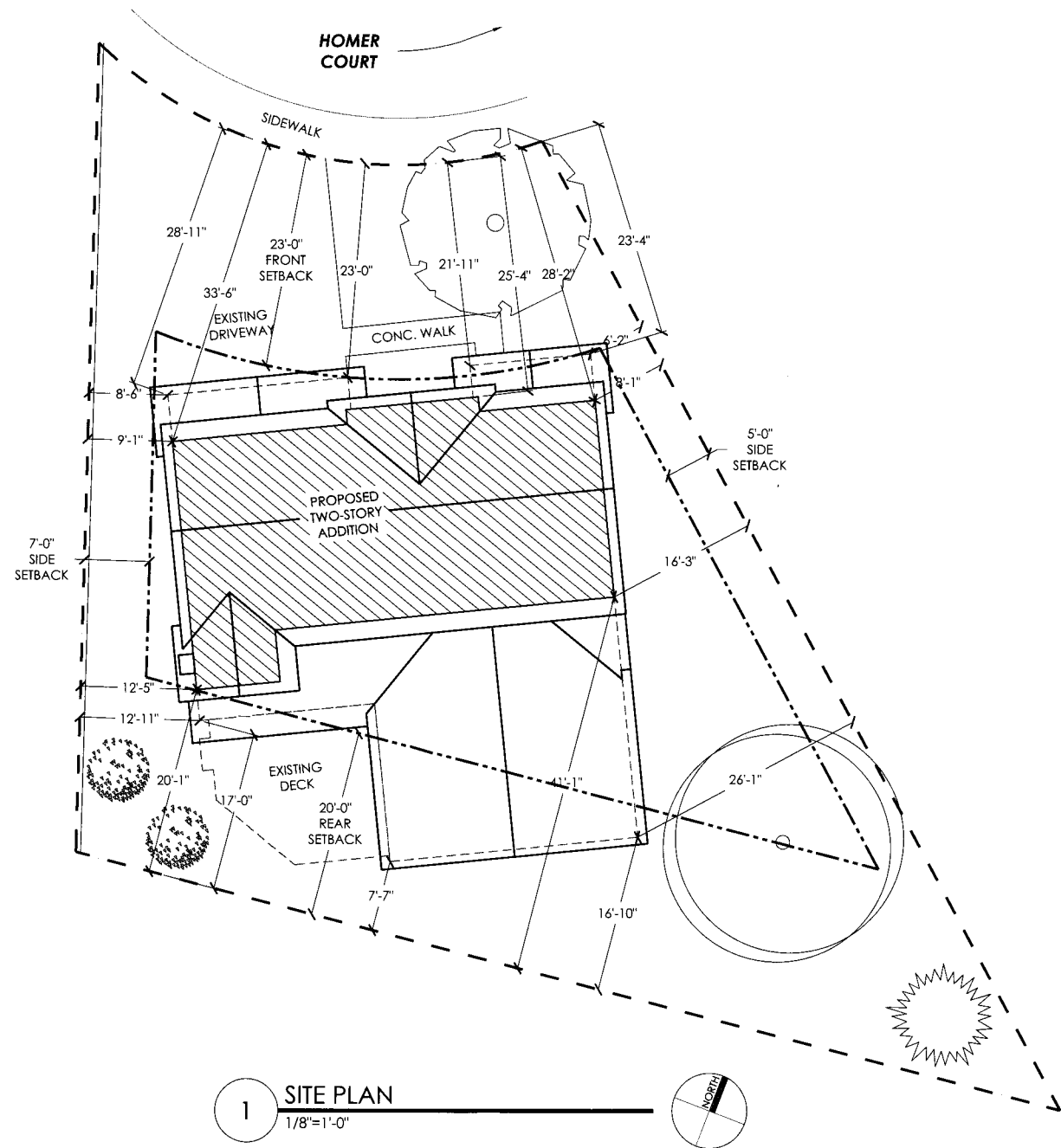


LOPEZ RESIDENCE PROPOSED TWO-STORY ADDITION

6114 HOMER COURT
PLEASANTON, CA 94588



1 SITE PLAN
1/8"=1'-0"

DRAWING INDEX

- A0 SITE PLAN & PROJECT DATA
- A1 EXISTING FLOOR, ROOF, & DEMO PLANS
- A2 PROPOSED FIRST FLOOR PLAN
- A2.1 PROPOSED SECOND FLOOR & ROOF PLANS
- A3 PROPOSED EXTERIOR ELEVATIONS 1
- A3.1 PROPOSED EXTERIOR ELEVATIONS 2
- A4 BUILDING SECTIONS & DESIGN DETAILS
- A5 PROJECT NOTES
- E1 PROPOSED ELECTRICAL PLANS
- T1 TITLE 24 ENERGY COMPLIANCE REPORT
- S1 FOUNDATION, FIRST FLOOR, & SECOND FLOOR FRAMING/SHEARWALL PLANS
- S2 ROOF FRAMING/SHEARWALL PLAN
- SD1 STRUCTURAL DETAILS SHEET 1
- SD2 STRUCTURAL DETAILS SHEET 2



2 VICINITY MAP
NO SCALE

SUN 08 2010
PDR-2010
EXHIBIT B

ZONING INFORMATION:

ASSESSOR'S PARCEL NUMBER 941-1307-086
 SETBACKS FRONT: 23'-0"
 REAR: 20'-0"
 SIDES: 5'-0" MIN. ONE SIDE (AGG. 12'-0")
 ZONING DESIGNATION R-1-65
 CONSTRUCTION TYPE V-B
 FLOOR AREA RATIO 40%
 MAXIMUM BUILDING HEIGHT 30'-0"

CODE COMPLIANCE :

THIS PROJECT SHALL COMPLY WITH THE 2007 CBC, 2007 CMC, 2007 CPC, 2007 CEC, 2007 ENERGY CODE, AND LOCAL ORDINANCES. THE CALIFORNIA BUILDING STANDARDS CODE IS BASED ON THE 2006 IBC, 2006 UMC, 2006 UPC, AND 2005 NEC.

