

# LBA REALTY

## BUILDING F AT PLEASANTON CENTER

Franklin Drive Building  
Parcel Adjacent to 5020 & 5040 Johnson Drive  
Pleasanton, California 94566

003330.02  
PUD REVISED SUBMITTAL  
09/03/2010

EXHIBIT **BC**  
PUD - 80-16-13M  
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# CANNONDESIGN

201 Mission Street, Suite 2400  
San Francisco, California 94105  
T: 415.243.4170  
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Baltimore ■ Boston ■ Buffalo ■ Calgary ■ Chicago ■ Houston ■ Los Angeles ■ Mumbai ■ New York  
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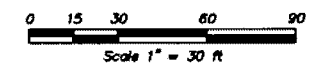
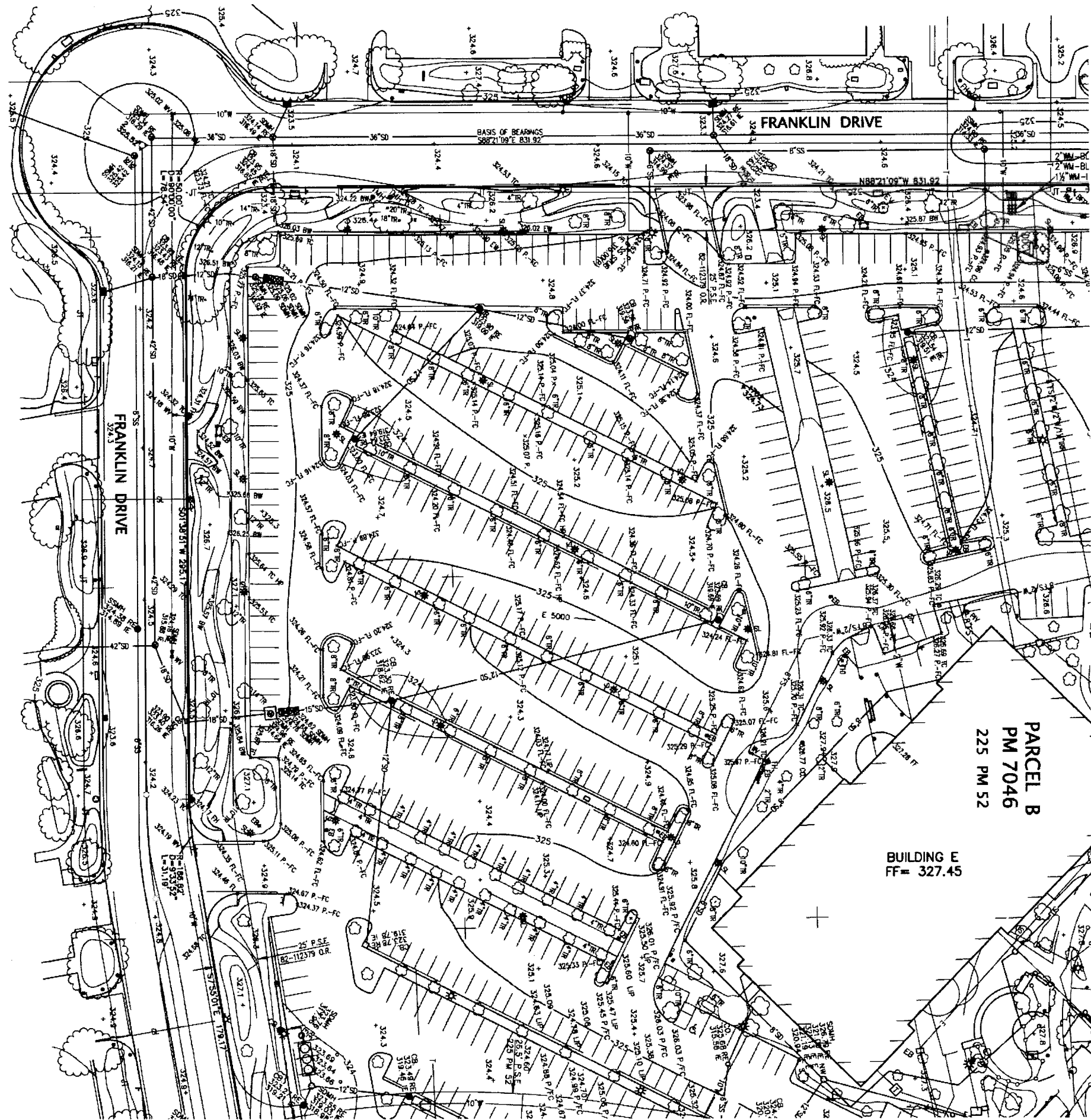
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### Consultants:

Kier & Wright Civil Engineers & Surveyors - 1233 Quarry Lane, Suite 145, Pleasanton, CA 94566  
T: 925.249.6555 F: 925.249.6563

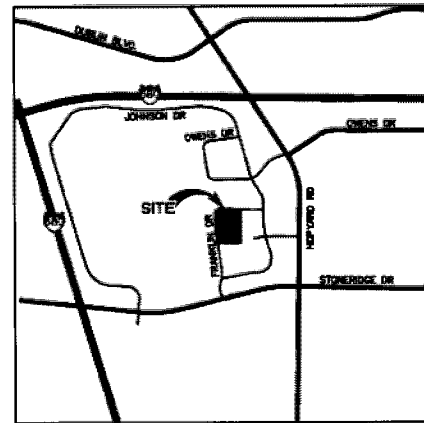
Cottong & Taniguchi Landscape Architects- 215 Highland Avenue, Burlingame, CA 94010  
T: 650.610.9353 F: 650.342.7021

Forell/Elsesser Engineers, Inc. - 160 Pines Street, 6th Floor, San Francisco, CA 94111  
T: 415.837.0700 F: 415.837.0800



**LEGEND**

	BUILDING LINE
	CENTERLINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	DRIVEWAY
	EDGE OF PAVEMENT
	ELECTRIC LINE
	FENCE LINE
	FIRE OPTICS LINE
	FIRE HYDRANT & VALVE
	GAS LINE - VALVE & METER
	IRRIGATION WATER LINE
	JOINT TRENCH
	LOT LINE
	MONUMENT/NONUMENT LINE
	PROPERTY LINE
	RECLAIMED WATER LINE & VALVE
	SANITARY SEWER - MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN - MANHOLE & CATCH BASIN
	WATER LINE & VALVE
	BACKFLOW PREVENTION DEVICE
	ELECTROLINER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	POST INDICATOR VALVE
	POWER POLE/JOINT POLE
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	ANGLE POINT
	AREA DRAIN
	AUTOMATIC SPRINKLER RISER
	BACK FLOW PREVENTION DEVICE
	BACK OF WALK
	BOTTOM OF WALL
	CATCH BASIN
	CONCRETE
	CENTER LINE
	CLEAN OUT
	CLEAN OUT TO GRADE
	DOOR
	DRIVEWAY
	DAY LIGHT LINE
	EDGE OF ACCESS ROAD
	EAR SWALE
	ELECTRIC BOX
	ELECTRIC VAULT
	EDGE OF WALK
	EXHAUST PIPE
	FACE OF ASPHALT BERM
	FACE OF CURB
	FIRE DEPARTMENT CONNECTION
	FOUND MONUMENT
	FINISH FLOOR
	FIRE HYDRANT
	FLOW LINE
	FENCE
	FACE OF WALL
	GUY ANCHOR
	GRADE BREAK
	GROUND
	GAS VALVE
	HANDICAP RAMP
	HIGH POINT
	HEADWALL
	IRRIGATION BOX
	INVERT ELEVATION
	LOW POINT
	LIP OF CURB
	LIP OF GUTTER
	MONUMENT TO MONUMENT
	PAVEMENT
	POST INDICATOR VALVE
	PROPERTY LINE
	PUBLIC SERVICE EASEMENT
	RM ELEVATION
	STORM DRAIN MANHOLE
	STREET LIGHT
	STREET LIGHT BOX
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	TOP OF CURB
	TELEPHONE BOX
	TOP OF MANHOLE
	TELEPHONE MANHOLE
	UNKNOWN UTILITY BOX
	VALLEY GUTTER
	WATER BOX
	WATER METER
	WATER VALVE



