

# MR & MRS KOLAPPA ADDITION



## SITE PLAN NOTES

PROVIDE POSITIVE DRAINAGE AWAY FROM NEW FOUNDATION. (SLOPE FINISH GRADE AWAY MINIMUM 2% TYPICAL).

IF ANY EARTH WORK AND/OR GRADING IS DONE ON THE PROPERTY OR ANY ACCESS ROADS, OWNER OR CONTRACTOR SHALL MAINTAIN AN UNINTERRUPTED FLOW OF WATER IN SWALES AND NATURAL COURSES, UPON COMPLETION OF THE PROJECT. PROPERTY OWNER IS RESPONSIBLE FOR THE ADEQUACY OF ANY DRAINAGE FACILITIES AND FOR THE CONTINUED MAINTENANCE THEREOF IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.

POST CONSUMER OR PRE CONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS ARE USED ON THE PROJECT. TIER 1: NOT LESS THAN A 10 PERCENT RECYCLED CONTENT VALUE.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (FRCI) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECKED BEFORE ENCLOSURE.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN 4.40B.2

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

PRIOR TO ANY GRADING, SCRAPING OR TRENCHING WITHIN / UNDER THE CANOPY OF A PROTECTED TREE, A CERTIFIED ARBORIST SHALL BE RETAINED TO PROVIDE SUPERVISION AND RECOMMENDATIONS TO MINIMIZE POSSIBLE DAMAGE TO THE TREE. THE PROPOSED TRENCHING SHALL BE APPROVED BY THE CITY OF SARATOGA PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING. THE CITY OF SARATOGA ARBORIST IS: KATE BEAR, (408)868-1276

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL PROVIDE FIELD INSPECTION REPORT IN WRITING BEFORE REQUESTING CITY INSPECTION OF FOUNDATION.

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLAN, SPECIFICATIONS AND INVESTIGATION.

## PROPOSED NEW RESIDENCE

### BUILDING CODES AND REGULATIONS

2019 CRC CALIFORNIA RESIDENTIAL CODE  
 2019 CBC CALIFORNIA BUILDING CODE  
 2019 CPC CALIFORNIA PLUMBING CODE  
 2019 CMC CALIFORNIA MECHANICAL CODE  
 2019 CEC CALIFORNIA ELECTRIC CODE  
 2019 CALIFORNIA CODE FOR BUILDING CONSERVATION (NOTE: CHAPTER 5 AND APPENDIX 1, 5 & 6 ADOPTED)  
 2019 BUILDING ENERGY EFFICIENCY STANDARDS  
 2019 CGCB CALIFORNIA GREEN BUILDING STANDARDS CODE  
 2019 CFC CALIFORNIA FIRE CODE  
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

### SCOPE OF WORK

- A 1,154.7 S.F. ADDITION TO EXISTING SINGLE FAMILY HOME CONSISTING OF ADDING A SECOND STORY WITH (2) NEW BATHROOMS FOR A TOTAL OF (4) BEDROOMS, (4) BATHROOMS, 2-CAR GARAGE, FAMILY ROOM, LIVING ROOM, DINNING ROOM, KITCHEN AND NEW COVERED OUTSIDE 326.0 S.F. DECK ON SECOND LEVEL.

### SITE DATA

A.P.N.	101-27-009
LOT SIZE	6,000 S.F.
ZONING	R-1-B
SLOPE IS <10%	YES
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3
DEMOLITION/RENOVATION JOB#	BAAQMD A5B115892
(E) LIVING AREA	1,656.9 S.F.
(E) GARAGE	449.0 S.F.
TOTAL AREA	2,105.9 S.F.
(N) 1st FLOOR LIVING AREA	293.7 S.F.
(N) 2nd FLOOR LIVING AREA	938.4 S.F.
TOTAL (N) LIVING AREA	1,232.1 S.F.
(E) LIVING AREA	1,656.9 S.F.
TOTAL LIVING AREA	2,889.0 S.F.
(E) GARAGE	449.0 S.F.
(N) REAR DECK	326.0 S.F.
TOTAL SQUARE FOOTAGE	3,664.0 S.F.
(E) LIVING AREA	1,656.9 S.F.
(E) GARAGE	449.0 S.F.
(N) 1st FLOOR LIVING AREA	293.7 S.F.
TOTAL 1st LEVEL SQUARE FOOTAGE	2,399.6 S.F.

