

Vintage (formerly Auf Der Maur Site)  
Sustainable Mixed Use Village  
Written Narrative  
December 5, 2012

The proposed Sustainable Mixed Use Village will consist of 345 high quality sustainable apartment homes and between 35,169 sf to 38,781 sf of retail space on the 16 Ac site. The acreage of the residential parcel will be 11.5Ac and the retail parcel will be 4.5 Ac. The mix of retail and residential communities create a Sustainable Mixed Use Village with retail choices available to residents within walking distance. The community is planned to reach a minimum of LEED Silver.

### Residential Community

The residential homes will be grouped into three clusters. Two clusters, Cluster 1 containing 94 apartment homes and Cluster 3 containing 85 apartment homes, will be designed with one, two and three story buildings and many private garages and carports. The buildings will contain one and two story apartment homes. Cluster 2 will contain 166 single level apartment homes on three or four floors above one level of half level underground structured parking. There will be a central landscaped courtyard for these homes and this building will also contain the fitness center.

This design allows the community to maximize the open space and support a superior amenity program. In addition to the adjacent retail center, amenities will include a lap pool, cabanas, spa, community room, tot lot, barbecues located throughout the community, outdoor kitchen, outdoor televisions, fountains, fitness center, club room with deck, and outdoor and indoor fireplaces.

### Retail Center

The corner location was chosen for the retail center since it provides visibility for the retail tenants of the center. The proposed neighborhood retail center will range from 35,169sf and 174 parking stalls (5.0 stalls/1,000 sf) to 38,781 sf and 189 parking stalls (4.9 stalls/1,000 sf) on approximately 4.5 Ac of the 16 Ac site.

The center will consist of four buildings. We anticipate the anchor tenant located in building "Major 1" will consist of either a drug or small grocery tenant. To provide the maximum flexibility we propose two alternative plans. One contains a 38,781 sf major tenant building with no drive-through and the alternative contains a 35,169 sf Major 1 building with a drive-through. This will allow us to appeal to a larger pool of tenants. We continue to meet with tenants to define specific tenant needs.

The center is designed to appeal to the residents at the adjacent apartment community. There are two outdoor seating opportunities in the "Outdoor Dining Areas" shown on the plan. These "Outdoor Dining Areas" integrate into the pedestrian connections of the residential plan.

Please contact Ken Busch at [kbusch@srgnc.com](mailto:kbusch@srgnc.com) or 650-377-5805 if there any questions.

Vintage  
Proposed Retail Uses  
November 13, 2012

Request that all uses listed below be permitted on this site. The current zoning allows uses per stated below.

*Permitted in C-N per PMC and listed as permitted in proposed list (or is conditionally permitted in PMC and is also proposed as conditionally permitted)*

- 1) Art schools for 20 or fewer students at any one time.
- 2) Artist studios such as drawing, fabric, glass, metal, oil and watercolor painting, pottery, sculpture, and stained glass with sales in the studio.
- 3) Barbershops and beauty shops.
- 4) Bicycle shops, with service and shop work on premises but excluding painting.
- 5) Bookstores.
- 6) Candy stores including the ancillary on-premises manufacturing of product for catering and retail sale.
- 7) Clothing, shoe, and accessory stores including, new, pre-owned, and rental, with on-site tailoring and alterations.
- 8) Copying and related duplicating, printing, and publishing using only computers, copy machines, etc., not including engraving, lithographing, or similar reproduction services.
- 9) Delicatessen stores, deli shops, delis, and specialty food stores, excluding convenience markets.
- 10) Drugstores and prescription pharmacies with drive-through in the Major Tenant building shown on site plan.
- 11) Financial institutions, including banks, saving and loan offices, financial companies, credit unions, and related services.
- 12) Florists and floral supply stores, including garden centers and nurseries.
- 13) Furniture stores, indoor/outdoor, new product, including linens, wall hangings, and similar items, and ancillary design services.
- 14) Gift shops.
- 15) Hardware equipment, sales and rental provided that all materials and products are stored indoors.
- 16) Hobby shops.
- 17) Hospital equipment, sales and rental provided that all materials and products are stored indoors.
- 18) Ice cream and frozen yogurt sales, with/without seating, including the manufacturing of products for retail sale and consumption on premises only.
- 19) Interior decorating shops with design services displays and showrooms.

- 20) Jewelry stores including cleaning and servicing.
- 21) Laundries and dry cleaners where service is provided on premises.
- 22) Locksmiths.
- 23) Music stores.
- 24) Music and dance studios, martial arts schools, gymnasiums for 20 or fewer students at any one time, conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
- 25) Newsstands.
- 26) Office supply stores including furniture shops and ancillary design services.
- 27) Paint, glass and wallpaper shops and ancillary services.
- 28) Pet and bird stores including food, accessories, equipment, outpatient veterinary services, bathing and grooming services, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
- 29) Photographic studios.
- 30) Photographic supply stores.
- 31) Picture framing shops.
- 32) Post offices and mail and packaging stores.
- 33) Restaurants, with alcoholic beverage service with a complete food service menu until 11:00 p.m., cafes, and soda fountains, with seating, catering services and limited take-out.
- 34) Saddleries, tack shops, and leather shops including on-site manufacture and tailor of products.
- 35) Scientific equipment shops.
- 36) Shoe repair shops.
- 37) Sporting goods stores, *no* firearms sales.
- 38) Stamp and coin stores.
- 39) Stationary stores.
- 40) Tailor or dressmaking shops.
- 41) Toy stores.
- 42) Variety stores.
- 43) Watch and clock repair shops.

***Conditionally Permitted in C-N per PMC but listed as permitted in proposed list***

- 44) Building material showrooms, shops, and stores with ancillary design services and indoor display and storage only.
- 45) Carpet, drapery and floor covering stores, with design services.
- 46) Health clubs of less than 5,000 square feet.
- 47) Food market including supermarkets, convenience markets and specialty stores.

***Not listed as permitted or conditionally permitted in C-N per PMC, but requested for inclusion in the Vintage PD zoning***

- 48) Furniture stores of less than 3,000 square feet
- 49) Decorator and design services and shops including showrooms
- 50) Electronic retail sales, no repair services, such as telephones, pagers, blackberry, personal computers and software, and television, radio and stereo
- 51) Kitchen supply stores and accessories with ancillary demonstration, classes, and cutlery sharpening.
- 52) Medical offices including dental, optometry, chiropractic and other such uses typically found in neighborhood shopping centers
- 53) Wine shops and tasting rooms for wineries, excluding liquor stores.



# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
Stanley Blvd. and Bernal Ave.  
Pleasanton, California



PUD-87 [Auf der Maur/Rickenbach]

**EXHIBIT A**

RECEIVED NOVEMBER 29, 2012  
Planning Commission Work Session  
December 12, 2012

November 26, 2012



**APPLICANT**



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**DEVELOPMENT MANAGER**



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**DESIGN TEAM**



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Contact: Rob Steinberg  
rsteinberg@steinbergarchitects.com



Landscape Architect  
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181 Greenwich Street  
San Francisco, California 94111

Contact: Paul Lettieri  
plettieri@tpg-inc.com



Civil Engineer  
BKF  
4670 Willow Rd., Ste 250  
Pleasanton, CA 94588

Contact: Brock Roby  
broby@bkf.com



Architect - Retail  
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445 N.Whisman Rd.  
Mountain View, CA 94043

Contact: Brendan Goggins,  
brendan@krparchitects.com

**PROJECT DATA**

<b>Total Site Area</b>	<b>696,433 sf =</b>	<b>16.0 acres</b>
<b>Residential Site Area</b>	<b>499,888 sf =</b>	<b>11.5 acres</b>
<b>Building Area (not including patios and balconies)</b>		
<b>Cluster 1</b>	<b>153,762 sf site area</b>	<b>3.5 acres</b>
Building B1	11,491 gsf	
Building B2	11,491 gsf	
Building C1	2,851 gsf	
Building C2	2,851 gsf	
Building D1	11,643 gsf	
Building D2	11,643 gsf	
Building E1	33,386 gsf	
Building E2	33,386 gsf	
<b>Cluster 2</b>	<b>179,071 sf site area</b>	<b>4.1 acres</b>
Leasing / Business Center	2,200 gsf	
Community Room	2,008 gsf	
Building A	157,317 gsf	
<b>Cluster 3</b>	<b>167,055 sf site area</b>	<b>3.8 acres</b>
Building B3	11,491 gsf	
Building B4	11,491 gsf	
Building C3	2,851 gsf	
Building C4	2,851 gsf	
Building D3	22,145 gsf	
Building D4	10,556 gsf	
Building E3	33,386 gsf	
Building E4	33,386 gsf	
<b>Total Residential Building Area</b>	<b>754,548 gsf</b>	
FAR	1.51	

Unit Mix		cluster 1	cluster 2	cluster 3	total		parking required per city
unit type	count	count	count	count			
A Junior 1 Bedroom	650 gsf	0	21	0	21	6.1%	34 (@2 for 1st4; 1.5/DU)
B 1 Bedroom	755 gsf	26	83	26	135		
C 1 Bedroom + Den	880 gsf	6	8	6	20	44.9%	233 (@1.5/DU)
D 2 Bedroom	1,075 gsf	22	14	17	53		
E 2 Bedroom Split Master	1,132 gsf	8	23	7	38		
Ea 2 Bedroom Split Master	1,115 gsf	0	3	0	3		
Eb 2 Bedroom Split Master	1,132 gsf	0	3	0	3		
F 2 Bedroom + Den	1,230 gsf	8	0	7	15		
J 2 Bedroom Carriage	1,205 gsf	6	0	2	8		
K 2 Bedroom Townhome	1,308 gsf	6	0	7	13		
L 2 Bedroom Townhome	1,390 gsf	6	0	7	13	42.3%	219 (@1.5/DU)
G 3 Bedroom	1,250 gsf	6	7	4	17		
N 3 Bedroom	1,510 gsf	0	0	2	2		
H 3 Bedroom + Den	1,440 gsf	0	4	0	4	6.7%	46 (@2/DU)
<b>total</b>		<b>94</b>	<b>166</b>	<b>85</b>	<b>345 total units</b>		
		26.6	40.4	22.2	30 DU/acre		49 guest (@1/7DU)
							580 total parking required
carports				54			54
garage		90	192	61			343
surface		60	126	29			215
<b>total</b>		<b>150</b>	<b>318</b>	<b>144</b>			<b>612 total parking provided</b>
		1.6	1.9	1.7			1.8 cars/DU

Open Space	
Res. Group Open Space	75,100 sf*
Res. Private Open Space	38,056 sf*
	x2 (per MC 18.84.170-A)
	76,112 sf
<b>Group Usable Open Space Provided</b>	<b>151,212 sf</b>
	438 sf/du provided
	300 sf/du required
* see Open Space Diagram on Site Diagram Sheet for breakdown of areas included in calculation	

391 total bicycle parking provided

345 total resident storage provided  
(min. 30 cu ft)

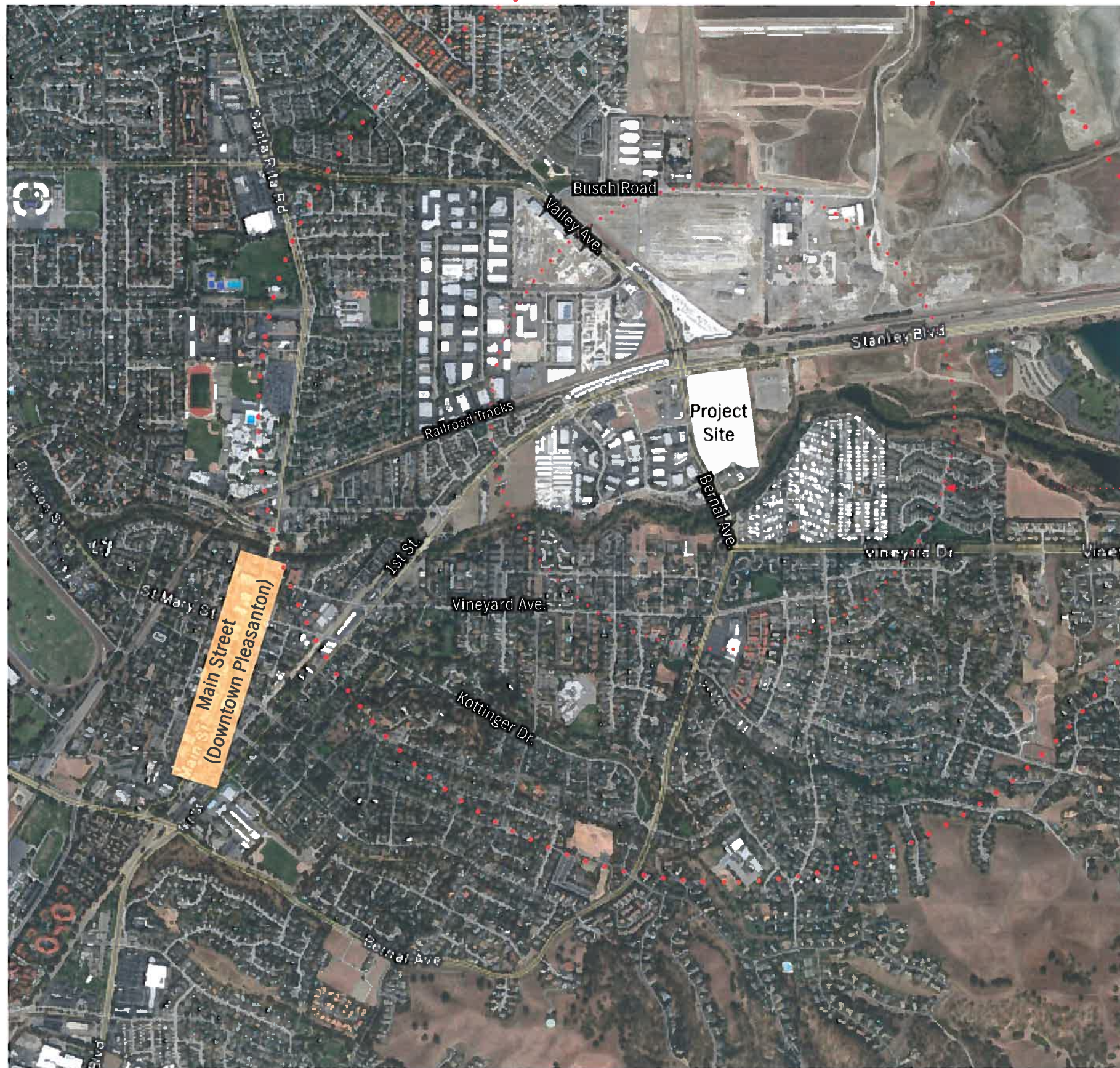
**TABLE OF CONTENTS**

01	Site Context / Project Description		
02	Site Photos		
03	Overall Site Plan		
04	Site Diagrams		
05	Site Diagrams		
06	Sustainability Concepts	A-13	Unit Plans
		A-14	Unit Plans
C-01	Existing Conditions Plan	A-15	Unit Plans
C-02	Civil Site Plan	A-16	Unit Plans
C-03	Stormwater Control Plan	A-17	Unit Plans
		A-18	Unit Plans
L-01	Landscape Site Plan	A-19	Residential Commons
L-02	Conceptual Landscape Site Plan	A-20	Building Elevation
L-03	Conceptual Landscape Site Sections	A-21	Building Elevation
L-04	Conceptual Landscape Site Sections	A-22	Building Elevation
L-05	Conceptual Landscape Site Elevations	A-23	Building Elevation
L-06	Conceptual Landscape Detailed Site Plans	A-24	Artist Rendering
L-07	Conceptual Landscape Detailed Site Plans	A-25	Artist Rendering
L-08	Conceptual Landscape Inspirational Imagery	A-26	Artist Rendering
L-09	Landscape Lighting	A-27	Artist Rendering
		A-28	Residential Material Palette
A-01	Site Plan		
		RA-01	Retail Title Sheet
		RA-02	Overall Site Plan
		RA-03	Enlarged Site Plan
		RA-04	Enlarged Site Plan Alternative 1
		RA-05	Retail Building Plans
		RA-06	Overall Street Elevations
		RA-07	Retail Building Elevations
		RA-08	Retail Building Elevations
		RA-09	Enlarged Elevation/Material Palette

**Sustainable Mixed-Use Village**

Housing Element, Auf der Maur / Rickenbach Site 8  
Stanley Blvd. and Bernal Ave.  
Pleasanton, California





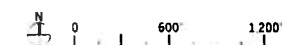
1/2 mile radius

1 mile radius



## Sustainable Mixed-Use Village

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1. View from Stanley Blvd. & Bernal Ave.



2. Nevada Court



3. View towards Stanley Blvd. & Bernal Ave.



4. Stanley Blvd



5. Bernal Avenue



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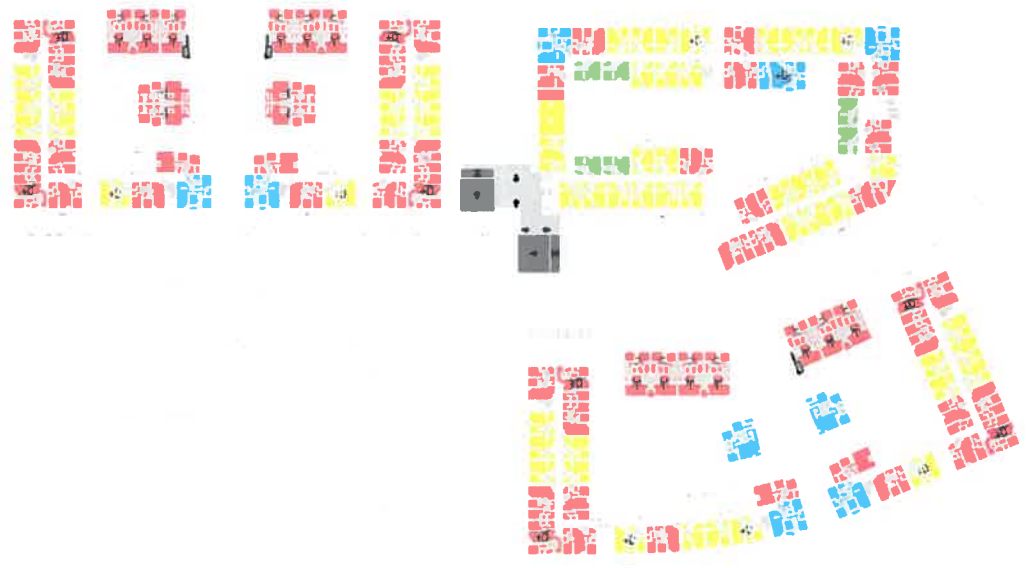


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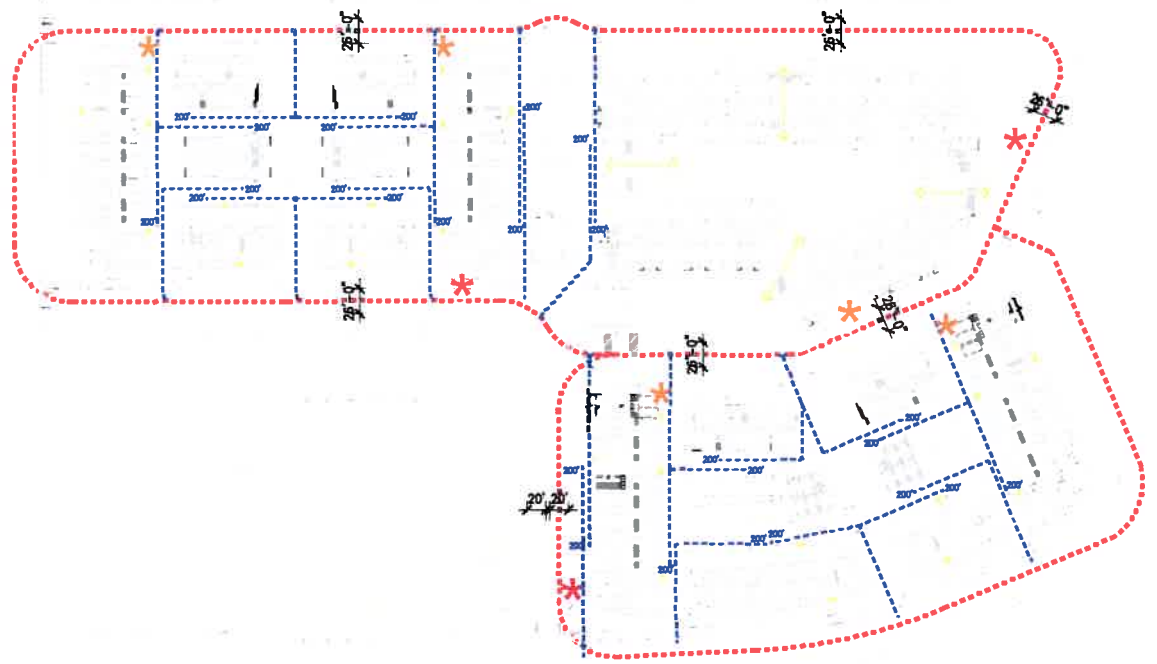






- Junior 1 Bedroom Unit (5.5%)
- 1 Bedroom Unit (44.3%)
- 2 Bedroom Unit (43.5%)
- 3 Bedroom Unit (6.7%)

Unit Mix Diagram



- - - Fire Truck Route
- - - 200' Fire Hose
- ★ Building Access
- ★ Trash Pick-up Area
- ★ Residential Loading Zone
- ★ Retail Loading Zone

Fire Access / Service Diagram



- 1 story mass
- 2 story mass
- 3 story mass
- 4 story mass

Building Massing Diagram



Residential Group Open Space		Residential Private Open Space	
1	11,900 sf	Patios	14,144 sf
2	17,000 sf	Balconies	23,912 sf
3	20,200 sf		
4	4,700 sf		
5	10,000 sf		
6	8,500 sf		
7	2,800 sf		
<b>Total</b>	<b>75,100 sf</b>	<b>Total</b>	<b>38,056 sf</b>

38,056 sf
x 2
76,112 sf
+ 75,100 sf
<b>151,212 sf total usable group open space</b>

