

B

Type

✓

Plans

BLD14-3824

Permit Number

20010

Street Number

COLEMAN VALLEY Rd

Street Name

OCC

Community Code

101-090-009

APN

COUNTY OF SONOMA - PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403 (707) 565-1900 FAX (707) 565-1103

Please Print Your Name:

HOMEBWORKS

Date Applied:

8-14-14

INFORMATION WITHIN HEAVY LINE TO BE COMPLETED BY APPLICANT

SITE LOCATION INFORMATION - PRINT CLEARLY

Site Address: **20010 COLEMAN VLY RD** City: **COLLETON** ZIP: _____
 Cross-Street: **JOY RD +** APN: **101-070-009** Project Phone #: () Project Fax #: ()
 Directions: _____ Email address: _____ Unit #: _____ Lot #: _____
 Describe Project: **MAJOR REMODEL, 8.8% ADDITION TO LEGAL NON-CONFORMING UNIT** Living Area: **REMODEL - 2,263** Contract Price: _____
 Garage: **ADD - 200 sq ft 8.8% of existing** Decks: _____

OWNER NAME AND ADDRESS

APPLICANT NAME AND ADDRESS

Name: **RENATE & GEORGE C LEE** Name: **HOMEBWORKS**
 Mailing Address: **4 ROLLING HILLS RD** Mailing Address: **P.O. BOX 840**
 City: **TIBURON** State: **CA** ZIP: **94920** City: **WRESTVILLE** State: **OH** ZIP: **45456**
 Day Ph: (**415 302-5761**) Fax: () Day Ph: () **604-7432** Fax: ()

CONTRACTOR INFORMATION

OTHER PERSONS (ARCHITECT, ENGINEER, ETC.)

Company Name: _____ Name: _____
 Address: _____ Address: _____
 City: _____ State: _____ ZIP: _____ City: _____ State: _____ ZIP: _____
 Day Ph: () Fax: () Day Ph: () Fax: ()

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: **STATE FUND**
 Policy No.: **1810962-13**
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
 Exp. Date: **9-14-14** Applicant: **[Signature]**
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. C.)
 Lenders Name: _____
 Lenders Address: **CR ZPE14-0324**

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself, her, or through his or her own employees, provided that such improvements are not intended to be offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____, B & P.C. for this reason _____
 By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following website: <http://www.leginfo.ca.gov/calaw.html>
 Date: _____ Signature of Property Owner or Authorized Agent: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Lic. Class: **B** Lic. No.: **374307**
 Exp. Date: **10-31-15** Contractor: **HOMEBWORKS**

ASBESTOS DECLARATION

Written asbestos notification pursuant to Part 61 of Title 40 of the Code of Federal Regulations is required when asbestos exists in buildings, or portions thereof, undergoing demolition. I hereby declare that demolition authorized by this permit is from construction that (does) (does not) contain asbestos, or that no demolition is authorized by this permit.

I certify that I have read this application and affirm under penalty of perjury that the above information is correct. I agree to comply with all local Ordinances and State laws relating to building construction. I hereby authorize representatives of the County of Sonoma to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption for the Worker's Compensation provision of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workman's Compensation law, this permit shall be deemed revoked.

PERMITTEE SIGNATURE: **[Signature]**
 ADDRESS: _____ CITY: _____ ZIP: _____
 Contractor Owner Other Licensed Professional

PRO CUBA FIRE DEPARTMENT USE

Zoning: **SFD** File No.: **ZPE14-0324** Acres: **145.13**
 Existing Use/Structures: _____
 Proposed Use/Structures: **Remodel of SFD**
 Zoning Min. Yard Requirements: Front _____ Left _____ Right _____ Back **20**
 NOTE: Fire Safe Standards require all parcels greater than 1 Acre to have a min. 30' setback unless mitigated. Mitigation Required Address subject to change
 Approval for Permit Issuance: _____ Approval for Occupancy: _____
 By: **[Signature]** Date: **9/18/14**
 Conditions: **Scott Hunsperger approved ZPE 14-0324 - Bld needs his approval waived ADR Coastal Permit.**

ROAD ENCROACHMENT

Approved by: **[Signature]** Date: **8/14/14**

SEPTIC SYSTEM PERMIT/CLEARANCE #

Approved by: **[Signature]** Date: **8-14-14**

FLOOD ZONE

Site Review: **[Signature]** Date: **8/14/14**

FIRE

Code Enforcement Violation: Yes No Violation #: _____

This permit is limited to _____ days.

WORK AUTHORIZED:

add on & remodel (E) SFD

<input checked="" type="checkbox"/> Plans Approved	<input type="checkbox"/> Post FIRM	<input type="checkbox"/> Alquist Priolo Report Available
<input type="checkbox"/> No Plans Subject to Field Inspection	<input type="checkbox"/> Pre FIRM	<input type="checkbox"/> Geotechnical report Available
Plancheck Cleared By: [Signature] Date: 9/17/14	Type of Construction: JB	Occupancy: R3
Permit Issued for Issuance By: [Signature] Date: 9-18-14	Auto. Fire Sprinkler Req'd: NO	No. of Units: _____
		Certificate of Occupancy: _____

PAYMENT REC'D
 \$ **4,251.31**
SEP 18 2014
 PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

JOB ADDRESS: **20010 Coleman Valley Rd** PERMIT NUMBER: **Bld 14-3824** INSPECTION AREA: **7**

131) SPECIAL INSPECTION REQUIRED		<input type="checkbox"/> YES	<input type="checkbox"/> NO	IF YES, SEE ADDITIONAL SHEET	
INSPECTION RECORD	DATE	NAME	REMARKS		
101) ROUGH GRADING			Remodel + Add SFD SITE REVIEW @ 1ST INSP. PMAR 8/14/14		
103) FOUNDATION					
FORMS/SETBACK					
FOOTING					
WALLS					
106) UFER GROUND #					
104) CAISSONS/PIERS					
105) SLAB					
107) UNDERGROUND UTILITIES					
110) MASONRY					
109) RETAINING WALLS					
113) FIREPLACE					
FOOTING					
HEARTH/PROTECTION					
THROAT					
114) CHIMNEY					
120) UNDERFLOOR/UNDERSLAB					
115) HYDRONICS	10/23/15	MB			
116) U/F ELECTRICAL					
117) U/F MECHANICAL					
118) U/F PLUMBING	8/3/15	MB			
119) U/F FRAMING					
139) U/F INSULATION					
126) SHEAR WALLS	5/5/15	MB			
<input checked="" type="checkbox"/> INTERIOR					
<input checked="" type="checkbox"/> EXTERIOR					
127) DIAPHRAGMS	3/10/15	MB			
<input checked="" type="checkbox"/> ROOF					
<input type="checkbox"/> FLOOR					
134) SIDING/SHEATHING					
125) HOLD DOWNS	5/5/15	MB			
132) CLOSE-IN	10/23/15	MB			
122) ROUGH ELECTRICAL					
123) ROUGH MECHANICAL					
124) ROUGH PLUMBING			- except at island vent		
128) ROUGH FRAME					
160) SMOKE DETECTORS					
139) INSULATION					
142) WALLBOARD	2/5/16	MB	- Will see gas test at shower pan		
143) FIREWALLS					
135) STUCCO/PLASTER					
<input type="checkbox"/> LATH					
<input type="checkbox"/> SCRATCH					
137) ROOFING					
130) TUB/SHOWER PAN					
162) FIRE DAMPERS/DOORS					
164) SUSPENDED CEILING					
<input type="checkbox"/> ROUGH ELEC.					
<input type="checkbox"/> ROUGH MECH.					
165) EXITING - RAMPS/STAIRS					
163) HANDRAILS/GUARDRAILS					
CORRIDORS/DOORS					
166) ACCESSIBILITY COMPLIANCE					
144) WATER TANKS					
<input type="checkbox"/> SLAB					
<input type="checkbox"/> WALLS					
170) TEMPORARY OCCUPANCY					
171) TEMPORARY ELECTRICAL					
172) TEMPORARY GAS					
174) ELECTRIC METER AUTHORIZATION					
152) PANEL BOARDS/SERVICE					
189) SEPTIC ELECTRIC FINAL					
175) GAS METER AUTHORIZATION					
153) GAS PRESSURE TEST					
HOUSE					
YARD					
190) MANUF. HOME FOUNDATION					
191) MANUF. HOME INSTALLATION					
CONTINUITY					
STAIRS/SKIRTS					
RIDGE BOLTING					
193) MANUF. HOME COND. FINAL					
SWIMMING POOLS					
194) PRE-GUNITE					
195) PRE-DECK					
196) PRE-PLASTER/FENCE					
197) VINYL/FIBERGLASS POOL EXCAVATION					
102) GRADING FINAL					
176) ELECTRICAL FINAL					
177) MECHANICAL FINAL					
178) PLUMBING FINAL					
199) FINAL					
OCCUPANCY (OK TO OCCUPY)					
			650) SUSMP INSPECTION		
			651) NPDES EROSION COMPLIANCE		
			652) NPDES SEDIMENT COMPLIANCE		
			653) NPDES DOCS/SWPPP		
			FIRE INSPECTION REQUIRED		DATE
			<input type="checkbox"/> Yes <input type="checkbox"/> No		NAME
			759) KNOX BOX		
			760) PROPANE TANK HOLD DOWNS		
			770) SPRINKLER FINAL		
			771) ABOVEGROUND HYDROSTATIC		
			772) UNDERGROUND HYDROSTATIC		
			773) UNDERGROUND FLUSH		
			774) THRUST BLOCKS		
			775) PIPE WELD		
			776) HYDRANTS/APPLIANCES		
			777) PUMP ACCEPTANCE		
			778) WATER SUPPLY/TANK		
			779) ALARM SYSTEM		
			780) HOOD & DUCT SYSTEM		
			781) ABOVEGROUND TANK/DISPENSER		
			198) FIRE FINAL		
			CLEARANCES:		
			FIRE <input type="checkbox"/> Local <input type="checkbox"/> County		
			HEALTH DEPARTMENT		
			ZONING		
			SANITATION		
			PLAN RETENTION REQUIRED?		
			<input type="checkbox"/> Yes <input type="checkbox"/> No		

