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TEAM INDEX

A.C.	AIR CONDITIONING	F.FLR.	FINISH FLOOR	PLAM.	PLASTIC LAMINATE
ACOUS.	ACOUSTICAL	FLASH	FLASHING	PLYWD.	PLYWOOD
ADJ.	ADJUSTABLE	F.O.F.	FACE OF FINISH	PSI	POUNDS/SQ. INCH
A.F.F.	ABOVE FINISH FLOOR	F.O.S.	FACE OF STUD	PT	PRESSURE TREATED
ALUM.	ALUMINUM	FR.C.	FRENCH CASEMENT	Q.T.	QUARRY TILE
ANOD.	ANODIZED	FTG.	FOOTING	R	RISER
BD.	BOARD	FX.	FIXED	(R)	REPLACE
BLDG.	BUILDING	GA.	GAUGE	REINF.	REINFORCING
BLKG.	BLOCKING	GALV.	GALVANIZED	REQD	REQUIRED
BOT.	BOTTOM	GL.	GLASS	REV.	REVISED
BW.	BEAM	GR.	GRADE	RM.	ROOM
CAB.	CABINET	GWB.	GYPSUM WALL BOARD	RO.	ROUGH OPENING
CEM.	CEMENT	GYP.	GYPSUM	RWL	RAIN WATER LEADER
CER.	CERAMIC	H.A.R.	HOT AIR REGISTER	SAD	SUPPLY AIR DUCT
C.G.	CORNER GUARD	HDR.	HEADER	SCHED.	SCHEDULE
C.L.	CENTER LINE	HGR.	HANGER	SEC.	SECTION
CLG.	CEILING	HWOD.	HARDWOOD	SHT.	SHEET
CLR.	CLEARANCE	HORZ.	HORIZONTAL	S&P	SHELF AND POLE
CMU.	CONCRETE MASONRY UNIT	HT.	HEIGHT	SL	SKYLIGHT
COL.	COLUMN	HVAC.	HEATING, VENTILATING	SIM.	SIMILAR
CONC.	CONCRETE	INT.	INTERIOR	SPEC.	SPECIFICATION
CONST.	CONSTRUCTION	INST.	INSTALLATION	SQ.	SQUARE
CONTR.	CONTRACTOR	INSUL.	INSULATION	S.A.	STAINLESS STEEL
C.T.	CERAMIC TILE	LAM.	LAMINATE	S.A.D.	SEE STRUCT. DRAWINGS
CTSK.	COUNTERSINK	LAV.	LAVATORY	S.M.D.	SEE MECH. DRAWINGS
CTR.	CENTER	MAT.	MATERIAL	STD.	STANDARD
DA	DISABLED ACCESSIBLE	MAX.	MAXIMUM	STL.	STEEL
DBL.	DOUBLE	M.B.	MACHINE BOLT	STOR.	STORAGE
D.F.	DOUGLAS FIR	M.C.	MEDICINE CABINET	STRUCT.	STRUCTURAL
DET.	DETAIL	M.R.	MOISTURE RESISTANT	SUSP.	SUSPENDED
DIAG.	DIAGONAL	(M)	MODIFIED	T.A.	TOWEL BAR
DIA.	DIAMETER	MIN.	MINIMUM	T.O.S.	TOP OF SLAB
DIM.	DIMENSION	MIR.	MIRROR	TGL.	TEMPERED GLASS
DN.	DOWN	MISC.	MISCELLANEOUS	T&G	TONGUE AND GROOVE
DR.	DOOR	MTL.	METAL	TYP.	TYPICAL
DWG.	DRAWING	MTD.	MOUNTED	U.	UNIFORM BUILDING CODE
D.S.	DOWNSPOUT	(A)	NEW	U.O.N.	UNLESS OTHERWISE NOTED
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	V.G.	VERTICAL GRAIN
EA.	EACH	NO.	NUMBER	V.G.	VERTICAL
ELEC.	ELECTRICAL	NTE	NOT TO EXCEED	V.I.F.	VERIFY IN FIELD
E.P.	ELECTRICAL PANEL	N.T.S.	NOT TO SCALE	W/	WITH
ELEV.	BUILDING ELEVATION	O.C.	ON CENTER	WC	WATER CLOSET
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	WD.	WOOD
EXP.	EXPOSED	O.H.	OVER HEAD		
EXT.	EXTERIOR	PL.	PLATE		

ABBREVIATIONS

1. WAY FINDING AND ACCESS SIGNS, UNIT ROOM ID AND PARKING SIGNAGE.
2. MONUMENT SIGNAGE
3. (N) ACCESSIBLE STALL CARPORT

DEFERRED SUBMITTALS



PHOTOS - EXISTING CONDITIONS



WEST AVENUE APARTMENTS

RENOVATION

1400 WEST AVENUE, SANTA ROSA, CA 95407

APN: 125-351-01

1. ALL NEW WORK SHALL CONFORM TO APPLICABLE CODES AND ORDINANCES OF THE CITY OF SANTA ROSA, CALIFORNIA, INCLUDING:

2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2010 AMERICANS WITH DISABILITIES ACT (ADA)
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

2. HOURS OF CONSTRUCTION
MONDAY - FRIDAY & SATURDAY 8:00 AM - 6:00 PM

CONSTRUCTION NOISE GUIDELINES:
CONTRACTOR SHALL OBTAIN A COPY OF THE CONSTRUCTION NOISE GUIDELINES AND BECOME SELF AWARE OF ALL REQUIREMENTS AND BE SOLELY RESPONSIBLE FOR COMPLYING WITH THE GUIDELINES.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS & SHALL NOTIFY THE ARCHITECT OF ANY DIMENSIONS & CONDITIONS, WHICH DIFFER FROM THOSE SHOWN, BEFORE STARTING WORK. DIMENSIONS GIVEN AS (CLR.) ARE CODE REQUIRED & SHALL BE MAINTAINED.

4. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FINISH. ALL DIMENSIONS FROM EXISTING CONSTRUCTION ARE FROM FACE TO FINISH, UNLESS OTHER WISE NOTED (U.O.N.).

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS FOR EXISTING CONDITIONS & ELEVATIONS MAY BE APPROXIMATE.

6. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH BEST INDUSTRY STANDARDS & MANUFACTURER'S REQUIREMENTS, SEE ATTACHED SPECIFICATIONS.

7. ALL THE DRAWINGS SHOW REPRESENTATIVE & TYPICAL ATTACHMENTS, CONNECTIONS, FASTENINGS & ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE.

8. THE PLANS ARE NOT BASED ON A SURVEY & ARE INTENDED ONLY TO SHOW GENERAL LAYOUT OF PROPERTY & WORK LOCATIONS. CONDITIONS SHOWN APPROXIMATE.

9. ALL WORK SUBJECT TO ASSOCIATED PROJECT MANUAL SPECIFICATIONS AND INSTRUCTIONS BY ARCHITECT.

10. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.

11. PROJECT WILL UTILIZE PUBLIC FUNDING.

HAZARDOUS MATERIALS IN EXISTING CONSTRUCTION
BASIS ARCHITECTURE & CONSULTING ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO HAZARDOUS MATERIALS. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

GENERAL NOTES

THIS PROJECT IS CONSIDERED BY THE STATE OF CALIFORNIA TO BE PUBLICLY FUNDED HOUSING. AS SUCH, CBC 11B IS THE BASIS OF ACCESSIBLE DESIGN.

THE PROJECT WORK IS DESIGNED TO CONFORM WITH ACCESSIBILITY REQUIREMENTS PER CBC 11B MINIMUM CONSTRUCTION REQUIREMENTS. CBC 11B REQUIRES THAT 5% OF UNITS BE PROVIDED AS MOBILITY UNITS WITH FULL ACCESSIBILITY.

40 x 5% = (2)UNITS 5% SHALL BE DESIGNATED FOR ACCESSIBLE/MOBILITY USE.
40 x 4% = (1)UNIT 4% SHALL BE DESIGNATED FOR HEARING/VISUALLY IMPAIRED USE.

PLAN REVIEWER NOTE

SITE INFORMATION
PARCEL SIZE: 3.4 ACRES (APPROX)

EXISTING BUILT CONDITIONS
YEAR BUILT: 1987
CONSTRUCTION: TYPE V (NON-SPRINKLERED)
(6) 2 STORY APARTMENT BUILDINGS - R-2 OCCUPANCY
(1) SINGLE STORY OFFICE/LAUNDRY BUILDING - B OCCUPANCY
TOTAL = 7 BUILDINGS

DESIGNATED COMMUNICATION AND MOBILITY UNITS:
2-UNITS (5%) TO BE DESIGNATED FOR ACCESSIBLE/MOBILITY; CBC 11B.
1-UNIT (4%) TO BE DESIGNATED FOR HEARING/VISUALLY IMPAIRED; CBC 11B.

UNIT TYPES - EXISTING
2 BED/1 BATH = 12 UNITS - (777 SF) - GROUND LEVEL
2 BED/1 BATH = 20 UNITS - (754 SF) - SECOND FLOOR
2 BED/1 BATH = 2 UNITS - (792 SF) - ACCESSIBLE - NON-CONFORMING
3 BED/1 BATH = 6 UNIT - (985 SF)
TOTAL = 40 UNITS - (31,898 SF TOTAL)

UNIT TYPES - PROPOSED
2 BED/1 BATH = 13 UNITS - (777 SF) - GROUND LEVEL (UNIT TYPE A)
2 BED/1 BATH = 20 UNITS - (777 SF) - SECOND FLOOR (UNIT TYPE C)
3 BED/1 BATH = 5 UNITS - (985 SF) - GROUND LEVEL (UNIT TYPE B)
2 BED/1 BATH = 1 UNIT - (817 SF) - MOBILITY REMODELED (UNIT TYPE A-A)
3 BED/1 BATH = 1 UNIT - (985 SF) - MOBILITY REMODELED (UNIT TYPE B-A)
TOTAL = 40 UNITS - (32,368 SF TOTAL)

PROPOSED NEW CONDITIONED SPACE
SECOND FLOOR UNIT ADDITION - (20 SF x 20 UNITS = 400 SF)

PARKING - EXISTING
COVERED = 40
UNCOVERED = 37
UNCOVERED ACCESSIBLE SPACES-CAR = 2
PARKING SPACES TOTAL = 79

PARKING - PROPOSED
COVERED = 40
UNCOVERED = 28
UNCOVERED (FUTURE EV) = 7
COVERED ACCESSIBLE SPACES - VAN (FUTURE EV) = 1
UNCOVERED ACCESSIBLE SPACES-CAR = 2
PARKING SPACES TOTAL = 78

PROJECT DATA

ARCHITECTURAL

A0.1 COVER SHEET

A1.0 SITE REFERENCE PLAN

A2.0 BUILDING PLANS - BUILDINGS #1 & #2 - GROUND FLOOR
A2.1 BUILDING PLANS - BUILDINGS #1 & #2 - SECOND FLOOR
A2.2 ROOF PLANS - BUILDINGS #1 & #2
A2.3 BUILDING PLANS - BUILDINGS #3, #4, #5 & #6 - GROUND FLOOR
A2.4 BUILDING PLANS - BUILDINGS #3, #4, #5 & #6 - SECOND FLOOR
A2.5 ROOF PLANS - BUILDINGS #3, #4, #5 & #6
A2.6 OFFICE/LAUNDRY BUILDING PLANS
A2.10 TYPICAL UNIT TYPE A FLOOR PLANS
A2.11 TYPICAL UNIT TYPE B FLOOR PLANS
A2.12 TYPICAL UNIT TYPE C FLOOR PLANS
A2.13 ACCESSIBLE UNIT TYPE A-A FLOOR PLANS
A2.14 ACCESSIBLE UNIT TYPE B-A FLOOR PLANS

A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 EXTERIOR ELEVATIONS
A3.5 EXTERIOR ELEVATIONS
A3.10 PARTIAL SECTION-EXISTING & PROPOSED
A3.11 PARTIAL SECTION-EXISTING & PROPOSED

A4.0 RENDERINGS - EXISTING
A4.1 RENDERINGS - PROPOSED
A4.2 COLOR BOARD

A5.0 DOOR AND WINDOW SCHEDULE

LIMITED RENOVATION OF EXISTING APARTMENT COMPLEX, INTERIOR AND EXTERIOR.
REMODEL TWO (2) UNITS WITH CBC 11B CONFORMING MOBILITY/ACCESSIBLE FEATURES. (5% TOTAL).
ONE (1) UNIT TO RECEIVE COMMUNICATION FEATURES FOR THE VISUALLY/HEARING IMPAIRED INCLUDING FLASHING DOORBELL AND STROBE SMOKE ALARMS. (2% TOTAL).
PROVIDE ACCESSIBLE PATH OF TRAVEL FROM MOBILITY/ACCESSIBLE UNITS TO ACCESSIBLE PARKING STALLS, MAIL KIOSK, TRASH BINS AND TO PUBLIC RIGHT OF WAY.
RESTORE BUILDING ENVELOPE, NEW SIDING, ROOFING, LIMITED EAVE EXTENSIONS, WATERPROOF LANDINGS, DECK REMOVAL, (N)ROOFS AT STORAGE CLOSETS AND NEW PATIO ENCLOSURES.
UNITS INTERIORS TO RECEIVE NEW CABINETS, FLOORING, APPLIANCES, PLUMBING FIXTURES, LIGHT FIXTURES AND HVAC.
ADD NFPA 13R FIRE SUPPRESSION SPRINKLER SYSTEM.

SCOPE OF WORK SUMMARY



VICINITY MAP



BASIS
ARCHITECTURE
& CONSULTING

2175 FRANCISCO BLVD EAST,
SUITE H
SAN RAFAEL, CA, 94901

CHARLES PICK, ARCHITECT

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PERMIT SUBMITTAL	4/15/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

COVER SHEET

A0.1



A NEIGHBORHOOD MAP

Scale: NTS



B GREATER AREA MAP

Scale: NTS



1 1480 WEST AVE



2 1488 WEST AVE



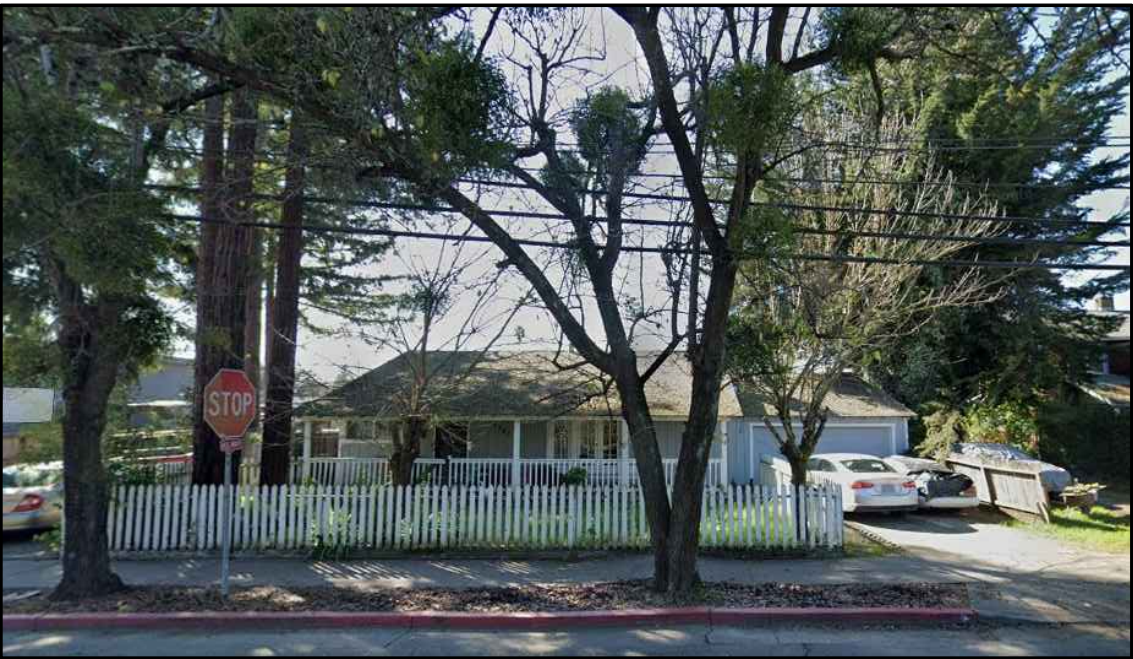
3 1401 WEST AVE



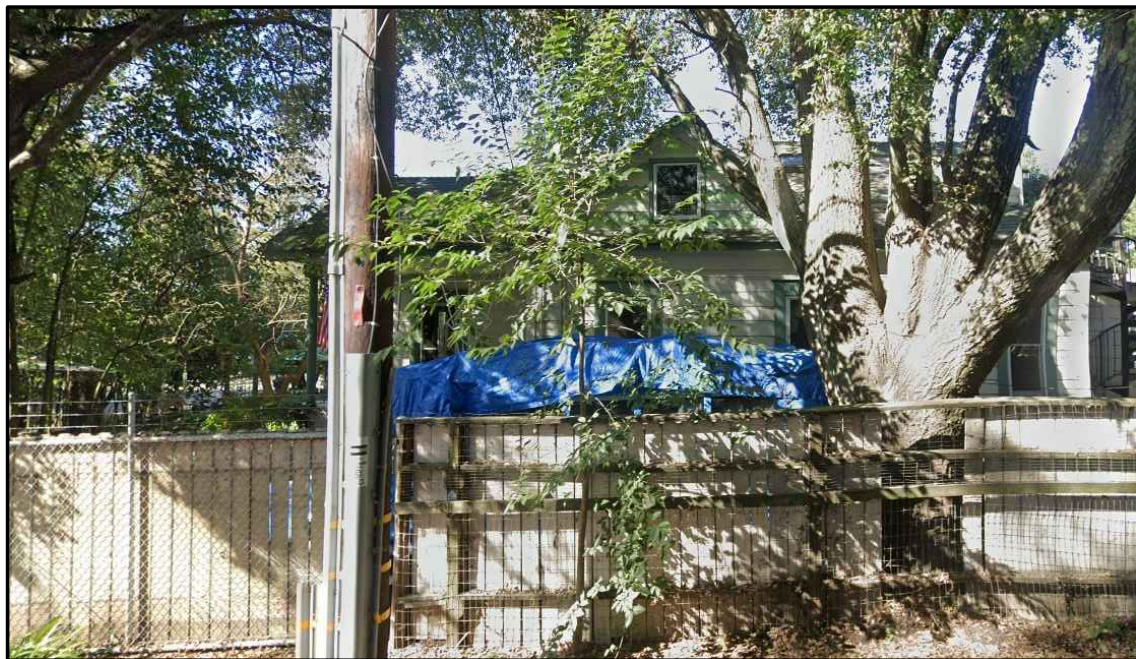
4 1381 WEST AVE



5 1360 WEST AVE



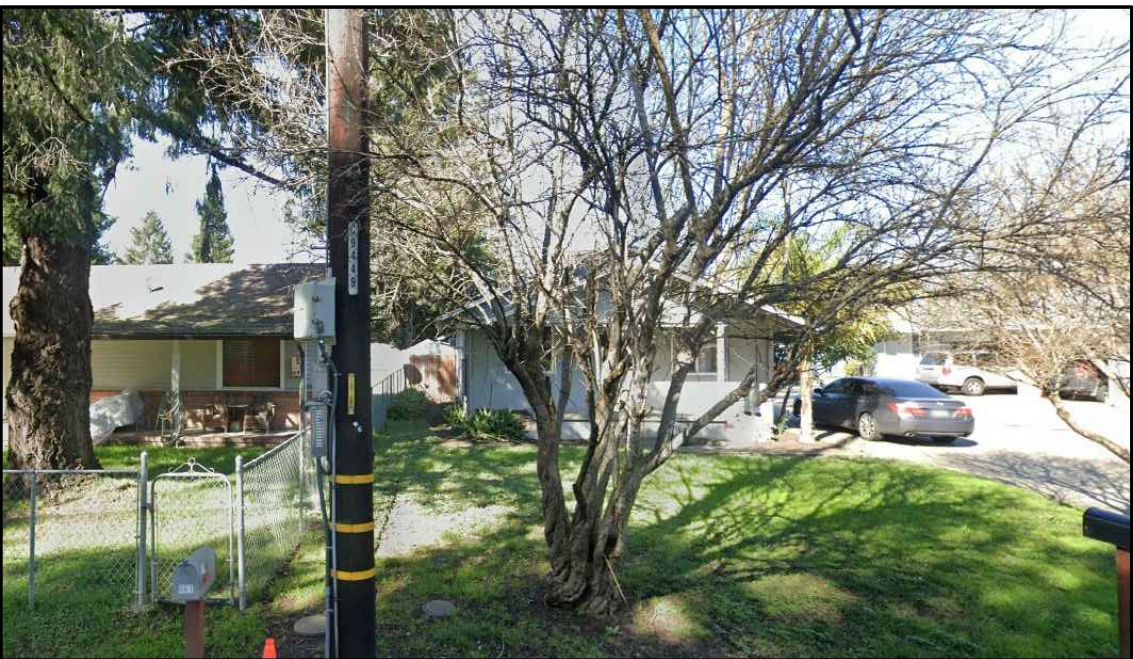
6 1361 WEST AVE



7 1360 WEST AVE



8 649 SOUTH AVE



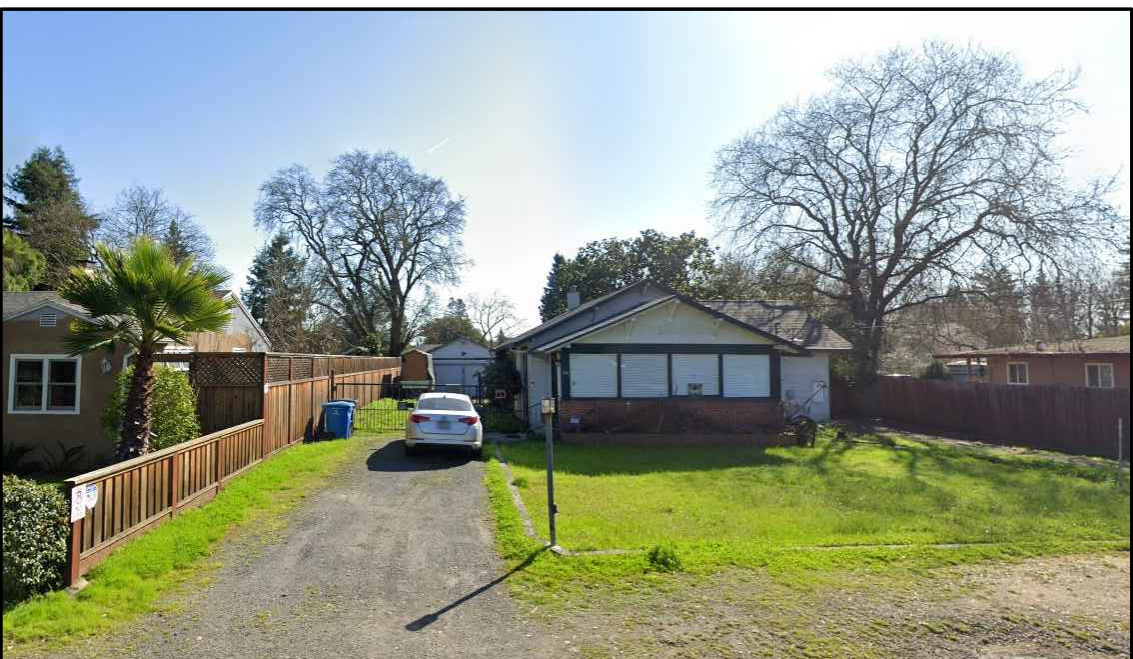
9 641 SOUTH AVE



10 629 SOUTH AVE



11 592 SOUTH AVE



12 566 SOUTH AVE



13 BAYER PARK AND GARDENS



14 SHEPPARD ELEMENTARY SCHOOL



15 CHELSEA GARDEN APARTMENTS

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

NEIGHBORHOOD
CONTEXT MAP AND
IMAGES



KEYED NOTES

- 1 PROVIDE NEW CONFORMING RAMP WITH HANDRAILS BOTH SIDES & LEVEL LANDINGS, SEE CIVIL DRAWINGS.
- 2 PROVIDE NEW CURB CUT ACCESSIBLE RAMP.
- 3 REPLACE (E) LIGHTS AT CARPORTS WITH LED. SEE ELECTRICAL PLANS.
- 4 (N) PERMEABLE FLOORING SYSTEM AT SPORT COURT AND SOFT FALL AT TOT LOT WITH NEW EQUIPMENT.
- 5 (N) TRELLIS OVER (N) PICNIC TABLES
- 6 (N) BBQ
- 7 (N) ACCESSIBLE TRASH AND RECYCLING BINS EACH ON (N) 3X3 CONCRETE FLUSH TO WALKWAY SURFACE.
- 8 RESIDE (E) SCREEN WALL CONCEALING GAS AND ELECTRIC METERS. SEE DETAIL 1/A6.7.
- 9 PROVIDE (N) SCREEN WALL CONCEALING GAS AND ELECTRIC METERS. SEE DETAIL 1/A6.7.
- 10 REPLACE MONUMENT SIGN WITH NEW.
- 11 REMOVE (E) NON-CONFORMING RAMP.
- 12 (N) MOUNTED OUTDOOR SEATING.
- 13 (N) DECOMPOSED GRANITE GROUND COVER AT PICNIC AREA.

SHEET NOTES

CONCRETE ACCESSIBLE PATH OF TRAVEL: REPLACE EXISTING CONCRETE SIDE WALKS THROUGHOUT PROPERTY. PROVIDE PATH FROM ACCESSIBLE UNITS TO EACH AMENITY AND ACCESSIBLE PARKING SPACES. PROVIDE NEW OR REPLACE WALKWAYS AS REQUIRED FOR CONFORMING PATH OF TRAVEL NOT TO EXCEED 4.9% SLOPE IN DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 1.9% . PROVIDE LEVEL CONCRETE NTE 1.9% SLOPE IN ANY DIRECTION AT PATH OF TRAVEL WALK INTERSECTIONS. MINIMUM WIDTH 48".

CURB CUT RAMP: PROVIDE CONFORMING CURB CUTS RAMP, WITH DETECTABLE WARNING. REMOVE ALL NON-CONFORMING RAMP.

ACCESSIBLE BUILDING ENTRY: PROVIDE NEW LEVEL CONCRETE LANDINGS AT ACCESSIBLE UNITS AND COMMON AREAS. NOT TO EXCEED 1.9% SLOPE IN ANY DIRECTION, FLUSH WITH FINISH FLOOR HEIGHT. SLOPE AWAY FROM BUILDING.

ACCESSIBLE UNIT PATIOS: PROVIDE NEW LEVEL CONCRETE PATIOS FLUSH WITH FINISH FLOOR HEIGHT NOT TO EXCEED 1.9% SLOPE IN ANY DIRECTION, SLOPE AWAY FROM BUILDING.

ACCESSIBLE PARKING: PROVIDE CONFORMING ACCESSIBLE PARKING STALLS WITH LEVEL ASPHALT SURFACE NTE 1.9% SLOPE IN ANY DIRECTION, WITH CONFORMING STRIPING, SYMBOL AND SIGNAGE.

CONCRETE PEDESTRIAN WALKWAYS-REPAIRS: REPAIR OFFSET SECTIONS OF CONCRETE WALKWAYS. GRIND PEDESTRIAN TRIP HAZARDS GREATER THAN $\frac{1}{4}$ " AND FILL EXPANSION JOINTS WITH FILLER.

WHEEL STOPS-ACCESSIBILITY: PROVIDE NEW DOWEL SET CONCRETE WHEEL STOPS ALONG ACCESSIBLE PATH OF TRAVEL.

REMOVE AND REPLACE AREAS OF CONCRETE WALKS CRACKED AND UPHEAVED DUE TO TREE ROOTS. CUT ROOTS CAUSING UPHEAVING TO WALKS AND FOUNDATIONS, PROVIDE ROOT BARRIERS.

ADDITIONAL WALKWAY REPLACEMENTS TO BE REQUIRED UPON CONCLUSION OF SPRINKLER INSTALLATION TRENCHING.

REMOVE TREES WHERE ROOTS OR LIMBS ARE IN CONTACT WITH BUILDINGS (SHOWN DASHED), TOTAL OF 22 REDWOOD TREES (SEE THE TREE INVENTORY REPORT GENERATED BY THE ARBORIST). PREPARE 8 (10%) PARKING STALLS FOR FUTURE EV INSTALLATION.

