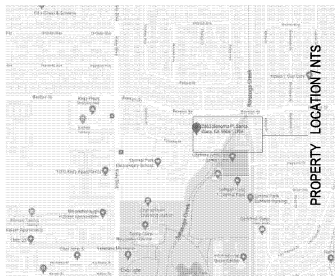


SONOMA PL. RESIDENCE

SANTA CLARA, CA

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 290-28-014
 PROJECT TYPE: ADDITION & REMODEL
 PROJECT LOCATION: 2683 SONOMA PL, SANTA CLARA, CA 95051
 ZONING: R1-6L
 OCCUPANCY GROUP: VERY LOW DENSITY RESIDENTIAL
 CONSTRUCTION TYPE: R-5/ U
 NUMBER OF FLOORS: V- B
 FIRE PROTECTION: 2
 BEDROOM NUMBER: NON SPRINKLERED
 BATHROOM NUMBER: 4
 LOT AREA: 8222 SQ.FT

PROJECT CONTACT:

OWNER: KEVIN
 2683 SONOMA PL.
 SANTA CLARA, CA
 EMAIL: stube@kierstan@gmail.com
 TELL: ---
 DESIGNER: RAMIN ZOHOR
 BARON CONSTRUCTION
 14510 BIG BASIN WAY B, SARATOGA, CA
 RAMIN@BARONCNR.COM
 408-457-5071
 LIC. 991076
 WWW.BARONCNR.COM
 STRUCTURAL: N/A
 BUILDER: BARON CONSTRUCTION
 14510 BIG BASIN WAY B, SARATOGA, CA
 BARON.CNR@GMAIL.COM
 1400-965-2028
 LIC. 991076
 WWW.BARONCNR.COM
 ENERGY: CARSTAIRS ENERGY INC.
 2238 BAYVIEW HEIGHTS DRIVE, SUITE E
 LOS OSOS, CA 95042
 TELL: 805-904-9049

AREA CALCULATION:

EXISTING CONDITION:
 "E" LIVING SPACE: 1148 SQF
 "E" GARAGE: 333 SQF
 "N" ADDITION:
 "N" UN-COVERED DECK: 589 SQF HABITABLE SPACE
 239
 PROPOSED CONDITION:
 "N" LIVING SPACE: 1737 SQF
 "E" GARAGE: 333 SQF
 "N" UN-COVERED DECK: 239
 LOT AREA: 6222 SQF
 FLOOR AREA : (LIVING AREA + GARAGE)
 "N" FLOOR BLDG AREA (1737+333) SQF
 "N" TOTAL % 2070/6222 = 0.332= 33.2 %

DRAWING INDEX:

A-00.01: COVER SHEET
 A-01: SITE PLAN
 A-01: MAIN LEVEL
 A-02: SECOND LEVEL
 A-03: EXISTING EXTERIOR ELEVATIONS
 A-04: PROPOSED EXTERIOR ELEVATIONS

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL 2019 EDITION
 B. CALIFORNIA BUILDING 2019 EDITION
 C. CALIFORNIA GREEN BUILDING 2019 EDITION
 D. CALIFORNIA MECHANICAL 2019 EDITION
 E. CALIFORNIA PLUMBING 2019 EDITION
 F. CALIFORNIA ELECTRICAL 2019 EDITION
 G. CALIFORNIA ENERGY: 2019 EDITION
 H. CALIFORNIA FIRE: 2019 EDITION
 ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS 2019 EDITION

SCOPE OF WORK:

- ADDITION OF 589 SQ.FT ON THE SECOND LEVEL -
- ADDITION TO BE NEW BEDROOM, WALK IN CLOSET, SINK AREA, SHOWER AND TUBSPACE.
- CREATE NEW STAIRS AREA FOR ACCESS TO THE SECOND LEVEL.
- NEW EXTERIOR DECK SPACE AT THE FRONT.
- NO CHANGE TO GAS METER
- NO CHANGE TO EXISTING ELECTRICAL PANEL.
- NO CHANGE TO EXISTING WATER HEATER
- NO CHANGE TO EXISTING FURNACE

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER. ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CRONTACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK, IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CRONTACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

ABBREVIATIONS:

ABV. Above	AC Air Conditioner	A.D. Access Door	ADD. Ad dition	A.F.F. Above Finished Floor	A.F.G. Above Finished Grade	B.L. Building Line	BLDG. Building	B.O. Bottom of	BTM. Bottom	CABT. Cabinet	C.D. Construction document	C.L. Center Line	CL. Closet	C.G. Ceiling	C.O. Clean/Out	CONC. Concrete	D.S. Down spout	DW. Dishwasher	DBL. Double	DEMO. Demolition	DIA. Diameter	DR. Door	ELEV. Elevation	EXIST. Existing	EXT. Exterior	FON. Found sillon	FLR. Floor	FURN. Furnace	G.C. General Contractor	G.F.C.I. Ground Fault Circuit Interrupt	GYP. Gypsum	H.B. Hosebib	HGT. Height	HR. Hour	H.R. Handrail	HTR. Heater	H.V.A.C. Heating, Venting and Air Conditioning	INSUL. Insulation	INT. Interior	LAM. Laminate	LAV. Lavatory	MAX. Maximum	MED. Medium	MIN. Minimum	MTL. Metal (steel)	MUL. Mullion	N.T.S. Not to scale	N.F.C. Not for construction	O.C. On cent er	O.H. Overhead	OPNG. Opening	P.L.T. Plats	P.L. Floor	PLYWD. Plywood	PWR. Power	R.O. Rough Opening	R.O.W. Right of way	REFG. Refrigerator	REF. Reference	REV. Revision	RMV. Remove	S.C. Self-Closing	SCHED. Schedule	SECT. Section	SHIT. Sheet	T.O.C. Topof curb	T.O.F. Topof footing	TH. Threshold	TPV. Typical	UNF. Unfinished	W.C. Toilet (w/eter close)	W.C.T. Wainscot	W.H. Water Heater	W.I. Wrought Iron	W.I.C. Walk in Closet	YD. Yard
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ADDITION and REMODELING FOR:

SONOMA PL, RESIDENCE

2683 SONOMA PL., SANTA CLARA, CA 95051

REVISION TABLE:



SHEET TITLE:

COVER SHEET

PROJECT ID :
 DATE : JAN 2022
 SCALE :
 DRAWN BY : RZ (BARON CONSTRUCTION)

SHEET NUMBER:

A-00.01

OWNER:

R. Johnson

GRADING and DEMO NOTES:

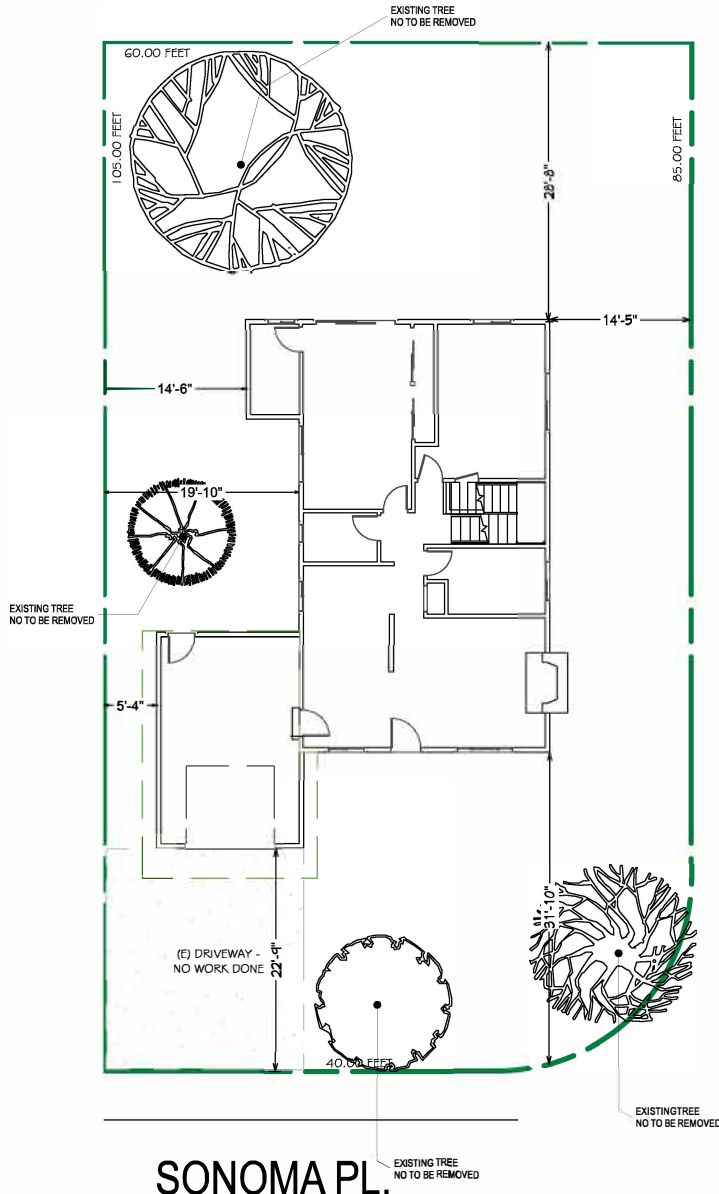
1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 64 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL, WITH EXCEPTION:
 - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

