

# MR. & MRS. EDDINGTON ADDITION

## ROOF PLAN NOTES

ALL NEW GUTTERS SHALL BE MIN. 5" FASCIA TYPE 26 GA. GALVANIZED IRON OVER 2X DF #2 FASCIA BOARD (MATCH EXISTING) WITH 2" ROUND 26 GA. GI DOWNSPOUTS.

IF REQUIRED, ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO AN APPROVED UNDERGROUND DRAINAGE SYSTEM WITH TERMINATION TO STORM DRAIN OR A DRYWELL.

PROVIDE ATTIC VENTILATION PER U.B.C. SECTION 1505.3.

EXTEND ALL APPLICABLE PLUMBING AND MECHANICAL VENTS AND FLUES THROUGH ROOF AS REQUIRED.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

ROOFING MATERIAL TO BE FIBERGLASS COMPOSITION SHINGLES OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE T&G PLYWOOD OR 1" CLIPS AT 48" O.C. (TYPICAL).

## SITE PLAN NOTES

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

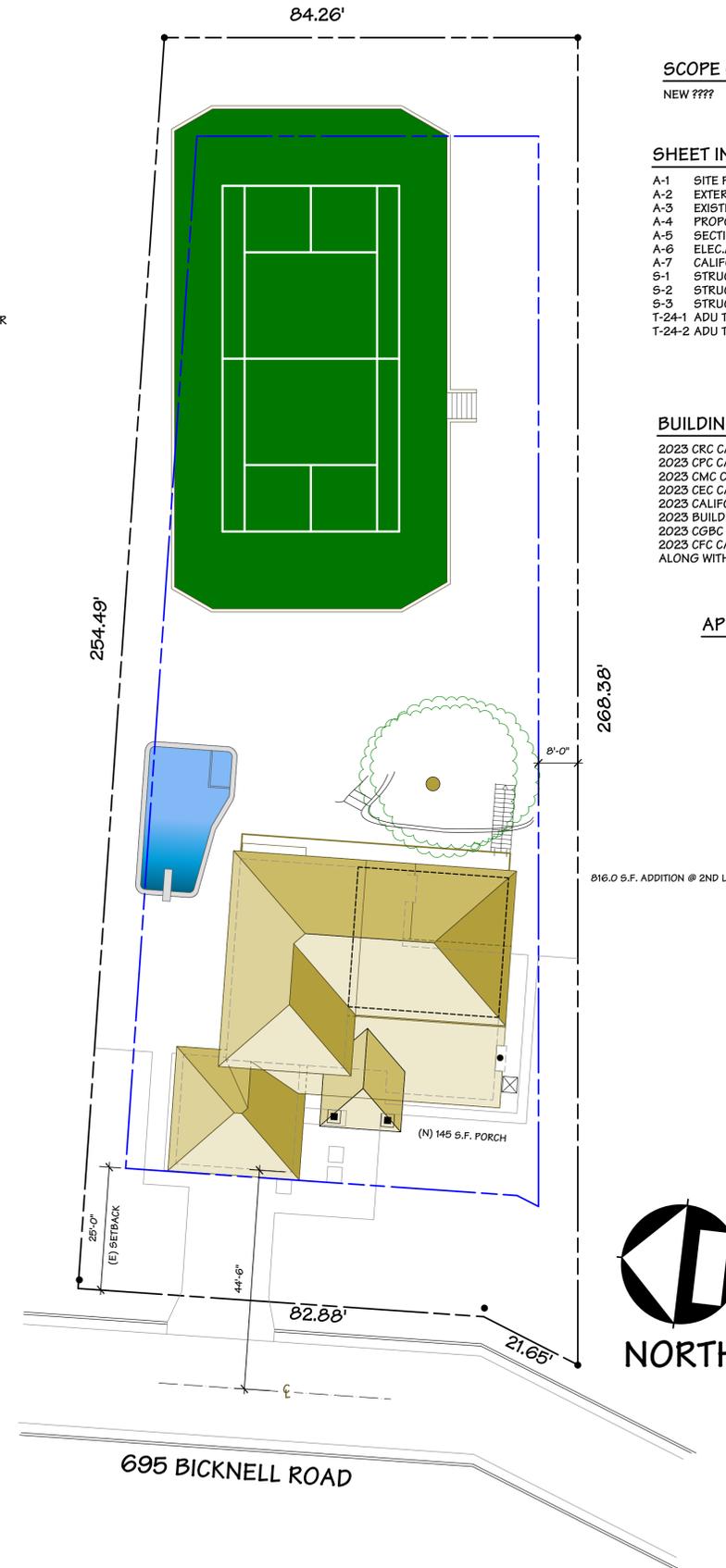
VERIFICATION OF EXISTING OR NEW LOT STAKES SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT. EXISTING LOT STAKES MUST BE EXPOSED, VERIFIED, AND INDICATED ON BUILDING PLANS; OR NEW LOT STAKES MUST BE SET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. IF REQUIRED BY STATE LAW, CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL FILE A RECORD-OF-SURVEY MAP.

