

GENERAL NOTES

REGULATORY AGENCIES

ALL WORK SHALL CONFORM TO THE MOST CURRENT APPLICABLE CALIFORNIA CODE OF REGULATIONS (TITLE 24) PART 51-12, INCLUDING BUT NOT LIMITED TO: CALIFORNIA ADMINISTRATIVE CODE, 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA HISTORICAL BUILDING CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, & 2016 CALIFORNIA REFERENCED STANDARDS CODE.

SEPARATE DRAWINGS, CALCULATIONS AND SUBMITTAL MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL OF SIGNAGE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. INSPECTION REQUESTS SHALL BE IN ACCORDANCE WITH REGULATORY AGENCIES' REQUIREMENTS. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK.

A RECORD OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REGULATORY AGENCY REQUIREMENTS.

APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, APPENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT. A REPRODUCIBLE AS-BUILT SET SHALL BE PROVIDED TO THE OWNER WHEN COMPLETE.

PREPARATION FOR CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

DO NOT SCALE DRAWINGS.

DIMENSIONS ARE TO FACE LINE OF STUD (F 0.5") UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLAY DIMENSIONS HAVE BEEN NOTED. SEE REVISION SHEET FOR GRAPHIC EXPLANATION.

ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF WORK.

THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL DETERMINE THE METHOD AND DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE ARCHITECT AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE ARCHITECT AND HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE NOT BEING SOLELY FOR THE PURPOSES OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

THE ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION.

BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT AND/OR OWNER.

CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF, ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS. ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE WORK IN ACCORDANCE WITH THE PROPERTY LINES AND ELEVATIONS PER THE SURVEY DRAWING AND GRADING/DRAINAGE PLAN.

CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR TO VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL CONFIRM EQUIPMENT LIST WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.

RUFF + ASSOCIATES, INC. SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTHOSIS PRODUCTS, POLYCHLORINATED BIPHENYLS (PCBs), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT.

GENERAL NOTES

ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT-FITTING JOINTS, CAREFULLY CUT AND SECURED. EXPOSED NAILS OR SCREWS SHALL BE SET IN PUTTY. BACK PRIME ALL MILLWORK BEFORE INSTALLATION AND PROTECT AGAINST DAMPNESS. MOLDS AND FACES SHALL BE CLEAN CUT AND TRUE PATTERN. ALL WORK SHALL BE THOROUGHLY CLEANED AND SANDED TO RECEIVE THE FINISH. SHARP CORNERS OF SMALL MEMBERS OF FINISH WOODWORK SHALL BE SLIGHTLY ROUNDED.

3. ALL FRAMING SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SET IN PLACE TO THE REQUIRED LINES AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON DRAWINGS. DO NOT IMPAIR STRUCTURAL MEMBERS BY CUTTING OR DRILLING. - CONSULT ARCHITECT.

4. ALL PROPRIETARY PRODUCTS NOTED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND HAVE PRIOR APPROVAL FROM THE LOCAL GOVERNING AGENCIES.

5. THE ARCHITECT AND THE ENGINEER WILL MAKE PERIODIC VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK. THE ARCHITECT AND ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR FAILURE OF ANY OF THOSE PARTIES TO CARRY OUT THE WORK IN CONFORMANCE WITH CONTRACT DOCUMENTS.

6. CUTTING & PATCHING: AVOID DAMAGING ADJACENT EXISTING WORK. REPAIR OR REPLACE AT NO COST TO OWNER ANY DAMAGE CAUSED BY CONSTRUCTION.

7. TEMPORARY SHORING: STRUCTURALLY BRACE AND SUPPORT ALL MATERIALS REQUIRING THE SAME FOR THE WORK TO OCCUR SAFELY AND IN COMPLIANCE WITH JURISDICTIONAL REGULATIONS.

CHANGES TO WORK & SUBMITTALS

1. CHANGES OR MODIFICATIONS TO THE WORK DURING CONSTRUCTION SHALL BE RECORDED WITH THE APPROPRIATE REGULATORY AGENCIES, AND APPROVALS FROM SUCH AGENCIES SHALL BE OBTAINED PRIOR TO MAKING SUCH CHANGES. REGULATORY AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR OF ALL SUCH CONSTRUCTION CONTRACT CHANGES AFTER PERMITS ARE ISSUED.

