

REMODEL PROJECT FOR
 VANZO, GIAN & DESBORDES, JOHANNA
 9500 EL CAMINO, JENNER CA 95450
 SONOMA COUNTY

PROJECT DESCRIPTION: ADD A SECOND BATHROOM ON THE UPPER LEVEL BEDROOM.

APN: 099-112-002
YEAR BUILT: 1927
BUILDING SIZE: 1024 SQ FT
STORIES: 3
BEDROOMS: 2
BATHROOM: 1
GARAGE: 1 CAR
SEWER CODE: 02-SEPTIC - REPORT AVAILABLE
WATER SOURCE: 02-UTILITY
HEATING/COOLING: HEAT PUMP
FOUNDATION: CONCRETE PERIMETER
ROOF COVER: COMBINATION

ZONING: RR CC B7, SR
LAND USE: RR 20
LAND SIZE - ACRES: 0.04
LAND SIZE - SQ FT: 2000
F1 - FLOODWAY: NO
F2 - FLOODPLAIN: NO
FARMLANDS: URBAN AND BUILT-UP LAND
FIRE DISTRICT MONTE: RIO FPD
WATER QUALITY CONTROL BOARD: NORTH COAST REGION
WET WEATHER ZONE: E - GUERNEVILLE
WILLIAMSON ACT LAND CONTRACT: NO
BODEGA BAY PUD: NO
CALIFORNIA TIGER SALAMANDER: NO

REVIEWED FOR CODE COMPLIANCE

PERMIT SONOMA
 BUILDING PLAN CHECK

Date Stamped 9/27/2024

Permit # BLD24-5920

Plans Examiner Matt Klunis

APPROVED PLANS AND DOCUMENTS TO BE AVAILABLE ON THE JOB SITE

BUILDER SHALL NOT DEVIATE FROM THE APPROVED PLANS. REQUESTS FOR CHANGES SHALL BE MADE IN WRITING TO PERMIT SONOMA. CHANGES MADE WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REJECTION OF THE WORK.

APPROVAL OF THESE PLANS IS SUBJECT TO, AND DOES NOT AUTHORIZE DEVIATION FROM COMPLETE COMPLIANCE WITH CODE REQUIREMENTS. SPECIAL INSPECTION WHEN REQUIRED, AND FIELD INSPECTION.

PLEASE READ ALL PERTINENT SECTIONS OF APPLICABLE CODES.

AIR QUALITY CONTROL BOARD:

ALUC REFERRAL AREA:
APPEALABLE TO COASTAL COMMISSION:
AREA & SPECIFIC PLAN:
ASSESSOR USE CODE:
FIRE EVENT - WITHIN:
FIRE PROTECTION RESPONSE AREA:
FLOOD PRONE URBAN AREA:
GROUNDWATER AVAILABILITY:

HISTORIC DISTRICT:
INSPECTOR - BUILDING:
INSPECTOR - CODE:
INSPECTOR - CODE:

INSPECTOR - WELL & SEPTIC:
LANDSLIDE:
LAT/LONG (PARCEL CENTER):
LIQUEFACTION:
LOCAL AREA DEVELOPMENT GUIDELINE:
NRCS SOILS (EXPANSIVE SOILS*):
PARCEL SPECIFIC POLICY:
PLANNING AREA:
REDEVELOPMENT PLAN:
SANITATION DISTRICT:
SCHOOL DISTRICT - ELEMENTARY:
SCHOOL DISTRICT - HIGH:
SEISMIC DESIGN CATEGORY:
SPHERE OF INFLUENCE:
SUPERVISORIAL DISTRICT:
TAX RATE AREA:
TOBACCO RETAIL LICENSE:

URBAN GROWTH:
URBAN SERVICE AREA:
WAIVER PROHIBITION AREA:

NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT
 NO
 YES
 NOT APPLICABLE
 0010 [SINGLE FAMILY DWELLING]
 NOT APPLICABLE
 SRA = STATE
 NOT APPLICABLE
 ZONE 4 - AREAS WITH LOW OR HIGHLY VARIABLE WATER YIELD
 NOT APPLICABLE
 JONATHON HARRIS
 ENFORCEMENT JACKIE CRAWFORD
 ENFORCEMENT CANNABIS JESSE CABLK
 NORTH DISTRICT
 MOSTLY LANDSLIDE
 38.450348, -123.115142
 VERY HIGH SUSCEPTIBILITY
 NOT APPLICABLE
 YUF
 NOT APPLICABLE
 1 - SONOMA COAST/GUALALA BASIN
 NOT APPLICABLE
 NOT APPLICABLE
 MONTE RIO UNION
 WEST SONOMA UNION
 SDC E
 NOT APPLICABLE
 DISTRICT 5
 156024
 ZONING PROHIBITS SALE OF TOBACCO
 NOT APPLICABLE
 NOT APPLICABLE
 JENNER

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PROJECT DESCRIPTION: ALTERATION OF SPACE - TRANSFORM EXISTING CLOSET AREA INTO A BATHROOM.
ASSESSOR PARCEL NUMBER: 099-112-002.

