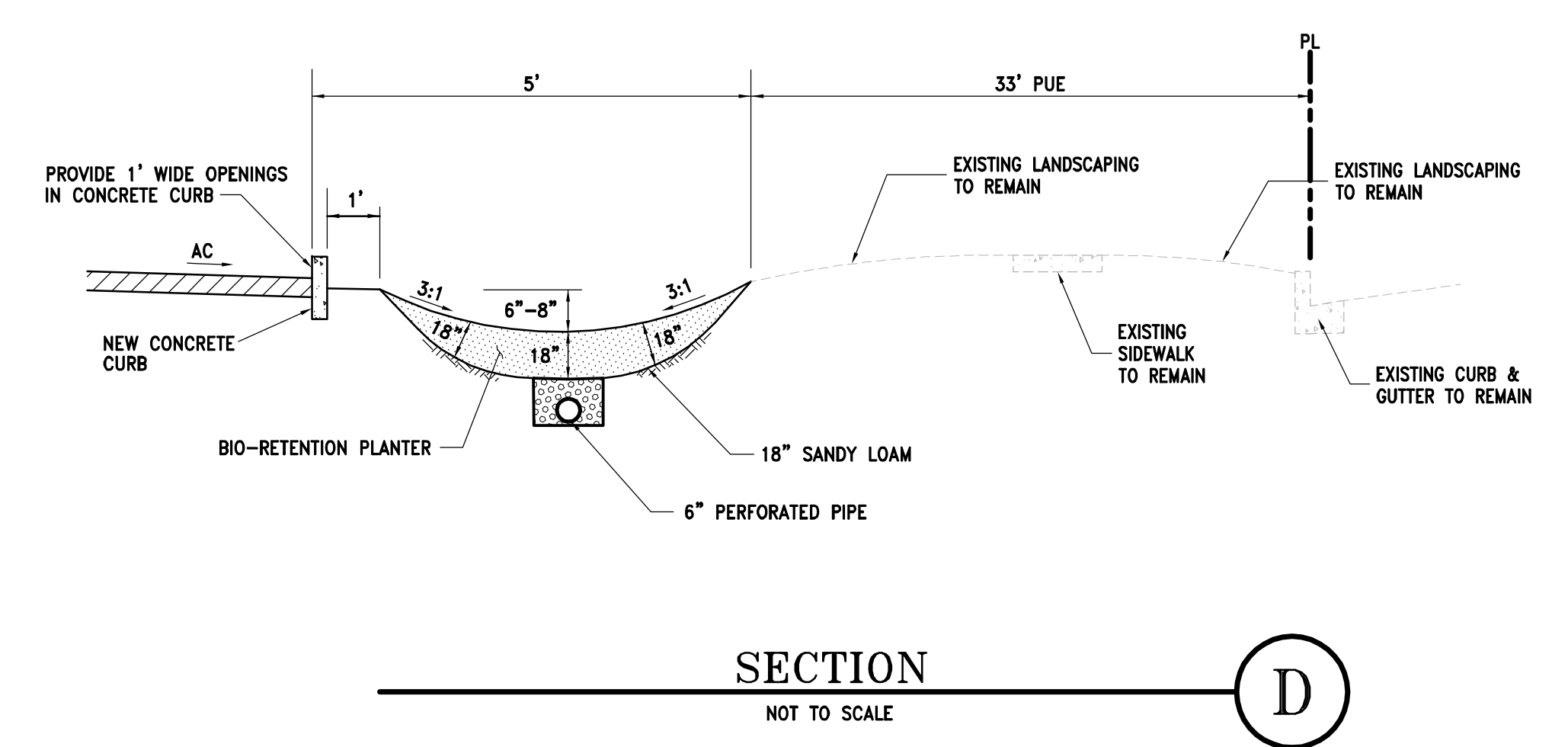
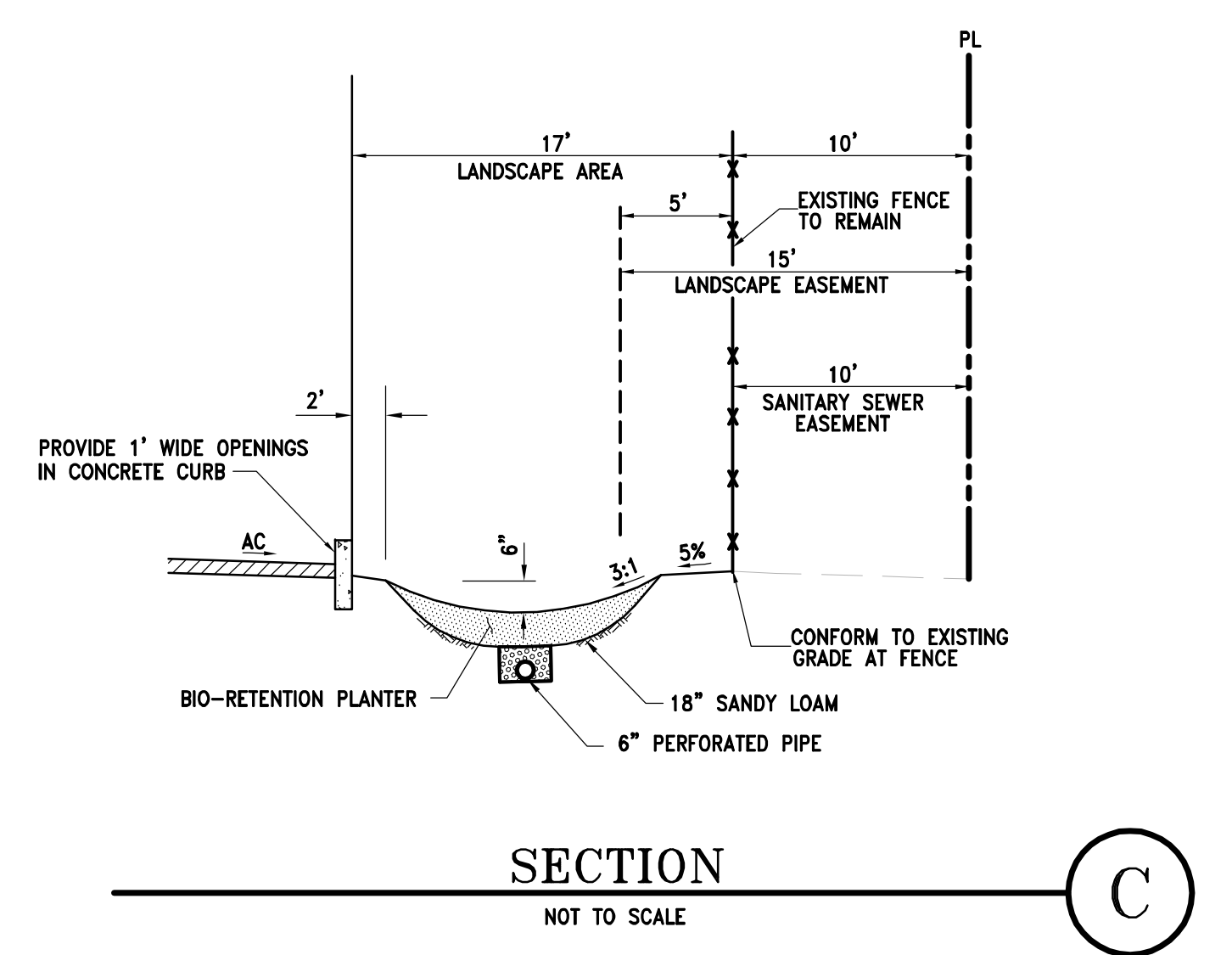
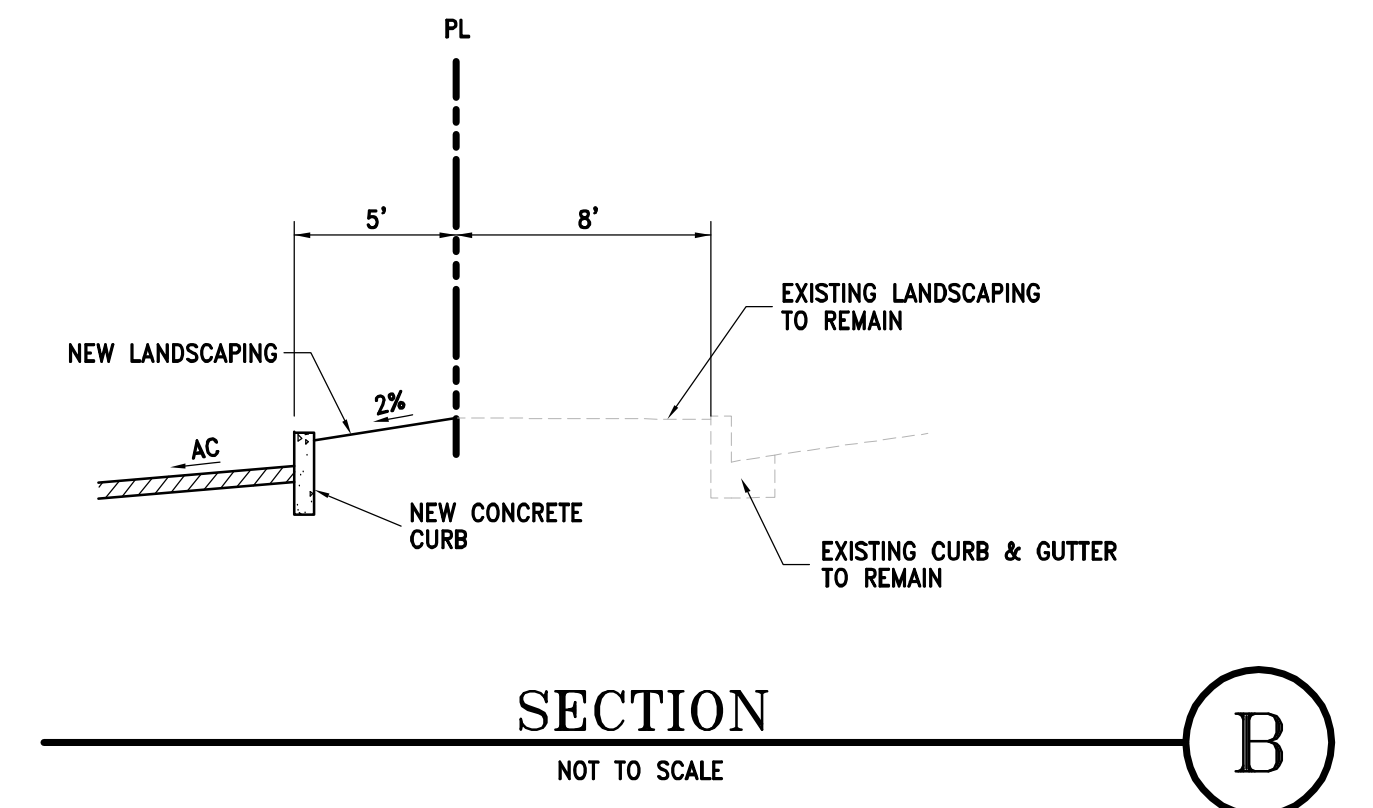
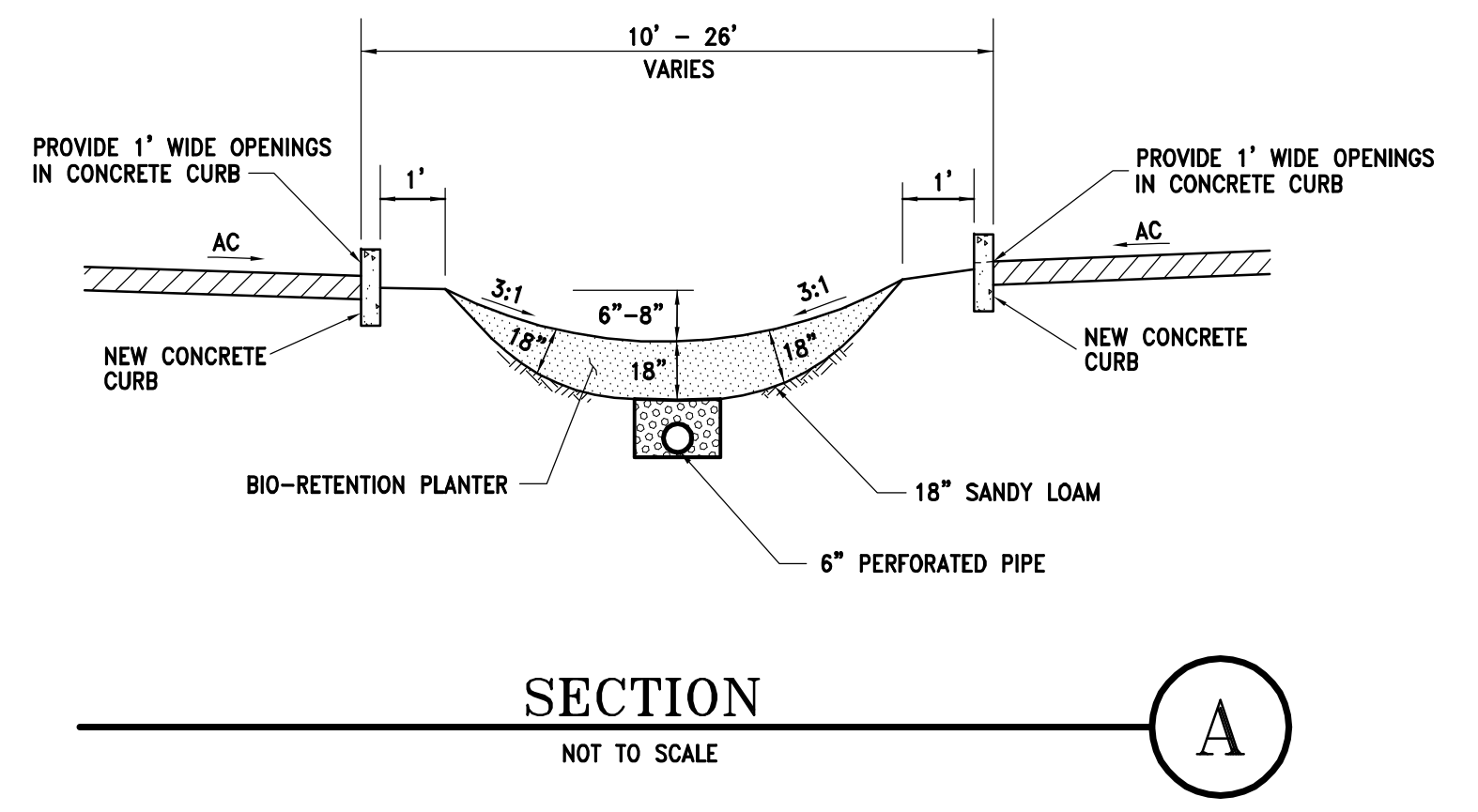
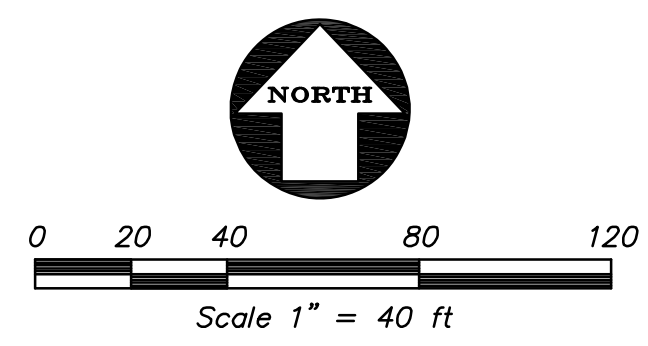
ANTHONY G. MCCANNIS
L.S. 5944
Exp. 12/31/12
STATE OF CALIFORNIA





LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- X'SD STORM DRAIN LINE
- TC TOP OF CURB



INFILTRATION PLANTER AREA
N. T. S.

UNDER DRAIN IN INFILTRATION PLANTER AREA
NOT TO SCALE

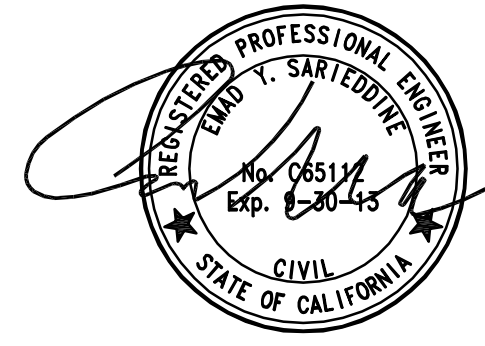
NO.	BY	REVISION
1	EYS	PLANNING SUBMITTAL
2	EYS	PLANNING SUBMITTAL

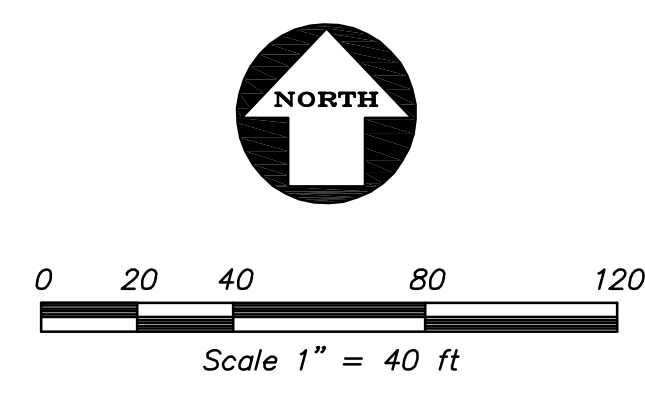
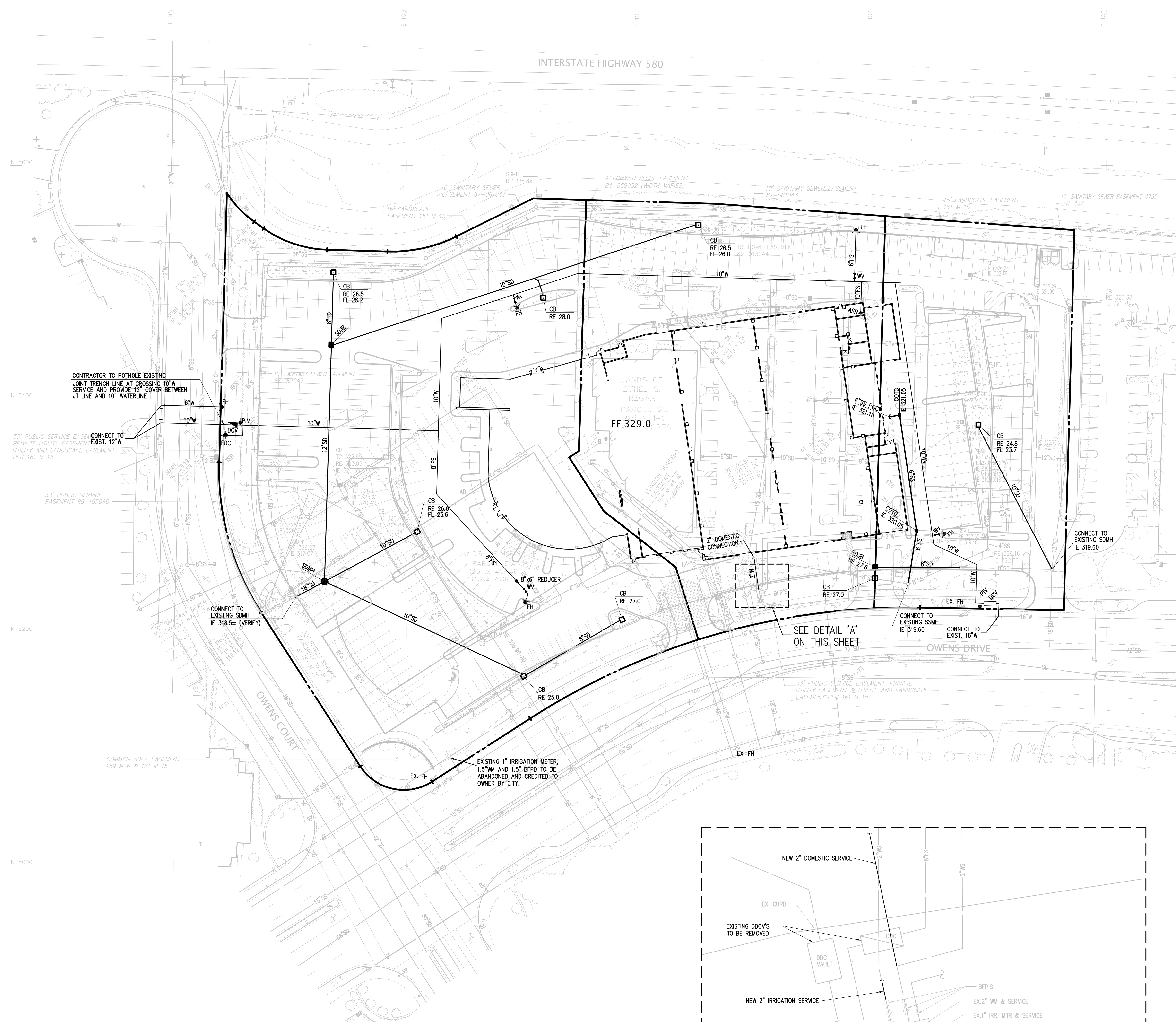
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
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Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

