

PUD-85-08-12D
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CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT A



BRE Pleasanton Site 1
Pleasanton, CA

PUD APPLICATION

August 18th, 2011



T1

PROJECT DATA

Unit	Num. Units	NET S.F.	deck s.f.	walk or stair s.f.	Total Net Rent	Avg. S.F.	Unit Mix
Studio (highDEF):							
S1	8	595	568	71	0	4,760	
S1m	4	771	284	71	0	3,084	
B - Subtotal	12					4,760	397
1-Bedrooms (highDEF):							
A1	8	812	552	82	0	4,872	
A2	28	767	2436	87	18	21,198	
A2m	14	935	1218	87	0	13,080	
A3	4	605	380	90	0	2,420	
A - Subtotal	52					41,578	595
2-Bedrooms (highDEF):							
B1	8	1061	390	85	0	8,366	
B2	6	1073	518	86	0	8,438	
B3	8	1231	608	78	0	9,848	
B3m	4	1399	304	78	0	5,588	
B4	8	1224	488	81	0	7,404	
B6	4	1235	224	58	0	4,940	
B6m	2	1438	112	56	0	2,878	
B - Subtotal	38					40,592	1,128
3-Bedrooms (highDEF):							
C2	8	1318	588	88	0	7,814	
C - Subtotal	8					7,814	1,318
Subtotal (highDEF):	108		8,948			94,844	895
1-Bedrooms (Garden):							
G-A1	30	732	1650	56	10	21,060	
G-A1a	8	815	884	149	23	4,880	
G-A2	34	729	1498	44	9	24,788	
G-A2a	4	771	288	72	9	3,084	
A - Subtotal	74					54,720	738
2-Bedrooms (Garden):							
G-B1	32	1078	2240	70	8	34,496	
G-B1a	8	1152	1388	111	8	8,218	
G-B2	28	1023	2018	72	8	28,844	
G-B2a	3	1208	255	85	8	3,824	
B - Subtotal	71					76,880	1,070
Live-Work (Garden):							
LW1	2	1730	120	80	10	3,450	
LW2	2	1630	80	45	10	3,290	
LW1 - Subtotal	4					6,720	1,680
Subtotal (Garden):	148		18,447			137,430	833
TOTAL	255					199,274	811

* Square footage is taken from centerline of part walls and outside of exterior walls

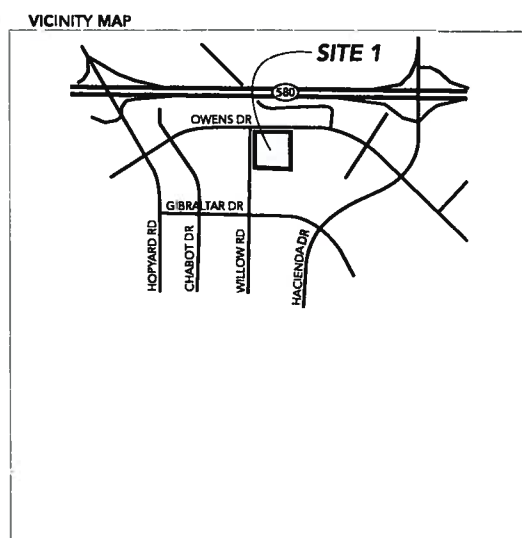
DENSITY	30.29	du/Ac
ACRES	8.418	AC

LAND COVERAGE DATA		PROVIDED PARKING	
Buildings - Residential	107,105	Covered Parking - In Bldg	184
Buildings - Rec. Facilities	5,250	Covered Surface Parking	71
Parking - Streets	114,755	Surface Parking	51
Sidewalks	67,825	Compact Parking	50
Landscape	79,670	HC Parking	8
Total	344,705	Parallel on street	3
		Tandem Parking	29
		Parallel on street (Willow)	15
		Angled Parking (Green)	2
			411
		Parking Ratio	1.61

CITY REQUIRED PARKING			
Unit B (Studio)	ratio	total units	total req'd
Unit A (1-Bdrm)	1.5	12	18
Unit A (2-Bdrm)	1.5	126	189
Unit B (2-Bdrm)	1.5	107	161
Unit C (3-Bdrm)	1.5	8	12
Unit LW	2	4	8
Guest	0.1	255	26
			411

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PROJECT TEAM	
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PROJECT NARRATIVE

LOCATED AT THE SOUTHEAST CORNER OF OWENS DRIVE AND WILLOW ROAD, AND BOUNDED BY KAISER MEDICAL CENTER ON THE EAST AND THE SHAKLEE CORPORATION HEADQUARTERS ON THE SOUTH, SITE 1 IS A PROPOSED MIXED-USE PROJECT LYING WITHIN THE HACIENDA "TOD" VILLAGE GUIDELINES. THE SITE IS LOCATED IMMEDIATELY SOUTH OF THE PLEASANTON BART STATION AND PROVIDES A DEDICATION TO THE IRON HORSE TRAIL ALONG THE EASTERN PROPERTY LINE.

THE PROPOSED PROJECT IS A NEW COMMUNITY OF APPROXIMATELY 255 UNITS IN 3- AND 4-STORY (PLUS MEZZANINE) BUILDINGS AND PROVIDES 1 COVERED PARKING STALL PER UNIT, AS WELL AS ADDITIONAL SURFACE PARKING. APPROXIMATELY 5,700 SQUARE FEET OF RETAIL AND LIVE/WORK UNITS ARE PROVIDED ALONG OWENS DR. THE COMMUNITY WILL HAVE LUXURY RESIDENTIAL AMENITY GATHERING SPACES WHICH INCLUDES A LEASING CENTER, CLUBROOM AND FITNESS CENTER, AS WELL AS ASSOCIATED POOL COURTYARD, SPA AND TOT LOT AMENITIES.

THE ARCHITECTURE IS DESIGNED IN A CONTEMPORARY STYLE CONSISTENT WITH CONTEXT EXISTING IN THE HACIENDA "TOD" CATCHMENT AREA. THE LARGE PLAZA ON THE CORNER OF OWENS AND WILLOW PROVIDES A GREAT AMENITY TO THE COMMUNITY ON THEIR WAY TO THE BART STATION. ANGLED TOWER ELEMENTS ANCHOR THIS RETAIL PLAZA AND CREATE A STRONG VISUAL BACKDROP TO THE CORNER. THE INTERNAL BUILDINGS HAVE STAIR TOWERS WHICH MARK PRIMARY BUILDING ENTRIES AND GIVES IDENTITY TO THE INDIVIDUAL RESIDENTIAL BUILDINGS, WHILE BALCONIES, STOOPS AND GROUND LEVEL PATIOS ACTIVATE THE PEDESTRIAN LEVEL.

THE LARGE OPEN SPACE IN THE CENTER OF THE SITE IS THE MAIN ORGANIZING ELEMENT FOR THE COMMUNITY. ALL RESIDENTS CAN GET TO THE FROM THE AMENITY SPACES THROUGH LANDSCAPED WALKWAYS AND PUBLIC SIDEWALKS. LANDSCAPE IS SELECTED TO ENHANCE AND BECOME AN EXTENSION OF THE ARCHITECTURE. INTERNAL TO THE SITE ARE SEMI-PRIVATE COURTYARDS, A HIERARCHY OF PEDESTRIAN PATHWAYS AND CAREFULLY SELECTED PLANT MATERIALS THAT ARE THE ELEMENTS USED TO DEFINE SPACES AND CREATE AN ENJOYABLE WALKING EXPERIENCE.

THE EXTERIOR MATERIAL PALETTE CONSISTS OF EXTERIOR PLASTER, ENHANCED CEMENTITIOUS SIDING, WINDOW AWNINGS, OPEN AND CLOSED BALCONY RAILING, VARYING ROOF LINES, AND A BOLD, URBAN COLOR SCHEME WITH ACCENTS AT KEY BUILDING ELEMENTS.



Pleasanton Site 1

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AERIAL MAP

A0-0



A. Looking North Toward BART



B. Looking South Toward Shaklee Corporation Office Building



C. View Looking West



D. Looking East Toward Kaiser Medical Office Building

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SITE CONTEXT

A0-1



1. PROPOSED VIEW TO CORNER OF OWENS AND WILLOW



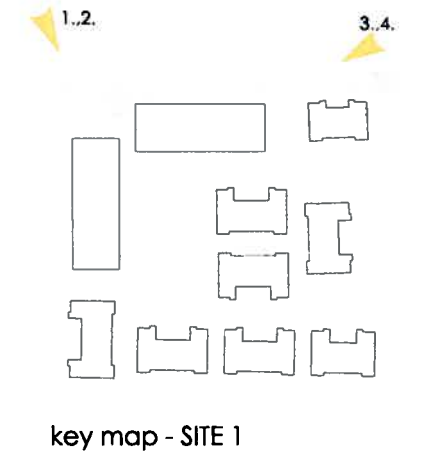
2. EXISTING VIEW TO CORNER OF OWENS AND WILLOW



3. EXISTING VIEW WEST DOWN OWENS DRIVE



4. PROPOSED VIEW WEST DOWN OWENS DRIVE



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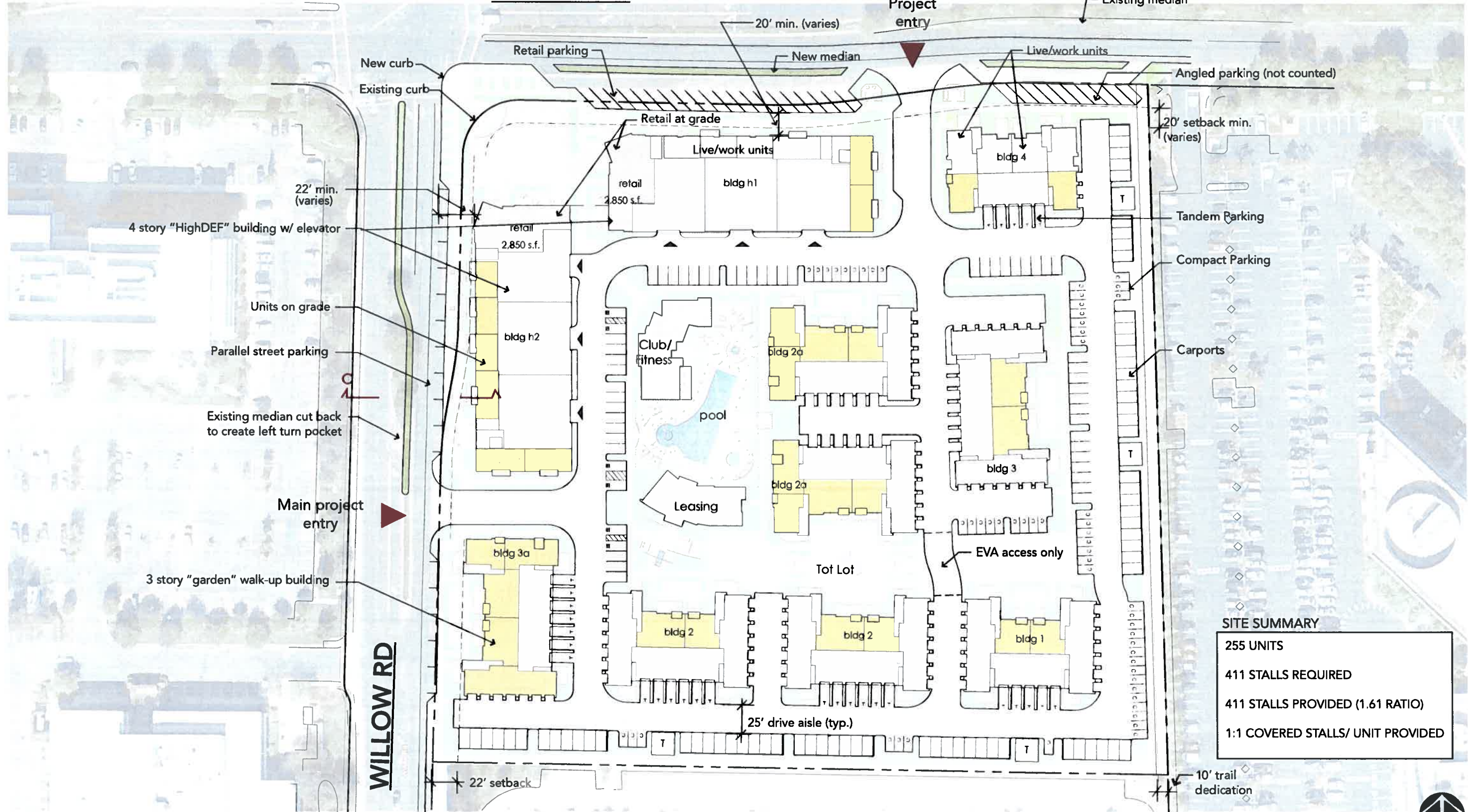
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CONTEXTUAL
PERSPECTIVES

A0-2

OWENS DR



SITE SUMMARY

255 UNITS
411 STALLS REQUIRED
411 STALLS PROVIDED (1.61 RATIO)
1:1 COVERED STALLS/ UNIT PROVIDED

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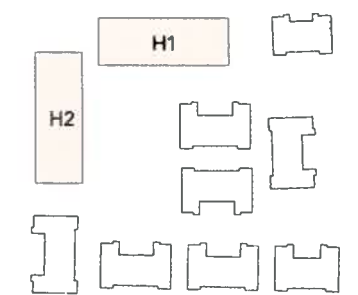
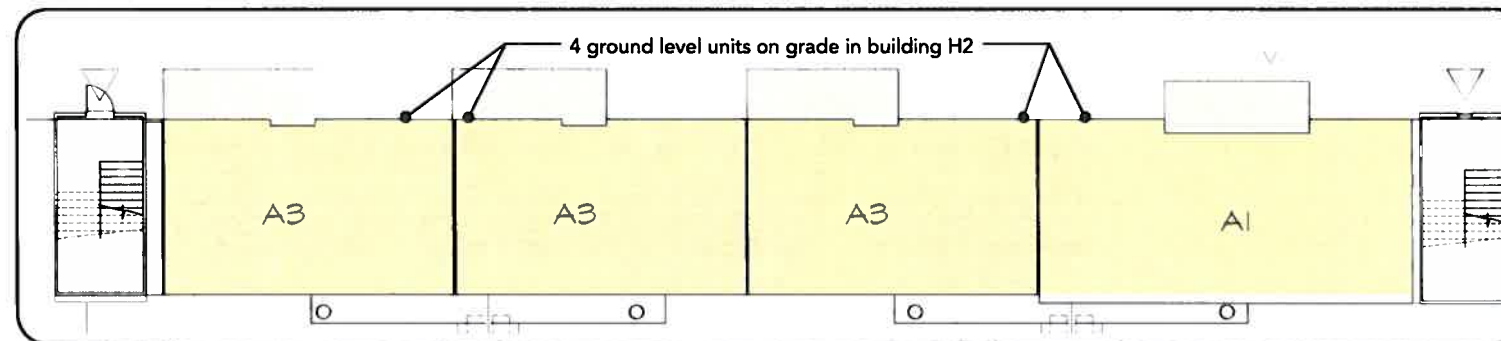
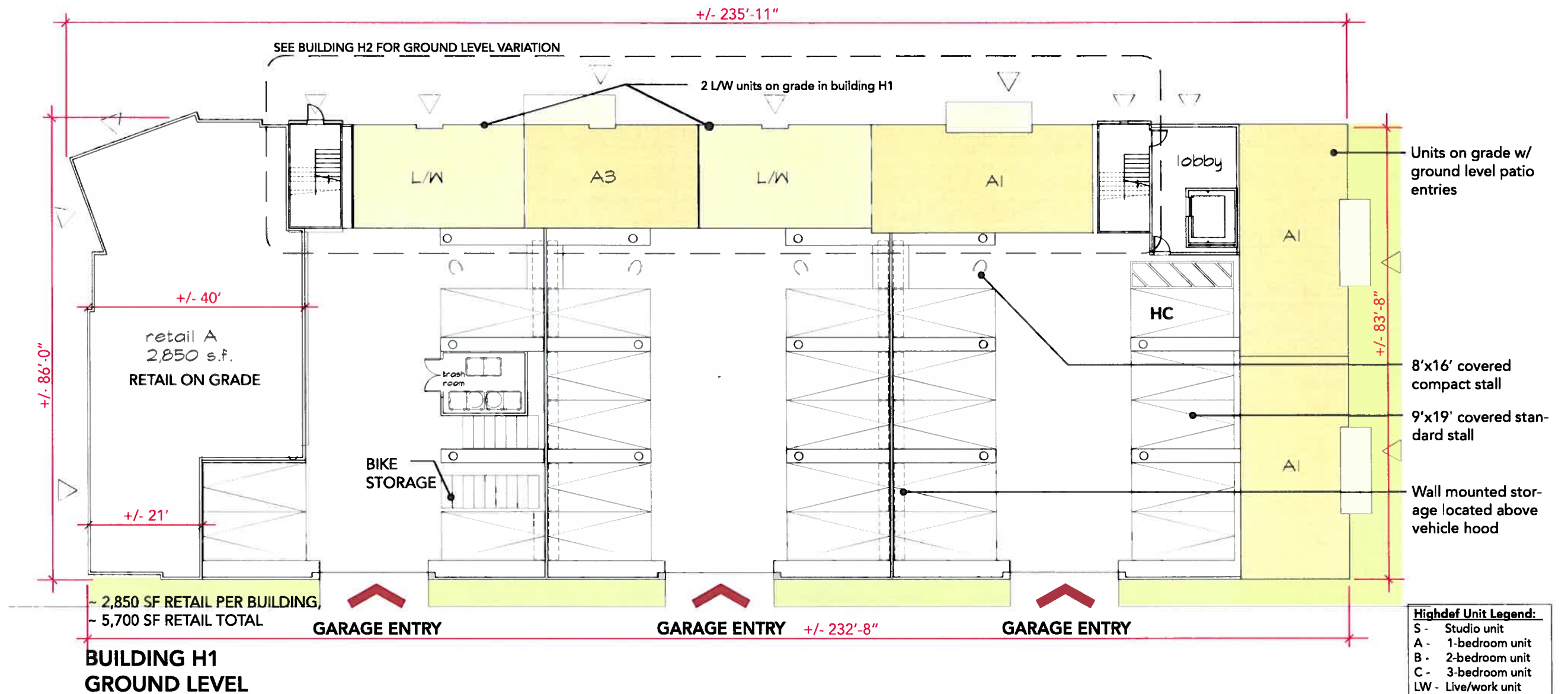
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**ARCHITECTURAL
SITE PLAN**

A1-0





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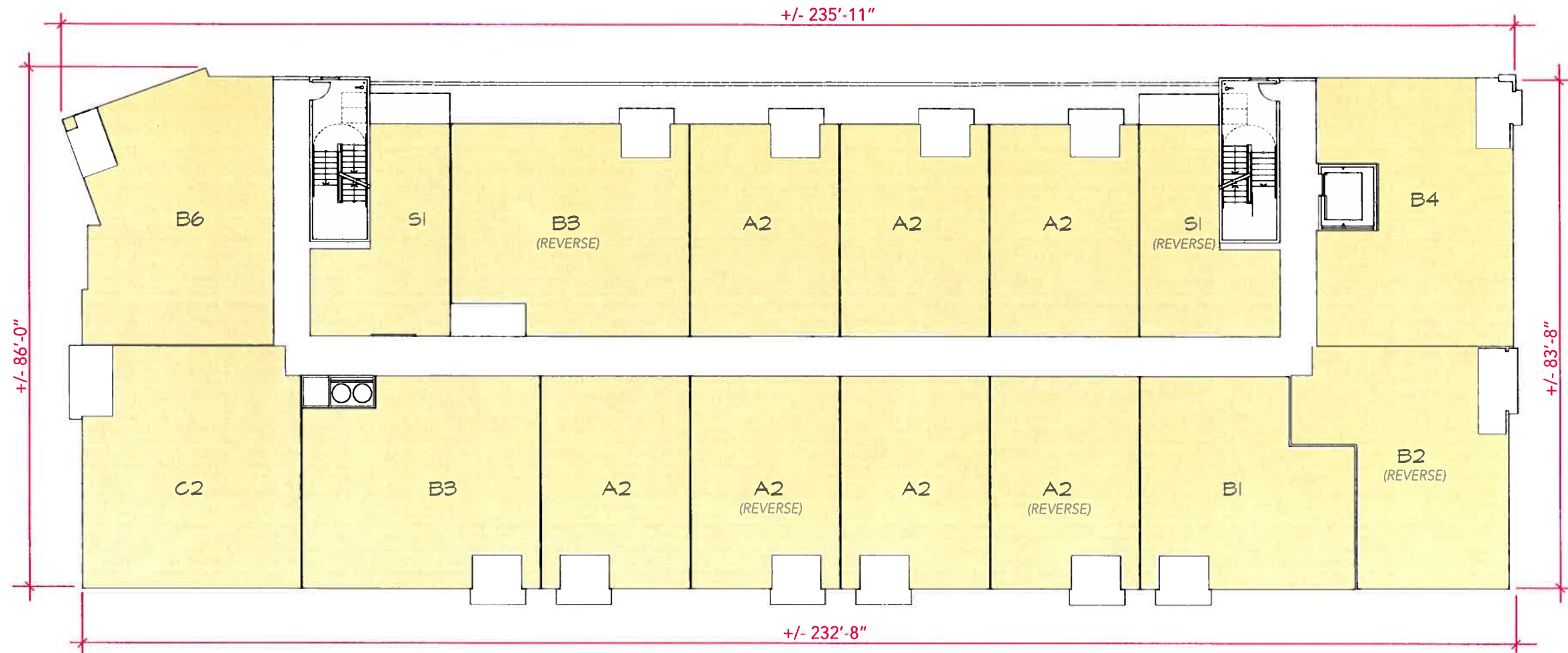
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0 10' 20' 40' 60'

BUILDING PLANS
HIGHDEF H1+2 GROUND LEVEL

A1-1

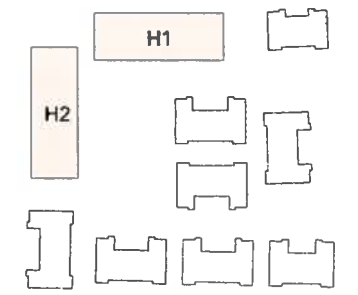


BUILDINGS H1 & H2 - LEVELS 2+3

Highdef Unit Legend:

- S - Studio unit
- A - 1-bedroom unit
- B - 2-bedroom unit
- C - 3-bedroom unit
- LW - Live/work unit

- __a - Ground level unit
- __m - Mezzanine unit



key map - SITE 1



Pleasanton Site 1

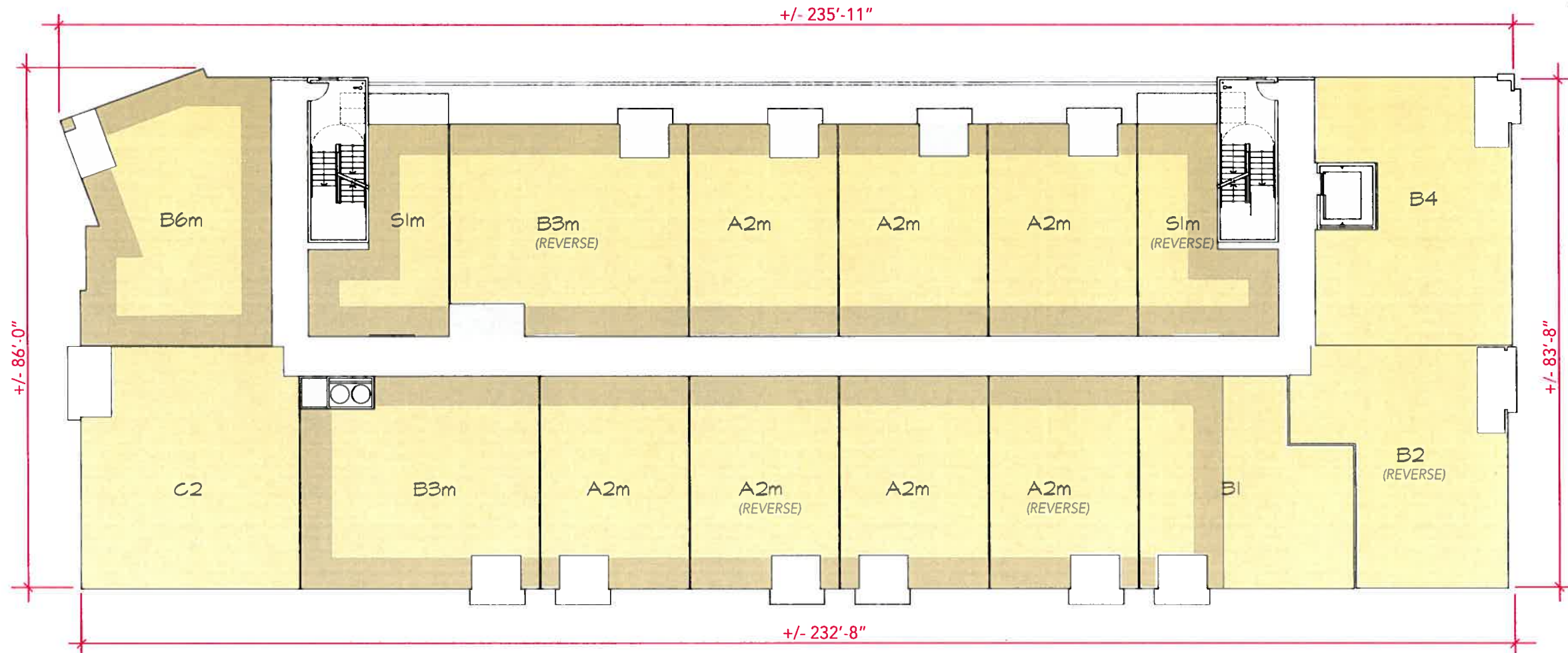
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BUILDING PLANS
HIGHDEF H1+2 LEVEL 2-3

A1-2

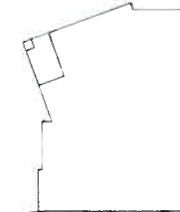


BUILDINGS H1 & H2 - LEVEL 4

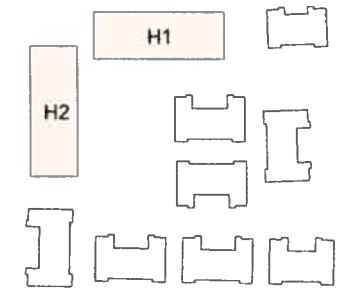
Highdef Unit Legend:

- S - Studio unit
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- C - 3-bedroom unit
- LW - Live/work unit

- _a - Ground level unit
- _m - Mezzanine unit



hatch = location of units w/
mezzanine



key map - SITE 1

Pleasanton Site 1

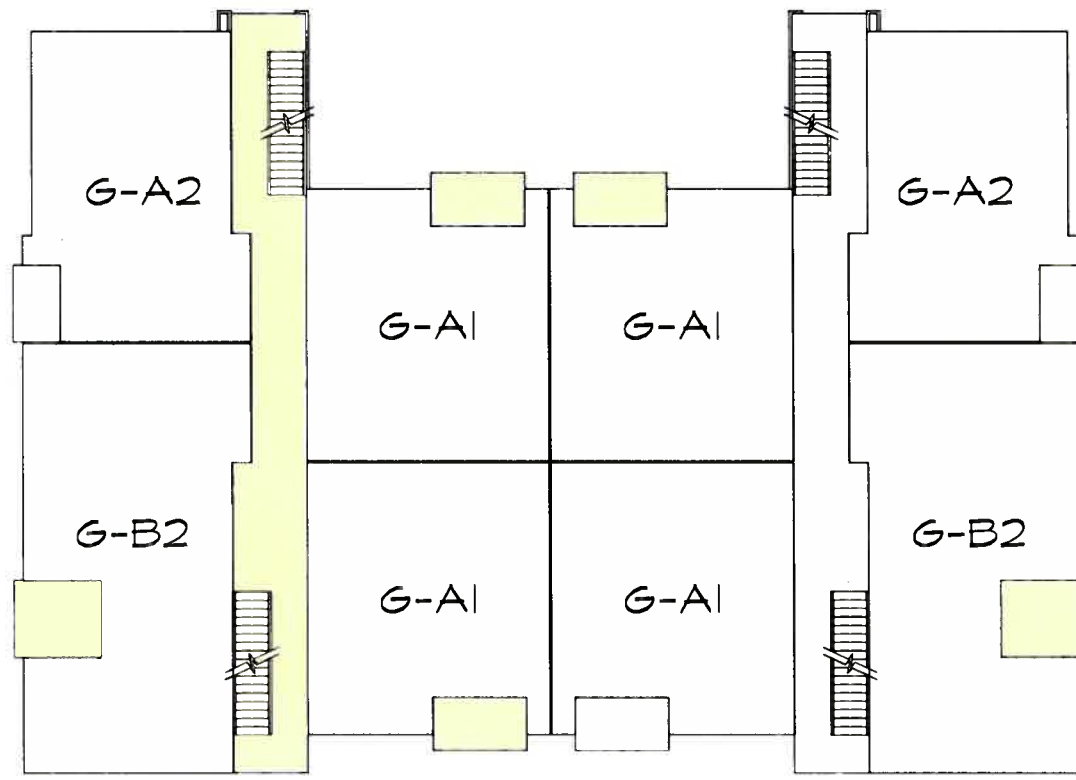
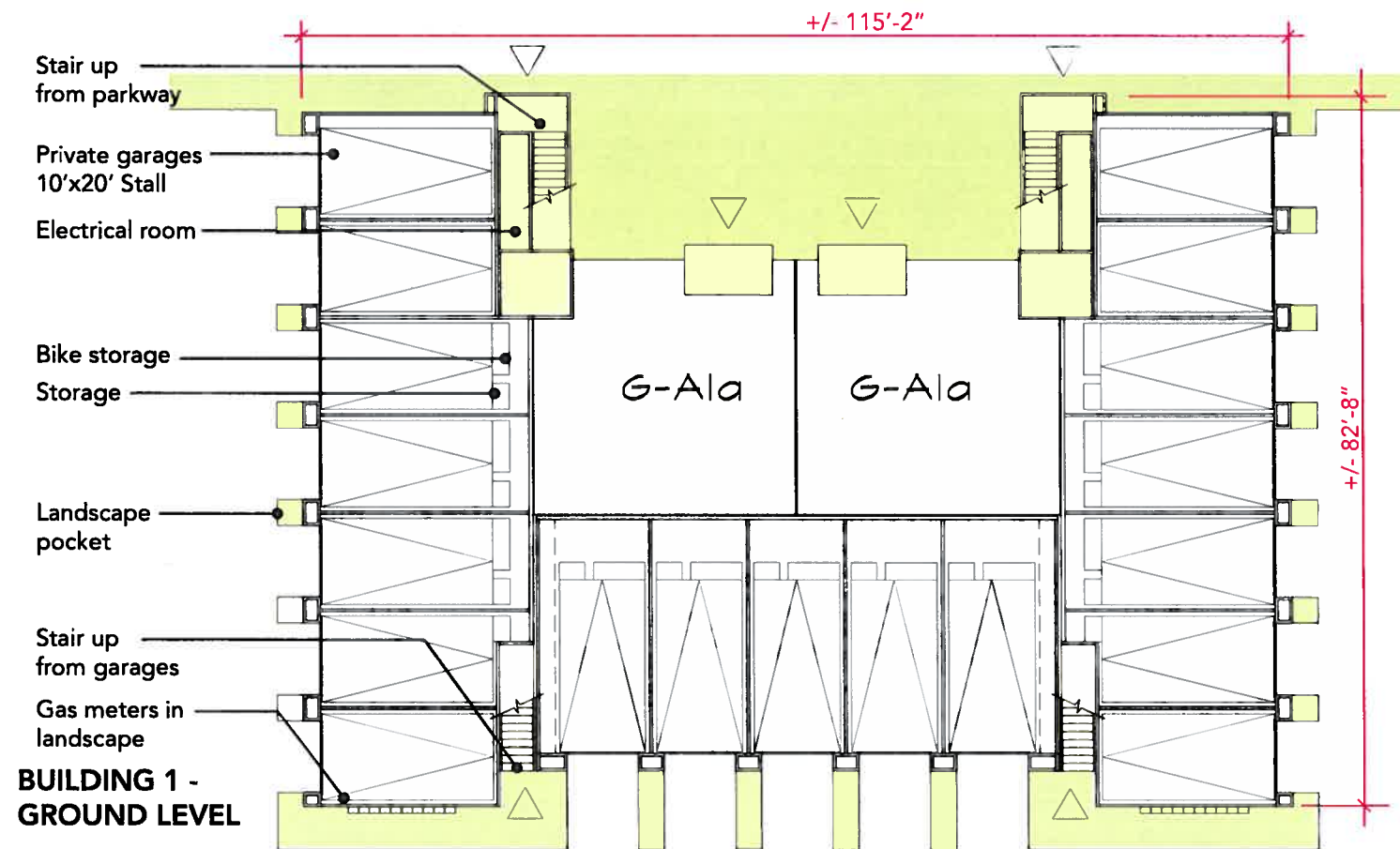
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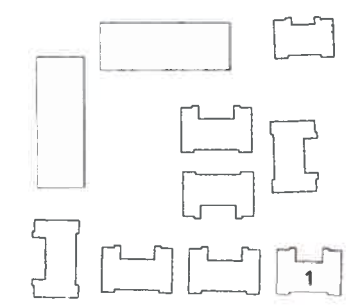


BUILDING PLANS
HIGHDEF H1+2 LEVEL 4

A1-3



Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit
 _a - Ground level unit



0 10' 20' 40' 60'

