

# Faber Residence Addition

588 E. Angela  
Pleasanton, CA

## Project Team

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## Abbreviations

AB.	ANCHOR BOLT	MAX.	MAXIMUM
AD	AREA DRAIN	MB.	MACHINE BOLT
AJFF.	ABOVE FINISHED FLOOR	ME.P.	MECHANICAL, ELECTRICAL AND PLUMBING
ADDL.	ADDITIONAL	MEF.	MANUFACTURER
AGG.	AGGREGATE	MFL.	MANIFOLD
ALT.	ALTERNATE	ML	MICROLLAM
ARGH.	ARCHITECT OR ARCHITECTURAL	MSTR.	MASTER
B.F.F.	BELOW FINISHED FLOOR	(N)	NEW
BDRM.	BEDROOM	NI.C.	NOT IN CONTRACT
BLK.	BLOCK	NG	NATURAL GRADE
BLKG.	BLOCKING	NT.S.	NOT TO SCALE
BM.	BEAM	OV	OVER
BOT.	BOTTOM	O.C.	ON CENTER
BORN	BOTTOM OF RETAINING WALL	OPT.	OPTIONAL
BTWN.	BETWEEN	PSF	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	PSL	PARALLAM
CMU	CONCRETE MASONRY UNITS	PT	PAPER TOWEL DISPENSER
CALCS.	CALCULATIONS	P.T.	PRESSURE TREATED
CLG.	CEILING	PAR.	PARALLEL
CLR.	CLEAR OR CLEARANCE	PERF.	PERFORATED
CO	CLEAN OUT	PERP.	PERPENDICULAR
COL.	COLUMN	PL	PLANTER
CONG.	CONCRETE	PL.HT.	PLATE HEIGHT
CONT.	CONTINUATION OR CONTINUOUS	PLYND. OR PLY.	PLYWOOD
CONTR.	CONTRACTOR	FR.	FAIR
COR.	CORNER	R.	RISER
D.F.	DOUGLAS FIR	REC.M. OR REC.	RECOMMENDATIONS
DL	DEAD LOAD	REIN.	REINFORCING
D.S.	DOWNPOUT	REQD.	REQUIRED
DEL.	DOVELE	REBAR	REINFORCING BAR(S)
DET.	DETAIL	RJ.	ROOF JOIST
DIA.	DIAMETER	RM.	ROOM
DIM.	DIMENSION	RS.	ROOF RAFTER
DN.	DOWN	RT.	ROOF TRUSS
(E)	EXISTING	RWD.	REDWOOD
E.J.	EXPANSION JOINT	S	SOAP DISPENSER
ELEV.	ELEVATION	SC	SEAT COVER DISPENSER
EN.	EDGE NAIL	SCD	SEE CIVIL DRAWINGS
EA.	EACH	SED	SEE ELECTRICAL DRAWINGS
E.S.	EACH SIDE	SLD	SEE LANDSCAPE DRAWINGS
EQ.	EQUAL	SMD	SEE MECHANICAL DRAWINGS
E.H.	EACH WAY	SSD	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	SCHD.	SCHEDULE
F.F.	FINISHED FLOOR	S.O.G.	SLAB ON GRADE
FG	FINISH GRADE	SW	SHEARWALL
F.L.	FLOOR JOIST	T	TREAD
FL	FLOURESCENT	TOB	TOP OF BEAM
FLR.	FLOOR	TOC	TOP OF CONCRETE OR CURB
F.S.	FAR SIDE	TOFF	TOP OF FINISH FLOOR
FOUND. OR FND.	FOUNDATION	TOH	TOP OF HARDSCAPE
FP.	FIREPLAGE	TOG	TOP OF GRATE
FT.	FLOOR TRUSS	TOGB	TOP OF GRADE BEAM
FTG.	FOOTING	TOP	TOP OF PARAFET
G.S.M.	GALVANIZED SHEET METAL	T.O.R.S.	TOP OF ROOF SHEATHING
GA.	GAUGE	TORN	TOP OF RETAINING WALL
GALV.	GALVANIZED	TOS	TOP OF SLAB
GJ/LAM. GLB.	GUE LAMINATED BEAM	TOSF	TOP OF SUBFLOOR
GYP. BD.	GYPSUM BOARD	TOSH	TOP OF STEM WALL
HD	HOLDDOWN	TOP PL.	TOP PLATE
HORIZ.	HORIZONTAL	TP	TOILET PAPER DISPENSER
HR.	HEADER	TYP.	TYPICAL
HGR.	HANGER	URINAL	URINAL
INFO.	INFORMATION	U.O.N.	UNLESS OTHERWISE NOTED
INSUL.	INSULATION OR INSULATED	VERT	VERTICAL
INT.	INTERIOR	VIF	VERIFY IN FIELD
INTER.	INTERSECTION	VMO	VERIFY WITH OWNER
JT.	JOINT	W	WITH
LA	LANDSCAPE AREA	WC	WATER CLOSET
LAV	LAVATORY	WD.	WOOD
LB. OR #	ROUND OR NUMBER	WF.	WATERPROOF
LN6.	LONG OR LENGTH	WRB	WATER RESISTIVE BARRIER
L.SL.	LINER STRAND	WUM.	WELDED WIRE MESH
L.TNT. OR LH.	LIGHTHEIGHT		
LVL	LAMINATED VENEER LUMBER		

## General Notes

- ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE:  
2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA GREEN BUILDING CODE, AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT. ANY OR PART OF SYSTEMS, MATERIALS, CONNECTIONS, DETAILS, WATERPROOFING, FINISHES, FIXTURES, ETC... ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROPERLY VERIFY AND INSTALL.
- THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- UPON REQUEST BY THE CITY, DOCUMENTATION SHALL BE PROVIDED THAT SHOWS COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE. THE DOCUMENTS REQUESTED SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE CITY.
- THE DRILLED EPOXY HOLES FOR THE EPOXY TO BE INSPECTED BY THE CITY INSPECTOR PRIOR TO INSTALLATION OF THE EPOXY AND BOLTS.
- THE NEW FOUNDATION SYSTEM SHALL MATCH THE EXISTING TYPE OF FOUNDATION SYSTEM. ENOUGH OF THE EXISTING FOUNDATION SHALL BE UNCOVERED BY THE PERMITEE TO ALLOW THE FIELD INSPECTOR TO VERIFY COMPLIANCE AT THE TIME OF THE FOUNDATION INSPECTION.

