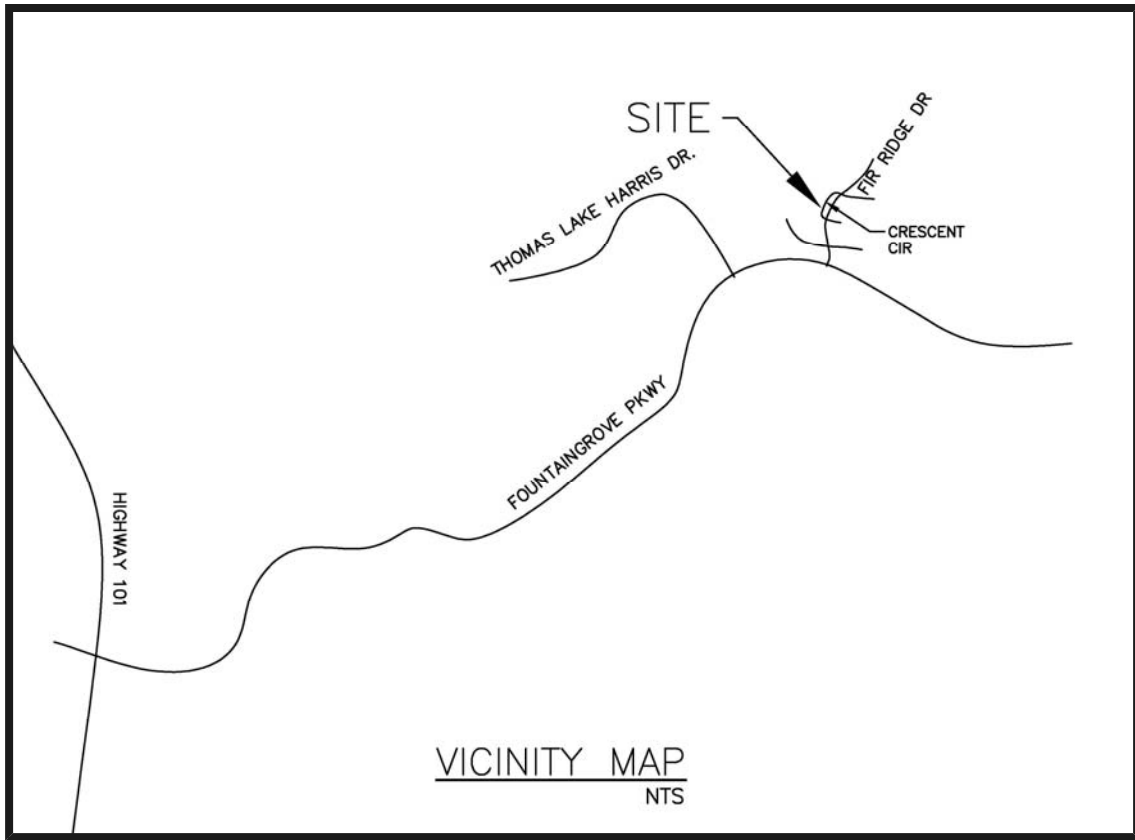


City of Santa Rosa
Planning & Economic
Development Department
Jul 8, 2021
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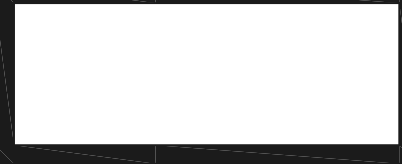
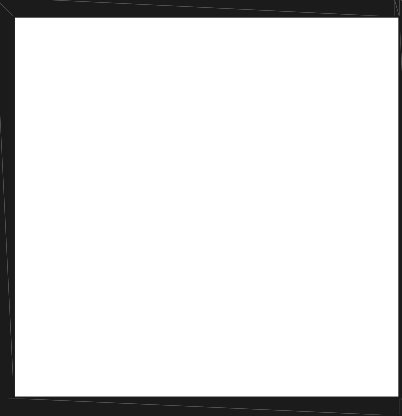


DATE:	3-24-21
SCALE:	NOTED
JOB. NO.	20-334
DRAWN BY:	M.W.M.