PERM 14-3824

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Building Permit Invoice: BLD14-3824

Project Address: 20010 COLEMAN VALLEY RD BBY
Cross Street: JOY RD

Printed: Thursday, April 09, 2015

APN: 101-090-009
Description: REMODEL & ADD TO SFD...WITH FIRE SPRINKLERS
Res/Com: R
Std/Quick: S
Fire District: BODEGA BAY FPD

Initialized by: CCAMILLE
Activity Type: B-BLD 1401

Insp Area: 07
Site Review File #: @ 1ST INSP.
Site Review Fees Paid: \$147.00; \$0.00; \$0.00

Owner: LEE RENATE K TR
 4 ROLLING HILLS RD
 TIBURON CA 94920

Applicant: HOMEWORKS
 PO BOX 840
 FORESTVILLE CA

95436-0840

707 604 7432

Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
R-3 Residential, 1,2	Type VB	82.90	2,263	\$187,602.70
R-3 Residential, 1,2	Type VB	127.54	140	\$17,855.60
R-3 Residential, 1,2	Type VB	127.54	88	\$11,223.52
Other Valuations	Res Cvr'd Por/Com Canop	23.61	176	\$4,155.36
	Totals...		2,667	\$220,837.18*

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
7	CREDIT CARD CONVEN FEE	26010104-460	17.18	17.18	.00
50	S.M.I.P. RESIDENTIAL	80170200-460	28.71	26.71	.00
52	CA BLDG STANDARDS SB1473	80170300-460	9.00	9.00	.00
60	BLDG PERM PLAN CHECK FEE	26010115-410	1,948.76	1,903.12	.00
62	ADDITIONAL PLANCHECK FEE	26010115-410	90.67	90.67	.00
80	GRN BLDG RES P/C	26010115-410	287.50	287.50	.00
81	GRN BLDG RES INSP	26010115-410	349.00	349.00	.00
100	SITE REVIEW/ELEV CERT	26010115-410	147.00	147.00	.00
117	RES'D'L FIRE SPRINKLERS	20020200-453	716.00	716.00	.00
122	ELECTRICAL FEE	26010115-410	221.67	221.67	.00
123	MECHANICAL FEE	26010115-410	98.52	98.52	.00
124	PLUMBING FEE	26010115-410	320.19	320.19	.00
132	BUILDING PERMIT FEE	26010115-410	3,101.30	2,945.60	.00
140	TECH ENHANCEMENT FEE	26010104-460	48.00	48.00	.00
145	PLAN ADMIN FEE	26010400-450	454.30	454.30	.00
366	CLEARANCE OFFICE REVIEW	26010113-410	96.00	96.00	.00
706	ENG REV - MIN CLEARANCE	26010111-450	79.00	79.00	.00
735	NPDES - BUILDING	26010112-411	248.10	235.65	.00

PAYMENT REC'D
 \$ 215.79 *BE*
 APR 09 2015
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

\$8,260.90 \$8,045.11

Total Fees: \$8,260.90
Total Paid: \$8,045.11

Balance Due: \$215.79

Development Fees Deferred until Occupancy or Final: \$0.00

"Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following: 1) 100% of a fee erroneously paid or collected. 2) 90% of the plan review fee when an application for a permit is withdrawn or canceled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Building Permit Invoice: BLD14-3824

Project Address: 20010 COLEMAN VALLEY RD BBY
Cross Street: JOY RD

Printed: Monday, March 02, 2015
Initialized by: CCAMILLE
Activity Type: B-BLD 1401

APN: 101-090-009
Description: REMODEL & ADD TO SFD...WITH FIRE SPRINKLERS
Res/Com: R
Std/Quick: S
Fire District: BODEGA BAY FPD

Insp Area: 07
Site Review File #: @ 1ST INSP.
Site Review Fees Paid: \$147.00; \$0.00; \$0.00

Owner: LEE RENATE K TR
 4 ROLLING HILLS RD
 TIBURON CA 94920

Applicant: HOMEWORKS
 PO BOX 840
 FORESTVILLE CA

95436-0840

707 604 7432

Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
R-3 Residential, 1,2	Type VB	82.90	2,263	\$187,602.70
R-3 Residential, 1,2	Type VB	127.54	140	\$17,855.60
Totals...				\$205,458.30*

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
7	CREDIT CARD CONVEN FEE	26010104-460	17.18	17.18	.00
50	S.M.I.P. RESIDENTIAL	80170200-460	26.71	26.71	.00
52	CA BLDG STANDARDS SB1473	80170300-460	9.00	9.00	.00
60	BLDG PERM PLAN CHECK FEE	26010115-410	1,903.12	1,903.12	.00
62	ADDITIONAL PLANCHECK FEE	26010115-410	90.67	90.67	.00
80	GRN BLDG RES P/C	26010115-410	287.50	287.50	.00
81	GRN BLDG RES INSP	26010115-410	349.00	349.00	.00
100	SITE REVIEW/ELEV CERT	26010115-410	147.00	147.00	.00
117	RESD'L FIRE SPRINKLERS	20020200-453	716.00	716.00	.00
122	ELECTRICAL FEE	26010115-410	221.67	221.67	.00
123	MECHANICAL FEE	26010115-410	98.52	98.52	.00
124	PLUMBING FEE	26010115-410	320.19	320.19	.00
132	BUILDING PERMIT FEE	26010115-410	2,945.60	2,945.60	.00
140	TECH ENHANCEMENT FEE	26010104-460	48.00	48.00	.00
145	PLAN ADMIN FEE	26010400-450	454.30	454.30	.00
366	CLEARANCE OFFICE REVIEW	26010113-410	96.00	96.00	.00
706	ENG REV - MIN CLEARANCE	26010111-450	79.00	79.00	.00
735	NPDES - BUILDING	26010112-411	235.65	235.65	.00

PAYMENT REC'D
 \$ _____
 MAR 02 2015
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

\$8,045.11 \$8,045.11

Total Fees: \$8,045.11

Total Paid: \$8,045.11

Balance Due: \$0.00

Development Fees Deferred until Occupancy or Final: \$0.00

"Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following: 1) 100% of a fee erroneously paid or collected. 2) 90% of the plan review fee when an application for a permit is withdrawn or canceled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended. 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
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Building Permit Invoice: BLD14-3824

Project Address: 20010 COLEMAN VALLEY RD BBY
Cross Street: JOY RD

APN: 101-090-009
Description: REMODEL & ADD TO SFD
Res/Com: R
Std/Quick: S
Fire District: BODEGA BAY FPD

Printed: Thursday, September 18, 2014
Initialized by: CCAMILLE
Activity Type: B-BLD 1401

Insp Area: 07
Site Review File #: @ 1ST INSP.
Site Review Fees Paid: \$147.00; \$0.00; \$0.00

Owner: LEE RENATE K TR
 4 ROLLING HILLS RD
 TIBURON CA 94920

Applicant: HOMEWORKS
 PO BOX 840
 FORESTVILLE CA
 95436-0840
 707 604 7432

PLANS ON ROLL

Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
R-3 Residential, 1,2	Type VB	82.90	2,263	\$187,602.70
R-3 Residential, 1,2	Type VB	127.54	200	\$25,508.00
Totals...			2,463	\$213,110.70*

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
50	S.M.I.P. RESIDENTIAL	80170200-460	27.70	.00	.00
52	CA BLDG STANDARDS SB1473	80170300-460	9.00	.00	.00
60	BLDG PERM PLAN CHECK FEE	26010115-410	1,903.12	1,903.12	.00
80	GRN BLDG RES P/C	26010115-410	287.50	287.50	.00
81	GRN BLDG RES INSP	26010115-410	349.00	.00	.00
100	SITE REVIEW/ELEV CERT	26010115-410	147.00	147.00	.00
122	ELECTRICAL FEE	26010115-410	221.67	.00	.00
123	MECHANICAL FEE	26010115-410	98.52	.00	.00
124	PLUMBING FEE	26010115-410	320.19	.00	.00
132	BUILDING PERMIT FEE	26010115-410	3,028.64	.00	.00
140	TECH ENHANCEMENT FEE	26010104-460	48.00	48.00	.00
145	PLAN ADMIN FEE	26010400-450	454.30	.00	.00
366	CLEARANCE OFFICE REVIEW	26010113-410	96.00	96.00	.00
706	ENG REV - MIN CLEARANCE	26010111-450	79.00	79.00	.00
735	NPDES - BUILDING	26010112-411	242.29	.00	.00
			\$7,311.93	\$2,560.62	

Total Fees: \$7,311.93
Total Paid: \$2,560.62

Balance Due: \$4,751.31

Development Fees Deferred until Occupancy or Final: \$0.00

"Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following: 1) 100% of a fee erroneously paid or collected. 2) 90% of the plan review fee when an application for a permit is withdrawn or canceled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended. 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed. 4) Application for refund must be made within one year of the date the fee is paid."

