**GENERAL NOTES** GENERAL PROJECT INFORMATION **REVISIONS:** 7. The contractor and/or subcontractors are to verify **ALL** existing conditions and/or discrepancies **GOVERNING CODES**: All work shall conform to the following codes & standards: before commencing with work in order to ensure conformance with the "Construction Owner: Mr. & Mrs Bob & Lisa Fusilier/Orlando Documents". ALL discrepancies shall be brought to the attention of Britt Rowe and/or the 2016 California Building Code (CBC) Title 24, Part 2 (Based on 2015 IBC) **SCOPE OF WORK**: 584 Crawford Avenue 2016 California Residential Code (CRC) Title 24, Part 2.5 (Based on 2015 IRC) Structural Engineer of Record prior to commencement of construction. All requests for "Change Sunnyvale, CA 94087 Orders" shall be submitted in writing to Britt Rowe for approval. 2016 California Electric Code (CEC) Title 24, Part 3 (Based on 2014 NEC) Remodel & addition to an existing single story, single family residence. 2016 California Mechanical Code (CMC) Title 24, Part 4 (Based on 2015 UMC) 584 Crawford Avenue Project Address: 8. Britt Rowe is not responsible for the erection, fabrication and/or relative job safety. The general 2016 California Plumbing Code (CPC) Title 24, Part 5 (Based on 2015 UPC) Sunnyvale, CA 94087 2016 California Energy Code contractor shall comply with all required safety orders per CAL-OSHA requirements and Title 24, Part 6 2016 California Fire Code (CFC) Title 24, Part 9 (Based on 2015 IFC) regulations. h) 2016 CalGreen Building Code Title 24, Part 11 201-33-042 Demolish un-documented existing family room. Regardless of dimensions shown, all new work shall align exactly with existing work with respect to Lot Size: 9921 SF (.22 Acres) Demolish walls per plans. In addition to the codes referenced above, all work shall conform to all local ordinances and codes floor elevations, column centerlines, wall faces, etc... (UNO) Lot Slope: Flat (Less Than 5%) Addition of Great Room, Kitchen, Powder Room & Utility Room as applicable. Cross reference all code numbers and verify consistency as required. Addition of Master Bedroom/Bath. Zoning: 10. Layout for new work is largely based upon relationships to existing conditions of the site and/or Tract: Minor reconfiguration of existing interior spaces. existing structures. Any questions regarding the intent related to the layout of the new work shall 2. All work done pursuant to these drawings and specifications shall comply with all ordinances and regulations which apply to the work and shall in any case conform to the latest edition of the be brought to the attention of Britt Rowe, prior to the commencement of any work. The contractor R3/U Upgrade to exterior appearance of house. Occupancy Group: shall immediately notify Britt Rowe of all discrepancies prior to the commencement of any work. CRC/IRC/CBC/IBC (CA Residential Code/International Residential Code & California Building V-B A residential fire sprinkler system shall be installed