



PROTIVA RESIDENCE

23 WALLENBERG WAY
PETALUMA, CA

8.18.2021



GREG JONES
ARCHITECTURE

ABBREVIATIONS

# & (E) (N) @ L Ø	POUND OR NUMBER AND EXISTING NEW AT ANGLE DIAMETER or ROUND	GND. GR. GYP.	GROUND GRADE GYPSUM	STOR. STRL. SUSP. SYM.	STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
A.C. A.C.P. A.D. A.F.F. A.L.S. ACOUS. ADJ. AGGR. ALUM. APPROX. ARCH. ASB. ASPH.	ASPHALT CONCRETE ALUMINUM COMPOSITE PANEL AREA DRAIN ABOVE FINISH FLOOR ASSISTED LISTENING SYSTEM ACOUSTICAL ADJUSTABLE or ADJACENT AGGREGATE ALUMINUM APPROXIMATELY ARCHITECTURAL ASBESTOS ASPHALT	H.B. H.C. H.M. HDWD. HDWR. HORIZ. HR. HT. I.D. I.S.A. INSUL. INT. JAN. JT. K.D. L.F. LAM. LAV. LKR. LT. M.H. M.O. MAX. MECH. MED. MEMB. MFR. MIN. MIR. MISC. MTD. MTL. MUL. N. N.I.C. N.R. N.T.S. NO. NOM. O.A. O.C. O.D. O.F.C.I. O.F.D. O.F.O.I. O.H. O.S.B. OJ. OBS. OCC. OFC. OPNG. OPP. P.L. P.LAM. P.T.D. P.T.D./R. P.T.D.F. PL. PLAS. PLYWD. PNTD. PR. PRCAST. R.C. R.D. R.O. R.R. R.W.L. RAD. REC. RECL. REF. REFR. REINF. REQ. RESIL. RGTR. RISER. RM. RWD. S. S.A.M. S.C. S.C.D. S.D. S.F. S.M.S. S.N.D. S.N.R. S.O.G. S.S. S.SK. SCHED. SECT. SEP. SHT. SHTG. SHWR. SIM. SPEC. SQ. ST. STD. S.T.L. T. T.B. T.O.C. T.O.P. T.O.STL. T.O.W. T.P. T.P.D. TEL. TER. THK. TRANS. TRD. TYP. U.O.N. UNF. UR. UTIL. V.I.F. VER. VERT. VEST. W. W.C. W.O. W.P. W.V. W/W. W/O. WD. WSC.T. WT.	HOSE BIB HOLLOW CORE HOLLOW METAL HARDWOOD HARDWARE HORIZONTAL HOUR HEIGHT INSIDE DIAMETER INTERNATIONAL SYMBOL OF ACCESSIBILITY INSULATION INTERIOR JANITOR JOINT KNOCK DOWN LINEAL FOOT LAMINATE LAVATORY LOCKER LIGHT MANHOLE MASONRY OPENING MAXIMUM MECHANICAL MEDIUM MEMBRANE MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MOUNTED METAL MULLION NORTH NOT IN CONTRACT NON RATED NOT TO SCALE NUMBER NOMINAL OVERALL ON CENTER OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED OVERFLOW DRAIN OWNER FURNISHED OWNER INSTALLED OPPOSITE HAND ORIENTED STRAND BOARD OVER OBS. OCCUPANTS OR OCCUPANCY OFFICE OPENING OPPOSITE PROPERTY LINE PLASTIC LAMINATE PAPER TOWEL DISPENSER PAPER TOWEL DISPENSER/RECEPTACLE PRESSURE TREATED DOUGLAS FIR PLATE PLASTER PLYWOOD PAINTED PAIR PRECAST RESILIENT CHANNEL ROOF DRAIN ROUGH OPENING RESTROOM RAIN WATER LEADER RADIUS RECESSED RECYCLING REFERENCE REFRIGERATOR REINFORCED REQUIRED RESILIENT REGISTER RISER ROOM REDWOOD SOUTH SELF-ADHERED MEMBRANE SOLID CORE SEAT COVER DISPENSER SOAP DISPENSER SQUARE FOOT SHEET METAL SCREW SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SLAB ON GRADE STAINLESS STEEL SERVICE SINK SCHEDULE SECTION SEPARATE or SEPARATION SHEET SHEATHING SHOWER SIMILAR SPECIFICATION SQUARE STATION STANDARD STEEL	T&G T. T.B. T.O.C. T.O.P. T.O.STL. T.O.W. T.P. T.P.D. TEL. TER. THK. TRANS. TRD. TYP. U.O.N. UNF. UR. UTIL. V.I.F. VER. VERT. VEST. W. W.C. W.O. W.P. W.V. W/W. W/O. WD. WSC.T. WT.	TONGUE AND GROOVE TEMPERED GLASS TOWEL BAR TOP OF CONCRETE TOP OF PARAPET TOP OF STEEL TOP OF WALL TOP OF PAVEMENT TOILET PAPER DISPENSER TELEPHONE TERRAZZO THICK TRANSITION TREAD TYPICAL UNLESS OTHERWISE NOTED UNFINISHED URINAL UTILITY VERIFY IN FIELD VERIFY VERTICAL VESTIBULE WEST WATER CLOSET WHERE OCCURS WATERPROOF WOOD VENEER WITH WITHOUT WOOD WAINSCOT WEIGHT

DRAFTING MATERIALS & SYMBOLS

	FLOW LINE		EARTH
	NEW CONTOUR		POROUS FILL
	EXISTING CONTOUR		CONCRETE
	CENTERLINE		CAST STONE
	PROPERTY LINE		CONCRETE BLOCK
	PROJECTED LINE		BRICK
	HIDDEN LINE		METAL
	BREAK LINE		CONTINUOUS WOOD
	MATCH LINE		SHIM OR NON-CONT. WOOD BLKNG
	CONTRACT LIMIT LINE		FINISH WOOD
	ELEVATION MARK OR DATUM POINT		PLYWOOD
	WALL TYPE		GYPSUM WALLBOARD
	REVISION MARK		STONE
	GRID LINES		RIGID INSULATION
	NORTH ARROW		BATT INSULATION
	OFFICE ROOM NAME AND NUMBER		ACOUSTIC TILE
	DOOR NUMBER		PLASTER ON METAL LATH
	WINDOW TYPE		PAVING
	KEYNOTE		TILE
	SECTION IDENTIFICATION		GLASS
	SHEET WHERE SECTION IS DRAWN		EXPANSION MATERIAL
	DETAIL IDENTIFICATION		SEALANT W/ BACK-UP MATERIAL
	INTERIOR ELEVATION		CARPET
	ELEVATION IDENTIFICATION		
	SHEET WHERE ELEVATION IS DRAWN		
	ALIGN FINISH SURFACES		

