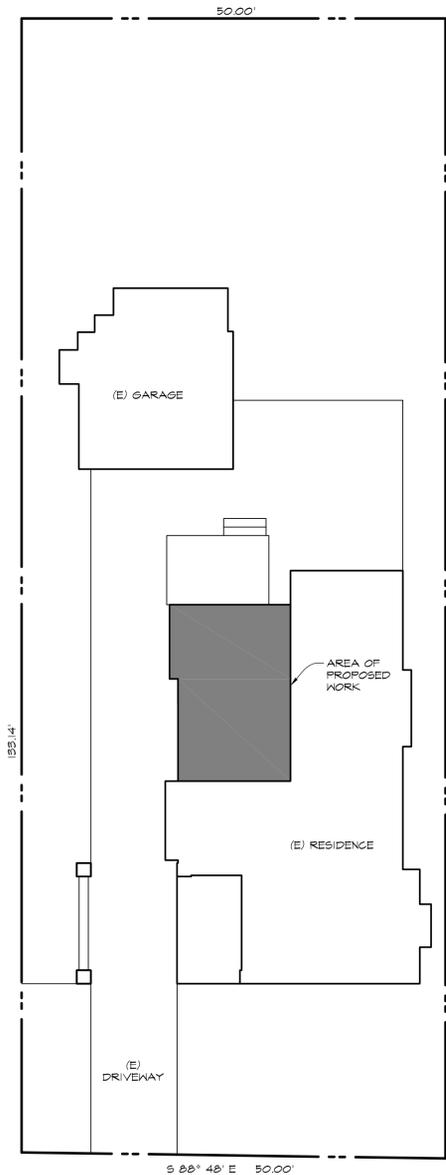


A NEW KITCHEN REMODEL & RE-ROOFING FOR:

LACEY CAMPBELL

SANTA ROSA, CA



PLOT PLAN
SCALE: 1" = 10'-0"
NORTH

SITE PLAN NOTES

1. THE PROPERTY LINES SHOWN HEREIN ARE COMPILED FROM RECORDED DATA AND DO NOT REPRESENT A BOUNDARY SURVEY OR THE ACTUAL LOCATION UNLESS NOTED OTHERWISE.
2. 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.
3. CONTRACTOR TO MAKE PROVISIONS TO PROTECT EXISTING PLANTS AND TREES TO REMAIN FROM DAMAGE DUE TO CONSTRUCTION WORK AND OR TRAFFIC.

