

SHEET INDEX

TITLE SHEET

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- SITE PLAN
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- A2.1 RESIDENCE REMODEL & REPAIR
- A3 ACCESSORY DWELLING UNIT
- A4 SHED-TO BE REMOVED

PROJECT

EXISTING SINGLE STORY RESIDENCE
 PORCH REPAIR & SLAB REPLACEMENT
 SIDING REPAIR & REPLACEMENT
 REPLACE SOUTH ELEVATION WINDOWS
 FLOOR LEVELING & FOUNDATION REPAIR

NEW ACCESSORY DWELLING UNIT
 REMOVE EXISTING SHED
 CONSTRUCT NEW ACCESSORY DWELLING UNIT
 REPLACE EXISTING DRIVEWAY

PROPERTY

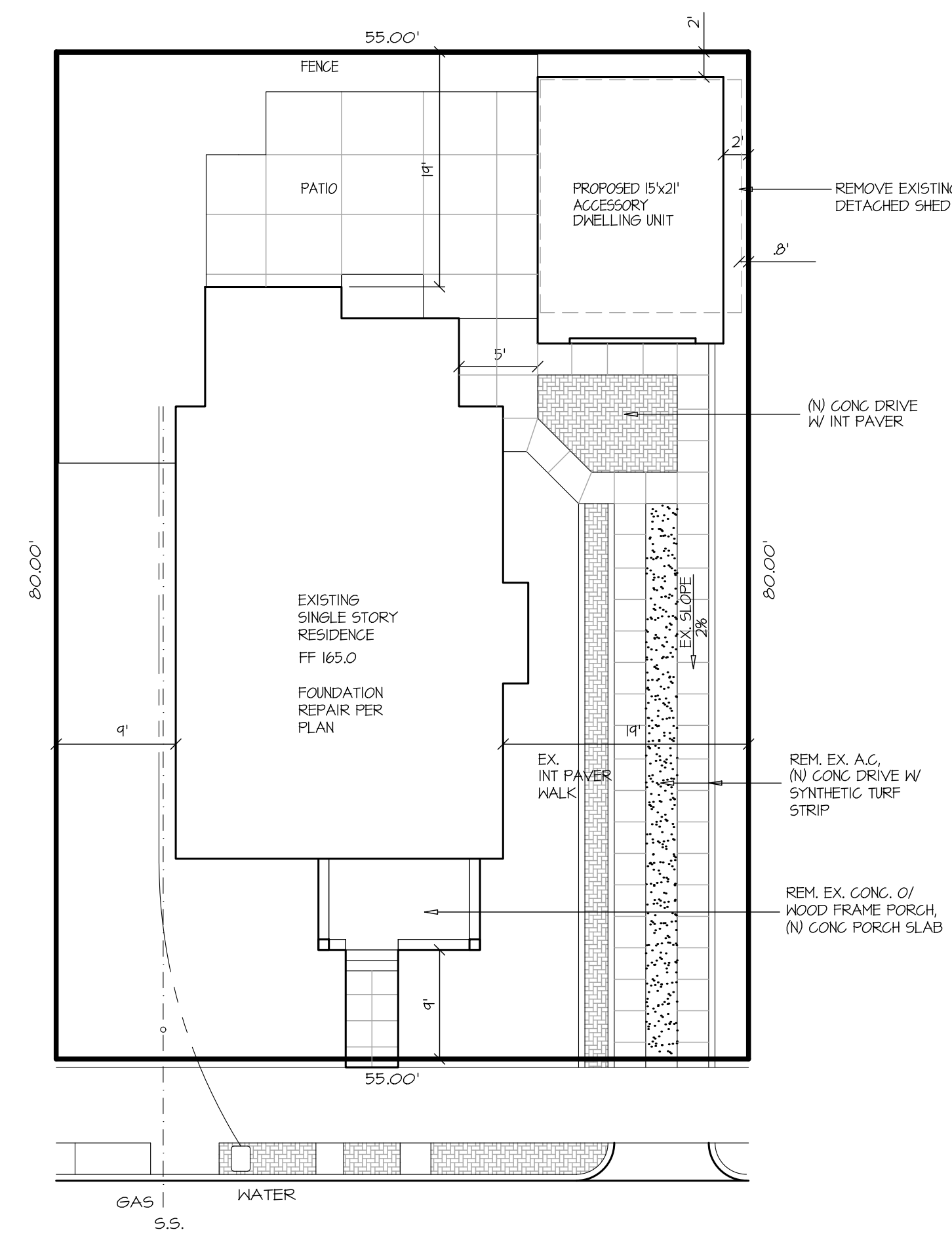
PROJECT ADDRESS: 659 PINE ST
 A.P. NO: 009-263-063
 LOT AREA: 4400 SF

AREAS

LIVING AREA:
 EXISTING RESIDENCE: 1120 SQ FT
 COVERED PORCH: 95 SQ FT
 SHED TO BE REMOVED: 315 SQ FT
 NEW ACCESSORY DWELLING 315 SQ FT

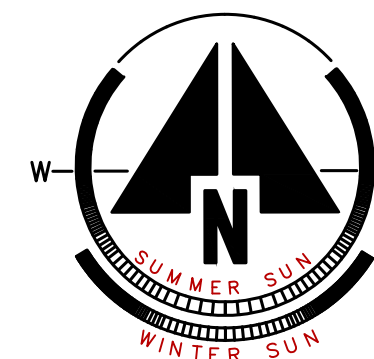
BUILDING CODE DATA

OCCUPANCY GROUP: R-3
 DESCRIPTION OF USE: SFD
 TYPE OF CONSTRUCTION: V-B
 SPRINKLERS: NO
 STORIES: 1

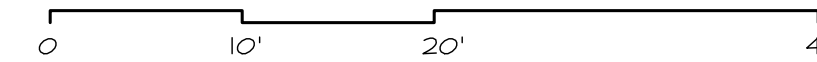


SITE NOTES

SLOPE GRADE AWAY FROM STRUCTURES
 A MIN. OF 5% FOR A MIN. DISTANCE OF 10'
 FINISHED GRADE TO SLOPE 5% MIN. AWAY
 FROM ADJACENT PROPERTY



