

THE CALDERON RESIDENCE

FOUNDATION REPLACEMENT & DECK

224 WEST 7TH STREET, SANTA ROSA, CA 95401

APN: 010-162-002



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

○ SITE EXHIBIT

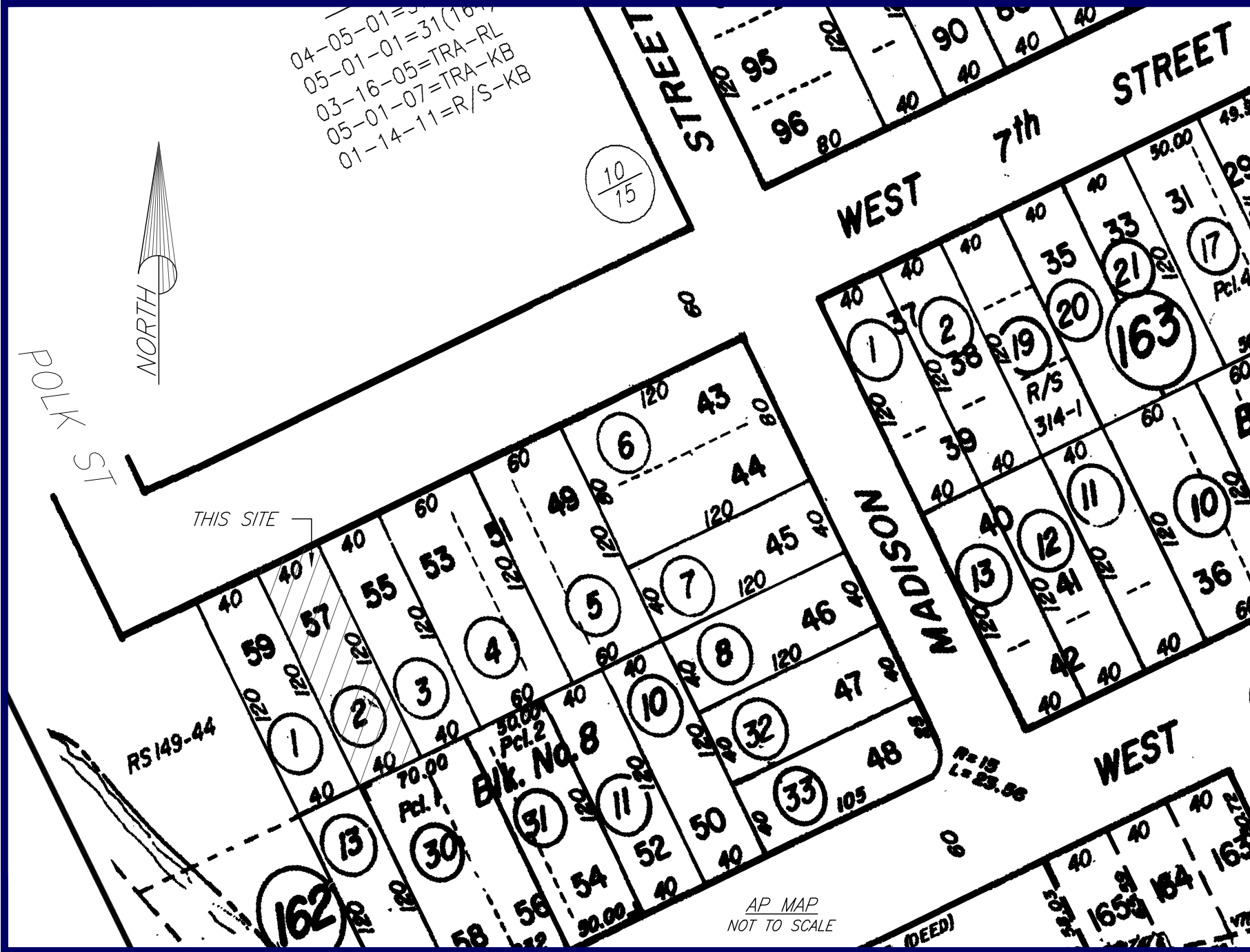
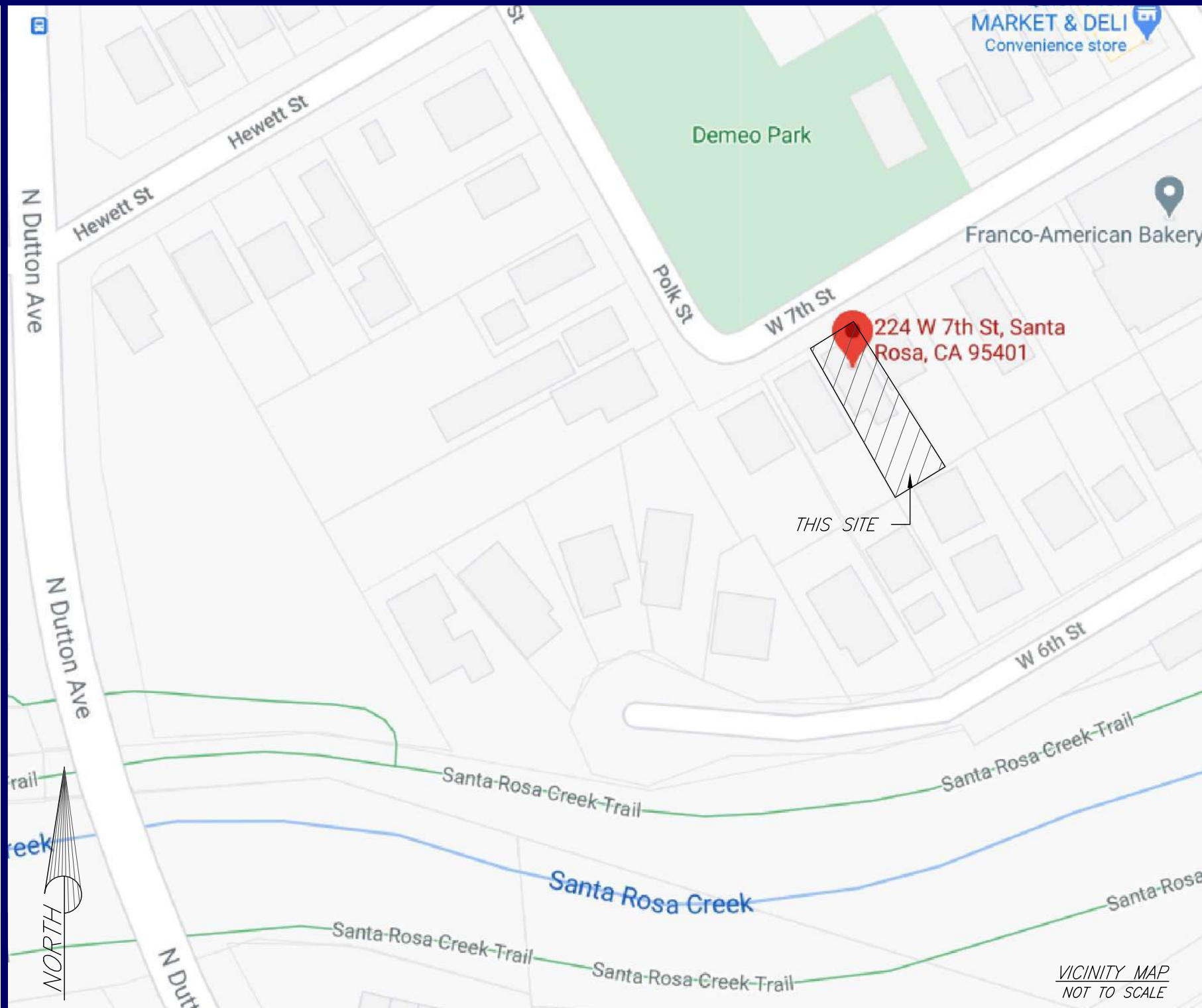
SCALE 1" = 20'

SHEET INDEX

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|------|------------------------------|
| SP | COVER SHEET AND SITE EXHIBIT |
| A1.0 | ARCHITECTURAL FLOOR PLAN |
| SO.0 | GENERAL NOTES |
| SO.1 | STANDARD FOUNDATION DETAILS |
| S1.0 | STRUCTURAL PLANS |
| SD1 | STRUCTURAL DETAILS |

SITE EXHIBIT NOTES

THIS EXHIBIT DOES NOT REPRESENT A TOPOGRAPHIC SURVEY OR BOUNDARY DETERMINATION. THE USE OF THIS EXHIBIT IS INTENDED FOR GENERAL REFERENCE ONLY AND SHOULD NOT BE USED IN ANY OTHER MANNER. DISTANCES MEASURED ARE APPROXIMATE AND FROM PHYSICAL LINES OF POSSESSION, I.E. FENCES. SITE EXHIBIT DATA PROVIDED VIA THE GIS PARCEL DATA AND LIDAR CONTOUR DATA PROVIDED BY COUNTY OF SONOMA.



PROJECT INFORMATION

PROJECT DESCRIPTION:

- THIS PLAN WAS CREATED TO:
1. REPLACE EXISTING PERIMETER FOUNDATION W/ CONVENTIONAL FOOTING,
 2. RETROACTIVELY GET A PERMIT FOR REAR DECK > 30" TALL.

PROPERTY OWNERS:

DEAN CALDERON
227 WEST 7TH STREET,
SANTA ROSA, CA 95401

DESIGNER INFORMATION:

HOGAN LAND SERVICES
1702 4TH STREET
SANTA ROSA, CA 95404
(707) 544-2104

PROJECT DATA:

| | |
|--------------------------|---|
| PERMITTING JURISDICTION: | CITY OF SANTA ROSA |
| APPLICABLE CODES: | 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) |
| LOT SIZE: | 0.11 ACRES / 4791 SF |
| GROSS BUILDING AREA: | 884 SF |

City of Santa Rosa
Planning & Economic
Development Department
Jun 4, 2021
RECEIVED