PRELIMINARY GRADING AND DRAINAGE PLAN
OF
5871 & 5885 OWENS DRIVE
FOR
WARE MALCOMB

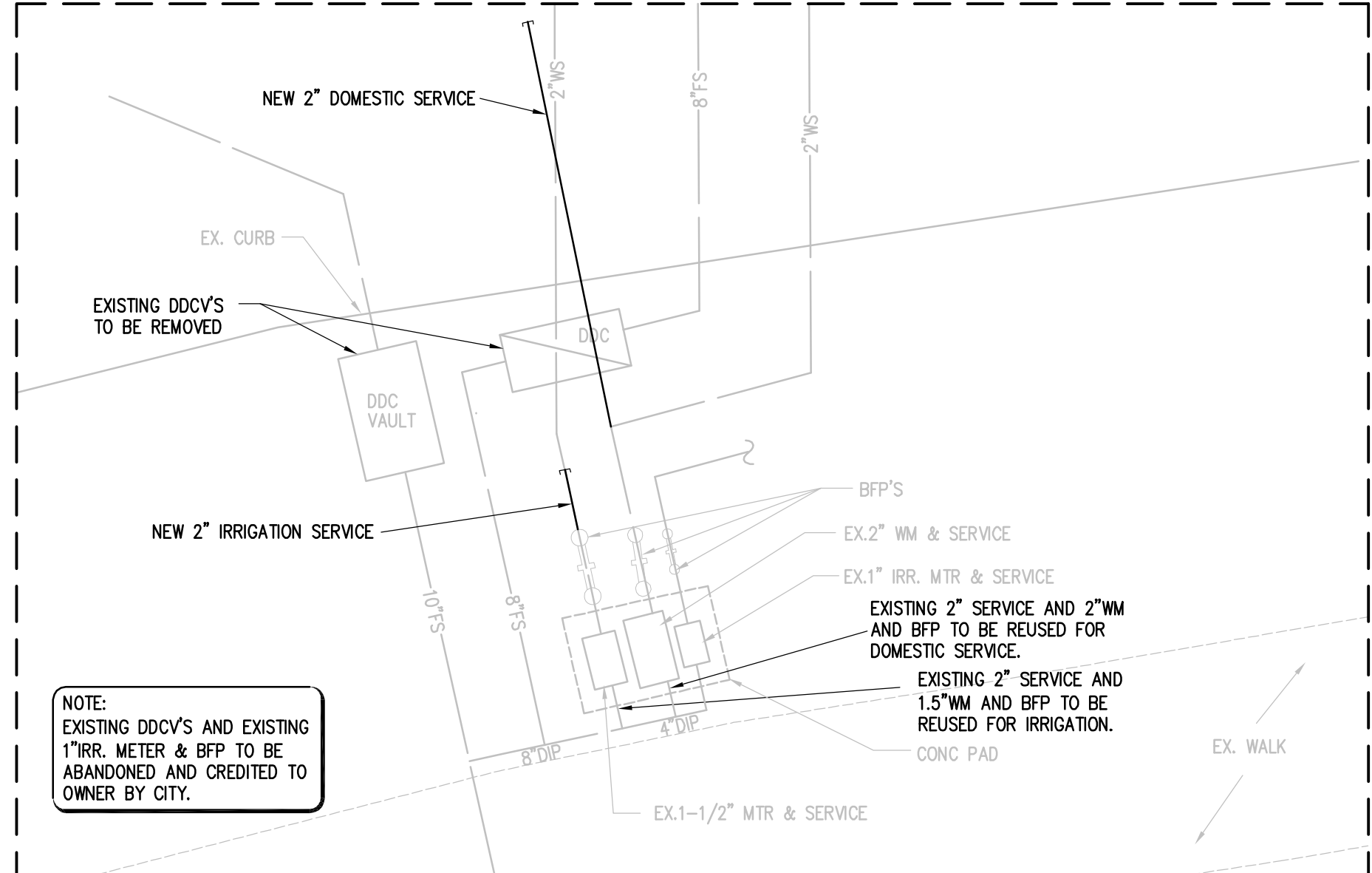
CALIFORNIA

DATE: AUGUST, 2011
SCALE: 1" = 40"
DESIGNER: EYS
JOB NO.: A11504
SHEET: C2
OF SHEETS

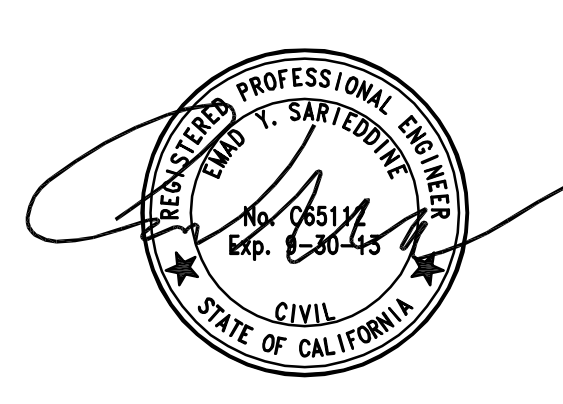




- LEGEND**
- ASR AUTOMATIC SPRINKLER RISER
 - BACK FLOW PREVENTION DEVICE
 - EXISTING UTILITY TO BE ABANDONED BY REMOVAL
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT & VALVE
 - FIRE SERVICE
 - POST INDICATOR VALVE
 - SANITARY SEWER
 - SANITARY SEWER CLEANOUT TO GRADE
 - SANITARY SEWER MANHOLE
 - SINGLE CHECK VALVE
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN JUNCTION BOX
 - STORM DRAIN MANHOLE
 - STORM DRAIN LINE
 - STORM DRAIN MANHOLE
 - WATER METER
 - WATER SERVICE



DETAIL 'A'
NO SCALE



NO.	BY	REVISION
1	EYS	HACIENDA BUS. PARK SUBMITTAL 03/13/2012
2	EYS	PLANNING SUBMITTAL 04/20/2012
3		
4		

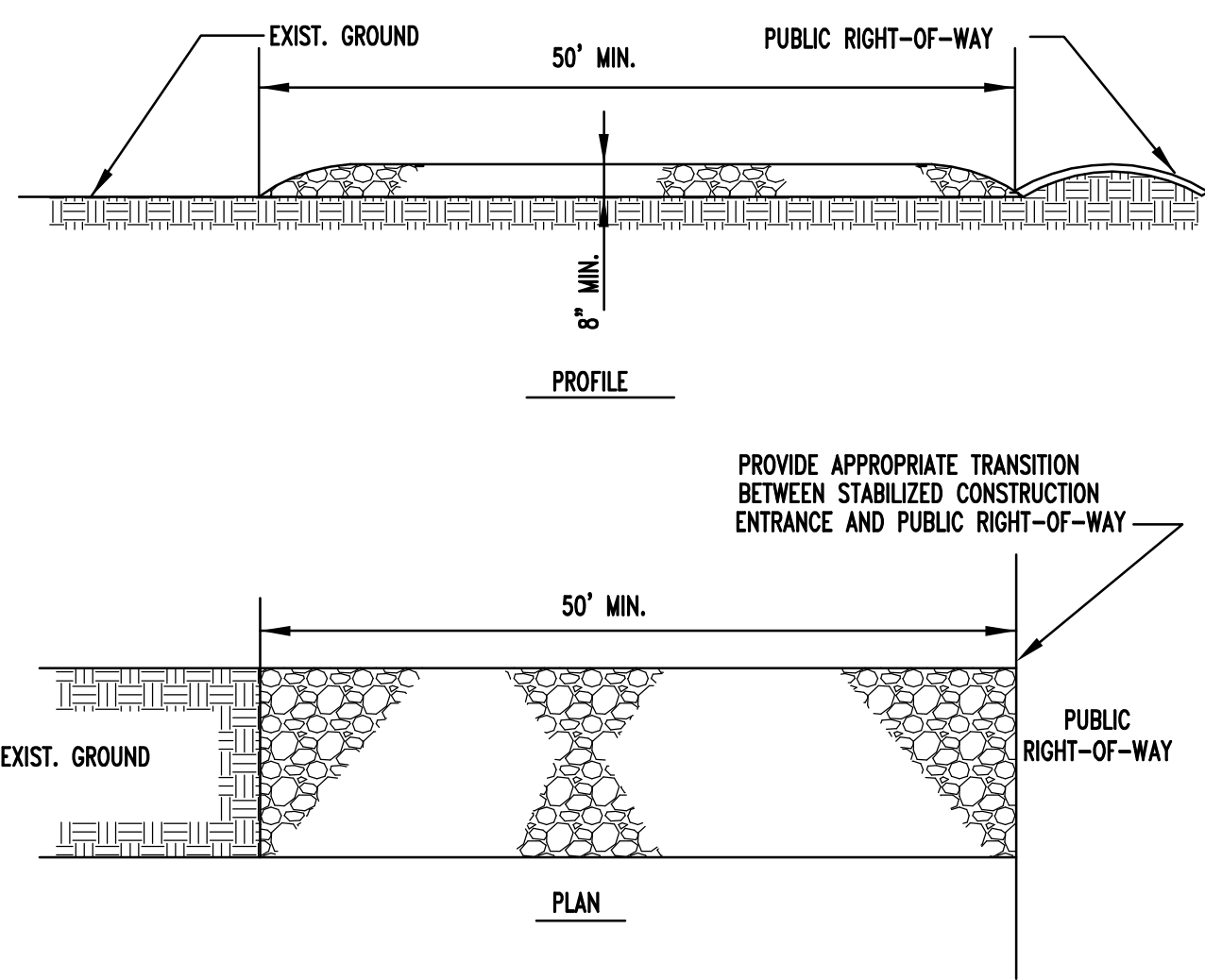
NO.	DATE	DESCRIPTION
1	AUGUST, 2011	DATE
1"	1" = 40'	SCALE
EYS		DESIGNER
A11504		JOB NO.
C3		SHEET
		OF SHEETS

