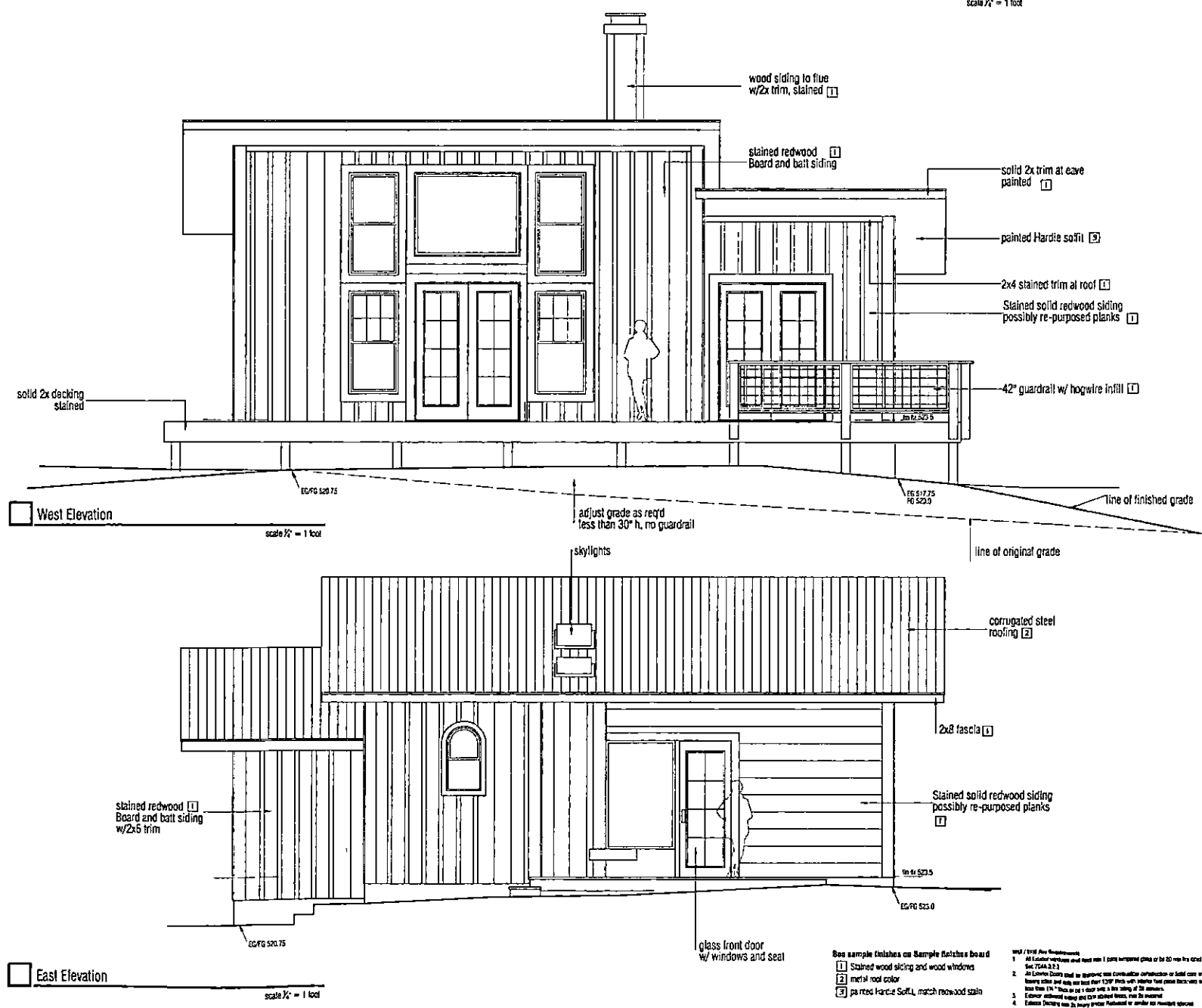


North Elevation

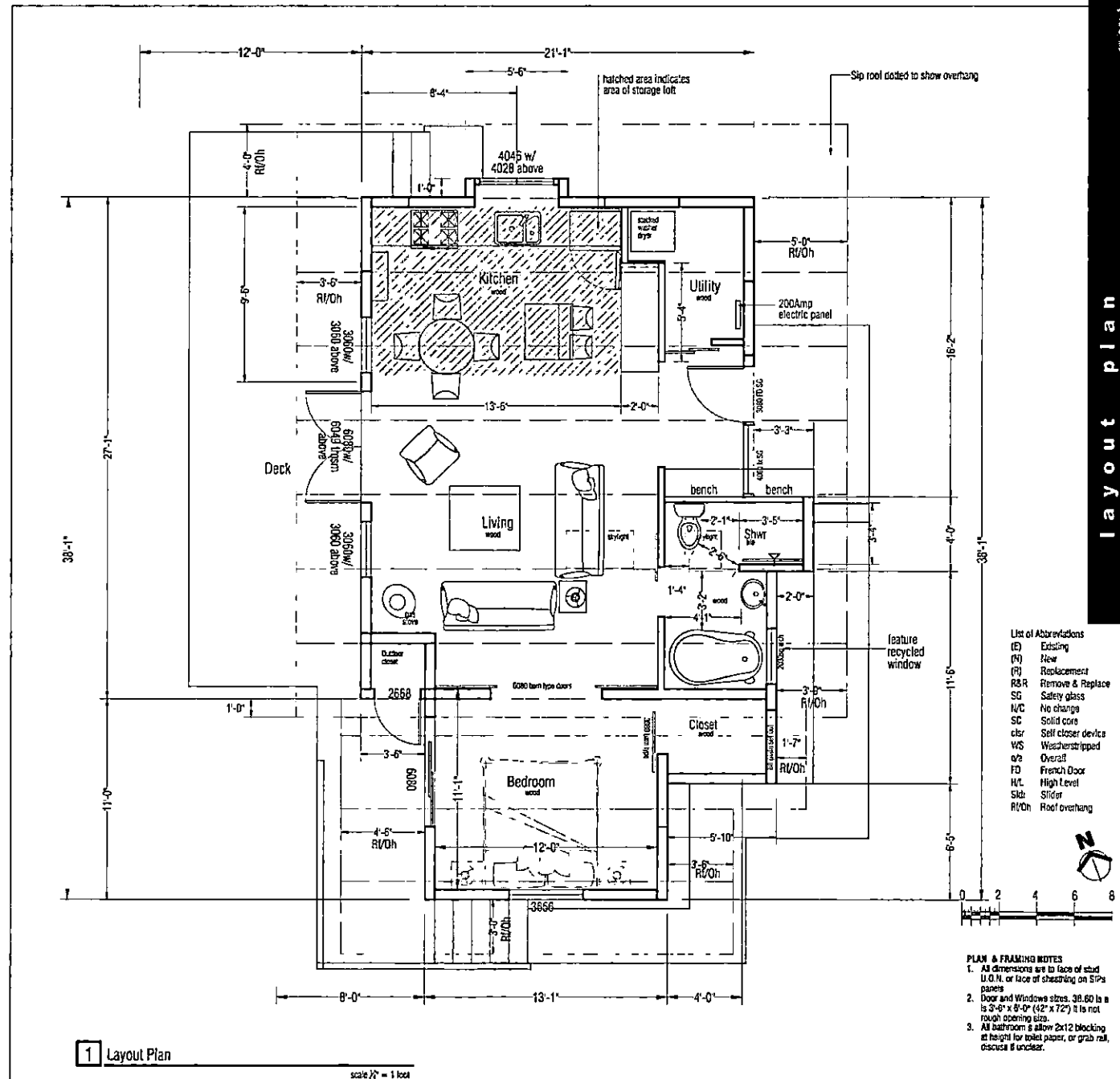
South Elevation

Section



