



STANLEY BOULEVARD

PLEASANTON, CALIFORNIA
DONATO BUILDERS, INC.

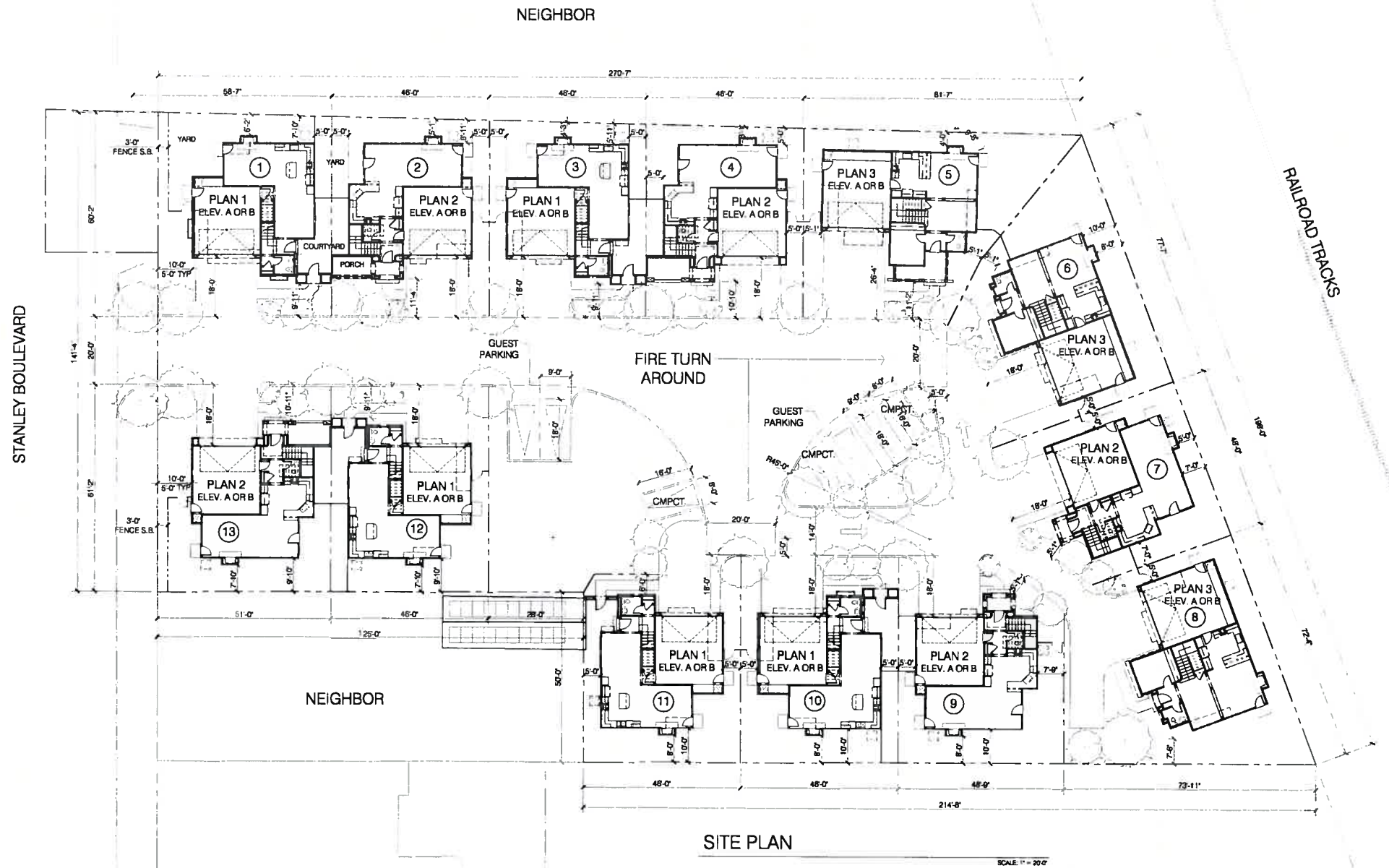
PUD AND TENTATIVE MAP
DESIGN REVIEW

05-11-2011



PUD - EQ (REVISED)
EXHIBIT B

RECEIVED
JUL 01 2011
CITY OF PLEASANTON
PLANNING DIVISION



SITE PLAN
SCALE: 1" = 20'

PROJECT DATA

APN # 946-1689-017, 946-1689-018, 946-1689-019
 STANLEY BOULEVARD
 4171 & 4189 STANLEY BLVD., PLEASANTON, CA

PROJECT AREA CALCULATION

GROSS PROJECT SITE	52,510 S.F.
INDIVIDUAL LOT SIZE	2,603 S.F. - 3,965 S.F.

BUILDING TYPE	UNITS	PARKING
SINGLE FAMILY HOMES	13	26 COV. 26 UNCOV. 7 UNCOV. GUEST
TOTAL UNITS AND PARKING	13	59 SPACES

- UNIT MIX
- (5x) PLAN 1 : 1,599 - 1,639 S.F. EA. UNIT
2 - 3 BEDROOMS
2 CAR GARAGE
 - (5x) PLAN 2 : 1,720 - 1,757 S.F. EA. UNIT
2 - 3 BEDROOMS
2 CAR GARAGE
 - (3x) PLAN 3 : 1,892 S.F. - 1,920 S.F. EA. UNIT
3 - 4 BEDROOMS
2 CAR GARAGE

PROJECT SETBACKS

FRONT YARD :	10'-0" AVERAGE/ 5'-0" MINIMUM
SIDE YARD :	5'-0" MINIMUM / 10'-0" AT STANLEY BLVD.
REAR YARD :	5'-0" MINIMUM

CONTACT INFO.

PROJECT CONTACT:	ARCHITECT:	LANDSCAPE ARCHITECT:
DONATO BUILDERS, INC.	HUNT HALE JONES	CAMP & CAMP ASSOCIATES, INC.
1854 WARSAW AVENUE LIVERMORE, CA 94550 TEL. (925) 245-0694 FAX. (925) 454-8605	444 SPEAR STREET, SUITE 200 SAN FRANCISCO, CA 94105 TEL (415) 512-1300 FAX. (415) 288-0288	2540 CAMINO DIABLO, SUITE 201 WALNUT CREEK, CA 94597 TEL. (925) 941-6498 FAX. (925) 941-6455

VICINITY MAP



STANLEY BOULEVARD
 DONATO BUILDERS INC.
 4171 & 4189 STANLEY BOULEVARD
 PLEASANTON, CA



Architecture | Planning | Interiors
 444 Spear Street, Suite 200
 San Francisco, CA 94105
 www.hunthalejones.com
 t. 415-512-1300
 f. 415-288-0288

SITE PLAN
DR 2
 SCALE: AS NOTED
 DATE: 05-11-11
 PROJECT: 288002



STANLEY BOULEVARD ELEVATION

RESIDENCE 1B - SPANISH



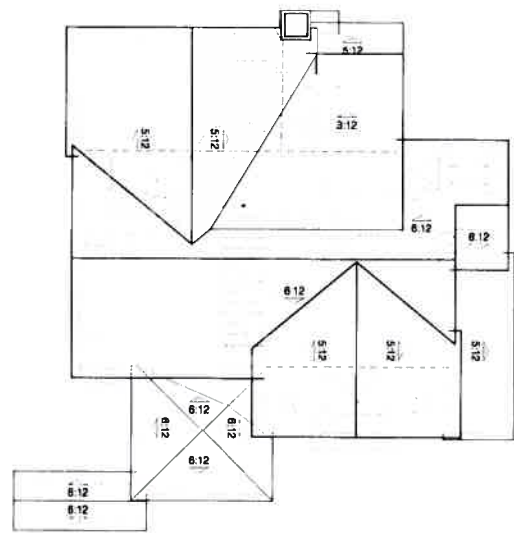
FRONT ELEVATION

RESIDENCE 1A - ANDALUSIAN



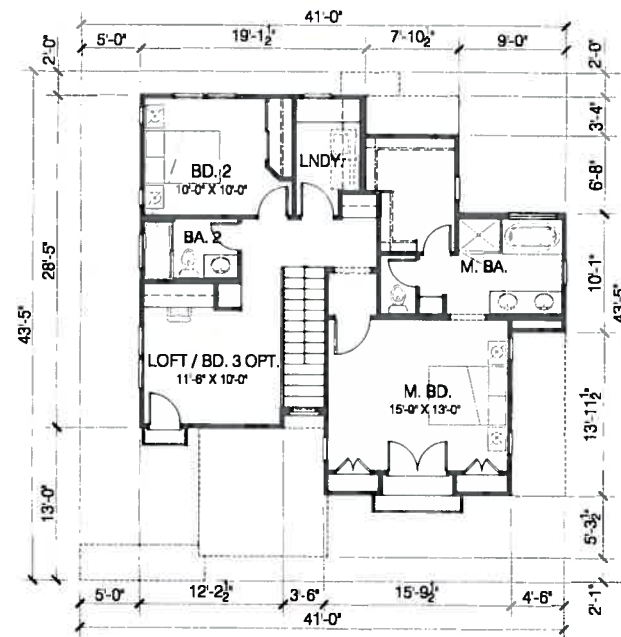
FRONT ELEVATION

RESIDENCE 1B - SPANISH



ROOF PLAN

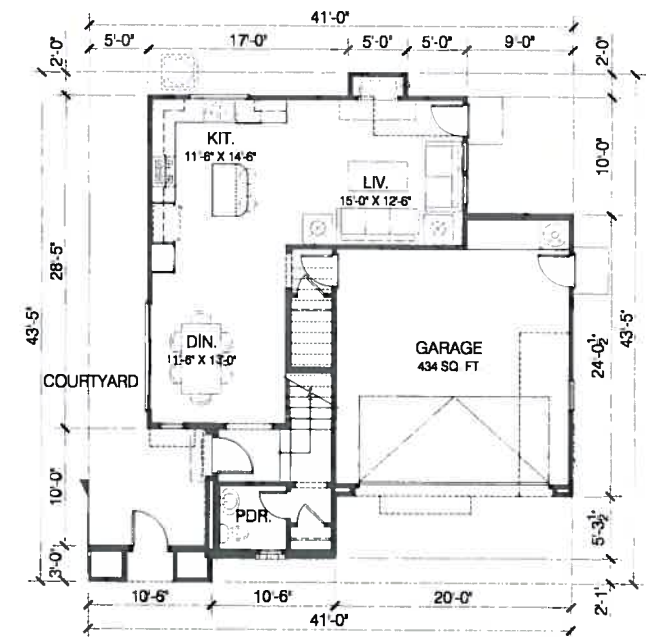
RESIDENCE 1A - ANDALUSIAN



UPPER FLOOR PLAN

RESIDENCE 1A - ANDALUSIAN

UPPER LEVEL: 921 S.F.



MAIN FLOOR PLAN

RESIDENCE 1A - ANDALUSIAN

MAIN LEVEL: 718 S.F.
TOTAL: 1,639 S.F.
GARAGE: 434 S.F.

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 1A

DR 3

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

DATE: 05-11-11

PROJECT: 288002



19 15 10 16 14

FRONT ELEVATION

RESIDENCE 1A - ANDALUSIAN

1/4" = 1'-0"

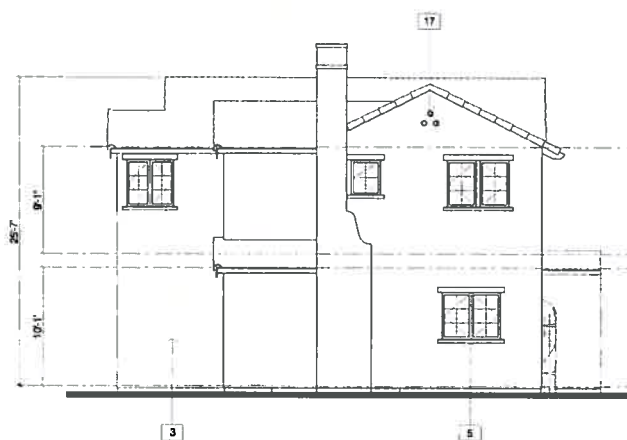
**LEGEND
EXTERIOR MATERIAL**

- 1. SPANISH TILE ROOFING
- 2. DECORATIVE CHIMNEY CAP
- 3. STUCCO
- 4. FOAM TRIM
- 5. BRICK SILL
- 6. GSM GLITTER
- 7. VINYL WINDOW
- 8. FRENCH DOOR
- 9. WOOD DOOR
- 10. WROUGHT IRON RAILING
- 11. DECORATIVE WROUGHT IRON GRILLE
- 12. DECORATIVE WINDOW
- 13. WOOD FENCE
- 14. ADDRESS SIGN
- 15. DECORATIVE LIGHT
- 16. WOOD GARAGE DOOR
- 17. DECORATIVE TILE GABLE VENT
- 18. METERS
- 19. COURTYARD ENTRY



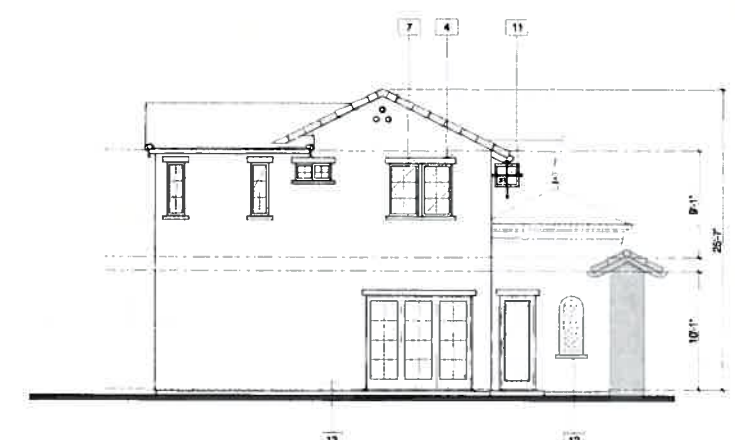
RIGHT ELEVATION

RESIDENCE 1A - ANDALUSIAN



REAR ELEVATION

RESIDENCE 1A - ANDALUSIAN



LEFT ELEVATION

RESIDENCE 1A - ANDALUSIAN

STANLEY BOULEVARD

DONATO BUILDERS INC.