SONOMA COUNTY, CALIFORNIA
9500 EL CAMINO, JENNER

REVISIONS	DATE	BY	CHK	JOB NO.	01125
				DESIGNED BY:	
				DRAWN BY:	
				CHECKED BY:	
				APPROVED BY:	
				DATE:	09/19/24

COVER PAGE

SCALE: N.T.S
SHEET NO. OF
 A-0.0 1

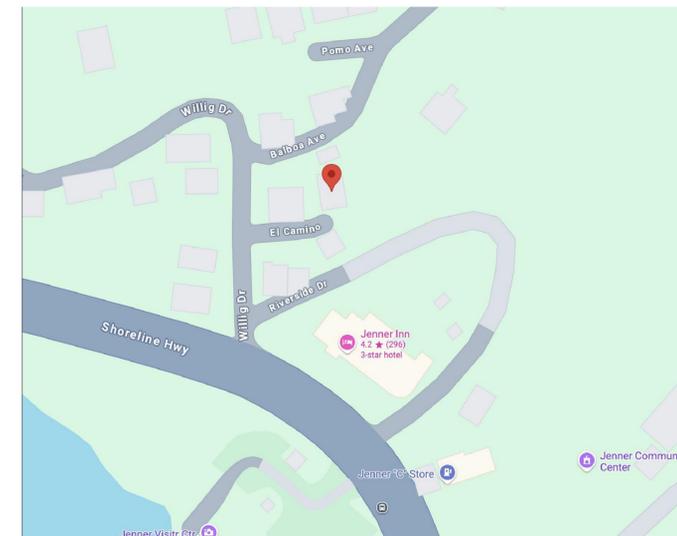
Sheet Index	
Sheet Number	Sheet Name
Title	
A-0.0	COVER PAGE
Civil	
	EXISTING SITE PLAN
Architectural	
A-2.0	EXISTING FLOOR PLANS
A-3.0	PROPOSED FLOOR PLANS
A-4.0	PROPOSED BATH DETAILS

PROJECT ADDRESS

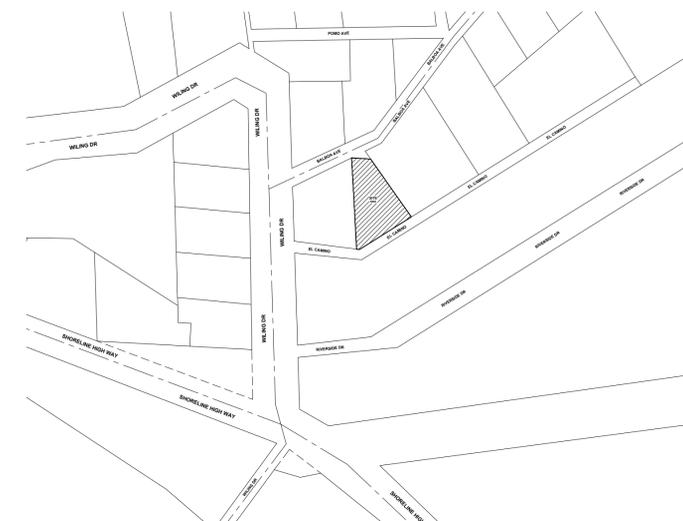
- 9500 El Camino, Jenner CA 95450

SCOPE:

- REMODELING OF SECOND FLOOR.
- ADDING NEW BATH ON SECOND FLOOR
- DEMOLISHING EXISTING CLOSET AND RELOCATE CLOSET OUTSIDE THE BATH.
- INSTALLING FIXTURES LIKE VANITY, W.C, SHOWER.



SITE MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

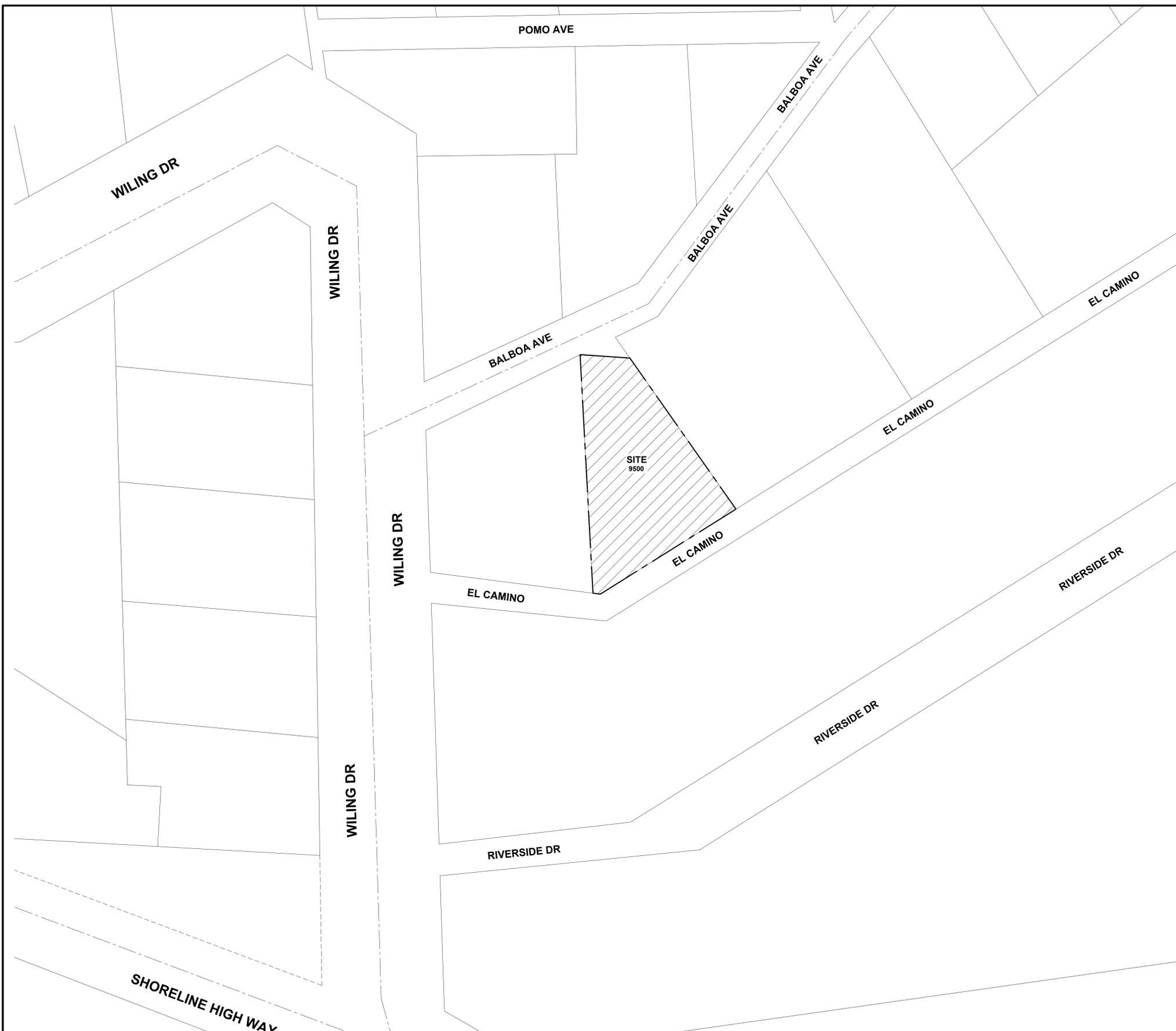
The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