West Elevation

East Elevation



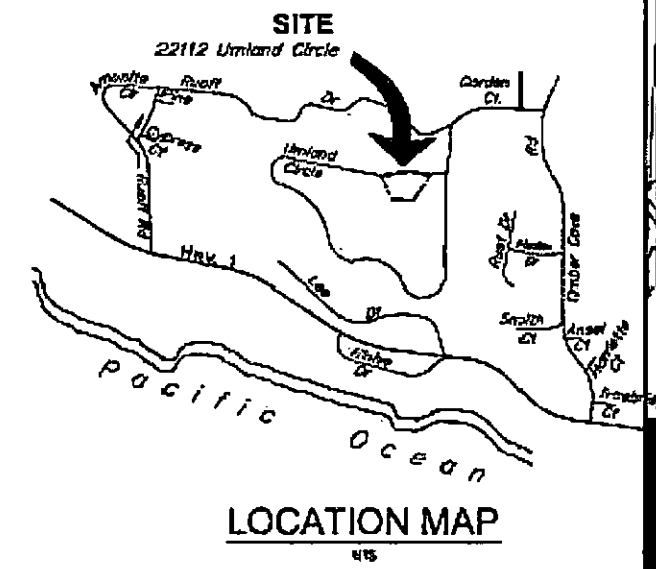
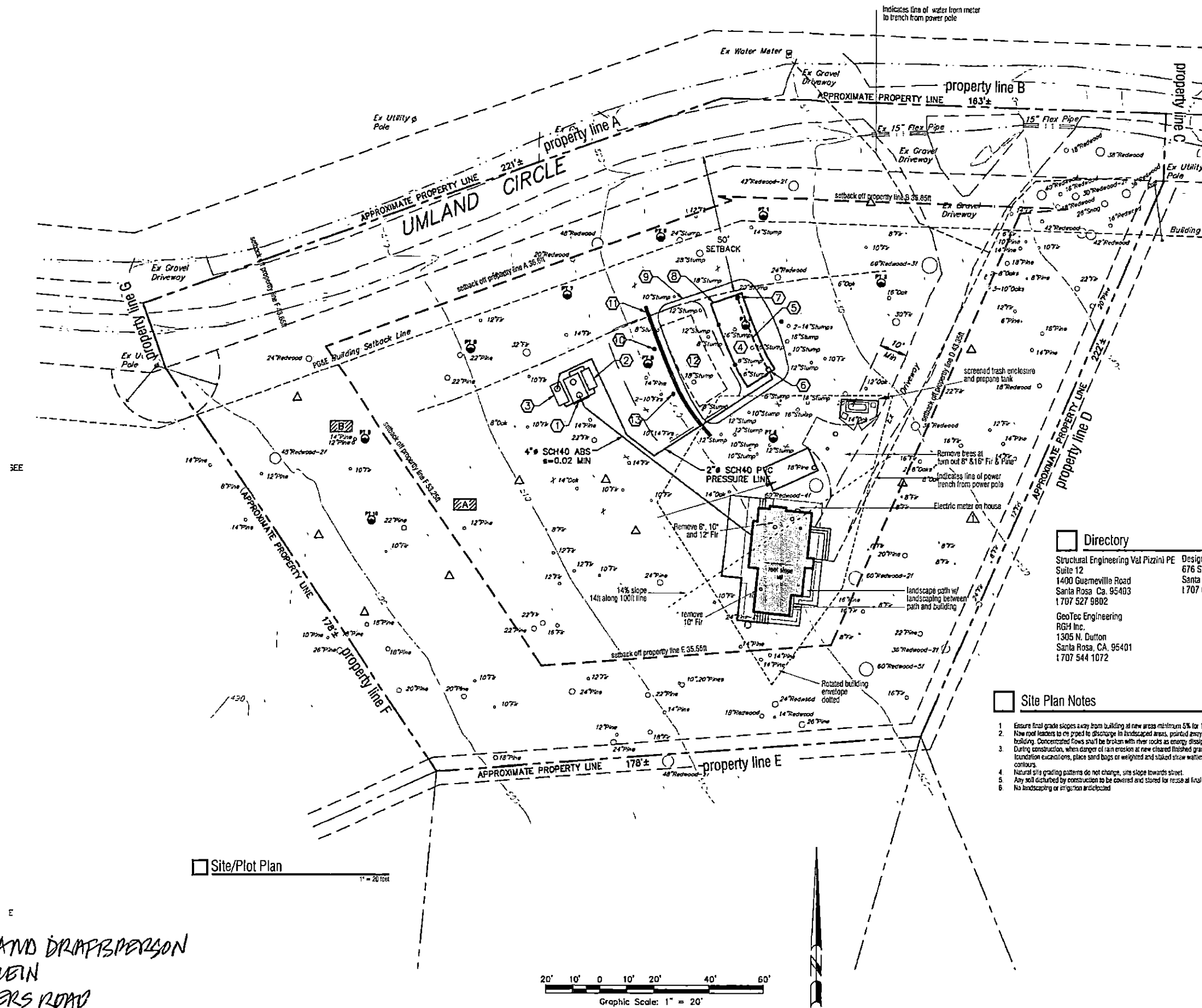
1 Layout Plan

