

## ABBREVIATIONS

STMP	STUMP
OAK	OAK TREE
LO	LIVE OAK TREE
FIR	FIR TREE
RD	REDWOOD TREE
PN	PINE TREE
BAY	BAY TREE
MANZ	MANZANITA TREE
LDS	LANDSCAPE TREE
CLST	CLUSTER
SPP	SMOOTH PLASTIC PIPE
SMP	SMOOTH METAL PIPE
CMP	CORRUGATED METAL PIPE
TG	TOP OF GRADE
AD	AREA DRAIN
TBR	TO BE REMOVED
FSS	FIRE SAFE STANDARDS
RCP	REINFORCED CONCRETE PIPE INVERT
INV	INVERT
FG	FINISH GRADE
FF	FINISH FLOOR
FS	FINISH SLAB
DI	DROP INLET
SS	SANITARY SEWER
GM	GRAVITY MAIN
PM	PRESSURE MAIN
CO	CLEAN OUT
TB	TOP OF BANK
CL	CENTERLINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
AC	ASPHALT CONCRETE
VB	VAPOR BARRIER
SAD	SEE ARCHITECTURAL NOTINGS
U.O.N	UNLESS OTHERWISE NOTED
VIF	VERIFIED IN FIELD

THIS PAGE IS INTENDED TO DESCRIBE THE INSTALLATION OF A 2000 GALLON SUMP TANK TO BE CONNECTED TO EXISTING NORTH AND SOUTH RAIN WATER CATCHMENT SYSTEMS. THE STANDARD SUMP TANK AVAILABLE FROM SELVAGE CONCRETE PRODUCTS INC. (707-542-2762) HAS ONLY ONE INLET ON THE SOUTH SIDE. IT WILL BE REQUIRED TO PROVIDE A SECOND HOLE ON THE NORTH SIDE OF THE TANK. EXISTING RAINWATER CATCHMENT SYSTEMS ARE AT 3' (SOUTH SIDE) AND 2' (NORTH SIDE). THE DEPTH OF THE TANK IS DEPENDENT ON ENSURING THE INLETS TO THE TANK ARE BELOW THE EXISTING PAVING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUCTION OF ANY MATERIALS OR CONSTRUCTION PROCEDURES USED IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS SHALL BE DIRECTED TO THE ENGINEER PRIOR TO INSTALLATION OR USE. CONFIGURE SUMP PUMP (B) PIPING TO ENERGIZE HOSE BIBS. ALSO CONFIGURE SUMP (B) TO OVERFLOW INTO SUMP (A) TO ACCOMMODATE POSSIBLE SURPLUS RAINWATER.

CONTRACTOR IS REQUIRED TO HAVE ENGINEER AND/OR CITY OF SONOMA INSPECT THE CONSTRUCTION AT THE FOLLOWING STAGES. FAILURE TO REQUEST THESE INSPECTIONS WILL RESULT IN THE CONTRACTOR HAVING TO UN-EARTH AND RE-DO THE WORK. THE ENGINEER MUST ISSUE AN INSPECTION REPORT TO THE CITY PRIOR TO ACCEPTANCE OF THE SYSTEM BY THE CITY. THE CONTRACTOR SHALL GIVE 48-HOUR ADVANCE NOTICE TO THE ENGINEER FOR ANY OF THESE INSPECTIONS:

1. INSPECTION OF IMPORTED MATERIALS (ASTM C-33 SAND & GRAVEL).
2. CHECKING OF LAYOUT; LINE AND GRADE, STAKES.

INSPECTIONS BY HOGAN LAND SERVICES AND CITY OF SONOMA

3. SUMP TANK WATER TIGHTNESS TEST.
4. INSPECTION OF HYDRAULIC (SQUIRT) TEST.
5. INSPECTION OF PRESSURE LINES PRIOR TO COVER.
6. FINAL INSPECTION.

1. ALL TANKS SHALL BE IAPMO APPROVED & MEET THE STANDARDS OF SONOMA COUNTY ORDINANCE #3999.
2. ALL TANKS SHALL BE WATERTIGHT, INCLUDE THE SEAL BETWEEN THE TANK & RISER.
3. ACCESS PORTS SHALL BE FITTED WITH DURABLE, AIRTIGHT LIDS WITH A LOCKING MECHANISM.
4. ALL CONNECTIONS FROM BUILDINGS TO SEPTIC TANKS SHALL BE MADE IN ACCORDANCE WITH THE MOST RECENT EDITION OF CALIFORNIA BUILDING CODES.



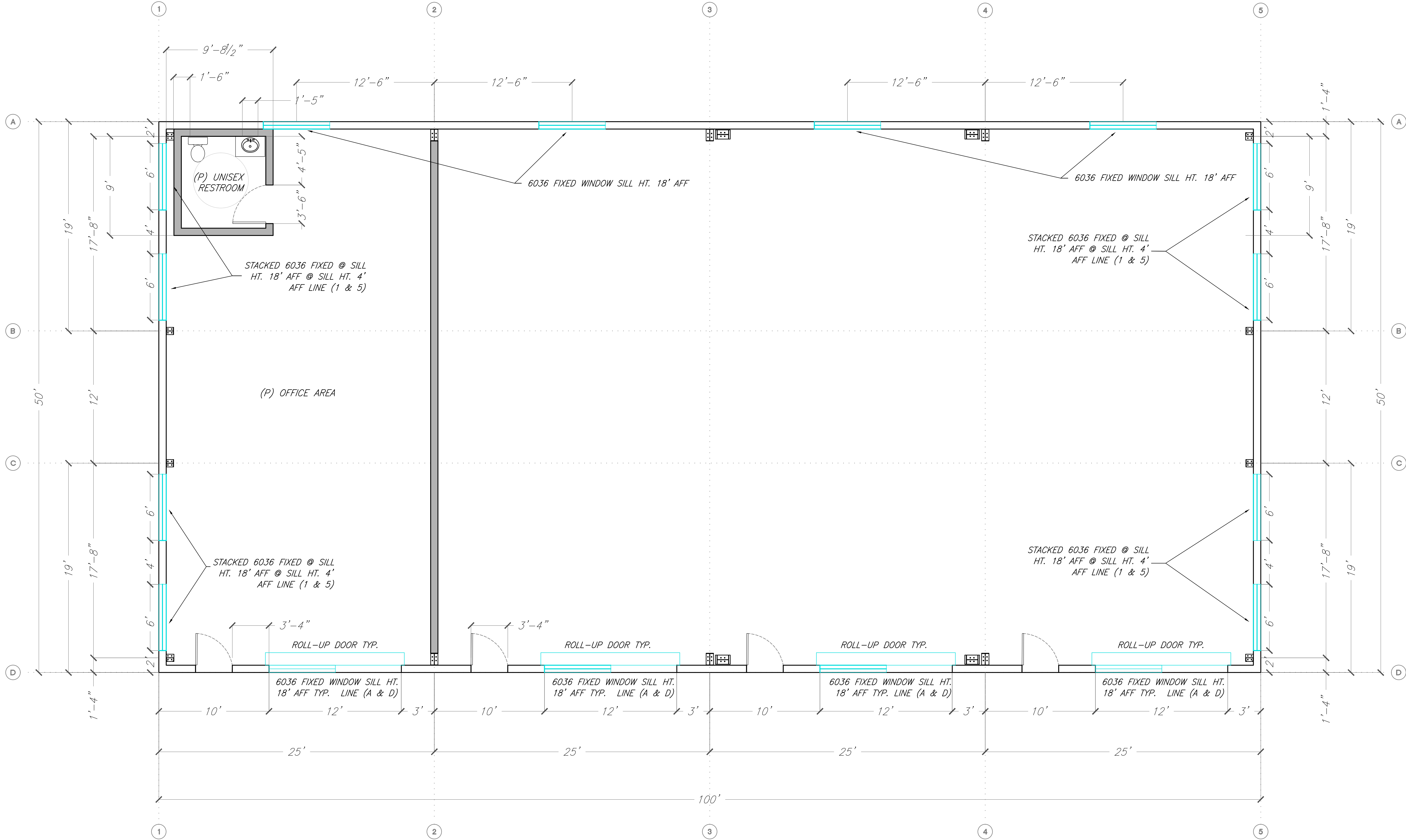
SCALE:  $1/2"=1'$



## DRAINAGE PLAN

SCALE 1" = 10'-0"





REVISION/DATE	HLS

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FAX (707) 522-2105  
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**THE FOLEY WAREHOUSE  
ARCHITECTURAL PLAN**

125 FOLEY ST.  
SANTA ROSA, CALIFORNIA

APN:012-084-010

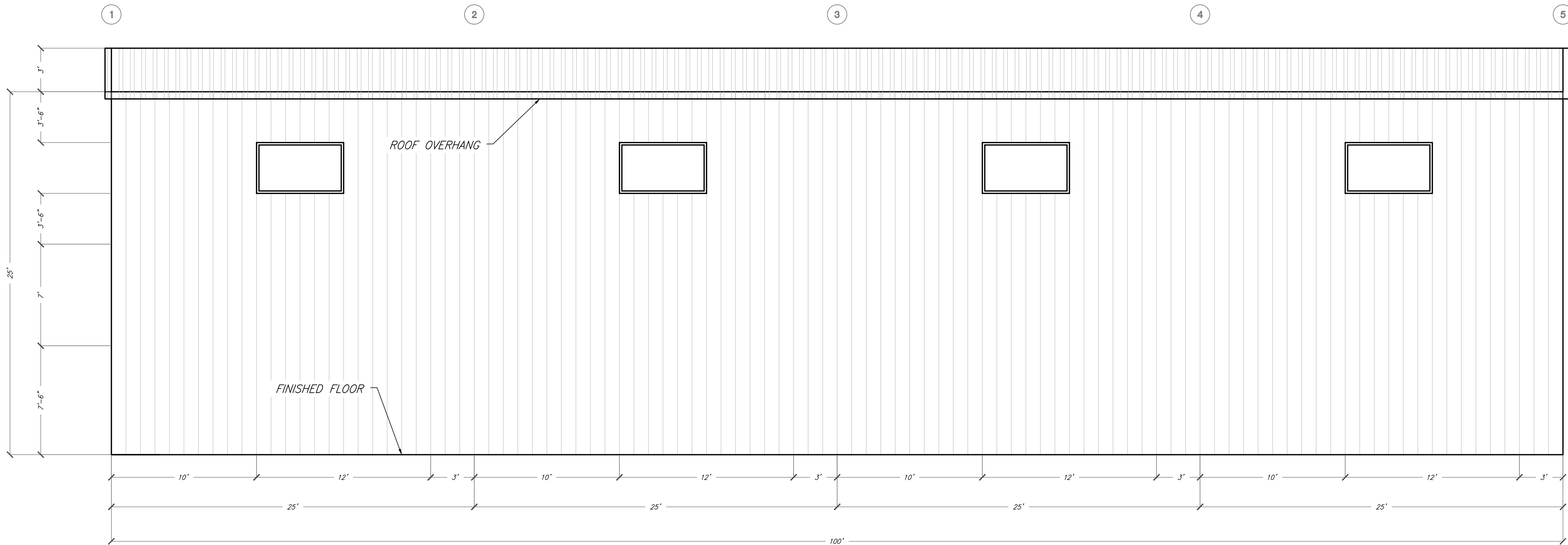
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PM: KEC  
DRAWN BY: RR  
CHK: NB  
JOB #: 1920

**A1**

1 OF 1



SIDEWALL EAST ELEVATION: FRAME LINE D  
SCALE 1/4" = 1'



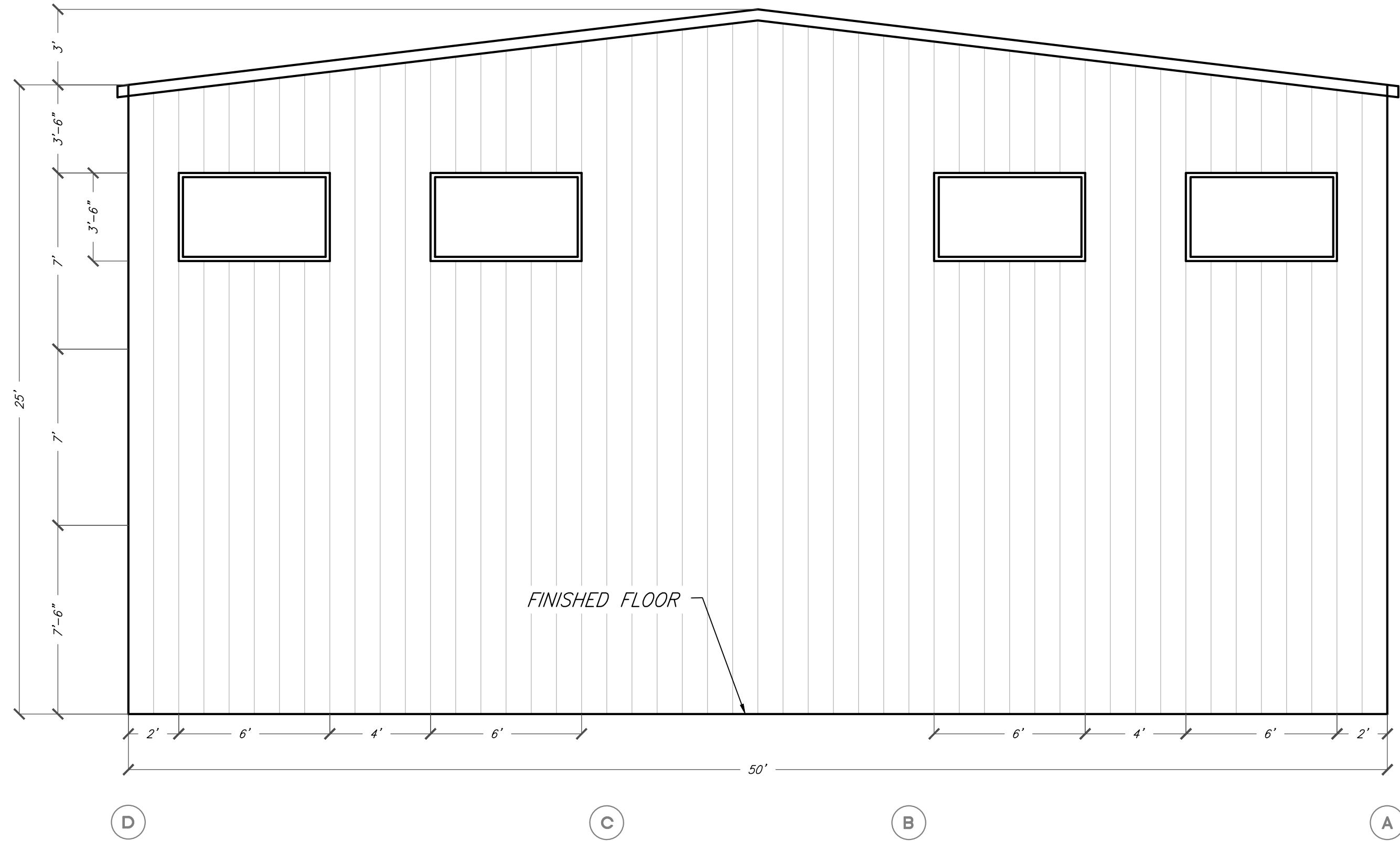
SIDEWALL WEST ELEVATION: FRAME LINE A  
SCALE 1/4" = 1'