per NFPA and CRC requirements. Type of Construction: Code/International Building Code) currently enforced and all city, county and/or state codes as • **NO** Construction in existing garage/shop. 11. Preference shall be given to written/figured dimensions on the drawings over scaled applicable. measurements. The "Plans, Specifications and General Notes" are intended to agree and Floor Areas (Main Res.) Britt Rowe shall not be held responsible for the design, coordination and/or implementation of any supplement one another. Anything indicated in one and not the other, shall be executed as if in all. and all "Design-Build" work, including but not limited to the following: See the appropriate code In cases of direct conflict, the most restrictive shall govern. (e) Living Area 1227.00 SF Does NOT include "undocumented" areas Britt • Rowe references below for design and installation requirements. 1205.00 SF (e) Garage/Shop 108 N. Santa Cruz Ave 12. All work shall be plumb, square and true and shall be of good "Workmanlike" quality as acceptable Electrical: Per CEC (California Electric Code) current edition. to the appropriate trade's standard practices and those of the trade's councils and/or 76.00 SF (e) Front Porch Mechanical: Per CMC (California Mechanical Code) current edition. organizations. Plumbing: Per CPC (California Plumbing Code) current edition. n) Addition(s) 1142.00 SF d) Fire Sprinklers: **CFC** (California Fire Code) 13. Any work and/or item not specifically called for in the drawings, but required for a complete and 408.354.6224 (office fully functioning installation consistent with the intent of the "Construction Documents" shall be 0.36 FAR (Does Not Include Front Porch) (n) Total Floor Area 3574.00 SF Verify and address all additional local ordinances and codes which may apply to the specific 408.354.6514 (fax) supplied by the general contractor and/or subcontractors as required. "Design-Build" application as required. 14 The intent of the "Construction Documents" is to include **ALL** labor, materials, equipment and Provided Setbacks Required 4. Britt Rowe is not responsible for the design, coordination, or implementation of any work transportation necessary for the complete and proper execution of the work. performed by consultants, including but not limited to, structural engineering, soil engineering, Front (e) 24'-2" 15'-0" Min./20'-0" Average 15. The project "Specification Book" shall take precedence over noted specifications when civil engineering, land surveying, electrical engineering, landscape architecture and/or Title 24 Energy compliance. (e) 21'-2" @ Garage In addition to inspections required by CBC 110, the owner, contractor and/or structural 16. Civil, Soil and Structural Engineering specifications shall take precedence over any other (n) 40'-11" @ Addition | 20'-0" Rear engineer of record, acting as the owner's agent, shall employ one or more special inspectors or Left Side 20% Lot Width: See Site Plan: 