



City Ventures

HARMONY

2025 SANTA RITA ROAD

PLEASANTON, CALIFORNIA

1ST SUBMITTAL DATE: 03.22.2023

2ND SUBMITTAL DATE: 06.14.2023

3RD SUBMITTAL DATE: 08.30.2023

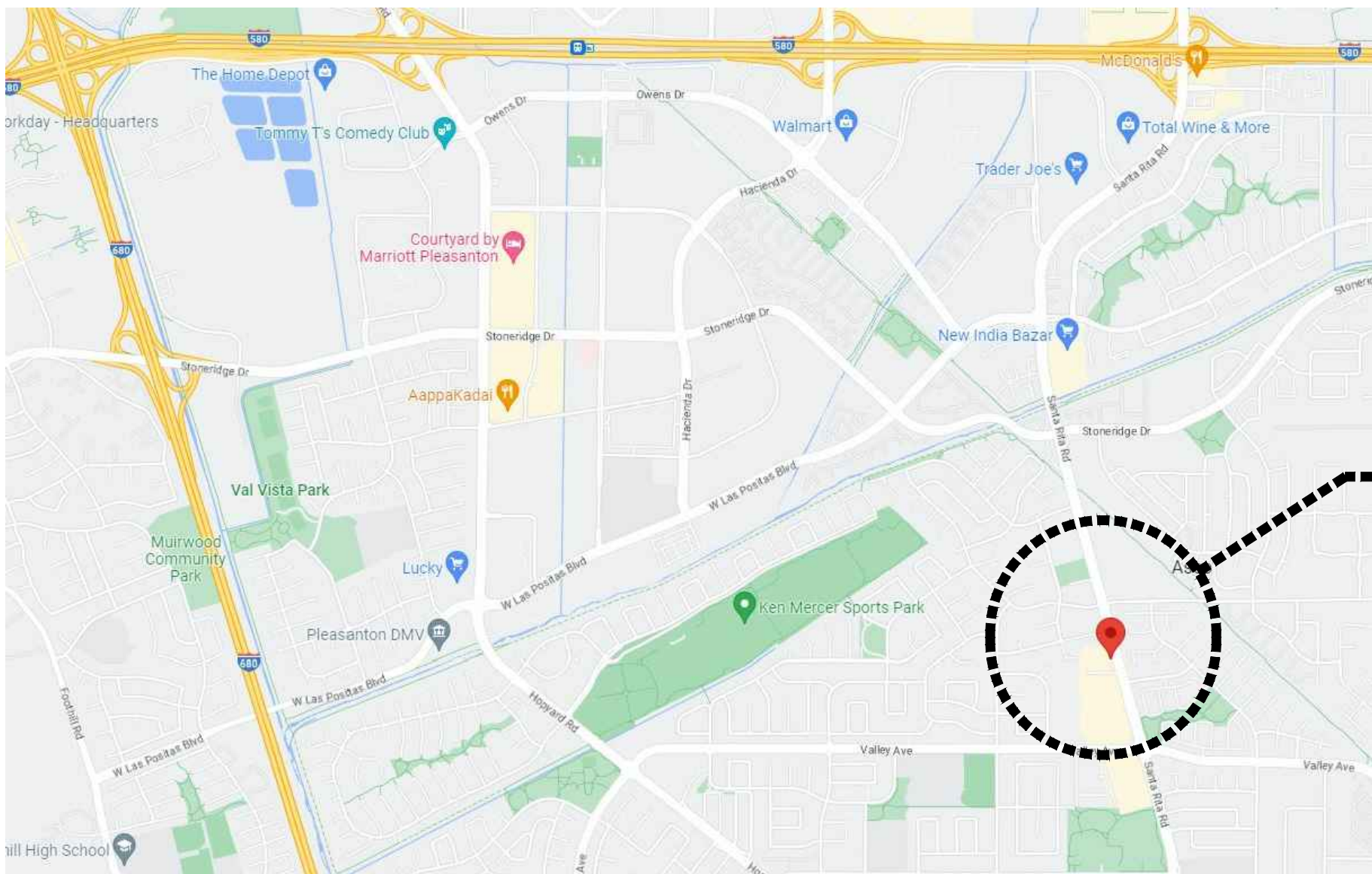
RECEIVED

8/31/2023

P23-0332

CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

LOCATION MAP



SITE
LOCATION

APPLICANT:

CITY VENTURES

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PHOTOMETRIC

PHOTOMETRIC

PROJECT OVERVIEW

CITY VENTURES IS EXCITED TO SUBMIT OUR PROPOSAL FOR HARMONY LOCATED AT 2025 SANTA RITA ROAD IN PLEASANTON, CA.

LOCATED IN THE HEART OF THE TRI-VALLEY REGION, THE 1.96-ACRE SITE IS CURRENTLY OCCUPIED BY A 34-UNIT MOTEL AND SURFACE PARKING ADJACENT TO MISSION PLAZA AND SINGLE-FAMILY RESIDENTIAL USES. THE SITE ALLOWS FOR A RESIDENTIAL DENSITY RANGE OF 15-25 DU/AC. THE PROPOSED PROJECT IS A HOUSING DEVELOPMENT PROJECT WITHIN THE MEANING OF GOVERNMENT CODE SECTION65589.5(H)(2) AND HAS BEEN DESIGNED TO COMPLY WITH APPLICABLE OBJECTIVE GENERAL PLAN AND SUBDIVISION STANDARDS AND CRITERIA AS DESCRIBED IN GOVERNMENT CODE SECTION 65589.5(J). THE PROJECT IS NOT REQUESTING ANY VARIANCES TO THE GENERAL PLAN. CITY VENTURES IS PROPOSING 42 SOLAR ALL-ELECTRIC, THREE-STORY TOWNHOME-STYLE CONDOMINIUMS, RANGING FROM 1,403 - 1,790 SQUARE FEET AND 3-4 BEDROOMS. EACH HOME HAS A TWO-CAR PRIVATE GARAGE ACCESSED BY A COMMON DRIVE AISLE. THE TARGET MARKET FOR THESE HOMES IS FIRST-TIME HOMEBUYERS AND YOUNG FAMILIES.

OUR VISION FOR THE PROJECT AIMS TO CREATE A VIBRANT, SUSTAINABLE, AND INCLUSIVE COMMUNITY THAT MEETS THE NEEDS OF A MODERN URBAN LIFESTYLE WHILE PRESERVING THE UNIQUE CHARACTER OF THE COMMUNITY. THE SITE DESIGN INCLUDES SEPARATED SIDEWALKS, PRESERVES MATURE STREET TREES, AND USES FRONT DOORS THAT OPEN TO SANTA RITA ROAD, ALL OF WHICH HAVE BEEN THOUGHTFULLY DESIGNED TO CREATE A COMFORTABLE EXPERIENCE FOR THE PEDESTRIAN ALONG SANTA RITA ROAD.

THE PROJECT ENTRY IS LOCATED OFF LOCKHART LANE, LEADING TO A VIBRANT CENTRAL OPEN SPACE, WHERE RESIDENTS WILL ARRIVE AT ONE OF THE KEY FEATURES OF THE PROJECT. THE FOCAL POINT IS THE OAK TREE WHICH WILL WE SURROUNDED BY A ZEN GARDEN. THE PROJECT IS INTENDED TO FEEL HARMONIOUS AND PEACEFUL WITH SECLUDED GREEN SPACES FOR RESIDENTS TO ENJOY. THE PROJECT WILL ALSO BOAST NATIVE PLANT SPECIES, TREES, AND FLOWERS AS WELL AS A CENTRAL COURTYARD WITH PICNIC TABLES AND SEATING AREAS THAT CAN BE USED FOR COMMUNITY EVENTS AND GATHERINGS. THIS SPACE WILL PROVIDE A SERENE ENVIRONMENT FOR THE RESIDENTS TO RELAX, SOCIALIZE, AND ENJOY OUTDOOR ACTIVITIES.

ADDITIONALLY, THE DEVELOPMENT WILL HAVE DEDICATED A PLAY AREA LOCATED NEAR THE OPEN SPACE TO PROVIDE PARENTS WITH A SAFE AND CONVENIENT PLACE TO WATCH THEIR CHILDREN WHILE ENJOYING THE OUTDOORS. THE DEVELOPMENT ALSO UTILIZES A SERIES OF WALKWAYS AND PASEOS TO BOLSTER PEDESTRIAN CONNECTIVITY, PROMOTING A VIBRANT COMMUNITY ATMOSPHERE AND ALLOWING RESIDENTS TO EASILY ACCESS THE OPEN GREEN SPACE AND PLAY AREAS.

THE PROJECT DESIGN TEAM HAS CONSULTED THE CITY'S OBJECTIVE DESIGN STANDARDS IN CREATING THE PROPOSED NEIGHBORHOOD LAYOUT AND HOME DESIGNS

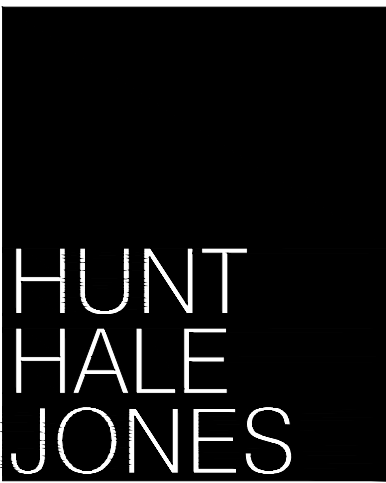
REQUESTED ENTITLEMENTS	
SITE DEVELOPMENT REVIEW PERMIT	APPROVAL OF PROJECT'S COMPATIBILITY WITH SITE
VESTING TENTATIVE TRACT MAP	APPROVAL OF A VESTING TENTATIVE MAP FOR A SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

CITY VENTURES IS RESPECTFULLY REQUESTING A SITE DEVELOPMENT REVIEW, VESTING TENTATIVE TRACT MAP, AND PROVIDING A SB330 APPLICATION. CITY VENTURES WILL PROVIDE AN AFFORDABLE HOUSING FEE TO SATISFY GOVERNMENT CODE SECTION 17.44.080.

WE ARE EXCITED TO COLLABORATE WITH THE CITY OF PLEASANTON TO PURSUE A PROJECT THAT WILL BRING VIBRANCY AND HOUSING TO THE NEIGHBORHOOD. WE LOOK FORWARD TO BRINGING THIS COMMUNITY TO FRUITION.

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



PROJECT OVERVIEW

PO-1

SCALE: N.T.S.
DATE: 08.30.2023
PROJECT: 317065.00



VICINITY MAP



VIEW NO. 1 SITE LOCATION FROM SANTA RITA ROAD



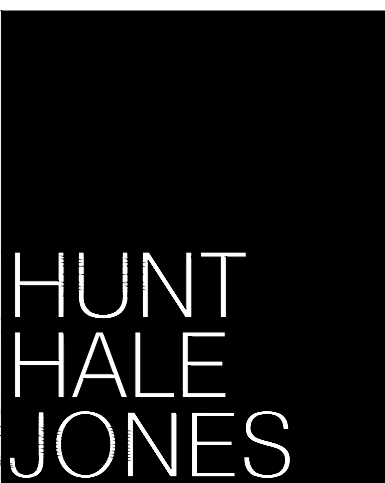
VIEW NO. 2 SITE LOCATION FROM INTERSECTION OF SANTA RITA AND LOCKHART LANE



VIEW NO. 3 NEIGHBORING MISSION PLAZA SHOPPING MALL

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



VICINITY MAP & NEIGHBORHOOD PHOTOS

PH-1

SCALE: NTS

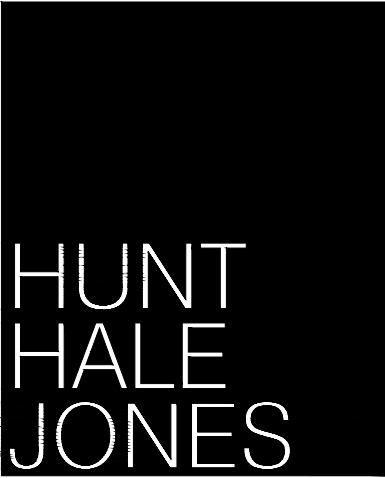
DATE: 08.30.2023

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2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



SITE PHOTOS

PH-2

SCALE: NTS

DATE: 08.30.2023

PROJECT: 317065.00

PROJECT DATA		
2025 SANTA RITA RD PLEASANTON, CALIFORNIA 94566 APN 946-3295-001-04		
	EXISTING	PROPOSED
SITE	SITE 16 TRI-VALLEY INN	SITE 16 HARMONY
ZONING	HOUSING ELEMENT OVERLAY	HOUSING ELEMENT OVERLAY
GENERAL PLAN	HESO/C-F	HESO/C-F
SITE AREA	1.96 ACRES +/- GROSS & NET	
GROSS/NET DENSITY	REQUIRED	PROVIDED
	15-25 DUA	21.4 DUA
TOTAL DWELLING UNITS	42 UNITS	
OCCUPANCY		
RESIDENTIAL	R2/U	
CONSTRUCTION TYPE		
RESIDENTIAL	V-B	
ACCESSIBLE UNITS (10% x 42)	5 UNITS	
FIRE SPRINKLER	NFPA - 13	
	REQUIRED	PROPOSED
SETBACKS		
FRONT (SANTA RITA RD)	MAX: 10 FT	10 FT
SIDE (LOCKHART LN)	MIN: 8 FT	8 FT
INTERIOR SIDE	MIN: 20 FT	22 FT
REAR	MIN: 20 FT	22 FT
SITE 16 ADDITIONAL REQ. PER SECT. B9 OF ODS	30' ABOVE 30' HEIGHT	30' ABOVE 30' HEIGHT
MAXIMUM FAR	NA	NA
BUILDING COVERAGE	MAX: 60%	0.77 : 1.961 = 39%
GROUP OPEN SPACE	160 SQ. FT. PER UNIT = 6,720 SQ. FT.	** 19,999 SQ.FT.
PRIVATE OPEN SPACE	NOT REQUIRED. CAN BE DEDUCTED FROM GROUP OPEN SPACE TO MAX. 20%	PATIO: MIN. 97 SQFT PORCH: MIN. 23 SQFT DECK: MIN. 87 SQFT
BLDG. HEIGHTS	ALLOWED	PROPOSED
	* MAX: 36 FT	* ±35 FT
PARKING STANDARDS		
RESIDENTIAL	REQUIRED	PROPOSED
DEDICATED	2 SPACES/UNIT 84 SPACES	2 SPACES/UNIT 84 SPACES
GUEST	NA	2 SPACE

NOTE:
* BLDG. HT. MEASURED TO MID. POINT OF SLOPING ROOF.

PARKING REQMT.

GENERAL
• PER PMC 18.88.030 ITEM A2:
- RESIDENTIAL = 2 SPACES/UNIT (84 PROVIDED)
GUEST PARKING PER PMC 18.88.030 ITEM A2: NOT REQUIRED (1 PROVIDED)

ACCESSIBILITY
• UNASSIGNED SPACES
- RESIDENTIAL GUEST (SECT 1109A.5): 1 x 5% = 0.05 ~ 1 SPACE

GROUP OPEN SPACE CALCS.

REQUIRED GROUP OPEN SPACE
= MIN. REQUIRED GROUP OPEN SPACE / UNIT x NO. OF UNITS x 20%DEDUCTION
= 200 SQ.FT. x 42 x 0.8
= 6,720 SQ. FT.

** PROVIDED GROUP OPEN SPACE
= 11,272 SQ. FT. + 8,727 SQ. FT.
= 19,999 SQ. FT.
SEE SHEET SP-3 FOR OPEN SPACE LOCATION

BLDG. SUMMARY								
BLDGS.	PLANS							TOTAL DU
	PLAN 1	PLAN 1X	PLAN 2	PLAN 2X	PLAN 2X-PATIO	PLAN 3	PLAN 4	
BLDG. A	-	-	-	-	-	5	-	5
BLDG. B	-	-	-	-	-	4	-	4
BLDG. C	2	-	-	1	1	-	-	4
BLDG. D	4	-	1	1	1	-	-	7
BLDG. E	3	-	2	2	-	-	-	7
BLDG. F	6	1	4	2	-	-	-	13
BLDG. G	-	-	-	-	-	-	2	2
TOTAL	15	1	7	6	2	9		42

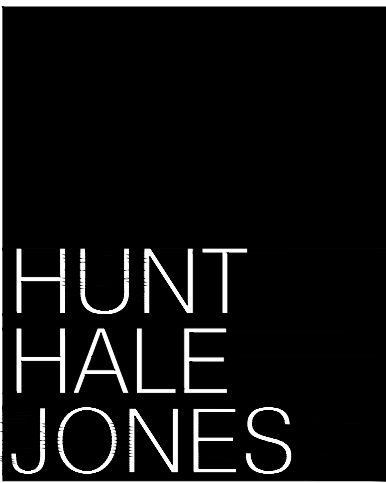
NOTE:
ALL UNITS HAVE DECKS.
* = ACCESSIBLE UNITS (5 TOTAL), SEE SHEET SP-1 FOR LOCATION.
ACCESSIBLE UNIT TYPES TO BE FINALIZED DURING
BUILDING PERMIT PROCESS.
DU = DWELLING UNIT.

UNIT SUMMARY												
PLAN NO.	PLAN INFO	TOT. UNITS	GRD FLR. LIVING	TOT. LIVING	GARAGE	DECKS	PORCH	PATIO	STD. PARKING	TOTAL PARKING	UNIT SF/ PLAN TYPE	GRD + GARAGE + PORCH
PLAN 1	3 BD/3 BTH	15	57	1403	590	128	23	129	2	30	21045	10050
PLAN 1X	3 BD/3 BTH	1	57	1403	698	128	23	129	2	2	1403	778
PLAN 2	3 BD/3 BTH/DEN/BD.4 OPT.	7	297	1717	481	128	128	56	2	14	12019	6342
PLAN 2X	3 BD/3 BTH/DEN/BD.4 OPT.	6	300	1780	485	128	128	56	2	12	10680	5478
PLAN 2X-PATIO	3 BD/3 BTH/DEN/BD.4 OPT.	2	430	2150	485	323	0	323	2	4	4300	1830
PLAN 3	3 BD/2 BTH/1 PDR/BD.4 OPT.	2	275	1765	496	82	49	167	2	4	3530	1640
PLAN 3 - EXT. PORCH	3 BD/2 BTH/1 PDR/BD.4 OPT.	3	275	1765	496	82	79	137	2	6	5295	2550
PLAN 3X - METER	3 BD/2 BTH/1 PDR/BD.4 OPT.	2	277	1806	500	82	49	167	2	4	3612	1652
PLAN 3X - EXT.PORCH	3 BD/2 BTH/1 PDR/BD.4 OPT.	2	277	1806	500	82	79	139-249	2	4	3612	1712
PLAN 4	3 BD/3 BTH/DEN/BD.4 OPT.	2	376	1975	445	74	101	137-275	2	4	3950	1844
	TOTAL UNIT	42							TOTAL PARKING	84		
									TOTAL AREA ⁽¹⁾		69446	
									TOTAL LOT ⁽²⁾ COVERAGE			33876

NOTE:
⁽¹⁾ TOTAL AREA LIVING ONLY, GARAGE NOT INCLUDED.
⁽²⁾ TOTAL GROUND FLOOR AREA, LIVING, GARAGE AND PORCH.

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



PROJECT INFORMATION

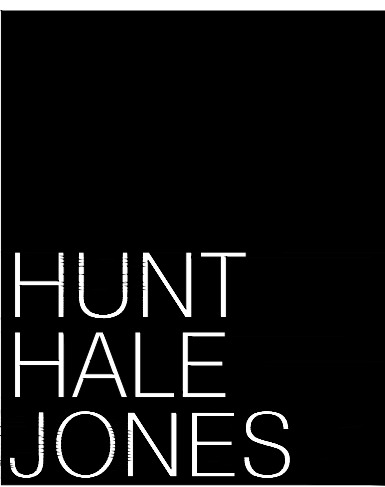
PI-1

SCALE: N.T.S.
DATE: 08.30.2023
PROJECT: 317065.00



2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



CONCEPTUAL CONTEXT PLAN

SP-1

SCALE: 1" = 30'-0"

DATE: 08.30.2023

PROJECT: 317065.00



LEGEND

- 1 Seating Area with BBQ
- 2 Children's Play Area
- 3 Zen Garden with Specimen Tree and Seating
- 4 Open Lawn
- 5 Parking
- 6 Enhanced Paving - Crosswalks and Paseos - See Below
- 7 Private Yards
- 8 Tranquility Garden
- 9 Perimeter Wall
- 10 Screen Tree
- 11 Proposed Street Trees along Lockhart Lane
- 12 Existing Street Trees along Santa Rita Road (Protect in Place)
- 13 Proposed Street Trees along Santa Rita Road (to match existing)
- 14 Community Mailboxes
- 15 Common Area Landscape
- 16 Transformer
- 17 Stormwater Treatment Basins
- 18 Accent Tree
- 19 Entry Trellis
- 20 Bicycle Racks (4 bikes)
- 21 Bench

PASEO ENHANCED PAVING PERCENTAGES

ACORN SQUARE -	Total Paved Area: 390 SF - Enhanced Paving Area: 80 SF - Enhanced Paving Percentage: 20%
VALLEY SQUARE -	Total Paved Area: 174 SF - Enhanced Paving Area: 66 SF - Enhanced Paving Percentage: 38%

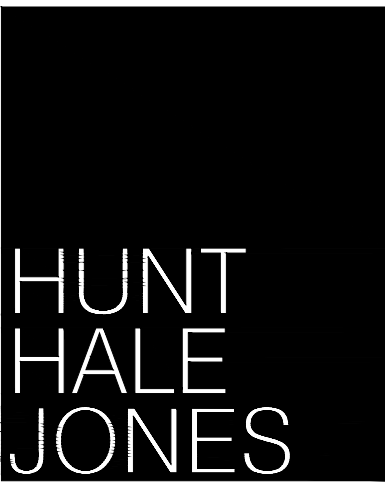
NOTES

- All utilities and mechanical equipment must be screened.
- All Public improvements shall be designed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s).



2025 SANTA RITA RD.

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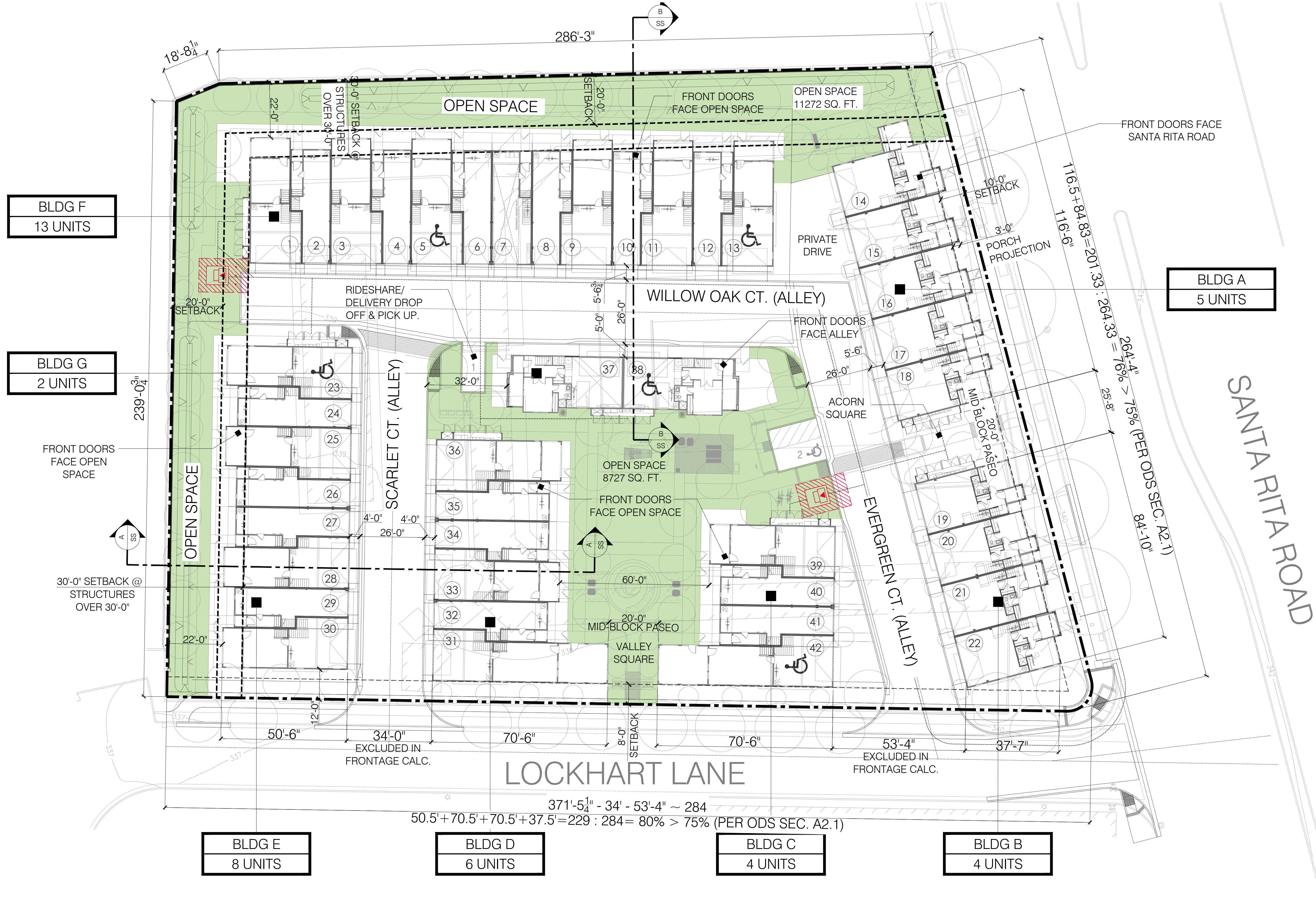
CONCEPTUAL COLORED SITE PLAN

SP-2

SCALE: 1" = 20'-0"

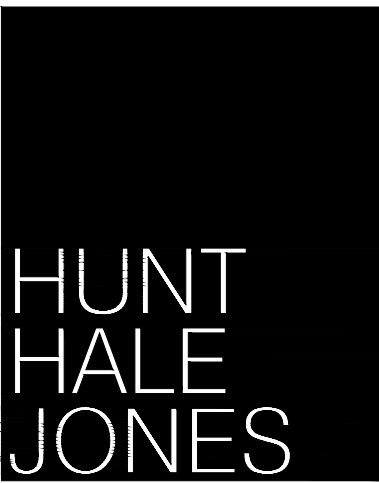
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2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



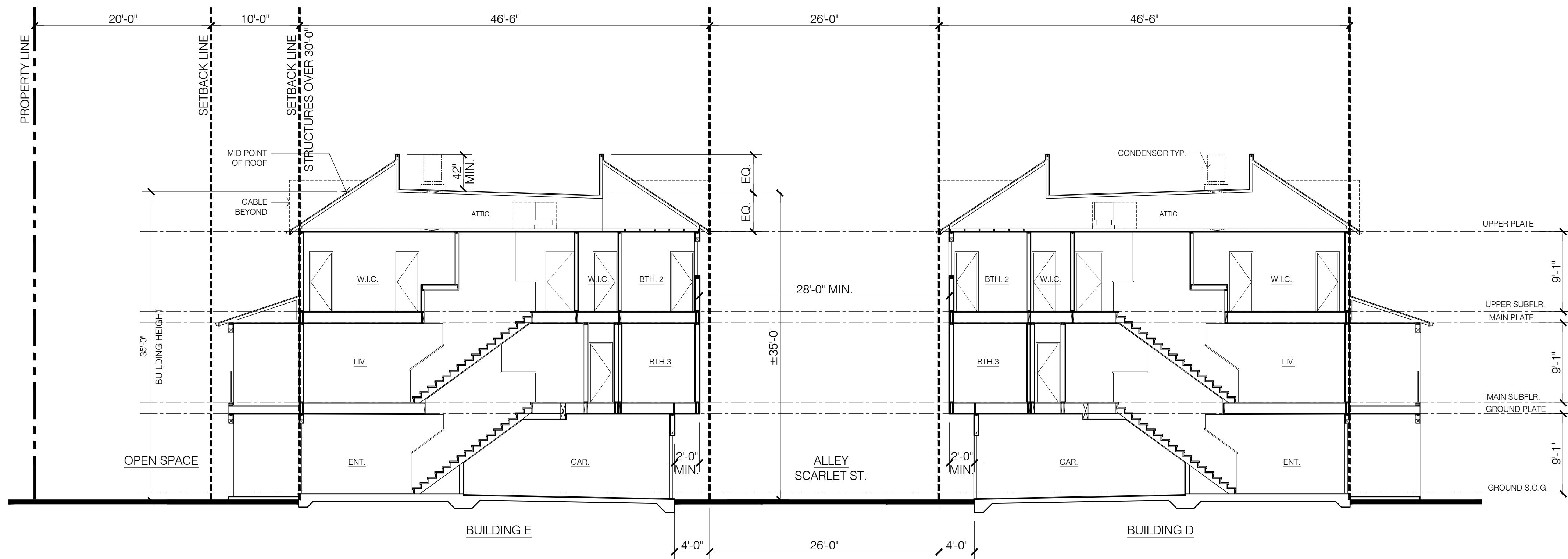
CONCEPTUAL SITE PLAN & GROUP OPEN SPACE

SP-3

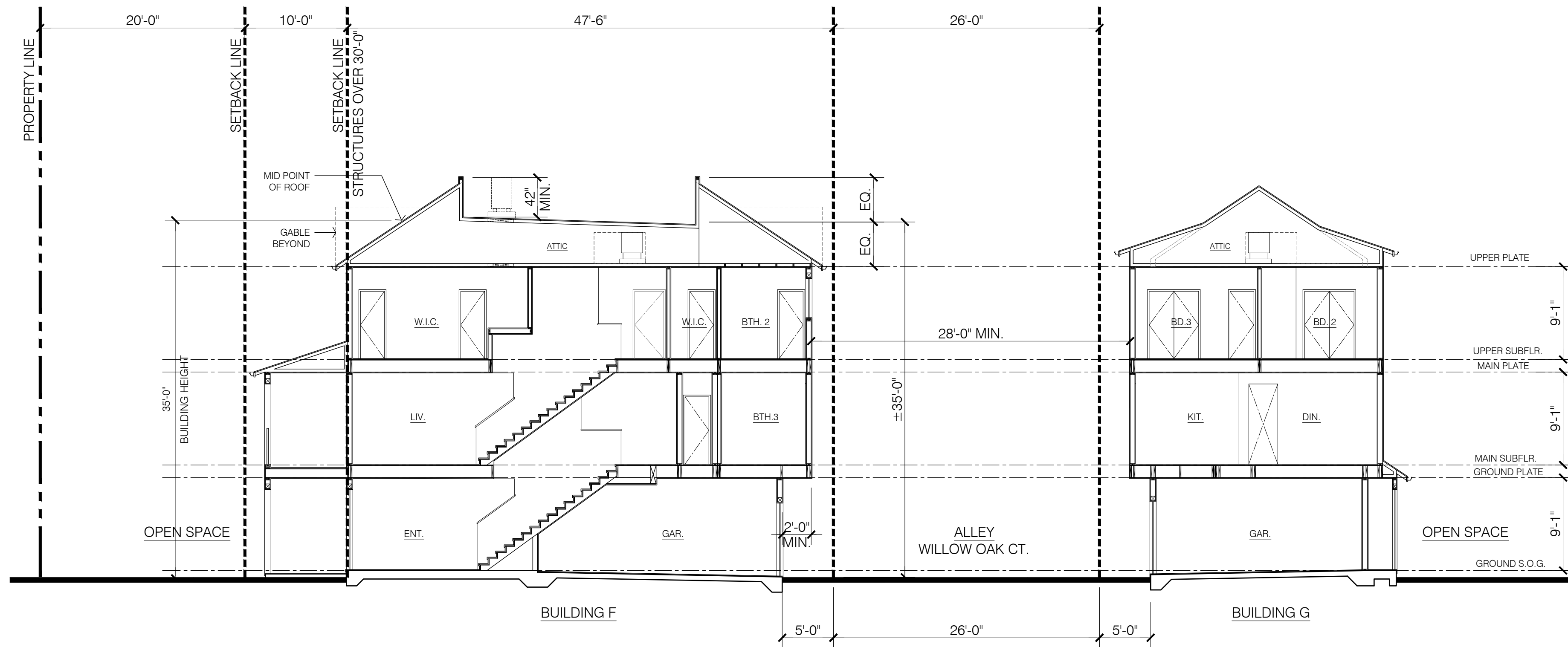
SCALE: 1" = 20'-0"

DATE: 08.30.2023

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A
A
BUILDING SETBACK AND BUILDING HEIGHT



B
B
BUILDING SETBACK AND BUILDING HEIGHT

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



CONCEPTUAL PARTIAL SITE SECTION

SS

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



SANTA RITA ROAD ELEVATION

BLDG. A



PASEO ELEVATION

BLDG. C



LOCKHART LANE ELEVATION

BLDG. B

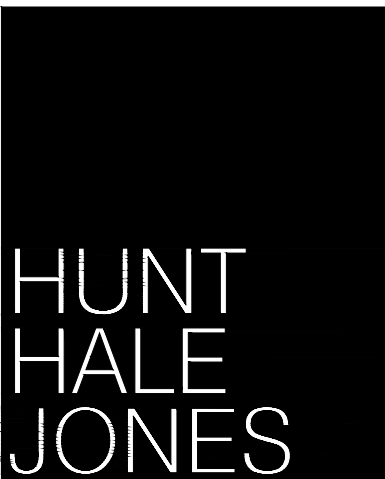


SANTA RITA ROAD ELEVATION

BLDG. B

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



CONCEPTUAL RENDERED ELEVATIONS

A1.1

SCALE: 1/8" = 1'-0"

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BUILDING D - LEFT ELEVATION

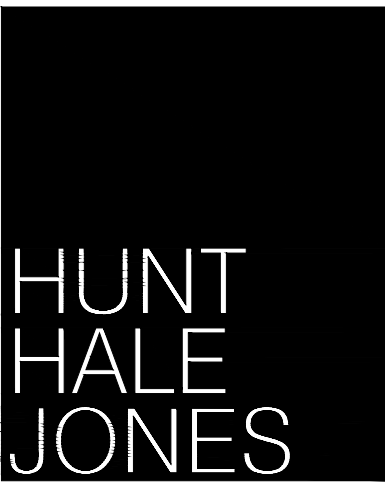
BUILDING C - RIGHT ELEVATION

PARTIAL STREETScape AT LOCKHART LN. (SOUTH FACING)

BLDG. C & D

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



LOCKHART LANE STREETScape

A1.1.1

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

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LEFT ELEVATION (SOUTH FACING)
BLDG. B (BLDG. A SIM.)



FRONT ELEVATION (EAST FACING)
BLDG. B

ELEVATION NOTES	
MATERIALS	
1.	BRICK VENEER
2.	STUCCO
3.	BOARD & BATTEN SIDING, HARDIE OR EQ.
4.	LAP SIDING - HARDIE OR EQ.
5.	GABLE END ENHANCEMENT DETAIL
6.	ROLL-UP METAL GARAGE DOOR
7.	COMPOSITION SHINGLE ROOF

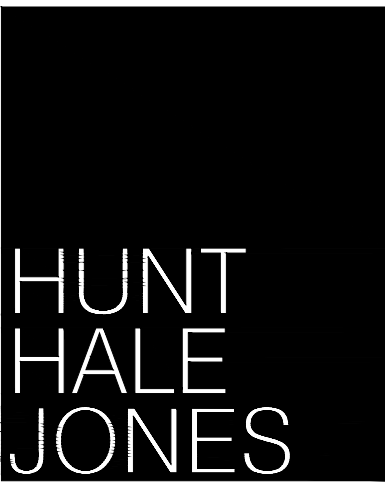


RIGHT ELEVATION (NORTH FACING)
BLDG. B (BLDG. A SIM.)



REAR ELEVATION (WEST FACING)
BLDG. B (BLDG. A SIM.)

2025 SANTA RITA RD.
PLEASANTON, CALIFORNIA



CONCEPTUAL BLDG.B EXTERIOR ELEVATIONS
(BUILDING A SIMILAR)

A1.2

SCALE: 1/8" = 1'-0"
DATE: 08.30.2023
PROJECT: 317065.00



LEFT ELEVATION (NORTH FACING)

BLDG. C (BLDG. D SIM.)



RIGHT ELEVATION (SOUTH FACING)

BLDG. C (BLDG. D SIM.)

ELEVATION NOTES	
MATERIALS	
1.	BRICK VENEER
2.	STUCCO
3.	BOARD & BATTEN SIDING, HARDIE OR EQ.
4.	LAP SIDING - HARDIE OR EQ.
5.	GABLE END ENHANCEMENT DETAIL
6.	ROLL-UP METAL GARAGE DOOR
7.	COMPOSITION SHINGLE ROOF



FRONT ELEVATION (EAST FACING)

BLDG. C (BLDG. D SIM.)

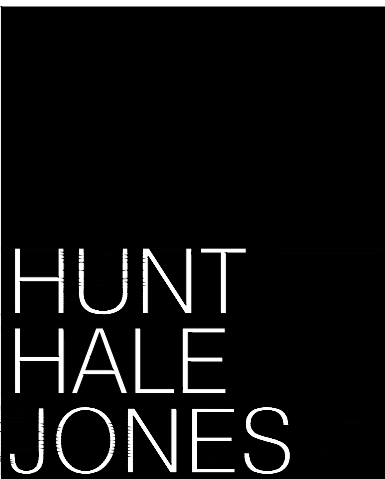


REAR ELEVATION (WEST FACING)

BLDG. C (BLDG. D SIM.)

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



CONCEPTUAL BLDG.C EXTERIOR ELEVATIONS
(BUILDING D & G SIMILAR)

A1.3

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



LEFT ELEVATION (EAST FACING)

BLDG. E (BLDG F SIM.)



FRONT ELEVATION (NORTH FACING)

BLDG. E (BLDG F SIM.)

ELEVATION NOTES	
MATERIALS	
1.	BRICK VENEER
2.	STUCCO
3.	BOARD & BATTEN SIDING, HARDIE OR EQ.
4.	LAP SIDING - HARDIE OR EQ.
5.	GABLE END ENHANCEMENT DETAIL
6.	ROLL-UP METAL GARAGE DOOR
7.	COMPOSITION SHINGLE ROOF



RIGHT ELEVATION (WEST FACING)

BLDG. E (BLDG F SIM.)

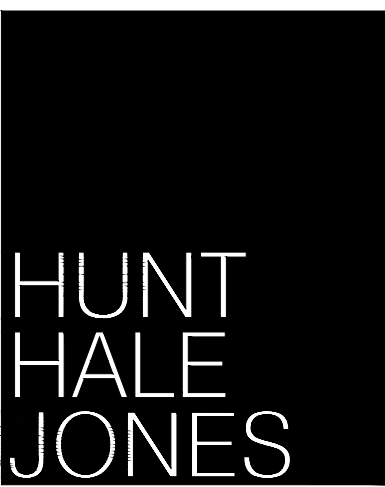


REAR ELEVATION (SOUTH FACING)

BLDG. E (BLDG F SIM.)

2025 SANTA RITA RD.

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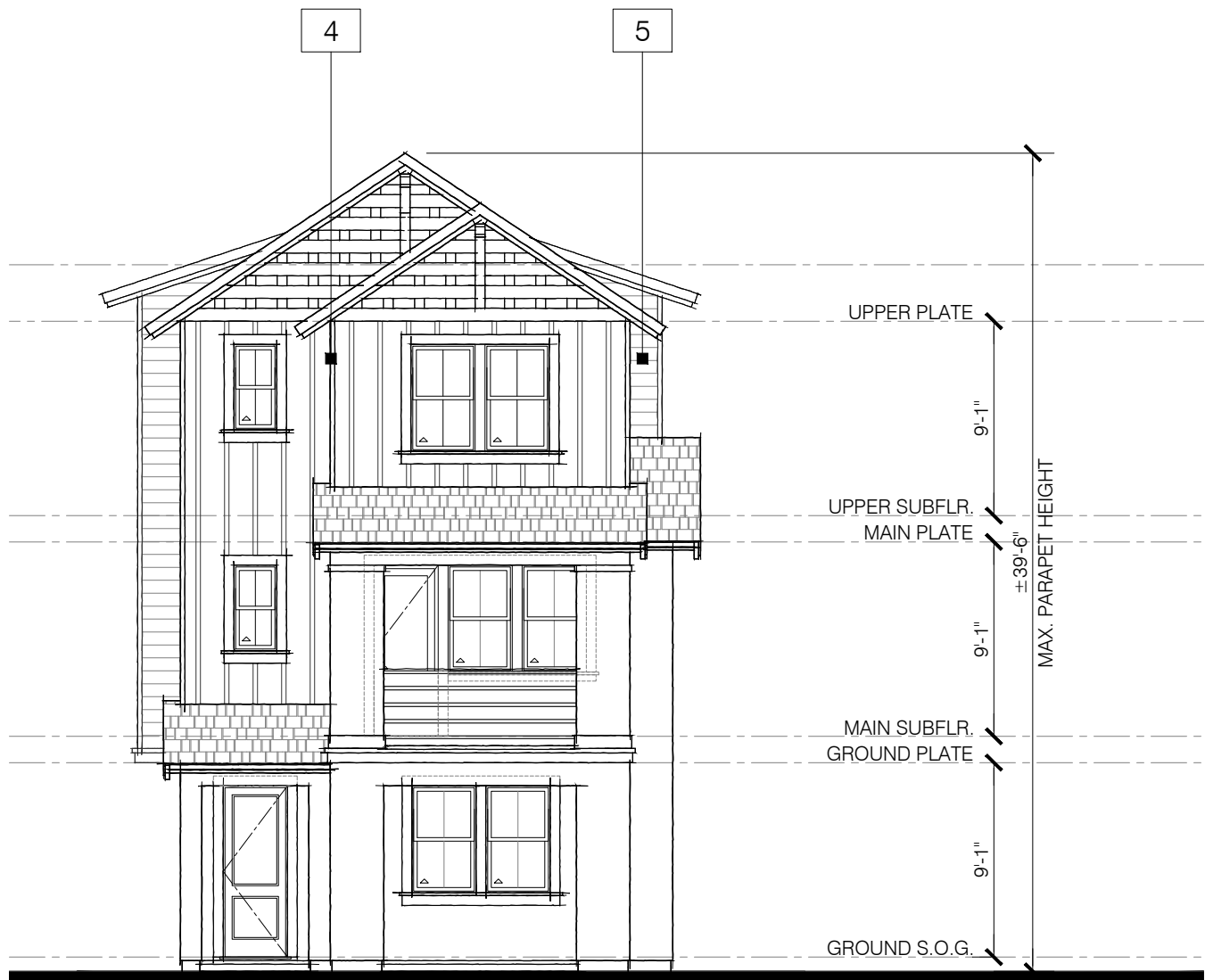
CONCEPTUAL BLDG.E EXTERIOR ELEVATIONS
(BUILDING F SIMILAR)

A1.4

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



FRONT ELEVATION (WEST FACING)

BLDG. G



RIGHT ELEVATION (SOUTH FACING)

BLDG. G

ELEVATION NOTES	
MATERIALS	
1.	BRICK VENEER
2.	STUCCO
3.	BOARD & BATTEN SIDING, HARDIE OR EQ.
4.	LAP SIDING - HARDIE OR EQ.
5.	GABLE END ENHANCEMENT DETAIL
6.	ROLL-UP METAL GARAGE DOOR
7.	COMPOSITION SHINGLE ROOF



FRONT ELEVATION (EAST FACING)

BLDG. G

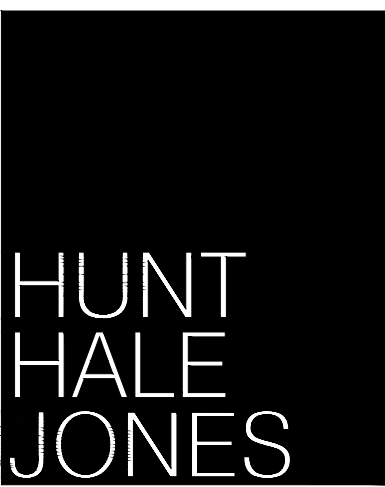


LEFT ELEVATION (NORTH FACING)

BLDG. G

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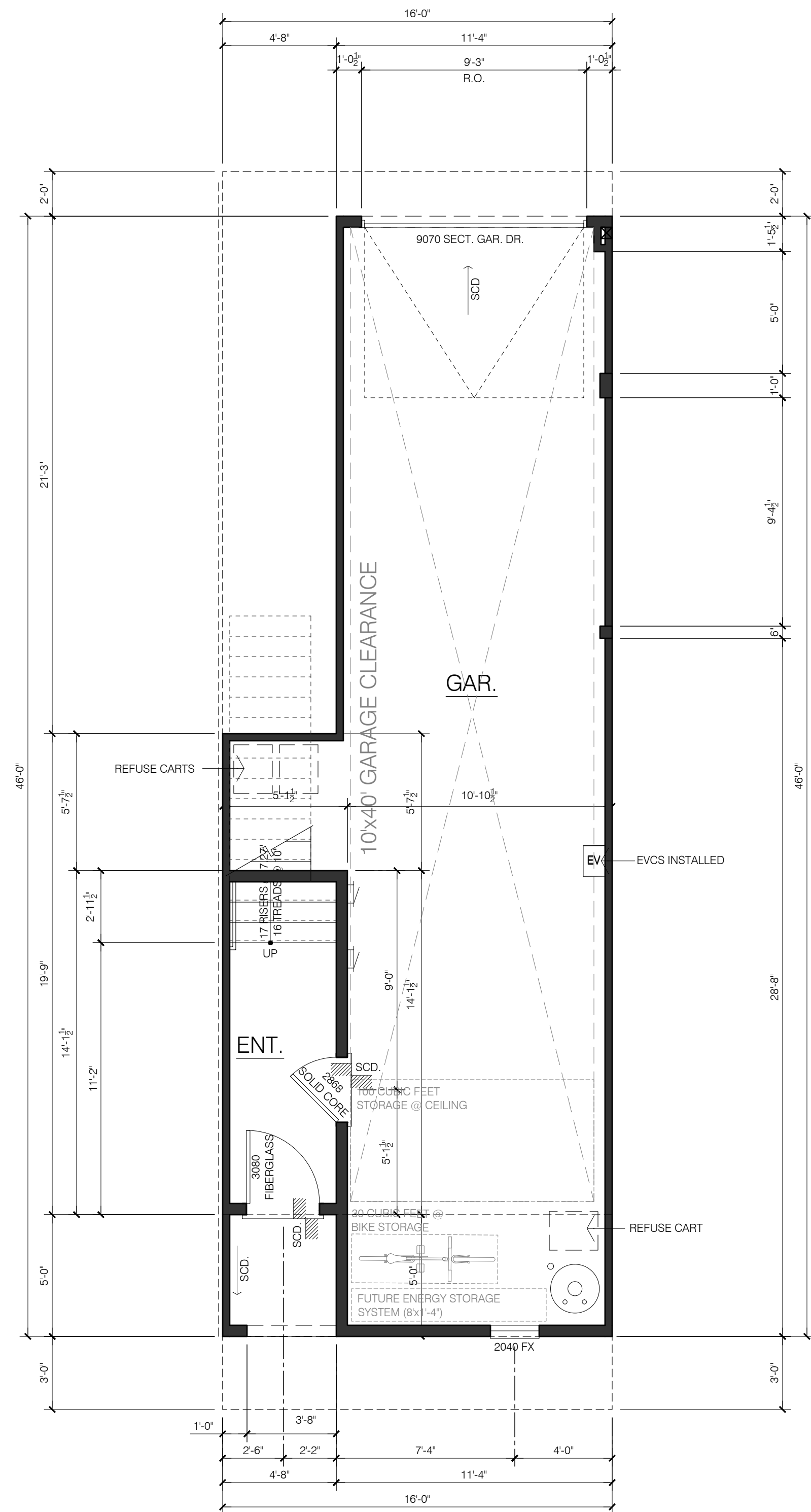
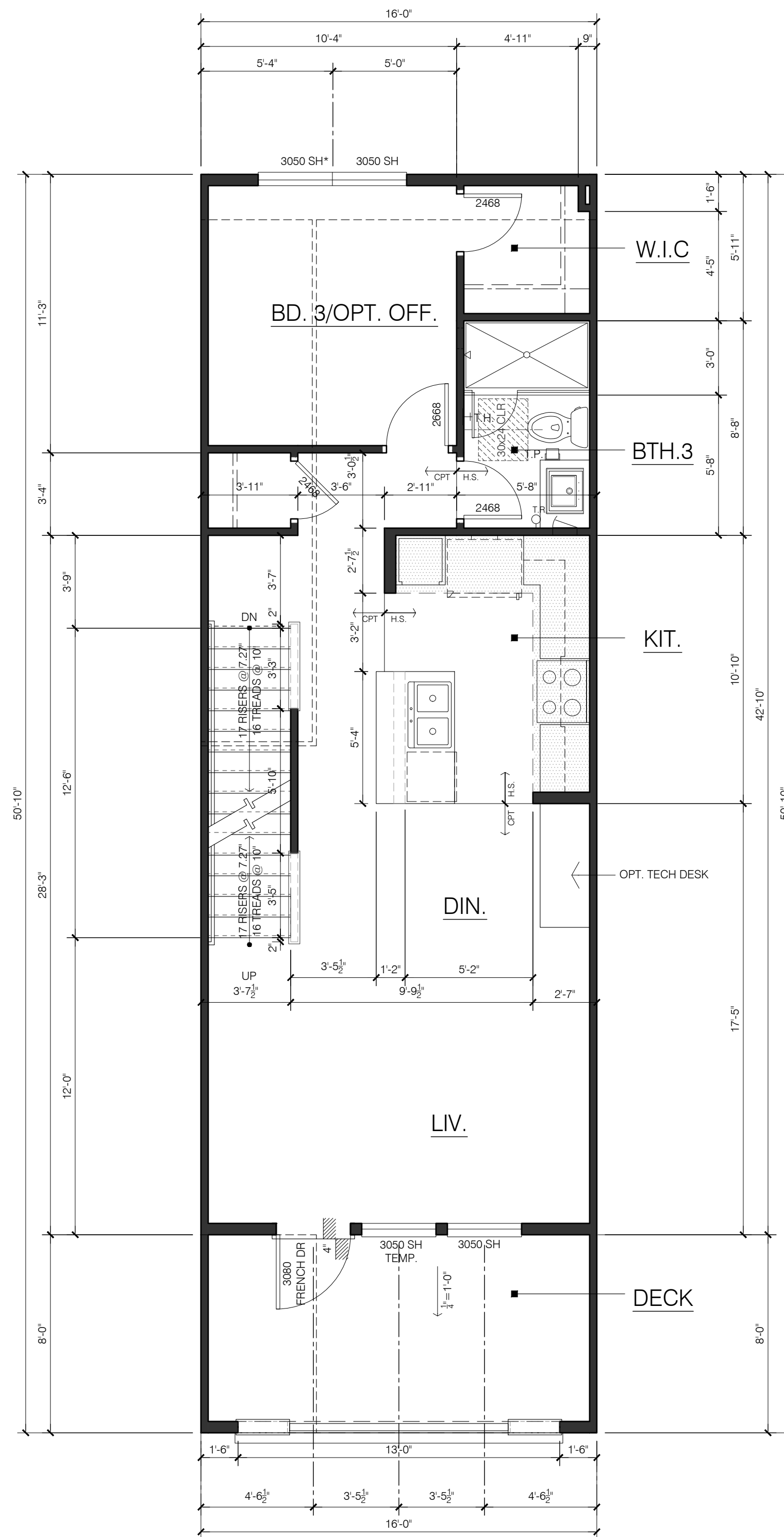
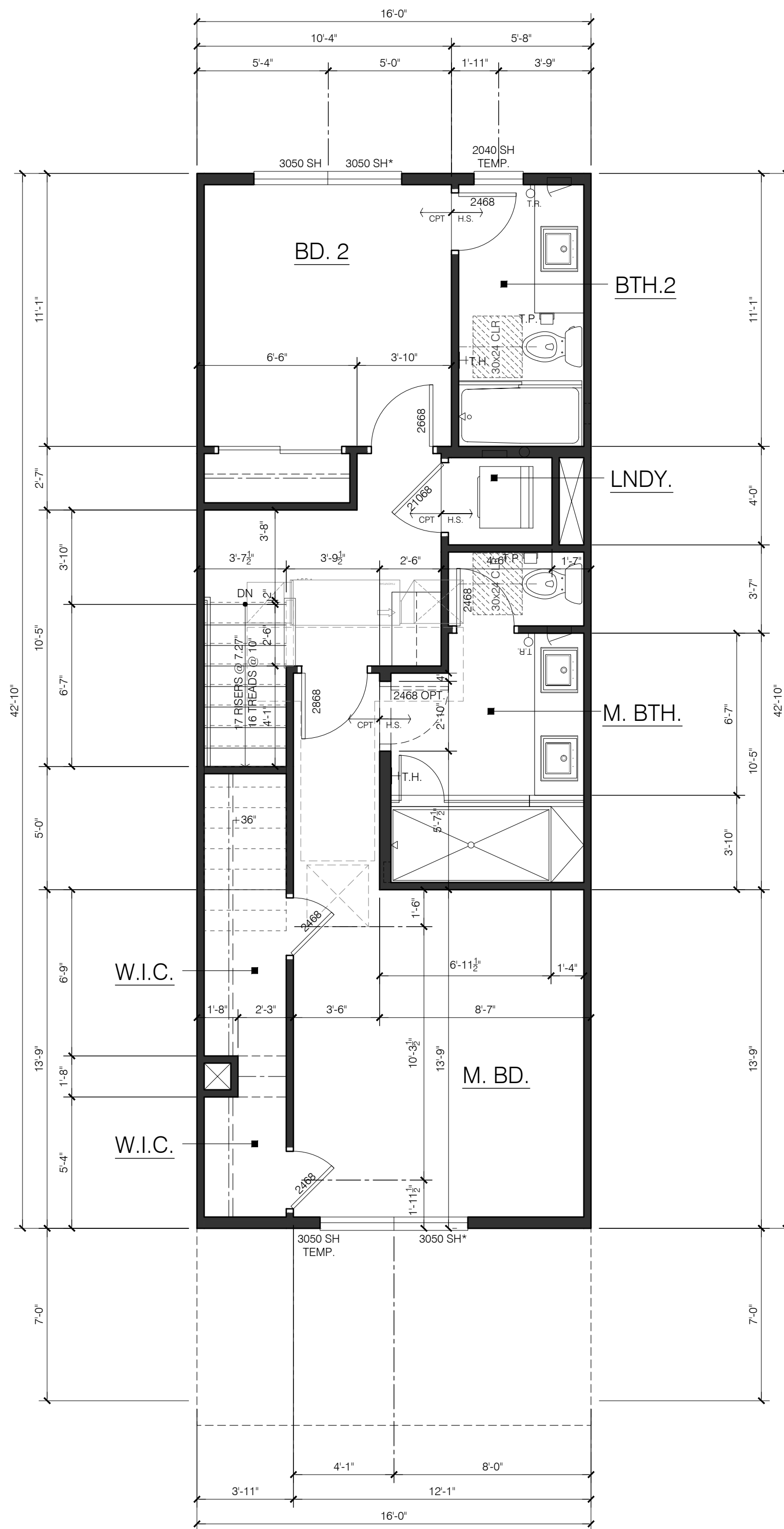
CONCEPTUAL BLDG.G EXTERIOR ELEVATIONS

A1.5

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



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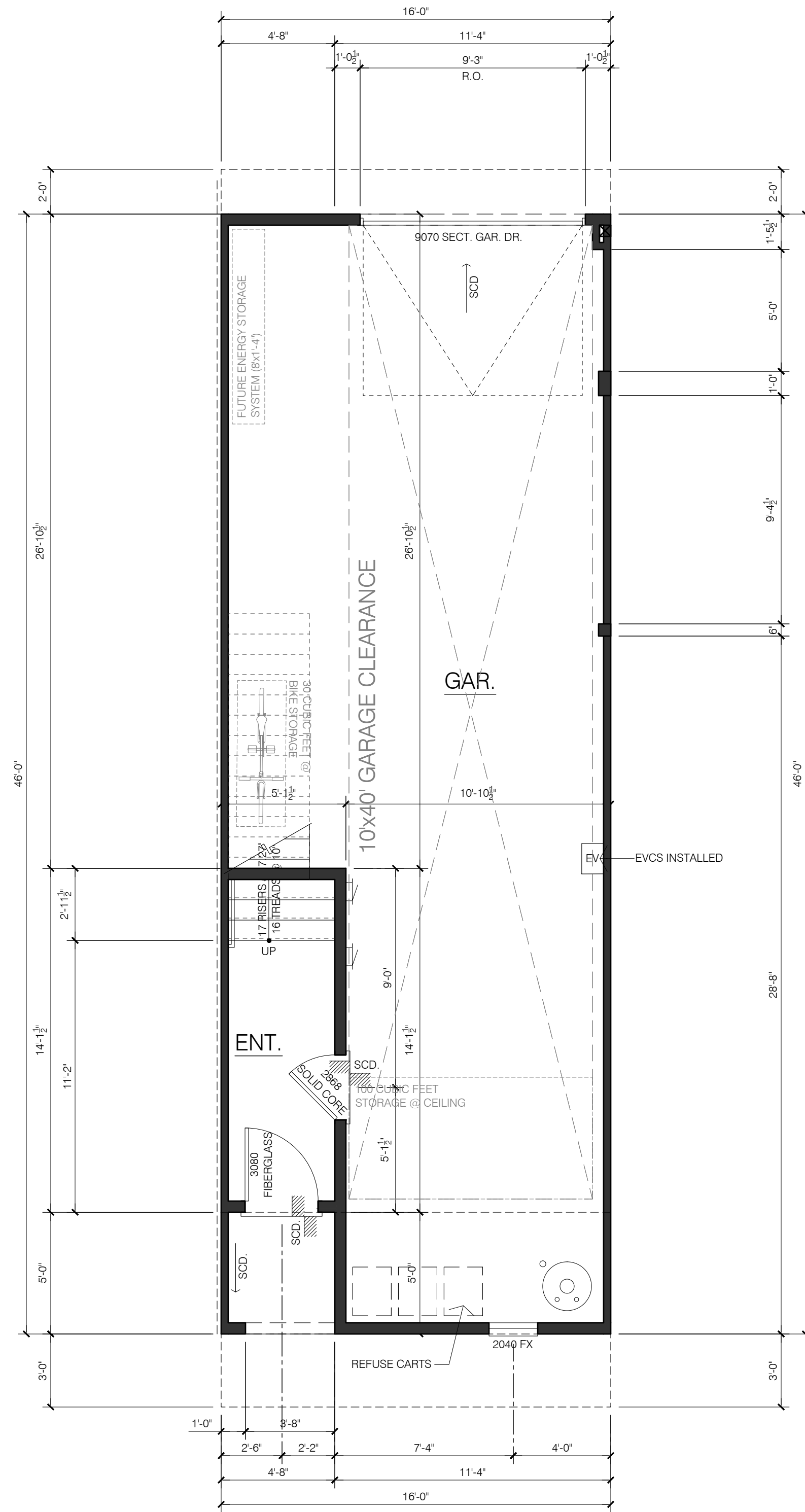
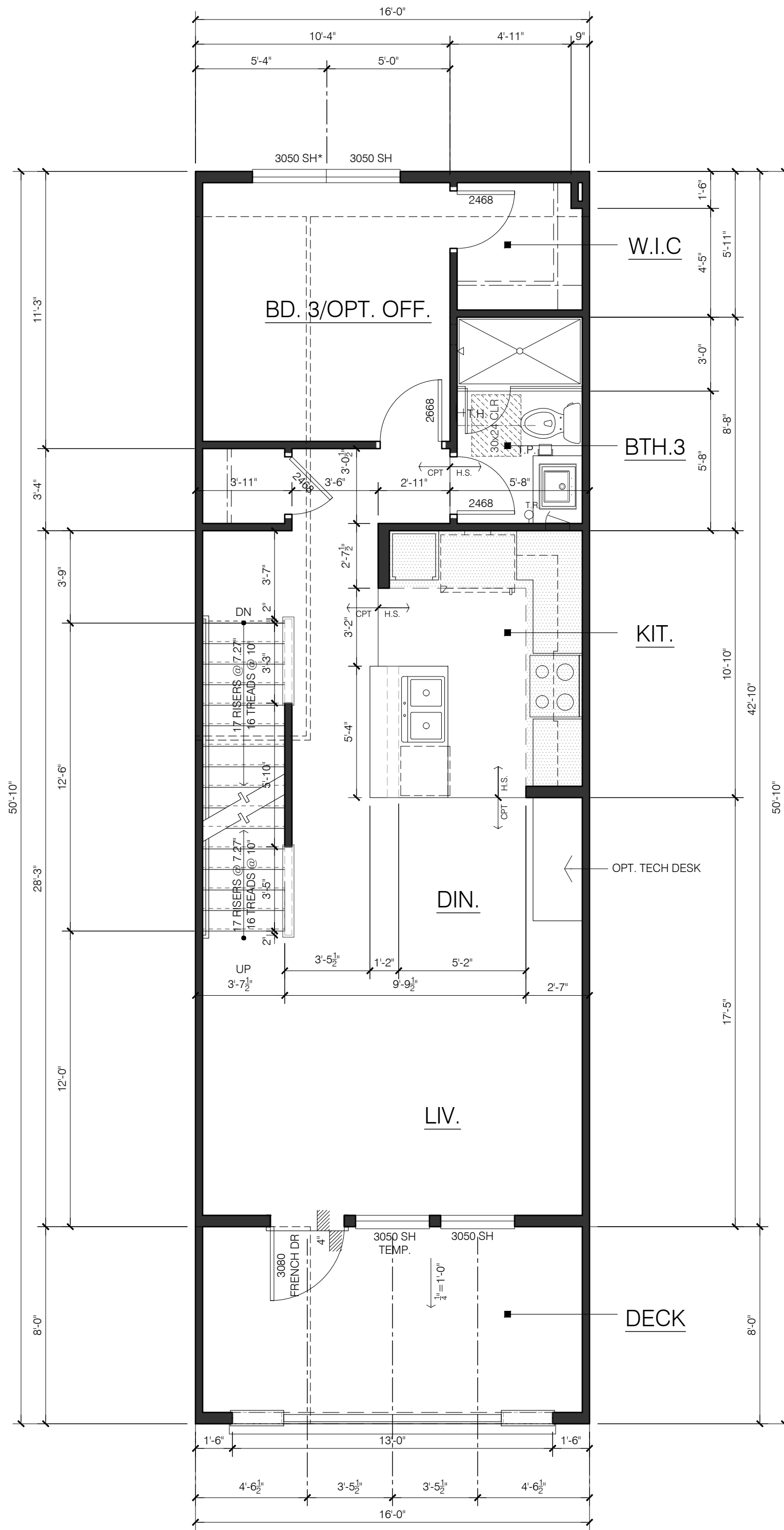
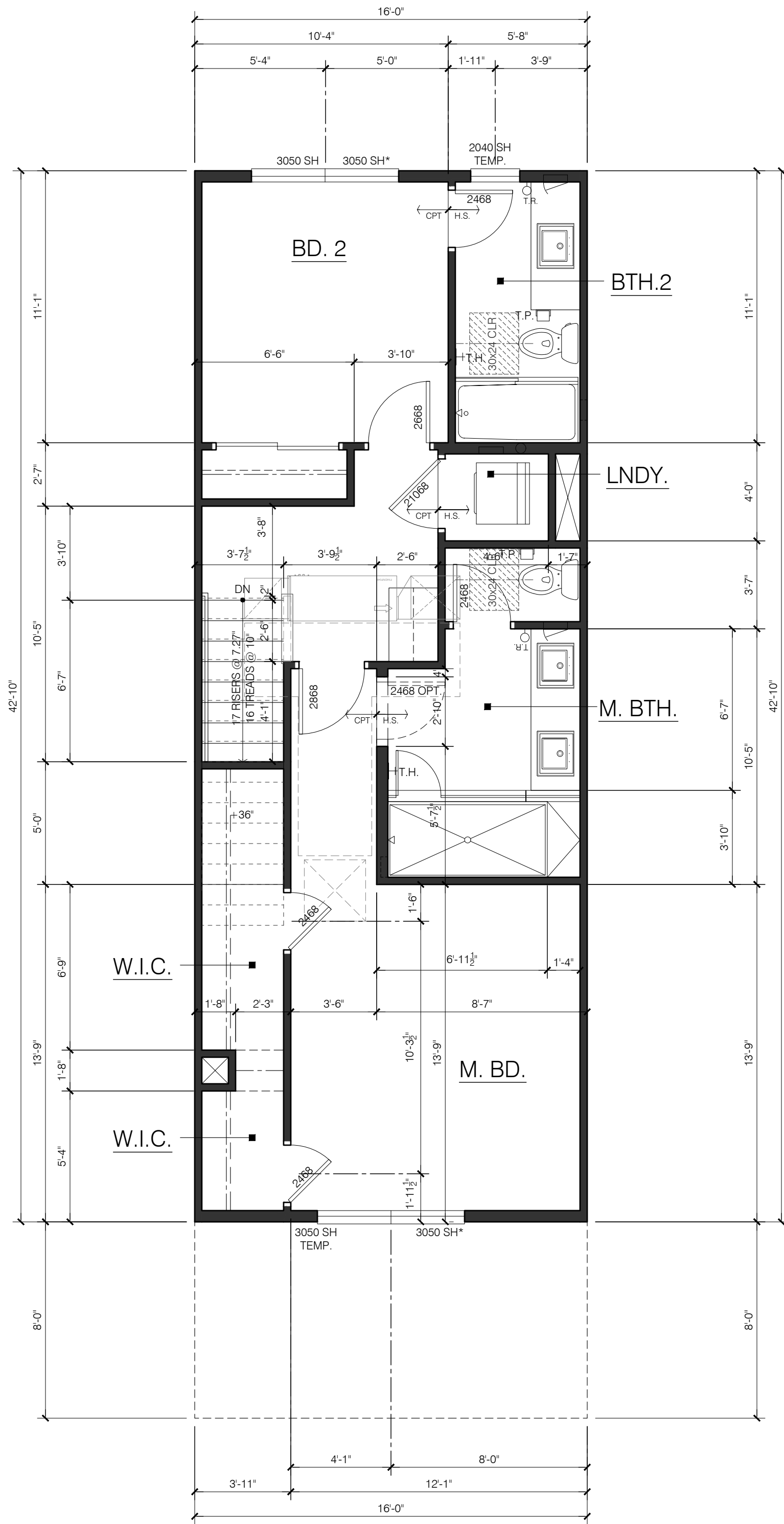
UNIT PLANS - PLAN 1

A2.1

SCALE: 1/4" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



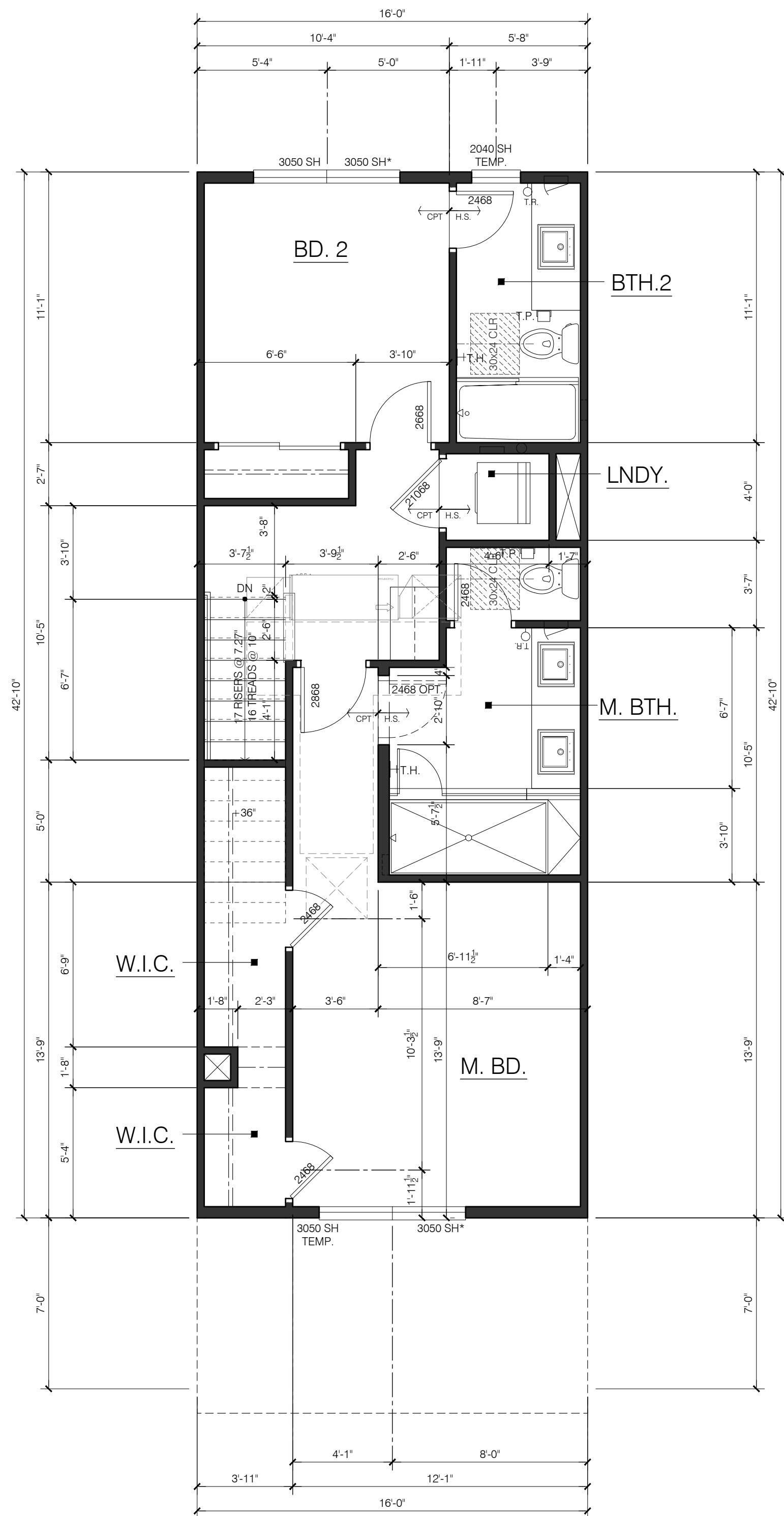
UNIT PLANS - PLAN 1X

A2.2

SCALE: 1/4" = 1'-0"

DATE: 08.30.2023

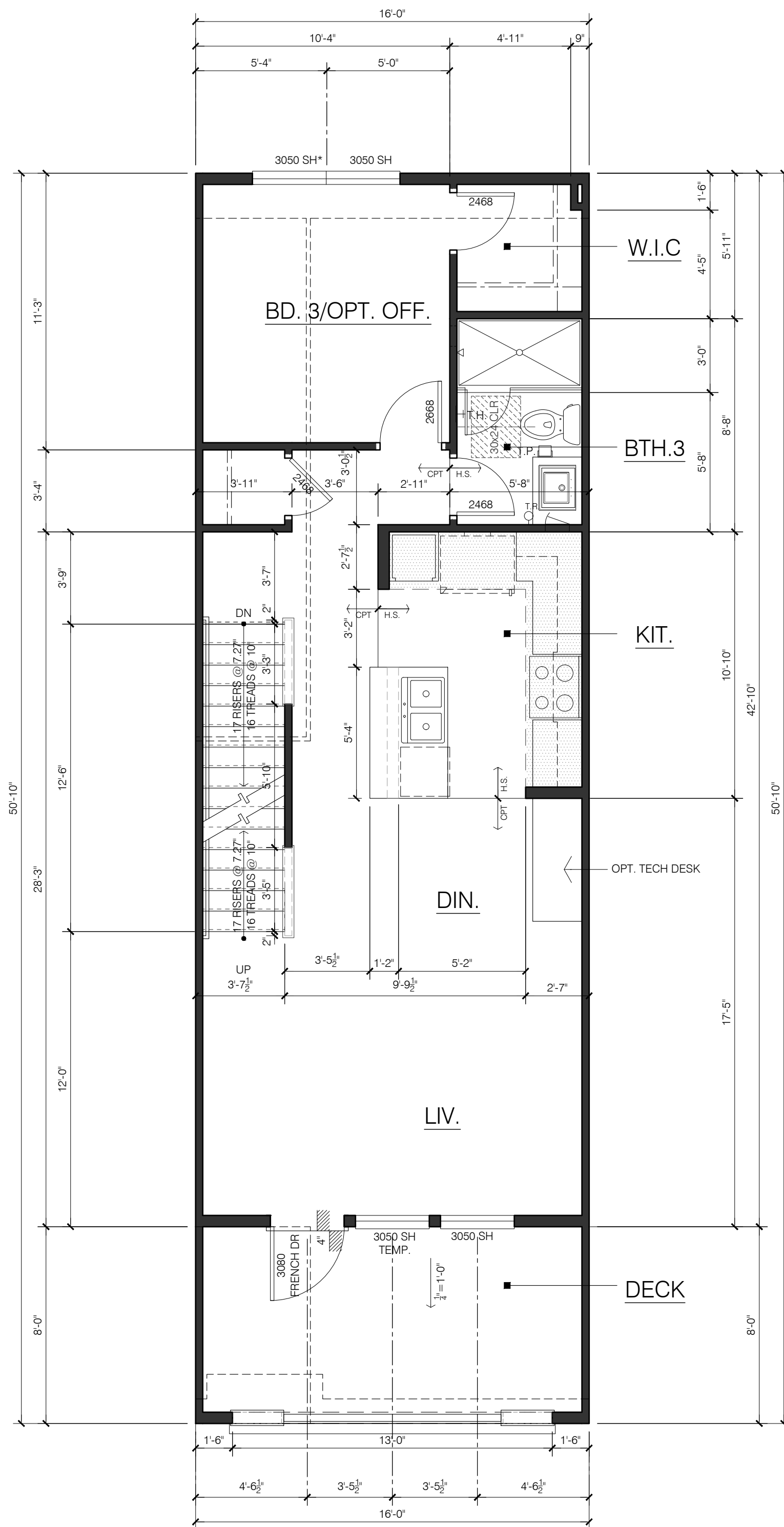
PROJECT: 317065.00



UPPER FLOOR PLAN

PLAN 1X - ADA

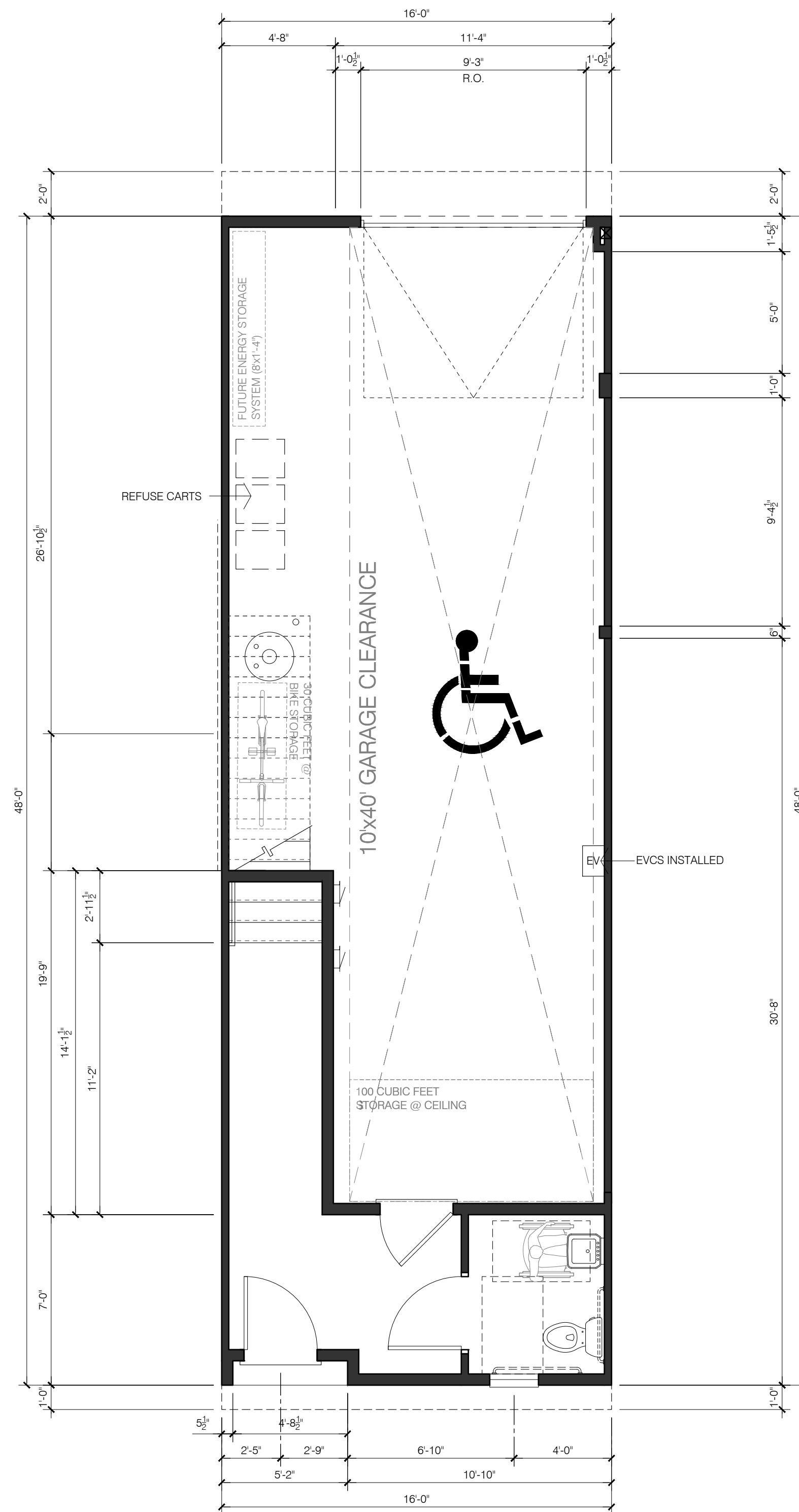
UPPER LIVING: 661 SQ. FT.



MAIN FLOOR PLAN

PLAN 1X - ADA

MAIN LIVING: 685 SQ. FT.
TOTAL LIVING: ±1509 SQ. FT.
DECK: 128 SQ. FT.



GROUND FLOOR PLAN

PLAN 1X - ADA

GROUND LIVING: 163 SQ. FT.
GARAGE: 600 SQ. FT.
PORCH: 5 SQ. FT.

2025 SANTA RITA RD.

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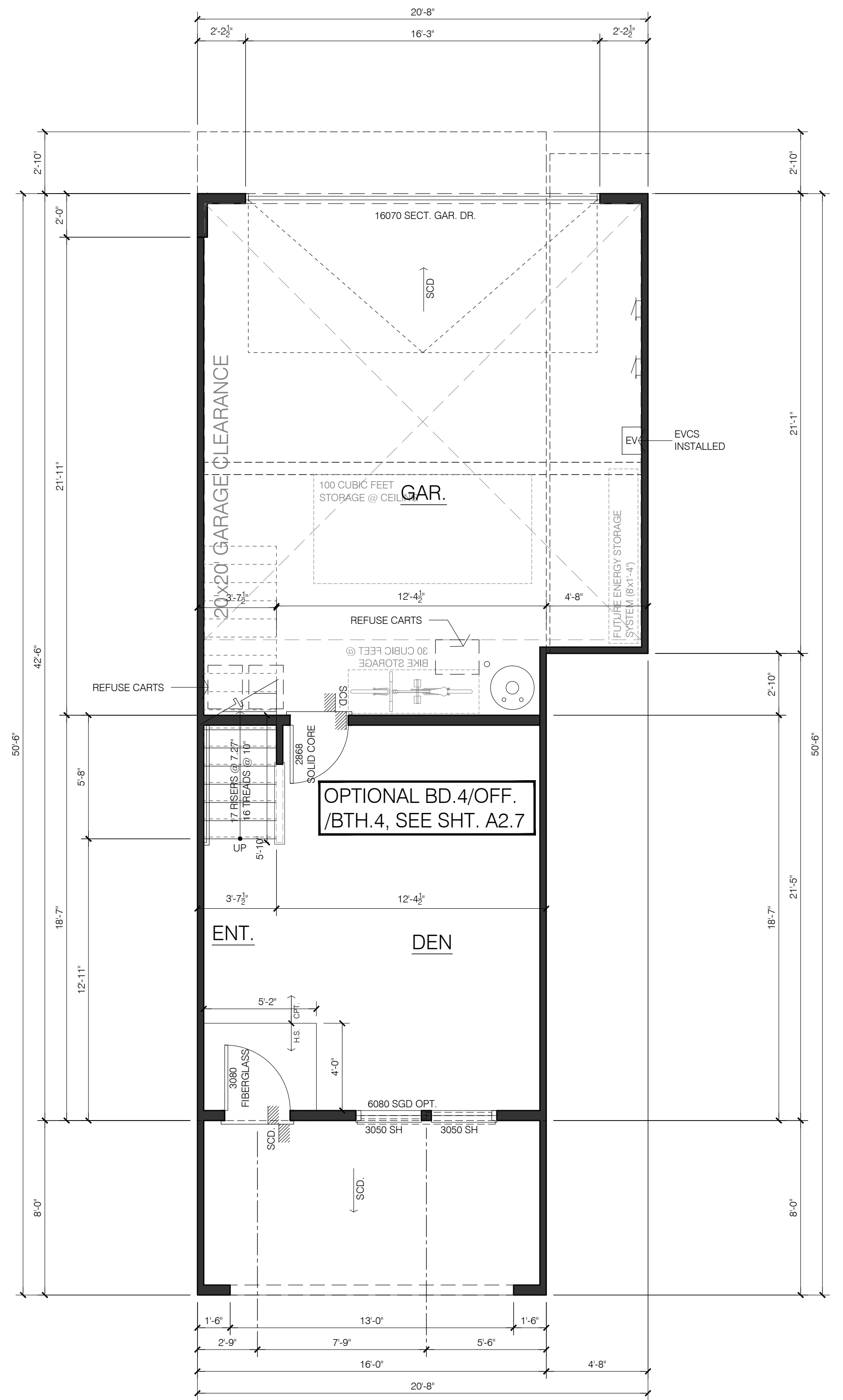
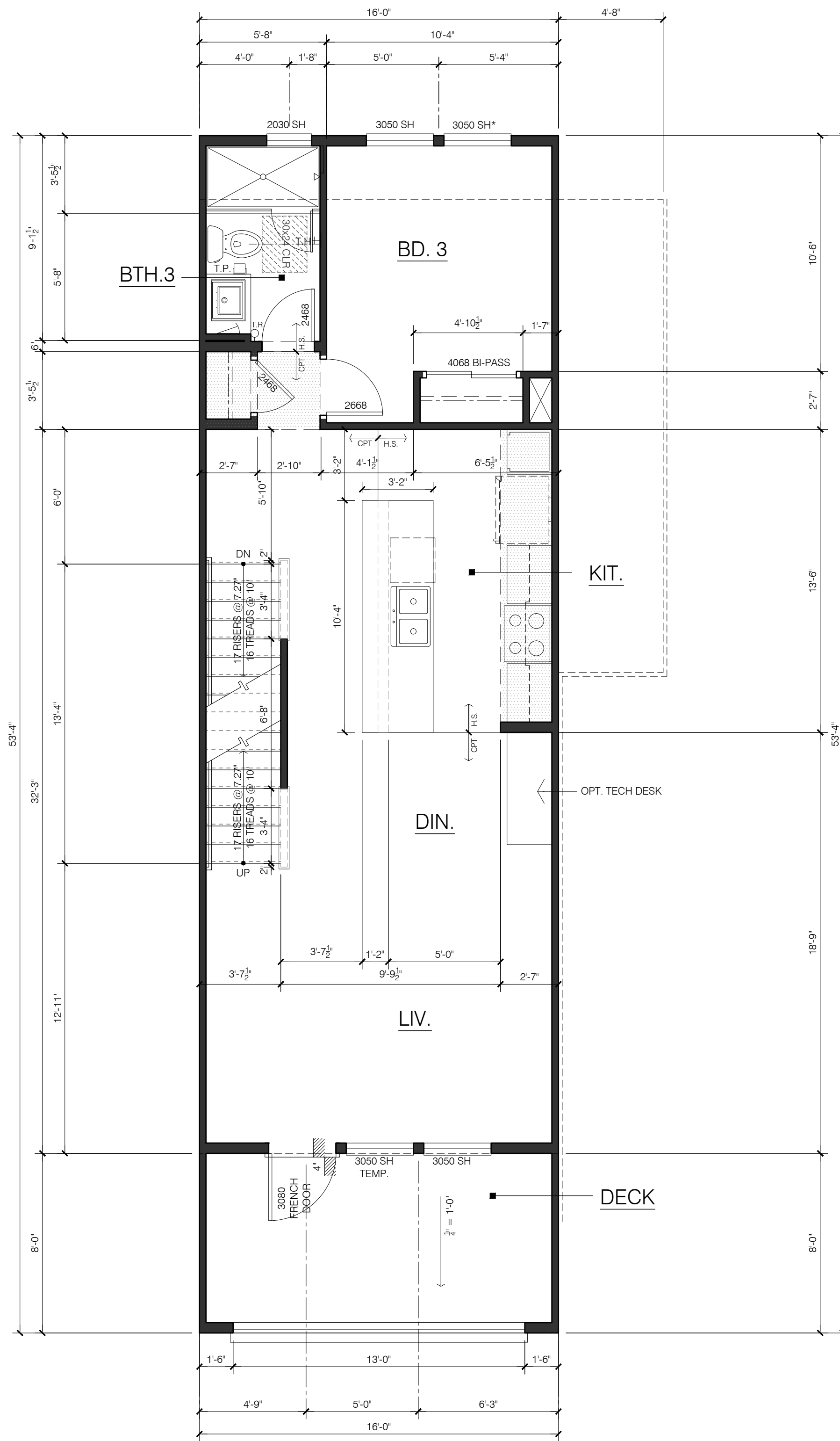
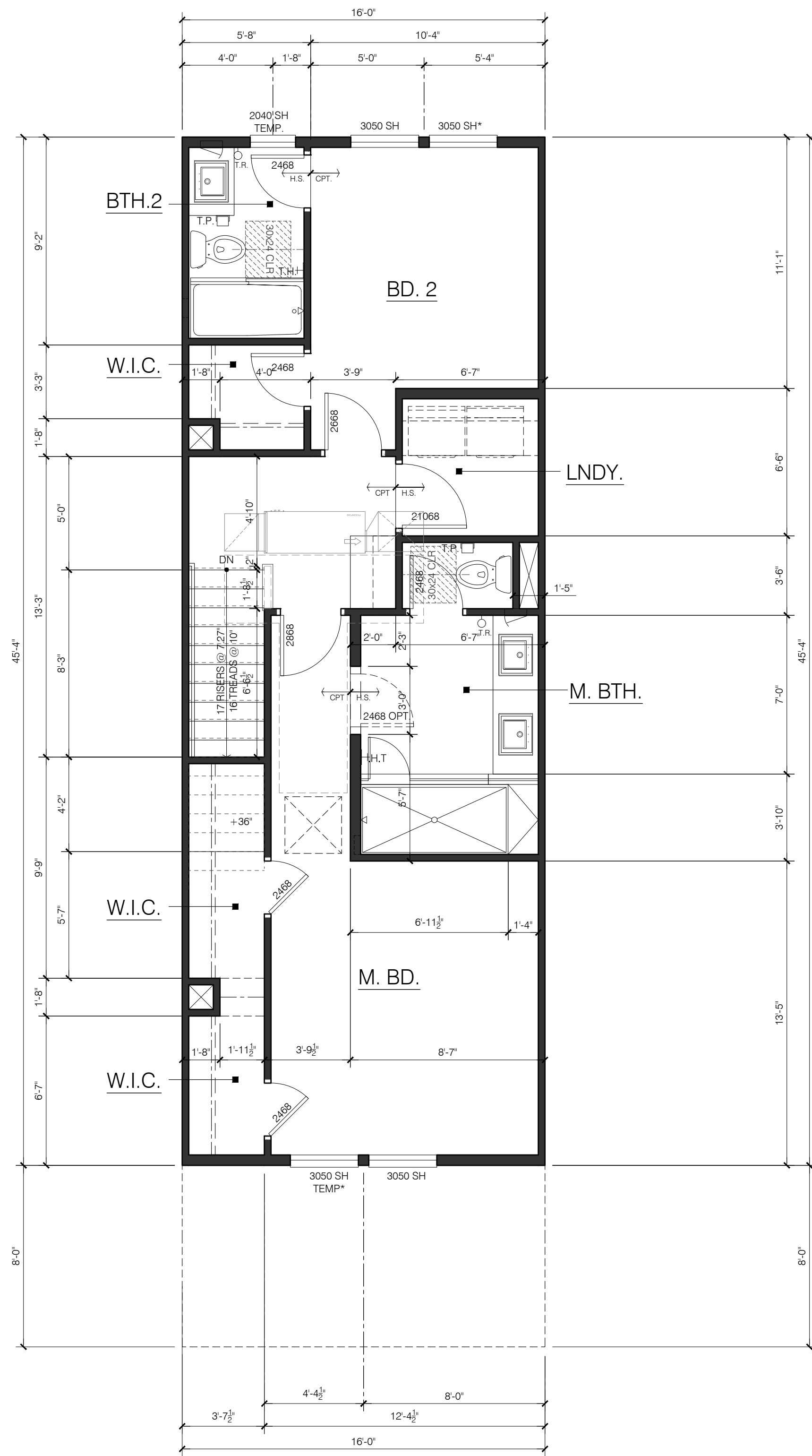
UNIT PLANS - PLAN 1X - ADA

A2.3

SCALE: 1/4" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



2025 SANTA RITA RD.

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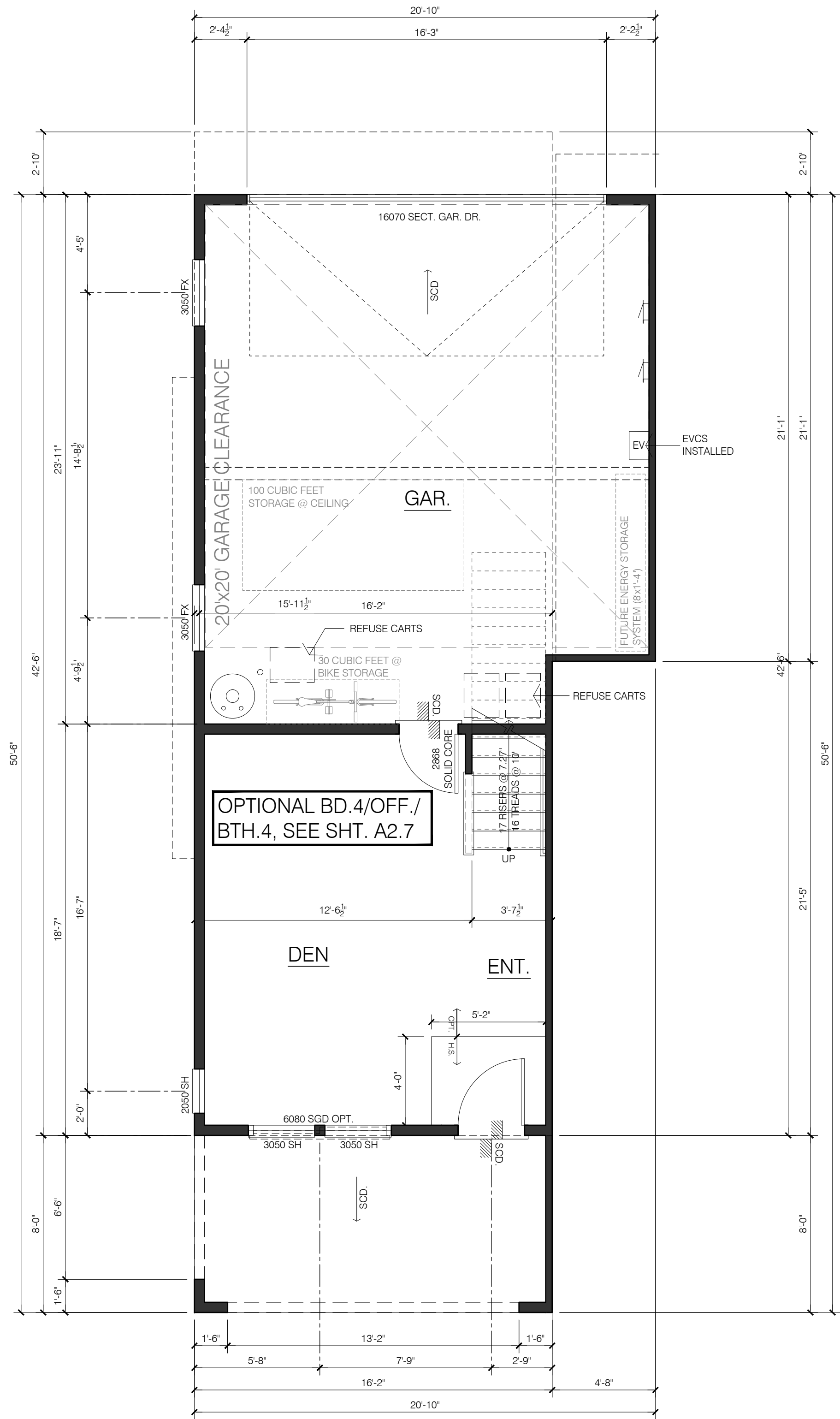
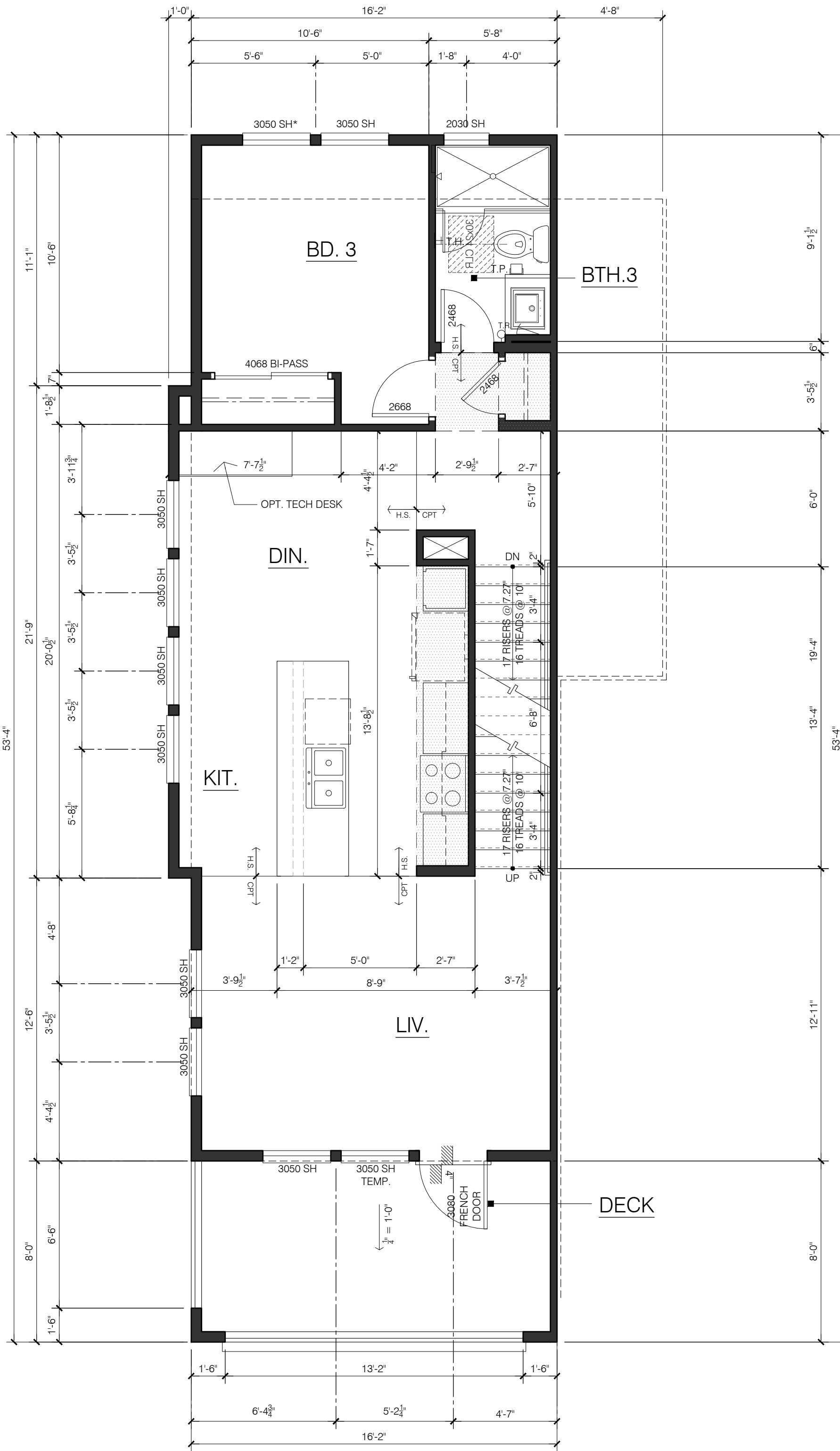
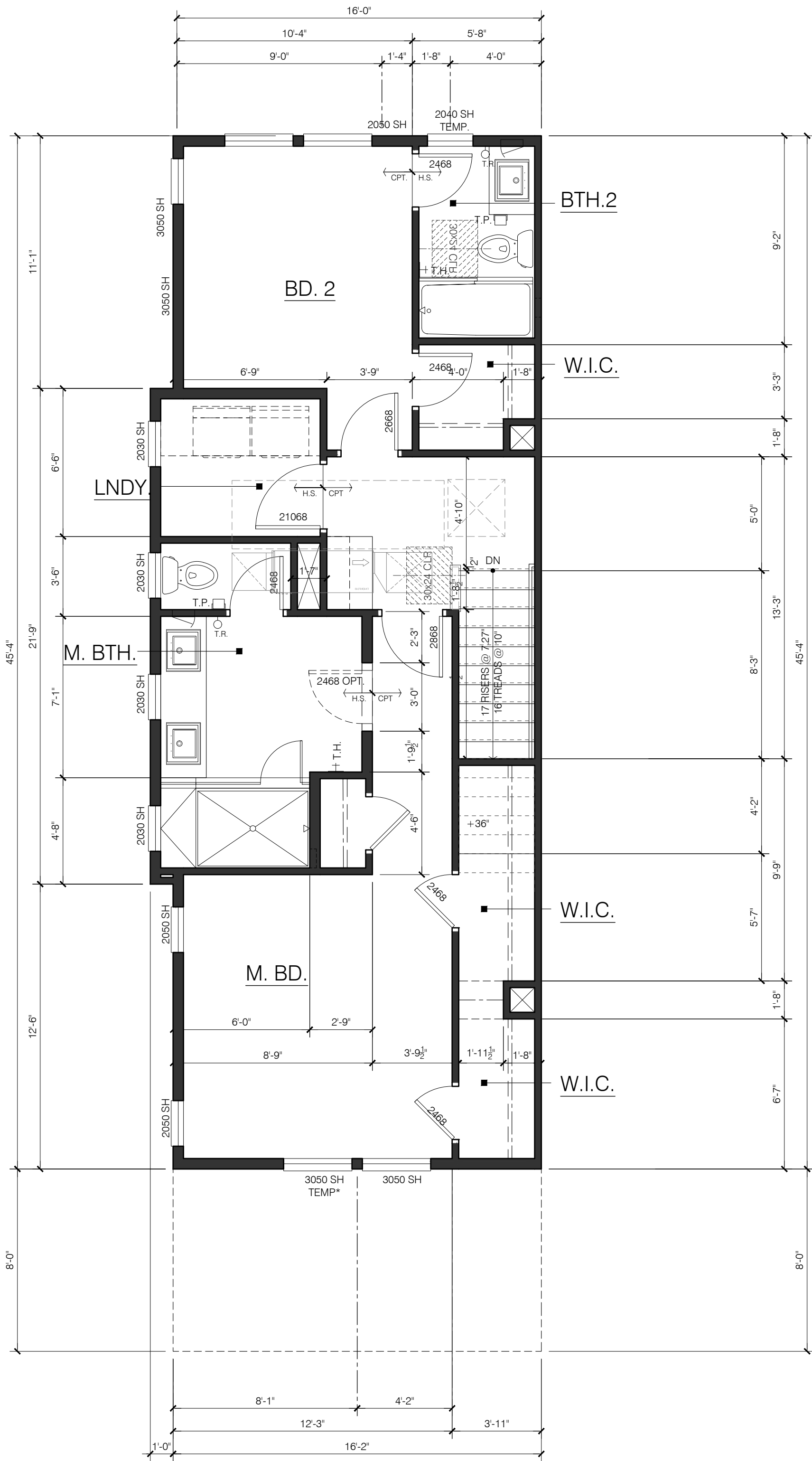
UNIT PLANS - PLAN 2

A2.4

SCALE: 1/4" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



2025 SANTA RITA RD.

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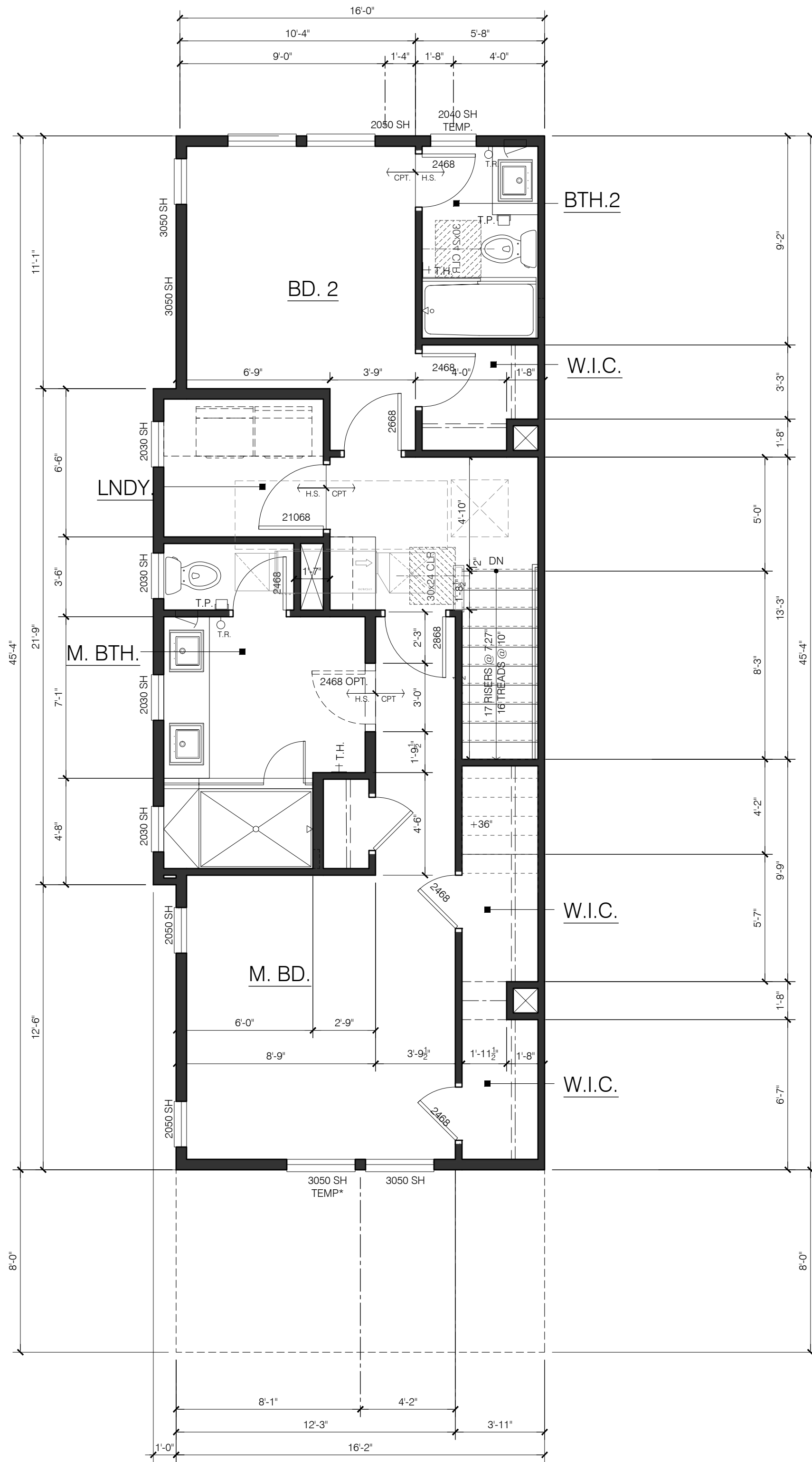
UNIT PLANS - PLAN 2X

A2.5

SCALE: 1/4" = 1'-0"

DATE: 08.30.2023

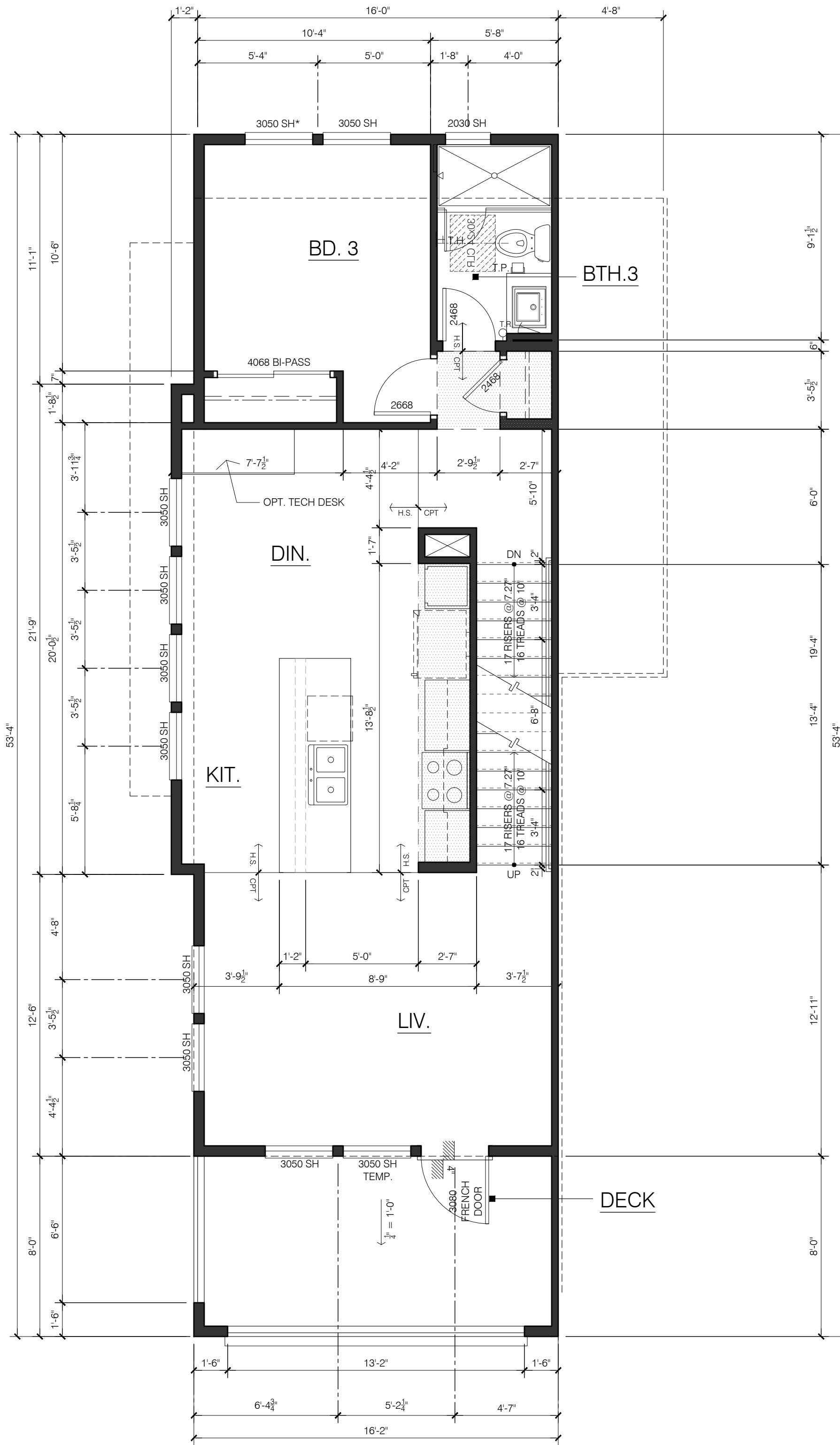
PROJECT: 317065.00



UPPER FLOOR PLAN

PLAN 2X - METER

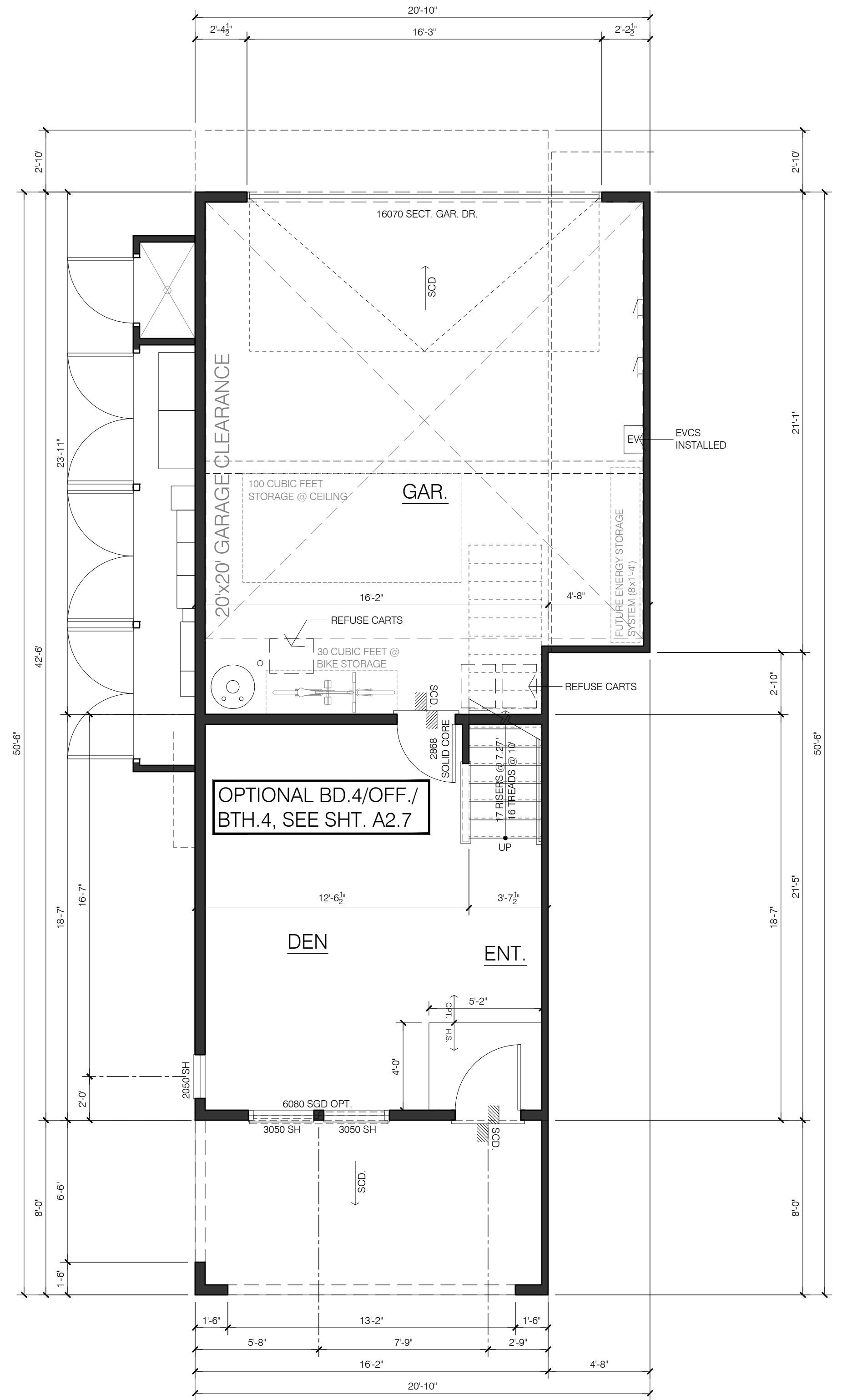
UPPER LIVING: 725 SQ. FT.



MAIN FLOOR PLAN

PLAN 2X - METER

MAIN LIVING: 755 SQ. FT.
TOTAL LIVING: 1780 SQ. FT.
DECK: 129 SQ. FT.



GROUND FLOOR PLAN

PLAN 2X - METER

GROUND LIVING: 300 SQ. FT.
GARAGE: 485 SQ. FT.
PORCH: 129 SQ. FT.

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



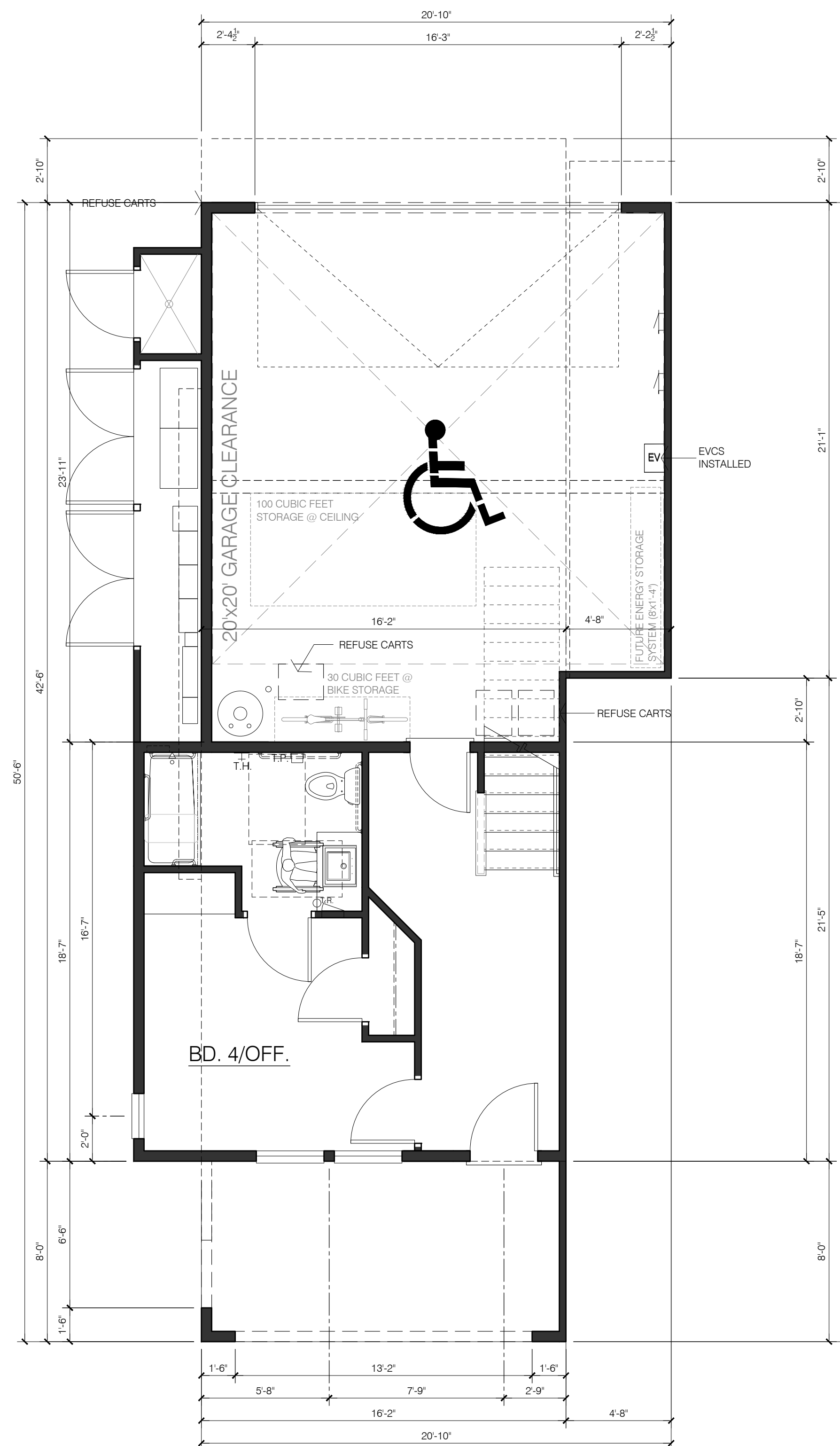
UNIT PLANS - PLAN 2X - METER

A2.6

SCALE: 1/4" = 1'-0"

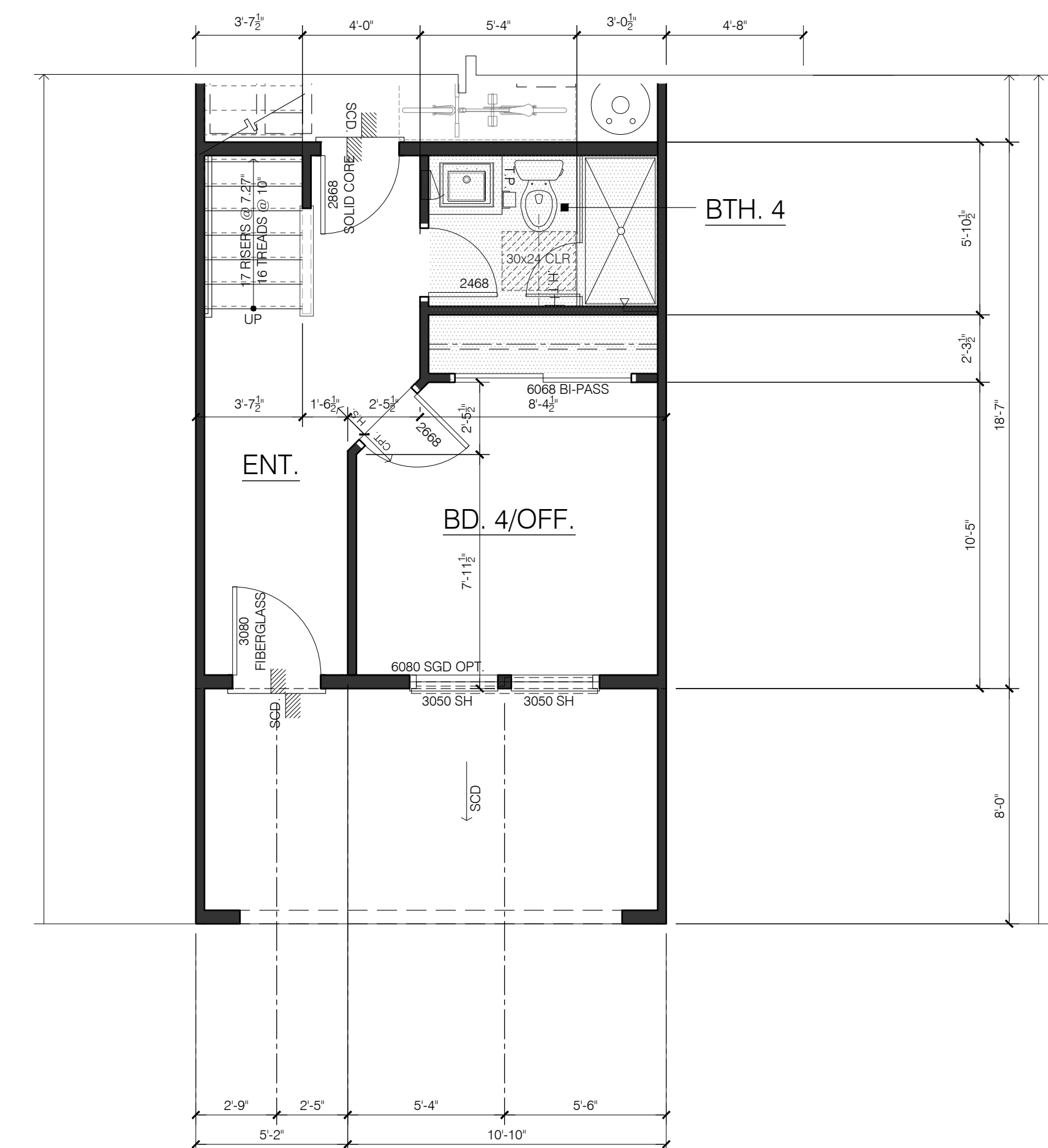
DATE: 08.30.2023

PROJECT: 317065.00



PLAN 2X - METER - ADA

GROUND LIVING: 356 SQ. FT.
GARAGE: 485 SQ. FT.



PLAN 2 - BD. 4 ./ BTH. 4 OPTION

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



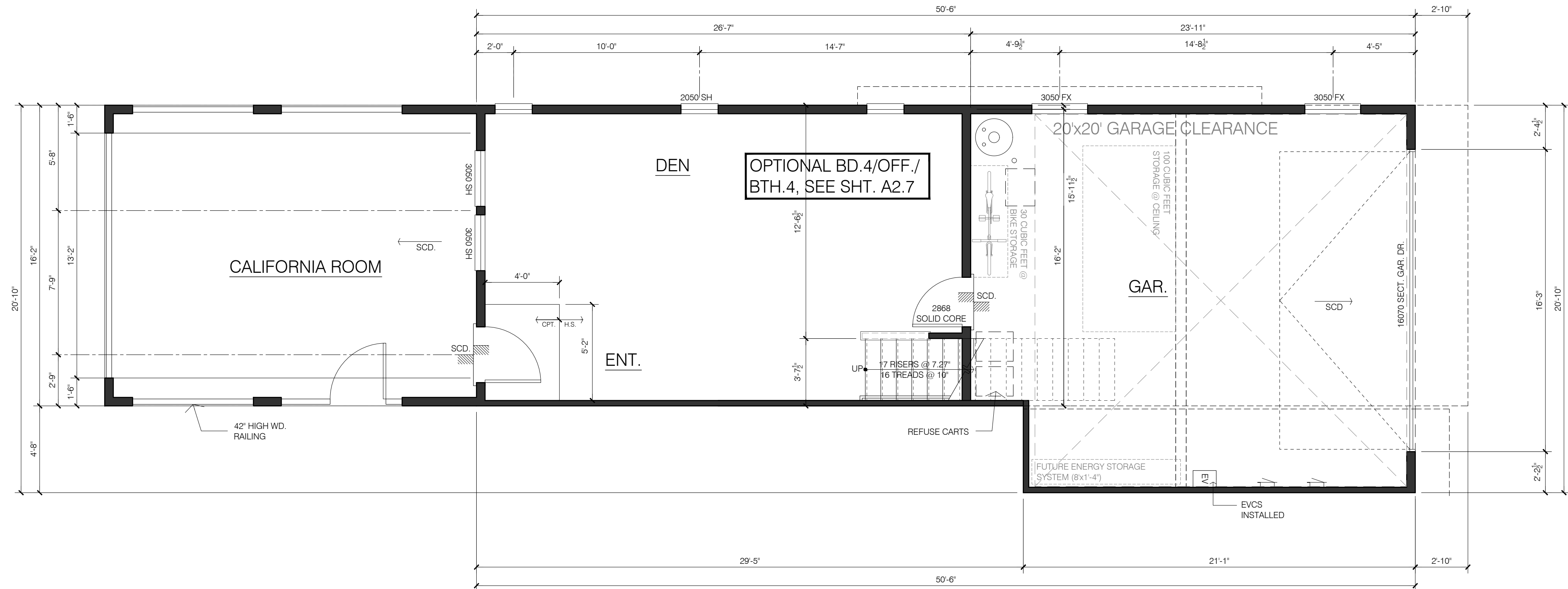
UNIT PLANS - PLAN 2X - ADA & OPTION

A2.7

SCALE: 1/4" = 1'-0"

DATE: 08.30.2023

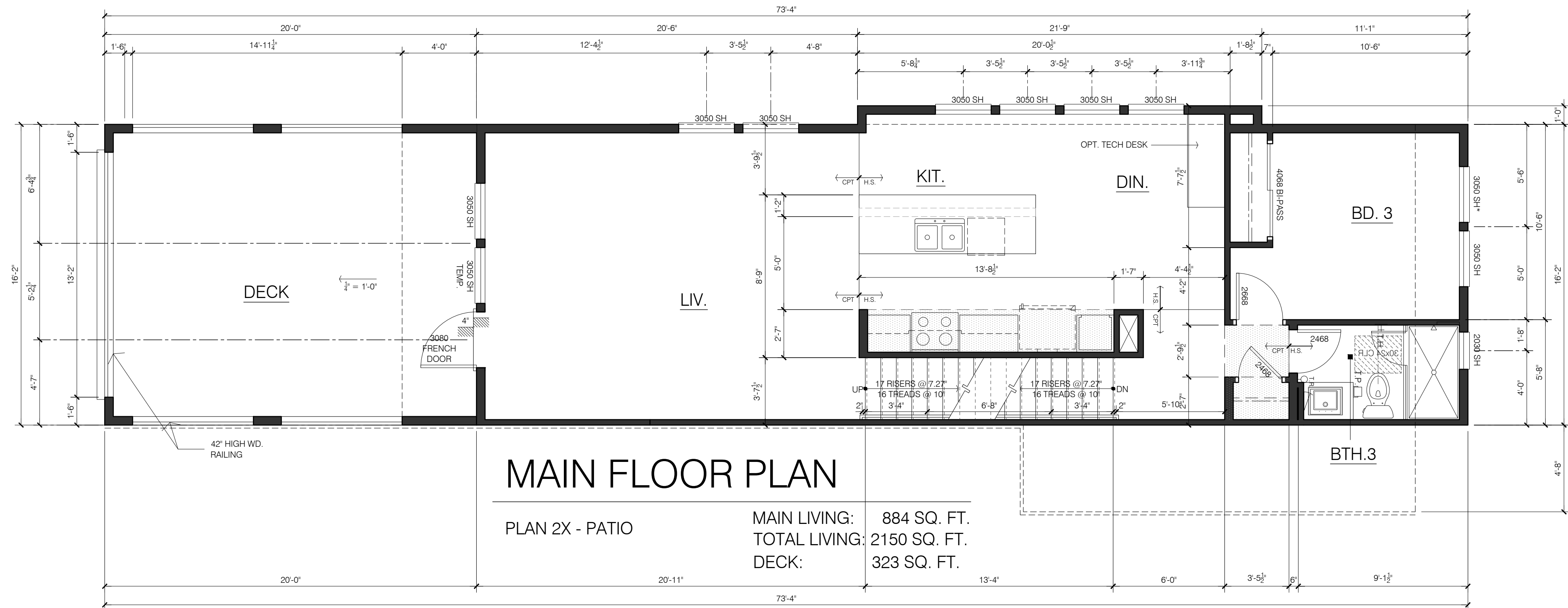
PROJECT: 317065.00



GROUND FLOOR PLAN

PLAN 2X - PATIO

GROUND LIVING: 430 SQ. FT.
GARAGE: 485 SQ. FT.
PORCH: 323 SQ. FT.



MAIN FLOOR PLAN

PLAN 2X - PATIO

MAIN LIVING: 884 SQ. FT.
TOTAL LIVING: 2150 SQ. FT.
DECK: 323 SQ. FT.

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



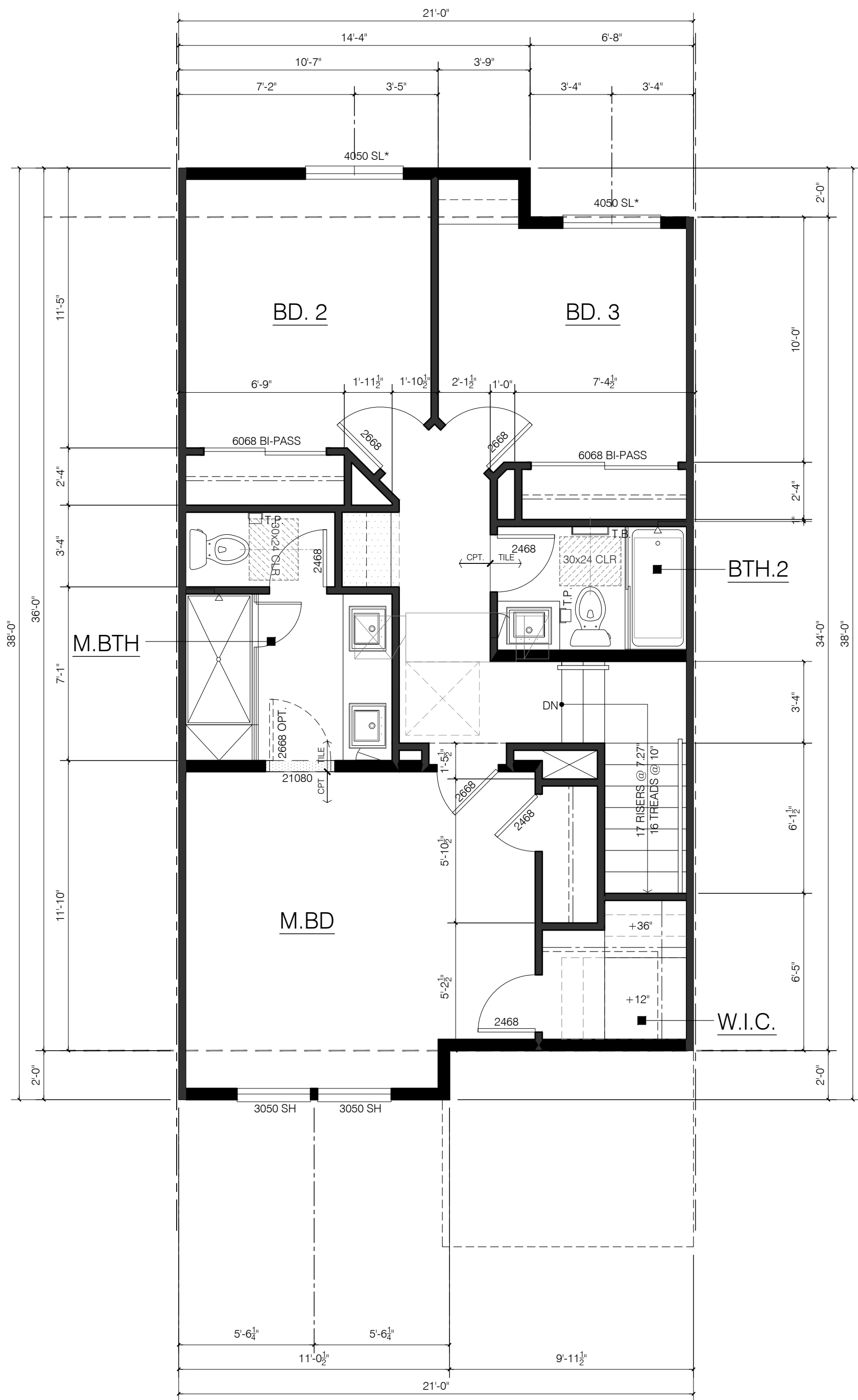
UNIT PLANS - PLAN 2X - PATIO GROUND & MAIN

A2.8

SCALE: 1/4" = 1'-0"

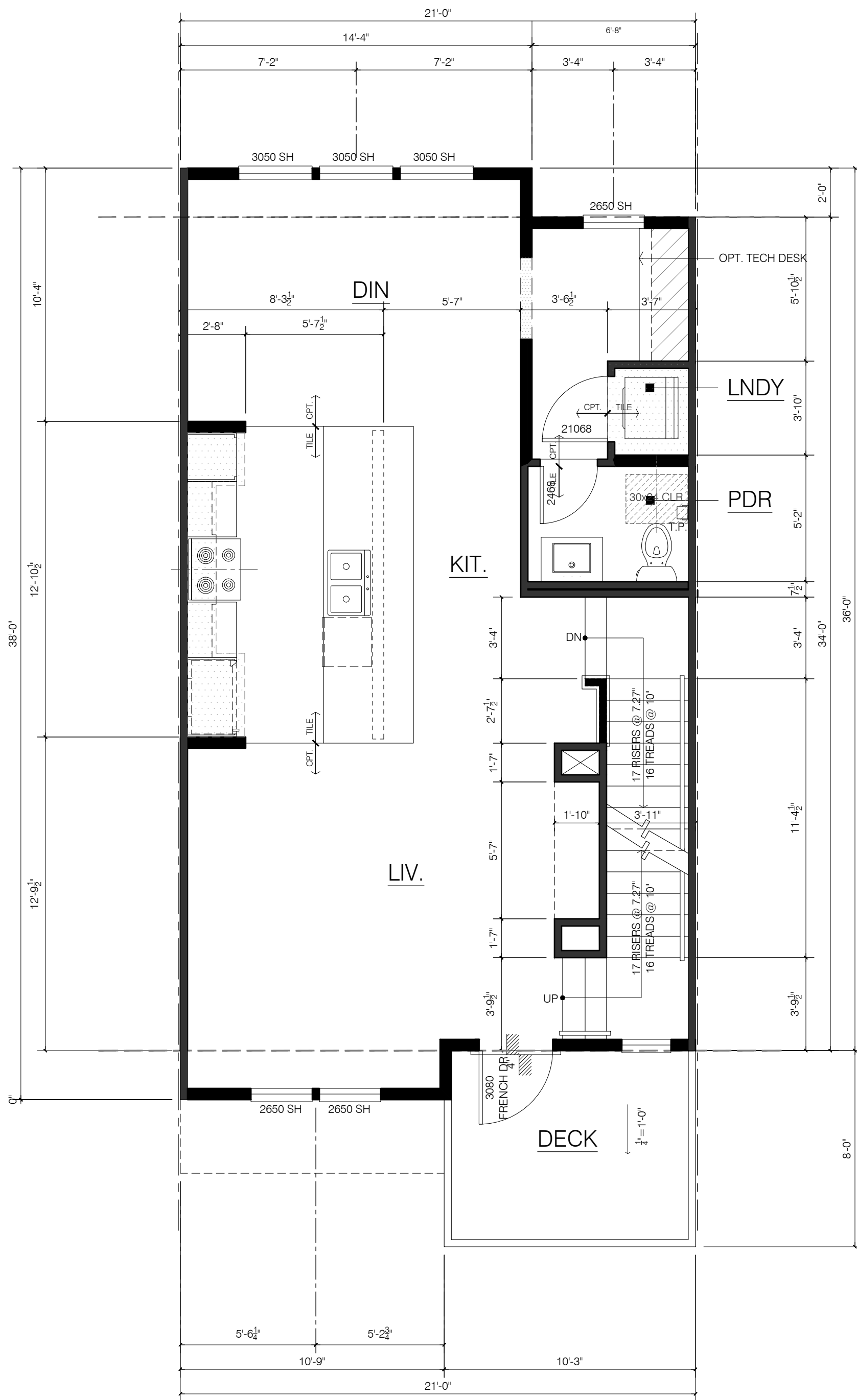
DATE: 08.30.2023

PROJECT: 317065.00



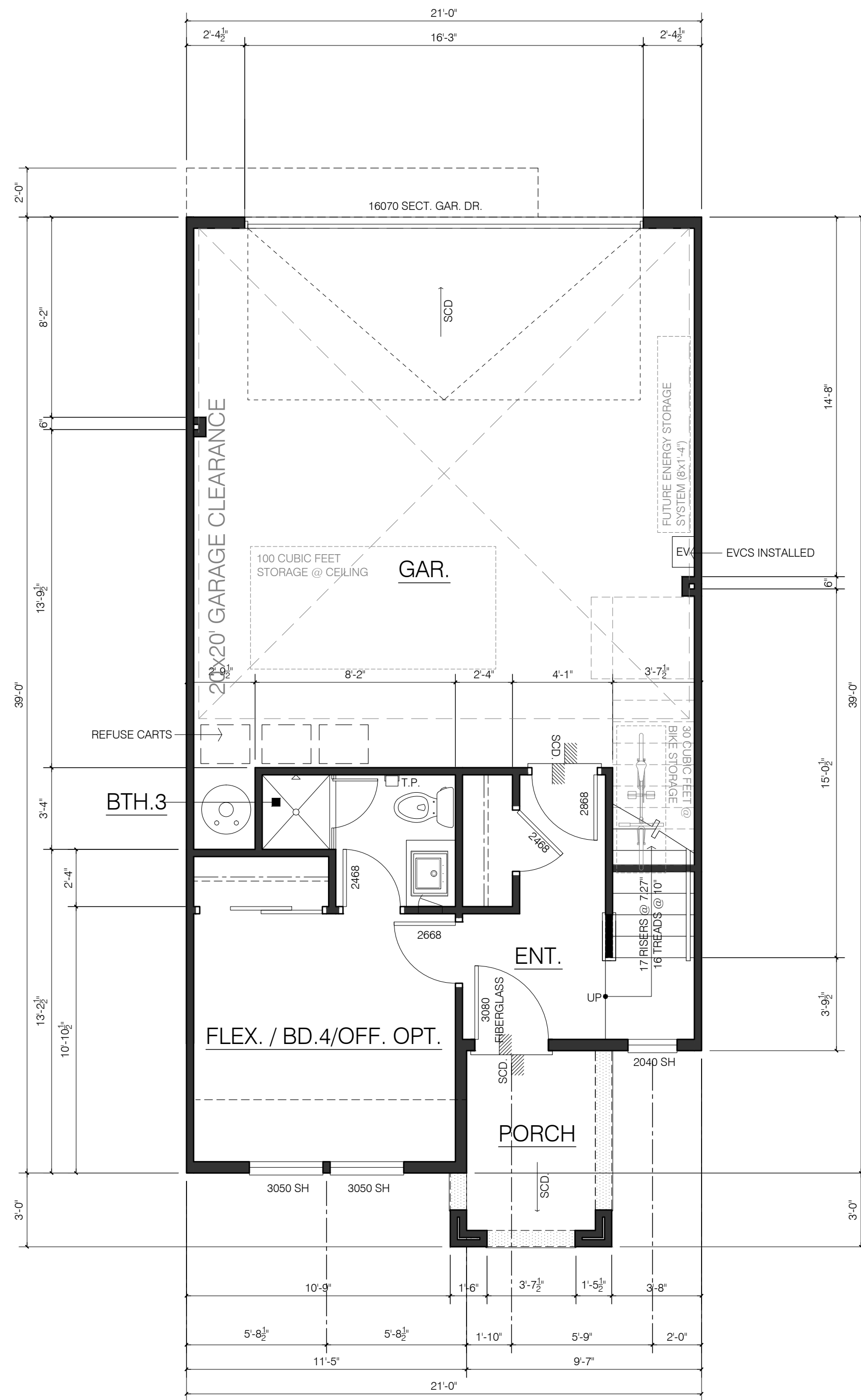
UPPER FLOOR PLAN

PLAN 3 UPPER LIVING: 725 SQ. FT.



MAIN FLOOR PLAN

PLAN 3 MAIN LIVING: 765 SQ. FT.
TOTAL LIVING: 1765 SQ. FT.
DECK: 82 SQ. FT.



GROUND FLOOR PLAN

PLAN 3 GROUND LIVING: 275 SQ. FT.
GARAGE: 496 SQ. FT.
PORCH: 49 SQ. FT.

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



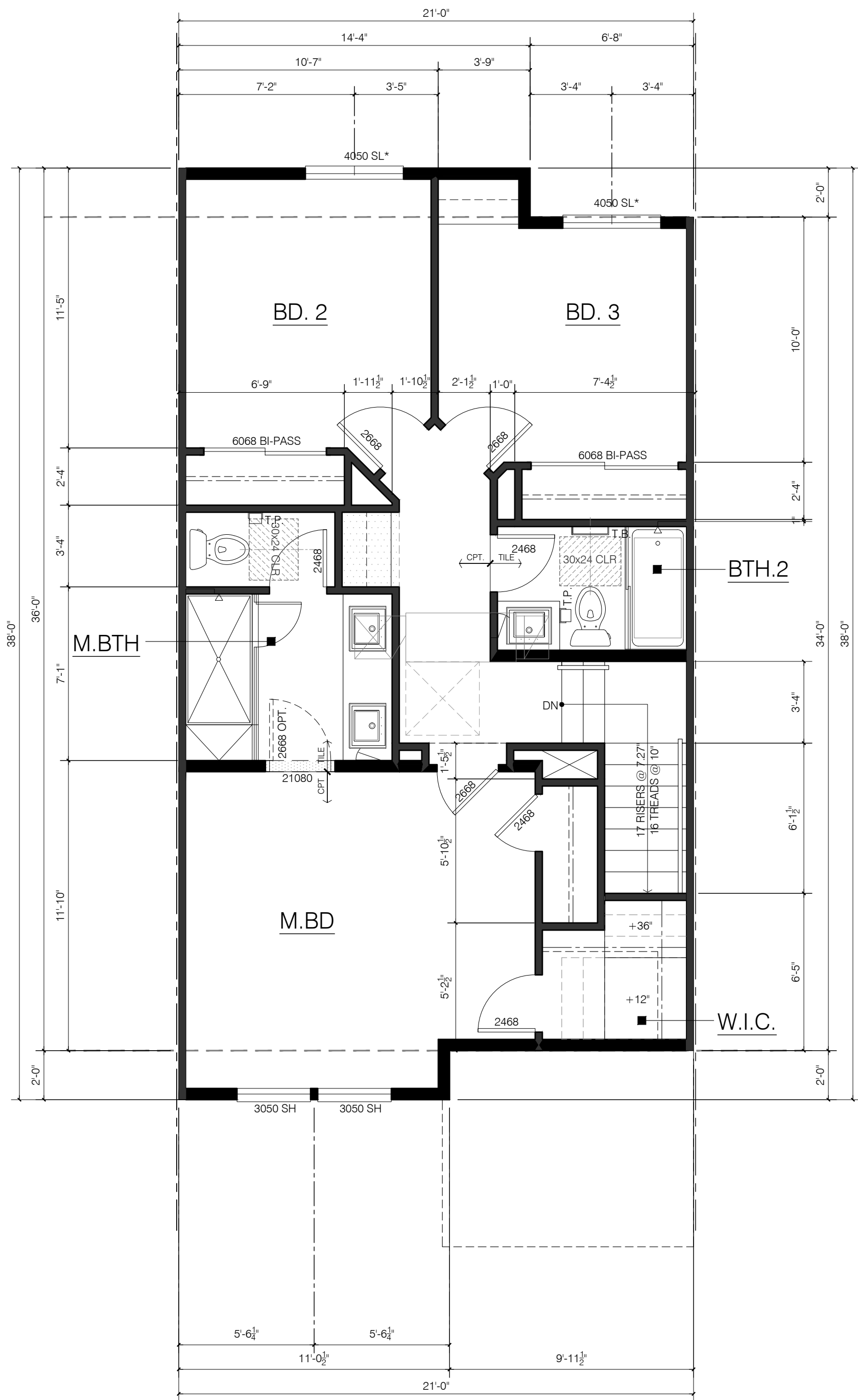
UNIT PLANS - PLAN 3

A2.10

SCALE: 1/4" = 1'-0"

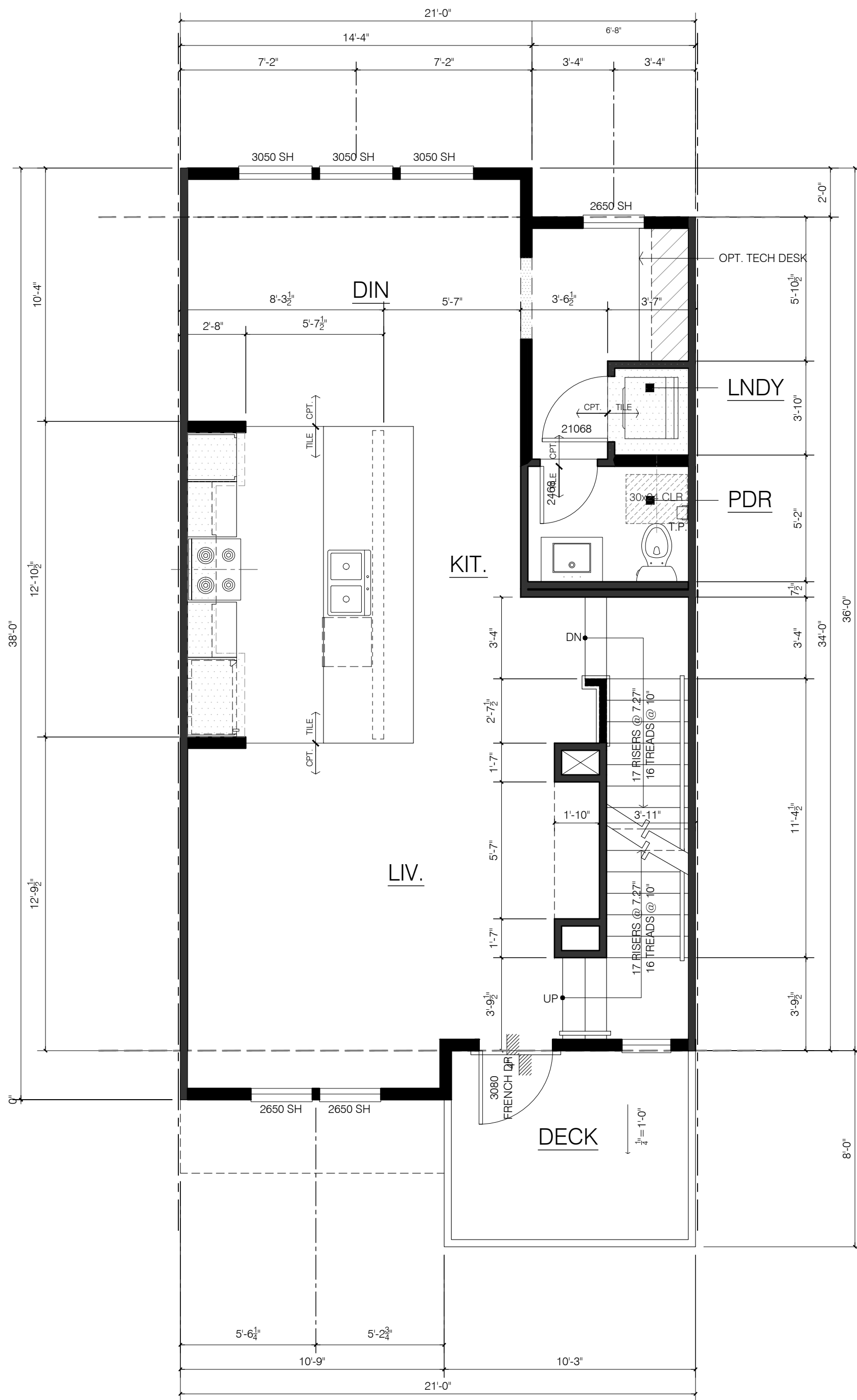
DATE: 08.30.2023

PROJECT: 317065.00



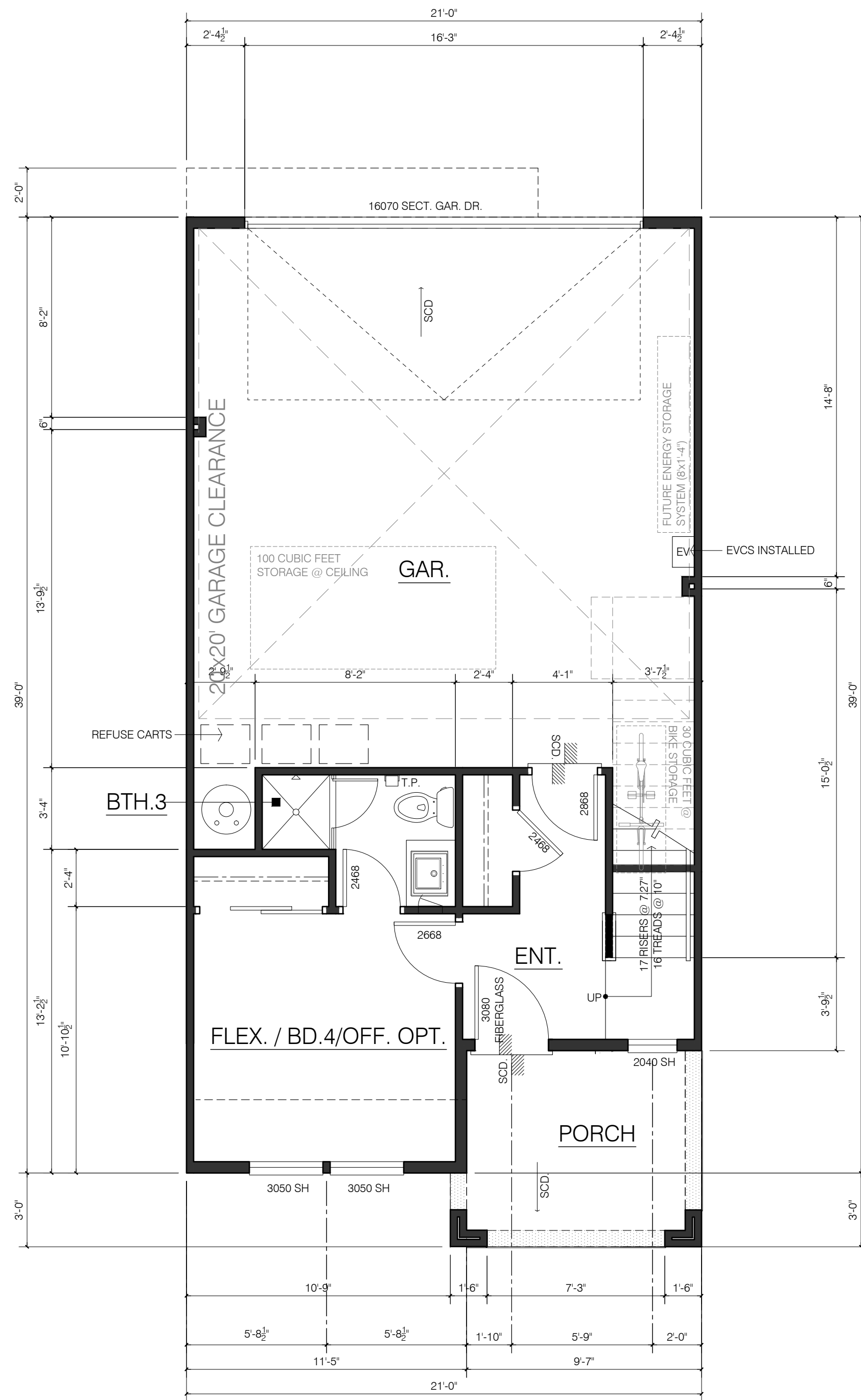
UPPER FLOOR PLAN

PLAN 3 - EXTENDED PORCH UPPER LIVING: 725 SQ. FT.



MAIN FLOOR PLAN

PLAN 3 - EXTENDED PORCH
 MAIN LIVING: 765 SQ. FT.
 TOTAL LIVING: 1765 SQ. FT.
 DECK: 82 SQ. FT.



GROUND FLOOR PLAN

PLAN 3 - EXTENDED PORCH
 GROUND LIVING: 275 SQ. FT.
 GARAGE: 496 SQ. FT.
 PORCH: 79 SQ. FT.

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



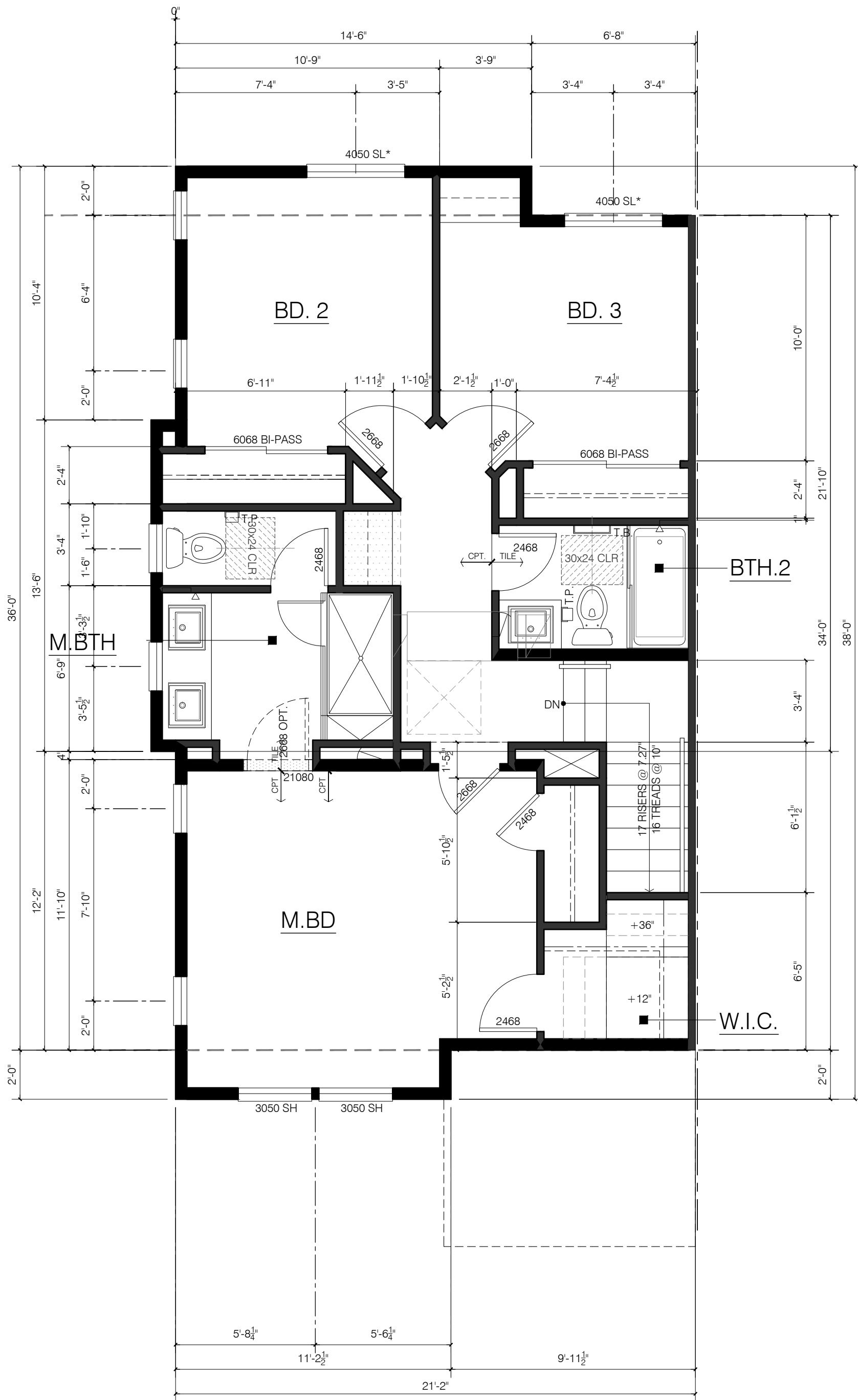
UNIT PLANS - PLAN 3 - EXTENDED PORCH

A2.11

SCALE: 1/4" = 1'-0"

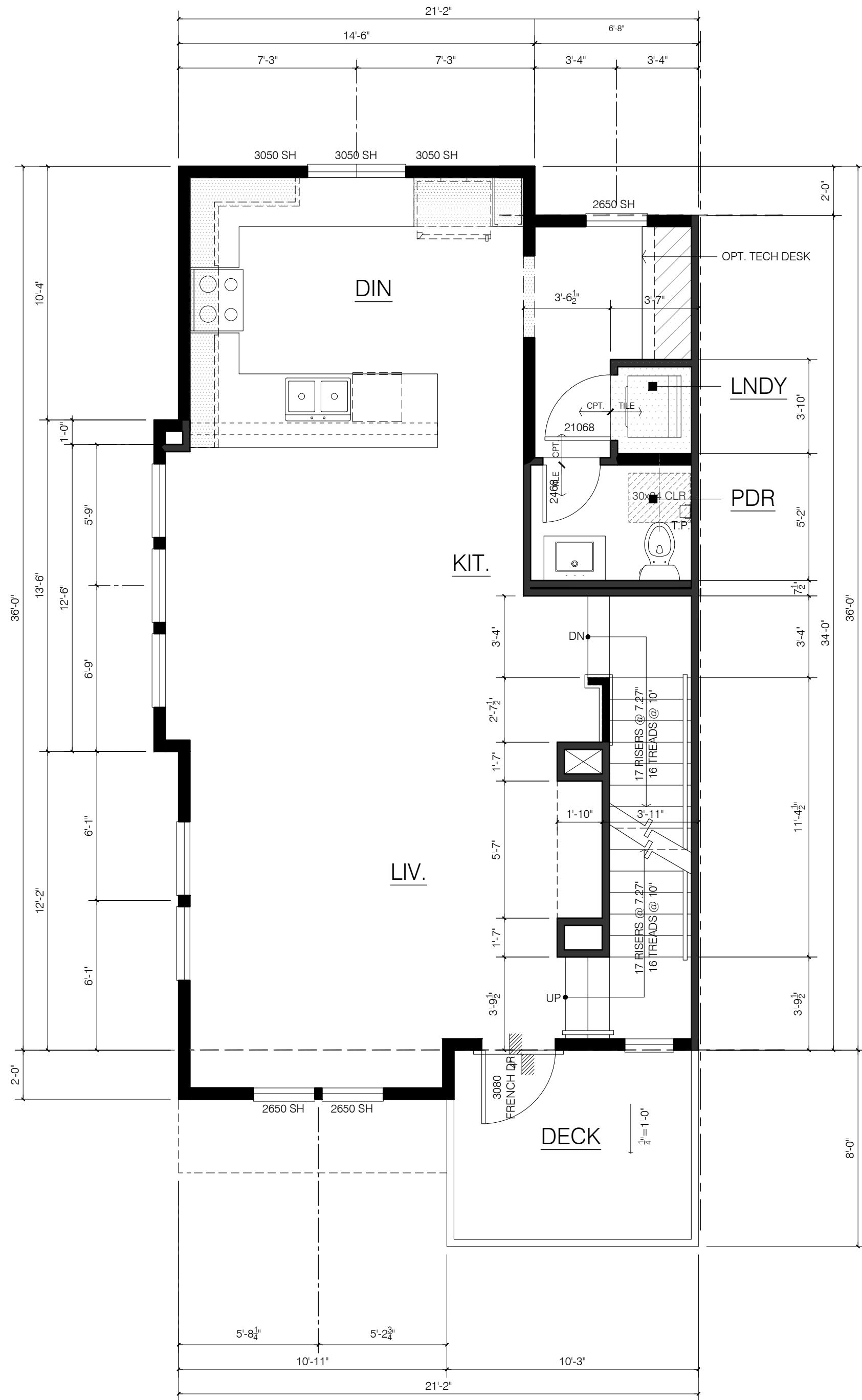
DATE: 08.30.2023

PROJECT: 317065.00



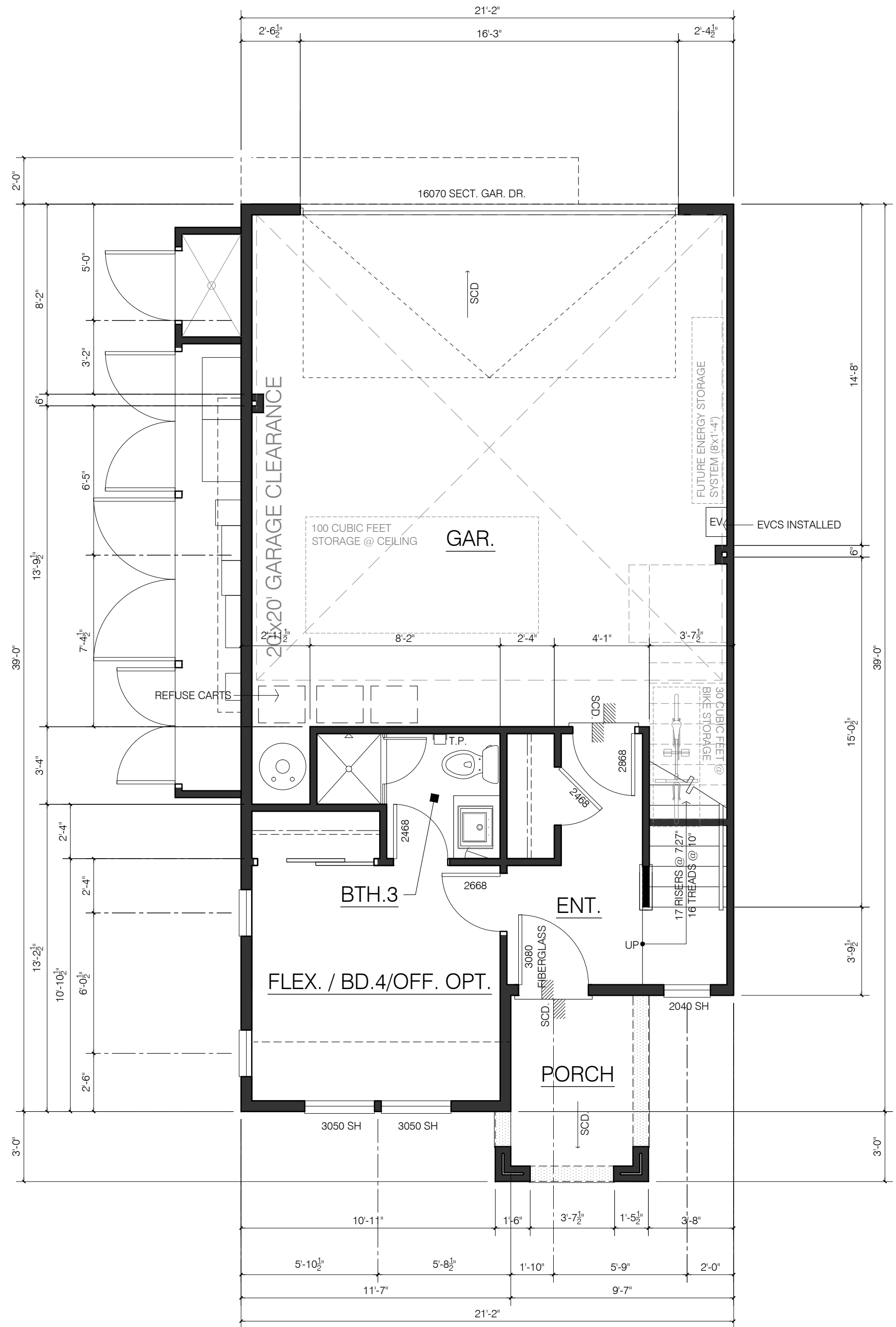
UPPER FLOOR PLAN

PLAN 3X - METER UPPER LIVING: 744 SQ. FT.



MAIN FLOOR PLAN

PLAN 3X - METER MAIN LIVING: 785 SQ. FT.
TOTAL LIVING: 1806SQ. FT.
DECK: 82 SQ. FT.



GROUND FLOOR PLAN

PLAN 3X - METER GROUND LIVING: 277 SQ. FT.
GARAGE: 500 SQ. FT.
PORCH: 49 SQ. FT.

2025 SANTA RITA RD.

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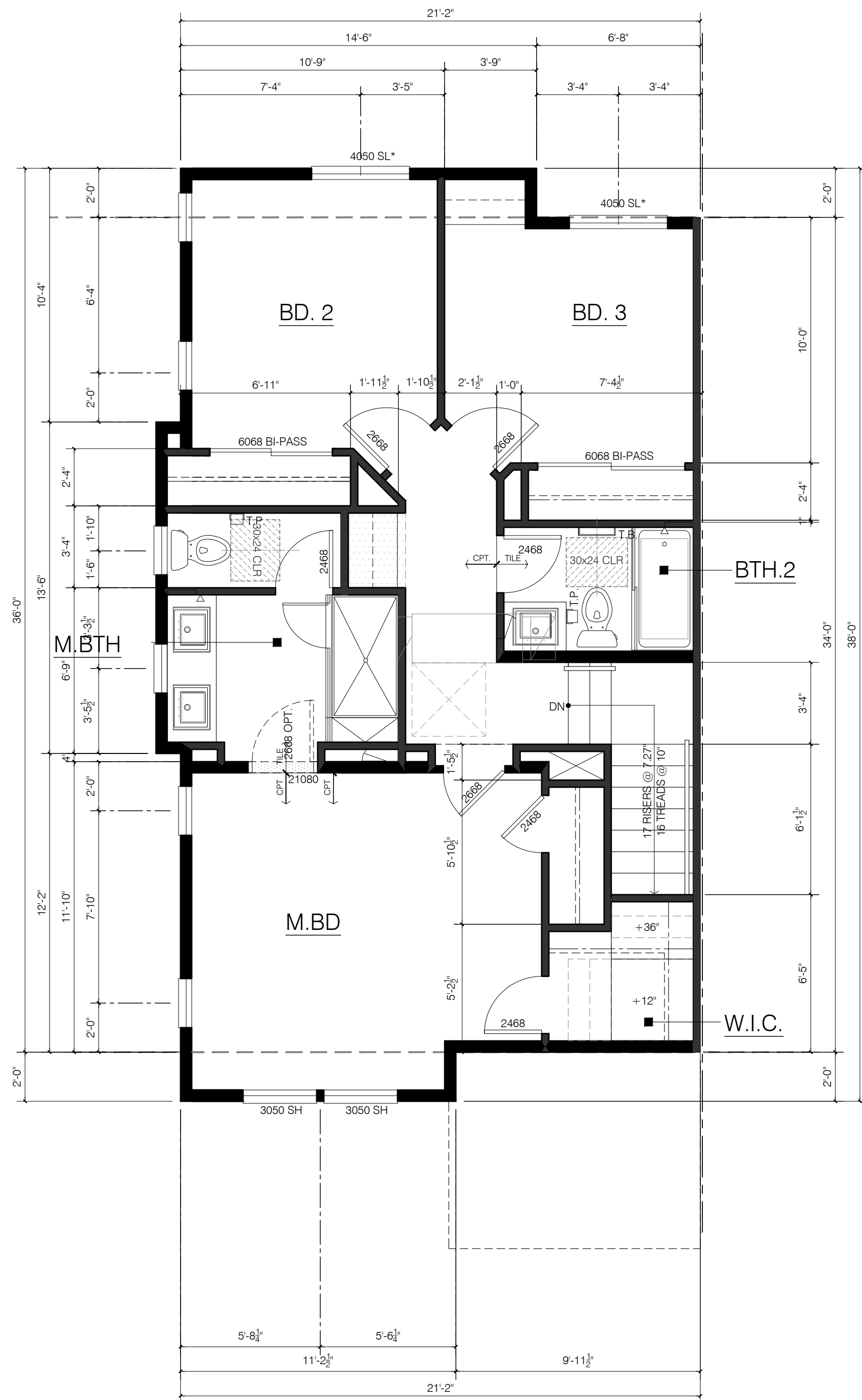
UNIT PLANS - PLAN 3X - METER

A2.12

SCALE: 1/4" = 1'-0"

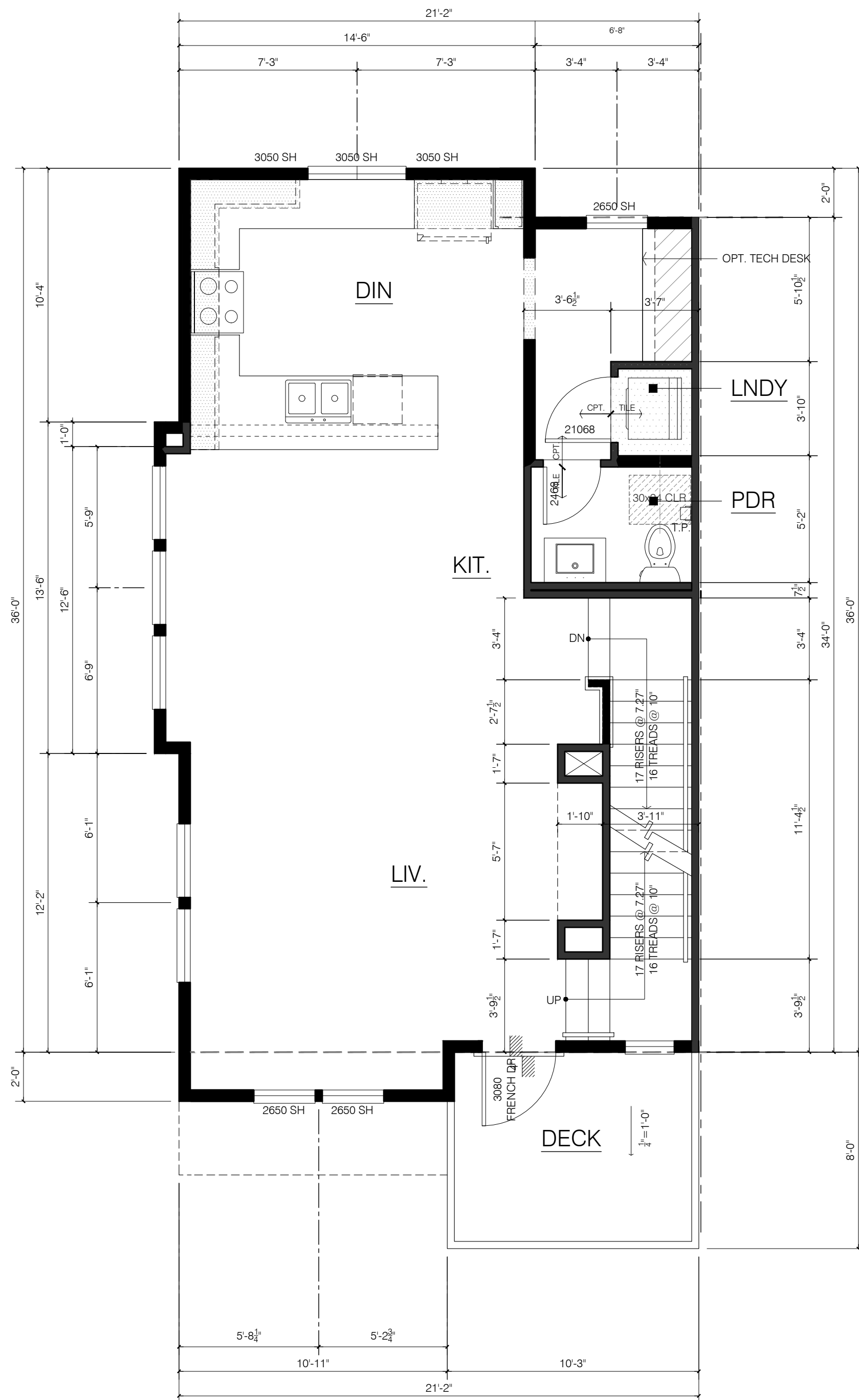
DATE: 08.30.2023

PROJECT: 317065.00



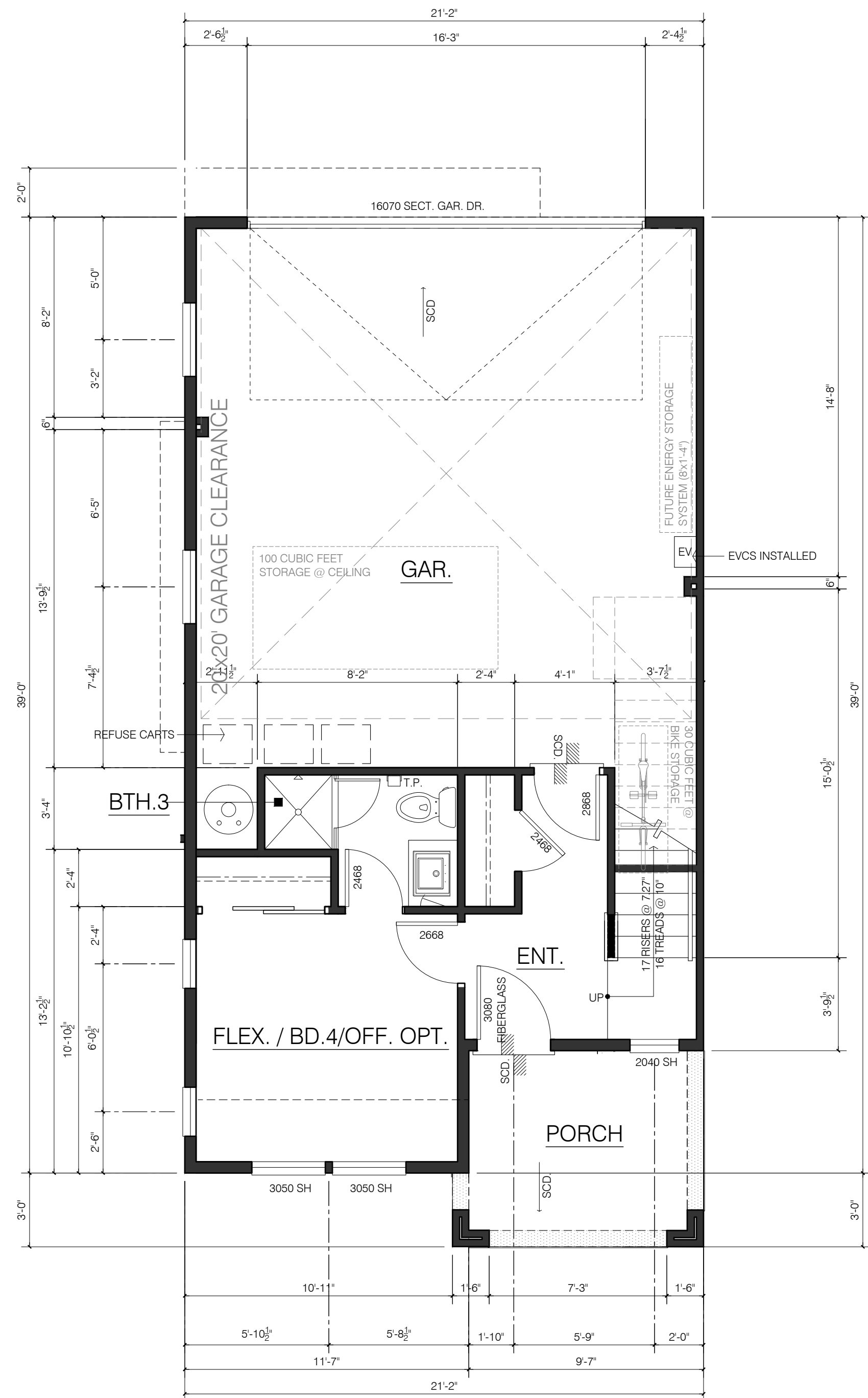
UPPER FLOOR PLAN

PLAN 3X - EXTENDED PORCH UPPER LIVING: 744 SQ. FT.



MAIN FLOOR PLAN

PLAN 3X - EXTENDED PORCH MAIN LIVING: 785 SQ. FT.
TOTAL LIVING: 1806 SQ. FT.
DECK: 82 SQ. FT.



GROUND FLOOR PLAN

PLAN 3X - EXTENDED PORCH GROUND LIVING: 277 SQ. FT.
GARAGE: 500 SQ. FT.
PORCH: 79 SQ. FT.

2025 SANTA RITA RD.

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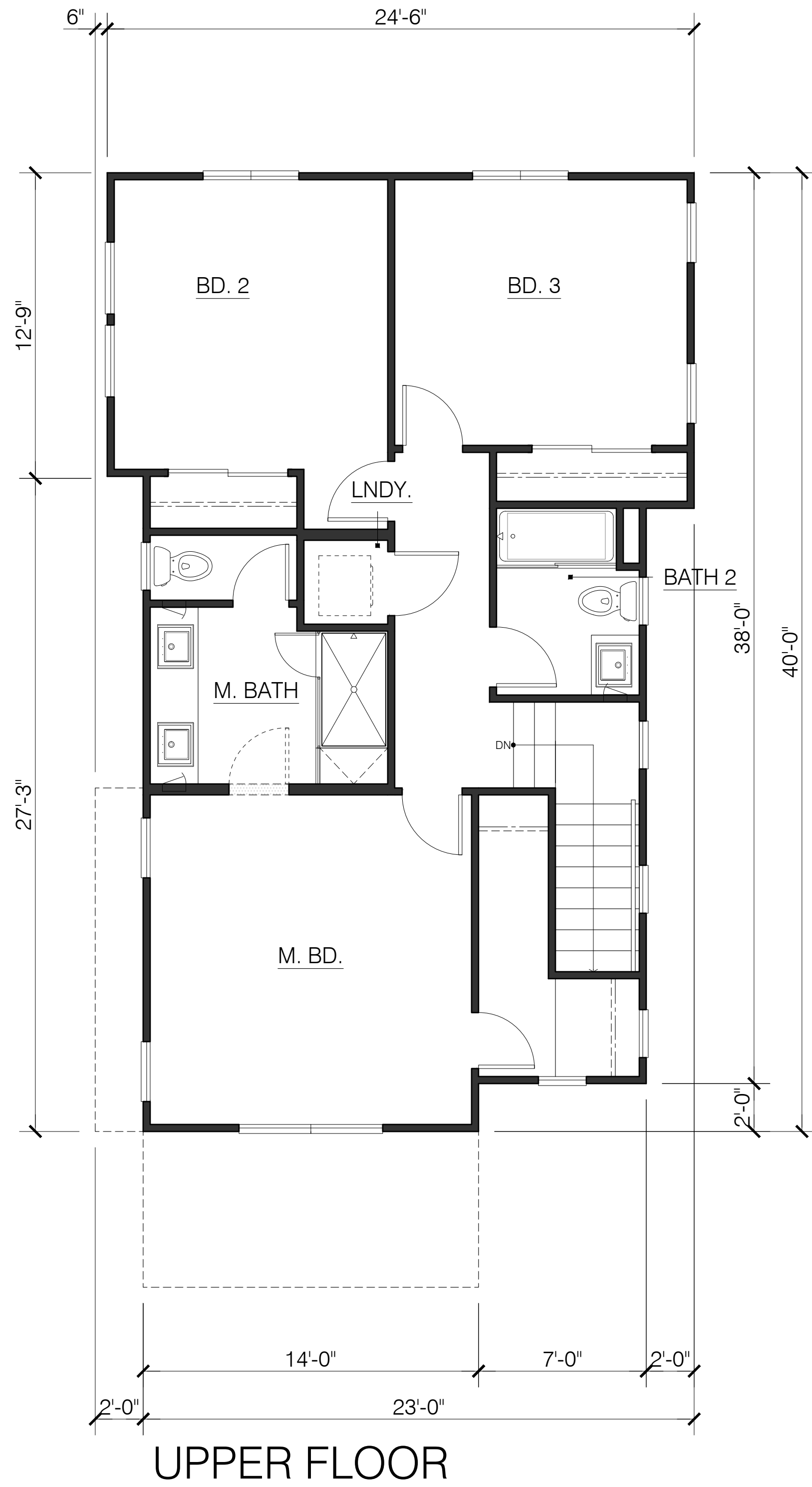
UNIT PLANS - PLAN 3X- EXTENDED PORCH

A2.13

SCALE: 1/4" = 1'-0"

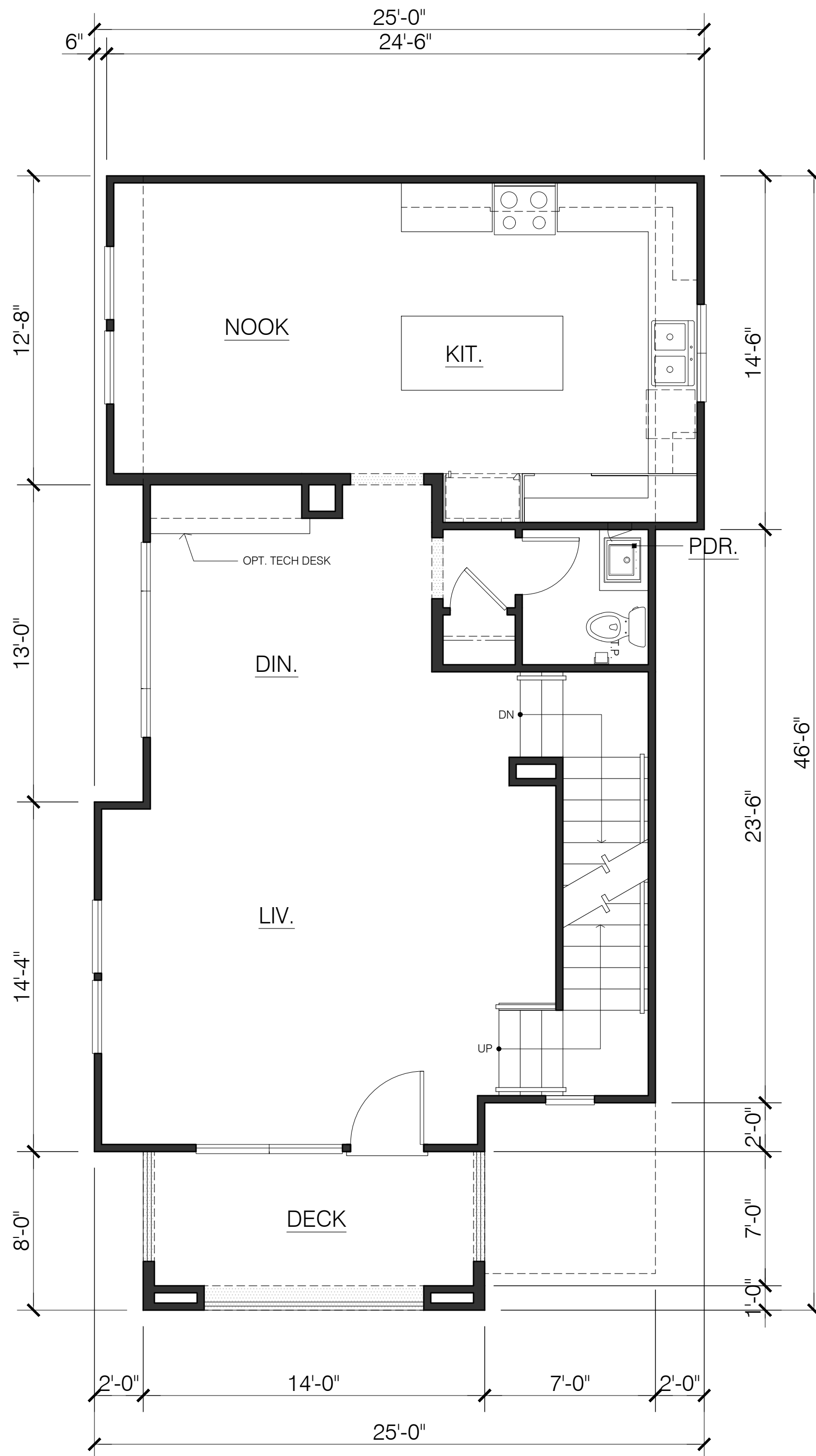
DATE: 08.30.2023

PROJECT: 317065.00



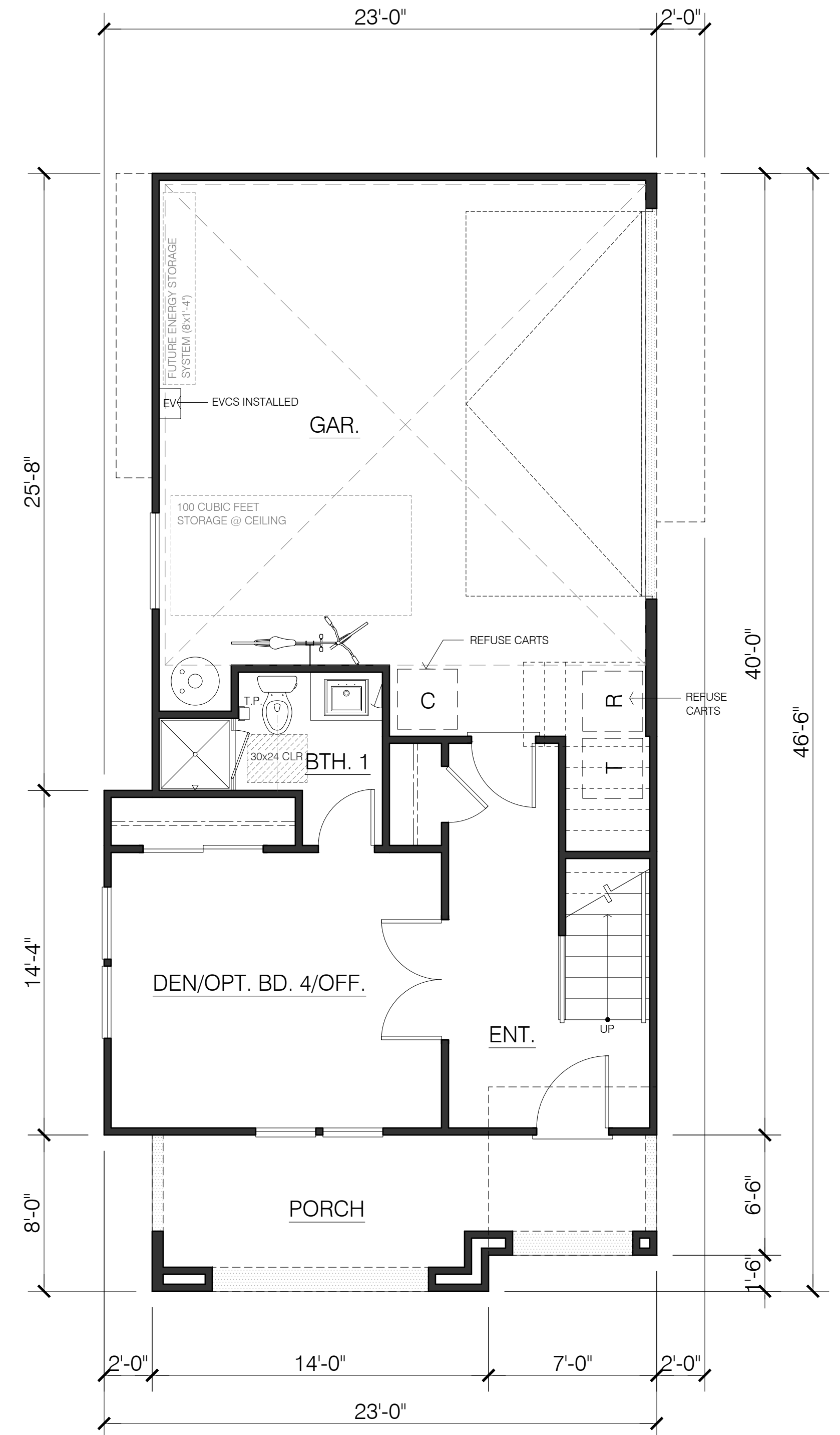
PLAN 4

UPPER LIVING: 790 SQ. FT.



PLAN 4

MAIN LIVING: 864 SQ. FT.
TOTAL LIVING: 1975 SQ. FT.
DECK: 74 SQ. FT.



PLAN 4

LOWER LIVING: 376 SQ. FT.
GARAGE: 445 SQ. FT.
PORCH: 101 SQ. FT.

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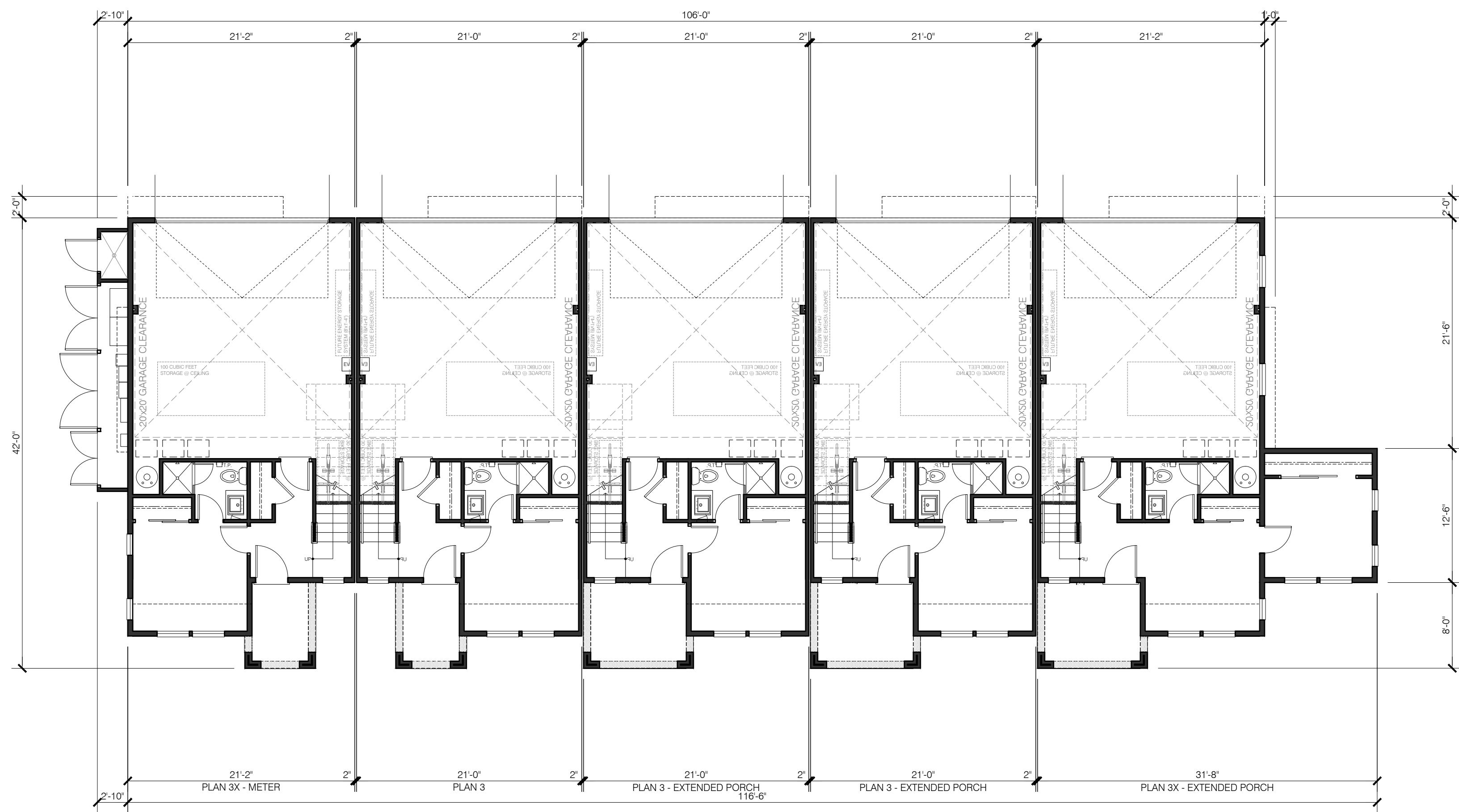
PLAN 4

A2.14

SCALE: 1/4" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00

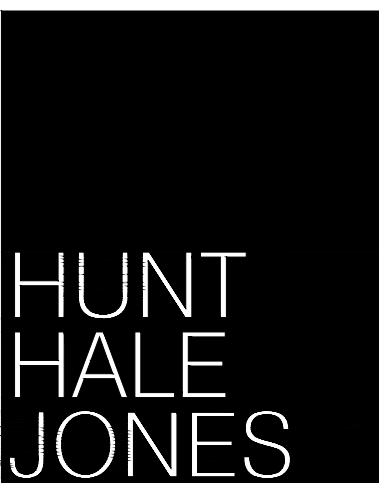


GROUND FLOOR PLAN

BLDG. A

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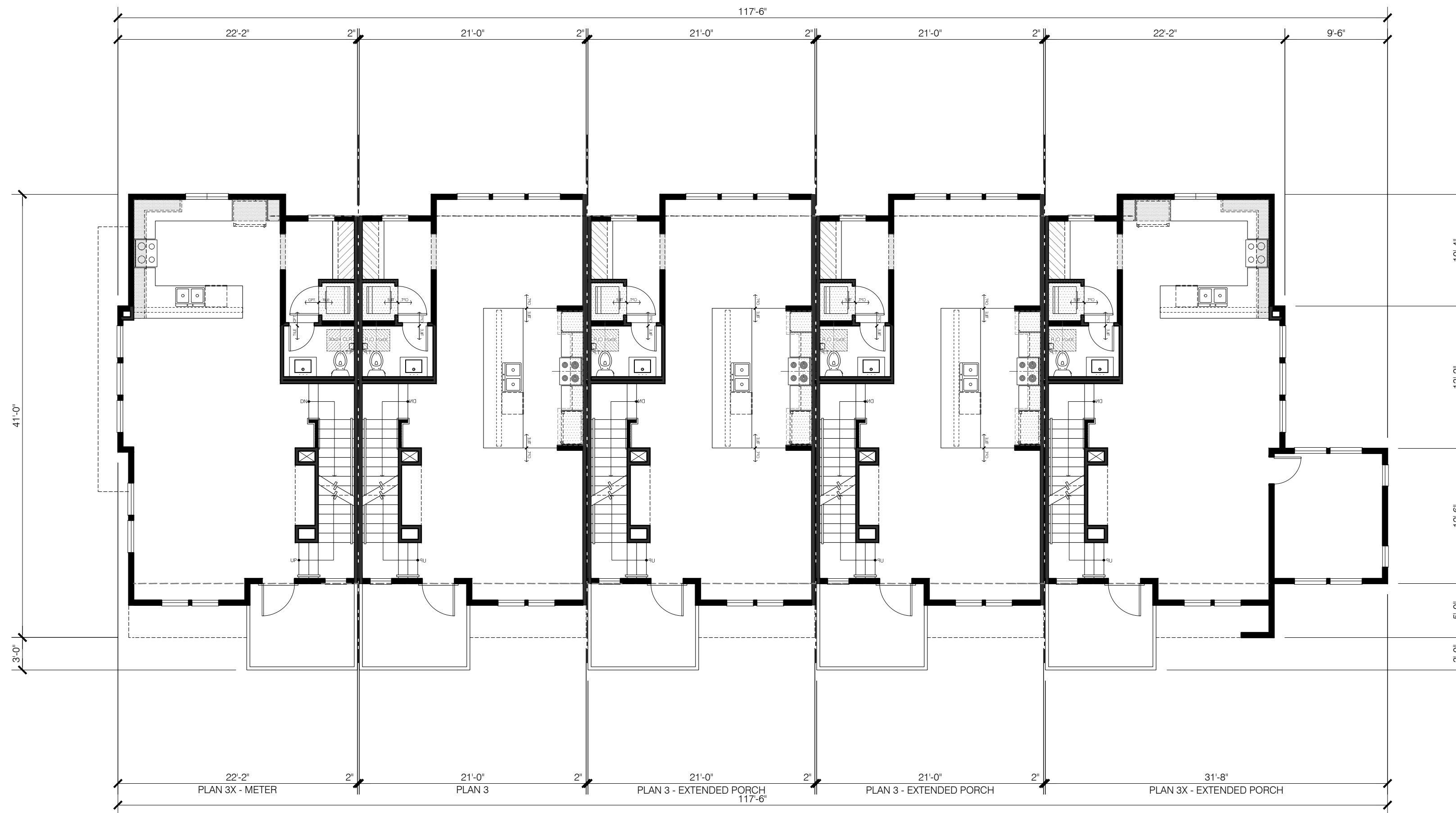
BLDG. A - GROUND FLOOR PLAN

A3.1.1

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00

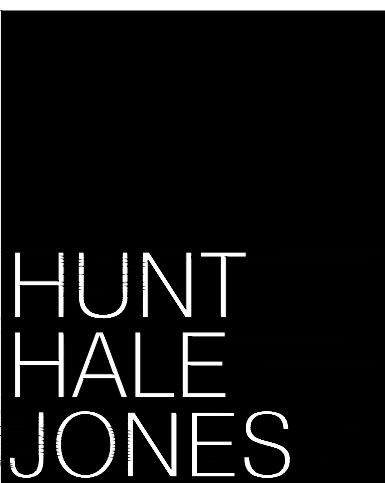


MAIN FLOOR PLAN

BLDG. A

2025 SANTA RITA RD.

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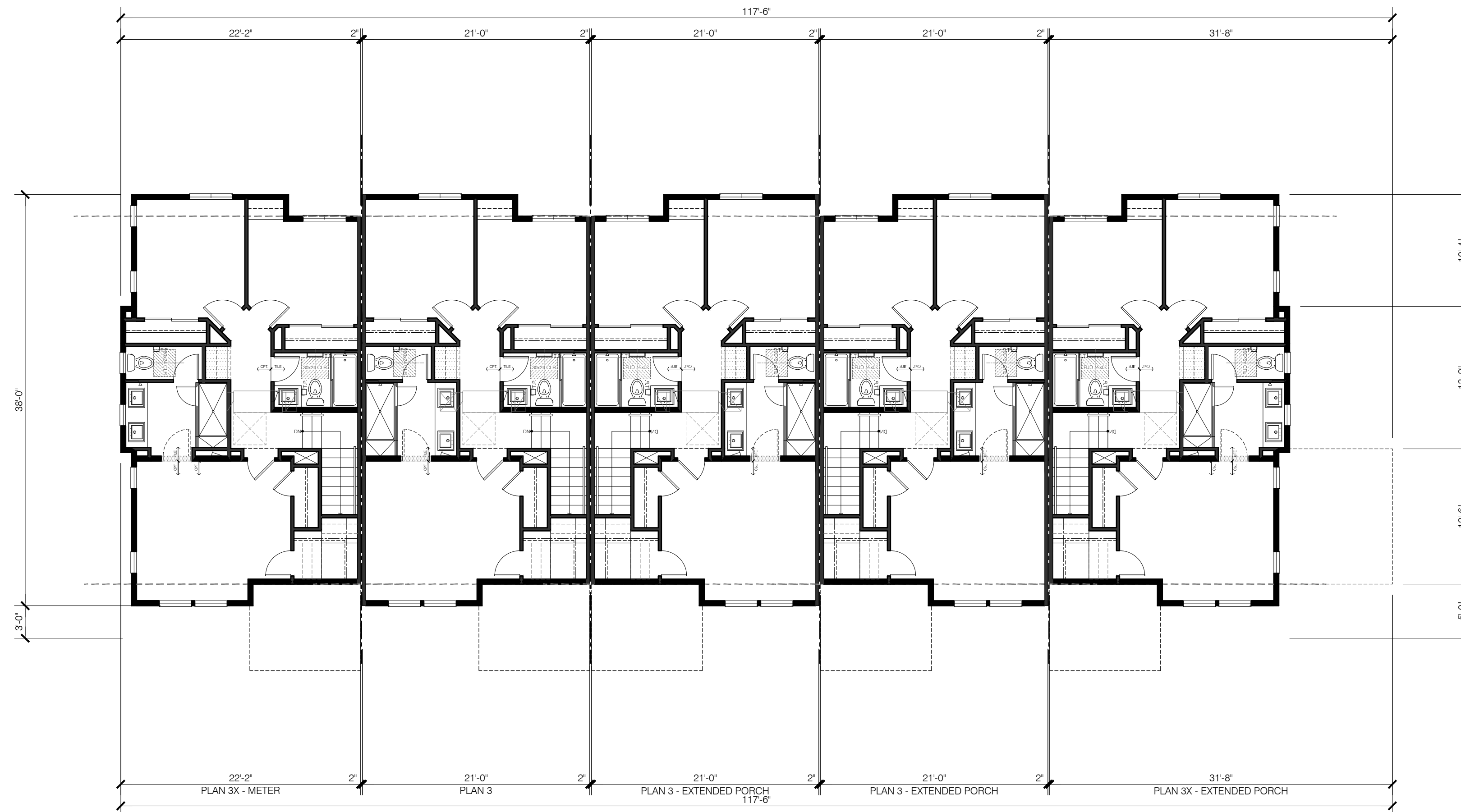
BLDG. A - MAIN FLOOR PLAN

A3.1.2

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00

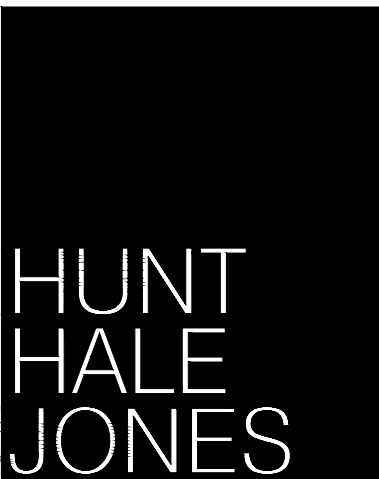


UPPER FLOOR PLAN

BLDG. A

2025 SANTA RITA RD.

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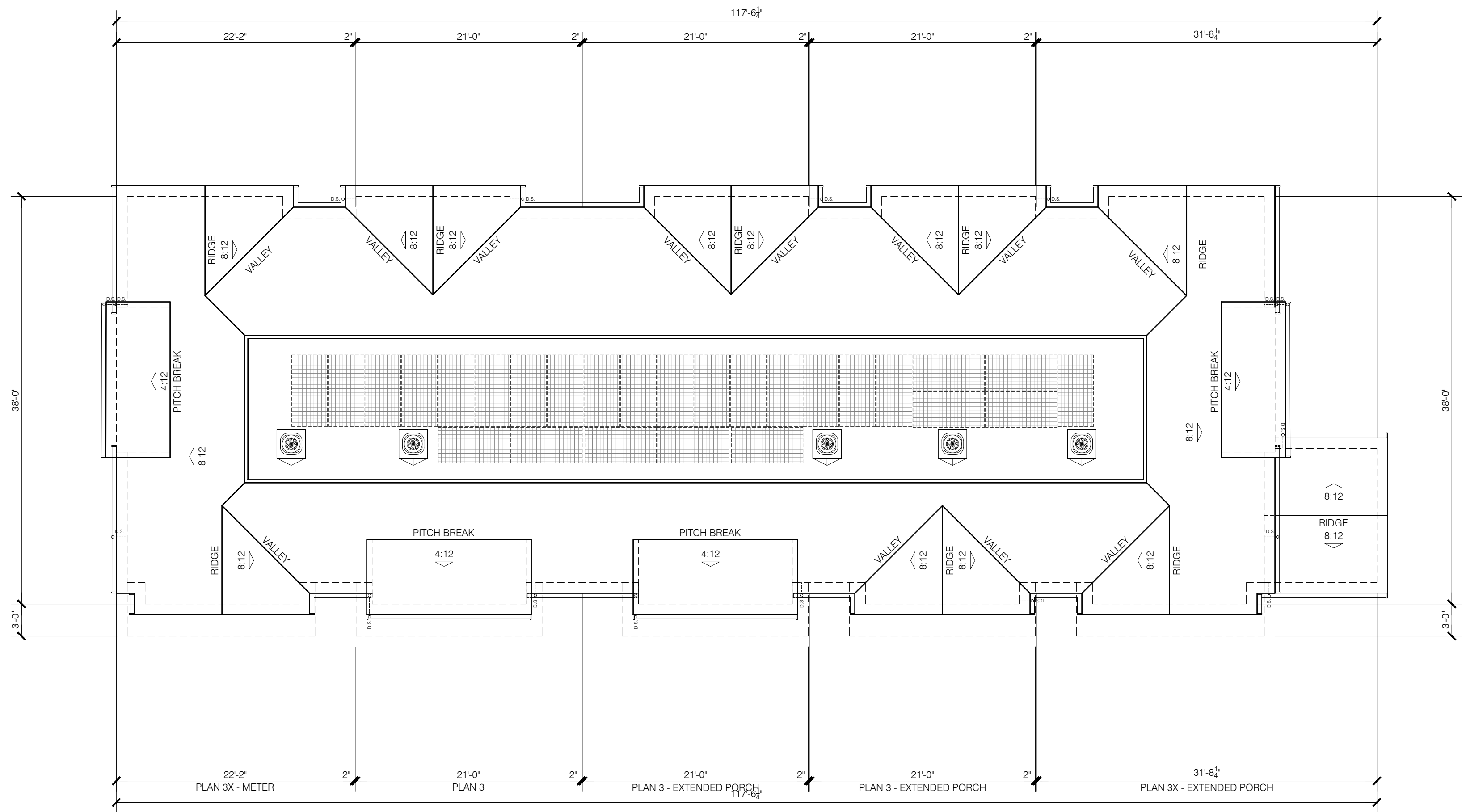
BLDG. A - UPPER FLOOR PLAN

A3.1.3

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



ROOF PLAN

BLDG. A

2025 SANTA RITA RD.

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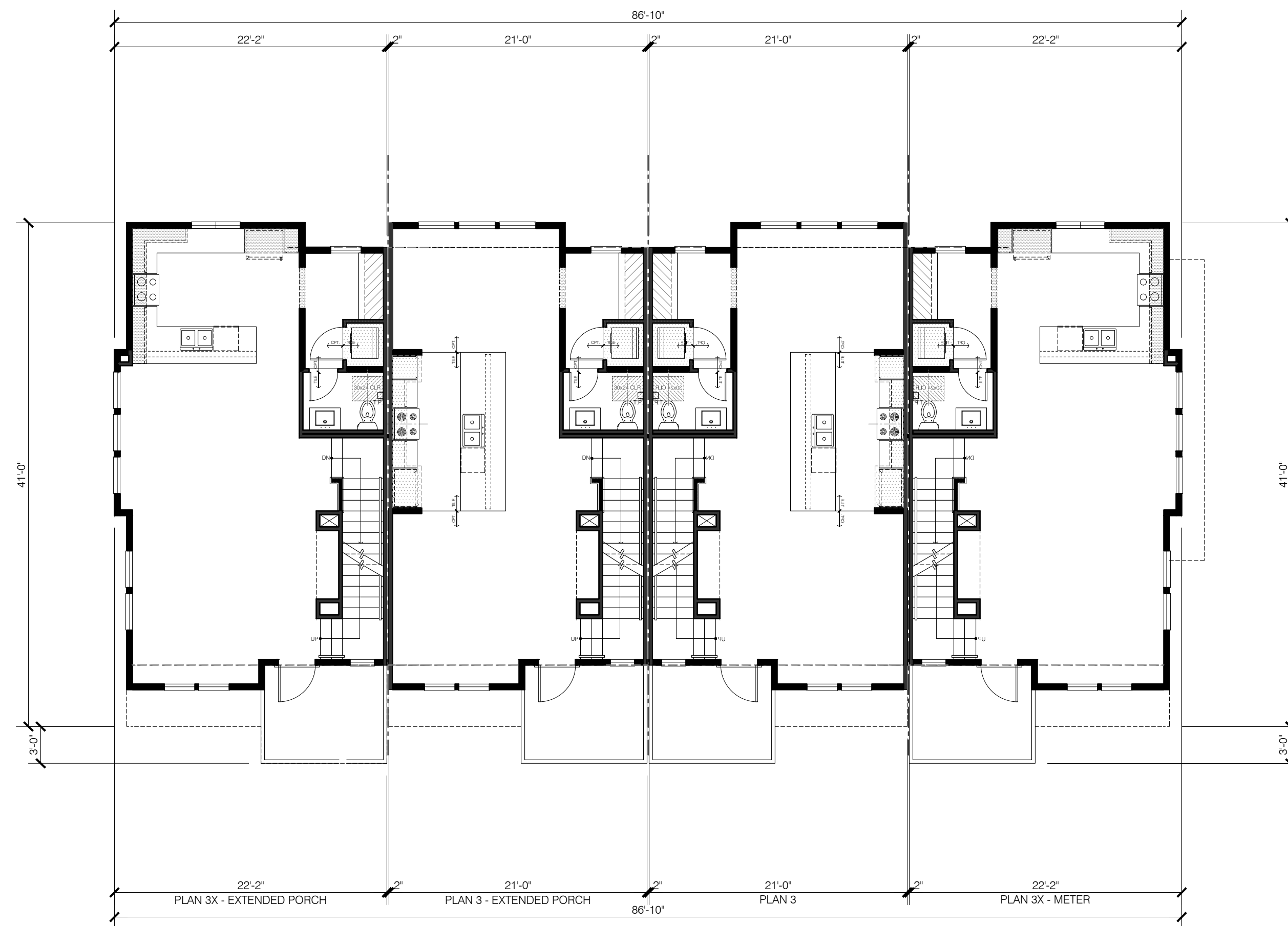
BLDG. A - ROOF PLAN

A3.1.4

SCALE: 1/8" = 1'-0"

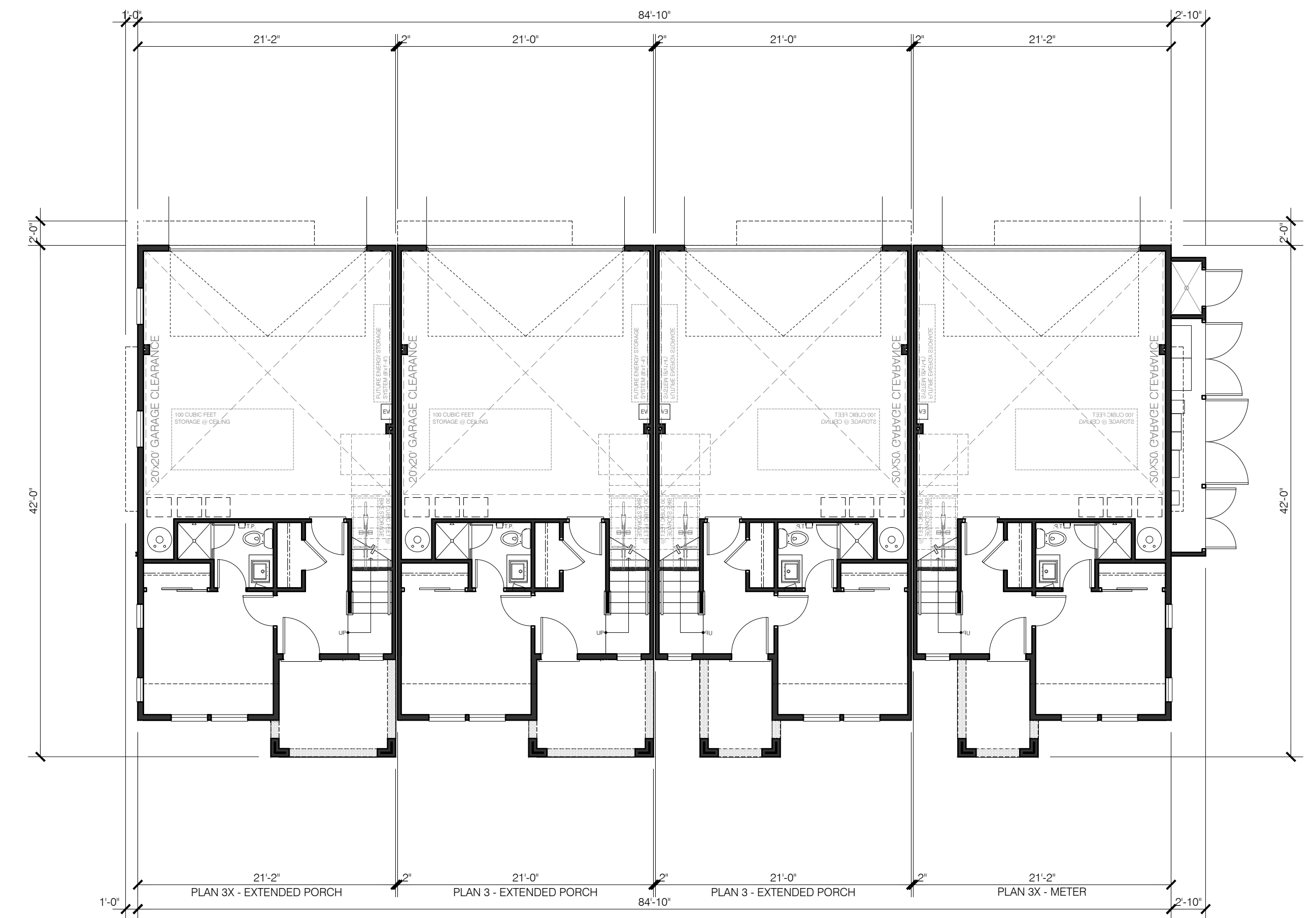
DATE: 08.30.2023

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MAIN FLOOR PLAN

BLDG. B



GROUND FLOOR PLAN

BLDG. B

2025 SANTA RITA RD.

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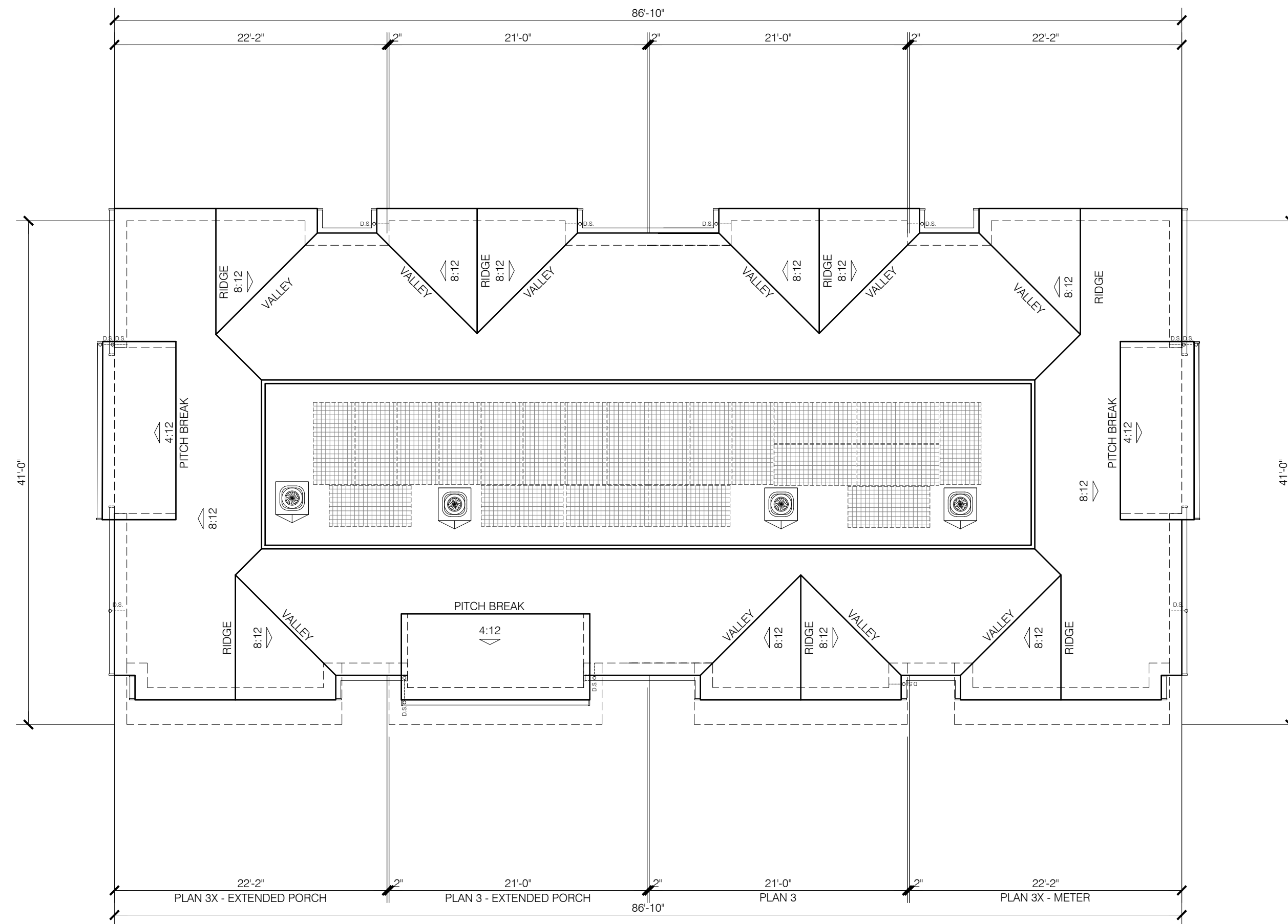
BLDG. B - GROUND & MAIN FLOOR PLAN

A3.2.1

SCALE: 1/8" = 1'-0"

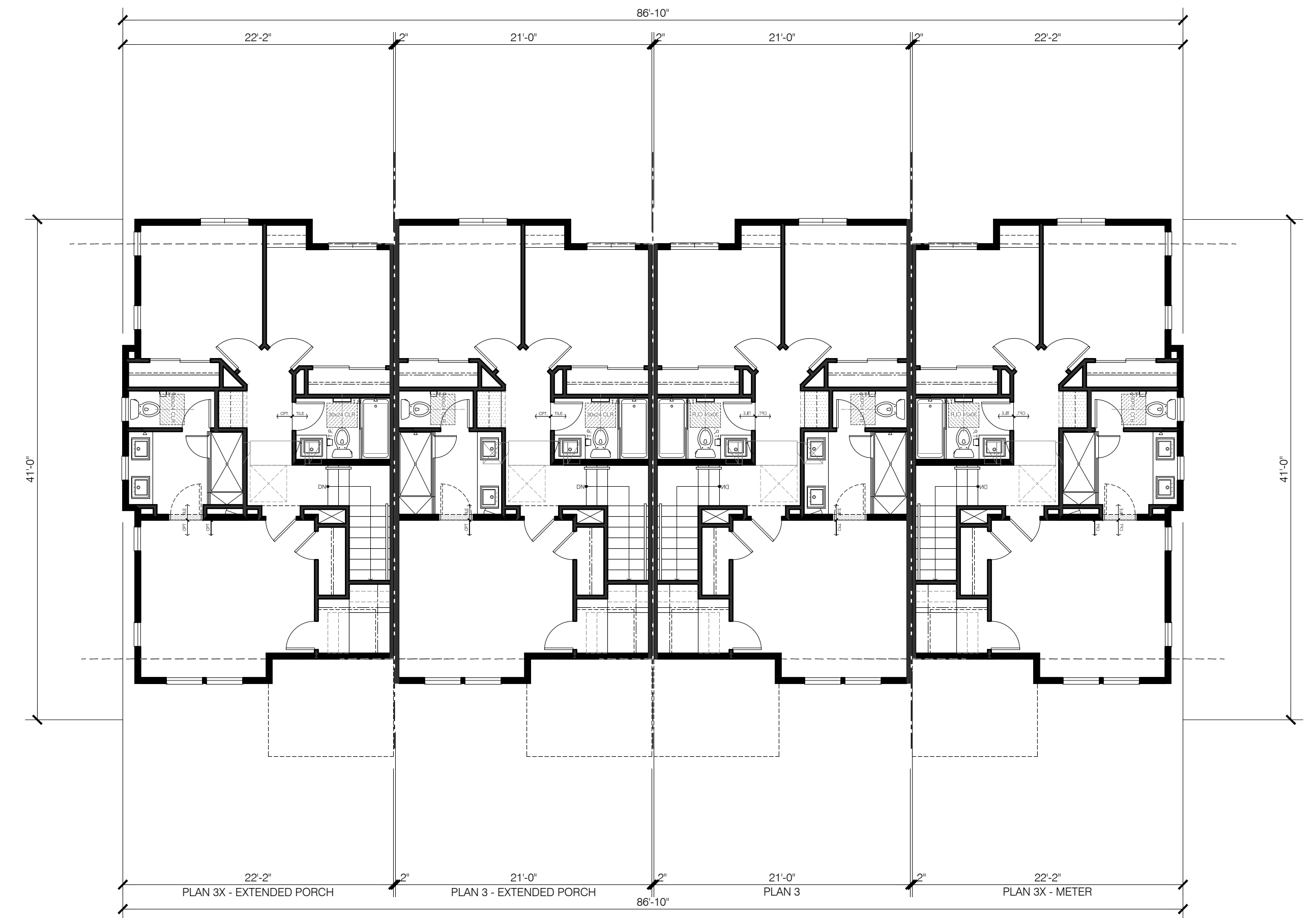
DATE: 08.30.2023

PROJECT: 317065.00



ROOF PLAN

BLDG. B



UPPER FLOOR PLAN

BLDG. B

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



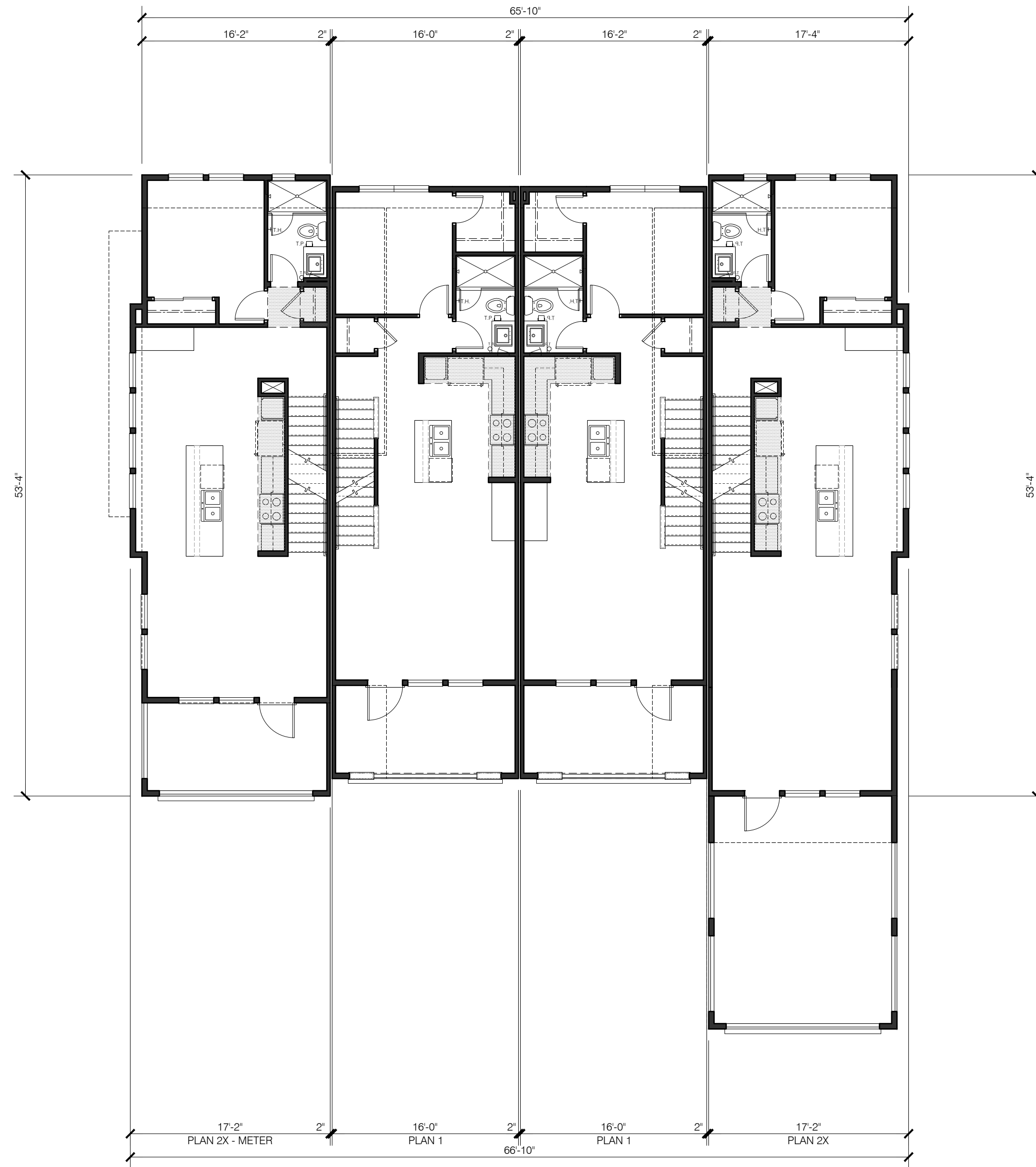
BLDG. B - UPPER FLOOR AND ROOF PLAN

A3.2.2

SCALE: 1/8" = 1'-0"

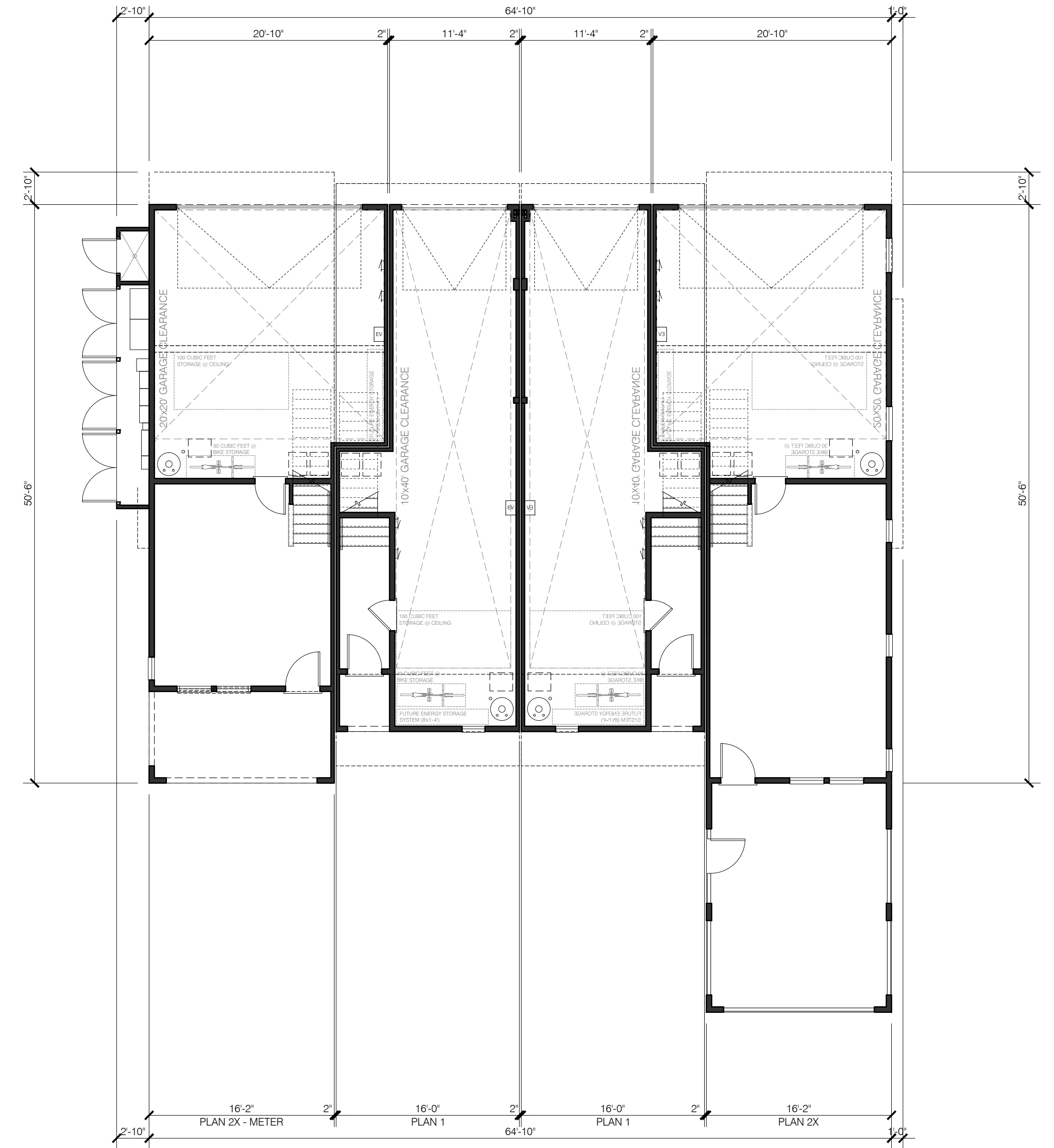
DATE: 08.30.2023

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MAIN FLOOR PLAN

BLDG. C



GROUND FLOOR PLAN

BLDG. C

2025 SANTA RITA RD.

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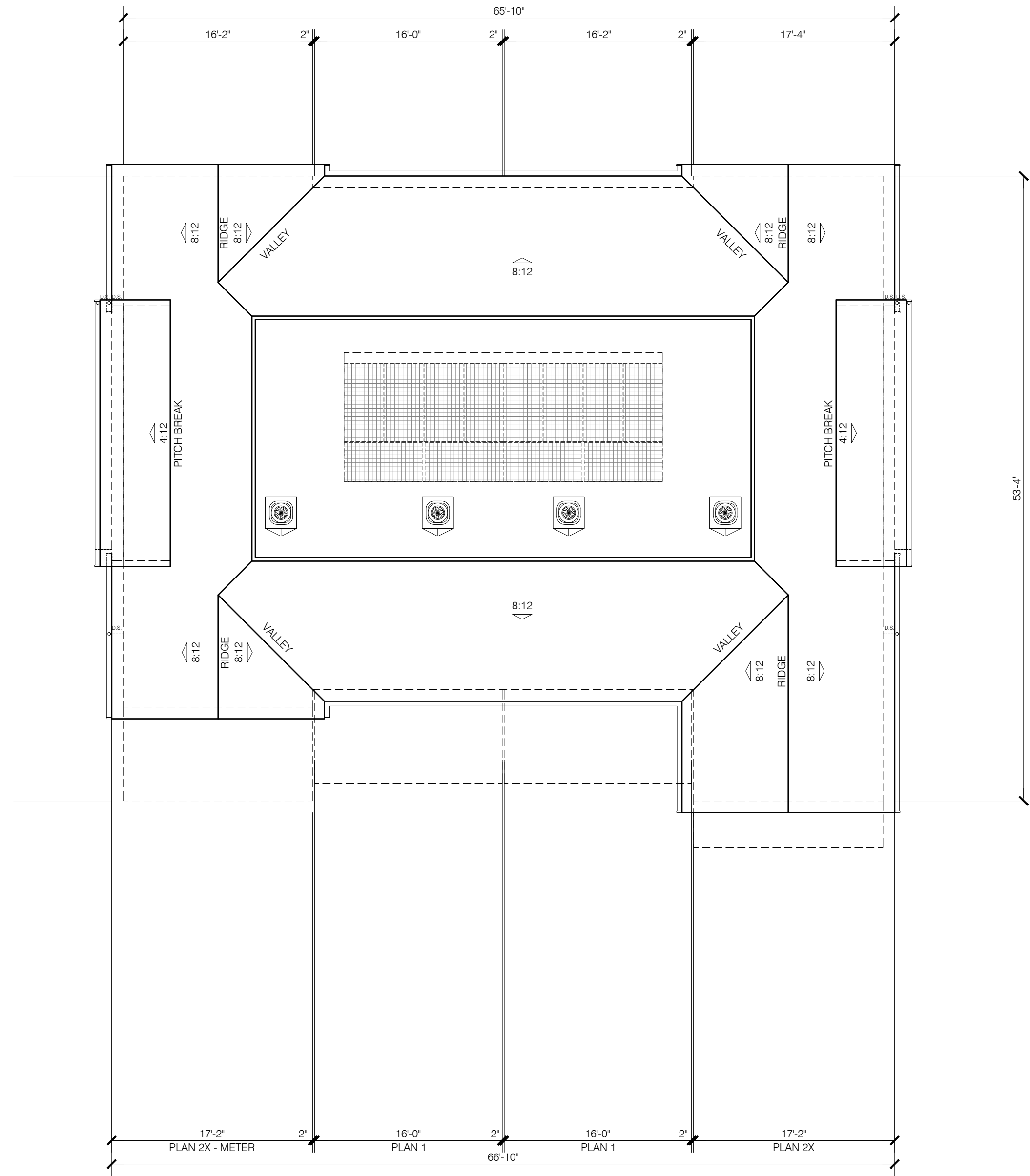
BLDG. C - GROUND & MAIN FLOOR PLAN