2. THE ARCHITECT SHALL BE INFORMED, IN WRITING, OF ALL CHANGES OR SUBSTITUTIONS MADE TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL HAVE NO IMPLIED OR ASSUMED RESPONSIBILITY FOR CHANGES IMPLEMENTED WITHOUT THE ARCHITECT'S PRIOR APPROVAL.

3. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH A MINIMUM OF TWO (2) COPIES OF CHECKED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE, A MINIMUM OF THREE (3) WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.

4. SUBSTITUTIONS: PROPRIETARY ARTICLES MAY BE SUBSTITUTED IF, IN THE OPINION OF THE ARCHITECT AND OWNER, THE MATERIAL OR ARTICLE IS EQUAL TO THAT SPECIFIED. REQUEST FOR SUBSTITUTIONS SHALL NOT DELAY WORK. CONTRACTOR SHALL COORDINATE ACCEPTED SUBSTITUTIONS WITHOUT ADDITIONAL COST TO OWNER. ALL SUBSTITUTIONS MUST HAVE WRITTEN PERMISSION. COLOR SAMPLES OF ALL MATERIALS THAT AFFECT THE AESTHETICS OF THE DESIGN MUST BE SUBMITTED. WHEN A MANUFACTURED PRODUCT IS NOT SPECIFIED, CONTRACTOR WILL UTILIZE THE HIGHEST QUALITY PRODUCT AVAILABLE ON THE MARKET IN THE MIDDLE PRICE RANGE. CONTRACTOR SHALL ON NO ACCOUNT USE LOWER-END PRODUCTS AT THE BOTTOM PRICE RANGE WHEN BETTER QUALITY PRODUCT IN THE MIDDLE PRICE RANGE EXISTS.

5. ONLY DRAWINGS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS BEARING APPROVAL OF OWNER SHALL BE USED IN THE EXECUTION OF WORK PERMITTED ON JOB SITE.

6. ADDENDA WILL BE ISSUED DURING BIDDING TO CLARIFY DRAWINGS (AND SPECIFICATIONS) AS REQUIRED. THESE WILL BECOME A PART OF THE CONTRACT - CONSULT ARCHITECT.

7. THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.

COMPLETION

1. ALL WORK SHALL BE CLEAN AND READY FOR USE UPON COMPLETION. EXPOSED AND SEMI-EXPOSED SURFACES BE DUSTED, MOPPED, WASHED, WIPED AND BUFFED AS NECESSARY TO LEAVE WORK IN A NEW, CLEAN, IMMEDIATE CONDITION.

2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING OWNER(S) WITH RECORD CONSTRUCTION/AS-BUILT SET OF DRAWINGS AND ALL WARRANTIES FOR PRODUCTS USED AFTER COMPLETION OF PROJECT.