15'-0" Total Testing Agencies, who shall provide "Special Inspections" during the course of construction for (e) 10'-0" the following types or work per CBC 1704, 1707 or 1708 including but not limited to: 17. Britt Rowe retains all rights and ownership to all drawings and specifications. These documents Right Side (e) 2'-4" See Site Plan may not be used in whole, or in part, without the expressed written consent from Britt Rowe. Concrete: Where the structural design exceeds a (F'c) of 2500 PSI 18. The Owner/Developer/Client reserves the right to make alterations to the design during the course On site structural welding, including welding of reinforcing steel. Drilled piers, caissons and structural masonry. of construction. All changes shall be approved by the local building official and shall, in any case, Coverages **Proposed** d) Retrofit epoxy set hold downs and/or anchor bolts. comply with the current editions of the CRC, CBC, CMC, CPC, CFC, CEC and/or CES as required. 3650.00 SF (36.7%) Includes Footprint, Garage, Porches Building @ Ground Level 19. New Construction or remodeling is largely dependent upon existing site conditions and therefore Special inspectors credentials shall be provided to the local jurisdiction upon request. 180.00 SF uncovered | Front steps/rear patio Flatwork a "Site Survey" is recommended and if provided, shall be generated by a licensed Land Surveyor All contractors shall be licensed with possession of the appropriate insurance policies ie: or Registered Civil Engineer and shall contain the following information: Property corners, property Workman's Compensation, Liability, etc... and a valid business license within the jurisdiction of the lines, existing building(s), easements, topography lines, utilities and/or significant trees. If a Site subject property project site. Survey is **NOT** provided, Britt Rowe will not be held responsible for any and all discrepancies **Building Height** Proposed relating to the site and existing conditions. In any event, Britt Rowe shall not be responsible for work performed by others and provided for the purpose of completing the project. Main Residence (n) 17'-10" Measured from CL of street (crown) SIDEN PROJECT CONSULTANTS SHEET INDEX PLAN SYMBOLS rd Avenu CA 9408 **Drawing Title** Sheet ID **ELEVATION INDICATOR BUILDING DESIGNER** STRUCTURAL ENGINEER **COLUMN GRID INDICATOR BRITT • ROWE** CHARLES WILLIAMS ENGINEERING Title Sheet & General Project Information A0.1 /ORL David Britt/Michael Rowe/Tony Rowe Mr. Charles Williams P.E. نَ کَ 108 N. Santa Cruz Avenue PO Box 1152 A1.1 Site Plan - Notes **BUILDING SECTION SYMBOL** Los Gatos, CA 95030 Mountain View, CA 94042 **DETAIL REFERENCE** X = HORIZONTAL408.354.6224 650.279.8756 Existing Floor Plan - Demolition SD1 A2.1 SYMBOL Y = VERTICAL SILIER/ 408.354-6514 (fax) clwrce@aol.com peloncito@me.com A2.2 Existing Exterior Elevations MATCH LEVEL LINE **REVISION SYMBOL T24 ENERGY ANALYST** A2.3 Existing Exterior Elevations FLOOR