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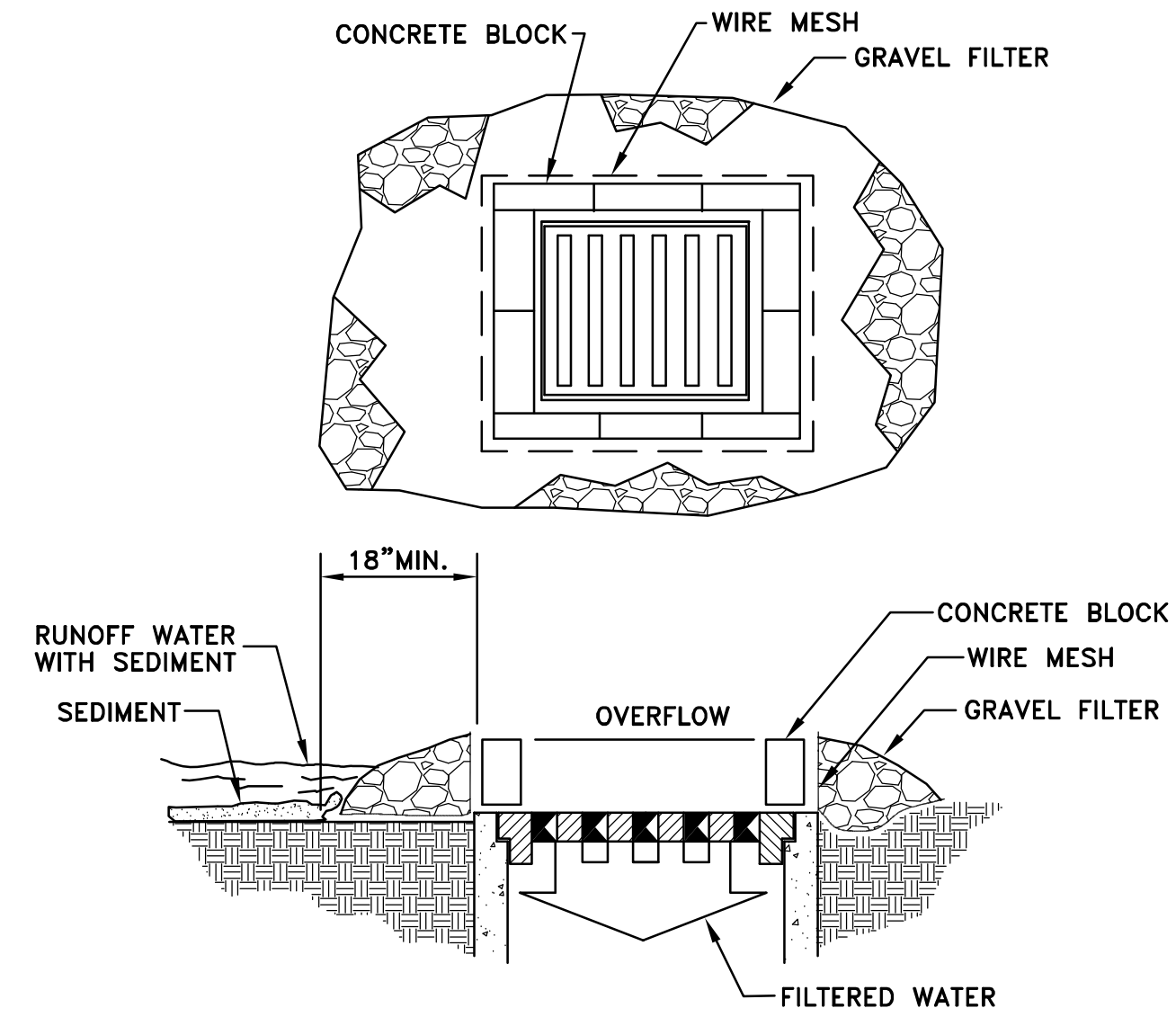
CALIFORNIA