## Description of Application

ALTERATIONS OF THE EXISTING FIRST FLOOR, FIRST FLOOR ADDITION, SECOND FLOOR ADDITION, FRONT PORCH ADDITION, REMOVAL OF THE EXISTING ROOFED ENTRY PORCH, AND MOVING THE FURNACE & WATER HEATER.

FIRST FLOOR ALTERATIONS INCLUDE THE EXISTING ENTRY, KITCHEN, DINING, LIVING, BEDROOM 3 AND GARAGE.

FIRST FLOOR ADDITIONS INCLUDE ENLARGING THE GARAGE TO THE WEST SIDE, LIVING SPACE TO THE WEST SIDE, AND A STAIRWAY ON THE EAST SIDE.

SECOND FLOOR ADDITION OF A MASTER SUITE.

## Existing Square Footages

EXISTING FIRST FLOOR	1,261 S.F.
EXISTING ROOFED ENTRY PORCH	57 S.F.
EXISTING GARAGE	438 S.F.
EXISTING TOTAL STRUCTURE	1,756 S.F.

## Proposed Square Footages

PROPOSED FIRST FLOOR ( 309 S.F. ADDITION )	1,573 S.F.
PROPOSED SECOND FLOOR ADDITION	852 S.F.
PROPOSED NEW FRONT PORCH	67 S.F.
PROPOSED GARAGE ( 211 S.F. ADDITION )	649 S.F.
PROPOSED TOTAL STRUCTURE	3,141 S.F.

## Lot Information

APN: 94-14-5  
LOT SIZE: 1,000 S.F. / 0.16 ACRES  
ZONING DISTRICT: R-1-6500  
FLOOR AREA LIMIT: 40% (2,800 S.F.)  
EXISTING FLOOR AREA RATIO: 18.0%  
PROPOSED FLOOR AREA RATIO: 34.6%

## Building Code Data

OCCUPANCY: R3 & U  
CONSTRUCTION: TYPE VB  
FIRE SPRINKLERS:  
EXISTING - NO  
PROPOSED - NO  
STORIES:  
EXISTING: ONE  
PROPOSED: TWO

## Sheet Index

CS	Cover Sheet
A1	Existing & Proposed Site Plans
A2	Existing & Demo Floor Plan
A3	Existing Elevations
A4	Proposed Floor Plans
A5	Proposed Elevations
A6	Proposed Elevations

## Revisions

△	Description	Date
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## Cover Sheet

