

De Ornelas Residence

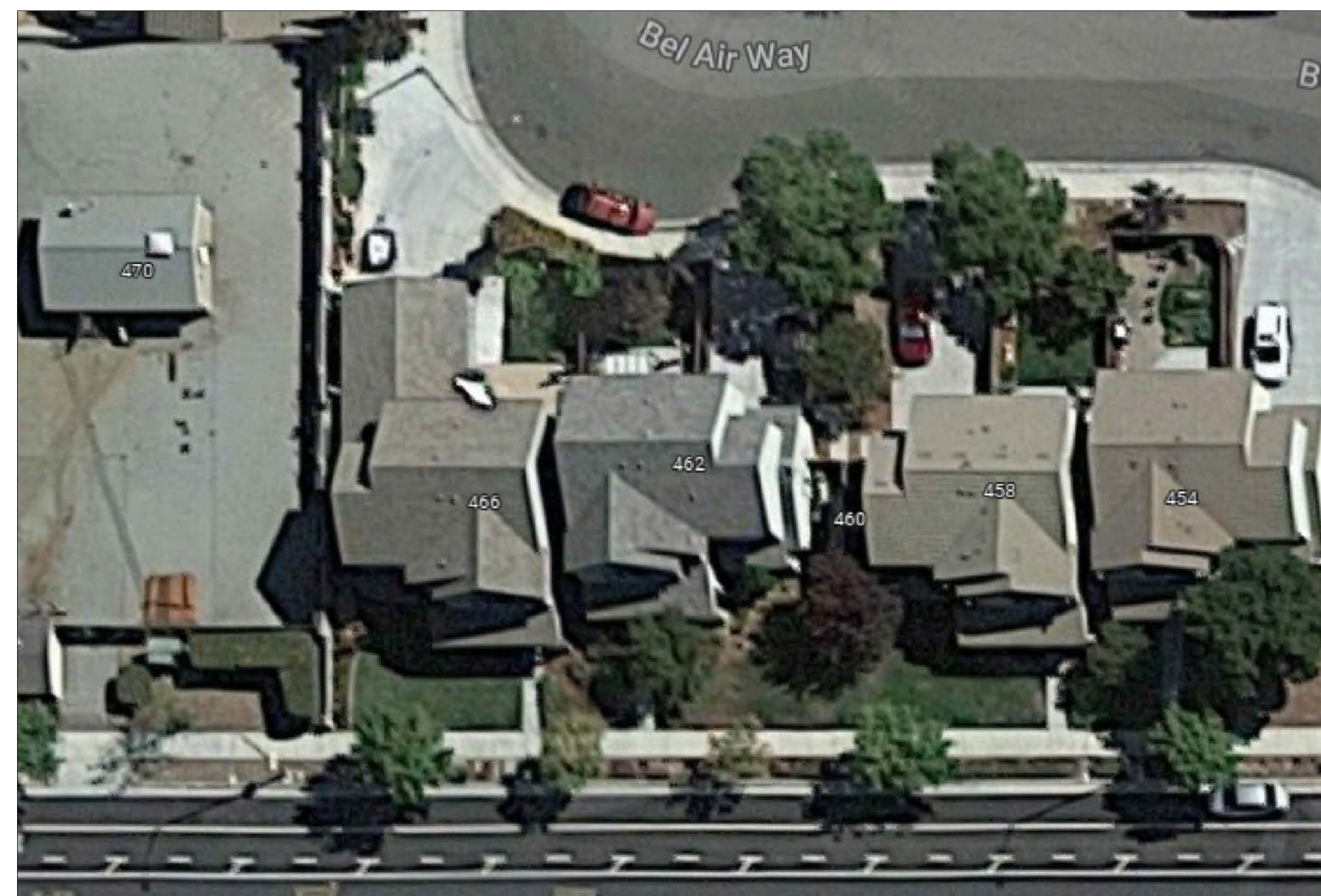
MINOR EXCEPTION

**for encroachment to the rear yard setback
and for a reduction to the length of the driveway.**

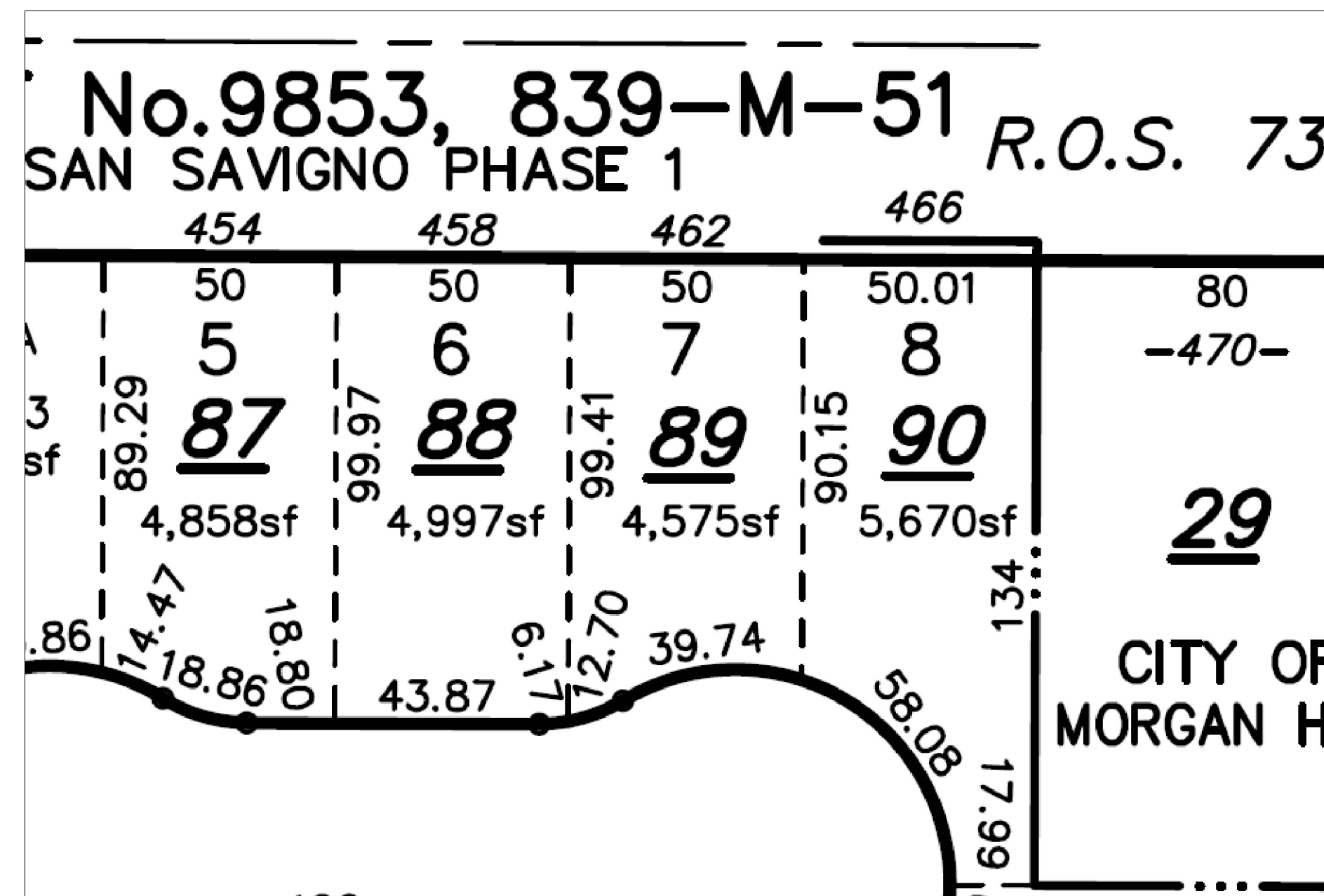
342 Sf. One-Story addition

462 E Main Ave. Morgan Hill, CA 95037

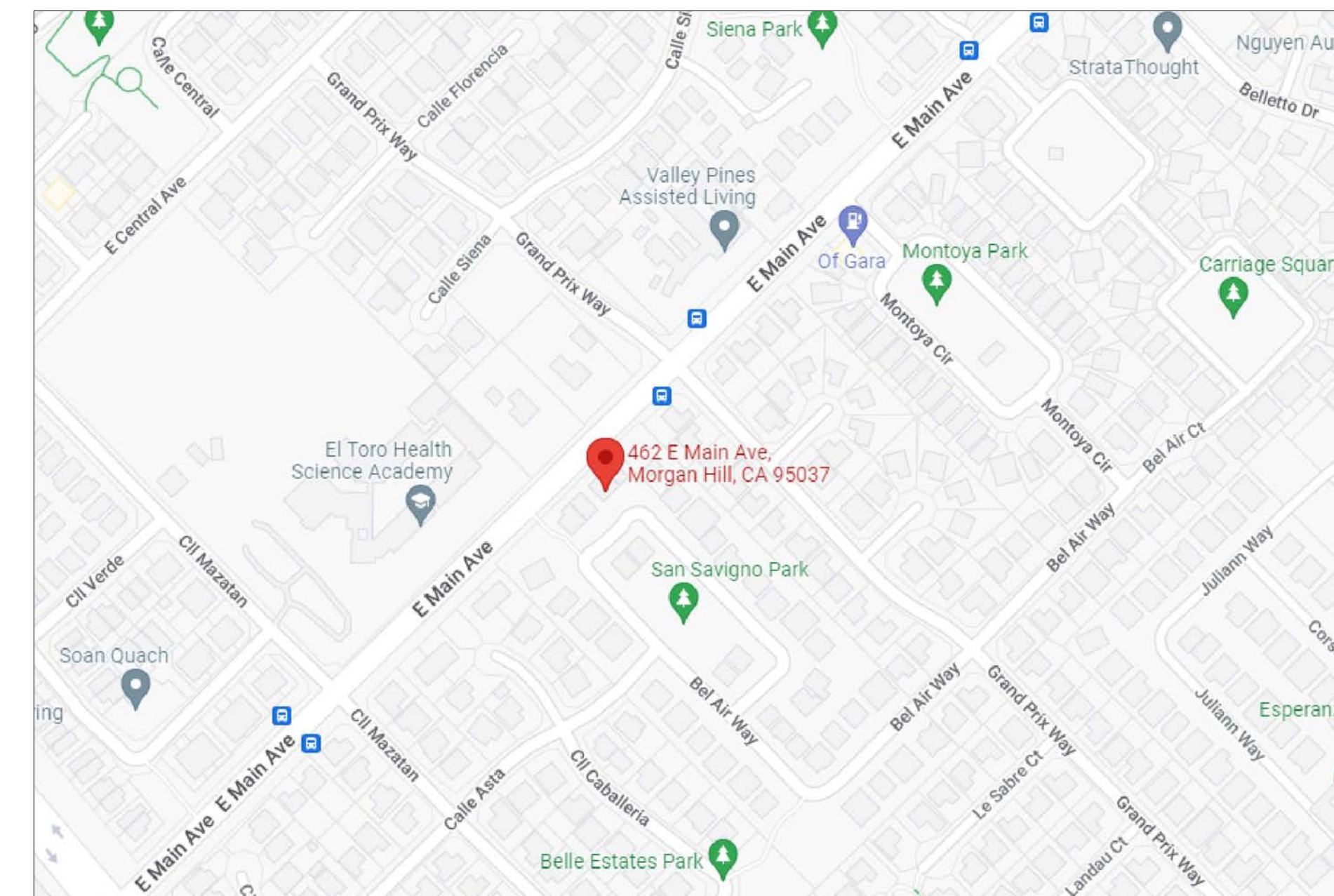
APN : 726 16 089



AERIAL VIEW



PARCEL MAP



VICINITY MAP

CODES AND EDITIONS

BUILDING CODES ENFORCED INCLUDE:

- 2019 CALIFORNIA BUILDING CODE.
- 2019 CALIFORNIA RESIDENTIAL CODE.
- 2019 CALIFORNIA ELECTRICAL CODE.
- 2019 CALIFORNIA MECHANICAL CODE.
- 2019 CALIFORNIA PLUMBING CODE.
- 2019 CALIFORNIA FIRE CODE.
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.
