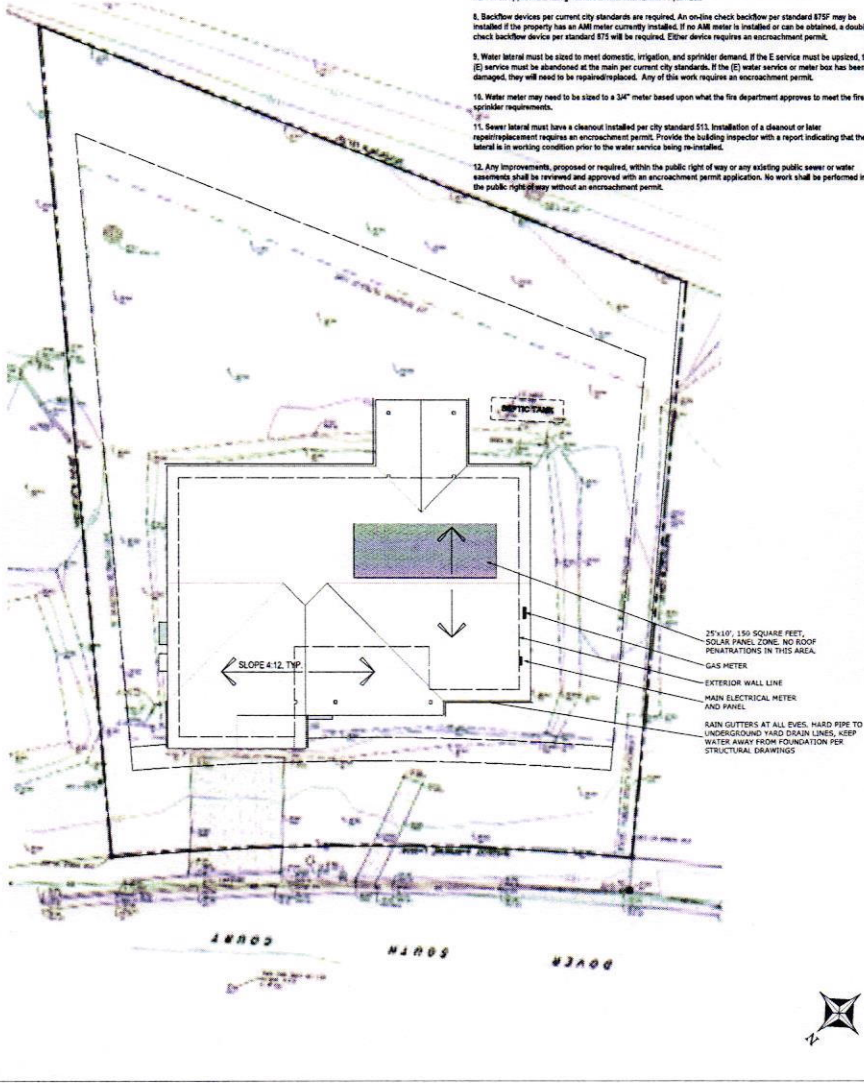


THE LANE 27' (20'2" MINUS) (MINIMUM) (MAX. 27'0")



