

DIGITAL PERSPECTIVE



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 2021.11.15
 P20-1053
 CITY OF PLEASANTON
 PLANNING DIVISION
EXHIBIT B

218 RAY STREET

IN PLEASANTON, CA

BY WIN STRUCTURAL CONSULTING

PROJECT DIRECTORY

CLIENT:

WIN STRUCTURAL CONSULTING
 218 RAY STREET
 PLEASANTON, CA 94566
 415.652.4511

CONTACT:

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 WINAGUIB@GMAIL.COM

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PROJECT INFORMATION

ZONING: CENTRAL COMMERCIAL (C-C), DOWNTOWN REVITALIZATION, CORE AREA OVERLAY

OCCUPANCY: RESIDENTIAL R-3 (ALLOWED PER CONDITIONS OF DSP LD-P.20, PAGES 53-54)

CONSTRUCTION TYPE: VB

LOT SIZE: 8,510 S.F.

EXISTING BUILDING FOOTPRINT: +/-1,600 S.F.
 AREA (BOTH FLOORS): 2,917 S.F.

NEW UNIT

FOOTPRINT:	753 S.F.	F.A.R.	
TOTAL LIVING AREA:	1,069 S.F.	1st FLOOR:	301 S.F.
CARPORT:	434 S.F.	2nd FLOOR:	769 S.F.
PORCH:	18 S.F.	ROOF STAIR:	44 S.F.
BALCONY:	8 S.F.	TOTAL:	1,114 S.F.
ROOF DECK:	178 S.F.		

LOT COVERAGE: 27.6% (1,600 S.F. EXISTING + 753 S.F. UNIT FOOTPRINT / 8,510 S.F.)

F.A.R.: 47.4% (2,917 S.F. EXISTING + 1,114 S.F. NEW / 8,510 S.F. LOT SIZE)

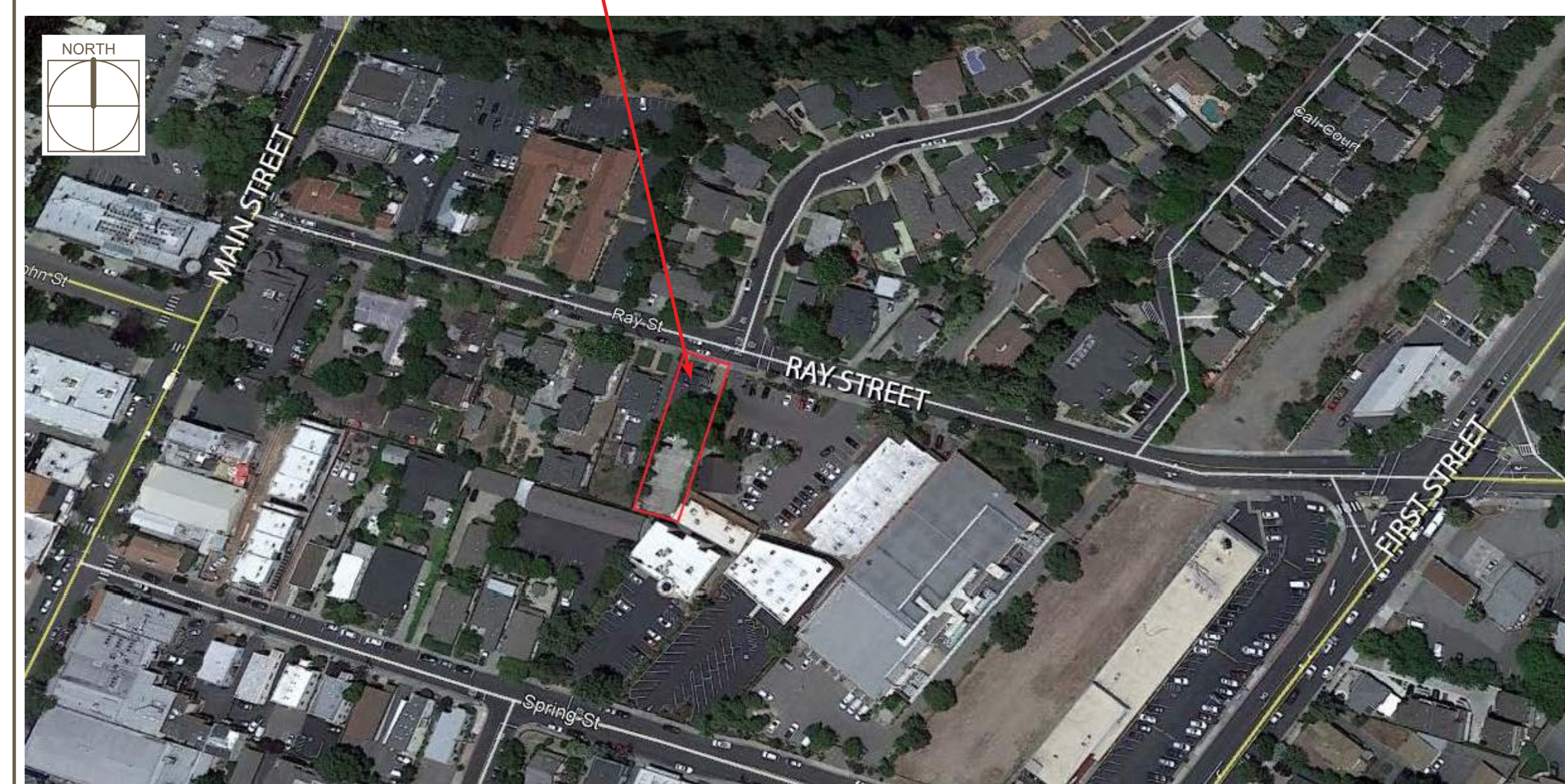
OPEN SPACE REQUIREMENTS (PMC 18.80.060)
 PRIVATE OPEN SPACE: PROVIDED AT ROOF DECK
 GROUP OPEN SPACE: NOT REQUIRED

REFERENCE CODES

BUILDING:	2019 CALIFORNIA RESIDENTIAL CODE
MECHANICAL:	2019 CALIFORNIA MECHANICAL CODE
PLUMBING:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL:	2019 CALIFORNIA ELECTRICAL CODE
ENERGY:	2019 CALIFORNIA ENERGY CODE
FIRE:	2019 CALIFORNIA FIRE CODE

VICINITY MAP

PROJECT SITE



PROJECT SUMMARY

THIS PROJECT, LOCATED AT 218 RAY STREET PROPOSES TO ADD A 1,069 S.F. TWO BEDROOM , TWO BATHROOM RESIDENTIAL UNIT AT THE REAR OF THE LOT, BEHIND AN EXISTING TWO STORY OFFICE BUILDING. THE RESIDENTIAL UNIT IS TWO STORIES, WITH ACCESS TO A ROOF DECK.

THE PROPOSED LOCATION FOR THE UNIT IS GREATER THAN 50 FEET SET BACK FROM THE STREET. THE FIRST FLOOR BEDROOM HAS ACCESS TO THE REAR, GROUND FLOOR OPEN SPACE, AND THE SECOND FLOOR PRIMARY BEDROOM HAS BOTH A SMALL JULIETTE BALCONY AND ACCESS TO THE ROOFTOP OPEN SPACE.

