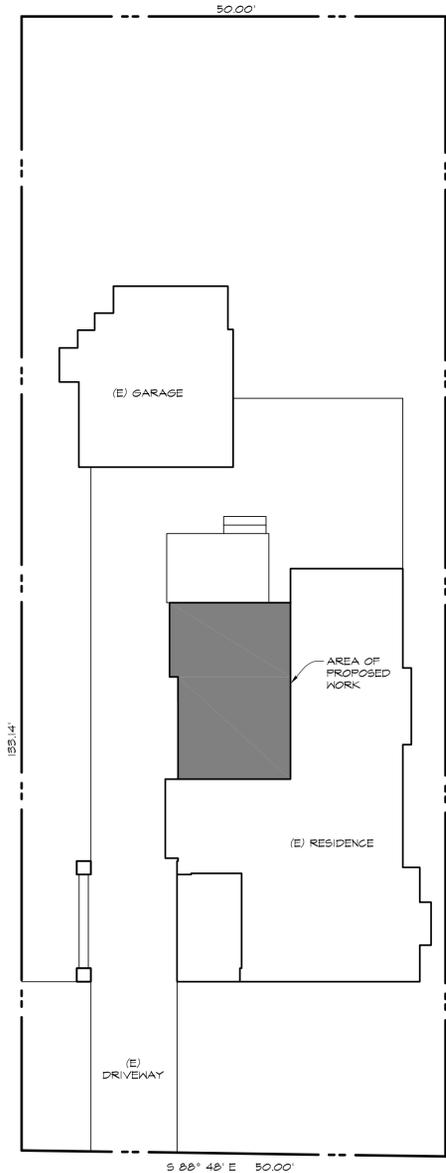


# A NEW KITCHEN REMODEL & RE-ROOFING FOR:

# 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
AB.	ABOVE	LB.	LAG BOLT
A.C.	ASPHALTIC CONCRETE	LBS. or #	POUNDS
ADD.	ADDITIONAL	L.G.	LONG
ADJ.	ADJACENT	L.L.	LIVE LOAD
A.F.F.	ABOVE FINISH FLOOR	L.L.C.	LOCATION
ALT.	ALTERNATE	LT.	LIGHT
ALUM.	ALUMINUM	L.S.L.	LAMINATED STRAND LUMBER
APA.	AMERICAN PLYWOOD ASSOCIATION	L.V.L.	LAMINATED VENEER LUMBER
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ASTM.	AMERICAN SOCIETY FOR TESTING & MATERIALS	MS	MACHINE BOLT
A.Y.C.	ALASKAN YELLOW CEDAR	MECH.	MECHANICAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLK.	BLOCK (BLOCKING)	M.I.A.	MALLEABLE IRON WASHER
BLT.	BOLT	MIN.	MINIMUM
BLM.	BELM	MISC.	MISCELLANEOUS
BM.	BEAM	MROD LAM.	MISCELLANEOUS LAMINATED
BOT.	BOTTOM	MTL.	METAL
BRG.	BEARING	(N)	NEW
BTWN.	BETWEEN	N/A	NOT APPLICABLE
CANT.	CANTILEVERED	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	NO. or #	NUMBER
CL.	CENTERLINE	N.T.S.	NOT TO SCALE
CLB.	CLEAR	O/	OVER
CLK.	CLEAR	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
C.O.	CLEAN OUT	O.F.	OUTSIDE FACE
COL.	COLUMN	O.H.	OVERHANG
COLL.	COLLECTOR	OPG.	OPENING
COMB.	COMBINATION	OPP.	OPPOSITE
COND.	CONDITION	OPT.	OPTIONAL
CONN.	CONNECTION	F.E.N.	FLYWOOD EDGE NAILING
CONSTR.	CONSTRUCTION	PERP.	PERPENDICULAR
CONT.	CONTINUOUS	P.D.F.	POWDER DRIVEN FASTENER
CONTR.	CONTRACTOR	PERF.	PERFORATED
C.P.	COMPLETE PENETRATION	F	FLATE
CSK.	COUNTERSINK	F.Y.W.	FLYWOOD
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	S	SQUARE FEET
E.E.	EACH END	S.A.D.	SEE ARCHITECTURAL DRAWINGS
E.F.	EACH FACE	SCHED.	SCHEDULE
E.S.	EACH SIDE	SEC.	SECTION
E.K.	EACH WAY	SHT.	SHEET
ELEV.	ELEVATION	SHTG.	SHEATHING
EMBO.	EMBEDMENT	SIM.	SIMILAR
E.N.	EDGE NAIL	S.M.D.	SEE MECHANICAL DRAWINGS
ENG.	ENGINEER	SP.	SPACE(S)
EQ.	EQUAL	SPECS.	SPECIFICATIONS
EXP.	EXPANSION	SQ.	SQUARE
EXT.	EXTERIOR	S.S.	SELECT STRUCTURAL STEEL
FDN.	FOUNDATION	S.S.A.G.	STANDARD STIFFENER
F.H.W.S.	FLAT HEAD WOOD SCREW	STD.	STANDARD
FIN.	FINISHED	STIFF.	STIFFENER
FLR.	FLOOR	STL.	STEEL
F.L.	FLOOR JOIST	STR.	STRUCTURAL
F.N.	FACE NAIL	S.W.	SHEAR WALL
F.O.C.	FACE OF CONCRETE	T&B	TOP & BOTTOM
F.O.M.	FACE OF MASONRY	T&G.	TONGUE & GROOVE
F.O.P.	FACE OF POST	THK.	THICKNESS
F.O.S.	FACE OF STUD	THRD.	THREADED
FRM.	FRAMING	THRU.	THROUGH
FRG.	FRAMING	TOR.	TORONAL
FT.	FOOT / FEET	T.O.	TOP OF
FTG.	FOOTING	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.	GLU-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	WD.	WOOD
INSUL.	INSULATION	WR.	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.
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'D. 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.

