

Replacement Residence for: PRESTIGE HOMES & REMODEL

5420 Wikiup Bridge Way, Santa Rosa, CA 95404

CONTACTS

OWNER / CONTRACTOR
PRESTIGE HOMES & REMODEL, INC.
V. OZDE GUYUN
P.O. BOX 1948
SANTA ROSA, CA 95408
PHONE: 707-538-9958
EMAIL: 02@PRESTIGEHOMES-REMODEL.COM

DESIGNER
RICK BAKER
RICK BAKER DESIGN
107 ALDERWOOD DRIVE
SANTA ROSA, CA 95405
PHONE: (707) 534-2915
EMAIL: RBD@RickBakerDesign.com

SHEET INDEX

ARCHITECTURAL
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PROJECT DATA

PROJECT ADDRESS 5420 WIKIUP BRIDGE WAY
SANTA ROSA, CA 95404

ASSESSOR'S PARCEL NUMBER(S) 039-240-040

SONOMA COUNTY ZONING: RS, D6 10, S, DE

LAND USE: RS 10

OCCUPANCY: RS / U

CONSTRUCTION TYPE: V.D. 2yrH&M

SITE INFORMATION

LOT SIZE: 177,289.2 SQ. FT. (4.07 ACRES)

MINIMUM LOT SIZE: 20,000 SQ. FT.

MAXIMUM BUILDING HEIGHT: 25'-0"

MINIMUM LOT WIDTH: 80'-0"

MAXIMUM LOT COVERAGE: 25%

MINIMUM SETBACKS: 30'-0" CENTERLINE KOHLER CREEK.

STREET / FRONT YARD SETBACK: 20'-0" M.H.L.

SIDE YARD SETBACK: 45'-0" FROM CENTERLINE WIKIUP BRIDGE WAY

REAR YARD SETBACK: 5'-0"

GARAGE / CARPORT: 20'-0" M.H. FROM ANY PROPERTY LINE

PARKING REQUIREMENTS: 1 COVERED OFF STREET PARKING SPACE PER DWELLING UNIT

FAULTS: N/A - SEE GEOTECHNICAL REPORT

FEMA FLOOD ZONE: N/A

FIRE DISTRICT: KILCORN VALLEY FPD

FIRE HAZARD SEVERITY: STATE RESPONSIBILITY AREA - MODERATE

GROUND WATER AVAILABILITY: ZONE 1 - MAJOR GROUNDWATER BASIN
ZONE 3 - MINOR GROUNDWATER

LANDUSES: SEE GEOTECHNICAL REPORT

LOCAL DRAINAGE: KOHLER CREEK

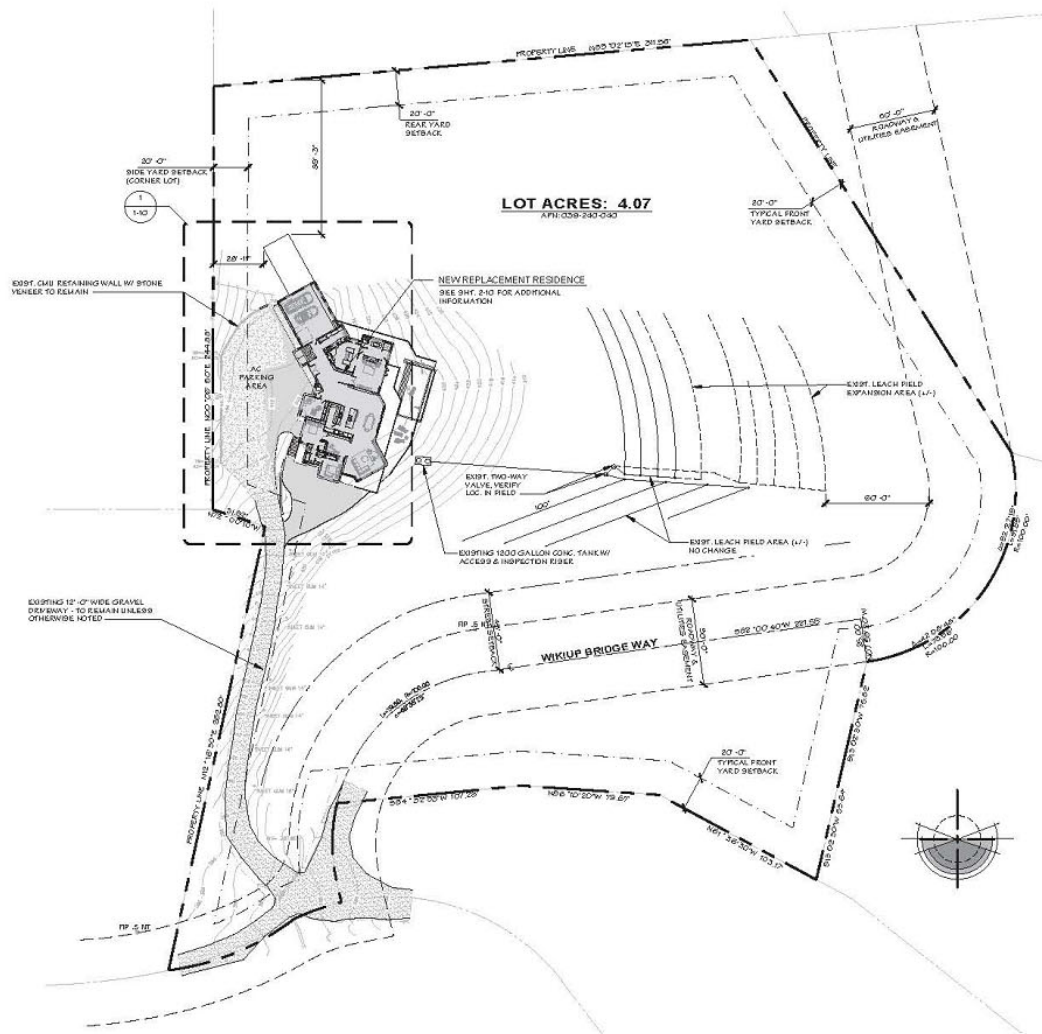
SOIL TYPE: SEE GEOTECHNICAL REPORT

CALIFORNIA CLIMATE ZONE: 02

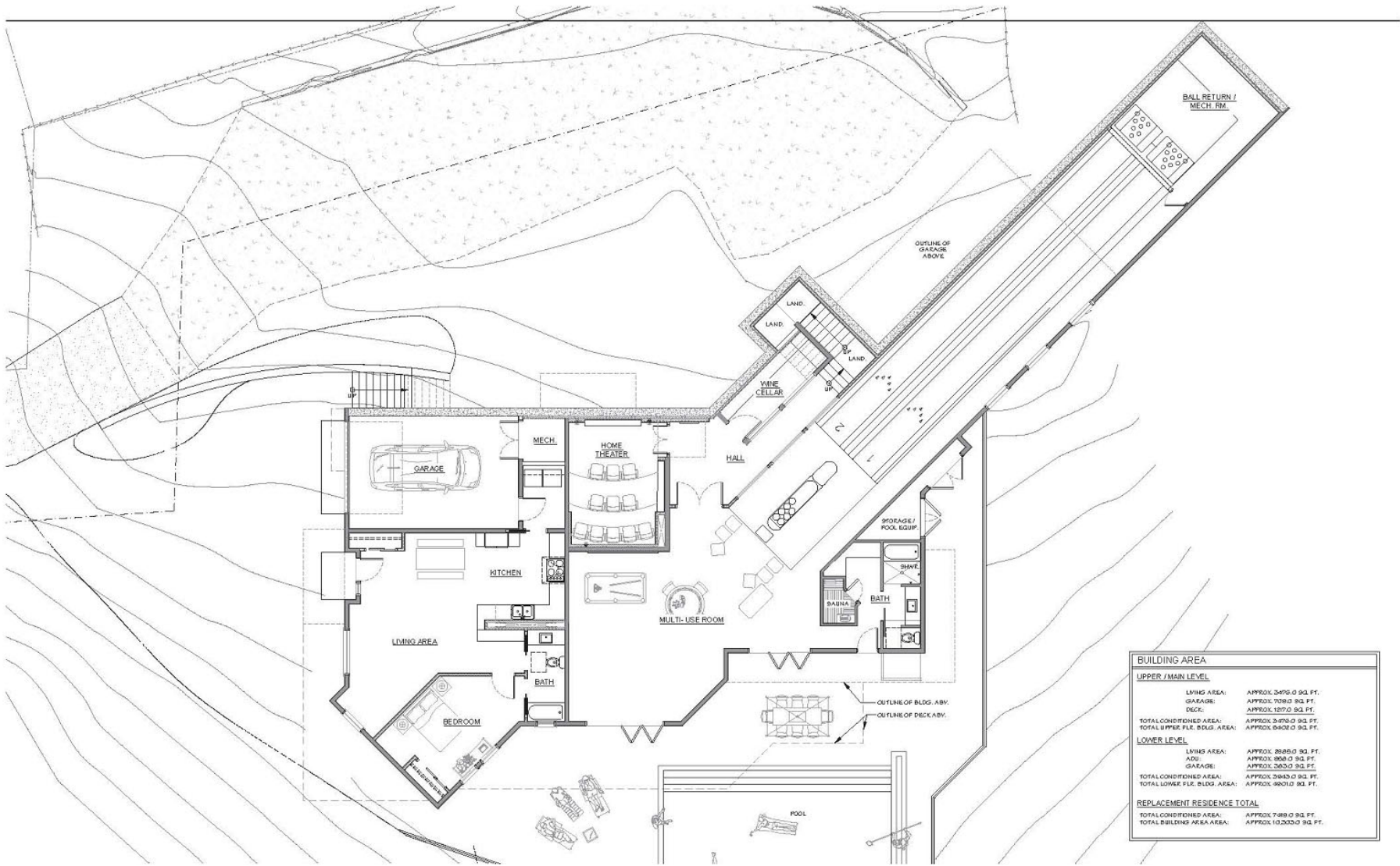
SEISMIC DESIGN CATEGORY: E

GIS AERIAL VIEW - nts





NOTE: SEE SURVEY DRAWINGS FOR INFORMATION NOT NOTED.
 HIRSHAW ENGINEERING & SURVEYING
 837 COLLEGE AVENUE, SUITE A
