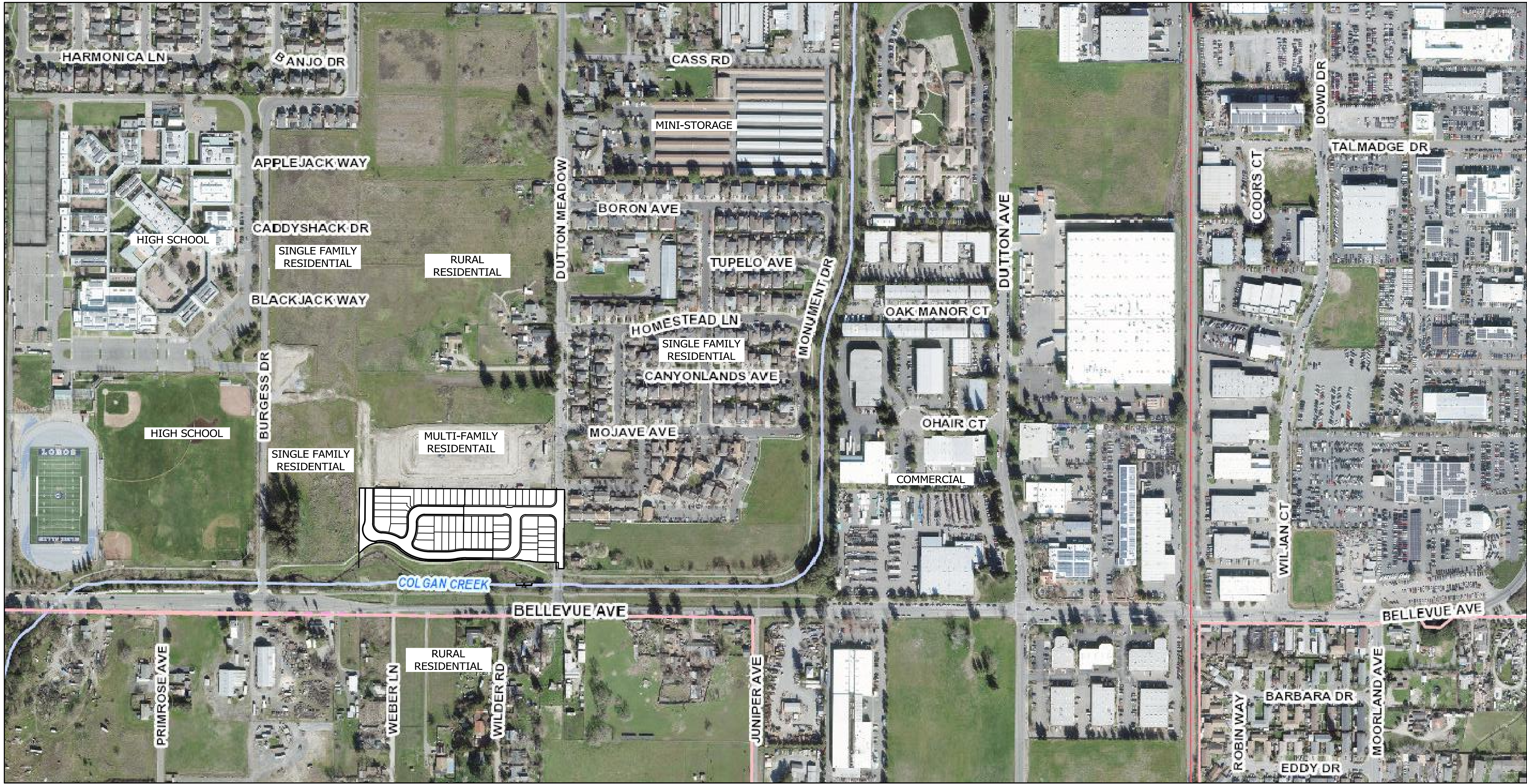


COLGAN CREEK PROJECT NARRATIVE

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

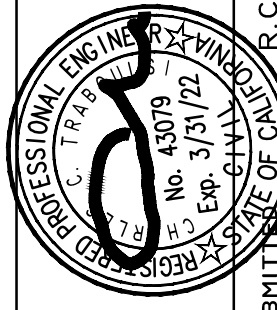


0 200' 400'
1" = 200'

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

T.D.G. CONSULTING CIVIL
ENGINEERS, INC.

883 THIRD STREET
SANTA ROSA, CALIF. 95404
(707) 577-0425



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

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR PLUMBER, THEY ARE 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 102.17 OF THE CALIFORNIA CONSTITUTION AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THIS PROTECTION SHALL BE SUBJECT TO THE PENALTIES PROVIDED IN THE CALIFORNIA PENALTY CODE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE ANY OTHER SERVICES OR PRODUCTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE ANY OTHER SERVICES OR PRODUCTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE ANY OTHER SERVICES OR PRODUCTS.

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 UPRISED, 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 1/2" STANDARD 5/8" 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.

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 515 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, CFC, CMG, 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 CFC SECTION 609.4.6

2. PROVIDE SHOWNERS AND TUB COMBINATIONS WITH INDIVIDUAL CONTROL PRESSURE VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OF COMBINATION BALANCE/THERMOSTATIC MIXING VALVE TYPE, CONFORMING TO ASSE 1026. INSTALLER SHALL ADJUST SUCH VALVES PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER WATER SETTINGS OF 120 DEGREES F. CFC 410.0

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

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

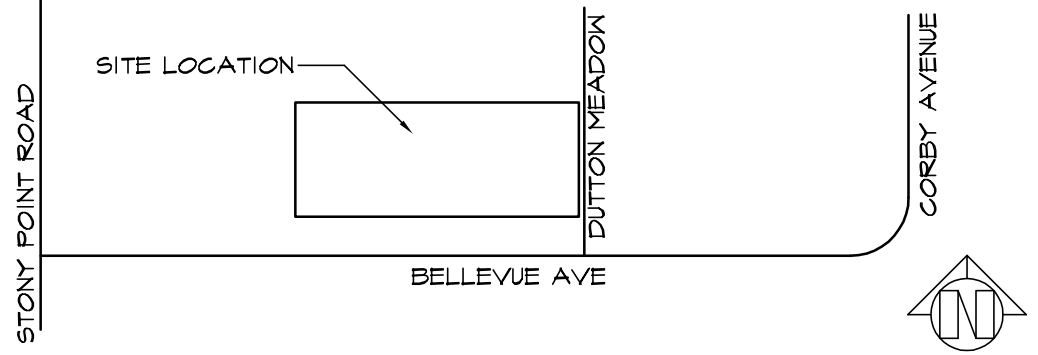
5. WATER HAMMER CONTROL SHALL BE PROVIDED AT CLOTHS WASHER AND DISHWASHER PER CFC 609.10.

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

7. THE MINIMUM WIDTH REQUIREMENT FOR INSTALLATION OF WATER CLOSETS PER SECTION 407.5 OF CFC OR SECTION R307 OF CFC 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 PLAINLY 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 CALCULATIONS 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 OPENINGS (IF APPLICABLE), CEILING, 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 & 2912. 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 CMG SECTION 304.4.