PROJECT REVISIONS	
REV.	4-28-21
REV.	
REV.	

PROJECT LOCATION
3619 CRESCENT CIRCLE
SANTA ROSA, CA.
LOT NO. 16
A.P.N. 173-600-016

CUSTOM HOME DESIGN FOR:
FOUNTAINGROVE VENTURES, L.L.C.
P.O. BOX 2737 BOX 2737
STATELINE,NY.
916-705-9144



DRAFTING & DESIGN SERVICE
McHenry &
Associates L.L.C
P.O. BOX 1025
SUTTER CREEK, CA. 95665
209-267-1390
MWMDESIGN@SBCGLOBAL.NET

SHEET:
A.2
OF: 12

SITE PLAN

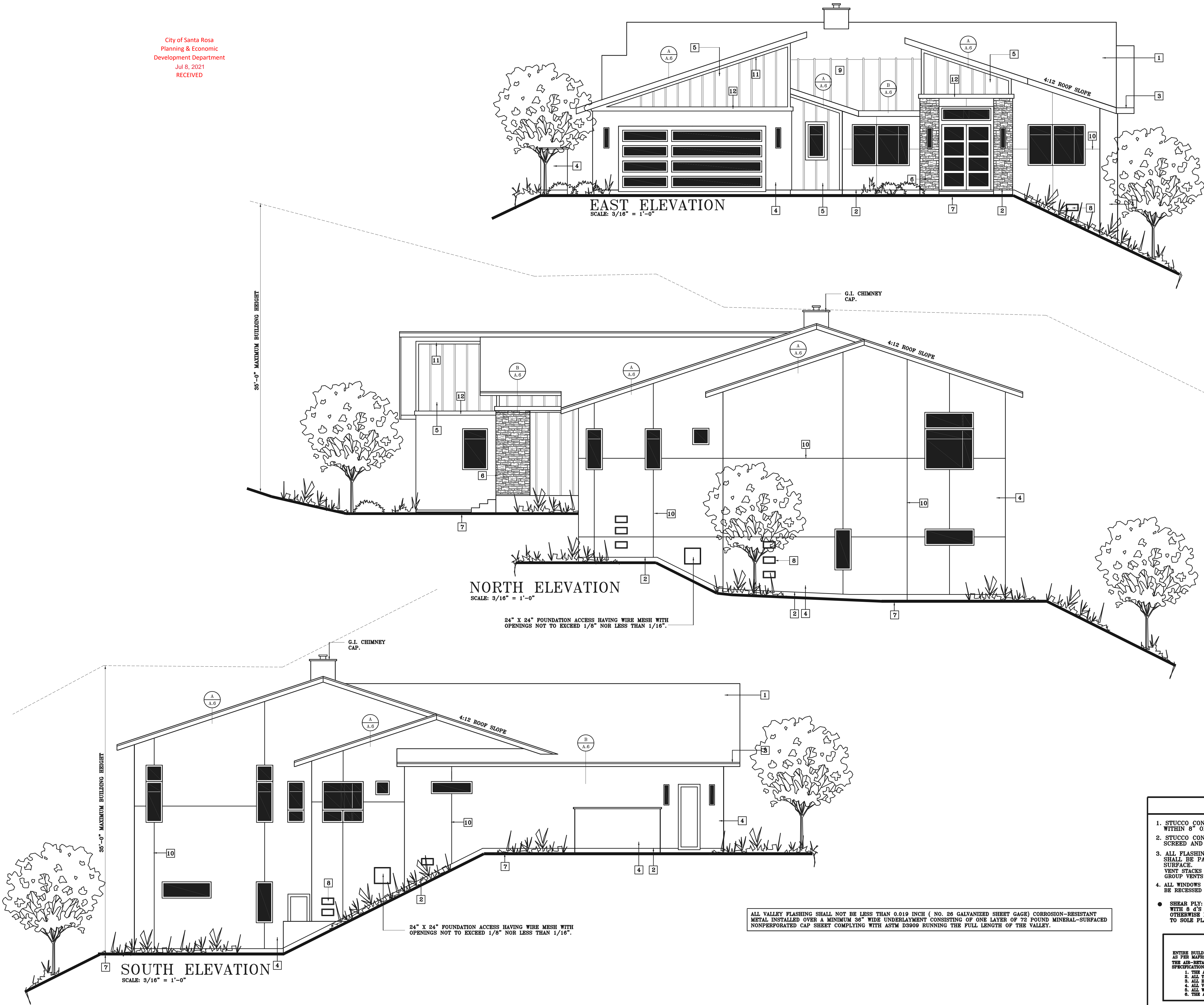
SCALE: 1/8" = 1'-0"
SEE GRADING PLANS FOR ALL UTILITY LOCATIONS, GRADING AND DRAINAGE INFORMATION