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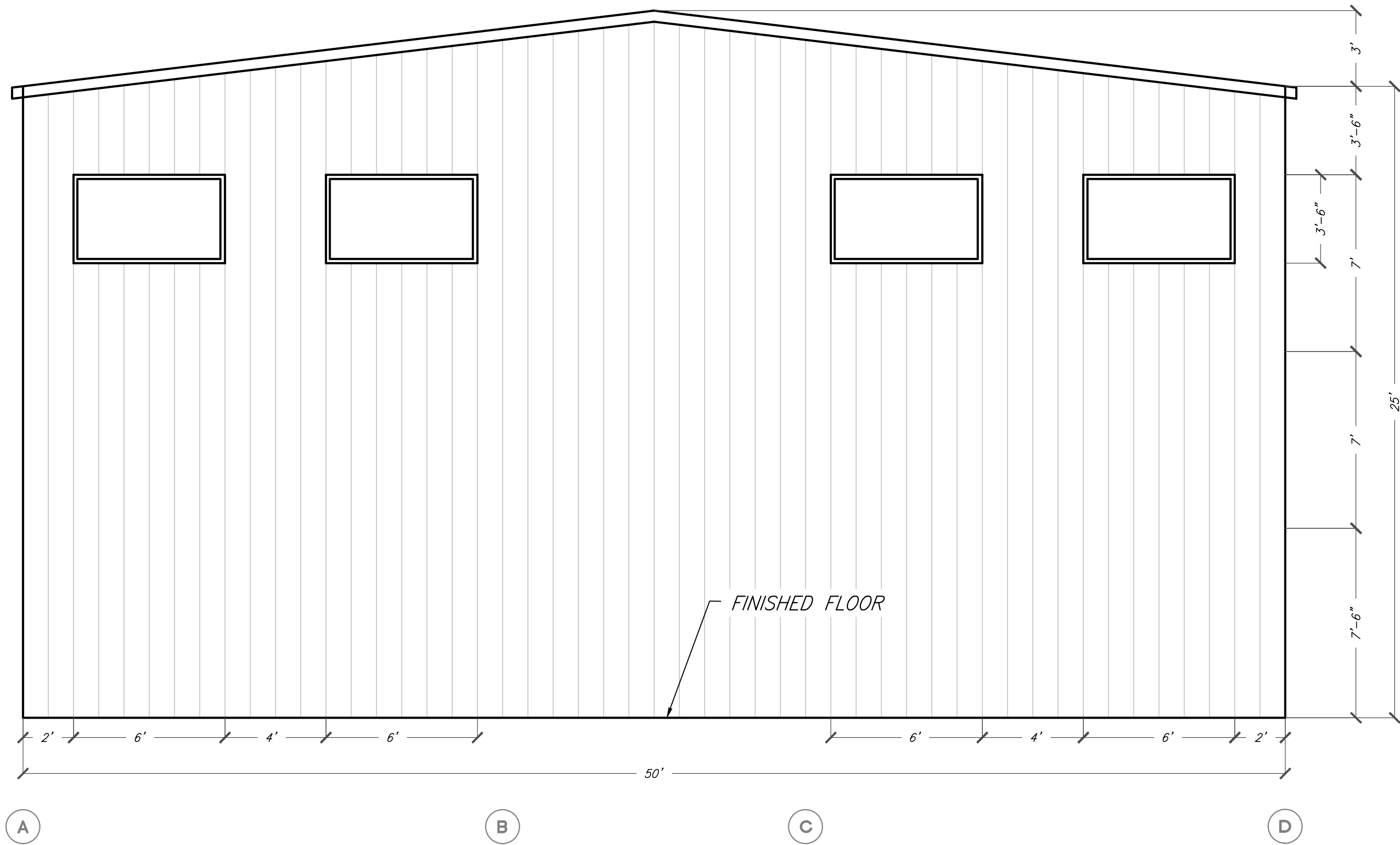
THE FOLEY WAREHOUSE ARCHITECTURAL PLAN	
125 FOLEY ST. SANTA ROSA, CALIFORNIA	APN:012-084-010

	
DATE:	7/14/15
SCALE:	1/4"=1'-0" UON
PM:	KEC
DRAWN BY:	RR
CHK:	NB
JOB #:	1920

A2	
2	OF 4



ENDWALL SOUTH ELEVATION: FRAME LINE 5  
SCALE 1/4" = 1'



ENDWALL NORTH ELEVATION: FRAME LINE 1  
SCALE 1/4" = 1'

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THE FOLEY WAREHOUSE ARCHTECTUAL PLAN	
125 FOLEY ST. SANTA ROSA, CALIFORNIA	APN:012-084-010