Open Space Diagram

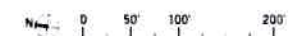
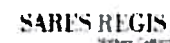




● ● ● ● Walking Distance to Tawny Park: 0.3 Miles

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Housing Element, Auf der Maur / Rickenbach Site 8  
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 Pleasanton, California





**Mixed-Use Development**  
To reduce traffic trips and promote walkable retail options and gathering places

**Designed for Community**  
On-site amenities including a fitness center with pool for residents to minimize trips off the property

**Designed for Smart Growth**  
Designed with Smart growth principles: Mixed Use; Infill Site; off site utilities in place; close to employment

**Designed for Walking & Bicycling**  
Provided secure bike parking and access to the Arroyo del Valle Creek Trail

**Reduce Traffic**  
On site business center and all residences will be equipped with high speed internet connectivity to promote telecommuting

**Grand Entry**  
Prominent and inviting main entry for retail plaza



**Engineered Lumber**  
Pre-cut lumber utilize timber more efficiently. Engineered lumber as headers and beams use trees more efficiently. Engineered lumber for floor joists

**Energy Efficient Design**  
Will be designed to be 15% more energy efficient than the California State Energy Standard, Title 24

**Green Point Rated Residential Homes Program**  
that incorporates and verifies sustainable Community Design/ Energy Conservation/Indoor Air Quality and Health/Resource Conservation/Water Conservation features

**Resource-Efficient Landscape**  
Drought tolerant plants are incorporated into the landscape design. Intelligent irrigation controllers are WeatherTRAK-enabled to automatically adjust irrigation according to plants' actual requirements

**Electric Vehicle Charging Stations**  
On-site electric car charging stations to promote electric car use

**Durable Roofing**  
30-year shingle roofing reduce replacement and waste

**Better Indoor Air Quality**  
Low VOC paint and low VOC construction adhesives

**Efficient Lighting**  
All standard installed fixtures are fluorescent or on a dimmer switch, and many are ENERGY STAR qualified to reduce electricity usage

**Efficient Envelope**  
Dual-pane Low-E Glass

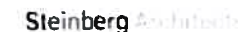
**Reduce Water Usage**  
Save water per year with faucets that contain aerators to reduce water flow to 1.5 gpm

**Energy Star Appliances**  
Energy Star appliances will be located within every residential unit



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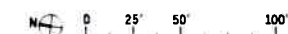






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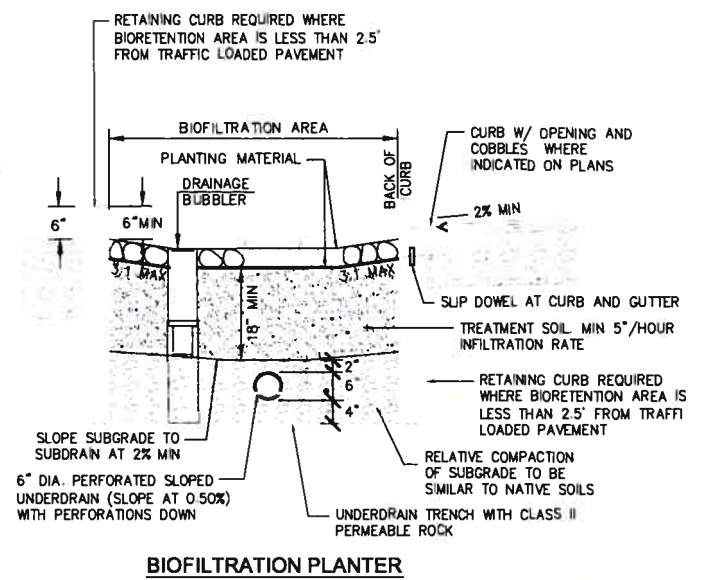
C-01

Existing Conditions Plan

November 13, 2012



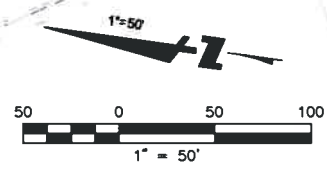




**STORMWATER CONTROL PLAN LEGEND:**  
 POTENTIAL BIOFILTRATION AREA

PROPOSED IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	POTENTIAL TREATMENT AREA (SF)
596,437	23,657	24,540

NOTE: REQUIRED TREATMENT AREA BASED ON 4% OF NEW IMPERVIOUS AREA



**Sustainable Mixed-Use Village**  
 Housing Element, Auf der Maur / Rickenbach Site 8  
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 Pleasanton, California







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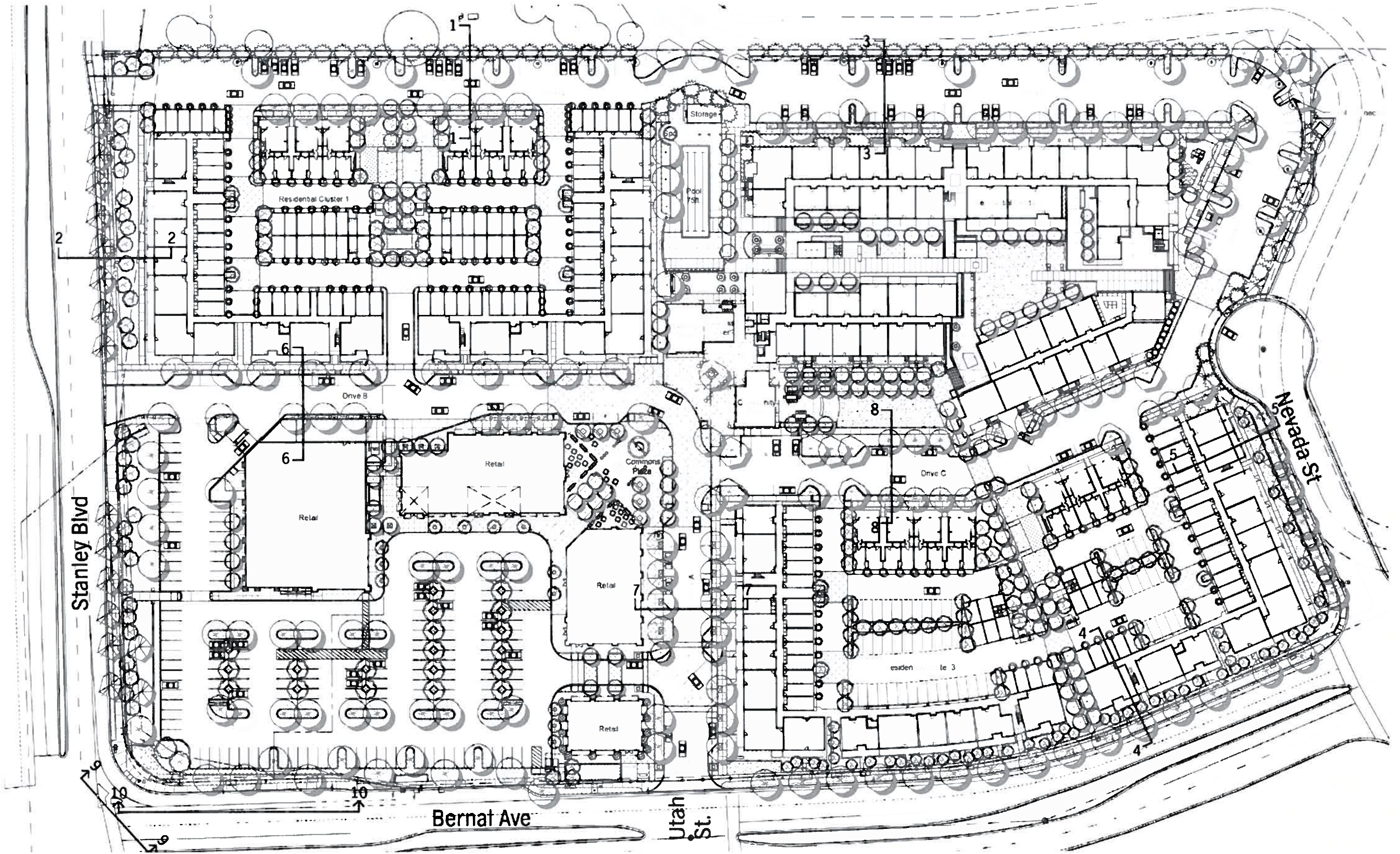


L-01

Landscape Site Plan

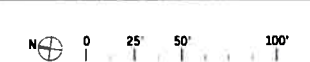
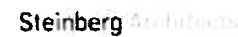
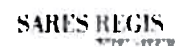
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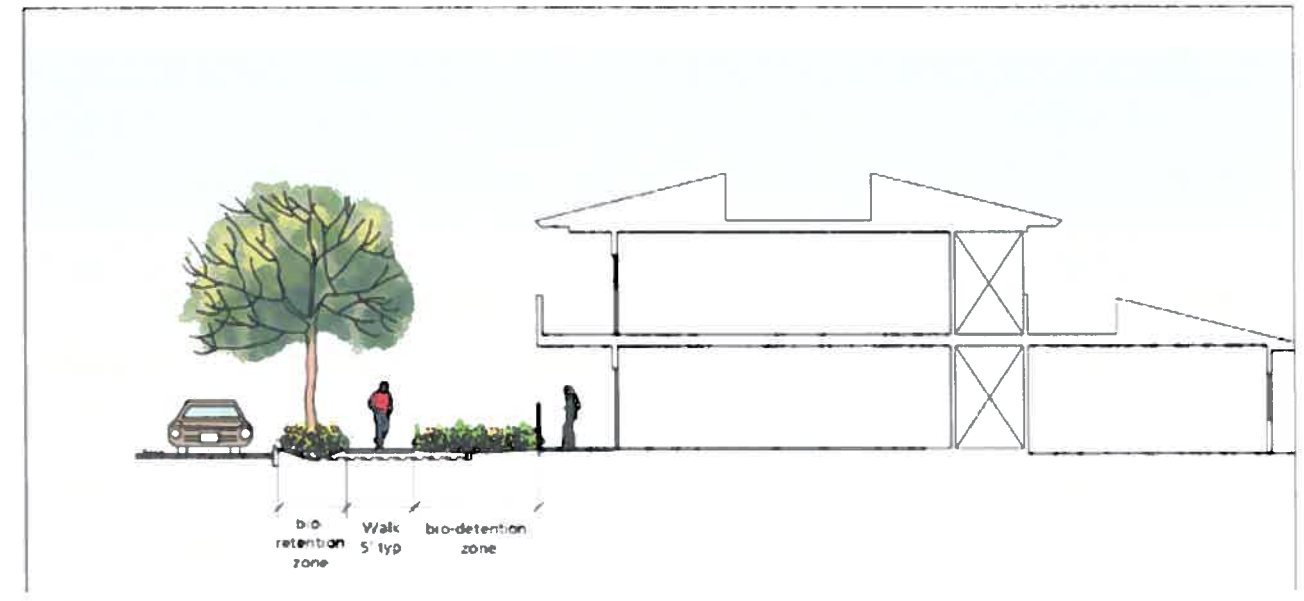
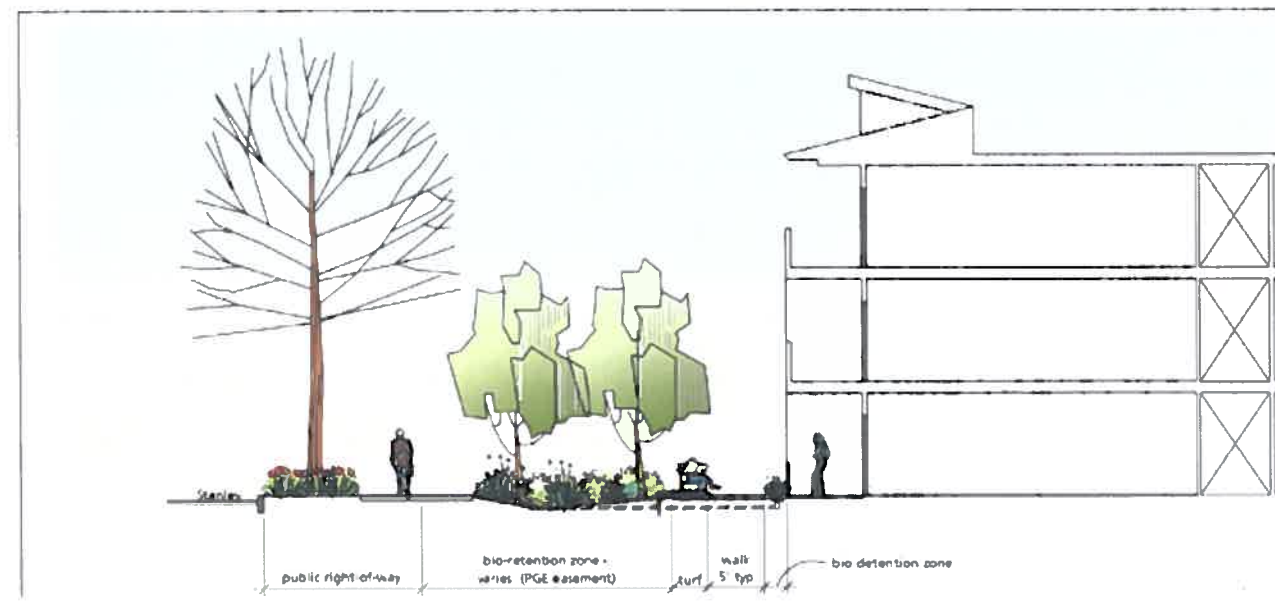
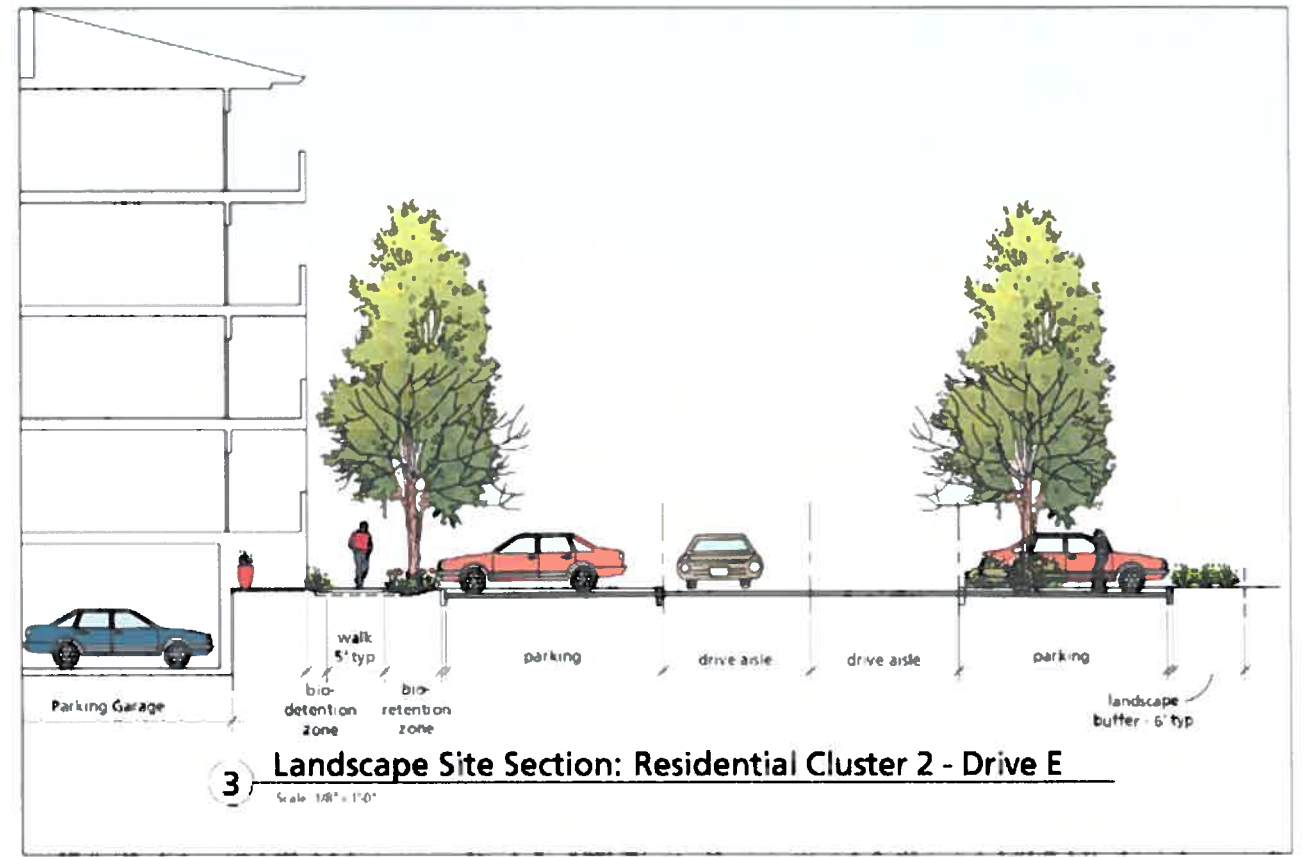
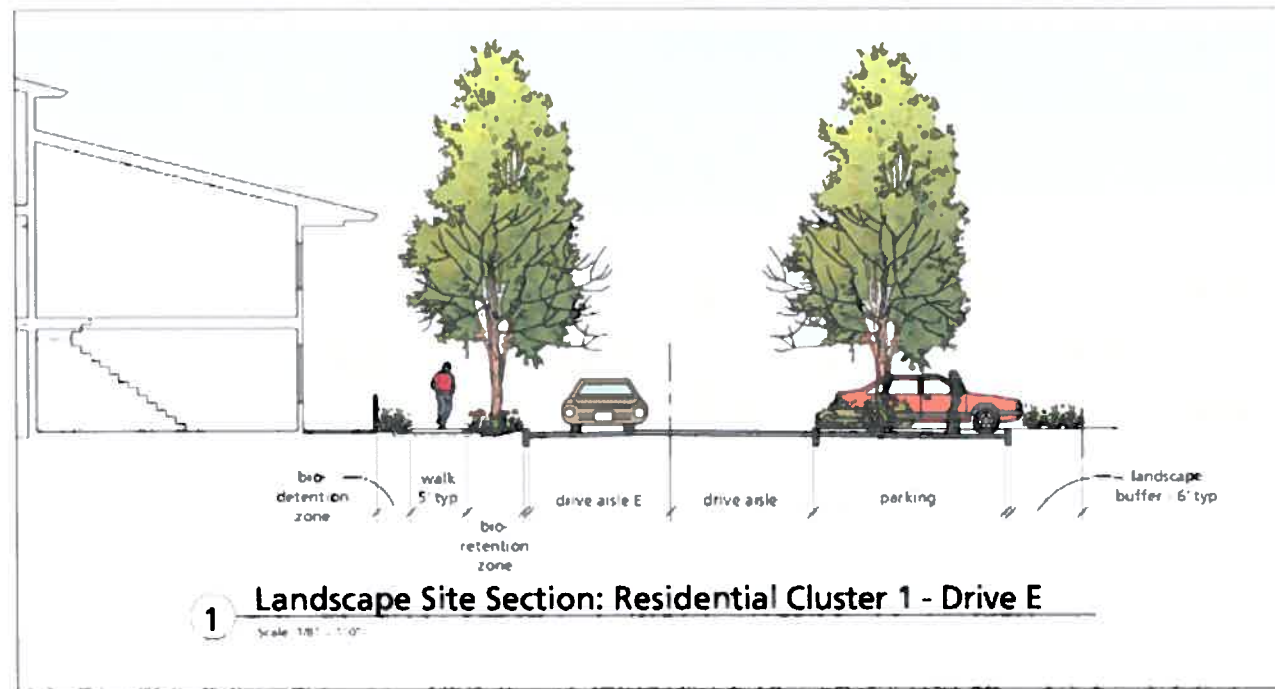