1
 layout plan

- List of Abbreviations
- (E) Existing
 - (N) New
 - (R) Replacement
 - RRR Remove & Replace
 - SG Safety glass
 - N/C No change
 - SC Solid core
 - clbr Self closer device
 - HS Washers/strip
 - OR Over
 - FD French Door
 - H/L High Level
 - Slid Slider
 - R/OH Roof overhang

- PLAN & FRAMING NOTES
1. All dimensions are to face of stud U.O.N. or face of sheathing on SIPs unless noted.
 2. Door and Window sizes: 38.60 is a 3'-0" x 8'-0" (42" x 72") it is not rough opening size.
 3. All bathroom show 2x12 blocking at height for toilet paper, or grab rail, discuss if unclear.

1
 layout plan



- General Notes**
- Governing Codes: All Construction shall comply with California Residential Code 2013 Edition, California Administrative Code 2013, Edition, California Mechanical Code 2013 Edition, California Plumbing Code 2013 Edition, California Fire Code 2013 Edition, California Energy Code 2013 Edition, California Green Building Standards Code 2013 Edition, and all County of Sonoma Ordinances that are current, and relate to the 2013 California Title 24.
 - The Contractor to verify all dimensions on site prior to starting that phase of work. All discrepancies to be discussed and resolved with the Designer prior to commencement of work. Verify all dimensions where work involves Framing for windows, doors or cabinets.
 - All framing dimensions are to face of stud unless noted otherwise, DO NOT SCALE DRAWINGS!
 - The Contractor to verify all dimensions on site prior to starting that phase of work. All discrepancies to be discussed and resolved with the Designer prior to commencement of work.
 - The Designer assumes no responsibility for the completeness of drawings and specifications.
 - The General Contractor shall follow all applicable Industrial Safety Regulations and regulations and conditions of the Local Governing Authority. The Designer and Owner shall not be responsible for enforcing these requirements.
 - No hazardous materials or wastes shall be stored or used within the building that exceed the quantities listed in the current CBC.
 - The General Contractor shall conform to all the Local Governing Authority of Home Owners Association requirements regarding noise and dust control, Trash collection and storage, work hours, site access, signage and security.

Directory

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 1400 Guerneville Road Santa Rosa Ca. 95409
 Santa Rosa Ca. 95403 t 707 527 9802
 t 707 695 0711

GeoTec Engineering
 RGH Inc.
 1305 N. Dutton
 Santa Rosa, CA. 95401
 t 707 544 1072

- Site Plan Notes**
- Ensure final grade slopes away from building at new areas minimum 5% for 10 feet (that's 6")
 - New road leads to its pipe to discharge in landscaped areas, pointed away from the building. Concentrated flows shall be broken with their rocks as energy dissipaters
 - During construction, when danger of an erosion at new cleared finished grade areas or foundation excavations, place sand bags or weighted and staked straw watties across contours.
 - Natural site grading patterns do not change, site slope towards street.
 - Any soil disturbed by construction to be covered and stored for reuse at final grading.
 - No landscaping or irrigation indicated.

Description

New 770 sqft SIPS cabin on slab.

Project Information

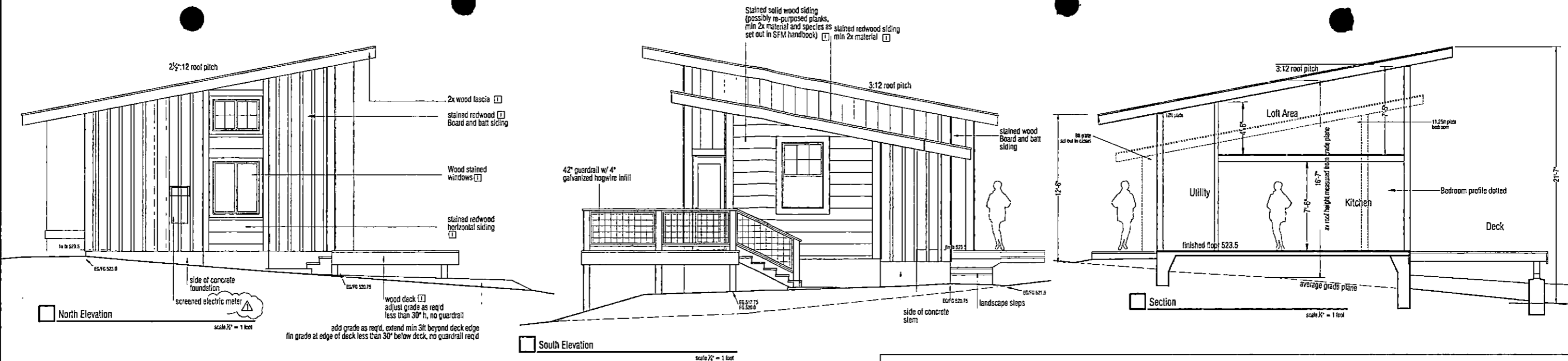
Address	22112 Umland Circle Timber Cove CA 95448
Owners	Kate Delaplane and David Yusem
APN	109-420-021
Land Use	RR20
Zoning	RR-CC-B7-SR
Lot size	63520sqft (1.45ac)
Lot	Communal Water and Septic
Setbacks County	F20(45c) road, R20, S5, H35, 35%
Setbacks HOA	
Area	
Cabin	770 sqft
Deck	375 sqft
(N)Lot coverage	1.8% (allowable 35%)
Height	Av. Roof = 17'-5" Highest Ridge = 22'-0" (allowable 35ft)
Sprinklers	yes, Per NFPA 13D
WUI	yes

- Sheet Index**
- Cover Sheet, Site Plan and Project Information
 - Detail Site and Setback calculations
 - Layout Plans and Elevations

APPLICANT AND DRAFTER PERSON
 IRVIN KLEIN
 676 SPEERS ROAD
 SANTA ROSA CA 95409
 707-695-0711

Cover sheet / Site plan

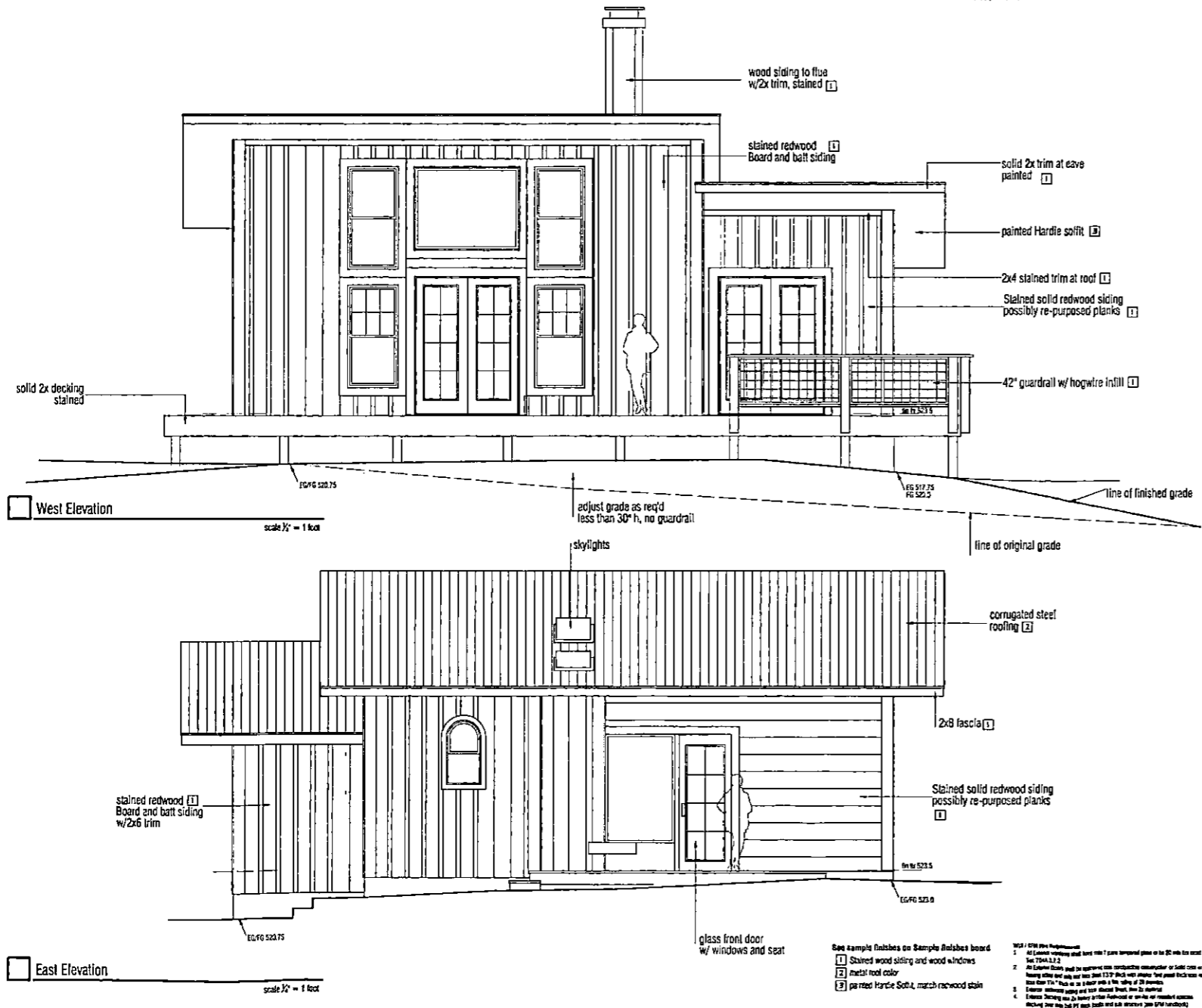
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North Elevation