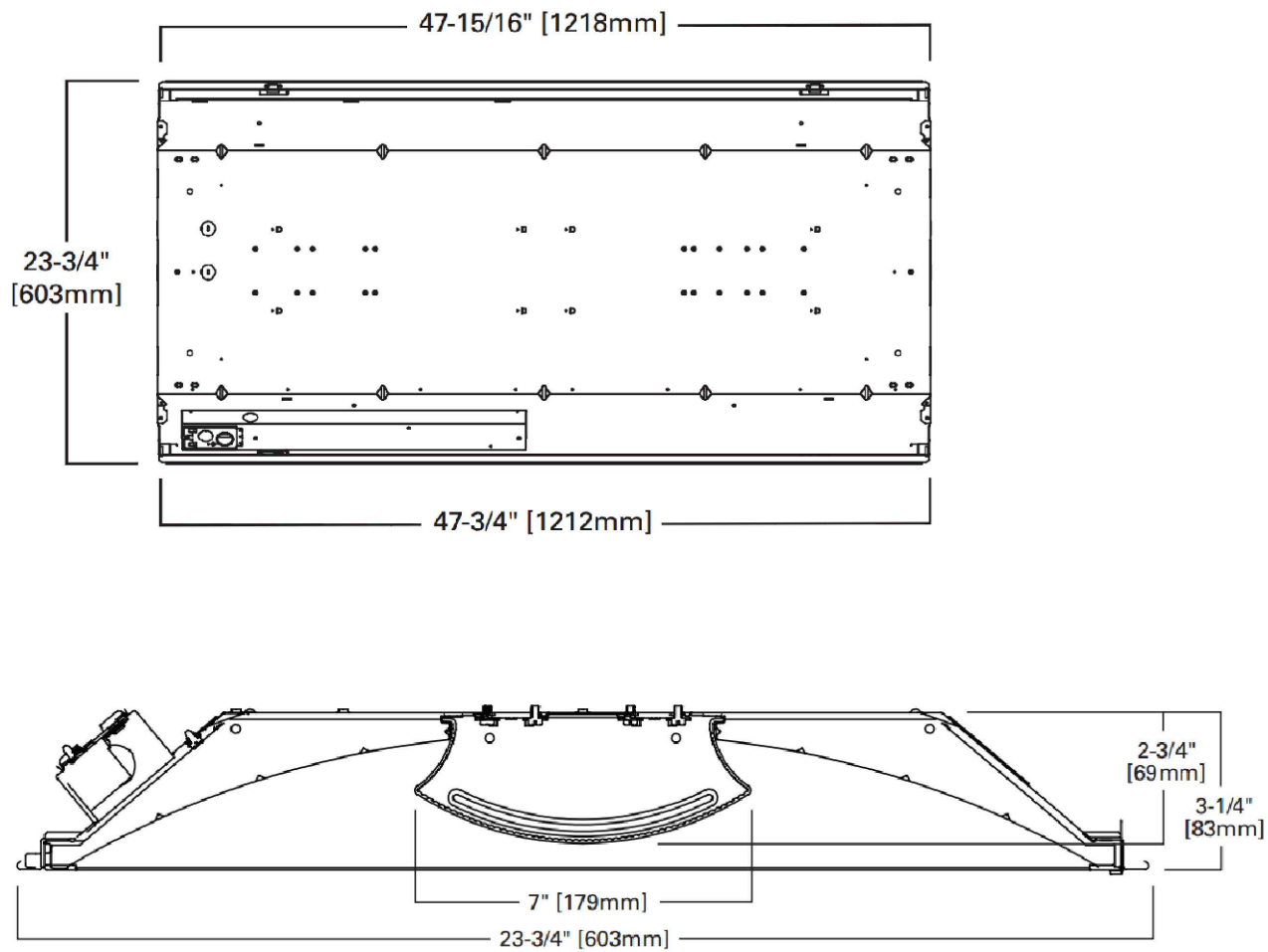
	
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CHK:	NB
JOB #:	1920

A3	
3	OF 4

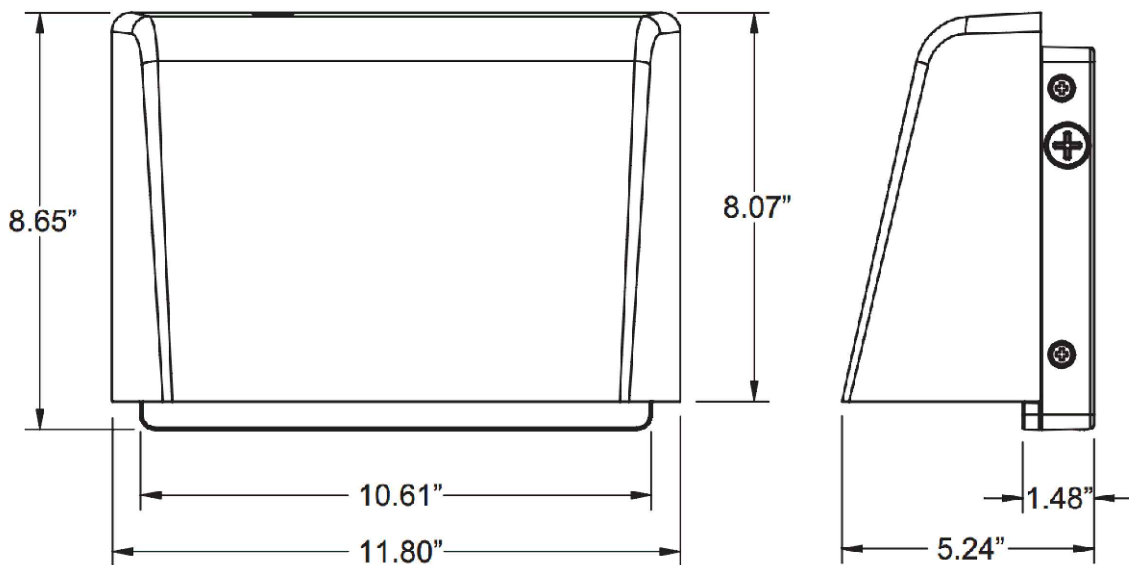


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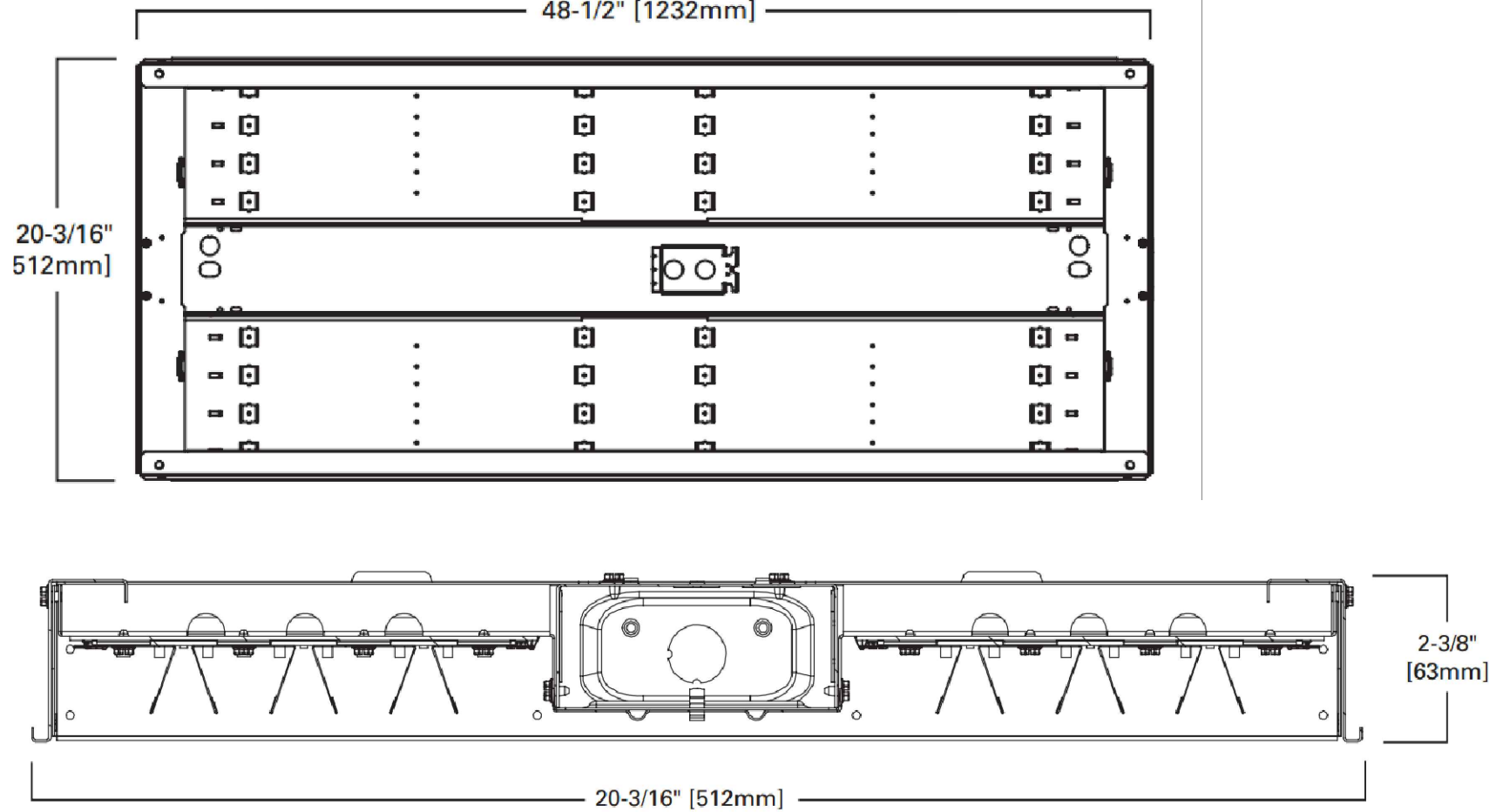
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1 OFFICE LIGHTS - 2' X 4' TROFFER LED MODULE DETAIL  
SCALE: NTS

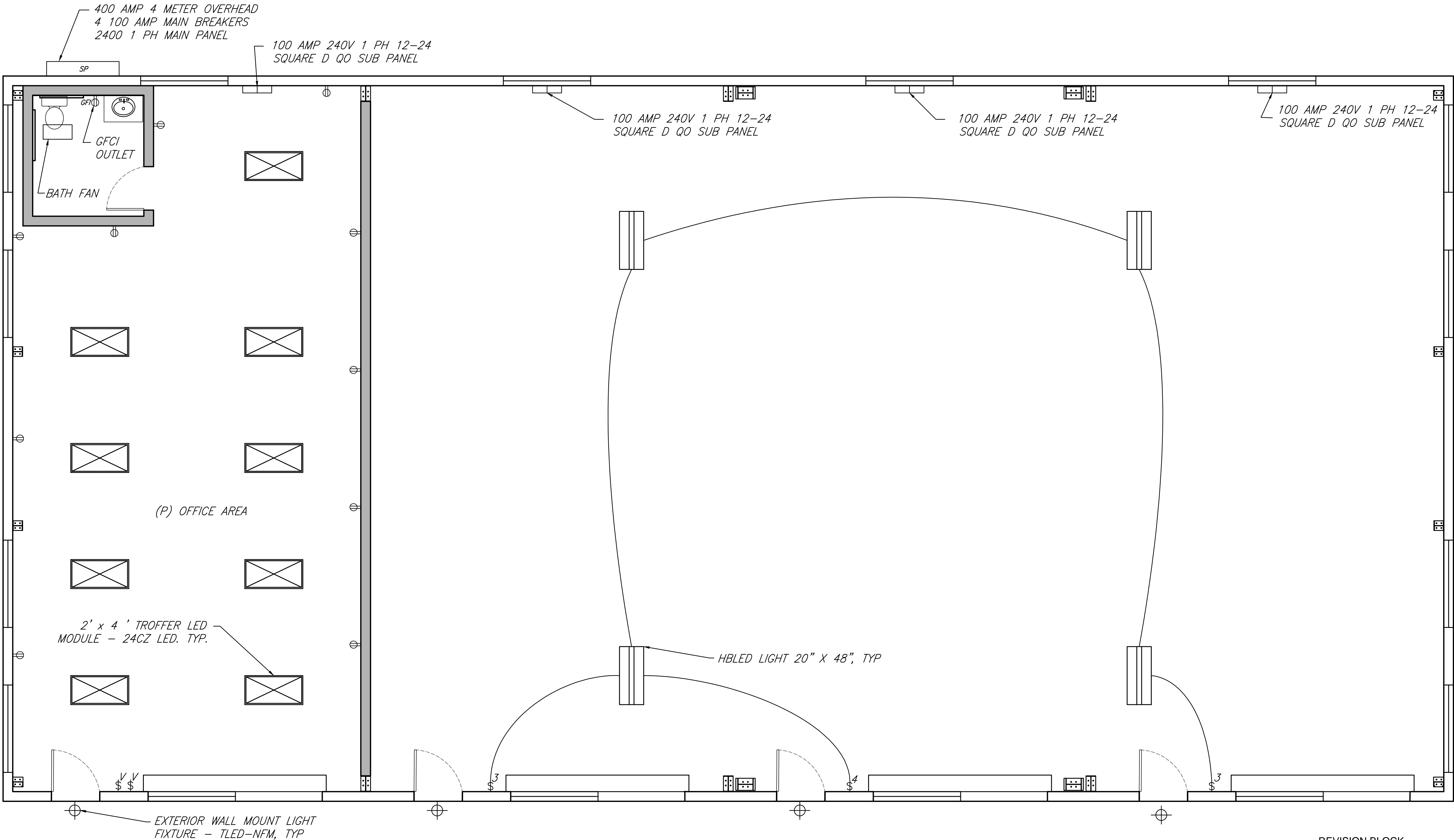


2 EXTERIOR LIGHTS - TLED-NFM DETAIL  
SCALE: 3"=1'



3 SHOP LIGHTS - HB LED  
SCALE: NTS

LEGEND	
VACANCY SWITCH	
THREE WAY SWITCH	
FOUR WAY SWITCH	
DUPLEX	
GROUND FAULT DUPLEX	
ELECT. SERVICE PANEL	
EXTERIOR WALL MOUNT LIGHT FIXTURE - TLED-NFM	
HBLED LIGHT 20" x 48"	
24CZ LED 2' x 4' TROFFER LED MODULE	



REVISION BLOCK		
	PROPOSED ELECTRICAL LAYOUT	8/13/15

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APN:012-084-010	
THE FOLEY WAREHOUSE ELECTRICAL PLAN	
125 FOLEY ST. SANTA ROSA, CALIFORNIA	
DATE:	7/14/15
SCALE:	1/4"=1'-0" UON
PM:	KEC
DRAWN BY:	RR
CHK:	NB
JOB #:	1920
A4	
4	OF 4



713 SPRING ST, SANTA ROSA, CA 95404  
APN: 180-670-052

PROJECT DESCRIPTION:  
THIS PLAN WAS CREATED TO FACILITATE THE STUMP REMOVAL, FOUNDATION, STAIR AND PATHWAY REPAIR DUE TO DAMAGE CAUSE BY AN OVERGROWN REDWOOD TREE ON THE NORTH EASTERN SIDE OF THE HOUSE.

PROPERTY OWNERS:  
BILL KUZARA  
713 SPRING ST., SANTA ROSA, CA 95404

DESIGNER INFORMATION:  
HOGAN LAND SERVICES  
1702 4TH STREET  
SANTA ROSA, CA 95404  
(707) 544-2104

PROJECT DATUM & BENCHMARK:  
1) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY.

- 2) HORIZONTAL CONTROL: ASSUMED, BASED ON AZIMUTH READING.
- 3) VERTICAL CONTROL: ASSUMED

GEOTECHNICAL  
NONE FOR THIS PROJECT

PROJECT DATA:  
 PERMITTING JURISDICTION: CITY OF SANTA ROSA  
 APPLICABLE CODE: 2013 CRC, CMC, CEC & 2012 IRC

GRADE-TO-RIDGE HEIGHT: 33'-9"  
GROSS BUILDING AREA: 1063 SF



(P) FOUNDATION, ENTRY  
PORCH, STAIR AREA AND  
PATHWAY TO BE REMOVED  
AND REPLACED

➤ (P) REPLACE PATHWAY UP TO PUBLIC WALKWAY



( IN FEET )  
1 inch = 10 ft.

SCALE 1" = 100'



NOT TO SCALE



NOT TO SCALE

1. COVER SHEET & SITE PLAN	SP
2. GENERAL NOTES	\$1.0
3. FOUNDATION & STAIRS	\$2.0
4. FOUNDATION DETAILS	\$3.0
5. SECTIONS & ELEVATIONS	\$4.0

<u>STRUCTURE</u>	<u>AREA</u>
EXISTING HOUSE (GROUND FLOOR)	893 SQ. FT.
COVERED PORCH (UNCONDITIONED)	170 SQ. FT.
TOTAL AREA	1063 SQ. FT.

REVISION/DATE	HLS
REVISED PER PLAN REB CHECK 8/28/15	



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17024 IH STREET  
SANTA ROSA, CA 95060

APN: 180-670-052

# COVER SHEET & SITE PLAN

713 SPRING ST,  
SANTA ROSA CA 95404



DATE: 8/28/15

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

PM:	KEC
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RAWN BY: REB

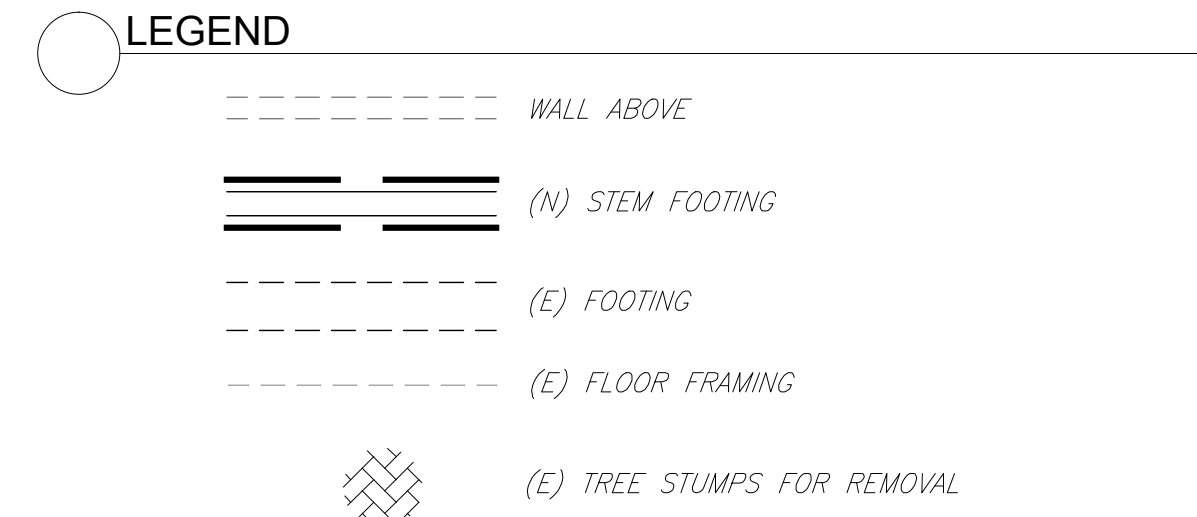
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JOB #: 2039


