PROPOSED 11 - UNIT RESIDENCE

2005 -2069 WILKINS AVENUE NAPA, CA

GENERAL NOTES ABBREVIATIONS 1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH LAMINATE ANGLE ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY LIGHT HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE **CENTER LINE** ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS POUND OR NUMBER BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE MAX. MAXIMUM CONTRACTOR IS OR BECOMES AWARE. **MECHANICAL** MECH. ACOUS. ACOUSTIC MEMB. MEMBRANE 2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ADJUSTABLE, ADJACENT MET./MTL. METAL ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO APPROX APPROXIMATE MANUFACTURER COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING ABOVE FINISH FLOOR A.F.F. MIN. MINIMUM CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR ALT. ALTERNATE **MISCELLANEOUS** PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH ALUM. M.O. INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL MAKE A.B. ANCHOR BOLT MTD. MOUNTED GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS. MULLION BD. BOARD 3. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, BLDG. BUILDING NOT IN CONTRACT INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT TO BE INSTALLED IN BLK. BLOCK NUMBER THE PROJECT. BLK'G. BLOCKING N.T.S. NOT TO SCALE B.O. **BOTTOM OF** 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING. MAINTAINING AND SUPERVISING ON CENTER ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING O.F.C.I. CEILING OWNER FURNISHED, APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT. C.T. CONTRACTOR INSTALLED CERAMIC TILE CLK'G. CAULKING 5. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE P. LAM. PLASTIC LAMINATE CLEAR RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT. CONC. PLYWD. CONCRETE PLYWOOD P. TRTD. PRESSURE-TREATED CONN. CONNECTION 6. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, CONSTR PTD. PAINTED CONSTRUCTION INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE CONT. PTN. PARTITION CONTINUOUS TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CTSK. COUNTERSUNK CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE Q.T. CMU QUARRY TILE CONCRETE MASONRY UNIT ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO DEPTH RISER THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF RAD. RADIUS DOUBLE REF. DET./DTL. DETAIL REFRIGERATOR REINF. D.F. REINFORCED DOUGLAS FIR 7. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF REQ. DIA. REQUIRED DIAMETER PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL RESIL. DIMENSION RESILIENT CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY RM. ROOM DOWN R.O. FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT. DWG. DRAWING **ROUGH OPENING** REDWOOD 8. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL EACH RAINWATER LEADER BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM ELEC. ELECTRICAL SQ FT NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THE CONTRACTOR ELEV. ELEVATION SQUARE FEET OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE E.P. SQ. IN. ELECTRICAL PANEL SQUARE INCH FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE EQ. SHEET EQUAL **EXISTING** SIM. SIMILAR S.E.D. SEE ELECTRICAL DRAWING **EXTERIOR** 9. PARTITION DIMENSIONS ARE TO FACE OF STUD AT NEW CONSTRUCTION AND FACE OF FINISH S.F.A.D. SEE FIRE ALARM DRAWING AT EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE F.B.O. S.I.D. FURNISHED BY OWNER SEE INTERIOR DESIGN DRAWING DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS. FINISH FLOOR SEE MECHANICAL DRAWING S.O.G. F.F.E. FINISH FLOOR ELEVATION SLAB ON GRADE 10. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING SPEC. **SPECIFICATIONS** CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER SQ. FLOOR SQUARE ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK. F.O.F. S.S. FACE OF FINISH STAINLESS STEEL F.O.S. FACE OF STUD STANDARD 11. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE STL. STEEL SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS FTG. STOR. FOOTING STORAGE FURR. WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS S.S.D. SEE STRUCTURAL DRAWING FURRING MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, F.O.M. FACE OF MASONRY AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND T.B.D. F.D. FLOOR DRAIN TO BE DETERMINED CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL TELEPHONE TONGUE AND GROOVE GENERAL CONTRACTOR TREAD 12. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, THICK GLASS CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR GALVANIZED SHEET METAL **TYPICAL** GYP. BD./GWB. GYPSUM WALL BOARD TOP OF TOP OF CONCRETE 13. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY T.O.S. TOP OF SLAB HEIGHT AND ALL SUBCONTRACTOR'S. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL HOSE BIB WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL **HOLLOW CORE** UNLESS OTHERWISE NOTED HDWD. VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT HARDWOOD VERT. AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED HDWR. VERTICAL HARDWARE PROJECT PHASES. HORIZ. V.I.F. VERIFY IN FIELD HORIZONTAL V.G. VERTICAL GRAIN HOUR 14. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE WIDTH

WITH

WOOD

WITHOUT

WATERPROOF

WD.

