

GENERAL NOTES

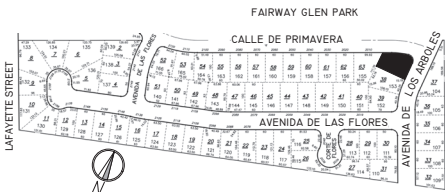
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL PUBLIC IMPROVEMENTS ARE TO BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT ALLOWING SUCH STORAGE TO BE PLACED.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- THE GENERAL CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS, AND CONDITIONS THAT ARE BEYOND THE CONTROL OF THE DESIGNER.
- THE GENERAL CONTRACTOR WILL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. GENERAL CONTRACTOR MUST MAKE KNOWN ALL EXISTING DAMAGED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION ARE TO BE MAINTAINED IN THEIR PRESENT CONDITION AND THE REPAIR OF ANY DAMAGE WHICH OCCURS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- GENERAL CONTRACTOR TO THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR WILL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND WILL BE RESPONSIBLE FOR THE CORRECTNESS OF THE WORK. NO EXTRA COMPENSATION WILL BE AUTHORIZED TO THE CONTRACTOR AS A RESULT OF HIS FAILURE OR NEGLECT TO DISCOVER CONDITIONS THAT MAY AFFECT HIS WORK.
- ALL NEW INTERIOR PAINT SHALL USE LOW/NO-VOC PAINT. USE LOW/NO VOC ADHESIVES AND USE FSC CERTIFIED MATERIALS FOR COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET.
- FIRE DEPARTMENT ACCESS ROADWAY TO BE ACCESSIBLE DURING CONSTRUCTION.
- GENERAL CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND LINES PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR TO COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN ROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. GENERAL CONTRACTOR TO MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES.
- IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT DESIGNERS BEFORE PROCEEDING.
- GENERAL CONTRACTOR TO INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
- CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
- GENERAL CONTRACTOR TO VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS TO BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.



Property Profile View

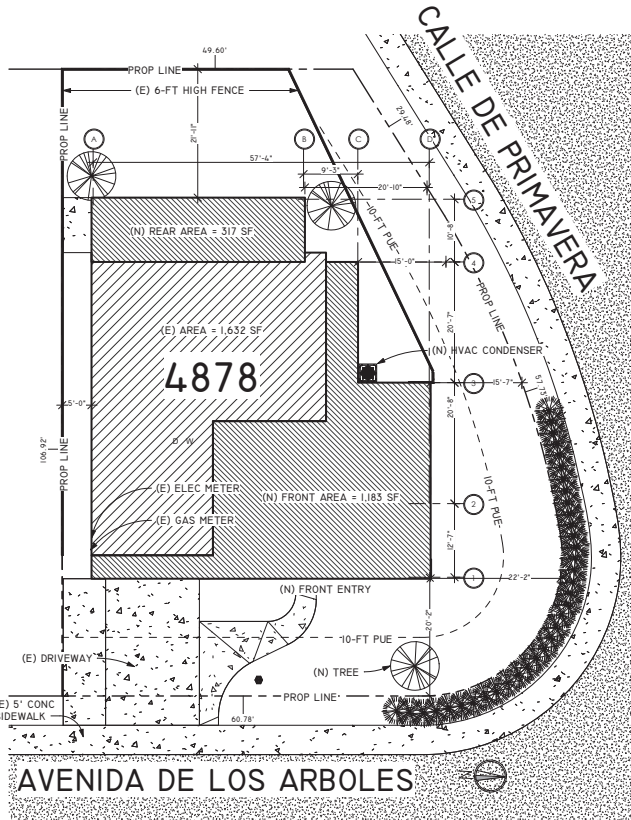


2 COUNTY PROPERTY PROFILE



3 VICINITY MAP

1/2" = 1'-0"



4 SITE PLAN

1" = 10'-0"



1 FRONT ELEVATION

PROJECT ADDRESS

4878 AVENIDA DE LOS ARBOLES, SANTA CLARA, CA 95054

SCOPE OF WORK

MODIFICATIONS TO A 1,632 SF ONE-STORY SINGLE FAMILY DWELLING RESULTING IN A 3,132 SF DWELLING WITH FIVE (5) BEDROOMS, 2.5 BATHROOMS AND 2-CAR GARAGE.