Date: _____
Date: _____



GRAPHICAL SCALE

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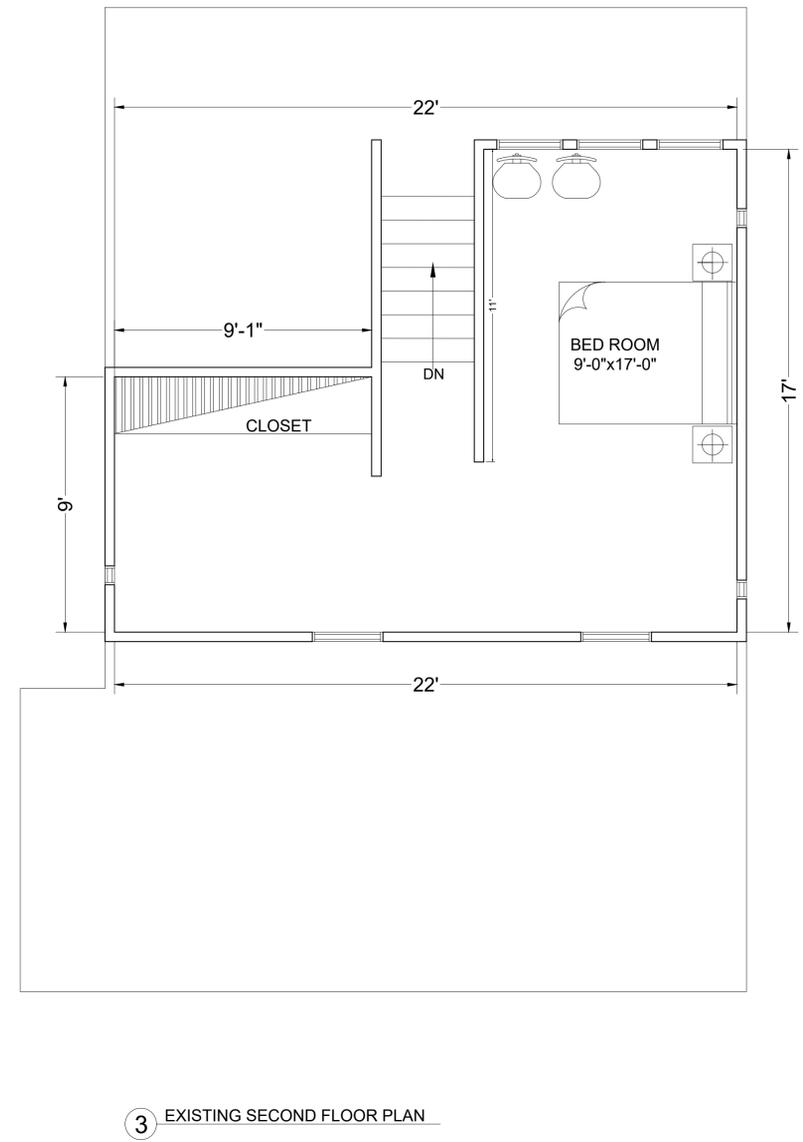
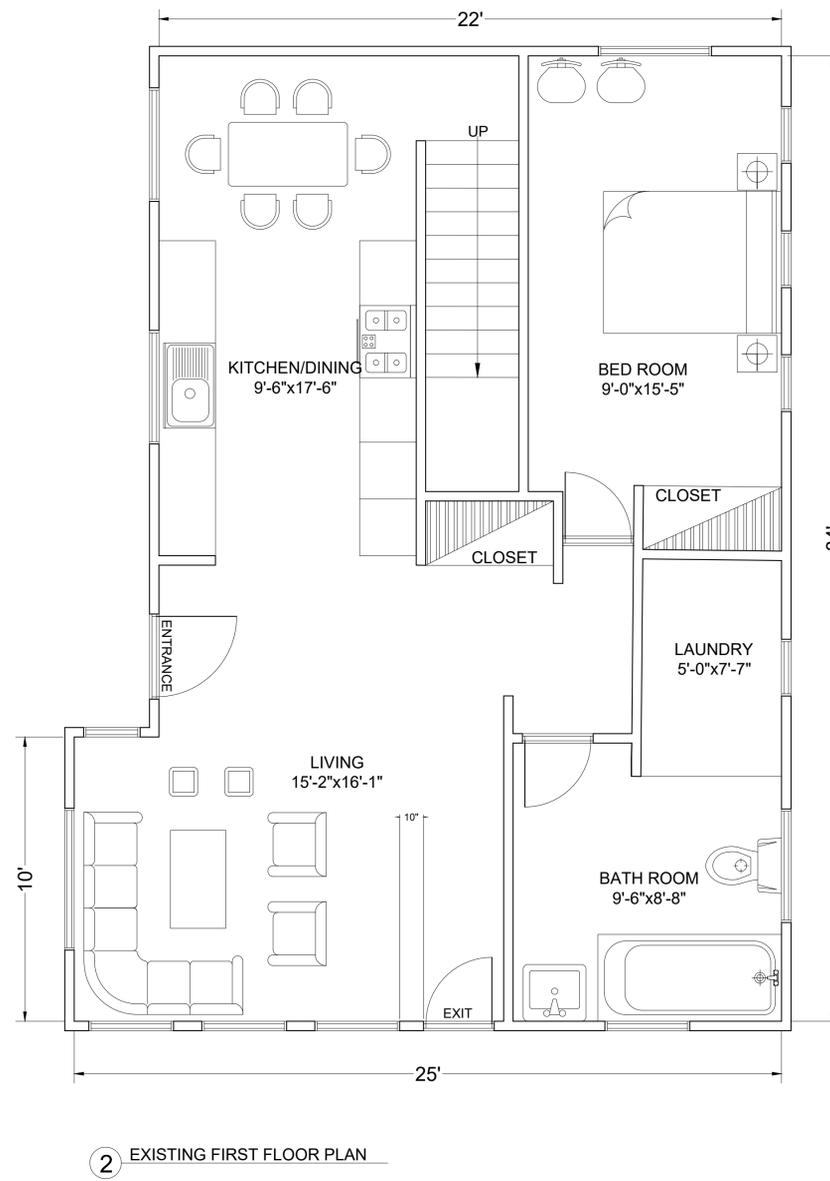
