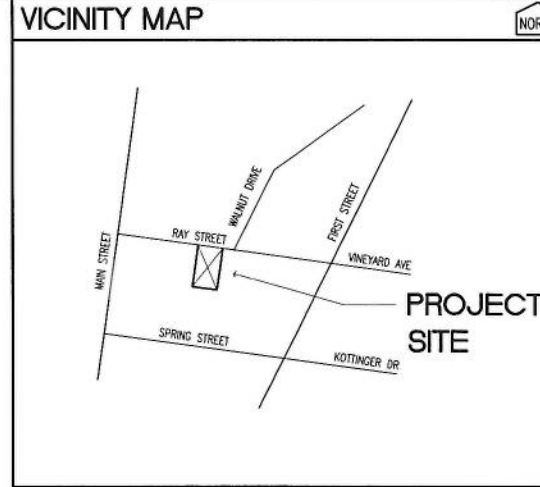


**EXISTING RESIDENCE - FLOOR PLAN** (1,130 SF)  
1/4"=1'-0"



**VICINITY MAP**

**SHEET INDEX**

ARCHITECTURAL:	CIVIL:
A1 SITE PLAN	C1 TOPOGRAPHIC SURVEY, GRADING PLAN
A2 LOWER FLOOR PLAN	
A3 UPPER FLOOR PLAN	LANDSCAPE:
A4 EXTERIOR ELEVATIONS	L1 PRELIMINARY LANDSCAPE PLAN
A5 EXTERIOR ELEVATIONS	

PIS-073a(OP)  
 RECEIVED  
 MAR 18 2015  
 CITY OF PLEASANTON  
 PLANNING DIVISION  
 EXHIBIT B

**PROJECT DATA**

**BUILDING OWNER:**  
JACK WAZE  
236 RAY STREET  
PLEASANTON, CA 94566

**LOT AREA:** 9,150 SF  
**F. A. R. =** 4,143 (LIVING AREA) / 9,150 (LOT AREA) = 45 %  
**LOT COVERAGE:** 3,396 / 9,150 = 37 %

**BUILDING DATA:**  
**EXISTING BUILDING:** UNIT 1 1,170 SF

**PROPOSED BUILDING:**

LOWER FLOOR:	
GARAGE	924 SF
UNIT 2	1,053 SF
<b>TOTAL LOWER FLOOR:</b>	<b>1,977 SF</b>
UPPER FLOOR:	
UNIT 3	1,053 SF
UNIT 4	867 SF
<b>TOTAL LOWER FLOOR:</b>	<b>1,920 SF</b>
<b>TOTAL BUILDING AREA:</b>	<b>3,897 SF</b>

**CODE DATA:**  
APN: 94-110-39  
ZONING: CC  
OCCUPANCY GROUP: R-2 / U  
FIRE SPRINKLERS: YES, UNITS 2, 3 & 4  
CONSTRUCTION TYPE: V-B  
BUILDING HEIGHT: 2 STORY

**APPLICABLE CODES:**  
2013 CALIFORNIA BUILDING CODE (2012 IBC)  
2013 CALIFORNIA MECHANICAL CODE (2012 UMC)  
2013 CALIFORNIA PLUMBING CODE (2012 UPC)  
2013 CALIFORNIA ELECTRICAL CODE (2011 NEC)  
2013 CALIFORNIA FIRE CODE (2012 IFC)  
2013 CALIFORNIA RESIDENTIAL CODE (2012 IRC)  
2013 CALIFORNIA ENERGY CODE  
ALL OTHER APPLICABLE STATE AND LOCAL CODES