PROJECT OBJECTIVES

- INCREASE SIZE OF EXISTING HOME.
- UPGRADE HOME FEATURES WITH SURROUNDING NEIGHBORHOOD CONTEXT AND CHARACTER.
- CONTRIBUTE TO THE INCREASE OF OVERALL PROPERTY VALUES.
- MAXIMIZE USE OF CORNER LOT IN ORDER TO MAXIMIZE NEIGHBORHOOD APPEAL.

NEIGHBORHOOD CHARACTERISTICS

- RATIO OF 1-STORY HOMES TO 2-STORY HOMES = 2.5 TO 1.
- PREVALENT DESIGN OF 2-STORY DWELLINGS IN NEIGHBORHOOD ARE "POP-UP" STYLE HOMES.

PROJECT DATA

- LOT COVERAGE ANALYSIS: 7,841 SF LOT SIZE / 3,132 SF NEW BLDG AREA = **39.9%**
- APN: 097-41-064
- CODE ANALYSIS: 2019 CBC, 2019 CRC, 2019 CEC, 2019 CMC, 2019 CPC, 2019 CFC, 2019 GREEN BLDG CODE
- CONSTRUCTION TYPE: V-B
- LOT AREA: 7,841 SF
- OCCUPANCY GROUP: R-3
- ZONING: RI-6L
- # OF STORIES: 1 (ONE)

PLANNING CONDITIONS OF APPROVAL (PLN2018-15071)

- LANDSCAPE INSTALLATION TO MEET CITY WATER CONSERVATION CRITERIA IN A MANNER ACCEPTABLE TO THE DIRECTOR OF COMMUNITY DEVELOPMENT. NEW LANDSCAPE AREAS OF 500 SF OR MORE, OR REHABILITATED LANDSCAPE AREAS OF 2,500 SF OR MORE TO CONFORM TO THE CA DEPARTMENT OF WATER RESOURCES WATER EFFICIENT LANDSCAPE ORDINANCE.
- CONSTRUCTION ACTIVITY TO BE LIMITED TO THE HOURS OF 7AM-6PM WEEKDAYS AND 9AM-6PM SATURDAYS FOR PROJECTS WITHIN 500 FT OF RESIDENTIAL USE AND SHALL NOT BE ALLOWED ON RECOGNIZED STATE AND FEDERAL HOLIDAYS.
- INCORPORATE BMP'S INTO CONSTRUCTION PLANS AS WELL AS POST-CONSTRUCTION WATER RUNOFF MEASURES INTO PROJECT PLANS IN ACCORDANCE WITH THE CITY'S URBAN RUNOFF POLLUTION PREVENTION PROGRAM STANDARDS PRIOR TO THE ISSUANCE OF PERMITS, INCLUDING THE DISCONNECTION OF ROOF DOWNSPOUTS TO DRAIN OVER LANDSCAPED YARDS ON SITE.
- APRIL 18, 2018: ARCHITECTURAL REVIEW COMMITTEE REQUEST PLACEMENT OF TREE IN FRONT YARD.

SQUARE FOOTAGE ANALYSIS

(E) AREA	1632 SF
(N) FRONT AREA	1183 SF
(N) REAR AREA	517 SF

DRAWING SHEET INDEX

A0	COVER SHEET
A1	DEMOLITION PLAN AND ELEVATIONS
A2	NEW ELEVATIONS
A3	NEW FLOOR PLAN

ALT.	ALTERNATE
BLKG	BLOCKING
BM	BEAM
CLG	CEILING
CONT.	CONTINUOUS
CONC.	CONCRETE
DECKG	DECKING
DIA.	DIAMETER
(E)	EXISTING
EA	EACH
ETC	ETCETERA
EXT.	EXTERIOR
FLR	FLOOR
FNDN	FOUNDATION
FRMG	FRAMING
FTG	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GYPSUM BOARD
G.C.	GENERAL CONTRACTOR
MFR.	MANUFACTURER
(N)	NEW
O.C.	ON-CENTER
OPNG	OPENING
PLYWD	PLYWOOD
P.T.	PRESSURE-TREATED
RDWD	REDWOOD
REQ'D	REQUIRED
RET.	RETAINING
RM	ROOM
SIM.	SIMILAR
SSD	SEE STRUCTURAL DOCUMENT
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD (BY G.C.)
W.I.C.	WALK-IN CLOSET

REVISION SCHEDULE

REV #	Description	Date
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PROJECT ADDRESS