SP

1 OF 5

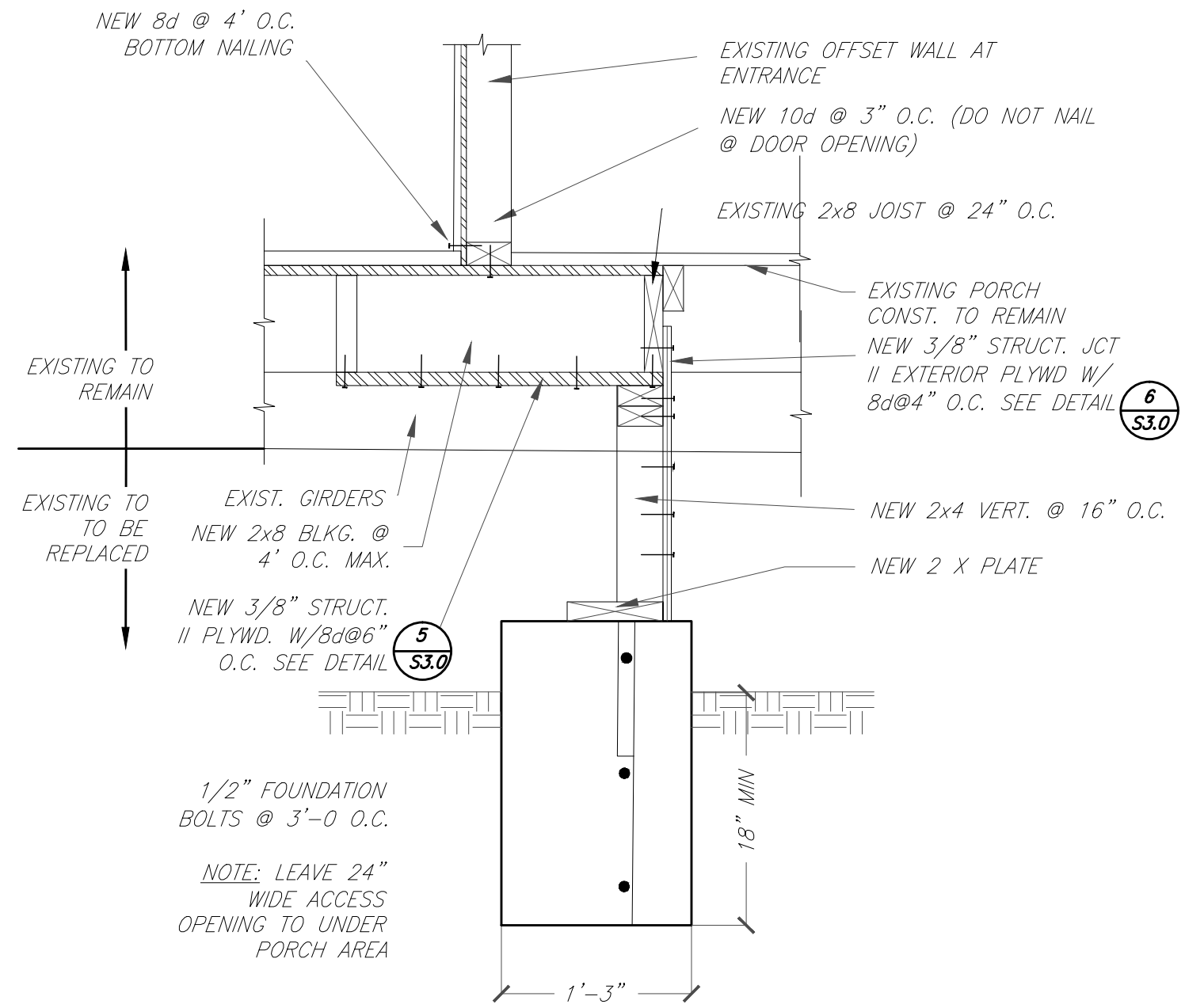




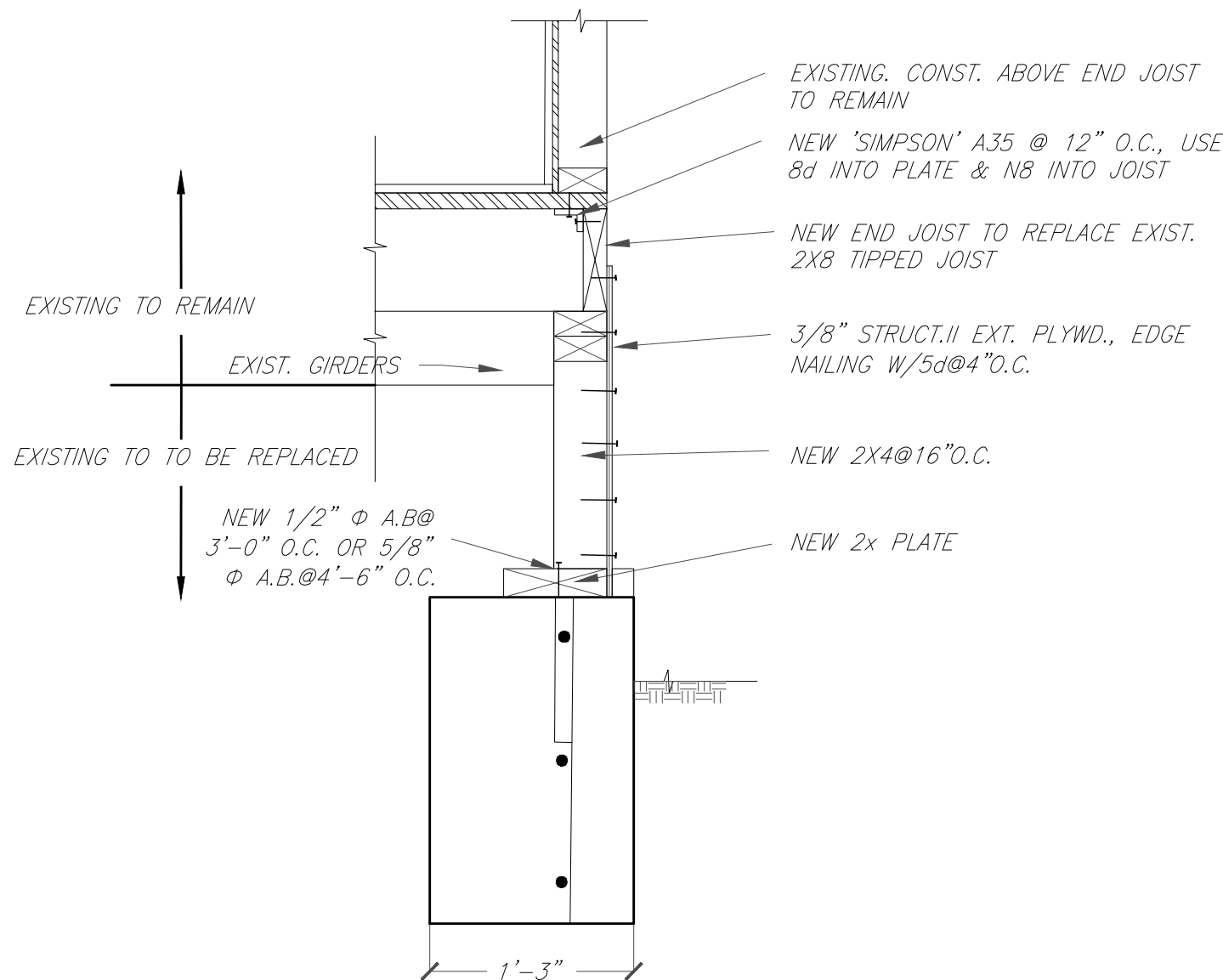
WHEN REPLACING THE STAIRS AND PORCH AREA ENSURE THAT ALL EXISTING STAIR RAILINGS AND PORCH MATERIAL ARE MAINTAINED FOR REUSE (IF POSSIBLE) ONCE THE STAIRS HAVE BEEN REBUILT IN ORDER TO KEEP EXISTING AESTHETICS' UNCHANGED.



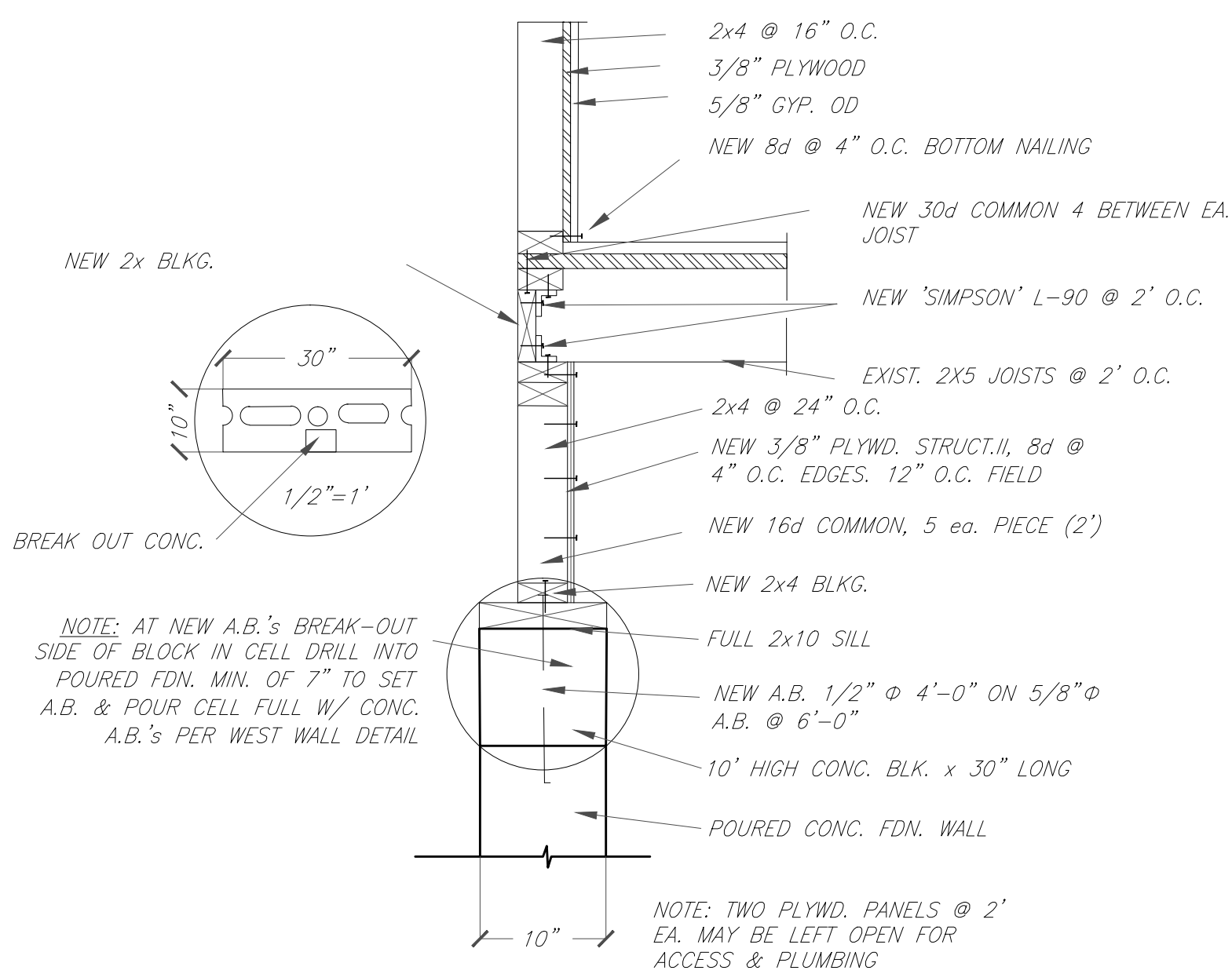
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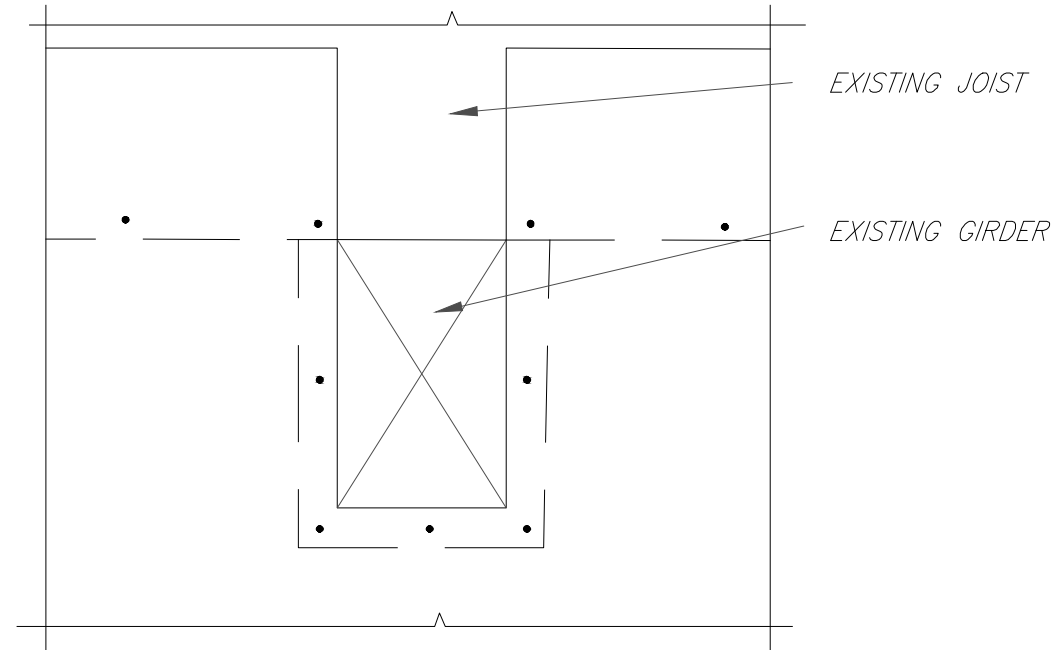
9 (E) EAST WALL DETAIL W/ OFFSET (FOR REFERENCE)  
SCALE 1" = 1'-0"