INTM.

INSUL.

INTERMEDIATE

INSULATION INTERIOR

CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT

NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN

PROJECT DESCRIPTION

NEW TWO-STORY, 11-UNIT RESIDENTIAL BUILDING, DESCRIPTION OF WORKS NEW PAVING DRIVEWAYS AND WALKS.

2005 - 2069 WILKINS AVE PROJECT ADDRESS:

PROJECT DATA

PROPOSED NONPOROUS AREA:

046-211-004 ASSESSOR'S PARCEL NUMBER: ZONING DISTRICT: 23'-11.75" BUILDING HEIGHT: 3 STORIES OR 35'-0" MAX ALLOWABLE HEIGHT: 29,039 SQUARE FEET LOT SIZE: 10,559 SQUARE FEET TOTAL PROPOSED BUILDING COVERAGE: PROPOSED LOT COVERAGE:

19,754 SQUARE FEET PROPOSED BUILDING AREA: 9,285 SQUARE FEET PROPOSED OPEN AREA:

120x10=1200 < 9,285 SQUARE FEET MIN UNIT OUTDOOR SPACE: MIN OUTDOOR SPACE REQ. MET

FLOOR AREA RATIO:

COVERED PARKING SPACES: NON-COVERED PARKING SPACES: PROPOSED NEW PARKING: GUEST PARKING (ON STREET): TOTAL ON-SITE PARKING:

TYPE V-A, 1-HR PROPOSED CONSTRUCTION TYPE: SPRINKLERED:

TOTAL BEDROOMS:

10,559 SQUARE FEET

PROJECT DIRECTORY **DRAWING LIST**

SHEET NO. & TITLE

ARCHITECTURAL

A3.1 ROOF PLAN

LANDSCAPE

C1.0 TITLE SHEET

C4.0 DETAILS

CIVIL

A0.0 GENERAL INFORMATION

A2.3 ENLARGED FLOOR PLANS

A4.1 BUILDING ELEVATIONS

A4.2 BUILDING ELEVATIONS

A5.1 BUILDING SECTION

L01 LANDSCAPE NOTES

C3.0 OVERALL UTILITY PLAN

ER1 EROSION CONTROL PLAN

ER2 EROSION CONTROL DETAILS SCP STORMWATER CONTROL PLAN

HYD-1 IMPERVIOUS SURFACE EXHIBIT

VICINITY MAP

Black Bear Di

South Napa Market

El Polle Laco

Applebee's Grill + F

Office Depot

L02 PROPOSED LANDSCAPE PLAN

C2.0 OVERALL GRADING & DRAINAGE PLAN

A2.1 GROUND LEVEL FLOOR PLAN LAYOUT

A2.2 UPPER LEVEL FLOOR PLAN LAYOUT

A1.0 PROPOSED SITE PLAN

ARCHITECT: OWNER REPRESENTATIVE: **Cal Construction & Consulting** 1600 Lombard Street San Francisco, CA 94123 Ph. 415-815-7427 Ph. 415-699-6838 afillon@fillonsolis.com

SYMBOL LEGEND

ELEVATION/CONTROL POINT

ALIGN FINISH FACES

REVISION NUMBER

SEE DOOR SCHEDULE

SEE WINDOW SCHEDULE

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA GREEN BUILDING CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ENERGY CODE