4878 AVENIDA DE LOS ARBOLES
SANTA CLARA, CA 95054

CLIENT NAME

WILLARD & EILEEN
ESPOSO

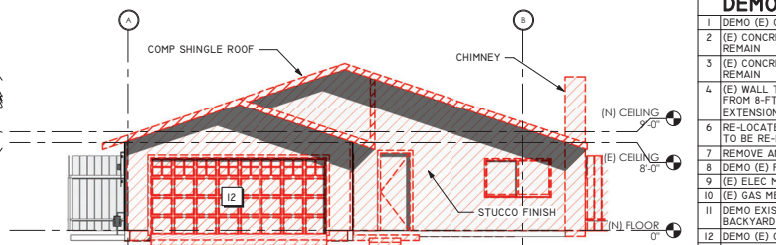
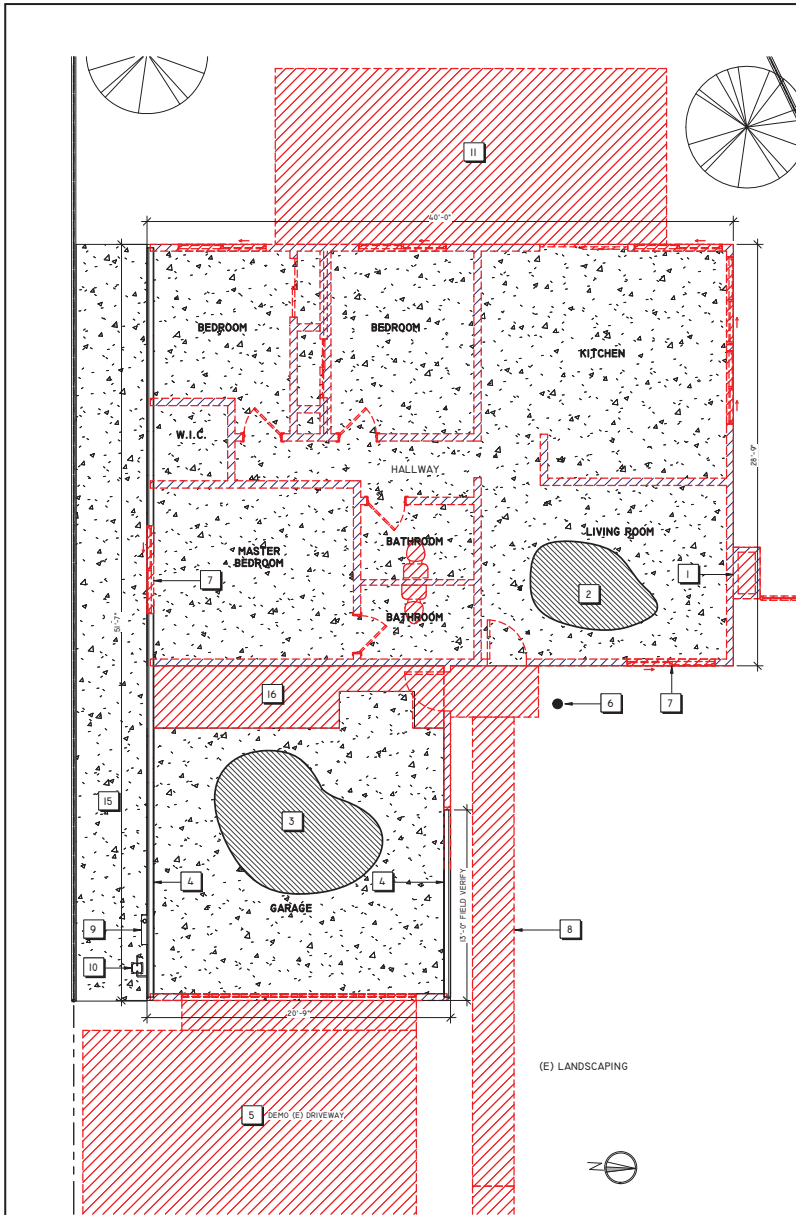
ESPOSO
RESIDENTIAL
ADDITION