When validated below, this is your receipt.

Grading Permit Questionnaire

GRD - 002

Purpose: To assist applicants in determining if a grading permit is required for a proposed project.

Background: Grading is the removal and/or the deposition of earth material by artificial means. Earth material is defined as any rock or natural soil or combination thereof. Grading is generally a combination of excavation (cuts) and placement (fill) of soil. Common examples of grading include constructing a driveway, creating a building pad for further development, or stabilizing a slope. A grading permit is required prior to commencing any grading or related work, including preparatory site clearing and soil disturbance, except where exempted from permit requirements by Section 11.04.020 of the Sonoma County Code.

To determine if a project requires a grading permit, please answer the following questions. If any questions cannot be answered, contact a design professional for assistance and/or consult with the Permit and Resource Management (PRMD) Grading & Storm Water staff. **Incorrect answers may cause delays processing and/or issuing the permit(s) for the project.**

- Yes No Unknown 1. Does the project include cuts or fills exceeding 50 cubic yards of soil?*
- Yes No Unknown 2. Does the project include a cut greater than 2 feet in depth?*
- Yes No Unknown 3. Does the project create a cut slope greater than 5 feet in height and steeper than 2:1 (H:V)?*
- Yes No Unknown 4. Does the project include a fill greater than 3 feet in depth?
- Yes No Unknown 5. Does the project include fill between 1 foot and 3 feet in depth, and not intended to support a structure or surcharge, and placed on terrain with a natural slope steeper than 15%?
- Yes No Unknown 6. Does the project include fill greater than 1 foot in depth and intended to support a structure or surcharge?
- Yes No Unknown 7. Does the project include any fill within the Flood Prone Urban Area (FPUA)? See map on reverse side of this form for the location of the FPUA.
- Yes No Unknown 8. Does the project include any fill within a Special Flood Hazard Area designated by FEMA as subject to flooding by the 1% annual chance flood (100-year flood)?

* A "No" answer may be selected for excavations below finished grade for basements, tanks, vaults, swimming pools, and footings of a building, retaining wall, or other structure, where authorized by a valid building permit.

Acknowledgment:

I, as the applicant, understand that a "Yes" answer to **any** of the above questions means that a grading permit is required for my proposed project. Furthermore, the grading permit must be approved before a building permit can be approved for the site. If any answers are "Unknown" to me, I should contact my design professional immediately to determine if a grading permit is required.

Renate Lee
Applicant Printed Name
Renate Lee
Applicant Signature
8/14/14
Date

Reviewed
J. Rainey
8/14/14

20010 Coleman Valley Road
Property Address Bodega Bay, CA 94920
101-090-009
Assessor's Parcel Number(s)
01014-3824
Building Permit Number(s)

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-2210

**JORGENSEN
ENGINEERING**

11 BAYVIEW STREET
SAN RAFAEL, CA
94901

415.342.9955

March 19, 2015

Rye Jorgensen, P.E.
Jorgensen Engineering
11 Bayview St
San Rafael, CA 94901

Renate Lee
4 Rolling Hills Rd
Tiburon, CA

ATTN: Lorne Edwards

Project: Lee Residence
Project Address: 20010 Coleman Valley Rd, Bodega Bay, CA
Subject: Construction Bulletin #4

The following revisions have been made to the approved structural drawings for the project referenced above.

1. The entry is revised to include a new Mud Room.
2. The south west deck roof is extended around the building. The deck configuration is revised. Details 10/S3.1 is revised to show a new tie beam.

See attached sketches with clouded changes.

Please contact me if you have any questions.

Sincerely,

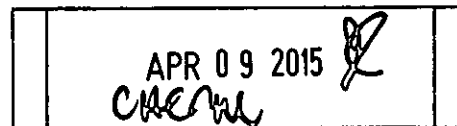


Digitally signed
by Rye R
Jorgensen
Date:
2015.03.19
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Rye Jorgensen, P.E. (C-77960)

BUILDING PLAN CHECK

☆ **APPROVED** ☆



**PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT**

ALL PAGES
REVISIONS
BLD 14-3024
FILE COPY

Hydraulic Calculations for



Project: LEE RESIDENCE LIV RM CALCS
20010 COLEMAN VALLEY RD
BODEGA BAY CA 94923
APN: 101-090-009

Drawing no.: FP-1
Date: 11/21/2014

Design

Remote area number:
Remote area location: LIVING ROOM
Occupancy classification: NFFPA-13D
Density: 14 GPM
Area of application: 2 HEADS
Coverage per sprinkler: 14 X 14
Type of sprinklers calculated: VIKING VK480 CONCEALED SIDEWALL
No. of sprinklers calculated: 2
In rack demand:
Hose streams: 0 GPM outside + 5 GPM inside
Total water required (including hose streams): 33.94 gpm at 45.96 psi [14.04 psi safety margin]
Total water required at base of system riser: 28.94 gpm at 39.66 psi
Type of system: Wet pipe
Volume of dry or preaction system:

Water Supply Information

Date:
Location:
Source:

Contractor: MCCOY FIRE PROTECTION, INC
131A STONY CIRCLE STE 500
SANTA ROSA CA 95401

Under contract with: RENATE LEE
4 ROLLING HILLS RD
TIBURON CA 94920

Name of designer: STEVE MCCOY

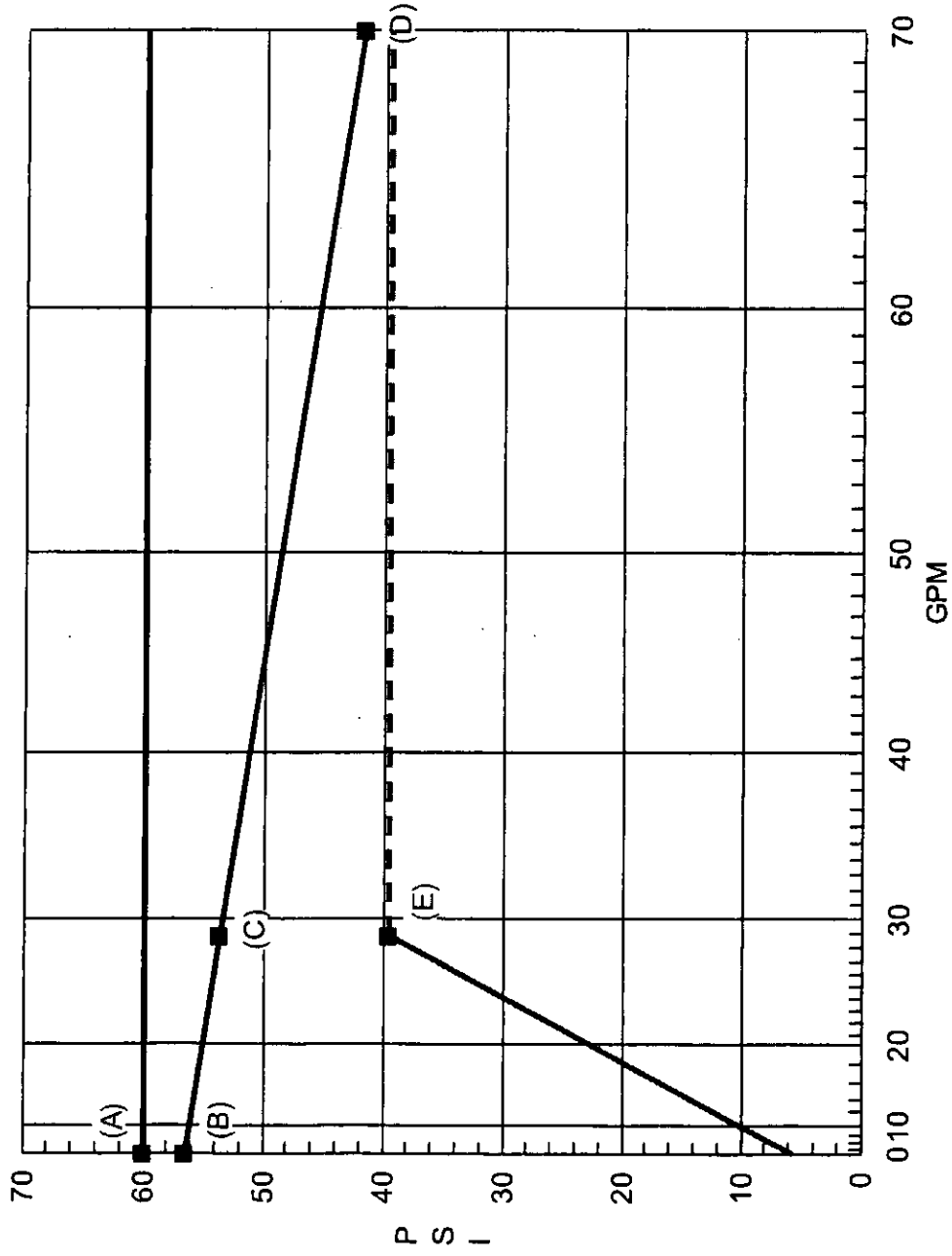
Authority having jurisdiction: COUNTY OF SONOMA

