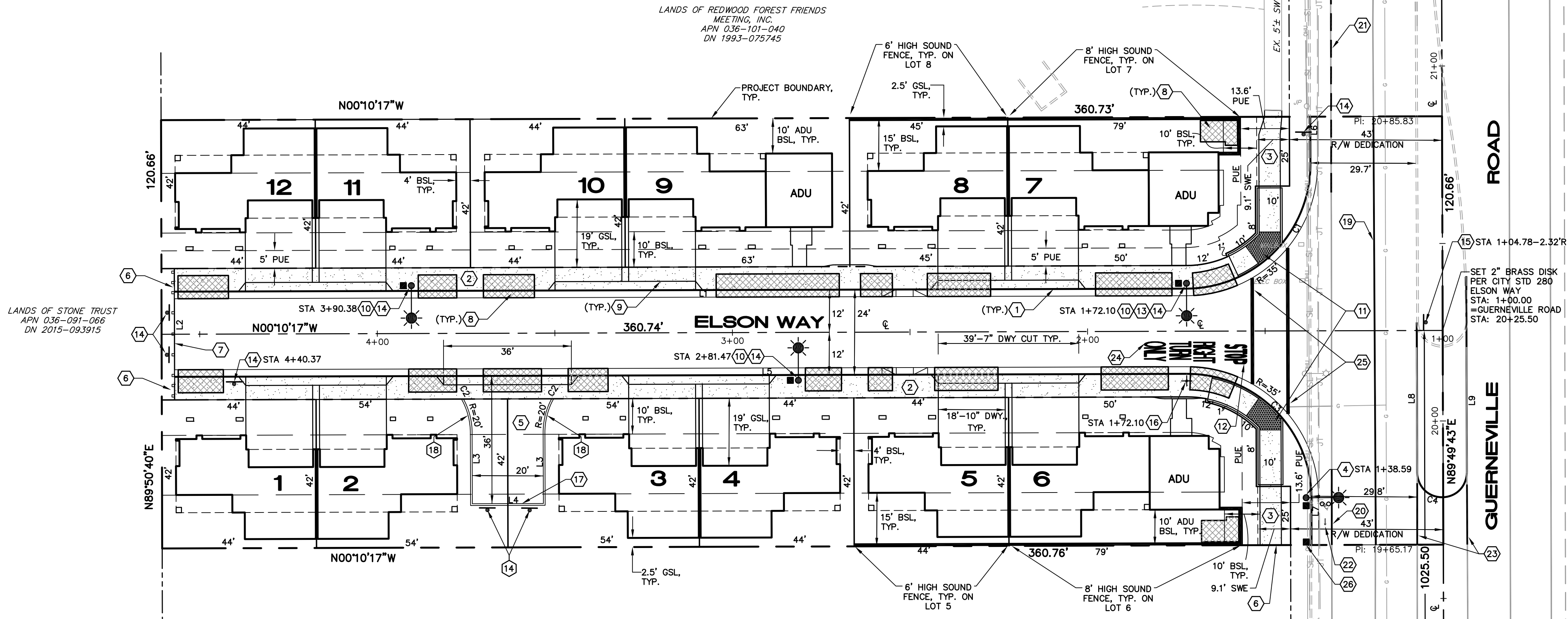


1. IF JOINT TRENCH IS USED, THE TRENCH LAYOUT SHALL CONFORM TO THE CONFIGURATION SHOWN BELOW, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE CITY ENGINEER.
2. A RUN OF CONDUIT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR - 1/4" BENDS (360° TOTAL) INCLUDING OFFSETS AND BENDS LOCATED AT PULLBOXES AND SERVICE POINTS (NATIONAL ELECTRIC CODE 347-14).
3. PULL BOXES ARE REQUIRED ON BOTH SIDES OF EACH STREET CROSSING.
4. IF JOINT TRENCH IS USED, COSTS SHALL BE BORNE BY DEVELOPER. JOINT TRENCH DESIGN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
5. NO MORE THAN ONE STREET LIGHT CONDUIT IN ANY PG&E SERVICE POINT.
6. PRIOR TO ANY STREET LIGHT CONDUIT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE 3 COPIES OF THE JOINT TRENCH CONDUIT PLAN TO THE INSPECTOR AND MEET THE INSPECTOR ON-SITE TO REVIEW STREET LIGHT CONDUIT PLANS AND IDENTIFY ALL PULL BOX LOCATIONS & CONDUIT STREET CROSSINGS.
7. REFERENCE THE JOINT TRENCH COMPOSITE OR STREET LIGHT CONDUIT PLANS FOR CONDUIT LOCATION AND CONDUCTOR SCHEDULE.

## KEY NOTES

- |   |  |    |   |    |   |
|---|--|----|---|----|---|
| 1 | CURB AND GUTTER PER CITY STD. 241.   | 10 | STREET LIGHT PER CITY STD. 6150 (FOR LIGHTS ON INTERNAL SUBDIVISION STREET).                      | 20 | INSTALL 6" THERMOPLASTIC BIKE LANE LINE PER STATE OF CA STANDARD PLANS DETAIL 39 (2014 CA MUTCD FIGURE 3A-112).   |
| 2 | 6" SIDEWALK PER CITY STD. 230G & 235.  | 11 | CURB RAMP SIMILAR TO CALTRANS STANDARD PLAN AB8A CASE G. SEE CURB RAMP DETAILS SHEET 4.           | 21 | INSTALL 6" THERMOPLASTIC BIKE LANE INTERSECTION LINE PER STATE OF CA STANDARD PLANS DETAIL 39A (2014 CA MUTCD FIGURE 3A-112).   |
| 3 | 6" SIDEWALK PER CITY STD. 230E & 235.  | 12 | INSTALL THERMOPLASTIC "STOP" LEGEND PER 2014 CA MUTCD SECTION 38-20 AND FIGURE 38-23.             | 22 | INSTALL THERMOPLASTIC BIKE LANE SYMBOL & BIKE LANE ARROW PAVEMENT MARKING PER 2014 CA MUTCD CHAPTER 9 FIGURE 9C-38.   |
| 4 | STREET LIGHT PER CITY STD. 611 WITH LEXOtek LED FIXTURE.   | 13 | W14-2 (NO OUTLET) SIGN PER CITY STD. 701.   | 23 | REPAIR EXISTING TWO-WAY LEFT-TURN LANE PATTERN PER 2010 STATE OF CA STANDARD PLAN A20B, DETAIL 33 (2014 CA MUTCD FIGURE 3A-104/08).   |
| 5 | FIRE TRUCK TURNAROUND SIMILAR TO CITY STD 206. PAVEMENT SHALL BE CROSS-HATCHED AND DELINEATED "NO PARKING" & "TURNAROUND AREA" WITH THERMOPLASTIC STRIPING MATERIAL. SEE DETAIL.   | 14 | R26 (NO PARKING) SIGN PER CITY STD. 701.  | 24 | INSTALL THERMOPLASTIC "RIGHT TURN ONLY" LEGEND PER 2014 CA MUTCD SECTION 38-20 AND FIGURE 38-23.  |
| 6 | SIDEWALK BARRICADE PER CITY STD. 236.  | 15 | R6-1(R) (ONE WAY) SIGN WITH ARROW POINTING WEST PER CITY STD. 701.                                | 25 | INSTALL 12" WIDE THERMOPLASTIC CROSSWALK STRIPES 10' APART PER CALTRANS STD. PLAN A24F.   |
| 7 | END OF STREET BARRICADE PER CITY STD. 211 WITH FUTURE THROUGH STREET SIGN PER CITY STD. 206.   | 16 | INSTALL COMBINATION STREET NAME SIGN PER CITY STD. 704A, B AND STOP SIGN.                         | 26 | INSTALL CONDUITS & PULL BOXES ON BOTH ENDS WITH NYLON ROPE FOR FUTURE TRAFFIC SIGNAL INTERCONNECT ON QUENEVILLE ROAD PER PAGE 22 OF THE CITY OF SANTA ROSA TRAFFIC STANDARDS. |
| 8 | BIO-RETENTION BED DIMENSIONS AND DETAILS PER STORM WATER TREATMENT PLAN, SHEET 12.   | 17 | CONCRETE RIBBON. SEE DETAIL SHEET 3.  |    |   |
| 9 | 39.58' RESIDENTIAL DRIVEWAY CURB CUT SIMILAR TO CITY STD. 250B (APPROACH REDUCED TO 2.0' PER APPROVED VARIANCE). EXPANSION JOINT SHALL BE INSTALLED AT LOT LINE WITH CONSTRUCTION OF COMMON PRIVATE DRIVEWAYS UNLESS DRIVEWAYS WILL BE INDEPENDENT OF EACH OTHER/SEPARATED BY A LANDSCAPE MEDIAN-BUFFER. | 18 | RED FIRE LANE CURB PER CITY STD. 206. SEE DETAIL SHEET 3.   |    |   |
|   |  | 19 | INSTALL LANE LINE PATTERN PER STATE OF CA STANDARD PLANS DETAIL 10 (2014 CA MUTCD FIGURE 3A-102). |    |   |