- 2019 CALIFORNIA ENERGY CODE.

DRAWINGS INDEX

DRAWINGS INDEX :

- A.1 COVER SHEET, GENERAL INFORMATION.
- A.2 EXISTING & PROPOSED SITE PLANS.
- A.3 EXISTING FLOOR PLANS.
- A.4 PROPOSED 1st FLOOR PLAN.

PROJECT CONSULTANTS

CRAFT BUILDERS CONSTRUCTION:
CHRIS BECK
Phone: 888 497 6999x11
jbeck@craftbuilders.net

LEAL ENGINEERING:
RIC LEAL
Phone: 559 930 4588
leal.ricardo10@gmail.com

PROJECT DESIGN:
THE DRAFTING TEAM
WILFREDO VILLENA
Phone: 408 313 7569
wvillena@yahoo.com

PROJECT DATA

PROJECT DATA:

OWNER'S NAME: DE ORNELAS
PROJECT ADDRESS: 462 E MAIN AVE, MORGAN HILL, CA 95037

A P N: 726 16 089

ZONING: RDM

TYPE CONSTRUCTION: V-B

OCCUPANCY : R-3/U

FIRE SPRINKLERS: NO

FLOORS: 2
BEDROOMS: 3
PARKING: 2 COVERED PARKING

EXISTING AND PROPOSED LOT COVERAGE	
LOT SIZE	4,575 Sq.Ft.
(E) 1st FLOOR	742 Sq.Ft.
(E) GARAGE	532 Sq.Ft.
(E) FRONT PORCH	114 Sq.Ft.
(N) ADDITION	342 Sq.Ft.
TOTAL LOT COVERAGE	1,730 Sq.Ft.
	37.8%

EXISTING AND PROPOSED AREAS			
	EXISTING	NEW	TOTAL
(E) 1st FLOOR	742 Sq.Ft.	441 Sq.Ft.	1,183 Sq.Ft.
(E) 2nd FLOOR	1,099 Sq.Ft.		1,099 Sq.Ft.
(N) TOTAL LIVABLE			2,282 Sq.Ft.
(N) GARAGE		433 Sq.Ft.	433 Sq.Ft.

PROJECT DESCRIPTION

THE PROJECT CONTEMPLATES:

MINOR EXCEPTION FOR:
-ENCROACHMENT TO THE REAR YARD SETBACK.
-REDUCTION TO THE LENGTH OF THE DRIVEWAY.

-AND A 342 SF. ONE-STORY ADDITION, IN THE BACKYARD.

De Ornelas Residence
 462 E Main Ave.
 Morgan Hill, CA 95037
 Phone: 925 497 6368

