

# SPRING STREET

## MIXED USE

H. James Knuppe



### APPLICANT

H. James Knuppe  
 4545 Crow Canyon Pl.  
 Castro Valley, CA 94552  
 Phone: (510) 727-0452  
 Fax: (510) 727-0185  
 Contact: James Knuppe  
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 Contact: Mike Knuppe  
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 Email: ras5a@aol.com

### ARCHITECT

FCGA Architecture  
 301 Hartz Ave. Suite 213  
 Danville, CA 94526  
 Phone: (925) 820-9123  
 Fax: (925) 820-5858  
 Contact: Galen Grant  
 Email: galen@fcgainc.com

### LANDSCAPE ARCHITECT

Gates & Associates, Inc.  
 2671 Crow Canyon Road  
 San Ramon, CA 94583  
 Phone: (925) 736-8176 x206  
 Contact: David Gates  
 Email: david@dgates.com

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- L2 Plant Palette
- L3 Site Furnishings

#### CIVIL ENGINEERING

- C1 Grading and Drainage Plan
- C2 Storm Water Control Plan

### CIVIL ENGINEER

DeBolt Civil Engineering  
 811 San Ramon Valley Blvd.  
 Danville, CA 94526  
 Phone: (925) 837-3780  
 Fax: (925) 837-4378  
 Contact: Jim Diggins  
 Email: deboltcivil@earthlink.net

### NOTE

These Drawings Are Preliminary.  
 Some Revisions May Occur Due  
 To Tenant Requirements.

RECEIVED

NOV 03 2015

CITY OF PLEASANTON  
 PLANNING DIVISION

EXHIBIT B

PUD-109

T

Title Sheet

11.10.2015





VIEW LOOKING W



VIEW LOOKING SE



# SPRING STREET

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281 SPRING ST.  
PLEASANTON, CALIFORNIA

AI

PERSPECTIVE  
VIEWS

11.10.2015



VIEW LOOKING E



VIEW LOOKING E



# SPRING STREET MIXED USE

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281 SPRING ST.  
PLEASANTON, CALIFORNIA

AI.1

PERSPECTIVE  
VIEWS

11.10.2015



AERIAL VIEW LOOKING NE



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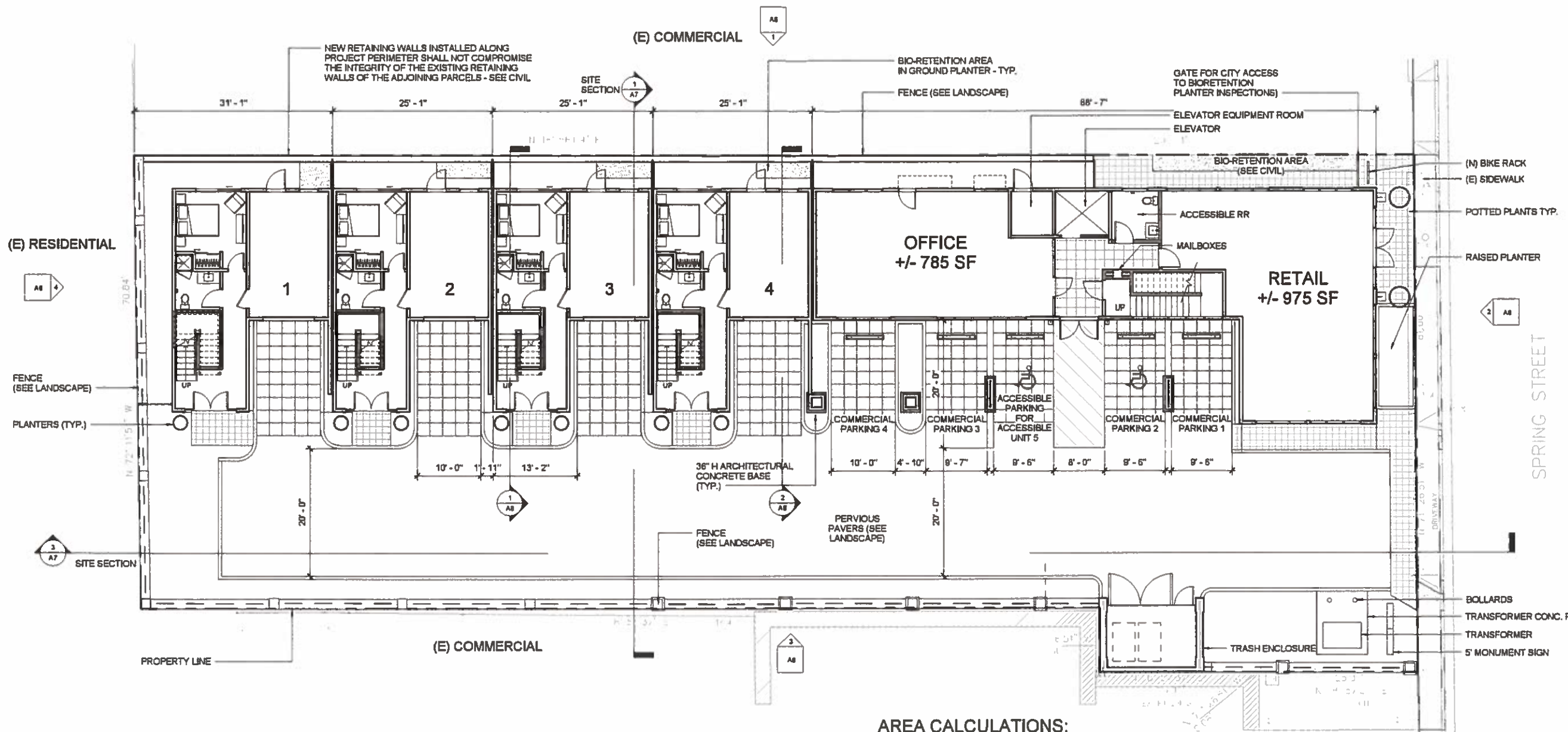
H. James Knuppe

281 SPRING ST.  
PLEASANTON, CALIFORNIA

AI.2

PERSPECTIVE  
VIEWS

11.10.2015



**SITE DATA:**

**SITE AREA:** +/- 14,694 SF

**GENERAL PLAN:** RETAIL, HIGHWAY, AND SERVICE COMMERCIAL, BUSINESS AND PROFESSIONAL OFFICES

**ZONING:** CENTRAL COMMERCIAL (C-C), DOWNTOWN REVITALIZATION, CORE AREA OVERLAY DISTRICT

**SPECIFIC PLAN:** DOWNTOWN SPECIFIC PLAN - DOWNTOWN COMMERCIAL

**PROPOSED ZONING:** UNCHANGED

**RETAIL/OFFICE:**

RETAIL (1ST LEVEL) +/- 975 SF

OFFICE (1ST LEVEL) +/- 785 SF

OFFICE (2ND LEVEL) +/- 1800 SF

COMMON AREA (INCLUDES STAIRS, RR, LOBBY, ELEVATOR) +/- 514 SF

**TOTAL GROSS:** +/- 4,074 SF

PARKING REQUIRED (4/1000) 16

PARKING PROVIDED 4

**AREA CALCULATIONS:**

**RESIDENTIAL UNITS 1-4:**

1ST LEVEL +/- 415 SF (INCLUDES 1/2 STAIR)

2ND LEVEL +/- 762 SF (INCLUDES 1/2 STAIR)

3RD LEVEL +/- 856 SF (INCLUDES STAIR)

