

Abbreviations

AC	ASHALTIC CONCRETE	ENGR	ENGINEER	OPP	OPOSITE
@	AT	EXC	EXCAVATE	O/A	OVERALL
AB	ANCHOR BOLT	EXT	EXTERIOR	PTD	PAPER TOWER DISPENSER
AFF	ABOVE FINISHED FLOOR	ETR	EXISTING TO REMAIN	PL	PLATE, PROPERTY LINE
ALT	ALTERNATE	FD	FLOOR DRAIN	PLYWD	PLYWOOD
ALUM	ALUMINUM	FNDN	FOUNDATION	PR	PAIR
ARCH	ARCHITECT(URAL)	FE	FIRE EXTINGUISHER	PROP	PROPERTY
(N)	NEW	FIN	FINISH	PWR	POWER
(E)	EXISTING	FIXT	FIXTURE	PRELIM	PRELIMINARY
APPROX	APPROXIMATE	FLR	FLOOR	QTY	QUANTITY
BAT	BATTEN	FTG	FOOTING	QTR	QUARTER
BD	BOARD	FT	FOOT, FEET	R	RISER, RADIUS, HEAT RESISTANCE
BLDG	BUILDING	FLOUR	FLOURSCENT	RB	RUBBER BASE, RESILIENT BASE
BOTM	BOTTOM	GA	GAGE	RD	ROOF DRAIN
BM	BENCHMARK, BEAM	GALV	GALVANIZED	REF	REFRIGERATOR
BLKG	BLOCKING	GC	GENERAL CONTRACTOR	RCP	REFLECTED CEILING PLAN
CD	CONSTRUCTION DOCUMENTS, CONTRACT DOCUMENTS	GLZ	GLAZING	REQD	REQUIRED
CEM	CEMENT	GLU LAM	GLUED LAMINATED BEAM	RH	RIGHT HAND, ROOF HATCH
CAB	CABINET	GYP	GYP SUM	REV	REVISION
CLG	CEILING	GYP BD	GYP SUM BOARD	RM	ROOM
CERT	CERTIFY, CERTIFICATE, CERTIFICATION	HB	HOSE BIBB	RO	ROUGH OPENING
CL	CENTER LINE	HDW	HARDWARE	ROW	RIGHT OF WAY
CLO	CLOSET	HDWD	HARDWOOD	S	SOUTH
CLR	CLEAR	HM	HOLLOW METAL	SECT	SECTION
CMU	CONCRETE MASONRY UNIT	HR	HOUR	SF	SQUARE FOOT, SAFETY FACTOR
CNTR	COUNTER	HT	HEIGHT	SIM	SIMILAR
COL	COLUMN	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	SOG	SLAB ON GRADE
CONC	CONCRETE	HW	HOT WATER	SPEC	SPECIFICATION(S)
CONF	CONFERENCE	HYD	HYDRANT	SQ	SQUARE
CONN	CONNECTION	ID	INSIDE DIAMETER	SST	STAINLESS STEEL
COORD	COORDINATE, COORDINATION	IN	INCHES	STD	STANDARD
COORD	COORDINATE, COORDINATION	INFO	INFORMATION	STOR	STORAGE
CONT	CONTINUOUS	INSUL	INSULATION	STRUC	STRUCTURAL
CT	CERAMIC TILE	INT	INTERIOR	SUB	SUBSTITUTE
CSWK	CASEWORK	INT	INTERIOR	SYS	SYSTEM
CSK	COUNTERSINK	JST	JOIST	TB	THROUGH BOLT, TOWEL BAR
CTR	CENTER	KIT	KITCHEN	TECH	TECHNICAL TECHNOLOGY
CTRL	CONTROL	LAV	LAVATORY	TEL	TELEPHONE
CONT	CONTINUOUS	LBS	POUND	TERR	TERRAZZO
DBL	DOUBLE	LF	LINEAR FEET	TOF	TOP OF FOOTING, TOP OF FLOOR, TOP OF FRAME
DEMO	DEMOLITION	LTG	LIGHTING	T & G	TONGUE AND GROOVE
DET	DETAIL	MAX	MAXIMUM	TEMP	TEMPORARY, TEMPERATURE
DH	DOUBLE HUNG	MECH	MECHANICAL	TOM	TOP OF MASONRY
DIA or Ø	DIAMETER	MIN	MINIMUM	TOS	TOP OF STEEL
DR	DOOR	MISC	MISCELLANEOUS	TOPO	TOPOGRAPHY
DIM	DIMENSION	MFR	MANUFACTURER	TOC	TOP OF CONCRETE
DN	DOWN	MM	MILIMETER	TV	TELEVISION
DIST	DISTANCE	MTL	METAL, MATERIAL	TYP	TYPICAL
DS	DOWNSPOUT	MULL	MULLION	UNO	UNLESS NOTED OTHERWISE
DW	DISH WASHER	MTD	MOUNTED	UTIL	UTILITY
DWG	DRAWING	N	NORTH	VAR	VARIES, VARIATION
E	EAST	NA	NOT APPLICABLE	VENT	VENTILATION
EA	EACH	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
ELEC	ELECTRIC(AL)	NTS	NOT TO SCALE	W	WATT, WEST
EL	ELEVATION	NO or #	NUMBER	W/	WITH
EQ	EQUAL	OC	ON CENTER	W/O	WITHOUT
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	WD	WOOD
EQUIV	EQUIVALENT	OFF	OFFICE	WP	WATER PROOFING, WEATHERPROOF
		OPNG	OPENING	WDW	WINDOW

Scope of Work

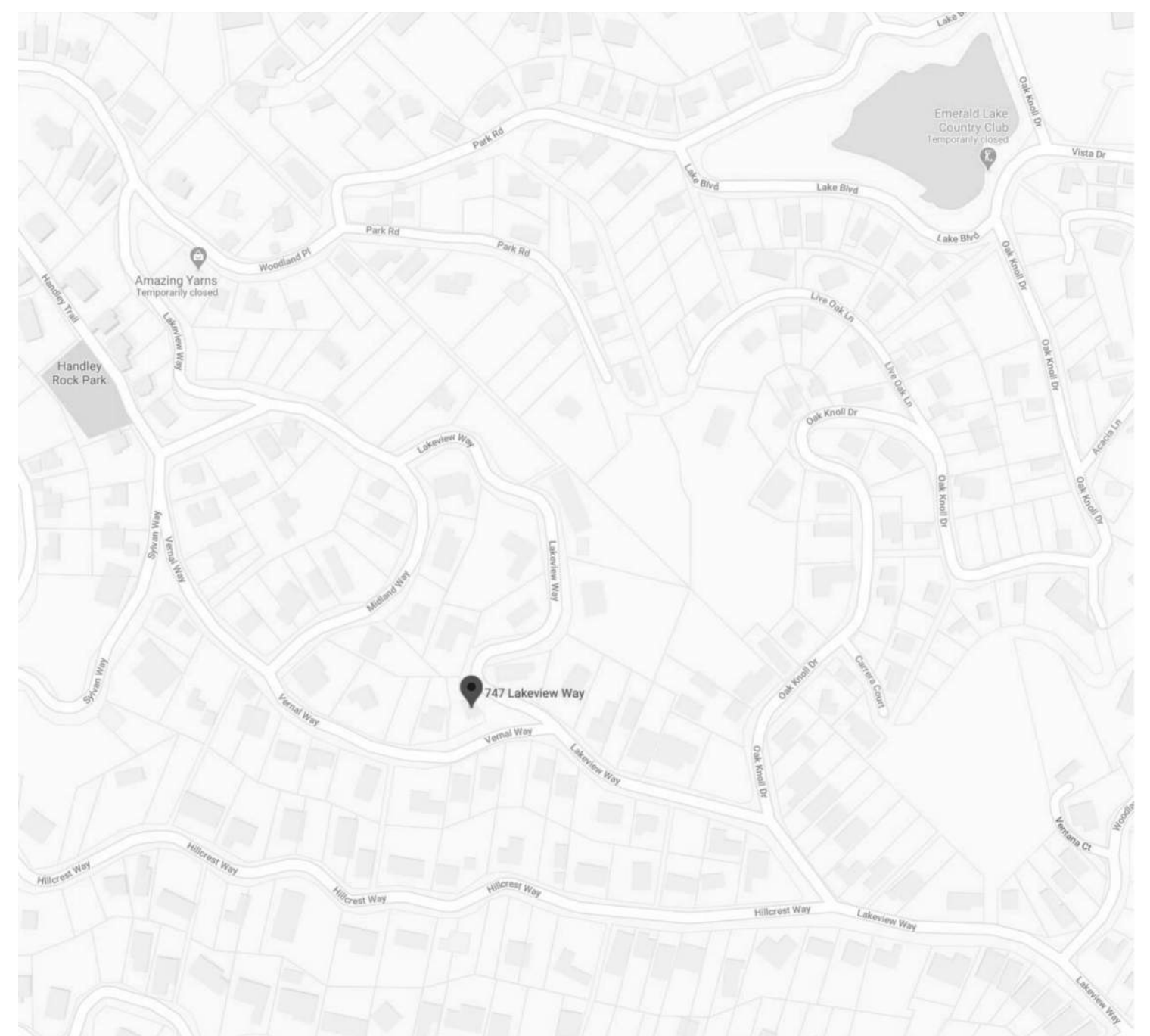
The scope of work includes legalization of existing square footage within the existing house, and a garage addition to an existing 2 story single family home as well as the addition of a new master bath and closet within the footprint of the existing master bedroom.

First, it was discovered during the design for an addition, that there is no permit record for a portion of the existing house. The portions of the unpermitted work add approximately 868 SF to the permitted 1960 SF house but do not add height or stories to the existing home. Both the existing first and second floors have additions which do not show on the last permit drawings dated 1985. The intent of this permit is to legalize the existing unpermitted portions of the existing structure.

In addition, the scope of work includes the addition of a 2 car garage to the existing home which currently does not have a garage. In an attempt to keep the added square footage to a minimum, the new garage will be built partially by reclaiming portions of the existing home and partially with an addition. The garage addition will be built on the lower level and will not add height to the existing structure. A new driveway and entrance from the street will be added due to the orientation of the new garage.

A master bathroom and closet will be added to the interior of the existing master bedroom (no addition). This work will include removal of existing windows and the addition of new windows and a skylight.

