

# GENERAL NOTES

- REGULATORY AGENCIES**
- ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE), 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889 AND 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND 2022 CALIFORNIA GREEN BUILDING 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, ADDENDA, 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.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED. SEE COVER SHEET FOR GRAPHIC EXPLANATION. FIELD VARY IF ALL DIMENSIONS.
  - 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 SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY 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 PERFORMED SOLELY FOR THE PURPOSE 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 PREPARATION 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, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT.

# WUI

- THE PROJECT IS IN WILDLAND URBAN INTERFACE**
- EXTERIOR WINDOWS/DOORS; EXTERIOR GLAZING TO BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING
  - ROOFING/ GENERAL: PER CBC 705A.1 ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7A AND CHAPTER 15 CBC. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTRUCTION.
  - ENCLOSED ROOF EAVES AND SOFFITS: EXPOSED UNDERSIDE TO BE NONCOMBUSTIBLE MATERIAL ( E.G. JAMES HARDIE SOFFIT BOARD / FIBRE CEMENT / COMPLIES WITH ASTM-E84 & ASTM-C1186)
  - EXTERIOR PORCH CEILINGS; EXPOSED UNDERSIDE TO BE NONCOMBUSTIBLE MATERIAL (E.G. JAMES HARDIE SOFFIT BOARD / FIBRE CEMENT / COMPLIES WITH ASTM-E84 & ASTM-C1186)
  - EXTERIOR WALL COVERING : TO BE NONCOMBUSTIBLE MATERIAL ( E.G.CEMENT BOARD JAMES HARDIE LAP SIDING COLONIAL SMOOTH AND NICHIIA VINTAGE WOOD BOTH COMPLY WITH ASTM-E84 & ASTM-C1186)
  - DECK: DECKING SURFACE TO BE IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4A AND SFM STANDARD 12-7A-5 (E.G. FIBERON PARAMOUNT OR ALUMINUM DECKING) / DECK JOISTS TO BE EXTERIOR FIRE RETARDANT TREATED WOOD
  - VENTS: VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL MESH, VENTS, OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:
    - THE DIMENSIONS OF THE THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH.
    - THE MATERIALS SHALL BE NONCOMBUSTIBLE.
    - THE MATERIALS SHALL BE CORROSION RESISTANT.

- NON-COMPLIANT PLUMBING FIXTURES**
- AS OF JANUARY 1, 2014, SB 407 (2009) REQUIRES NON-COMPLIANT FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THE PROJECT SHALL COMPLY TO THIS REQUIREMENT.
- HIDDEN CONDITIONS**
- ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.
- GRADING PERMIT**
- A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
- FIRE SPRINKLERS**
- DEFERRED SUBMITTAL

