

**Revised Plans**  
**P17-0766 and P17-0783**  
 RECEIVED February 9, 2018  
**EXHIBIT B**

**Terry J. Townsend**  
 • Architect •  
 147 Old Bernal Ave., Suite 6  
 Pleasanton, CA 94566  
 Tel: 925-484-5438

**Pfuehler/Barth Remodel**  
 565 St. Mary Street  
 Pleasanton, California

**Notes:**

This site plan is not a survey. It is provided for building and site work layout only. The contractor shall verify on site all grades, existing improvements, property lines, easements, setbacks, utilities, and substructures. Where discrepancies occur, contact the Architect.

Finish grade shall provide positive drainage away from building.

Pad grade under building shall have positive slope to a minimum of one area drain which shall be piped to street or suitable discharge area.

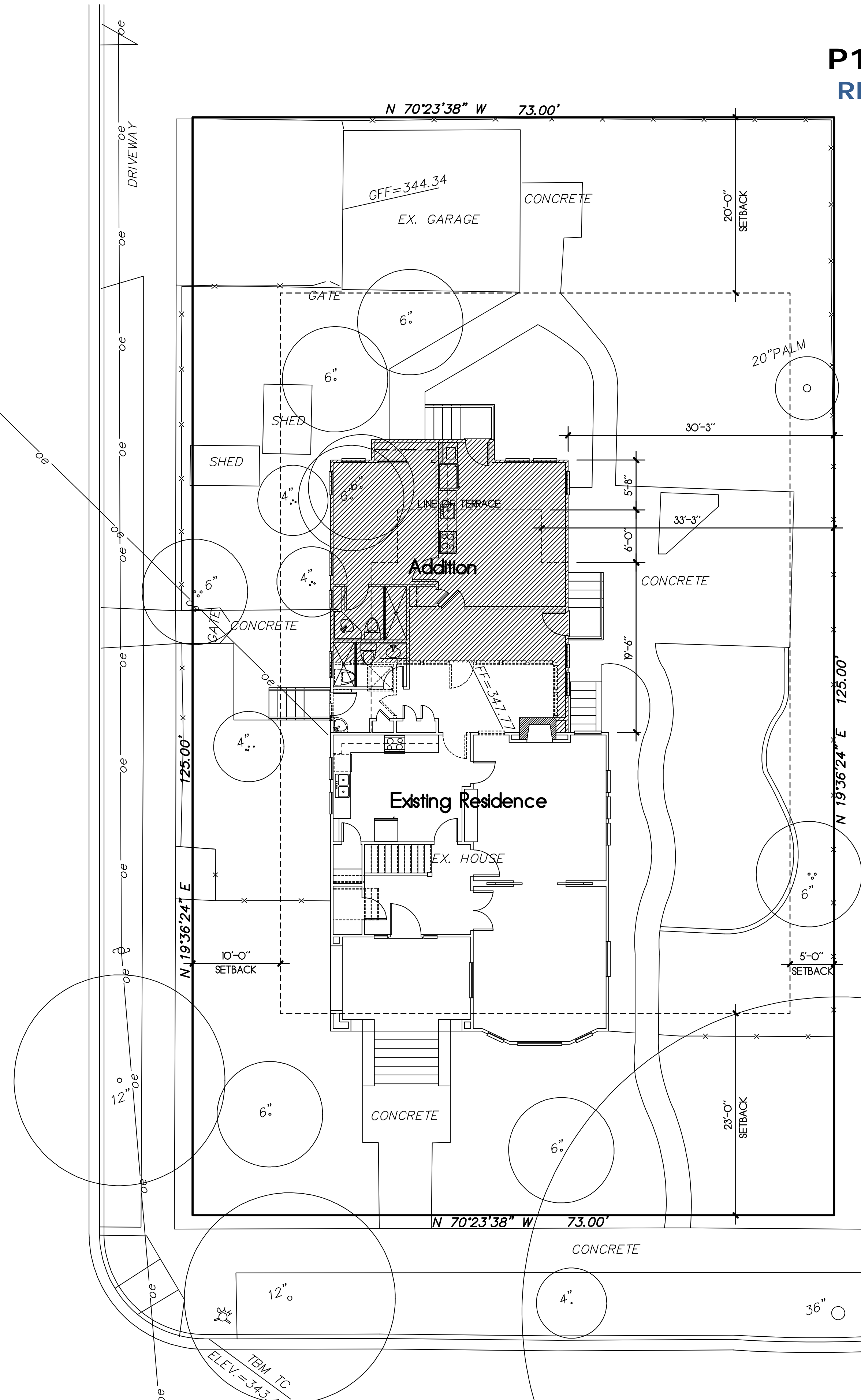
All roof drainage taken through suitable discharge area.

Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard.

Area drains shall be interconnected and discharged at street or suitable discharge facility.

Irrigation system shall be designed to prevent saturation of soil adjacent to building.

PLEASANTON AVENUE



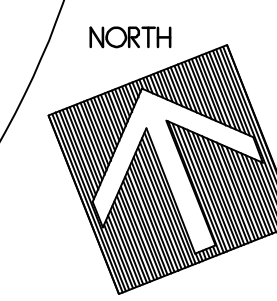
**REVISION**

ZONING:	R-1-6500
LOT AREA:	9125 SQ. FT.
F.A.R.:	40%
ALLOWABLE AREA:	3650 SQ. FT.
EXISTING AREA:	2057 SQ. FT.
EXISTING SHEDROOM (DEMOLISHED):	381 SQ. FT.
EXISTING BASEMENT:	544 SQ. FT.
EXISTING UTILITY ROOM:	249 SQ. FT.
NEW AREA:	1091 SQ. FT.
TOTAL AREA:	3397 SQ. FT.
PROPOSED F.A.R.:	37.2%
(BASEMENT DOES NOT COUNT IN F.A.R.)	

Rev	Description	Date

**Site Plan**

Job Number: 201605 Sheet: 1  
 Scale: 1/8"=1'-0"  
 Drawn: Terry  
 Checked: Terry  
 Date: 2-9-18 Of 8



ST. MARY STREET

TBM TO  
 ELEV.=343.43'

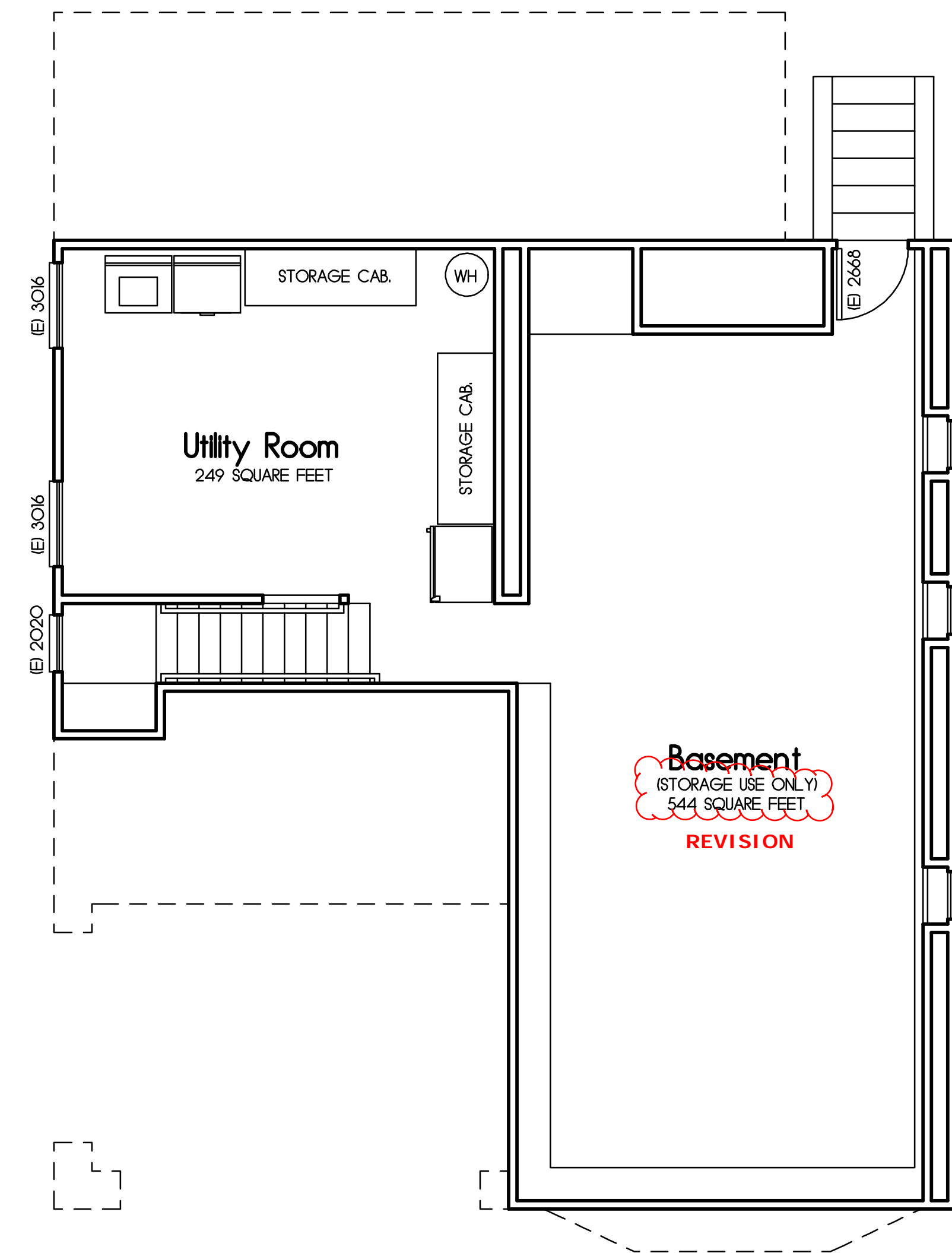
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Notes:



**Basement Floor Plan**

UTILITY ROOM FLOOR AREA: 249 SQUARE FEET  
 BASEMENT FLOOR AREA: 544 SQUARE FEET

Rev	Description	Date
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**Existing Floor Plans**

Job Number: 201605 Sheet: **3**  
 Scale: 1/4"=1'-0"  
 Drawn: Terry  
 Checked: Terry  
 Date: 2-9-18 Of 8

**P17-0766 and P17-0783**  
**RECEIVED November 29, 2017**  
**EXHIBIT B**



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Finish grade shall provide positive drainage away from building.

Pad grade under building shall have positive slope to a minimum of one area drain which shall be piped to street or suitable discharge area.

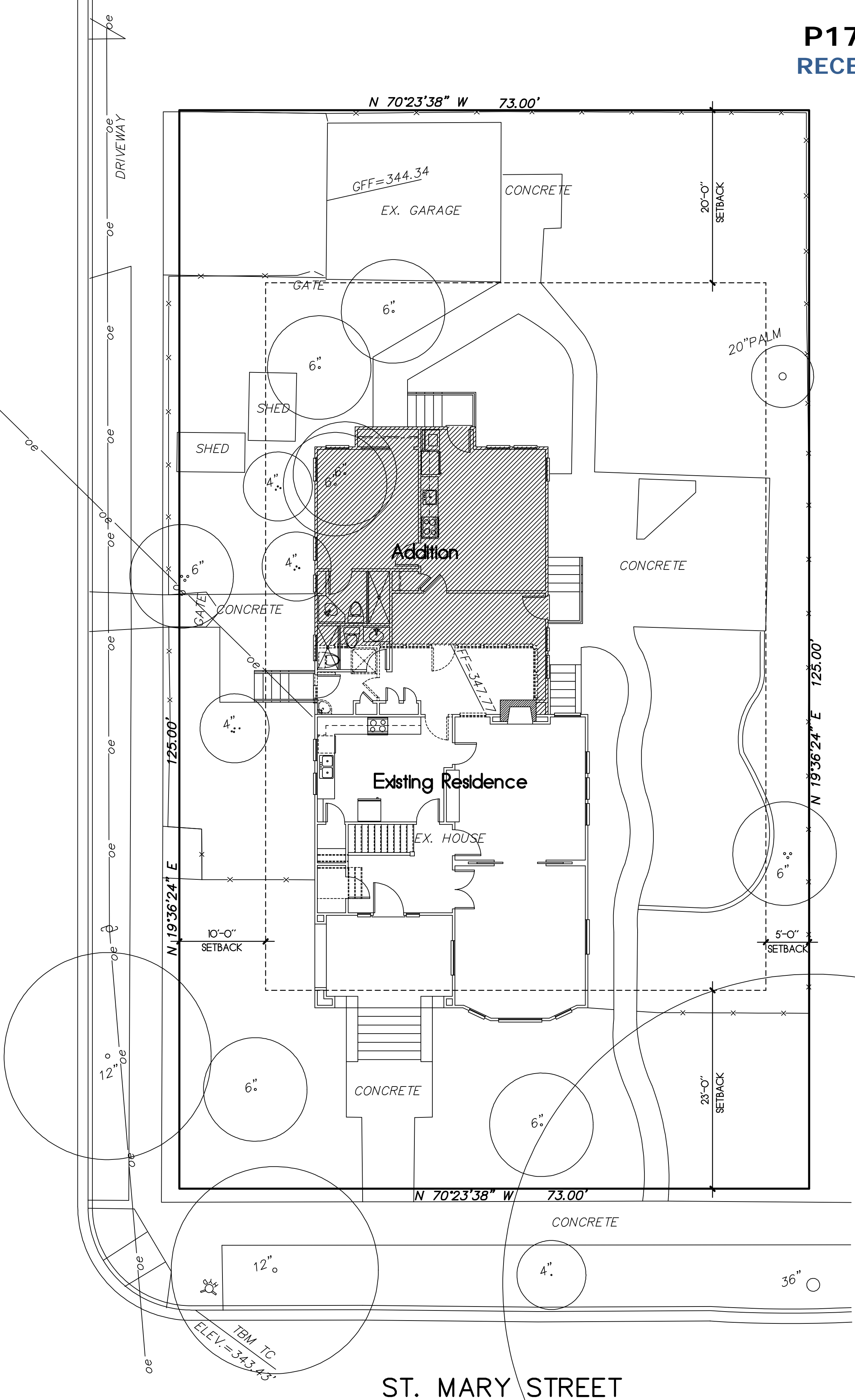
All roof drainage taken through suitable discharge area.

Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard.

Area drains shall be interconnected and discharged at street or suitable discharge facility.

Irrigation system shall be designed to prevent saturation of soil adjacent to building.

PLEASANTON AVENUE

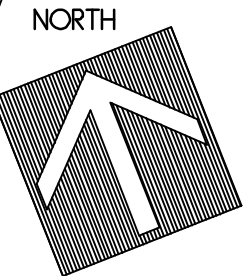


ZONING:	R-1-6500
LOT AREA:	9125 SQ. FT.
F.A.R.:	40%
ALLOWABLE AREA:	3650 SQ. FT.
EXISTING AREA:	2057 SQ. FT.
EXISTING SUNROOM (DEMOLISHED):	391 SQ. FT.
EXISTING BASEMENT:	793 SQ. FT.
NEW AREA:	1091 SQ. FT.
TOTAL AREA:	3148 SQ. FT.
PROPOSED F.A.R.:	34.4%
(BASEMENT DOES NOT COUNT IN F.A.R.)	

Rev	Description	Date

**Site Plan**

Job Number:	201605	Sheet:	1
Scale:	1/8"=1'-0"		
Drawn:	Terry		
Checked:	Terry		
Date:	5-1-17	Of	8







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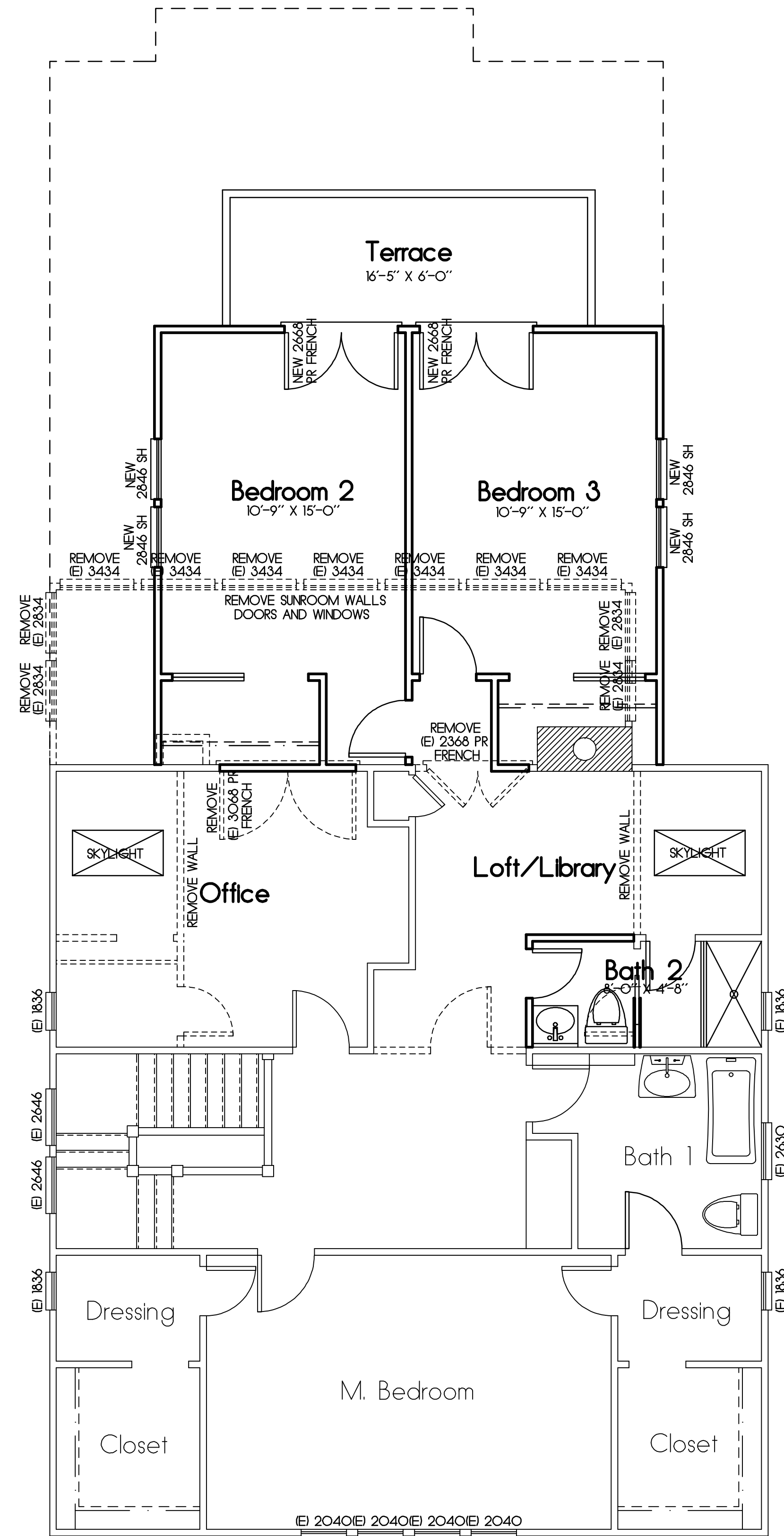
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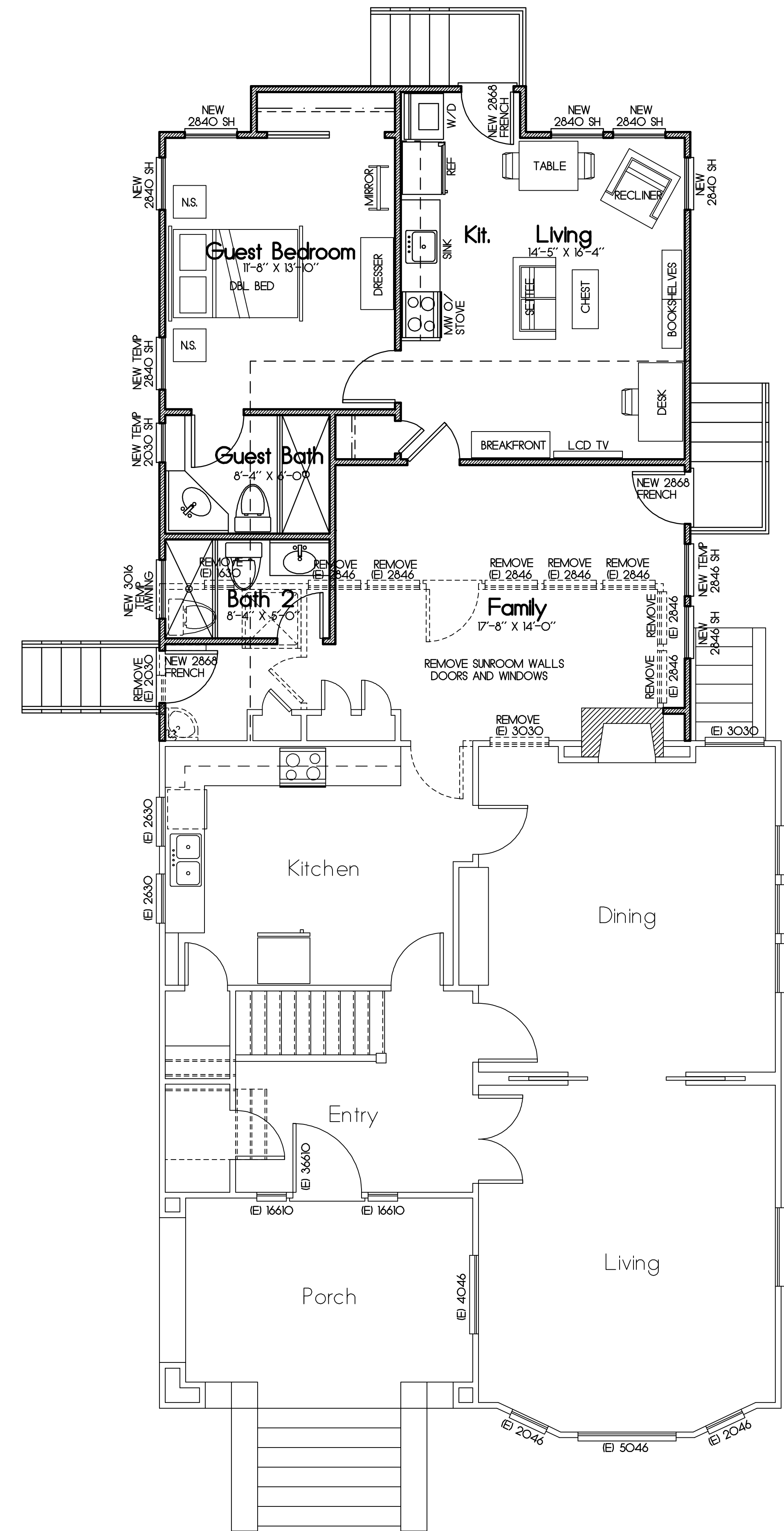
565 St. Mary Street  
Pleasanton, California

Notes:



Revised Second Floor Plan Option B

EXISTING FLOOR AREA: 1076 SQUARE FEET  
EXISTING SUNROOM (DEMOLISHED): 206 SQUARE FEET / (REBUILT): 161 SQUARE FEET  
NEW FLOOR AREA: 265 SQUARE FEET



Revised First Floor Plan

EXISTING FLOOR AREA: 981 SQUARE FEET  
EXISTING SUNROOM (DEMOLISHED AND REBUILT): 145 SQUARE FEET  
NEW FLOOR AREA: 665 SQUARE FEET (522 DEDICATED TO SECOND UNIT)

Rev	Description	Date
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Revised Floor Plans

Job Number: 201605 Sheet:  
Scale: 1/4"=1'-0"  
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Date: 2-9-18 Of 8

4D



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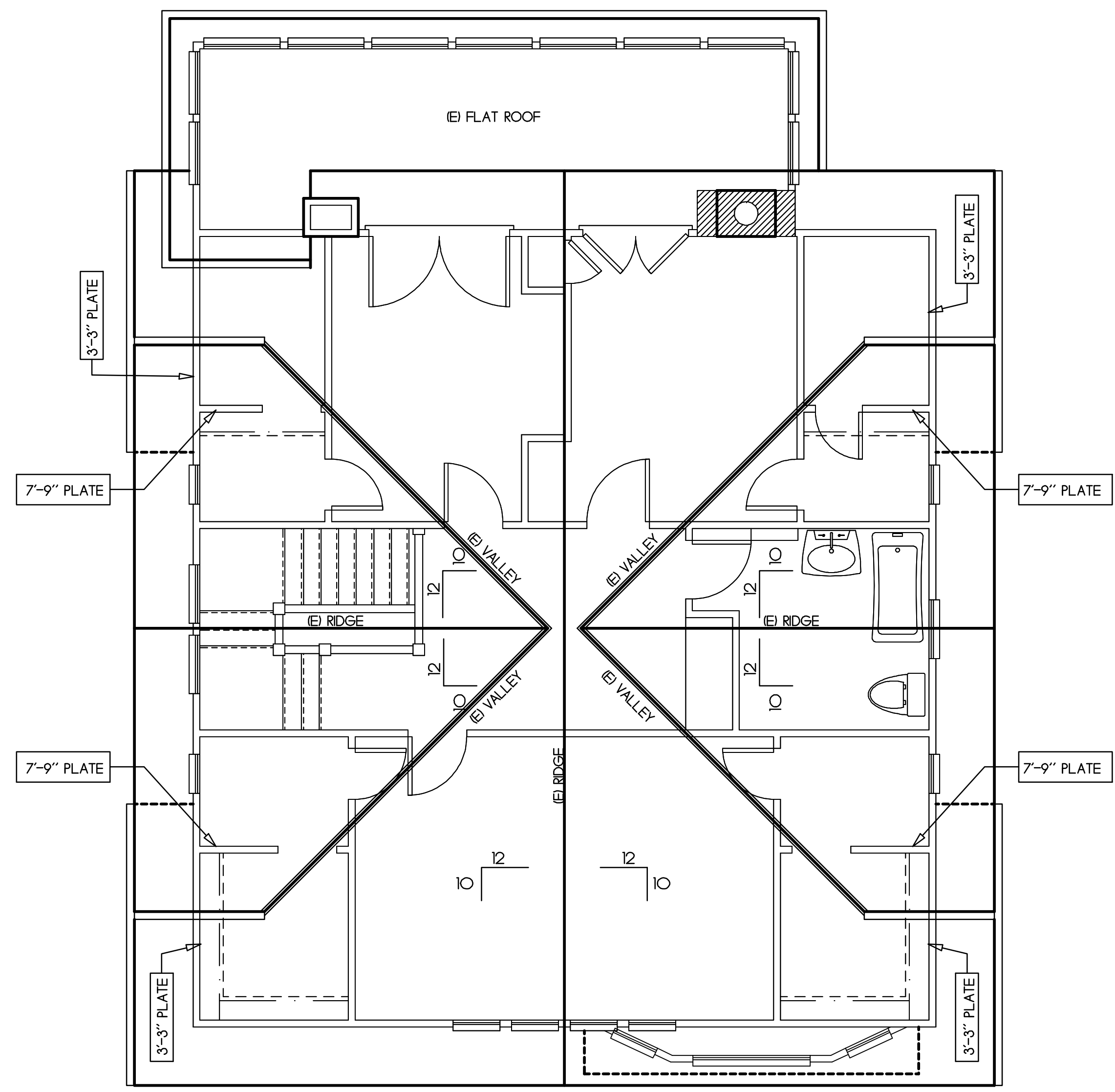
147 Old Bernal Ave., Suite 6  
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Pfuehler/Barth Remodel

565 St. Mary Street  
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Notes:

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Rev	Description	Date

Existing Roof Plan

Job Number: 201605 Sheet: 5  
 Scale: 1/4"=1'-0"  
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Notes:

Roofing shall be Composition Shingle over 3/8" felt over 1/2" OSB sheathing w/ radiant barrier nailed per structural engineer's specifications. Downspouts shall be located by others.

The net free attic ventilation area shall be not less than 1/150 of the area of the space ventilated.

ATTIC VENTILATION :	XXXX / 150 = XXXXX sq. ft.
Total area required to be vented :	XXXXX sq. ft.
XXX Rafter vent _____	XXXXX sq. ft.
XXX Gable end vent _____	XXXXX sq. ft.
XXX O'Hagin vent _____	XXXXX sq. ft.
Total Area of ventilation :	XXXXX sq. ft.
50% LOW REQUIREMENT:	XXX > XXX, OKAY
50% HIGH REQUIREMENT:	XXX > XXX, OKAY

All framing shall be Douglas Fir No. 2 or better (U.O.N)

Composition shingles shall be fastened per 2016 CBC.

Roof flashing around pipes, vents, flues, chimneys, etc. shall be lead, copper, or other approved flexible flashing material and shall be formed to follow the contours of the tile and allow seating of the tiles as per 2016 CBC.

Plate heights are designated off adjacent subfloor (U.O.N).

All rakes shall be 30" from wall framing (U.O.N).

All eaves shall be 30" from wall framing (U.O.N).

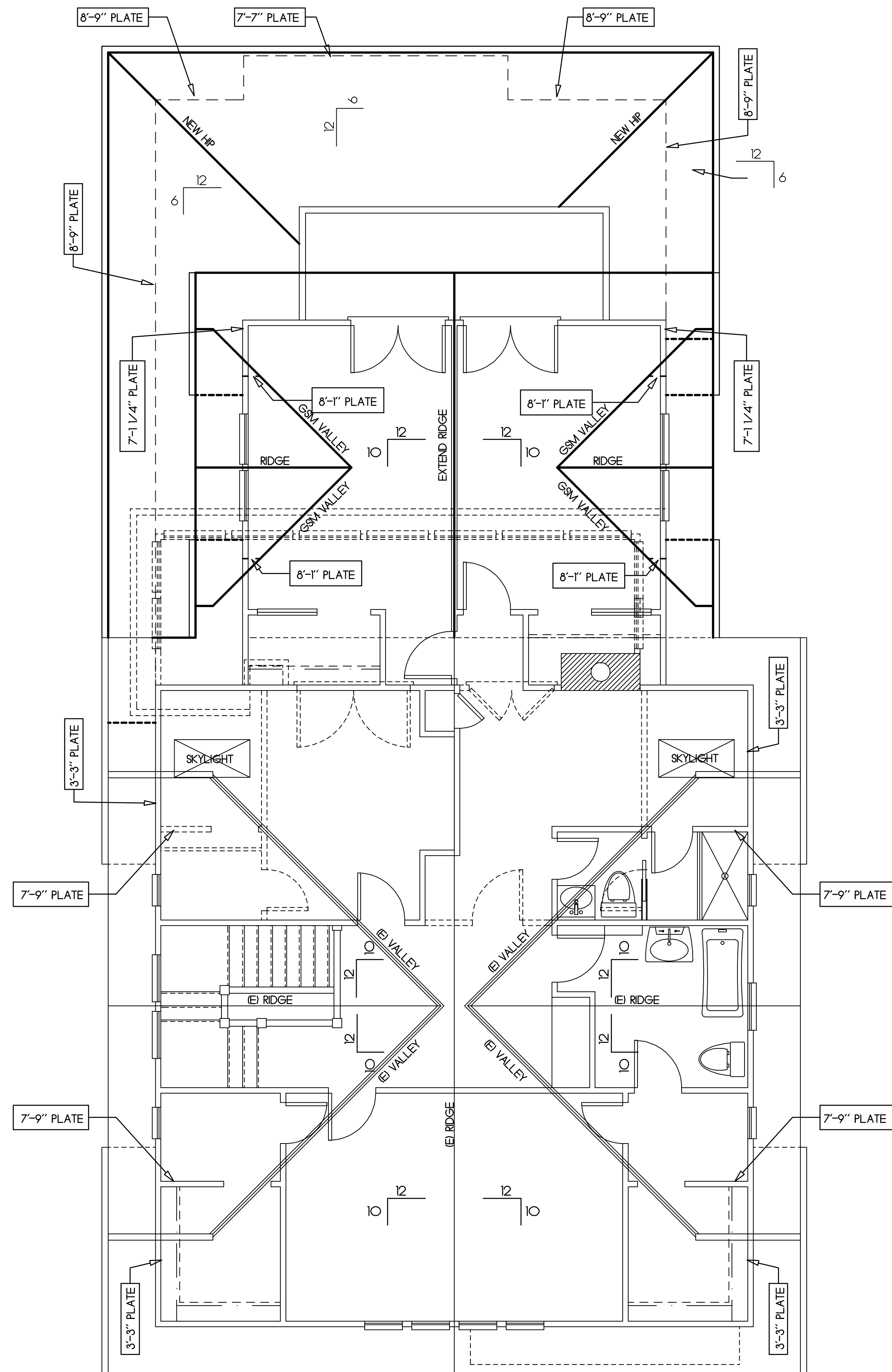
All beams shall be braced at each end to prevent rotation.

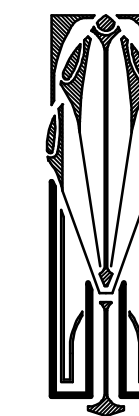
Rev	Description	Date
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Revised Roof Plan

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6D





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Notes:

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Left Side Elevation  
(West)



Front Elevation  
(South)



Right Side Elevation  
(East)



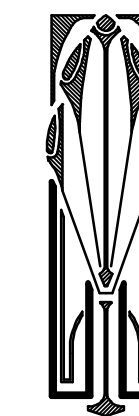
Rear Elevation  
(North)

Rev | Description | Date

Existing Elevations

Job Number: 201605 Sheet: 7  
Scale: 1/4"=1'-0"  
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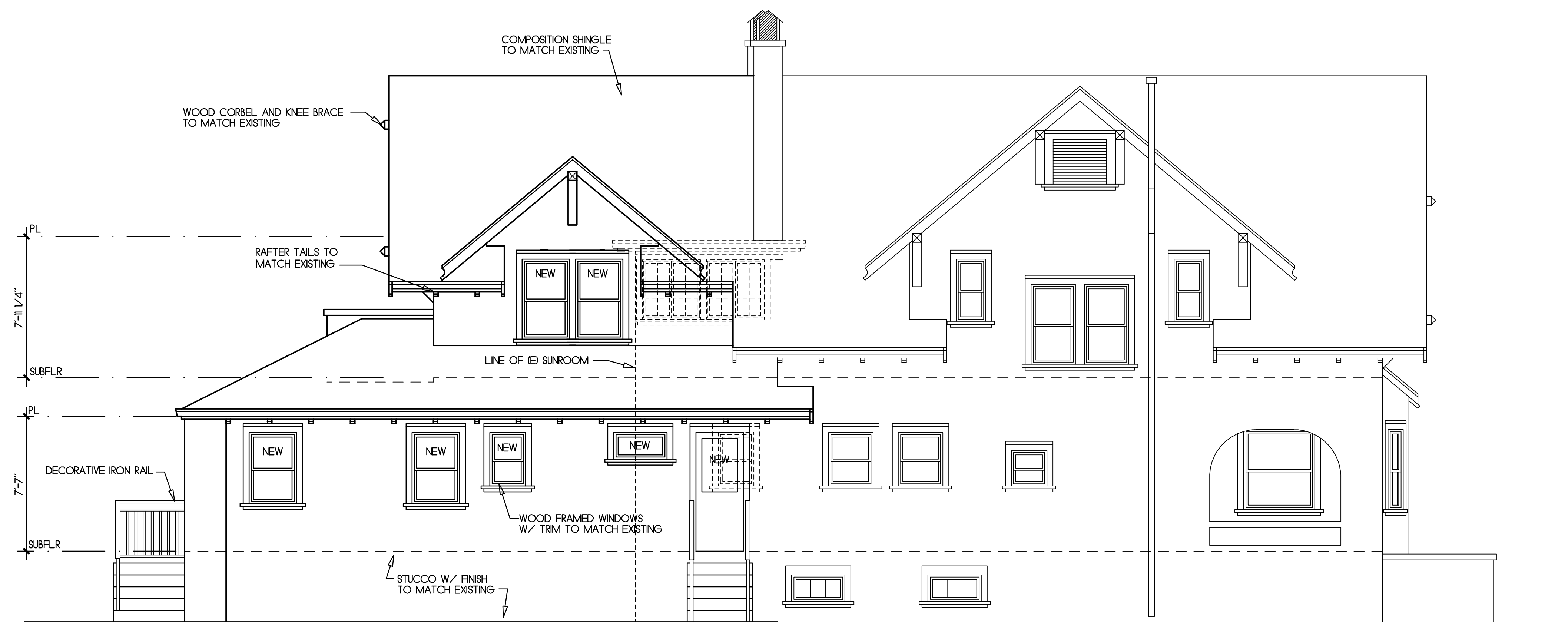
Pfuehler/Barth Remodel

565 St. Mary Street  
Pleasanton, California

Notes:



Front Elevation  
(South)



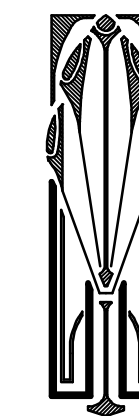
Left Side Elevation  
(East)

Rev | Description | Date

Revised Elevations

Job Number: 201605 Sheet:  
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8D



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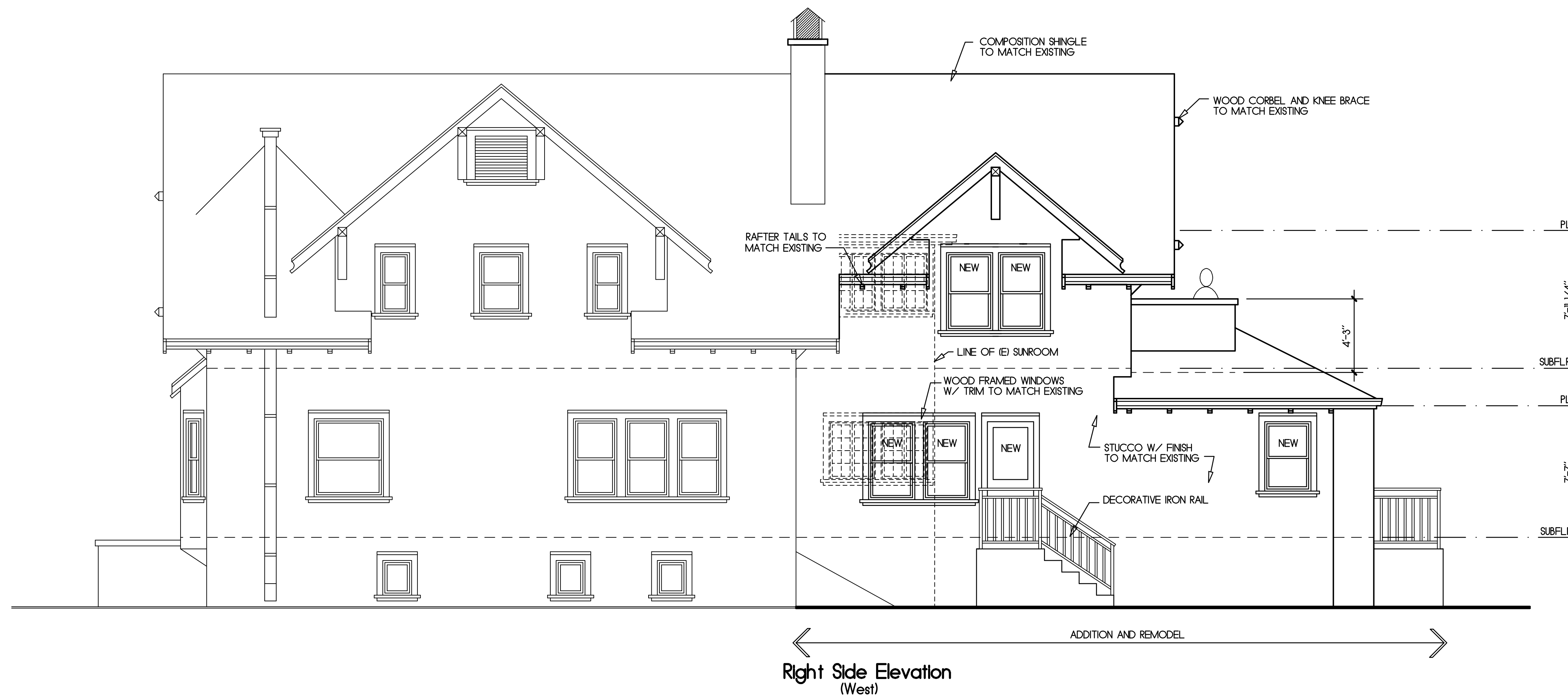
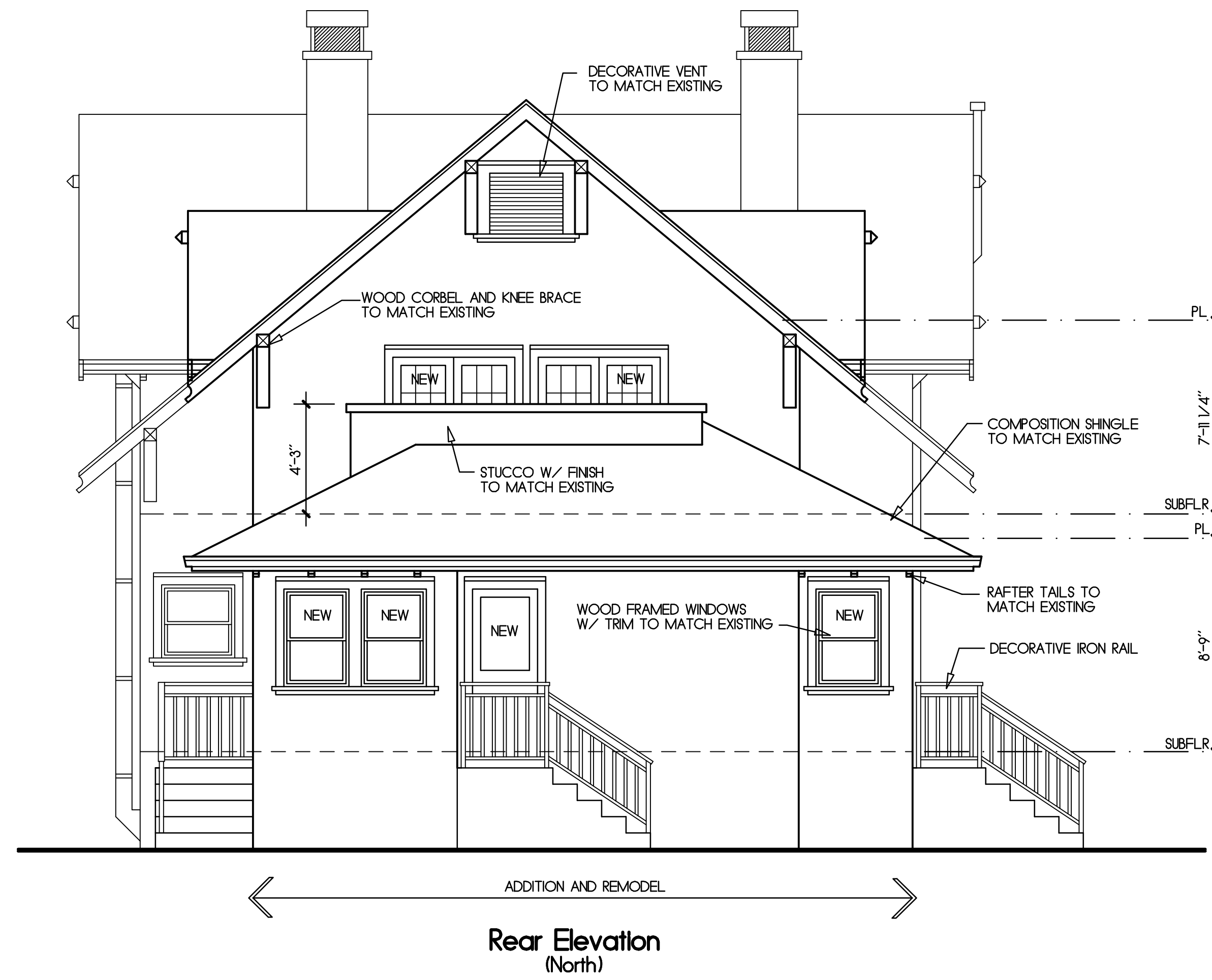
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Notes:



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Revised Elevations

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9D