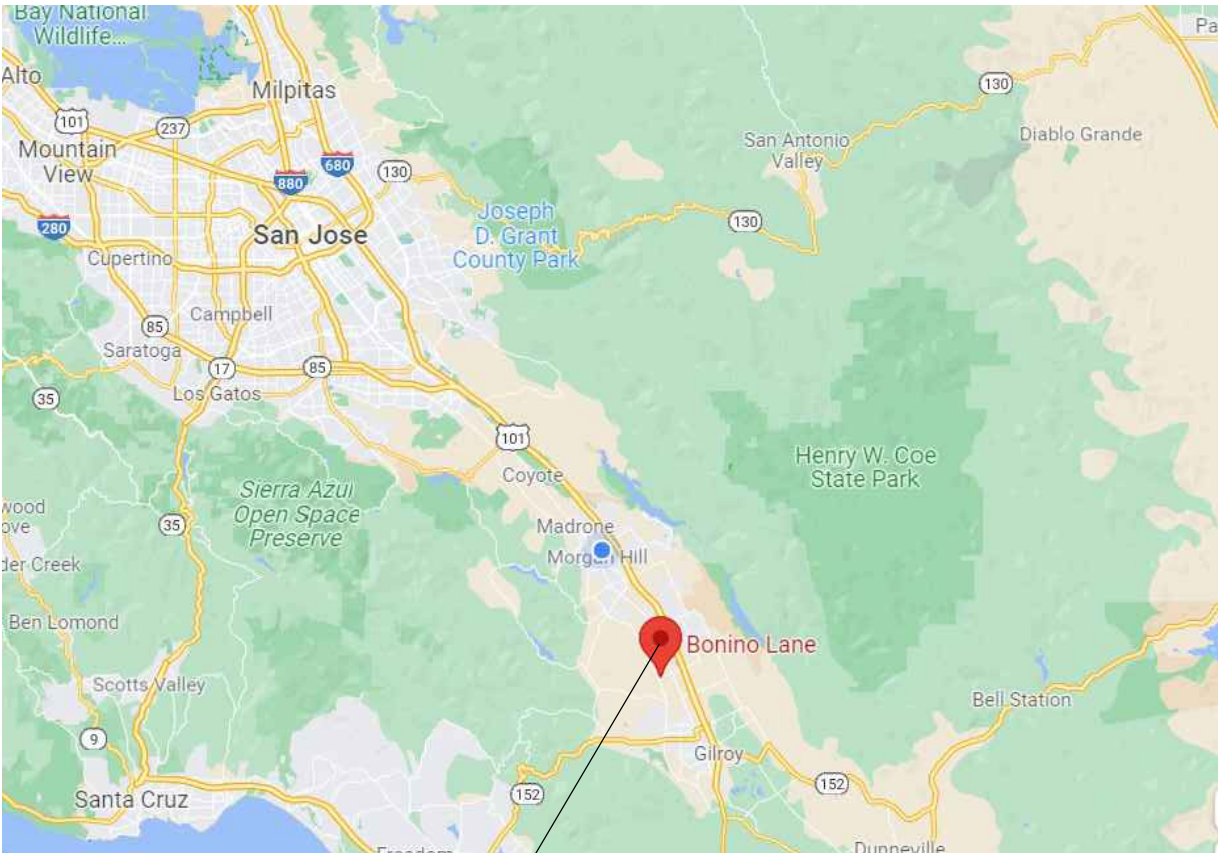


VICINITY MAP



CONTACT INFORMATION

HOMEOWNER:
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477 BONINO LN
SAN MARTIN, CA 95046