**TOTAL LIVING:** +/- 2,033 SF

GARAGE: +/- 273 SF

DECKS: +/- 120 SF

**TOTAL GROSS AREA/UNIT** +/- 2,426 SF

PARKING REQUIRED (2 PER UNIT) 8

PARKING PROVIDED 8

**RESIDENTIAL UNIT 5:**

2ND LEVEL (ACCESSIBLE) +/- 1,225 SF

**TOTAL GROSS RESIDENTIAL BUILDING AREA:** 10,894 SF\*

COVERED PARKING: N/A

DECK: +/- 37 SF

PARKING REQUIRED (1 PER UNIT) 1 COVERED

PARKING PROVIDED 1 COVERED

\*INCLUDING GARAGES, DECKS NOT INCLUDING COVERED PARKING AREA FOR UNIT 5



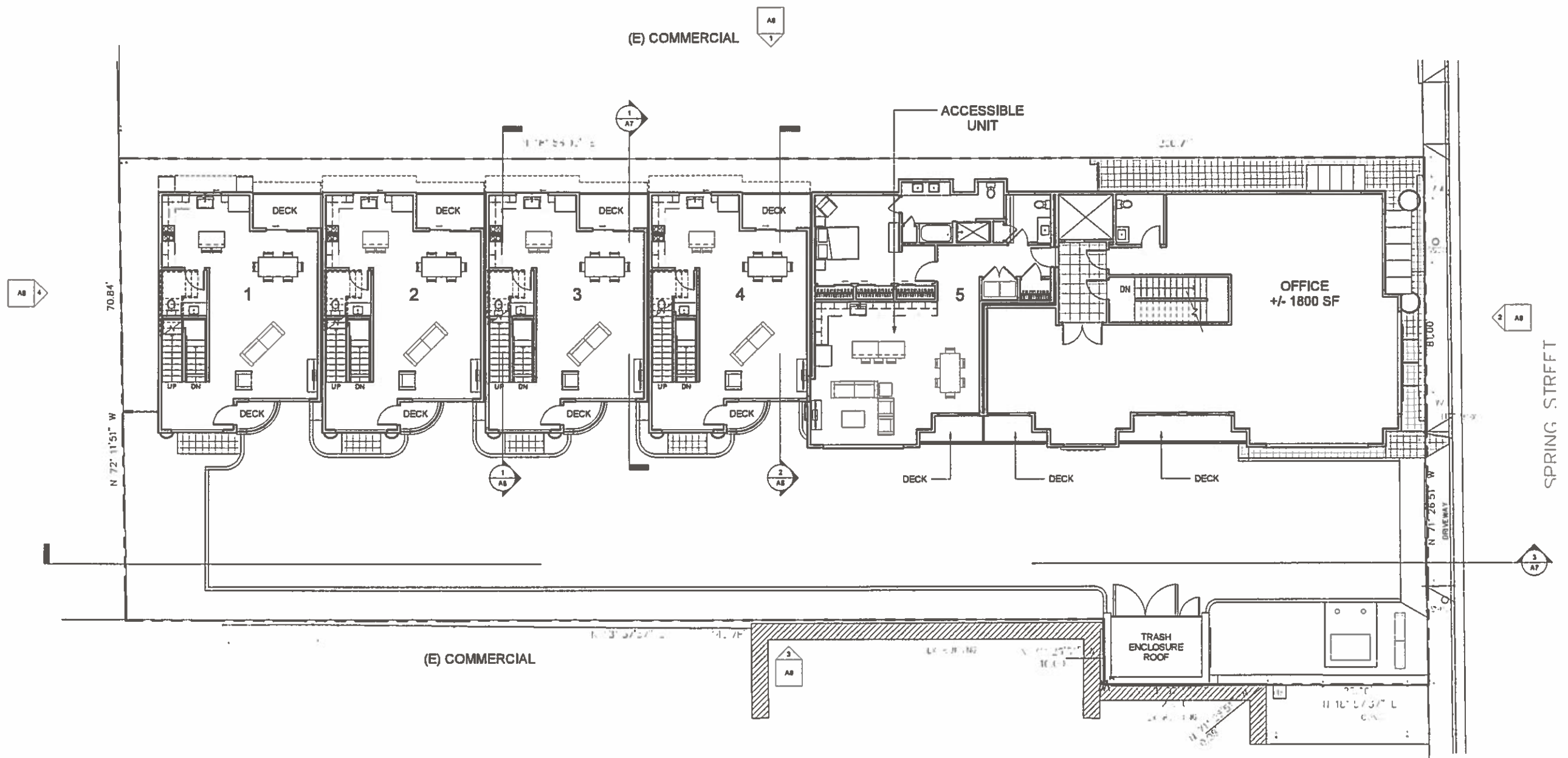
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**A2** FIRST FLOOR PLAN  
11.10.2015



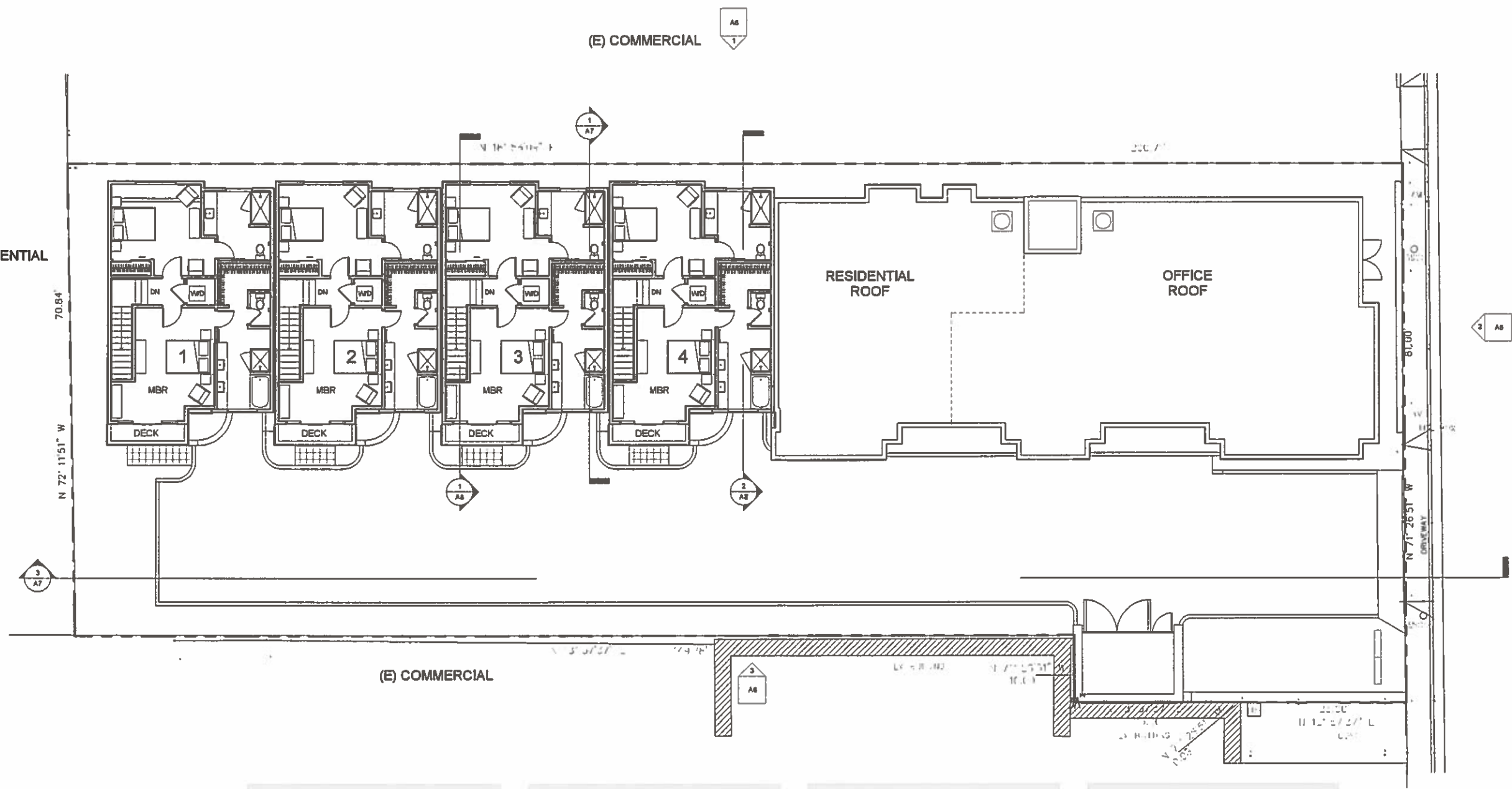
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**A3** SECOND FLOOR  
PLAN  
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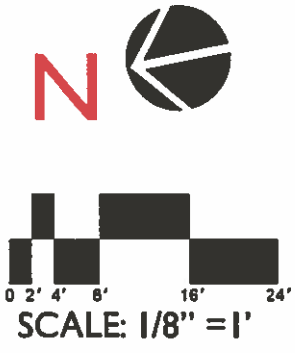
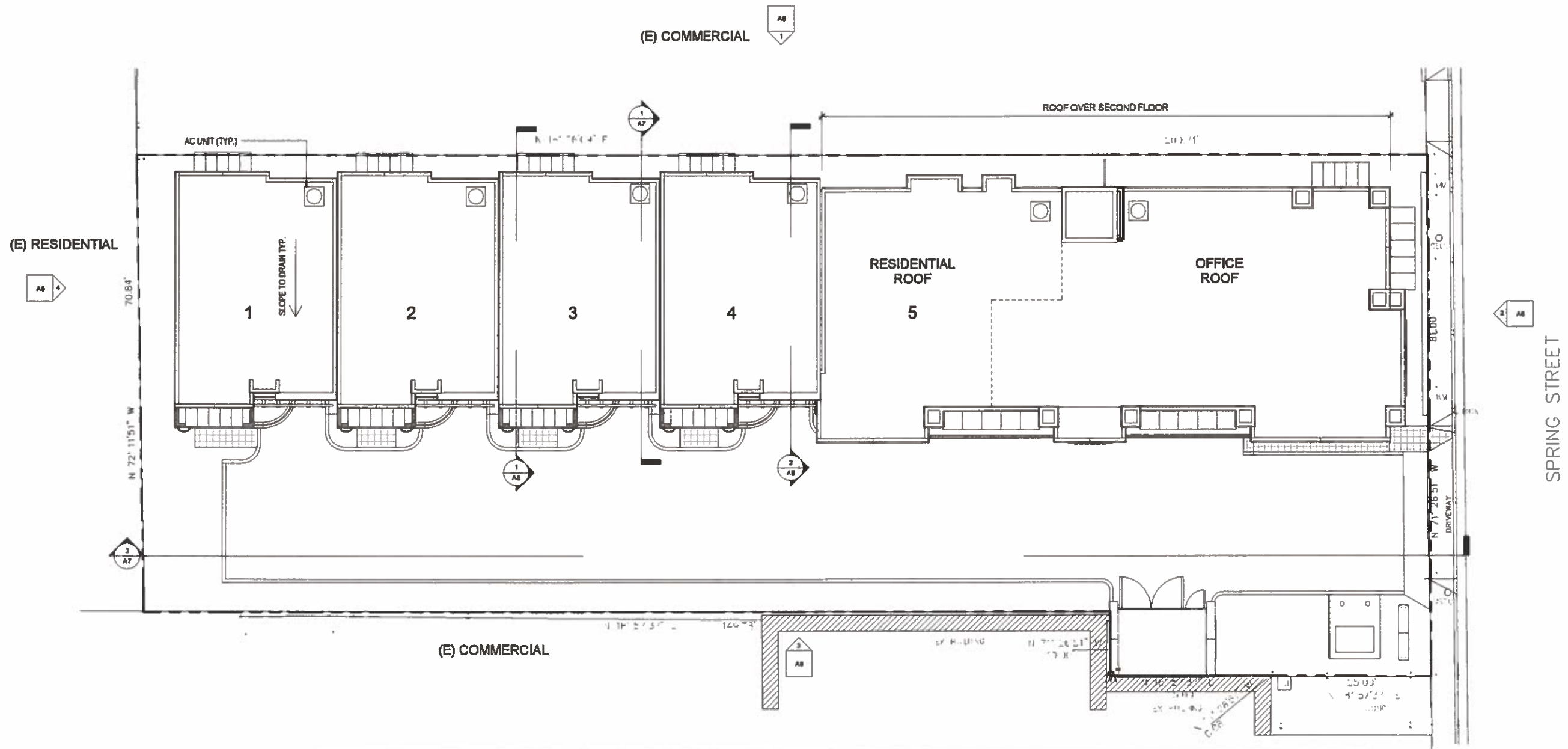
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**A4**