### SHEET INDEX

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### APPROVAL AND STAMP AREA

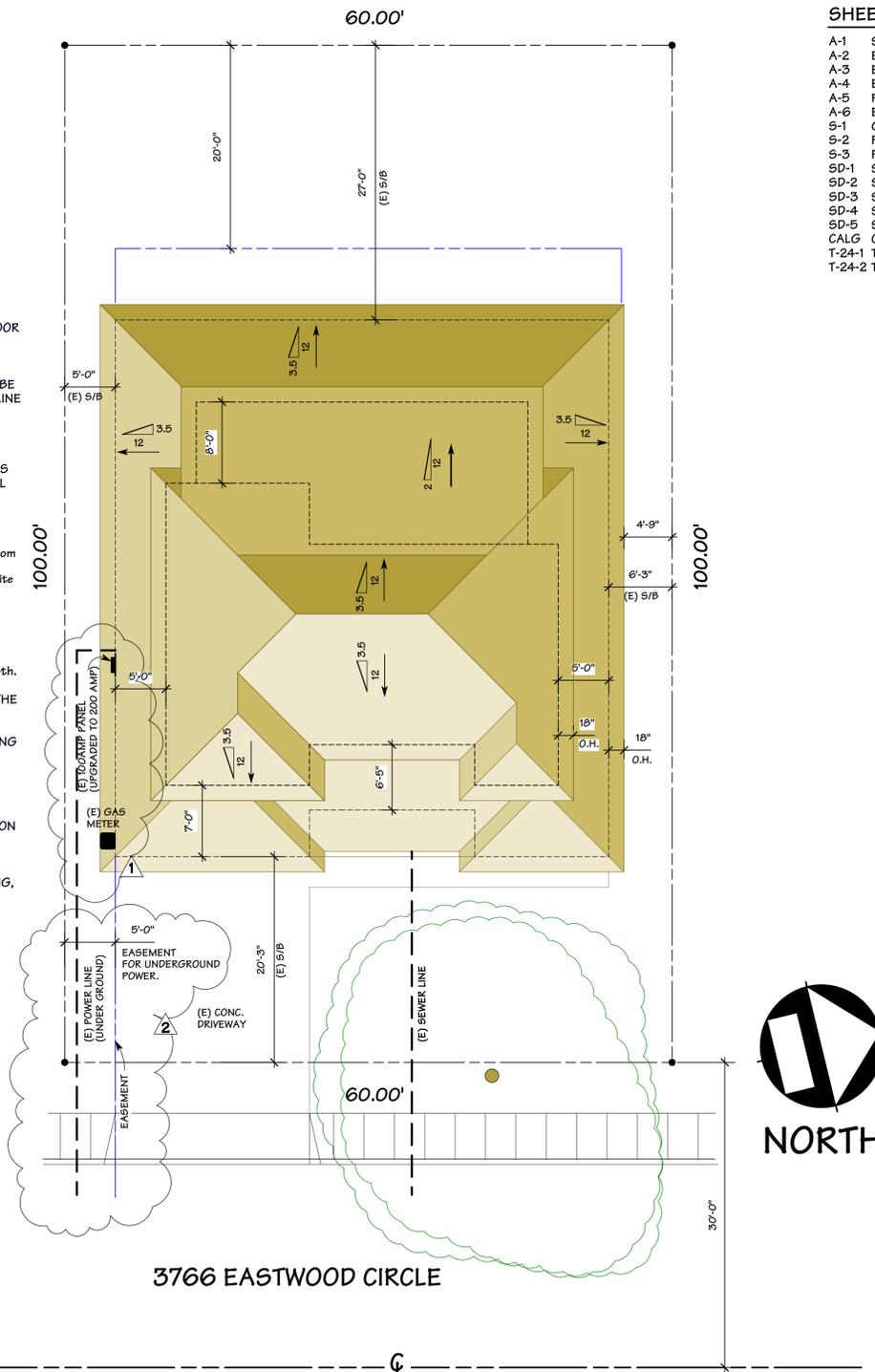
All work within the public right-of-way, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Street Opening Permit issued by the City Engineering Department.

Issuance of the Street Opening Permit and payment of all appropriate fees shall be completed by the developer prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.



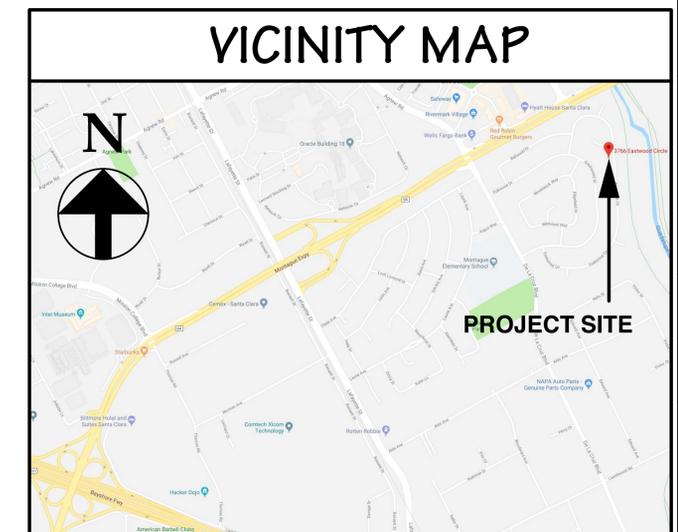
APN MAP

101-27-009



SITE W/ ROOF PLAN

SCALE: 1/8" = 1'-0"



SITE W/ ROOF PLAN  
VICINITY MAP  
PLAN NOTES

<b>DRAWN BY</b>	Michael S. Radu
<b>CHECKED BY</b>	PBD
<b>JOB NO.</b>	19-05
<b>DATE</b>	10/12/2020
<b>SCALE</b>	AS SHOWN
<b>SHEET</b>	A-1

**OWNER:** MR & MRS KOLAPPA  
 3766 EASTWOOD CIRCLE  
 SANTA CLARA, CA. 95054

**DESIGN BY:** PACIFIC BLUE DEVELOPMENTS  
 Michael S. Radu  
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 San Jose, CA 95128  
 (408) 504-6625 Cell



<b>REVISION:</b>	1 PER CITY COMMENTS DATED 09/11/2020
	2 PER CITY COMMENTS DATED 09/25/2020