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10/13/2021

PUD-137

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B



Gudaitis Parcel Split

373 Sycamore Road
 Pleasanton, California

Notes



Diamond Court Streetscape

Rev	Description	Date

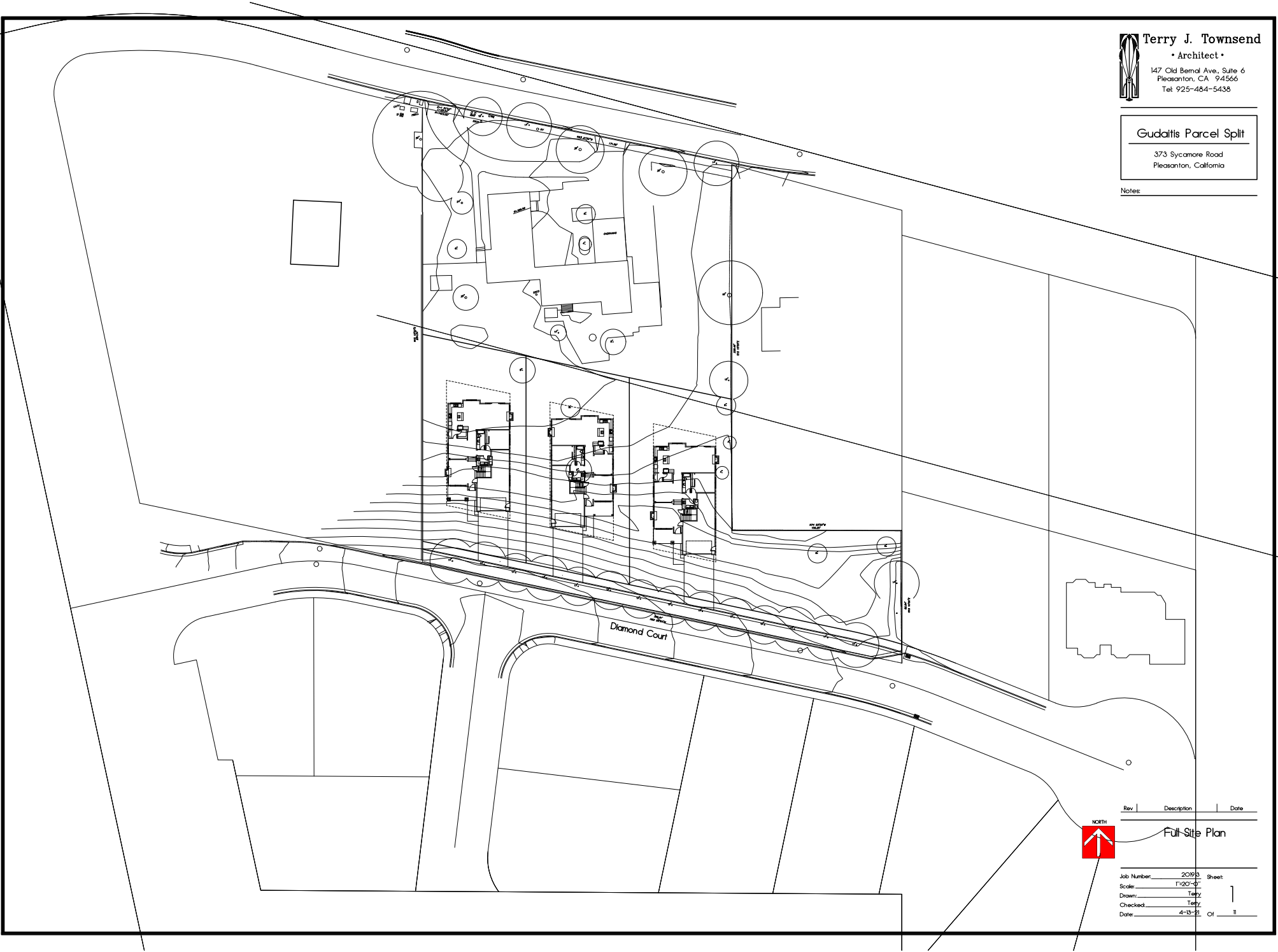
Streetscape

Job Number: 20093 Sheet: **S**
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 4-13-21 Of 11

Gudaitis Parcel Split

373 Sycamore Road
 Pleasanton, California

Notes



Rev	Description	Date



Full Site Plan

Job Number: 20103 Sheet: 1
 Scale: 1"=20'-0"
 Drawn: Terry
 Checked: Terry
 Date: 4-13-21 Of 11

Gudaitis Parcel Split

373 Sycamore Road
 Pleasanton, California

Notes:

Lot 1
 ZONING: PUD
 GROSS LOT AREA: 9207.75 SQ. FT.
 NET LOT AREA: 8350.71 SQ. FT.
 P.A.L.: 34.32%
 FLOOR AREA: 2847 SQ. FT.
 GARAGE AREA: 632 SQ. FT.
 GARAGE CREDIT: 600 SQ. FT.

Lot 2
 ZONING: PUD
 GROSS LOT AREA: 9207.75 SQ. FT.
 NET LOT AREA: 8350.71 SQ. FT.
 P.A.L.: 34.32%
 FLOOR AREA: 2847 SQ. FT.
 GARAGE AREA: 632 SQ. FT.
 GARAGE CREDIT: 600 SQ. FT.