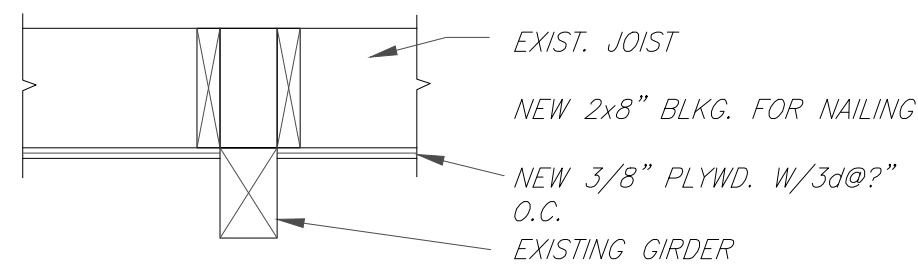
8 EXISTING EAST WALL DETAIL NO OFFSET (FOR REFERENCE)  
SCALE 1" = 1'-0"



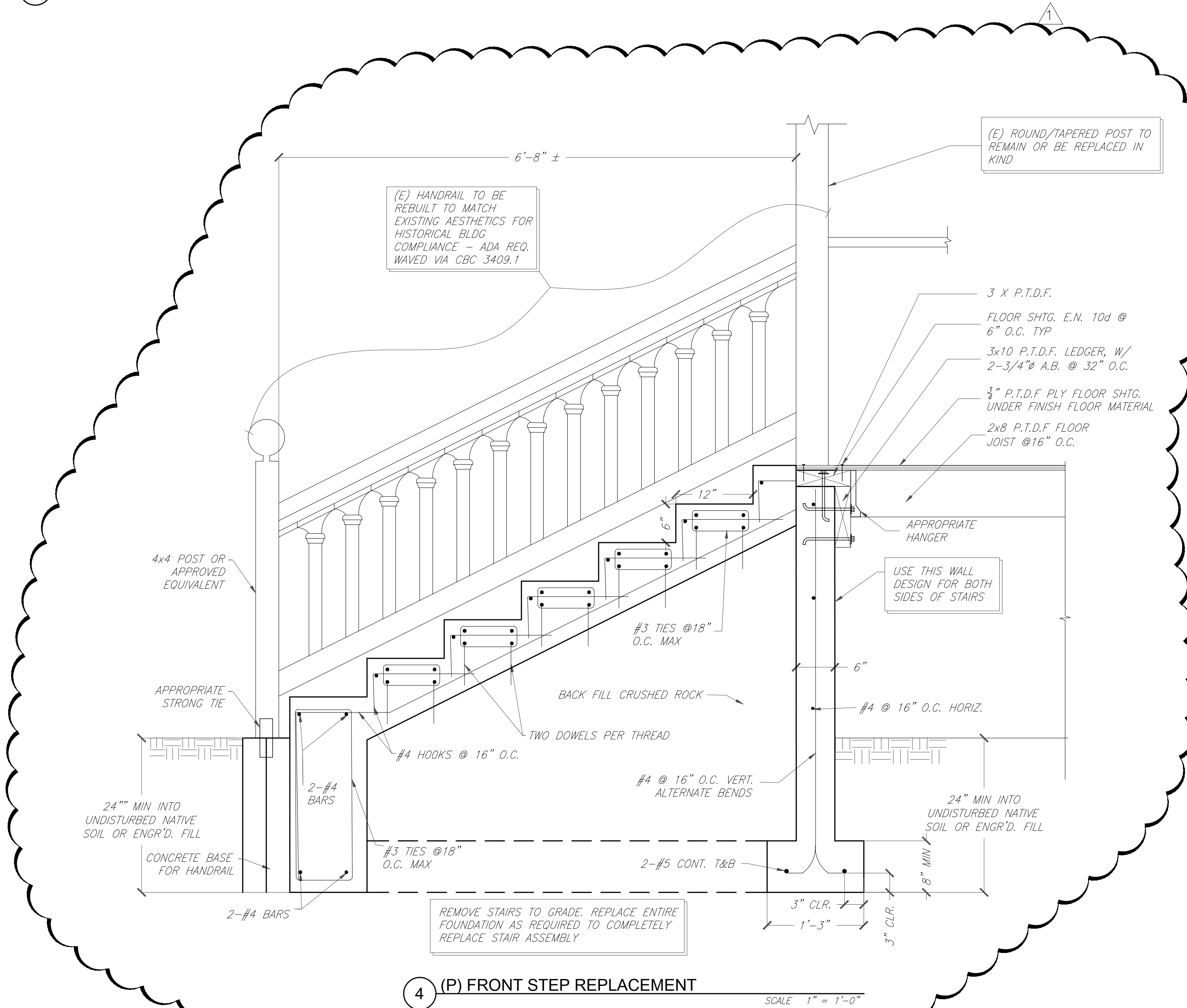
7 (E) NORTH WALL DETAIL (FOR REFERENCE)  
SCALE 1" = 1'-0"



