

**Project Summary  
For  
Las Positas Apartments  
5850 W. Las Positas Boulevard, Pleasanton CA / APN: 941-2762-006**

**Background**

SummerHill Apartment Communities is proposing to redevelop 5.9 acres at 5850 W. Las Positas Boulevard in Pleasanton with a 177-unit at grade garden style rental community.

The property currently contains a one-story office building built in 1984, which is currently vacant. The property is bound by West La Positas Boulevard and Hart Middle School to the North, single story office buildings to the east and west, and the Arroyo Mocho Trail/Canal to the south which separates the site from single family homes.

The property is located just east of the intersection of Hopyard Road and West Las Positas Boulevard. The Arroyo Mocho Trail runs along the canal on the south side of the site which connects to the Iron Horse Regional Trail approximately 1-mile to the east and the Alamo Trail a ½ mile to the west.

This site was identified as Site #9 'CM Capital Properties' and rezoned as part of the Housing Element update. The new zoning designation for the site is PUD-MU (Planned Unit Development – Mixed Use) with a minimum and maximum density of 30 Dwelling units per acre, or 177 units.

**The Vision:**

Our vision is to create a vibrant, high quality apartment community in keeping with the City of Pleasanton's Design Guidelines to provide residential development at densities that support much needed work force housing.

**Plan Summary:**

Las Positas Apartments is a 177 unit rental community located on West Las Positas Blvd. on the western side of Hacienda Dr. The site has four buildings of varying massing and size with one bedroom plans of 718 SF and 785 SF, two bedrooms plans of 1054 SF and 1069 SF, and a corner three bedroom plan of 1298 SF. The project's main entrance is from the existing signalized intersection at West Las Positas Boulevard and Hacienda Drive.

The two "C" shaped four-story buildings are set back a minimum of 33' from West Las Positas on their north side while fronting the internal "Main Street" to their south. The legs of the 73-unit western most building also transition down to three story massing and ultimately a two story end nearest the adjacent commercial property. The other 67-unit building features the leasing office at the corner of West Las Positas and Hacienda. These two C-shaped buildings frame an inviting community open space featuring picnic and BBQ areas, a play area, and a grass lawn surrounded by hedges, flowering accent trees, arbors, and seat walls.

In addition to lush landscaping and outdoor play areas, the community includes a 4000sf club room with a gourmet kitchen, a fully equipped fitness center, a large swimming pool and spa for the resident's enjoyment.

The two buildings on the lower portion of the site are set back over 50' from the Arroyo Mocho Trail to the south and frame the other side of Main Street to the north. The open space between the two 3-story buildings is the location for the community's pool and spa. The 17-unit building on the west also features a 4,000 sq. ft. recreation facility and similar to the "C" shaped building above, steps down to two stories closest to the commercial neighbor with the remaining 20 units housed in the building to the east of the pool. This area is connected via an accessible gate to the Arroyo Mocho Trail.

In respect to parking, the southern and western boundaries of the site are bound by carport parking to provide shaded parking spaces for the residents.

The community is designed to provide front doors or access for every resident either off West Las Positas, the Main Street, or the community open space. Resident parking is hidden to greatest degree possible either on perimeter drive aisles or within motor courts, while guests will park off Hacienda or along Main Street. The architecture is a clean, contemporary style featuring simple detailing, a rich blend of warm colors, and a mix of cementitious siding and exterior cement plaster. The careful siting of buildings, creative use of open space, generous landscaping, and sophisticated architecture will ensure that Las Positas Apartments enhance the built fabric of Pleasanton.

### **Landscape Design Concept**

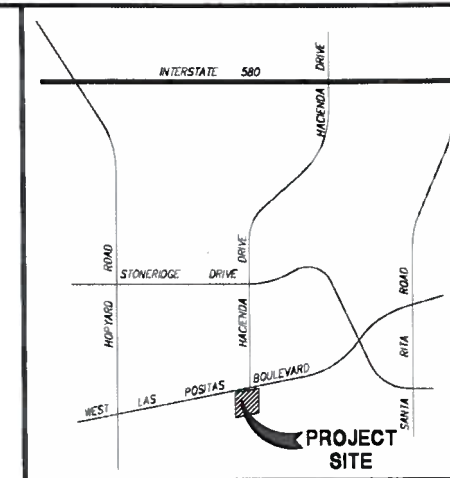
The primary landscape design intent is to create a viable, functional and integrated outdoor environment that compliments the existing community and provides usable open space and a functional and aesthetically pleasing community. Fronting Las Positas, we have preserved the majority of existing trees and have created an inviting tiered urban fountain feature, project signage, and urban plaza that addresses the streetscape and establishes the community's identification. The central open space incorporates a tot lot, play area, picnic tables, shade trellis's and BBQ as well an open turf field, a citrus garden, succulent garden, and a variety of seating areas for both passive and active recreation, while preserving privacy and interest for the residents. In addition, there is a recreation center with pool and spa, as well as pedestrian paseos with pocket plazas that provide connectivity and creates a sense of place. The plant material is respective of the current climatic conditions, provides color, texture, and diversity as well as conforming to all current state wide and local Green building landscape requirements. Contemporary hard scape materials, modern site amenities, multi-use areas and aesthetically pleasing diverse low water use landscape will define this project as well as skillfully integrate it into the greater community.

# PRE-SUBMITTAL

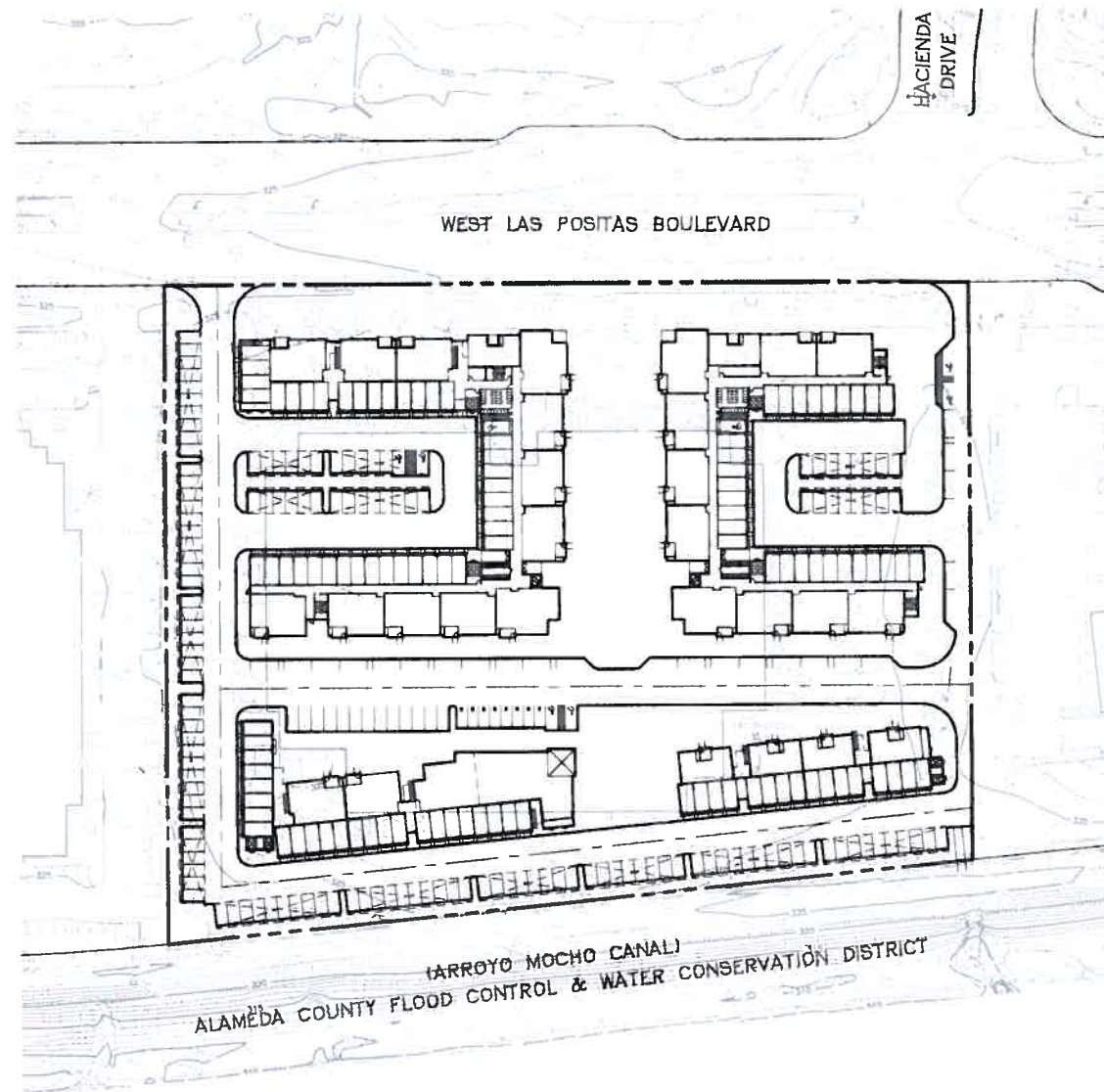
## 5850 WEST LAS POSITAS BOULEVARD

### CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

FOR: SUMMERHILL APARTMENT COMMUNITIES



VICINITY MAP



**GENERAL NOTES**

1. OWNER: LAS POSITAS PROPERTY, LLC  
5850 WEST LAS POSITAS BOULEVARD  
PLEASANTON, CA 94588
2. DEVELOPER: SUMMERHILL APARTMENT COMMUNITIES  
777 S. CALIFORNIA AVENUE  
PALO ALTO, CA 94304  
TEL: (650) 842-2268  
CONTACT: KEVIN EBRAHIMI
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR  
4690 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
TEL: (925) 227-9100  
CONTACT: EDDIE SIEU
4. ARCHITECT: KTCY GROUP, INC.  
1733 OCEAN AVENUE, SUITE 250  
SANTA MONICA, CA 90401  
TEL: (310) 394-2623  
CONTACT: SARA FERNANDEZ
5. LANDSCAPE ARCHITECT: VAN DORN ABED LANDSCAPE ARCHITECTS, INC.  
81 14TH STREET  
SAN FRANCISCO, CA 94103  
TEL: (415) 864-1921  
CONTACT: ZEKI ABED
6. JOINT TRENCH: TARRAR  
3351 WALNUT BOULEVARD  
BRENTWOOD, CA 94513  
TEL: (925) 240-2595  
CONTACT: KHALID TARRAR

**SHEET INDEX**

**ARCHITECTURAL DRAWINGS**

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**LANDSCAPE DRAWINGS**

| SHEET NO. | DESCRIPTION                       |
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| C4.0      | UTILITY PLAN               |
| C5.0      | STORMWATER MANAGEMENT PLAN |

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CITY OF PLEASANTON  
PLANNING DIVISION

EXHIBIT B

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
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PHONE: (925) 227-9100 FAX: (925) 227-5300

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**5850 WEST LAS POSITAS BLVD**  
**PRELIMINARY ARCHITECTURAL DESIGN**  
 SUBMITTAL DATE: AUGUST 21, 2013

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- A5.1-A5.4 PERSPECTIVE VIEWS

**A PROJECT BY:**



**SUMMERHILL APARTMENT COMMUNITIES**  
 3000 EXECUTIVE PARKWAY, SUITE 450  
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**5850 WEST LAS POSITAS BLVD**



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**COVER SHEET**

**PLEASANTON, CALIFORNIA**  
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**A1.0**



## 5850 WEST LAS POSITAS BLVD



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## SITE PHOTOS

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| UNIT MIX: | BUILDING |    |    |    | TOTAL     |
|-----------|----------|----|----|----|-----------|
|           | A        | B  | C  | D  |           |
| 1-BEDROOM | 30       | 28 | 10 | 20 | 88        |
| 2-BEDROOM | 35       | 31 | 6  |    | 72        |
| 3-BEDROOM | 8        | 8  | 1  |    | 17        |
|           | 73       | 67 | 17 | 20 | 177 units |

- 2 Story Massing
- 3 Story Massing
- 4 Story Massing
- Carport

## PROJECT SUMMARY

Site Area: 5.9 acres  
 Total Units: 177 DU  
 Density: 30.0 DU/AC  
 Building Heights: 2 to 4 Stories

### DEVELOPMENT STANDARDS: (Per Housing Site Design Guidelines)

Front Setbacks: 33' min. from public streets  
 17' min. from internal streets  
 Side Setbacks: 8' min. to carports  
 50' min. from west property line to bldg.  
 Rear Setback: 8' min. to carports  
 Alley Setbacks: 5' min. to garage door  
 3' min. to upper stories  
 Drive aisle widths: 26' min. internal streets  
 24' min. alleys

### PARKING REQUIRED:

1.5 spaces per 1-bedrm unit x 88 = 134 spaces  
 1.5 spaces per 2-bedrm unit x 72 = 108 spaces  
 2 spaces per 3-bedrm unit x 17 = 34 spaces  
 1 visitor space per 7 units x 177 = 25 spaces  
**301 spaces required**

### PARKING PROVIDED:

Garage spaces - 10' x 20' min. 110 spaces (2 accessible)  
 Carport spaces - 9' x 18' min. 142 spaces (2 accessible)  
 Uncovered spaces - 9' x 18' min. 41 spaces (4 accessible)  
 Compact spaces - 8' x 16' min. 8 spaces  
**301 (8 accessible) spaces provided**

### SECURE BICYCLE PARKING REQUIRED:

0.8 per unit x 177 = 142 spaces required

### SECURE BICYCLE PARKING PROVIDED:

Inside Private Garages: 110 spaces  
 Inside Bicycle Storage Rooms: 32 spaces  
**142 spaces provided**

### RESIDENTIAL STORAGE REQUIRED:

40 cu. ft. per unit x 177 = 7080 cu. ft. required

### RESIDENTIAL STORAGE PROVIDED:

40 cu. ft. patio storage x 160 = 6400 cu. ft. provided on patios  
 2'w x 3'd x 6'-8"h typ. locker x 152 = 6080 cu. ft. provided in storage rooms

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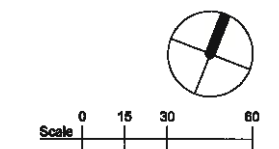


