

STONERIDGE CORPORATE PLAZA EXPANSION

PRELIMINARY REVIEW APPLICATION

Workday



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CITY OF PLEASANTON
PLANNING DIVISION
P14-0009 - Prelim
EXHIBIT B

FORM4 ARCHITECTURE • STUDIO FIVE DESIGN • KIER & WRIGHT

Stoneridge Corporate Plaza Expansion
Preliminary Review
WORKDAY • PLEASANTON, CALIFORNIA

A0.0
January 13, 2014

PROJECT DATA

SITE

Site Area	1,421,017 sf	32.62 acres
APN	941-1201-71-7	
	941-1201-84	
	941-1201-85	
	941-1201-86	
	941-1201-87	
	941-1201-88	
	941-1201-89	
Zoning	PUD-C-O and PUD-HDR/C	

BUILDING

Existing Building Area	
6120, 6130, 6140, 6150 & 6160 Stoneridge Mall Road	559,829 sf
New Building Area	430,000 sf
Total Building Area	989,829 sf
Floor Area Ratio (FAR)	69.7%

PARKING

Parking Required	3,266	3.3 /1000 sf
Surface Parking Provided	1,662	
Garage Parking Provided	1,624	
Total Parking Provided	3,270	
Standard Parking Spaces Provided	2,045	
Accessible Parking Spaces Provided	52	
Compact Parking Spaces Provided	1,173	35.9%
	3,270	

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- C2.5 Grading Plan
- C3 Storm Water Quality Control Plan

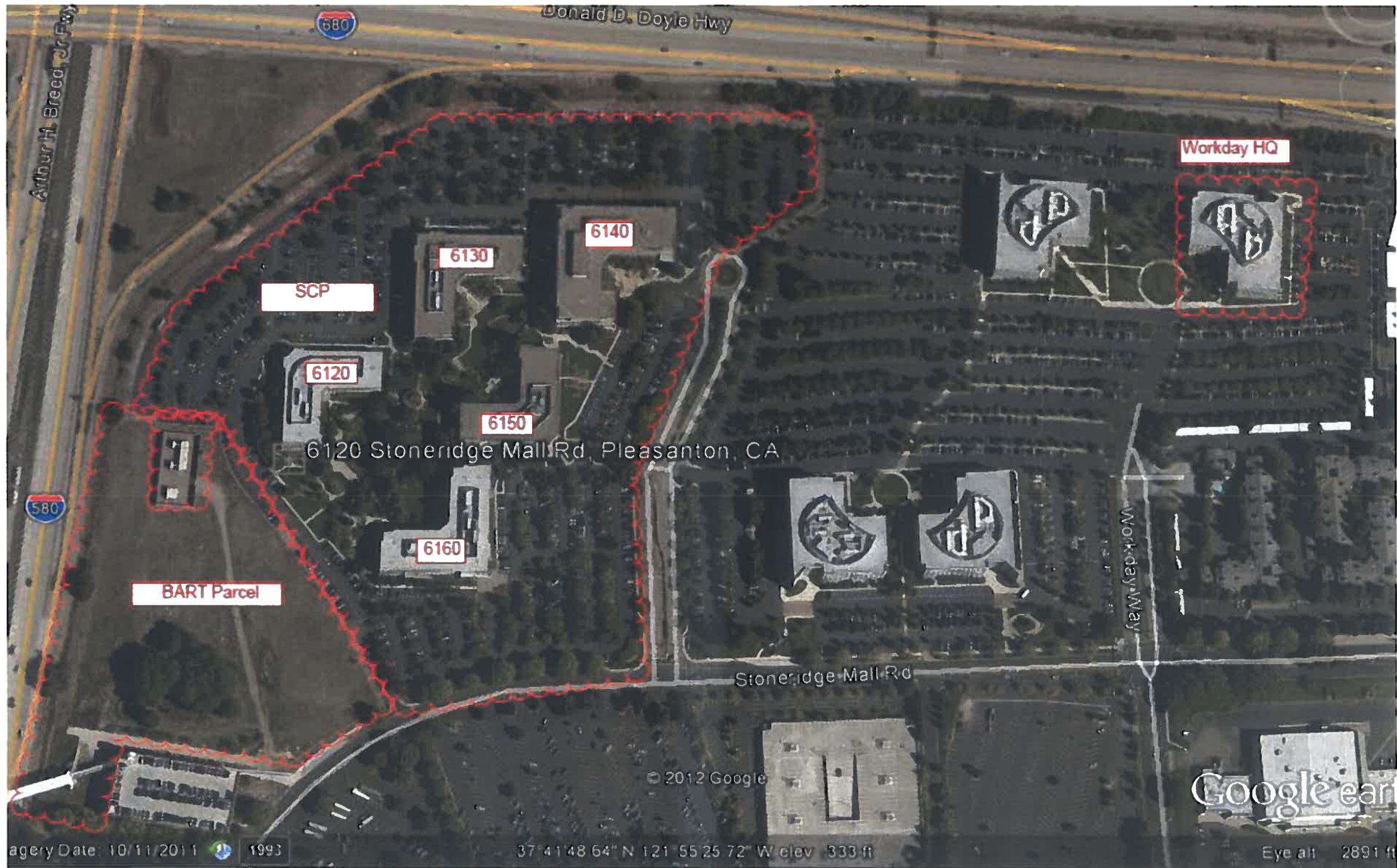


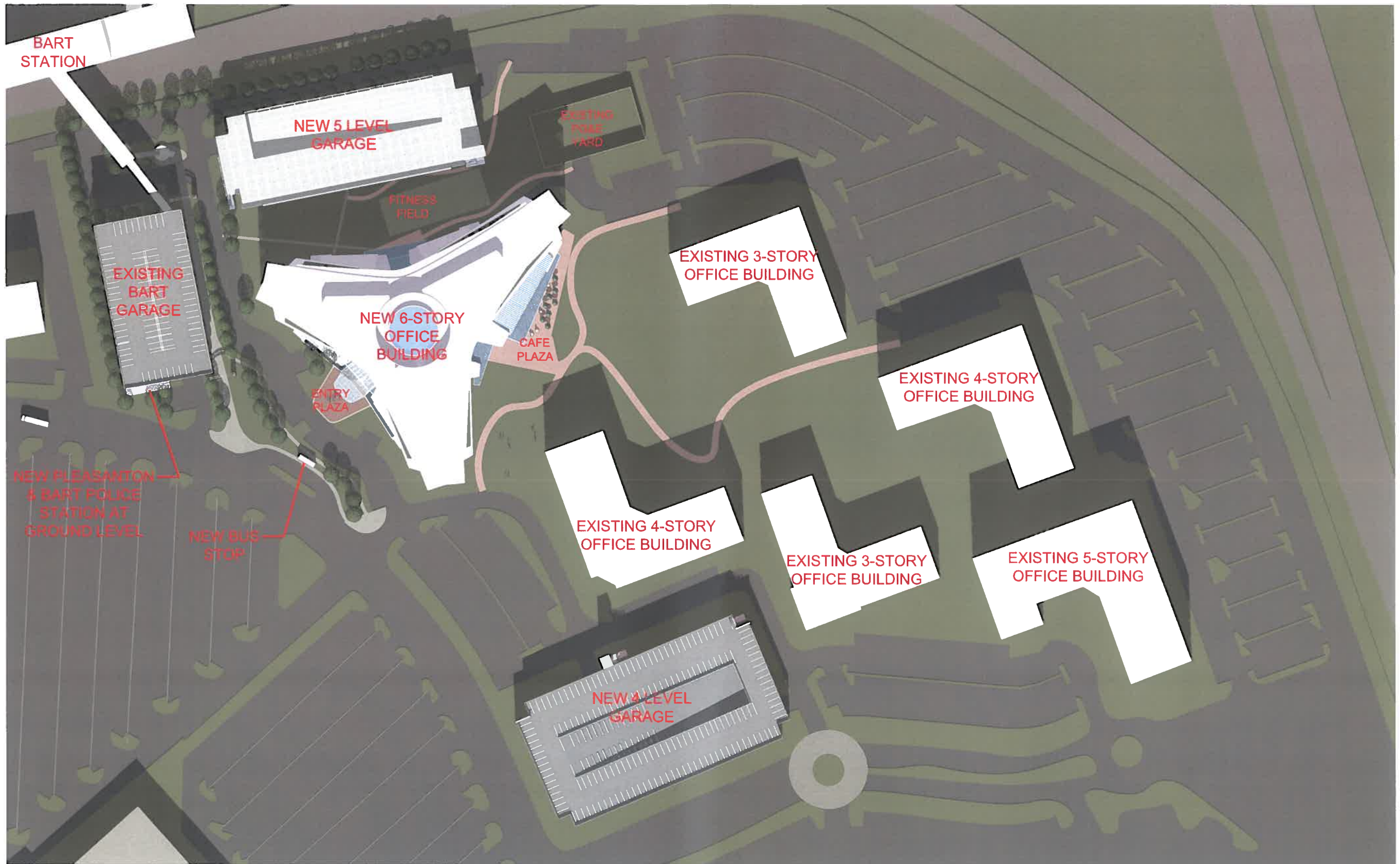
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CONTEXT: AERIAL PHOTOGRAPH

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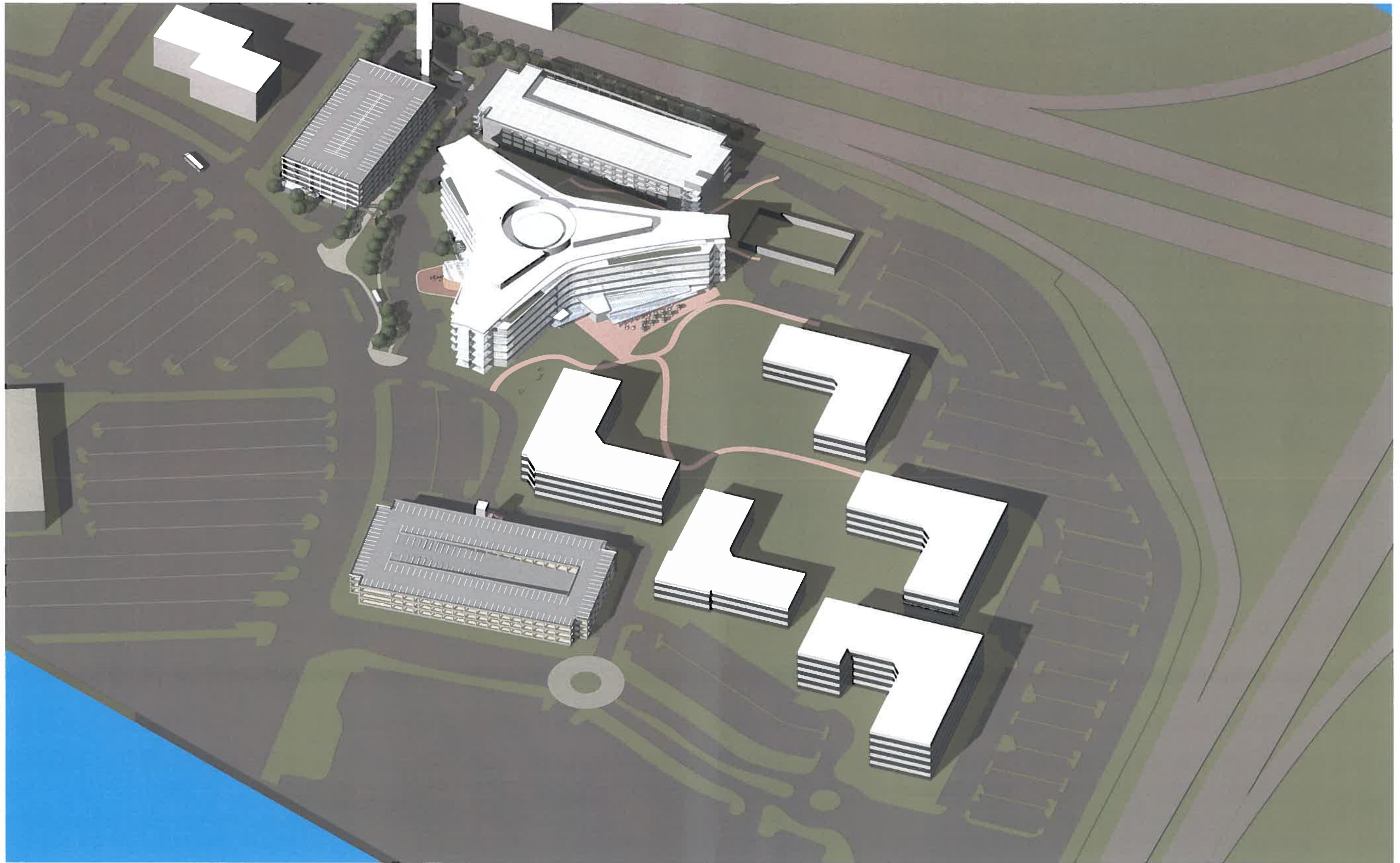