Lot 3
 ZONING: PUD
 GROSS LOT AREA: 10796.61 SQ. FT.
 NET LOT AREA: 9349.02 SQ. FT.
 P.A.L.: 18.05%
 FLOOR AREA: 633 SQ. FT.
 GARAGE AREA: NOT APPLICABLE
 GARAGE CREDIT: 600 SQ. FT.

Plan IA

Plan B

Plan C

Diamond Court



Partial Site Plan

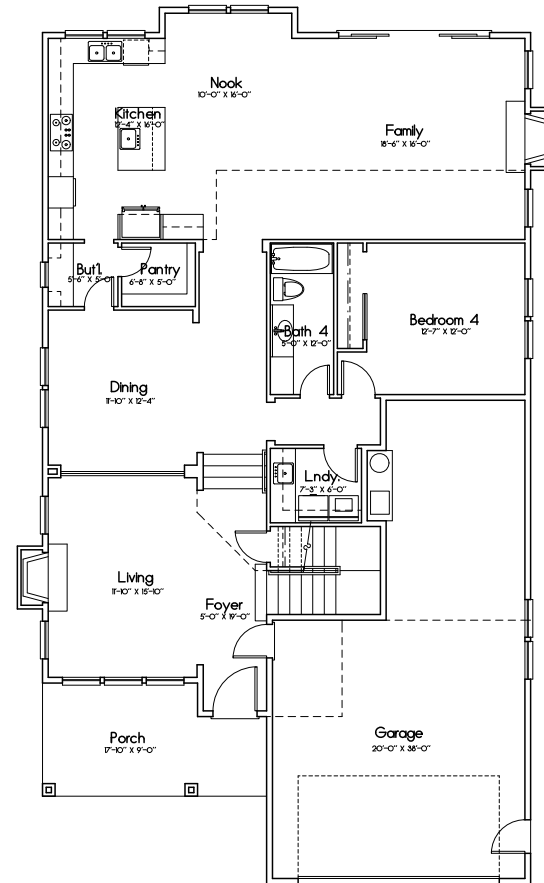
Rev	Description	Date

Sub Number: 20393 Sheet: 2
 Scale: 1/4" = 1'-0"
 Design: Terry
 Checked: Terry
 Date: 4-13-21

Gudaitis Parcel Split

373 Sycamore Road
 Pleasanton, California

Notes



Rev	Description	Date

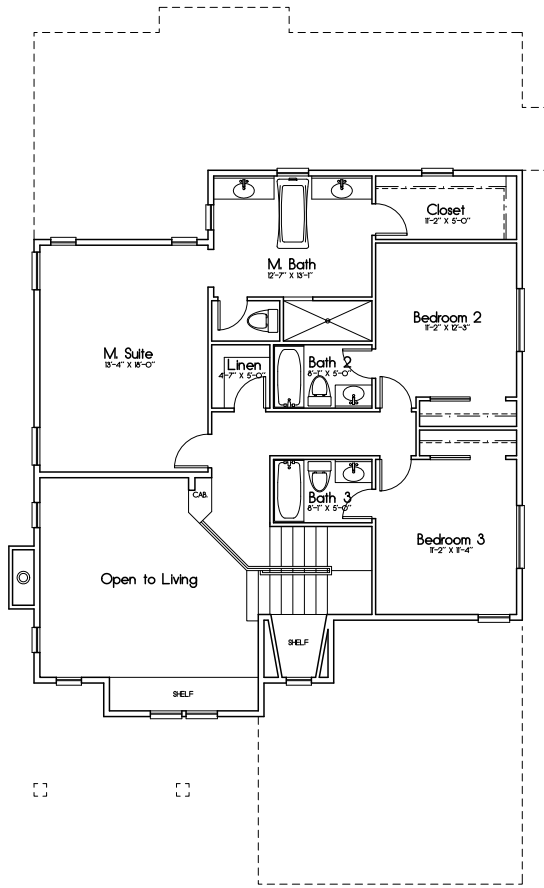
Plan 1
First Floor Plan
 FIRST FLOOR 1741 SQUARE FEET
 GARAGE 832 SQUARE FEET
 COVERED PORCH 146 SQUARE FEET

Job Number: 201913 Sheet:
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 4-13-21