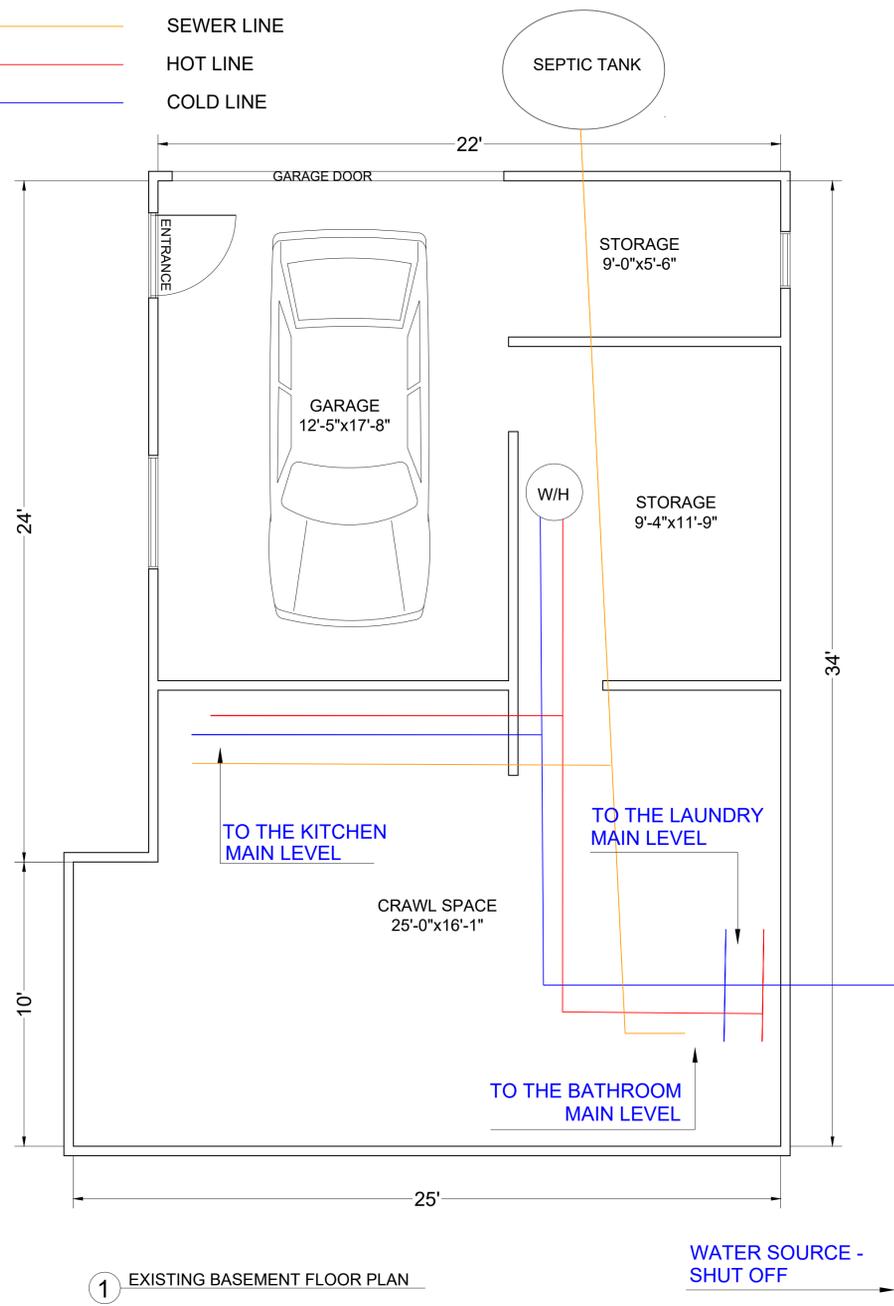
REVISIONS	DATE	BY	CHK	JOB NO.	01125
				DESIGNED BY:	
				DRAWN BY:	
				CHECKED BY:	
				APPROVED BY:	
				DATE:	09/19/24

