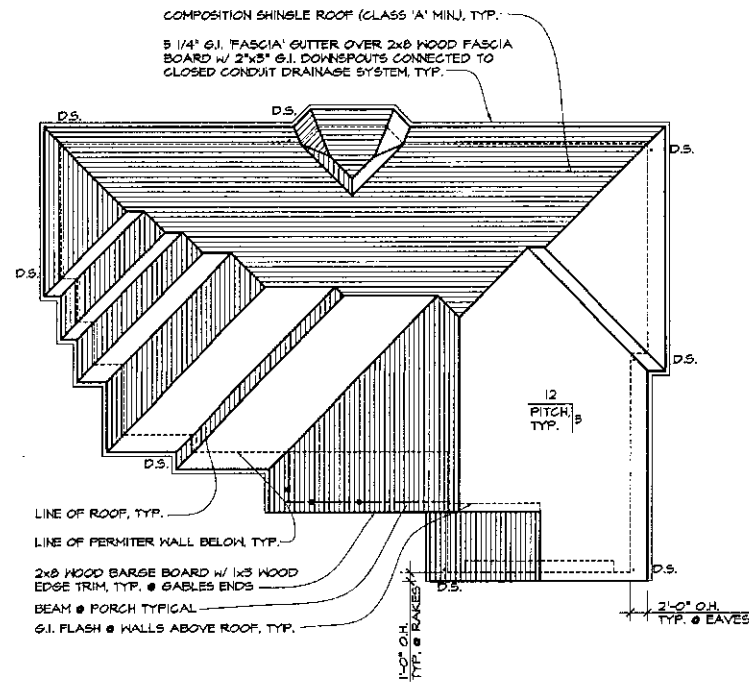


**SITE PLAN**  
SCALE: 1" = 10'-0"  
NORTH

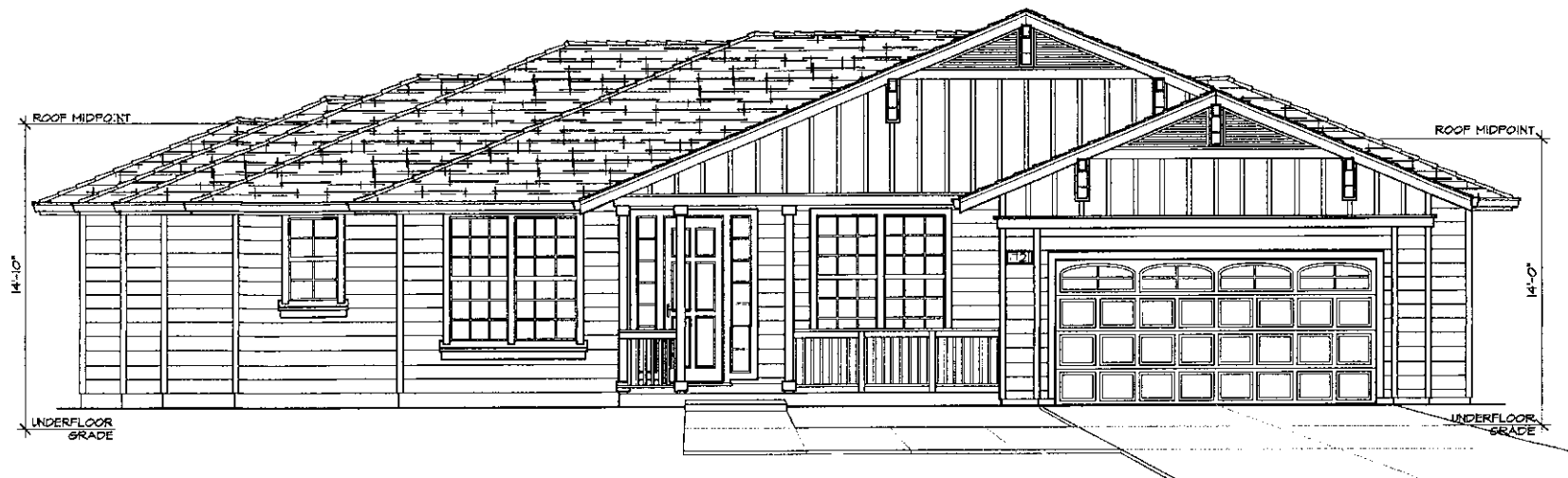
**SITE AREA**  
4,094 SQ. FT. GROSS  
6,424 SQ. FT. NET