APPLICABLE CODES

REVISION

WINDOW

Fillon Solis Architects Inc 401 Terry A. Francois Blvd. San Francisco, CA 94158

—DETAIL NUMBER

ELEVATION/SECTION

INTERIOR ELEVATION

REFERENCE GRID

WALL CONSTRUCTION TYPE

FILLON SOLIS

ARCHITECTS

ATTACHMENT 3

401 TERRY A. FRANCOIS BLVD. #208 CA 94158 T 415.541.0288 F 415.541.0188

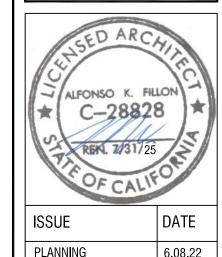
RESIDENCE AVENUE WILKINS LINO 690

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REVISIONS REVISION 1

1.23.23

JOB NO.: 1919 SCALE: AS NOTED

REVISION 2

Enjoy Napa Valley 💟

005 Wilkins Ave.

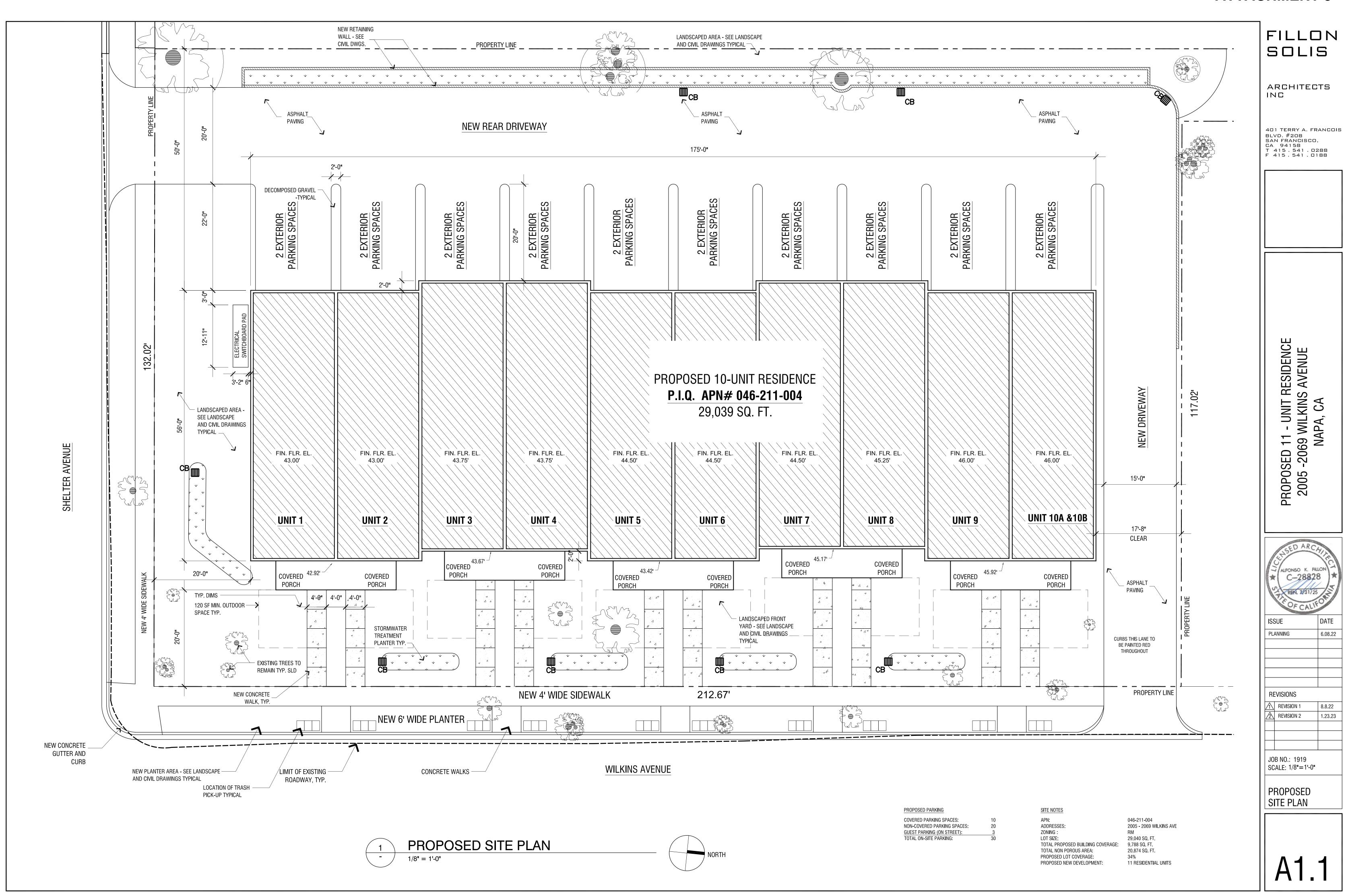
Napa, CA 94559

Stubbs Roofing 🖾

Sheller feet

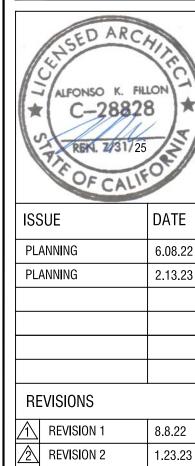
Holmes Ave.

