

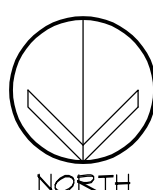
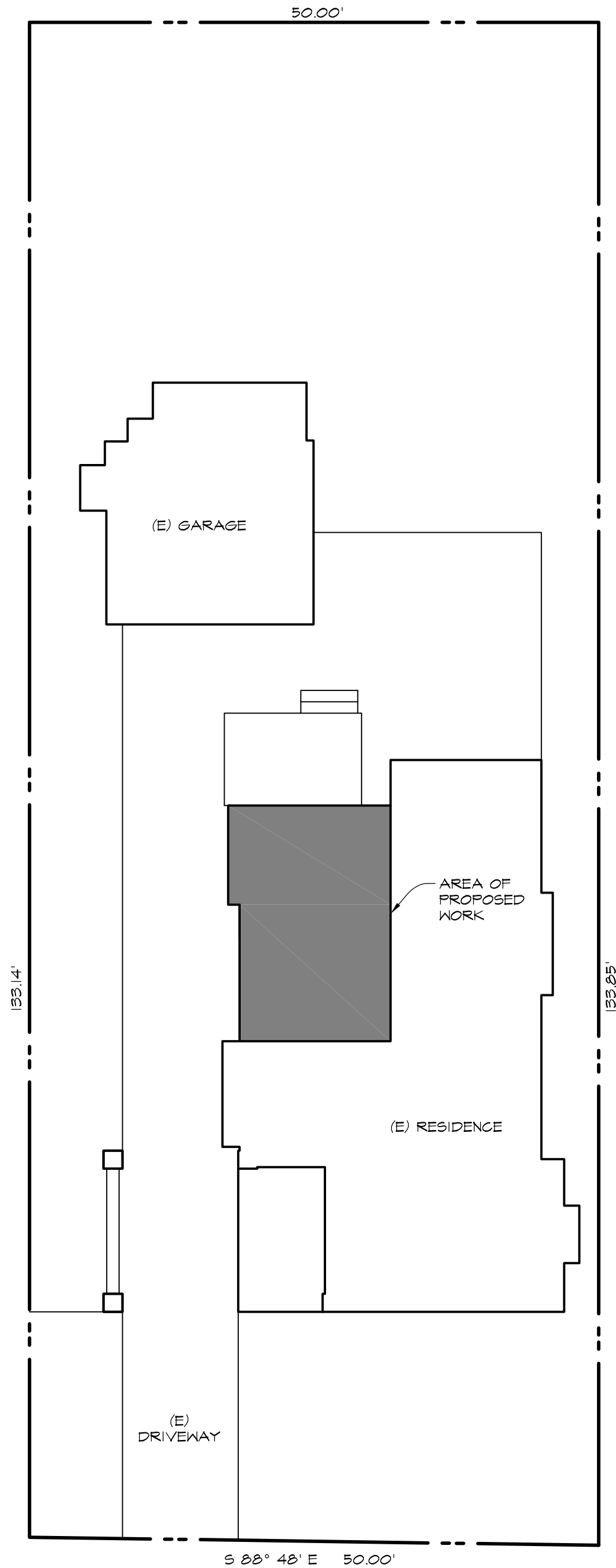
A NEW KITCHEN REMODEL & RE-ROOFING FOR:

LACEY CAMPBELL

SANTA ROSA, CA

SITE PLAN NOTES

- THE PROPERTY LINES SHOWN HEREIN ARE COMPILED FROM RECORDED DATA AND DO NOT REPRESENT A BOUNDARY SURVEY OR THE ACTUAL LOCATION UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, BENCHMARKS, INFORMATION, IMPROVEMENT INFORMATION, DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK. NOTIFY DESIGNER OF ANY DISCREPANCIES.
- CONTRACTOR TO MAKE PROVISIONS TO PROTECT EXISTING PLANTS AND TREES TO REMAIN FROM DAMAGE DUE TO CONSTRUCTION WORK AND OR TRAFFIC.



PLOT PLAN

SCALE: 1" = 10'-0"

