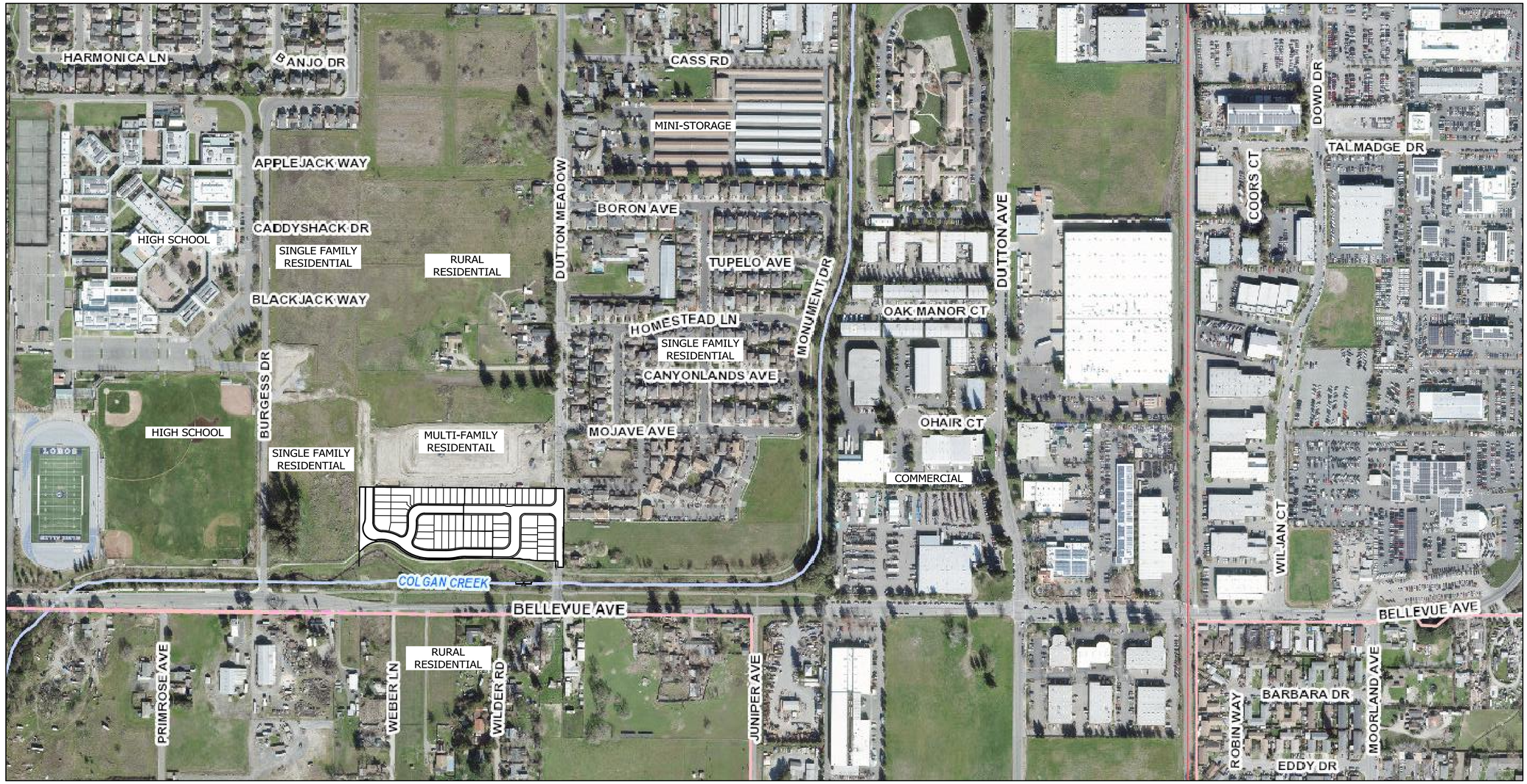
COLGAN CREEK PROJECT NARRATIVE

Colgan Creek is a 65 lot, small lot, subdivision located on a relatively flat (approximately 4.5 acre parcel within the Roseland Priority Area) and is void of any trees. Each lot will contain 1 SFD & 1 ADU creating a total of 130 units. Each SFD is a 3 bed/2bath (1,029 sq ft.) and each ADU is a 2 bed/2 bath (706 sq ft.) which meets the "affordable by design" criteria. Although not mandated, this project is fully electric. There are 177 parking spaces in total comprised of 47 uncovered (on street) spaces, 65 covered (off street) spaces, and 65 uncovered (off street) spaces which exceeds the total parking space requirement of 163 spaces. In addition, a bus stop is located 10 feet North of the project frontage along Dutton Meadow Drive and the project is within walking distance to Elsie Allen High School, Bellevue Elementary School, Meadow View Elementary, Stony Point Academy, Colgan Creek Trail, and South West Community Park. Each front yard and backyard will be landscaped and a patio will be installed in each backyard.

Vehicular and pedestrian traffic would enter the project site from Dutton Meadow Drive along the East property boundary, Common Way in the North West corner of the property line, with a new street (Colgan Creek Drive) proposed along Colgan Creek & Trail. The sites current Zoning District is R-3-18 and the General Plan is Med Residential.

RECEIVED
By E07081 at 3:22 pm, Jun 30, 2021



T.D.G. CONSULTING CIVIL ENGINEERS, INC.
883 THIRD STREET
SANTA ROSA, CALIF. 95404
(707) 577-0425

R.C.E. 43079

CONCEPT DESIGN REVIEW
COLGAN VILLAGE
NEIGHBORHOOD CONTEXT MAP
3011 DUTTON MEADOW
SANTA ROSA, CALIFORNIA

Date	6/3/2021
Scale	AS SHOWN
Drawn	JMM
Designed	JMM/CCT
Job No.	10101
Sheet	1 of 1 Sheets

L:\2010\10101 - Colgan Village IP & PM\Colgan Village Neighborhood context map.dwg

Plotted: 6/3/2021

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY AE CONSIDERED "PRELIMIANY" AND AR NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 YR. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTRAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.

RECEIVED
By E07081 at 3:22 pm, Jun 30, 2021

COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, APN 043-121-007

CIVIL ENG. NOTES

1. ENCROACHMENT PERMIT: ANY IMPROVEMENTS, PROPOSED OR REQUIRED, WITHIN THE PUBLIC WAY OR ANY EXISTING PUBLIC SEWER OR WATER EASEMENTS SHALL BE REVIEWED AND APPROVED WITH AN ENCROACHMENT PERMIT APPLICATION. ONLY CONSTRUCTION PLANS SUBMITTED WITH THE ENCROACHMENT PERMIT APPLICATION ARE FINAL PLANS AND WILL BE APPROVED FOR CONSTRUCTION. SUBMIT PLANS SHOWING ALL WORK IN THE PUBLIC RIGHT OF WAY, OR IN PUBLIC EASEMENTS, INCLUDING ALL WORK ON PUBLIC UTILITIES (WATER METER BOXES, SEWER LATERAL CLEANOUTS, BACKFLOW DEVICES, ETC.) TO THE PLANNING AND ECONOMIC DEVELOPMENT OFFICE AT 100 SANTA ROSA AVE, ROOM 3. NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

2. WATER LATERAL: THE WATER LATERAL MUST BE SIZED TO MEET DOMESTIC, IRRIGATION, AND FIRE SPRINKLER DEMAND. IF THE WATER SERVICE MUST BE UPSIZED, THE EXISTING SERVICE MUST BE ABANDONED AT THE MAIN PER CURRENT CITY STANDARDS. IF THE EXISTING WATER SERVICE OR METER BOX HAS BEEN DAMAGED, THEY WILL NEED TO BE REPAIRED/REPLACED. ANY OF THIS WORK WILL REQUIRE AN ENCROACHMENT PERMIT.

3. WATER METER: WATER METERS MAY NEED TO BE SIZED TO A ¾ METER BASED UPON WHAT THE FIRE DEPARTMENT APPROVES TO MEET THE FIRE SPRINKLER REQUIREMENTS. FEES WILL BE DUE FOR A LARGER METER.

4. BACKFLOW: FIRE SPRINKLERS ARE REQUIRED, SO A BACKFLOW DEVICE WILL BE REQUIRED PER CURRENT CITY STANDARDS. AN IN-LINE CHECK BACKFLOW PER STD. 875F MAY BE INSTALLED IF THE PROPERTY HAS AN AMI METER INSTALLED (AN AMI WATER METER WILL NEED TO BE INSTALLED FOR THIS OPTION TO BE ALLOWED, CONTACT WATER ENGINEERING SERVICES TO SEE WHEN AMI WILL BE AVAILABLE TO THIS LOCATION). IF AMI IS NOT AVAILABLE, A DOUBLE CHECK BACKFLOW DEVICE PER STD. 875 WILL BE REQUIRED. EITHER DEVICE WILL NEED TO BE INSTALLED UNDER AN ENCROACHMENT PERMIT.

5. SEWER LATERAL: A CLEANOUT MUST BE INSTALLED PER CITY STANDARD 513 IF NONE EXISTS. IF ONE NEEDS TO BE INSTALLED OR IF THE SEWER LATERAL NEEDS TO BE REPLACED, AN ENCROACHMENT PERMIT WILL BE REQUIRED. PROVIDE THE BUILDING INSPECTOR WITH A REPORT INDICATING THAT THE SEWER LATERAL IS IN WORKING CONDITION PRIOR TO THE WATER SERVICE BEING RE-INSTATED.

GENERAL NOTES

1. COMPLY WITH ALL PROVISIONS OF THE 2016 CBC, CRC, CPC, CMC, CEC, TITLE 24 CALGREEN BUILDING STANDARDS CODE AND ALL LOCAL CODE AND ORDINANCES.

2. THESE PLANS ARE NOT INTENDED TO TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK WHICH IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE FULL COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

4. ALL SUBCONTRACTORS SHALL BID AND PERFORM THEIR WORK BASED ON THE COMPLETE SET OF PLANS. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO NOTIFY THE GENERAL CONTRACTOR OF ANY POSSIBLE CONFLICTS BETWEEN PORTIONS OF THE DRAWINGS AND OR SPECIFICATIONS.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND FAMILIARIZE HIMSELF WITH THE DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT, PRIOR TO PERFORMANCE, IF ANY CONFLICTS EXIST BETWEEN ANY PORTION OF THE WORKING DRAWINGS, SPECIFICATIONS AND/OR SITE CONDITIONS.

6. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.

7. DETAILS NOT SPECIFICALLY SHOWN SHALL BE THE SAME NATURE AS SIMILAR CONDITIONS.

PLUMBING NOTES

1. PROVIDE A NON-REMOVABLE BACK FLOW PREVENTION DEVICE OR VACUUM BREAKER DEVICE ON ALL EXTERIOR HOSE BIBBS, LAWN SPRINKLER/ IRRIGATION'S SYSTEMS AS REQUIRED BY CPC SECTION 603.4.6

2. PROVIDE SHOWERS AND TUB COMBINATIONS WITH INDIVIDUAL CONTROL PRESSERE VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OF COMBINATION BALANCE/ THERMOSTATIC MIXING VALVE TYPE, CONFORMING TO ASSE 1016. INSTALLER SHALL ADJUST SUCH VALVES PER MANUFACTURE'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER WATER SETTING OF 120 DEGREES F. CPC 418.0

3. SHOWER RECEPTORS (OTHER THAN TUBS) SHALL HAVE AN APPROVED TYPE AND CONFORM TO CPC SECTION 411.5 AND 411.6. IS SHOWER RECEPTOR IS CONSTRUCTED ON SITE, IT SHALL BE CONSTRUCTED TO CONFORM TO CPC 411.8.

4. SHOWER STALL DESIGN - POSITION SHOWER CONTROL VALVES SO THAT THE BATHER CAN ADJUST THE VALVES WITHOUT STEPPING INTO THE SHOWER SPRAY.

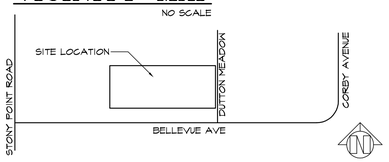
5. WATER HAMMER CONTROL SHALL BE PROVIDED AT CLOTHS WASHER AND DISHWASHER PER CPC 609.10.

6. ALL UNDERGROUND COPPER PIPELINES TO BE SCHEDULE "L" WITH NO JOINTS.

7. THE MINIMUM WIDTH REQUIREMENT FOR INSTALLATION OF WATER CLOSETS PER SECTION 4075 OF CPC OR SECTION R307 OF CRC IS 15" FROM CENTER TO ANY SIDE WALL OR OBSTRUCTION. NO CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE.

VICINITY MAP

NO SCALE



ILLUMINATED ADDRESS

1. LIGHT SOURCES USED TO COMPLY W/ THIS SECTION SHALL BE CONTROLLED BY PHOTOELECTRIC DEVICE OR BY A CIRCUIT SUPPLIED BY A HOUSE METER WHICH IS USED TO PROVIDE OTHER REQUIRED LIGHTING DURING HOURS OF DARKNESS. NO SWITCH OR OTHER SIMILAR DEVICE SHALL BE INSTALLED.

2. THE NUMBERS SHALL BE AT A HEIGHT AND LOCATION THAT ENSURES THE ADDRESS IS PLAINLEY VISIBLE AND LEGIBLE TO EMERGENCY VEHICLES APPROACHING FROM EITHER DIRECTION ALONG THE STREET OR ROAD FRONTING THE PROPERTY.

3. THE NUMBERS SHALL BE A MINIMUM 4 INCHES IN SIZE AND COLORS OF NUMBERS SHALL CONTRAST THE BUILDING BACKGROUND COLOR.

CONSTRUCTION NOTES

1. ALL STRUCTURAL FASTENING / NAILING NOT SPECIFICALLY CALLED OUT ON PLANS SHALL BE PER 2016 CRC TABLE R602.3(1)

2. ALL DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED.

3. SEE TITLE 24 ENERGY CALULATIONS FOR GLAZING AREAS. ALL GLAZING SHALL BE DOUBLE PANE AND LOW-E.

4. PROVIDE FIREBLOCKING AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, STAIR OPEING (IF APPLICABLE). CEILINGS, FLOOR LEVELS & AT 10 INTERVALS BOTH HORIZONTAL AND VERTICAL).