# GENERAL NOTES

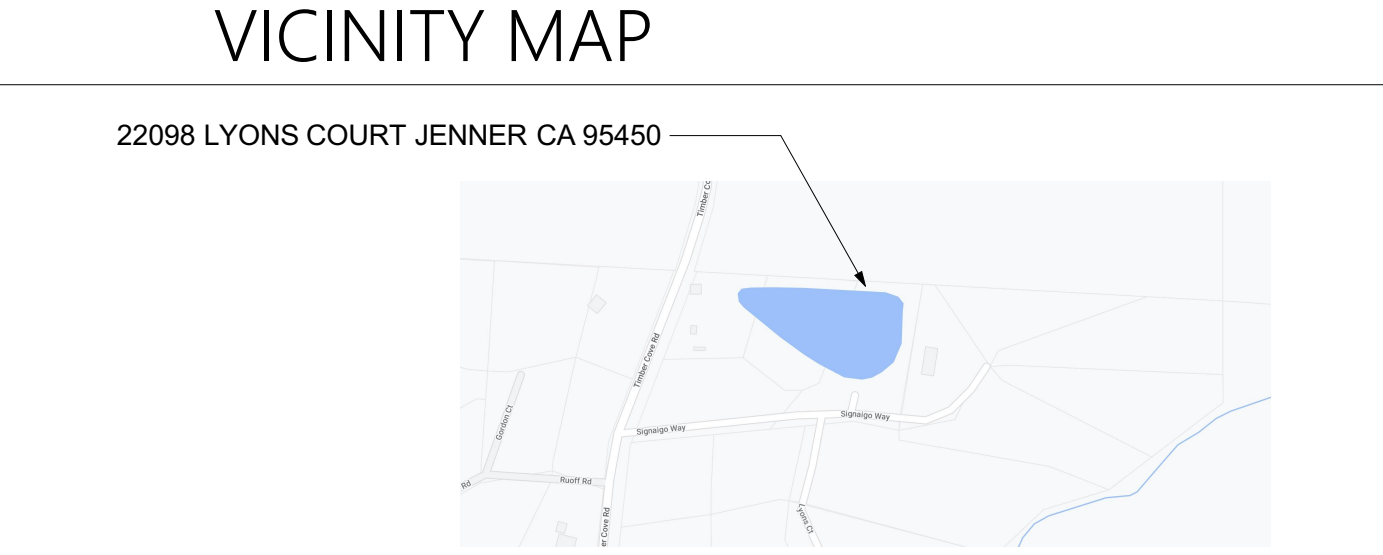
- QUALITY AND JOB MANAGEMENT**
- THE CONTRACTOR SHALL CONSULT THE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR MATERIALS COORDINATION, CABINETRY, ETC
  - ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT-FITTING JOINTS, CAREFULLY CUT AND SECURED. EXPOSED NAILS OR SCREWS SHALL BE SET IN PUTTY. 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.
  - 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.
  - 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.
- 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.
- CUTTING & PATCHING; AVOID DAMAGING ADJACENT EXISTING WORK. REPAIR OR REPLACE AT NO COST TO OWNER ANY DAMAGE CAUSED BY CONSTRUCTION.
  - 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**
- 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.
  - 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.
  - 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.
  - 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.
  - ONLY DRAWINGS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS BEARING APPROVAL OF OWNER SHALL BE USED IN THE EXECUTION OF WORK PERMITTED ON JOB SITE.
  - ADDENDA WILL BE ISSUED DURING BIDDING TO CLARIFY DRAWINGS (AND SPECIFICATIONS) AS REQUIRED. THESE WILL BECOME A PART OF THE CONTRACT - CONSULT ARCHITECT.
  - 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 ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.

- COMPLETION**
- 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, IMMACULATE CONDITION.
  - 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.