## FACE OF CURB DATA

CURVE DATA				LINE DATA		
NO.	LENGTH	RADIUS	DELTA	NO.	LENGTH	BEARING
C1	54.92'	35.00'	89°53'56"	L1	284.98'	N01°01'17"W
C2	31.42'	20.00'	90°00'00"	L2	24.00'	N89°52'00"E
C3	54.98'	35.00'	89°58'57"	L3	20.00'	N89°49'43"E
C4	21.99'	7.00'	180°00'00"	L4	20.00'	N01°01'17"W
				L5	285.01'	N01°01'17"W
				L6	13.61'	N89°58'34"W
				L7	13.33'	N89°50'02"E
				L8	42.30'	N89°49'43"E
				L9	55.27'	N89°49'02"E




## R26 "BEGIN/END" SIGN DETAIL

NO SCALE

## EVA TURNAROUND STRIPING DETAIL

NO SCALE

REVISIONS							PUBLIC IMPROVEMENTS APPROVED FOR CONSTRUCTION	
STAFF APPROVAL	NO.	REVISION	DATE	R.C.E.	EXP. DATE	CITY ENG.	DATE	CITY OF SANTA ROSA
								BY  JASON L. NUNEZ R.C.E. 57525 CITY ENGINEER CITY OF SANTA ROSA, CA  DATE <u>December 14, 2020</u>
								CITY OF SANTA ROSA FILE NO. 2020--0026

**CIVIL DESIGN CONSULTANTS, INC.**

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(707) 542-4820

**SITE PLAN**  
**ELSON PLACE**  
1685 QUERNEVILLE ROAD  
SANTA ROSA, CA  
APN 036-101-010  
DOC NO. 2018-008320

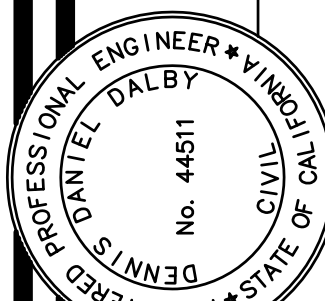
OCTOBER 2020

JOB NO.  
18-131

SHEET NO.

6

OF 13 SHEETS






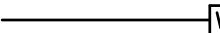
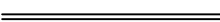
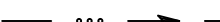

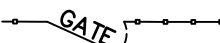
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DENNIS D. DALBY

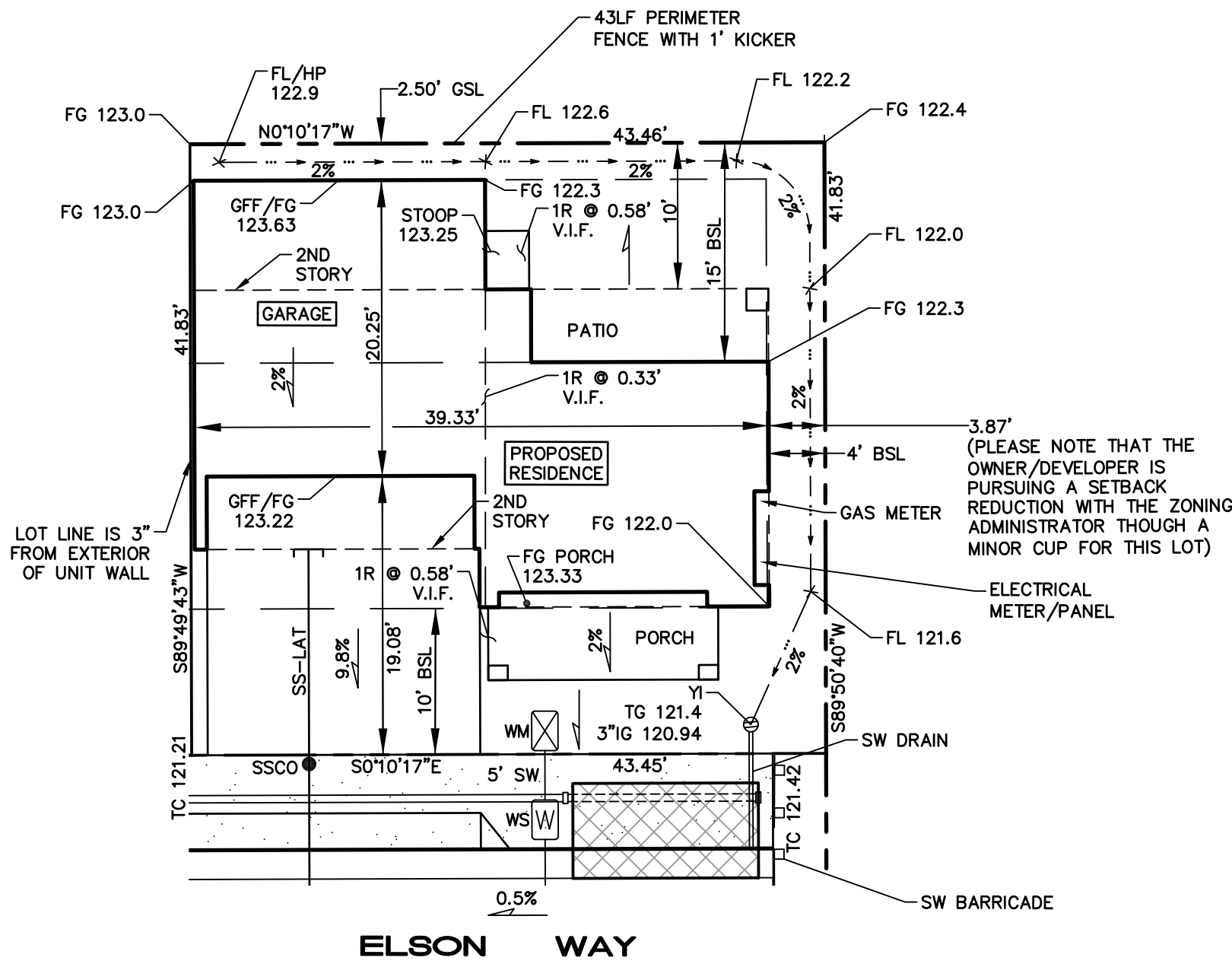
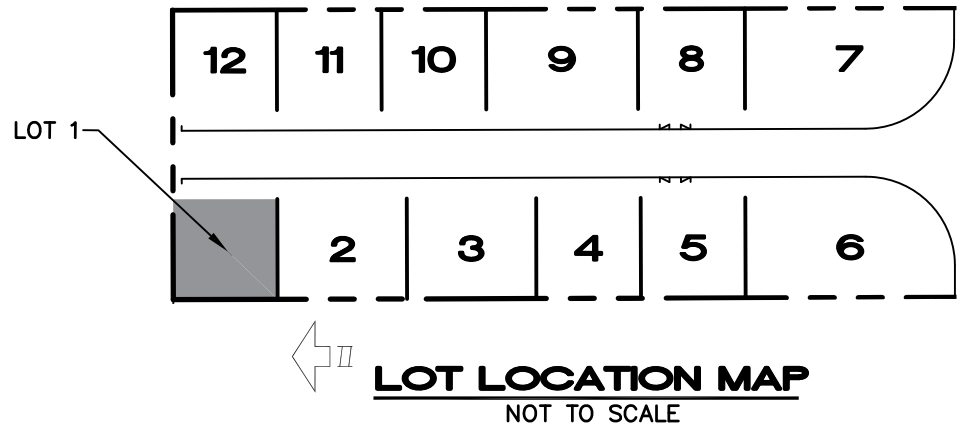
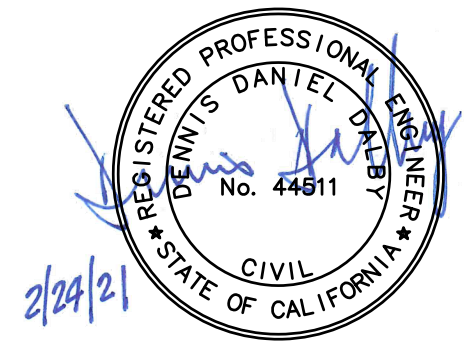
CIVIL STATE OF CALIFORNIA



LEGEND

-  OR 
- STREET LIGHT
- 
- SS LATERAL WITH CLEANOUT
- 
- WATER SERVICE WITH METER
- 
- SIDEWALK DRAIN
- 
- DRAINAGE SWALE
- 
- AIR CONDITIONER
- 
- WOOD "GOOD NEIGHBOR" FENCE (SEE NOTE 11)

NOTE:  
SWALES SHOWN SHALL FOLLOW THE  
CONTOUR OF THE LAND AND NEED NOT BE  
AT A STRAIGHT PERCENTAGE OF SLOPE.