5. GYP. BD. SHALL BE AS FOLLOWS:
WALLS AND CEILING: FRAMING @ 16" O.C. 1/2" GYP. BD.
FRAMING @ 24" O.C. 5/8" GYP. BD.
FIRE RATED WALLS - 5/8" TYPE "X" GYP. BD.
GARAGE WALLS AND CEILING - 5/8" TYPE "X" GYP. BD
ENCLOSED USABLE SPACE UNDER STAIRS - 5/8" TYPE "X" GYP. BD.

6. PROVIDE WATER RESISTANT GYP. BD. UNDER TUB & SHOWER ENCLOSURE MATERIALS (OR) APPROVED BACKER BOARD UNDER TILE TO A HEIGHT OF 72" MIN. ABOVE DRAIN INLET. INSTALLATION AND APPLICATIONS SHALL COMPLY W/ CBC 807.1 & 2512. IF APPLICABLE, TILE SHALL BE INSTALLED PER THE TILE COUNCIL OF AMERICA STANDARDS (INCLUDING WATERPROOFING WHERE APPLICABLE).

7. ALL INTERIOR WALLS AND CEILINGS TO BE TAPED AND TEXTURED. U.O.N. OUTSIDE CORNERS TO BE ROUNDED TO APPROX. 3/4" RADIUS W/ "BEADEX SOFTLINE" CORNERS.

8. ALL GARAGE WALLS AND CEILING TO BE TEXTURED U.O.N., AT A MIN. FIRE TAPE.

9. ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING TO NOT EXCEED 25 AND SMOKE DENSITY NOT TO EXCEED 450.

10. MAINTAIN 12" CLEAR FROM LIGHT FIXTURES TO COMBUSTIBLE MATERIALS AT ALL WALK-IN CLOSETS.

11. PROVIDE SEISMIC ANCHORAGE OF APPLIANCES PER CMC SECTION 304.4.

12. PROVIDE ADEQUATE VOLUME OF OUTSIDE COMBUSTION AIR TO ALL APPLIANCES (PER CMC 701.1 - 701.3) AND TO FAU ENCLOSURE (PER CMC 302.4: EXC. 3.

13. ALL AIR DUCTS PENETRATINGTHE SEPERATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MINIMUM PER CRC R302.5.2

14. ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE 110V WITH BATTERY BACK-UP AND INTERCONNECTED.

15.

16. ALL SHOWERS AND TUBS SHALL HAVE A PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE.

17.

18. 15# FELT UNDERLAYMENT FOR ROOF COVERING MATERIAL SPECIFIED ON DRAWING. ALL UNDERLAYMENT MATERIAL SHALL COMPLY WITH C.R.C. SECTION R905.

19. ALL BEDROOMS, BASEMENTS OR ROOMS FOR SLEEPING SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (CRC SECTION 310). ALL WINDOWS TO BE LABELED "EGRESS" ON FLOOR PLAN AND ELEVATIONS SHALL COMPLY EITH THE FOLLOWING CODE REQ'S: a) SHALL HAVE A MIN NET OPENING OF 5.7 SQ.FT., b) SHALL HAVE A MIN. NET CLEAR OPENING WIDTH OF 20", c) SHALL HAVE A MIN. NET CLEARANCE HEIGHT OF 24", d) SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR.

OWNER

COLGAN CREEK LLC.
883 3RD STREET
SANTA ROSA, CA. 95404
707-494-0425

PROJECT LOCATION

ZONE	RE-18
LOT NUMBER	
APN	043-121-007
ADDRESS	3011 DUTTON MEADOW SANTA ROSA, CA.

OCCUPANCY & BUILDING UNIT A,B,C

OCCUPANCY GROUP	R-3/U	
TYPE OF CONSTRUCTION	VB	
STORIES	2	
SPRINKLERS	YES	
BUILDING AREA	ADU LIVING AREA LOWER FLOOR	706 SQ.FT.
ATTACHED 1 -CAR GARAGE	GARAGE AREA	228 SQ.FT.
	SFD LIVING AREA UPPER FLOOR	1029 SQ.FT.
	COVERED PORCH AREA	48 SQ.FT.

SEPERATE PERMITS REQ.

1. FIRE SPRINKLER PERMIT APPLICATION TO BE SUBMITTED TO THE FIRE DEPT FOR DESIGN AND CALCULATION REVIEW
2. SITE PLAN & UTILITIES REVIEW FOR EACH LOT

DEFERRED SUBMITTALS

NOTE:
SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THE THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

ITEMS TO BE DEFERRED: MFG TRUSS DESIGN AND CALCS

CODES & CONST. HOURS

PLANS SHALL CONFORM TO 2016 CBC
WHICH INCLUDES THE FOLLOWING CODES.
CBC 2016 BUILDING CODE
CBEES 2016 (TITLE 24)
CRC 2016
ANY LOCAL CODES & ORDINANCES

CITY OF SANTA ROSA CONST. HOURS:
7:00 a.m. - 7 p.m. MONDAY - FRIDAY
8:00 a.m. - 6:00 p.m. SATURDAY
NON-HOLIDAY WEEKDAYS
NO CONSTRUCTION IS PERMITTED
ON SUNDAY AND HOLIDAYS

ARCHITECT

INTEGRATED DESIGN
804 COLLEGE AVE
SANTA ROSA, CA. 95404
707-568-0108

CONSULTANTS

CIVIL ENGINEER
TDG CONSULTING ENGINEERS
883 THIRD STREET
SANTA ROSA, CA. 95401
707-571-0425

TITLE 24 COMPLIANCE
INTEGRATED DESIGN
804 COLLEGE AVE
SANTA ROSA, CA. 95404
707-568-0108

STRUCTURAL ENGINEERING
INTEGRATED DESIGN
804 COLLEGE AVE
SANTA ROSA, CA. 95404
707-568-0108

CAL GREEN COMPLIANCE
SOL DATA
2227 CAPRICORN WAY, SUITE 202
SANTA ROSA, CA. 95407
707-545-4440

GEOTECHNICAL ENGINEER
YOUNG ENGINEERING SERVICES
132 BOAS DRIVE
SANTA ROSA, CA. 95409
707-538-7505

LANDSCAPE ARCHITECT
PARKER SMITH
4100 HAVEN COURT
SEBASTOPOL, CA. 95472
707-829-0600

GREEN BUILDING

1. THIS PROJECT IS SUBJECT TO THE CALGREEN BUILDING CODES AND SHALL COMPLY WITH THE ATTACHED CHECKLIST AS INCLUDED AS PART OT THESE PLANS.

2. ALL SUBCONTRACTORS SHALL COMPLY WITH THE PROJECTS CONSTRUCTION WASTE MANAGEMENT (CWM) PLAN AND SUBCONTRACTOR FOREMAN SHALL SIGN THE CWM PLAN ACKNOWLEGEMENT SHEET.

SPECIAL INSPECTIONS

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING CHECKED ITEMS WILL ALSO REQUIRE IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING CHECKED ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SEC. 1704 & 1705 OF THE CALIFORNIA BUILDING CODE.

ITEM
SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION
STRUCTURAL SLAB
STRUCTURAL BEAMS

IN THE EVENT A SPECIAL INSPECTION IS REQUIRED, THE ARCHITECT OR OR ENGINEER OF RECORD SHALL PREPARE AND FILL OUT AN INSPECTION PROGRAM WHICH SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO ISSUANCE OF THE BUILDING PERMIT, PER SECTION SECTION 1704

	REQUIRED
SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION	YES
STRUCTURAL SLAB	YES
STRUCTURAL BEAMS	NO
STRUCTURAL SHEAR WALL NAILING, ANCHORS AND HOLDOWNS	YES

SPECIAL INSPECTIONS REQUIRED INCLUDE GEOTECH INSPECTION AND STRUCTURAL OBSERVATION. SEE SPECIAL INSPECTION FORM ATTACHED.

SHEET INDEX

A1	INDEX, SITE PLAN, LOT ANALYSIS, NOTES
A2	SITE DEVELOPMENT PLAN (FOR REFERENCE ONLY)
A3	UNIT A ADU FLOOR PLAN, MP SCHEDULE & NOTES
A4	UNIT A MP FLOOR PLAN , SCHEDULE & NOTES
A5	UNIT A MP FLOOR PLANS
A5.1	UNIT B MP FLOOR PLANS
A5.2	UNIT C MP FLOOR PLANS
A6	UNIT A MP FOUNDATION PLAN
A7	UNIT A MP,UPPER FLOOR & ROOF FRAMING, ROOF PLAN
A8	SECTION A,B,C, TRUSS DETAIL
A9	SECTION D, ABRIVIATIONS, PIPE FIREWALL DETAILS
TRIPLEX	
A10	TRIPLEX ELEVATIONS, UNIT A,B,C
A11	TRIPLEX ELEVATION, FIREWALL & ROOF PLAN, UNIT A,B,C
A12	TRIPLEX LOWER FLOOR PLAN, UNIT A,B,C
A13	TRIPLEX LOWER UPPER PLAN, UNIT A,B,C
A14	TRIPLEX FOUNDATION PLAN
A15	TRIPLEX UPPER FLOOR FRAMING PLAN
A16	TRIPLEX UPPER ROOF FRAMING PLAN
FOURPLEX	
A17	FOURPLEX ELEVATIONS, UNIT A,B,C,AR
A18	FOURPLEX ELEVATION, FIREWALL & ROOF PLAN, UNIT A,B,C,AR
A19	FOURPLEX LOWER FLOOR PLAN, UNIT A,B,C,AR
A20	FOURPLEX LOWER UPPER PLAN, UNIT A,B,C,AR
A21	FOURPLEX FOUNDATION PLAN
A22	FOURPLEX UPPER FLOOR FRAMING PLAN
A23	FOURPLEX UPPER ROOF FRAMING PLAN
FIVEPLEX	
A24	FIVEPLEX ELEVATIONS, UNIT A,B,CR
A25	FIVELEX ELEVATION, FIREWALL & ROOF PLAN, UNIT A,B,CR
A26	FIVEPLEX LOWER FLOOR PLAN, UNIT A,B,CR
A27	FIVEPLEX LOWER UPPER PLAN, UNIT A,B,CR
SIXPLEX	
A28	SIXPLEX ELEVATIONS, UNIT A,B,CR
A29	SIXLEX ELEVATION, FIREWALL & ROOF PLAN, UNIT A,B,CR
A30	SIXPLEX LOWER FLOOR PLAN, UNIT A,B,CR
A31	SIXPLEX LOWER UPPER PLAN, UNIT A,B,CR
CG1	CAL GREEN UNIT ALL UNITS
CG2	CAL GREEN UNIT ALL UNITS
CG3	CAL GREEN UNIT ALL UNITS
LC	LANDSCAPE COVER SHEET
L1	PLANTING PLAN
L2	PLANTING PLAN
L3	PLANTING PLAN
L4	PLANTING PLAN
L5	IRRIGATION PLAN
L6	IRRIGATION PLAN
L7	IRRIGATION PLAN
L8	IRRIGATION PLAN
P1	PLUMBING AND MECHANICAL PLANS LOWER CORE A
P2	PLUMBING AND MECHANICAL PLANS UPPER CORE A
P3	PLUMBING AND MECHANICAL PLANS LOWER CORE B
P4	PLUMBING AND MECHANICAL PLANS UPPER CORE B
P5	PLUMBING AND MECHANICAL PLANS LOWER CORE C
P6	PLUMBING AND MECHANICAL PLANS UPPER CORE C
T24-1	TITLE 24-1 UNIT A
T24-2	TITLE 24-2 UNIT A AND UNIT A ADU
T24-3	TITLE 24-3 UNIT A ADU
T24-4	TITLE 24-1 UNIT B
T24-5	TITLE 24-2 UNIT B AND UNIT B ADU
T24-6	TITLE 24-3 UNIT B ADU
T24-7	TITLE 24-1 UNIT C
T24-8	TITLE 24-2 UNIT C AND UNIT C ADU
T24-9	TITLE 24-3 UNIT C ADU
T24-10	TITLE 24-1 UNIT AR
T24-11	TITLE 24-2 UNIT AR AND UNIT AR ADU
T24-12	TITLE 24-3 UNIT AR ADU
S1	STRUCTURAL NOTES
S2	STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
SSW1	STRUCTURAL SHEETS
SSW2	STRUCTURAL SHEETS