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ENGINEERS, LLC
KEVIN O'KEEFE
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SAN MATEO, CA 94402
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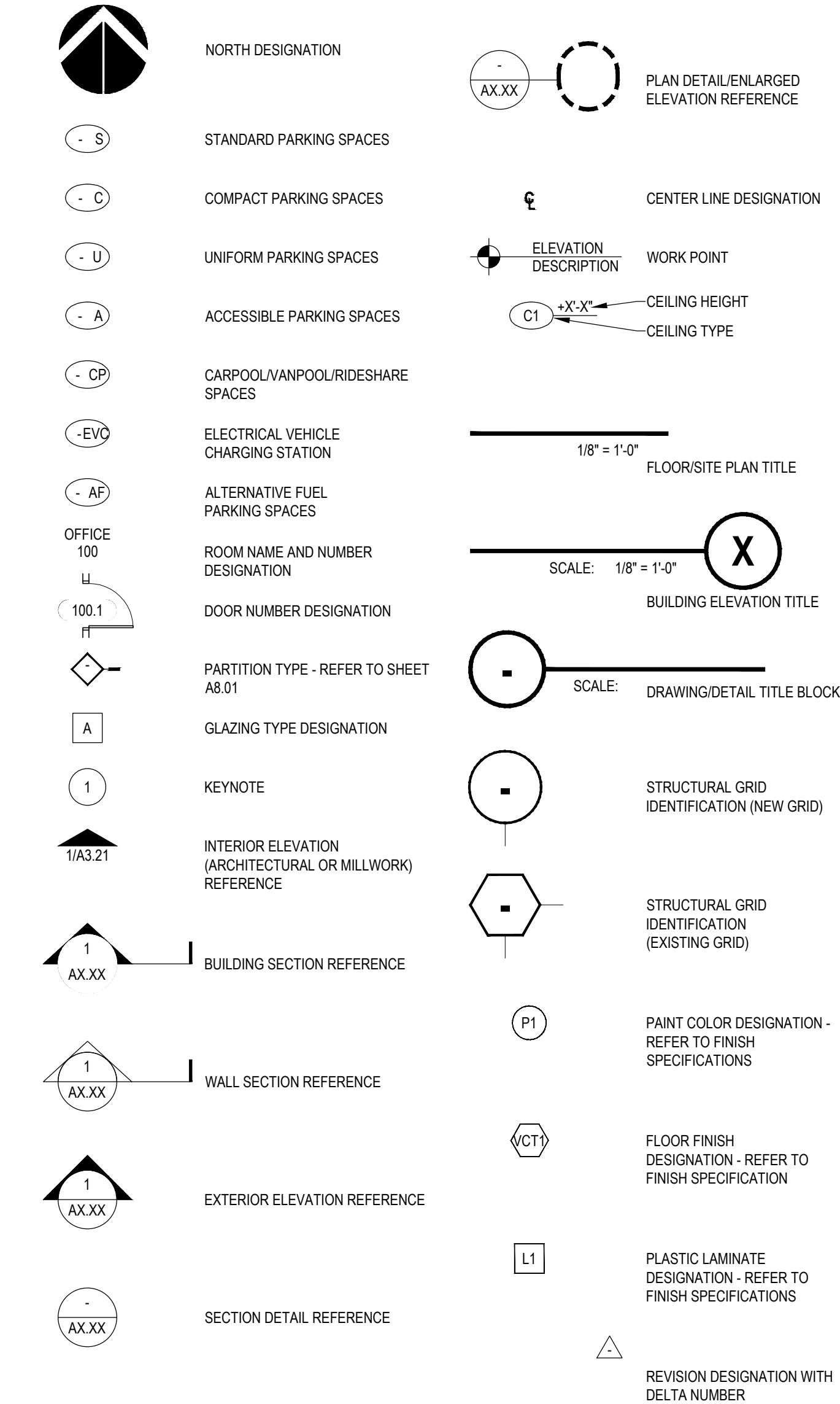
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e: christophersday@aol.com