DATE

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B

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HOGAN LAND SERVICES

A CALIFORNIA CORPORATION

TEL (707) 544-2104
FAX (707) 522-2105

www.hoganis.com

1702 4TH STREET
SANTA ROSA, CA 95404

APN: 010-162-002

THE CALDERON RESIDENCE
FOUNDATION REPLACEMENT & DECK
COVER SHEET & SITE EXHIBIT

224 WEST 7TH STREET,
SANTA ROSA, CA 95401

REGISTERED PROFESSIONAL ENGINEER
DANIEL P. BYRNES
No. 80078
CIVIL
STATE OF CALIFORNIA

DATE: 3/17/21

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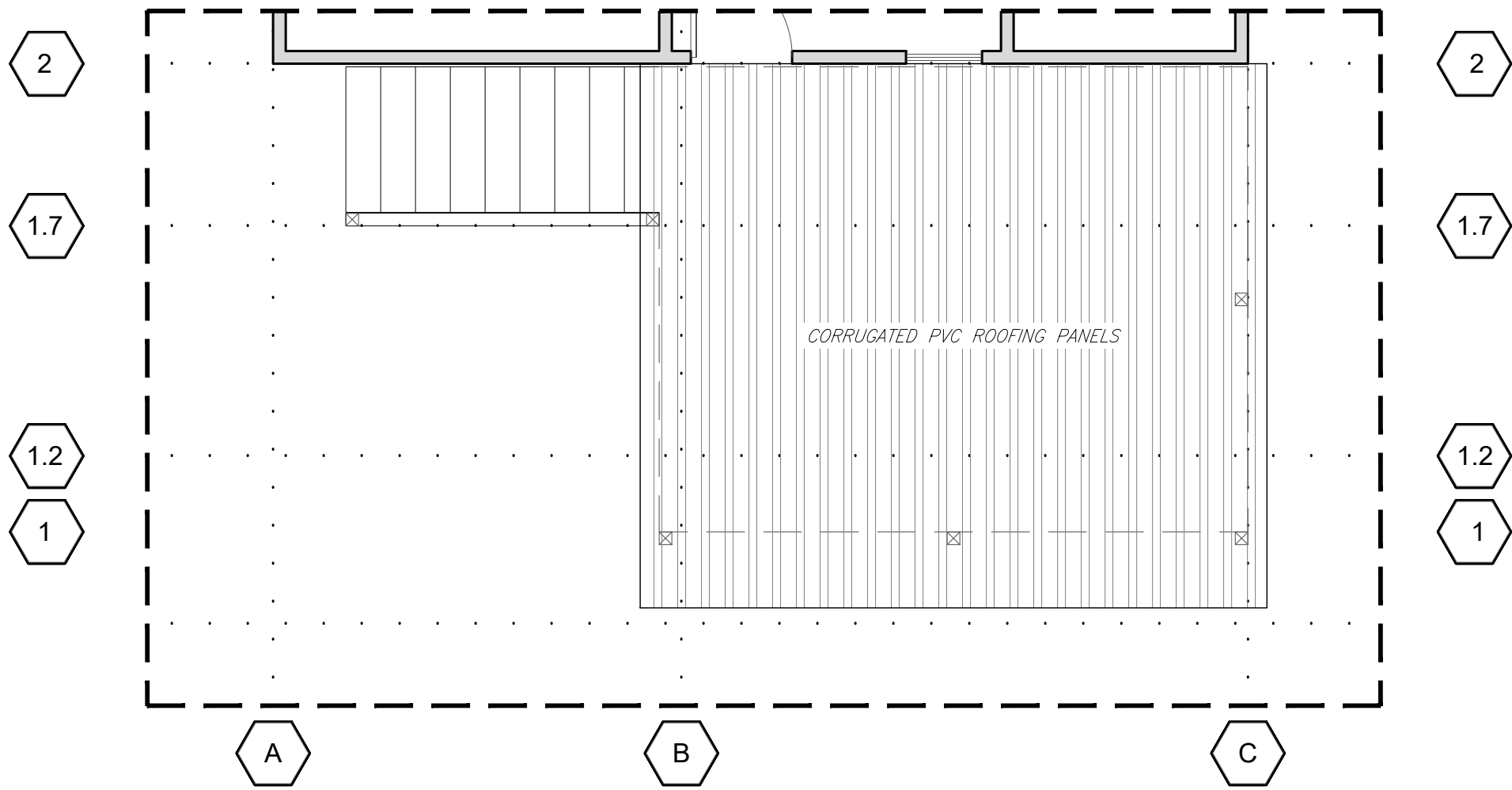
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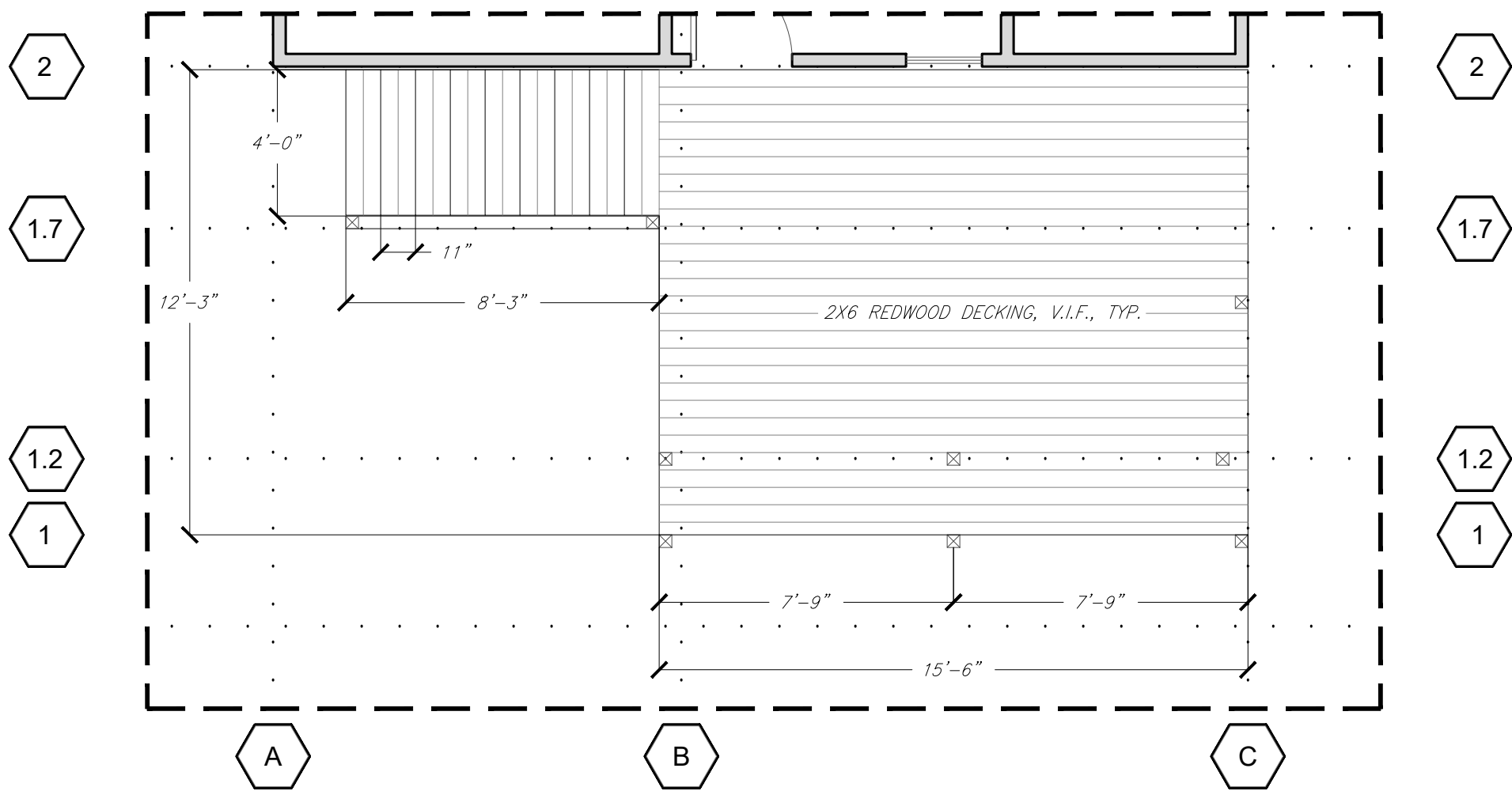
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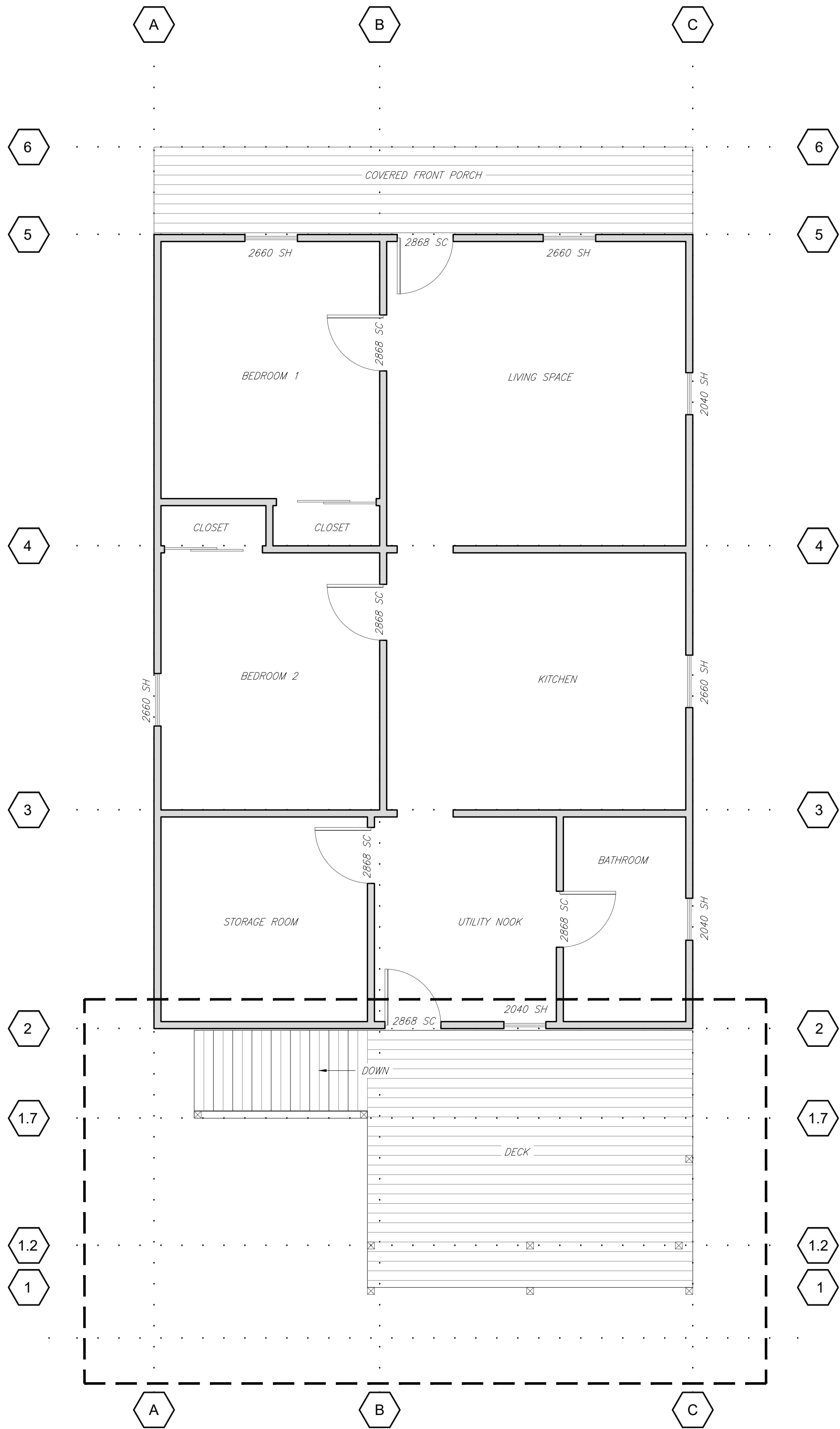
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C DECK ROOF PLAN
SCALE: 1/4" = 1'-0"



B DIMENSIONAL DECK PLAN
ALL THE FRAMING MEMBERS IN THE DECK ARE EITHER REDWOOD OR EXTERIOR GRADED, V.I.F.
SCALE: 1/4" = 1'-0"



A ARCHITECTURAL MAIN LEVEL FLOOR PLAN
THE FLOOR PLAN IS PROVIDED FOR REFERENCE ONLY. NO CHANGES PROPOSED IN HOUSE FLOOR LAYOUT.
SCALE: 1/4" = 1'-0"

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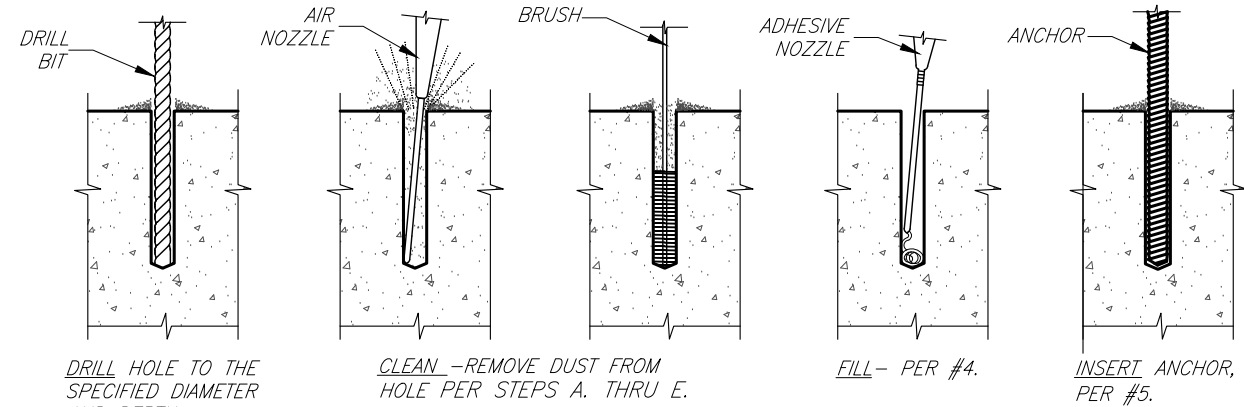


THE CALDERON RESIDENCE
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ARCHITECTURAL FLOOR PLAN
224 WEST 7TH STREET,
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| CHK: | DB3 |
| JOB #: | 4612 |

