PROJECT DESCRIPTION

A PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT FOR A 14' X 50' 3 1/2" DECK LEADING FROM THE LIVING/DINING AND KITCHEN AREAS. THE DECK LEAVES FREE SETBACK SPACE OF 10'6" ON THE WEST END AND 7' 3 1/2" ON THE EAST END TO THE EXISTING FENCE. THE DECK WILL BE APPROXIMATELY 30" ABOVE EXISTING FINISH GRADE.

PROJECT DIRECTORY

PROPERTY OWNER:	RAUL MUJICA 405 VIA GIGI ST PETALUMA, CA 94952 650-492-1677 RAUL.MUJICA@GMAIL.COM
DESIGNER IN RESPONSIBLE CHARGE:	AFFORDABLE DRAFTING 3383 AIRWAY DR SANTA ROSA, CA 95403 BRAGANO@GMAIL.COM 707 292 6427
STRUCTURAL ENGINEER:	MKM & ASSOCIATES 5880 COMMERCE BLVD #105 ROHNERT PARK, CA 94928 707-678-8185

PROJECT INFORMATION

PROJECT LOCATION:	405 VIA GIGI ST PETALUMA, CA 94952
PROJECT JURISDICTION:	CITY OF PETALUMA
APN:	006-480-048
ZONING:	PUD
LAND USE:	SINGLE FAMILY DWELLING
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	TYPE V-B
LOT SIZE:	13,907 SF
LAT/LONG:	38.236084388827926, -122.6548597728102
FIRE SPRINKLERS:	NO
BUILDING AREAS:	(E) HOUSE: 2,925 SF PROPOSED DECK: 704 SF
CODE SUMMARY:	CALIFORNIA RESIDENTIAL CODE (2022 CRC) CALIFORNIA BUILDING CODE (2022 CBC) CALIFORNIA MECHANICAL CODE (2022 CMC) CALIFORNIA PLUMBING CODE (2022 CPC) CALIFORNIA ELECTRICAL CODE (2022 CEC) CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (2022 CEESC) CALIFORNIA GREEN BUILDING STANDARDS CODE (2022 CALGREEN) CALIFORNIA FIRE CODE (2022 CFC) CALIFORNIA ADMINISTRATIVE CODE (2022) CALIFORNIA REFERENCED STANDARDS CODE (2022) PETALUMA MUNICIPAL CODE
DEFERRED SUBMITTALS:	NONE

SYMBOLS

SECTION KEY
- SECTION LETTER
- SHEET NUMBER

ELEVATION KEY
- ELEVATION NUMBER
- SHEET NUMBER

DOOR TAG

WINDOW TAG

KEY NOTE

220-240V OUTLET @ +15" U.N.O.

ARC FAULT CIRCUIT INTERRUPTOR OUTLET U.N.O

ARC FAULT & GROUND FAULT CIRCUIT INTERRUPTOR OUTLET U.N.O

WEATHER PROOF GFCI OUTLET U.N.O

FAN LIGHT COMBO

EXHAUST VENTILATION FAN

LIGHT SWITCH

3-WAY LIGHT SWITCH

CO & SMOKE DETECTOR COMBO

ELECTRICAL SWITCH WIRE

(E) EXISTING

(N) NEW

NEW EXT WALL - 2x6 DF STUD, 1/2" PLYWD SHTNG w/ WRB, R19 INS & 1/2" FIBER CEMENT SIDING. 1/2" GYP BD INT FIN.

NEW INT WALL - 2x4 DF STUD w/ 1/2" GYP BD ON EA SIDE.

EXISTING WALL

EXTERIOR - 2x6 STUD, 1/2" PLYWD SHTNG, 1/2" GYP BD INT FIN, FIBER CEMENT LAP SIDING EXT FIN.

INTERIOR - 2x4 DF STUD w/ 1/2" GYP BD ON EA SIDE.