Sheet

CS

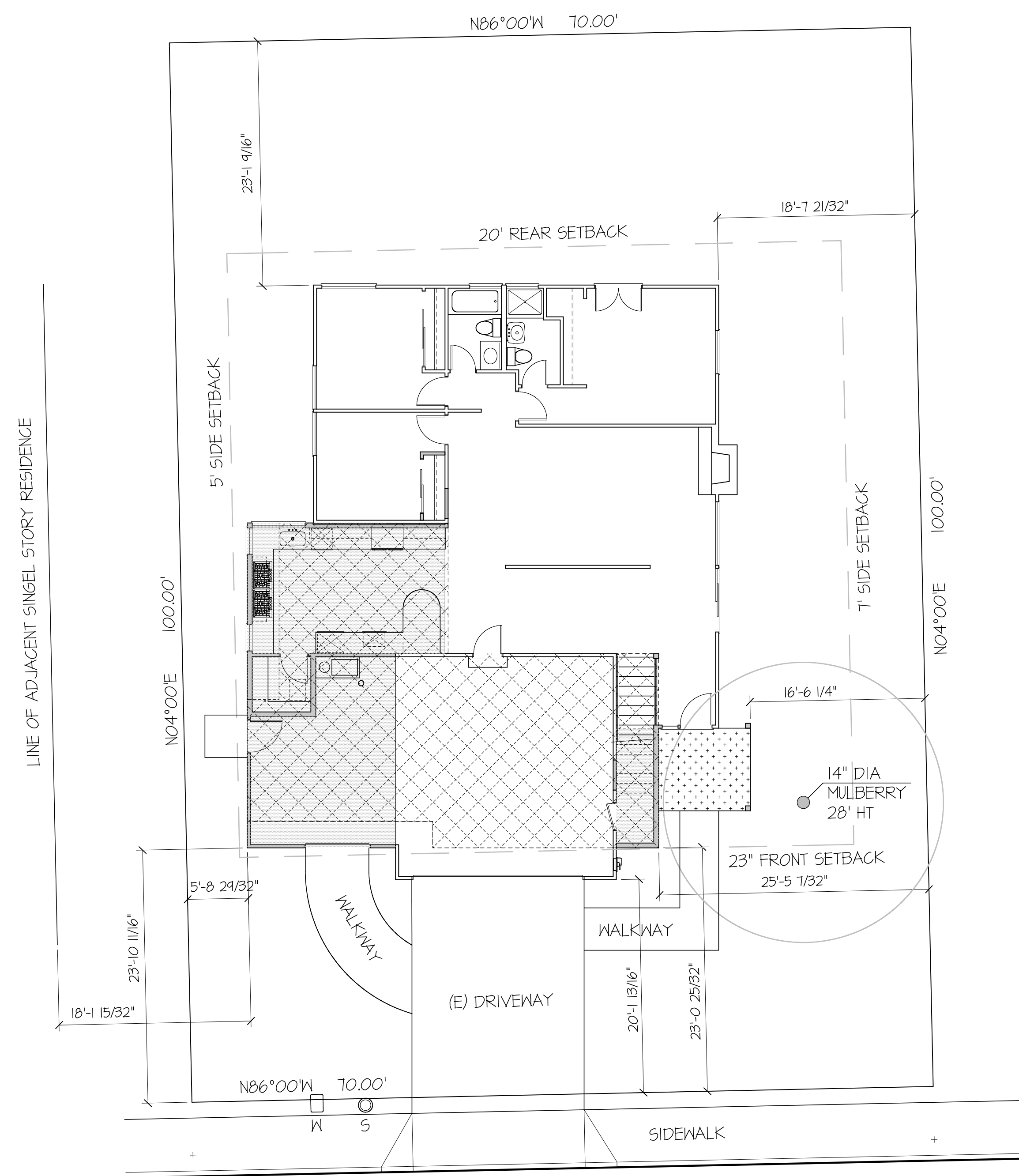
Date 12-18-17

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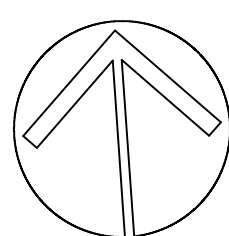
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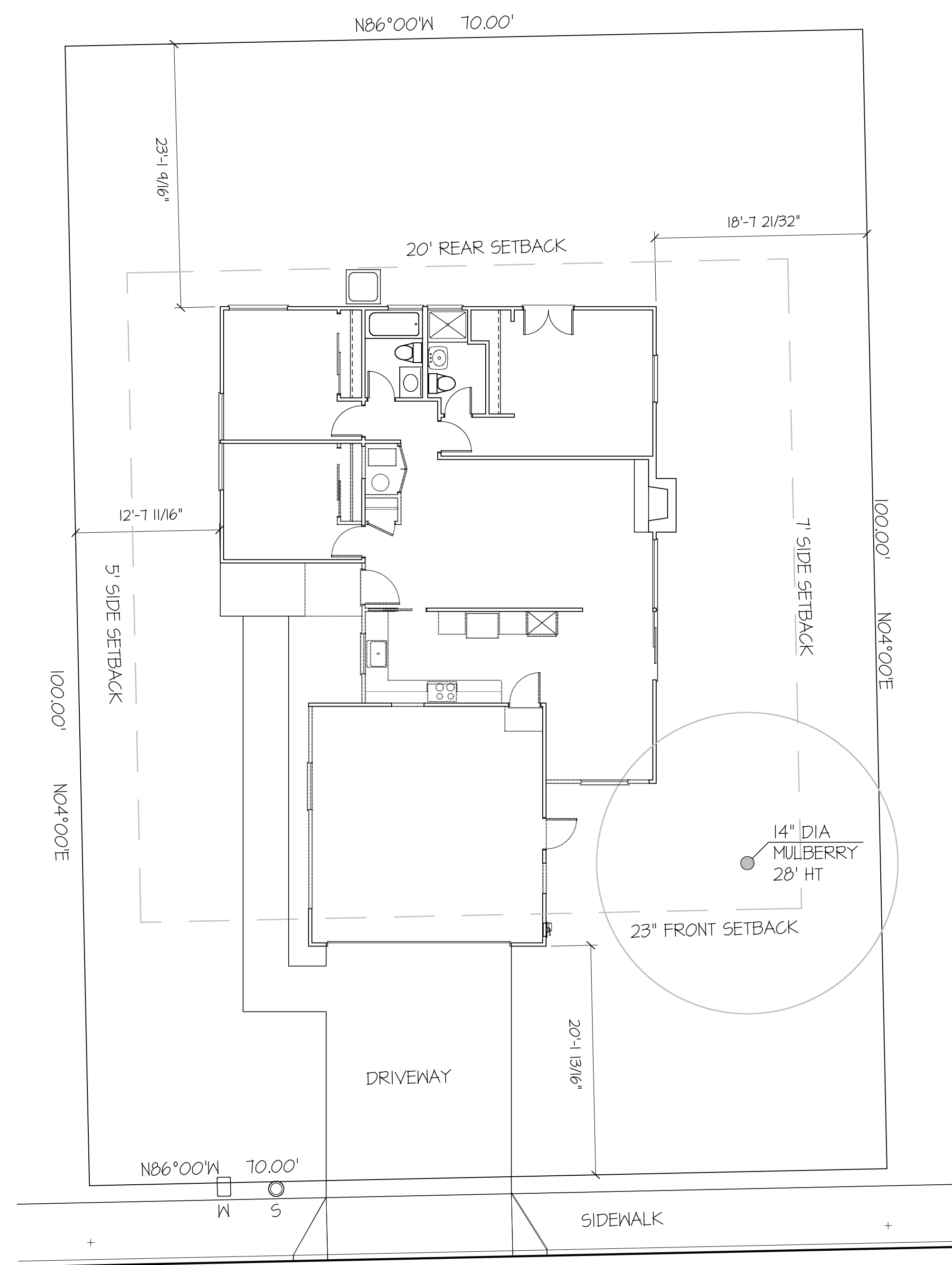
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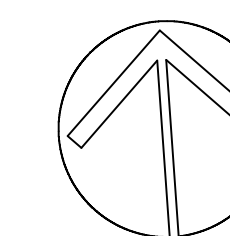
E. Angela Street



Proposed Site Plan

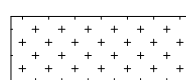




E. Angela Street



Existing Site Plan

ADDITION LEGEND

-  PORCH ADDITION
-  FIRST FLOOR ADDITION
-  SECOND FLOOR ADDITION

REVISIONS

△	Description	Date

Existing & Proposed  
Site Plans

1"=8'-0"