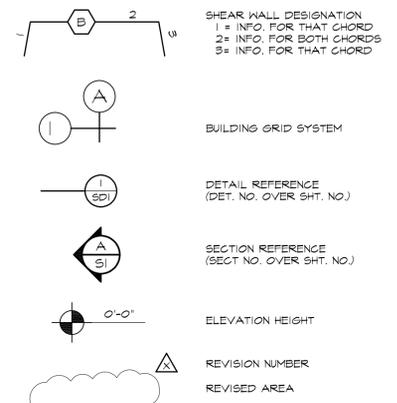
### BUILDING DATA

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

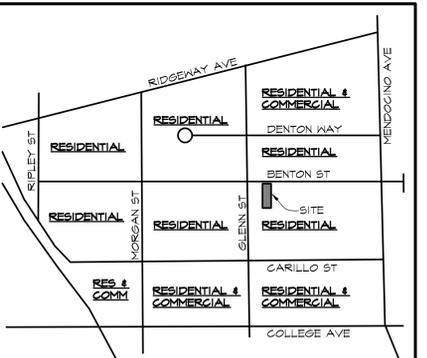
BUILDING AREAS: \_\_\_\_\_  
NO CHANGE TO EXISTING SQUARE FOOTAGE

### SYMBOLS



### SHEET INDEX

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



NEIGHBORHOOD CONTEXT MAP  
N.T.S.

NO.	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  
 A NEW KITCHEN REMODEL & RE-ROOFING FOR:  
**LACEY CAMPBELL**  
 408 BENTON STREET  
 SANTA ROSA, CA