SYMBOLS AND ABBREVIATIONS

ABBREVIATION	TERM	F.F.L.	FINISH FLOOR	P.T.	PRESSURE TREATED
A	AND	FIN.	FINISH	PTD.	PAINTED
L	ANGLE	FLR.	FLOOR	PTN.	PARTITION
@	AT	F.L.O.R.	FLUORESCENT	R.	RISER
A.B.	ANCHOR BOLTS	F.O.	FACE OF	R.D.	ROOF DRAIN
ABV.	ABOVE	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
A.C.	AIR CONDITIONING	F.O.S.	FACE OF STUD	REG.	REGISTER
A.C.T.	ACOUSTICAL CEILING TILE	F.R.P.	FIBERGLASS REINFORCED PANEL	REQ.	REQUIRED
ACOUS.	ACOUSTIC	F.S.E.C.	FOOD SERVICE EQUIPMENT	RM.	ROOM
ADJ.	ADJUSTABLE OR ADJACENT	CONTRACTOR		R.O.	ROUGH OPENING
A.F.F.L.	ABOVE FINISHED FLOOR	FTG.	FOOTING	R.S.	ROUGH SAWN
AL.	ALUMINUM	FT.	FOOT OR FEET	RWD.	REDWOOD
AL.T.	ALTERNATE	GA.	GAUGE	R.W.L.	RAIN WATER LEADER
A.P.	ACCESS PANEL	GALV	GALVANIZED	SCH.	SCHEDULE
APPL.	APPLIANCE	G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	SECT.	SECTION
APPROX.	APPROXIMATELY	G.B.	GRAB BAR	S.F.	SQUARE FEET
ARCH.	ARCHITECT	G.C.	GENERAL	SH.	SHELF
BD.	BOARD	CONTRACTOR		SHR.	SHOWER
BLDG.	BUILDING	GL.	GLASS	SHTG.	SHEATHING
BLKG.	BLOCKING	GND.	GROUND	SHT.	SHEET
BM.	BEAM	G.S.M.	GALVANIZED SHEET METAL	SIM.	SIMILAR
B.N.	BOUNDARY NAILING	G.W.B.	GYPSON WALL BOARD	SPEC.	SPECIFICATION
BOT.	BOTTOM	GYP.	GYPSON	SQ.	SQUARE
C.G.	CORNER GUARD	HDWD.	HARDWOOD	STD.	STANDARD
C.J.	CONTROL JOINT	HDWR	HARDWARE	STL.	STEEL
C.L.	CENTER LINE	HGT.	HEIGHT	S.S.	STAINLESS STEEL
CLG.	CEILING	HORIZ.	HORIZONTAL	S.S.D.	SEE STRUCTURAL DRAWINGS
CLO.	CLOSET	HR.	HOUR, HOURS	STOR.	STORAGE
CLR.	CLEAR	INSUL.	INSULATION	STR.	STRUCTURE
C.M.U.	CONCRETE MASONRY UNIT	INT.	INTERIOR	SUSP.	SUSPENDED
CNTR.	COUNTER	JAN.	JANITOR	S.W.	SHEAR WALL
COL.	COLUMN	JT.	JOINT	T.	TREAD
CONC.	CONCRETE	K.E.C.	KITCHEN EQUIPMENT CONTRACTOR	T.B.	TOWEL BAR
CONST.	CONSTRUCTION	KIT.	KITCHEN	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAV.	LAVATORY	TEMP.	TEMPERED
CPT.	CARPET	MAX.	MAXIMUM	T.O.C.	TOP OF CURB
CTR.	CENTER	MECH.	MECHANICAL	T&G	TONGUE AND GROOVE
CTSK.	COUNTERSINK	MIN.	MINIMUM	THK.	THICK
DBL.	DOUBLE	MISC.	MISCELLANEOUS	T.N.	TOE NAIL
D.K.F.	DRINKING FOUNTAIN	MTD.	MOUNTED	T.O.B.	TOP OF BEAM
DIA.	DIAMETER	MTL.	METAL	T.O.C.	TOP OF CONCRETE
DIM.	DIMENSION	MTRL.	MATERIAL	T.O.P.	TOP OF PAVEMENT
DISP.	DISPENSER	(N)	NEW	T.O.PL.	TOP OF PLATE
DIST.	DISTANCE	N.I.C.	NOT IN CONTRACT	T.O.W.	TOP OF WALL
DN.	DOWN	NO.	NUMBER	TYP.	TYPICAL
D.F.	DOUGLAS FIR	NOM.	NOMINAL	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	N.T.S.	NOT TO SCALE	VERT.	VERTICAL
DS	DOWNSPOUT	O/	OVER	V.I.F.	VERIFY IN FIELD
DTL.	DETAIL	O.C.	ON CENTER	WT.	WEIGHT
DWG.	DRAWING	O.D.R.	OVERFLOW DRAIN	W/	WITH
(E)	EXISTING	OH.	OVERHEAD	W.C.	WATER CLOSET
EA.	EACH	O.S.C.I.	OWNER SUPPLIED, CONTRACTOR INSTALLED	WD.	WOOD
ELEC.	ELECTRICAL	P.B.O.	PROVIDED BY OWNER	WDW.	WINDOW
ELEV.	ELEVATION	PEN	PERIMETER EDGE NAILING	W.H.	WATER HEATER
EMRGY	EMERGENCY	PERP.	PERPENDICULAR	W/I	WITHIN
ENG.	ENGINEERED	PL.	PLATE	W/O	WITHOUT
E.P.	ELECTRICAL PANELBOARD	PLAS.	PLASTER	W.P.	WATER PROOF
EQ.	EQUAL	PLYWD.	PLYWOOD	W.R.	WATER RESISTANT
EQUIP.	EQUIPMENT	P.L.	PROPERTY LINE	WSC.T.	WAINSCOT
EXC.	EXCEPT	P.LAM.	PLASTIC LAMINATE		
EXT.	EXTERIOR	P.S.F.	POUNDS PER SQUARE FOOT		
F.B.O.	FURNISHED BY OTHERS	P.S.I.	POUNDS PER SQUARE INCH		
F.D.	FLOOR DRAIN				
FDN.	FOUNDATION				
F.F.	FINISH TO FINISH				