VICINITY MAP

**NOTES**

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED NOVEMBER 17, 2008, NUMBER NCS-422835-8A1. 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.
2. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. 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 SURVEYOR 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.
4. BENCHMARK: TOP OF LID OF MONUMENT BOX AT THE CENTERLINE-CENTERLINE INTERSECTION OF JOHNSON DRIVE AND WASHINGTON MUTUAL WAY ELEV=324.53
5. BASIS OF BEARINGS: THE BEARING OF SOUTH 68°21'08" E TAKEN ON THE MONUMENT LINE OF FRANKLIN DRIVE AS SHOWN ON PARCEL MAP 2046, FILED FOR RECORD OCTOBER 10, 1998 IN BOOK 225 OF MAPS AT PAGES 52 AND 53, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

BUILDING F AT PLEASANTON CENTER

TOPOGRAPHIC SURVEY

LBA REALTY

**KIER & WRIGHT**  
 CIVIL ENGINEERS & SURVEYORS, INC.  
 1233 Quarry Lane, Suite 145 (925) 249-6555  
 Pleasanton, California 94566 Fax (925) 249-6563

**C1**  
**CANNONDESIGN**

09/03/10









**PRELIMINARY PLANT LIST - ZONE 14 - PLEASANTON**

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	REQUIREMENTS
<b>TREES</b>				
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	15 G.C. Mult. St./N.V.S.-45	
GN FAS	<i>Ginkgo biloba 'Fastigata Blagon'</i> <i>Al. Phyllostachya nigra 'Heron'</i>	Columnar Maidenhair Tree Black Bamboo	24" Box Male plants only	
LE WIL	<i>Ilex alleghaniensis 'Wilsoni'</i> <i>Al. Arbutus unedo</i>	Wilson Holly Strawberry Tree	15 G.C. Mult. St.	
LAG TUS	<i>Lagerstroemia x 'Tuscarora'</i>	Crape Myrtle (Pink)	15 G.C. Mult. St.	
LR FAS	<i>Lonicera fulvifera 'Fastigiatum'</i> <i>Al. 1. Carpinus betulus 'Fastigiata'</i> <i>Al. 2. Quercus robur 'Fastigiata Drie'</i>	Columnar Tulip Tree Columnar European Hornbeam Columnar Red Oak	15 G.C. S.L.H. Br./Match	
PLA COL	<i>Pilea scolymifolia 'Columba'</i>	London Plane Tree	15 G.C. S.L.H. Br./Match	
POD GRA	<i>Podocarpus gracilior</i>	Fern Pine	15 G.C. S.L.H. Br./Match/No Whorl	
SAP SEB	<i>Sapum sebiferum</i> <i>Al. Ulmus parvifolia 'Dreke'</i>	Chinese Tallow Tree Chinese Evergreen Elm	15 G.C. H. Br./Match	
<b>SHRUBS</b>				
AGA SC	<i>Agapanthus africanus 'Storm Cloud'</i>	Dark Blue Lily-of-the-Nile	2 G.C. Veg. Gr.	
BER RG	<i>Berberis thunbergii 'Rose Glow'</i>	Berberis	1 G.C. F & B/Br. Gr.	
BUX KWG	<i>Buxus japonica 'Winter Gem'</i>	Japanese Boxwood	5 G.C. F & B/Br. Gr.	
DIE BK	<i>Dietes bicolor</i>	Fortnight Lily	1 G.C. 3" o.c. /Match	
DOD PLR	<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopsed Bush	5 G.C. F & B/Br. Gr./S.F.	
ELA PUN	<i>Elaeagnus pungens 'Marginalis'</i>	Silver-edge Elaeagnus	5 G.C. F & B/Br. Gr./S.F.	
ESC TER	<i>Escallonia 'Tem'</i>	Dwarf Escallonia	5 G.C. F & B/Br. Gr.	
HYD DOM	<i>Hydrangea macrophylla 'Domoto'</i>	Dwarf Franch Hybrid	1 G.C. F & B/Br. Gr.	
LOR RAZ	<i>Loropetalum chinense 'Razzleblue'</i>	N.C.N.	5 G.C. F & B/Br. Gr./S.F.	
NAN GS	<i>Nandina domestica 'Gulf Stream'</i>	Dwarf Heavenly Bamboo	3 G.C. F & B/Br. Gr./S.F.	
NAN HD	<i>Nandina 'Harbour Dwarf'</i>	Heavenly Bamboo	1 G.C. F & B/Br. Gr./S.F.	
PHO MON	<i>Phormium 'Monrovia Red'</i>	New Zealand Flax	3 G.C. 3" o.c. /Match	
PHO YW	<i>Phormium tenax 'Yellow Wave'</i>	Cream New Zealand Flax	3 G.C. 3" o.c. /Match	
PIT EUG	<i>Pittosporum eugenioides</i>	N.C.N.	5 G.C. F & B/Br. Gr./S.F.	
PIT TEN	<i>Pittosporum tenuifolium</i>	N.C.N.	5 G.C. F & B/Br. Gr./S.F.	
PRU CAR	<i>Prunus caroliniana</i>	Carolina Laurel Cherry	5 G.C. F & B/Br. Gr./S.F.	
ROS BB	<i>Rosa 'Buff Beauty'</i>	Buff Beauty Shrub Rose	1 G.C. F & B/Br. Gr.	
ROS HUN	<i>Rosmarinus o. 'Huntington Carpet'</i>	Rosemary	1 G.C. F & B/Br. Gr.	
SOL RAN	<i>Solanum rantonnetii (Lycianthes)</i>	Paraguay Nightshade	5 G.C. F & B/Br. Gr./S.F.	
<b>PERENNIALS</b>				
AGA PP	<i>Agapanthus 'Peter Pan'</i>	Dwarf blue Agapanthus	1 G.C. Plant at 18" o.c.	
CAM BC	<i>Campanula carpaea 'Blue Chups'</i>	Beltflower	4" pots Plant at 18" o.c.	
ERI KAR	<i>Eriogonum karwinskianum 'Moeheim'</i>	Flasbane	1 G.C. Plant at 2'-0" o.c.	
HEM OG	<i>Hemerocallis 'Our Gertrude'</i>	Everg., repeat bloom Day Lily	B.R. Double fan min. 2" o.c.	
HEM TCB	<i>Hemerocallis 'Terra Cotta Baby'</i>	Everg., repeat bloom Day Lily	B.R. Double fan min. 18" o.c.	
PEN ORI	<i>Penstemon orientalis</i>	Fourtan Grass	1 G.C. Plant at 3'-0" o.c.	
PER ATR	<i>Perovskia atriplicifolia</i>	Russian Sage	1 G.C. Plant at 3'-0" o.c.	
PER LS	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	1 G.C. Plant at 2'-6" o.c.	
<b>GROUNDCOVERS</b>				
COP KIR	<i>Coprosma kirkii</i>	Creeping Coprosma	4" pots Plant at 2'-6" o.c.	
COT NAN	<i>Cotoneaster bodifolia 'Nana'</i>	Clusterberry	1 G.C. Plant at 3'-6" o.c.	
EUC COL	<i>Eucynius fortunei 'Colorata'</i>	Purple-leaf Winter Creeper	Flats Plant at 2'-6" o.c.	
GAZ MY	<i>Gazania 'Mitsune Yellow'</i>	Gazania	Flats Plant under HEM 18" o.c.	
LAN MON	<i>Lantana montivideriana</i>	Trailing Lantana	4" pots Plant at 2'-6" o.c.	
TRA ASI	<i>Trachelospermum asiaticum</i>	Asian Jasmine	4" pots Plant at 2'-6" o.c.	
<b>LAWN (SOD)</b>				
LAWN	Bonsai Dwarf Tall Fescue	Drought tolerant sod variety	SOD	
<b>SEDGE</b>				
CAR TEX	<i>Carex texensis</i>	Catlin Sedge	4" pots Plant at 15" o.c.	
CAR TUM	<i>Carex tumicola</i>	Berkeley Sedge	4" pots Plant at 15" o.c.	

