

ZONING:	A' DISTRICT/R-H-10,000
LOT AREA:	45930 SQ. FT.
EXISTING HOUSE:	3692 SQ. FT.
EXISTING GARAGE:	1300 SQ. FT.
EXISTING BARN:	450 SQ. FT.
PROPOSED SECOND UNIT:	1200 SQ. FT.
PROPOSED NEW GARAGE:	317 SQ. FT.
PROPOSED PORCH:	175 SQ. FT.

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.

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.

See Civil drawings for existing and proposed grading, utilities, trees, additional structures, proposed drainage, and erosion control measures.

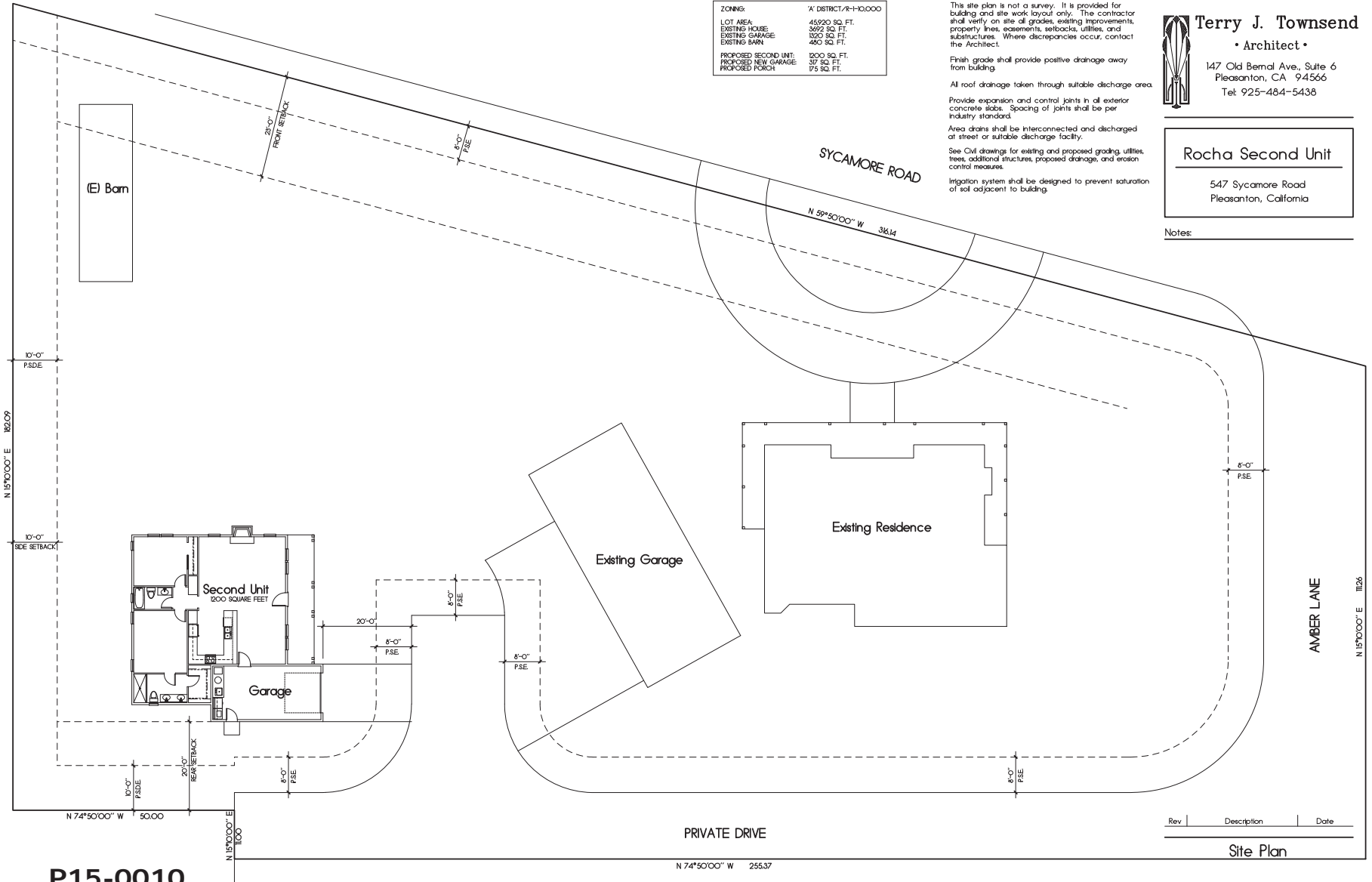
Irrigation system shall be designed to prevent saturation of soil adjacent to building.