-COVER SHEET
-GENERAL INFORMATION
-PROJECT DATA
-SCHEMATIC SITE PLANS

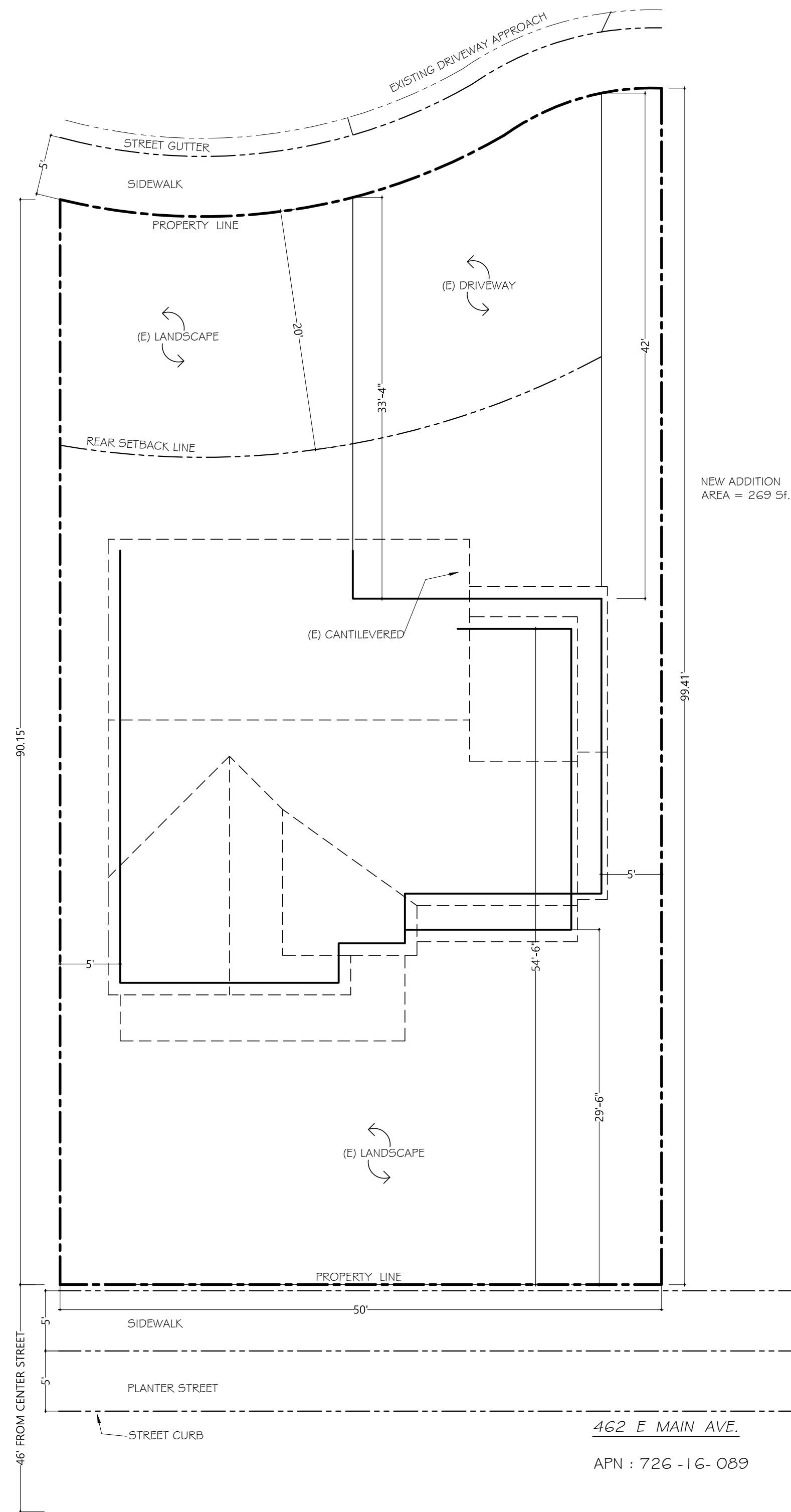
REVISION:

DATE: 02 23 2022

SCALE: AS NOTED

DRAWN: W V

A.1

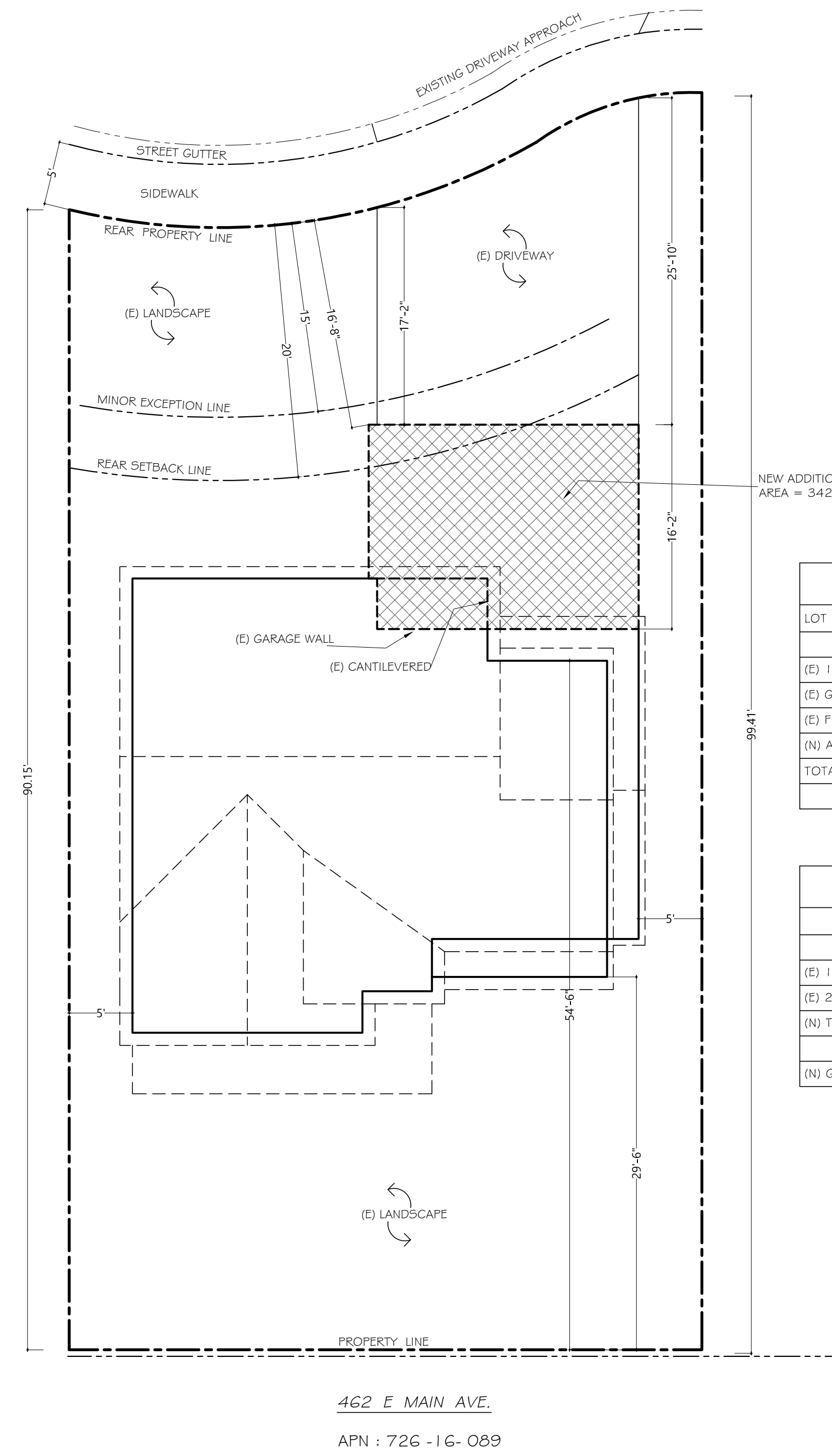


NEW ADDITION
AREA = 269 Sf.

- (E1) (E) ELECTRIC METER
- (E2) (E) GAS METER

1 EXISTING SITE PLAN
1/8" = 1'-00"

NOTE:
-THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN FOR ORIENTATION ONLY, AND ARE BASED ON PARCEL MAP FROM THE ASSESSOR OFFICE OF SANTA CLARA COUNTY.
-SINCE SITE IS PRACTICALLY FLAT, NO GRADES ARE SHOWN.



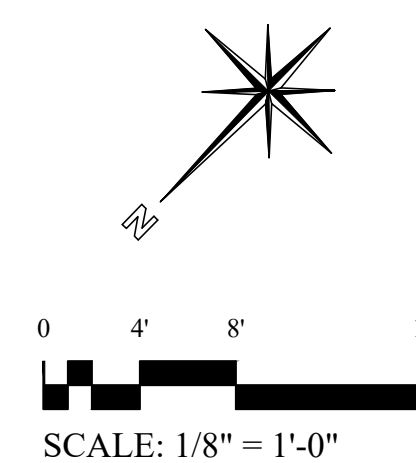
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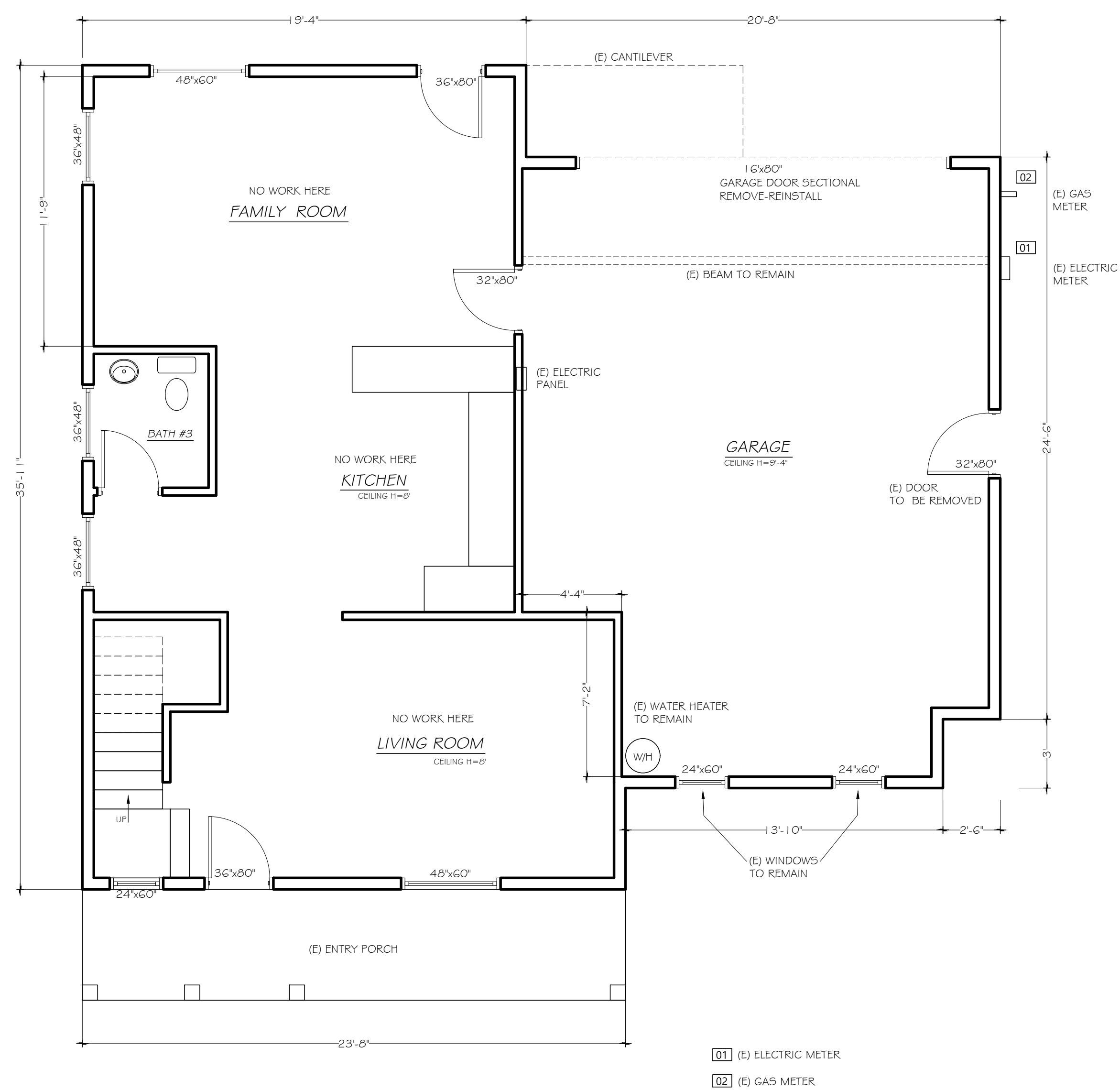
2 PROPOSED SITE PLAN
1/8" = 1'-00"