**PLANT NOTES:**  
 1 See specifications for planting  
 2 \*Hemerocallis available only from Greenwood Daylilies, 6000 Balcom Canyon Rd., Somis, CA 93066  
 Ph: 562-494-8944, email: <www.greenwoodgarden.com>  
 3 \*Phormium L. hybrids to be accompanied by written guarantee that they are the named cultivar & are stable  
 - in size, form and color  
 Submit to owner's rep. proof of securement & purchase within three weeks of award of contract

**PLANT LIST ABBREVIATIONS:**  
 Note: This list prepared by Cottong & Taniguchi must accompany the contractor's nursery orders

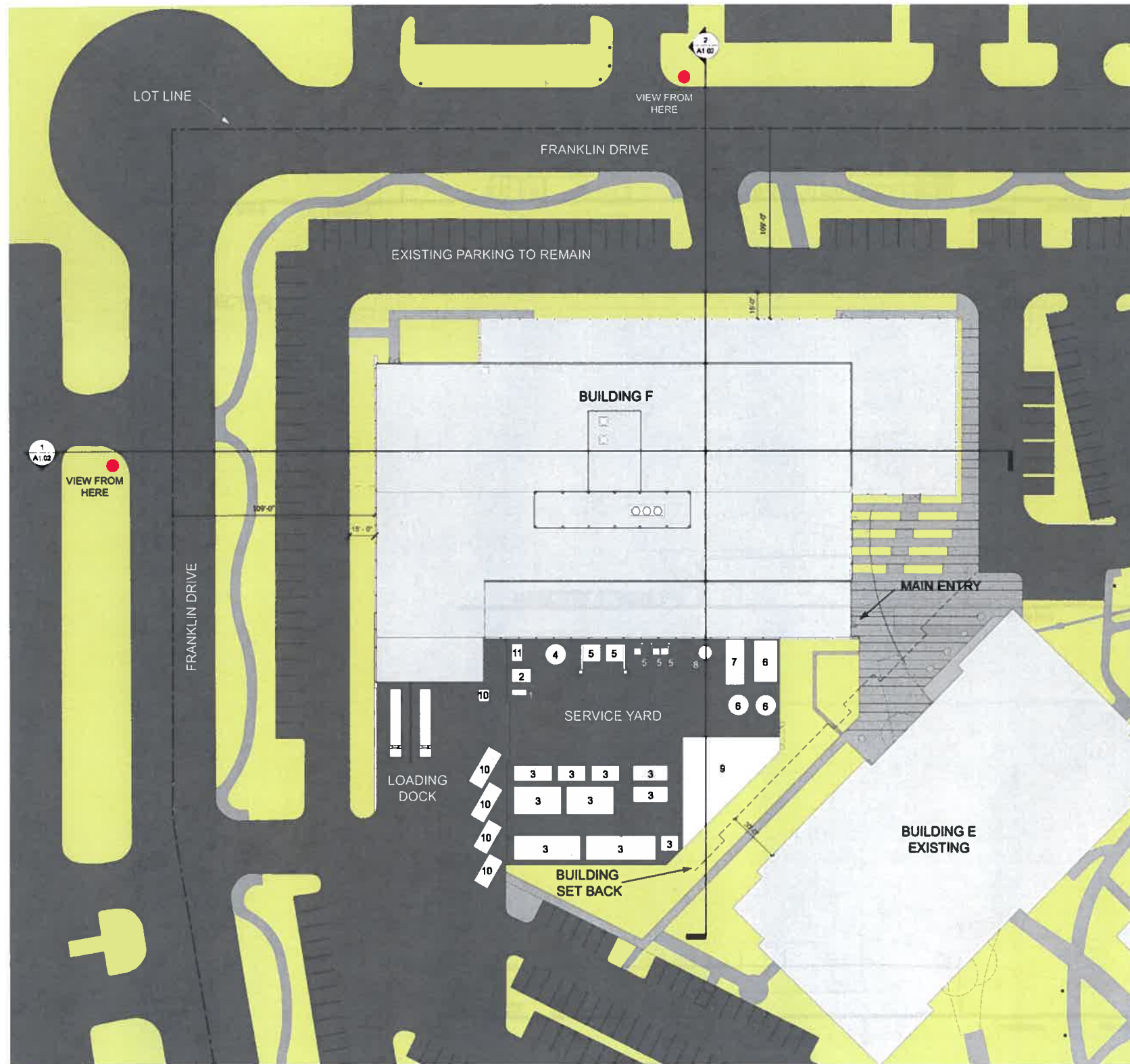
SL Single main, straight, dominant leader  
 Hi Br High branched—lowest limbs held above rootball 5' min for 15 gallon can 6 min for 24" box trees  
 No Top No topping or pruning of upper branches  
 Br Gr Branched to ground  
 F & B Full dense bushy vigorous plants w/ young growth closely spaced on branches, no old/woody plants  
 N.V.S.-30 Narrow upright vase shape 30 degrees or less spread in branch/trunk structure  
 N.V.S.-45 Narrow upright vase shape 45 degrees or less spread in branch/trunk structure  
 No Whorl No closely spaced whorled branches. Select even symmetrical branch distribution  
 Match Matched size, form, caliper, branching and cultivar. Select from one lot, one grower for guaranteed consistency through life of plants.  
 In general, plants within a group or area are to be matched, unless noted otherwise.

T.F Tree Form  
 S.F Shrub Form  
 N.F Narrow upright Form  
 Mult St. Multi stemmed  
 Flat Rooted cuttings from flats - plant at o.c. distance noted. See groundcover/shrub o.c. planting details.  
 Cal Caliper  
 EV Evergreen  
 G.C Gallon Can  
 B.R Bare Root  
 N.C.N. No Common Name  
 Trail F Select trailing forms for prostrate growth  
 Veg Gr. Vegetable Growth  
 Hed F Hedge Form dense/clipped  
 Stem up Stem up to expose trunk and lower branch pattern  
 o.c On center  
 N Dip Br No long heavy drooping branches

**PLAN NOTES:**

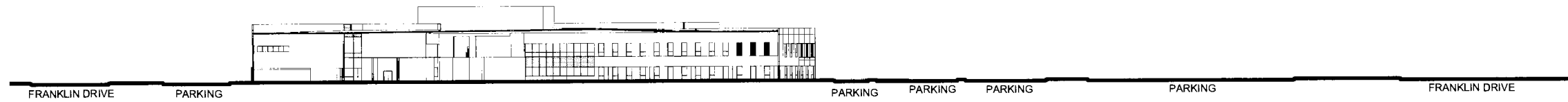
- The numbered items below correspond to the numbered items on the plan
- Broad, 8' wide, tree-lined pedestrian promenade welcomes and leads visitors & employees to entry plaza & front doors. Integral colored concrete paving w/ alternating surface treatments, such as light vs. heavy broom or sandblasting, create subtle pattern, rhythm and scale.
  - Formal, columnar rows of broad-leaf evergreen trees assist campus way-finding by defining main approach drive and pedestrian promenade to entry plaza & front doors of buildings E and F.
  - New painted cross-walk and pedestrian link to public side walk and Franklin Drive.
  - Existing curbs, parking stalls, landscaping and trees (dashed circles) at parking lot island north/east of building F - to remain. Compatible ground cover planting & irrigation to be added to fill-in expanded island width.
  - Re-configured ADA stalls & ramps to be ADA compliant/curt.
  - Main Entry Plaza - features pedestrian concrete paving with long rectangular planters, flush w/ plaza and planted informally w/ narrow-trunked, columnar trees; Ginkgo, (or alt.: Bamboo) w/ tall, informal meadow grass (sedge) below. Planters collect & bio-filter plaza run-off.
  - Large circular planters address unique/overlapping geometries of new and existing and canopy trees provide shade and a green backdrop for the entry drive and establish the tree site alignment along the campus link to the southwest.
  - Decomposed Granite (D.G.) lunch and 'think-tank' outdoor meeting room, w/ optional tenant-provided tables, chairs & umbrellas and trash/wash urns.
  - A dense, tall, double row of broad-leaf evergreen shrub plantings at FOB and fence - buffer building and screen service yard & loading docks.
  - High-branched canopy trees line a new pedestrian walk between buildings E & F - creating an important link to the rest of the campus. Sod or sedge lawn/landscape below trees doubles as bio-swale. Foundation plantings create interest thru layers of color & texture against building E.
  - Existing perimeter and parking lot trees (dashed circles), landscape, side walks & etc., - to remain.
  - Low/colorful accent trees & understory plantings reinforce and frame views of key features of architectural facade.
  - Tall/columnar rows of trees act as linear, green design elements; forming another layer of texture/interest & depth along the building facade. Tree placements coordinated with architectural locations of panels, scoring & windows. On west side, broad-leaf evergreen trees provide passive solar shading and screen the loading docks year-round.
  - Large canopy, deciduous replacement parking lot trees - to match existing.
  - Small, low-branched, broad-leaf evergreen trees - strategically placed in the existing landscape - screen loading docks from north-bound traffic.
  - Existing lawn portions at existing driveway to be removed & replaced w/ low, drought-tolerant, colorful evergreen accent shrub plantings - to help screen rear loading dock area. Include irrigation adjustments, curbs & sidewalks to remain and safety cone-of-vision to be maintained.