UNIT I.D. KEY & LEGEND

NUMBER INDICATES UNIT NUMBER:
ODD NUMBERS @ THE GROUND FLOOR
EVEN NUMBERS @ THE SECOND FLOOR

LETTER INDICATES UNIT TYPE:
UNIT TYPE A = 2 BED/1 BATH
UNIT TYPE A-A = 2 BED/1 BATH
UNIT TYPE B = 3 BED/1 BATH
UNIT TYPE B-A = 3 BED/1 BATH
UNIT TYPE C = 2 BED/1 BATH

= LOCATION OF MOBILITY ACCESSIBLE UNITS AT GROUND UNITS

= LOCATION OF UNIT FOR HEARING/VISUALLY IMPAIRED (AVI) AT GROUND LEVEL

= (E) TREE TO REMAIN

= (E) TREE TO BE REMOVED

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025
PLANNING REVIEW RESPONSE	7/15/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

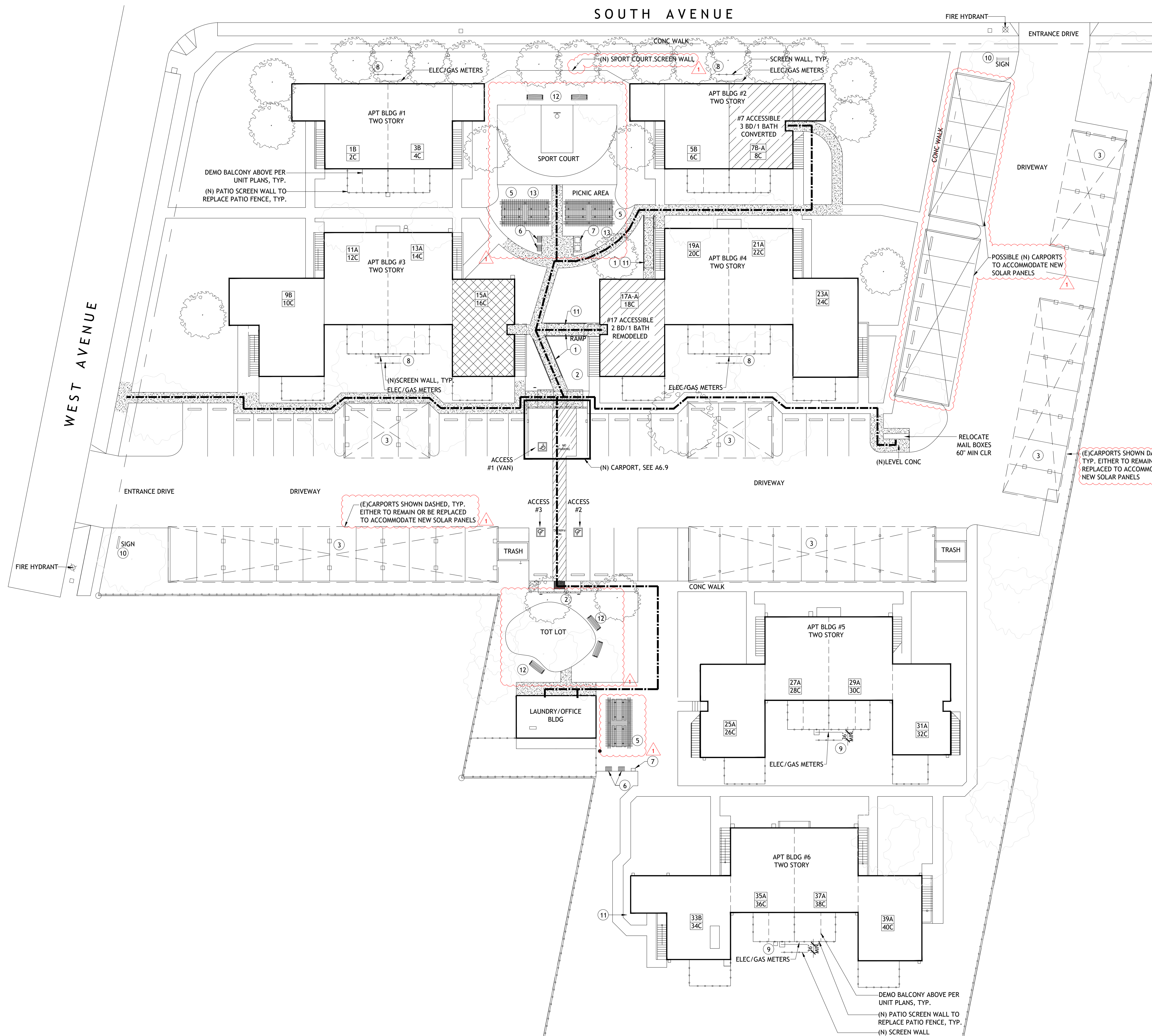
PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

SITE REFERENCE PLAN

A1.0



1

SITE REFERENCE PLAN

NOTE: THIS IS A SITE REFERENCE PLAN ONLY AND IS NOT BASED OFF A SURVEY
SEE CIVIL PLANS FOR SITE WORK

Scale: 1"=20'-0"



SIDING & TRIM: REMOVE ALL SIDING AND WOOD TRIM. REMOVE 15# FELT BUILDING WRAP. OBSERVE FOR FRAMING DAMAGE, REPAIR FRAMING AS REQUIRED. PROVIDE OSB/PLYWOOD SHEATHING FOR SHEAR STRENGTH, BUILDING WRAP AND NEW FIBER-CEMENT LAP SIDING AND TRIM.

EXTERIOR - PAINT: SEAL AND PAINT ALL. TYPICAL ALL BUILDINGS.

WINDOWS: REPLACE EXISTING WINDOWS WITH VINYL FRAME NEW CONSTRUCTION TYPE/NAIL FIN
WINDOWS. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

SLIDING GLASS DOORS: REPLACE EXISTING WITH VINYL FRAME NEW CONSTRUCTION/NAIL FIN TYPE,
TYPICAL ALL UNITS EXCEPT MOBILITY UNITS. PROVIDE SILL PANS AT UPPER LEVEL LOCATIONS.
SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

PATIO DOOR - MOBILITY/ACCESSIBLE UNITS: REPLACE SGD AT ACCESSIBLE UNITS WITH SWING DOOR FOR FLUSH THRESHOLD. PROVIDE NEW WINDOWS AT EITHER SIDE. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

EXTERIOR WATERPROOFING: SEAL ALL FENESTRATION WITH POLYURETHANE AND ELASTOMERIC MEMBRANE AT UPPER LANDINGS.

PATIO ENCLOSURES: AT THE GROUND FLOOR UNITS, REMOVE EXISTING PATIO ENCLOSURE WALLS AND REPLACE WITH NEW PER PLAN. PATIO FLATWORK TO BE REMOVED AND REPLACED AT ACCESSIBLE UNITS. FLATWORK TO REMAIN AT STANDARD UNIT PATIOS.

BALCONIES: BALCONIES ARE TO BE DEMOLISHED PER THE UNITS PLANS ON SHEET A2.11.

CONTRASTING NOSING: PROVIDE EPOXY CONTRASTING NOSING STRIPS AT ALL STAIR TREADS AND UPPER LANDING EDGE. ADD HANDRAIL W/EXTENSIONS AT BUILDING SIDE, TYP ALL.

UNIT ID SIGNAGE: ADD UNIT ID SIGNAGE W/BRAILLE. (DEFERRED SUBMITTAL)

SEE UNIT PLANS FOR WORK IN TYPICAL AND ACCESSIBLE UNITS.

UPPER LEVEL LANDING WATERPROOFING AS SHOWN
SEE DETAILS A6.4









NEW ROOF OR EAVE EXTENSION _____

AT UPPER 2 BEDROOM UNITS: REMOVE (E)S.G.D., CASE OPENING,
MATCH DRYWALL, TEXTURE & TAPE, MATCH FLOOR. ALIGN W/
RAY AT LOWER LEVEL UNITS.

NEW CONDITIONED SPACE (20 SQ.FT. PER UNIT SHOWN)
SOME OVERHEAD CEILING BREAKS NOT SHOWN FOR CLARITY



Scale: 1/4" = 1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

[illegible]

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

BUILDING PLANS

A2.0

SIDING & TRIM: REMOVE ALL SIDING AND WOOD TRIM. REMOVE 15# FELT BUILDING WRAP. OBSERVE FOR FRAMING DAMAGE, REPAIR FRAMING AS REQUIRED. PROVIDE OSB/PLYWOOD SHEATHING FOR SHEAR STRENGTH, BUILDING WRAP AND NEW FIBER-CEMENT LAP SIDING AND TRIM.

EXTERIOR - PAINT: SEAL AND PAINT ALL. TYPICAL ALL BUILDINGS.

WINDOWS: REPLACE EXISTING WINDOWS WITH VINYL FRAME NEW CONSTRUCTION TYPE/NAIL FIN
WINDOWS. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

SLIDING GLASS DOORS: REPLACE EXISTING WITH VINYL FRAME NEW CONSTRUCTION/NAIL FIN TYPE, TYPICAL ALL UNITS EXCEPT MOBILITY UNITS. PROVIDE SILL PANS AT UPPER LEVEL LOCATIONS. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

PATIO DOOR - MOBILITY/ACCESSIBLE UNITS: REPLACE SGD AT ACCESSIBLE UNITS WITH SWING DOOR FOR FLUSH THRESHOLD. PROVIDE NEW WINDOWS AT EITHER SIDE. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

EXTERIOR WATERPROOFING: SEAL ALL FENESTRATION WITH POLYURETHANE AND ELASTOMERIC MEMBRANE AT UPPER LANDINGS.

PATIO ENCLOSURES: AT THE GROUND FLOOR UNITS, REMOVE EXISTING PATIO ENLOSURE WALLS AND REPLACE WITH NEW PER PLAN. PATIO FLATWORK TO BE REMOVED AND REPLACED AT ACCESSIBLE UNITS, FLATWORK TO REMAIN AT STANDARD UNIT PATIOS.

BALCONIES: BALCONIES ARE TO BE DEMOLISHED PER THE UNITS PLANS ON SHEET A2.11.

CONTRASTING NOSING: PROVIDE EPOXY CONTRASTING NOSING STRIPS AT ALL STAIR TREADS AND UPPER LANDING EDGE. ADD HANDRAIL W/EXTENSIONS AT BUILDING SIDE, TYP ALL.

UNIT ID SIGNAGE: ADD UNIT ID SIGNAGE W/BRAILLE. (DEFERRED SUBMITTAL)

SEE UNIT PLANS FOR WORK IN TYPICAL AND ACCESSIBLE UNITS.

UPPER LEVEL LANDING WATERPROOFING AS SHOWN
SEE DETAILS A6.4









NEW ROOF OR EAVE EXTENSION _____

AT UPPER 2 BEDROOM UNITS: REMOVE (E)S.G.D., CASE OPENING,
MATCH DRYWALL, TEXTURE & TAPE, MATCH FLOOR. ALIGN W/
RAY AT LOWER LEVEL UNITS

NEW CONDITIONED SPACE (20 SQ.FT. PER UNIT SHOWN)
SOME OVERHEAD CEILING BREAKS NOT SHOWN FOR CLARITY



Scale: 1/4" = 1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

[illegible]

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

BUILDING PLANS

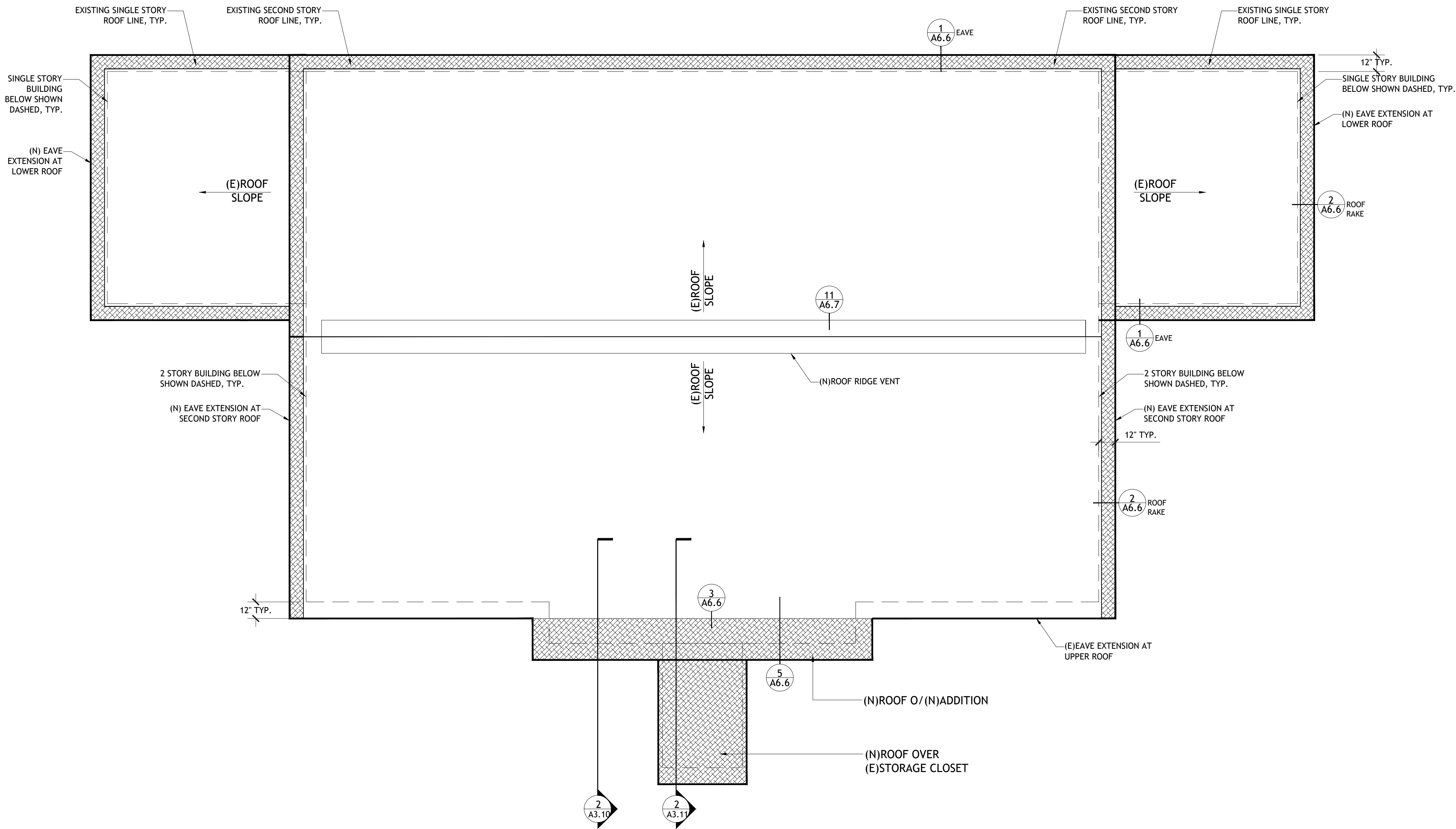
SCOPE OF WORK NOTES

ROOFING (ALL BLDGS EXCEPT BLDG 5): REMOVE EXISTING ROOFING MATERIAL DOWN TO THE SHEATHING, ALSO REMOVE FLASHING. REPLACE ROT DAMAGED ROOF SHEATHING AS REQUIRED. PROVIDE NEW ASPHALT COMP(COOL ROOF) SHINGLES OVER NEW ROOFING PAPER, NEW GSM FLASHING, KICK OUTS AT STEP FLASHING RIDGE VENTS AND ROOF JACKS.

EAVE EXTENSIONS:

GUTTER & DOWNSPOUTS: REPLACE GUTTERS & DOWNSPOUTS AT EXISTING LOCATIONS, TYPICAL ALL BUILDINGS.

ATTIC INSULATION: AUGMENT EXISTING BLOWN IN INSULATION WITH NEW TO R48. ADD BAFFLES AT ALL SOFFIT VENTS.



1 BUILDINGS 1 & 2 ROOF PLAN - PROPOSED

Scale: 1/4" = 1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

ROOF PLANS

SCOPE OF WORK NOTES

SIDING & TRIM: REMOVE ALL SIDING AND WOOD TRIM. REMOVE 15# FELT BUILDING WRAP. OBSERVE FOR FRAMING DAMAGE. REPAIR FRAMING AS REQUIRED. PROVIDE OSB/PLYWOOD SHEATHING FOR SHEAR STRENGTH, BUILDING WRAP AND NEW FIBER-CEMENT LAP SIDING AND TRIM.

EXTERIOR - PAINT: SEAL AND PAINT ALL. TYPICAL ALL BUILDINGS.

WINDOWS: REPLACE EXISTING WINDOWS WITH VINYL FRAME NEW CONSTRUCTION TYPE/NAIL FIN WINDOWS. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

SLIDING GLASS DOORS: REPLACE EXISTING WITH VINYL FRAME NEW CONSTRUCTION/NAIL FIN TYPE, TYPICAL ALL UNITS EXCEPT MOBILITY UNITS. PROVIDE SILL PANS AT UPPER LEVEL LOCATIONS. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

PATIO DOOR - MOBILITY/ACCESSIBLE UNITS: REPLACE SGD AT ACCESSIBLE UNITS WITH SWING DOOR FOR FLUSH THRESHOLD. PROVIDE NEW WINDOWS AT EITHER SIDE. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

EXTERIOR WATERPROOFING: SEAL ALL FENESTRATION WITH POLYURETHANE AND ELASTOMERIC MEMBRANE AT UPPER LANDINGS.

PATIO ENCLOSURES: AT THE GROUND FLOOR UNITS, REMOVE EXISTING PATIO ENCLOSURE WALLS AND REPLACE WITH NEW PER PLAN. PATIO FLATWORK TO BE REMOVED AND REPLACED AT ACCESSIBLE UNITS, FLATWORK TO REMAIN AT STANDARD UNIT PATIOS.

BALCONIES: BALCONIES ARE TO BE DEMOLISHED PER THE UNITS PLANS ON SHEET A2.11.

CONTRASTING NOSING: PROVIDE EPOXY CONTRASTING NOSING STRIPS AT ALL STAIR TREADS AND UPPER LANDING EDGE. ADD HANDRAIL W/EXTENSIONS AT BUILDING SIDE, TYP ALL.

UNIT ID SIGNAGE: ADD UNIT ID SIGNAGE W/BRAILLE. (DEFERRED SUBMITTAL)

SEE UNIT PLANS FOR WORK IN TYPICAL AND ACCESSIBLE UNITS.

UPPER LEVEL LANDING WATERPROOFING AS SHOWN
SEE DETAILS A6.4

NEW ROOF OR EAVE EXTENSION

AT UPPER 2 BEDROOM UNITS: REMOVE (E)S.G.D., CASE OPENING, MATCH DRYWALL, TEXTURE & TAPE, MATCH FLOOR. ALIGN W/ BAY AT LOWER LEVEL UNITS.

NEW CONDITIONED SPACE (20 SQ.FT. PER UNIT SHOWN)

SOME OVERHEAD CEILING BREAKS NOT SHOWN FOR CLARITY

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

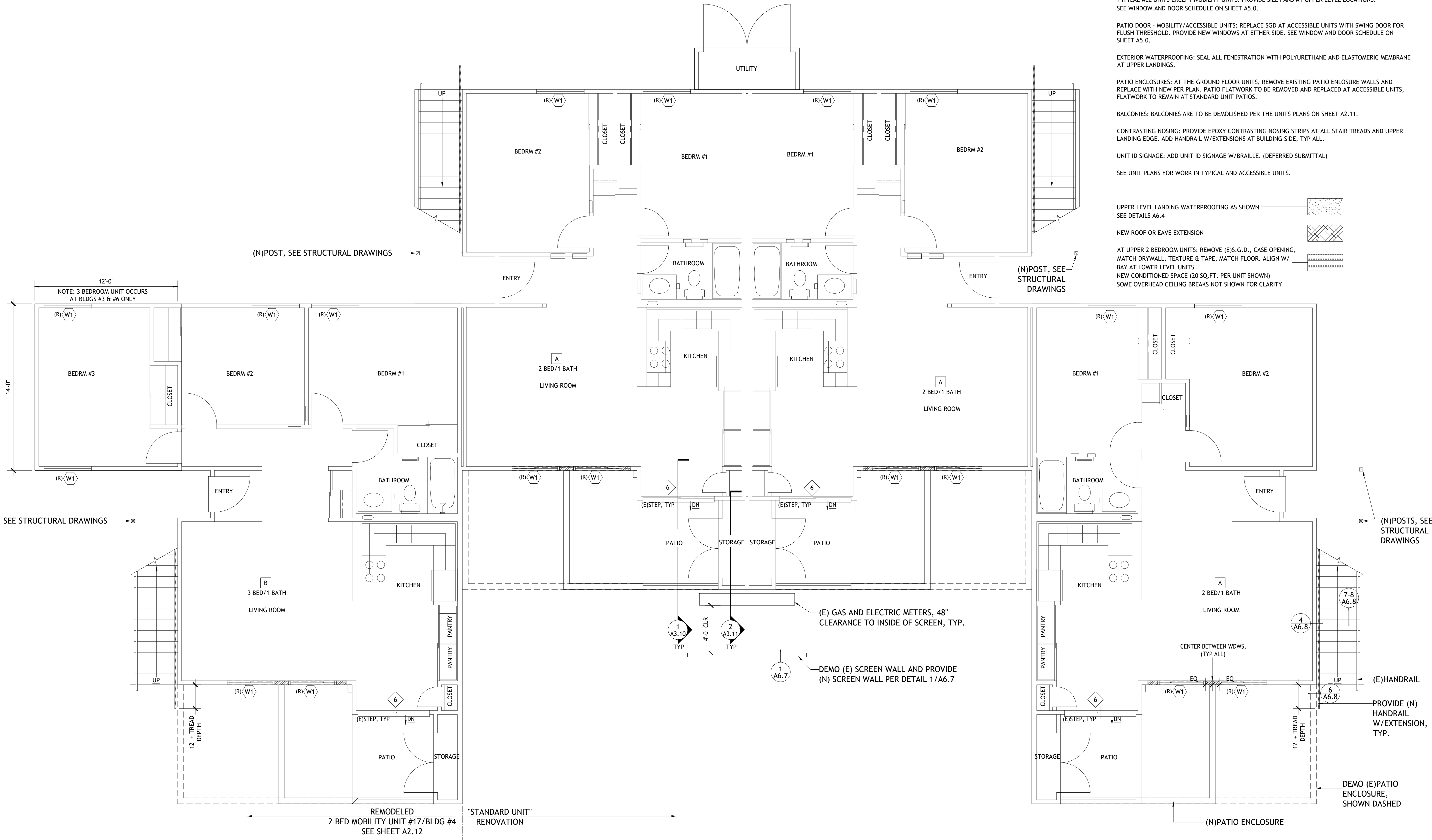
WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

BUILDING PLANS



1 BUILDINGS 3, 4, 5 & 6 GROUND LEVEL PLAN - PROPOSED

Scale: 1/4" = 1'-0"

SCOPE OF WORK NOTES

SIDING & TRIM: REMOVE ALL SIDING AND WOOD TRIM. REMOVE 15# FELT BUILDING WRAP. OBSERVE FOR FRAMING DAMAGE, REPAIR FRAMING AS REQUIRED. PROVIDE OSB/PLYWOOD SHEATHING FOR SHEAR STRENGTH, BUILDING WRAP AND NEW FIBER-CEMENT LAP SIDING AND TRIM.

EXTERIOR - PAINT: SEAL AND PAINT ALL. TYPICAL ALL BUILDINGS.

WINDOWS: REPLACE EXISTING WINDOWS WITH VINYL FRAME NEW CONSTRUCTION TYPE/NAIL FIN WINDOWS. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

SLIDING GLASS DOORS: REPLACE EXISTING WITH VINYL FRAME NEW CONSTRUCTION/NAIL FIN TYPE, TYPICAL ALL UNITS EXCEPT MOBILITY UNITS. PROVIDE SILL PANS AT UPPER LEVEL LOCATIONS. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

PATIO DOOR - MOBILITY/ACCESSIBLE UNITS: REPLACE SGD AT ACCESSIBLE UNITS WITH SWING DOOR FOR FLUSH THRESHOLD. PROVIDE NEW WINDOWS AT EITHER SIDE. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

EXTERIOR WATERPROOFING: SEAL ALL FENESTRATION WITH POLYURETHANE AND ELASTOMERIC MEMBRANE AT UPPER LANDINGS.

PATIO ENCLOSURES: AT THE GROUND FLOOR UNITS, REMOVE EXISTING PATIO ENCLOSURE WALLS AND REPLACE WITH NEW PER PLAN. PATIO FLATWORK TO BE REMOVED AND REPLACED AT ACCESSIBLE UNITS, FLATWORK TO REMAIN AT STANDARD UNIT PATIOS.

BALCONIES: BALCONIES ARE TO BE DEMOLISHED PER THE UNITS PLANS ON SHEET A2.11.

CONTRASTING NOSING: PROVIDE EPOXY CONTRASTING NOSING STRIPS AT ALL STAIR TREADS AND UPPER LANDING EDGE. ADD HANDRAIL W/EXTENSIONS AT BUILDING SIDE, TYP ALL.

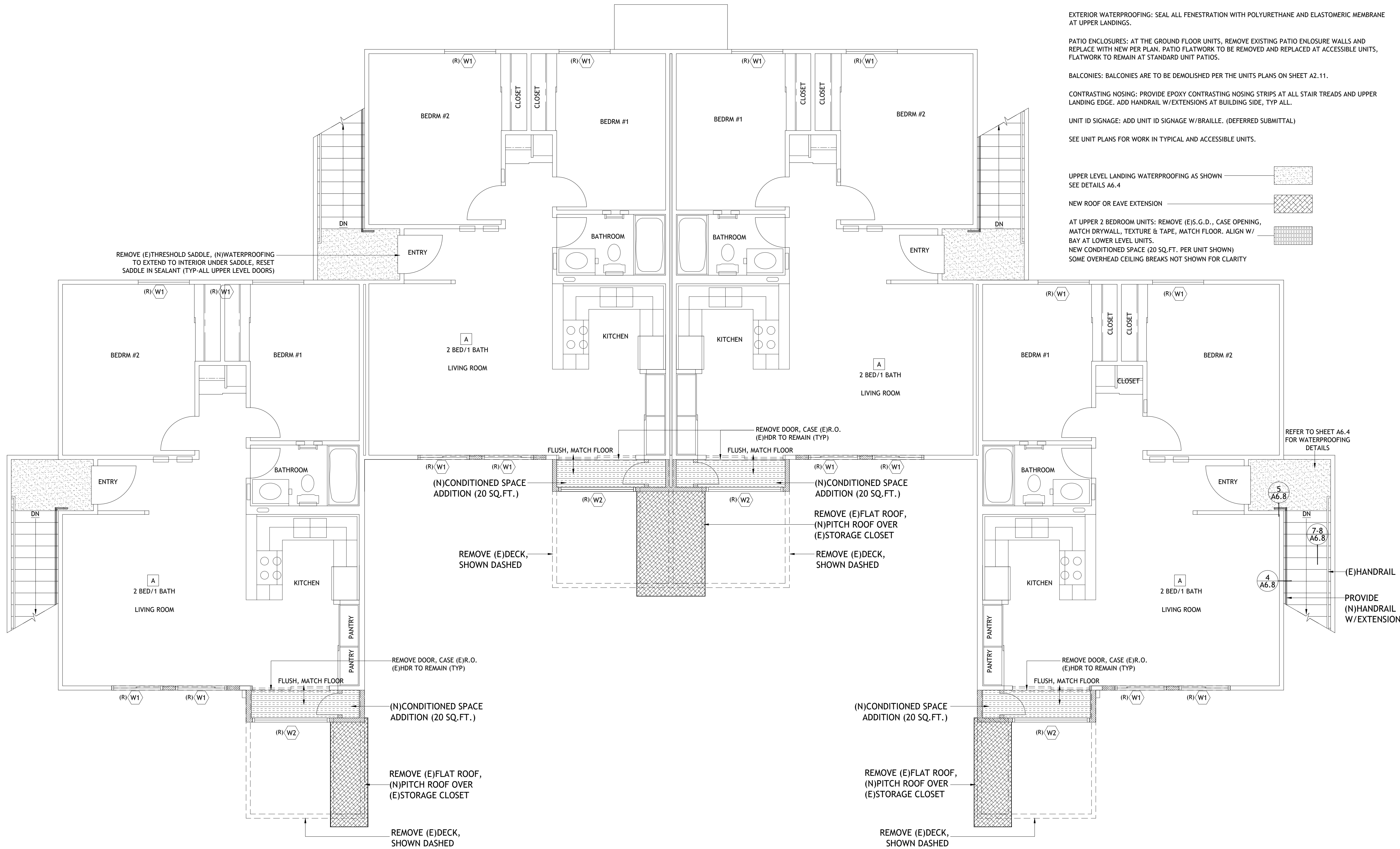
UNIT ID SIGNAGE: ADD UNIT ID SIGNAGE W/BRAILLE. (DEFERRED SUBMITTAL)

SEE UNIT PLANS FOR WORK IN TYPICAL AND ACCESSIBLE UNITS.