**LOT COVERAGE**  
RESIDENCE = 2,103 SQ. FT.  
GARAGE = 496 SQ. FT.  
PORCH = 111 SQ. FT.  
**TOTAL = 2,710 SQ. FT. = 21.78% LOT COVERAGE**

- NOTES:**
1. REMOVE EXCESS EARTH TO AN APPROVED SITE.
  2. CONSTRUCT DRIVE WAY APPROACH TO CONTAIN STREET AND GUTTER FLOWS.
  3. SLOPE GRADE 1/4" PER FOOT FOR 4'-0" MIN. AWAY FROM BUILDING.
  4. PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER AT UNDER FLOOR AREA. USE 3" SCH. 40 OR SDR 35 DRAIN PIPE THROUGH FDN. FOOTING AT LOWEST CORNER W/ 1/8" MIN. SLOPE DISCHARGING TO APPROPRIATE AREA.
  5. CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.
  6. ALL DOWN SPOUTS ARE TO BE CONNECTED TO A CLOSED CONDUIT DRAIN LINE DISCHARGING INTO CURB GUTTER.
  7. PROVIDE FDN DRAINS @ UPPER SIDE OF FOUNDATION.
  8. THE DRAIN LINES SHOULD CONSIST OF TRENCHES WHICH EXTEND 6" BELOW LOWEST ADJACENT INTERIOR GRADE, WHICHEVER IS DEEPER, AND WHICH ARE FILLED WITH DRAIN ROCK. A FOUR INCH DIAMETER RIGID-PERFORATED PVC OR ABS PIPE SHOULD BE PLACED NEAR THE BOTTOM OF THE TRENCHES WITH PERFORATIONS DOWN. THE PIPE SHOULD BE SCHEDULE 40 OR HAVE AN SDR OF 35 OR BETTER. THE PIPE SHOULD BE SLOPED TO DRAIN BY GRAVITY TO SOLID PIPES WHICH OUTLETS INTO APPROVED DRAINAGE WAYS. THE DRAIN ROCK SHOULD BE WRAPPED COMPLETELY IN A FILTER FABRIC SUCH AS MIRAF140N TO PREVENT SOIL FROM MIGRATING INTO THE DRAIN ROCK. THE UPPER 6" OF THE TRENCH SHOULD BE BACKFILLED WITH COMPACTED CLAY SOIL TO EXCLUDE SURFACE WATER. SURFACE WATER FROM THE ROOF DOWNSPOUTS AND SURFACE DRAINAGE INLETS SHOULD NOT BE CONNECTED TO SUBSURFACE DRAINS.



**ROOF PLAN**  
SCALE: 1/4"=1'-0"



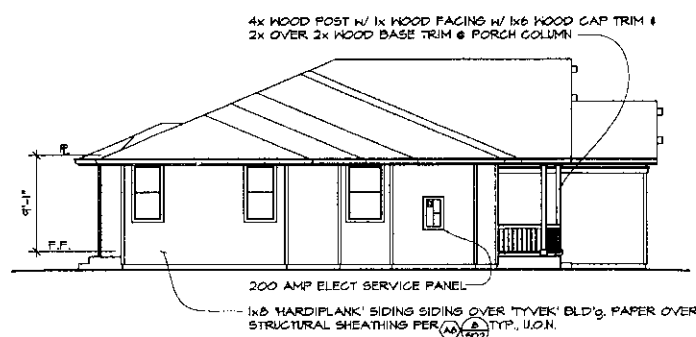
BUILDING HEIGHT CALC.  
14'-10" IS LESS THAN 15'-0"  
5'-0" MIN. SETBACK REQ'D.