Vicinity Map



Zoning Data

Project: 747 Lakeview Way, Emerald Hills
Accessor Parcel No.: 068-061-030

Zoning Requirements	Code/ Allowable	Existing	Existing Permitted	(E) Remain	Addition	Proposed Totals
Zone:	RH-DR					
Occupancy Group(s):	R-3					
Type of Construction:	Type V-B					
Site Area:	12,000 SF	6,288 SF				
Average Lot Slope:	22.10%					
Site Dimensions:	Site Width: 40' Min					
Setbacks:	Front: 20'					
	Side: 10'					
	Rear: 20'					
Building Height:	28' Max	20'-11 1/4"	20'-11 1/4"	20'-11 1/4"	0'	20'-11 1/4"
Number of Stories:		2	2	2		2
Parking:	2 covered	0	0	0	2	2
Fire Sprinklers:	No			No	No	
Lot Coverage:	25%	27%				33%
	Main House	1,601.4 SF		1,580.4 SF	319.5 SF	1,920.9 SF
	Shed	124.0 SF		124.0 SF	0.0 SF	124.0 SF
	Total	1,572.0 SF	1,725.4 SF	1,704.4 SF	319.5 SF	2,044.9 SF
FAR (Floor Area Ratio):	30% or 2400SF					
	First Floor	1,215.9 SF	581.3 SF	1,215.9 SF	290.4 SF	1,506.3 SF
	Second Floor	1,612.4 SF	1,379.0 SF	1,612.4 SF	0.0 SF	1,612.4 SF
	Shed	124.0 SF	124.0 SF	124.0 SF	0.0 SF	124.0 SF
	Total	2,400 SF	2,952.3 SF	2,084.3 SF	2,952.3 SF	3,242.7 SF

Legend

Reference Designation

- Column Grid Reference
- Section Number (Wall or Bldg.) Sheet Number
- Elevation Number Sheet Number
- Detail Number Sheet Number
- Door Number Hardware Group
- Window Type
- Partition Type
- Room Name**
 Room Name Room Number
- Keynotes
- Revision Number
- Sea Level / (E) First Floor
- North Arrow
- Dimensions**
 Face of Structure
 Face of Finish
 Center Line and/or Column Line
 New Grade / Elevation +8.0

Electrical / Mechanical Symbols

- Supply Diffuser
- Return Diffuser
- Exhaust Diffuser
- Fluorescent Light Fixture
- Surface Mounted Light Fixture
- Recess Mounted Light Fixture
- Wall Mounted Light Fixture
- Exit Sign / Light
- Duplex Outlet
- Quad Outlet
- Switch
- Dimmer Switch
- Switch w/ Occupancy Sensor
- Combination Carbon Monoxide / Smoke Detector
- Data/Communications Port

Plan and Section Symbols

Plan Symbols

- Remove / Demo Wall or Element
- Concrete Block/ Masonry
- Concrete Wall
- New Wall

Section/Detail Symbols

- Plywood
- Wood - Rough (Continuous/ Blocking)
- Wood - Finish (Millwork)
- Metal (Steel)
- Gypsum Wallboard
- Insulation - Loose Fill or Batt
- Insulation - Rigid
- Porous Fill
- Earth

Project Team

<p>OWNER Abraham and Krista Fong 747 Lakeview Way Emerald Hills, CA 94062 P 650.283.4386</p>	<p>ARCHITECT Barker Wagoner Architects 3215-A Oak Knoll Dr Redwood City, CA 94062 P 831.247.2801 F 650.328.6713</p>	<p>SURVEYOR L. Wade Hammond 36660 Newark Blvd. Suite C Newark, CA 94560 P 510.579.6112 F 510.991.8054</p>
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Drawing Index

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A08	Building Sections
COLOR 1	Color Board
Topo	Boundry and Topographic Survey



Fong Residence Garage Addition

747 Lakeview Way,
Emerald Hills, CA 94062

REVISIONS

1	Delta 1 - Use Permit Plan Check Comments	2/12/21
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Use Permit and DR. Application

DATE	07/15/20
SCALE	As indicated
PROJECT #	219-0001

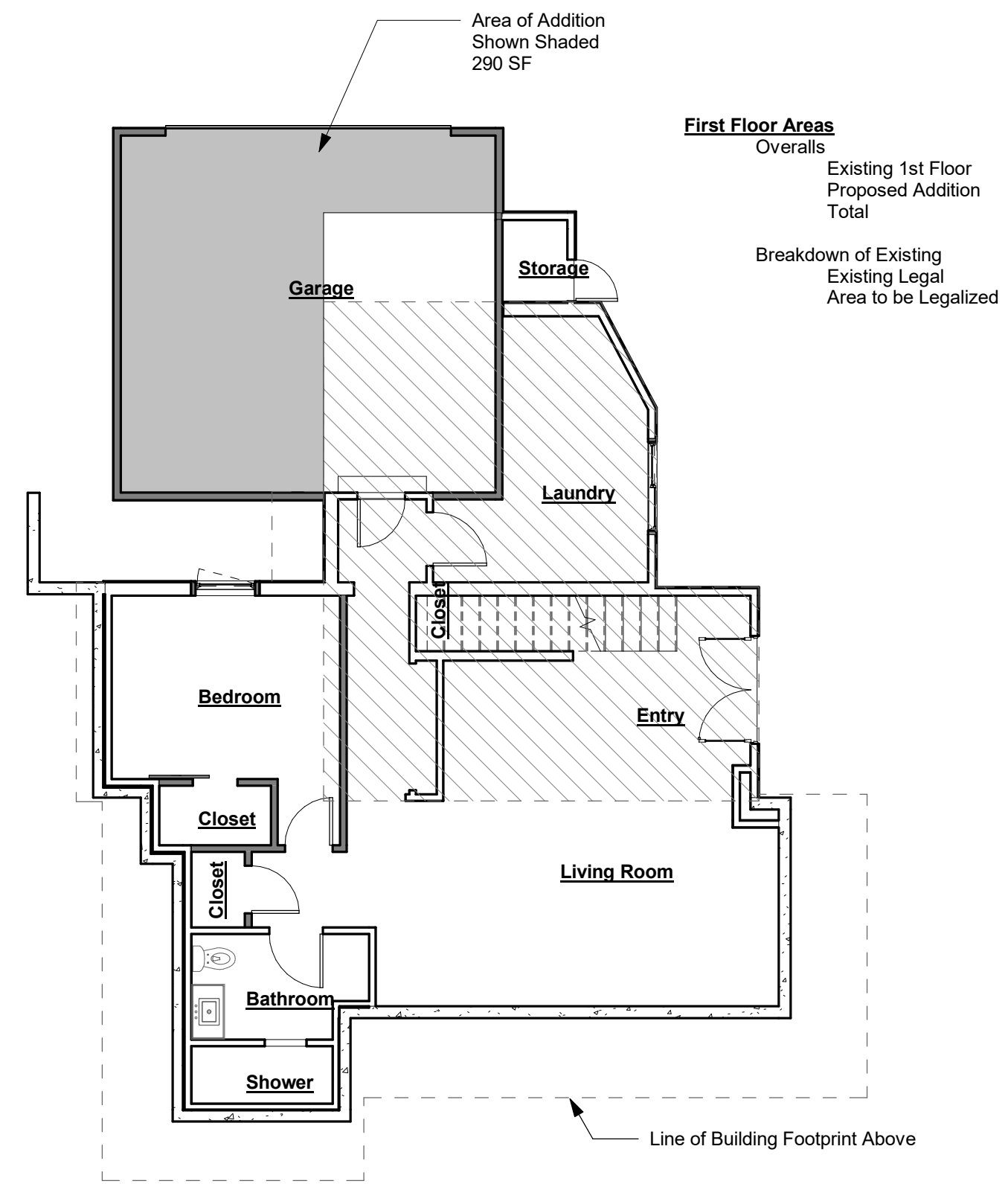
A01 Project Information

Fong Residence
Garage
Addition
747 Lakeview Way,
Emerald Hills, CA 94062

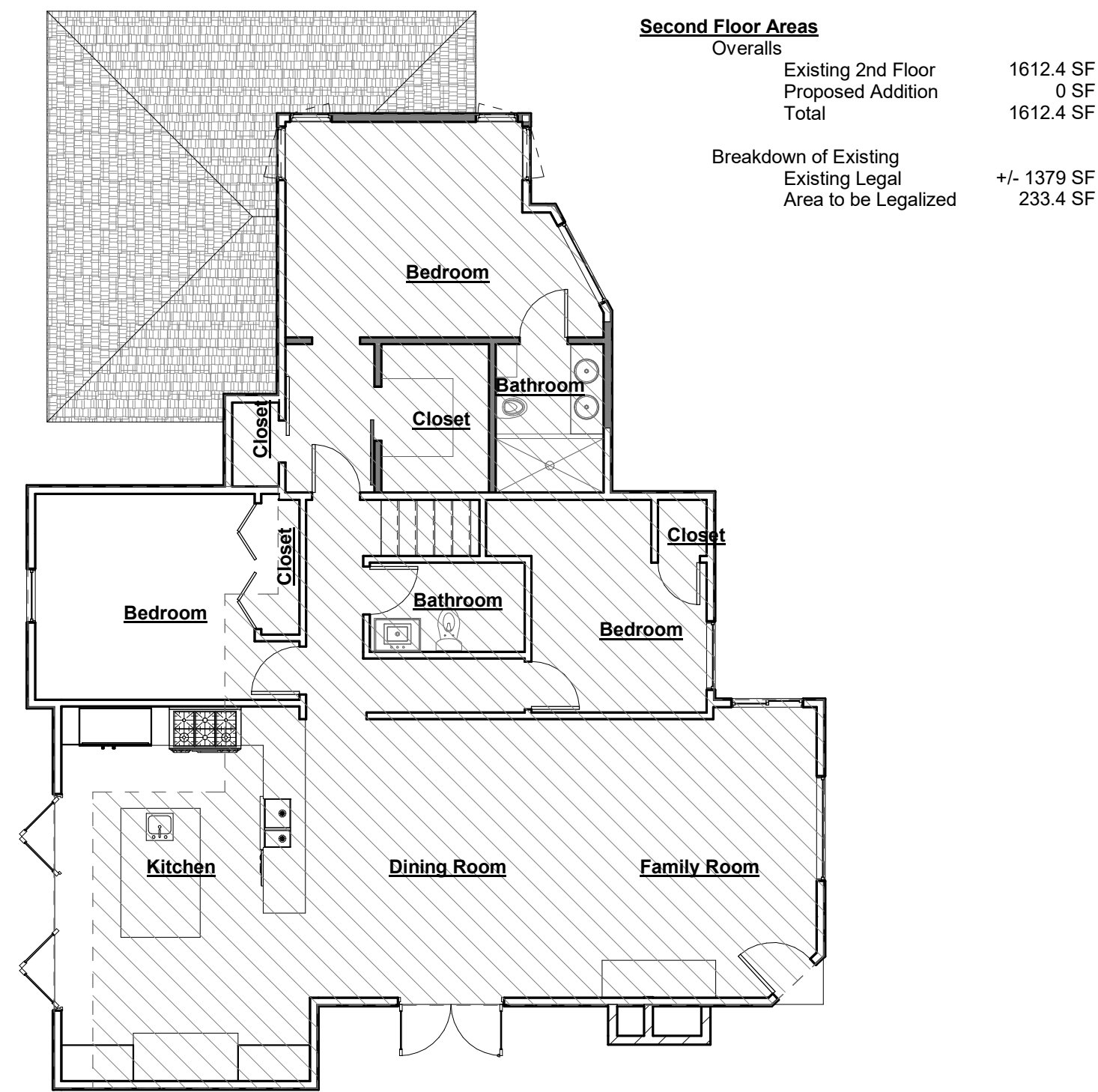
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Check Comments

Use Permit and DR Application
DATE 07/15/20
SCALE As indicated
PROJECT # 219-0001