Pleasanton Site 1

Pleasanton, CA

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 August 18th, 2011

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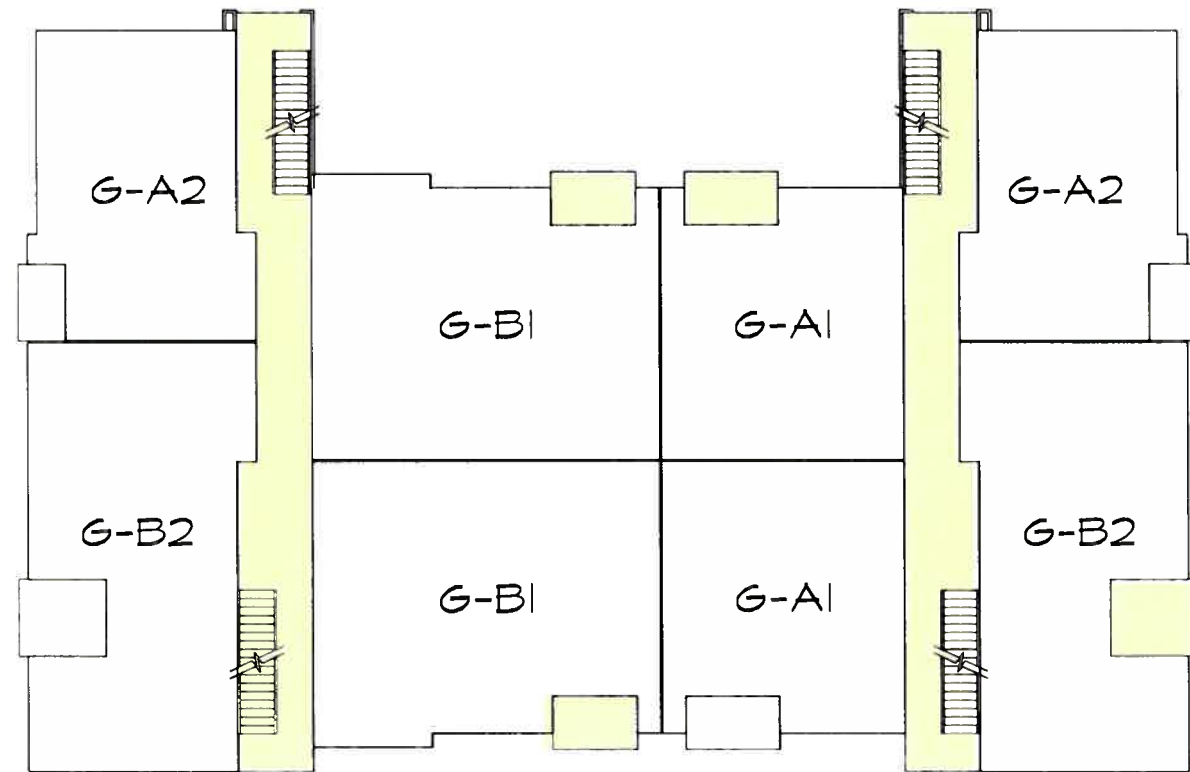
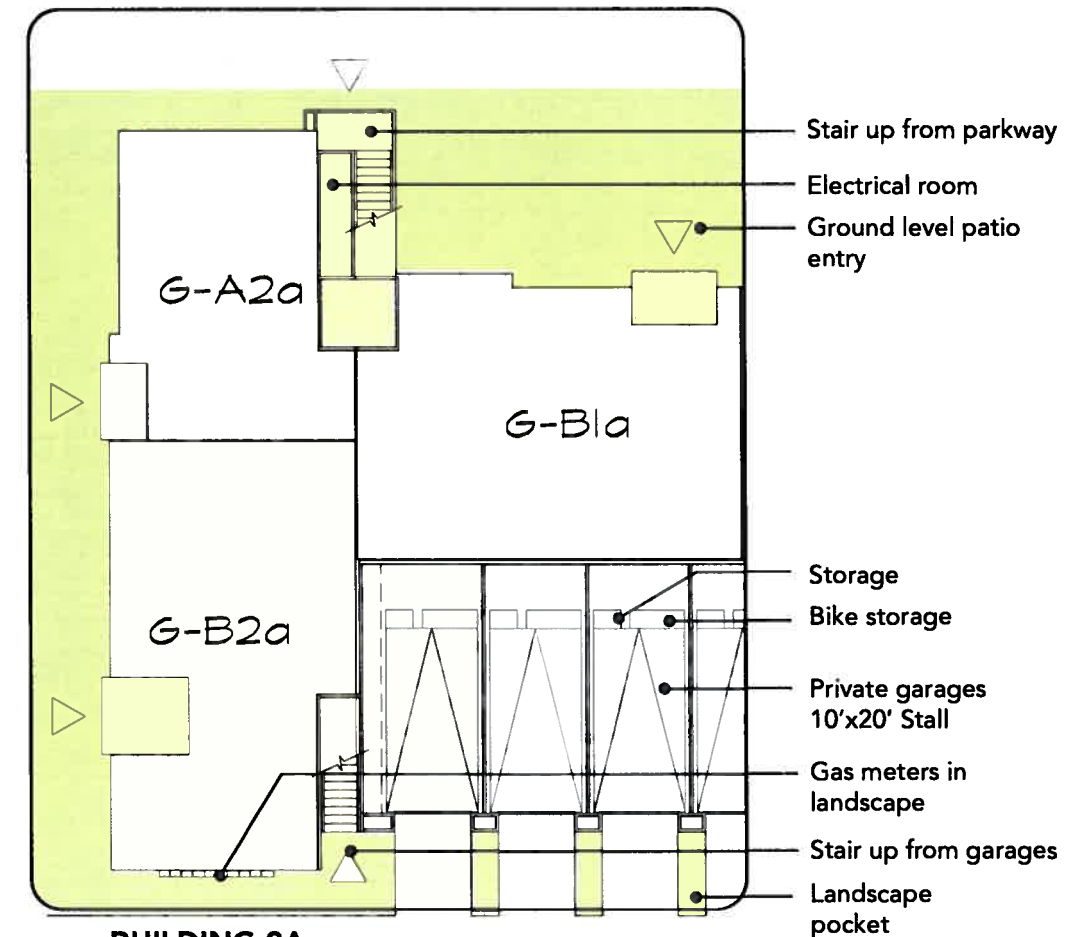
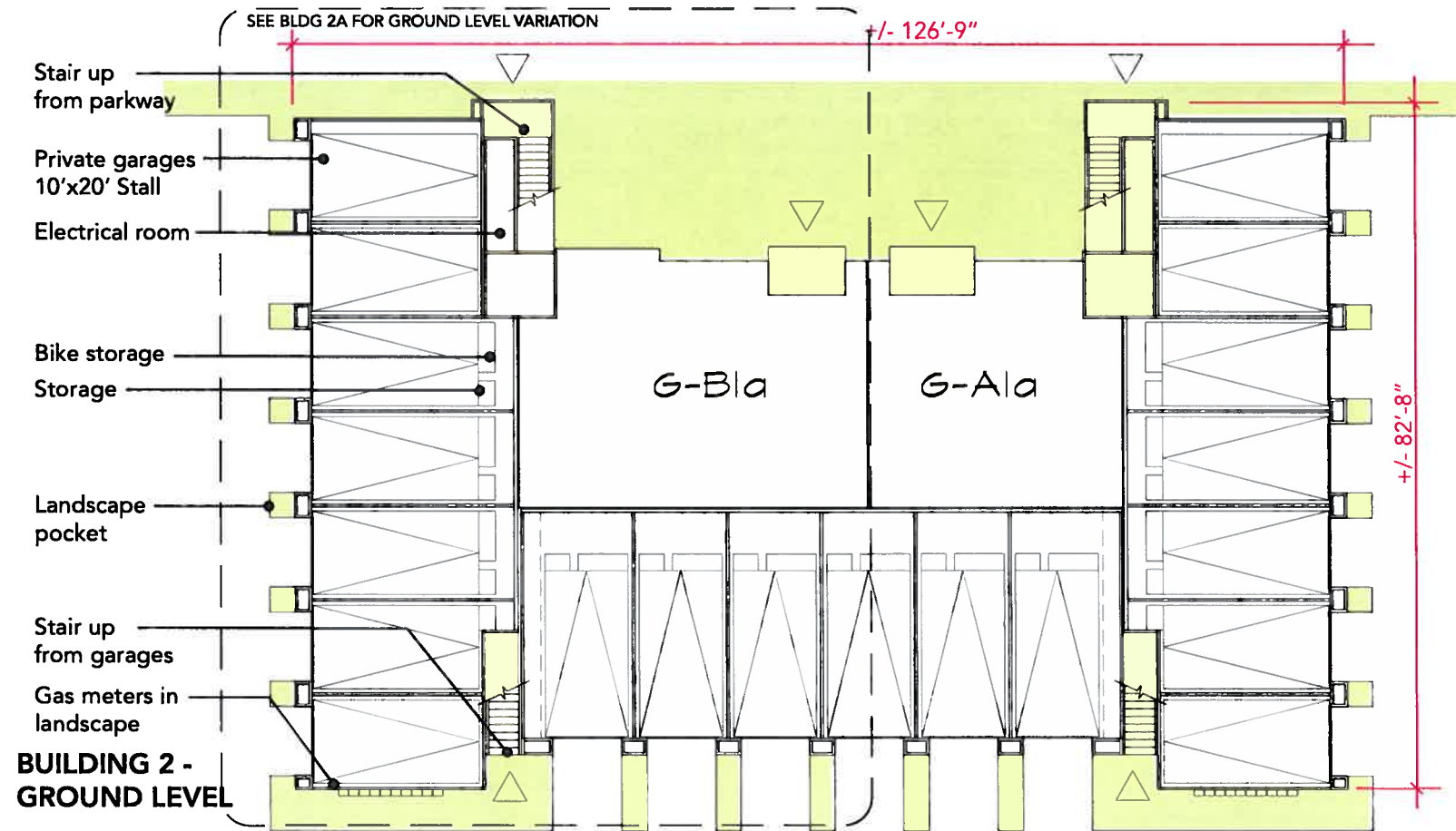
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URBAN ARENA

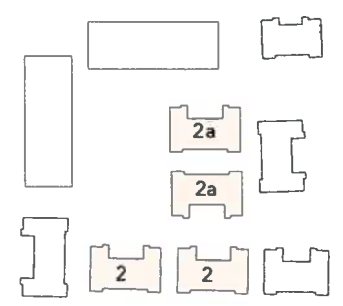
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BUILDING PLANS
 GARDEN BUILDING 1

A1-4



Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit
 _a - Ground level unit



Pleasanton Site 1

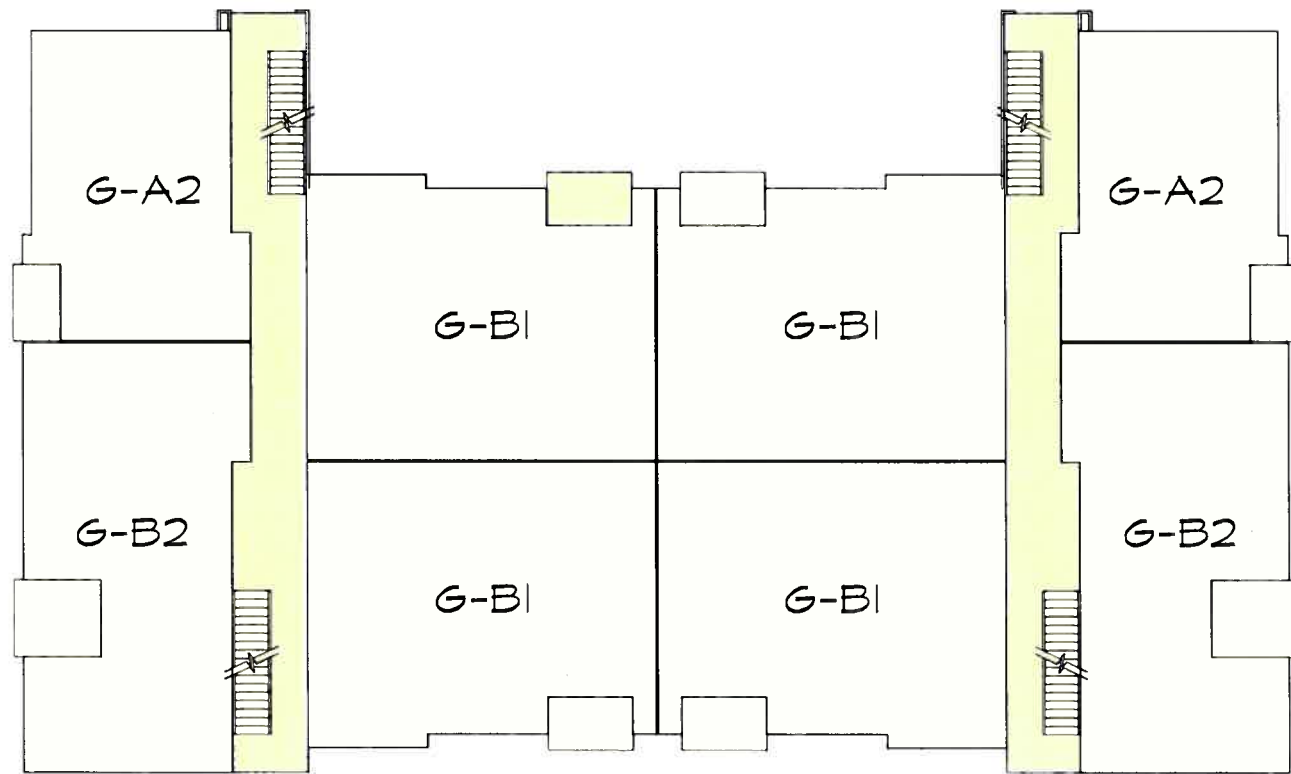
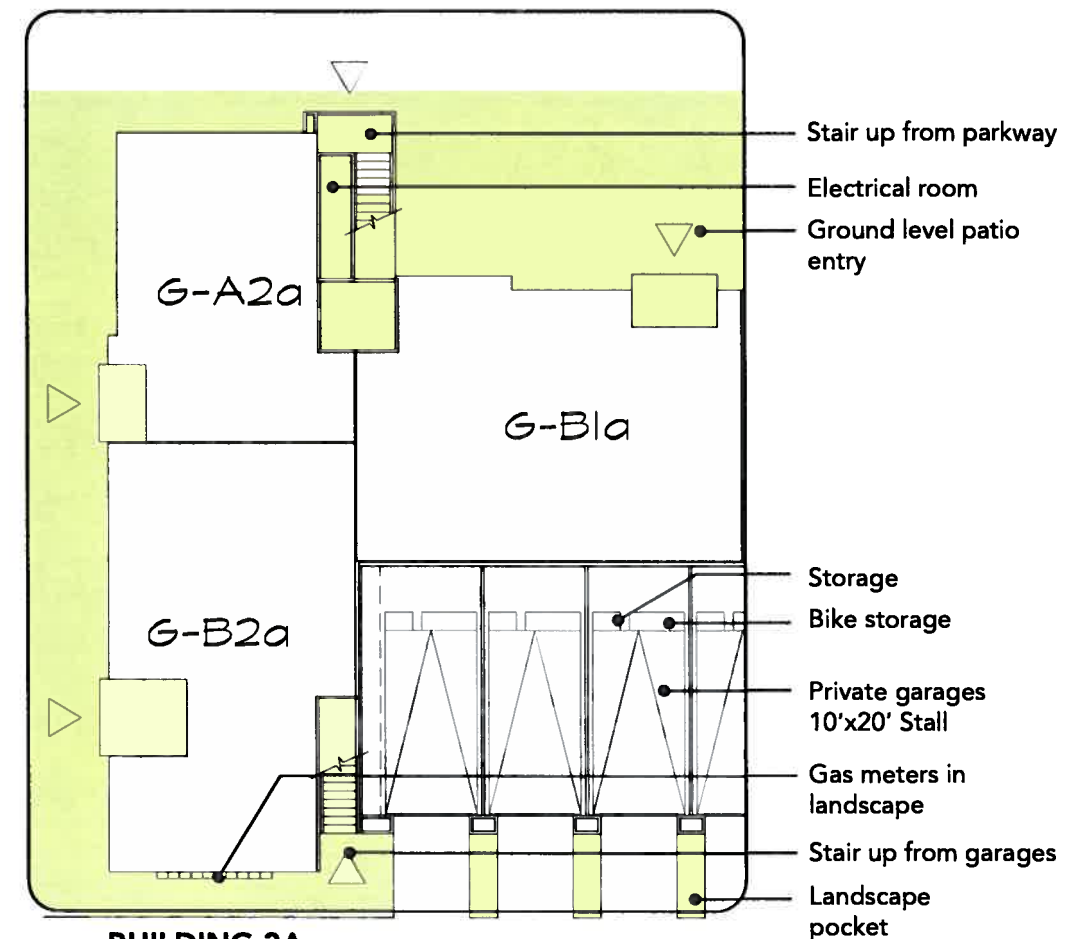
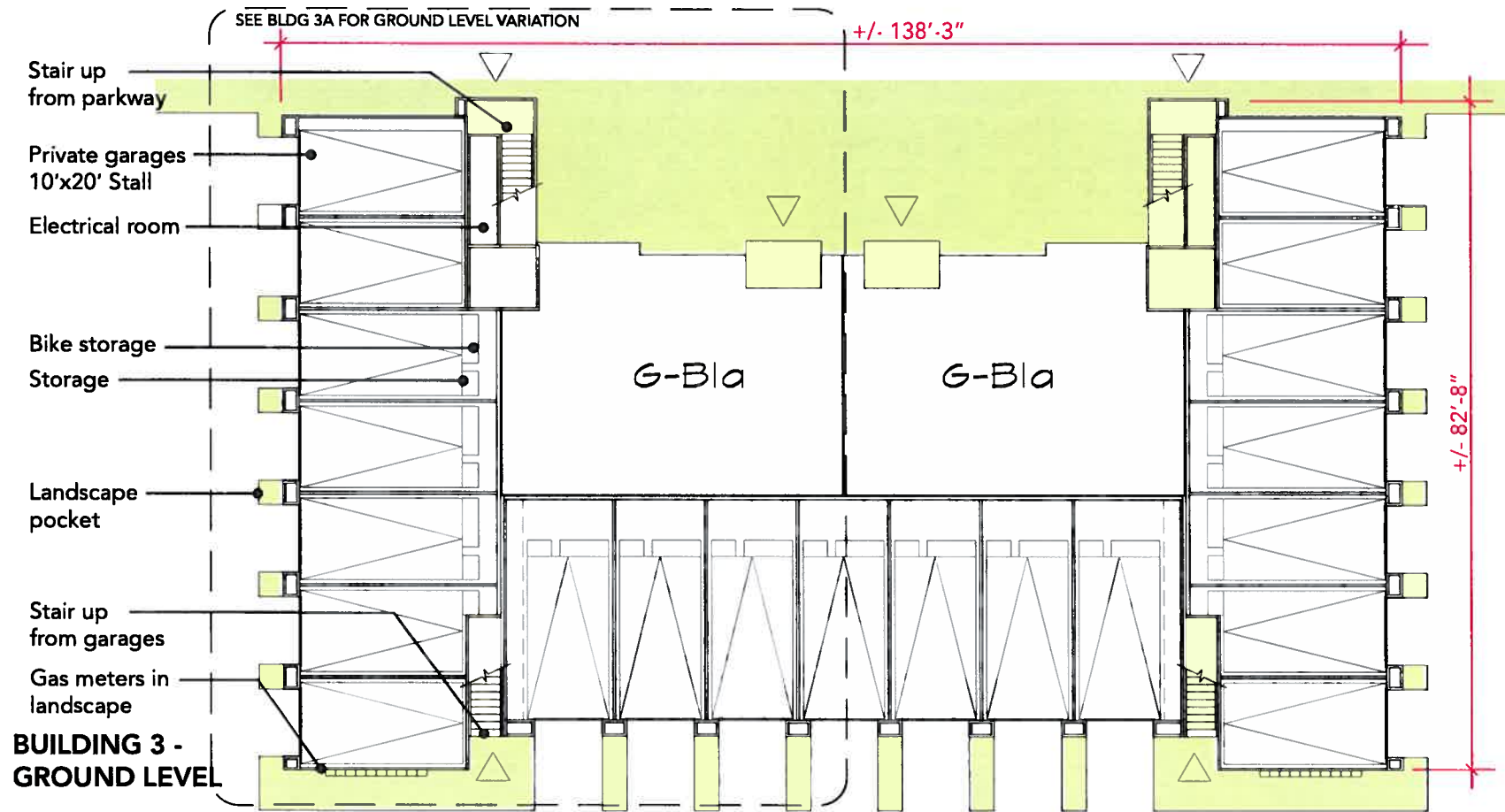
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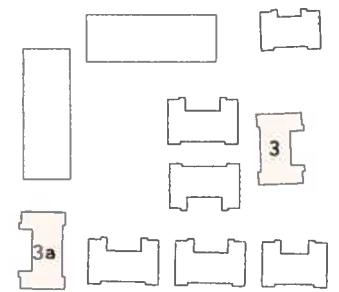


BUILDING PLANS
 GARDEN BUILDING 2

A1-5



Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit
 _a - Ground level unit



0 10' 20' 40' 60'

Pleasanton Site 1

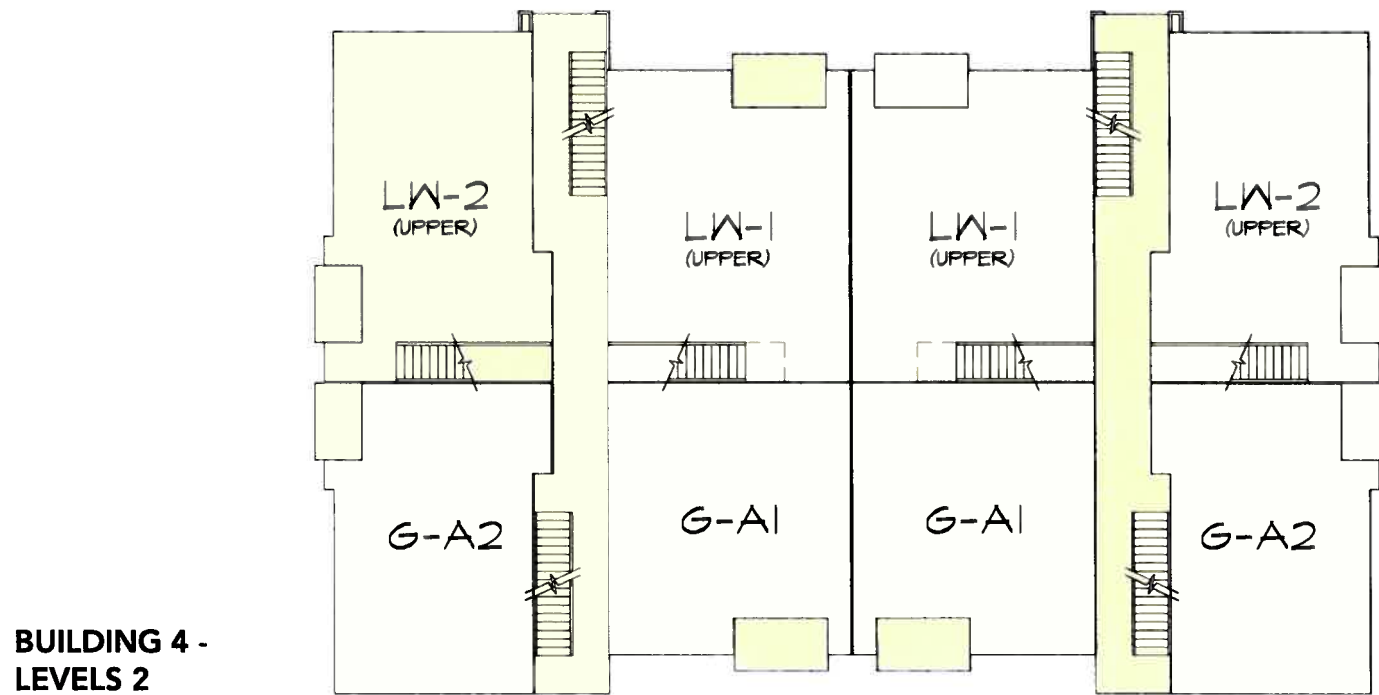
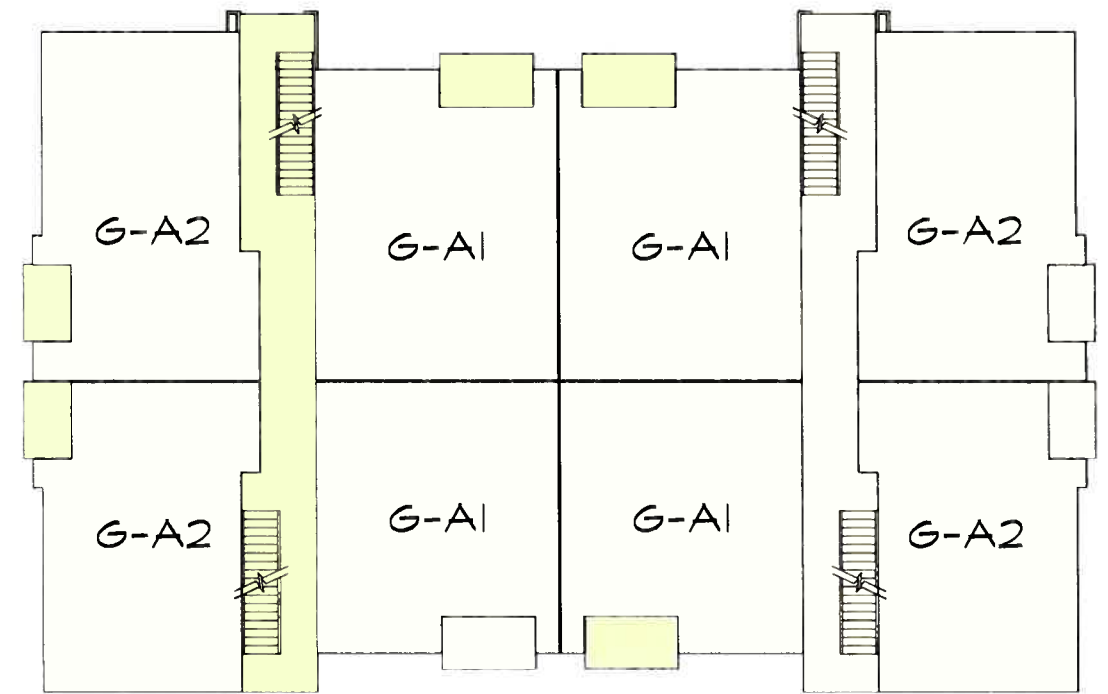
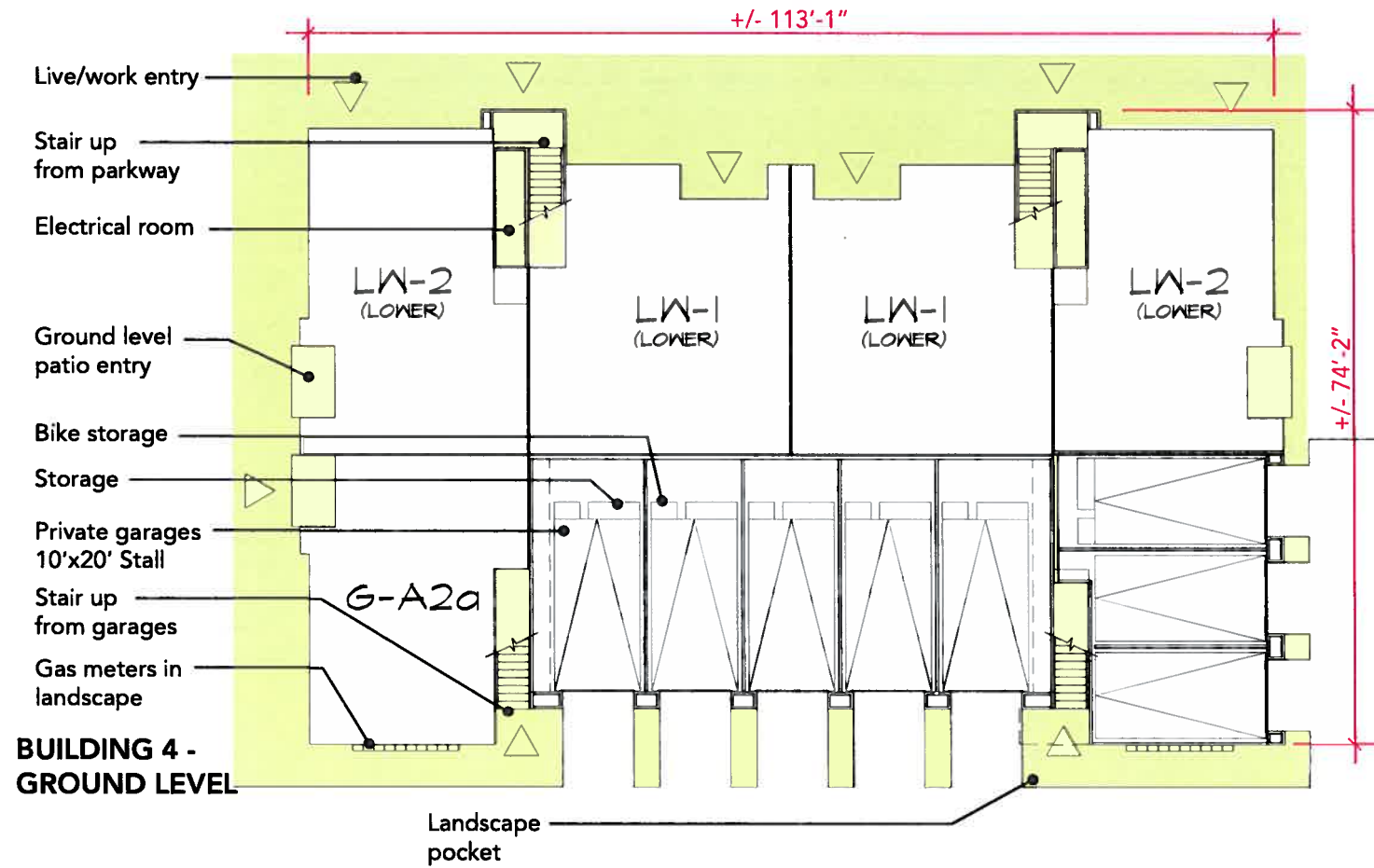
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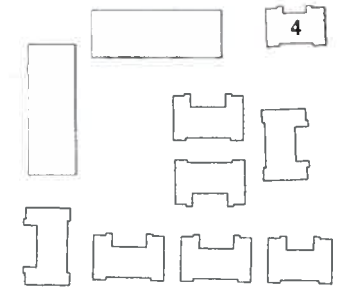
BUILDING PLANS
 GARDEN BUILDING 3

A1-6



Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit

_a - Ground level unit



Pleasanton Site 1

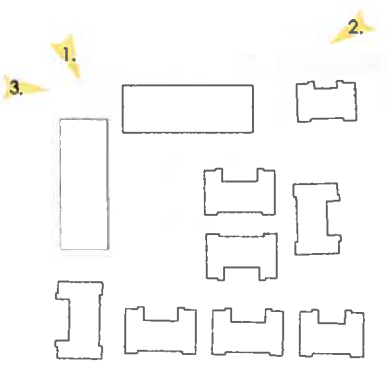
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BUILDING PLANS
 GARDEN BUILDING 4

A1-7



key map - SITE 1

1. VIEW TO RETAIL PLAZA (OWENS AND WILLOW)



2. VIEW WEST DOWN OWENS DR.



3. AERIAL VIEW EAST DOWN TO RETAIL PLAZA

Pleasanton Site 1

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PERSPECTIVE
RENDERINGS

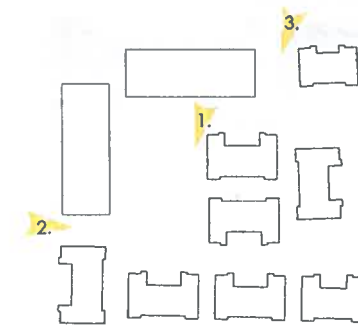
A2-0



2. VIEW TO MAIN ENTRY, LEASING BEYOND



3. VIEW TO SECONDARY ENTRY



key map - SITE 1



1. AERIAL VIEW OF REC./LEASING AND POOL COURTYARD

Pleasanton Site 1

Pleasanton, CA

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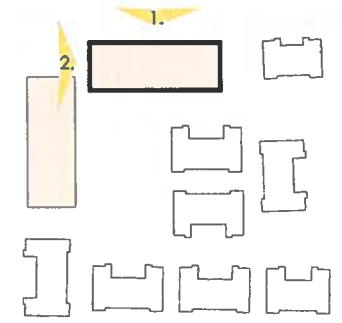
PERSPECTIVE
RENDERINGS

A2-1



2. RETAIL PLAZA ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. VERTICAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. HORIZONTAL COMPOSITE PICKET RAILING
 7. RETAIL SIGNAGE
 8. METAL AWNING AND KICKERS
 9. ALUMINUM STOREFRONT
 10. BURNISHED BLOCK PATIO WALL
 11. GREEN SCREEN
 12. MEZZANINE BEYOND
 13. HORIZONTAL CEMENTITIOUS SIDING



key map - SITE 1



1. FRONT ELEVATION (OWENS)

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

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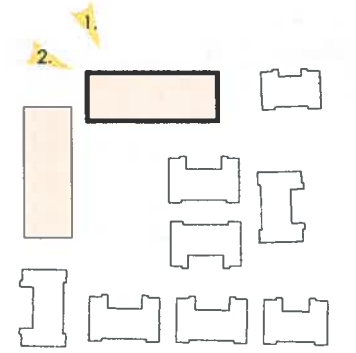


CONCEPT ELEVATIONS
BUILDING H1

A2-2



2. RETAIL PLAZA ELEVATION



key map - SITE 1



1. FRONT ELEVATION (OWENS)

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

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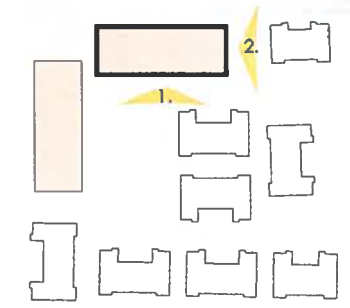
CONCEPT 3D VIEWS
BUILDING H1

A2-3



2. LIVE/WORK SIDE ELEVATION (ENTRY DRIVE)

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. VERTICAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. HORIZONTAL COMPOSITE PICKET RAILING
 7. RETAIL SIGNAGE
 8. METAL AWNING AND KICKERS
 9. ALUMINUM STOREFRONT
 10. BURNISHED BLOCK PATIO WALL
 11. GREEN SCREEN
 12. MEZZANINE BEYOND



key map - SITE 1



1. REAR ELEVATION

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

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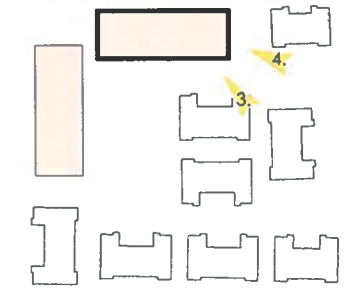


CONCEPT ELEVATIONS
BUILDING H1

A2-4



4. LIVE/WORK SIDE ELEVATION (ENTRY DRIVE)



key map - SITE 1



3. REAR ELEVATION

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

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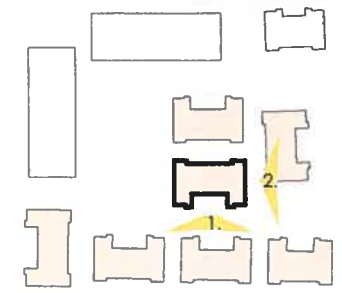
CONCEPT 3D VIEWS
BUILDING H1

A2-5



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. METAL AWNING AT GROUND LEVEL
 7. CEMENTITIOUS SIDING AT PATIO WALL
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS



key map - SITE 1



1. FRONT ELEVATION (COURTYARD)

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 2. BUILDINGS 1 AND 3 ARE VARIATIONS IN LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011

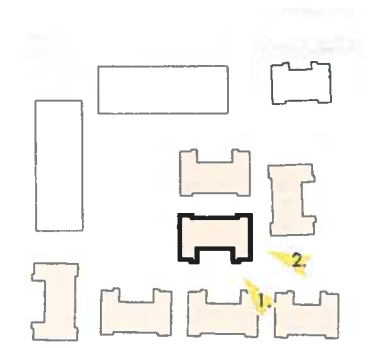


CONCEPT ELEVATIONS
BUILDING G2a

A2-6



2. GARAGE SIDE ELEVATION



key map - SITE 1



1. FRONT ELEVATION (COURTYARD)

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 2.
BUILDINGS 1 AND 3 ARE VARIATIONS IN
LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE
LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011



