

To: Pleasanton Planning Office

I would like to apply for a conditional use permit to construct a small barn on my property that includes 3 animal stalls and a tack room. The purpose of this structure is to house 2 goats and 2 sheep and hopefully one day 1 horse. Please let me know what additional information you need from me.

Thank you,

Gyre Renwick

**RECEIVED**

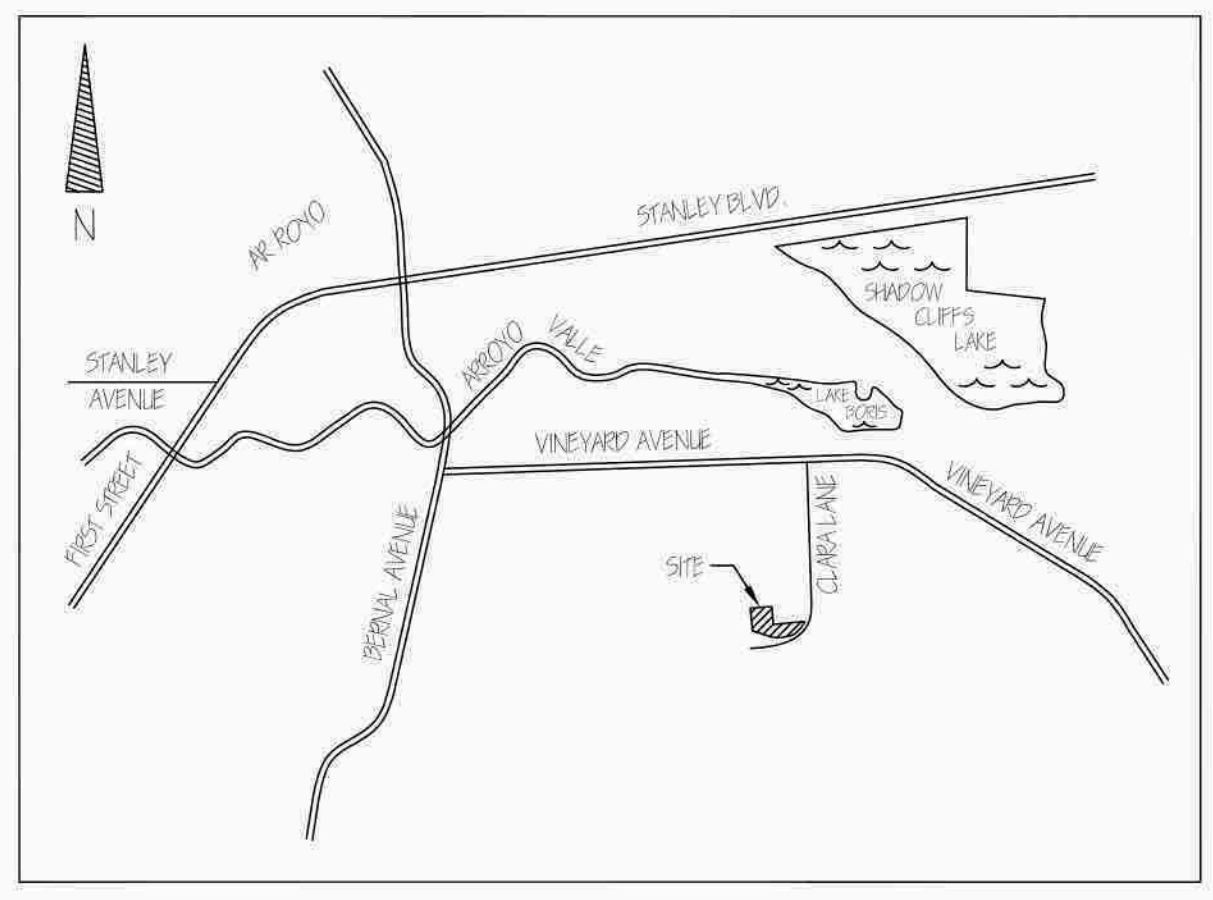
Dec. 28, 2020

P20-1058\_1059

CITY OF PLEASANTON  
PLANNING DIVISION

**EXHIBIT B**





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ABBREVIATIONS			
AB.	anchor bolt	P.S.I.	per square inch
A/C	Air Conditioner	P.S.F.	per square foot
AR.	As Required	P.T.D.F.	pressure treated Douglas fir
BD.	board	PLYWD.	plywood
BLDG.	building	PROP.	property
BM.	beam		
C.A.R.	ceiling air return	REC.	receptacle
C.J.	ceiling joint	REF.	refrigerator
C.L.G.	ceiling composition	REF.	reinforcement
COMP.	concrete	REQ.	required
CONC.	concrete	RM.	room
CTR.	center	RWD.	redwood
D	dryer	S	south
D.S.	downspout	S/H	single hung
D/W	dishwasher	SECT.	section
DBL.	double	S.G.	steam generator
DISP.	disposal	SHR.	shower
EXT.	exterior	SM.	similar
F.A.U.	forced air unit	SL	sliding
F.R.	floor register	SPEC.	specification
F.T.A.	footing	STD.	standard
		STRUC.	structure(s)
		SYM.	symmetrical
G.F.I.	ground fault interrupter	T.	traced
GSM	galvanized sheet metal	TEL.	telephone
GYP.	gypsum	TK.	thick
H.B.	hose bib	TP.	typical
H.C.	hollow core	V	vert
HDR.	header	VERT.	vertical
I.D.	inside diameter	W/	with
JST.	joist	W/O	without
K.P.R.	kick plate register	W.C.	water closet
		W/H	water heater
LIN.	linen	W.P.	waterproof
L.T.	light	WT.	weight
MAX.	maximum		
M/W	microwave oven		
MIN.	minimum		
N.T.S.	not to scale	&	and
NOM.	nominal	@	at
		CL	center line
O.A.	over all	PL	property line
O.C.	on center	(E)	existing
OPNG.	opening	(N)	new
OVHNG.	overhang		

GENERAL INFORMATION	
BUILDING OCCUPANCY GROUP:	R3-U
TYPE OF CONSTRUCTION:	V-B
YEAR BUILT:	1986
NUMBER OF STORES:	2
FOUNDATION:	RAISED FLOOR ABOVE - 3L AB BELOW

SCOPE OF WORK	
Construction of 550 square ft barn detached from the home	
SQUARE FOOTAGE INFORMATION:	
1.	LOT SQUARE FOOTAGE = 65,779 SQ. FT./1.51 ACRE
2.	(E) SQUARE FOOTAGE FOOTPRINT HOUSE = 2202 SQ. FT.
3.	(E) SQUARE FOOTAGE FOOTPRINT GARAGE = 576 SQ. FT.
4.	(E) SQUARE FOOTAGE FOOTPRINT BARN = 800 SQ. FT.
5.	TOTAL (E) SQUARE FOOTAGE FOOTPRINT = 3578 SQ. FT.
