SYMBOLS LEGEND

- BUILDING ELEVATION LETTER / SHEET NUMBER
- BUILDING SECTION LETTER / SHEET NUMBER
- WALL SECTION LETTER / SHEET NUMBER
- DETAIL LETTER / SHEET NUMBER
- INT ELEVATION LETTERS / SHEET NUMBER
- T.O. SUBFLOOR EL. 100'-0" — BENCHMARK ELEVATION, WORKING POINT
- (012) DOOR TYPE TAG (SEE SCHED. SHT. A2.1)
- (X) WINDOW TYPE TAG (SEE SCHED. SHT. A2.1)
- LIVING ROOM 002 — ROOM NAME, FIN. NUMBER (IF SHOWN)
- BLOW-UP REFERENCE: DETAIL LETTER / SHEET NUMBER
- DRAWING REVISION (REF. ISSUE DATE)

GRAPHIC LEGEND

- C.M.U.
- CONCRETE
- CEMENT PLASTER
- GRAVEL
- STONE IN PLAN/SECTION
- SOIL/ COMPACTED FILL
- WOOD SIDING
- BATT INSUL.
- PLYWOOD
- FINISHED WOOD
- ROUGH FRAMING
- ENGINEERED WOOD PRODUCTS
- (E) WOOD FENCE

GENERAL NOTES

ADMINISTRATION:

1. THE ARCHITECT SHALL OBTAIN PERMITS. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE INSPECTIONS. ALL REFERENCES TO THE 'CONTRACTOR' INCLUDE THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.
2. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS: ANY DISCREPENCY BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS, OR ANY ERRORS, OMISSIONS OR CONFLICTING INFORMATION, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
4. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS IS INCLUDED, REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCS. ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT DOCUMENTS AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT, ALL EXISTING SITE CONDITIONS TO REMAIN INCLUDING TREES, SHRUBS, PAVING AND FENCES, THE PROTECTION OF NEIGHBORING PROPERTIES, AND COMPLIANCE TO ALL O.S.H.A. REQUIREMENTS.
8. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER, FREE OF TRASH AND CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS GENERATED FROM ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.

THE WORK:

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT INSTALLATION METHODS CONFORM TO ALL BUILDING CODE REQUIREMENTS, INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING IF REQUIRED.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. IF A DIMENSION CANNOT BE DETERMINED, THE CONTRACTOR SHALL PROMPTLY CONTACT THE ARCHITECT OR OWNER FOR VERIFICATION.
11. THE CONTRACTOR SHALL COORDINATE ALL WORK PERFORMED BY THE VARIOUS SUB-CONTRACTORS, AND SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND CEILINGS WITH ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS.
12. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS, OR CEILINGS) AND COORDINATE EXACT LOCATIONS WITH THE DESIGNER PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH WITH THE SURFACE IN WHICH THEY ARE INSTALLED WITH NO EXPOSED TRIM.
13. THE CONTRACTOR SHALL SUPPLY AND INSTALL BLOCKING AND SUPPORTS IN PARTITIONS AND CEILINGS AS REQUIRED FOR INSTALLATION OF SPECIFIED EQUIPMENT, ACCESSORIES, CABINETRY, FINISH MATERIALS AND FIRE BLOCKING.
14. SEALANT, FLASHING AND CAULKING LOCATIONS SHOWN ON THE DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
15. THIS CONSTRUCTION WILL USE CONSTRUCTION GRADE DOUGLAS FIR LUMBER, PRESSURE TREATED SILL PLATES (IF NEEDED), AND QUICKCRETE CONCRETE. THERE IS NO STRUCTURAL STEEL OR REINFORCED STEEL USED.