4171 & 4189 STANLEY BOULEVARD

PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 1A

DR 4

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

DATE: 05-11-11

PROJECT: 288002



STANLEY BOULEVARD ELEVATION

RESIDENCE 1B - SPANISH



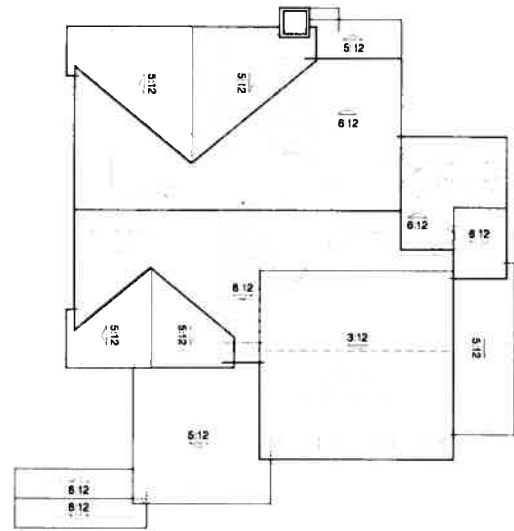
FRONT ELEVATION

RESIDENCE 1A - ANDALUSIAN



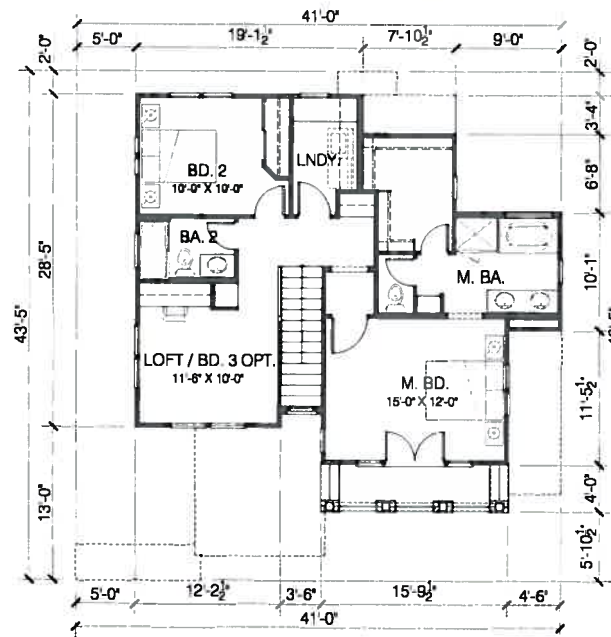
FRONT ELEVATION

RESIDENCE 1B - SPANISH



ROOF PLAN

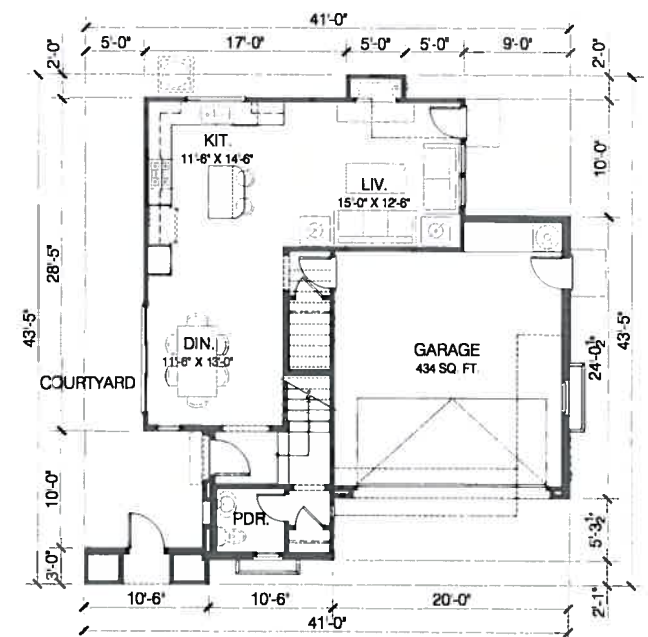
RESIDENCE 1B - SPANISH



UPPER FLOOR PLAN

RESIDENCE 1B - SPANISH

UPPER LEVEL: 881 S.F.



MAIN FLOOR PLAN

RESIDENCE 1 - SPANISH

MAIN LEVEL: 718 S.F.
TOTAL: 1,599 S.F.
GARAGE: 434 S.F.

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 1B

DR 5

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

DATE: 05-11-11

PROJECT: 288002



**LEGEND
EXTERIOR MATERIAL**

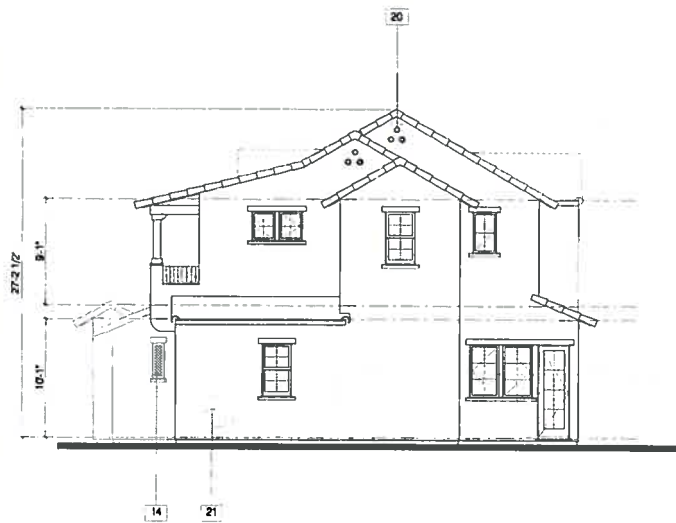
- 1. SPANISH TILE ROOFING
- 2. DECORATIVE CHIMNEY CAP
- 3. STUCCO
- 4. FOAM TRIM
- 5. BRICK SILL
- 6. GSM GUTTER
- 7. VINYL WINDOW
- 8. FRENCH DOOR
- 9. WOOD DOOR
- 10. WOOD POST
- 11. WROUGHT IRON RAILING
- 12. DECORATIVE WROUGHT IRON GRILLE
- 13. DECORATIVE TILE
- 14. DECORATIVE WINDOW
- 15. WOOD FENCE
- 16. ADDRESS SIGN
- 17. DECORATIVE LIGHT
- 18. STUCCO SHELF WITH BRICK CAP
- 19. WOOD GARAGE DOOR
- 20. DECORATIVE TILE GABLE VENT
- 21. METERS

9 18 12 17 11 19 10 16

FRONT ELEVATION

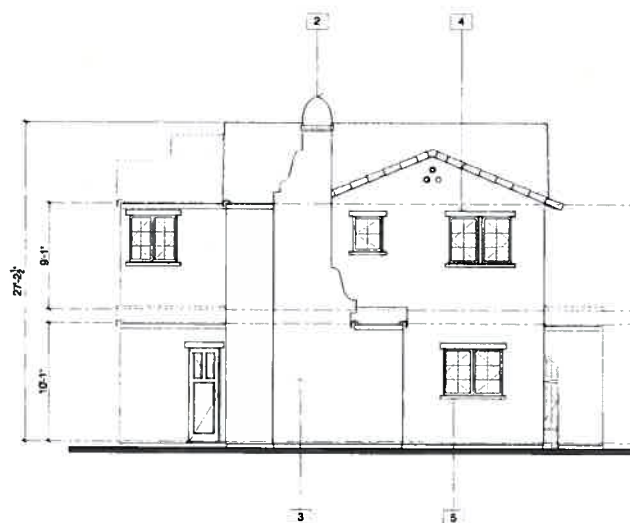
RESIDENCE 1B - SPANISH

1/4" = 1'-0"



RIGHT ELEVATION

RESIDENCE 1B - SPANISH



REAR ELEVATION

RESIDENCE 1B - SPANISH



LEFT ELEVATION

RESIDENCE 1B - SPANISH

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 1B

DR 6

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

DATE: 05-11-11

PROJECT: 288002



STANLEY BOULEVARD ELEVATION

RESIDENCE 2B - SPANISH



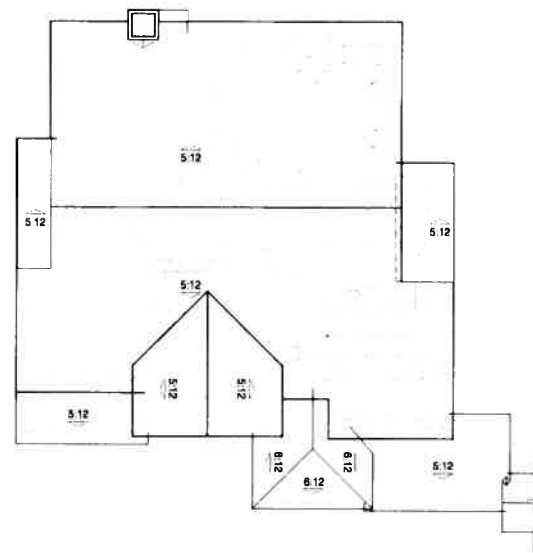
FRONT ELEVATION

RESIDENCE 2A - ANDALUSIAN



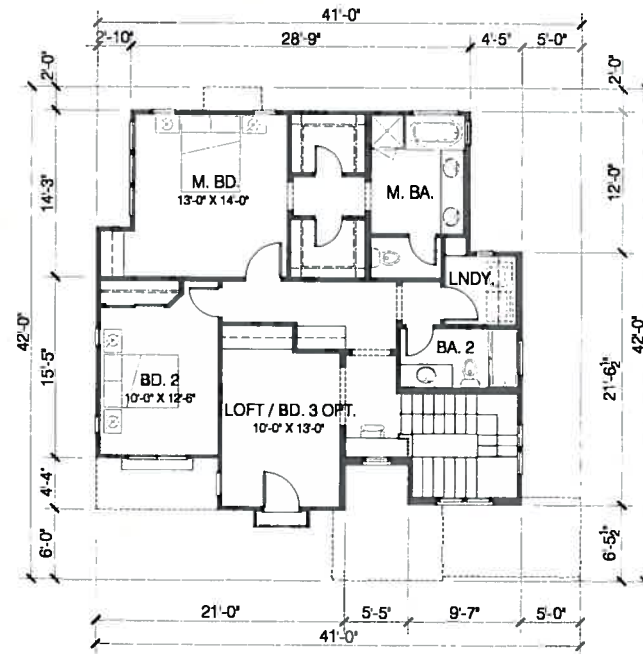
FRONT ELEVATION

RESIDENCE 2B - SPANISH



ROOF PLAN

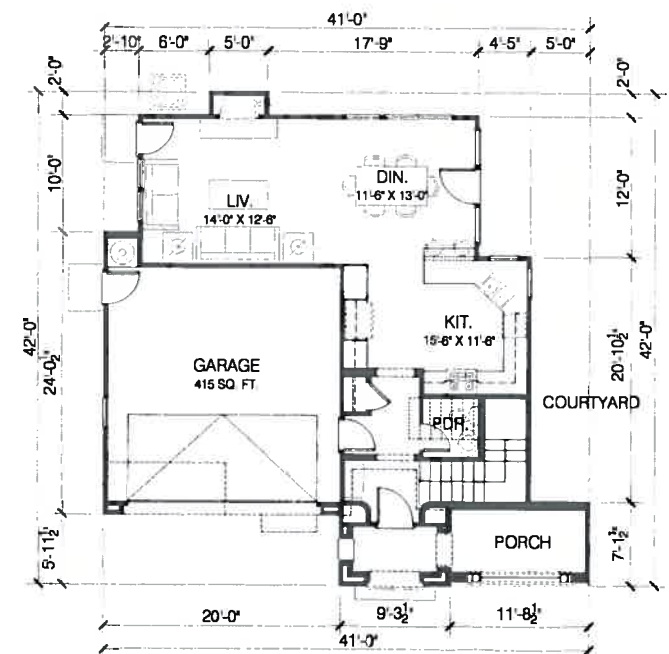
RESIDENCE 2A - ANDALUSIAN



UPPER FLOOR PLAN

RESIDENCE 2A - ANDALUSIAN

UPPER LEVEL: 1036 S.F.



MAIN FLOOR PLAN

RESIDENCE 2A - ANDALUSIAN

MAIN LEVEL: 721 S.F.
TOTAL: 1,757 S.F.
GARAGE: 415 S.F.