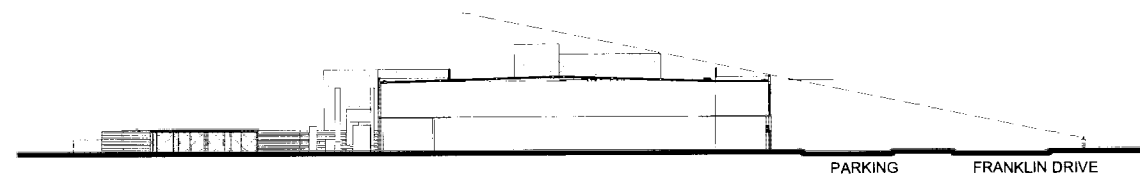


- SERVICE YARD LEGEND**
- 1. TRANSFORMER
  - 2. EMERGENCY GENERATOR
  - 3. MODULAR HAZARDOUS MATERIAL STORAGE SHED
  - 4. LIQUID NITROGEN STORAGE TANK
  - 5. DUST COLLECTOR
  - 6. EDR WATER TREATMENT FOR BLDGS D&E
  - 7. GAS CYLINDER FARM
  - 8. NON-HAZARDOUS WASTE FLUID STORAGE
  - 9. COVERED DRUM STORAGE
  - 10. WASTE AND RECYCLE BINS
  - 11. EQUIPMENT PUMP

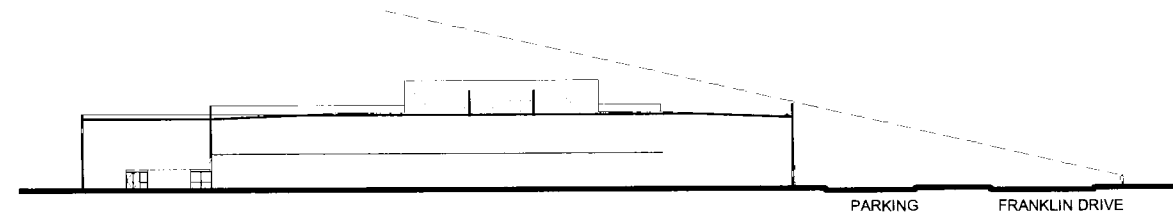




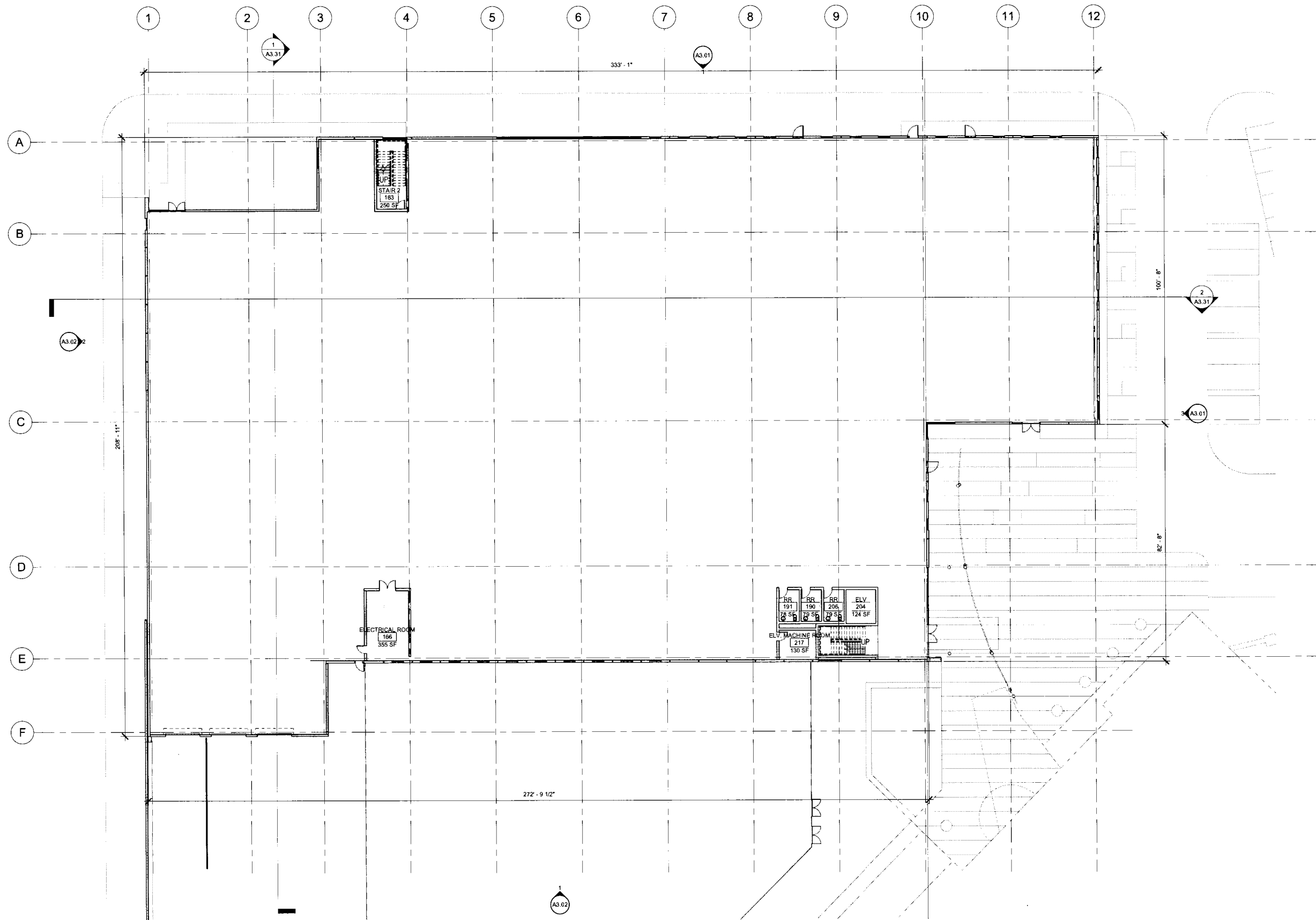
3 SITE SECTION 3  
1" = 40'-0"