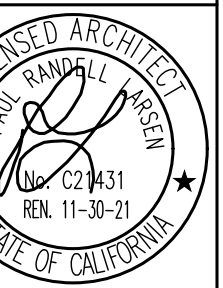
SITE PLAN



REVISIONS	BY

DESIGNER
 RICK KADELLO
 PAUL LARSEN

RESIDENCE REMODEL & REPAIR / NEW ADU
TED RODRIGUES
 659 PINE ST, SANTA ROSA-LMA 20-012



KADELLO & LARSEN
 ARCHITECTURAL DESIGNS
 9061 CONDE LANE, WINDSOR, CA (707) 838-2600

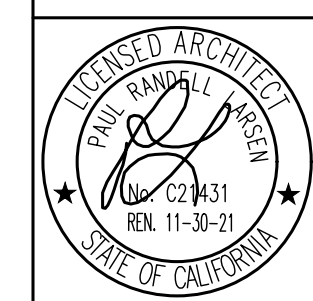
BY: FRL
 CHK: FRL
 DATE: 1.24.21

SHEET
A1
 JOB: 0900

REVISIONS	BY

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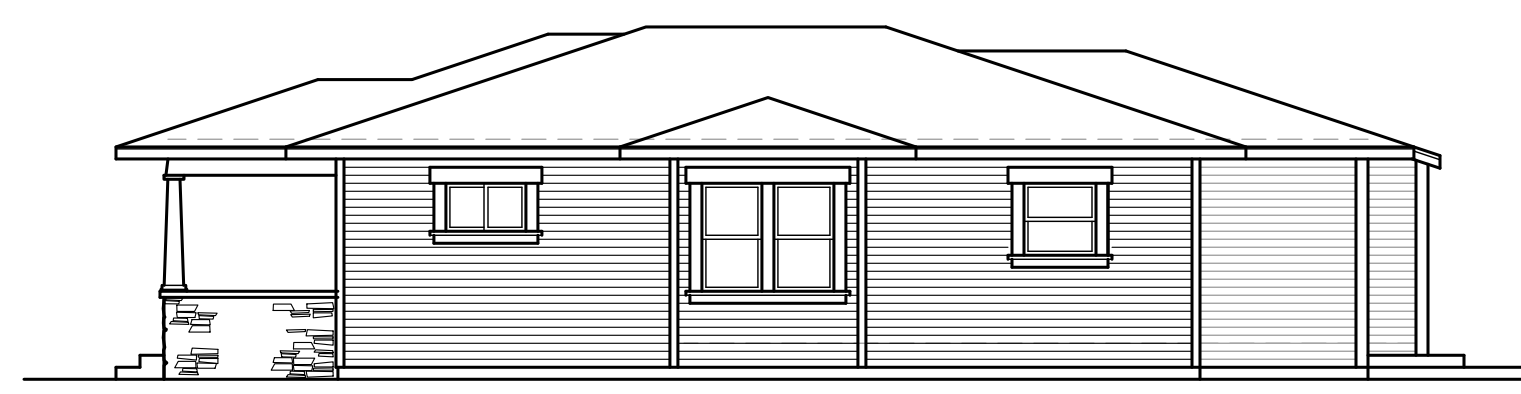
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JOB 0900



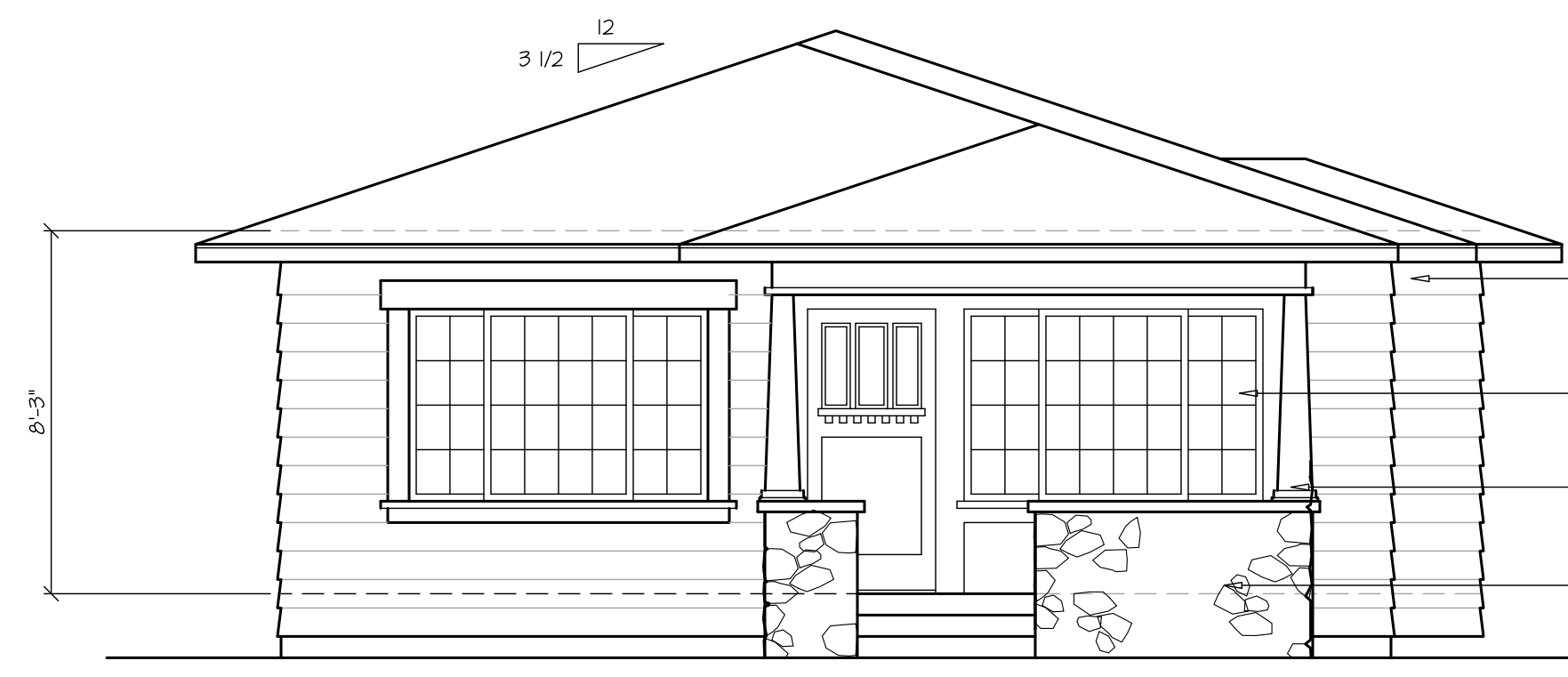
WEST ELEVATION
0 8' 16' 32'



NORTH ELEVATION
0 8' 16' 32'



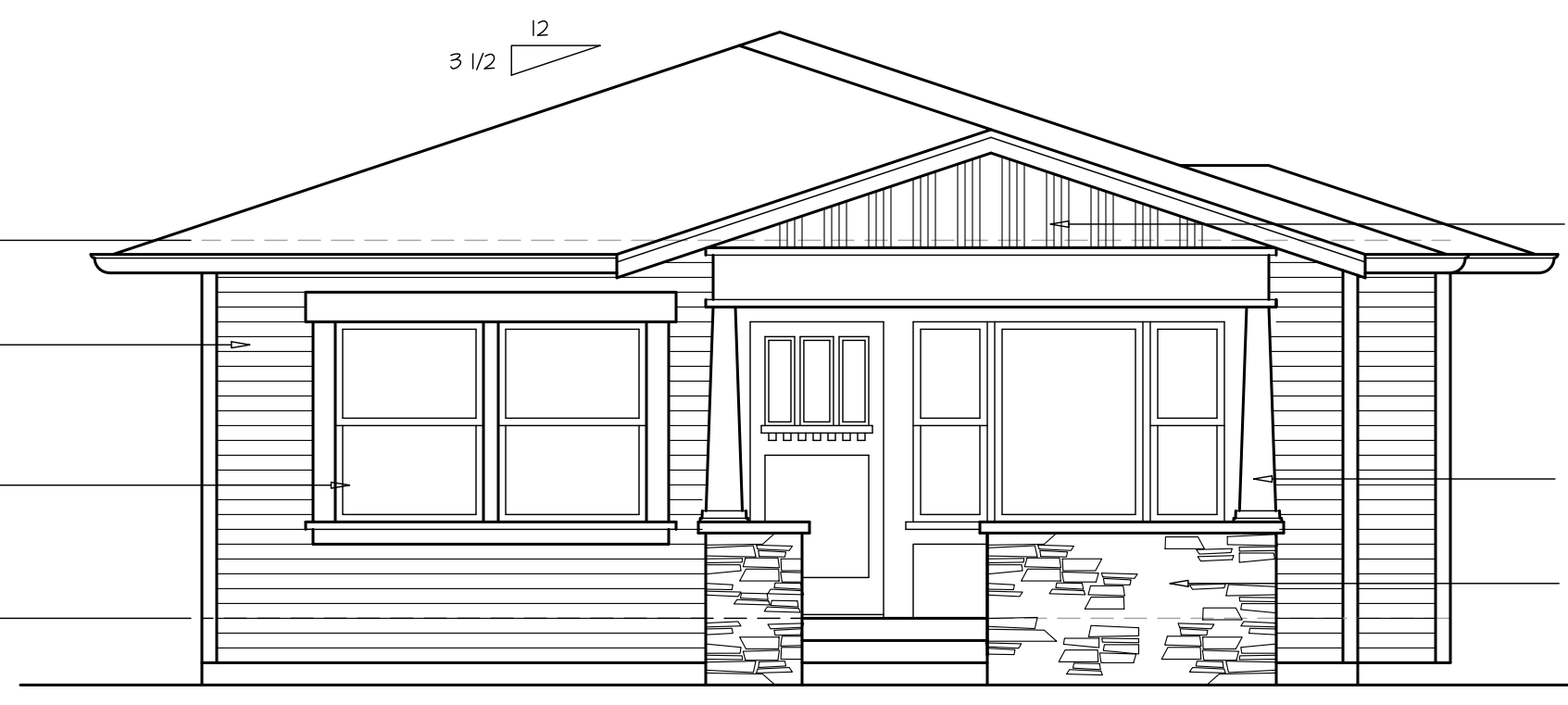
EAST ELEVATION
0 8' 16' 32'