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## CONCEPTUAL SITE PLAN

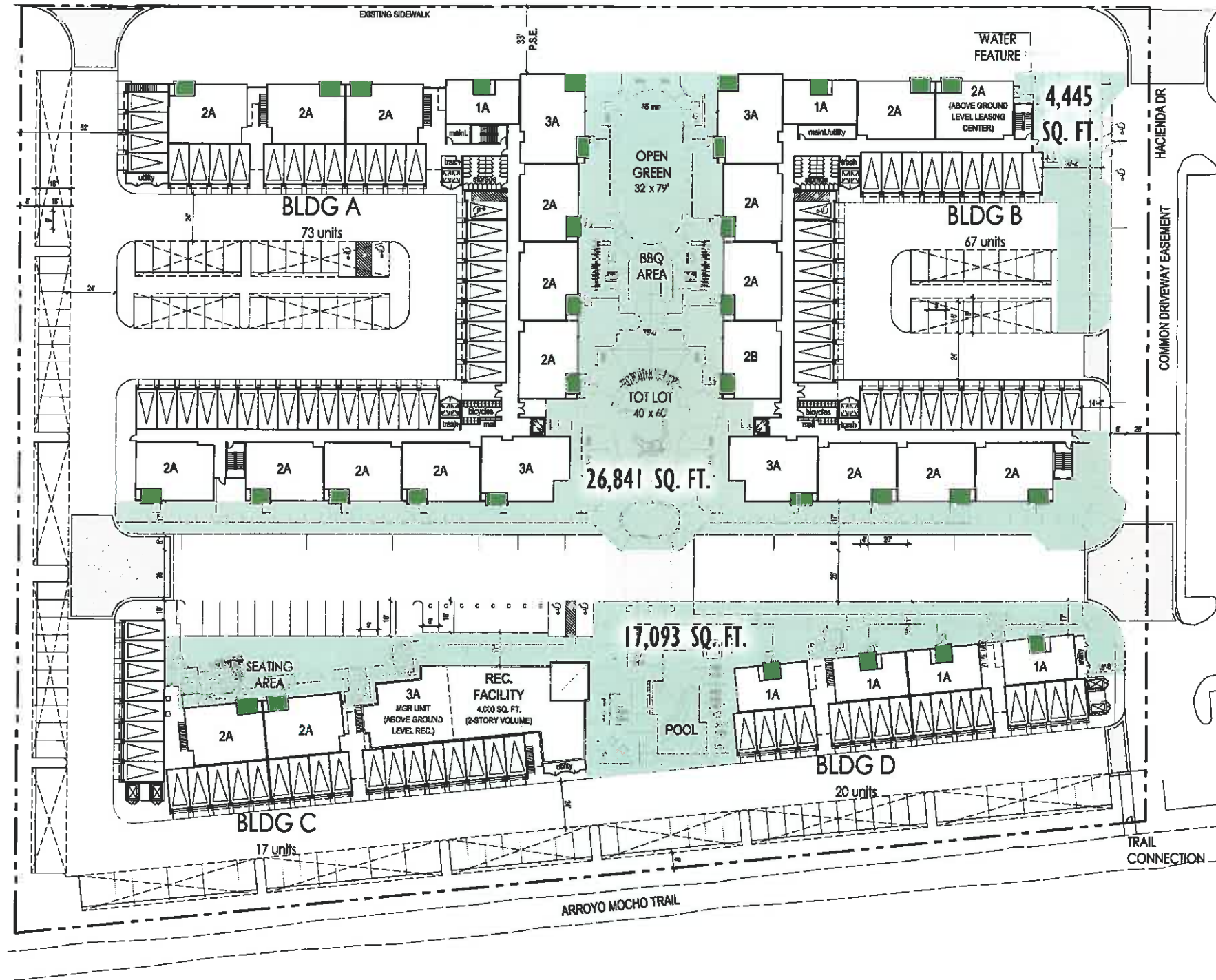
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A1.2





### OPEN SPACE SUMMARY

**USABLE OPEN SPACE REQUIRED:**  
 300 sq. ft. per unit x 177 = **53,100 sq. ft. required**

|   |                                       |
|---|---------------------------------------|
| <b>USABLE OPEN SPACE PROVIDED:</b>            |                                       |
| Group Usable Open Space (min. dimension 15')  | 48,379 sq. ft.                        |
| <b>Private Open Space (min. dimension 5')</b> |                                       |
| Plan 1A: 56 sq. ft. x 57 units =              | 3,192 sq. ft.                         |
| Plan 1B: 64 sq. ft. x 31 units =              | 1,984 sq. ft.                         |
| Plan 2A: 68 sq. ft. x 72 units =              | 4,896 sq. ft.                         |
| Plan 3A: 63 sq. ft. x 9 units =               | 567 sq. ft.                           |
| 143 sq. ft. x 8 units =                       | 1,114 sq. ft.                         |
| <b>Total Private Open Space</b>               | <b>11,753 sq. ft.</b>                 |
|   | <b>23,506 sq. ft. (at 2:1 credit)</b> |

**Total Usable Open Space Provided 71,885 sq. ft. provided**

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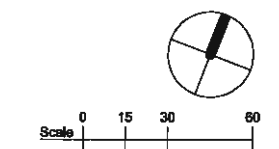


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### OPEN SPACE PLAN

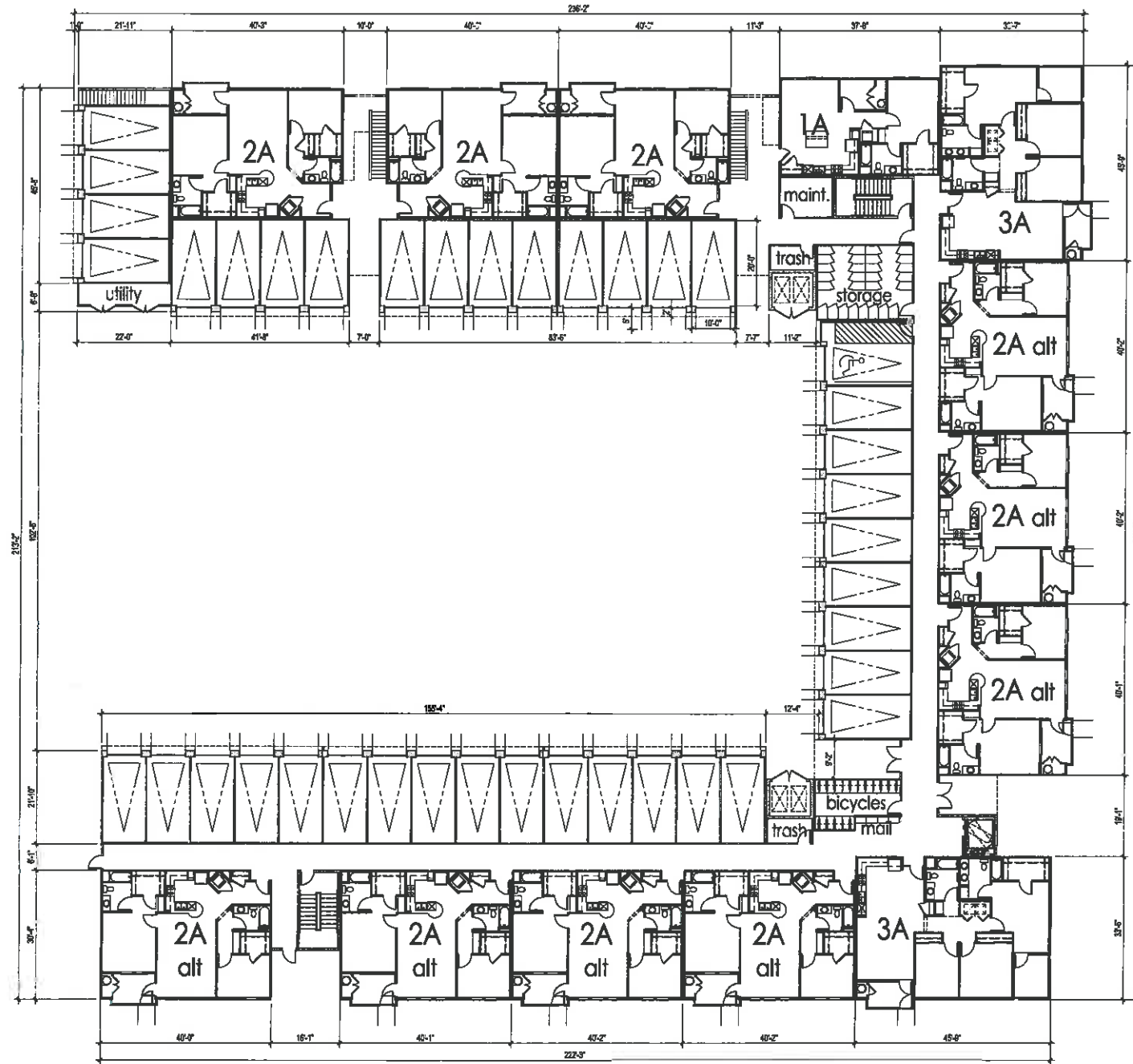
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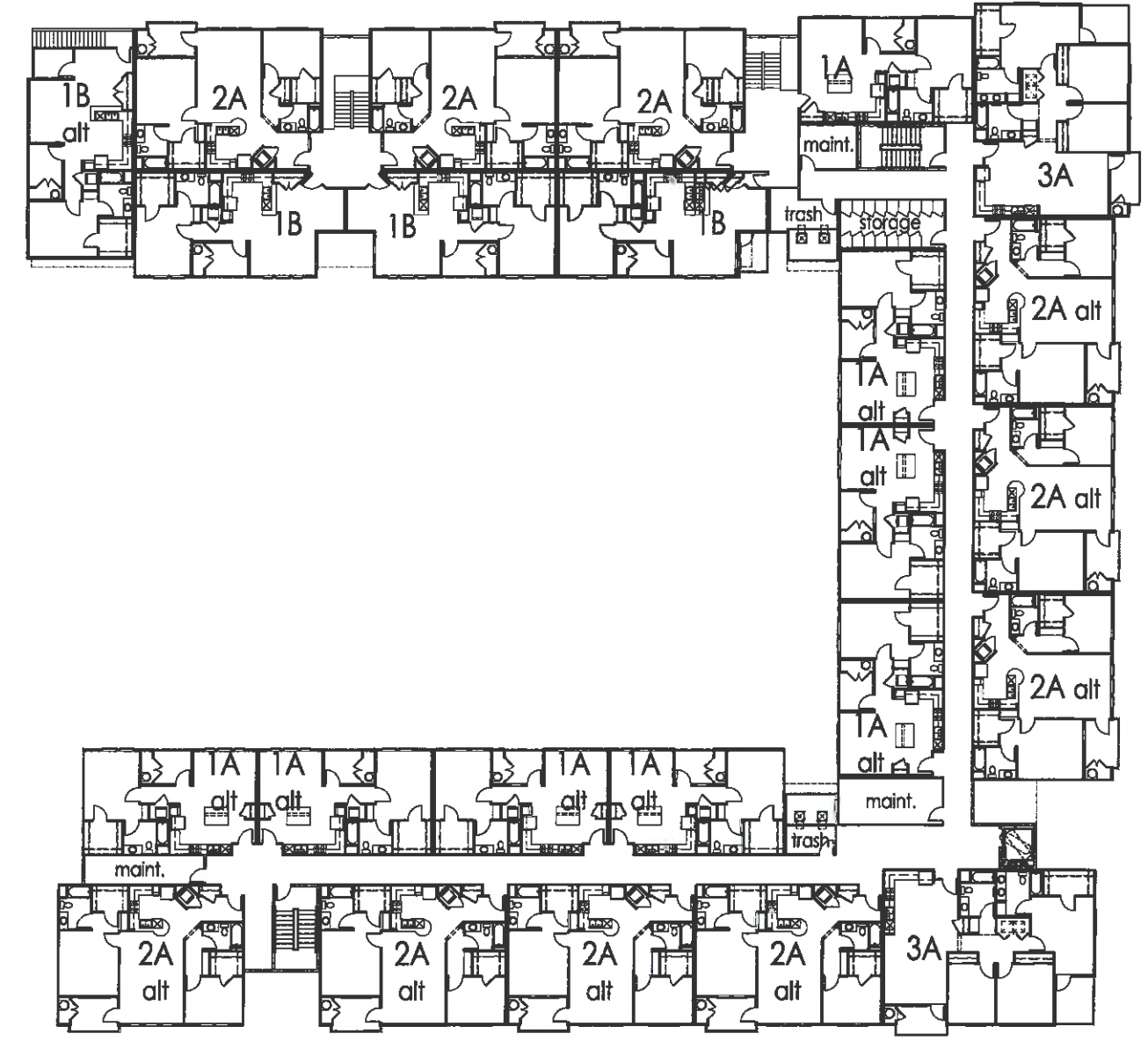


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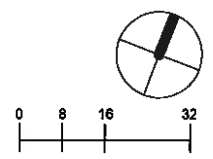




GROUND LEVEL



SECOND LEVEL



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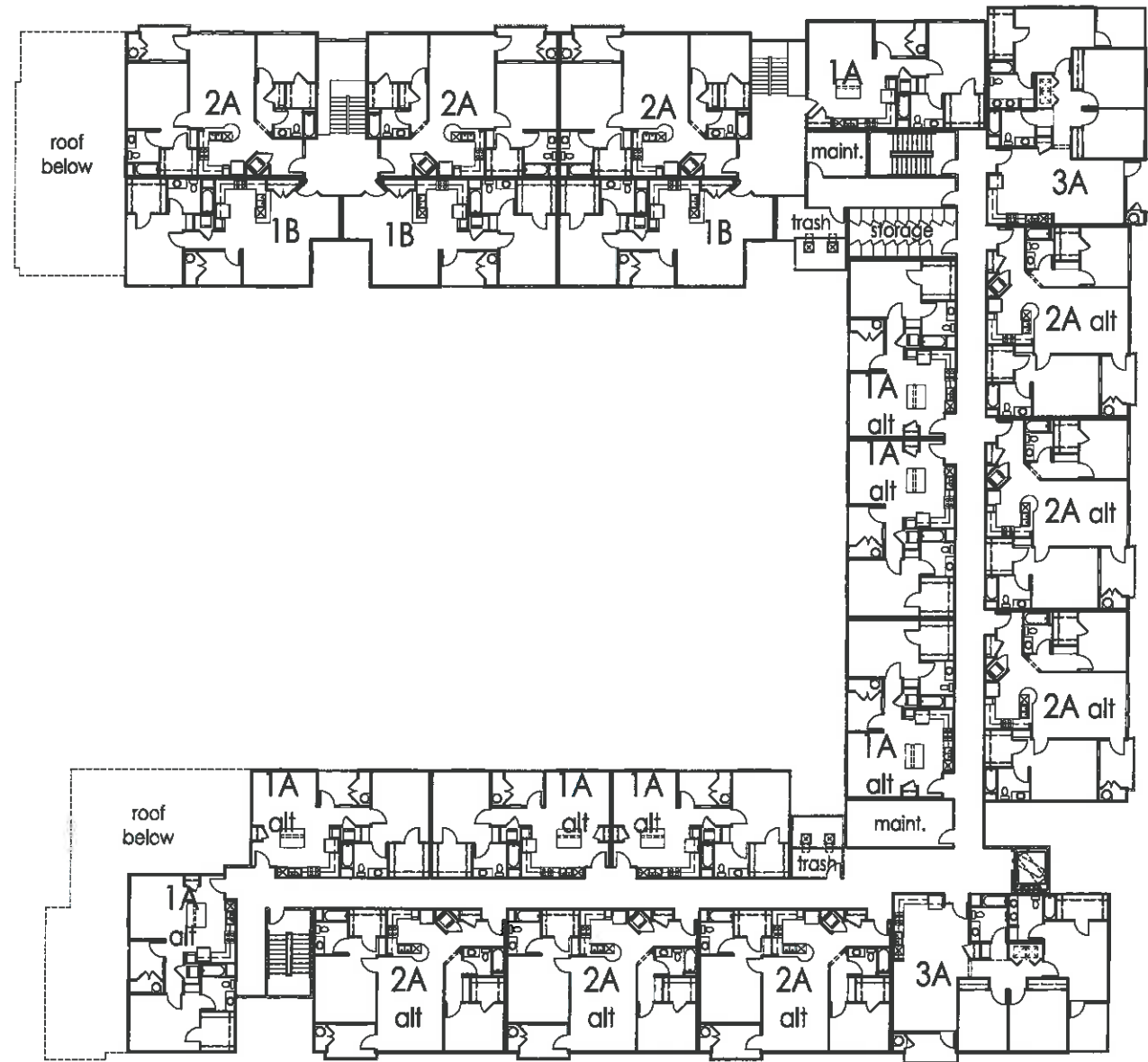
BUILDING A FLOOR PLANS