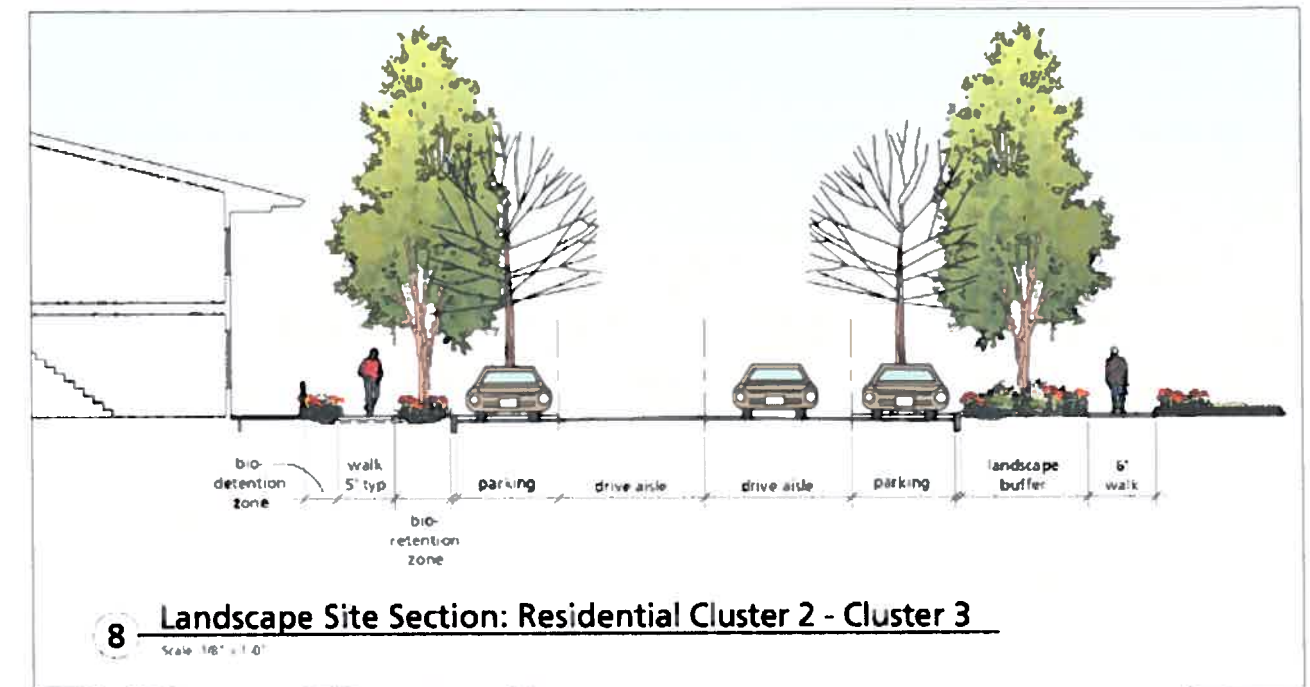
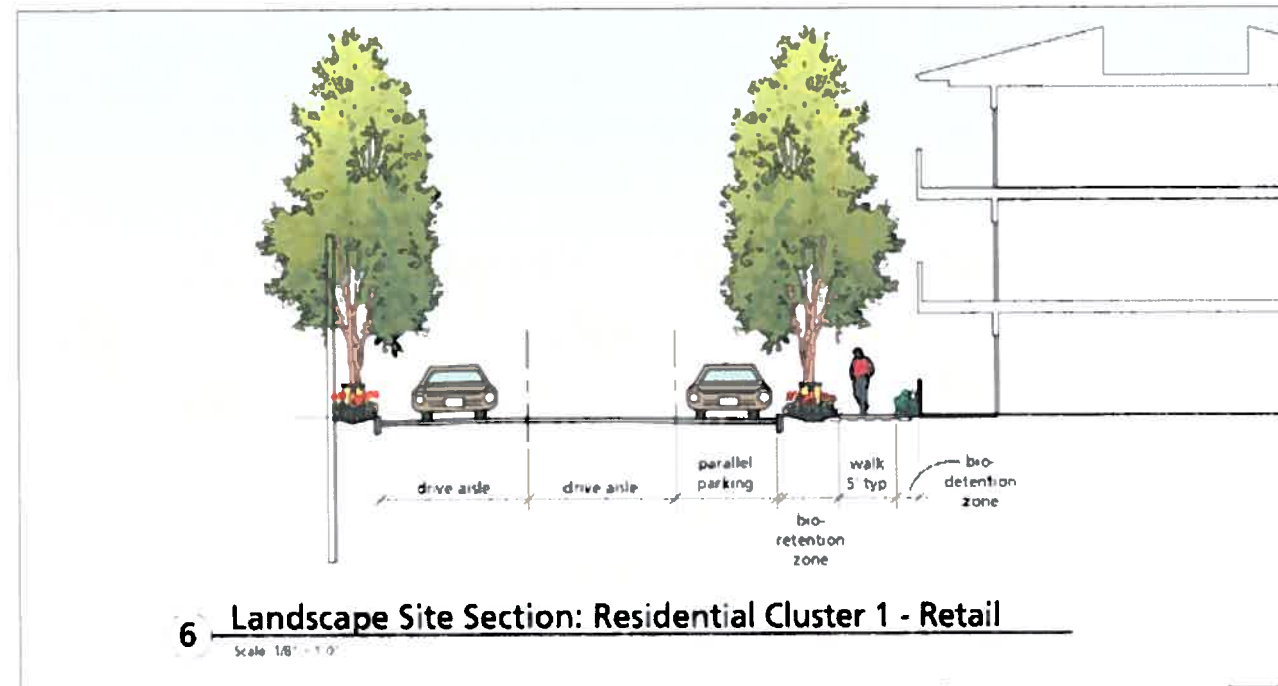
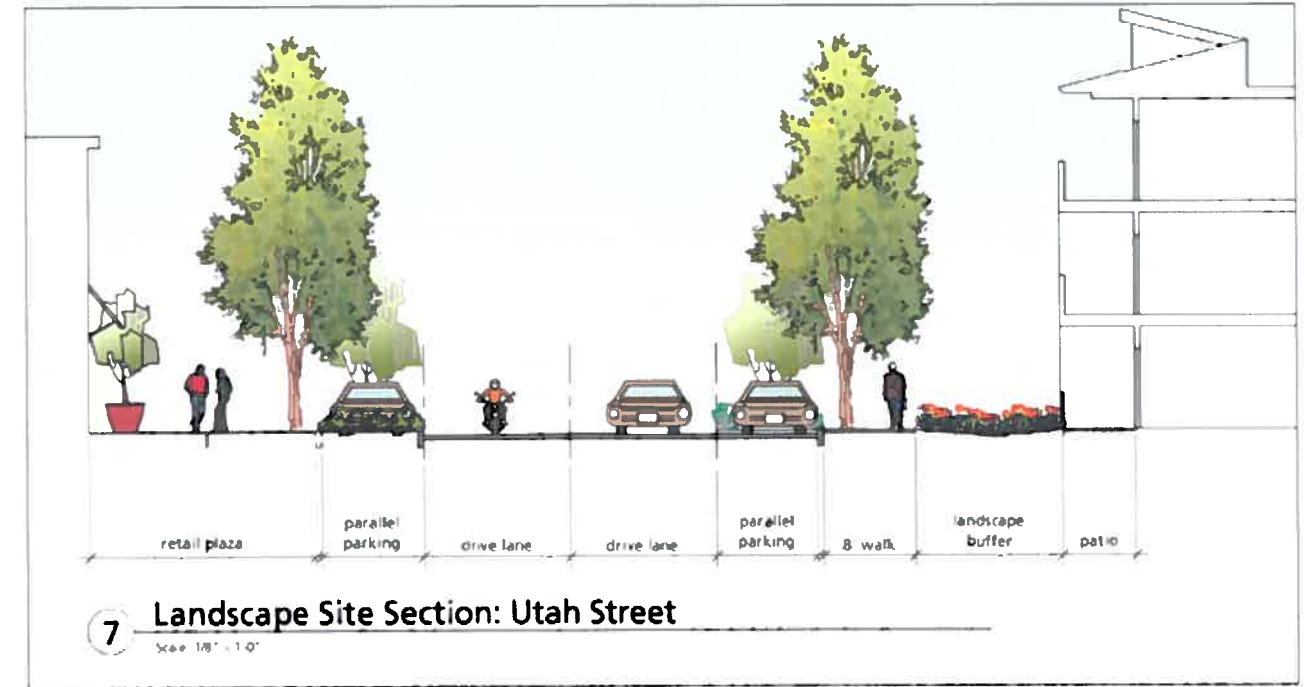
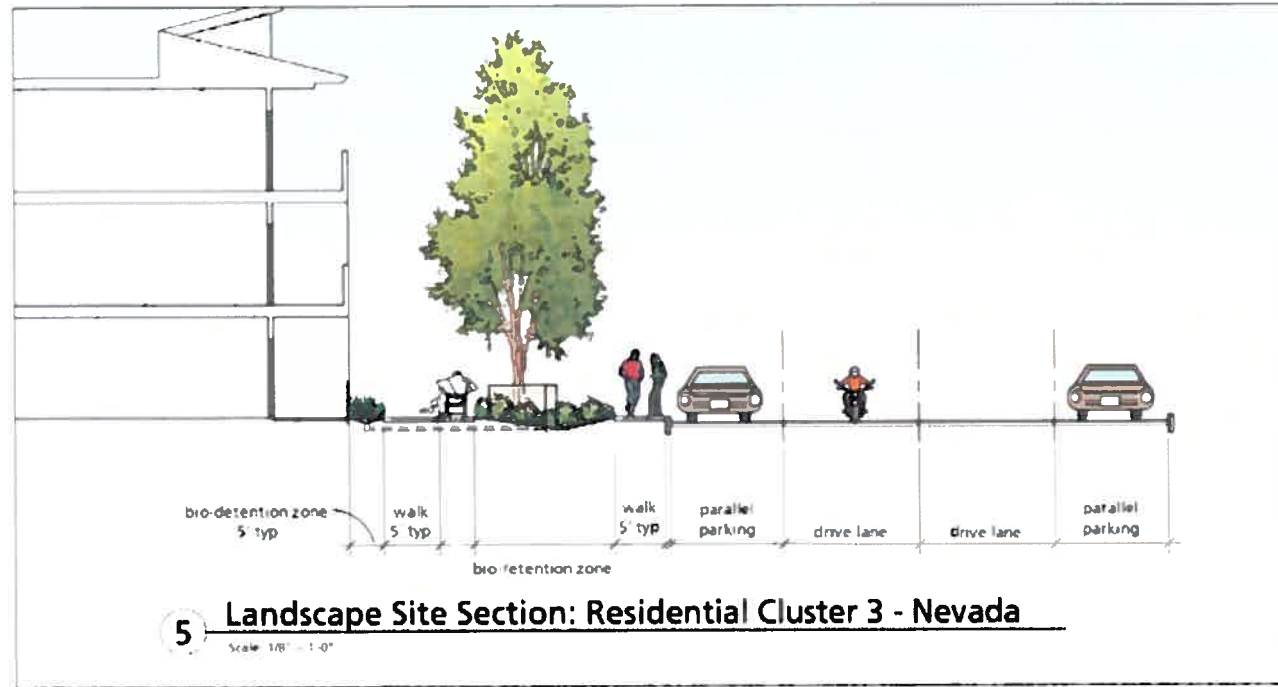
L-02

Conceptual Landscape Site Plan

November 13, 2012





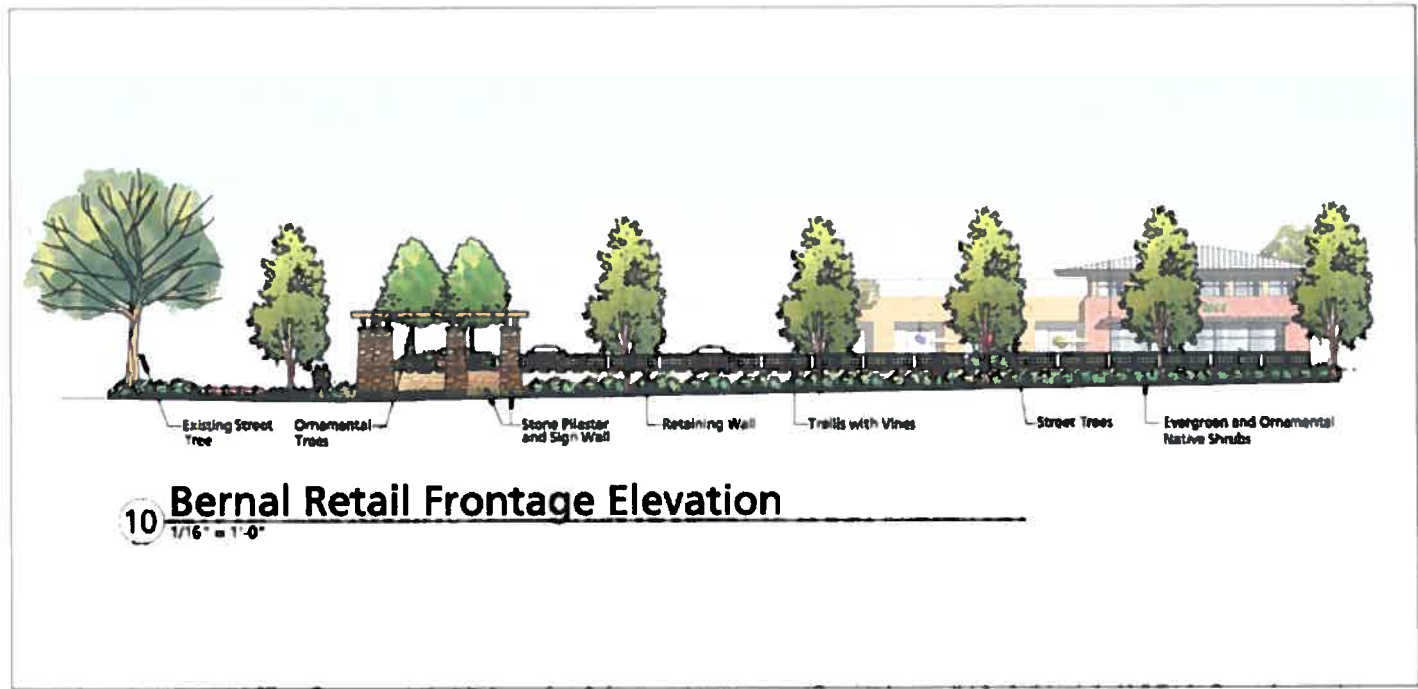
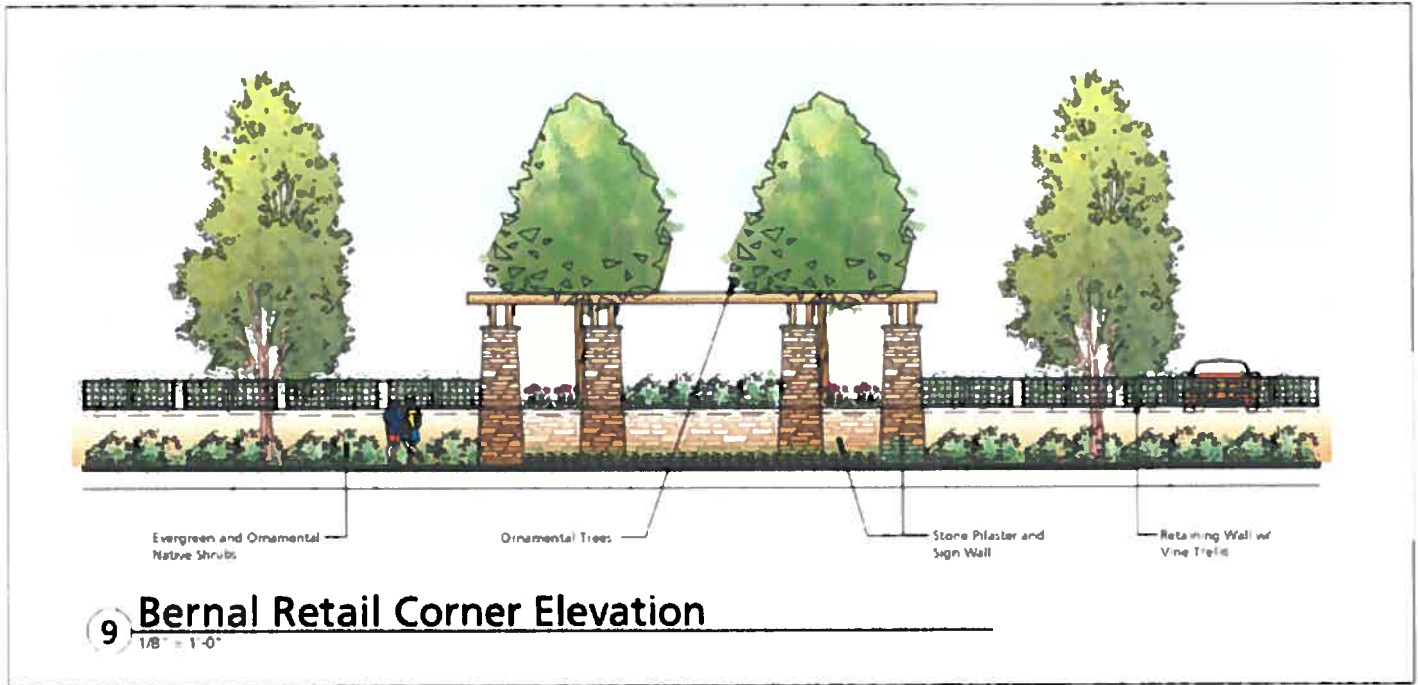


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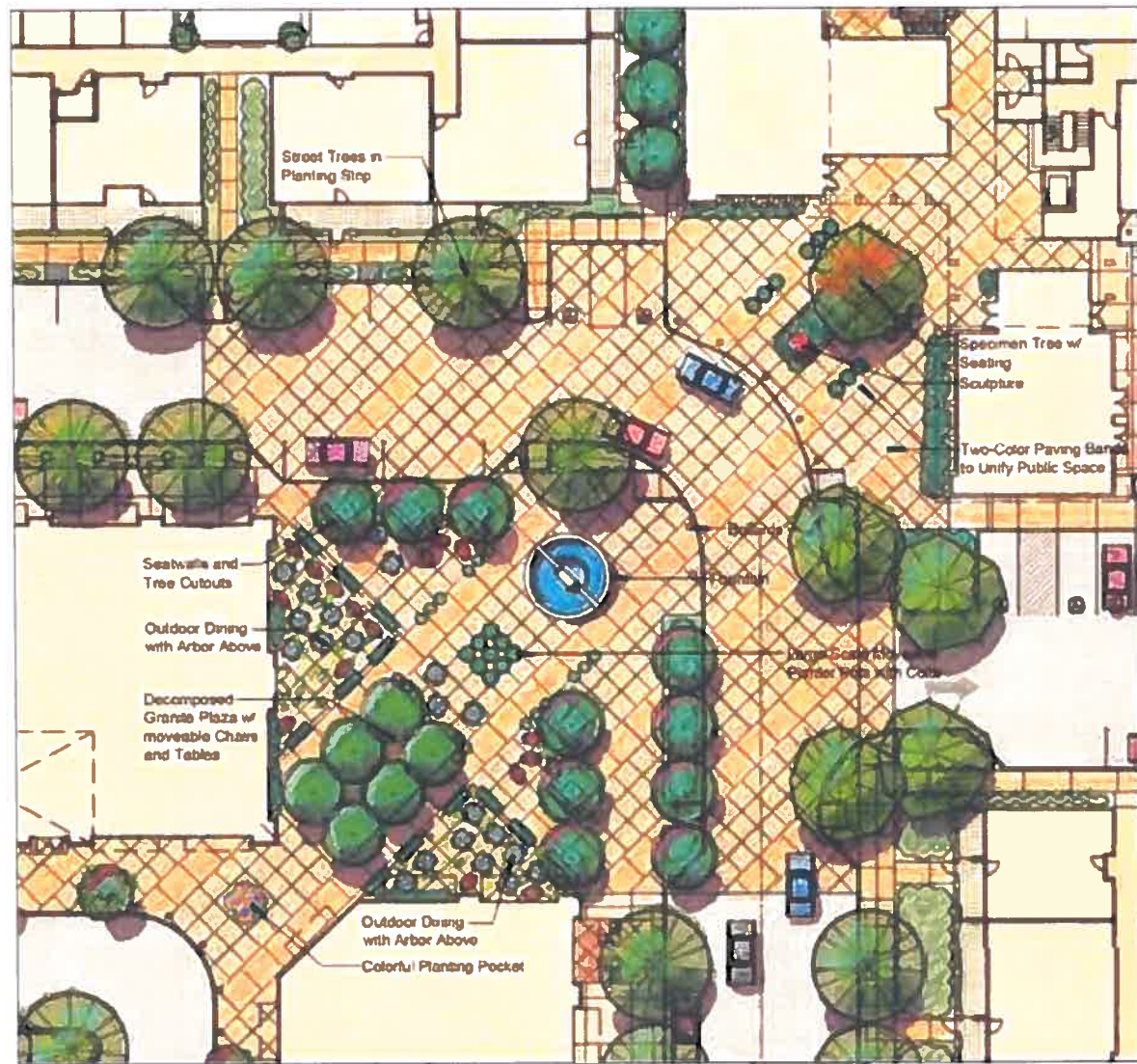
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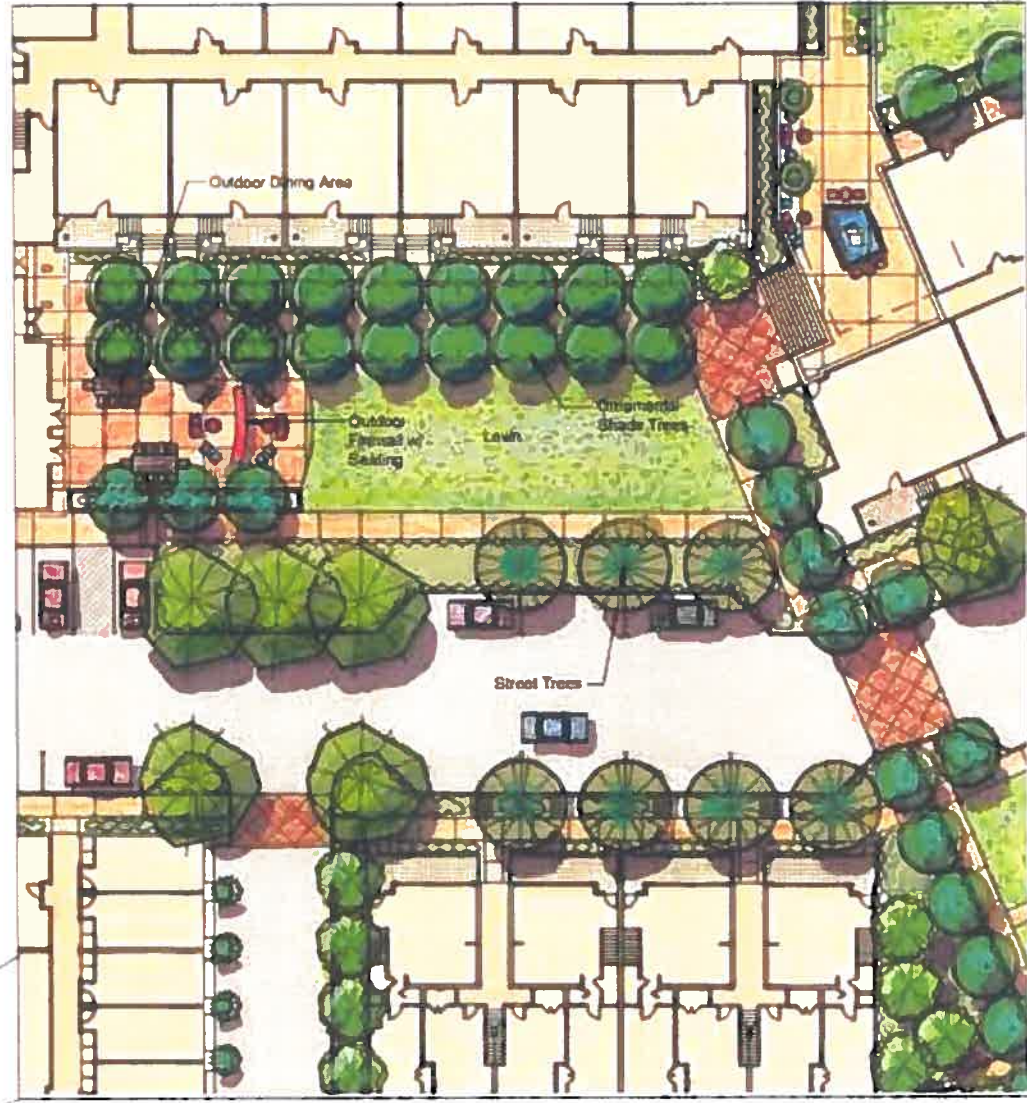








