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**By E07081 at 3:47 pm, May 03, 2021**

Narrative - Garage Rebuild – 644 Pine Street, Santa Rosa CA 95404

**PROPOSED PROJECT:**

Rebuild of Garage at 644 Pine Street in the Luther Burbank Historical Neighborhood

**BACKGROUND:**

A large oak branch from neighbor's yard fell on garage in September 2020 resulting in complete destruction of the structure. The demolition of the building was completed on April 22, 2021 (Permit #B1-2003). In September 2020 a contractor was hired that was referred by our insurance agency. Ties were severed with this contractor at the end of March 2021 for failure to make timely progress on completing the demolition and failure to communicate a schedule in which to rebuild the structure. After getting bids to hire another general contractor to take on the project, it became apparent that this structure was severely under insured and the construction plans must be revised. In order to replace the structure within the limited budget, we would like to replace this structure with a Premiere Pro Garage constructed by Tuff Shed and add a driveway fence at the end of the main residence which will provide privacy and reduce visible portion of garage from the street (see file: Pine\_644 - PLAN - 15c - Elevations View from Street - Old and New)

**ORIGINAL GARAGE SPECS:**

- 14'-5" wide X 21' deep built on concrete slab
- Set backs
  - West side of structure was built on the fence/property line
  - North side of structure was 9'-3" from the back porch of the main residence
- Siding
  - 6" horizontal lap siding (WOOD) was on the North facing (Pine Street facing) wall
  - Vertical Board and Batten siding was on the West, South and East facing walls
- Roof
  - Pitch -Estimated 6/12 on gabled portion, and 3/12 on rear shed style roof
  - Black shingles – composite , tested negative for asbestos – specific type unknown
- Electrical connected overhead to rear subpanel at back of main residence
- Color – Painted to match main residence

**REPLACEMENT GARAGE SPECS (with call outs to changes from original design):**

- CHANGE: 14'-0" wide x 18' deep on new concrete slab
  - smaller footprint than original. New concrete slab to be poured.
- Set backs
  - CHANGE: West side of structure 5' from fence/property line
    - bring to code and increase fire safety
  - CHANGE: North side of structure 15' from back porch of main residence –
    - bring to code and allow car access to garage with the new setbacks
- Siding
  - CHANGE: 4" Vertical Cedar Texture Siding provided by Tuff Shed – painted to match main residence color. The material is LP SilverTech Radiant Barrier Siding which is insect, rot resistant and environmentally friendly.
    - The visible portion of the garage will be greatly reduced with new setbacks and the addition of a 6' high driveway gate located at the back of the main residence.
- Roof
  - CHANGE: Pitch - 7/12 to match main residence roof pitch
  - CHANGE: Charcoal color Dimensional Shingles, Roof Vent, Radiant Barrier Roof Decking