

MR. & MRS. MATANGI NEW 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 18% 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.

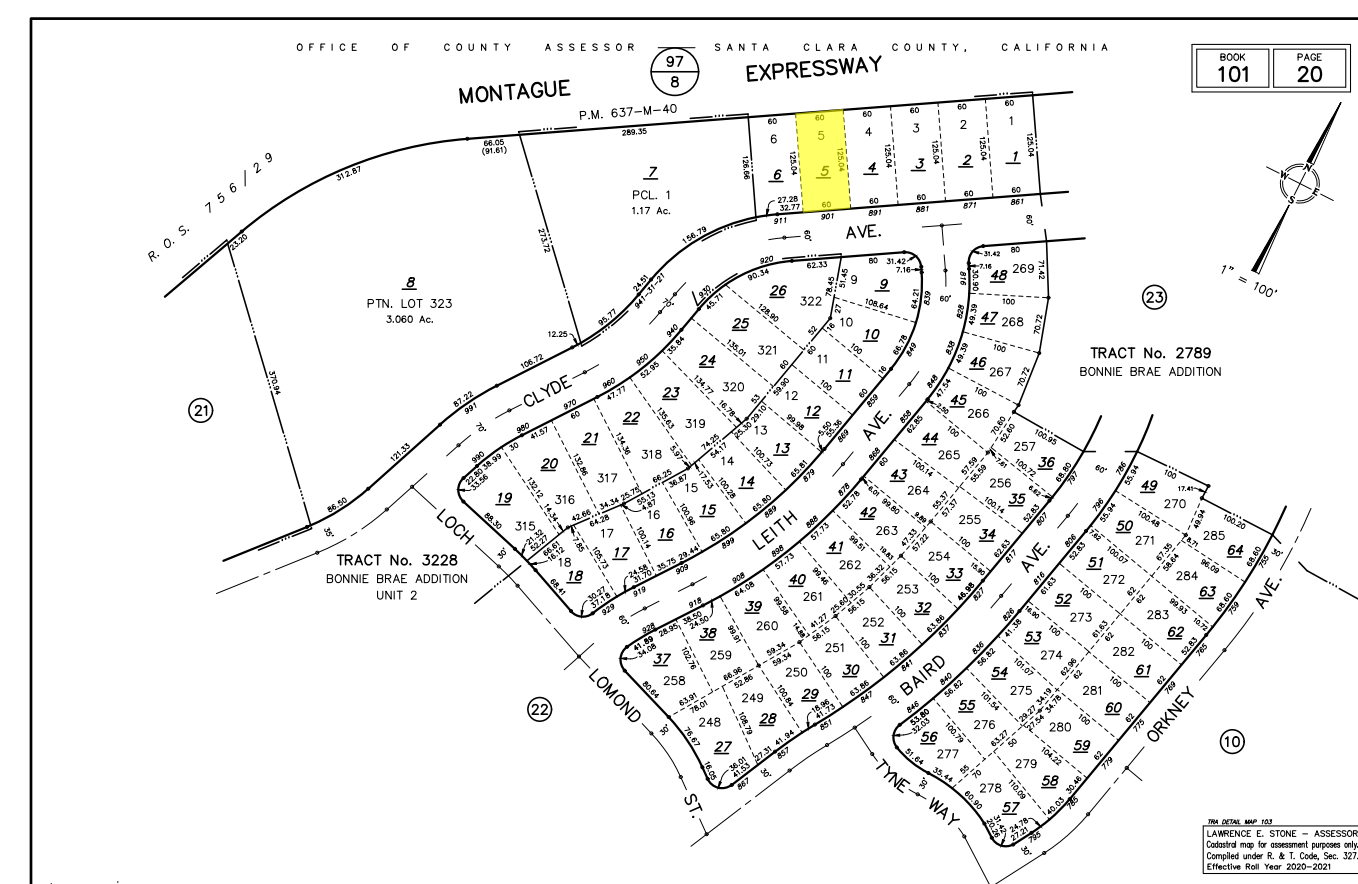
PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN 4.40B.2

- 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.
- Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- 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

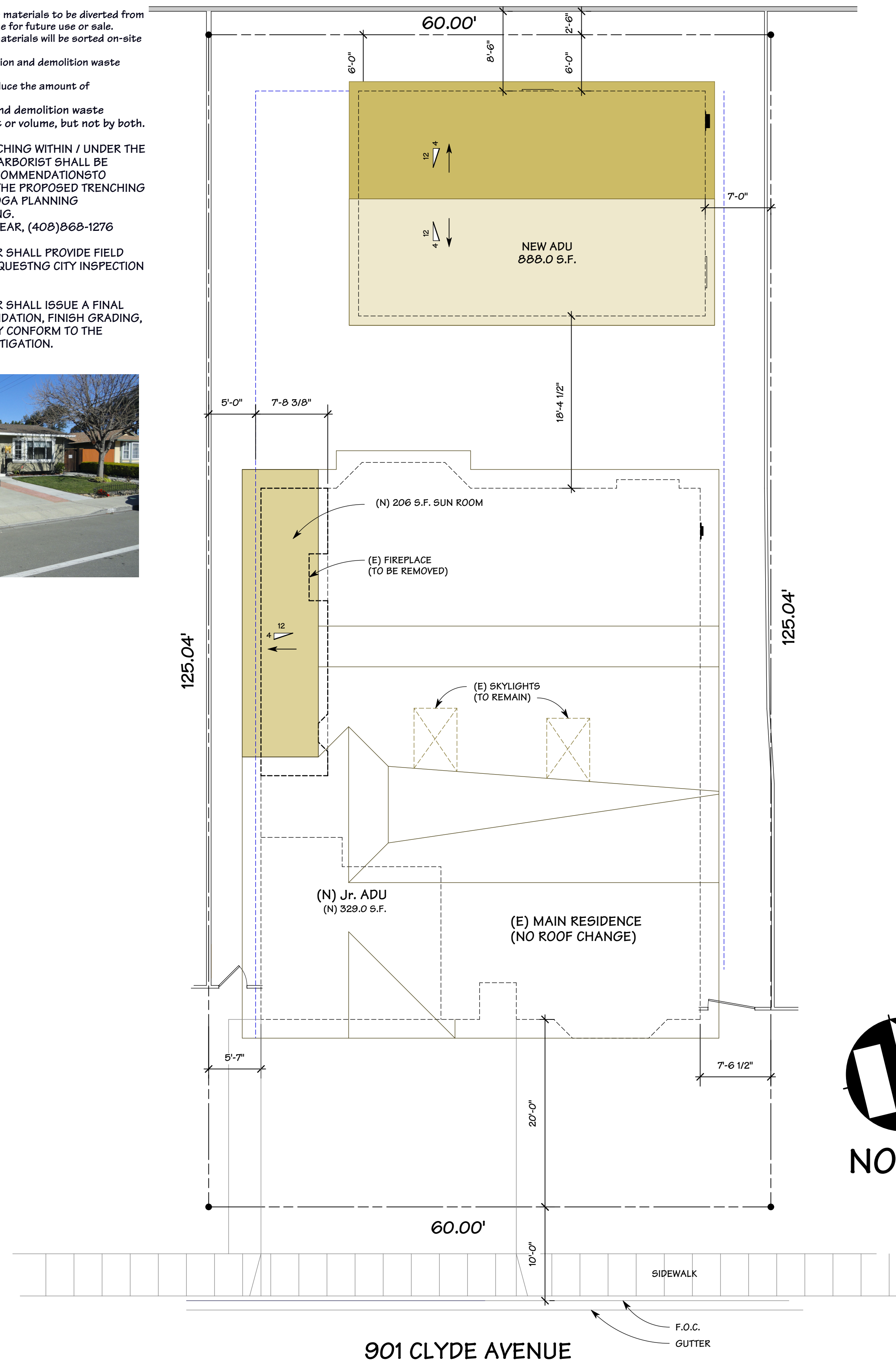
GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL PROVIDE FIELD INSPECTION REPORT IN WRITING BEFORE REQUESTING CITY INSPECTION OF FOUNDATION.

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.



APN MAP

101-20-005



NORTH

PROPOSED NEW ACCESSORY DWELLING UNIT

BUILDING CODES AND REGULATIONS

2019 CRC CALIFORNIA RESIDENTIAL CODE
 2019 CPC CALIFORNIA PLUMBING CODE
 2019 CMC CALIFORNIA MECHANICAL CODE
 2019 CEC CALIFORNIA ELECTRIC CODE
 2019 CALIFORNIA CODE FOR BUILDING CONSERVATION
 2019 BUILDING ENERGY EFFICIENCY STANDARDS
 2019 CGBC CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 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-3 EXISTING / DEMO FLOOR PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 SECTIONS PLAN
- A-6 ELEC./ MECH./ PLUMB. PLAN
- S-1.0 STRUCTURAL GENERAL NOTES
- S-1.1 STRUCTURAL TYPICAL DETAILS
- S-1.2 STRUCTURAL TYPICAL DETAILS
- S-1.3 STRUCTURAL TYPICAL DETAILS
- S-2.0 FOUNDATION PLAN
- S-2.1 FRAMING PLAN
- S-3.0 STRUCTURAL DETAILS
- S-4.0 STRUCTURAL DETAILS
- CG-1 CALIFORNIA GREEN WORKSHEET
- CG-2 CALIFORNIA GREEN WORKSHEET
- T-24-1 TITLE 24 ADU
- T-24-2 TITLE 24 MAIN
- T-24-1 TITLE 24 MAIN
- T-24-2 TITLE 24 RESIDENCE
- T-24-2 TITLE 24 RESIDENCE
- BMP BEST MANAGEMENT PRACTICES

SCOPE OF WORK

- NEW 888.0 SF. DETACHAED ADU AT REAR.
- CONVERT EXISTING GARAGE TO JR. ADU 329.0 S.F.
- ADDITION OF 206.0 SF. NON-LIVING SUN ROOM TO EXISTING MAIN RESIDENCE.
- REMODEL MASTER BATHROOM.

SITE DATA

A.P.N.	101-20-005
LOT SIZE	7,502.4 S.F.
ZONING	R-1
SLOPE IS <10%	YES
OCCUPANCY	R2
CONSTRUCTION TYPE	VB
(E) LIVING AREA	2,023.0 S.F.
(E) GARAGE	329.0 S.F.
(N) JR ADU	329.0 S.F.
(N) ADU	888.0 S.F.
(N) NON-LIVING SUN ROOM	206.0 S.F.

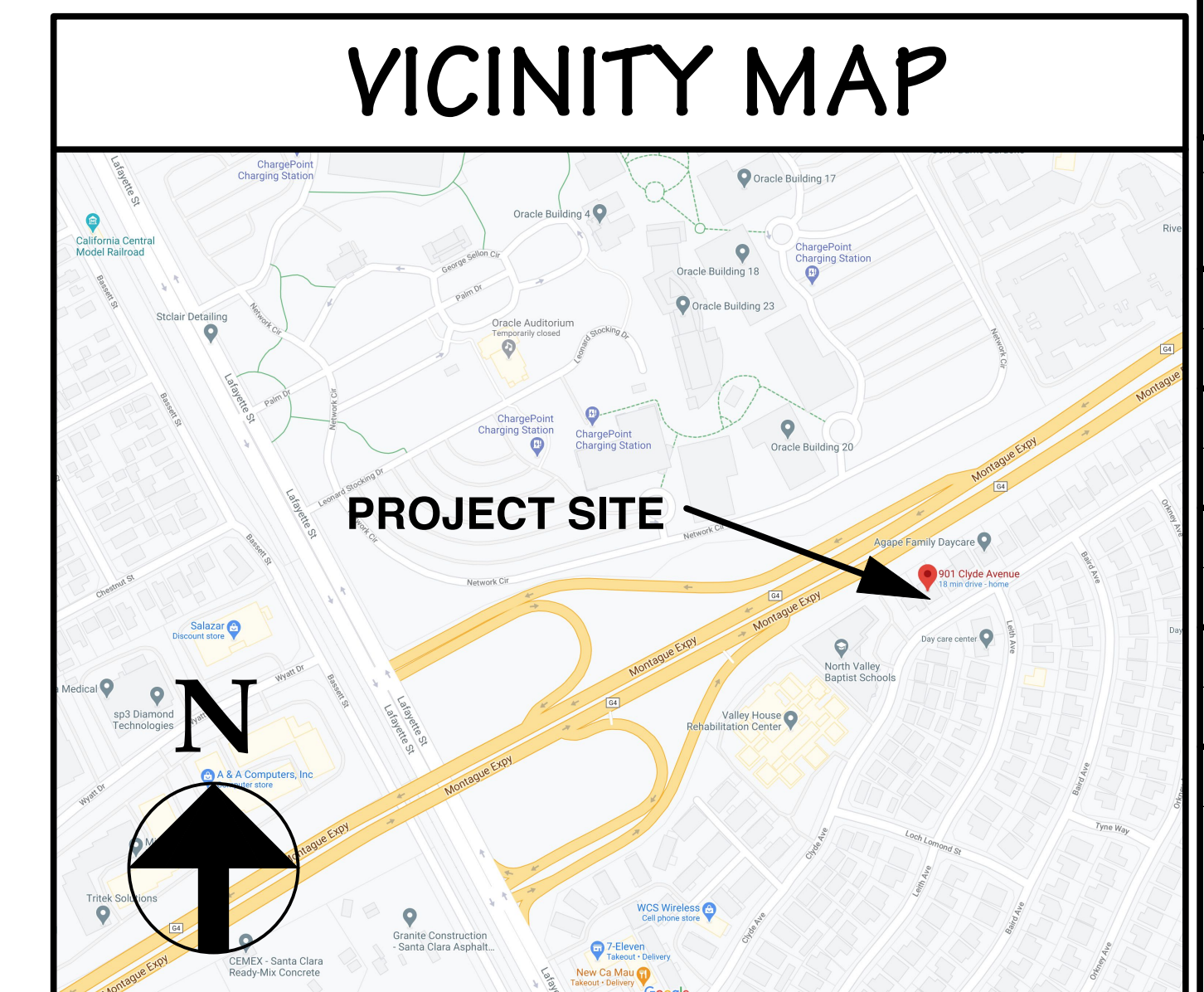
PROFESSIONS

PACIFIC BLUE DEVELOPMENTS
 MICHAEL RADU - DESIGNER
 35 COLLEEN WAY CAMPBELL CA 95008
 (408) 504-6826
 RADU@MAC.COM

FRI ENERGY CONSULTANTS LLC
 NICHOLAS BIGNARDI
 21 N. HARRISON AVE STE 210
 CAMPBELL CA 95008
 (408) 866-1620

MORGAN STRUCTURAL ENGINEERING
 JEFF MORGAN - STRUCTURAL ENGINEER
 1710 DONALOR DRIVE ESCONDIDO CA 92027
 (760) 690-7454
 JEFF@MORGANSTRUCTURAL.COM

APPROVAL AND STAMP AREA



VICINITY MAP

OWNER: MR. & MRS. MATANGI
 901 CLYDE AVENUE
 SANTA CLARA, CA. 95054

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
 Michael S Radu
 35 Colleen Way
 Campbell, CA 95008
 (408) 504-6826 Cell
 www.pacificblue.com

REVISION:

SITE W/ ROOF PLAN
VICINITY MAP
PLAN NOTES

DRAWN BY: Michael S. Radu

CHECKED BY: PBD

JOB NO.: 21-04

DATE: 09/10/2021

SCALE: AS SHOWN

SHEET: A-1

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

SITE W/ ROOF PLAN