Village Center



Residential Amenity Area











Firewall on Podium



Raised Planters on Podium



Bioswale Planting Strips



Fountain at Retail Area



Decomposed Granite Plaza with Seating



Gathering Area and Trellis at Carriage Units



Intimate Gathering Area



Reflecting Pool and Firewall at Podium



Patio Area



Patio Area



Green Screen at Retail Area



Luxury Resort Style Pool



Outdoor Barbeque



Tree Lined Parking at Retail Area



Shaded Trellis Seating and Lawn



Planting Character



Outdoor Seating and Planter Pots at Gathering Area



Tot Lot



Trellis Entry at Carriage Units



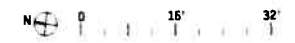
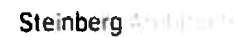
Reflecting Pools and Gathering Areas at Podium



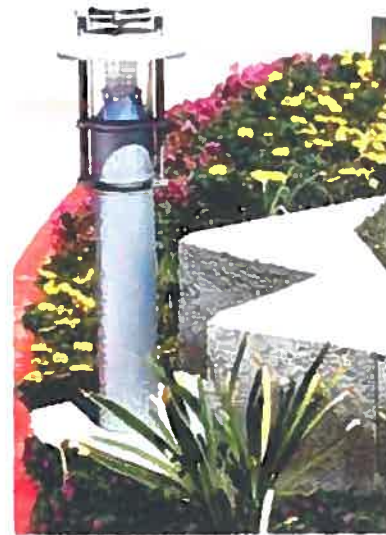
Planting Pockets at Carriage Units

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Architectural Area Lighting Spectra Bollard



AAL Spectra Pole Light



AAL Spectra Pole Light Detail



AAL Spectra Pole Light



Rope Tree Lights



Se'lux Saturn Pole Light



Lithonia Lighting - Omero Parking Lot Pole Light



BEGA LED Recessed Step/Wall Light



B-K Lighting Signage Light 'A'



Winscape 'Gem' Wall Mounted Uplight



Winscape 'McClure' Uplight



Beta-Calco In-Grade LED Uplight 'Cristal II'



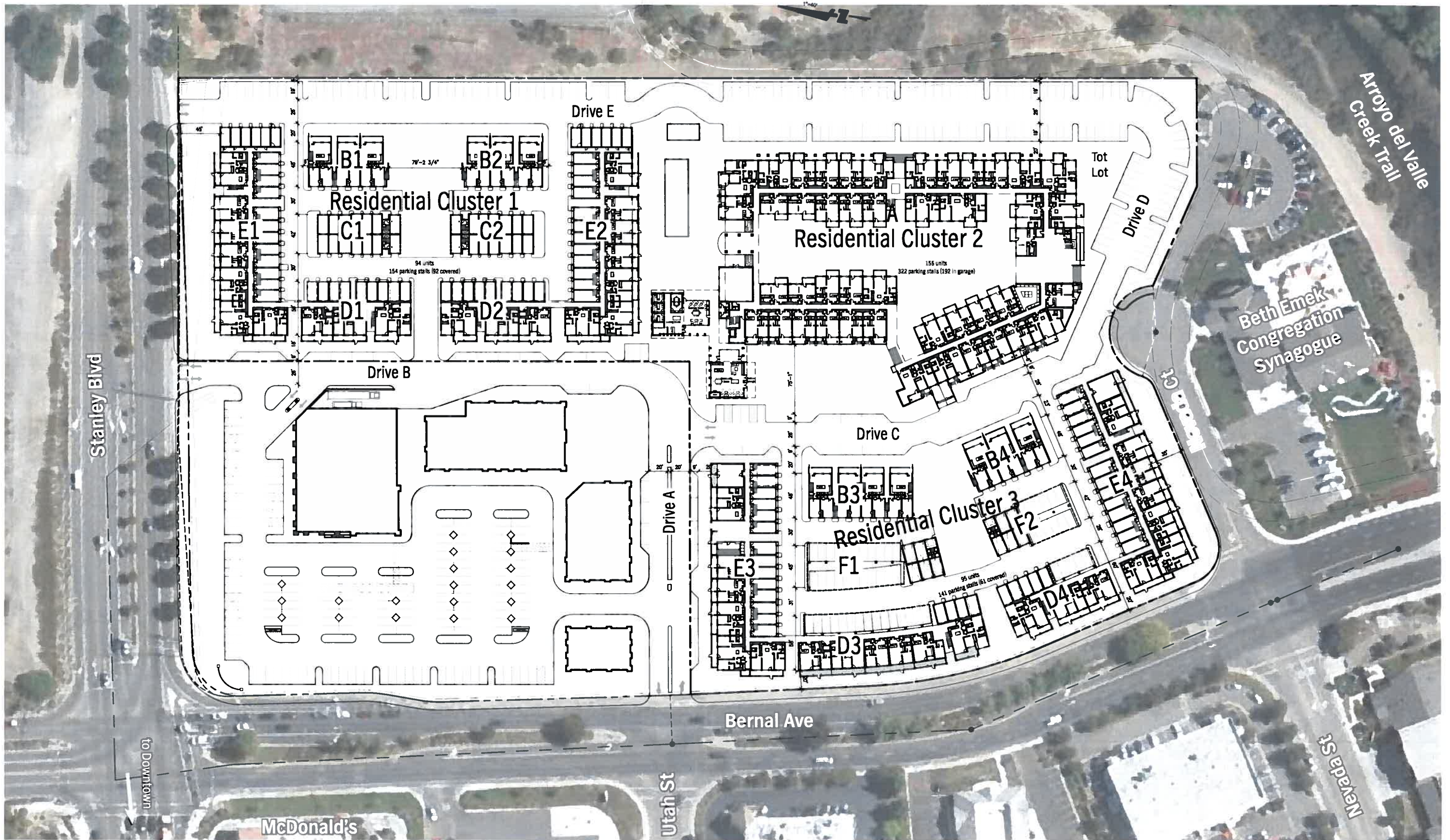
Gardco Mini Sconce Wall Light

## Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
Stanley Blvd. and Bernal Ave.  
Pleasanton, California







# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California

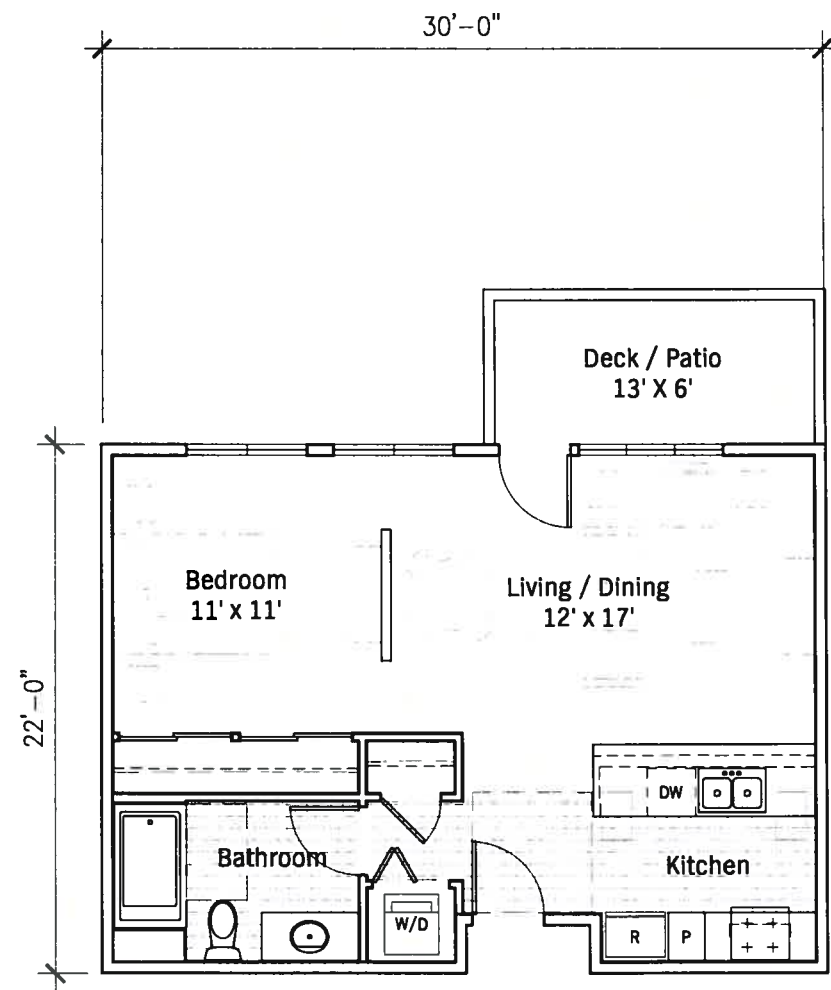


**A-01**

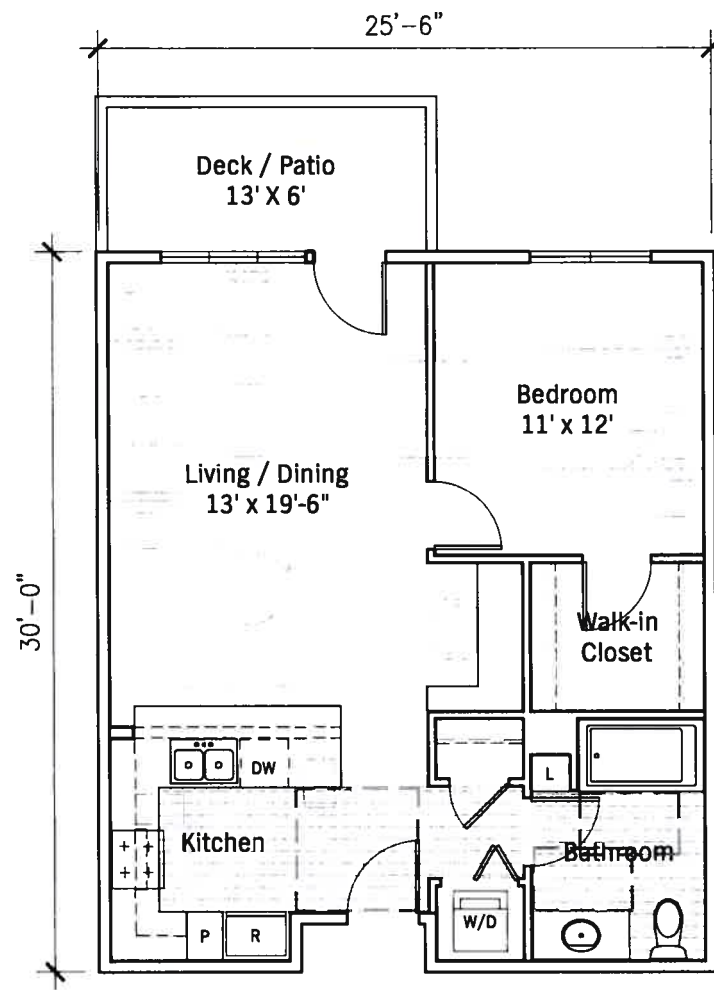
Residential Site Plan

November 13, 2012

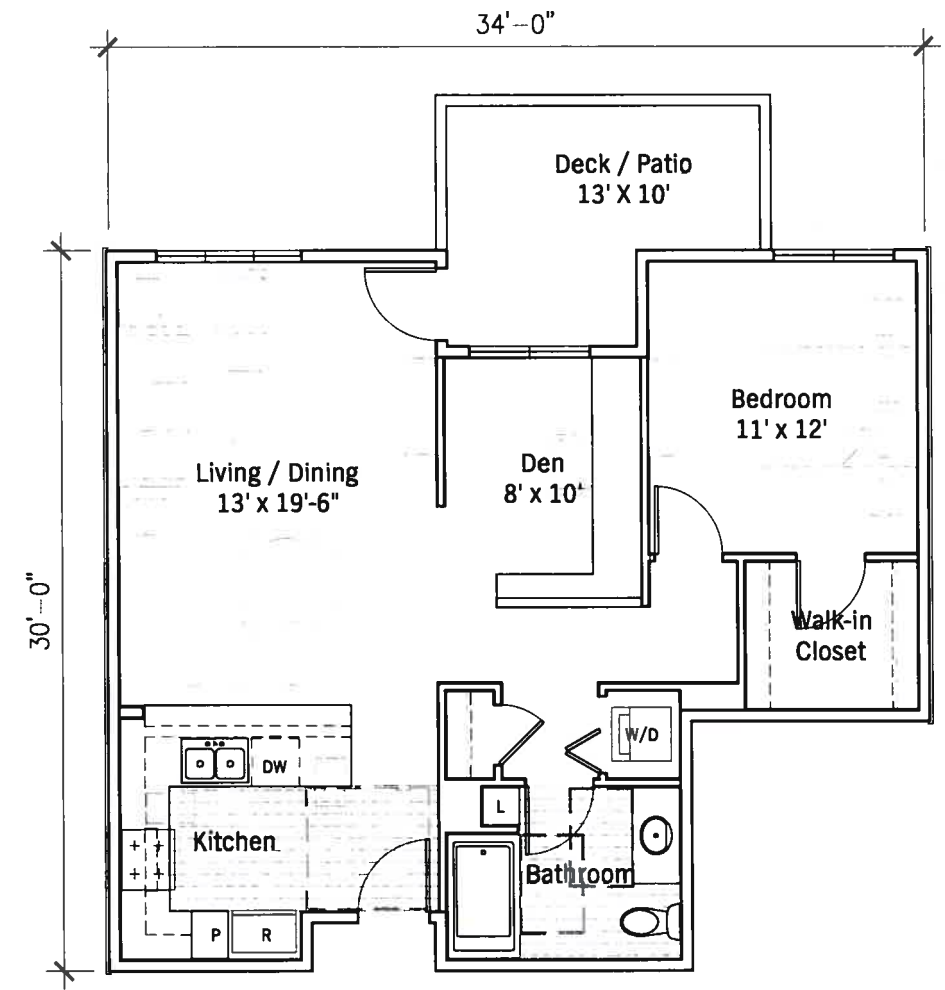




Junior 1 Bedroom Unit - 650 GSF **A**  
17 (4.9%)



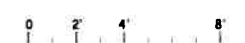
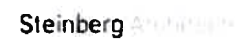
1 Bedroom Unit Plan - 755 GSF **B**  
135 (39.1%)

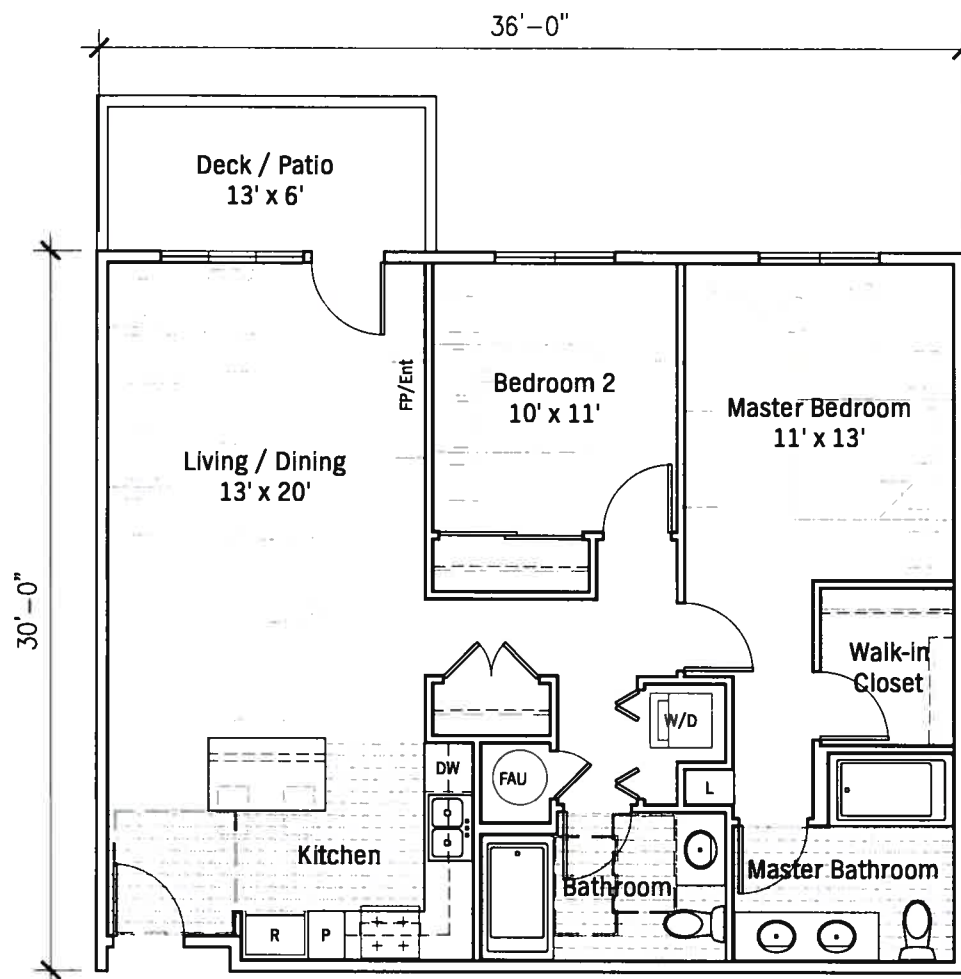


1 Bedroom + Den Unit Plan - 880 GSF **C**  
15 (4.3%)

# Sustainable Mixed-Use Village

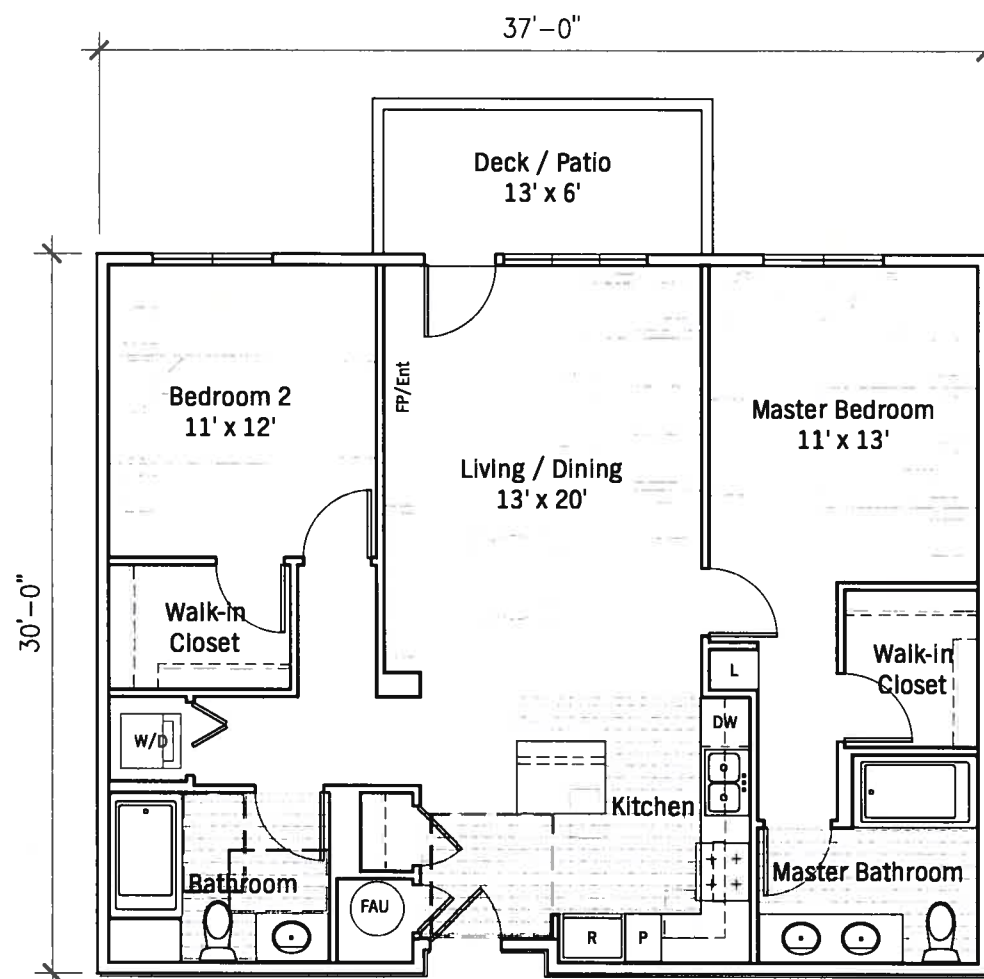
Housing Element, Auf der Maur / Rickenbach Site 8  
Stanley Blvd. and Bernal Ave.  
Pleasanton, California