EXISTING SITE PLAN

SCALE:
1"=30'-0"

SHEET NO. OF
A-1.0 1

— SEWER LINE
— HOT LINE
— COLD LINE



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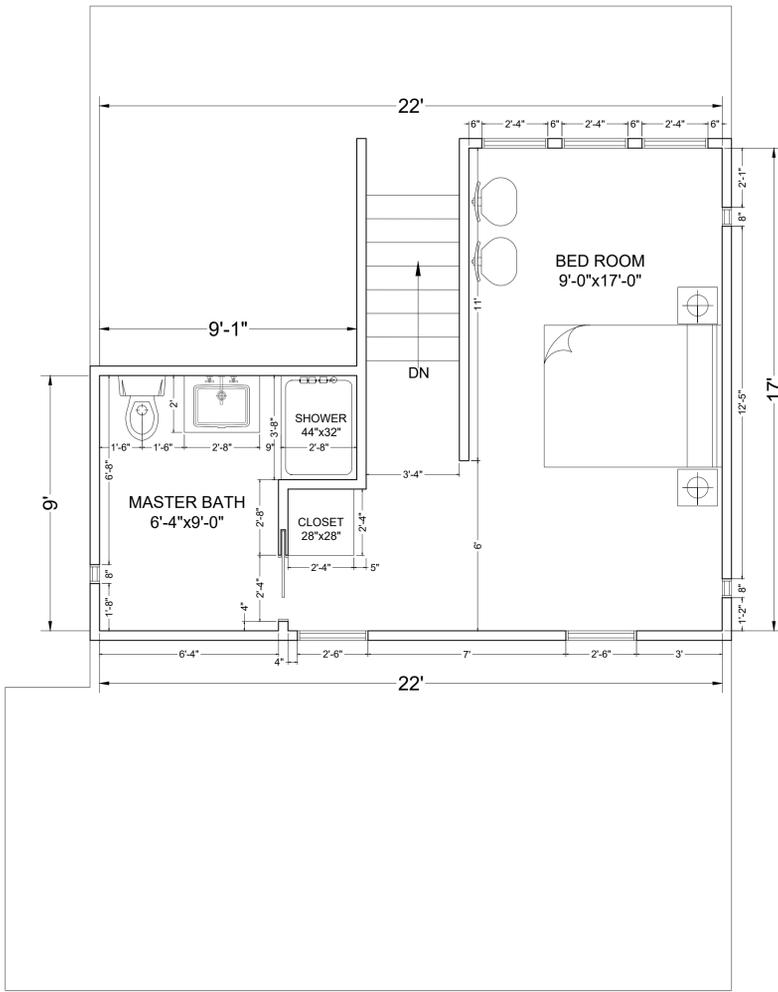
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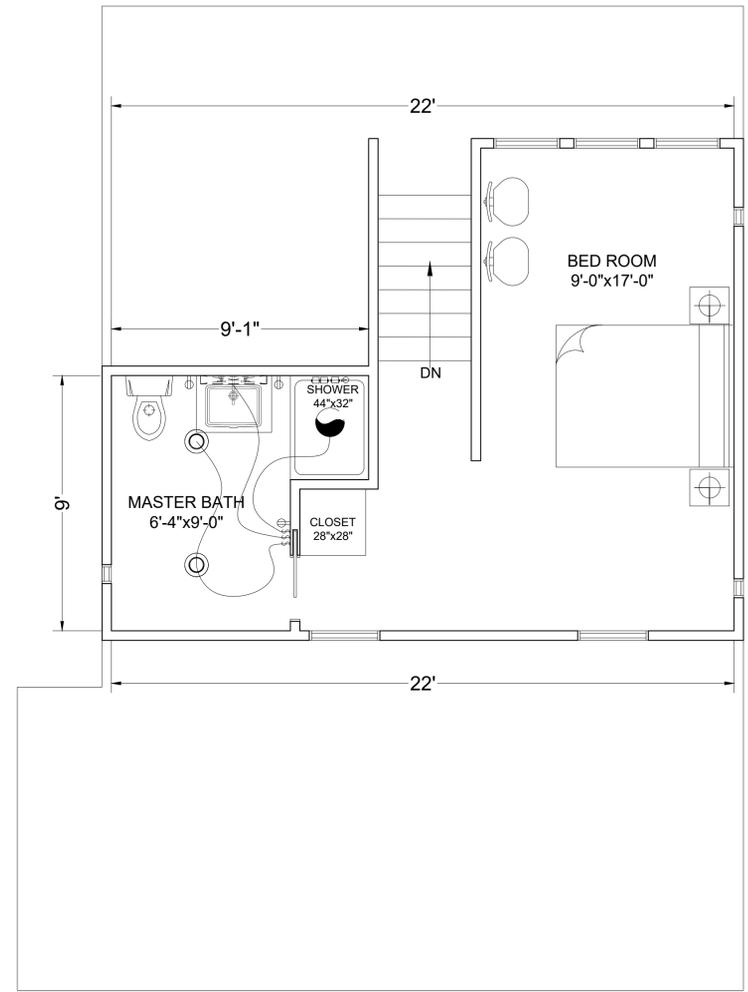
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EXISTING FLOOR PLANS