ANNOTATION SYMBOLS



GENERAL SITE DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE SITE IMPROVEMENT PLAN CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER AT THE TIME OF DISCOVERY.
3. CONTRACTOR SHALL PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTLY DEMOLISHED STRUCTURES OR AREAS.
4. ALL TRADES SHALL PERFORM THEIR DEMOLITION IN A WORKMANLIKE MANNER SO AS NOT TO DAMAGE ANY EXISTING CONSTRUCTION TO REMAIN.
5. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT SCOPE OF DEMOLITION REQUIRED TO ACCOMMODATE ALL NEW WORK. ALL TRANSITIONS BETWEEN NEW WORK AND EXISTING WORK TO REMAIN SHALL HAVE SMOOTH AND FLUSH TRANSITIONS AND SHALL NOT CREATE A TRIPPING HAZARD. THERE SHALL NOT BE ANY ABRUPT CHANGES IN SURFACE CONTINUATION FROM NEW CONSTRUCTION TO EXISTING CONDITIONS.
6. ALL ITEMS FOR RE-USE SHALL BE STORED BY CONTRACTOR ON SITE IN OWNER'S BUILDING AT SPECIFIED LOCATION. ITEMS TO BE RE-USED ARE TO BE CLEANED, PATCHED, REFINISHED, PAINTED OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION.
7. ITEMS NOT TO BE RETAINED BY OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR.
8. PAVEMENT MILLINGS OR CRUSHED CONCRETE PAVEMENT SHALL BE ALLOWED AS FILL OR FOR REUSE AS SUBBASE ONLY AFTER REVIEW BY OWNER. NO GARBAGE, ORGANICS OR OTHER DEBRIS ALLOWED AS FILL. FILL PLACED IN LIFTS GREATER THAN 2 FEET BELOW SUBGRADE SHALL NOT EXCEED 6" IN ANY DIMENSION.
9. EDGES OF DEMOLITION AREAS OF CONCRETE SURFACES THAT WILL BE IN VIEW AFTER THE DEMOLITION WORK OR COMPLETION OF THE NEW CONSTRUCTION SHALL BE SAWCUT COMPLETELY THROUGH WHERE NECESSARY. SAW CUT SHALL BE NORMAL TO SURFACE. DO NOT OVER CUT AT CORNERS. CUT BACK REBAR EXPOSED AT SURFACE AND REPAIR AS SPECIFIED.
10. ALL SIDEWALKS, SLABS, FOUNDATIONS AND MISCELLANEOUS DEMOLITION SHALL BE SPOILED OFF-SITE UNLESS OTHERWISE DIRECTED BY THE OWNER. NO BURNING OF DEBRIS SHALL BE ALLOWED.
11. DE-ENERGIZE ALL ELECTRICAL SERVICE PRIOR TO DEMOLITION.
12. DISCONNECT AND REMOVE ELECTRICAL EQUIPMENT AND WIRING BACK TO SOURCE FOR ALL EQUIPMENT AND LIGHTING TO BE DEMOLISHED.
13. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL OR SHOULD THEY INTERFERE WITH PROJECT CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES TO REMAIN.
14. ALL UTILITIES SHOWN TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
15. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK.
16. FOR ALL UTILITY LINES AND STRUCTURES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACKFILL WITHIN THE TRENCH.

GENERAL NOTES

1. ALL ROADS ARE EXISTING. VERIFY IN FIELD. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. DIMENSIONS ARE TO THE FACE OF BUILDING, CURBS OR SPACES UNLESS NOTED OTHERWISE
3. THE ADDRESS OF ALL BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS SHOULD BE LEGIBLE AND PLACED IN A POSITION VISIBLE FROM THE STREET, NEAR THE MAIN ENTRANCE OF EACH OCCUPANCY.
4. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CBC 1804.4)