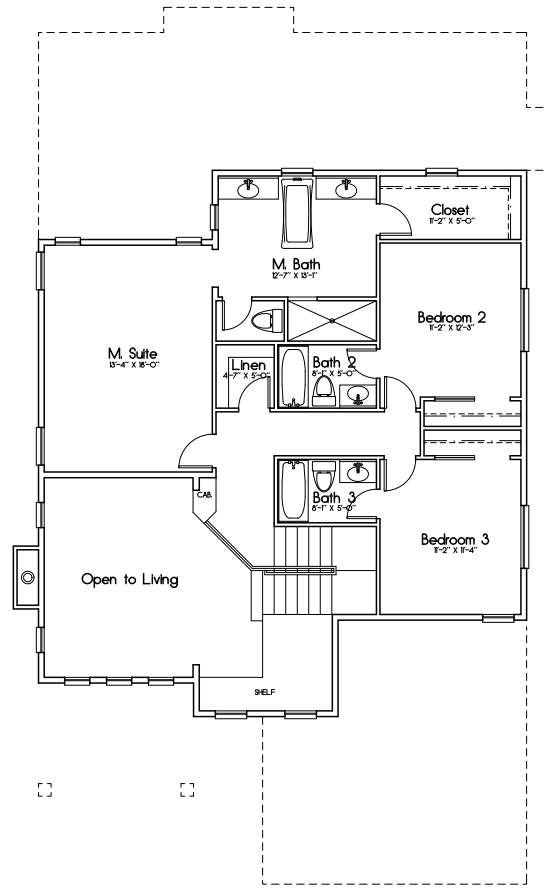
Gudaitis Parcel Split

373 Sycamore Road
 Pleasanton, California

Notes



Second Floor Plan Parcel B
 PLAN IS REVERSED FROM ACTUAL LAYOUT



Second Floor Plan Parcel A and C

Rev	Description	Date

Plan 1
Second Floor Plan
 FIRST FLOOR 1741 SQUARE FEET
 SECOND FLOOR 1065 SQUARE FEET
 TOTAL FLOOR 2807 SQUARE FEET

Job Number: 20093 Sheet: _____
 Scale: 1/4"=1'-0" _____
 Drawn: Terry _____
 Checked: Terry _____
 Date: 4-13-21 Of 11

Gudaitis Parcel Split

373 Sycamore Road
 Pleasanton, California

Notes:

See exterior elevations material. Roof shall be installed over 3/4" sheil over 1/2" OSB sheathing w/ rafter batten 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 = XXXXXX sq. ft.
 Total area required to be vented : XXXXXX sq. ft.
 XXX Rafter vent XXXXXX sq. ft.
 XXX Gable end vent XXXXXX sq. ft.
 XXX O1-high vent XXXXXX sq. ft.
 Total Area of ventilation : XXXXXX sq. ft.
 50% LOW REQUIREMENT: XXX > XXX OKAY
 50% HIGH REQUIREMENT: XXX > XXX OKAY

All framing shall be Douglas Fir No. 2 or better (LON1)
 Roofing shall be fastened per 2019 CBC.

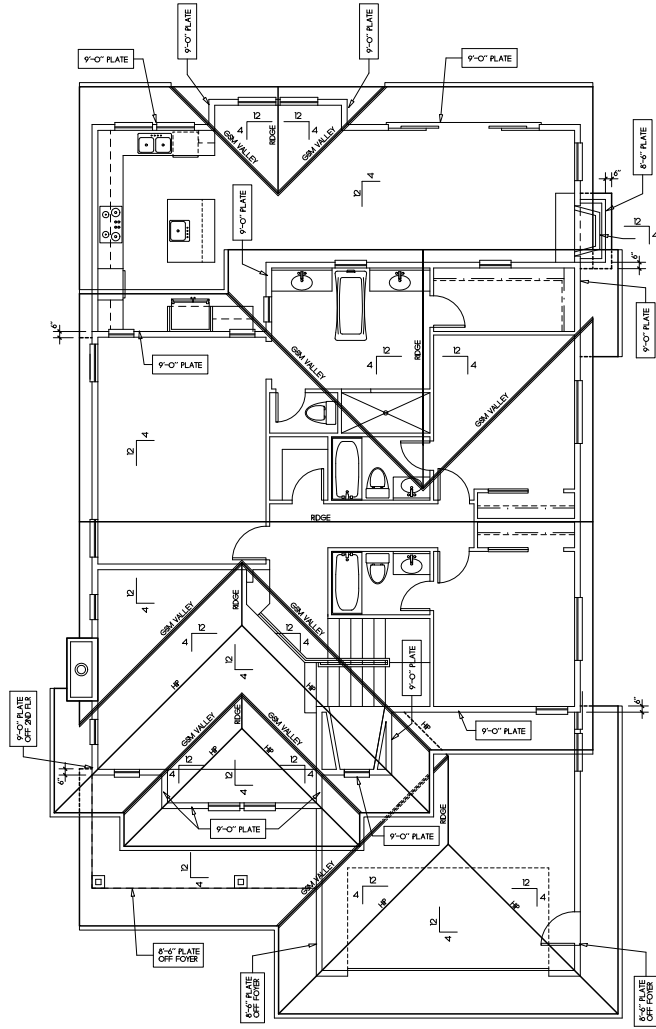
Roof flashing around pipes, vents, flues, chimneys, etc. shall be lead, copper or other approved flexible flashing material and shall be formed to follow the contours of the tile and allow seating of the tile as per 2019 CBC.

Plate heights are designated off adjacent subfloor (LON1).

All rakes shall be 12" from wall framing (LON1).