2

ELECTRICAL NOTES

1) REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (R314.6 CRC)

2) CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (R315.5 CRC)

3) CLOTHES CLOSET LAMPS SHALL BE ENCLOSED IF INCANDESCENT TYPE USED. LIGHT FIXTURE CLEARENCES SHALL COMFORM TO (410-8 CEC)

4) A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING, PANTRY, OT OTHER SIMILAR AREAS [210.11(C)(1) CEC]

5) AT LEAST ONE 120 VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLE BATHROOM RECEPTICAL OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS [210.11(C)(3) CEC]

6) A SWITCHED LIGHT SHALL BE INSTALLED AT ALL EXTERIOR DOORS [210.70 CEC]

7) ALL INSTALLED LUMINARIES SHALL BE HIGH-EFFICIENCY PER TABLE 150.0-A [150.0(k)(1)(A) CEnC]

PROJECT DESCRIPTION

(N) DOUBLE GARAGE WITH OVERHEAD ADU

ZONING REQUIREMENTS

A.P.N. 009-263-001

1. ZONING GROUP = PD 0225-H
2. USE = SINGLE FAMILY RESIDENCE
3. OCCUPANCY TYPE = TYPE R3
4. BUILDING TYPE = TYPE VB
5. LOT SIZE = 5,940 SQ FT
6. MAXIMUM LOT COVERAGE = 40% (2,376 S.F.)
7. LOT COVERAGE = 2,067 SQ FT
8. SANTA ROSA CITY HEIGHT LIMIT = 35'-0"
9. SETBACKS: SHOWN ON SITE PLAN

SQ. FT. SUMMARY

EXISTING	
LIVING SPACE, MAIN HOUSE	1,022 S.F.
DECK	429 S.F.
PROPOSED	
LIVING SPACE, ADU	484 S.F.
TOTAL LIVING SPACE	1,506 S.F.
LOT COVERAGE	2,067 S.F.

CONSTRUCTION COMPLIANCE

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ENERGY CODE (CAL GREEN)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)

SHEET INDEX

A1.0	SITE PLAN, VICINITY PLAN, GENERAL NOTES AND LEGEND
A1.1	EXISTING, DEMOLITION
A2.1	GROUND, UPPER AND ROOF PROPOSED PLANS
A3.1	ELEVATIONS
A4.1	ELECT. AND LIGHTING PLANS
S0.0	
S0.1	
S0.2	
S0.3	
S1.0	
S3.0	

PROJECT VALUATION

TOTAL $200,000

MATERIAL/COLOR DETAILS

PPG EXTERIOR PAINT:
SIDING – DELICATE WHITE PPG1001-1 OR SIMILAR
TRIM – JEWEL WHITE PPG14-12 & KNIGHT'S ARMOR PPG1001-6 OR SIMILAR

GAF ROOF TILES:
LANDMARK PRO SOLARIS WEATHERED WOOD OR SIMILAR

EXTERIOR WALL MOUNTED LIGHTS:
FRANKLIN IRON WORKS, BLACK OUTDOOR WALL LIGHT OR SIMILAR

WINDOWS:
MILGARD TRINSIC SERIES V300
SINGLE HUNG (WITH TOP GRIDS) AND PICTURE OR SIMILAR

PLUMBING NOTES

1) WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH. 411.2 CPC & 4.303.1.1 CGBSC

2) SHOWER HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE. 408.2 CPC & 4.303.1.3 CGBSC

3) LAV FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE.

4) KITCHEN FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE. 407.2 CPC & 4.303.1.4 CGBSC