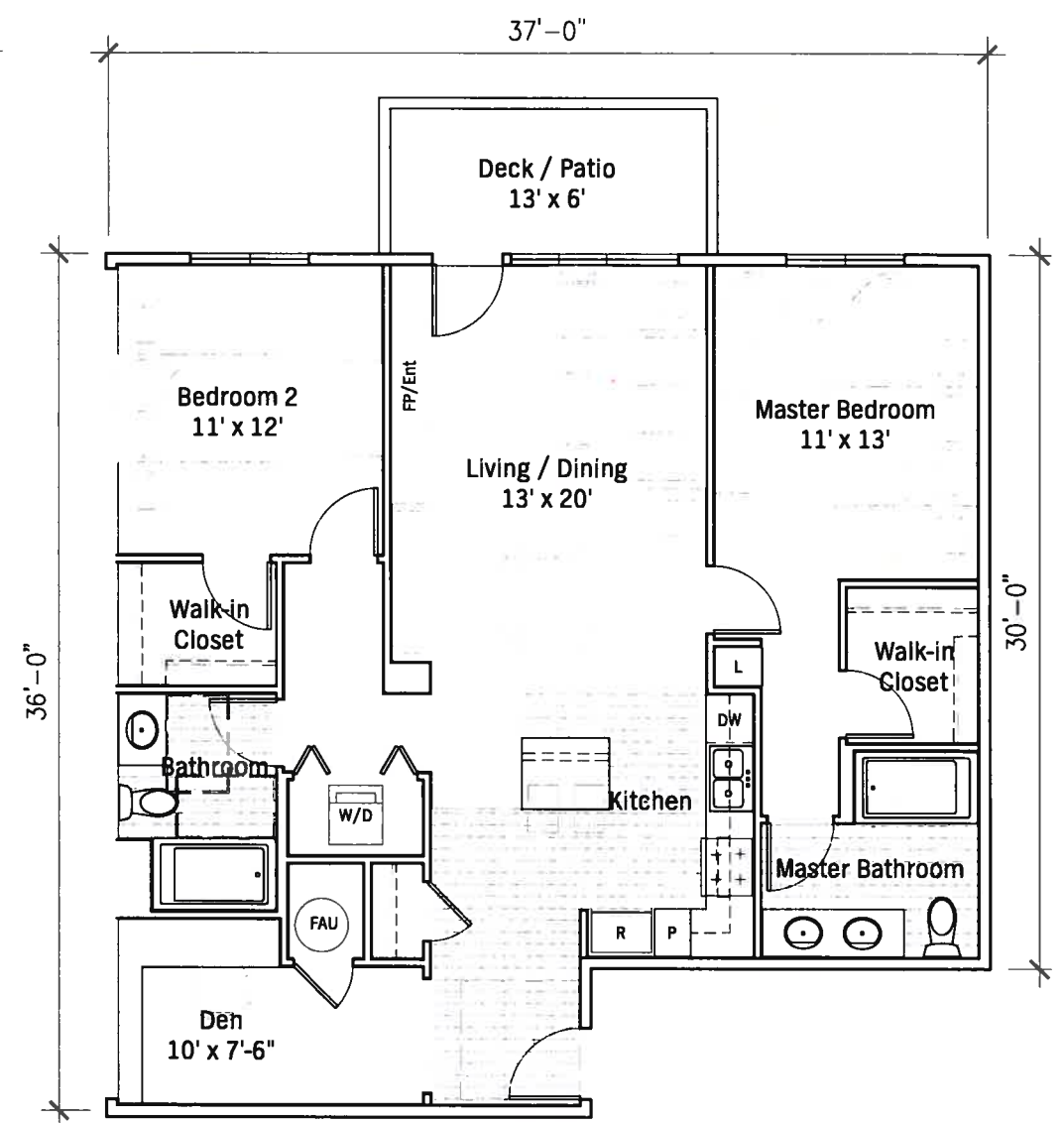
2 Bedroom Unit Plan - 1,075 GSF  
41 (11.9%)

**D**



2 Bedroom Unit Plan - 1,105 GSF  
56 (16.2%)

**E**



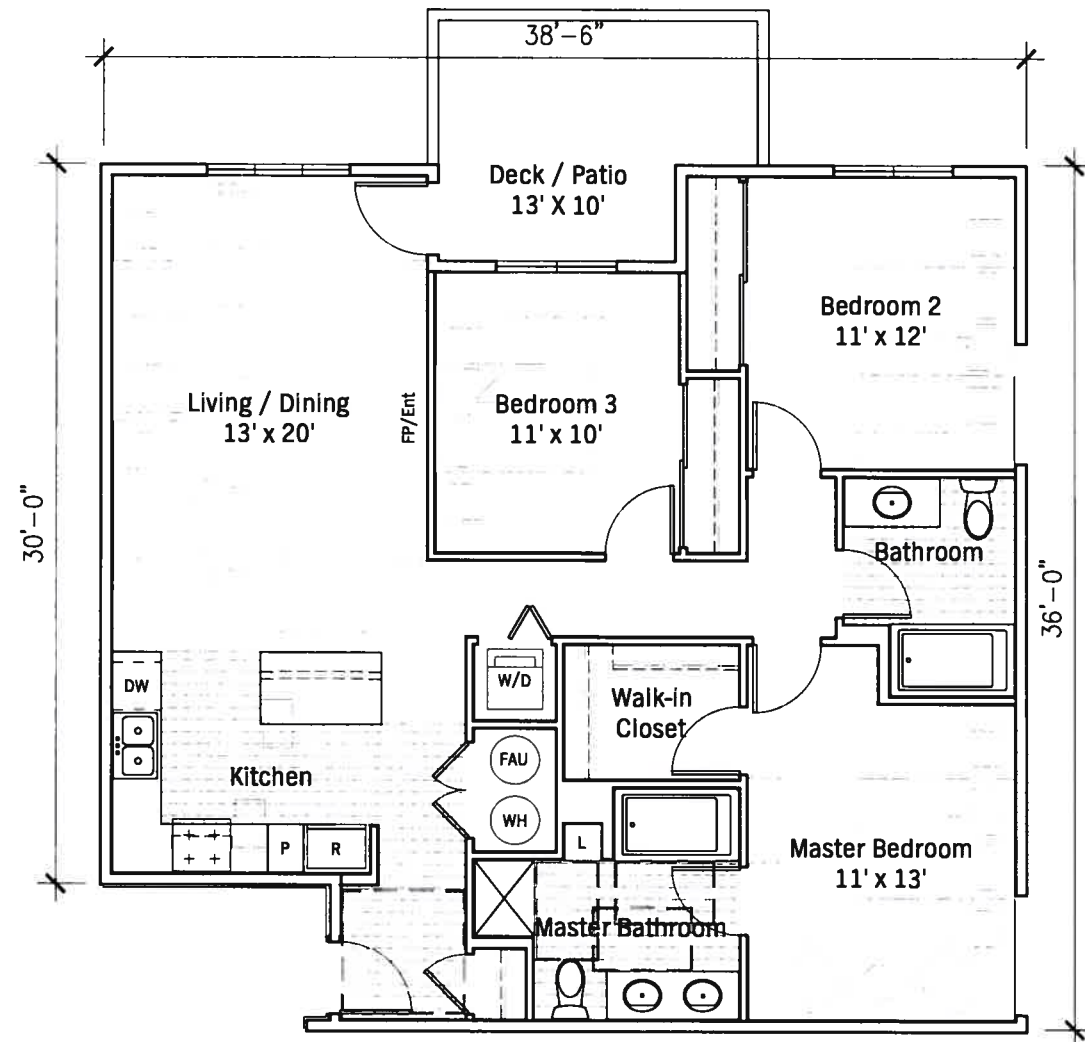
2 Bedroom + Den Unit Plan - 1,230 GSF  
19 (5.5%)

**F**

# Sustainable Mixed-Use Village

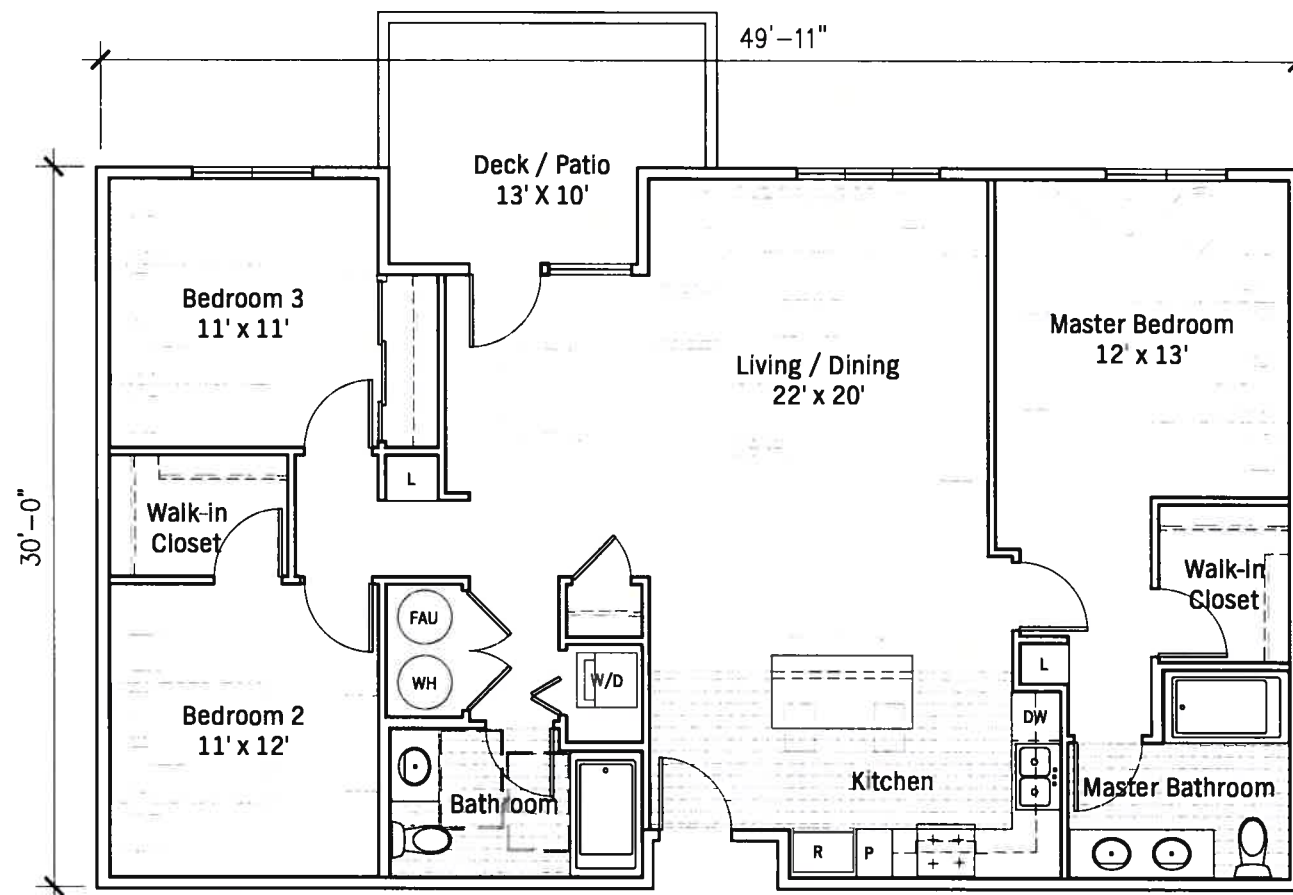
Housing Element, Auf der Maur / Rickenbach Site 8  
Stanley Blvd. and Bernal Ave.  
Pleasanton, California





3 Bedroom Unit Plan 1,250 GSF  
15 (4.3%)

**G**

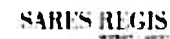


3 Bedroom + Den Unit Plan 1,440 GSF  
3 (0.9%)

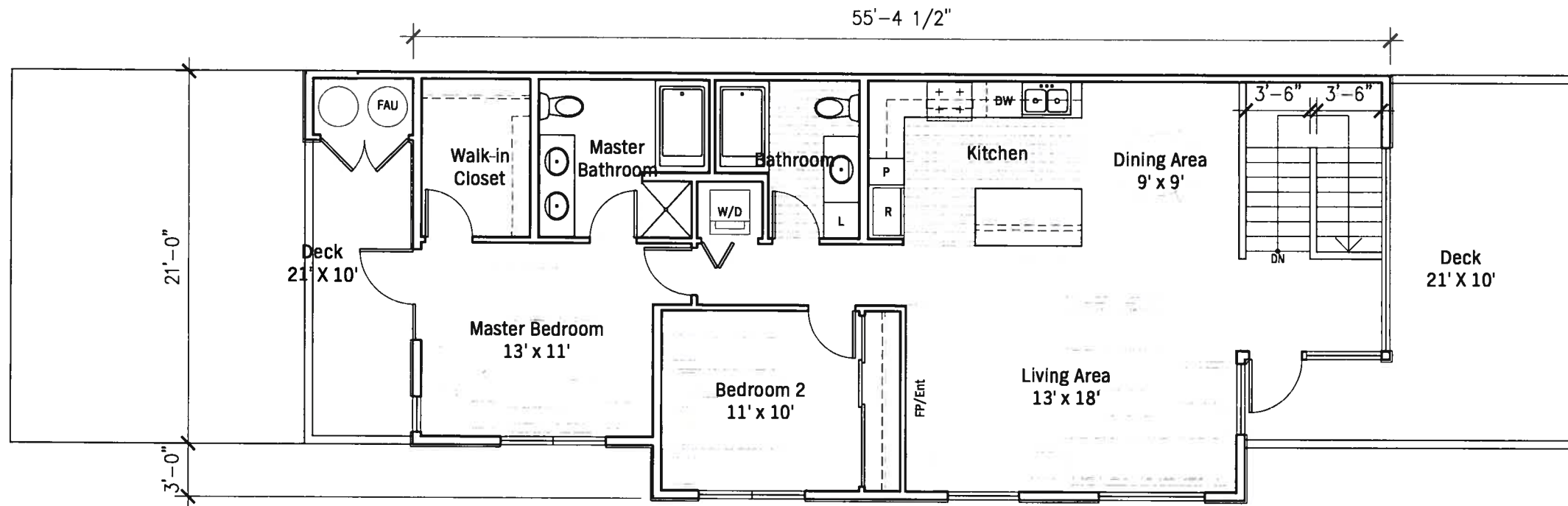
**H**

# Sustainable Mixed-Use Village

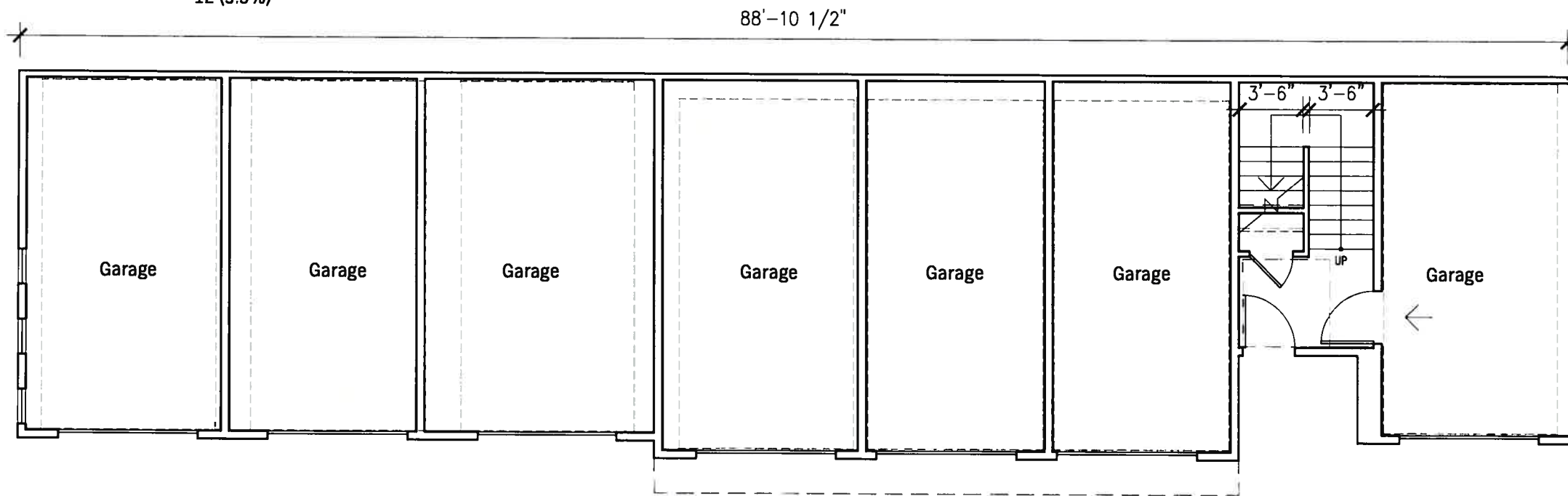
Housing Element, Auf der Maur / Rickenbach Site 8  
Stanley Blvd. and Bernal Ave.  
Pleasanton, California







Carriage Unit - Second Level Plan - 1,205 GSF J  
12 (3.5%)

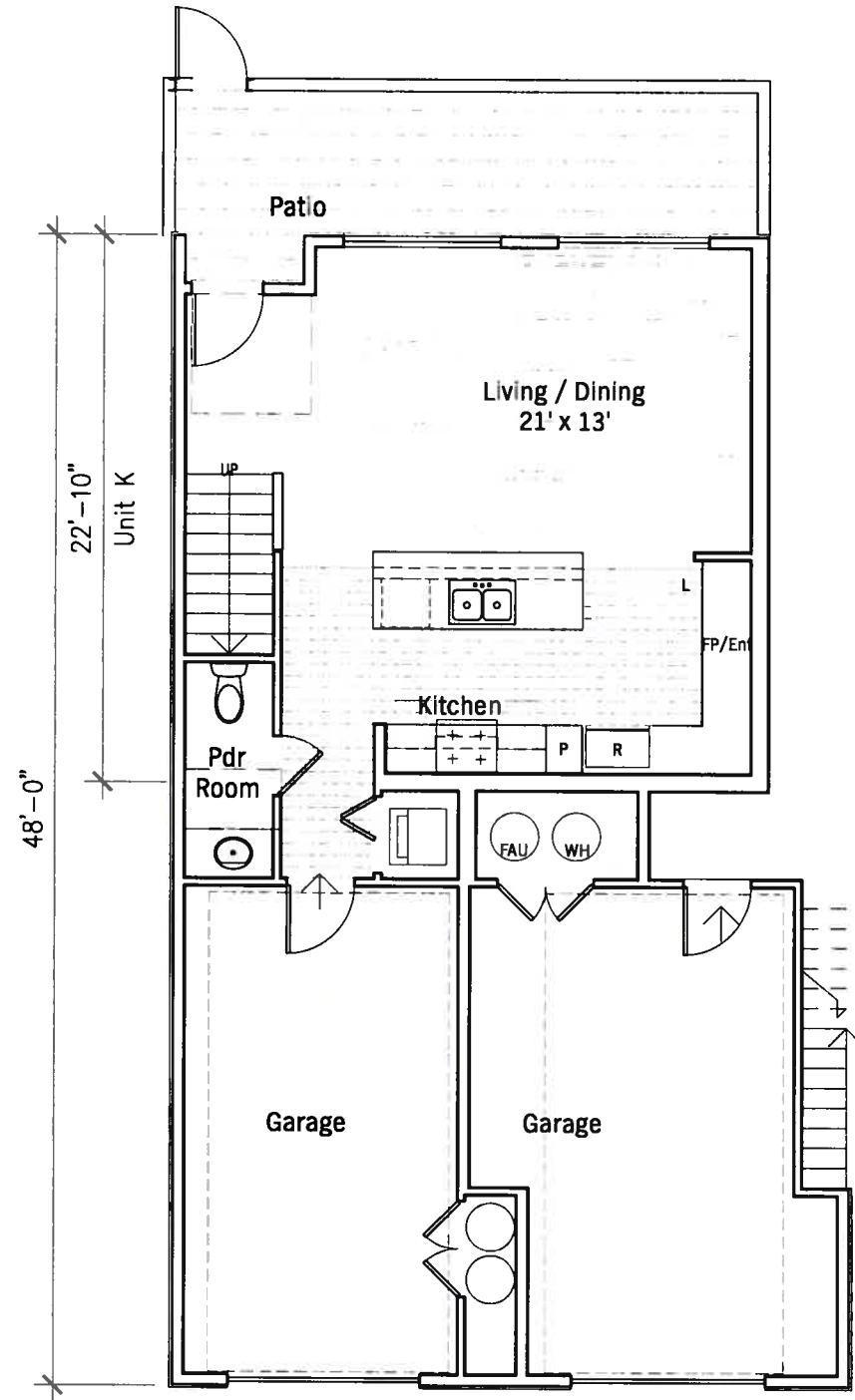


Carriage Unit - First Level Plan J

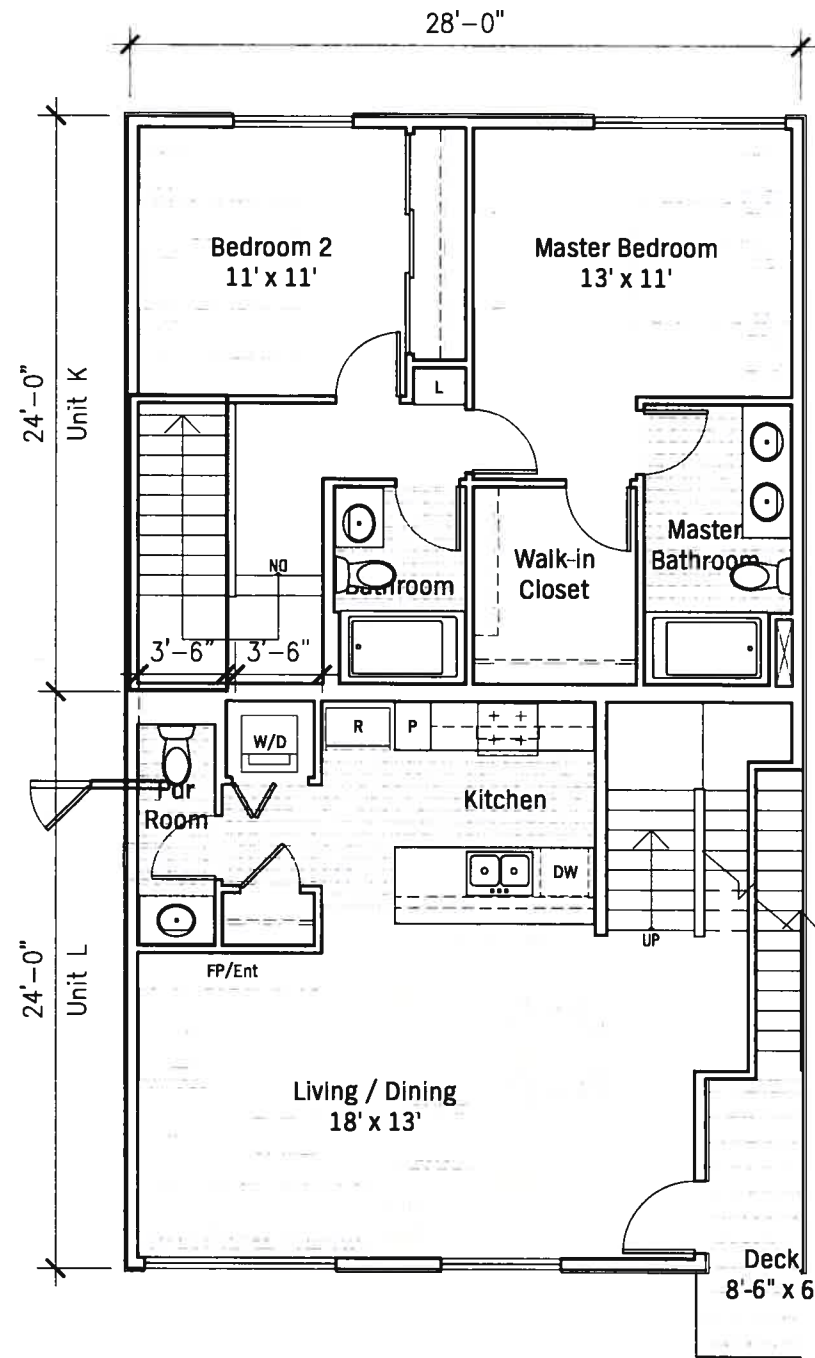
# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
Stanley Blvd. and Bernal Ave.  
Pleasanton, California

