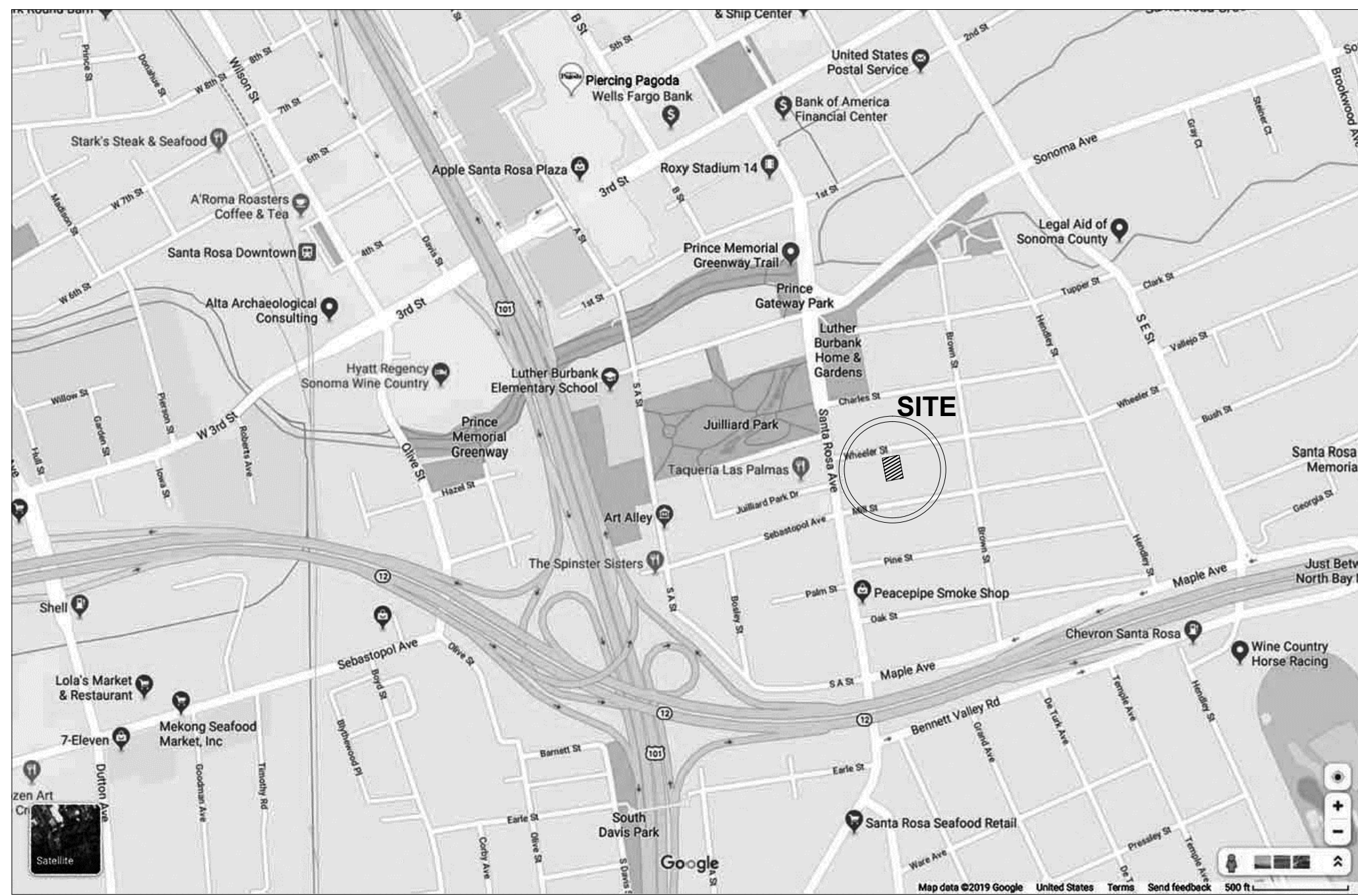