ABBREVIATIONS

∠	AND	JST.	JOIST
∠	ANGLE	JT.	JOINT
⊕	AT	K.D.	KILN DRIED
A.B.	ABOVE & BELOW	K.F.	KING POST
ABV.	ABOVE	L.B.	LAG BOLT
A.C.	ASPHALTIC CONCRETE	LBS. or #	POUNDS
ADDL.	ADDITIONAL	L.G.	LONG
A.F.F.	ABOVE FINISH FLOOR	L.L.	LIVE LOAD
ALT.	ALTERNATE	L.L.C.	LOCATION
ALUM.	ALUMINUM	LT.	LIGHT
APA.	AMERICAN PLYWOOD	L.S.L.	LAMINATED STRAND LUMBER
APPROX.	APPROXIMATE	L.V.L.	LAMINATED VENEER LUMBER
ASTM.	AMERICAN SOCIETY FOR TESTING & MATERIALS	MAX.	MAXIMUM
A.Y.C.	ALASKAN YELLOW CEDAR	MS	MACHINE BOLT
BLDG.	BUILDING	MECH.	MECHANICAL
BLK.	BLOCK (BLOCKING)	MFR.	MANUFACTURER
BLT.	BOLT	M.I.A.	MALLEABLE IRON WASHER
BLM.	BELMOM	MIN.	MINIMUM
BM.	BEAM	MISC.	MISCELLANEOUS
BOT.	BOTTOM	MISG. LAM.	MISCELLANEOUS METAL
BRG.	BEARING	MTL.	METAL
BTWN.	BETWEEN	(N)	NEW
CANT.	CANTILEVERED	N/A	NOT APPLICABLE
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CL.	CENTERLINE	NO. or #	NUMBER
CLG.	CLEAR	N.T.S.	NOT TO SCALE
CLK.	CLEAR	O/	OVER
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
C.O.	CLEAN OUT	O.D.	OUTSIDE DIAMETER
COL.	COLUMN	O.F.	OUTSIDE FACE
COLL.	COLLECTOR	O.H.	OVERHANG
COMB.	COMBINATION	OPG.	OPENING
COND.	CONCRETE	OPP.	OPPOSITE
CONN.	CONNECTION	OPT.	OPTIONAL
CONSTR.	CONSTRUCTION	F.E.N.	FLYWOOD EDGE NAILING
CONT.	CONTINUOUS	PERP.	PERPENDICULAR
CONTR.	CONTRACTOR	P.D.F.	POWDER DRIVEN FASTENER
C.P.	COMPLETE PENETRATION	PERF.	PERFORATED
CSK.	COUNTERSINK	F	FLATE
		F.Y.W.	PLYWOOD
d	PENNY (NAIL SIZE)	P.P.	PARTIAL PENETRATION
DBL.	DOUBLE	P.R.V.	PRESSURE RELIEF VALVE
DET.	DETAIL	P.S.I.	POUNDS PER SQUARE INCH
D.F.	DOUGLAS FIR	PSL	PRESSURE TREATED DOUGLAS FIR
DIA. or ∅	DIAMETER	R	RADIUS
DIAG.	DIAGONAL	R.A.S.	RETURN AIR GRILL
DIM.	DIMENSION	REINF.	REINFORCING
D.L.	DEAD LOAD	RETAIN.	RETAINING
DF.	DEEP	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	RWD.	REDWOOD
E.B.	EXPANSION BOLT		
E.E.	EACH END	∅	SQUARE FEET
E.F.	EACH FACE	∅	SQUARE INCHES
E.S.	EACH SIDE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
E.K.	EACH KAY	SCHED.	SCHEDULE
ELEV.	ELEVATION	SEC.	SECTION
EMBD.	EMBEDMENT	SHT.	SHEET
E.N.	EDGE NAIL	SHTG.	SHEATHING
ENG.	ENGINEER	SIM.	SIMILAR
EQ.	EQUAL	S.M.D.	SEE MECHANICAL DRAWINGS
EXP.	EXPANSION	SP.	SPACE(S)
EXT.	EXTERIOR	SPECS.	SPECIFICATIONS
		SQ.	SQUARE
FDN.	FOUNDATION	S.S.A.G.	SELECT STRUCTURAL STUD
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.W.	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
FRM.	FRAMING	THRD.	THREADED
FR.	FRAMING	THRU.	THROUGH
FT.	FOOT / FEET	TOR.	TORSEVAL
FTG.	FOOTING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE OR GAGE	T.O.P.	TOP OF PLYWOOD
GALV.	GALVANIZED	T.O.S.	TOP OF STEEL
G.I.	GALVANIZED IRON	TS.	TUBE STEEL
GLB.	GLUE-LAMINATED BEAM	TYP.	TYPICAL
GR.	GRADE	UBC.	UNIFORM BUILDING CODE
GR. BM.	GRADE BEAM	U.N.O.	UNLESS NOTED OTHERWISE
GYP. BD.	GYP. BOARD	V.B.	VAPOR BARRIER
HDR.	HEADER	VERT.	VERTICAL
HGR.	HANGER	V.I.F.	VERTICAL IN FIELD
HORIZ.	HORIZONTAL	V.T.O.	VENT TO OUTSIDE
H.S.N.S.	HIGH STRENGTH NON-SHRINK		
HT.	HEIGHT		
I.D.	INSIDE DIAMETER	W/	WITH
I.F.	INSIDE FACE	W/O	WITHOUT
INFO.	INFORMATION	W.D.	WOOD
INSUL.	INSULATION	W.P.	WATERPROOF
INT.	INTERIOR	W.P.T.	WORK POINT
		W.S.	WEATHER STRIPPING
		WT.	WEIGHT
		W.W.F.	WELDED WIRE FABRIC

GENERAL NOTES

1. 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.
2. "APPROVED" (SUBSTITUTION OR EQ.) SHALL MEAN AS APPROVED BY THE DESIGNER AND THE BLDG. DEPT. OR AGENCY HAVING JURISDICTION INCURRED BY ANY AND ALL MODIFICATIONS.
3. 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.
4. 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.
5. ALL METAL CONNECTORS ARE MANUFACTURED BY "SIMPSON STRONG-TIE" U.N.O.