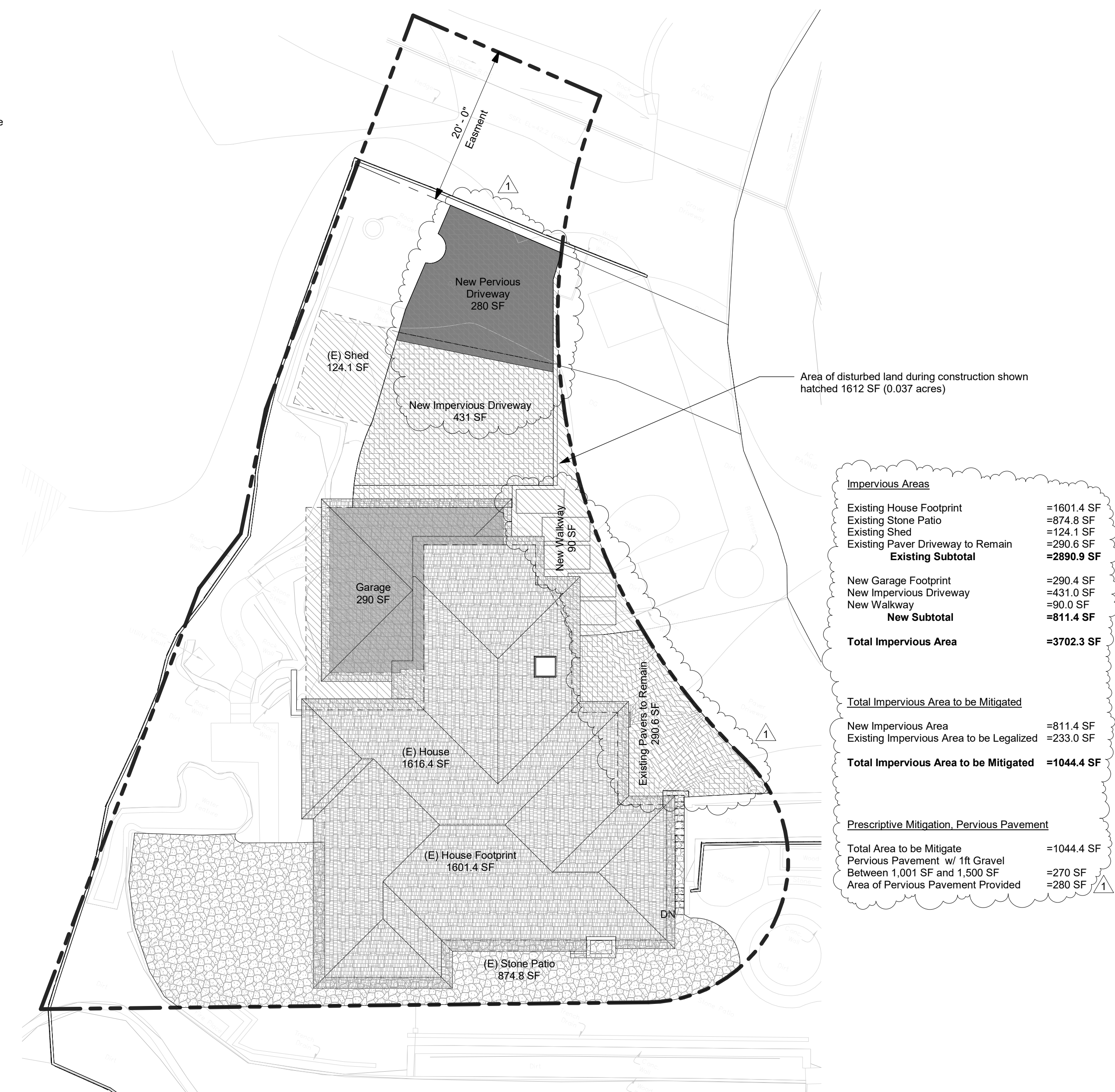
A02
Project Diagrams



2 First Floor Area Plan
1/8" = 1'-0"



3 Second Floor Area Plan
1/8" = 1'-0"



1 Impervious Surface Plan
1" = 10'-0"

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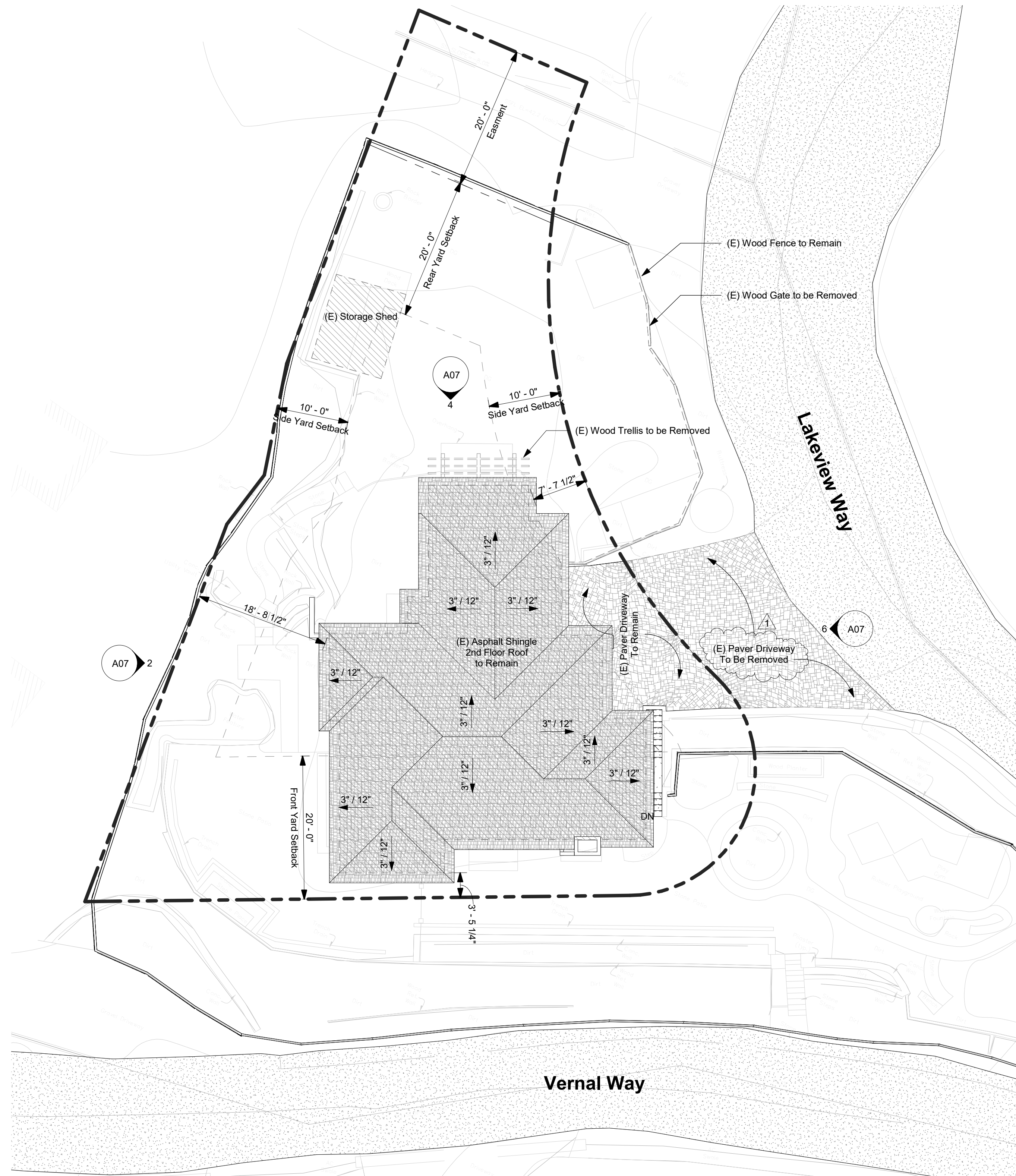
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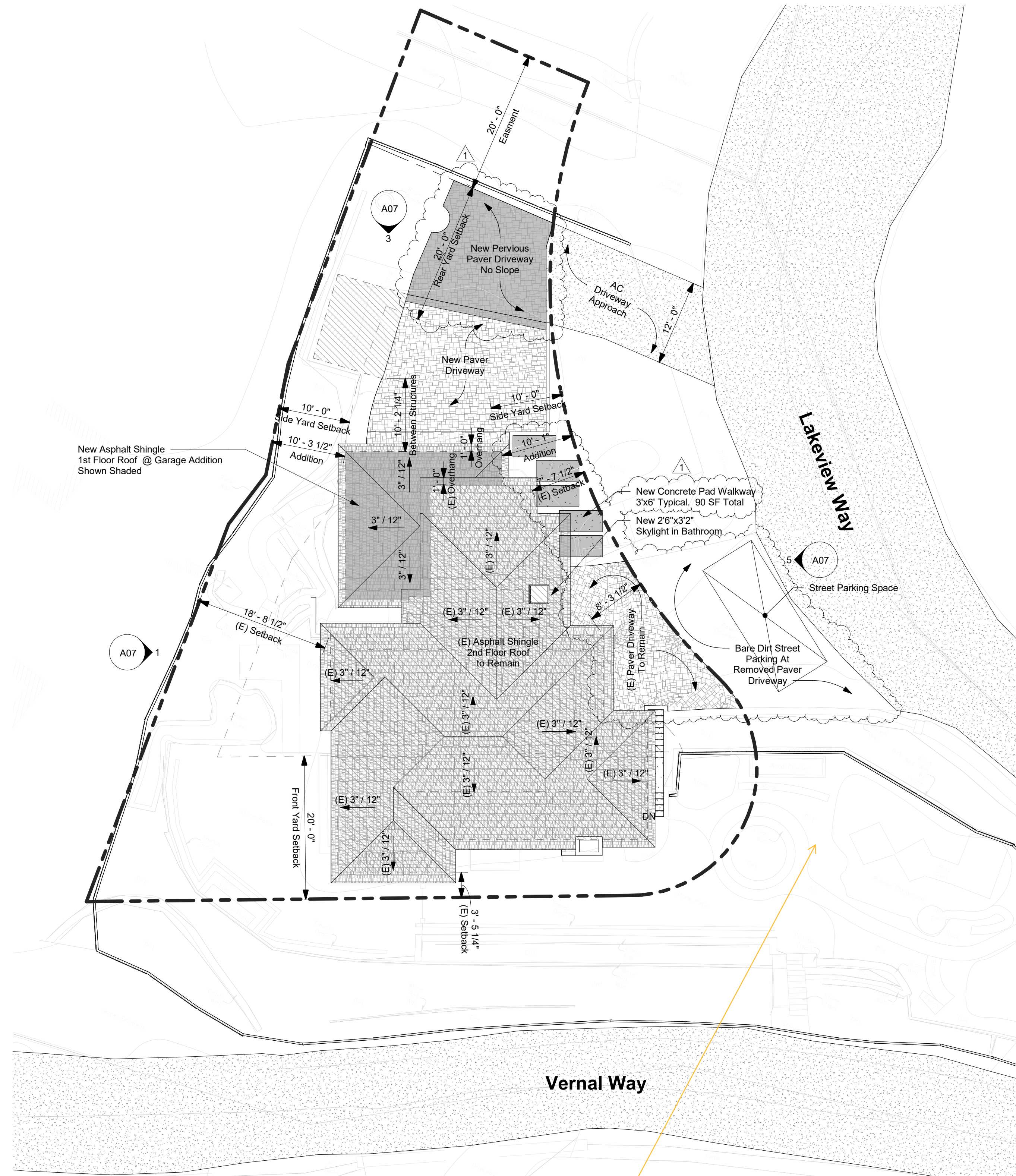
Use Permit and DR Application

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SCALE	1" = 10'-0"
PROJECT #	219-0001