THE RESIDENTIAL UNIT HAS BEEN RE-WORKED PER THE PRELIMINARY REVIEW APPLICATION PLANNING DIVISION COMMENTS TO BETTER REFLECT THE STYLE, FORM, AND COLORS OF THE EXISTING CRAFTSMAN STYLE OFFICE BUILDING. ADDITIONALLY, THE CARPORT CEILING HAS BEEN INCREASED IN HEIGHT TO ALLOW FOR THE PROPOSED CAR LIFT SYSTEM TO FIT UNDERNEATH, ALONGSIDE ONE ADDITIONAL PUBLIC PARKING SPACE. THE TWO SPACES AFFORDED BY THE CAR LIFT WILL BE DESIGNATED FOR, AND CONTROLLED BY THE RESIDENTIAL UNIT OCCUPANTS. IN ORDER TO ACCOMMODATE THE HEIGHT REQUIRED BY THE LIFT, THE SECOND FLOOR HAS BEEN SPLIT INTO TWO LEVELS, SEPARATED BY TWO RISERS. THIS ALLOWS FOR GREATER VERTICAL SPACE IN THE CARPORT, WHILE KEEPING THE WEST-FACING PORTION OF THE BUILDING LOWER TO BE MINDFUL OF THE NEIGHBORING PROPERTIES.

DEVELOPMENT TABLE

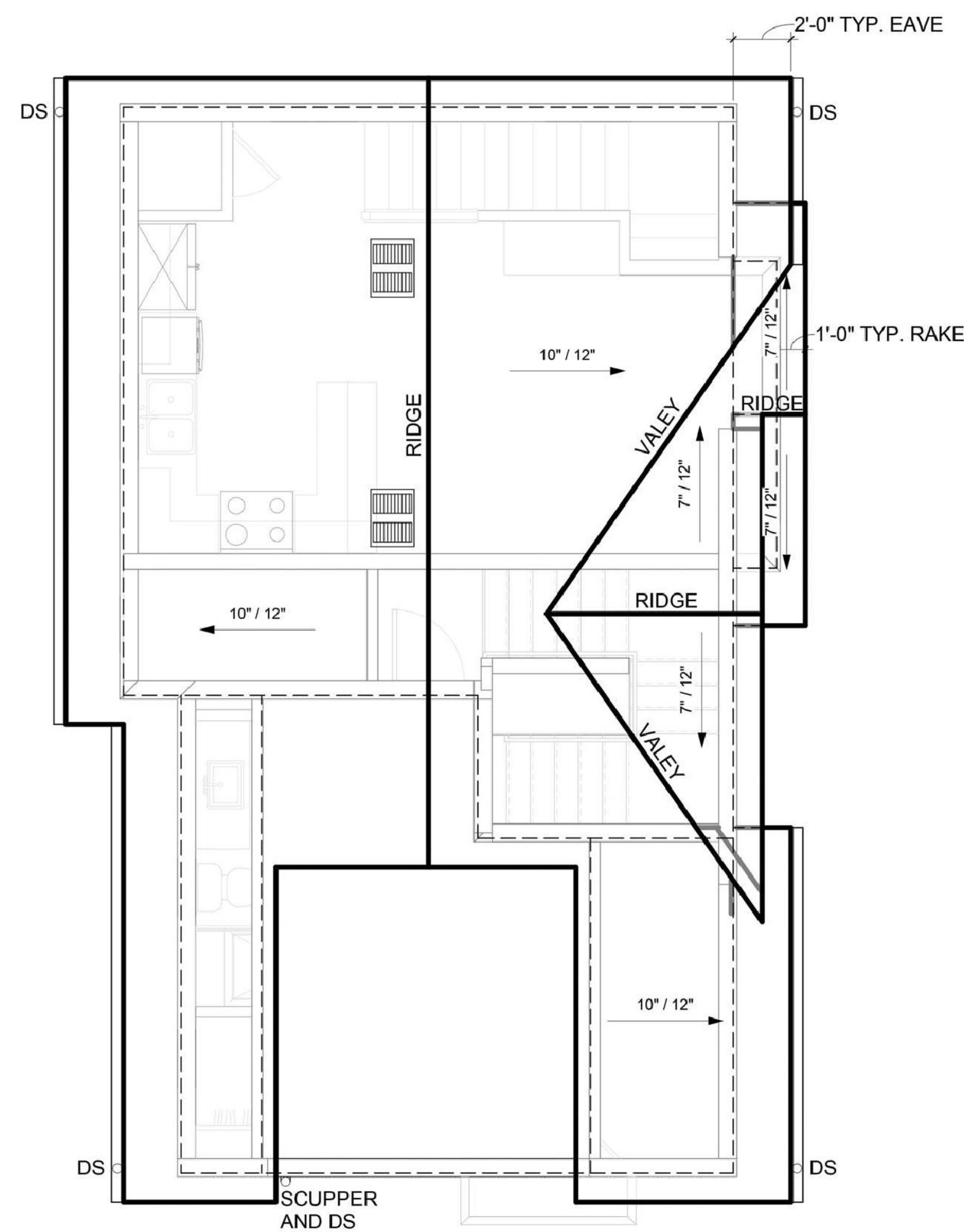
	REQUIRED	PROPOSED
F.A.R.	300% MAXIMUM	47.4%
PARKING	12 MINIMUM	12 (INCLUDING 4 COMPACT, 1 VAN, 2 LIFT - DESIGNATED FOR OCCUPANT USE)
HEIGHT	40 FT. MAXIMUM	33'-6"
SETBACKS:		
SIDE (WEST)	UNSPECIFIED	5 FT.
SIDE (EAST)	UNSPECIFIED	4 FT.
REAR	UNSPECIFIED	5 FT.
OPEN SPACE	100 SQ. FT.	178 SQ. FT. AT ROOF DECK