**PARKING REQUIREMENT:**

**PARKING REQUIRED:** 4 APARTMENTS x 1.5 SPACES / UNIT = 6 SPACES  
**PARKING PROPOSED:** 6 SPACES

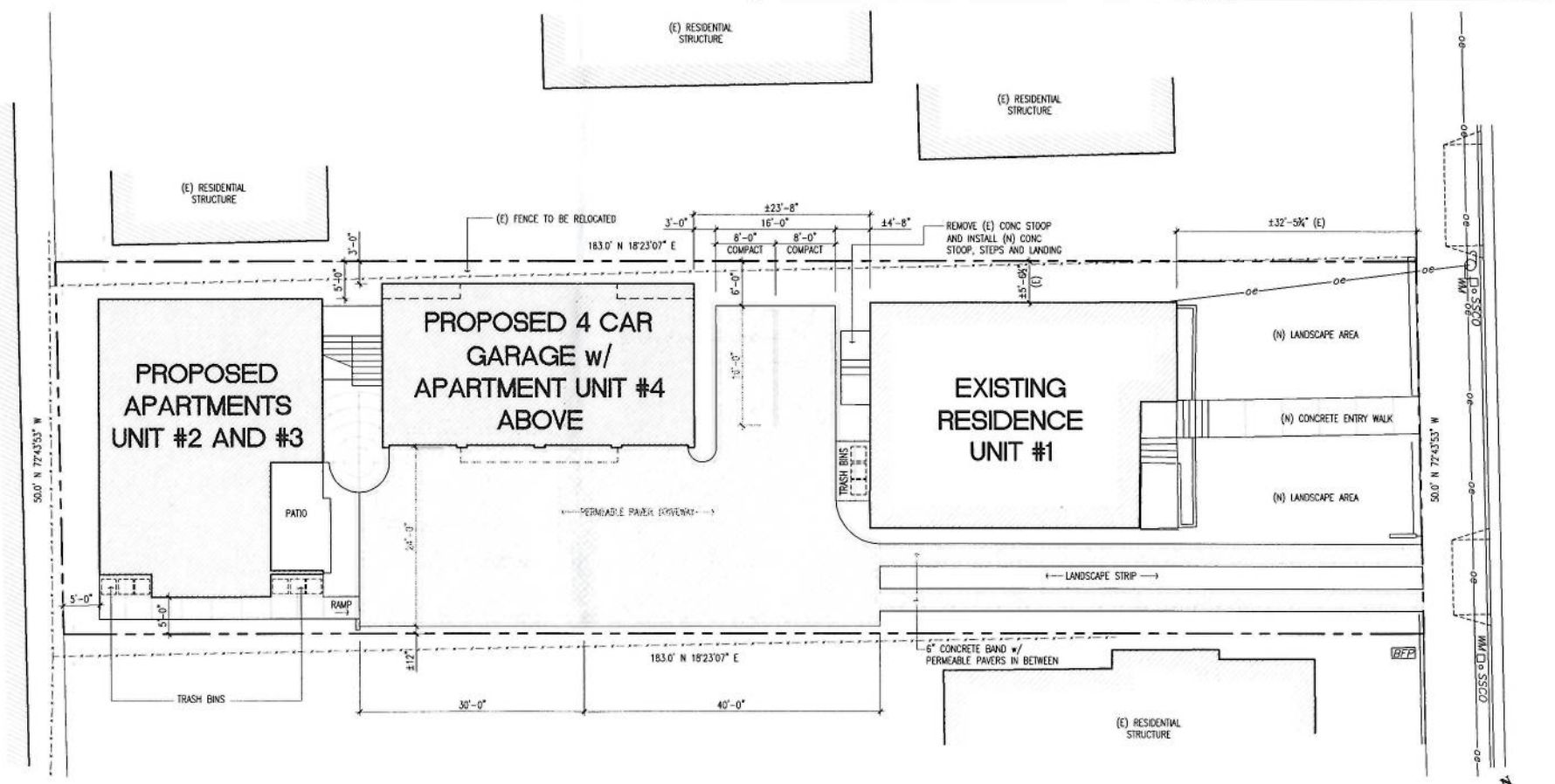


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**RAY STREET APARTMENTS**  
236 RAY STREET  
PLEASANTON, CA 94566

DATE	BY
01-30-15	KH
PRELIM REVIEW	
09-01-15	KH
PLANNING	
03-18-16	KH
PLANNING REV	

Drawn: KH  
Checked: KH  
APP # 15009  
FILE PLOT-D

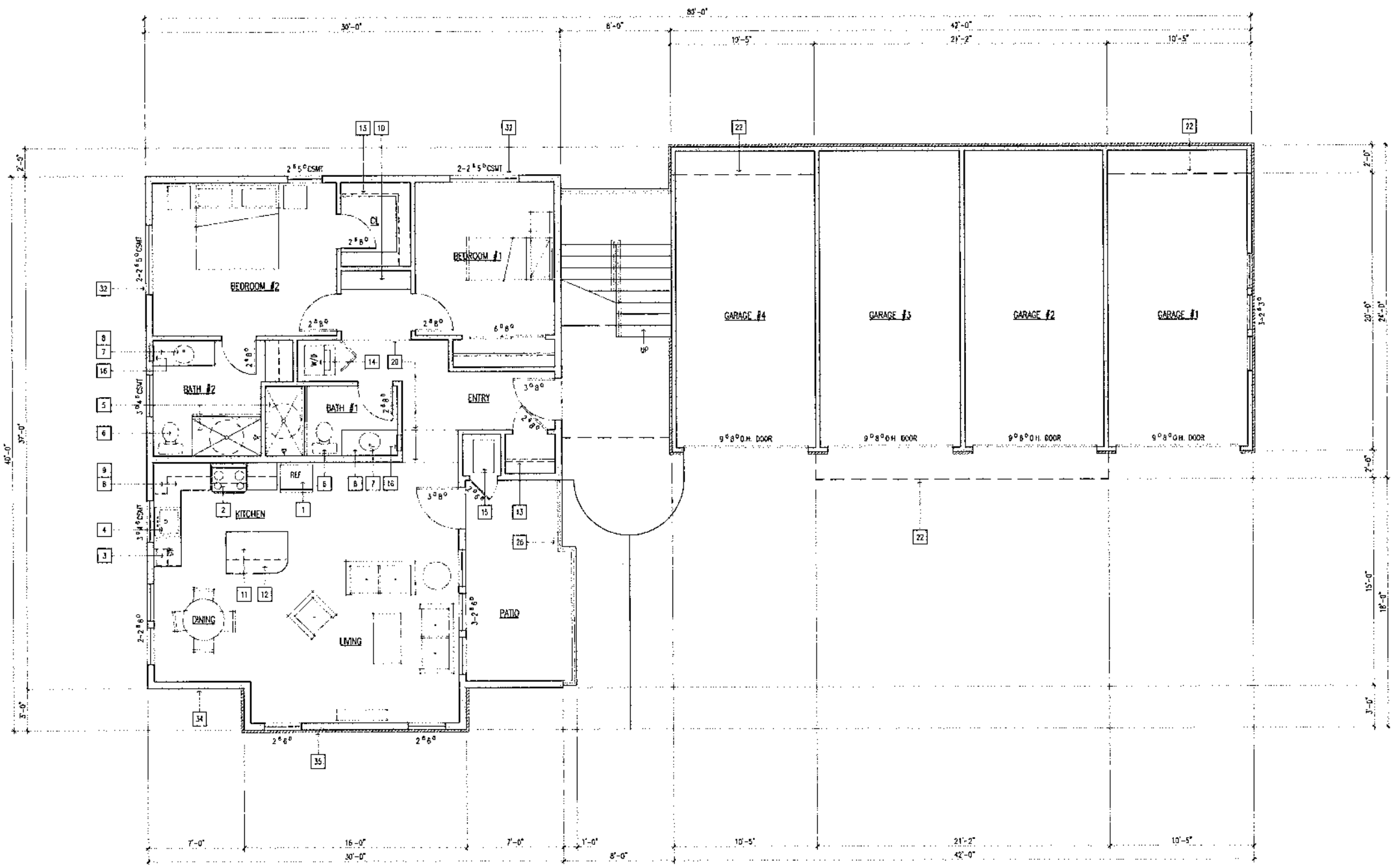


**SITE PLAN**  
1"=10'-0"

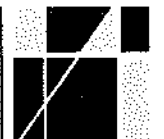
SITE PLAN  
**A1**

**FLOOR PLAN KEY NOTES**

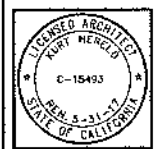
1. REFRIGERATOR, PLUMBING FOR ICE MAKER, VERIFY SELECTION & COORDINATE w/ OWNER.
2. RANGE w/ OVERHEAD EXHAUST FAN & OPEN BELOW, VERIFY SELECTION & COORDINATE w/ OWNER.
3. DISHWASHER w/ SURFACE MOUNT AIR GAP, VERIFY SELECTION & COORDINATE w/ OWNER.
4. KITCHEN SINK w/ DISPOSAL, VERIFY SELECTION & COORDINATE w/ OWNER.
5. STALL SHOWER w/ TEMPERED GLASS SHOWER ENCLOSURE (21" MIN. DOOR), VERIFY SELECTION & COORDINATE w/ OWNER. MIN. SHOWER STALL SIZE 1024 SQUARE INCHES CAPABLE OF ENCOMPASSING A 30" DRICLE.
6. WATER CLOSET, VERIFY SELECTION & COORDINATE w/ OWNER.
7. LAVATORY, VERIFY SELECTION & COORDINATE w/ OWNER.
8. 24" DEEP BASE CABINET TO +36" TYP. (+30" TYP. @ BATHROOMS)
9. 12" DEEP UPPER CABINETS w/ ADJUSTABLE SHELVING.
10. FULL HEIGHT CABINET w/ ADJUSTABLE SHELVING.
11. ISLAND CABINET TO +30" A.F.F.
12. KNEE SPACE BELOW COUNTER TOP.
13. SHELF & POLE OR CLOSET ORGANIZATION SYSTEM, VERIFY SELECTION & COORDINATE w/ OWNER.
14. STACKED WASHING MACHINE / DRYER, PROVIDE WATER SUPPLY & WASTE LINES FOR WASHING MACHINE & EXHAUST DUCT TO EXTERIOR FOR DRYER. SELECTION & COORDINATE w/ OWNER.
15. F.A.O. ON PLY PLATFORM IN CLOSET w/ FULL AIR-CONDITION PREP.
16. MEDICINE CABINET.
17. INSTANTANEOUS WATER HEATER MOUNTED ON WALL.
18. AC CONDENSING UNITS.
19. 22"x30" MIN. ATTIC ACCESS OPENING.
20. LINE OF BEELING CHANGE ABOVE, SEE REFLECTED CEILING PLAN.
21. LINE OF WALL BELOW.
22. LINE OF WALL ABOVE.
23. 5/8" TYPE "T" GYP. BD BETWEEN GARAGE AND LIVING SPACE @ ALL WALLS & CEILINGS TYPICAL. ALL STRUCTURAL POSTS, BEAMS AND WALLS SUPPORTING AREA ABOVE SHALL BE PROTECTED BY ONE HOUR CONSTRUCTION.
24. 5/8" TYPE "T" GYP. BD @ ALL WALLS & CEILINGS TYP. @ USABLE SPACES UNDER STAIRS, TYP.
25. METAL HANDRAIL TO +34"-38" ABOVE TREAD NOSING PER CBC SECTION 1013. VERIFY SELECTION & COORDINATE w/ OWNER.
26. METAL GUARDRAIL TO +42" MIN ABOVE ADJACENT FINISH FLOOR PER CBC SECTION 1013. VERIFY & COORDINATE w/ OWNER.
27. TRAIL & RISER, VERIFY SELECTION & COORDINATE w/ OWNER.
28. CONCRETE FINISH.
29. CONCRETE WALKWAY ACCESS.
30. MAIN ELECTRICAL PANEL.
31. ELECTRICAL SUBPANEL.
32. EXPRESS WINDOW: SEE EXPRESS WINDOW REQUIREMENTS IN GENERAL WINDOW NOTES IN WINDOW SCHEDULE. VERIFY COMPLIANCE w/ WINDOW MANUFACTURER.
33. TEMPERED GLAZING REQUIRED PER CSC 2406.
34. WALLS: 2x STUDS @ 16" o.c. SEE WALL LEGEND.
35. STONE VENEER OVER WALLS, SEE ELEVATIONS.
36. WASHING MACHINE, PROVIDE WATER SUPPLY & WASTE LINES FOR WASHING MACHINE.
37. DRYER, PROVIDE EXHAUST DUCT TO EXTERIOR FOR DRYER.