LEGEND:

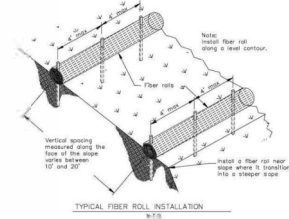
- PROPERTY LINE
- _____ BLDG FOOTPRINT



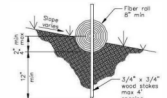
SONOMA PL.

EXISTING MAIN LEVEL - (SETBACK) SITE PLAN (NO CHANGE)

SONOMA PL.



TYPICAL FIBER ROLL INSTALLATION



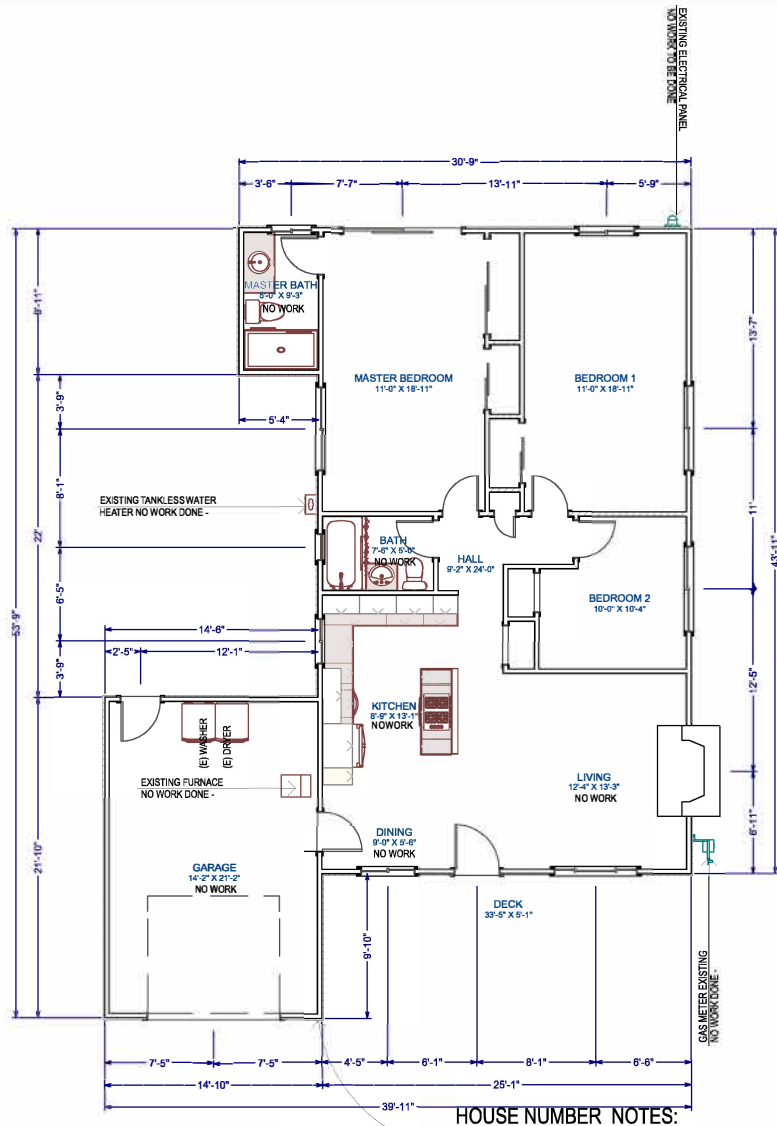
ENCROACHMENT DETAIL

FIBER ROLL AT ADDITION AREA - FOR DRAINAGE

(D1)