COVER SHEET

REVISIONS:
BLDG PCC 12-8-20 1

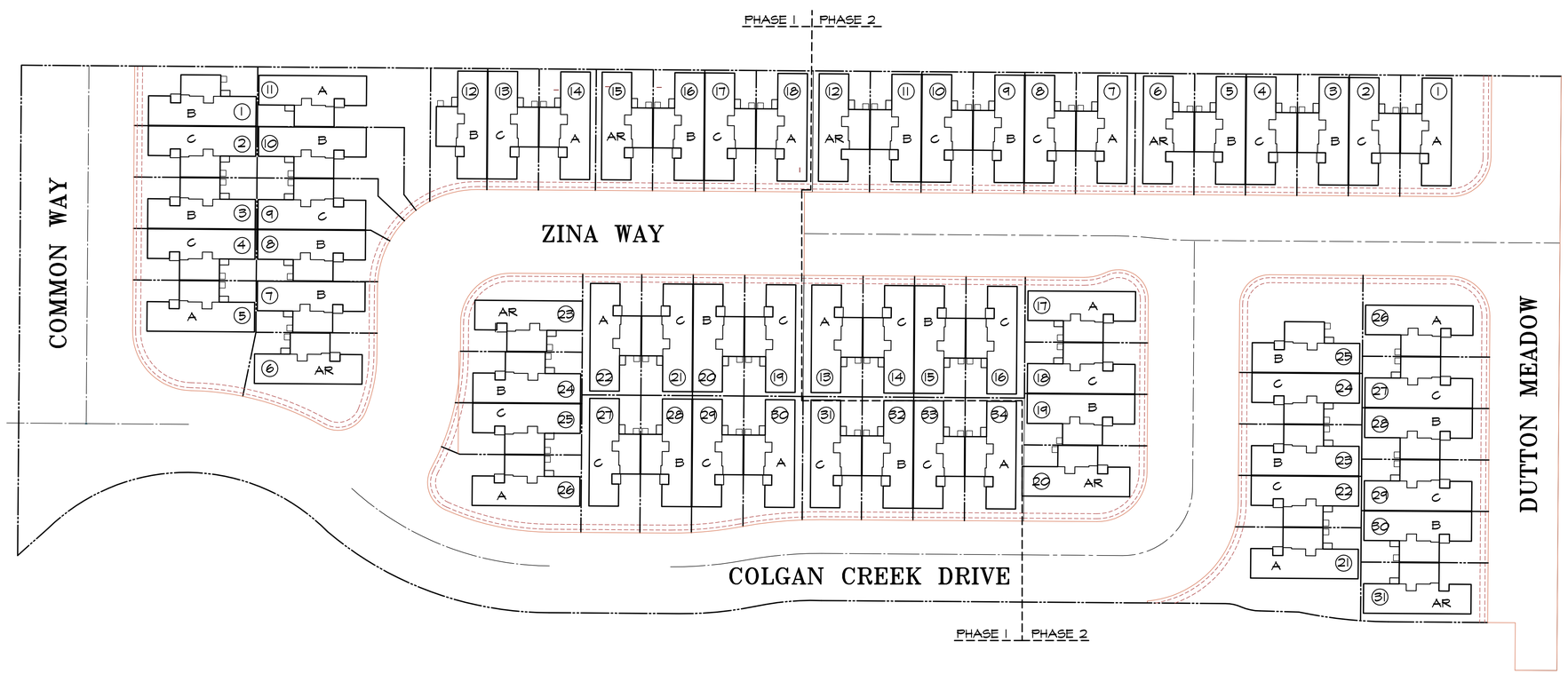
NOTES:

PROJECT JOB NAME:
COLGAN CREEK VILLAGE
3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED DESIGN
804 COLLEGE AVE, SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY:	D. COLOMBO
DRAWN BY:	D. COLOMBO
SHEET NO.	A1
OF:	1
DATE:	4-1-21
JOB NO.	ID201923

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY AE CONSIDERED "PRELIMIANRY" AND AR NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 YR. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.



SITE DEVELOPMENT PLAN

NO SCALE

SITE DEVELOPMENT

REVISIONS:

NOTES:

LICENSED ARCHITECT
DAVID NEAL COLOMBO
NO. C-20167
REN. 3-31-22
STATE OF CALIFORNIA

PROJECT JOB NAME:
COLGAN CREEK VILLAGE
3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED DESIGN
804 COLLEGE AVE, SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY: D. COLOMBO
DRAWN BY: D. COLOMBO
SHEET NO. A2
OF: 1
DATE: 4-1-21
JOB NO. ID201923

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY AE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 YR. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.

ELECTRICAL FIXTURE SCHEDULE

NOTE: ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY, EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2016 CERTIFIED AND LABELED. SEE TABLE 150.0-A OF 2016 CEC, PART 6.

110V		CAN LIGHT		VACANCY SENSOR	VC
110V GFI	GFI	LIGHT		CEILING REGISTER	
110V WEATHER PROTECTED GFI	WP GFI	TRACK LIGHTS		THERMOSTAT	
		WALL LIGHT		SPEAKER	
220V		SPOTLIGHT		UNDER CAB FLUOR	
D.B.		MOTION SENSOR/ PHOTOCONTROL		2X4 FLUOR	
CHIMES					
PHONE		CARBON MONOXIDE ALARM	CM		
TV				CEIL FAN	
FAN VTO		110V SMOKE ALARM	SA		
SWITCH		WHOLE HOUSE FAN			
3-WAY	3				
4-WAY	4				
DIMMER	DMR		WHF		

ELECTRICAL NOTES

1 KITCHEN TO HAVE (2) 20 AMP APPLIANCE BRANCH CIRCUITS.

2 PROVIDE GFI CIRCUITS WITHIN 6' OF KITCHEN SINK.

3 THE REQUIRED SMALL APPLIANCE CIRCUITS SHALL NOT SUPPLY DISPOSAL, DISHWASHER, OR OTHER LARGE APPLIANCES.

4 BATHROOM RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF (1) 20-AMP BRANCH CIRCUIT AND SHALL NOT HAVE EXHAUST FAN, LIGHTING OR OTHER OUTLETS ON IT. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.

5 LIGHT FIXTURES IN TUB OR SHOWER ARE SUITABLE FOR DAMP LOCATIONS.

6 LAUNDRY TO HAVE (1) 20-AMP BRANCH CIRCUIT.

7 PROVIDE 4-WIRE RECEPTACLES FOR ALL RANGES, OVENS, AND DRYERS.

8 ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMP OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTERS PER 2016 CEC.

9 LIGHT FIXTURES IN CLOSET TO COMPLY WITH CEC SECTION 410-8-d.

10 RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CEC Art. 210-52(a).

11 PROVIDE AT LEAST (1) OUTSIDE WATERPROOF RECEPTACLE AT FRONT & REAR OF DWELLING.

12 PROVIDE REQUIRED DISCONNECT FOR A/C UNITS.

13 PROVIDE UFER GROUND CONSISTING OF A MIN. #4 BARE COPPER WIRE 20' LENGTH AT BOTTOM OF CONCRETE FOOTING.

14 GROUNDING CONDUCTOR AT SERVICE PANEL TO BE BONDED TO ALL METAL PIPING. CEC 240-24(d)(e).

15 ALL SWITCHED LIGHTS TO BE ON MOTION SENSORS OR DIMMERS OR BE LED

16 SMOKE ALARMS & CO ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

17 KITCHEN, ALL OF THE INSTALLED LUMINARIES SHALL BE HIGH EFFICACY

18 LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LIGHT FIXTURES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN VACANCY SENSOR.

19 OTHER ROOMS, ALL LIGHT FIXTURES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FEET ARE EXEMPT FROM THIS REQUIREMENT.

20 OUTDOOR LIGHTING, ALL LIGHT FIXTURES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LIGHT FIXTURES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.

21 RECESSED CAN LIGHTS, CAN LIGHTS THAT ARE RECESSED INTO THE INSULATED CEILING ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (TIC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE LIGHT FIXTURE SHALL BE AIR TIGHT TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC AND UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.

22 ALL RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLE PER CEC SECTION 406.11

23 BATHROOM FANS TO BE MIN 50 CFM INTERMITTENT OR NOT LESS THAN 25 CFM CONTINUOUS KITCHEN HOOD FANS TO BE MIN 100 CFM INTERMITTENT

24 ALL OUTLETS TO BE ARC-FAULT PROTECTED TYP. EXCEPT FOR BATHS, & GARAGE

GENERAL NOTES

1 ALL CONSTRUCTION TO COMPLY W/ CURRENT CBC, CMC, C.P.C., CEC., CRC

2 SMOKE ALARMS & CO ALARMS TO BE 110 VOLT W/ BATTERY BACK-UP.

3 SHOWERS & TUBS W/ SHOWERS REQUIRE A NON ABSORBENT SURFACE UP TO 72" ABOVE FLOOR AND SHALL BE SHATTER-RESISTANT MATERIAL. PROVIDE CURTAIN ROD OR APPROVED ENCLOSURE MATERIAL.

4 PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBBS.

5 PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR.

6 PROVIDE APPROVED BUILDING PAPER UNDER SIDING.

7 VENT PIPES TO BE PROTECTED WITH PAINT OR OTHER APPROVED MATERIALS AS PER UPC.

8 VENT DRYER TO OUTSIDE - DUCT RUN SHALL NOT EXCEED 14' W/ 2- 90° BENDS. (CMC SECT 504.3.1, 504.3.1.1, 504.3.1.2)

9 PROVIDE 5/8" TYPE "X" GYP. BD. @ WALLS & CEILING IN GARAGE AREA WITH 6d COOLER X 1 7/8" LONG @ 7" O.C., TAPED.

10 NO OPENINGS MAY BE PROVIDED BETWEEN A GARAGE AND A SLEEPING ROOM. OTHER OPENINGS SHALL BE EQUIPPED WITH SOLID WOOD OR STEEL DOORS 1 3/8" IN THICKNESS AND SHALL BE SELF-CLOSING AND SELF-LATCHING. (R302.5.1)

11 PROVIDE ULTRA FLUSH 1.28 GPM WATER CLOSET AT NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

12

13 THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES. (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10 FEET OF ANY POSER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND OR ADDITIONAL EXPENSES.

14 SHOWERS AND TUBS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS

15 SHOWER HEADS TO HAVE FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE @ 80 PSI

16 FAUCETS TO HAVE FLOW RATE NO MORE THAN 1.5 GALLONS PER MIN.

17 MIN. 100 in2 OPENING IN WASHER DRYER CLOSET DOOR

18 FASTENERS FOR PRESERVATIVE TREATED AND FIRE RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MIN.

T-24 COMPLIANCE SHEETS

CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE (CF-2R) FORM AND INSULATION CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS AND MADE AVAILABLE TO THE INSPECTOR

CONTRACTOR SHALL PROVIDE COPIES OF THE CF-1R, MF-1R, CF-26R AND IC-1 FORMS TO THE BUILDING OWNER

ASHRAE STANDARD 62.2 TABLE 7.1

TABLE 7.1 PRESCRIPTIVE DUCT SIZING REQUIREMENTS

DUCT TYPE	FLEX DUCT (FD)				SMOOTH DUCT (SD)			
FAN RATING cfm @ 0.25 in. w.g.	50	80	100	125	50	80	100	125
	MAXIMUM ALLOWABLE DUCT LENGHT (ft)							
DIAMETER, (in)								
3	x	x	x	x	5	x	x	x
4	70	3	x	x	105	35	5	x
5	NL	70	35	20	NL	135	85	55
6	NL	NL	125	45	NL	NL	NL	145
7 & ABOVE	NL	NL	NL	NL	NL	NL	NL	NL

THIS TABLE ASSUMES NO ELBOWS. DEDUCT 15ft OF ALLOWABLE DUCT LENGHT FOR EACH TURN, ELBOW, OR FITTING

NL = NO LIMIT ON DUCT LENGHT OF THIS SIZE

X = NOT ALLOWED, ANY LENGHT OF DUCT THIS SIZE WITH ASSUMED TURNS, ELBOWS, FITTINGS WILL EXCEED THE RATED PRESSURE DROP

FANS

ADU RESIDENCE		
BATHROOM FAN FLOW (cfm) =	50	
NUMBER OF BATHROOMS	2	
DUCT SIZE (in) =	4	
MAXIMUM ALLOWABLE DUCT LENGHT (ft) =	70	FD
KITCHEN FAN FLOW (cfm) =	100	
NUMBER OF KITCHENS	1	
DUCT SIZE (in) =	5	
MAXIMUM ALLOWABLE DUCT LENGHT (ft) =	85	SD

GENERAL NOTES

A. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistant rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

B. Penetrations or openings in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, or heating, ventilating or exhaust ducts shall be sealed, lined, insulated, or otherwise treated to maintain the required ratings. [§1207.2 CBC]

Shall be installed as tested in the approved fire resistance-rated assembly.Shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E 814 or UL 1479 with a minimum positive pressure differential of one inch of water, and shall have an F- rating not less than the fire resistance rating of the assembly penetrated.

C. Landings with doors that do not swing over the landing may have a difference in elevation of 7 3/4" maximum below the top of the threshold. [§R311.3.1 CRC]

D. Landings at doors other than the required egress door shall not be more than of 7 3/4" maximum below the top of the threshold. [R311.3.2 CRC]

E. Contractor to manage storm water per Green Building Code Section [R300.1 CRC]

F. Contractor to provide a construction waste management plan reducing waste at least 65% [R324.1 CRC]

G. Finish materials including adhesive, sealants, caulks, paint and coating , aerosol paint and coatings, carpet systems , carpet cushion, carpet adhesive, resilient flooring system and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5

H. Contractor to supply Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency shall be placed in the building in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4.