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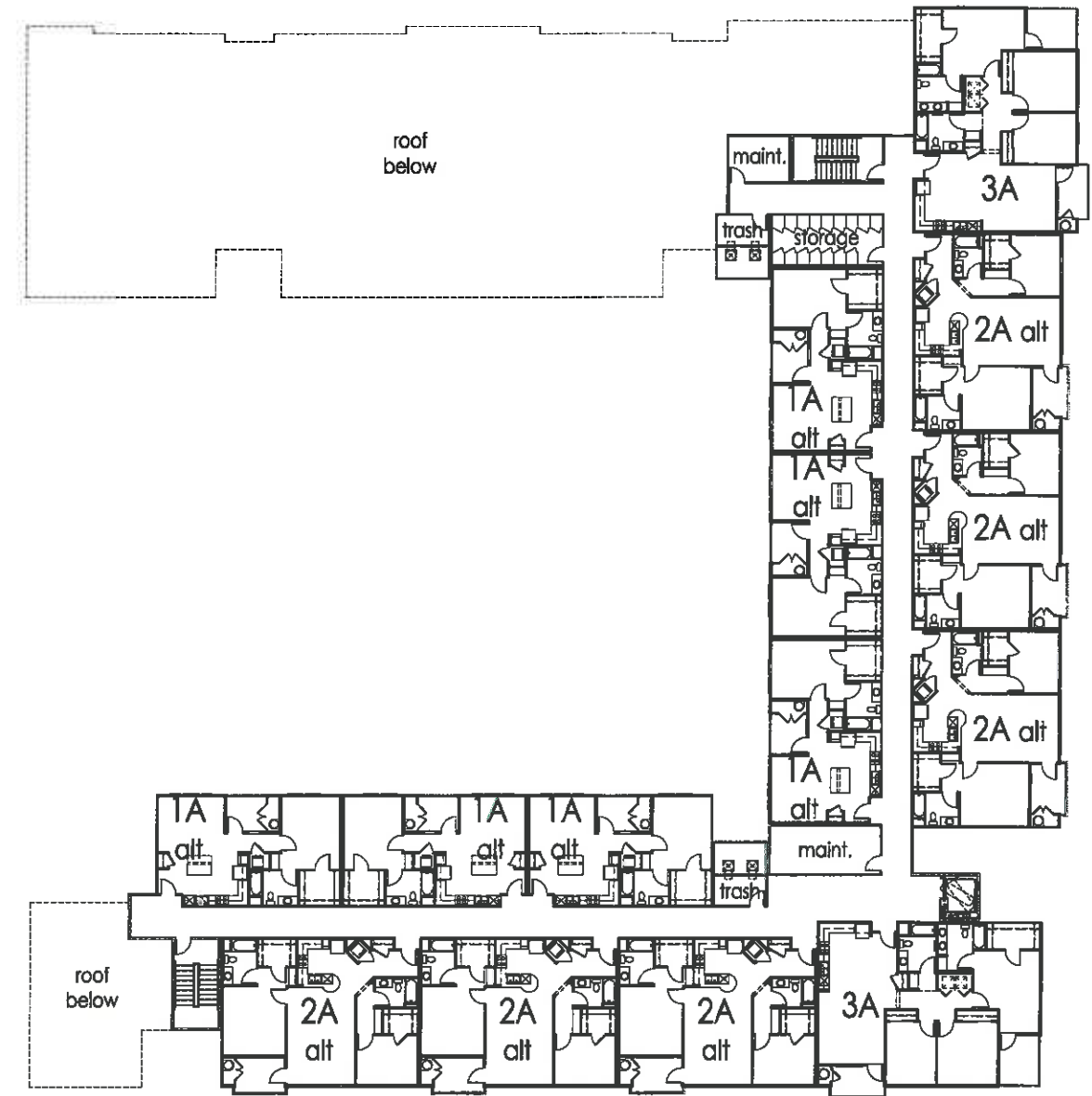
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THIRD LEVEL



FOURTH LEVEL

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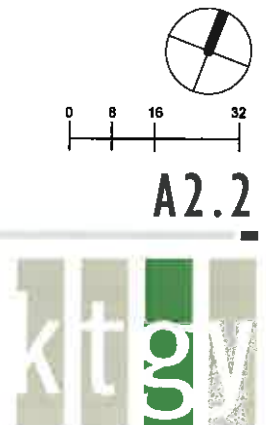


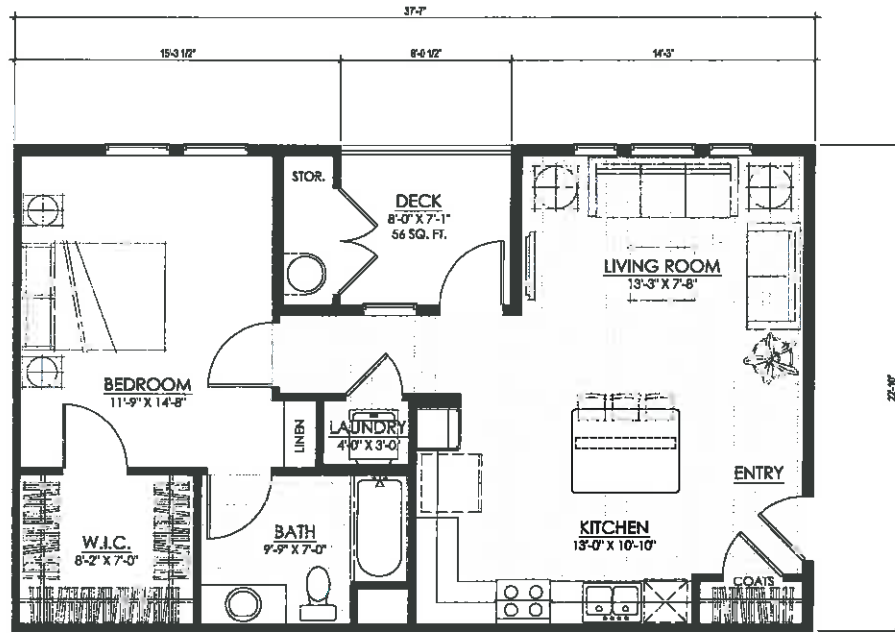
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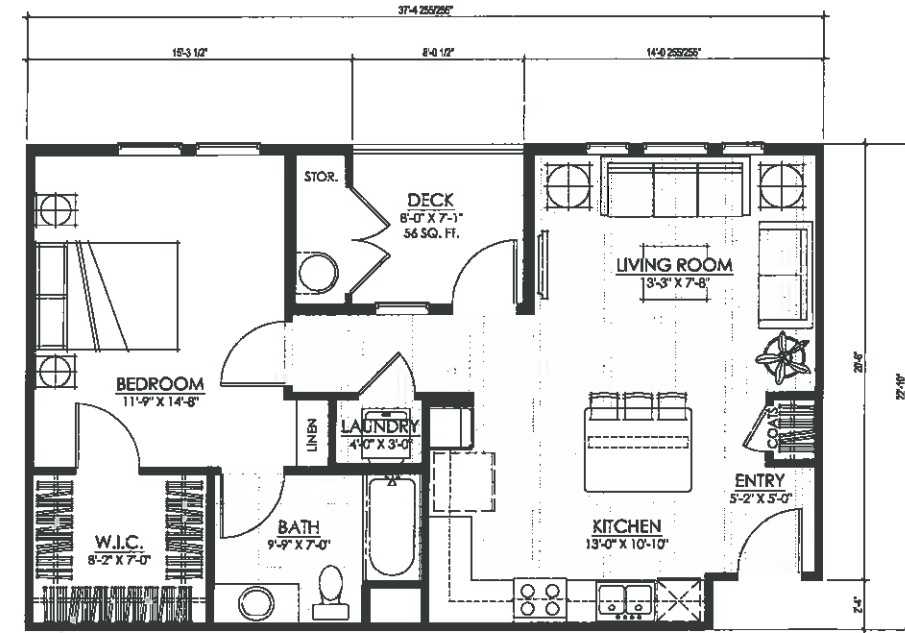
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**1A - 1BDR/1BATH**  
 GROSS: 783 SQ. FT.  
 NET: 715 SQ. FT.  
 PRIVATE OPEN SPACE: 56 SQ. FT.  
 PRIVATE STORAGE: 40 CU. FT. MIN.



**1A alt - 1BDR/1BATH**  
 GROSS: 778 SQ. FT.  
 NET: 702 SQ. FT.  
 PRIVATE OPEN SPACE: 56 SQ. FT.  
 PRIVATE STORAGE: 40 CU. FT. MIN.

## 5850 WEST LAS POSITAS BLVD

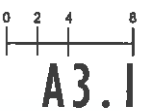


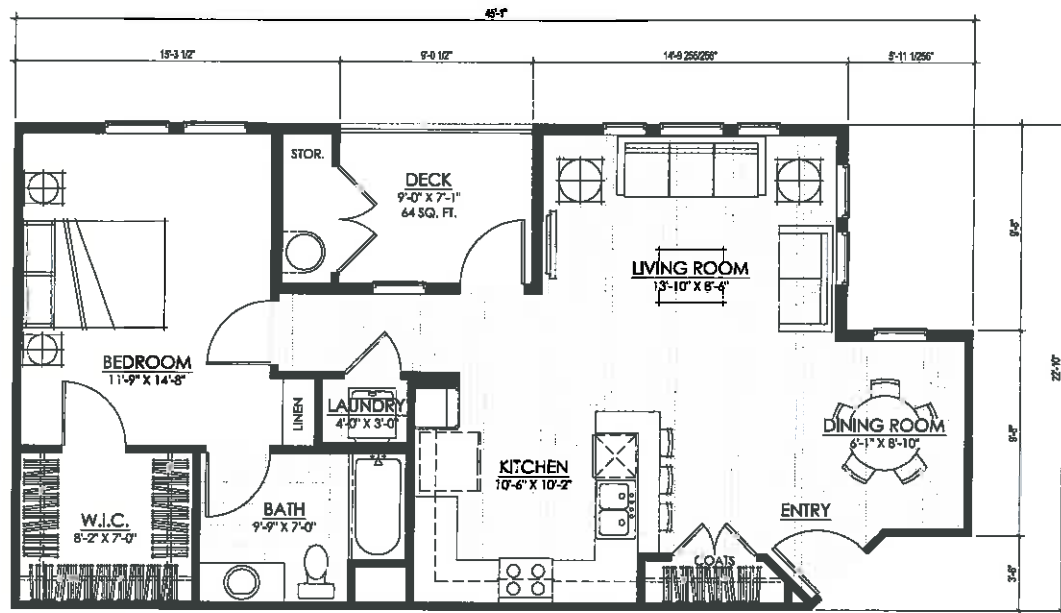
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## ONE-BEDROOM UNIT PLANS

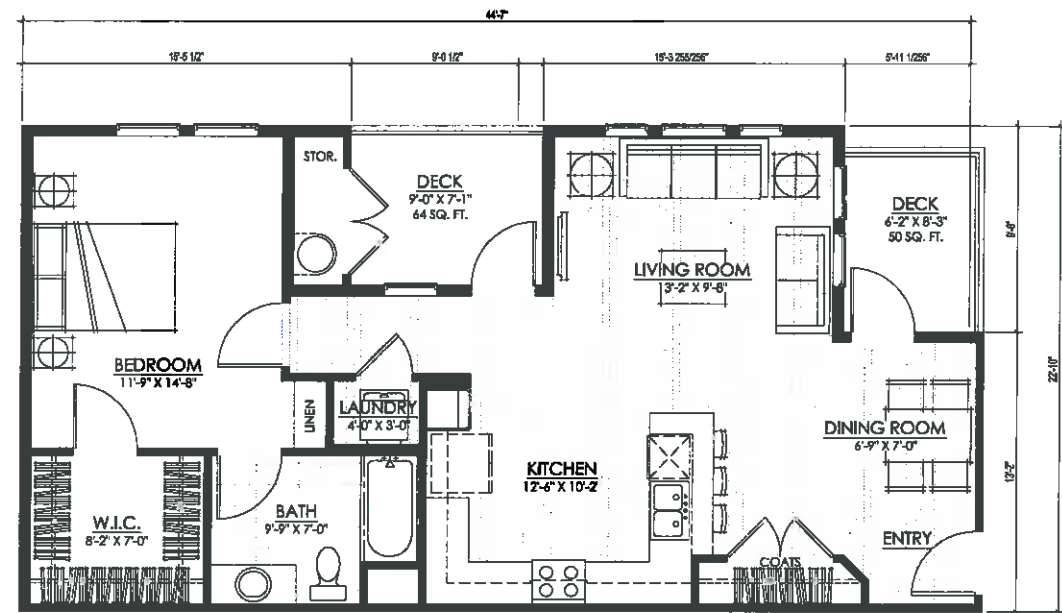
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**1B - 1BDR/1BATH**  
 GROSS: 870 SQ. FT.  
 NET: 796 SQ. FT.  
 PRIVATE OPEN SPACE: 64 SQ. FT.  
 PRIVATE STORAGE: 40 CU. FT. MIN.



**1B alt - 1BDR/1BATH**  
 GROSS: 886 SQ. FT.  
 NET: 810 SQ. FT.  
 PRIVATE OPEN SPACE: 64 SQ. FT.  
 PRIVATE STORAGE: 40 CU. FT. MIN.