Site Notes

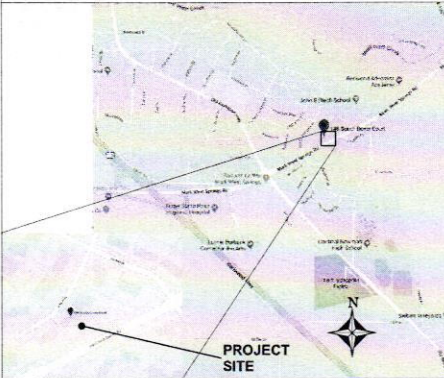
1. The proposed residence footprint is substantially the same as the previous residence footprint and they are in the same location.
2. Remove excess earth to an approved site.
3. The driveway approach & sidewalks are existing. Verify that they meet current City of Santa Rosa standards or replace. Repair any damaged concrete flatwork.
4. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 3" (3 percent slope) in the first 10 feet measured perpendicular to the face of the wall. Impervious surfaces within 10 feet of the building shall be sloped a minimum of 2 percent away from the building.
5. Contractor to check and verify all dimensions and be responsible for same.
6. All down spouts are to be connected to a closed conduit drain line discharging into curb gutter.
7. The top of any exterior foundation shall extend above the elevation of the street gutter at a point of discharge at the heel of an approved drainage device a minimum 12 inches plus 2%.
8. Backflow devices per current city standards are required. An on-line check backflow per standard 875F may be installed if the property has an AMM meter currently installed. If no AMM meter is installed or can be obtained, a double check backflow device per standard 875 will be required. Either device requires an encroachment permit.
9. Water lateral must be sized to meet domestic, irrigation, and sprinkler demand. If the E service must be updated, the (E) service must be abandoned at the main per current city standards. If the (E) water service or meter box has been damaged, they will need to be repaired/replaced. Any of this work requires an encroachment permit.
10. Water meter may need to be sized to a 3/4" meter based upon what the fire department approves to meet the fire sprinkler requirements.
11. Sewer lateral must have a cleanout installed per city standard 513. Installation of a cleanout or later repair/replacement requires an encroachment permit. Provide the building inspector with a report indicating that the lateral is in working condition prior to the water service being re-installed.
12. Any improvements, proposed or required, within the public right of way or any existing public sewer or water easements shall be reviewed and approved with an encroachment permit application. No work shall be performed in the public right of way without an encroachment permit.



SITE PLAN - ROOF PLAN

SCALE: 1/8" = 1' - 0"

VICINITY MAP



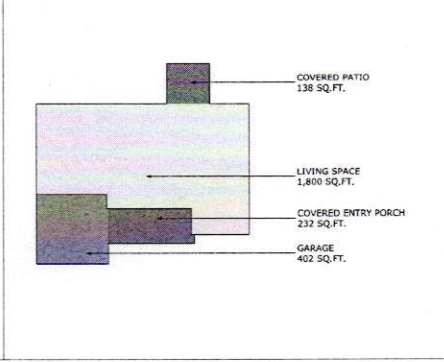
ORIGINAL SITE PLAN



ORIGINAL STREET ELEVATION



BUILDING AREA



PROJECT DESCRIPTION

THIS NEW RESIDENCE IS A REPLACEMENT FOR THEIR PREVIOUS RESIDENCE ON THIS LOT LOST IN THE OCTOBER 2017 FIRES. PREVIOUS RESIDENCE 1,485 SQ. FT.
 THE NEW STRUCTURE IS SITUATED IN APPROXIMATELY THE SAME LOCATION AS THE ORIGINAL RESIDENCE.
 THE FLOOR PLAN AND EXTERIOR ELEVATIONS SLIGHTLY DIFFER FROM THE PREVIOUS RESIDENCE.

APPLICABLE CODES

GENERAL BUILDING CODE: 2016 CALIFORNIA RESIDENTIAL CODE
 MECHANICAL WORK: 2016 CALIFORNIA MECHANICAL CODE
 PLUMBING WORK: 2016 CALIFORNIA PLUMBING CODE
 ELECTRICAL WORK: 2016 CALIFORNIA ELECTRICAL CODE
 ENERGY CODES: 2016 CALIFORNIA ENERGY CODE
 FIRE CODE: 2016 CALIFORNIA FIRE CODE
 GREEN BUILDING CODE: 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
 LOCAL ORDINANCES: ANY APPLICABLE CITY AND COUNTY REGULATIONS AND ORDINANCES THAT APPLY