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Rocha Second Unit
 547 Sycamore Road
 Pleasanton, California

Notes:



P15-0010
Administrative Design Review
RECEIVED January 13, 2015
EXHIBIT B



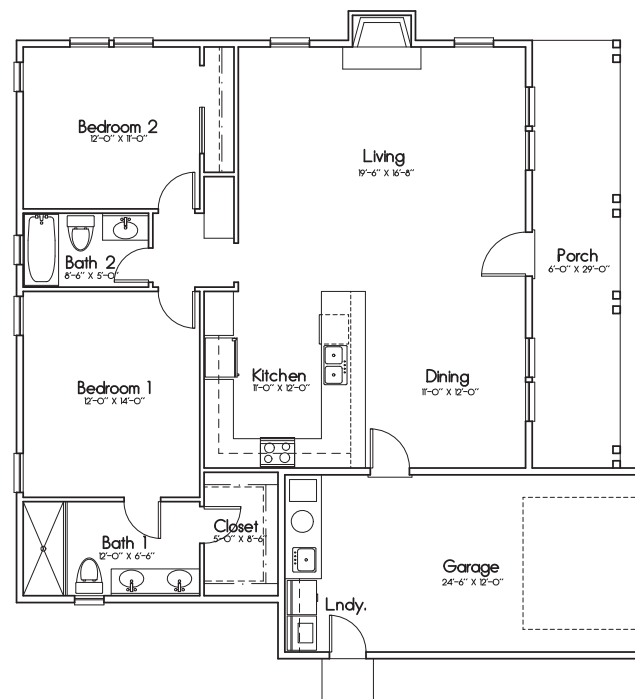
Job Number: 201521 Sheet: 1
 Scale: 1"=10'-0"
 Drawn: Terry
 Checked: Terry
 Date: 12-3-14 Of 19

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Notes:



Rev	Description	Date

Floor Plan
 1200 SQUARE FEET
 GARAGE: 37' SQUARE FEET
 PORCH: 175 SQUARE FEET

Job Number: 201521 Sheet:
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Notes:

Roofing shall be Composition Shingles over two layers 3/4" felt over 1/2" OSB sheathing w/ radiant barrier noted per 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 (I.O.N.)
Composition Shingles shall be fastened per 2013 CRC.

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 2013 CRC.

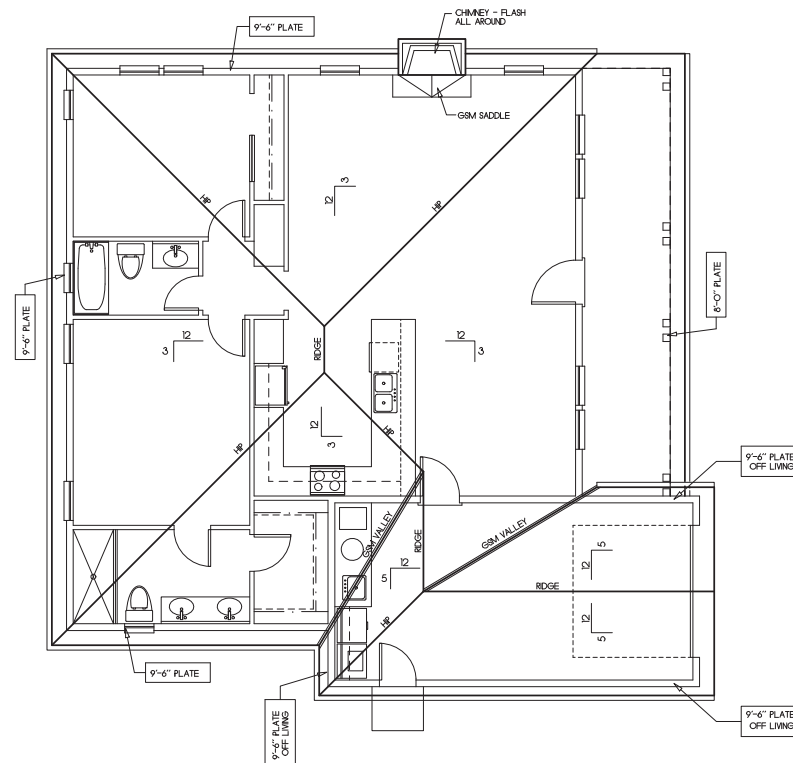
Plate heights are designated off adjacent subfloor (I.O.N.)

All rakes shall be 12" from wall framing (I.O.N.)

All eaves shall be 12" from wall framing (I.O.N.)

Plumbing waste stacks and combustion flues shall be placed to penetrate to the rear of the main ridge line.