THIRD FLOOR  
PLAN

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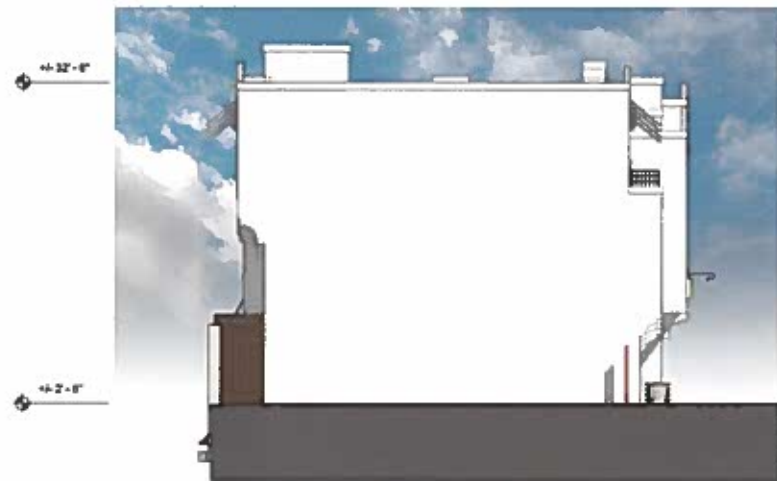
**A5** ROOF PLAN  
11.10.2015





3 WEST ELEVATION  
1/8" = 1'-0"

West Elevation



4 NORTH ELEVATION  
1/8" = 1'-0"

North Elevation



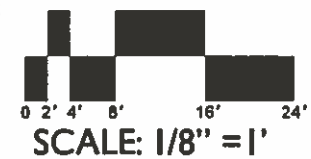
2 SOUTH ELEVATION  
1/8" = 1'-0"

South Elevation



1 EAST ELEVATION  
1/8" = 1'-0"

East Elevation



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## MIXED USE

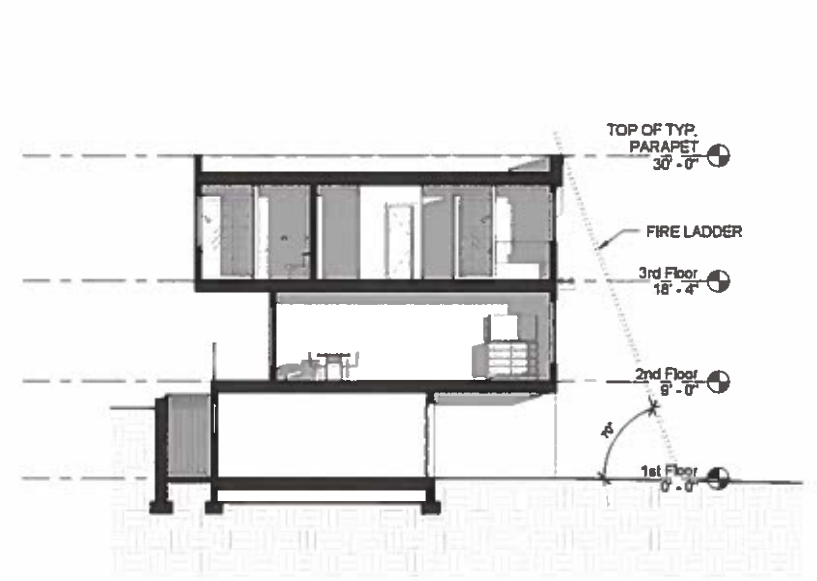
281 SPRING ST.  
PLEASANTON, CALIFORNIA

A6 ELEVATIONS  
11.10.2015

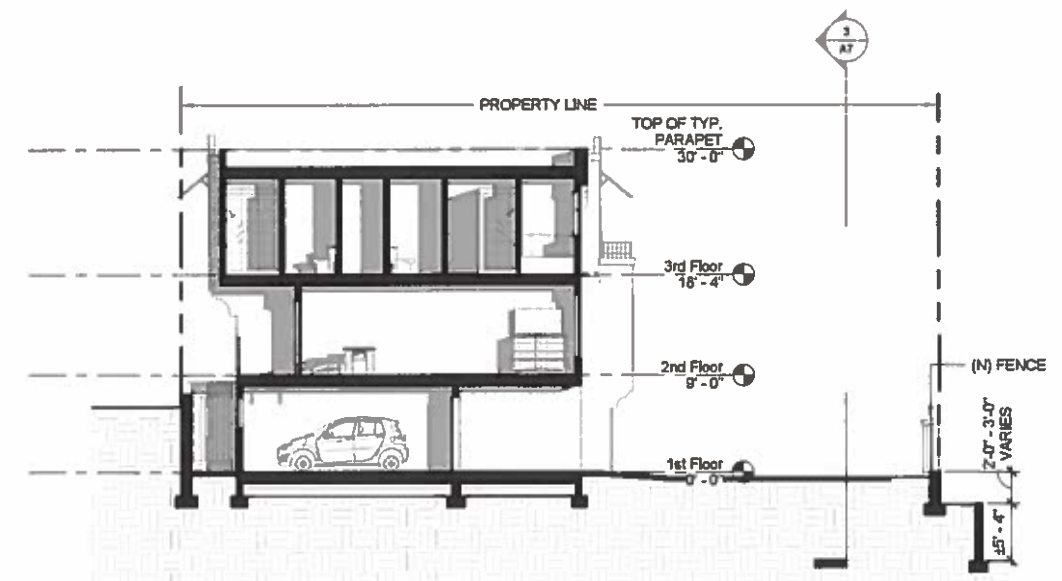


③ NORTH-SOUTH SITE SECTION  
1/8" = 1'-0"

North-South Site Section A

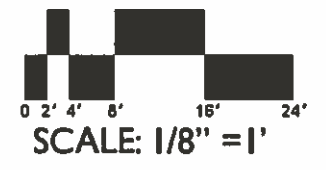


② TYPICAL UNIT SECTION 2  
1/8" = 1'-0"



① EAST-WEST SITE SECTION B  
1/8" = 1'-0"