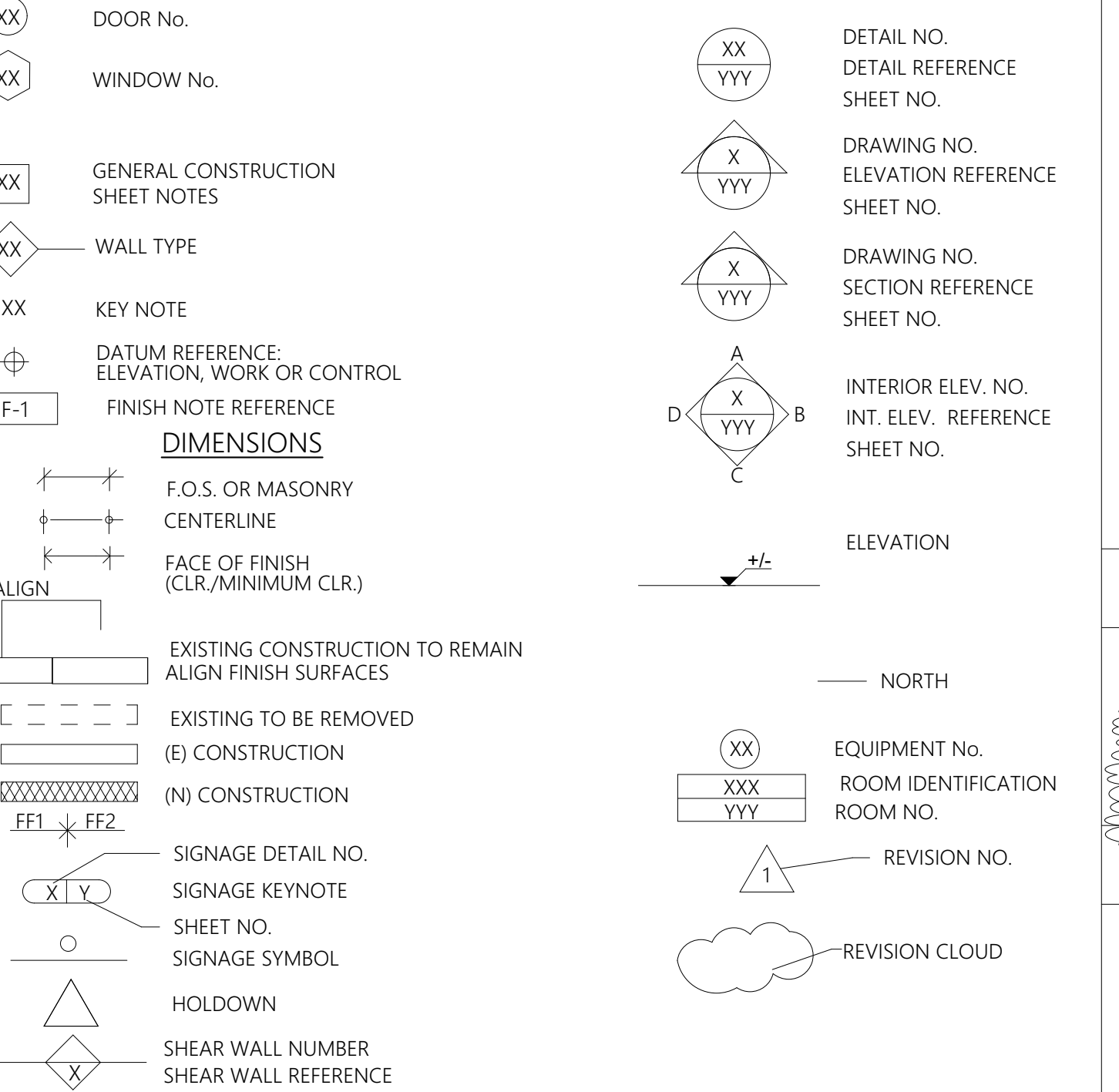
# SPECIAL NOTES

- NON-COMPLIANT PLUMBING FIXTURES**
- AS OF JANUARY 1, 2014, SB 407 (2009) REQUIRES NON-COMPLIANT FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THE PROJECT SHALL COMPLY TO THIS REQUIREMENT.
- HIDDEN CONDITIONS**
- ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.
- GRADING PERMIT**
- A GRADING PERMIT, IF REQUIRED, WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
- MAINTENANCE MANUAL**
- BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING.
- CONDITIONS OF APPROVAL**
- PLEASE NOTE THE PROTECTION MEASURES IN PLACE TO PROTECT THE TREES ON SITE. IN ADDITION TO THIS, THE STEWARTS POINT RANCHERIA BAND OF POMO INDIANS HAS REQUESTED A SITE VISIT PRIOR TO CONSTRUCTION (SEE TT.03 COMPLETE CONDITIONS OF APPROVAL)