GENERAL INFORMATION

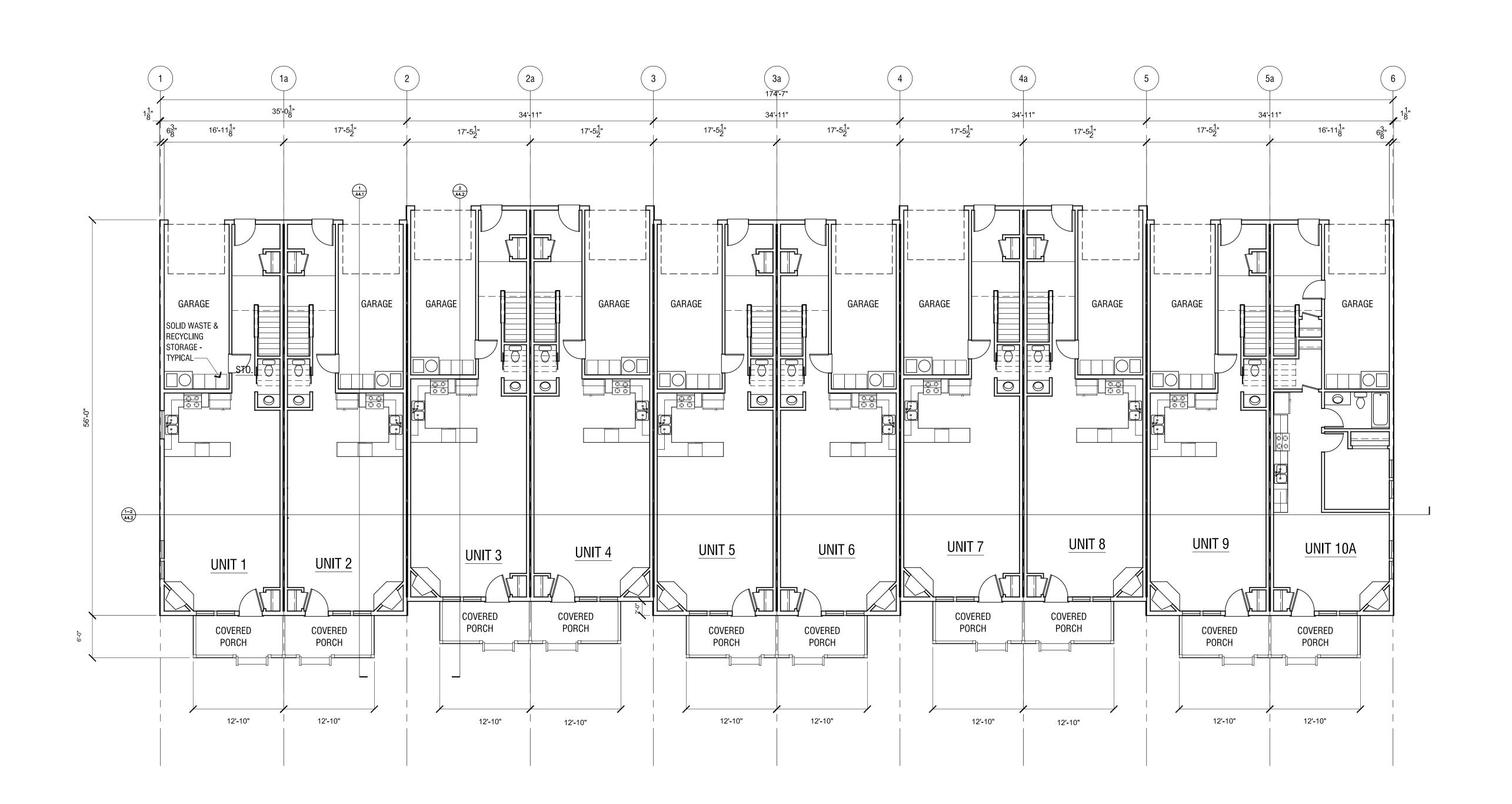




PROPOSED 11 - UNIT RESIDENCE 2005 -2069 WILKINS AVENUE NAPA, CA



JOB NO.: 1919 SCALE: AS NOTED PROPOSED GROUND FLOOR PLAN LAYOUT

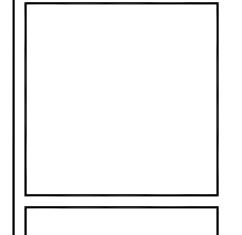


PROPOSED GROUND FLOOR PLAN LAYOUT

