

A CARPORT & WINDOW REPLACEMENT PROJECT FOR:

## 335-337 COLLEGE AVE SANTA ROSA, CA 95401

**SCOPE OF WORK:**

- ADD ONE CARPORT TO PARCEL 180-750-050, TO SERVE BOTH PARCELS.
- REPLACE WINDOWS AT 343 COLLEGE AVE AS NOTED ON ELEVATIONS.
- CARPORT VALUATION: \$28,200
- WINDOW REPLACEMENT VALUATION: \$7,000

**PROJECT DATA:**

APN: 180-750-050 & 180-750-049  
 STREET ADDRESS: 335-337 COLLEGE AVE & 343 COLLEGE AVE  
 CITY: SANTA ROSA  
 JURISDICTION: CITY OF SANTA ROSA  
 OCCUPANCY: R-2  
 CONSTRUCTION TYPE: V-B  
 SPRINKLERS: NO  
 CODES: 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA FIRE CODE  
 2022 CALGREEN CODE

**PROJECT CONTACTS:**

OWNER: COLLEGE SQUARE, LLC  
 CONTACT: KEVIN KLINE  
 2777 CLEVELAND AVE. #113  
 SANTA ROSA, CA 95403  
 707.569.9250

ARCHITECT: LAURA MILLER DESIGN  
 889 EMBARCADERO DR, SUITE 104  
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**GENERAL NOTES:**

- THE INFORMATION ON THIS SET OF CONSTRUCTION DOCUMENTS IS RELATED TO THE BASIC DESIGN INTENT OF THE PROJECT. THEY ARE INTENDED AS A CONSTRUCTION AID, NOT A SUBSTITUTE FOR GENERALLY ACCEPTED GOOD BUILDING PRACTICES AND COMPLIANCE WITH CURRENT CALIFORNIA STATE BUILDING CODES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A PROFESSIONALLY FINISHED, STRUCTURALLY SOUND, AND WEATHERPROOF COMPLETED PROJECT.

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. THESE CODES ARE TO BE CONSIDERED PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN VARIANCE OF THE PLAN.