6.	(E) PERCENTAGE OF LOT COVERAGE = .054%
7.	(N) ADDITION SQ. FOOTAGE = 550 SQ. FT.
8.	(N) SQUARE FOOTAGE FOOTPRINT = 3828 SQ. FT.
9.	(N) PERCENTAGE OF LOT COVERAGE = .058%

**GENERAL NOTES:**

- ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:  
2019 EDITION OF THE CBC (CALIFORNIA BUILDING CODE)  
2019 EDITION OF THE CRC (CALIFORNIA RESIDENTIAL CODE)  
2019 EDITION OF THE CMC (CALIFORNIA MECHANICAL CODE)  
2019 EDITION OF THE CPC (CALIFORNIA PLUMBING CODE)  
2019 EDITION OF THE CEC (CALIFORNIA ELECTRICAL CODE)  
2019 EDITION OF THE CEC (CALIFORNIA ENERGY CODE)  
2019 EDITION OF THE CGBC (CALIFORNIA GREEN BUILDING CODE)  
2019 EDITION OF THE CALIFORNIA ENERGY CODE  
CITY OF PLEASANTON MUNICIPAL CODE AND ALAMEDA COUNTY FIRE DEPARTMENT ORDINANCES.
  - LOW FLOW FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH CBC 4-305.
  - RODENT PROOFING SHALL BE IN ACCORDANCE WITH CBC 4-406.
  - WASTE MANAGEMENT SHALL BE IN ACCORDANCE WITH CBC 4-408. SERVICES TO BE SUPPLIED BY REPUBLIC SERVICES OF CONTRA COSTA COUNTY.
  - POLLUTANT CONTROLS SHALL BE IN ACCORDANCE WITH CBC 4-504.
  - LUMBER MOISTURE CONTROL: SHEETAL ROUGH CARPENTRY, NOTE 1.
- DIMENSIONS ARE FROM FACE OF SLID TO FACE OF SLID UNLESS OTHERWISE NOTED.
- DO NOT SCALE DIMENSIONS. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALIGN WINDOW HEADS WITH TOPS OF DOORS @ 6"-8" UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL CITY AND COUNTY BUILDING CODES AND REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL SHALL BASE HIS BID ON EXISTING CONDITIONS, NOT WITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON DRAWING.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION, OR RELATED WORK.
  - "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR ITEMS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS.
  - "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
  - DIMENSIONS NOTED "CLEAR" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
  - GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF N.L.C. (NOT IN CONTRACT) ITEMS WITH OTHER TRADES.
- CONTRACTOR SHALL VERIFY EXISTING FRAMING CONDITIONS AND PROVIDE CONTINUOUS SUPPORT FROM ROOF TO FOUNDATION FOR ALL (N) AND (E) VERTICAL CONDITIONS. NOTIFY ARCHITECT IF DISCREPANCIES ARE DISCOVERED.
- CONTRACTOR SHALL MAINTAIN SECURE BUILDING ENVELOPE AT END OF EACH WORK DAY TO PREVENT ACCESS TO RESIDENCE.
 