TITLE SHEET

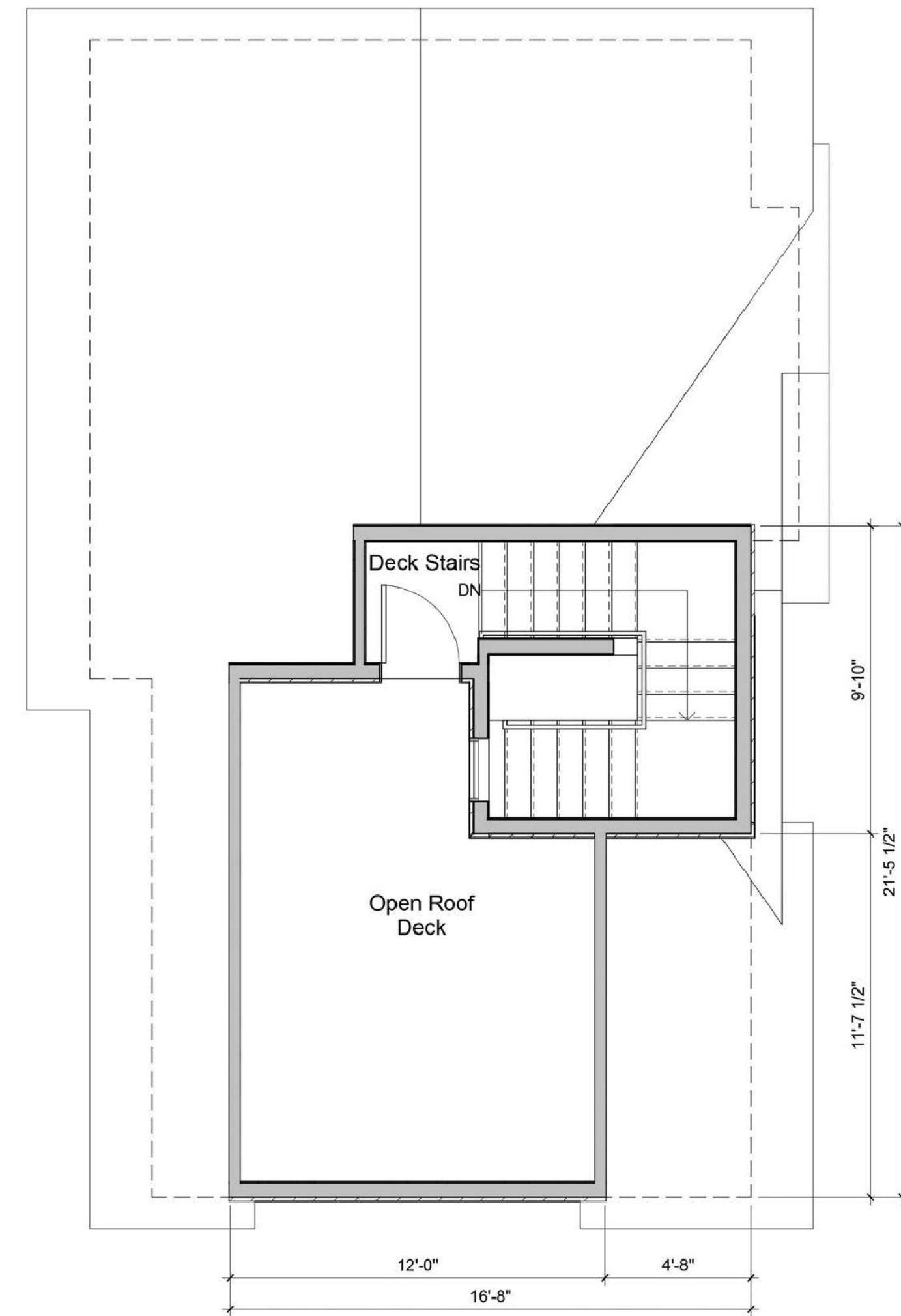


DATE 03-30-2021
 JOB NO. 1630.001

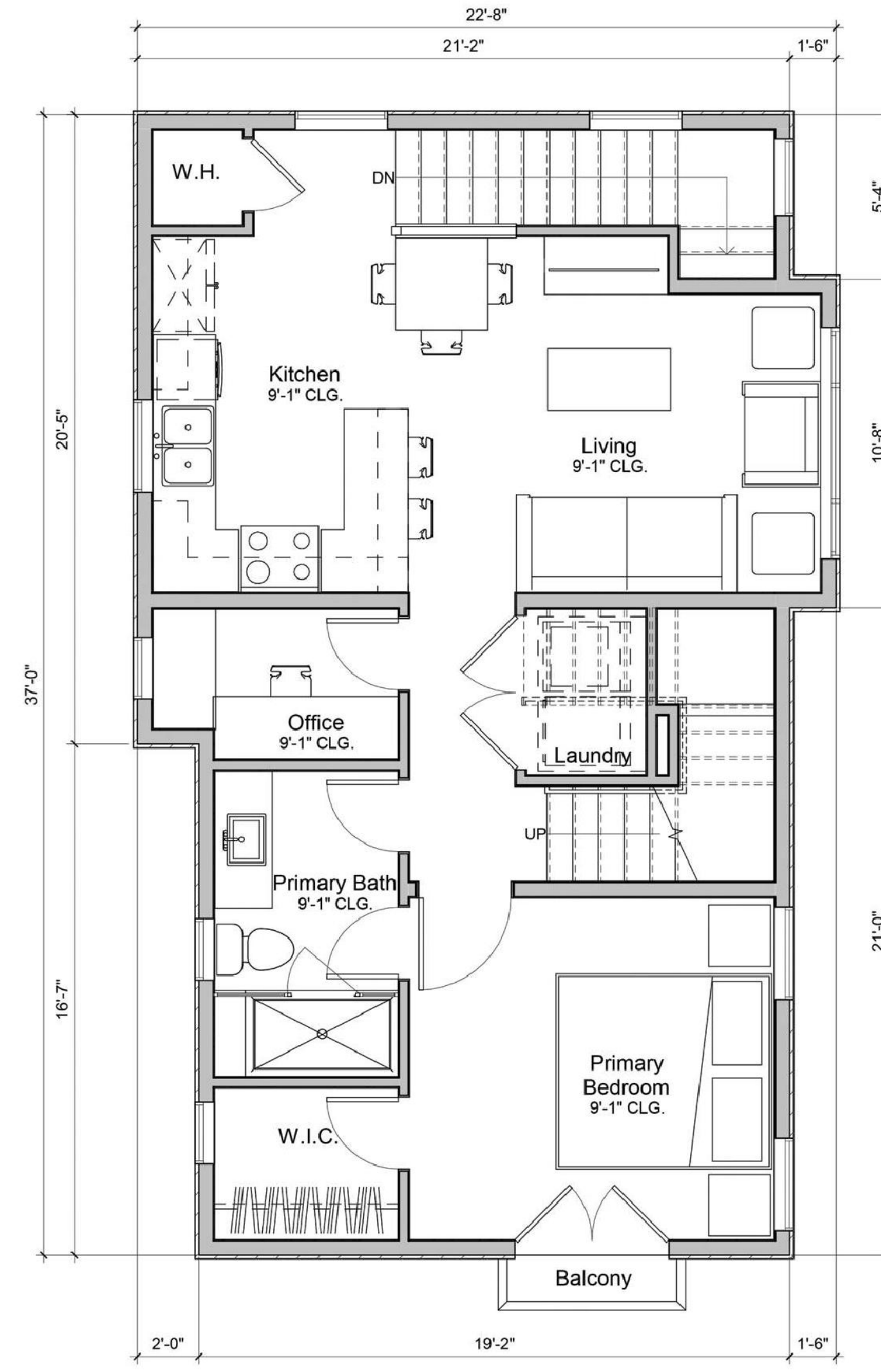
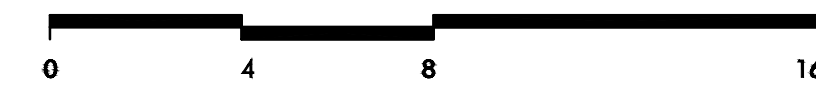
5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



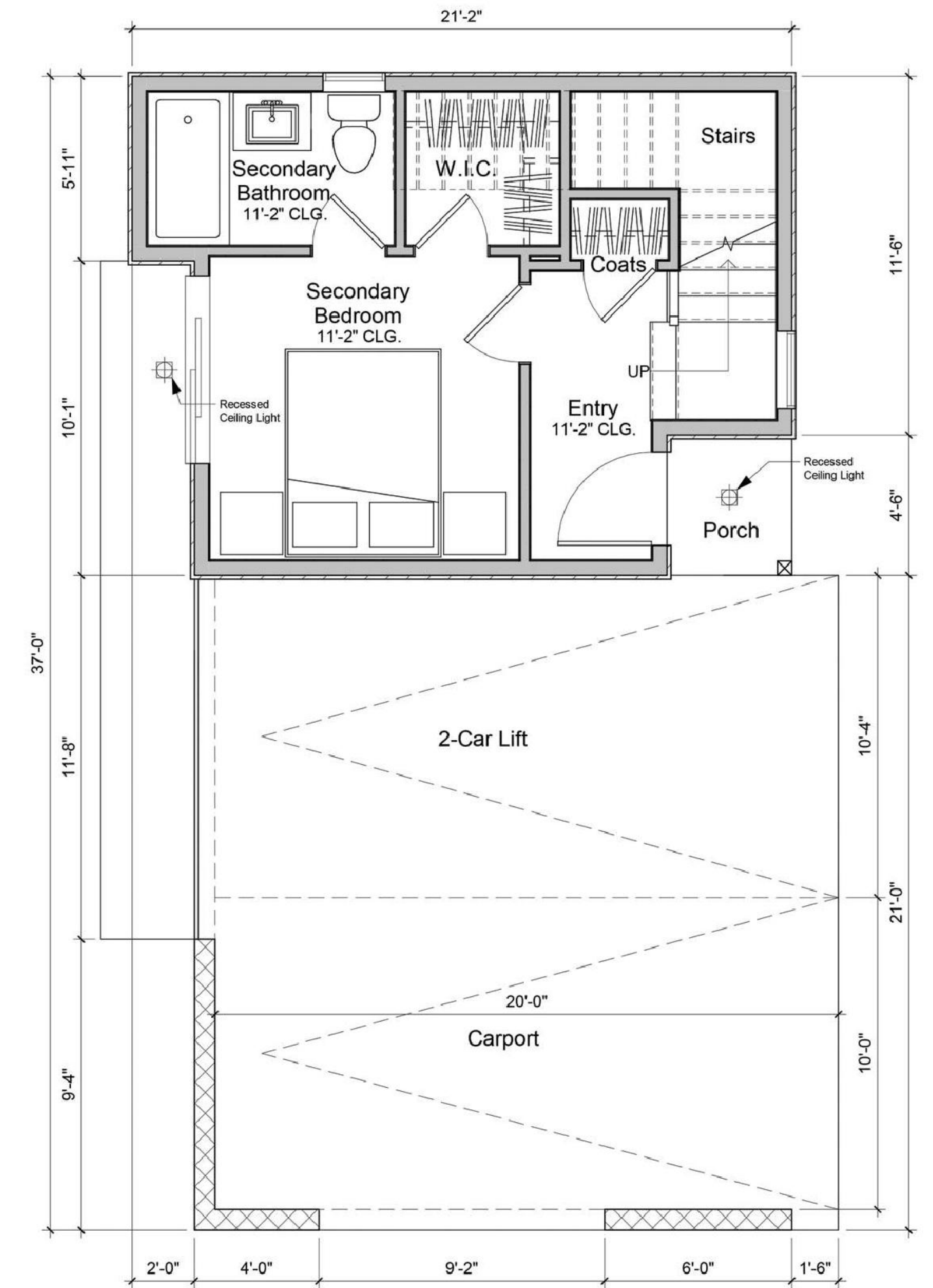
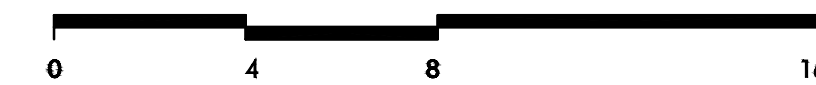
ROOF PLAN