ABBREVIATIONS

#	AND	JST.	JOIST
/	ANGLE	JT.	JOINT
A#B	ABOVE & BELOW	K.D.	KILN DRIED
A.B.	ANCHOR BOLT	K.F.	KING POST
ABV.	ABOVE	L.B.	LAS BOLT
A.C.	ASPHALTIC CONCRETE	LBS. or #	POUNDS
ADDL.	ADDITIONAL	L.G.	LONG
ADJ.	ADJACENT	L.L.	LIVE LOAD
A.F.F.	ABOVE FINISH FLOOR	L.L.C.	LOCATION
A.L.T.	ALUMINUM	LT.	LIGHT
ALUM.	ALUMINUM	L.S.L.	LAMINATED STRAND LUMBER
APA.	AMERICAN PLYWOOD	L.V.L.	LAMINATED VENEER LUMBER
ASSOC.	ASSOCIATION	MAX.	MAXIMUM
APPROX.	APPROXIMATE	MS	MACHINE BOLT
ASTM.	AMERICAN SOCIETY FOR TESTING & MATERIALS	MECH.	MECHANICAL
A.Y.C.	ALASKAN YELLOW CEDAR	MFR.	MANUFACTURER
BLDG.	BUILDING	M/J	MALLEABLE IRON WASHER
BLK.	BLOCK (BLOCKING)	MIN.	MINIMUM
BLT.	BOLT	MISC.	MISCELLANEOUS
BLU.	BELOW	MIGRO LAM.	METAL
BM.	BEAM	MTL.	METAL
BOT.	BOTTOM	(N)	NEW
BRG.	BEARING	N/A	NOT APPLICABLE
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
CANT.	CANTILEVERED	NO. or #	NUMBER
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
CL.	CENTERLINE	O/	OVER
CLS.	CEILING	O.C.	ON CENTER
CLR.	CLEAR	O.D.	OUTSIDE DIAMETER
C.M.U.	CONCRETE MASONRY UNIT	O.F.	OUTSIDE FACE
C.O.	CLEAN OUT	O.H.	OVERHANG
C.O.V.	COLUMN	OPG.	OPENING
COLL.	COLLECTOR	OPP.	OPPOSITE
COMB.	COMBINATION	OPT.	OPTIONAL
COND.	CONDITION	P.E.N.	PLYWOOD EDGE NAILING
CONN.	CONNECTION	PERP.	PERPENDICULAR
CONSTR.	CONSTRUCTION	P.D.F.	POWDER DRIVEN FASTENER
CONT.	CONTINUOUS	PERF.	PERFORATED
CONTR.	CONTRACTOR	E	FLATE
C.P.	COMPLETE PENETRATION	FND.	PLYWOOD
CSK.	COUNTERSINK	P.P.	PARTIAL PENETRATION
d	PENNY (NAIL SIZE)	P.R.V.	PRESSURE RELIEF VALVE
DBL.	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DET.	DETAIL	PSL.	PARALLEL STRAND LUMBER
D.F.	DOUGLAS FIR	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
DIA. or Ø	DIAMETER	R	RADIUS
DIAG.	DIAGONAL	R.A.S.	RETURN AIR GRILL
DIM.	DIMENSION	REINF.	REINFORCING
D.L.	DEAD LOAD	REIT.	RETAINING
DR.	DRAIN	REQD.	REQUIRED
D.T.O.	DRAIN TO OUTSIDE	RF.	ROOF
DWG.	DRAWING	R.H.W.S.	ROUND HEAD WOOD SCREW
(E)	EXISTING	R.O.	ROUGH OPENING
EA.	EACH	RND.	REDWOOD
E.B.	EXPANSION BOLT	#	SQUARE FEET
E.E.	EACH END	#	SQUARE INCHES
E.F.	EACH FACE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
E.S.	EACH SIDE	SCHED.	SCHEDULE
ELV.	ELEVATOR	SEC.	SECTION
ELEV.	ELEVATION	SHT.	SHEET
EMBD.	EMBEDMENT	SHTG.	SHEATHING
EN.	EDGE NAIL	SHR.	SHRINKER
ENG.	ENGINEER	S.M.D.	SEE MECHANICAL DRAWINGS
EQ.	EQUAL	SP.	SPACE(S)
EXP.	EXPANSION	SPECS.	SPECIFICATIONS
EXT.	EXTERIOR	SQ.	SQUARE
FDN.	FOUNDATION	S.S.	SELECT STRUCTURAL
F.H.W.S.	FLAT HEAD WOOD SCREW	STAG.	STAGGERED
FIN.	FINISHED	STD.	STANDARD
FLR.	FLOOR	STIFF.	STIFFENER
F.L.	FLOOR JOIST	STL.	STEEL
F.N.	FACE NAIL	STR.	STRUCTURAL
F.O.C.	FACE OF CONCRETE	S.H.	SHEAR WALL
F.O.M.	FACE OF MASONRY	T&B.	TOP & BOTTOM
F.O.P.	FACE OF POST	T&G.	TONGUE & GROOVE
F.O.S.	FACE OF STUD	THK.	THICKNESS
FR.	FRAME	THRD.	THREADED
FRMG.	FRAMING	THRU.	THROUGH
FT.	FOOT / FEET	TENAIL.	TENAIL
FTG.	FOOTING	T.O.	TOP OF
GA.	GAUGE OR GAGE	T.O.C.	TOP OF CONCRETE
GALV.	GALVANIZED	T.O.P.	TOP OF PLYWOOD
G.I.	GALVANIZED IRON	T.O.S.	TOP OF STEEL
GLB.	GLU-LAMINATED BEAM	TS.	TUBE STEEL
GR.	GRADE	TYP.	TYPICAL
GR. BM.	GRADE BEAM	UBC.	UNIFORM BUILDING CODE
GYP. BD.	GYP. BOARD	U.N.O.	UNLESS NOTED OTHERWISE
HDR.	HEADER	V.B.	VAPOR BARRIER
HGR.	HANGER	VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
H.S.N.S.	HIGH STRENGTH NON-SHRINK	V.T.O.	VENT TO OUTSIDE
HT.	HEIGHT	W/	WITH
I.D.	INSIDE DIAMETER	W/O	WITHOUT
I.F.	INSIDE FACE	W.D.	WOOD
INFO.	INFORMATION	WP.	WATERPROOF
INSUL.	INSULATION	W.P.T.	WORK POINT
INT.	INTERIOR	W.S.	WEATHER STRIPPING
		W.F.	WELDED WIRE FABRIC

GENERAL NOTES

- SPECS. AND DRAWINGS INDICATE FIN. STRUCT. CONTR. SHALL BE RESPONSIBLE FOR CONSTR. METHODS, PROCEDURES, AND COND. EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- "APPROVED" (SUBSTITUTION OR EQ.) SHALL MEAN AS APPROVED BY THE DESIGNER AND THE BLDG. DEPT. OR AGENCY HAVING JURISDICTION.
- CONTR. SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE PLANS. W/O WRITTEN CONFIRMATION FROM THE DESIGNER / ENG. AND BEAR ALL EXPENSES INCURRED BY ANY AND ALL MODIFICATIONS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. PLEASE CALL THIS OFFICE AT (707) 242-6569 TO RESOLVE ANY QUESTIONS OR DISCREPANCIES RELATING TO THESE PLANS.
- ALL METAL CONNECTORS ARE MANUFACTURED BY "SIMPSON STRONG-TIE" U.N.O.