A03
Existing and
Proposed Site
Plan

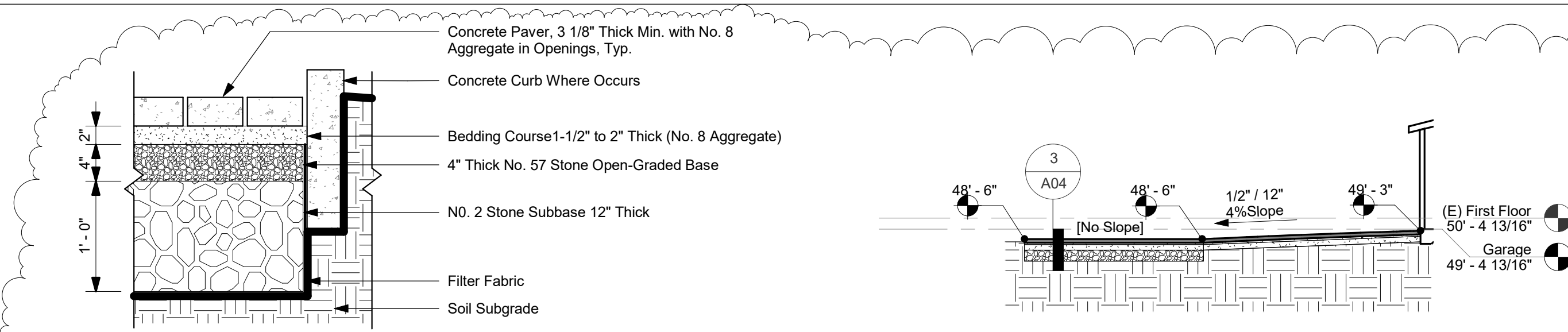


1 Existing Site Plan
1" = 10'-0"

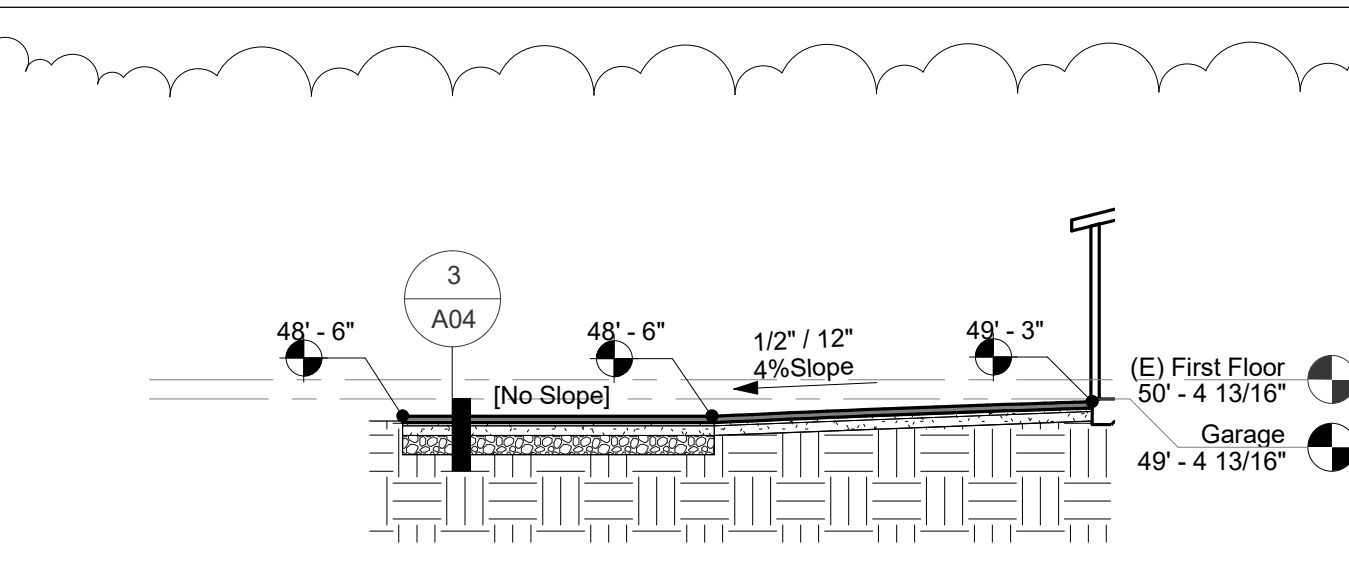


2 Proposed Site Plan
1" = 10'-0"

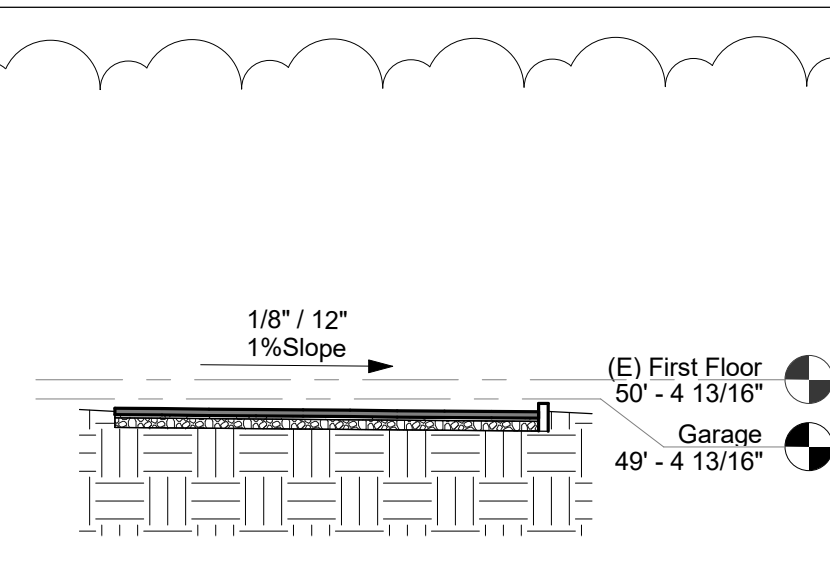
5/13/21 dys: Please remove these encroachments. They have not been permitted. Thanks.



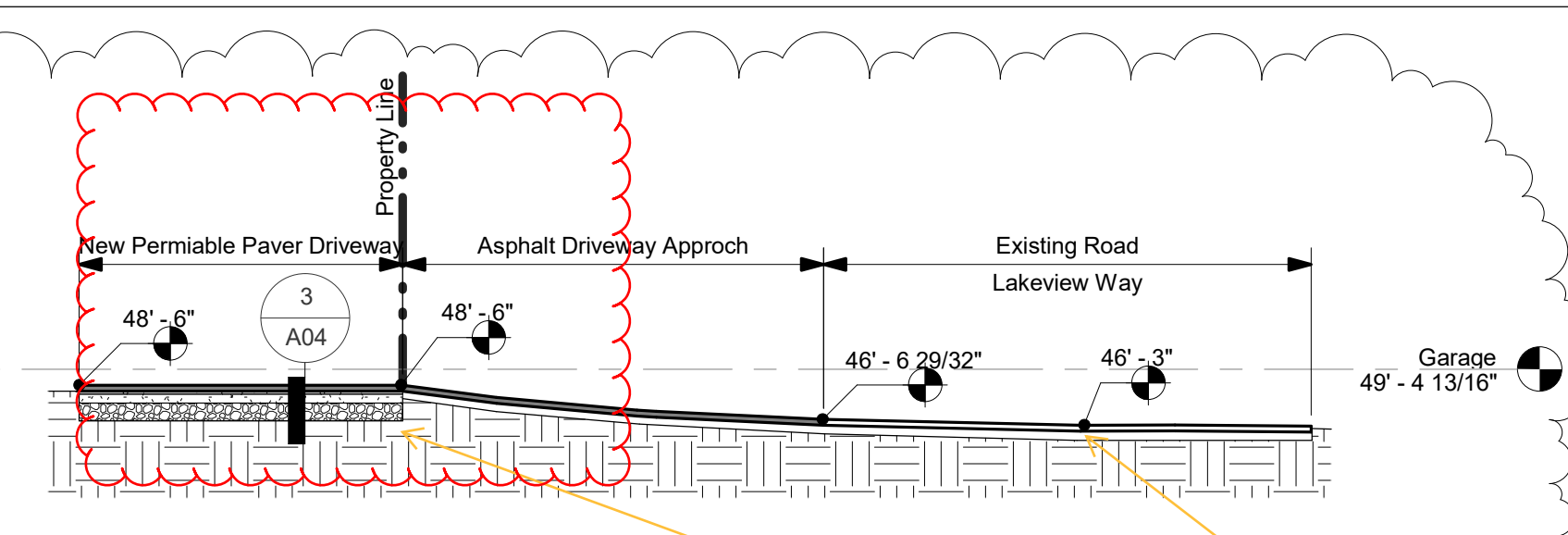
3 Permeable Paver Section
1" = 1'-0"



CC Section CC
1" = 10'-0"

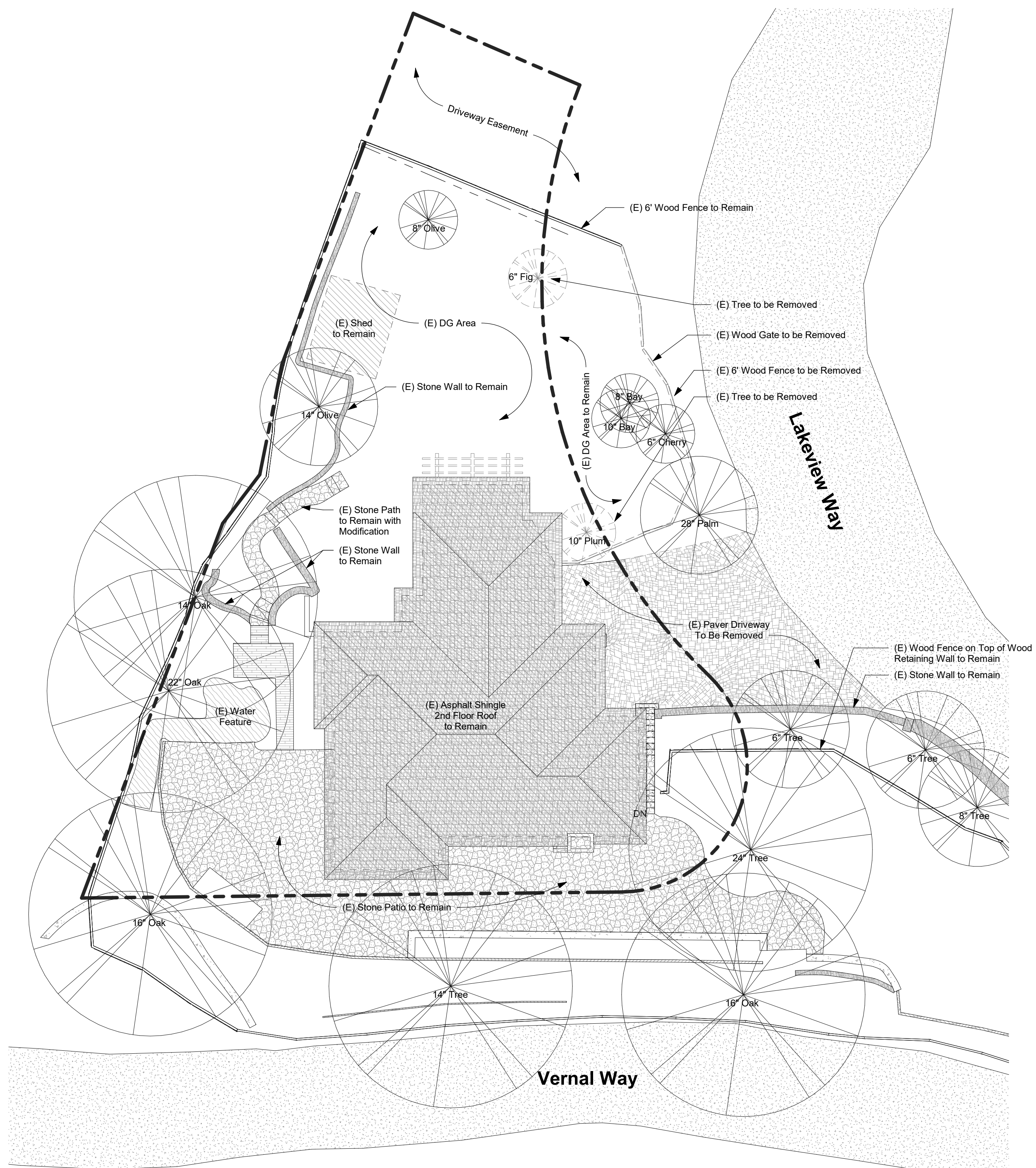


BB Section BB
1" = 10'-0"