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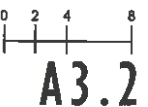


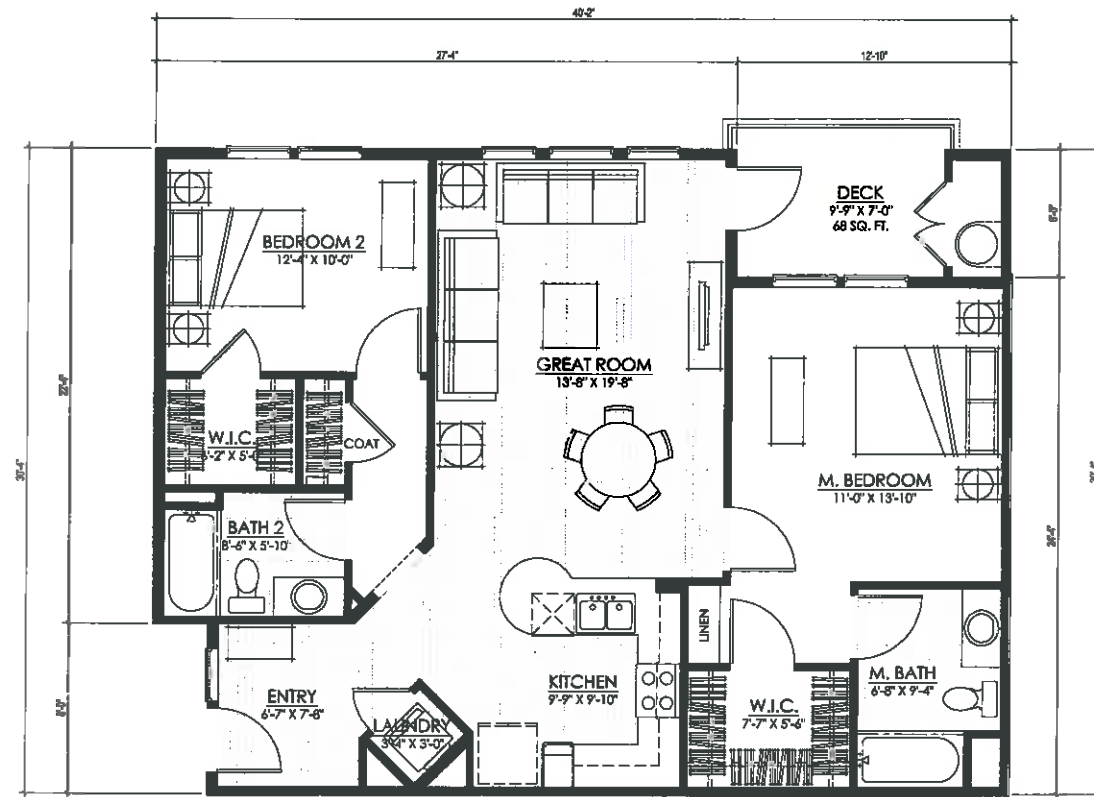
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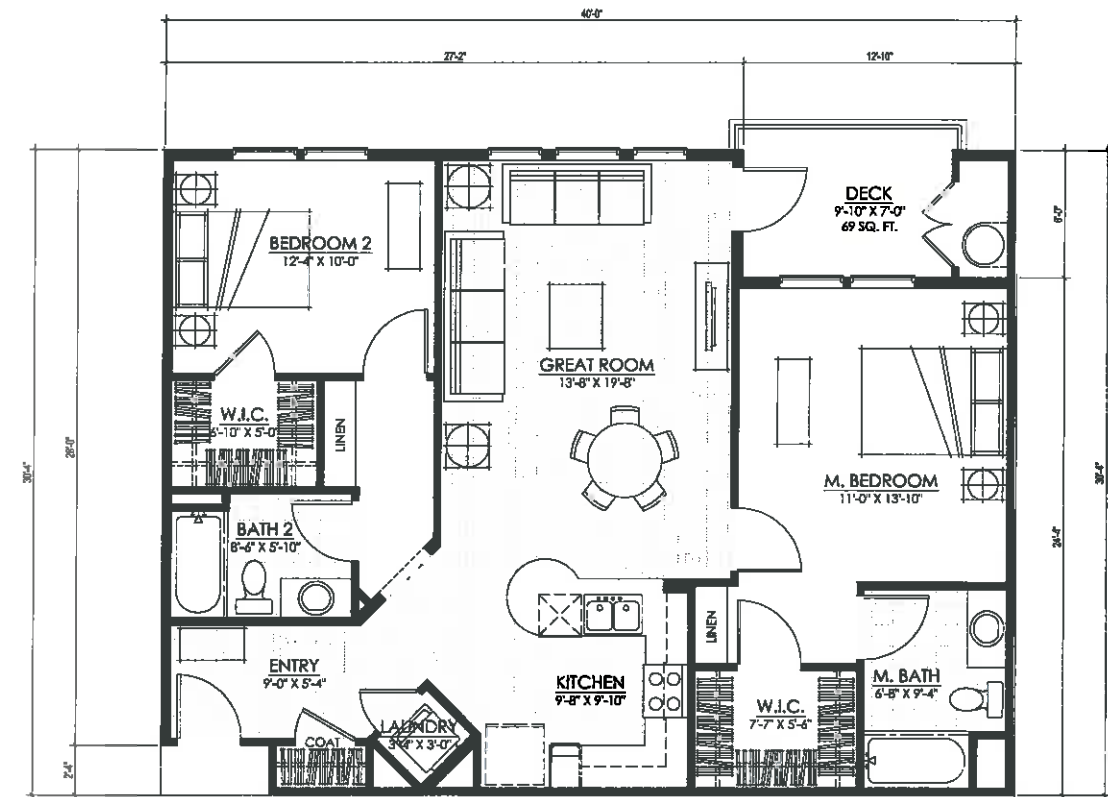
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**2A - 2BDR/2BATH**  
 GROSS: 1126 SQ. FT.  
 NET: 1054 SQ. FT.



**2A alt - 2BDR/2BATH**  
 GROSS: 1129 SQ. FT.  
 NET: 1063 SQ. FT.

5850 WEST LAS POSITAS BLVD

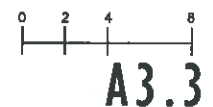


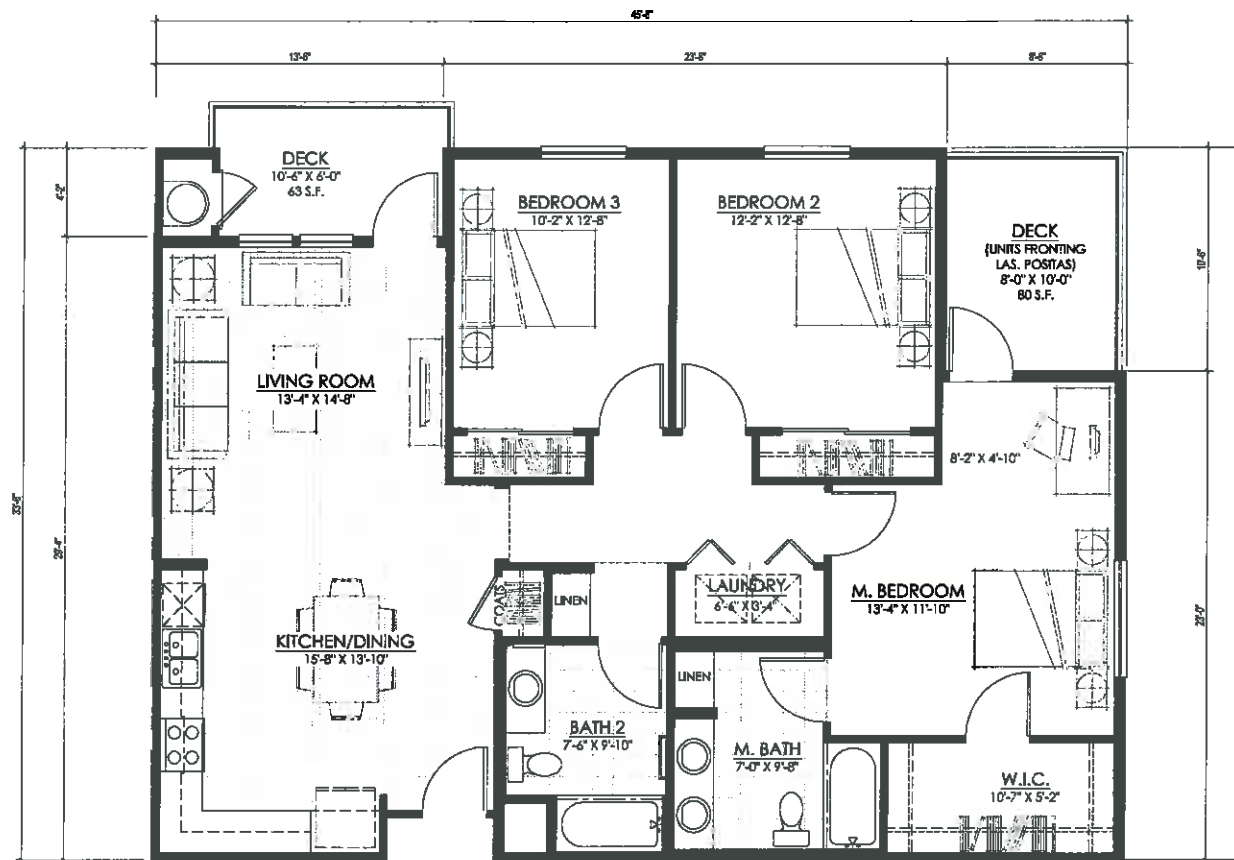
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TWO-BEDROOM UNIT PLANS

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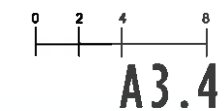




**3A - 3BDR/2BATH**  
 GROSS: 1387 SQ. FT.  
 NET: 1298 SQ. FT.  
 PRIVATE OPEN SPACE: 63 TO 143 SQ. FT.

5850 WEST LAS POSITAS BLVD

THREE-BEDROOM UNIT PLANS



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**NORTH ELEVATION - BUILDING A**



**NORTH ELEVATION - BUILDING B**



**5850 WEST LAS POSITAS BLVD**

**CONCEPTUAL ELEVATIONS**

0 4 8 16  
**A4.1**



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5850 WEST LAS POSITAS BLVD

PERSPECTIVE VIEW - BUILDING B FROM NORTHEAST

A5.1



**SummerHill Apartment Communities**  
 3000 Executive Parkway, Suite 450  
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 650.842.2268  
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PLEASANTON, CALIFORNIA  
KTGY # 2013-0313 08/21/2013

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 1733 Ocean Ave., Suite 250  
 Santa Monica, CA 90401  
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COMMUNITIES OF DISTINCTION



## 5850 WEST LAS POSITAS BLVD

**SUMMERHILL** APARTMENT  
COMMUNITIES  
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## PERSPECTIVE VIEW - BUILDING A FROM NORTHWEST

A5.2

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**5850 WEST LAS POSITAS BLVD**

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**PERSPECTIVE VIEW - CENTRAL PASEO FROM NORTH**

**A5.3**

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BUILDING B FROM NORTHEAST



BUILDING A FROM NORTHWEST



LAS POSITAS ELEVATION



5850 WEST LAS POSITAS BLVD

STREETSCENE WITH EXISTING MATURE TREES

A5.4



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EXISTING LARGE CANOPY TREE TO REMAIN, TYP.

COVERED CARPORT SEE ARCH. PLANS, TYP.

PARKING ISLAND WITH EVERGREEN HEDGE ROW & CANOPY TREES

LARGE CANOPY STREET TREE IN PARKING ISLAND, TYP.

LANDSCAPE SCREENING BUFFER AT ADJACENT COMMERCIAL PROPERTY EVERGREEN HEDGE ROW UNDER EXISTING LARGE CANOPY TREES TO REMAIN, TYP.

TERMINUS PLAZA WITH ENHANCED PAVING, L-TRELLIS, BENCHES, SEATWALLS, FLOWERING ACCENT TREES AND TWO SPECIMEN SHADE TREE SEE ENLARGEMENT SHEET L1.1

INFILL SCREEN TREES ON PERIMETER (PYRUS & PRUNUS) TO MATCH EX. TREES TO REMAIN

LANDSCAPE SCREENING BUFFER AT ADJACENT COMMERCIAL PROPERTY EVERGREEN HEDGE ROW UNDER EXISTING LARGE CANOPY TREES TO REMAIN, TYP.

TERMINUS PLAZA WITH ENHANCED PAVING, L-TRELLIS, BENCHES, SEATWALLS, FLOWERING ACCENT TREES AND TWO SPECIMEN SHADE TREE SEE ENLARGEMENT SHEET L1.1

INFILL SCREEN TREES ON PERIMETER (PYRUS & PRUNUS) TO MATCH EX. TREES TO REMAIN

WEST LAS POSITAS BLVD.

CENTRAL COMMON OPEN SPACE WITH CHILDREN'S PLAY AREA, SEATING PLAZAS, PICNIC AREAS, AND OPEN TURF FIELD. SEE ENLARGEMENT SHEET L1.1

GROUND FLOOR UNIT ENTRY ONTO OPEN SPACE, TYP.

GUEST BIKE PARKING, 2 BIKE RACKS TYP. (ACCOMMODATES 4 BIKES)

POCKET-PLAZAS WITH ENHANCED PAVING, SEATWALLS AND FLOWERING ACCENT TREES TYP.

GUEST BIKE PARKING, 2 BIKE RACKS TYP. (ACCOMMODATES 4 BIKES)

POOL AND SPA WITH SURROUNDING VEGETATED SCREEN FENCING, ACCENT TREES, AND LOUNGE CHAIRS, BBQ/PICNIC AREA. SEE ENLARGEMENT SHEET L1.1

GUEST BIKE PARKING, 2 BIKE RACKS TYP. (ACCOMMODATES 4 BIKES)

VEGETATED BIOSWALES WITH GRASSES AND AT EDGES SEE PLANTING IMAGES SHEET L2.1

GUEST BIKE PARKING, 2 BIKE RACKS TYP. (ACCOMMODATES 4 BIKES)

GROUND FLOOR UNIT ENTRY ONTO INTERNAL STREET, TYP.

ARROYO MOCHO TRAIL

EXISTING LARGE CANOPY TREES TO REMAIN (TYP)

LANDSCAPE SCREENING BUFFER ALONG ARROYO MOCHO TRAIL. EVERGREEN HEDGE ROW UNDER EXISTING TREES TO REMAIN, TYP.

ORNAMENTAL PLANTING IN 3' WIDE PLANTER STRIP (FLOWERING SHRUB STANDARDS, JUNIPER SPIRES), TYP.

EXISTING LARGE CANOPY TREE TO REMAIN, TYP.

ENTRY PLAZA WITH SIGNAGE WALL AND WATER FEATURE

ENHANCED PAVING WITH BANDING AT ENTRY

LARGE CANOPY STREET TREE AT MAIN ENTRY, TYP.

