

# WALLACE AND JONES ADDITION & ADU

## 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 VOC 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 4.400.2

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.



EXISTING SITE PHOTO



SITE W/ ROOF PLAN

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

## PROPOSED ADDITION AND ADU

### BUILDING CODES AND REGULATIONS

2022 CRC CALIFORNIA RESIDENTIAL CODE  
 2022 CBC CALIFORNIA BUILDING CODE  
 2022 CPC CALIFORNIA PLUMBING CODE  
 2022 CMC CALIFORNIA MECHANICAL CODE  
 2022 CEC CALIFORNIA ELECTRIC CODE  
 2022 CALIFORNIA CODE FOR BUILDING CONSERVATION  
 2022 CEC CALIFORNIA ENERGY CODE  
 2022 CAL Green CALIFORNIA GREEN BUILDING STANDARDS CODE  
 2022 CFC CALIFORNIA FIRE CODE  
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

### SHEET INDEX

- A-1 SITE PLAN
- A-2 EXTERIOR ELEVATIONS
- A-2.1 DAYLIGHT PLANE PLAN
- A-3 EXISTING / DEMO FLOOR PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 SECTIONS PLAN
- A-6 ELEC./ MECH./ PLUMB. PLAN
- CG-1 CAL GREEN - MAIN RESIDENCE
- CG-2 CAL GREEN - ADU
- S-1 STRUCTURAL COVER SHEET
- S-1.1 STRUCTURAL DETAILS
- S-2 STRUCTURAL DETAILS
- S-3 STRUCTURAL DETAILS
- S-3.1 STRUCTURAL DETAILS
- S-4 STRUCTURAL FOUNDATION
- S-5 STRUCTURAL FRAMING
- S-6 STRUCTURAL ADU
- S-7 STRUCTURAL TGI DETAILS
- T-1 TREE PROTECTION PLAN
- T-2 TREE PROTECTION PLAN
- T-24-1 TITLE 24
- T-24-2 TITLE 24
- PP POLLUTION PREVENTION PLAN