**LOWER FLOOR PLAN**  
1/4"=1'-0"



**HERELD & AYRES**  
ARCHITECTS  
1025 Supreme Lane, Suite 9  
Pleasanton, California 94566  
925.931.1166 FAX 925.931.1169  
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**RAY STREET APARTMENTS**  
236 RAY STREET  
PLEASANTON, CA 94566

DATE	BY	REVISION
01-30-15	KH	PRELIM REVIEW
09-04-15	KH	PLANNING
03-18-16	KH	PLANNING REV

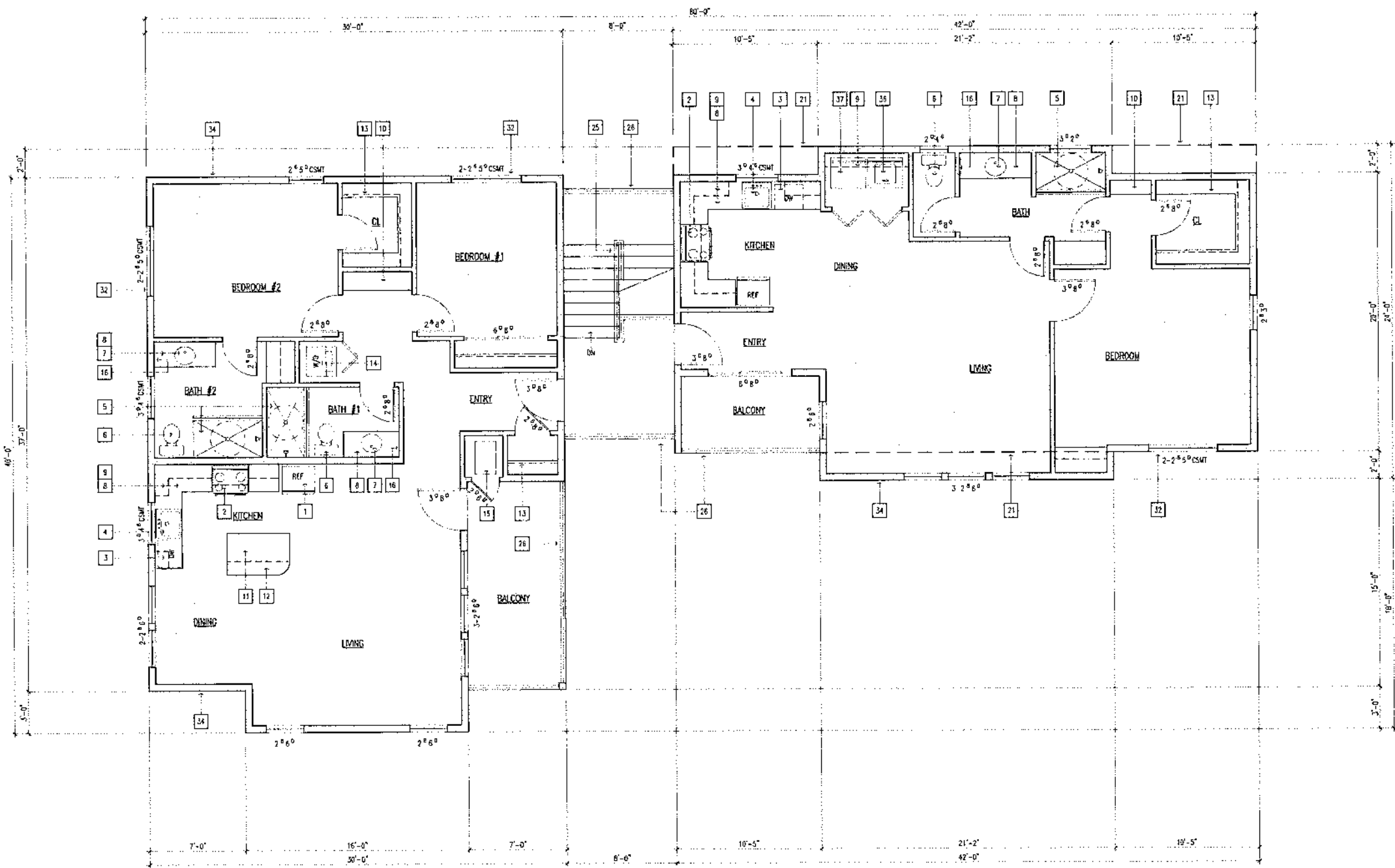
DESIGN: KH  
CHECKED: KH  
DATE: 15009  
BY: PLOT-0

LOWER FLOOR PLAN

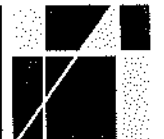
**A2**

### FLOOR PLAN KEY NOTES

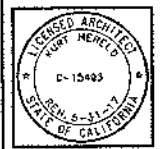
1. REFRIGERATOR, PLUMBING FOR ICE MAKER, VERIFY SELECTION & COORDINATE w/ OWNER.
2. RANGE w/ OVERHEAD EXHAUST FAN @ OPEN BELOW, VERIFY SELECTION & COORDINATE w/ OWNER.
3. DISHWASHER w/ SURFACE MOUNT AIR CAP, VERIFY SELECTION & COORDINATE w/ OWNER.
4. KITCHEN SINK w/ DISPOSAL, VERIFY SELECTION & COORDINATE w/ OWNER.
5. STALL SHOWER w/ TEMPERED GLASS SHOWER ENCLOSURE (22" MIN. DOOR), VERIFY SELECTION & COORDINATE w/ OWNER. MIN. SHOWER STALL SIZE 1024 SQUARE INCHES CAPABLE OF ENCOMPASSING A 30" O/D CIRCLE.
6. WATER CLOSET, VERIFY SELECTION & COORDINATE w/ OWNER.
7. LAVATORY, VERIFY SELECTION & COORDINATE w/ OWNER.
8. 24" DEEP BASE CABINET TO +35" TYP. (+30" TYP. @ BATHROOMS)
9. 12" DEEP UPPER CABINETS w/ ADJUSTABLE SHELVING.
10. FULL HEIGHT CABINET w/ ADJUSTABLE SHELVING.
11. ISLAND CABINET TO +38" A.F.F.
12. KNEE SPACE BELOW COUNTER TOP.
13. SHELF & POLE OR CLOSET ORGANIZATION SYSTEM, VERIFY SELECTION & COORDINATE w/ OWNER.
14. STACKED WASHING MACHINE / DRYER: PROVIDE WATER SUPPLY & WASTE LINES FOR WASHING MACHINE & EXHAUST DUCT TO EXTERIOR FOR DRYER. SELECTION & COORDINATE w/ OWNER.
15. F.A.U. (PA) PLY PLATFORM IN CLOSET w/ FULL AIR-CONDITION PREP.
16. MEDICINE CABINET.
17. INSTANTANEOUS WATER HEATER MOUNTED ON WALL.
18. A.C. CONDENSING UNITS.
19. 22"x30" MIN. ATTIC ACCESS OPENING.
20. LINE OF CEILING CHANGE ABOVE, SEE REFLECTED CEILING PLAN.
21. LINE OF WALL BELOW.
22. LINE OF WALL ABOVE.
23. 5/8" TYPE X DYP. BD. BETWEEN GARAGE AND LIVING SPACE @ ALL WALLS & CEILINGS TYPICAL. ALL STRUCTURAL POSTS, BEAMS AND WALLS SUPPORTING AREA ABOVE SHALL BE PROTECTED BY ONE HOUR CONSTRUCTION.
24. 5/8" TYPE X DYP. BD. @ ALL WALLS & CEILINGS TYP. @ USEABLE SPACES UNDER STAIRS, TYP.
25. METAL HANDRAIL TO +34"-38" ABOVE TREAD NOSING PER CBC SECTION 1013. VERIFY SELECTION & COORDINATE w/ OWNER.
26. METAL GUARDRAIL TO +42" MIN. ABOVE ADJACENT FINISH FLOOR PER CBC SECTION 1013. VERIFY & COORDINATE w/ OWNER.
27. TREAD & RISER VERIFY SELECTION & COORDINATE w/ OWNER.
28. CONCRETE FINISH.
29. CONCRETE WALKWAY ACCESS.
30. MAIN ELECTRICAL PANEL.
31. ELECTRICAL SUBPANEL.
32. EXPRESS WINDOW: SEE EXPRESS WINDOW REQUIREMENTS IN GENERAL WINDOW NOTES IN WINDOW SCHEDULE. VERIFY COORDINATE w/ WINDOW MANUFACTURER.
33. TEMPERED GLAZING REQUIRED PER CBC 2408.
34. WALLS: 2x STUDS @ 16" o.c., SEE WALL LEGEND.
35. STONE VENEER OVER WALLS, SEE ELEVATIONS.
36. WASHING MACHINE: PROVIDE WATER SUPPLY & WASTE LINES FOR WASHING MACHINE.
37. DRYER: PROVIDE EXHAUST DUCT TO EXTERIOR FOR DRYER.



