

A CARPORT & WINDOW REPLACEMENT PROJECT FOR:

335-337 COLLEGE AVE
SANTA ROSA, CA 95401

SCOPE OF WORK:

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

PROJECT DATA:

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

PROJECT CONTACTS:

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707.569.9250

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GENERAL NOTES:

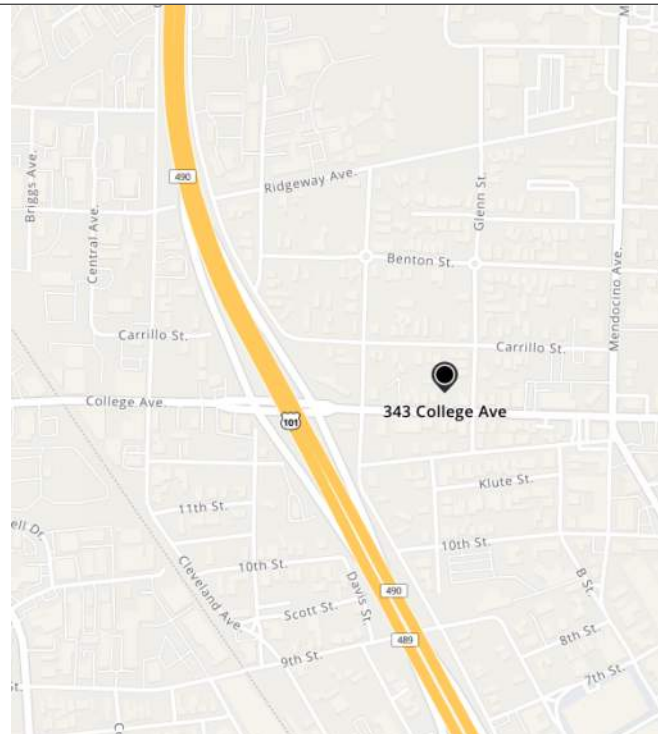
THE INFORMATION ON THIS SET OF CONSTRUCTION DOCUMENTS IS RELATED TO THE BASIC DESIGN INTENT OF THE PROJECT. THEY ARE INTENDED AS A CONSTRUCTION AID, NOT A SUBSTITUTE FOR GENERALLY ACCEPTED GOOD BUILDING PRACTICES AND COMPLIANCE WITH CURRENT CALIFORNIA STATE BUILDING CODES. THE GENERAL CONTRACTOR IS RESPONSIBLE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