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR BEGINNING CONSTRUCTION.
2. EXCESS EARTH TO BE REMOVED TO A SITE APPROVED BY THE CITY OF ROHNERT PARK FIRE DEPARTMENT AND THE BUILDING DIVISION.
3. CONSTRUCT DRIVEWAY APPROACH TO CONTAIN STREET AND GUTTER FLOWS.
4. SLOPE GRADE 5% FOR A MINIMUM OF 3 FT. FROM THE BUILDING.
5. CONTRACTOR TO VERIFY HOUSE LOCATION PRIOR TO COMMENCING WORK.
6. THERE ARE NO EXISTING TREES ON THIS LOT.
7. ALL ROOF DRAINS SHALL BE CONNECTED TO UNDERGROUND STORM DRAIN SYSTEMS, THROUGH FACE OF CURB PER CITY STD. 406A, OR DIRECTED TO SPLASH BLOCKS PROVIDING POSITIVE DRAINAGE AWAY FROM FOUNDATIONS.
8. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, PREPARED BY MILLER PACIFIC ENGINEERING GROUP, DATED DECEMBER 27, 2002 AND ALL SUBSEQUENT REPORTS.
9. A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE BUILDING DIVISION INSPECTOR BY THE LICENSED ENGINEER/SURVEYOR OF RECORD FOR THIS LOT. THIS LETTER SHALL VERIFY THAT GRADING AND DRAINAGE HAS BEEN COMPLETED PER APPROVED PLOT PLAN, WITH THE EXCEPTIONS NOTED IN "AS-BUILT" CONFIGURATION, AND IN AGREEMENT WITH CALIFORNIA BUILDING CODE.
10. BENCHMARK: AS DETERMINED LOCALLY BASED ON CONTROL POINT NO. 10 AS SHOWN ON THE UNDATED IMPROVEMENT PLANS FOR THE EASTSIDE TRUNK SEWER, PHASE 2, PREPARED BY WINZLER AND KELLY CONSULTING ENGINEERS, PROJECT NO. 02056-07-021, SHEET NO G-005. A TEMPORARY BENCHMARK WAS ESTABLISHED ON TOP OF THE BRASS DISK MONUMENT MARKING THE CENTERLINE INTERSECTION OF BODWAY PARKWAY AND CAMINO COLEGIO. TBM ELEVATION = 139.38 (CITY OF SANTA ROSA DATUM)
11. PRIVACY FENCING ALONG PROPERTY LINES NOT SHOWN FOR CLARITY.
12. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS PER 2016 CALIFORNIA BUILDING CODE (CBC) SECTION 1014.

ABBREVIATIONS

AC	AIR CONDITIONER	PME	PRIVATE MAINTENANCE ESMT.
APN	ASSESSOR'S PARCEL NO.	PDE	PRIVATE DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE	PL	PROPERTY LINE
BSW	BACK OF SIDEWALK	PSE	PUBLIC SEWER EASEMENT
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	R	RISES
DI	DRAIN INLET	RW	RIGHT OF WAY
DWY	DRIVEWAY	SD	STORM DRAIN
EG	EXISTING GRADE	SDCB	STORM DRAIN CATCH BASIN
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	SS-LAT	SANITARY SEWER LATERAL
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	ST-LT	STREET LIGHT
FL	FINISH GRADE	SW	SIDEWALK
FL	FINISH GRADE	SWE	SIDEWALK EASEMENT
GB	GRADE BREAK	TC	TOP OF CURB
GFF	GARAGE FINISH FLOOR	TG	TOP OF GRATE
GSL	GARAGE SETBACK LINE	VIF	VERIFY IN FIELD
HP	HIGH POINT	WM	WATER METER
IFO	IN FAVOR OF	WS	WATER SERVICE
IG	INVERT GRADE	YI	YARD INLET
NO	NUMBER		

BUILDING DATA

PLAN:	2R(A)
NO. OF STORIES:	3
PAD:	122.49
PAD GARAGE:	122.46
FF GARAGE:	123.63
FG PORCH:	123.33
FF LOWER:	123.66
LOT AREA:	1,818 SF

2025 ELSON WAY

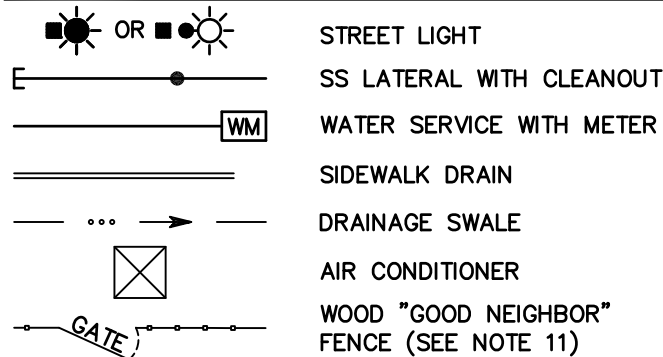


CML DESIGN CONSULTANTS, INC.  
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ELSON PLACE  
LOT 1  
APN 036-101-010