Sheet

A1

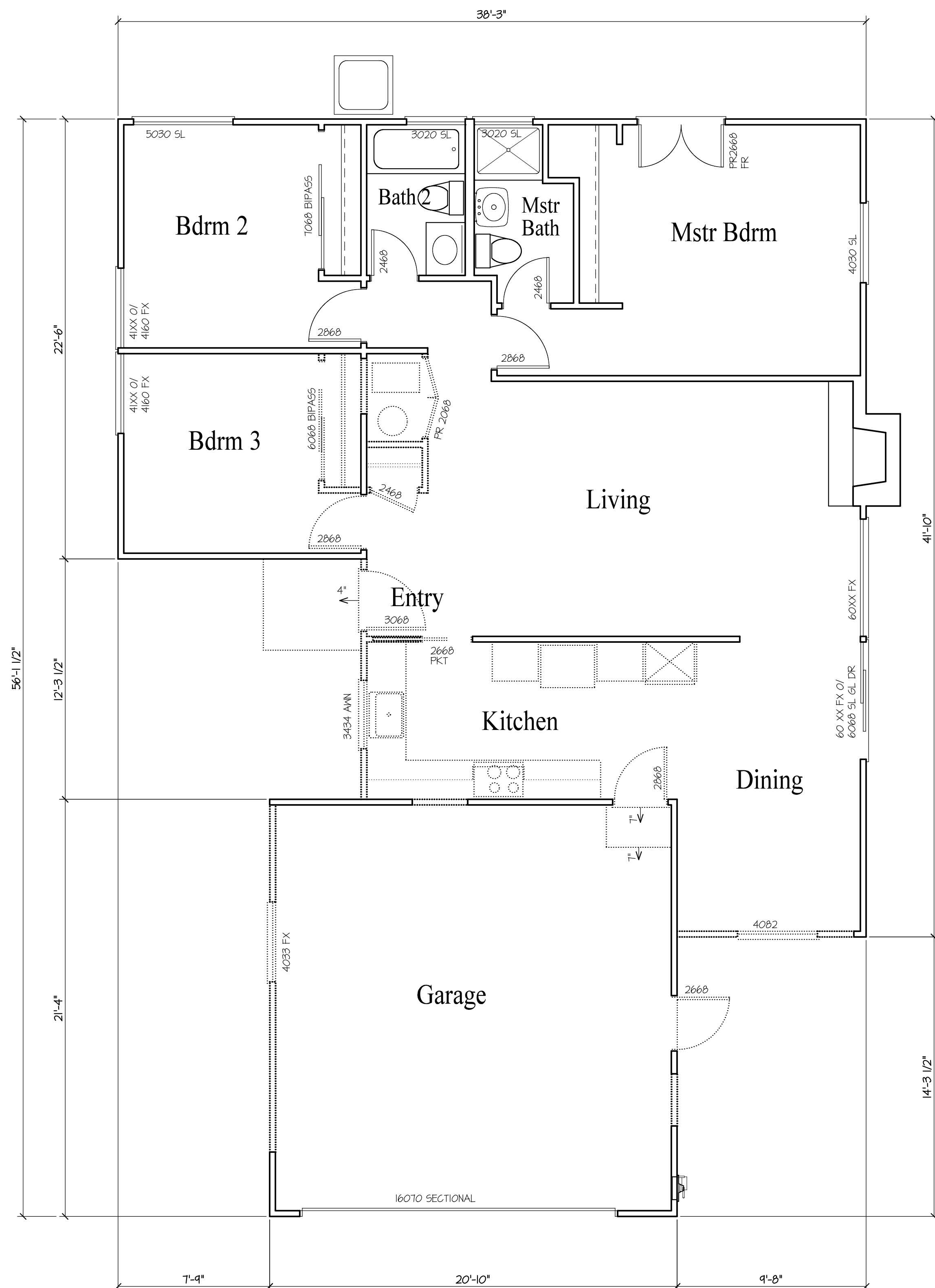
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Existing & Demo Floor Plan

EXISTING DRAWING NOTES

1. THE EXISTING PLANS ARE FOR DESIGN REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO VERIFY ALL EXISTING CONDITIONS AND LOCATIONS AND CONTACT THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. REMOVE FRAMING WITH EVIDENCE OF TERMITE DAMAGE, ROTTING MOLD OR ANY DETRIORATION - SEE STRUCTURAL PLANS FOR MINIMUM GRADES OF REPLACEMENT FRAMING.

- EXISTING ITEMS TO REMAIN
- ..... ITEMS TO BE REMOVED OR DEMOLISHED U.O.A.

REVISIONS

△	Description	Date

Existing & Demo  
Floor Plan

1/4"=1'-0"