EROSION/ SEDIMENT CONTROL:

  - CONTRACTOR TO INSTALL SEDIMENT CONTROL DEVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL MAINTAIN SAID DEVICES THROUGHOUT THE LIFE OF CONSTRUCTION.

SEISMIC DESIGN CATEGORY:

  - THIS PROJECT IS IN SEISMIC DESIGN CATEGORY D. BASIC WIND SPEED 110 MPH.

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CONCRETE AND REINFORCING

  - CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE ACI BUILDING CODE ACI 31-14 AND THE 2016 CALIFORNIA BUILDING CODE.
- CONCRETE SHALL BE NORMAL WEIGHT CONCRETE. AGGREGATES SHALL CONFORM TO ASTM C-39 WITH PROVEN CHARACTERISTICS OF LESS THAN 0.95% THE MAXIMUM AGGREGATE SHALL BE 3/ 4-INCH. MAXIMUM SLUMP SHALL BE 4-INCHES.
- CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150, TYPE I OR II. THE MINIMUM CEMENT CONTENT SHALL BE 5.5 SACKS PER CUBIC YARD.
- THE STRENGTH OF THE MIX AT 28 DAYS SHALL BE 2500 PSI FOR ALL CONCRETE ON THIS PROJECT. SPECIAL INSPECTION NOT REQUIRED.
- REINFORCING BARS SHALL MEET THE REQUIREMENTS OF ASTM A615, GRADE 60. DETAILING PLACE OF BARS SHALL CONFORM TO ACT AC308, LATEST EDITION.
- PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH AC308.
- CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF 9 DAYS. EXPOSED SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ANCHOR BOLTS SHALL HAVE A 3" X 3" X .229" WASHER SPACED AT 6'-0" MAXIMUM. TWO (2) ANCHOR BOLTS MINIMUM PER SILL PIECE AND 4.5" MINIMUM/12" MAXIMUM ANCHOR BOLT END DISTANCE.
- POUR ALL FOOTINGS CONTINUOUSLY WITHOUT COLD JOINTS BELOW GRADE.
- ALL DETAILS AND DIMENSIONS SHALL BE VERIFIED TO ENSURE ACCOMMODATION OF ARCHITECTURAL FRAMING DETAILS.
- VERIFY LOCATIONS OF ALL HOLDOWN ANCHORS ON FLOOR PLAN, RELATIVE TO WINDOWS, DOOR JAMBS, POSTS, ETC.
- WOOD SILLS AND PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR.
 

ROUGH CARPENTRY:

  - MOISTURE CONTENT OF ALL FRAMING LUMBER SHALL NOT EXCEED 19% AT TIME OF INSTALLATION AND FABRICATION. MOISTURE CONTROL OF LUMBER SHALL BE VERIFIED.
  - GRADE MARKING: INSPECTION CERTIFICATION FROM APPROPRIATE GRADING AND INSPECTION AGENCIES WILL BE ACCEPTABLE IN LIEU OF GRADE MARKS FOR LUMBER.
  - ALL STRUCTURAL LUMBER SHALL BE AIR-DRIED. PROTECT ALL LUMBER STORED ON SITE FROM RAIN AND EXCESSIVE SUN AND STACKED IN SUCH A FASHION AS TO PREVENT TWISTING AND WARPING.
  - TIMBERS 4 X 4 OR LARGER FREE OF HEART CENTER (FOHC).
  - GRADES (UNLESS SPECIFICALLY NOTED GREATER ON DRAWINGS OR CALCULATIONS).
 