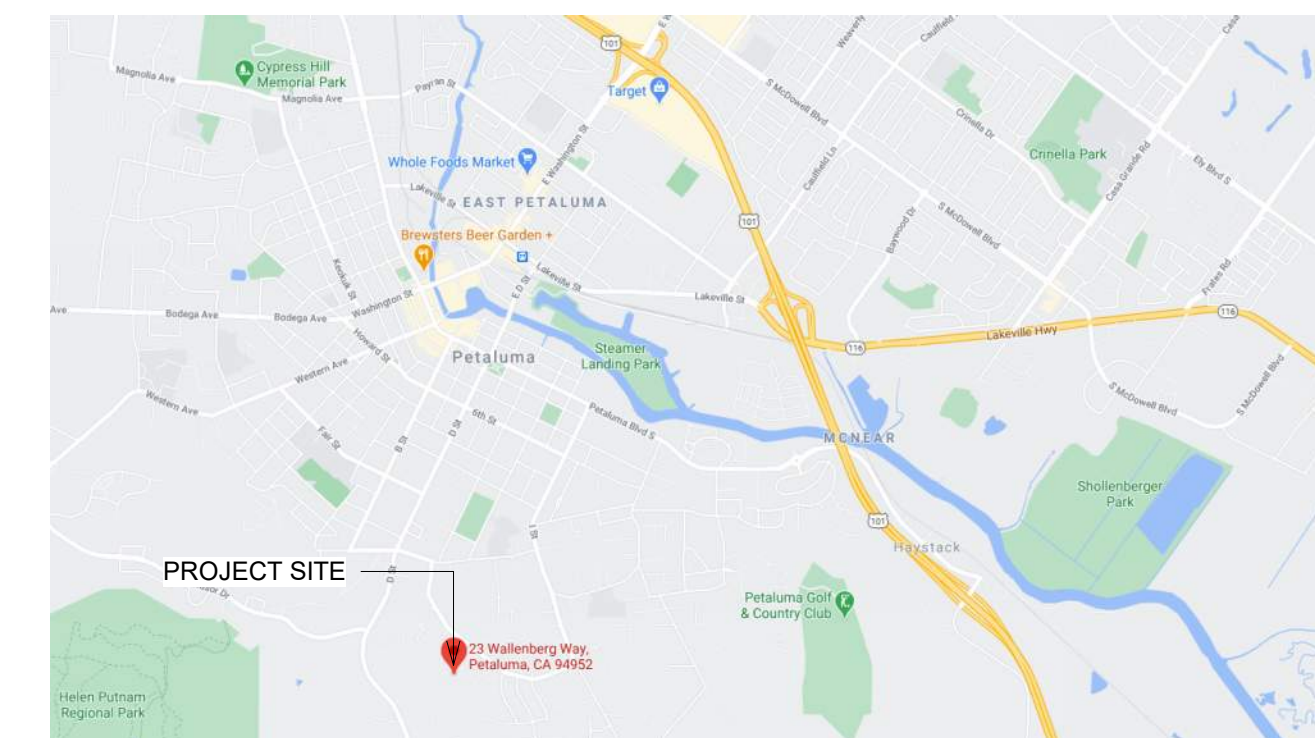
GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS OR DRAWINGS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES.
- PROVIDE FIRE EXTINGUISHERS PER THE REQUIREMENTS OF THE STATE FIRE MARSHAL.
- CONSTRUCTION SHALL COMPLY WITH THE AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 2 CHAPTER 2-53 FOR WINDOWS, DOORS, CAULKING AND SEALING, ELEVATOR SHAFT VENTS AND ALL OTHER APPLICABLE REQUIREMENTS.
- DIMENSIONING RULES:
 - NOTED DIMENSIONS SHALL AT ALL TIMES TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - ALL DIMENSIONS OF NEW WORK ARE TO THE FACE OF STUD U.O.N.
 - ALL DIMENSIONS OF EXISTING WORK ARE TO FACE OF FINISH U.O.N.
 - CEILING HEIGHT DIMENSIONS ARE FROM TOP OF FLOOR SLAB TO FINISH FACE OF CEILING.
 - DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE PRECISELY MAINTAINED.
 - DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT.
 - +/- VERTICAL DIMENSION ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.
 - DIMENSIONS MARKED "A.F.F." ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISH FLOOR.
 - DIMENSIONS MARKED "V.I.F." SHALL BE "VERIFIED" IN THE FIELD BY THE CONTRACTOR.
 - ALL DIMENSIONS ARE TO STRUCTURAL COMPONENTS UNLESS OTHERWISE NOTED.

DRAWING INDEX

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A2.3	UPPER LEVEL FLOOR PLAN & ROOF PLAN
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A3.1	EXTERIOR ELEVATIONS
A3.2	BUILDING SECTIONS

VICINITY MAP



PROJECT INFORMATION

CONDITIONED SPACE	
LOWER LEVEL LIVING	755 SF
MAIN LEVEL LIVING	2036 SF
UPPER LEVEL LIVING	691 SF
	3481 SF
COVERED PORCH	
BACK PORCH	118 SF
FRONT PORCH	87 SF
	205 SF
UNCONDITIONED SPACE	
GARAGE/STORAGE	1062 SF
LOWER LEVEL UTILITY/STORAGE	103 SF
	1165 SF
Grand total	4851 SF

CODE INFORMATION

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES IN EFFECT AT THE TIME OF ACCEPTED APPLICATION INCLUDING:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE

WILDLAND-URBAN INTERFACE CODE INFORMATION

ROOFS - ALL ROOFING TO BE NON-COMBUSTIBLE COMPOSITION SHINGLES. VALLEY FLASHINGS TO BE MINIMUM 0.019 INCH GALVANIZED SHEET METAL. ROOF GUTTERS TO INCLUDE PROVISIONS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

VENTILATION - ALL VENTS TO BE PROTECTED BY CORROSION RESISTANT NON-COMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16" AND A MAXIMUM OF 1/8"

EAVES - EAVES TO BE PROTECTED BY NON-COMBUSTIBLE FIBER CEMENT SOFFIT BOARDS OR CEMENT PLASTER

WALLS - ALL EXTERIOR WALL FINISHES TO BE NON-COMBUSTIBLE MATERIALS - CEMENT PLASTER, ADHERED STONE VENEER, OR FIBER CEMENT SIDING.

WINDOWS - ALL EXTERIOR WINDOWS AND GLASS DOORS TO BE INSULATING-GLASS UNITS THAT INCLUDE AT LEAST ONE TEMPERED PANE

DOORS - EXTERIOR DOORS TO BE SOLID CORE WOOD HAVING STILES AND RAILS OF AT LEAST 1 3/8" THICK AND PANELS OF AT LEAST 1 1/4" THICK OR HAVE A FIRE-RESISTANCE RATING OF AT LEAST 20 MINUTES

PORCHES AND DECKING - ALL PORCHES TO BE OF IGNITION RESISTANT, NON-COMBUSTIBLE, OR FIRE RETARDANT TREATED WOOD MATERIALS



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THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO GREG JONES ARCHITECTURE AND IS FURNISHED FOR THE PURPOSES OF REVIEW, BIDDING, OR CONSTRUCTION OF THE PROJECT INDICATED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OR RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF GREG JONES ARCHITECTURE. INFORMATION CONTAINED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF GREG JONES ARCHITECTURE. ALL RIGHTS RESERVED COPYRIGHT © 2017.

NO. ISSUE DATE

GENERAL INFORMATION

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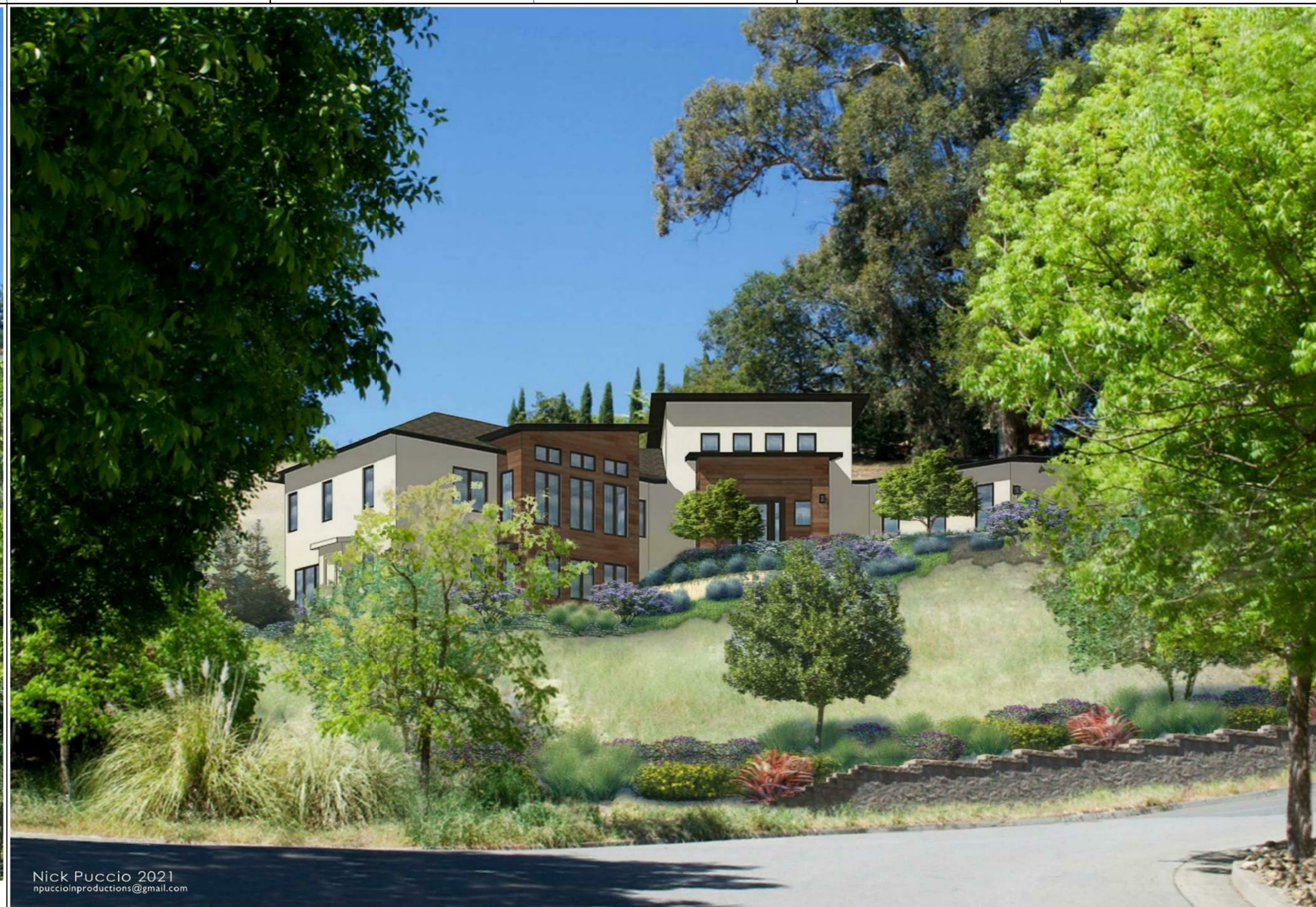
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SITE CONTEXT RENDERING - FAR