Sheet

A2

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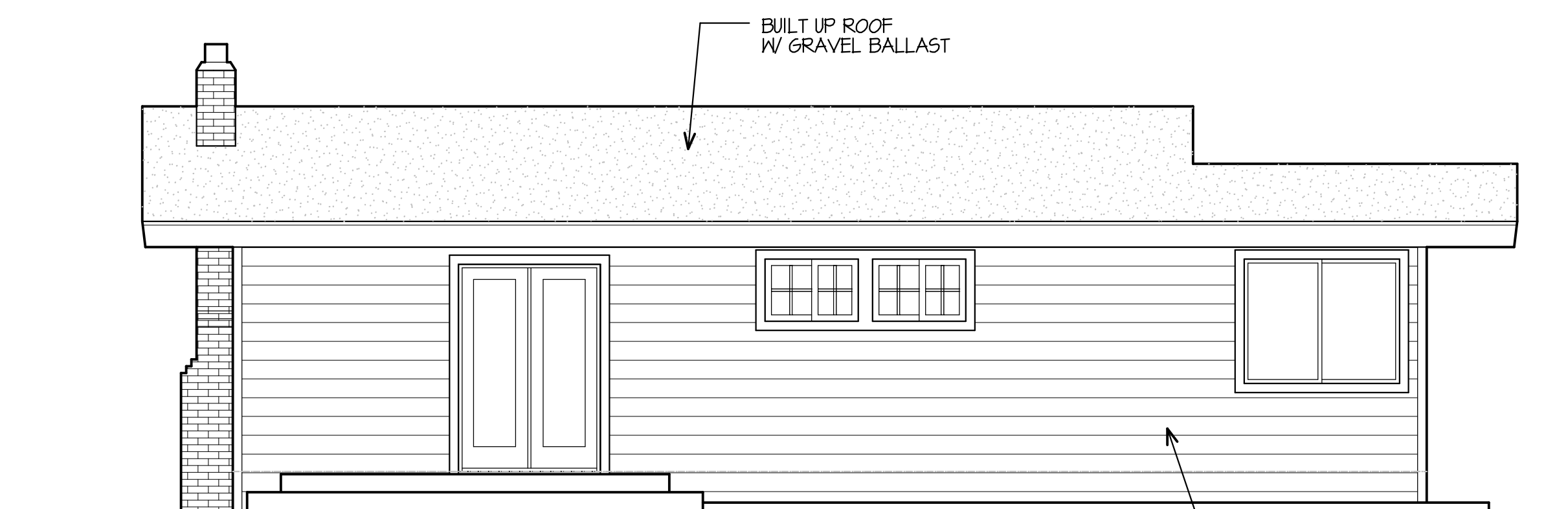
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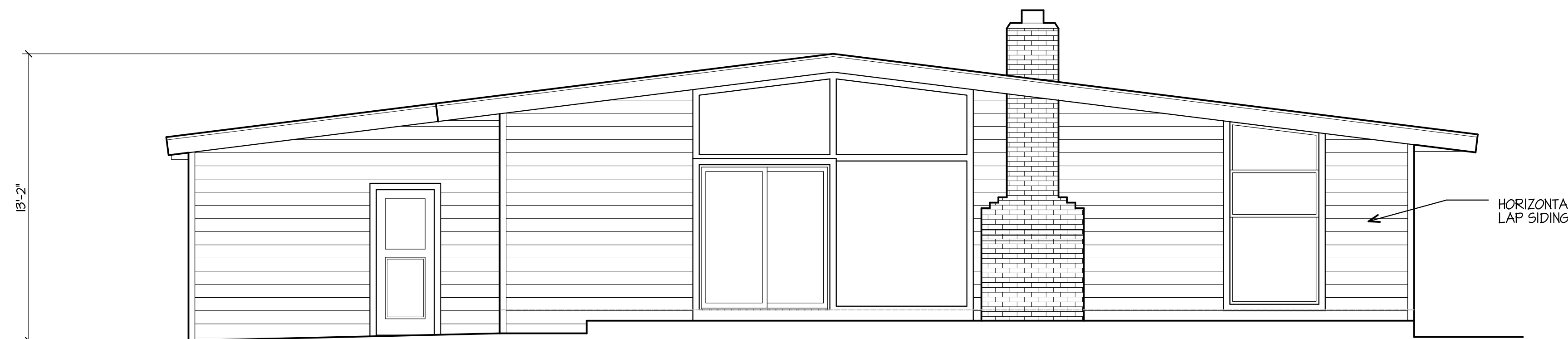


HORIZONTAL  
LAP SIDING

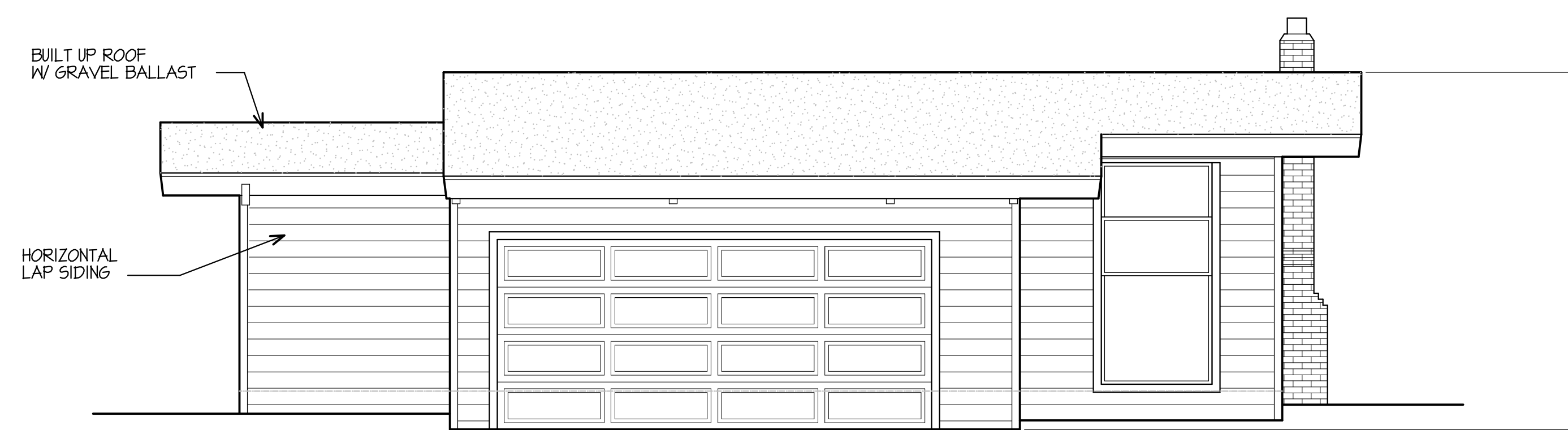
Existing Left Elevation



Existing Rear Elevation



Existing Right Elevation



Existing Front Elevation

REVISIONS

△	Description	Date

Existing  
Elevations

1/4"=1'-0"