VEGETATED BIOSWALES WITH GRASSES AND AT EDGES SEE PLANTING IMAGES SHEET L2.1

PARKING ISLAND WITH VERTICAL EVERGREEN HEDGE ROW & CANOPY TREES

LANDSCAPE SCREENING BUFFER AT ADJACENT COMMERCIAL PROPERTY EVERGREEN HEDGE ROW & LARGE CANOPY STREET TREES IN EXISTING MEDIAN

EXISTING LARGE CANOPY TREE TO REMAIN, TYP.

ACCESSIBLE PATH OF TRAVEL FROM LAS POSITAS BLVD. TO ARROYO MOCHO TRAIL

ENHANCED PAVING WITH BANDING AT INTERSECTIONS & CROSSINGS, TYP.

POCKET-PLAZAS WITH ENHANCED PAVING, SEATWALL AND FLOWERING ACCENT TREES TYP.

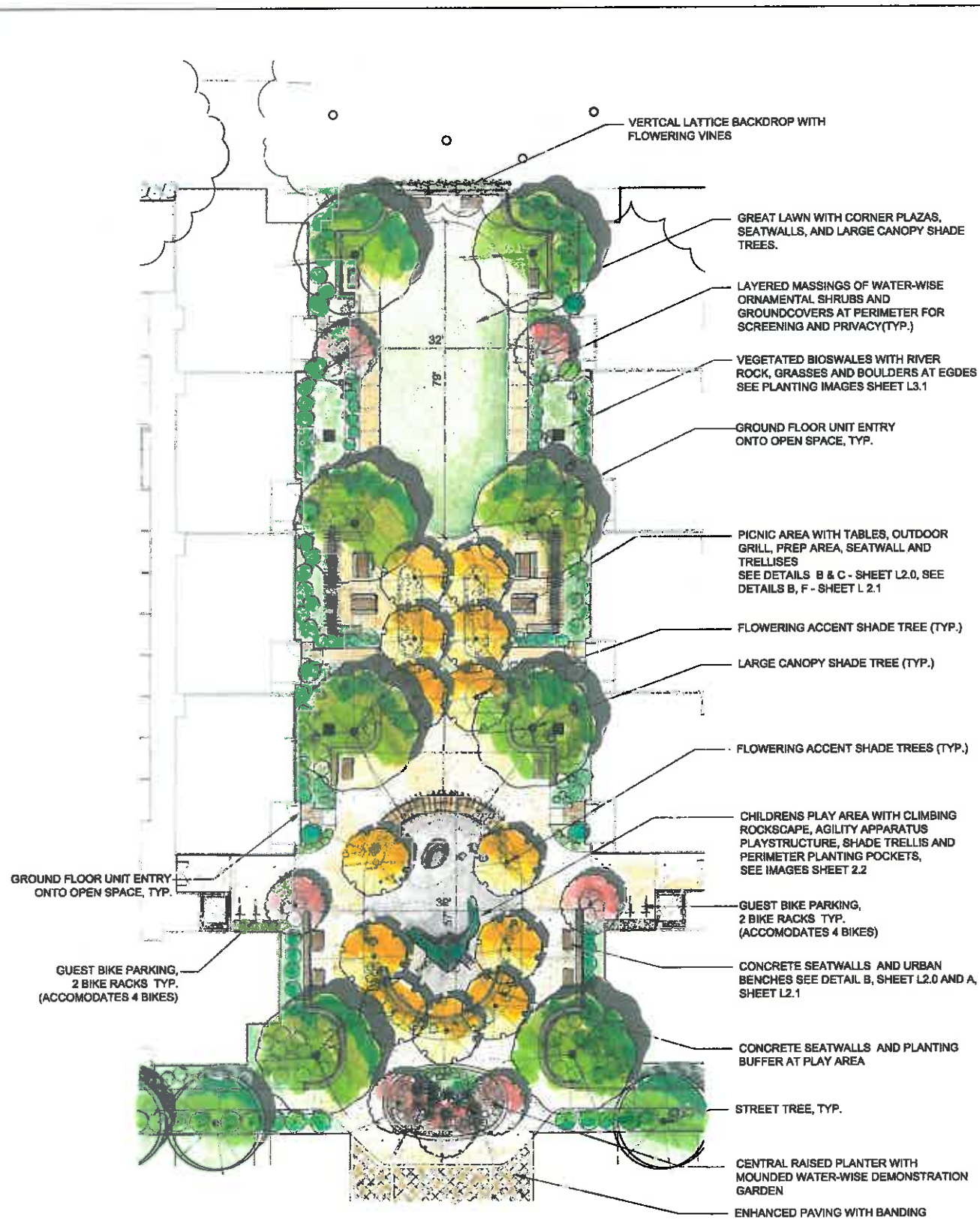
ACCESSIBLE PATH OF TRAVEL FROM LAS POSITAS BLVD. TO ARROYO MOCHO TRAIL

ACCESSIBLE GATED ENTRY TO ARROYO MOCHO TRAIL

**NOTES:**

ACCESSIBLE PATH TRAVEL TO ARROYO MOCHO TRAIL

GUEST BICYCLE PARKING - 7 REQUIRED 15 PROVIDED



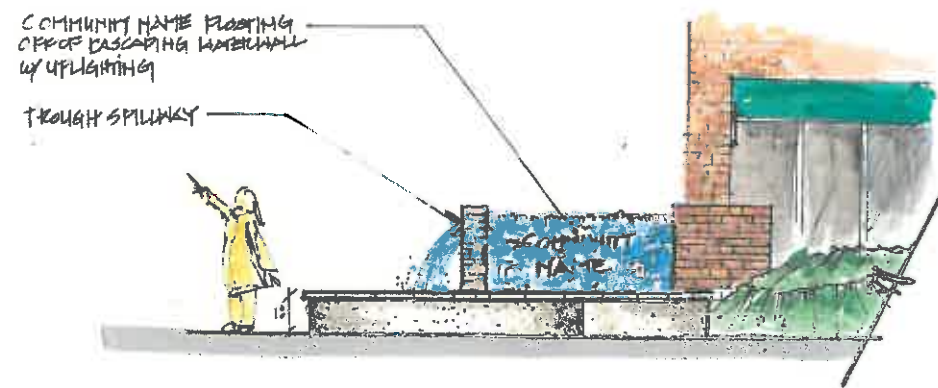
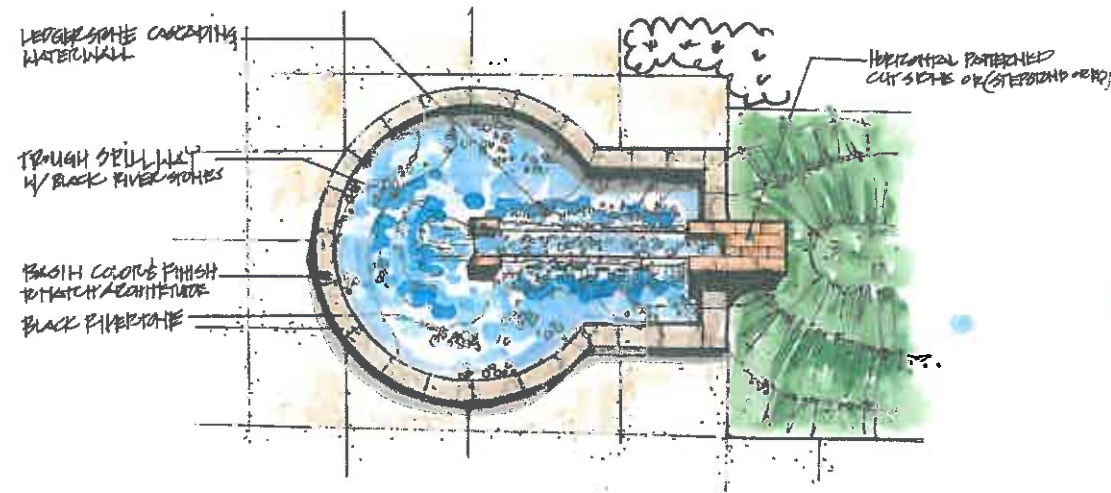
**A** COMMON OPEN SPACE LANDSCAPE ENLARGEMENT  
1/16" = 1'-0"



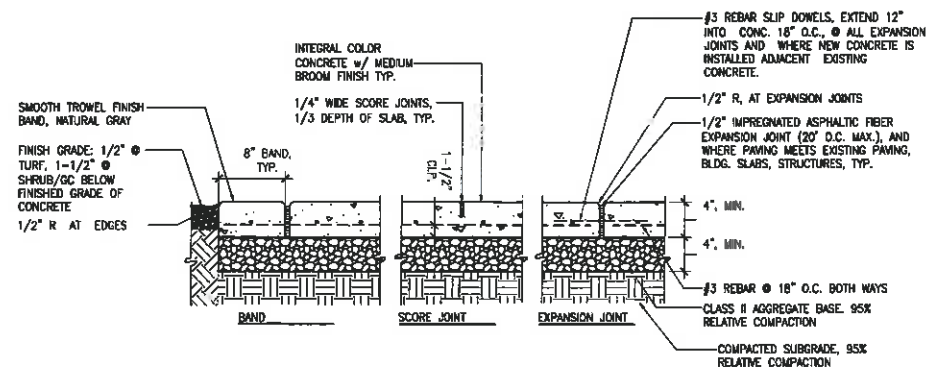
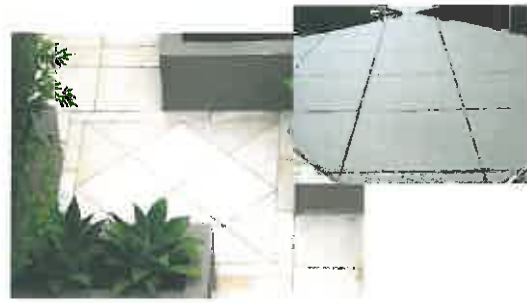
**B** POOL AREA LANDSCAPE ENLARGEMENT  
1/16" = 1'-0"



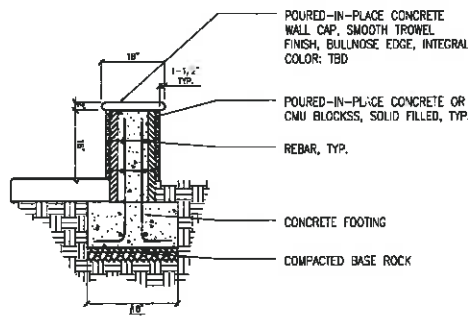
**C** TERMINUS PLAZA AT BLDG. C  
1/16" = 1'-0"