# SYMBOLS AND ABBREVIATIONS

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



# DRAWING INDEX

ID	Name
T1.01	TITLE SHEET
T1.02	BMP
A-1.01	SITEPLAN

# PROJECT TEAM

ARCHITECT	CIVIL ENGINEER
RUFF + ASSOCIATES INC. RICHARD P. RUFF ARCHITECT C-11736 ARCHITECTURE & PLANNING	STEVE BROWN ADOBE ASSOCIATES INC. 1220 N. Dutton Avenue Santa Rosa, CA 95401 P. 707-541-2300; F. 707-541-2301
100 WEST STANDLEY ST., UKIAH, CA 95482 415-515-2227 707-472-0527 FAX	
STRUCTURAL ENGINEERING	GEOTECHNICAL ENGINEERING
NILGUN WOLPE 850 SOUTH VAN NESS SAN FRANCISCO CA 94110	PIC & ASSOCIATES 600 MARTIN AVE STE 210 ROHNERT PARK CA 94928 707-584-4804 pat@pjsgteotech.com
1-(415)-568-1270 nyengineering@sbcglobal.net	
MOBILE MODULAR	ENERGY CONSULTANT
ALEX SUFI 5700 LAS POSITAS RD. LIVERMORE, CA 94551	SOLDATA P.O. BOX 8579 SANTA ROSA CA 95407
510-690-7350 alex.sufi@mobilemodular.com	707-545-4440 info@soldata.com

# PROPOSED PARCEL DATA

LOCATION:	22098 LYONS COURT JENNER CA 95450
APN:	109-400-039
LOT SIZE:	+/- 6.18 ACRES
# OF BUILDINGS/ UNITS	EXISTING: 1   PROPOSED: 1
OCCUPANCY TYPE:	S   B
CONSTRUCTION TYPE:	V B
FIRE SPRINKLERS:	NOT REQ. PER CFC Sec. 903.2.7
BUILDING AREA (N) OFFICE	960 SQ FT

SITE SUPPORT DATA:

SEWER:	WATER:	SEPTIC
GAS:	ELECTRIC:	TCCWD
		NONE
		PG&E

# SCOPE OF WORK

(N) RETAINING WALL PER PRMD DETAIL AT ACCESSIBLE PARKING LOT  
 (N) CURB AT BOTTOM LANDING OF RAMP & (N) DETECTABLE WARNING AT LANDING

# DEFERRED SUBMITTALS

DATE	REVISIONS	#	A	B
9/19/2025	PLAN CHECK			
2025	COMMENT			
2025	ISSUE			
2025	WARNING & CURB			

**RUFF + ASSOCIATES**  
Architecture Planning Development

100 West Standley Street, Ukiah, CA 95482  
Phone: 707-472-0525 Fax: 707-472-0527  
e-mail: richard@ruffarchitect.com

COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.

**LICENSED ARCHITECT**  
RICHARD RUFF  
NO. C11736  
REN. 11-30-25  
STATE OF CALIFORNIA

TIMBER COVE COUNTY WATER DISTRICT  
(N) RETAINING WALL  
22098 LYONS COURT JENNER CA 95450

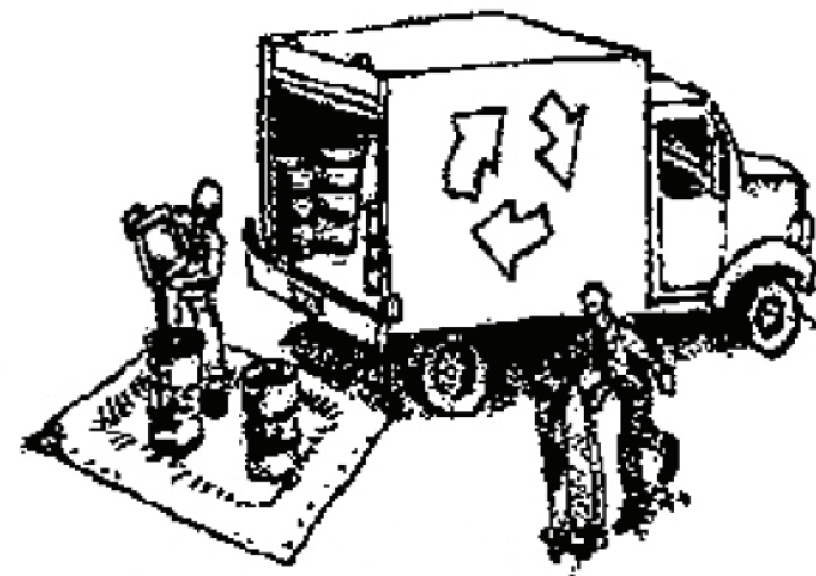
SHEET TITLE  
TITLE SHEET

DRAWN BY MB  
CHECKED BY RPR  
DATE ISSUED 9-19-2025  
SCALE AS NOTED  
STATUS INFORMATION ONLY  
PAGE  
T1.01  
SHEET 1 OF 3

# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work

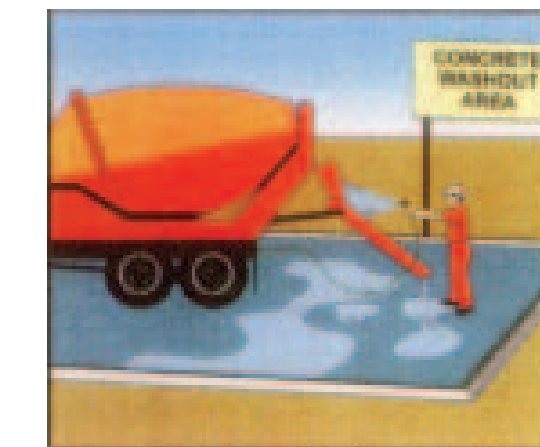


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

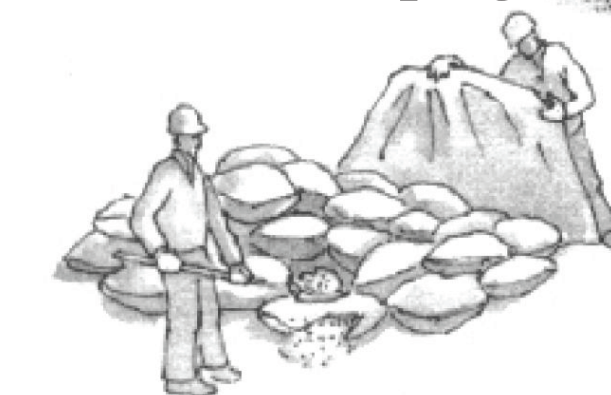
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



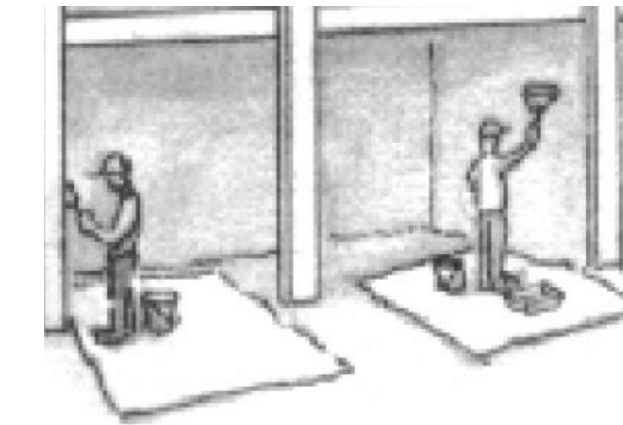
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

## Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

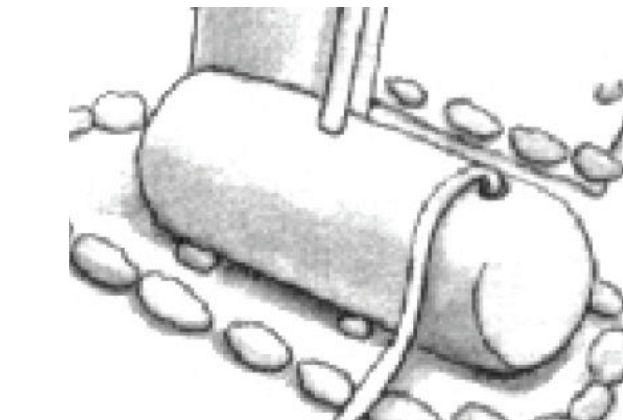
## Painting & Paint Removal



### Painting Cleanup and Removal

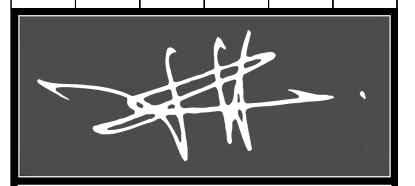
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

## Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

DATE	9/19/2025
REVISIONS	PLAN CHECK COMMENT USE WARNING & CURB
#	A B
 <b>RUFF + ASSOCIATES</b>	
<b>RUFF + ASSOCIATES</b> Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: richard@ruffarchitect.com <small>COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.</small>	
 LICENSED ARCHITECT RICHARD RUFF NO. C11796 REN. 11-30-25 STATE OF CALIFORNIA	
TIMBER COVE COUNTY WATER DISTRICT (N) RETAINING WALL 22098 LYONS COURT JENNER CA 95450	
SHEET TITLE	
BMP	
DRAWN BY	MB
CHECKED BY	RRR
DATE ISSUED	9-19-2025
SCALE	AS NOTED
STATUS	INFORMATION ONLY
PAGE	T1.02
SHEET	2 OF 3

(1) "Construction is subject to requirements established by Sonoma County to protect certain trees."

(2) Before the start of any clearing, excavation, construction or other work on the site, every tree designated for protection on the approved site plan shall be clearly delineated with a substantial barrier (steel posts and barbed wire or chain link fencing) at the protected perimeter, or limits established during the permit process. The delineation markers shall remain in place for the duration of all work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of brush, earth and other debris as to avoid injury to any protected tree.

(3) Where proposed development or other site work must encroach upon the protected perimeter of a protected tree, special measures shall be incorporated to allow the roots to obtain oxygen, water and nutrients. Tree wells or other techniques may be used where advisable. No changes in existing ground level shall occur within the protected perimeter unless a drainage and aeration scheme approved by a certified arborist is utilized. No burning or use of equipment with an open flame shall occur near or within the protected perimeter (except for authorized controlled burns).

(4) No storage or dumping of oil, gasoline, chemicals, or other substances that may be harmful to trees shall occur within the drip line of any tree, or any other location on the site from which such substances might enter the drip line.

(5) If any damage to a protected tree should occur during or as a result of work on the site, the county shall be promptly notified of such damage. If a protected tree is damaged so that it cannot be preserved in a healthy state, the director of the permit and resource management department shall require replacement in accordance with the arboreal value chart. If on-site replacement is not feasible, the applicant shall pay the in-lieu fee to the tree replacement fund.