SPECIAL CONTR. NOTE

- THE CONTR. SHALL VERIFY THE AVAILABILITY OF ALL PRODUCTS BEFORE PROCEEDING W/ CONSTR. ESPECIALLY THOSE ITEMS AFFECTING ROUGH OPENING DIMS. OR OTHER DIMS. ON THE PLANS. ALL MFR'D, MAT., COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN CONFORMANCE W/ MFRS. SPECS. & INSTRUCTIONS.
- CONTRACTOR SHALL HAVE AND FAMILIARIZE HIMSELF, SUBCONTRACTOR, AND HIS PERSONNEL. READABLE COPIES OF ALL APPLICABLE INSTALLATION M.S.D.S. (MATERIAL SAFETY DATA SHEETS), AND SAFETY MANUALS.

EXISTING FRAMING NOTE

IN THE EVENT THAT OPENING ANY EXISTING FRAMING REVEALS DIFFERING OR UNANTICIPATED CONDITION SUCH AS, BUT NOT LIMITED TO: DRY ROT, SAGGING OR BOWING FRAMING MEMBERS, WATER DAMAGE, BEAMS, POSTS, HOLDOWNS, SHEAR FRAMES, INADEQUATE OR CRACKED OR MISSING FDNS, OR ANY INADEQUATE OR UNSAFE CONSTRUCTION METHODS, IT SHOULD BE BROUGHT TO THE ATTN. OF THE DESIGNER TO BE RESOLVED PRIOR TO ANY MODIFICATIONS.

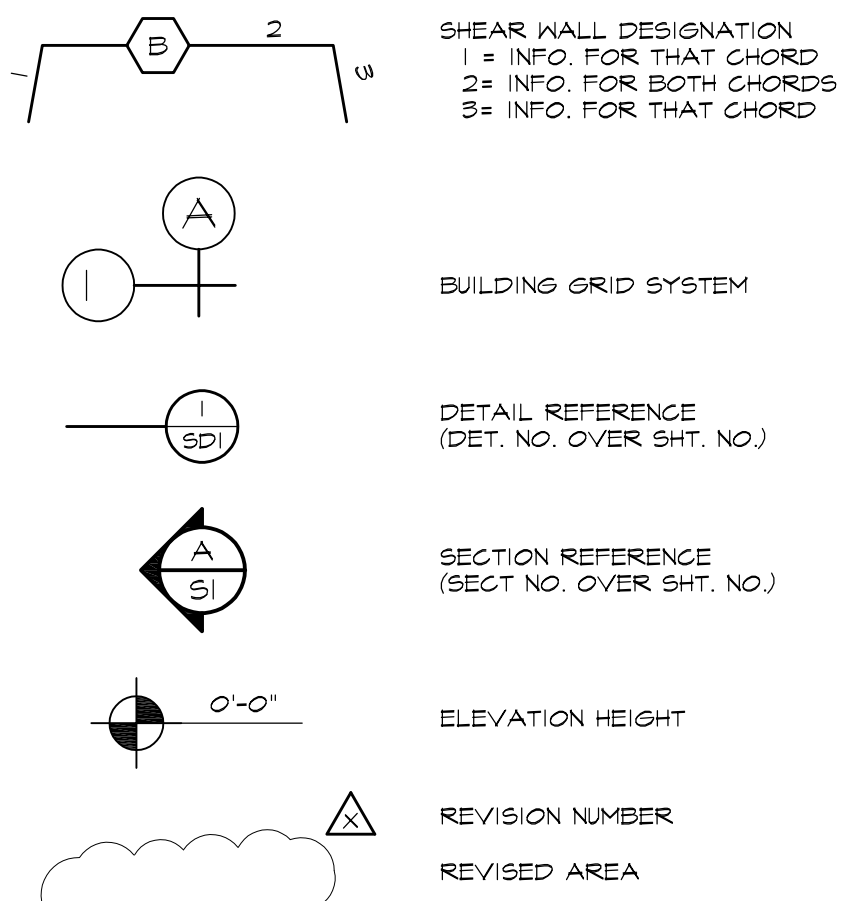
BUILDING DATA

CODES	
2019 CBC, CRC, CPC, CMC, CEC, CFC, CBES & CALGREEN	
BUILDING TYPE	WATER SOURCE
UBC: V-B	CITY
OCCUPANCY	SEWER SYSTEM
UBC: R-3	CITY
LEGAL DESCRIPTION	# OF BEDROOMS
A.P.N.: 180-760-033	NA

AREA TAKE-OFF

BUILDING AREAS
NO CHANGE TO EXISTING SQUARE FOOTAGE

SYMBOLS



SHEET INDEX

- |    |                         |
|----|-------------------------|
| C  | COVER SHEET & PLOT PLAN |
| A1 | FLOOR PLANS             |
| A2 | EXISTING ELEVATIONS     |
| A3 | NEW ELEVATIONS          |

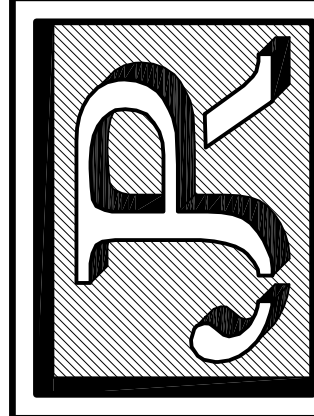
REVISIONS


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City of Santa Rosa  
Planning & Economic  
Development Department  
Mar 9, 2022  
RECEIVED

A NEW KITCHEN REMODEL & RE-ROOFING FOR:  
**LACEY CAMPBELL**  
408 BENTON STREET  
SANTA ROSA, CA

PABROS  
DESIGNS & DRAFTING  
JEFF PABROS  
1504 LUPINE DRIVE  
SANTA ROSA, CA 95401  
(707) 242-6569  
E-MAIL: jpf@pabro.net