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CONCEPTUAL MASTERPLAN

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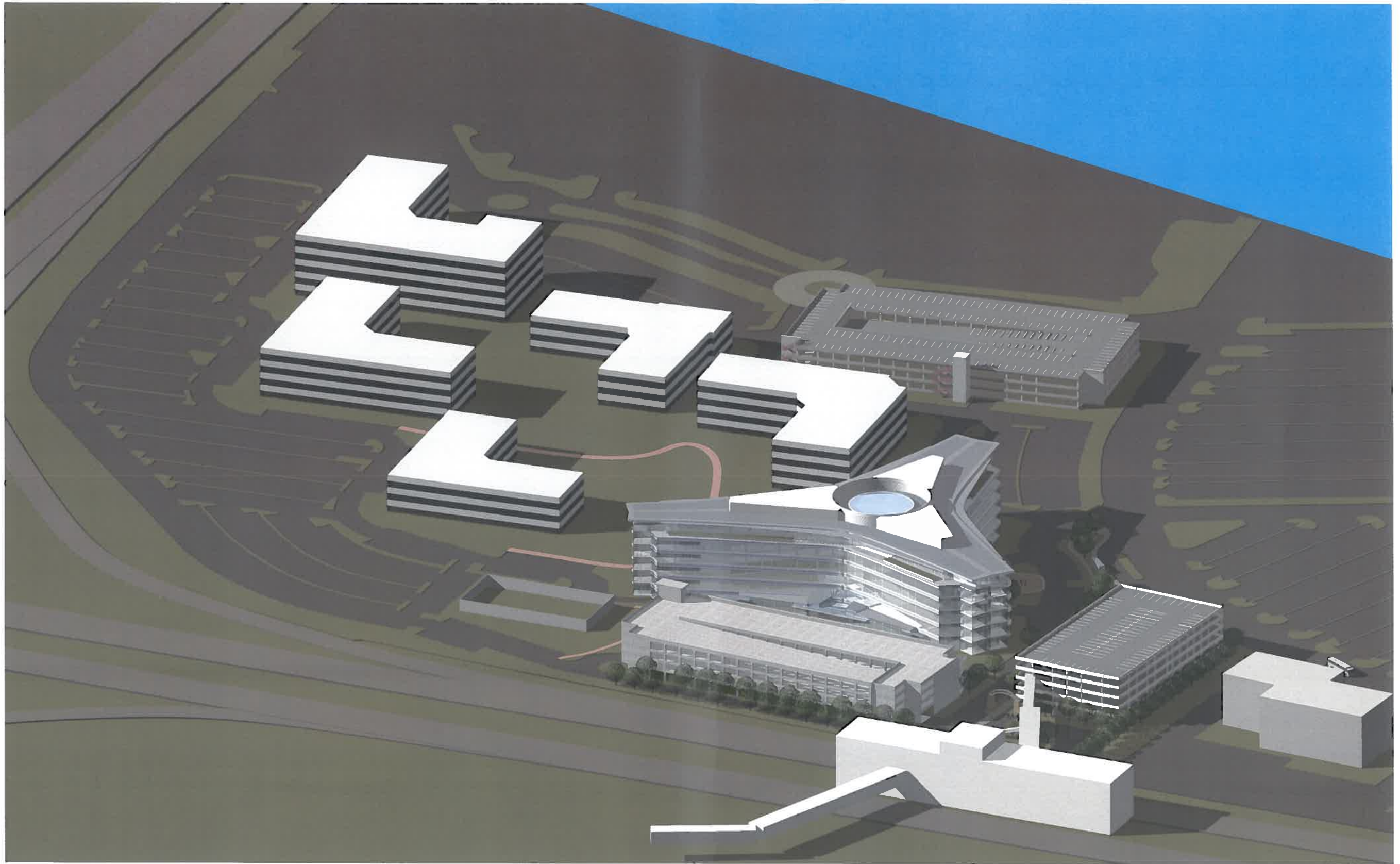


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BIRDSEYE VIEW 1

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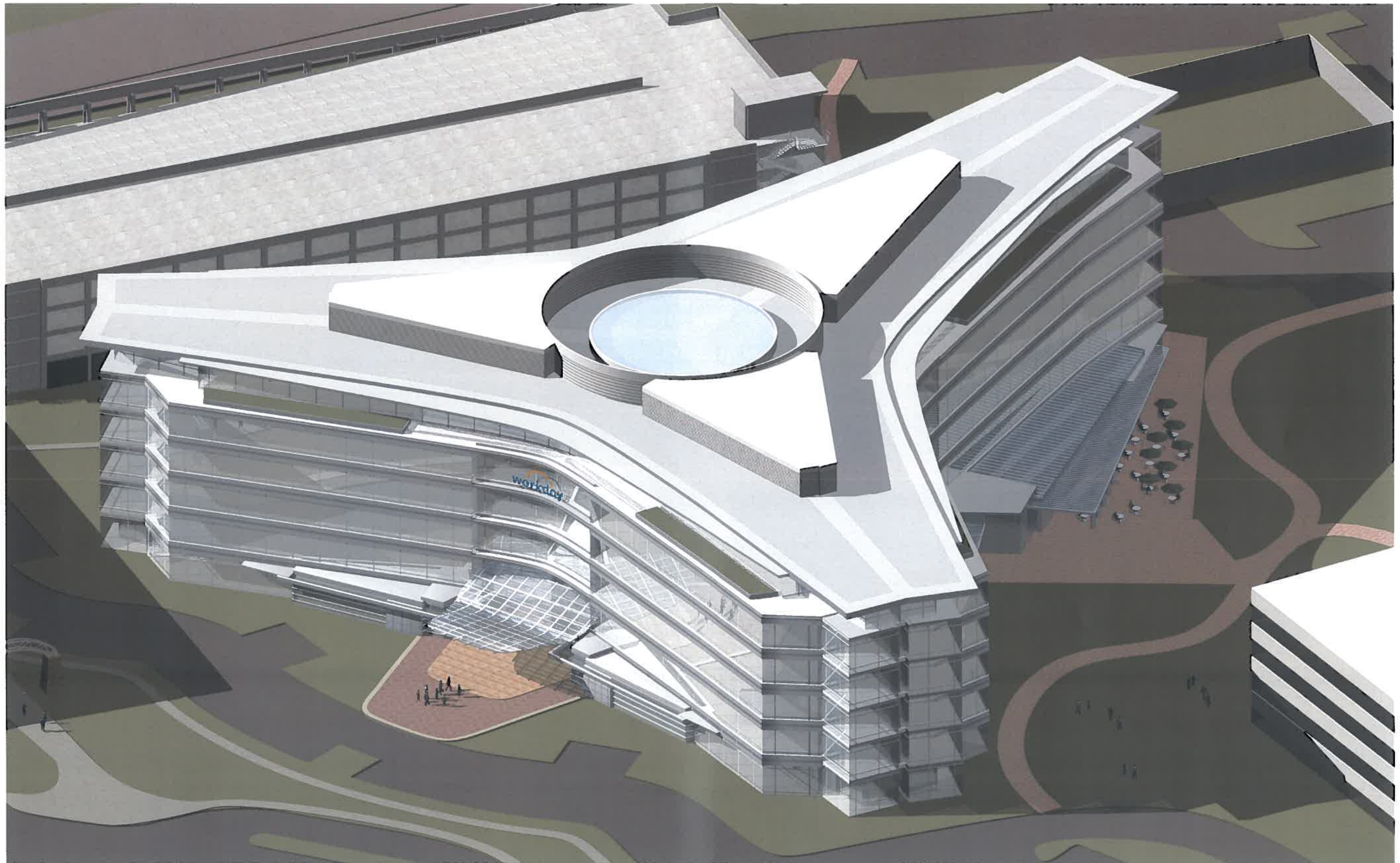


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BIRDSEYE VIEW 2

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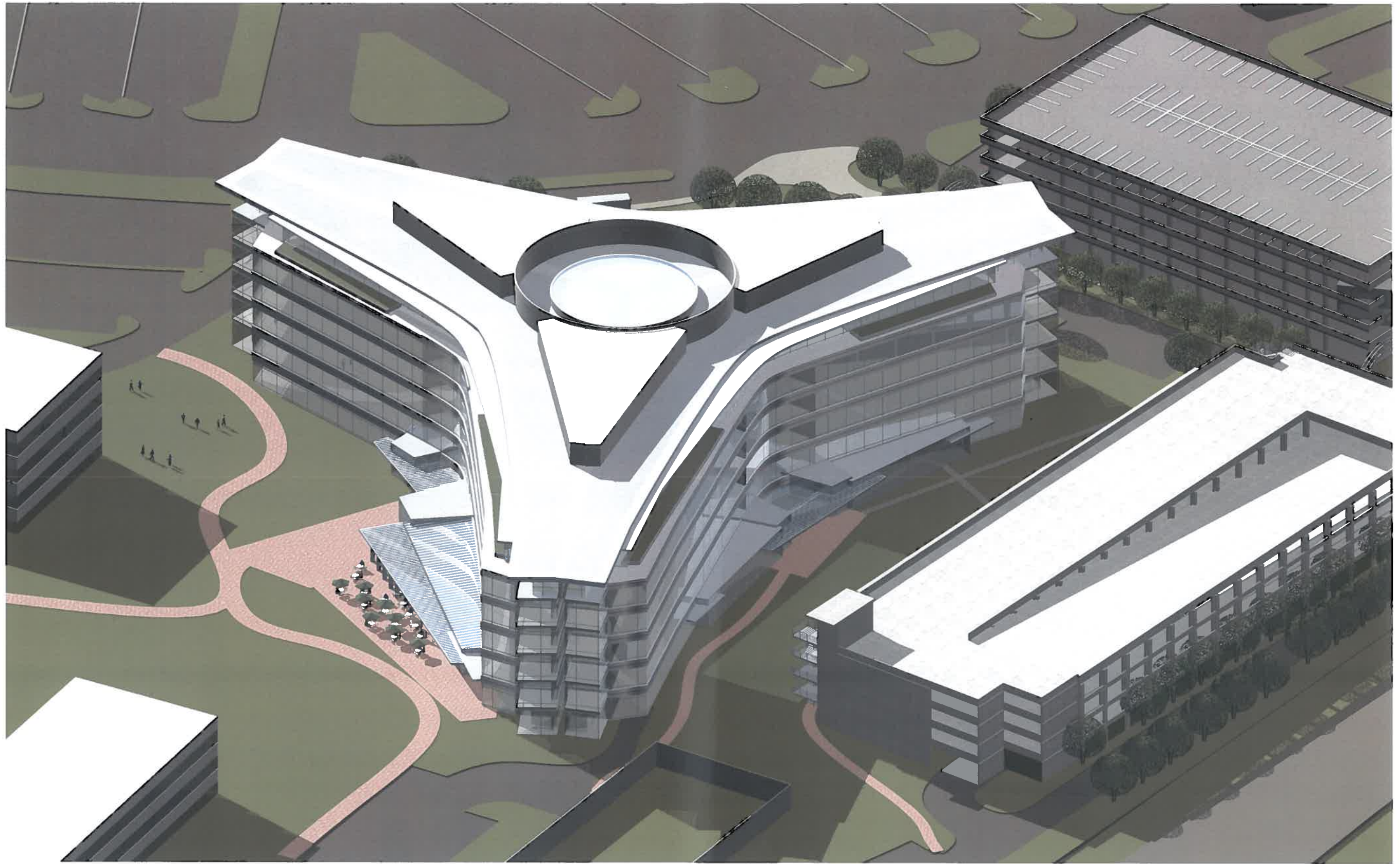