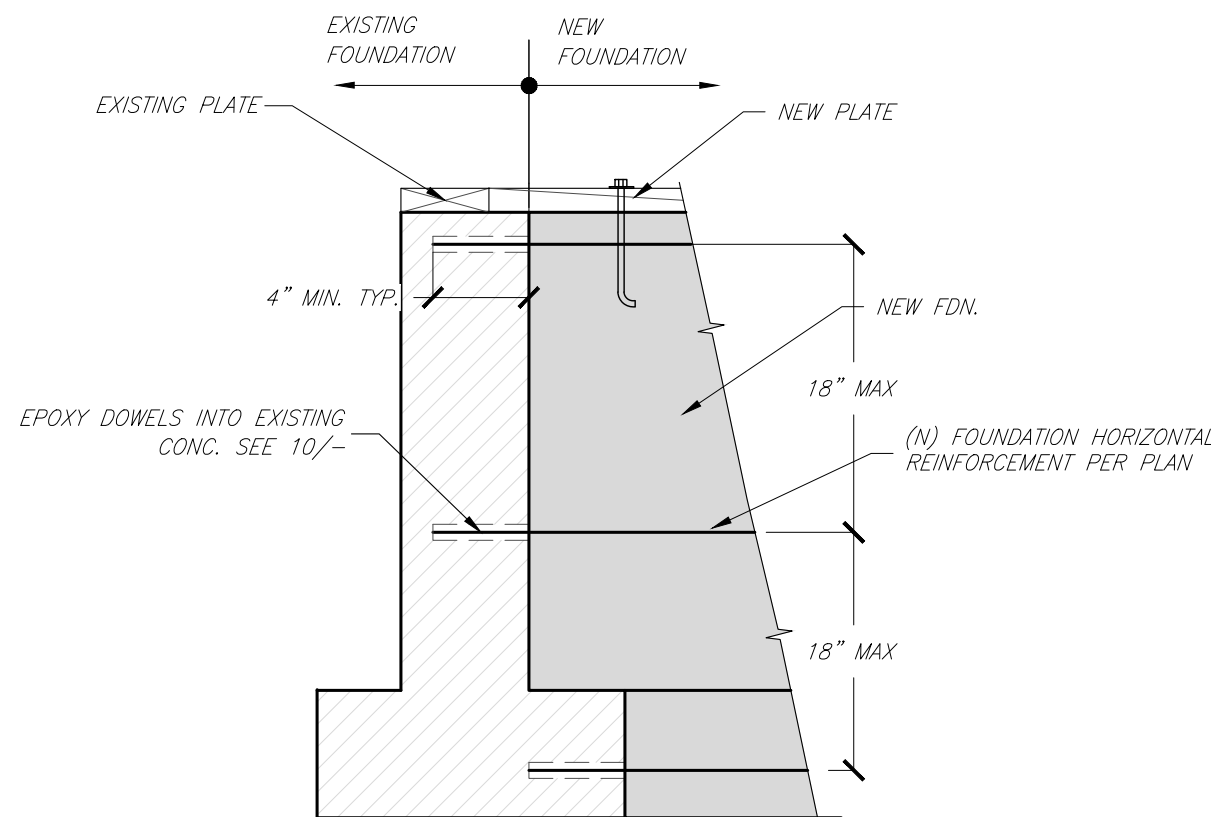
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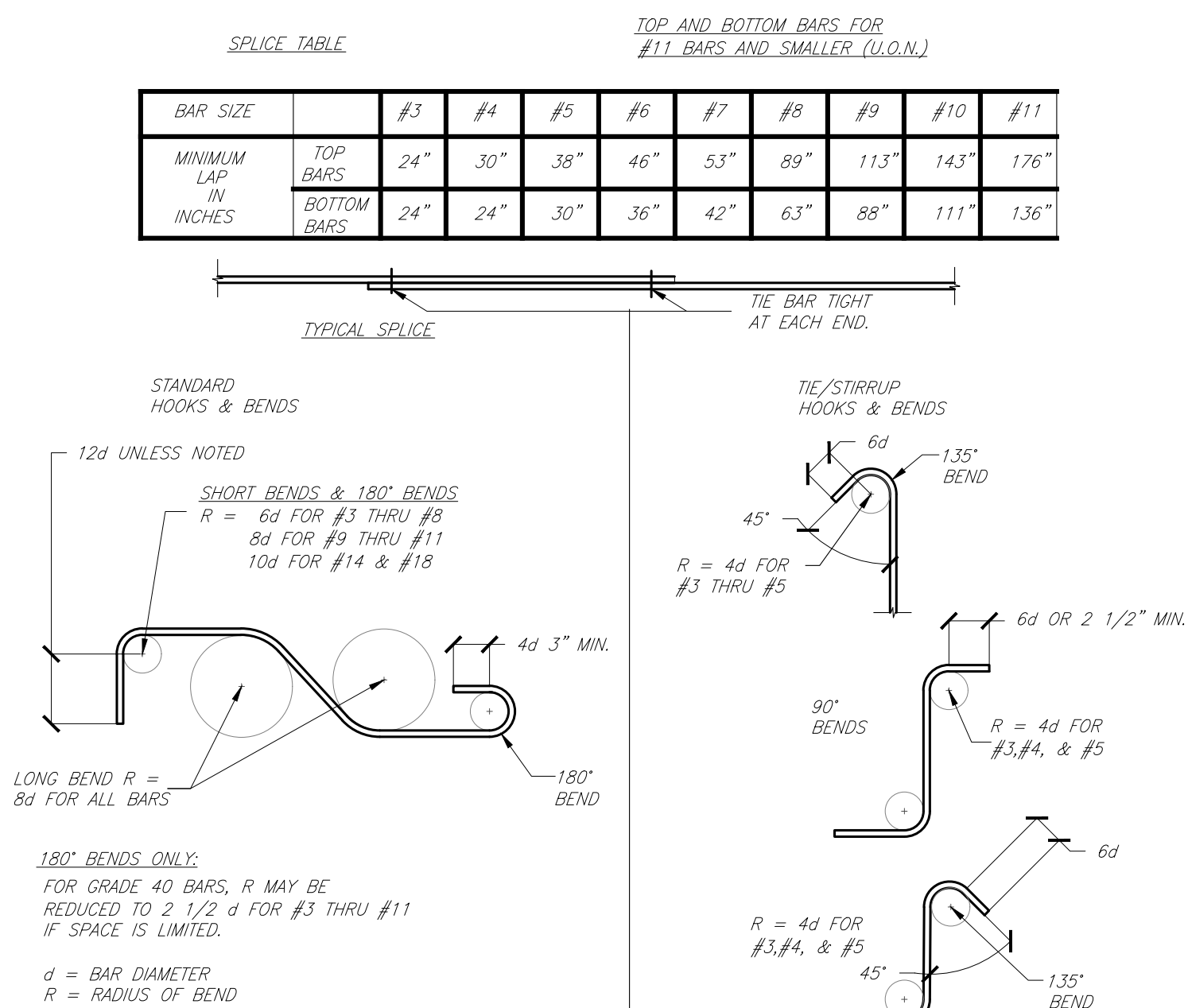
- EPOXY GROUT SYSTEM SHALL BE COMPLETED WITH SIMPSON "SET-XP" ADHESIVES OR EQUIVALENT ADHESIVE ANCHOR SYSTEM.
- DRILLED HOLES SHALL BE 1/8" LARGER IN DIAMETER THAN THE DIAMETER OF THE ANCHOR TO BE INSTALLED.
- THOROUGHLY CLEAN HOLES TO RECEIVE EPOXY GROUT USING THE FOLLOWING PROCEDURE: (SEE DETAIL ABOVE)
 - BLOW OUT ALL DUST AND LOOSE MATERIAL WITH OIL-FREE COMPRESSED AIR. SEE MANUFACTURER'S RECOMMENDATIONS FOR AIR HOSE NOZZLE.
 - CLEAN HOLE SURFACES WITH A CLEAN, STIFF NYLON BRUSH. NOTE: DUST LEFT IN THE HOLE WILL REDUCE THE HOLDING CAPACITY OF THE EPOXY ADHESIVE.
 - SWAB HOLE SIDES USING A DOWEL WRAPPED IN SLIGHTLY MOIST CLOTH TO REMOVE REMAINING DUST.
 - BLOW COMPRESSED AIR INTO THE HOLE WITH THE EXTENDED NOZZLE TO REMOVE ALL REMAINING DUST.
 - REPEAT PROCEDURE UNTIL NO DUST REMAINS IN THE HOLE OR ON THE DRILLED SURFACES.
- INSTALL EPOXY ADHESIVE INTO THE BOTTOM OF THE HOLE WITH THE NOZZLE EQUIPPED GUN AS SPECIFIED BY THE MANUFACTURER SELECTED. FILL HOLE HALFWAY, WITHDRAWING THE NOZZLE AS HOLE FILLS.
- ANCHORS MUST BE CLEAN AND OIL FREE. INSERT ANCHOR, TURNING SLOWLY UNTIL THE 5. ANCHORS HITS THE BOTTOM OF THE HOLE. DO NOT DISTURB DURING SET TIME.
- EXERCISE EXTREME CARE TO AVOID DAMAGE TO EXISTING REINFORCING STEEL.
- SPECIAL INSPECTIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF C.B.C. CHAPTER 17 AND 18
- THE SPECIAL INSPECTOR SHALL VERIFY THAT:
 - A. HOLES ARE CORRECT DIAMETER AND DEPTH
 - HOLES ARE CLEAN
 - PROPER EPOXY ADHESIVE IS USED.
 - EPOXY ADHESIVE IS MIXED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - ANCHORS ARE CORRECT DIAMETER AND LENGTH.

10 EPOXY GROUTED ANCHOR INSTALLATION

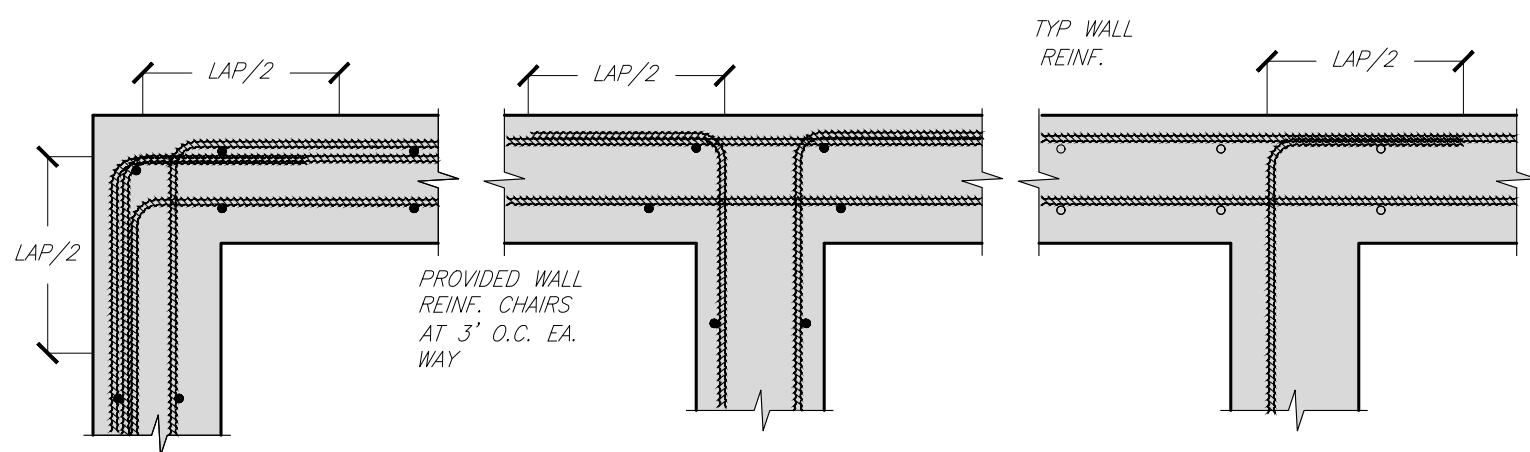
SCALE 1" = 1'-0"

**9 FOUNDATION DOWEL CONNECTION**

SCALE 1" = 1'-0"