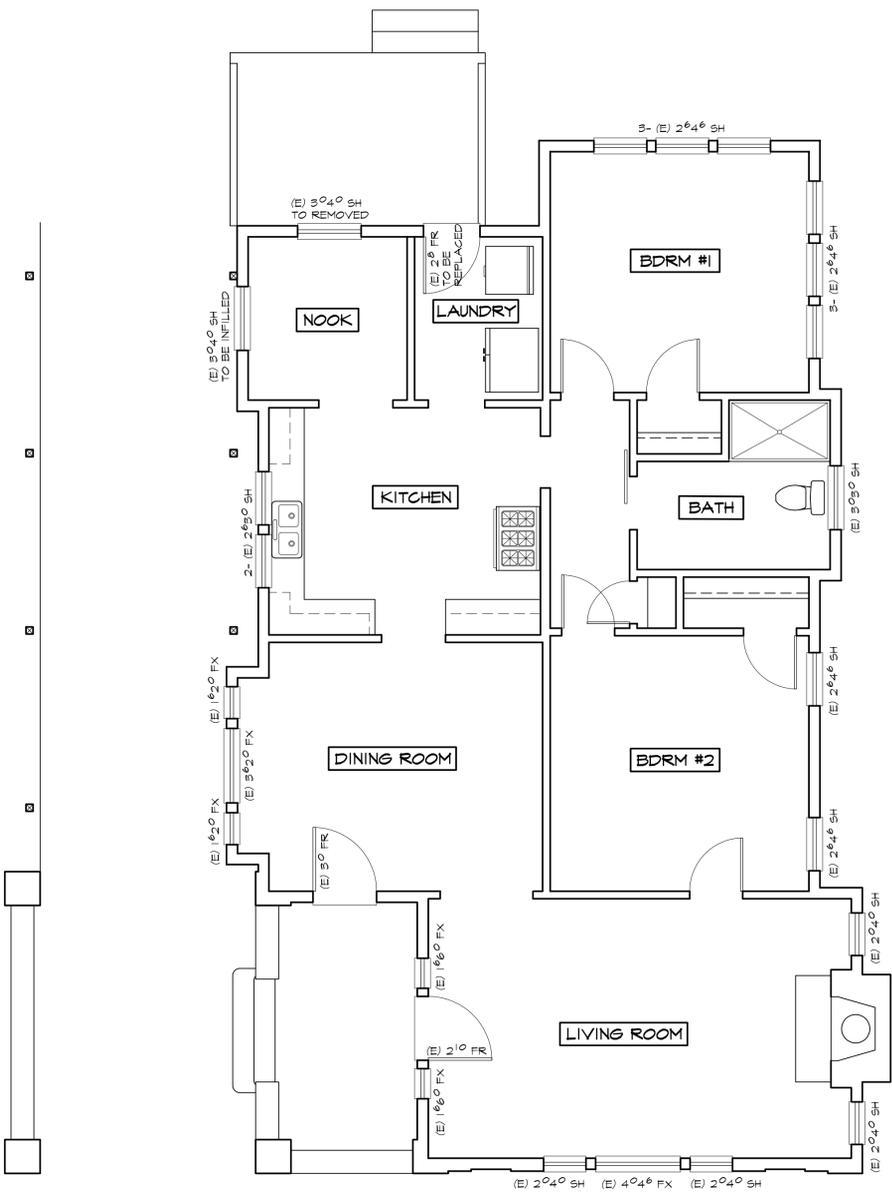
**PABROS DESIGNS & DRAFTING**  
 JEFF PABROS  
 1504 LUPINE DRIVE  
 SANTA ROSA, CA 95401  
 (707) 242-6569  
 E-MAIL: jpp@pabros.com



JOB: \_\_\_\_\_  
DRAWN: JR

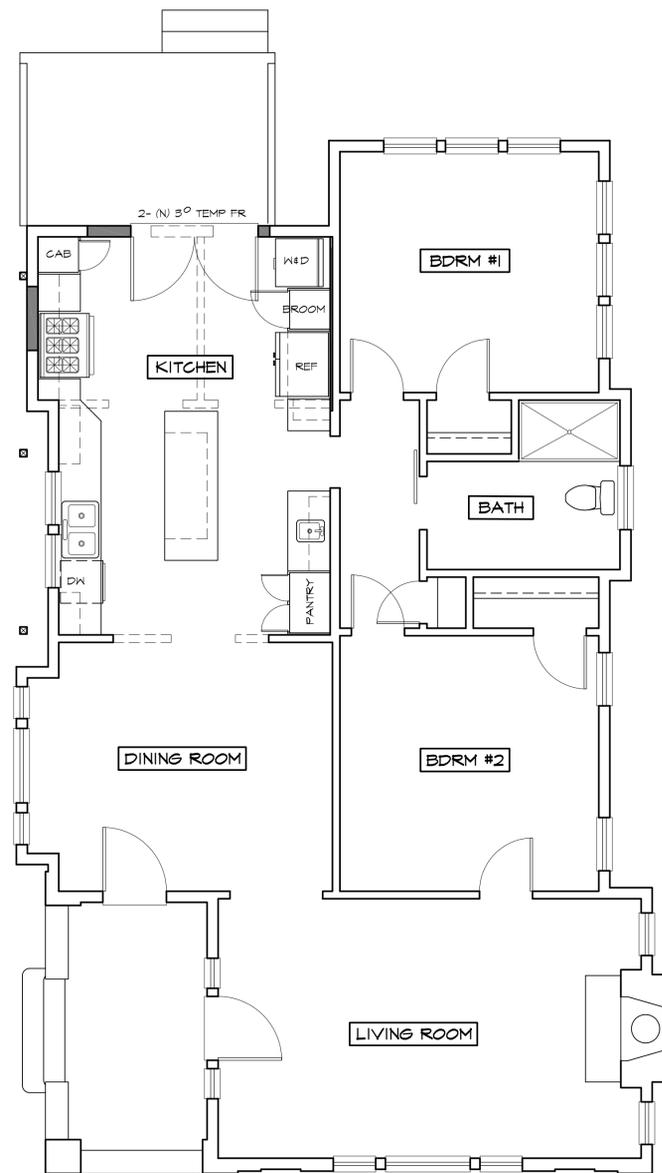
PLOT DATE: 02.24.2023  
SHEET #: \_\_\_\_\_