Notes

PRIVATE WATER: PUMP CAPACITY 40 GPM @ 60 PSI

BY OTHERS: WATER STORAGE, PUMP & PRESSURE TANK ASSY, 2" x 240 PVC WATER SUPPLY FM PUMP TO HOUSE @ 1-0 ABV GRADE EQUIPPED w/ TERMINAL SHUTOFF.

Hydraulic Demand Graph



Water Source:
A) 60 psi Static

Source at BOR:
B) 56.54 psi-Static
C) 28.9 gpm at 53.7 psi
D) 70 gpm at 41.99 psi

Demand at BOR:
E) 28.9 gpm at 39.66 psi

Hydraulic Calculations for

Project: LEE RESIDENCE_M BEDROOM CALCS
20010 COLEMAN VALLEY RD
BODEGA BAY CA 94923
APN: 101-090-009

Drawing no.: FP-1
Date: 11/21/2014

Design

Remote area number:
Remote area location: MASTER BEDROOM
Occupancy classification: NFPA 13D
Density: 1.3 GPM
Area of application: 2 HEADS
Coverage per sprinkler: 16X16
Type of sprinklers calculated: RELIABLE RFC4974.9K CONCEALED PENDENT
No. of sprinklers calculated: 2
In rack demand:
Hose streams: 0 GPM outside + 5 GPM inside
Total water required (including hose streams): 31.03 gpm at 39.98 psi [20.02 psi safety margin]
Total water required at base of system riser: 26.03 gpm at 34.11 psi
Type of system: Wet pipe
Volume of dry or preaction system:

Water Supply Information

Date:
Location:
Source:

Contractor: MCCOY FIRE PROTECTION, INC
131A STONY CIRCLE STE 500
SANTA ROSA CA 95401

Under contract with: RENATE LEE
4 ROLLING HILLS RD
TIBURON CA 94920

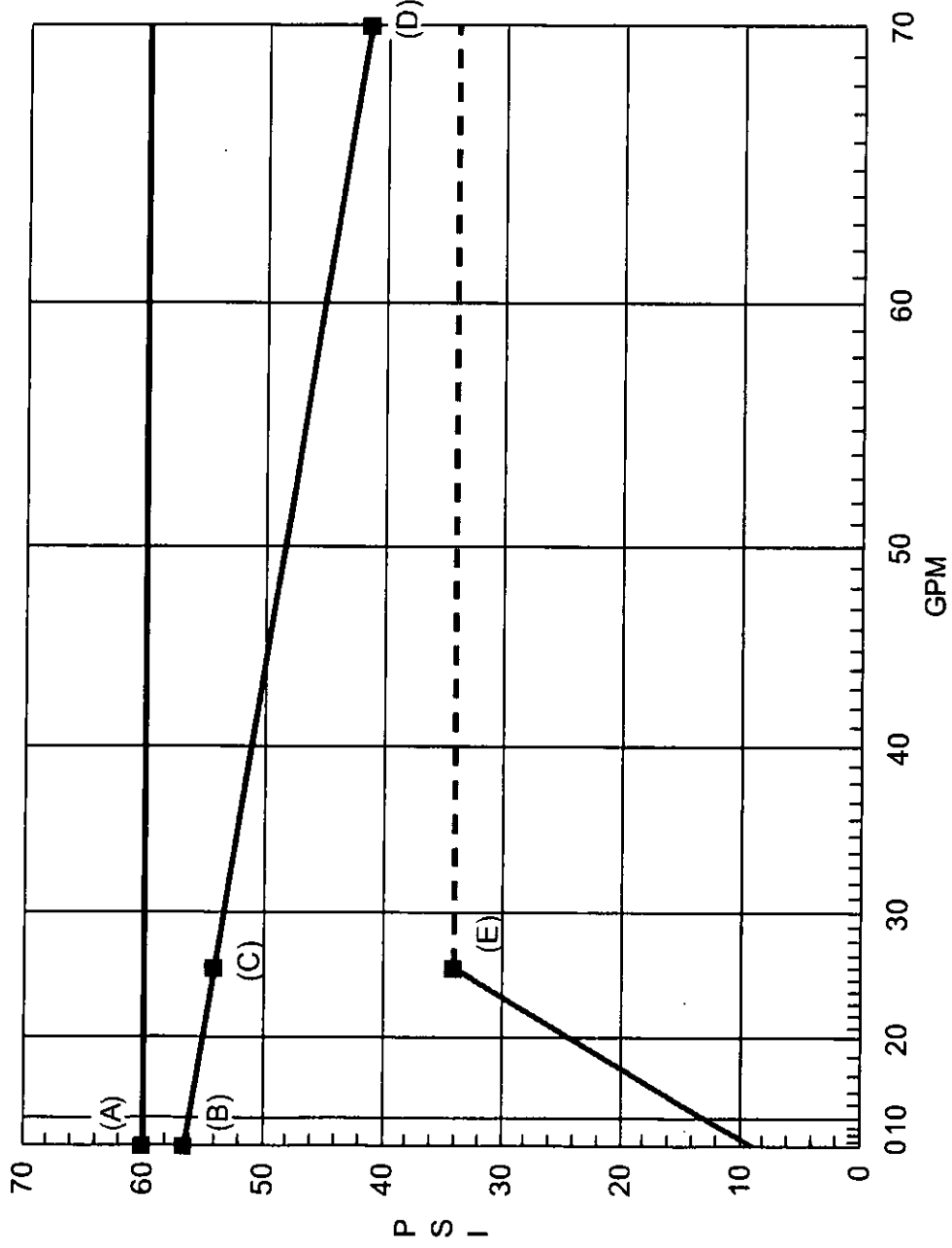
Name of designer: STEVE MCCOY
Authority having jurisdiction: COUNTY OF SONOMA

Notes

PRIVATE WATER: PUMP CAPACITY 40 GPM @ 60 PSI

BY OTHERS: WATER STORAGE, PUMP & PRESSURE TANK ASSY, 2" x 240 PVC WATER SUPPLY FM PUMP TO HOUSE @ 1-0 ABV GRADE EQUIPPED W/ TERMINAL SHUTOFF.

Hydraulic Demand Graph



Water Source:
A) 60 psi Static

Source at BOR:
B) 56.54 psi Static
C) 26 gpm at 54.13 psi
D) 70 gpm at 41.55 psi

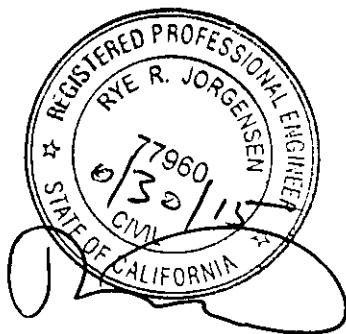
Demand at BOR:
E) 26 gpm at 34.11 psi

**JORGENSEN
ENGINEERING**

STRUCTURAL CALCULATIONS

**LEE RESIDENCE
20010 COLEMAN VALLEY RD
BODEGA BAY, CA**

STRUCTURAL DESIGN CRITERIA:
2013 CALIFORNIA BUILDING CODE



DATE - SUBMITTAL:
JULY 28, 2014 - PERMIT
PREPARED BY:
RYE JORGENSEN, P.E.

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Renate Lee SFD Add'n + Alterations Rev 12-22-14
20010 Coleman Valley Road
Bodega Bay, CA 94923

Project Designer:

Willrich Architecture, Inc.
2 Bank Street
San Anselmo, CA 94960
(415) 256-9690

Report Prepared by:

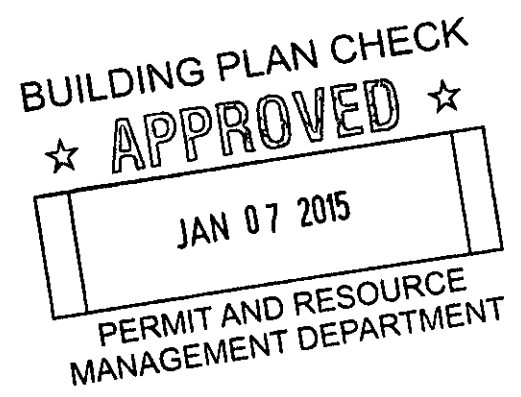
Rick Cowperthwaite
Rick's Energy Solutions
1523 Cavendish Avenue
Santa Rosa, CA 95401
(707) 578-5380

Job Number:

Willrich-2061

Date:

12/22/2014



The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2013 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC - www.energysoft.com.