ROOF DECK PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR AND ROOF PLANS





VIEW FROM RAY STREET

STREET RENDER

218 RAY STREET

BY WIN STRUCTURAL CONSULTING



DATE 03-30-2021
JOB NO. 1630.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.2



LEFT ELEVATION



FRONT ELEVATION



- COMPOSITE ROOF SHINGLES
- WOOD BALCONY
- FIBER CEMENT PLANKS SIDING
- WOOD TRIMS
- CMU BLOCKS

- WOOD GRILLAGE
- T.O. SUBFLOOR ROOF FLR 23'-11 3/4"
- T.O. PLATE 2ND FLR 22'-3 3/4"
- T.O. WDW @ 2ND FLR 21'-2 3/4"
- 8'-0"
- T.O. SUBFLOOR 13'-2 3/4"
- T.O. PLATE 1ST FLR 12'-0"
- 1'-2 3/4"
- 11'-2"
- NATURAL STONE
- SLAB 10"
- GRADE 0"

PRELIMINARY COLORS AND MATERIALS
 CHOSEN TO MATCH EXISTING COMMERCIAL BUILDING

	BODY COLOR SHERWIN WILLIAMS SW 7568 - NEUTRAL GROUND		GAF ROOFING SHINGLES
	TRIM COLOR SHERWIN WILLIAMS SW 7005 - PURE WHITE		WEATHERED WOOD
	ACCENT COLOR SHERWIN WILLIAMS SW 7644 - GATEWAY GRAY		ELDORADO STONE
			RUSTIC LEDGESTONE
			CASCADE

ELEVATIONS





RIGHT ELEVATION

0 4 8 16



REAR ELEVATION

0 4 8 16

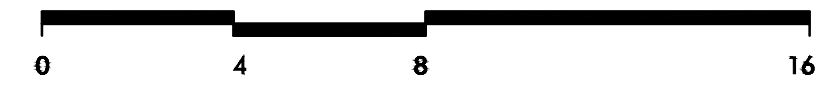
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CHOSEN TO MATCH EXISTING COMMERCIAL BUILDING	
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	ACCENT COLOR SHERWIN WILLIAMS SW 7644 - GATEWAY GRAY
	GAF ROOFING SHINGLES
	WEATHERED WOOD
	ELDORADO STONE RUSTIC LEDGESTONE CASCADE

ELEVATIONS

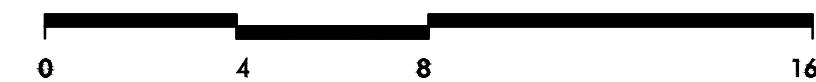




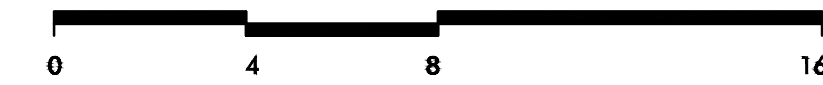
LEFT ELEVATION



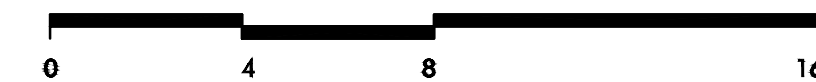
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



T.O. SUBFLOOR
ROOF FLR
23'-11 3/4"
T.O. PLATE 2ND FLR
22'-3 3/4"
T.O. WDW @ 2ND
FLR
21'-2 3/4"

T.O. SUBFLOOR
13'-2 3/4"
T.O. PLATE 1ST FLR
12'-0"

SLAB
10"
GRADE
0"