**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

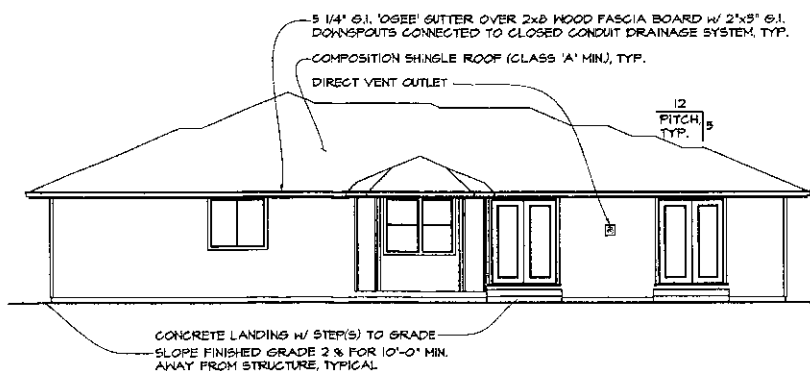
BUILDING HEIGHT CALC.  
14'-0" IS LESS THAN 15'-0"  
5'-0" MIN. SETBACK REQ'D.

**ELEVATION MATERIALS**

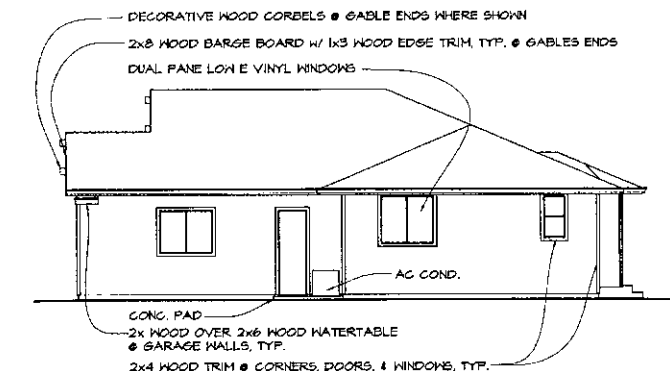
- 1- 1x6 HARDPLANK SIDING OVER TYVEK BLD'g. PAPER OVER STRUCTURAL SHEATHING PER (A) TYP., U.O.R.
- 2- MDF PLYWOOD OVER TYVEK BLD'g. PAPER TYPICAL @ GABLE ENDS w/ 1x3 WOOD BATTENS @ 16" o.c., NAIL PER (A) TYP.
- 3- COMPOSITION SHINGLE ROOFING (CLASS 'A' MIN), TYPICAL
- 4- 5 1/4" G.I. 'OGEE' GUTTER OVER 2x8 WOOD FASCIA BOARD w/ 2"x3" G.I. DOWNSPOUTS CONNECTED TO CLOSED CONDUIT DRAINAGE SYSTEM, TYP.
- 5- 2x8 WOOD BARGE BOARD w/ 1x3 WOOD EDGE TRIM, TYP. @ GABLE ENDS
- 6- DECORATIVE WOOD CORBELS @ GABLE ENDS WHERE SHOWN
- 7- 2x WOOD OVER 2x6 WOOD WATERTABLE @ GARAGE HALLS, TYPICAL
- 8- 2x4 WOOD TRIM @ CORNERS, DOORS, & WINDOWS, TYP. 2x OVER 2x4 WOOD BASE TRIM @ FRONT ELEVATION WINDOWS ONLY, TYPICAL
- 9- 4x4 WOOD POST w/ 1x WOOD FACING w/ 2x6 WOOD BASE & CAP TRIM TYPICAL @ PORCH COLUMNS
- 10- DUAL PANE LOW E VINYL WINDOWS w/ GRIDS (FRONT ONLY)
- 11- TRIANGULAR ATTIC VENTS AT GABLES
- 12- ROLL-UP METAL SECTIONAL GARAGE DOORS w/ TEMPERED LIGHTS, TYP.
- 13- CONCRETE DRIVEWAY, WALKWAYS, & PORCH, TYPICAL
- 14- ILLUMINATED ADDRESS SIGN