ASSISTED and FORWARDED FROM: SONOMA PL, RESIDENCE 2683 SONOMA PL., SANTA CLARA, CA 95051	
REVISION TABLE: ▲ ▲ ▲	
SHEET TITLE: <p style="text-align: center;">SITE PLAN</p>	
PROJECT ID : DATE : JAN 2022 SCALE : DRAWN BY : RZ (BARON CONSTRUCTION)	
SHEET NUMBER: <p style="text-align: center;">A-S1</p>	
OWNER: 	





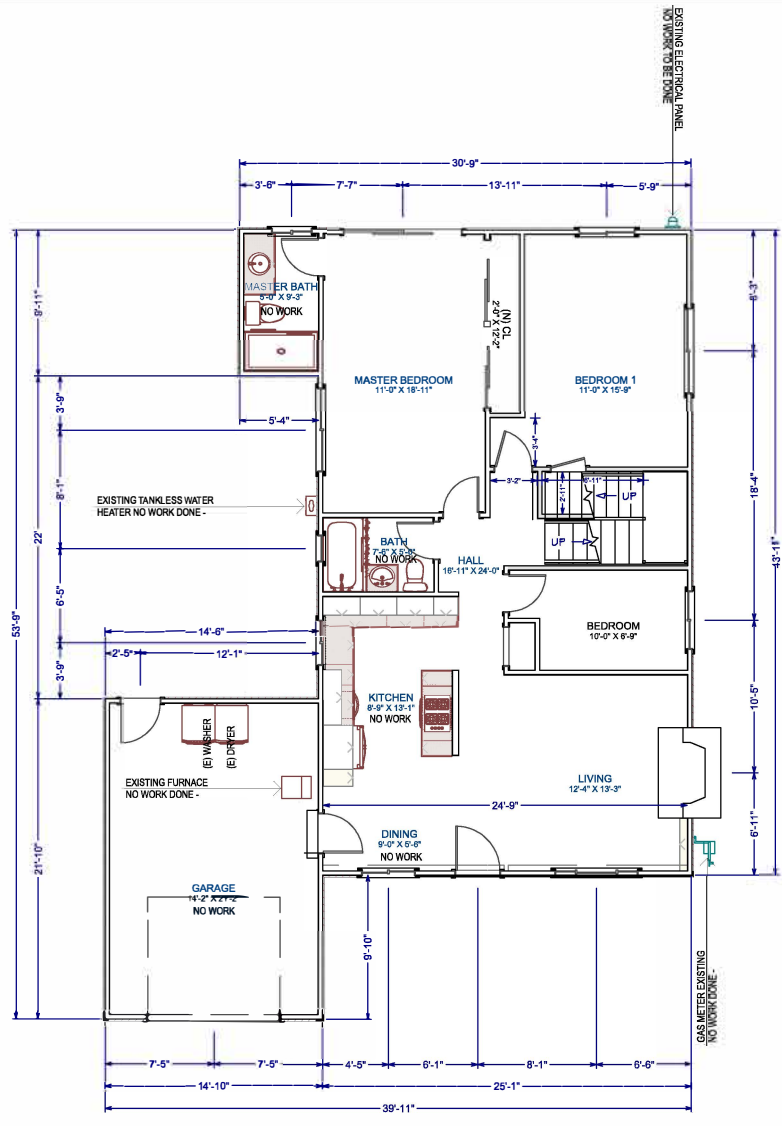
HOUSE NUMBER NOTES:

1- EXISTING HOUSE NUMBER : APPROVED ADDRESS NUMBER SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)

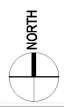
EXISTING FLOOR PLAN (MAIN LEVEL)
 SC: 1/8" = 1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"
 0 1 2 3 4 5 10 15

LEGEND:

- EXISTING WALL TO STAY
- ▬ NEW CONSTRUCTION WALL
- ▨ EXISTING WALL REMOVED



PROPOSED FLOOR PLAN - FIRST LEVEL
 SC: 1/8" = 1'-0"



ADDITION and PERMITS ONLY

SONOMA PL, RESIDENCE

2883 SONOMA PL., SANTA CLARA, CA 95051

REVISION TABLE:

SHEET TITLE:

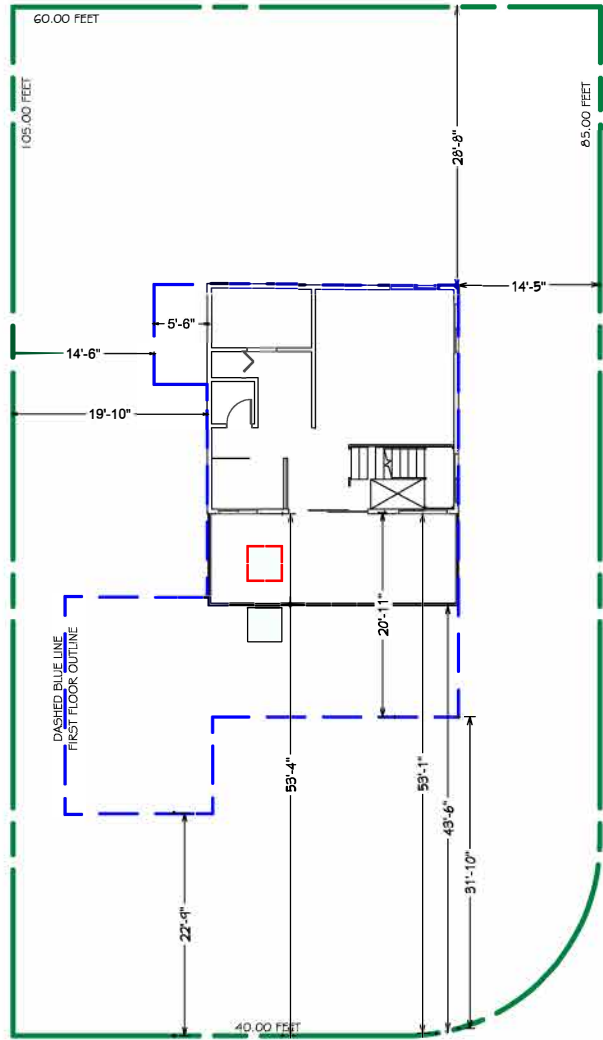
FLOOR PLAN MAIN LEVEL

PROJECT ID: _____ DATE: JAN 2022

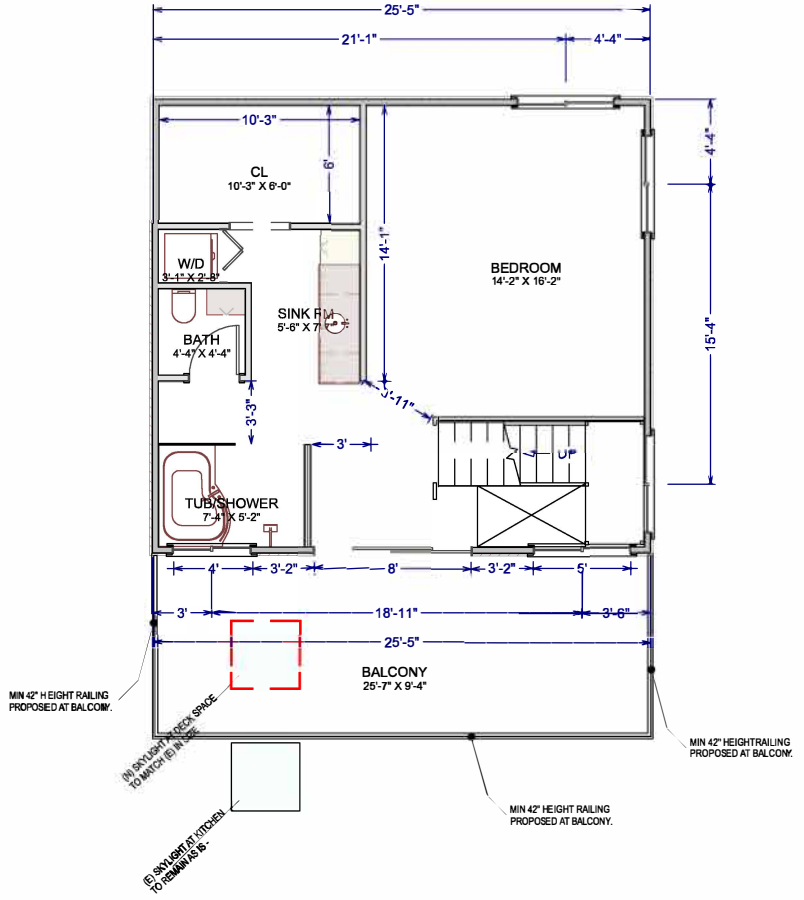
SCALE: _____ DRAWN BY: KZ (BARON CONSTRUCTION)