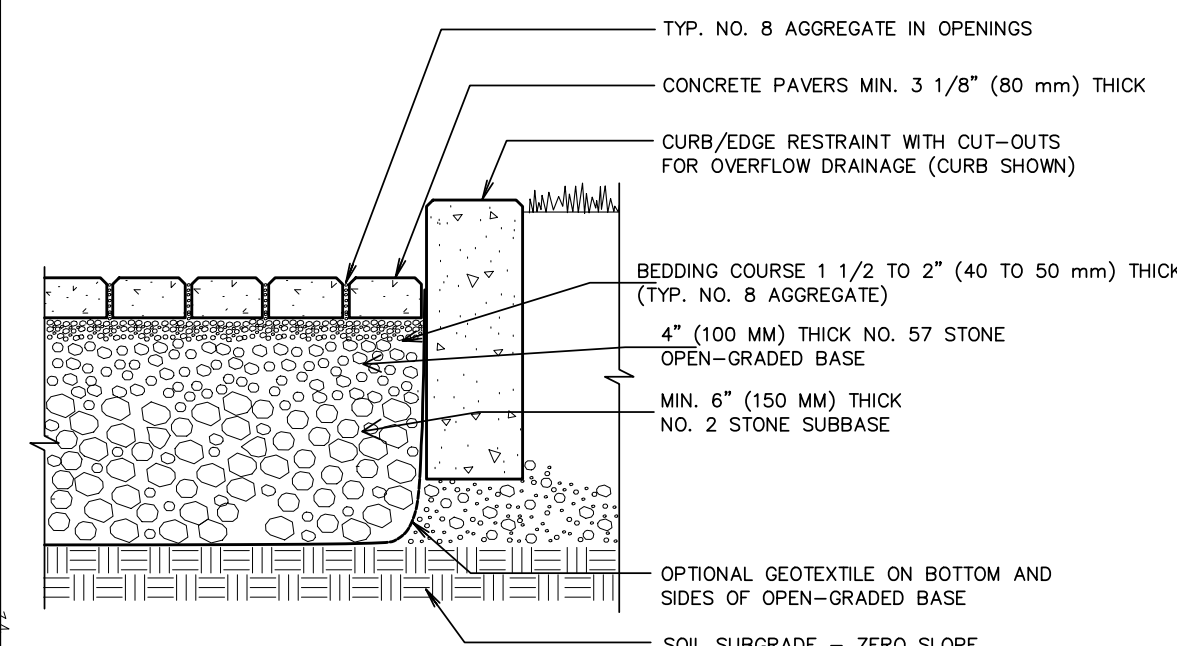
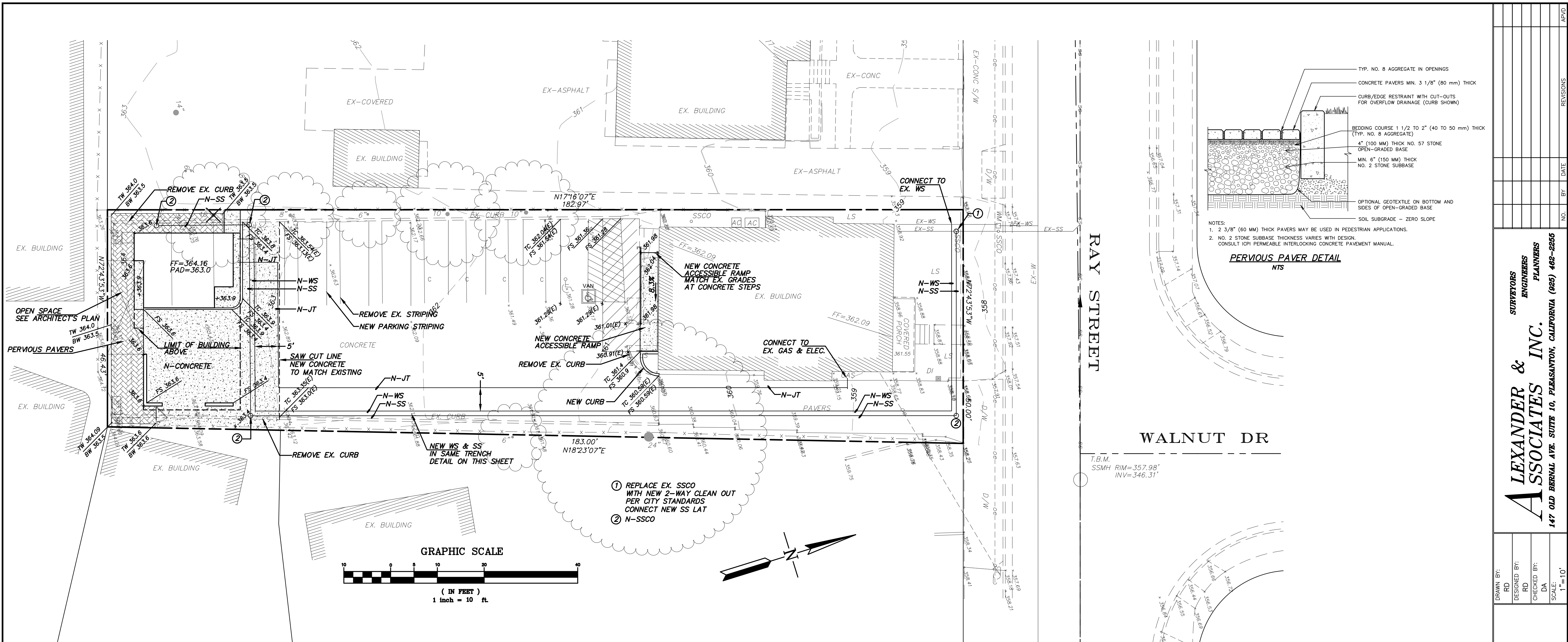
T.O. SUBFLOOR
ROOF FLR
23'-11 3/4"
T.O. PLATE 2ND FLR
22'-3 3/4"
T.O. WDW @ 2ND
FLR
21'-2 3/4"

13'-2 3/4"
T.O. PLATE 1ST FLR
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925-251-7200

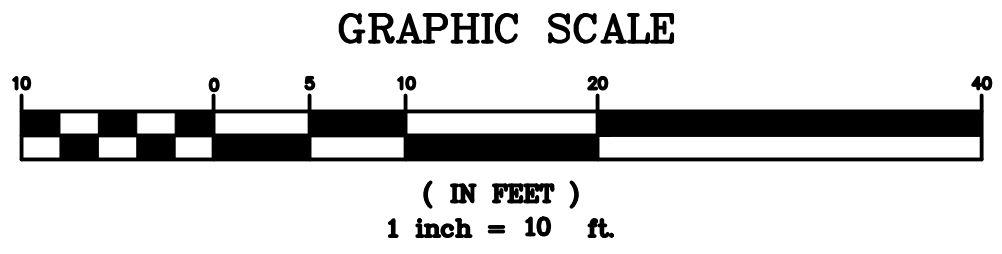
SLAB
10"
GRADE
0"

BLACK AND WHITE ELEVATIONS





NOTES:
 1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
 2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.



GRADING NOTES:

- ALL GRADING SHALL CONFORM TO THE CITY OF PLEASANTON STANDARDS.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER.
- ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND DISCHARGE TO SPLASH BLOCKS.
- ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE OF 5 FEET.
- SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONVEYED TO AREA DRAINS.
- AREA DRAINS SHALL HAVE A MINIMUM 6 INCHES DIAMETER GRATE OPENING.
- ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
- 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.
- 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.
- ALL DRAIN LINES FOR SURFACE WATER SHALL BE SOLID, NON-FLEXIBLE PVC PIPE. PERFORATED PIPE SHALL BE USED FOR SUBDRAINS ONLY. 6" STORM DRAIN TO BE PVC SDR-35 OR APPROVED EQUAL. (SEE DETAILS)
- CLEANOUTS FOR PERIMETER DRAIN SHALL BE SPACED 75' MAX O.C.
- EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF WORK CONTINUES INTO THE RAINY SEASON.
- THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION.
- 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.
- 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 or 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.

HAUL ROUTE

- ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES AND OTHER HEAVY LOADS SHALL BE LIMITED BY THE DEVELOPER TO THE FOLLOWING ROUTE: HWY 580 TO HWY 84 TO STANLEY BLVD. TO FIRST ST. TO RAY ST., FROM HWY 680 TO SUNGL BLVD. TO FIRST ST. TO RAY ST.

WORK HOURS

- WORK HOURS SHALL BE LIMITED TO: 8:00 AM - 5:00 PM MONDAY THRU FRIDAY. NO CONSTRUCTION SHALL BE ALLOWED ON STATE AND FEDERAL HOLIDAYS OR SATURDAYS OR SUNDAYS.

EXCESS SOIL

- EXCESS SOIL FROM THE SITE SHALL BE OFF-HAULED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. NO TEMPORARY STOCKPILING OF DIRT ON THIS SITE SHALL OCCUR WITHOUT SPECIFIC REVIEW AND APPROVAL BY THE PLANNING DIVISION.

PERMITS REQUIRED FROM CITY PUBLIC WORKS

- AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF PLEASANTON, PRIOR TO THE START OF ANY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY.
- A HAUL ROUTE PERMIT SHALL BE OBTAINED FROM THE CITY OF PLEASANTON, PRIOR TO APPLYING FOR BUILDING OR ENGINEERING PERMITS.

BASIS OF BEARINGS

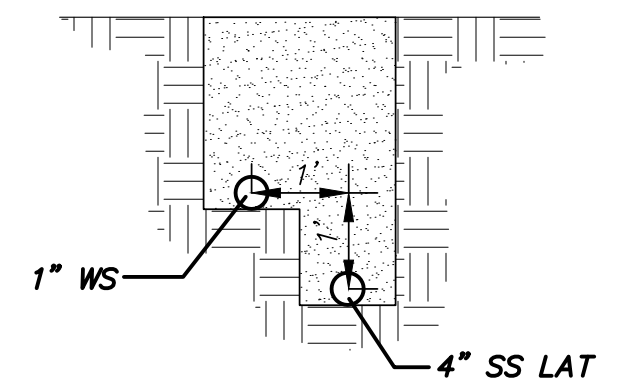
THE BEARINGS SHOWN HEREON WERE BASED ON PARCEL MAP 1741 (89 PM 72).

BASIS OF ELEVATIONS

CITY OF PLEASANTON DATUM (NGVD 29)
 TEMPORARY BENCHMARK (TBM)
 SSMH RIM = 357.98'

NOTES:

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



WATER AND SEWER SERVICES IN THE SAME TRENCH DETAIL
 NOT TO SCALE

LEGEND

- DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE
- STORM DRAIN
- 4" PERIMETER DRAIN
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- NEW DESIGN CONTOUR
- SWALE
- PROPERTY LINE
- REMOVE EX-TREE

ABBREVIATIONS

- AD AREA DRAIN (HANSON P6 OR APPROVED EQUAL)
- BW BOTTOM OF RETAINING WALL
- CO CLEAN-OUT
- DI DRAIN INLET (HANSON P18 OR EQUAL)
- DS DOWNSPOUT
- ED EMERGENCY DRAIN (HANSON P6 OR APPROVED EQUAL)
- FF FINISHED FLOOR
- FL FINISHING
- FG FINISHED GRADE (UN-PAVED SURFACE)
- FS FINISHED SURFACE (PAVED SURFACE)
- GR TOP OF GRATE
- GFF GARAGE FINISHED FLOOR
- HP HIGHPOINT
- INV INVERT
- LS LANDSCAPING
- PA PLANTER AREA
- SW STORM WATER INLET
- TC TOP OF CURB
- TG TOP OF GRATE
- TH TOP OF RETAINING WALL
- PERT. PERFORATED
- (E) EXISTING
- (N) NEW

LOT AREA
 8,822 S.F.
 DISTURBED AREA
 1,820 S.F.
 EX IMPERVIOUS AREA
 7,454 SF
 NEW IMPERVIOUS AREA
 1,379 SF
 POST PROJECT IMPERVIOUS AREA
 7,178 SF



Rob Diestler

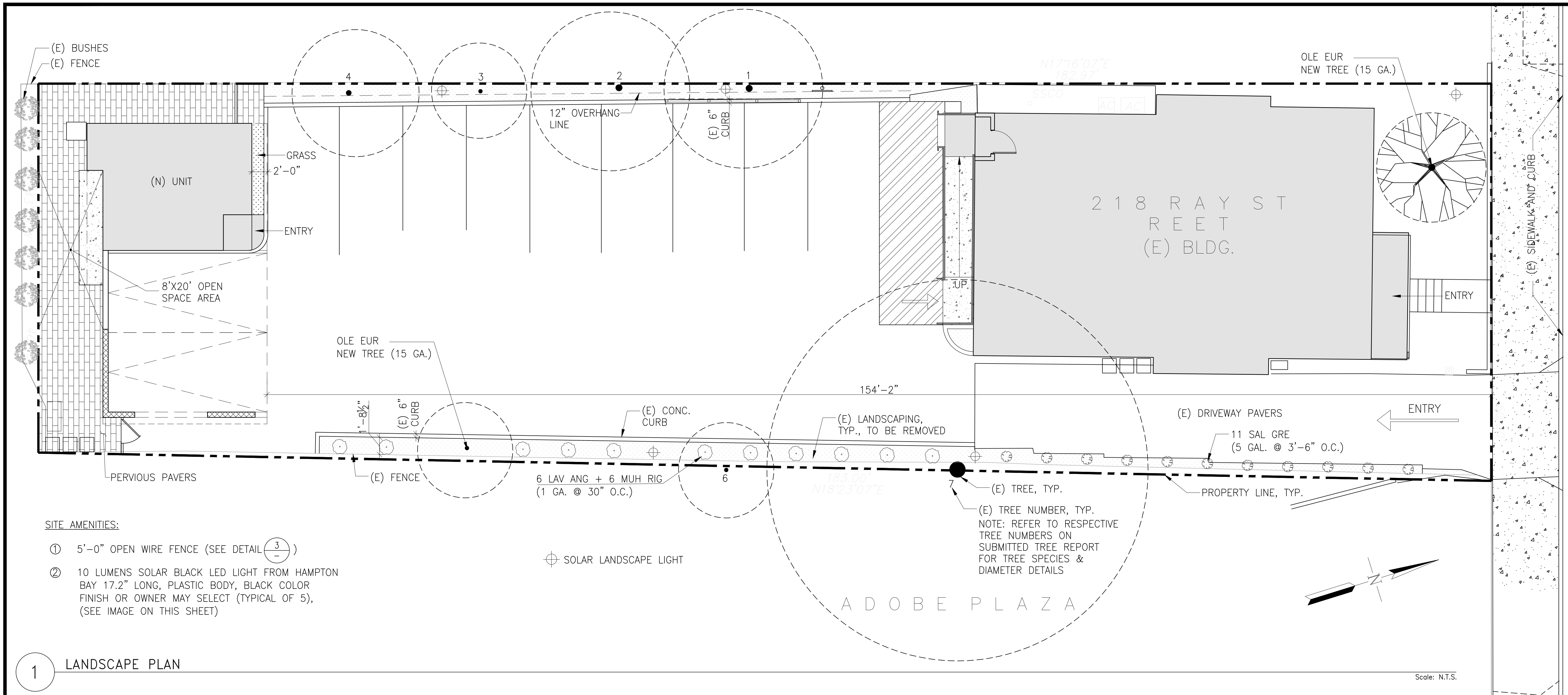
ALEXANDER & INC.
 SURVEYORS
 ENGINEERS
 PLANNERS
 147 OLD BERRALL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2665

PROJECT NAME: IMPROVEMENT PLAN 218 RAY STREET CITY OF PLEASANTON ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 2020 003
 DISK NO.:
 FILE NO.: 2020 003
 SHEET NO.: 9-2-21

NO. BY DATE REVISIONS

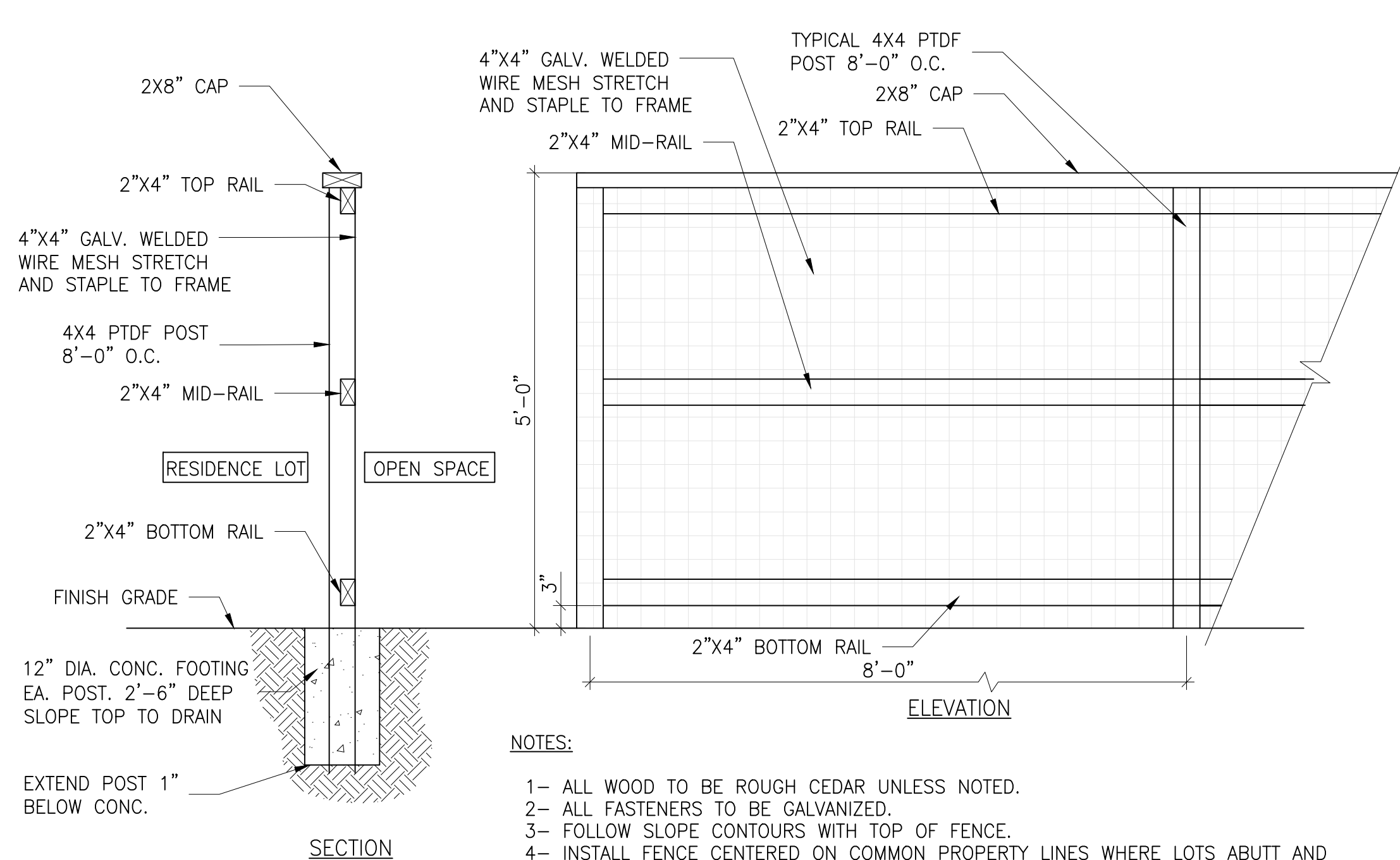
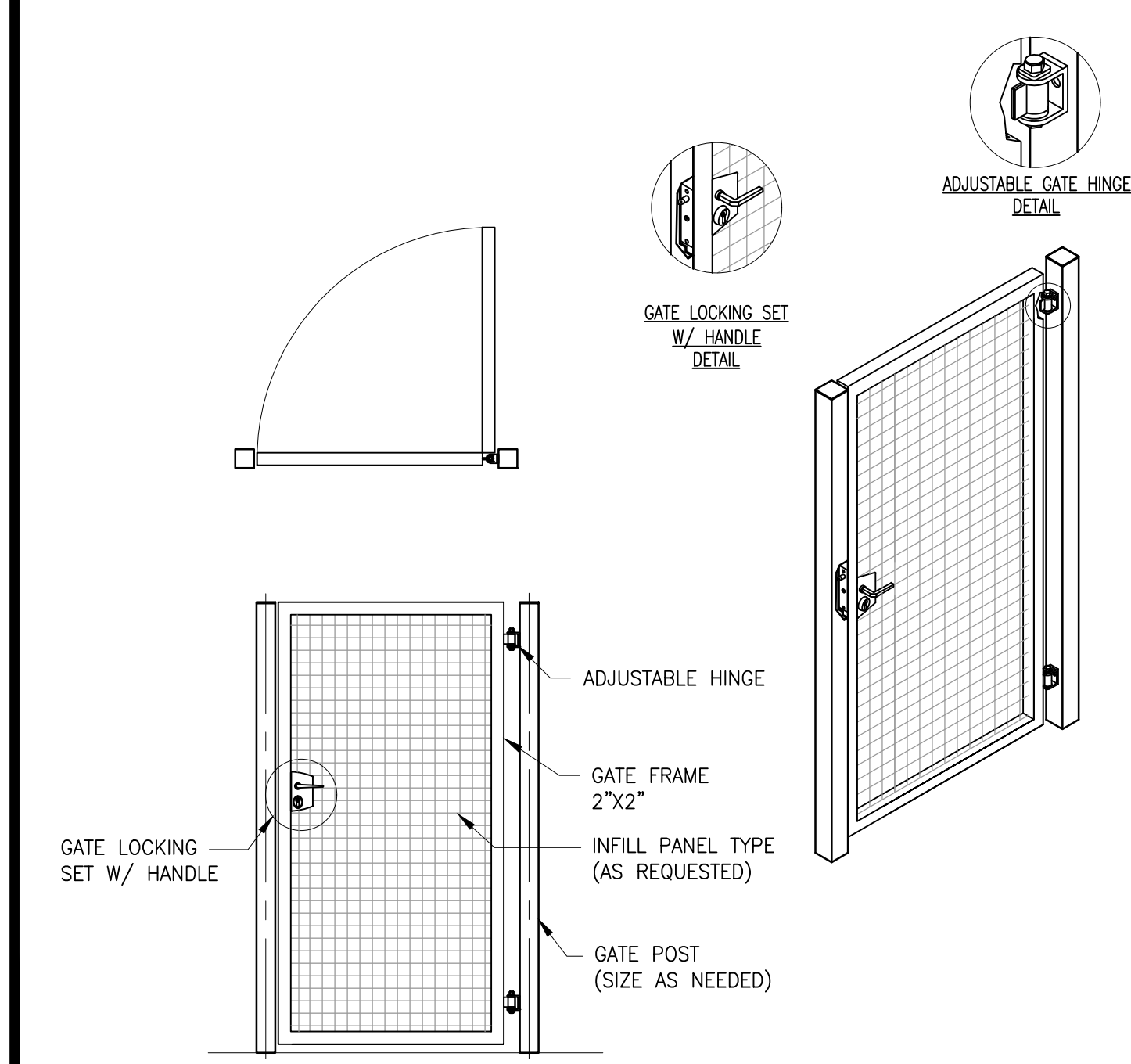
OF 1 SHEETS



SITE AMENITIES:

- ① 5'-0" OPEN WIRE FENCE (SEE DETAIL 3)
- ② 10 LUMENS SOLAR BLACK LED LIGHT FROM HAMPTON BAY 17.2" LONG, PLASTIC BODY, BLACK COLOR FINISH OR OWNER MAY SELECT (TYPICAL OF 5), (SEE IMAGE ON THIS SHEET)

1 LANDSCAPE PLAN



- NOTES:**
- 1- ALL WOOD TO BE ROUGH CEDAR UNLESS NOTED.
 - 2- ALL FASTENERS TO BE GALVANIZED.
 - 3- FOLLOW SLOPE CONTOURS WITH TOP OF FENCE.
 - 4- INSTALL FENCE CENTERED ON COMMON PROPERTY LINES WHERE LOTS ABUTT AND WITHIN PROPERTY LINE WHERE FENCE ABUTS OPEN SPACE OR ADJOINING PROPERTY.

- LANDSCAPE PLAN NOTES:**
- A. NO EXISTING TREE MAY BE TRIMMED OR PRUNED WITHOUT PRIOR APPROVAL BY THE CITY LANDSCAPE ARCHITECT.
 - B. UTILIZE BEST EFFORTS TO LOCATE ANY NEW UTILITY TRENCHES OUTSIDE OF THE EXISTING CANOPY OF THE TREES TO BE SAVED. IF THIS IS NOT FEASIBLE, THE APPLICANT SHALL SUBMIT A REPORT FROM A CERTIFIED ARBORIST ACCEPTABLE TO THE CITY INDICATING TRENCHING WILL NOT BE DETRIMENTAL TO THE HEALTH OF THE TREE.
 - C. NOTHING MAY BE STORED WITHIN THE DRIPLINE OF THE TREE CANOPIES. THIS INCLUDES EQUIPMENT, OIL, GAS, CHEMICALS, HARMFUL MATERIALS, FILL OR STORAGE.
 - D. NO OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED OR DISPOSED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE.
 - E. NO SIGN, WIRES, OR ROPES SHALL BE ATTACHED TO THE TREES.
 - F. NO STOCKPILING/STORAGE OF CONSTRUCTION MATERIALS, FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN 5'-FEET OF THE DRIPLINE OF THE EXISTING TREES.
 - G. NO EQUIPMENT OR TEMPORARY STRUCTURES SHALL BE PLACED WITHIN OR BENEATH THE DRIPLINE OF THE EXISTING TREES.
 - H. OLE EUR: FRUITLESS OLIVE.
SAL GRE: AUTUMN SAGE.
MUH RIG: DEER GRASS.
LAV ANG: LAVENDER