SITE CONTEXT RENDERING - CLOSE

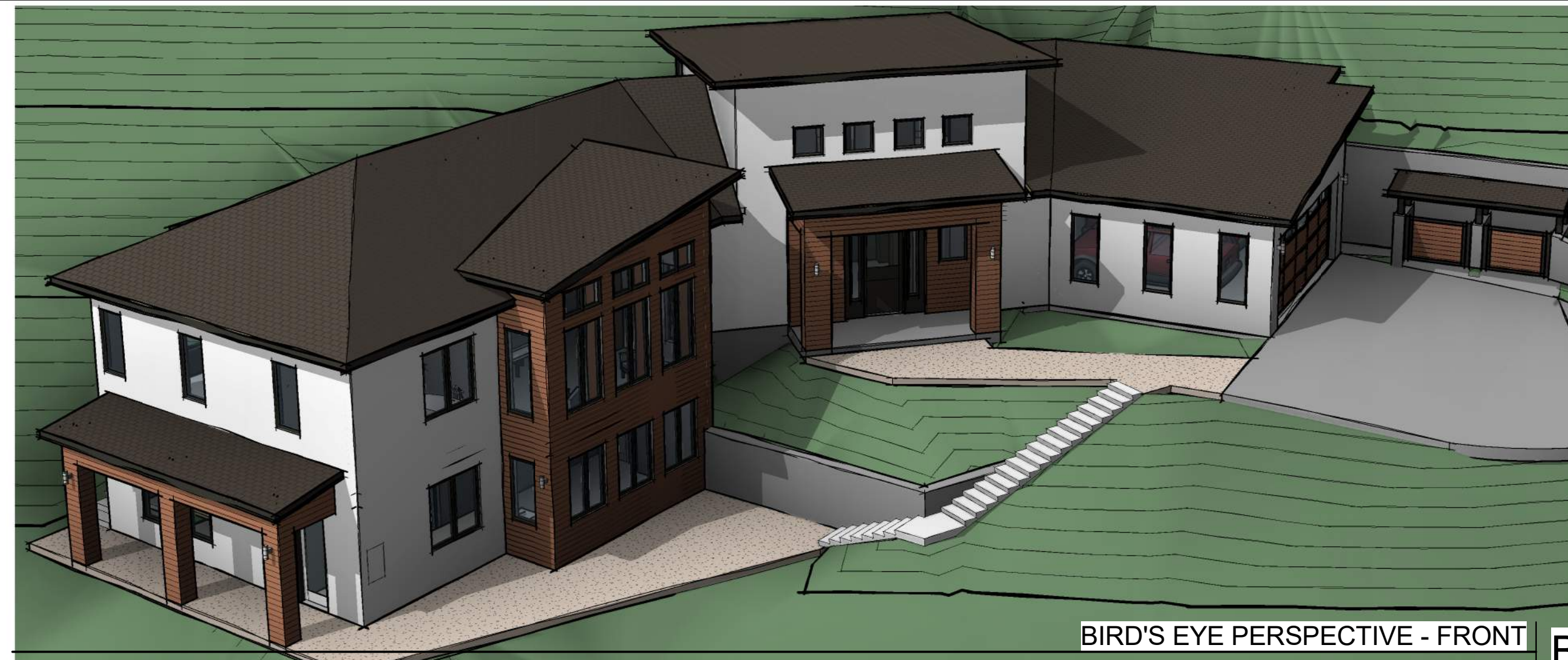
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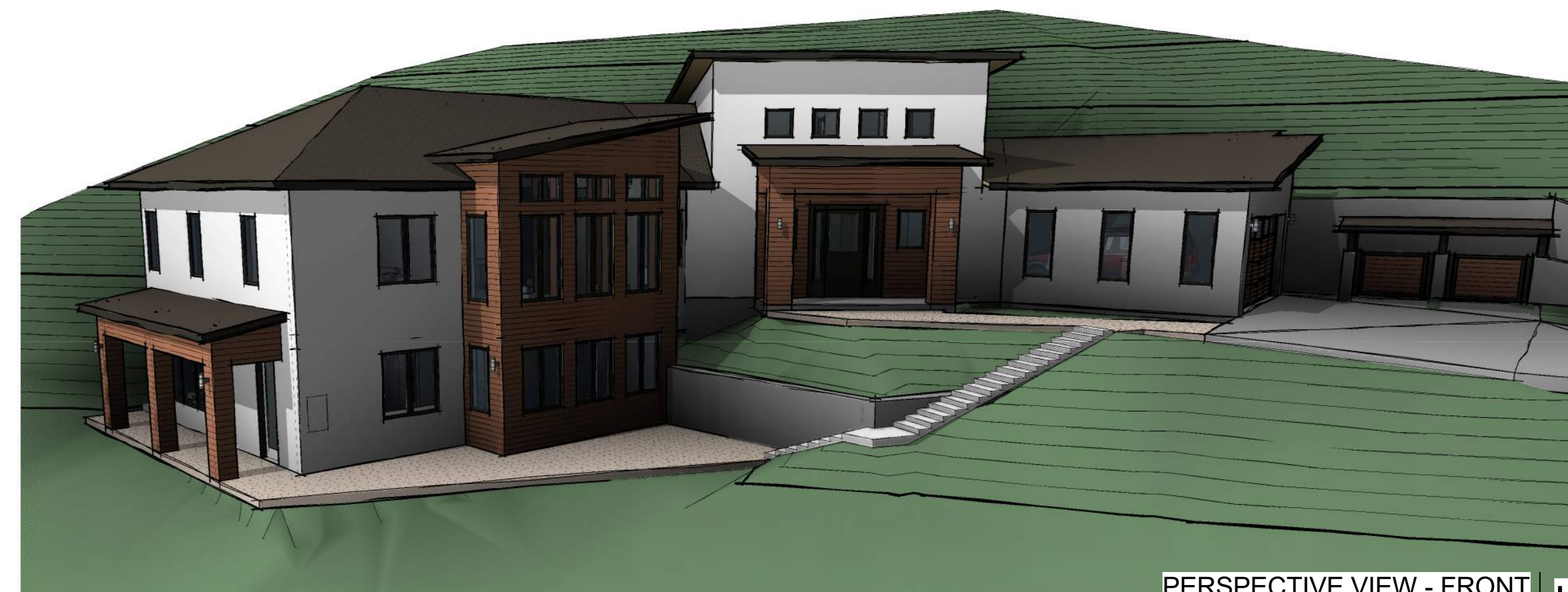
BIRD'S EYE PERSPECTIVE - FRONT B1