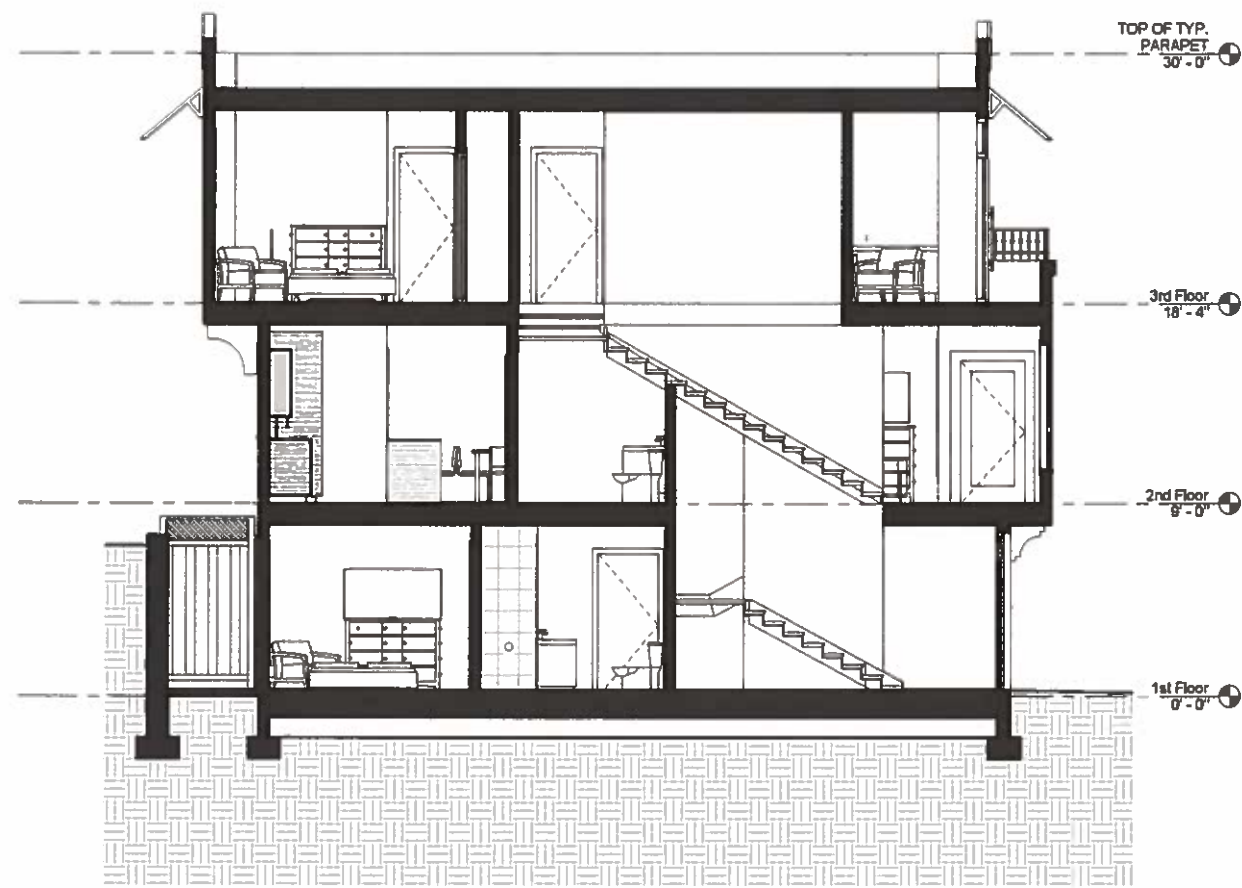
East-West Site Section B



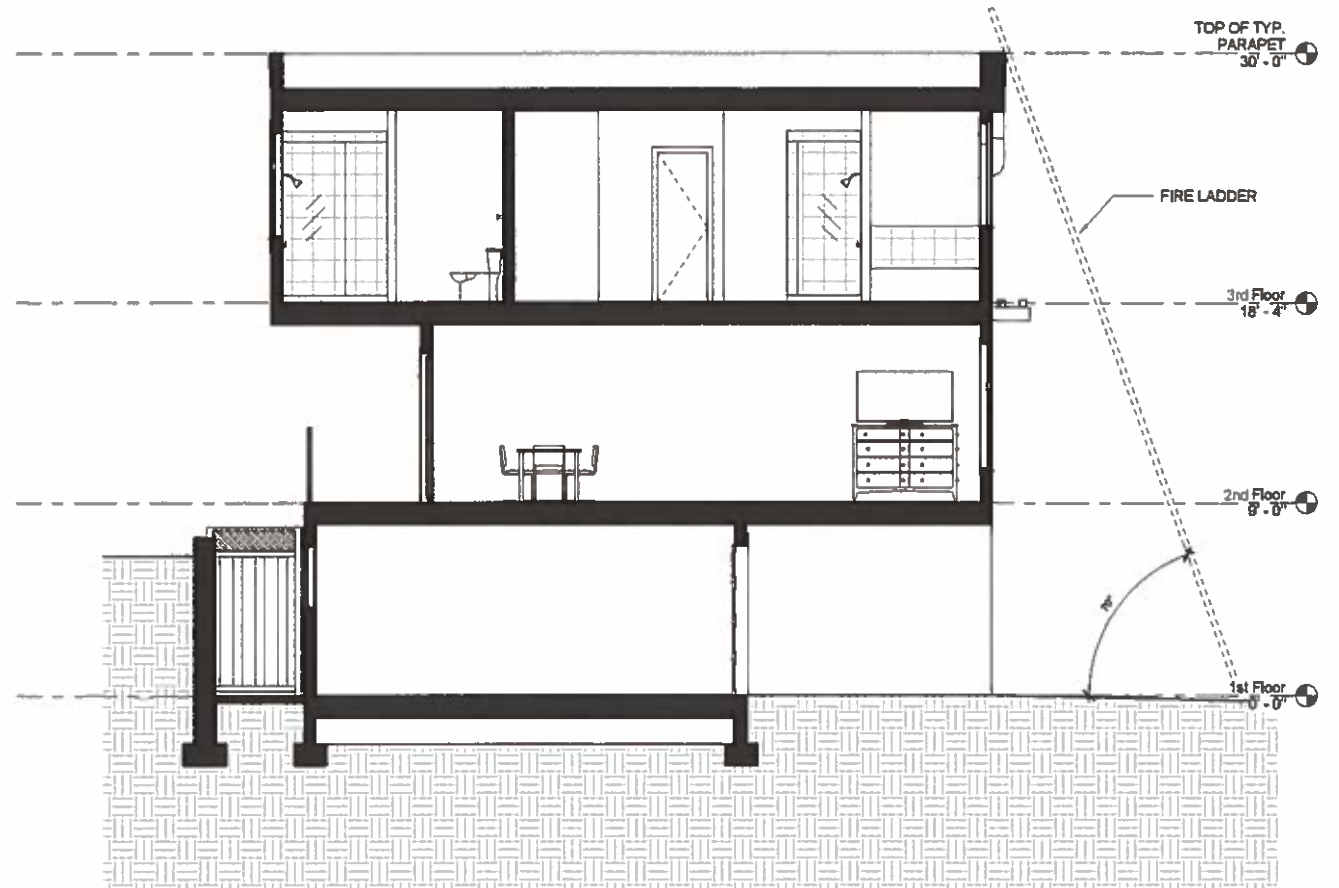
**SPRING STREET**  
H. James Knuppe  
**MIXED USE**

281 SPRING ST.  
PLEASANTON, CALIFORNIA

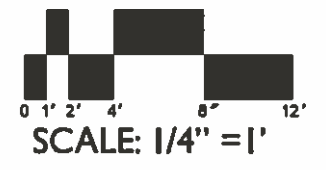
**A7** SITE SECTIONS  
11.10.2015



① TYP. UNIT SECTION **Section 1**  
1/4" = 1'-0"



② TYPICAL UNIT SECTION **Section 2**  
1/4" = 1'-0"



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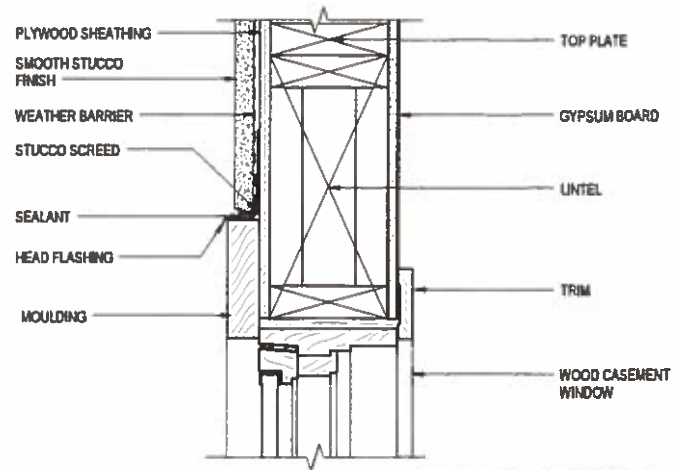
## MIXED USE

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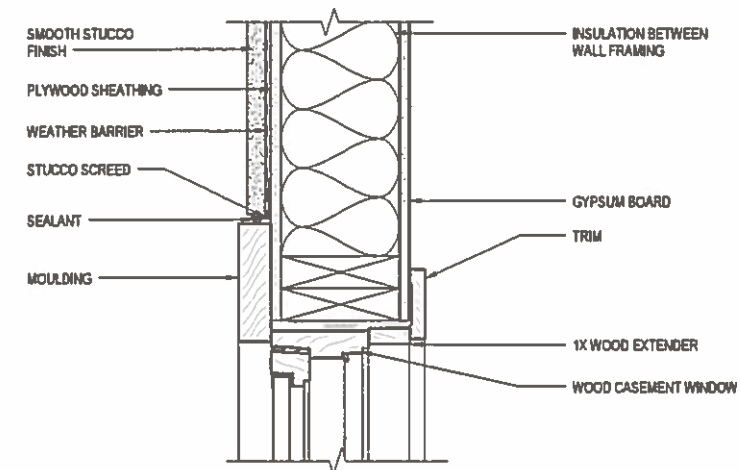
**A8**

BUILDING SECTIONS

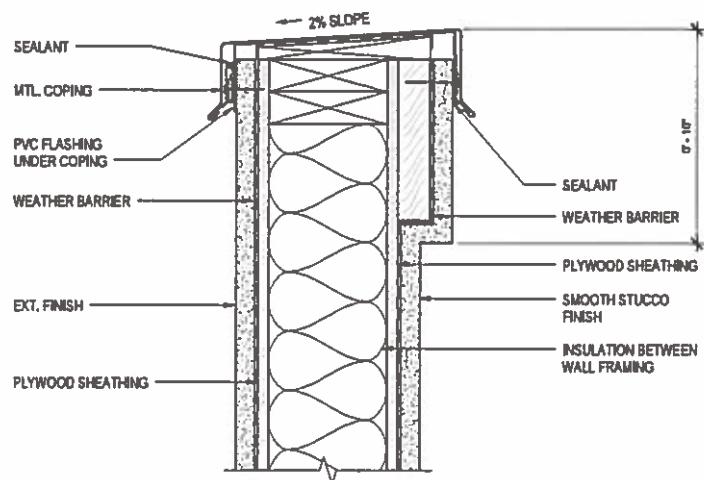
11.10.2015



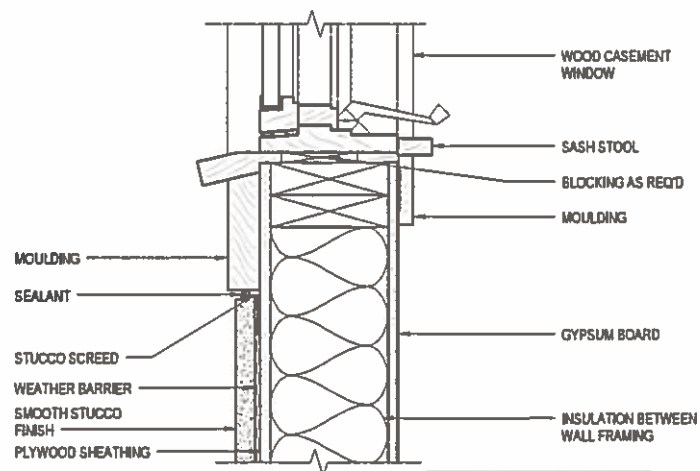
4 CASEMENT WINDOW HEAD  
3" = 1'-0"