PRELIMINARY UTILITY PLAN
OF
5871 & 5885 OWENS DRIVE
FOR
WARE MALCOMB

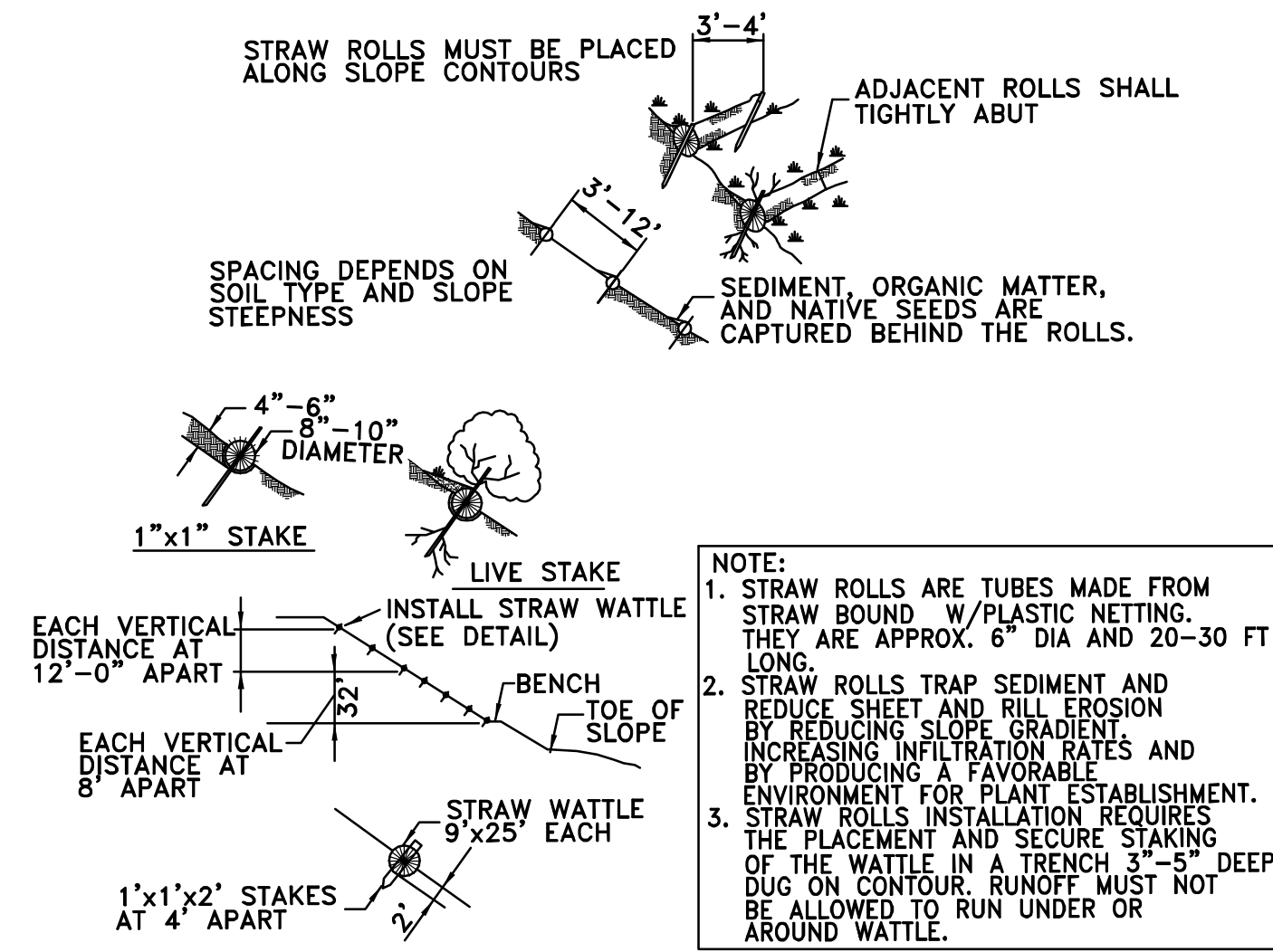
PLEASANTON, CALIFORNIA



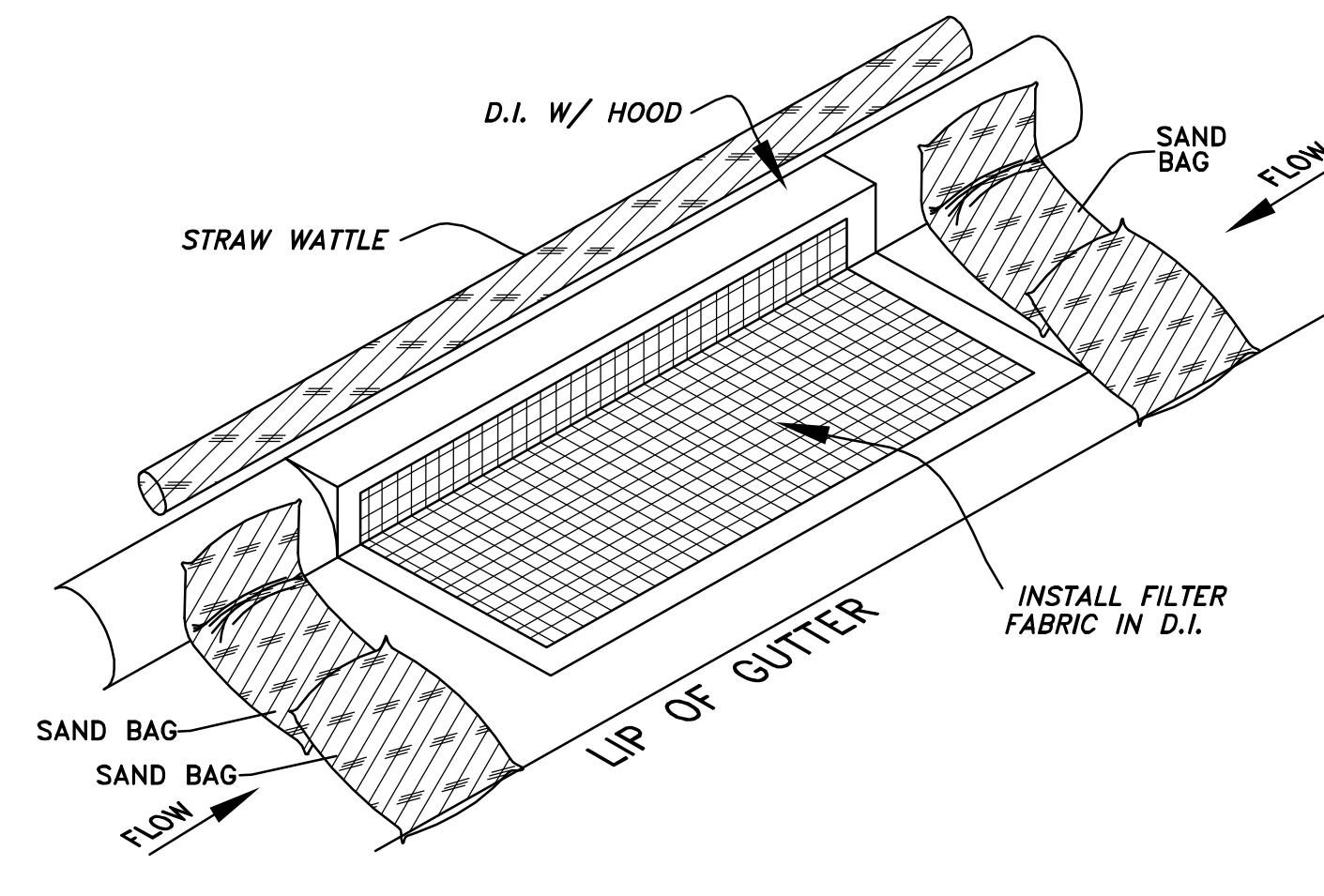
STABILIZED CONSTRUCTION ENTRANCE ①
NOT TO SCALE



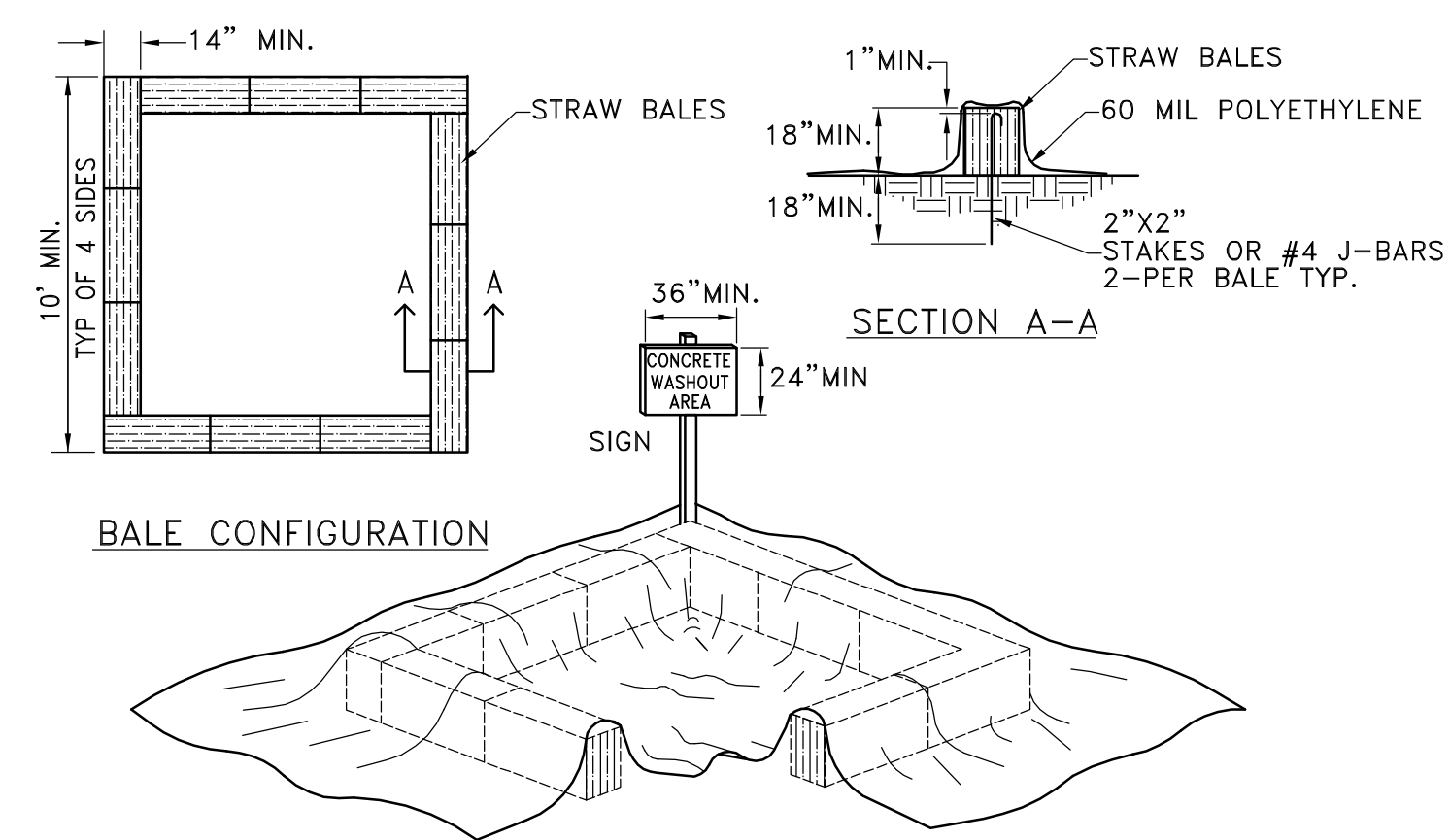
DROP INLET SEDIMENT FILTER ②
NOT TO SCALE



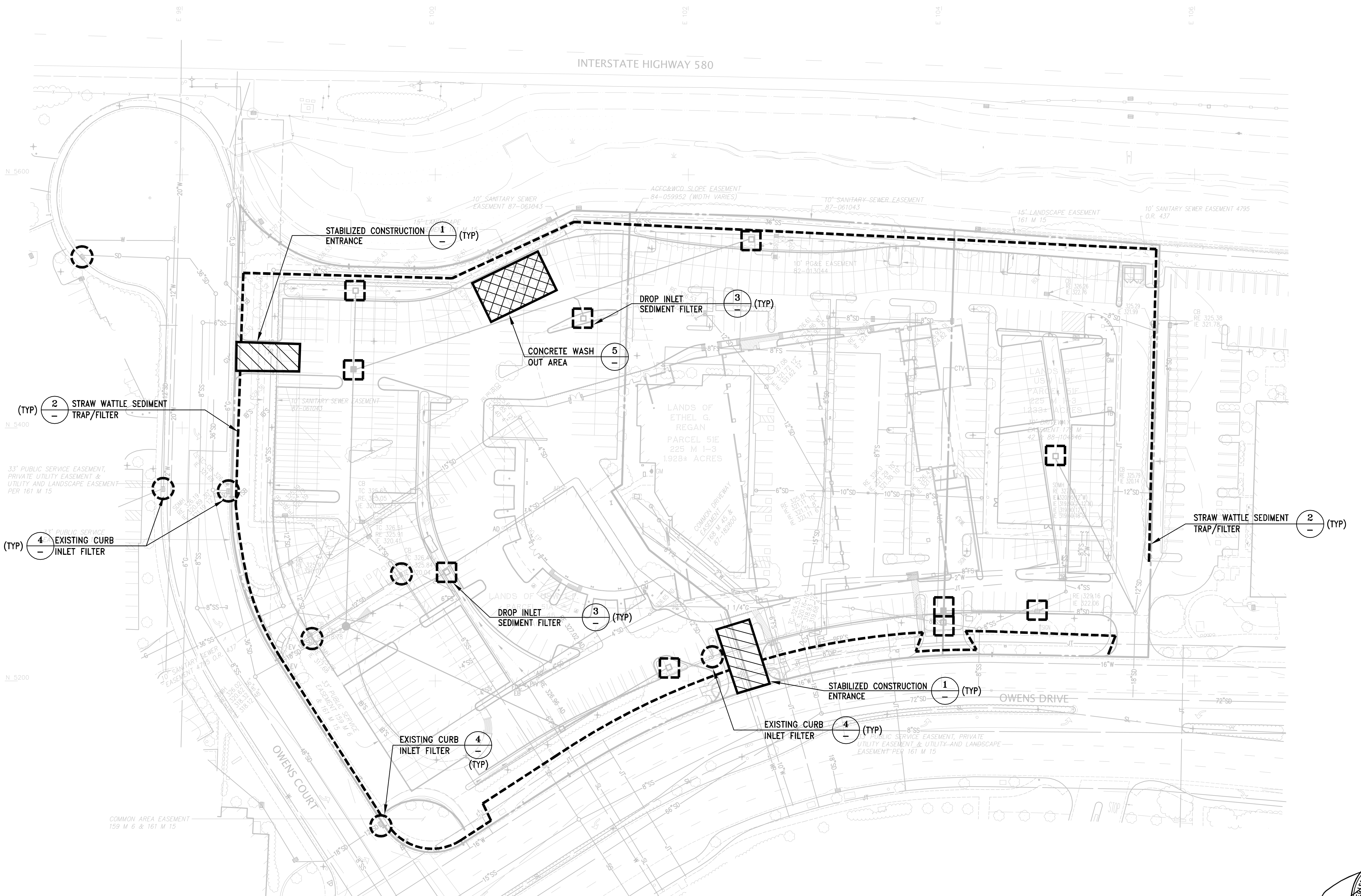
STRAW WATTLE ③
NOT TO SCALE



EXISTING CURB INLET FILTER DETAIL ④
NOT TO SCALE



CONCRETE WASHOUT ⑤
NOT TO SCALE



NOTES
1.) FACE SIGN TOWARDS NEAREST STREET OR ACCESS POINT.
2.) CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

EROSION & SEDIMENT CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON (OCT. 15 TO APRIL 15).
2. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND STRAW BALES WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THIS PLAN UNTIL THIS SITE IS PAVED.
3. SHOULD THE ON-SITE STORM DRAINS NOT BE INSTALLED COMPLETELY BY OCTOBER 15, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AT THE EXISTING STORM PIPES STUBBED TO THE SITE.
4. PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION PLAN.
NAME: XXX
ADDRESS: XXX
TELEPHONE: XXX
5. THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (6" MIN. THICK FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH D/W ENTRANCE TO SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY OF PLEASANTON.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
7. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUN-OFF TO ANY STORM DRAINAGE SYSTEM.
8. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER FIRST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
9. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
10. SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUP LEVEL INDICATED ON THE PLANS.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW.
13. INLETS WHICH ARE NOT USED IN CONJUNCTION WITH STRAW BALES OR SEDIMENT BASINS SHOULD BE COVERED, OR OTHERWISE ADJUSTED TO PREVENT INFLOW, UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
14. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE ENGINEER.
15. DETAILS FOR THE CONSTRUCTION OF FACILITIES ARE SHOWN ON THESE PLANS.
16. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. SEE SHEET C2 FOR OTHER INFORMATION.