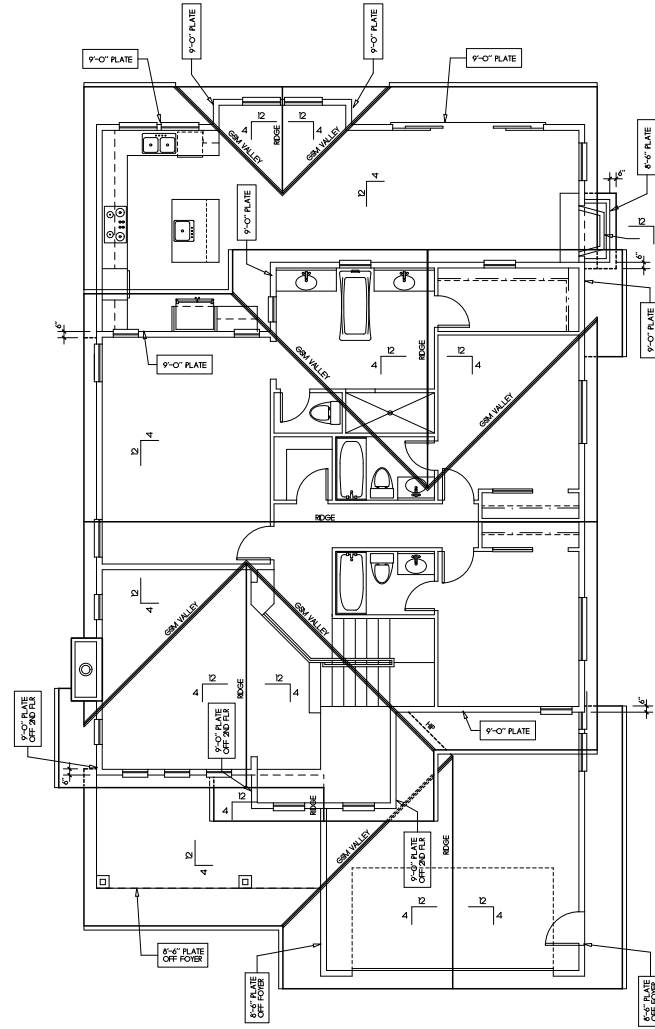
All eaves shall be 36" from wall framing (LON1).

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



Roof Plan Parcel B

PLAN IS REVERSED FROM ACTUAL LAYOUT



Roof Plan Parcel A and C

Rev	Description	Date

**Plan 1
 Roof Plan**

Job Number: 20193 Sheet:
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 4-13-21 Of 11

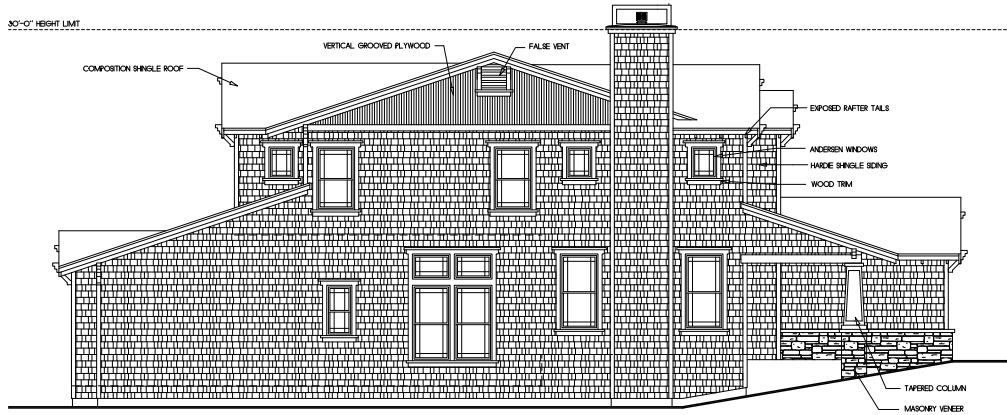
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Gudaitis Parcel Split

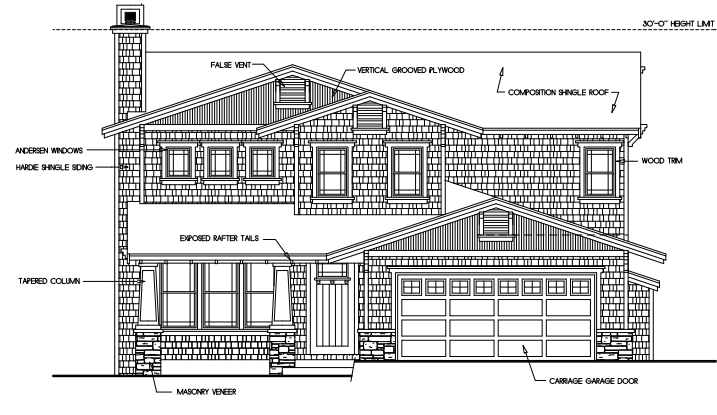
373 Sycamore Road
 Pleasanton, California

Notes:

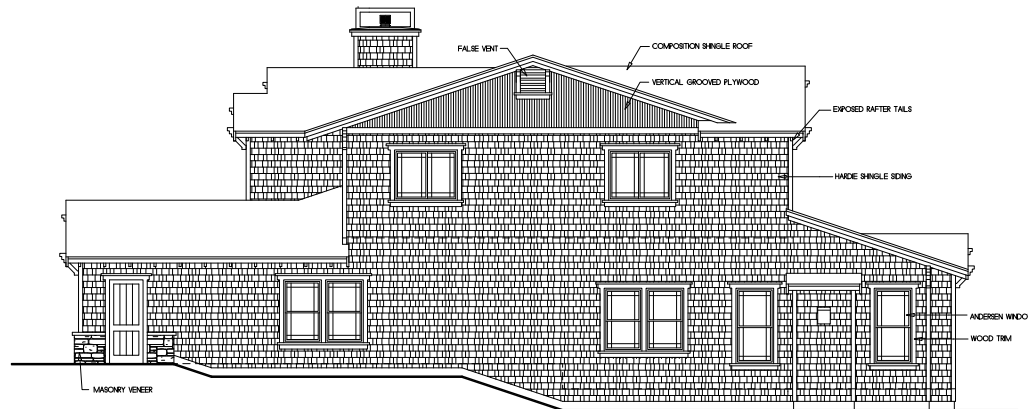
- All windows of first floor shall be mounted at 4'-0" above top of subfloor (I.O.N.L.)
- All windows of second floor shall be mounted at 6'-0" above top of subfloor (I.O.N.L.)
- Provide 15# building paper at all exterior walls with wood siding finish.
- Provide two layers grade "D" paper at all exterior walls with stucco over wood based sheathing.
- A weep screed shall be provided at the foundation plate on all exterior stucco walls covered with stucco. The screed shall be of a type which will allow trapped water to drain to the exterior of the building per 2019 CBC.
- S.F. : Subfloor
- Subfr. : Subfloor
- T.O.S. : Top of Slab
- T.O.S.W. : Top of stem wall
- T.O. Fig. : Top of Footing
- Fireplace shall be equipped with GSM terminal cap with spark arrester.
- Egress windows shall comply with 2019 CBC with a minimum net clear operable area of 5.7 sq. ft., a minimum net clear operable height of 24 inches, a minimum net clear operable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening.



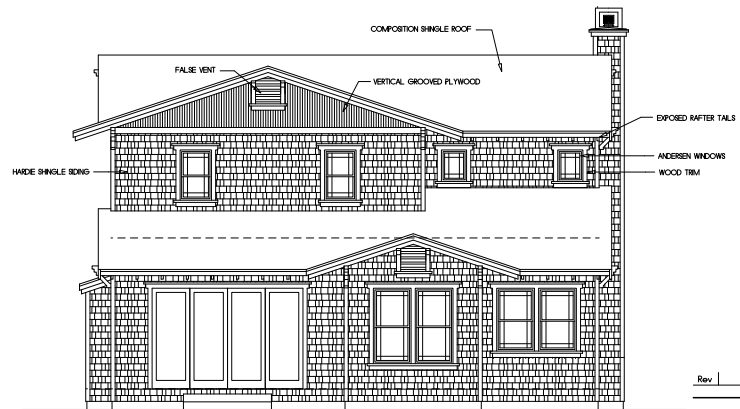
Left Side Elevation
 (West)



Front Elevation
 (South)



Right Side Elevation
 (East)



Rear Elevation
 (North)

Rev.	Description	Date

Plan 1A
 Exterior Elevations
 "Craftsman"

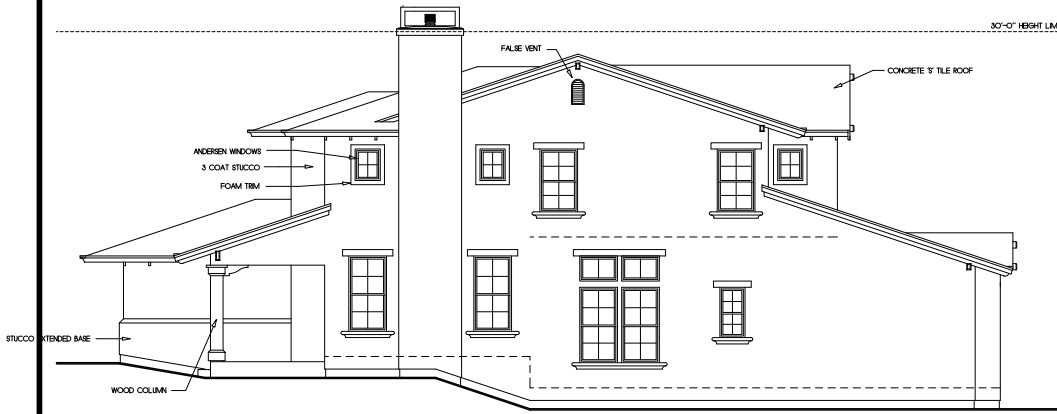
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Gudaitis Parcel Split

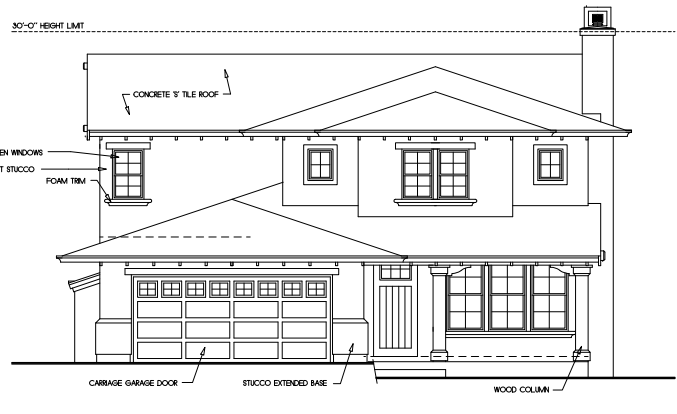
373 Sycamore Road
 Pleasanton, California

Notes:

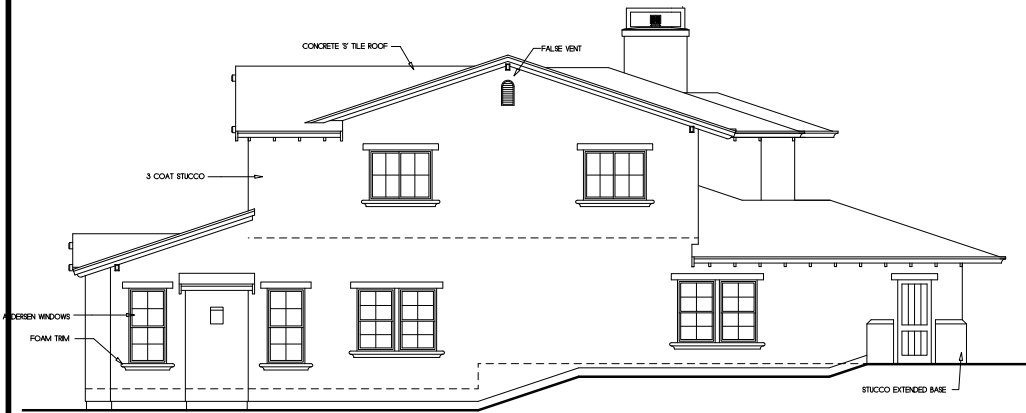
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- Egress windows shall comply with 2019 CBC with a minimum net clear openable area of 5.7 sq. ft., a minimum net clear openable height of 24 inches, a minimum net clear openable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening.



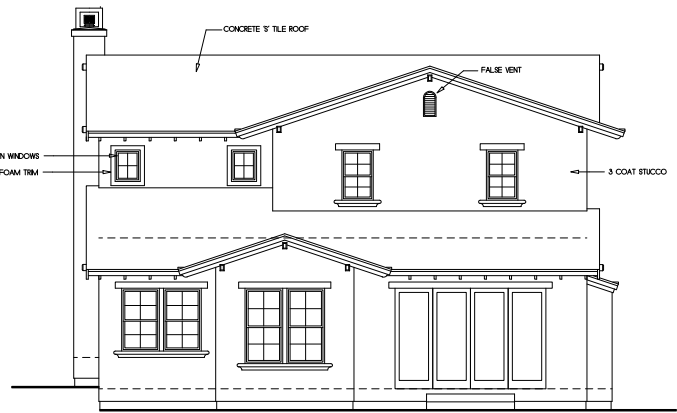
Right Side Elevation
 (East)



Front Elevation
 (South)



Left Side Elevation
 (West)



Rear Elevation
 (North)

Rev.	Description	Date

Plan B
 Exterior Elevations
 "Ranch Hacienda"

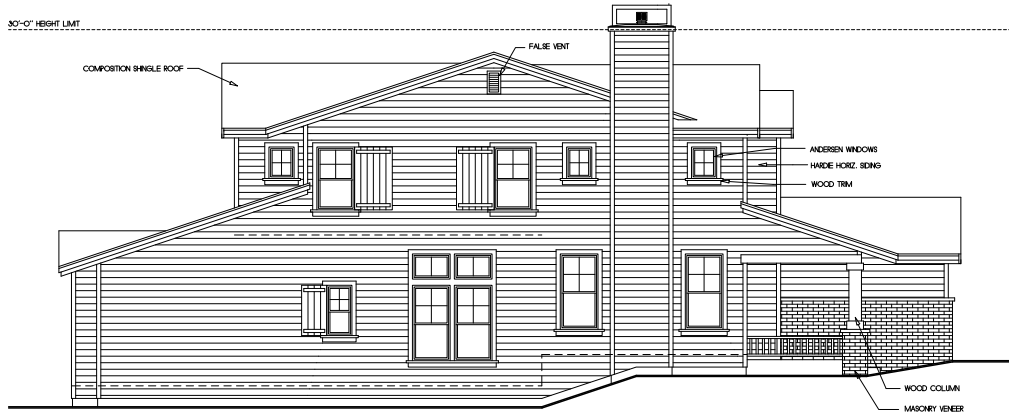
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 Checked: Terry
 Date: 4-13-21 Of 11

Gudaitis Parcel Split

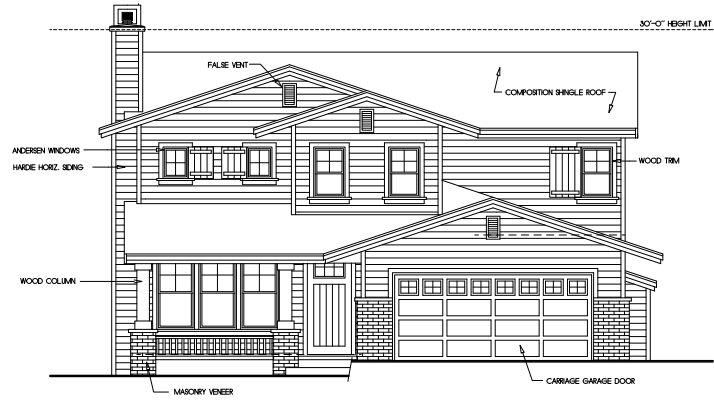
373 Sycamore Road
 Pleasanton, California

Notes:

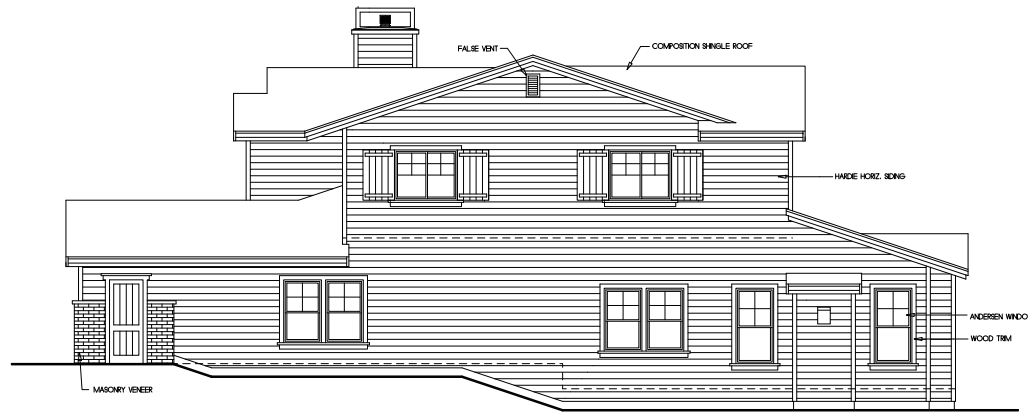
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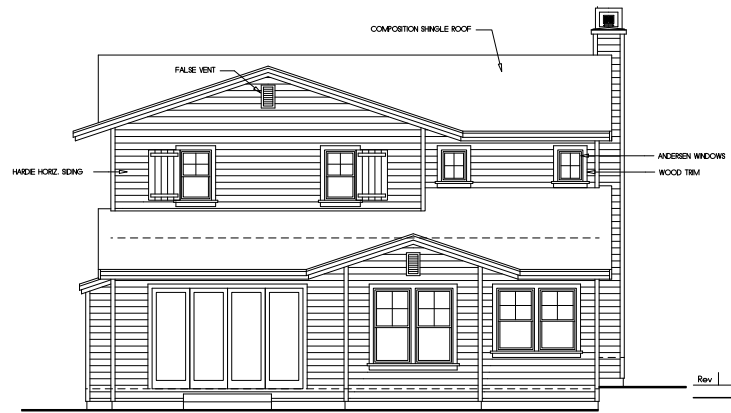
Left Side Elevation
 (West)



Front Elevation
 (South)



Right Side Elevation
 (East)

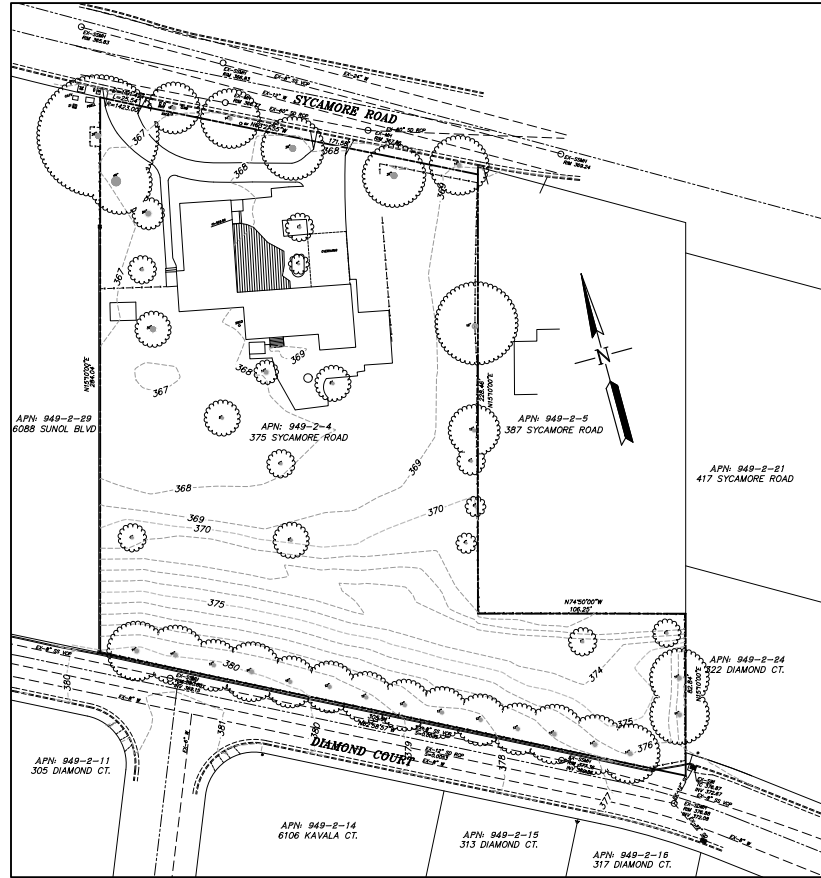


Rear Elevation
 (North)

Rev.	Description	Date

Plan 1C
Exterior Elevations
 "Farmhouse"