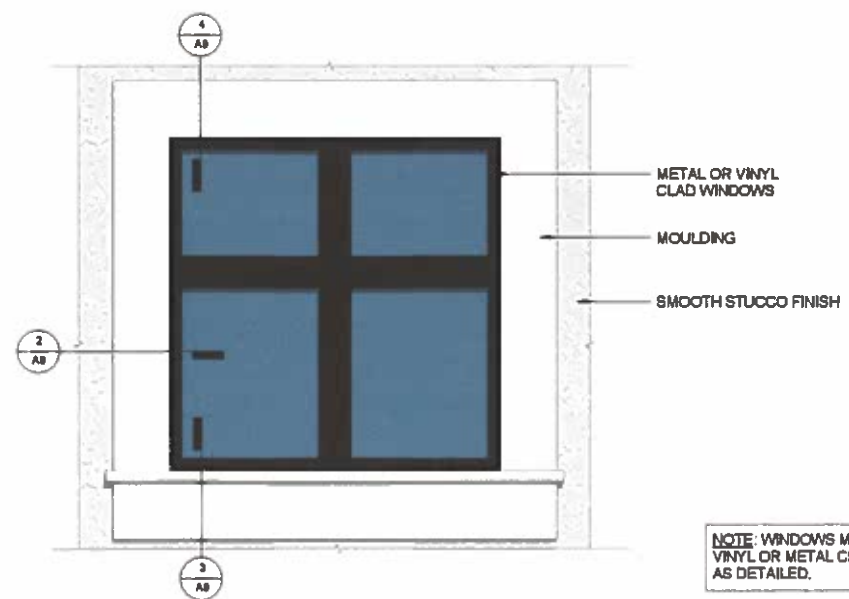
2 CASEMENT WINDOW JAMB  
3" = 1'-0"



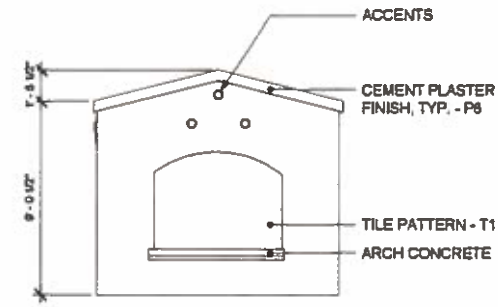
5 ROOF PARAPET/CORNICE DETAIL  
3" = 1'-0"



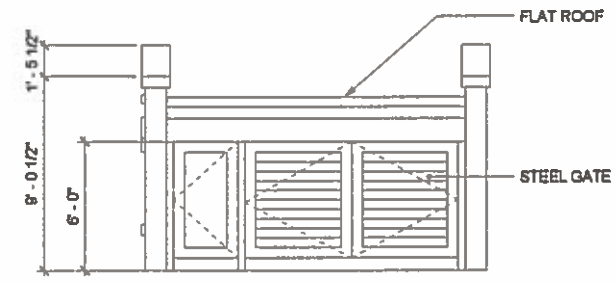
3 CASEMENT WINDOW SILL  
3" = 1'-0"



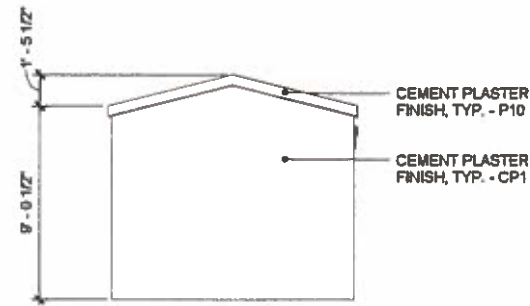
1 TYPICAL WINDOW ELEVATION  
1" = 1'-0"



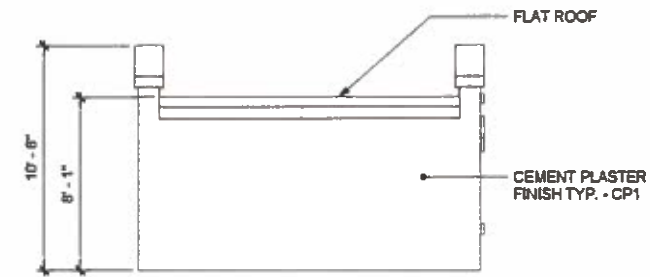
SOUTH ELEVATION



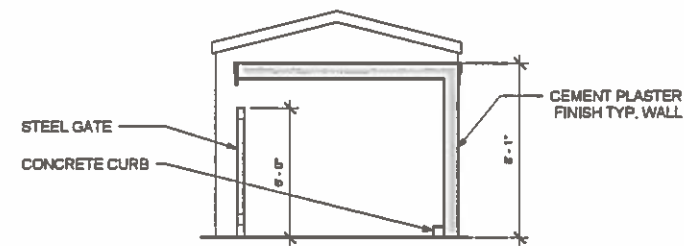
EAST ELEVATION



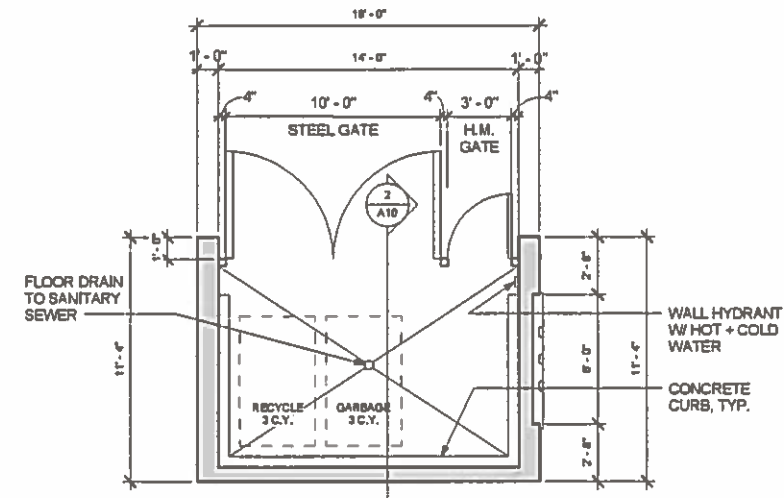
NORTH ELEVATION



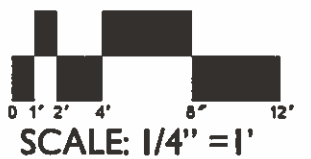
WEST ELEVATION



SECTION A



ENCLOSURE PLAN



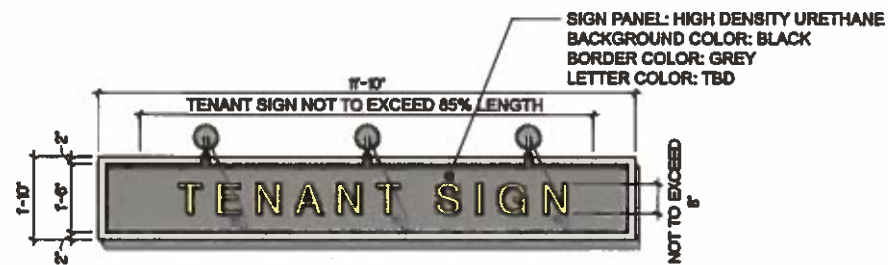
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**A10** TRASH ENCLOSURE  
DETAILS  
11.10.2015



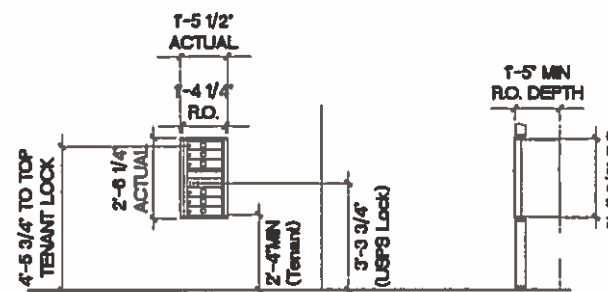
SIGN ELEVATION @ SPRING ST.  
OFFICE SIGN @ WEST ELEVATION SIMILAR



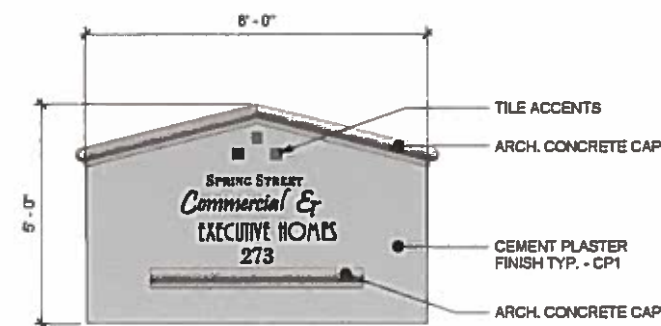
SIGN SECTION  
FLOOD ILLUMINATED

RETAIL WALL SIGNS

- A. Flood Illuminated letters, 3/4" Thick aluminum faces.
- B. Landlord to provide and maintain lighting fixtures.
- C. Sign Area is to be 1 sqft per 1 linear foot of tenant leased frontage.
- D. Sign height not to exceed 8" with a minimum distance of 2" to the smallest dimension of the background to which it is placed. Sign not to exceed 85% of the background to which it is placed.
- E. Two (2) signs as shown on elevations.