MECHANICAL NOTES

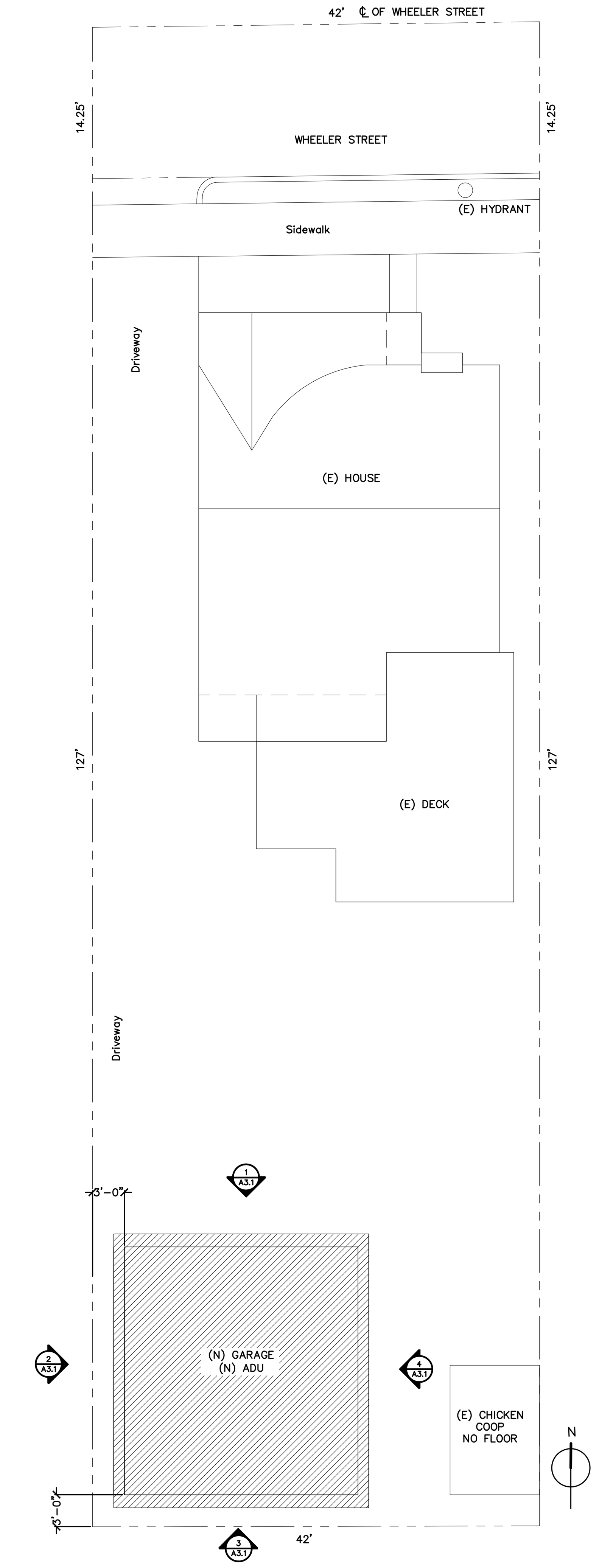
1) MECHANICAL SYSTEMS TO BE BUILT ON A DESIGN BUILD BASIS BY THE MECH. SUBCONTRACTOR.

2) MECH. SUBCONTRACTOR IS RESPONSIBLE FOR A COMPLETE INSTALLATION TO CODE, INCLUDING ANY MATERIAL NOT INCLUDED ON DRAWINGS REQUIRED TO COMPLETE INSTALLATION TO CODE.