2 SITE SECTION 2  
1" = 40'-0"

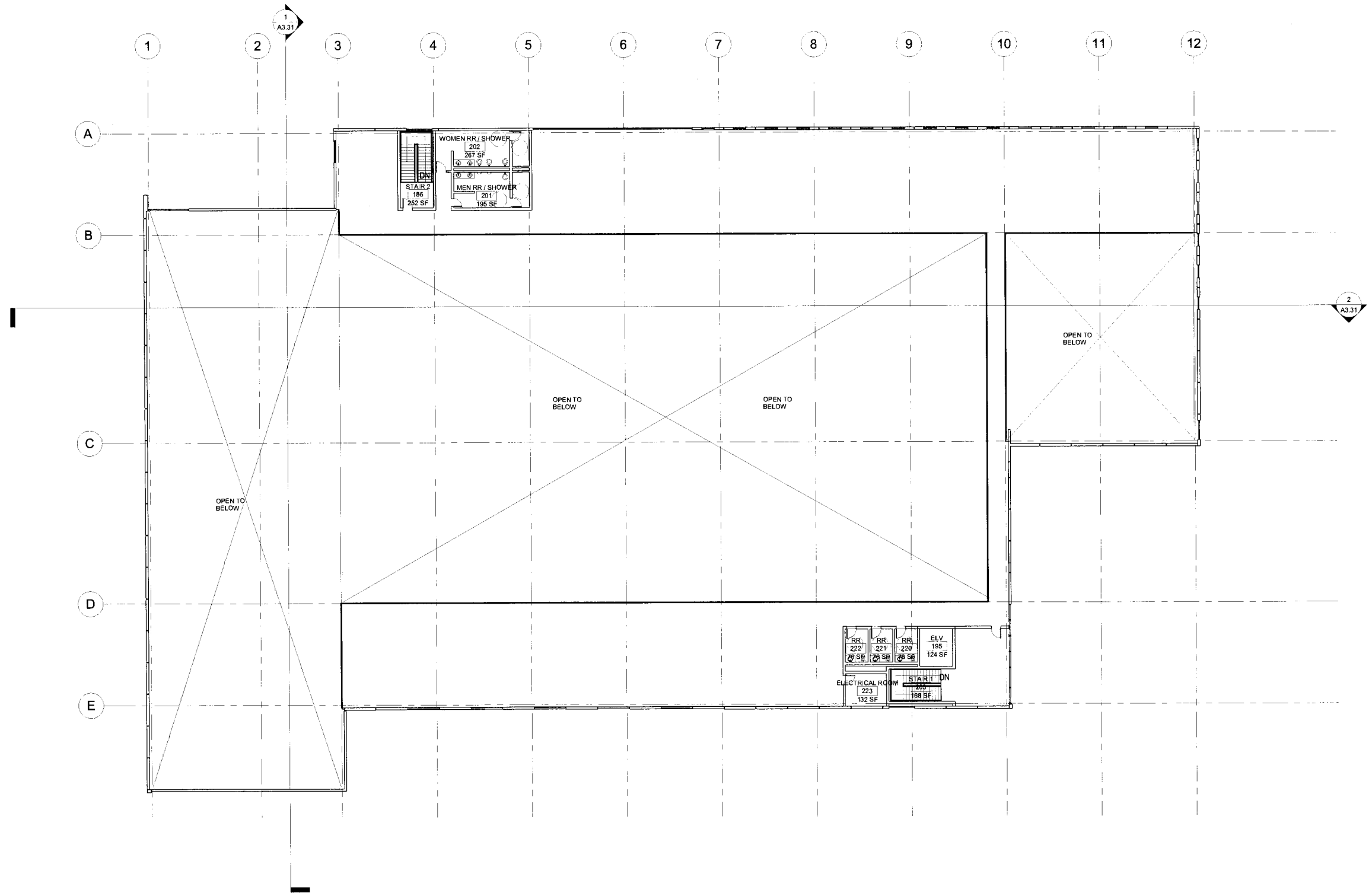


1 SITE SECTION 1  
1" = 40'-0"

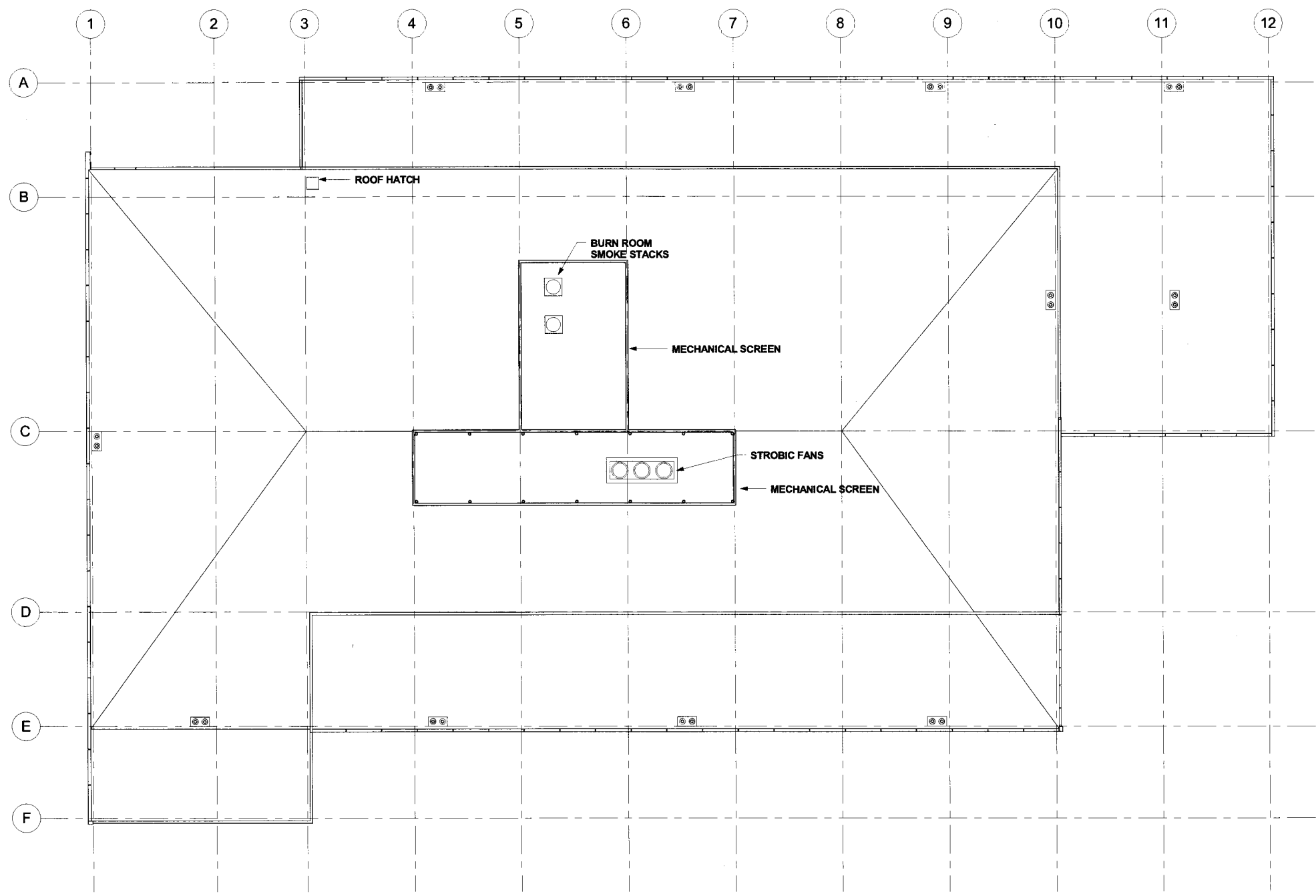


1 Floor Plan Level 1  
1/16" = 1'-0"

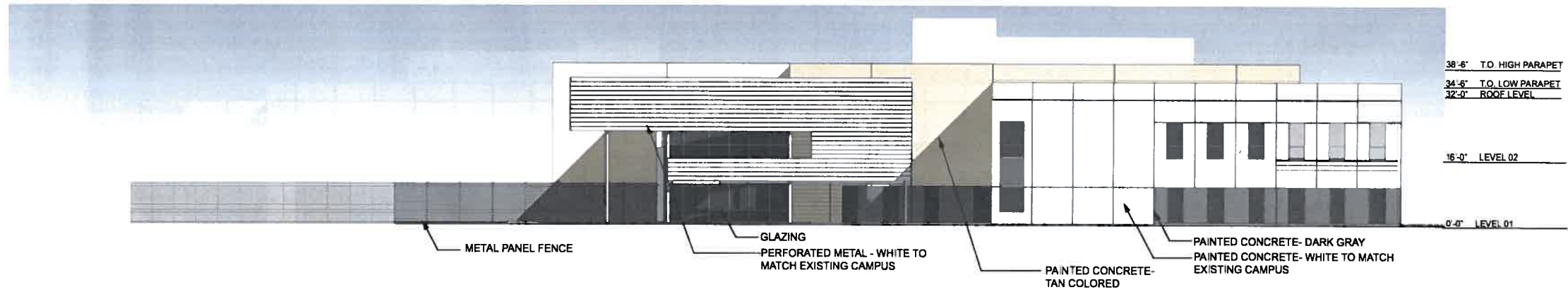




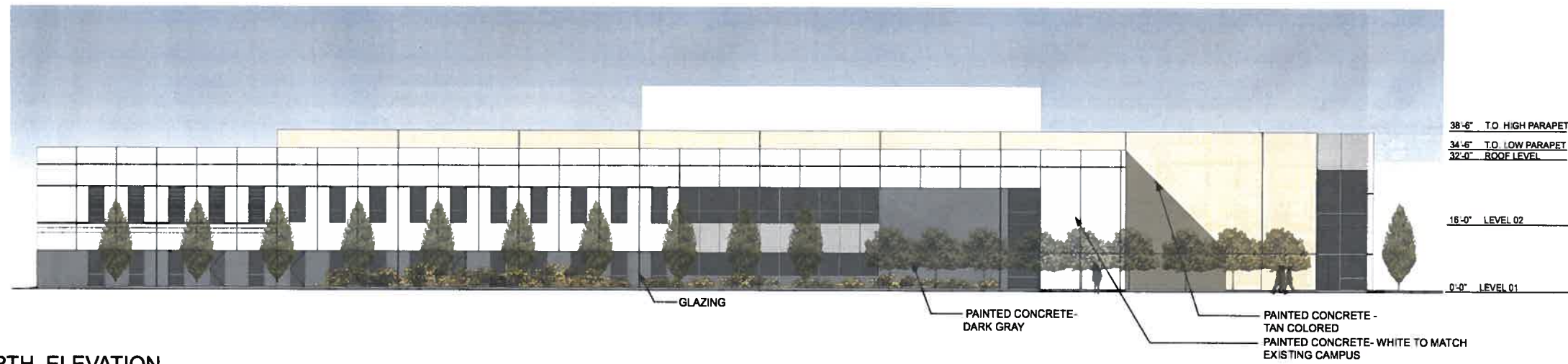
1 FLOOR PLAN LEVEL 2  
1/16" = 1'-0"



