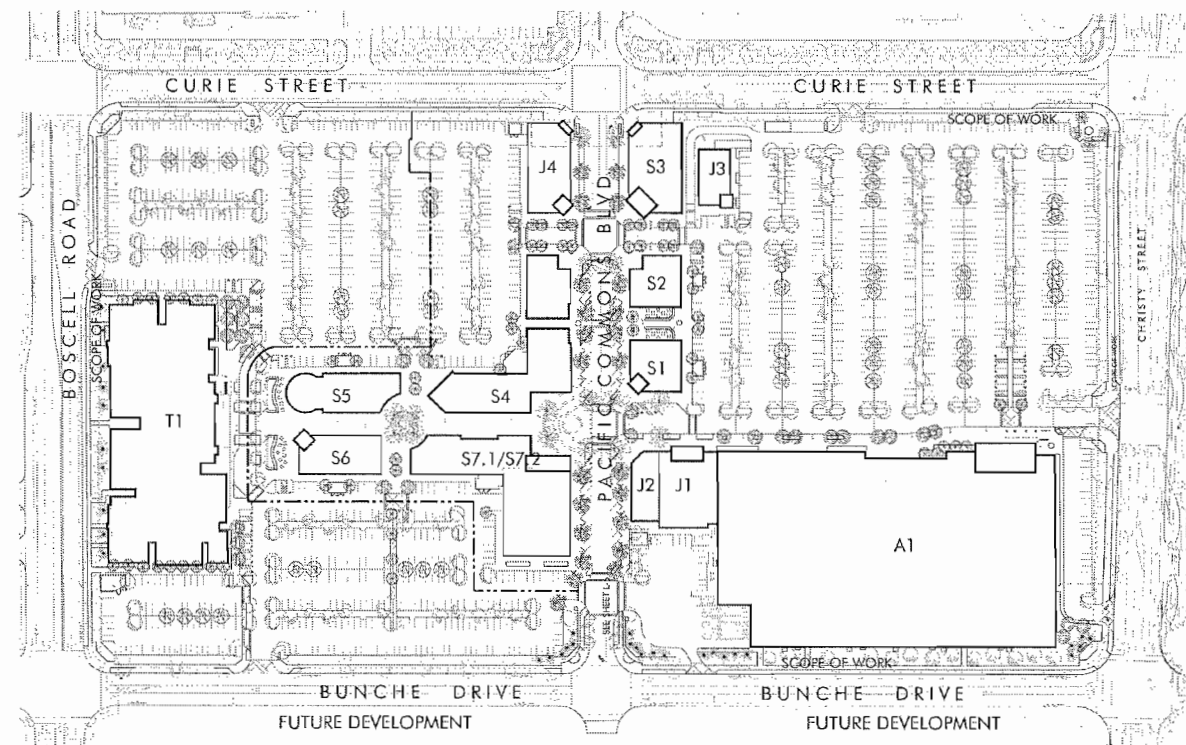


PACIFIC COMMONS

MAJOR RETAIL DISTRICT



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- T2 SITE CONTEXT PLAN - PLANNING AREA 5

- A11 OVERALL SITE PLAN (FOR REFERENCE ONLY)
- A11.T SITE TRUCK ROUTE DIAGRAM & EMERGENCY VEHICLE ACCESS PLAN
- A12 CONCEPTUAL SITE PLAN - PLANNING AREA 5C
- A13 CONCEPTUAL SITE PLAN - PLANNING AREA 5B

- C2.0 GRADING AND DRAINAGE PLAN
- C2.1 GRADING AND DRAINAGE PLAN
- C5.0 SECTIONS AND DETAILS

- L1 OPEN SPACE & PEDESTRIAN PLAN - PLANNING AREA 5
- L2 CONCEPTUAL LANDSCAPE PLAN - PLANNING AREA 5C
- L3 CONCEPTUAL LANDSCAPE PLAN - PLANNING AREA 5B
- L4 CONCEPTUAL TREE PLAN - PLANNING AREA 5C
- L5 CONCEPTUAL TREE PLAN - PLANNING AREA 5B
- L6 CONCEPTUAL LANDSCAPE DESCRIPTION

EXHIBIT "E"

CONCEPT SITE PLAN RESUBMITTAL
October 4th, 2010
FOR PLANNING AREAS 5B & 5C
Planned District Major Amendment (PLN2010-00221)