SHEARWALL SCHEDULE

	PLYWD & NAILING	ALLOWABLE LOADS	A.B. SIZE & SPACING	A35 SPACING	1/4"X4" SDS	COMM.
1 —	1/2" CDX W/ 8d @ 6:12	GF 260 PLF	5/8" DIA. X 12" W/ BP5/8-3-HDG @ 48"O.C.	20" O.C.	12" O.C.	NOTES 1, 5, 6
2 —	1/2" CDX W/ 8d @ 4:12	GF 350 PLF	5/8" DIA. X 12" W/ BP5/8-3-HDG @ 45"O.C.	15" O.C.	9" O.C.	NOTES 1, 5, 6
3 —	1/2" CDX W/ 8d @ 3:12	GF 440 PLF	5/8" DIA. X 12" W/ BP5/8-3-HDG @ 32" O.C.	11" O.C.	6" O.C.	NOTES 1, 2, 5, 6

NOTES:

1. ALL PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER FRAMING. PLYWOOD INSTALLED EITHER HORIZINTALLY OR VERTICALLY. SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MENMBERS FOR 3/8" PLYWOOD INSTALLED WITH FACE GRAIN PARALLEL TO STUDS, SPACED 24" O.C. AND 12" O.C. FOR OTHER CONDITIONS AND PLYWOOD THICKNESSES.
2. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
3. WHERS PLYWOOD APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING MEMBERS SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
4. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE 10d NAILS ARE SPACED 3" O.C. OR LESS.
5. NAILS SHALL BE COMMON WIRE OR GALVANIZED BOX.
6. ALL ANCHOR BOLTS SHALL HAVE BP5/8-3-HDG WASHERS

HDWR	SHEAR
16d	108 lb
3/8" LAG	200 lb
5/8" AB	1375 lb
A35	450

9 — SHEARWALL NO.
4' — SHEARWALL LENGHT

PANELBOARD SCHEDULE

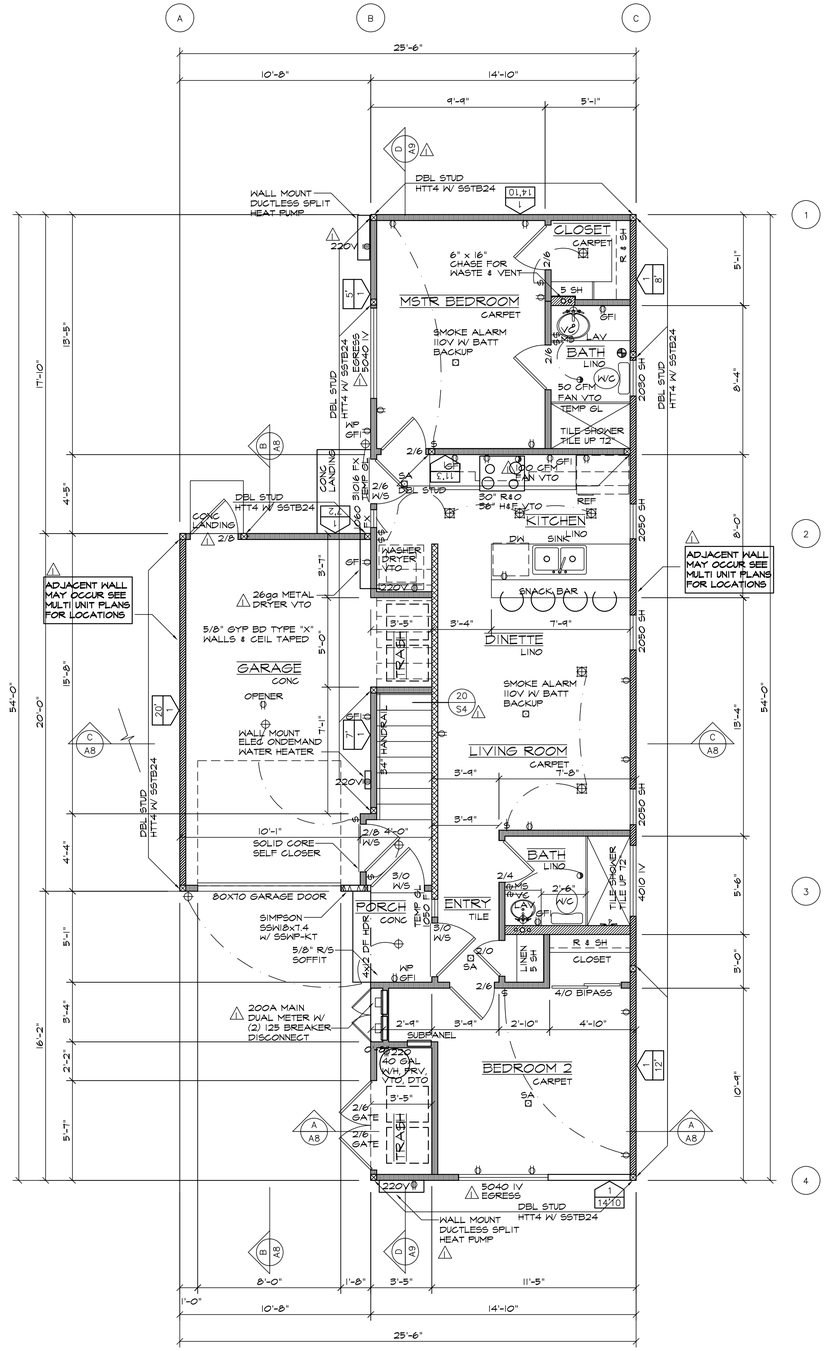
PANEL TYPE NLAB NO. 1 120/208 VOLTS 1 Ø 3 W ☒ SN
125 AMPS MAIN ☐ LUGS ☒ FLUSH ____ POLES
125 AMPS TRIP ☒ MAIN BREAKER ☐ SURFACE
☐ BOLTED BREAKERS
LOCATION

BRANCH BREAKERS

ITEM	AMP	P	CIR. NO.	PHASE LOADING A	B	C	CIR. NO.	P	AMP	ITEM
LIGHTS SERVICE	20	1	1	2000 180			2	1	15	LIGHTS/FAN - LWR
RECPT SERVICE	15	1	3	3300	3300		4	1	30	DRYER
RECPT SERVICE-C	15	1	5				6	1	30	
RECPT OFFICE	15	1	7	4400	4400		8	1	40	OVEN / RANGE
SPARE			9				10		40	
SPARE			11				12		40	WATER HEATER
SPARE			13				14		40	
SPARE			15				16			SPARE
			17				18			
COMPRESSOR	20	1	19	1573	1573		20			HVAC
	20	1	21				22			
FEEDER				12800 9960	12500 11200	9600 9600	TOTAL CONN. LOAD 65460 WATTS			
				22760	23500	19200				

T24 COMPONENTS

WALL INSULATION	R15
FLOOR INSULATION	NA
CEILING INSULATION	R30
ROOF RADIANT BARRIER	YES
FAU EFFF. %	92%
COOLING SEER	15.0
COOLING EER	12.5
ONDEMAND WATER HEATER	YES
GII INSULATION INSPECTION	YES
ROOF OVERHANGS	NO
WHOLE HOUSE FAN CFM	NA
WHOLE HOUSE FAN WATTS	NA
WINDOW U VALUE	.32
WINDOW SHGC VALUE	.25



MAIN FLOOR PLAN ADU UNIT A

LIVING AREA 706 SQ.FT.
GARAGE AREA 228 SQ.FT.
PORCH AREA 48 SQ.FT.

SCALE 1/4"=1'-0"

LEGEND

2X6 @ 16" O.C. 1 HR / STC
2X4 @ 16" O.C.
2X6 @ 16" O.C.
2X4 @ 16" O.C. 1HR FIREWALL WHEN ADJACENT TO PROPERTYLINE LOCATION

REVISIONS:
BLDG PCC 12-8-20

NOTES:

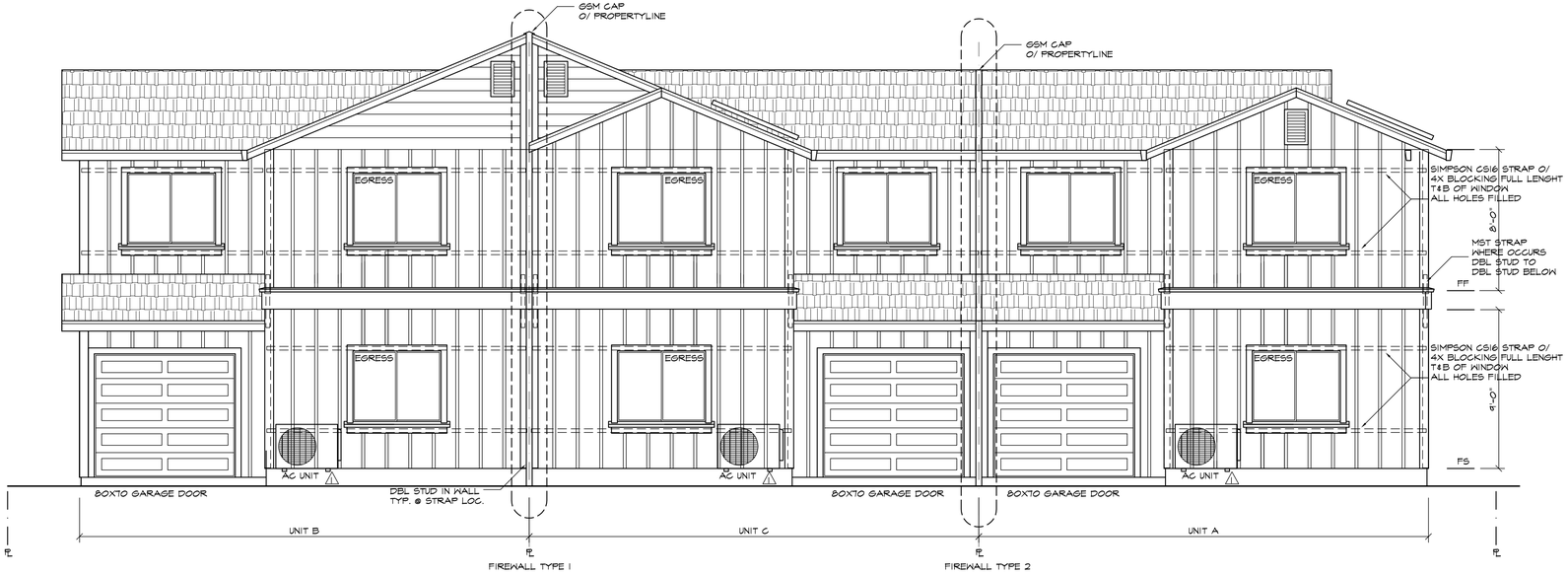
LICENSED ARCHITECT DAVID NEAL COLOMBO NO. C-20167 REN. 9-31-22 STATE OF CALIFORNIA

PROJECT JOB NAME:
COLGAN CREEK VILLAGE
3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED DESIGN
804 COLLEGE AVE., SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY: D. COLOMBO
DRAWN BY: D. COLOMBO
SHEET NO. A3
OF: 1
DATE: 4-1-21
JOB NO. 1D201925

ADU UNIT A MP
LWR FLR PLAN, SCHED.



TRIPLEX FRONT ELEVATION

SCALE 1/4"=1'-0"

TRIPLEX LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

TRIPLEX RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

LOTS 2-12, 2-13, 2-14

UNIT A, B & C

TRIPLEX ELEVATIONS

REVISIONS:

BLDG PCC 12-8-20 1

NOTES:

LICENSED ARCHITECT DAVID NEAL COLOMBO NO. C-20167 REN. 9-31-24 STATE OF CALIFORNIA

PROJECT JOB NAME:

COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED DESIGN
804 COLLEGE AVE. SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY: D. COLOMBO

DRAWN BY: D. COLOMBO

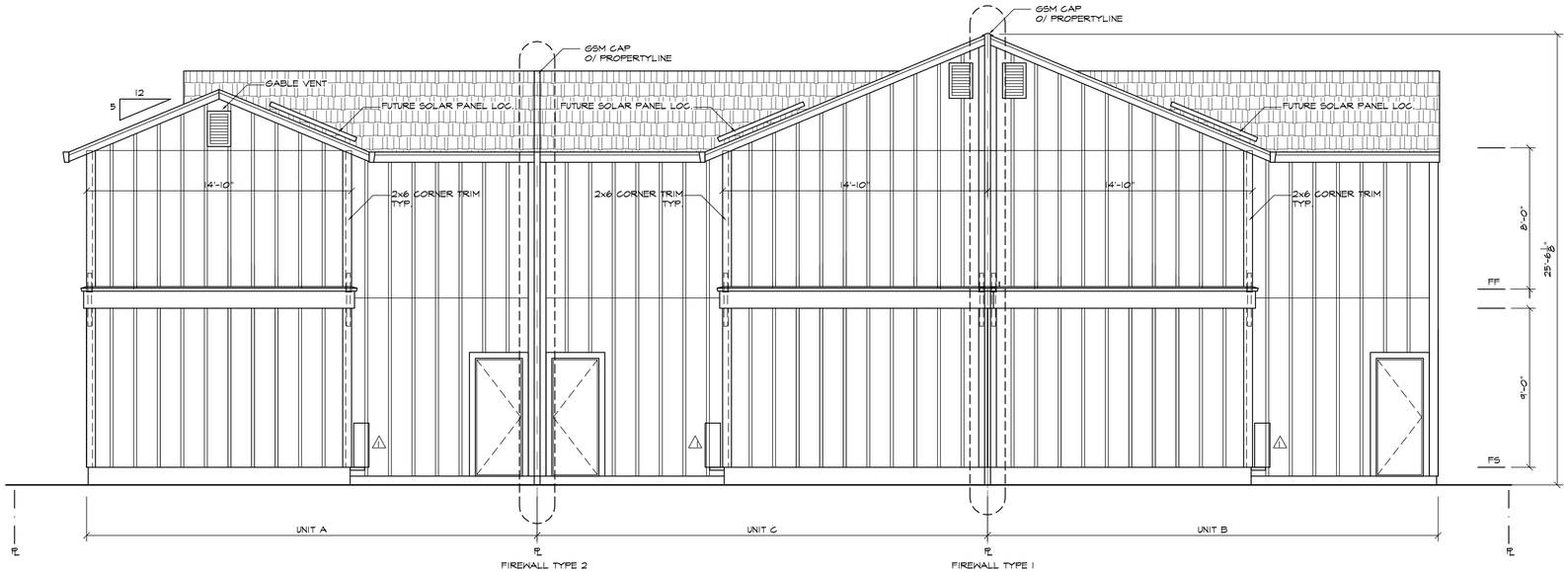
SHEET NO. A10

OF: 1

DATE: 4-1-21

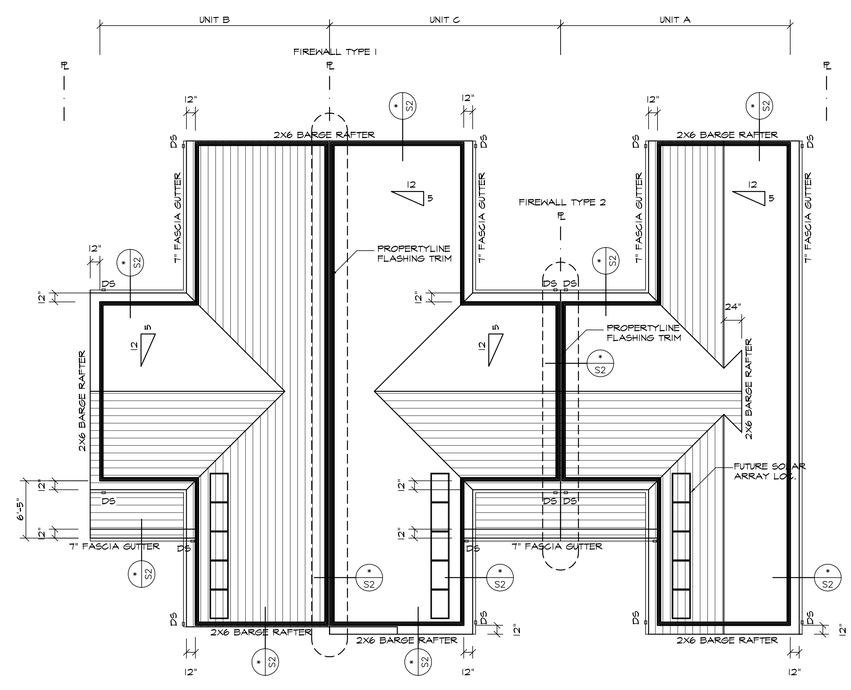
JOB NO. 1D201423

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY AE CONSIDERED "PRELIMIANRY" AND AR NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 YR. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.



