

RESIDENTIAL SITE PLAN

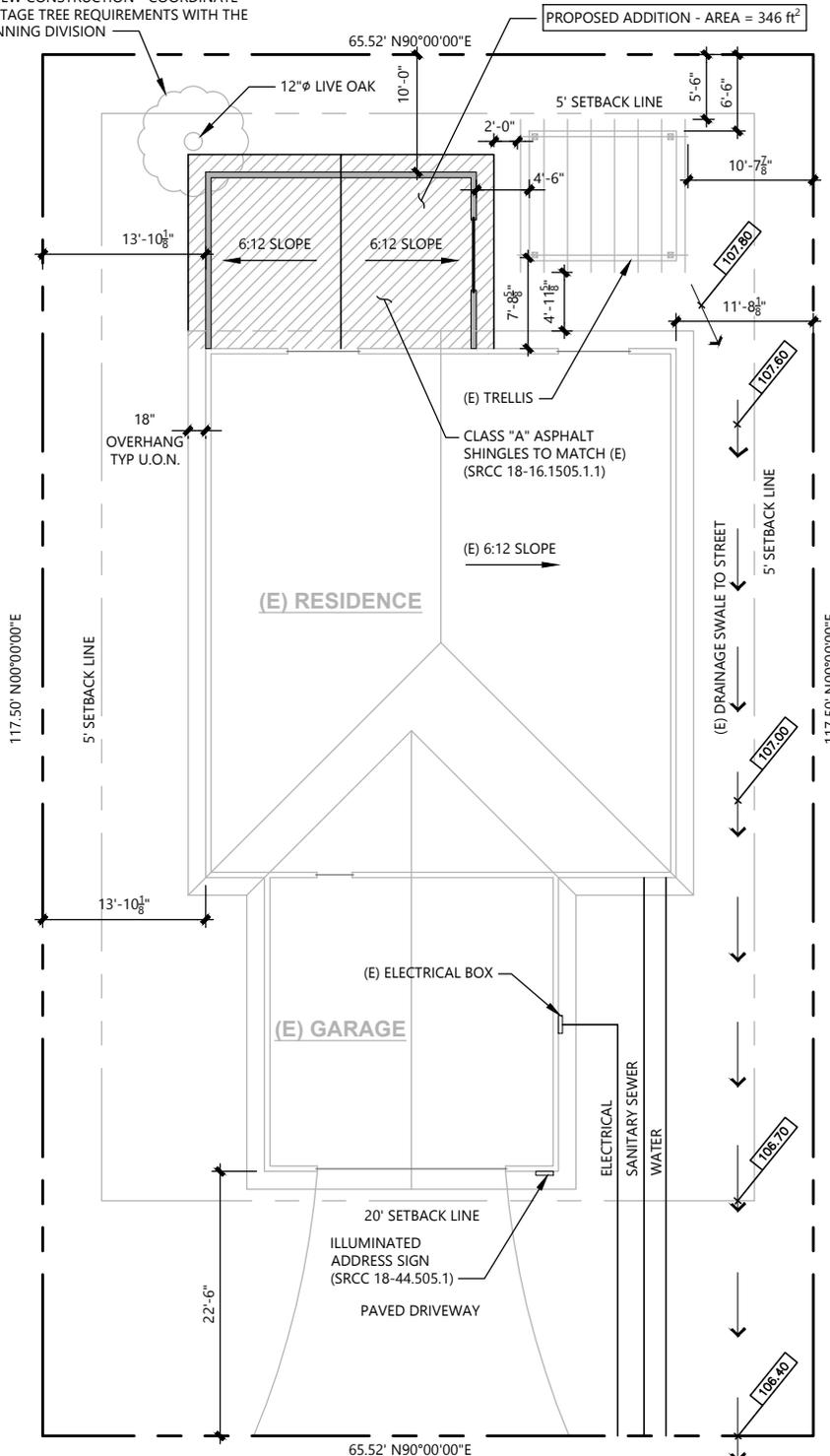


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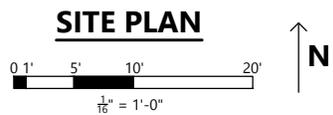
555 YOUR HOUSE WAY COTATI, CA

THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER THE 2022 CALIFORNIA CODE CYCLE - INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT

CALL OUT TREES THAT MAY BE AFFECTED BY NEW CONSTRUCTION - COORDINATE HERITAGE TREE REQUIREMENTS WITH THE PLANNING DIVISION



	NEW WALL
	(E) WALL
	DEMO WALL



PROJECT DATA: WHEN THE SITE PLAN IS USED AS A COVER SHEET, PROVIDE APPROPRIATE PROJECT DATA SUCH AS:

- CODES: 2022 CRC, CMC, CPC, CEC, CFC, CEnC, & CGC
- SCOPE OF WORK
- OCCUPANCY CLASS (TYPICALLY R-3)
- TYPE OF CONSTRUCTION (TYPICALLY V-B)
- SUMMARY OF EXISTING AND NEW AREAS
- REFERENCE TO SOILS OR GEOTECHNICAL REPORT OR MINIMUM CODE FOR SOIL PARAMETERS
- NAMES & CONTACT INFORMATION FOR DESIGN TEAM MEMBERS (DESIGNER, ARCHITECT, ENGINEER, ETC.)
- INDEX OF DRAWINGS (UNLESS SIMPLE SEQUENCE IS USED)
- SEISMIC DESIGN CATEGORY (TYPICALLY "D" OR "E" FOR COTATI)
- DESIGN EARTHQUAKE SPECTRAL RESPONSE ACCELERATION PARAMETER AT SHORT PERIODS (S_{ps})
- DOES THE BUILDING HAVE FIRE SPRINKLERS?
- ZONING DISTRICT
- ASSESSOR'S PARCEL NUMBER (APN)
- SPECIAL INSPECTION REQUIREMENTS
- IDENTIFY DEFERRED SUBMITTALS (SUCH AS TRUSSES)
- VICINITY MAP
- NORTH ARROW
- SCALE OF SITE PLAN

ADDITIONS: CLEARLY DEPICT ADDITIONS AND OTHER PROPOSED ALTERATIONS SO THAT EXISTING CONDITIONS AND NEW WORK ARE EASILY AND ACCURATELY IDENTIFIED - PROVIDE A BRIEF SCOPE OF WORK TO CLARIFY ALL PROPOSED WORK - USE MULTIPLE LINE WEIGHTS AND LINE TYPES TO IDENTIFY NEW WALLS, EXISTING WALLS TO REMAIN, AND EXISTING WALLS TO BE DEMOLISHED

DRAINAGE: SLOPE SURFACES AWAY FROM THE PERIMETER OF THE BUILDING AT 5% MINIMUM FOR A MINIMUM OF 10 FEET (OR PER ENGINEERED DESIGN) - SPECIFY DRAINAGE SLOPES & ELEVATIONS, AS NECESSARY, TO DEPICT POSITIVE DRAINAGE AT 2% TO THE STREET - PROVIDE SWALES & OTHER DRAINAGE STRUCTURES IF NECESSARY - IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING (CBC 1804.4) - DRAINS SHALL NOT DISCHARGE OVER THE TOP OF SIDEWALKS OR PUBLIC WAYS (CBC 3201.4)

PROPERTY LINES: ACCURATELY AND CLEARLY SPECIFY METES, BOUNDS, & OTHER LEGAL SITE LINES (SUCH AS EASEMENTS)

BUILDING & ACCESSORY BUILDING SETBACK LINES: ACCURATELY AND CLEARLY SPECIFY REQUIRED SETBACK LINES AT FRONT, REAR, AND SIDES OF ALL SITE STRUCTURES (EXISTING AND PROPOSED) - ALSO SPECIFY DIMENSIONS BETWEEN ALL STRUCTURES, AND BETWEEN STRUCTURES AND OTHER SITE ELEMENTS (SUCH AS WELLS AND SEPTIC SYSTEMS TO REMAIN OR BE ABANDONED) - IF PROPERTY LINES AND STRUCTURE LOCATIONS ARE NOT KNOWN, A PROFESSIONAL SURVEY OF THE SITE MAY BE REQUIRED

ROOF PLAN: PROVIDE A ROOF PLAN (MAY BE ON THE SITE PLAN, OR A SEPARATE PLAN AS CLARITY DICTATES) - SPECIFY RELATED INFORMATION SUCH AS ROOFING TYPE, ROOF SLOPES, GUTTER & DOWNSPOUT LOCATIONS, ETC.

ILLUMINATED ADDRESS SIGN: SPECIFY & IDENTIFY THE LOCATION OF THE REQUIRED ILLUMINATED ADDRESS SIGN (EXISTING OR NEW)

APPROXIMATE AREA OF EXISTING RESIDENCE	1800ft ²
PROPOSED ADDITION	346ft ²
TOTAL PROPOSED CONDITIONED SPACE	2146ft ²
EXISTING GARAGE	625ft ²
TOTAL RESIDENTIAL SQUARE FOOTAGE	2771ft ²

COVERED AREA (OF ALL STRUCTURES TO THE EXTERIOR SIDE OF EXTERIOR WALLS)	2907ft ²
TOTAL SITE/LOT AREA	7699ft ²
PERCENTAGE OF SITE/LOT COVERAGE	38%