C



**EXISTING FLOOR PLAN**

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



**PROPOSED PLAN**

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

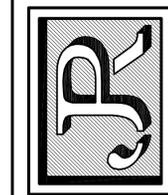
WALL SCHEDULE	
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) WALL

REVISIONS	

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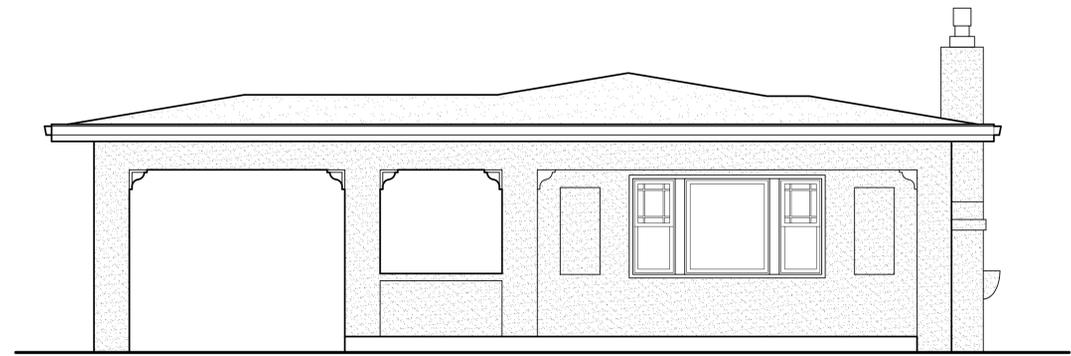
**PABROS DESIGNS & DRAFTING**  
 JEFF PABROS  
 1504 LUPINE DRIVE  
 SANTA ROSA, CA 95401  
 (707) 542-6564  
 E-MAIL: jpp@sonic.net



JOB :  
 DRAWN : JR

PLOT DATE: 10.30.00.25.45  
 SHEET #:





(E) FRONT ELEVATION

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

REVISIONS

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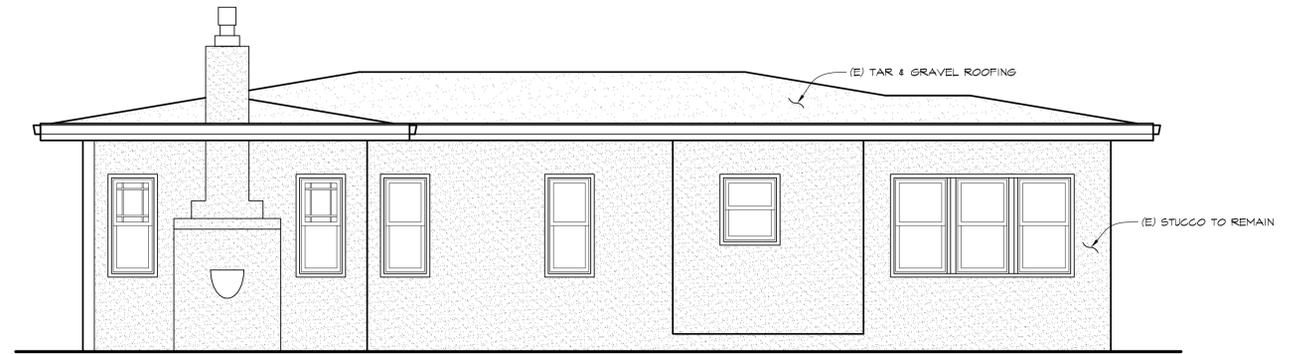
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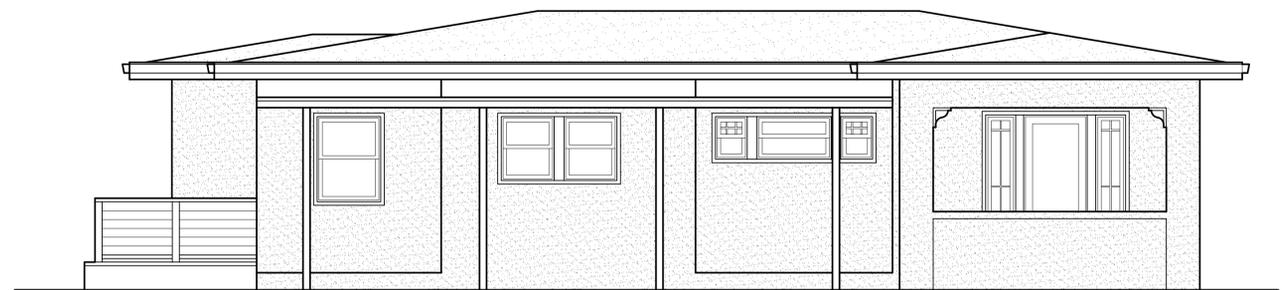
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 SHEET #:

**A2**



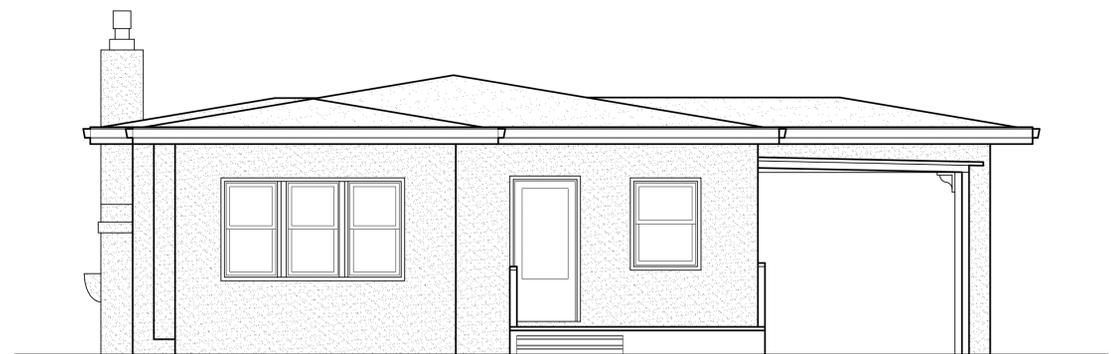
(E) RIGHT ELEVATION

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



(E) LEFT ELEVATION

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

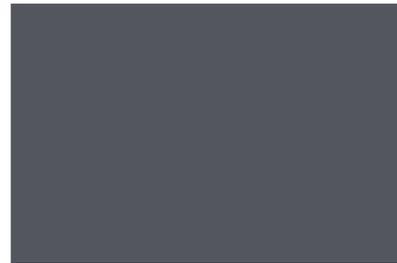


(E) REAR ELEVATION

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



OLD TOWN GRAY

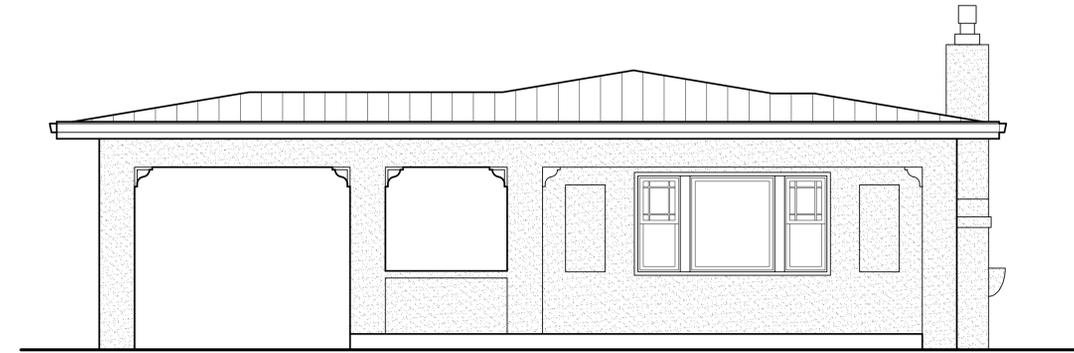


SLATE GRAY

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