COVER SHEET

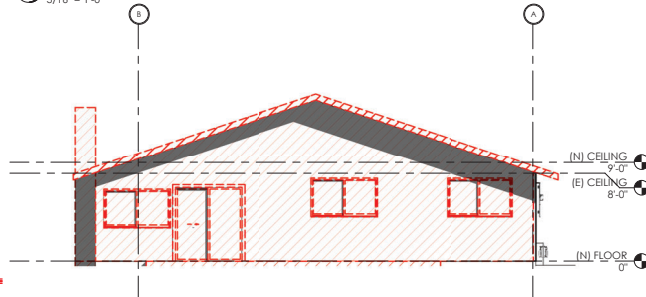
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A0

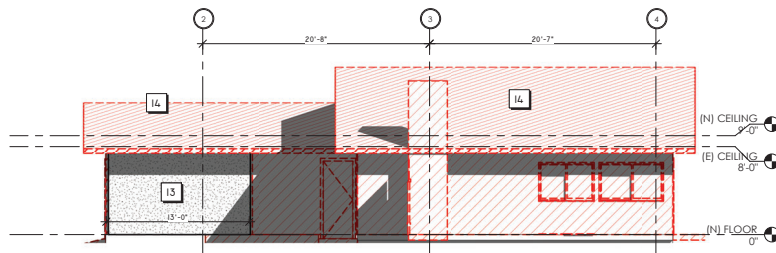
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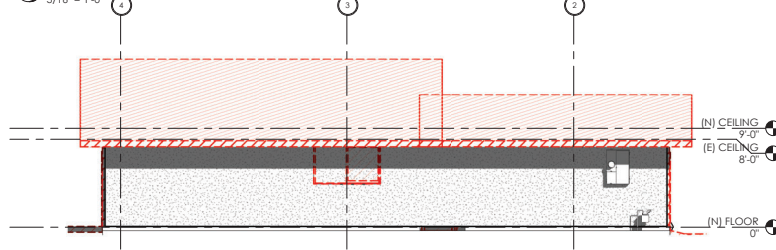
1 (E) FRONT VIEW
3/16" = 1'-0"



3 (E) REAR VIEW
3/16" = 1'-0"



4 (E) NORTH VIEW
3/16" = 1'-0"



5 (E) SOUTH VIEW
3/16" = 1'-0"

DEMOLITION NOTES

- 1 DEMO (E) CHIMNEY
- 2 (E) CONCRETE SLAB @ ELEV 0'-0"; TO REMAIN
- 3 (E) CONCRETE SLAB @ ELEV -0'-5"; TO REMAIN
- 4 (E) WALL TO REMAIN; EXTEND HEIGHT FROM 8-FT TO 9-FT; SEE STRUCTURAL FOR EXTENSION DETAILS
- 6 RE-LOCATE SANITARY CLEAN-OUT TO BE RE-LOCATED
- 7 REMOVE AND DISCARD ALL WINDOWS
- 8 DEMO (E) PATHWAY TO SIDEWALK
- 9 (E) ELEC METER
- 10 (E) GAS METER
- 11 DEMO EXISTING SLAB-ON-GRADE AT BACKYARD PATIO
- 12 DEMO (E) GARAGE DOOR
- 13 WALL FRAME TO REMAIN; VERIFY DIMENSION IN FIELD
- 14 DEMO (E) SHINGLES AND ROOF STRUCTURE
- 15 (E) CONC SIDEWALK TO REMAIN
- 16 SEE STRUCTURAL DRAWINGS FOR NEW FLOOR IN THIS SECTION