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

13. ALL AIR DUCTS PENETRATING THE 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 SHOWNERS 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 WITH 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 043-121-007
APN 3011 DUTTON MEADOW
ADDRESS 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. GARAGE AREA 228 SQ.FT.
ATTACHED 1-CAR GARAGE	SFD LIVING AREA UPPER FLOOR 1029 SQ.FT. COVERED PORCH AREA 48 SQ.FT.

SEPERATE PERMITS REQ.

- FIRE SPRINKLER PERMIT APPLICATION TO BE SUBMITTED TO THE FIRE DEPT FOR DESIGN AND CALCULATION REVIEW
- 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 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
CEES 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
2221 CAIRICORN WAY, SUITE 202
SANTA ROSA, CA. 95401
707-545-4440

GEOTECHNICAL ENGINEER
YOUNG ENGINEERING SERVICES
132 BOAS DRIVE
SANTA ROSA, CA. 95409
707-538-1503

LANDSCAPE ARCHITECT
PARKER SMITH
4100 HAVEN COURT
SEBASTOPOL, CA. 95412
707-829-0600

GREEN BUILDING

1. THIS PROJECT IS SUBJECT TO THE CALGREEN BUILDING CODES AND ITEMS WILL ALSO REQUIRE IN ADDITION TO THE REGULAR INSPECTIONS, AS PART OF THESE PLANS.

2. ALL SUBCONTRACTORS SHALL COMPLY WITH THE PROJECTS CONSTRUCTION WASTE MANAGEMENT (CWM) PLAN AND SUBCONTRACTOR FOREMAN SHALL SIGN THE CWM PLAN ACKNOWLEDGEMENT 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. 1704.41705 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 1704

SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION	REQUIRED
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 |

LANDSCAPE COVER SHEET

- | | |
|----|-----------------------|
| 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 |

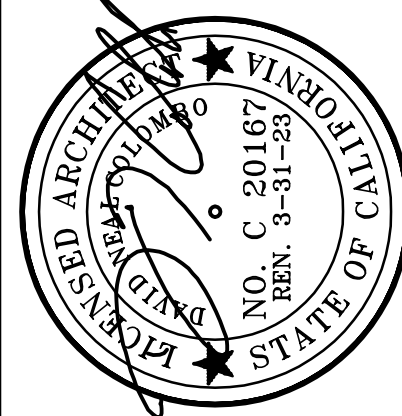
- | | |
|------|--------------------|
| S1 | STRUCTURAL NOTES |
| S2 | STRUCTURAL DETAILS |
| S3 | STRUCTURAL DETAILS |
| S4 | STRUCTURAL DETAILS |
| SSW1 | STRUCTURAL SHEETS |
| SSW2 | STRUCTURAL SHEETS |

COVER SHEET

REVISIONS:

BLDG FCC
12-8-20

NOTES:

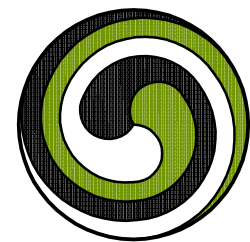


PROJECT JOB NAME:

COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED
DESIGN



CHK BY:

D. COLOMBO

DRAWN BY:

D. COLOMBO

SHEET NO.

A1

OF:

1

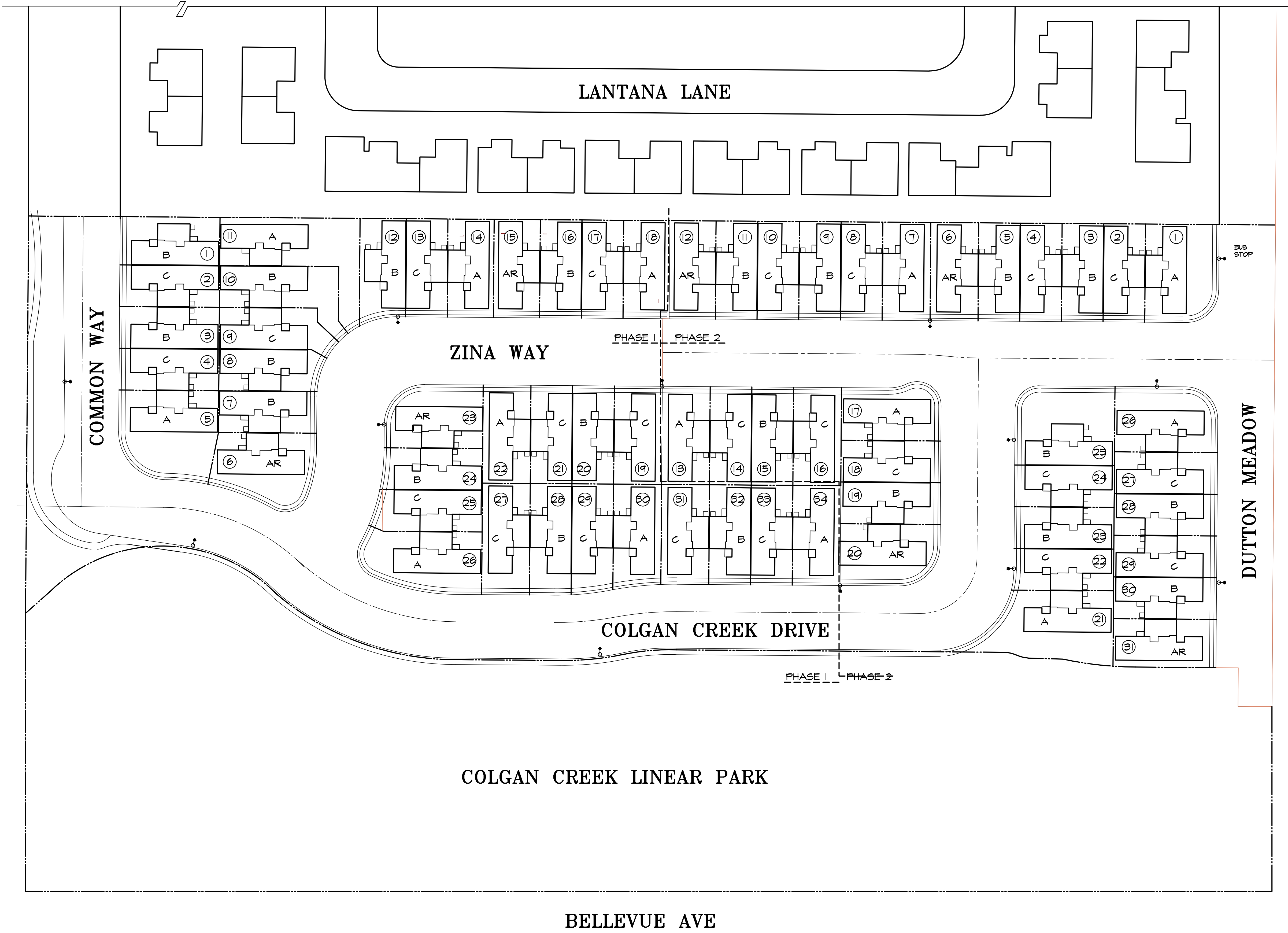
DATE:

4-1-21

JOB NO.

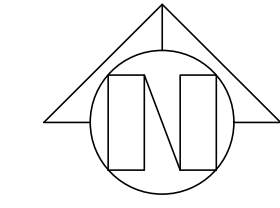
10201923

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY ARE 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 OVERALL 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 CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.