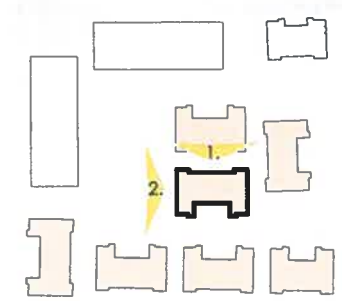
CONCEPT 3D VIEWS
BUILDING G2a

A2-7



2. UNIT SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. METAL AWNING AT GROUND LEVEL
 7. CEMENTITIOUS SIDING AT PATIO WALL
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS



key map - SITE 1



1. REAR ELEVATION

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 2. BUILDINGS 1 AND 3 ARE VARIATIONS IN LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

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CONCEPT ELEVATIONS
BUILDING G2a

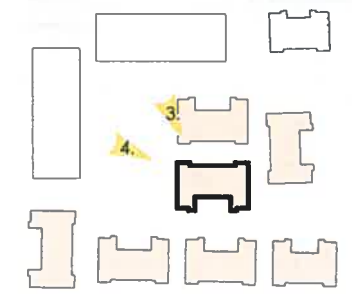
A2-8



4. UNIT SIDE ELEVATION



3. REAR ELEVATION



key map - SITE 1

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 2. BUILDINGS 1 AND 3 ARE VARIATIONS IN LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011



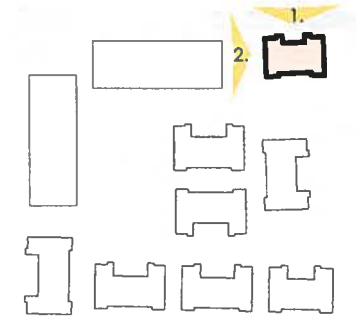
CONCEPT 3D VIEWS
BUILDING G2a

A2-9



2. LIVE/WORK SIDE ELEVATION (ENTRY DRIVE)

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. METAL AWNING AT GROUND LEVEL
 7. CEMENTITIOUS SIDING AT PATIO WALL
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. RETAIL SIGNAGE
 12. UNIT SIGNAGE
 13. ALUMINUM STOREFRONT ENTRY DOORS



key map - SITE 1



1. FRONT ELEVATION (OWENS)

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011



CONCEPT ELEVATIONS
BUILDING G4

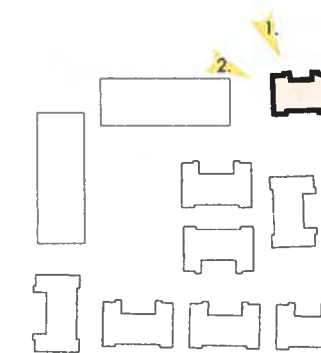
A2-10



2. LIVE/WORK SIDE ELEVATION (ENTRY DRIVE)



1. FRONT ELEVATION (OWENS)



key map - SITE 1

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011



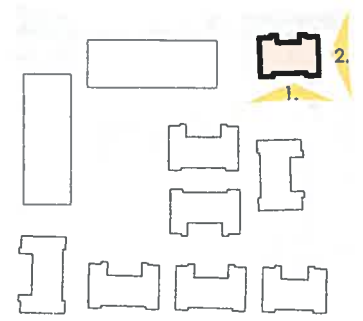
CONCEPT 3D VIEWS
BUILDING G4

A2-11



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. METAL AWNING AT GROUND LEVEL
 7. CEMENTITIOUS SIDING AT PATIO WALL
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. RETAIL SIGNAGE
 12. UNIT SIGNAGE
 13. ALUMINUM STOREFRONT ENTRY DOORS



key map - SITE 1



1. REAR ELEVATION

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011



CONCEPT ELEVATIONS
BUILDING G4

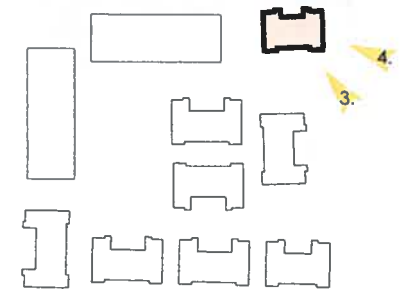
A2-12



4. GARAGE SIDE ELEVATION



3. REAR ELEVATION



key map - SITE 1

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011

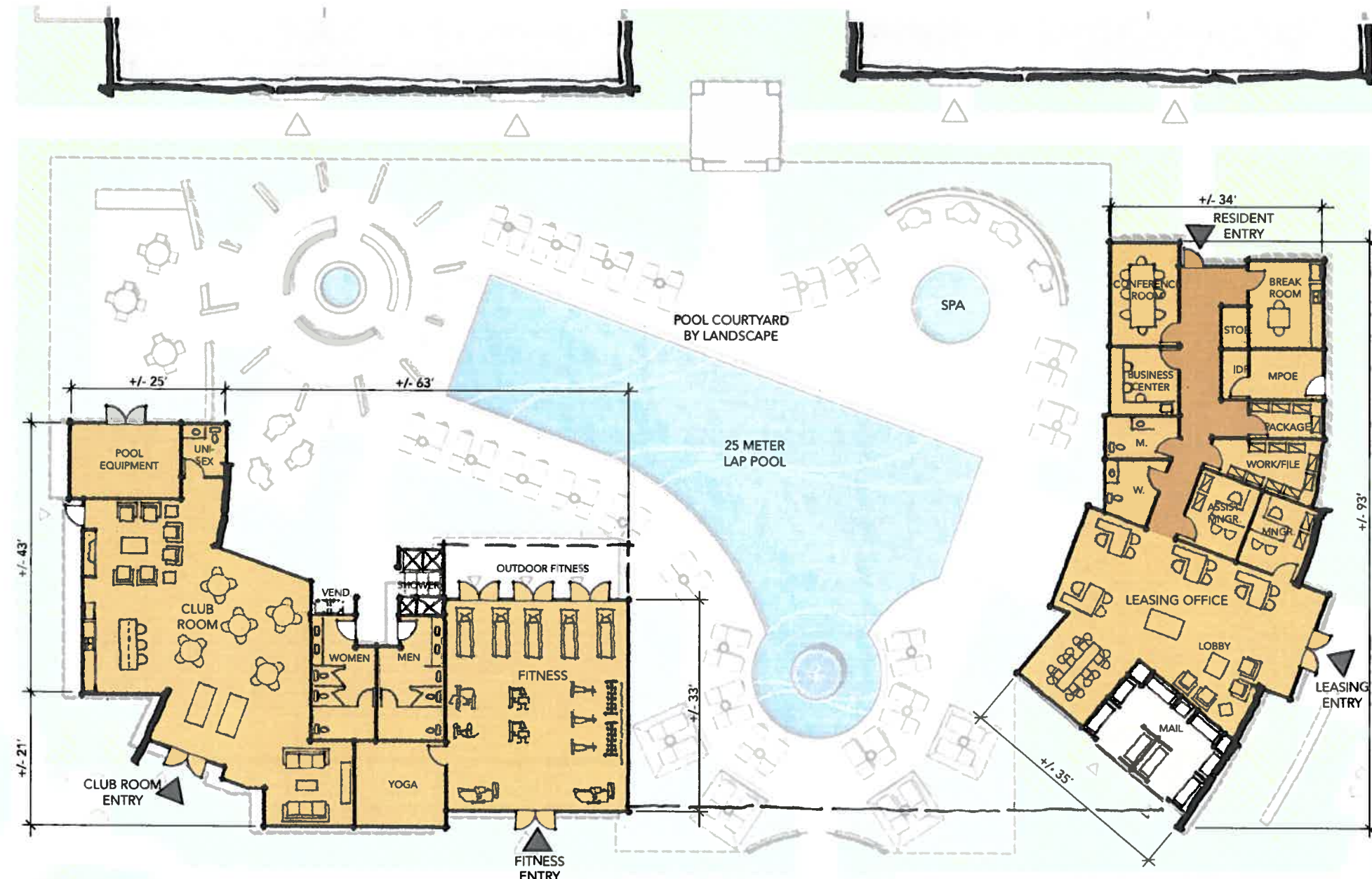


CONCEPT 3D VIEWS
BUILDING G4

A2-13



key map - SITE 1



LEASING BUILDING:

LEASING FLOOR/LOBBY	- 1100 SF
MANAGER OFFICE	- 120 SF
ASSIST. MANAGER	- 120 SF
WORK/FILE	- 140 SF
CONFERENCE ROOM	- 180 SF
MENS RESTROOM	- 60 SF
WOMENS RESTROOM	- 60 SF
PACKAGE ROOM	- 70 SF
BUSINESS CENTER	- 120 SF
BREAK ROOM	- 170 SF
MPOE	- 100 SF
IDF	- 35 SF
MAIL ROOM	- 300 SF
SUBTOTAL (PROGRAM)	- 2575 SF
TOTAL BUILDING	- 2875 SF

CLUB/ FITNESS BUILDING:

CLUBROOM	- 1500 SF
FITNESS	- 1000 SF
YOGA	- 200 SF
MENS RESTROOM	- 190 SF
WOMENS RESTROOM	- 190 SF
SHOWER/VENDING	- 90 SF
POOL EQUIPMENT	- 210 SF
TOTAL BUILDING	- 3380 SF

Pleasanton Site 1

Pleasanton, CA

2010-072
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AMENITY BUILDING
BUILDING PLAN

A3-0

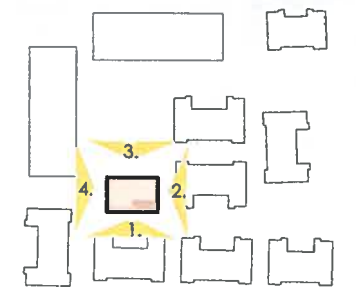




3. POOL COURTYARD ELEVATION



4. ENTRY DRIVE ELEVATION



key map - SITE 1



1. FRONT ELEVATION



2. RESIDENT ENTRY ELEVATION

- NOTES:
- 1. EXTERIOR PLASTER W/ SCREED LINES
 - 2. VERTICAL CEMENTITIOUS SIDING
 - 3. HORIZONTAL CEMENTITIOUS SIDING
 - 4. VINYL WINDOWS
 - 5. VINYL ENTRY DOORS
 - 6. METAL AWNING
 - 7. ALUMINUM STOREFRONT AT IMPACT AREAS
 - 8. BUILDING IDENTIFICATION SIGNAGE
 - 9. PV PANELS

Pleasanton Site 1

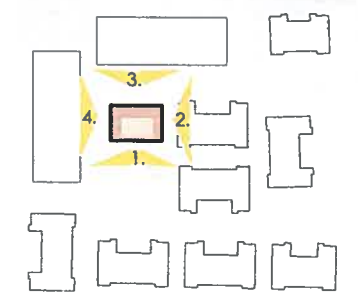
Pleasanton, CA

2010-072
August 18th, 2011



CONCEPT ELEVATIONS
LEASING BUILDING

A3-1



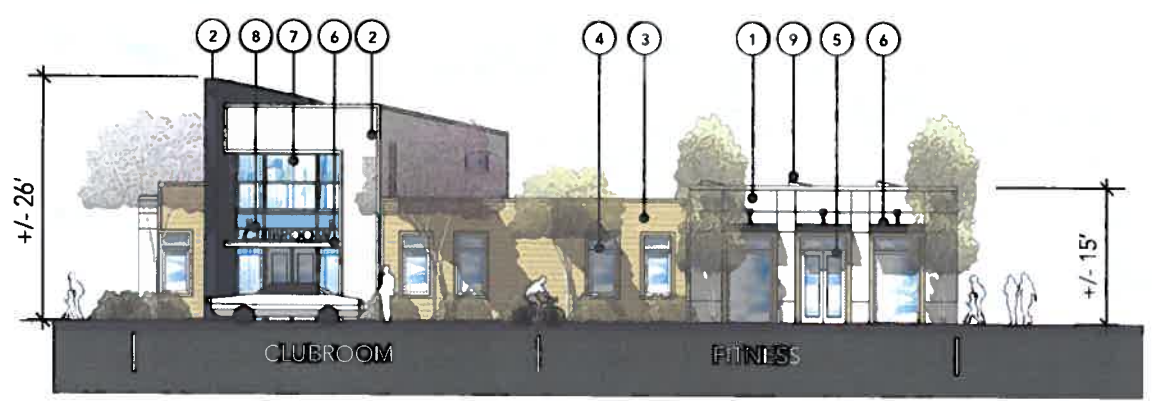
key map - SITE 1



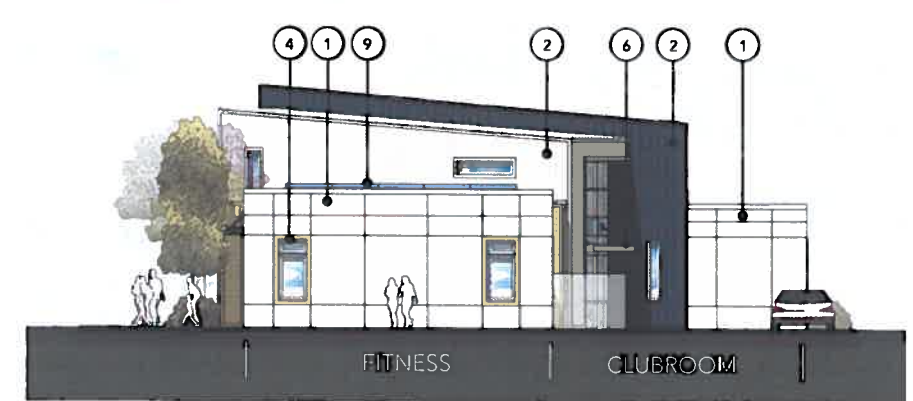
3. POOL COURTYARD ELEVATION



4. INTERIOR STREET ELEVATION



1. FRONT ELEVATION



2. SOUTH (POOL COURT) ELEVATION

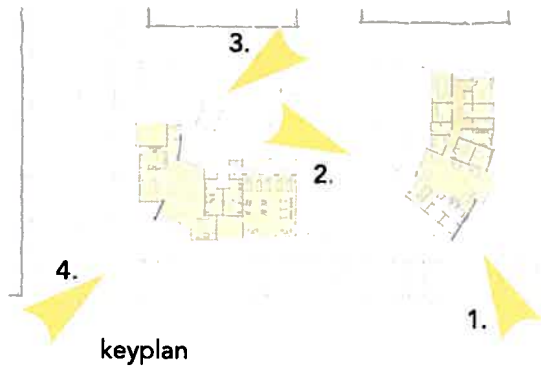
- NOTES:
- 1. EXTERIOR PLASTER W/ SCREED LINES
 - 2. VERTICAL CEMENTITIOUS SIDING
 - 3. HORIZONTAL CEMENTITIOUS SIDING
 - 4. VINYL WINDOWS
 - 5. VINYL ENTRY DOORS
 - 6. METAL AWNING
 - 7. ALUMINUM STOREFRONT AT IMPACT AREAS
 - 8. BUILDING IDENTIFICATION SIGNAGE
 - 9. PV PANELS

Pleasanton Site 1

Pleasanton, CA

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3. VIEW FROM POOL COURTYARD TO REC./FITNESS



4. VIEW TO FRONT OF REC./FITNESS



2. VIEW FROM POOL COURTYARD TO LEASING



1. VIEW FROM MAIN ENTRY TO FRONT OF LEASING

Pleasanton Site 1

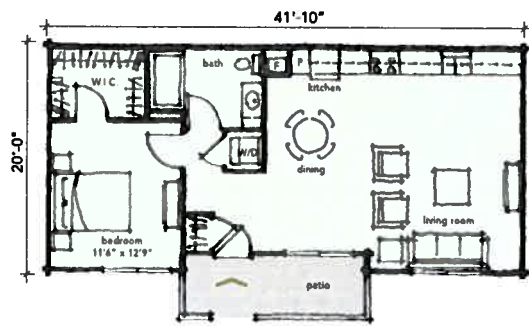
Pleasanton, CA

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August 18th, 2011

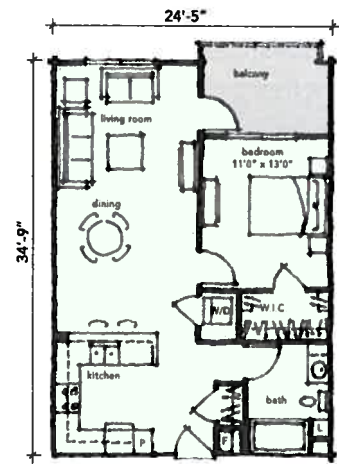


AMENITY BUILDING
CONCEPT 3D VIEWS

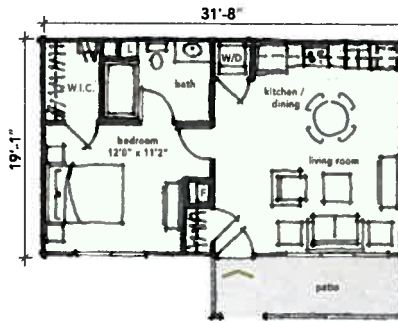
A3-3



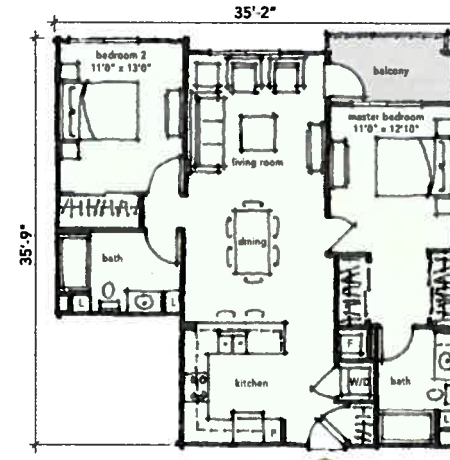
Unit A1
+/- 812 sf
92 sf bal.



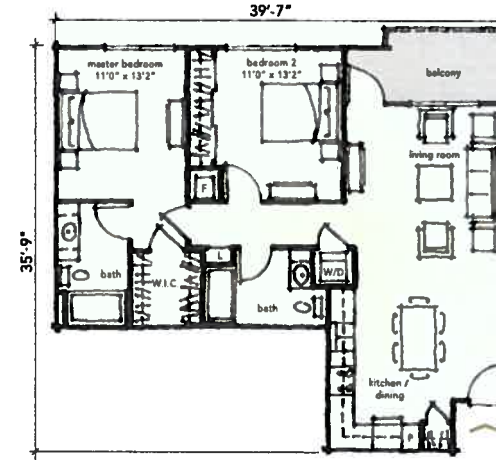
Unit A2
+/- 775 sf
87 sf bal.



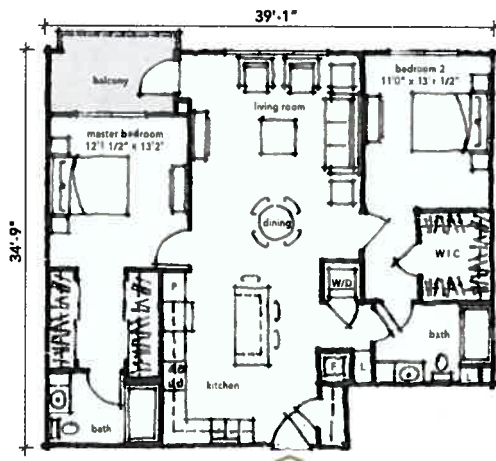
Unit A3
+/- 605 sf
90 sf bal.



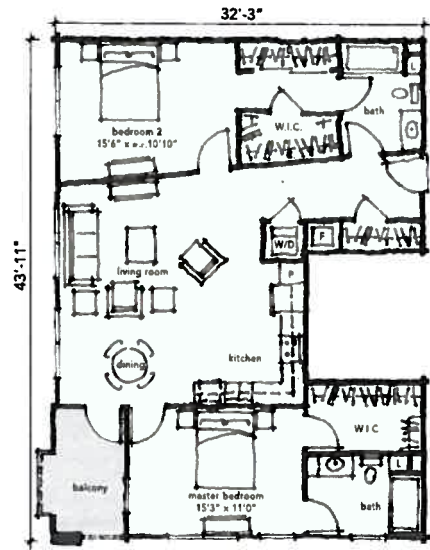
Unit B1
+/- 1,061 sf
65 sf bal.



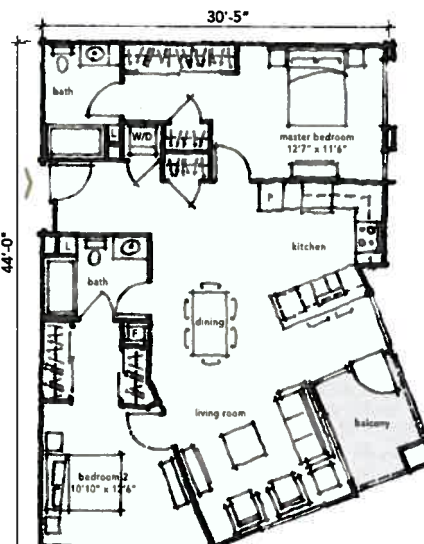
Unit B2
+/- 1,073 sf
86 sf bal.



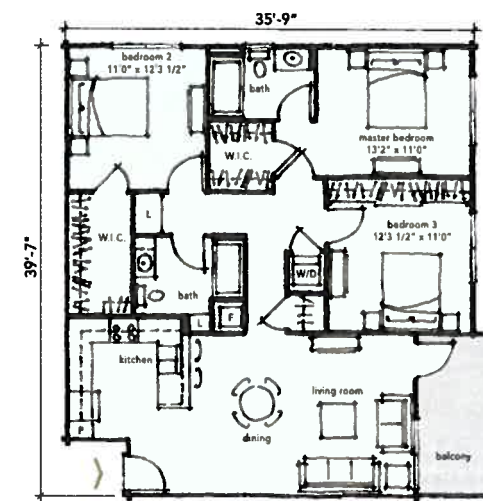
Unit B3
+/- 1,231 sf
76 sf bal.



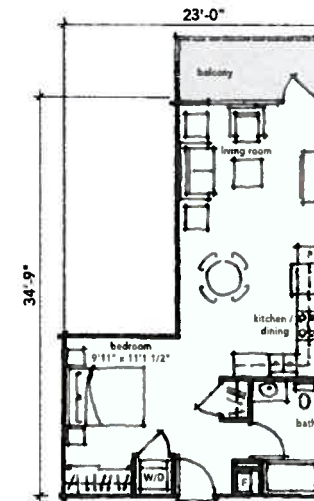
Unit B4
+/- 1,235 sf
81 sf bal.



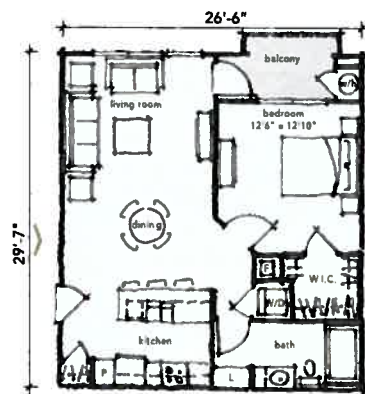
Unit B6
+/- 1,235 sf
75 sf bal.



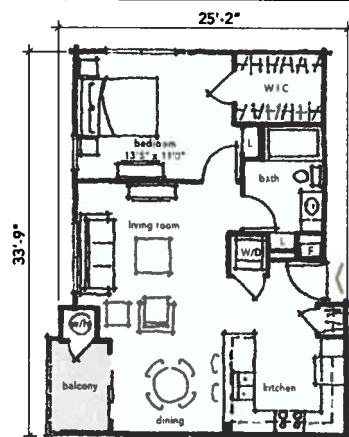
Unit C2
+/- 1,319 sf
98 sf bal.



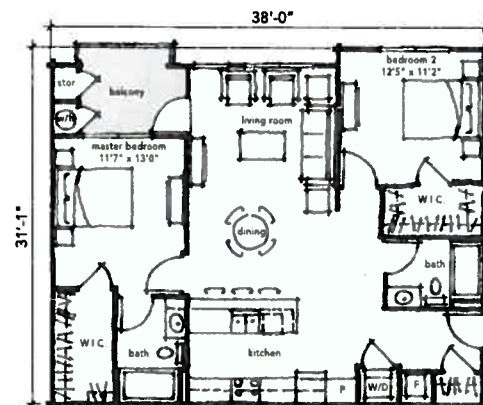
Unit S1
+/- 595 sf
71 sf bal.



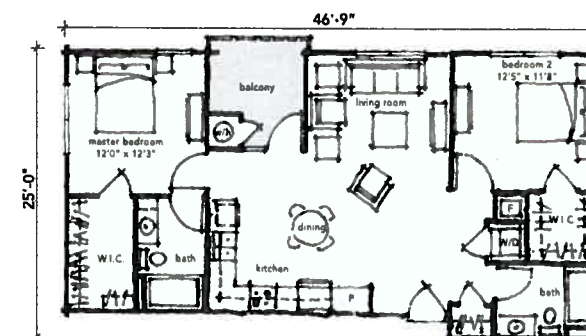
Unit G-A1
+/- 732 sf
56 sf bal.



Unit G-A2
+/- 729 sf
44 sf bal.



Unit G-B1
+/- 1,078 sf
70 sf bal.



Unit G-B2
+/- 1,023 sf
72 sf bal.

HIGHDEF UNIT PLANS

GARDEN UNIT PLANS

Pleasanton Site 1

Pleasanton, CA

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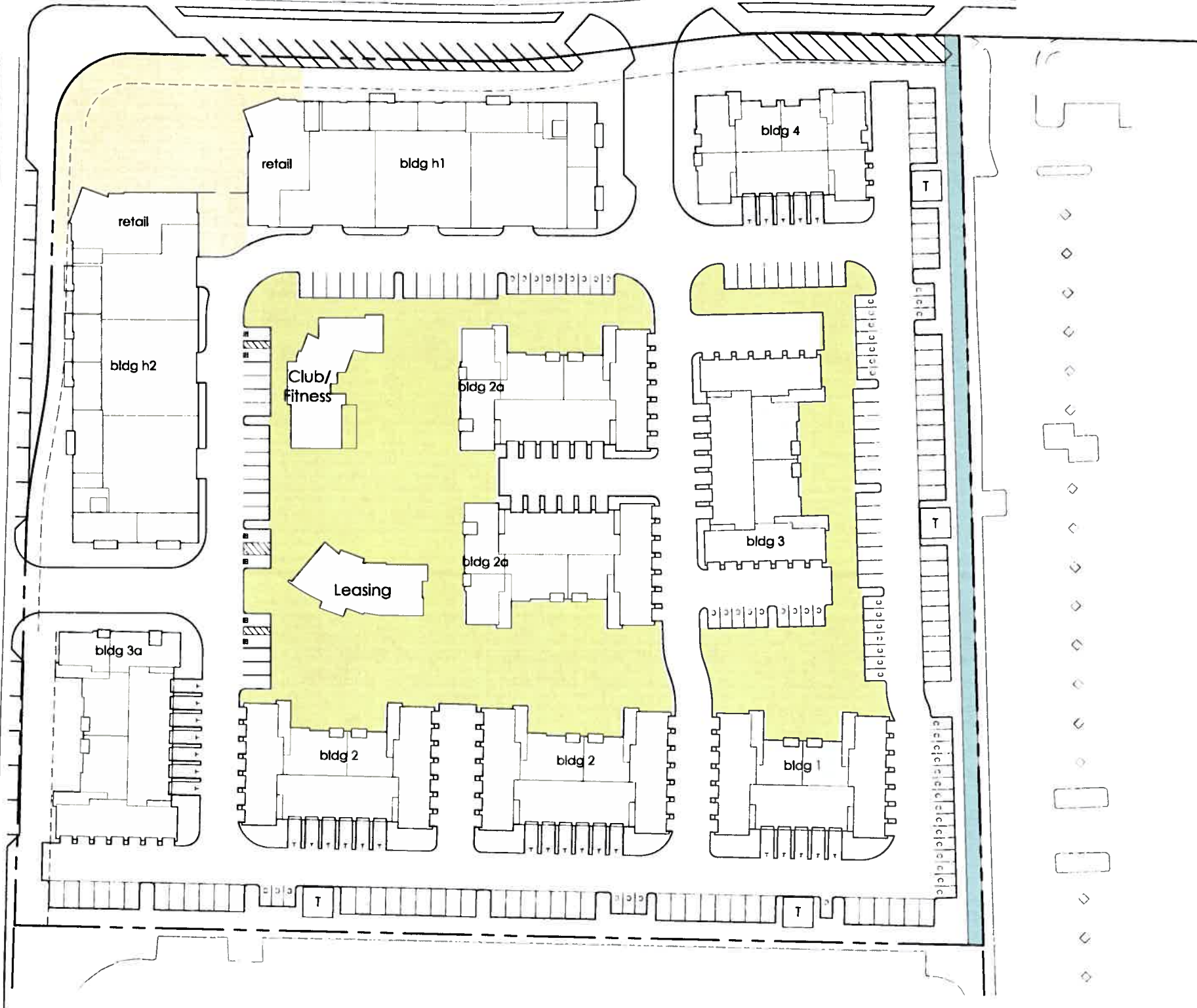
UNIT PLANS

A4-0



OWENS DR

WILLOW RD



REQUIRED OPEN SPACE

255 units x 300 s.f. = ~76,500 s.f.

PROVIDED OPEN SPACE

- Open Space ~67,000 s.f.
- Plaza ~13,000 s.f.
- Iron Horse Trail ~ 6,000 s.f.
- Private Balconies ~16,000 s.f.

TOTAL ~ 102,000 s.f.

Pleasanton Site 1

Pleasanton, CA

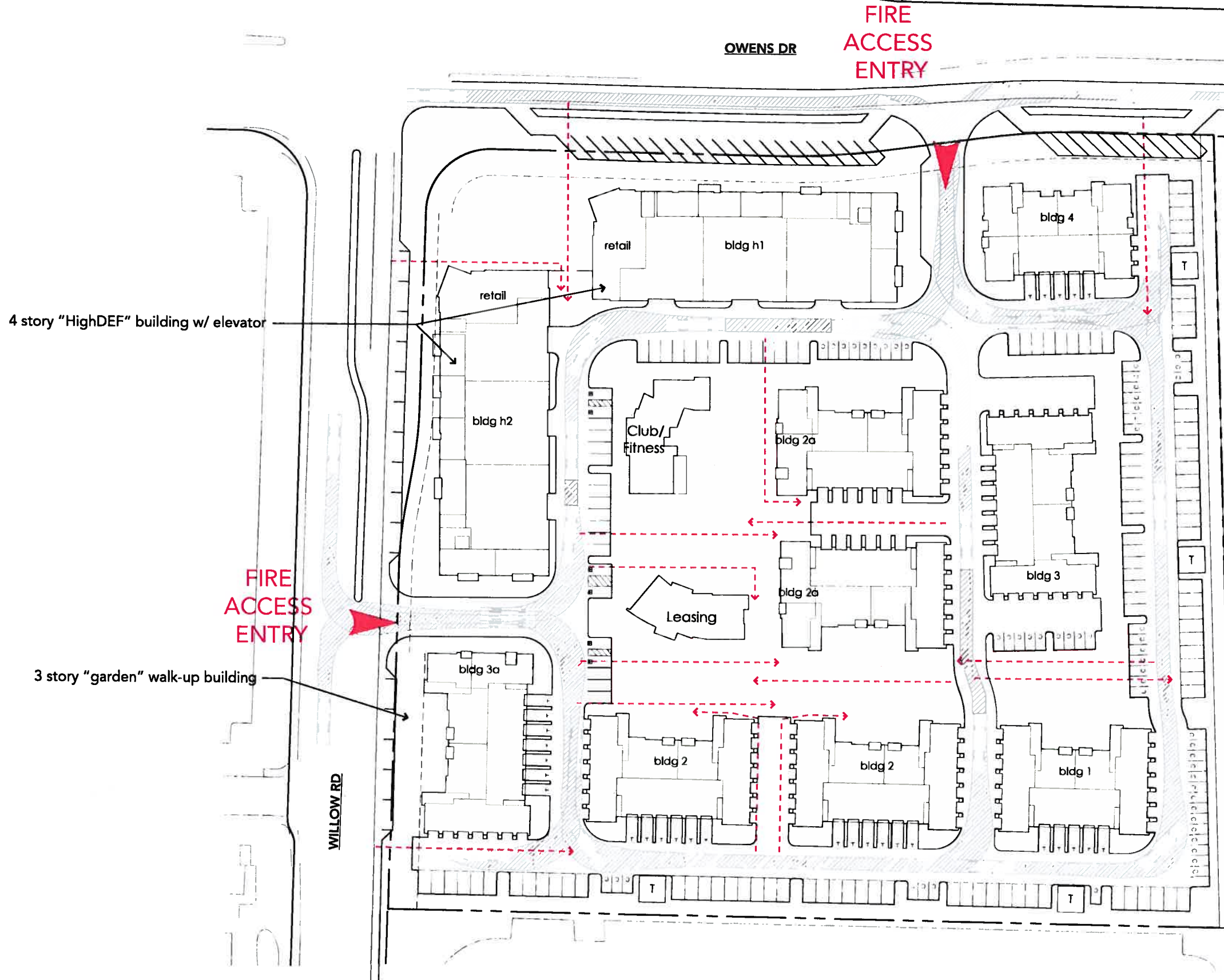
2010-072
August 18th, 2011



OPEN SPACE PLAN

A5-0





4 story "HighDEF" building w/ elevator

3 story "garden" walk-up building

45.00
11.58 20.58
FIRE DEPT. TRUCK TURNING RADIUS 20'
PLS FIRE TRUCK 2008
Width : 9.67
Track : 8.25
Lock to Lock Time : 7.00
Steering Angle : 38.00

150' HOSE PULL DISTANCE
FIRE DEPARTMENT FIRE LANE

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011



FIRE ACCESS PLAN



A5-1



Pleasanton Site 1

Pleasanton, CA

UA JOB# 11-030
August 18th, 2011



0' 40' 80' 160' 240'