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 2A

DR 7

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

DATE: 05-11-11

PROJECT: 288002

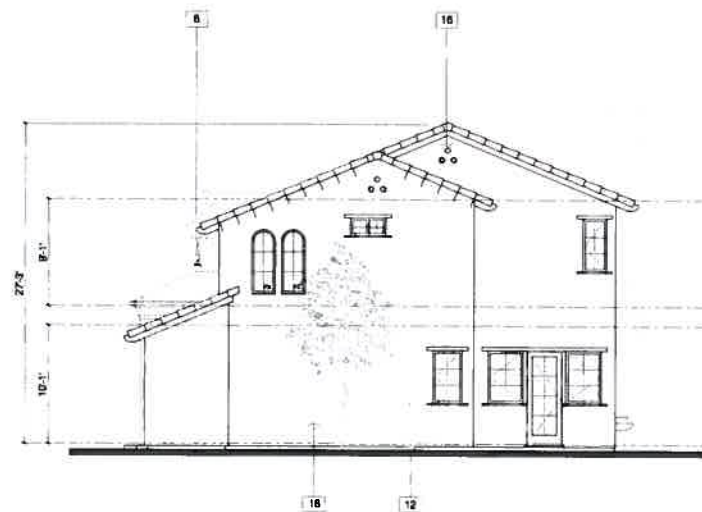


LEGEND	
EXTERIOR MATERIAL	
1	SPANISH TILE ROOFING
2	DECORATIVE CHIMNEY CAP
3	STUCCO
4	FOAM TRIM
5	VINYL WINDOW
6	FRENCH DOOR
7	WOOD DOOR
8	WROUGHT IRON SPIRE
9	WROUGHT IRON RAILING
10	DECORATIVE WINDOW COVERING
11	WOOD PLANTER BOX
12	WOOD FENCE
13	ADDRESS SIGN
14	DECORATIVE LIGHT
15	WOOD GARAGE DOOR
16	DECORATIVE TILE GABLE VENT
17	GSM GUTTER
18	COURTYARD OF NEIGHBOR
19	METERS

FRONT ELEVATION

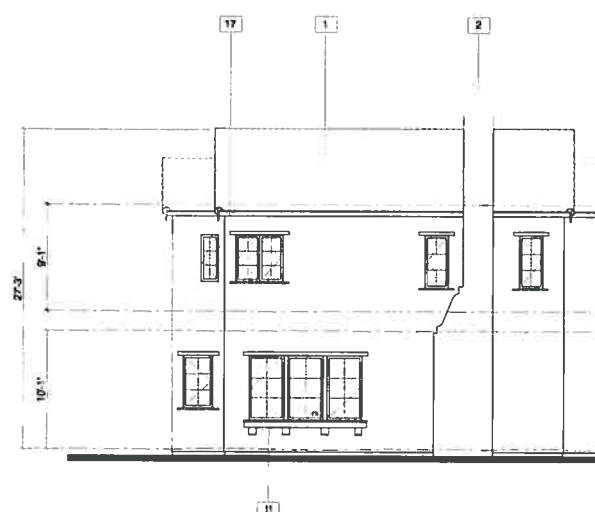
RESIDENCE 2A - ANDALUSIAN

1/4" = 1'-0"



RIGHT ELEVATION

RESIDENCE 2A - ANDALUSIAN



REAR ELEVATION

RESIDENCE 2A - ANDALUSIAN



LEFT ELEVATION

RESIDENCE 2A - ANDALUSIAN

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 2A

DR 8

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

DATE: 05-11-11

PROJECT: 288002



STANLEY BOULEVARD ELEVATION

RESIDENCE 2B - SPANISH



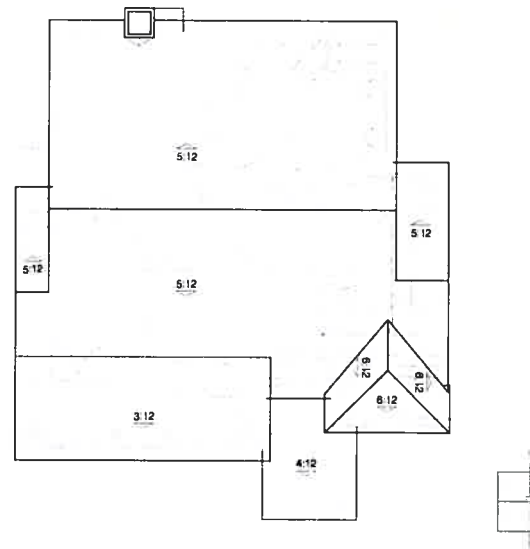
FRONT ELEVATION

RESIDENCE 2B - SPANISH



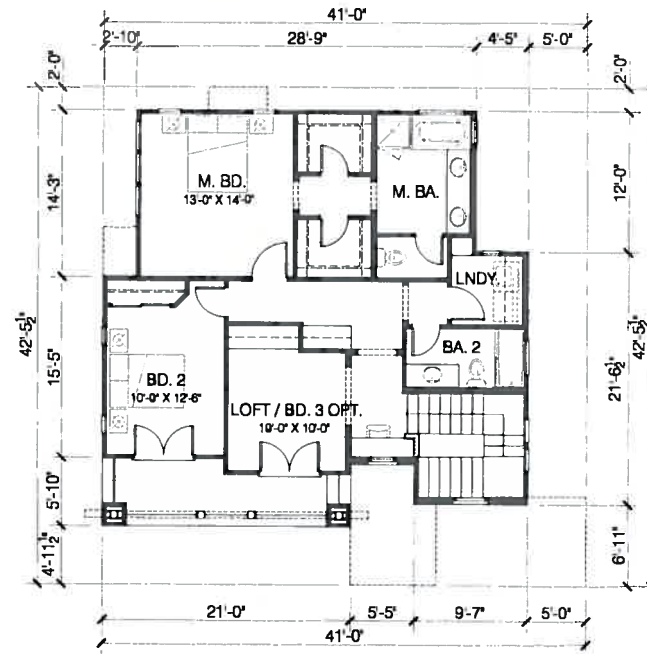
FRONT ELEVATION

RESIDENCE 2A - ANDALUSIAN



ROOF PLAN

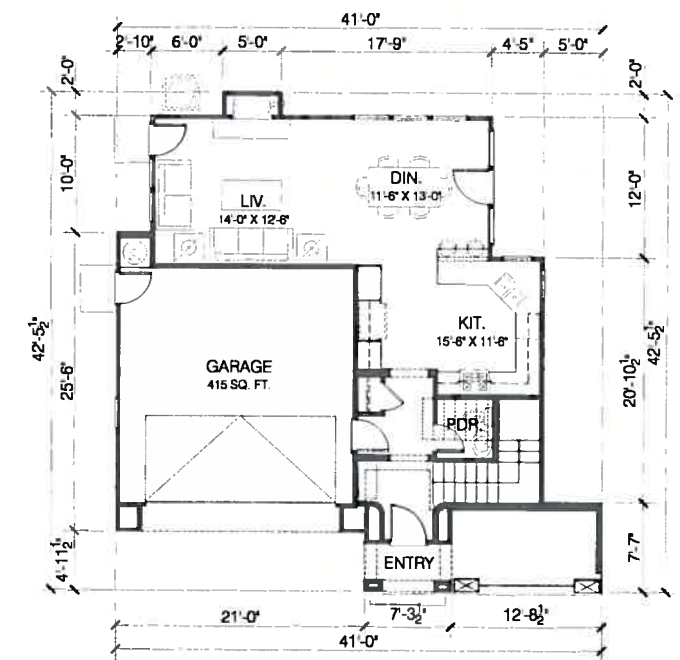
RESIDENCE 2



UPPER FLOOR PLAN

RESIDENCE 2

UPPER LEVEL: 991 S.F.



MAIN FLOOR PLAN

RESIDENCE 2

MAIN LEVEL: 721 S.F.
TOTAL: 1,720 S.F.
GARAGE: 415 S.F.

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 2B

DR 9

SCALE: 1/8"=1'-0"
DATE: 05-11-11
PROJECT: 288002



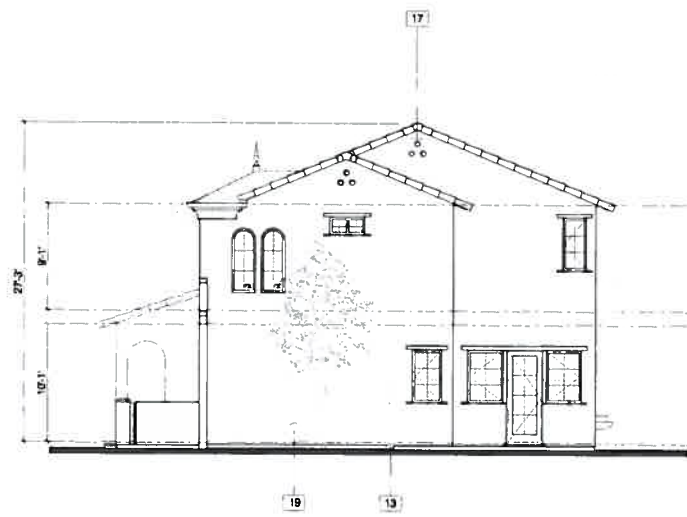
LEGEND
EXTERIOR MATERIAL

1. SPANISH TILE ROOFING
2. DECORATIVE CHIMNEY CAP
3. STUCCO
4. FOAM TRIM
5. VINYL WINDOW
6. FRENCH DOOR
7. WOOD DOOR
8. WROUGHT IRON SPIRE
9. WROUGHT IRON RAILING
10. DECORATIVE WROUGHT IRON GRILLE
11. WROUGHT IRON POT SHELF
12. DECORATIVE WINDOW
13. WOOD FENCE
14. ADDRESS SIGN
15. DECORATIVE LIGHT
16. WOOD GARAGE DOOR
17. DECORATIVE TILE GABLE VENT
18. GSM GLITTER
19. COURTYARD OF NEIGHBOR
20. DECORATIVE WOOD PLANTER BOX

FRONT ELEVATION

RESIDENCE 2B - SPANISH

1/8" = 1'-0"



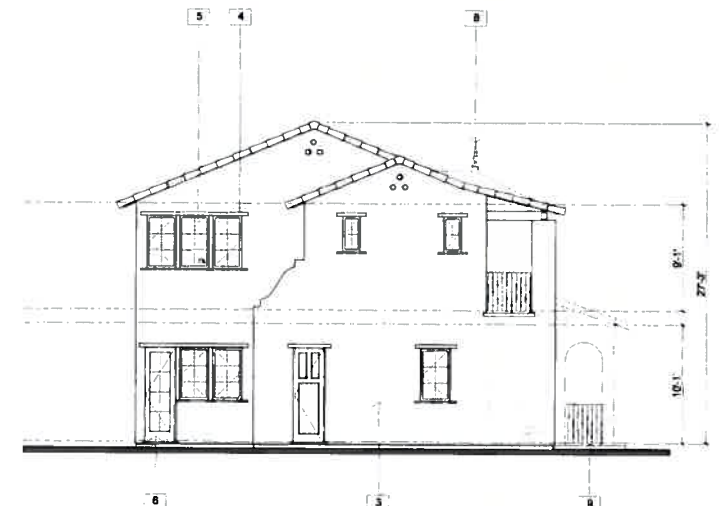
RIGHT ELEVATION

RESIDENCE 2B - SPANISH



REAR ELEVATION

RESIDENCE 2B - SPANISH



LEFT ELEVATION

RESIDENCE 2B - SPANISH

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 2B

DR 10

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

DATE: 05-11-11

PROJECT: 288002



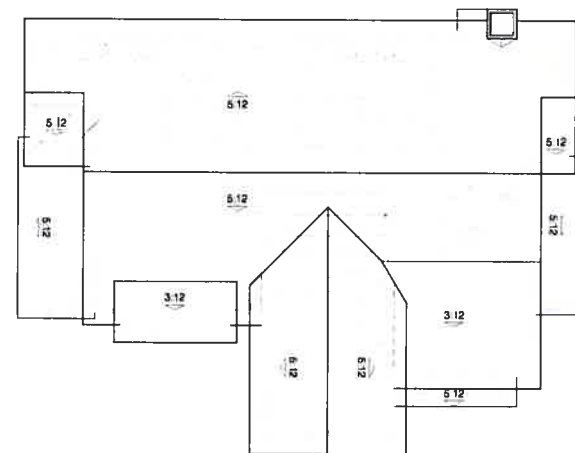
FRONT ELEVATION

RESIDENCE 3A - ANDALUSIAN



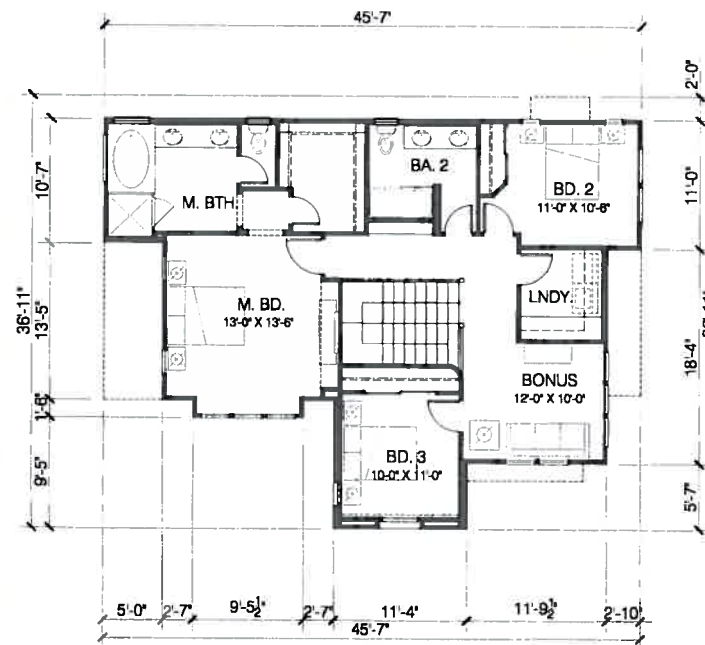
FRONT ELEVATION

RESIDENCE 3B - SPANISH



ROOF PLAN

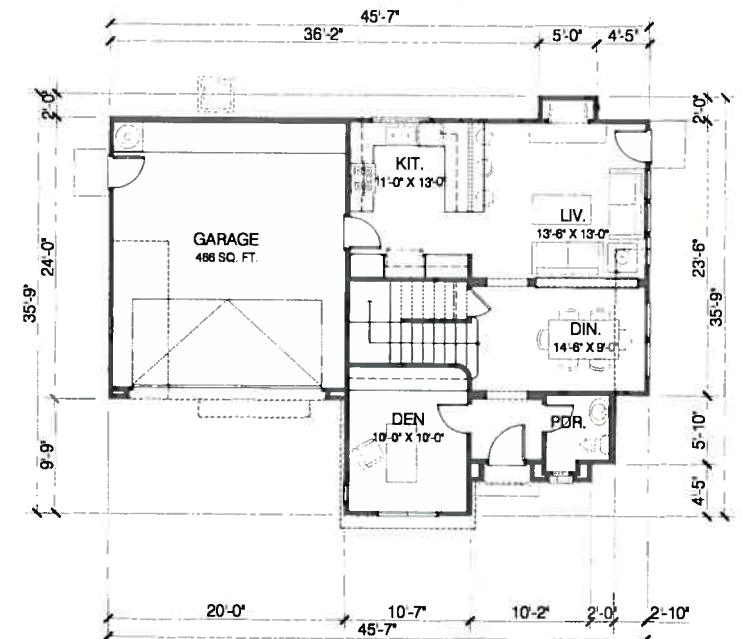
RESIDENCE 3A - ANDALUSIAN



UPPER FLOOR PLAN

RESIDENCE 3A - ANDALUSIAN

UPPER LEVEL: 1,136 S.F.