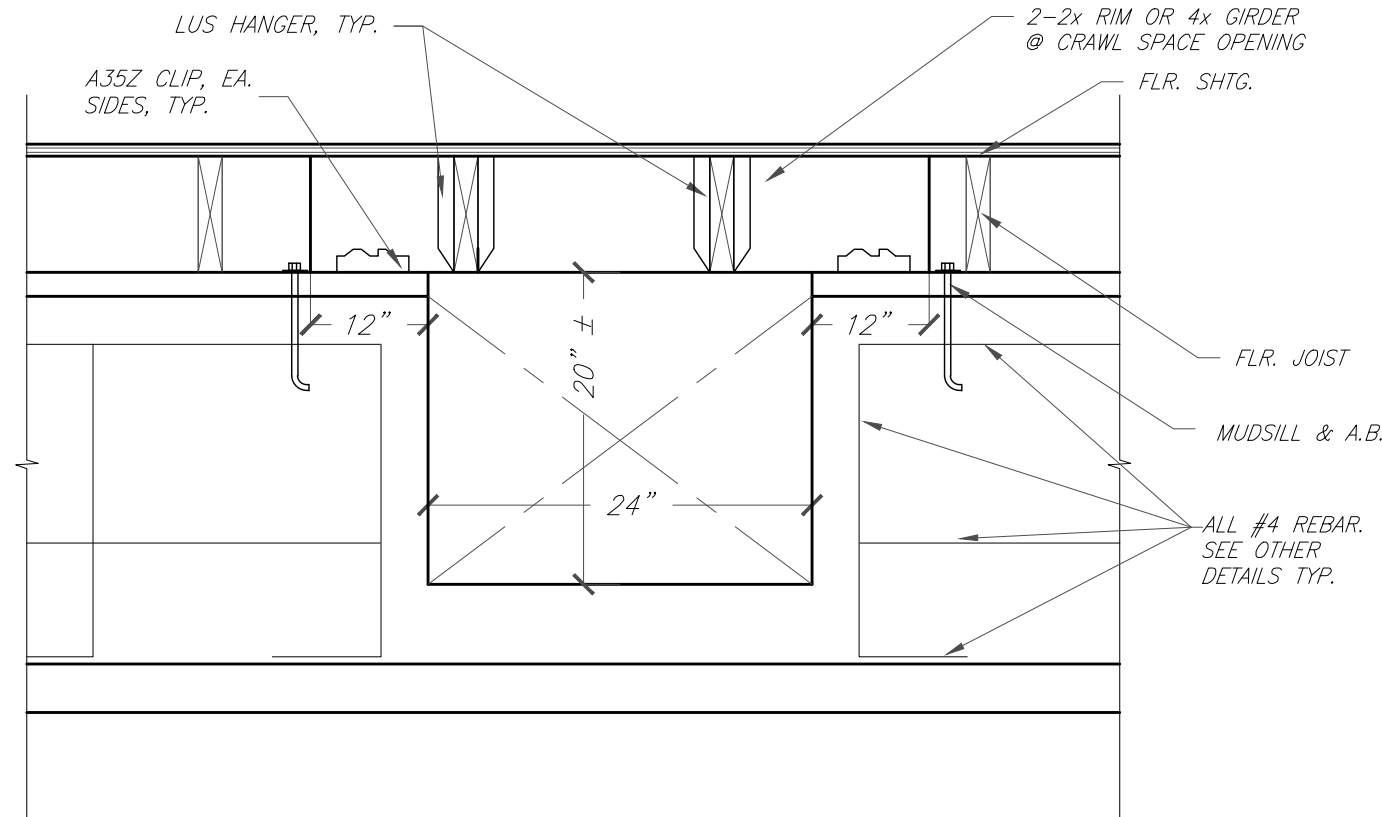
6 (E) VERTICAL PLYWOOD DETAIL (FOR REFERENCE)  
SCALE NTS



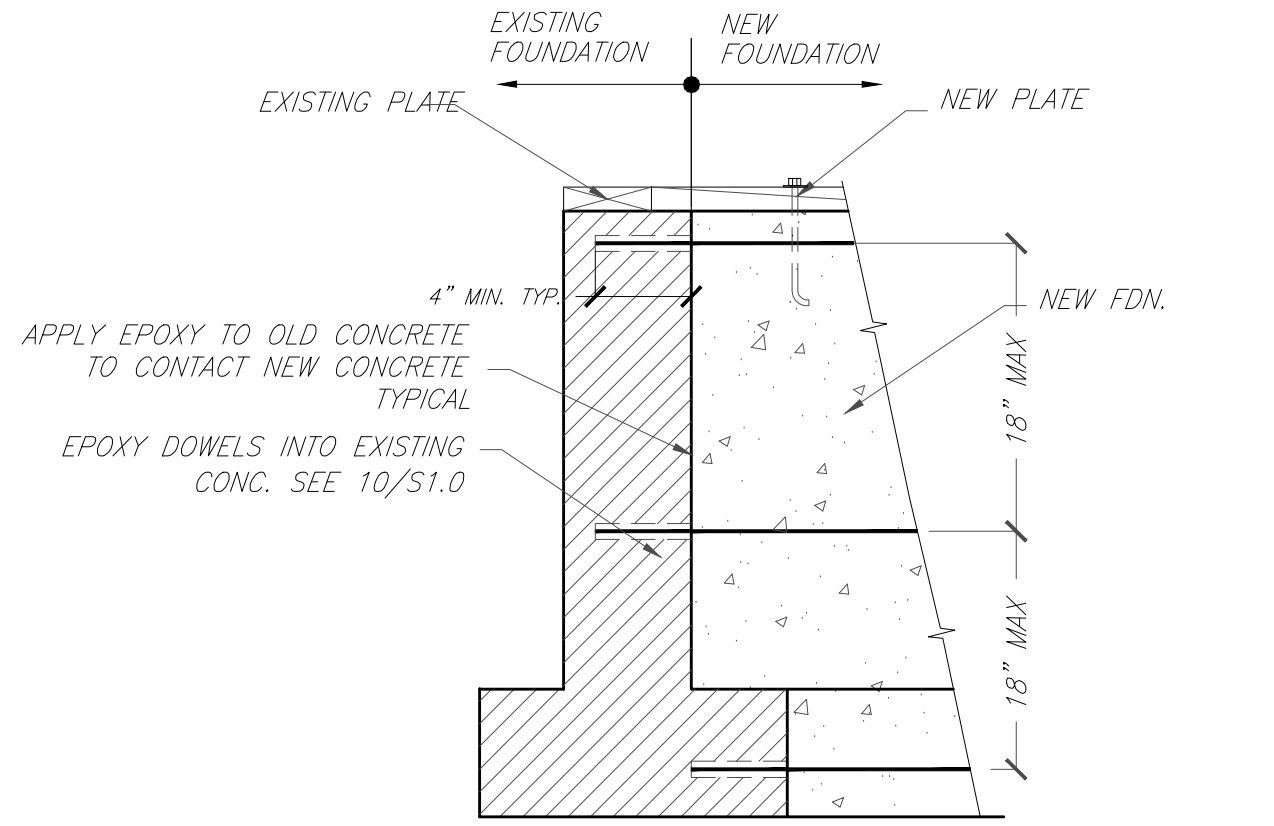
5 (E) HORIZONTAL PLYWOOD DETAIL (FOR REFERENCE)  
SCALE NTS



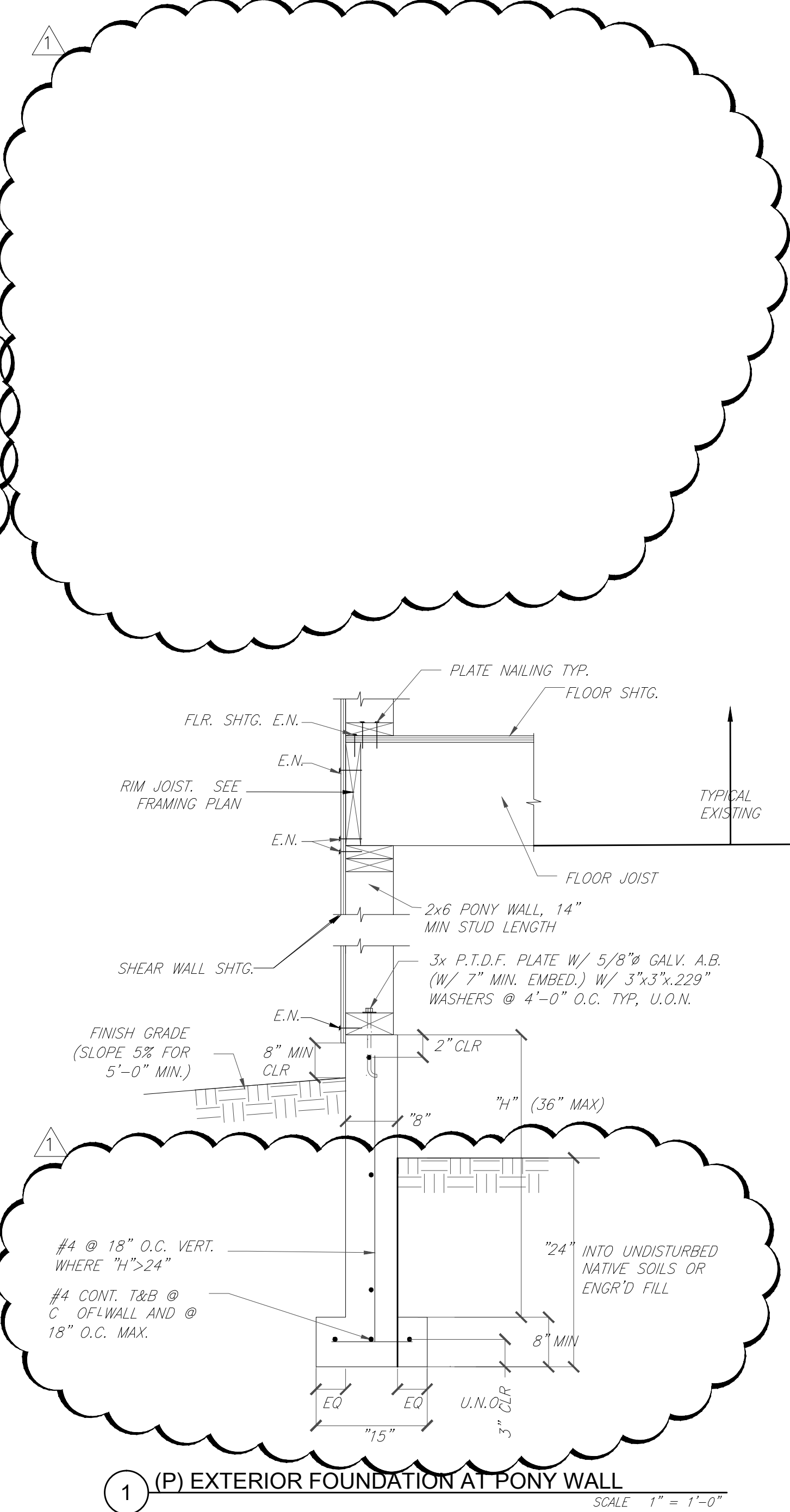
4 (P) FRONT STEP REPLACEMENT  
SCALE 1" = 1'-0"



10 (P) CRAWL SPACE OPENING  
SCALE 1" = 1'-0"



3 FOUNDATION DOWEL CONNECTION  
SCALE 1" = 1'-0"



1 (P) EXTERIOR FOUNDATION AT PONY WALL  
SCALE 1" = 1'-0"



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D REF. PHOTO FACING NORTH

PHOTO NTS



F REF. PHOTO HAND RAIL

PHOTO NTS



C REF. PHOTO - STAIRS & PORCH

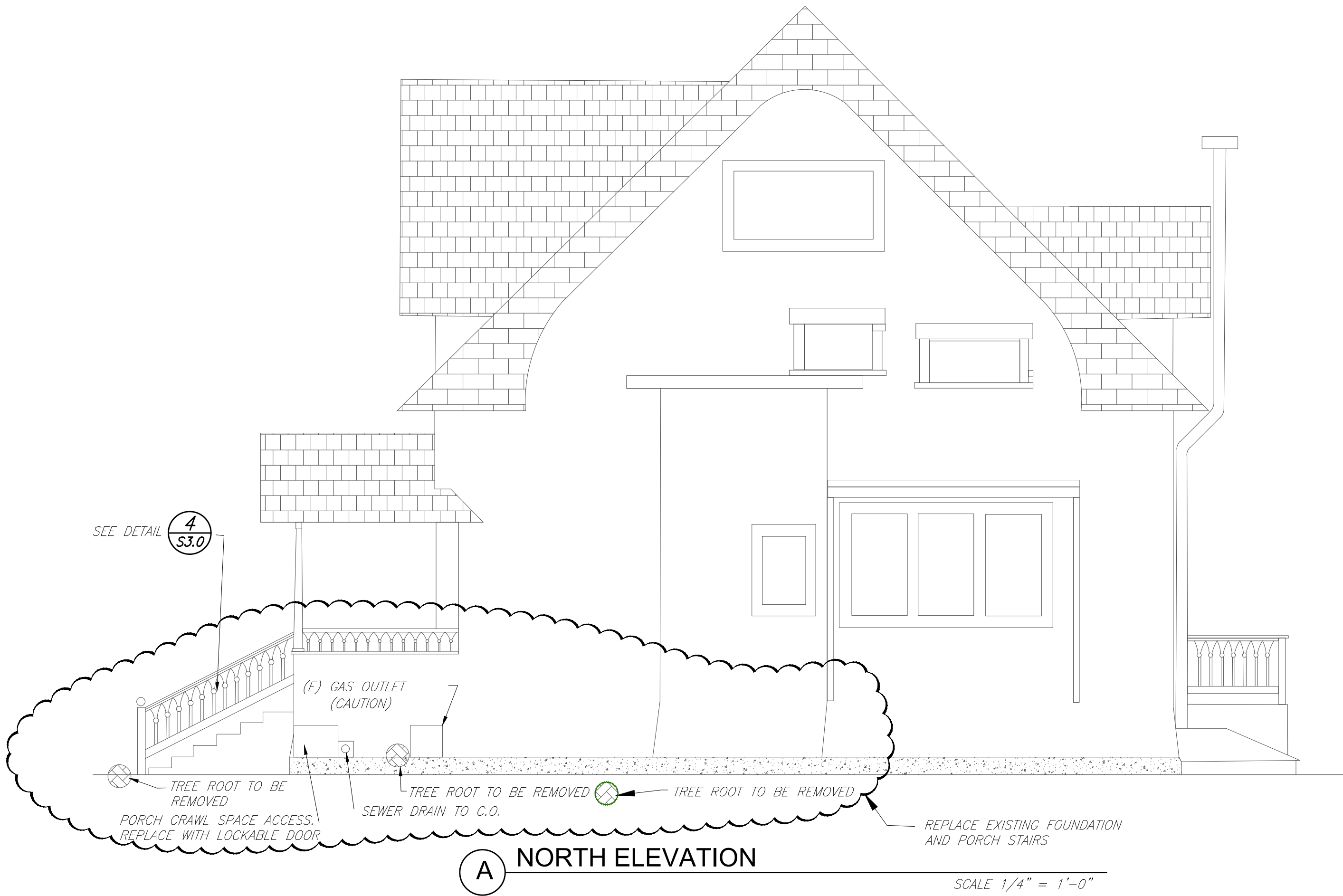
PHOTO NTS



E REF. PHOTO FROM NORTH EAST

PHOTO NTS

IT IS DESIRABLE TO KEEP THE EXISTING AESTHETICS OF THE HOUSE. WHERE POSSIBLE KEEP AND REUSE EXISTING PORCH, STAIR RAILS AND HOUSE SIDING. THESE PHOTOS ARE INCLUDED FOR REFERENCE PURPOSES



A NORTH ELEVATION

SCALE 1/4" = 1'-0"

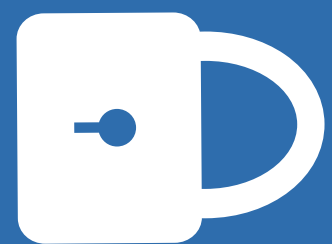


B EAST ELEVATION

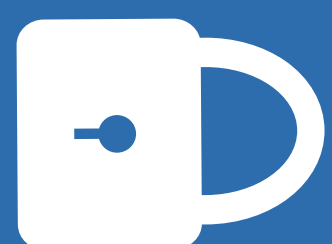
SCALE 1/4" = 1'-0"

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APN: 180-670-052	
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SECTIONS & ELEVATIONS	
DATE:	8/28/15
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CHK:	NB
JOB #:	2039
S4.0	
5	OF 5





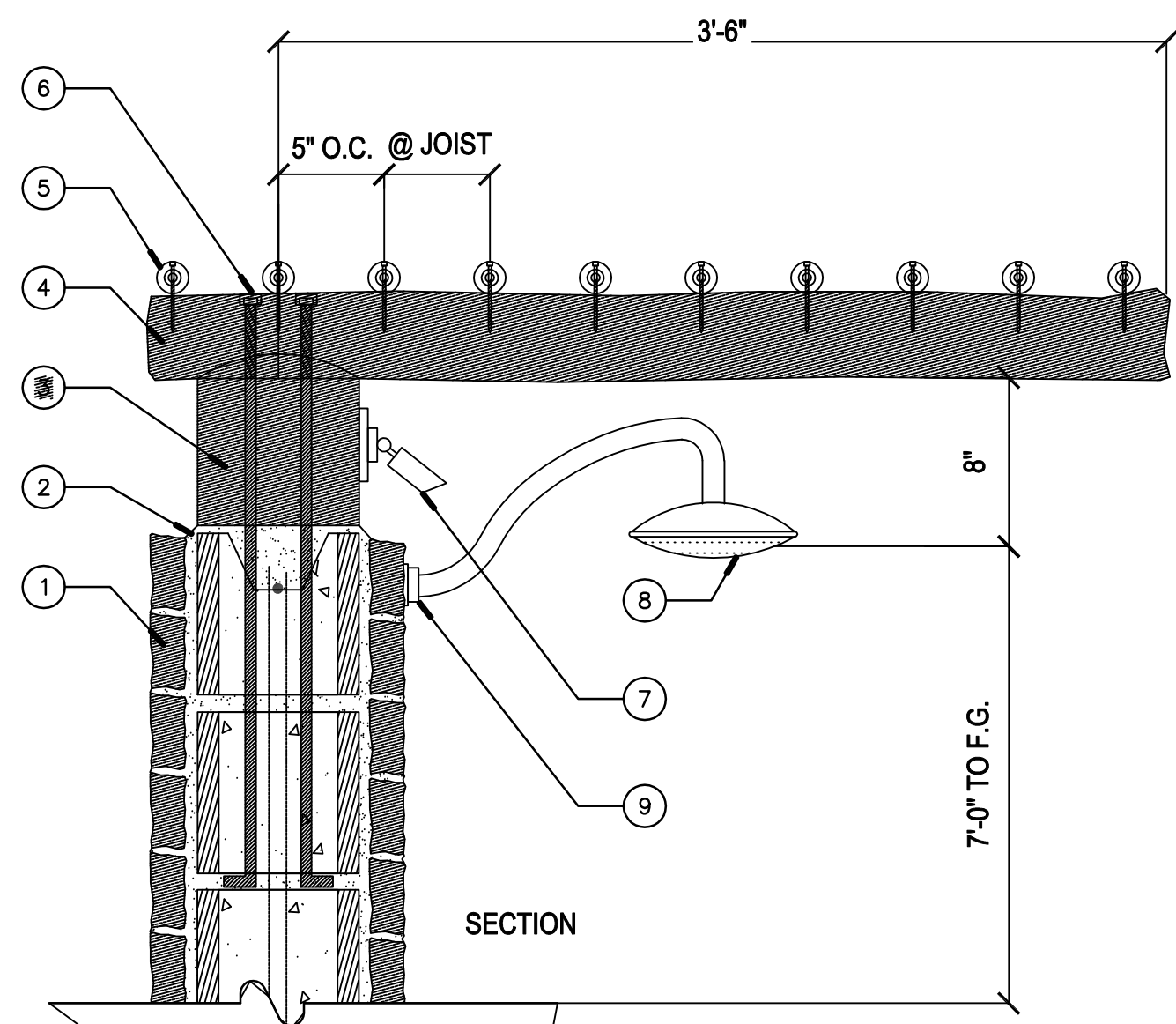
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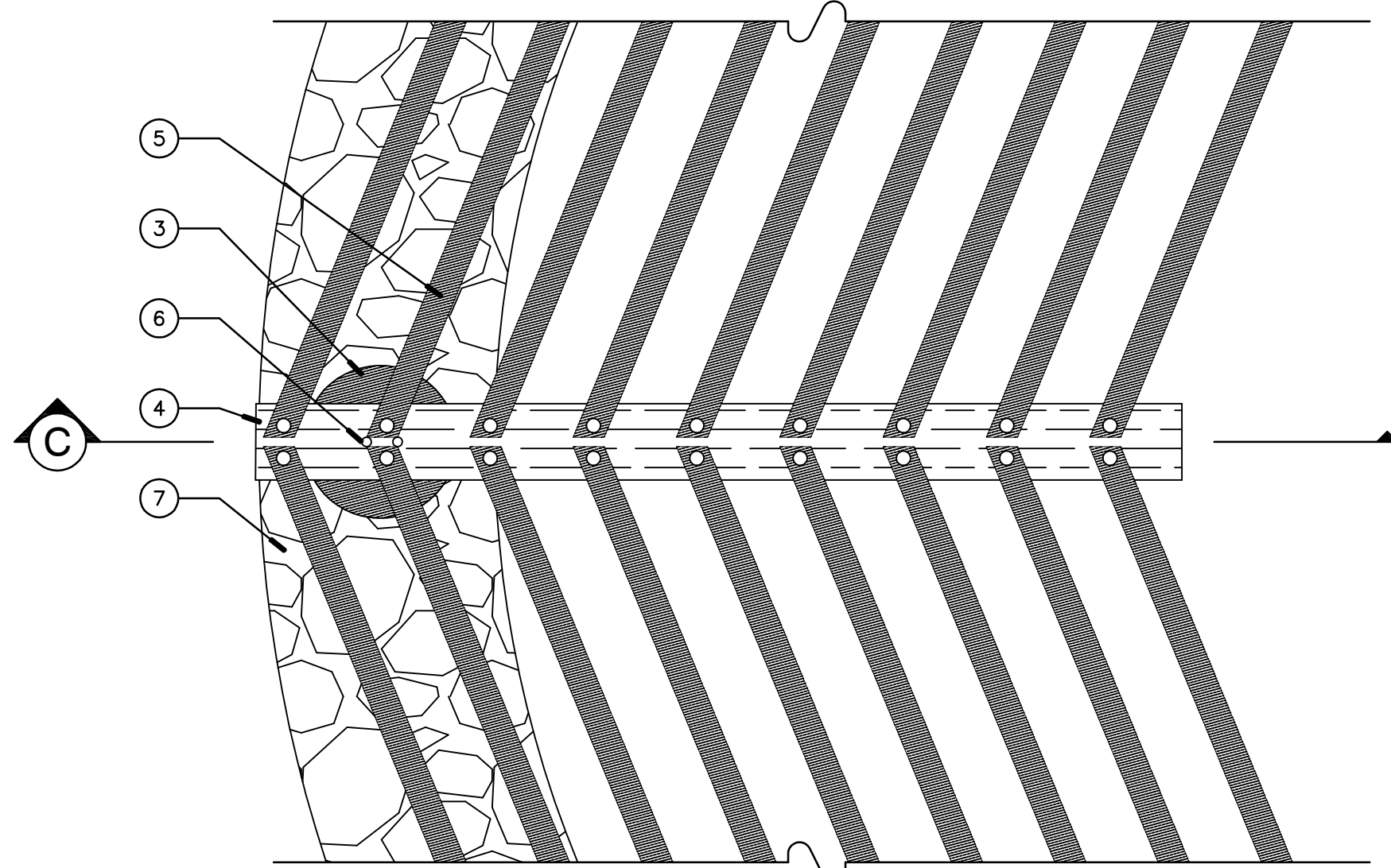
CONFIDENTIAL