	DOOR No.		DETAIL No.
	WINDOW No.		DETAIL REFERENCE SHEET No.
	GENERAL CONSTRUCTION SHEET NOTES		DRAWING No.
	WALL TYPE		ELEVATION REFERENCE SHEET No.
	KEY NOTE		DRAWING No.
	DATUM REFERENCE: ELEVATION, WORK OR CONTROL		SECTION REFERENCE SHEET No.
	FINISH NOTE REFERENCE		INTERIOR ELEV. No.
	<u>DIMENSIONS</u>		INT. ELEV. REFERENCE SHEET No.
	F.O.S. OR MASONRY CENTERLINE		8'-9" EL. ELEVATION
	FACE OF FINISH (CLR./MINIMUM CLR.)		NORTH
	ALIGN		EQUIPMENT No.
	ALIGN FINISH SURFACES		ROOM IDENTIFICATION ROOM No.
	EXISTING CONSTRUCTION TO REMAIN		REVISION No.
	EXISTING TO BE REMOVED		REVISION CLOUD
	NEW CONSTRUCTION</		

DRAWING INDEX

ARCHITECTURAL

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A2.1	PROPOSED FLOOR PLAN
A3.0	ELEVATIONS I

PROJECT TEAM

ARCHITECT

RUFF + ASSOCIATES INC.
ARCHITECTURE & PLANNING
RICHARD P. RUFF ARCHITECT C-II736
100 WEST STANDLEY ST.,
UKIAH, CA. 95482
707-472-0525 FAX 707-472-0527

PROPOSED PARCEL DATA

LOCATION:	1010 SANTA ROSA AVE SANTA ROSA, CA 95404
APN:	038-101-04
ZONING:	C-2-P
LOT SIZE:	18,359 S.F.
BUILDING AREA:	3,782 S.F.

CODE ANALYSIS

OCCUPANCY TYPE:	F.I.BI. S2
OCCUPANCY MAXIMUM:	37
CONSTRUCTION TYPE:	VB
NUMBER OF REQUIRED EXITS (130/49 TABLE 1015.1)	3 @ 36" MIN

PROPERTY LINE CONSTRUCTION: PROPOSED (ALLOWED)

NORTH SETBACK:	46'6"
SOUTH SETBACK:	1'6"
EAST SIDE SETBACK:	66'0"
WEST SIDE SETBACK:	28'6"

SITE SUPPORT DATA

FIRE DISTRICT	SANTA ROSA FIRE DEPT
SEWER	CITY OF SANTA ROSA
WATER	CITY OF SANTA ROSA
GAS	PG&E
ELECTRIC	PG&E
PHONE	XXX
CABLETV	XXX

VICINITY MAP

N.T.S.

PROPERTY LINE

BUILDING ENVELOPE

EDGE OF PAVEMENT

FENCE LINE

BUILDING SETBACK LINE

CONTOUR LINES

1010 SANTA ROSA AVE

137'-0"

9 SPACES

7 SPACES

94'-0"

46'-6"

47'-6"

66'-0"

84'-6"

212'-0"

6'-6"