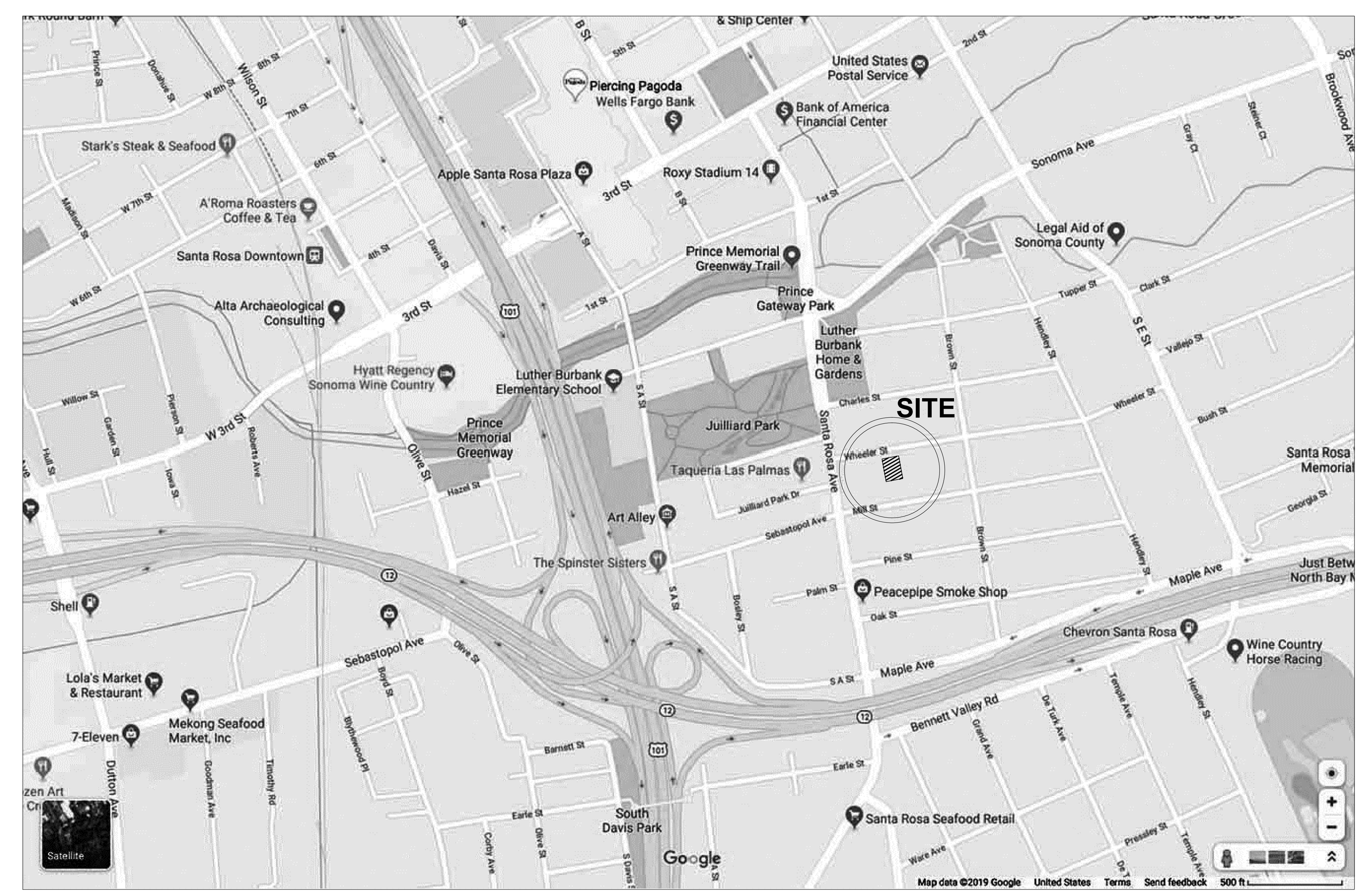
3) COMBINE VENT STACKS AND VENTS TO MINIMIZE ROOF PENETRATIONS.

4) DUCT SIZES SHALL BE DETERMINED BY MECHANICAL SUB-CONTRACTOR.