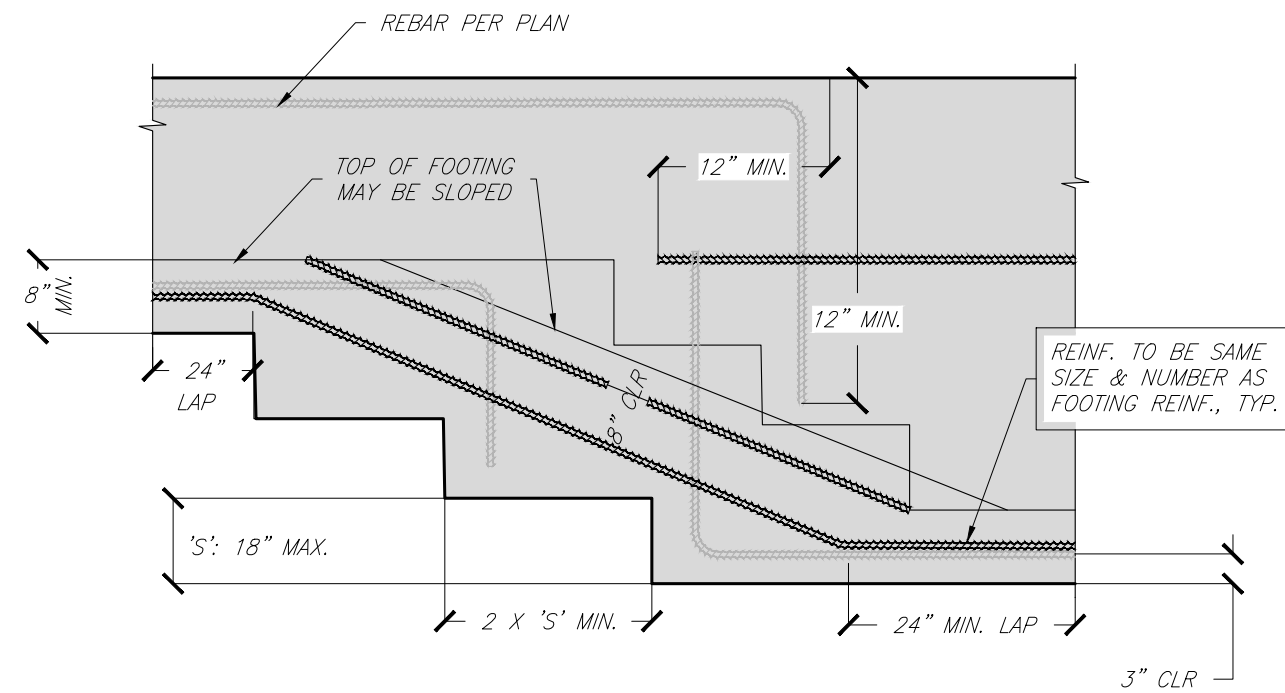
**4 TYPICAL HOOKS & BENDS**

SCALE 1" = 1'-0"

**6 PLAN VIEW FOOTINGS**

SCALE 1" = 1'-0"

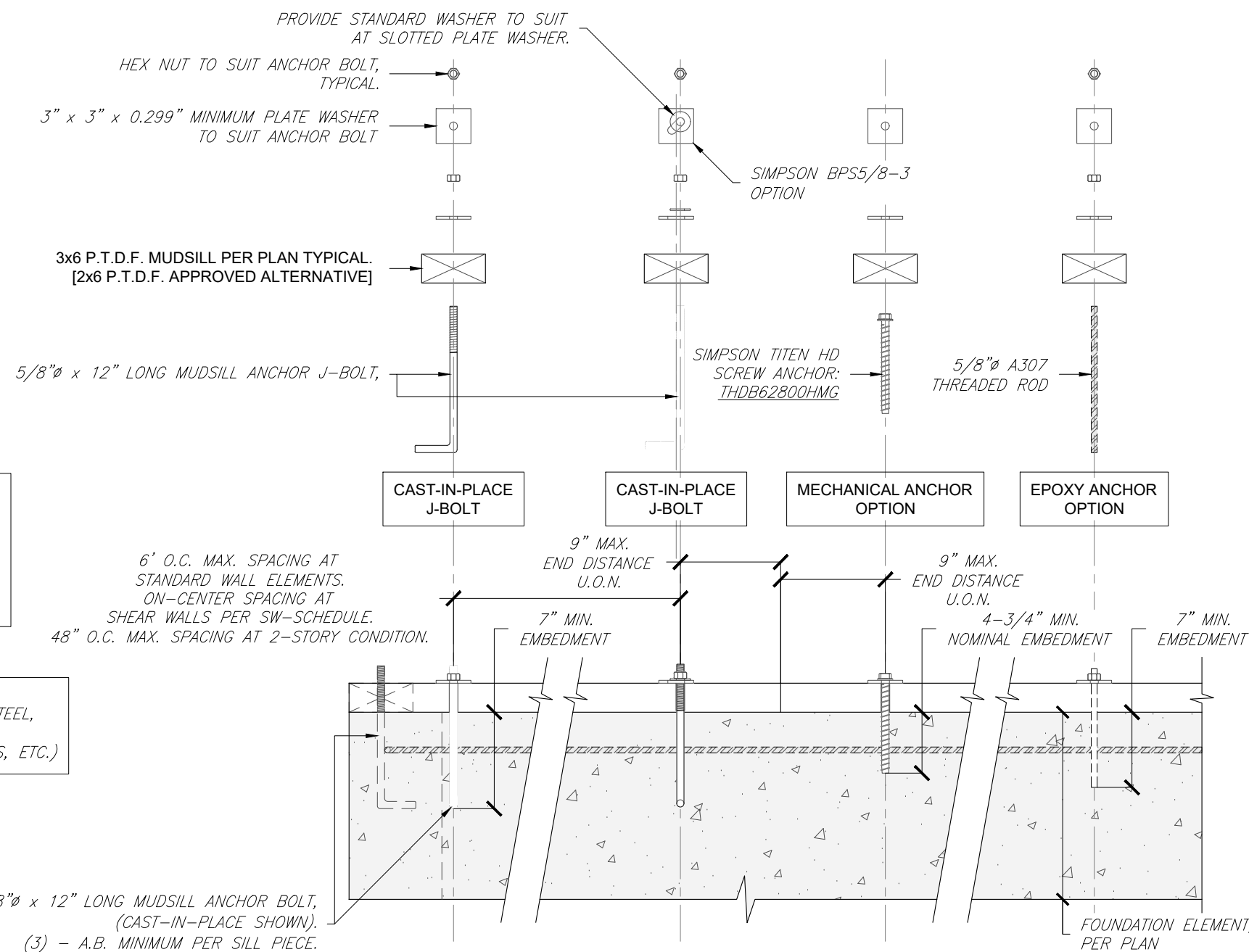
REFER TO PLANS AND DETAILS FOR MORE SPECIFIC INFORMATION.

**5 STEPPED FOOTING**

SCALE 1" = 1'-0"

EPOXY IN PLACE INSTALLATION SHALL BE WITH SIMPSON SET-XP ADHESIVE, (ICC-ES ESR-2508) OR HILTI HIT-RE 500-SD ADHESIVE (ICC-ES ESR-2322) PROVIDE 1/8" OVERSIZE HOLE LARGER THAN NOMINAL ROD DIAMETER.

AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALV., STAINLESS STEEL, SILICON BRONZE, OR COPPER FASTENERS (NAILS, SCREWS, LAGS, BOLTS, ETC.)

**1 SOLE PLATE ANCHORAGE DETAIL**

SCALE 1" = 1'-0"

**THE CALDERON RESIDENCE
FOUNDATION REPLACEMENT & DECK
STANDARD FOUNDATION DETAILS**224 WEST 7TH STREET,
SANTA ROSA, CA 95401

DATE: 3/17/21

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

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JOB #: 4612

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1702 4TH STREET
SANTA ROSA, CA 95404

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DATE

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ROOF FRAMING NOTES

ROOF SHEATHING : 15/32" RATED: CDX PLYWOOD OR OSB
NAILING: BOUNDARY = 8d @ 6" O.C.
FIELD = 8d @ 12" O.C.
PANEL INDEX: 24/0 OR BETTER

BRACED PANEL SCHEDULE

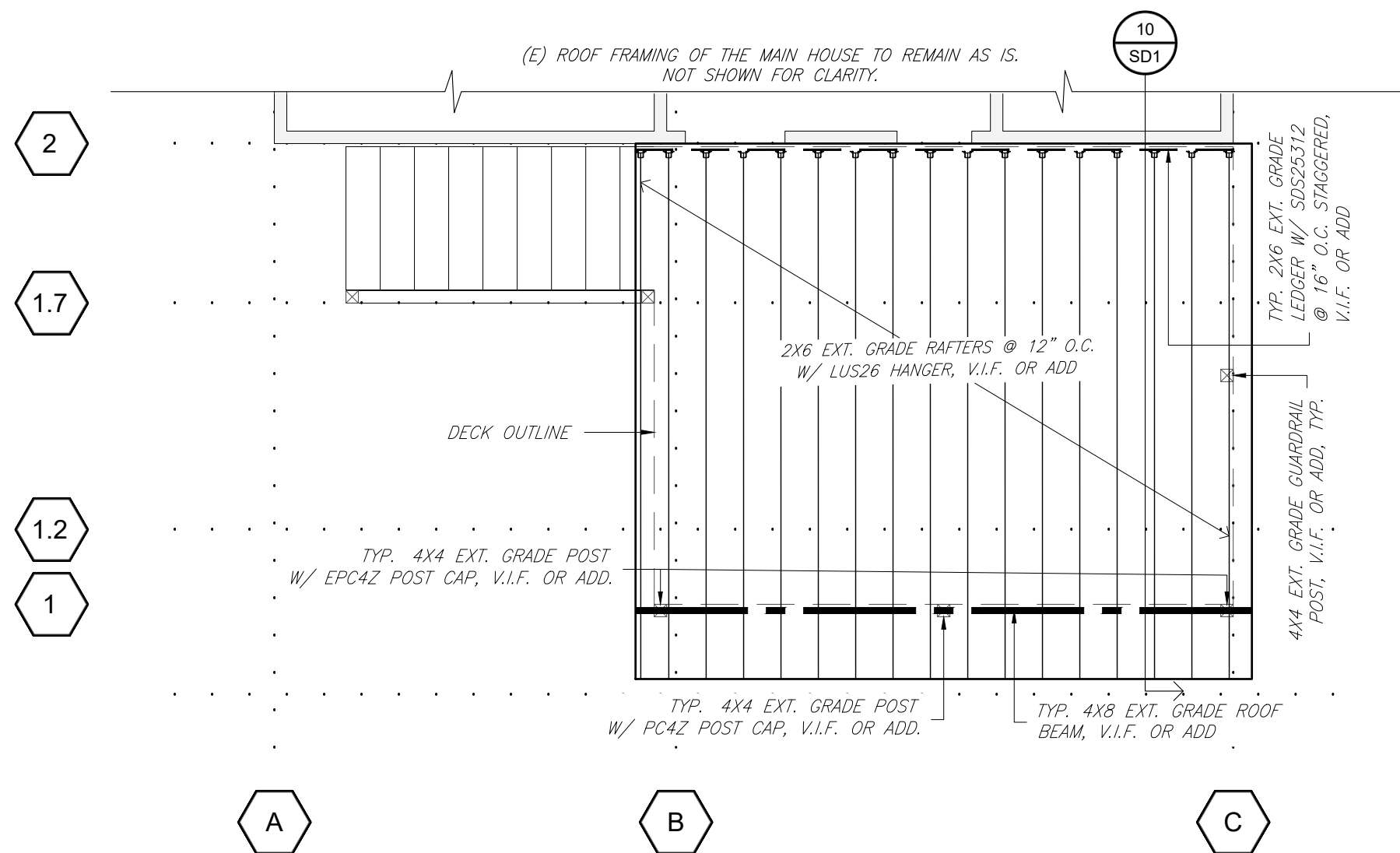
| TYPE | WOOD STRUCTURAL PANEL PLYWOOD OR OSB SHEATHING THICKNESS AND EDGE NAILING (E.N.) | SOLE PLATE CONNECTION | MUDSILL ANCHOR BOLTS, U.O.N. | TYPICAL REMARKS, SEE NOTES BELOW | FRAMING CLIPS |
|---|---|--------------------------|---------------------------------|-------------------------------------|----------------|
|  | 15/32" E.N. = 10d AT 6" O.C. | 16d AT 6" O.C. | 5/8" X 12" @ 48" O.C. | | A35 @ 16" O.C. |