TRIPLEX REAR ELEVATION

SCALE 1/4"=1'-0"



TRIPLEX ROOF & FIREWALL PLAN

SCALE 1/8"=1'-0"

LOTS 2-12, 2-13, 2-14

UNIT A, B & C

TRIPLEX ELEVATIONS

REVISIONS:

BLDG PCC 12-8-20 1

NOTES:

LICENSED ARCHITECT DAVID NEAL COLOMBO NO. C-20167 REN. 3-31-21 STATE OF CALIFORNIA

PROJECT JOB NAME:

COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED DESIGN
804 COLLEGE AVE. SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY: D. COLOMBO

DRAWN BY: D. COLOMBO

SHEET NO. A11

OF: 1

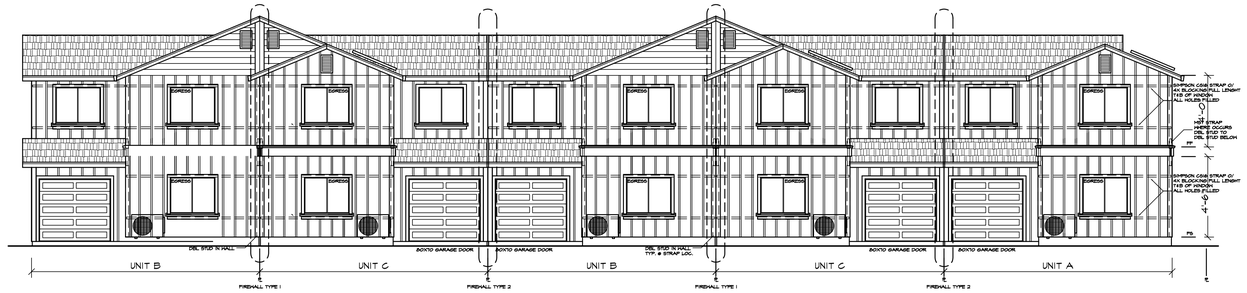
DATE: 4-1-21

JOB NO. ID201923

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY AE CONSIDERED "PRELIMIANRY" AND AR NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 YR. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.

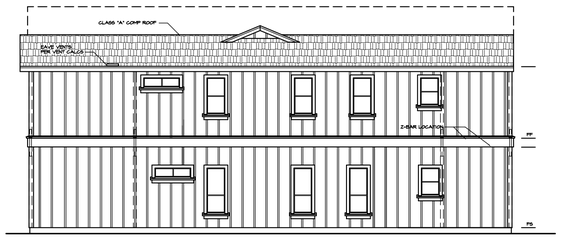
FIVEPLEX LEFT SIDE ELEVATION △

SCALE 1/8"=1'-0"



FIVEPLEX FRONT ELEVATION △

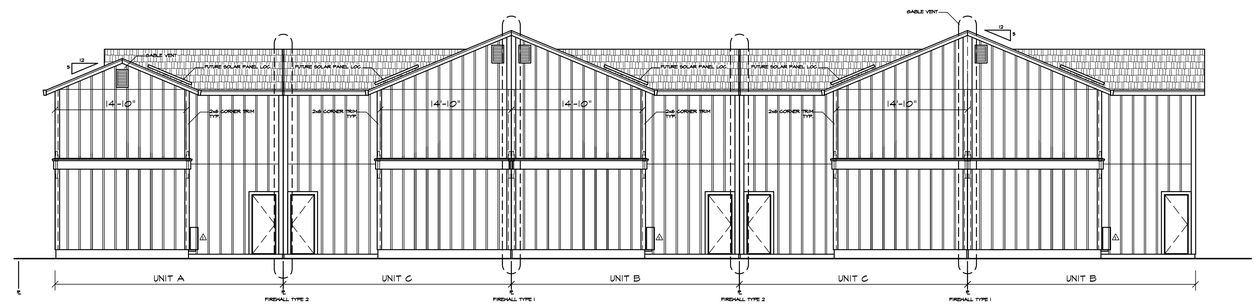
SCALE 1/8"=1'-0"



FIVEPLEX RIGHT SIDE ELEVATION △

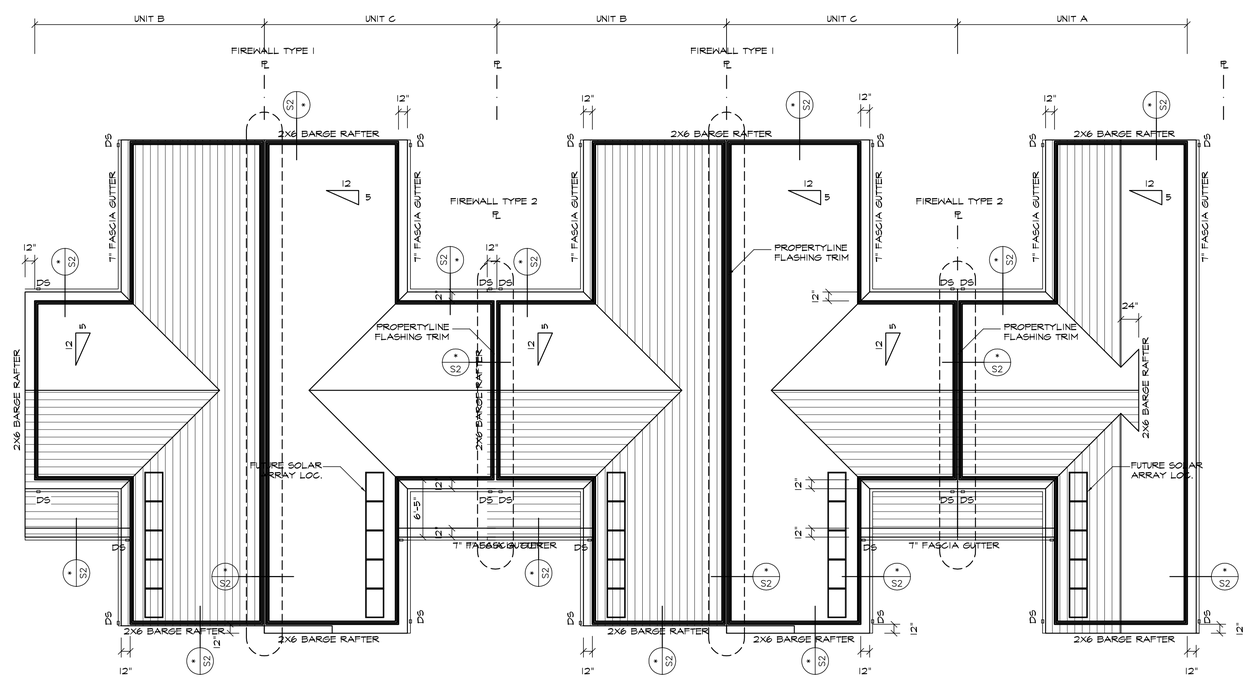
BOTH EXTERIOR UNITS

SCALE 1/8"=1'-0"



FIVEPLEX REAR ELEVATION △

SCALE 1/8"=1'-0"



FIVEPLEX ROOF & FIREWALL PLAN △

SCALE 1/8"=1'-0"

UNIT A, B, C

FIVEPLEX ELEVATIONS

REVISIONS:
BLDG PCC 12-8-20 △
NOTES:

LICENSED ARCHITECT ★ DAVID NEAL COLOMBO ★ NO. C-20167 ★ REN. 9-31-22 ★ STATE OF CALIFORNIA

PROJECT JOB NAME:

COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

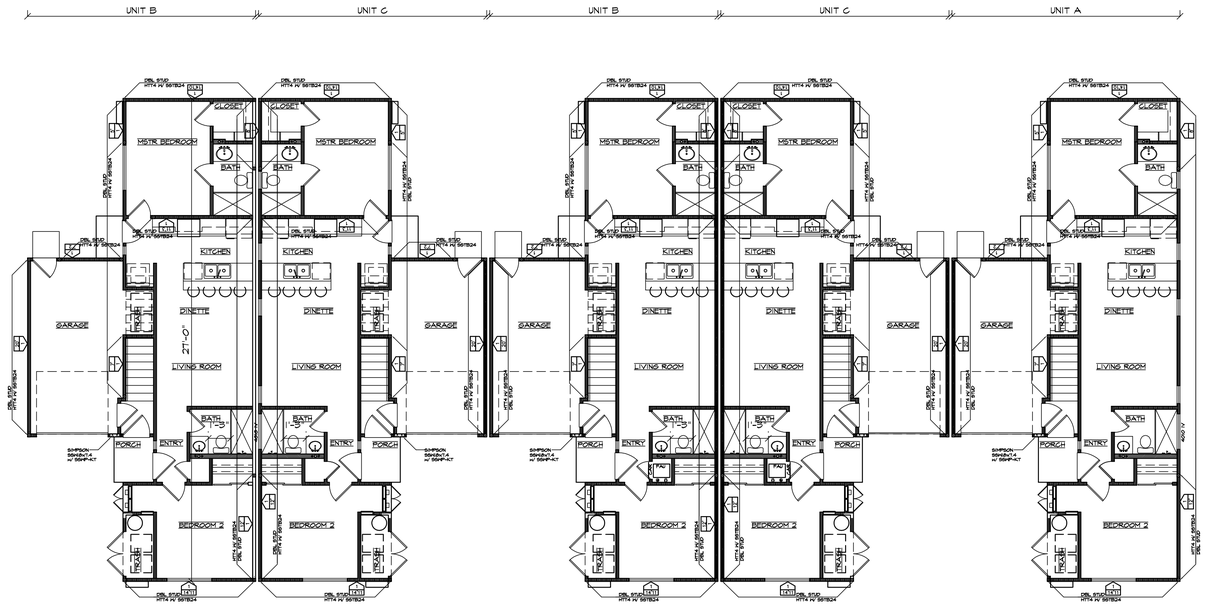
INTEGRATED DESIGN

804 COLLEGE AVE. SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY:	D. COLOMBO
DRAWN BY:	D. COLOMBO
SHEET NO.	A24
OF:	1
DATE:	4-1-21
JOB NO.	1D201923

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGESTRANT, THEY AE CONSIDERED "PRELIMIANRY" AND AR NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 YR. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.

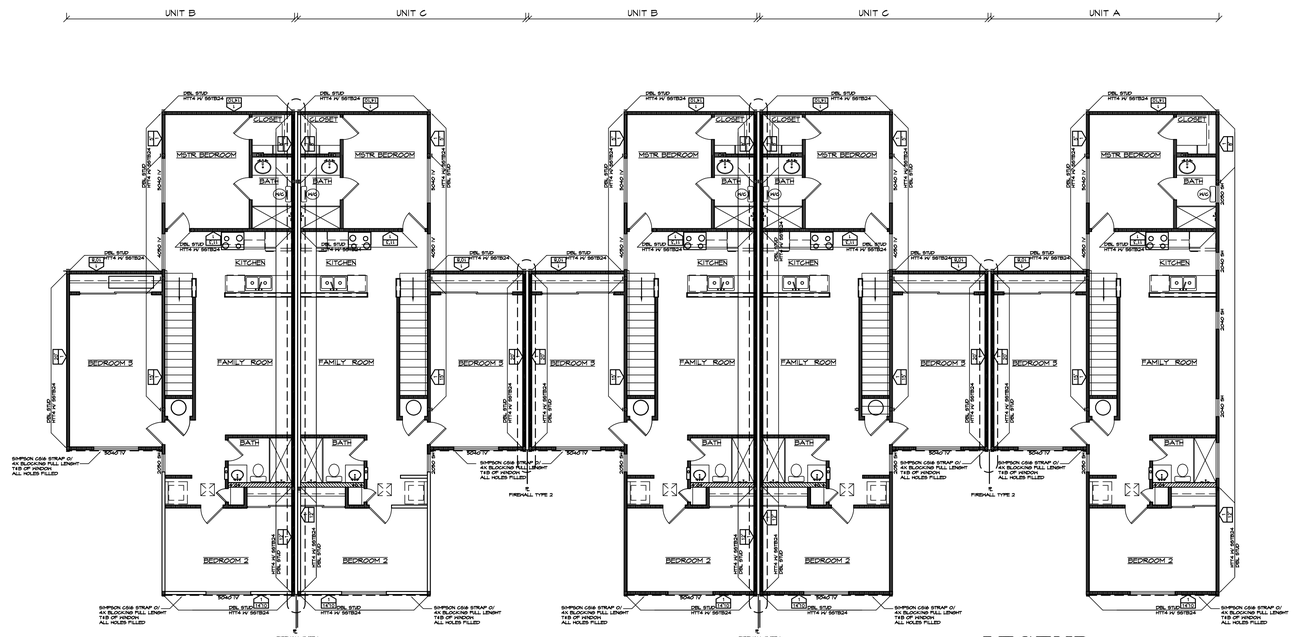
IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGESTRANT, THEY AE CONSIDERED "PRELIMIANRY" AND AR NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 YR. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTRAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.