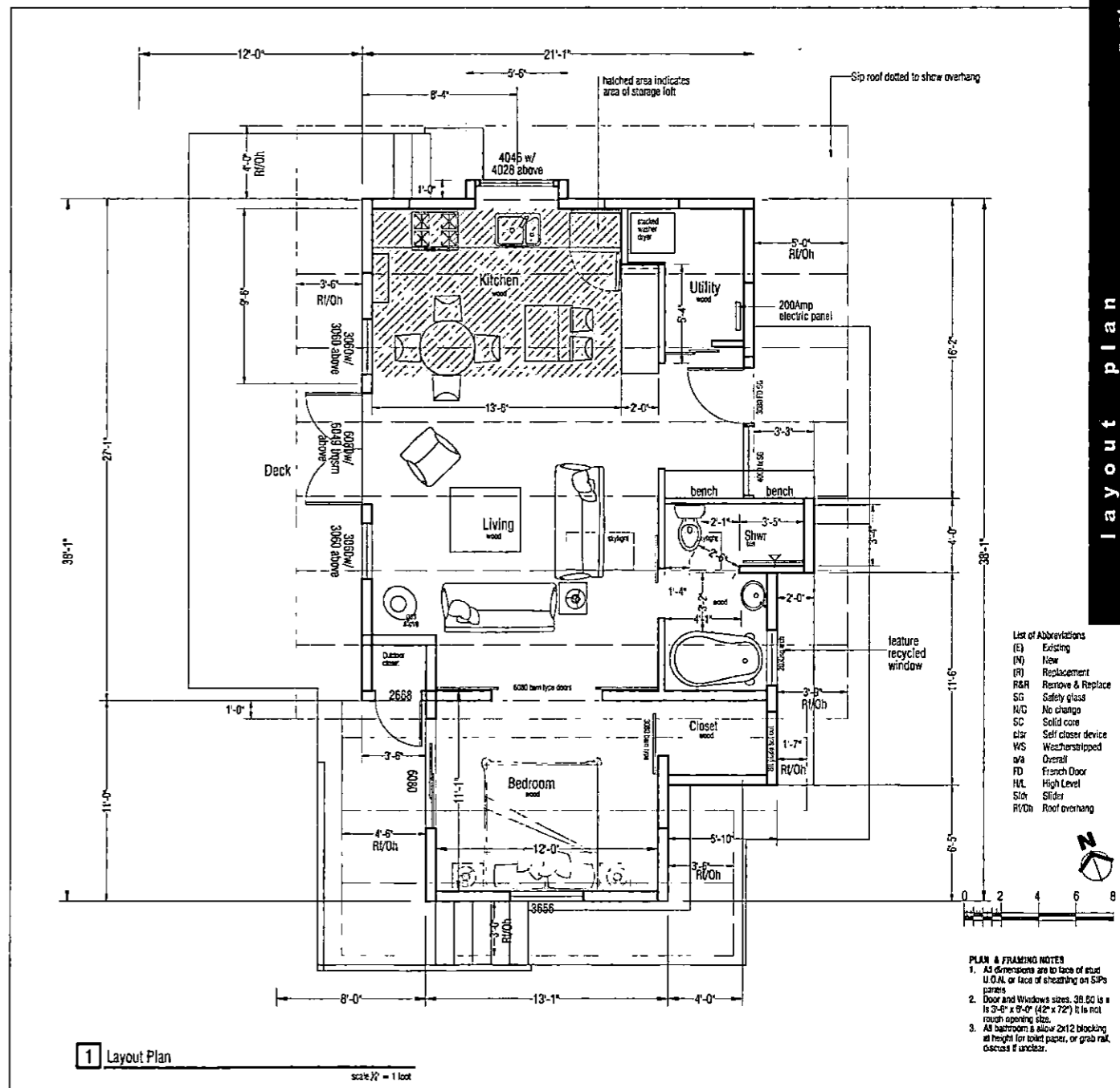
South Elevation

Section



West Elevation

East Elevation



1 Layout Plan

layout plan
 1

- List of Abbreviations
- (E) Existing
 - (N) New
 - (R) Replacement
 - (R&R) Remove & Replace
 - SG Safety glass
 - N/C No change
 - SC Solid core
 - slr Self closer device
 - WS Weatherstripped
 - W/G Weatherstripped
 - FD French Door
 - HL High Level
 - Slr Slider
 - R/OvH Roof overhang

