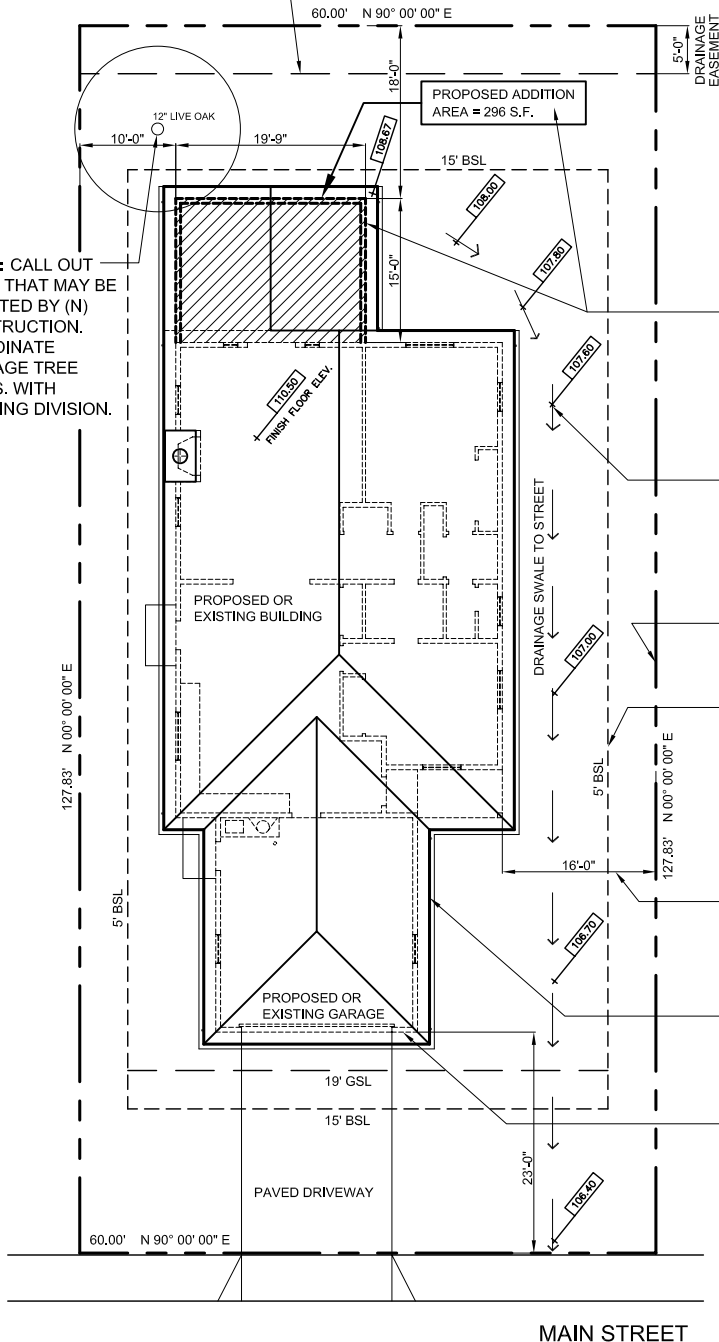


# TYPICAL TYPE V RESIDENTIAL CONSTRUCTION CBC 2007



EASEMENTS: SHOW AND DIMENSION EASMENTS (IF ANY)

TREES: CALL OUT TREES THAT MAY BE AFFECTED BY (N) CONSTRUCTION. COORDINATE HERITAGE TREE REQ'T'S. WITH PLANNING DIVISION.



THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER CBC 2007. INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT.

**ADDITIONS:** CLEARLY DEPICT ADDITIONS AND OTHER PROPOSED ALTERATIONS SO THAT EXISTING CONDITIONS AND NEW WORK ARE EASILY AND ACCURATELY UNDERSTANDABLE. PROVIDE A BRIEF SCOPE OF WORK TO CLARIFY ALL PROPOSED WORK. USE LINE WEIGHT AND DOTTED LINE TYPES TO DISTINGUISH BETWEEN NEW (N) WALLS AND EXISTING (E) WALLS TO BE REMOVED AND EXISTING (E) WALLS TO REMAIN.