SITE LEGEND

- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- PROPERTY BOUNDARY
- SETBACK INDICATION

AREA CALCULATIONS (SQ. FT.):

EXISTING LOT	6,521
EXISTING RESIDENCE (CONDITIONED SPACE)	1,489
EXISTING ATTACHED TWO-CAR GARAGE	443
EXISTING FLOOR AREA RATIO (1,489 ÷ 6,521)	22.8%
PROPOSED FIRST FLOOR ADDITION (CONDITIONED SPACE)	80
PROPOSED SECOND FLOOR ADDITION (CONDITIONED SPACE)	1,038
PROPOSED TOTAL ADDITION (CONDITIONED SPACE)	1,118
PROPOSED FLOOR AREA RATIO (2,607 ÷ 6,521)	39.9%



design | drafting

6641 w. 74th avenue
avada | co 80003
office | 720.987.6584
fax | 303.403.1388

ENGINEER OF RECORD:
 PAUL MINOR, INC.
 2389 SYCAMORE PLACE
 LIVERMORE, CA 94551
 (925) 292-1481
 rasmani@comcast.net

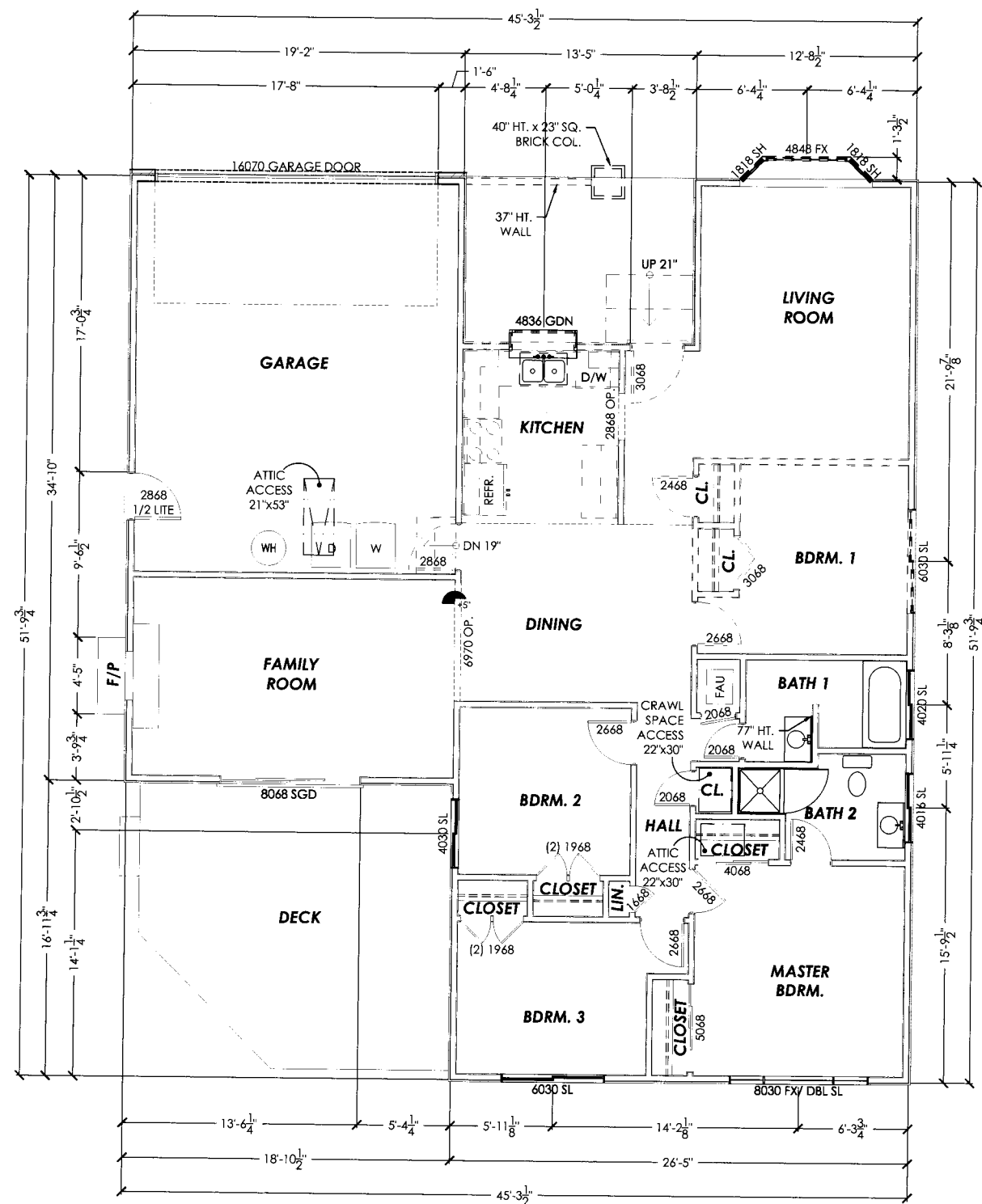
PLANS PREPARED FOR:
 ORTHOCRAFT, INC.
 114 CALUNA DRIVE #319
 LIVERMORE, CA 94550
 (925) 580-1141
 orthocraft@comcast.net