SPECIAL CONTR. NOTE

1. 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. MAT., COMPONENTS, FASTENERS, ASSEMBLIES ETC. SHALL BE HANDLED AND INSTALLED IN CONFORMANCE W/ MFRS. SPECS. & INSTRUCTIONS.
2. 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, HOLD-DOWNS, 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.

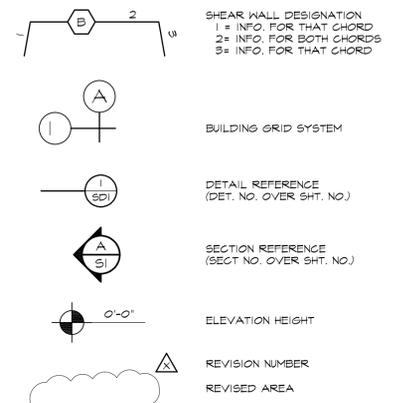
BUILDING DATA

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

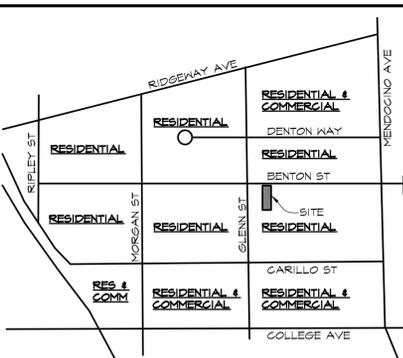
BUILDING AREAS: _____
 NO CHANGE TO EXISTING SQUARE FOOTAGE

SYMBOLS



SHEET INDEX

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



NORTH
NEIGHBORHOOD CONTEXT MAP
 N.T.S.

REVISIONS

ALL DRAWINGS AND REVISIONS SHALL BE THE ORIGINAL UNPUBLISHED WORK OF THE DESIGNER AND SAID WORK SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

City of Santa Rosa
 Planning & Economic Development Department
 Mar 9, 2023
RECEIVED
LACEY CAMPBELL
 408 BENTON STREET
 SANTA ROSA, CA