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF AFFORDABLE DRAFTING AND MAY BE REPRODUCED ONLY WITH WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME AND SIGNATURE OF THE DRAFTER.
2. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN COMPLIANCE WITH THE 2022 EDITION OF THE CBC, CMC, CPC, AND CEC AS AMENDED BY THE STATE OF CALIFORNIA AND ALL OTHER APPLICABLE BODIES.
3. DO NOT SCALE THE DRAWINGS. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN. SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AS THEY RELATE TO THIS PROJECT. SHOULD DISCREPANCIES EXIST BETWEEN THE WORK INDICATED AND ACTUAL FIELD CONDITIONS, NOTIFY THE DRAFTSMAN PRIOR TO PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT, AND NOTIFY THE DRAFTSMAN OF ANY CONDITIONS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
6. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF APPROVED PERMIT DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
7. THE ABSENCE OF A DETAIL DESCRIBING A PARTICULAR METHOD OF CONSTRUCTION SHALL IMPLY THAT THE CONTRACTOR SHALL CONSTRUCT SAID DETAIL IN COMPLIANCE WITH INDUSTRY STANDARDS FOR THE TYPE OF CONSTRUCTION OF THE BUILDING.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES. LOCATIONS SHOWN ARE APPROXIMATE. REPAIR ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
9. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES AND ROADWAYS. HOURS AND DAYS OF CONSTRUCTION MAY BE LIMITED BY LOCAL ORDINANCE. CONTRACTOR SHALL VERIFY RESTRICTIONS AND COMPLY WITH ALL REQUIREMENTS.
10. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEM.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED DURING CONSTRUCTION.
12. ALL EXISTING FINISHES THAT ARE DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE REPAIRED TO MAINTAIN ALL FIRE AND SOUND RATINGS AND TO MATCH THE ADJACENT SURFACES.

INDEX OF DRAWINGS

A1	SITE PLAN
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A3	PROPOSED FLOOR PLAN
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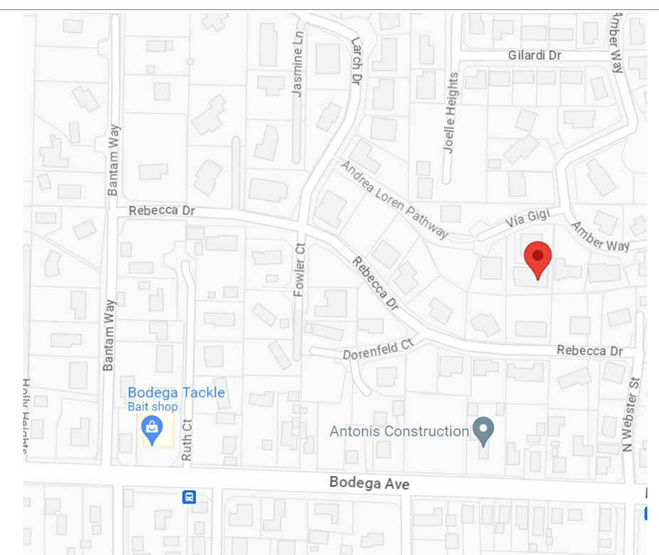
A6	EAST & WEST ELEVATIONS
A7	NORTH & SOUTH ELEVATIONS