MAILBOX DETAILS



SIGN ELEVATION



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All SIGN AND MAILBOX  
DETAILS  
11.10.2015



VIEW FROM MAIN ST



VIEW FROM SPRING ST



VIEW FROM SPRING ST



VIEW FROM SPRING ST



VIEW OF (E) FENCE @ EAST P.L.



VIEW OF (E) STRUCTURE



VIEW TO SE



VIEW OF WEST P.L.



# SPRING STREET MIXED USE

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281 SPRING ST.  
PLEASANTON, CALIFORNIA

A12

EXISTING  
CONDITIONS

11.10.2015

**MATERIALS**



**FABRIC AWNING CONFIGURATION**



**AW1**



**AW2**



**AW3**



**AW4**



**AW5**



**AW6**



**AW7**



**AW8**



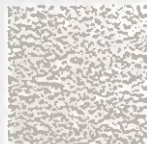
**AW9**



**AW10**



**AL1**



**CPI**



**W2**



**W1**

**PAINT COLORS**



**P1**



**P2**



**P3**



**P4**



**P5**



**P6**



**P7**



**P8**



**P9**



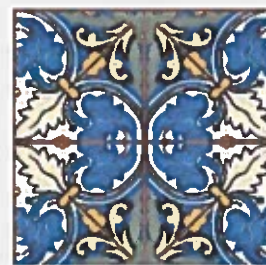
**P10**

**DETAIL EXAMPLES**



Architectural Concept Cap (Similar)

Location: Reatil Planter, Monument Sign, Trash Enclosure, and Parking Area



Accent Tile (TBD)

Location: Reatil Planter, Monument Sign, and Trash Enclosure

**LUMINAIRES**



**L1**



**L2**



**L3**



**L4**



**L5**

**MATERIALS:**

- AW1 Fabric Awning - Sunbrella - Color: Taupe
- AW2 Fabric Awning - Sunbrella - Color: Buttercup
- AW3 Fabric Awning - Sunbrella - Color: Beige
- AW4 Fabric Awning - Sunbrella - Color: Sapphire Blue
- AW5 Fabric Awning - Sunbrella - Color: Toast
- AW6 Fabric Awning - Sunbrella - Color: Basil
- AW7 Fabric Awning - Sunbrella - Color: Aspen
- AW8 Fabric Awning - Sunbrella - Color: Cadet Gray
- AW9 Fabric Awning - Sunbrella - Color: Black
- AW10 Fabric Awning - Sunbrella - Color: Linen
- AL1 Clear Anodized Aluminum
- CPI Cement Plaster - Medium Float Finish  
Color: Paint P1
- W1 Vinyl Windows - Milgard  
Color: White
- W2 Wood Doors - Vertical Grain Fir  
Color: Natural w/ Clear Finish  
Garage Doors: To match above.

**PAINT COLORS:**

- P1 SW7011 Natural Choice
- P2 SW6114 Bagel
- P3 SW6243 Distance
- P4 SW0007 Decorous Amber
- P5 SW6307 Fine Wine
- P6 SW0006 Toile Red
- P7 SW7061 Night Owl
- P8 Napa Valley Cast Stone - Medium Etch Finish
- P9 Jeld Wen - Dark Ivy
- P10 SW6905 Goldfinch

**LUMINAIRES:**

- L1 Trash Pole Light - Gardco Slender Form  
Silver/LED
- L2 Light Sconce - Arroyo Craftsman - Wall Mount,  
MW-7 Frame, T Bar Overlay, Clear Seedy Glass,  
Slate Finish
- L3 Light Sconce - Arroyo Craftsman - Bracket Mount  
MB-15 Frame - T Bar Overlay, Clear Seedy Glass,  
Slate Finish with GU 24 Base for LED or CFL
- L4 Up-Light - HK Lighting - ZXLS-01  
Silver/LED
- L5 Sign Light - BK Lighting - Sign Star B- Series  
Black Wrinkle/LED



**SPRING STREET  
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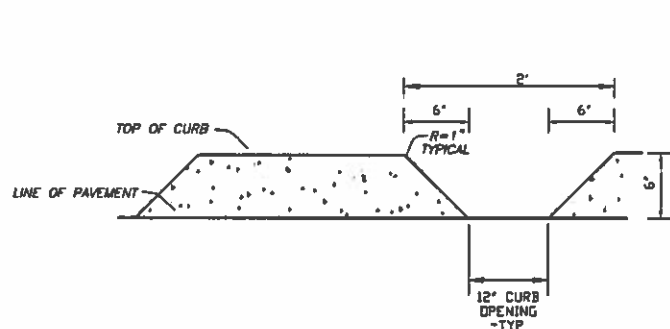
281 SPRING ST.  
PLEASANTON, CALIFORNIA

**MI**

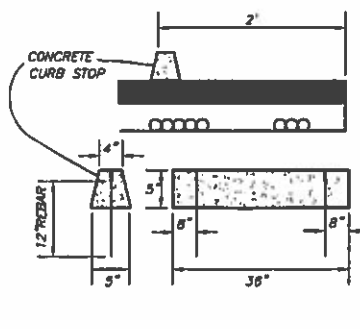
**MATERIALS,  
PAINT COLORS &  
LUMINAIRES**

11.10.2015

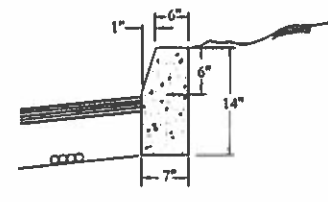




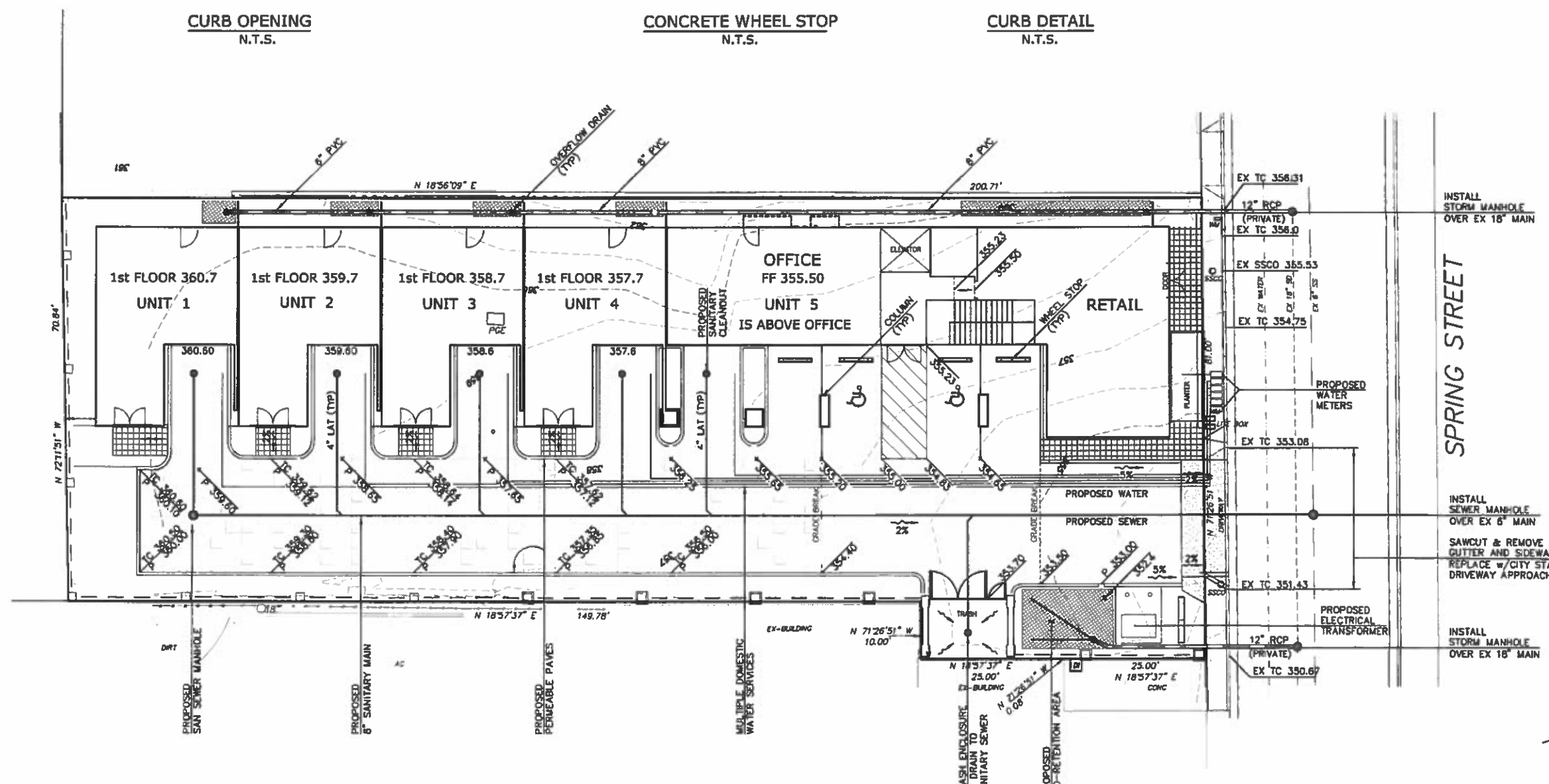
**CURB OPENING**  
N.T.S.