PERSPECTIVE VIEW - ENTRY F1



PERSPECTIVE VIEW - EAST SIDE & ENTRY H6



PERSPECTIVE VIEW - FRONT H1

**PERSPECTIVE
VIEWS**

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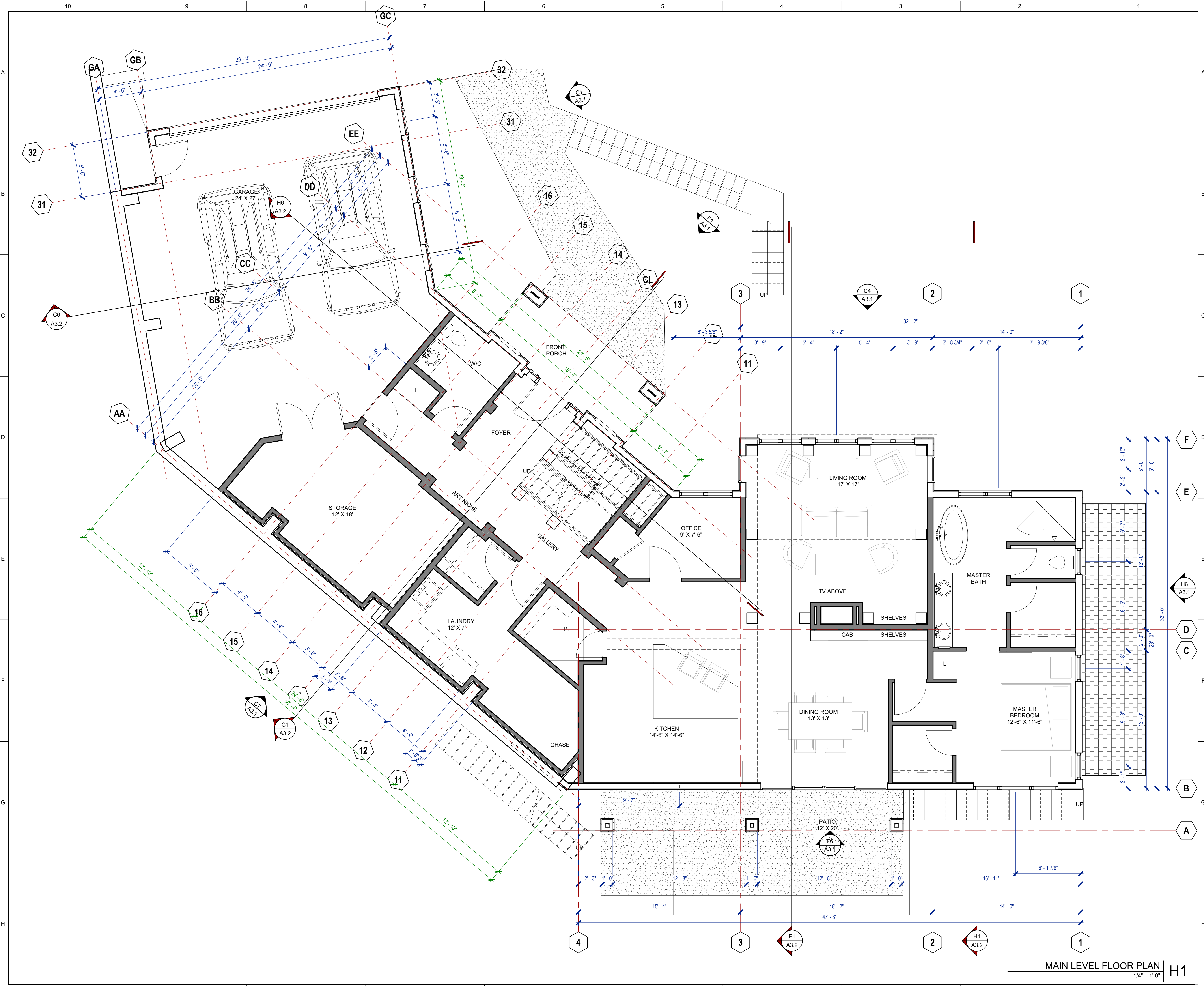
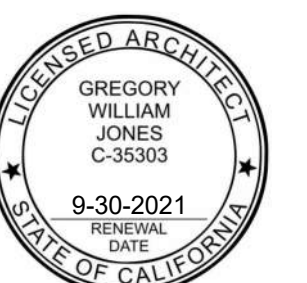
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MAIN LEVEL FLOOR PLAN

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MAIN LEVEL FLOOR PLAN H1
1/4" = 1'-0"

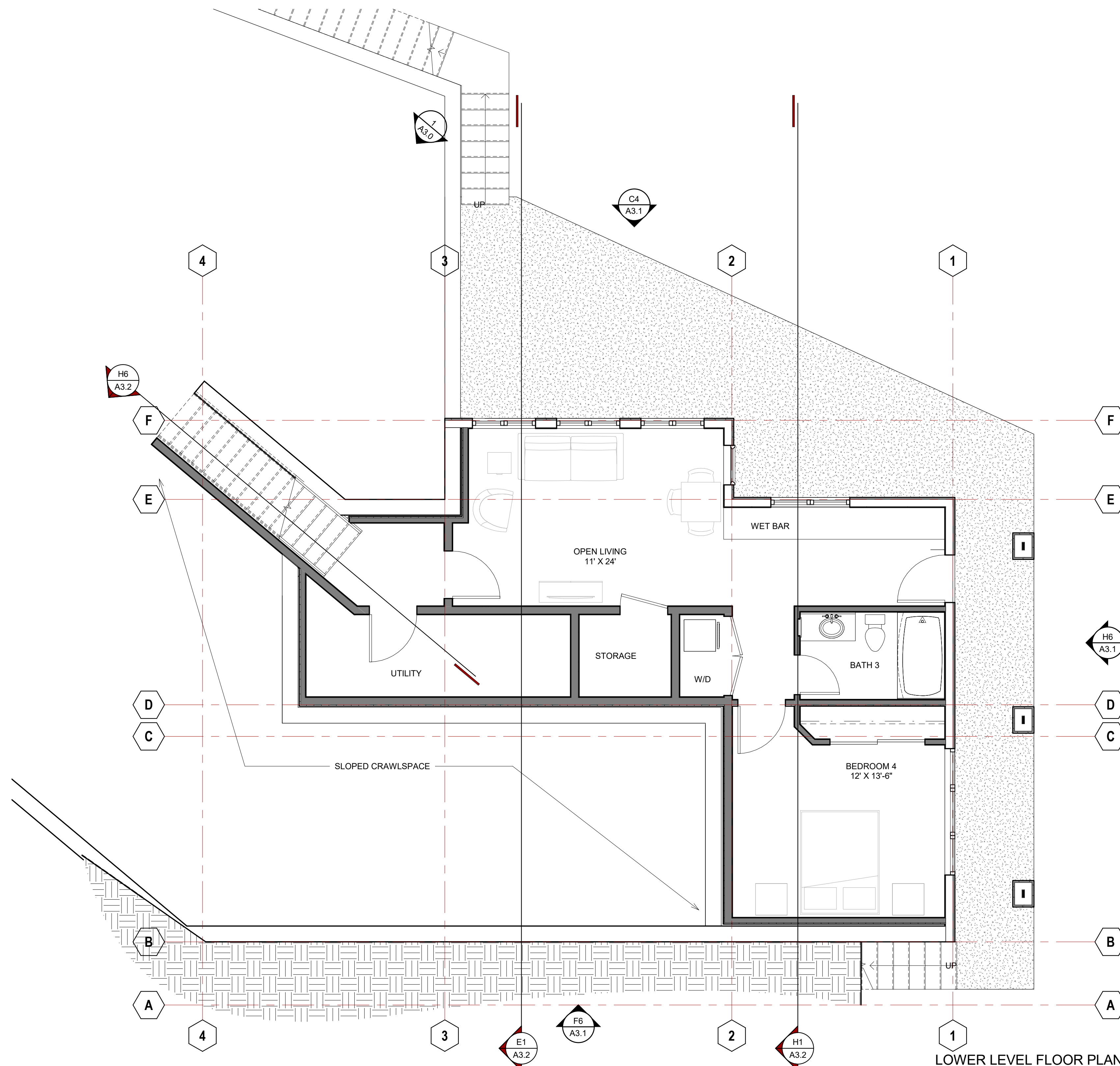
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LOWER LEVEL FLOOR PLAN | H1
1/4" = 1'-0"