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MAJOR RETAIL DISTRICT
 CHRISTY STREET & BUNCHE DRIVE
 FREMONT • CALIFORNIA (PLANNING AREA 5)

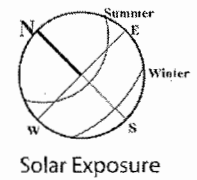
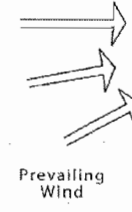
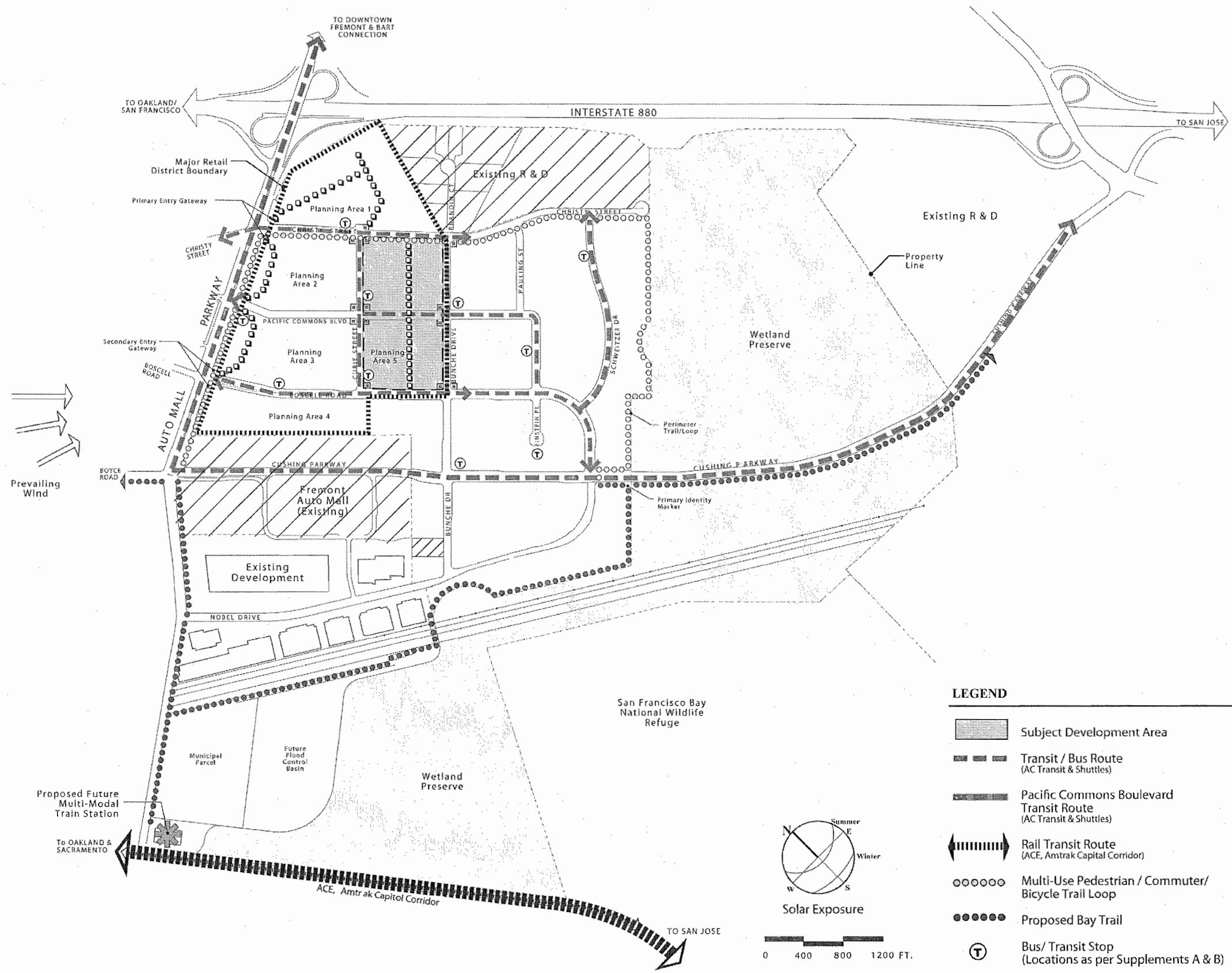
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