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALGREEN CODE
SANTA CLARA COUNTY MUNICIPAL CODE

PROJECT DATA

ADDRESS : 477 BONINO LN, SAN MARTIN 95046
A.P.N. 779-19-045
LOT SIZE : 120,662 SF / 2.77 AC
EXISTING STRUCTURES:
(E) ADU AREA: 809 SF
(E) ADU GARAGE: 603 SF
(E) ACCESSORY STORAGE SHED AREA: 755 SF
TOTAL (E) ACCESSORY STRUCTURES: 2,167 SF

AREA OF (N) WORK:
FIRST FLOOR: 5,146 SF
SECOND FLOOR: 724 SF
TOTAL HABITABLE AREA: 5,870 SF
GARAGE: 1,367 SF
DRIVEWAY: 9,175 SF
REAR DECK: 870 SF
TOTAL PERMANENTLY DISTURBED FOOTPRINT: 18,725 SF (0.42 AC)

ZONING : RR-5AC
OCCUPANCY GROUP : R-3 (N) SPRINKLERED, (E) NON-SPRINKLERED
NUMBER OF STORIES : (N) 2, (E) 1
BUILDING CONSTRUCTION : TYPE V-B
FIRE RESPONSIBILITY AREA: LOCAL RESPONSIBILITY AREA (LRA)
FIRE AREA: NON-WILDLAND/NON-URBAN, URBAN UNZONED
WATER SOURCE: ON-SITE WELL

FRONT SETBACK: 30'-0"
REAR SETBACK: 30'-0"
SIDE SETBACK: 30'-0"
MAX. HEIGHT: 35'-0"
MAX. # OF STORIES: 2

SCOPE OF WORK

NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. NEW MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS. FULLY SPRINKLERED. SOLAR PANELS, MIN PER T24 ENERGY REPORT.

DEFERRED SUBMITTALS

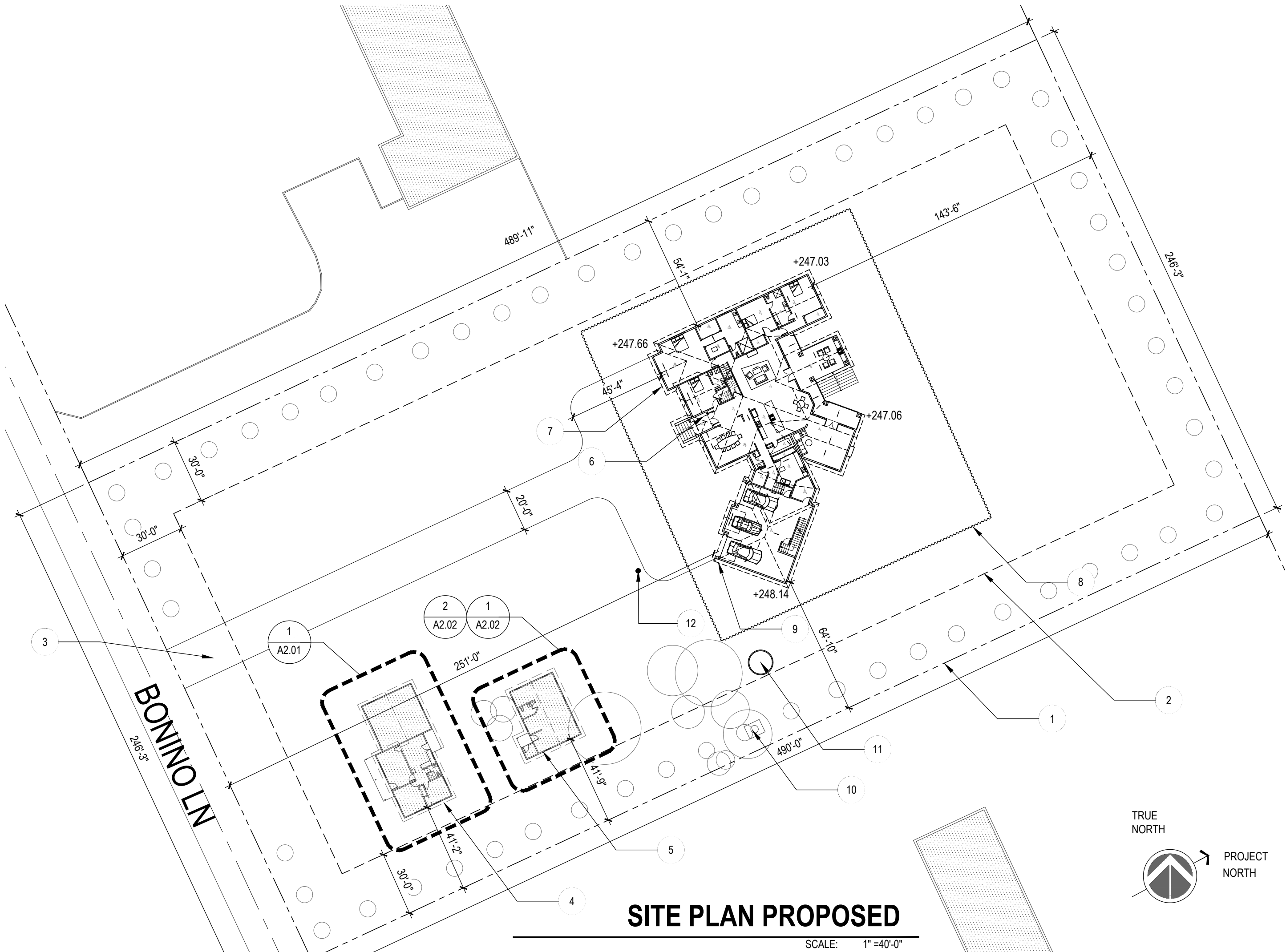
DEFERRED SUBMITTALS. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEMS REQUIRE DEFERRED REVIEW AND PERMIT BY THE COUNTY OF SANTA CLARA