SHEET NUMBER: **A-01**

OWNER: *R. Johnson*



1 SECOND LEVEL / SETBACK LINE
SC: 1/8" = 1'-0"



LEGEND:

- PROPERTY LINE
- FIRST FLOOR FOOTPRINT
- NEW WALL PER STRUCTURAL

● PROPOSED FLOOR PLAN - SECOND LEVEL
SC: 1/8" = 1'-0"

ADDITION and REMODELING FOR:
**SONOMA PL,
RESIDENCE**
2883 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:

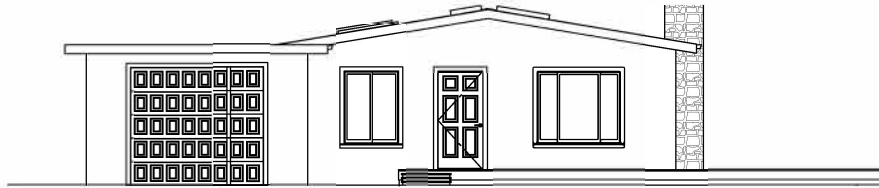
NO.	DATE	DESCRIPTION

SHEET TITLE:
**FLOOR PLAN
SECOND LEVEL**

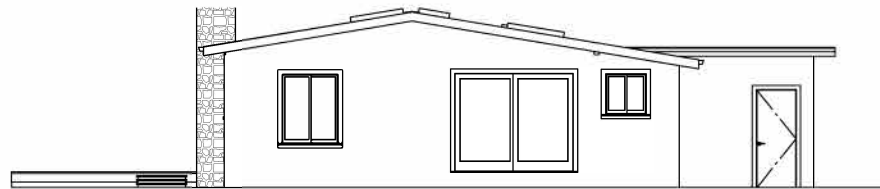
PROJECT ID: _____ JAN 2022
DATE: _____
SCALE: _____
DRAWN BY: KZ (BARON CONSTRUCTION)
CHECK NUMBER: _____

A-02
OWNER: *P. R. Johnson*

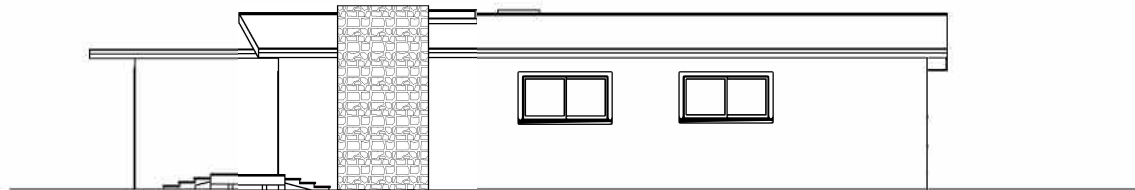




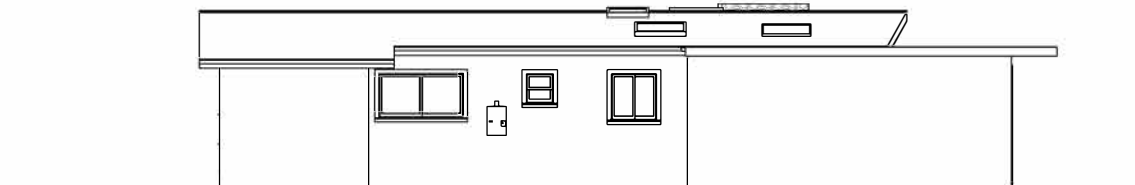
EXISTING FRONT ELEVATION
SC: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SC: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SC: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SC: 1/4" = 1'-0"

ADDITIONAL FORMS/REVIEWS FOR:
**SONOMA PL,
RESIDENCE**
2883 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:
▲
▲
▲

SHEET TITLE:

**EXISTING
ELEVATIONS**

PROJECT ID: _____ JAN 2022
DATE: _____
SCALE: _____
DRAWN BY: RZ (BARON CONSTRUCTION)