1 ROOF PLAN  
1/16" = 1'-0"

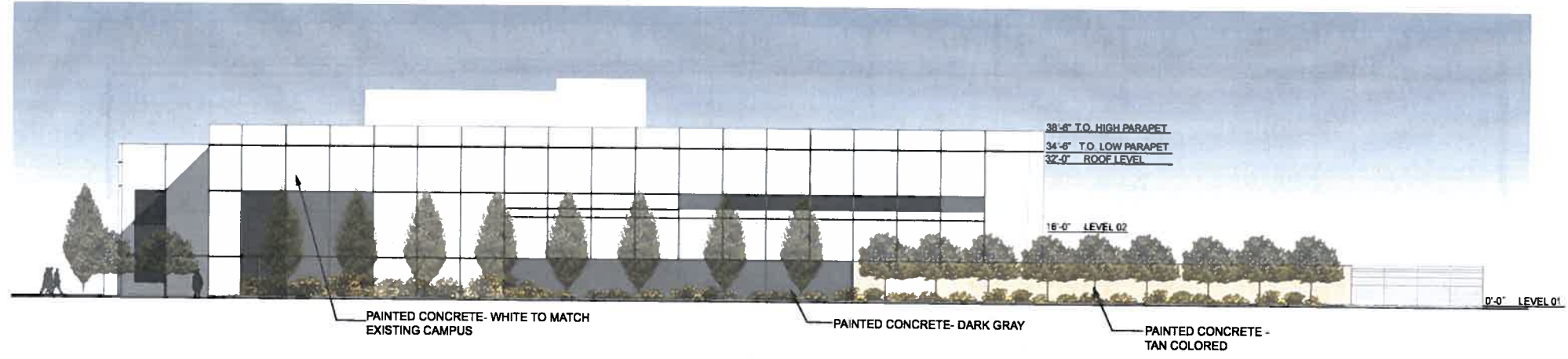


EAST ELEVATION

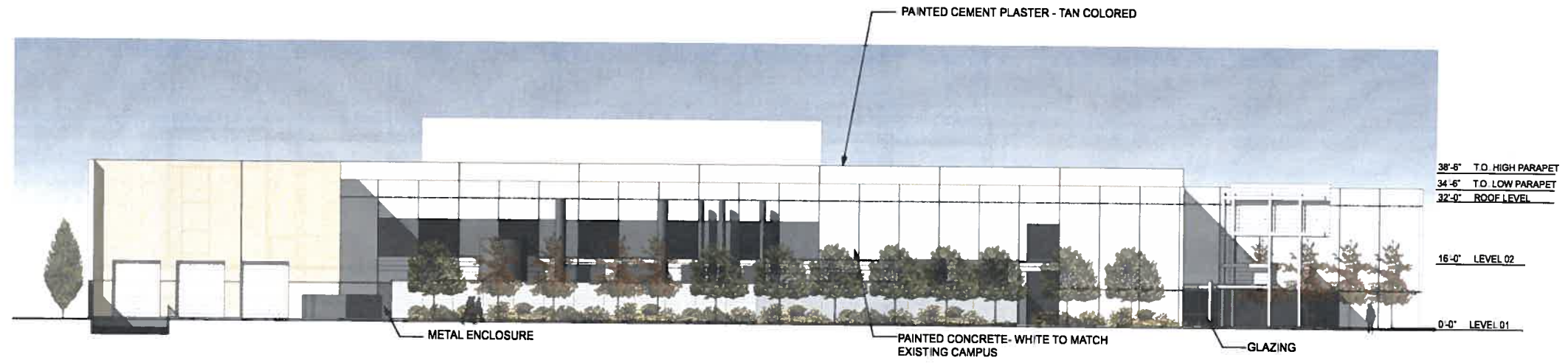


NORTH ELEVATION

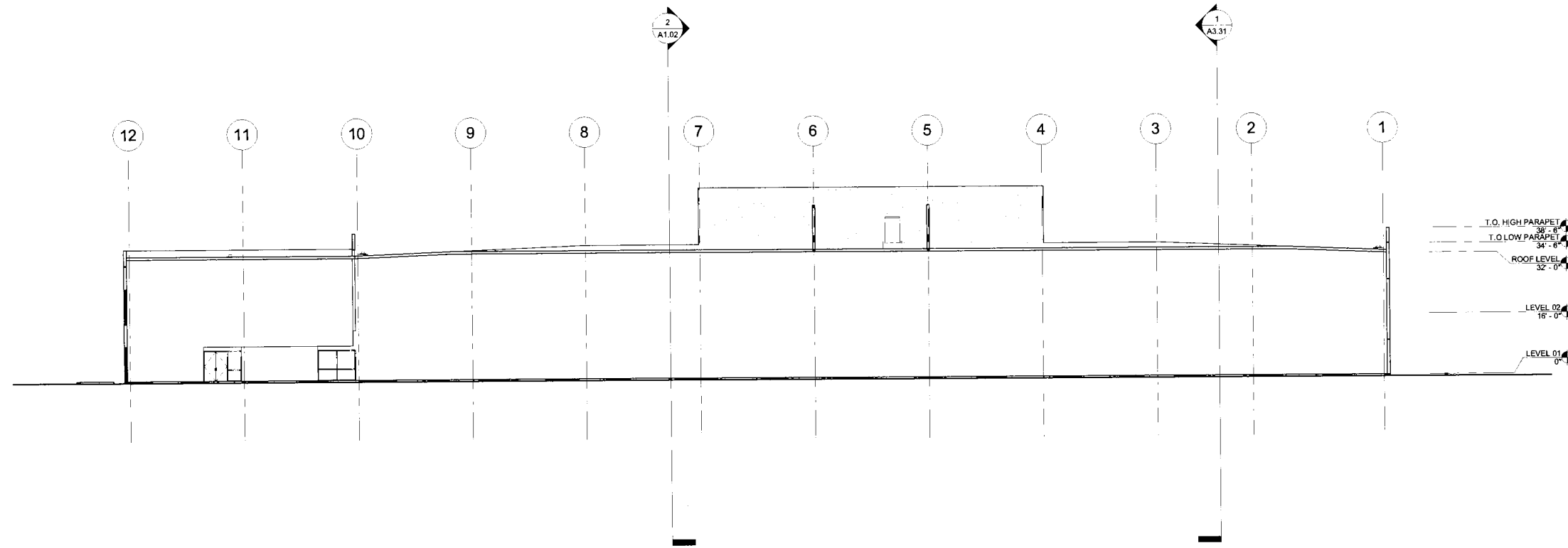