WATER & GAS

UTILITY EASEMENT

SIGN

ADA PARKING

ELECTRIC METER

MAIN BUILDING

TRASH

1

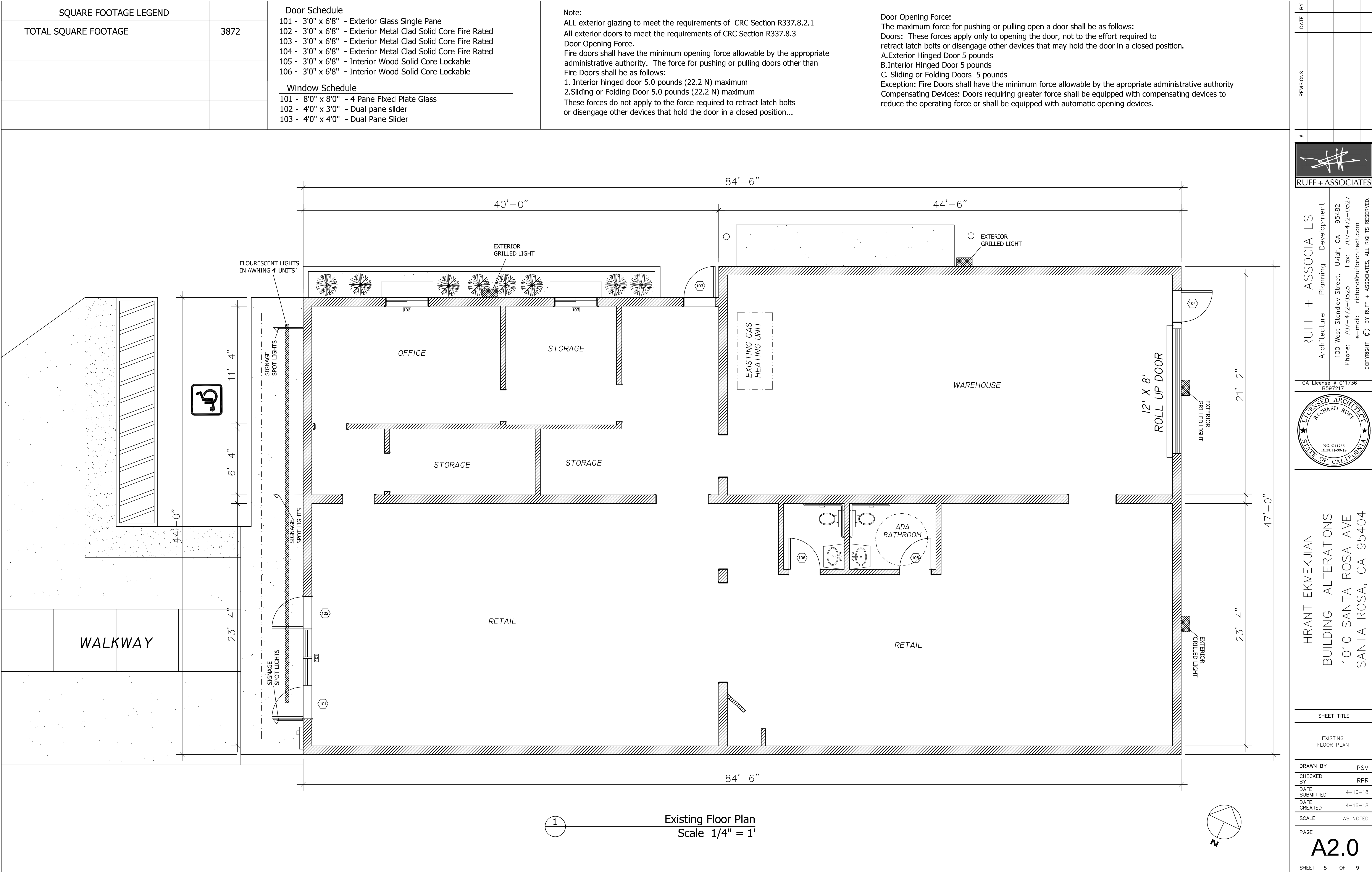