EX. SOUTH ELEVATION
0 4' 8' 16'

- EX. HORIZ. ALUM. SIDING (C.1968)
OVER ORIGINAL 1x12 HORIZ.
3 LAP SIDING (C.1928)
- MILGARD DUAL PANE
VINYL SASH WINDOWS
W/ GRIDS (C.1978)
- 1x12 WOOD PORCH COLUMNS
(C.1928)
- EX. CULTURED STONE VENEER
OVER WOOD FRAMING @ PORCH
(C.1968)

- REM. EX. HORIZ. ALUM. SIDING (C.1968)
REPAIR OR REPLACE ORIGINAL
1x12 HORIZ. 3 LAP SIDING (C.1928)
- MILGARD DUAL PANE
VINYL SASH WINDOWS
W/ GRIDS @ SOUTH ELEV.
(N) MILGARD DUAL GL.
LOW E, F.G. SASH WINDOWS

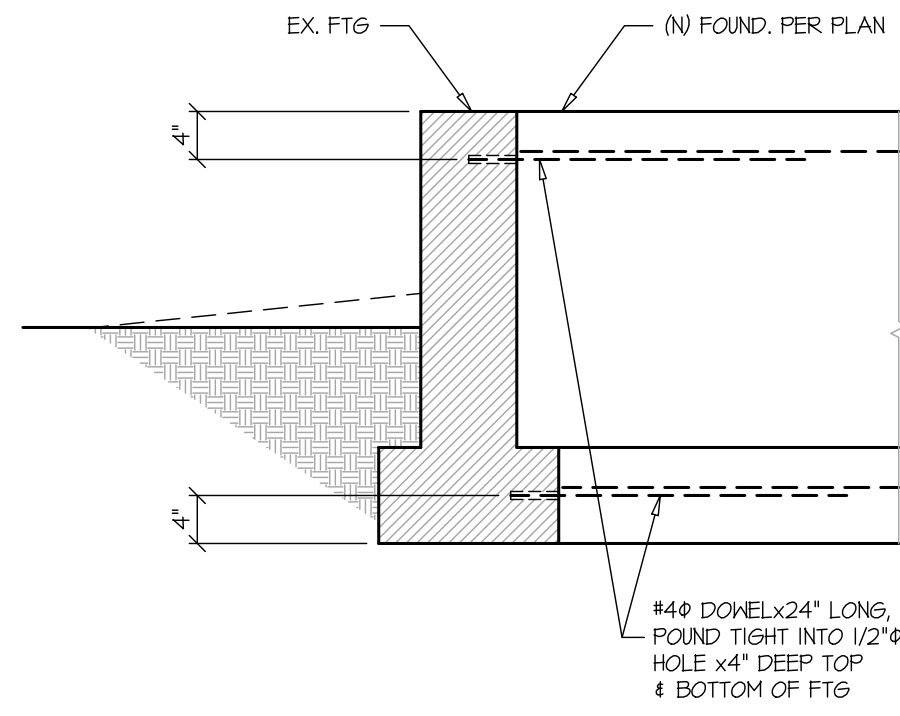


SOUTH ELEVATION
0 4' 8' 16'

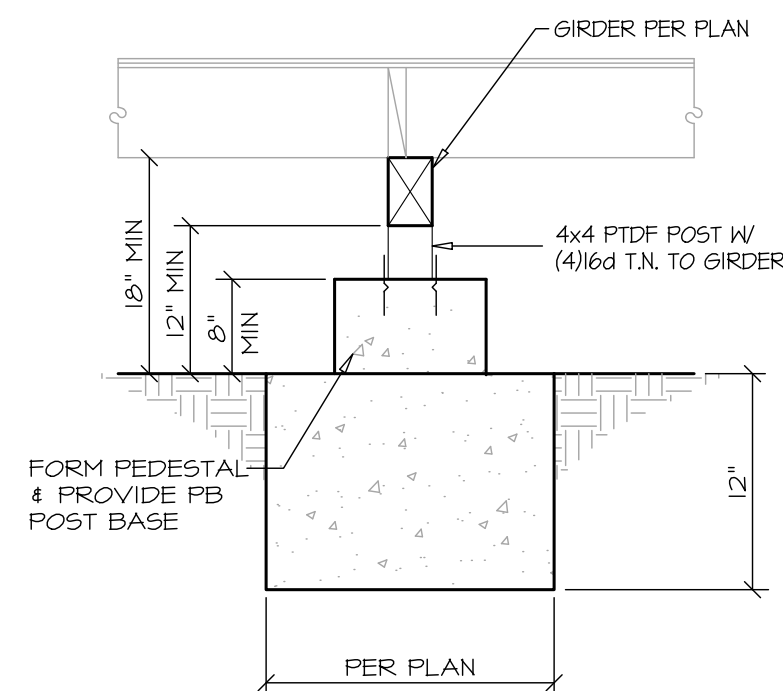
- REPLACE EX. CLASS 'A'
COMP ROOF
- (N) CALIF. FRAME GABLE
O/ EX. HIP ROOF W/
VERT. 1x2 / 1x6 O/
R.S. PLYND SIDING
- LEVEL EX. SAGGING PORCH ROOF 14"
- REPAIR OR REPLACE IN-KIND
1x12 PORCH COLUMNS,
MATCH EX.
- REM. EX. MANUF. STONE
@ VENEER & WOOD FRAME
WALL @ PORCH (N) ADHERED
STONE VENEER PER PLAN