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



Rev	Description	Date

Roof Plan

Job Number: 201521 Sheet: **4**
Scale: 1/4"=1'-0"
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Notes:

All windows of first floor shall be mounted at 8'-0" above top of subfloor (I.O.N.).
Provide 15# building paper at all exterior walls with wood siding finish.

S.F. : Subfloor

Subfr : Subfloor

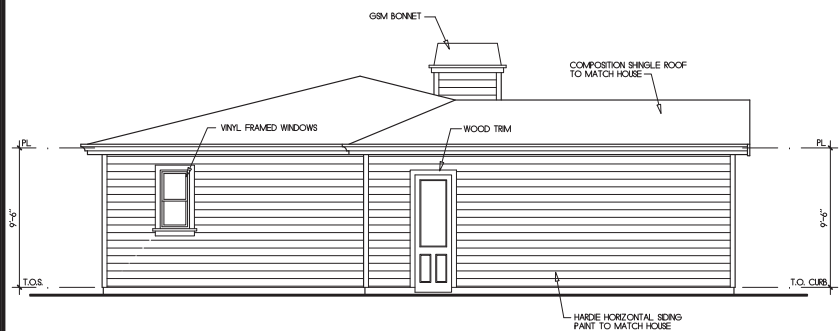
T.O.S. : Top of Slab

T.O.S.W. : Top of stem wall

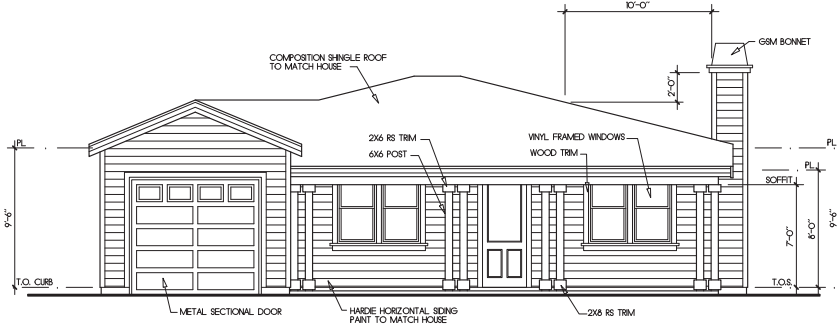
T.O. Flg. : Top of Footing

Fireplace shall be equipped with GSM terminal cap with spark arrester.

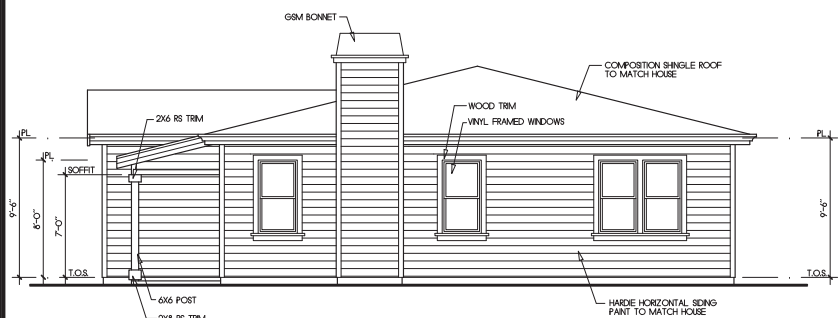
Egress windows shall comply with 2013 IRC with a minimum net clear openable area of 5.7 sq. ft., a minimum net clear openable height of 24 inches, a minimum net clear openable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening.



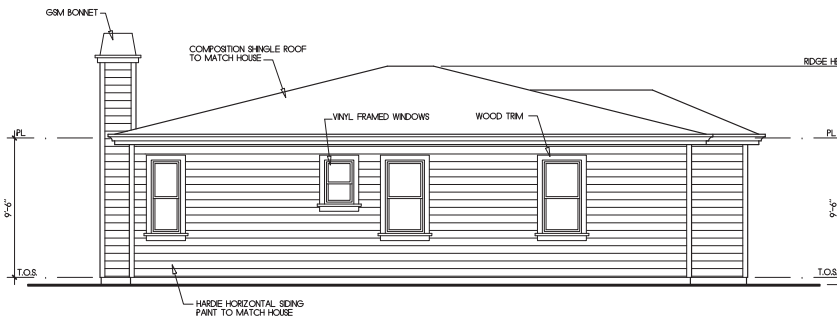
Left Side Elevation
(South)



Front Elevation
(East)



Right Side Elevation
(North)



Rear Elevation
(West)

Rev	Description	Date

Exterior Elevations

Job Number: 201521 Sheet: _____
 Scale: 1/4"=1'-0" _____
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