OVERALL LANDSCAPE
CONCEPTUAL SITE PLAN



L-1



Pleasanton Site 1

Pleasanton, CA

UA JOB# 11-030
August 18th, 2011

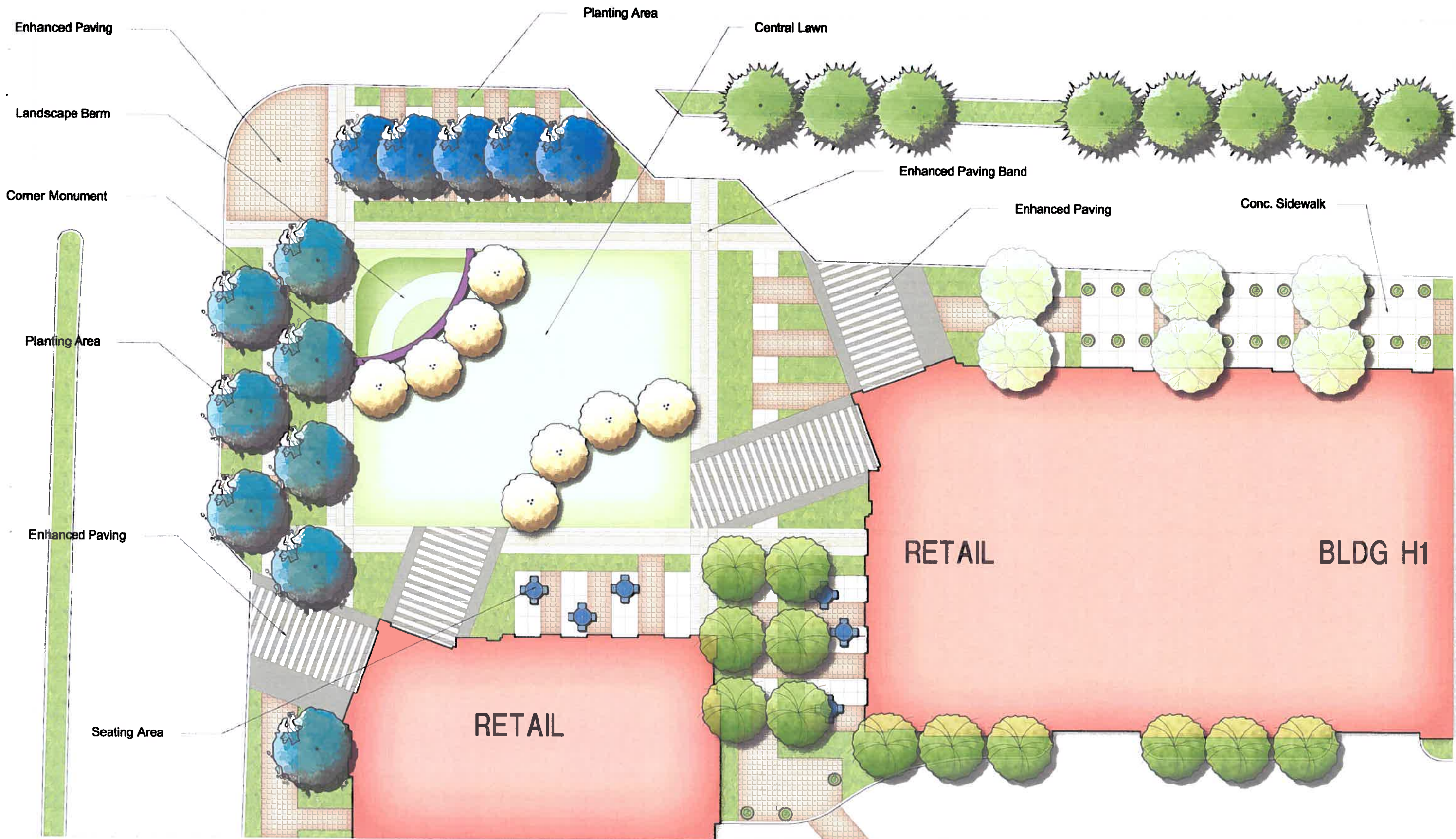


0' 10' 20' 40' 60'

POOL / RECREATION AREA



L-2



Pleasanton Site 1

Pleasanton, CA

UA JOB# 11-030
August 18th, 2011



PUBLIC CORNER PLAZA

L-3

PLANTING LEGEND OWENS DRIVE STREETSCAPE (CHABOT TO HACIENDA)

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	FRAXINUS UHDEI	SHAMEL ASH	24" BOX	30' O.C.	MED	STREET TREE
	PRUS CAMARENSIS	CANARY ISLAND PINE	24" BOX	25' O.C.	LOW	STREET TREE
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	ENTRY ACCENT TREE*
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	ENTRY ACCENT TREE*
	MAGNOLIA SPP*	MAGNOLIA	24" BOX	15' O.C.	MED	ENTRY ACCENT TREE*

SHRUBS

ALBELIA GRANDIFLORA 'EDWARD GROUCHER'	GLOSSY ALBELIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
ESCALLONIA EXONIENSIS 'TRADESB'	ESCALLONIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
VIORNUM SUSPENSUM	VIORNUM	5 GAL	4' O.C.	MED	SCREEN PLANTING
XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	4' O.C.	LOW	SCREEN PLANTING

GROUND COVER

HEDERA HELIX 'HAHNSE'	HAHN'S IVY	FLAT	12" O.C.	MED	BACK SIDE OF BERM
TALL FESCUE BLEND	TURF	800	-	HIGH	FRONT SIDE OF BERM

PLANTING LEGEND WILLOW ROAD STREETSCAPE (NORTH & SOUTH OF LOOP ROAD)

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	QUERCUS ILEX	HOLLY OAK	24" BOX	25' O.C.	MED	STREET TREE
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	ENTRY ACCENT TREE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	ENTRY ACCENT TREE
	MAGNOLIA SPP	MAGNOLIA	24" BOX	15' O.C.	MED	ENTRY ACCENT TREE

SHRUBS

ALBELIA GRANDIFLORA 'EDWARD GROUCHER'	GLOSSY ALBELIA	5 GAL	4' O.C.	MED	ACCENT PLANTING
ESCALLONIA EXONIENSIS 'TRADESB'	ESCALLONIA	5 GAL	4' O.C.	MED	ACCENT PLANTING
PYRACANTHA 'SANTA CRUZ'	FIRETHORN	5 GAL	3' O.C.	LOW	ACCENT PLANTING
RHAMPHOLEPIS INDICA 'ROSEA'	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	ACCENT PLANTING

GROUND COVER

HEDERA HELIX 'HAHNSE'	HAHN'S IVY	FLAT	12" O.C.	MED	BACK SIDE OF BERM
TALL FESCUE BLEND	TURF	800	-	HIGH	FRONT SIDE OF BERM

TREE LEGEND EXCLUDING STREETSCAPES

RECREATION CENTER / PARK AREAS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	DECIDUOUS
	ERIBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	15' O.C.	MED	EVERGREEN
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	DECIDUOUS
	GEIJERA PARVIFLORA*	AUSTRALIAN WILLOW	24" BOX	20' O.C.	MED	EVERGREEN
	LOPHOSTEMON CONFERTUS*	BRISBANE BOX	24" BOX	20' O.C.	MED	EVERGREEN
	MAGNOLIA SPP	MAGNOLIA	24" BOX	20' O.C.	MED	EVERGREEN
	GINKGO BILOBA CULTIVARS*	GINKGO	24" BOX	25' O.C.	MED	DECIDUOUS
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25' O.C.	LOW	EVERGREEN
	ULMUS SPP*	ELM	24" BOX	25' O.C.	MED	SEMI-EVERGREEN

INTERIOR LANDSCAPE AREAS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	DECIDUOUS
	ERIBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	15' O.C.	MED	EVERGREEN
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	DECIDUOUS
	GEIJERA PARVIFLORA*	AUSTRALIAN WILLOW	24" BOX	20' O.C.	MED	EVERGREEN
	LOPHOSTEMON CONFERTUS*	BRISBANE BOX	24" BOX	20' O.C.	MED	EVERGREEN
	MAGNOLIA SPP	MAGNOLIA	24" BOX	20' O.C.	MED	EVERGREEN
	GINKGO BILOBA CULTIVARS*	GINKGO	24" BOX	25' O.C.	MED	DECIDUOUS
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25' O.C.	LOW	EVERGREEN
	ULMUS SPP*	ELM	24" BOX	25' O.C.	MED	SEMI-EVERGREEN
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' O.C.	MED	DECIDUOUS
	JACARANDA MIMOSIFOLIA*	JACARANDA	24" BOX	30' O.C.	MED	DECIDUOUS
	PISTACIA CHINENSIS	PISTACHE	24" BOX	30' O.C.	LOW	DECIDUOUS
	POPULUS NIGRA 'ITALICA'	LOMBARDY POPLAR	24" BOX	30' O.C.	MED	DECIDUOUS
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	30' O.C.	VERY LOW	DECIDUOUS

GROUND COVER LEGEND EXCLUDING STREETSCAPES

AGAPANTHUS SPP	LILY OF THE NILE	1 GAL	2' O.C.	MED	CLIMPING HABIT
BERGENIA SPP*	BERGENIA	1 GAL	18" O.C.	MED	CLIMPING HABIT
FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	12" O.C.	LOW	CLIMPING HABIT
TALL FESCUE BLEND	TURF	800	-	HIGH	SPREADING HABIT
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	8' O.C.	LOW	SPREADING HABIT
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8' O.C.	MED	SPREADING HABIT
VINCA MAJOR	PERIWINKLE	1 GAL	6' O.C.	MED	SPREADING HABIT
VINCA MINOR	DWARF PERIWINKLE	1 GAL	5' O.C.	MED	SPREADING HABIT

VINE LEGEND EXCLUDING STREETSCAPES

PANTHEROCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	10' O.C.	MED	SUCTION
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	15 GAL	10' O.C.	MED	TENDRELL
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	10' O.C.	MED	TENDRELL

SHRUB LEGEND EXCLUDING STREETSCAPES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
ABELIA SPP*	GLOSSY ABELIA	5 GAL	4' O.C.	MED	ACCENT PLANTING
ACANTHUS MOLLIS*	BEAR'S BREECH	15 GAL	8' O.C.	MED	ACCENT PLANTING
ALYCYONE HUEGELII*	BLUE BIRNIBUS	15 GAL	8' O.C.	LOW	ACCENT PLANTING
BERBERIS SPP	BARBERY	1 GAL	3' O.C.	LOW	ACCENT PLANTING
BUXUS SPP*	BOXWOOD	5 GAL	2' O.C.	MED	HEDGE PLANTING
CAREX SPP*	SEDGE	1 GAL	3' O.C.	MED	GRASS-LIKE
CHONDROPETALUM TECTORUM*	CAPE RUSH	1 GAL	4' O.C.	MED	GRASS-LIKE
CISTUS SPECIOS*	ROCKROSE	5 GAL	3' O.C.	LOW	ACCENT PLANTING
COCCILLUS LAURIFOLIUS	COCCILLUS	5 GAL	4' O.C.	MED	HEDGE PLANTING
DIANELLA SPP*	FLAX LILY	1 GAL	2' O.C.	MED	GRASS-LIKE
DIETES	MORAEA	5 GAL	3' O.C.	LOW	GRASS-LIKE
DODONEA VISCOSA CULTIVARS*	HOPBRED BUSH	15 GAL	4' O.C.	LOW	SCREEN PLANTING
ECHINUM CANDICANS*	PRIDE OF MADAGASCAR	15 GAL	8' O.C.	LOW	ACCENT PLANTING
ELEAGNUS PUNGENS	PINEAPPLE GUAVA	15 GAL	5' O.C.	LOW	HEDGE PLANTING
ESCALLONIA SPP	ESCALLONIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
EUONYMUS JAPONICA	EVERGREEN EUONYMUS	5 GAL	3' O.C.	LOW	HEDGE PLANTING
FESTUCA SPP*	FESCUE	1 GAL	12" O.C.	LOW	GRASS-LIKE
GREMA OCCIDENTALIS*	LAVENDER STARFLOWER	15 GAL	4' O.C.	MED	HEDGE PLANTING
HELICTOTRICHON GEMPERVIRENS*	BLUE OAT GRASS	5 GAL	3' O.C.	LOW	GRASS-LIKE
HEMEROCALLIS SPP	DAY LILY	5 GAL	2' O.C.	MED	ACCENT PLANTING
ILEX SPP*	HOLLY	5 GAL	4' O.C.	MED	HEDGE PLANTING
JUNCUS SPP*	RUSH	5 GAL	3' O.C.	HIGH	GRASS-LIKE
JUNPERUS SPP	JUNPER	5 GAL	4' O.C.	LOW	GRASS-LIKE
LANTANA SPP	LANTANA	1 GAL	4' O.C.	LOW	ACCENT PLANTING
LEUCOPHYLLUM SPP*	TEXAS RANGER	5 GAL	5' O.C.	LOW	ACCENT PLANTING
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	3' O.C.	MED	HEDGE PLANTING
LIRIOPE SPP*	LILY TURF	1 GAL	3' O.C.	MED	GRASS-LIKE
MULLEBERGIA SPP*	DEER GRASS	5 GAL	3' O.C.	MED	GRASS-LIKE
PENNISETUM SETACEUM CULTIVARS*	PURPLE FOUNTAIN GRASS	5 GAL	4' O.C.	LOW	GRASS-LIKE
PHORMIUM CULTIVARS*	NEW ZEALAND FLAX	5 GAL	4' O.C.	MED	ACCENT PLANTING
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	4' O.C.	LOW	ACCENT PLANTING
PITTIOSPORUM EUGENIODES	MOCK ORANGE	15 GAL	5' O.C.	MED	SCREEN PLANTING
PITTIOSPORUM TENUIFOLIUM	MOCK ORANGE	15 GAL	5' O.C.	MED	SCREEN PLANTING
PITTIOSPORUM TOBIJA OR 'VARIEGATA'	MOCK ORANGE	15 GAL	4' O.C.	MED	HEDGE PLANTING
PITTIOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	3' O.C.	MED	HEDGE PLANTING
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	5 GAL	4' O.C.	LOW	SCREEN PLANTING
RHAMPHOLEPIS INDICA VARIETIES	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	HEDGE PLANTING
RHAMNUS CALIFORNICA	COFFEEBERRY	15 GAL	5' O.C.	LOW	SCREEN PLANTING
ROSA 'ICEBERG' CULTIVARS*	ICEBERG ROSE	5 GAL	3' O.C.	MED	ACCENT PLANTING
ROSMARRINUS OFFICINALIS CULTIVARS*	ROSEMARY	5 GAL	4' O.C.	LOW	HEDGE PLANTING
STIPA SPP*	FEATHER GRASS	5 GAL	3' O.C.	LOW	GRASS-LIKE
VIORNUM THUIS	VIORNUM	5 GAL	4' O.C.	MED	SCREEN PLANTING

* DENOTES PROPOSED PLANT ADDITION TO EXISTING APPROVED PLANT PALETTE

LANDSCAPE NOTES:

- NO INVASIVE PLANT SPECIES SHALL BE INCORPORATED INTO THE DESIGN
- PLANTS SHALL BE SELECTED BASED ON DISEASE AND PEST RESISTANCE
- SELECTION OF TREES SHALL BE BASED ON THE CITY OF PLEASANTON - HACIENDA TOD STANDARDS AND DESIGN GUIDELINES
- PLANT SELECTIONS SHALL BE OF WATER CONSERVING SPECIES AND WATER CONSERVING TURF
- PLANT MATERIALS SHALL BE GROUPED TOGETHER WITH SIMILAR WATER USE REQUIREMENTS
- A TOP LAYER OF MULCH SHALL BE APPLIED TO ALL SHRUB AND TREE MATERIALS

IRRIGATION NOTES:

- AUTOMATIC IRRIGATION CONTROLLERS WITH SOIL MOISTURE SENSORS / RAIN SENSORS SHALL BE UTILIZED
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY
- THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDRO ZONES OF THE LANDSCAPE DESIGN PLAN



Pleasanton Site 1

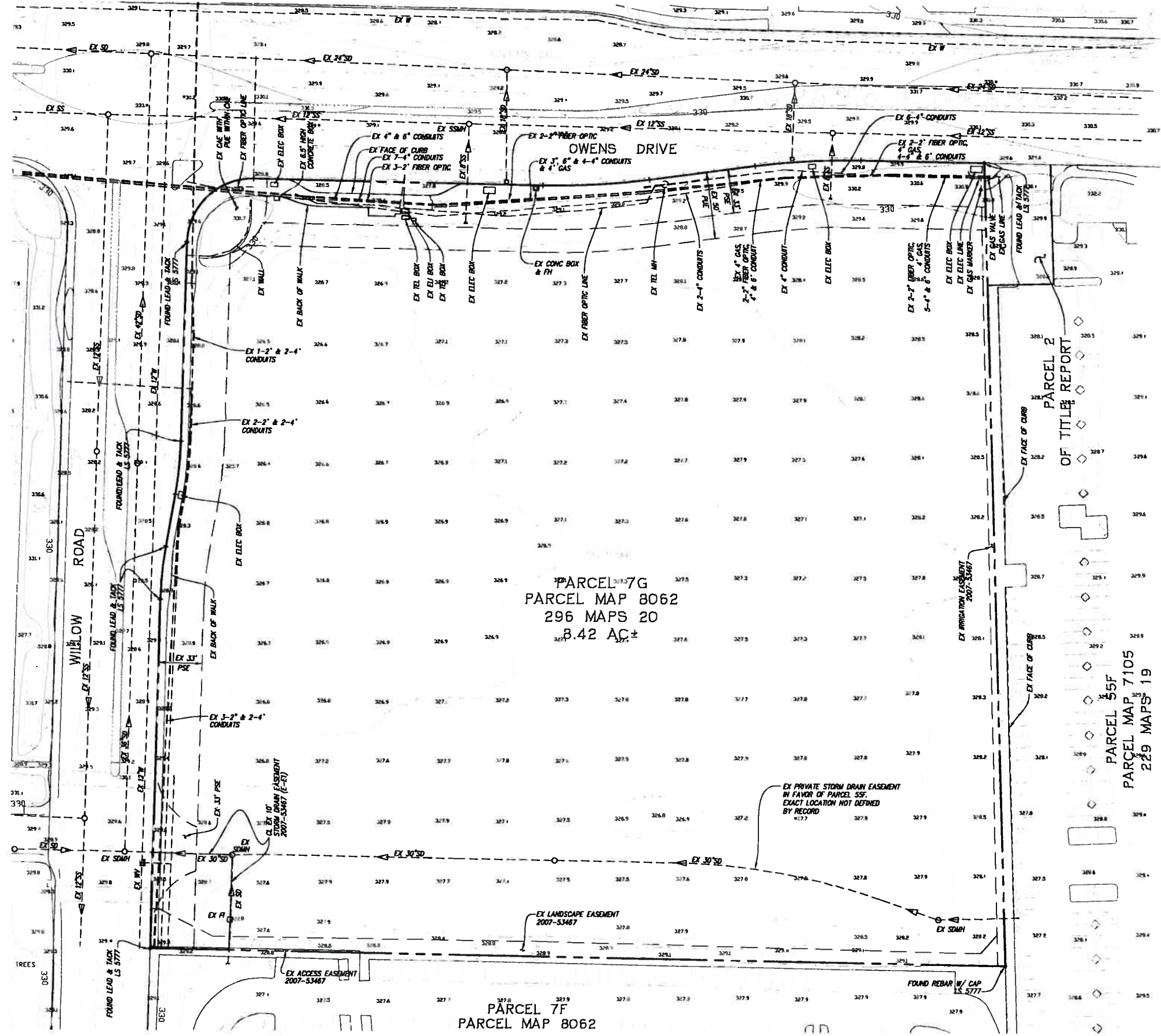
Pleasanton, CA

UA JOB# 11-030
August 18th, 2011



PLANTING PALETTE

L-4



LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	EASEMENT LINE	---
---	FACE OF CURB	---
---	STORM DRAIN	EX SD
---	SANITARY SEWER	EX SS
---	WATER	EX W
---	DIRECTION OF FLOW	---
---	FIELD INLET/AREA DRAIN	---
---	MANHOLE	---
---	BLOW OFF	---
---	SPOT ELEVATION	---

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BFPD	BACKFLOW PREVENTER DEVICE
CAE	COMMON ACCESS EASEMENT
CB	CATCH BASIN
CL	CENTER LINE
EWAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FI	FIELD INLET
GFF	GARAGE FINISH FLOOR
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAD ELEVATION
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SWK	SIDEWALK
TYP	TYPICAL
W	WATER
WLE	WATERLINE EASEMENT
WV	WATER VALVE



Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011

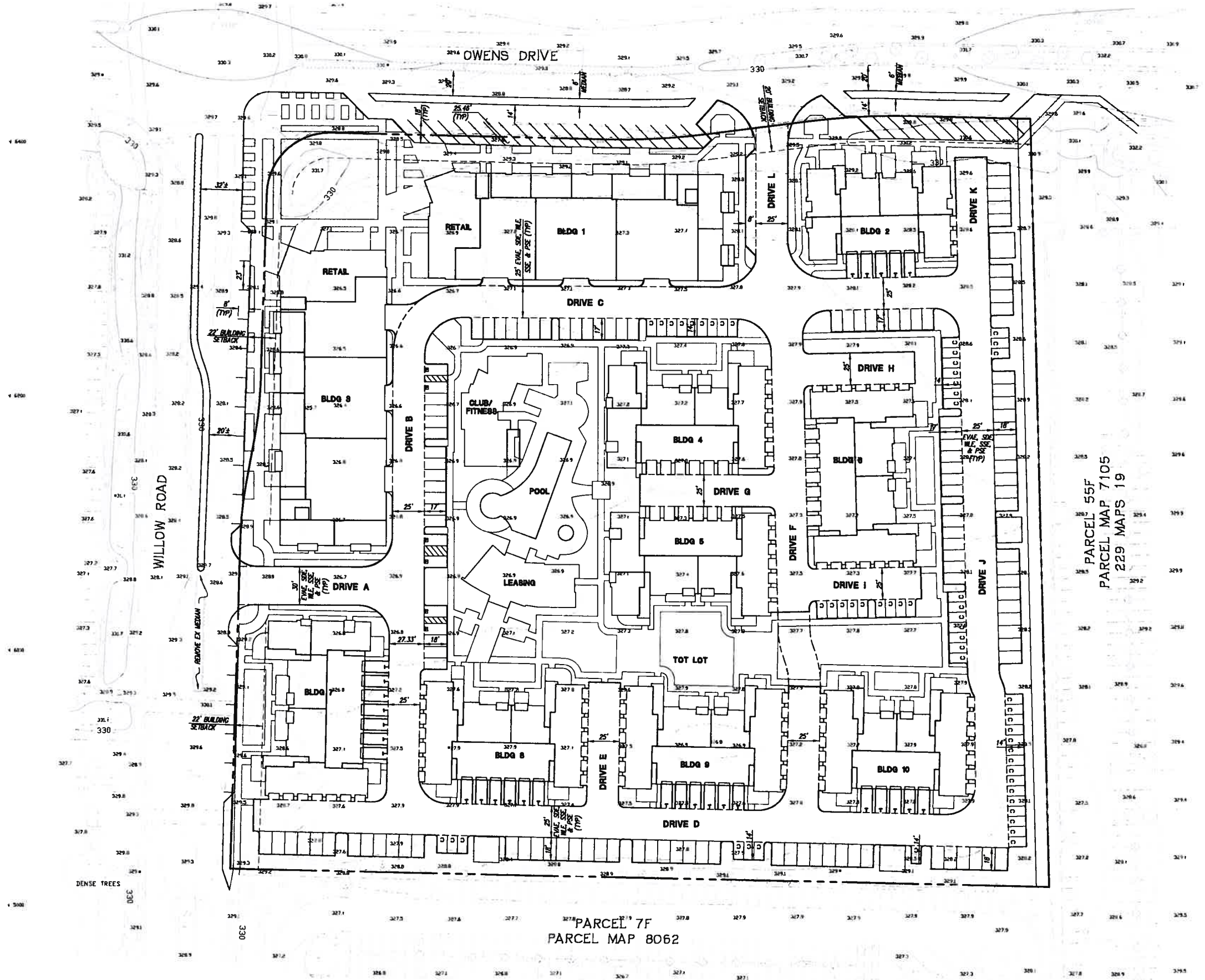


EXISTING SITE CONDITIONS

C-0

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PARCEL 55F
PARCEL MAP 7105
229 MAPS 19

PARCEL 7F
PARCEL MAP 8062

- NOTES:**
1. ALL DRIVES ARE PRIVATE.
 2. ALL PARKING UTILIZES 2' OF VEHICLE OVERHANG.
 3. SEE SHEET C-0 FOR EXISTING SITE CONDITIONS.

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011

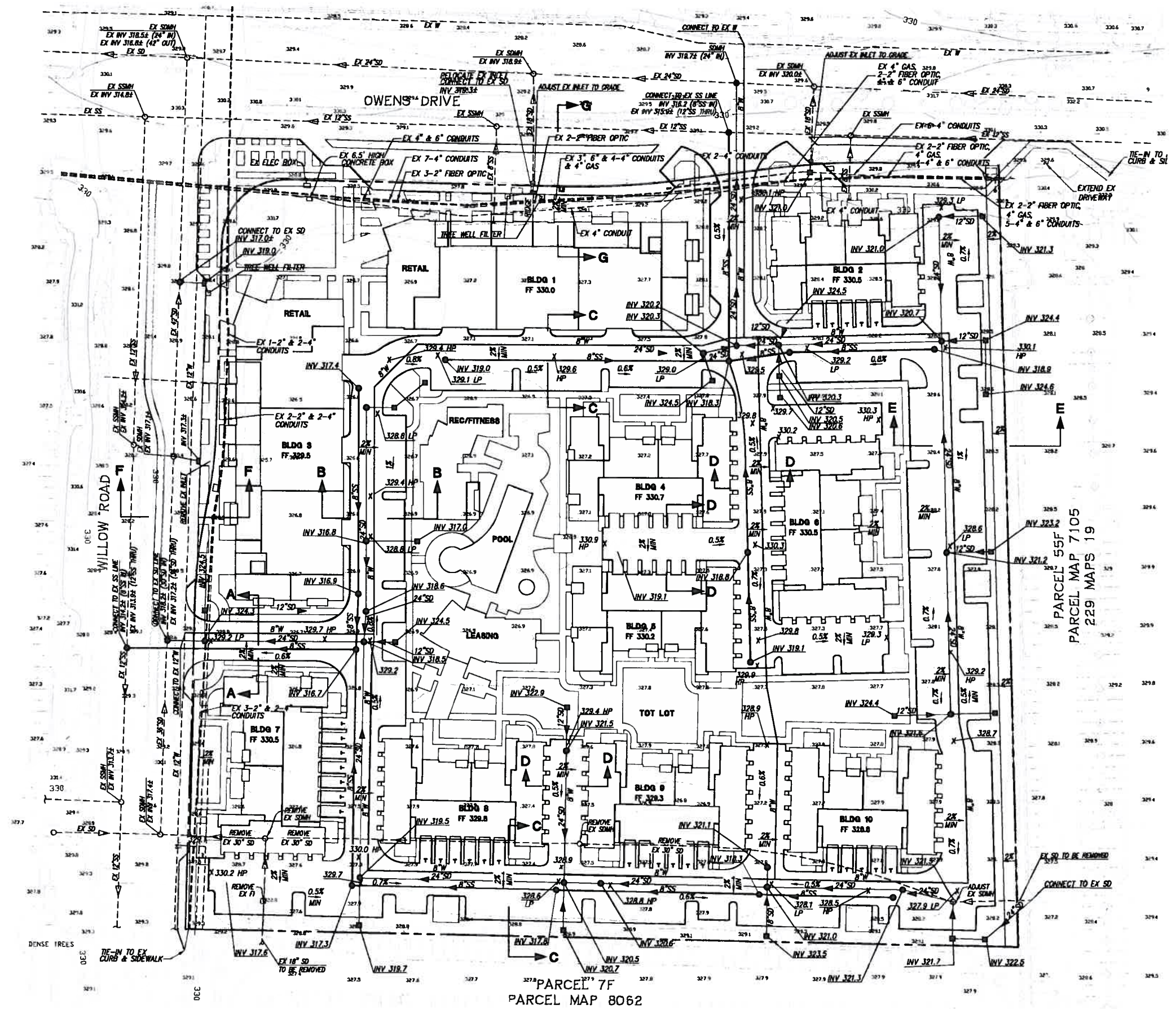


SITE DEVELOPMENT PLAN

C-2



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- NOTES:**
- EXISTING UTILITIES TO BE REMOVED AND REROUTED WHERE NECESSARY.
 - SD MIN SLOPE IS 0.3%.
 - SS MIN SLOPE IS 0.3%.
 - SECTION DETAILS ON SHEET C-1.

Pleasanton Site 1

Pleasanton, CA

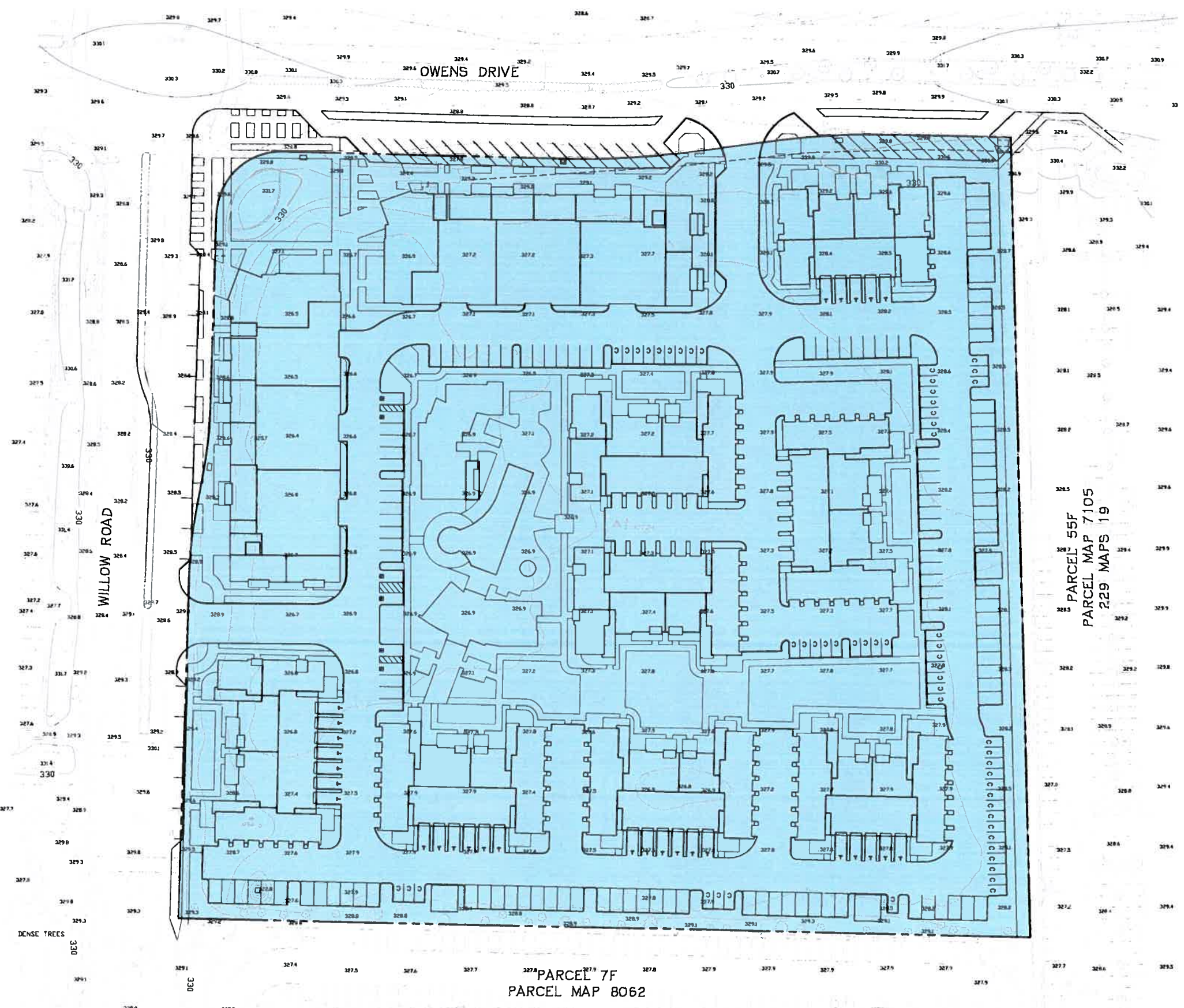
2010-072
August 18th, 2011



GRADING AND UTILITY PLAN

C-3





LEGEND:
 0 - 10%

PARCEL 55F
 PARCEL MAP 7105
 229 MAPS 19

PARCEL 7F
 PARCEL MAP 8062

© 2011 WSP | 10/08/2011 10:08:27 AM | C:\4-51-5\OPE MAP.DWG | 8/17/2011 8:36:18 PM | ALAN WOLLEN

Pleasanton Site 1

Pleasanton, CA

2010-072
 August 18th, 2011



SLOPE MAP

C-4



STORM WATER TABLE

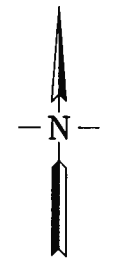
SURFACE	IMPERVIOUS AREA (SF)	BMP USED	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS FINISHED (SF)
STREETS	114,735	BIORETENTION AREA	-	-
WALKS	67,025	BIORETENTION AREA	-	-
ROOFS	113,335	PLANTER/BIORETENTION AREA	-	-
TOTAL	295,095		11,845	14,000

NOTES:

- THE CALCULATIONS ABOVE ARE BASED ON THE ALAMEDA COUNTY CS STORMWATER, TECHNICAL GUIDANCE, OCTOBER 19, 2010 FOR STORMWATER TREATMENT AND HYDROMODIFICATION. HYDROMODIFICATION REQUIREMENTS WILL BE ACHIEVED BY ADDING A PIPE OR CRUSHED AGGREGATE BELOW THE SANDY LOAM.
- OFF-SITE IMPROVEMENTS WILL BE TREATED BY TREE WELL FILTERS.