SITE PLAN &
PROJECT DATA

LOPEZ RESIDENCE
 PROPOSED TWO-STORY ADDITION
 6114 HOMER COURT
 PLEASANTON, CA 94588

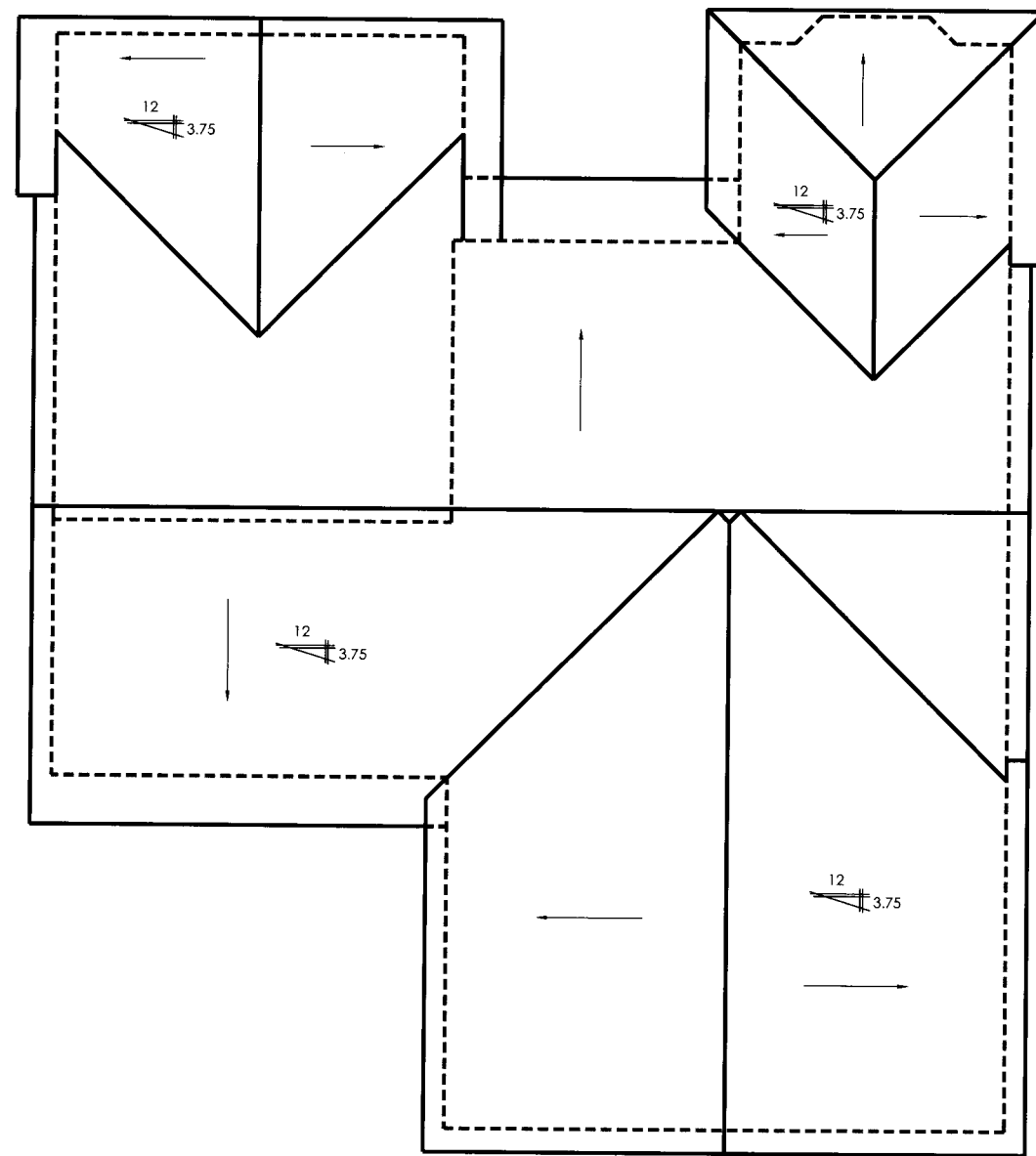
Issue Date
 SUBMITAL 06/29/10

PAUL MINOR
 COPYRIGHT 2010 MINOR DETAILS DRAFTING SERVICE. ALL RIGHTS RESERVED.
 IF THIS DRAWING IS NOT PRINTED ON A 24"X36" SHEET, IT IS NOT TO SCALE.



GENERAL NOTES:

1. EVEN DASHES INDICATE ITEMS TO BE DEMOLISHED.
2. DIMENSIONS AT EXISTING ARE SHOWN TO FACE OF STUD, TO EDGE OF DOOR FRAME, AND TO CENTER OF WINDOW.
3. TYPICAL WINDOW HEADERS: 8'-0", U.O.N.
4. TYPICAL CEILING HEIGHT: 8'-0", U.O.N.
5. SEE SHT. A5 FOR TERM LEGEND.