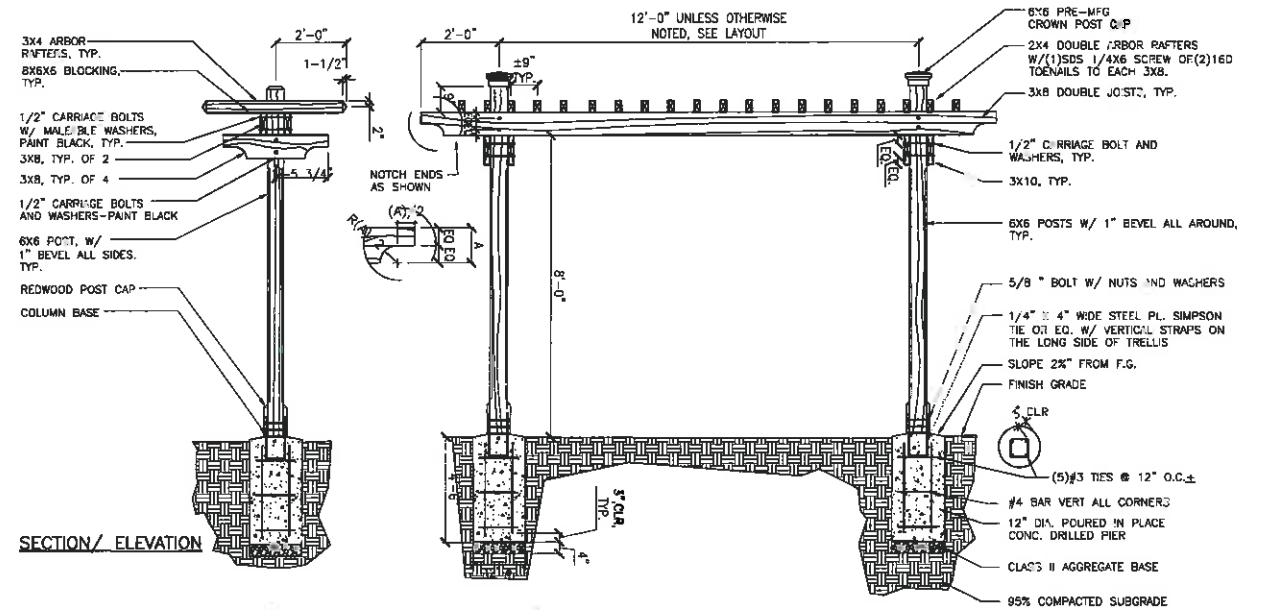
**A** ENTRY PLAZA WITH WATER FEATURE & SIGNAGE WALL  
NTS



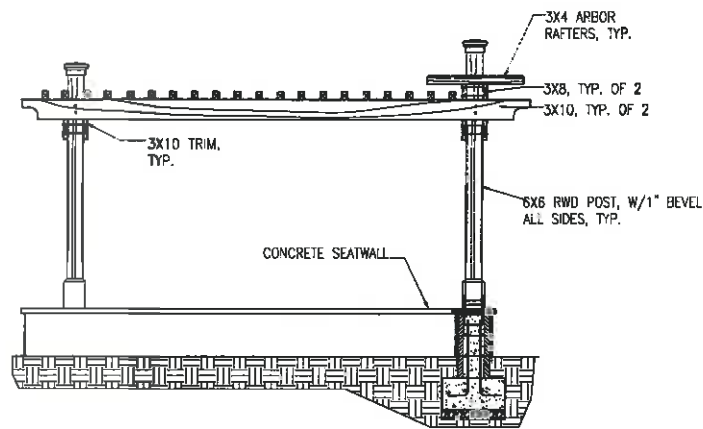
**A** DECORATIVE SCORED CONCRETE PAVING w/ BANDING  
SCALE: NTS



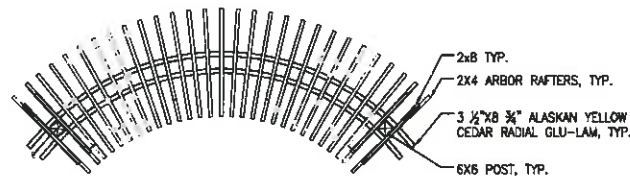
**B** CONCRETE SEATWALL  
SCALE: NTS



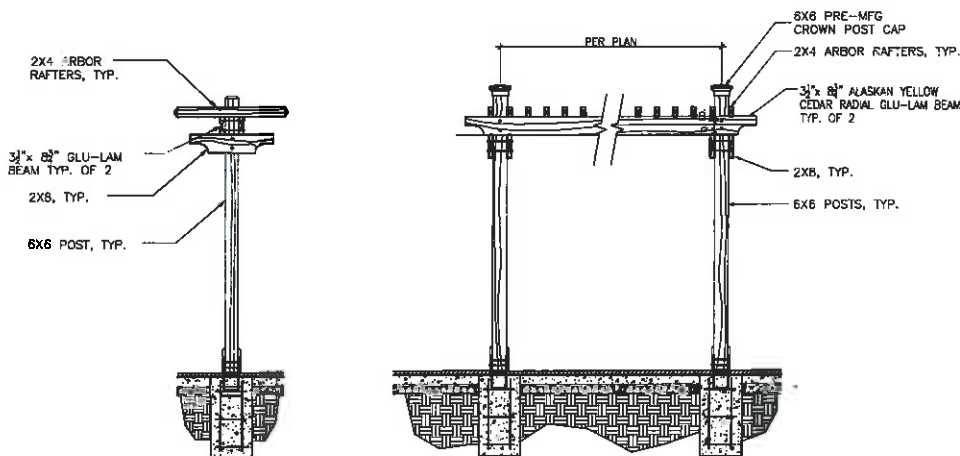
**C** 2-POST TRELLIS  
SCALE: NTS



**D** L-SHAPED TRELLIS ON SEATWALL  
SCALE: NTS



PLAN VIEW



**E** RADIAL TRELLIS AT PLAY AREA  
SCALE: NTS





**6' BENCH - WOOD w/ POWDERCOAT FRAME**  
 "TRIO" BY FORMS & SURFACES  
 OR EQUIVALENT

**A BENCH**  
 SCALE: NTS



**6' TABLE & BENCHES - WOOD w/ POWDERCOAT FRAME**  
 "TRIO EMSEMBLE" BY FORMS & SURFACES  
 OR EQUIVALENT

**B TABLE & BENCH ASSEMBLY**  
 SCALE: NTS



**36" TALL LED PATH LIGHT - POWDERCOAT ALUMINUM**  
 "HAWTHORNE" BY LANDSCAPE FORMS  
 OR EQUIVALENT

**C BOLLARD LIGHT**  
 SCALE: NTS



**12' TALL LED POLE LIGHT - POWDERCOAT ALUMINUM**  
 "ALCOTT" BY LANDSCAPE FORMS  
 OR EQUIVALENT

**D POLE LIGHT**  
 SCALE: NTS



**MODERN U-SHAPE BIKE RACK**  
 "TRIO" BY FORMS & SURFACES  
 OR EQUIVALENT

**E BIKE RACK**  
 SCALE: NTS



**OUTDOOR GRILL - SURFACE MOUNTED**  
 CHAR BROIL, KENMORE  
 OR EQUIVALENT

**F OUTDOOR GRILL**  
 SCALE: NTS



**"TREE HOUSE & CLIMBING ROCK" PLAY STRUCTURE**  
BY LANDSCAPE FORMS  
OR EQUIVALENT



**BOULDERS IN LANDSCAPE AROUND PERIMETER AND IN  
PLAY AREA FOR CLIMBING**



**"TREE STUMPS" BY LANDSCAPE FORMS  
OR EQUIVALENT**

**A PLAY AREA**  
SCALE: NTS



CONCEPTUAL TREE & SHRUBS PALETTE

| CODE     | BOTANICAL NAME                        | COMMON NAME                       | CONT    | WUCOLS WATER USE |
|----------|---------------------------------------|-----------------------------------|---------|------------------|
| ACE RUB  | ACER RUBRUM                           | RED MAPLE                         | 24"BOX  | M                |
| ARB UNE  | ARBUTUS UNEDO                         | STRAWBERRY TREE                   | 15 GAL  | L                |
| ARB HYB  | ARBUTUS X "MARINA"                    | ARBUTUS STANDARD                  | 15 GAL  | L                |
| CEL SIN  | CELTIS SINENSIS                       | CHINESE HACKBERRY                 | 24"BOX  | L                |
| CER OCC  | CERCIS OCCIDENTALIS                   | WESTERN REDBUD                    | 5 GAL   | L                |
| FRA OXY  | FRAXINUS OXYCARPA "RAYWOOD" TM        | RAYWOOD ASH                       | 24"BOX  | M                |
| GIN BIL  | GINKGO BILoba - PRINCETON SENTRY      | GINKGO                            | 24"BOX  | M                |
| JAC MIM  | JACARANDA MIMOSIFOLIA                 | JACARANDA                         | 24" BOX | M                |
| LAG HOP  | LAGERSTROEMIA FAURIEI "HOPT"          | CREPE MYRTLE                      | 15 GAL  | L                |
| LAG TRI  | LAGERSTROEMIA HYBRIDS "COMMANCE"      | INDIAN TRIBE GRAPE MYRTLE         | 15 GAL  | L                |
| LAG MUS  | LAGERSTROEMIA INDICA "MUSKOGEE"       | CREPE MYRTLE                      | 15 GAL  | L                |
| LAG ZUN  | LAGERSTROEMIA X "ZUNI"                | JAPANESE GRAPE MYRTLE MULTI-TRUNK | 16 GAL  | L                |
| LAU BAR  | LAURUS NOBILIS "SARATOGA"             | SWEET BAY                         | 16 GAL  | L                |
| TRI CON  | LOPHOSTEMON CONFERTUS                 | BRISBANE BOX                      | 15 GAL  | L                |
| MAG LIT  | MAGNOLIA GRANDIFLORA "LITTLE GEM"     | DWARF MAGNOLIA                    | 16 GAL  | M                |
| MAG BOU  | MAGNOLIA SOULANGIANA "LILLIPUTIAN"    | MULTI-TRUNK LILLIPUTIAN MAGNOLIA  | 24"BOX  | M                |
| MAG STE  | MAGNOLIA STELLATA                     | STAR MAGNOLIA MULTI-TRUNK         | 16 GAL  | M                |
| PIS CHI  | PISTACIA CHINENSIS                    | CHINESE PISTACHE                  | 24"BOX  | L                |
| PIRU CHA | PYRUS CALLERYANA "CHANTICLEER"        | CHANTICLEER PEAR                  | 15 GAL  | M                |
| PYR PEA  | PYRUS CALLERYANA "REDSPIRE"           | REDSPIRE CALLERY PEAR             | 24"BOX  | M                |
| ROS IDA  | ROBINIA X AMBIGUA "IDAHOENSIS"        | IDAHO LOCUST                      | 24"BOX  | M                |
| CHI TAS  | X CHITALPA TASHKENTENSIS "PINK DAWN"  | PINK DAWN CHITALPA                | 16 GAL  | L                |
| CODE     | BOTANICAL NAME                        | COMMON NAME                       | CONT    | WUCOLS WATER USE |
| ABE EDW  | ABELIA X GRANDIFLORA "EDWARD GOUCHER" | GLOBSY ABELIA                     | 5 GAL   | M                |
| ABU PIN  | ABUTILON HYBRIDUM "PINK"              | FLOWERING MAPLE                   | 5 GAL   | M                |
| BER CRI  | BERBERIS THUNBERGI "CRIMSON PYGMY"    | CRIMSON PYGMY BARBERRY            | 5 GAL   | L                |
| BER COR  | BERGENIA CORDIFOLIA                   | HEARTLEAF BERGENIA                | 1 GAL   | M                |
| GAL LIT  | CALLISTEMON CITRINUS "LITTLE JOHN"    | DWARF BOTTLE BRUSH                | 1 GAL   | L                |
| COL PUL  | COLEONEMA PULCHRUM                    | PINK BREATH OF HEAVEN             | 5 GAL   | M                |
| DIE BRO  | DIETES BICOLOR                        | FORTNIGHT LILY                    | 1 GAL   | L                |
| DOD PUR  | DODONAEA VIBICOIDES "PURPUREA"        | PURPLE LEAFED HOPSPEED BUSH       | 5 GAL   | L                |
| ERI WAY  | ERIGERON GLAUCUS "WAYNE RODERICK"     | SEASIDE DAISY                     | 1 GAL   | L                |
| ERI KAR  | ERIGERON KARVINSKIANUS                | FLEABANE                          | 1 GAL   | L                |
| ERY BOW  | ERYSIMUM "BOWLES MAJIVE"              | WALLFLOWER                        | 5 GAL   | L                |
| ERY APR  | ERYSIMUM X "APRICOT TWIST"            | APRICOT TWIST WALLFLOWER          | 5 GAL   | L                |

CONCEPTUAL SHRUBS PALETTE (cont.)

|         |  |                                 |             |    |
|---------|--|---------------------------------|-------------|----|
| EUP RED | EUPHORBIA X MARTINII "RED MARTIN"        | EUPHORBIA                       | 5 GAL       | L  |
| FUC GAR | FUCHSIA HYBRIDA "GARTENMEISTER BONSTEDT" | FUCHSIA                         | 5 GAL       | M  |
| GRE NOE | GREVILLEA HYBRID "NOELLII"               | GREVILLEA                       | 5 GAL       | L  |
| HEB SPE | HEBE SPECIOSA                            | SHOWY HEBE                      | 5 GAL       | M  |
| HEB AUT | HEBE X "AUTUMN GLORY"                    | AUTUMN GLORY HEBE               | 5 GAL       | M  |
| HEB COE | HEBE "COED"                              | HEBE                            | 5 GAL       | M  |
| HEM HYB | HEMEROCALLIS HYBRID                      | FLOWERING DAYLILY               | 1 GAL       | L  |
| HEU SAC | HEUCHERA X "BANTA ANA CARDINAL"          | CORAL BELLS                     | 1 GAL       | M  |
| JUN RO2 | JUNIPERUS C. SPARTAN                     | NCN                             | 15 GAL      | L  |
| JUN SK2 | JUNIPERUS S. SKYROCKET                   | NCN                             | 15 GAL      | L  |
| LAV ASS | LAVATERA ASSURGENTIFLORA                 | MALLOW                          | 5 GAL       | L  |
| LIR GIG | LIRIOPE GIGANTEA                         | GIANT LIRIOPE                   | 5 GAL       | M  |
| LOR CHI | LOROPETALUM CHINENSE                     | GREEN FINGE FLOWER              | 5 GAL       | L  |
| OLE LIT | OLEA EUROPAEA "LITTLE OLLIE" STANDARD    | LITTLE OLLIE OLIVE - STANDARD   | 15 GAL      | VL |
| PEN WH2 | PENNISSETUM SETACSUM "WHITE"             | WHITE FOXTAIN GRASS             | 5 GAL       | L  |
| PHO TT  | PHORMIUM TENAX "TOM THUMB"               | DWARF GREEN FLAX                | 1 GAL       | L  |
| PHO WAV | PHORMIUM TENAX "YELLOW WAVE"             | NEW ZEALAND FLAX                | 5 GAL       | L  |
| PHO MQ  | PHORMIUM "MAORI QUEEN"                   | NEW ZEALAND FLAX                | 5 GAL       | L  |
| PIT CM  | PITTOBOPORUM TOBIRA "CREAM DE MINT" TM   | CREAM DE MINT DWARF MOCK ORANGE | 5 GAL       | L  |
| PIT WHE | PITTOBOPORUM TOBIRA "WHEELER'S DWARF"    | WHEELER'S DWARF MOCK ORANGE     | 5 GAL       | M  |
| PRU GAR | PRUNUS CAROLINIANA "BRIGHT-N-TIGHT"      | CAROLINA LAUREL CHERRY          | 15 GAL      | L  |
| ROS CAL | ROSA CALIFORNICA                         | CALIFORNIA WILD ROSE            | 5 GAL       | L  |
| ROS IC2 | ROSA FLORIBUNDA "ICEBERG"                | ROSE                            | 5 GAL       | M  |
| ROS RED | ROSA FLOWER CARPET RED                   | GROUNDCOVER ROSE                | 2 GAL       | M  |
| ROS IC3 | ROSA ICEBERG (STANDARD)                  | ROSE                            | 16 GAL STD  | M  |
| ROS FLC | ROSA X "FLOWER CARPET APPLEBLOSSOM" TM   | GROUNDCOVER ROSE                | 2 GAL       | M  |
| ROS FL6 | ROSA X "FLOWER CARPET WHITE"             | GROUNDCOVER ROSE                | 2 GAL       | M  |
| SOL RAN | SOLANUM RANTONNETII (STANDARD)           | PARAGUAY NIGHTSHADE             | 15 GAL STD. | L  |
| TAO LEM | TARGETES LEMONII                         | COPPER CANYON DAISY             | 1 GAL       | L  |
| TIB UR2 | TIBOUCHINA URVILLEANA                    | PRINCESS FLOWER                 | 5 GAL       | M  |
| WEB FRU | WEBSTERIA FRUTICOSA                      | COAST ROSEMARY                  | 5 GAL       | L  |

CONCEPTUAL GRASSES & GROUNDCOVER

| CODE    | BOTANICAL NAME                     | COMMON NAME           | CONT  | WUCOLS WATER USE |
|---------|------------------------------------|-----------------------|-------|------------------|
| CAR PAN | CAREX PANBA                        | SANDLINE SEDGE        | FLAT  | L                |
| FES IDA | FESTUCA IDAHOENSIS                 | IDAHO FESCUE          | 1 GAL | L                |
| FES OVI | FESTUCA OVINA GLAUCA "ELIJAH BLUE" | BLUE FESCUE           | 1 GAL | L                |
| NAS TEN | NASSELLA TENUISSIMA                | MEXICAN FEATHERGRASS  | 5 GAL | L                |
| CODE    | BOTANICAL NAME                     | COMMON NAME           | CONT  | WUCOLS WATER USE |
| SOD     | FESTUCA ELATOR "MEDALLION"         | FESTUCA MEDALLION SOD | SOD   | H                |
| FES MOW | FESTUCA X "NO MOW"                 | FESTUCA X "NO MOW"    | SOD   | M                |
| FRA CHI | FRAGARIA CHILOENSIS                | BEACH STRAWBERRY      | FLAT  | L                |

PLANTING & WATER EFFICIENCY DESIGN INTENT STATEMENT

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".

THE PLANTING DESIGN MINIMIZES TURF/LAWN AREAS AND UTILIZES PRIMARILY LOW WATER USE & NATIVE PLANT SPECIES AND ORNAMENTAL PLANTS ADAPTED TO LOCAL CLIMATIC CONDITIONS. PLANTS ARE GROUPED BY HYDROZONE, & EXPOSURE. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.