LOWER LEVEL FLOOR PLAN & SCHEDULES

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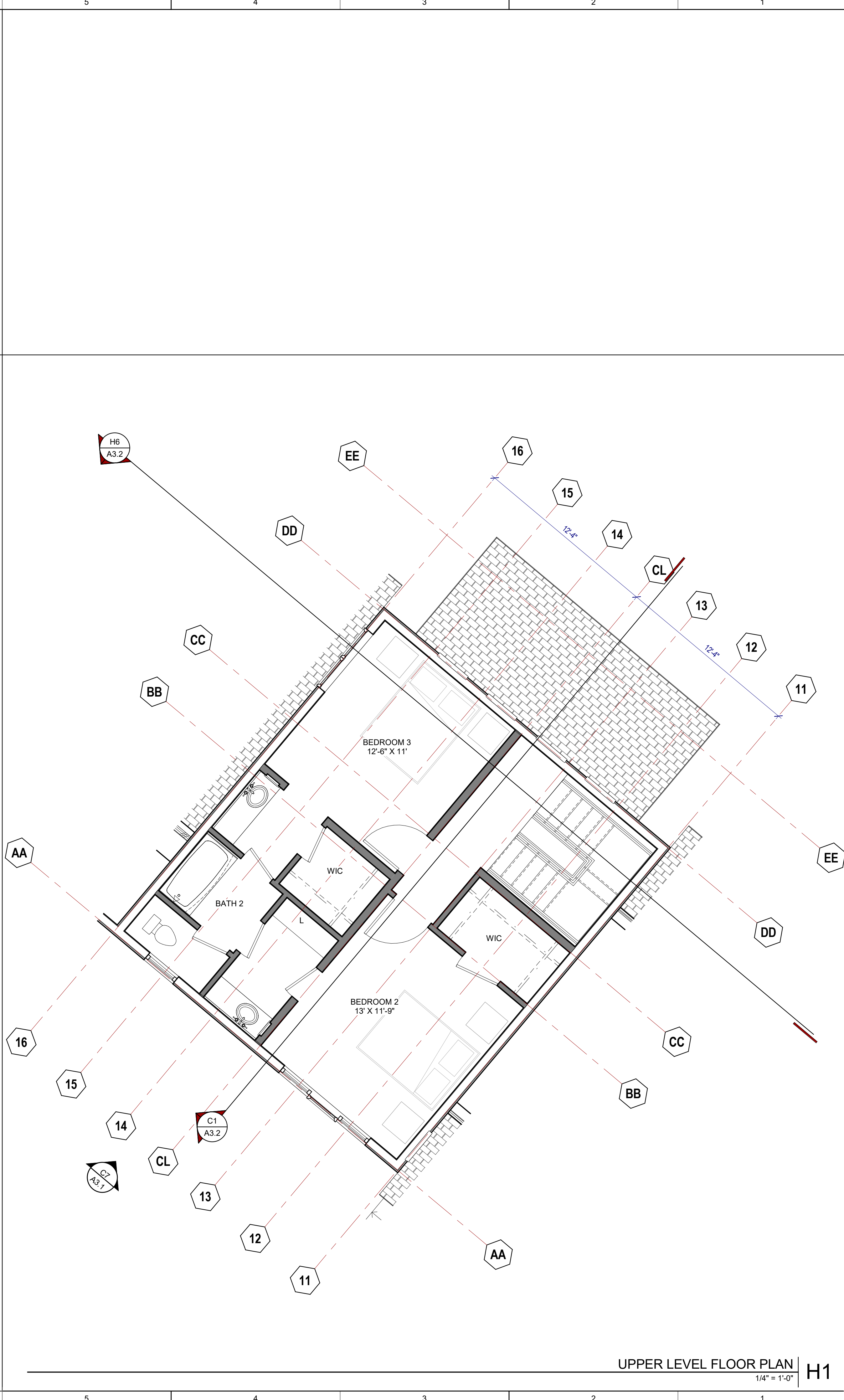
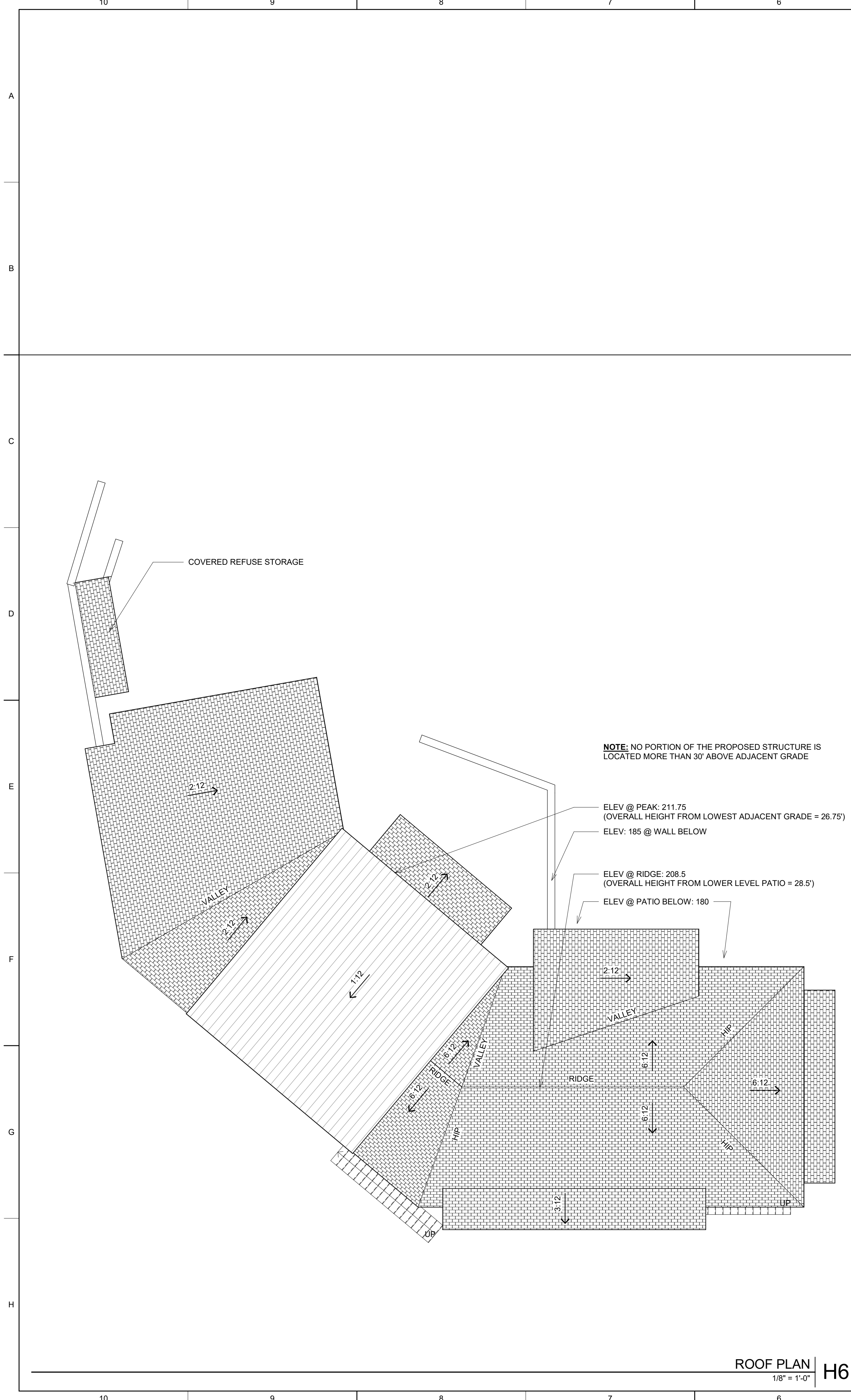
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UPPER LEVEL FLOOR PLAN & ROOF PLAN

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FASCIA, GUTTER, & TRIM TO MATCH WINDOWS
 EXTERIOR WINDOWS
 FIBER CEMENT SIDING

STANDING SEAM METAL ROOF
 ASPHALT COMPOSITION SHINGLE ROOF
 SMOOTH CEMENT PLASTER
 WALL LIGHTING

MATERIALS ELEVATION



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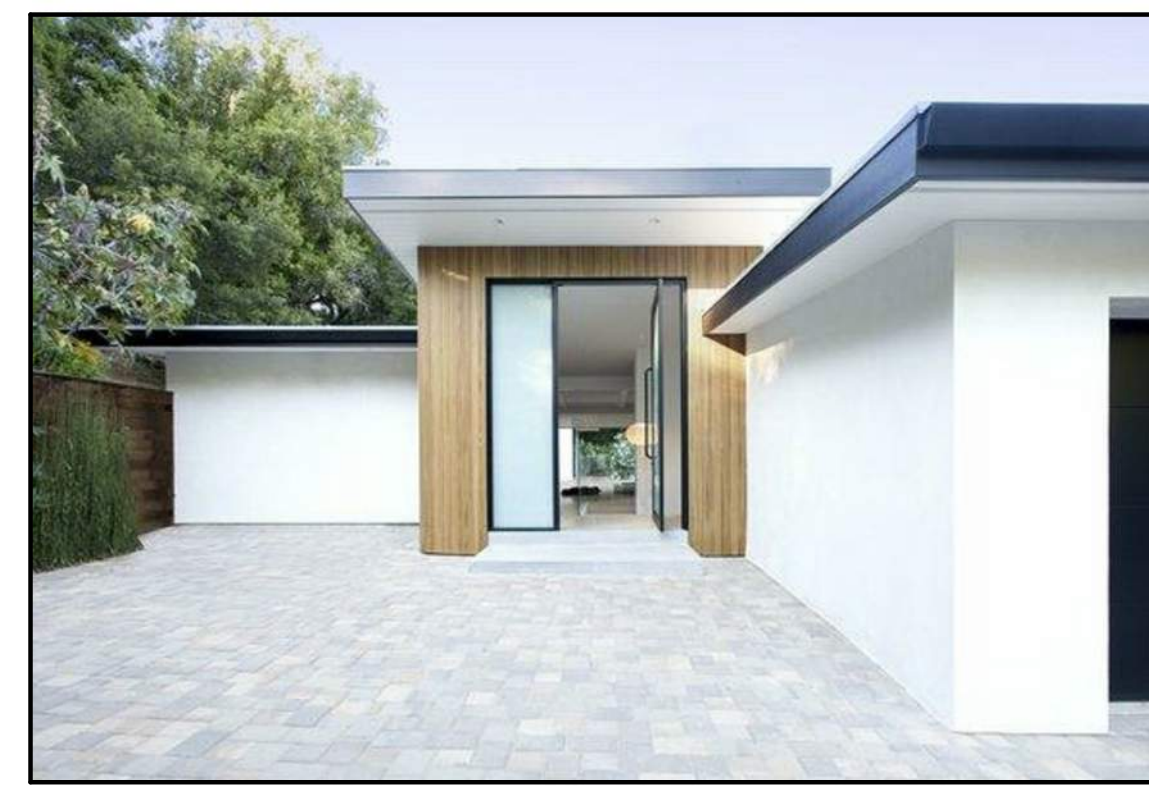
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ASPHALT COMPOSITION SHINGLE ROOF | COLOR: DARK BROWN