MINOR DETAILS
 design | drafting
 6641 w. 74th avenue
 arava | co 80003
 office | 720.987.6584
 fax | 303.403.1388
 info@minordetailsdrafting.com

ENGINEER OF RECORD:
 RICHARD A. STRAND, P.E.
 2389 SPYGLASS HILLS ROAD
 LIVERMORE, CA 94551
 (925) 292-1491
 rasrman@comcast.net

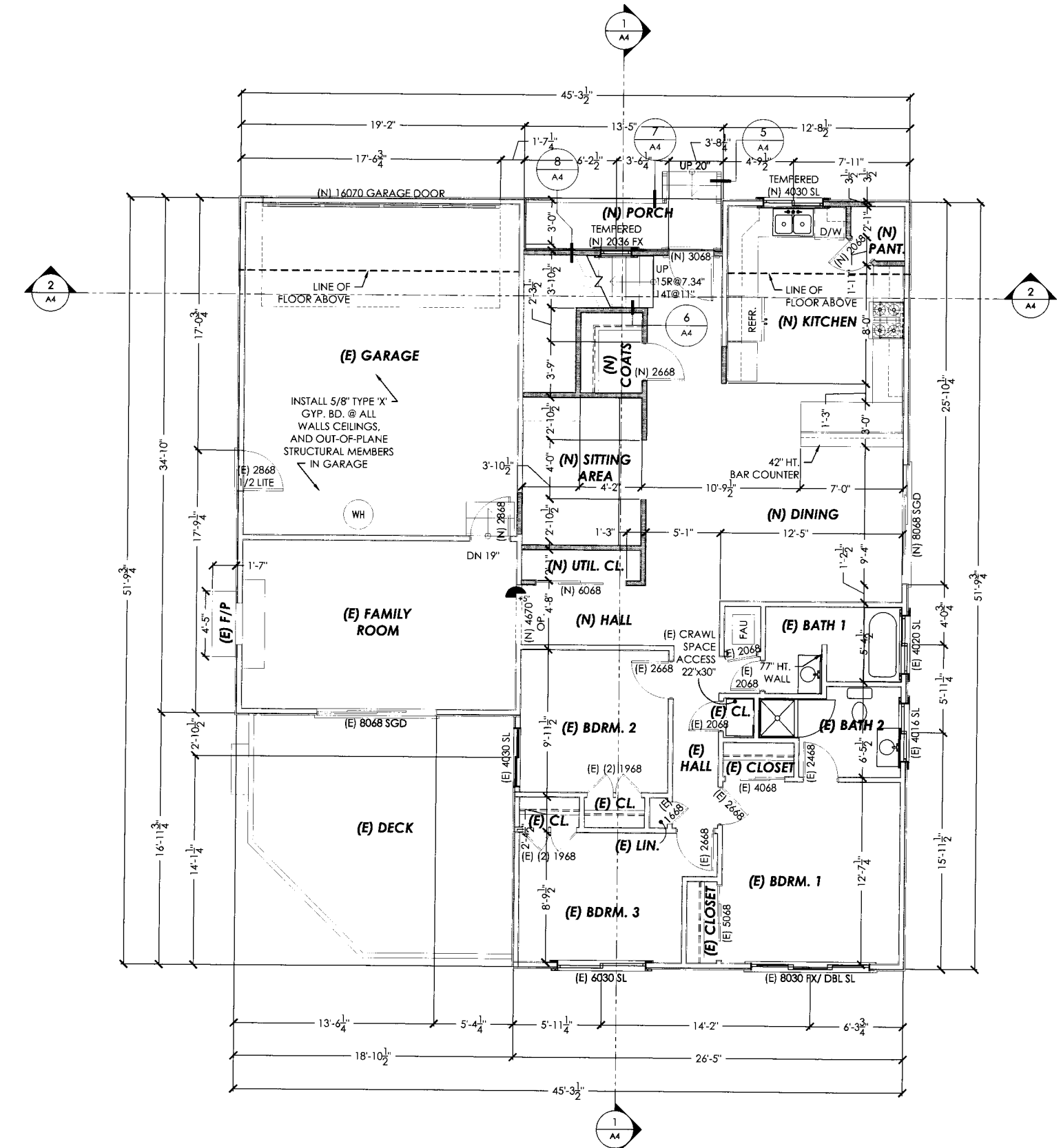
PLANS PREPARED FOR:
 ORTH CONSTRUCTION, INC.
 1141 CATALINA DRIVE, #319
 LIVERMORE, CA 94550
 (925) 580-1141
 orthcon@comcast.net

**EXISTING FLOOR, ROOF,
 & DEMO PLANS**

**LOPEZ RESIDENCE
 PROPOSED TWO-STORY ADDITION**
 6114 HOMER COURT
 PLEASANTON, CA 94588

Issue Date
 SUBMITTAL 06/29/10

A1



1 PROPOSED FIRST FLOOR PLAN
 1/4"=1'-0"

GENERAL NOTES:

1. HATCHED WALLS INDICATE NEW CONSTRUCTION.
2. DIMENSIONS AT EXISTING ARE SHOWN TO FACE OF STUD, TO EDGE OF DOOR FRAME, AND TO CENTER OF WINDOW. DIMENSIONS AT NEW CONSTRUCTION ARE TO FACE OF STUD, TO EDGE OF DOOR FRAME, AND TO CENTER OF WINDOW.
3. THERE SHALL BE NO MORE THAN 3/8" VARIATION BETWEEN STAIR RISERS OR BETWEEN THE RUN OF STEPS IN ANY STAIRCASE. MINIMUM RISE FOR EACH STEP TO BE AT LEAST 4" AND NOT GREATER THAN 7.75".
4. EXTERIOR LANDINGS SHALL NOT BE MORE THAN 1" BELOW TOP OF THRESHOLD AT EXTERIOR DOORS. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR AND A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL.
5. TYPICAL WINDOW HEADERS: 80", U.O.N.
6. TYPICAL CEILING HEIGHT: 8'-0", U.O.N.
7. SEE SHT. A5 FOR ADDITIONAL PROJECT NOTES.