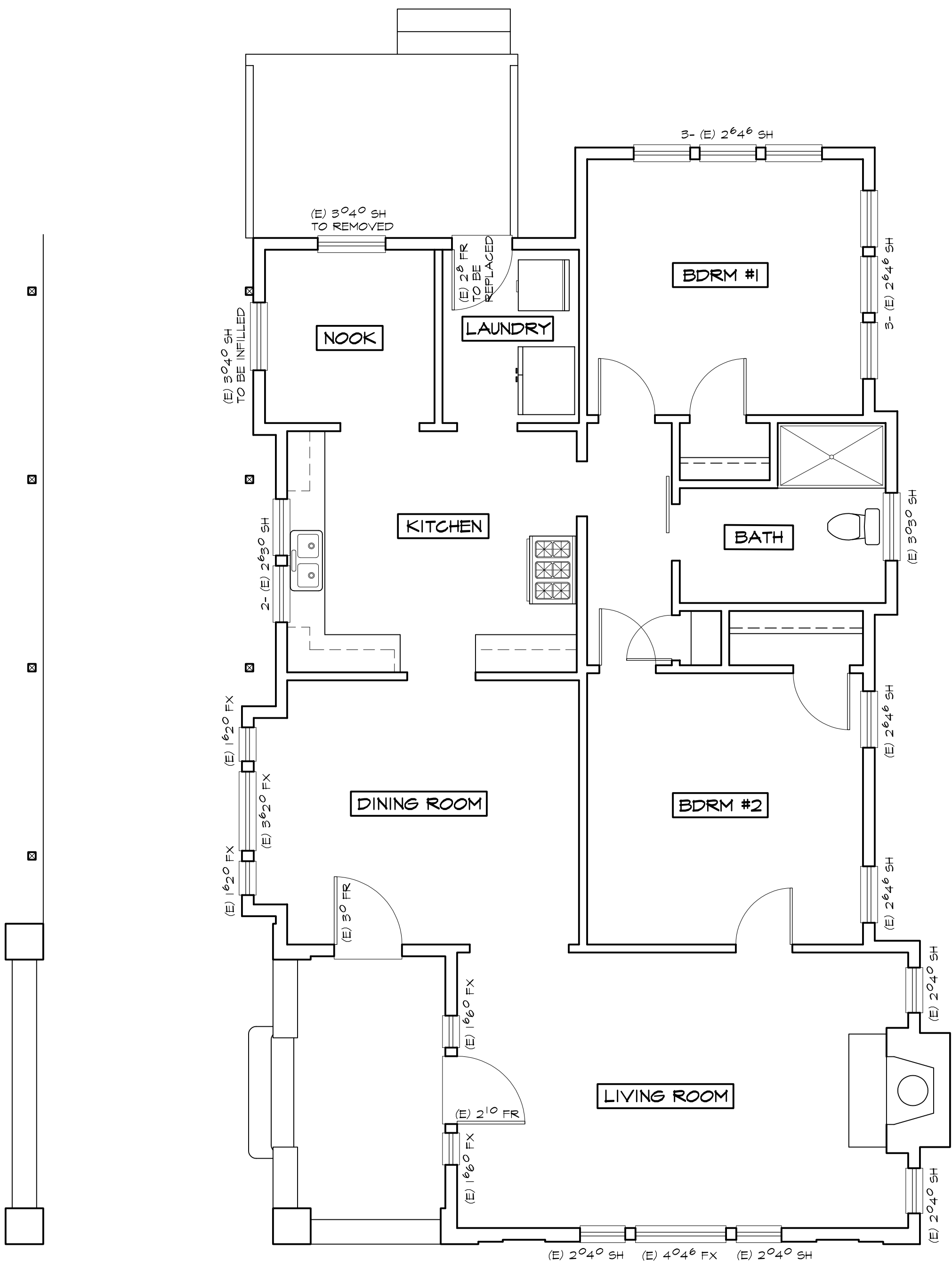
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DRAWN : JR

PLOT DATE: 02/24/01/14/15  
SHEET #:

C

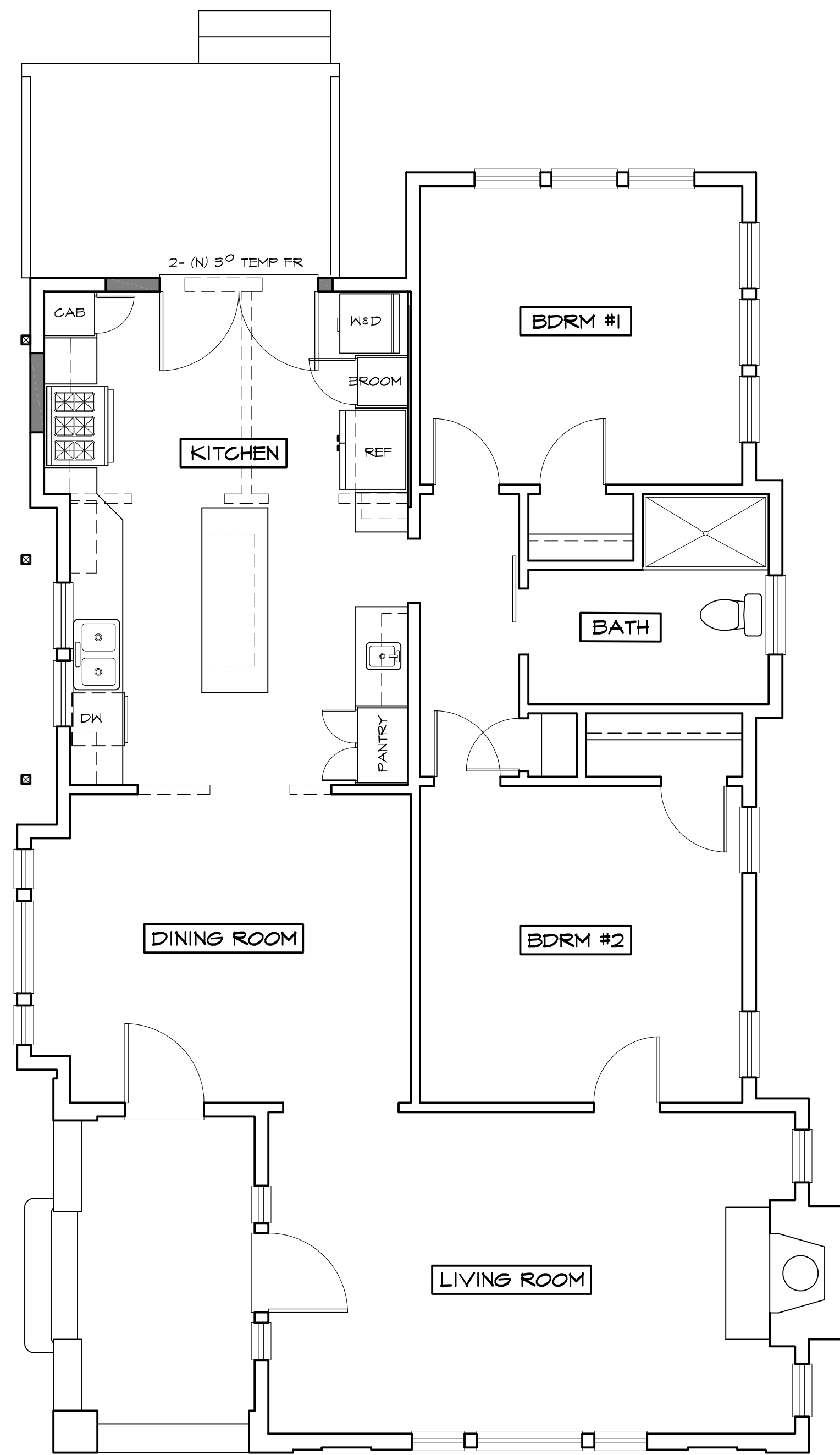
NEIGHBORHOOD  
CONTEXT MAP





EXISTING FLOOR PLAN

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



PROPOSED PLAN

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

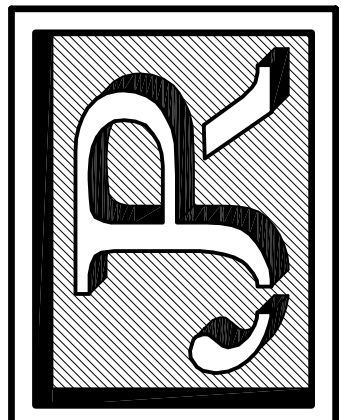
WALL SCHEDULE

	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) WALL

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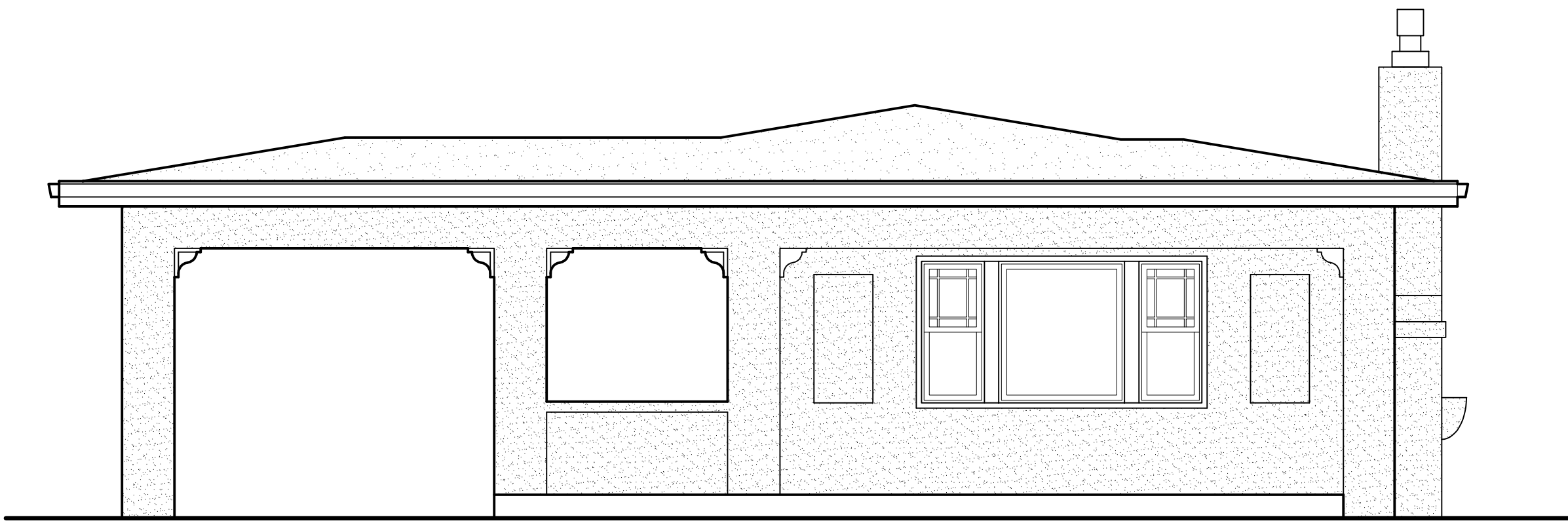