Jorgensen Engineering
 11 Bayview St
 San Rafael, CA 94901

Project Title:
 Engineer:
 Project Descr:

Project ID:

Printed: 26 JUN 2014, 12:58PM

Wood Beam File = c:\Users\Owner\Dropbox\1000-JE\1000-PR-1\2014\14-45L-1\ENGI\14-45.ec6
 ENERCALC, INC. 1983-2014, Build: 6.14.6.15; Ver: 6.14.6.15
 Licensee: Jorgensen Engineering

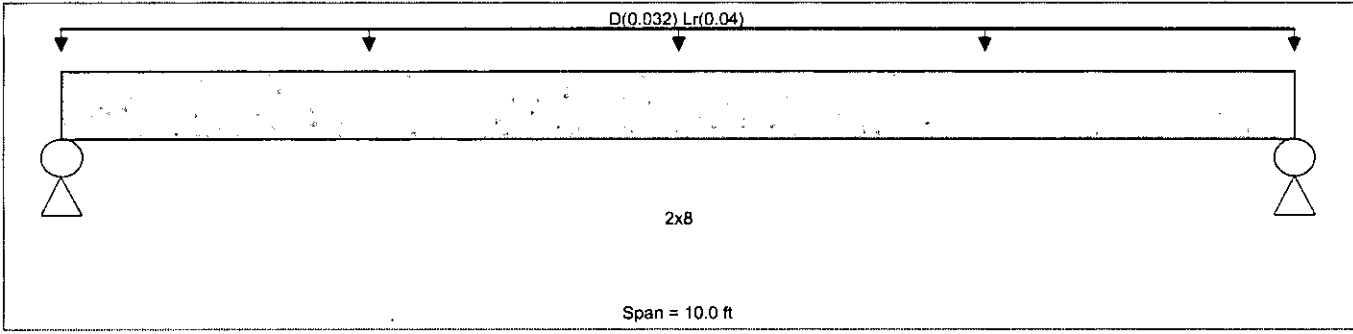
Description: R-B1

CODE REFERENCES

Calculations per NDS 2005, IBC 2009, CBC 2010, ASCE 7-10
 Load Combination Set : ASCE 7-10

Material Properties

Analysis Method : Allowable Stress Design	Fb - Tension	1,000.0 psi	E : Modulus of Elasticity	
Load Combination ASCE 7-10	Fb - Compr	1,000.0 psi	Ebend-xx	1,700.0ksi
	Fc - Prll	1,500.0 psi	Eminbend-xx	620.0ksi
Wood Species : Douglas Fir - Larch	Fc - Perp	625.0 psi		
Wood Grade : No.1	Fv	180.0 psi		
Beam Bracing : Beam is Fully Braced against lateral-torsion buckling	Ft	675.0 psi	Density	32.210pcf



Applied Loads Service loads entered. Load Factors will be applied for calculations.
 Uniform Load : D = 0.0160, Lr = 0.020 ksf, Tributary Width = 2.0 ft, (ROOF)

DESIGN SUMMARY

Design OK

Maximum Bending Stress Ratio =	0.685	1	Maximum Shear Stress Ratio =	0.244	: 1
Section used for this span	2x8		Section used for this span	2x8	
fb : Actual =	821.88psi		fv : Actual =	43.86 psi	
FB : Allowable =	1,200.00psi		Fv : Allowable =	180.00 psi	
Load Combination =	+D+Lr+H		Load Combination =	+D+Lr+H	
Location of maximum on span =	5.000ft		Location of maximum on span =	0.000ft	
Span # where maximum occurs =	Span # 1		Span # where maximum occurs =	Span # 1	
Maximum Deflection					
Max Downward L+Lr+S Deflection	0.112 in	Ratio = 1073			
Max Upward L+Lr+S Deflection	0.000 in	Ratio = 0 <360			
Max Downward Total Deflection	0.201 in	Ratio = 596			
Max Upward Total Deflection	0.000 in	Ratio = 0 <240			

Maximum Forces & Stresses for Load Combinations

Load Combination	Segment Length	Span #	Max Stress Ratios								Moment Values			Shear Values				
			M	V	C _d	C _{FV}	C _i	C _r	C _m	C _t	C _L	M	f _b	F _b	V	f _v	F _v	
+D+H	Length = 10.0 ft	1	0.304	0.108	1.00	1.200	1.00	1.00	1.00	1.00	1.00	0.40	365.28	1200.00	0.00	0.00	0.00	0.00
+D+L+H	Length = 10.0 ft	1	0.304	0.108	1.00	1.200	1.00	1.00	1.00	1.00	1.00	0.40	365.28	1200.00	0.00	0.00	0.00	0.00
+D+Lr+H	Length = 10.0 ft	1	0.685	0.244	1.00	1.200	1.00	1.00	1.00	1.00	1.00	0.90	821.88	1200.00	0.00	0.00	0.00	0.00
+D+S+H	Length = 10.0 ft	1	0.304	0.108	1.00	1.200	1.00	1.00	1.00	1.00	1.00	0.40	365.28	1200.00	0.00	0.00	0.00	0.00
+D+0.750Lr+0.750L+H	Length = 10.0 ft	1	0.590	0.210	1.00	1.200	1.00	1.00	1.00	1.00	1.00	0.78	707.73	1200.00	0.00	0.00	0.00	0.00
+D+0.750L+0.750S+H	Length = 10.0 ft	1	0.304	0.108	1.00	1.200	1.00	1.00	1.00	1.00	1.00	0.40	365.28	1200.00	0.00	0.00	0.00	0.00

Residential Plan Checklist
BPC-002

The following is only a partial list of required checklist items. Full compliance is required by reference to the following:

Sonoma County Ordinances 5904 and 5905 (Building Code & Fire Code adoptions)

Adopted Codes:

- 2013 California Residential Code (CRC)
- 2013 California Building Code (CBC)
- 2013 California Mechanical Code (CMC)
- 2013 California Electrical Code (CEC)
- 2013 California Plumbing Code (CPC)
- 2013 California Energy Code (effective date July 1, 2014)
- 2009 California Energy Code Supplement (effective January 1 – June 31 2014)
- 2013 California Green Building Standards Code (CalGreen)

**** PLEASE NOTE: ****

Sections 2-7 of this document are considered Life-Safety sections. They apply to all one- and two-family dwellings and their accessory structures as defined by CRC R202.

Sections 8-11 address building structural design and are applicable to non-engineered structures and non-engineered elements of partially engineered structures. Some residential structures in close proximity to known earthquake faults may not be eligible to use the CRC for the structural portion of their design. Resources available to assist with questions about the applicability of the CRC are: The CRC, the PRMD website, PRMD's Residential Manual, and PRMD Plan Check staff members.

All applicable and referenced codes can be accessed through the California Building Standards Commission website: <http://www.bsc.ca.gov/codes.aspx>

Adoption and amendments to the applicable codes and regulations by the County of Sonoma (Chapter 7), as well as zoning regulations (Chapter 26) and Fire Safe Standard requirements (Chapter 13) can be found on the PRMD website: <http://library.municode.com/HTML/16331/book.html>

1. GUIDELINES FOR ALL SUBMITTALS

Items to be considered at earliest possible stage of project development which could affect project:

- A. Land use limitations – County zoning ordinances, contact Planning Division
- B. Earthquake faults – Alquist/Priolo Zones
- C. Geological hazards – Landslides, geotechnical (soils) report
- D. Flood zone – (Sonoma County Code 7B), waterways, creeks, etc.

Submit four sets of all drawings, and two sets of all supporting documentation such as structural calculations, energy compliance forms, soil reports, etc. Preliminary review with staff is encouraged to ensure complete applications. Omission of any items in the following list may result in delay of plan check, requiring resubmission of documents or information. All documents must be signed by the person responsible for preparing them. Residences which are conventionally wood framed and up to two stories in height may not need to be prepared

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa, CA 95403-2829 (707) 565-1900 Fax (707) 565-2210

by a licensed design professional; however, the individual preparing and signing plans is responsible to be knowledgeable of all applicable codes and capable of preparing plans drawn to recognized architectural standards. Drawing sheets shall be large enough to accommodate a drawing scale of 1/4" per foot. All drawing sheets shall be the same size.