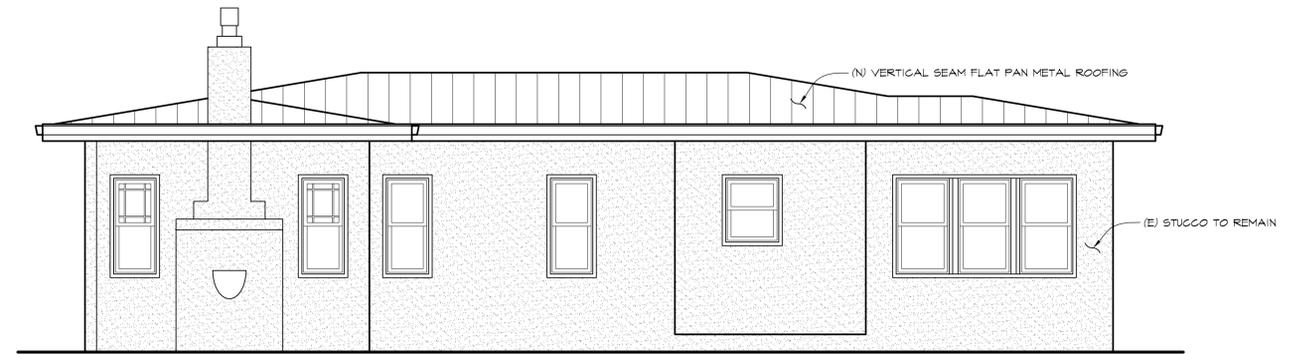
**(N) METAL ROOFING COLOR**

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



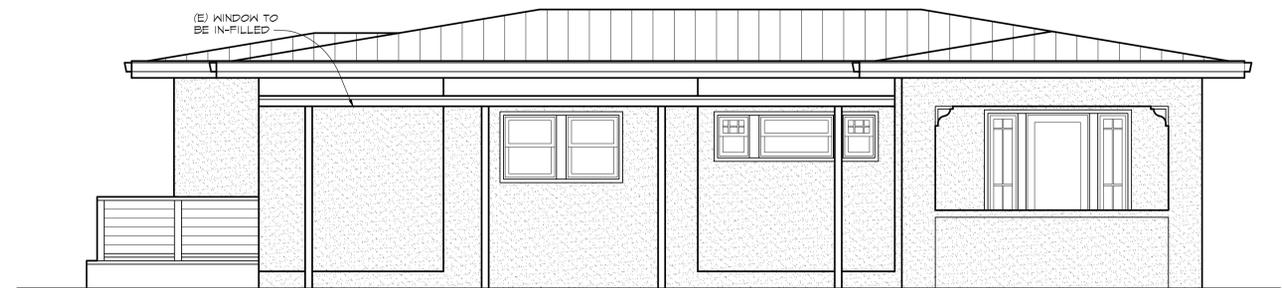
**(N) FRONT ELEVATION**

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



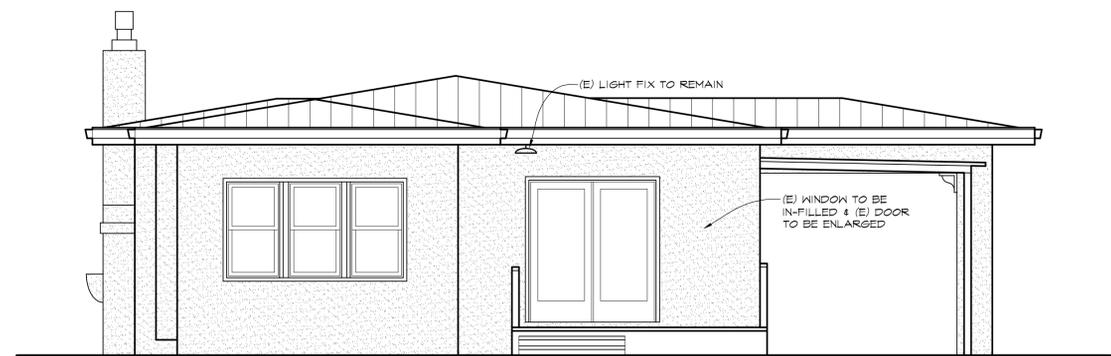
**(N) RIGHT ELEVATION**

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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PLOT DATE: 10.30.00.25.45  
SHEET #:

**A3**