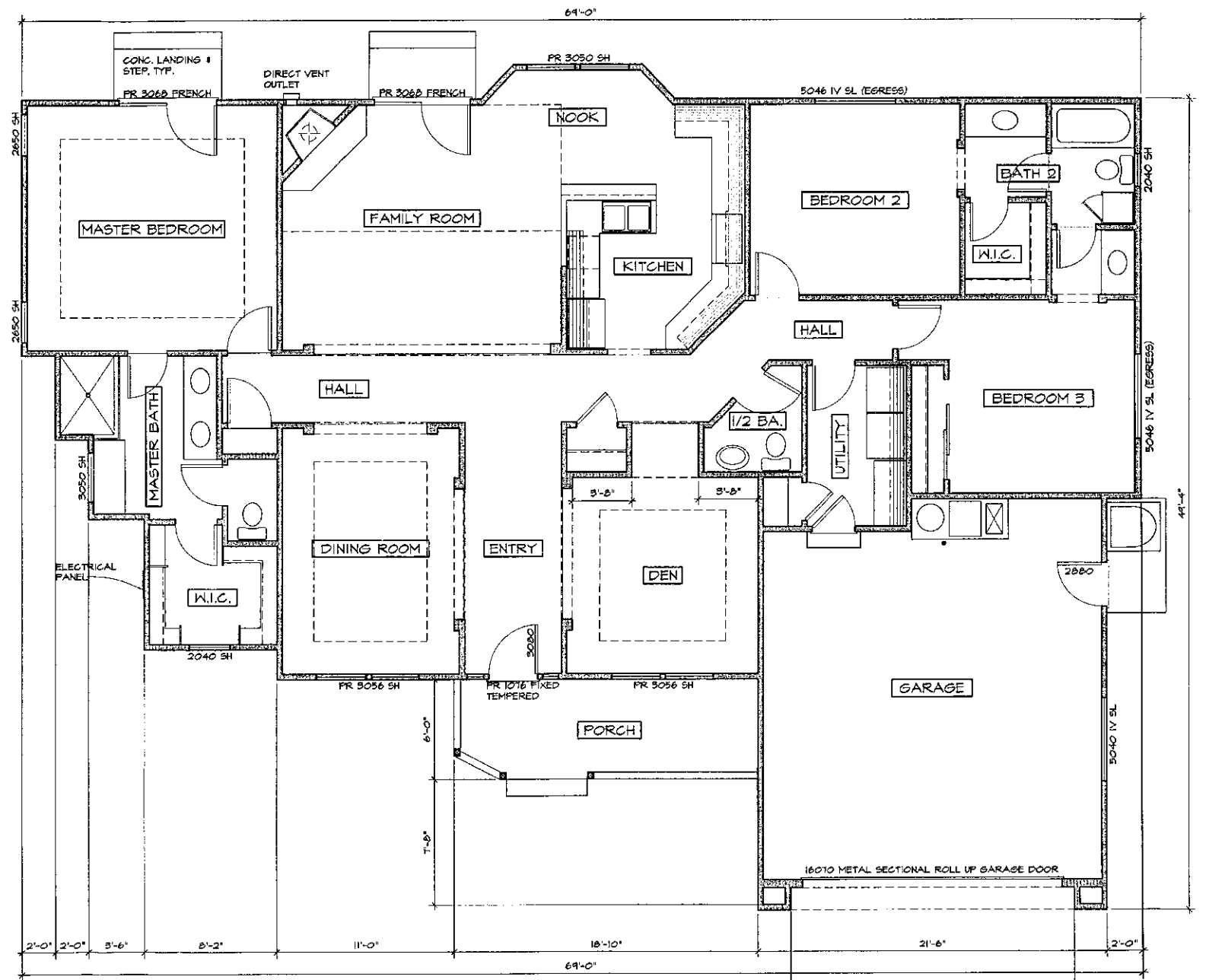
**RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**FLOOR PLAN** 2103 SQ. FT. LIVING SPACE  
SCALE: 1/4"=1'-0"

SHEET NO: **A2** JOB NO: **06010** DESIGN FOR: **WAYNE ELZEY** CONTRACTOR: **ELZEY CONSTRUCTION, INC.** DATE PRINTED: \_\_\_\_\_ DATE CHECKED: \_\_\_\_\_  
 LOT II CENTRE COURT, 1721, EHERALD DRIVE, CALISTOGA, CA. P.O. BOX 1271, SANTA ROSA, CA 95405  
 DATE \_\_\_\_\_ DATE CHECKED: \_\_\_\_\_  
 NOTES: \_\_\_\_\_ DATE \_\_\_\_\_

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