REM. EX. CONC. PORCH SLAB
& WOOD FRAMING, (N) CONC.
PORCH SLAB PER PLAN

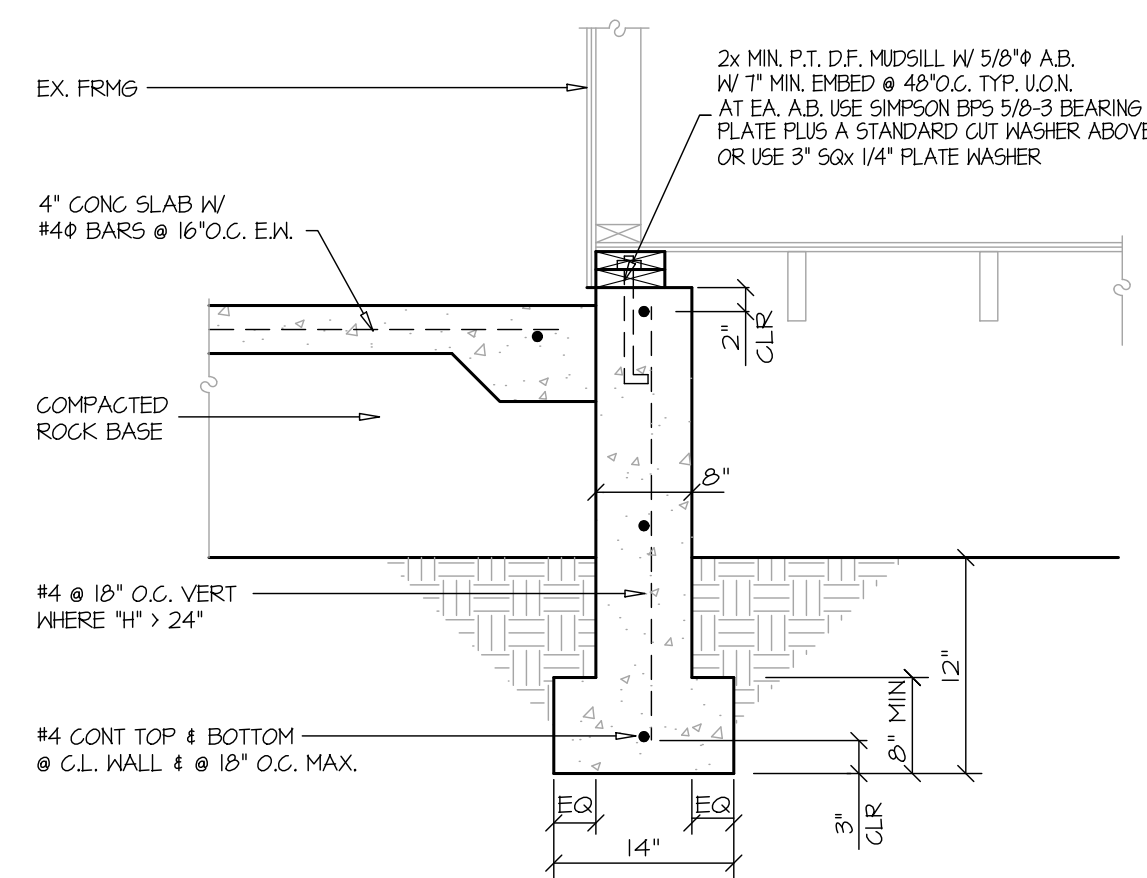
EXTERIOR COLORS:
SIDING: KELLY MOORE, CHADWICK
TRIM: KELLY MOORE, SWISS COFFEE
FASCIA & GUTTER: OXFORD BROWN
STONE VENEER: DRY CREEK, LEDGESTONE
ROOF: ELK, PRESTIGUE, CHARCOAL



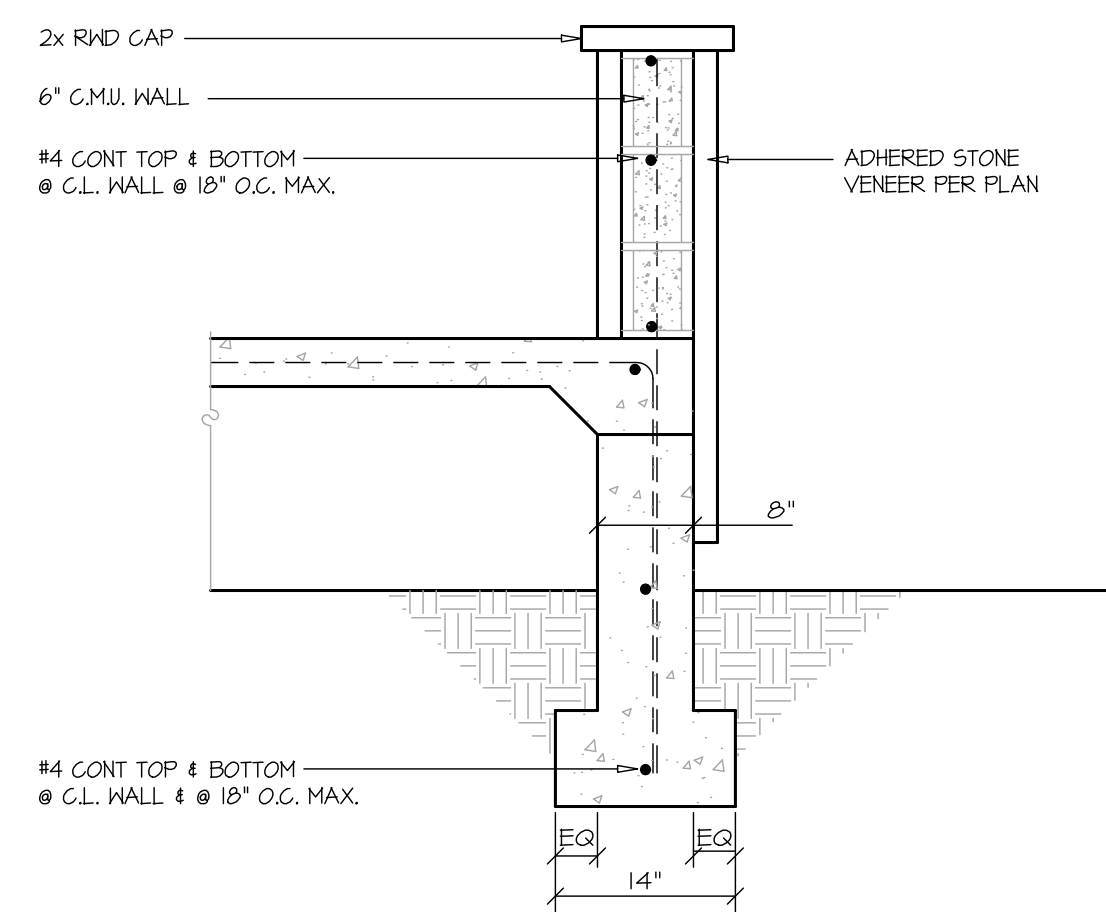
1 (N) FTG TO EX. FTG



3 INTERIOR PAD



2 EXTERIOR FTG



4 PORCH FOOTING

FOUNDATION NOTES:

All foundations shall bear on firm, undisturbed, native soils or engineered fill at or exceeding the depths shown on the drawings. All footing excavations shall be neat. Overexcavations in depth and width shall be filled with concrete. All loose soils shall be removed from excavations prior to the placement of concrete.

Porch slab on grade shall be 4 inches thick #3 at 16\"/>

All slabs shall be completely separated from foundation stem walls with felt. Slabs shall have 1/8\"/>

Anchor bolt size and spacing shall be per plan. Bolts shall have 7\"/>

REINFORCING STEEL:

All reinforcing steel shall conform with ASTM A-615, grade 40 for #5 bar and smaller, and grade 60 for #6 bar and larger. Reinforcing steel shall be kept clean and free of rust.