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BIRDSEYE VIEW 3

A2.3
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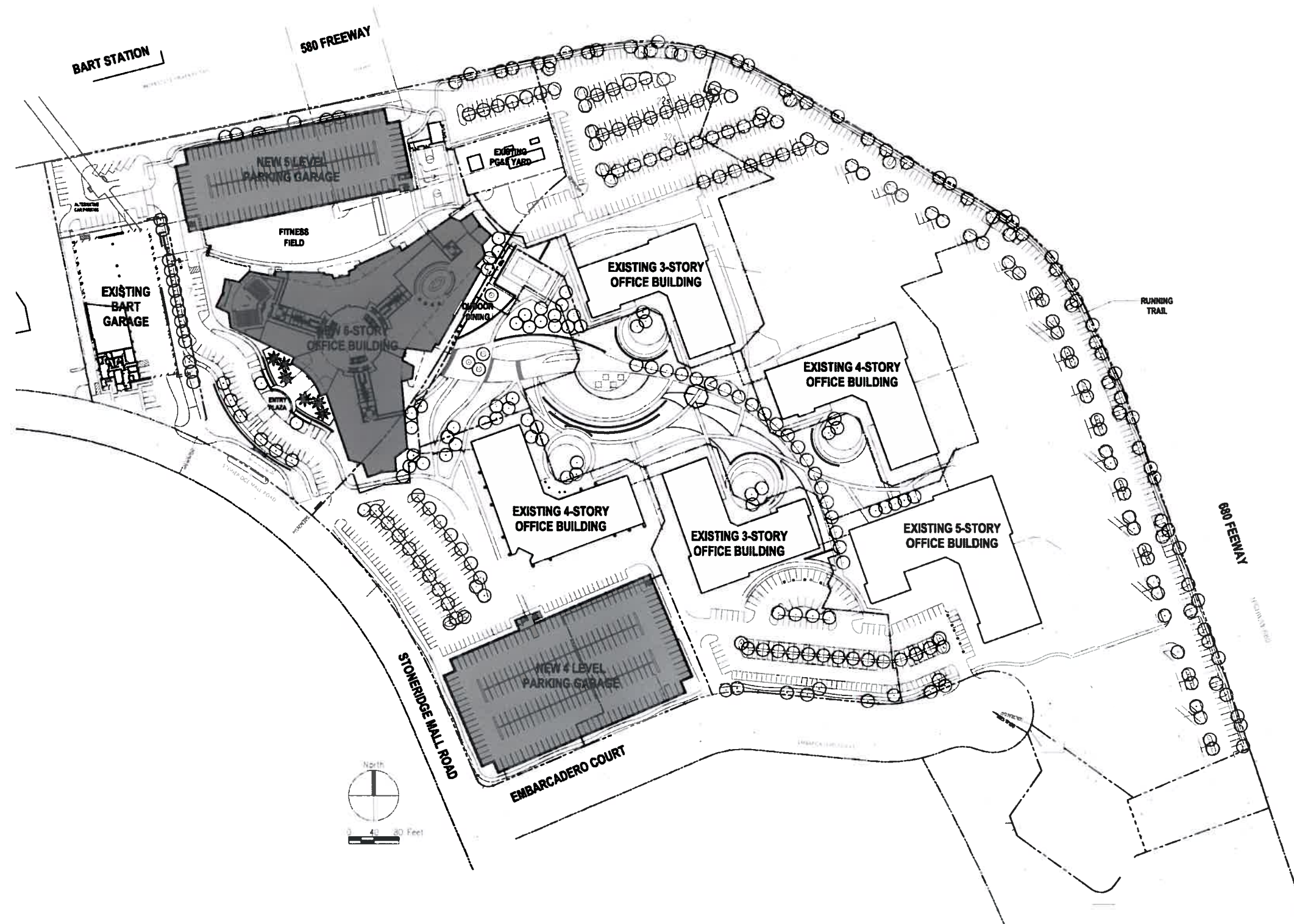


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BIRDSEYE VIEW 4

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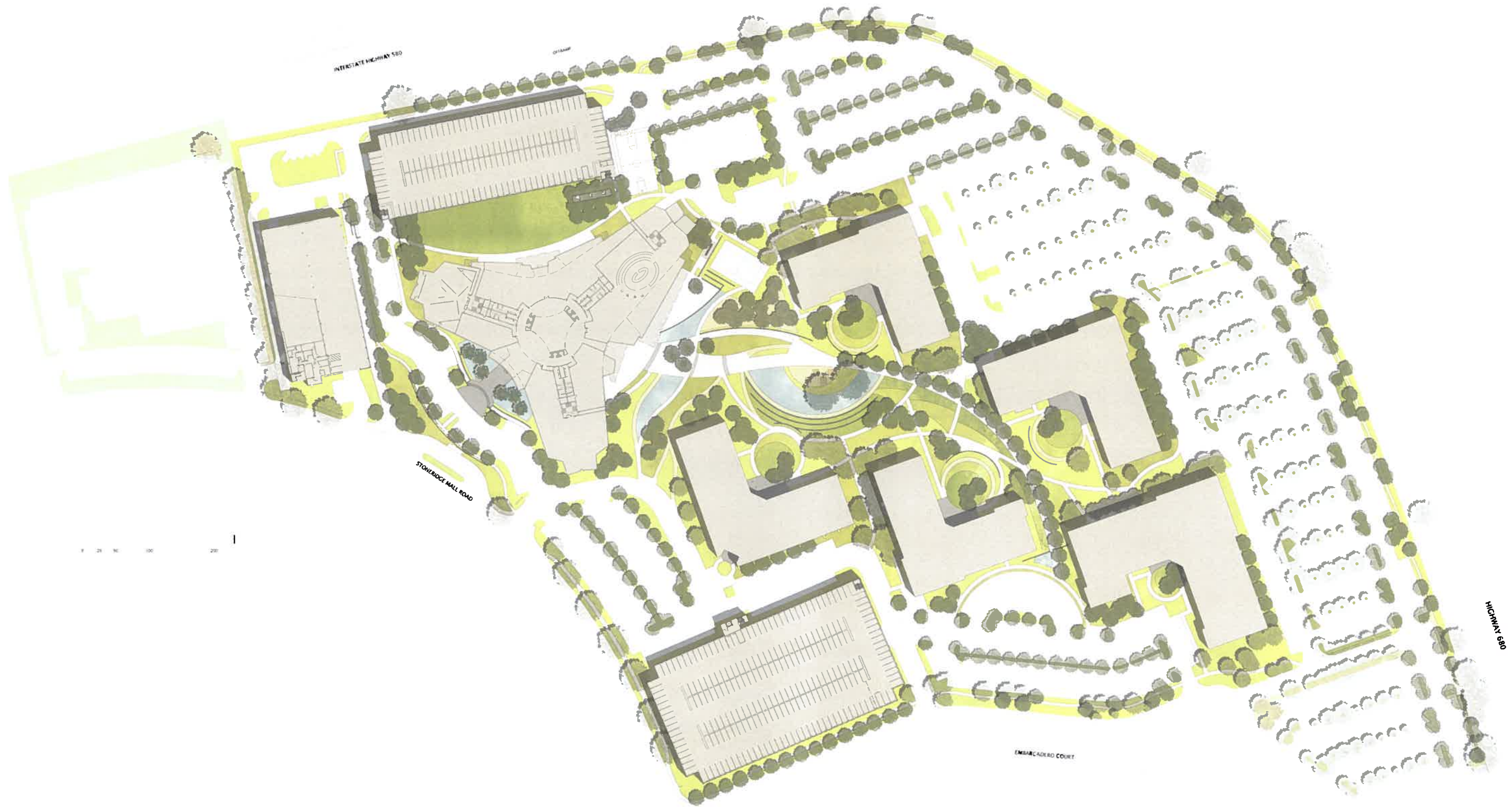


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CONCEPTUAL ARCHITECTURAL SITE PLAN

A2.5
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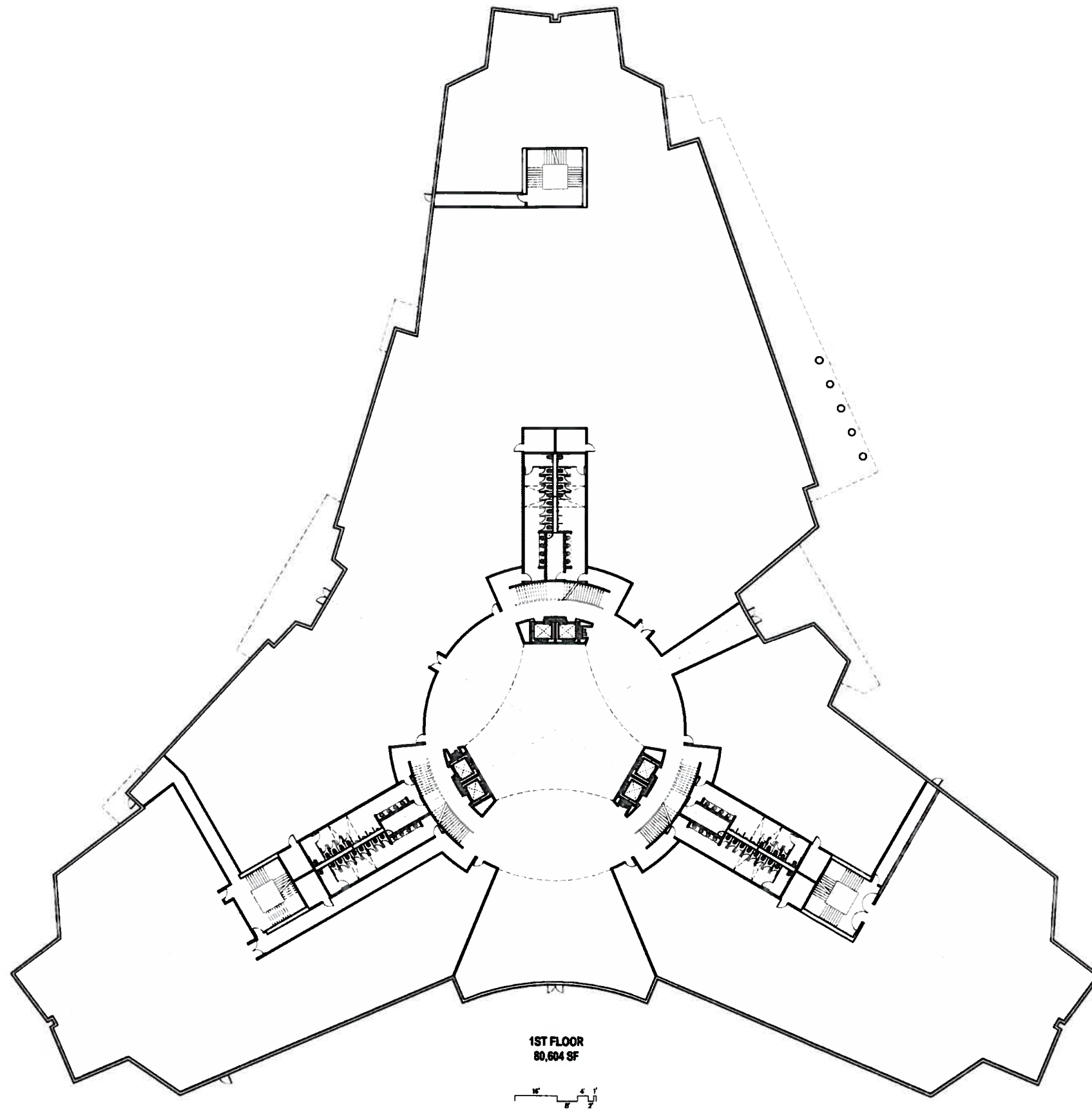