MODIFIED NFPA 13 D AUTOMATIC FIRE SPRINKLER SYSTEM
SOLAR PANELS



KEYNOTES

1. PROPERTY LINE.
2. SETBACKS
3. WALKWAY / DRIVEWAY
4. (E) ACCESSORY DWELLING UNIT
5. (E) STORAGE SHED
6. NEW BUILDING OUTLINE
7. ROOF OVERHANG.
8. STRAW WATTLES AROUND AREA OF WORK DURING CONSTRUCTION PER CALGREEN 4.106.2
9. MAIN ELECTRICAL PANEL
10. (E) WELL
11. (N) MIN. 10,000 GAL WATER TANK (PER CFMO STANDARD) AND (N) FIRE PUMP
12. (N) WHARF FIRE HYDRANT

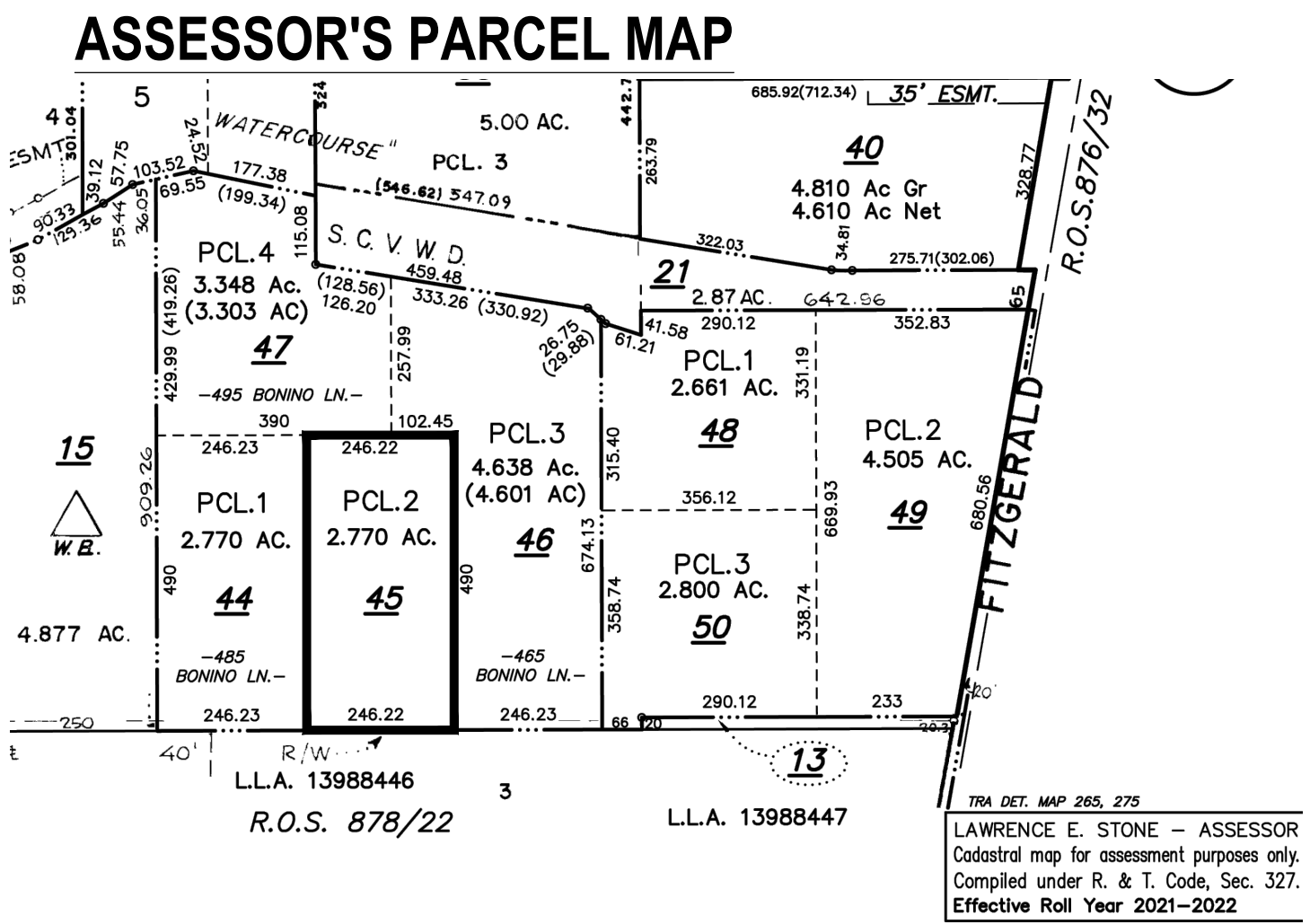
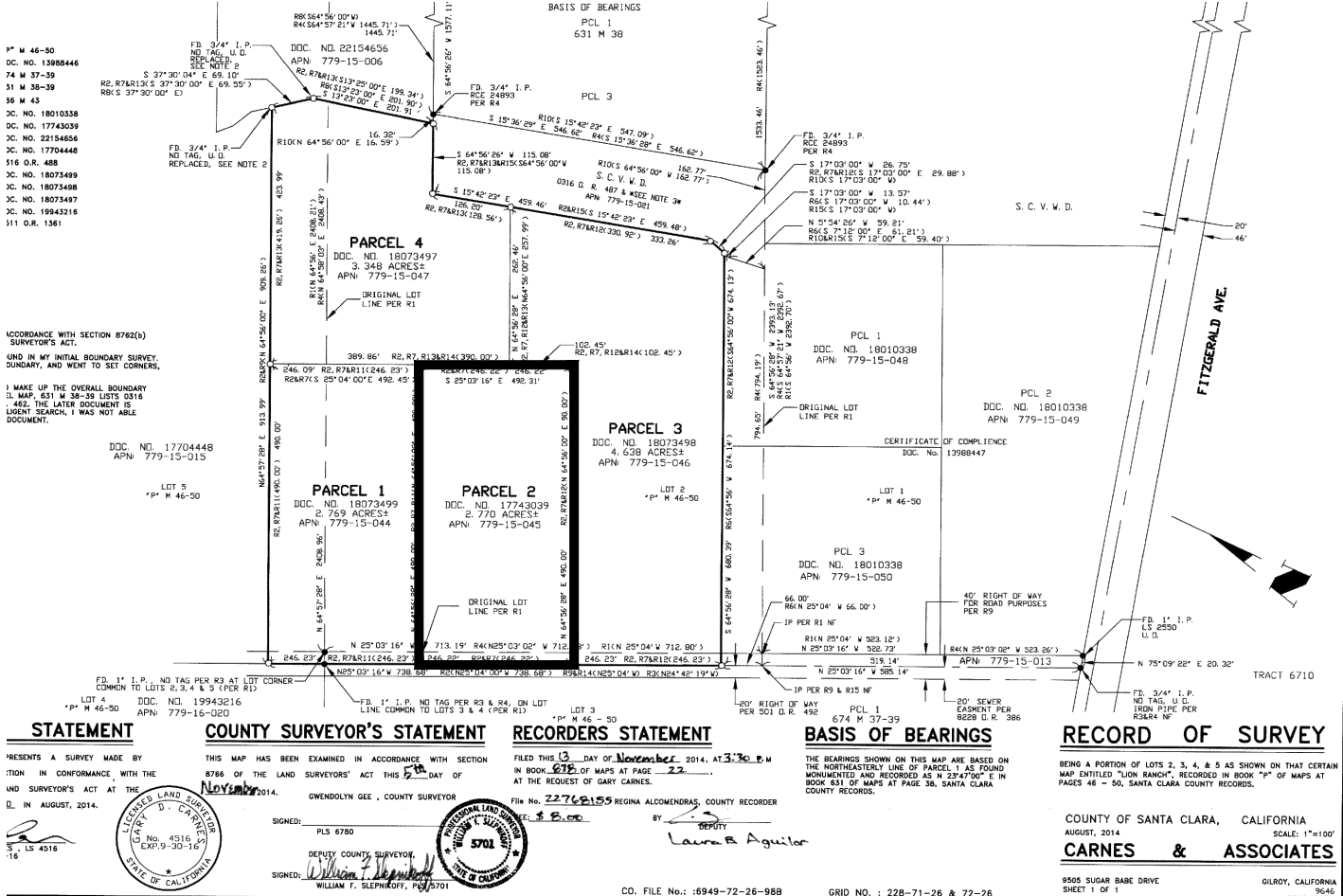
HERS VERIFICATIONS

SUBMIT A FINAL CERTIFIED ELEVATION CERTIFICATE BASED ON FINISHED CONSTRUCTION FOR REVIEW AND APPROVAL PRIOR TO SCHEDULING A FLOOD INSPECTION.

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A0.01 GENERAL NOTES	A8.02 DETAILS
G0.01 BLUEPRINT FOR A CLEAN BAY	A8.03 DETAILS
G0.02 CALGREEN	CIVIL
G0.03 CALGREEN	C1.00 GRADING AND DRAINAGE PLAN
G0.04 T24	C2.00 FIRE ACCESS PLAN
G0.05 T24	
A2.01 ACCESSORY STRUCTURES (E) ADU	
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A2.10 FLOOR PLAN GENERAL NOTES	
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A3.02 ELEVATIONS	
A3.03 ELEVATIONS	

TRACT MAP



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NEW HOME CONSTRUCTION TERRASAS RESIDENCE

477 BONINO LN
SAN MARTIN, CA 95046

In Association with:



DATE	DESCRIPTION
05/01/22	CLIENT REVIEW
07/15/22	BSA SUBMITTAL

NOT FOR
CONSTRUCTION

COVER SHEET

A0.00

PROJECT NO:

2022.201