MINOR DETAILS
 design | drafting
 6641 w. 74th avenue
 aravada | co 80003
 office | 720.987.6584
 fax | 303.403.1388
 info@minordetailsdrafting.com

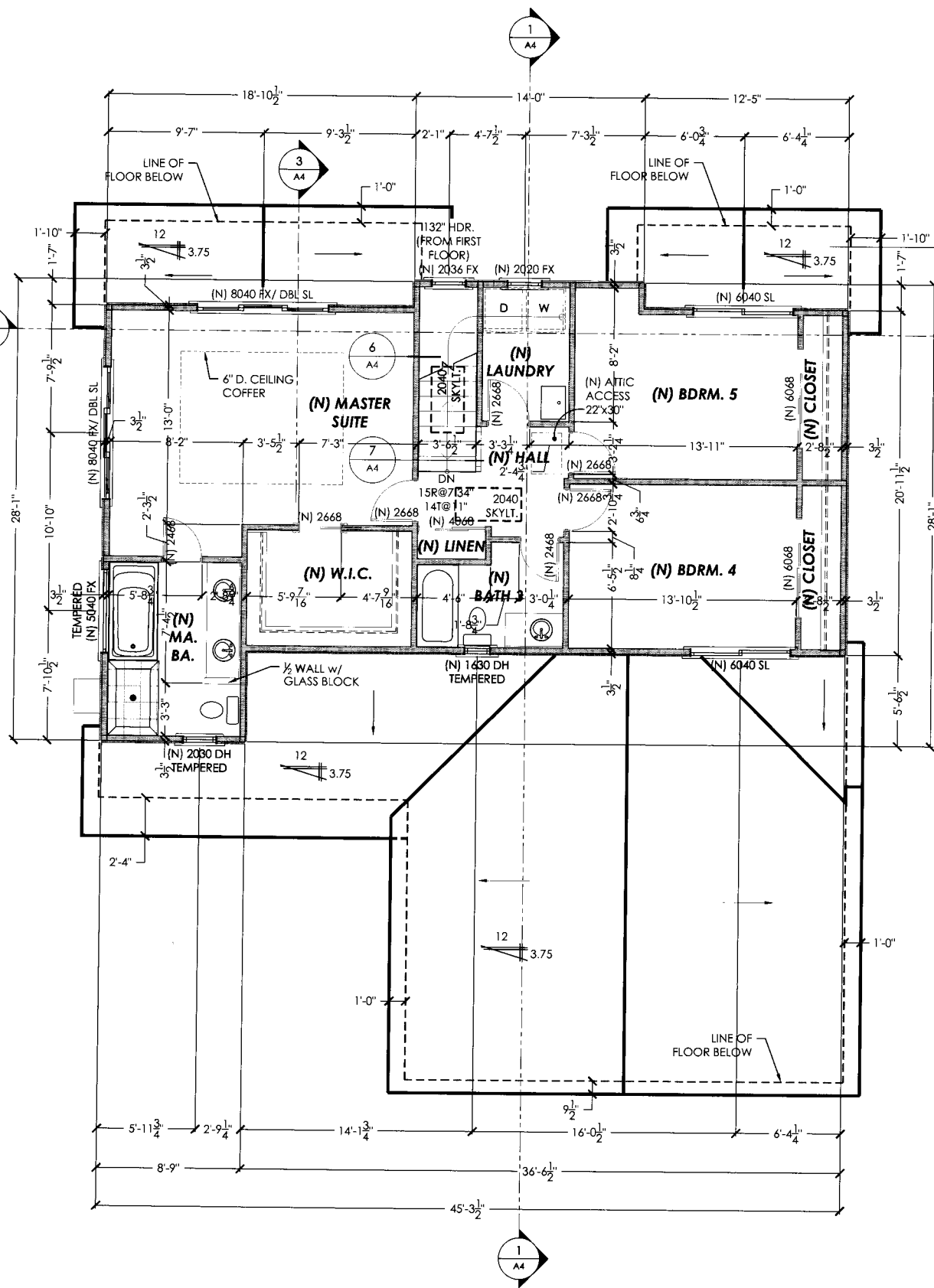
ENGINEER OF RECORD:
 RICHARD A. STRAND, P.E.
 2389 SPYGLASS HILLS ROAD
 LIVERMORE, CA 94551
 (925) 292-1491
 rasram@comcast.net

PLANS PREPARED FOR:
 ORTH CONSTRUCTION, INC.
 1141 CATALINA DRIVE, #319
 LIVERMORE, CA 94550
 (925) 580-1141
 orthcon@comcast.net