- PLAN & FRAMING NOTES
1. All dimensions are to face of stud, U.O.N. or face of sheathing on SIPs panels.
 2. Door and Windows sizes: 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120, 126, 132, 138, 144, 150, 156, 162, 168, 174, 180, 186, 192, 198, 204, 210, 216, 222, 228, 234, 240, 246, 252, 258, 264, 270, 276, 282, 288, 294, 300, 306, 312, 318, 324, 330, 336, 342, 348, 354, 360, 366, 372, 378, 384, 390, 396, 402, 408, 414, 420, 426, 432, 438, 444, 450, 456, 462, 468, 474, 480, 486, 492, 498, 504, 510, 516, 522, 528, 534, 540, 546, 552, 558, 564, 570, 576, 582, 588, 594, 600, 606, 612, 618, 624, 630, 636, 642, 648, 654, 660, 666, 672, 678, 684, 690, 696, 702, 708, 714, 720, 726, 732, 738, 744, 750, 756, 762, 768, 774, 780, 786, 792, 798, 804, 810, 816, 822, 828, 834, 840, 846, 852, 858, 864, 870, 876, 882, 888, 894, 900, 906, 912, 918, 924, 930, 936, 942, 948, 954, 960, 966, 972, 978, 984, 990, 996, 1002, 1008, 1014, 1020, 1026, 1032, 1038, 1044, 1050, 1056, 1062, 1068, 1074, 1080, 1086, 1092, 1098, 1104, 1110, 1116, 1122, 1128, 1134, 1140, 1146, 1152, 1158, 1164, 1170, 1176, 1182, 1188, 1194, 1200, 1206, 1212, 1218, 1224, 1230, 1236, 1242, 1248, 1254, 1260, 1266, 1272, 1278, 1284, 1290, 1296, 1302, 1308, 1314, 1320, 1326, 1332, 1338, 1344, 1350, 1356, 1362, 1368, 1374, 1380, 1386, 1392, 1398, 1404, 1410, 1416, 1422, 1428, 1434, 1440, 1446, 1452, 1458, 1464, 1470, 1476, 1482, 1488, 1494, 1500, 1506, 1512, 1518, 1524, 1530, 1536, 1542, 1548, 1554, 1560, 1566, 1572, 1578, 1584, 1590, 1596, 1602, 1608, 1614, 1620, 1626, 1632, 1638, 1644, 1650, 1656, 1662, 1668, 1674, 1680, 1686, 1692, 1698, 1704, 1710, 1716, 1722, 1728, 1734, 1740, 1746, 1752, 1758, 1764, 1770, 1776, 1782, 1788, 1794, 1800, 1806, 1812, 1818, 1824, 1830, 1836, 1842, 1848, 1854, 1860, 1866, 1872, 1878, 1884, 1890, 1896, 1902, 1908, 1914, 1920, 1926, 1932, 1938, 1944, 1950, 1956, 1962, 1968, 1974, 1980, 1986, 1992, 1998, 2004, 2010, 2016, 2022, 2028, 2034, 2040, 2046, 2052, 2058, 2064, 2070, 2076, 2082, 2088, 2094, 2100, 2106, 2112, 2118, 2124, 2130, 2136, 2142, 2148, 2154, 2160, 2166, 2172, 2178, 2184, 2190, 2196, 2202, 2208, 2214, 2220, 2226, 2232, 2238, 2244, 2250, 2256, 2262, 2268, 2274, 2280, 2286, 2292, 2298, 2304, 2310, 2316, 2322, 2328, 2334, 2340, 2346, 2352, 2358, 2364, 2370, 2376, 2382, 2388, 2394, 2400, 2406, 2412, 2418, 2424, 2430, 2436, 2442, 2448, 2454, 2460, 2466, 2472, 2478, 2484, 2490, 2496, 2502, 2508, 2514, 2520, 2526, 2532, 2538, 2544, 2550, 2556, 2562, 2568, 2574, 2580, 2586, 2592, 2598, 2604, 2610, 2616, 2622, 2628, 2634, 2640, 2646, 2652, 2658, 2664, 2670, 2676, 2682, 2688, 2694, 2700, 2706, 2712, 2718, 2724, 2730, 2736, 2742, 2748, 2754, 2760, 2766, 2772, 2778, 2784, 2790, 2796, 2802, 2808, 2814, 2820, 2826, 2832, 2838, 2844, 2850, 2856, 2862, 2868, 2874, 2880, 2886, 2892, 2898, 2904, 2910, 2916, 2922, 2928, 2934, 2940, 2946, 2952, 2958, 2964, 2970, 2976, 2982, 2988, 2994, 3000.
 3. All bathroom & shower 2x12 blocking at height for toilet paper or grab rail, discuss if unclear.

See sample finishes on Sample Finish board

- 1 Stained wood siding and wood windows
- 2 metal roof color
- 3 painted Hardie Soffit, match rewood stain

Building Area
by HOA calculation

2" Ø SCH40 PVC
PRESSURE LINE

STORMWATER FROM ROOF GUTTER DROPS
TO BE DISCHARGED TO LANDSCAPE AREAS
MINIMUM 5' FROM BUILDING AND
DIRECTED AWAY FROM BUILDING

OTHER STORM WATER TO
FOLLOW EXISTING DRAINAGE
DIRECTION

PRELIMINARY GRADING

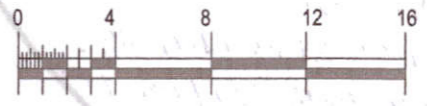
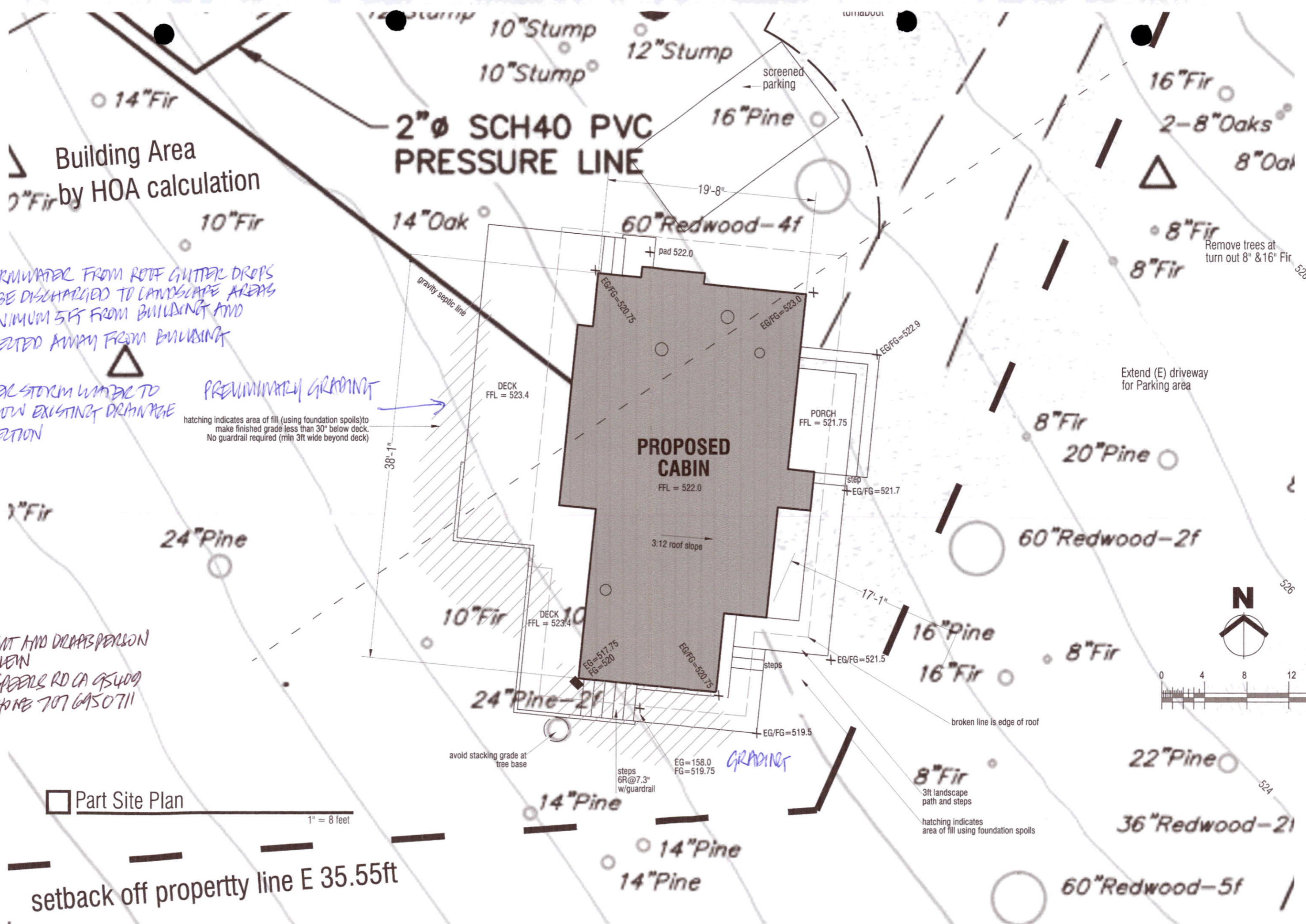
hatching indicates area of fill (using foundation spoils) to
make finished grade less than 30" below deck
No guardrail required (min 3ft wide beyond deck)