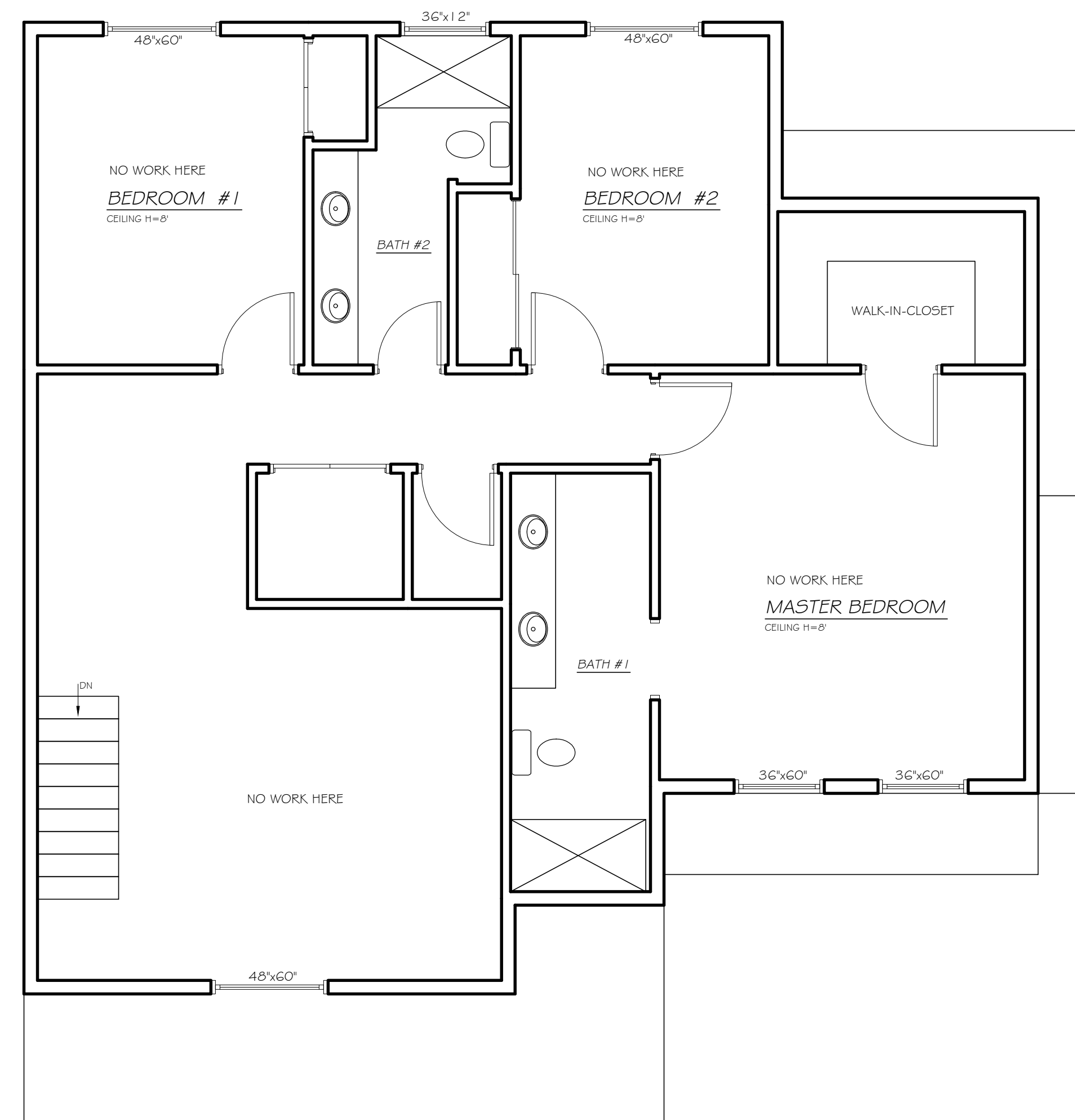
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462 E Main Ave.
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-EXISTING SITE PLAN -PROPOSED SITE PLAN
REVISION:
DATE: 02 23 2022
SCALE: AS NOTED
DRAWN: W V

