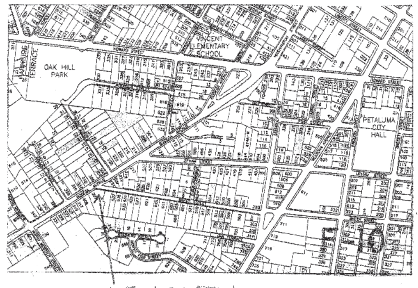


VICINITY MAP

NOTE: The contractor shall verify all dimensions, clearances, and existing roof slopes (if any) on site prior to ordering of materials. All finish materials and architectural details should be reviewed and approved by the owner before installation. The architect shall be contacted if any discrepancies exist between existing conditions and those illustrated on the plans so appropriate remedies can be determined. All construction shall conform with

- 2019 California Building Code (based on the 2018 International Building Code)
- 2019 California Residential Code (based on the 2018 International Residential Code)
- 2019 California Green Building Code
- 2019 California Plumbing Code (based on the 2018 Uniform Plumbing Code)
- 2019 California Mechanical Code (based on the 2018 Uniform Mechanical Code)
- 2019 California Electrical Code (based on the 2018 National Electrical Code)
- 2019 California Fire Code (based on the 2018 International Fire Code)
- 2019 California Energy Code (based on Part 6 of Title 24 of the California Code of Regulations) & CITY OF PETALUMA Codes and Ordinances

JOB DESCRIPTION: CONSTRUCT NEW SINGLE LIVE/WORK UNIT, 24' X 60'

OCCUPANCY: R-2 CONSTRUCTION: VB W/ NF-13D FIRE SPRINKLER STORIES: 1 + LIVING SPACE LOFT

OWNER: BOB MACDUFF PROPOSED FLOOR AREA OF LIVE WORK UNIT: 2,160 S.F.

WORK AREA OF UNIT: 225 S.F. OR 10.4 % (WORK AREA LOCATED AT GROUND FLOOR ONLY)

ZONE: MU 1C EXISTING BUILDING ON SITE: ANTIQUE STORE (RETAIL) -1,748 S.F.

PARKING REQUIRED:

FOR EXISTING ANTIQUE STORE: 1,748 S.F. / 300 = 6 SPACES, FOR LIVE/WORK UNIT: 3 SPACES (NO EMPLOYEES BESIDES OWNERS) -- TOTAL SPACES REQUIRED: 9 PARKING SPACES, ONE OF WHICH MUST BE ACCESSIBLE

PARKING SPACES PROVIDED: 13 SPACES

MAXIMUM HEIGHT ALLOWED FOR BUILDING: 40'

HEIGHT OF PROPOSED BUILDING: 23'-8"

ALLOWABLE FLOOR AREA FOR LIVE/WORK UNIT: 3,000 S.F

FLOOR AREA OF STORAGE BUILDING: 2,160 S.F.