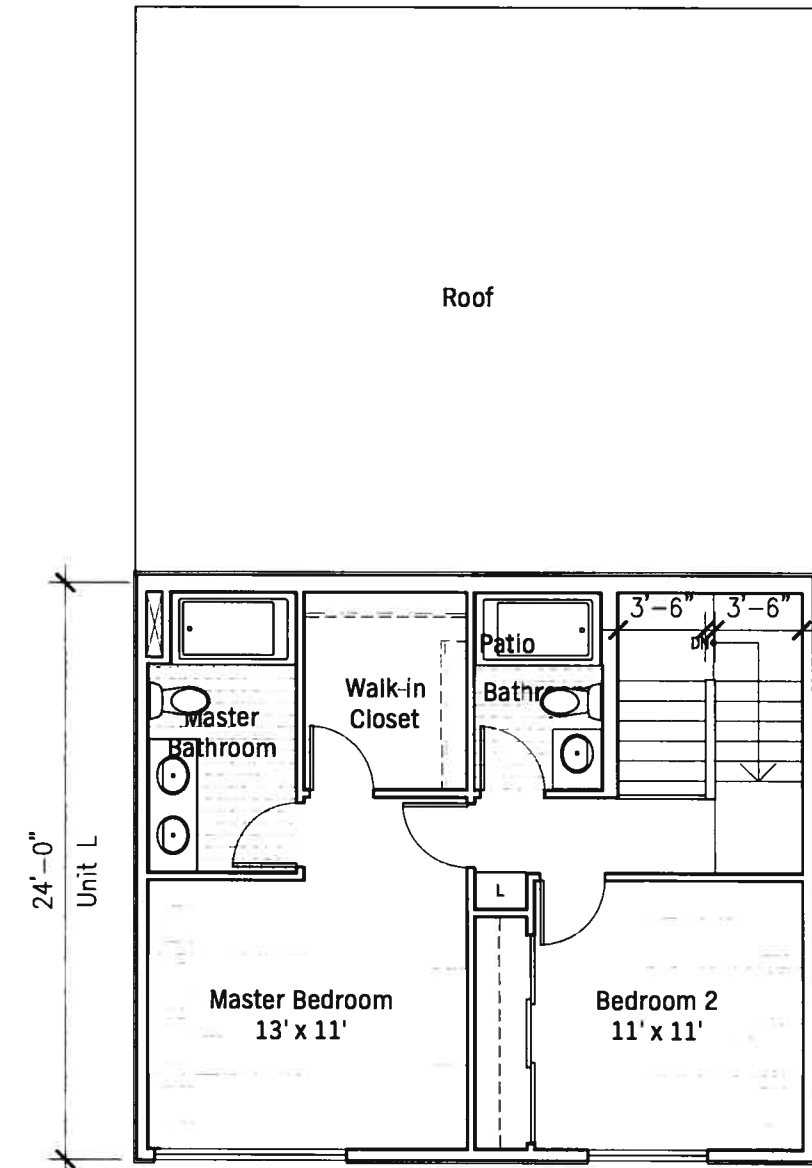




Townhome - First Floor Plan **K&L**



Townhome - Second Floor Plan **K&L**

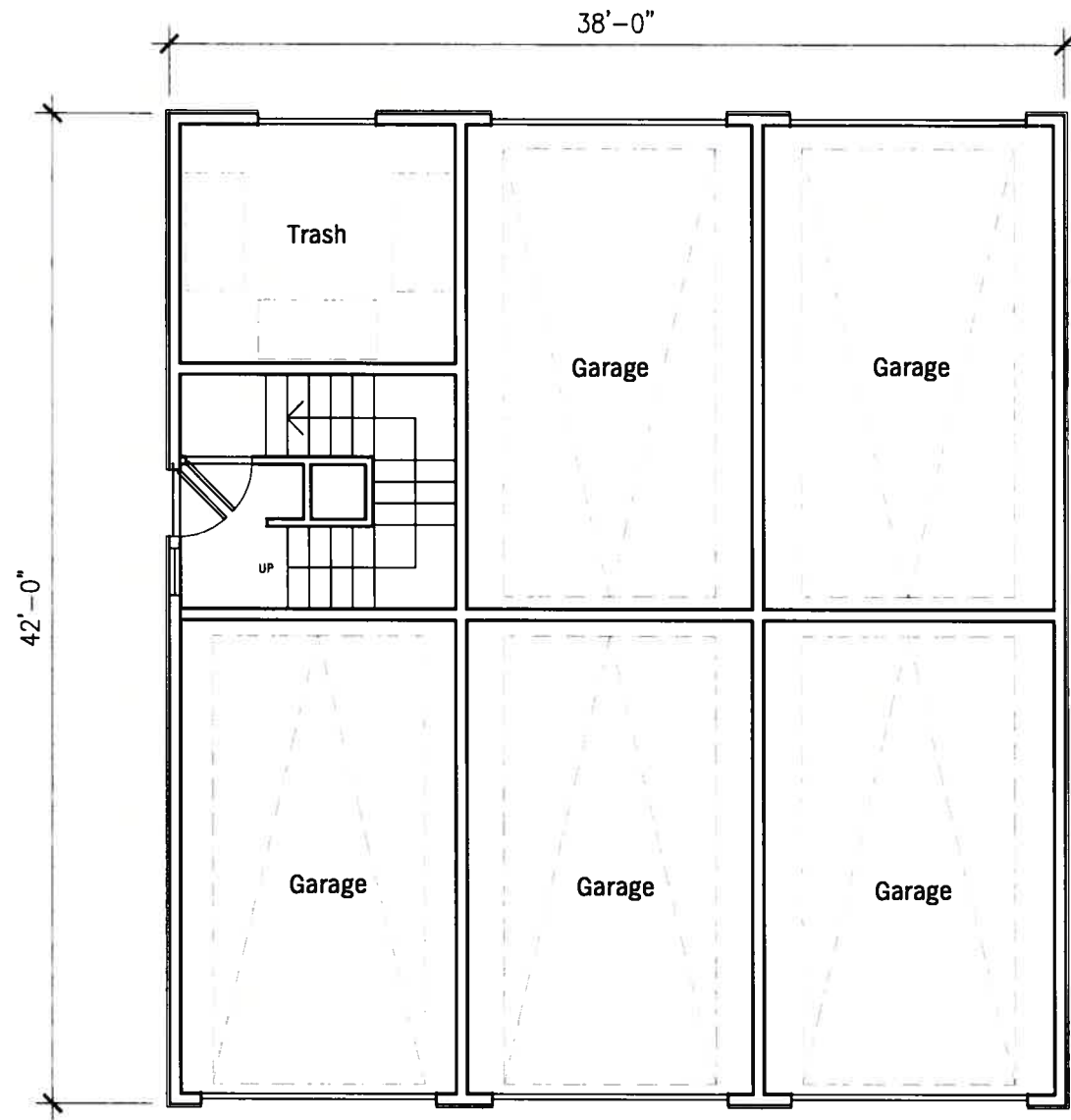


Townhome - Third Floor Plan **L**

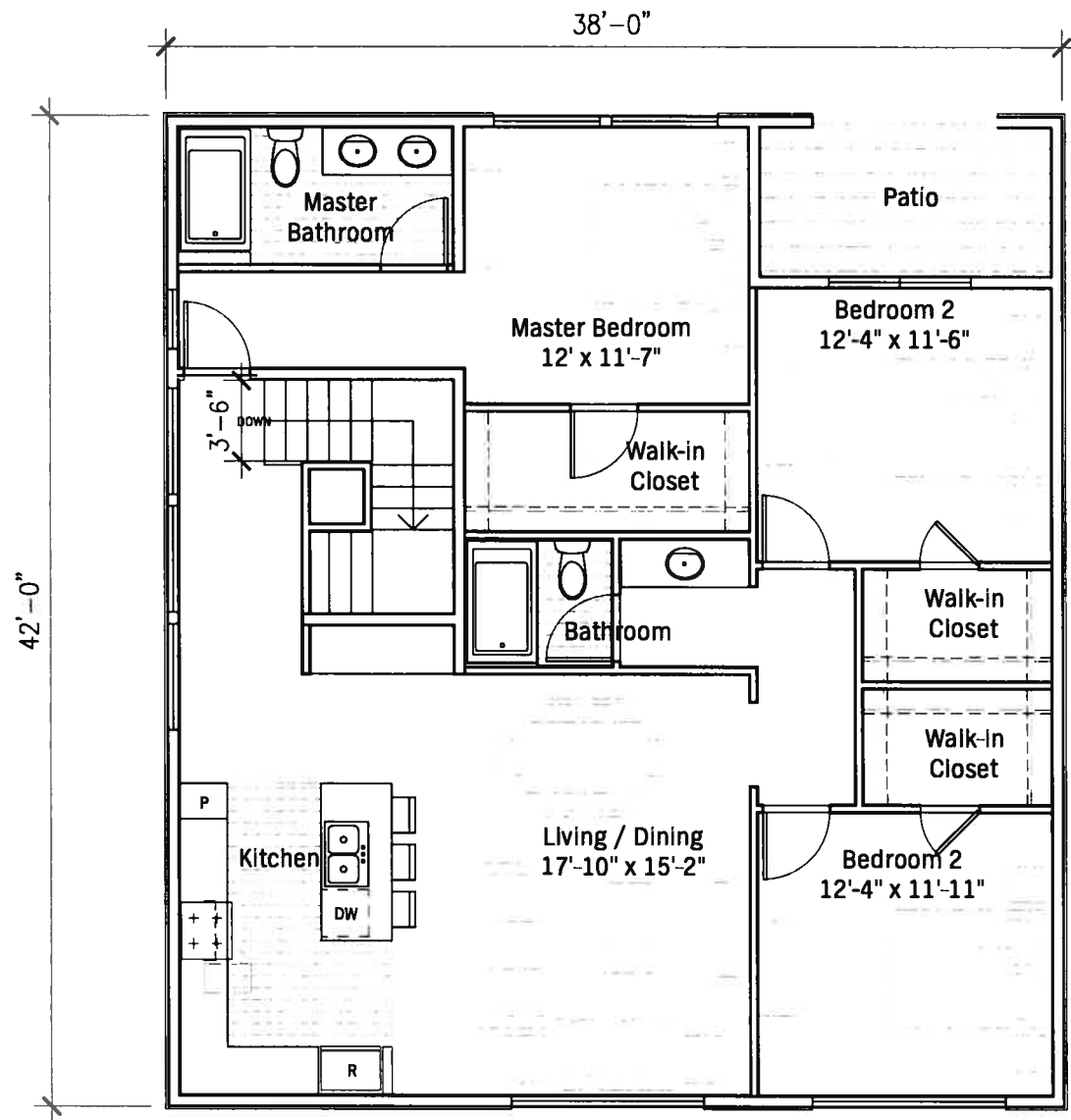
# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California





Townhome - First Floor Plan N

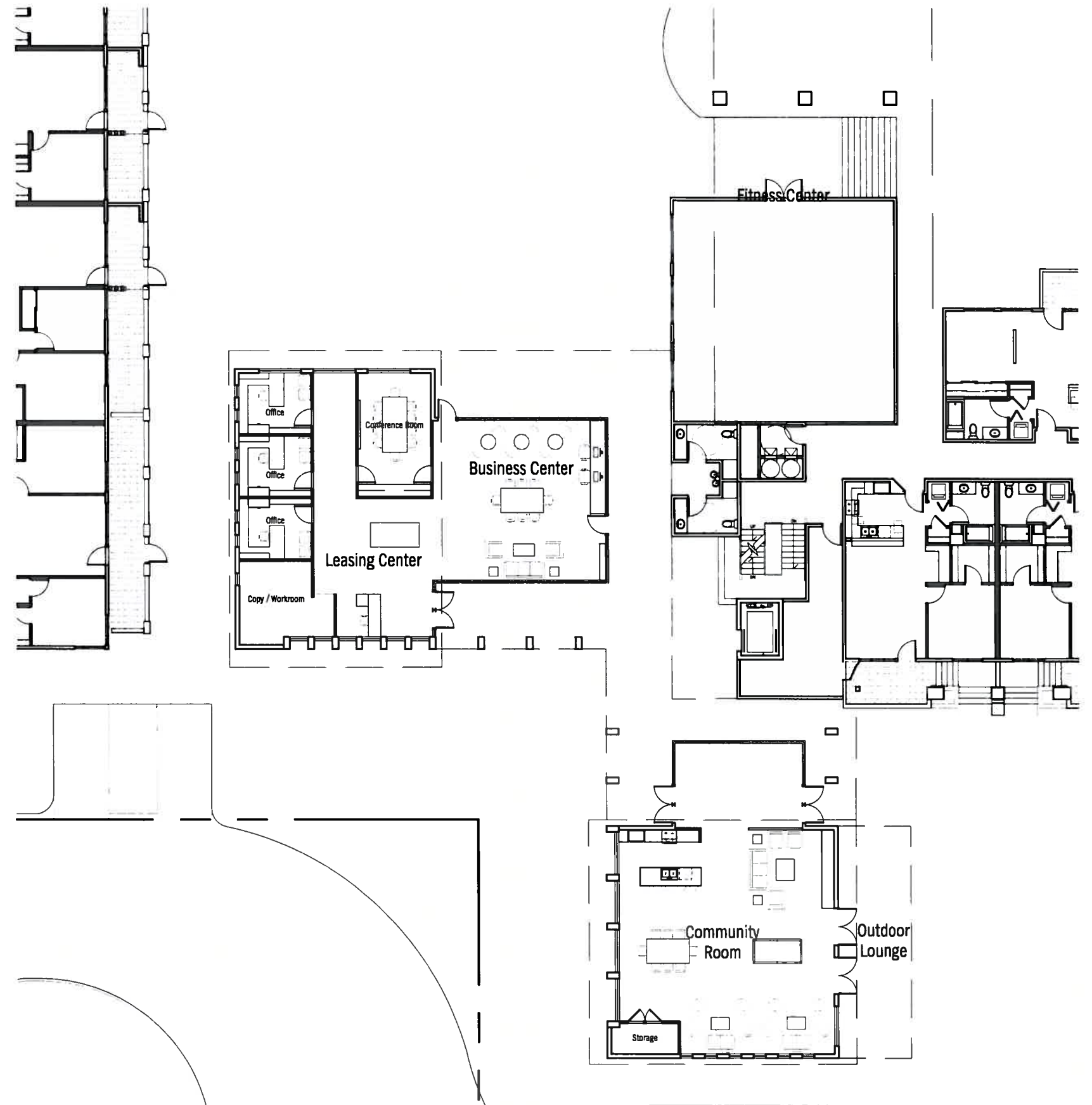


Townhome - Second Floor Plan N

# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California





# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California





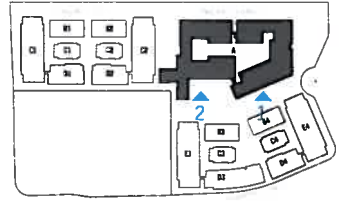


2 Cluster 2 - West Elevation



1 Cluster 2 - West Elevation

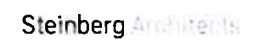
- ① Cement Plaster
- ② Cementitious Panel Siding
- ③ Brick
- ④ Synthetic Wood Railing
- ⑤ Vinyl Window Frame
- ⑥ Aluminum Storefront Window Frame
- ⑦ Accent Wood Veneer
- ⑧ Metal Roof
- ⑨ Composition Shingle Roof
- ⑩ Metal Railing
- ⑪ Wood Trellis
- ⑫ Metal Garage Door



Elevation Depicted

# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California



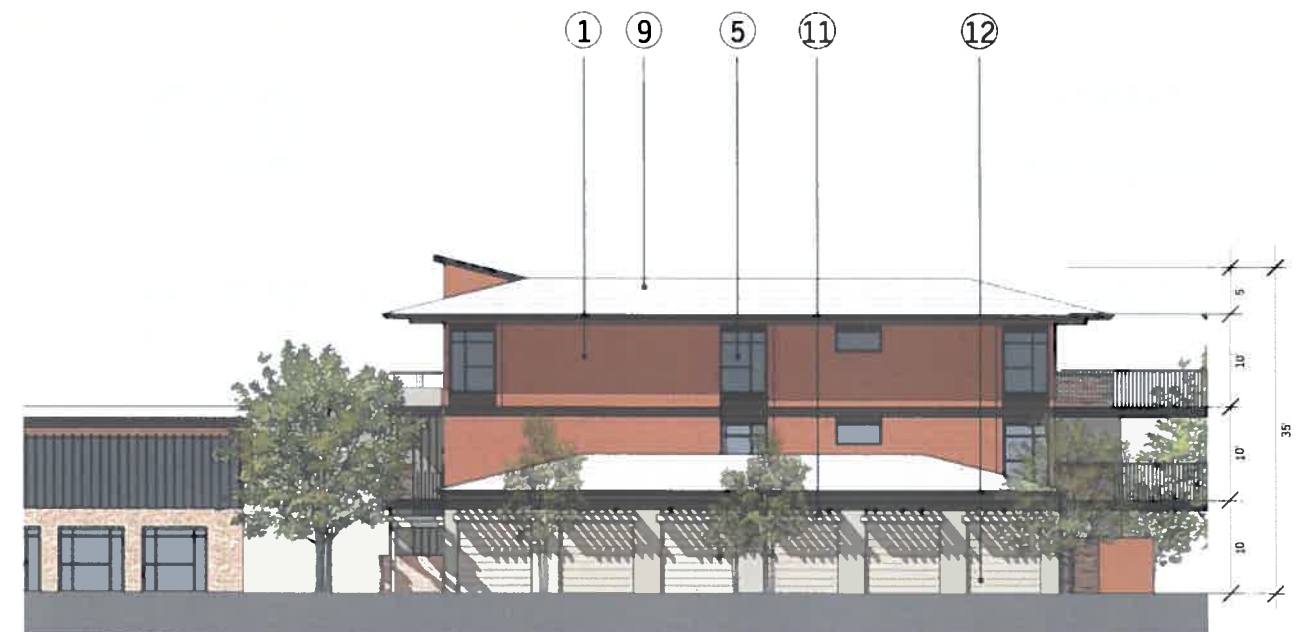




3 Cluster 2 - North Elevation

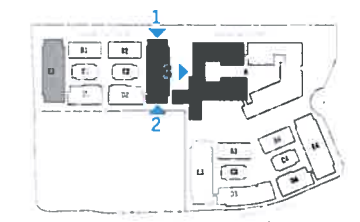


2 Cluster 1, Building E2 - West Elevation



1 Cluster 1, Building E2 - East Elevation

- |                             |                                    |                            |                     |
|-----------------------------|------------------------------------|----------------------------|---------------------|
| ① Cement Plaster            | ④ Synthetic Wood Railing           | ⑦ Accent Wood Veneer       | ⑩ Metal Railing     |
| ② Cementitious Panel Siding | ⑤ Vinyl Window Frame               | ⑧ Metal Roof               | ⑪ Wood Trellis      |
| ③ Brick                     | ⑥ Aluminum Storefront Window Frame | ⑨ Composition Shingle Roof | ⑫ Metal Garage Door |



# Sustainable Mixed-Use Village

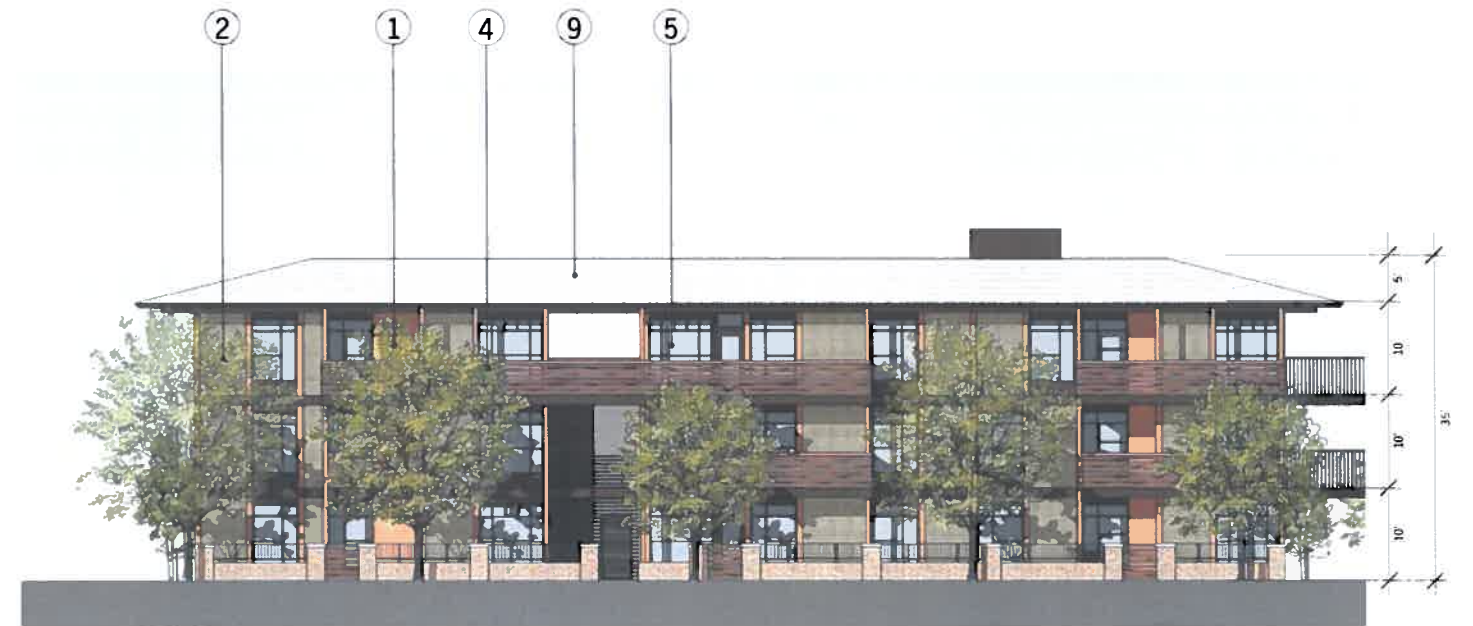
Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California