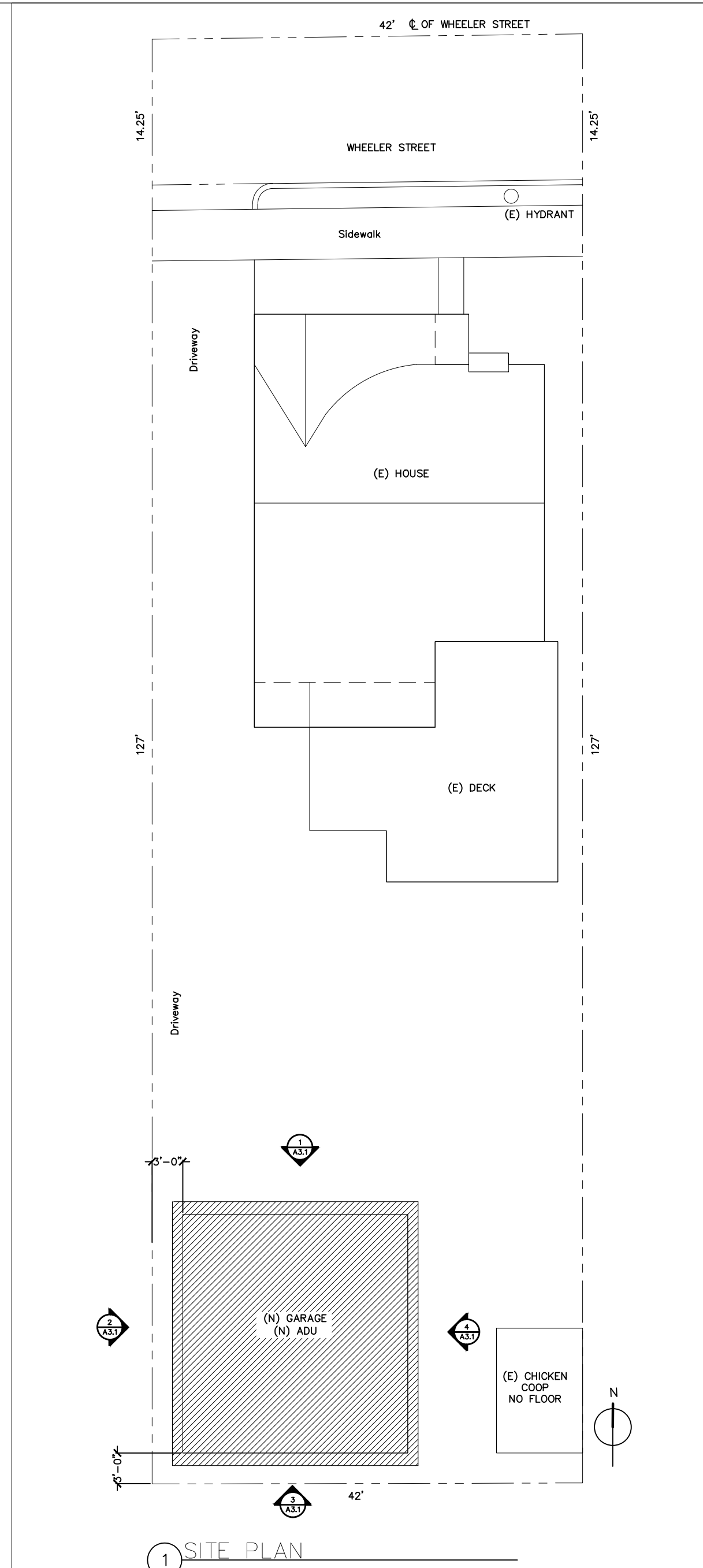