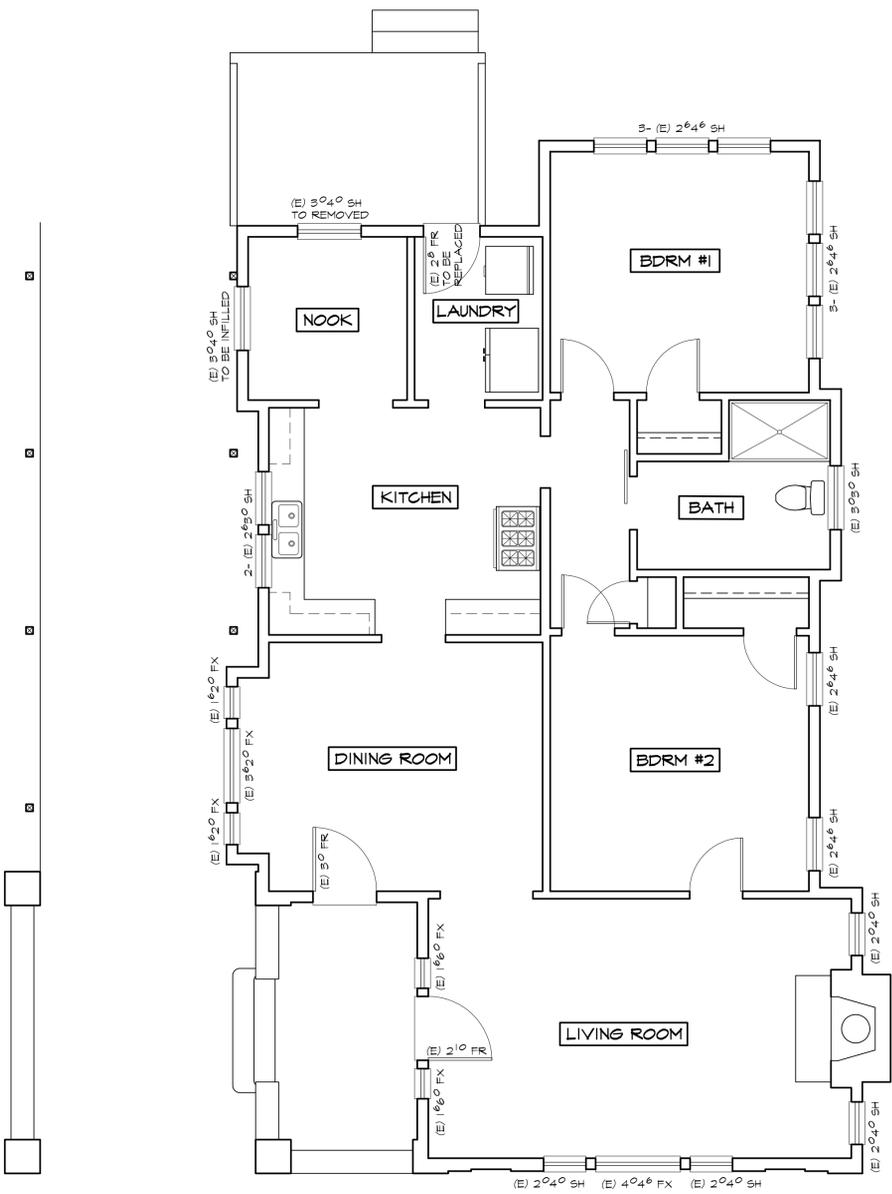
PABROS DESIGNS & DRAFTING
 JEFF PABROS
 1504 LUPINE DRIVE
 SANTA ROSA, CA 95401
 (707) 242-6569
 E-MAIL: jpp@pabros.com



JOB: _____
 DRAWN: J.R.

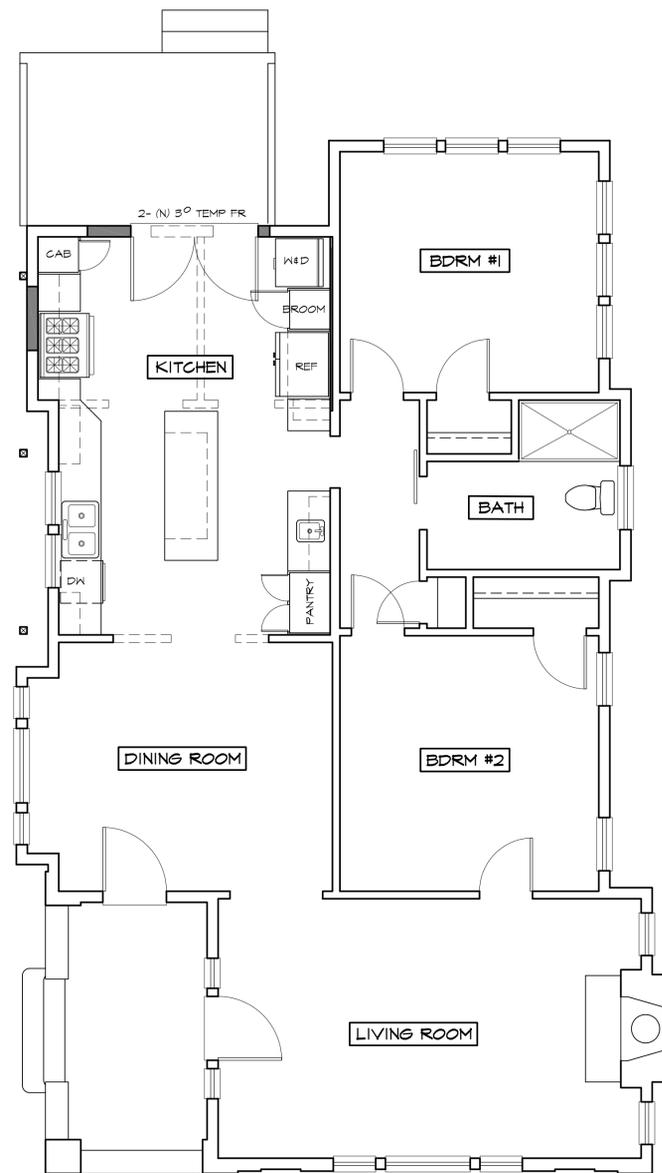
PLOT DATE: 02.24.2023
 SHEET #: _____

C



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

REVISIONS	

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PABROS DESIGNS & DRAFTING. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