LEGEND

- BIORETENTION TREATMENT
- SELF-TREATING
- BIORETENTION AREA



Pleasanton Site 1

Pleasanton, CA

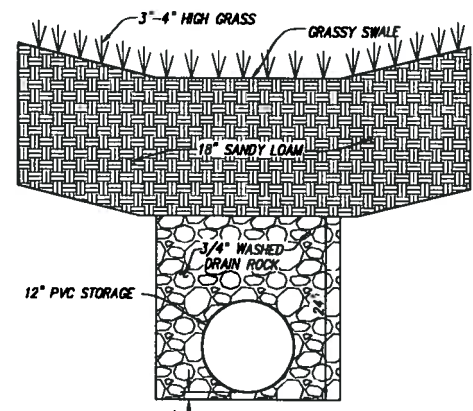
2010-072
August 18th, 2011



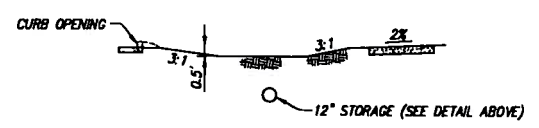
STORMWATER MANAGEMENT PLAN

C-5

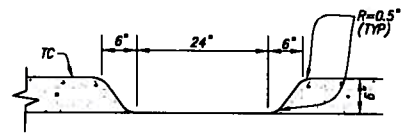
© LARSEN (2010) (01087) (P) (CS-ST) SUP DWG 8/18/2011 11:04:10 AM ALAN WELLEN



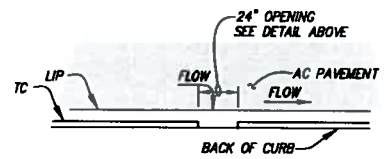
12" SUBDRAIN DETAIL AT GRASSY SWALE
NOT TO SCALE



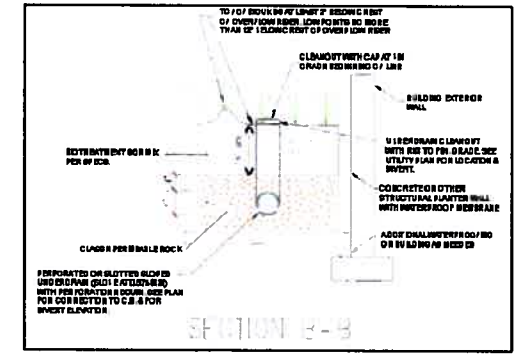
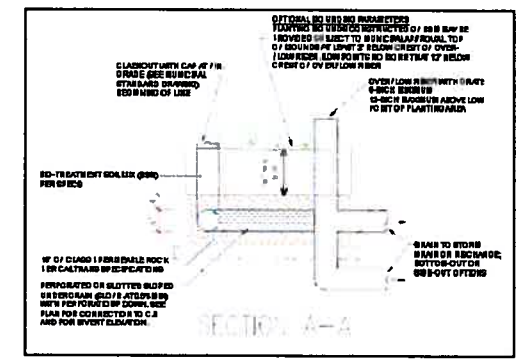
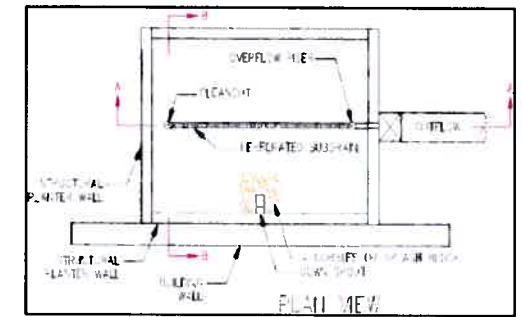
GRASSY SWALE
NOT TO SCALE



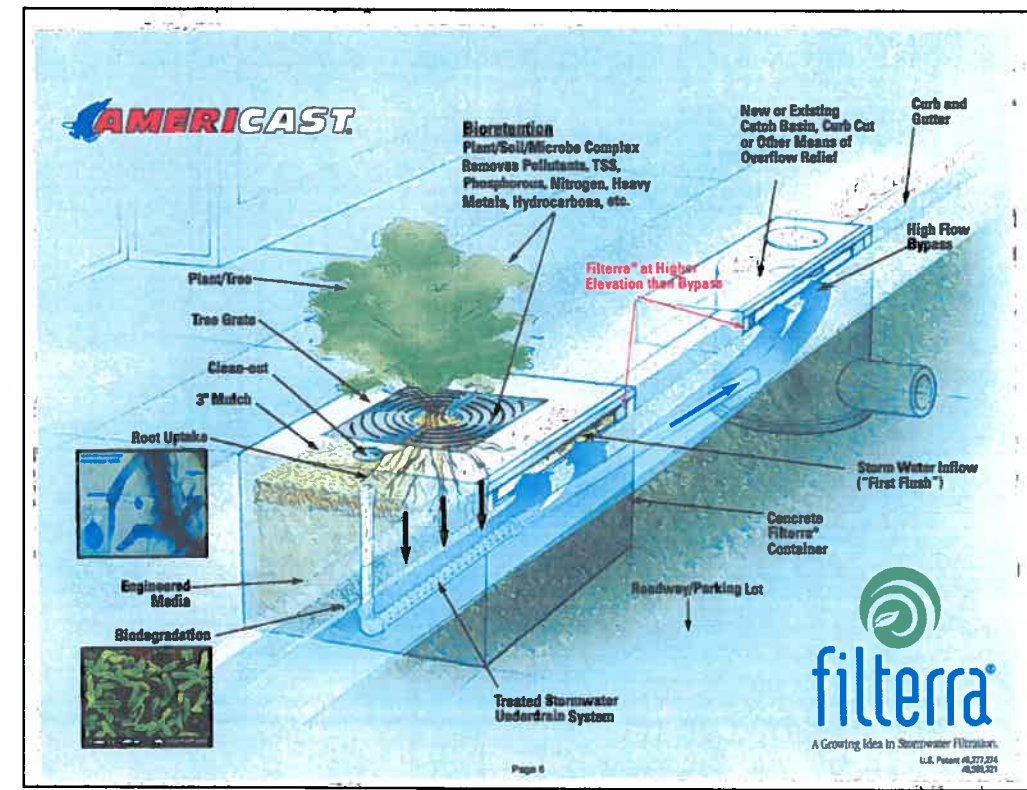
CURB OPENING SECTION
NOT TO SCALE



TYPICAL CURB CUTOUT AT GRASSY SWALE LOCATION
NOT TO SCALE



FLOW-THROUGH PLANTER DETAIL
NOT TO SCALE



TREE WELL FILTER DETAIL
NOT TO SCALE

C:\LABOR\11010871\06-ST-SUP-DETAILS.CWG 6/18/2011 11:56:23 AM ALAN WALKER

Pleasanton Site 1

Pleasanton, CA

2010-072
August 18th, 2011



STORMWATER MANAGEMENT PLAN
DETAILS

C-6

PUD-81-30-8eD
RECEIVED

AUG 19 2011

CITY OF PLEASANTON
 PLANNING DIVISION

EXHIBIT B



BRE Pleasanton Site 2
 Pleasanton, CA

PUD APPLICATION

August 18th, 2011



PROJECT DATA

Unit	Num. Units	NET S.F.	deck s.f.	sub or elev. s.f.	Total Net Rent.	Avg. S.F.	Unit Mix
Studio (highDEF):							
B1	12	595	71	0	7,140		
B1m	8	771	71	0	4,828		
G - Subtotal	18				11,768	654	18.8%
1-Bedroom (highDEF):							
A1	5	812	92	0	4,080		
A2	30	787	87	18	22,710		
A2m	16	838	87	0	14,825		
A3	3	805	90	0	1,815		
A - Subtotal	53				42,610	804	48.7%
2-Bedroom (highDEF):							
B1	9	1061	95	0	9,549		
B2	9	1079	96	0	9,557		
B4	9	1234	81	0	11,108		
B5	9	1210	82	0	10,890		
B - Subtotal	36				41,202	1,143	31.0%
3-Bedroom (highDEF):							
C2	8	1318	98	0	11,871		
C - Subtotal	8				11,871	1,310	7.8%
Subtotal (highDEF):	118		8,831		127,449	928	100.0%
1-Bedroom (Garden):							
G-A1	30	732	56	10	21,960		
G-A1a	9	815	149	23	4,890		
G-A2	30	729	44	9	21,870		
G-A2a	6	771	72	9	4,828		
A - Subtotal	72				53,548	761	53.3%
2-Bedroom (Garden):							
G-B1	24	1078	70	9	25,872		
G-B1a	6	1152	171	9	8,912		
G-B2	24	1023	72	8	24,552		
G-B2a	5	1208	85	8	9,040		
B - Subtotal	59				63,378	1,674	43.7%
Live-Work (Garden):							
LW1	2	1730	60	10	3,460		
LW2	2	1830	45	10	3,280		
LW1 - Subtotal	4				6,720	1,830	3.0%
Subtotal (Garden):	135		8,365		123,442	914	100.0%
TOTAL	251		18,026		230,891	928	100.0%

* Square footage is taken from centerline of park walls and outside of exterior walls

DENSITY	39.72	du/AC
ACRES	8.17	AC

LAND COVERAGE DATA		PROVIDED PARKING	
	sq		option 7b
Buildings - Residential	102,085	Covered Parking - In Bldg	191
Buildings - Rec. Facilities	5,250	Covered Surface Parking	80
Parking Streets	108,705	Compact Parking	112
Sidewalks	85,435	HC Parking	8
Landscape	84,408	Tandem Parking	5
Total	355,883	Parallel On-street Parking	0
		Angled Parking (Gibralta)	31
		Parking Ratio	405
			1.81

CITY REQUIRED PARKING			
Unit	ratio	total units	total req'd
Unit B (Studio)	1.8	18	27
Unit A (1-bdrm)	1.5	125	188
Unit B (2-bdrm)	1.5	85	143
Unit C (3-bdrm)	1.5	9	14
Unit LW	2	4	8
Grand	0.1	251	25
			405

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- A2-9 CONCEPT 3D VIEWS - BUILDING G3a
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- L1 OVERALL CONCEPTUAL LANDSCAPE SITE PLAN
- L2 POOL/ RECREATION AREA
- L3 PUBLIC PARK/ OPEN SPACE
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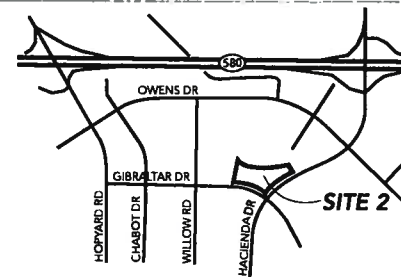
CIVIL DRAWINGS

- C0 EXISTING SITE CONDITION
- C1 SECTION & DETAILS
- C2 SITE DEVELOPMENT PLAN
- C3 PRELIMINARY GRADING & UTILITY PLAN
- C4 SLOPE MAP
- C5 STORMWATER MANAGEMENT PLAN
- C6 STORMWATER MANGEMENT PLAN DETAIL SHEET

PROJECT TEAM

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 P: 925.227.9100
- LANDSCAPE ARCHITECT**
 URBAN ARENA
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 COSTA MESA, CA 92626
 CONTACT: MICHAEL SCHROCK
 P: 714.754.4500

VICINITY MAP



PROJECT NARRATIVE

LOCATED AT THE NORTHWEST CORNER OF HACIENDA AND GIBRALTAR DRIVES, AND BOUNDED BY KAISER MEDICAL CENTER ON THE NORTH AND THE SHAKLEE CORPORATION HEADQUARTERS ON THE WEST, SITE 2 IS A NEW MIXED-USE PROJECT LYING WITHIN THE HACIENDA "TOD" VILLAGE GUIDELINES. THE SITE IS LOCATED ONE BLOCK SOUTH OF THE PLEASANTON BART STATION AND PROVIDES A DEDICATION TO THE IRON HORSE TRAIL ALONG THE EASTERN, NORTHERN AND WEST PROPERTY LINE.

THE PROPOSED PROJECT IS A COMMUNITY OF 3- AND 4-STORY (PLUS MEZZANINE) BUILDINGS AND PROVIDES 1 COVERED PARKING STALL PER UNIT, AS WELL AS ADDITIONAL SURFACE PARKING. THE MIXED-USE PROJECT CONTAINS APPROXIMATELY 251 TOTAL DWELLING UNITS CONSISTING OF STUDIOS, 1-, 2- AND 3-BEDROOM UNITS, WHICH INCLUDES SOME LIVE/WORK UNITS. THE COMMUNITY WILL HAVE LUXURY RESIDENTIAL AMENITY GATHERING SPACES WHICH INCLUDES A LEASING CENTER, CLUBROOM AND FITNESS CENTER, AS WELL AS ASSOCIATED POOL COURTYARD, SPA AND TOT LOT AMENITIES.

THE ARCHITECTURE IS DESIGNED IN A CONTEMPORARY STYLE CONSISTENT WITH CONTEXT EXISTING IN THE HACIENDA "TOD" CATCHMENT AREA, WHILE STILL RESPECTING THE EXISTING RESIDENTIAL COMMUNITY ALONG HACIENDA. THE BUILDINGS STEP DOWN IN HEIGHT ALONG HACIENDA RESPONDING TO THE LOWER DENSITY RESIDENTIAL COMMUNITY ACROSS THE STREET. THE 4-STORY BUILDINGS CREATE A BACKDROP TO A PROPOSED 0.55 AC PARK ALONG GIBRALTAR AND THE PROPOSED TRAIL SYSTEM. ON PRIME CORNERS, TOWER ELEMENTS WITH ENHANCED TOPS MARK THE PRIMARY ENTRY TO THE BUILDINGS. BALCONIES, STOOPS AND GROUND LEVEL PATIOS ACTIVATE THE BUILDING THE PEDESTRIAN LEVEL.

IN COMBINATION WITH THE PUBLIC PARK, THE LARGE OPEN SPACE IN THE CENTER OF THE SITE IS THE MAIN ORGANIZING ELEMENT FOR THE COMMUNITY. ALL RESIDENTS CAN GET TO THE FROM THE AMENITY SPACES THROUGH LANDSCAPED WALKWAYS AND PUBLIC SIDEWALKS. LANDSCAPE IS SELECTED TO ENHANCE AND BECOME AN EXTENSION OF THE ARCHITECTURE. INTERNAL TO THE SITE ARE SEMI-PRIVATE COURTYARDS, A HIERARCHY OF PEDESTRIAN PATHWAYS AND CAREFULLY SELECTED PLANT MATERIALS THAT ARE THE ELEMENTS USED TO DEFINE SPACES AND CREATE AN ENJOYABLE WALKING EXPERIENCE.

THE EXTERIOR MATERIAL PALETTE CONSISTS OF EXTERIOR PLASTER, ENHANCED CEMENTITIOUS SIDING, WINDOW AWNINGS, OPEN AND CLOSED BALCONY RAILING, VARYING ROOF LINES, AND A BOLD, URBAN COLOR SCHEME WITH ACCENTS AT KEY BUILDING ELEMENTS.



Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



AERIAL MAP

A0-0



A. Looking North Toward Kaiser

B. Looking South-East Toward Residential Neighborhood



C. View Looking South



D. Looking West Toward Shaklee Corporation Office Building

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



SITE CONTEXT

A0-1



1. PROPOSED VIEW SOUTH DOWN HACIENDA



2. EXISTING VIEW SOUTH DOWN HACIENDA



3. EXISTING VIEW TO CORNER OF HACIENDA AND GIBRALTAR



4. PROPOSED VIEW TO CORNER OF HACIENDA AND GIBRALTAR



Pleasanton Site 2

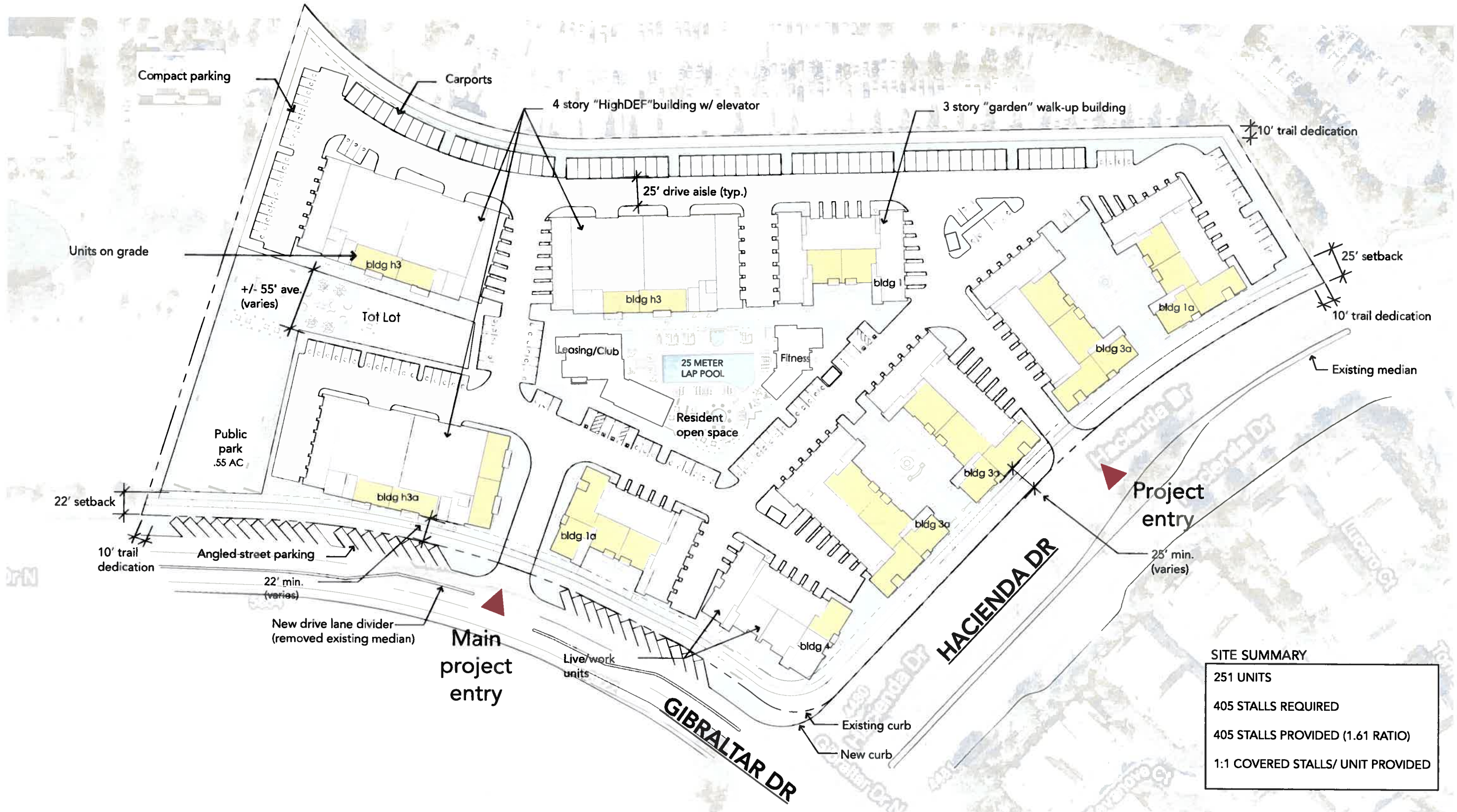
Pleasanton, CA

2009-050 |
August 18th, 2011



CONTEXTUAL
PERSPECTIVES

A0-2



SITE SUMMARY	
251 UNITS	
405 STALLS REQUIRED	
405 STALLS PROVIDED (1.61 RATIO)	
1:1 COVERED STALLS/ UNIT PROVIDED	

Pleasanton Site 2

Pleasanton, CA

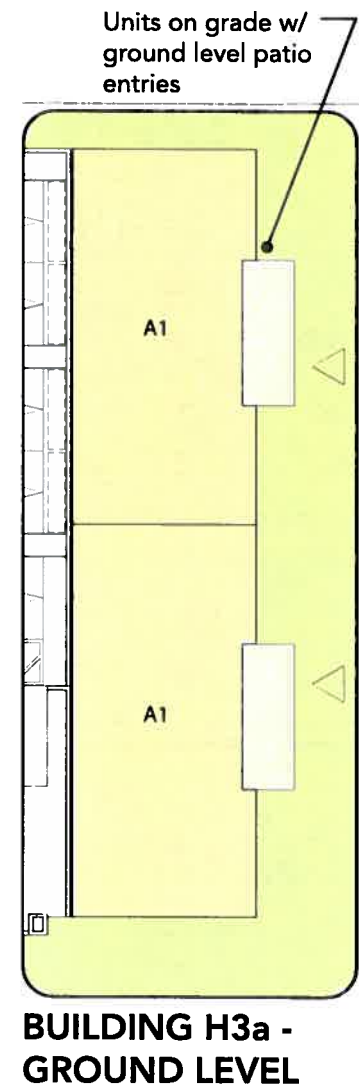
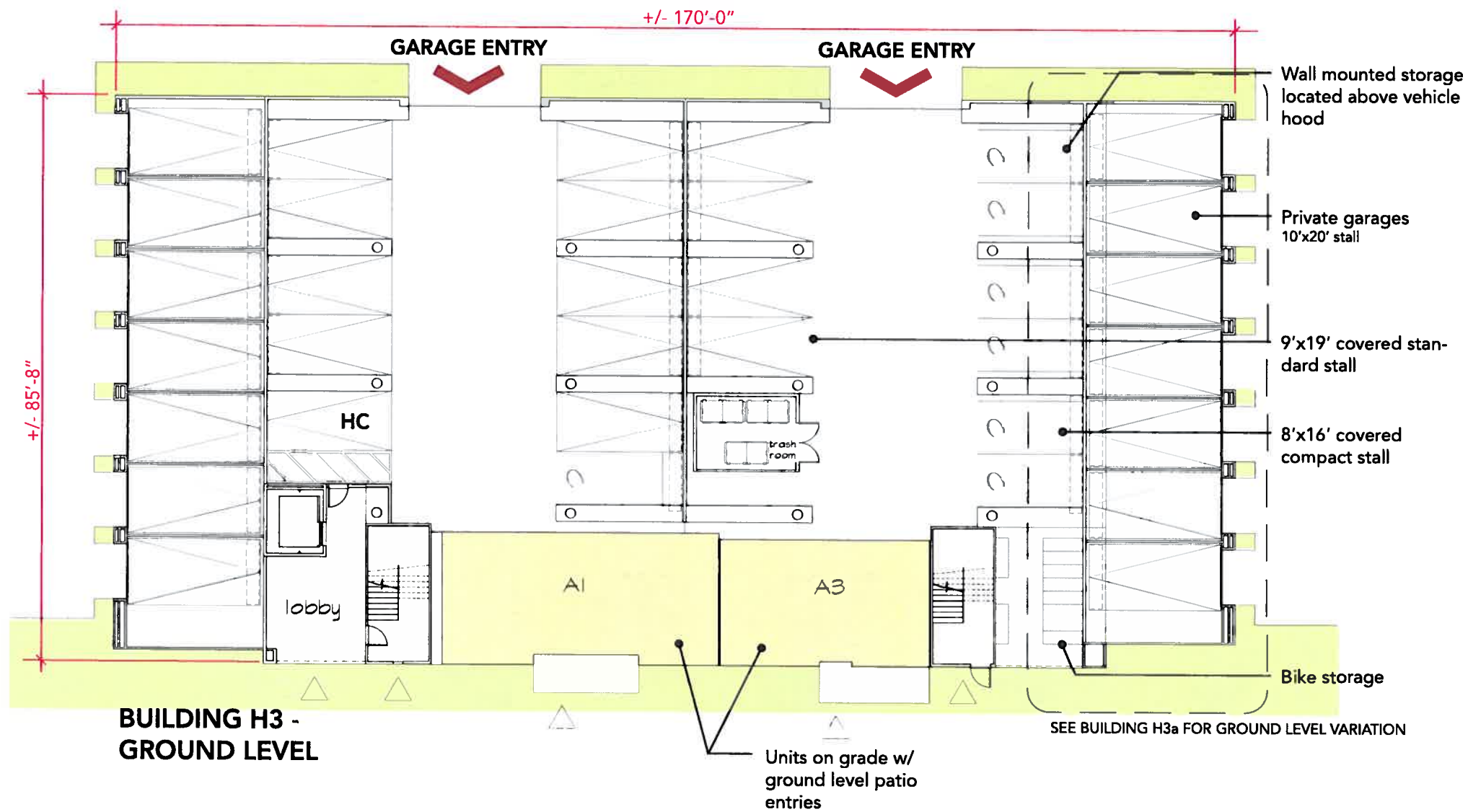
2009-050
August 18th, 2011



ARCHITECTURAL
SITE PLAN



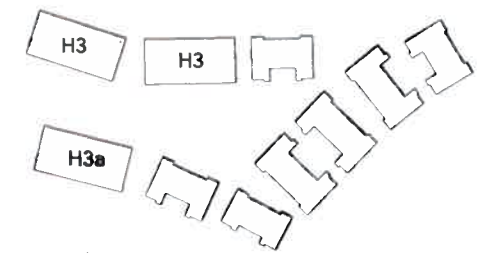
A1-0



Highdef Unit Legend:

- S - Studio unit
- A - 1-bedroom unit
- B - 2-bedroom unit
- C - 3-bedroom unit
- LW - Live/work unit

_a - Ground level unit
 _m - Mezzanine unit



key map - SITE 2

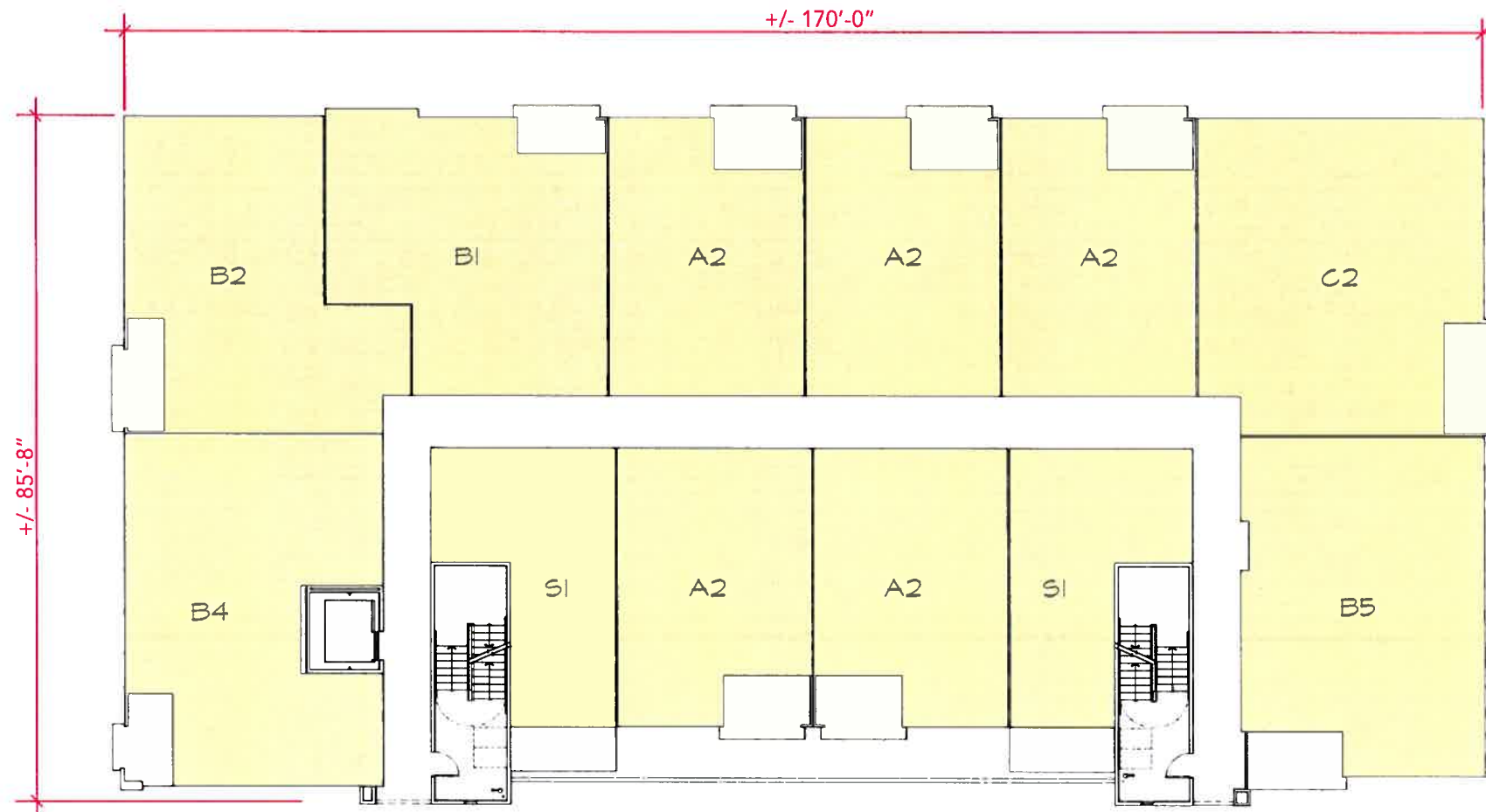
Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011

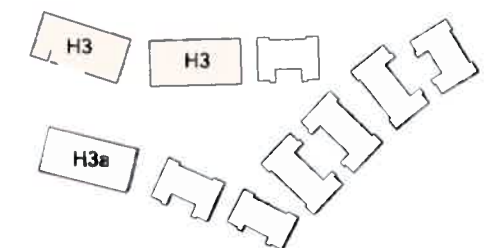


BUILDING PLANS
HIGHDEF H3+H3a GROUND LEVEL | **A1-1**



BUILDINGS H3 + H3a - LEVELS 2-3

Highdef Unit Legend:	
S	Studio unit
A	1-bedroom unit
B	2-bedroom unit
C	3-bedroom unit
LW	Live/work unit
_a	Ground level unit
_m	Mezzanine unit



key map - SITE 2

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011

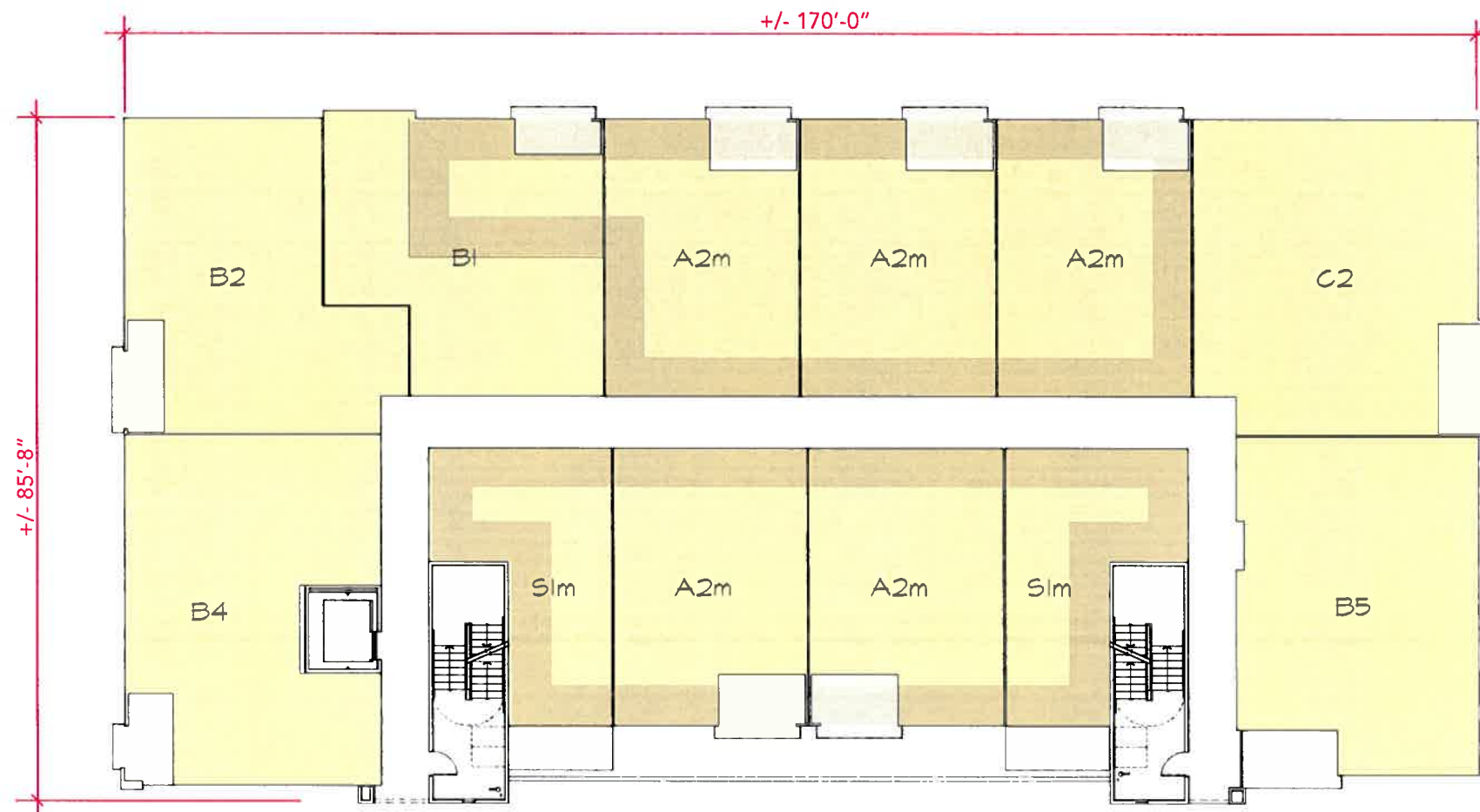


0 10' 20' 40' 60'



BUILDING PLANS
HIGHDEF H3+H3a LEVEL 2-3

A1-2

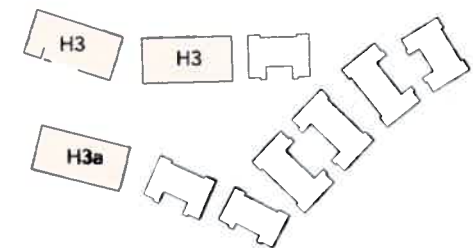


BUILDINGS H3 + H3a - LEVEL 4

Highdef Unit Legend:	
S -	Studio unit
A -	1-bedroom unit
B -	2-bedroom unit
C -	3-bedroom unit
LW -	Live/work unit
_a -	Ground level unit
_m -	Mezzanine unit



hatch = location of units w/
mezzanine



key map - SITE 2

0 10' 20' 40' 60'