SYMBOLS LEGEND			PROJECT DESCRIPTION	
	BUILDING ELEVATION LETTER SHEET NUMBER		T.O. SUBFLOOR EL. 100'-0"	BENCHMARK ELEVATION, WORKING POINT
	BUILDING SECTION LETTER SHEET NUMBER		012	DOOR TYPE TAG (SEE SCHED. SHT. A2.1)
	WALL SECTION LETTER SHEET NUMBER		X	WINDOW TYPE TAG (SEE SCHED. SHT. A2.1)
	DETAIL LETTER SHEET NUMBER		LIVING ROOM 002	ROOM NAME FIN. NUMBER (IF SHOWN)
	INT ELEVATION LETTERS SHEET NUMBER		3 A 17.1	BLOW-UP REFERENCE: DETAIL LETTER SHEET NUMBER
				DRAWING REVISION (REF. ISSUE DATE)
GRAPHIC LEGEND			SQ. FT. SUMMARY	
	C.M.U.		BATT INSUL.	
	CONCRETE		PLYWOOD	
	CEMENT PLASTER		FINISHED WOOD	
	GRAVEL		ROUGH FRAMING	
	STONE IN PLAN/SECTION		ENGINEERED WOOD PRODUCTS	
	SOIL/ COMPACTED FILL		(E) WOOD FENCE	
	WOOD SIDING			
GENERAL NOTES			CONSTRUCTION COMPLIANCE	
ADMINISTRATION: 1. THE ARCHITECT SHALL OBTAIN PERMITS. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE INSPECTIONS. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. 2. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE REQUIREMENTS. ANY DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS, OR ANY ERRORS, OMISSIONS OR CONFLICTING INFORMATION, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK. 4. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS IS INCLUDED, REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. 5. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCS. ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT DOCUMENTS AS REQUIRED. 7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT, ALL EXISTING SITE CONDITIONS TO REMAIN INCLUDING TREES, SHRUBS, PAVING AND FENCES, THE PROTECTION OF NEIGHBORING PROPERTIES, AND COMPLIANCE TO ALL O.S.H.A. REQUIREMENTS. 8. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER, FREE OF TRASH AND CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS GENERATED FROM ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE WORK: 9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT INSTALLATION METHODS CONFORM TO ALL BUILDING CODE REQUIREMENTS, INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING IF REQUIRED. 10. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. IF A DIMENSION CANNOT BE DETERMINED, THE CONTRACTOR SHALL PROMPTLY CONTACT THE ARCHITECT OR OWNER FOR VERIFICATION. 11. THE CONTRACTOR SHALL COORDINATE ALL WORK PERFORMED BY THE VARIOUS SUB-CONTRACTORS, AND SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND CEILINGS WITH ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS. 12. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS, OR CEILINGS) AND COORDINATE EXACT LOCATIONS WITH THE DESIGNER PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH WITH THE SURFACE IN WHICH THEY ARE INSTALLED WITH NO EXPOSED TRIM. 13. THE CONTRACTOR SHALL SUPPLY AND INSTALL BLOCKING AND SUPPORTS IN PARTITIONS AND CEILINGS AS REQUIRED FOR INSTALLATION OF SPECIFIED EQUIPMENT, ACCESSORIES, CABINETRY, FINISH MATERIALS AND FIRE BLOCKING. 14. SEALANT, FLASHING AND CAULKING LOCATIONS SHOWN ON THE DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES. 15. THIS CONSTRUCTION WILL USE CONSTRUCTION GRADE DOUGLAS FIR LUMBER, PRESSURE TREATED SILL PLATES (IF NEEDED), AND QUICKCRETE CONCRETE. THERE IS NO STRUCTURAL STEEL OR REINFORCED STEEL USED.			CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES: 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ENERGY CODE (CAL-GREEN) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC)	
			SHEET INDEX	
			PROJECT VALUATION	
			TOTAL \$200,000	
			MATERIAL/COLOR DETAILS	
			PPG EXTERIOR PAINT: SIDING - DELICATE WHITE PPG1001-1 OR SIMILAR TRIM - JEWEL WHITE PPG14-12 & KNIGHT'S ARMOR PPG1001-6 OR SIMILAR GAF ROOF TILES: LANDMARK PRO SOLARIS WEATHERED WOOD OR SIMILAR EXTERIOR WALL MOUNTED LIGHTS: FRANKLIN IRON WORKS, BLACK OUTDOOR WALL LIGHT OR SIMILAR WINDOWS: MILGARD TRINISC SERIES V300 SINGLE HUNG (WITH TOP GRIDS) AND PICTURE OR SIMILAR	
ELECTRICAL NOTES			PLUMBING NOTES	
1) REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (R314.6 CRC)			1) WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH. 411.2 CPC & 4.303.1.1 CGBSC	
2) CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (R315.5 CRC)			2) SHOWER HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE. 408.2 CPC & 4.303.1.3 CGBSC	
3) CLOTHES CLOSET LAMPS SHALL BE ENCLOSED IF INCANDESCENT TYPE USED. LIGHT FIXTURE CLEARANCES SHALL CONFORM TO (410-8 CEC)			3) LAV FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE.	
4) A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING, PANTRY, OT OTHER SIMILAR AREAS [210.11(C)(1) CEC]			4) KITCHEN FAUCETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE. 407.2 CPC & 4.303.1.4 CGBSC	
5) AT LEAST ONE 120 VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLE BATHROOM RECEPTICAL OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS [210.11(C)(3) CEC]				
6) A SWITCHED LIGHT SHALL BE INSTALLED AT ALL EXTERIOR DOORS [210.70 CEC]			MECHANICAL NOTES	
7) ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY PER TABLE 150.0-A [150.0(k)(1)(A) CEC]			1) MECHANICAL SYSTEMS TO BE BUILT ON A DESIGN BUILD BASIS BY THE MECH. SUBCONTRACTOR.	
			2) MECH. SUBCONTRACTOR IS RESPONSIBLE FOR A COMPLETE INSTALLATION TO CODE, INCLUDING ANY MATERIAL NOT INCLUDED ON DRAWINGS REQUIRED TO COMPLETE INSTALLATION TO CODE.	
			3) COMBINE VENT STACKS AND VENTS TO MINIMIZE ROOF PENETRATIONS.	
			4) DUCT SIZES SHALL BE DETERMINED BY MECHANICAL SUB-CONTRACTOR.	