Sheet

A3

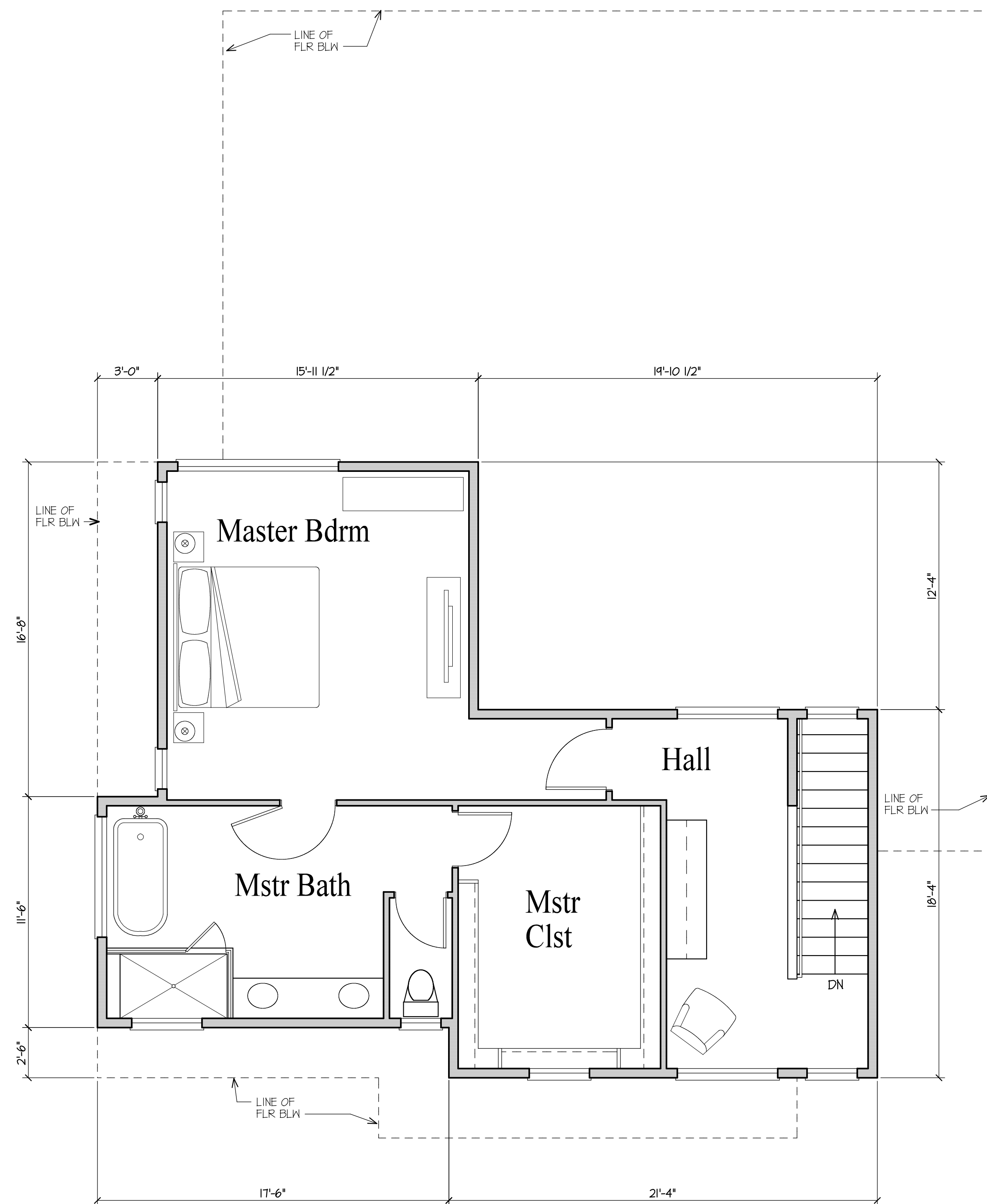
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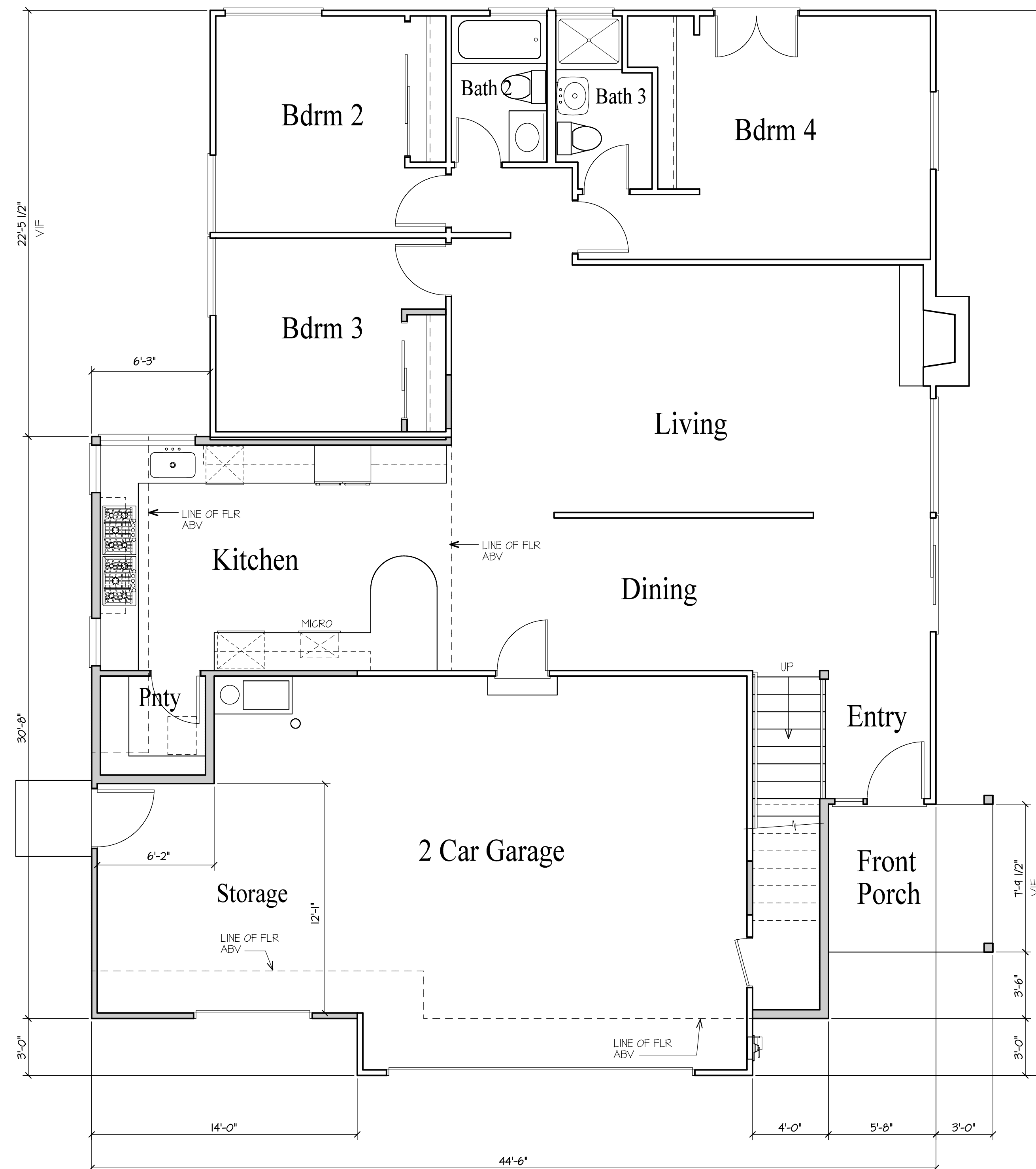
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Proposed Second Floor Plan