CEMENT PLASTER | SMOOTH FINISH | COLOR: WARM WHITE

MATERIAL BASIS OF DESIGN
 PRODUCT: HARDI ARTISAN SHIPLAP SIDING



STANDING SEAM METAL ROOF | COLOR: DARK BROWN



FIBER CEMENT SIDING | SHIPLAP PROFILE | COLOR: MEDIUM WOOD TONE

WINDOW ALTERNATIVES
 1. MARVIN ULTIMATE CASEMENT NARROW FRAME
 2. PELLA ARCHITECT SERIES- CONTEMPORARY CASEMENTS COLLECTION
 3. WEATHERSHIELD CONTEMPORARY COLLECTION
 4. ANDERSEN 400 SERIES
 FRAME TO BE FACTORY FINISH IN DARK BROWN

COLORS AND MATERIALS

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SITE/PATHWAY LIGHTING:
 PRODUCT: KICHLER TUBING PATH LIGHT 15845



GENERAL WALL LIGHTING:
 PRODUCTS: KICHLER 9234WH (WHITE) & 9234BK (BLACK)
 7" TUBE DARK SKY COMPLIANT



DECORATIVE WALL LIGHTING:
 PRODUCT: dweLED NEST WS-W26712-BZ
 12" HIGH BRONZE LED - DARK SKY COMPLIANT

EXTERIOR LIGHTING



CLAD WOOD WINDOWS | SIMPLE PROFILE | COLOR: DARK BROWN

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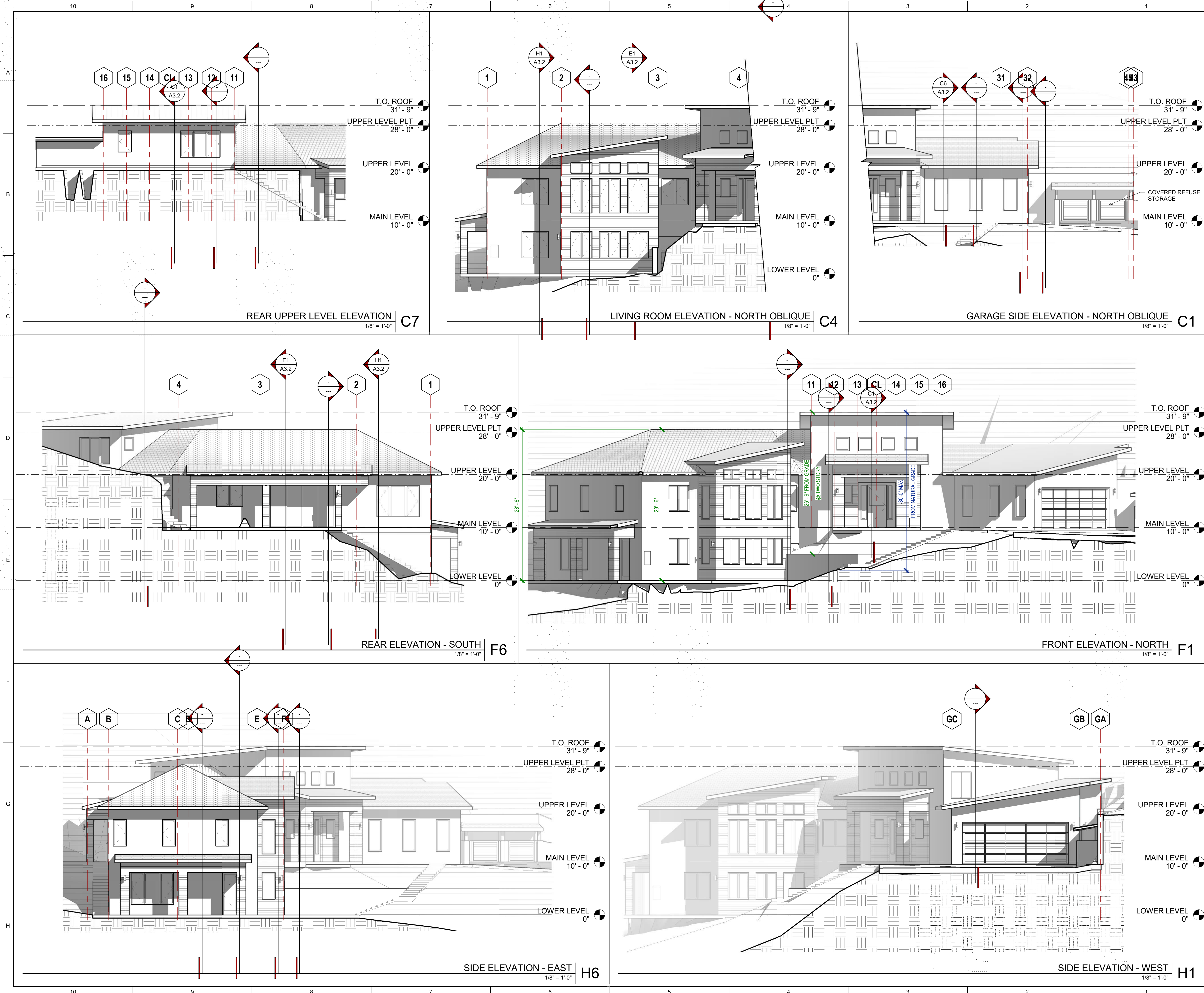
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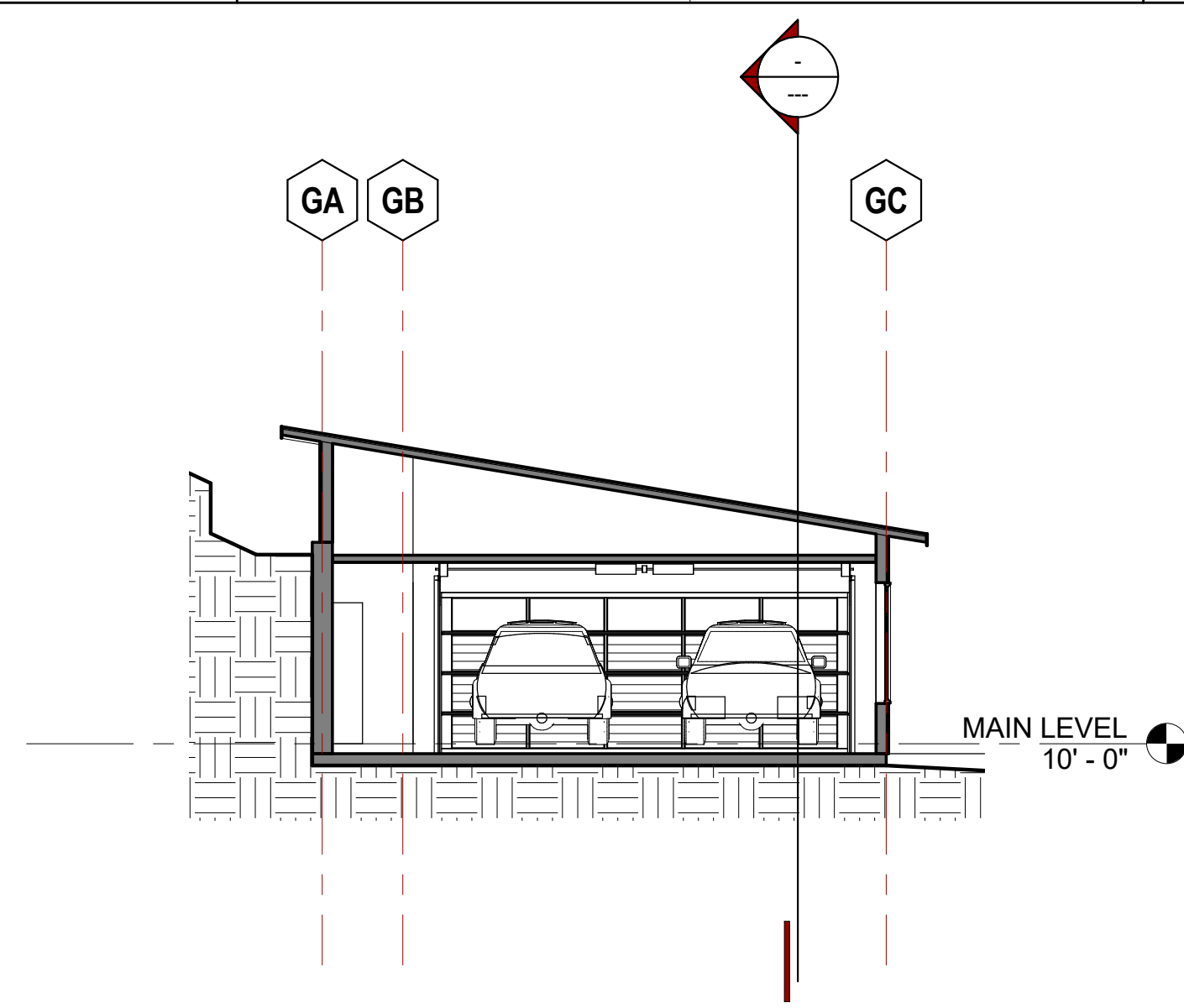
EXTERIOR ELEVATIONS