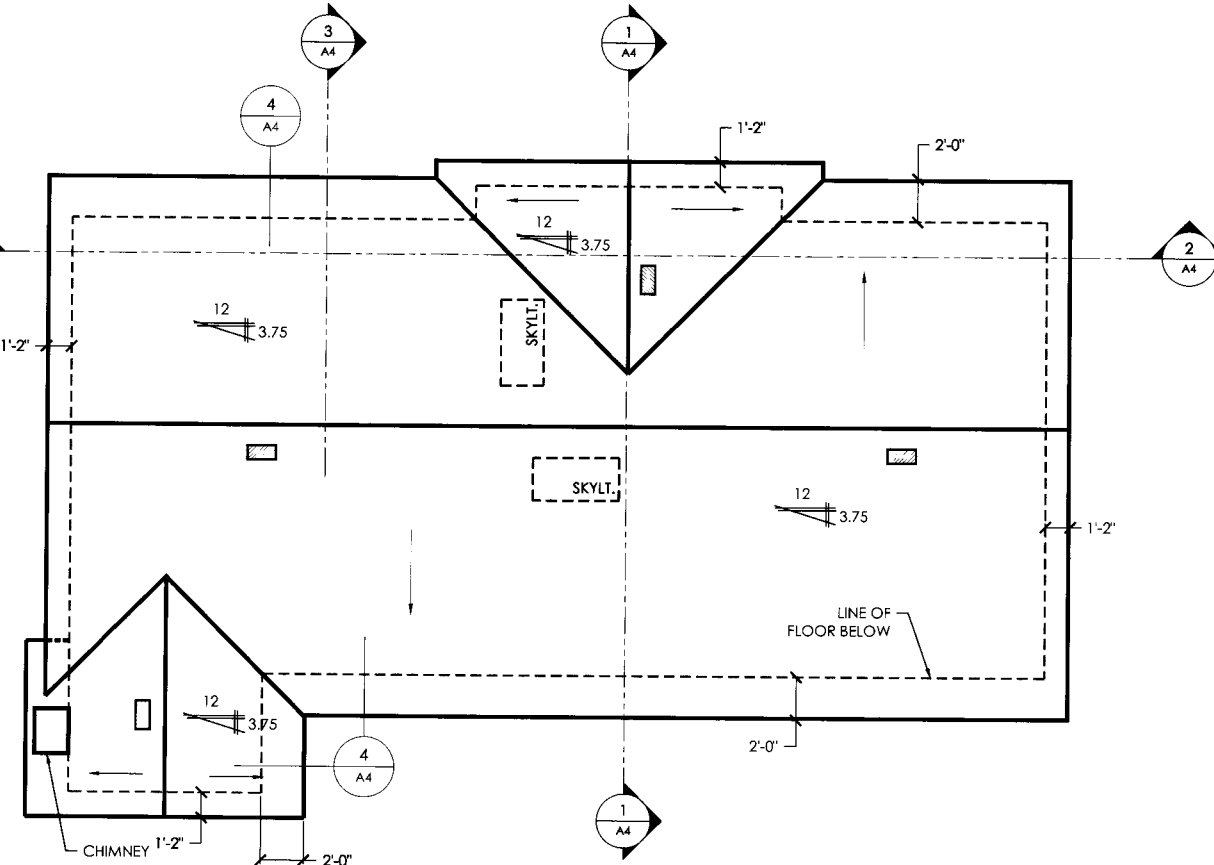
PROPOSED
 FIRST FLOOR PLAN

LOPEZ RESIDENCE
 PROPOSED TWO-STORY ADDITION
 6114 HOMER COURT
 PLEASANTON, CA 94588

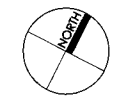
Issue	Date
SUBMITTAL	06/29/10



1 PROPOSED SECOND FLOOR & FIRST FLOOR ROOF PLAN
1/4"=1'-0"



2 PROPOSED SECOND FLOOR ROOF PLAN
1/4"=1'-0"



GENERAL NOTES:

1. HATCHED WALLS INDICATE NEW CONSTRUCTION.
2. DIMENSIONS AT NEW CONSTRUCTION ARE TO FACE OF STUD, TO EDGE OF DOOR FRAME, AND TO CENTER OF WINDOW.
3. THERE SHALL BE NO MORE THAN 3/8" VARIATION BETWEEN STAIR RISERS OR BETWEEN THE RUN OF STEPS IN ANY STAIRCASE. MINIMUM RISE FOR EACH STEP TO BE AT LEAST 4" AND NOT GREATER THAN 7.75".
4. TYPICAL WINDOW HEADERS: 80", U.O.N.
5. TYPICAL CEILING HEIGHT: 8'-0", U.O.N.
6. SEE SHT. A5 FOR ADDITIONAL PROJECT NOTES.

LEGEND:

16"x8" EYEBROW VENT



6641 w. 74th avenue
arvada | ca 80003
office | 720.987.6584
fax | 303.403.1388

ENGINEER OF RECORD:
RICHARD A. STRAND, P.E.
2389 SPYGLASS HILLS ROAD
LIVERMORE, CA 94551
(925) 292-1491
rastm@comcast.net