City of Santa Rosa
October 30/2023
Planning & Economic
Development Department



2 VICINITY PLAN

Barry Power

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WILLIAMS A.D.U.

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ISSUE DATE: 10-30-2023

REVISIONS

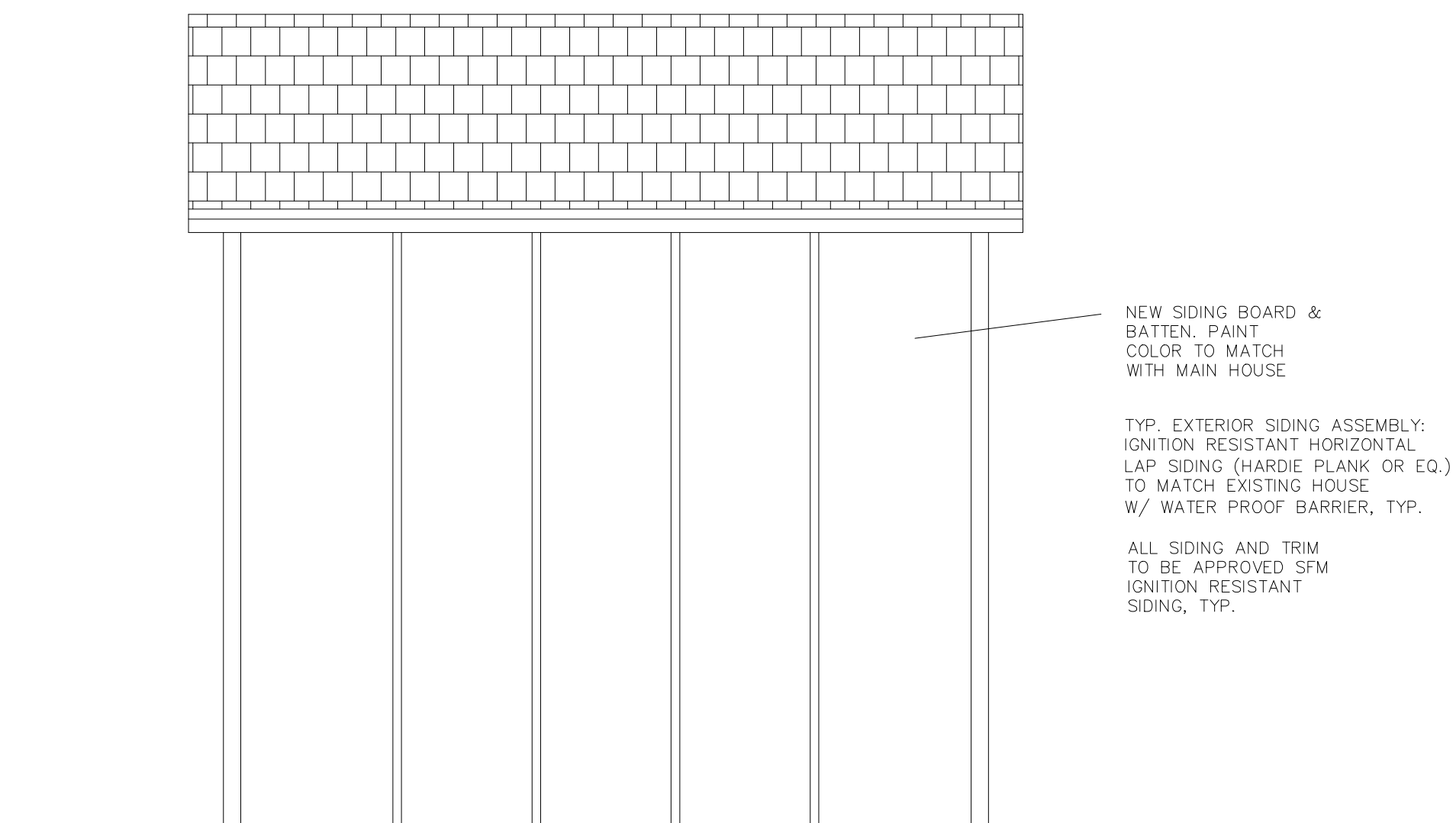
SITE PLAN
VICINITY MAP