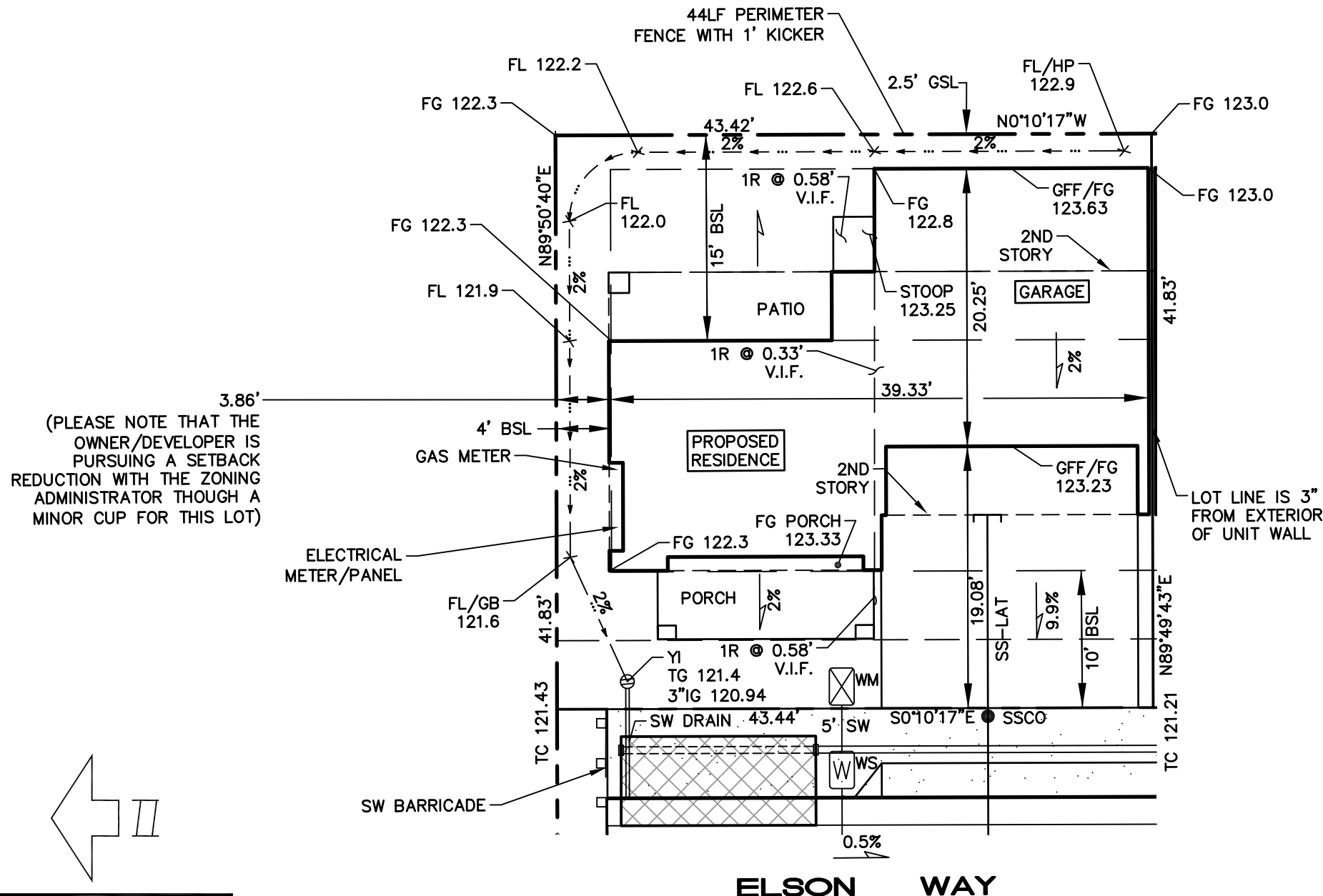
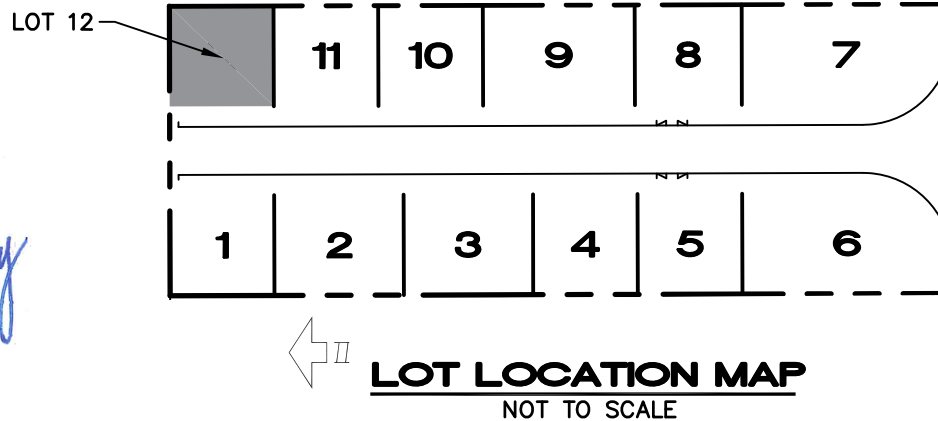
FEBRUARY 2021

## LEGEND



### NOTE:

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CONC	CONCRETE	R	RISES
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ESMT	EASEMENT	SSCO	SANITARY SEWER CLEANOUT
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FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	ST-LT	STREET LIGHT
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	SWE	SIDEWALK EASEMENT
GB	GRADE BREAK	TC	TOP OF CURB
GFF	GARAGE FINISH FLOOR	TG	TOP OF GRATE
GSL	GARAGE SETBACK LINE	VIF	VERIFY IN FIELD
HP	HIGH POINT	WM	WATER METER
IFO	IN FAVOR OF	WS	WATER SERVICE
IG	INVERT GRADE	YI	YARD INLET
NO	NUMBER		

## BUILDING DATA

PLAN:	2(A)
NO. OF STORIES:	3
PAD:	122.49
PAD GARAGE:	122.46
FF GARAGE:	123.63
FG PORCH:	123.33
FF LOWER:	123.66
LOT AREA:	1,817 SF

2024 ELSON WAY

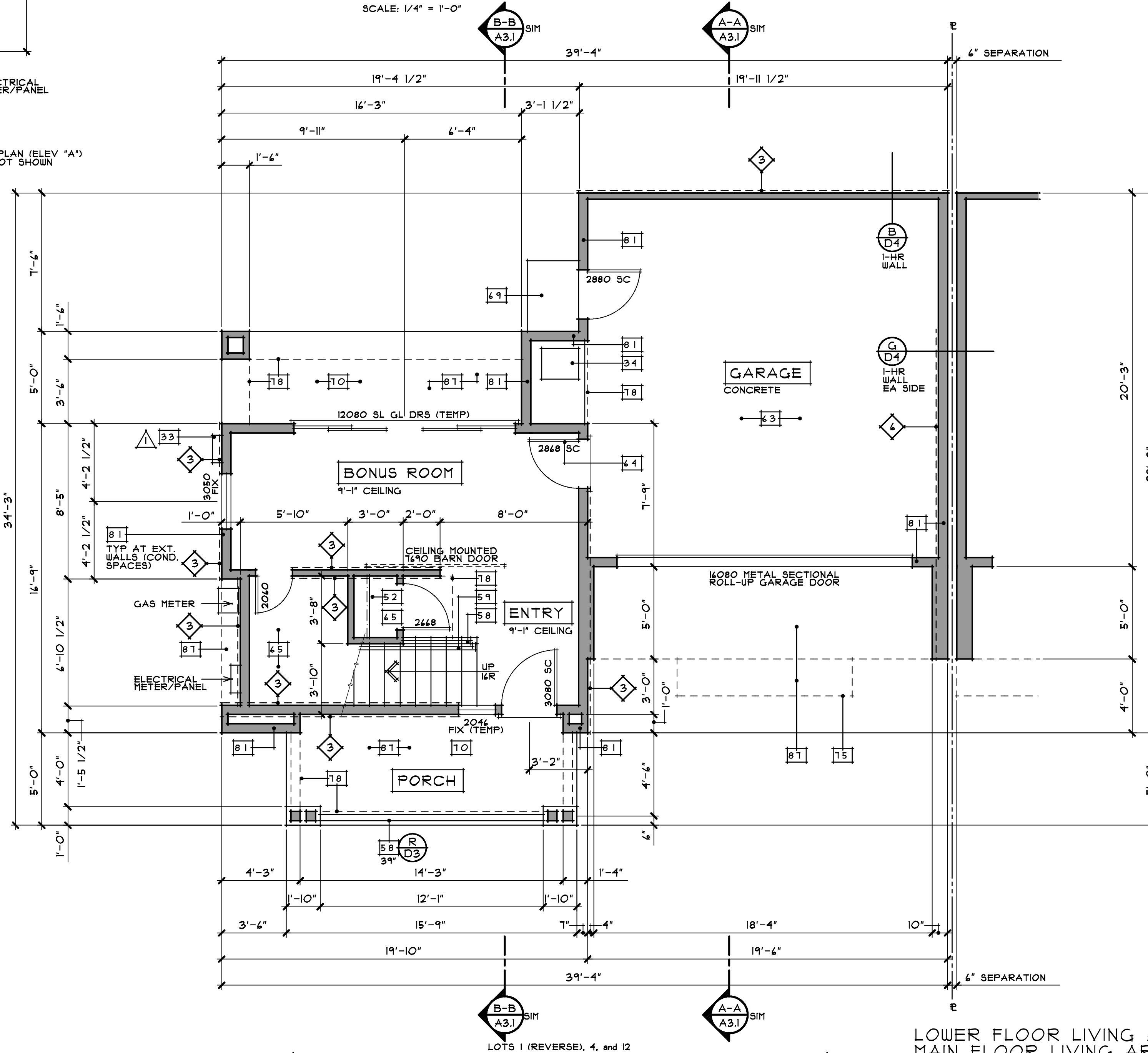
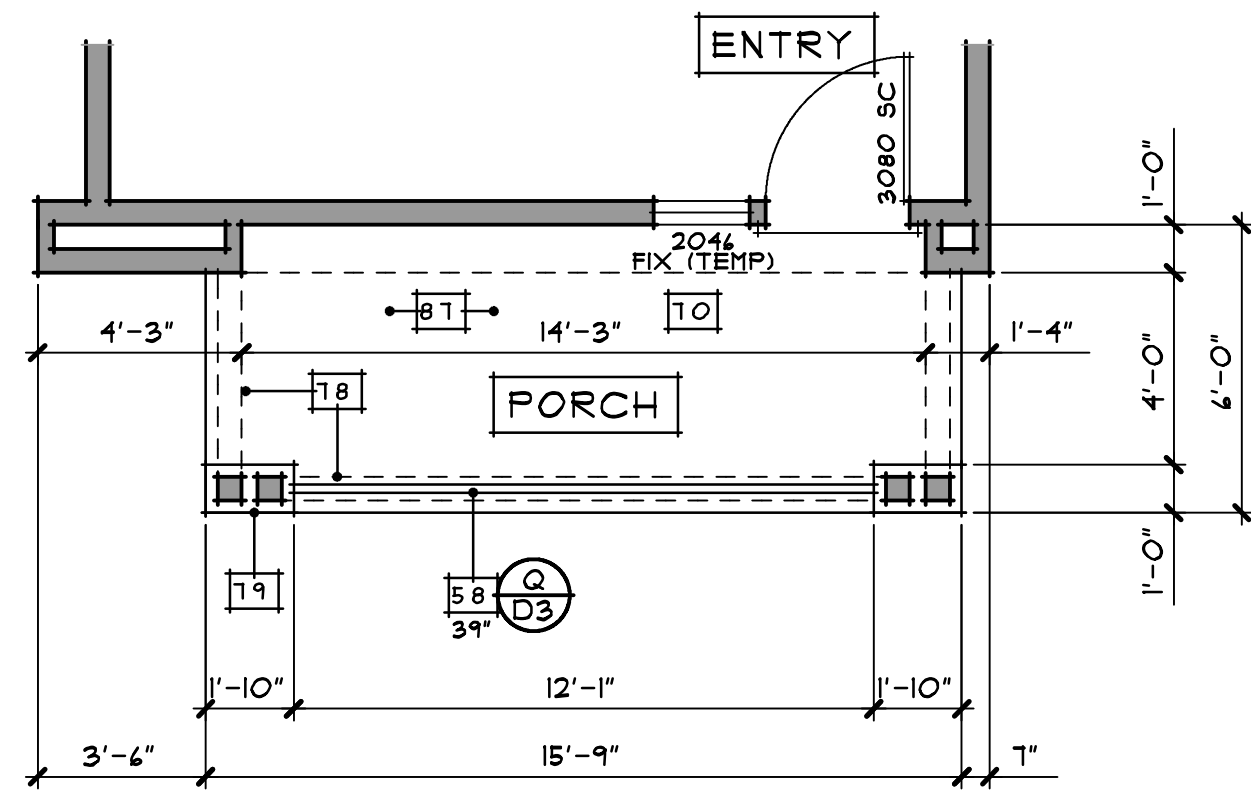
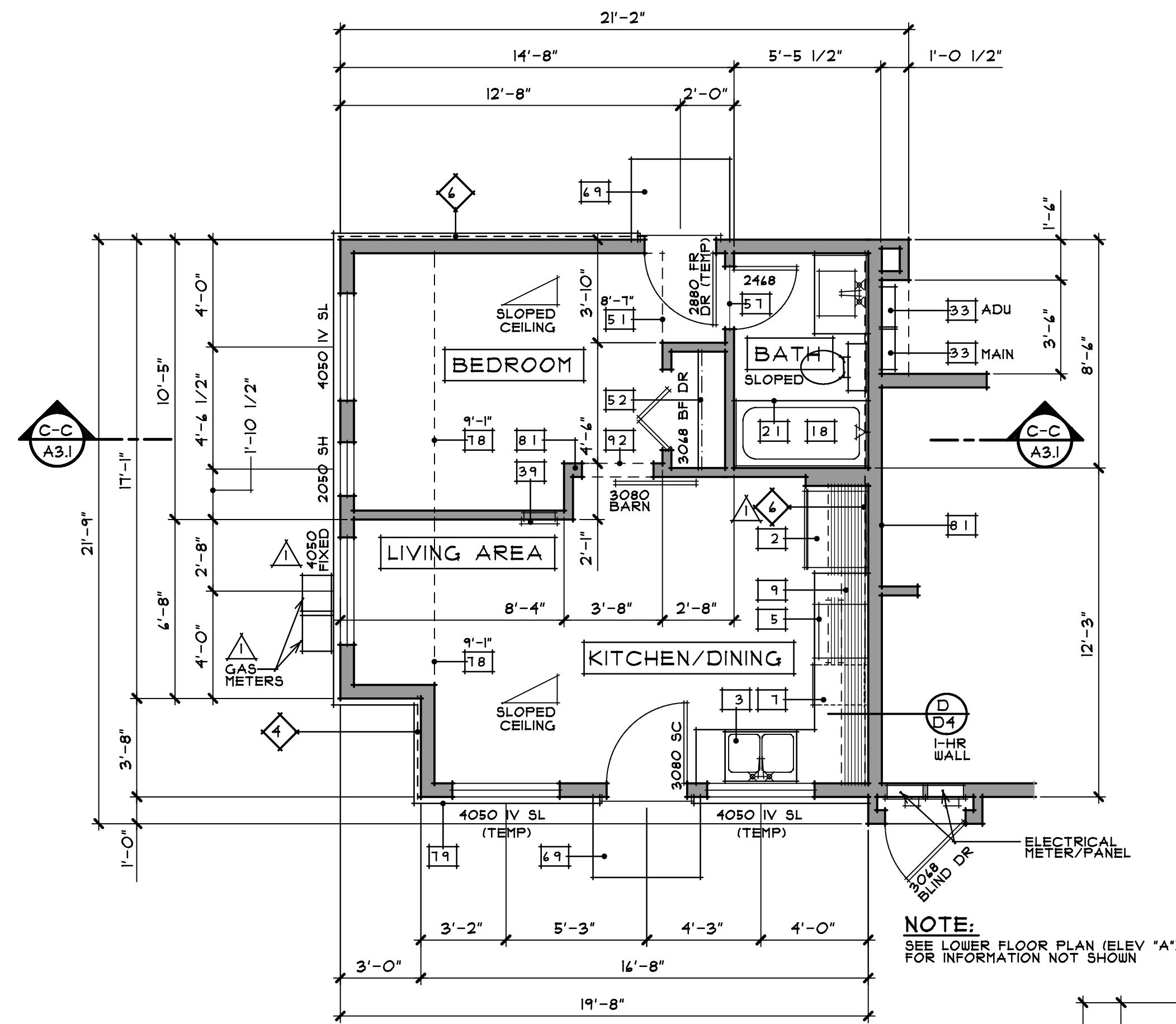


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**ELSON PLACE**  
**LOT 12**  
**APN 036-101-010**

FEBRUARY 2021





- FLOOR PLAN NOTES** NOT ALL NOTES ARE USED ON THIS SHEET
2. PROVIDE 39" REFRIGERATOR SPACE AND ROUGH PLUMBING FOR ICE MAKER IN RECESSED WALL BOX.
  3. DOUBLE KITCHEN SINK W/GARBAGE DISPOSAL.
  5. SLIDE-IN RANGE-OVEN AND MICROWAVE WITH EXHAUST FAN ABOVE. VENT TO EXTERIOR AND PROVIDE BACKDRAFT DAMPER. (VERIFY DIMS W/MFR.)
  7. BUILT-IN DISHWASHER. (VERIFY DIMENSIONS W/MFR.)
  9. LINE OF CABINETS ABOVE.
  10. KITCHEN ISLAND COUNTER TOP. (SEE PLAN FOR DIMS.)
  13. 3/4" HIGH BREAKFAST BAR.
  17. STEEL TUB/SHOWER COMB. W/12" TILE MAINSCOT. PROVIDE ACCESS PANEL PER LOCAL CODE.
  18. FIBERGLASS TUB/SHOWER COMB. W/12" FIBERGLASS SURROUND. PROVIDE ACCESS PANEL PER LOCAL CODE.
  21. SHOWER CURTAIN ROD.
  22. TEMPERED GLASS ENCLOSURE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS.
  25. BASE CABINET.
  28. WASHER SPACE. PROVIDE HOT & COLD WATER AND WASTE. PROVIDE PAN & 3/4" DRAIN AT THIRD FLOOR INSTALLATIONS.
  29. DRYER SPACE. PROVIDE 4" DIA. SMOOTH WALLED VENT THRU FLOOR. PROVIDE VENT TRAILER DRYER VENT. (VENT SHALL COMPLY WITH MFR'S SPECS. AND SECTIONS 504 & 905 OF THE CMC.)
  31. PEDESTAL SINK.
  33. TANKLESS WATER HEATER MOUNTED ON WALL. INSTALL PRESSURE RELIEF VALVE W/VENT AND DRAIN TO OUTSIDE (COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCAL CODES). (REFER TO ENERGY COMPLIANCE REPORT). DIRECT VENT TO ROOF.
  34. INCLUDE HOT WATER RECIRCULATION PUMP. FAU ON 18" HIGH PLATFORM. (INSTALLATION OF FURNACE SHALL COMPLY W/CHAPTER 1 OF THE CALIF. TECH. CODE & MFR. SPECS.) (REFER TO ENERGY COMPLIANCE REPORT).
  39. TOP VENT GAS WALL PANEL FURNACE. (INSTALLATION SHALL COMPLY W/CHAPTER 1 OF THE CMC & MFR. SPECS.) (REFER TO ENERGY COMPLIANCE REPORT).
  40. DIET SPACE.
  42. 22" X 30" ATTIC ACCESS. GASKET OR WEATHERSEAL.
  51. INTERIOR POTSHLF. SEE PLAN FOR HEIGHT ABOVE FLOOR.
  52. SINGLE POLE AND SHELF.
  54. DOUBLE POLE AND SHELF.
  56. HALF WALL WITH WOOD CAP. SEE PLAN FOR HEIGHT.
  57. LINE OF FLOORING SURFACE CHANGE.
  58. GUARDRAIL. 42" MINIMUM HEIGHT (U.O.N.) SEE PLAN FOR DETAIL REF. LESS THAN 4" CLEAR SPACE BETWEEN MEMBERS.
  59. HANDRAIL. (HEIGHT: 34" MIN TO 38" MAX) SEE PLAN FOR DETAIL REF. LESS THAN 4" CLEAR SPACE BETWEEN MEMBERS.
  63. 1/2" GYP BOARD AT WALLS, 5/8" TYPE "X" GYP BOARD AT CEILING AT GARAGE. WRAP BEAMS & POSTS, TYPICAL UNO.
  64. SELF CLOSING AND SELF LATCHING 1 3/8" SOLID WOOD DOOR W/ TIGHT-FITTING GASKETS AND SWEEPER & SILL.
  65. 5/8" TYPE "X" GYP. BOARD AT ALL STORAGE UNDER STAIRS. (INSTALL AT WALLS AND CEILING.)
  69. CONCRETE STOOP.
  70. CONCRETE PORCH.
  75. LINE OF FLOOR ABOVE.
  76. LINE OF FLOOR BELOW.
  78. LINE OF CEILING CHANGE ABOVE.
  79. LINE OF ADHERED STONE VENEER. SEE ELEVATIONS.
  81. 2 X 4 STUDS @ 16" OC WALL.
  81. 1 X 1 HARDIE ARTISAN V-RUSTIC SMOOTH SIDING AT SOFFIT/PORCH CEILINGS.
  92. FLAT TOP OPENING. SEE INTERIOR ELEVATIONS.
- ◆ SHEAR WALL SYMBOL. LOCATE SIZE AND NAILING PER STRUCTURAL DRAWINGS. 4A NAILING PATTERN AT ALL EXTERIOR WALLS (UON).

LOWER FLOOR LIVING AREA = APPROX 305 SQ FT  
MAIN FLOOR LIVING AREA = APPROX 189 SQ FT  
UPPER FLOOR LIVING AREA = APPROX 114 SQ FT  
TOTAL LIVING AREA = APPROX 1808 SQ FT