APPLICANT AND DRAFTER PERSON
IRVIN KLEIN
676 SERRILL RD CA 95409
TELEPHONE 707 6450711

Part Site Plan

1" = 8 feet

setback off property line E 35.55ft



Remove trees at
turn out 8" & 16" Fir

Extend (E) driveway
for parking area

broken line is edge of roof

3ft landscape
path and steps

hatching indicates
area of fill using foundation spoils

GRADING

steps
6R@7.3"
w/guardrail

EG=158.0
FG=519.75

avoid stacking grade at
tree base

14" Pine

14" Pine
14" Pine

60" Redwood-5f

36" Redwood-2f

22" Pine

16" Pine

16" Fir

8" Fir

60" Redwood-2f

8" Fir

20" Pine

8" Fir

8" Fir

16" Fir

2-8" Oaks

8" Oak

60" Redwood-4f

14" Oak

10" Fir

14" Fir

10" Stump

10" Stump

12" Stump

16" Pine

screened
parking

19'-8"

pad 522.0

EG/FG=520.75

EG/FG=523.0

EG/FG=522.9

DECK
FFL = 523.4

PORCH
FFL = 521.75

PROPOSED
CABIN
FFL = 522.0

FFL = 522.0

3:12 roof slope

step
EG/FG=521.7

DECK
FFL = 523.4

EG=517.75
FG=520

EG/FG=520.75

17'-1"

EG/FG=521.5

EG/FG=519.5

524

526

528

Building Area
by HOA calculation

STORMWATER FROM SITE CURBED DROPS
TO BE DISCHARGED TO LANDSCAPE AREAS
DIRECTED AWAY FROM AND AT LEAST 1 FT
AWAY FROM THE BUILDING - OTHER
STORM WATER TO FOLLOW EXISTING
NATURAL DRAINAGE
PATTERNS

PRELIMINARY GRADIENT

hatching indicates area of fill (using foundation spoils) to
make finished grade less than 30" below deck.
No guardrail required (min 3ft wide beyond deck)

APPLICANT AND DRAFTER PERSON
IRVIN KLEIN
676 SPEDERS ROAD
SANTA ROSA CA 95409
PHONE 707 CAS 0711

Part Site Plan

1" = 8 feet

setback off property line E 35.55ft

2" Ø SCH40 PVC
PRESSURE LINE

PROPOSED
CABIN

FFL = 522.0

3:12 roof slope

DECK
FFL = 523.4

PORCH
FFL = 521.75

DECK
FFL = 523.4

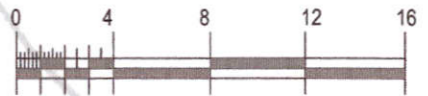
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steps
6R @ 7.3"
w/guardrail

PRELIMINARY
GRADIENT

8" Fir
3ft landscape
path and steps

hatching indicates
area of fill using foundation spoils



14" Oak

60" Redwood - 4f

16" Pine

16" Fir

2-8" Oaks

8" Oak

8" Fir

8" Fir

Extend (E) driveway
for parking area

8" Fir

20" Pine

60" Redwood - 2f

16" Pine

16" Fir

8" Fir

22" Pine

36" Redwood - 2f

60" Redwood - 5f

14" Pine

14" Pine

14" Pine

screened
parking

19'-8"

pad 522.0

EG/FG = 520.75

EG/FG = 523.0

EG/FG = 522.9

step
EG/FG = 521.7

EG/FG = 521.5

EG/FG = 519.5

gravity septic line

38'-1"