UPPER LEVEL LANDING WATERPROOFING AS SHOWN
SEE DETAILS A6.4

NEW ROOF OR EAVE EXTENSION

AT UPPER 2 BEDROOM UNITS: REMOVE (E)S.G.D., CASE OPENING, MATCH DRYWALL, TEXTURE & TAPE, MATCH FLOOR. ALIGN W/ BAY AT LOWER LEVEL UNITS.
NEW CONDITIONED SPACE (20 SQ.FT. PER UNIT SHOWN)
SOME OVERHEAD CEILING BREAKS NOT SHOWN FOR CLARITY



	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

BUILDING PLANS

1 BUILDINGS 3, 4, 5 & 6 SECOND LEVEL PLAN - PROPOSED

Scale: 1/4" = 1'-0"

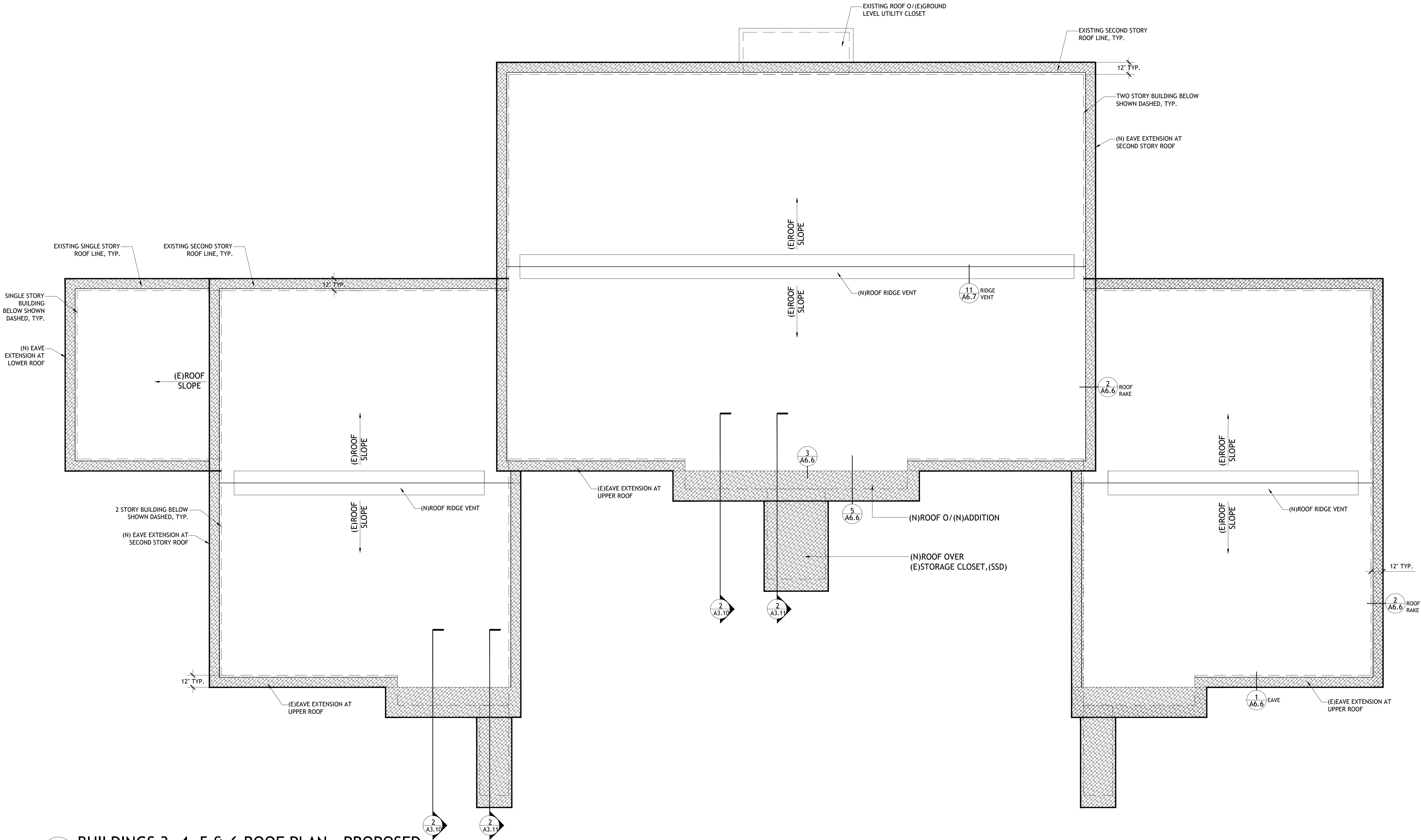
SCOPE OF WORK NOTES

ROOFING (ALL BLDGS EXCEPT BLDG 5): REMOVE EXISTING ROOFING MATERIAL DOWN TO THE SHEATHING, ALSO REMOVE FLASHING. REPLACE ROT DAMAGED ROOF SHEATHING AS REQUIRED. PROVIDE NEW ASPHALT COMP(COOL ROOF) SHINGLES OVER NEW ROOFING PAPER, NEW GSM FLASHING, KICK OUTS AT STEP FLASHING RIDGE VENTS AND ROOF JACKS.

EAVE EXTENSIONS:

GUTTER & DOWNSPOUTS: REPLACE GUTTERS & DOWNSPOUTS AT EXISTING LOCATIONS, TYPICAL ALL BUILDINGS.

ATTIC INSULATION: AUGMENT EXISTING BLOWN IN INSULATION WITH NEW TO R48. ADD BAFFLES AT ALL SOFFIT VENTS.



1 BUILDINGS 3, 4, 5 & 6 ROOF PLAN - PROPOSED

Scale: 1/4" = 1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

ROOF PLANS

SCOPE OF WORK NOTES

SIDING & TRIM: REMOVE ALL SIDING AND WOOD TRIM. REMOVE 15# FELT BUILDING WRAP. OBSERVE FOR FRAMING DAMAGE. REPAIR FRAMING AS REQUIRED. PROVIDE OSB/PLYWOOD SHEATHING FOR SHEAR STRENGTH, BUILDING WRAP AND NEW FIBER-CEMENT LAP SIDING AND TRIM.

EXTERIOR - PAINT: SEAL AND PAINT ALL. TYPICAL ALL BUILDINGS.

WINDOWS: REPLACE EXISTING WINDOWS WITH VINYL FRAME NEW CONSTRUCTION TYPE/NAIL FIN WINDOWS. SEE WINDOW AND DOOR SCHEDULE ON SHEET A5.0.

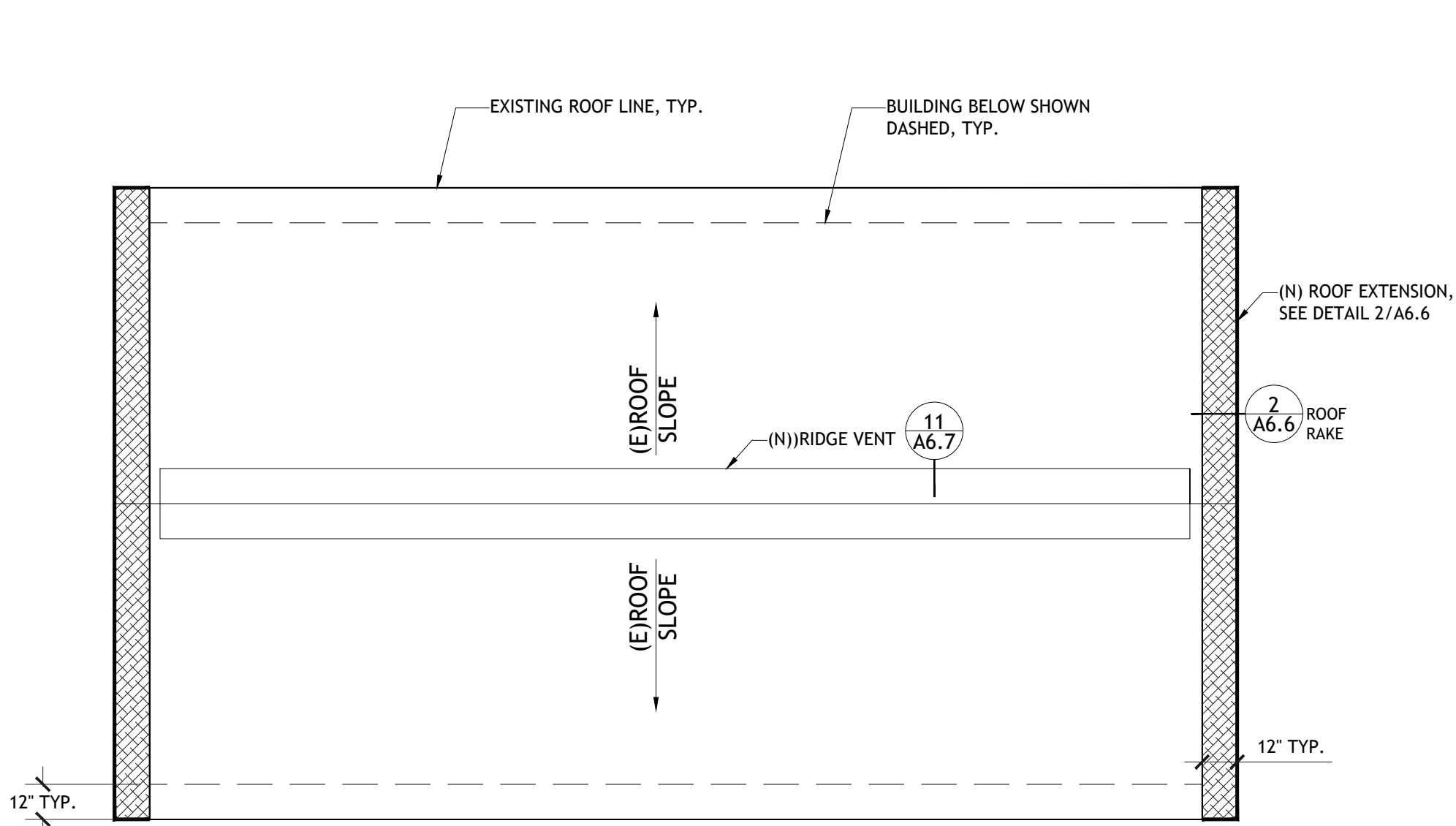
EXTERIOR WATERPROOFING: SEAL ALL FENESTRATION WITH POLYURETHANE.

BUILDING ID SIGNAGE: ADD OFFICE AND LANDRY ROOM ID SIGNAGE W/BRAILLE. (DEFERRED SUBMITTAL)

PLASTER & GYPSUM BOARD: PATCH AND REPAIR AS REQD AT AREAS OF CONSTRUCTION.

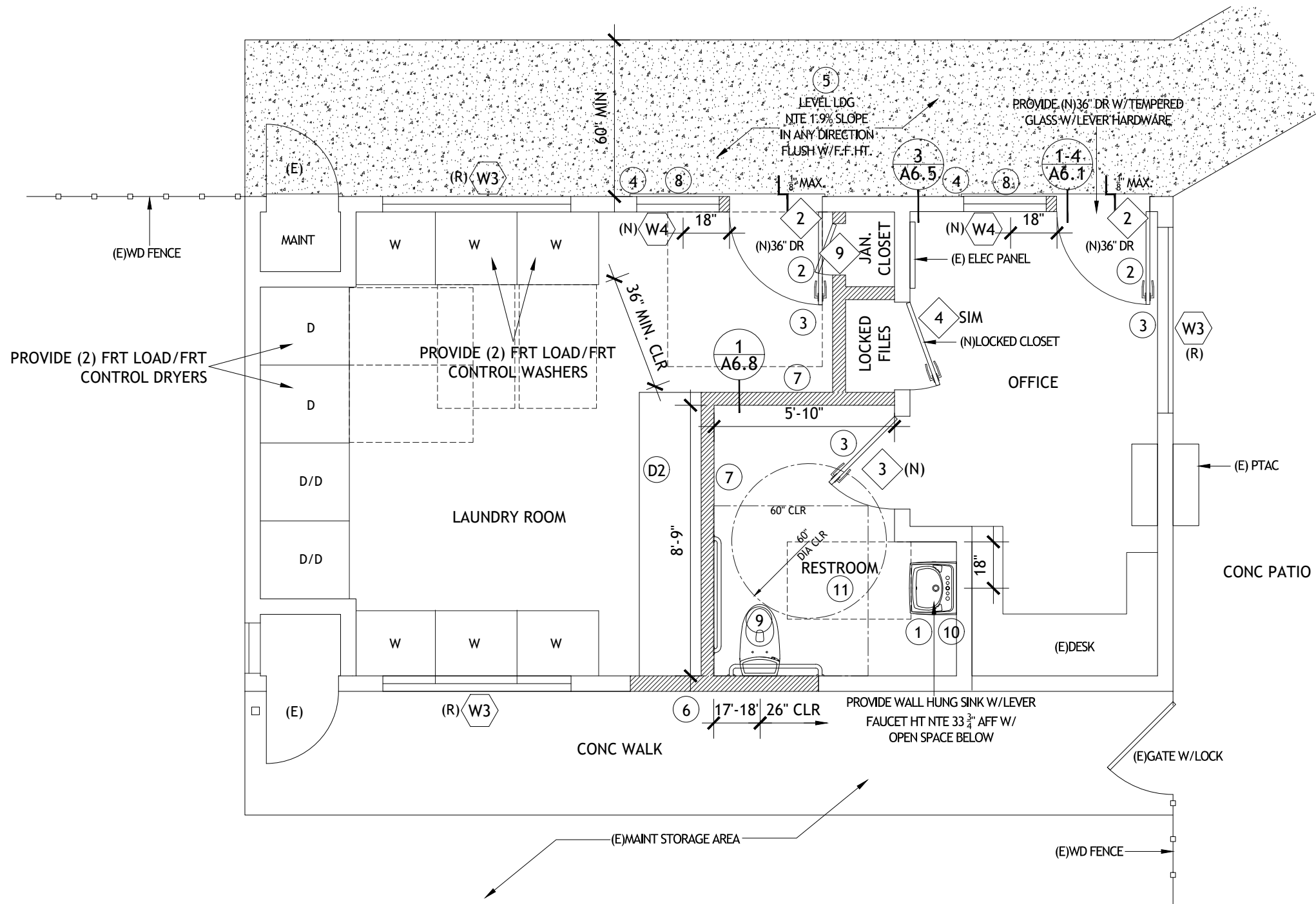
INTERIOR PAINT: INTERIOR PREP & PAINT ENTIRE NUILDING WITH LOW OR NON VOC PAINT.

NEW ROOF OR EAVE EXTENSION



3 OFFICE/LAUNDRY ROOF PLAN - PROPOSED

Scale: 1/4" = 1'-0"



	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

TYPICAL UNIT TYPE A
FLOOR PLANS

TYPICAL UNIT NOTES:

INSTALL NEW BACKLIT UNIT ID SIGNAGE WITH BRAILLE @ EACH UNIT ENTRY.

SUB-FLOORING: SELECTED UNITS.

FLOORING: REPAIR SUB-FLOORING AS REQUIRED. PROVIDE NEW VINYL FLOORING W/ BASE THROUGHOUT, TYPICAL ALL UNITS. BATHS TO HAVE VINYL BASE.

PLASTER & GYPSUM BOARD: PATCH AND REPAIR AS REQ'D AT AREAS OF CONSTRUCTION, TYPICAL ALL UNITS.

INTERIOR PAINT: INTERIOR PREP & PAINT ENTIRE UNIT WITH LOW OR NON VOC PAINT, TYPICAL ALL UNITS.

KITCHEN & BATHROOM

REFRIGERATORS: PROVIDE ENERGY STAR RATED TYPE REFRIGERATORS, ALL UNITS.

RANGE/OVENS: REPLACE ELECTRIC RANGE/OVENS, ALL UNITS.

RANGEHOODS: PROVIDE ENERGY STAR RATED TYPE RANGEHOODS, ALL UNITS.

GARBAGE DISPOSAL: PROVIDE NEW GARBAGE DISPOSAL, ALL UNITS.

KITCHEN FAUCET: PROVIDE NEW KITCHEN SINK FAUCET AERATOR (1.0 GPM FLOW RATE).TYP ALL UNITS.

PROVIDE NEW KITCHEN SINK, P-TRAP AND ANGLE STOPS, ALL UNITS.

CABINETS: INSTALL NEW KITCHEN CABINETS (HARDWOOD FACE FRAME & PLYWOOD CASES), TYP ALL UNITS.

VANITY CABINETS-BATHROOM: INSTALL NEW BATHROOM VANITY CABINETS (HARDWOOD FACE FRAME AND PLYWOOD CASES), TYPICAL ALL UNITS.

COUNTERTOPS: REPLACE KITCHEN COUNTERTOPS AND BATHROOM VANITY COUNTERTOPS WITH SOLID SURFACE TYPE, TYPICAL ALL UNITS .

TUB/SHOWERS: REPLACE TUBS AND SURROUNDS AND P-TRAPS WITH VALVES TO MINIMIZE LEAKS DURING TERM, TYP ALL UNITS

PROVIDE BACK & SIDEWALL GRAB BARS AT TUB/SHOWER ENCLOSURES, TYP ALL UNITS.

LAVATORY FAUCET: PROVIDE NEW LAVATORY FAUCET AERATOR (0.5 GPM FLOW RATE), P-TRAPS AND ANGLE STOPS, TYP ALL UNITS

SHOWER HEAD: PROVIDE NEW WATER SENSE SHOWER HEAD (1.25 GPM FLOW RATE), P-TRAPS, ANGLE STOPS AND SHOWER MIXING VALVES, TYP ALL UNITS

TOILET: PROVIDE NEW HET TOILET (0.8 GPF).TYP ALL UNITS. NIAGRA STEALTH-ADA SPECIFICATION PER CLIENT.

BATHROOM ACCESSORIES: REPLACE MIRRORS, MEDICINE CABINETS, TOILET PAPER HOLDERS AND TOWEL BARS.

UNIT 15 ONLY: REPLACE GRAB BARS AND PROVIDE BLOCKING AS REQUIRED. PROVIDE ACCESSIBLE BATHTUB PER REASONABLE ACCOMMODATION.

MECHANICAL/ELECTRICAL/PLUMBING

BATH FANS: PROVIDE NEW BATHROOM EXHAUST FANS WITH HUMIDISTATS AND RADIANT DAMPER AT GROUND FLOOR LOCATIONS. RE-USE EXISTING SWITCH AND DUCTWORK. TYP. ALL UNITS. ADD ADDITIONAL SIGNAL SWITCH LEG FOR FANS (SEE ELECTRICAL PLANS).

WALL FURNACES: REMOVE EXISTING WALL FURNACES. PATCH, REPAIR AND REPAINT WALL WHERE THEY ARE REMOVED.

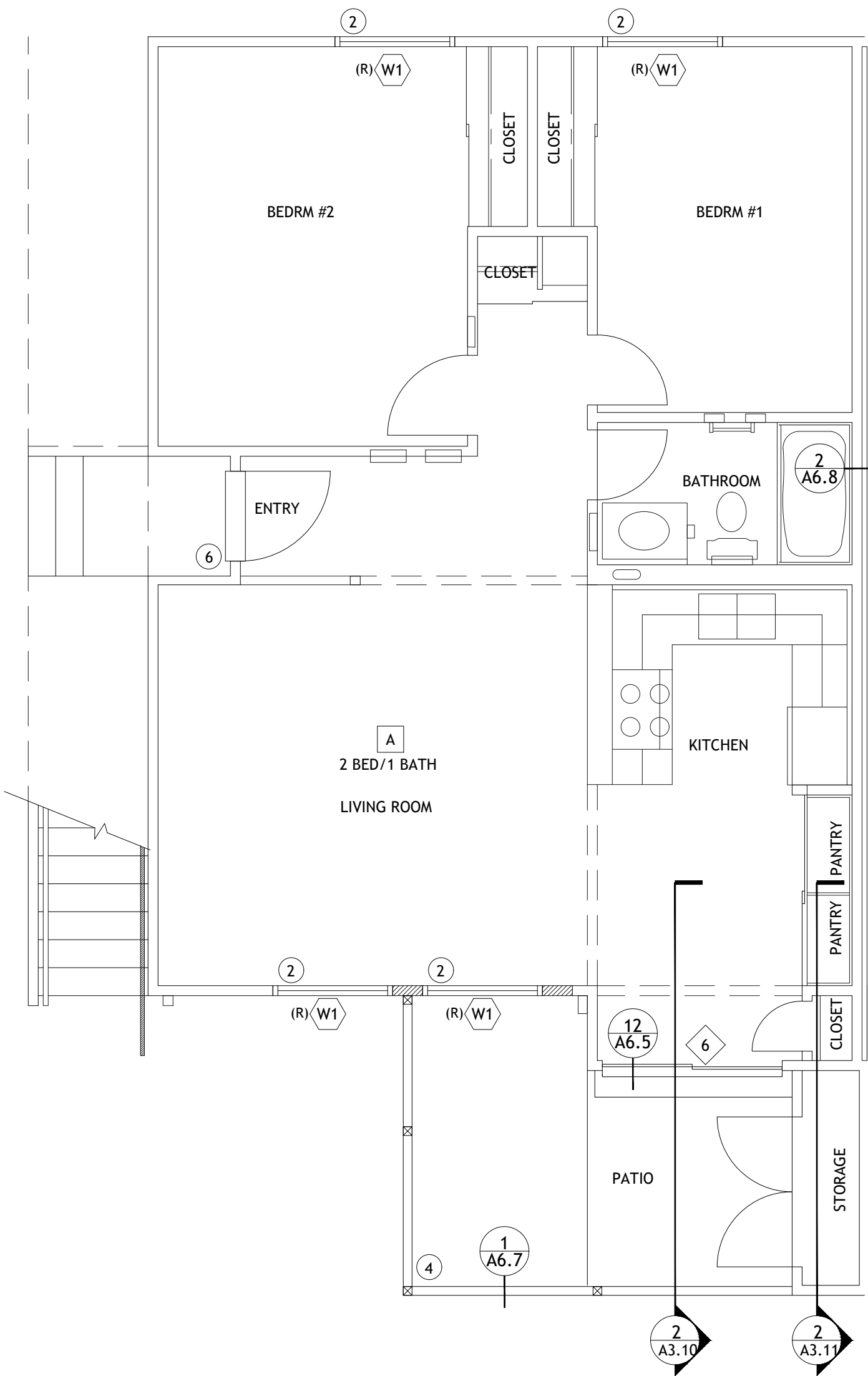
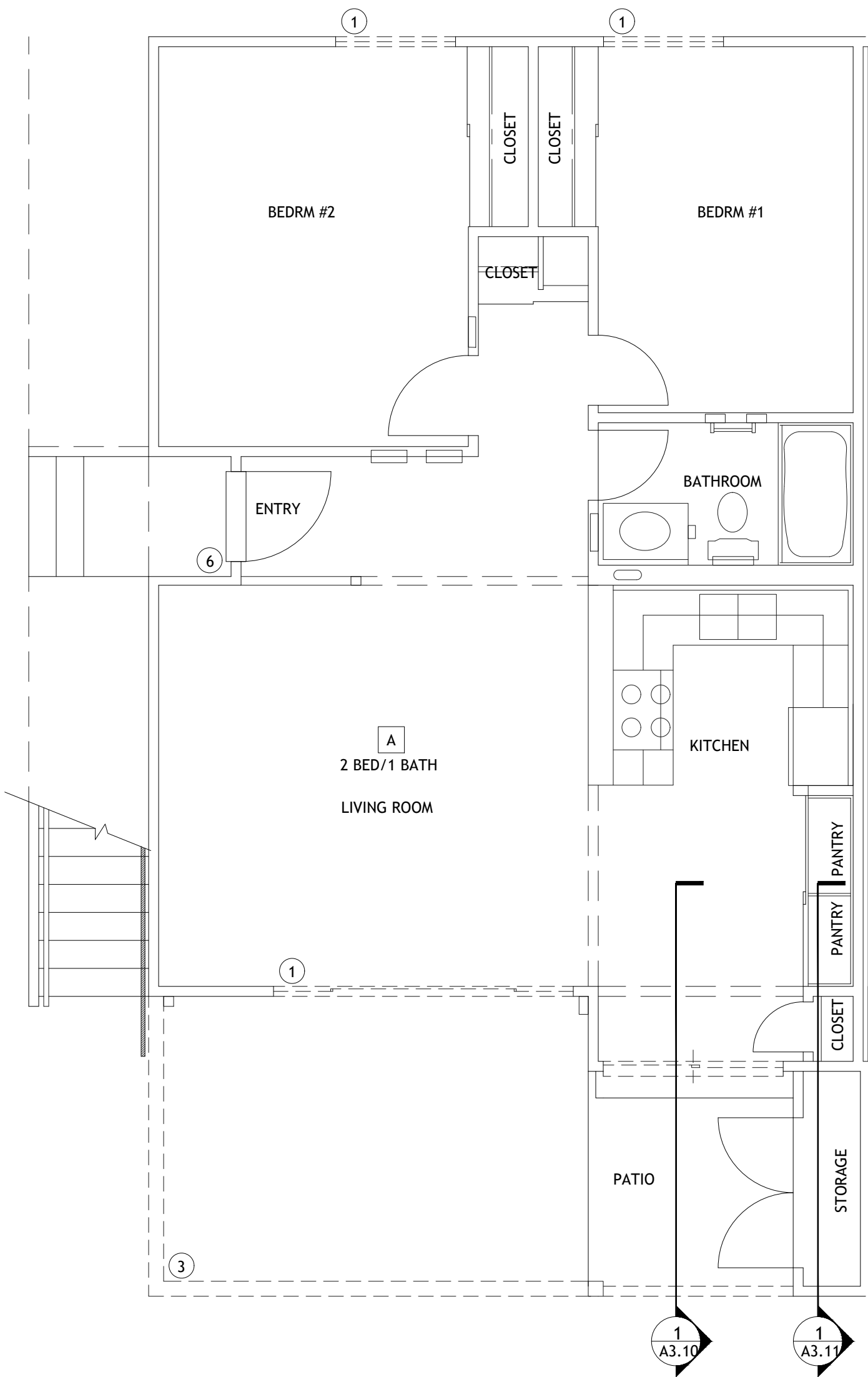
MINI SPLITS: INSTALL NEW MINI SPLITS PER THE MECHANICAL DRAWINGS.

SMOKE DETECTORS: PROVIDE NEW HARDWIRED IN ALL BEDROOMS, WITH AN INTERCONNECTION TO NEW HALLWAY DEVICE. (SEE ELECTRICAL PLANS)

REMOVE AND REPLACE GFCIS IN THE KITCHEN AND BATHROOMS.(SEE ELECTRICAL PLANS)

KEYED UNIT NOTES:

- 1 REMOVE (E) WINDOWS, SLIDING GLASS DOORS & JAMBS, (E)HEADERS TO REMAIN.
- 2 INSTALL NEW WINDOWS PER BUILDING PLANS AND WINDOW SCHEDULE.
- 3 REMOVE (E) PATIO FENCE EXCEPT FRAMING WHERE SHOWN.
- 4 BUILD NEW SCREEN WALL PER DETAIL 1/A6.7.
- 5 DEMOLISH (E) BALCONY.
- 6 REMOVE ENTRY DOOR SADDLE AT THE THRESHOLDS, RUN (N) DECK ELASTOMERIC UNDER DOOR. SALVAGE AND RESET IN BED OF SEALANT UPON COMPLETION OF DECK WORK.



	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

TYPICAL UNIT TYPE B
FLOOR PLANS

TYPICAL UNIT NOTES:

INSTALL NEW BACKLIT UNIT ID SIGNAGE WITH BRAILLE @ EACH UNIT ENTRY.

SUB-FLOORING: SELECTED UNITS.

FLOORING: REPAIR SUB-FLOORING AS REQUIRED. PROVIDE NEW VINYL FLOORING W/ BASE THROUGHOUT, TYPICAL ALL UNITS. BATHS TO HAVE VINYL BASE.

PLASTER & GYPSUM BOARD: PATCH AND REPAIR AS REQD AT AREAS OF CONSTRUCTION, TYPICAL ALL UNITS.

INTERIOR PAINT: INTERIOR PREP & PAINT ENTIRE UNIT WITH LOW OR NON VOC PAINT, TYPICAL ALL UNITS.

KITCHEN & BATHROOM

REFRIGERATORS: PROVIDE ENERGY STAR RATED TYPE REFRIGERATORS, ALL UNITS.

RANGE/OVENS: REPLACE RANGE/OVENS, ALL UNITS.

RANGEHOODS: PROVIDE ENERGY STAR RATED TYPE RANGEHOODS, ALL UNITS.

GARBAGE DISPOSAL: PROVIDE NEW GARBAGE DISPOSAL, ALL UNITS.

DISHWASHERS: PROVIDE NEW ENERGY STAR RATED DISHWASHERS, AT UNIT TYPE B ONLY.

KITCHEN FAUCET: PROVIDE NEW KITCHEN SINK FAUCET AERATOR (1.0 GPM FLOW RATE).TYP ALL UNITS.

PROVIDE NEW KITCHEN SINK, P-TRAP AND ANGLE STOPS, ALL UNITS.

CABINETS: INSTALL NEW KITCHEN CABINETS (HARDWOOD FACE FRAME & PLYWOOD CASES), TYP ALL UNITS.

VANITY CABINETS-BATHROOM: INSTALL NEW BATHROOM VANITY CABINETS (HARDWOOD FACE FRAME AND PLYWOOD CASES), TYPICAL ALL UNITS.

COUNTERTOPS: REPLACE KITCHEN COUNTERTOPS AND BATHROOM VANITY COUNTERTOPS WITH SOLID SURFACE TYPE, TYPICAL ALL UNITS .

TUB/SHOWERS: REPLACE TUBS AND SURROUNDS AND P-TRAPS WITH VALVES TO MINIMIZE LEAKS DURING TERM, TYP ALL UNITS

PROVIDE BACK & SIDEWALL GRAB BARS AT TUB/SHOWER ENCLOSURES, TYP ALL UNITS.

LAVATORY FAUCET: PROVIDE NEW LAVATORY FAUCET AERATOR (0.5 GPM FLOW RATE), P-TRAPS AND ANGLE STOPS, TYP ALL UNITS

SHOWER HEAD: PROVIDE NEW WATER SENSE SHOWER HEAD (1.25 GPM FLOW RATE), P-TRAPS, ANGLE STOPS AND SHOWER MIXING VALVES, TYP ALL UNITS

TOILET: PROVIDE NEW HET TOILET (0.8 GPF).TYP ALL UNITS. NIAGRA STEALTH-ADA SPECIFICATION PER CLIENT.

BATHROOM ACCESSORIES: REPLACE MIRRORS, MEDICINE CABINETS, TOILET PAPER HOLDERS AND TOWEL BARS.

MECHANICAL/ELECTRICAL/PLUMBING

BATH FANS: PROVIDE NEW BATHROOM EXHAUST FANS WITH HUMIDISTATS AND RADIANT DAMPER AT GROUND FLOOR LOCATIONS. RE-USE EXISTING SWITCH AND DUCTWORK. TYP. ALL UNITS. ADD ADDITIONAL SIGNAL SWITCH LEG FOR FANS (SEE ELECTRICAL PLANS).