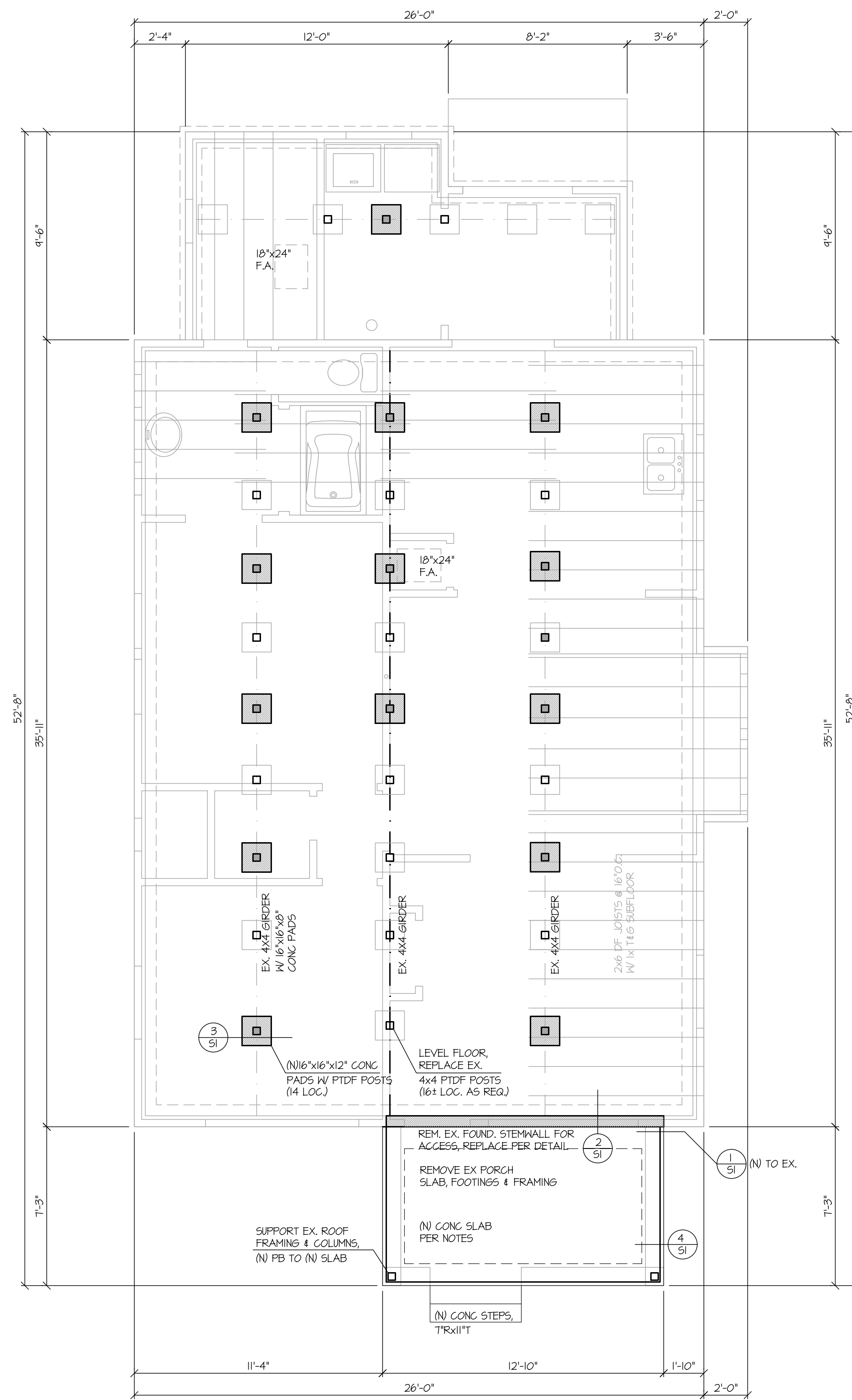
Welded wire mesh shall conform with ASTM A-185 and shall be lapped 12\"/>

All reinforcing bars shall be as long as is practical and all bends shall be cold bent. Securely tie all reinforcing bars at each end or as near thereto as possible and at a maximum of 48\"/>

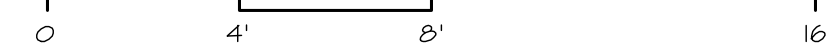
CONCRETE NOTES:

- All concrete shall be normal weight (150 pcf) hard rock concrete and shall develop compressive strength of 2500 psi at 28 a minimum days and be 5 sack mix u.n.o. Concrete design is based on a compressive strength of 2500 psi. Concrete quality mixing and placing shall conform with UBC Section 1905.
- Minimum concrete cover requirements for reinforcing steel shall be:

- 3\"/>
- 2\"/>
- 3/4\"/>



FOUNDATION PLAN



REVISIONS	BY

RIK KADELLO DESIGNER
PAUL LARSEN ARCHITECT

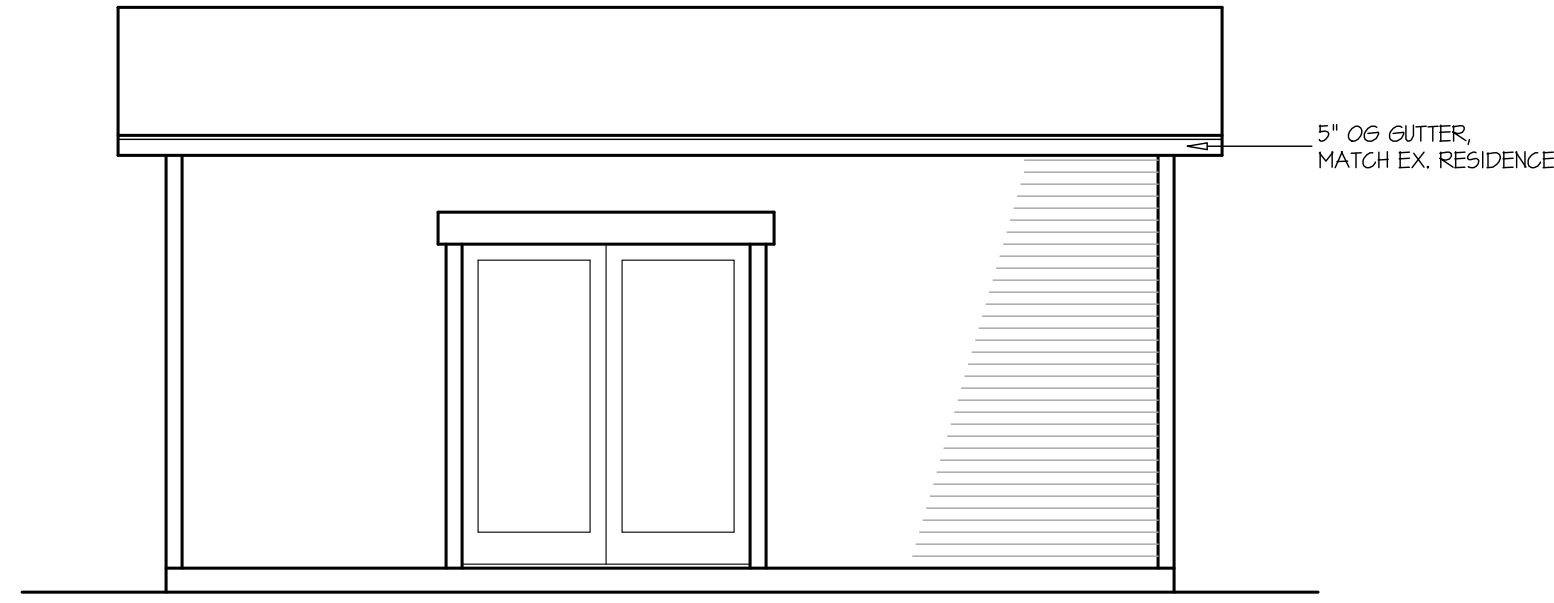
RESIDENCE REMODEL & REPAIR
TED RODRIGUES
659 PINE ST, SANTA ROSA-LMA 20-012



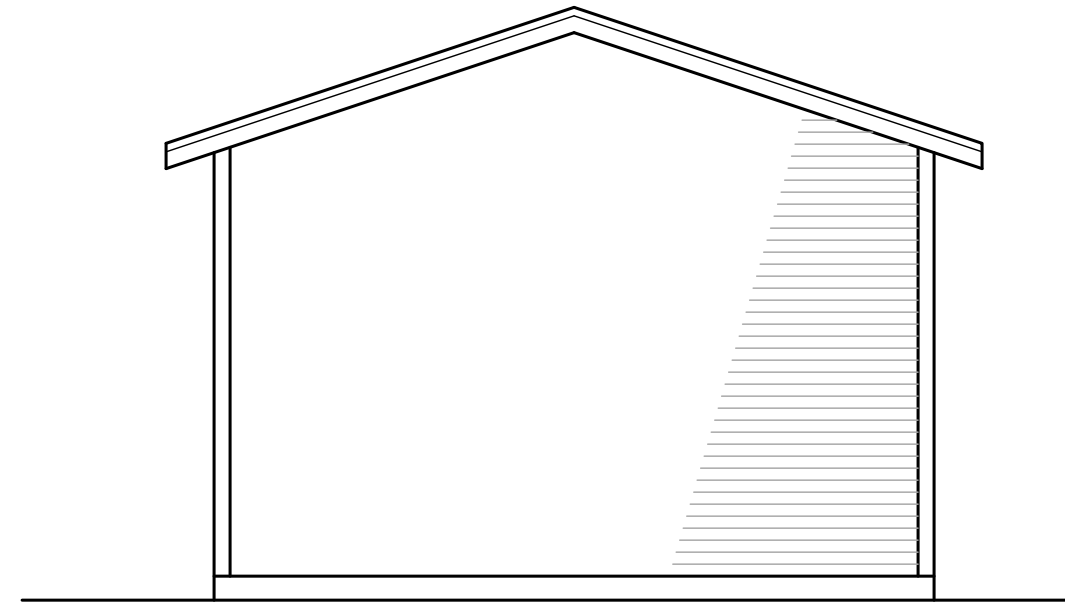
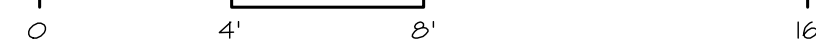
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ARCHITECTURAL DESIGNS
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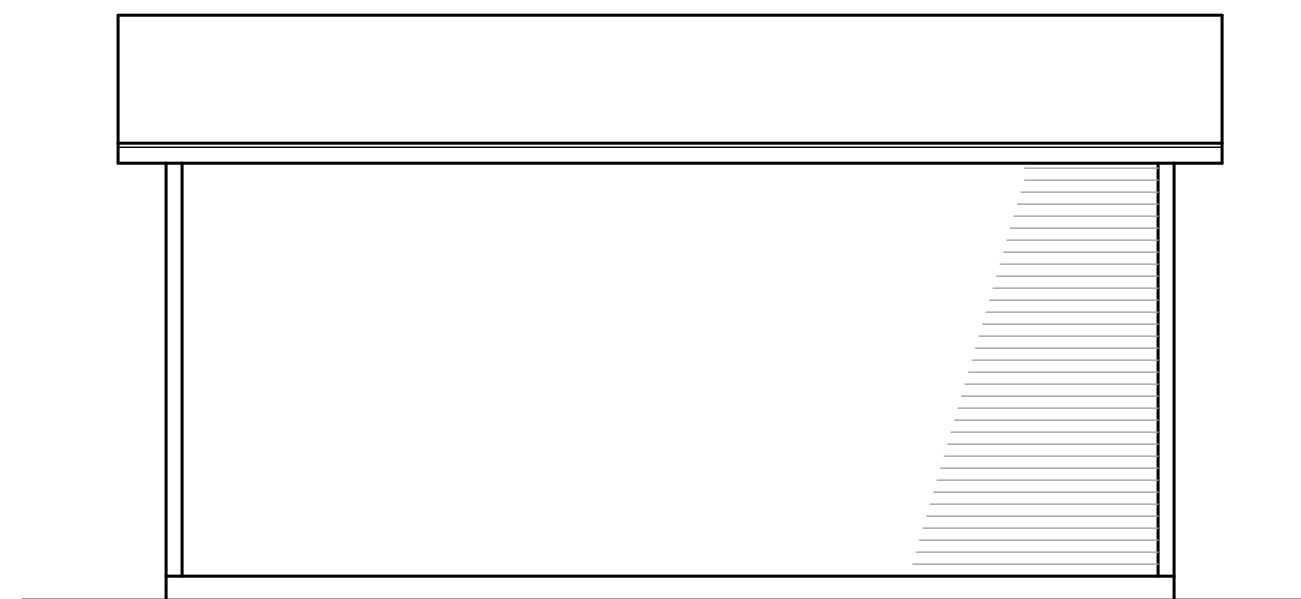
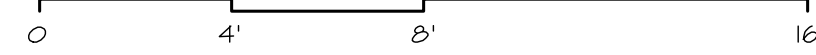
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A2.1
JOB 0900



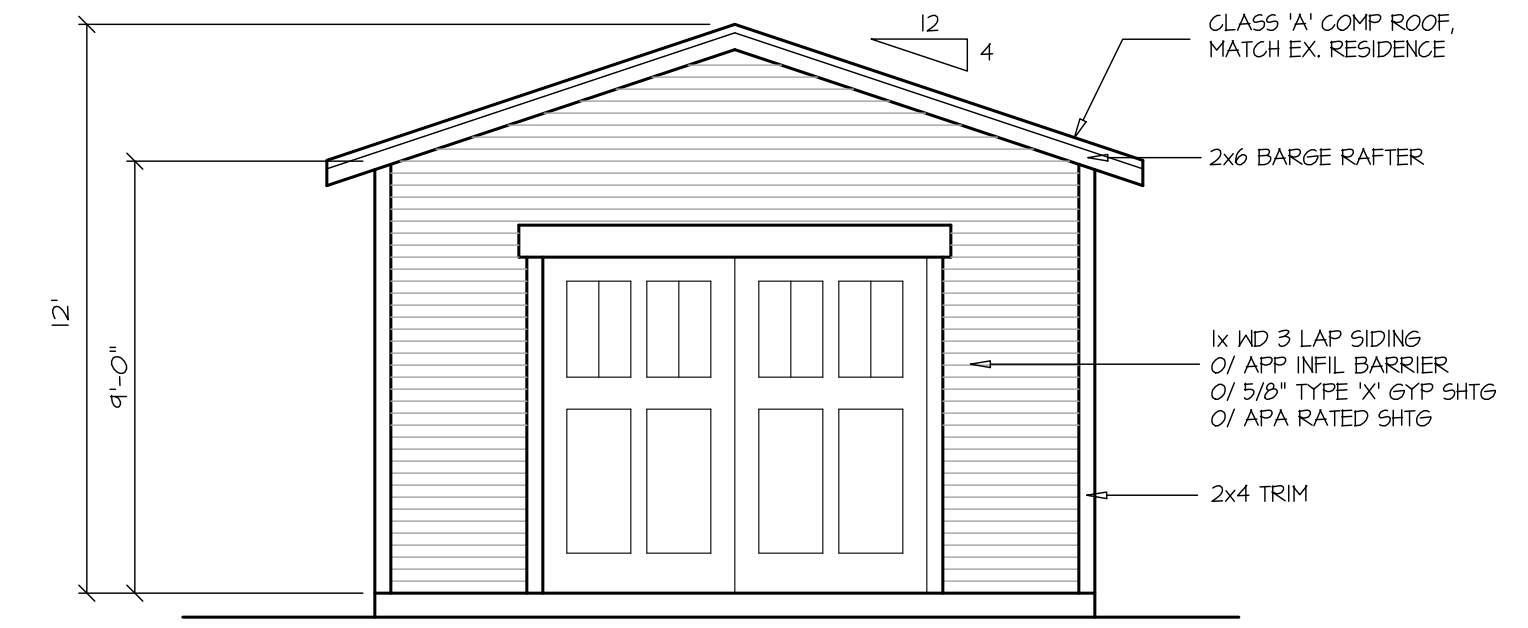
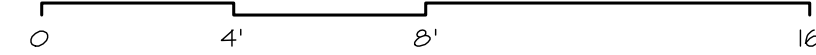
WEST ELEVATION