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

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

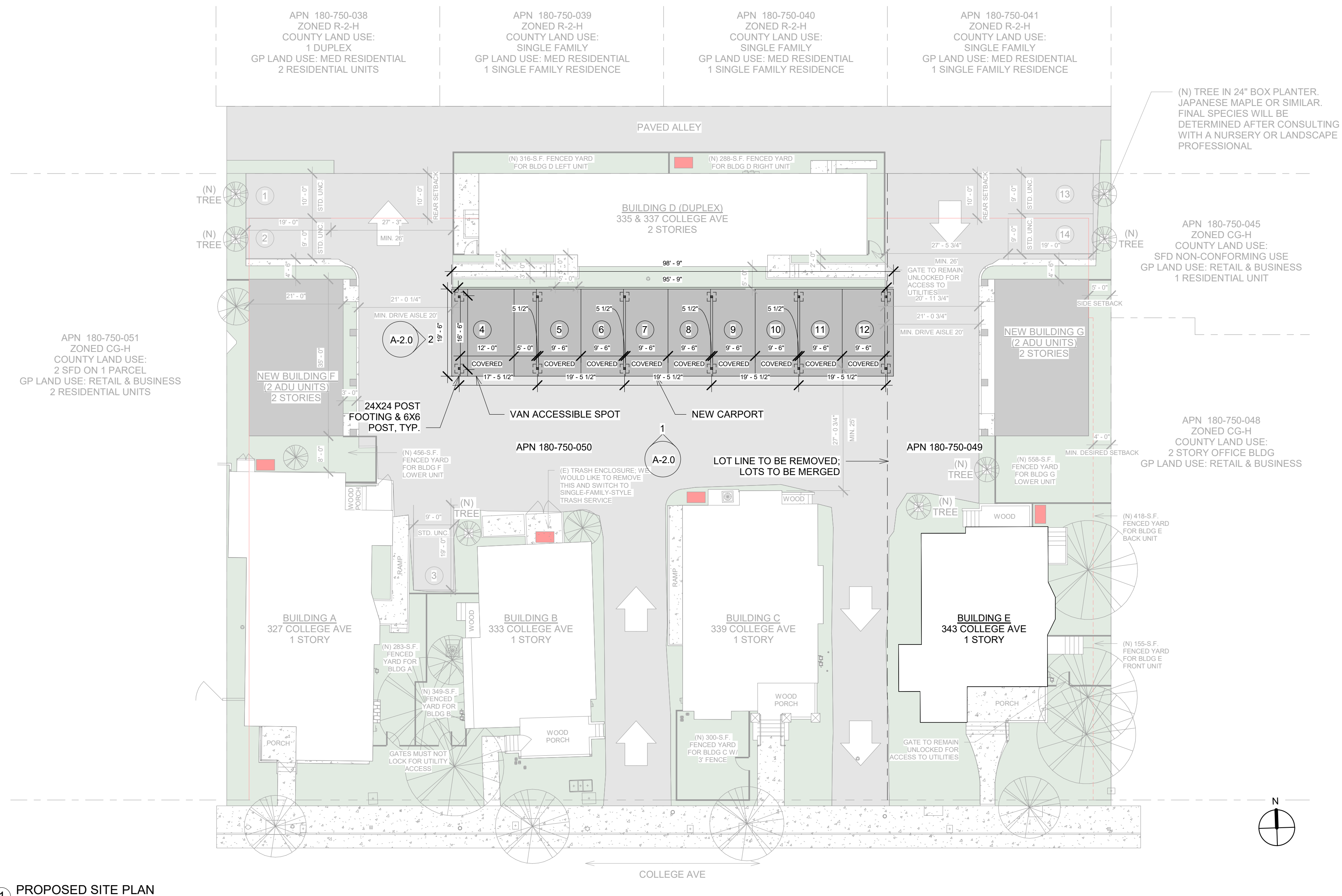
THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTANT CONSTRUCTION SUPERVISION AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION COORDINATING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE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

VICINITY MAP:

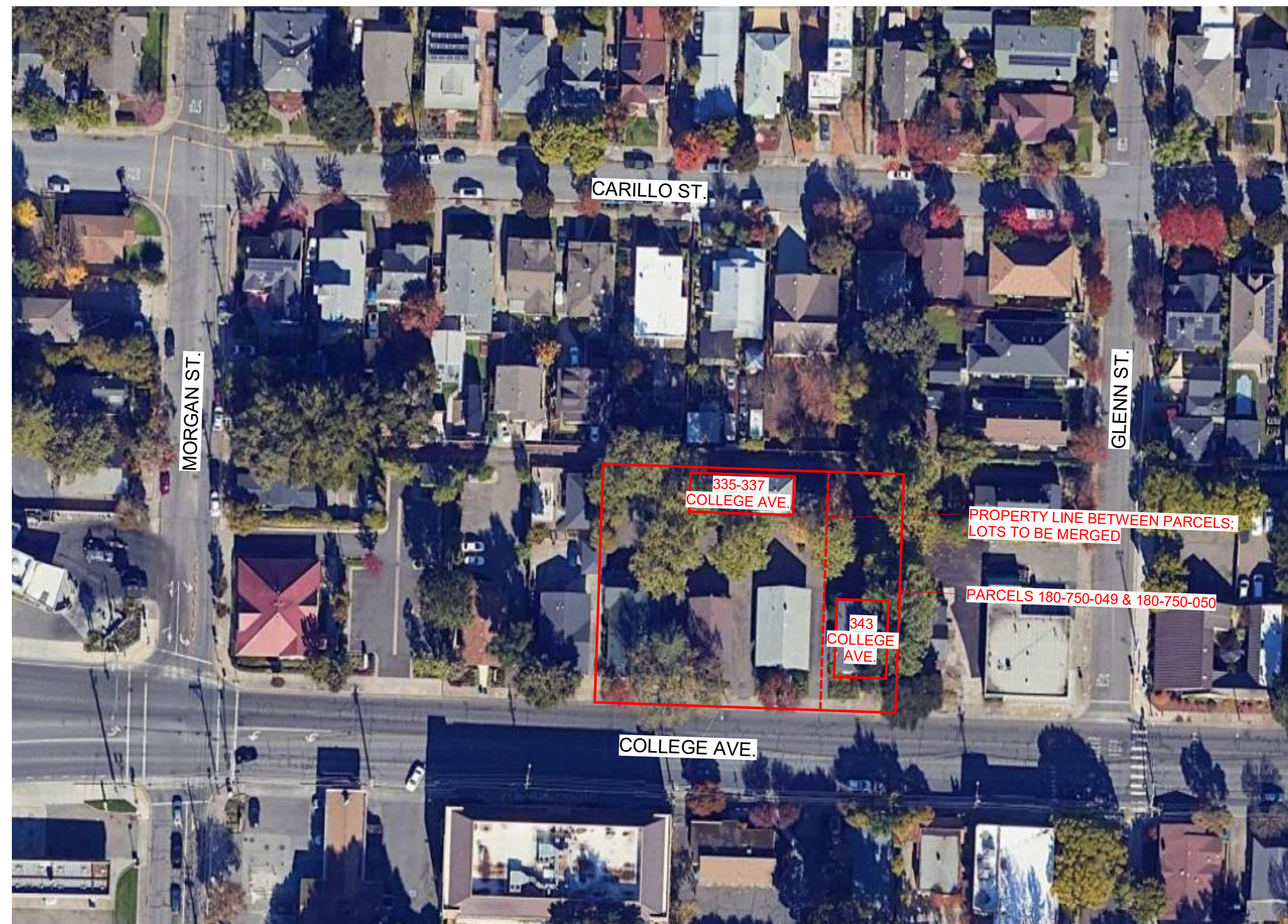


SHEET INDEX:
























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



1 PROPOSED SITE PLAN
1/16" = 1'-0"



2 NEIGHBORHOOD CONTEXT MAPS

	EXISTING BUILDING		= AIR CONDITIONER		= IRRIGATION CONTROLS	BR = BRICK		= DATUM POINT
	PROPOSED NEW BUILDING		= UTILITY BOX		= FIRE HYDRANT	WF = WATER FEATURE		= STEP MARKER
	PAVED DRIVING/PARKING AREA		= WATER METER		= GAS METER	PA = PLANTING AREA		= STREET LIGHT
	HARDSCAPE/FLATWORK AREA		= DRAIN		= ELECTRIC METER	EQ = EQUIPMENT		= STREET SIGN / POST
	LANDSCAPE AREA		= NATURAL GAS LINE		= SOLAR COMPONENTS	CONC = CONCRETE		= UTILITY POLE
	CARPORT		= MANHOLE COVER					
			WATER TANK, 1 PER (E) BLDG					REQUIRED SETBACK LINE
								DESIRED SETBACK LINE
								PROPERTY LINE

PROPOSED SITE PLAN LEGEND
1/16" = 1'-0"

PARKING NOTES:

REQUIRED OFF-STREET PARKING SHALL BE LOCATED ON THE SAME PARCEL AS THE USES SERVED. EXCEPT WITH CONDITIONAL USE PERMIT APPROVAL, PARKING MAY BE LOCATED ON A PARCEL IN THE VICINITY OF THE PARCEL SERVED SUBJECT TO A RECORDED COVENANT RUNNING WITH THE LAND, RECORDED BY THE OWNER OF THE PARKING FACILITY, GUARANTEEING THAT THE REQUIRED PARKING WILL BE MAINTAINED EXCLUSIVELY FOR THE USE OR ACTIVITY SERVED FOR THE DURATION OF THE USE OR ACTIVITY.

- CURBING. CONTINUOUS CONCRETE CURBING AT LEAST SIX INCHES HIGH AND SIX INCHES WIDE SHALL BE PROVIDED ALONG THE EDGES OF PARKING SPACES ADJACENT TO FENCES, WALLS, SIDEWALKS, OTHER STRUCTURES, AND LANDSCAPING.