City of Santa Rosa
October 30/2023
Planning & Economic Development Department



1 SITE PLAN



2 VICINITY PLAN

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Barry Power

WILLIAMS A.D.U.
628 WHEELER STREET
SANTA ROSA, CA 95404

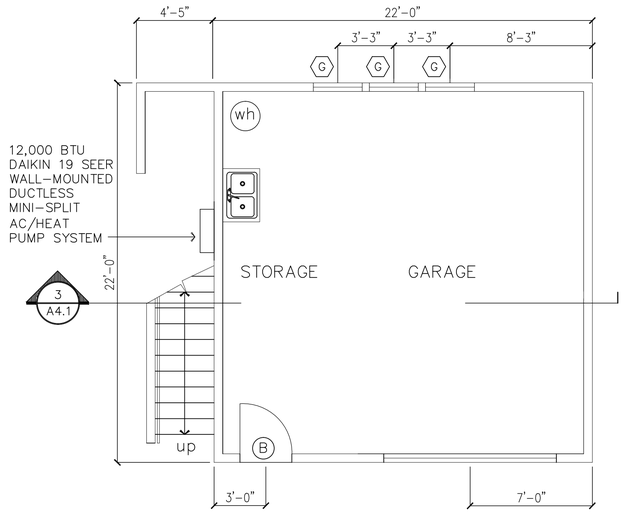
ISSUE DATE: 10-30-2023

REVISIONS

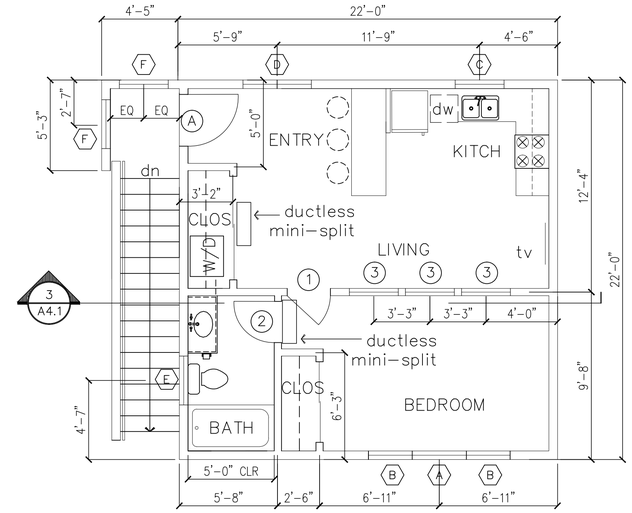
SITE PLAN
VICINITY MAP
GENERAL NOTES
& LEGEND

SCALE: AS NOTED

A1.0



1 GROUND FLOOR PLAN



2 UPPER FLOOR PLAN

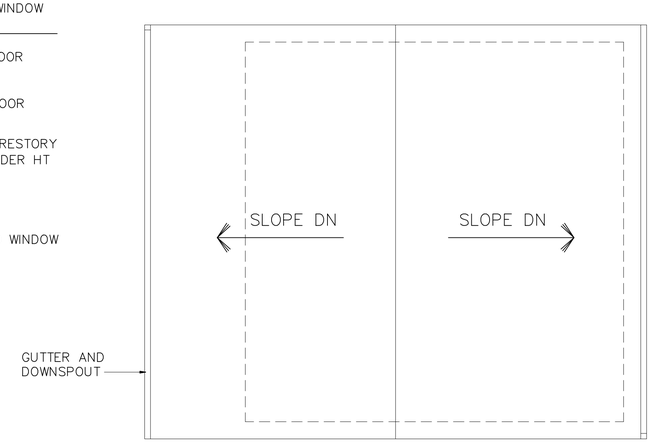
EXTERIOR WINDOW & DOOR SCHEDULE.

- (A) 36"x80" DOOR W/ HALF LITE TEMP. 6'-8" HEADER HT
- (B) 36"x80" DOOR W/ HALF LITE TEMP. 6'-8" HEADER HT
- (A) 36"X48" DUAL PANE FIXED WINDOW. 6'-8" HEADER HT
- (B) 36"X48" DUAL PANE SINGLE HUNG WINDOW. 6'-8" HEADER HT
- (C) 30"X36" DUAL PANE AWNING WINDOW. 6'-8" HEADER HT
- (D) 24"X48" DUAL PANE SINGLE HUNG WINDOW. 6'-8" HEADER HT, DOUBLE
- (E) 24"X18" DUAL PANE AWNING WINDOW 6'-8" HEADER HT
- (F) 30"x30" FIXED WINDOW TEMP. 6'-8" HEADER HT
- (G) 30"x24" FIXED CLERESTORY WINDOW 6'-8" HEADER HT