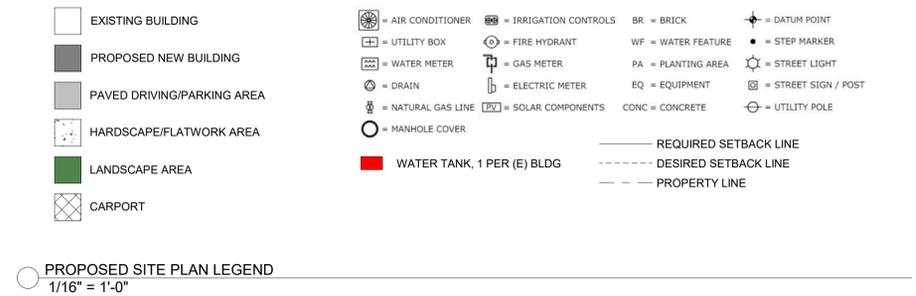
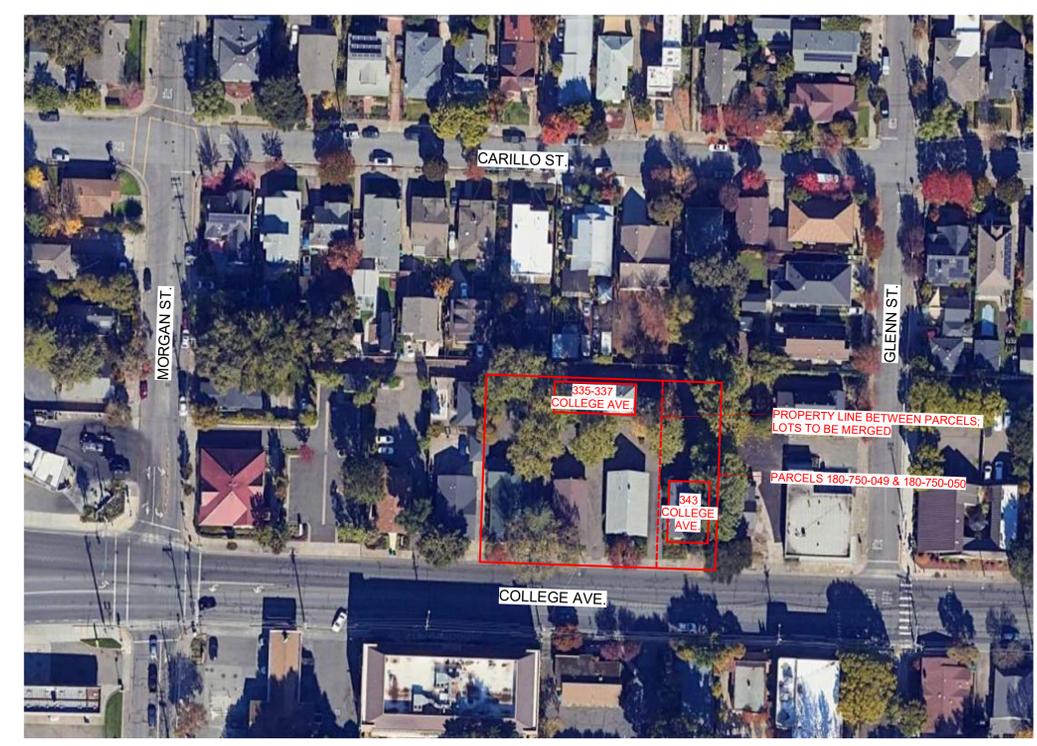
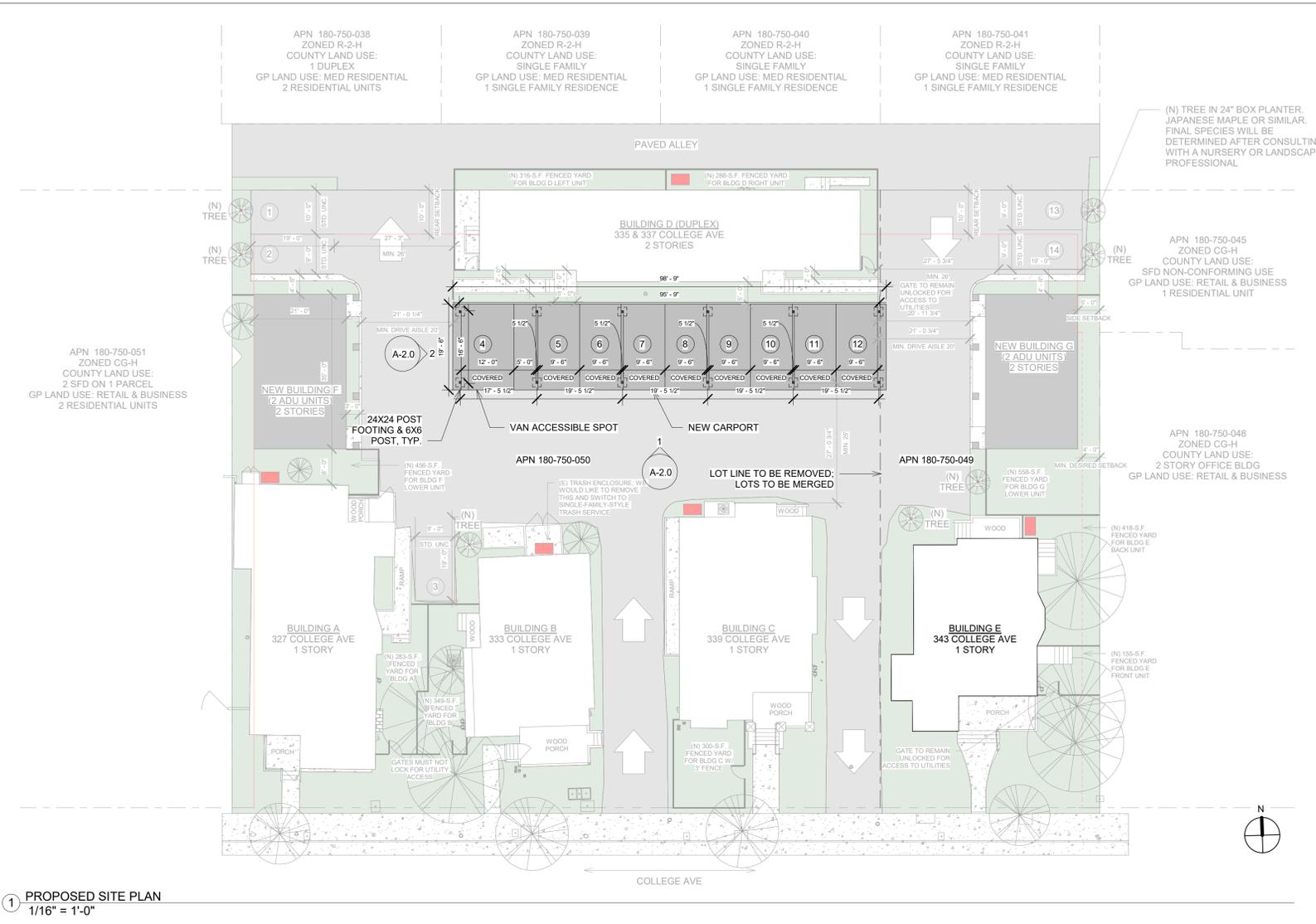
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DRAWING (DO NOT SCALE DRAWING.)

- THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

**VICINITY MAP:**

**SHEET INDEX:**

|       |                            |
|-------|----------------------------|
| A-0.0 | PLANS                      |
| A-1.0 | SITE PHOTOS                |
| A-2.0 | CARPORT                    |
| A-3.0 | 343 COLLEGE AVE ELEVATIONS |
| A-3.1 | Unnamed                    |



**PARKING NOTES:**

- REQUIRED OFF-STREET PARKING SHALL BE LOCATED ON THE SAME PARCEL AS THE USES SERVED, EXCEPT WITH CONDITIONAL USE PERMIT APPROVAL. PARKING MAY BE LOCATED ON A PARCEL IN THE VICINITY OF THE PARCEL SERVED SUBJECT TO A RECORDED COVENANT RUNNING WITH THE LAND, RECORDED BY THE OWNER OF THE PARKING FACILITY, GUARANTEEING THAT THE REQUIRED PARKING WILL BE MAINTAINED EXCLUSIVELY FOR THE USE OR ACTIVITY SERVED FOR THE DURATION OF THE USE OR ACTIVITY.
- CURBING: CONTINUOUS CONCRETE CURBING AT LEAST SIX INCHES HIGH AND SIX INCHES WIDE SHALL BE PROVIDED ALONG THE EDGES OF PARKING SPACES ADJACENT TO FENCES, WALLS, SIDEWALKS, OTHER STRUCTURES, AND LANDSCAPING.
- PARKING SPACES ADJACENT ALONG THEIR LENGTH TO LANDSCAPED AREAS OR OTHER SIMILAR SURFACES SHALL INCORPORATE AN ADDITIONAL CURBING WIDTH OF 12 INCHES (FOR A TOTAL OF 18 INCHES)

**TYPES OF PARKING SPACES & DIMENSIONS**

| TYPE               | MIN. SIZE  | MIN. AISLE | QTY. |
|--------------------|------------|------------|------|
| COVERED            | 9.5' X 19' | 25'        | 9    |
| STANDARD UNCOVERED | 9' X 19'   | 26'        | 4    |
| STANDARD UNCOVERED | 9.5' X 19' | 25'        | 0    |
| STANDARD UNCOVERED | 10' X 19'  | 23'        | 1    |
| COMPACT UNCOVERED  | 9' X 16'   | 23'        | 0    |

- UP TO 50% OF THE SPACES IN A PARKING LOT MAY BE COMPACT SPACES

- THE WIDTH OF A PARKING SPACE SHALL BE INCREASED BY ONE FOOT IF EITHER SIDE OF THE SPACE IS ADJACENT TO A WALL, FENCE, SUPPORT COLUMN OR OTHER STRUCTURE, EXCEPT WHERE THE OBSTRUCTION IS LIMITED TO THE FRONT OR REAR ONE-THIRD OF THE PARKING SPACE.