- 1.1 **COVER SHEET:** Identify all applicable codes, type of construction, building address, parcel number, parcel size, and itemized square footages of all existing, proposed, and altered building areas (e.g. dwelling area, garage area, covered porches, decks, retained square footage retained at the face of retaining walls, storage areas, basements, etc.)
- 1.2 **SITE PLAN:** Show property lines, easements and new and existing building locations. Dimension front, side and rear distances to property lines and between structures. Indicate finished and existing grade elevations, i.e. contour lines. Provide adequate drainage information, e.g. sub-drain and dissipation locations. Show other relative information such as driveways, wells, septic systems, source of emergency water supply, and dimension emergency vehicle access. Provide North Arrow and drawing scale. Print job title or description, address and assessor's parcel number and drawing index on the cover sheet.
- 1.3 **FLOOR PLAN:** Show all proposed building dimensions (outside wall dimensions) and label use of each room, cross reference locations and sizes of windows and doors to window and door schedules, show electric outlets, plumbing and heating fixtures (identify furnace size), carbon monoxide, and smoke detectors. Show location and type of all braced panels or shear walls.
- 1.4 **FOUNDATION PLAN:** Completely dimension plan including interior footings. Label and locate porches, patios, decks, garage, etc. Locate and note size and spacing of anchor bolts, straps and tie downs on plan. Note size, number and position of crawl space vents.
- 1.5 **EXTERIOR ELEVATIONS:** Provide a minimum of four elevation views showing all openings, wall and roof finish materials, original and finished grades, stepped footing outline, underfloor vents and roof pitch.
- 1.6 **FRAMING PLANS:** Identify framing members and sheathing for floor and roof & ceiling plans. Show size and spacing of joists and rafters and nail types and spacing for all plywood diaphragms, identify all beams with grade of lumber or engineered wood type and dimensions to be used. Show how all gravity and lateral loads are carried to foundation through specific, cross-referenced connection details.
- 1.7 **WALL BRACING:** Provide diagrams and adequately dimension all braced wall lines for non-engineered plans. Justify the amount of bracing provided at each wall line, per wind and seismic requirements of the CRC.
- 1.8 **CROSS SECTIONS:** Provide sections through building showing structural elements, and other sections as needed, including earth to wood clearances, floor to ceiling heights, roof slopes, etc. Note typical finishes; call out insulation type and value.
- 1.9 **DETAILS:** Submit foundation, floor and roof details, beam connections, special framing and flashing details as necessary for construction.
- 1.10 **CALCULATIONS:** Provide engineers' or architects' design calculations for engineered plans. Design methodology and loading criteria shall be taken from ASCE 7-10 or other applicable referenced documents.
- 1.11 The job address must be posted at the job site and at the county road, and the building location shall be staked prior to submitting for the permit application.
- 1.12 **Specific County of Sonoma Design Requirements:**
 - A. Wind: Basic LRFD wind speed for dwellings is 110 mph, and 100 mph for uninhabitable accessory structures. Most sites will be classified as Exposure C. Exposure D shall be used close to the coast and Exposure B may be used with justification. When the prescriptive lateral design methodology of CRC Section 602.10 is utilized, the ASD wind speed of 85 mph shall be assumed.
 - B. Seismic: Seismic Design Category is site specific and will typically be D2 or E.

- C. Allowable soil bearing pressure for sites not requiring a geotechnical report is 1500 psf.
D. Climate zone: Most sites are climate zone 2. Climate zone 1 shall be use in coastal areas.

2. Light, Ventilation, Room Dimensions

- 2.1 Required window area for light shall be not less than 8 percent of the floor area of the room served; the minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated. The glazed area need not be openable for ventilation when a whole-house ventilation system is installed. (R303.1)
- 2.2 Every sleeping room and any basement must have at least one openable window or door approved for emergency rescue with a minimum net clear opening of 5.7 square feet, except the windows at the grade floor shall have a minimum net area of 5.0 square feet. The minimum net vertical opening dimension shall be 24". The minimum net clear opening width dimension shall be 20". The bottom of the clear opening shall be no more than 44" from the floor. (R 310.1)
- 2.3 Bathrooms, water closet compartments and similar rooms shall have window at least 3 sq. feet in area, half of which must be openable, or mechanical ventilation must be provided. (R303.3)
- 2.4 Each bathroom containing a bathing facility shall be mechanically ventilated for the purposes of humidity control. (R303.3.1)
- 2.5 Provide ventilation for products of combustion to outside air. (CMC 802.1)
- 2.6 Attic ventilation: 1/150 of attic area. If a Class I or II vapor barrier is applied to warm-in winter side of ceiling, or if 40% – 50% of the vents are no more than 3 feet below the ridge or highest point of the roof area; then the ratio may be reduced to 1/300. (R806.2) Unvented attics may be allowed if meeting the requirements of R806.5.
- 2.7 Enclosed rafter spaces shall have a minimum 1" space between the insulation and roof sheathing and at the location of all eave and cornice vents. (R806.3)
- 2.8 Underfloor space shall have a ventilation opening area of 1/150 square feet of underfloor area. If a Class I vapor retarder is used the ratio may be reduced to 1/1500. One opening shall be placed within 3 feet of each building corner. Openings shall be covered with a covering having openings no greater than 1/4". (R408.2)
- 2.9 Heating system is required to maintain 68 degrees at 3 feet above floor level and 2 feet from exterior walls in all habitable room. (R303.9)
- 2.10 Air infiltration, insulation, space heating, space cooling, water heating, etc shall meet CA Energy Commission Standards.
- 2.11 All habitable rooms except kitchens shall be at least 70 square feet in area and shall have a width of at least 7 feet. In addition there shall be at least one room with a minimum of 120 square feet in each dwelling. Minimum ceiling height shall be 7 feet. See CRC for exceptions. (R304/R305)

3. DOORS, STAIRWAYS AND LANDINGS (INCLUDING DECKS)

- 3.1. Required egress door shall be side hinged and have a minimum net clear width of 32" and a minimum height of 78". (R311.2)
- 3.2. There shall be a landing at each side of all doors not more than 1 1/2" lower than the threshold at the required egress door, and not more than 7 3/4" for other exterior doors. The landing shall be at least as wide as the door served and 36" minimum length measured in the direction of travel. A landing is not required at doors other than the required egress door where a stairway of two or fewer risers is located on the exterior of the door, and the door does not swing over the stairway. (R311.3)

- 3.3. Stairway rise shall be 4" min and 7.75" max. Run shall be 10" min. Headroom shall be 80" minimum. Width shall be 36" minimum. Handrails shall provide graspability and be 34"-38" above tread nosing with openings less than 4 3/8" clear, except openings formed by the riser, tread, and bottom rail of the guard may be 6" maximum diameter. (R 311.7 & R312.3 ex. 1)
- 3.4. Enclosed useable space under interior stairs shall be finished with 1/2" gypsum board (R302.7)
- 3.5. Fireblocking is required in concealed spaces between stair stringers at the top and bottom of the run. (R302.11)
- 3.6. There shall be a floor or landing at the top and bottom of each stairway. Width and length of landings shall be not less than the width of the stairway served. A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs. (R311.7.6)
- 3.7. Guards shall be located along open sided walking surfaces, including stairs, ramps, landings, and decks, that are more than 30" above the floor or grade, measured at any point within 36" horizontally. Required guards shall be not less than 42" above the adjacent walking surface. Except that handrails may be considered as guards at stairways. Openings in guards shall not exceed 4". (R312)
- 3.8. Exterior deck support posts shall be cross braced in two directions for lateral stability.
- 3.9. For posts over 30" in height provide mechanical connection at post base.
- 3.10. Provide detail at junction of exterior decking, wall and interior floor framing. Show elevations, flashing, and anchorage. Deck framing shall be positively attached to building framing at a minimum of 2 locations with hold-down tension devices having an allowable design capacity of not less than 1500 pounds each. (R507.2)
- 3.11. Deck framing and support posts to be of preservative treated or naturally durable lumber. (R317.1)
Hardware and fasteners shall be hot-dipped galvanized, stainless steel, silicon bronze, or copper. (R317.3.1)

4. WEATHER AND CORROSION DAMAGE PREVENTION MEASURES

- 4.1. Naturally durable wood or preservative treated wood, per AWPA U1, shall be required in the following locations (R317.1):
 - A. Wood joists and girders closer than 18" or 12", respectively, to the exposed ground.
 - B. Wood framing members that rest on concrete or masonry and are less than 8" from the exposed ground.
 - C. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated by an impervious moisture barrier.
 - D. Wood siding, sheathing and wall framing on the exterior of the building having a clearance of less than 6" from the ground or less than 2" from a horizontal concrete surface.
 - E. All wood in contact with the ground
 - F. All wood embedded in concrete that is in direct contact with the ground or exposed to weather and that supports structures intended for human occupancy.
- 4.2. Exposed glu-lams shall be preservative treated, applied by the manufacturer, or made from naturally durable wood.
- 4.3. Weatherproofing of exterior surfaces above and below grade is required. (R406 & R703)
- 4.4. Concrete slabs shall be separated from earth by a minimum 6-mil vapor retarder, with edges lapped a minimum of 6". This may be omitted if the space above is not heated and is not likely to become heated in the future. (R506.2.3)
- 4.5. A capillary break shall be installed when concrete slab-on-ground floors are required to have a vapor retarder. This capillary break shall be a 4" thick base of 1/2" or larger clean aggregate with a vapor retarder

in direct contact with concrete. The concrete mix design shall address bleeding, shrinkage, and curling, in accordance with ACI 302.2R-06. As an alternative the slab design may be prepared by a licensed design professional. (CalGreen 4.505.2.1)