ELEVATION SHEAR WALL SYMBOL FRI ENERGY CONSULTANTS, INC. Mr. Nicholas Bignardi A3.1 Proposed Floor Plan 21 N. Harrison Avenue, Suite 210 Campbell, CA 95008 A4.1 Roof Plan DOORS = NUMBERS 408.866.1620 WINDOWS = LETTERS **NORTH ARROW** title24@ix.netcom.com "T" INDICATES TEMPERED A5.1 **Proposed Exterior Elevations** SAFETY GLAZING (TYP.) A5.2 **Proposed Exterior Elevations** VICINITY MAP PARCEL MAP TALISMAN TRACT 24-M-46 TRACT No. 799 KERRY PLACE 574-M-8 8/9/17 Erie Dr. OLD ORCHARD Las Palmas Cherry Orchard Hyannis Dr.... 

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Los Gatos, CA 95030

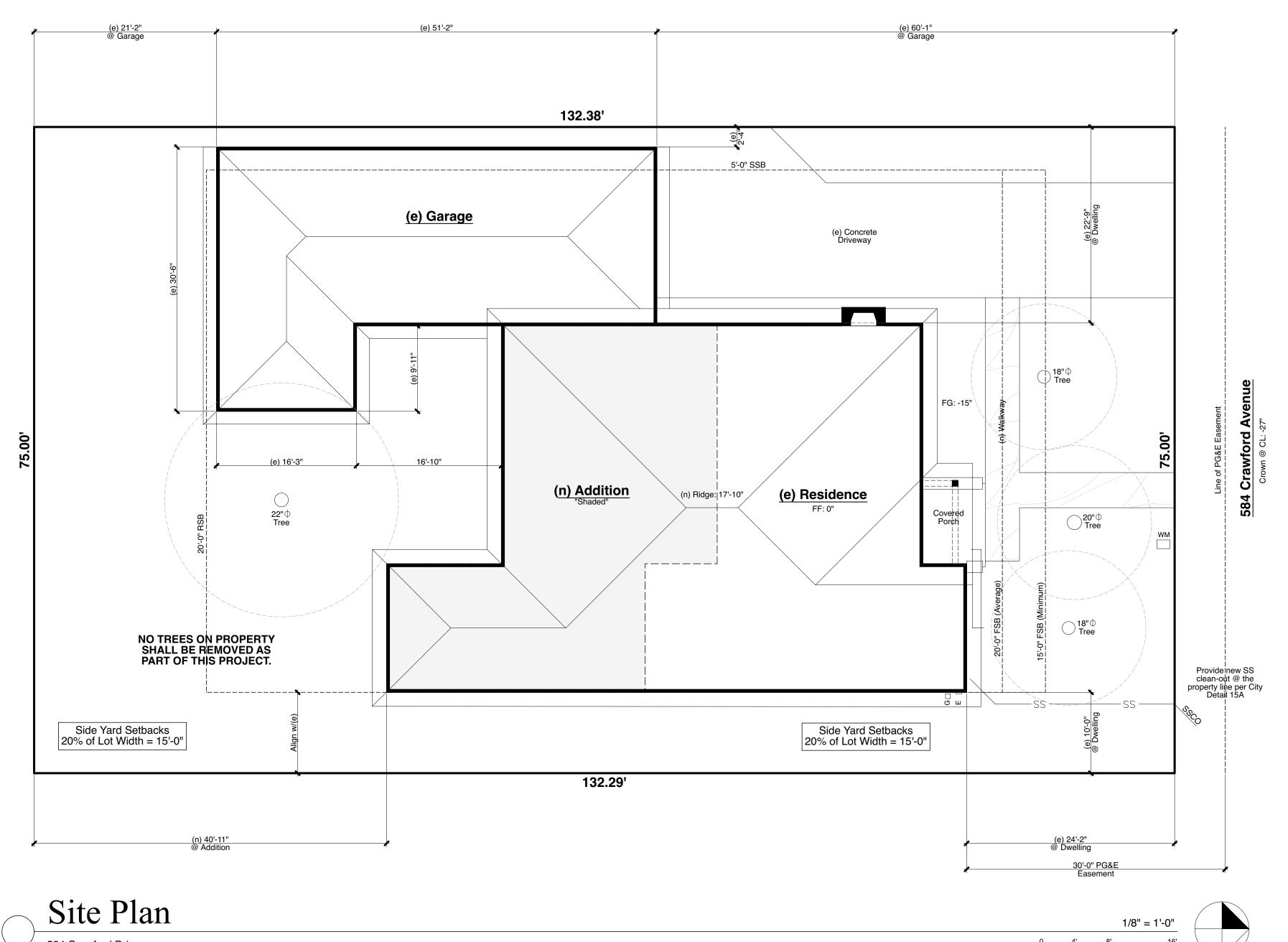
www.britt-rowe.com

TRACT No. 4440 234-M-43

## ATTACHMENT 3

## **SITE PLAN NOTES**:

- 1. See Civil Engineer's "Grading & Drainage Plan(s)" as applicable and/or required for topography, site work & underground construction (typ.) All grading shall be performed in accordance with all local codes & requirements. Civil Engineer's plans shall take precedence over any architectural site plan(s) and/or landscape plan(s).
- 2. In new construction, all proposed utilities shall be installed underground: See specific utility provider's engineered drawings and/or details for layout, design & specification of service. When existing sewer laterals are approved for reuse, existing lines shall be televised and approved by the local sanitation district prior to final inspection.
- 3. When required and as applicable, a licensed Civil Engineer or Licensed Land Surveyor shall provide written certification of setback compliance from property lines & all relative pad elevations for all new construction on the site.
- 4. Unless noted otherwise on Civil Engineering Plans (Grading & Drainage), the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 5% for a minimum distance of 10'-0" measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10'-0" of horizontal distance, a 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Drainage swale used for this purpose shall be sloped 2% where located within 10'-0" of the building foundation. Impervious surfaces within 10'-0" of the building foundation shall be sloped a minimum of 2% away from the building. CBC
- 1803.3. See exception for allowable finish grade slope reduction to 2% away from structure. 5. All trees marked on the "Site Plan" not scheduled for removal shall be protected by the appropriate tree protection measures identified by the consulting Arborist of record or local planning jurisdiction as applicable & required as a condition of approval. No equipment, materials or work shall commence until all tree protection fencing is installed. Tree protection fencing shall remain in place until the project is ready for final inspection. Any work required within the fenced protected area shall be performed with hand tools.
- 6. As applicable, see consulting Landscape Architect's drawings for flatwork, paving, recreational fixtures, proposed planting & irrigation installations.