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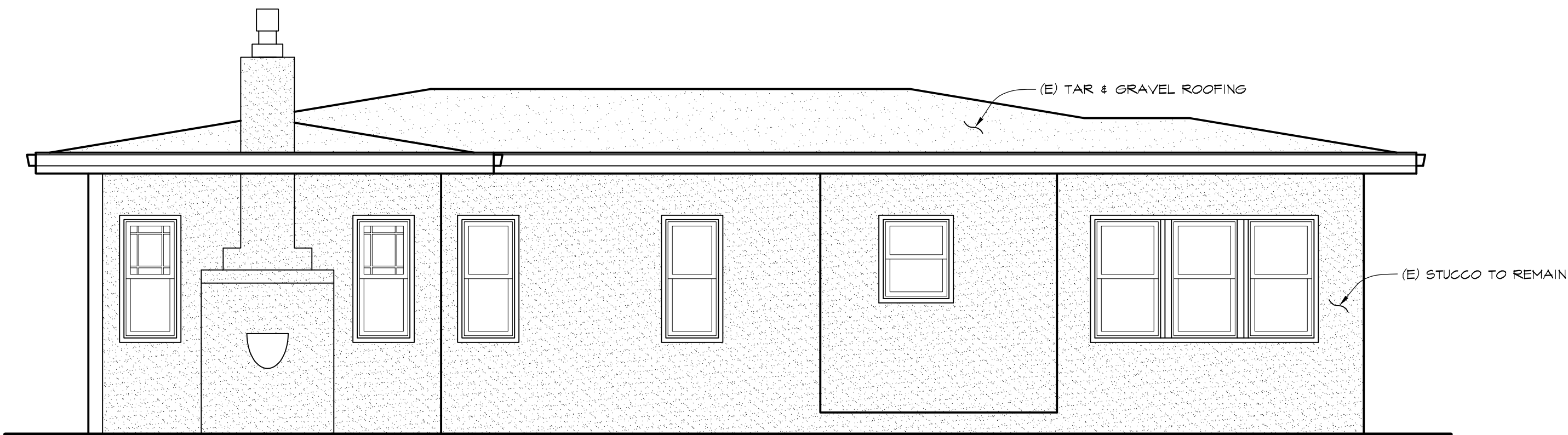