**CONCRETE WHEEL STOP**  
N.T.S.



**CURB DETAIL**  
N.T.S.



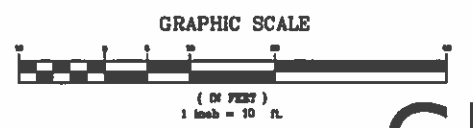
INSTALL STORM MANHOLE OVER EX 18" MAIN

INSTALL SEWER MANHOLE OVER EX 6" MAIN

SAWCUT & REMOVE EXISTING CURB, GUTTER AND SIDEWALK AND REPLACE w/CITY STANDARD DRIVEWAY APPROACH

INSTALL STORM MANHOLE OVER EX 18" MAIN

SPRING STREET



**PRELIMINARY GRADING and DRAINAGE PLAN**

**273 SPRING STREET**





CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

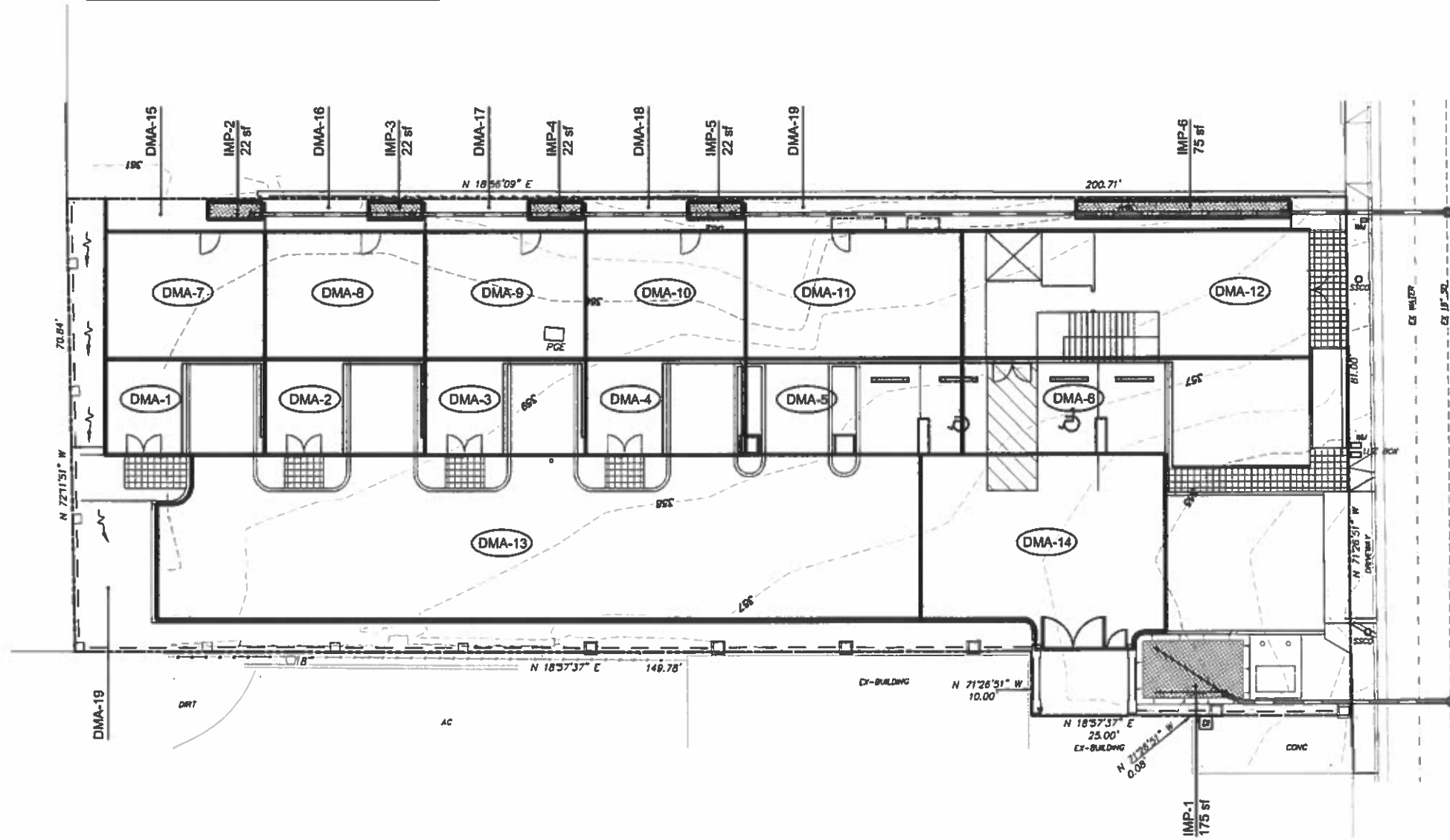
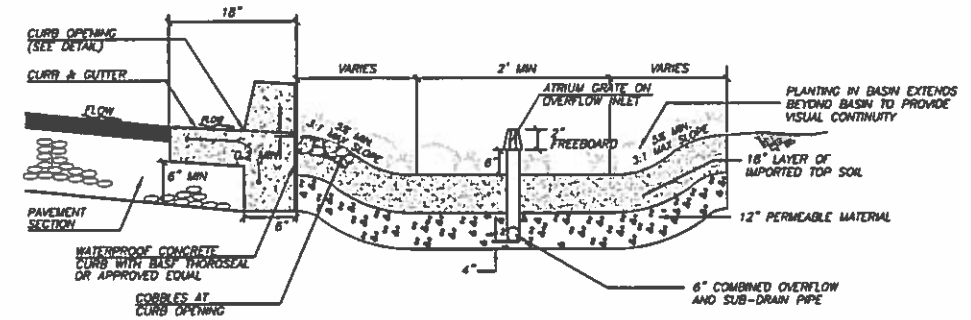
#	REVISIONS	DATE

**DeBolt Civil Engineering**  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378  
deboltcivil@earthlink.net

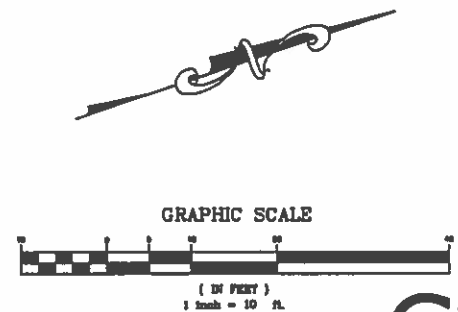
Date: 11/02/2015  
Scale: 1" = 10'  
By: JCD  
Job No: 15310

DMA	AREA	SURFACE
1	375 sf	ROOF
2	375 sf	ROOF
3	375 sf	ROOF
4	375 sf	ROOF
5	575 sf	ROOF
6	875 sf	ROOF
7	500 sf	ROOF
8	500 sf	ROOF
9	500 sf	ROOF
10	500 sf	ROOF
11	700 sf	ROOF
12	1,100 sf	ROOF
13	2,600 sf	PERVIOUS PAVERS
14	1,000 sf	CONCRETE
15	90 sf	PERVIOUS PAVERS
16	90 sf	PERVIOUS PAVERS
17	90 sf	PERVIOUS PAVERS
18	90 sf	PERVIOUS PAVERS
19	425 sf	LANDSCAPE
20	560 sf	LANDSCAPE

- LEGEND**
-  BIO-RETENTION AREA
  -  STORM DRAIN LINE
  -  DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
  -  INTEGRATED MANAGEMENT PRACTICE