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CONCEPTUAL LANDSCAPE PLAN

A2.6
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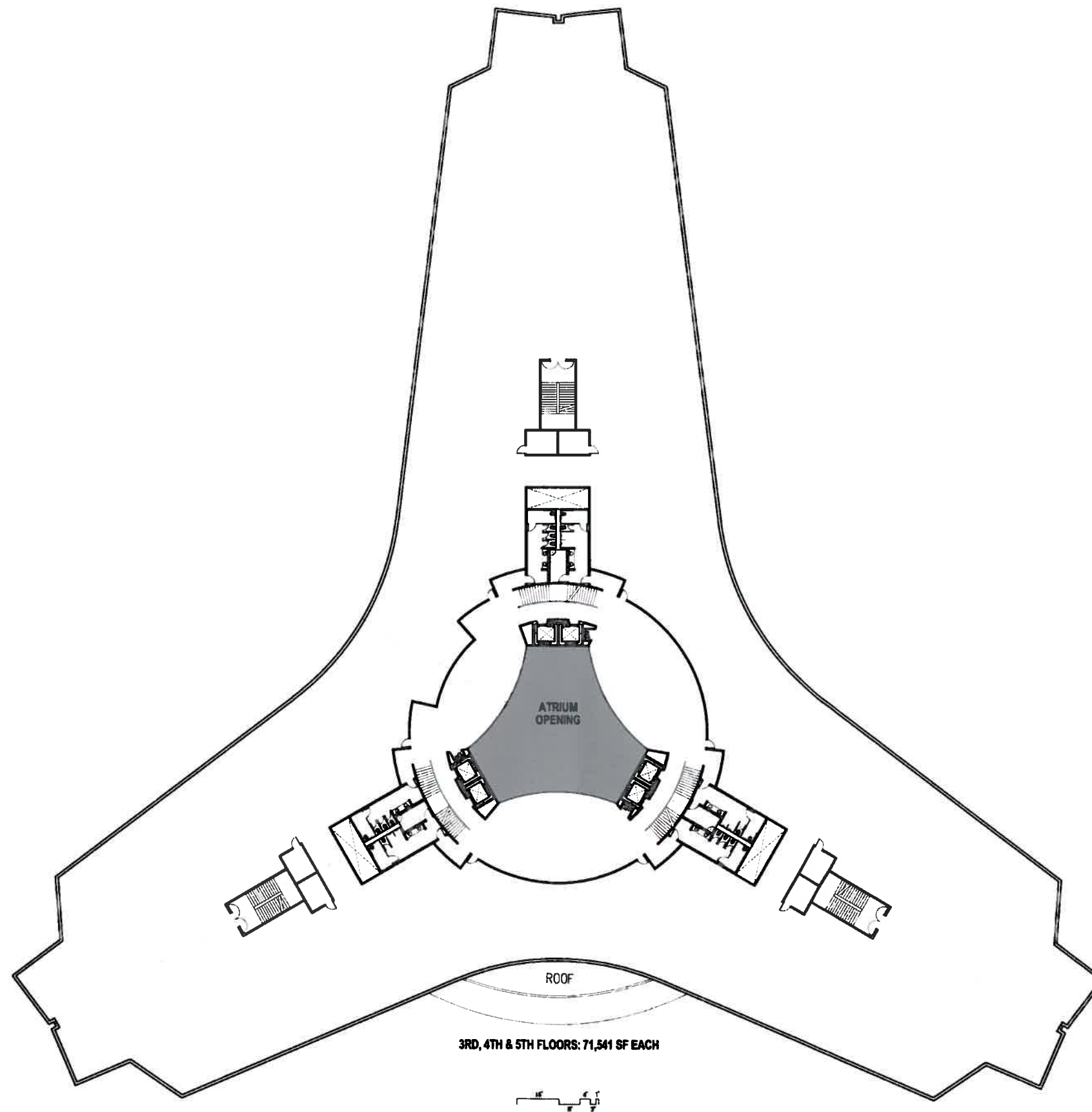


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OFFICE BUILDING FIRST FLOOR PLAN

A3.0
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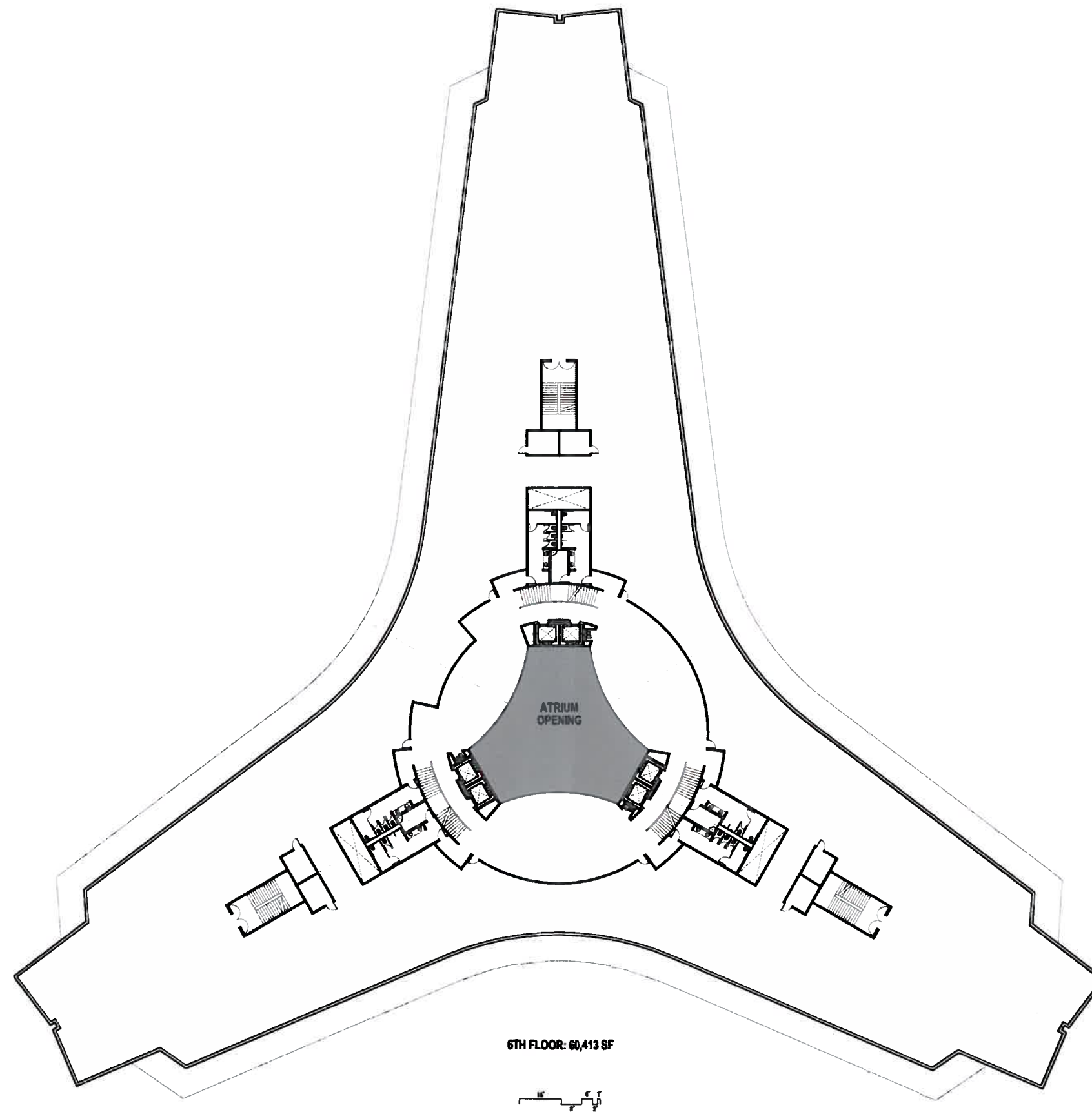


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OFFICE BUILDING
TYPICAL UPPER (2-5) FLOOR PLAN

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OFFICE BUILDING SIXTH FLOOR PLAN

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VIEW FROM STONERIDGE MALL ROAD ENTRY

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VIEW OF MAIN ENTRY

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VIEW OF CAFE PLAZA

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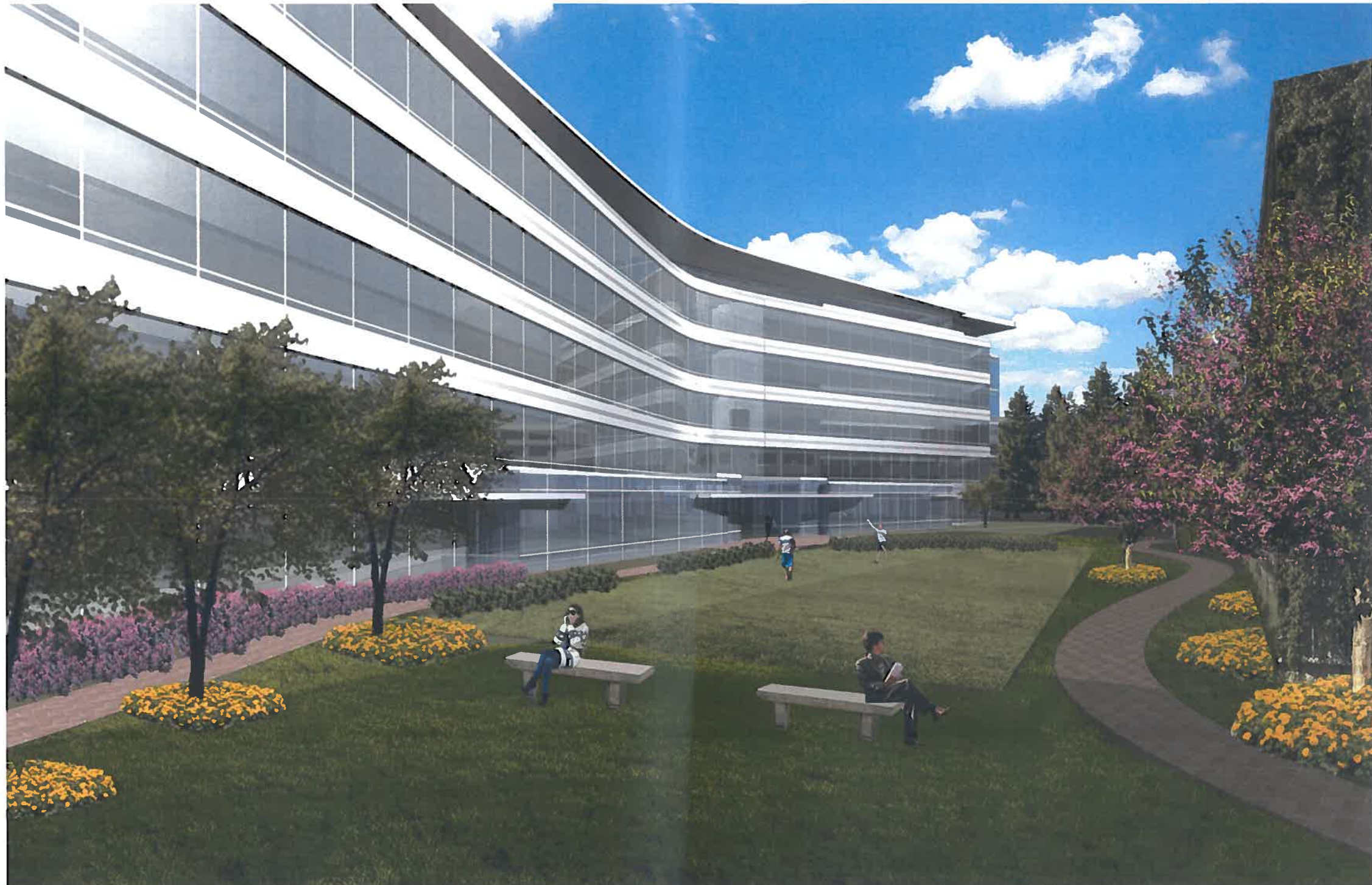