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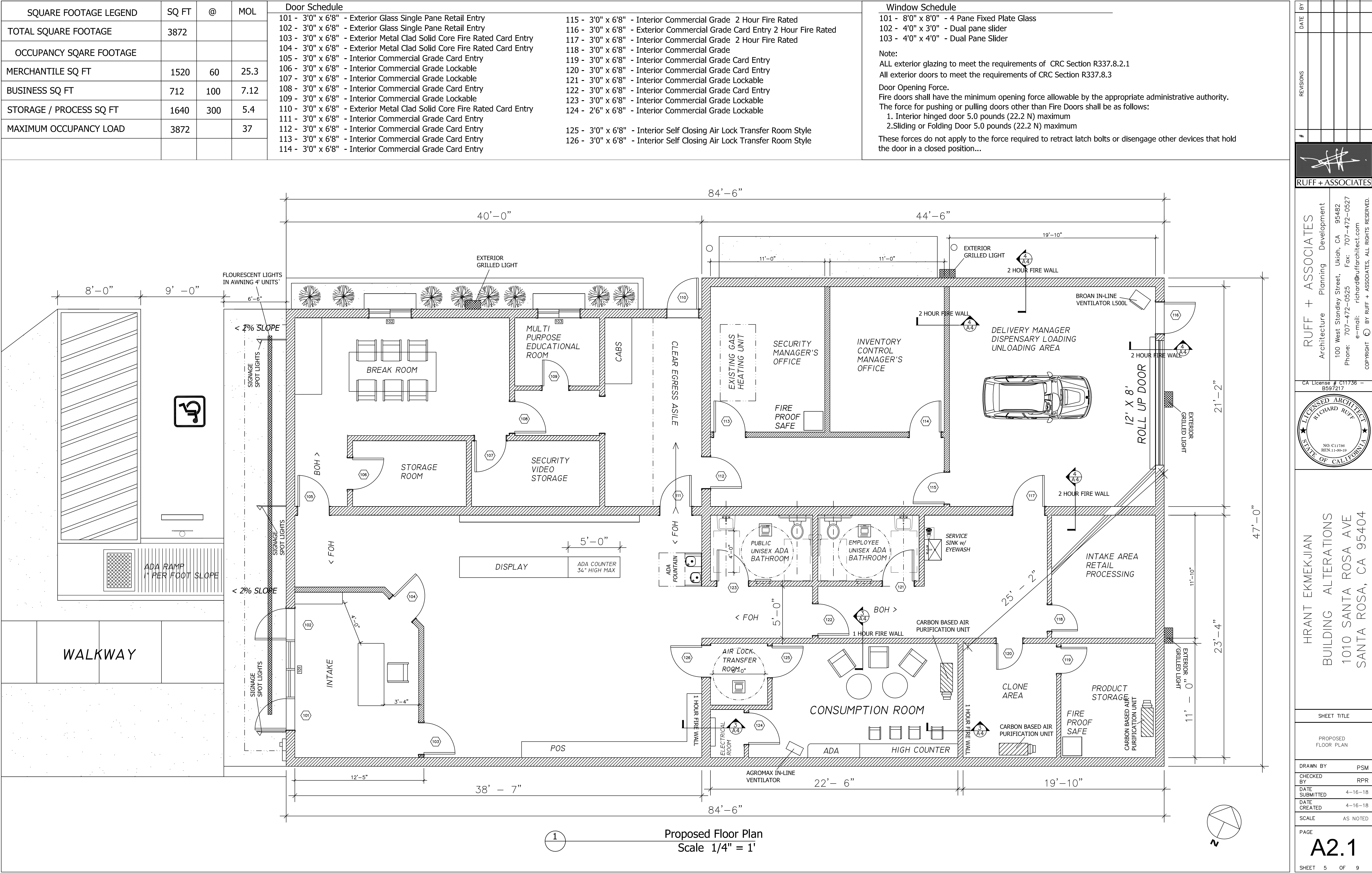
Site Plan
Scale 3/32" = 1'