FOUNDATION NOTES

- FOOTINGS SHALL BE SEATED AT 18" BELOW GRADE AND BEAR ON UNDISTURBED IN-SITU SOIL OR CERTIFIED ENGINEERED FILL OR 18" BELOW INTERIOR GRADE WHICHEVER IS DEEPER.
- ALL MUDSILL ANCHOR BOLTS SHALL BE TIED IN PLACE PRIOR TO PRE-POUR FOUNDATION REINFORCEMENT INSPECTION. ALL MUDSILL ANCHOR BOLTS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

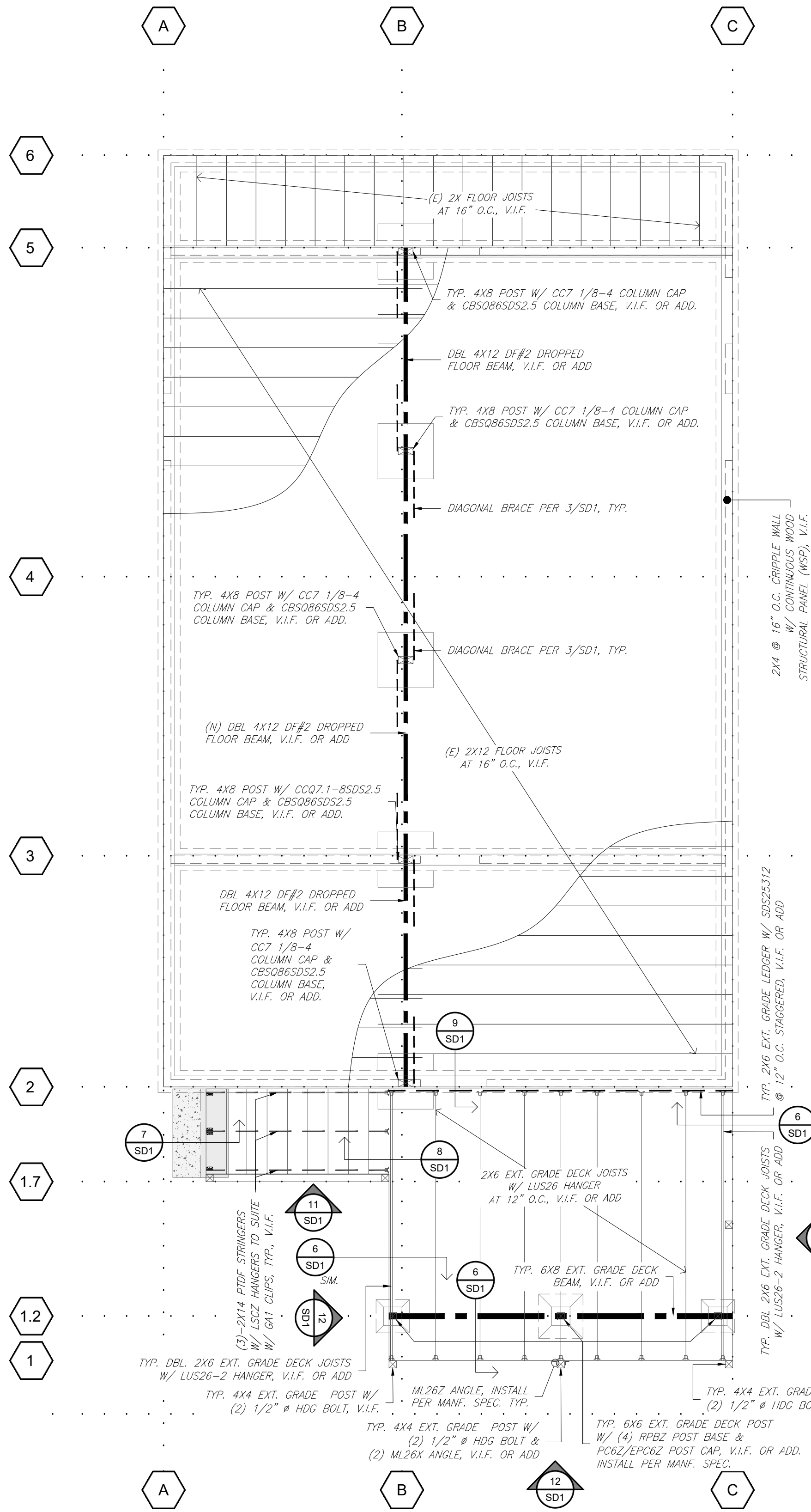
PAD FOOTING SCHEDULE

| TYPE | SPECIFICATION |
|------|--|
| P1.5 | 18"-SQUARE x 12" THICK W/ (2)-#4 BARS EACH WAY, TOP AND BOTTOM |
| P2.0 | 24"-SQUARE x 12" THICK W/ (3)-#4 BARS EACH WAY, TOP AND BOTTOM |
| P2.5 | 30"-SQUARE x 18" THICK W/ (3)-#5 BARS EACH WAY, TOP AND BOTTOM |



C DECK ROOF PLAN

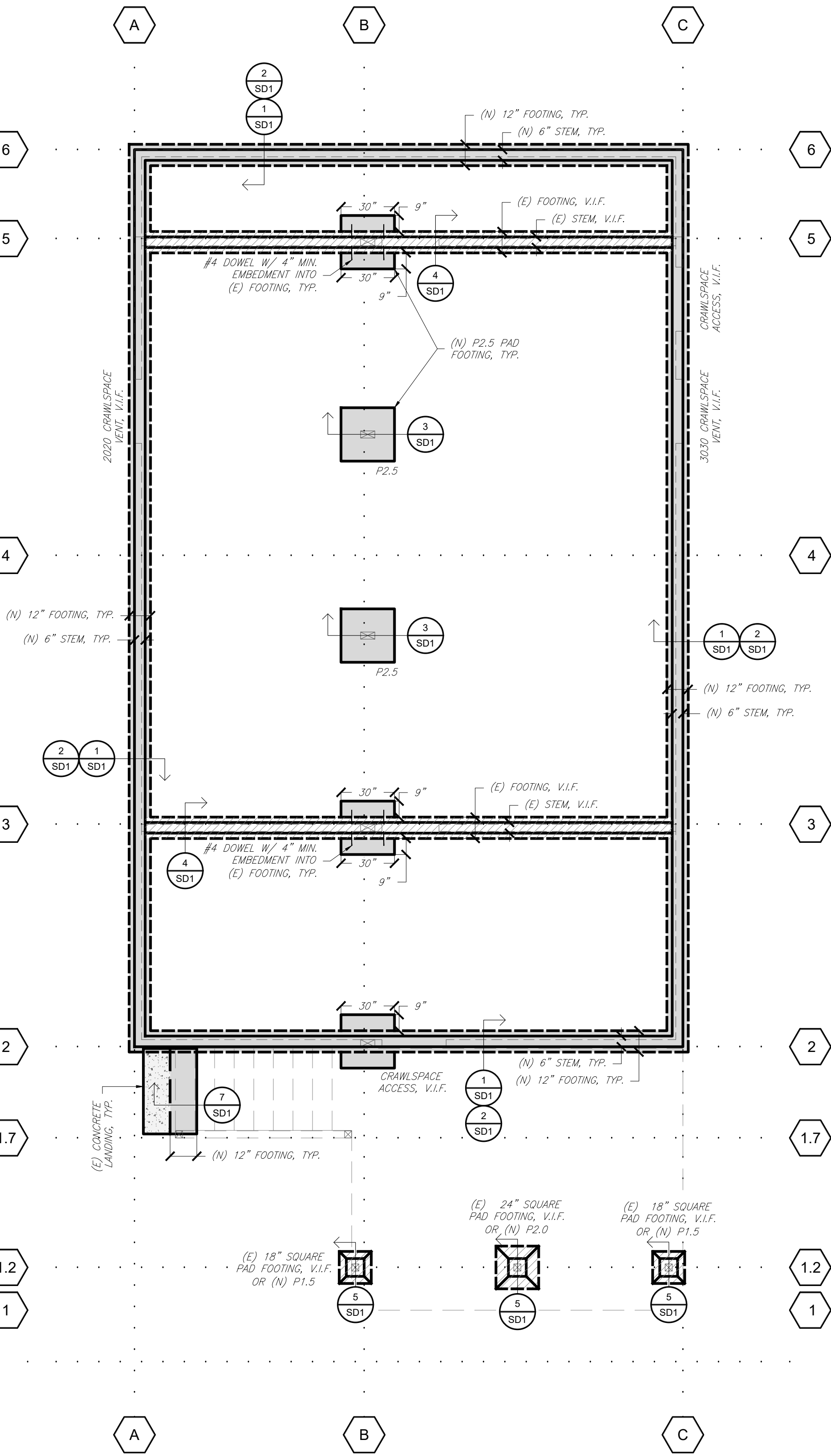
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B DECK FRAMING PLAN

ALL THE FRAMING MEMBERS IN THE DECK ARE EITHER REDWOOD OR EXTERIOR GRADED, V.I.F.