#### KEY

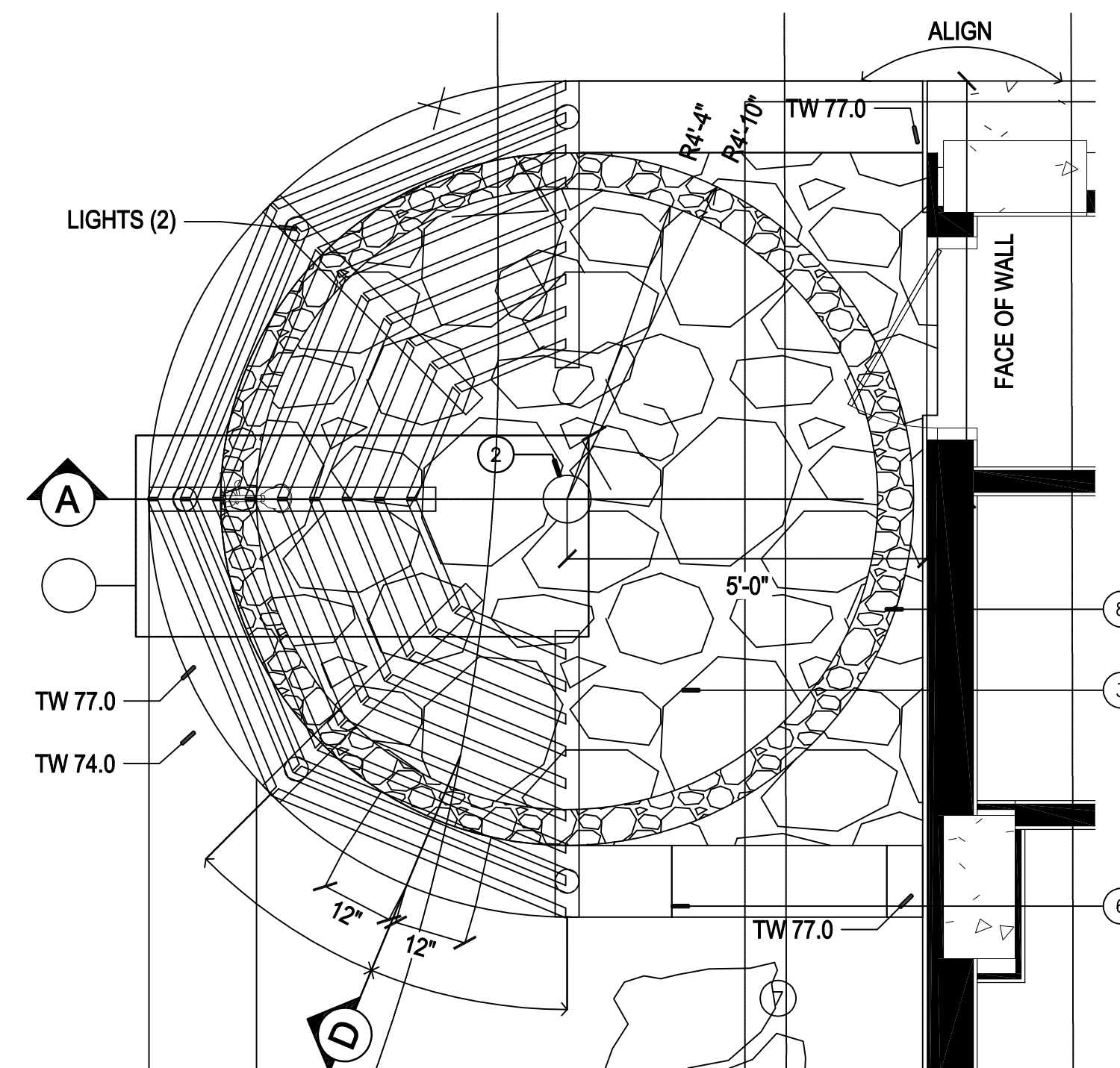
1. STONE VENEER WALL
2. BUILD UP GROUT CELL AROUND COLUMN TO DRAIN AWAY
3. 8" Ø OHIA COLUMN - DOMED TOP W/ GROOVED SEAT FOR JOIST
4. 4" Ø OHIA JOISTS - CHAMFERED ENDS, ALIGN END W/FACE OF WALL
5. 1 1/2" Ø OHIA RAFTERS W/MITERED BUTT JOISTS @ ALTERNATING JOISTS. RAFTERS TO BE STRAIGHT & OF CONSISTENT DIAMETER. EXPOSED ENDS CHAMFERED. ANCHOR TO EA. JOIST W/3" COATED SCREWS COUNTERSINK & PLUGGED.
6. 1/2" GALV. ALL-THREAD, EMBEDDED TWO COURSES INTO WALL & HOOKED @ ENDS. TIE TO WALL REINFORCING. 2 1/2" FROM OUTSIDE EDGE OF COLUMN. COUNTER SINK NUT & WASHER & PLUG.
7. LIGHT FIXTURE (SEE LIGHTING PLAN) @ ALTERNATE POSTS (NOT AT POST W/ PLUMBING)
8. SHOWERHEAD & TOP OF WALL 7'-0" A.F.C
9. SHOWER PLUMBING THROUGH WALL (NOT SHOWN)



C ENLARGED SECTION THROUGH TRELLIS  
1-1/2"=1'0"



B ENLARGED SECTION THROUGH TRELLIS  
1-1/2"=1'0"



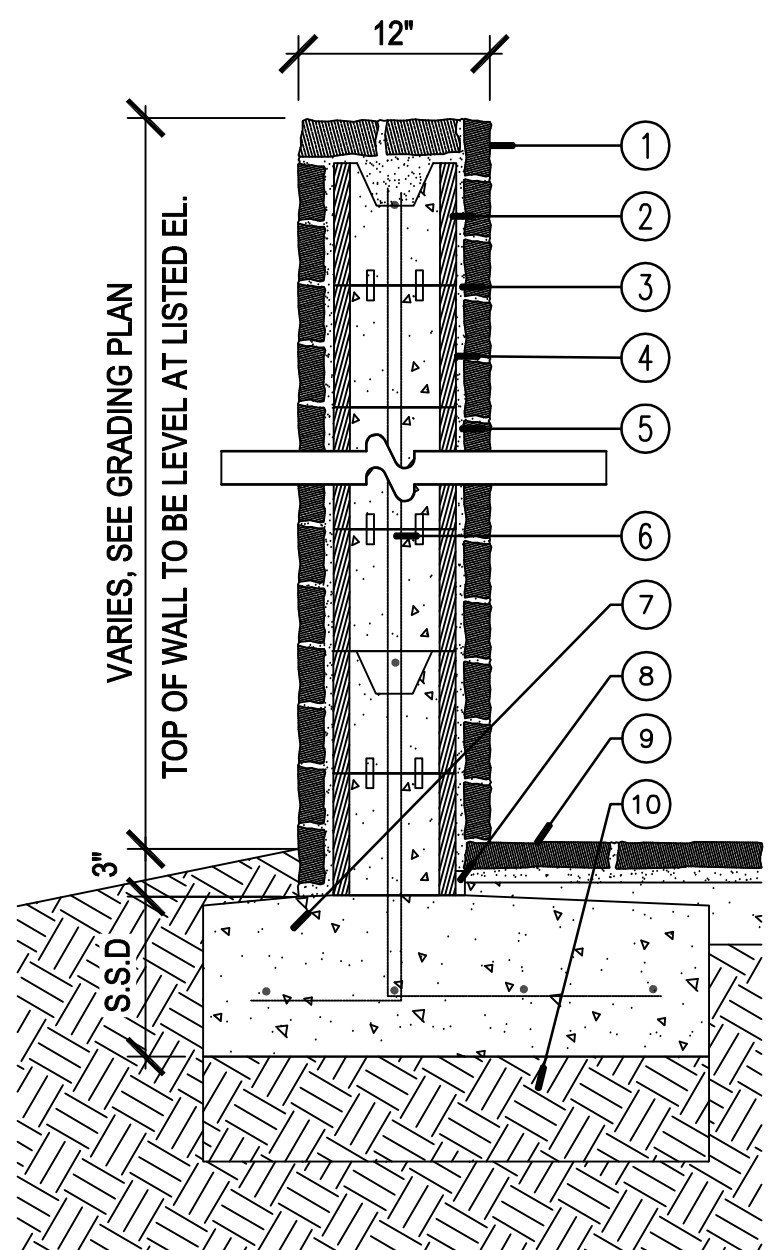
PLAN

#### KEY

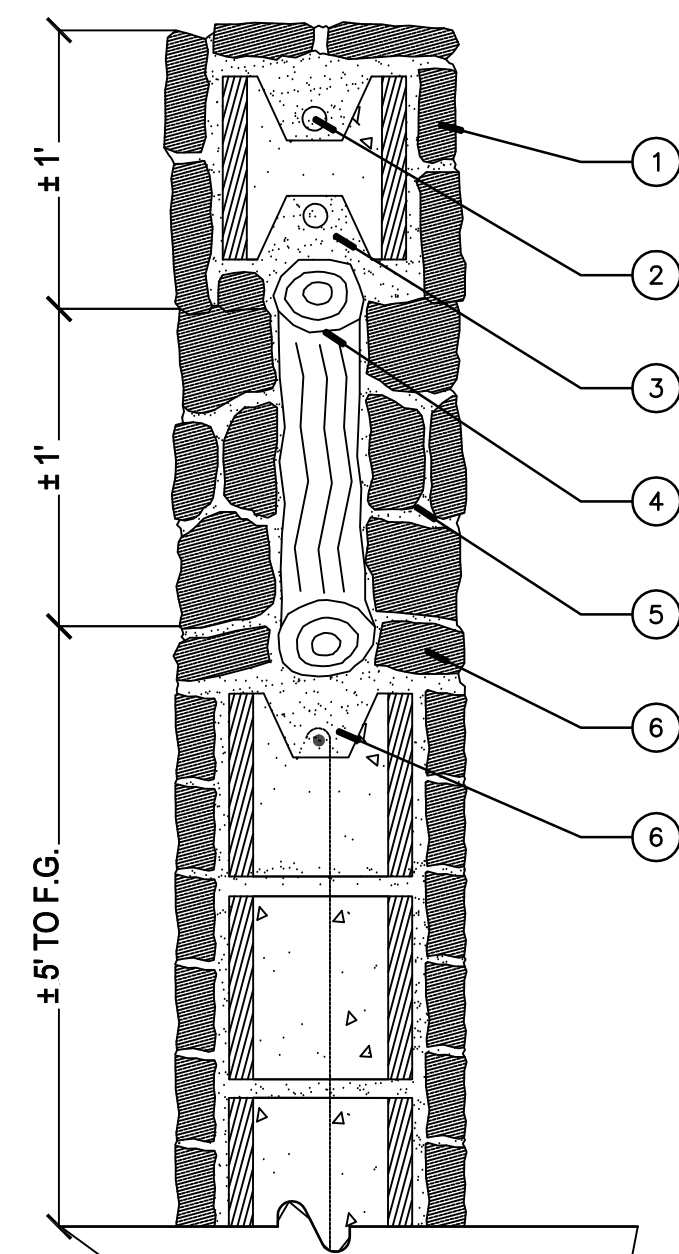
1. STONE VENEER, AS SELECTED BY OWNER
2. 8"x8" X 16" C.M.U WALL BOND BEAM AT TOP COURSE & EVERY 3RD COURSE DOWN
3. GALV. VENEER TIES @16" O.C. BOTH WAYS TRIM BENEATH FACE OF MORTAR JOINTS SO NONE ARE EXPOSED
4. MORTAR JOINTS, 3/8" MAX STRUCK CONCAVE RECEDED. MORTAR TO BE HIGH STRENGTH, NON-SHRINKING, WITH INTEGRAL COLOR TO MATCH STONE
5. 1/2" MIN MORTAR SETTING BED
6. GROUT FILL ALL CELLS, S.S.D
7. G.I.P CONC. FOOTINGS
8. EXP. JOINT BETWEEN WALL & ADJACENT CONC.
9. ADJ. STONE PVMT TUCK UNDER WALL VENEER, SEE PLAN
10. COMPACTED SUB GRADE