Pleasanton Site 2

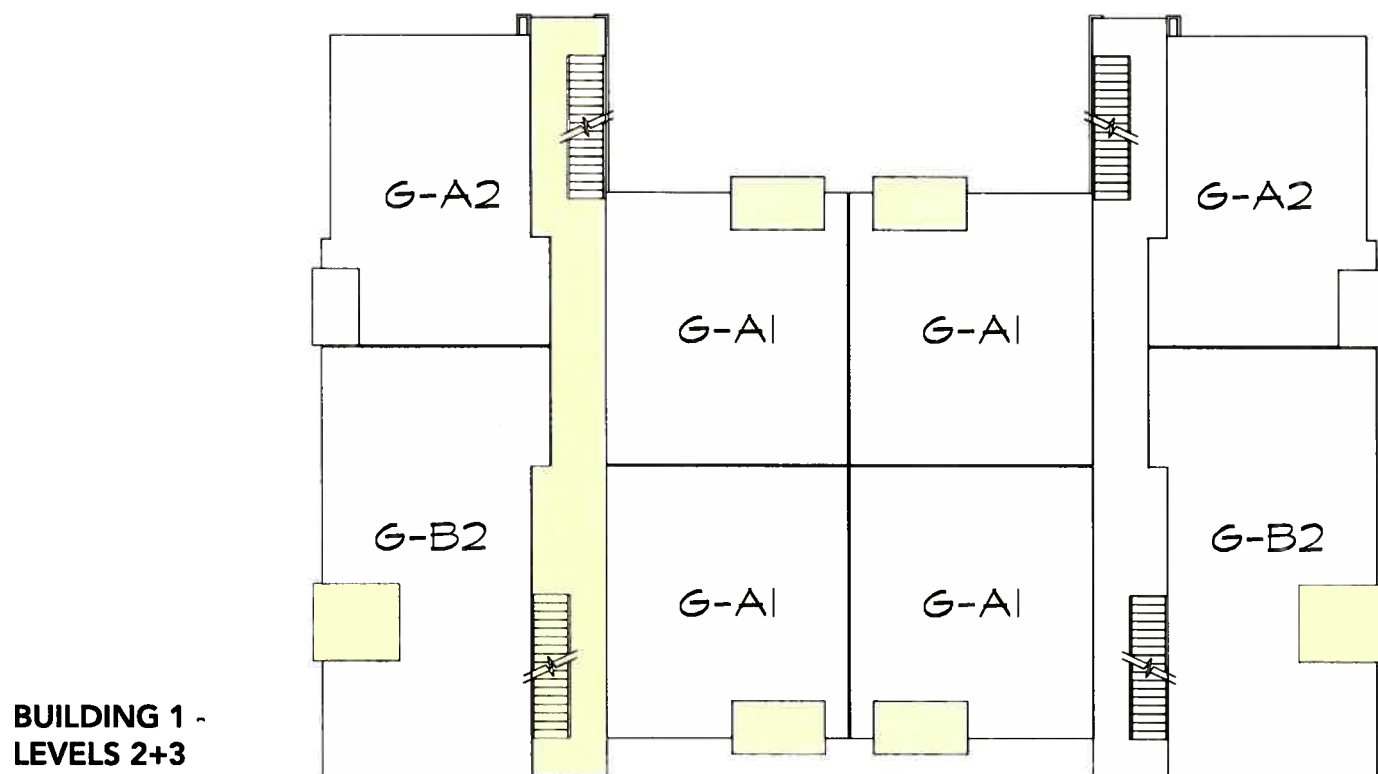
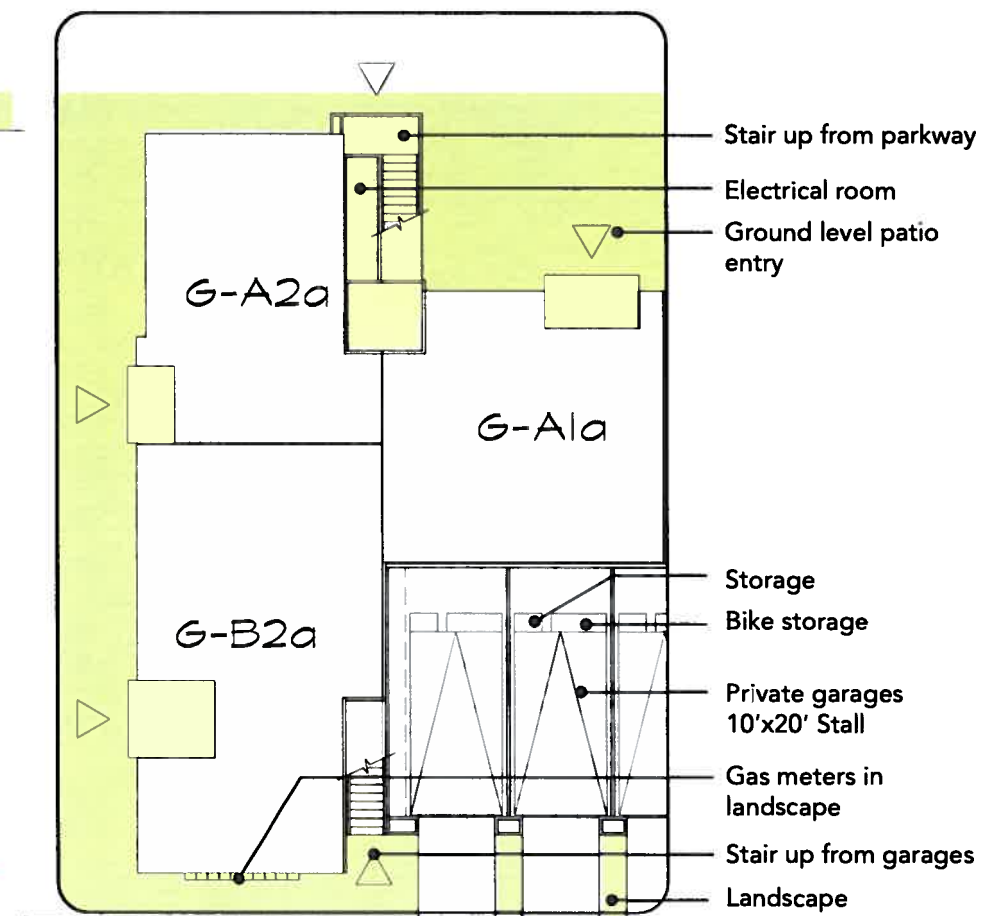
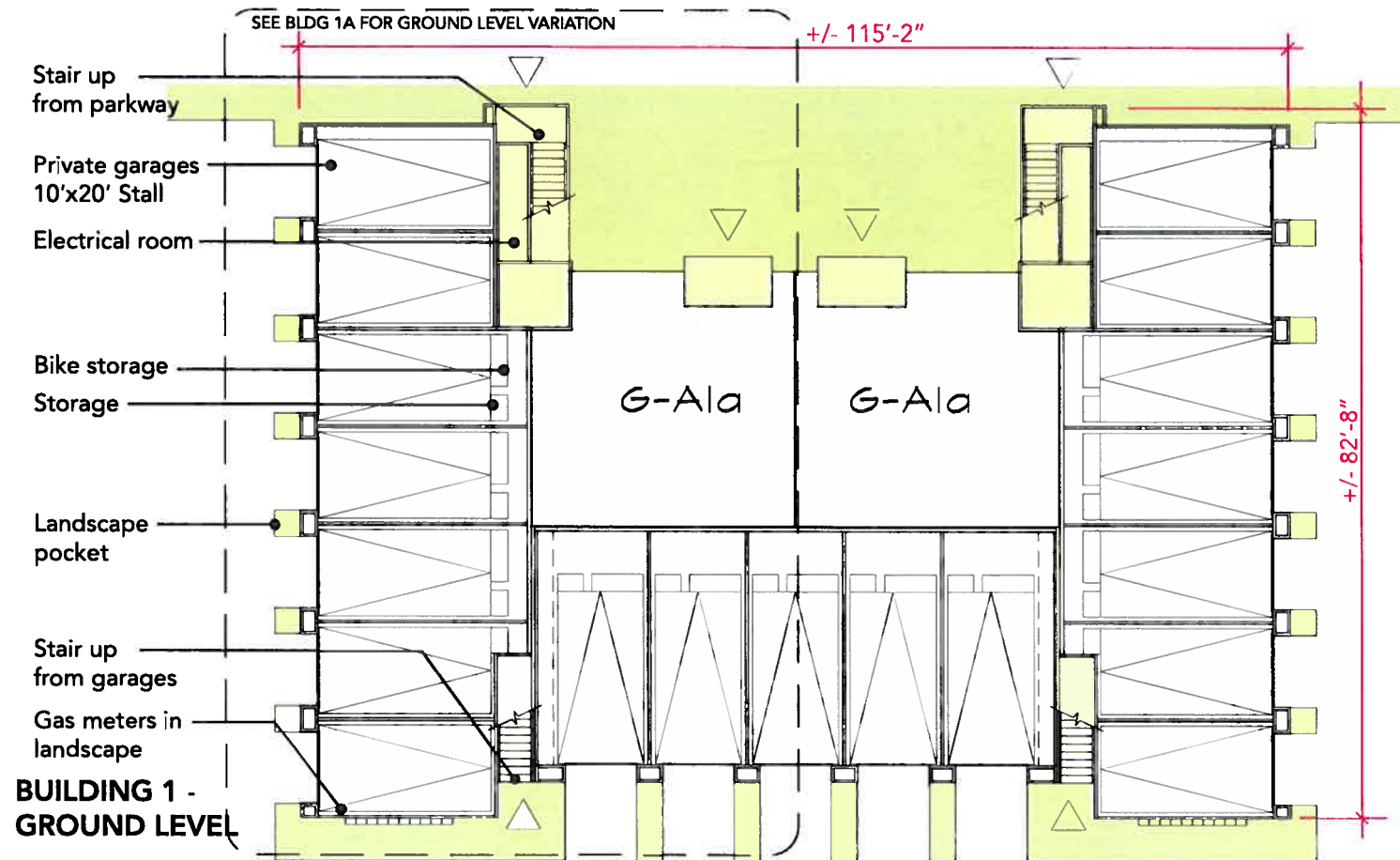
Pleasanton, CA

2009-050
August 18th, 2011

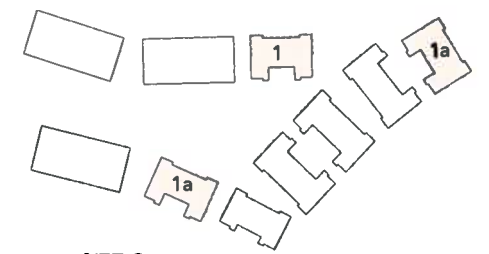


BUILDING PLANS
HIGHDEF H3+H3a LEVEL 4

A1-3



Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit
 _a - Ground level unit



Pleasanton Site 2

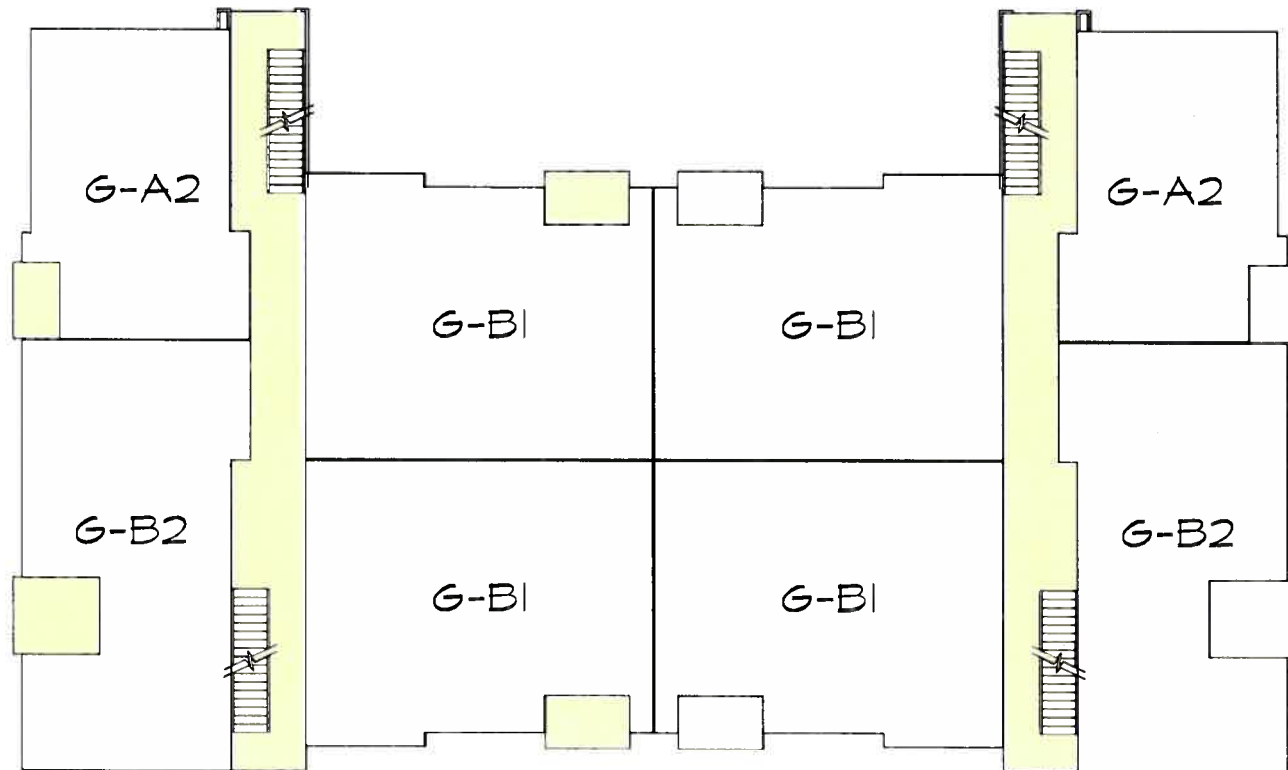
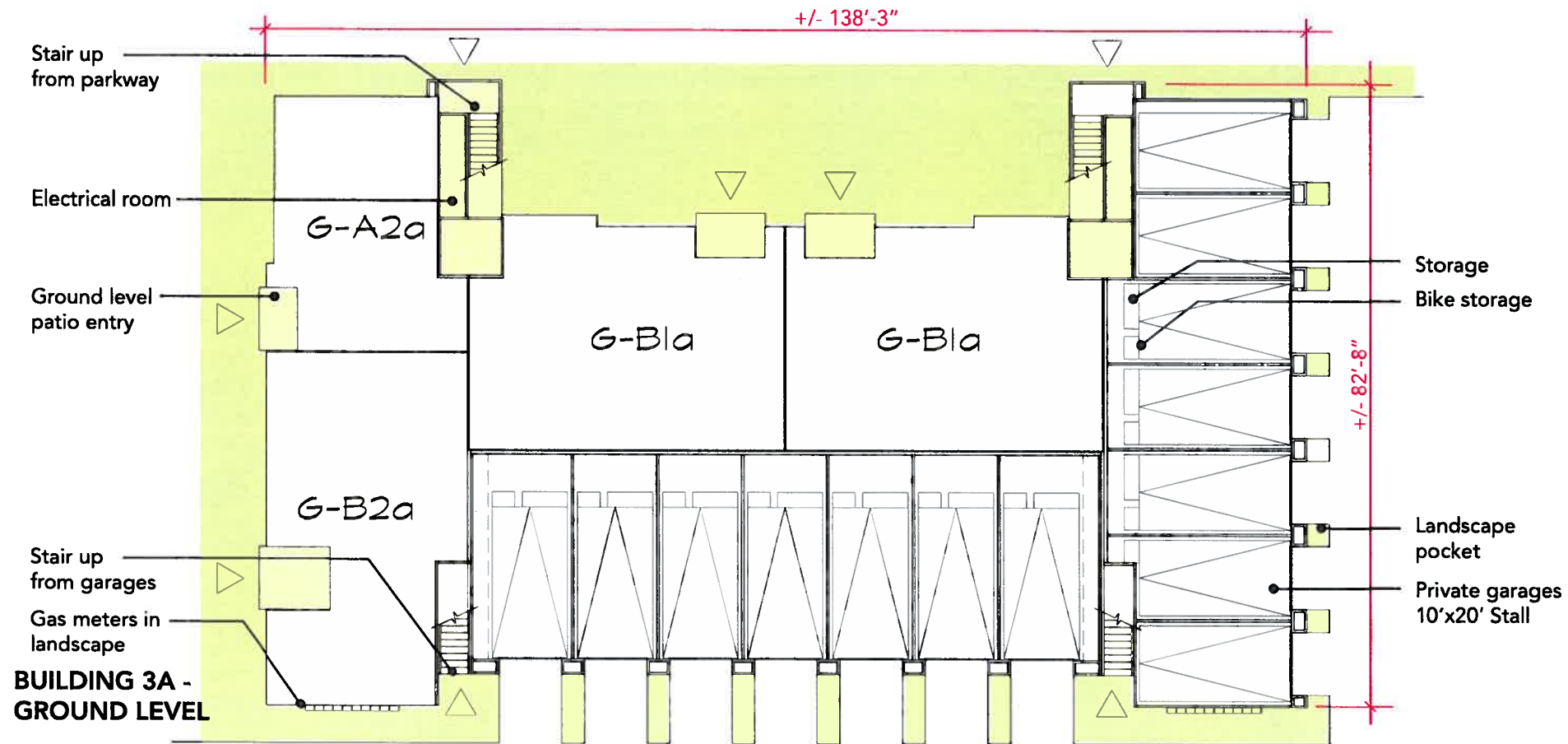
Pleasanton, CA

2009-050
 August 18th, 2011 bre



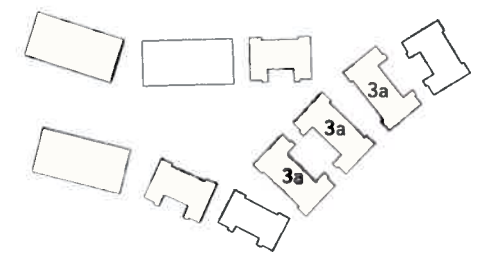
BUILDING PLANS
 GARDEN BUILDING 1

A1-4



BUILDING 3A - LEVELS 2+3

Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit
 _a - Ground level unit



key map - SITE 2

Pleasanton Site 2

Pleasanton, CA

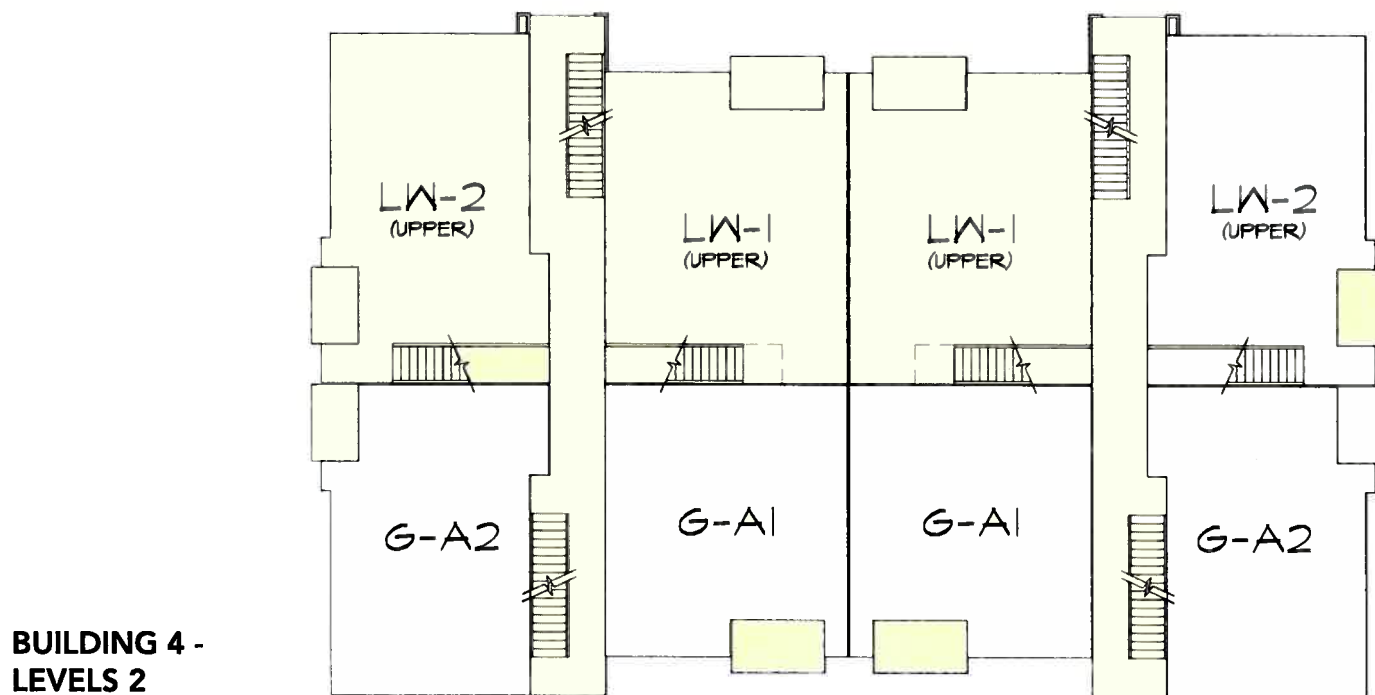
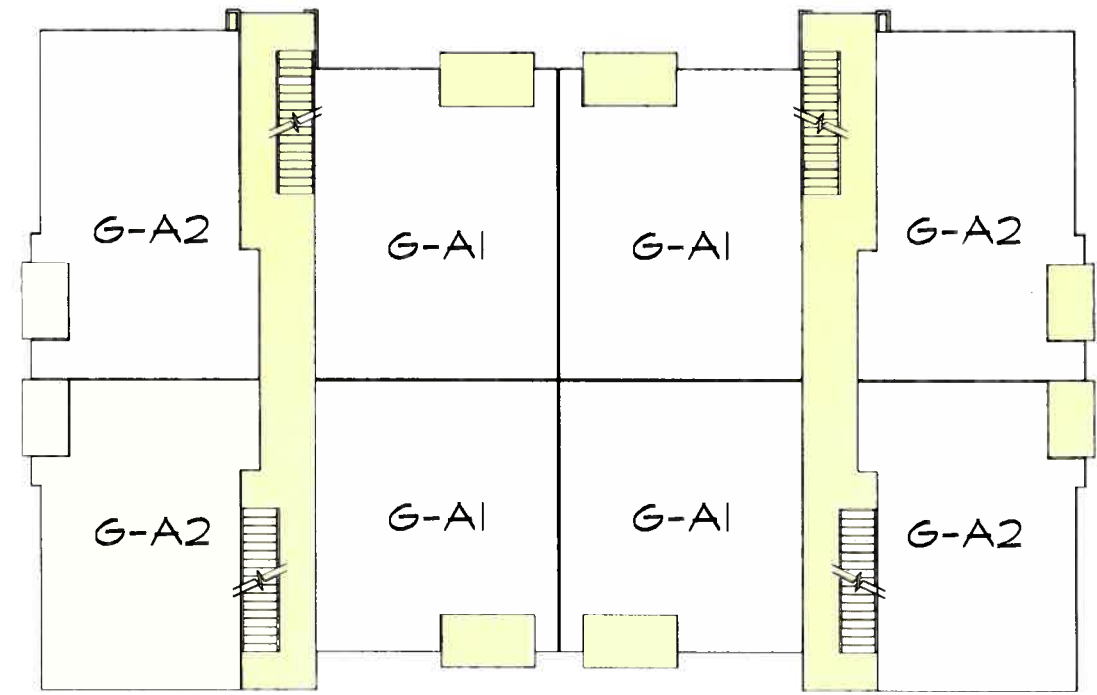
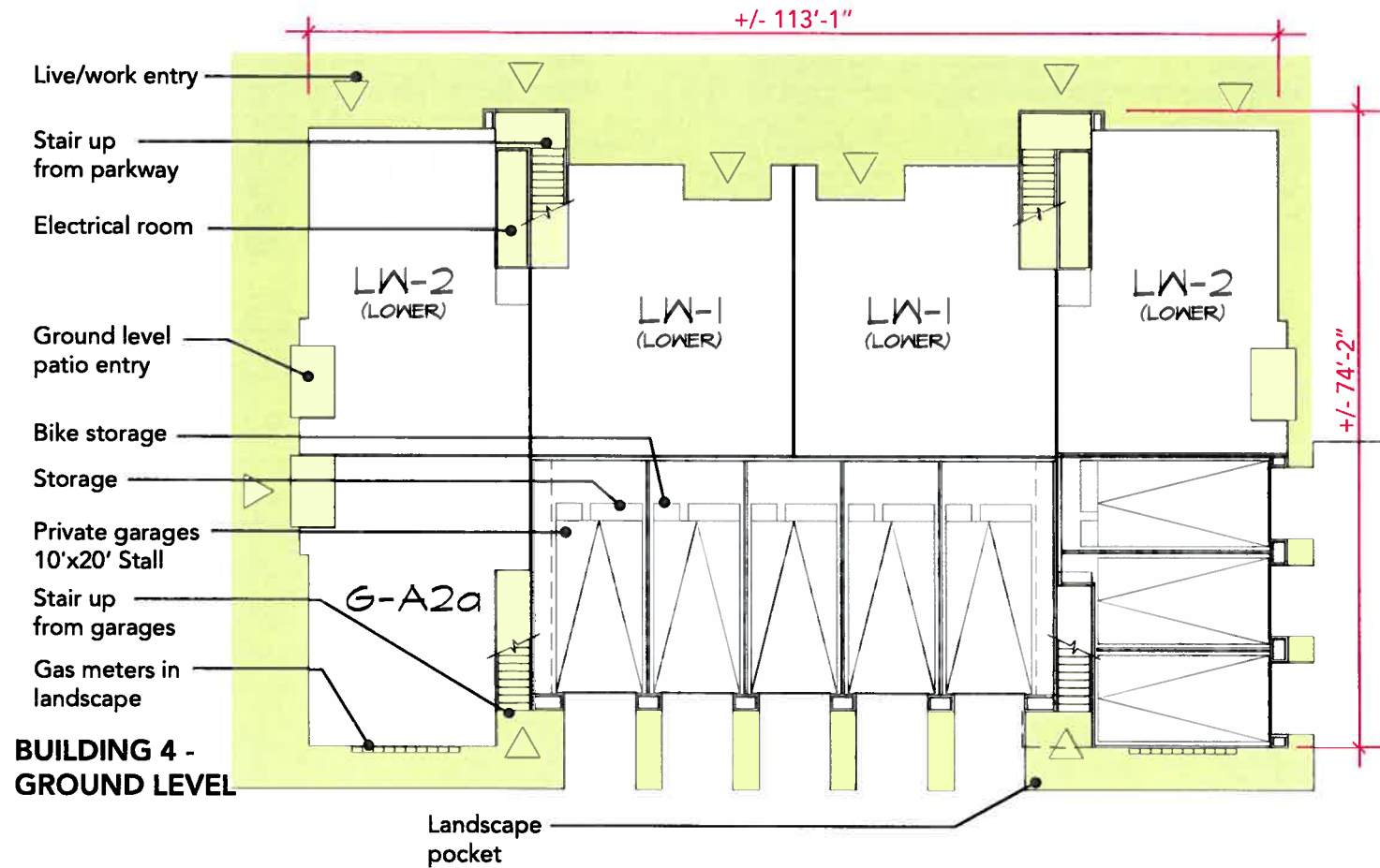
2009-050
 August 18th, 2011



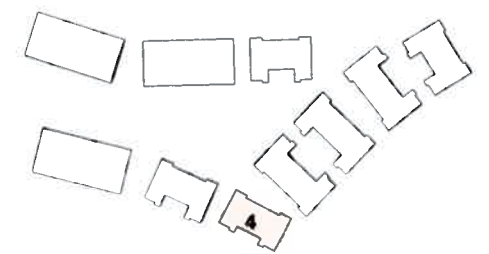
0 10' 20' 40' 60'

BUILDING PLANS
 GARDEN BUILDING 3A

A1-5



Garden Unit Legend:
 G-A - 1-bedroom unit
 G-B - 2-bedroom unit
 LW - Live/work unit
 _a - Ground level unit



0 20' 40' 60'

Pleasanton Site 2

Pleasanton, CA

2009-050
 August 18th, 2011

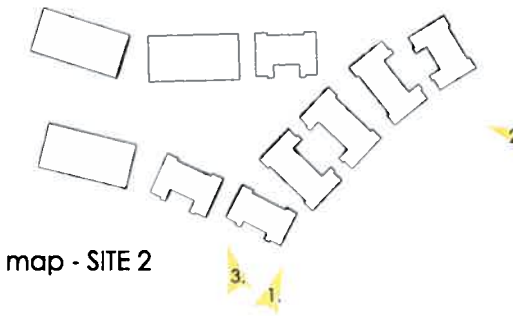


BUILDING PLANS
 GARDEN BUILDING 4

A1-6



1. VIEW OF GARDEN BUILDING VARIETY ALONG HACIENDA



2. VIEW OF HACIENDA DRIVE ELEVATION



3. VIEW DOWN GIBRALTAR TOWARDS MAIN ENTRY

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



PERSPECTIVE
RENDERINGS

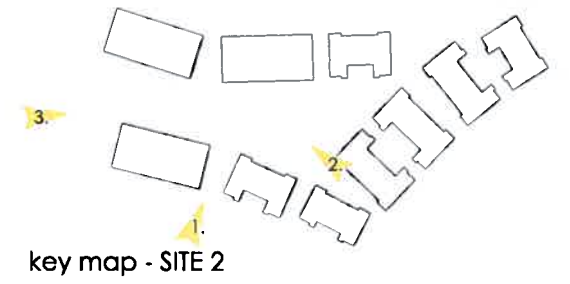
A2-0



2. AERIAL VIEW NORTH TO POOL COURTYARD



3. AERIAL VIEW FROM TRAIL TO PARK AND LEASING/CLUB BUILDING



key map - SITE 2



1. VIEW TO MAIN ENTRY AND LEASING

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



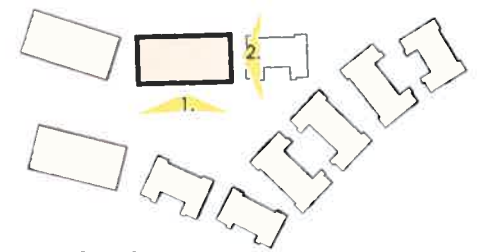
PERSPECTIVE
RENDERINGS

A2-1



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. GLASS RAILING
 7. BUILDING SIGNAGE
 8. METAL AWNING AND KICKERS
 9. ALUMINUM STOREFRONT ENTRY DOORS
 10. BURNISHED BLOCK PATIO WALL
 11. GREEN SCREEN
 12. METAL OVERHANG AND RAFTERS
 13. GARAGE DOOR, COLOR TO MATCH FIELD



key map - SITE 2



1. FRONT ELEVATION (OPEN SPACE)

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



CONCEPT ELEVATIONS
BUILDING H3

A2-2



2. GARAGE SIDE ELEVATION



key map - SITE 2



1. FRONT ELEVATION (OPEN SPACE)

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



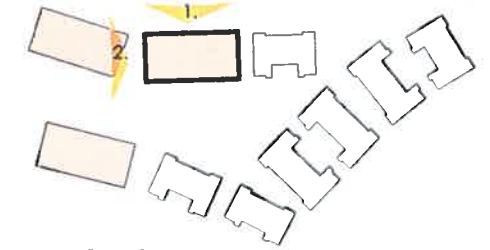
CONCEPT 3D VIEWS
BUILDING H3

A2-3



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. GLASS RAILING
 7. BUILDING SIGNAGE
 8. METAL AWNING AND KICKERS
 9. ALUMINUM STOREFRONT ENTRY DOORS
 10. BURNISHED BLOCK PATIO WALL
 11. GREEN SCREEN
 12. METAL OVERHANG AND RAFTERS
 13. GARAGE DOOR, COLOR TO MATCH FIELD



key map - SITE 2



1. REAR ELEVATION

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011

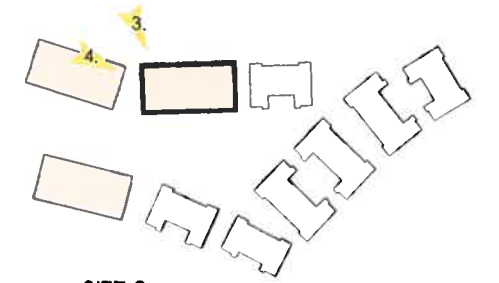


CONCEPT ELEVATIONS
BUILDING H3

A2-4



4. GARAGE SIDE ELEVATION



key map - SITE 2



3. REAR ELEVATION

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



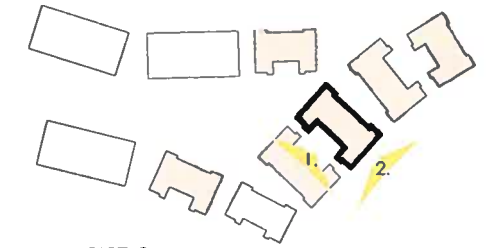
CONCEPT 3D VIEWS
BUILDING H3

A2-5



2. UNIT SIDE ELEVATION (HACIENDA)

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. AWNINGS WITH KICKERS
 7. CEMENTITIOUS PANEL SIDING
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. METAL OVERHANG AND RAFTERS



key map - SITE 2



1. FRONT ELEVATION (COURTYARD)

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 3. BUILDING 1 IS A VARIATION IN LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

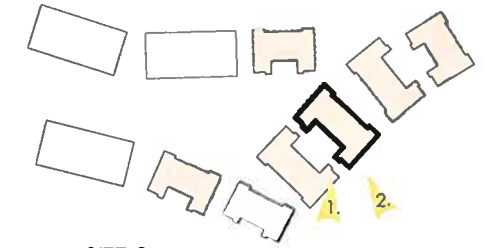
Pleasanton, CA

2009-050
August 18th, 2011



CONCEPT ELEVATIONS
BUILDING G3a

A2-6



key map - SITE 2



NOTE: ELEVATION SHOWN REPRESENTS BUILDING 3.
BUILDING 1 IS A VARIATION IN
LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE
LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



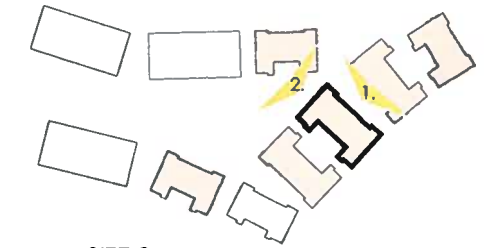
CONCEPT 3D VIEWS
BUILDING G3a

A2-7



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. AWNINGS WITH KICKERS
 7. CEMENTITIOUS PANEL SIDING
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. METAL OVERHANG AND RAFTERS



key map - SITE 2



1. REAR ELEVATION

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 3. BUILDING 1 IS A VARIATION IN LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



CONCEPT ELEVATIONS
BUILDING G3a

A2-8



4. GARAGE SIDE ELEVATION



key map - SITE 2



3. REAR ELEVATION

NOTE: ELEVATION SHOWN REPRESENTS BUILDING 3. BUILDINGS 1 IS A VARIATION IN LENGTH OF THIS ELEVATION.

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011

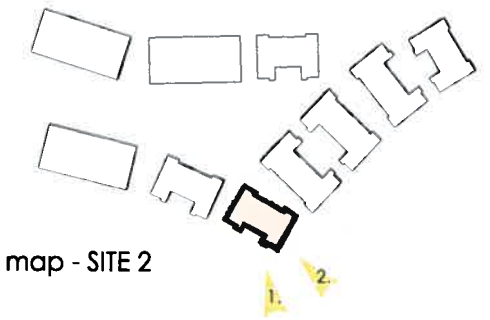


CONCEPT 3D VIEWS
BUILDING G3a

A2-9



1. LIVE/WORK SIDE ELEVATION (HACIENDA)



key map - SITE 2



1. FRONT ELEVATION (GIBRALTAR)

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



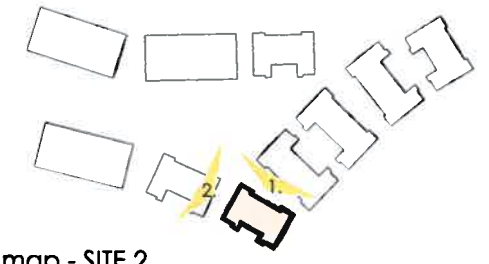
CONCEPT 3D VIEWS
BUILDING G4

A2-11



2. GARAGE SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. HORIZONTAL CEMENTITIOUS SIDING
 3. SUNSHADE AWNINGS
 4. VINYL WINDOWS
 5. METAL BALCONY RAILING
 6. AWNINGS WITH KICKERS
 7. CEMENTITIOUS PANEL SIDING
 8. BURNISHED BLOCK PATIO WALL
 9. GARAGE DOOR, COLOR TO MATCH FIELD
 10. GARAGE DOOR, COLOR TO MATCH RECESS
 11. METAL OVERHANG AND RAFTERS
 12. RETAIL SIGNAGE
 13. UNIT SIGNAGE
 14. ALUMINUM STOREFRONT ENTRY DOORS



key map - SITE 2



1. REAR ELEVATION

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011

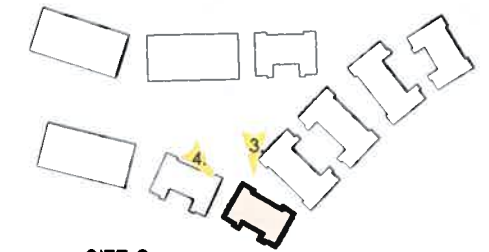


CONCEPT ELEVATIONS
BUILDING G4

A2-12



4. GARAGE SIDE ELEVATION



key map - SITE 2



3. REAR ELEVATION

NOTE: LANDSCAPE SHOWN IS CONCEPTUAL, SEE LANDSCAPE PLANS FOR ACTUAL LOCATION.