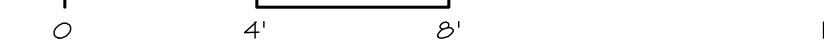
NORTH ELEVATION



EAST ELEVATION

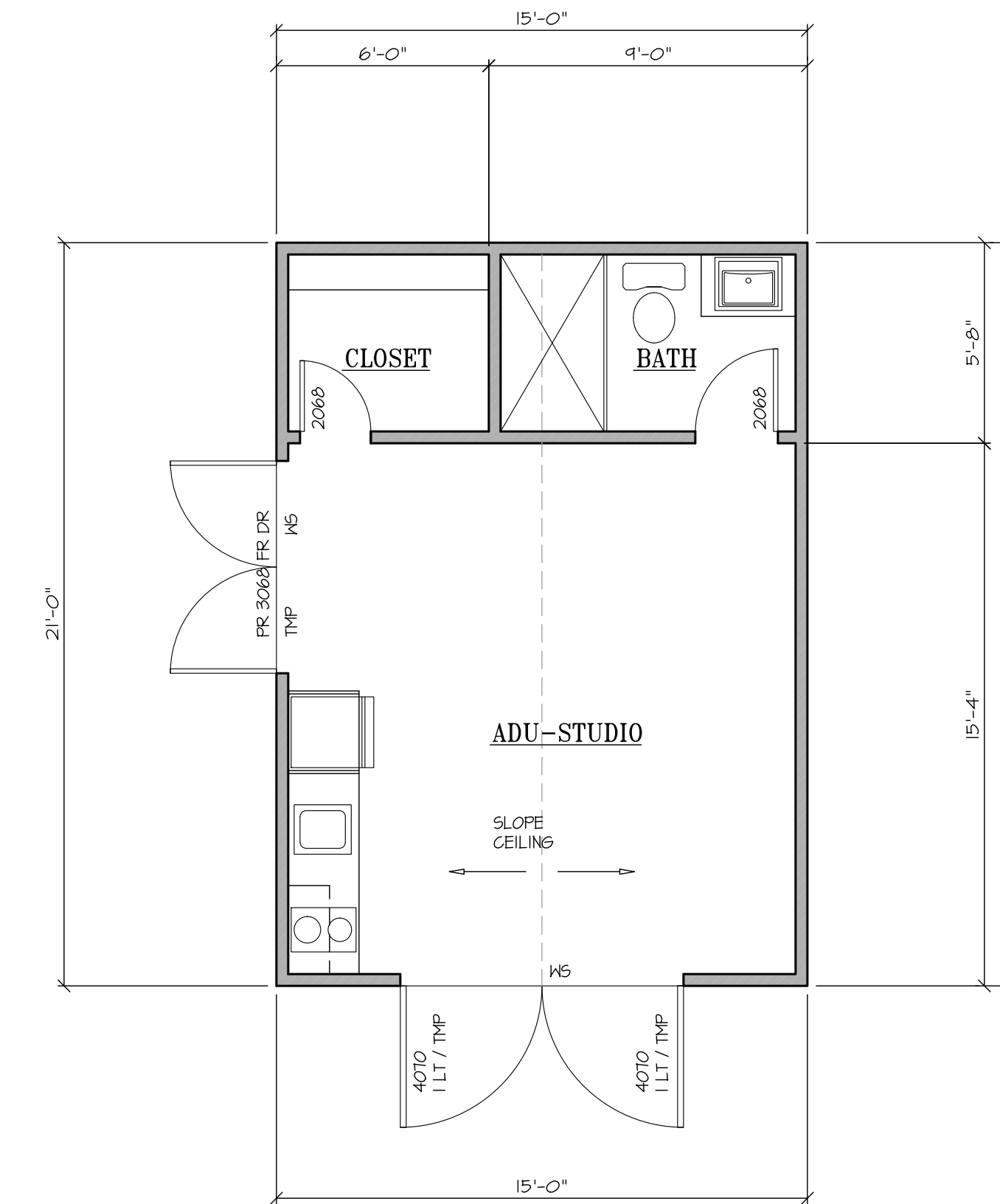


SOUTH ELEVATION

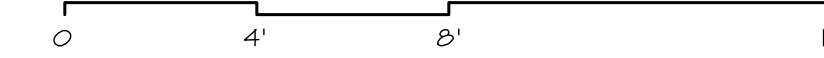


EXTERIOR COLORS:

SIDING: KELLY MOORE, CHADWICK
 TRIM & DOORS: KELLY MOORE, SWISS COFFEE
 FASCIA & GUTTER: OXFORD BROWN
 MATCH EX. RESIDENCE



FLOOR PLAN

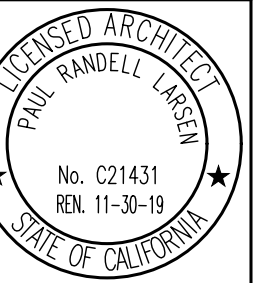


LIVING AREA: 315 SF

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NEW ACCESSORY DWELLING UNIT
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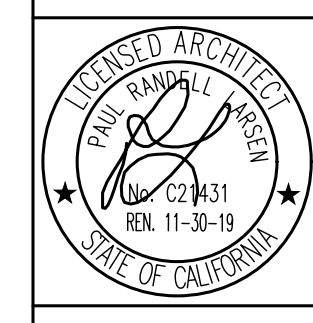
SHEET
43
 JOB 19005

REVISIONS	BY

DESIGNER
RICK KADELLO
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DESIGNER
ARCHITECT
TED RODRIGUES

SHED - TO BE REMOVED
TED RODRIGUES
 659 PINE ST, SANTA ROSA - LMA 20-012



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 ARCHITECTURAL DESIGNS
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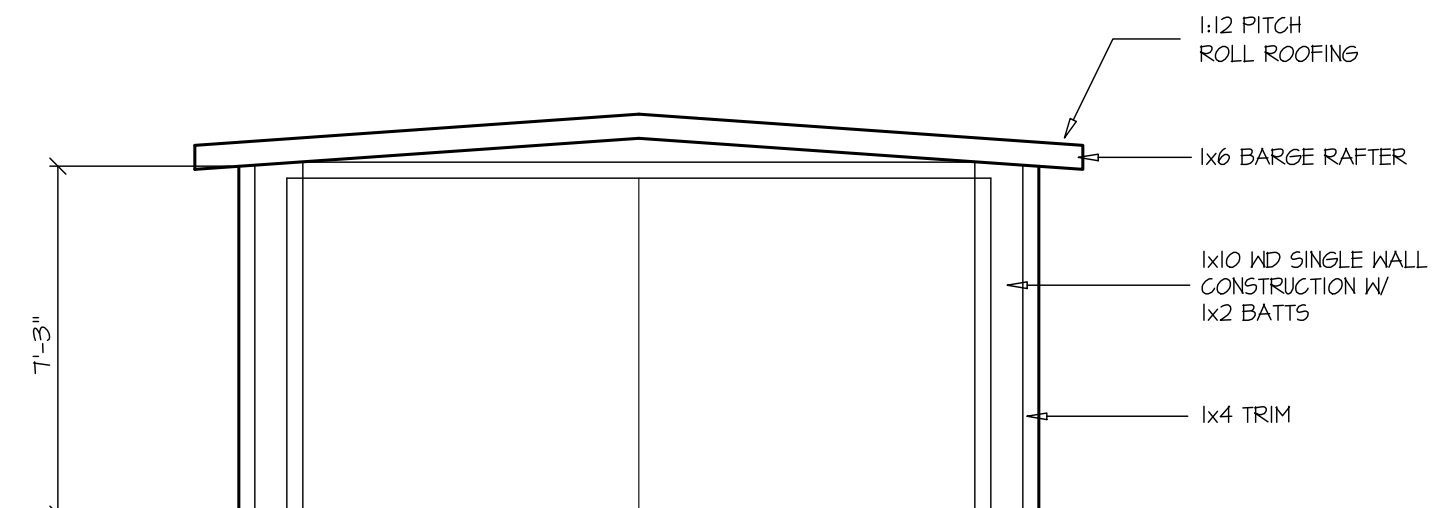
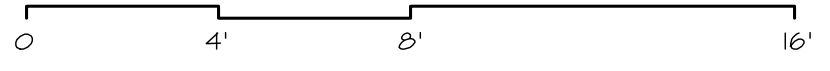
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CHK	
DATE	1.24.21