MAIN FLOOR PLAN FIVEPLEX BUILDING △

SCALE 1/8"=1'-0"

SEE MAIN FLOOR PLANS FOR
NOTES AND DIMENSIONS NOT SHOWN HERE



UPPER FLOOR PLAN FIVEPLEX BUILDING △

SCALE 1/8"=1'-0"

SEE MAIN FLOOR PLANS FOR
NOTES AND DIMENSIONS NOT SHOWN HERE

LEGEND

2X4 @ 16" O.C.

2X6 @ 16" O.C.

2X4 @ 16" O.C. FIREWALL

UNIT A, B, C
FIVEPLEX FLR PLANS

REVISIONS:

BLDG PCC 12-8-20 △

NOTES:

LICENSED ARCHITECT
DAVID NEAL COLOMBO
NO. C-20167
REN. 9-31-22
STATE OF CALIFORNIA

PROJECT JOB NAME:
COLGAN CREEK VILLAGE
3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED DESIGN
804 COLLEGE AVE. SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY: D. COLOMBO

DRAWN BY: D. COLOMBO

SHEET NO. A25

OF: 1

DATE: 4-1-21

JOB NO. 1D201423

FOURPLEX FRONT ELEVATION

SCALE 1/4"=1'-0"

MOIRE BLACK ROOF

COLOR SCHEME #1 COLOR SCHEME #2 COLOR SCHEME #3 COLOR SCHEME #4

NOTE: ACTUAL COLORS MAY VARY SLIGHTLY FROM PRINTED RENDERINGS

UNIT A, B, C, AR

COLOR PALETTE

IF THESE PLANS DO NOT BEAR THE SEAL, OF THE REGISTRANT, THEY AE CONSIDERED PRELIMINARY AND AR NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK, UNDER SECTION 102 TR AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT. AND THEREFORE MAY NOT BE DUPLICATED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF INTEGRATED DESIGN. UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. & DAVID COLOMBO ARCHITECT.

REVISIONS:

NOTES:

LICENSED ARCHITECT
DAVID NEAL COLOMBO
NO. C 20167
REN. 3-31-21
STATE OF CALIFORNIA

PROJECT JOB NAME:
COLGAN CREEK VILLAGE
3011 DUTTON MEADOW, SANTA ROSA, CA.

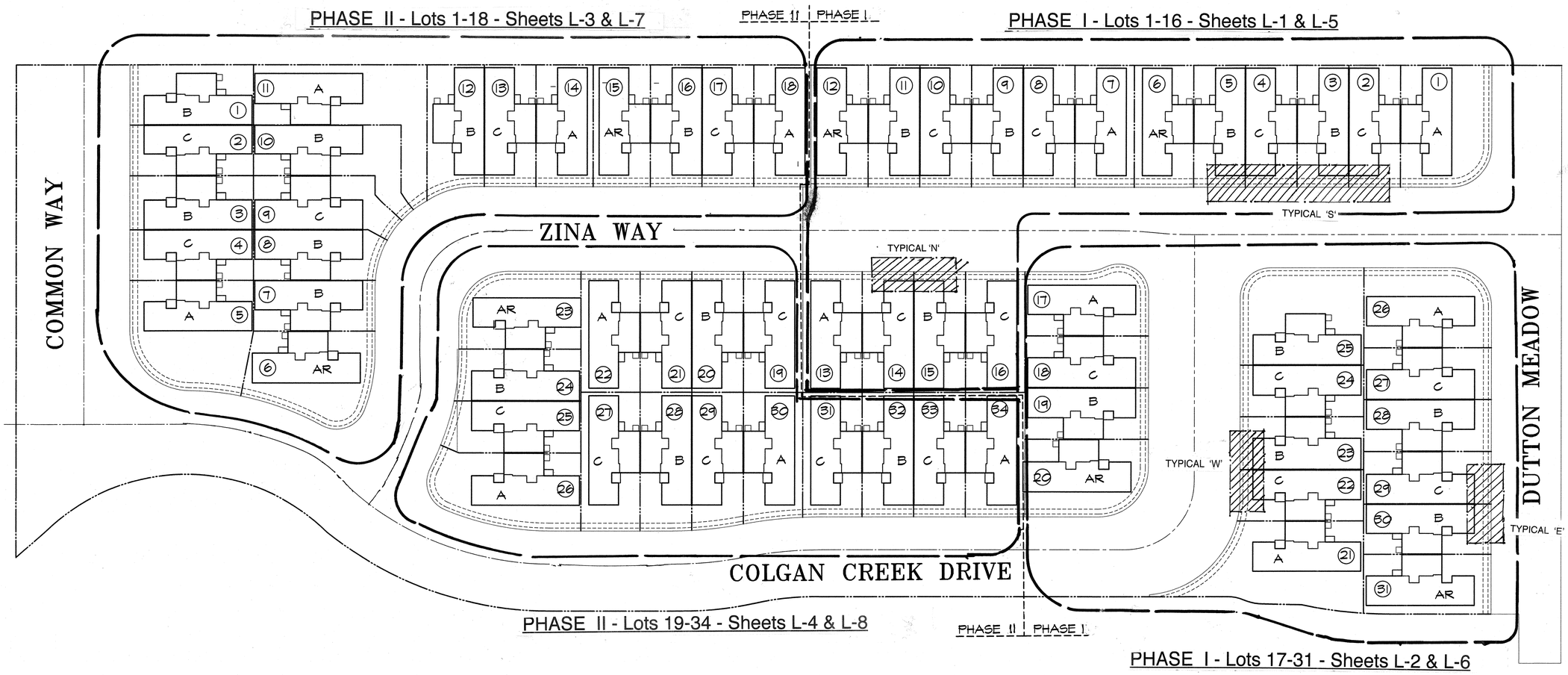
INTEGRATED DESIGN
804 COLLEGE AVE. SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY: D. COLOMBO
DRAWN BY: D. COLOMBO
SHEET NO. A17
OF: 1
DATE: 4-1-21
JOB NO. ID201923

RECEIVED
By E07081 at 3:22 pm, Jun 30, 2021

COVER SHEET

KEY TO LANDSCAPE PLANTING & IRRIGATION PLANS FOR PHASES I & II



NOTE: See sheets L-3 & L-7 for specifications for all landscaping shown in both phases I & II.

INITIAL DRAWING DATE: 3-31-21

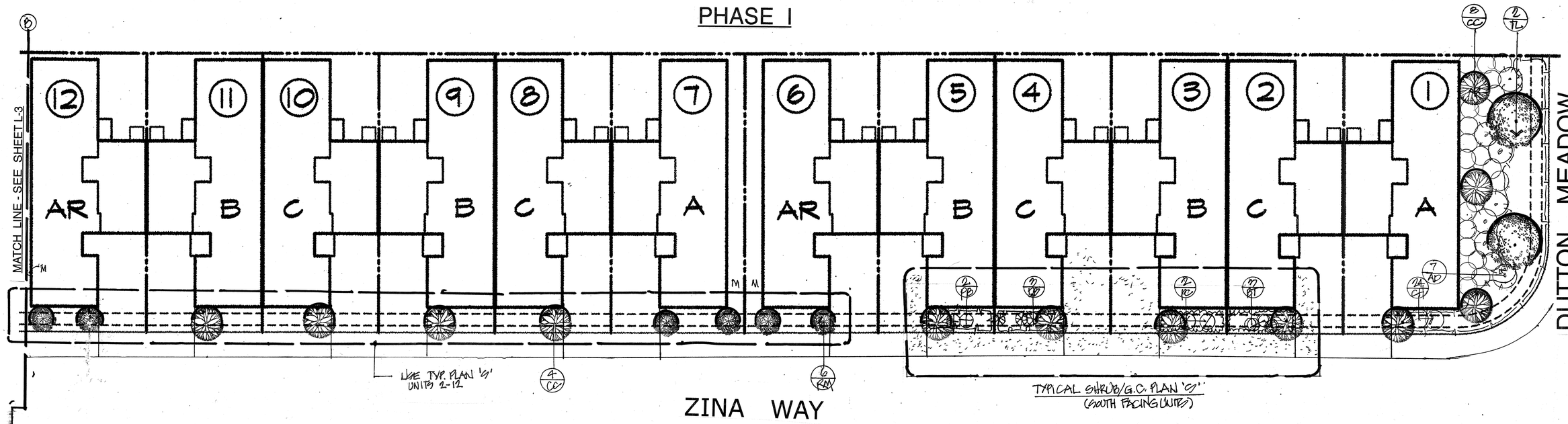
No.	DATE	DESCRIPTION	BY	APPROVED

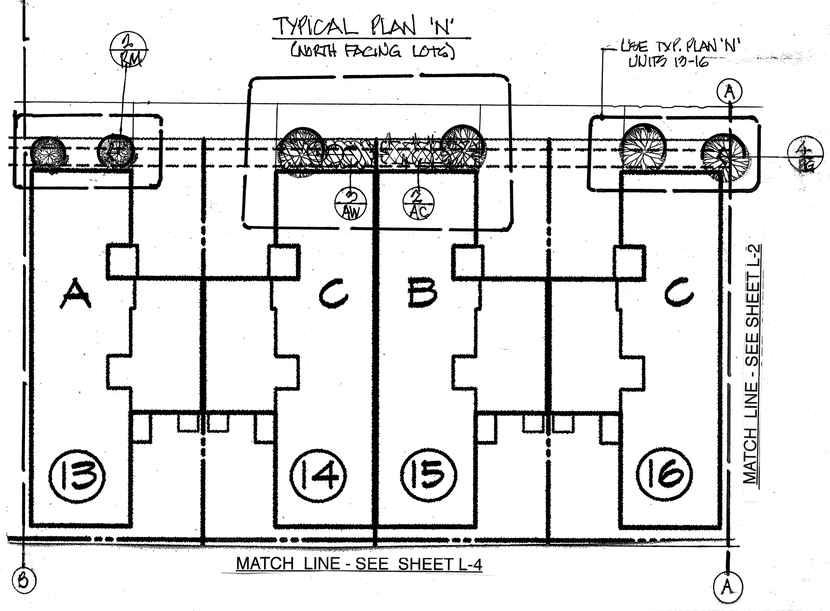
PHASE I & II - KEY MAP

COLGAN CREEK VILLAGE
3011 DUTTON MEADOW, SANTA ROSA, CA.

PARKER SMITH
LANDSCAPE ARCHITECTURE
CA LICENSED LANDSCAPE ARCHITECT #1284
1945 PINER ROAD #25, SANTA ROSA, CA 95403 (707) 477-7502

SCALE:	—
DRAWN BY:	RS
CHECKED BY:	RS
FILE No.:	21/1
SHEET No. COVER	OF





PLANT LEGEND

ABBR.	PLANT SPECIES (Botanical & Common Names)	SIZE	QUANTITY	NOTES	WATER USE
	TREES				
A M	*Arbutus 'Marina'* Marina Strawberry Tree	15 Gal.	25	Low Standard	Low
C C	*Callistemon citrinus* Bottlebrush	15 Gal.	19	Standard	Low
L D	*Lagerstroemia hybrid 'Dynamite'* Hybrid Crapemyrtle 'Dynamite'	24" Box	14	Standard	Low
M G	*Magnolia grandiflora 'Little Gem'* Upright, Dwarf Southern Magnolia	24" Box.	6	Low Standard	Moderate
P G	*Podocarpus gracilior* Fern Pine	24" Box	10	Standard	Moderate
Q I	*Quercus ilex* Holly Oak	24"Box	12	Standard	Low
R M	*Rhaphiolepis Majestic Beauty'* Hybrid Indian Hawthorn	15 Gal.	24	Low Standard	Low
T L	*Tristaniopsis laurina* Littleleaf Myrtle	15 Gal.	7	Standard	Moderate
	SHRUBS & PERENNIALS				
A D	*Arctostaphylos densiflora 'Howard McMinn'* McMinn Manzanita	5 Gal.	22		Very Low
C H	*Cotoneaster horizontalis* Spreading Cotoneaster	5 Gal.	33		Low
C V	*Coprosma 'Coppershine'* Glossy Coprosma	5 Gal.	3		Low
D B	*Dietes bicolor* Yellow Fortnight Lily	5 Gal.	4		Low
D V	*Dodonaea viscosa 'Purpurea'* Purple Hopseed Bush	15 Gal.	10		Low
L C	*Loropetalum chinensis 'Sizzling Pink'*``` Chinese Fringe Bush	5 Gal.	6		Low
N D	*Nandina domestica* Heavenly Bamboo	5 Gal.	7		Low
P B	*Perovskia afriplicifolia* Russian Sage	5 Gal.	3		Low
P C	*Plumbago capensis 'White'* White Plumbago	5 Gal.	2		Low
P L	*Plumbago capensis 'Imperial Blue'* Blue Plumbago	5 Gal.	4		Low
S L	*Salvia clevelandii 'Hot Lips'* Cleveland Sage	1 Gal.	12	Avail. Cal Flora Nursery	Low
W W	*Westringia wyanabbie 'Gem'* New Zealand Rosemary	5 Gal.	10		Low
	GROUND COVERS				
	Arctostaphylos 'Wood's Compact' Spreading Manzanita	1 Gal. @ 2'- 6" c.c.		2-0''' from walkways, etc.	Low
	Coprosma kirkii Glossy Coprosma	1 Gal. @ 4' c.c.		2'-6" from pavement & walks	Low
	Correa 'Carmine Bells' Australian Fucsia	1 Gal. @ 3' c.c.		2' from walkways, bldgs.,etc.	Low
	Erigeron karvinskianus Moerheimii' Pink Santa Barbara Daisy	1 Gal. @ 2 - 6" c.c.		2' from curbs, walks, etc.	Low
	Hedera helix 'Glacier' Glacier English Ivy	4" Pots @ 15"		12" from curbs, walks, etc	Moderate
	Lantana montevidensis Purple Lantana	1 Gal. @ 2 - 6" c.c.		18" from pavement	Low
	Myoporum parvifolium 'Putah Creek' Prostrate Myoporum	1 Gal. @ 5' c.c.		3' from pavement & curbs	Low
	Rosmarinus officinalis prostratus Prostrate Rosemary	1 Gal. @ 2 - 6" c.c.'		2' from pavement & curbs	Low
	Sollya heterophylla 'Blue' Bluebell	1 Gal. @ 2'-6" c.c.		18" from curbs, walks, etc.	Low
	Trachelospermum jasminoides Star Jasmine	1 Gal. @ 2' c.c.		18" from curbs, walks, etc.	Moderate
M	Mulch	---		See Specifications	