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VIEW OF CAFE PLAZA

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VIEW OF FITNESS FIELD

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IEWS FROM 580 FREEWAY

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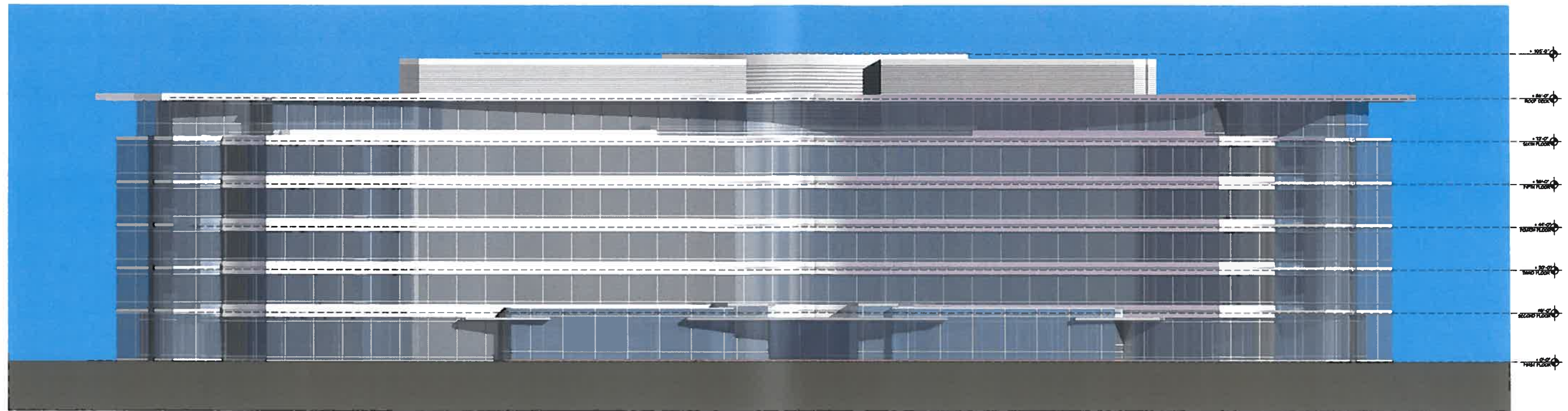


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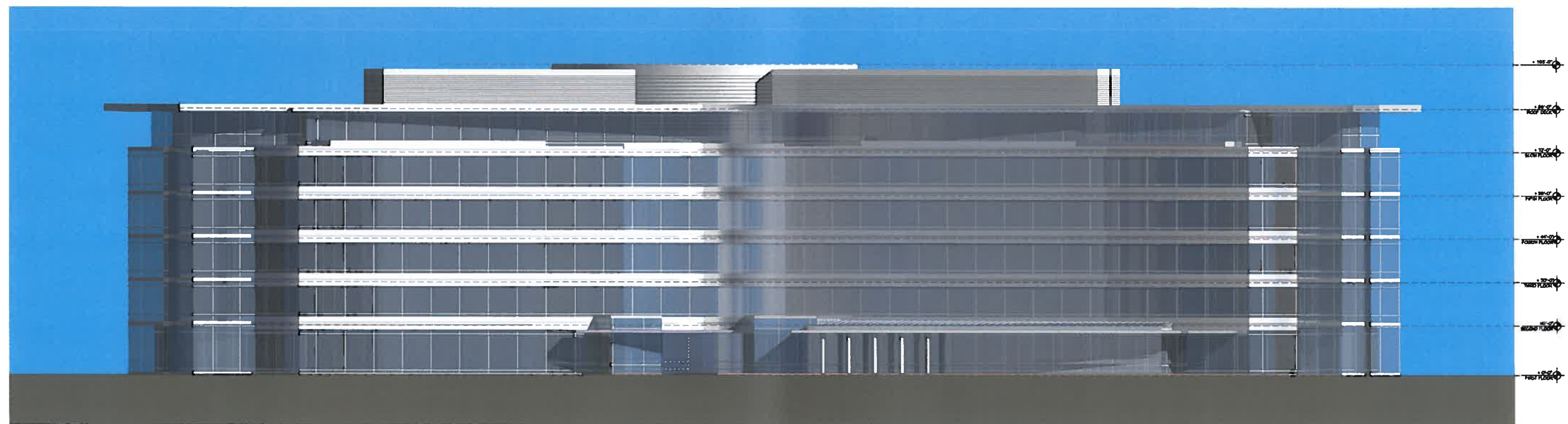
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VIEW FROM 580 FREEWAY

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NORTH ELEVATION



EAST ELEVATION

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OFFICE BUILDING EXTERIOR ELEVATIONS

A5.0
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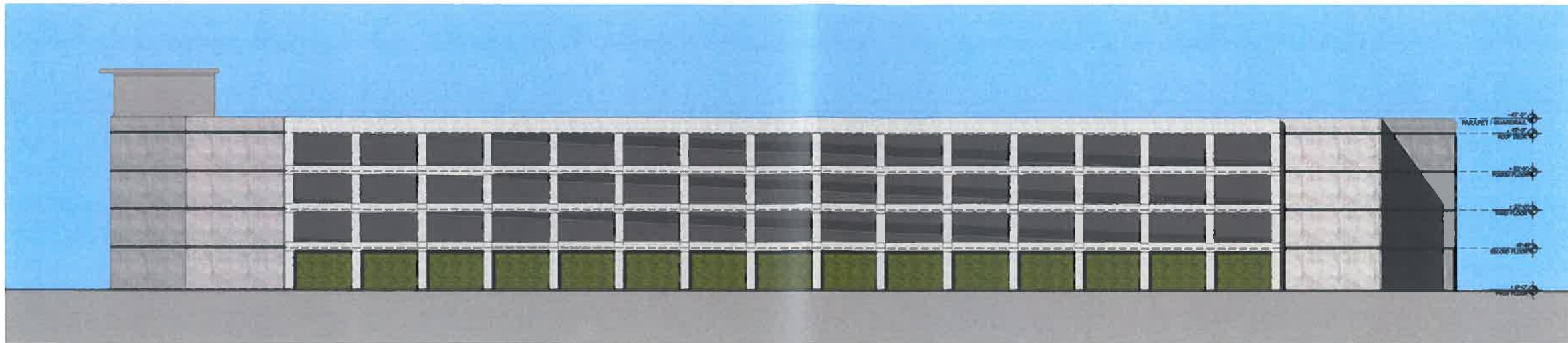
WEST ELEVATION

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OFFICE BUILDING EXTERIOR ELEVATIONS

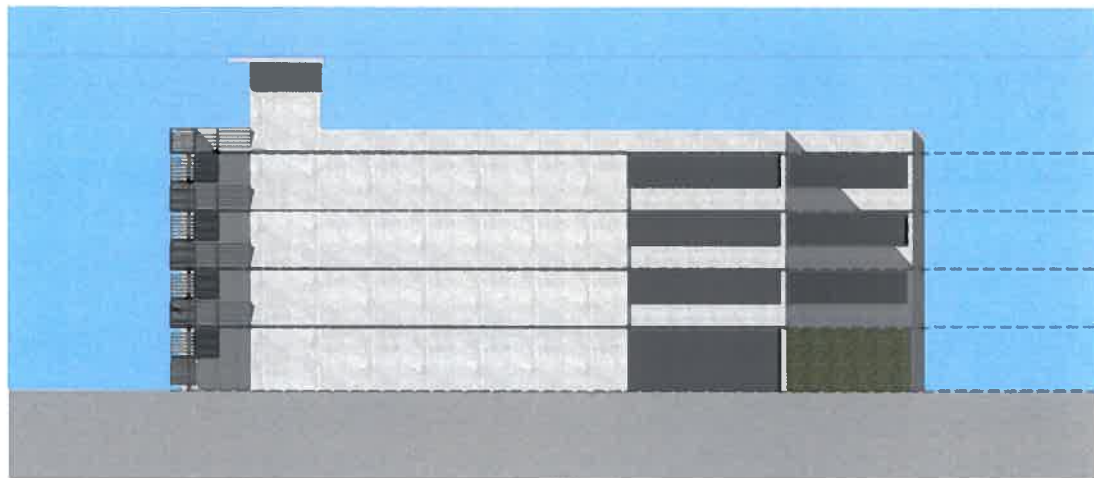
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January 13, 2014