#### NOTES

1. STONE VENEER TO BE INSTALLED BY A QUALIFIED STONE MASON PROVIDED 4'x4' MOCKUP SHOWING TYPICAL STONE LAYOUT, JOISTS FINISH & MORTAR FOR OWNERS & L.A. REVIEW & APPROVAL
2. COORDINATE EMBEDDED PLUMBING, ELECTRIC & ANCHORS AS NEEDED FOR ADDITIONAL FIXTURES & DETAILS SHOWN ELSEWHERE
3. SEE STRUCTURAL ENGINEERS DWGS FOR REINS & FOOTING REQ'S
4. REMOVE ALL MORTAR RESIDUE FROM FACE OF WALL STONE



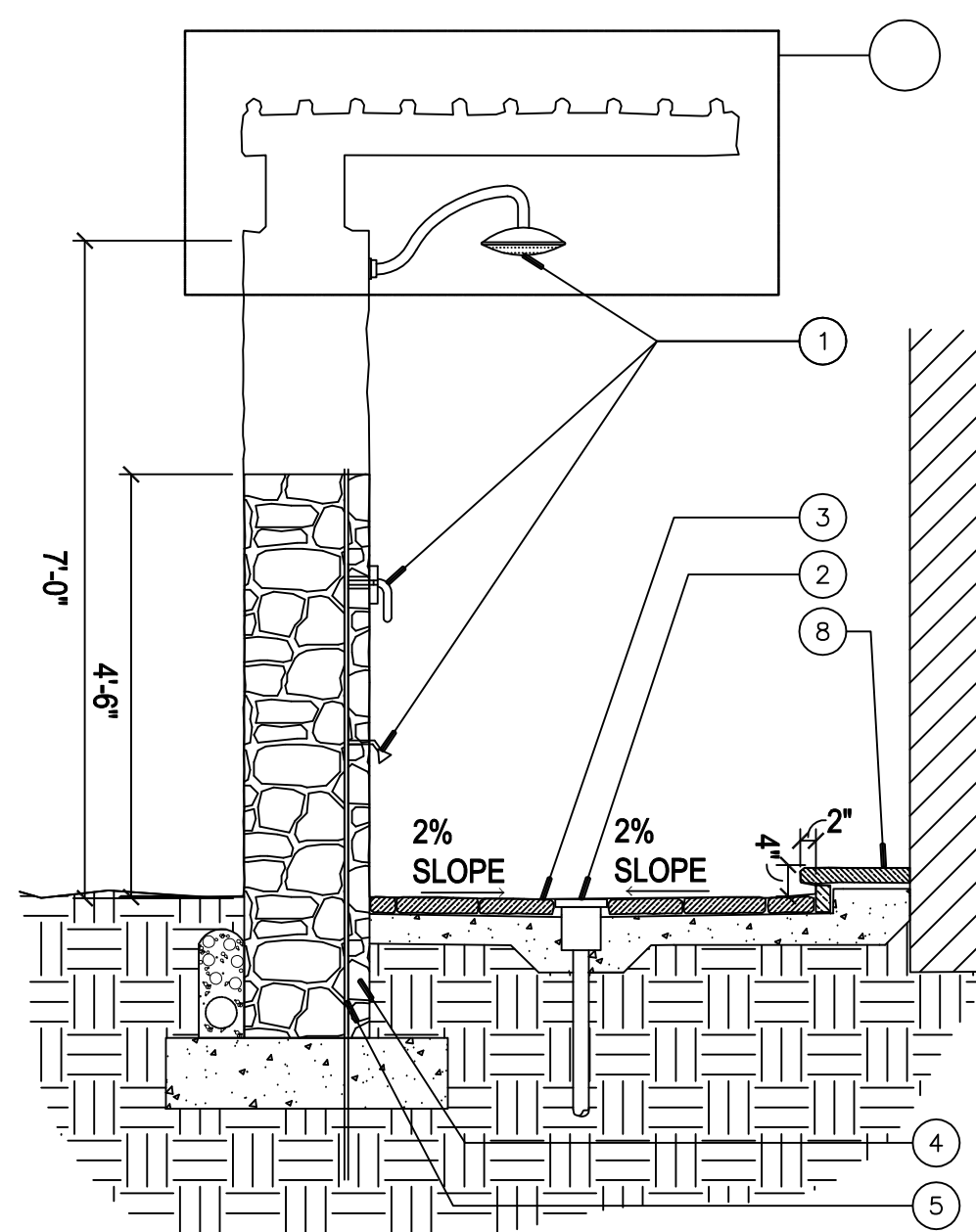
C STONE VENEER GARDEN WALL  
SCALE: 1"=1'-0"



D SECTION THROUGH WINDOW IN WALL  
1-1/2"=1'0"

#### KEY

1. STONE VENEER WALL
2. TOP COURSE BOND BEAM - USE H-BLOCK FOR HEADER & TWO UNITS ON EACH SIDE
3. EMBED 1/2"x3" STEEL STRAP HEADER. EXTEND THROUGH TWO ADJ BLOCKS ON EITHER SIDE
4. EMBED 4" Ø OHIA WINDOW FRAME MITER & SEAL JOINTS @ CORNERS W/ CONSTRUCTION ADHESIVE (NONE TO BE VISIBLE)
5. WRAP STOVE VENEER AROUND FULL WINDOW OPENING
6. VENEER AT SILL TO SLOPE AWAY FROM WOOD FRAME
7. SILL COURSE TO BE CONTINUOUS BOND BEAM, HOOK VERT. REBAR

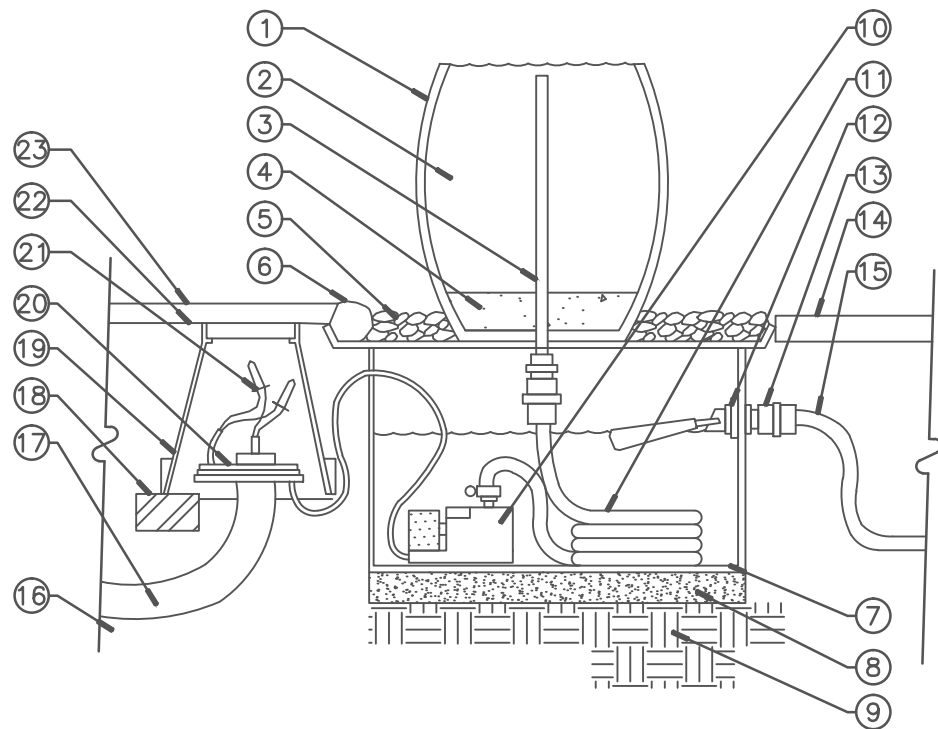


SECTION

#### KEY

1. RAIN SHOWER HEAD 8" MIN. DIAMETER, MIXING VALVE & FOOT WASHER FIXTURES TO BE SELECTED BY LANDSCAPE ARCHITECT AND OWNER.
2. ANTI-VORTEX FLOOR DRAIN W/ BRONZE GRATE. CONNECT TO MAIN DRAINAGE SYSTEM.
3. STONE PAVING, SIM. (8/17.2)
4. STONE VENEER WALL FOOTING AND REINFORCING (7/77.1)
5. COPPER WATER LINE, CONNECT TO DOMESTIC WATER
6. WALL OF BUILDING
7. RANDOM PAVER WITH PLANTED JOINTS (1/17.1)
8. STONE BAND
9. TOP OF WALL BEYOND





## KEY

1. FOUNTAIN BASIN VESSEL, TO BE SELECTED BY OWNER. SET LEVEL SO THAT WATER OVERFLOWS EQUALLY ON ALL SIDES.
2. FILL VESSEL WITH WATER, SEAL AS NEEDED TO ELIMINATE ANY LEAKS.
3.  $\frac{1}{2}$ " COPPER TYPE 'K' RIGID PIPE RISER AND FITTINGS AS NEEDED. SET TOP OF PIPE  $\frac{1}{2}$ " BELOW LOWEST OUTFALL POINT ON RIM.
4. 3" THICK GROUT CELL IN BOTTOM OF BASIN TO STABILIZE PIPE RISER. SEAL/CAULK AS NEEDED TO PREVENT LEAKING
5. 2"-3" LAYER OF 1"-2" BLACK BEACH PEBBLES
6. USE LARGER, 3"-4" MATCHING PEBBLES AGAINST PLANTER AREA TO CONTAIN MULCH.
7. FOUNTAIN BASIN SUMP BOX: ECO-SERIES, 40" HEAVY DUTY BASIN MANUFACTURED BY EASY-PRO FOUNTAINS, WITH PERFORATED, REINFORCED LID/FOUNTAIN BASE.
8. 1" SAND LEVELING BED
9. COMPACTED SUBGRADE
10. 100 G.P.H. SUBMERSIBLE FOUNTAIN PUMP WITH FILTER AND ADJUSTABLE FLOW
11. FLEXIBLE WATER LINE FROM PUMP TO FOUNTAIN RISER. PROVIDE 4' OF SLACK TO ALLOW BASIN TO BE MOVED.
12. AUTO-FILL FLOAT VALVE: AQUASCAPE PART NO. 88006 AND FITTINGS, DRILL HOLE IN SIDE OF SUMP BOX AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
13. SCHEDULE 40 PVC COUPLER/ADAPTERS AS NEEDED.
14. ADJACENT PAVING, PER PLAN, TOP OF PEBBLE LAYER TO BE FLUSH.
15.  $\frac{1}{2}$ " SCHEDULE 40 IPS FLEXIBLE PVC SWING PIPE TO DOMESTIC WATER SUPPLY. PROVIDE LINE SIZE SHUT OFF VALVE (PVC BALL VALVE IN VALVE BOX) LOCATION TO BE DETERMINED ON SITE BY OWNER'S REPRESENTATIVE.

16. POWER SUPPLY AND TIMER NOT SHOWN, PROVIDE DEDICATED CIRCUIT, JUNCTION BOX, AND CONTROLLER IN WEATHERPROOF ENCLOSURE (INTERMATIC P1261P, OR APPROVED EQUAL) ON EXTERIOR WALL OF BUILDING. EXACT LOCATION T.B.D. BY OWNER'S REP.
17. ELECTRICAL CONDUIT TO CONTROLLER
18. BRICKS (2) TO SUPPORT VALVE BOX
19. 8" ROUND SPLICE BOX: OLD CASTLE PRECAST MODEL F8 WITH LID MARKED "ELECTRIC"
20. PUMP POWER SUPPLY CABLE, PROVIDE 3' OF COILED SLACK ON SUPPLY END AND PUMP END.
21. WATERPROOF WIRE CONNECTORS, SCOTCH DBY OR EQUAL
22. SOIL SURFACE
23. MULCHED PLANTER AREA, PER PLANTING PLANS

## NOTES

1. CONTRACTOR TO REVIEW INSTALLATION OF FIRST UNIT FOUNTAIN WITH OWNER'S REP AND LANDSCAPE ARCHITECT APPROVAL PRIOR TO PROCEEDING WITH SUBSEQUENT UNITS.
2. INCLUDE ALLOWANCE FOR PURCHASE, DELIVERY, AND PLACEMENT OF OWNER SELECTED VESSEL.
3. PROVIDE SUBMITTALS AND SAMPLES FOR ALL COMPONENTS OF THE ASSEMBLY/INSTALLATION INCLUDING PLUMBING/MECHANICAL EQUIPMENT, SUMP BOX, PEBBLES, ETC., FOR OWNER/LANDSCAPE ARCHITECT APPROVAL.

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## FOUNTAIN BASIN

SCALE: 1" = 1'-0"