GENERAL NOTES
& LEGEND

SCALE: AS NOTED

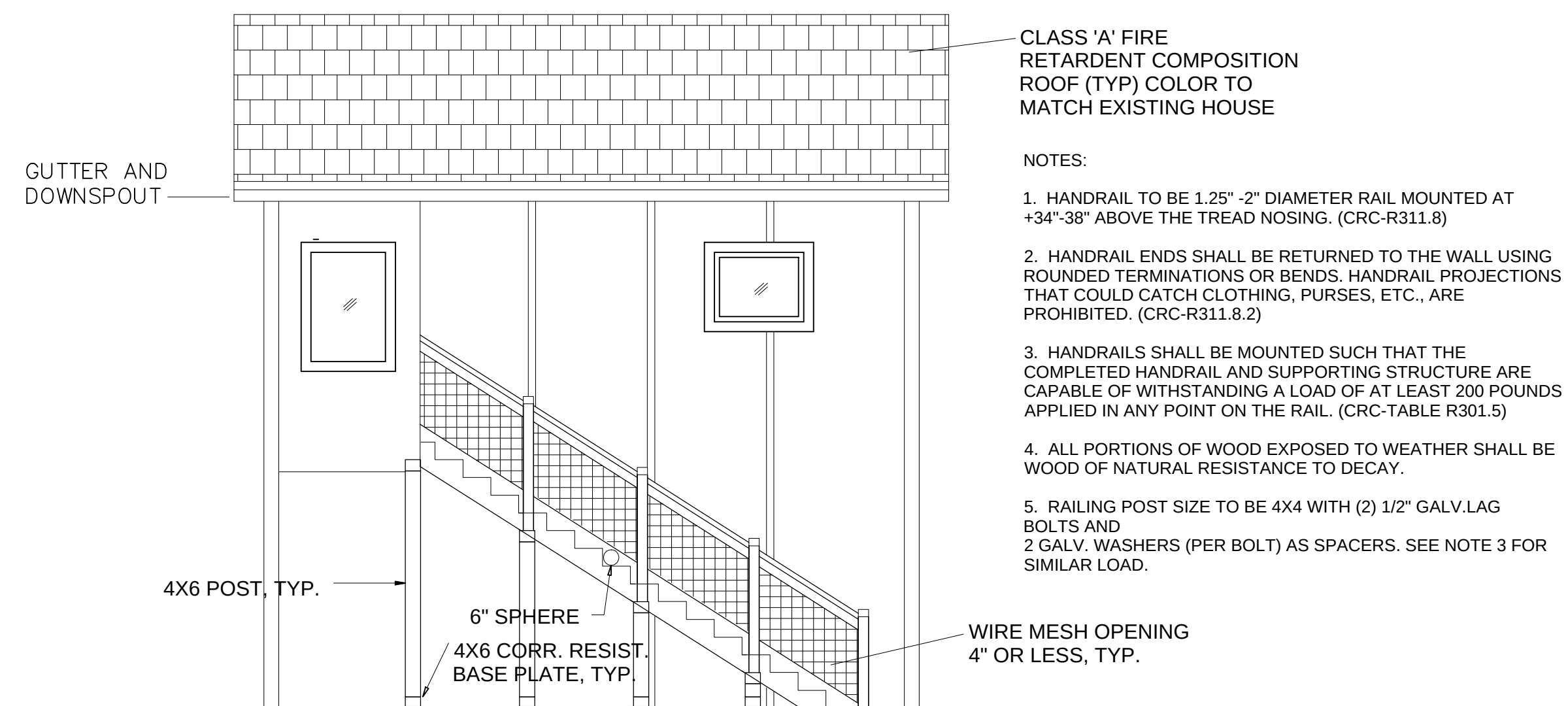
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1 NORTH ELEVATION



2 WEST ELEVATION 1 HOUR RATED WALL



4 EAST ELEVATION

Barry Pover

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REVISIONS

ELEVATIONS

SCALE: AS NOTED

A3.1