TICKET NUMBER:

A-03

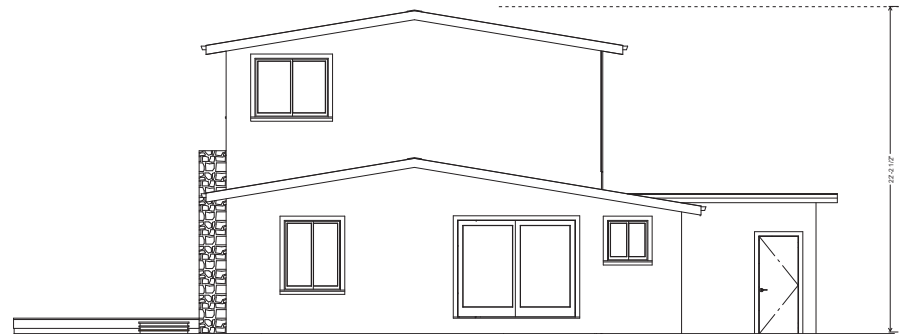
OWNER:

R. Johnson



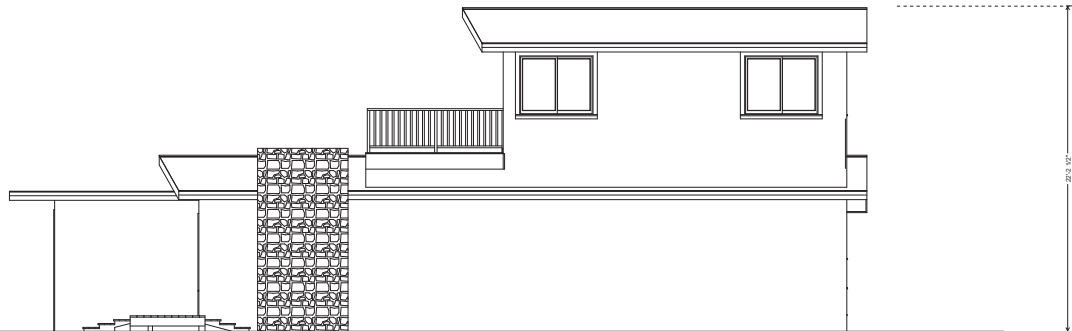
PROPOSED FRONT ELEVATION

SC: 1/4" = 1'-0"



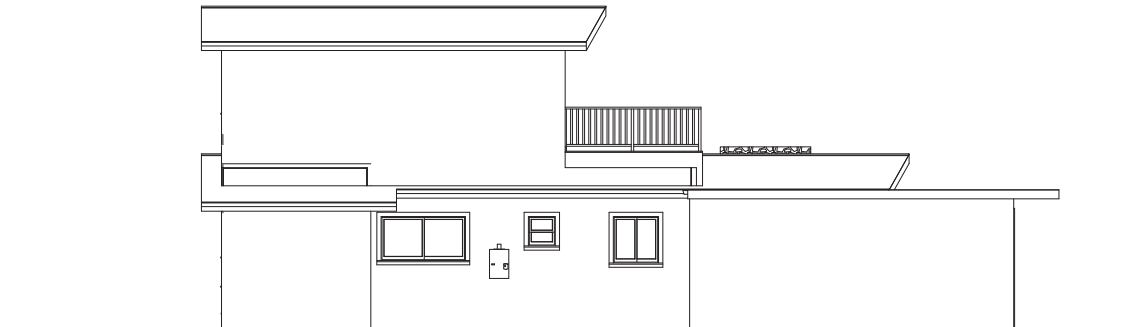
PROPOSED REAR ELEVATION

SC: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

SC: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

SC: 1/4" = 1'-0"

ADDITION and REMODELING FOR:

**SONOMA PL,
RESIDENCE**

2663 SONOMA PL.,
SANTA CLARA, CA 95051

REVISION TABLE:

▲	
▲	
▲	

SHEET TITLE:

**PROPOSED
ELEVATIONS**

PROJECT ID: _____ JAN 2022
DATE: _____
SCALE: 1/4" = 1'
DRAWN BY: RZ (BARRON CONSTRUCTION)

SHEET NUMBER:

A-04

OWNERSHIP:

R. Johnson