BUILDING DATA

OCCUPANCY CLASSIFICATION: R-3 RESIDENCE WITH GARAGE
 CONSTRUCTION TYPE: V-B SPRINKLED
 NUMBER OF STORIES: 1
 FIRE SPRINKLER PROTECTION: NFPA 13-D
 GENERAL CONSTRUCTION:
 WOOD FRAME CONSTRUCTION
 RAISED FLOOR FOUNDATION
 CONDITIONED ATTIC SPACE (NON-VENTED)

SPECIAL INSPECTIONS

1. SEE STRUCTURAL DRAWING S1.2
2. HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT

DEFERRED SUBMITTALS

1. FIRE SPRINKLER DESIGN (SEPARATE PERMIT, SUBMITTAL TO FIRE DEPARTMENT)
2. MANUFACTURED TRUSSES DESIGN - Signed and sealed by manufacturer's engineer. Reviewed and verified by project engineer that truss design meets intended design, loading and configuration.

DRAWING INDEX AND PROJECT CONSULTANTS

ARCHITECTURAL DRAWINGS	
DVORAK ARCHITECTS 811 LAMONVILLE STREET 337 PETALUMA, CA 94952 707-241-3369	A1 - COVER INFORMATION AND SITE PLAN A2 - FLOOR PLAN A3 - EXTERIOR ELEVATIONS A4 - A5 - ELECTRICAL PLAN
BUILDING PERFORMANCE	
AURORA BUILDING PERFORMANCE 514 O STREET SAN RAFAEL, CA 94901	E1.0 - TITLE 24 COMPLIANCE E2.0 - TITLE 24 COMPLIANCE E3.0 - SONOMA CAL-GREEN CHECKLIST E4.0 - SONOMA CAL-GREEN CHECKLIST
STRUCTURAL DRAWINGS	
STRUCTURAL ENGINEER PRINCE-LUND ENGINEERING, PLC P.O. BOX 1288 TRAVERSE CITY, MICHIGAN 49665 888-416-1269	S1.0 - STRUCTURAL GENERAL NOTES S1.1 - STRUCTURAL DETAILS S1.2 - FOUNDATION PLAN S1.3 - LATERAL BRACING PLAN S1.4 - HEADER PLAN S1.5 - STATEMENT OF SPECIAL INSPECTIONS S1.6 - STATEMENT OF SPECIAL INSPECTIONS
SOILS ENGINEER	
REESE & ASSOCIATES PRINCE-LUND ENGINEERING, PLC 134 LYSTRAC CT SANTA ROSA, CA 95403 707-426-2837	SOILS REPORT

VENTILATION

Attic Ventilation Area
 2573 SF of Attic area / 300 = 8.57 SF
 8.57 SF / 2 = 4.29 SF Upper and Lower
 Provide a minimum of 4.29 SF of net free ventilation area in the Upper attic space; vent area shall be located not more than 3 feet below the ridge.
 Provide a minimum of 4.29 SF of net free ventilation area at the eaves.

Foundation Ventilation Area
 Provide a vent within 3 feet of each corner.
 No vapor retarder on ground:
 1800 SF of under-floor area / 150 = 12 SF
 Provide a net area of ventilation equal to 12 SF minimum.
 Vapor retarder on ground and vent openings absent to provide cross ventilation:
 1800 SF of under-floor area / 1500 = 1.2 SF
 Provide a net area of ventilation equal to 1.2 SF minimum.

Indoor Air Quality Fan
 Both bathroom fans to provide continuous ventilation; when the occupancy sensor detects an occupant, the fan runs at full speed. The two bathroom fans, running continuously, shall have combined minimum of 46 CFM.

DVORAK ARCHITECTS
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 707-241-3369
 415-968-9402
 911 LAKEVILLE ST #337
 PETALUMA, CA 94952



PROJECT NUMBER: ABE18018
Passmore Residence
 148 South Dover Court, Santa Rosa, CA 95403

CONSULTANT:

PROJECT PHASE
REV. 1 RAISED FLOOR
 DRAWING DATE:
 15 NOVEMBER 2018
 VERSION HISTORY:
 PERMIT SET
 25 OCTOBER 2018

A1.00