Proposed First Floor Plan

WALL SYMBOLS:  
EXISTING WALLS  
NEW WALLS

REVISIONS

△	Description	Date

Proposed Floor Plans

1/4"=1'-0"

Sheet

A4

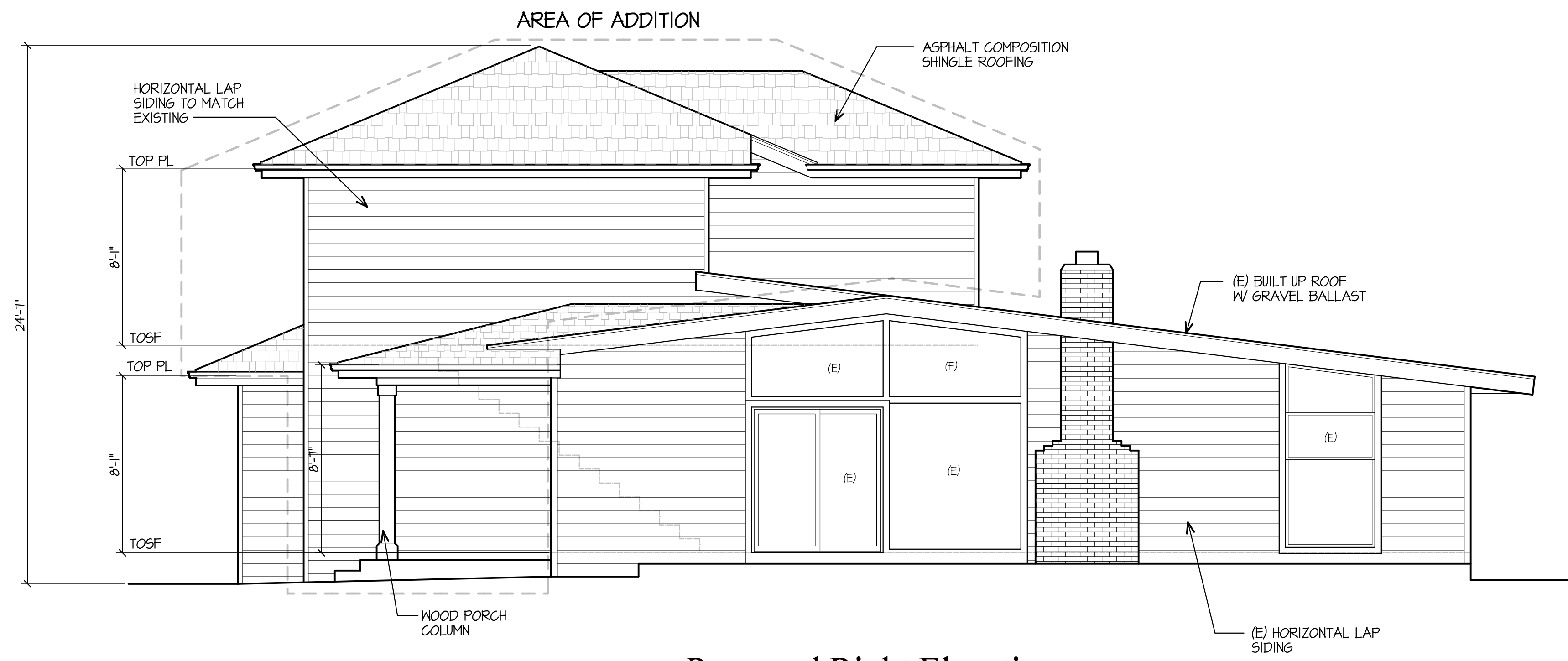
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Proposed Right Elevation



Proposed Front Elevation

REVISIONS

△	Description	Date
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Proposed Elevations

1/4"=1'-0"