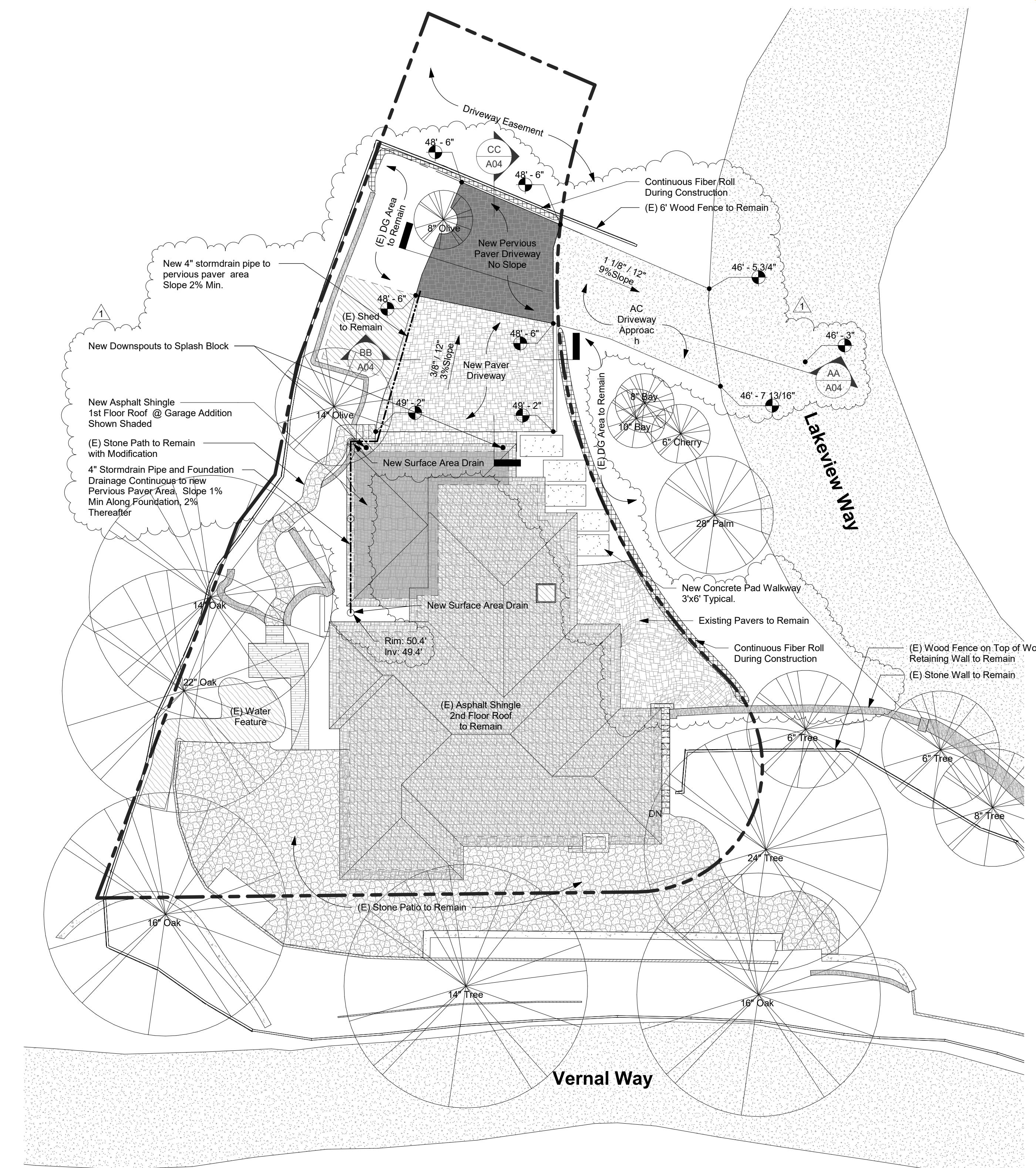
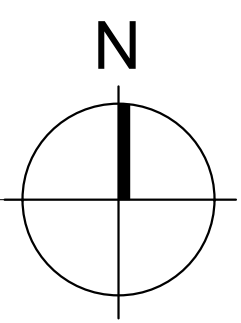
AA Section AA
1" = 10'-0"

5/13/21 dys:
elevation of driveway
at property line to
match elevation at
centerline of
roadway.

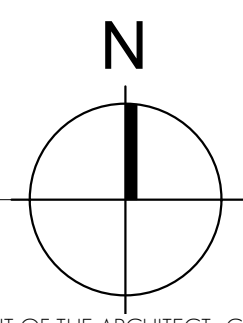


2 Existing and Demo Landscape Plan
1" = 10'-0"

- Notes:
1. No new landscaping proposed. Only patch and repair of existing conditions at the locations of the new driveway and garage addition.
2. Removal of two small fruit trees per the Landscape plan, one on the property to allow for the new driveway and one to allow for the new concrete pad walkway.



1 Grading, Drainage and Erosion Control Plan
1" = 10'-0"



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DATE	07/15/20
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A04
Landscape and
Drainage Plans

Fong Residence
Garage
Addition
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Emerald Hills, CA 94062

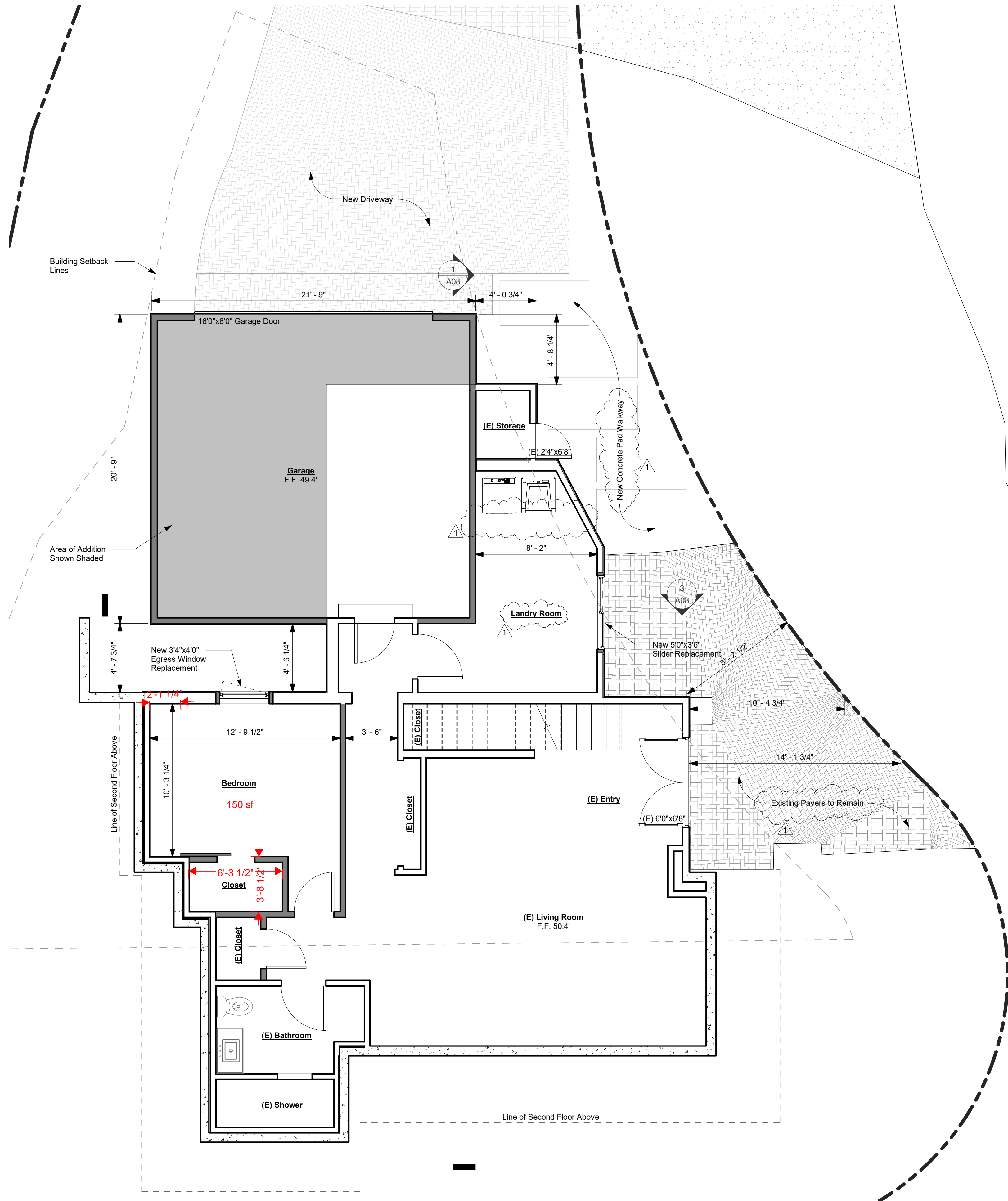
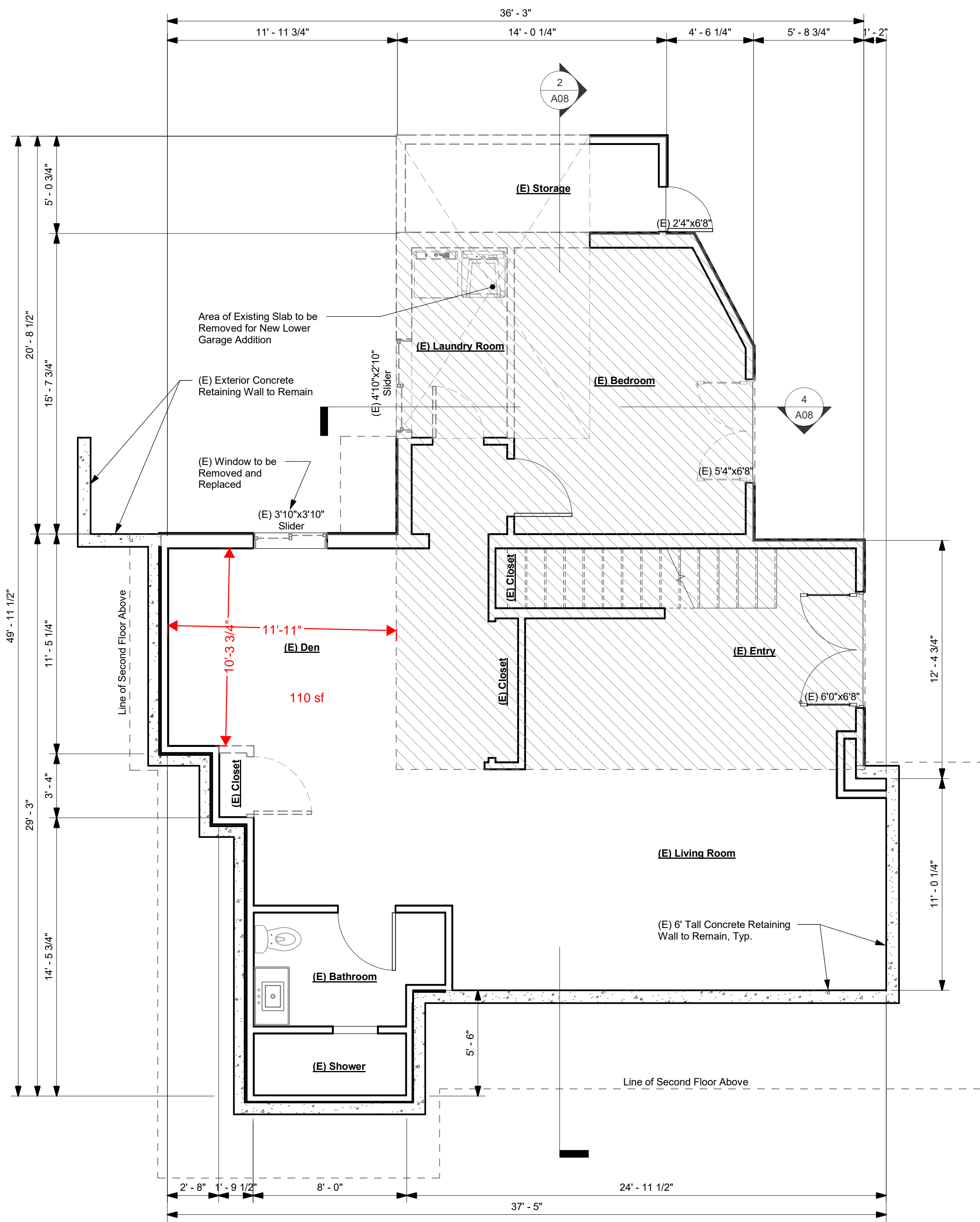
REVISIONS

1	Delta 1 - Use Permit Plan Check Comments	2/12/21
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Use Permit and DR Application