GARAGE AREA = APPROX 416 SQ FT  
COVERED PORCH AREA = APPROX 175 SQ FT

PLAN 2 A2.4

RECEIVED  
By E07081 at 9:05 am, Mar 02, 2021

DATE 10/19

DRAWN BY: CHECKED BY: REVISIONS: DATE: PLAN CHECK 4/10/20

NOTES

418 B Street Suite C Santa Rosa, CA 95401 TEL: 707.579.3811 FAX: 707.579.2848 www.farrellfaber.com

**FARRELL-FABER & ASSOCIATES INC.** ARCHITECTURE - PLANNING

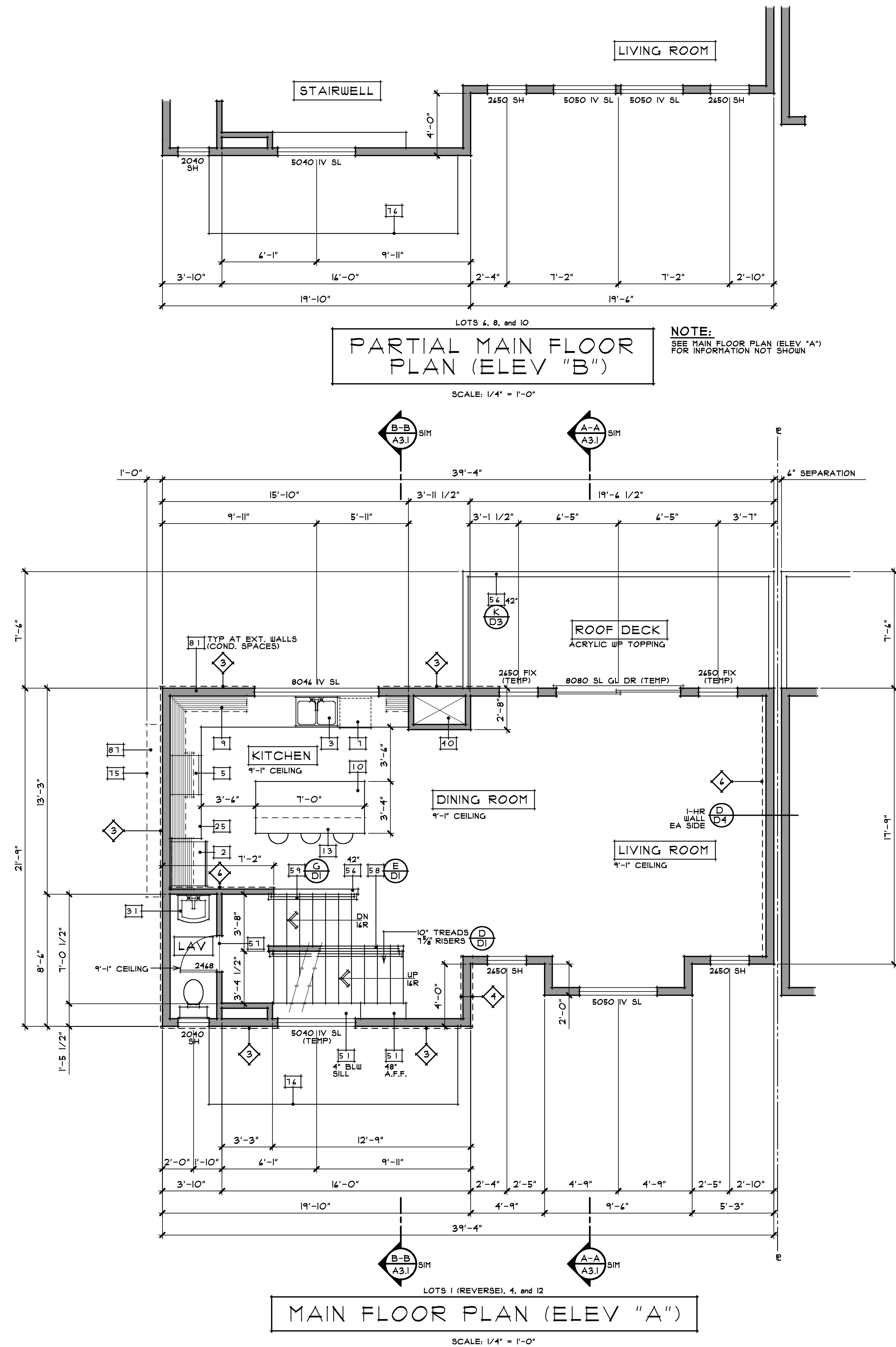
DESIGN FOR **ELSON PLACE** 1665 GUERNEVILLE ROAD SANTA ROSA, CALIFORNIA

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DO NOT SCALE PLANS

SHEET JOB NO 190714





- FLOOR PLAN NOTES** NOT ALL NOTES ARE USED ON THIS SHEET
- PROVIDE 31" REFRIGERATOR SPACE AND ROUGH PLUMBING FOR ICE MAKER IN RECESSED WALL BOX.
  - DOUBLE KITCHEN SINK W/GARBAGE DISPOSAL.
  - SLIDE-IN RANGE-OVEN AND MICROWAVE WITH EXHAUST FAN ABOVE. VENT TO EXTERIOR AND PROVIDE BACKDRAFT DAMPER. (VERIFY DIMS W/MFR.)
  - BUILT-IN DISHWASHER. (VERIFY DIMENSIONS W/MFR.)
  - LINE OF CABINETS ABOVE.
  - KITCHEN ISLAND COUNTER TOP. (SEE PLAN FOR DIMS.)
  - 3/4" HIGH BREAKFAST BAR.
  - STEEL TUB/SHOWER CONB. W/12" TILE MAINSCOT. PROVIDE ACCESS PANEL PER LOCAL CODE.
  - FIBERGLASS TUB/SHOWER CONB. W/12" FIBERGLASS SURROUND. PROVIDE ACCESS PANEL PER LOCAL CODE.
  - SHOWER CURTAIN ROD.
  - TEMPERED GLASS ENCLOSURE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS.
  - BASE CABINET.
  - WASHER SPACE. PROVIDE HOT & COLD WATER AND WASTE. PROVIDE PAN & 3/4" DRAIN AT THIRD FLOOR INSTALLATIONS.
  - DRYER SPACE. PROVIDE 4" DIA. SMOOTH WALLED VENT THRU FLOOR. PROVIDE VENT TRAP & DRYER VENT. (VENT SHALL COMPLY WITH MFR'S SPECS. AND SECTIONS 504 & 905 OF THE CMC.)
  - PEDESTAL SINK.
  - TANKLESS WATER HEATER MOUNTED ON WALL. INSTALL PRESSURE RELIEF VALVE W/VENT. AND DRAIN TO OUTSIDE (COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCAL CODES). (REFER TO ENERGY COMPLIANCE REPORT).
  - DIRECT VENT TO ROOF.
  - INCLUDE HOT WATER RECIRCULATION PUMP.
  - FAU ON 18" HIGH PLATFORM. (INSTALLATION OF FURNACE SHALL COMPLY W/CHAPTER 1 OF THE CALIF. MECH. CODE & MFR. SPECS.) (REFER TO ENERGY COMPLIANCE REPORT).
  - TOP VENT GAS WALL PANEL FURNACE. (INSTALLATION SHALL COMPLY W/CHAPTER 1 OF THE CMC & MFR. SPECS.) (REFER TO ENERGY COMPLIANCE REPORT).
  - DUCT SPACE.
  - 22" X 30" ATTIC ACCESS. GASKET OR WEATHERSEAL.
  - INTERIOR POTSHELF. SEE PLAN FOR HEIGHT ABOVE FLOOR.
  - SINGLE POLE AND SHELF.
  - DOUBLE POLE AND SHELF.
  - HALF WALL WITH WOOD CAP. SEE PLAN FOR HEIGHT.
  - LINE OF FLOORING SURFACE CHANGE.
  - GUARDRAIL. 42" MINIMUM HEIGHT (U.O.N.) SEE PLAN FOR DETAIL REF. LESS THAN 4" CLEAR SPACE BETWEEN MEMBERS.
  - HANDRAIL. (HEIGHT: 34" MIN TO 38" MAX) SEE PLAN FOR DETAIL REF. LESS THAN 4" CLEAR SPACE BETWEEN MEMBERS.
  - 1/2" GYP BOARD AT WALLS, 5/8" TYPE "X" GYP BOARD AT CEILING AT GARAGE. WRAP BEAMS & POSTS. TYPICAL UNO.
  - SELF CLOSING AND SELF LATCHING 1 3/8" SOLID WOOD DOOR W/ TIGHT-FITTING GASKETS AND SWEEPER & SILL.
  - 5/8" TYPE "X" GYP. BOARD AT ALL STORAGE UNDER STAIRS. (INSTALL AT WALLS AND CEILING.)
  - CONCRETE STOOP.
  - CONCRETE PORCH.
  - LINE OF FLOOR ABOVE.
  - LINE OF FLOOR BELOW.
  - LINE OF CEILING CHANGE ABOVE.
  - LINE OF ADHERED STONE VENEER. SEE ELEVATIONS.
  - 2 X 4 STUDS @ 16" OC WALL.
  - 1 X 1 HARDIE ARTISAN V-RUSTIC SMOOTH SIDING AT SOFFIT/PORCH CEILINGS.
  - FLAT TOP OPENING. SEE INTERIOR ELEVATIONS.
- ◆** SHEAR WALL SYMBOL LOCATE SIZE AND NAILING PER STRUCTURAL DRAWINGS. & A NAILING PATTERN AT ALL EXTERIOR WALLS (UON).

DATE  
10/19

DRAWN BY:  
CHECKED BY:  
REVISIONS: DATE:  
PLAN CHECK 4/10/20

NOTES  
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FAX: 707.579.2646  
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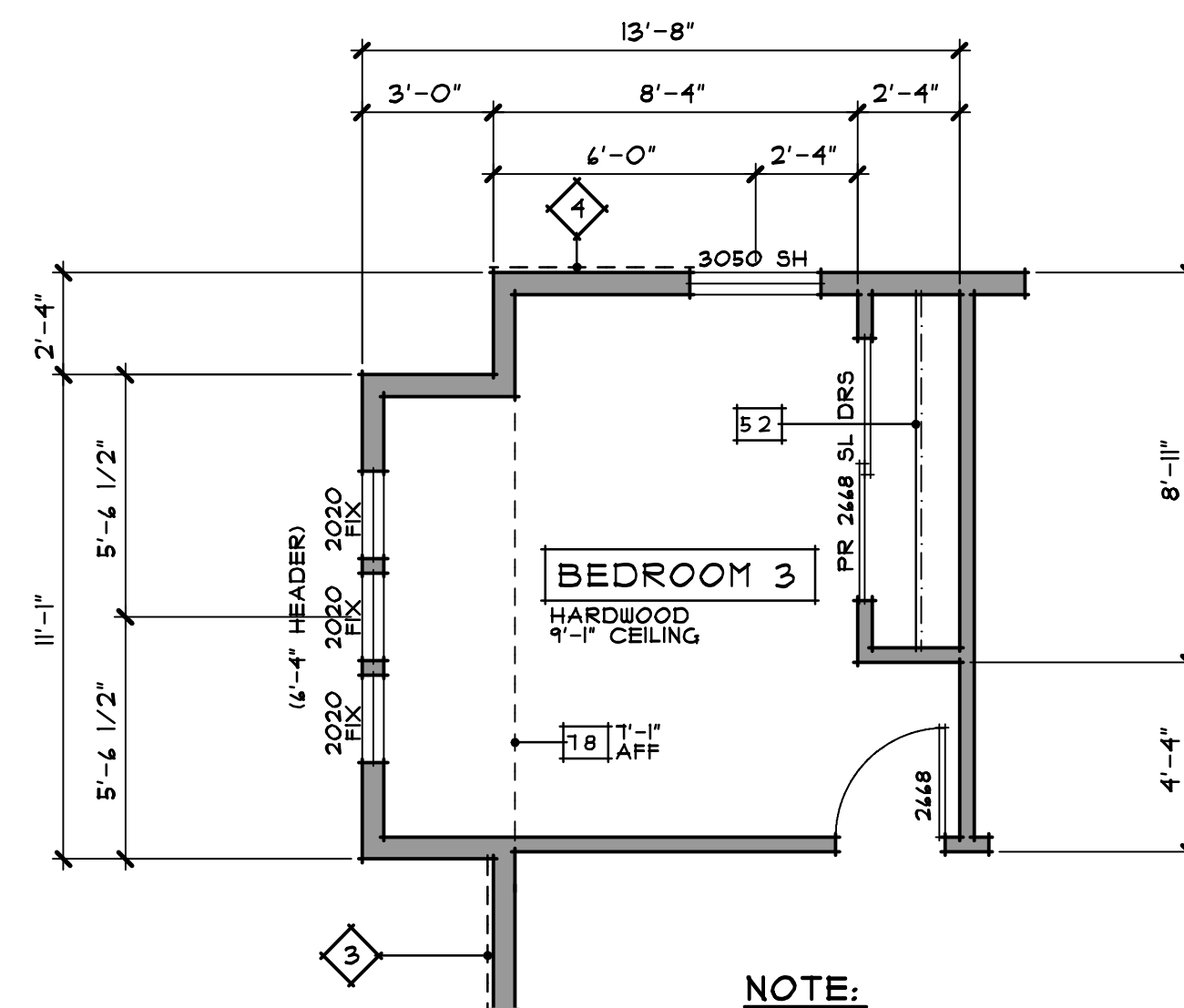
**ELSON PLACE**  
1665 GUERNEVILLE ROAD  
SANTA ROSA, CALIFORNIA