Sheet

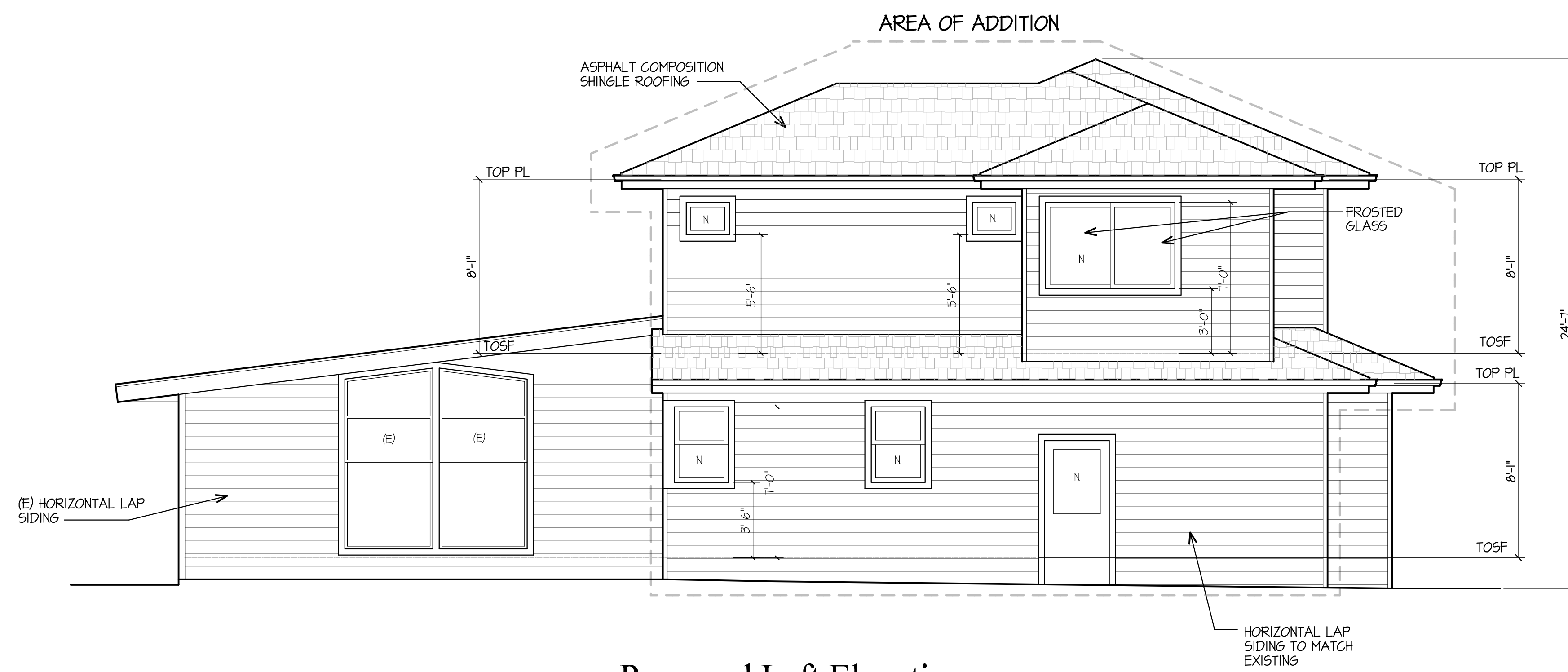
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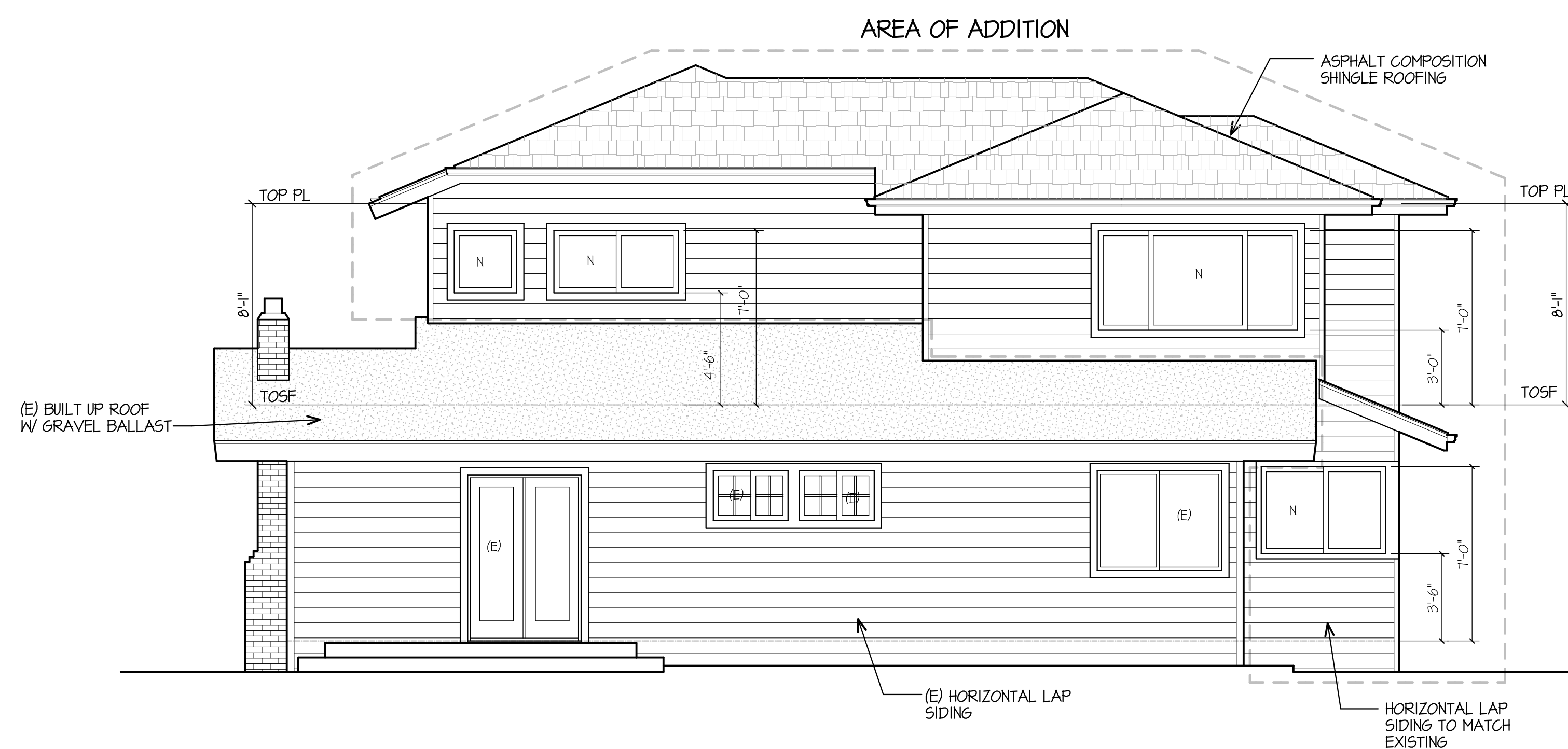
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Proposed Left Elevation



Proposed Rear Elevation

REVISIONS

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Proposed Elevations

1/4"=1'-0"

Sheet

A6

Date 12-18-17