- 7. PREMISE IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC 505.1



584 Crawford Drive Lot Area: 9921 SF (.22 Acres) APN: 201-33-042 Zoning: R0

- Water service in this area is provided by CalWater. Please contact CalWater @ (650) 917-0920 or (650) 917-1380 for all water related issues. Construction related materials, equipment, etc.. must be stored on site unless permitted in advance by the Public Works Department. This is to avoid causing safety and/or operational issues for the movements of pedestrians, cyclists and vehicular traffic. Prior to any work in the public right of way, obtain an encroachment permit with insurance requirements for all public improvements including,
- a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. Follow the attached link for the Encroachment Permit application and requirements. http://sunyvale.ca.gov/Departents/Public+Works/Engineering/Encroachment+Permits/

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> Britt • Rowe 108 N. Santa Cruz Ave. Los Gatos, CA 95030

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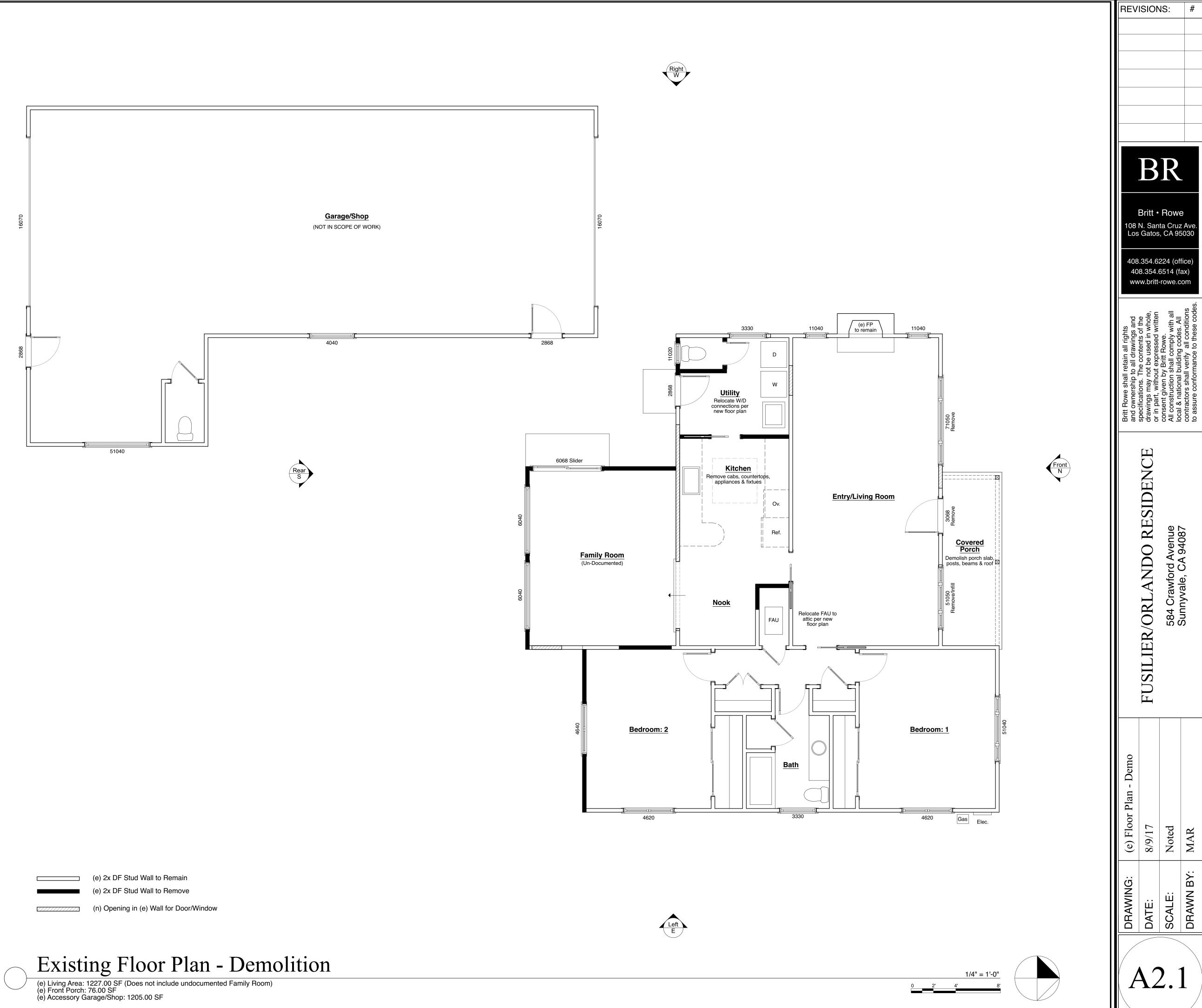
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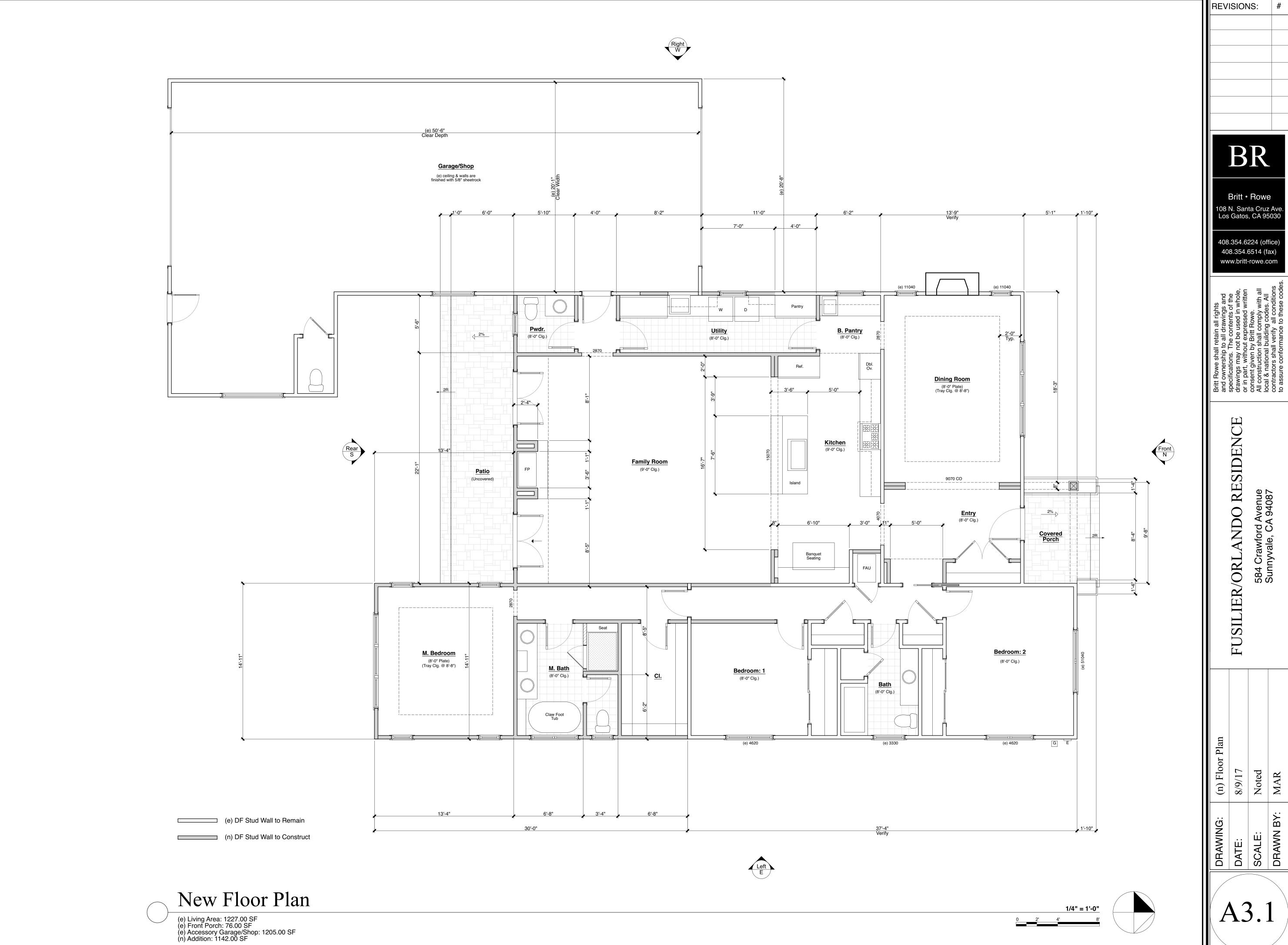
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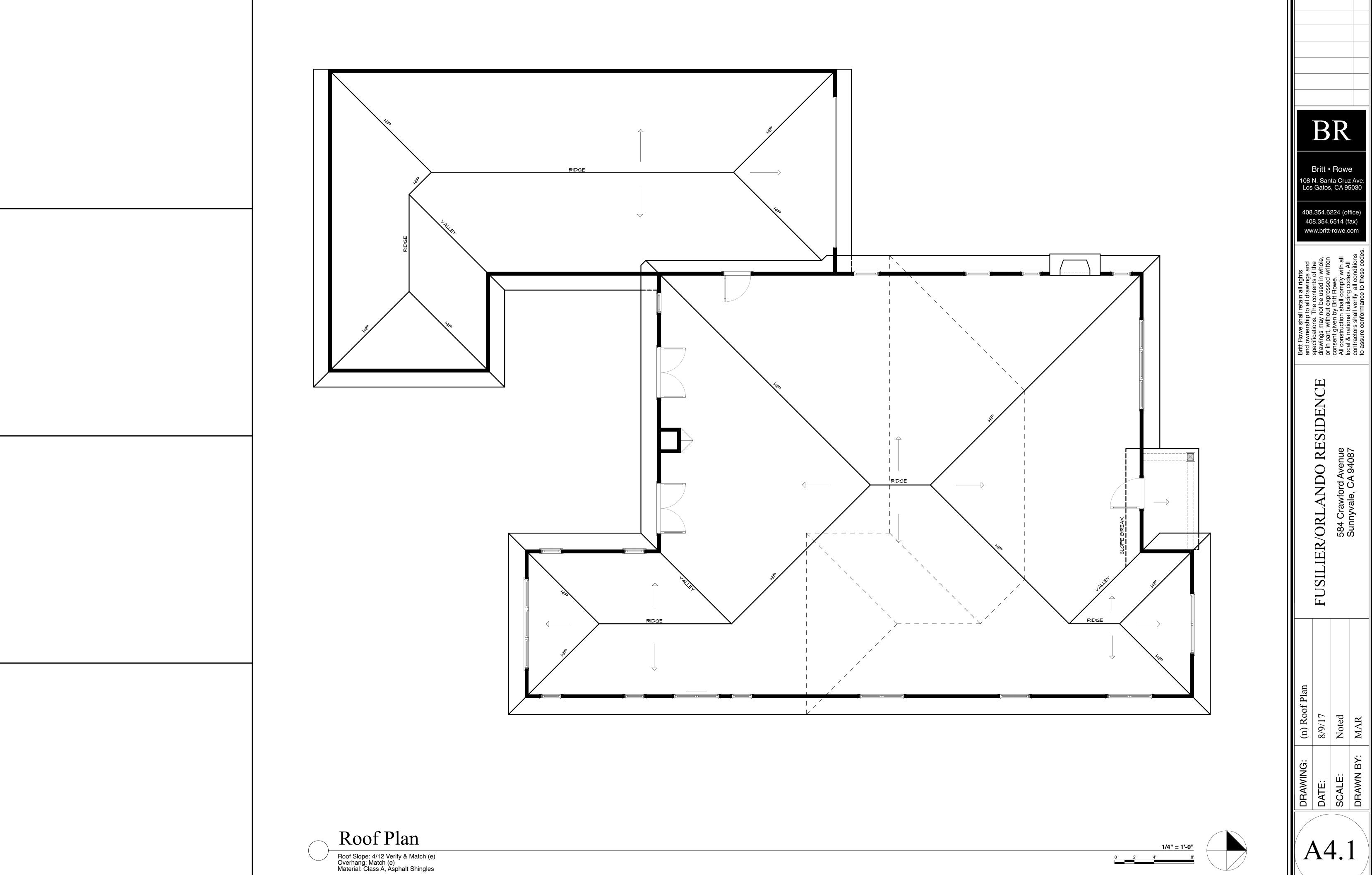
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Site Plan

DRAWING: DATE:







REVISIONS: # Britt • Rowe 108 N. Santa Cruz Ave. Los Gatos, CA 95030 408.354.6224 (office) 408.354.6514 (fax) FUSILIER/ORLANDO RESIDENCE 584 Crawford Avenue Sunnyvale, CA 94087 (n) Roof Plan 8/9/17 Noted MAR