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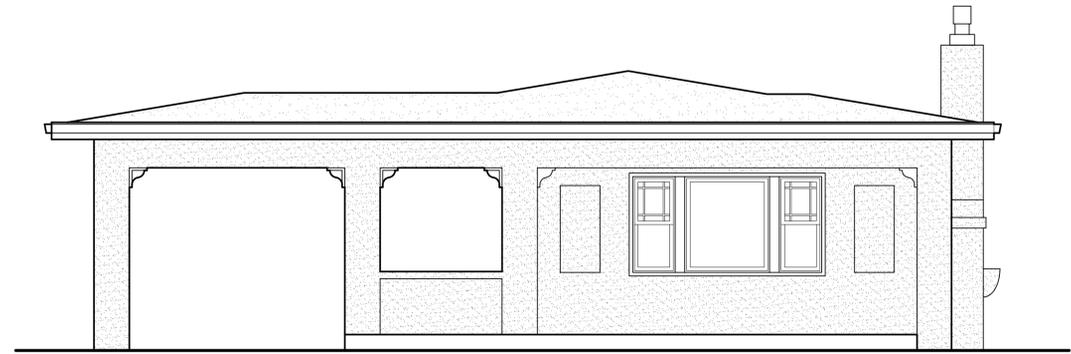
PABROS
 DESIGNS & DRAFTING
 JEFF PABROS
 1504 LUPINE DRIVE
 SANTA ROSA, CA 95401
 (707) 542-6564
 E-MAIL: jpp@sonic.net



JOB :
 DRAWN : JR

PLOT DATE: 10.30.00.25.45
 SHEET #:





(E) FRONT ELEVATION

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

REVISIONS	

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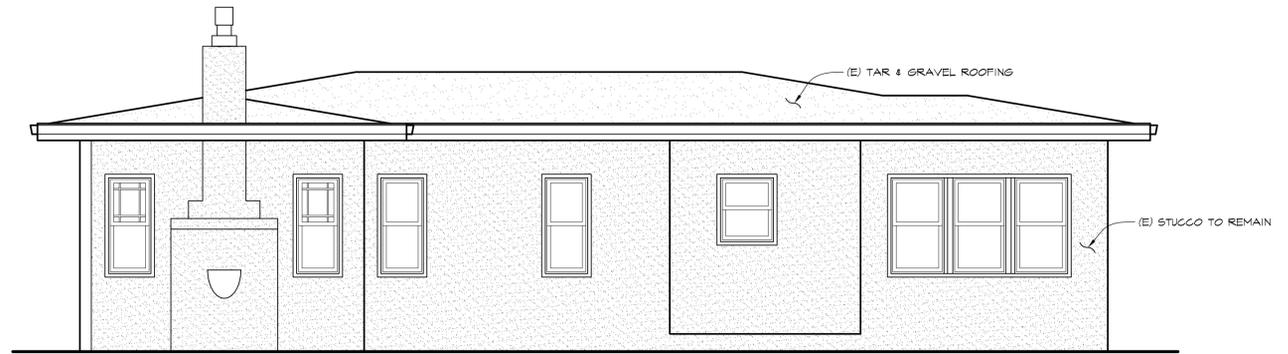
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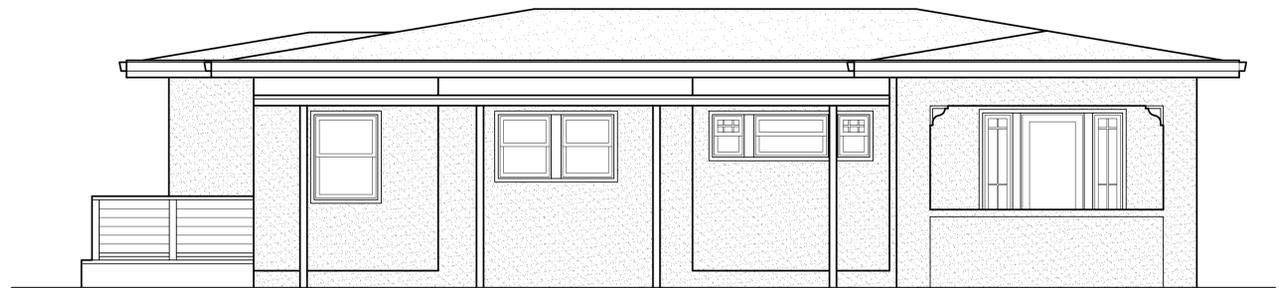
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A2