VEGETATED SWALES AND BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH APPROVED WATER CONSERVING CAREX PANSA OR ALTERNATIVE GRASS SPECIES, AND PERIMETER SHRUBS THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED IN CONJUNCTION WITH THE IRRIGATION SYSTEM FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPES ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECTS MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

IRRIGATION DESIGN INTENT STATEMENT

THE IRRIGATION SYSTEMS WILL UTILIZE A COMBINATION OF PRESSURE COMPENSATING LOW VOLUME DRIP EMITTERS, PRESSURE COMPENSATING LOW FLOW BUBBLERS & SPRAY HEADS. THE LOW, MEDIUM AND HIGH WATER USE PLANTS WILL BE ON SEPARATE VALVE CIRCUITS. PLANT SPECIES WILL BE GROUPED BY HYDROZONE AS STATED ABOVE.

ALL NEW TREES WILL BE IRRIGATED WITH DEEP WATERING BUBBLERS. THE GREAT LAWN WILL BE IRRIGATED WITH LOW GALLON USE SPRAY HEADS WITH MATCHED PRECIPITATION RATE HEADS. ADJACENT PAVING WILL BE DESIGNED TO DRAIN ENTIRELY TO THE LANDSCAPE AREAS SHOULD ANY OVER-SPRAY OCCUR.

SMART E.T. BASED IRRIGATION CONTROLLERS SHALL BE UTILIZED TO OPTIMIZE EFFICIENT WATER APPLICATION. SMART CONTROLLERS AUTOMATICALLY ADJUST THEIR DAILY WATER SCHEDULE PROGRAMMING BASED UPON THE LOCAL CLIMATE AT THE PROJECT SITE. SMART CONTROLLERS RECEIVE WIRELESS DATA DAILY FROM THE IRRIGATION MANUFACTURERS WEATHER DATA SERVICE. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS.

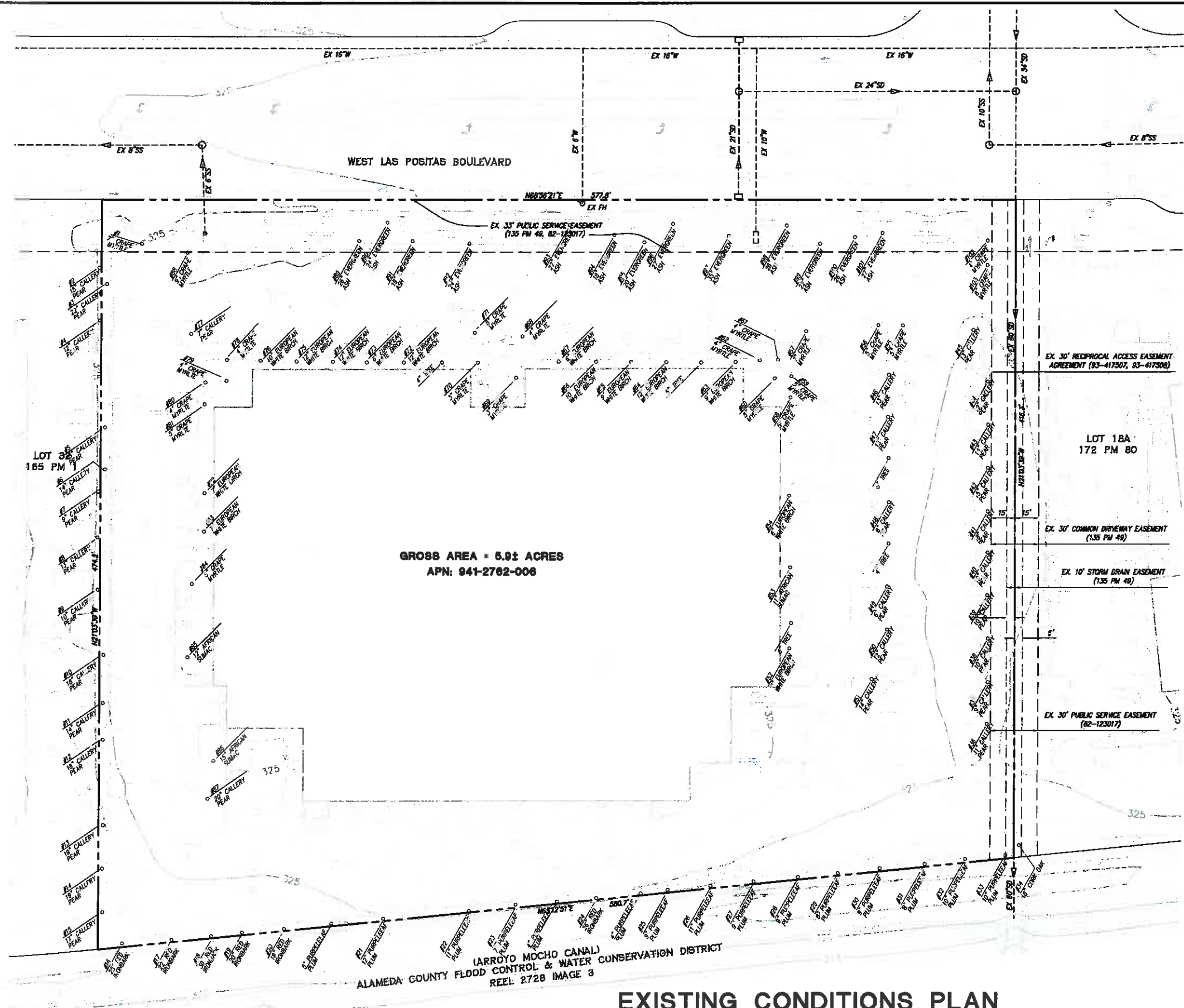
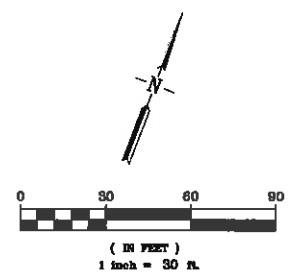
A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE SMART CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

THE IRRIGATION SYSTEM DESIGN WILL COMPLY WITH THE 2010 CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.

CONCEPTUAL TREE PALETTE

CONCEPTUAL SHRUBS & GROUNDCOVER PALETTE





GROSS AREA = 5.9± ACRES  
APN: 941-2762-006

**EXISTING CONDITIONS PLAN**  
**5850 WEST LAS POSITAS BOULEVARD**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
FOR: SUMMERHILL APARTMENT COMMUNITIES

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHILBOT DRIVE, SUITE 200 PLEASANTON, CA 94598  
PHONE: (925) 227-9100 FAX: (925) 227-9300

| NO. | DATE | DESCRIPTION | BY |
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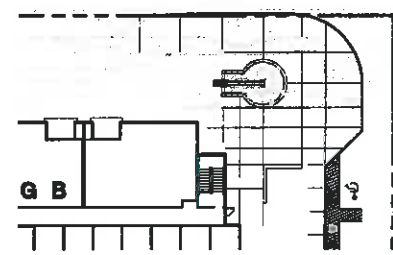
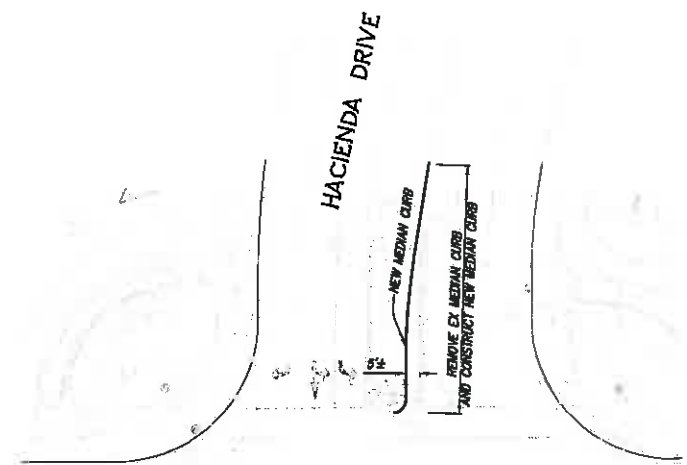
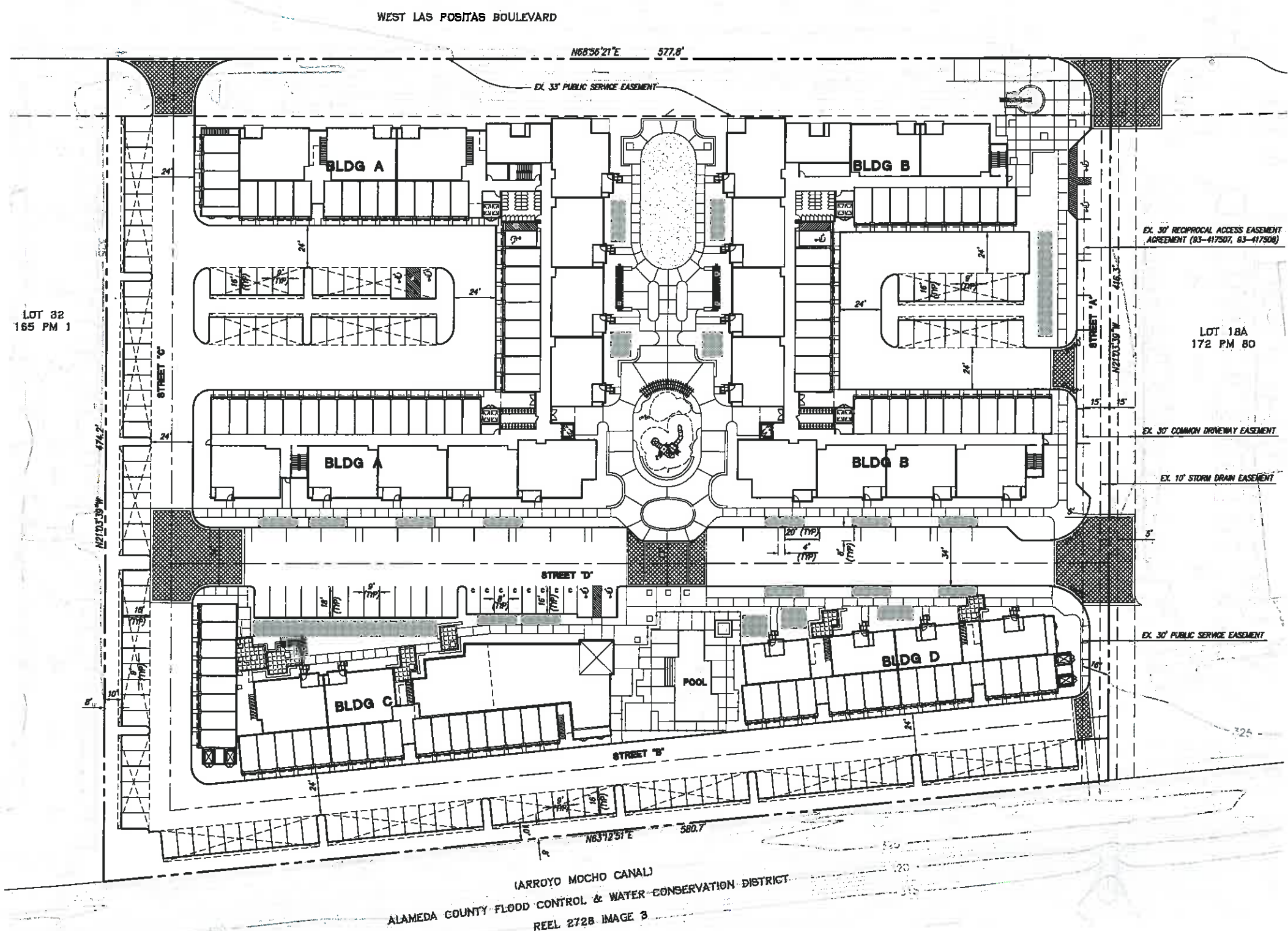
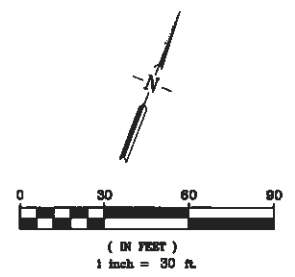
DATE: AUGUST 21, 2013

JOB NO.: 131045

SHEET NO.  
**C-1.0**

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SEE HACIENDA DRIVE DETAIL ON THIS SHEET



HACIENDA DRIVE DETAIL

LOT 32  
165 PM 1

LOT 18A  
172 PM 80

(ARROYO MOCHO CANAL)  
ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
REEL 2728 IMAGE 3

**PRELIMINARY SITE PLAN**  
**5850 WEST LAS POSITAS BLVD.**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
FOR: SUMMERHILL APARTMENT COMMUNITIES

**SUMMARY PARKING COUNT**

|           |     |
|-----------|-----|
| GARAGE    | 110 |
| CARPORIT  | 142 |
| ON-STREET | 49  |
| TOTAL     | 301 |

**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHA'OT DR. VE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-5100 FAX: (925) 227-9300