### 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.

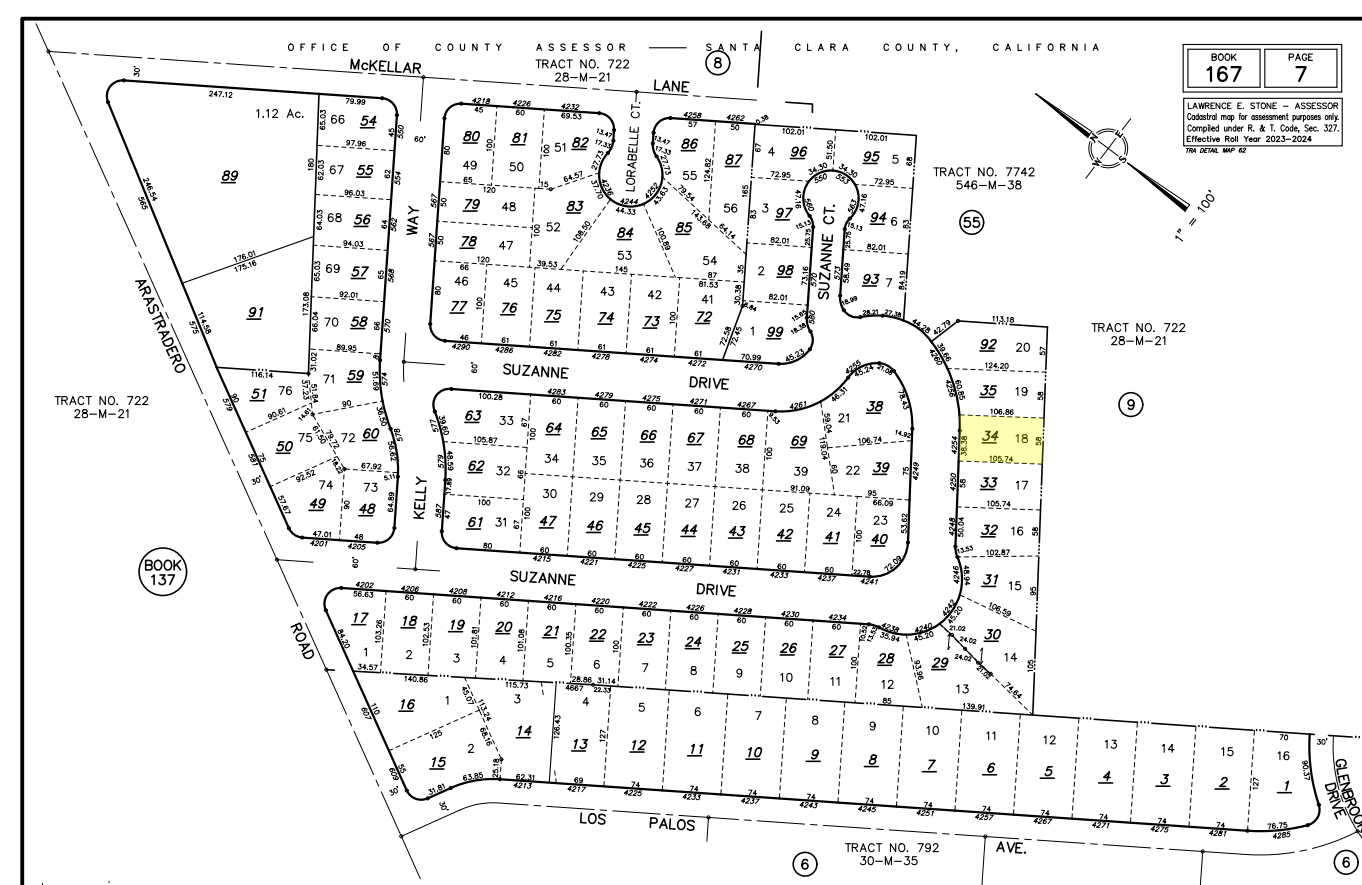
### SCOPE OF WORK

- ADDITION OF 568 S.F. TO REAR AND FRONT, CONSISTING OF A TOTAL OF (3) BEDROOMS, (3) BATHROOMS, OFFICE, LIVING ROOM, DINNING ROOM, AND KITCHEN.
- NEW ADU 600 S.F. ABOVE NON- LIVING AREA WITH ADDITION OF 72 S.F.
- NEW FRONT PORCH OF 104 S.F.
- UPGRADE MAIN ELECTRICAL PANEL TO 400AMPS.