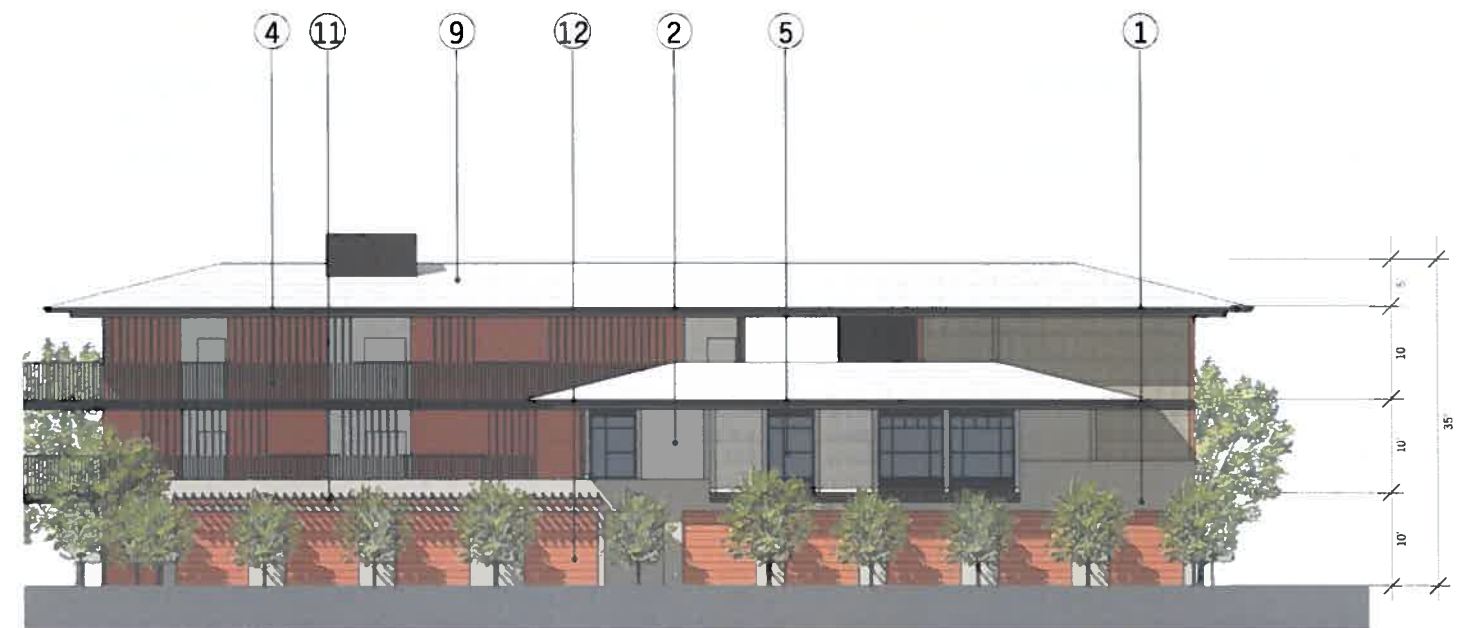




3 Cluster 1, Building D2 - North Elevation

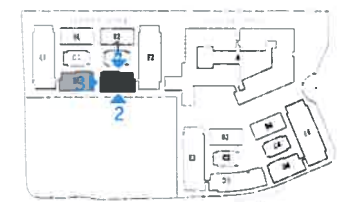


2 Cluster 1, Building D2 - West Elevation



1 Cluster 1, Building D2 - East Elevation

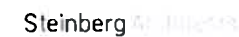
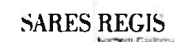
- |                             |                                    |                            |                     |
|-----------------------------|------------------------------------|----------------------------|---------------------|
| ① Cement Plaster            | ④ Synthetic Wood Railing           | ⑦ Accent Wood Veneer       | ⑩ Metal Railing     |
| ② Cementitious Panel Siding | ⑤ Vinyl Window Frame               | ⑧ Metal Roof               | ⑪ Wood Trellis      |
| ③ Brick                     | ⑥ Aluminum Storefront Window Frame | ⑨ Composition Shingle Roof | ⑫ Metal Garage Door |



■ Elevation Depicted  
 ■ Elevation Similar

# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California





2 Cluster 1, Building E2 - North Elevation



1 Cluster 1, Building E2 - South Elevation

- |                             |                                    |                            |                     |
|-----------------------------|------------------------------------|----------------------------|---------------------|
| ① Cement Plaster            | ④ Synthetic Wood Railing           | ⑦ Accent Wood Veneer       | ⑩ Metal Railing     |
| ② Cementitious Panel Siding | ⑤ Vinyl Window Frame               | ⑧ Metal Roof               | ⑪ Wood Trellis      |
| ③ Brick                     | ⑥ Aluminum Storefront Window Frame | ⑨ Composition Shingle Roof | ⑫ Metal Garage Door |



# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California







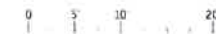
JMG.



Elevation Depicted

## Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California



A-24

Artist Rendering

November 26, 2012



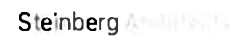


JME.



## Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California



0 5 10 20

A-25

Artist Rendering

November 26, 2012



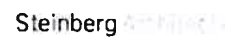


JMG.



## Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California



0 5 10 20

A-26

Artist Rendering

November 26, 2012



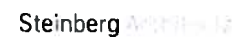


JMG.



## Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California

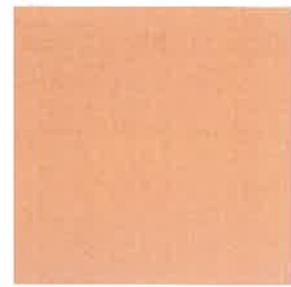


A-27

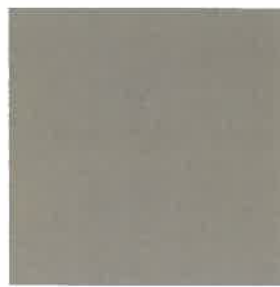
Artist Rendering

November 26, 2012

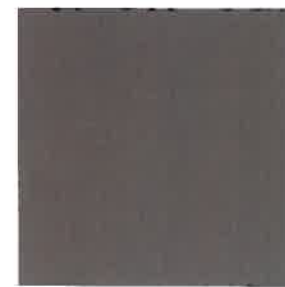




12 Accent Color



11 Accent Color



10 Accent Color



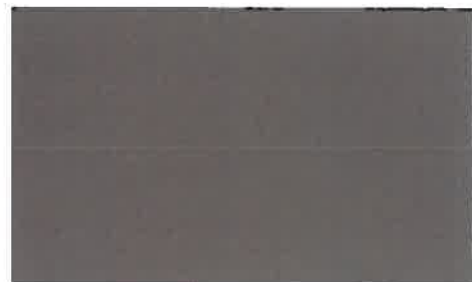
9 Composition Shingle Roof



8 Metal Roof



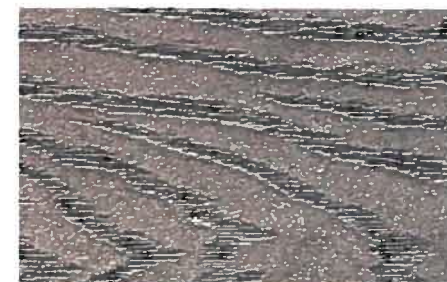
7 Accent Wood Veneer



6 Storefront Frame



5 Vinyl Window Frame



4 Synthetic Wood Railing



3 Brick Blend



2 Lap Siding

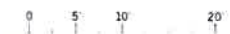


1 Smooth Plaster



# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
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Pleasanton, California





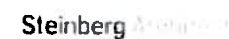
# SUSTAINABLE MIXED-USE VILLAGE RETAIL PROJECT

## STANLEY BLVD. AND BERNAL AVE. PLEASANTON, CALIFORNIA

PROJECT TEAM	PROJECT INFORMATION	VICINITY MAP																								
<p><b>OWNER/APPLICANT</b> E&amp;S RING MANAGEMENT CORPORATION 400 CORPORATE POINTE, SUITE 400 CULVER CITY, CA 90230 Phone: 310.337.5400 Contact: JOHN PRINGLE johnp@essring.com</p> <p><b>ARCHITECT</b> KENNETH RODRIGUES &amp; PARTNERS, INC. 445 N. WHISMAN ROAD, SUITE 200 MOUNTAIN VIEW, CA 94043 Phone: 650.965.0700 Contact: KEN RODRIGUES kenr@krparchitects.com Ana Maria Manzo ana@krparchitects.com</p> <p><b>DEVELOPMENT MANAGER</b> SARES REGIS GROUP NORTHERN CALIFORNIA 901 MARINERS ISLAND BLVD., 7TH FLOOR SAN MATEO, CA 94404 Phone: 650.378.2800 Contact: KEN BUSCH kbusch@srngc.com</p> <p><b>CIVIL ENGINEER</b> BKF ENGINEERS 4670 WILLOW ROAD, SUITE 250 PLEASANTON, CA 94588 Phone: 925.386.7700 Contact: BROCK ROBY broby@bkf.com</p> <p><b>LANDSCAPE ARCHITECT</b> THE GUZZARDO PARTNERSHIP, INC. 181 GREENWICH STREET SAN FRANCISCO, CA 94111 Phone: 415.433.4672 Contact: PAUL LETTIERI plettieri@tgp-inc.com CARA STRONG BURGESS cburgess@tgp-inc.com</p>	<p><b>ZONING DESIGNATION</b> PUD-C</p> <p><b>PROPERTY ADDRESS</b> STANLEY BLVD. &amp; BERNAL AVE.</p> <p><b>PROPOSED USE</b> COMMERCIAL / RETAIL</p> <p><b>TABULATION</b></p> <p><b>RETAIL SITE AREA (NET):</b> ±4.5 ACRES (±194,611 SF)</p> <p><b>BUILDING AREA:</b> 35,169 SF</p> <p><b>MAJOR RETAIL SHOPS PAD</b> 14,648 SF 17,356 SF 3,165 SF</p> <p><b>F.A.R.:</b> 18%</p> <p><b>BUILDING COVERAGE:</b> 35,169 SF (21%)</p> <p><b>LANDSCAPE COVERAGE:</b> ±31,946 SF (19%)</p> <p><b>HARDSCAPE COVERAGE:</b> ±26,058 SF (16%)</p> <p><b>PAVING COVERAGE:</b> ±74,793 SF (44%)</p> <p><b>PARKING PROVIDED:</b> 174 STALLS</p> <p><b>PARKING RATIO:</b> 5.0 / 1000</p>																									
<b>SHEET INDEX</b>																										
<table border="0"> <tr> <td>1 TITLE SHEET</td> <td>C0.0 EXISTING CONDITIONS</td> </tr> <tr> <td>2 OVERALL SITE PLAN</td> <td>C1.0 CIVIL SITE PLAN</td> </tr> <tr> <td>3 ENLARGED SITE PLAN</td> <td>C2.0 GRADING &amp; DRAINAGE PLAN</td> </tr> <tr> <td>3-A ALTERNATE ENLARGED SITE PLAN</td> <td>C3.0 UTILITY PLAN</td> </tr> <tr> <td>4 RETAIL BUILDING PLANS</td> <td>C4.0 STORMWATER MANAGEMENT PLAN</td> </tr> <tr> <td>5 OVERALL STREET ELEVATIONS</td> <td>C5.0 CROSS SECTIONS</td> </tr> <tr> <td>6 RETAIL BUILDING ELEVATIONS</td> <td>L1 OVERALL SITE PLAN</td> </tr> <tr> <td>7 RETAIL BUILDING ELEVATIONS</td> <td>L2 SITE SECTIONS AND ENLARGEMENTS</td> </tr> <tr> <td>8 ENLARGED ELEVATION/MATERIALS PALETTE</td> <td>L2.2 SITE SECTIONS AND ENLARGEMENTS</td> </tr> <tr> <td></td> <td>L3 LANDSCAPE PLANTING AND IRRIGATION NOTES</td> </tr> <tr> <td></td> <td>L4 RETAIL PLANTING AREA</td> </tr> <tr> <td></td> <td>L5 LANDSCAPE LIGHTING</td> </tr> </table>			1 TITLE SHEET	C0.0 EXISTING CONDITIONS	2 OVERALL SITE PLAN	C1.0 CIVIL SITE PLAN	3 ENLARGED SITE PLAN	C2.0 GRADING & DRAINAGE PLAN	3-A ALTERNATE ENLARGED SITE PLAN	C3.0 UTILITY PLAN	4 RETAIL BUILDING PLANS	C4.0 STORMWATER MANAGEMENT PLAN	5 OVERALL STREET ELEVATIONS	C5.0 CROSS SECTIONS	6 RETAIL BUILDING ELEVATIONS	L1 OVERALL SITE PLAN	7 RETAIL BUILDING ELEVATIONS	L2 SITE SECTIONS AND ENLARGEMENTS	8 ENLARGED ELEVATION/MATERIALS PALETTE	L2.2 SITE SECTIONS AND ENLARGEMENTS		L3 LANDSCAPE PLANTING AND IRRIGATION NOTES		L4 RETAIL PLANTING AREA		L5 LANDSCAPE LIGHTING
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	L3 LANDSCAPE PLANTING AND IRRIGATION NOTES																									
	L4 RETAIL PLANTING AREA																									
	L5 LANDSCAPE LIGHTING																									

### Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
Stanley Blvd. and Bernal Ave.  
Pleasanton, California



**RA-01**

Retail Title Sheet

November 13, 2012





# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California

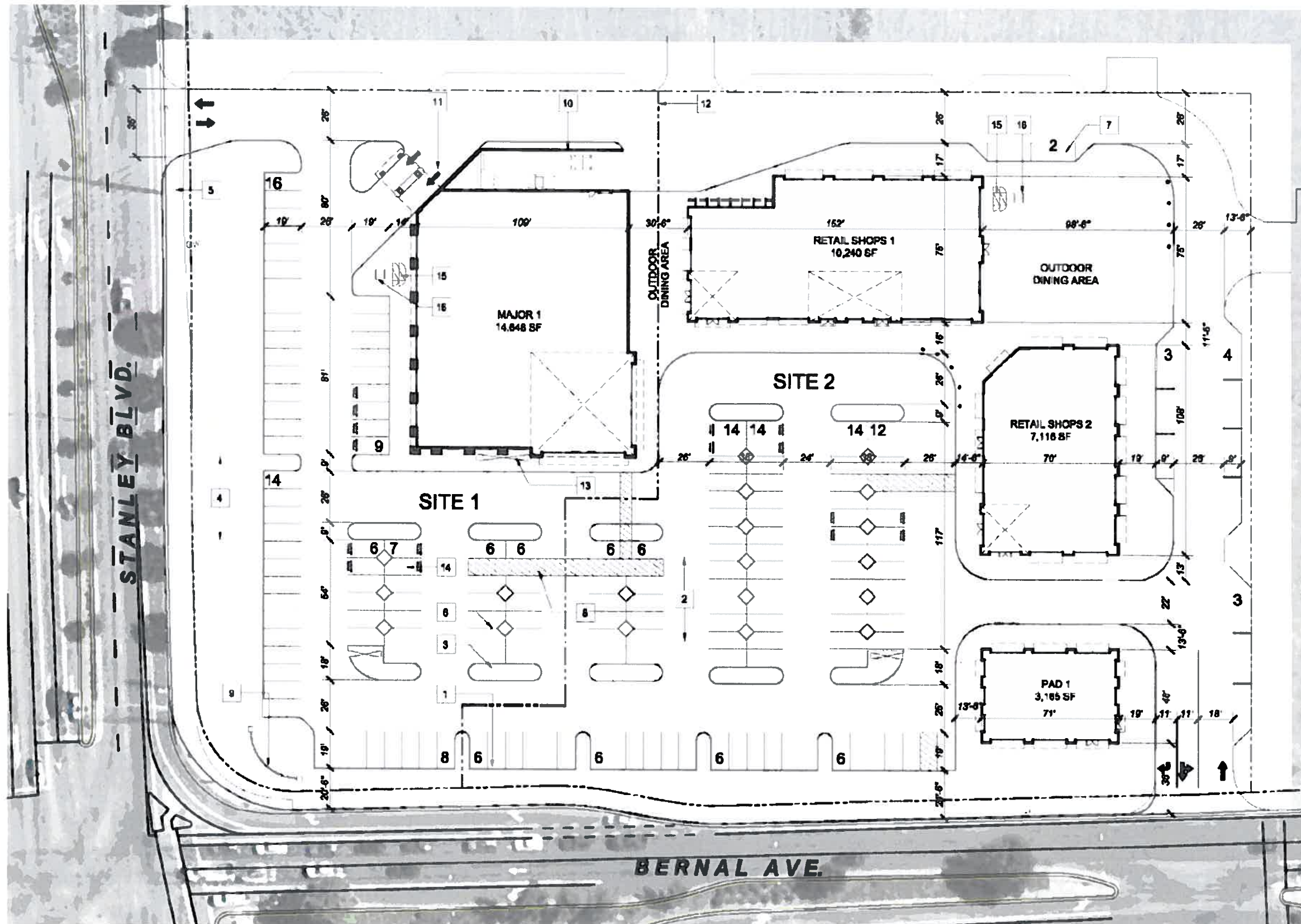


RA-02

Overall Site Plan

November 13, 2012





**SITE DATA - RETAIL**

RETAIL SITE AREA	±194,611 SF (±4.5 ACRES)
BUILDING AREA	35,169 SF
MAJOR	14,648 SF
SHOPS	17,356 SF
PAD	3,165 SF
F.A.R.	18 %
PARKING	174 STALLS
RATIO	5.0 / 1000
SITE COVERAGE	
LANDSCAPE	±31,946 SF (16%)
HARDSCAPE	±28,058 SF (16%)
PAVING	±74,793 SF (44%)
<b>SITE 1</b>	
BUILDING AREA	14,648 SF
PARKING	72 STALLS
PARKING RATIO	4.9/1000
<b>SITE 2</b>	
BUILDING AREA	20,521 SF
PARKING	102 STALLS
PARKING RATIO	5.0/1000

**SHEET KEYNOTES**

- 1 6" CONCRETE CURB
- 2 AC PAVING
- 3 LANDSCAPE FINGER ISLAND
- 4 LANDSCAPING AREA
- 5 PEDESTRIAN WALKWAY
- 6 9x19' CITY STANDARD PARKING STALL
- 7 PARALLEL PARKING STALL
- 8 ACCESSIBLE PARKING STALL WITH STRIPED PASSENGER LOADING AREA (TYP. OF 8)
- 9 PROJECT SIGNAGE
- 10 SCREEN WALL AT LOADING DOCK
- 11 DRIVE THRU LANES
- 12 PROPOSED LOT LINE
- 13 SHOPPING CART AREA
- 14 DEDICATED "CLEAR AIR VEHICLE" PARKING STALL PER CALGREEN CODES
- 15 ENCLOSED BIKE LOCKERS PER CALGREEN CODE. TOTAL CAPACITY OF 8 BICYCLES STORED ON SITE
- 16 OPEN BIKE RACKS PER CALGREEN CODE. TOTAL CAPACITY OF 8 BICYCLES STORED ON SITE