DATE	07/15/20
SCALE	1/4" = 1'-0"
PROJECT #	219-0001

A05
1st Floor Plans



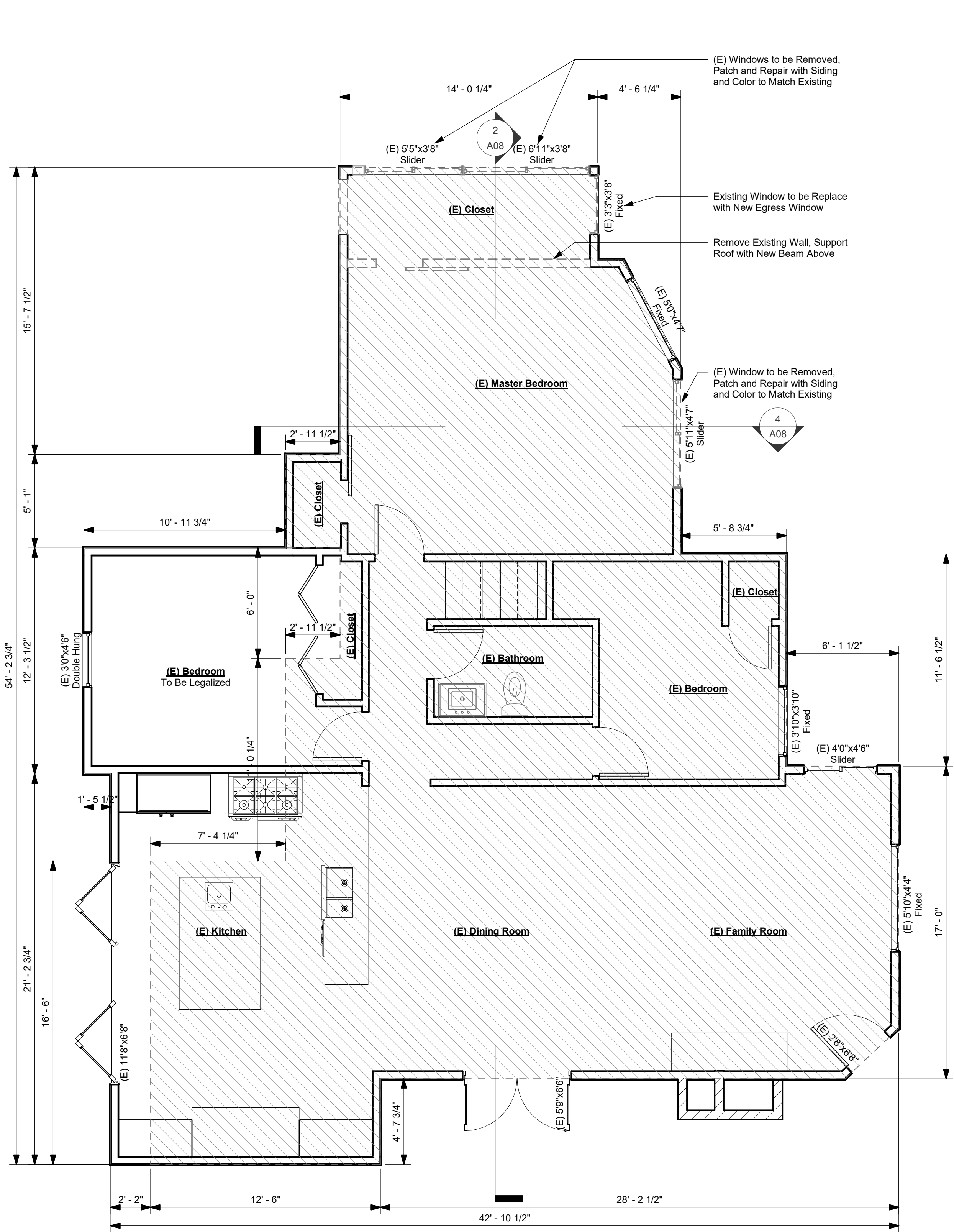
Fong Residence
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REVISIONS

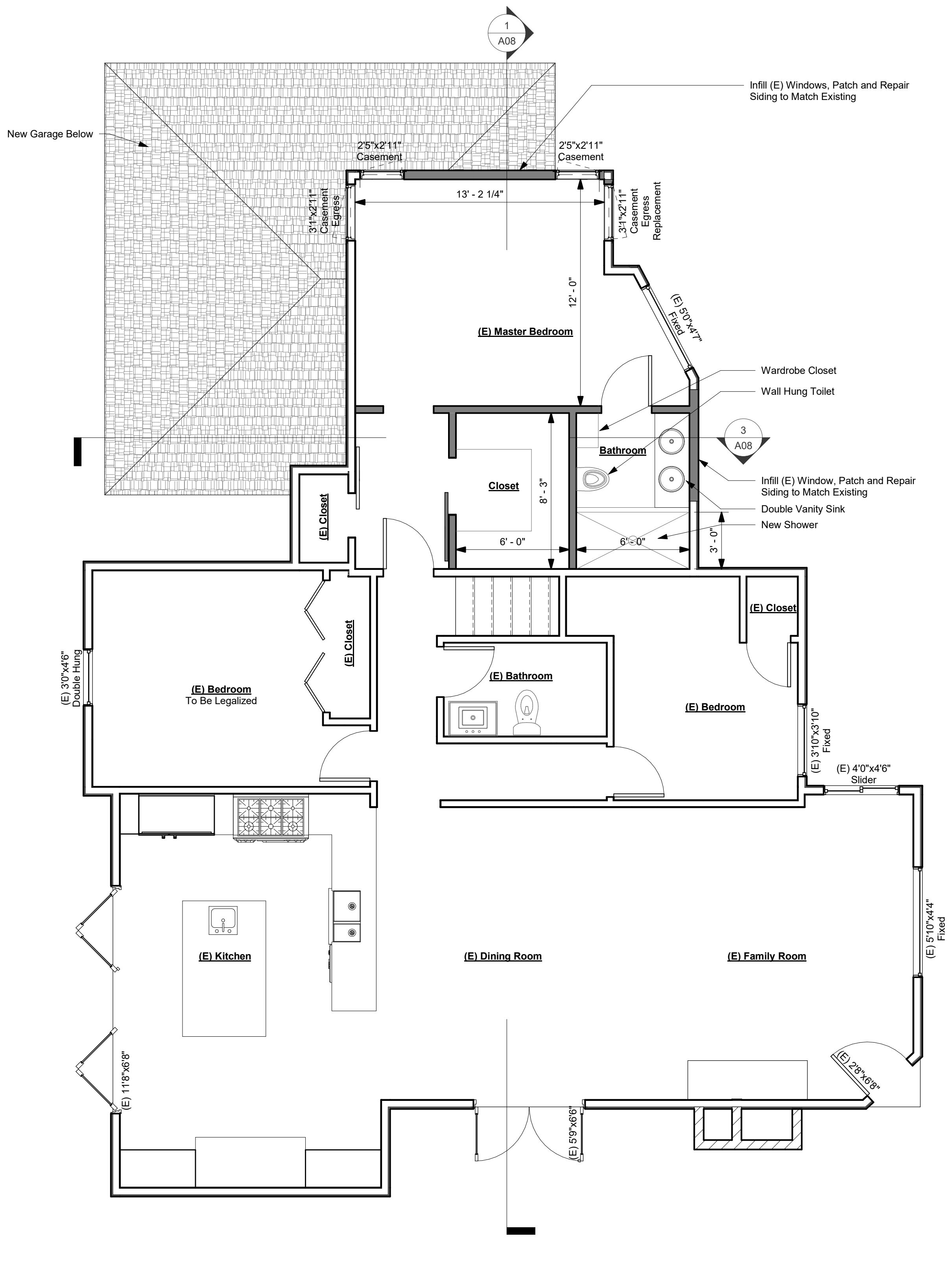
Use Permit and DR. Application

DATE	07/15/20
SCALE	1/4" = 1'-0"
PROJECT #	219-0001

A06
2nd Floor Plans



Existing Second Floor Plan
1/4" = 1'-0"



Proposed Second Floor Plan
1/4" = 1'-0"