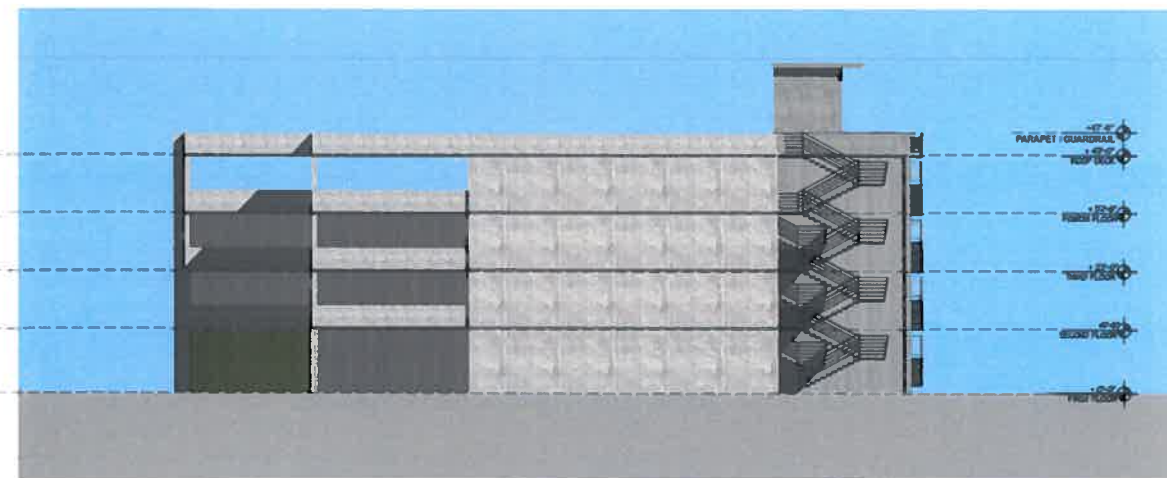
NORTH ELEVATION



SOUTH ELEVATION

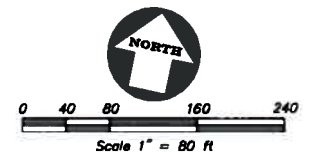


EAST ELEVATION



WEST ELEVATION





LEGEND

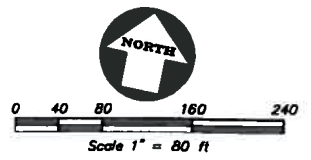
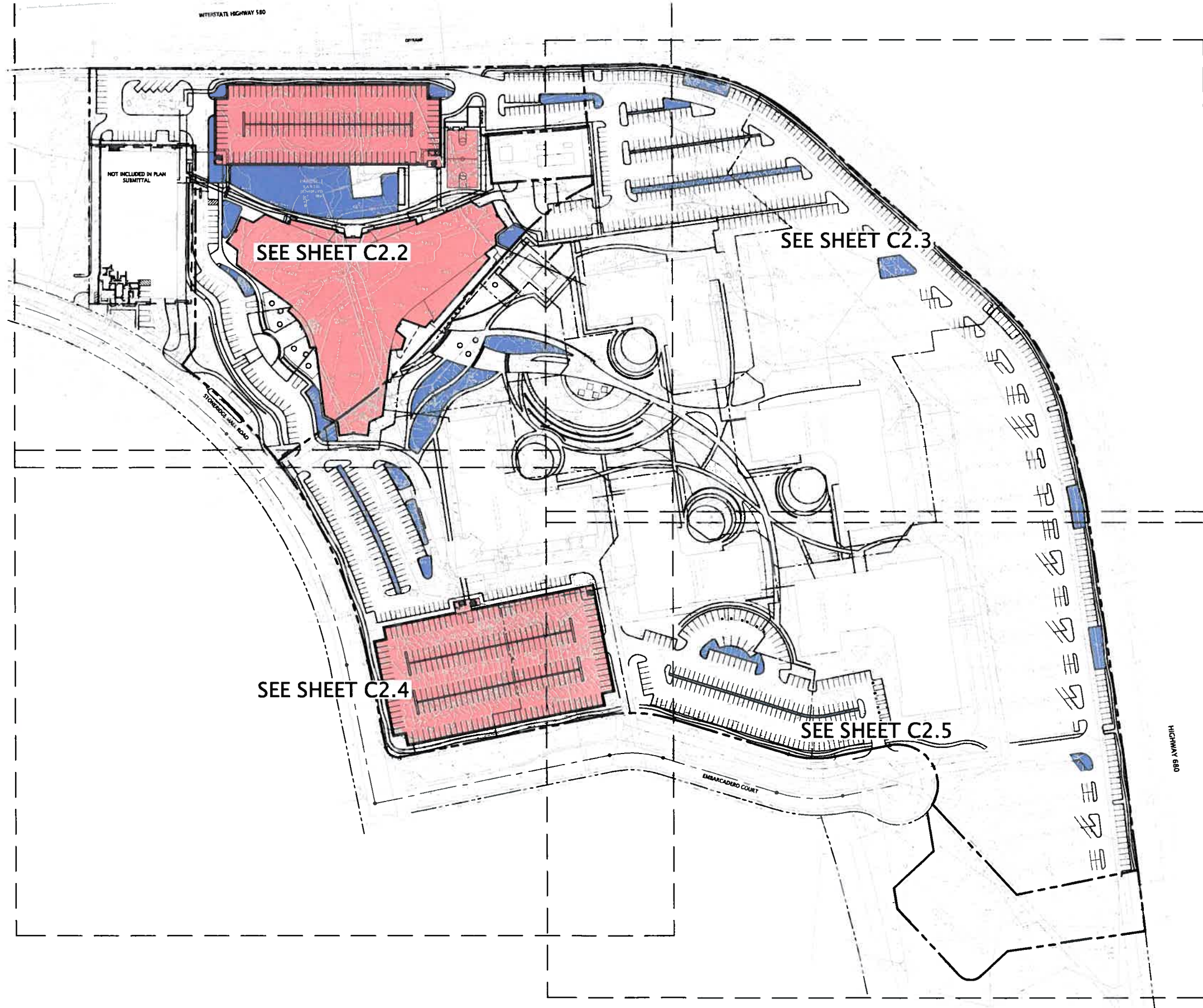
BUILDING LINE	ELEC	ELECTRICAL MANHOLE
CENTERLINE	EMH	ELECTRICAL MANHOLE
CONCRETE/BLOCK/RETAINING WALL	EV	ELECTRICAL VAULT
CONCRETE CURB	EW	EDGE OF WALK
CONCRETE CURB & GUTTER	FDC	FIRE DEPARTMENT CONNECTION
CONTOUR LINE	FH	FIRE HYDRANT
OBSCURED CONTOUR LINE	FNC	FENCE
DRIVEWAY	FND	FOUND
EDGE OF PAVEMENT	FW	FACE OF WALL
ELECTRIC LINE	GB	GRADE BREAK
FENCE LINE	HCR	HANDICAP RAMP
FIRE SERVICE & VALVE	HVB	HIGH VOLTAGE BOX
GAS LINE-VALVE & METER	IE	INVERT ELEVATION
LOT LINE	JT	JOINT TRENCH
MONUMENT/MONUMENT LINE	LT	LIGHT
PROPERTY LINE	MH	MANHOLE
RECLAIMED WATER LINE & VALVE	MON	MONUMENT
SANITARY SEWER-MANHOLE & CLEANOUT	N	NORTH
SEWALK	N.R.	OFFICIAL RECORD
SPOT ELEVATION	P	PAVEMENT
STORM DRAIN-MANHOLE & CATCH BASIN	P.S.E.	PUBLIC SERVICE EASEMENT
TELEPHONE LINE	PBE	PACIFIC BELL EASEMENT
WATER LINE & VALVE	PBMH	PAC BELL MANHOLE
BACKFLOW PREVENTION DEVICE	PEB	PEDESTAL
ELECTRODER	PG&E	PACIFIC GAS & ELECTRIC
FIRE DEPARTMENT CONNECTION	PV	POST INDICATOR VALVE
FIRE HYDRANT	PM	PARCEL MAP
POST INDICATOR VALVE	RE	RIM ELEVATION
POWER POLE/JOINT POLE	RWV	RECYCLED WATER VALVE
TRAFFIC SIGNAL POLE	S	SOUTH
TRAFFIC SIGN	SBC	SOUTHWESTERN BELL COMMUNICATIONS
TREE	SD	STORM DRAIN
UTILITY BOX	SDMH	STORM DRAIN MANHOLE
BENCHMARK/TEMPORARY BENCHMARK	SL	STREET LIGHT
ANGLE POINT	SLB	STREET LIGHT BOX
AREA DRAIN	SSMH	SANITARY SEWER MANHOLE
AUTO SPRINKLER RISER	TB	TELEPHONE BOX
BACK FLOW PREVENTER	TC	TOP OF CURB
BUILDING LINE	TE	TRASH ENCLOSURE
BOLLARD	TMH	TELEPHONE MANHOLE
BACK OF WALK	TOP	GRADE BREAK LINE TOP
CONCRETE	UG	UNDER GROUND
CATCH BASIN	USD	UNION SANITARY DISTRICT
CATCH BASIN	W	WEST
CABLE TV LINE	WM	WATER METER
DOUBLE DETECTOR CHECK VALVE	WW	WATER VALVE
DOWN SPOUT		
DRIVEWAY		
EAST		
ELECTRIC BOX		

NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A POLICY OF TITLE INSURANCE, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED SEPTEMBER 10, 2010, POLICY NUMBER CACT17701-7701-5590-0059032123-CTIC-2010-05. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY. EASEMENTS AND OTHER ENCUMBRANCES, IF ANY, ARE NOT SHOWN.
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK:
 DESIGNATION: G 972 - USC&GS
 ELEVATION: 365.705 FEET NGVD 1928 DATUM
 DESCRIPTION: 1.75 MILES WEST ALONG BERNAL AVENUE FROM THE JUNCTION OF MAIN STREET AT PLEASANTON, THENCE 1.95 MILES NORTH ALONG HIGHWAY 21, 20 FEET WEST OF THE CENTERLINE OF THE HIGHWAY, IN THE TOP OF THE NORTH END OF THE WEST CONCRETE HEADWALL OF THE 36-INCH PIPE CULVERT B-24-63, 0.7 FEET SOUTH OF THE NORTH END OF THE HEADWALL, AND ABOUT 2 FEET LOWER THAN THE HIGHWAY.
- AN INSPECTION OF THE SUBJECT PROPERTY HAS REVEALED THAT THERE ARE TELEPHONE MANHOLES ON OR NEAR THE SUBJECT PROPERTY. A REQUEST WAS MADE OF THE TELEPHONE COMPANY FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE, AS OF AUGUST 20, 2013, THEY HAD NOT RESPONDED WITH THIS INFORMATION, UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE TELEPHONE FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
- THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGAMMETRIC METHODS BY HJW GEOSPATIAL, INC. IN OAKLAND CALIFORNIA. JOB NUMBER 8502-083. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 02-17-12. ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON A LOCAL, ASSUMED COORDINATE SYSTEM. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

Z:\2012\A12517-4\Conceptual Plans.dwg 1:09:14 04/30/13 PM acdcapagn

Z:\2012\A12517-4\A12517-4 Conceptual Plans - Without BART Police Station.dwg 1-10-14 11:50:49 AM amcsey



LEGEND

▲	AREA DRAIN
■	STORM DRAIN CATCH BASIN
□	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
—	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RM ELEVATION
23.8	SPOT ELEVATION
X'SD	STORM DRAIN LINE
TC	TOP OF CURB
CS	BIO-RETENTION PLANTER

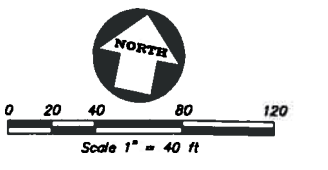
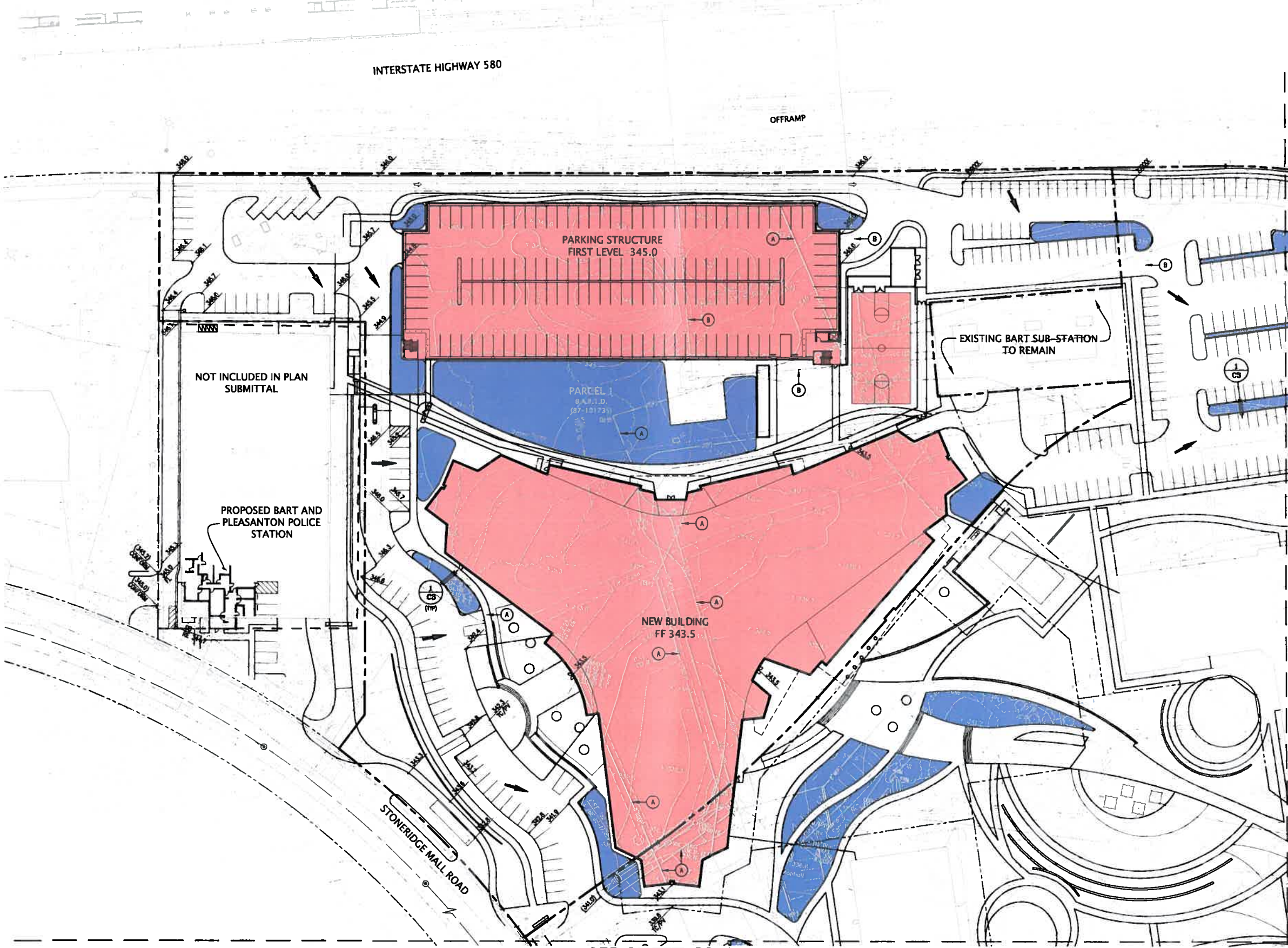
KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road Phone (925) 245-8788
 Livermore, California 94551 Fax (925) 245-8796