ABBREVIATIONS

ADJ	ADJACENT or ADJUSTABLE	LTG	LIGHTING
AB	ANCHOR BOLT	LAV	LAVATORY
ALUM	ALUMINUM		
@	AT		
AGGR	AGGREGATE	LF	LINEAL FEET
AVG	AVERAGE		
APPROX	APPROXIMATE		
ARCH	ARCHITECTURAL	MECH	MECHANICAL
A/C	AIR CONDITIONING	MATL	MATERIAL
		MIN	MINIMUM
		MED	MEDIUM
BLKG	BLOCKING	MAX	MAXIMUM
BTWN	BETWEEN	MTL	METAL
BRG	BEARING	MTD	MOUNTED
BOT	BOTTOM	MISC	MISCELLANEOUS
BM	BEAM	MFR	MANUFACTURER
BLDG	BUILDING		
BLW	BELOW		
BO	BOTTOM OF	NOM	NOMINAL
		NO	NUMBER
		NA	NOT APPLICABLE
CL	CENTERLINE	N	NORTH
CHK	CHECK	NTS	NOT TO SCALE
CONT	CONTINUOUS	NFA	NET FREE AREA
CONSTR	CONSTRUCTION	NAT	NATURAL
CONC	CONCRETE		
COL	COLUMN		
CMU	CONCRETE MASONRY UNIT	OPN	OPENING
CLR	CLEAR	OD	OUTSIDE DIAMETER
CLG	CEILING	OPP	OPPOSITE
CTR	CENTER	OC	ON CENTER
CLOS	CLOSET	o/	OVER
CF	CUBIC FEET		
CY	CUBIC YARD		
CU FT	CUBIC FEET	PVC	POLYVINLY CHLORIDE
		PSI	POUNDS PER SQUARE INCH
		PSF	POUNDS PER SQUARE FOOT
DR	DOOR	PL	PLATE
DN	DOWN	PARTN	PARTITION
DI	DROP INLET	PT	PRESSURE TREATED
DOUG FIR	DOUGLAS FIR	PLYWD	PLYWOOD
DBL	DOUBLE	PL	PROPERTY LINE
DIA	DIAMETER		
DET	DETAIL		
DEMO	DEMOLITION	RM	ROOM
DEG	DEGREE	REV	REVISION
		REF	REFRIGERATOR
		RECPT	RECEPTACLE
EXT	EXTERIOR	REC	RECESSED
ENGR	ENGINEER or ENGINEERED	RE:	REFERENCE
ELEV	ELEVATION	R	R-VALUE (INSULATION)
EQ	EQUAL	RO	ROUGH OPENING
EE	EACH END	REM	REMOVE
EA	EACH	RA	RETURN AIR
EST	ESTIMATED	R	RADIUS
EF	EXHAUST FAN	REBAR	REINFORCING STEEL BARS
E	EAST	RD	ROOF DRAIN
		RWD	REDWOOD
		REQD	REQUIRED
FRM	FRAME	REINF	REINFORCE
FOF	FACE OF FINISH		
FOC	FACE OF CONCRETE		
FIN GR	FINISHED GRADE	SL	SLOPE
FIN FLR	FINISH FLOOR	SHT	SHEET
FDTN	FOUNDATION	SF	SQUARE FOOT
FTG	FOOTING	S	SOUTH
FRMG	FRAMING	SPEC	SPECIFICATION(S)
FR	FIRE RATED	SCRN	SCREEN
FLR	FLOOR	SS	STAINLESS STEEL
FIN	FINISH	SSD	SEE STRUCTURAAL DRAWINGS
FT	FEET	SQ	SQUARE
FF	FINISH FLOOR	SIM	SIMILAR
		SW	SIDEWALK
		SHTHG	SHEATHING
GYP BD	GYPSUM BOARD	SD	SMOKE DETECTOR
GLU LAM	GLUED LAMINATED WOOD	SYS	SYSTEM
GALV	GALVANIZED	SI	SQUARE INCH
GA	GAUGE	STL	STEEL
GB	GRAB BAR	STD	STANDARD
GND	GROUND		
GFCI	BROUND FAULT CIRCUIT INTERRUPTER		
GL	GLASS	THRU	THROUGH
		TEMP	TEMPERATURE
		TBD	TO BE DETERMINED
HVAC	HEATING, VENTILATION & AIR CONDITIONING	T&G	TOUNGE AND GROOVE
HR	HANDRAIL	TYP	TYPICAL
HT	HEIGHT	TOG	TOP OF GRADE
HW	HOT WATER	TMPD	TEMPERED
HC	HANDICAP	THK	THICKNESS
HGT	HEIGHT	T&B	TOP AND BOTTOM
HDWD	HARDWOOD	TOC	TOP OF CONCRETE
HDW	HARDWARE	TO	TOP OF
HDR	HEADER		
		UNFIN	UNFINISHED
INT	INTERIOR	UGND	UNDERGROUND
INSUL	INSULATION	UNO	UNLESS NOTED OTHERWISE
IN	INCH		
ID	INSIDE DIAMETER		
		WT	WEIGHT
		WDW	WINDOW
JT	JOINT	W/O	WITHOUT
		W	WEST
		WIC	WALK IN CLOSET
LVR	LOUVER	WD	WOOD
LB	POUND	WC	WATER CLOSET
L	LONG	w/	WITH