WALL FURNACES: REMOVE EXISTING WALL FURNACES. PATCH, REPAIR AND REPAINT WALL WHERE THEY ARE REMOVED.

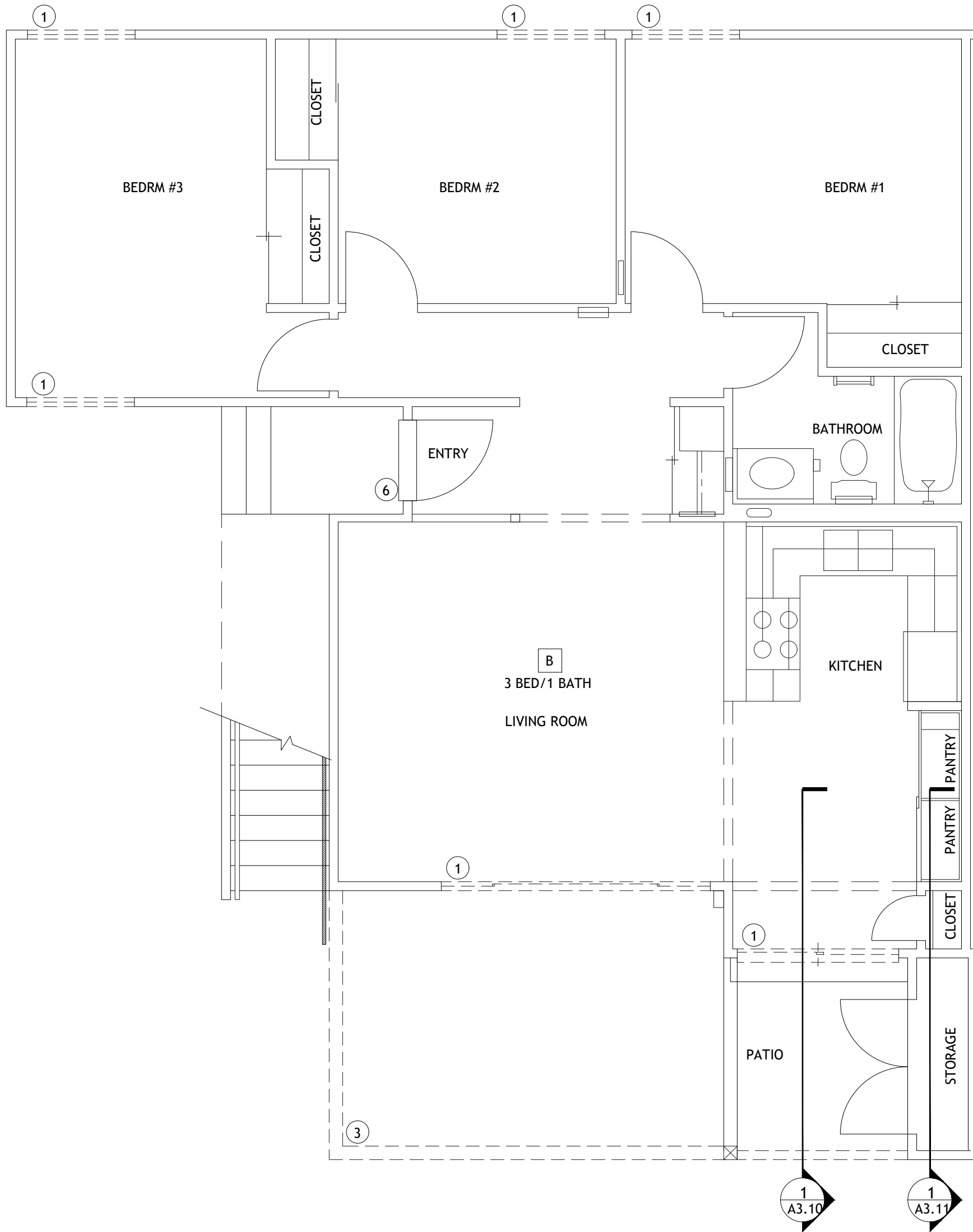
MINI SPLITS: INSTALL NEW MINI SPLITS PER THE MECHANICAL DRAWINGS.

SMOKE DETECTORS: PROVIDE NEW HARDWIRED IN ALL BEDROOMS, WITH AN INTERCONNECTION TO NEW HALLWAY DEVICE. (SEE ELECTRICAL PLANS)

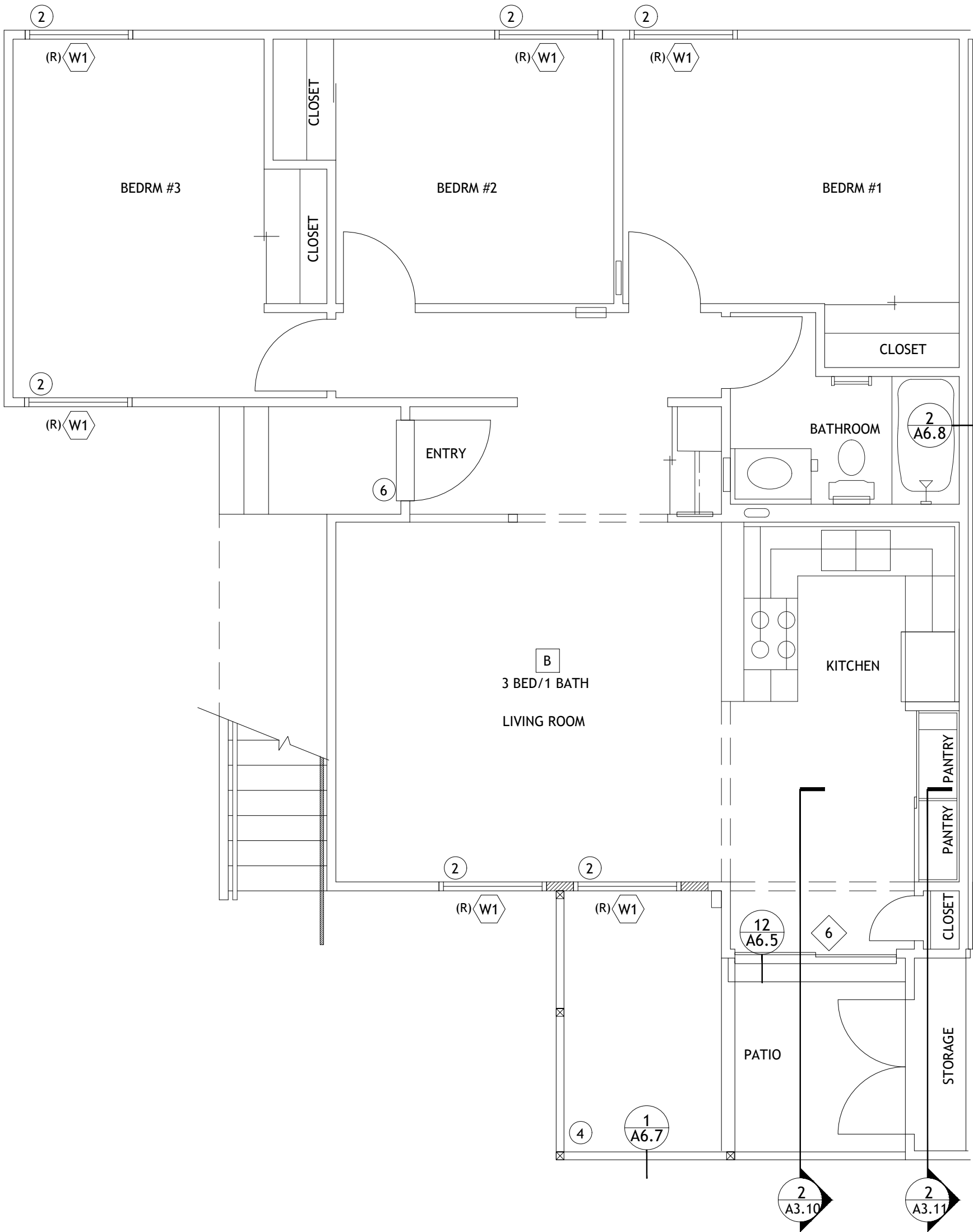
REMOVE AND REPLACE GFCI'S IN THE KITCHEN AND BATHROOMS.(SEE ELECTRICAL PLANS)

KEYED UNIT NOTES:

- 1 REMOVE (E) WINDOWS, SLIDING GLASS DOORS & JAMBS, (E)HEADERS TO REMAIN.
- 2 INSTALL NEW WINDOWS PER BUILDING PLANS AND WINDOW SCHEDULE.
- 3 REMOVE (E) PATIO FENCE EXCEPT FRAMING WHERE SHOWN.
- 4 BUILD NEW SCREEN WALL PER DETAIL 1/A6.7.
- 5 DEMOLISH (E) BALCONY.
- 6 REMOVE ENTRY DOOR SADDLE AT THE THRESHOLDS, RUN (N) DECK ELASTOMERIC UNDER DOOR. SALVAGE AND RESET IN BED OF SEALANT UPON COMPLETION OF DECK WORK.



1 UNIT TYPE #B - GROUND FLOOR 3 BED/1 BATH FLOOR PLAN - DEMO
(945 SF) Scale: 1/4" = 1'-0"



2 UNIT TYPE #B - GROUND FLOOR 3 BED/1 BATH FLOOR PLAN - PROPOSED
(945 SF) Scale: 1/4" = 1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

TYPICAL UNIT TYPE C
FLOOR PLANS

TYPICAL UNIT NOTES:

INSTALL NEW BACKLIT UNIT ID SIGNAGE WITH BRAILLE @ EACH UNIT ENTRY.

SUB-FLOORING: SELECTED UNITS.

FLOORING: REPAIR SUB-FLOORING AS REQUIRED. PROVIDE NEW VINYL FLOORING W/ BASE THROUGHOUT, TYPICAL ALL UNITS. BATHS TO HAVE VINYL BASE.

PLASTER & GYPSUM BOARD: PATCH AND REPAIR AS REQD AT AREAS OF CONSTRUCTION, TYPICAL ALL UNITS.

INTERIOR PAINT: INTERIOR PREP & PAINT ENTIRE UNIT WITH LOW OR NON VOC PAINT, TYPICAL ALL UNITS.

KITCHEN & BATHROOM

REFRIGERATORS: PROVIDE ENERGY STAR RATED TYPE REFRIGERATORS, ALL UNITS.

RANGE/OVENS: REPLACE ELECTRIC RANGE/OVENS, ALL UNITS.

RANGEHOODS: PROVIDE ENERGY STAR RATED TYPE RANGEHOODS, ALL UNITS.

GARBAGE DISPOSAL: PROVIDE NEW GARBAGE DISPOSAL, ALL UNITS.

KITCHEN FAUCET: PROVIDE NEW KITCHEN SINK FAUCET AERATOR (1.0 GPM FLOW RATE).TYP ALL UNITS.

PROVIDE NEW KITCHEN SINK, P-TRAP AND ANGLE STOPS, ALL UNITS.

CABINETS: INSTALL NEW KITCHEN CABINETS (HARDWOOD FACE FRAME & PLYWOOD CASES), TYP ALL UNITS.

VANITY CABINETS-BATHROOM: INSTALL NEW BATHROOM VANITY CABINETS (HARDWOOD FACE FRAME AND PLYWOOD CASES), TYPICAL ALL UNITS.

COUNTERTOPS: REPLACE KITCHEN COUNTERTOPS AND BATHROOM VANITY COUNTERTOPS WITH SOLID SURFACE TYPE, TYPICAL ALL UNITS .

TUB/SHOWERS: REPLACE TUBS AND SURROUNDS AND P-TRAPS WITH VALVES TO MINIMIZE LEAKS DURING TERM, TYP ALL UNITS

PROVIDE BACK & SIDEWALL GRAB BARS AT TUB/SHOWER ENCLOSURES, TYP ALL UNITS.

LAVATORY FAUCET: PROVIDE NEW LAVATORY FAUCET AERATOR (0.5 GPM FLOW RATE), P-TRAPS AND ANGLE STOPS, TYP ALL UNITS

SHOWER HEAD: PROVIDE NEW WATER SENSE SHOWER HEAD (1.25 GPM FLOW RATE), P-TRAPS, ANGLE STOPS AND SHOWER MIXING VALVES, TYP ALL UNITS

TOILET: PROVIDE NEW HET TOILET (0.8 GPF).TYP ALL UNITS. NIAGRA STEALTH-ADA SPECIFICATION PER CLIENT.

BATHROOM ACCESSORIES: REPLACE MIRRORS, MEDICINE CABINETS, TOILET PAPER HOLDERS AND TOWEL BARS.

MECHANICAL/ELECTRICAL/PLUMBING

BATH FANS: PROVIDE NEW BATHROOM EXHAUST FANS WITH HUMIDISTATS AND RADIANT DAMPER AT GROUND FLOOR LOCATIONS. RE-USE EXISTING SWITCH AND DUCTWORK. TYP. ALL UNITS. ADD ADDITIONAL SIGNAL SWITCH LEG FOR FANS (SEE ELECTRICAL PLANS).

WALL FURNACES: REMOVE EXISTING WALL FURNACES. PATCH, REPAIR AND REPAINT WALL WHERE THEY ARE REMOVED.

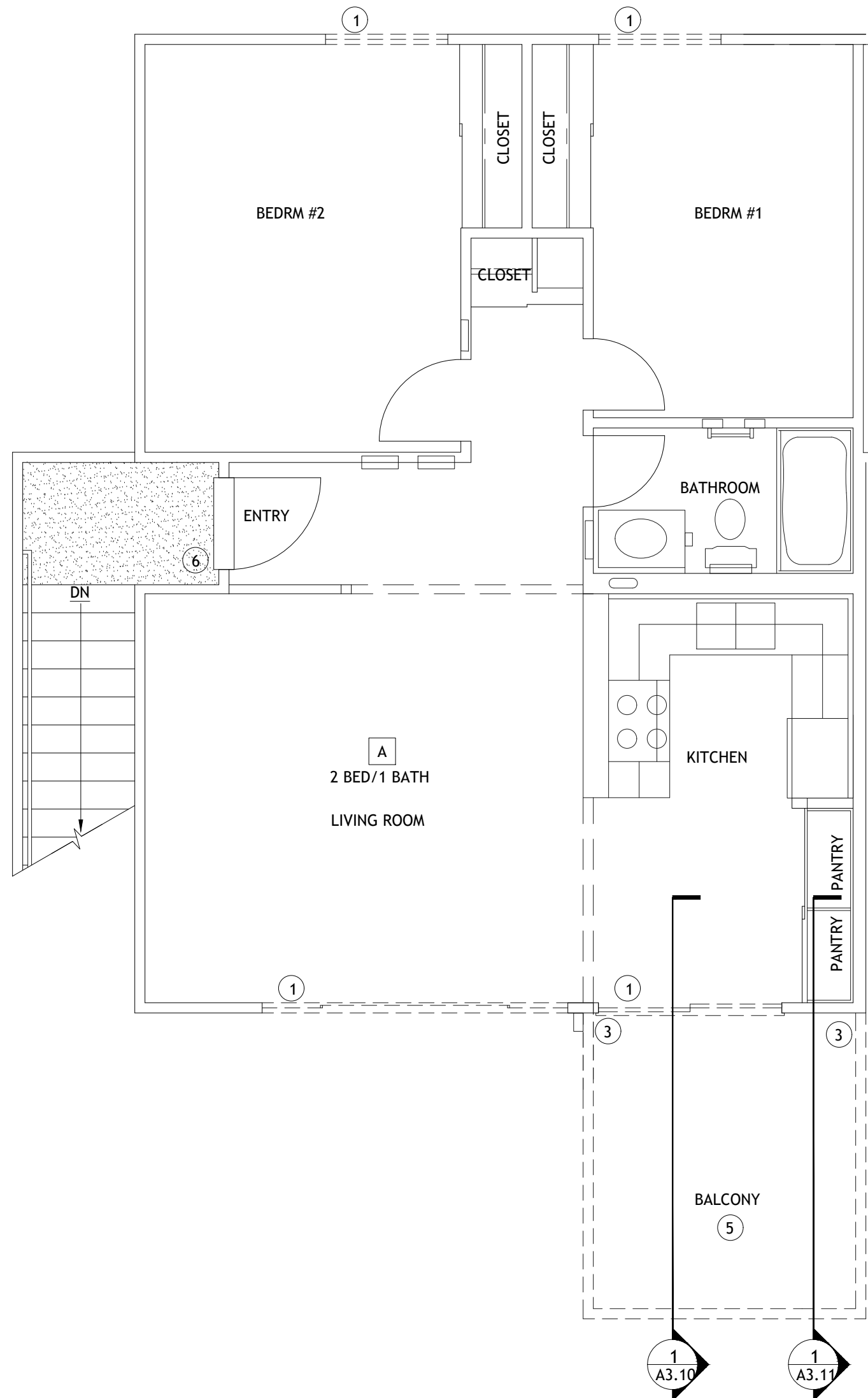
MINI SPLITS: INSTALL NEW MINI SPLITS PER THE MECHANICAL DRAWINGS.

SMOKE DETECTORS: PROVIDE NEW HARDWIRED IN ALL BEDROOMS, WITH AN INTERCONNECTION TO NEW HALLWAY DEVICE. (SEE ELECTRICAL PLANS)

REMOVE AND REPLACE GFCIS IN THE KITCHEN AND BATHROOMS.(SEE ELECTRICAL PLANS)

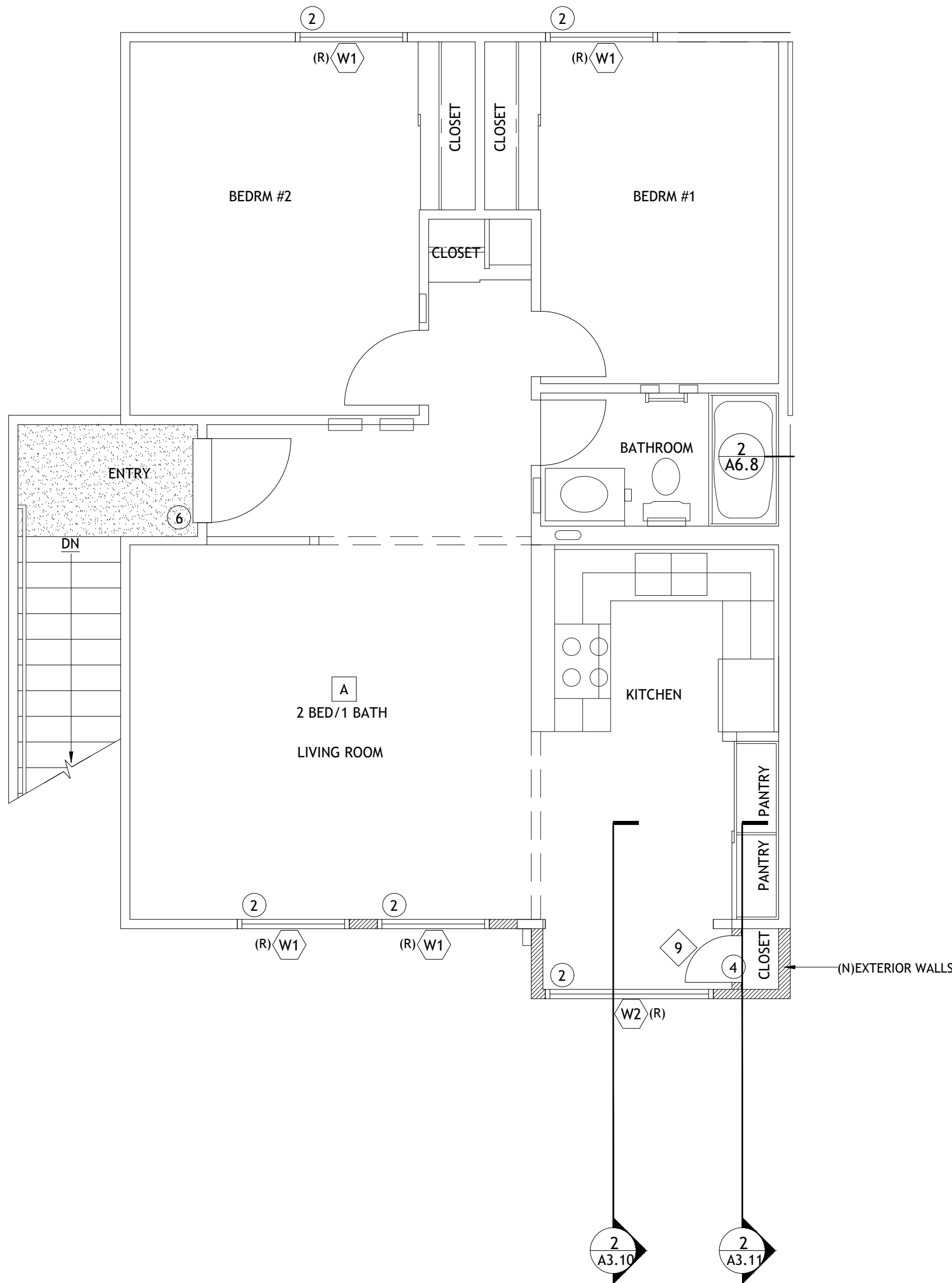
KEYED UNIT NOTES:

- 1 REMOVE (E) WINDOWS, SLIDING GLASS DOORS & JAMBS, (E)HEADERS TO REMAIN.
- 2 INSTALL NEW WINDOWS PER BUILDING PLANS AND WINDOW SCHEDULE.
- 3 REMOVE (E) PATIO FENCE EXCEPT FRAMING WHERE SHOWN.
- 4 BUILD NEW SCREEN WALL PER DETAIL 1/A6.7.
- 5 DEMOLISH (E) BALCONY.
- 6 REMOVE ENTRY DOOR SADDLE AT THE THRESHOLDS, RUN (N) DECK ELASTOMERIC UNDER DOOR. SALVAGE AND RESET IN BED OF SEALANT UPON COMPLETION OF DECK WORK.



1 UNIT TYPE #C - SECOND FLOOR 2 BED/1 BATH FLOOR PLAN - DEMO
(754 SF)

Scale: 1/4" = 1'-0"



2 UNIT TYPE #C - SECOND FLOOR 2 BED/1 BATH FLOOR PLAN - PROPOSED
(777 SF)

Scale: 1/4" = 1'-0"

MOBILITY UNIT NOTES:

INTERIOR

INSTALL NEW PEEPHOLES WITH 180 DEGREE VIEWING ANGLE AT 42" AND 60" AFF AT ENTRY DOOR.

PROVIDE 34" OR 36" WIDE DOOR WITH CONFORMING DOOR LEVER HARDWARE WITH RETURNS AT ALL SWING DOORS. ALL DOOR HARDWARE WITH KEY LOCKING SHALL BE SINGLE HAND OPERABLE PER ACCESSIBLE STANDARDS.

FLOORING: REPAIR SUB-FLOORING AS REQUIRED. PROVIDE NEW RESILIENT FLOORING W/ BASE THROUGHOUT, INCLUDING BEDROOMS. BATHS TO HAVE VINYL BASE.

RETEXTURE WALL AND CEILING SURFACES AS NEEDED FOR CONSISTENT FINISH, PRIME AND PAINT.

(N)CLG FAN W/LT. ABOVE 80" AFF.

EXTERIOR

INSTALL NEW BACKLIT UNIT ID SIGNAGE WITH BRAILLE @ EACH UNIT ENTRY.

REPLACE LEVEL CONCRETE PATIO NTE 1.9% SLOPE IN ANY DIRECTION, FLUSH WITH F.F. HT. (CONTRACTOR TO VIF). INSTALL CONFORMING THRESHOLDS, SET IN SEALANT.

ACCESSIBLE WINDOW NOTE: WINDOW OPERATING HARDWARE SHALL BE COMPLIANT FOR FRONT & SIDE REACH, BELOW 48". NOTE: (E) WINDOWS TO REMAIN. ADD (N) LATCH WITHIN REACH RANGE.

KITCHEN

REPLACE CABINETS W/CONFORMING CABINETS W/DOOR & DRAWER PULLS. UPPER CABINETS TO BE INSTALLED AT 48" MAX AFF TO TOP OF BOTTOM SHELF U.O.N. 23" DEPTH (MAX) @ BASE CABINETS. INSTALL REMOVABLE LOWER CABINETS AT REQD OPEN SPACE LOCATIONS, FLOOR & BASE TO BE INSTALLED AT ALL REMOVABLE CABINET LOCATIONS.

PROVIDE COUNTERTOPS AT 33 3/4" AFF MAX W/4" BACKSPASH. COUNTERTOPS 24" DEPTH MAX FOR REACH RANGE TO OUTLETS.

PROVIDE ACCESSIBLE 11.6 CU.FT. REFRIGERATOR, CENTERLINE OF TOP FREEZER NTE 54" AFF. GE ENERGY STAR RATED MODEL #GPE12FGKWW OR EQUAL

PROVIDE ACCESSIBLE RANGE W/FRT CONTROLS, SELF CLEANING W/OVEN LIGHT.

PROVIDE RANGE HOOD 36" WITH SWITCH LOCATED IN APRON.

PROVIDE LOW PROFILE REAR DRAIN SINK (MAX DEPTH 6 1/2") & LEVER FAUCET W/INSULATED PIPE WRAP. SINK RIM HEIGHT NTE 34" AFF. RE-PLUMB SUPPLY & DRAIN W/(N)ANGLE STOPS.

GARBAGE DISPOSAL: PROVIDE NEW GARBAGE DISPOSAL

PROVIDE ACCESSIBLE ENERGY STAR RATED DISHWASHER.

BATHROOM

PROVIDE PRE-MANUFACTURED TUB/SURROUND WITH CONFORMING GRAB BARS, CONTROLS, FLEX SHOWER HEAD,REMOVABLE TUB SEAT. OFFSET CONTROLS AND SPOUT.

PROVIDE ACCESSIBLE CONFORMING 0.8 GPF LOW FLOW TOILET W/FLUSH LEVER AT WIDE SIDE W/REQ'D CLEARANCES. PROVIDE CONFORMING FRONT & SIDE GRAB BARS W/REQ'D BLOCKING OR (E)TO REMAIN IF VERIFIED CONFORMING.

PROVIDE CONFORMING WALL MOUNT SINK OR 30" OPEN BOTTOM VANITY W/LEVER LOW FLOW FAUCET & PIPE WRAP. SINK RIM HEIGHT NTE 34" AFF.

PROVIDE LEVER OP FAUCET HARDWARE.

MIRROR-FIXED: BEHIND LAV. MOUNT AT 40" AFF. TO BOTTOM. CENTER ON LAVATORY W/ SCONCE LIGHT ABOVE.

RECESS MOUNT MEDICINE CABINET AS SHOWN.

INSTALL TOWEL BARS AS SHOWN AND ROBE HOOK ON BATHROOM DOOR.

MECHANICAL/ELECTRICAL/PLUMBING

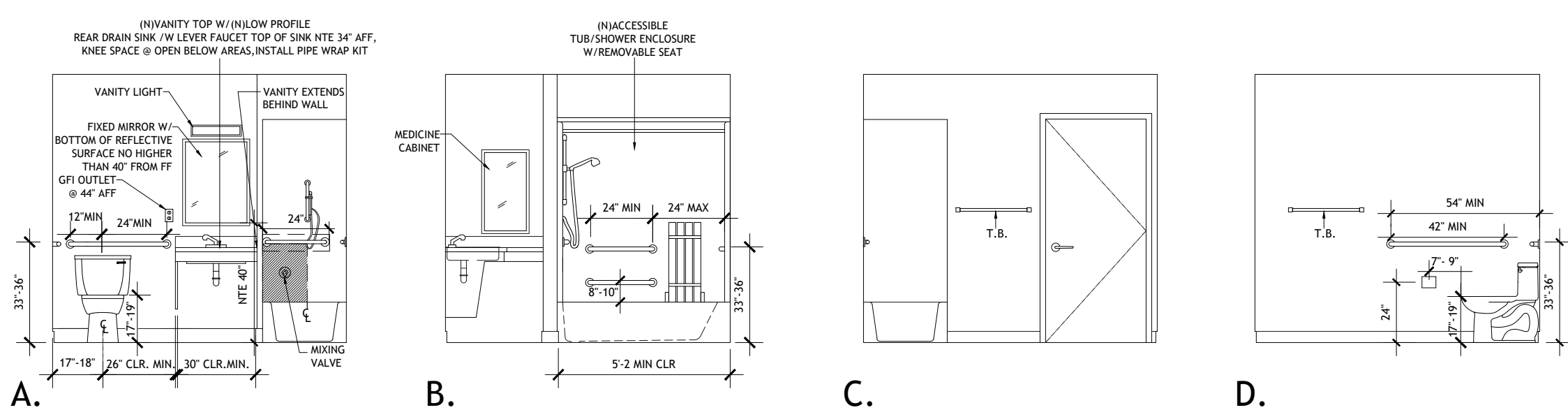
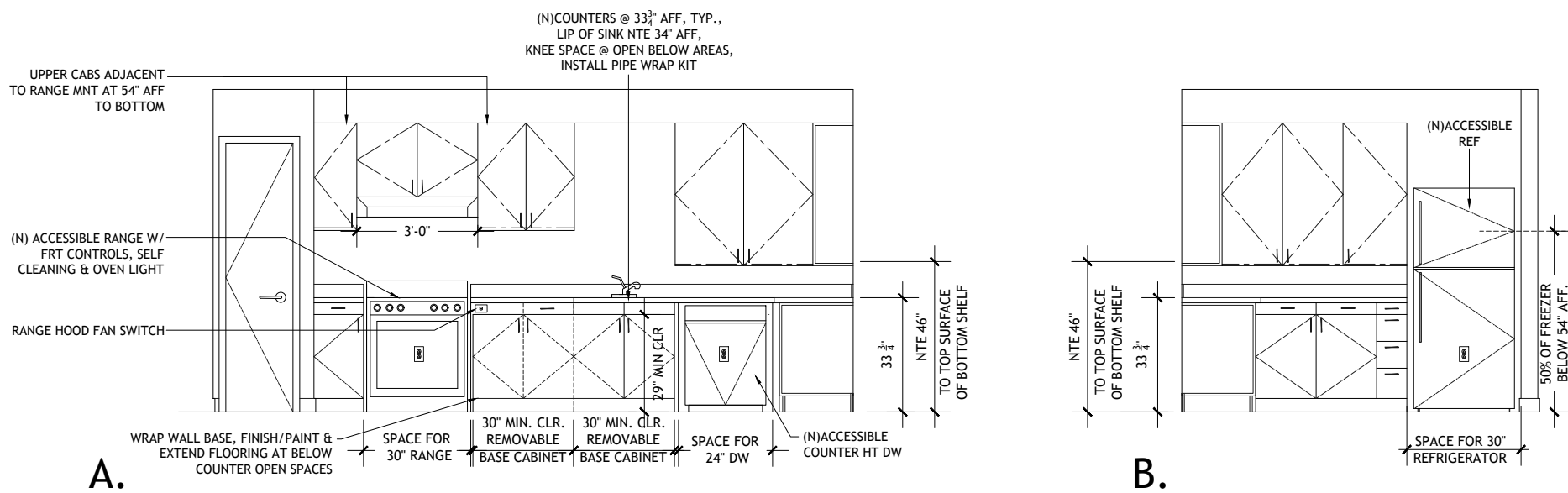
BATH FANS: PROVIDE NEW BATHROOM EXHAUST FANS WITH HUMIDISTATS AND RADIANT DAMPER AT GROUND FLOOR LOCATIONS. RE-USE EXISTING SWITCH AND DUCTWORK. TYP. ALL UNITS. ADD ADDITIONAL SIGNAL SWITCH LEG FOR FANS (SEE ELECTRICAL PLANS).