SPRING STREET



**C2**

**STORM WATER CONTROL PLAN**

**273 SPRING STREET**

CITY OF PLEASANTON

ALAMEDA COUNTY

CALIFORNIA

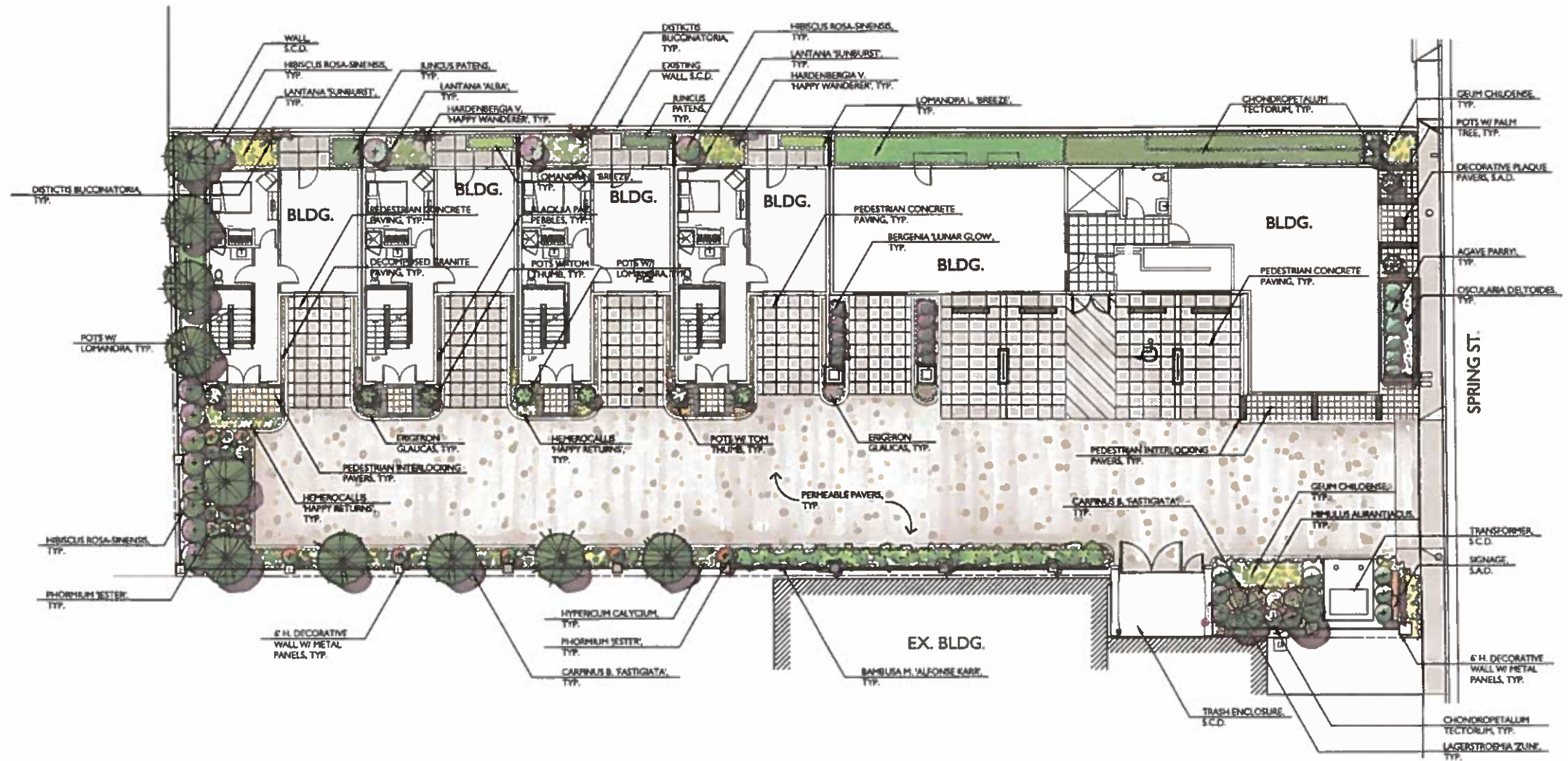
JAMES E. OIGINS - R.C.E. 27818 DATE  
RENEWAL DATE: 03/31/16

#	REVISIONS	DATE



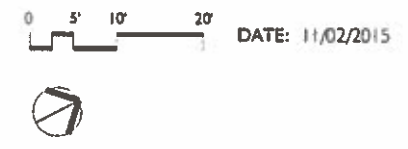
**DeBolt Civil Engineering**  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378  
deboltcivil@earthlink.net

Date: 10/31/2015  
Scale: 1" = 10'  
By: JED  
Job No.: 15310



CONCEPTUAL LANDSCAPE PLAN

273 SPRING ST.  
PLEASANTON, CA

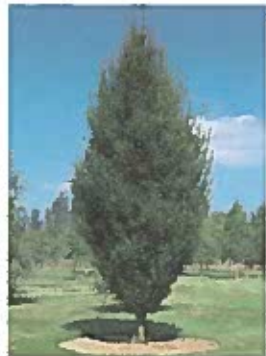


DATE: 11/02/2015

L-1

**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING • URBAN DESIGN  
3671 CROW CANYON ROAD, CALIFORNIA 94593  
t 925.738.0376 www.gates.com

TREES



CARPINUS BETULUS 'FASTIGIATA'



BAMBUSA H. 'ALPHONSE KARR'



LAGERSTROEMIA H. 'ZUNE'



CHAMAEDOREA CATARACTARUM

SHRUBS



BERGENIA 'LUNAR GLOW'



CHONDROPETALUM TECTORUM



GEUM CHILOENSE



HEMEROCALLIS 'HAPPY RETURNS'



HIBISCUS ROSA-SINENSIS



LOMANDRA L. 'BREEZE'

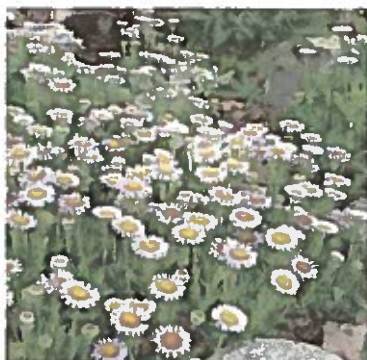


MIMULUS AURANTIACUS



PHORMIUM 'JESTER'

GROUNDCOVER



BERGENIA 'LUNAR GLOW'



HYPERICUM CALYCIUM



DISTICTIS BUCCINATORIA



HARDENBERGIA V. 'HAPPY WANDERER'

PLANT PALETTE

PLANT LIST

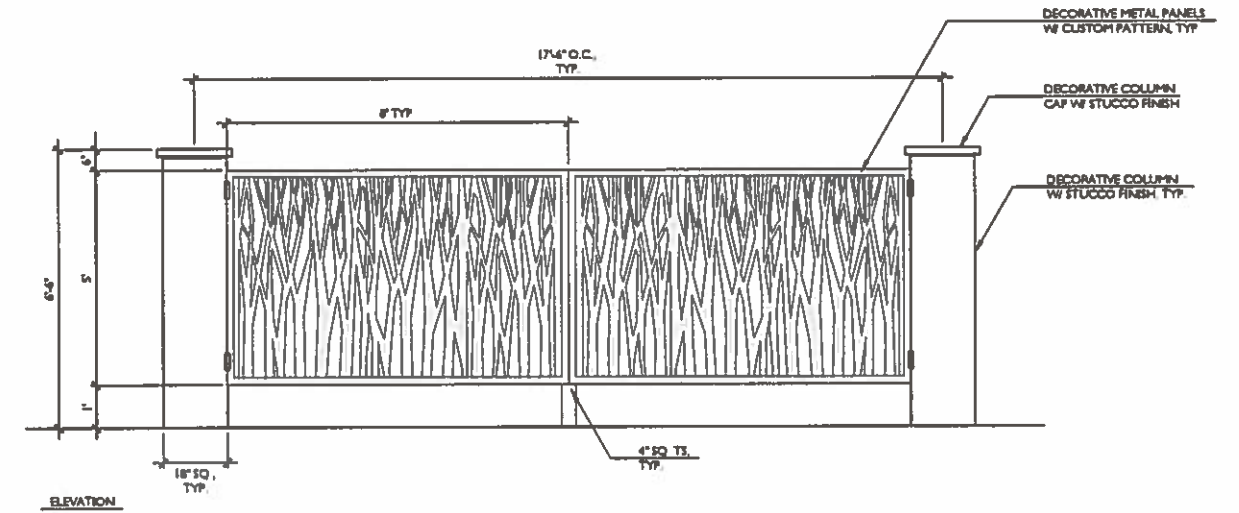
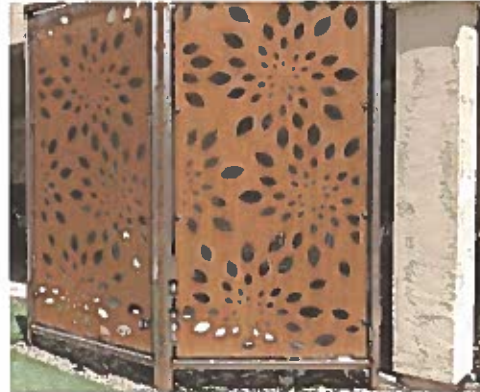
TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
BL	BAMBUSA H. 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	34" BOX	AS SHOWN	LOW
CF	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	34" BOX	AS SHOWN	LOW
CH	CHAMAEDOREA CATARACTARUM	CAT PALM	34" BOX	AS SHOWN	MOD
LZ	LAGERSTROEMIA H. 'ZUNE'	CHAPE HYDRTE	34" BOX	AS SHOWN	LOW
SHRUBS					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
BL	BERGENIA 'LUNAR GLOW'	BERGENIA	5 GAL	14" O.C.	MOD
CT	CHONDROPETALUM TECTORUM	CAPE BUSH	5 GAL	34" O.C.	LOW
CL	GEUM CHILOENSE	AVENS	5 GAL	24" O.C.	MOD
HM	HEMEROCALLIS 'HAPPY RETURNS'	EVERGREEN DAYLILY	5 GAL	24" O.C.	MOD
HS	HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS	5 GAL	44" O.C.	MOD
LS	LOMANDRA L. 'BREEZE'	DWARF MAT BUSH	5 GAL	24" O.C.	LOW
MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	34" O.C.	VERY LOW
PJ	PHORMIUM 'JESTER'	NEW ZEALAND FLAX	5 GAL	24" O.C.	LOW
GROUNDCOVER					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
EG	ERIGERON GLAUCUS	BEACH ASTER	1 GAL	14" O.C.	LOW
HC	HYPERICUM CALYCIUM	ST. JOHN'SWORT	1 GAL	24" O.C.	MOD
LS	LANTANA 'SUNBURST'	LANTANA	1 GAL	34" O.C.	LOW
OD	OSCULARIA DELTOIDES	ICEPLANT	1 GAL	14" O.C.	LOW
VINES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER REQ.
DB	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 GAL	AS SHOWN	MOD
HP	HARDENBERGIA V. 'HAPPY WANDERER'	LIAC VINE	15 GAL	AS SHOWN	MOD

DATE: 11/02/2015



273 SPRING ST.  
PLEASANTON, CA

L-2



6' H. DECORATIVE WALL  
SCALE: 1/2" = 1'-0"

SITE FURNISHINGS

273 SPRING ST.  
PLEASANTON, CA

DATE: 11/02/2015