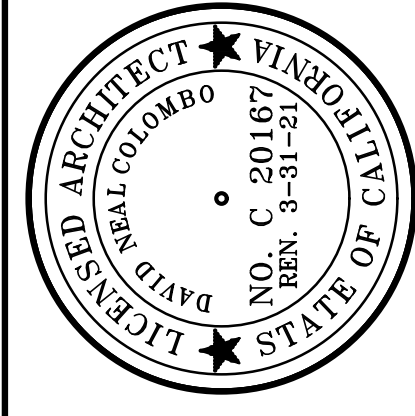


SITE DEVELOPMENT PLAN
NO SCALE

SITE DEVELOPMENT



REVISIONS:
NOTES:



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: 9-26-21
JOB NO. 1D201423

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTERED ARCHITECT, THEY ARE 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 02.11 OF THE CALIFORNIA CIVIL CODE, ANY REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS PROHIBITED. THE DESIGN, UNDER SUCH PROTECTION, AS AVOIDED DECEMBER 1990 AND KNOWN AS UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN CESSION OF CONSTRUCTION OR BUILDING BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC., DAVID COLOMBO ARCHITECT.



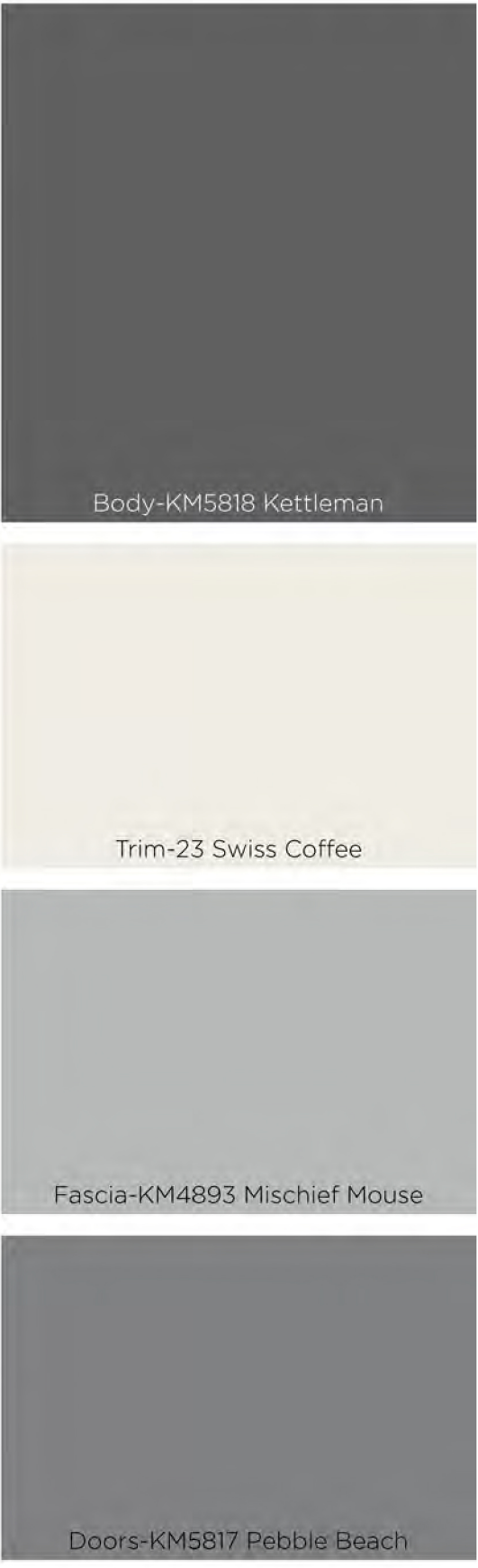
FOURPLEX FRONT ELEVATION

SCALE 1/4"=1'-0"



Scheme 1

COLOR SCHEME #1



Scheme 2

COLOR SCHEME #2



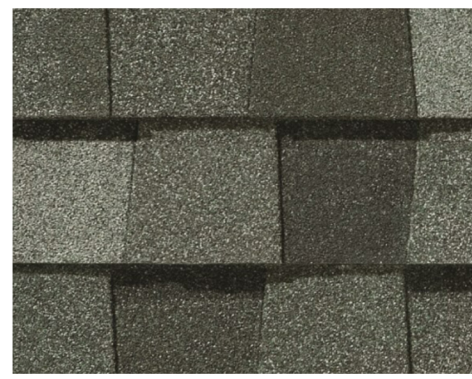
Scheme 3

COLOR SCHEME #3



Scheme 4

COLOR SCHEME #4



PLATINUM ROOF

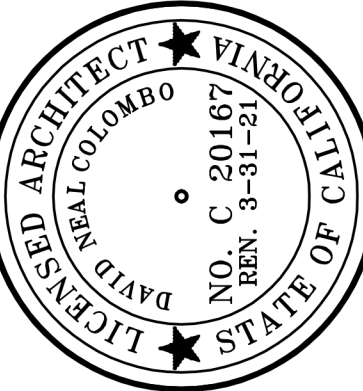


SOLARIS PLATINUM ROOF

NOTE: ACTUAL COLORS MAY VARY SLIGHTLY FROM PRINTED RENDERINGS

UNIT A, B, C, AR
COLOR PALETTE

REVISIONS:
NOTES:



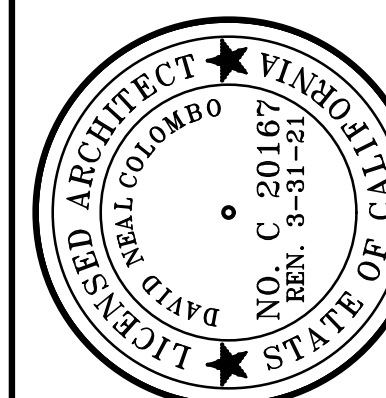
PROJECT JOB NAME:
COLGAN CREEK VILLAGE
3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED
DESIGN

804 COLLEGE AVE. SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-3592

CHK BY: D. COLOMBO
DRAWN BY: D. COLOMBO
SHEET NO. A17
OF: 1
DATE: 4-1-21
JOB NO. 10201923

NOTES:



PROJECT JOB NAME:

PROJECT JOB NAME: COLGAN CREEK VILLAGE

3011 DUTTON MEADOW, SANTA ROSA, CA.

INTEGRATED DESIGN



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

CHK BY:
D. COLOMBO

DRAWN BY:

SHEET NO.

A2

OF:

DATE:
9-26-21

JOB NO
ID201923



FOURPLEX FRONT ELEVATION

SCALE 1/4"=1'-0"



FOURPLEX LEFT SIDE ELEVATION

UNIT B & C

SCALE 1/4"=1'-0"



FOURPLEX LEFT SIDE ELEVATION

UNIT A

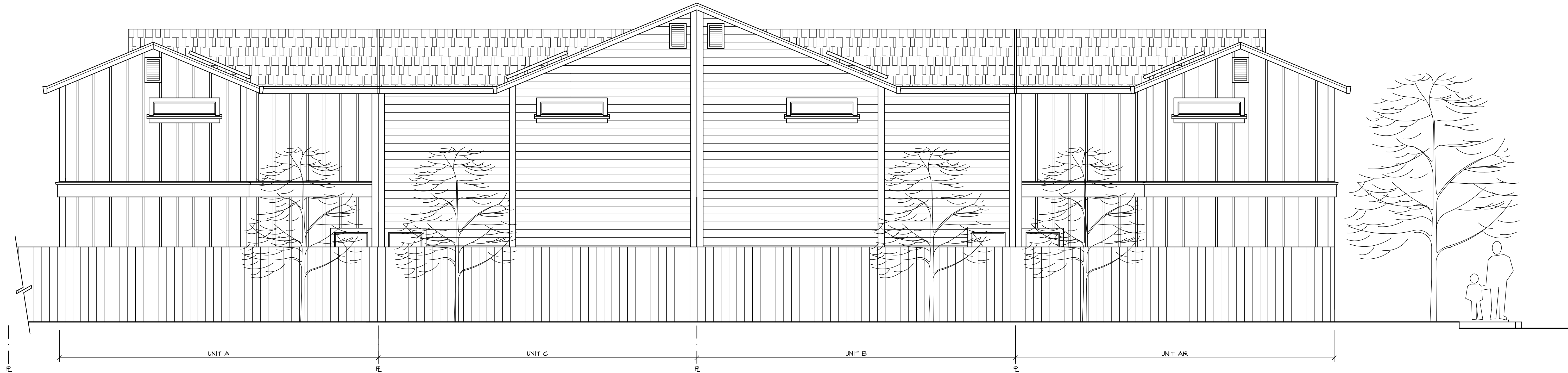
SCALE 1/4"=1'-0"

UNIT A, B, C, AR

FOURPLEX ELEVATIONS

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRAR, THEY ARE 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 OF THE COPYRIGHT ACT OF 1940. AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1940, THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL 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 CESSION OF CONSTRUCTION OR BUILDING BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.

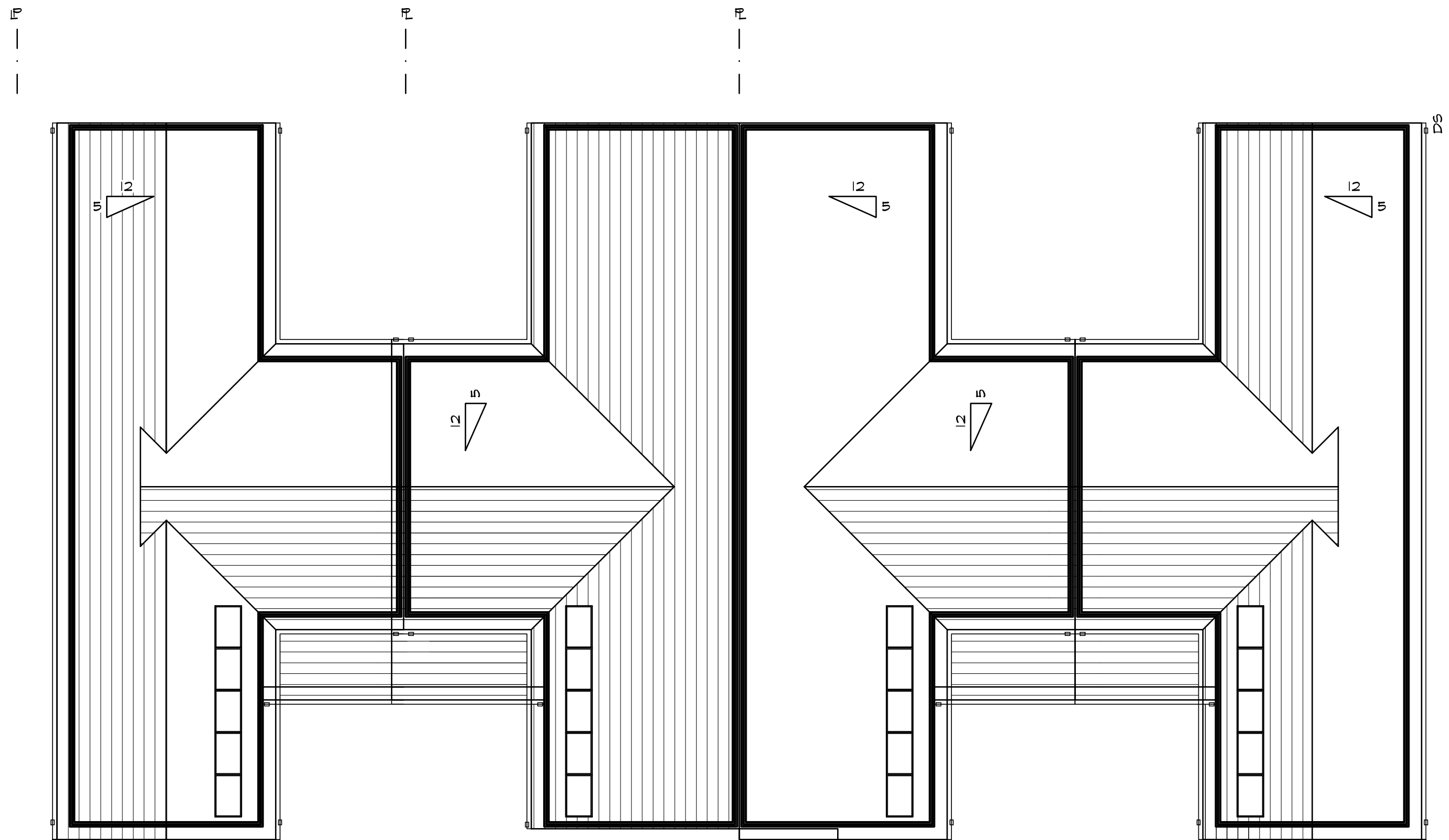
IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY ARE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102.YR. AS AMENDED DECEMBER 1990 AND KNOWN AS "ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990." THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL 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 CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.



FOURPLEX REAR ELEVATION
SCALE 1/4"=1'-0"



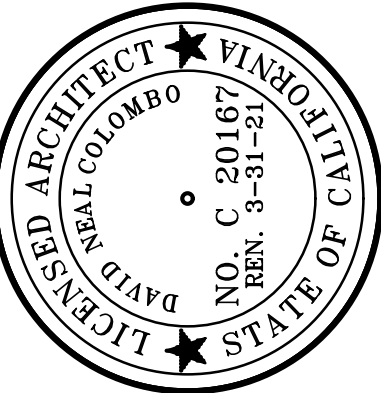
FOURPLEX LEFT SIDE ELEVATION CORNER LOT TYP.
BOTH EXTERIOR UNITS
SCALE 1/4"=1'-0"



FOURPLEX ROOF & FIREWALL PLAN
SCALE 1/8"=1'-0"

UNIT A, B, C, AR
FOURPLEX ELEVATIONS

REVISIONS:
NOTES:



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



CHK BY: D. COLOMBO
DRAWN BY: D. COLOMBO
SHEET NO. A3
OF: 1
DATE: 9-26-21
JOB NO. 1D201923

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

ELECTRICAL FIXTURE SCHEDULE		NOTE: ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICIACY, EITHER LISTED BY SOURCE TYPE OR BY BEING JAB-2016 CERTIFIED AND LABELED. SEE TABLE 1500-A OF 2016 CEC, PART 6.	
110V	ⓘ	CAN LIGHT	VACANCY SENSOR
110V GFI	ⓘGFI	LIGHT	CEILING REGISTER
110V WEATHER PROTECTED GFI	ⓘGFI ⓘ	TRACK LIGHTS	THERMOSTAT
220V	ⓘ	WALL LIGHT	SPEAKER
D.B.	□	SPOTLIGHT	UNDER CAB FLUOR
CHIMES	□	MOTION SENSOR/ PHOTOCONTROL	2X4 FLUOR
PHONE	∇	CARBON MONOXIDE ALARM	
TV	Ⓜ		
FAN VTO	ⓘ	110V SMOKE ALARM	CEIL FAN
SWITCH	Ⓢ	WHOLE HOUSE FAN	
3-WAY	Ⓢ ³		
4-WAY	Ⓢ ⁴		
DIMMER	ⓈDMR		

- 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 BOM WITH (2) 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.

- 1 ALL CONSTRUCTION TO COMPLY W/ CURRENT
C.B.C., C.M.C, C.P.C., C.E.C., C.R.G
- 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 12" 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 UFG.
- 8 VENT DRYER TO OUTSIDE - DUCT RUN SHALL NOT
EXCEED 14' W/ 2- 90° BENDS. (CMC SECT 504.3.1, 504.3.1.2)
- 9 PROVIDE 5/8" TYPE "X" GYP. BD. @ WALLS & CEILING IN
GARAGE AREA WITH 64 CIRCLE X 1 7/8" LONG @ 1" O.C.,
TAPED.
- 10 NO OPENINGS MAY BE PROVIDED BETWEEN A GARAGE
AND A SLEEPING ROOM. OTHER OPENINGS SHALL BE
EQUIPPED WITH SHOWER HEADS & DOOR DOORS 1 3/8" IN
THICKNESS AND SHALL BE SELF-CLOSING AND
SELF-LATCHING. (R302.3.1)
- 11 PROVIDE ULTRA FLUSH 120 GPM WATER CLOSET AT NEW
CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS
MAY 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 (POWERS BOXES, 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 FOSER 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

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-2R
AND IC-1 FORMS TO THE BUILDING OWNER

DUCT TYPE	FLEX DUCT (FD)				SMOOTH DUCT (SD)			
	50	80	100	125	50	80	100	125
FAN RATING cfm @ 0.25 in. w.g.								
MAXIMUM ALLOWABLE DUCT LENGTH (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	95	NL	NL	NL	145
7 & ABOVE	NL	NL	NL	NL	NL	NL	NL	NL
THIS TABLE ASSUMES NO ELBOWS. DEDUCT 15% OF ALLOWABLE DUCT LENGTH FOR EACH TURN, ELBOW, OR FITTING								
NL = NO LIMIT ON DUCT LENGTH OF THIS SIZE								
X = NOT ALLOWED, ANY LENGTH OF DUCT THIS SIZE WITH ASSUMED TURNS, ELBOWS, FITTINGS WILL EXCEED THE RATED PRESSURE DROP								

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

- 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. [§302.2 GRC]
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 813. UL 1475 with a minimum fire resistance rating of 1 hour, 15 minutes, 0 seconds, 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 1 3/4" maximum below the top of the threshold. [§R311.3 GRC]
- D. Landings at doors other than the required egress door shall not be more than 1 3/4" maximum below the top of the threshold. [R 311.3.2 GRC]
- E. Contractor to manage storm water per Green Building Code Section 1 R300.1 GRC
- F. Contractor to provide a construction waste management plan reducing waste at least 65% [R324.1 GRC]
- G. Finish materials including adhesive, sealants, caulks, paint and coating, and floor and ceiling, 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.

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

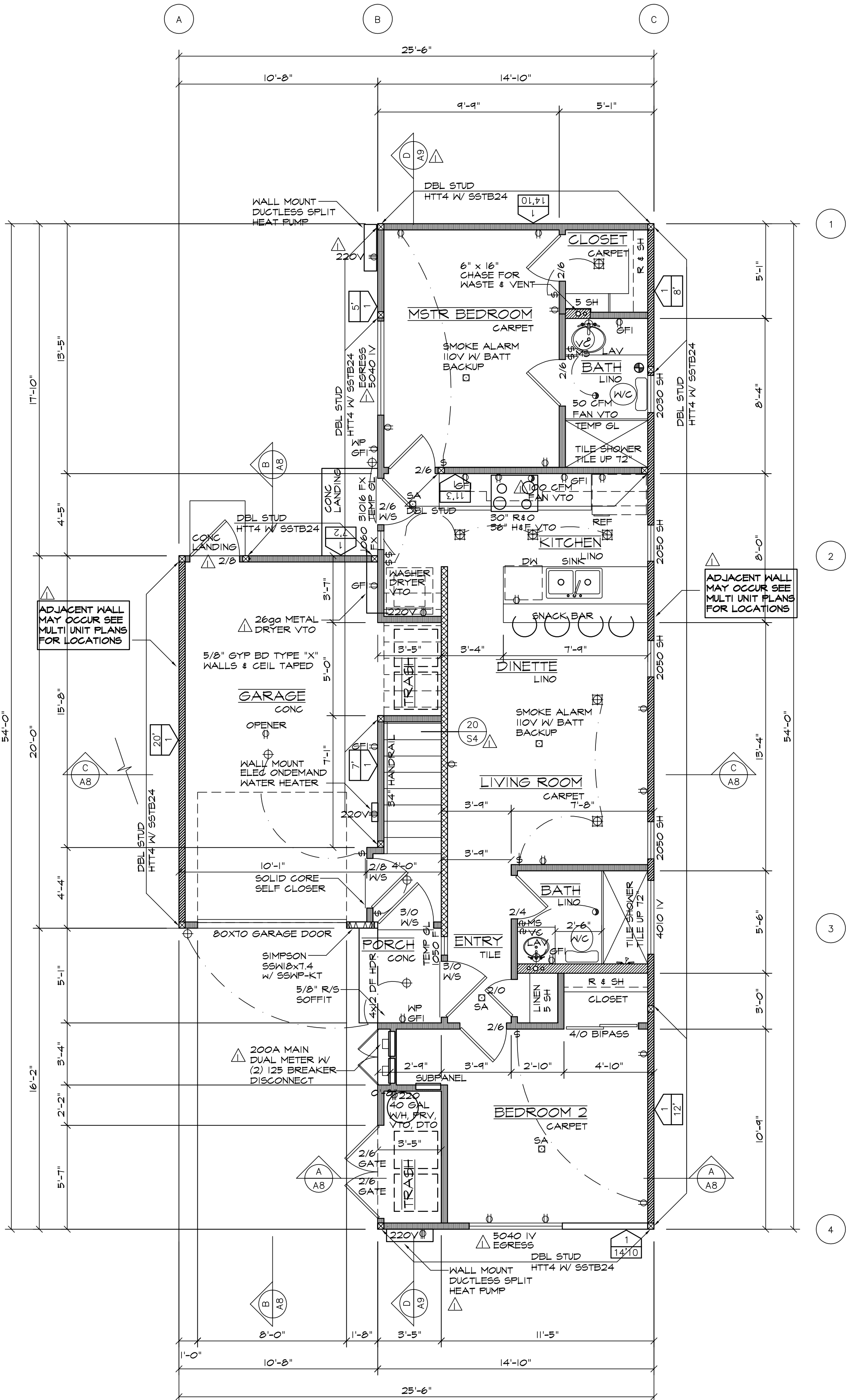
1. ALL PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER FRAMING. PLYWOOD INSTALLED EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS @ 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS FOR 3/8" PLYWOOD INSTALLED WITH FACE GRAIN PARALLEL TO STUDS, SPACED 24" O.C. AND 12" O.C. FOR OTHER CONDITIONS AND PLYWOOD THICKNESSES

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

PANEL TYPE	NLAB	NO.	<u>1</u>	<u>120/208</u> VOLTS	<u>1</u>	ϕ	<u>3</u> W	☒ SN
<u>125</u>	AMPS MAIN	☐	LUGS	☐	FLUSH			POLES
<u>125</u>	AMPS TRIP	☒	MAIN BREAKER	☒	SURFACE			
					BOLTED BREAKERS			

[illegible]

WALL INSULATION	R15	
FLOOR INSULATION	NA	
CEILING INSULATION	R30	
ROOF RADIANT BARRIER	YES	
FAU EFF. %	98%	
COOLING SEER	15.0	
COOLING EER	12.5	
ONDEMAND WATER HEATER	YES	
QII INSULATION INSPECTION	YES	
ROOF OVERHANGS	NO	
WHOLE HOUSE FAN CFM	NA	
WHOLE HOUSE FAN WATTS	NA	
WINDOW U VALUE	.32	
WINDOW SHGC VALUE	.25	



LIVING AREA	706 SQ.FT.	SCALE 1/4"=1'-0"
GARAGE AREA	228 SQ.FT.	
PORCH AREA	48 SQ.FT.	

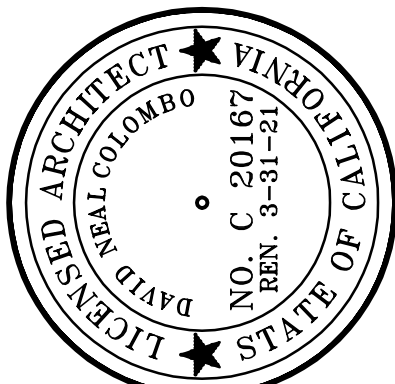
 2X6 @ 16" O.C. 1 HR / STC
 2X4 @ 16" O.C.
 2X6 @ 16" O.C.
 2X4 @ 16" O.C. 1HR FIREWALL
 WHEN ADJACENT TO PROPERTY LINE LOCATION

LWR FLR PLAN, SCHED.

REVISIONS:

BLDG PCC	△
12-8-20	

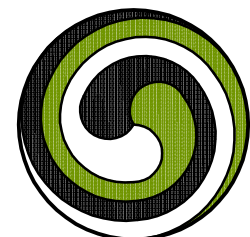
NOTES:



PROJECT JOB NAME:
COLGAN CREEK VILLAGE

33011 DUTON MEADOW, SANTA ROSA, CA.

INTEGRATED DESIGN



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

CHK BY:
D. COLOMBO

DRAWN BY:
D. COLOMBO

SHEET NO.

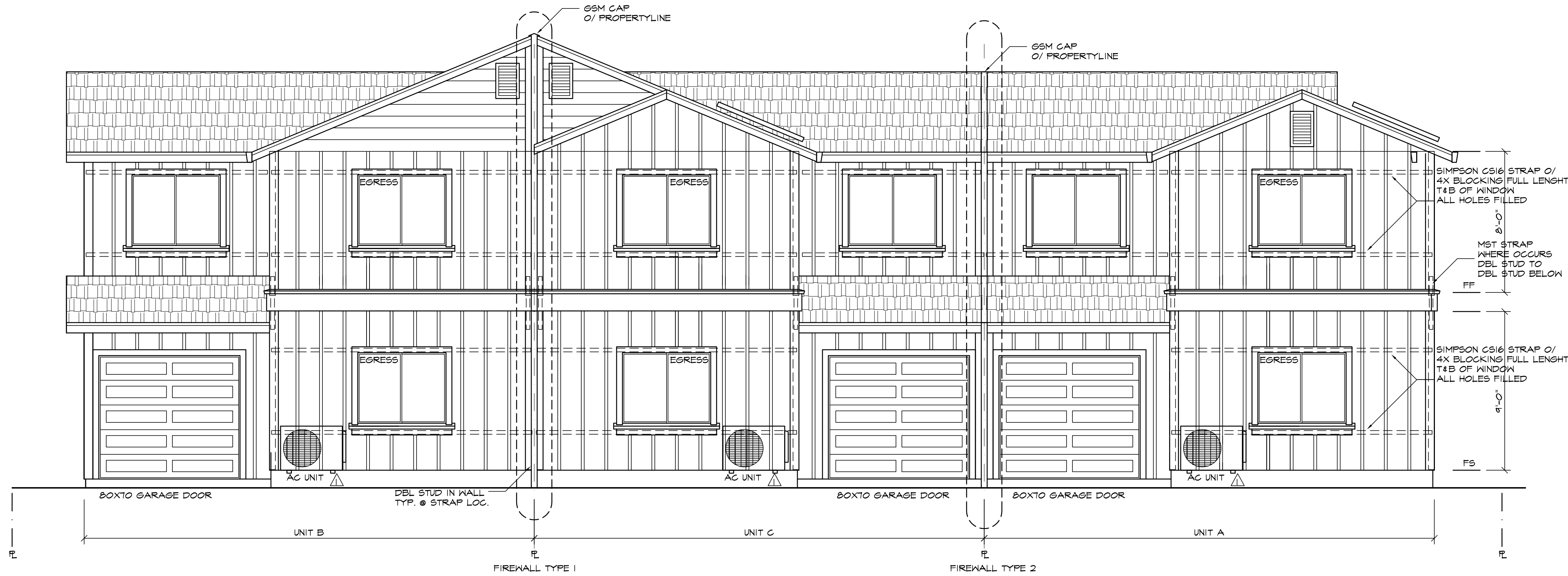
A3

OE.

DATE:
4-1-21

JOB NO.
ID201923

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTERED ARCHITECT, THEY 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 OVERALL 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 CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.



TRIPLEX FRONT ELEVATION
SCALE 1/4"=1'-0"



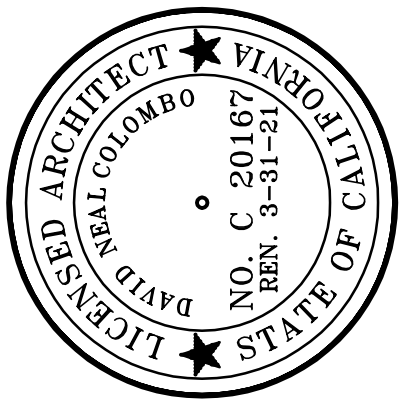
TRIPLEX LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"



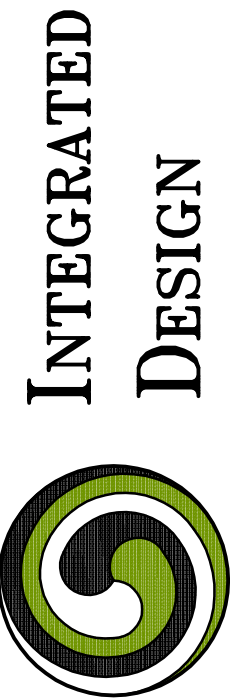
TRIPLEX RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

LOTS 2-12, 2-13, 2-14
UNIT A, B & C
TRIPLEX ELEVATIONS

REVISIONS:
BLDG FCC 12-8-20
NOTES:



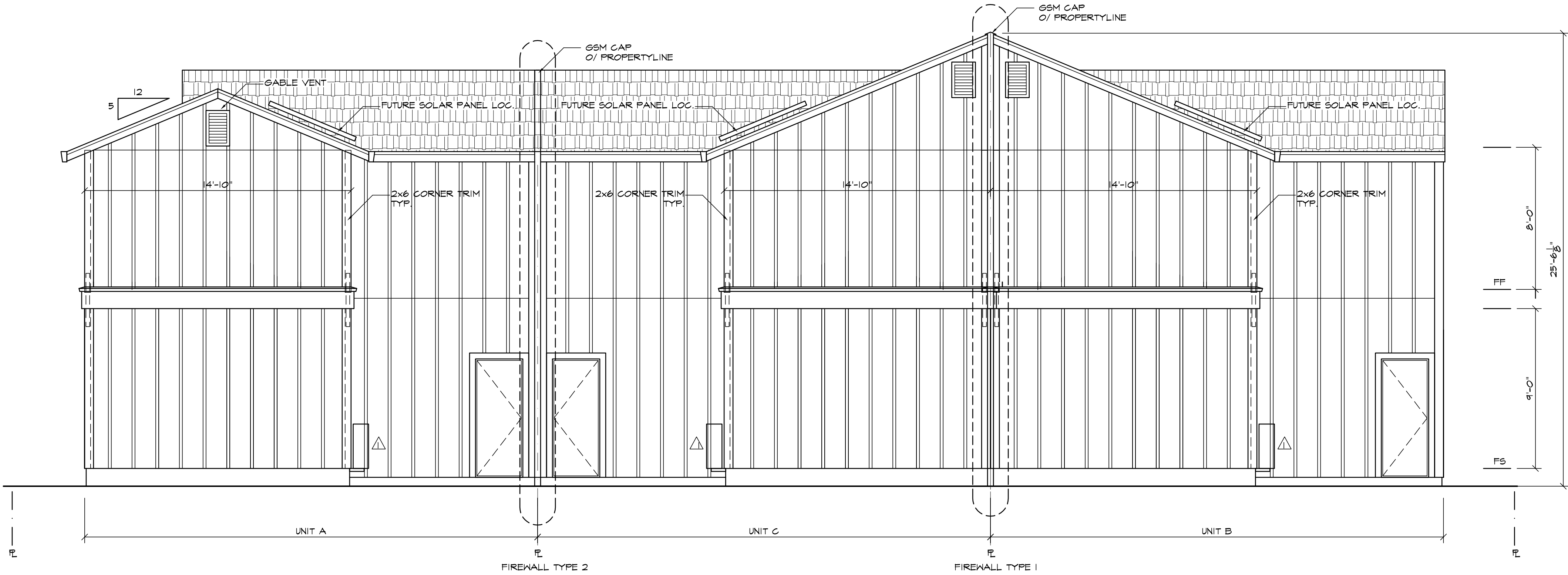
PROJECT JOB NAME:
COLGAN CREEK VILLAGE
3011 DUTTON MEADOW, SANTA ROSA, CA.



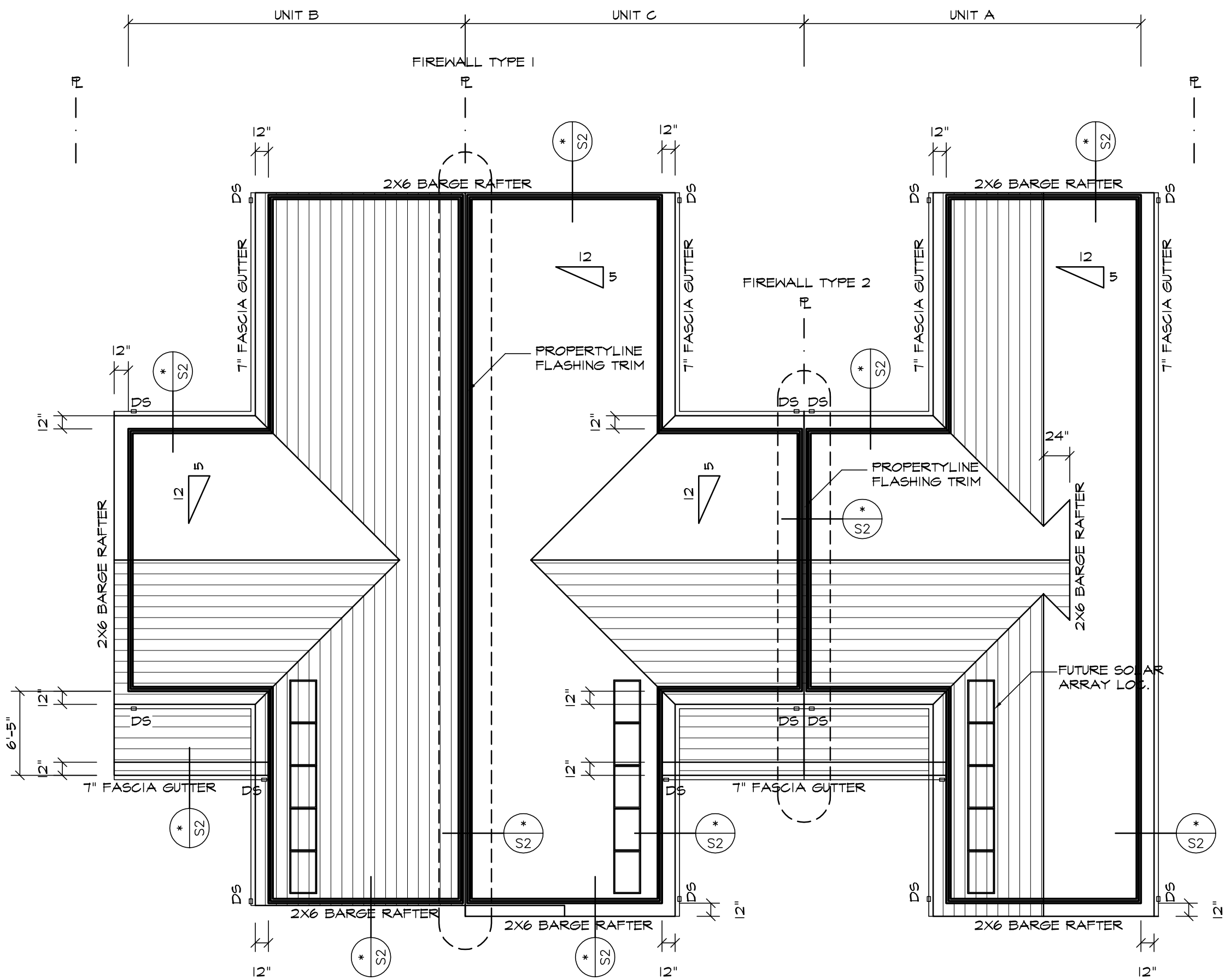
**INTEGRATED
DESIGN**
804 COLLEGE AVE, SANTA ROSA, CA. 95404
(707) 568-0108 Fax (707) 568-5592

CHK BY: D. COLOMBO
DRAWN BY: D. COLOMBO
SHEET NO. A10
OF: 1
DATE: 4-1-21
JOB NO. 10201423

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY ARE 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 OVERALL 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 CESSIONATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC. DAVID COLOMBO ARCHITECT.



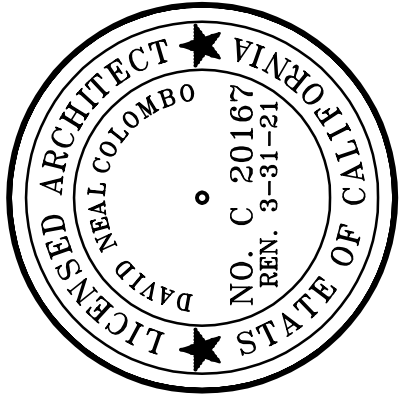
TRIPLEX REAR ELEVATION
SCALE 1/4"=1'-0"



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
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.	A11
OF:	1
DATE:	4-1-21
JOB NO.	10201423

[illegible]

The roof plan illustrates three units, labeled UNIT B, UNIT C, and UNIT A from left to right. Each unit features a complex roof layout with various components and annotations:

- Roof Structure:** The plan shows 2x6 BARGE RAFTERS and 1" FASCIA GUTTER. A central 2x6 BARGE RAFTER runs vertically through the middle of the units.
- Firewalls:** FIREWALL TYPE 1 is located at the top of each unit, and FIREWALL TYPE 2 is located in the center of each unit.
- Solar Array Locations:** FUTURE SOLAR ARRAY LOC. is indicated in the central area of each unit.
- Other Features:** The plan includes PROPERTY LINE FLASHING TRIM, 12" and 24" dimensions, and various circular markers labeled S2.

UNIT A, B, C

FIVEPLEX ELEVATIONS

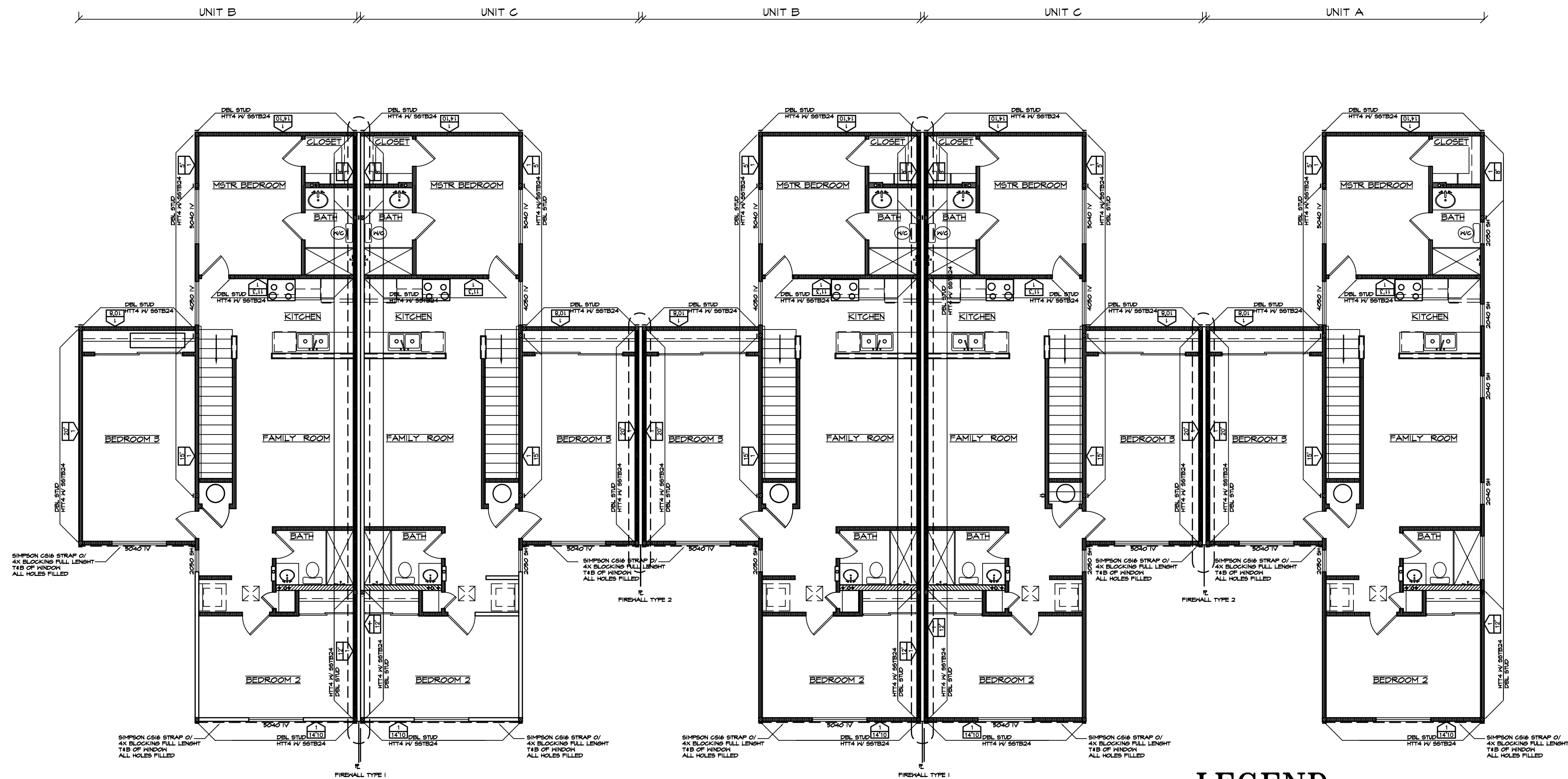
B NO.
201923

IF THESE PLANS DO NOT BEAR THE SEAL OF THE REGISTRANT, THEY ARE 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 102.17, AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL 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 CESSION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND OR MONETARY COMPENSATION TO INTEGRATED DESIGN INC., DAVID COLOMBO ARCHITECT.



MAIN FLOOR PLAN FIVEPLEX BUILDING

SEE MAIN FLOOR PLANS FOR
NOTES AND DIMENSIONS NOT SHOWN HERE



UPPER FLOOR PLAN FIVEPLEX BUILDING

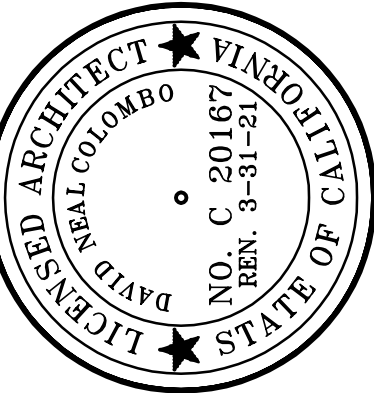
SEE MAIN FLOOR PLANS FOR
NOTES AND DIMENSIONS NOT SHOWN HERE

LEGEND

- 2X4 @ 16" O.C.
- 2X6 @ 16" O.C.
- 2X4 @ 16" O.C. FIREWALL

UNIT A, B, C
FIVEPLEX FLR PLANS

REVISIONS:
BLDG FCC 12-8-20
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. A25
OF: 1
DATE: 4-1-21
JOB NO. 1D201423