**PARKING CALCULATIONS - # OF SPACES REQUIRED**

| UNIT                       | # COVERED SPACES | # UNCOVERED SPACES | TOTAL     |
|----------------------------|------------------|--------------------|-----------|
| BLDG A (2+ BED)            | 1                | 1.5                | 2.5       |
| BLDG B (1 BED)             | 1                | 0.5                | 1.5       |
| BLDG C (2+ BED)            | 1                | 1.5                | 2.5       |
| BLDG D, UNIT 1 (2+ BED)    | 1                | 1.5                | 2.5       |
| BLDG D, UNIT 2 (2+ BED)    | 1                | 1.5                | 2.5       |
| BLDG E (2+ BED)            | 1                | 1.5                | 2.5       |
| BLDG F, UNIT 1 (1 BED ADU) | 0                | 0                  | 0         |
| BLDG F, UNIT 2 (1 BED ADU) | 0                | 0                  | 0         |
| BLDG G, UNIT 1 (1 BED ADU) | 0                | 0                  | 0         |
| BLDG G, UNIT 2 (1 BED ADU) | 0                | 0                  | 0         |
| <b>REQUIRED</b>            | <b>6</b>         | <b>8</b>           | <b>14</b> |
| <b>PROVIDED</b>            | <b>9</b>         | <b>5</b>           | <b>14</b> |

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LAURA A. MILLER  
 No. C-35317  
 REN. 4/30/25  
 Miller

MINOR LANDMARK ALTERATION  
 327-343 COLLEGE AVE  
 SANTA ROSA, CA 95401

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| No. | Date | Description |
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 Drawn By: KB  
 Approved By: LM  
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A-0.0