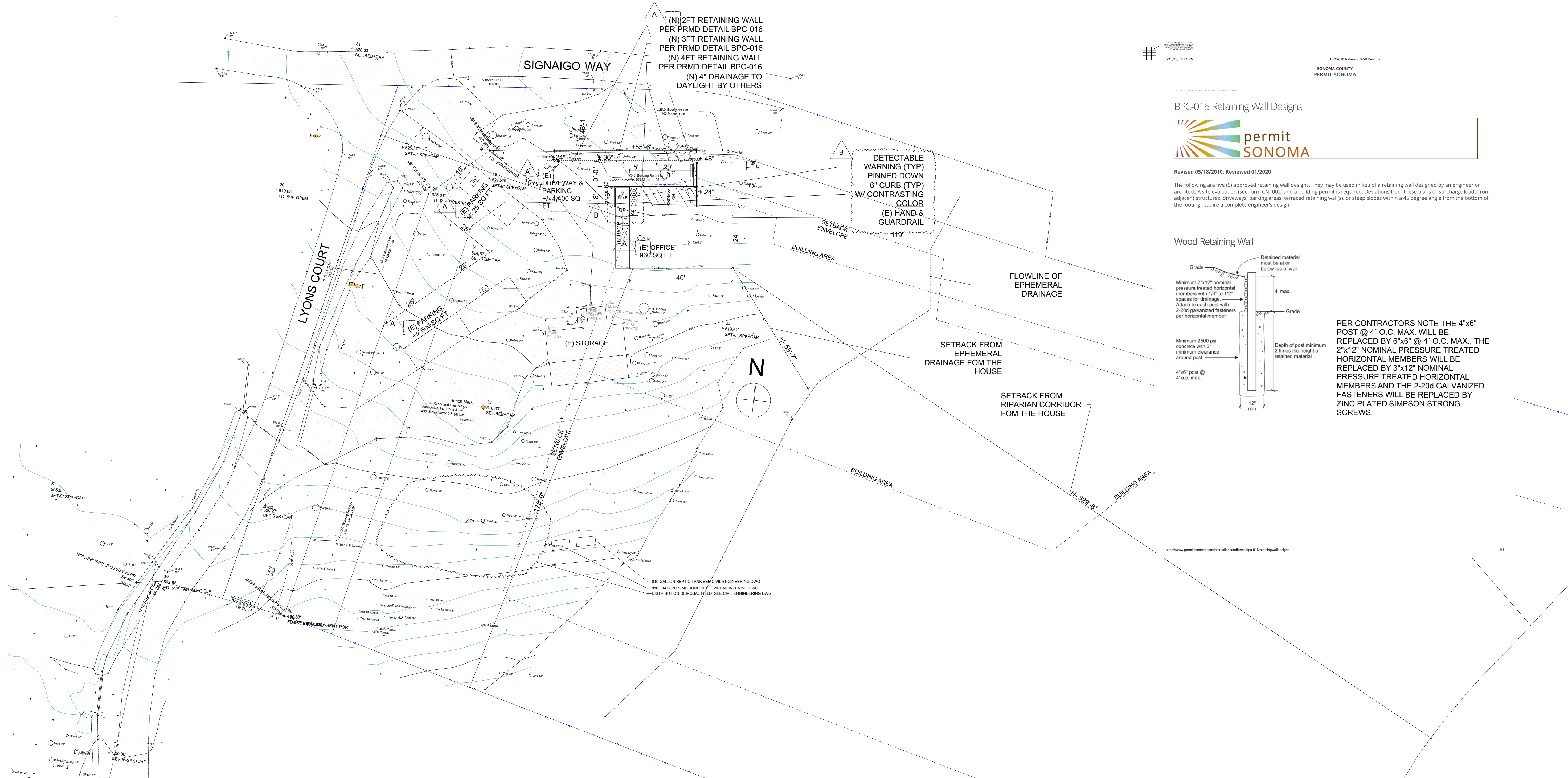
(6) The following design standards for protected trees shall be adhered to:

- Underground trenching for utilities should avoid tree roots within the protected perimeter. If avoidance is impractical, tunnels should be made below major roots. If tunnels are impractical and cutting roots is required, it shall be done by hand-sawn cuts after hand-digging trenches. Trenches should be consolidated to serve as many units as possible.
- Compaction within the drip line or protected perimeter shall be avoided.
- Paving with either concrete or asphalt over the protected perimeter should be avoided. If paving over the protected perimeter cannot be avoided, affected trees shall be treated and removed for purposes of calculating arboreal values.
- Wherever possible, septic systems and/or leach lines shall not be located on the uphill side of a protected tree.

(7) Security posted for the purpose of insuring the proper construction of public or private improvements shall also include an amount sufficient to secure any requirements imposed pursuant to this section. In addition, security for potential tree damage shall be twenty-five (25%) of the amount posted for planned tree replacement. In lieu fees shall be paid prior to recording any maps. Such security shall not be released until protection requirements, including planting replacement trees, and any long term maintenance requirements have been satisfactorily discharged. The initial bond amount may be reduced to cover only the maintenance and replacement of trees after construction is completed.

(8) The Valley Oak, *Quercus lobata*, shall receive special consideration in the design review process to the extent that mature specimens shall be retained to the fullest extent feasible. Valley oaks contribute greatly to Sonoma County's visual character, landscape and they provide important visual relief in urban settings. On existing parcels created without the benefit of an accompanying EIR, design review shall focus on the preservation of valley oaks to the fullest extent feasible. Where such preservation would render a lot unbuildable, partial protection with accompanying appropriate mitigations developed by a certified arborist shall be incorporated into the project design. In such cases where only partial protection can be achieved, full replacement in accordance with the arboreal value chart shall be required.

PLEASE NOTE THAT NO VALLEY OAK IS ON THIS PROPERTY.