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**CONCEPTUAL
 OVERALL GRADING PLAN**

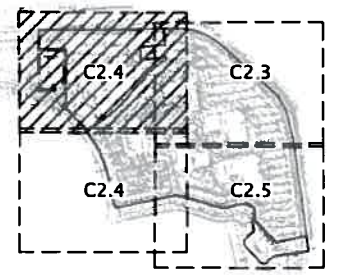
C2.1
 January 13, 2014
 DATE 12/19/2013
 JOB NO. A12517-4



LEGEND

▲	AREA DRAIN
■	STORM DRAIN CATCH BASIN
□	STORM DRAIN JUNCTION BOX
⊙	STORM DRAIN MANHOLE
—	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X'SD	STORM DRAIN LINE
TC	TOP OF CURB
■	BIO-RETENTION PLANTER
→	FLOW DIRECTION

- KEY NOTES**
- (A) EXISTING UTILITY LINES SHALL BE RELOCATED AS REQUIRED PER CITY REQUIREMENTS
 - (B) EXISTING ELECTRICAL LINES TO REMAIN



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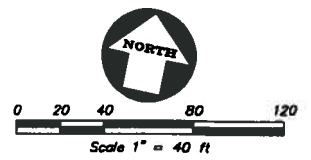
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**CONCEPTUAL
 GRADING PLAN**

C2.2
 January 13, 2014
 DATE 12/19/2013
 JOB NO. A12517-4

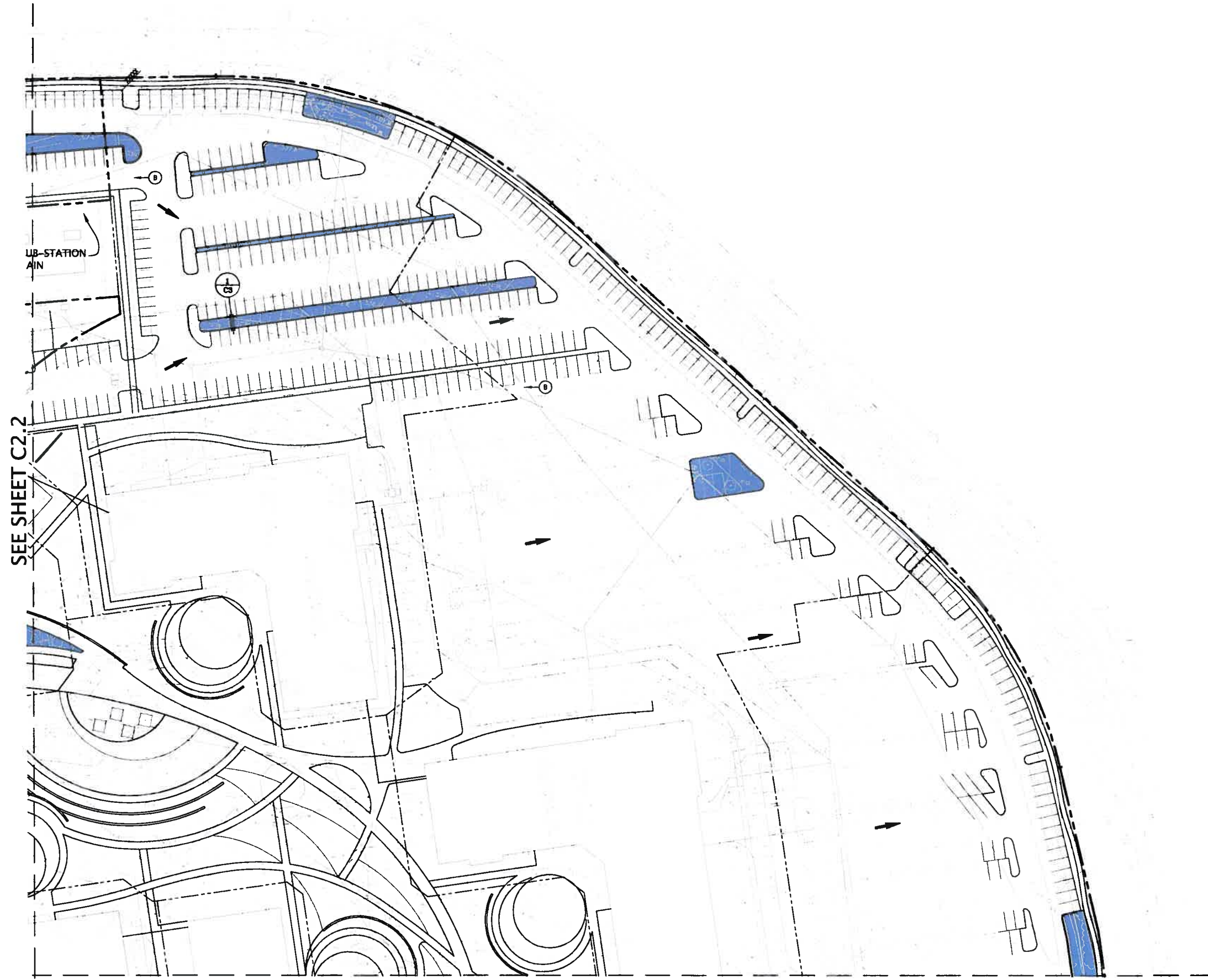


LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
⊙	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RM ELEVATION
23.8	SPOT ELEVATION
X'SD	STORM DRAIN LINE
TC	TOP OF CURB
	BIO-RETENTION PLANTER
	FLOW DIRECTION

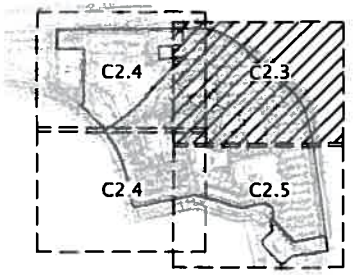
KEY NOTES

- (A) EXISTING UTILITY LINES SHALL BE RELOCATED AS REQUIRED PER CITY REQUIREMENTS
- (B) EXISTING ELECTRICAL LINES TO REMAIN



SEE SHEET C2.2

SEE SHEET C2.5



KEY MAP

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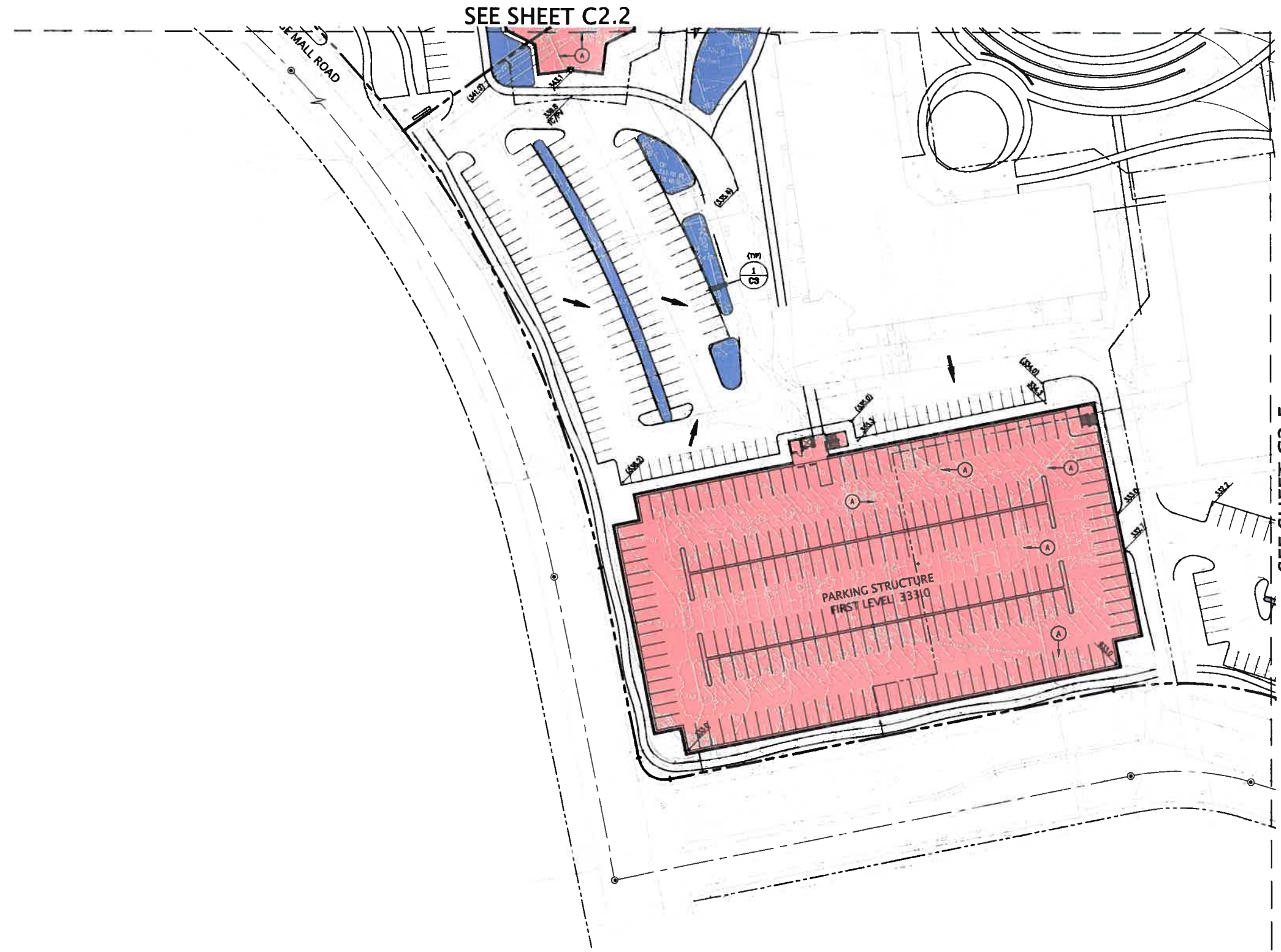
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CONCEPTUAL GRADING PLAN

C2.3
 January 13, 2014
 DATE 12/19/2013
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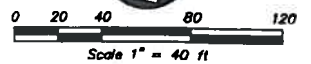
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Z:\2012\A12517-4\A12517-4 Conceptual Plans.dwg 1-09-14 04:51:42 PM scd/cgmo



SEE SHEET C2.2

SEE SHEET C2.5

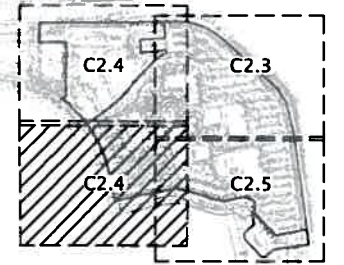


LEGEND

▲	AREA DRAIN
■	STORM DRAIN CATCH BASIN
●	STORM DRAIN JUNCTION BOX
○	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X-SD	STORM DRAIN LINE
TC	TOP OF CURB
[Blue Hatched]	BIO-RETENTION PLANTER
→	FLOW DIRECTION