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327 COLLEGE AVE



333 COLLEGE AVE



339 & 343 COLLEGE AVE



339 & 343 COLLEGE AVE



335 & 337 COLLEGE AVE



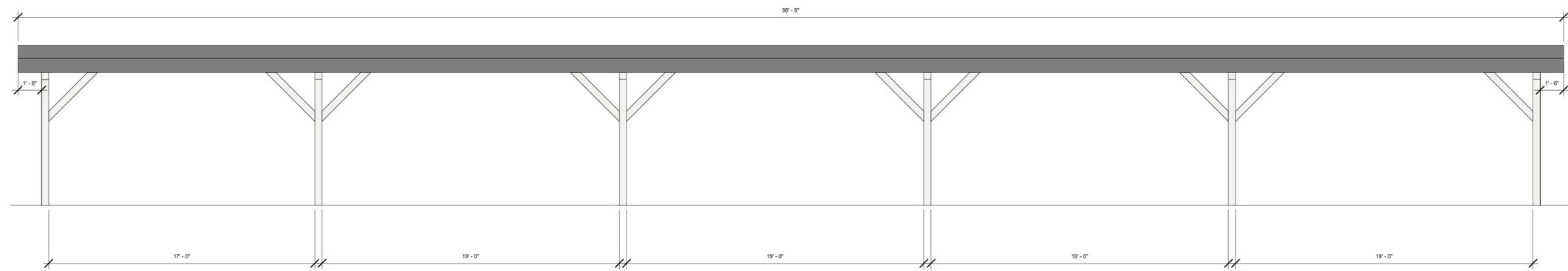
335 & 337 COLLEGE AVE

MINOR LANDMARK ALTERATION  
327-343 COLLEGE AVE  
SANTA ROSA, CA 95401

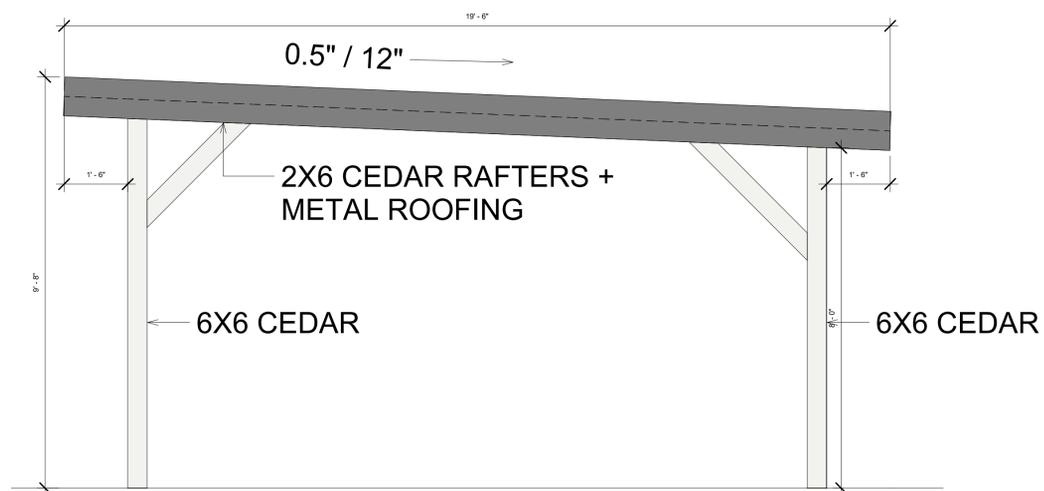
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SITE PHOTOS

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① CARPORT FRONT ELEVATION  
1/4" = 1'-0"



② CARPORT SIDE ELEVATION  
1/2" = 1'-0"



FASCIA & POST PAINT COLOR



POST BEAM, & BRACING COLOR



ROOF COLOR (POWDER COAT)

③ CARPORT COLORS  
NTS

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CARPORT

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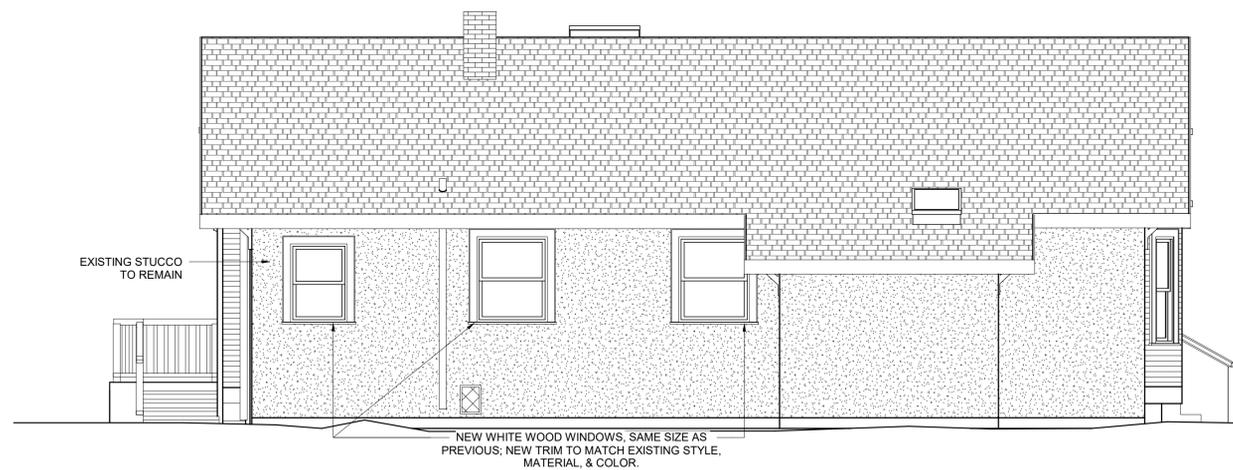
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① WEST EXISTING ELEVATION  
1/4" = 1'-0"



② WEST PROPOSED ELEVATION  
1/4" = 1'-0"



③ EXISTING WINDOWS TO BE REPLACED  
3" = 1'-0"

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343 COLLEGE  
AVE  
ELEVATIONS

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