LUMBER	SPECIES	GRADE
MUDSILLS AT GRADE	DF PRESSURE TREATED	NO. 2 OR BETTER
STUDS AND BLOCKING	DF	CONST.
INT. POSTS AND BEAMS (4X AND LARGER)	DF	NO. 2
HORIZONTAL FRAMING AND RAFTERS	DF	NO. 2
JOISTS	DF	NO. 2
EXT. TRIM AND SIDING	RWD	KLN DRIED
- NAILS TO BE OF COMMON WIRE WHERE NAILING IS SPECIFIED ON THE DRAWING. CEMENT COATED 16d "SINKER" NAILS MAY BE SUBSTITUTED FOR 16d COMMON NAILS. NAILS USED IN EXTERIOR APPLICATIONS TO BE GALVANIZED. PRE-DRILL NAIL HOLES WHERE WOOD TENDS TO SPLIT. FASTENERS AT PRESSURE-TREATED WOOD SHALL BE OF HOT DIPPEED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
- METAL FRAMING CLIPS, HANGERS, ETC. ARE BY SIMPSON STRONG-TIE, SAN LEANDRO, CA. NAILING AND APPLICATIONS TO BE PER MANUFACTURER'S SPECIFICATIONS AND CODE REQUIREMENTS.
- BOLTS SHALL BE MACHINE BOLTS PER ASTM-307. LENGTH OF BOLTS SHALL BE SUCH THAT THE BOLT PROJECTION IS NOT LESS THAN 1/16" NOR MORE THAN 1/2" PAST END OF NUT. PROVIDE WASHERS UNDER HEAD AND NUT WHERE BOLT HEADS WOULD BEAR ON WOOD. NUTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED BEFORE CLOSING IN. DO NOT CRUSH WOOD WHEN TIGHTENING.
- WOOD AGAINST CONCRETE SHALL BE PRESSURE TREATED D.F.
- STRUCTURAL PLYWOOD SHALL CONFORM TO PS1-83, STAMPED AND GRADED BY APA, WITH EXTERIOR GLUE. ORIENTED STRAND BOARD (OSB) OF THE SAME THICKNESS OR GREATER MAY BE SUBSTITUTED FOR PLYWOOD SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE.
- NAIL ALL STRUCTURAL PLYWOOD SHEATHING 6" O.C. ON EDGES AND 12" FIELD UNLESS OTHERWISE SPECIFIED ON SHEARWALL NAILING SCHEDULE. PLYWOOD SHEETS SHALL ADJUT ALONG CENTERLINE OF FRAMING MEMBERS WITH NAILING SPACE NOT LESS THAN 3/ 8" FROM EDGE OF SHEETS. USE 8d NAILS FOR ALL PLYWOOD NAILING UNLESS OTHERWISE SPECIFIED.

REVISIONS:

DRAWN BY: DANIEL A. DESOUSA  
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CLAYTON, CA 94517  
(925) 672-1521

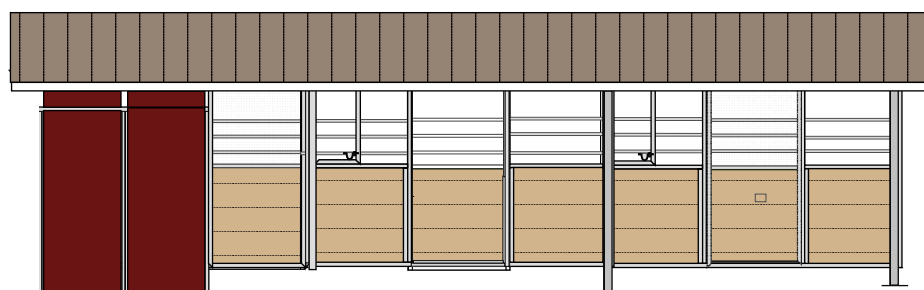
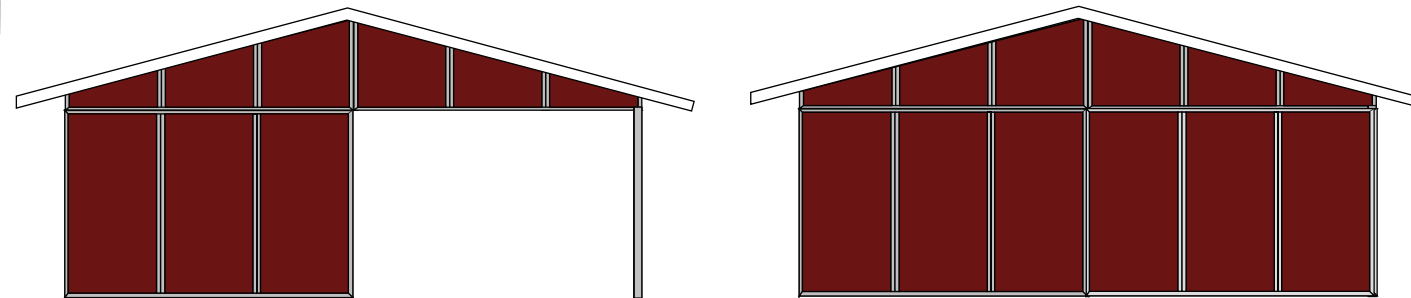
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PLOT PLAN  
VICINITY MAP  
GENERAL NOTES