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TITLE SHEET

T1

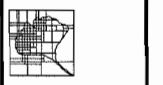


LEGEND

-  Subject Development Area
-  Transit / Bus Route (AC Transit & Shuttles)
-  Pacific Commons Boulevard Transit Route (AC Transit & Shuttles)
-  Rail Transit Route (ACE, Amtrak Capital Corridor)
-  Multi-Use Pedestrian / Commuter/ Bicycle Trail Loop
-  Proposed Bay Trail
-  Bus/ Transit Stop (Locations as per Supplements A & B)
-  Proposed Pedestrian Promenade
-  Way-Finding Gateways



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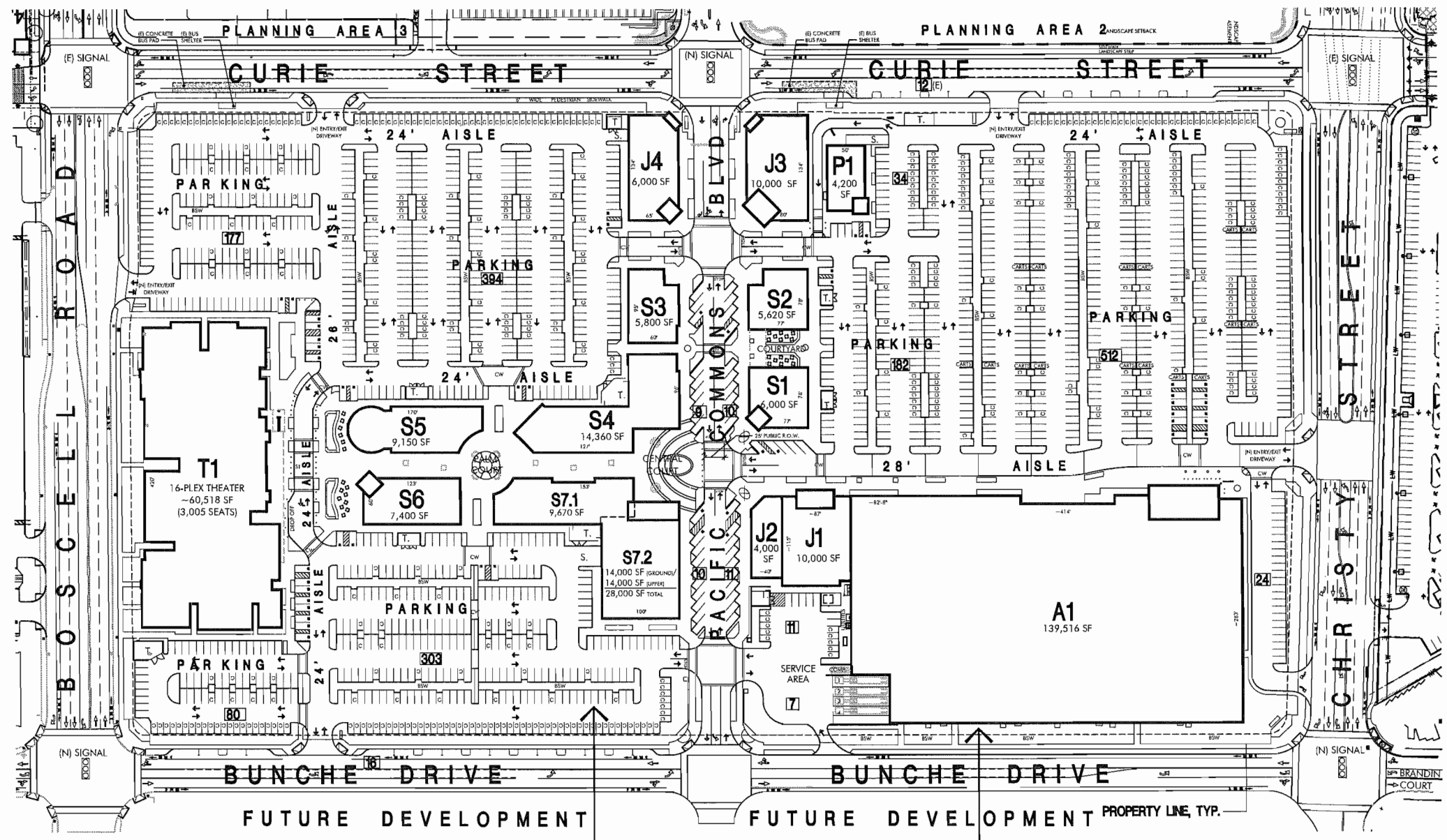
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AUTO MALL PARKWAY & BOSCELL ROAD
FREMONT - CALIFORNIA (PLANNING AREA 4)**

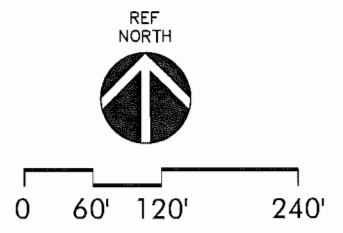
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Site Context
Plan
Planning Area 5



AREA 5C
AREA 5B
SITE PLAN J - AREAS 5B & 5C

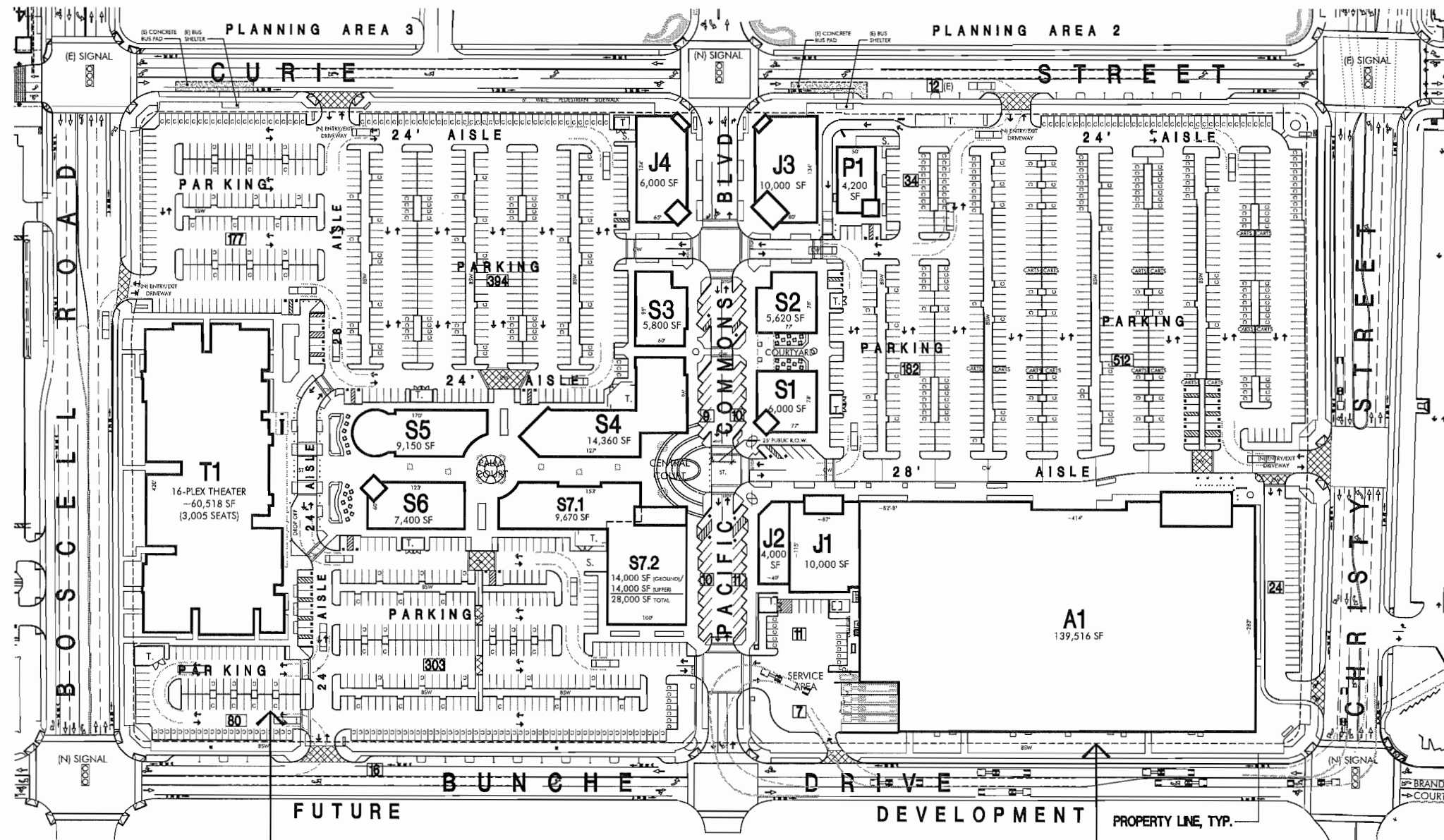


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

OVERALL SITE PLAN
(FOR REFERENCE ONLY)



AREA 5C

AREA 5B

LEGEND

-  EMERGENCY VEHICLE WITH TURNING RADI
OF 22.5' INSIDE AND 37.5' OUTSIDE
-  65' LONG TRUCK

REF NORTH



0 60' 120' 240'



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ARCHITECTS

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MAJOR RETAIL DISTRICT**
CHRISTY STREET & BUNCHE DRIVE
FREMONT ■ CALIFORNIA (PLANNING AREA 5)

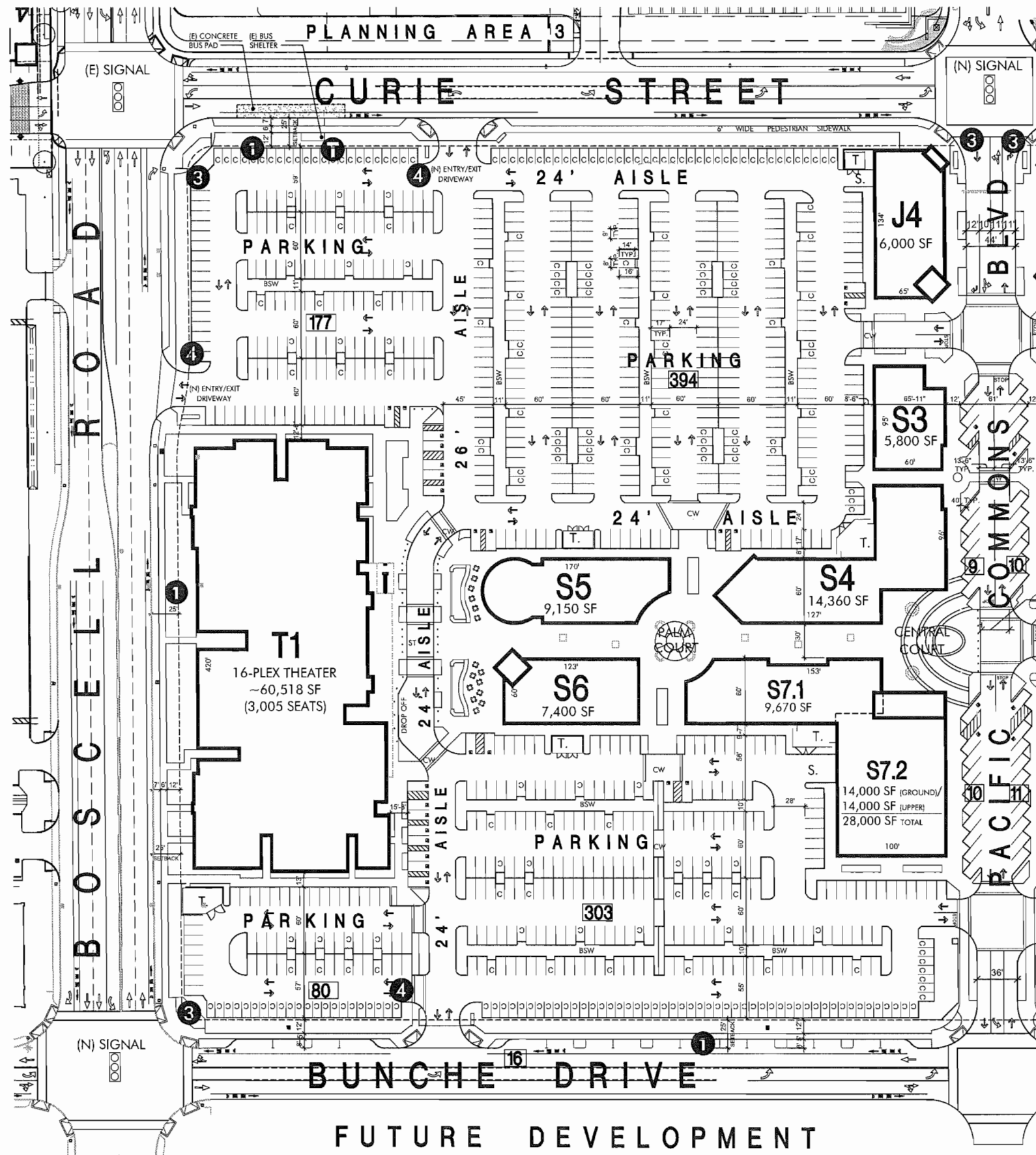
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SITE TRUCK ROUTE DIAGRAM
& EMERGENCY VEHICLE
ACCESS PLAN

A1.1.T



LEGEND

- CW CROSSWALK
- ST SPEED TABLE
- BSW BIOSWALE LOCATION
- DESIGNATED COMPACT SIZE PARKING SPACE 'C'
- HANDICAPPED/DISABLED PARKING SPACES
- QUANTITY OF PARKING SPACES IN A DESCRIBED AREA
- CARTS SHOPPING CART STORAGE AREA
- COMP. TRASH COMPACTOR UNIT
- S. TRUCK SERVICE AREA
- T. 6' HT. MASONRY TRASH ENCLOSURE
- DIRECTION OF DRIVING LANES
- SIGNALIZED INTERSECTION
- BICYCLE LANE
- EXISTING BUS/TRANSIT STOP
- BUILDING LIMIT LINE

NOTES

- 1 25' LANDSCAPE EASEMENT WITH PEDESTRIAN TRAIL (7' LANDSCAPE FROM THE CURB, 6' MULTI-USE PATH, 12' LANDSCAPE)
- 2 30' LANDSCAPE EASEMENT WITH PEDESTRIAN TRAIL (7' LANDSCAPE FROM THE CURB, 10' MULTI-USE PATH, 13' LANDSCAPE)
- 3 WAY FINDING GATEWAY
- 4 PROPOSED MONUMENT SIGNS

AREA 5C:

Reference	Use	593,739 SF (13.40 AC)	Building Area	Parking Ratio	Parking Req'd
T1	THEATER (3,005 SEATS)	60,518 SF	1 SP / 4 SEATS	751 SPACES	
J4	JUNIOR	6,000 SF	4.0 SP / 1,000 SF	24 SPACES	
S3	SHOPS	5,800 SF	4.0 SP / 1,000 SF	23 SPACES	
S4	SHOPS	14,360 SF	4.0 SP / 1,000 SF	57 SPACES	
S5	SHOPS	9,150 SF	4.0 SP / 1,000 SF	37 SPACES	
S6	SHOPS	7,400 SF	4.0 SP / 1,000 SF	30 SPACES	
S7.1	SHOPS	9,670 SF	4.0 SP / 1,000 SF	39 SPACES	
S7.2	SHOPS	28,000 SF	4.0 SP / 1,000 SF	112 SPACES	

TOTAL BUILDING AREA ON AREA 5C: 140,898 SF 1,073 SPACES REQ'D
 *TOTAL PARKING ON AREA 5C: 989 SPACES PROV'D
 FLOOR AREA RATIO: 24.1% (84 SPACES SHORT)

PROJECT SUMMARY

Reference	Site Area	Building Area	Parking Provided	Area Ratio
AREA 5B	590,834 SF	179,336 SF	785 SP	30.4%
AREA 5C	593,739 SF	140,898 SF	989 SP	24.1%
AREA V - TOTAL	1,174,573 SF	320,234 SF	1,774 SP	27.3%

12 SP SURPLUS

*NOTE: Standard size parking spaces measure 9'x15'; compact size parking spaces measure 6'x16'. Maximum quantity of compacts is 35%. This includes the 13 on-street parking on Curie Street and 18 spaces for cart corrals at site area 5B, 14 on-street parking on Bunche Drive at site area 5C.

PARKING STALLS DISTRIBUTION

OFF-STREET	AREA 5 - B	AREA 5 - C
Standard	547 SPACES 71%	693 SPACES 71%
Compact	208 SPACES 27%	253 SPACES 26%
Accessible	17 SPACES 2%	27 SPACES 3%
TOTAL:	772 SPACES	973 SPACES

ON-STREET

Standard	13 SPACES	16 SPACES
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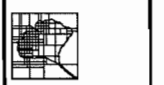
REF NORTH



0 40' 80' 160'



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MAJOR RETAIL DISTRICT
 CHRISTY STREET & BUNCHE DRIVE
 FREMONT ■ CALIFORNIA (PLANNING AREA 5)

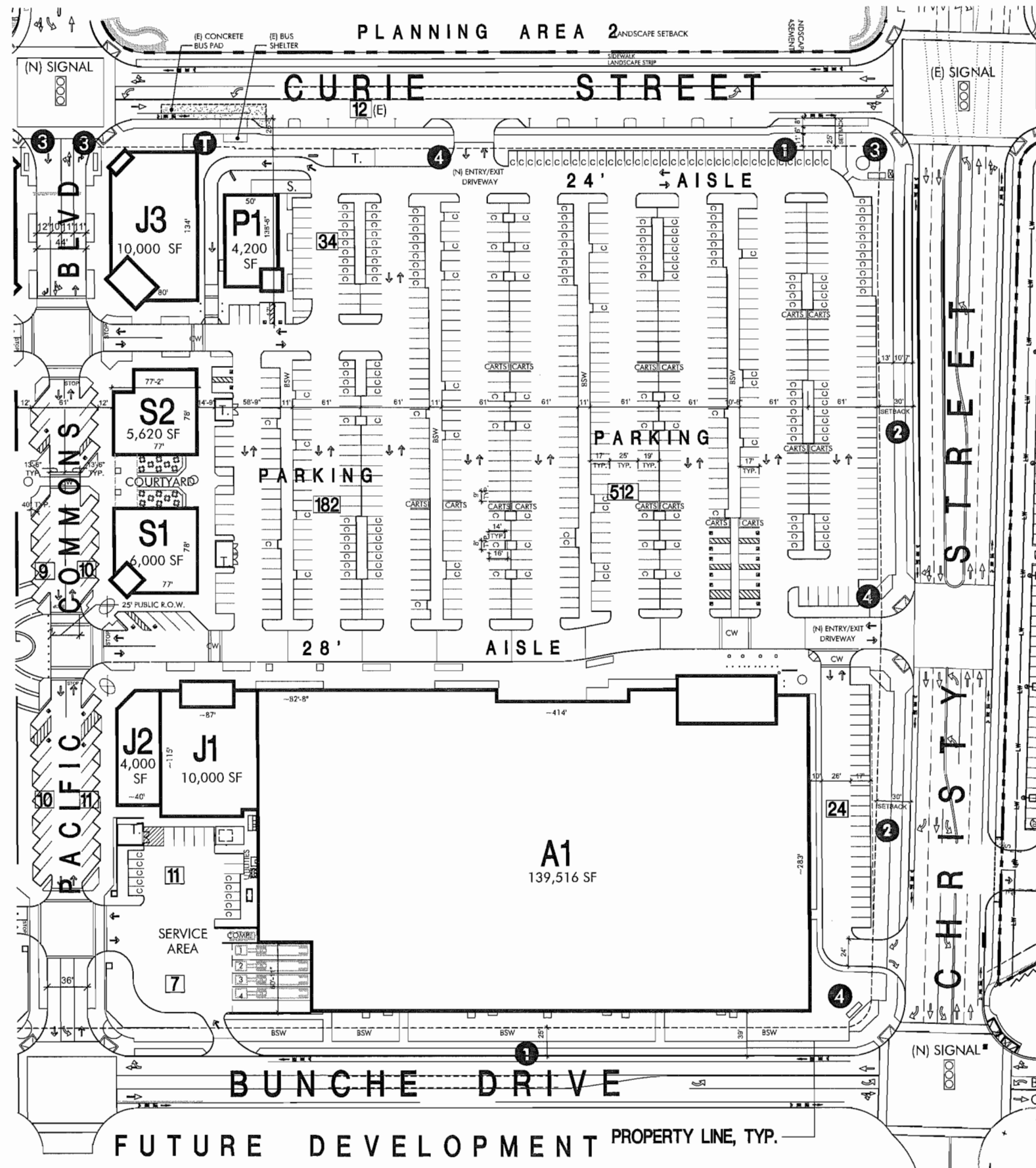
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CONCEPTUAL SITE PLAN
 FOR SITE PLAN J
 AREA 5C

A12

SITE PLAN J - AREA 5C



LEGEND

- CW CROSSWALK
- ST SPEED TABLE
- BSW BIOSWALE LOCATION
- [Symbol] DESIGNATED COMPACT SIZE PARKING SPACE 'C'
- [Symbol] HANDICAPPED/DISABLED PARKING SPACES
- [##] QUANTITY OF PARKING SPACES IN A DESCRIBED AREA
- [CARTS] SHOPPING CART STORAGE AREA
- COMP. TRASH COMPACTOR UNIT
- S. TRUCK SERVICE AREA
- T. 6' HT. MASONRY TRASH ENCLOSURE
- [Symbol] DIRECTION OF DRIVING LANES
- [Symbol] SIGNALIZED INTERSECTION
- [Bicycle] BICYCLE LANE
- [T] EXISTING BUS/TRANSIT STOP
- BUILDING LIMIT LINE

NOTES

- 1 25' LANDSCAPE EASEMENT WITH PEDESTRIAN TRAIL (7' LANDSCAPE FROM THE CURB, 6' MULTI-USE PATH, 12' LANDSCAPE)
- 2 30' LANDSCAPE EASEMENT WITH PEDESTRIAN TRAIL (7' LANDSCAPE FROM THE CURB, 10' MULTI-USE PATH, 13' LANDSCAPE)
- 3 WAY FINDING GATEWAY
- 4 PROPOSED MONUMENT SIGNS

AREA 5B: 590,834 SF (13.56 AC)

Reference	Use	Building Area	Parking Ratio	Parking Req'd
A1	ANCHOR	139,516 SF	3.8 SP / 1,000 SF	530 SPACES
J1	JUNIOR	10,000 SF	4.0 SP / 1,000 SF	40 SPACES
J2	JUNIOR	4,000 SF	4.0 SP / 1,000 SF	16 SPACES
J3	JUNIOR	10,000 SF	4.0 SP / 1,000 SF	40 SPACES
S1	SHOPS	6,000 SF	4.0 SP / 1,000 SF	24 SPACES
S2	SHOPS	5,620 SF	4.0 SP / 1,000 SF	22 SPACES
P1	PAD	4,200 SF	4.0 SP / 1,000 SF	17 SPACES

TOTAL BUILDING AREA ON AREA 5B: 179,336 SF 689 SPACES REQ'D
 *TOTAL PARKING ON AREA 5B : 785 SPACES PROV'D
 FLOOR AREA RATIO: 30.4% (96 SPACES SURPLUS)

PROJECT SUMMARY 1,174,573 SF (26.96 AC)

Reference	Site Area	Building Area	Parking Provided	Area Ratio
AREA 5B	590,834 SF	179,336 SF	785 SP	30.4%
AREA 5C	583,739 SF	140,898 SF	988 SP	24.1%
AREA V - TOTAL	1,174,573 SF	320,234 SF	1,773 SP	27.3%
			11 SP SURPLUS	

*NOTE:
 Standard size parking spaces measure 9'x19'; compact size parking spaces measure 8'x16'; Maximum quantity of compacts is 35%. This includes the 13 on-street parking on Curie Street and 16 spaces for cart corrals at site area 5B, 14 on-street parking on Bunché Drive at site area 5C

PARKING STALLS DISTRIBUTION

OFF-STREET	AREA 5 - B	AREA 5 - C
Standard	547 SPACES 71%	695 SPACES 71%
Compact	208 SPACES 27%	253 SPACES 26%
Accessible	17 SPACES 2%	26 SPACES 3%
TOTAL:	772 SPACES	974 SPACES

ON-STREET

Standard	13 SPACES	14 SPACES
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 MAJOR RETAIL DISTRICT
 CHRISTY STREET & BUNCHE DRIVE
 FREMONT - CALIFORNIA (PLANNING AREA 5)**

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CONCEPTUAL SITE PLAN
 FOR SITE PLAN H.4
 AREA 5B
A1.3

SITE PLAN H.4 - AREA 5B