MAIN FLOOR PLAN

RESIDENCE 3 - ANDALUSIAN

MAIN LEVEL: 784 S.F.
TOTAL: 1,920 S.F.
GARAGE: 466 S.F.

STANLEY BOULEVARD

DONATO BUILDERS INC.

4171 & 4189 STANLEY BOULEVARD

PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 3A

DR 11

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

DATE: 05-11-11
PROJECT: 288002



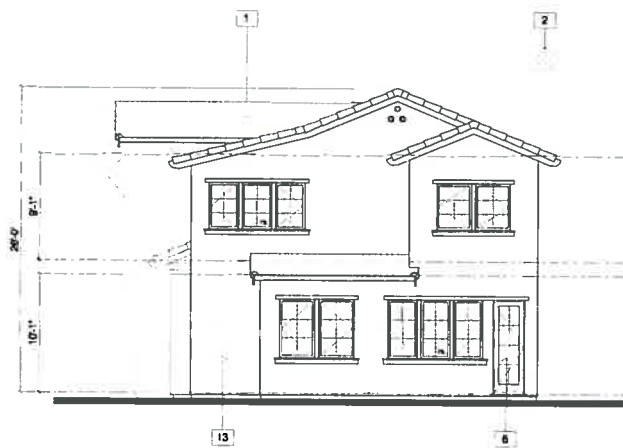
LEGEND
EXTERIOR MATERIAL

1. SPANISH TILE ROOFING
2. DECORATIVE CHIMNEY CAP
3. STUCCO
4. FOAM TRIM
5. VINYL WINDOW
6. FRENCH DOOR
7. WOOD DOOR
8. DECORATIVE WINDOW COVERING
9. DECORATIVE WINDOW
10. DECORATIVE WOOD CORBEL
11. PLANTER BOX
12. WINDOW BUILD-OUT
13. WOOD FENCE
14. ADDRESS SIGN
15. DECORATIVE LIGHT
16. WOOD GARAGE DOOR
17. BRICK VENEER
18. GSM GLITTER
19. METERS

FRONT ELEVATION

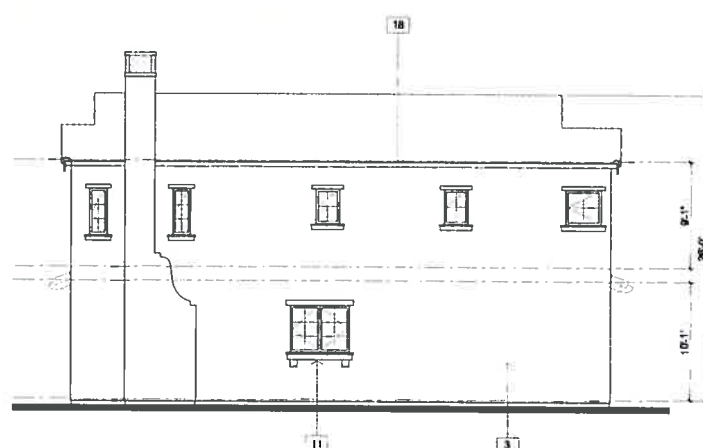
RESIDENCE 3A - ANDALUSIAN

1/8" = 1'-0"



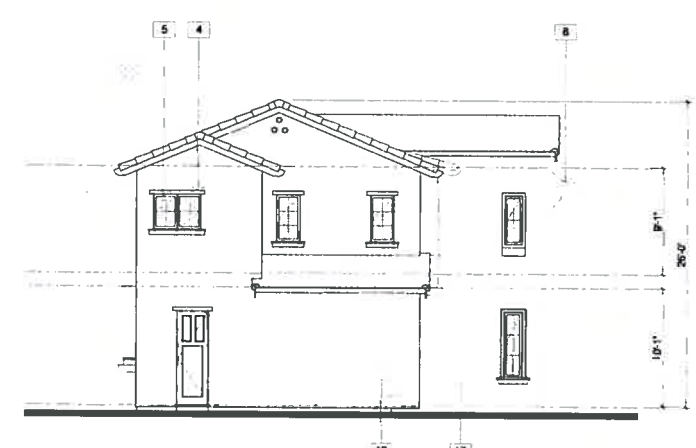
RIGHT ELEVATION

RESIDENCE 3A - ANDALUSIAN



REAR ELEVATION

RESIDENCE 3A - ANDALUSIAN



LEFT ELEVATION

RESIDENCE 3A - ANDALUSIAN

STANLEY BOULEVARD

DONATO BUILDERS INC.

4171 & 4189 STANLEY BOULEVARD

PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 3A

DR 12

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

DATE: 05-11-11

PROJECT: 288002



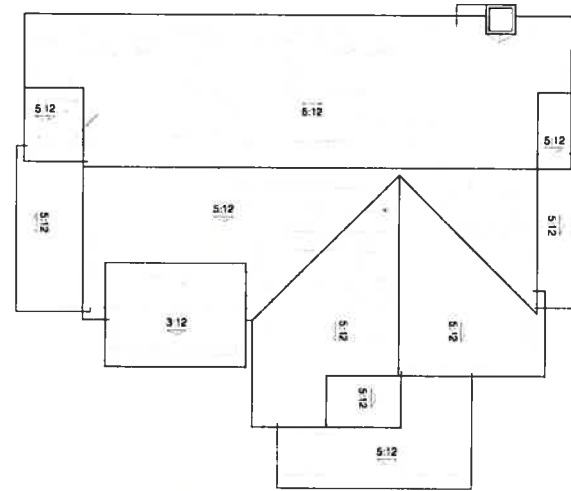
FRONT ELEVATION

RESIDENCE 3A - ANDALUSIAN



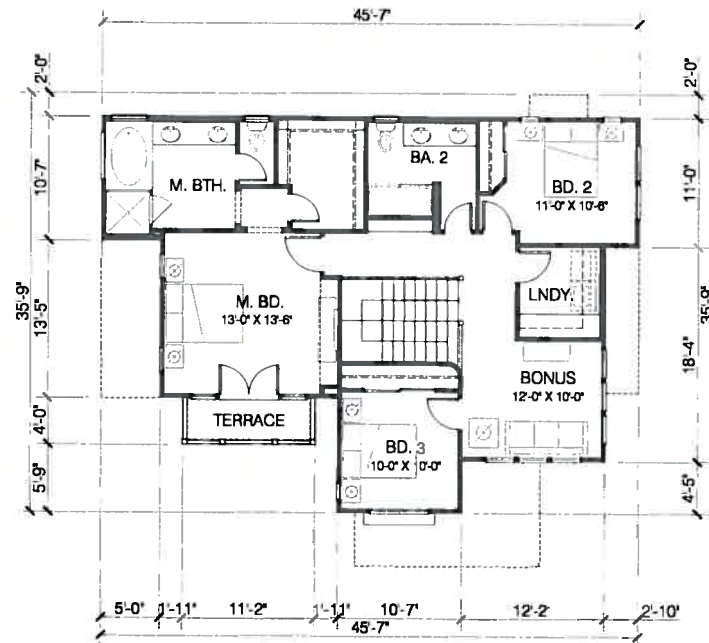
FRONT ELEVATION

RESIDENCE 3B - SPANISH



ROOF PLAN

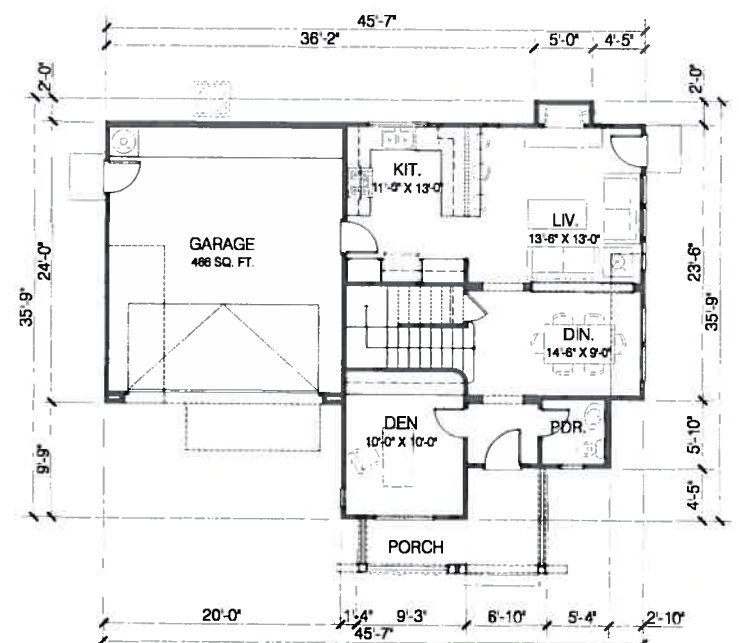
RESIDENCE 3B - SPANISH



UPPER FLOOR PLAN

RESIDENCE 3B - SPANISH

UPPER LEVEL: 1,111 S.F.



MAIN FLOOR PLAN

RESIDENCE 3B - SPANISH

MAIN LEVEL: 781 S.F.
TOTAL: 1,892 S.F.
GARAGE: 466 S.F.

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 3B

DR 13

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

DATE: 05-11-11
PROJECT: 288002



LEGEND EXTERIOR MATERIAL	
1.	SPANISH TILE ROOFING
2.	DECORATIVE CHIMNEY CAP
3.	STUCCO
4.	FOAM TRIM
5.	VINYL WINDOW
6.	FRENCH DOOR
7.	WOOD DOOR
8.	DECORATIVE WOOD CORBEL
9.	WOOD PLANTER BOX
10.	WOOD FENCE
11.	ADDRESS SIGN
12.	DECORATIVE LIGHT
13.	WOOD GARAGE DOOR
14.	GSM GUTTER
15.	METERS
16.	WOOD RAILING
17.	DECORATIVE TILE GABLE VENT

FRONT ELEVATION

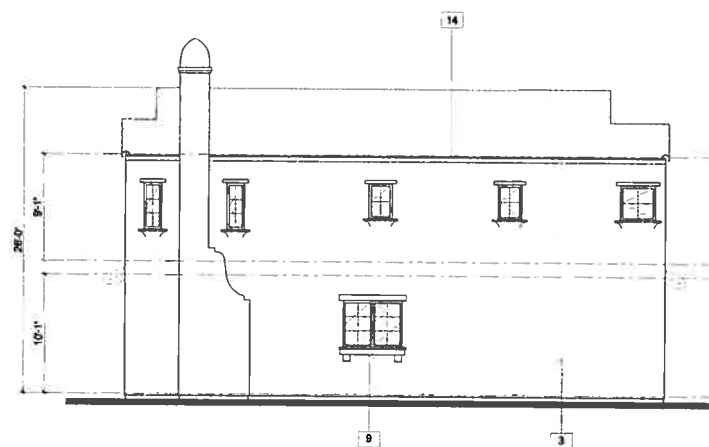
RESIDENCE 3B - SPANISH

1/8" = 1'-0"



RIGHT ELEVATION

RESIDENCE 3B - SPANISH



REAR ELEVATION

RESIDENCE 3B - SPANISH



LEFT ELEVATION

RESIDENCE 3B - SPANISH

STANLEY BOULEVARD

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD
PLEASANTON, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 200
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

PLAN 3B
DR 14

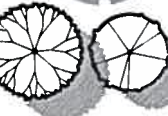
SCALE: 1/8" = 1'-0"
DATE: 05-11-11
PROJECT: 288002

TREE LEGEND

LARGE SCALE CANOPY TREE (PUBLIC R.O.W.)