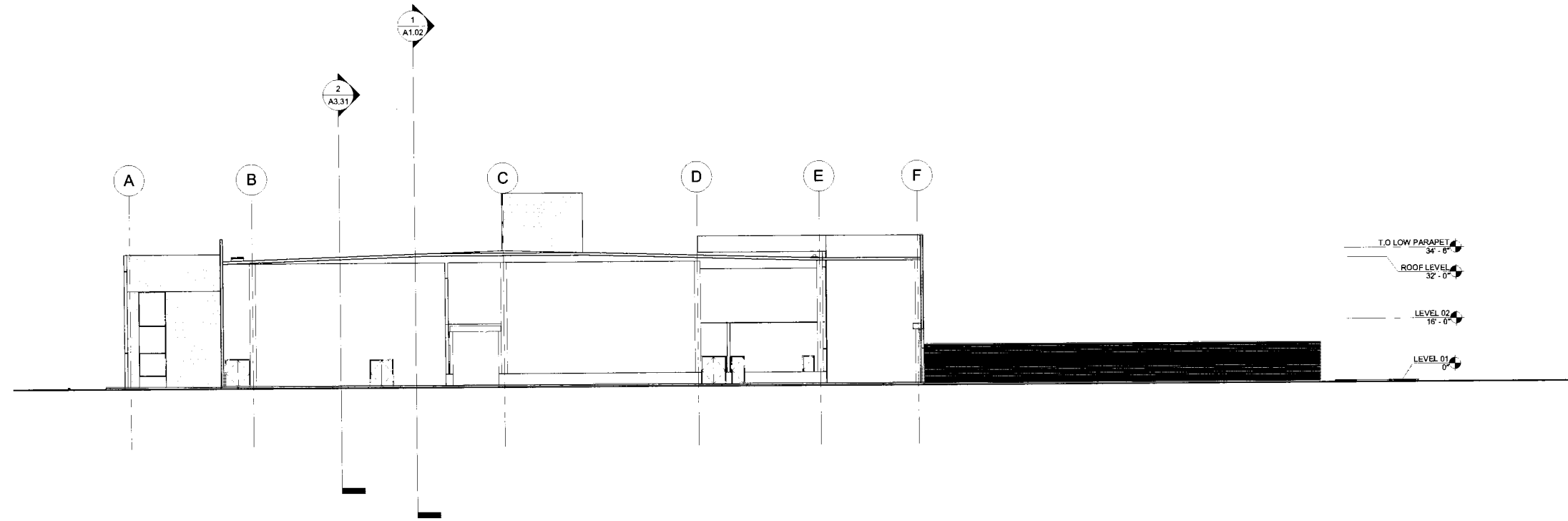
WEST ELEVATION



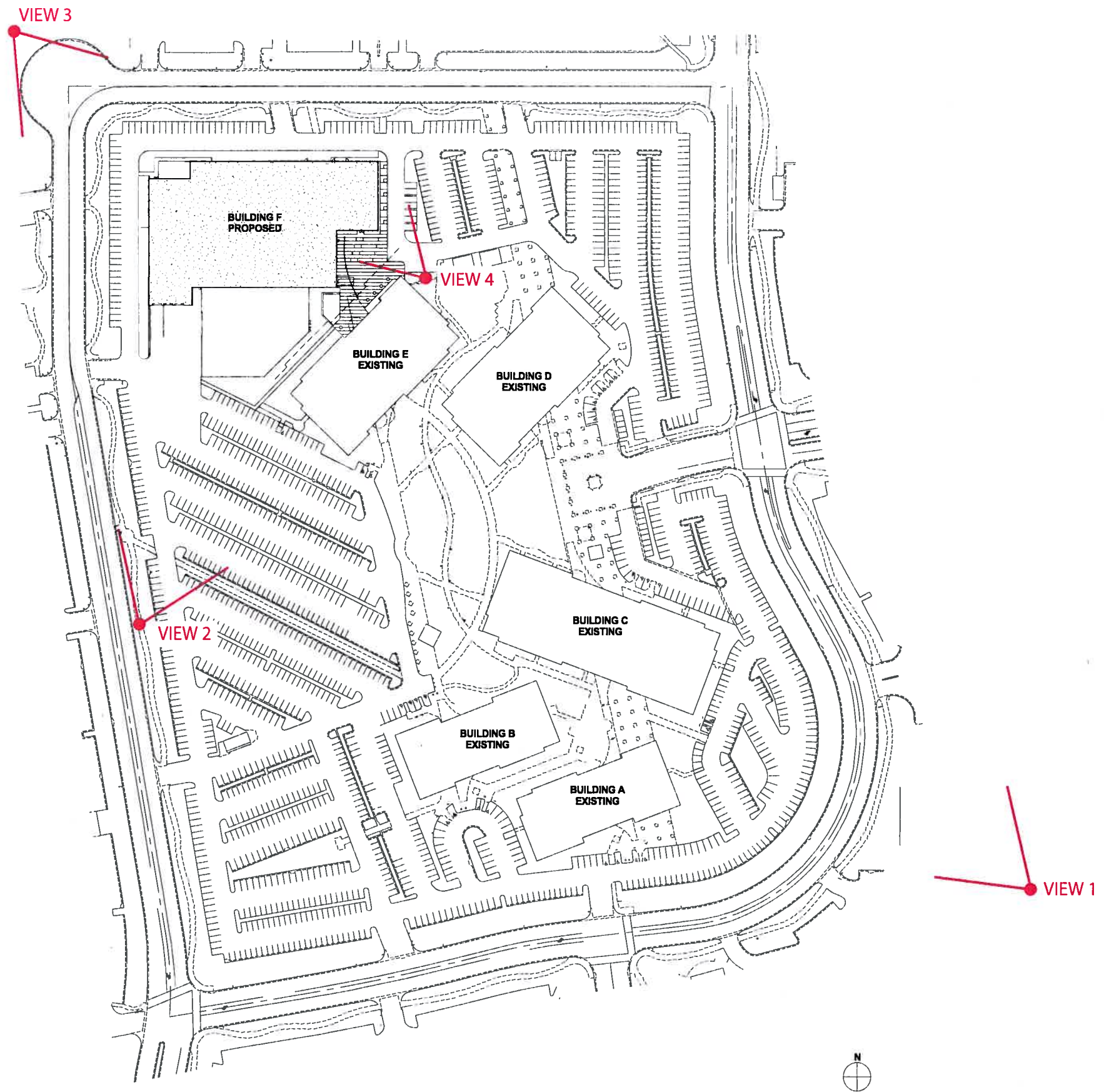
SOUTH ELEVATION



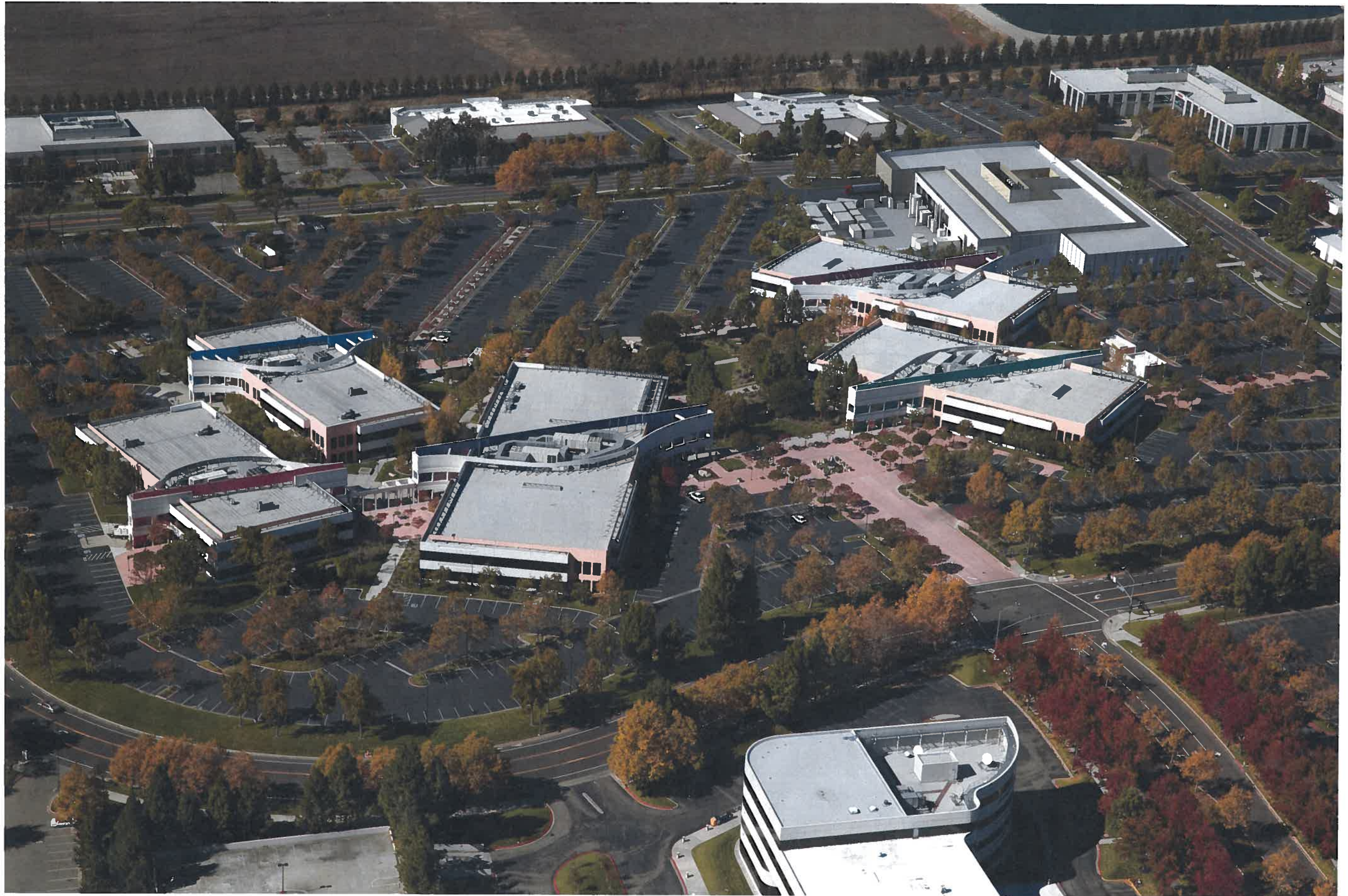
2 BUILDING SECTION  
1/16" = 1'-0"



1 BUILDING SECTION  