- PARKING SPACES ADJACENT ALONG THEIR LENGTH TO LANDSCAPED AREAS OR OTHER SIMILAR SURFACES SHALL INCORPORATE AN ADDITIONAL CURBING WIDTH OF 12 INCHES (FOR A TOTAL OF 18 INCHES)

TYPES OF PARKING SPACES & DIMENSIONS

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

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

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

PARKING CALCULATIONS - # OF SPACES REQUIRED

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

L
M

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DESIGN

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L Miller

327-343 COLLEGE AVE
SANTA ROSA, CA 95401

Date	Description

Set Name: **ANS**

Indicated
25
By:
By:
Number:

A-0.0



327 COLLEGE AVE



333 COLLEGE AVE



339 & 343 COLLEGE AVE



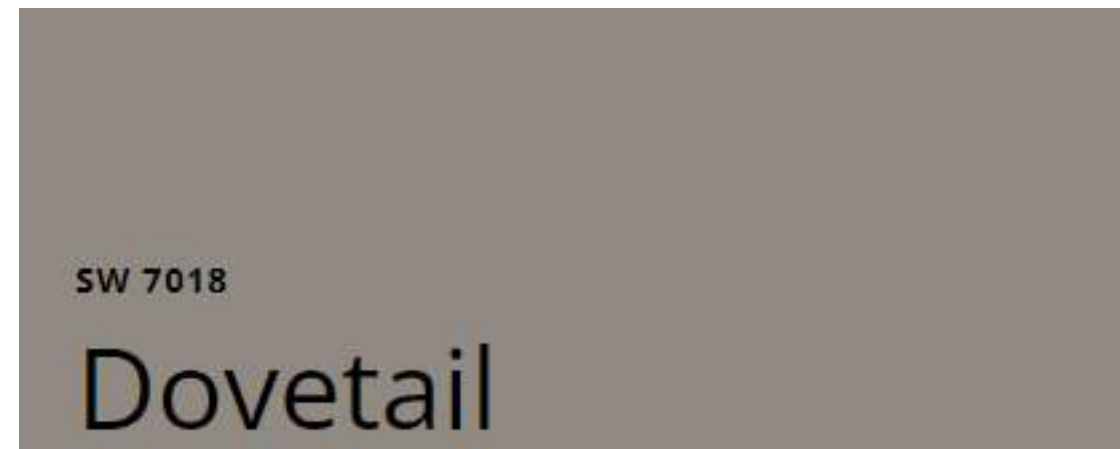
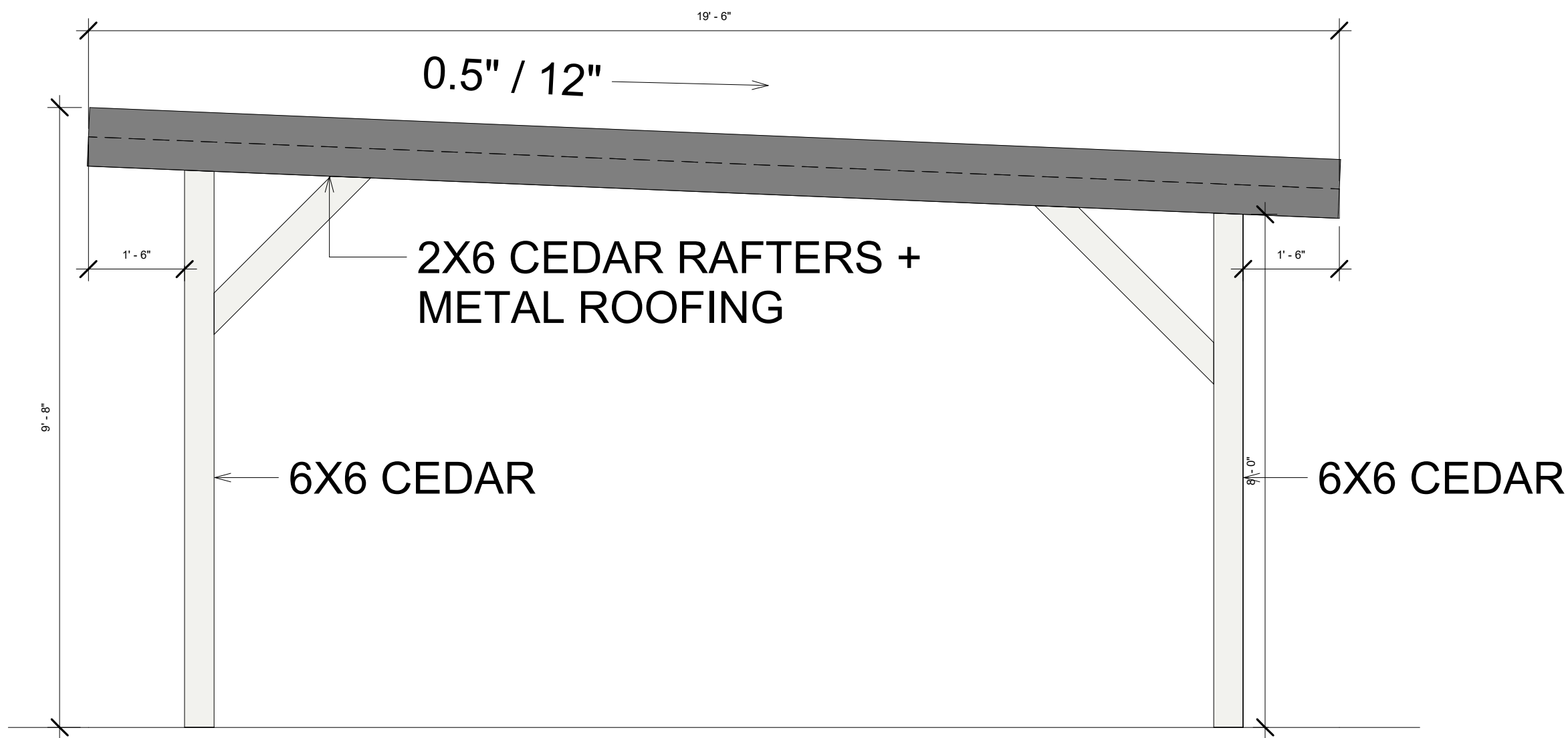
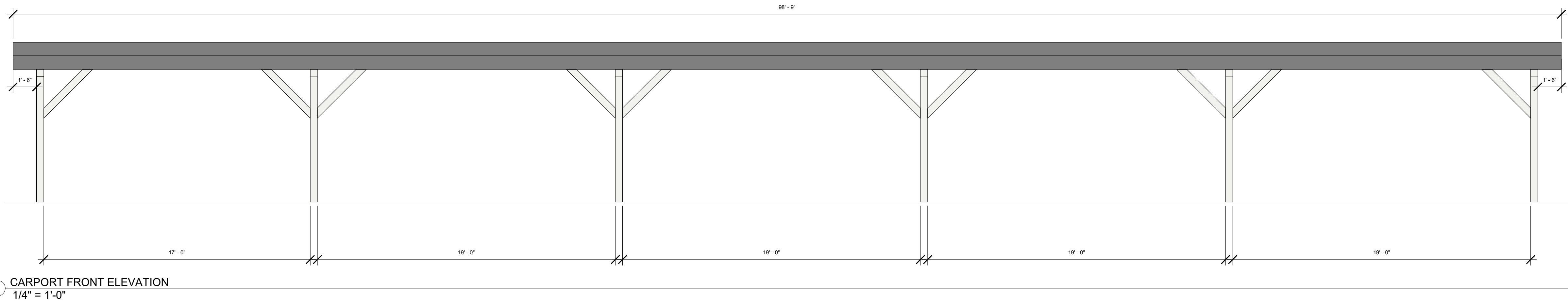
339 & 343 COLLEGE AVE