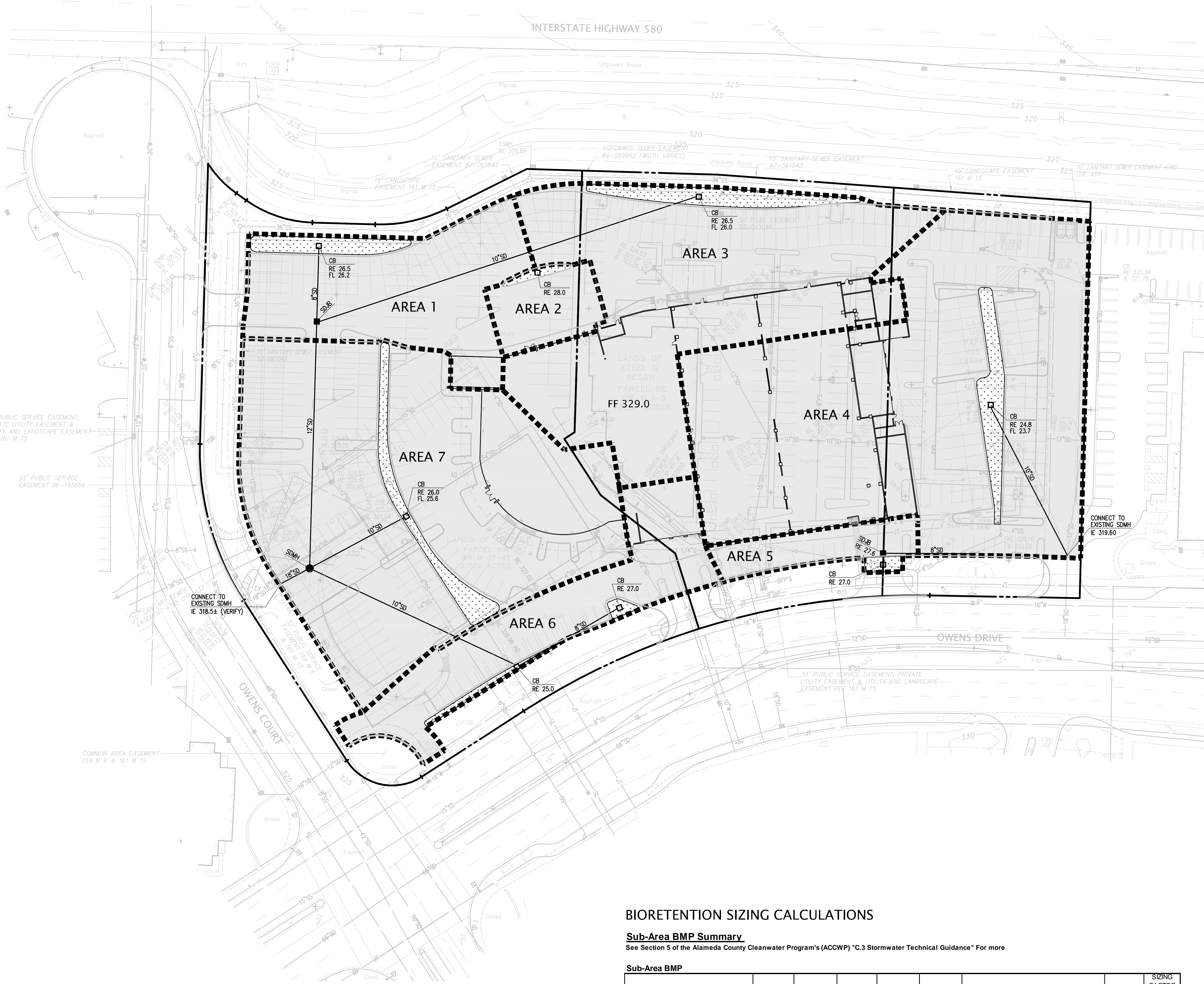
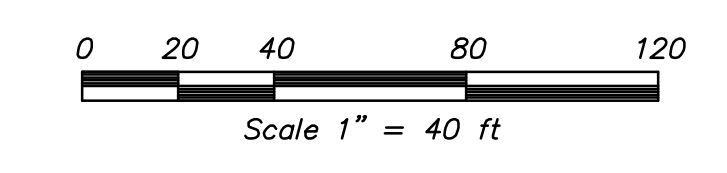
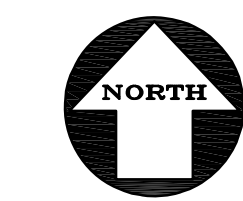


NO.	BY	REVISION
1	EYS	HACIENDA BUS. PARK SUBMITTAL 03/13/2012
2	EYS	PLANNING SUBMITTAL 04/20/2012

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

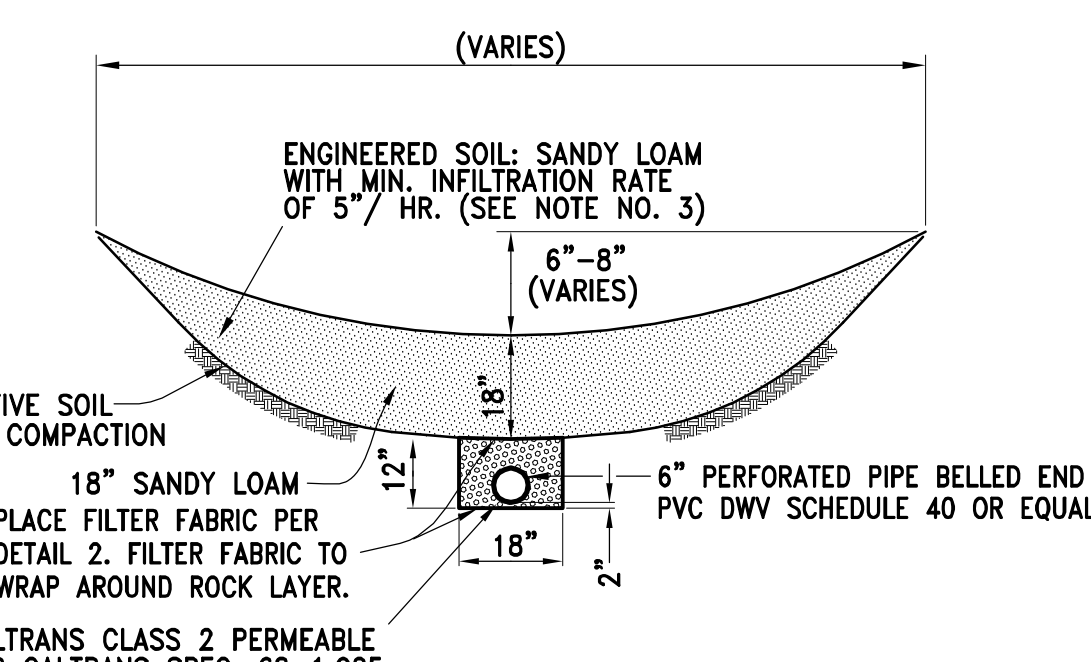
EROSION CONTROL PLAN
OF
5871 & 5885 OWENS DRIVE
FOR
WARE MALCOMB

DATE AUGUST, 2011
SCALE 1" = 40'
DESIGNER EYS
JOB NO. A11504
SHEET **C4**
OF SHEETS



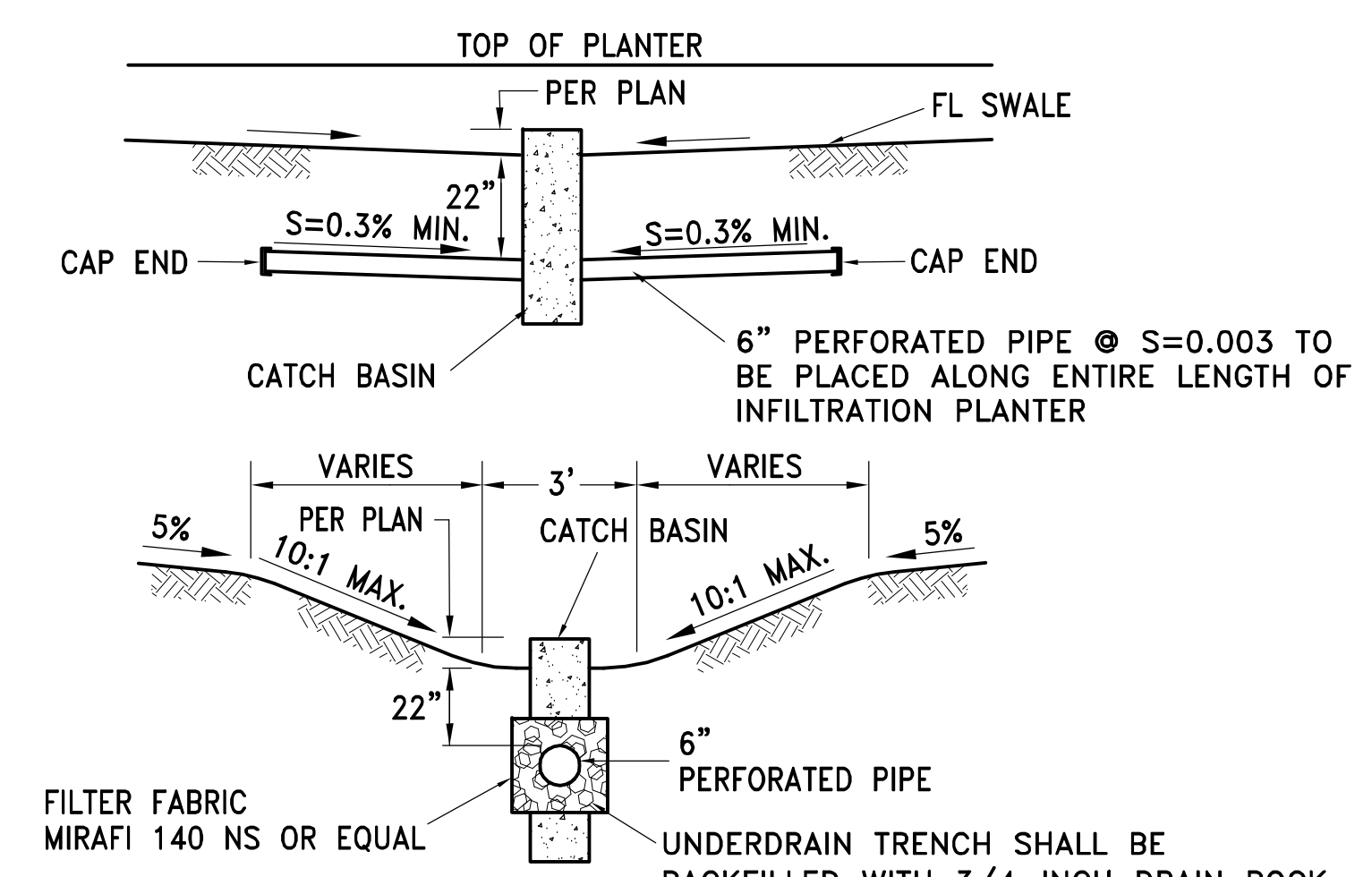
LEGEND

- ▲ AREA DRAIN
- CATCH BASIN
- FL FLOW LINE
- PV PAVEMENT
- RE RIM ELEVATION
- 403.8 SPOT ELEVATION
- SD STORM DRAIN LINE
- TC TOP OF CURB
- LIMIT OF TREATMENT AREA
- ▨ BIORETENTION PLANTER
- ▭ AREA TREATED BY BIORETENTION PLANTER