KEY NOTES

- (A) EXISTING UTILITY LINES SHALL BE RELOCATED AS REQUIRED PER CITY REQUIREMENTS
- (B) EXISTING ELECTRICAL LINES TO REMAIN



KEY MAP

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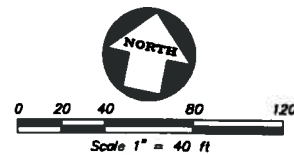
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CONCEPTUAL GRADING PLAN

C2.4
 January 13, 2014
 DATE 12/19/2013
 JOB NO. A12517-4

SEE SHEET C2.3

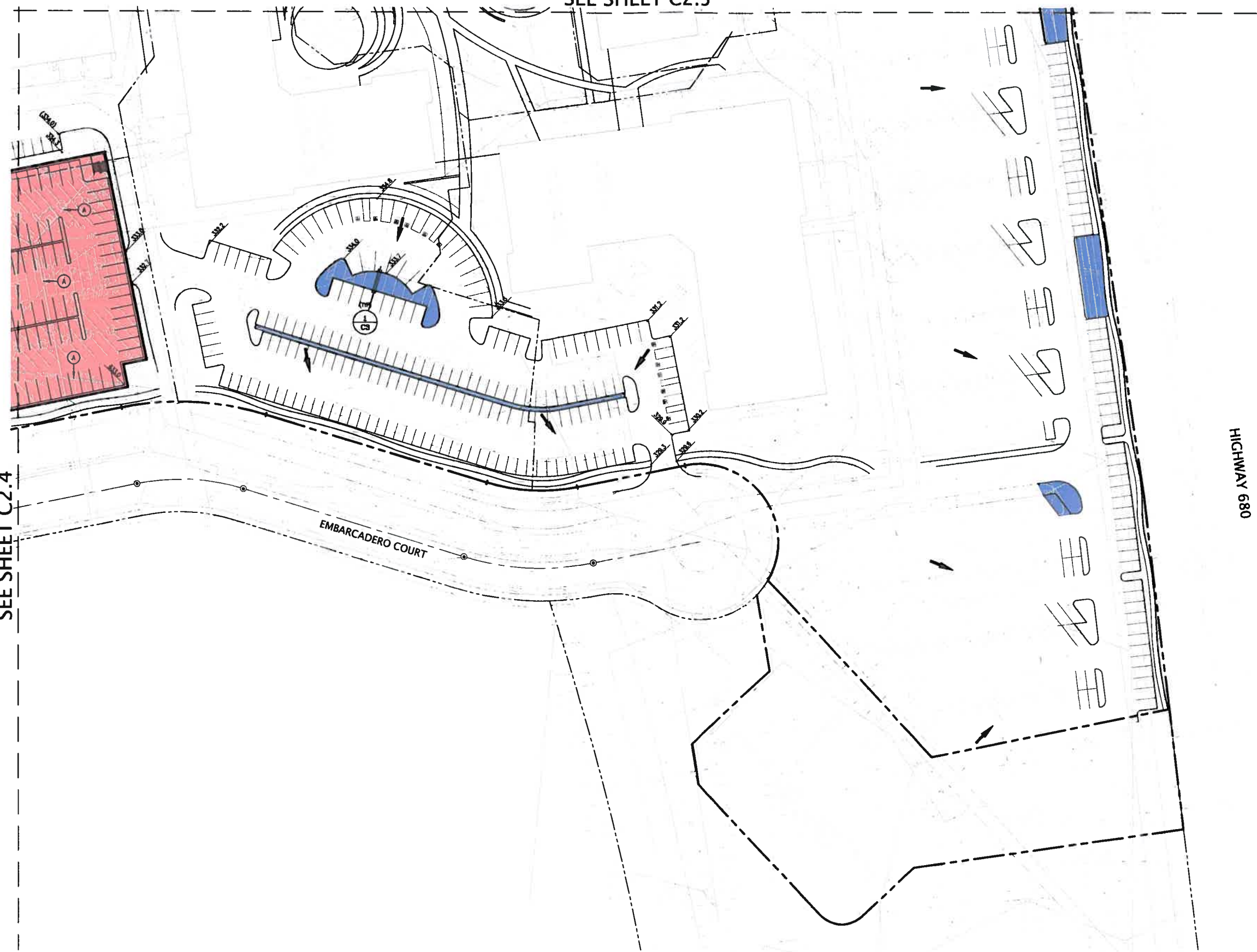


LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
●	STORM DRAIN JUNCTION BOX
○	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
KSD	STORM DRAIN LINE
TC	TOP OF CURB
	BIO-RETENTION PLANTER
	FLOW DIRECTION

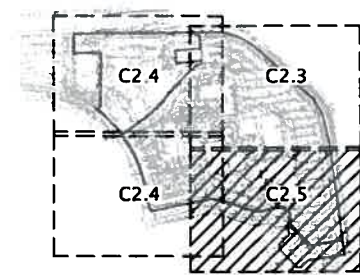
KEY NOTES

- (A) EXISTING UTILITY LINES SHALL BE RELOCATED AS REQUIRED PER CITY REQUIREMENTS
- (B) EXISTING ELECTRICAL LINES TO REMAIN



SEE SHEET C2.4

HIGHWAY 680



KEY MAP

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

FORM4 ARCHITECTURE • STUDIO FIVE DESIGN • KIER & WRIGHT

Stoneridge Corporate Plaza Expansion
 Preliminary Review
 WORKDAY • PLEASANTON, CALIFORNIA

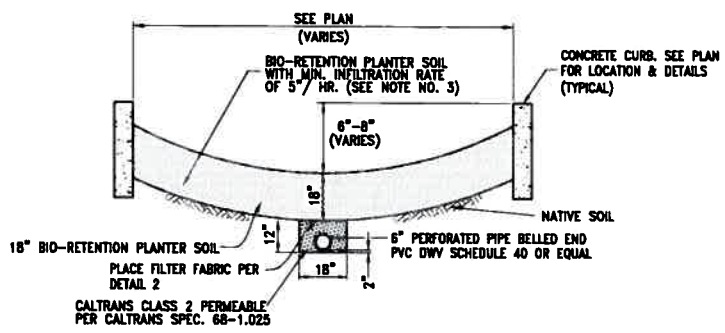
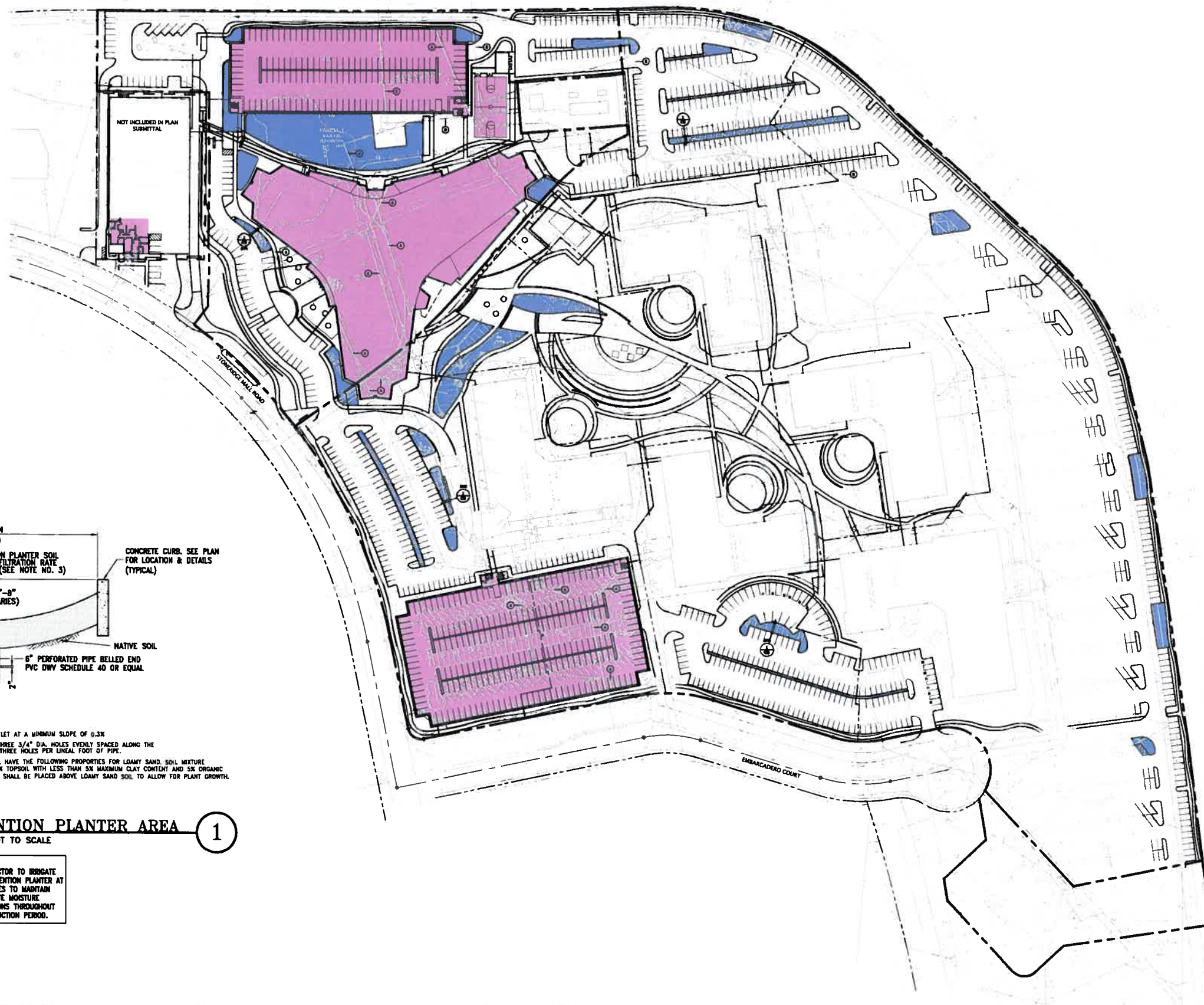
CONCEPTUAL GRADING PLAN

C2.5
 January 13, 2014
 DATE 12/19/2013
 JOB NO. A12517-4

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LEGEND

- BUILDING ROOF AREA
- BIORETENTION TREATMENT TRIBUTARY AREA



- NOTES:
1. PLANTERS SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE OF 0.3%
 2. ALL PERFORATED PIPE SHALL HAVE A MINIMUM OF THREE 3/4" DIA. HOLES EVENLY SPACED ALONG THE CIRCUMFERENCE OF THE PIPE AND NOT LESS THAN THREE HOLES PER LINEAL FOOT OF PIPE.
 3. BIO-RETENTION PLANTER SOIL: IMPORTED SOIL SHALL HAVE THE FOLLOWING PROPERTIES FOR LOAMY SAND SOIL MIXTURE SHALL CONFORM TO B5X CONSTRUCTION SAND, 10% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AND 5% ORGANIC LEAF COMPOST. A 6-INCH LAYER OF PLANTING SOIL SHALL BE PLACED ABOVE LOAMY SAND SOIL TO ALLOW FOR PLANT GROWTH.

TYPICAL BIO-RETENTION PLANTER AREA ①
NOT TO SCALE

NOTE:
CONTRACTOR TO IRRIGATE BIO-RETENTION PLANTER AT ALL TIMES TO MAINTAIN ADEQUATE MOISTURE CONDITIONS THROUGHOUT CONSTRUCTION PERIOD.

Z:\2012\A12517-4\A12517-4 Conceptual Plans - without BART Police Station.dwg 1-10-14 11:31:54 AM Samir