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

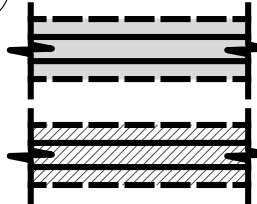


A FOUNDATION PLAN

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




LEGEND




(N) FOUNDATION ELEMENT PER PLAN

(E) FOUNDATION ELEMENT PER PLAN

DATE






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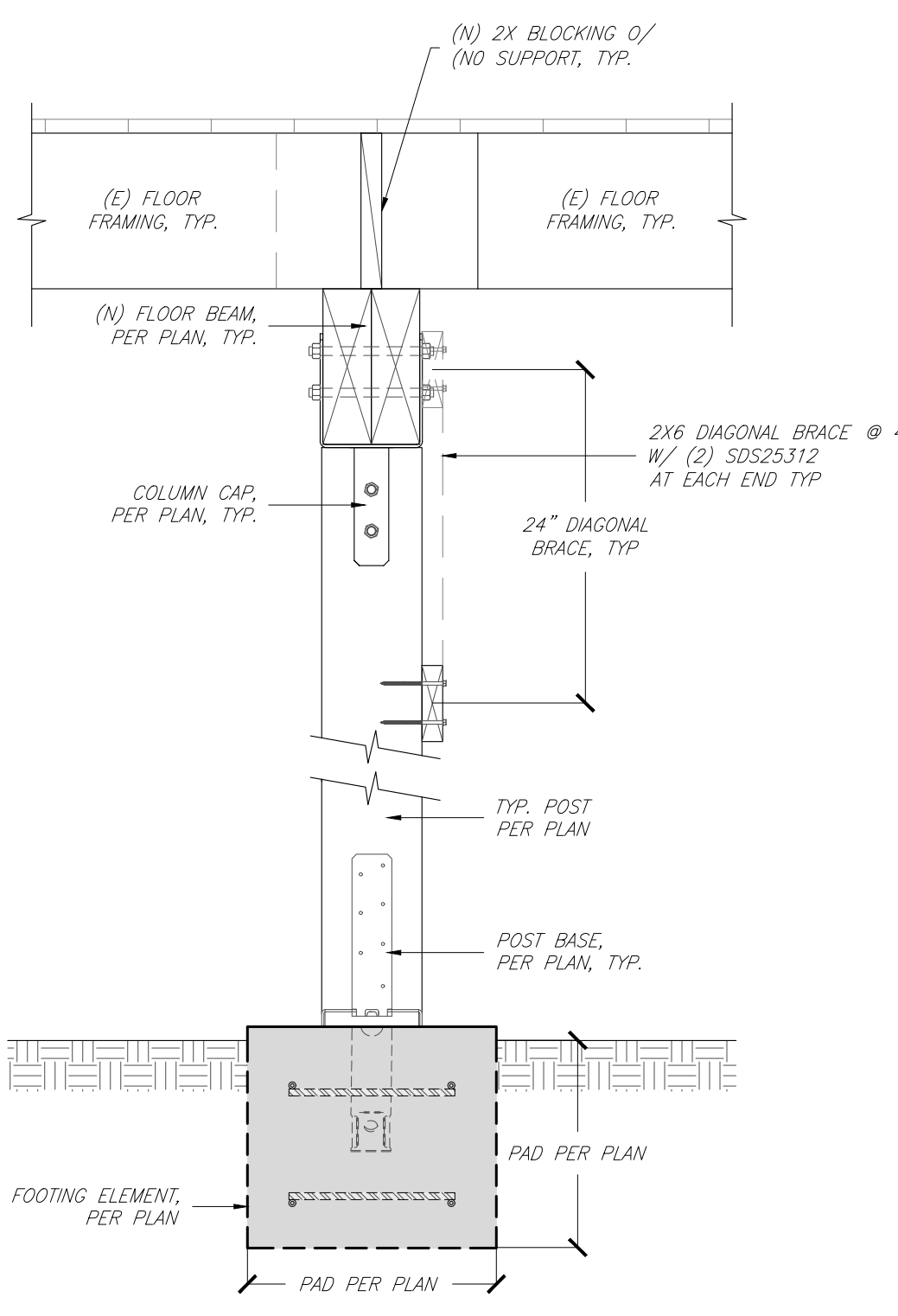
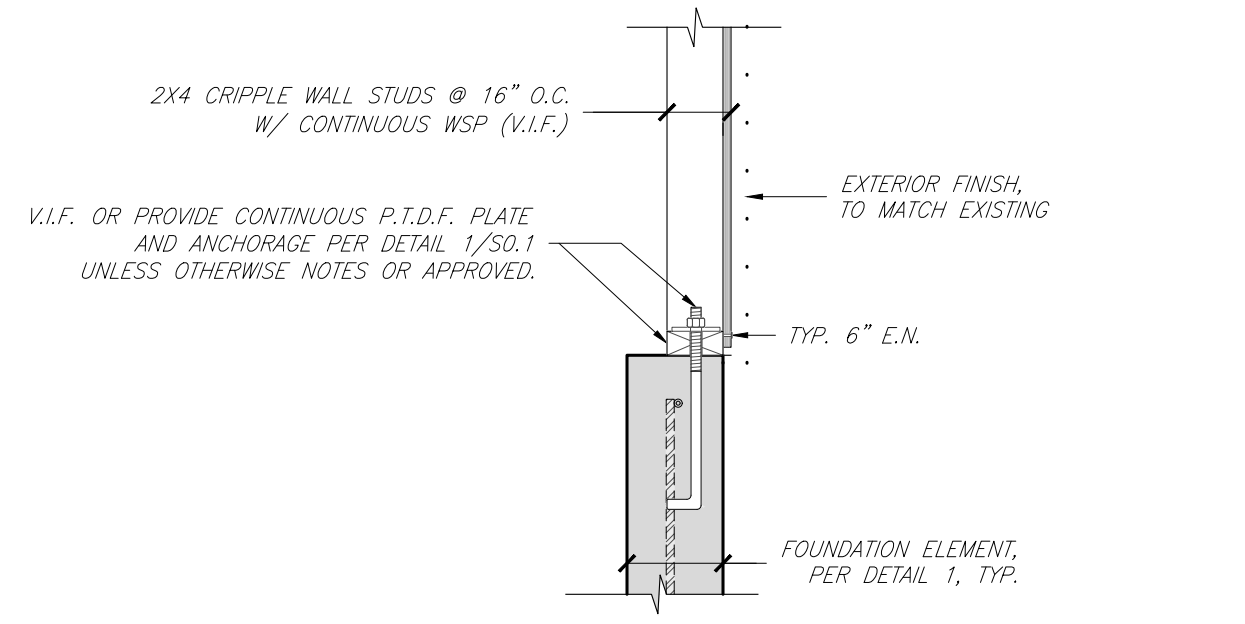
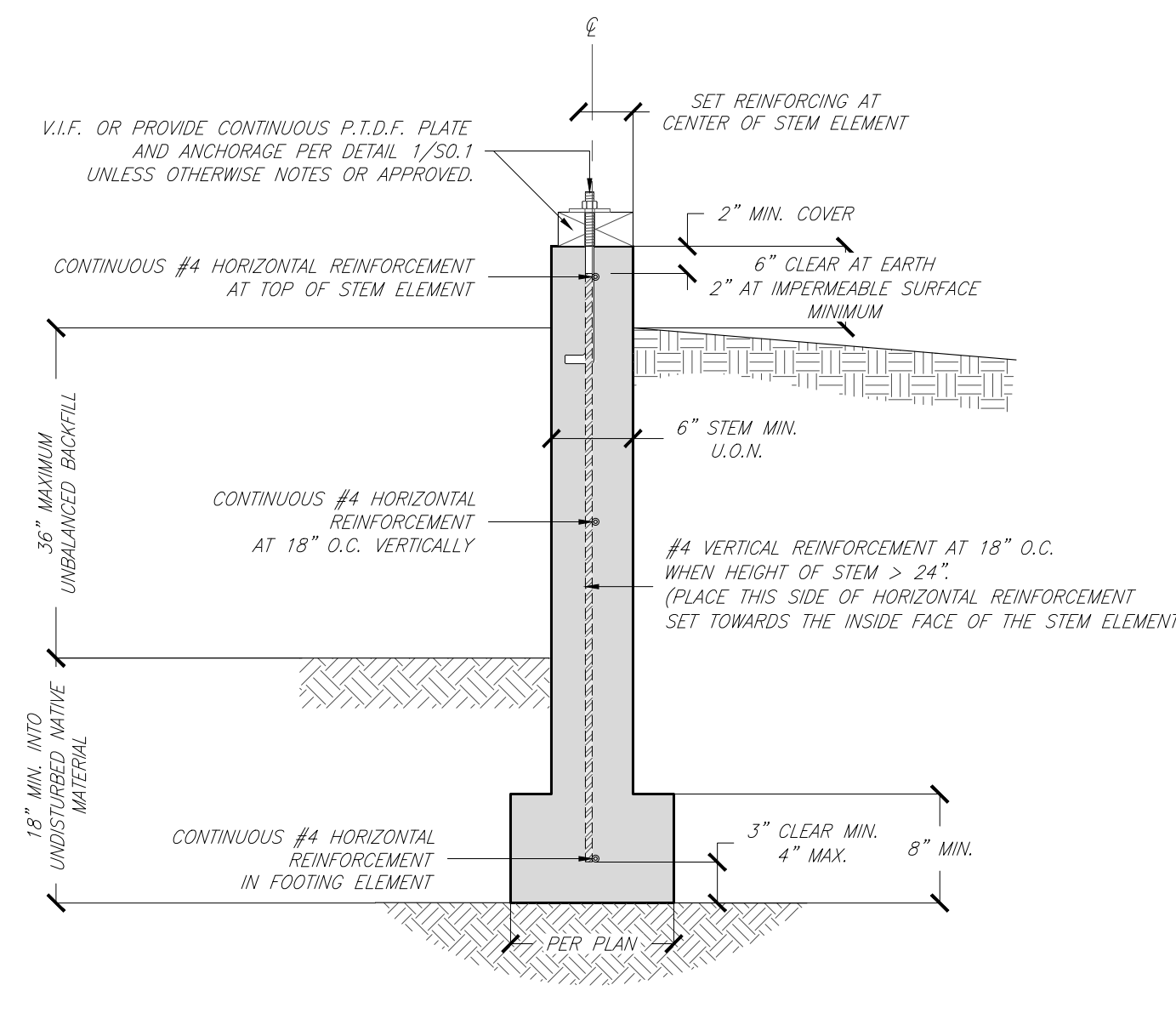
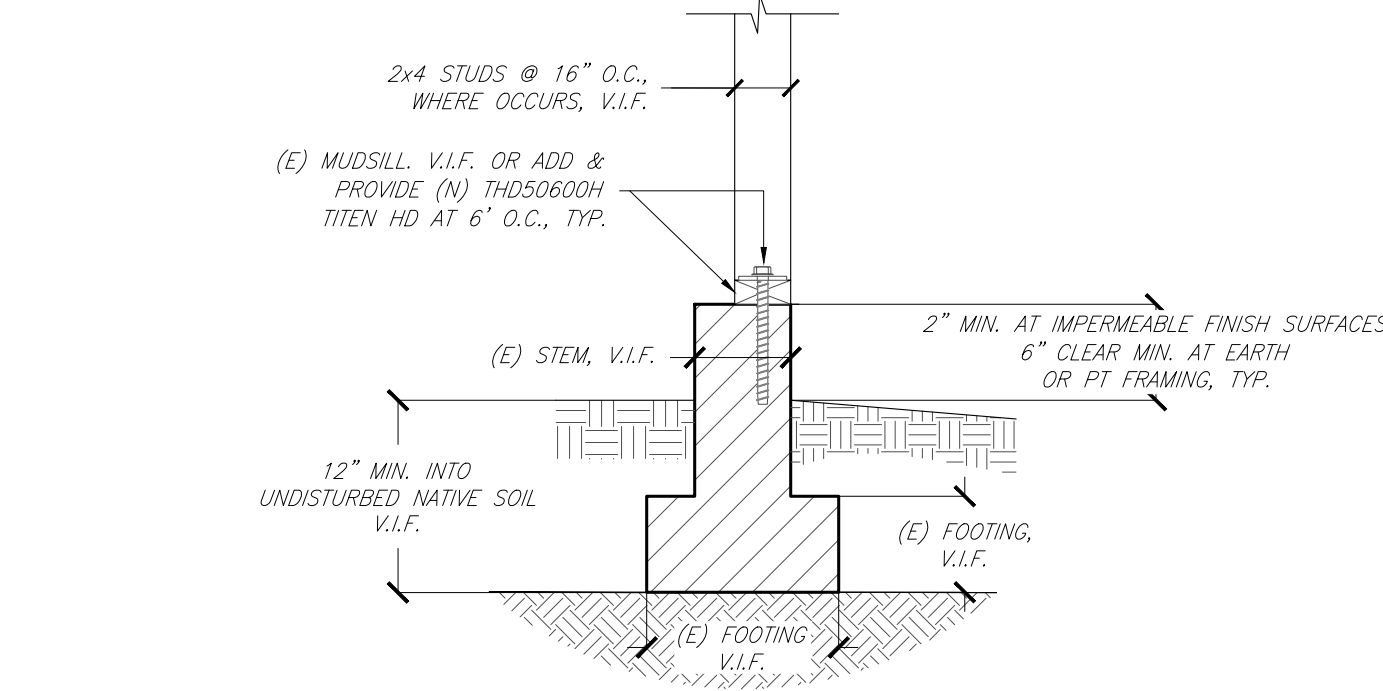
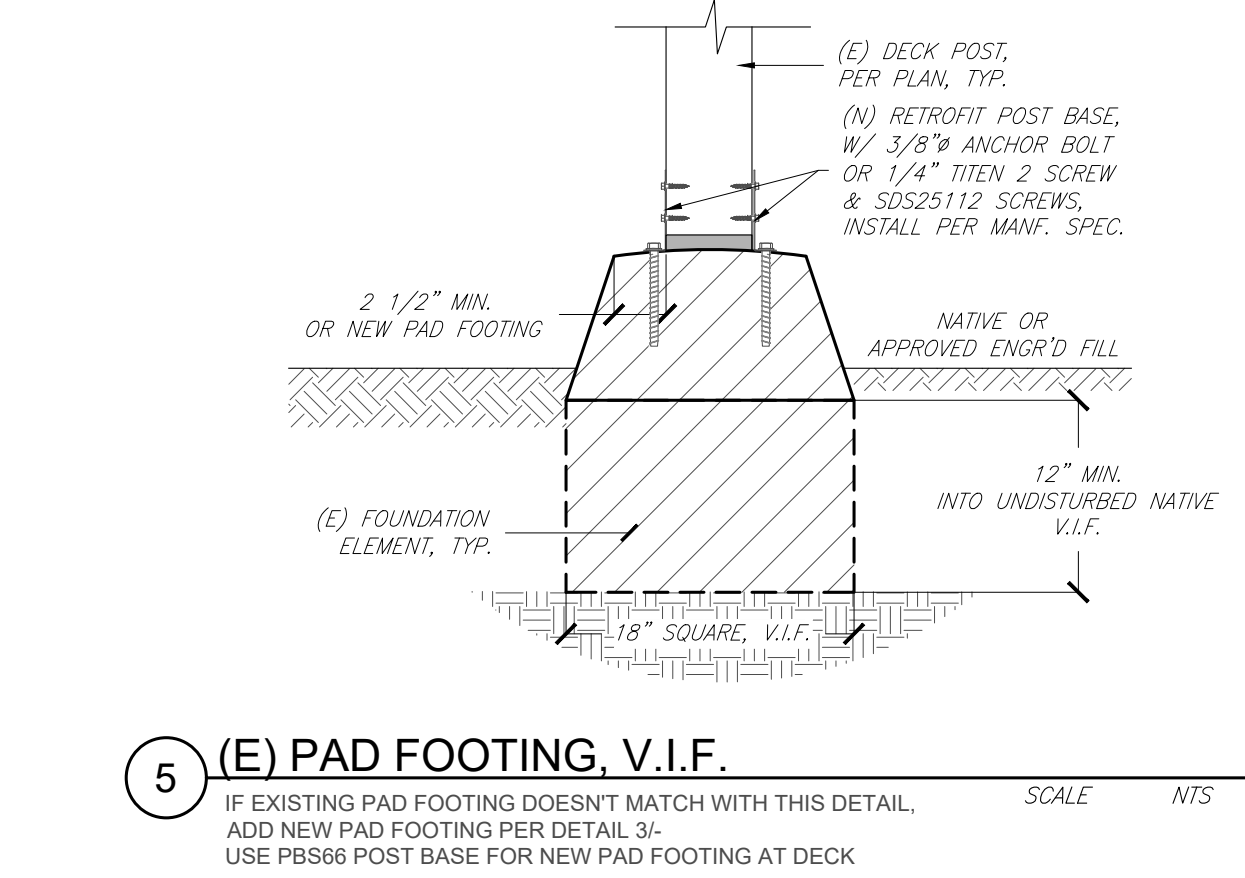
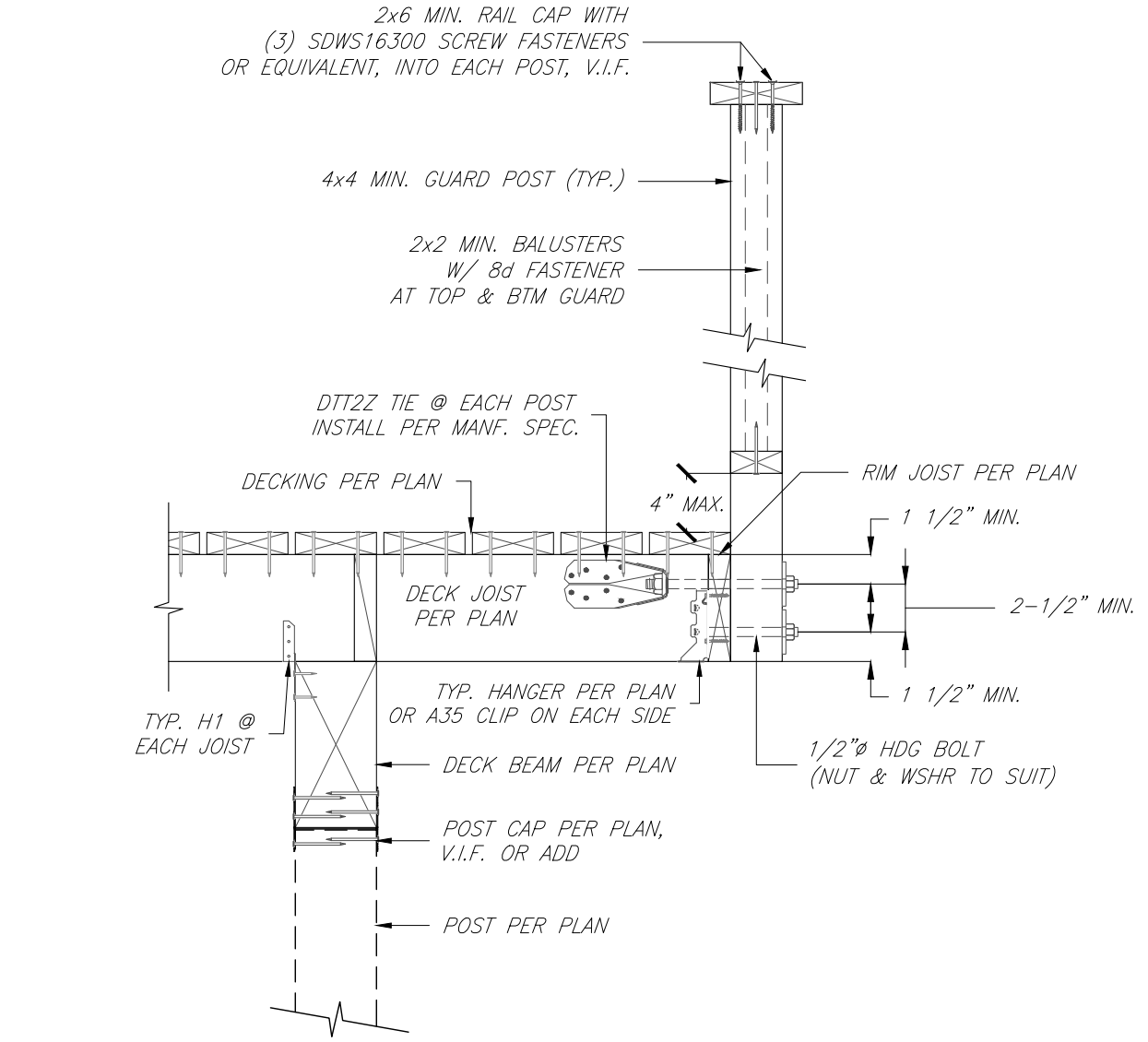