Pleasanton Site 2

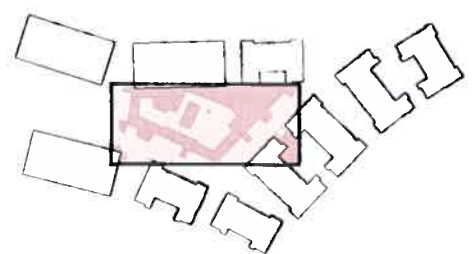
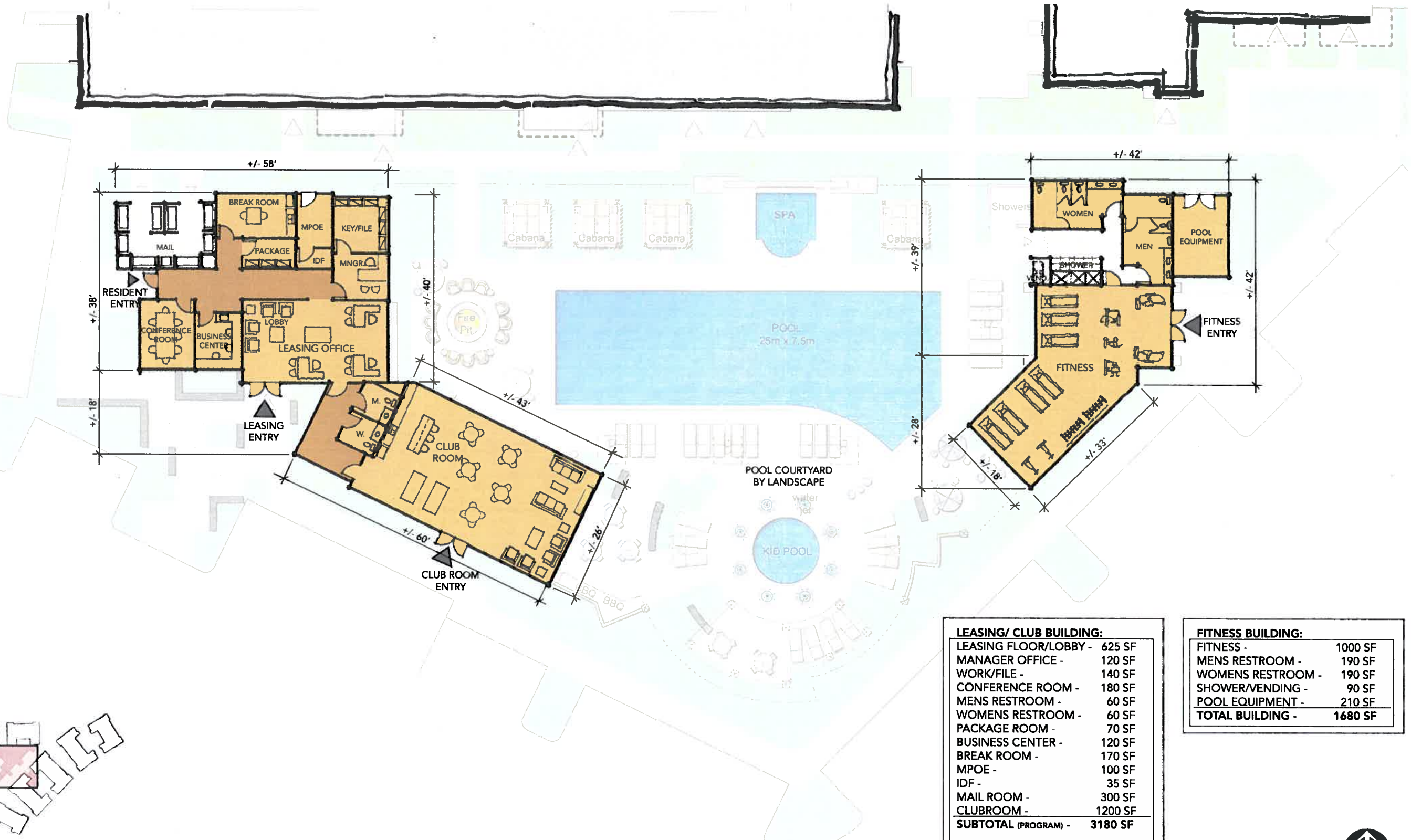
Pleasanton, CA

2009-050
August 18th, 2011



CONCEPT 3D VIEWS
BUILDING G4

A2-13



key map - SITE 2

LEASING/ CLUB BUILDING:	
LEASING FLOOR/LOBBY -	625 SF
MANAGER OFFICE -	120 SF
WORK/FILE -	140 SF
CONFERENCE ROOM -	180 SF
MENS RESTROOM -	60 SF
WOMENS RESTROOM -	60 SF
PACKAGE ROOM -	70 SF
BUSINESS CENTER -	120 SF
BREAK ROOM -	170 SF
MPOE -	100 SF
IDF -	35 SF
MAIL ROOM -	300 SF
CLUBROOM -	1200 SF
SUBTOTAL (PROGRAM) -	3180 SF
TOTAL BUILDING -	3570 SF

FITNESS BUILDING:	
FITNESS -	1000 SF
MENS RESTROOM -	190 SF
WOMENS RESTROOM -	190 SF
SHOWER/VENDING -	90 SF
POOL EQUIPMENT -	210 SF
TOTAL BUILDING -	1680 SF

Pleasanton Site 2

Pleasanton, CA

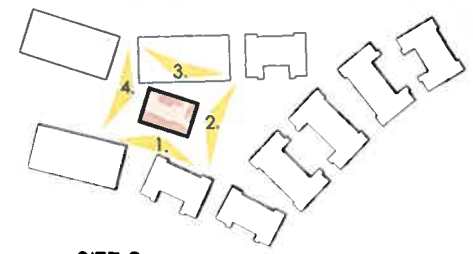
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August 18th, 2011



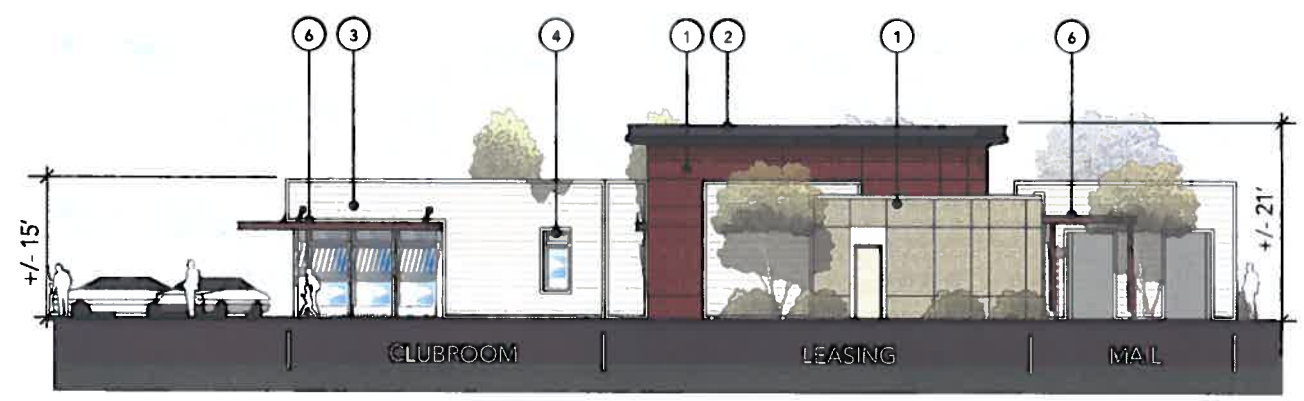
AMENITY BUILDING
BUILDING PLAN



A3-0



key map - SITE 2



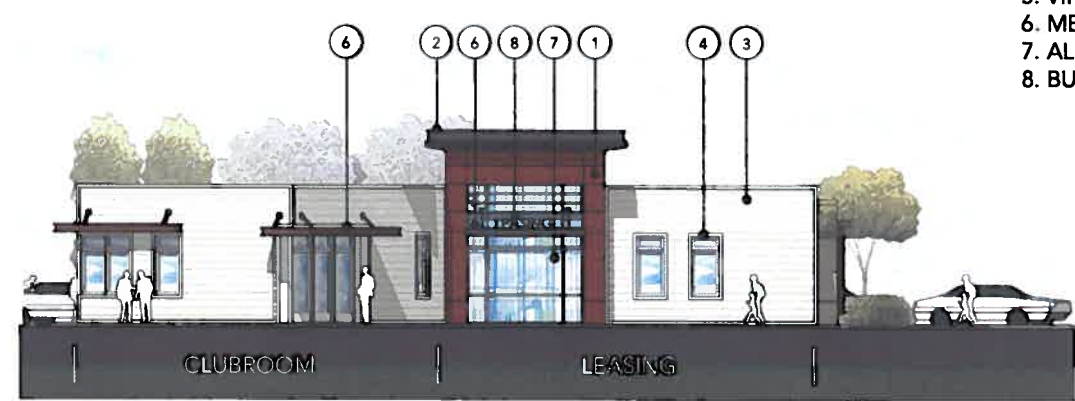
3. SIDE ELEVATION



4. RESIDENT ENTRY ELEVATION



1. ENTRY DRIVE ELEVATION



2. POOL COURTYARD ELEVATION

- NOTES:
- 1. EXTERIOR PLASTER W/ SCREED LINES
 - 2. METAL OVERHANG AND RAFTERS
 - 3. HORIZONTAL CEMENTITIOUS SIDING
 - 4. VINYL WINDOWS
 - 5. VINYL ENTRY DOORS
 - 6. METAL AWNING
 - 7. ALUMINUM STOREFRONT AT IMPACT AREAS
 - 8. BUILDING IDENTIFICATION SIGNAGE

Pleasanton Site 2

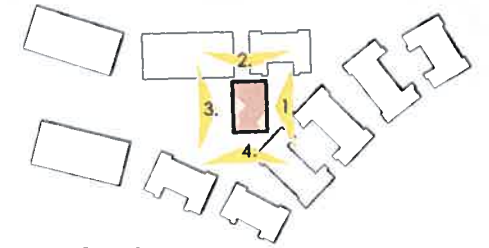
Pleasanton, CA

2009-050
August 18th, 2011

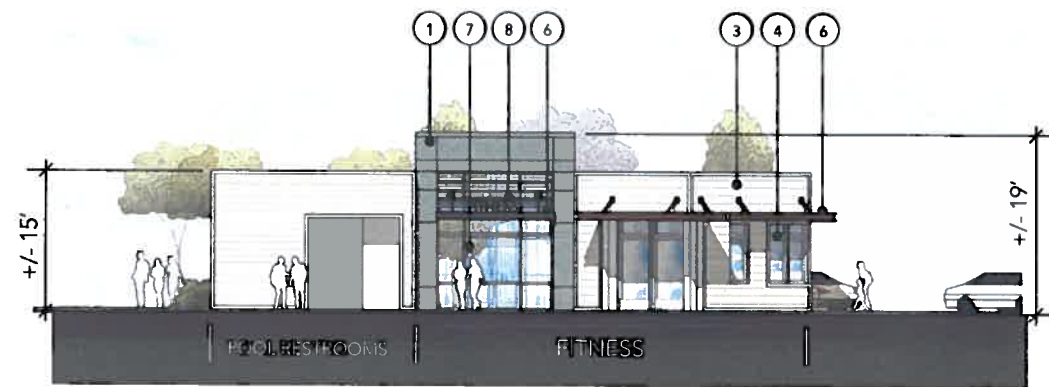


CONCEPT ELEVATIONS
LEASING/ CLUB BUILDING

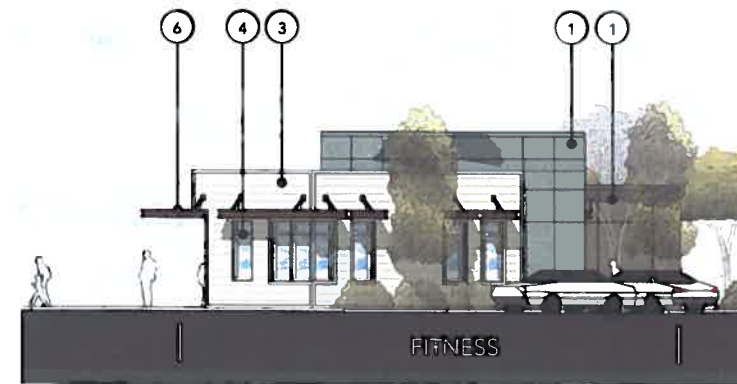
A3-1



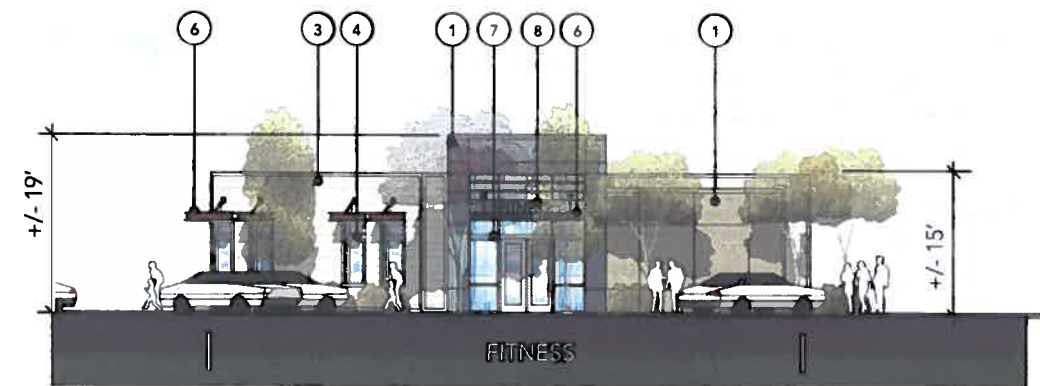
key map - SITE 2



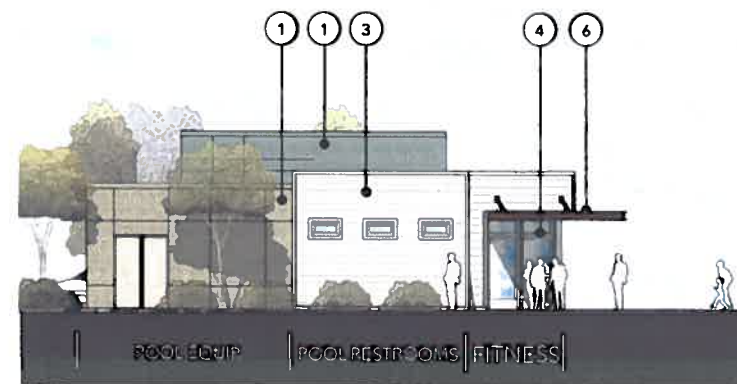
3. POOL COURTYARD ELEVATION



4. SOUTH (POOL SIDE) ELEVATION



1. ENTRY (INTERIOR STREET) ELEVATION



2. SIDE ELEVATION

- NOTES:
1. EXTERIOR PLASTER W/ SCREED LINES
 2. METAL OVERHANG AND RAFTERS
 3. HORIZONTAL CEMENTITIOUS SIDING
 4. VINYL WINDOWS
 5. VINYL ENTRY DOORS
 6. METAL AWNING
 7. ALUMINUM STOREFRONT AT IMPACT AREAS
 8. BUILDING IDENTIFICATION SIGNAGE

Pleasanton Site 2

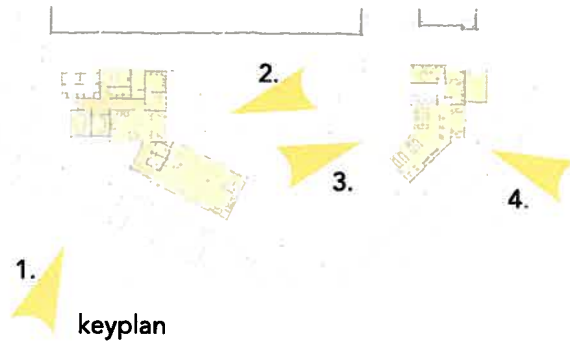
Pleasanton, CA

2009-050
August 18th, 2011



CONCEPT ELEVATIONS
FITNESS BUILDING

A3-2



3. VIEW FROM POOL COURTYARD TO FITNESS



4. VIEW FROM INTERNAL STREET TO FITNESS ENTRY



2. VIEW FROM POOL TO LEASING/ REC.



1. VIEW FROM MAIN ENTRY TO LEASING/ REC.

Pleasanton Site 2

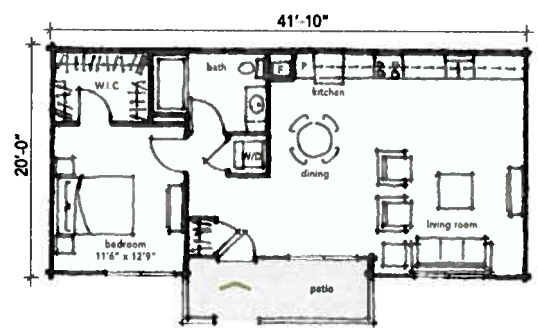
Pleasanton, CA

2009-050
August 18th, 2011

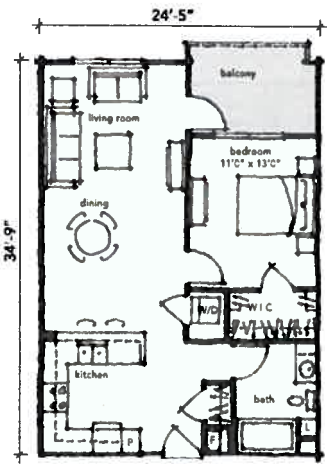


AMENITY BUILDING
CONCEPT 3D VIEWS

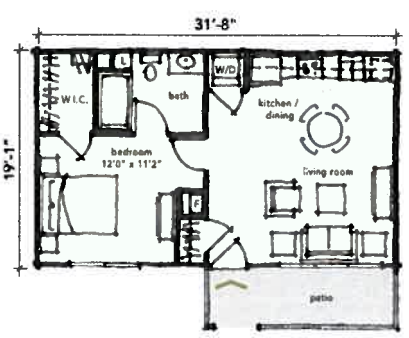
A3-3



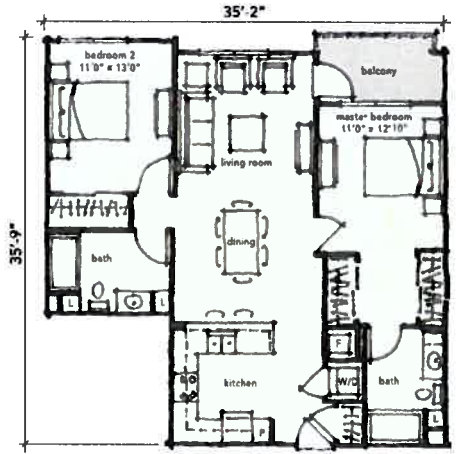
Unit A1
+/- 812 sf
92 sf bal.



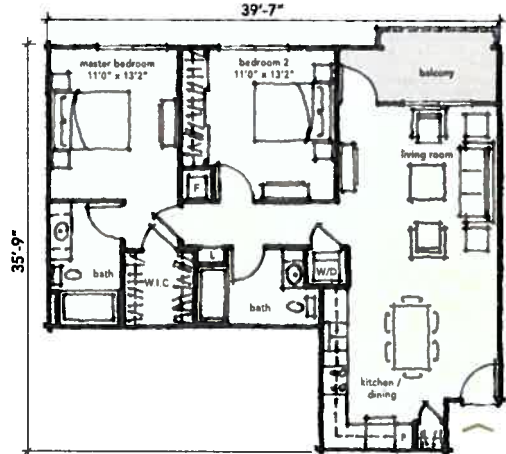
Unit A2
+/- 775 sf
87 sf bal.



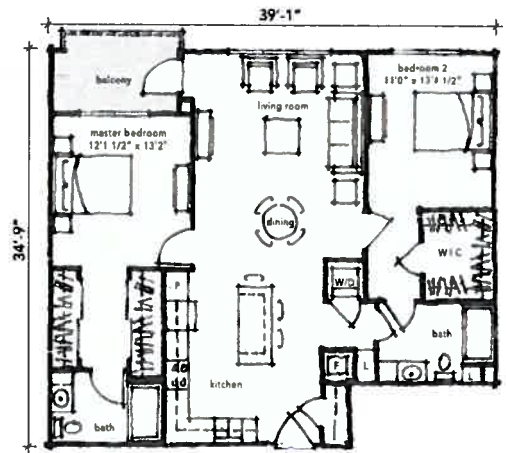
Unit A3
+/- 605 sf
90 sf bal.



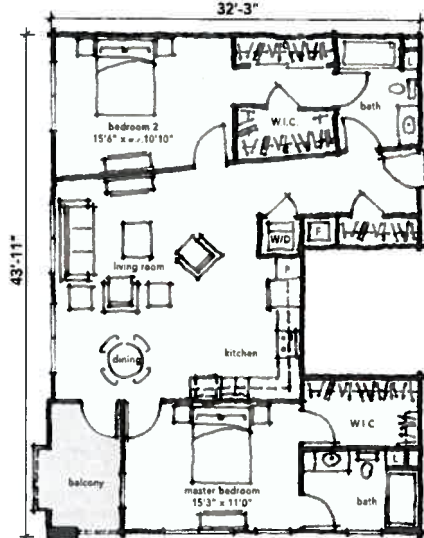
Unit B1
+/- 1,061 sf
65 sf bal.



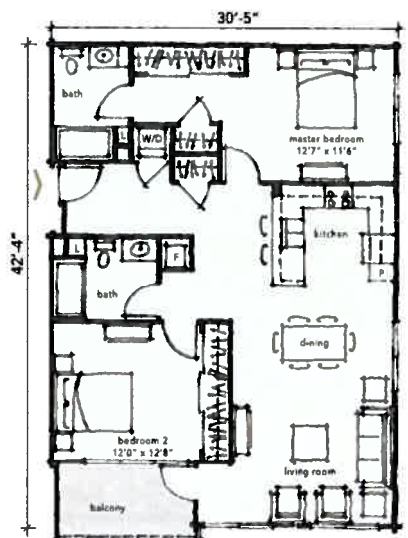
Unit B2
+/- 1,073 sf
86 sf bal.



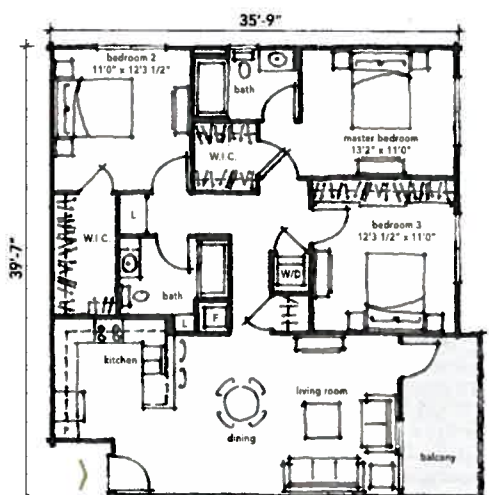
Unit B3
+/- 1,231 sf
76 sf bal.



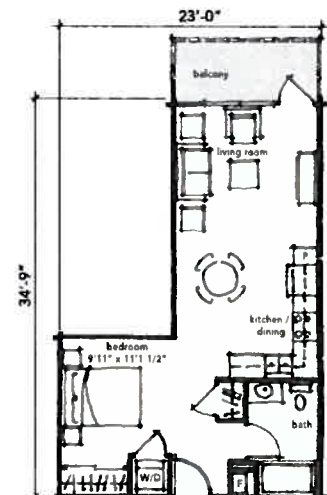
Unit B4
+/- 1,235 sf
81 sf bal.



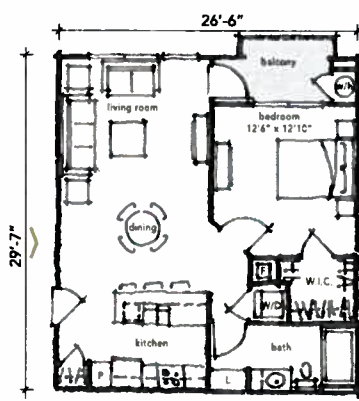
Unit B5
+/- 1,210 sf
82 sf bal.



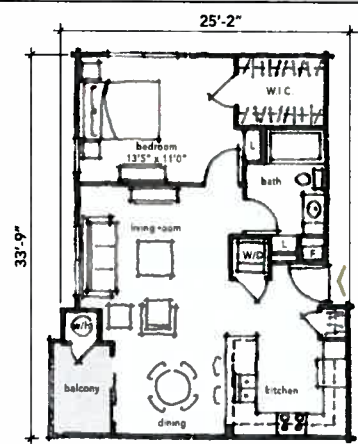
Unit C2
+/- 1,319 sf
98 sf bal.



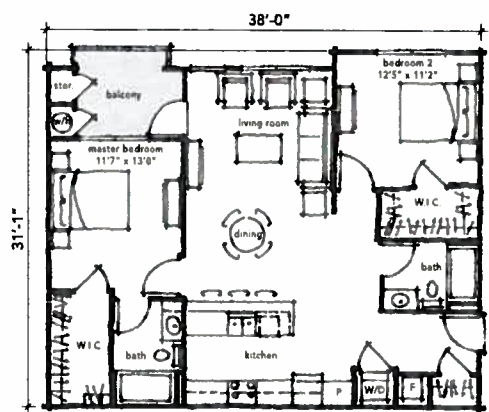
Unit S1
+/- 595 sf
71 sf bal.



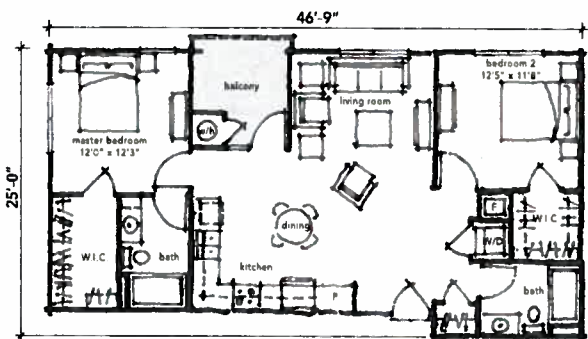
Unit G-A1
+/- 732 sf
56 sf bal.



Unit G-A2
+/- 729 sf
44 sf bal.



Unit G-B1
+/- 1,078 sf
70 sf bal.



Unit G-B2
+/- 1,023 sf
72 sf bal.

HIGHDEF UNIT PLANS

GARDEN UNIT PLANS

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



UNIT PLANS

A4-0



REQUIRED OPEN SPACE

251 units x 300 s.f. = ~75,300 s.f.

PROVIDED OPEN SPACE

	Open Space	~45,900 s.f.
	Park	.55 ac = ~ 23,900 s.f.
	Iron Horse Trail	~ 14,500 s.f.
	Private Balconies	~14,500 s.f.
		TOTAL ~98,800 s.f.

Pleasanton Site 2

Pleasanton, CA

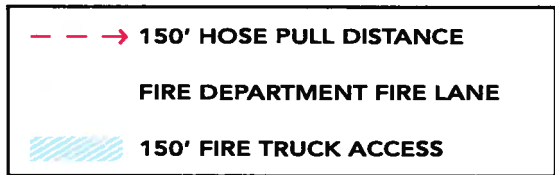
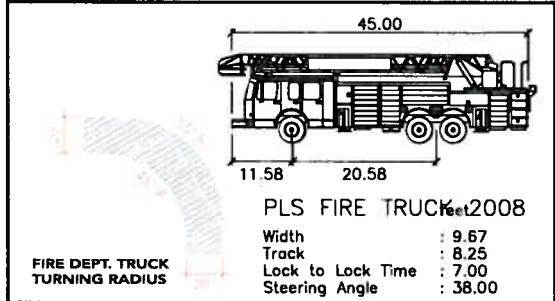
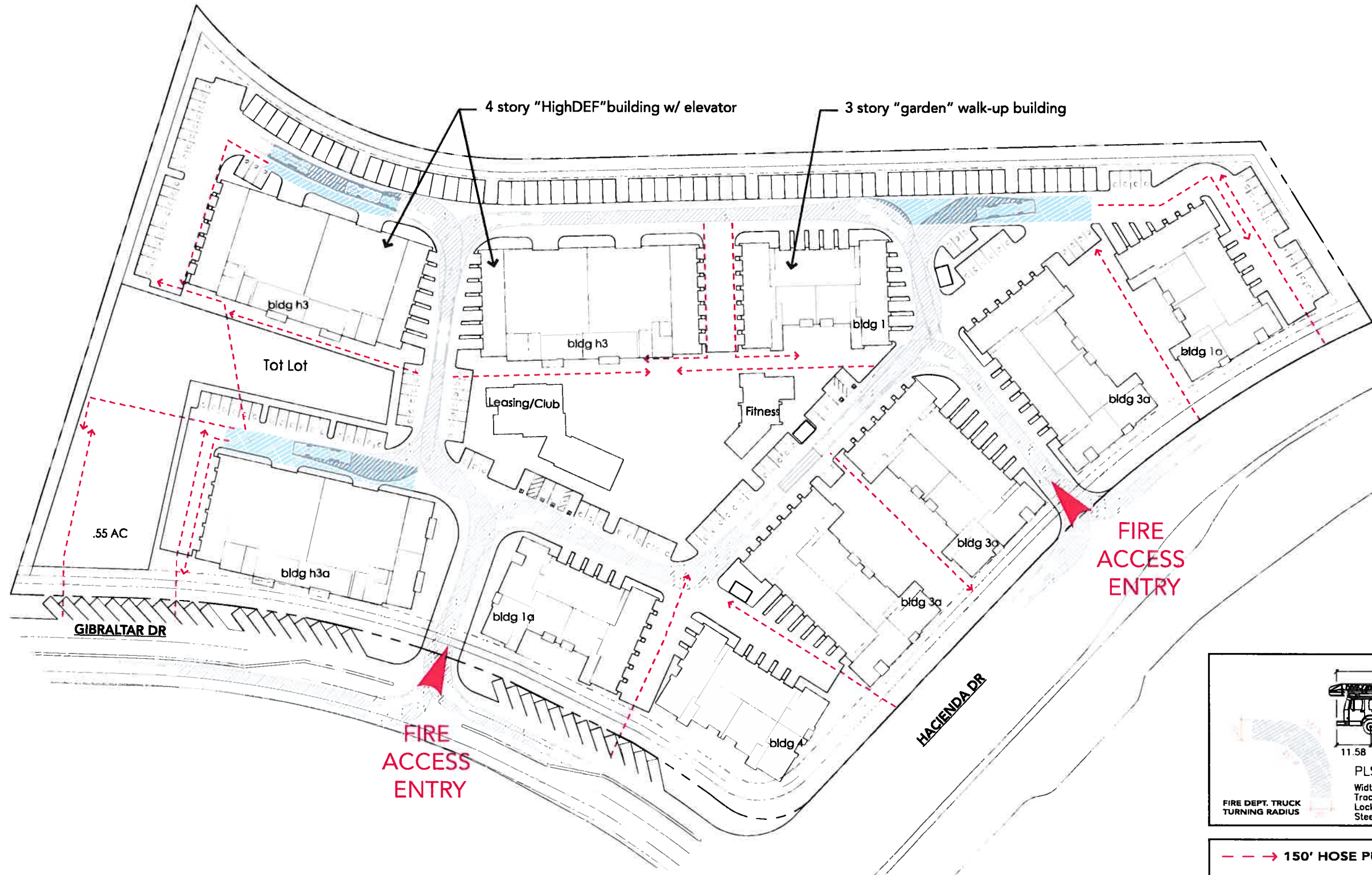
2009-050
August 18th, 2011



OPEN SPACE PLAN



A5-0



Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011



FIRE ACCESS PLAN

A5-1





Pleasanton Site 2

Pleasanton, CA

UA JOB# 11-031
August 18th, 2011



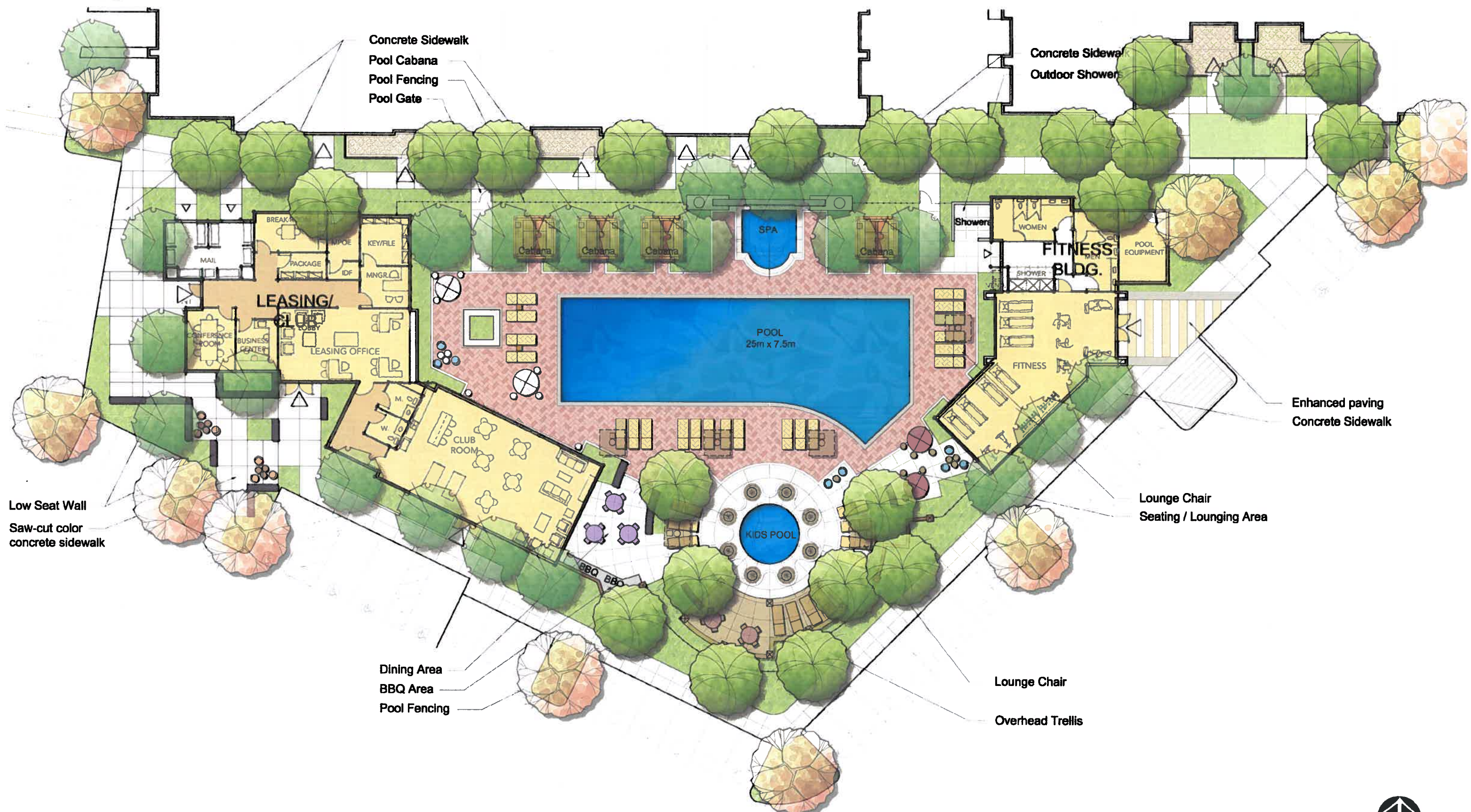
0' 40' 80' 160' 240'