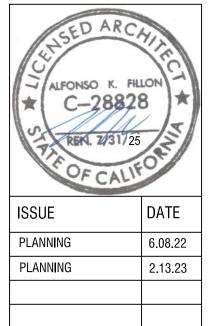


ARCHITECTS INC

401 TERRY A. FRANCOIS BLVD. #208 SAN FRANCISCO, CA 94158 T 415 . 541 . 0288 F 415 . 541 . 0188



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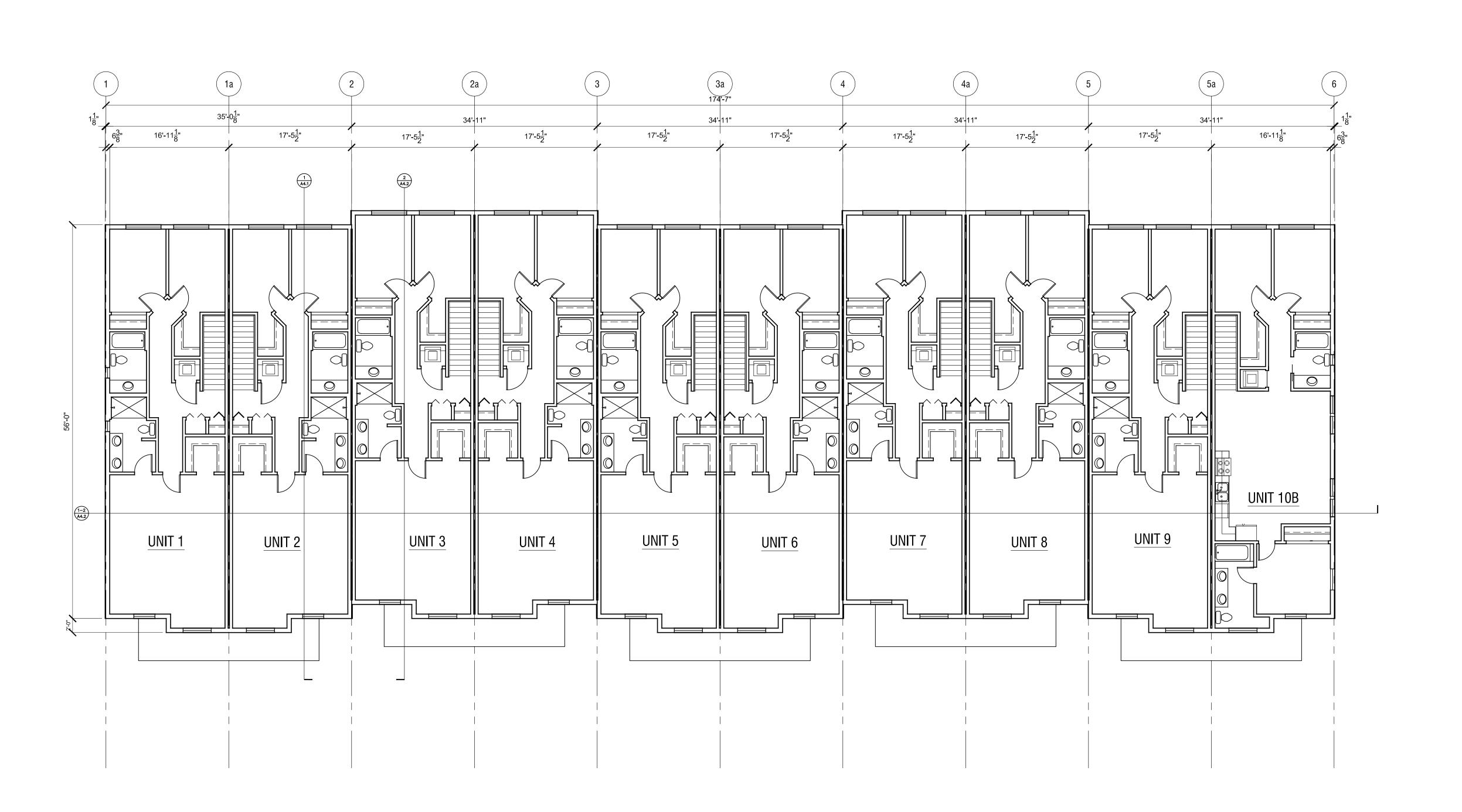
REVISION 1 8.8.22