UPPER FLOOR PLAN  
1/4"=1'-0"



**HERELD & AYRES**  
ARCHITECTS  
1835 Sycamore Lane, Suite D  
Pleasanton, California • 94566  
925.602.1165 • Fax: 925.602.1195  
herald@herald.com



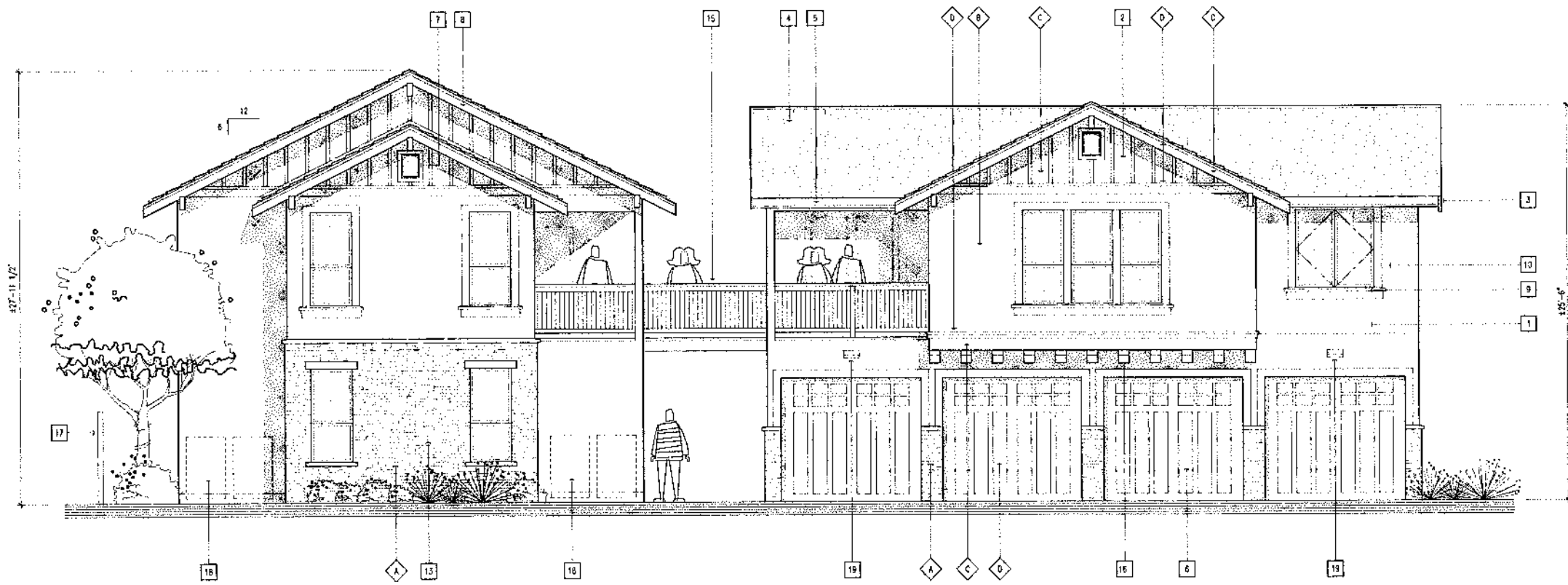
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**RAY STREET APARTMENTS**  
236 RAY STREET  
PLEASANTON, CA 94566

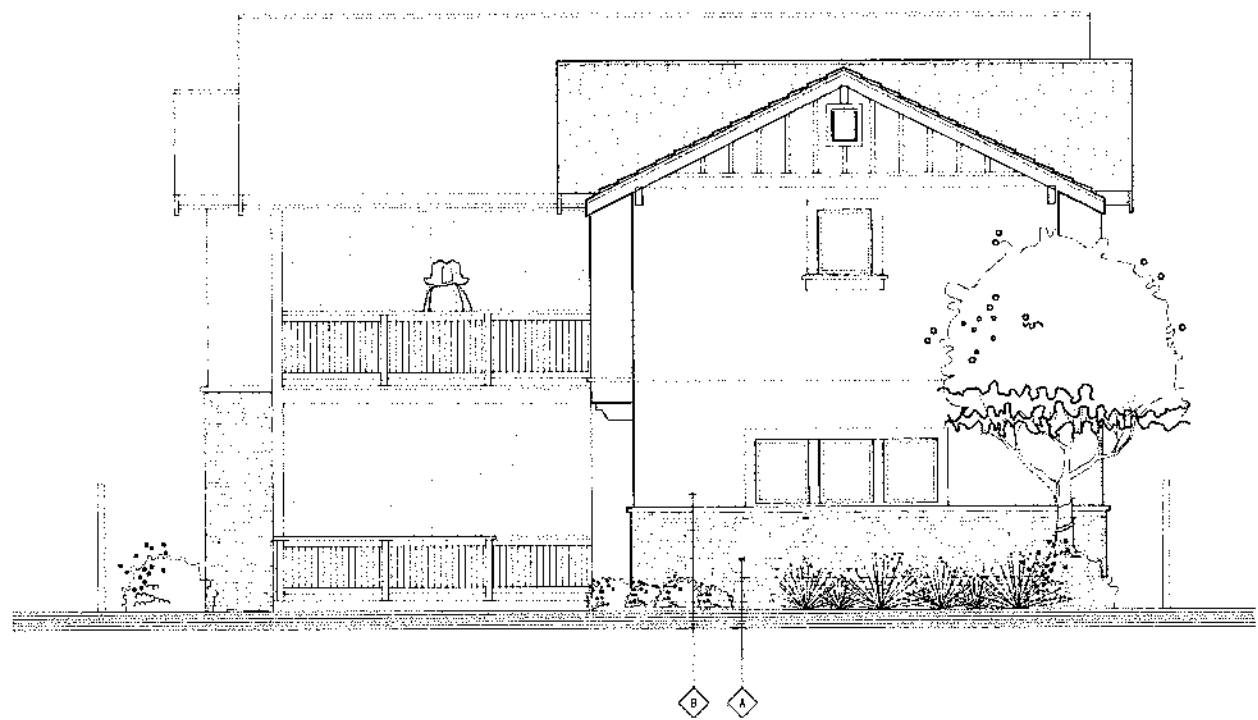
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01-30-15	KH	PRELIM REVIEW
09-01-15	KH	PLANNING
03-18-16	KH	PLANNING REV