A3.3.1

SCALE: 1/8" = 1'-0"

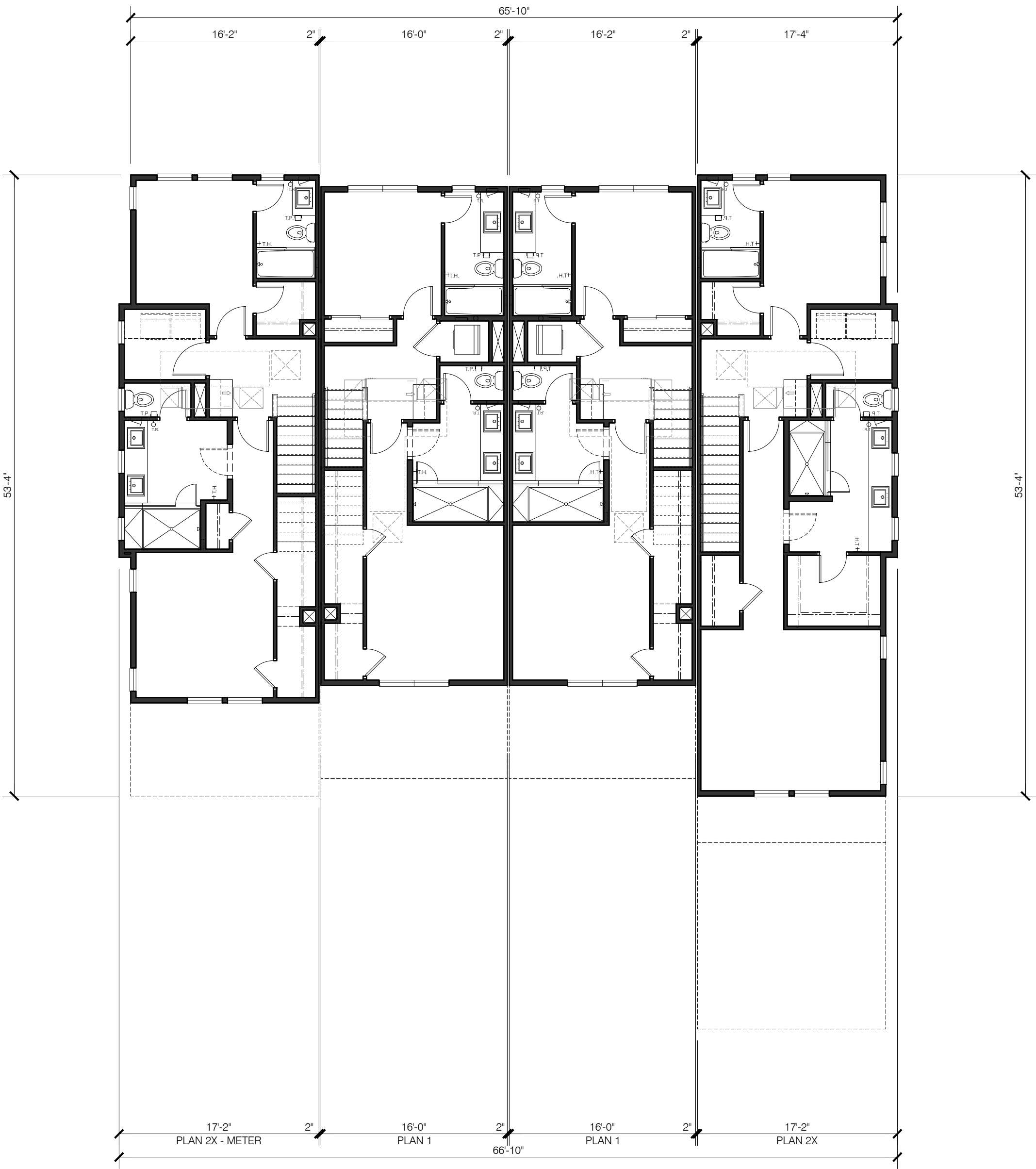
DATE: 08.30.2023

PROJECT: 317065.00



ROOF PLAN

BLDG. C

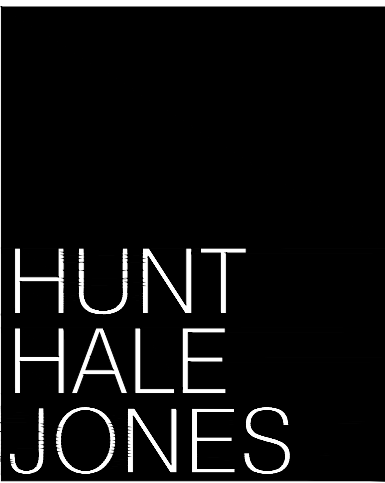


UPPER FLOOR PLAN

BLDG. C

2025 SANTA RITA RD.

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BLDG. C - UPPER FLOOR AND ROOF PLAN

A3.3.2

SCALE: 1/8" = 1'-0"