REVISION 2 1.23.2

JOB NO.: 1919
SCALE: AS NOTED

PROPOSED
UPPER FLOOR
PLAN LAYOUT

A2.3



PROPOSED UPPER FLOOR PLAN LAYOUT

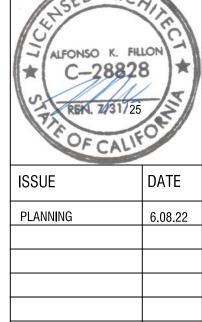
1/8" = 1'-0"

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REVISIONS

REVISION 1 8.8.22

REVISION 2 1.23.23

JOB NO.: 1919 SCALE: AS NOTED

EXTERIOR ELEVATIONS

1 1









UNIT 1&2 UPER PL.

UNIT 1&2 LOW PL.

UNIT 1&2 REAR FF EL. 42.42'

SOUTH ELEVATION

1/4" = 1'-0"

UNIT 1&2 FF EL. 43.00'



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1.23.23

JOB NO.: 1919 SCALE: AS NOTED

EXTERIOR ELEVATIONS





REAR ELEVATION





EAST (FRONT) ELEVATION

PROPOSED 10 UNIT RESIDENCE - 2005-2069 WILKINS AVENUE, NAPA CA.

FILLON SOLIS ARCHITECTS INC. 5.20.22

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PROPOSED 10 - UNIT RESIDENCE 2005 -2069 WILKINS AVENUE NAPA, CA

ALFONSO K. FILLON

C-28828

REN. 2/31/23

ISSUE

DATE

PLANNING 6.08.2

REVISIONS

REVISIONS

JOB NO.: 1919 SCALE: AS NOTED

RENDERED ELEVATIONS

A3.3

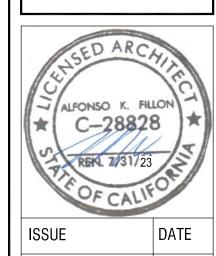


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O' CALL	
ISSUE	DATE
PLANNING	6.08.22
REVISIONS	

JOB NO.: 1919 SCALE: AS NOTED

COLOR/ MATERIALS

A3.4