DATE: 03/18/16  
DRAWN BY: KH  
JOB #: 15009  
FILE: FLOT-D

UPPER FLOOR PLAN  
**A3**



**EAST ELEVATION**  
1/4"=1'-0"



**NORTH ELEVATION**  
1/4"=1'-0"

**EXTERIOR ELEVATION KEY NOTES**

1. EXTERIOR FINISH: 3 COAT CEMENT PLASTER w/ METAL LATH OVER 2 LAYERS OF 1/2" BUILDING PAPER OVER PLY SHEATHING.
2. EXTERIOR SIDING: ROUGH SAWN PLYWOOD w/ 1x3 BATTIS @ 16" o.c., PRIME & PAINT.
3. EXTEND BARGEBOARDS TO COVER GUTTER TERMINATIONS.
4. ROOFING: CLASS A COMPOSITION FIBERGLASS ASPHALT SHINGLES DIMENS-CORNING "PROUDENCE" OR EQUAL w/ 30 YEAR FRODOUST WARRANTY.
5. PAINTED 6" FASCIA CUTTER w/ 2x8 FASCIA BOARD @ EAVES.
6. SECTIONAL ROLL-UP GARAGE DOOR (SIZE PER PLANS) - SELECTION BY OWNER.
7. 12"x18" RECTANGULAR DECORATIVE LOUVERED ATTIC VENT w/ 2x 1PDM PAINTED.
8. SHINGLE WOULD @ 2x8 FASCIA @ GABLES.
9. WINDOWS: MFMW "INTEGRITY" LANE, WOOD/FIBERGLASS GLAZ, DUAL-PANE CASERMENT AND GLIDER WINDOWS.
10. WINDOW TRIMS: CEMENT PLASTER w/ 2x6 FORM TRIM, SEE DETAIL.
11. FRONT ENTRY DOOR: WOOD OR FIBERGLASS, "CRAFTSMAN" STYLE, STAINED AND SEALED. VERIFY DOOR & FINISH SELECTION w/ OWNER.
12. DOWNSPOUT PAINTED TO MATCH EXTERIOR FINISH. VERIFY REQUIREMENTS.
13. STONE VENEER w/ STONE CAP.
14. ROOF TO WALL C.I. FLASHING, TOP.
15. DECORATIVE METAL RAILING @ PORCH BY CAL. STEEL STAR & RAIL - VERIFY STYLE w/ OWNER.
16. 6x12 FALSE CORBELLS w/ SHAPED ENDS, PAINTED.
17. 6'-0" TALL FENCE @ PROPERTY LINE.
18. RESIDENTIAL TRASH BIN LOCATION.
19. LIGHT FIXTURE.
20. STAR & LANDING.

**EXTERIOR COLOR LEGEND**

- A EXTERIOR WALL: STONE VENEER, ELDORADO STONE, SANTA MARIA CYPRESS RIDGE.
- B EXTERIOR WALL: LA HABRA STUCCO EXTERIOR COLOR CODE "X-278 TRASKO"
- C EXTERIOR WALL TRIM AND FASCIA/CUTTER: KELLY-MOORE KM4323-1 "LUCKY DOG"
- D EXTERIOR ACCENT TRIM: KELLY-MOORE KM5789-3 "SHADOW CLIFF"



**HERELD & AYRES**  
ARCHITECTS  
1329 Sepulveda Lane, Suite 10  
Pleasanton, California 94566  
925.861.1166 - FAX: 925.861.1168  
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**RAY STREET APARTMENTS**  
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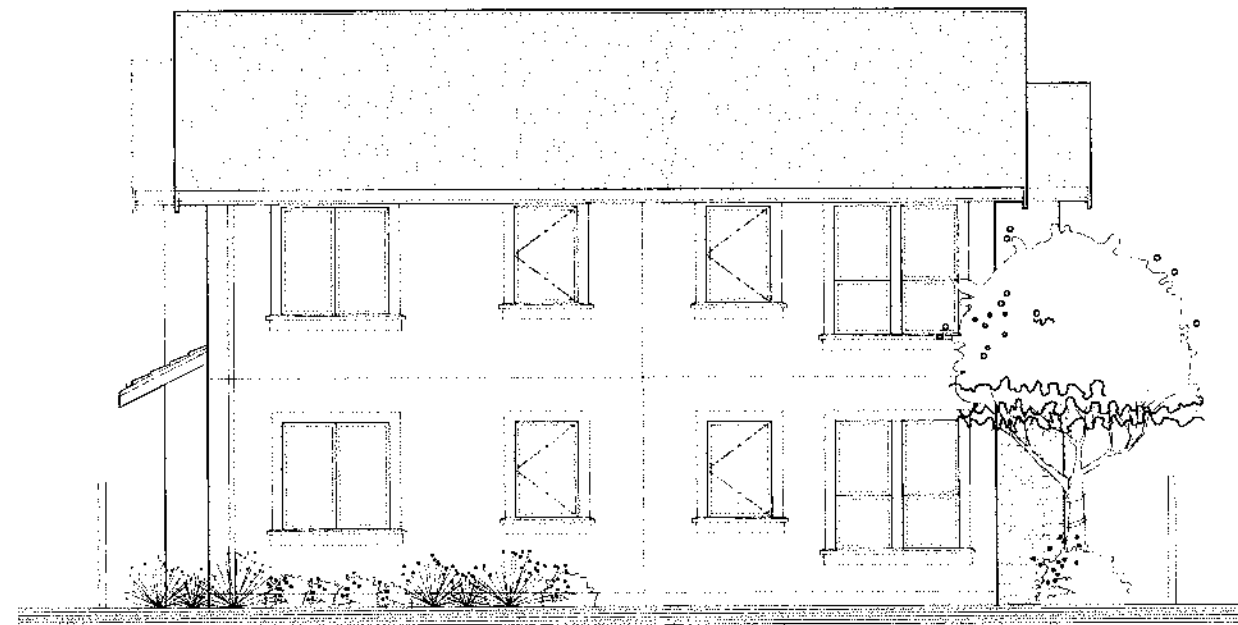
DATE	BY	REVISION
01-30-15	KH	PRELIM REVIEW
03-01-15	KH	PLANNING
03-18-15	KH	PLANNING REV

DATE: 03/18/15  
REVISION: 03/18/15  
NO. 15009  
PL. PLOT-D

EXTERIOR ELEVATIONS



**WEST ELEVATION**  
1/4"=1'-0"



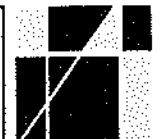
**SOUTH ELEVATION**  
1/4"=1'-0"

**EXTERIOR ELEVATION KEY NOTES**

1. EXTERIOR FINISH: 3 COAT CEMENT PLASTER w/ METAL LATH OVER 2 LAYERS OF 1/2" BUILDING PAPER OVER PLY SHEATHING.
2. EXTERIOR SIDING: ROUGH SAWN PLYWOOD w/ 1x3 BATTS @ 16" o.c., PRIME & PAINT.
3. EXTEND BARGEBOARDS TO COVER CUTTER TERMINATIONS.
4. ROOFING: CLASS A COMPOSITION FIBERGLASS ASPHALT SHINGLES OVERS-CORNING "PROVENANCE" OR EQUIV. w/ 30 YEAR PRODUCT WARRANTY.
5. PAINTED 6" FASCIA CUTTER w/ 2x6 FASCIA BOARD @ EAVES.
6. SECTIONAL ROLL-UP GARAGE DOOR (SIZE PER PLANS) - SELECTION BY OWNER.
7. 12"x18" RECTANGULAR DECORATIVE LOUVERED ATIC VENT w/ 2x TRIM PAINTED.
8. SHINGLE MOLD w/ 2x6 FASCIA @ DABLES.
9. WINDOWS: MARVIN "INTEGRITY" LNE, WOOD/FIBERGLASS CAD, DUAL-PANE CASMENT AND GLIDER WINDOWS.
10. WINDOW TRIMS: CEMENT PLASTER w/ 2x6 FIRM TRIM, SEE DETAIL.
11. FRONT ENTRY DOOR: WOOD OR FIBERGLASS, "CRAFTSMAN" STYLE, STAINED AND SEALED. VERIFY DOOR & FINISH SELECTION w/ OWNER.
12. DOWNSPOUT PAINTED TO MATCH EXTERIOR FINISH. VERIFY REQUIREMENTS.
13. STONE VENEER w/ STONE CAP.
14. ROOF TO WALL G1 FLASHING, TYP.
15. DECORATIVE METAL RAILING @ PORCH BY CAL. STEEL STAIR & RAIL - VERIFY STYLE w/ OWNER.
16. 6x12 FALSE CORBELS w/ SHAPED ENDS, PAINTED.
17. 6'-0" TALL FENCE @ PROPERTY LINE.
18. RESIDENTIAL TRASH ISN LOCATION.
19. LIGHT FIXTURE.
20. STAIR & LANDING.