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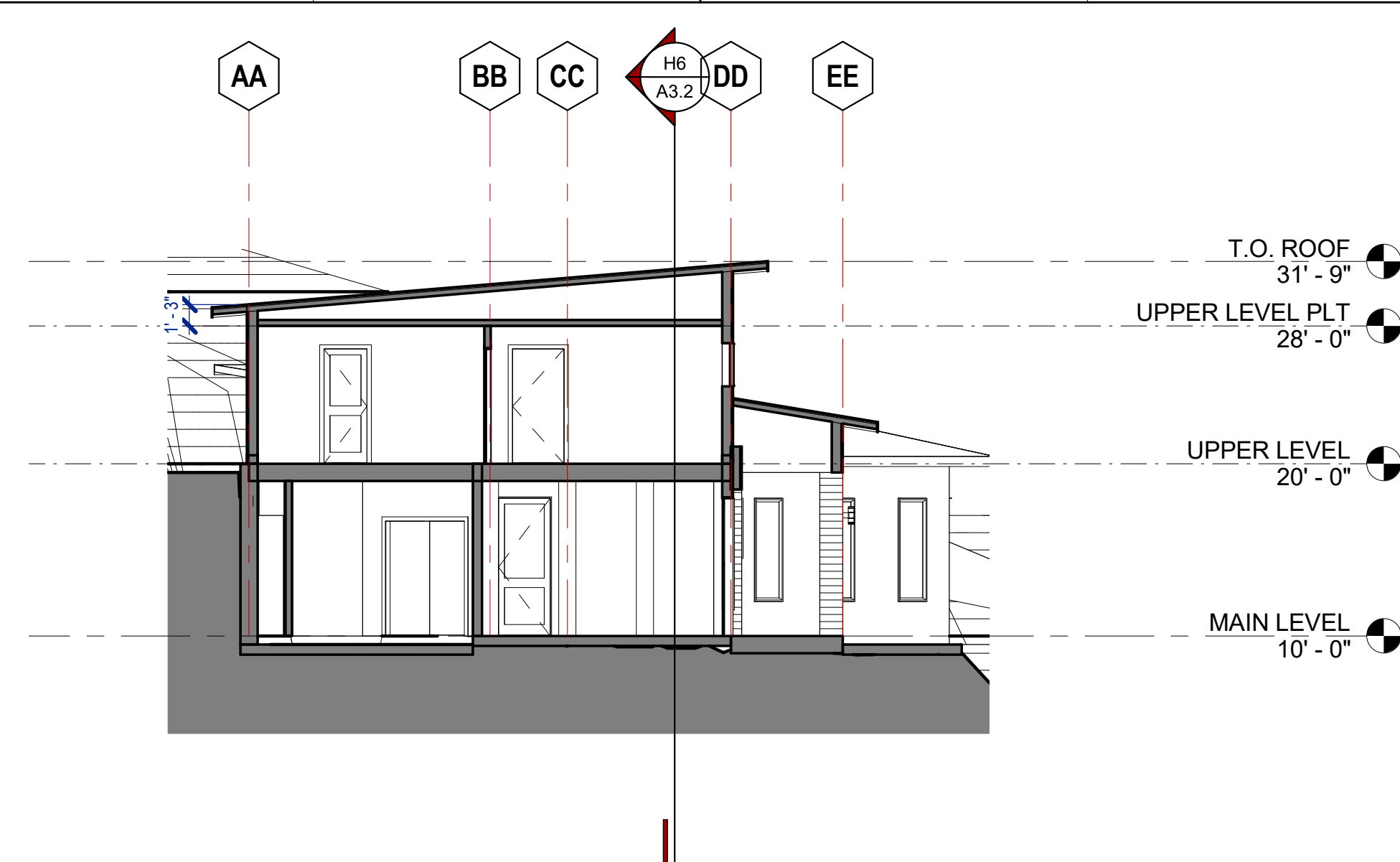
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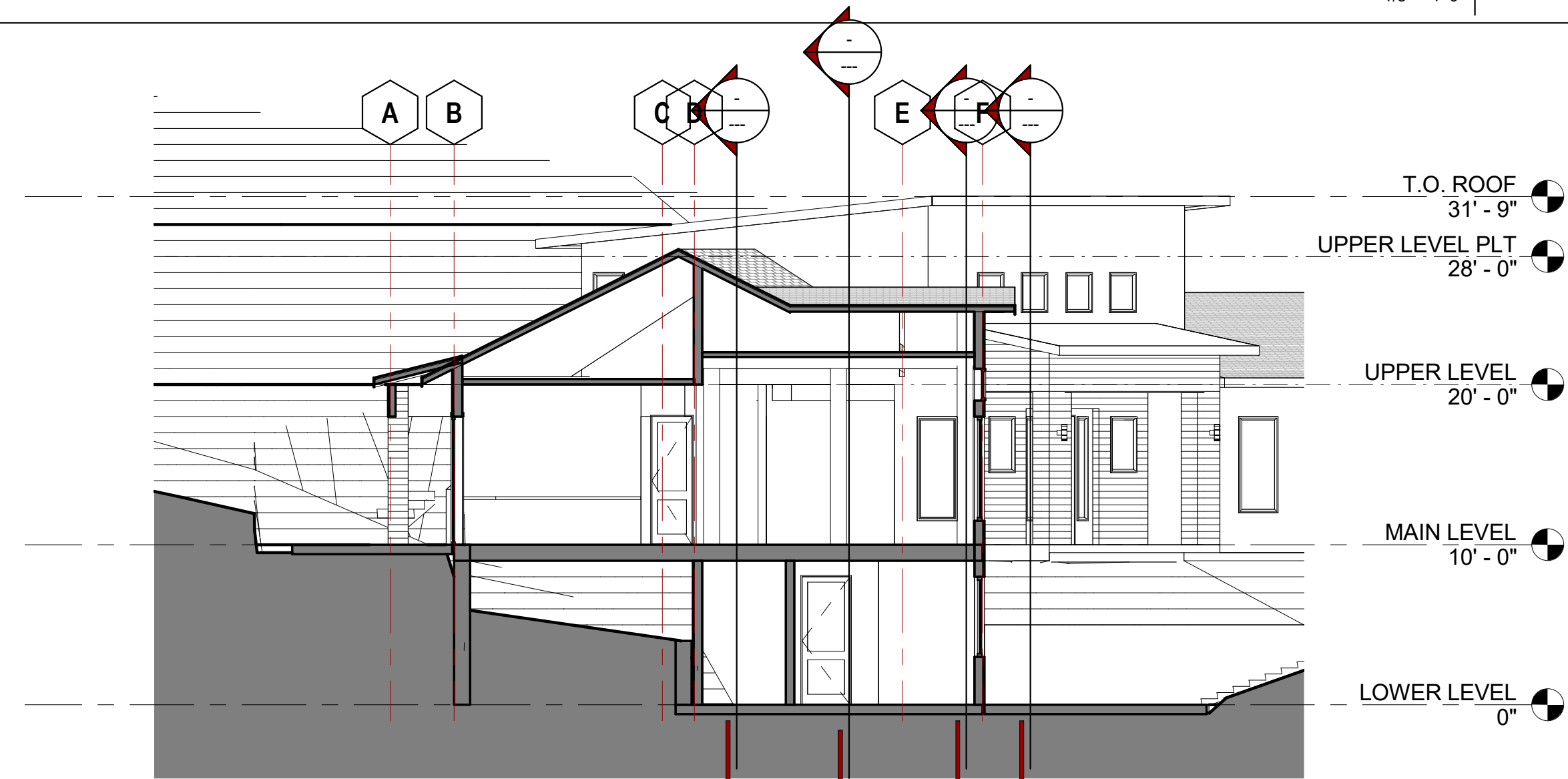