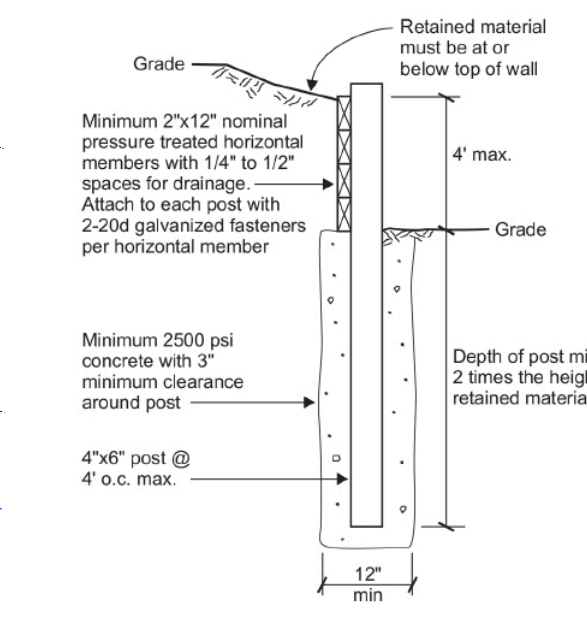
BPC-016 Retaining Wall Designs



Revised 05/18/2010, Reviewed 01/2020

The following are five (5) approved retaining wall designs. They may be used in lieu of a retaining wall designed by an engineer or architect. A site evaluation (see form CNI-002) and a building permit is required. Deviations from these plans or surcharge loads from adjacent structures, driveways, parking areas, terraced retaining wall(s), or steep slopes within a 45-degree angle from the bottom of the footing require a complete engineer's design.

Wood Retaining Wall

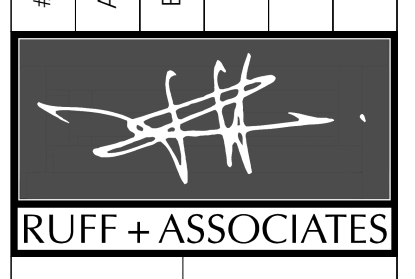


PER CONTRACTORS NOTE THE 4"x6" POST @ 4' O.C. MAX. WILL BE REPLACED BY 6"x6" @ 4' O.C. MAX. THE 2"x12" NOMINAL PRESSURE TREATED HORIZONTAL MEMBERS WILL BE REPLACED BY 3"x12" NOMINAL PRESSURE TREATED HORIZONTAL MEMBERS AND THE 2-20d GALVANIZED FASTENERS WILL BE REPLACED BY ZINC PLATED SIMPSON STRONG SCREWS.

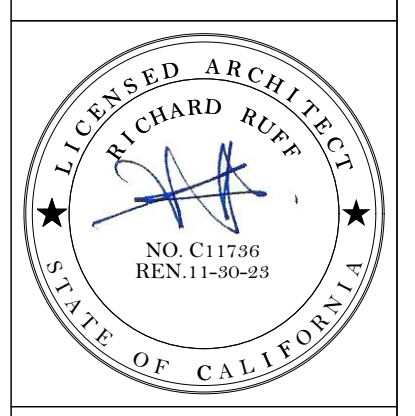
SITEPLAN

1" = 20'

DATE	REVISIONS
9/19/2019	PLAN CHECK
2020	COMMENT
2021	USE
2022	WARNING & CURB
2023	



**RUFF + ASSOCIATES**  
 Architecture Planning Development  
 100 West Standley Street, Ukiah, CA 95482  
 Phone: 707-472-0525 Fax: 707-472-0527  
 e-mail: richard@ruffarchitect.com  
 COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.



TIMBER COVE COUNTY  
 WATER DISTRICT  
 (N) RETAINING WALL  
 22098 LYONS COURT  
 JENNER CA 95450

SHEET TITLE	
SITEPLAN	
DRAWN BY	MB
CHECKED BY	RPR
DATE ISSUED	9-19-2025
SCALE	AS NOTED
STATUS	INFORMATION ONLY
PAGE	A-101
SHEET 3	OF 3