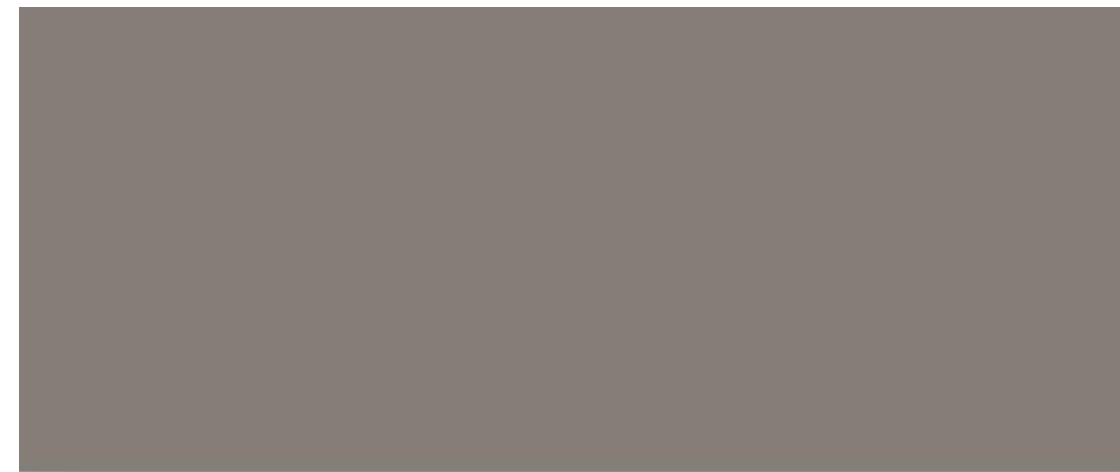
335 & 337 COLLEGE AVE



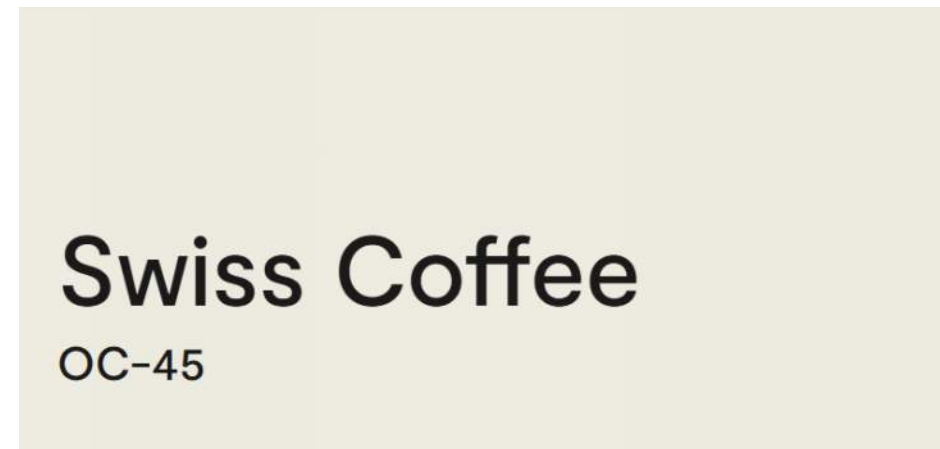
335 & 337 COLLEGE AVE



FASCIA & POST PAINT COLOR

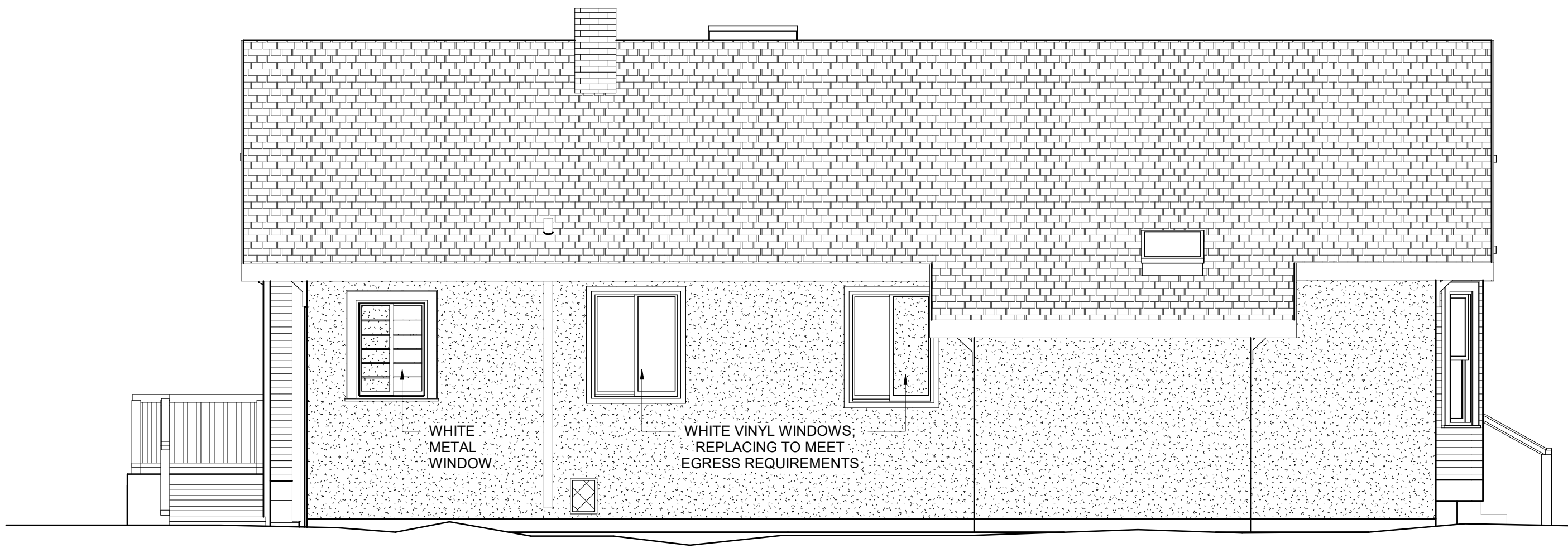


ROOF COLOR (POWDER COAT)