REVISIONS

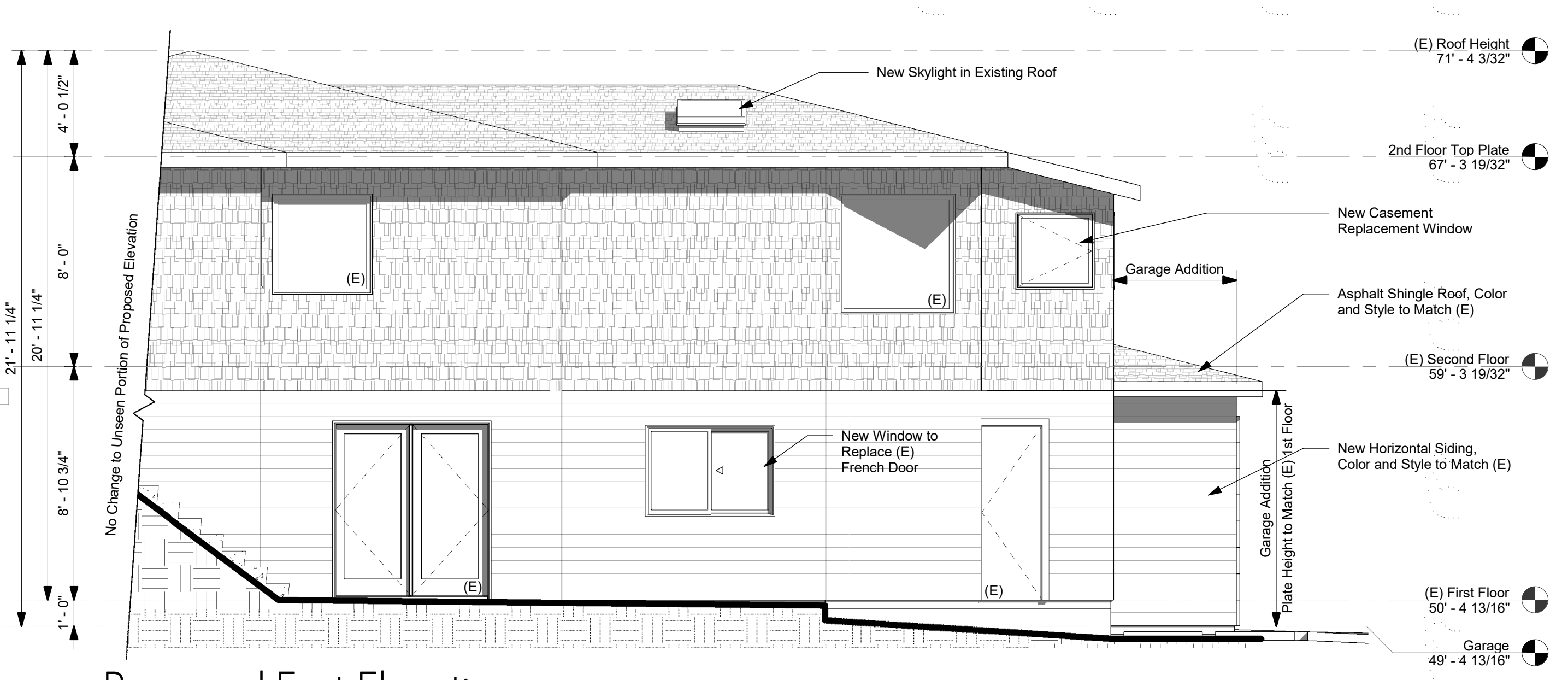
Use Permit and DR Application

DATE	07/15/20
SCALE	1/4" = 1'-0"
PROJECT #	219-0001

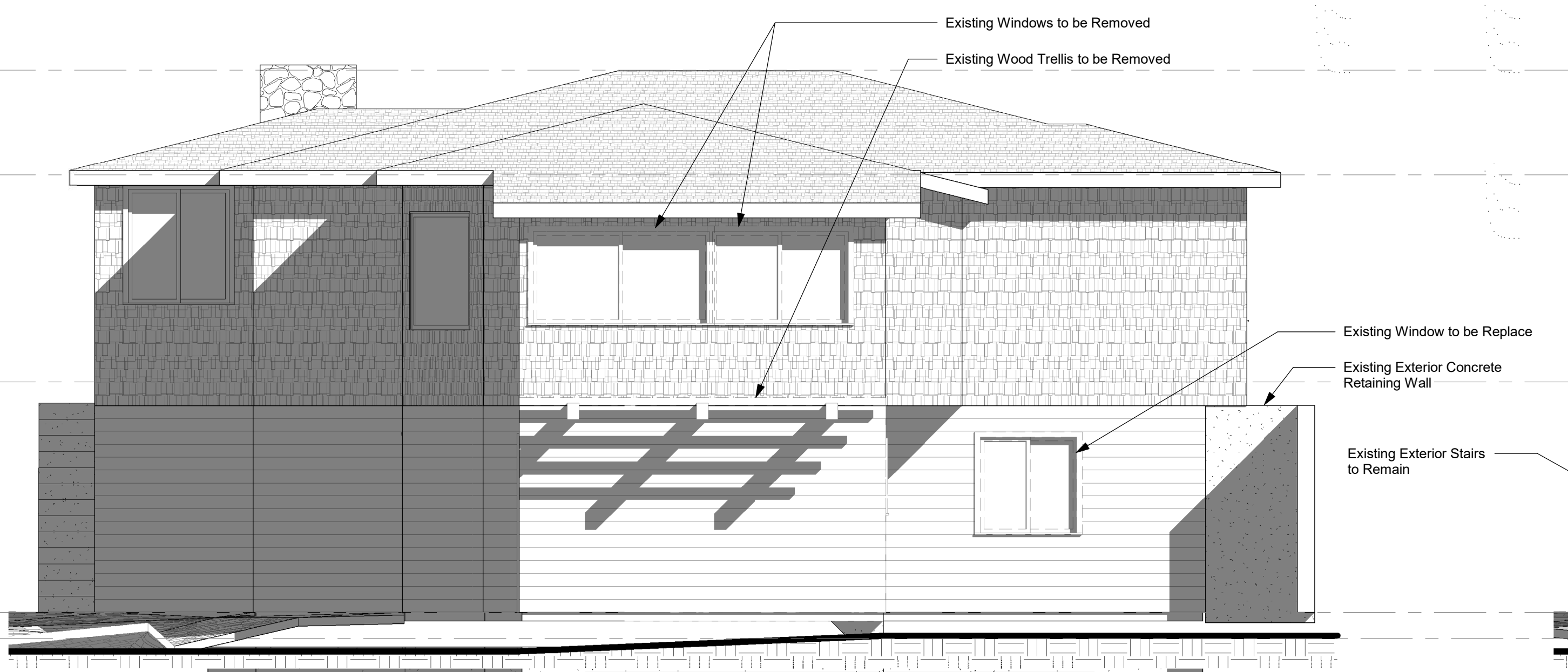
A07
Exterior
Elevations



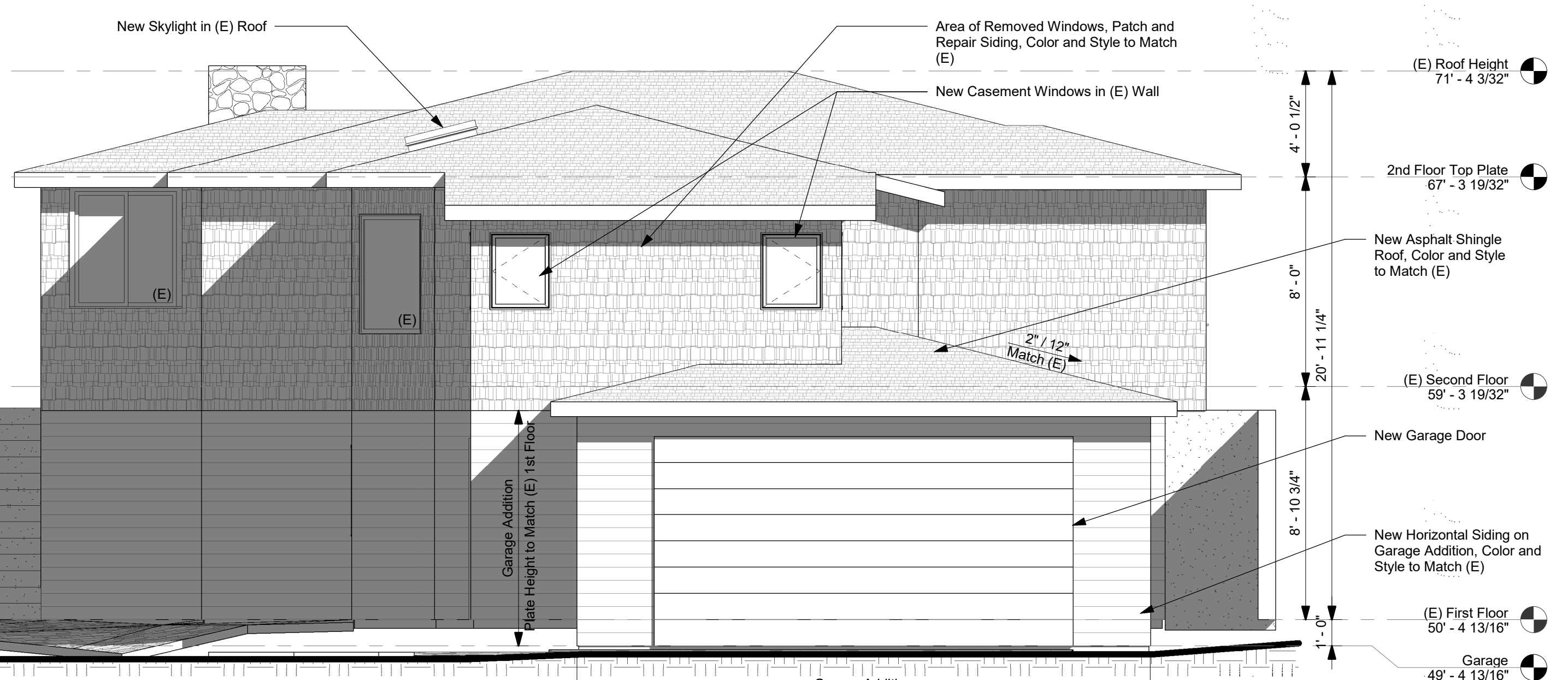
6 Existing East Elevation
1/4" = 1'-0"



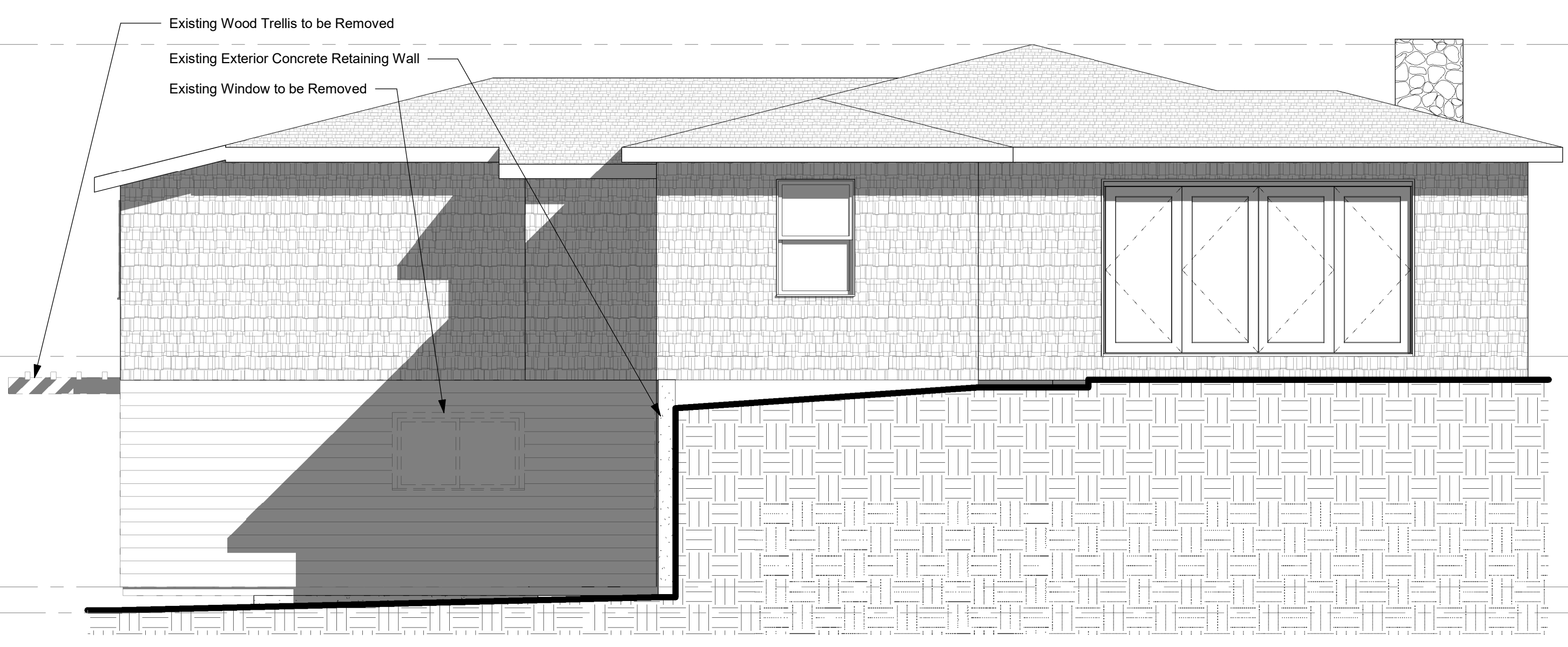
5 Proposed East Elevation
1/4" = 1'-0"



4 Existing North Elevation
1/4" = 1'-0"



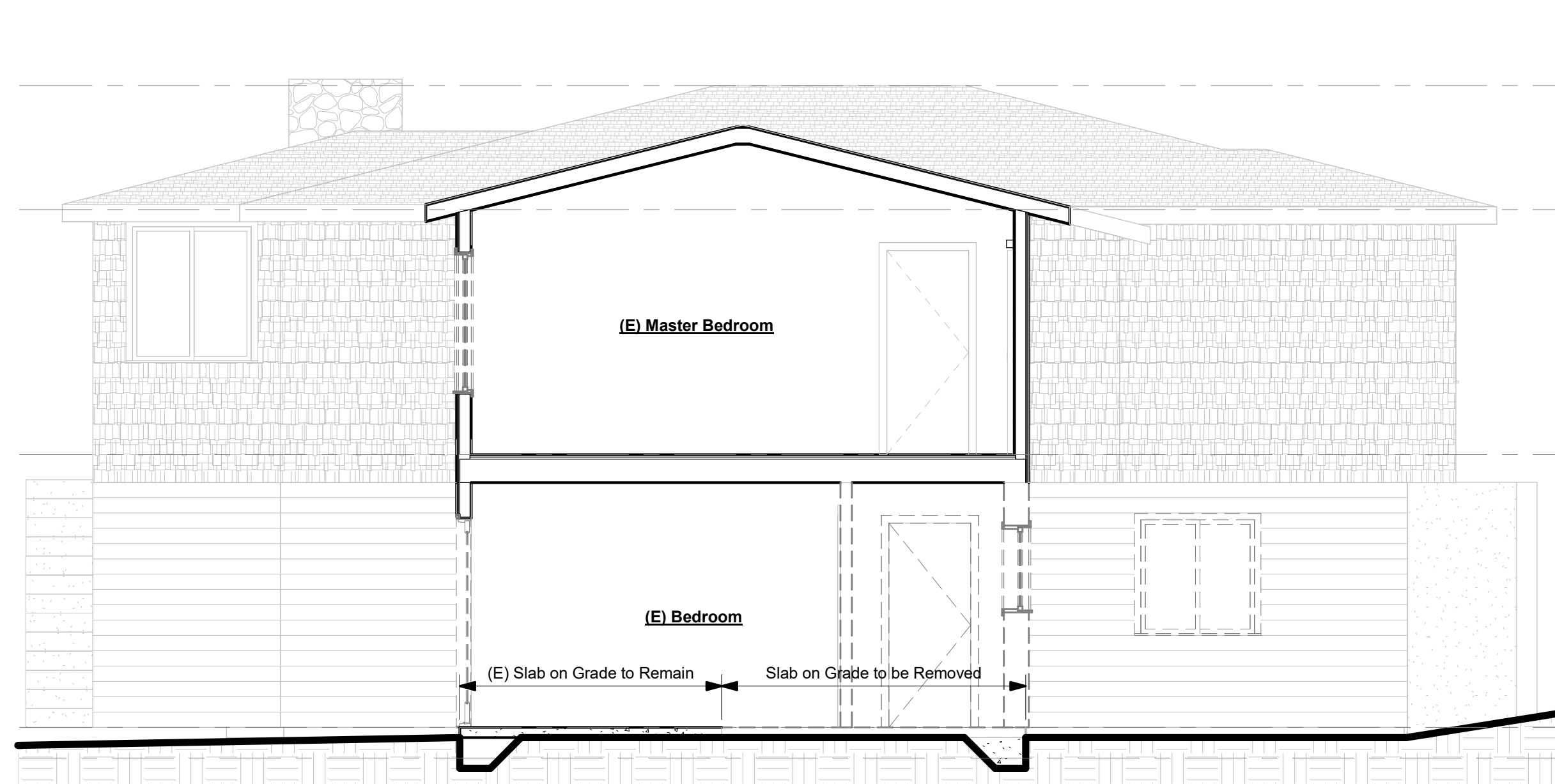
3 Proposed North Elevation
1/4" = 1'-0"