Job Number: 201913 Sheet: 8
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 4-13-21 Of 11



SITE MAP
1"=30'

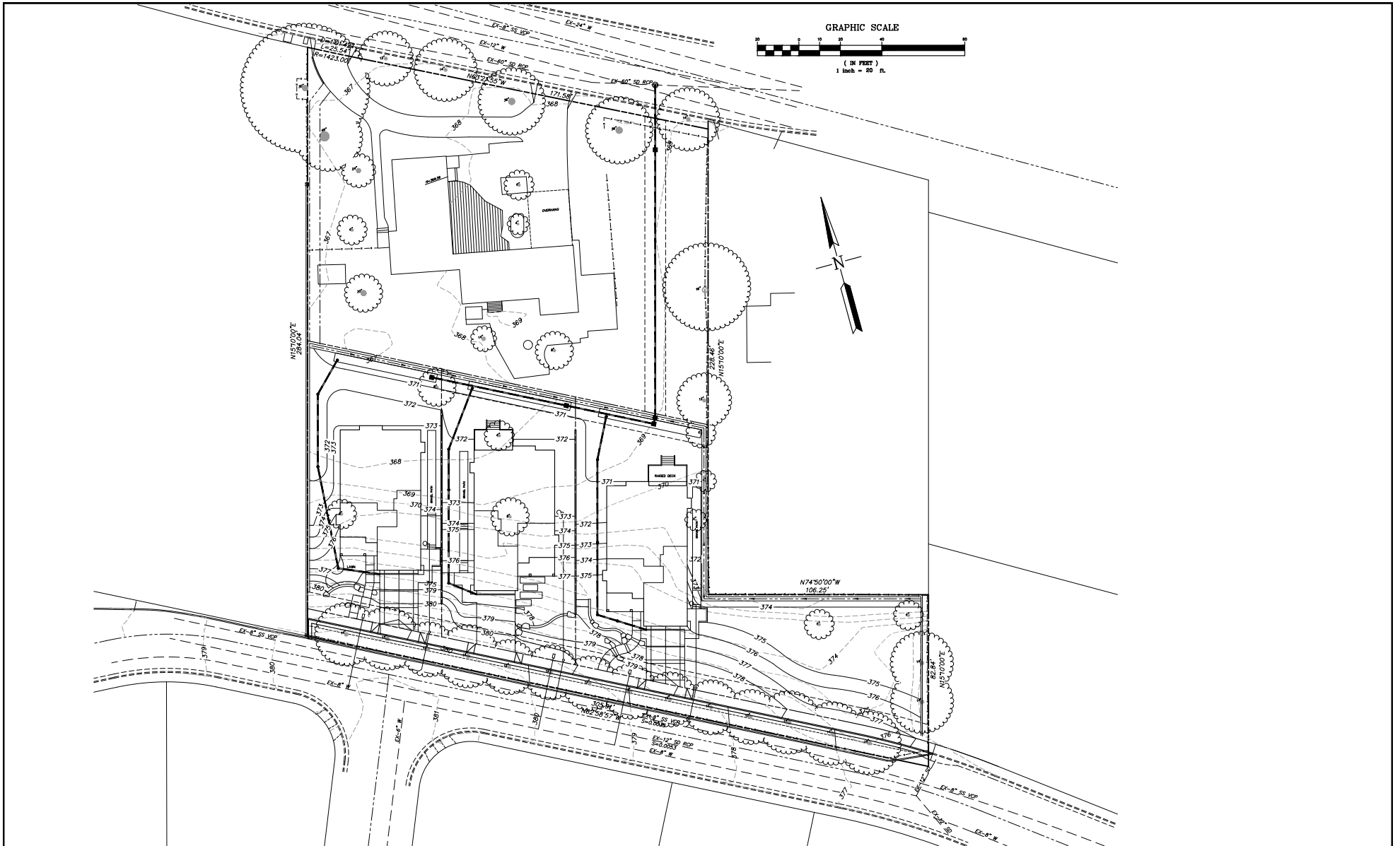
REV	DATE	DESCRIPTION	APPROVAL

PROJECT NAME
COVER SHEET

ALEXANDER & ASSOCIATES INC.
 SURVEYORS ENGINEERS PLANNERS
 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA 94566
 surveyor@trivalley.com (925) 482-2255

SHEET TITLE
**PLANNED UNIT DEVELOPMENT
 375 SYCAMORE ROAD
 PLEASANTON, CALIFORNIA**

JOB NO.: 19027
 DISK NO.:
 FILE NO.: 19027CAD
 DATE: 9-2-21
 SHEET NO.: 1
 OF 2 SHEETS



REV	DATE	DESCRIPTION	APPROVAL

PROJECT NAME

ALEXANDER & ASSOCIATES INC.
 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA 94566
 surveyor@trivalley.com

SURVEYORS ENGINEERS PLANNERS
 94566 (925) 462-2255

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

SHEET TITLE
PLANNED UNIT DEVELOPMENT
375 SYCAMORE ROAD
PLEASANTON, CALIFORNIA

JOB NO.: 19027
 DISK NO.:
 FILE NO.: 19027CAD
 DATE: 9-2-21

SHEET NO.: 1
 OF 1 SHEETS