- NOTES:**
- PLANTERS SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE OF 0.3%
 - ALL PERFORATED PIPE SHALL HAVE A MINIMUM OF THREE 3/4" DIA. HOLES EVENLY SPACED ALONG THE CIRCUMFERENCE OF THE PIPE AND NOT LESS THAN THREE HOLES PER LINEAL FOOT OF PIPE.
 - FOR THE SOIL/FILTER/PLANTING MATERIAL, USE A UNIFORM MIX WITH NO MORE THAN 5% CLAY CONTENT, 50% - 60% CONSTRUCTION SAND, 20% - 30% COMPOST, AND 20% - 30% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

INFILTRATION PLANTER AREA



UNDER DRAIN IN INFILTRATION PLANTER AREA

BIORETENTION SIZING CALCULATIONS

Sub-Area BMP Summary
See Section 5 of the Alameda County Cleanwater Program's (ACCP) "C.3 Stormwater Technical Guidance" For more

Area ID No.	TRIBUTARY AREA (ACRES)	TRIBUTARY AREA (SF)	LANDSCAPE AREA (SF)	IMPERVIOUS AREA (SF)	IMPERVIOUS AREA EQUIVALENT (SF)	BMP PROVIDED	BMP SIZE (SF)	SIZING FACTOR (BMP SIZE / IMP. AREA)
1	0.50	21,804	1,106	19,072	19,183	Bioretention Planter	1,626	0.08
2	0.12	5,380	0	5,065	5,065	Bioretention Planter	315	0.06
3	1.10	48,005	653	44,871	44,936	Bioretention Planter	2,461	0.06
4	1.60	69,575	2,960	64,270	64,566	Bioretention Planter	2,445	0.04
5	0.12	5,294	30	4,899	4,892	Bioretention Planter	375	0.08
6	0.42	18,130	269	17,101	17,128	Bioretention Planter	760	0.04
7	1.45	63,083	2,774	57,901	58,178	Bioretention Planter	2,408	0.04

TOTAL TREATED AREA	3.33	231,371	7,792	213,169	213,948	N/A	10,410	0.40
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STORM WATER QUALITY CONTROL PLAN
OF
5871 & 5885 OWENS DRIVE
FOR
WARE MALCOMB

CALIFORNIA

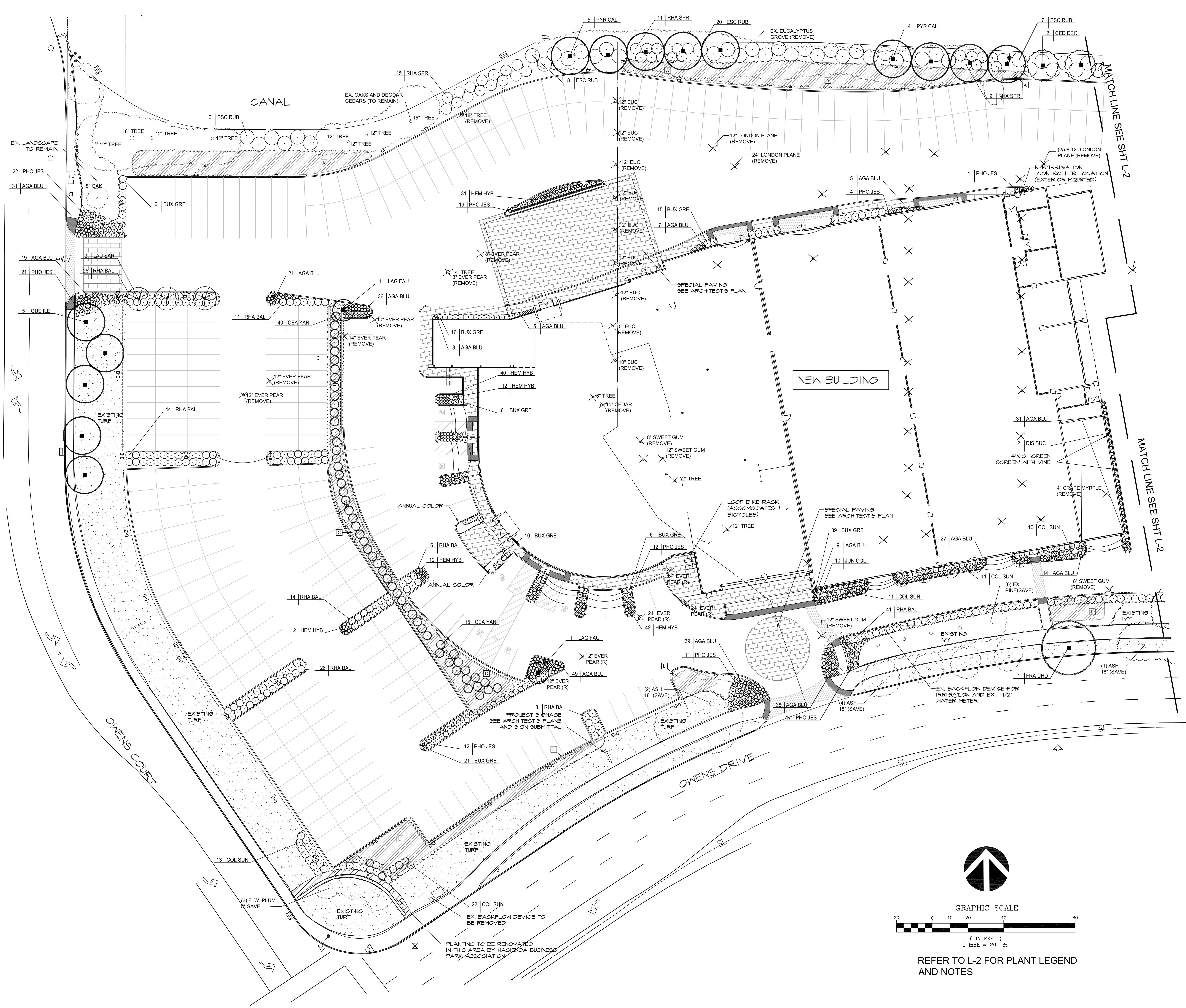
PLEASANTON

NO.	BY	REVISION
1	EYS	HACIENDA BUS. PARK SUBMITTAL 03/13/2012
2	EYS	PLANNING SUBMITTAL 04/20/2012

DATE: AUGUST, 2011
SCALE: 1" = 40'
DESIGNER: EYS
JOB NO.: A11504
SHEET: **C5**
OF SHEETS

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Livermore, California 94551
Phone (925) 245-8788
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PROFESSIONAL ENGINEER
No. 52514
Exp. 12-31-15
CIVIL
STATE OF CALIFORNIA

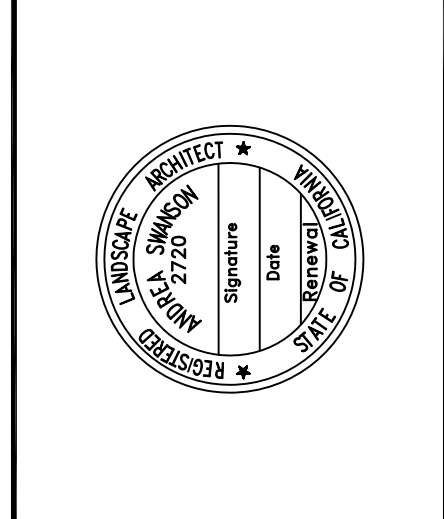


Thomas Baak & Associates, LLP.
 Landscape Architects
 11500 Wilshire Blvd., Suite 4
 West Hollywood, CA 90048
 PH: 925.933.2583

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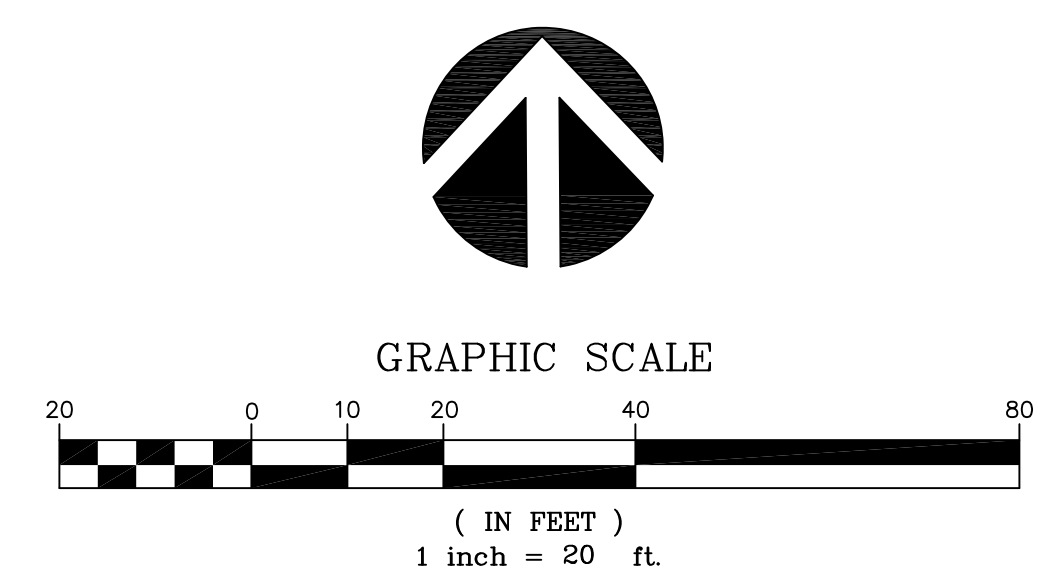