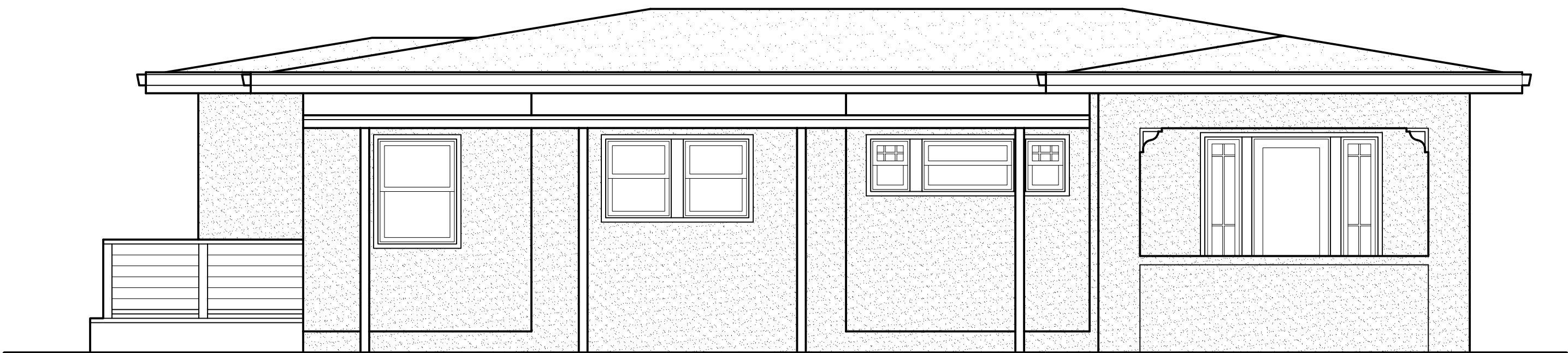
(E) FRONT ELEVATION

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



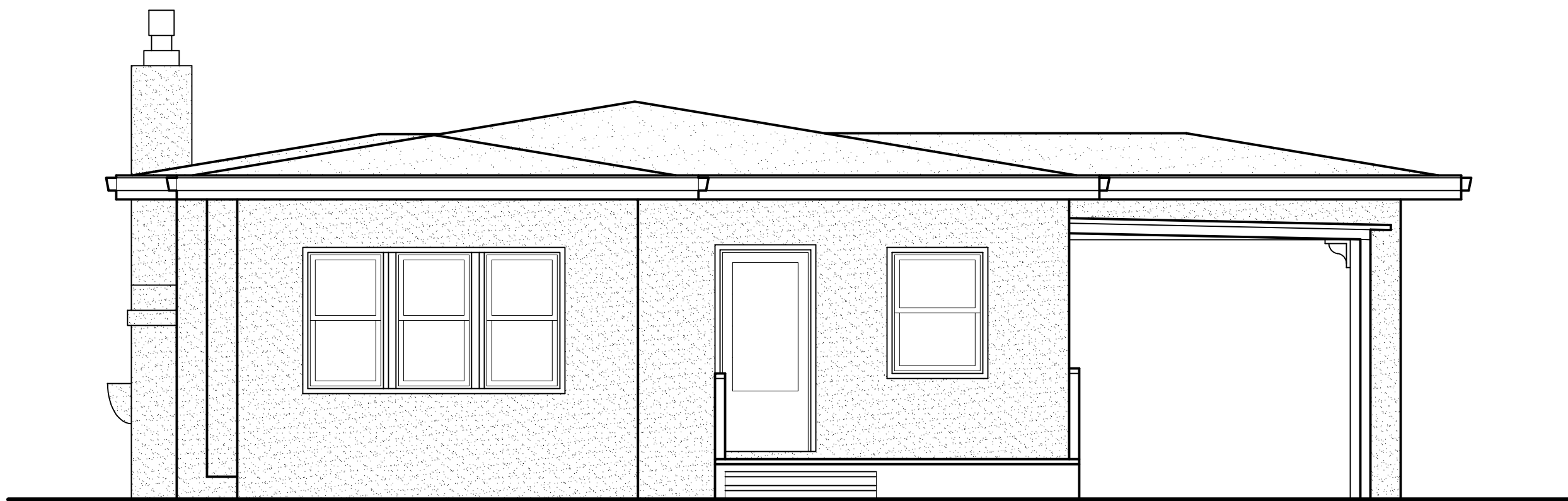
(E) RIGHT ELEVATION

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



(E) LEFT ELEVATION

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



(E) REAR ELEVATION

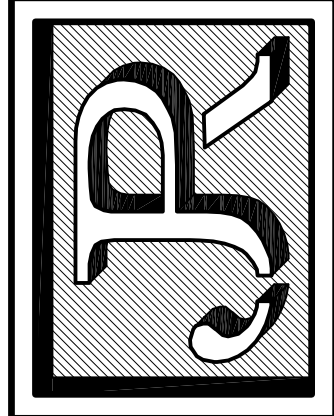
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A2