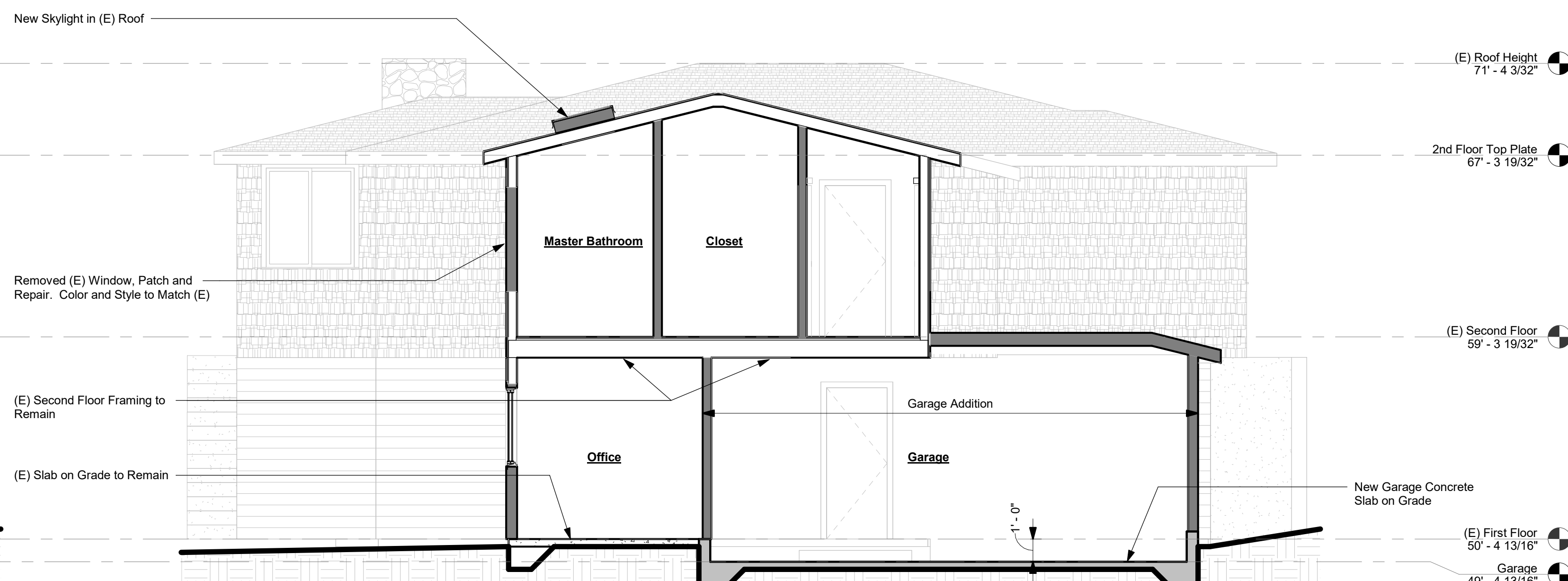
2 Existing West Elevation
1/4" = 1'-0"



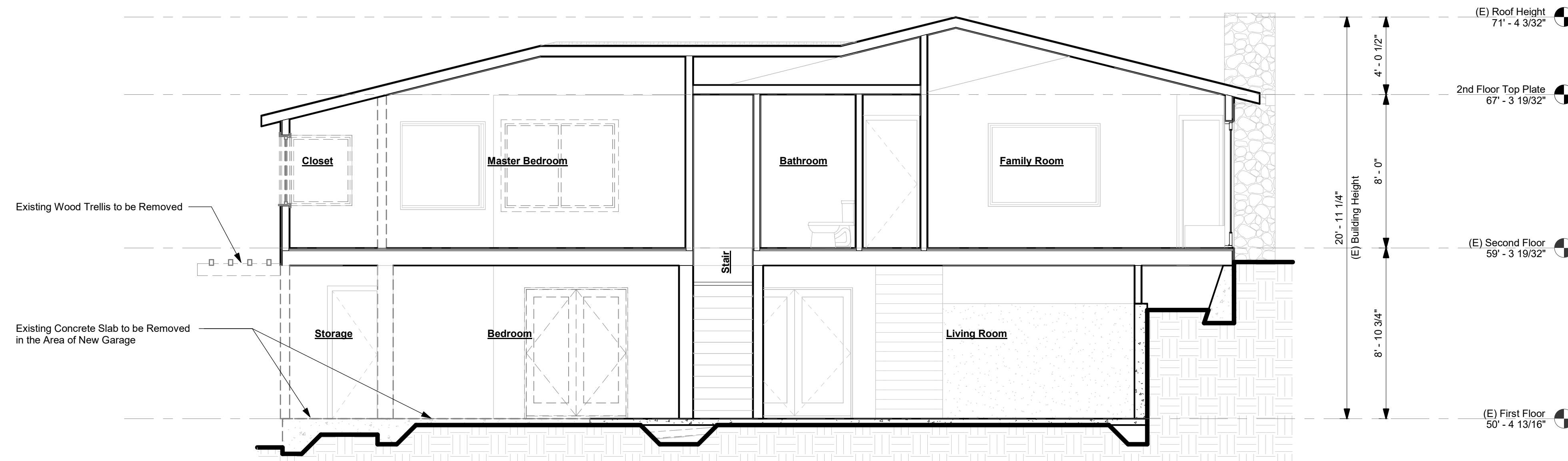
1 Proposed West Elevation
1/4" = 1'-0"



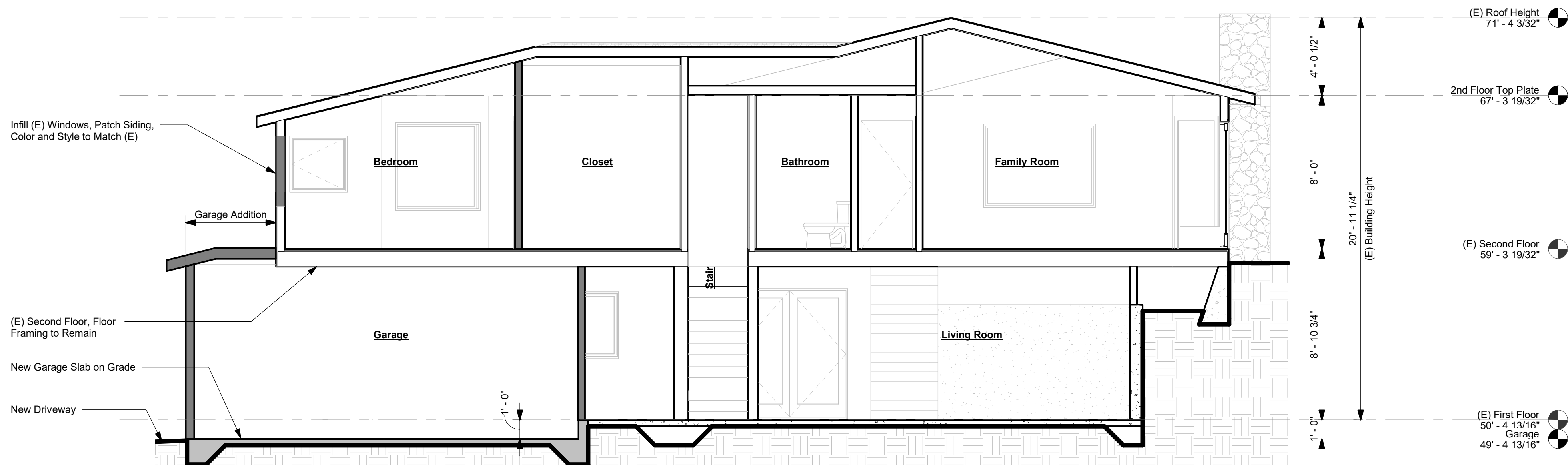
4 Existing East West Building Section
1/4" = 1'-0"



3 Proposed East West Section
1/4" = 1'-0"



2 Existing North South Building Section
1/4" = 1'-0"



1 Proposed North South Building Section (UP)
1/4" = 1'-0"

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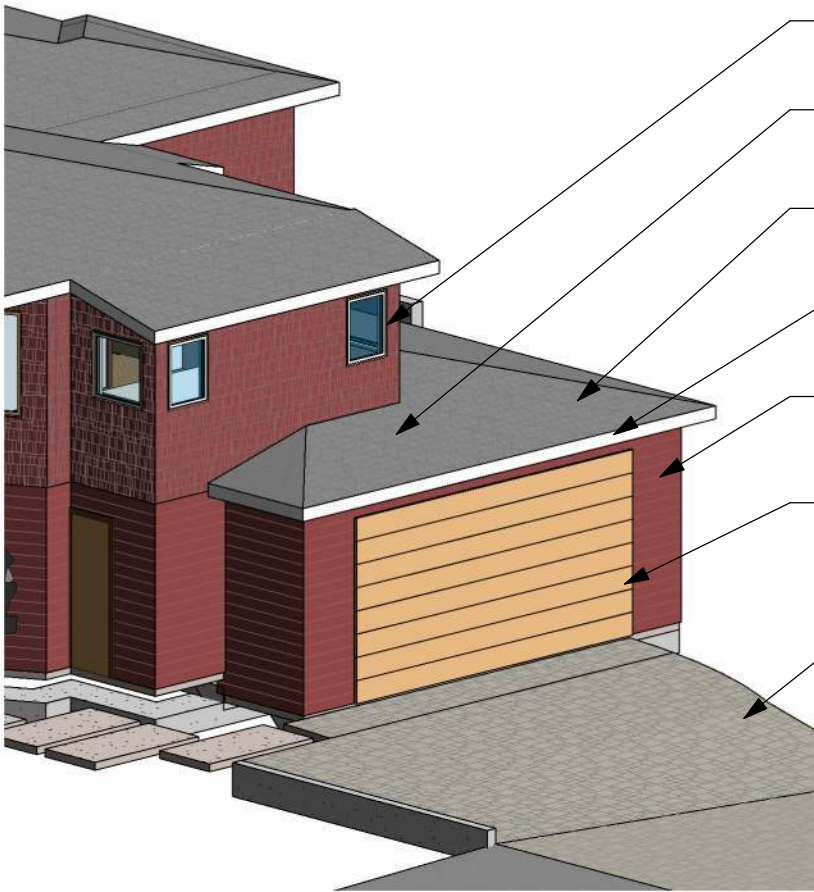
A08
Building Sections



R1
D1
W1
G1
S2
P1
S1



Existing Conditions



- New White Windows with White Trim to Match (E) W1
- New Cement Board Shingle Siding Painted to Match (E) S2
- New Asphalt Shingle, Dark Gray to Match (E) R1
- New Bronze Round Gutters and Downspouts to Match (E) D1
- New Horizontal Shiplap Siding, Hardie Board, Painted Red to Match (E) S1
- New Garage Door, Clear Finish Wood Similar to (E) Exterior Doors G1
- New Driveway Pavers to Match (E) P1

Proposed Garage Addition

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Fong Residence
Garage
Addition

747 Lakeview Way,
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94062

DATE 07/22/20
SCALE 12" = 1'-0"
PROJECT # 219-0001

COLOR 1
Color
Board