10" Fir

24" Pine - 2f

14" Pine

14" Pine

14" Pine

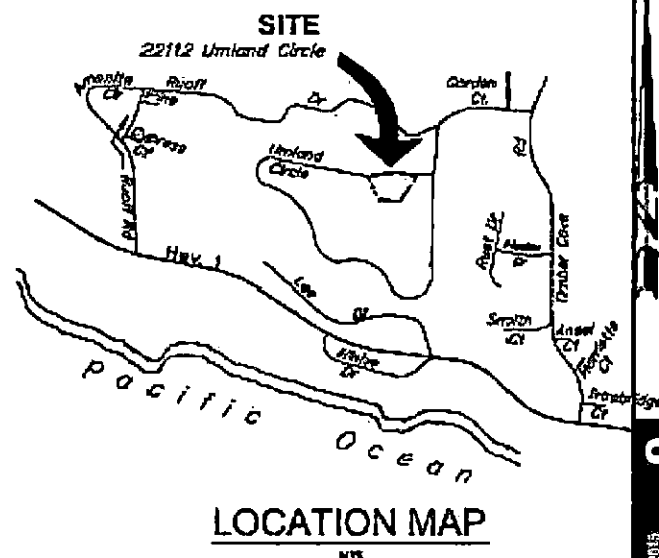
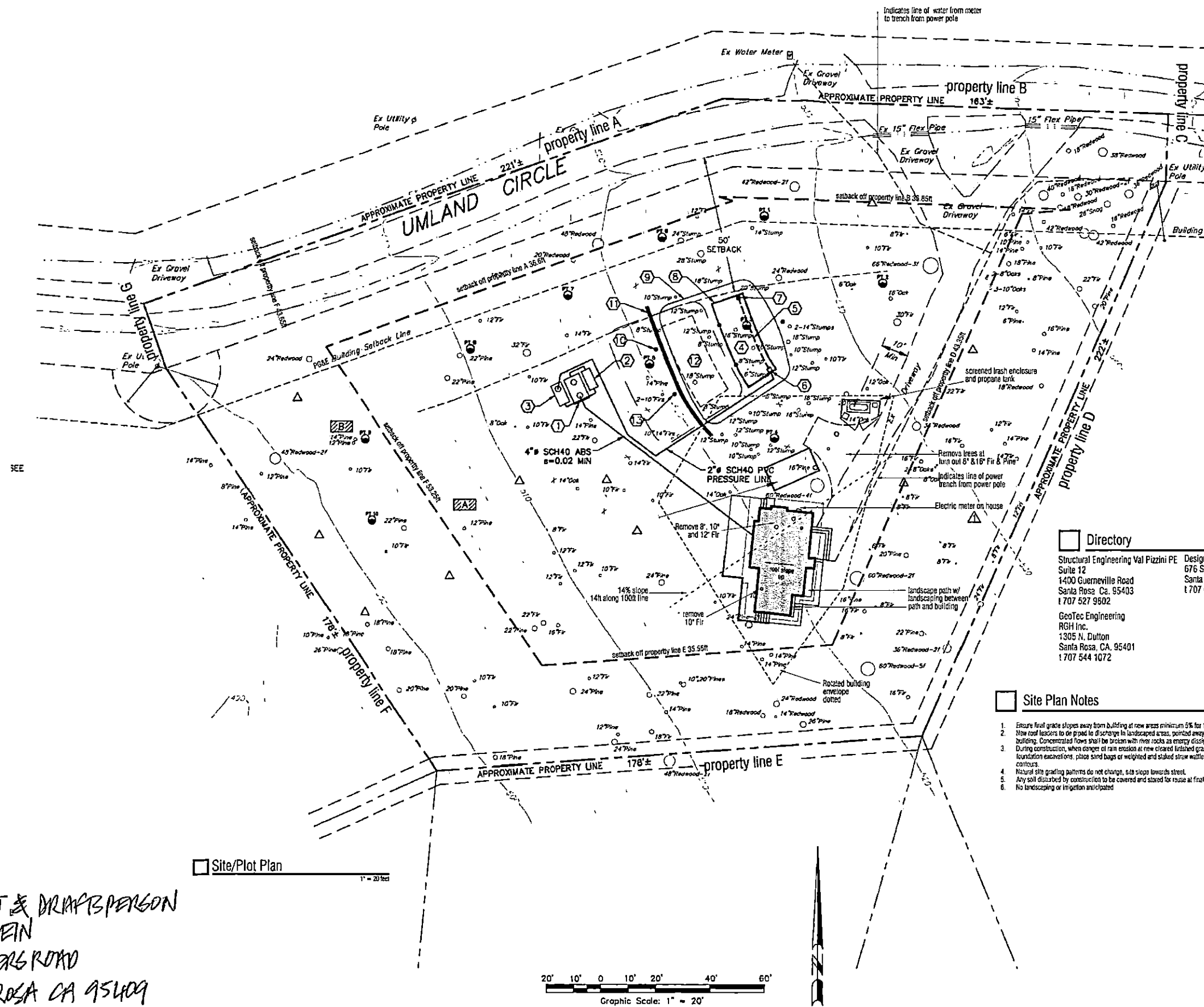
avoid stacking grade at
tree base

broken line is edge of roof

528

526

524



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- Site Plan Notes**
- Ensure final grade slopes away from building at new areas minimum 5% for 10 feet (that's 6")
 - New roof leaders to be piped to discharge in landscaped areas, pointed away from the building. Concentrated flows shall be broken with river rocks as energy dissipaters.
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 - Any soil disturbed by construction to be covered and stored for reuse at final grading.
 - No landscaping or irrigation anticipated.

Description

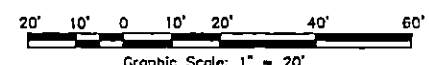
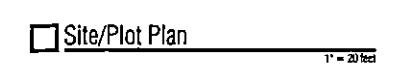
New 770 sqft SIPS cabin on slab.

Project Information

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Zoning	RR-CC-B7-SR
Lot size	63520sqft (1.45ac)
Lot	Communal Water and Septic
Setbacks County	F20(45cl road), R20, S5, H35, 35%
Setbacks HOA	
Area	
Cabin	770 sqft
Deck	375 sqft
(N)Lot coverage	1.8% (allowable 35%)
Height	Av. Roof = 17'-5" Highest Ridge = 22'-0" (allowable 35ft)
Sprinklers	yes Per NFPA 13D
WUI	yes

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Cover sheet / Site plan