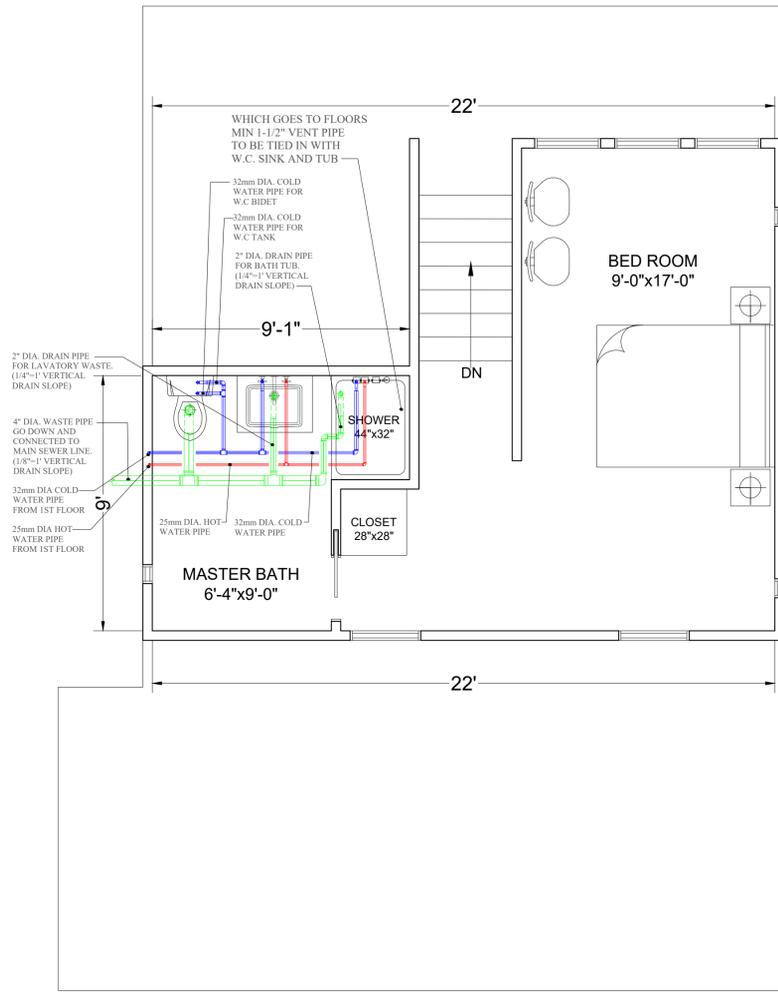
SCALE:
 1"=3'-0"
SHEET NO. OF
 A-2.0 1



1 PROPOSED SECOND FLOOR PLAN



2 PROPOSED SECOND FLOOR ELECTRIC PLAN



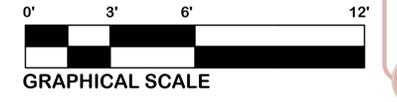
3 PROPOSED SECOND FLOOR PLUMBING PLAN

LEGEND:			
⊕	DUPLEX OUTLET	⊕	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	GROUNDING PANEL GFI DUPLEX OUTLET	⊕	HALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	GROUNDING PANEL GFI-INTERFERER DUPLEX OUTLET	⊕	RECESSED INCANDESCENT LIGHT FIXTURE
⊕	HALF-SWITCHED DUPLEX OUTLET	⊕	(V2) = VAPOR PROOF
⊕	220V 220 VOLT OUTLET	⊕	CEILING MOUNTED LED LIGHT FIXTURE (V2) = VAPOR PROOF
⊕	REINFORCED JUNCTION BOX	⊕	EXHAUST FAN WITH INCANDESCENT VENT TO EXTERIOR
⊕	HALL SWITCH	⊕	EXHAUST FANLIGHT GENERATION VENT TO EXTERIOR
⊕	THREE-WAY SWITCH	⊕	FLUORESCENT LIGHT FIXTURE
⊕	FOUR-WAY SWITCH	⊕	TECH. HUB SYSTEM
⊕	CHIMNEY	⊕	CEILING FAN PROVIDE ADEQUATE SUPPORT
⊕	PERMISSION SWITCH	⊕	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE PROVIDE ADEQUATE SUPPORT
⊕	ION SMOKE ALARM W/ BATTERY BACKUP	⊕	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE PROVIDE ADEQUATE SUPPORT
⊕	ION SMOKE ALARM CO2 DETECTOR COBESD	⊕	CEILING FAN WITH VALVE
⊕	THERMOSTAT	⊕	HOSE BIB
⊕	TELEPHONE	⊕	1/4" WATER STUB OUT
⊕	TELEVISION	⊕	HALL SCORE
⊕	ELECTRIC METER		
⊕	ELECTRIC PANEL		
⊕	DISCONNECT SWITCH		