MEDIUM SCALE STREET TREE



EVERGREEN SCREEN TREE



FLOWERING ACCENT TREE



SMALL SCALE ACCENT TREE



Plant Palette

Symbol	Botanical Name	Common Name	Size
TREES:			
ACE RUB	Acer rubrum 'New World'	NEW WORLD RED MAPLE	24" Box
ARB LIME	Arbutus unedo 'Lime'	STRAWBERRY TREE	24" Box
ORR OGG	Cercis occidentalis	WESTERN REDBUD	24" Box
LIG BTY	Liquidambar styraciflua	AMERICAN SWEETGUM	24" Box
LR TUL	Liriodendron tulipifera	TULIP TREE	24" Box
MAG UT	Magnolia 'Little Gem'	LITTLE GEM MAGNOLIA	24" Box
PLA AGE	Platanus x acerifolia	LONDON PLANE TREE	24" Box
PYR RED	Pyrus calleryana 'Purple Robe'	FLOWERING PEAR	24" Box
ROB AMB	Robinia acutifolia 'Purple Robe'	LOCUST	24" Box
SEQ SEM	Sequoia sempervirens	COAST REDWOOD	24" Box
SHRUBS:			
AGA AFR	Agapanthus africanus	LILY-OF-THE-NILE	5 gallon
ARG HOW	Arctostaphylos 'Howard Morton'	MANZANITA	5 gallon
GAM JAP	Gamellia japonica	CAPILLIA	1 gallon
CAR CAL	Carpenteria californica	BUSH ANEMONE	5 gallon
OS LAD	Cistus ladanifer	CRIMSON SPOT ROCKROSE	1 gallon
OS PUR	Cistus purpureus	ORCHID ROCKROSE	5 gallon
DIE SPE	Dietes species	FORTNIGHT LILY	1 gallon
FEI BEL	Ferrea salicoides	PINEAPPLE GUAVA	5 gallon
HEL SEM	Heliconia sempervirens	BLUE OAT GRASS	5 gallon
HEM NYB	Hemerocallis hybrid	EVERGREEN DAYLILY	1 gallon
IRI DOU	Iris douglasiana	IRIS	1 gallon
JAS POL	Jasminum polyanthum	PINK JASMINE	1 gallon
LAV ANG	Lavandula angustifolia	ENGLISH LAVENDER	1 gallon
LR MIB	Liriope muscari	BIG BLUE LILY TURF	5 gallon
MIE RIO	Muhlenbergia rigens	DEER GRASS	5 gallon
MYR CAL	Myrica californica	PACIFIC WAX MYRTLE	5 gallon
MYR OGM	Myrica communis	MYRTLE	5 gallon
PHO TEN	Phoradendron tenax	NEW ZEALAND FLAX	5 gallon
RIB VS	Ribes viburnifolium	EVERGREEN CURRANT	5 gallon
SAL GLE	Salvia clevelandii	CLEVELAND SAGE	5 gallon
SAL GRE	Salvia 'Greggii'	AUTUMN SAGE	5 gallon
VINES:			
OLE JAC	Clematis jackmanii	EVERGREEN CLEMATIS	5 gallon
PYR KAW	Pyrus kawakamii	EVERGREEN PEAR	5 gallon (espalier)
GROUNDCOVERS:			
Dsmr	Boraginaceae	TURF	Lawn from seed
Arctostaphylos	'Emerald Carpet'	MANZANITA	1 gal. @ 36" o.c.
Cotoneaster	'Lorain'	COTONEASTER	1 gal. @ 36" o.c.
Rosa	'Officinalis'	ROSEMARY	1 gal. cans/48" o.c.
Vinca	minor	DIWARR PERIWINKLE	0" o.c./ from flats
INFILTRATION PLANTS:			
CAR DIV	Carex divisa	BERKELEY SEDGE	1 gallon
DES GAE	Deschampsia cespitosa	TUFTED HAIRGRASS	1 gallon
JUN PAT	Juncus patens	CALIFORNIA GREY RUSH	1 gallon
MM ALR	Muhlenbergia aurantiaca	STICKY MONKEYFLOWER	1 gallon
MS BR	Miscanthus sinensis	JAPANESE SILVER GRASS	1 gallon
MYO PAR	Myoporus parvifolius 'Futah Creek'	MYOPORUS	1 gallon

VEGETATION CONSISTENT WITH ADJACENT C3 PLANTERS

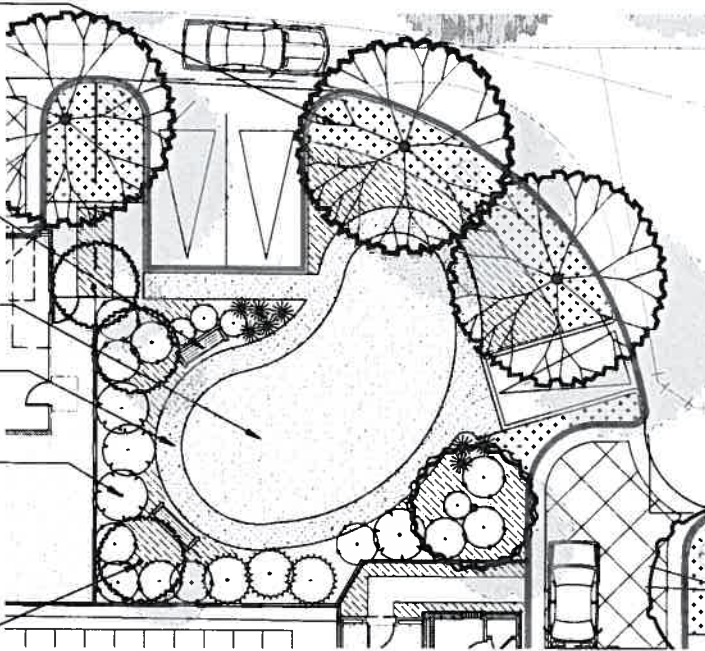
BENCH, TYP.

TURF AREA FOR RECREATION

DECOMPOSED GRANITE PATHWAY

UPRIGHT SHRUBS SCREEN FENCE AND ENCLOSE PARK

TREE HEIGHT TO REMAIN CLEAR OF NEIGHBORING SOLAR PANEL SUNLIGHT



POCKET PARK ENLARGEMENT #1



SELF CONTAINED WALL FOUNTAIN

CLIMBING VINE IN PLANTER POTS

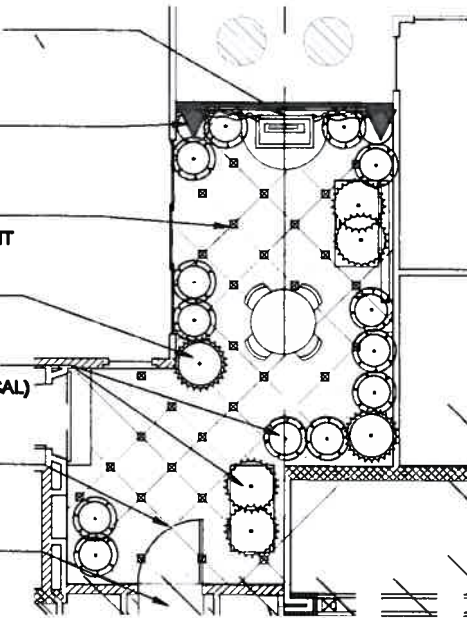
SPANISH TILE PAVING W/ ACCENT TILE INSERTS

PLANTING URN

PLANTER & POTS W/ PLANTS (TYPICAL)

ORNAMENTAL WOODEN PRIVACY GATE

ENTRY PATH



COURTYARD ENLARGEMENT #1

(TYPICAL)



INTERIOR COURTYARD (SEE ENLARGEMENT 1)

CONCRETE PAVING WITH BAND (DRIVEWAYS ONLY)

STREET TREE PER CITY REQUIREMENTS

ASPHALT CONCRETE PAVING (ENTRY DRIVE)

MAILBOX CLUSTER

INTERIOR COURTYARD (SEE ENLARGEMENT 2)

GROUNDCOVER (TYPICAL)

GOOD NEIGHBOR FENCE, TYP. SEE FENCING EXHIBIT, SHEET L2

FLOWERING ACCENT TREE (TYPICAL)

MEDIUM SCALE STREET TREE

CITY OF PLEASANTON STANDARD FIRE APPARATUS BURNAROUND, SEE DETAIL # 135

SOUNDWALL, SEE FENCING EXHIBIT, SHEET L2 FOR LOCATION

INFILTRATION PLANTING, TYP. SEE LIST ABOVE

CONIFEROUS EVERGREEN TREE (TYPICAL)

PLANTING AREA

OUTDOOR DINING AREA

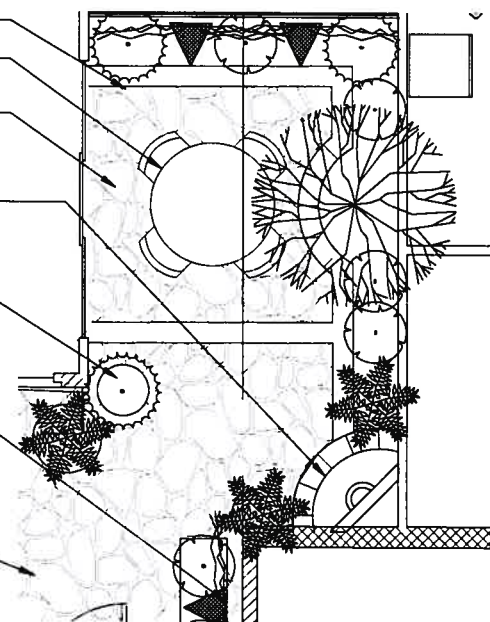
FLAGSTONE PAVING W/ CONCRETE BAND

WALL FOUNTAIN W/ RAISED POOL

PLANTER POTS & URNS W/ PLANTING

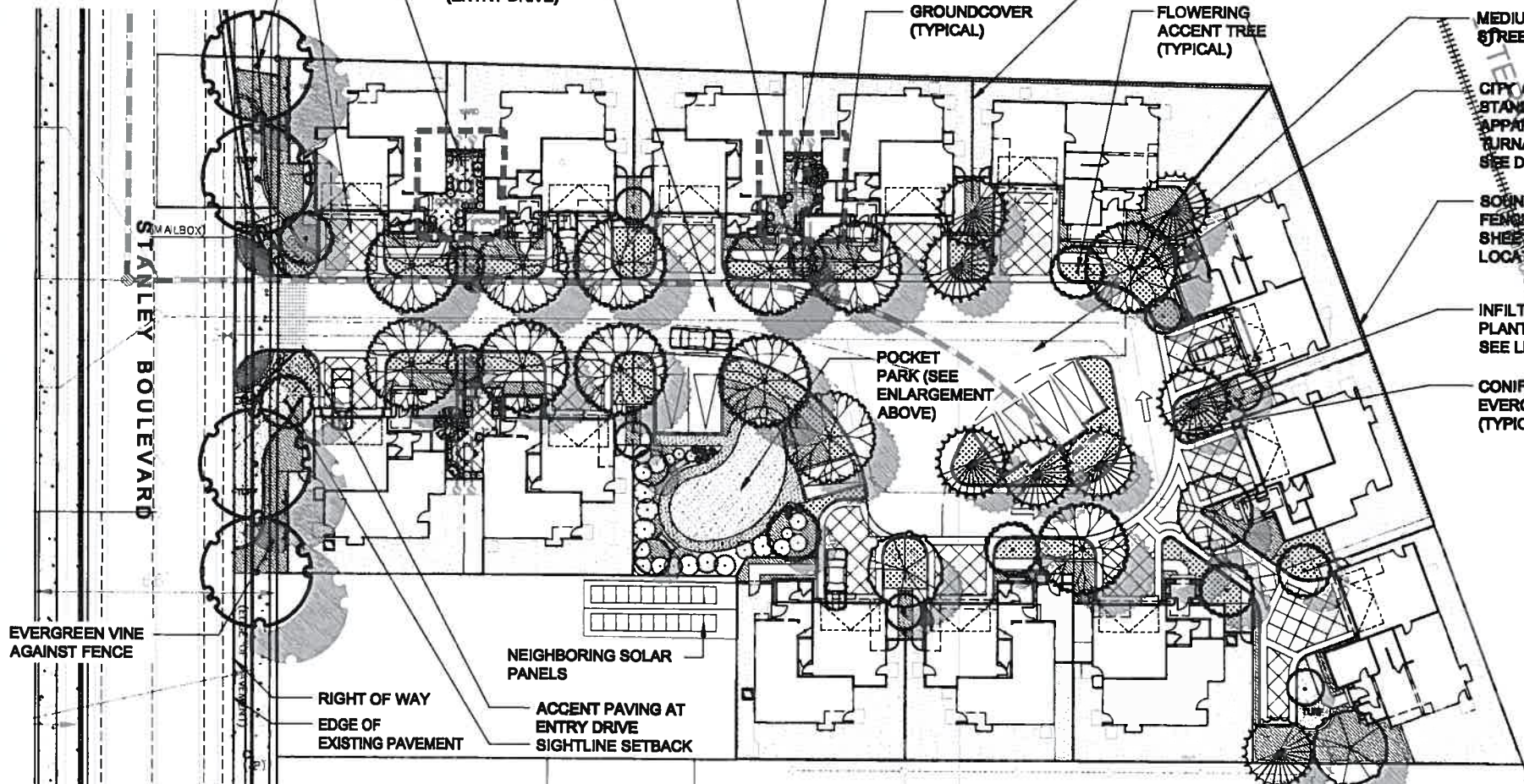
PLANTER W/ CLIMBING VINE

ENTRY PATH



COURTYARD ENLARGEMENT #2

(TYPICAL)



PRELIMINARY LANDSCAPE PLAN



NOTE: ALL PLANTING SHALL BE IRRIGATED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN COMPLIANCE WITH THE CITY OF PLEASANT HILL WATER CONSERVATION ORDINANCES. ALL PLANTING AND IRRIGATION OPERATIONS SHALL COMPLY WITH THE CITY PLEASANT HILL LANDSCAPE GUIDELINES.