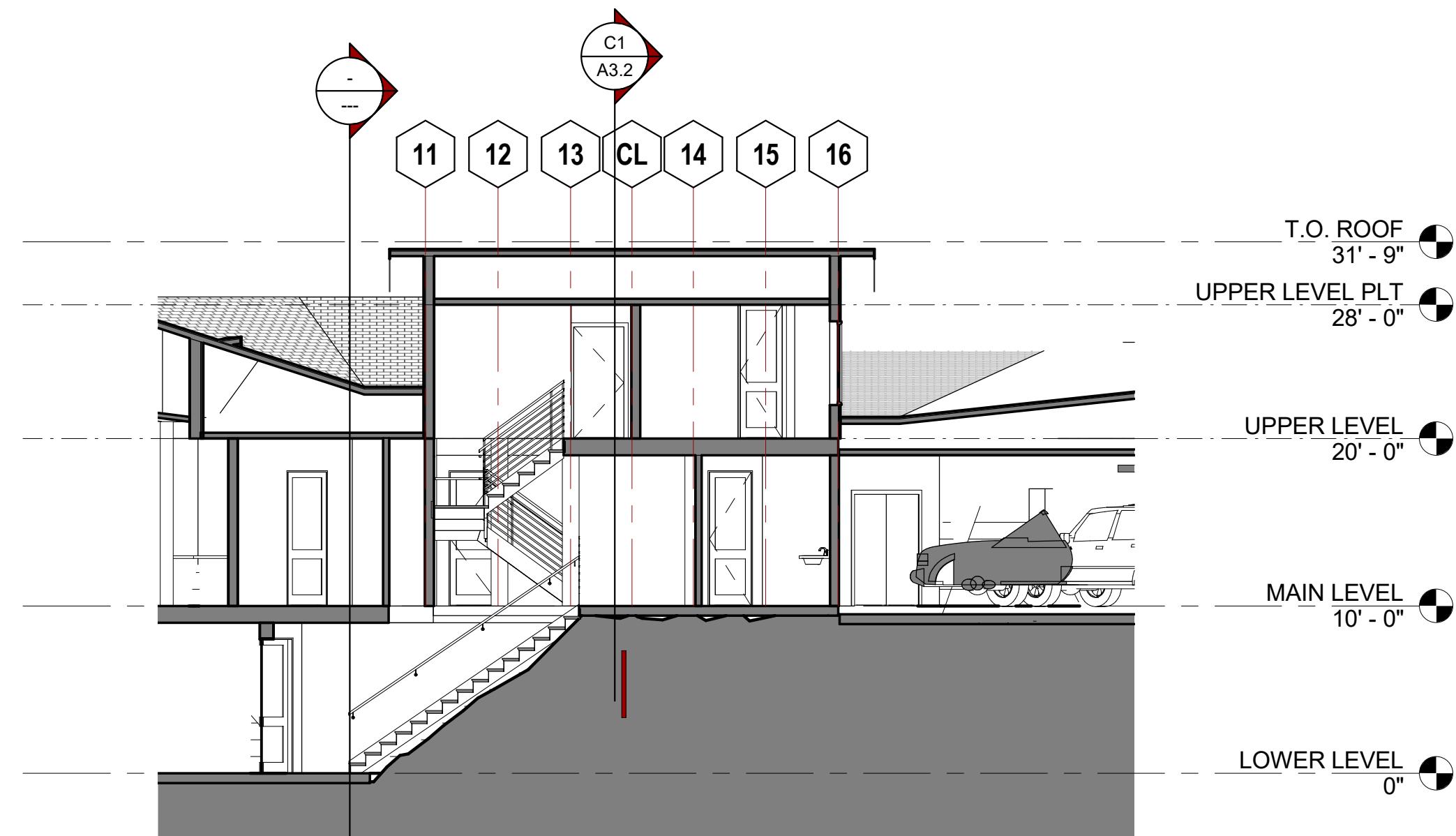
CROSS SECTION THROUGH GARAGE | C6
1/8" = 1'-0"



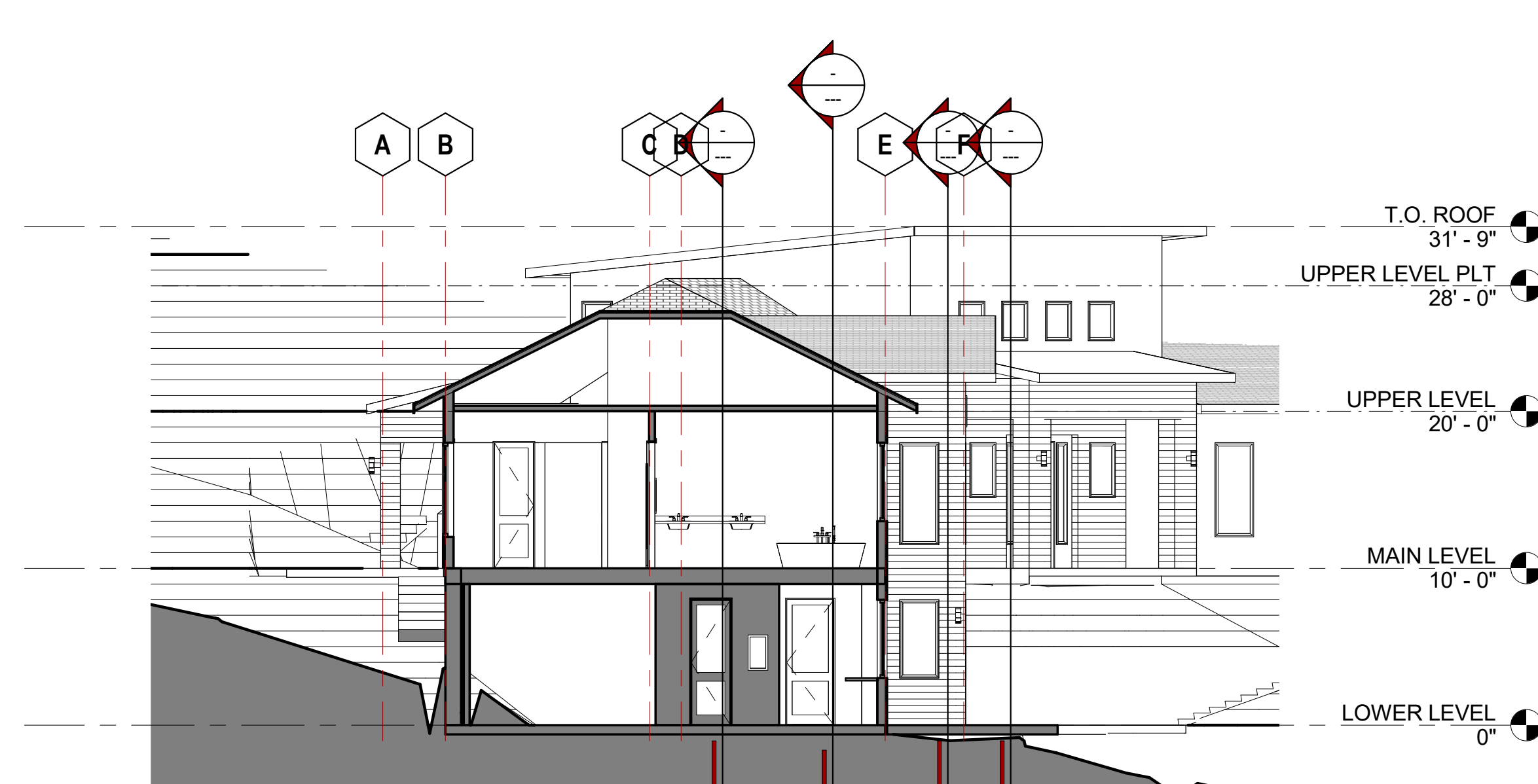
CROSS SECTION THROUGH ENTRY | C1
1/8" = 1'-0"



CROSS SECTION THROUGH LIVING ROOM | E1
1/8" = 1'-0"



SECTION THROUGH STAIR | H6
1/8" = 1'-0"



CROSS SECTION THROUGH MASTER SUITE | H1
1/8" = 1'-0"



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BUILDING SECTIONS

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