2 SINGLE SWING GATE

3 5'-0" HEIGHT OPEN WIRE MESH FENCE

Scale: 1/2" = 1'-0"

Scale: 3/4" = 1'-0"

"HOLLAND" PAVERS:
COLOR: GRAPHITE

DATE	REV.
09/03/20	REV 1
09/06/20	REV 2

WIN Structural Consulting Group
 218 Ray Street
 Pleasanton, California 94566
 T: (415) 652-4511
 License Number: 1400014124
WIN
 STRUCTURAL CONSULTING

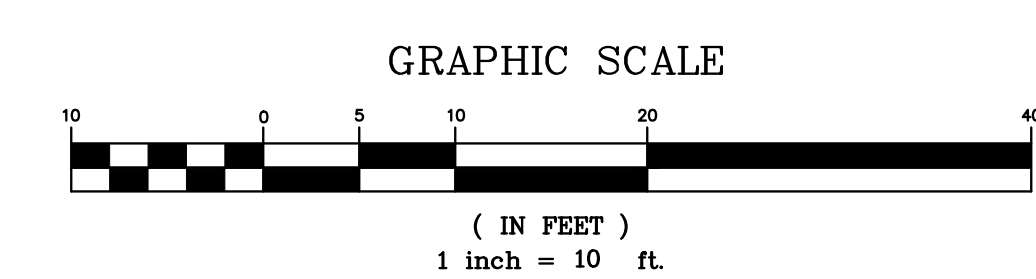
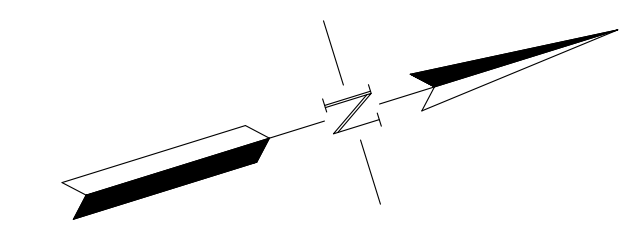
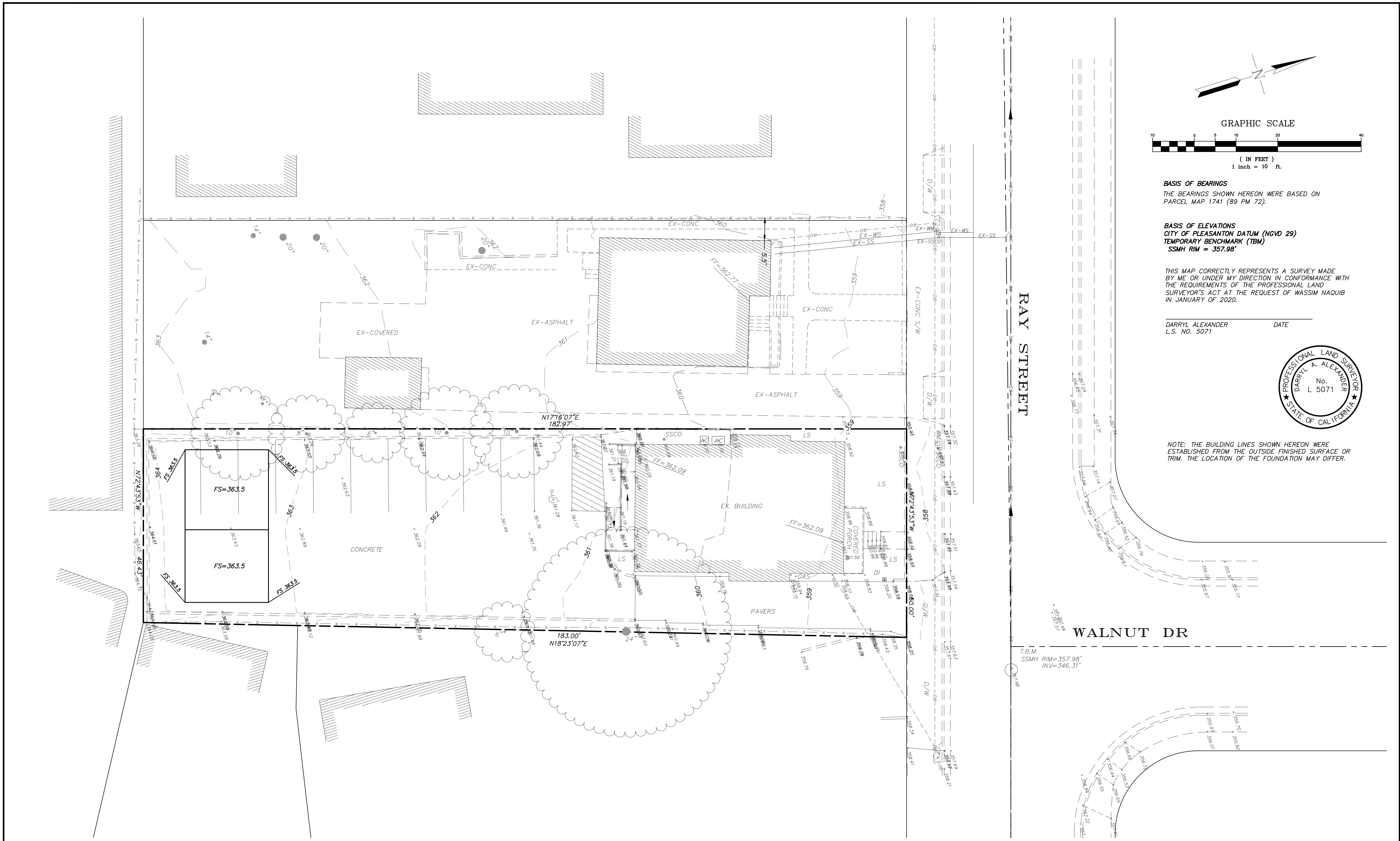


LANDSCAPE PLAN

218 RAY STREET
 218 RAY STREET
 PLEASANTON, CA

DRAWN	RS
DATE	09/06/20
CHECKED	WIN
SCALE	AS SHOWN

SHEET #
L01



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON WERE BASED ON
PARCEL MAP 1741 (89 PM 72).

BASIS OF ELEVATIONS
CITY OF PLEASANTON DATUM (NGVD 29)
TEMPORARY BENCHMARK (TBM)
SSMH RIM = 357.98'

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
THE REQUIREMENTS OF THE PROFESSIONAL LAND
SURVEYOR'S ACT AT THE REQUEST OF WASSIM NAQUIB
IN JANUARY OF 2020.

DARRYL ALEXANDER DATE
L.S. NO. 5071



NOTE: THE BUILDING LINES SHOWN HEREON WERE
ESTABLISHED FROM THE OUTSIDE FINISHED SURFACE OR
TRIM. THE LOCATION OF THE FOUNDATION MAY DIFFER.

REV	DATE	DESCRIPTION	APPROVAL

PROJECT NAME
**APN 94-110-40
ALAMEDA COUNTY, CALIFORNIA**

ALEXANDER & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA 94566
surveyor@trivalley.com (925) 462-2255

DRAWN BY: STAFF
DESIGNED BY:
CHECKED BY: DA
SCALE: AS SHOWN

SHEET TITLE
**TOPOGRAPHIC SURVEY
218 RAY STREET
PLEASANTON, CALIFORNIA**

JOB NO.: 2020 003
DISK NO.:
FILE NO.: 2020 003 C3D
DATE: 1-20-2020
SHEET NO.: 1 OF 1 SHEETS