 SANTA ROSA, CA 95405
 CONTOUR INTERVAL: 2'-0"
 CONTRACTOR TO VERIFY IN FIELD ALL SITE UTILITIES LOCATIONS, DEPTH
 & CONNECTIONS. UPGRADE EXISTING UTILITIES AS OCCURS OR PER
 OWNER, TYPICAL.





BUILDING AREA	
UPPER / MAIN LEVEL	
LIVING AREA:	APPROX. 2475.0 SQ. FT.
GARAGE:	APPROX. 708.0 SQ. FT.
DECK:	APPROX. 1217.0 SQ. FT.
TOTAL COND. FINISHED AREA:	APPROX. 4399.0 SQ. FT.
TOTAL UPPER F.L.E. BLDG. AREA:	APPROX. 6402.0 SQ. FT.
LOWER LEVEL	
LIVING AREA:	APPROX. 2086.0 SQ. FT.
ADD:	APPROX. 988.0 SQ. FT.
GARAGE:	APPROX. 382.0 SQ. FT.
TOTAL COND. FINISHED AREA:	APPROX. 3456.0 SQ. FT.
TOTAL LOWER F.L.E. BLDG. AREA:	APPROX. 4801.0 SQ. FT.
REPLACEMENT RESIDENCE TOTAL	
TOTAL COND. FINISHED AREA:	APPROX. 7855.0 SQ. FT.
TOTAL BUILDING AREA AREA:	APPROX. 11203.0 SQ. FT.