WALL FURNACES: REMOVE EXISTING WALL FURNACES. PATCH, REPAIR AND REPAINT WALL WHERE THEY ARE REMOVED.

MINI SPLITS: INSTALL NEW MINI SPLITS PER THE MECHANICAL DRAWINGS.

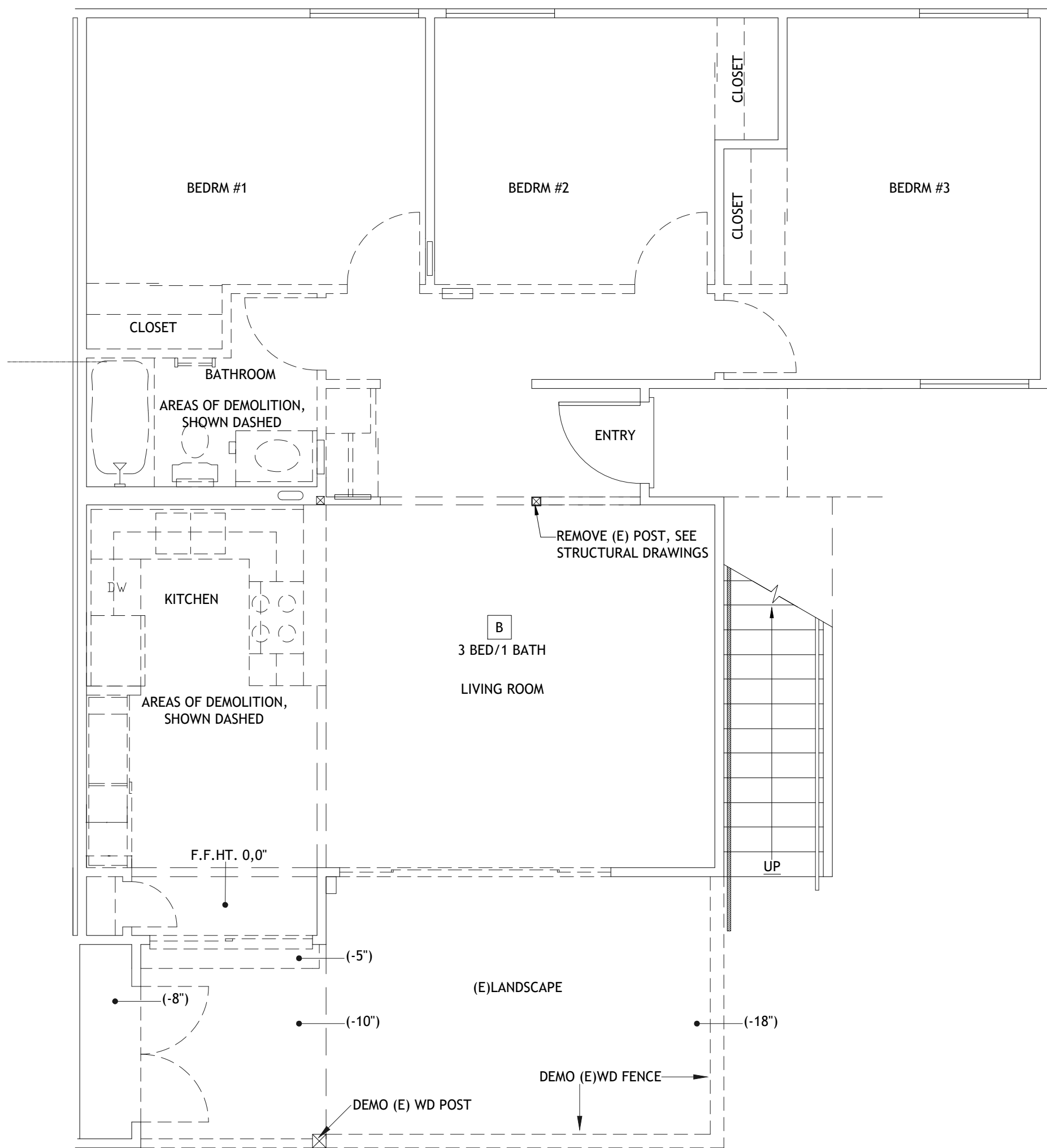
SMOKE DETECTORS: PROVIDE NEW HARDWIRED IN ALL BEDROOMS, WITH AN INTERCONNECTION TO NEW HALLWAY DEVICE. (SEE ELECTRICAL PLANS)

REMOVE AND REPLACE GFCI'S IN THE KITCHEN AND BATHROOMS.(SEE ELECTRICAL PLANS)

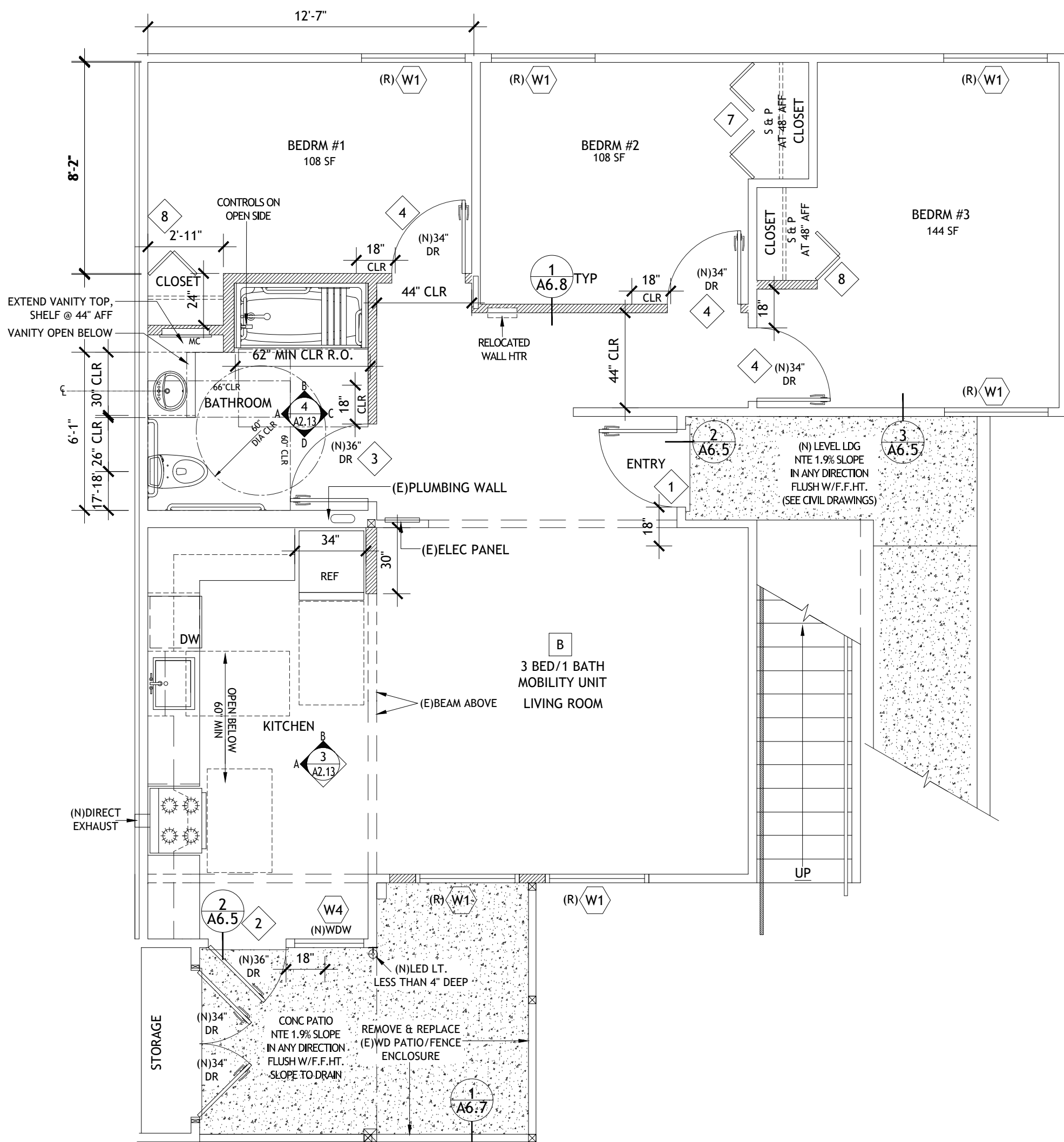


3 UNIT TYPE #B - KITCHEN INTERIOR ELEVATION
(ACCESS UNIT 7 - REMODELED) Scale: 1/4" = 1'-0"

4 UNIT TYPE #B - BATHROOM INTERIOR ELEVATION
(ACCESS UNIT 7 - REMODELED) Scale: 1/4" = 1'-0"



1 UNIT TYPE #B - 3 BED/1 BATH UNIT PLAN -DEMO/EXISTING
(UNIT 7 - NON CONFORMING) Scale: 1/4" = 1'-0"



2 UNIT TYPE #B-A - 3 BED/1 BATH MOBILITY UNIT PLAN -PROPOSED
(ACCESS UNIT 7 - REMODELED) Scale: 1/4" = 1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG	
PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:
**WEST AVENUE
APARTMENTS
PLANNING APPLICATION**

PROJECT LOCATION:
**1400
WEST AVENUE
SANTA ROSA, CA**

SHEET TITLE:
**ACCESSIBLE UNIT TYPE
B-A FLOOR PLANS**

BUILDING SCOPE NOTES:

WINDOWS - NEW CONSTRUCTION TYPE: REPLACE EXISTING WINDOWS WITH VINYL FRAME NAIL FIN TYPE WINDOWS.

SLIDING GLASS DOORS - NEW CONSTRUCTION TYPE: REPLACE EXISTING SLIDING GLASS DOORS WITH VINYL FRAME NAIL FIN TYPE.

PATIO DOOR - ACCESSIBLE UNITS: REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH GLAZED SWING DOOR WITH A FLUSH THRESHOLD. INCLUDE LARGE WINDOW OR SIDELIGHT WITH TEMPERED GLASS FOR COMPLIANCE.

LAUNDRY ROOM DOOR: REPLACE EXISTING SLIDING GLASS DOOR WITH NEW GLAZED SWINGING DOOR WITH A FLUSH THRESHOLD. INCLUDE LARGE WINDOW OR SIDELIGHT WITH TEMPERED GLASS FOR COMPLIANCE.

SIDING REPLACEMENT - FIBER CEMENT: REMOVE ORIGINAL T111 PLYWOOD SIDING & PROVIDE (N) ½" EXTERIOR PLYWOOD SHEATHING FOR SHEAR STRENGTH, SSD. INSTALL NEW PRE-PAINTED FIBER-CEMENT SIDING W/TRIM OVER BUILDING WRAP OVER PLYWOOD SHEATHING W/(N)1X4 CORNER TRIM, WINDOW AND DOOR TRIM TYP. PROVIDE (N)FIBER CEMENT SHEATHING W/BATTENS AT UPPER LEVEL, SEE DETAILS.

EXTERIORS - PAINT: PAINT ALL BUILDING EXTERIORS, FASCIA, TRIM WITH NEW PAINT. PROPERLY PREPARE ALL NEW AND EXISTING SURFACES FOR PAINT. EXTERIOR PAINT BASED UPON USING PRE-FINISHED HARDIE SIDING.

PATIO ENCLOSURES: REPLACE EXISTING PATIO ENCLOSURES WITH NEW PER PLANS. PROVIDE (N)FIBER CEMENT SIDING & TRIM. SEE DETAILS.

REPLACE CONCRETE PATIOS AT ACCESSIBLE UNITS WITHIN 1/8" OF INTERIOR FINISH FLOORS.

DRY ROT REPAIRS: DRY ROT REPAIRS AS REQD.

ROOFING (ALL BLDGS EXCEPT BLDG 5): REMOVE EXISTING ROOFING MATERIAL DOWN TO THE SHEATHING, ALSO REMOVE FLASHING. REPLACE ROT DAMAGED ROOF SHEATHING AS REQUIRED. PROVIDE NEW ASPHALT COMB/COL ROOF) SHINGLES OVER NEW ROOFING PAPER, NEW GSM FLASHING, KICK OUTS AT STEP FLASHING RIDGE VENTS AND ROOF JACKS.

EXTENDED ROOF RAKE, SEE DETAILS.

INSULATION: UPGRADE ATTIC INSULATION TO R-49 UPON ALL BUILDINGS & REPLACE EXTERIOR WALL INSULATION WITH NEW R-13.

GUTTERS: INSTALL GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS UPON ALL BUILDINGS.

WEATHER STRIPPING: INSTALL WEATHER STRIPPING, DOOR SHOES AND SWEEPS SEALED TIGHT TO THE THRESHOLD.ALL EXTERIOR DOORS.

DOOR HARDWARE: REPLACE FRONT DOOR HANDLE SET AT ACCESSIBLE UNITS #7 AND #17 ONLY, ALL UNIT ENTRY DOOR HARDWARE TO REMAIN. REPLACE ALL INTERIOR DOOR HARDWARE. REPLACE STORAGE CLOSETS AND UTILITY CLOSETS DOOR HARDWARE.

STAIRS: ADD STAIR RISER BLOCK AT STEEL STRINGERS, SEE DETAILS 7 AND 8 ON SHEET A6.8. ADD HANDRAIL TO BUILDING SIDE OF (E) STAIR WITH EXTENSIONS PER DETAILS 4, 5 AND 6 ON SHEET A6.8.

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

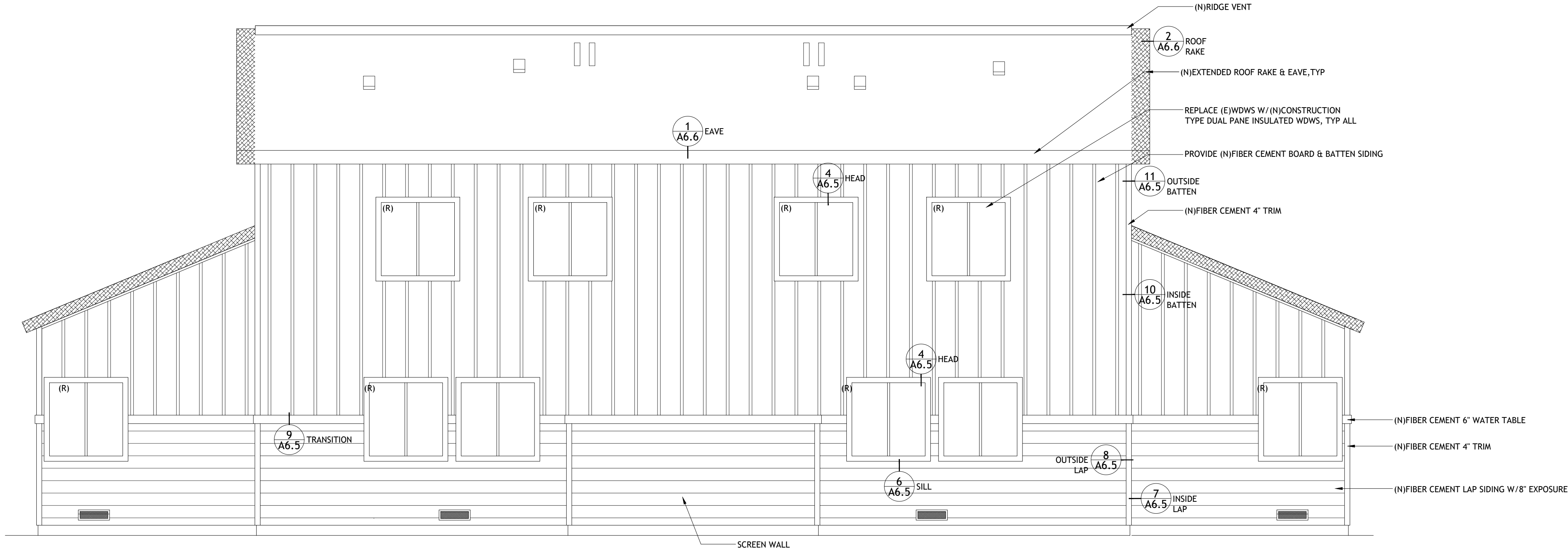
WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

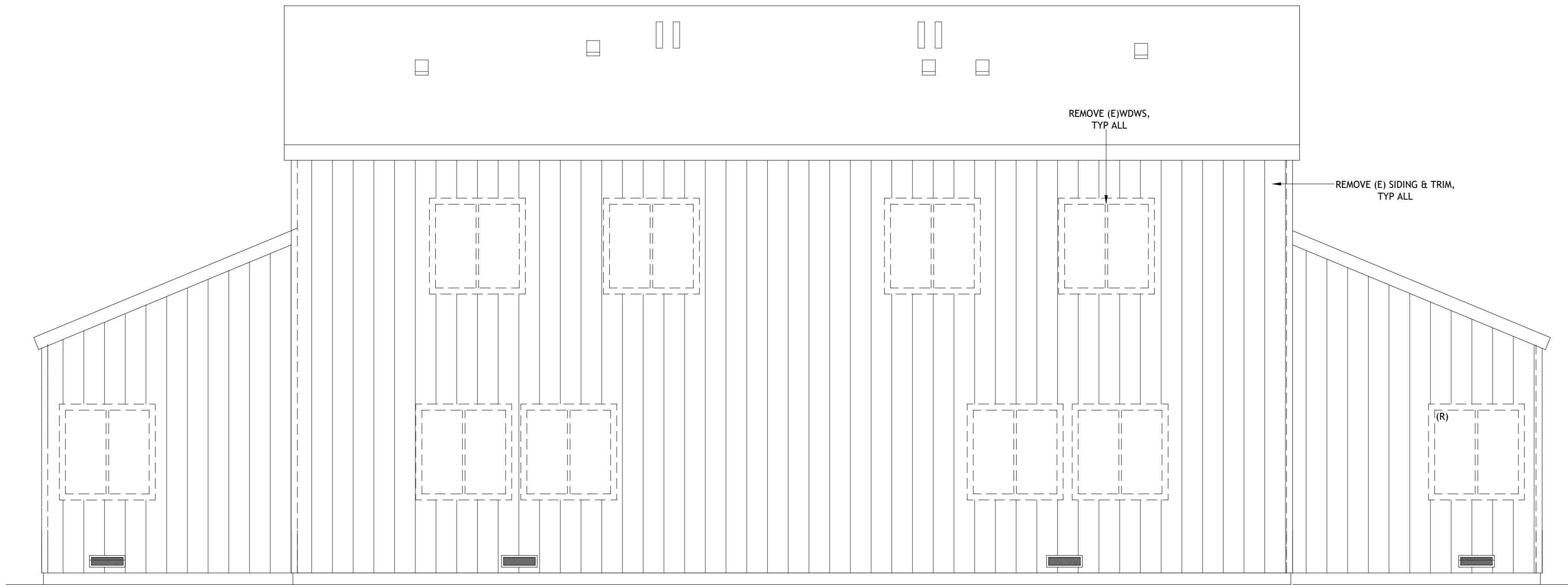
SHEET TITLE:

ELEVATIONS



1B PROPOSED NORTH EXTERIOR ELEVATION-BLDGS #1 & #2

SCALE: 1/4"=1'-0"

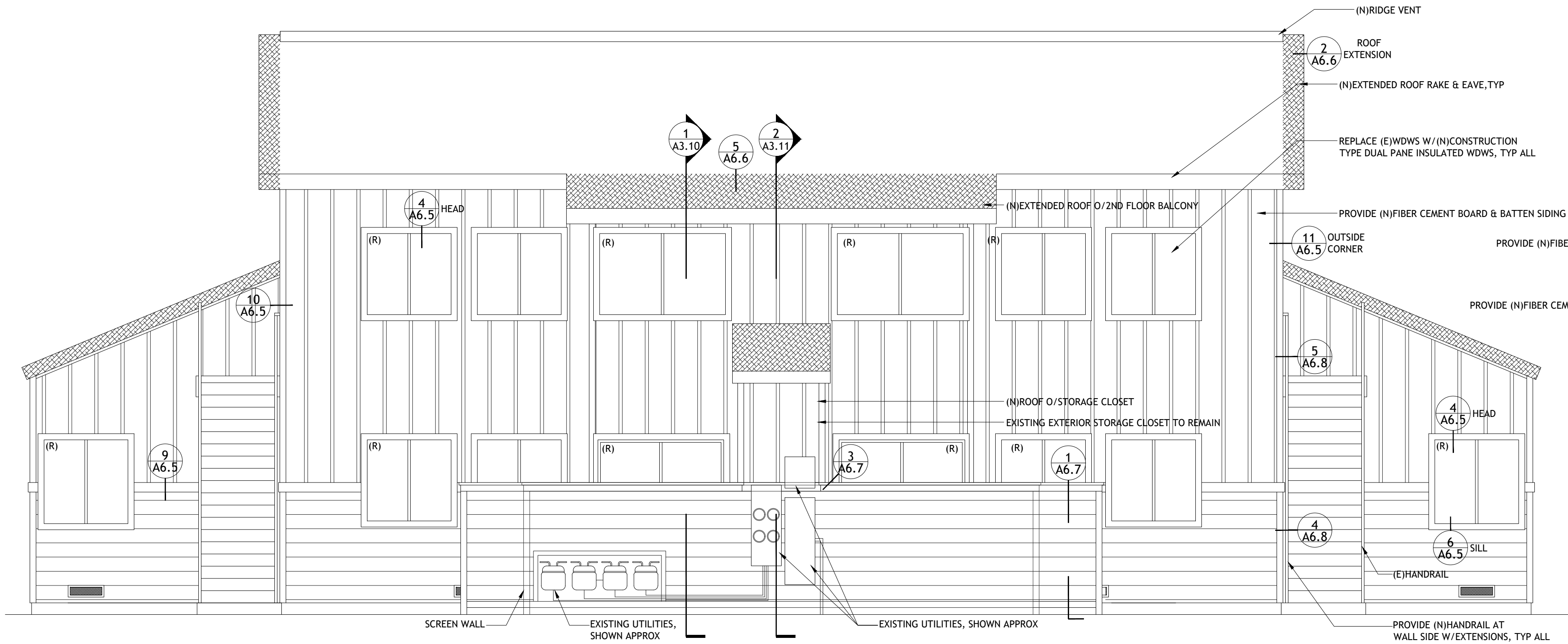


1A EXISTING/DEMOLITION NORTH EXTERIOR ELEVATION-BLDGS #1 & #2

SCALE: 1/4"=1'-0"

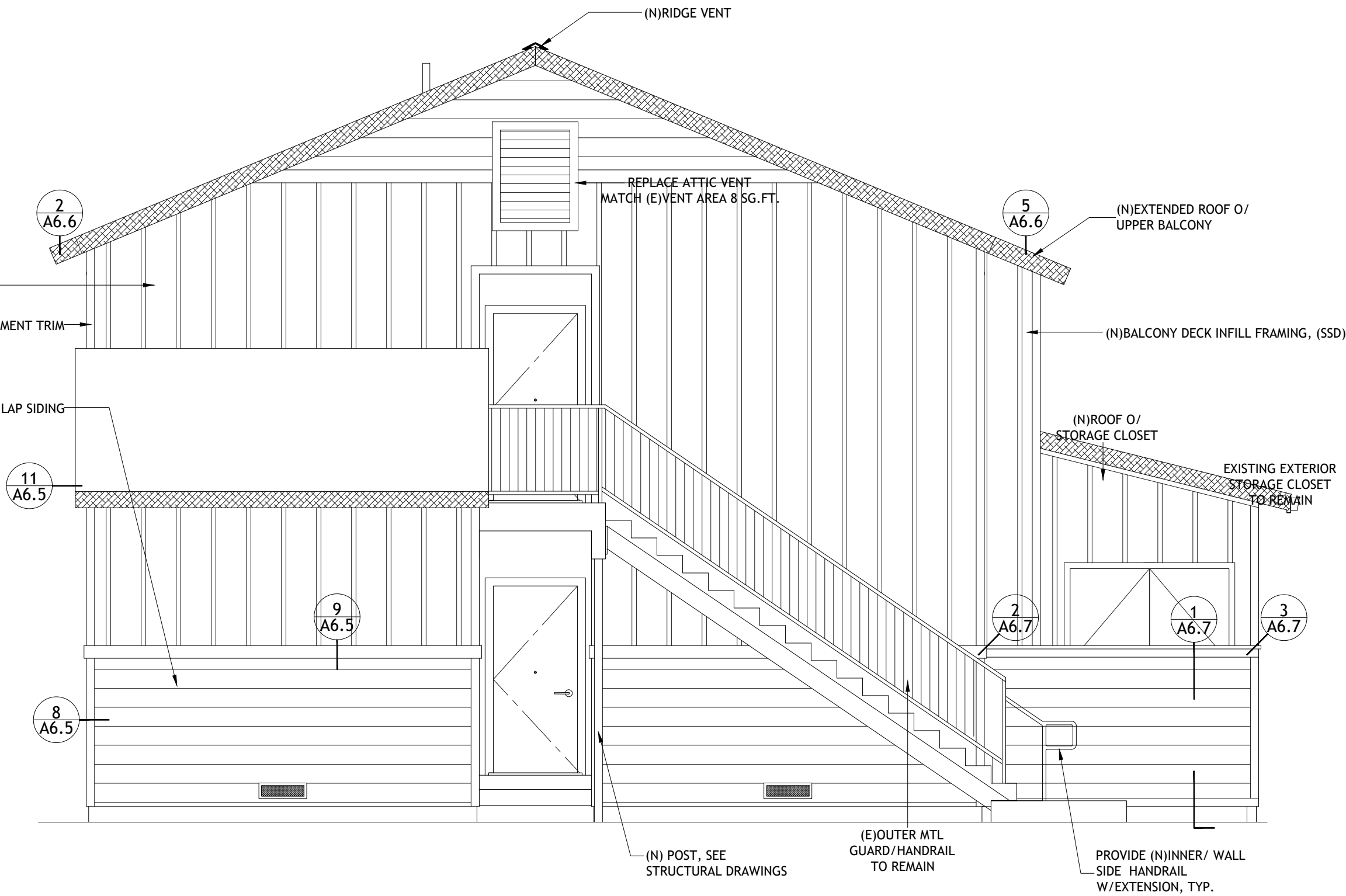
BUILDING SCOPE NOTES:

SEE NOTES ON SHEET A3.0.