1/16" = 1'-0"







PLEASANTON CENTER

RENDERING 1

LBA REALTY

CANNON DESIGN



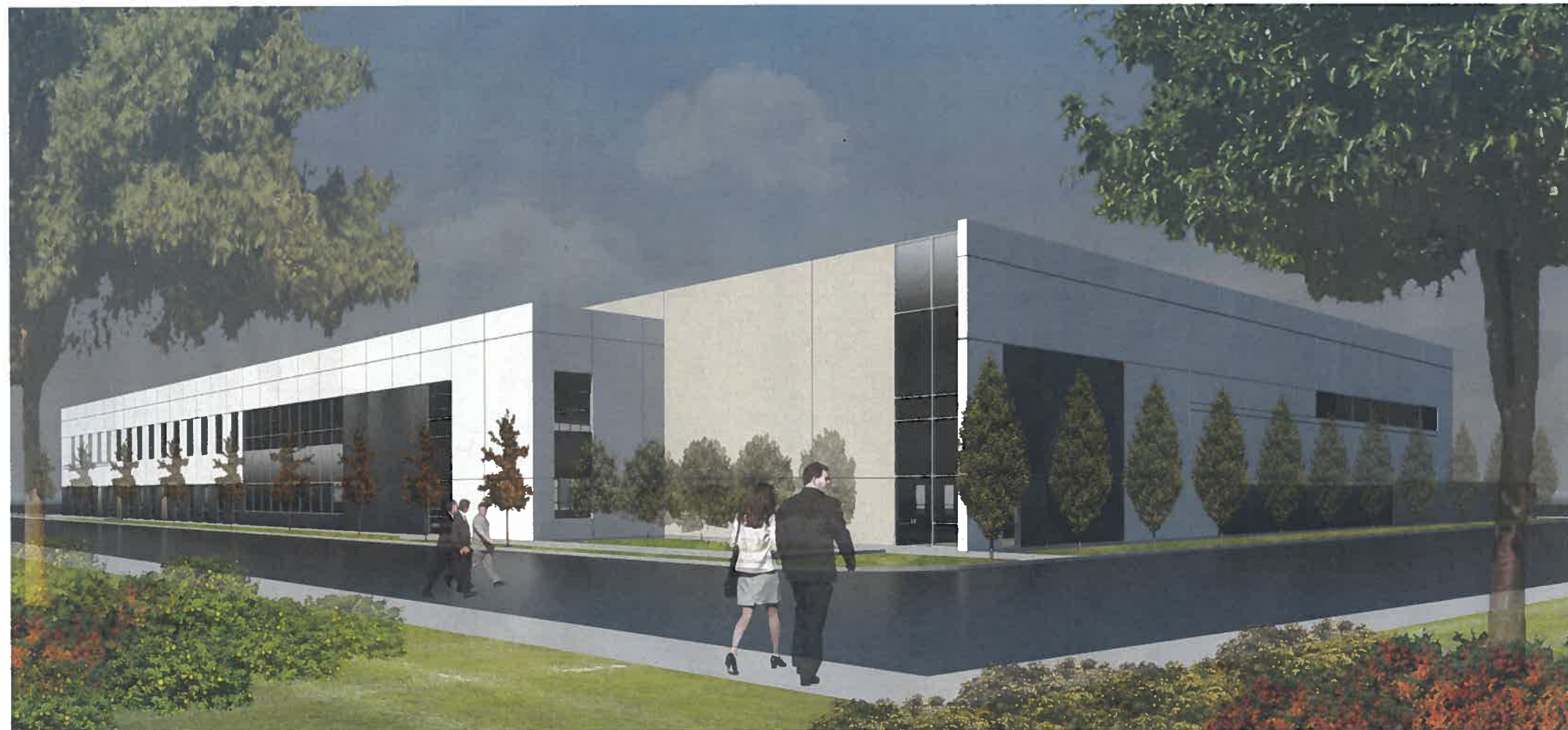


SOUTHWEST PERSPECTIVE VIEW





4 ENTRY PLAZA



3 NORTHWEST PERSPECTIVE