EXAMPLE OF RESIDENTIAL SITE PLAN

EASEMENTS: SHOW AND DIMENSION EASEMENTS (IF ANY)

TREES: CALL OUT TREES THAT MAY BE AFFECTED BY (N) CONSTRUCTION. COORDINATE HERITAGE TREE REQ'TS, WITH PLANNING DIVISION.

PROPOSED ADDITION AREA = 296 S.F.

120' X 100' LOT

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 SETBACKS: ACCURATELY AND CLEARLY SHOW REQUIRED SETBACKS 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. LEFT 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, CFRC & 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 SINGLE SEQUENCE IS USED)
- SEISMIC DESIGN CATEGORY (TYPICALLY "D" FOR SANTA ROSA)
- SoS (TYPICALLY ≥ 1.5 FOR SANTA ROSA)
- ZONING DISTRICT
- ASSESSORS PARCEL NUMBER (APN)
- SPECIAL INSPECTION REQUIREMENTS
- DEFERRED TRUSS SUBMITTAL NOTES
- VICINITY MAP, ETC.

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"