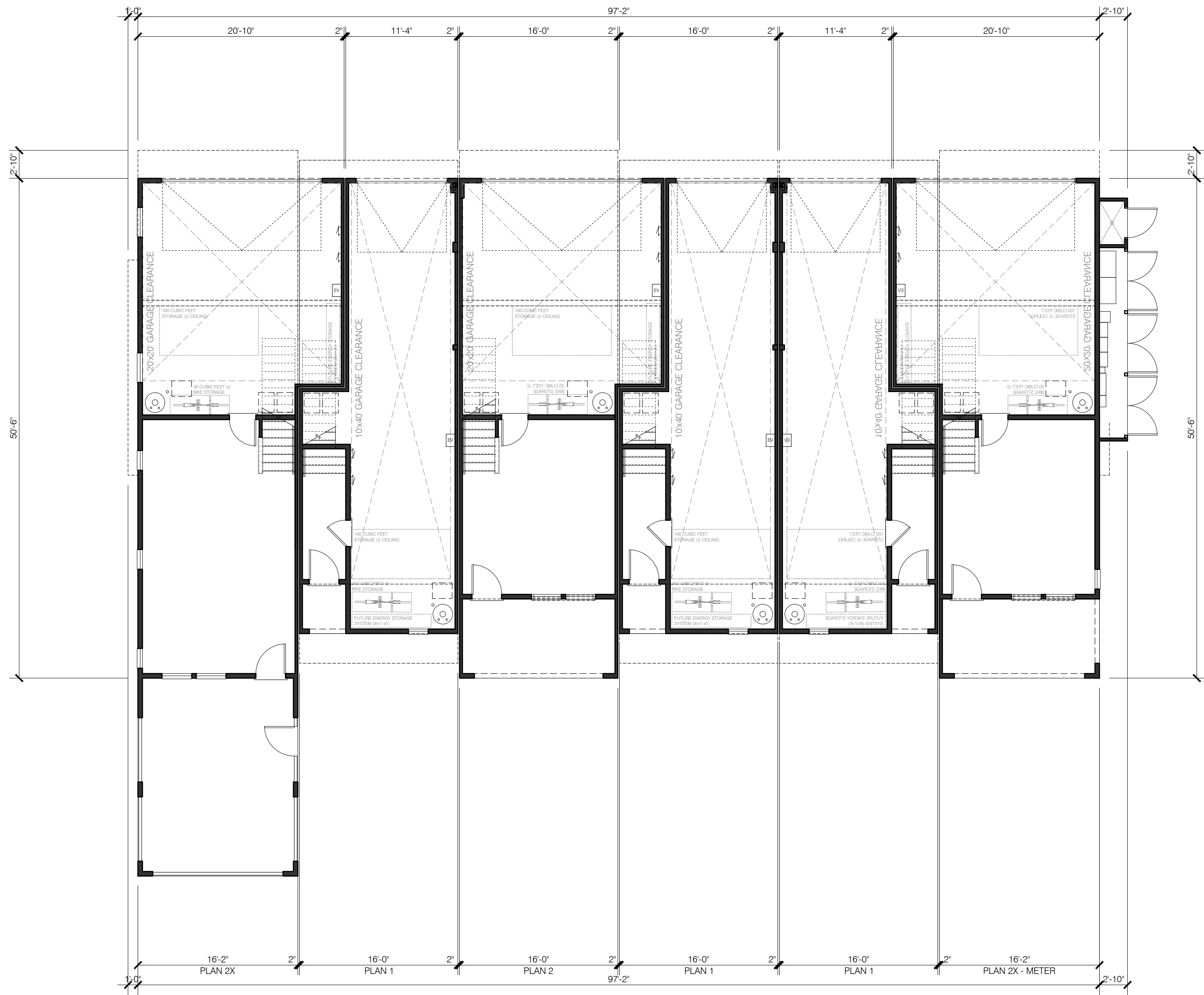
DATE: 08.30.2023

PROJECT: 317065.00



MAIN FLOOR PLAN

BLDG. D

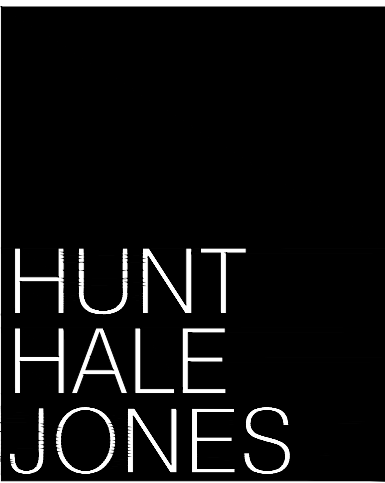


GROUND FLOOR PLAN

BLDG. D

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



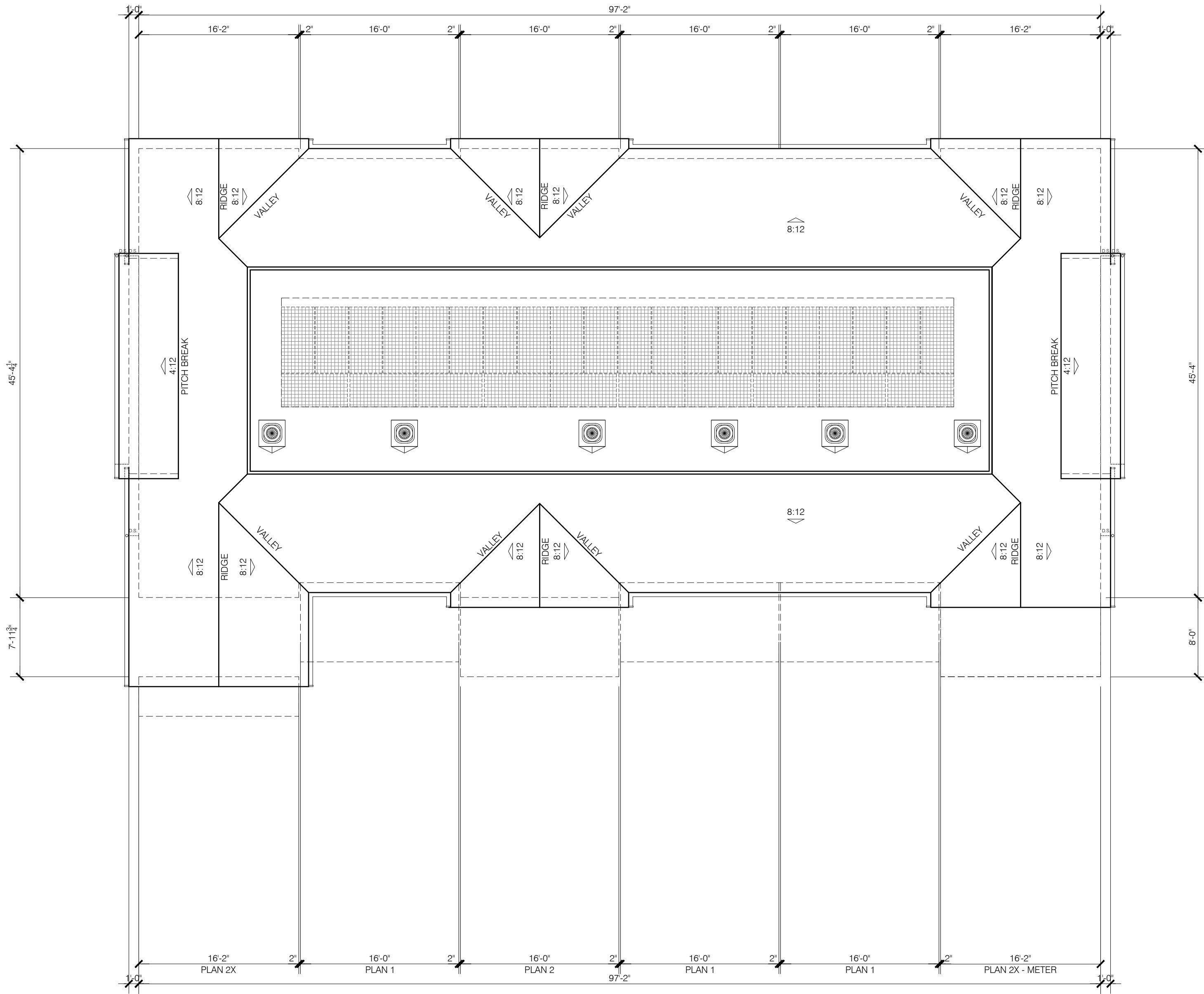
BLDG. D - GROUND & MAIN FLOOR PLAN

A3.4.1

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



ROOF PLAN

BLDG. D

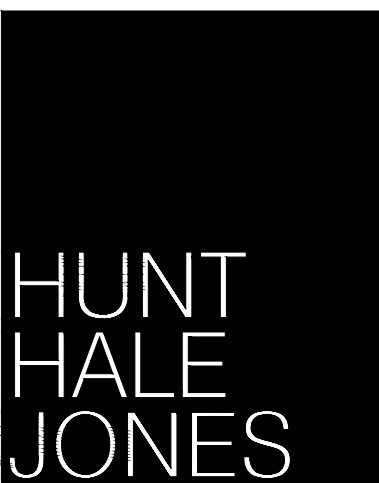


UPPER FLOOR PLAN

BLDG. D

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



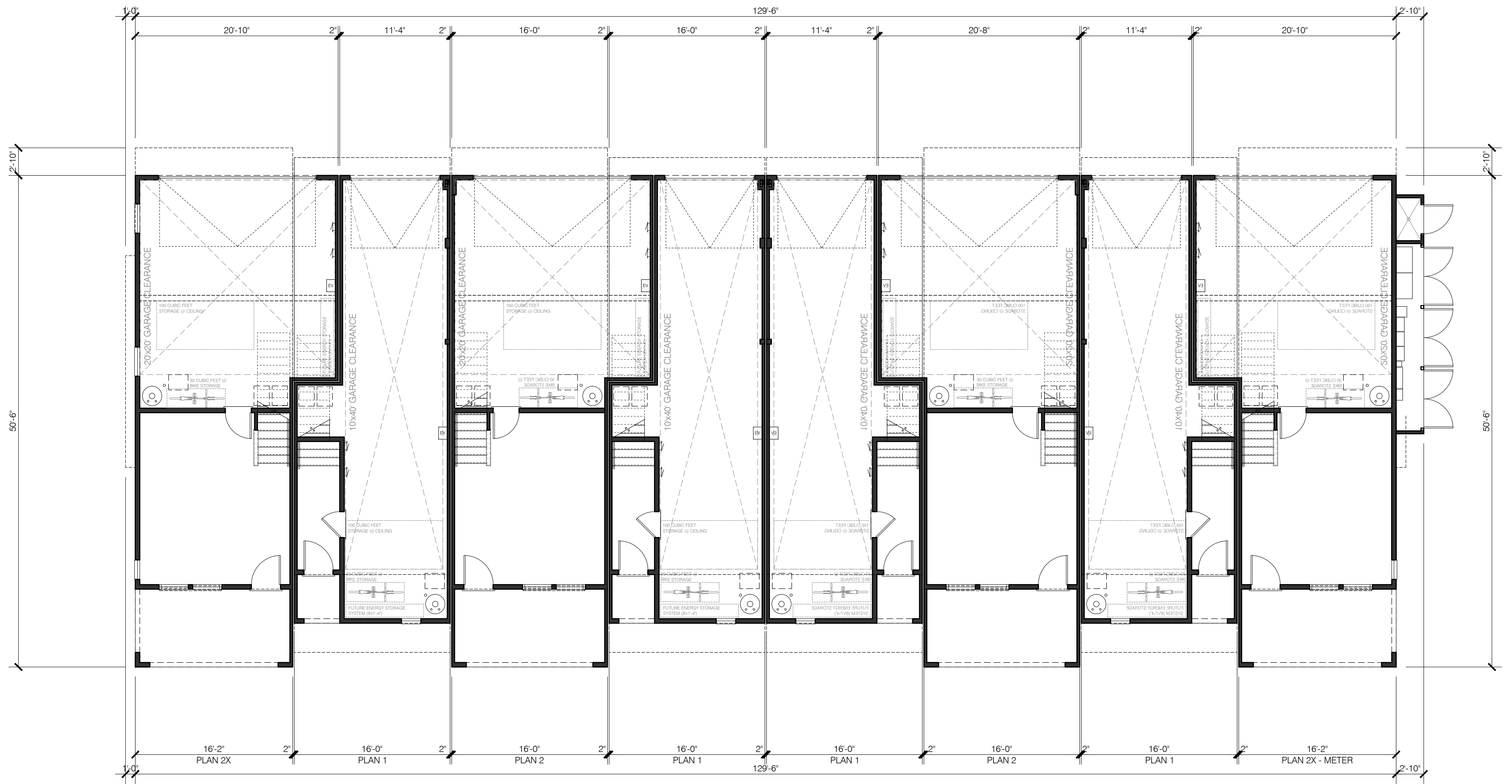
BLDG. D - UPPER FLOOR & ROOF PLAN

A3.4.2

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



GROUND FLOOR PLAN

BLDG. E

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



BLDG. E - GROUND FLOOR PLAN

A3.5.1

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00

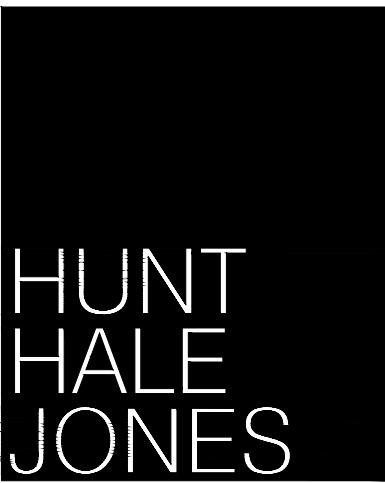


MAIN FLOOR PLAN

BLDG. E

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



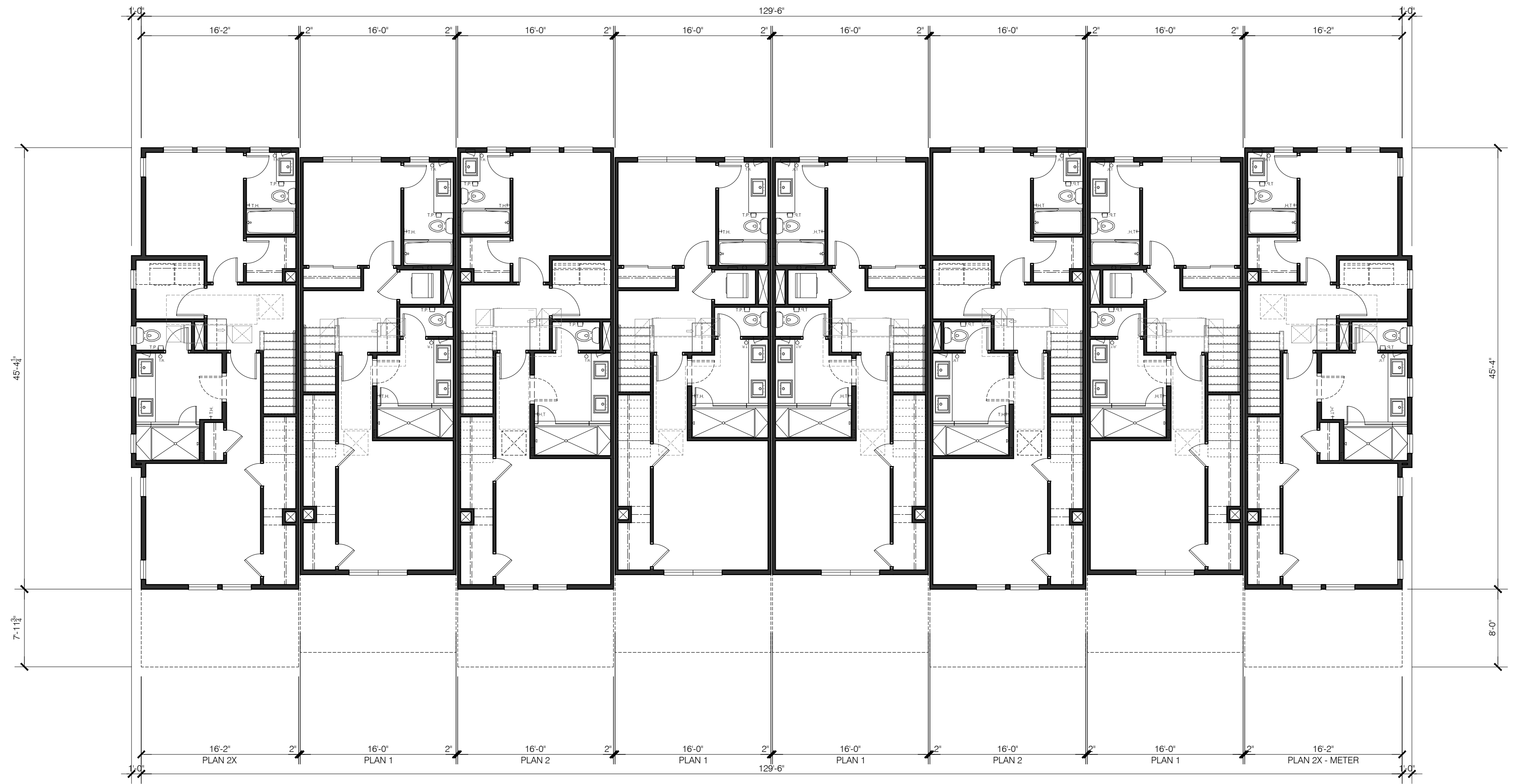
BLDG. E - MAIN FLOOR PLAN

A3.5.2

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



UPPER FLOOR PLAN

BLDG. E

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



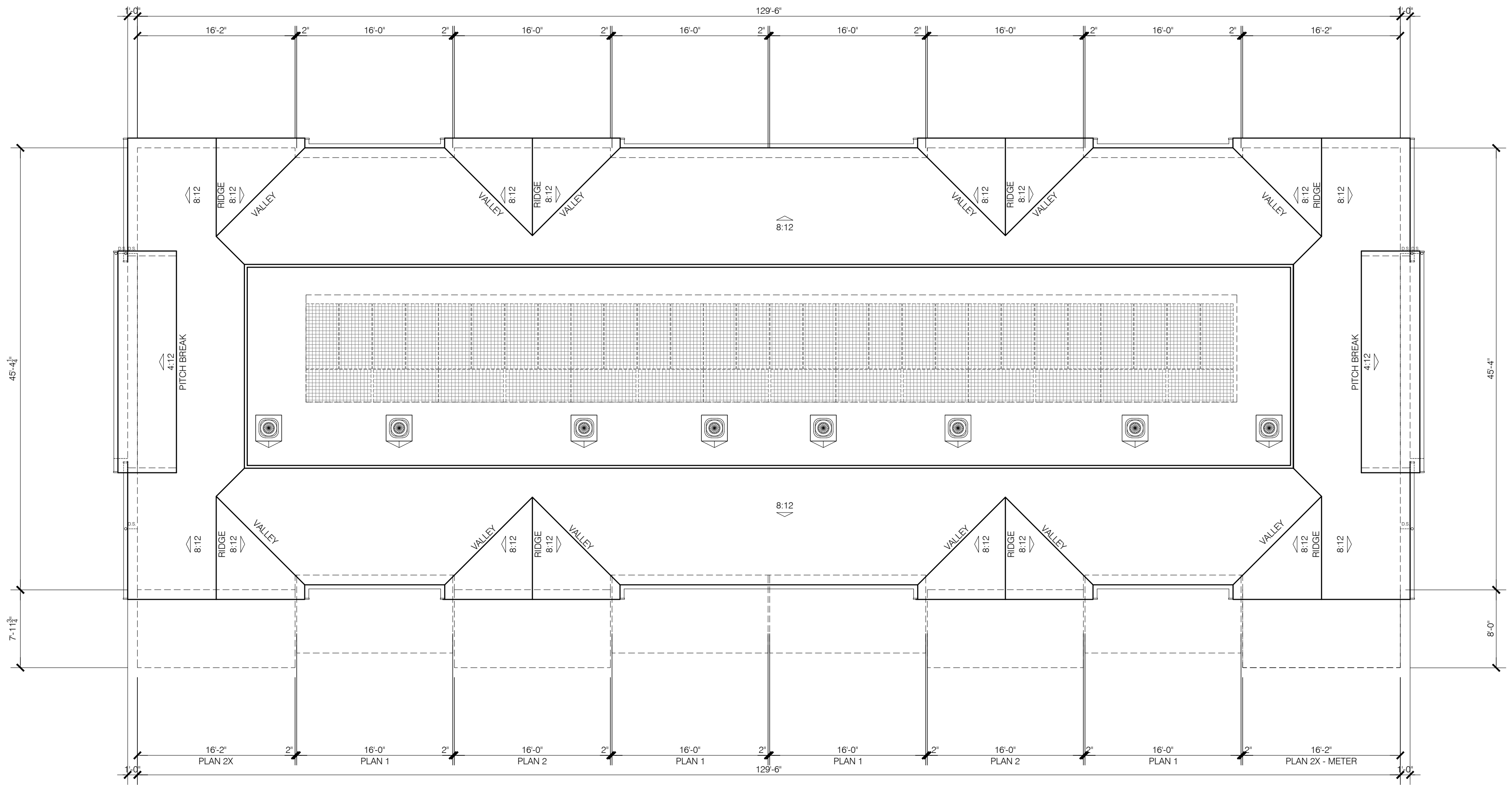
BLDG. E - UPPER FLOOR PLAN

A3.5.3

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00

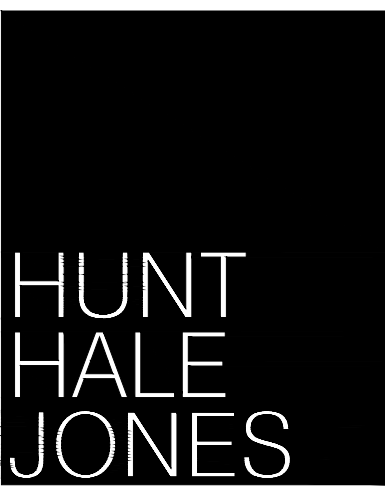


ROOF PLAN

BLDG. E

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



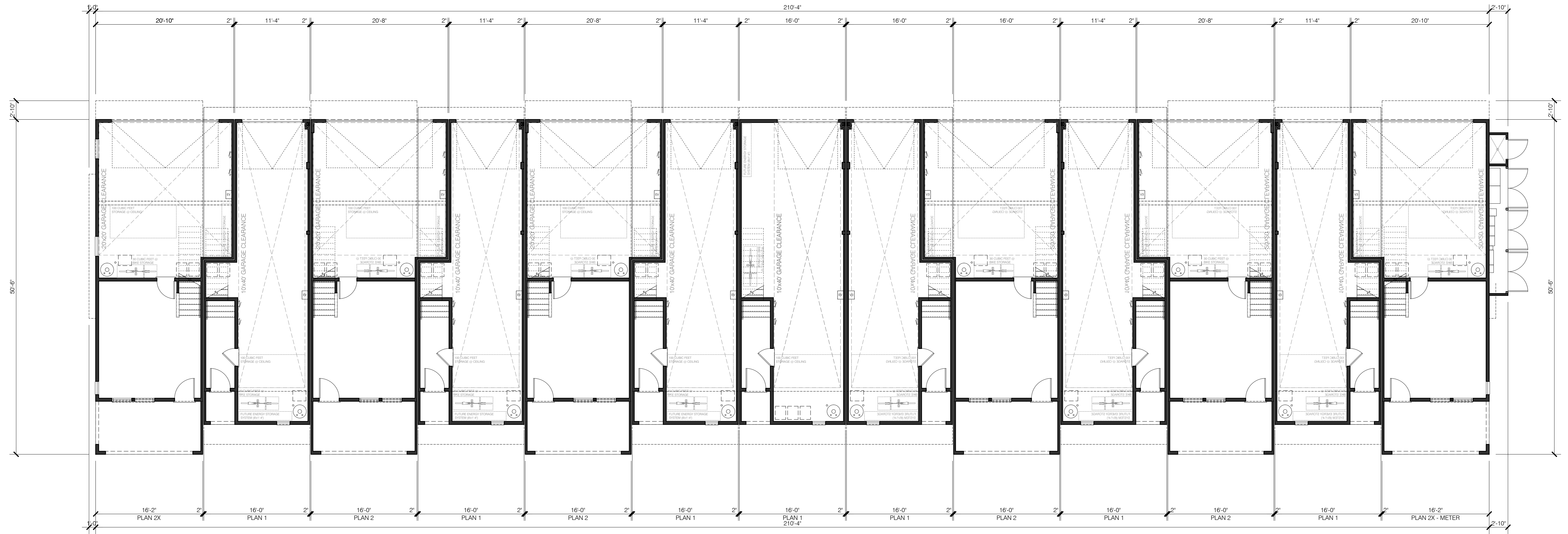
BLDG. E - UPPER FLOOR PLAN

A3.5.4

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00

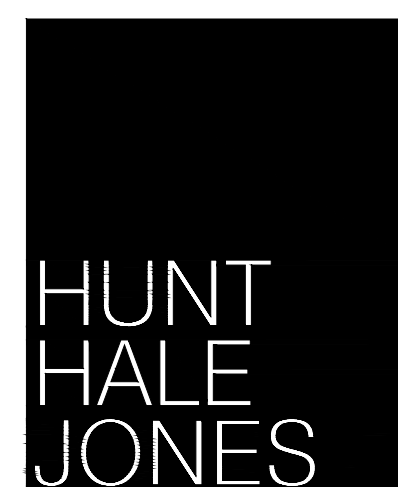


GROUND FLOOR PLAN

BLDG. F

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



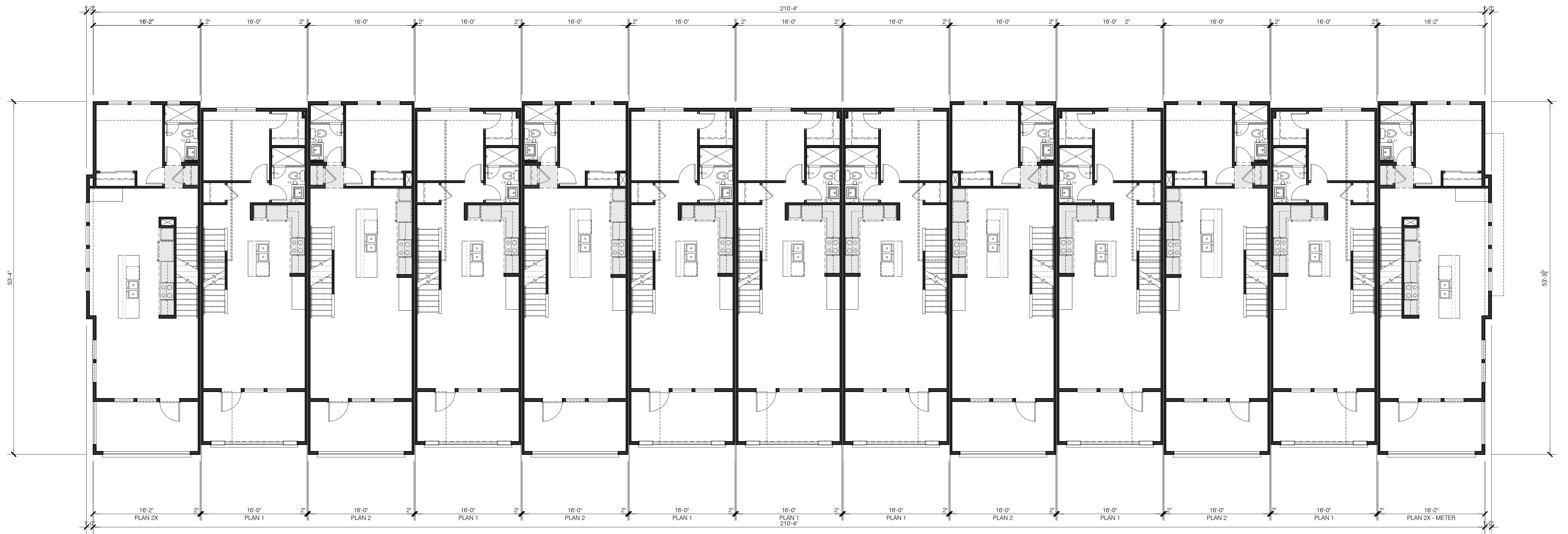
BLDG. F - GROUND FLOOR PLAN

A3.6.1

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



MAIN FLOOR PLAN

BLDG. F

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



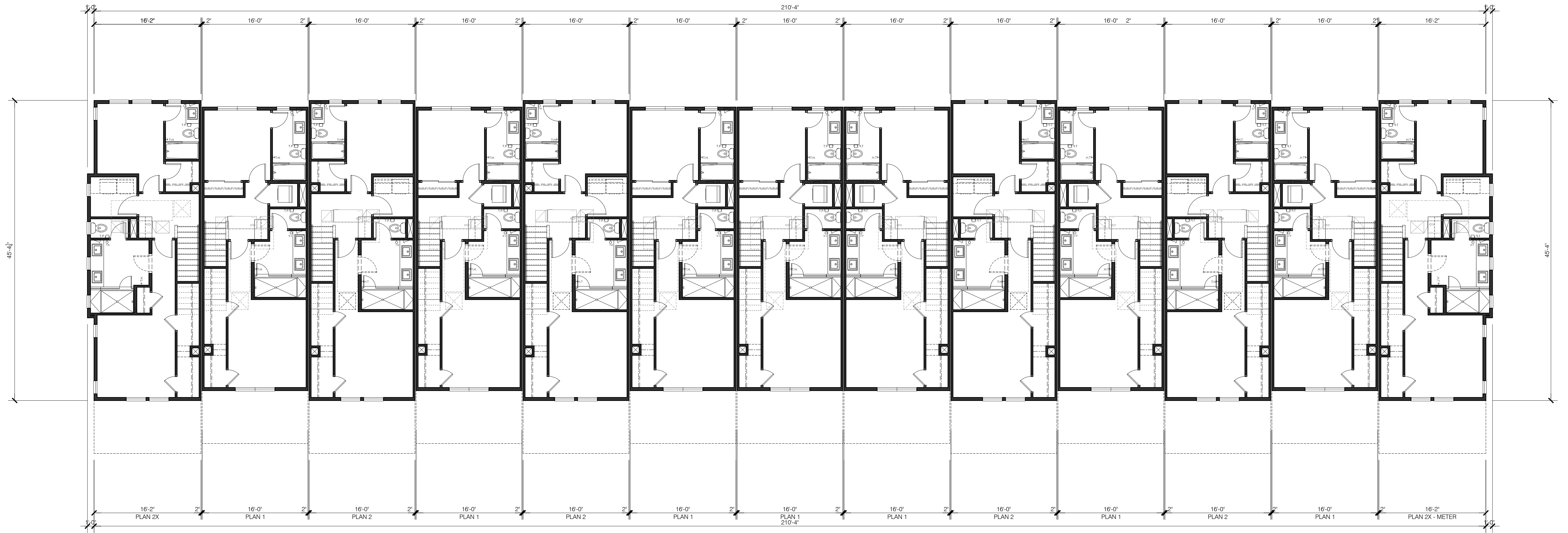
BLDG. F - MAIN FLOOR PLAN

A3.6.2

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



UPPER FLOOR PLAN

BLDG. F

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



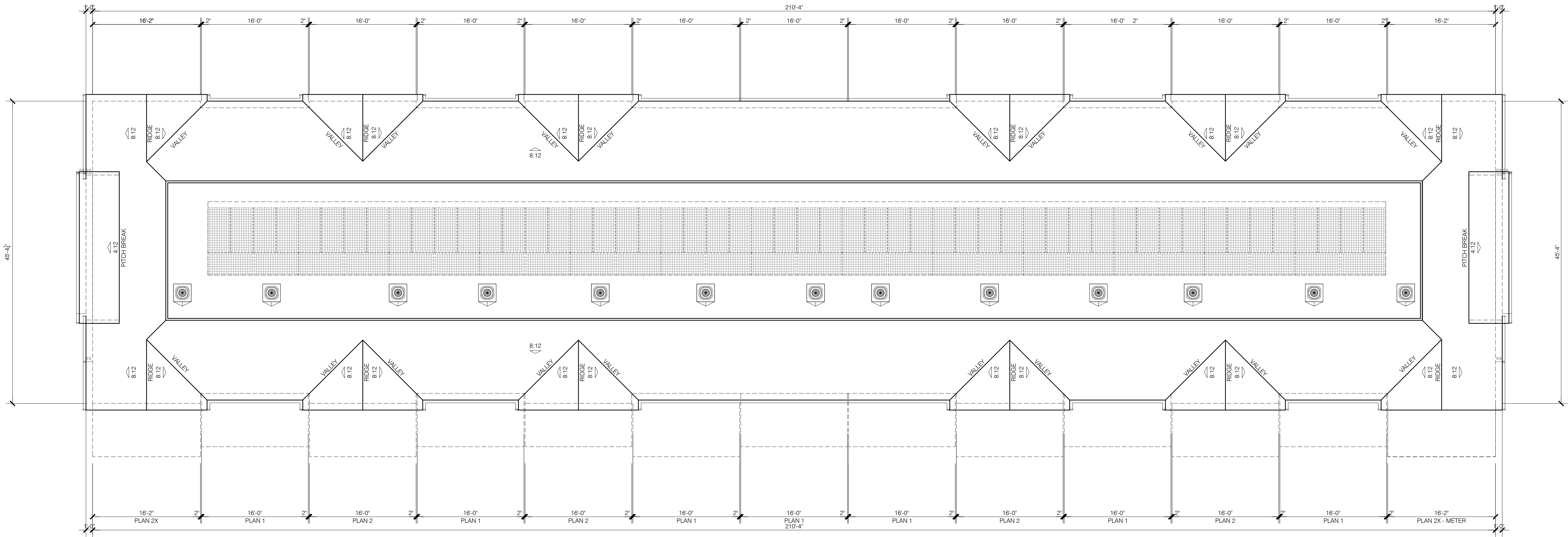
BLDG. F - UPPER FLOOR PLAN

A3.6.3

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00

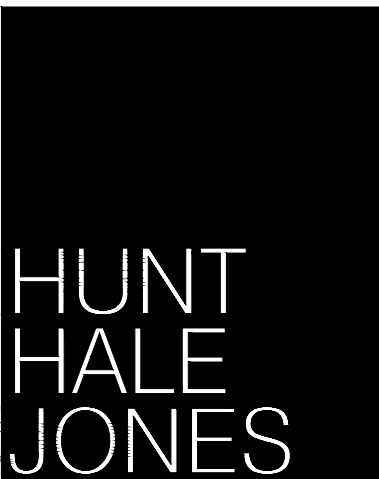


ROOF PLAN

BLDG. F

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



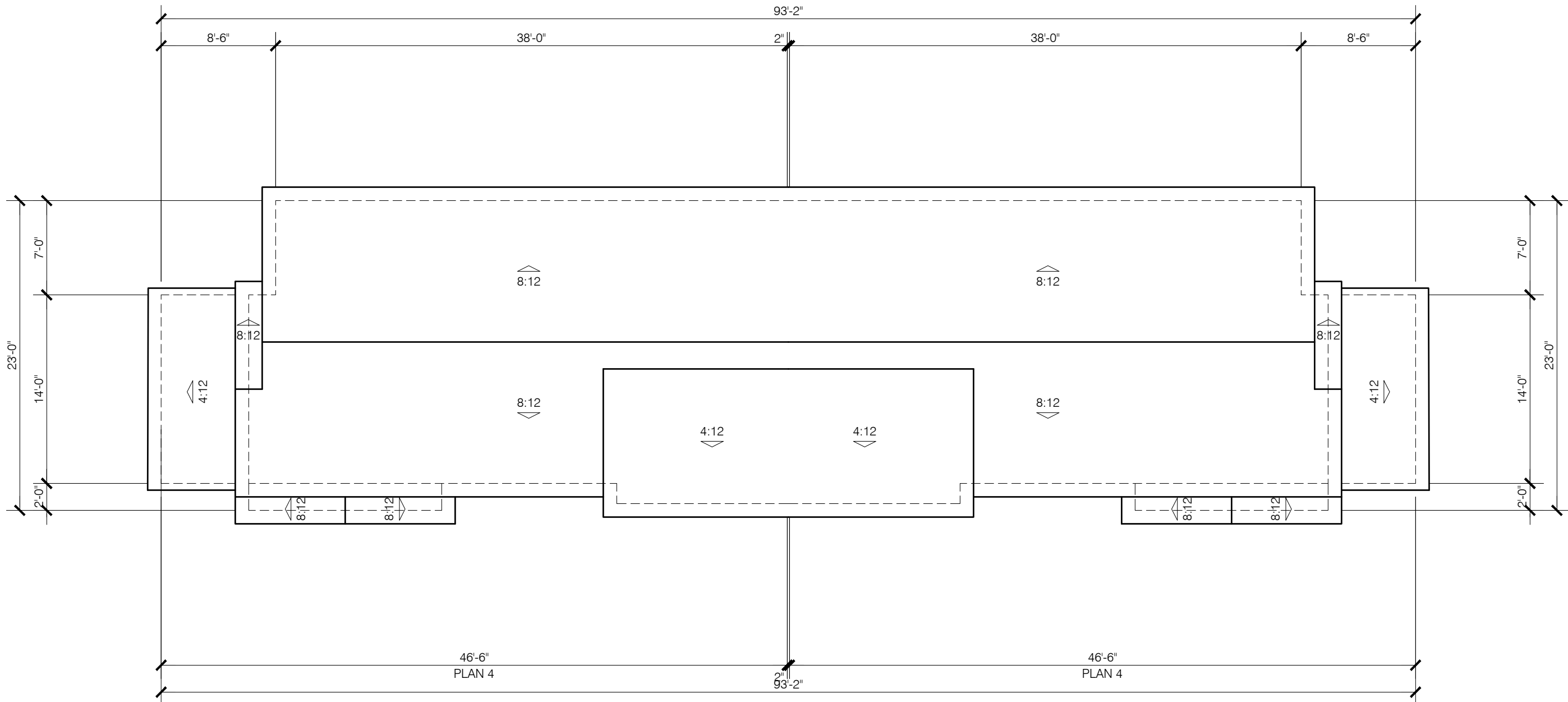
BLDG. F - ROOF PLAN

A3.6.4

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00



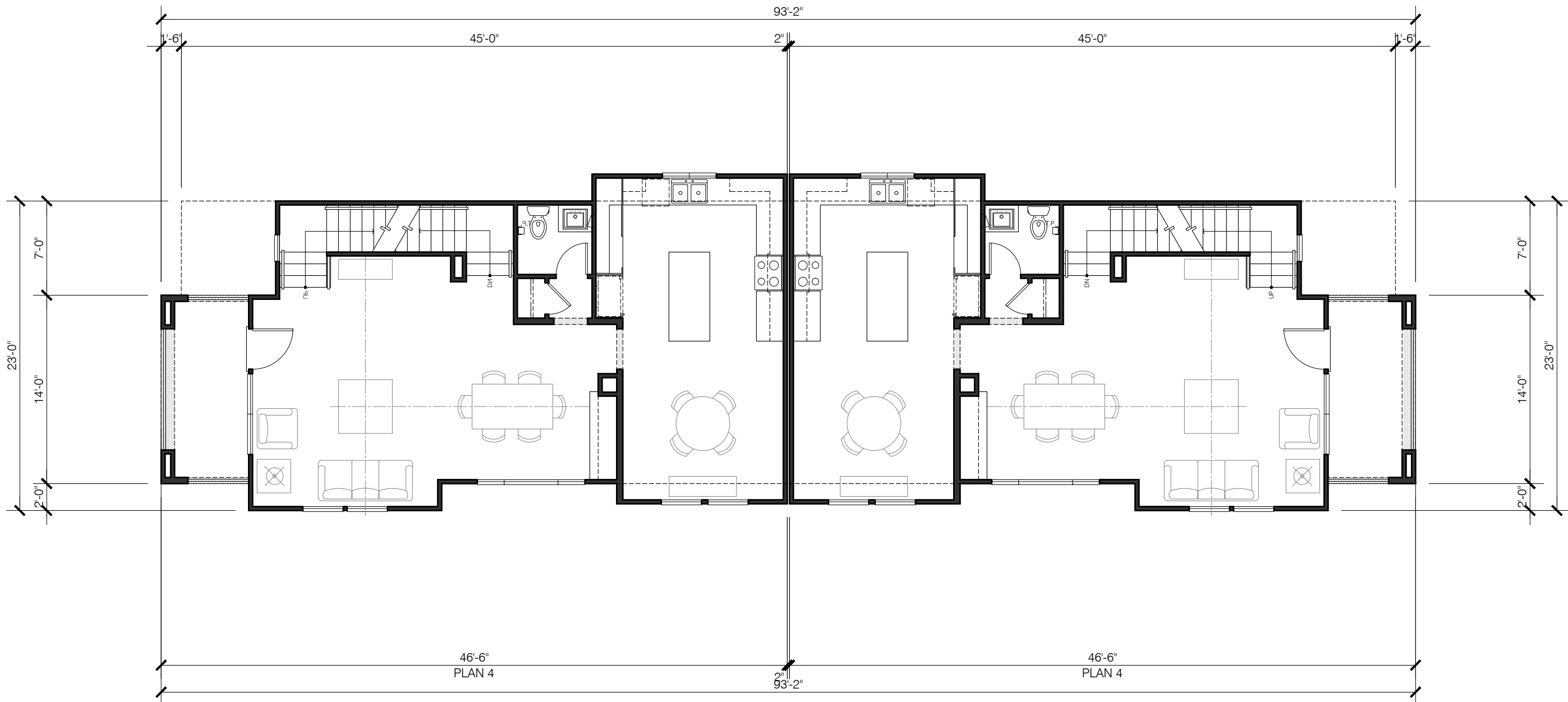
ROOF PLAN

BLDG. G



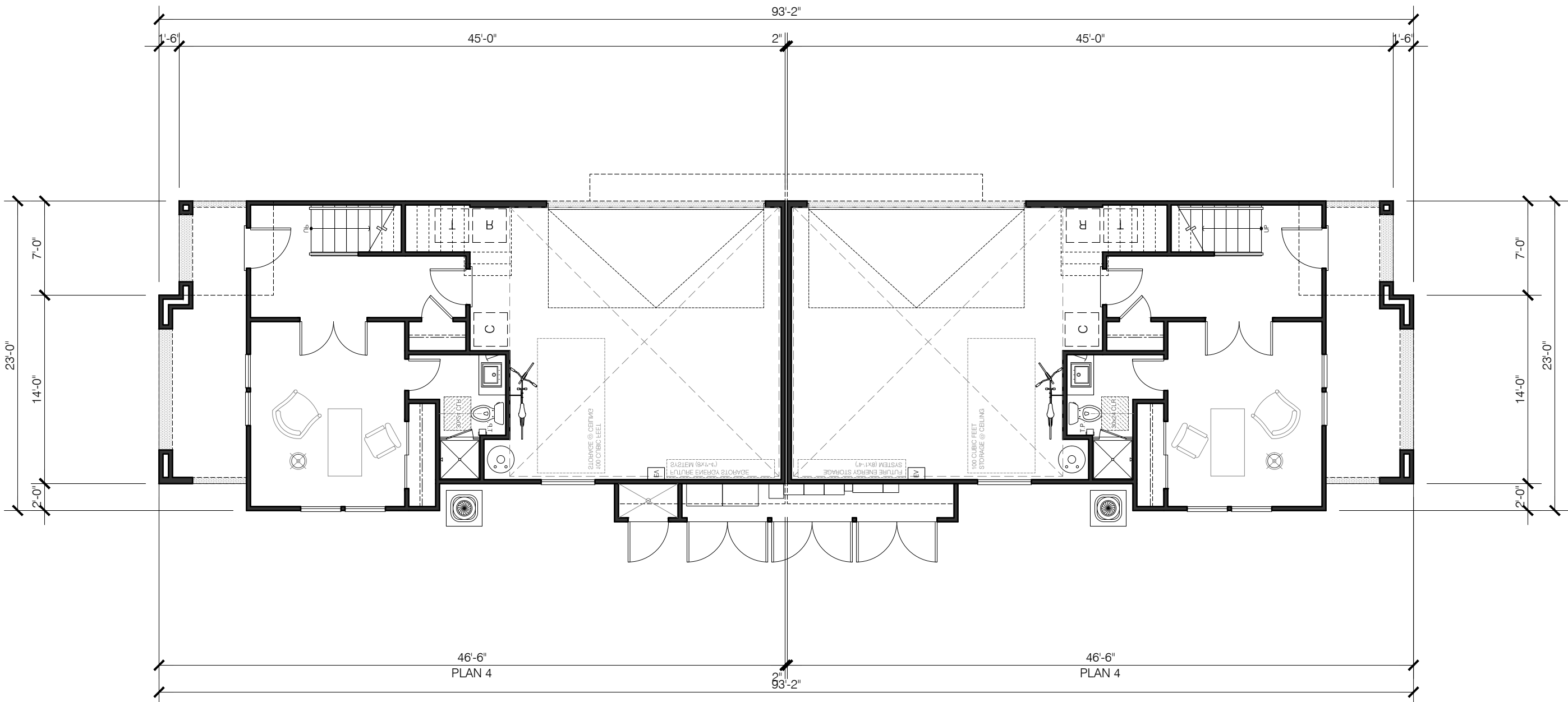
UPPER FLOOR PLAN

BLDG. G



MAIN FLOOR PLAN

BLDG. G

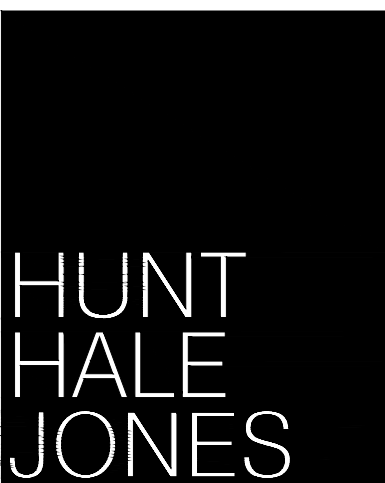


GROUND FLOOR PLAN

BLDG. G

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



BLDG. G - GROUND, MAIN UPPER FLOOR & ROOF PLAN

A3.7.1

SCALE: 1/8" = 1'-0"

DATE: 08.30.2023

PROJECT: 317065.00

GLAZING CALCULATION
- TOTAL 10' HT. WALL: 1293 SQ. FT.
- TOTAL GLAZING
4 x 32 SQ. FT. = 128 SQ. FT.
4 x 15 SQ. FT. = 60 SQ. FT.
AT FRONT DR. = 72 SQ. FT.
TOTAL = 260 SQ. FT.
- GLAZING PERCENTAGE
260 : 1293 = 20.1%



FRONT ELEVATION (GLAZING CALCULATION)

BLDG. E

SCALE: 1/8" = 1'-0"

MATERIAL CALCULATION
PER ODS STANDARD "B5.3" : 20% OF
AREA OF GROUND FLOOR SHALL BE
COMPOSED OF "BRICK".
- TOTAL 10' HT. WALL: 1163 SQ. FT.
- TOTAL BRICK AREA
8 x 17 SQ. FT. = 136 SQ. FT.
3 x 43 SQ. FT. = 129 SQ. FT.
1 x 80 SQ. FT. = 80 SQ. FT.
TOTAL = 345 SQ. FT.
- BRICK AREA PERCENTAGE
345:1163 = 29.6%



SANTA RITA ROAD ELEVATION

BLDG. A

SCALE: 1/8" = 1'-0"

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA

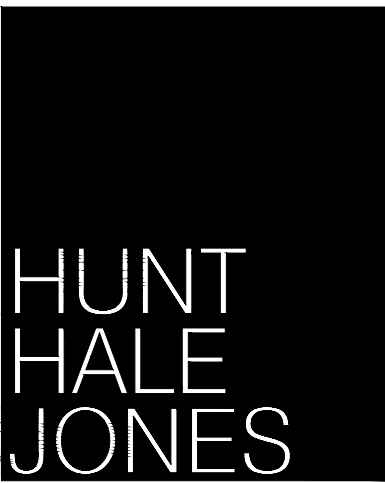


EXHIBIT 1

A4.1.1

SCALE: AS NOTED

DATE: 08.30.2023

PROJECT: 317065.00

GLAZING CALCULATION
- TOTAL 10' HT. WALL: 1160 SQ. FT.
- TOTAL GLAZING
6 x 32 SQ. FT. = 192 SQ. FT.
5 x 8 SQ. FT. = 40 SQ. FT.
AT FRONT DR. = 45 SQ. FT.
TOTAL = 277 SQ. FT.
- GLAZING PERCENTAGE
277 : 1293 = 24.0%



FRONT ELEVATION (GLAZING CALCULATION)

BLDG. A

SCALE: 1/8" = 1'-0"

GLAZING CALCULATION
- TOTAL 10' HT. WALL: 885 SQ. FT.
- TOTAL GLAZING
4 x 32 SQ. FT. = 128 SQ. FT.
4 x 8 SQ. FT. = 32 SQ. FT.
AT FRONT DR. = 36 SQ. FT.
TOTAL = 196 SQ. FT.
- GLAZING PERCENTAGE
277 : 1293 = 22.1%



FRONT ELEVATION (GLAZING CALCULATION)

BLDG. B

SCALE: 1/8" = 1'-0"

GLAZING CALCULATION
- TOTAL 10' HT. WALL: 648 SQ. FT.
- TOTAL GLAZING
2 x 32 SQ. FT. = 64 SQ. FT.
2 x 15 SQ. FT. = 30 SQ. FT.
AT FRONT DR. = 36 SQ. FT.
TOTAL = 130 SQ. FT.
- GLAZING PERCENTAGE
130 : 648 = 20.1%



FRONT ELEVATION (GLAZING CALCULATION)

BLDG. C

SCALE: 1/8" = 1'-0"

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA

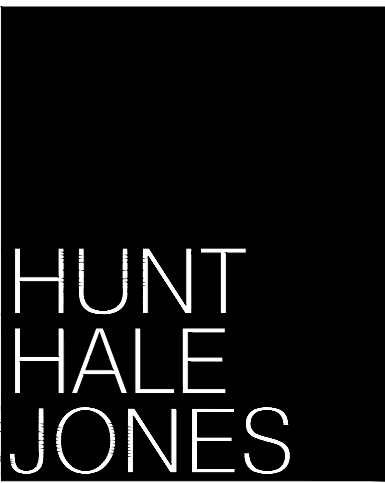


EXHIBIT 2

A4.1.2

SCALE: AS NOTED

DATE: 08.30.2023

PROJECT: 317065.00

GLAZING CALCULATION
- TOTAL 10' HT. WALL: 972 SQ. FT.
- TOTAL GLAZING
3 x 32 SQ. FT. = 96 SQ. FT.
3 x 15 SQ. FT. = 45 SQ. FT.
AT FRONT DR. = 54 SQ. FT.
TOTAL = 195 SQ. FT.
- GLAZING PERCENTAGE
195 : 972 = 20.1%

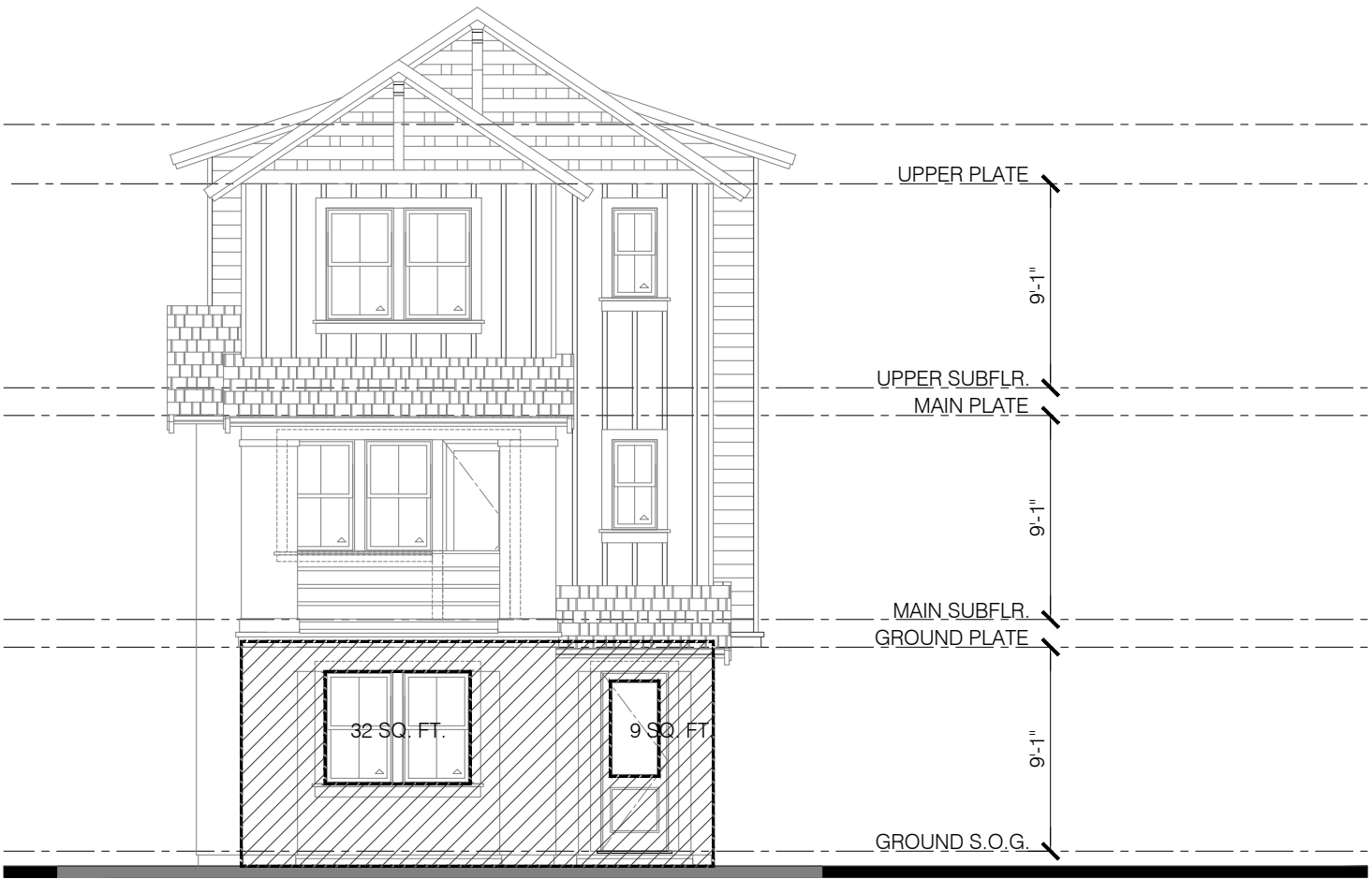


FRONT ELEVATION (GLAZING CALCULATION)

BLDG. D

SCALE: 1/8" = 1'-0"

GLAZING CALCULATION
- TOTAL 10' HT. WALL: 210 SQ. FT.
- TOTAL GLAZING
1 x 32 SQ. FT. = 32 SQ. FT.
AT FRONT DR. = 9 SQ. FT.
TOTAL = 41 SQ. FT.
GLAZING PERCENTAGE
41 : 210 = 20.0%



FRONT ELEVATION (GLAZING CALCULATION)

BLDG. G

SCALE: 1/8" = 1'-0"

GLAZING CALCULATION
- TOTAL 10' HT. WALL: 2102 SQ. FT.
- TOTAL GLAZING
6 x 32 SQ. FT. = 192 SQ. FT.
5 x 15 SQ. FT. = 75 SQ. FT.
2 x 20 SQ. FT. = 40 SQ. FT.
AT FRONT DR. = 117 SQ. FT.
TOTAL = 424 SQ. FT.
- GLAZING PERCENTAGE
424 : 2102 = 20.2%



FRONT ELEVATION (GLAZING CALCULATION)

BLDG. F

SCALE: 3/32" = 1'-0"

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA

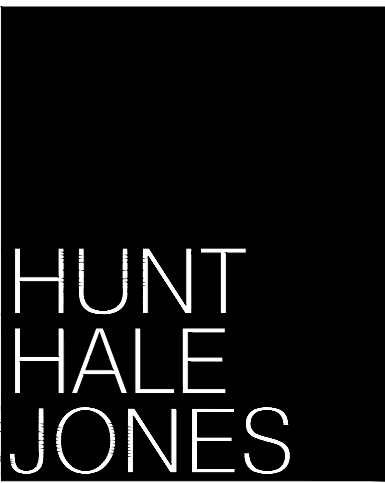


EXHIBIT 3

A4.1.3

SCALE: AS NOTED

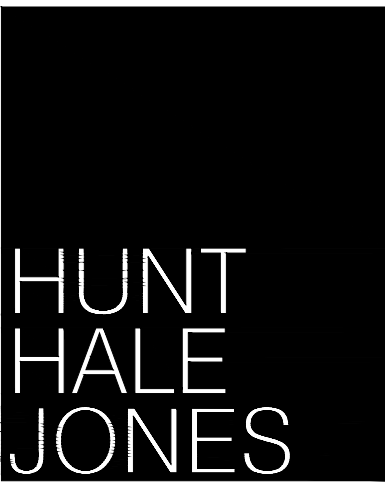
DATE: 08.30.2023

PROJECT: 317065.00

NOTE: DO NOT ALLOW SASM TO COME IN CONTACT WITH STUCCO, TYP. DUAL GLAZED VINYL FRAMED WINDOW SHAPED PRE-PRIMED 2x4 RS. TRIM CAP. SLOPE 5% MIN. TO DRAIN O/ 3x4 RS. WD. TRIM W/ SEALANT AT ALL JOINTS, TYP. BLDG. PAPER O/ NAILING FLANGE & SASM BLDG PAPER O/ PLYWD. & UNDER LOWER 3' OF SILL & JAMB SASM 1 COATS STUCCO APPLICATION 3" = 1'-0"	NOTE: DO NOT ALLOW SASM TO COME IN CONTACT WITH STUCCO, TYP. 1 COAT STUCCO APPLICATION BLDG. PAPER O/ SASM HEADER SSD. BLDG. PAPER O/ STUCCO 'J' MOULD W/ WEEPS BLD. PAPER O/ GSM DRIP FLASHING O/ PRE-PRIMED 3x4 RS. TRIM, SLOPED 5% TO DRAIN DUAL GLAZED VINYL FRAMED SELF DRAINING WINDOW, SET NAILING FLANGE IN SEALANT SEE ELEV. HEAD HT. 3" = 1'-0"	DUAL GLAZED VINYL FRAMED WINDOW, SET IN FULL BED OF SEALANT BTW. FLASHING & NAILING FIN SEALANT & BACKER ROD SHAPED PRE-PRIMED 2x4 RS. TRIM CAP. SLOPE 5% MIN. TO DRAIN O/ 3x4 RS. WD. TRIM W/ SEALANT AT ALL JOINTS, TYP. SAF APPLIED FLUSH W/ OPENING EXT. SIDING APPLICATION BLDG PAPER O/ PLYWD. & UNDER LOWER 3' OF SAF. 3" = 1'-0"	LAP/SHINGLE SIDING BLD. PAPER O/ GSM DRIP FLASHING O/ PRE-PRIMED 3x4 RS. TRIM, SLOPED 5% TO DRAIN SAF. O/ NAILING FLANGE SET IN 3/8" MIN. BEAD OF SEALANT DUAL GLAZED VINYL FRAMED WINDOW, SET IN FULL BED OF SEALANT BTW. FLASHING & NAILING FIN SEE ELEV. HEAD HT. 3" = 1'-0"
VINYL WINDOW SILL AT STUCCO	VINYL WINDOW HEAD AT STUCCO - PROFILE A	VINYL WINDOW SILL AT LAP SIDING	VINYL WINDOW HEAD AT LAP SIDING - PROFILE A
NOTE: DO NOT ALLOW SASM TO COME IN CONTACT WITH STUCCO, TYP. DUAL GLAZED VINYL FRAMED WINDOW, SET IN FULL BED OF SEALANT BTW. FLASHING & NAILING FIN PRE-PRIMED 3x4 R.S. TRIM W/ SEALANT AT ALL JOINTS BLDG. PAPER O/ NAILING FLANGE O/ SAF. SAF. APPLIED FLUSH W/ OPENING 1 COATS STUCCO APPLICATION 2x FRAMING 3" = 1'-0"	NOTE: DO NOT ALLOW SASM TO COME IN CONTACT WITH STUCCO, TYP. 1 COAT STUCCO APPLICATION BLDG. PAPER O/ SASM HEADER SSD. BLDG. PAPER O/ GSM DRIP FLASHING O/ 2x4 RS. TRIM, SLOPED 5% TO DRAIN O/ 3x6 RS. TRIM DUAL GLAZED VINYL FRAMED SELF DRAINING WINDOW, SET NAILING FLANGE IN SEALANT SEE ELEV. HEAD HT. 3" = 1'-0"	DUAL GLAZED VINYL FRAMED WINDOW, SET IN FULL BED OF SEALANT BTW. FLASHING & NAILING FIN SEALANT & BACKER ROD PRE-PRIMED 3x4 R.S. TRIM W/ SEALANT AT ALL JOINTS BLDG. PAPER O/ NAILING FLANGE O/ SAF. SAF. APPLIED FLUSH W/ OPENING EXT. LAP SIDING APPLICATION 2x FRAMING 3" = 1'-0"	LAP/SHINGLE SIDING BLDG. PAPER O/ GSM DRIP FLASHING O/ 2x4 RS. TRIM, SLOPED 5% TO DRAIN O/ 3x6 RS. TRIM HEADER S.S.D. SAF. O/ NAILING FLANGE SET IN 3/8" MIN. BEAD OF SEALANT DUAL GLAZED VINYL FRAMED WINDOW, SET IN FULL BED OF SEALANT BTW. FLASHING & NAILING FIN SEE ELEV. HEAD HT. 3" = 1'-0"
VINYL WINDOW JAMB AT STUCCO	VINYL WINDOW HEAD AT STUCCO - PROFILE B	VINYL WINDOW JAMB AT LAP SIDING	VINYL WINDOW HEAD AT LAP SIDING - PROFILE B

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



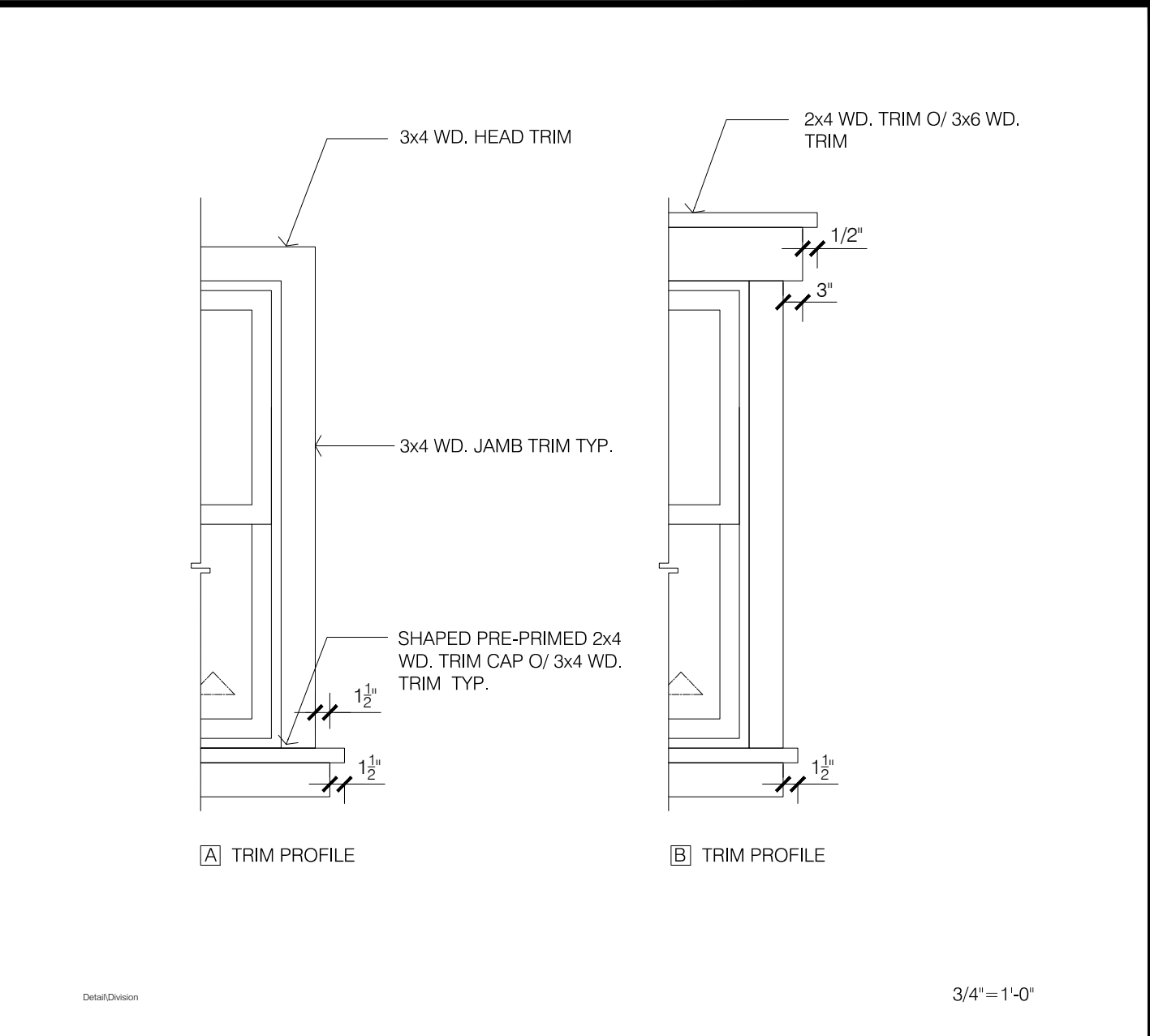
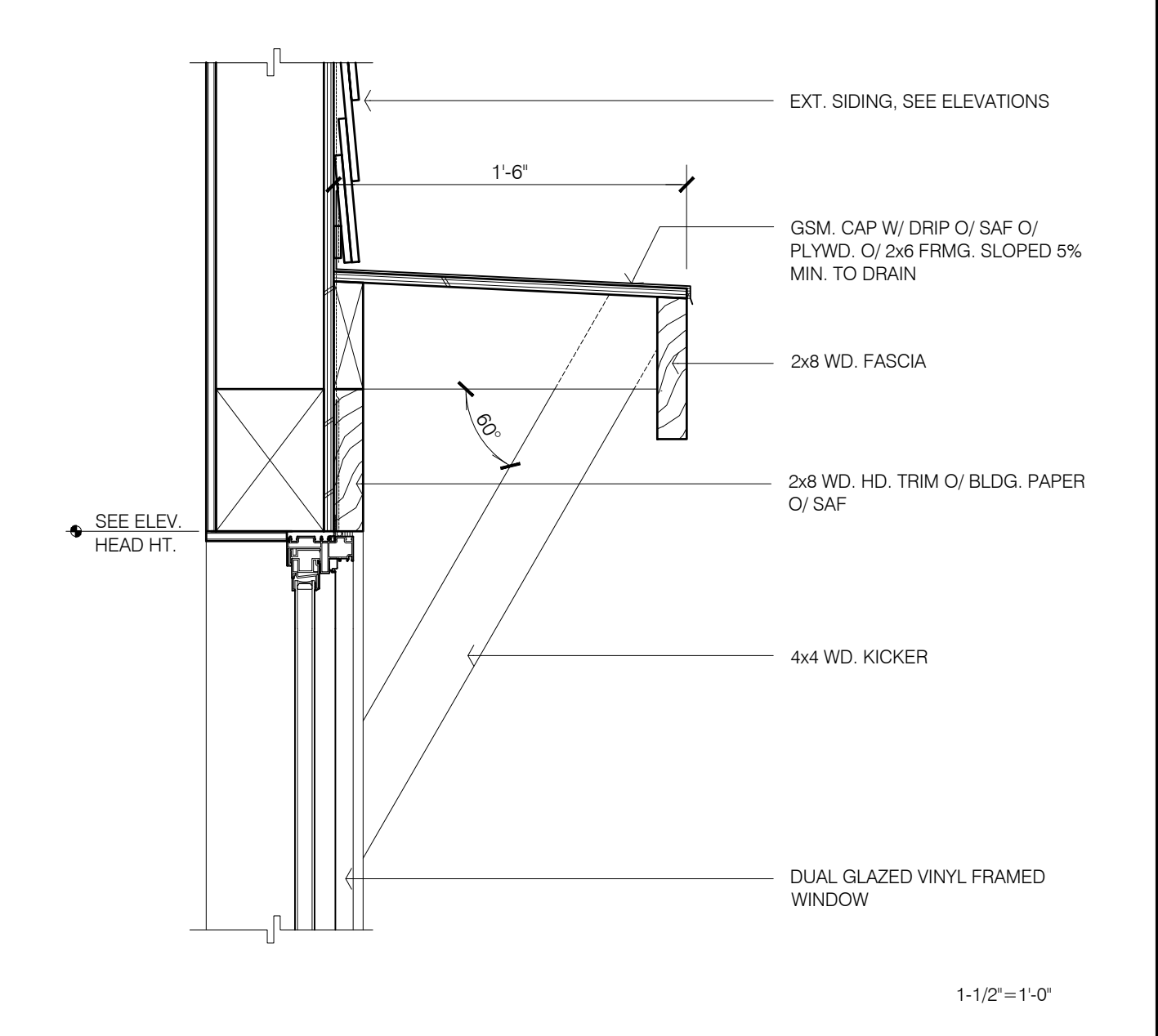
SAMPLE DETAILS

A4.2

SCALE: AS NOTED

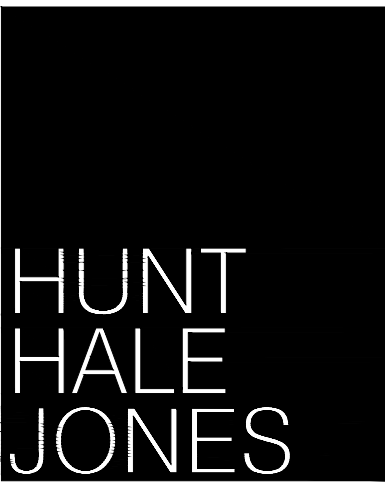
DATE: 08.30.2023

PROJECT: 317065.00

							
NOT USED	7	NOT USED	5	NOT USED	3	WINDOW TRIM PROFILES	1
							
NOT USED	8	NOT USED	6	NOT USED	4	WINDOW AWNING	2

2025 SANTA RITA RD.

PLEASANTON, CALIFORNIA



SAMPLE DETAILS

A4.3

SCALE: AS NOTED

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