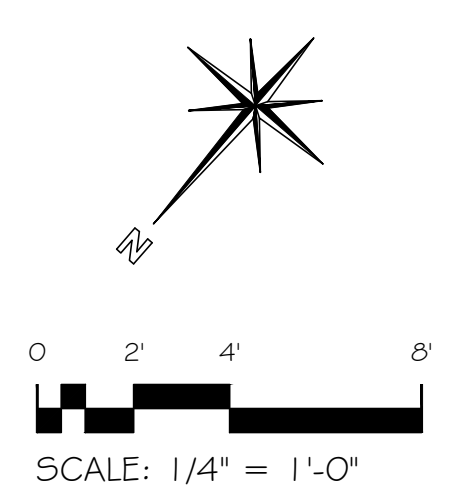
A.2



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-00"
ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE



"NO WORK HERE, ONLY FOR REFERENCE"
2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-00"
ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE



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-EXISTING FLOOR PLANS	
REVISION:	
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DRAWN:	W V

A.3

NOTES:

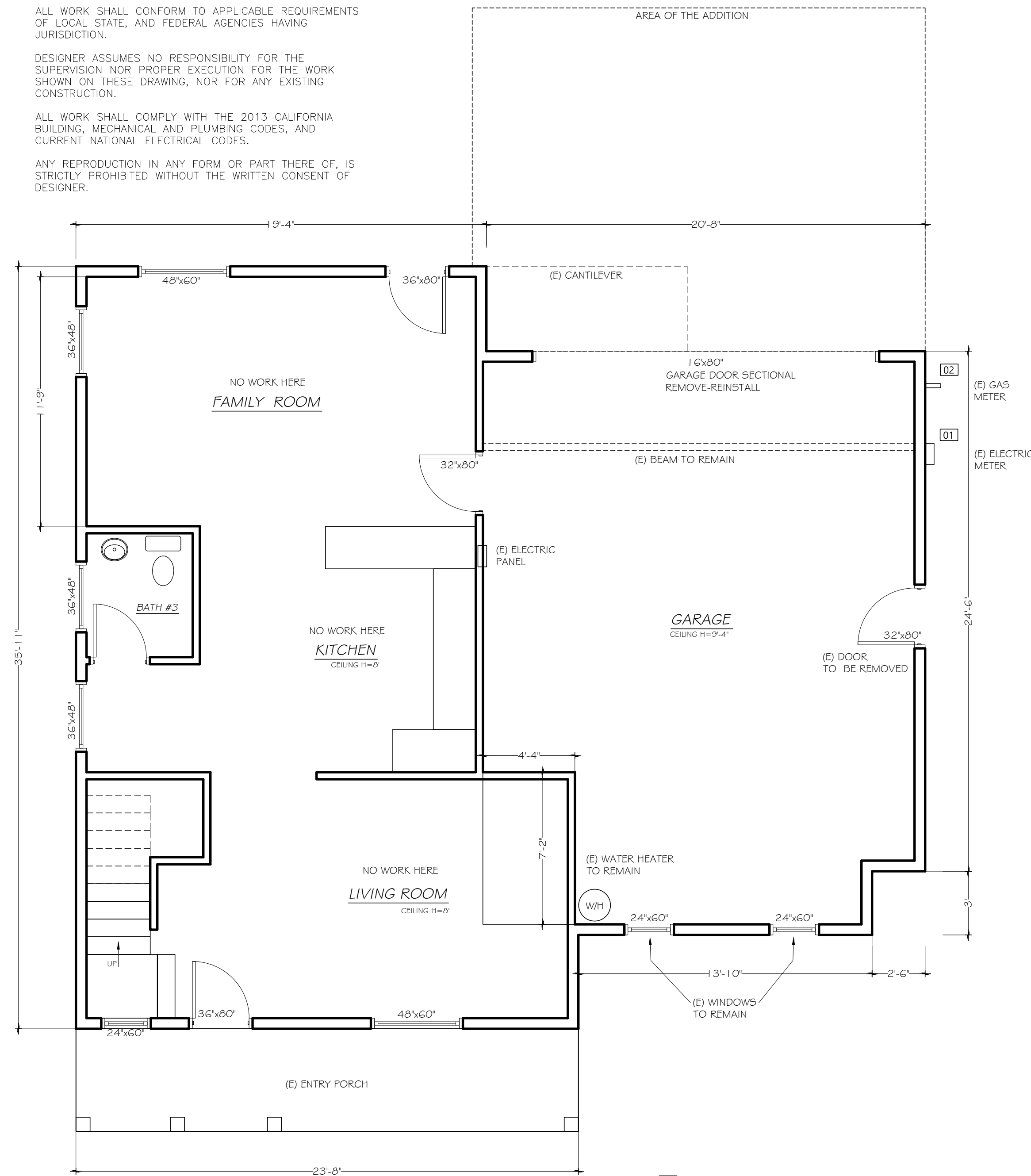
CONTRACTORS BEFORE START THE WORK TO VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO OWNER, DESIGNER, AND ENGINEER.

ALL WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION.

DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION NOR PROPER EXECUTION FOR THE WORK SHOWN ON THESE DRAWINGS, NOR FOR ANY EXISTING CONSTRUCTION.

ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING, MECHANICAL AND PLUMBING CODES, AND CURRENT NATIONAL ELECTRICAL CODES.

ANY REPRODUCTION IN ANY FORM OR PART THERE OF, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF DESIGNER.