REVISIONS

REV # Description Date

PROJECT ADDRESS
4878 AVENIDA DE LOS ARBOLES
SANTA CLARA, CA 95054

CLIENT NAME
WILLARD & EILEEN
ESPOSO

ESPOSO
RESIDENTIAL
ADDITION

DEMOLITION PLAN
AND ELEVATIONS

PROJECT # N/A
DATE 10/16/2020
DRAWN BY LPE
CHECKED BY LPE

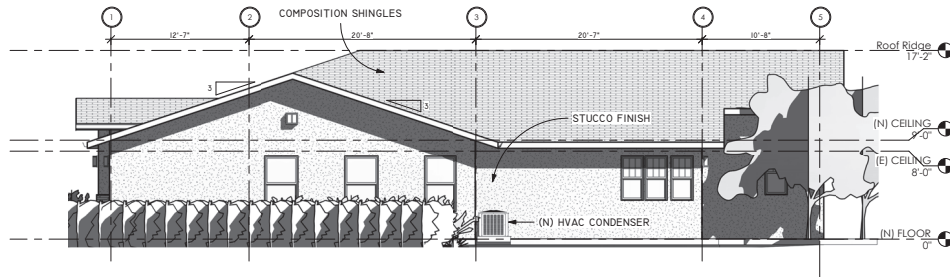
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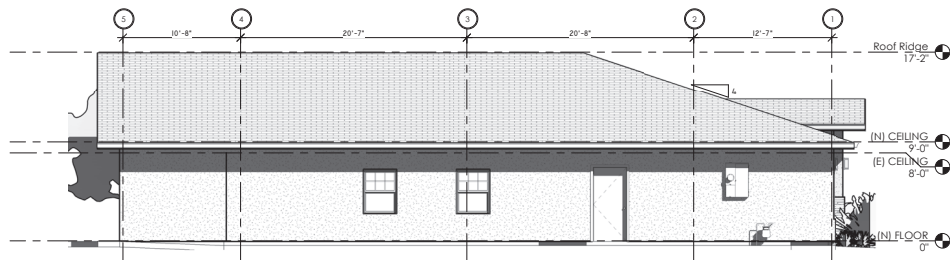
2 (E) FLOOR PLAN
1/4" = 1'-0"

RESIDENTIAL EGRESS WINDOWS

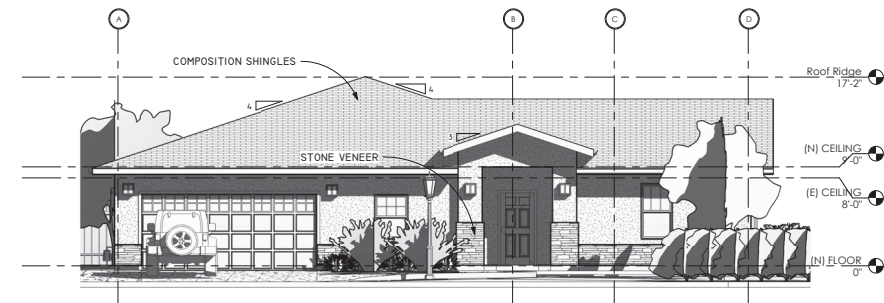
1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE AND RESCUE. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
2. THE NET CLEAR OPENABLE AREA SHALL BE NO LESS THAN 5.7 SF.
3. IN ADDITION TO THE ABOVE REQUIREMENT, THE NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE A MINIMUM OF 24". THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE A MINIMUM OF 20".
4. EGRESS WINDOW SHALL BE 44-INCHES MAXIMUM FROM BOTTOM CLEAR OPENING TO FLOOR.



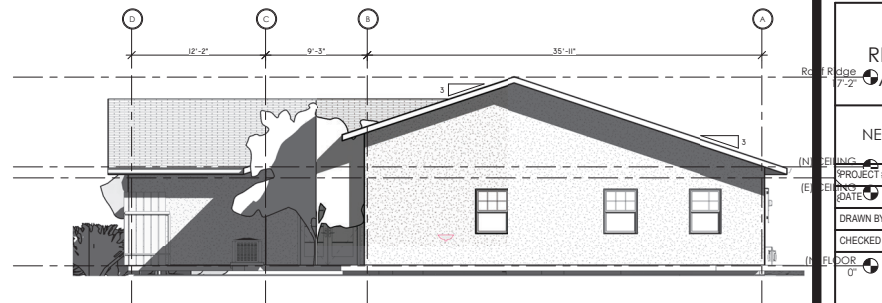
2 NORTH VIEW
3/16" = 1'-0"