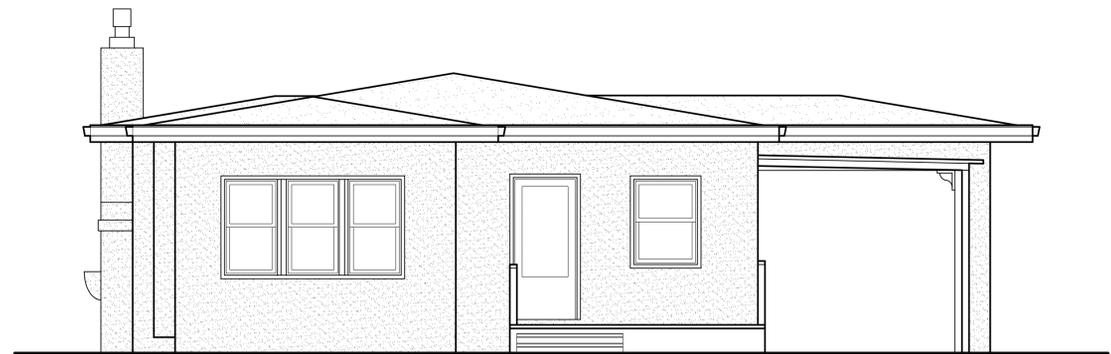
(E) RIGHT ELEVATION

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



(E) LEFT ELEVATION

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

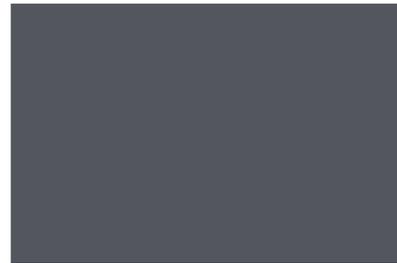


(E) REAR ELEVATION

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



OLD TOWN GRAY

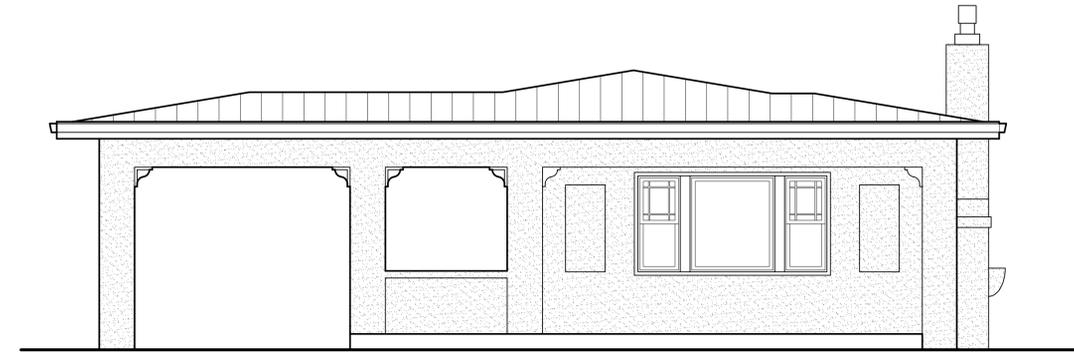


SLATE GRAY

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

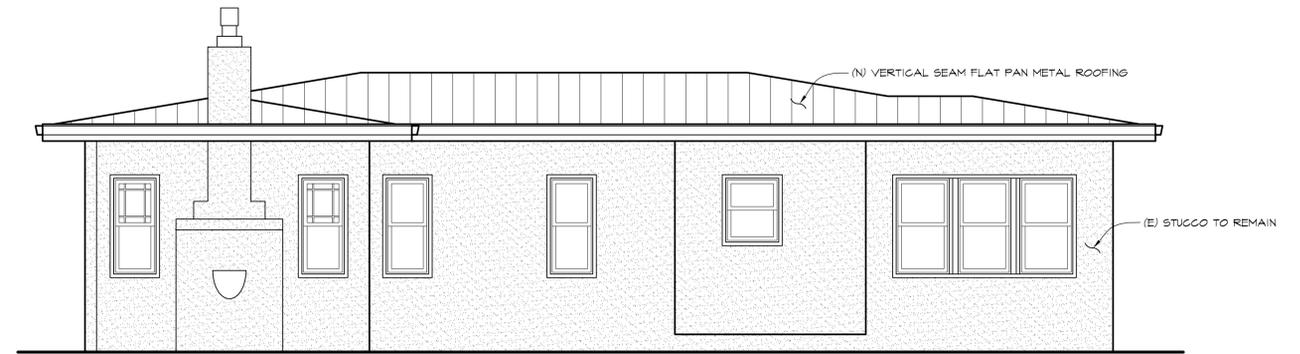
(N) METAL ROOFING COLOR