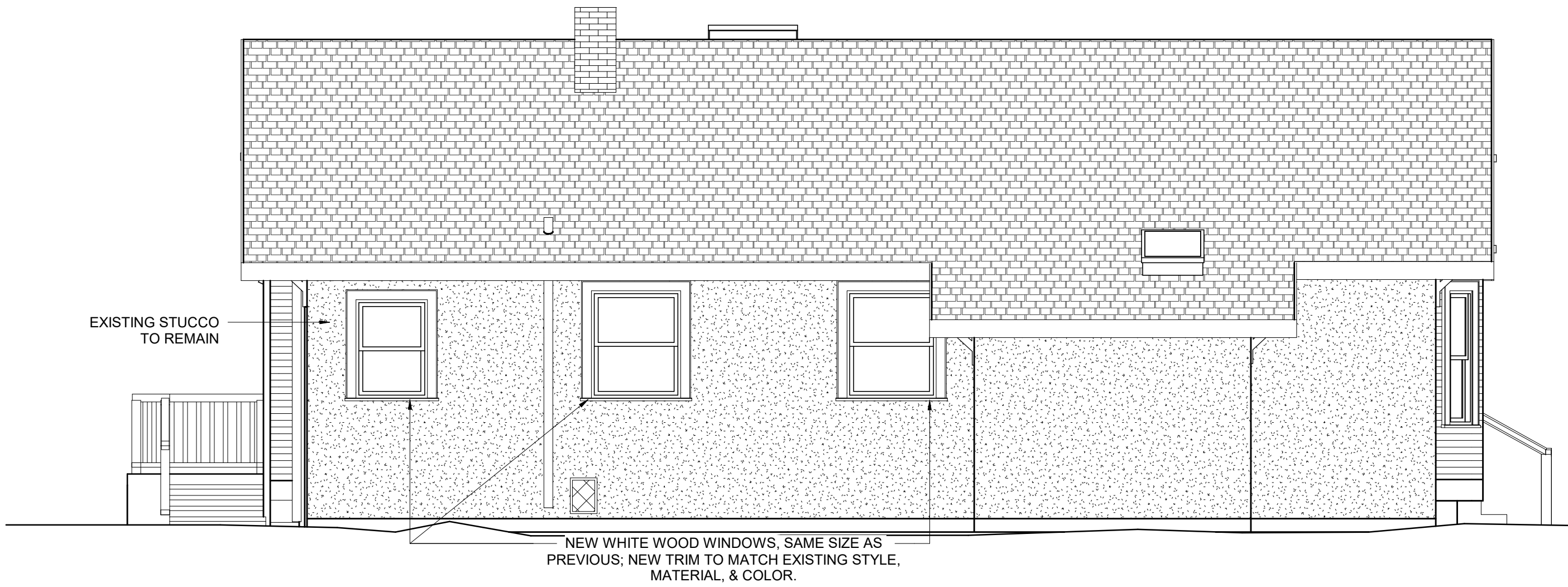


POST BEAM, & BRACING
COLOR

③ CARPORT COLORS
NTS



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



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



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