4 SOUTH VIEW
3/16" = 1'-0"



1 EAST (FRONT) VIEW
3/16" = 1'-0"



3 WEST (REAR) VIEW
3/16" = 1'-0"

REVISION SCHEDULE

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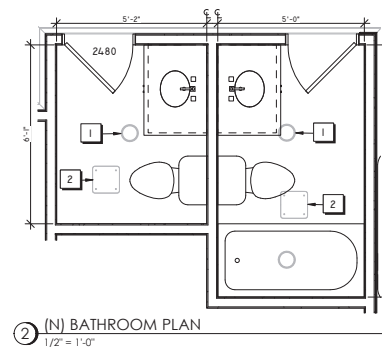
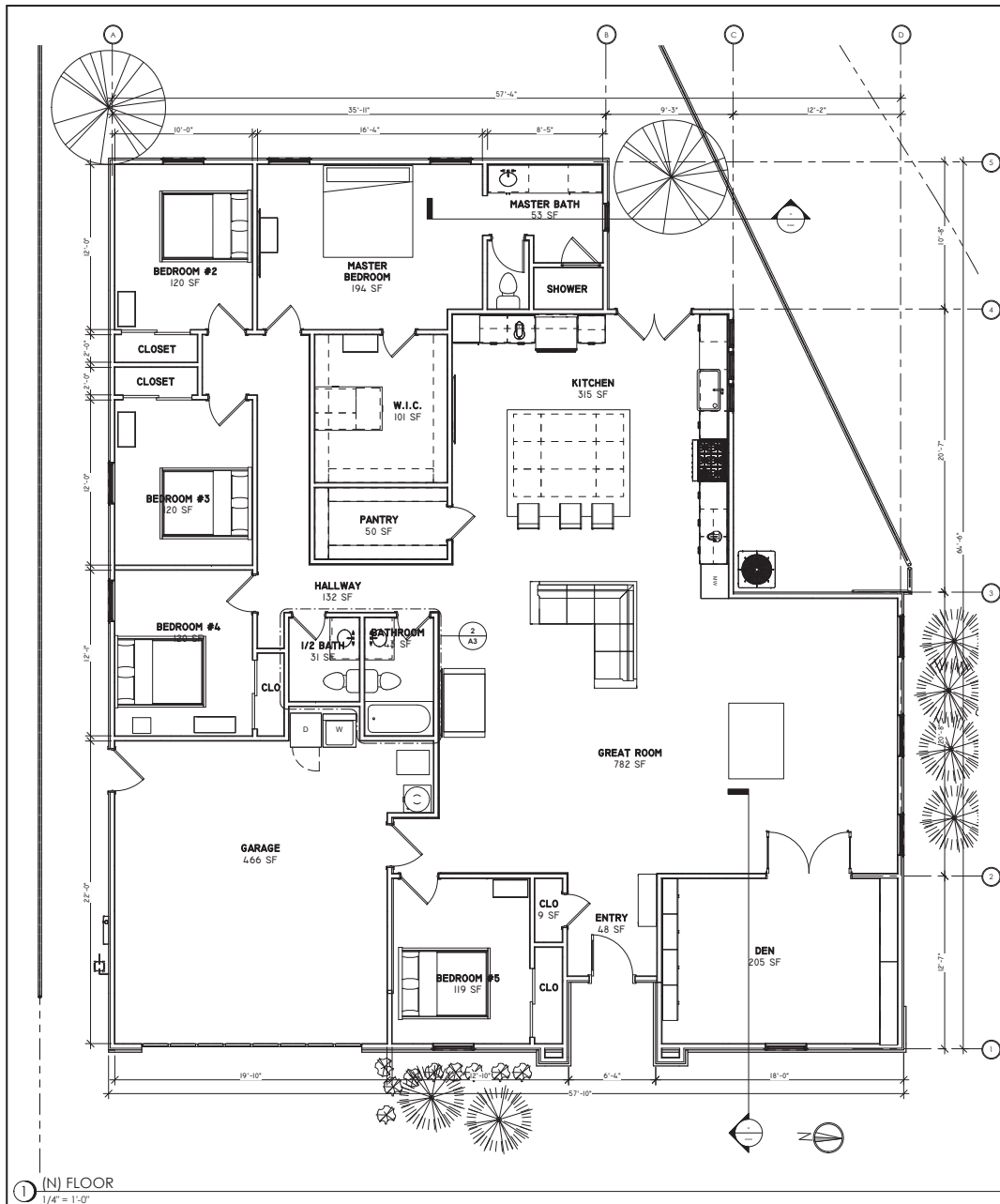
ESPOSO RESIDENTIAL ADDITION

NEW ELEVATIONS

PROJECT #	N/A
DATE	04/19/19
DRAWN BY	Author
CHECKED BY	Checker

A2

SCALE 3/16" = 1'-0"



REVISION SCHEDULE

REV #	Description	Date

PROJECT ADDRESS
4878 AVENIDA DE LOS ARBOLES
SANTA CLARA, CA 95054

CLIENT NAME
WILLARD & EILEEN
ESPOSO

ESPOSO RESIDENTIAL ADDITION

NEW FLOOR PLAN

PROJECT #	N/A
DATE	10/16/2020
DRAWN BY	LPE
CHECKED BY	LPE

A3

SCALE As indicated