VICINITY MAP

NTS



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APN 006-480-048

NOT FOR PERMIT

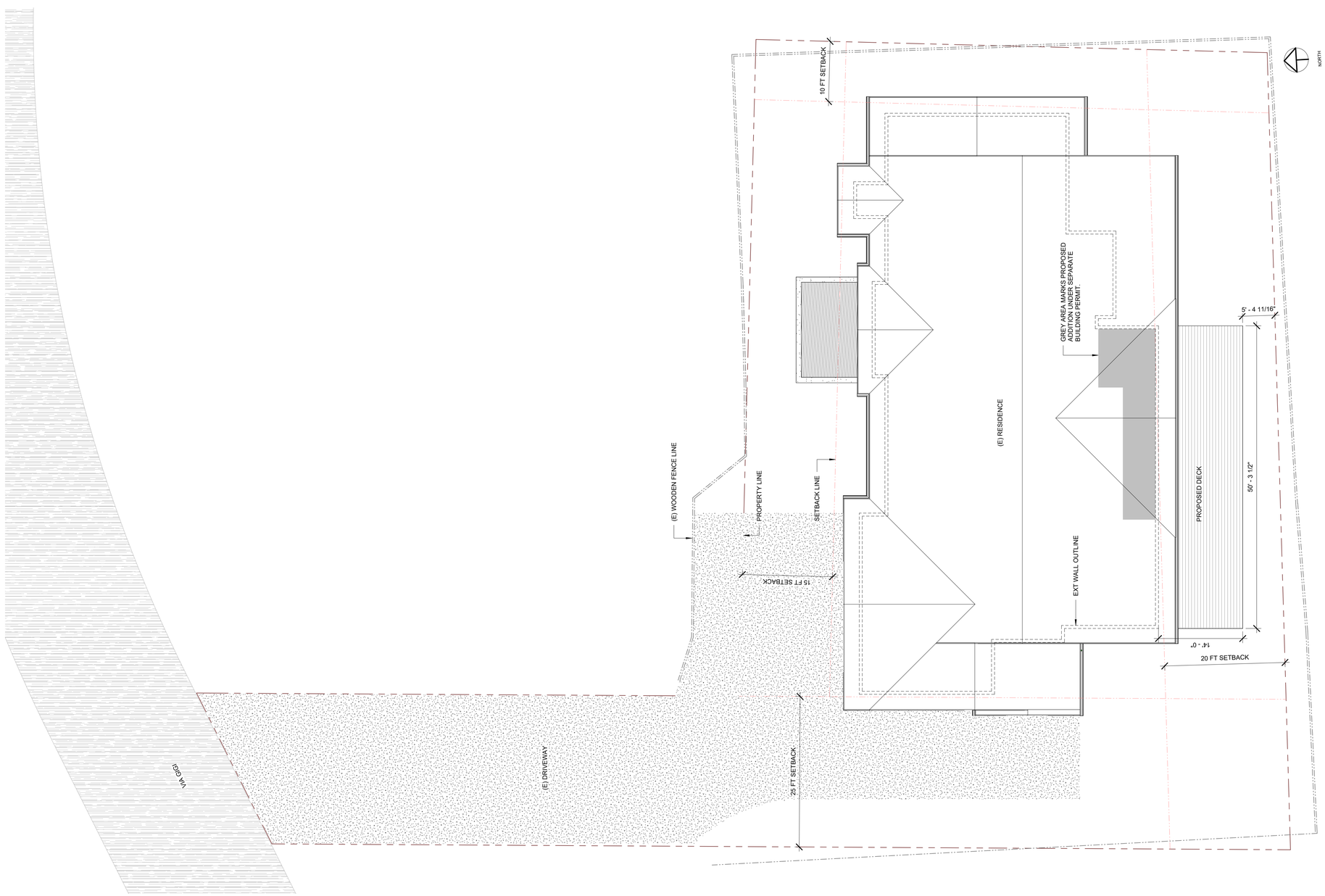
No.	Description	Date

COVER SHEET

Project number	23048
Date	9/11/23
Drawn by	ACB

A0

Scale 3/8" = 1'-0"