### SITE DATA

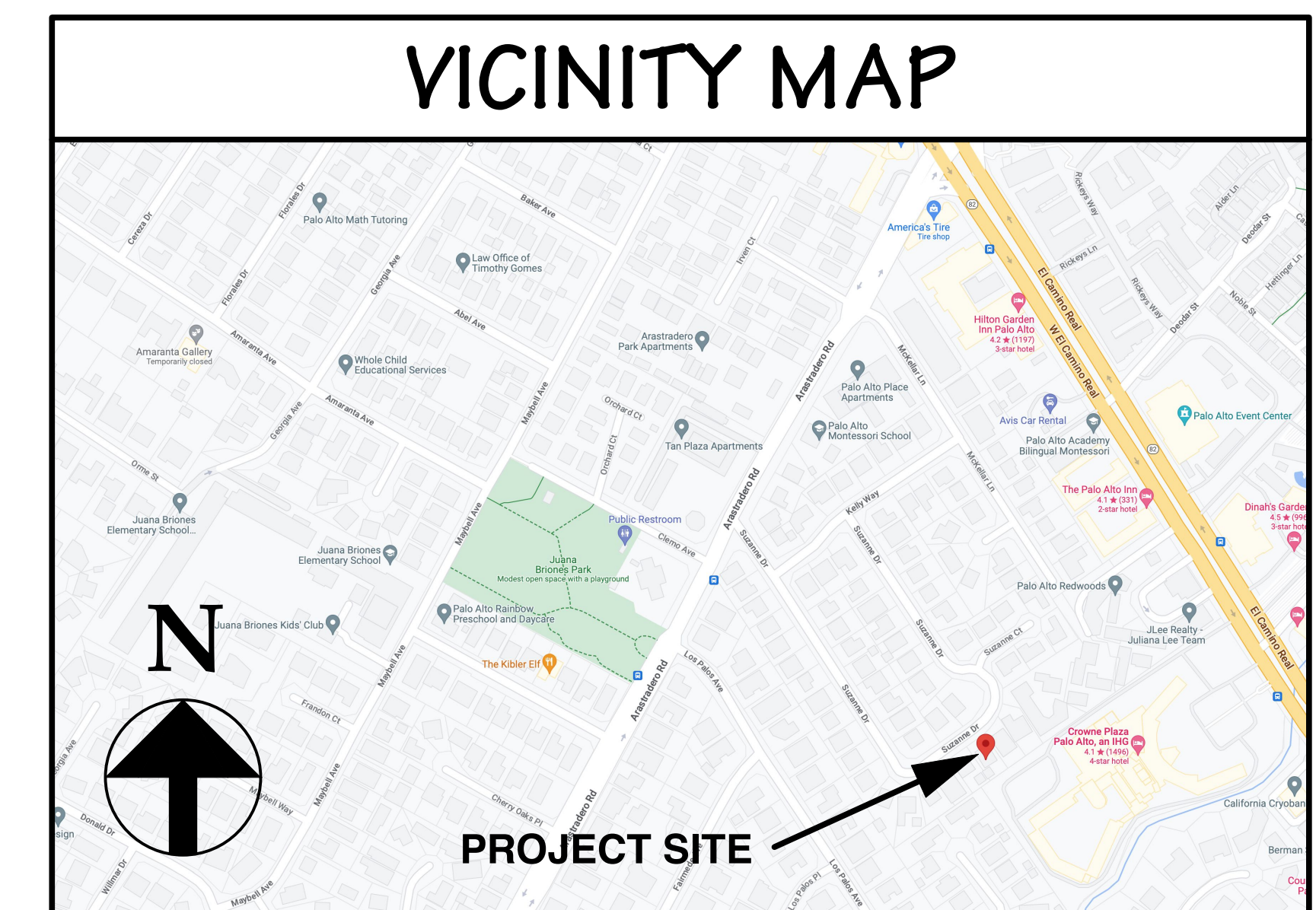
A.P.N.	167-07-034
LOT SIZE	6,133.5 S.F.
FIRE SPRINKLERS MAIN	NO
FIRE SPRINKLERS ADU	NO
ZONING	R-1
SLOPE IS	<10%
(E) LIVING AREA	1,221.0 S.F.
(E) GAME ROOM	528.0 S.F.
(N) NON LIVING AREA	72.0 S.F.
(N) LIVING AREA	569.0 S.F.
(N) ADU	600.0 S.F.
TOTAL LIVING AREA	1790.0 S.F.
(N) PORCH	104.0 S.F.

NOTE: NEW FIRE SPRINKLERS TO ADU AND MAIN HOUSE WILL BE DIFFERED.



APN MAP

167-07-034



OWNER:  
 REGINA WALLACE / STEFFOND JONES  
 4254 SUZANNE DRIVE  
 PALO ALTO, CA. 94306

DESIGN BY:  
 PACIFIC BLUE DEVELOPMENTS  
 38 Colleen Way  
 Campbell, CA. 95008  
 (408) 504-6626 Cell



REVISION:  
 A PER CITY COMMENTS DATED 05/08/2024

SITE W/ ROOF PLAN  
 VICINITY MAP  
 PLAN NOTES

DRAWN BY  
 Michael S. Radu

CHECKED BY  
 PBD

JOB NO.  
 23-07

DATE  
 05/10/2024

SCALE  
 AS SHOWN

SHEET

A-1