**ENLARGED SITE PLAN**



**Sustainable Mixed-Use Village**

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California

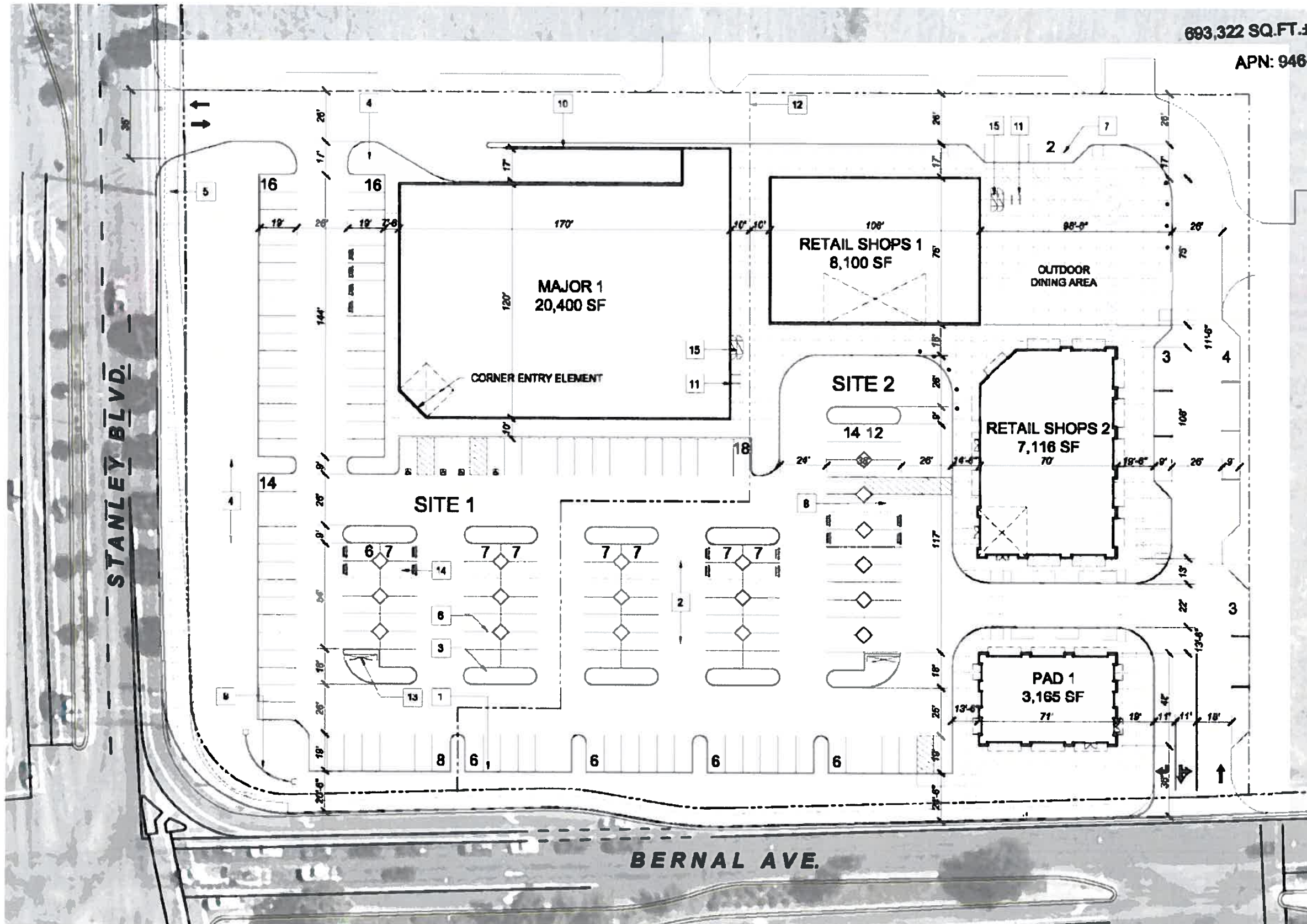


**RA-03**

Enlarged Site Plan

November 13, 2012





693,322 SQ.FT.±

APN: 946-

**SITE DATA - RETAIL**

RETAIL SITE AREA	±194,611 SF (±4.5 ACRES)
BUILDING AREA	38,781 SF
MAJOR	20,400 SF
SHOPS	15,216 SF
PAD	3,165 SF
F.A.R	20 %
PARKING	189 STALLS
RATIO	4.9 / 1000
SITE COVERAGE	
LANDSCAPE	±25,546 SF (13%)
HARDSCAPE	±29,109 SF (15%)
PAVING	±101,175 SF (52%)
SITE 1	
BUILDING AREA	20,400 SF
PARKING	99 STALLS
PARKING RATIO	4.9/1000
SITE 2	
BUILDING AREA	18,381 SF
PARKING	90 STALLS
PARKING RATIO	4.9/1000

**SHEET KEYNOTES**

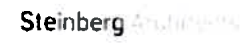
- 1 6" CONCRETE CURB
- 2 AC PAVING
- 3 LANDSCAPE FINGER ISLAND
- 4 LANDSCAPING AREA
- 5 PEDESTRIAN WALKWAY
- 6 9'x18' CITY STANDARD PARKING STALL
- 7 PARALLEL PARKING STALL
- 8 ACCESSIBLE PARKING STALL WITH STRIPED PASSENGER LOADING AREA (TYP. OF 6)
- 9 PROJECT SIGNAGE
- 10 SCREEN WALL AT LOADING DOCK
- 11 OPEN BIKE RACKS PER CALGREEN CODE, TOTAL CAPACITY OF 8 BICYCLES STORED ON SITE
- 12 PROPOSED LOT LINE
- 13 SHOPPING CART AREA
- 14 DEDICATED "CLEAR AIR VEHICLE" PARKING STALL PER CALGREEN CODES
- 15 ENCLOSED BIKE LOCKERS PER CALGREEN CODE, TOTAL CAPACITY OF 8 BICYCLES STORED ON SITE

ENLARGED SITE PLAN



**Sustainable Mixed-Use Village**

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California

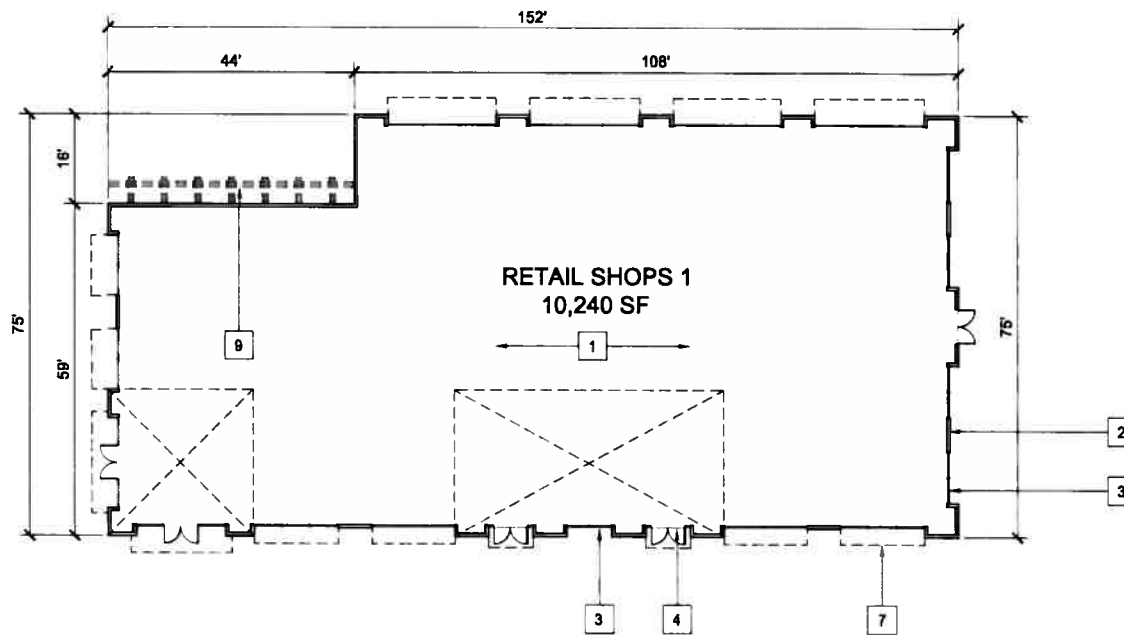
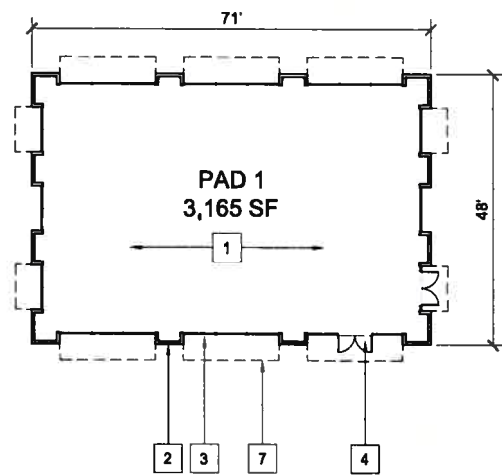
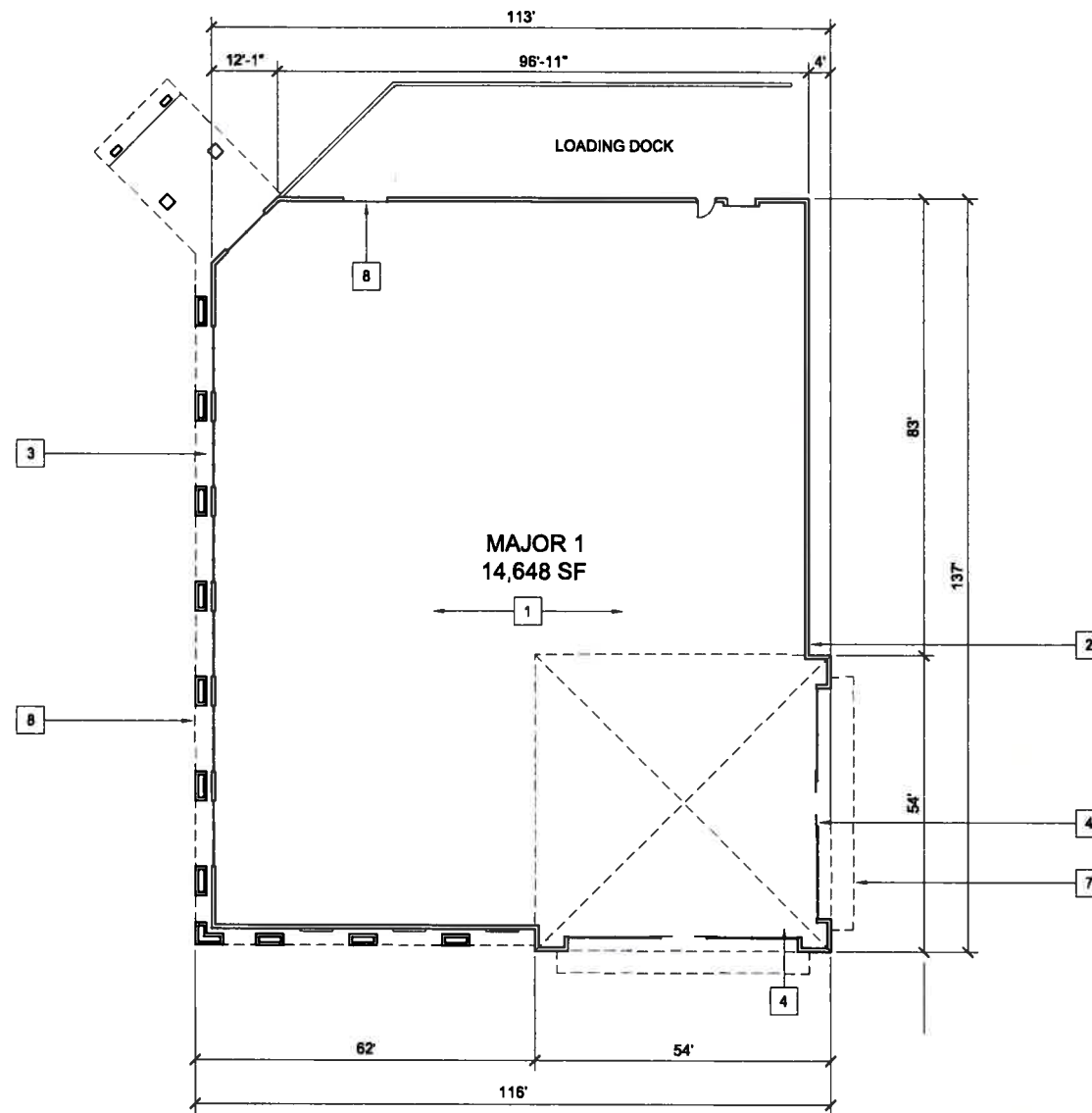
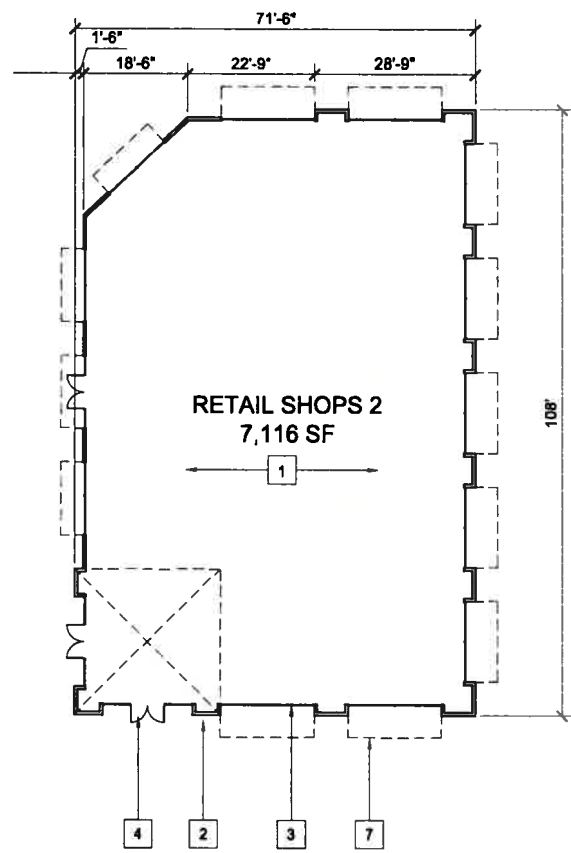


**RA-04**

Enlarged Site Plan Alternative 1

November 13, 2012



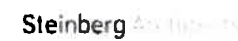


**SHEET KEYNOTES**

- 1 CONCRETE SLAB
- 2 EXTERIOR WALL CONSTRUCTION WITH CEMENT PLASTER OR BRICK FACADE OR STONE FACADE WHERE APPLICABLE
- 3 ALUMINUM STOREFRONT WINDOW SYSTEM WITH CLEAR GLAZING
- 4 STOREFRONT ENTRY DOOR WITH CLEAR GLAZING
- 5 SHOWCASE WINDOW
- 6 OVERHEAD ROLL-UP LOADING DOOR
- 7 LINE OF AWNING ABOVE
- 8 LINE OF ARCADE ABOVE
- 9 LINE OF WOOD TRELLIS ABOVE

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 Pleasanton, California



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**RA-05**

Retail Building Plans

November 13, 2012





STREET ELEVATION FACING BERNAL AVE



STREET ELEVATION FACING STANLEY BLVD

**SHEET KEYNOTES**

- 1 STANDING SEAM METAL ROOFING
- 2 BRICK VENEER SYSTEM
- 3 ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING
- 4 CLERESTORY GLAZING
- 5 PAINTED EXTERIOR CEMENT PLASTER SYSTEM
- 6 WOOD TRELLIS
- 7 CANVAS AWNING
- 8 WOOD AWNING
- 9 METAL AWNING
- 10 PRECAST TRIM
- 11 STONE VENEER SYSTEM
- 12 OVERHEAD EXTERIOR "TEA-CUP" LIGHTS

**Sustainable Mixed-Use Village**

Housing Element, Auf der Maur / Rickenbach Site 8  
 Stanley Blvd. and Bernal Ave.  
 Pleasanton, California



RA-06

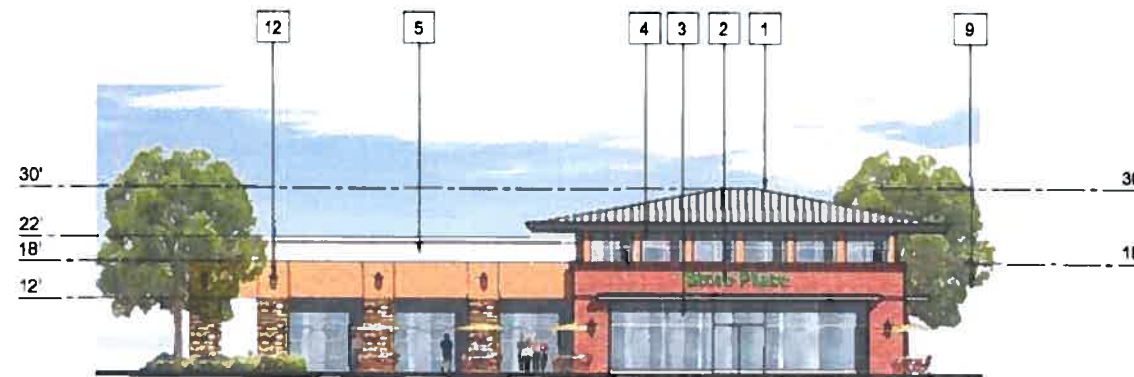
Overall Street Elevations

November 13, 2012





WEST ELEVATION - PAD 1



WEST ELEVATION - MAJOR 1

**SHEET KEYNOTES**

- 1 STANDING SEAM METAL ROOFING
- 2 BRICK VENEER SYSTEM
- 3 ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING
- 4 CLERESTORY GLAZING
- 5 PAINTED EXTERIOR CEMENT PLASTER SYSTEM
- 6 WOOD TRELLIS
- 7 CANVAS AWNING
- 8 WOOD AWNING
- 9 METAL AWNING
- 10 PRECAST TRIM
- 11 STONE VENEER SYSTEM
- 12 BUILDING MOUNTED EXTERIOR LIGHTING



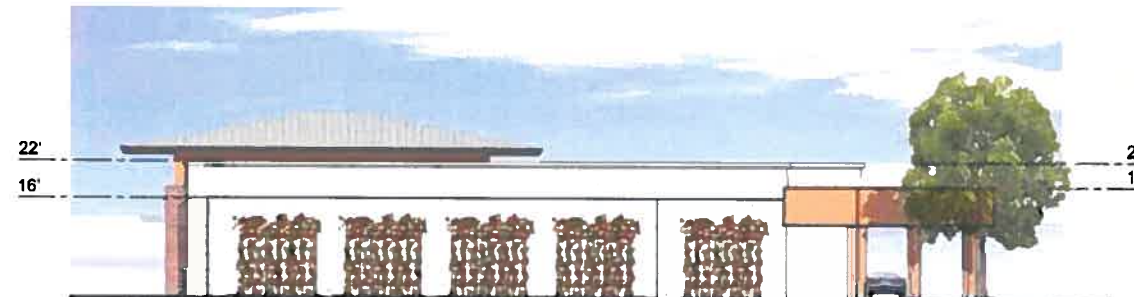
NORTH ELEVATION - PAD 1



NORTH ELEVATION - MAJOR 1



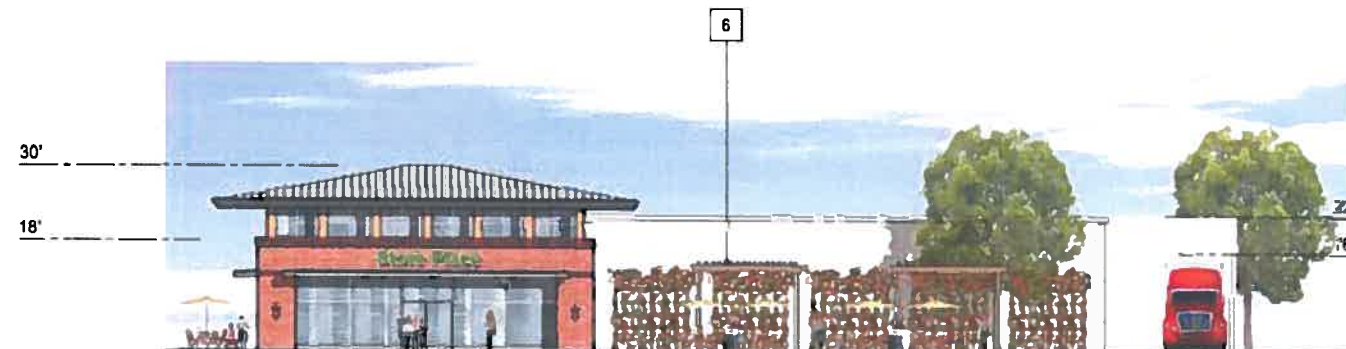
EAST ELEVATION - PAD 1



EAST ELEVATION - MAJOR 1



SOUTH ELEVATION - PAD 1



SOUTH ELEVATION - MAJOR 1

**Sustainable Mixed-Use Village**

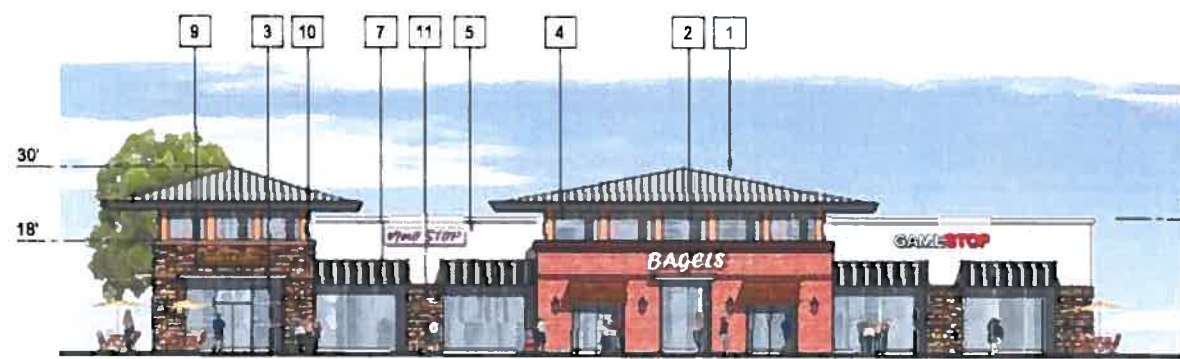
Housing Element, Auf der Maur / Rickenbach Site 8  
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Pleasanton, California







WEST ELEVATION - RETAIL SHOPS 2



WEST ELEVATION - RETAIL SHOPS 1



NORTH ELEVATION - RETAIL SHOPS 2



NORTH ELEVATION - RETAIL SHOPS 1



EAST ELEVATION - RETAIL SHOPS 2



EAST ELEVATION - RETAIL SHOPS 1



SOUTH ELEVATION - RETAIL SHOPS 2



SOUTH ELEVATION - RETAIL SHOPS 1

**SHEET KEYNOTES**

- 1 STANDING SEAM METAL ROOFING
- 2 BRICK VENEER SYSTEM
- 3 ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLAZING
- 4 CLERESTORY GLAZING
- 5 PAINTED EXTERIOR CEMENT PLASTER SYSTEM
- 6 SHOWCASE WINDOW
- 7 CANVAS AWNING
- 8 WOOD AWNING
- 9 METAL AWNING
- 10 PRECAST TRIM
- 11 STONE VENEER SYSTEM

**Sustainable Mixed-Use Village**

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 Pleasanton, California



PROJECT

**RA-08**

Retail Building Elevations

November 13, 2012





Elevation



Exterior Lighting Fixture



Parking Lot Lighting Fixture



1 Standing Seam Metal Roof



3 Clear Glass



2 Storefront Mullion / Metal Awning



4 Brick Blend and Stone Veneer

5 Smooth Plaster

# Sustainable Mixed-Use Village

Housing Element, Auf der Maur / Rickenbach Site 8  
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Pleasanton, California