OVERALL LANDSCAPE
CONCEPTUAL SITE PLAN



L-1



Concrete Sidewalk
 Pool Cabana
 Pool Fencing
 Pool Gate

Concrete Sidewalk
 Outdoor Shower

Enhanced paving
 Concrete Sidewalk

Low Seat Wall
 Saw-cut color
 concrete sidewalk

Lounge Chair
 Seating / Lounging Area

Dining Area
 BBQ Area
 Pool Fencing

Lounge Chair
 Overhead Trellis

Pleasanton Site 2

Pleasanton, CA

UA JOB# 11-031
 August 18th, 2011



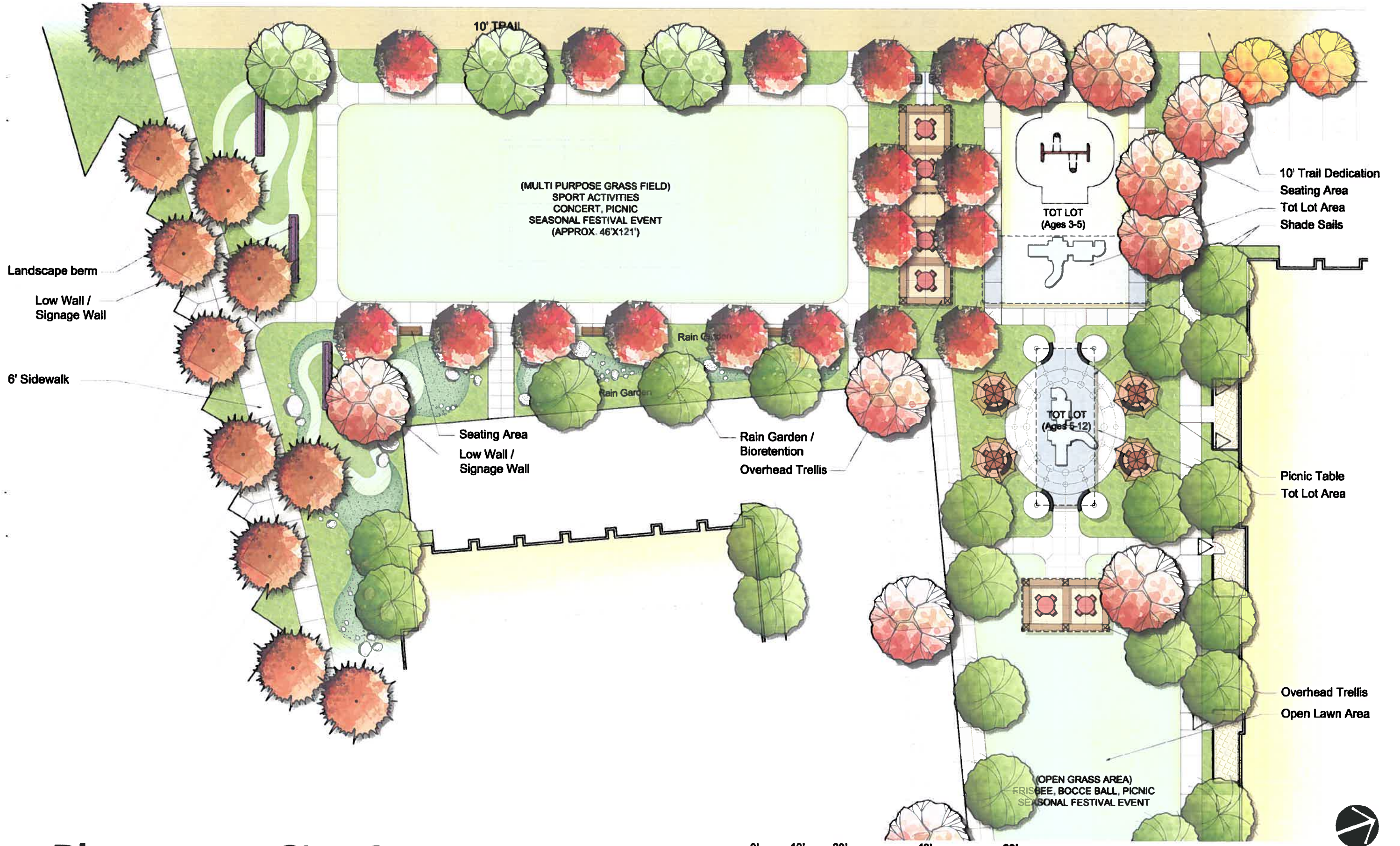
0' 10' 20' 40' 60'



POOL / RECREATION AREA



L-2



Pleasanton Site 2

Pleasanton, CA

UA JOB# 11-031
August 18th, 2011



0' 10' 20' 40' 60'





PUBLIC PARK / OPEN SPACE



L-3

PLANTING LEGEND GIBLARTAR DRIVE NORTH STREETSCAPE (EAST OF WILLOW)

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	CEDRUS DEODORA	DECODAR CEDAR	24" BOX	30' O.C.	MED	STREET TREE
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	ENTRY ACCENT TREE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	ENTRY ACCENT TREE
	MAGNOLIA SPP	MAGNOLIA	24" BOX	15' O.C.	MED	ENTRY ACCENT TREE

SHRUBS




ALBELIA GRANDIFLORA 'EDWARD GROUCHER'	GLOSSY ALBELIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
AGAPANTHUS AFRICANUS	LILY OF THE Nile	1 GAL	2' O.C.	MED	ACCENT PLANTING
ESCALLONIA EXONIENSIS 'FRADESI'	ESCALLONIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
RHAPHIOLEPIS INDICA 'ROSEA'	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	MAIN HEDGE ROW

GROUND COVER

HEBERA HELIX 'HARRIS'	HARRIS' IVY	FLAY	12" O.C.	MED	BACK SIDE OF BERM
TALL FESCUE BLEND	TURF	800	.	HIGH	FRONT SIDE OF BERM

PLANTING LEGEND HACIENDA DRIVE STREETSCAPE (SOUTH OF OWENS DRIVE)

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	PNUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	25' O.C.	LOW	STREET TREE
	QUERCUS RUBRA	RED OAK	24" BOX	30' O.C.	MED	STREET TREE
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	ENTRY ACCENT TREE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	ENTRY ACCENT TREE
	MAGNOLIA SPP	MAGNOLIA	24" BOX	15' O.C.	MED	ENTRY ACCENT TREE

SHRUBS



DIETES VARIETES	NORAEA	5 GAL	3' O.C.	LOW	ACCENT PLANTING
HEMEROCALLIS SPP	DAY LILY	5 GAL	2' O.C.	MED	ACCENT PLANTING
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	3' O.C.	MED	ACCENT PLANTING
PITTOSPORUM TOBIA OR 'VAREGATA'	MOCK ORANGE	5 GAL	4' O.C.	MED	ACCENT PLANTING
PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	3' O.C.	MED	ACCENT PLANTING
RHAPHIOLEPIS INDICA 'ROSEA'	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	MAIN HEDGE ROW

GROUND COVER

HEBERA HELIX 'HARRIS'	HARRIS' IVY	FLAY	12" O.C.	MED	BACK SIDE OF BERM
TALL FESCUE BLEND	TURF	800	.	HIGH	FRONT SIDE OF BERM

TREE LEGEND EXCLUDING STREETSCAPES

RECREATION CENTER / PARK AREAS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	DECIDUOUS
	ERIOBOTRYA DEFLEKA	BRONZE LOQUAT	24" BOX	15' O.C.	MED	EVERGREEN
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	DECIDUOUS
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	20' O.C.	MED	EVERGREEN
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	20' O.C.	MED	EVERGREEN
	ARBUTUS SPP	MADRONE	24" BOX	20' O.C.	LOW	EVERGREEN
	GINKGO BILOBA CULTIVARS	GINKGO	24" BOX	25' O.C.	MED	DECIDUOUS
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25' O.C.	LOW	EVERGREEN
	KOELAEUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	25' O.C.	MED	SEMI-EVERGREEN

INTERIOR LANDSCAPE AREAS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
	CERCIS SPP	REDBUD	24" BOX	15' O.C.	VERY LOW	DECIDUOUS
	ERIOBOTRYA DEFLEKA	BRONZE LOQUAT	24" BOX	15' O.C.	MED	EVERGREEN
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	15' O.C.	LOW	DECIDUOUS
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	20' O.C.	MED	EVERGREEN
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	20' O.C.	MED	EVERGREEN
	ARBUTUS SPP	MADRONE	24" BOX	20' O.C.	LOW	EVERGREEN
	GINKGO BILOBA CULTIVARS	GINKGO	24" BOX	25' O.C.	MED	DECIDUOUS
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	25' O.C.	LOW	EVERGREEN
	KOELAEUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	25' O.C.	MED	DECIDUOUS
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' O.C.	MED	DECIDUOUS
	ALBIZIA JULBRISSEM	SIK TREE	24" BOX	30' O.C.	LOW	DECIDUOUS
	PISTACHIA CHINENSIS	PISTACHE	24" BOX	30' O.C.	LOW	DECIDUOUS
	POPULUS NIGRA 'ITALICA'	LOMBARDY POPLAR	24" BOX	30' O.C.	MED	DECIDUOUS
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	30' O.C.	VERY LOW	DECIDUOUS

GROUND COVER LEGEND EXCLUDING STREETSCAPES

BERGEMIA SPP	BERGEMIA	1 GAL	18" O.C.	MED	CLUMPING HABIT
COTONEASTER 'LOW FAST'	COTONEASTER	1 GAL	5' O.C.	LOW	CLUMPING HABIT
COTONEASTER 'DAMMERI'	COTONEASTER	1 GAL	5' O.C.	LOW	CLUMPING HABIT
TALL FESCUE BLEND	TURF	800	.	HIGH	SPREADING HABIT
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	8' O.C.	LOW	SPREADING HABIT
ROSA 'FLOWER CARPET' CULTIVARS	FLOWER CARPET ROSE	1 GAL	4' O.C.	MED	SPREADING HABIT
ROSMARINUS OFFICINALIS CULTIVARS	DWARF ROSEMARY	1 GAL	8' O.C.	LOW	SPREADING HABIT
TRACHELOPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8' O.C.	MED	SPREADING HABIT

VINE LEGEND EXCLUDING STREETSCAPES

DISTICTIS BUCCHATORIA	BLOOD RED TRUMPET	15 GAL	10' O.C.	MED	TENDRELL
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	15 GAL	10' O.C.	LOW	CLAW
PARTHENOISSUS TRICUSPIDATA	BOSTON NY	1 GAL	10' O.C.	MED	SUCTION

SHRUB LEGEND EXCLUDING STREETSCAPES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	COMMENTS
ABELIA SPP	GLOSSY ABELIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
ALBELIA GRANDIFLORA 'EDWARD GROUCHER'	GLOSSY ABELIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
ALOE SPP	ALOE	5 GAL	3' O.C.	LOW	ACCENT PLANTING
AMGOZANTHUS SPP	KANGAROO PAW	5 GAL	3' O.C.	LOW	GRASS-LIKE
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	15 GAL	5' O.C.	LOW	ACCENT PLANTING
BERBERIS SPP	BARBERRY	1 GAL	3' O.C.	LOW	SCREEN PLANTING
BOUGAINVILLEA SPP	BOUGAINVILLEA	5 GAL	4' O.C.	LOW	ACCENT PLANTING
BUXUS SPP	BOXWOOD	5 GAL	2' O.C.	MED	HEDGE PLANTING
BUXUS MACROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL	2' O.C.	MED	HEDGE PLANTING
CAREX SPP	SEDGE	1 GAL	3' O.C.	MED	GRASS-LIKE
CHOISYA TERRATA	MEXICAN ORANGE	5 GAL	4' O.C.	MED	HEDGE PLANTING
CISTUS SPECIES	ROCKROSE	5 GAL	3' O.C.	LOW	ACCENT PLANTING
COCCULUS LAURIFOLIUS	COCCULUS	5 GAL	4' O.C.	MED	SCREEN PLANTING
CORNUS SPP	DOGWOOD	15 GAL	5' O.C.	MED	ACCENT PLANTING
COTINUS COGGYRIA	SMOKE BUSH	15 GAL	5' O.C.	LOW	ACCENT PLANTING
DENDROMECON SPP	BUSH POPPY	15 GAL	5' O.C.	LOW	ACCENT PLANTING
DIETES	NORAEA	5 GAL	3' O.C.	LOW	GRASS-LIKE
DODONAEA VISCOSA CULTIVARS	HOPBRED BUSH	15 GAL	4' O.C.	LOW	SCREEN PLANTING
ELEAGNUS PUNGENS	PINEAPPLE GUAVA	15 GAL	5' O.C.	LOW	SCREEN PLANTING
ESCALLONIA SPP	ESCALLONIA	5 GAL	4' O.C.	MED	HEDGE PLANTING
EUONYMUS JAPONICA	EVERGREEN EUONYMUS	5 GAL	3' O.C.	LOW	HEDGE PLANTING
FREMONTEDENDRON CULTIVARS	FLANREL BUSH	15 GAL	5' O.C.	VERY LOW	ACCENT PLANTING
GREWIA OCCIDENTALIS	LAVENDER STARFLOWER	15 GAL	4' O.C.	MED	SCREEN PLANTING
HEMEROCALLIS SPP	DAY LILY	5 GAL	2' O.C.	MED	ACCENT PLANTING
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4' O.C.	VERY LOW	ACCENT PLANTING
HETEROMELES ARBUTIFOLIA	TDYON	5 GAL	4' O.C.	VERY LOW	SCREEN PLANTING
ILEX SPP	HOLLY	5 GAL	4' O.C.	MED	SCREEN PLANTING
KNIPHOFIA SPP	RED HOT POKER	5 GAL	3' O.C.	MED	ACCENT PLANTING
LANTANA SPP	LANTANA	1 GAL	4' O.C.	LOW	ACCENT PLANTING
LIGUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	3' O.C.	MED	HEDGE PLANTING
LOROPETALUM CHINENSIS CULTIVARS	NCH	5 GAL	3' O.C.	MED	HEDGE PLANTING
PENINSETUM SETACEUM CULTIVARS	PURPLE FOUNTAIN GRASS	5 GAL	4' O.C.	LOW	ACCENT PLANTING
PHORMIUM CULTIVARS	NEW ZEALAND FLAX	5 GAL	4' O.C.	MED	ACCENT PLANTING
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	4' O.C.	LOW	ACCENT PLANTING
PHOTINIA FRASERI	FRASERS PHOTINIA	15 GAL	5' O.C.	MED	SCREEN PLANTING
PITTOSPORUM TOBIA OR 'VAREGATA'	MOCK ORANGE	15 GAL	4' O.C.	MED	HEDGE PLANTING
PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	3' O.C.	MED	HEDGE PLANTING
PITTOSPORUM EUGENIODES	MOCK ORANGE	15 GAL	5' O.C.	MED	HEDGE PLANTING
PITTOSPORUM TENIFOLIUM	MOCK ORANGE	15 GAL	5' O.C.	MED	SCREEN PLANTING
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	5 GAL	4' O.C.	LOW	SCREEN PLANTING
RHAPHIOLEPIS INDICA VARIETES	INDIAN HAWTHORNE	5 GAL	4' O.C.	LOW	HEDGE PLANTING
RHAMNUS CALIFORNICA	COFFEEBERRY	15 GAL	5' O.C.	LOW	HEDGE PLANTING
VIORNIUM TINUS	VIORNIUM	5 GAL	4' O.C.	MED	SCREEN PLANTING
XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	4' O.C.	LOW	SCREEN PLANTING

* DENOTES PROPOSED PLANT ADDITION TO EXISTING APPROVED PLANT PALETTE

LANDSCAPE NOTES:

1. NO INVASIVE PLANT SPECIES SHALL BE INCORPORATED INTO THE DESIGN
2. PLANTS SHALL BE SELECTED BASED ON DISEASE AND PEST RESISTANCE
3. SELECTION OF TREES SHALL BE BASED ON THE CITY OF PLEASANTON - HACIENDA TOD STANDARDS AND DESIGN GUIDELINES
4. PLANT SELECTIONS SHALL BE OF WATER CONSERVING SPECIES AND WATER CONSERVING TURF
5. PLANT MATERIALS SHALL BE GROUPED TOGETHER WITH SIMILAR WATER USE REQUIREMENTS
6. A TOP LAYER OF MULCH SHALL BE APPLIED TO ALL SHRUB AND TREE MATERIALS

IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION CONTROLLERS WITH SOIL MOISTURE SENSORS / RAIN SENSORS SHALL BE UTILIZED
2. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY
3. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDRO ZONES OF THE LANDSCAPE DESIGN PLAN



Pleasanton Site 2

Pleasanton, CA

UA JOB# 11-031
August 18th, 2011



PLANTING PALETTE

L-4

LEASE PLAN NORTH AMERICA
 LOT 55F PARCEL MAP 7105
 229 MAPS 19-20

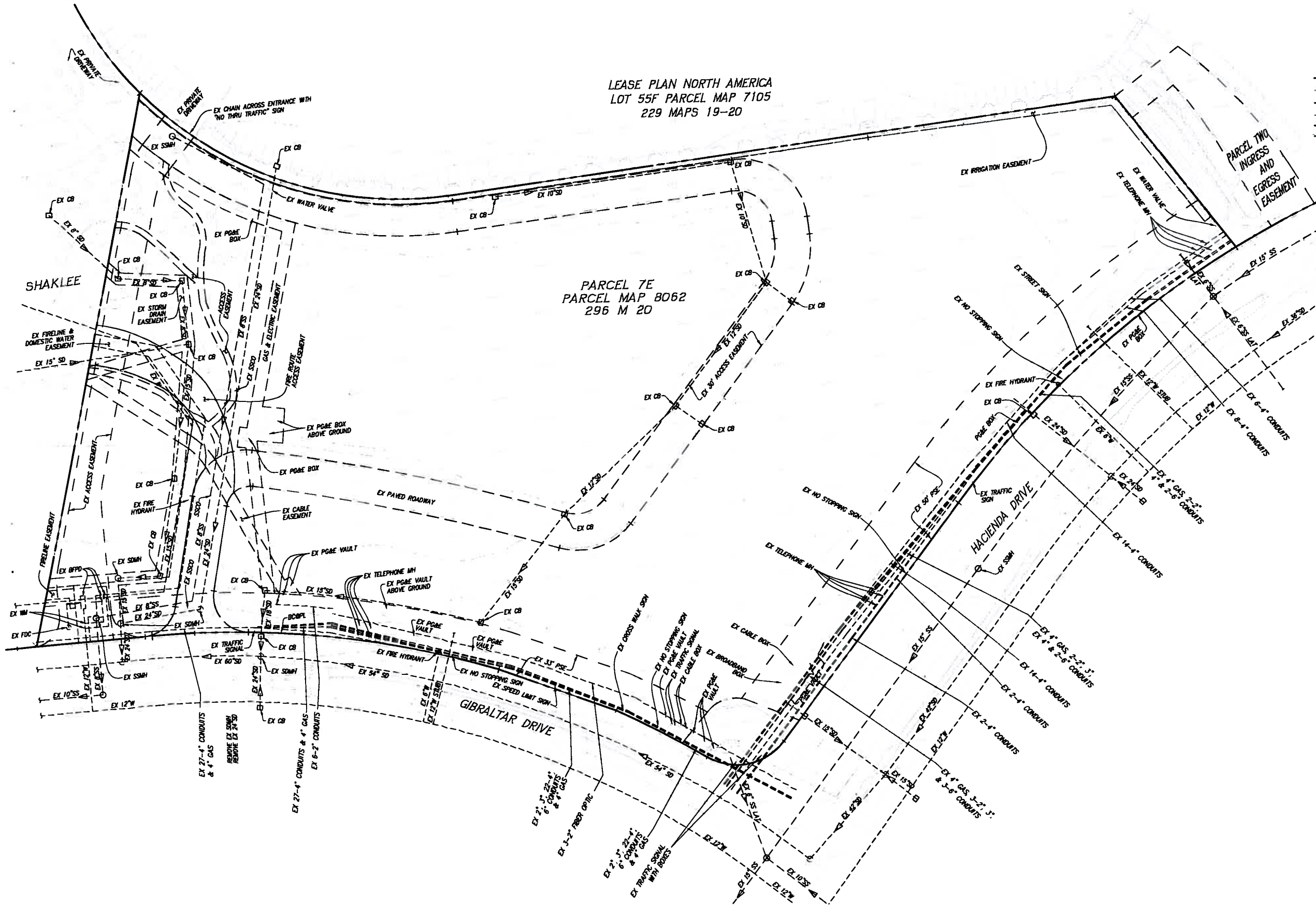
PARCEL 7E
 PARCEL MAP 8062
 296 M 20

LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
- - - -	EASEMENT LINE	- - - -
---	FACE OF CURB	---
18" SD	STORM DRAIN	EX 18" SD
8" SS	SANITARY SEWER	EX 8" SS
8" W	WATER	EX 8" W
▶	DIRECTION OF FLOW	▶
●	FIELD INLET/AREA DRAIN	□
○	MANHOLE	○
○	BLOW OFF	○
○	SPOT ELEVATION	○

ABBREVIATIONS

BLDG	BUILDING
BFPD	BACKFLOW PREVENTER DEVICE
CAE	COMMON ACCESS EASEMENT
CB	CATCH BASIN
CL	CENTER LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
HP	HIGH POINT
INV	INVERT ELEVATION
LAT	LATERAL
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAD ELEVATION
PG&E	PACIFIC GAS & ELECTRIC
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SWK	SIDEWALK
TYP	TYPICAL
W	WATER
WLE	WATERLINE EASEMENT
WM	WATER METER



Pleasanton Site 2

Pleasanton, CA

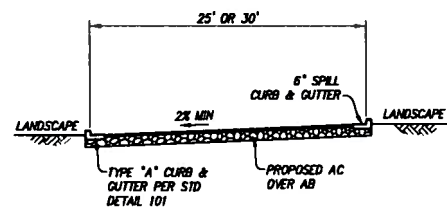
2009-050
 August 18th, 2011



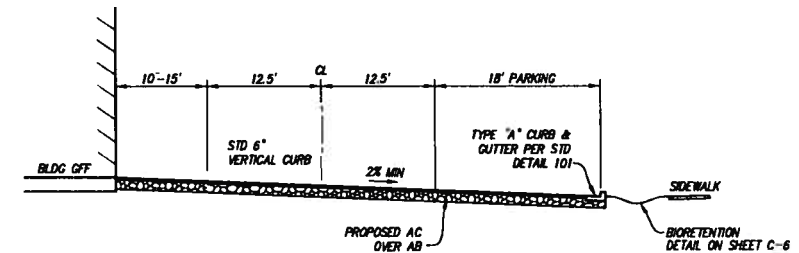
EXISTING SITE CONDITIONS

C-0

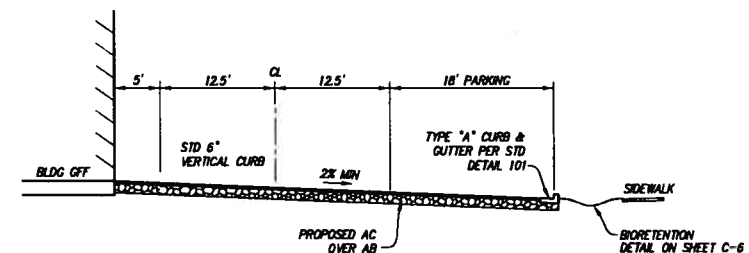
10/14/2011 11:53:30 AM ALAN WILLEY



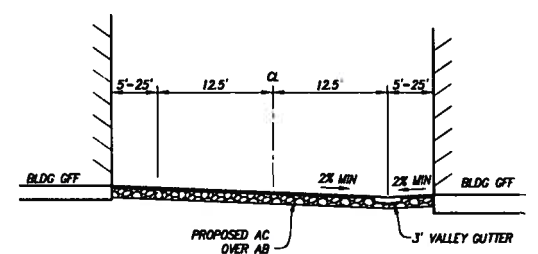
SECTION A-A
NOT TO SCALE



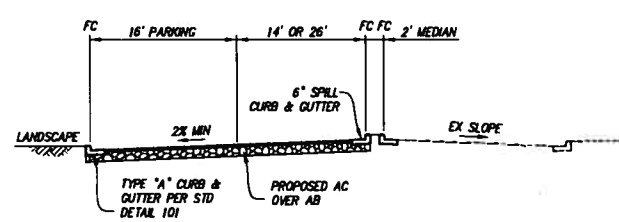
SECTION E-E
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

Pleasanton Site 2

Pleasanton, CA

2009-050
August 18th, 2011

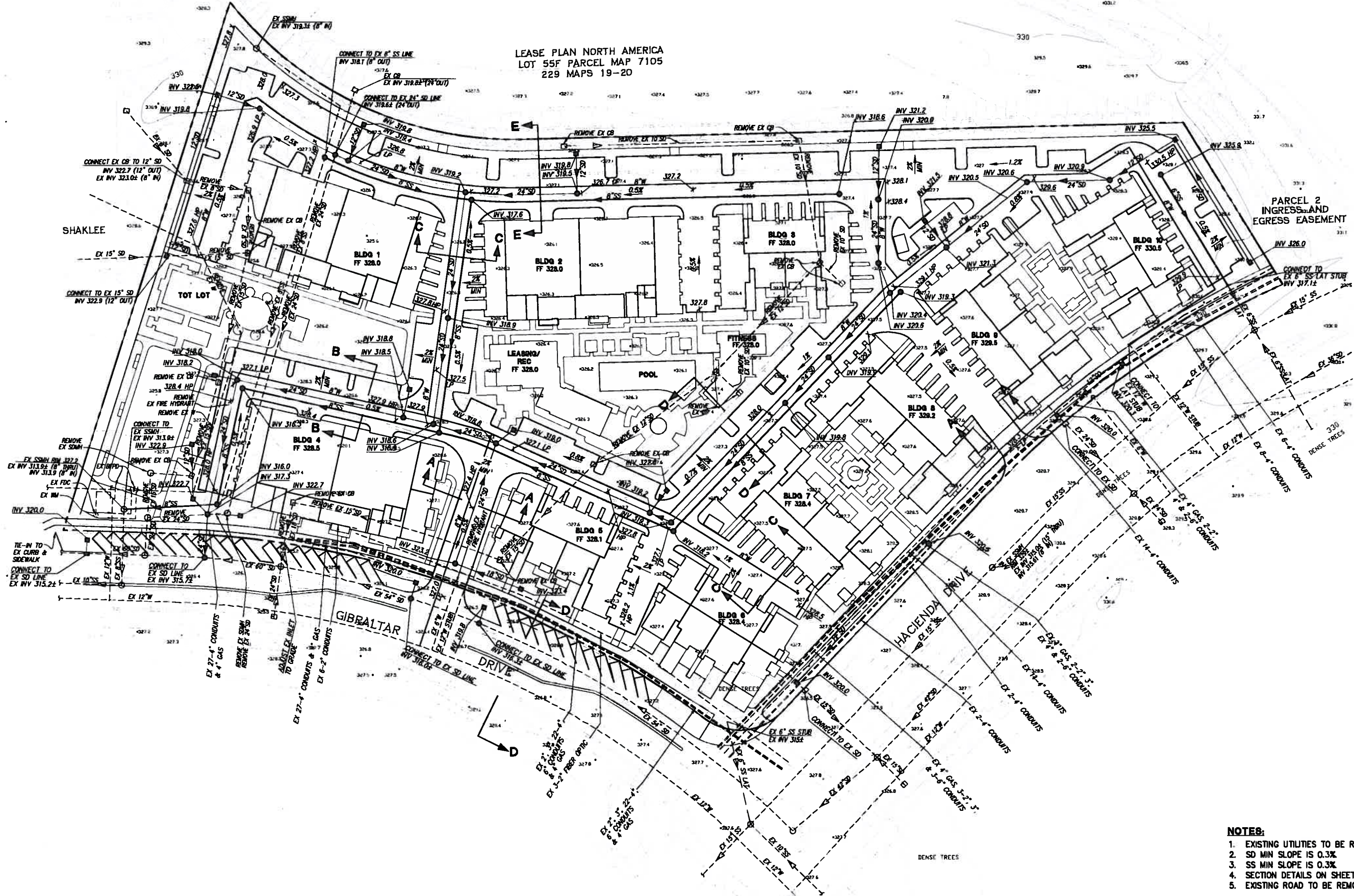


SECTIONS AND DETAILS

C-1

6. 10/26/2011 11:10:53 PM P:\U-26-35-11\000000\FAL\3\106 07/07/2011 11:29:10 AM RJA\RY BELLEZ

LEASE PLAN NORTH AMERICA
 LOT 55F PARCEL MAP 7105
 229 MAPS 19-20



- NOTES:**
1. EXISTING UTILITIES TO BE REMOVED AND REROUTED WHERE NECESSARY.
 2. SD MIN SLOPE IS 0.3%.
 3. SS MIN SLOPE IS 0.3%.
 4. SECTION DETAILS ON SHEET C-1.
 5. EXISTING ROAD TO BE REMOVED.

Pleasanton Site 2

Pleasanton, CA

2009-050
 August 18th, 2011



GRADING AND UTILITY PLAN

C-3



1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND UTILITIES ARE TO BE LOCATED AND DELETED BY THE PLANNING DEPARTMENT.

LEASE PLAN NORTH AMERICA
 LOT 55F PARCEL MAP 7105
 229 MAPS 19-20

STORM WATER TABLE

SURFACE	IMPERVIOUS AREA (SF)	BMP USED	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)
STREETS	108,705	BIORETENTION AREA	-	-
WALKS	53,435	BIORETENTION AREA	-	-
ROOFS	107,335	PLANTER/BIORETENTION AREA	-	-
TOTAL	271,475		10,860	15,000

NOTES:
 1. THE CALCULATIONS ABOVE ARE BASED ON THE ALAMEDA COUNTY C3 STORMWATER, TECHNICAL GUIDANCE, OCTOBER 19, 2010 FOR STORMWATER TREATMENT AND HYDROMODIFICATION. HYDROMODIFICATION REQUIREMENTS WILL BE ACHIEVED BY ADDING A PIPE OR CRUSHED AGGREGATE BELOW THE SANDY LOAM.



LEGEND

- BIORETENTION TREATMENT
- SELF-TREATING
- BIORETENTION AREA

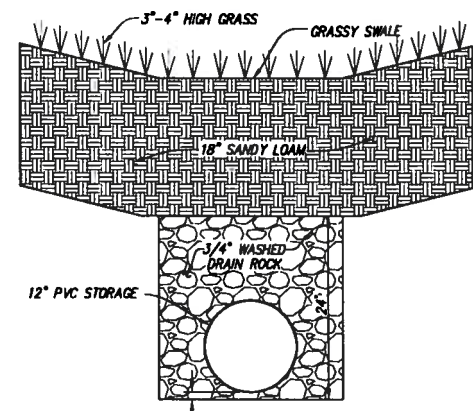
Pleasanton Site 2

Pleasanton, CA

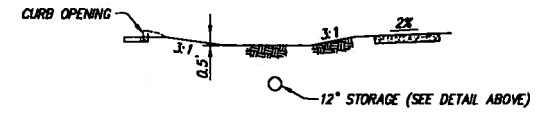
2009-050
 August 18th, 2011



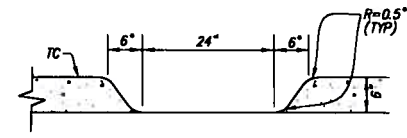
G:\LABOR\11710121\1406 US-C3-SM-IMP-6/18/2011 12:05:20 PM ALAN MULLER



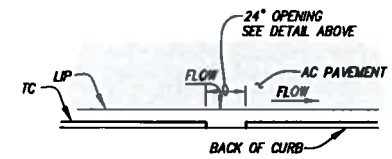
12" SUBDRAIN DETAIL AT GRASSY SWALE
NOT TO SCALE



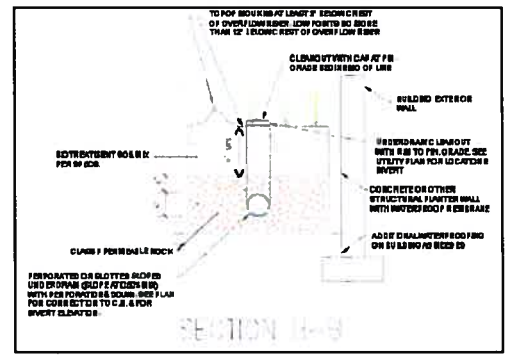
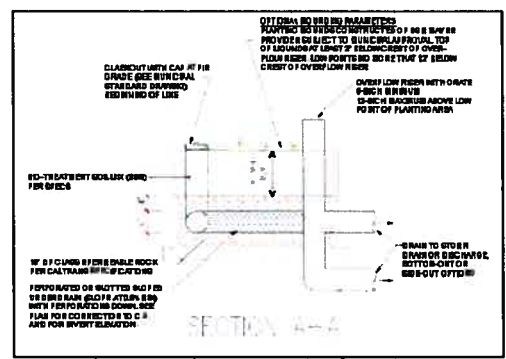
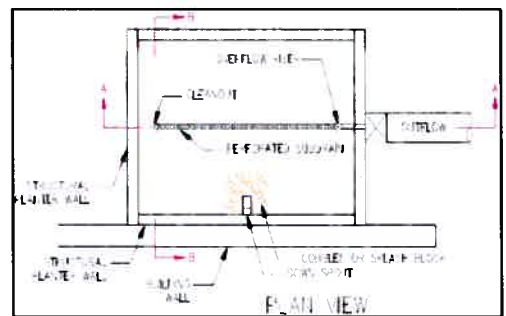
GRASSY SWALE
NOT TO SCALE



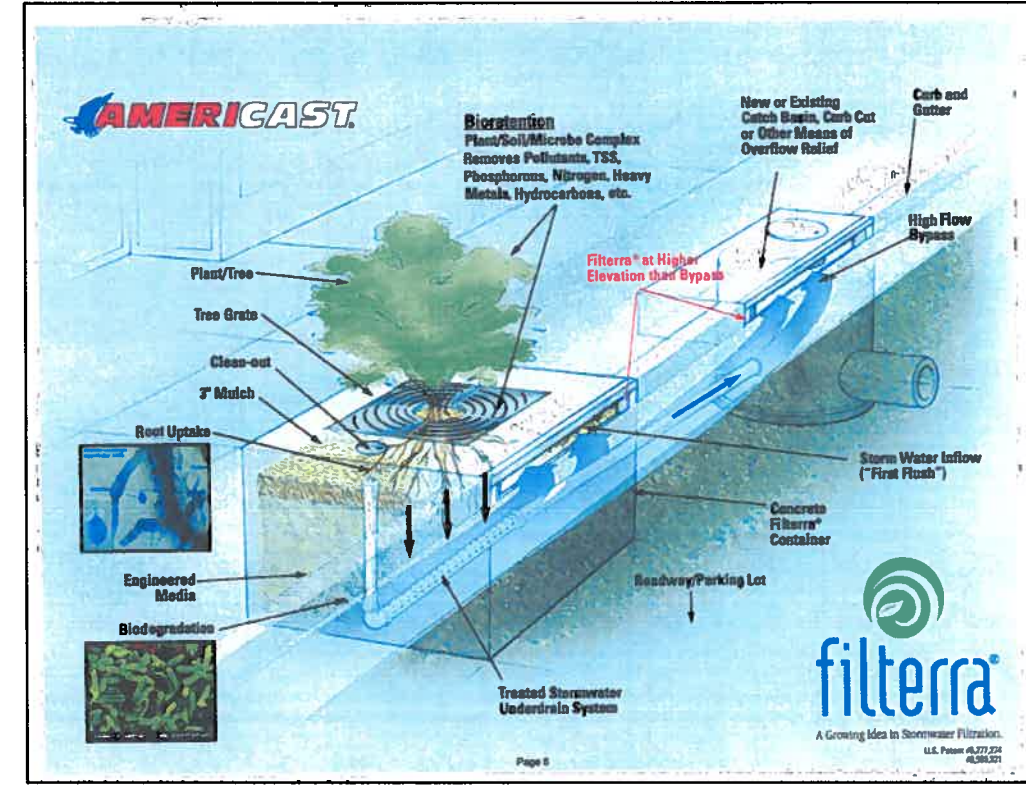
CURB OPENING SECTION
NOT TO SCALE



TYPICAL CURB CUTOUT AT GRASSY SWALE LOCATION
NOT TO SCALE



FLOW-THROUGH PLANTER DETAIL
NOT TO SCALE



TREE WELL FILTER DETAIL
NOT TO SCALE