- 4.6. The ground adjacent to the foundation shall be sloped so that the grade shall fall a minimum of 6" within the first 10'. Impervious surfaces may be sloped at 2% minimum. (R401.3)
- 4.7. All fasteners used for attachment of siding shall be corrosion-resistant. (R703.4)
- 4.8. Corrosion resistant flashing shall be provided at openings and intersections/attachments. (R703.8)
- 4.9. Provide adequate roof slope for drainage (1/4" per foot, min.) or submit deflection and ponding calculations. Provide gutters or roof drains. (CPC 1101.1)

5. GARAGE & CARPORT

- 5.1. Common wall between garage and dwelling shall have 1/2" gypsum board applied on the garage side. Garage ceiling with habitable space above shall have 5/8" type X gyp board applied to the ceiling. Carports with no enclosed uses above do not need protection. (R302.6)
- 5.2. No openings may be provided between a garage and a sleeping room. Other openings shall be equipped with solid wood or steel doors 1 3/8" in thickness and shall be self-closing and self-latching. (R302.5.1)
- 5.3. Garage and carport floor surfaces shall be of approved noncombustible material. Asphaltic surfaces shall be permitted at ground level in carport. (R309.1)
- 5.4. Appliances and receptacles installed in garages and carports generating a glow, spark, or flame shall be located 18" min. above the floor. Provide protective bollard or other impact barrier. (CMC 308.1)

6. ELECTRICAL

- 6.1. Do not install electrical panels larger than 16 square inches in rated fire walls. Garage to dwelling unit separation is not a rated fire wall. (R302.4.2) Never install electrical panels in closet. Maintain a clearance of 36" in front of the panels. (CEC 110.26)
- 6.2. Provide a minimum of one 20 Amp receptacle in laundry areas. (CEC 210.52F)
- 6.3. Kitchens and dining areas must have a minimum of two 20 Amp circuits. Kitchen counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c. and within 24" of the end of any counter space. (CEC 210.52)
- 6.4. GFCI outlets are required for all kitchen receptacles that are designed to serve countertop surfaces, in bathroom, in underfloor spaces at or below grade level, in exterior outlets, and in all garage outlets not dedicated to a single device or appliance. (CEC 210.8) All dwellings must have at least one exterior outlet at the front and the back of the dwelling. (CEC 210.52E)
- 6.5. Receptacles must be installed at 12' o.c. maximum in walls. Walls longer than 2 feet and halls longer than 10' must have a receptacle. A receptacle must be provided within 3' of bathroom sinks. (CEC 210.52)
- 6.6. Bond all metal gas and water pipes to ground. All ground clamps must be accessible and of an approved type. (CEC 250.104)
- 6.7. Furnaces installed in attics and crawl spaces must have an access platform (catwalk in attics), light, light switch, and receptacle in the space. (CMC 904.10)
- 6.8. New dwellings must have a 120V powered smoke alarm in every sleeping room, outside each sleeping room, on every story of the dwelling, including basements and habitable attics, but not including crawl spaces or uninhabitable attics. When more than one smoke alarm is required the alarm devices shall be interconnected. (R314.3)

- 6.9. When alterations, repairs, or additions require a permit smoke alarms shall be installed where required in new dwellings. (R314.3.1)
- 6.10. For new construction and work in an existing dwelling where the value of the work exceeds \$1000 carbon monoxide alarms shall be installed in all dwelling units and in sleeping rooms within which fuel-burning appliances are installed and in dwelling units that have attached garages. (R315.1; R315.2)
- 6.11. All 120-volt 15 and 20 amp branch circuits in dwelling units except those in kitchens, bathrooms, unfinished basements, garages and outdoors shall have AFCI protection. (CEC 210.12)
- 6.12. Receptacles on 120-volt 15 and 20 amp circuits shall be tamper resistant. Except when located more than 5.5' above the floor; within cabinets or cupboards; or when part of a luminaire or appliance. (CEC 406.12)

7. MISCELLANEOUS LIFE-SAFETY

- 7.1. Provide pressure relief valve with drain to outside for water heater. (CPC 608.5) Provide seismic strapping or anchorage resisting overturning of water heater. (CPC 508.2, CRC R301.2.2.3.7)
- 7.2. Liquefied petroleum gas (LPG) appliances shall not be installed in a pit, basement or similar location. LPG appliances shall not be installed in an above grade underfloor space or basement unless such location is provide with an approved means for removal of unburned gas (CMC 303.8.1)
- 7.3. Provide combustion air for all gas fired appliances. (CMC Chapter 7)
- 7.4. Fuel burning water heater is not allowed in bedroom or bathroom unless direct vent type or complying with CPC 504.1.
- 7.5. Vent clothes dryer to outside of building (not to underfloor area). Vent length shall be 14' maximum or vent size shall be increased. (CMC 504.3)
- 7.6. Water closet shall be located in a space not less than 30" in width with 24" minimum clearance in front. (CPC 407.5)
- 7.7. Showers and tubs with showers require a non-absorbent surface up to 72" above the floor. (R307.2). Provide curtain rod or approved enclosure material.
- 7.8. Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)
- 7.9. Safety glazing shall be required within 24" of a door edge or within 36" of a stairway, landing or ramp when the bottom edge of the glazing is less than 60" from the floor or walking surface. (R308.4.2)
- 7.10. Safety glazing is required in all fixed and operable panels of swinging, sliding and bi-fold doors. (R308.4.1)
- 7.11. Safety glazing is required in enclosures and walls facing hot tubs, saunas, steam rooms, showers and tubs where the bottom edge of the glazing is less than 60" from any standing or walking surface. (R308.4.5)
- 7.12. Wood burning appliances shall be EPA phase II certified. (Sonoma County Ordinance)
- 7.13. Provide 18" x 24" foundation access within 20' of all plumbing cleanouts. (R408.4; CPC 707.9)
- 7.14. Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs; vertically at floor and ceiling levels, horizontally at intervals not to exceed 10'. (R302.11)
- 7.15. Show minimum 22" x 30" access opening to attic. (R807.1) In attics in which an appliance is installed, an opening and passageway at least as large as the largest component of the appliance shall be required. (CMC 904.10)

7.16. Roof construction and covering shall comply with R905 and local ordinance. All roofing shall be of Class A fire resistive material, supported by solid sheathing (Chapter 7 Sonoma County Code).

7.17. Storage use or placement of a fuel burning appliance in an underfloor area may trigger the requirement for a 1/2 inch gypsum wallboard or 5/8 inch wood panel membrane on the underside of the floor framing member. See Section R501.3 of the CRC for exceptions.

8. FOUNDATIONS AND CONCRETE

8.1. Concrete shall be 3000 psi minimum for foundation and retaining walls (including stem walls) and 2500 psi minimum for all other concrete. (R404.1.2.3.1; Table R402.2)

8.2. Conventional Residential Foundation Requirements (R404.1.4.2; Table R403.1)

8.3.

Foundations for Stud Bearing Walls – Min. Requirements

No. of stories	Thickness of stem wall concrete *	Width of footing	Thickness of footing	Depth below undisturbed ground surface
1	6.0"	12"	6"	12"
2	6.0"	15"	6"	12"

* Foundation walls exceeding 4'6" shall be minimum 7.5" thick.

8.4. Horizontal reinforcing at footing and stem wall: one number 4 rebar within top 12" of stem wall and one number 4 rebar 3–4 inches from bottom of footing (R403.1.3.1)

8.5. When the stem wall and footing are not poured monolithically a number 4 rebar shall be installed vertically at not more than 4' o.c. The vertical bar shall extend to 3" clear from the bottom of the footing, have a standard hook, and extend a minimum of 14 inches into the stem wall. (R403.1.3)

8.6. Stepped footings shall be used when slope of footing bottom is greater than 10:1 (H:V). Step footing detail shall be shown on building elevations and foundation plan. (R403.1.5)

8.7. Concrete slabs shall be 3.5" thick minimum. (R506.1)

8.8. Provide adequate setbacks from slopes greater than 33% of half the height of the slope (need not exceed 15 feet) for an adjacent ascending slope surface, and one third the height of the slope (need not exceed 40 feet) for an adjacent descending slope surface. If these setbacks cannot be met a geotechnical report justifying soil characteristics and suitability of the proposed building site shall be provided. (R403.1.7)

8.9. Anchor bolts shall be minimum 1/2" x 10" placed at 6' o.c. maximum. Embed bolts 7" min. Locate end bolts neither less than 3.5" nor more than 12" from ends of sill members. (R 403.1.6) Provide 3" x 3" x 0.229" plate washers on each bolt. (R602.11.1)

9. FLOORS

9.1. Floor joist size, spacing and grade shall conform to Table R502.3.1; or shall be designed by a licensed professional.