PLANT LEGEND

	SHRUBS for TYPICALS			
	TYPICAL 'E' (East Facing)			
C H	*Cotoneaster horizontalis or Plumbago cap. 'Imp. Blue'* Spreading Cotoneaster or Blue Plumbago	5 Gal.	24	Low
C V	*Coprosma 'Coppershine' or Pit. tobira 'Creme de Mint'* Glossy Coprosma or Compact Varigated Tobira	5 Gal.	36	Low
	TYPICAL 'N' (North Facing)			
A C	*Acanthus mollis or Camelia sasanqua 'Shishi Gashira'* Bear's Breech or Compact Sasanqua Camelia	5 Gal.	16	Moderate
A C	*Abutilon hybrid 'White' / 'Pink' or Azalea 'Phenicia'* Compact Abutilon or Azalea	5 Gal.	24	Moderate
	TYPICAL 'S' (South Facing)			
B T	*Berberis thunbergi 'Rose Glow' or Nandina 'Compacta'* Compact Berberis or Compact Heavenly Bamboo	5 Gal.	15	Low
D B	*Dietes bicolor* Yellow Fortnight Lily	5 Gal.	15	Low
P B	*Perovskia afriplicifolia or Westringia 'Wan..Gem'* Russian Sage or N.Z. Rosemary	5 Gal.	10	Low
P C	*Plumbago capensis 'White' or P. cap. 'Imp. Blue'* White or Blue Plumbago	5 Gal.	10	Low
	TYPICAL 'W' (West Facing)			
R I	*Rosmarinus officinalis 'Ingramii'* Ingram Rosemary	5 Gal.	24	Low
P B	*Perovskia afriplicifolia or Salvia leucantha 'Santa Barbara'* Russian Sage or Compact Mexican Sage	5 Gal.	34	Low

PLANTING NOTES

1. If any landscape areas are 'lime treated', remove all soil in these areas to a depth of three (3) feet and replace with stockpiled onsite topsoil or amended sandy loam topsoil, from a source approved by the Landscape Architect.
2.. Install 18" deep 10' long root barriers adjacent to all walkways, building foundations, curbs, etc. centered opposite any new trees installed within 5' of any pavement or structures. Run root barriers completely around 5' wide planting areas in front of units.
3. Maintain grades, drainage swales, etc. in all landscape areas per the Civil Engineer's plans, allowing for the required three (3) inches of mulch (see Specifications), except in bottom of drainage swales where there shall be no mulch.
4. No substitution of plant species or varieties, or their specified sizes, shall be allowed without the written approval of the Landscape Architect. Any incorrect species or varieties shipped to the site, or any plant rejected by the L. A. for poor size or quality, shall be returned at no cost to the Owner or L. A. Landscape Contractor to provide to the L.A. photos of all boxed trees for approval prior to shipment.
5.. Quantities in Plant Legend are approximate only & Landscape Contractor is required to provide all plants for all areas shown on the plans.
6. The plantings in front of the units (see Typicals for each exposure) shall be varied with the alternative shrubs indicated combined with the different ground covers shown for that exposure. The objective is to provide an individual look to each unit's front plantings. All trees are shown and they are not part of the typicals.

No.	DATE	DESCRIPTION	BY	APPROVED
INITIAL DRAWING DATE: 9-31-21				

SCALE IN FEET

PHASE I - PLANTING PLAN

LOTS 1 - 16

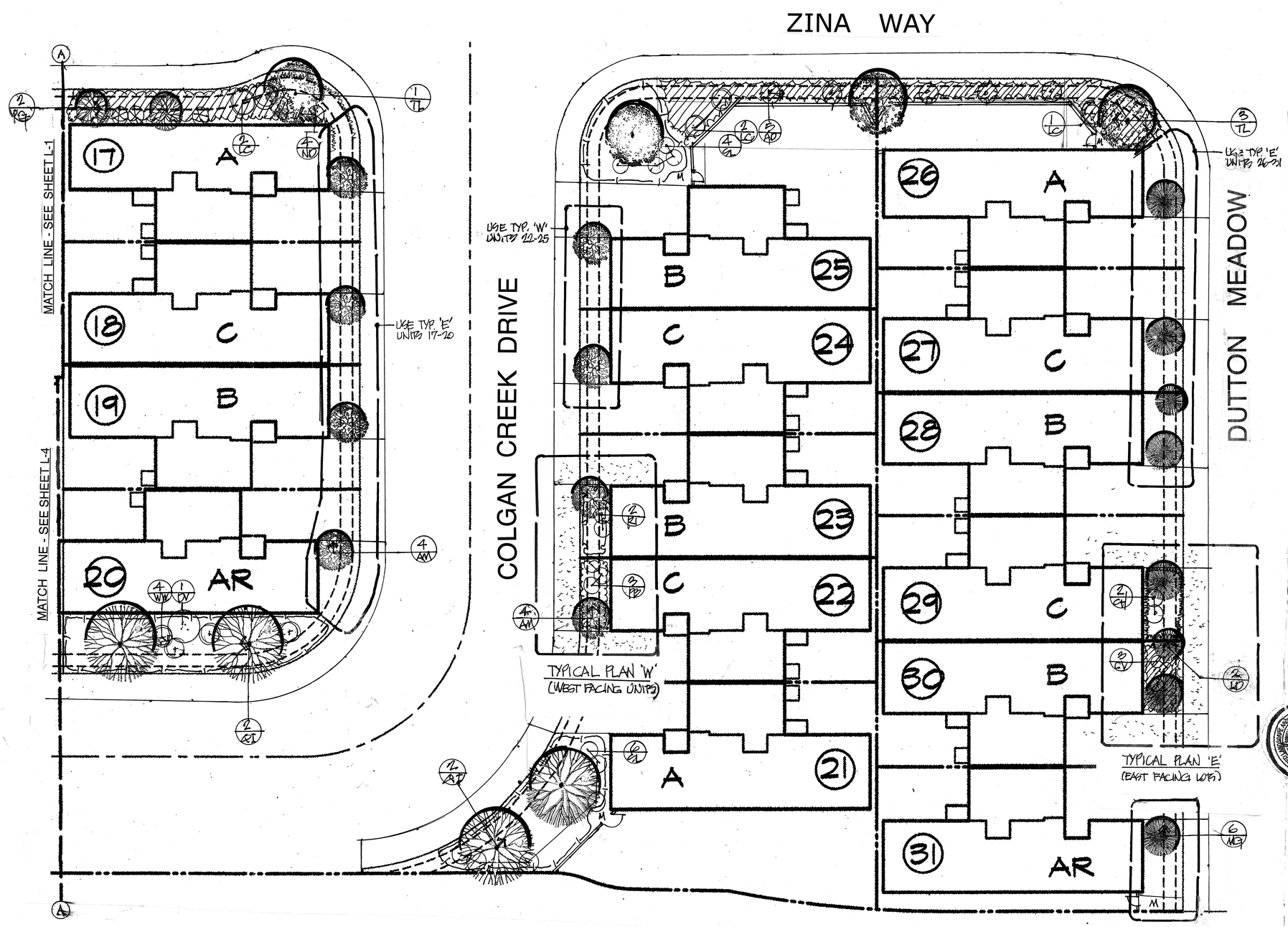
COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

PARKER SMITH
LANDSCAPE ARCHITECTURE
CA LICENSED LANDSCAPE ARCHITECT #1284
1945 PINER ROAD #25, SANTA ROSA, CA 95403 (707) 477-7502

SCALE:	1"=10'
DRAWN BY:	RS
CHECKED BY:	RS
FILE No.:	21/1.
SHEET No. L-1	OF 8

PHASE I



INITIAL DRAWING DATE: 3-31-21

No.	DATE	DESCRIPTION	BY	APPROVED

SCALE IN FEET

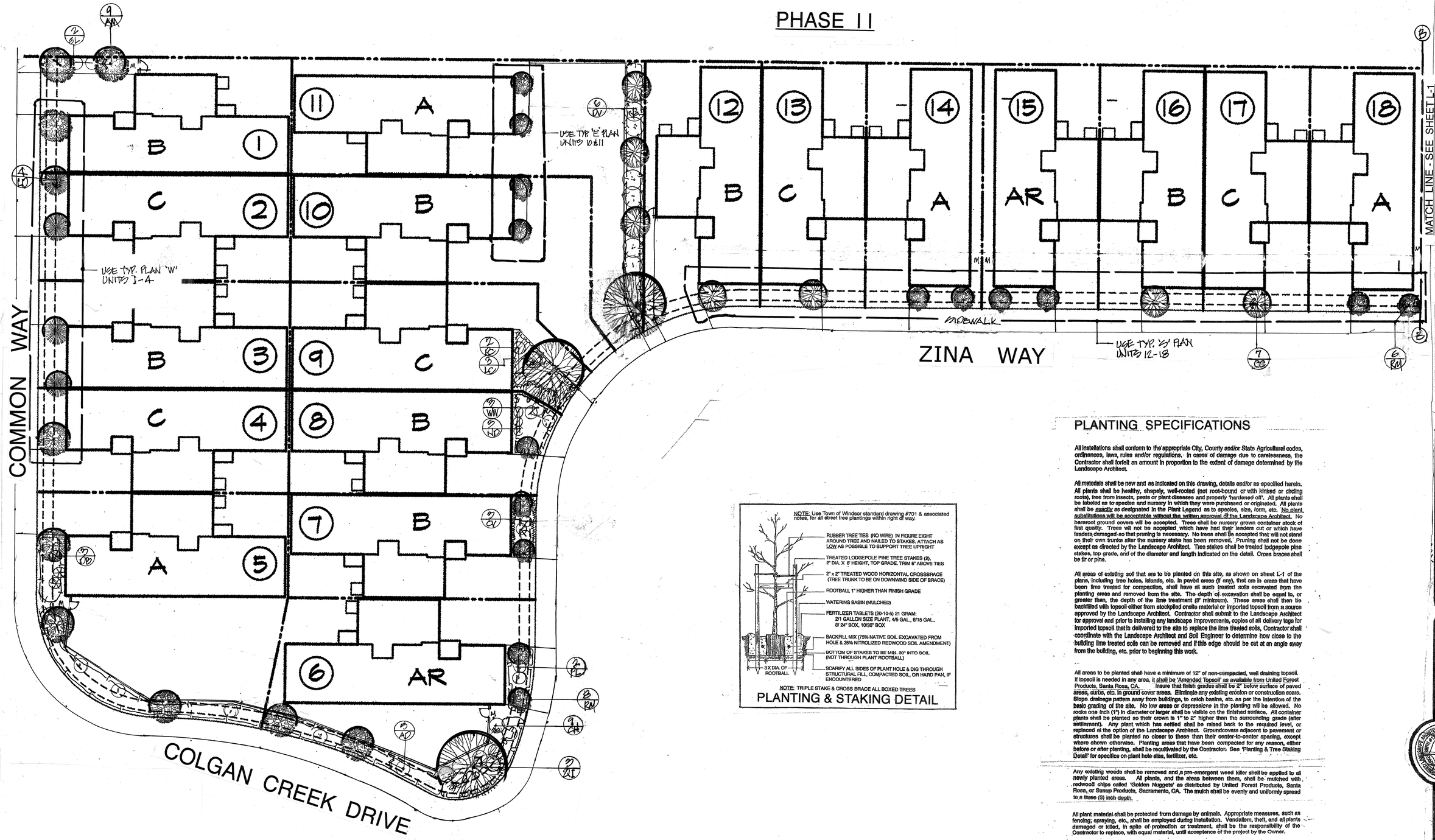
PHASE I - PLANTING PLAN

LOTS 17 - 31
COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

PARKER SMITH
LANDSCAPE ARCHITECTURE
CA LICENSED LANDSCAPE ARCHITECT #1284
1945 PINER ROAD #225, SANTA ROSA, CA 95403 (707) 477-7502

SCALE:	1"=10'
DRAWN BY:	RS
CHECKED BY:	RS
FILE No.:	21/8.
SHEET No. L-2	OF 8



PLANTING SPECIFICATIONS

All installations shall conform to the appropriate City, County and/or State Agricultural codes, ordinances, laws, rules and/or regulations. In cases of damage due to carelessness, the Contractor shall forfeit an amount in proportion to the extent of damage determined by the Landscape Architect.