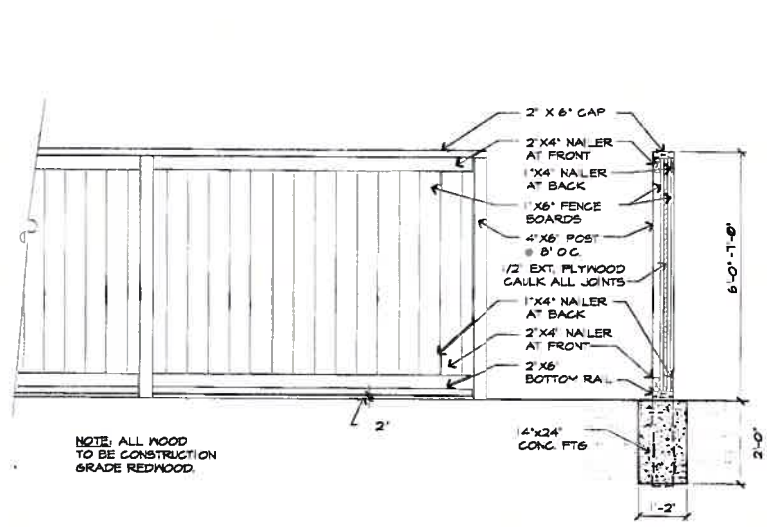
REVISIONS	BY

camp & camp associates
 planning & landscape architecture
 2840 CAMINO DAVILA, SUITE 201
 WALNUT CREEK, CALIFORNIA 94597
 (925) 941-6485 FAX (925) 941-6428
 email: cc@campandcamp.com

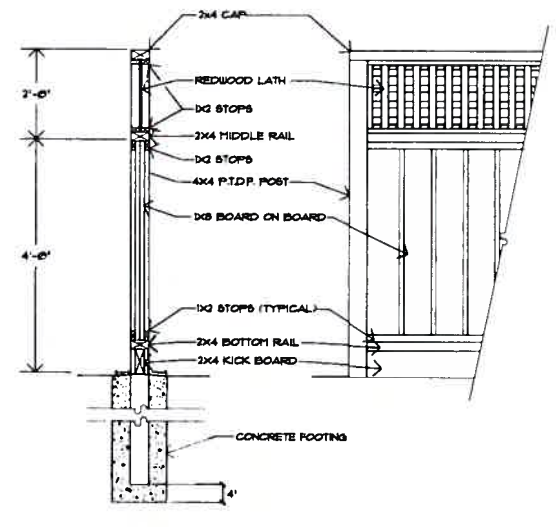
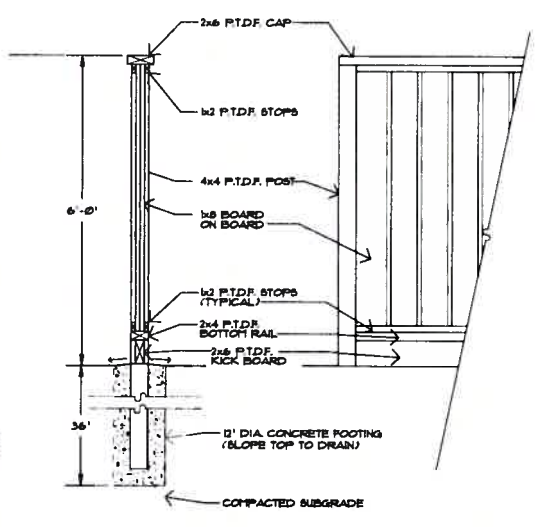
PRELIMINARY LANDSCAPE PLAN

4171 & 4189
STANLEY BOULEVARD
PLEASANTON, CA

DRAWN: C.M.
 CHECKED: T.C.
 DATE: 02-28-2010
 SCALE: AS SHOWN
 JOB NO. 08-015
 SHEET
1
 OF 08 SHEETS



NOTE: ALL WOOD TO BE CONSTRUCTION GRADE REDWOOD.

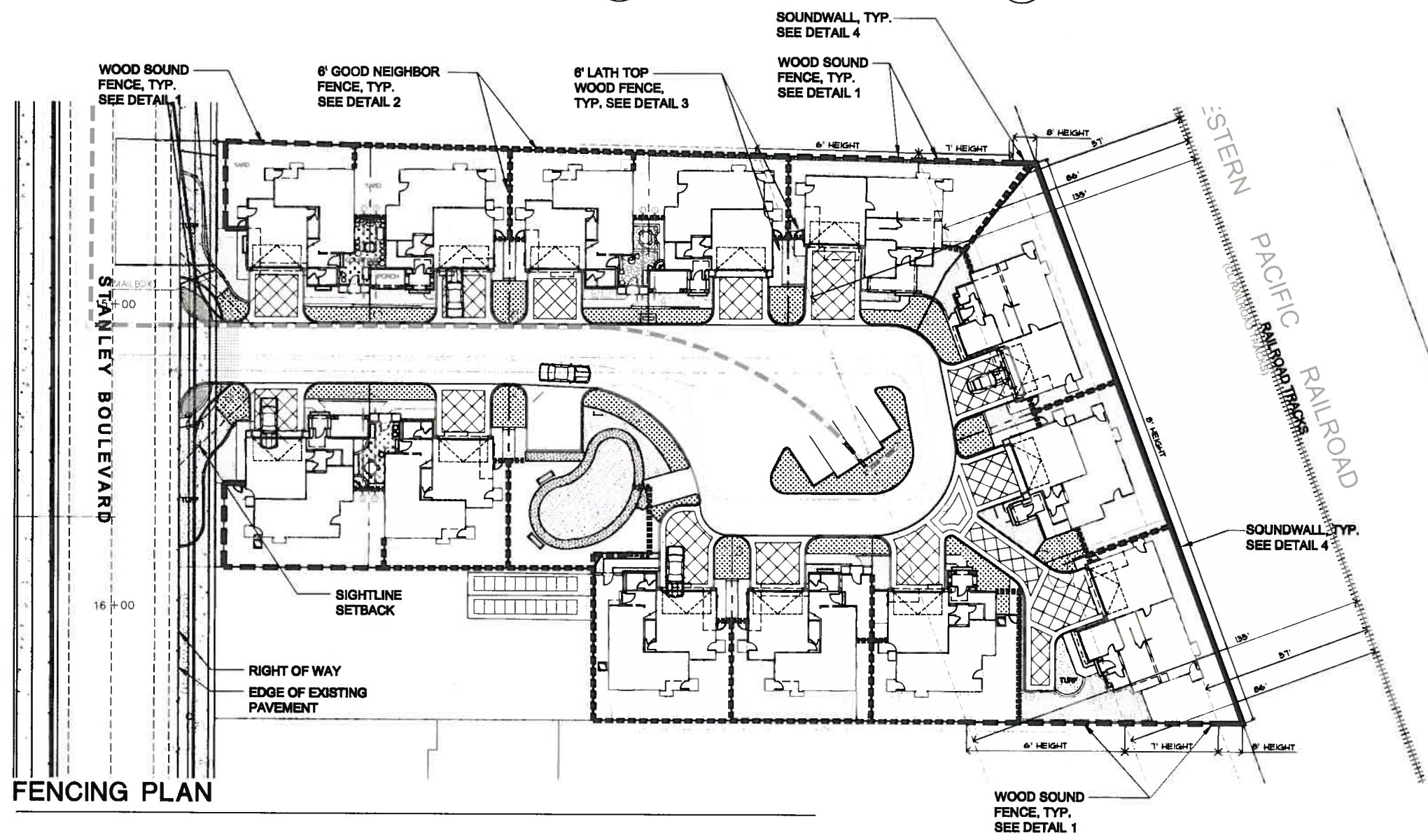


1 WOOD SOUND FENCE
SCALE: 1/2" = 1'-0"
024 - 10/09

2 6' GOOD NEIGHBOR FENCE
NTS

3 6' LATH TOP WOOD FENCE
NTS

4 8' SIERRA PRECAST SOUNDWALL
NTS



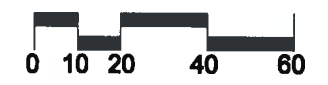
FENCING PLAN

NOTES

- SEE ACOUSTICAL CONSULTANTS REPORT PREPARED MARCH 31, 2008 BY EDWARD L. PACK ASSOCIATES, INC. FOR SOUNDWALL RECOMMENDATIONS AND DISTANCE REQUIREMENTS FROM STREET AND RAILROAD TRACKS.
- SIERRA PRECAST TO DETERMINE APPROPRIATE DETAILING OF 6' SOUNDWALL MEDITERRANEAN SOUNDWALL SHOWN FOR AESTHETIC CONSIDERATION ONLY.

LEGEND

- 6'-7' WOOD SOUND FENCE, SEE PLANS FOR HEIGHTS AND SETBACK DISTANCES FROM RAILROAD TRACKS, SEE DETAIL 1
- 6' GOOD NEIGHBOR FENCE, SEE DETAIL 2
- 6' LATHTOP WOOD FENCE, SEE DETAIL 3
- SOUNDWALL, SEE PLANS FOR HEIGHTS AND SETBACK DISTANCES FROM RAILROAD TRACKS, SEE DETAIL 4



REVISIONS	BY

camp & camp associates
 planning & landscape architecture
 2549 CAMINO DIABLO, SUITE 201
 WALNUT CREEK, CALIFORNIA 94597
 (925) 941-6400 FAX (925) 941-6405
 web: cc@campandcamp.com

REGISTERED LANDSCAPE ARCHITECT
 P. TORRENCE CAMP
 NO. 4484
 STATE OF CALIFORNIA

FENCING EXHIBIT

4171 & 4189
 STANLEY BOULEVARD
 PLEASANTON, CA

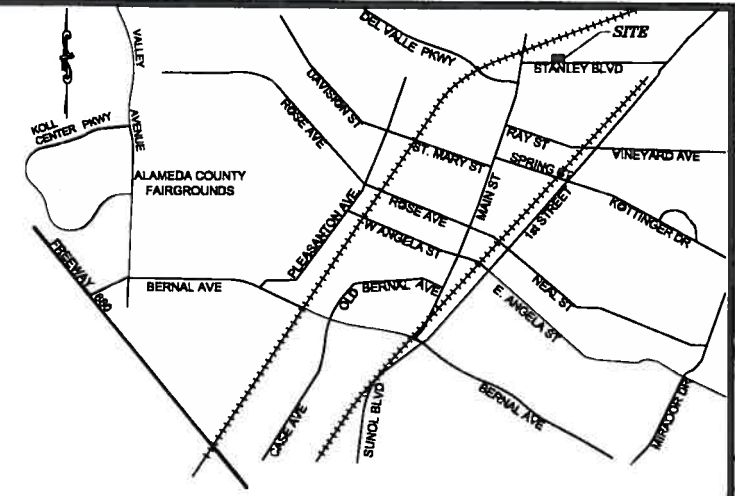
DRAWN: C.H.
 CHECKED: T.C.
 DATE: 02-28-2010
 SCALE: AS SHOWN
 JOB NO. 08-018
 SHEET
L2
 OF 00 SHEETS

LEGAL DESCRIPTION:
 BEING A PORTION OF PLOT NUMBER 1 OF THE BERNAL PORTION OF THE RANCHO EL VALLE DE SAN JOSE, AND ALL OF PARCEL MAP 3668 FILED JUNE 4, 1982 IN BOOK 133 OF PARCEL MAPS, AT PAGE 94-95, ALAMEDA COUNTY RECORDS.

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

LEGEND

-  FIRE DEPARTMENT TURNAROUND
-  ASPHALT PAVEMENT
-  TURF STONE



VICINITY MAP
N.T.S.