**DRAINAGE:** SLOPE AWAY FROM PERIMETER OF BLDG. AT 5% FOR 10' OR PER ENGINEERED DESIGN. SHOW DRAINAGE SLOPES AND ELEVATIONS AS NECESSARY TO DEPICT POSITIVE DRAINAGE AT 2% TO STREET OR PER ENGINEERED DESIGN. PROVIDE SWALES AND OTHER DRAINAGE STRUCTURES IF NECESSARY. (CBC 1803.3)

**PROPERTY LINES:** ACCURATELY AND CLEARLY SHOW METES AND BOUNDS AND OTHER LEGAL SITE LINES SUCH AS EASEMENTS.

**BUILDING AND GARAGE SETBACK LINES:** ACCURATELY AND CLEARLY SHOW REQUIRED SETBACK LINES AT FRONT, REAR, SIDES AND GARAGE (VERIFY WITH PLANNING DIVISION). DIMENSION PROPOSED BUILDING WALLS (TO EXTERIOR FACE OF STUDS - FACE OF CONC. FDN.) SHOWING THAT BUILDING WILL COMPLY WITH SETBACK REQUIREMENTS.

**BUILDING LOCATION AND DIMENSIONS:** ACCURATELY AND CLEARLY SHOW THE BUILDING LOCATION AND DIMENSIONS TO PROPERTY LINES. IF NOT KNOWN, A PROFESSIONAL ENGINEERING SURVEY MAY BE REQUIRED TYING THE BUILDING AND PL INTO KNOWN LEGAL CONTROL POINTS.

**ROOF PLAN:** SHOW ROOF PLAN ON DRAWINGS. (SOMETIMES CAN BE INCLUDED ON SITE PLAN AS SHOWN HERE.) INCLUDE RELATED NOTES SUCH AS FOR GUTTERS AND DOWNSPOUTS.

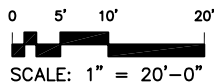
**ILLUMINATED ADDRESS SIGN:** CALL OUT AND SHOW LOCATION OF (E) OR (N) REQUIRED ILLUMINATED ADDRESS SIGN.

**PROJECT DATA:** SITE PLAN SHEET CAN BE USED AS COVER SHEET. IN THAT CASE ADD APPROPRIATE PROJECT DATA SUCH AS:

- CODES: 2007 CBC, CMC, CPC, CEC, CFC & CA. ENERGY CODE
- SCOPE OF WORK
- SUMMARY OF (E) AND (N) AREAS
- REFERENCE TO SOILS REPORT
- NAMES AND CONTACT INFO OF DESIGN TEAM MEMBERS
- INDEX OF DRAWINGS (UNLESS SIMPLE SEQUENCE IS USED)
- SEISMIC DESIGN CATEGORY (TYPICALLY "D" FOR SANTA ROSA)
- Sps (TYPICALLY > 1.0 FOR SANTA ROSA)
- ZONING DISTRICT
- ASSESSORS PARCEL NUMBER (APN)
- SPECIAL INSPECTION REQUIREMENTS
- DEFERRED TRUSS SUBMITTAL NOTES
- VICINITY MAP, ETC.

### SITE PLAN

APPROX. AREA OF EXIST. HOUSE	= 1,622 S.F.
PROPOSED ADDITION AREA	= 296 S.F.
PROPOSED TOTAL HABITABLE AREA	= 1,918 S.F.
EXISTING GARAGE AREA	= 470 S.F.
LOT AREA	= 7,670 S.F.
LOT COVERAGE	31 %



Provide consistent Title Block on all sheets. Leave margin on all sides.

This scale is for example only. Use 1"=20'-0" or 10'-0" or other scale as needed to display site conditions. Typical min. sheet size is 11" x 17"

NAME, ADDRESS AND PHONE NO. OF DESIGNER  
XXX XXX XXX XXX  
XXX XXX XXX XXX

WET SIGNATURE OF DESIGNER ON EACH SHEET  
(AND PROFESSIONAL STAMP IF APPLICABLE)

## EXAMPLE RESIDENCE

1234 MAIN ST.  
SANTA ROSA, CA 9540\_  
APN # 000-000-000

### SITE PLAN

SAMPLE DRAWING

SCALE: 1" = 20'-0"  
DATE: SEPTEMBER 15, 2008

SHEET NO.

# A1