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



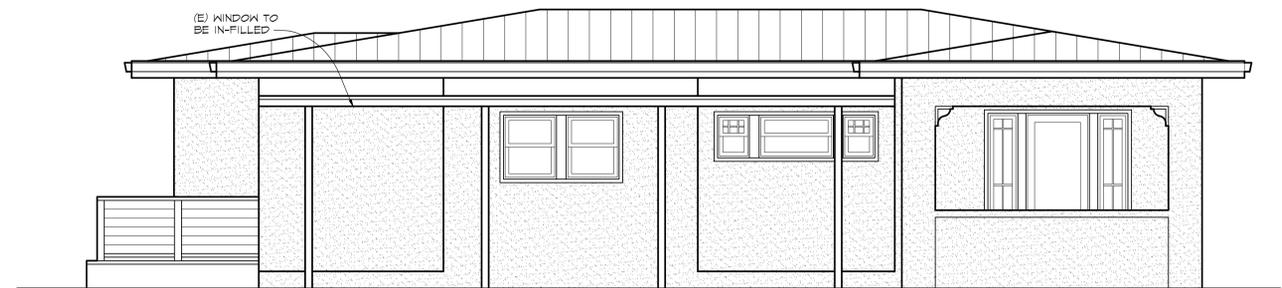
(N) FRONT ELEVATION

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



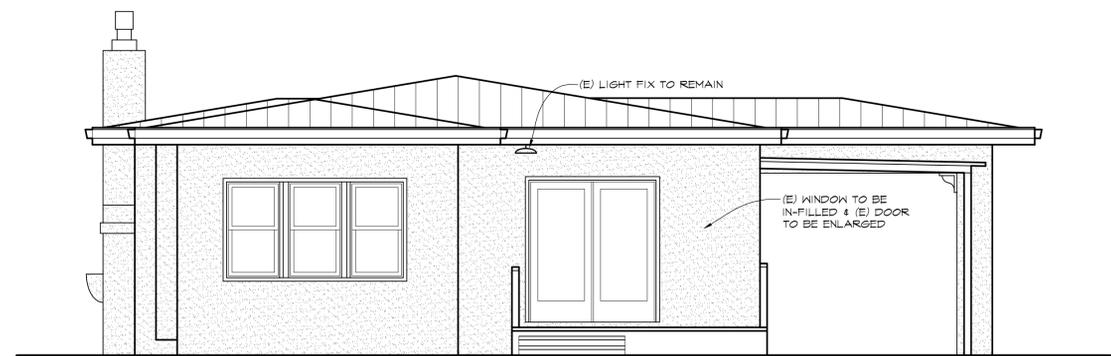
(N) RIGHT ELEVATION

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



(N) LEFT ELEVATION

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



(N) REAR ELEVATION

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

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JOB :
DRAWN : JR

PLOT DATE: 10.30.00.25.45
SHEET #:

A3