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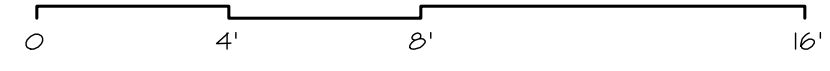
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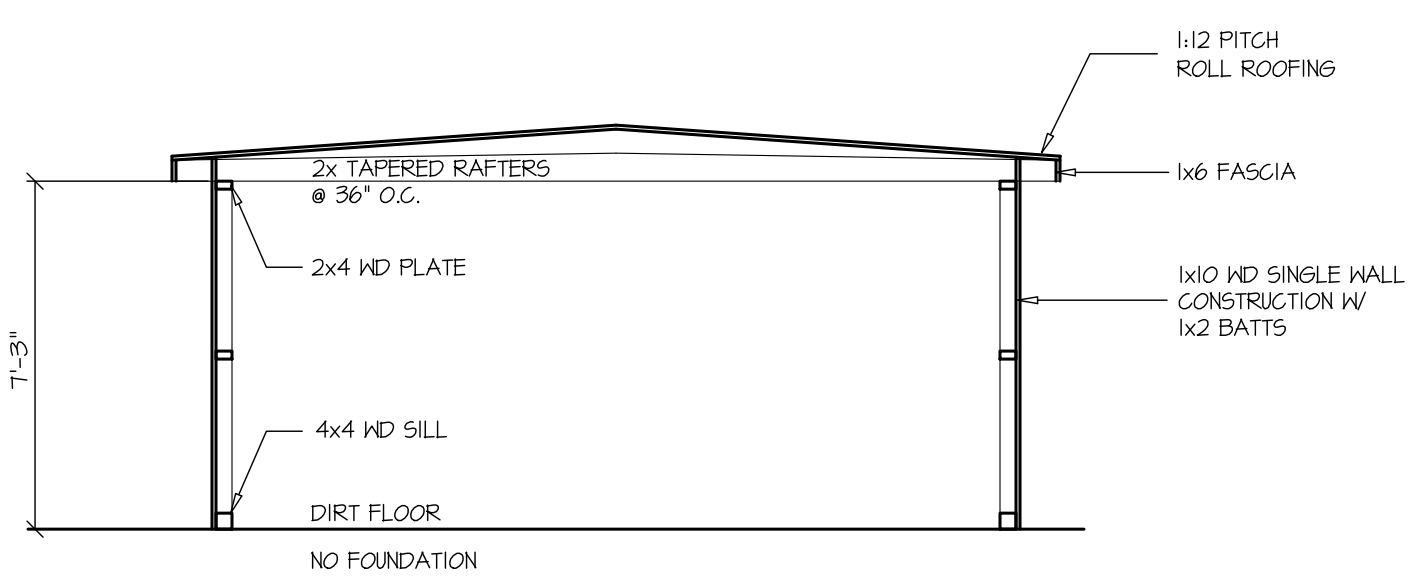
EAST ELEVATION



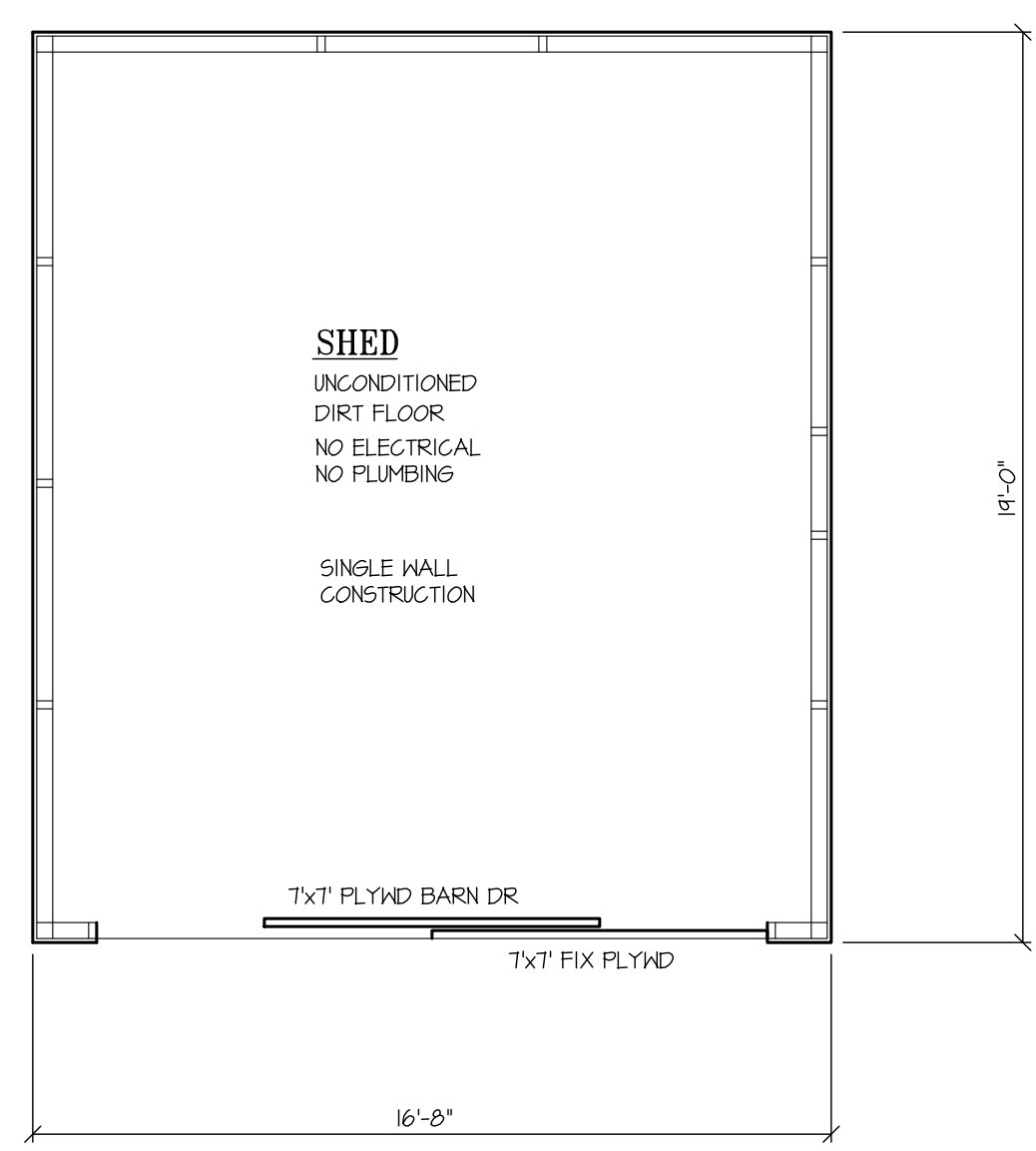
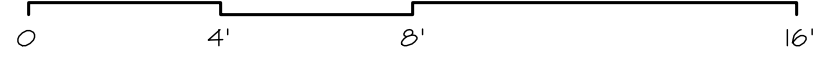
SOUTH ELEVATION



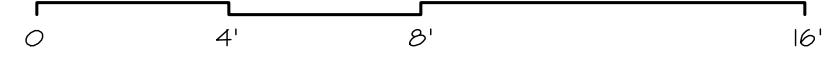
EXTERIOR COLORS:
SIDING: KELLY MOORE, GHADWICK



SECTION



FLOOR PLAN



SHED: 315 SF