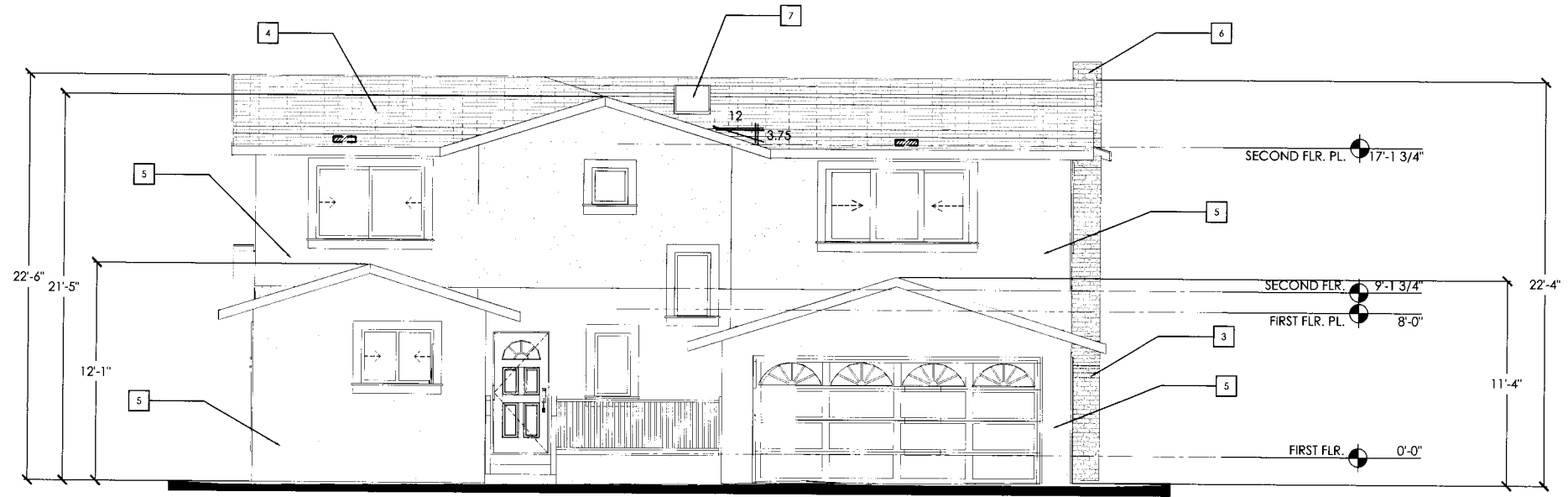
PLANS PREPARED FOR:
ORTH CONSTRUCTION, INC.
1141 CATALINA DRIVE, #519
LIVERMORE, CA 94550
(925) 861-1411
orthcon@comcast.net

PROPOSED
SECOND FLOOR &
ROOF PLANS

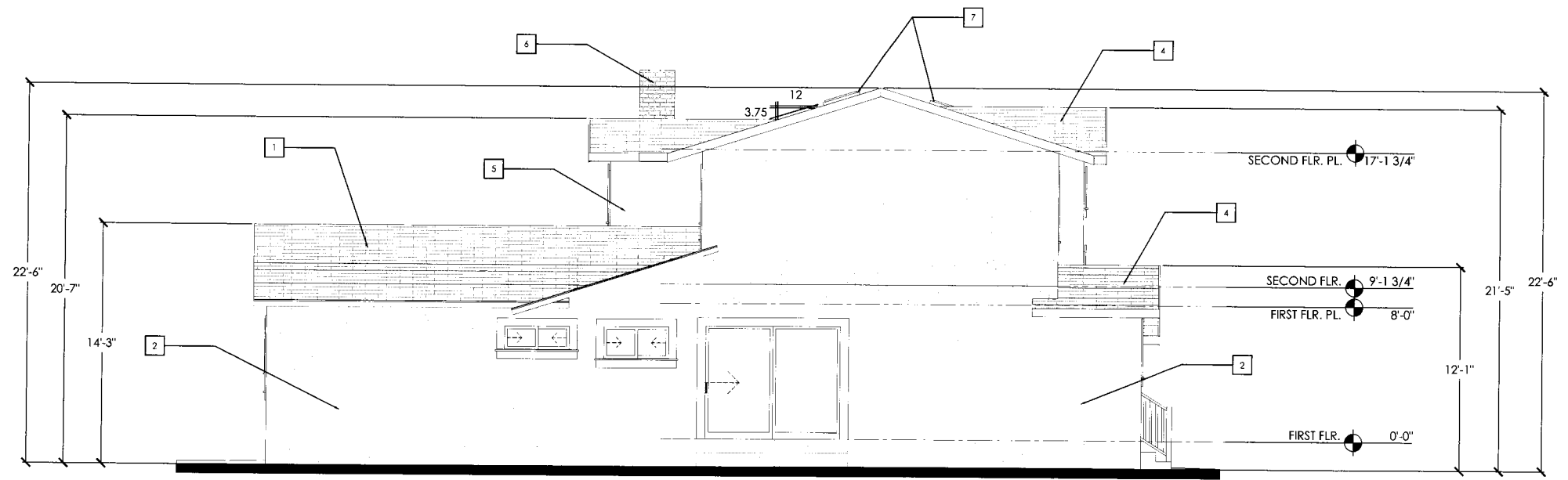
LOPEZ RESIDENCE
PROPOSED TWO-STORY ADDITION
6114 HOMER COURT
PLEASANTON, CA 94588

Issue	Date
SUBMITTAL	06/29/10

PAUL MINOR
 COPYRIGHT 2010 MINOR DETAILS DRAFTING SERVICE. ALL RIGHTS RESERVED.
 IF THIS DRAWING IS NOT PRINTED ON A 24"x36" SHEET, IT IS NOT TO SCALE



1 PROPOSED NORTHWEST (FRONT) ELEVATION
 1/4"=1'-0"



2 PROPOSED SOUTHWEST (RIGHT SIDE) ELEVATION
 1/4"=1'-0"

KEY NOTES:

1. EXISTING COMP. SHINGLE.
2. EXISTING STUCCO SIDING.
3. EXISTING BRICK CHIMNEY.
4. NEW COMP. SHINGLE, MATCH (E).
5. NEW STUCCO SIDING, MATCH (E).
6. NEW BRICK CHIMNEY EXTENSION.
7. NEW SKYLIGHT.