SITE STATS
TOTAL SITE AREA = 14,500 SQ.FT.
TOTAL HOUSE FOOT PRINT / GARAGE AND COVERED PATIO AREA = 3712 SQ.FT.
TOTAL HOUSE FOOTPRINT COVERAGE = 25.6 % MAXIMUM COVERAGE = 40%
FLAT WORK / WALKS AND DRIVEWAYS = 1008 SQ.FT.

SCHEDULE

- = PROPERTY LINE
- = EASEMENTS AND SETBACKS
- = HOUSE WALLS
- = CONCRETE RETAINING WALL
- = CONCRETE FLATWORK

THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0" AROUND THE ENTIRE PERIMETER OF HOUSE TO PROVIDE DRAINAGE.
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITH IN 10'-0"



RIGID INSULATION	
PROVIDE R-5 RIGID INSULATION ON ALL EXTERIOR WALLS AT CONDITIONED AREAS.	
EXTERIOR ELEVATION NOTES:	
1	"EAGLE" CONCRETE TILE CLASS "A" (FLAT PROFILE) CONCRETE TILE ROOFING TO BE INSTALLED AS PER MFGR'S SPECIFICATIONS. PROVIDE TYPE 30 FELT UNDERLAYMET AS PER CBC TABLES 15-B-1, 15-D-1. MAXIMUM INSTALLED WEIGHT NOT TO EXCEED 10.0 PSF.
2	26 GAUGE MINIMUM STUCCO WEEP SCREED AT FOUNDATION PLATE LINE OR AT LEAST 8" ABOVE FINISH GRADE OR 2" ABOVE CONCRETE OR PAVING.
3	6" K STYLE G.I. GUTTER WITH LEAF GUARD DOWNSPOUTS TO BE CONNECTED WITH LANDSCAPE DRAINAGE SYSTEM.
4	"OMEGA" DIAMOND ONE COAT SYSTEM TO BE INSTALLED AS PER MFGR'S SPECIFICATIONS OVER "GEORGIA-PACIFIC" DENS-ELEMENT BUILDING WRAP PANELS TO BE INSTALLED AND SEALED AS PER MFGR'S SPECIFICATIONS. DENSGLASS- ASTM E136
5	1X2 "HARDIE BD" BATTENS OVER 5/8" "HARDIE BD" SIDING PANELS, OVER INDUSTRY STANDARD BUILDING WRAP OVER SHEARPLY AS PER PLAN.
6	THIN CUT STONE VENEER TO BE INSTALLED AS PER MFGR'S SPECIFICATION.
7	FINISHED GRADE
8	6" X 14" FOUNDATION VENTS HAVING WIRE MESH WITH OPENINGS NOT TO EXCEED 1/8" NOR LESS THAN 1/16".
9	CUSTOM-BLT MATAL, TGFU.R20409 STANDING SEAM STEEL ROOFING TO BE INSTALLED AS PER MFGR'S SPECIFICATIONS & APPROVED FASTENERS INSTALL OVER (2) LAYERS TYPE 30 FELT UNDERLAYMET AS PER CBC TABLES 15-B-1, 15-D-1. CLASS A FIRE RATING IMPACT 4 RESISTANCE ICC-ES ESR-2048 800-423-6587 WWW.ICC-ES.ORG
10	1" RIGLET CHANNEL TO BE INSTALLED AS PER MFGR'S SPECIFICATIONS.
11	4" WIDE HARDIE BOARD TRIM
12	6" WIDE HARDIE BOARD TRIM
13	PRE MANUFACTURED +42" IRON RAILING WITH S.S. WIRE CABLES SPACED AS TO NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH RAILING TO BE INSTALLED AS PER MFGR'S SPECIFICATIONS AND RAILING POSTS TO BE ATTACHED TO DECK/FLOOR AS PER MFGR'S SPECIFICATIONS. GUARD RAILING REQUIREMENTS: <ul style="list-style-type: none">MINIMUM 42" HIGH GUARDRAIL AT ALL OPEN SIDED WALKING SURFACES GREATER THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY.GUARDRAILS SHALL NOT HAVE OPENINGS FROM WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOW THE PASSAGE OF A 4" IN DIAMETER.GUARDRAILS SHALL BE DESIGNED TO RESIST A 300-POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. GLASS USED AS A HANDRAIL ASSEMBLY OR A GUARD SHALL BE CONSTRUCTED OF TEMPERED GLASS. THE MINIMUM NOMINAL THICKNESS SHALL BE 1/4".
SEE DETAIL (SR A.7)	

GENERAL NOTES	
1. STUCCO CONTRACTOR TO FLOAT FOUNDATION WALL TO WITHIN 8" OF FINISH GRADE.	
2. STUCCO CONTRACTOR TO PROVIDE AND INSTALL WEEP SCREED AND SQUARE CORNER BEED.	
3. ALL FLASHING, SHEET METAL, VENT STACKS AND PIPES SHALL BE PAINTED TO MATCH ADJACENT BUILDING SURFACE. VENT STACKS NOT TO EXTEND ABOVE THE RIDGE LINE. GROUP VENTS TO BE LEAST VISABLE FROM VIEW.	
4. ALL WINDOWS WITH OUT TRIM (WHERE OCCURS) TO BE RECESSED 2" MINIMUM.	
5. SHEAR PLY: COVER ALL EXTERIOR WALLS WITH 3/8" ORIENTED STRAND BOARD (OSB) WITH 6 d's AT 6" O/C ALL EDGES, 8 d's AT 12" O/C ALL FIELD CONTACTS-UNLESS OTHERWISE NOTED ON PLANS. PLYWOOD SHALL RUN CONTINUOUS FROM TOP PLATE TO SOLE PLATE WITH ALL EDGES BLOCKED	
BUILDING WRAP	
ENTIRE BUILDING TO BE WRAPPED WITH "GEORGIA-PACIFIC" DENS-ELEMENT PANELS, INSTALL AND AS PER MAPES' SPECIFICATIONS. THE AIR-RETARDING WRAP MUST BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. IN PARTICULAR, IT MUST MEET THE FOLLOWING INSTALLATION REQUIREMENTS. <ol style="list-style-type: none">THE AIR-RETARDING WRAP MUST BE APPLIED CONTINUOUSLY.ALL TEARS OR BREAKS MUST BE REPAIRED WITH THE MANUFACTURER'S APPROVED TAPE.ALL HORIZONTAL SEAMS MUST BE LAPPED IN A SINGLE-LIKE MANNER AND TAPEDALL VERTICAL SEAMS MUST BE LAPPEDALL WINDOWS AND PENETRATIONS MUST BE TAPED OR CAULKED.THE AIR-RETARDING WRAP MUST BE TAPED OR OTHERWISE SEALED AT THE SLAB JUNCTION.	