TENTATIVE MAP NOTES:

OWNER: D. DONATO BUILDERS
 1854 WARSAW AVENUE
 LIVERMORE, CA 94560
 (925) 245-0684

ENGINEER: DEBOLT CIVIL ENGINEERING
 811 SAN RAMON VALLEY BLVD.
 DANVILLE, CA 94528
 (925) 837-3780

ASSESSOR'S PARCEL NUMBER: 948-1688-011, 018, 017, 018 AND 019

AREA: 52,510 SF±

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

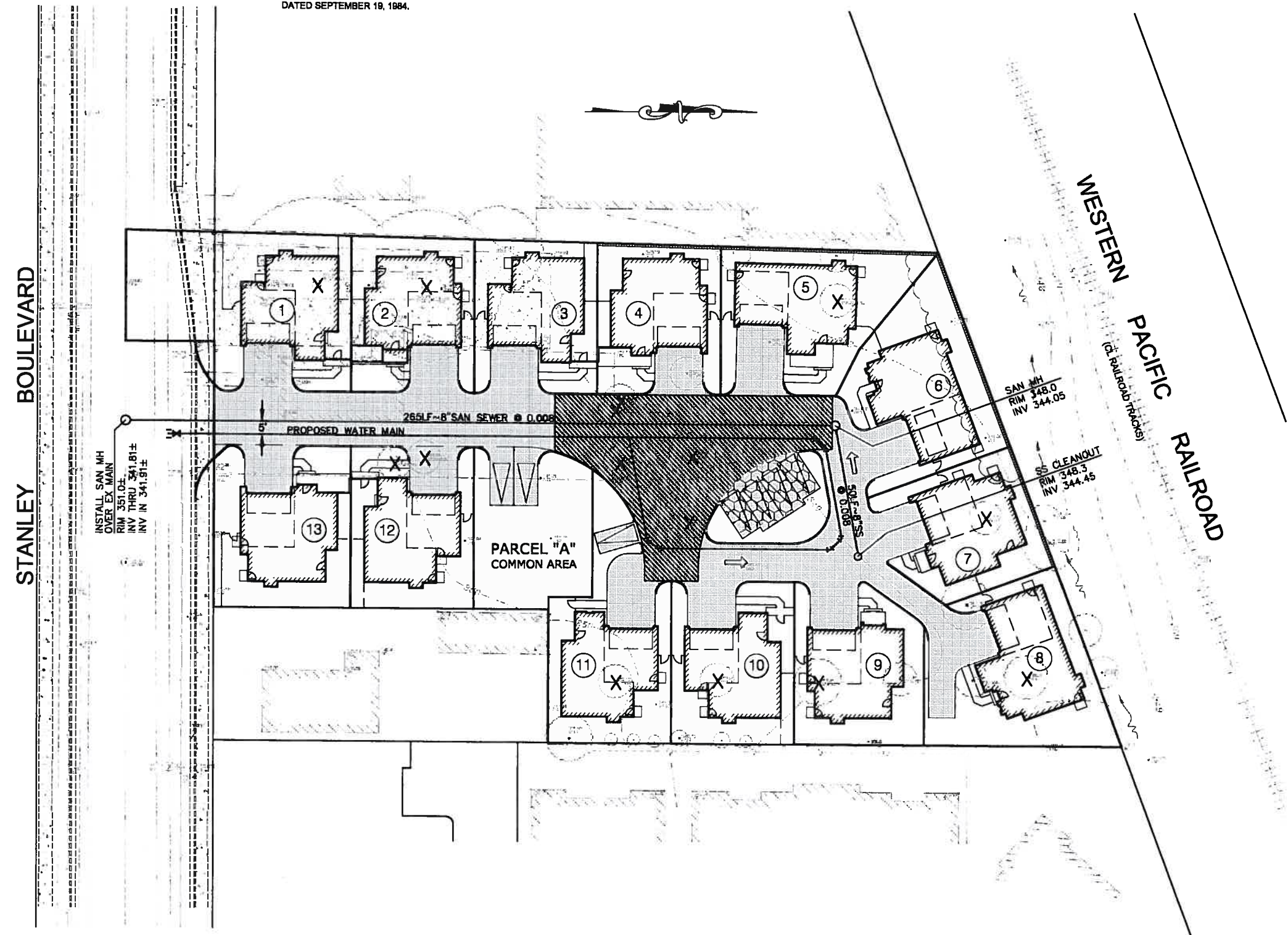
UTILITIES: GAS & ELECTRIC - P.G.&E.
 TELEPHONE - S.B.C.
 SEWER - CITY OF PLEASANTON
 WATER - CITY OF PLEASANTON
 STORM - CITY OF PLEASANTON
 CABLE - COMCAST
 FIRE - LIVERMORE PLEASANTON FIRE DEPT.

UTILITY LOCATIONS SHOWN ARE BASED ON UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY.

BASIS OF ELEVATION: U.S. COAST AND GEODETIC SURVEY, BRONZE DISK, STAMPING G 832 1947. 1.0 MILE SOUTHWEST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE CROSSING OF NEAL STREET AT PLEASANTON, MIDWAY BETWEEN THE SECOND AND THIRD POLES SOUTHWEST OF MILEPOLE 4D, AT CONCRETE BRIDGE 39.83 OVER A SMALL CREEK, IN THE TOP OF THE SOUTHEAST END OF THE SOUTHWEST CONCRETE ABUTMENT, 6 1/2 FEET SOUTHWEST OF THE SOUTHEAST RAIL, AND ABOUT 1 FOOT LOWER THAN THE TRACK.

ELEVATION: 337.23

BOUNDARY NOTE: APPROXIMATE BOUNDARY INFORMATION SHOWN WAS COMPILED FROM AVAILABLE RECORD DATA AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY.



TRACT 7968
VESTING TENTATIVE MAP

DONATO BUILDERS INC
 4171 & 4189 STANLEY BOULEVARD
 PLEASANTON CONTRA COSTA COUNTY CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818
 RENEWAL DATE: 03/31/2012

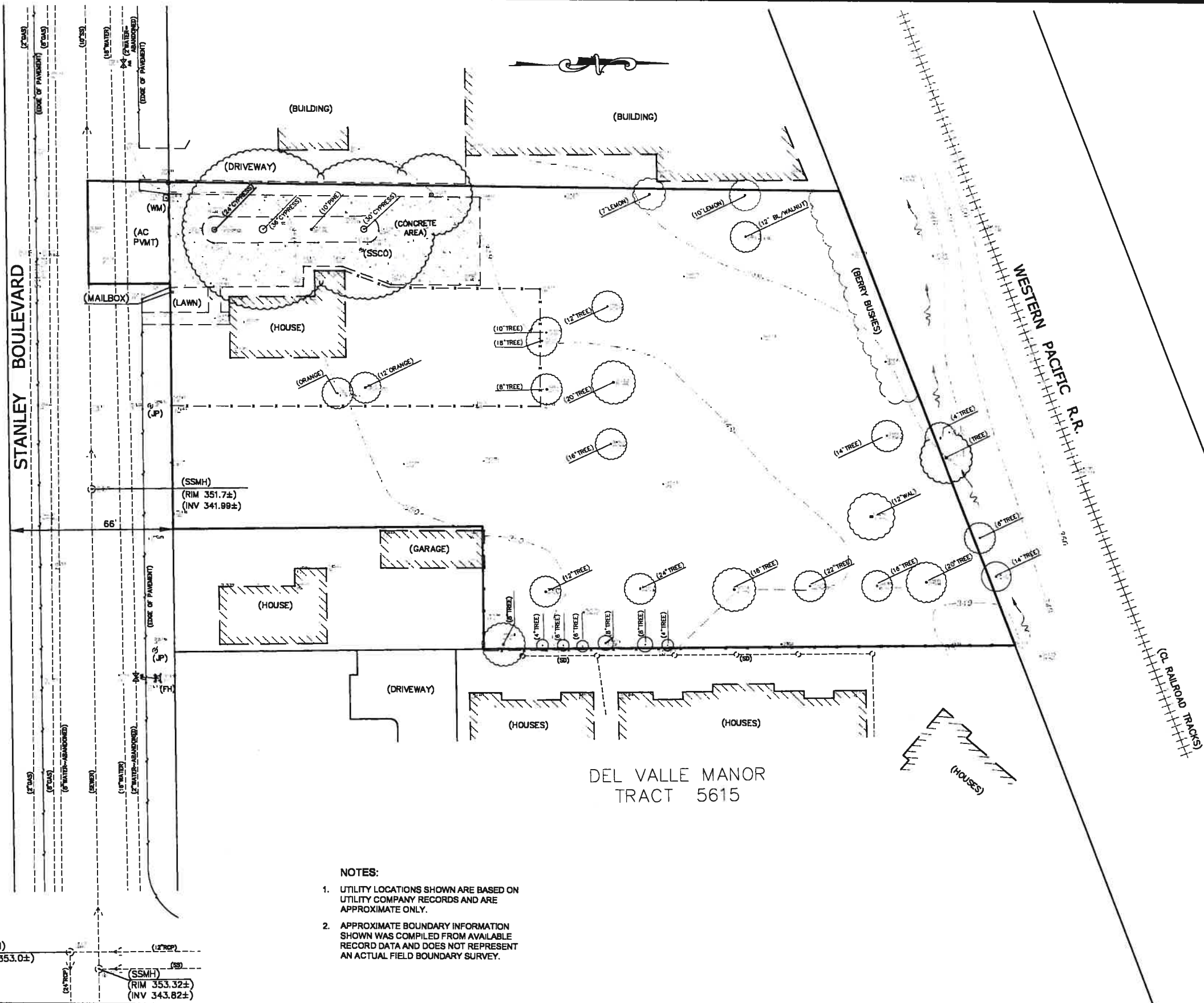
#	REVISIONS	DATE
1	REMOVED LOT	4/22/11

DeBolt Civil Engineering
 811 San Ramon Valley Boulevard
 Danville, California 94526
 Tel: 925/837-3780
 Fax: 925/837-4378

Date: 8/3/2010
 Scale: 1" = 20'
 By: JED/wl
 Job No.: 07239

TM-1

STANLEY BOULEVARD



DEL VALLE MANOR TRACT 5615

- NOTES:
1. UTILITY LOCATIONS SHOWN ARE BASED ON UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY.
 2. APPROXIMATE BOUNDARY INFORMATION SHOWN WAS COMPILED FROM AVAILABLE RECORD DATA AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY.

TM-2

TOPOGRAPHIC SURVEY

4171 and 4189 STANLEY BOULEVARD

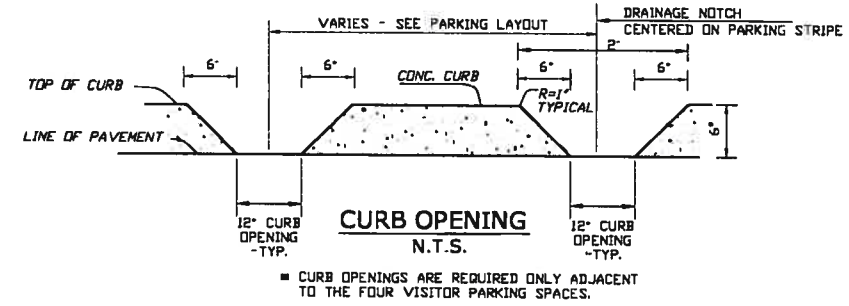
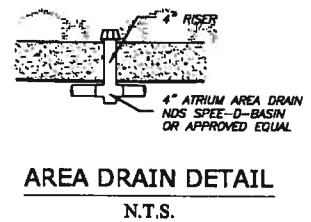
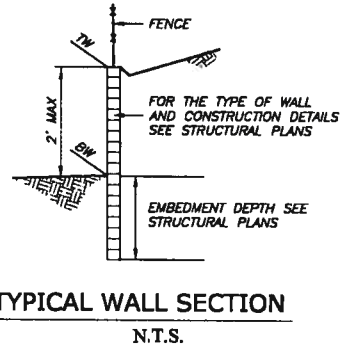
PLEASANTON ALAMEDA COUNTY CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/2012

#	REVISIONS	DATE

D DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 8/3/2010
Scale: 1" = 20'
By: JED / M
Job No.: 07239



- LEGEND**
- PAVED AREA
 - TURF STONE
 - FIRE DEPARTMENT TURNAROUND
 - RETAINING WALL
 - STORM LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - AREA DRAIN
 - TS TOP OF SLAB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL

BOULEVARD

STANLEY

SEE SHEET TM-5 FOR CONTINUATION

14+00

15+00

16+00

17+00

88' R/W

45'

CURB, GUTTER AND SIDEWALK TO BE CONSTRUCTED BY OTHERS

STA. 14+28.67
FC ANGLE PT.
TC 350.14
FL 349.64

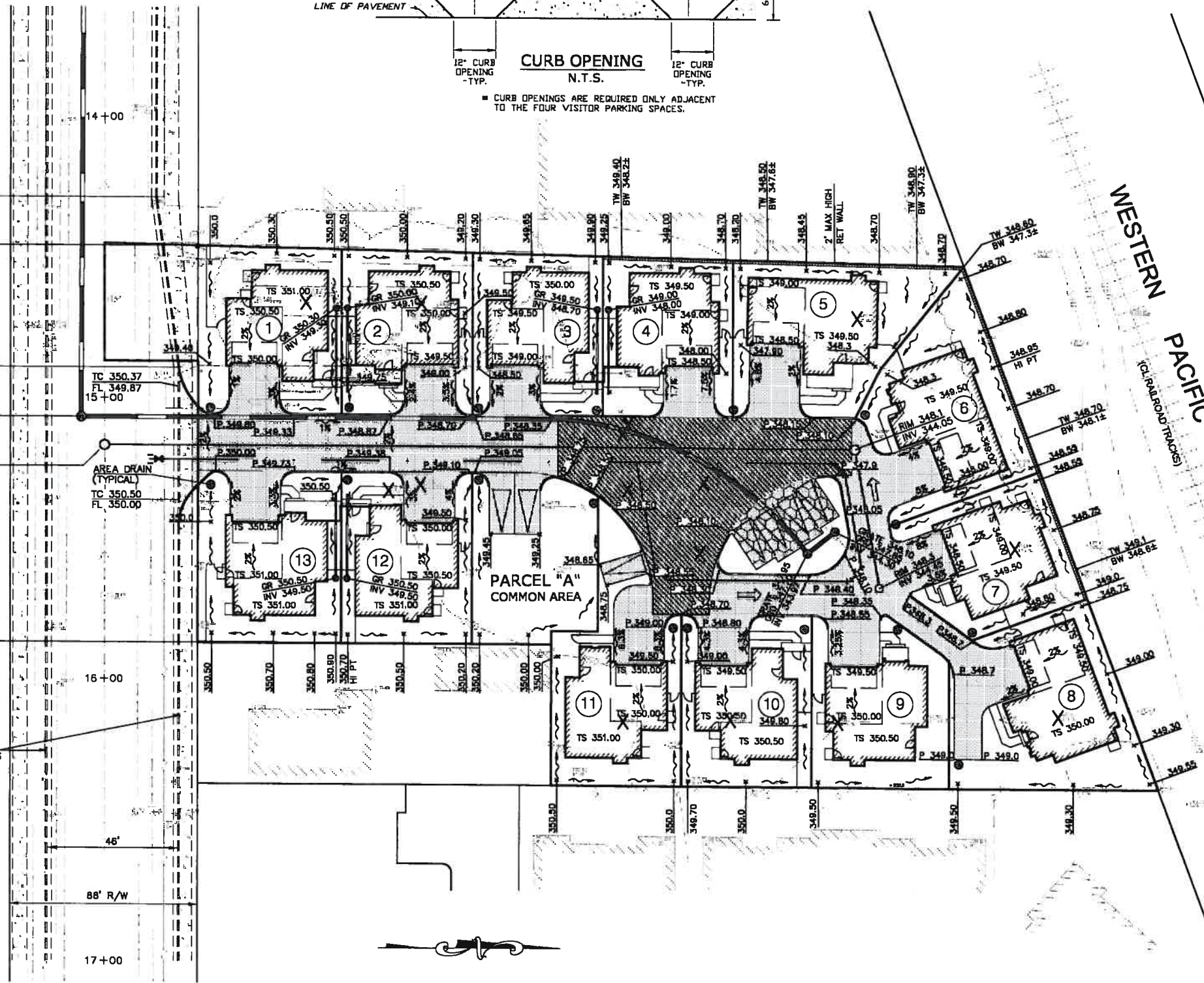
STA. 14+45.81
PROPERTY LINE±
TC 350.20
FL 349.70