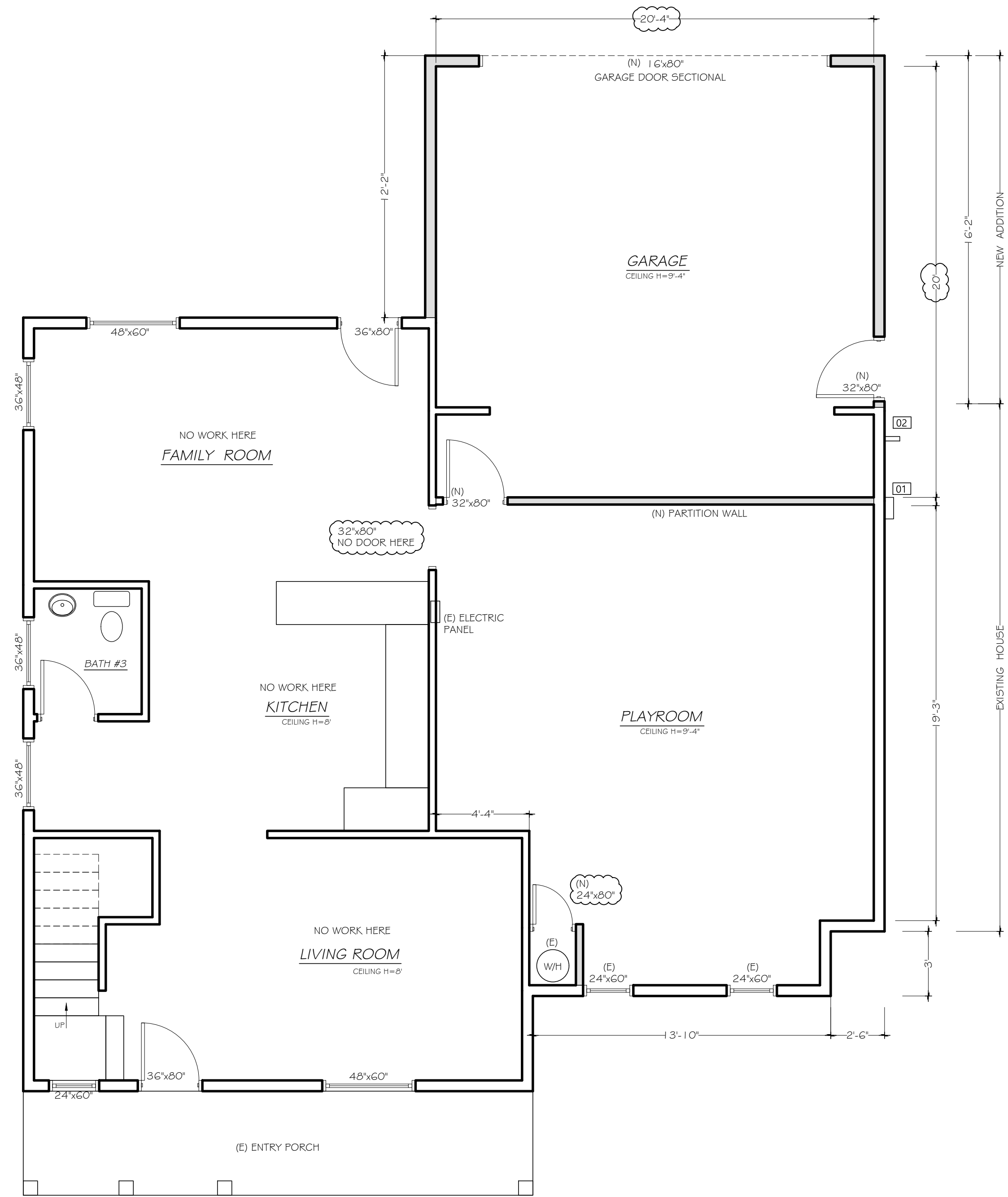
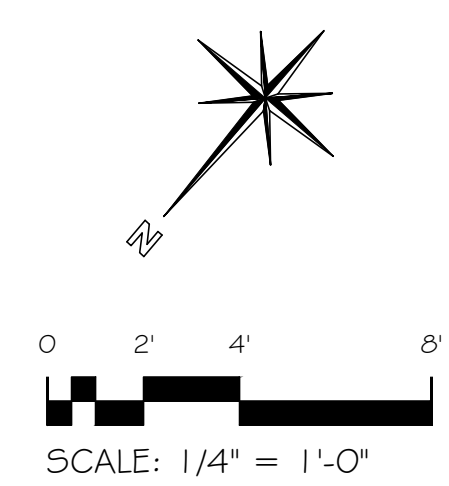


01 (E) ELECTRIC METER
02 (E) GAS METER

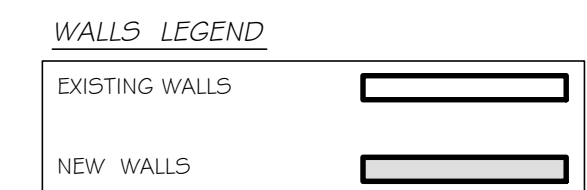


1 EXISTING FIRST FLOOR PLAN
1/4"=1'-00"
ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE

DEMOLITION PLAN



01 (E) ELECTRIC METER
02 (E) GAS METER



2 PROPOSED FIRST FLOOR PLAN
1/4"=1'-00"
ALL DIMENSIONS ARE TO FINISHED SURFACES UNLESS NOTED OTHERWISE

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-PROPOSED FLOOR PLAN	
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A.4