OCCUPANT LOAD: 1 PERSON PER 300 S.F. -- 2,160/300 = 8 PERSONS

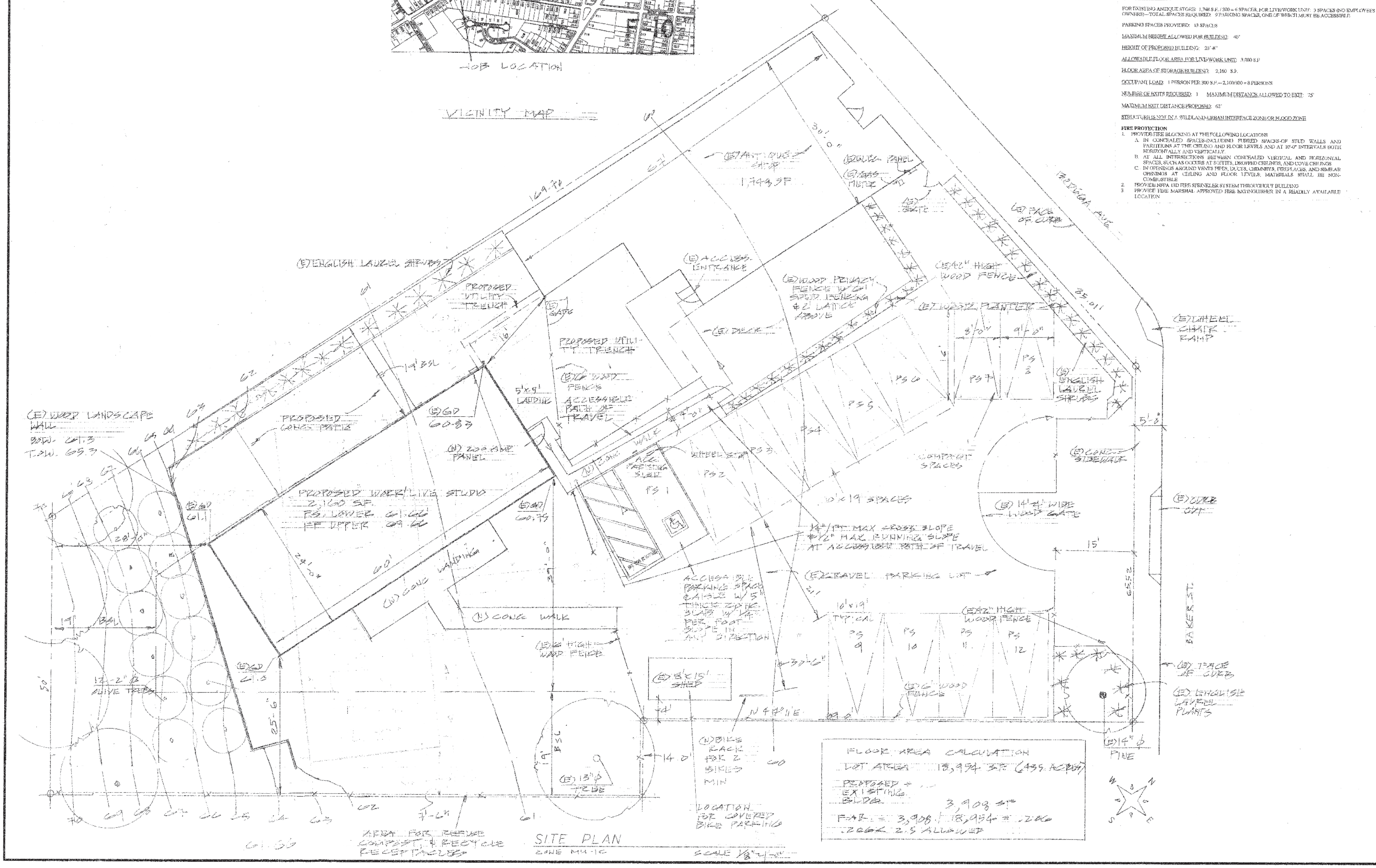
NUMBER OF EXITS REQUIRED: 1 MAXIMUM DISTANCE ALLOWED TO EXIT: 75'

MAXIMUM EXIT DISTANCE PROPOSED: 62'

STRUCTURE IS NOT IN A WILDLAND-URBAN INTERFACE ZONE OR FLOOD ZONE

FIRE PROTECTION

1. PROVIDE FIRE BLOCKING AT THE FOLLOWING LOCATIONS
   A. IN CONCEALED SPACES-INCLUDING FURRED SPACES-OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH HORIZONTALLY AND VERTICALLY.
   B. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS
   C. IN OPENINGS AROUND VENTS PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS AT CEILING AND FLOOR LEVELS; MATERIALS SHALL BE NON-COMBUSTIBLE
2. PROVIDE NFPA 13D FIRE SPRINKLER SYSTEM THROUGHOUT BUILDING
3. PROVIDE FIRE MARSHAL APPROVED FIRE EXTINGUISHER IN A READILY AVAILABLE LOCATION



SITE PLAN

ZONE MU 1C

SCALE 1/8"=1'-0"

ARCHITECTURAL DESIGN RESIDENTIAL ENERGY COMPLIANCE SITE PLANNING

STUDIO 202

BRENT I. RUSSELL, ARCHITECT

202 WEBSTER STREET, PETALUMA, CA 94952

PHONE: 707-769-0535

BOB MACDUFF LIVE/WORK STUDIO

307 BODEGA AVENUE, PETALUMA, CA 94952

APN 006-301-025

REVISIONS	BY

Date	7/25/22
Scale	
Drawn	BOB
Job	MACDUFF
Sheet	1
Of	Sheets