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PLAN 2 A2.5

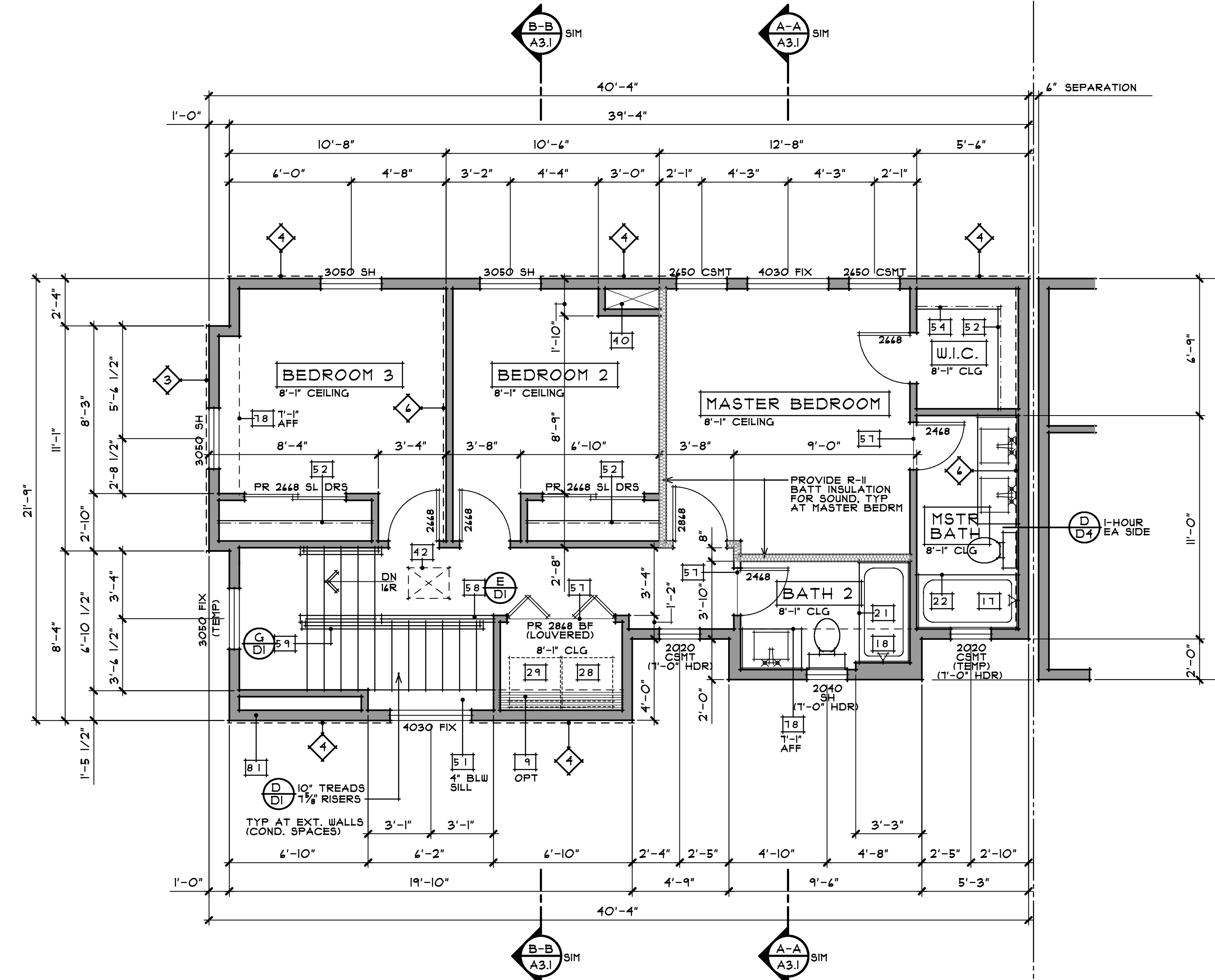




**NOTE:**  
SEE UPPER FLOOR PLAN (ELEV "A")  
FOR INFORMATION NOT SHOWN

PARTIAL UPPER FLOOR  
PLAN (WITH ADU)

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



UPPER FLOOR PLAN (ELEV "A")

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

## FLOOR PLAN NOTES

 NOT ALL NOTES ARE  
USED ON THIS SHEET

2. PROVIDE 34" REFRIGERATOR SPACE AND ROUGH PLUMBING FOR ICE MAKER IN RECESSED WALL BOX.
3. DOUBLE KITCHEN SINK W/GARBAGE DISPOSAL.
4. SLIDE-IN RANGE-OVEN AND MICROWAVE WITH EXHAUST FAN ABOVE. VENT TO EXTERIOR AND PROVIDE BACKDRIFT DAMPER. VERIFY DIM. W/MFR.
1. BUILT-IN DISHWASHER. (VERIFY DIMENSIONS W/MFR.)
9. LINE OF CABINETS ABOVE.
10. KITCHEN ISLAND COUNTER TOP. (SEE PLAN FOR DIMS.)
13. 36" HIGH BREAKFAST BAR.
17. STEEL TUB/SHOWER COMB. W/12" TILE WAINSCOT. PROVIDE ACCESS PANEL PER LOCAL CODE.
18. FIBERGLASS TUB/SHOWER COMB. W/12" FIBERGLASS SURROUND. PROVIDE ACCESS PANEL PER LOCAL CODE.
21. SHOWER CURTAIN ROD.
22. TEMPERED GLASS ENCLOSURE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS.
25. BASE CABINET.
28. WASHER SPACE. PROVIDE HOT & COLD WATER AND WASTE. PROVIDE PAN & 3/4" DRAIN AT THIRD FLOOR INSTALLATIONS.
29. FLOOR. PROVIDE 4" DIA. TIGHT WALLED VENT THRU FLOOR. PROVIDE VENT TRAP & DRYER VENT. (VENT SHALL COMPLY WITH MFR'S. SPECS. AND SECTIONS 504 & 905 OF THE CMC.)
30. PEDESTAL SINK.
31. WATERTIGHT HEATER HEATER MOUNTED ON WALL. INSTALL PRESSURE RELIEF VALVE/VENT. AND DRAIN TO OUTSIDE (COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCAL CODES). (REFER TO ENERGY COMPLIANCE REPORT).
32. DIRECT VENT TO ROOF.
34. FAU ON 18" HIGH PLATFORM. (INSTALLATION OF FURNACE SHALL COMPLY W/CHAPTER 1 OF THE CAL IF. MECH. CODE & MFR. SPECS.) (REFER TO ENERGY COMPLIANCE REPORT).
39. TOP VENT GAS WALL PANEL FURNACE. (INSTALLATION SHALL COMPLY W/CHAPTER 1 OF THE CMC & MFR. SPECS.) (REFER TO ENERGY COMPLIANCE REPORT).
40. DUCT SPACE.
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51. SINGLE POLE AND SHELF.
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- LINE OF FLOOR BELOW.
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- 2 X 6 STUDS @ 16" OC WALL.
- 1 X 1 HARDIE ARTISAN V-RUSTIC SMOOTH SIDING AT SOFFIT/PORCH CEILINGS.
- FLAT TOP OPENING. SEE INTERIOR ELEVATIONS.
- SHEAR WALL SYMBOL LOCATE SIZE AND NAILING PER STRUCTURAL DRAWINGS. & NAILING PATTERN AT ALL EXTERIOR WALLS (UNO).

10/19

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