INTERIOR DOOR / WINDOW SCHEDULE

- (1) 30"x80" HOLLOW DOOR 6'-8" HEADER HT
- (2) 30"x80" HOLLOW DOOR 6'-8" HEADER HT
- (3) 30"x24" FIXED CLERESTORY WINDOW 7'-6" HEADER HT TEXTURED GLASS

ADDITIONAL DOOR AND WINDOW NOTES SEE A1.1



3 ROOF PLAN

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ISSUE DATE: 06-09-2023

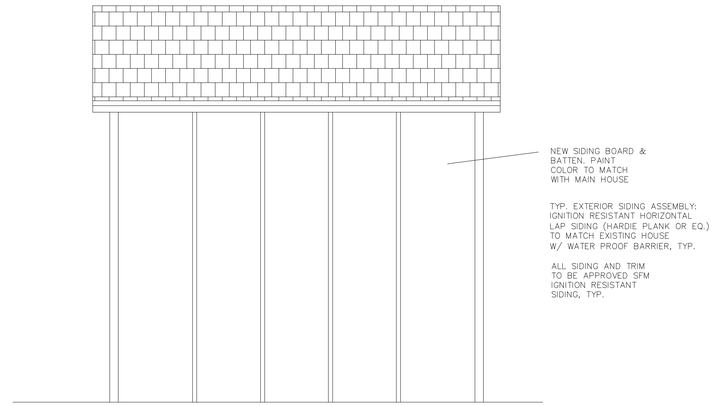
REVISIONS

GROUND, UPPER AND ROOF PLANS

SCALE: AS NOTED

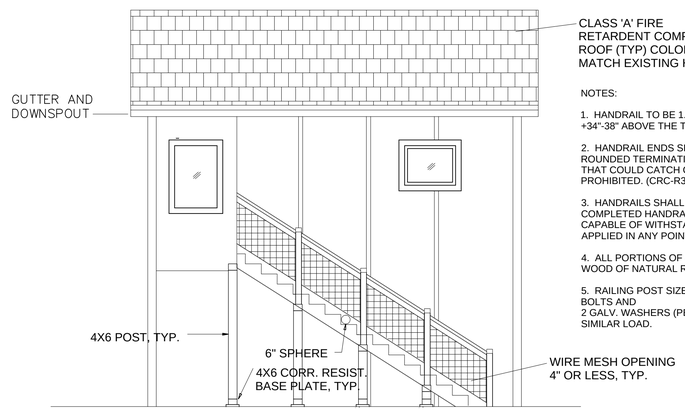
A2.1

1 NORTH ELEVATION



2 WEST ELEVATION 1 HOUR RATED WALL

3 SOUTH ELEVATION 1 HOUR RATED WALL



NOTES:

1. HANDRAIL TO BE 1.25" -2" DIAMETER RAIL MOUNTED AT +34"-38" ABOVE THE TREAD NOSING. (CRC-R311.8)

2. HANDRAIL ENDS SHALL BE RETURNED TO THE WALL USING ROUNDED TERMINATIONS OR BENDS. HANDRAIL PROJECTIONS THAT COULD CATCH CLOTHING, PURSES, ETC., ARE PROHIBITED. (CRC-R311.8.2)

3. HANDRAILS SHALL BE MOUNTED SUCH THAT THE COMPLETED HANDRAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 POUNDS APPLIED IN ANY POINT ON THE RAIL. (CRC-TABLE R301.5)

4. ALL PORTIONS OF WOOD EXPOSED TO WEATHER SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY.

5. RAILING POST SIZE TO BE 4X4 WITH (2) 1/2" GALV.LAG BOLTS AND
2 GALV. WASHERS (PER BOLT) AS SPACERS. SEE NOTE 3 FOR SIMILAR LOAD.

4 EAST ELEVATION

Barry Power

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ISSUE DATE: 10-30-2023

REVISIONS

ELEVATIONS

SCALE: AS NOTED

A3.1