PLUMBING LEGENDS		
DESCRIPTION	SYMBOL	
1. 32mm. DIA PIPE FOR COLD WATER DISTRIBUTION		
2. 32mm. DIA TEE FOR COLD WATER LINE		
3. 32mm. DIA ELBOW AT 90° FOR COLD WATER LINE		
4. 32mm. DIA THREADED VALVE AND COUPLER FOR COLD WATER LN		
5. 32mm. DIA THREADED COUPLER AND JOINT FOR COLD WATER LN		
6. 32mm. DIA THREADED MAIN VALVE FOR COLD WATER LN		
7. 25mm. DIA PIPE FOR HOT WATER DISTRIBUTION		
8. 25mm. DIA TEE FOR HOT WATER LINE		
9. 25mm. DIA ELBOW AT 90° FOR HOT WATER LINE		
10. 25mm. DIA THREADED VALVE AND COUPLER FOR HOT WATER LN		
11. 25mm. DIA THREADED COUPLER AND JOINT FOR HOT WATER LN		

SEWERAGE LEGENDS		
DESCRIPTION	SYMBOL	
1. 4" DIA. SEWER DRAIN PIPE, (1/8"=1" VERTICAL DRAIN SLOPE)		
2. 2" DIA. SEWER DRAIN PIPE, (1/4"=1" VERTICAL DRAIN SLOPE)		
3. 4" DIA. REDUCER TEE FOR SEWER DRAIN LINE, (4"-2"-4")		
4. 4" DIA. TEE FOR SEWER DRAIN LINE		
5. 4" DIA. ELBOW AT 90° FOR SEWER DRAIN LINE		
6. 4" DIA. REDUCER ELBOW AT 90° FOR SEWER DRAIN LINE, (4"-2")		
7. 4" DIA. BENDING FOR WATER CLOSET FOR SEWER WASTE		
8. 2" DIA. TEE FOR SEWER DRAIN LINE		
9. 2" DIA. DRAIN VALVE FOR SEWER DRAIN LINE		
10. 2" DIA. ELBOW AT 90° FOR SEWER DRAIN LINE		
11. 2" DIA. BENDING FOR SINK/TUB/LAVATORY FOR SEWER WASTE		

- NOTES:**
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.



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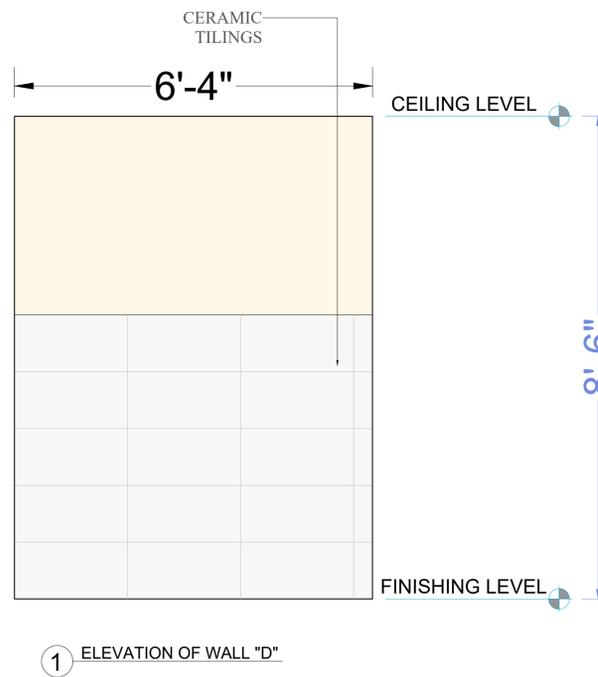
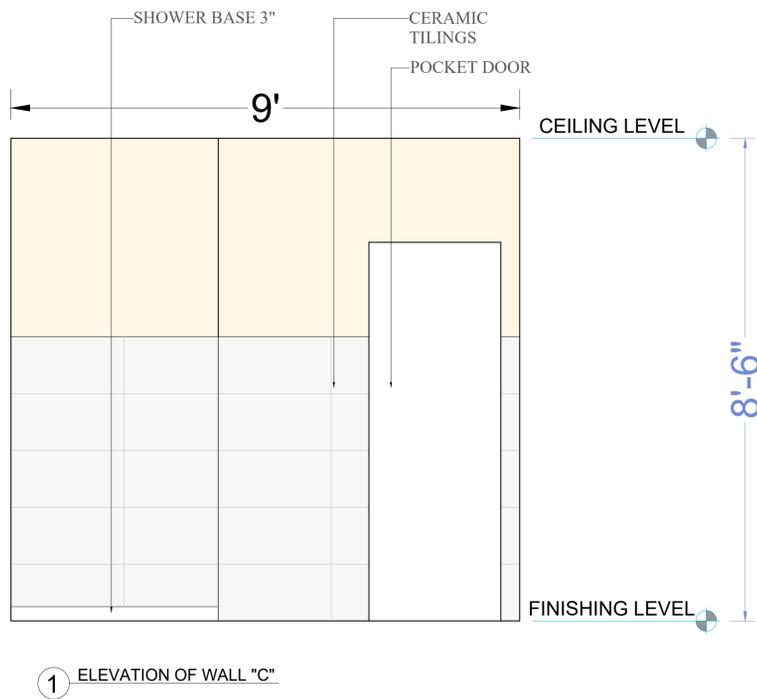
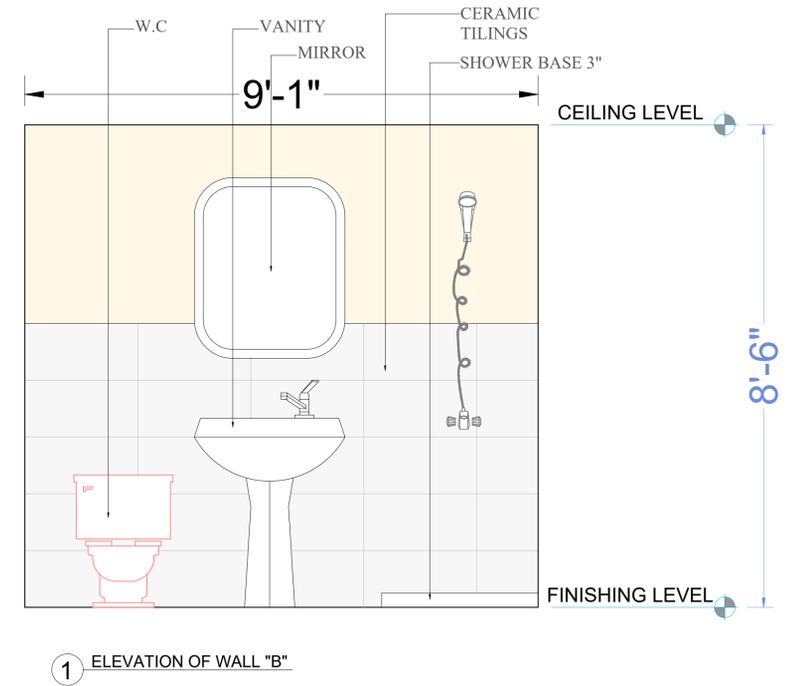
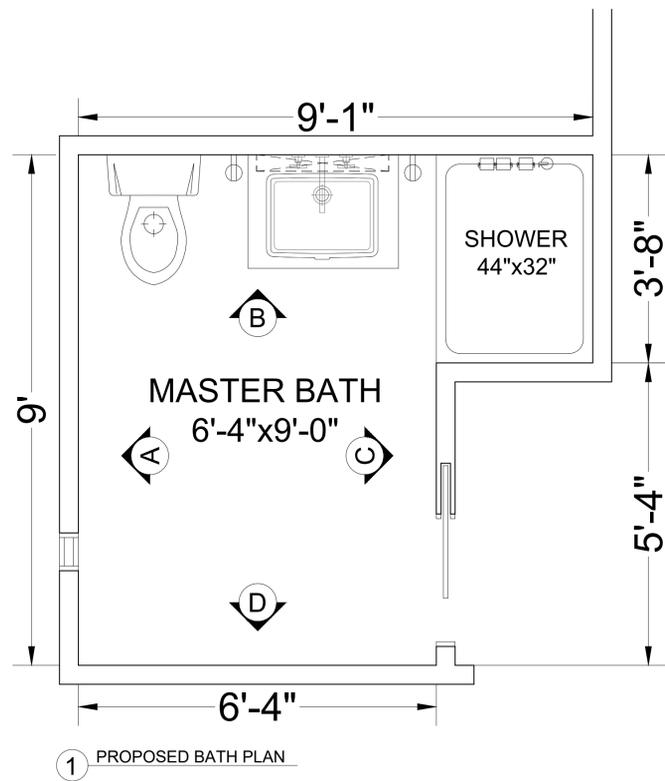
9500 EL CAMINO, JENNER