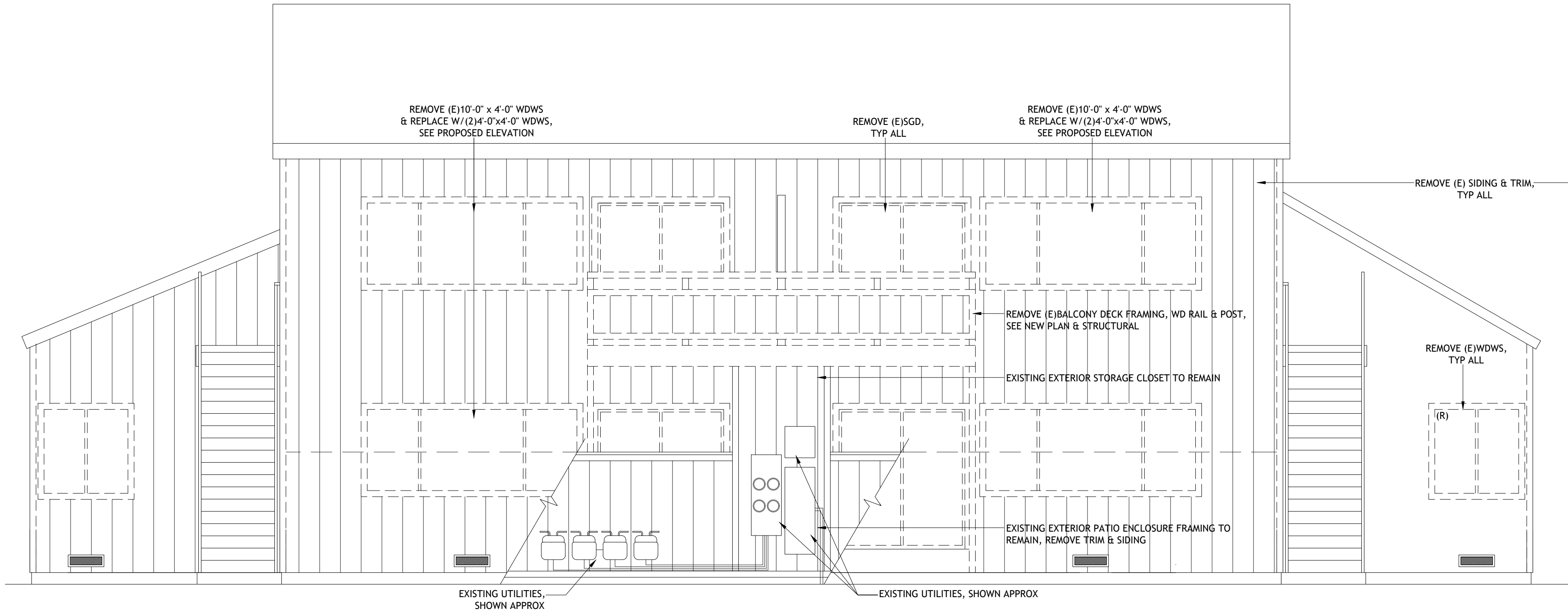
1B PROPOSED SOUTH EXTERIOR ELEVATION-BLDGS #1 & #2

SCALE: 1/4"=1'-0"



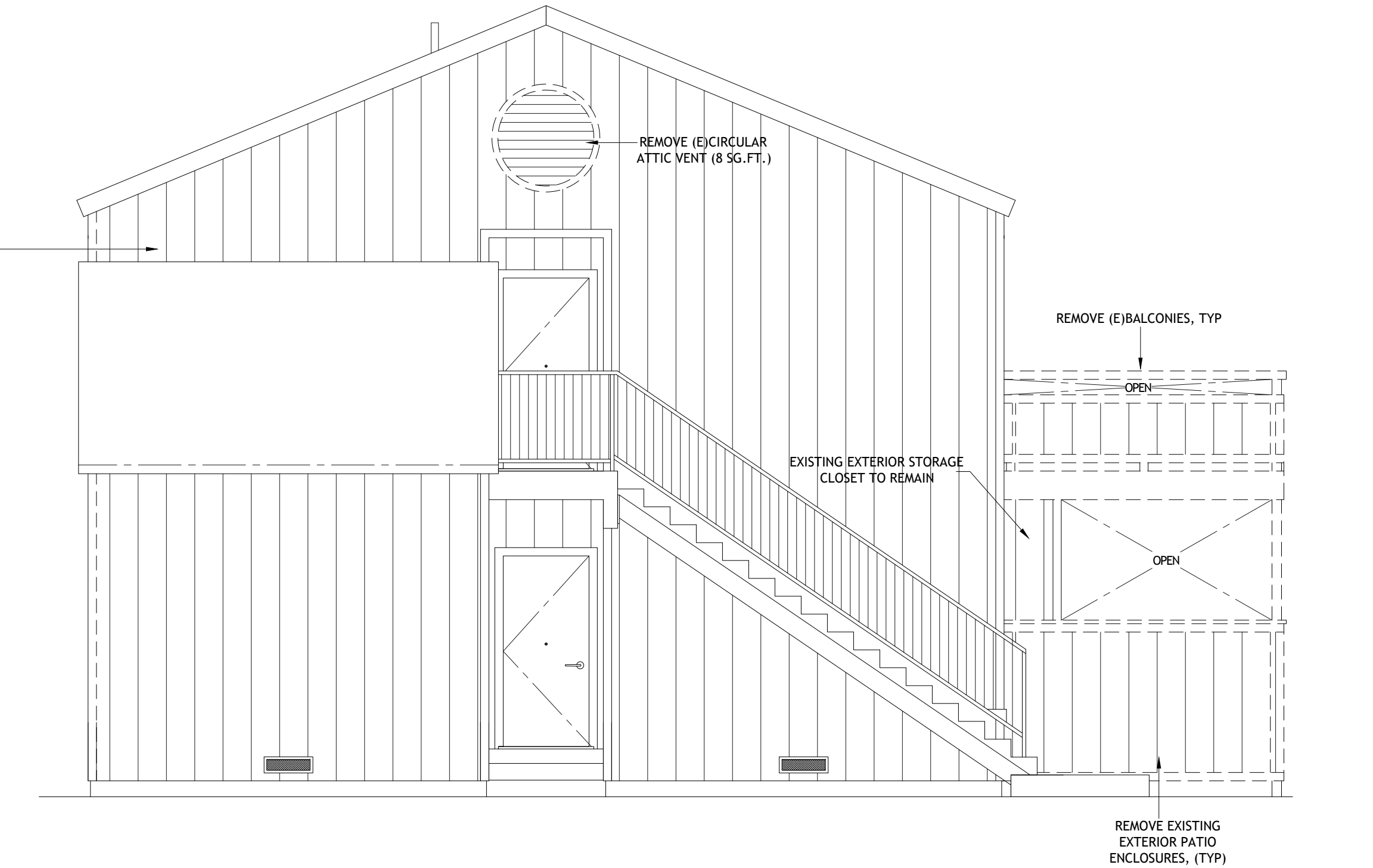
2B PROPOSED EAST EXTERIOR ELEVATION-BLDGS #1 & #2

SCALE: 1/4"=1'-0"



1A EXISTING/DEMOLITION SOUTH EXTERIOR ELEVATION-BLDGS #1 & #2

SCALE: 1/4"=1'-0"



2A EXISTING/DEMOLITION EAST EXTERIOR ELEVATION-BLDGS #1 & #2
(BUILDINGS #3,#4,#5,#6 SIMILAR)

SCALE: 1/4"=1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

ELEVATIONS

BUILDING SCOPE NOTES:

WINDOWS - NEW CONSTRUCTION TYPE: REPLACE EXISTING WINDOWS WITH VINYL FRAME NAIL FIN TYPE WINDOWS.

SLIDING GLASS DOORS - NEW CONSTRUCTION TYPE: REPLACE EXISTING SLIDING GLASS DOORS WITH VINYL FRAME NAIL FIN TYPE.

PATIO DOOR - ACCESSIBLE UNITS: REPLACE EXISTING SLIDING GLASS DOOR AT ACCESSIBLE UNITS WITH GLAZED SWING DOOR WITH A FLUSH THRESHOLD. INCLUDE LARGE WINDOW OR SIDELIGHT WITH TEMPERED GLASS FOR COMPLIANCE.

LAUNDRY ROOM DOOR: REPLACE EXISTING SLIDING GLASS DOOR WITH NEW GLAZED SWINGING DOOR WITH A FLUSH THRESHOLD. INCLUDE LARGE WINDOW OR SIDELIGHT WITH TEMPERED GLASS FOR COMPLIANCE.

SIDING REPLACEMENT - FIBER CEMENT: REMOVE ORIGINAL T111 PLYWOOD SIDING & PROVIDE (N) ½" EXTERIOR PLYWOOD SHEATHING FOR SHEAR STRENGTH, SSD. INSTALL NEW PRE-PAINTED FIBER-CEMENT SIDING W/TRIM OVER BUILDING WRAP OVER PLYWOOD SHEATHING W/(N)1X4 CORNER TRIM, WINDOW AND DOOR TRIM TYP. PROVIDE (N)FIBER CEMENT SHEATHING W/BATTENS AT UPPER LEVEL, SEE DETAILS.

EXTERIORS - PAINT: PAINT ALL BUILDING EXTERIORS, FASCIA, TRIM WITH NEW PAINT. PROPERLY PREPARE ALL NEW AND EXISTING SURFACES FOR PAINT. EXTERIOR PAINT BASED UPON USING PRE-FINISHED HARDIE SIDING.

PATIO ENCLOSURES: REPLACE EXISTING PATIO ENCLOSURES WITH NEW PER PLANS. PROVIDE (N)FIBER CEMENT SIDING & TRIM. SEE DETAILS.

REPLACE CONCRETE PATIOS AT ACCESSIBLE UNITS WITHIN 1/8" OF INTERIOR FINISH FLOORS.

DRY ROT REPAIRS: DRY ROT REPAIRS AS REQD.

ROOFING (ALL BLDGS EXCEPT BLDG 5): REMOVE EXISTING ROOFING MATERIAL DOWN TO THE SHEATHING, ALSO REMOVE FLASHING. REPLACE ROT DAMAGED ROOF SHEATHING AS REQUIRED. PROVIDE NEW ASPHALT COM/COOL ROOF) SHINGLES OVER NEW ROOFING PAPER, NEW GSM FLASHING, KICK OUTS AT STEP FLASHING RIDGE VENTS AND ROOF JACKS.

EXTENDED ROOF RAKE, SEE DETAILS.

INSULATION: UPGRADE ATTIC INSULATION TO R-49 UPON ALL BUILDINGS & REPLACE EXTERIOR WALL INSULATION WITH NEW R-13.

GUTTERS: INSTALL GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS UPON ALL BUILDINGS.

WEATHER STRIPPING: INSTALL WEATHER STRIPPING, DOOR SHOES AND SWEEPS SEALED TIGHT TO THE THRESHOLD.ALL EXTERIOR DOORS.

DOOR HARDWARE: REPLACE FRONT DOOR HANDLE SET AT ACCESSIBLE UNITS #7 AND #17 ONLY, ALL UNIT ENTRY DOOR HARDWARE TO REMAIN. REPLACE ALL INTERIOR DOOR HARDWARE. REPLACE STORAGE CLOSETS AND UTILITY CLOSETS DOOR HARDWARE.

STAIRS: ADD STAIR RISER BLOCK AT STEEL STRINGERS, SEE DETAILS 7 AND 8 ON SHEET A6.8. ADD HANDRAIL TO BUILDING SIDE OF (E) STAIR WITH EXTENSIONS PER DETAILS 4, 5 AND 6 ON SHEET A6.8.

DESIGNATED PATH OF TRAVEL	
(E) WALL TO REMAIN	
(E) WALL TO BE REMOVED	
(N) INTERIOR PARTITION	
(N) 1 HOUR RATED WALL	
(E) 1 HOUR RATED WALL	
LANDSCAPE	
LEVEL ASPHALT	

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

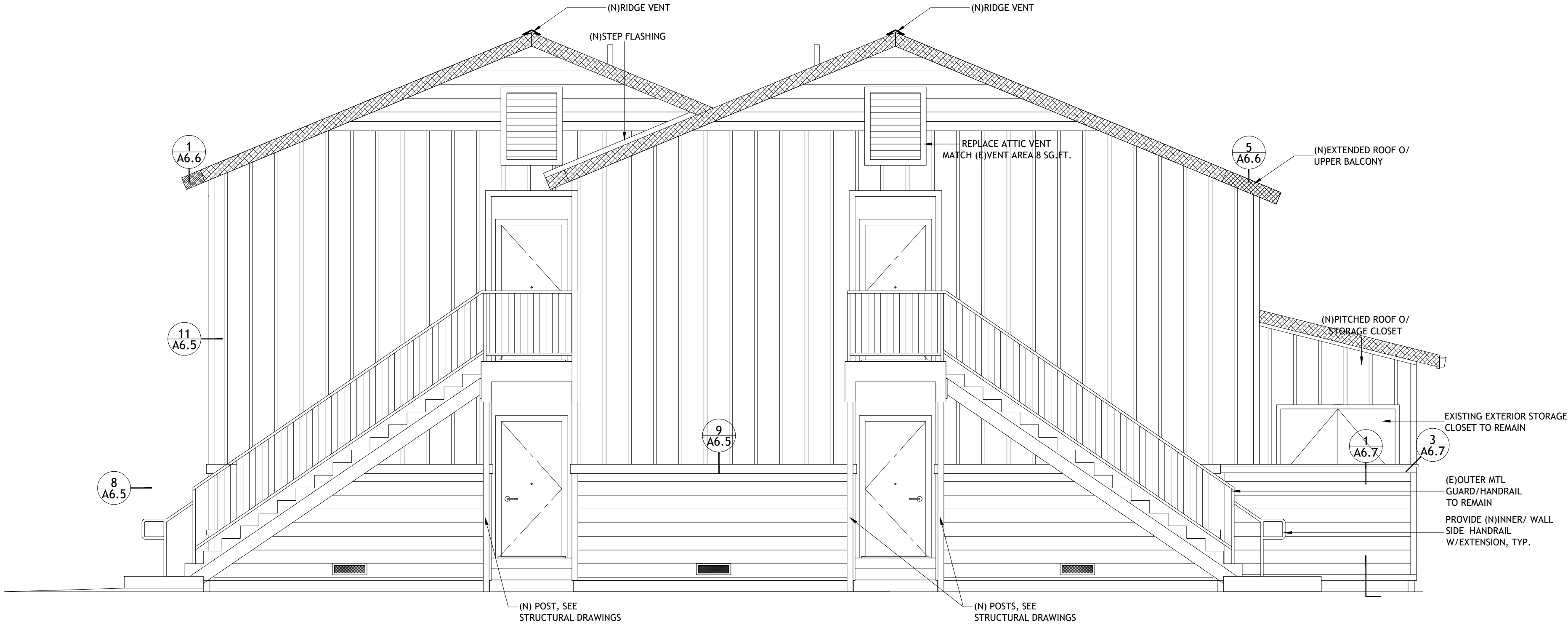
PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

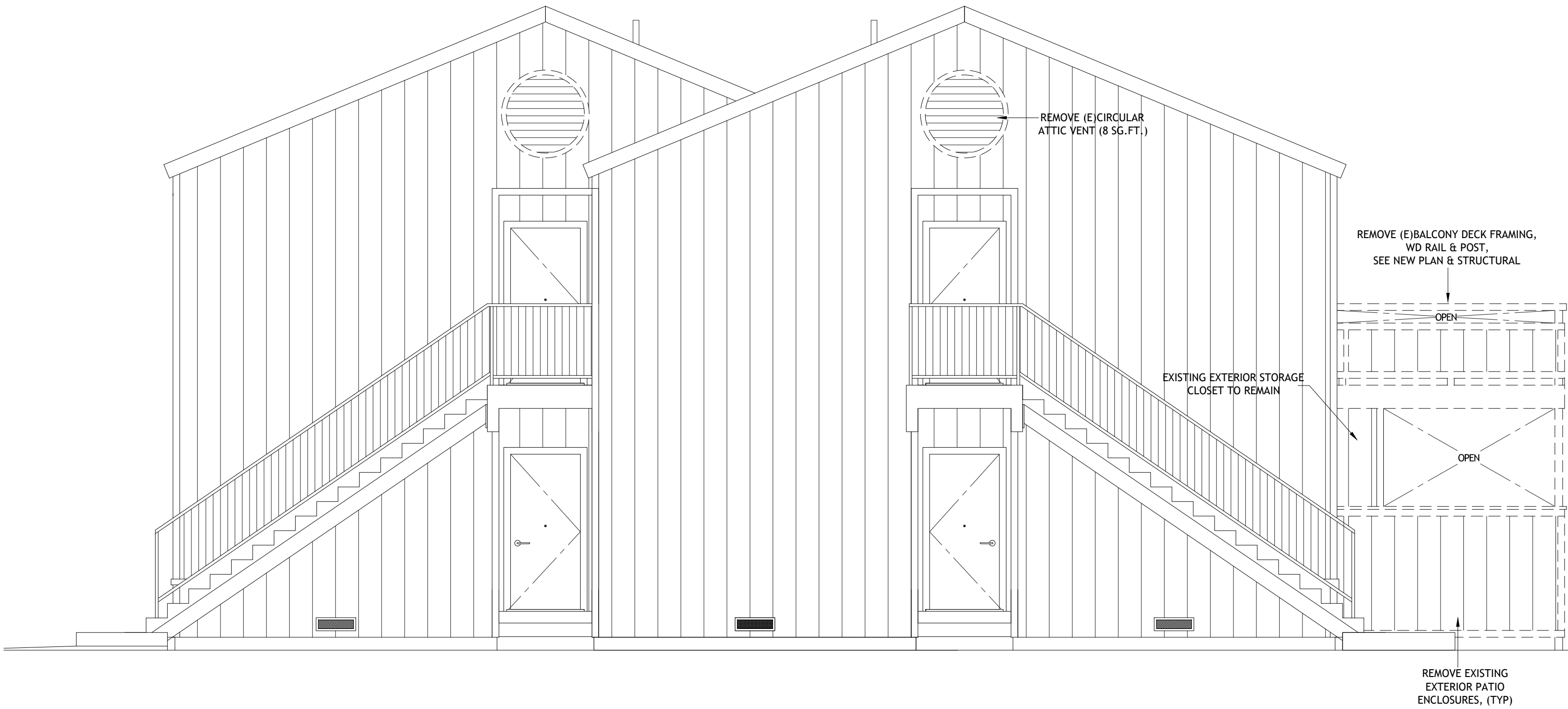
ELEVATIONS

A3.2



1B PROPOSED EXTERIOR ELEVATION-BLDGS #3 & #4 - (BLDGS #5 & #6 SIMILAR)

SCALE:1/4"=1'-0"

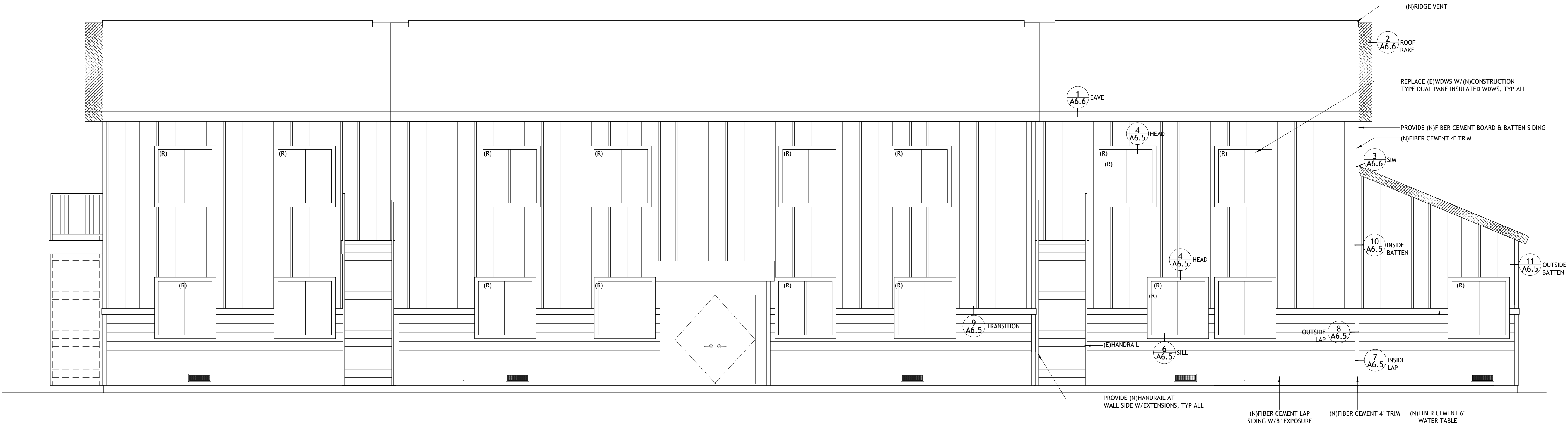


1A EXISTING/DEMOLITION EXTERIOR ELEVATION-BLDGS #3 & #4 - (BLDGS #5 & #6 SIMILAR)

SCALE:1/4"=1'-0"

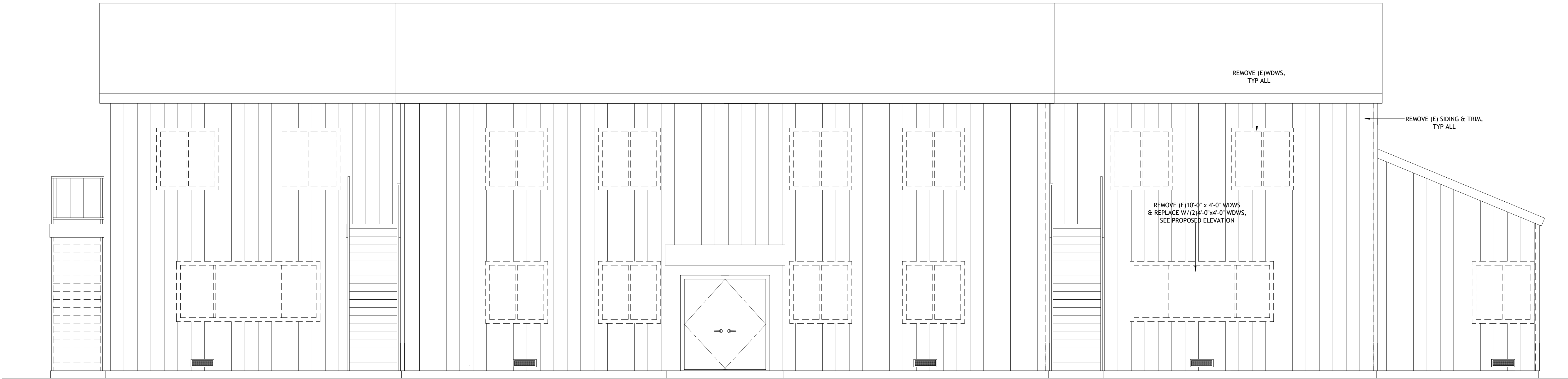
BUILDING SCOPE NOTES:

SEE NOTES ON SHEET A3.2.



1B PROPOSED NORTH EXTERIOR ELEVATION-BLDGS #3 & #4 - (BLDGS #5 & #6 SIMILAR)

SCALE:1/4"=1'-0"



1A EXISTING/DEMOLITION NORTH EXTERIOR ELEVATION-BLDGS #3 & #4 - (BLDGS #5 & #6 SIMILAR)

SCALE:1/4"=1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT









DRAWING REVISION LOG	
PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:
**WEST AVENUE
APARTMENTS
PLANNING APPLICATION**

PROJECT LOCATION:
**1400
WEST AVENUE
SANTA ROSA, CA**

SHEET TITLE:
ELEVATIONS

CHARLES PICK, ARCHITECT

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

[illegible]

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

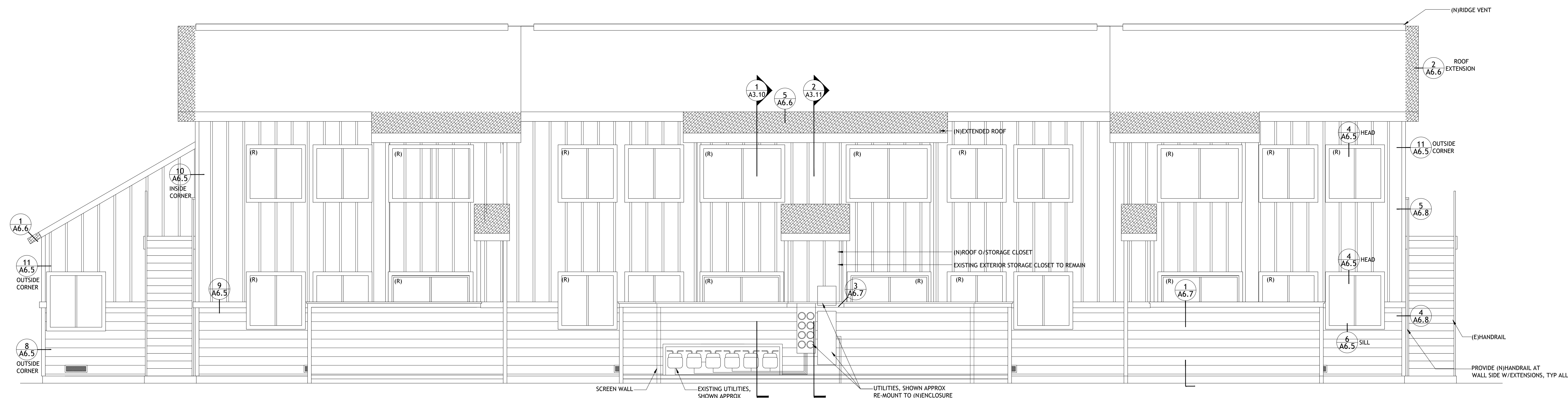
1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

ELEVATIONS

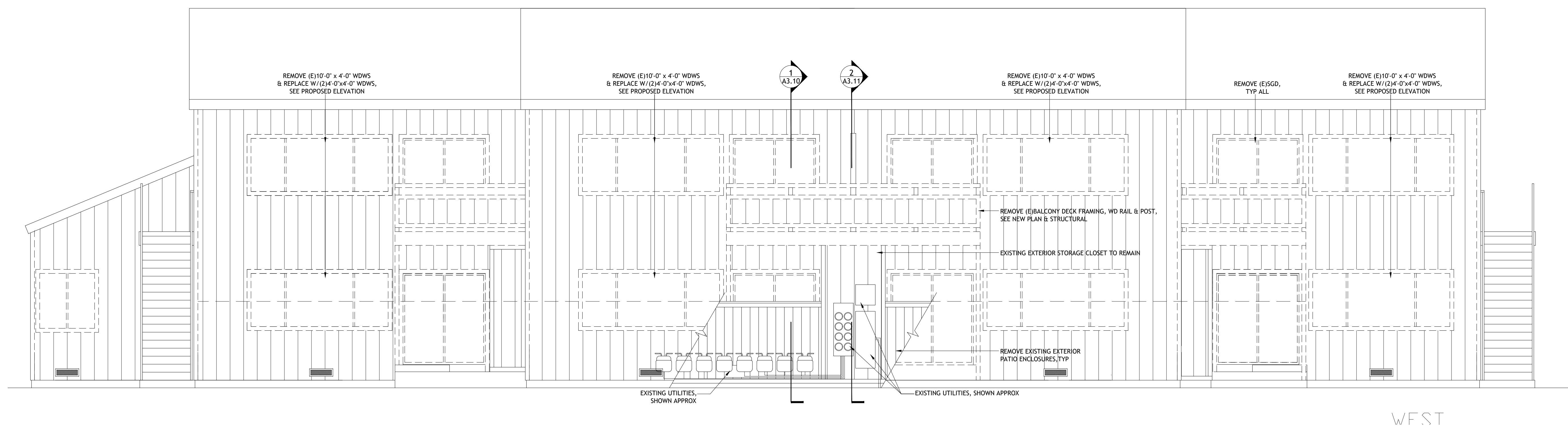
A3.4

SEE NOTES ON SHEET A3.2.



1B PROPOSED SOUTH EXTERIOR ELEVATION-BLDGS #3 & #4 - (BLDGS #5 & #6 SIMILAR)

SCALE: 1/4"=1'-0"



1A EXISTING/DEMOLITION SOUTH EXTERIOR ELEVATION-BLDGS #3 & #4 - (BLDGS #5 & #6 SIMILAR)

SCALE: 1/4"=1'-0"

BUILDING SCOPE NOTES:

WINDOWS - NEW CONSTRUCTION TYPE: REPLACE EXISTING WINDOWS WITH VINYL FRAME NAIL FIN TYPE WINDOWS.

LAUNDRY ROOM DOOR: REPLACE EXISTING SLIDING GLASS DOOR WITH NEW GLAZED SWINGING DOOR WITH A FLUSH THRESHOLD. INCLUDE LARGE WINDOW OR SIDELIGHT WITH TEMPERED GLASS FOR COMPLIANCE.

SIDING REPLACEMENT - FIBER CEMENT: REMOVE ORIGINAL T111 PLYWOOD SIDING & PROVIDE (N) ½" EXTERIOR PLYWOOD SHEATHING FOR SHEAR STRENGTH, SSD. INSTALL NEW PRE-PAINTED FIBER-CEMENT SIDING W/TRIM OVER BUILDING WRAP OVER PLYWOOD SHEATHING W/(N)1X4 CORNER TRIM, WINDOW AND DOOR TRIM TYP. PROVIDE (N)FIBER CEMENT SHEATHING W/BATTENS AT UPPER LEVEL, SEE DETAILS.

EXTERIORS - PAINT: PAINT ALL BUILDING EXTERIORS, FASCIA, TRIM WITH NEW PAINT. PROPERLY PREPARE ALL NEW AND EXISTING SURFACES FOR PAINT. EXTERIOR PAINT BASED UPON USING PRE-FINISHED HARDIE SIDING.

DRY ROT REPAIRS: DRY ROT REPAIRS AS REQD.

ROOFING: REMOVE EXISTING ROOFING MATERIAL DOWN TO THE SHEATHING. REPLACED ROOF SHEATHING AS REQUIRED. PROVIDE NEW COOL ASPHALT COMP SHINGLES OVER NEW ROOFING PAPER, NEW GSM FLASHING, RIDGE VENTS AND ROOF JACKS.