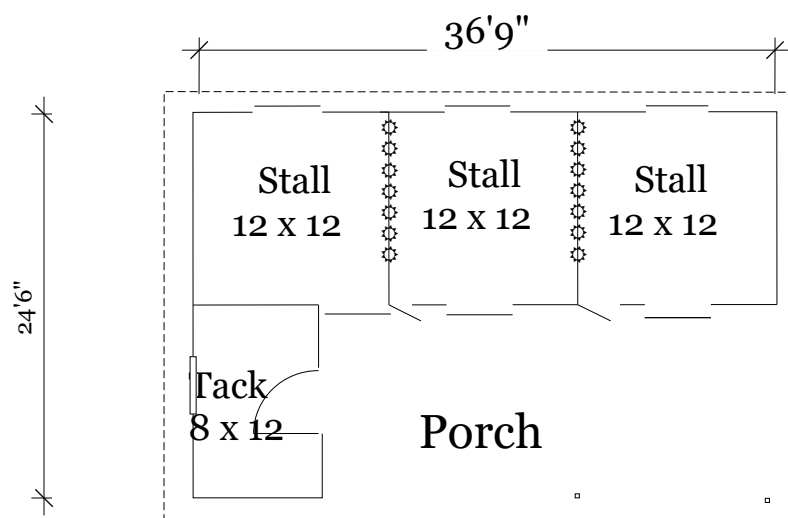
RESIDENCE OF:  
BENWICK RESIDENCE  
751 CLARA LANE  
PLEASANTON, CA 94556

Date: JULY 17, 2020  
Scale:  
Drawn: DAN DESOUSA  
Job: BENWICK  
Sheet: AI





Exterior: Barn Red  
 Trim & Gutter: Regal White  
 Roof : Ash Grey  
 Tack Interior: T1-11



**This barn includes the following features:**

**Meets Current CBC 2019 Standards**

- 3/12 Roof Pitch
- 10.4 R Value Roof Insulation
- 26 Gauge Painted Steel Roofing
- 9' Eave Height
- 20 Snow Load Std
- 100 mph Wind
- Porch Posted at 12'
- Painted Steel Wide Mouth Gutters & and Fascia Trim
- Heavy Duty Down Spouts
- 3/4 Painted Exterior Steel Walls/ Galvanized Interior
- \*\* Life Time Kick Through Warranty\*\***
- 2- 12 x 12 Stalls
- 1-12 x 12 Stall ( No Feed Door on this Stall)
  - 1' Air gap above rear stall Walls for increased ventilation
  - 6' -Horizontal 3 Rail Series Stall Fronts w/ Grilled Feed Doors - T&G
  - 2/3 Horizontal Divider Wall or Solid
  - Solid Sliding Rear Paddock Doors
  - Ground Feeders
- 1- Tack Room- T&G Fronts
  - 8' x 12' with Painted Steel Interior
  - 1' Filler Panel above back wall to Seal Air Gap, Protecting Ceiling
  - T1-11 Ceiling
  - 1 Dual Pane Window
  - Man Door with Lockset

**\$ 36,243.56**

Engineering, Tax Shipping and Installation Included.  
 Does NOT Include Site Prep, Permit Fees, Concrete, Electrical or Plumbing.

Deposit-	\$14,804.52
Prior to Delivery-	\$15,584.52
Upon Completion	\$5,854.53

NOT FOR CONSTRUCTION:  
 SEE STRUCTURAL PLANS  
 FOR ALL FINAL  
 INFORMATION



**NorCal Structures, Inc.**

855-810-BARN

Lic# CA 941544

www.NorCalStructures.com

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Project Name:	
Project Address:	751 Clara Ln
City:	Pleasanton, Ca 94566
Phone:	925-963-3541
Email:	Grenwick@gmail.com

Date:  
 11/5/2020