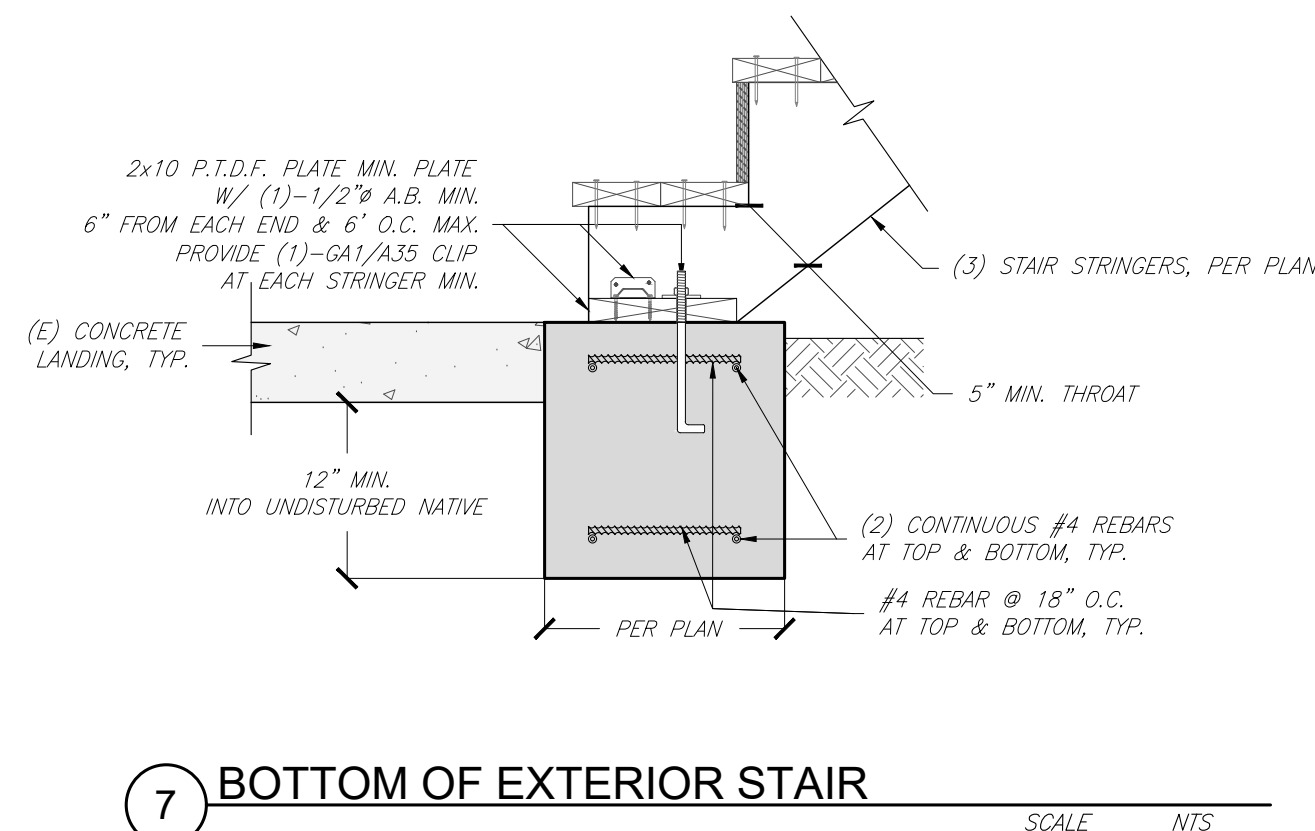
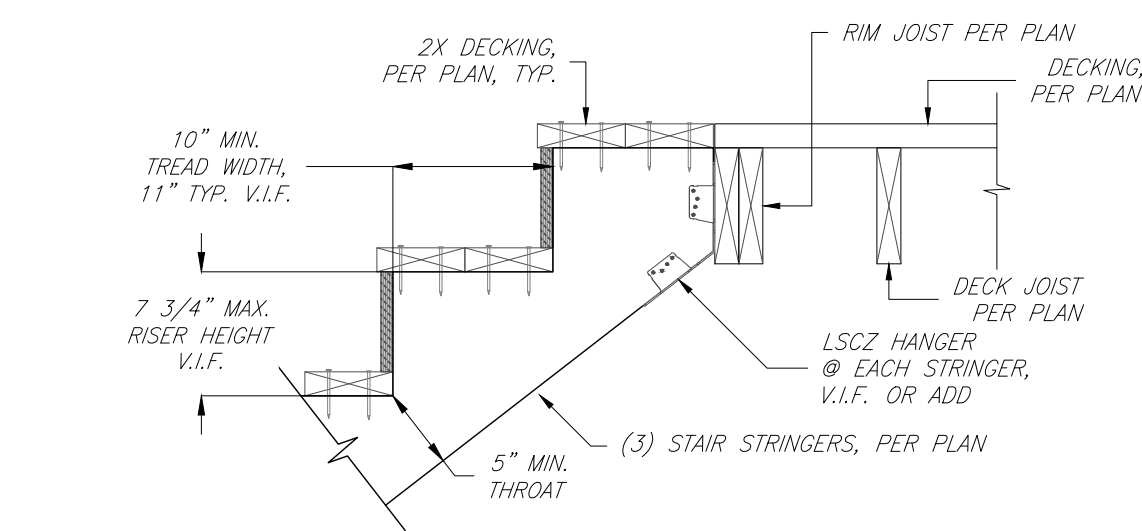
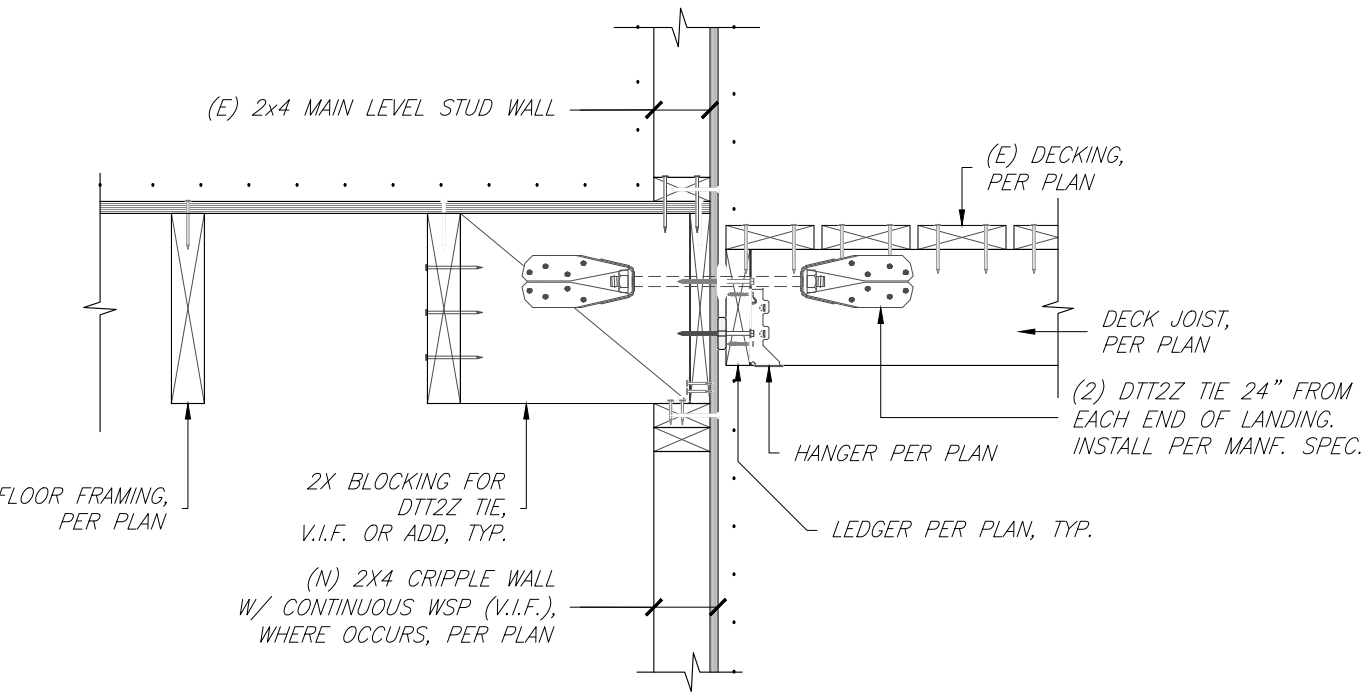
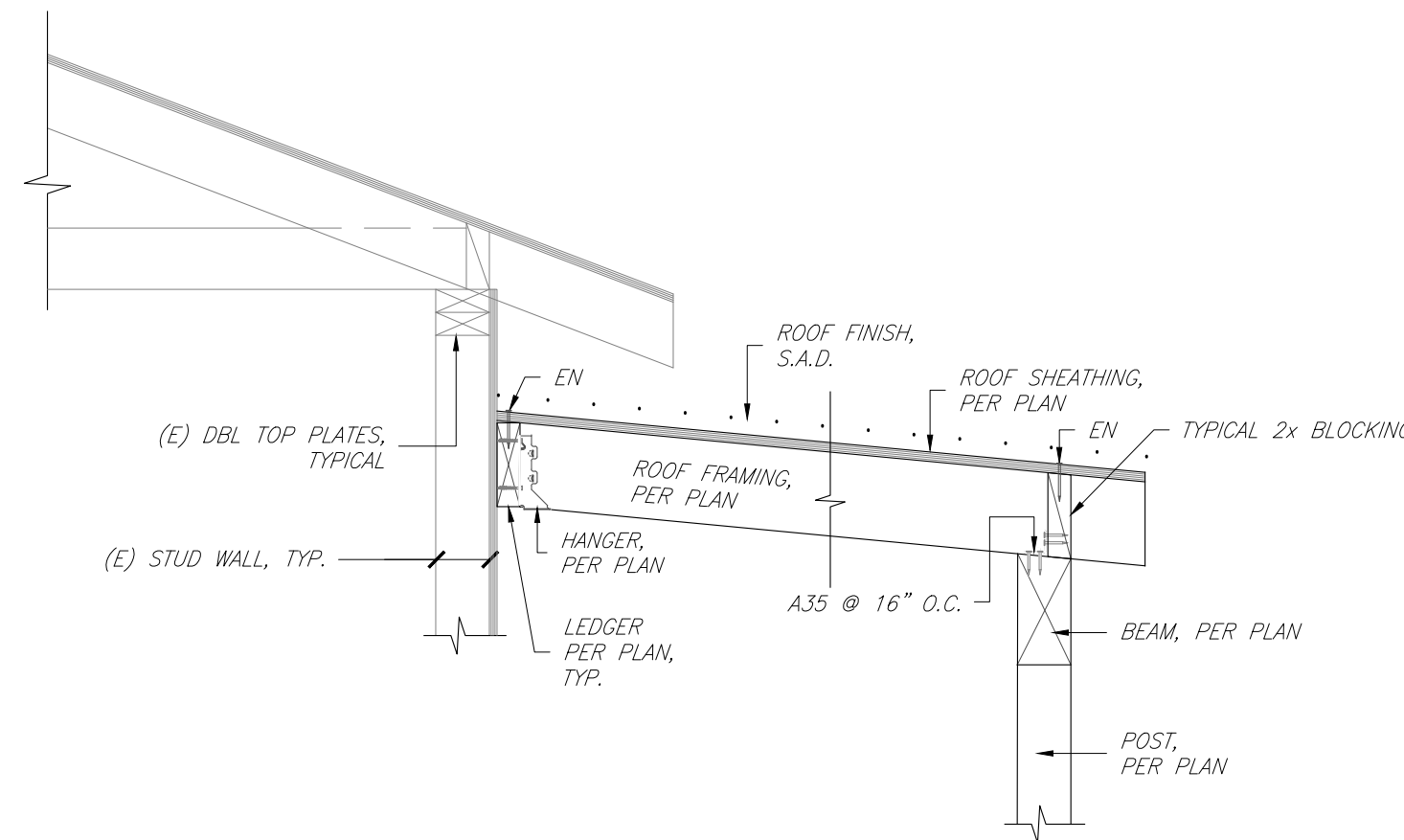
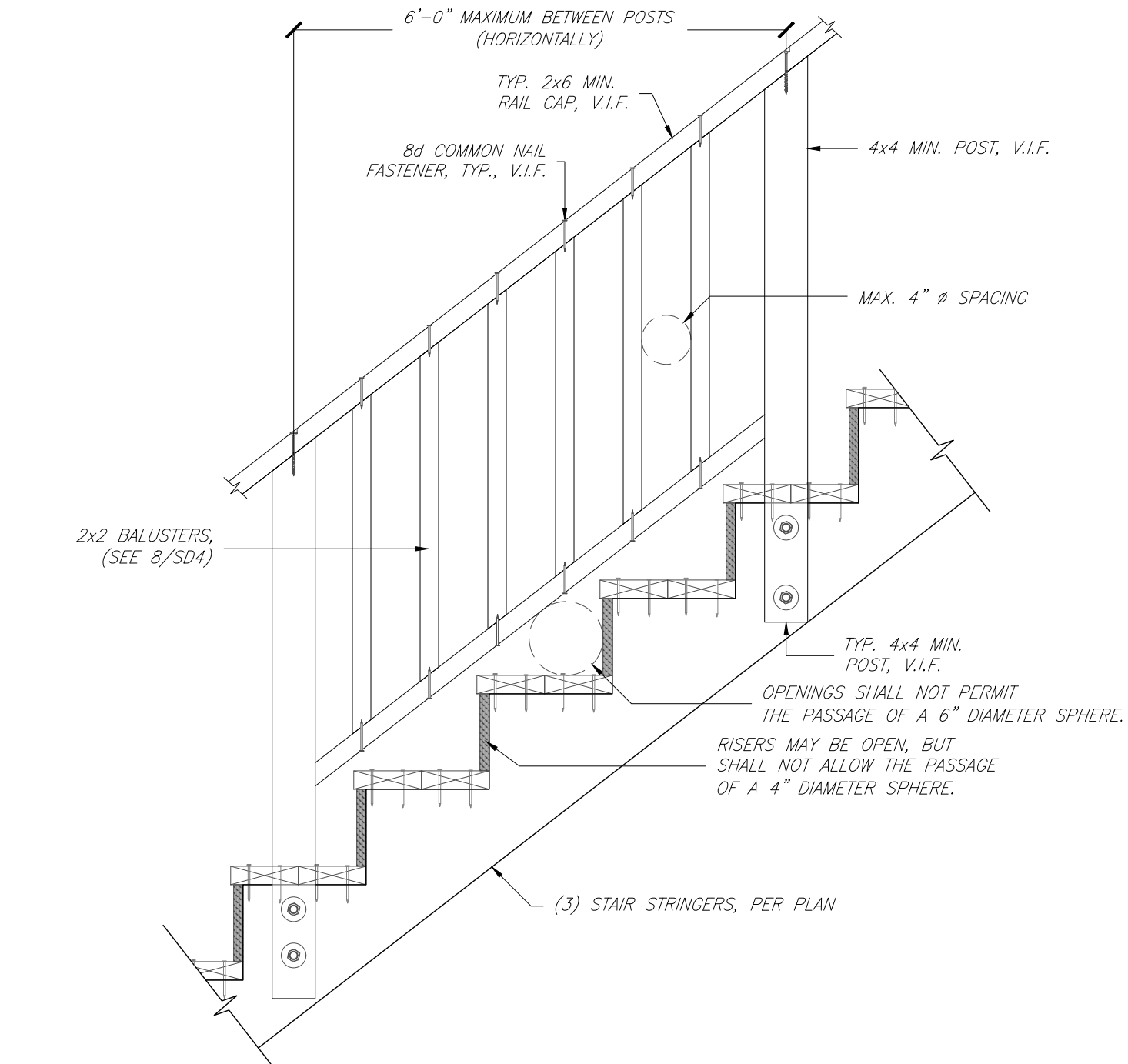
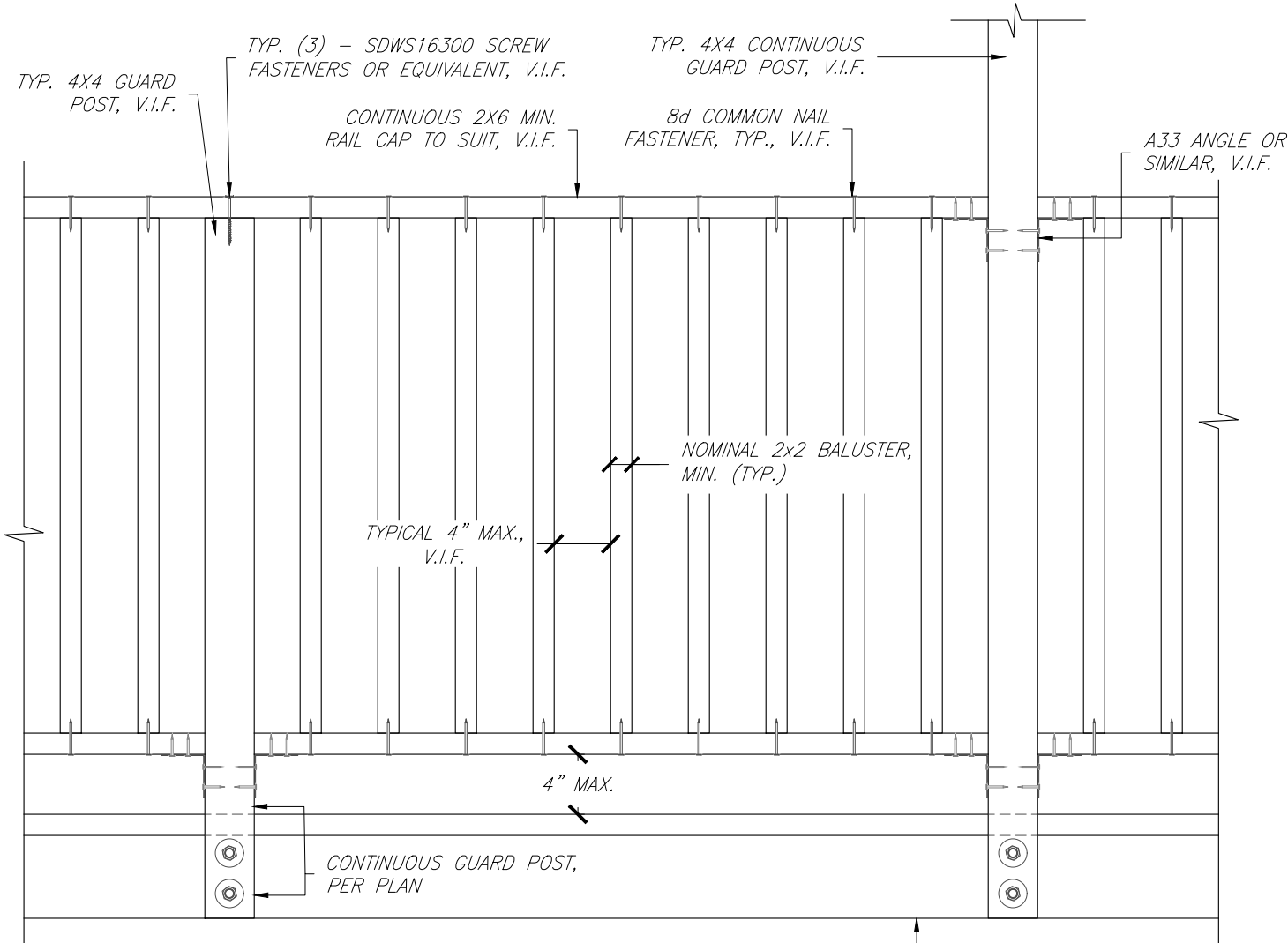


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