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.

CONSULTING GEOLOGIST SHALL OBSERVE AND PROVIDE APPROVAL LETTER PRIOR TO FINAL INSPECTION.

ALL NEW ON-SITE UTILITIES, MAINS, AND SERVICES (IF APPLICABLE) SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE. OFF-SITE WORK SHALL BE COORDINATED WITH ANY UNDERGROUNDING TO SERVE OTHER PROPERTIES IN THE IMMEDIATE AREA.

## SITE PHOTOS



## PROPOSED ADDITION

### SCOPE OF WORK

NEW ????

### SHEET INDEX

- A-1 SITE PLAN
- A-2 EXTERIOR ELEVATIONS
- A-3 EXISTING / DEMO FLOOR PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 SECTIONS PLAN
- A-6 ELEC./ MECH./ PLUMB. PLAN
- A-7 CALIFORNIA GREEN WORKSHEET
- S-1 STRUCTURAL ENGINEERING
- S-2 STRUCTURAL ENGINEERING
- S-3 STRUCTURAL ENGINEERING
- T-24-1 ADU TITLE 24
- T-24-2 ADU TITLE 24

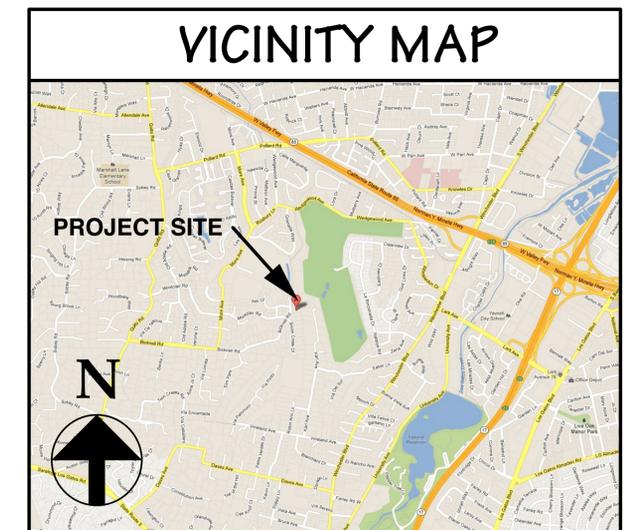
### SITE DATA

A.P.N.	407-03-006
LOT SIZE	24,440.0 SF.
ZONING	R-1-20-PD
(E) MAIN LIVING AREA	2,042.0 SF.
(E) UPPER LIVING AREA	886.0 SF.
TOTAL (E) LIVING AREA=	3,028.0 SF.
(E) GARAGE	524.0 SF.
(N) MAIN LEVEL LIVING AREA	306.0 SF.
(N) UPPER LEVEL LIVING AREA	816.0 SF.
TOTAL (N) LIVING AREA=	1,122.0 SF.
(N) UNHEATED AREA	0.0 SF.
GRAND TOTAL LIVING AREA	4,143.0 SF.

### BUILDING CODES AND REGULATIONS

- 2023 CRC CALIFORNIA RESIDENTIAL CODE
- 2023 CPC CALIFORNIA PLUMBING CODE
- 2023 CMC CALIFORNIA MECHANICAL CODE
- 2023 CEC CALIFORNIA ELECTRIC CODE
- 2023 CALIFORNIA CODE FOR BUILDING CONSERVATION
- 2023 BUILDING ENERGY EFFICIENCY STANDARDS
- 2023 CGBC CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2023 CFC CALIFORNIA FIRE CODE
- ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

### APPROVAL AND STAMP AREA



## SITE PLAN

SCALE: 1/16" = 1'-0"

OWNER: MR. & MRS. EDDINGTON  
695 BICKNELL ROAD  
LOS GATOS CA. 95032

DESIGN BY: PACIFIC BLUE DEVELOPMENTS  
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REVISION:	DATE:	BY:

SITE W/ ROOF PLAN  
VICINITY MAP  
PLAN NOTES

DRAWN BY	MSR
CHECKED BY	PBD
JOB NO.	21-02
DATE	01/11/2023
SCALE	AS SHOWN
SHEET	A-1