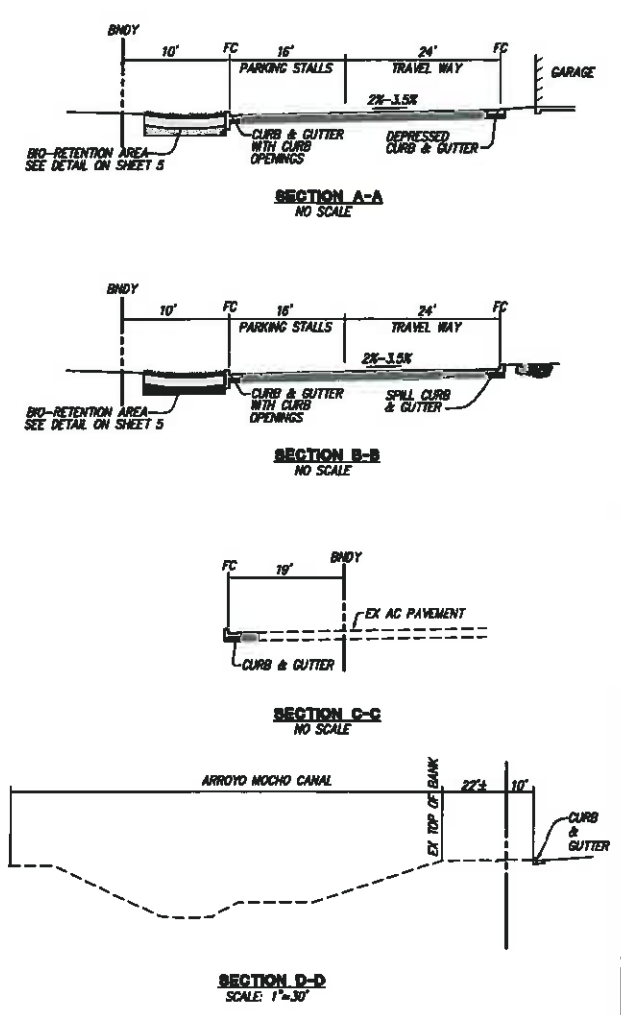
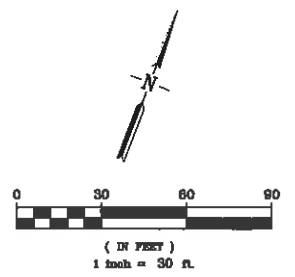
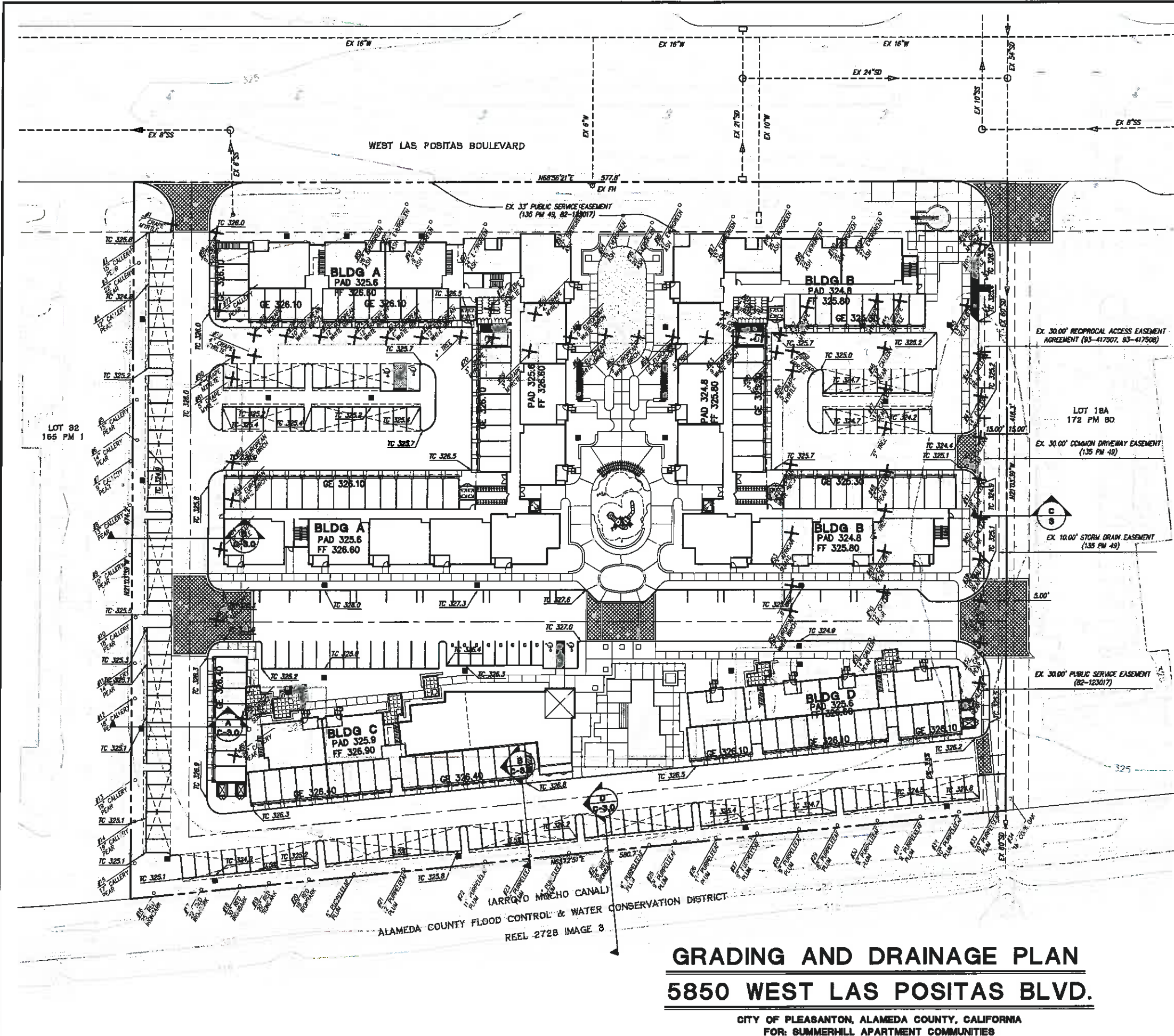
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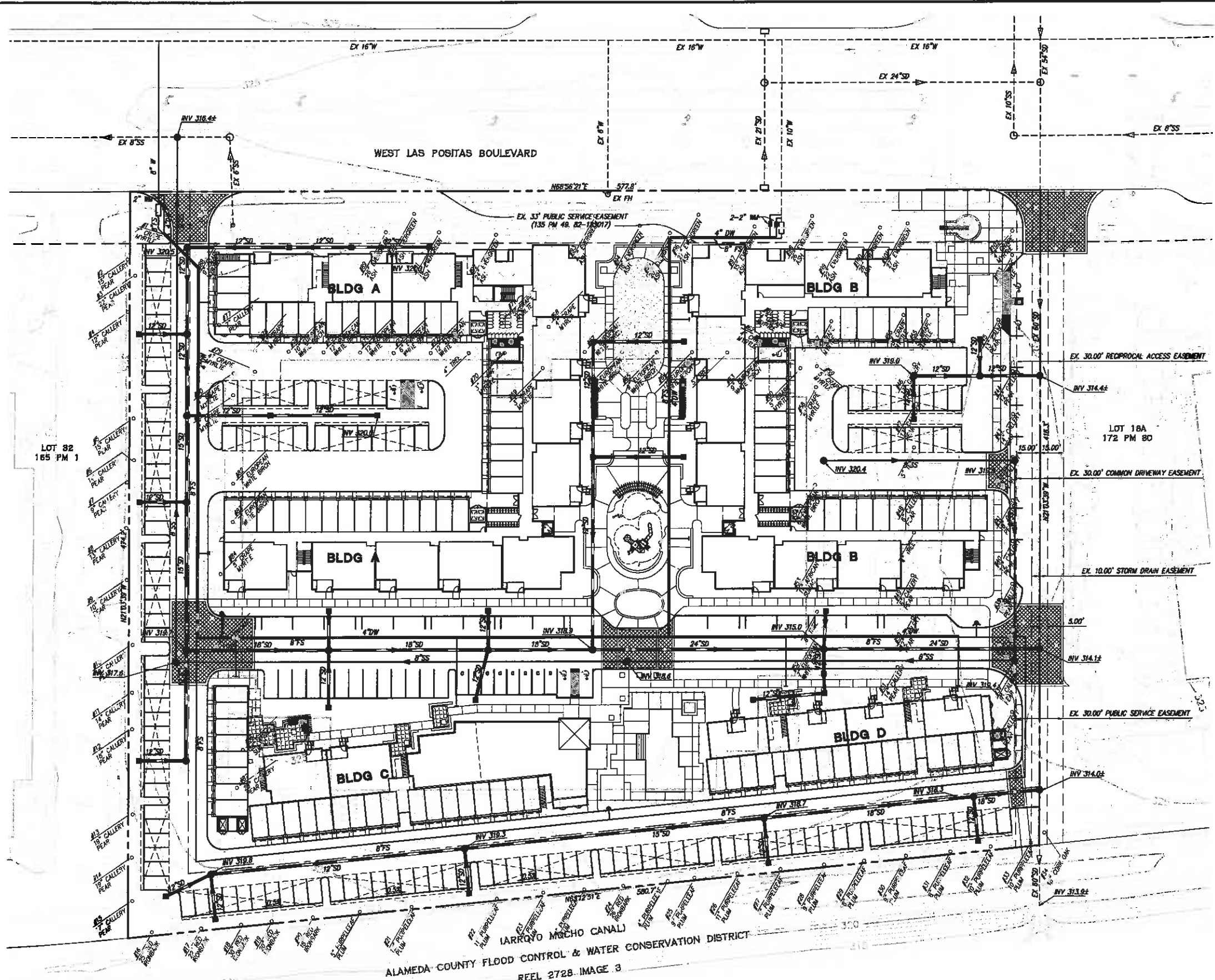
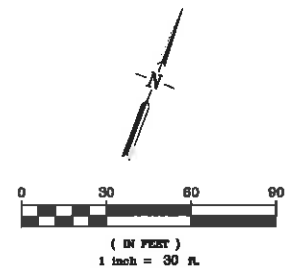
DATE: AUGUST 21, 2013

JOB NO.: 131045

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**GRADING AND DRAINAGE PLAN**  
**5850 WEST LAS POSITAS BLVD.**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: SUMMERHILL APARTMENT COMMUNITIES

8. VARIOUS UTILITY PLANS - SUBMITTAL LISTINGS - CLO - GRADING PLANS 8/14/2013 5:11:32 PM ROGER FONG



LOT 82  
165 PM 1

LOT 18A  
172 PM 80

ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
ARRIQUO MACHO CANAL  
REEL 2728, IMAGE 3

**UTILITY PLAN**  
**5850 WEST LAS POSITAS BLVD.**  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
FOR: SUMMERHILL APARTMENT COMMUNITIES

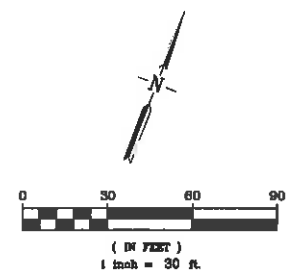
**RJA**  
**RUGGERI-JENSEN-AZAR**  
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4350 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
PHONE: (925) 227-5100 FAX: (925) 227-9305

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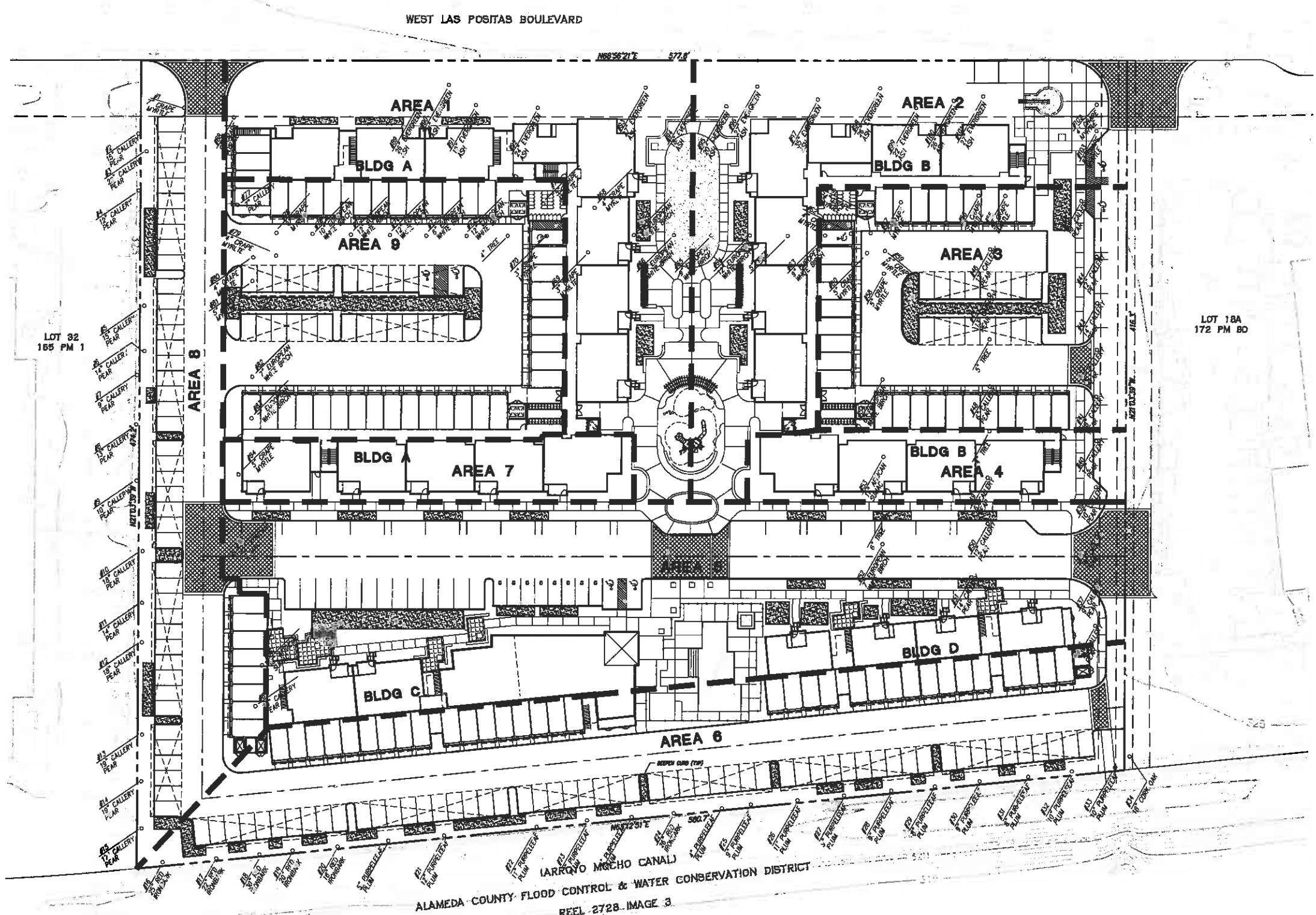
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| JOB NO.: 131045       | <b>C-4.0</b> |

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**STORMWATER TREATMENT CALCULATION**

| AREA # | SURFACE  | IMPERVIOUS AREA (SF) | IMP USED      | SOAKING FACTOR | REQUIRED SURFACE AREA (SF) | SURFACE AREA AS PROVIDED (SF) |
|--------|----------|----------------------|---------------|----------------|----------------------------|-------------------------------|
| AREA 1 | ROOF/PAV | 13,835               | BIQ RETENTION | 0.04           | 553                        | 700                           |
| AREA 2 | ROOF/PAV | 13,835               | BIQ RETENTION | 0.04           | 553                        | 659                           |
| AREA 3 | ROOF/PAV | 27,000               | BIQ RETENTION | 0.04           | 1,080                      | 1,104                         |
| AREA 4 | ROOF     | 7,980                | BIQ RETENTION | 0.04           | 319                        | 333                           |
| AREA 5 | ROOF/PAV | 57,200               | BIQ RETENTION | 0.04           | 2,288                      | 2,300                         |
| AREA 6 | ROOF/PAV | 34,525               | BIQ RETENTION | 0.04           | 1,380                      | 1,400                         |
| AREA 7 | ROOF     | 8,200                | BIQ RETENTION | 0.04           | 358                        | 444                           |
| AREA 8 | ROOF/PAV | 18,663               | BIQ RETENTION | 0.04           | 767                        | 1,049                         |
| AREA 9 | ROOF/PAV | 30,600               | BIQ RETENTION | 0.04           | 1,224                      | 1,328                         |



**STORMWATER MANAGEMENT PLAN**  
**5850 WEST LAS POSITAS BLVD.**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA  
 FOR: SUMMERHILL APARTMENT COMMUNITIES

**RJA**  
**RUGGERI-JENSEN-AZAR**  
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DATE: AUGUST 21, 2013

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