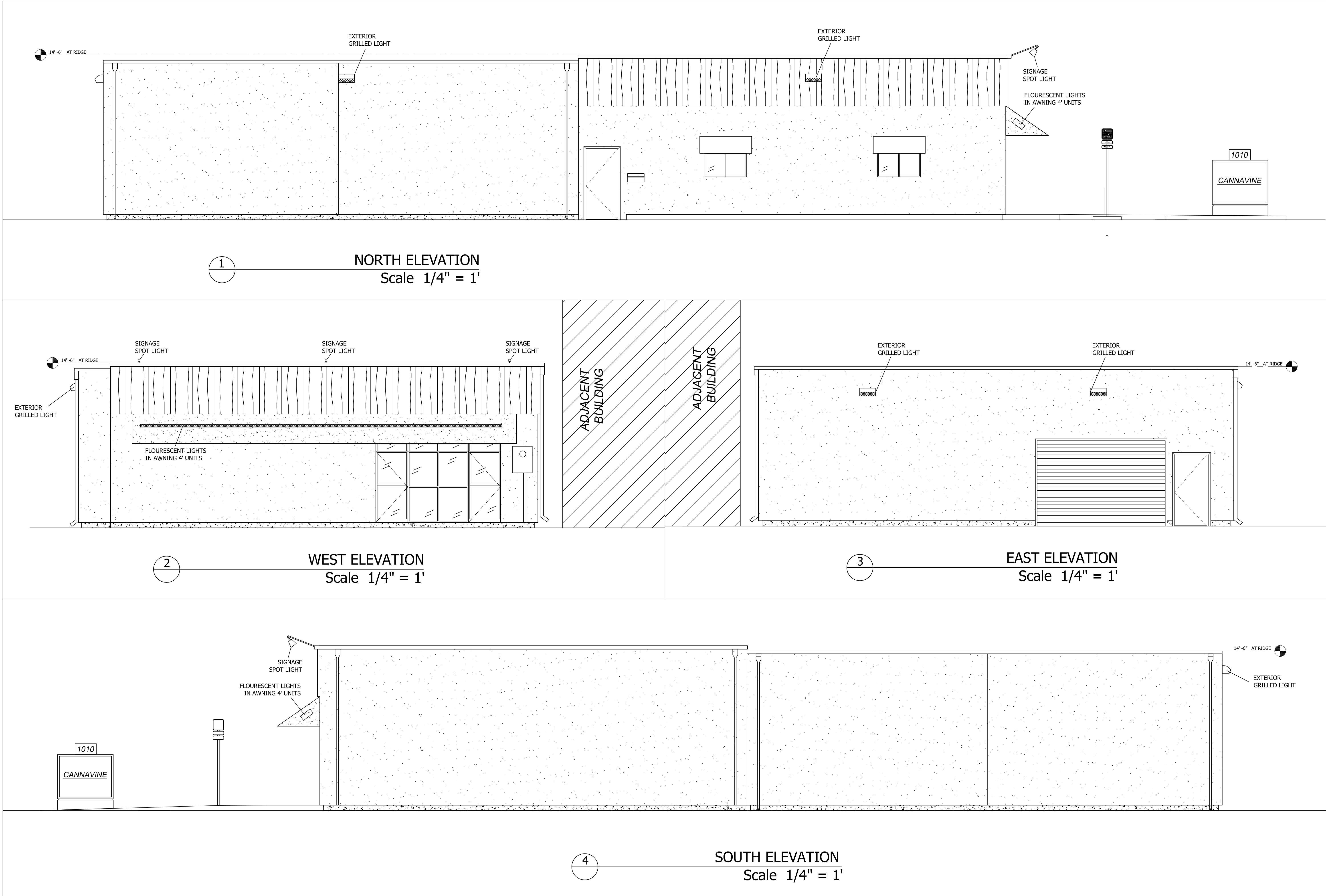
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REVISIONS	DATE	BY

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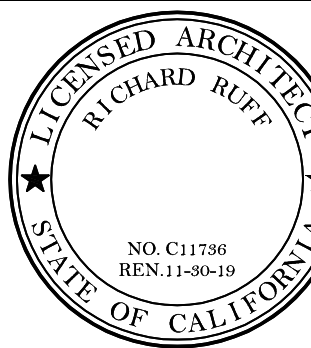
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HRANT EKMEKJIAN
BUILDING ALTERATIONS
1010 SANTA ROSA AVE
SANTA ROSA, CA 95404

SHEET TITLE	
ELEVATIONS	
DRAWN BY	PSM
CHECKED BY	RPR
DATE SUBMITTED	4-16-18
DATE CREATED	4-16-18
SCALE	AS NOTED
PAGE	
A3	
SHEET	6 OF 9