**EXTERIOR COLOR LEGEND**

- A. EXTERIOR WALL STONE VENEER, ELGORADO STONE, SANTA MARIA CYPRESS ROCK.
- B. EXTERIOR WALL LA HABRA STUCCO EXTERIOR COLOR COAT "X-278 TRABUCCO"
- C. EXTERIOR WALL TRIM AND FASCIA/CUTTER, KELLY-MOORE KM4826-1 "LUCKY DOG"
- D. EXTERIOR ACCENT TRIM, KELLY-MOORE KM5789-5 "SHADOW CLUT"



**HERELD & AYRES**  
ARCHITECTS  
1228 Sepulveda Lane, Suite 2  
Pleasanton, CA 94566 • 9456  
925.830.1156 • FAX 925.830.1156  
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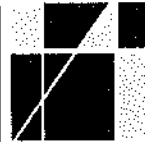
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**RAY STREET APARTMENTS**  
236 RAY STREET  
PLEASANTON, CA 94566

Drawing Date	By
01-30-15	KM
PRELIM REVIEW	KH
05-01-15	KH
PLANNING	KH
03-18-15	KH
PLANNING REV	KH

Scale:	KH
Sheet:	KH
on #:	15009
1st:	PLG-D

EXTERIOR ELEVATIONS

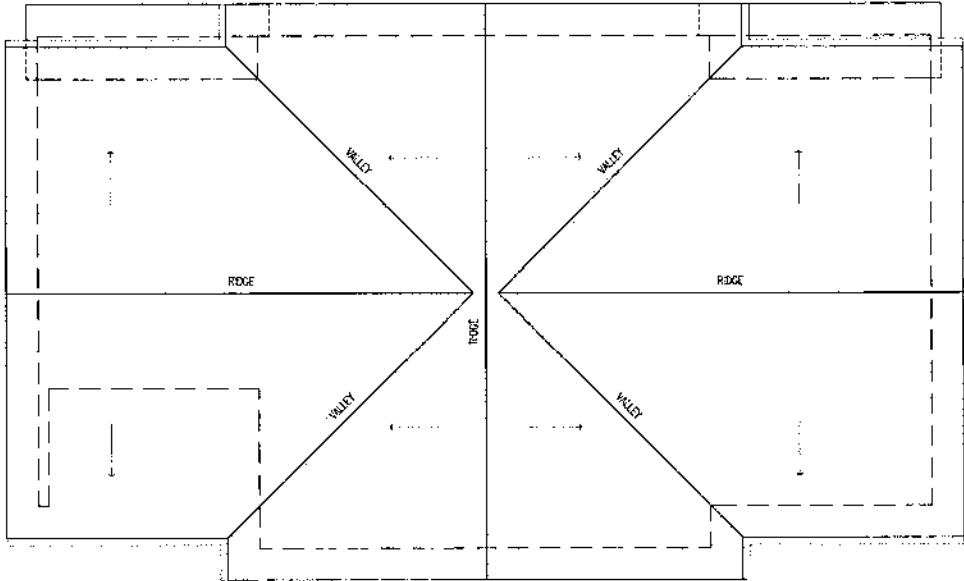
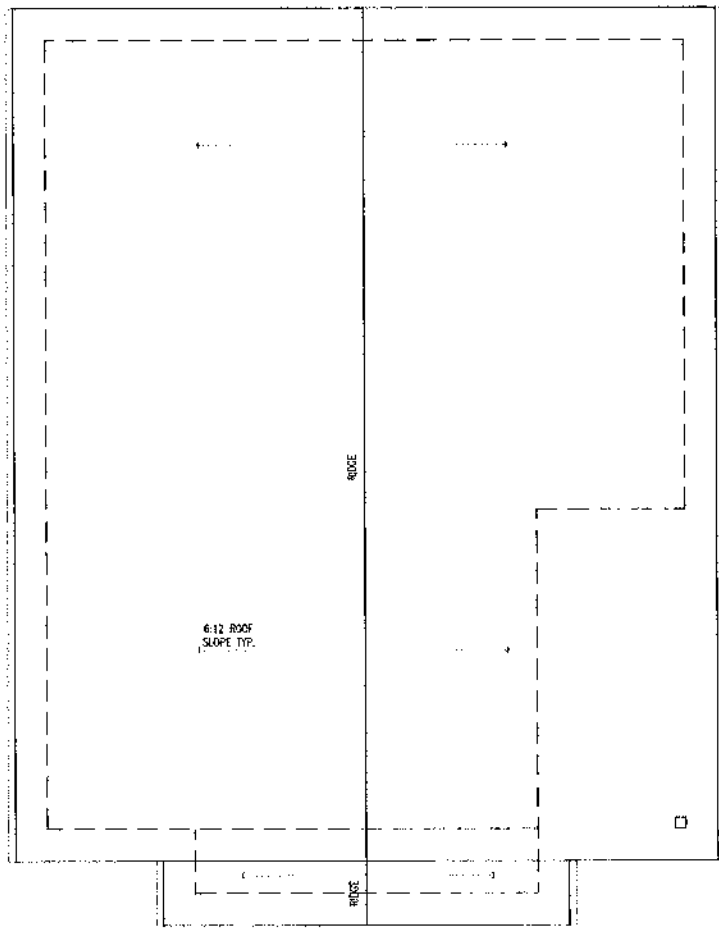


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ARCHITECTS

1030 Sepulchre Lane, Suite D  
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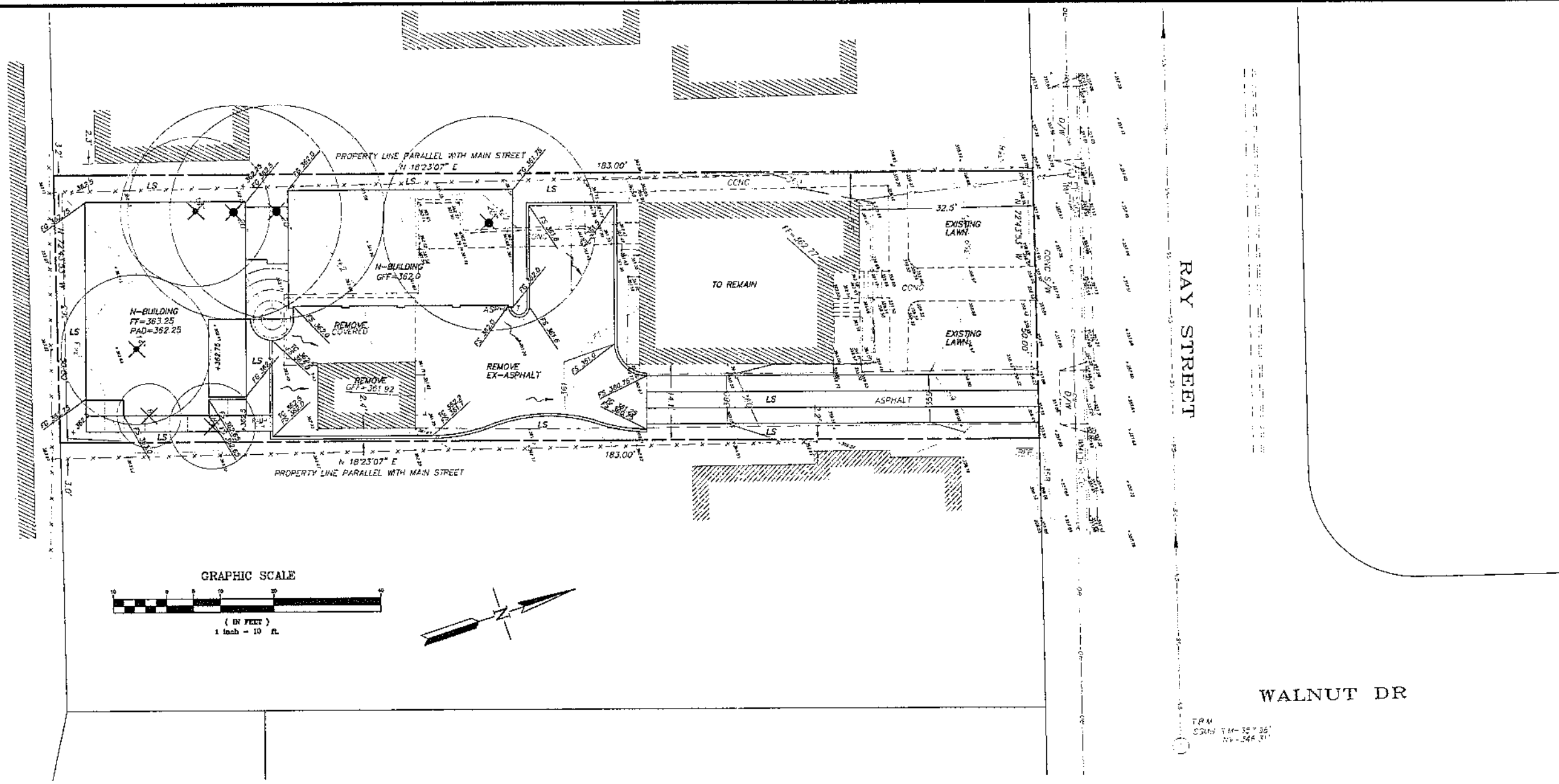


**ROOF FLOOR PLAN**  
1/4"=1'-0"

**RAY STREET APARTMENTS**  
236 RAY STREET  
PLEASANTON, CA 94566

DATE: 01-20-15	
PRELIM REVIEW	KH
09-01-15	
PLANNING	KH
03-18-16	
PLANNING REV	KH
DATE: 01-20-15	
DESIGNER: KH	
CHECKED: KH	
APP # 15309	
PLAT # PLOT-D	

ROOF PLAN  
**A6**



**GRADING NOTES:**

1. ALL GRADING SHALL CONFORM TO THE CITY OF PLEASANTON STANDARDS.
2. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER.
3. ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND SHALL DISCHARGE TO SPLASH BLOCKS DIRECTED AWAY FROM STRUCTURE.
4. ALL SURFACE WATERS SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE OF 5 FEET.
5. SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONVEYED TO AREA DRAINS.
6. AREA DRAINS SHALL HAVE A MINIMUM 6 INCHES DIAMETER GATE OPENING.
7. ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
8. ALL DRAIN LINES SHALL PASS UNDERNEATH THE GRADE BEAMS, NOT THROUGH THEM. ANY SUBDRAINS PLACED UNDER THE STRUCTURE SHALL BE LOCATED TO MISS PIERS AND/OR GRADE BEAMS.
9. WHEN A PERFORATED DRAIN LINE IS CONNECTED TO A SOLID DRAIN LINE, THE INVERT OF THE SOLID DRAIN SHALL BE HELD BELOW THE INVERT OF THE PERFORATED LINE.
10. ALL DRAIN LINES FOR SURFACE WATER SHALL BE SOLID, NON-FLEXIBLE PVC (PPVC PERFORATED PIPE SHALL BE USED FOR SUBDRAINS ONLY, 6" STORM DRAIN TO BE PVC SDN-35 OR APPROVED EQUAL. (SEE DETAILS).
11. CLEANOUTS FOR PERIMETER DRAIN SHALL BE SPACED 75' MAX O.C.
12. EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF WORK CONTINUES INTO THE RAINY SEASON.
13. THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION.
14. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ALSO PROVIDE DUST CONTROL MEASURES TO THE SATISFACTION OF THE CITY. FAILURE TO COMPLY WITH ORDINANCES WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS VERIFIED.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSPECTING, MAINTAINING, AND REPAIRING STORM DRAIN, PERIMETER DRAIN, DOWNSPOUTS, AND DRAINAGE SWALES.

The following (a) and (b) shall be provided to the building inspector before and foundation inspection will be performed. Item (c) shall be provided before the shear and roof inspection. Item (d) shall be provided before a frame inspection will be performed.

- a. A Licensed Land Surveyor must verify building setbacks to property lines and also pad elevation(s). This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.
- b. When fill is employed under the building a soils engineer must verify pad compaction. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.
- c. A Licensed Land Surveyor must verify finish floor elevations. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of shear and roof inspection.
- d. A Licensed Land Surveyor must verify the highest elevation of the highest point of any roof ridge of roof projection. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of frame inspection.

**BASIS OF BEARINGS**  
THE BEARINGS GIVEN HEREON WERE BASED ON RECORDS OF SURVEY 1022 (N 82 38), ALAMEDA COUNTY.

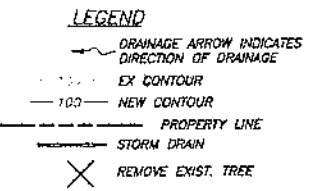
**BASIS OF ELEVATIONS**  
CITY OF PLEASANTON DATUM (NGVD 29)  
TEMPORARY BENCHMARK (TBM)  
TOP CORNER OF D/W = 344.45'

**NOTES:**  
ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, NOT FIELD LOCATED.

EX-IMPERMEABLE AREA = 4,567 SQ FT  
REMOVED IMPERMEABLE AREA = 2,354 SQ FT  
NEW IMPERMEABLE AREA = 4,150 SQ FT  
TOTAL IMPERMEABLE AREA = 6,833 SQ FT

PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.  
SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION  
THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE

\* PER THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S CLEAN WATER (C.W.) REQUIREMENTS, WATER FROM THE ROOF AND HARDSCAPE INTENDED TO RUN THROUGH LANDSCAPING BEFORE ENTERING STORM DRAIN SYSTEM.

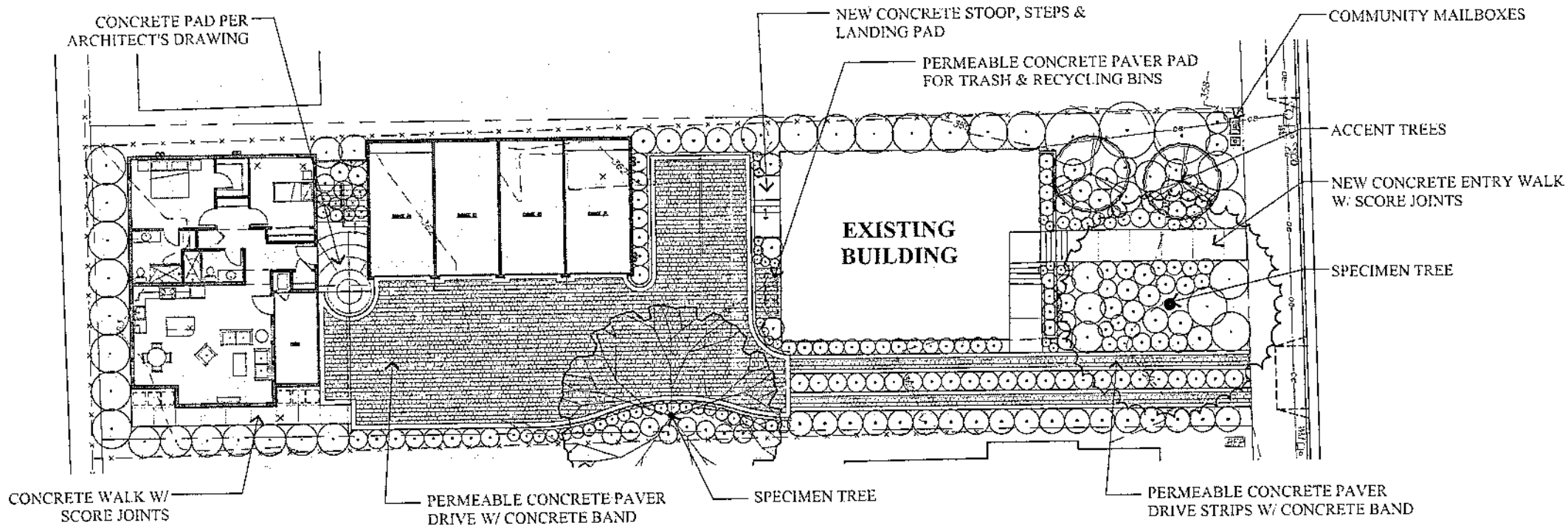


**ABBREVIATIONS**

AD	AREA DRAIN
CD	CLEAR-OUT
DI	DRAIN INLET (HAWNSON P18 OR EQUAL)
E#	BOTTOM OF RETAINING WALL
FF	FINISHED FLOOR
FG	FLOWSIDE
FS	FINISHED SURFACE
GS	TOP OF GATE
HP	HIGHPOINT
INV	INVERT
GFF	CHARGE FINISHED FLOOR
SW	STORM WATER INLET
TD	TOP OF CURB
TS	TOP OF GATE
TW	TOP OF RETAINING WALL



<p style="font-size: 24pt; font-weight: bold;">ALEXANDER &amp; INC.</p> <p style="font-size: 10pt;">SURVEYORS ENGINEERS PLANNERS</p> <p style="font-size: 8pt;">147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2265</p>							
DRAWN BY:	DESIGNED BY:	CHECKED BY:	DATE:	SHEET:	PROJECT:	SCALE:	TYPED BY:
TRM	DWH	TAM	3/1/19	25	236 RAY STREET	1"=10'	TAM
<p style="font-weight: bold;">GRADING PLAN</p> <p style="font-weight: bold;">236 RAY STREET</p> <p style="font-weight: bold;">CITY OF PLEASANTON</p> <p style="font-weight: bold;">ALAMEDA COUNTY, CALIFORNIA</p>							
SHEET NO.:	OF	C1					
SHEET NO.:	OF	1		SHEETS			

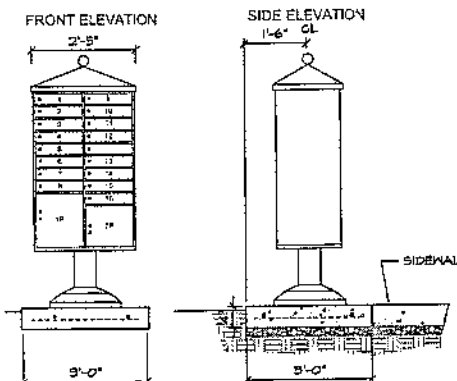


**PRELIMINARY TREE PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>EXISTING TREES TO BE REMOVED</b>			
<b>SPECIMEN TREES</b>			
ACER R. 'RED SUNSET'	RED SUNSET MAPLE	24" BOX	MEDIUM
ARBUTUS MARINA	STRAWBERRY TREE	24" BOX	LOW
<b>ACCENT TREES</b>			
LAGERSTROEMIA F. 'ZUNI'	ZUNI CRAPE MYRTLE	15 GALLON	LOW

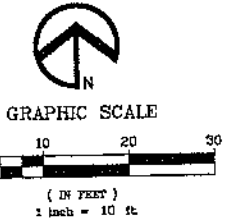
**PRELIMINARY PROPOSED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>SHRUBS</b>				<b>SPERMATOPHYTES</b>			
ABUTILON PALMERI	INDIAN MALLOW	5 GALLON	LOW	SAUVIS - (COOK)	SPANISH LAVANDER	1 GALLON	LOW
AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON	LOW	LAVANDULA A. 'STOECHE'	LION'S MANE	5 GALLON	LOW
ARBUUS U. 'COMPACTA'	DWARF STRAWBERRY TREE	5 GALLON	LOW	LEDNOSIS LEONARUS	STICKY MONKEY FLOWER	1 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW	MAMMILUS AURANTIACUS	DEER GRASS	5 GALLON	LOW
ARTEMISIA 'POWIS CASTLE'	WORMWOOD	1 GALLON	LOW	MUHLENBERGIA TIGENS	DWARF MYRTLE	5 GALLON	LOW
BACCHARIS FRULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GALLON	LOW	MYRTUS C. 'COMPACTA'	GULF STREAM BAMBOO	1 GALLON	LOW
BOUTELOUA GRAECLIS 'BLONDE AMBITION'	GRAMA GRASS	1 GALLON	LOW	NANDINA D. 'BU-F-STREAM'	CATMINT	1 GALLON	LOW
CAREX DINKLSA	BERKELEY SEDGE	1 GALLON	LOW	NEPETA FAASSENII	DWARF OLIVE	5 GALLON	LOW
CELANOTHUS G. 'HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOETHUS	1 GALLON	LOW	OLEA E. 'LITTLE OLIVE'	BLUE BEDDER	1 GALLON	LOW
CHONDROPETALUM TECTORUM	CAPE REED	5 GALLON	LOW	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	NEW ZEALAND FLAX	1 GALLON	LOW
CISTUS SALVIFOLIUS	ROCKROSE	1 GALLON	LOW	PHORAM TENAX 'TOM THUMB'	BRIGHT B TIGHT LAUREL	5 GALLON	LOW
CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	1 GALLON	LOW	PRUNUS 'BRIGHT B TIGHT'	INDIA HAWTHORN	1 GALLON	LOW
DESCAMPSIA DESPITOSA	TUFTED HAIRGRASS	1 GALLON	LOW	RHAPHOLEPIS I. 'BALLERINA'	CALIFORNIA WILD ROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW	ROSEMARY	CLEVELAND SAGE	1 GALLON	LOW
ERIGERON KARVINSKIARIS	SANTA BARBARA DAISY	1 GALLON	LOW	ROSA CALIFORNICA	KLEINIA	1 GALLON	LOW
FENJON BELLOWIANA	PINEAPPLE GRAYA	5 GALLON	LOW	ROSMARINUS O' FICINALIS	GERMANDER	1 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW	SALVIA CLEVELANDI	LEMON THYME	1 GALLON	LOW
GALMISIA SPECIOSA	ISLAND BUSH SNAPDRAGON	5 GALLON	LOW	SENECO MANDALISCAE	COMPACT XYLISMA	5 GALLON	LOW
GREVILLEA 'NOELL'	WOOLLY GREVILLEA	5 GALLON	LOW	TEUCRIUM CHAMAEDRYS			
HELICTOTRICHON SEMPERVIRENS	BLUE CAT GRASS	1 GALLON	LOW	THYMUS X DITROGODRUS			
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW	XYLOSMA C. 'COMPACTA'			
KNIPHOPIA GALPINII 'ORANGE FLAME'	GRAND FLAME POKER	1 GALLON	LOW				
LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	1 GALLON	LOW	<b>VINES</b>			
LAVATERA MARITIMA	ENGLISH LAVANDER	1 GALLON	LOW	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'				GELSEMIUM SEAFFERVIRENS	CAROLINA JESSAMINE	5 GALLON	LOW
				ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
				WITIS 'ROGER'S RED'	ROGERS RED GRAPE	5 GALLON	LOW



MAILBOX TO BE: REGENCY EDWARD (6-DOOR), COLOR: BLACK BY: CUSTOM HOME ACCESSORIES, INC. WWW.MAILBOXES.COM

**A COMMUNITY MAILBOXES**



**RIPLEY DESIGN**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1615 BONANZA STREET  
 SUITE 314  
 WALNUT CREEK, CA 94596  
 TEL: 925.938.7377  
 FAX: 925.938.7436

HERELD & AYRES ARCHITECTS  
**Preliminary Landscape Plan**

**Ray Street Apartments**  
 Pleasanton, California

August 29, 2015  
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