9.2. Joists under and parallel to bearing partitions shall be doubled. (R502.4)

9.3. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth. (R502.4)

9.4. Girders for single-story construction or supporting one floor shall be 4" x 6" for spans 6' or less, with girders spaced at 8' o.c. For other sizes and spans see Table R502.5(1) & Table R502.5(2).

- 9.5. Nail spacing for floor plywood sheathing: 6" o.c. at edges, 12" o.c. in field (unless closer nailing is specified). Table R602.3(1)
- 9.6. Provide detail of connection of floor girder at foundation wall.
- 9.7. Solid block all joists at ends and intermediate supports with full-depth solid blocking not less than 2" nominal thickness. (R502.7)
- 9.8. At floor openings where header joist span exceeds 4' show double trimmer joists and headers. Approved hangers shall be used for the header joist to trimmer joist connections when the header joist span exceeds 6'. (R502.10)

10. Walls

- 10.1. Show stud size, height, grade and spacing. (Table R602.3(5)) Exterior and interior studs shall be continuous floor to roof unless braced at ceiling.
- 10.2. Balloon frame gable end walls or provide softwall bracing detail.
- 10.3. Minimum header sizes shall be according to Table R502.5.
- 10.4. Double top plates shall have a minimum lap of 24". Nail with eight 16d nails on each side of the joint, unless additional nailing is specified. Plates at intersections with bearing walls and corners shall also be overlapped. (Table R602.3)
- 10.5. Sole plate to joist or blocking shall be 16d at 16" o.c. and 3-16d at 16" at braced wall panels. (Table 602.3)
- 10.6. Foundation cripple walls shall be framed of studs not less in size than the studs of the wall above. Cripple walls exceeding 4' in height shall be framed of studs as required for an additional story. Cripple walls shall be sheathed per R602.10.9 & R602.10.9.1. Cripple walls less than 14" in height shall be continuously sheathed or constructed of solid blocking. (602.9)
- 10.7. Minimum wood structural panel sheathing nailing: 6" o.c. at edges and 12" o.c. in field. (Table R602.3) Nailing shall be inspected prior to covering.
- 10.8. Provide one layer of No. 15 asphalt felt or other approved material under exterior siding. Material shall have upper layer lapped 2" min over lower layer with 6" min laps at joints. (R703.2) Provide 2 layers of Grade D paper, or equivalent, between wood sheathing and stucco lath. (R703.6.3)
- 10.9. Braced wall lines shall be sized and configured in accordance with section R602.10 in its entirety. Provide and label a layout of all braced wall lines complete with required values for wind and seismic for the specified wall type.
- 10.10. Spacing of braced wall lines shall not exceed 25' (interior & exterior) unless length of required bracing, per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

11. ROOF

- 11.1. Show roof rafters and ceiling joists. Spans shall be per Tables R802.4(1) & (2) for ceiling joists and Tables R802.5.1(1) & (2) for rafters. Include the size, spacing and grade of all members.
- 11.2. Nail rafters to adjacent parallel ceiling joists. Where not parallel, use rafter ties at 4' o.c. max. (R802.3.1) Connect ties per Table R802.5.1(9). Rafter ties shall use adjustment factor in footnote h., for the height above supporting wall and the location of the connection must be in lower third of attic space.
- 11.3. Where ceiling joists or rafter ties are not provided trusses shall be used or engineering shall be provided. (R802.3.1 & R802.10)

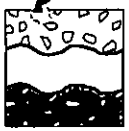
- 11.4. Solid block all rafters and trusses at exterior walls. (R802.8) Nail blocking to top plate with (3) 8d toe nails per block or provide clips.
- 11.5. For roofs shallower than 3:12 ridges, hips and valleys shall require engineering. (R802.2)
- 11.6. Wood structural panel sheathing when designed to be permanently exposed in outdoor applications, shall be of an exterior exposure durability. Wood structural panel roof sheathing exposed to the underside may be identified as Exposure 1. (R803.2) Minimum nailing per Table R602.3(1) is 6" at edges and 12" in the field, 8d common, box or casing. Nail panels to blocking between rafters.

12. GREEN BUILDING AND ENERGY

- 12.1. New construction and additions/alterations increasing a building's conditioned floor area shall comply with applicable provisions of CalGreen. (CalGreen 301.1) Mandatory provisions shall apply only to the specific area of the addition or alteration. (CalGreen 301.1.1)
- 12.2. The Residential California Green Building Checklist shall be filled out and all mandatory and elective features selected shall be identified with adequate notations and details on the proposed project plans.
- 12.3. Residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. (CalGreen 301.1.1)
- 12.4. Energy code documentation shall be provided for any additions and alterations to the conditioned envelope, space-conditioning systems, or lighting systems. (California Energy Code Section 100(b))

13. FIRE RESISTANT CONSTRUCTION

- 13.1. New structures and remodels and additions to existing structures shall meet the requirements of the PRMD Planning Division, based on parcel specific zoning, use, and setback requirements.
- 13.2. Exterior walls within 5' of an adjacent property line, or within 3' when the structure is equipped with an automatic fire sprinkler system, shall be 1 hour rated.
- 13.3. The exposed underside of projections from exterior walls from 2' to less than 5' from an adjacent property line, or within 2 feet when the structure is equipped with an automatic fire sprinkler system, shall be 1 hour rated.
- 13.4. When a structure is located in a State Responsibility Area (SRA) all new construction, remodels, and additions shall comply with the applicable fire resistant construction requirements of CRC Section R327.
- 13.5. Structures which are subject to Fire Safe Standards and located in the SRA on parcels 1 acre and larger shall have a minimum 1 hour rating at exterior walls and the underside of exterior projections within 10 feet from an adjacent property line.



PJC & Associates, Inc.

Consulting Engineers & Geologists

July 24, 2014

Job No. 4290.03

Renate Lee
4 Rolling Hills Road
Tiburon, CA 94920
Renatelee@sbcglobal.net

Subject: Geotechnical Plan Review
Proposed Residential Remodel
20010 Coleman Valley Road
Bodega Bay, California

References: Structural Plans, Sheets S1.1, S1.2, S1.3, S2.1, S2.2, S2.3, S3.1, S3.2, S3.3 and S4.1, prepared by Jorgensen Engineering, latest revision dated July 17, 2014.

Dear Renate:

PJC & Associates, Inc. (PJC) is pleased to submit this letter which presents the results of our geotechnical plan review for the proposed residential remodel located at 20010 Coleman Valley Road in Bodega Bay, California. Our services were completed in accordance with our agreement and your authorization to proceed with the work. The purpose of our work was to review the above referenced plans, previous geotechnical reports in close proximity to the site, the site conditions, and provide an opinion on the feasibility of the project as planned, from a geotechnical engineering standpoint.

PROJECT DESCRIPTION

Based on Information provided by you and the project structural plans which are referenced above, it is our understanding that the proposed project will consist of remodeling the existing residence at the subject site. The existing residence consists of a two-story, wood-frame structure with joist supported, raised wood-floors. The remodel will generally consist of the following:

- a. Constructing an exterior deck to the western and southern portion of the structure. The deck will consist of wood-frame construction constructed above grade on a spread footing.
- b. Constructing an exterior deck to the northern portion of the residence. The deck will consist of wood-frame construction constructed above grade on a spread footing foundation.

- c. Reconfiguration of the roof and supporting members. The reconfigured roof will consist of wood-frame construction.
- d. Interior and exterior architectural renovations.

Structural loads are anticipated to be light, which is typical for the type of construction proposed. We do not anticipate that grading will be required for the project.

SITE CONDITIONS

Our geotechnical engineer visited the site to observe the site conditions. The site is located on a ridge knoll that is generally level. Sandstone bedrock was observed outcropping at the site and within the crawl space. No evidence of slope instability or other geologic hazards were observed at or near the site.

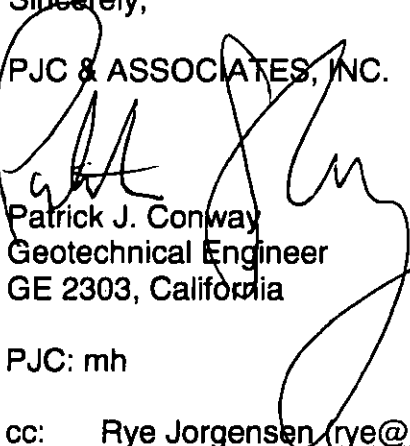
CONCLUSIONS

Based on the results of our work, we judge that the project, as designed and shown on the plans, is feasible from a geotechnical engineering standpoint. PJC should be retained to observe footing excavations to assess the foundation bearing capacity. Actual footing depths could extend deeper than shown on the plans.

We trust that this is the information you require at this time. If you have any questions concerning the content of this letter, please call.

Sincerely,

PJC & ASSOCIATES, INC.


Patrick J. Conway
Geotechnical Engineer
GE 2303, California



PJC: mh

cc: Rye Jorgensen (rye@jorgensenengineering.com)