STA. 14+99.22
FC ANGLE PT.
TC 350.35
FL 349.85

STA. 15+08.95
STM. MH
RIM 350.7±
INV 342.87±

STA. 15+18.95
SAN. MH OVER EXIST. MAIN
RIM 351.0±
INV THRU 341.81
INV IN 341.91

STA. 15+87.08
PROPERTY LINE±
TC 350.87
FL 350.17



WESTERN PACIFIC RAILROAD

(C.R. RAILROAD TRACKS)

TM-3

**TRACT 7968
GRADING AND DRAINAGE PLAN**

PLEASANTON

**DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD**

ALAMEDA COUNTY

CALIFORNIA

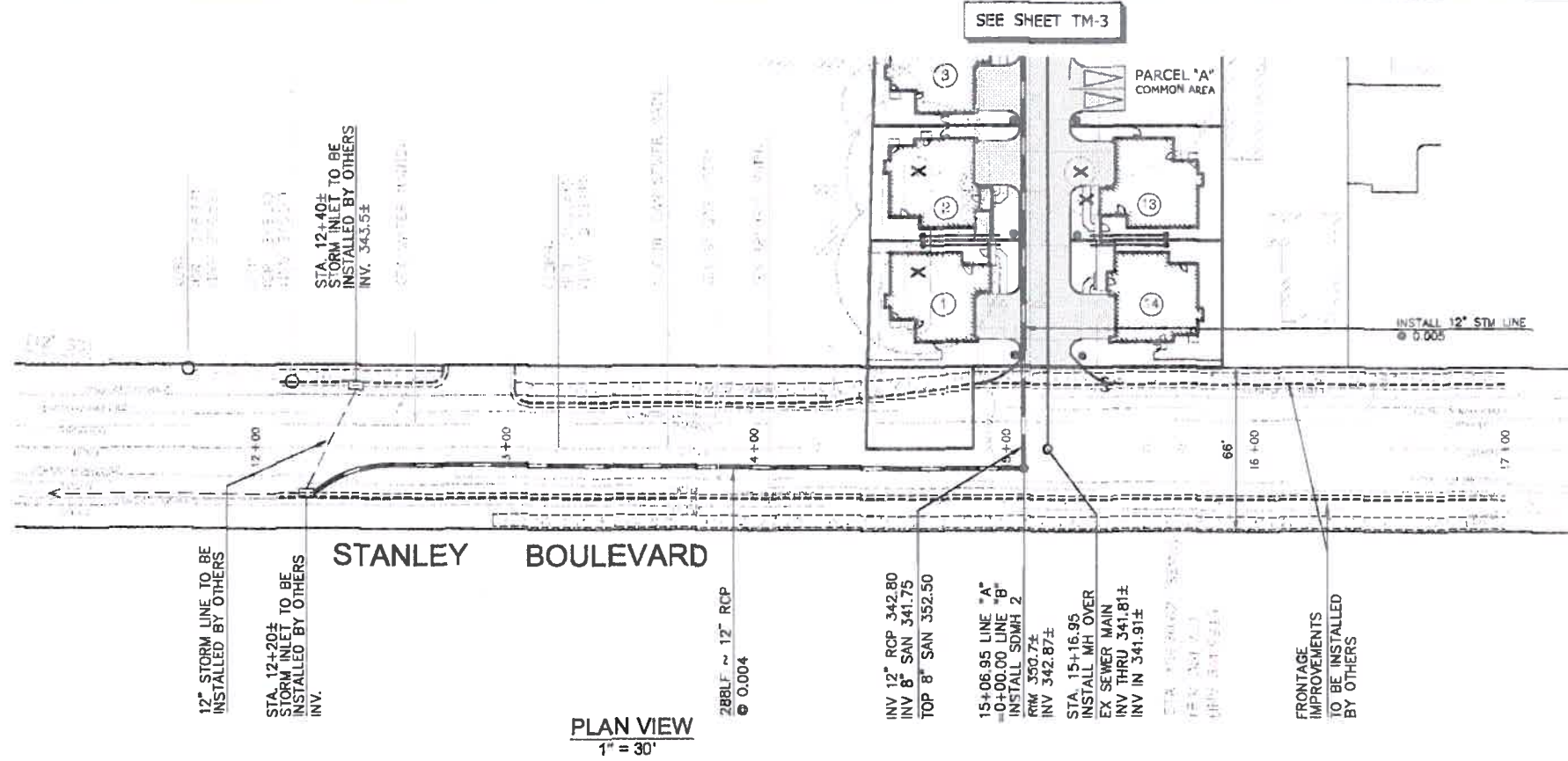
JAMES E. DIGGINS
RENEWAL DATE: 03/31/12 R.C.E. 27818

#	REVISIONS	DATE
1	REMOVED LOT	4/22/11

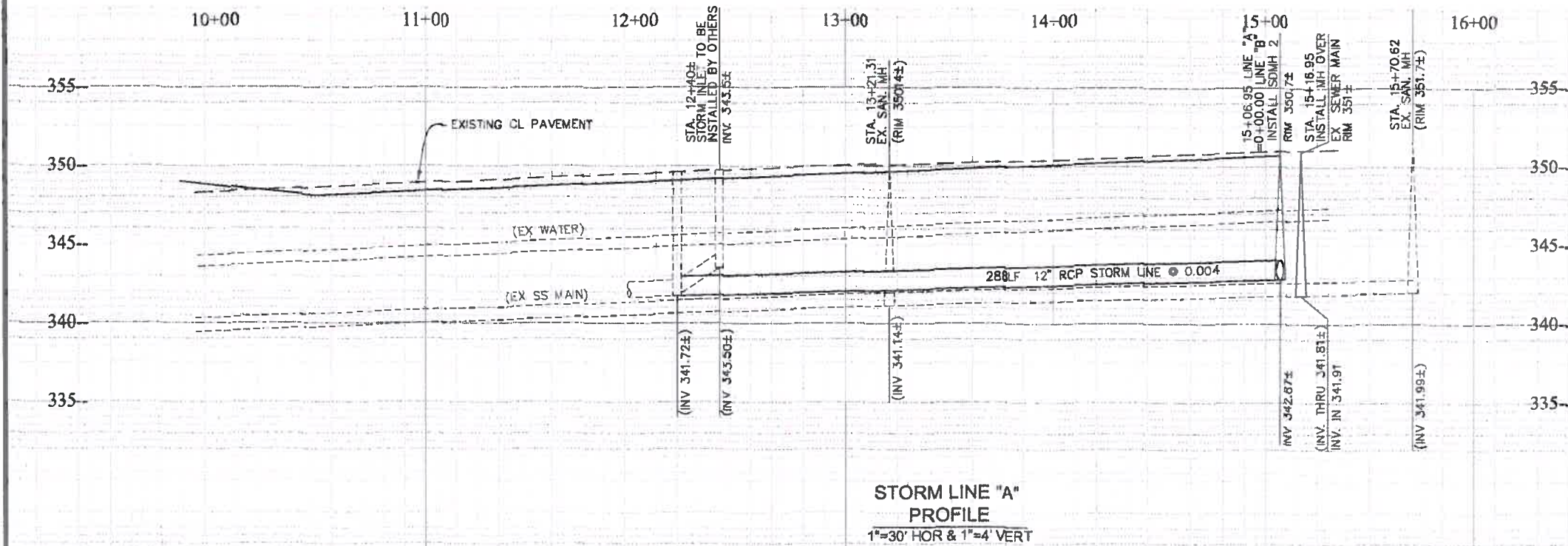


DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 8/3/2010
Scale: 1"=20'
By: JED/gvl
Job No: 07239



PLAN VIEW
1" = 30'



STORM LINE "A"
PROFILE
1"=30' HOR & 1"=4' VERT

TRACT 7968
OFF - SITE
STORM DRAINAGE PLAN

PLEASANTON

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIGGINS RCE 27878
RENEWAL DATE: 03/01/12

#	REVISIONS	DATE
1	REMOVED LOT	4/22/11

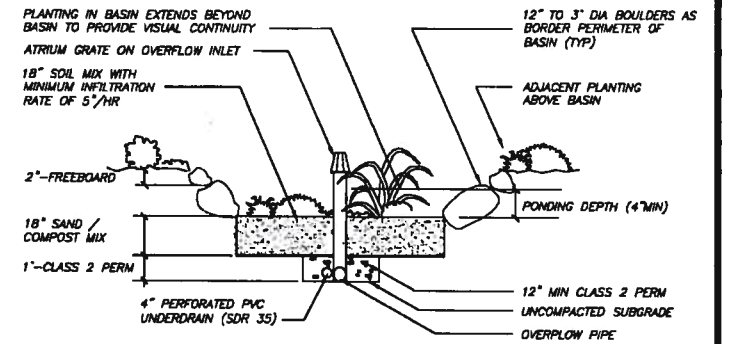


DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date: 8/3/2010
Scale: 1"=30' H, 1"=4' V
By: JED/wd
Job No: 07239

TM-5

NOTE: SOIL MIX TO CONFORM TO SPECIFICATION
IN APPENDIX "B" OF THE LATEST C.3 GUIDEBOOK



BIO-SWALE DETAIL
NTS

DMA	AREA (SF)	SURFACE	DMA	AREA (SF)	SURFACE
DMA-1	610	ROOF	DMA-29	584	ROOF
DMA-2	720	LANDSCAPING	DMA-30	634	LANDSCAPING
DMA-3	547	ROOF	DMA-31	851	LANDSCAPING
DMA-4	828	ROOF	DMA-32	2,371	LANDSCAPING
DMA-5	514	ROOF	DMA-33	1,175	LANDSCAPING
DMA-8	644	ROOF	DMA-34	567	LANDSCAPING
DMA-9	514	ROOF	DMA-35	1,240	LANDSCAPING
DMA-10	590	ROOF	DMA-36	1,020	LANDSCAPING
DMA-11	599	ROOF	DMA-37	808	LANDSCAPING
DMA-12	610	ROOF	DMA-38	325	LANDSCAPING
DMA-13	547	ROOF	DMA-39	568	LANDSCAPING
DMA-14	799	ROOF	DMA-40	326	LANDSCAPING
DMA-15	483	ROOF	DMA-41	1,219	LANDSCAPING
DMA-16	547	ROOF	DMA-42	801	LANDSCAPING
DMA-17	610	ROOF	DMA-43	484	LANDSCAPING
DMA-18	483	ROOF	DMA-44	750	LANDSCAPING
DMA-19	799	ROOF	DMA-45	559	LANDSCAPING
DMA-20	791	ROOF	DMA-46	773	LANDSCAPING
DMA-21	483	ROOF	DMA-47	198	LANDSCAPING
DMA-22	598	ROOF	DMA-48	739	LANDSCAPING
DMA-23	559	ROOF	DMA-49	513	ASPHALT
DMA-24	574	ROOF	DMA-50	1,875	ASPHALT
DMA-25	584	ROOF	DMA-51	1,323	ASPHALT
DMA-26	584	ROOF	DMA-52	2,042	ASPHALT
DMA-27	548	ROOF	DMA-53	8,315	ASPHALT
DMA-28	574	ROOF	DMA-54	985	ASPHALT
			DMA-55	775	LANDSCAPING

IMP	SIZE
IMP-1	120 SF
IMP-2	580 SF
IMP-3	190 SF
IMP-4	100 SF
IMP-5	180 SF
IMP-6	110 SF
IMP-7	100 SF
IMP-8	190 SF

IMP	SIZE
IMP-9	100 SF
IMP-10	210 SF
IMP-11	160 SF
IMP-12	180 SF
IMP-13	100 SF
IMP-14	420 SF
IMP-15	110 SF
IMP-16	100 SF
IMP-17	100 SF

LEGEND

- BIO-SWALE / PLANTERS
- TURF STONE
- CATCH BASINS
- STORM DRAIN LINE
- EARTH SWALES
- DENOTES AREA (DMA)
DRAINAGE MANAGEMENT AREA
- IMP
INTEGRATED MANAGEMENT PRATICE

TM-6

TRACT 7968
STORM WATER CONTROL
PLAN EXHIBIT

DONATO BUILDERS INC.
4171 & 4189 STANLEY BOULEVARD

PLEASANTON

ALAMEDA COUNTY

CALIFORNIA

JAMES E. DIGGINS
RENEWAL DATE: 03/31/12 R.C.E. 27818

#	REVISIONS	DATE
1	REMOVED LOT	4/22/11



DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378

Date:
8/3/2010
Scale:
1"=20'
By:
JED/ed
Job No:
07239