OLD TOWN GRAY

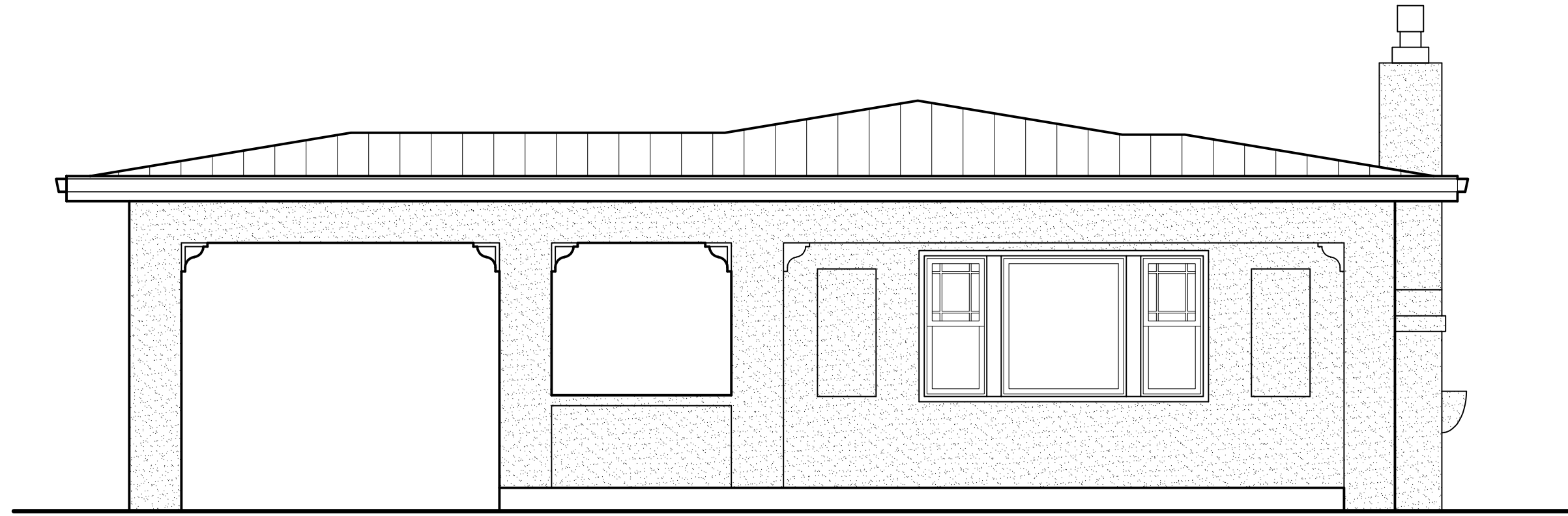


SLATE GRAY

COLOR SAMPLES BY "METAL SALES"  
FINAL COLOR TO BE DETERMINED BASED ON AVAILABILITY

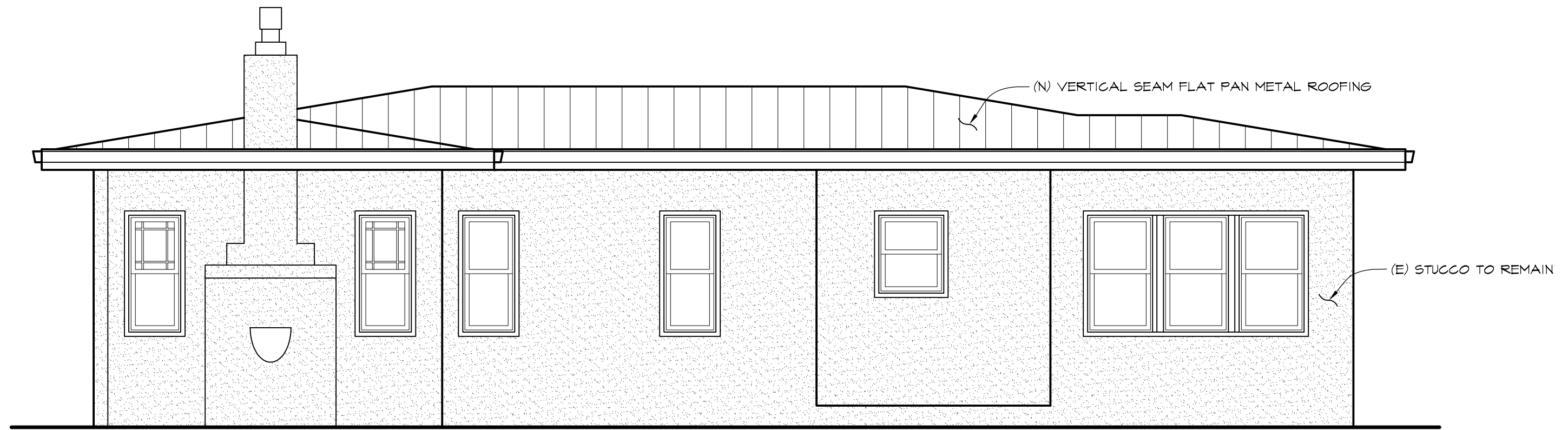
(N) METAL ROOFING COLOR

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



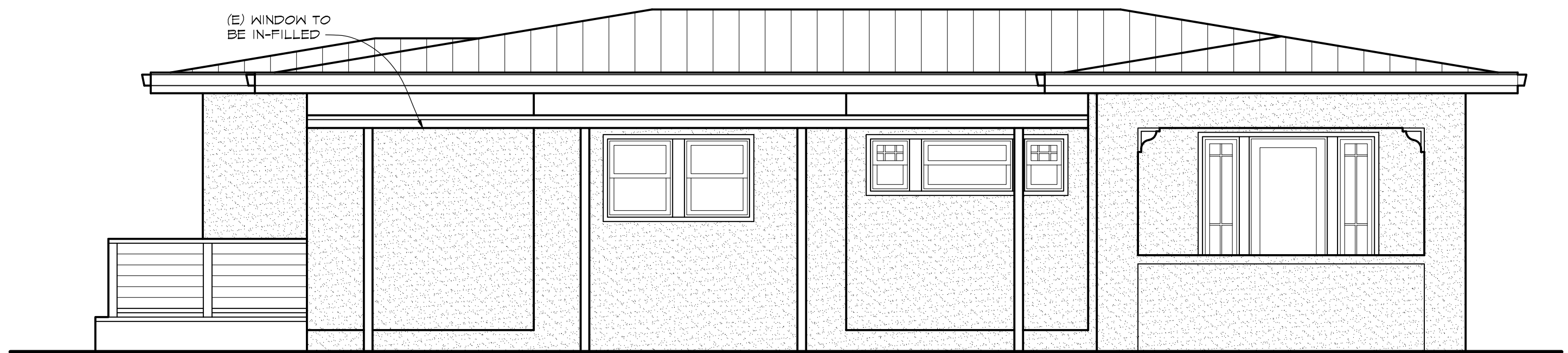
(N) FRONT ELEVATION

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



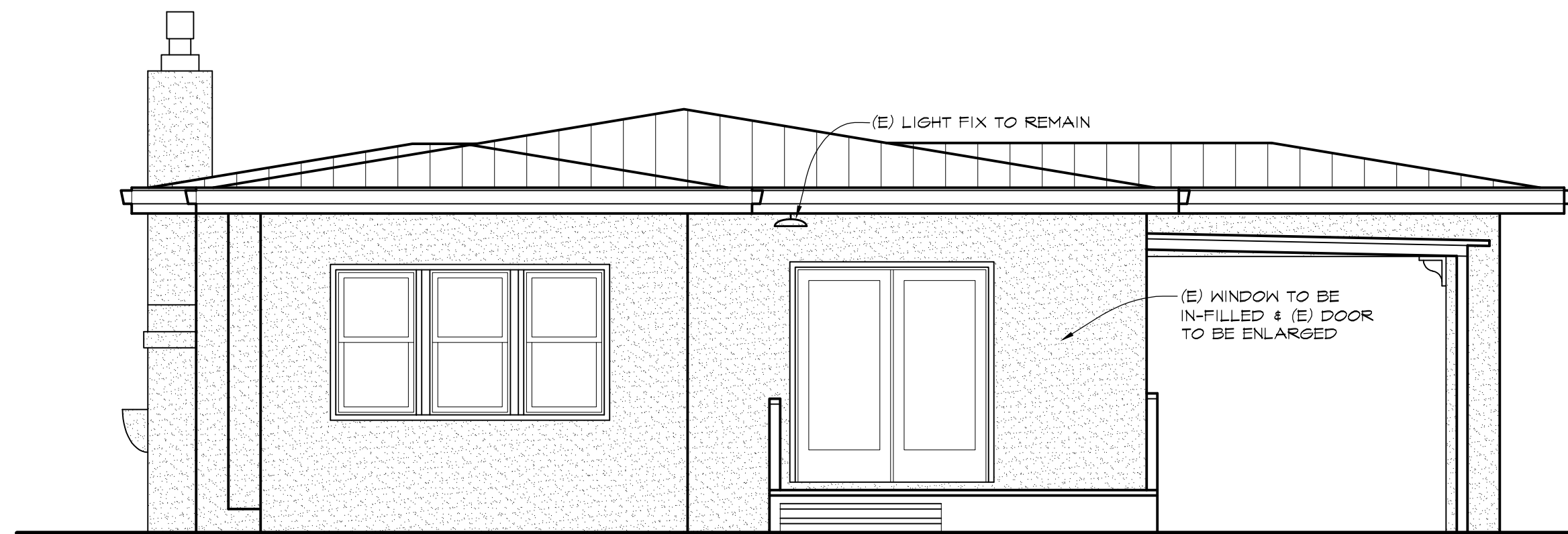
(N) RIGHT ELEVATION

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



(N) LEFT ELEVATION

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



(N) REAR ELEVATION

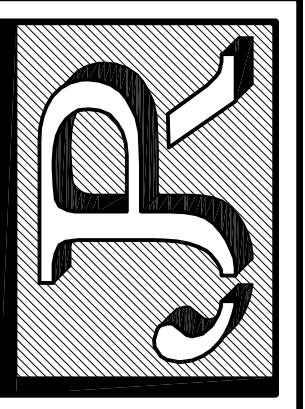
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JOB :  
DRAWN : JR

PLOT DATE: 10.30.00.25.45  
SHEET #:

A3