All materials shall be new and as indicated on this drawing, details and/or as specified herein. All plants shall be healthy, shapely, well-rooted (not root-bound or with kinked or circling roots), free from insects, pests or plant diseases and properly 'hardened off'. All plants shall be labeled as to species and nursery in which they were purchased or originated. All plants shall be exactly as designated in the Plant Legend as to species, size, form, etc. No plant substitutions will be acceptable without the written approval of the Landscape Architect. No bareroot ground covers will be accepted. Trees shall be nursery grown container stock of first quality. Trees will not be accepted which have had their leaders cut or which have leaders damaged so that pruning is necessary. No trees shall be accepted that will not stand on their own trunks after the nursery stake has been removed. Pruning shall not be done except as directed by the Landscape Architect. Tree stakes shall be treated lodgepole pine stakes, top grade, and of the diameter and length indicated on the detail. Cross braces shall be fir or pine.

All areas of existing soil that are to be planted on this site, as shown on sheet L-1 of the plans, including tree holes, islands, etc. in paved areas (if any), that are in areas that have been lime treated for compaction, shall have all such treated soils excavated from the planting areas and removed from the site. The depth of excavation shall be equal to, or greater than, the depth of the lime treatment (8' minimum). These areas shall then be backfilled with topsoil either from stockpiled onsite material or imported topsoil from a source approved by the Landscape Architect. Contractor shall submit to the Landscape Architect for approval and prior to installing any landscape improvements, copies of all delivery tags for imported topsoil that is delivered to the site to replace the lime treated soils. Contractor shall coordinate with the Landscape Architect and Soil Engineer to determine how close to the building lime treated soils can be removed and if this edge should be cut at an angle away from the building, etc. prior to beginning this work.

All areas to be planted shall have a minimum of 12" of non-compacted, well draining topsoil. If topsoil is needed in any area, it shall be 'Amended Topsoil' as available from United Forest Products, Santa Rosa, CA. Insure that finish grades shall be 2" below surface of paved areas, curbs, etc. in ground cover areas. Eliminate any existing erosion or construction scars. Slope drainage pattern away from buildings, to catch basins, etc. as per the intention of the basic grading of the site. No low areas or depressions in the planting will be allowed. No rocks one inch (1") in diameter or larger shall be visible on the finished surface. All container plants shall be planted so their crown is 1" to 2" higher than the surrounding grade (after settlement). Any plant which has settled shall be raised back to the required level, or replaced at the option of the Landscape Architect. Groundcovers adjacent to pavement or structures shall be planted no closer to these than their center-to-center spacing, except where shown otherwise. Planting areas that have been compacted for any reason, either before or after planting, shall be recultivated by the Contractor. See 'Planting & Tree Staking Detail' for specifics on plant hole size, fertilizer, etc.

Any existing weeds shall be removed and a pre-emergent weed killer shall be applied to all newly planted areas. All plants, and the areas between them, shall be mulched with redwood chips called 'Golden Nuggets' as distributed by United Forest Products, Santa Rosa, or Sunup Products, Sacramento, CA. The mulch shall be evenly and uniformly spread to a three (3) inch depth.

All plant material shall be protected from damage by animals. Appropriate measures, such as fencing, spraying, etc., shall be employed during installation. Vandalism, theft, and all plants damaged or killed, in spite of protection or treatment, shall be the responsibility of the Contractor to replace, with equal material, until acceptance of the project by the Owner.

Upon completion of the landscape installation, the Contractor shall request the Landscape Architect to review the installation and grant Preliminary Acceptance. If the Landscape Architect finds deficiencies, the Contractor shall have five (5) days to correct these. Upon acceptance by the Landscape Architect and the Owner, the Contractor shall start his sixty (60) calender day Establishment Maintenance Period. During this period he shall maintain all plantings in a healthy growing condition, shall keep all areas weed-free and clean; shall make any adjustments to the irrigation system as necessary to have it function correctly; and shall replace immediately any plants that die, are damaged, or appear weak and are not thriving in their new environment. At the completion of this period, if all improvements are acceptable, Final Acceptance will be granted by the Landscape Architect and/or Owner and the Owner will assume responsibility for ongoing maintenance. If unacceptable, the Contractor shall have five (5) working days to correct any and all deficiencies and request another review.

The irrigation system, materials and installation work and all plant material shall be guaranteed for a one year period following Final Acceptance of the project. Improper watering and/or maintenance procedures during this period that result in the death or damage to plant material will relieve the Contractor of his responsibilities under this guarantee.

No.	DATE	DESCRIPTION	BY	APPROVED

INITIAL DRAWING DATE: 9-31-21

SCALE IN FEET

PHASE II - PLANTING PLAN

LOTS 1 - 18

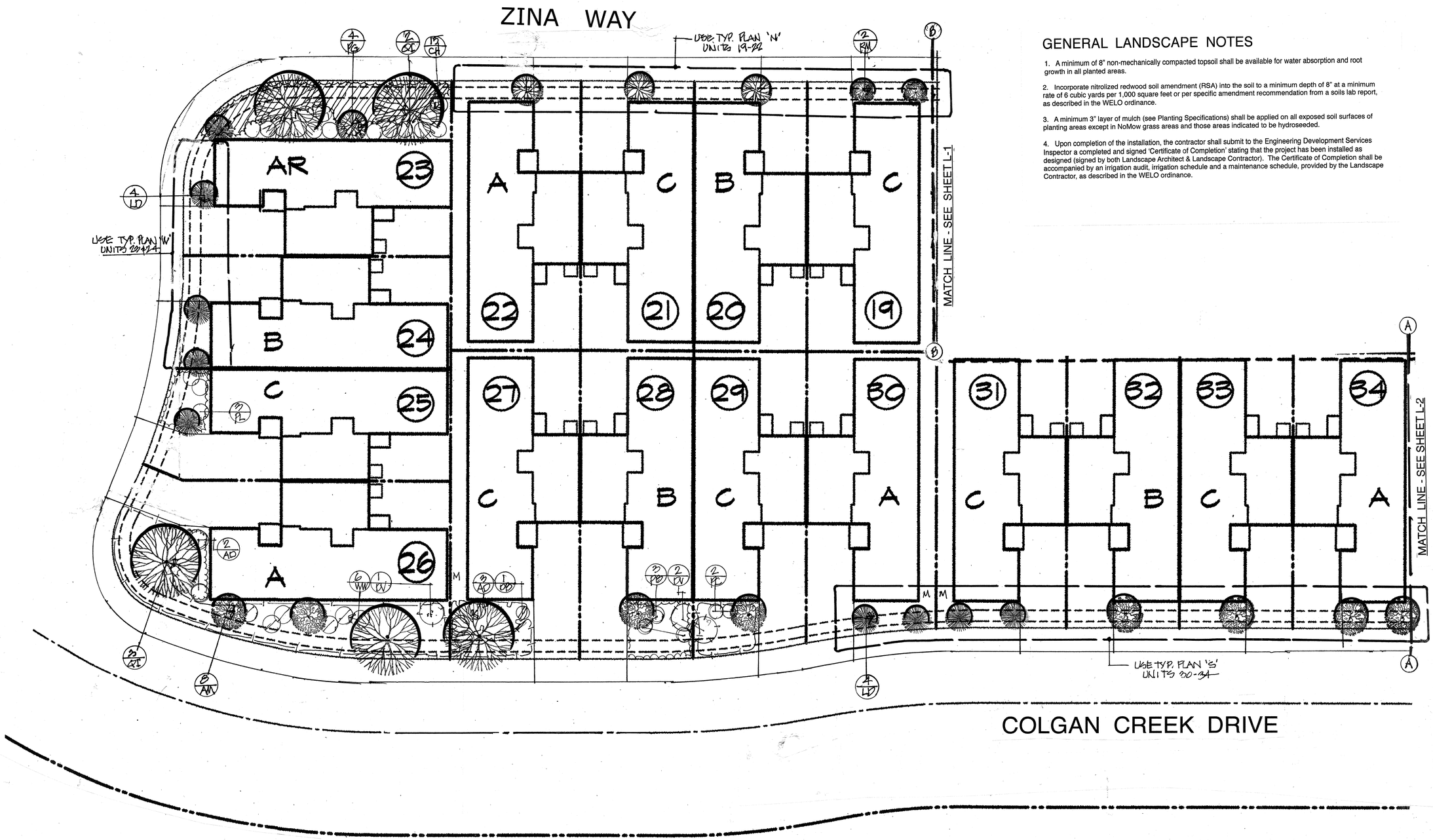
COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

PARKER SMITH
LANDSCAPE ARCHITECTURE
CA LICENSED LANDSCAPE ARCHITECT #1284
1945 PINER ROAD #25, SANTA ROSA, CA 95403 (707) 477-7502

SCALE:	1"=10'
DRAWN BY:	RD
CHECKED BY:	RD
FILE No.:	21/1.
SHEET No. L-3	OF 8

PHASE II



GENERAL LANDSCAPE NOTES

1. A minimum of 8" non-mechanically compacted topsoil shall be available for water absorption and root growth in all planted areas.

2. Incorporate nitrolized redwood soil amendment (RSA) into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1,000 square feet or per specific amendment recommendation from a soils lab report, as described in the WELO ordinance.

3. A minimum 3" layer of mulch (see Planting Specifications) shall be applied on all exposed soil surfaces of planting areas except in NoMow grass areas and those areas indicated to be hydroseeded.

4. Upon completion of the installation, the contractor shall submit to the Engineering Development Services Inspector a completed and signed 'Certificate of Completion' stating that the project has been installed as designed (signed by both Landscape Architect & Landscape Contractor). The Certificate of Completion shall be accompanied by an irrigation audit, irrigation schedule and a maintenance schedule, provided by the Landscape Contractor, as described in the WELO ordinance.

No.	DATE	DESCRIPTION	BY:	APPROVED

INITIAL DRAWING DATE: 2-8-21

SCALE IN FEET

PHASE II - PLANTING PLAN

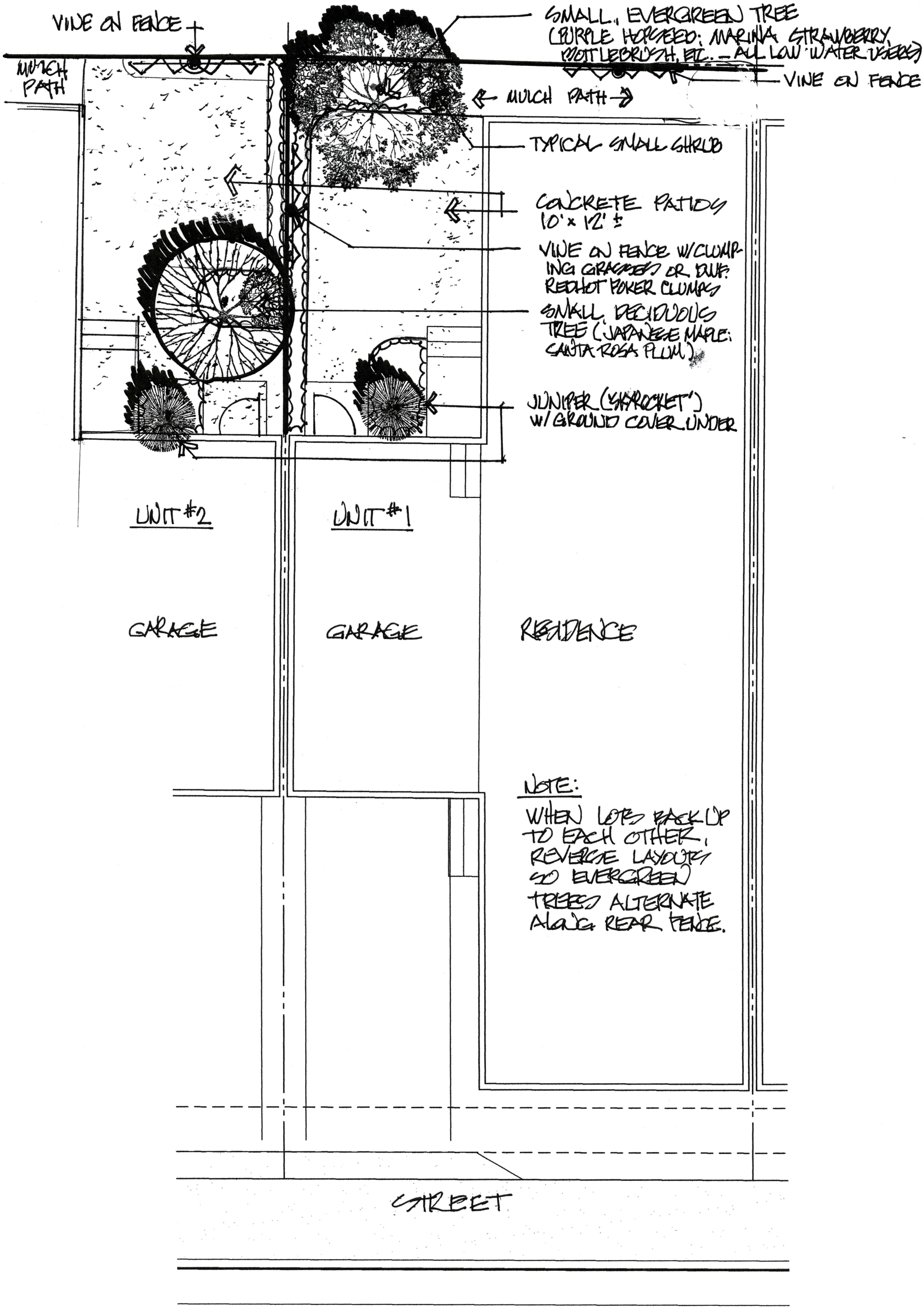
LOTS 19 - 34

COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

PARKER SMITH
LANDSCAPE ARCHITECTURE
CA LICENSED LANDSCAPE ARCHITECT #1284
1945 PINER ROAD #25, SANTA ROSA, CA 95403 (707) 477-7502

SCALE:	1"=10'
DRAWN BY:	PS
CHECKED BY:	PS
FILE No.:	21/1.
SHEET No. L-4	OF 8



COLGAN CREEK VILLAGE

REAR YARD LANDSCAPE PLANS

PARKER SMITH, L.A. #1124

SCALE 1" = 5'

7-29-21