LEGEND:

☐ 15"x4" EAVE VENT



MINOR DETAILS
 design | drafting
 6641 w. 74th avenue
 arvada | co 80003
 office | 720.987.6584
 fax | 303.403.1388

ENGINEER OF RECORD:
 RICHARD STRAIN
 2389 SPYGLASS HILLS ROAD
 LIVERMORE, CA 94551
 (925) 992-1491
 rasmcm@comcast.net

PLANS PREPARED FOR:
 ORTH CONSTRUCTION, INC.
 1141 CATALINA DRIVE #319
 LIVERMORE, CA 94550
 (925) 800-1141
 orthcon@comcast.net

PROPOSED
 EXTERIOR ELEVATIONS 1

LOPEZ RESIDENCE
 PROPOSED TWO-STORY ADDITION
 6114 HOMER COURT
 PLEASANTON, CA 94588

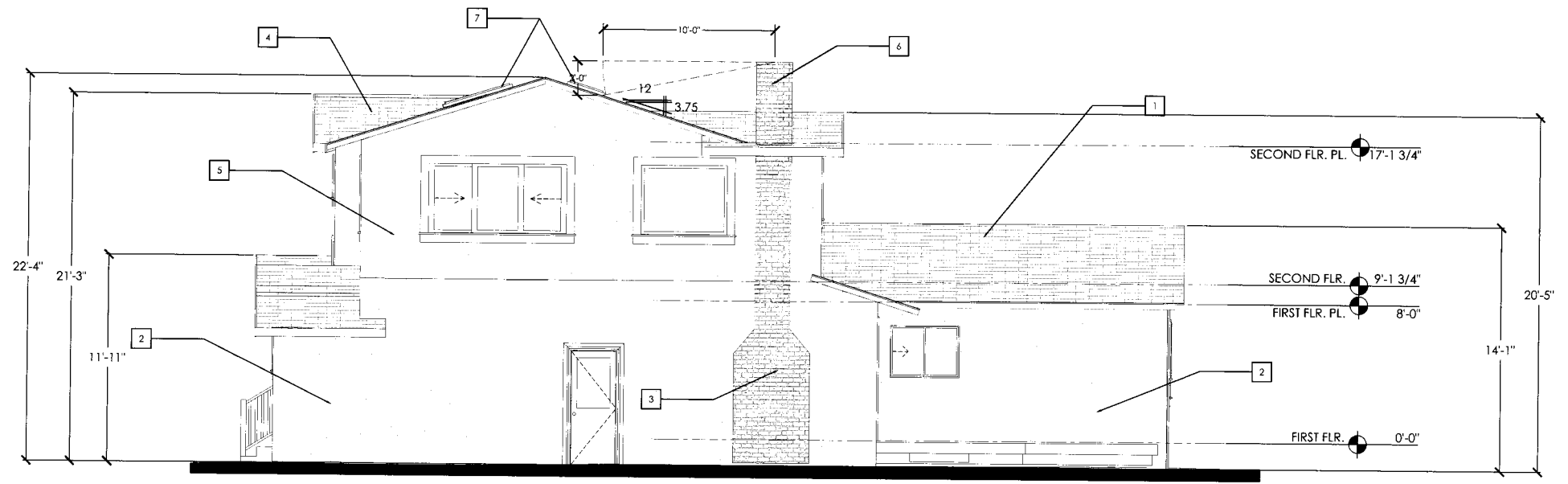
Issue Date
 SUBMITTAL 06/29/10

A3

info@minordetailsdrafting.com



REAR
1 PROPOSED NORTHWEST (FRONT) ELEVATION
 1/4"=1'-0"



WEST SIDE
2 PROPOSED SOUTHEAST (REAR) ELEVATION
 1/4"=1'-0"

KEY NOTES:

1. EXISTING COMP. SHINGLE.
2. EXISTING STUCCO SIDING.
3. EXISTING BRICK CHIMNEY.
4. NEW COMP. SHINGLE, MATCH (E).
5. NEW STUCCO SIDING, MATCH (E).
6. NEW BRICK CHIMNEY EXTENSION.
7. NEW SKYLIGHT.

LEGEND:

- 15"x4" EAVE VENT



6641 w. 74th avenue
 arada | co 80003
 office | 720.987.6584
 fax | 303.403.1388

ENGINEER OF RECORD:
 RICHARD A. STRAND, P.E.
 2889 SPYGLASS HILLS ROAD
 LIVERMORE, CA 94551
 (925) 292-1497
 rasman@comcast.net

PLANS PREPARED FOR:
 ORTH CONSTRUCTION INC.
 1141 CATALINA DRIVE #319
 LIVERMORE, CA 94550
 (925) 580-1141
 orthcon@comcast.net

PROPOSED
 EXTERIOR ELEVATIONS 2

LOPEZ RESIDENCE
 PROPOSED TWO-STORY ADDITION
 6114 HOMER COURT
 PLEASANTON, CA 94588

Issue	Date
SUBMITAL	06/29/10

A3.1