REVISIONS	DATE	BY	CHK	JOB NO.	01125
DESIGNED BY:					
DRAWN BY:					
CHECKED BY:					
APPROVED BY:					
DATE:	09/19/24				

SCALE: 1"=3'-0"

PROPOSED FLOOR PLANS

SHEET NO.	OF
A-3.0	1



NOTES:

FIXTURE REQUIREMENTS:

- TOILET: HEIGHT TO BE BETWEEN 17 AND 19 INCHES.
- SINK: CLEAR SPACE BELOW SINK FOR KNEE AND TOE CLEARANCE; MOUNTED NO HIGHER THAN 34 INCHES.
- BATHTUB: MINIMUM 30 INCHES IN WIDTH, 60 INCHES IN LENGTH FOR A STANDARD TUB.

WATER SUPPLY:

- ALL FIXTURES MUST COMPLY WITH CALIFORNIA PLUMBING CODES REGARDING WATER SUPPLY, DRAINAGE, AND VENTING.
- PROVIDE SHUT-OFF VALVES FOR ALL FIXTURES.

DRAINAGE:

- MINIMUM PIPE SIZE FOR SINKS: 1.25 INCHES; FOR TUBS/SHOWERS: 2 INCHES.

FINISHES AND MATERIALS

NON-SLIP FLOORING:

- USE NON-SLIP MATERIALS FOR FLOORING, ESPECIALLY IN WET AREAS.

MOISTURE-RESISTANT MATERIALS:

- USE MOISTURE-RESISTANT DRYWALL IN AREAS PRONE TO WETNESS, ESPECIALLY AROUND TUBS AND SHOWERS.

VENTILATION:

- MECHANICAL VENTILATION REQUIRED; MINIMUM 50 CFM FOR BATHROOMS WITH A TUB/SHOWER, OR A WINDOW WITH A MINIMUM AREA OF 1/20TH OF THE FLOOR AREA.

EMERGENCY EGRESS:

- ENSURE ANY WINDOWS PROVIDE ADEQUATE EMERGENCY EGRESS, WITH A MINIMUM OPENING OF 5.7 SQUARE FEET.

THERMAL PROTECTION:

- INSULATE PLUMBING PIPES TO PREVENT FREEZING AND ENSURE COMFORT.

ANTI-SCALD DEVICES:

- INSTALL ANTI-SCALD DEVICES ON SHOWER AND TUB CONTROLS TO PREVENT BURNS.



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				DESIGNED BY:	
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PROPOSED BATH DETAILS

SCALE:
1"=1'-6"
SHEET NO. A-4.0 **OF** 1