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No.	Description	Date

NOT FOR PERM

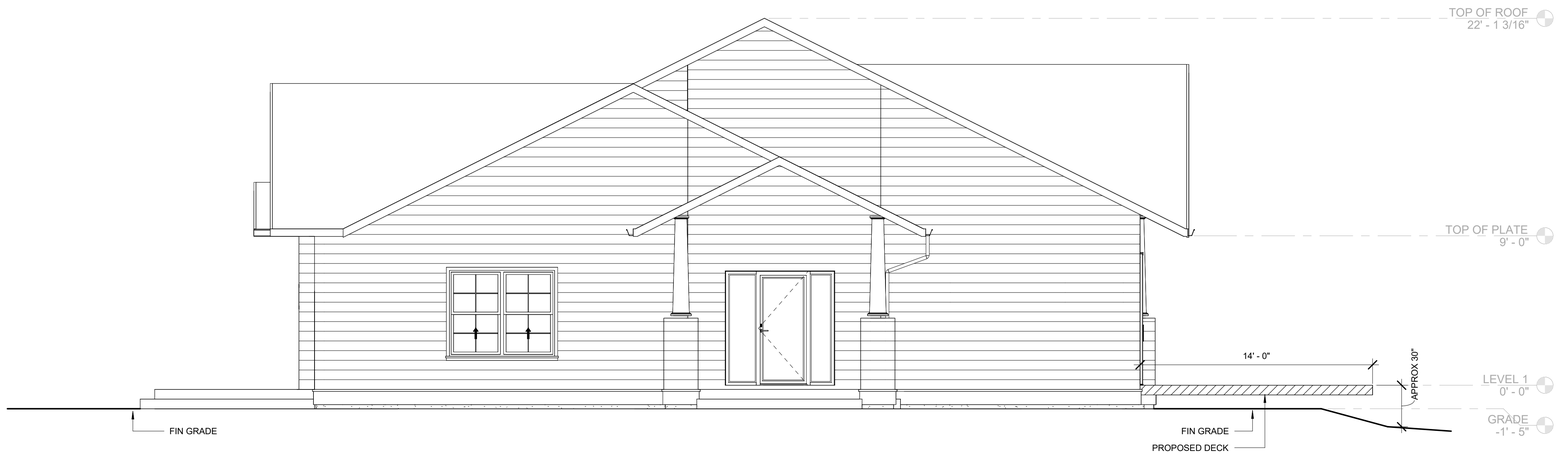
SITE PLAN

Project number	23048
Date	9/11/23
Drawn by	ACB

A1

Scale 1/8" = 1'-0"

1 East
1/4" = 1'-0"



2 West
1/4" = 1'-0"

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No.	Description	Date

NOT FOR PERMIT

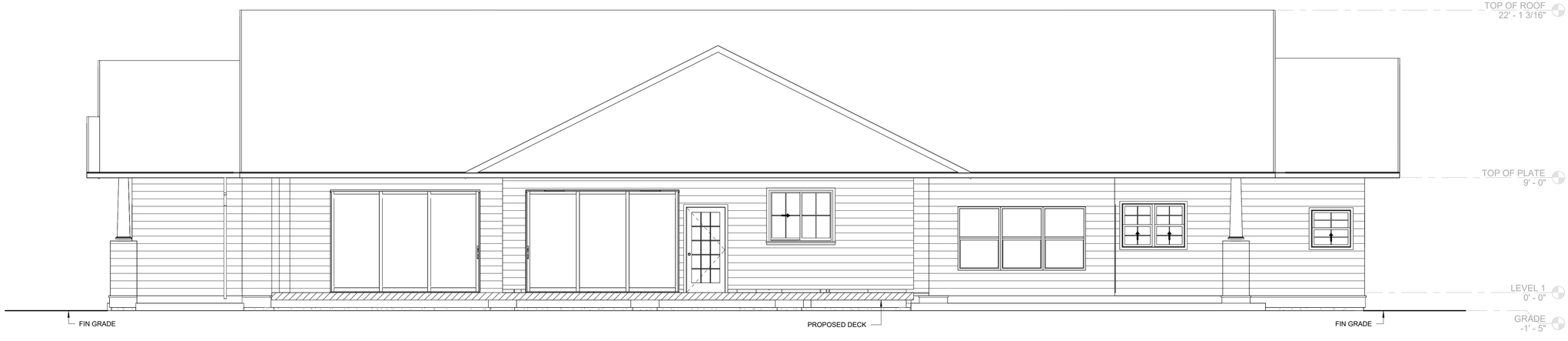
EAST & WEST ELEVATIONS

Project number	23048
Date	9/11/23
Drawn by	Author

A6

Scale	1/4" = 1'-0"

1 North
1/4" = 1'-0"



2 South
1/4" = 1'-0"

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No.	Description	Date

NORTH & SOUTH ELEVATIONS

Project number	23048
Date	9/11/23
Drawn by	Author

A7

Scale	1/4" = 1'-0"

NOT FOR PERMIT