Mercedes-Benz
 5885 OWENS DRIVE
 PLEASANTON, CALIFORNIA

LANDSCAPE PLAN		REMARKS
DATE	05-20-12	
OWNER REVIEW	05-20-12	
SUBMITTAL AND ISSUE FOR BID		
DATE		
REVISIONS		

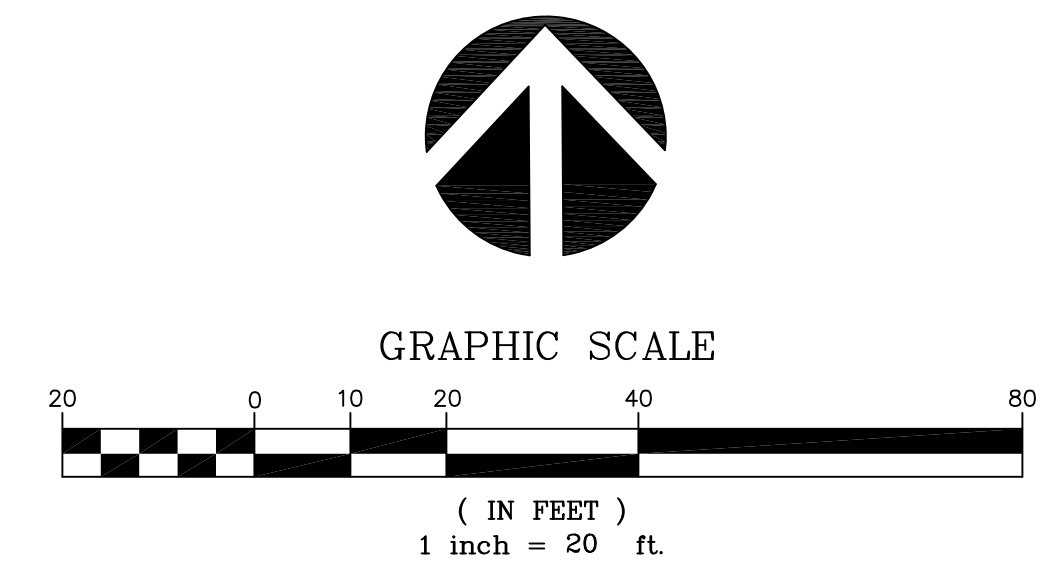
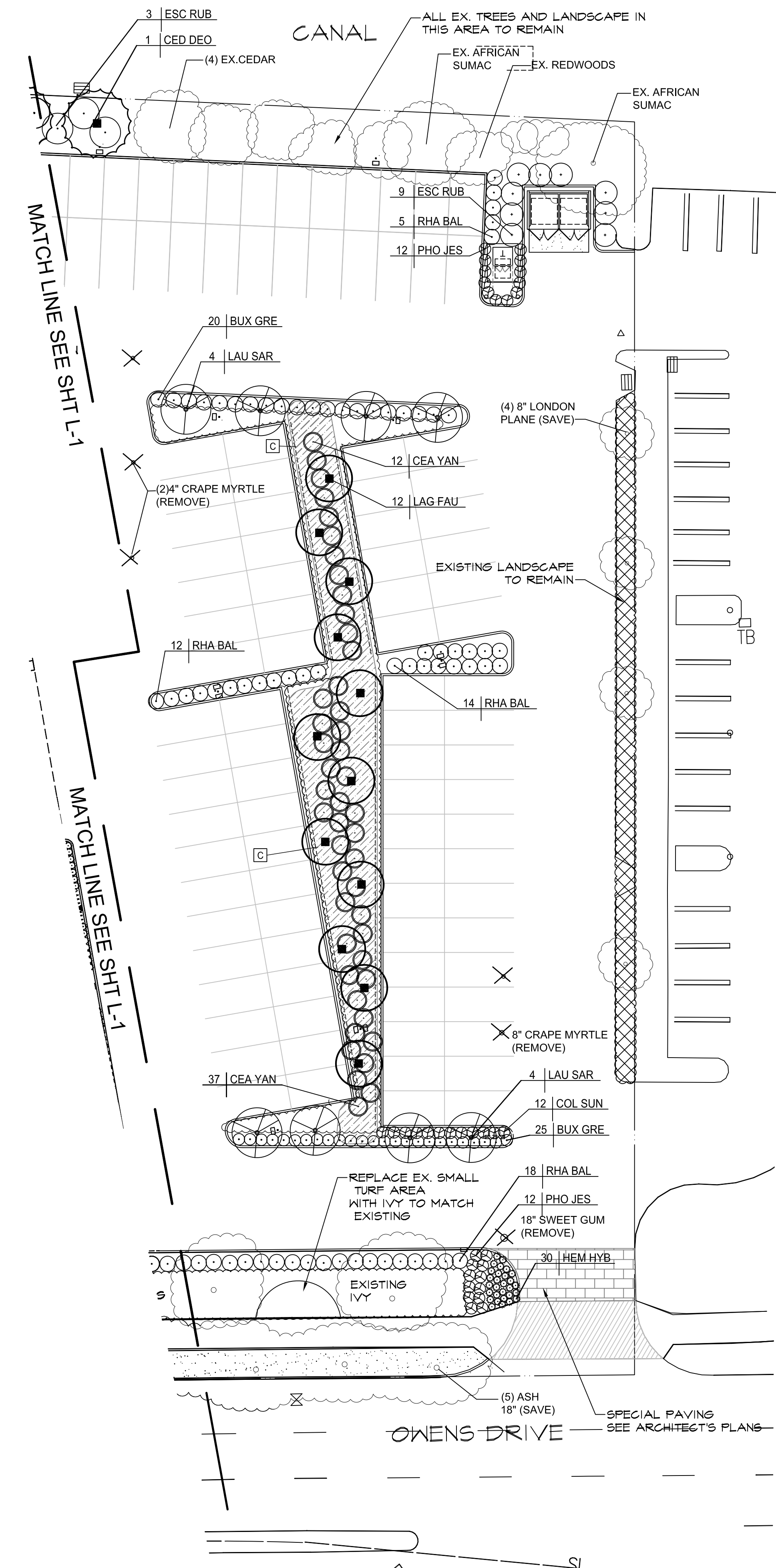
PA / PM: GARY DREW
 DRAWN BY:
 JOB NO.: SNR11-0001-01

SHEET
L-1



REFER TO L-2 FOR PLANT LEGEND AND NOTES

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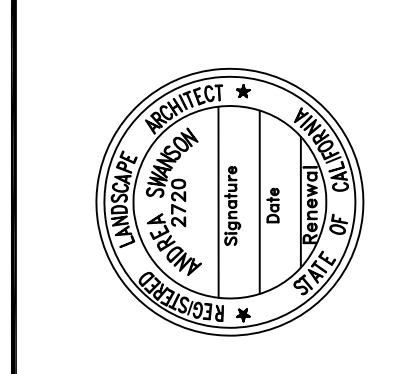


PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HT. XSP.
TREES: TO BE 24" BOX UNLESS NOTED ON PLAN WITH ■ THEN 36" BOX					
GED DEO	CEDRUS DEODARA	DEODAR CEDAR	LOW		50'X20'
FRA UHP	FRAXINUS UHDEI	SHAMEL ASH	LOW		35'X35'
JUN COL	JUNIPERUS S. 'COLOGREEN'	IRISH JUNIPER	LOW		15'X7'
LAG FAU	LAGERSTROMIA 'TUSCARORA'	CRAPE MYRTLE	LOW		22'X18'
LAU SAR	LAURUS NOBILIS 'SARATOGA'	GRECIAN LAUREL	LOW		25'X15'
PHY CAL	PHYRUS CALLERYANA	FLOWERING PEAR	MED		35'X25'
QUE ILE	QUERCUS ILEX	HOLLY OAK	LOW		35'X35'
SHRUBS:					
AGA PET	AGAPANTHUS 'BLUESTORM'	LILY OF THE NILE	LOW	1 GA	2'X2'
BUX GRE	BUXUS 'GREEN BEAUTY'	BOXWOOD	LOW	5 GA	3'X3'
CEA YAN	CEANOTHUS 'YANKEE POINT'	WILD LILAC	LOW	5 GA	3'X4'
COL SUN	COLONEMA 'SUNSET GOLD'	BREATH OF HEAVEN	LOW	5 GA	3'X4'
ESC RUB	ESCALLONIA RUBRA	ESCALLONIA	LOW	5 GA	6'X10'
HEM HYB	HEMEROCALLIS 'YELLOW LANDSCAPE SUPREME'	EVERGREEN DAYLILY	LOW	1 GA	2'X2'
LIG JAP	LIGUSTRUM J. 'TEXANUM'	PRIVET	LOW	5 GA	3'X5'
PHO JES	PHORUM 'JESTER'	DWARF FLAX	LOW	1 GA	2'X3'
RHA SPR	RHAPHIOLEPIS 'SPRINGTIME'	PINK INDIA HAWTHORN	LOW	5 GA	6'X6'
RHA BAL	RHAPHIOLEPIS 'BALLERINA'	DWARF INDIA HAWTHORN	LOW	5 GA	3'X4'
DIS BUC	*DISCITIS BUCCINATORIA	BLOOD RED TRUMPET VINE	LOW	1 GA	
GROUND COVER					
A	ARGTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	LOW	1 GA@ 30" O.C.	12'X6'
R	ROSEMARINUS 'PROSTRATA'	ROSEMARY	LOW	1 GA@ 30" O.C.	18'X2'
L	LANTANA MONTEVIDENSIS	LANTANA	LOW	1 GA@ 30" O.C.	18'X2'
ANNUAL COLOR: FROM 4" POTS AT 12" O.C. ROTATED BY SEASON					
EXISTING TURF AND IVY RENOVAE AND RECONFIGURE EXISTING TURF AND IVY AS NECESSARY					
*INSTALL VINE IN VINE POCKET (6"X24") AND TRAIN UP TO GREEN SCREEN. INSTALL GREEN SCREEN 24" ABOVE GRADE AND FASTEN TO BUILDING WALL PER MANUFACTURER'S SPECIFICATIONS. 'GREEN SCREEN' AVAILABLE FROM 'GREEN SCREEN' www.greenscreen.com					

- IRRIGATION NOTES:
1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE OVERSPRAY ONTO NON-PLANTED SURFACES.
 2. LOW PRECIPITATION RATE HEADS AND DRIP IRRIGATION TO BE UTILIZED. PRECIPITATION RATES TO BE MATCHED TO SOIL ABSORPTION RATES.
 3. INSTALL NEW 'WEATHER BASED' SMART CONTROLLER WITH RAIN SHUT-OFF SENSOR.
 4. ALL EXISTING IRRIGATION VALVES AND CONTROLLER SHALL HAVE STATE REQUIRED 'RECLAIMED WATER WARNING' LABELS. ALL NEW IRRIGATION HEADS, PIPE AND VALVE BOXES TO BE PURPLE AND HAVE RECLAIMED WATER LABELS.
 5. IRRIGATION SHALL BE DESIGNED TO FULLY CYCLE IN AN 8 HOUR PERIOD BETWEEN 10 PM AND 6 AM.

Thomas Baak & Associates, LLP
 Landscape Architects
 1100 Wilshire Blvd., Suite 4
 Walnut Creek, CA 94596
 PH: 925.933.2583



LANDSCAPE PLAN

DATE	REMARKS
08-20-12	OWNER REVIEW, SUBMITTAL, AND ISSUE FOR BID

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 DRAWN BY:
 JOB NO.: SNR11-0001-01

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