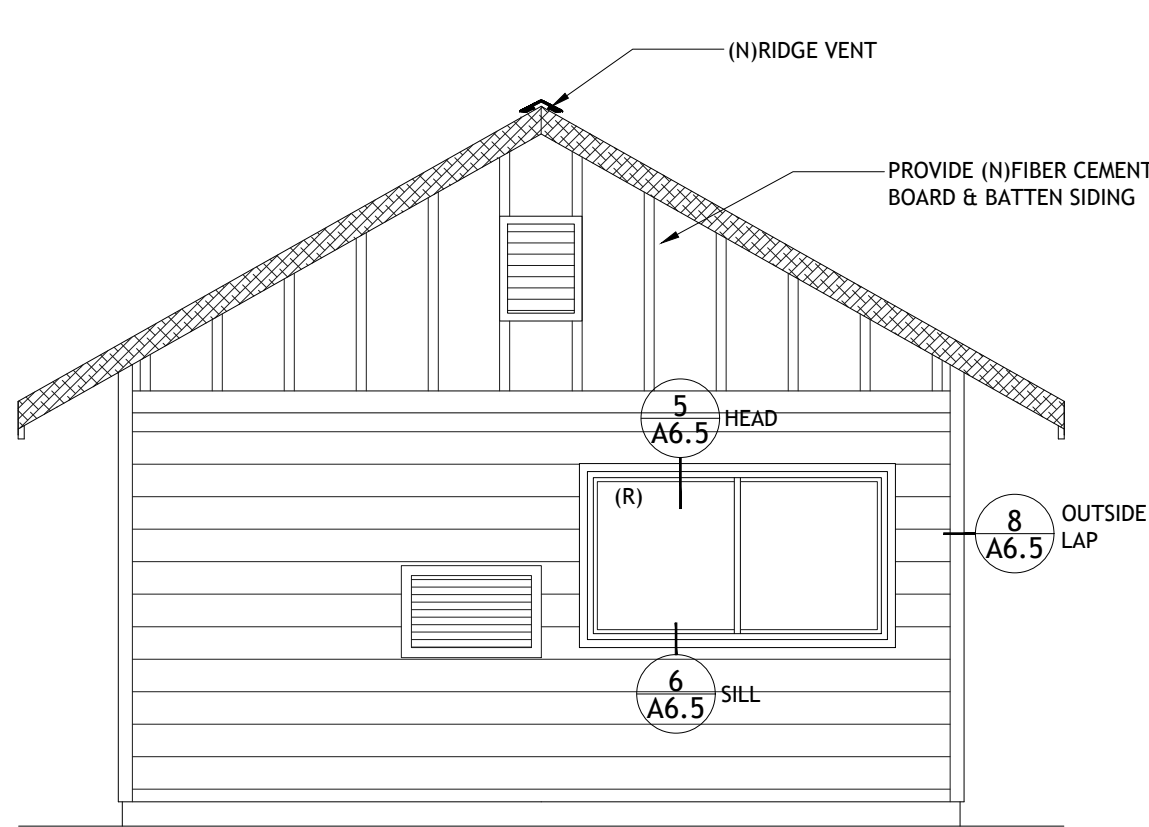
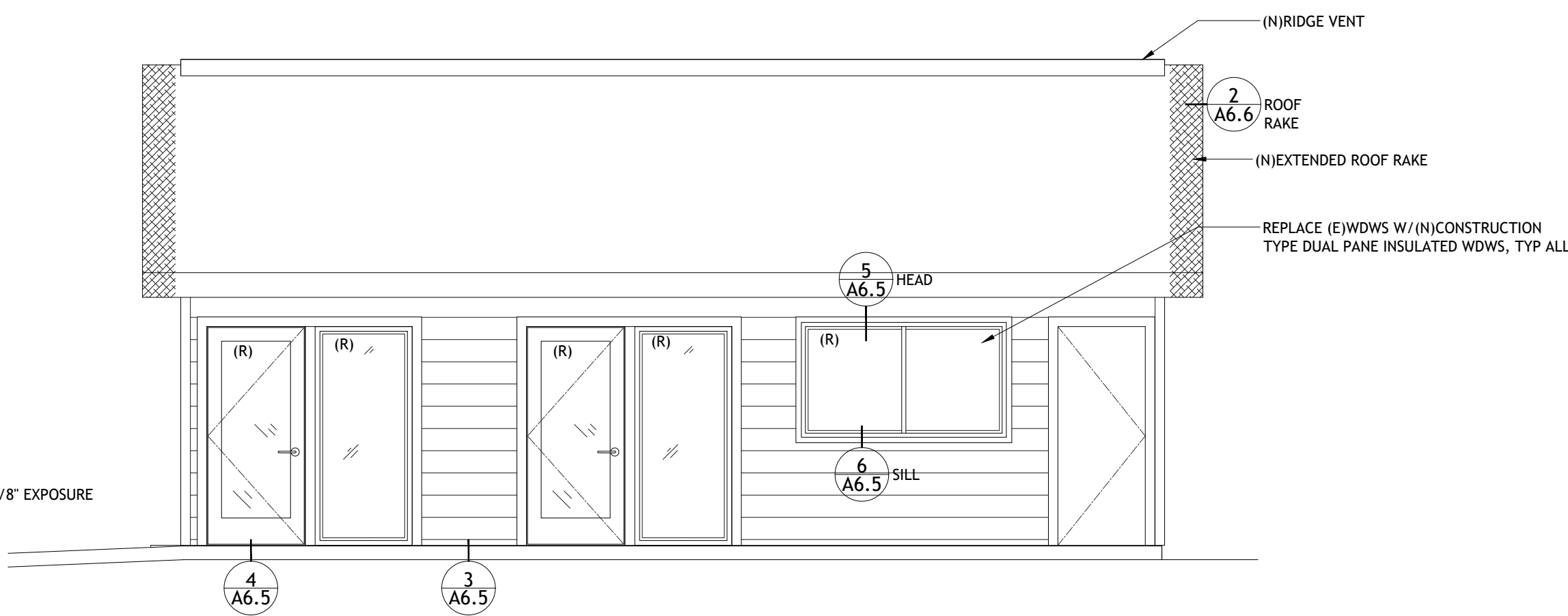
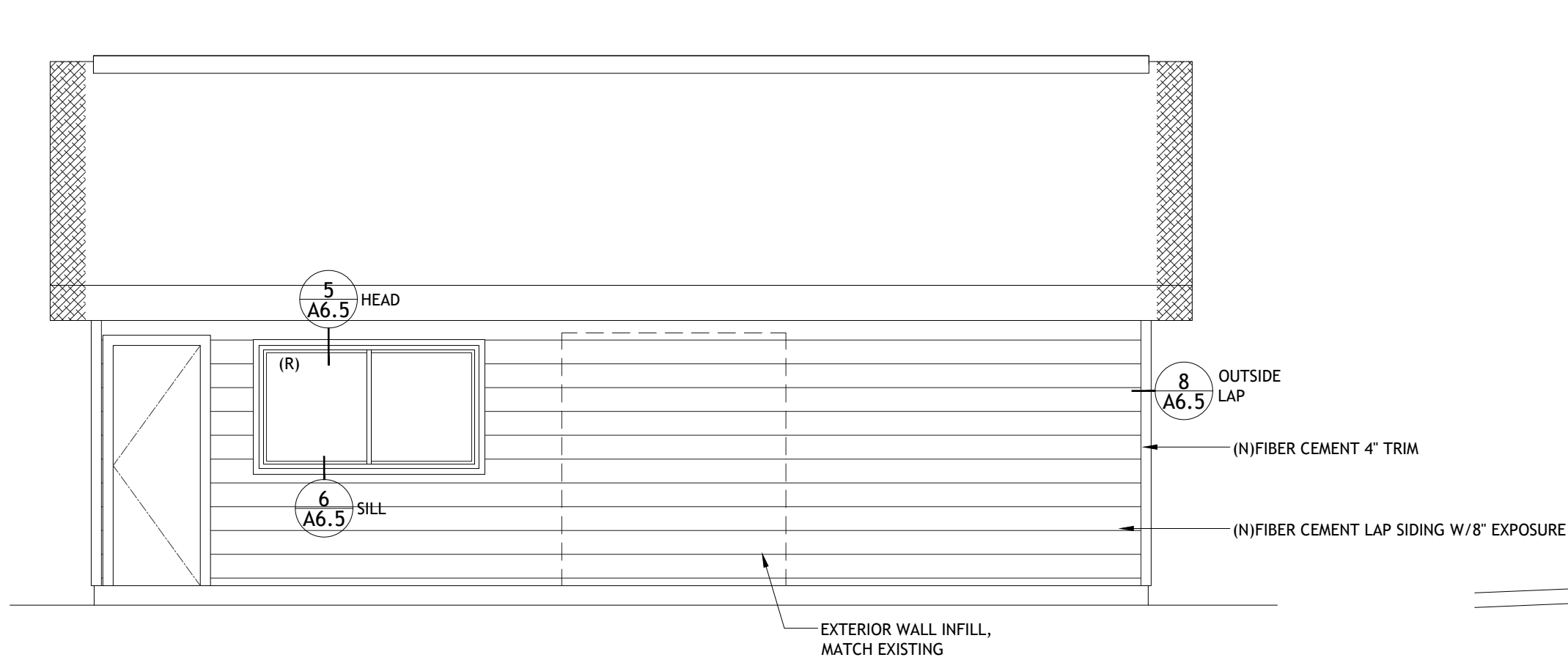
EXTENDED ROOF RAKE, SEE DETAILS.

INSULATION: UPGRADE ATTIC INSULATION TO R-49 UPON ALL BUILDINGS & REPLACE EXTERIOR WALL INSULATION WITH NEW R-13.

GUTTERS: INSTALL GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS UPON ALL BUILDINGS.

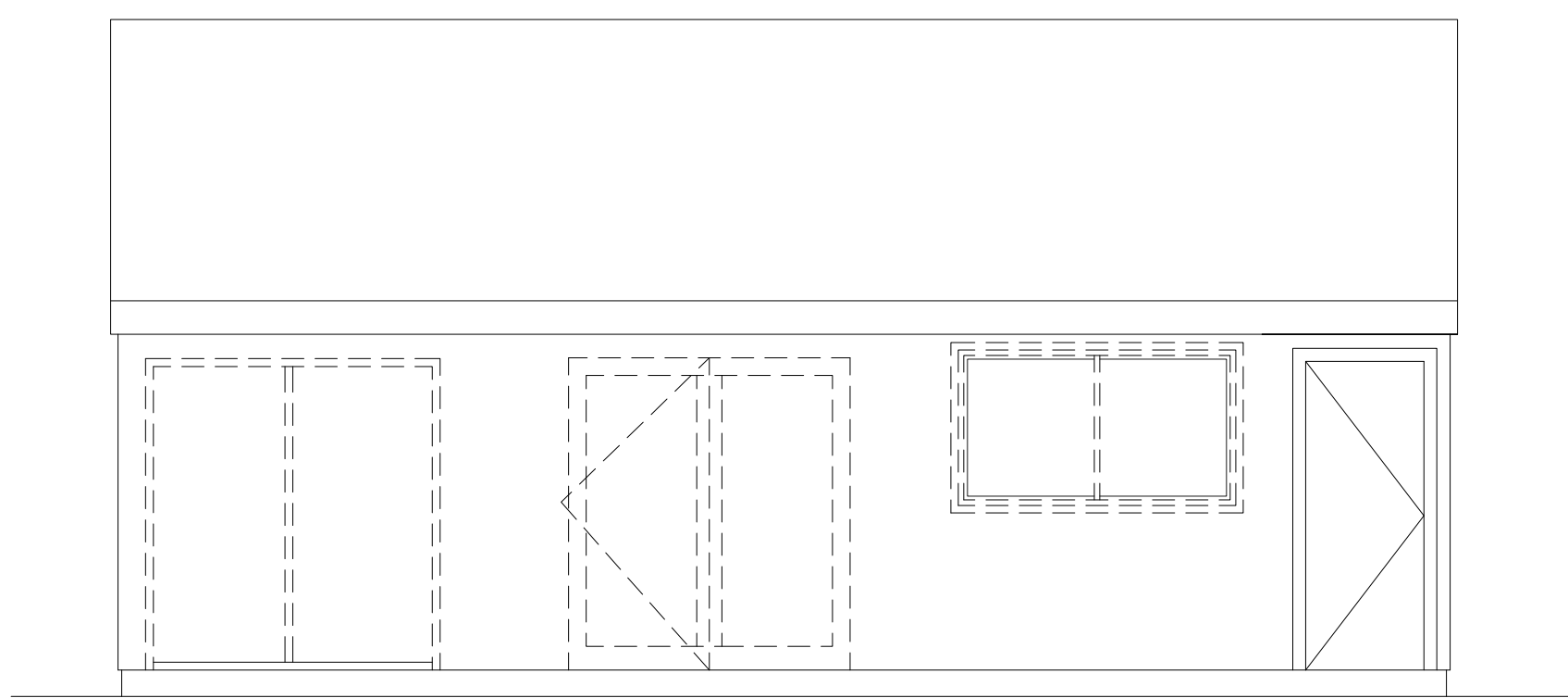
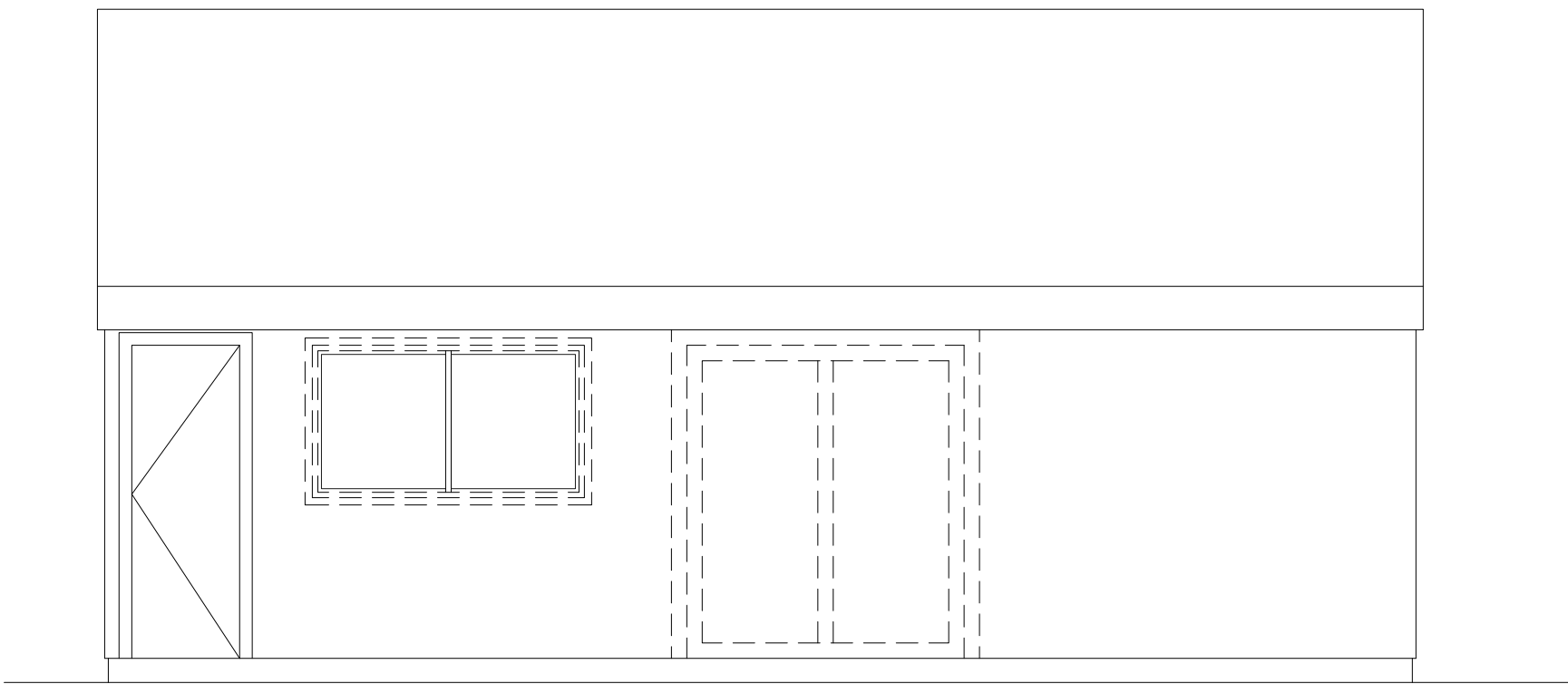
WEATHER STRIPPING: INSTALL WEATHER STRIPPING, DOOR SHOES AND SWEEPS SEALED TIGHT TO THE THRESHOLD.ALL EXTERIOR DOORS.

DOOR HARDWARE: REPLACE FRONT DOOR HANDLE SET AND ALL INTERIOR DOOR HARDWARE.



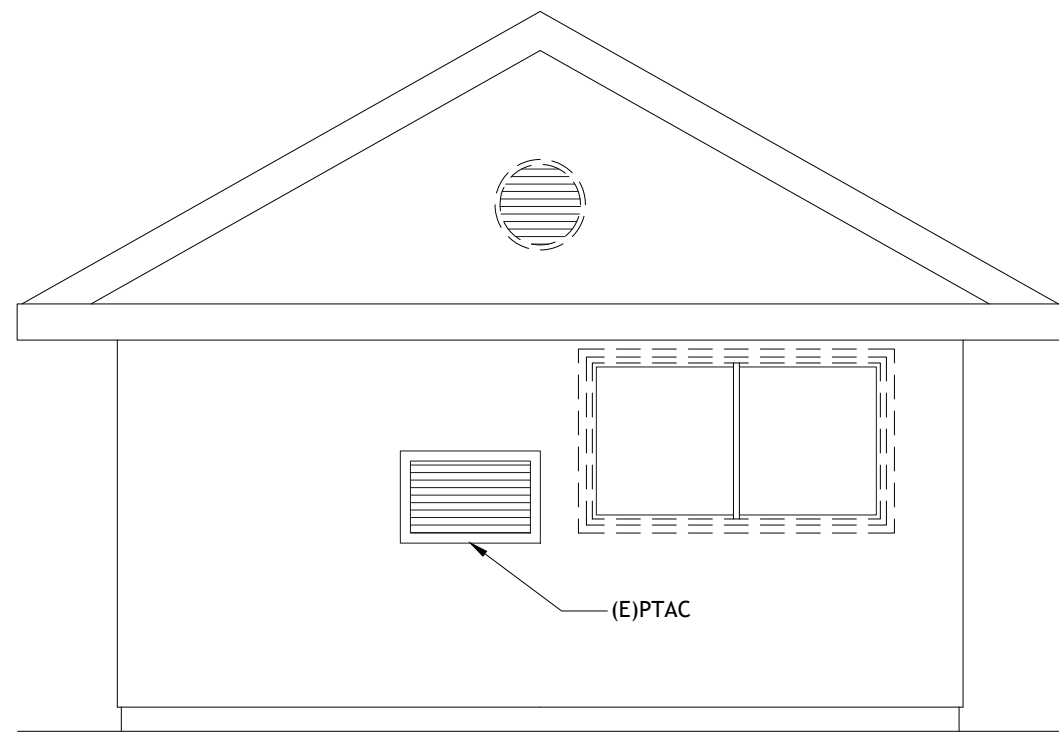
1B PROPOSED EXTERIOR ELEVATION - COMMON BLDG

SCALE:1/4"=1'-0"



1A EXISTING/DEMOLITION EXTERIOR ELEVATION - COMMON BLDG

SCALE:1/4"=1'-0"



	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

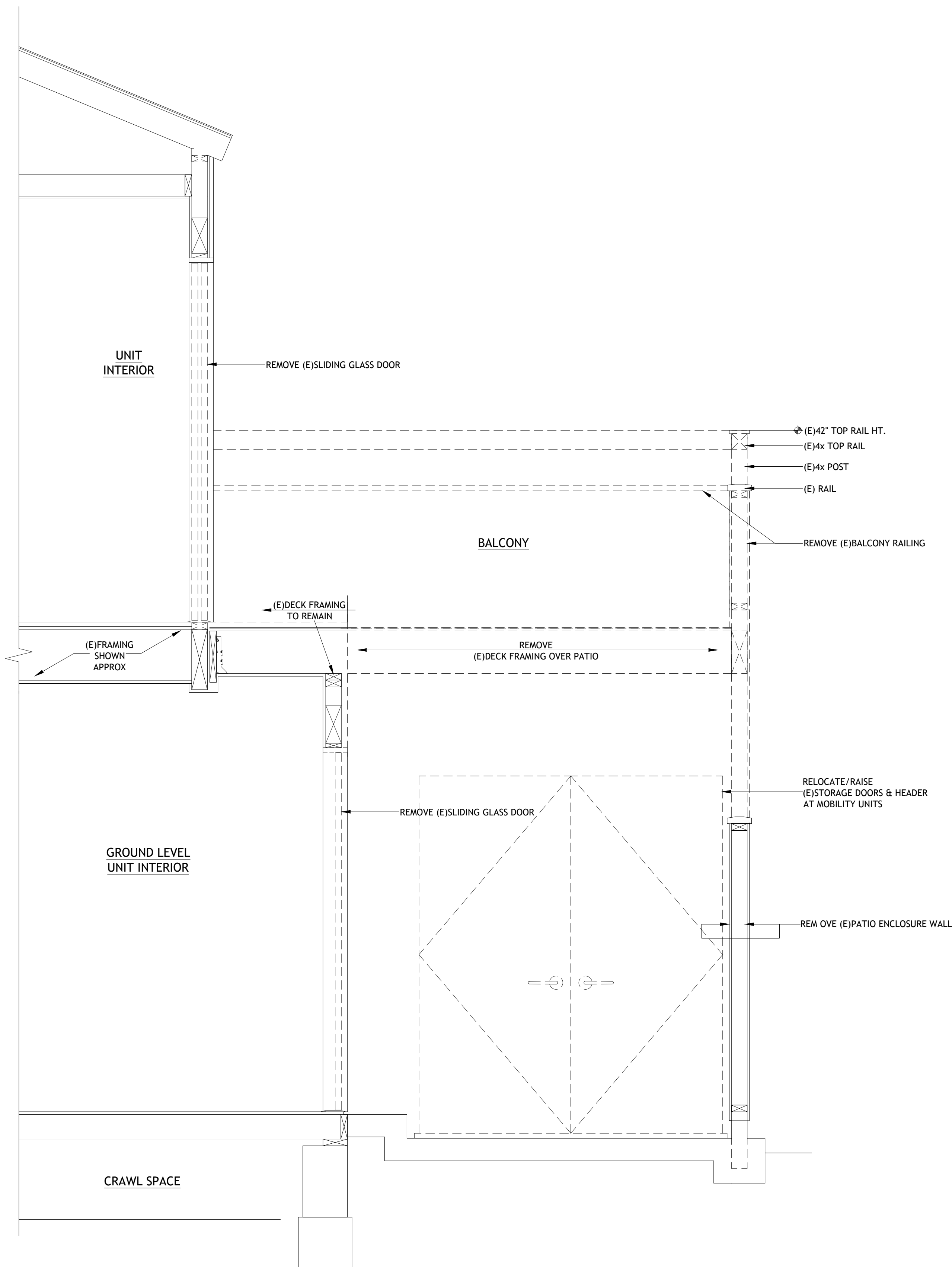
WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

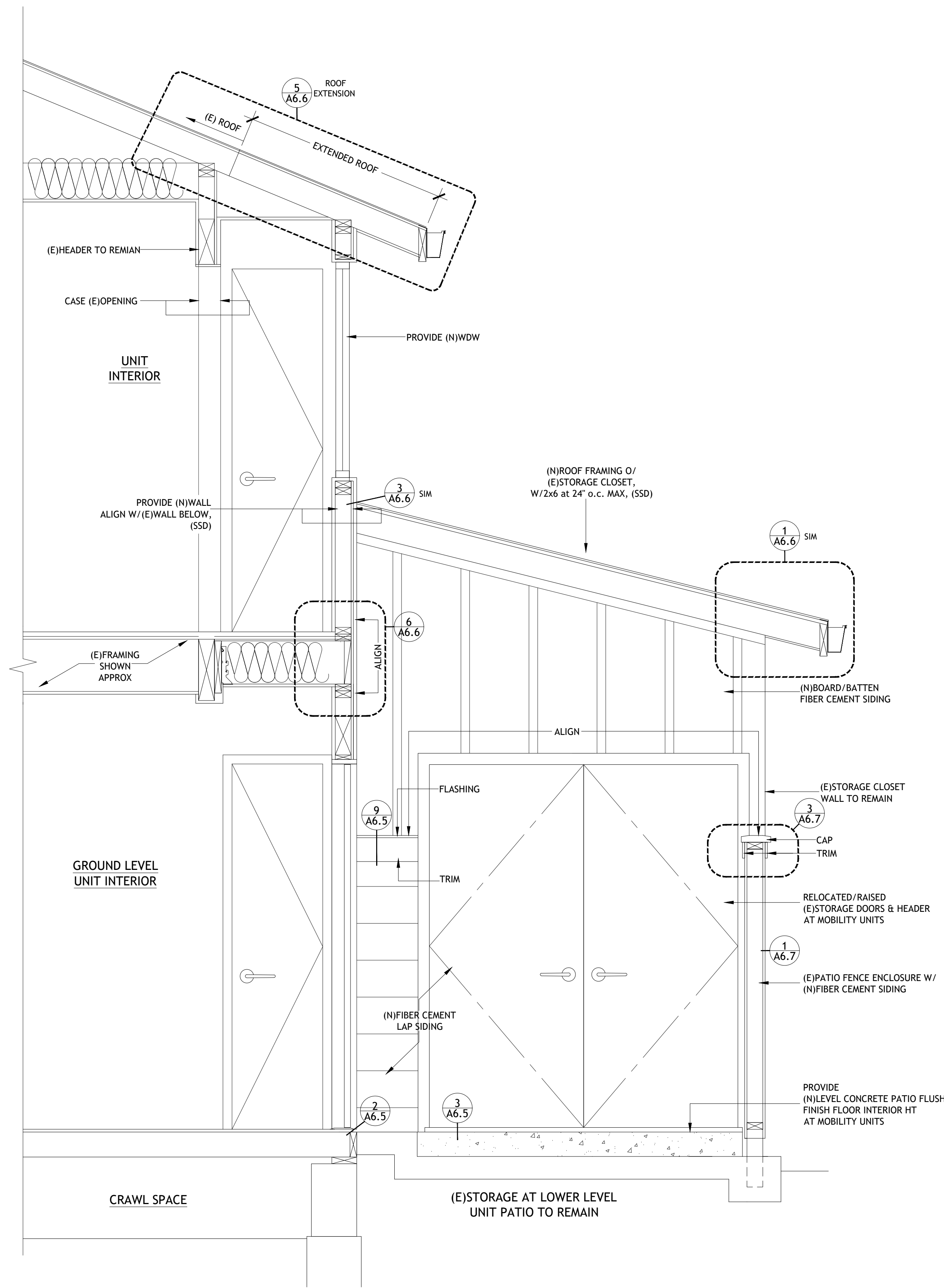
ELEVATIONS



1

EXISTING/DEMO PARTIAL SECTION

SCALE:3/4"=1'-0"



1

PROPOSED PARTIAL SECTION - PATIO/UPPER LEVEL INFILL

SCALE:3/4"=1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

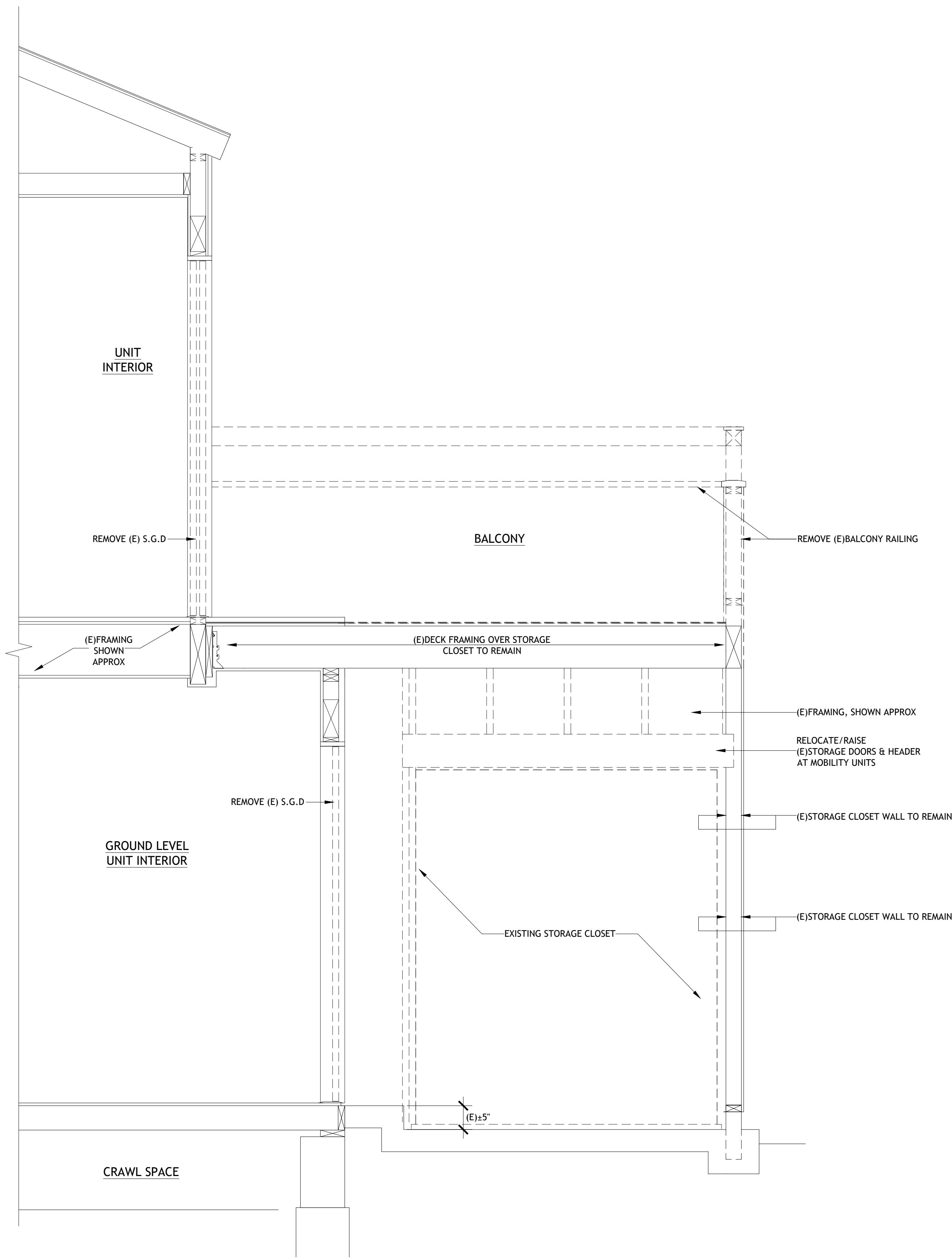
SHEET TITLE:

SECTIONS

A3.10

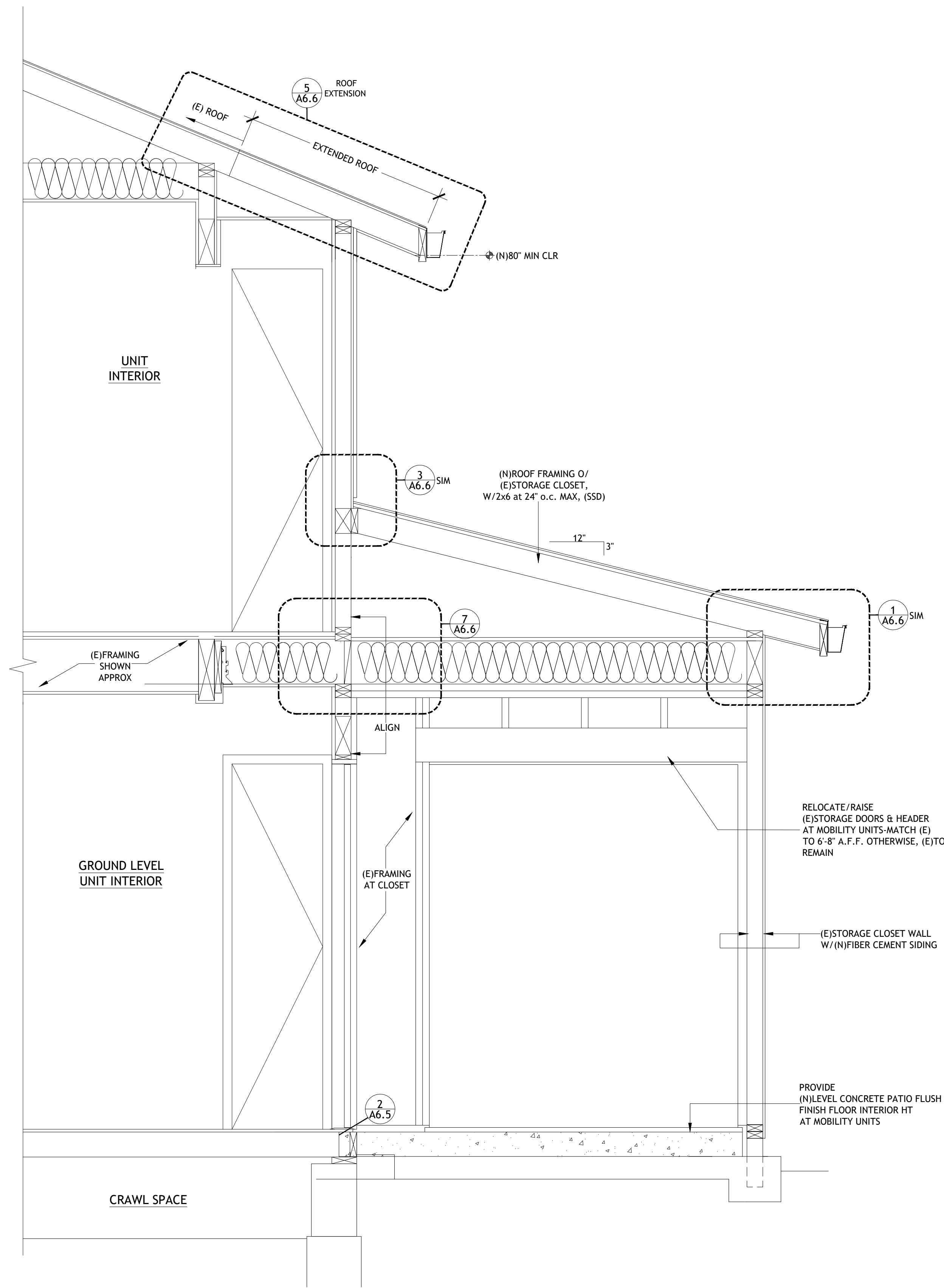
SECTION NOTES:

xxx



2 EXISTING/DEMO PARTIAL SECTION

SCALE:3/4"=1'-0"



2 PROPOSED PARTIAL SECTION - PATIO STORAGE

SCALE:3/4"=1'-0"

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

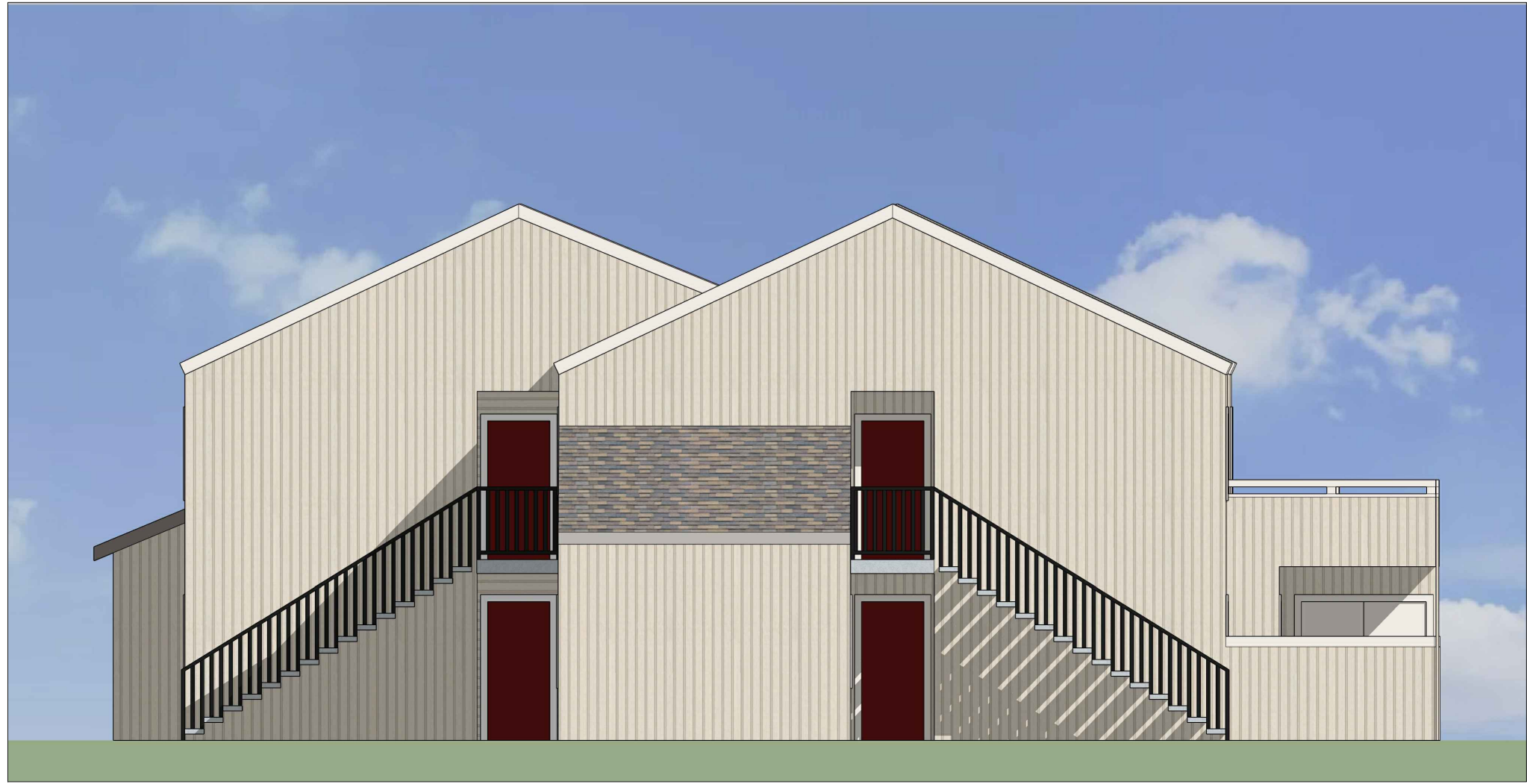
SHEET TITLE:

SECTIONS



1 SOUTH ELEVATION - EXISTING

Scale: NTS



2 EAST ELEVATION - EXISTING

Scale: NTS

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

RENDERINGS -
EXISTING



3 NORTH EAST PERSPECTIVE - EXISTING

Scale: NTS



4 SOUTH EAST PERSPECTIVE - EXISTING

Scale: NTS



1 SOUTH ELEVATION - PROPOSED

Scale: NTS



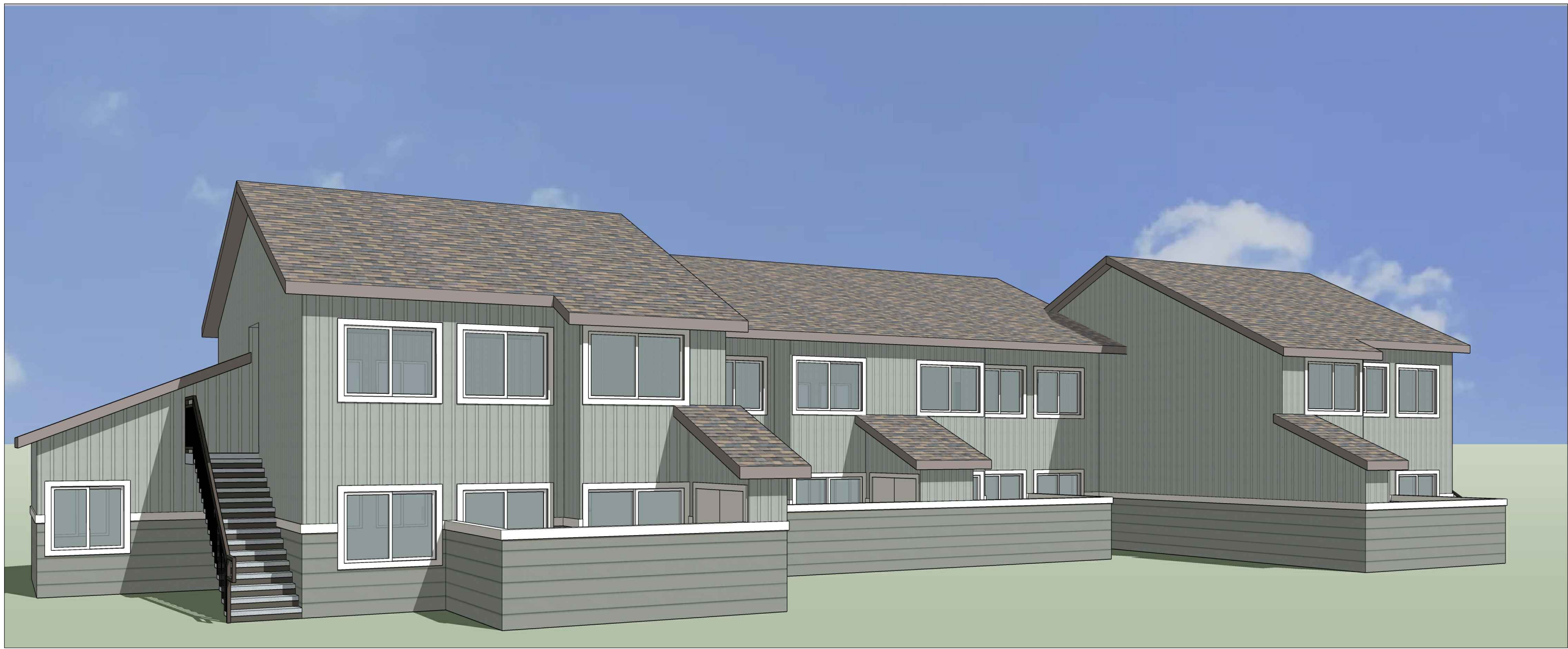
2 EAST ELEVATION - PROPOSED

Scale: NTS



3 NORTH EAST PERSPECTIVE - PROPOSED

Scale: NTS



4 SOUTH EAST PERSPECTIVE - PROPOSED

Scale: NTS

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

RENDERINGS -
PROPOSED

A4.1

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

COLOR BOARD

A4.2



1 BUILDING RENDERING

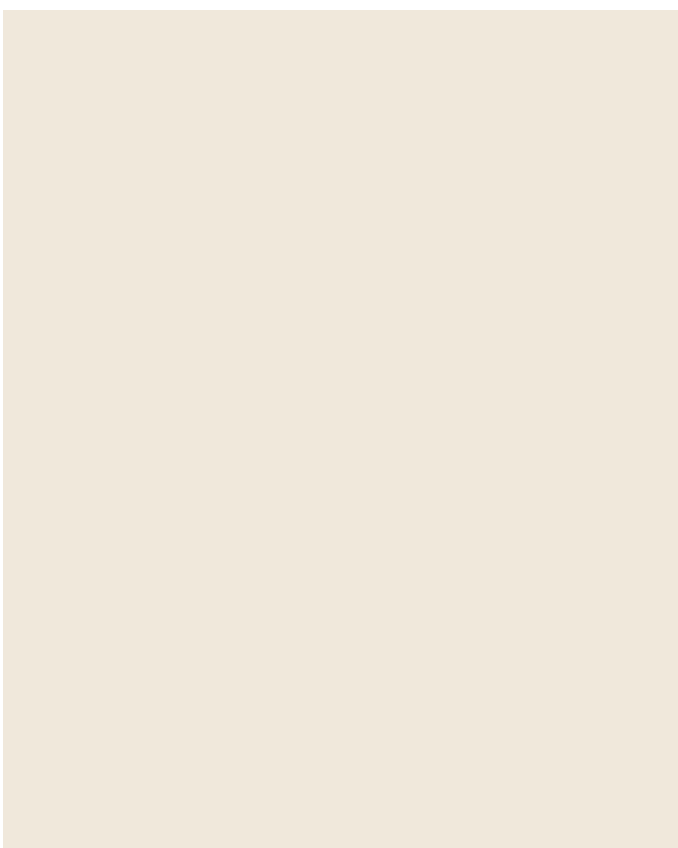
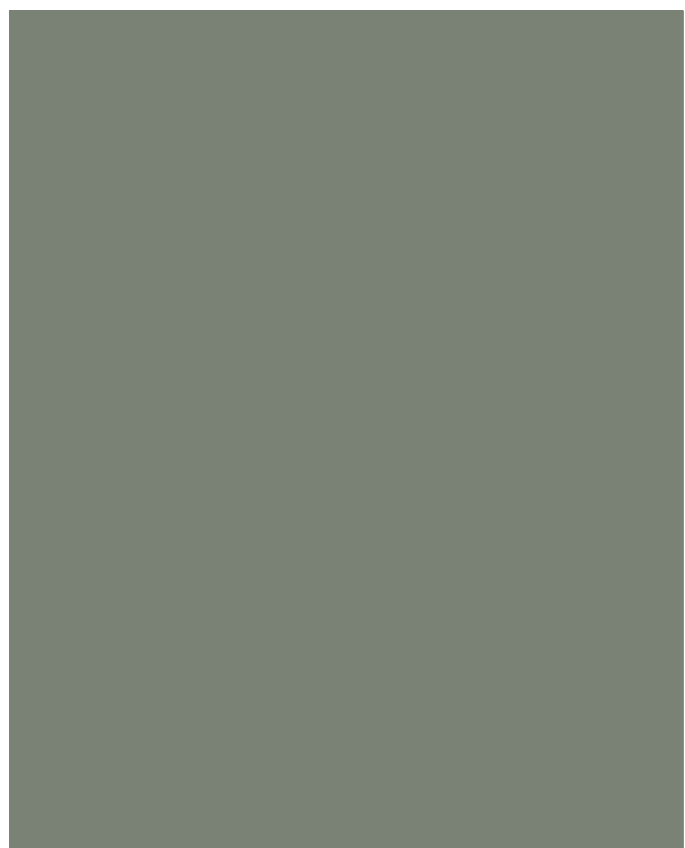
Scale: NTS



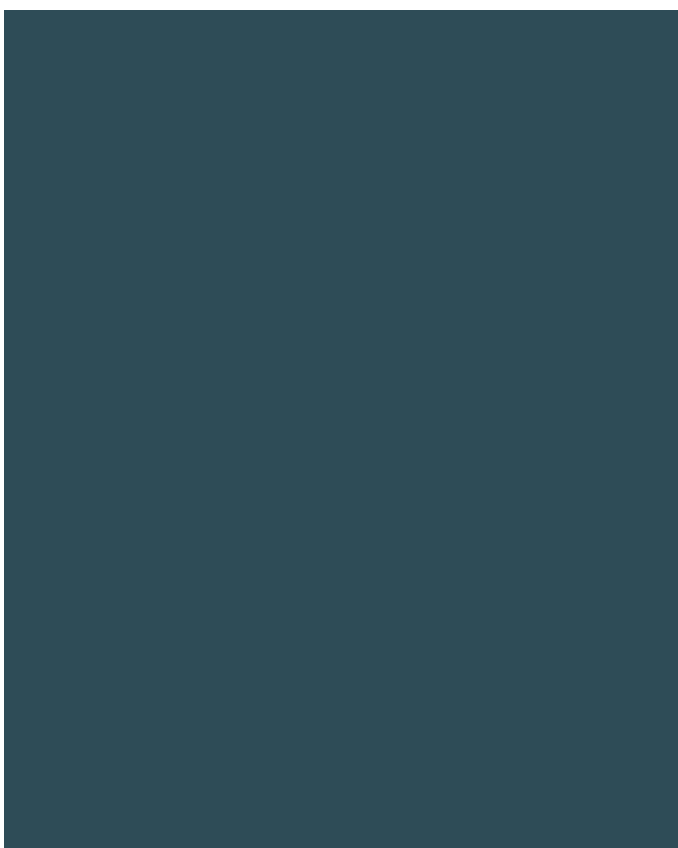
A BOARD AND BATTEN SIDING
1. JAMES HARDIE
2. SW9132 ACACIA HAZE (EGGSHELL)



B LAP SIDING SIDING
1. JAMES HARDIE, 6" REVEAL
2. SW6207 RETREAT (EGGSHELL)



C TRIM
SW7012 CREAMY (EGGSHELL)



D UNIT ENTRY DOOR
SW6730 SEAWORTHY (EGGSHELL)



E ASPHALT SHINGLES
TIMBERLINE - SAGEWOOD

	DESIGNATED PATH OF TRAVEL
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL
	(E) 1 HOUR RATED WALL
	LANDSCAPE
	LEVEL ASPHALT

DRAWING REVISION LOG

PLANNING SUBMITTAL	4/18/2025

PROJECT NAME:

WEST AVENUE
APARTMENTS
PLANNING APPLICATION

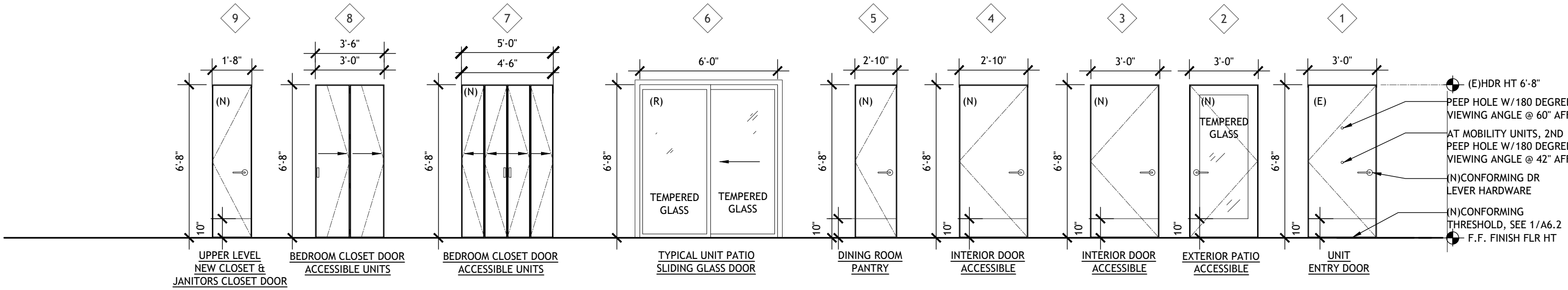
PROJECT LOCATION:

1400
WEST AVENUE
SANTA ROSA, CA

SHEET TITLE:

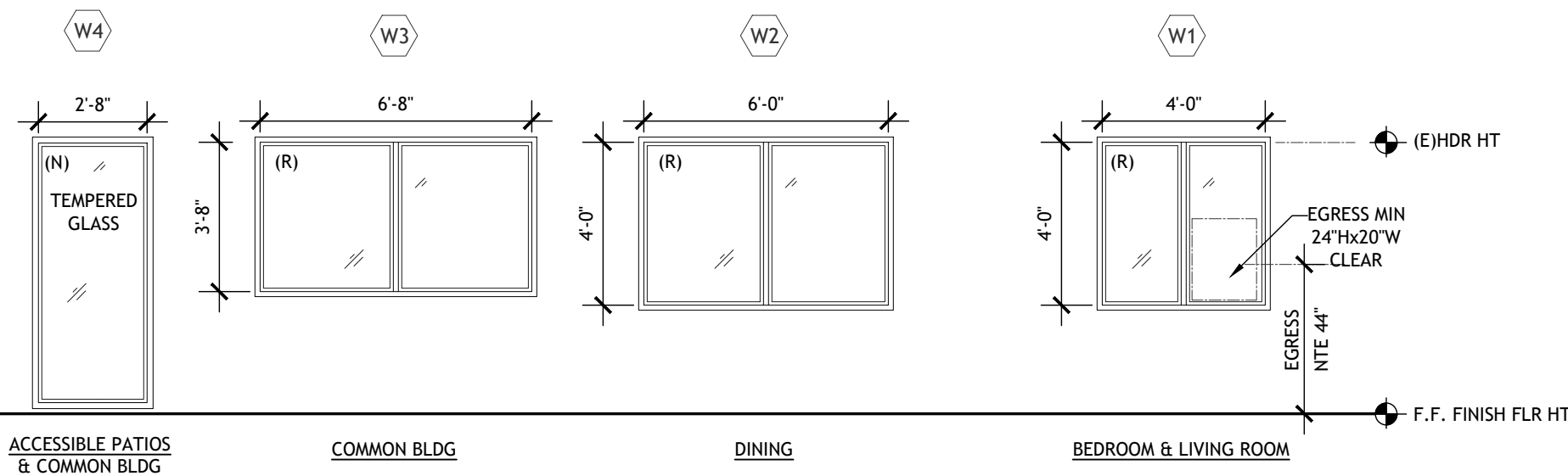
WINDOW AND DOOR
SCHEDULES

DOOR TYPES



NOTE: ALL WINDOW AND DOOR SIZES TO BE FIELD VERIFIED BY CONTRACTOR.

WINDOW TYPES



DOOR SCHEDULE

◆	LOCATION	DOOR SIZE	DOOR TYPE	HARDWARE FUNCTION	NOTES
1	UNIT ENTRY	3'-0"W x 6'-8" HT	FIBERGLASS	*	INSTALL W/CONFORMING DR LEVER HARDWARE, THRESHOLD, PEEP HOLE (AT ACCESSIBLE UNITS)
2	EXTERIOR ACCESSIBLE PATIO	3'-0"W x 6'-8" HT	FIBERGLASS	*	ACCESSIBLE UNITS W/CONFORMING DR LEVER HARDWARE, 10" KICK PANEL W/TEMP GLASS
3	ACCESSIBLE UNITS INTERIOR	3'-0"W x 6'-8" HT	HOLLOW CORE WOOD	*	ACCESSIBLE UNITS W/CONFORMING DR LEVER HARDWARE
4	ACCESSIBLE UNITS INTERIOR	2'-10"W x 6'-8" HT	HOLLOW CORE WOOD	*	ACCESSIBLE UNITS W/CONFORMING DR LEVER HARDWARE
5	UNITS INTERIOR	1'-8" W x 6'-8" HT	HOLLOW CORE WOOD	*	CLOSET DR W/ACCESSIBLE PULL HANDLE HARDWARE.
6	SLIDING GLASS DOOR	6'-0"W x 6'-8" HT	VINYL SLIDING GLASS DOOR	*	*
7	ACCESSIBLE BEDROOM CLOSET	5'-0"W x 6'-8" HT 4'-6"W x 6'-8" HT	HOLLOW CORE WOOD	*	BI-FOLD CLOSET DOOR, PULL HARDWARE
8	ACCESSIBLE BEDROOM CLOSET	3'-6"W x 6'-8" HT 3'-0"W x 6'-8" HT	HOLLOW CORE WOOD	*	BI-FOLD CLOSET DOOR, PULL HARDWARE
9	NEW CLOSET DOOR	1'-8"W x 6'-8" HT	HOLLOW CORE WOOD		CONFORMING DR LEVER HARDWARE

- NOTES:
- CONTRACTOR TO VIF ALL SIZES AND REPLACEMENTS.
 - AT ALL DOORS IN ACCESSIBLE UNITS, THE MINIMUM NET WIDTH OPENING WHEN THE DOOR IS OPENED AT A 90 DEGREE ANGLE TO THE PLAN OF THE WALL IS 32".

WINDOW SCHEDULE

◆	WINDOWS DIMENSIONS CONTRACTOR TO VIF	OPERATION	GLAZING	LOCATION	NOTES
W1	4'-0" W x 4'-0" HT	SLIDING	2x PANE W/ INSULATED	BEDROOMS & LIVING ROOMS	PROVIDE VINYL FRAME WINDOWS: NAIL FIN/NEW CONSTRUCTION TYPE
W2	4'-0" W x 6'-0" HT	SLIDING	2x PANE W/ INSULATED	DINING RM	PROVIDE VINYL FRAME WINDOWS: NAIL FIN/NEW CONSTRUCTION TYPE
W3	5'-0" W x 5'-0" HT	SLIDING	2x PANE W/ INSULATED	COMMON BLDG	PROVIDE VINYL FRAME WINDOWS: NAIL FIN/NEW CONSTRUCTION TYPE
W4	2'-8" W x 6'-8" HT	FIXED/TEMPERED SIDELITE	2x PANE W/ INSULATED	ACCESSIBLE PATIOS & COMMON BLDG	PROVIDE VINYL FRAME WINDOWS: NAIL FIN/NEW CONSTRUCTION TYPE

THE OPERABLE PORTION OF THE WINDOWS TO BE PROTECTED WITH INSECT SCREENS. CONTRACTOR TO VIF ALL SIZES & REPLACEMENTS. (R) = REPLACE EXISTING, (N) = NEW PROVIDE VINYL FRAME WINDOWS - NAIL FIN AT WD/FIBER CEMENT SIDING LOCATIONS.

WINDOW DEMOLITION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REINSTALLING ALL WINDOW COVERINGS TO ALLOW FOR NEW WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOVING ALL TENANTS' FURNITURE A MINIMUM OF 5' IN EVERY DIRECTION FROM THE WORK AREA
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECTION OF THE EXISTING FINISHES AND THE TENANTS' FURNISHINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING REFUSE REMOVAL AND THE END OF EACH WORK DAY.

WINDOW NOTES - CONTRACTOR TO NOTIFY ARCHITECT OR DISCREPANCIES BEFORE WINDOW ORDER

- IN ADDITION TO REQUIRED MEANS OF EGRESS ALL EXISTING SLEEPING ROOMS HAVE ONE EMERGENCY EGRESS WINDOW WITH A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET (EXCEPT THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE AND RESCUE GRADE FLOOR OPENINGS COULD BE 5 SQUARE FEET). THE MINIMUM NET CLEAR OPENING DIMENSIONS ARE GREATER THAN 24 INCHES (H) AND 20 INCHES (W). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE MAXIMUM HEIGHT FROM THE FLOOR FOR EMERGENCY EGRESS WINDOWS IS NOT GREATER THAN 44 INCHES.
- ALL WINDOWS IN THE DWELLING UNITS ABOVE THOSE AT GRADE SHALL BE EQUIPPED WITH A CHILDPROOF LATCH THAT WILL NOT ALLOW THE WINDOW TO BE OPENED MORE THAN 4 INCHES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING ROUGH OPENINGS DIMENSIONS FOR NEW REPLACEMENT WINDOWS IN EXISTING OPENINGS AND MAKE ALL NECESSARY ADJUSTMENTS FOR THE FIELD VERIFIED DIMENSIONS IN THE SHOP DRAWING SUBMITTAL REQUIRED FOR REPLACEMENT WINDOWS.
- WINDOW GLAZING IN HAZARDOUS LOCATIONS REQUIRE SAFETY GLAZING MATERIALS, EITHER TEMPERED GLASS OR LAMINATED SAFETY GLASS. WIRED GLASS IS NOT PERMITTED.
- CONTRACTOR PRIOR TO WINDOW ORDER TO PROVIDE FIXED PANEL LOCATIONS AS REQD FOR CONFORMING VENTING CLEARANCES AT RELOCATED GAS METERS & NEW HOT WATER HEATER LOCATIONS.

GLAZING NOTES

- THE FOLLOWING ARE CONSIDERED HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING:
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE