2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

February 19, 2026

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number:	**CPN26-0001**
Applicant Name:	**Robin Weller**
Owner Name:	**BENDER MARK G ET AL**
Site Address:	**5622 Sierra Grande Dr., Bodega Bay**
APN:	**101-221-004**
Zoning:	**RR CC B7 Z, NONE**

Project Description: Coastal Permit with no hearing for a bedroom addition of approximately 228 sq. ft. to an existing 2,185 sq. ft. single-family dwelling on a 0.48-acre parcel.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

(1) Statement of any environmental concerns or uncertainties your agency may have with the project.
(2) Comments you wish to make regarding the merits of the project.
(3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
(4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

[ ] Conditions will be provided and no further information is necessary.
[ ] Conditions will be provided and additional information is necessary.
[ ] Comments and/or concerns.
[ ] No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by March 5, 2026, and should be sent to the attention of:

CPN26-0001, Katerina Mahdavi (Katerina.Mahdavi@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1392. **If no response is received by March 5, 2026, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

[X] Building Inspection
[X] Fire Prevention
[X] Management Group
[X] Natural Resources
[X] Well & Septic
[X] Dist. 5 Director and Commissioners
[X] Bodega Bay Alliance for Sustainable Comm.
[X] Bodega Bay Concerned Citizens
[X] Caltrans-State Dept of Transportation
[X] Local Fire District – Sonoma County FPD
[X] State Coastal Commission – Appealable? No
[X] Regional Water QCB: North Coast
[X] Sonoma Coast MAC
[X] Tribal Notification
[X] Russian River Utility
[X] Sereno del Mar Arch. Control Committee
[X] Sereno del Mar Water Co.
[X] Western SoCo Rural Alliance

Planning Application

PJR-001

Application Type(s):

File # _____

- ☐ Admin Cert. Compliance
- ☐ Ag. or Timber Preserve/Contract
- ☐ Conditional Cert. of Compliance
- ☐ Cert. of Modification
- ☐ Coastal Permit
- ☐ Design Review Admin.
- ☐ Design Review Full
- ☐ General Plan Amendment
- ☐ Lot Line Adjustment
- ☐ Major Subdivision
- ☐ Minor Subdivision
- ☐ Voluntary Merger
- ☐ Ordinance Interpretation
- ☐ Second Unit Permit
- ☐ Specific/Area Plan Amendment
- ☐ Use Permit
- ☐ Variance
- ☐ Zone Change
- ☐ Other: _____
- ☐ Zoning Permit for: _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY

APPLICANT			**OWNER (IF OTHER THAN APPLICANT)**		
Name Robin Weller			Name Mark Bender		
Mailing Address 114 Merner Dr			Mailing Address 5622 Sierra Grande		
City Windsor	State Ca	Zip 95492	City Bodega Bay	State Ca	Zip 94923
Day Ph (707-548-8085	Email robinweller203@gmail.com		Day Ph (707322-1670	Email mgbender@comcast.net	
Signature	Date 1-20-26		Signature *Mark Bender*	Date 1-20-26	

Billing Responsible Party (At-Cost Only) ☐ **Applicant** ☑ **Owner** ☐ **Other:** _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title			Name/Title		
Mailing Address			Mailing Address		
City	State	Zip	City	State	Zip
Day Ph ( )	Email		Day Ph ( )	Email	

PROJECT INFORMATION

Address(es) 5622 Sierra Grande Dr	City Bodega Bay
Assessor's Parcel Number(s) 101-221-004	
Project Description the construction of an addition, adding a bedroom, remove existing bathroom window at addition	
Acreage . .48 ac	Number of new lots proposed 0
Site Served by Public Water? ☑ Yes ☐ No	Site Served by Public Sewer? ☐ Yes ☑ No

TO BE COMPLETED BY PRMD STAFF

Planning Area	Supervisorial District	☐ Critical Habitat	☐ Urban Service	Groundwater Availability	☐ 1 / 2 ☐ 3 / 4
Current Zoning		☐ NPDES	☐ Williamson Act		
		Specific/Area Plan		Subject to CEQA	☐ EX ☐ YES
General Plan Land Use		Parcel Specific Policy			
Application resolve planning violation? ☐ Yes ☐ No		Violation? ☐ Yes ☐ No		File No.	
Previous Files		Penalty application? ☐ Yes ☐ No			
Application accepted by		Date			
Approved by		Date			

Coastal Permit Application Requirements

PJR-035

PURPOSE:

The purpose of this form is to identify the information and materials to be submitted with a Coastal Permit application.

Coastal permits are required for development on parcels located within the Coastal Zone (parcels with "Coastal Combining" or "CC" on County zoning maps). Development is defined in the Sonoma County Coastal Zoning Ordinance, Section 26C-12. Some development projects may be exempted or excluded from a coastal permit requirement. Inquire at the Permit and Resource Management Department (PRMD), Zoning Cubicle, for more details.

PROCEDURE:

Coastal permits are processed either administratively without a hearing, or with a public hearing, typically by the Board of Zoning Adjustments. Examples of administrative reviews include residences on the east side of Highway 1 and residences within established communities. Examples of projects requiring public hearings include residences on the west side of Highway 1, subdivisions, use permits, and commercial and industrial proposals. Project referrals are sent to various agencies for review. Based on those responses and staff review, additional reports or information may be required (see p. 3 for examples). All coastal permit applications include public notice to neighbors in the vicinity of the subject property and other parties who have requested notice. Some coastal permits are appealable to the Coastal Commission, so they will not receive final approval until the end of an appeal period with the California Coastal Commission.

Often coastal permit applications that require a public hearing are also subject to environmental review in accordance with the California Environmental Quality Act (CEQA). Project Review staff will determine if environmental review is required for the proposed project. If environmental review is required, staff will prepare an initial study to determine if there are potential environmental impacts. If no significant environmental impacts will result from the proposed project, a Negative Declaration will be prepared by staff. If potential environmental impacts are identified during the preparation of the initial study, mitigations will be established to reduce those impacts to a less than significant level.

REQUIRED APPLICATION MATERIALS:

The following items are required to process coastal permit applications. Your application will not be accepted unless all required materials are provided.

1. **Completed application form PJR-001.** The application must be signed by the applicant and property owner.

2. **Proposal statement.** This should be a one or two page letter fully describing the current use of the property and how you propose to change it. This should include information regarding the kind of use, the structures proposed, magnitude or size of the use, the intensity of the use and the frequency of the use. Discuss changes in noise, traffic and site appearance that will result from the proposal, quantified where possible. Indicate any planned future use beyond the present proposal. In addition, applicants must complete the attached Supplemental Information pages.

3. **Site plan.** Provide three full-sized site plans (either 24 in. X 36 in. or 11 in. X 17 in.).

All plans must be legible, drawn to scale and folded to 8 ½ in. x 11 in. Preparation of the required site plan by a draftsperson, architect, landscape architect or engineer is strongly recommended. If the existing site is to be significantly modified by the proposed project (i.e. removal of existing buildings, extensive grading and removal of vegetation), both an existing site plan and a proposed site plan should be submitted.

Site plans must include the following:

- Name, address and telephone number of applicant and draftsperson.
- Scale, north arrow, and dimensions of all property lines. (An engineer's scale of 1 in. = 10 ft. or 20 ft. is recommended to clearly show the development area). For larger parcels, a vicinity map may be used to depict the entire property.
- Location and identification of all existing and proposed buildings, structures, etc., including their dimensions and distances to property lines. Identify land uses on adjacent properties and depict buildings, structures, etc. within 50 ft. of the subject property.
- Location, width, name and status (public or private) of all existing and proposed roads and easements lying within, adjacent to or serving the site, showing route of access from the road.
- Location of streams, ditches, drainage facilities and other water courses, ponding areas, or areas subject to periodic inundation.
- Lines indicating the direction of slope and approximate percent of grade. Topographic lines are recommended.
- Location of any existing or proposed wells and septic systems including distances to waterways, drainage courses, cut/fill areas, structures and roadways.
- Location and dimensions of all parking areas and driveways from adjacent roadways.
- Locate and Identify all existing trees in the development area. The following trees greater than 9 inches diameter at breast height are protected by the Sonoma County Tree Protection Ordinance: big leaf maple, black oak, blue oak, coast live oak, interior live oak, madrone, oracle oak, Oregon oak, redwood, valley oak and California bay. If the project is of such a large scale that it is not possible to identify all protected trees, the dripline of tree masses with species identified shall be shown on the site plan. More detailed information may be required during processing of the application.

4. **Reduced site plan.** Provide one reduced-size site plan (8 ½ in. X 11 in.). This reduced site plan must clearly depict the information shown on the full-sized site plan.

5. **Preliminary architectural plans.** Provide three full-sized copies of all architectural elevations and floor plans. Structural plans are not required until application is made for building permits. The elevations must identify the type and color of the roof and other exterior materials. All mechanical equipment, exterior lights, trash enclosures and other exterior structures must be shown on these plans. A section is required for each structure showing the location of natural grade underneath the structure; the building's height must be identified on the section (measured from the average of the highest and lowest points of the lot covered by the structure to the topmost point of the roof).

6. **Location/vicinity map**. Provide one 8 ½ in. X 11 in. location/vicinity map (locator map or road map) showing where the project is located in relation to nearby lots, streets, highways and/or major natural features.

7. **Assessor's parcel map.** Provide one 8 ½ in. X 11 in. copy of the current Assessor's Parcel Map with the project site shown. Maps may be obtained from the County Assessor's Office or PRMD.

8. **USGS quad map with the site outlined.** Provide one 8 ½ in. X 11 in. excerpt of a USGS quad map with the project site identified. Maps may be obtained from PRMD. Check current fee schedule for cost.

9. **Architectural Review Committee.** Construction of new homes in subdivisions of Bodega Harbor, Sereno Del Mar, Timber Cove, and The Sea Ranch are subject to **architectural review** by the homeowner's association. Evidence of such approval must accompany this application.

10. **Preliminary grading and drainage plans.** Preliminary grading and drainage plans are often required. The grading plan prepared by a registered civil engineer should show existing and proposed contours, the amount of proposed excavation and fill (in cubic yards) and any necessary deposition sites, on or offsite. Drainage plans should show drainage patterns for all runoff from the site, location of drainage swales, ditches, and culverts, and the size of all drainage structures. The plan should also describe how grading will be conducted so as to minimize erosion during and after construction.

11. **Stormwater Management Submittals**. Provide description of stormwater management including runoff, treatment, drainage, and flood control. If applicable, provide location of existing wetlands and measures to avoid. An alternative analysis should be required demonstrating why the wetlands cannot be avoided.

12. **Filing fee.** See current PRMD Project Review fee schedule.

ADDITIONAL REQUIREMENTS:

The following are examples of additional reports or information that may be required in order for PRMD to complete the processing of your application for a Coastal Permit. Applicants will be notified by their assigned Project Review planner if such reports or information is required.

1. **Archaeological Report.** Required for all projects where the Sonoma State University Northwest Information Center recommends that a survey be performed.

2. **Biotic Report.** Required if an endangered species, Environmentally Sensitive Habitat Area (ESHA), stream, creek, wetland, or sand dune occupies any portion of the site or is within 300 feet of development.

3. **Landscape Plan.** Required where the project is visible from a designated Scenic Resource area, a scenic corridor, or public view area to screen the project.

4. **Story Pole Placement.** Required for projects within designated Scenic Resource areas, scenic corridors, or visible from public areas.

5. **Water/Sewer Service Letter.** Must be included with the application if water or sewer services are proposed to be provided by a service district, public agency, or community system.

6. **Geotechnical Investigation.** For development within 100 feet of a bluff or in an area of high geologic hazard, a comprehensive, site-specific geology and soils report must be submitted in accordance with the Interpretive Guidelines adopted by the Coastal Commission (Geologic Stability of Blufftop Development). Copies of the guidelines are available at PRMD. The report must determine what there will be no significant impact from grading, site preparation, drainage, leachfields and foundation plans.

Coastal Permit Application
Supplemental Information

PURPOSE:

This form is to be completed by applicants in order to provide additional information regarding a Coastal Permit application. The more details that are provided, the easier it will be to promptly process the Coastal Permit application. Please answer all questions. Indicate "Not Applicable" or "N/A" for those questions which do not pertain to the proposed project. It is important that applicants provide complete answers to all questions.

1. Are there existing structures or improvements on the property? ☑ Yes ❑ No
   If yes, describe below and identify the use and size of each structure or improvement.

   Existing single family residence with two bedrooms and two baths, 2 car garage

2. Describe the project and include structure sizes(s) (in square feet), improvements such as wells, septic systems, grading, vegetation removal, roads, driveways, propane tanks, oil tanks, water storage tanks, solar panels, etc.

   new bedroom addition adding 228 sq ft to an existing residence with 2185 sq ft, no changes to utility connections, no changes to well or septic, roadways or driveways. minor grass removal at front elevation for addition

3. Is any grading or road/driveway construction planned? ❑ Yes ☑ No

   Estimate the amount of grading in cubic yards: _____

   If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, a grading plan and permit will be required.

   Estimate the length of the proposed road/driveway: _____ feet.

4. Will vegetation be removed on areas other than the building sites and roads?
   ❑ Yes ☑ No

   If yes, explain: _____

5. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site? If yes explain:

there are no sensitive areas being impacted

6. How many trees will be removed to implement the project: 0. Indicate on the site plan all trees to be removed which are greater than 9 inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

7. Will the proposed development be visible from:

- ❑ A. State Highway 1? ❑ Yes ☑ No
- ❑ B. Other Scenic Corridor? (see list below) ❑ Yes ☑ No
- ❑ C. Park, beach, or recreation area? ❑ Yes ☑ No

If you answered yes, explain _____

Scenic Corridors: Stewarts Point-Skaggs Springs Road, Fort Ross Road, Myers Grade/Seaview Road, Highway 116, Willow Creek (paved portion), Coleman Valley Road, Bay Hill Road, Bodega Highway and Petaluma-Valley Ford Road.

8. Height of structure(s) in feet (measured from average grade to the highest point of the structure). Identify height of building(s) on architectural elevations:

proposed height of addition 13'-5" above average grade, over all height of existing residence is 15'-11"

9. Describe all exterior materials and colors of all proposed structures

Siding material James Hardie horizonal lap siding Color _____

Trim material 2X4 wood Color _____

Chimney material n/a Color _____

Roofing material class a composition Color _____

Window frame material vinyl clad windows Color _____

Door material n/a Color _____

Fencing material n/a Color _____

Retaining wall material n/a Color _____

Other exterior materials _____ Color _____

10. Will there be any new exterior lighting? ❑ Yes ☑ No
If yes, provide lighting details and specifications for all exterior lighting fixtures. All lighting fixtures must be downcast and shielded to prevent light and glare beyond the parcel boundaries. Identify the location of all exterior lighting on the site plan or building plan.

_____

_____

_____

_____

11. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of all structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

Will the proposed project be phased? ❑ Yes ❑ No

If Yes, explain your plans for phasing: _____

_____

_____

_____

_____

Parking will be provided as follows:

Number of Spaces:

Existing: _____ Proposed: _____ Total: _____

Number of standard spaces: _____ Size: _____

Number of handicapped spaces: _____ Size: _____

12. What will be the method of sewage disposal?
❑ Community sewage system, specify _____

☑ Septic Tank (indicate primary and replacement leachfields on plot plan)

❑ Other, specify _____

13. What will be the domestic water source?

☑ Community water system, specify supplier: _____

❑ Well ❑ On-site ❑ Off-site

❑ Spring ❑ On-site ❑ Off-site

❑ Other, specify _____

14. Utilities will be supplied to the site as follows:

Electricity:

☑ Utility Company (service exists to the parcel)
❑ Utility Company requires extension of services to site: _____ feet _____ miles
❑ On Site generation, Specify: _____
❑ None

Gas:

☑ Utility Company/Tank
❑ None

Proposal Statement

10-10-25

To:
Coastal Commission Application

Regarding:
Bender Residence
5622 Sierra Grande Dr
Bodega Bay, Ca

The project is a proposal to add a bedroom to an existing two bedroom residence.

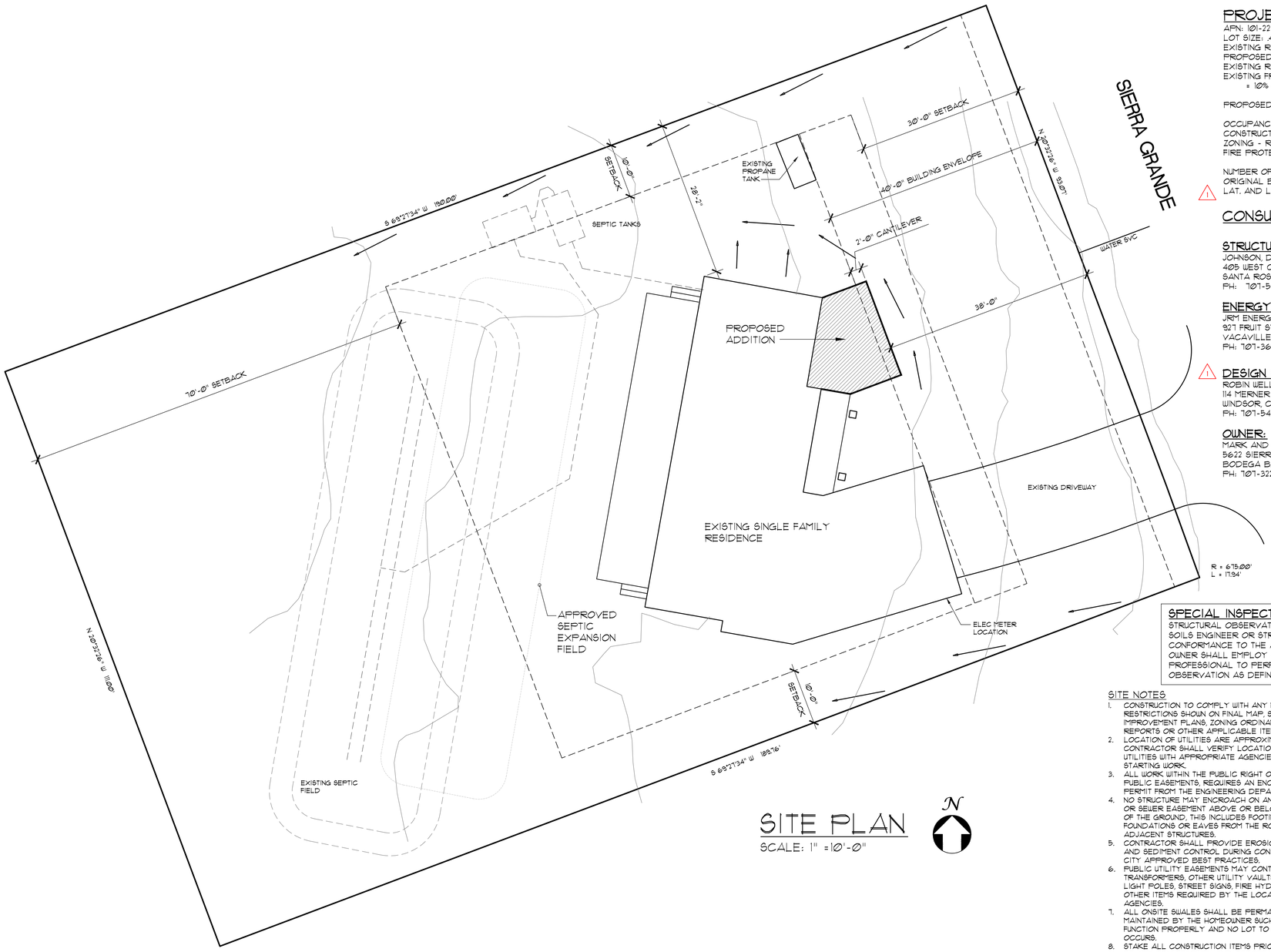
There are no proposed changes to the use of the property; it will remain a single family residence. This addition will allow for space for a home office and exercise room. There are no plans

Beyond initial construction, there will be no impacts to noise or traffic. The addition will align with the existing residence adding the bedroom to the front elevation, keeping the footprint within the assigned building envelope. The ridge will fall below the main ridge of the house adding a small wing to the opposite side of the house from the garage.

Minimal grading is proposed, the addition will follow the existing grade.

Thank you,

Robin Weller
Weller Drafting
114 Merner Dr
Windsor, Ca 95492
707-548-8085



SITE PLAN

SCALE: 1" =10'-0"

PROJECT DATA:

APN: 101-221-004
LOT SIZE: .48 ACRE
EXISTING RESIDENCE W/ GARAGE- 2185 SQ FT
PROPOSED ADDITION - 228 SQ FT
EXISTING RESIDENCE DECK - 500 SQ FT
EXISTING FRONT PORCH - 100 SQ FT
= 10% OF ORIGINAL MAIN HOUSE

PROPOSED COVERAGE - 3013 SQ FT = 14.4%

OCCUPANCY - R-3 AND U
CONSTRUCTION TYPE - VB
ZONING - RR CC B7 Z, NONE
FIRE PROTECTION RESPONSE AREA
- SRA = LOCAL
NUMBER OF STORIES - ONE STORY
ORIGINAL BUILD DATE - 2019
LAT. AND LONG. - N 38°23'7.88", W 123°4'20.28"

CONSULTANTS:

STRUCTURAL ENGINEER
JOHNSON, DEBOIS & FORREST
405 WEST COLLEGE AVE ST. E
SANTA ROSA, CA
PH: 707-575-0911

ENERGY CONSULTANTS
JRM ENERGY CONSULTING
927 FRUIT STAND CIRCLE
VACAVILLE, CA 95688
PH: 707-363-3899

DESIGN PROFESSIONAL:
ROBIN WELLER
114 MERNER DR
WINDSOR, CA 95492
PH: 707-548-8085

OWNER:
MARK AND SIENNA BENDER
5622 SIERRA GRANDE DR
BODEGA BAY, CA
PH: 707-322-1670

SPECIAL INSPECTIONS:
STRUCTURAL OBSERVATION IS REQUIRED BY THE SOILS ENGINEER OR STRUCTURAL ENGINEER FOR CONFORMANCE TO THE APPROVED PLANS. OWNER SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION AS DEFINED IN 2022 CBC SECTION 1704

GENERAL NOTES:

1. ALL CONSTRUCTION, REGARDLESS OF DETAILS ON THE PLANS, SHALL COMPLY WITH
   2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2,
   2022 CALIFORNIA PLUMBING CODE,
   2022 CALIFORNIA ELECTRICAL CODE,
   2022 CALIFORNIA MECHANICAL CODE,
   2022 CALIFORNIA FIRE CODE
   2022 CALIFORNIA BUILDING ENERGY STANDARDS,
   2022 CALIFORNIA TITLE 24,
   2022 CALIFORNIA RESIDENTIAL CODE
2. THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK WHICH IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE FULL COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
4. ALL SUBCONTRACTORS SHALL BID AND PERFORM THEIR WORK BASED ON THE COMPLETE SET OF PLANS. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO NOTIFY THE GENERAL CONTRACTOR OF ANY POSSIBLE CONFLICTS BETWEEN PORTIONS OF THE DRAWINGS AND/OR SPECIFICATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND FAMILIARIZE HIMSELF WITH THE DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT, PRIOR TO PERFORMANCE, IF ANY CONFLICTS EXIST BETWEEN ANY PORTION OF THE DRAWINGS, SPECIFICATIONS AND/OR SITE CONDITIONS.
6. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.
7. DETAILS NOT SPECIFICALLY SHOWN SHALL BE THE SAME NATURE AS SIMILAR CONDITIONS.

DEFERRED SUBMITTALS:

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW DRAWINGS AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMACE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THIER DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. PRE-MANUF ROOF TRUSSES. TRUSS LAYOUT PLANS AND CALCULATIONS MUST BE APPROVED BY THE PROJECT ENGINEER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE REQUEST FOR A FRAMING OR ROOF NAILING INSPECTION.

FIRE SPRINKLERS

THE EXISTING HOUSE HAS A FIRE SPRINKLER SYSTEM. THE PROJECT REQUIRE AN EXPANSION OF FIRE SPRINKLERS.

GREEN BUILDING PROGRAM

THIS PROJECT IS SUBJECT TO THE SONOMA COUNTY GREEN BUILDING ORDINANCE AND SHALL COMPLY WITH THE REVISED 2019 CALGREEN + TIER I CHECKLIST AND SELECTED ELECTIVE MEASURES INCLUDED AS PART OF THESE PLANS. ALL SUBCONTRACTORS SHALL COMPLY WITH THE PROJECTS CONSTRUCTION WASTE MANAGEMENT (CWM) PLAN AND SUBCONTRACTOR FOREMAN SHALL SIGN THE CWM PLAN ACKNOWLEDGEMENT SHEET.

ILLUMINATED ADDRESS SIGN REQUIREMENTS:

ILLUMINATION: LIGHT SOURCES USED TO COMPLY WITH THIS SECTION SHALL BE CONTROLLED BY PHOTOELECTRIC DEVICE OR BY A CIRCUIT SUPPLIED BY A HOUSE METER WHICH IS USED TO PROVIDE OTHER REQUIRED LIGHTING DURING HOURS OF DARKNESS. NO SWITCH OR OTHER SIMILAR DEVICE SHALL BE INSTALLED. LOCATION: THE NUMBERS SHALL BE AT A HEIGHT AND LOCATION THAT ENSURES THE ADDRESS IS PLAINLY VISIBLE AND LEGIBLE TO EMERGENCY VEHICLES APPROACHING FROM EITHER DIRECTION ALONG THE STREET OR ROAD FRONTING THE PROPERTY. OTHER CRITERIA: THE NUMBERS SHALL BE A MINIMUM 4 INCHES IN SIZE AND COLORS OF NUMBERS SHALL CONTRAST THE BUILDING BACKGROUND COLOR.

REQUIRED HERS INSPECTIONS:

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL
DETAIL IS PROVIDED IN THE FULL TITLE 24 REPORT, REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY

- QUALITY INSULATION INSTALLATION (QII)
- VERIFIED EER/EER2
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (§C3.1.4.1.1.7)
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (§C3.4.5.)
- DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE (§C3.1.4.1.8)

TITLE 24 REQUIRED SPECIAL FEATURES:

THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE COMPUTER ANALYSIS.
- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3)

SCOPE OF WORK:

- THE CONSTRUCTION OF AN ADDITION, ADDING A BEDROOM
- REMOVE EXISTING BATHROOM WINDOW

SITE NOTES

1. CONSTRUCTION TO COMPLY WITH ANY NOTES OR RESTRICTIONS SHOWN ON FINAL MAP SUBDIVISION IMPROVEMENT PLANS, ZONING ORDINANCES, SOILS REPORTS OR OTHER APPLICABLE ITEMS.
2. LOCATION OF UTILITIES ARE APPROXIMATE, CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF UTILITIES WITH APPROPRIATE AGENCIES PRIOR TO STARTING WORK.
3. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY INCLUDING PUBLIC EASEMENTS, REQUIRES AN ENCROACHMENT PERMIT FROM THE ENGINEERING DEPARTMENT.
4. NO STRUCTURE MAY ENCROACH ON ANY PUBLIC WATER OR SEWER EASEMENT ABOVE OR BELOW THE SURFACE OF THE GROUND, THIS INCLUDES FOOTINGS OF FOUNDATIONS OR EAVES FROM THE ROOF OF ANY ADJACENT STRUCTURES.
5. CONTRACTOR SHALL PROVIDE EROSION PREVENTION AND SEDIMENT CONTROL DURING CONSTRUCTION PER CITY APPROVED BEST PRACTICES.
6. PUBLIC UTILITY EASEMENTS MAY CONTAIN ELECTRICAL TRANSFORMERS, OTHER UTILITY VAULTS, MAIL BOXES, LIGHT POLES, STREET SIGNS, FIRE HYDRANTS AND/OR OTHER ITEMS REQUIRED BY THE LOCAL GOVERNING AGENCIES.
7. ALL ONSITE SWALES SHALL BE PERMANENTLY MAINTAINED BY THE HOMEOWNER SUCH THAT THEY FUNCTION PROPERLY AND NO LOT TO LOT DRAINAGE OCCURS.
8. STAKE ALL CONSTRUCTION ITEMS PRIOR TO THE START OF ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO PROCEEDING.
9. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY.
10. PROVIDE SITE DRAINAGE GRADIENT OF 2 PERCENT AROUND STRUCTURE TO STREET OR APPROVED DRAINAGE SYSTEM. DRAINAGE MAY NOT AFFECT ADJACENT PROPERTIES. CBC SEC. 1803.3
11. DRAINAGE SLOPE AWAY FROM BUILDING, PROVIDE 5 PERCENT SLOPE (OR 2 PERCENT IF IMPERVIOUS SURFACE IS PROVIDED) AWAY FROM BUILDINGS FOR 10' MINIMUM (OR IF PROPERTY LINE OR OBSTRUCTIONS PREVENT 10' PROVIDE A 5 PERCENT SLOPE AWAY FROM BUILDING TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM BUILDING. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED 2 PERCENT WHERE WITHIN 10' OF THE BUILDING.) THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10'
12. THIS PLOT PLAN IS PREPARED TO ILLUSTRATE THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE, DESIGN DRAINAGE CONTROL ELEVATIONS, AND DIRECTION OF DRAINAGE FLOW TO CONFORM WITH LOCAL ORDINANCES WITH THE PURPOSE OF BUILDING PERMIT ISSUANCE. INFORMATION SHOWN IS APPROXIMATE EXCEPT FOR THOSE SETBACKS WHICH ARE MINIMUMS REQUIRED BY ORDINANCE. THIS PLAN WAS PREPARED AS A TOOL AND DOES NOT REPRESENT THE "AS-BUILT" CONDITION WHICH MAY VARY IN SOME DEGREE FROM THE DESIGN.

SHEET INDEX:

WILDLAND-URBAN INTERFACE REQUIREMENTS:

ALL PROPOSED CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CRC SECTION R337 FOR WILDLAND-URBAN INTERFACE AREAS AS DESCRIBED BELOW:

ROOF COVERINGS, VALLEYS AND GUTTERS:
ROOF COVERINGS SHALL BE CLASS 'A' PER SONOMA COUNTY CODE. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS, OR HAVE ONE LAYER OF MIN. 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER COMBUSTIBLE DECKING (R337.5.2.). VALLEY FLASHING SHALL BE NOT LESS THAN NO. 26 GAUGE CORROSION-RESISTANT SHEET METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 MINERAL-SURFACED CAP SHEET COMPLYING WITH ASTM D 3909 AND RUNNING THE FULL LENGTH OF THE VALLEY (R337.5.3.). ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (R337.5.4.)

ATTIC AND RAFTER BAY VENTILATION: VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS (R337.6.2.).

1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MIN. 1/16" AND SHALL NOT EXCEED 1/8".
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
3. THE MATERIALS USED SHALL BE CORROSION-RESISTANT.

VENTS SHALL NOT BE INSTALLED IN EAVES AND SOFFITS UNLESS ONE OF THE FOLLOWING CONDITIONS ARE MET (R337.6.3.):

1. THE EAVE AND CORNICE VENTS RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.
2. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CBC.
3. THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT MATERIALS PER SFM STANDARD 12-7A-5 IGNITION-RESISTANT MATERIAL AND THE VENT IS LOCATED MORE THAN 12 FEET ABOVE GRADE, OR WALKING SURFACE OF A DECK, PORCH, PATIO, OR SIMILAR SURFACE.

OPEN ROOF EAVES: THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL BE PROTECTED BY NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS, CONSIST OF ONE LAYER OF 5/8" TYPE-X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE ROOF DECK, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE ASSEMBLY ON THE EXPOSED UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE (R337.7.4.). THE FOLLOWING MATERIALS DO NOT REQUIRE FIRE PROTECTION:

1. SOLID WOOD RAFTER TAILS ON THE UNDERSIDE OF OPEN ROOF EAVES HAVING A MIN. NOMINAL DIMENSION OF 2 INCHES.
2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MIN. NOMINAL DIMENSION OF 2 INCHES.
3. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN THE LOWER END OF THE RAFTER TAILS.
4. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

EXTERIOR WALL AND OPENING PROTECTION: EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, MEET SFM STANDARD 12-7A-1, INCLUDE ONE LAYER OF 5/8" TYPE-X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE EXTERIOR OF THE FRAMING, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANT ASSEMBLY. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS OR EAVE ENCLOSURES (R337.7.3.). EXTERIOR WALL VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS OF 1/8" TO 1/4". EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS AND GARAGE DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES (R337.8). EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, SOLID WOOD CORE HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NOT LESS THAN 1 1/4" THICK, SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, OR MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1 (R337.8.3.). GARAGE VEHICLE DOORS MAY BE NONCOMBUSTIBLE OR FIRE-RETARDANT TREATED WOOD.

APPENDAGES AND UNDERFLOOR PROTECTION: THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO GRADE (R337.7.7-9.). THE UNDERFLOOR ASSEMBLY SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS, ONE LAYER OF 5/8" TYPE-X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING, THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY, OR MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. ARCHITECTURAL TRIM BOARDS, HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION (R337.7.7-9.).

Rev	Date	Description	Designed	Drawn	Checked
	7-24-25	BUILDING DEPT SUBMITTAL	RW		
1	11-20-25	BLDG DEPT RESUBMITTAL 1	RW		

Bender Addition

5622 Sierra Grande Dr
Bodega Bay, Ca

APN:101-221-004

Prepared by:
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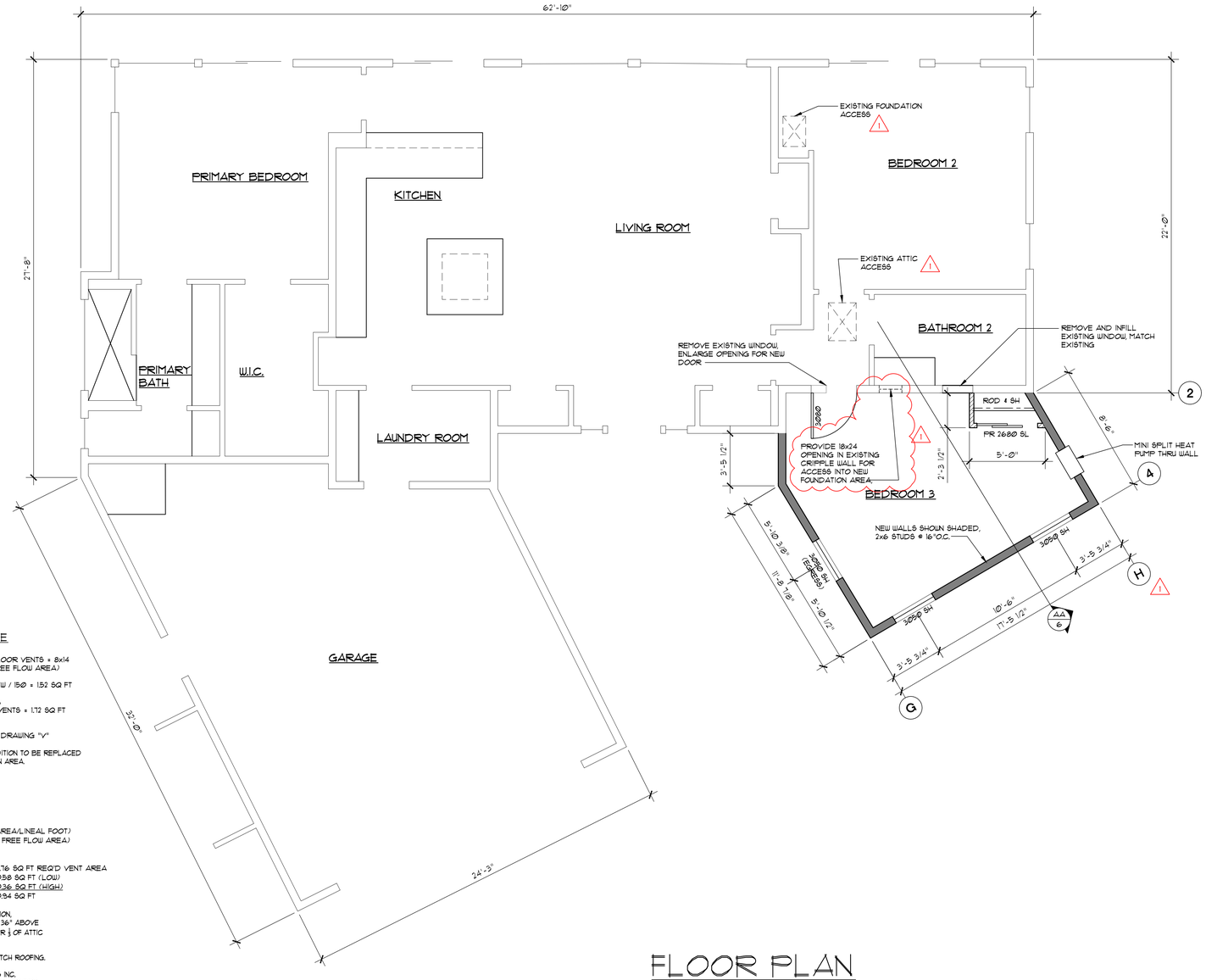
COVER
SITE PLAN

Sheet
1

Job# 25011



FOUNDATION VENT SCHEDULE

- VULCAN #VF5814FC SCREENED UNDER FLOOR VENTS = 8x14
  = (.43 SQ FT FREE FLOW AREA)

UNDERFLOOR HOUSE AREA =228 SQ FT NEW / 150 = 1.52 SQ FT
REQUIRED VENTILATION
VENT SIZE = 8x14 = .43 FREE FLOW AREA
NUMBER OF VENTS REQUIRED = 8x14 = 4 VENTS = 1.72 SQ FT

VENT LOCATIONS SHOWN ON ELECTRICAL DRAWING "V"

NOTE: ALL EXISTING VENTS COVERED BY ADDITION TO BE REPLACED WITH VENTS ADDED INTO EXISTING FOUNDATION AREA.

ATTIC VENT SCHEDULE

VENTS PROVIDED:
-COR-A-VENT V-300 RIDGE VENT
(0.09 SQ FT FREE FLOW AREA/LINEAL FOOT)
-O'HAGIN ROOF DORMER VENT (.58 SQ FT FREE FLOW AREA)

ADDITION ROOF =
(NEW) 228 SQ FT X 1/300 SQ FT = .76 SQ FT REQ'D VENT AREA
- USE (1) O'HAGIN DORMER VENTS = 0.58 SQ FT (LOW)
- USE (9 LIN FT) RIDGE VENT = 0.36 SQ FT (HIGH)
TOTAL VENT AREA PROVIDED = 0.94 SQ FT

NOTES: FOR "HIGH" AND "LOW" VENT DISTRIBUTION, PLACEMENT OF "HIGH" VENTS SHALL BE A MIN 36" ABOVE THE EAVE. DISTRIBUTE "LOW" VENTING IN LOWER ½ OF ATTIC SPACE.

ALL O'HAGIN VENTS SHALL BE PAINTED TO MATCH ROOFING.

O'HAGIN MODELS ARE LISTED IN THE O'HAGIN'S INC. CLOAKED VENT TILE CATALOG # AT WWW.OHAGINVENT.COM

RIDGE VENT SHALL BE LOMANCO (OR EQUAL) AND IS LISTED AT WWW.LOMANCO.COM

ROOF PLAN NOTES :

1. COMPOSITE ROOFING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. COMP ROOF MUST BE CLASS A RATED ASSEMBLY WITH 40 YEAR MANUFACTURER WARRANTY AND 3 YEAR INSTALLER WARRANTY. INSTALL ROOFING OVER MINIMUM 1 LAYER TYPE 15 FELT PER MFG'S SPECS.
2. 6" GSM PROFILE GUTTER AS NOTED ON PLAN.
3. PROVIDE 22x30 MIN ATTIC ACCESS.
4. 2"x3" GSM DOWNSPOUT TYPICAL. CONNECT ALL DOWNSPOUTS TO CLOSED CONDUITS DISCHARGING AT EROSION RESISTANT AREA AWAY FROM STRUCTURE.
5. LOUVERS, VENTILATORS, OR OPENINGS IN WALLS, ROOF, ATTICS, AND UNDERFLOOR AREAS HAVING HEADROOM LESS THAN FOUR (4) FEET IN HEIGHT WHICH ARE NOT FITTED WITH A SASH OR DOORS SHALL BE COVERED WITH WIRE SCREEN. THE SCREEN COVERING SUCH OPENING SHALL BE OF GALVANIZED METAL OR COPPER AND SHALL HAVE A MINIMUM MESH OF ONE-SIXTEENTH (1/16) AND MAXIMUM MESH OF ONE-EIGHTH (1/8")

FLOOR PLAN

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

CONSTRUCTION NOTES

1. ALL STRUCTURAL FASTENING/NAILING NOT SPECIFICALLY CALLED OUT ON PLANS SHALL BE PER 2019 CRC TABLE R602.3(1)
2. ALL DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED.
3. SEE TITLE 24 ENERGY CALCULATIONS FOR GLAZING AREAS. ALL GLAZING SHALL BE DOUBLE PANE AND LOW-E, U.O.N (EXCEPT AT GARAGE).
4. GYP BOARD SHALL BE AS FOLLOWS:
   A. WALLS AND CEILING: FRAMING @ 16" OC - 1/2" GYP BOARD FRAMING @ 24" OC - 5/8" GYP BOARD
   B. -
   C. -
   D. -
   E. ALL INTERIOR WALLS AND CLGS TO BE TAPED AND TEXTURED, U.O.N
   F. -
8. ALL INSULATION MATERIAL SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450, MAINTAIN 18 INCHES CLEAR FROM LIGHT FIXTURE TO COMBUSTIBLE MATERIALS AT ALL WALK-IN CLOSETS.
9. PROVIDE ADEQUATE VOLUME OF OUTSIDE COMBUSTION AIR TO ALL APPLIANCES (PER CMC SECTION 701)
10. 15# FELT UNDERLAYMENT FOR ROOF COVERING MATERIAL SPECIFIED ON DRAWING. ALL UNDERLAYMENT MATERIAL SHALL COMPLY WITH C.R.C. SECTION R905.
11. ALL EXHAUST AND INTAKE OPENINGS TERMINATING OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH OPENINGS OF A 1/16" - 1/8" IN ANY DIMENSION PER CRC SECTION R303.6.
12. EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CRC SECTION R311.2.
13. ALL REGULATED APPLIANCES SHALL COMPLY WITH TITLE 12 CALIFORNIA CODE OF REGULATIONS, 2022 APPLIANCE EFFICIENCY REGULATIONS.
14. ALL FRAMING DIMENSIONS ARE TAKEN TO FACE OF STUD, TYPICAL.
15. USE ONLY LOW-VOC INTERIOR PAINT ON WALLS AND CEILINGS. PAINT MUST CONTAIN NO MORE THAN 50 GRAMS PER LITER OF VOLATILE ORGANIC COMPOUNDS.
16. INTERIOR FINISHES MUST HAVE REDUCED FORMALDEHYDE PER CARB REQUIREMENTS. APPLIES TO COMPOSITE WOOD PRODUCTS SUCH AS PARTICLE BOARD, HARDWOOD PLYWOOD, AND MDF. THIS IS REQUIRED BY STATE LAW SINCE 2009.

WALL LEGEND

NEW 4" STUD WALLS =	
NEW 6" STUD WALLS =	
EXISTING 4" STUD WALLS TO BE REMOVED =	

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Bender Addition

5622 Sierra Grande Dr
Bodega Bay, Ca

APN:101-221-004

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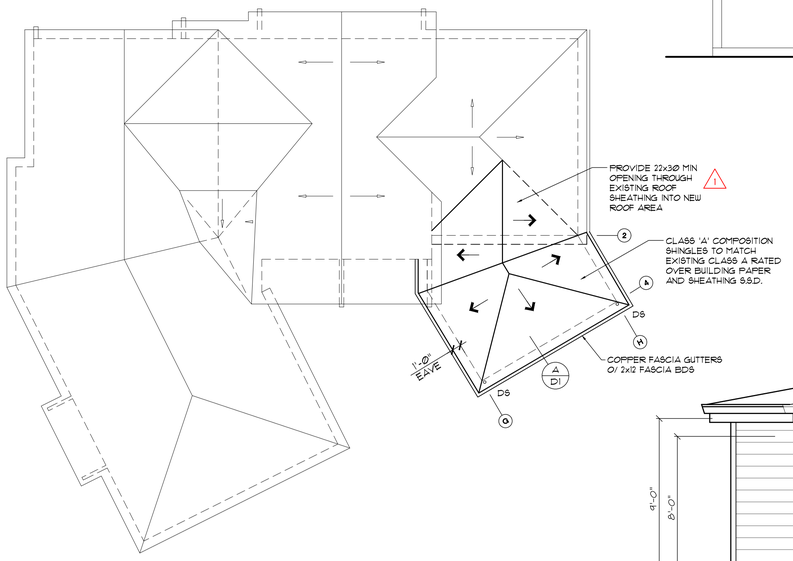
FLOOR PLAN
VENT SCHED

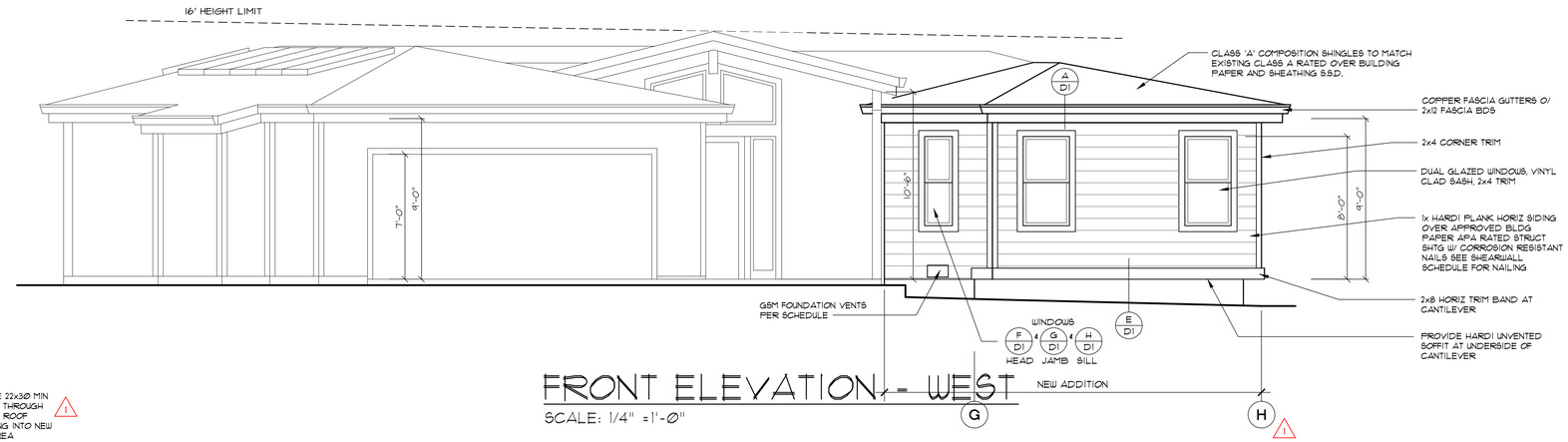
Sheet
2

Job# 25011



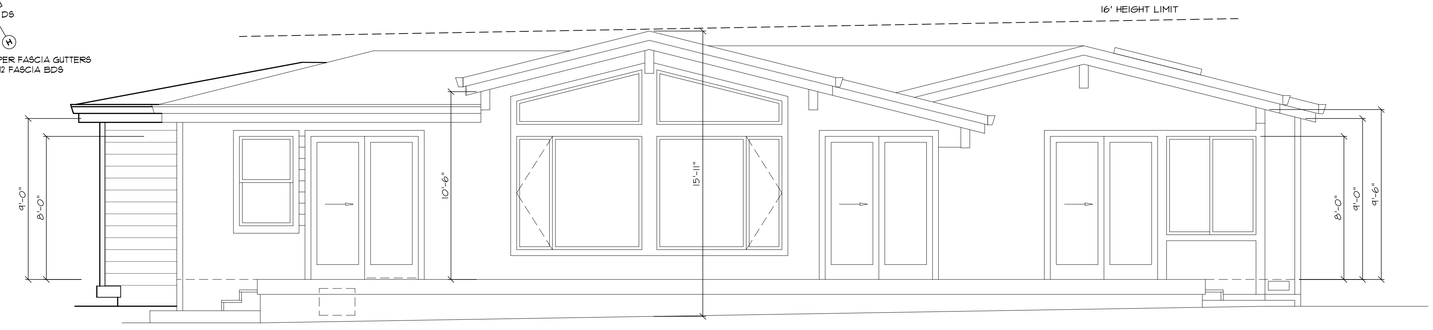
ROOF PLAN

SCALE: 1/8" =1'-0"



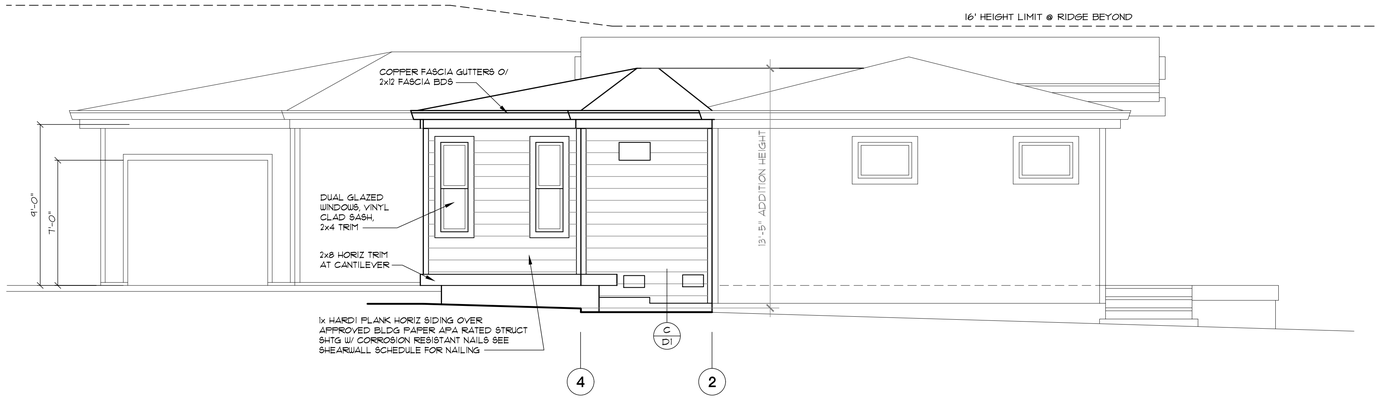
FRONT ELEVATION - WEST

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



REAR ELEVATION - EAST

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



RIGHT SIDE ELEVATION - NORTH

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

Rev	Date	Description	Designed	Drawn	Checked
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	11-20-25	BLDG DEPT RESUBMITTAL 1	RW		

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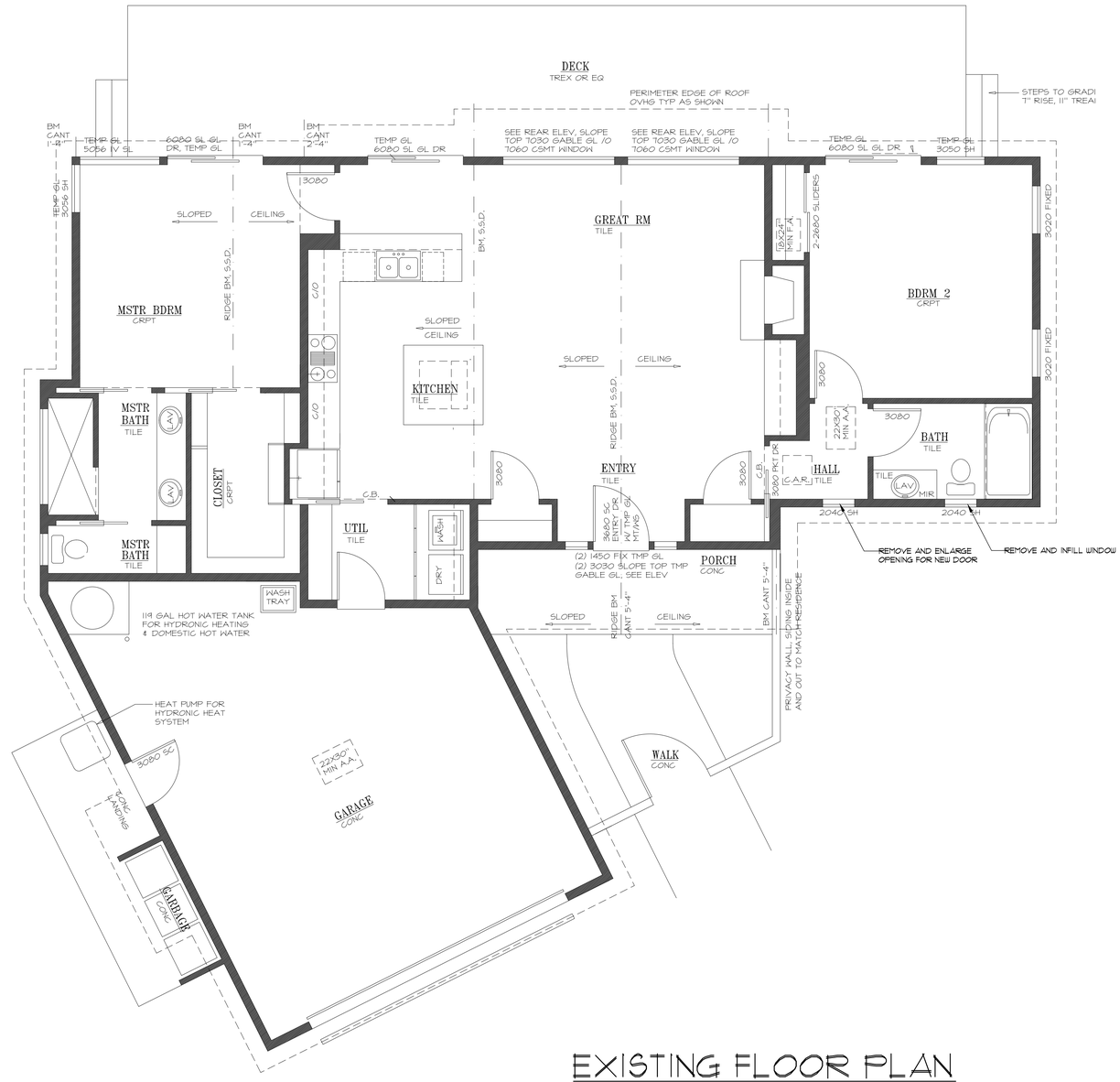
PROPOSED ELEVATIONS ROOF PLAN

Sheet 3

Job# 25011



EXISTING FLOOR PLAN

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

Rev	Date	Description	Designed	Drawn	Checked
	7-24-25	BUILDING DEPT SUBMITTAL	RW		
1	11-20-25	BLDG DEPT RESUBMITTAL 1	RW		

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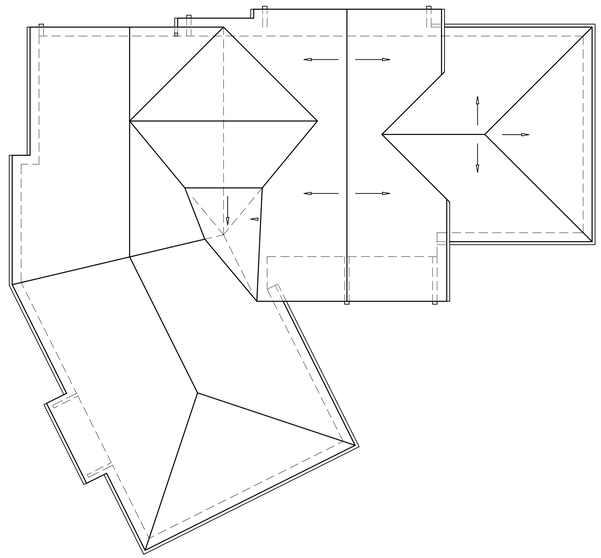
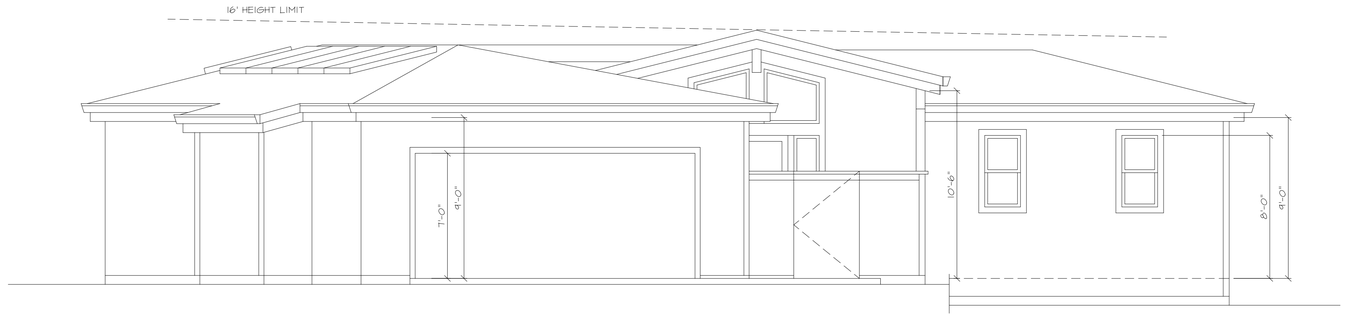
EXISTING FLOOR PLAN

Sheet 4

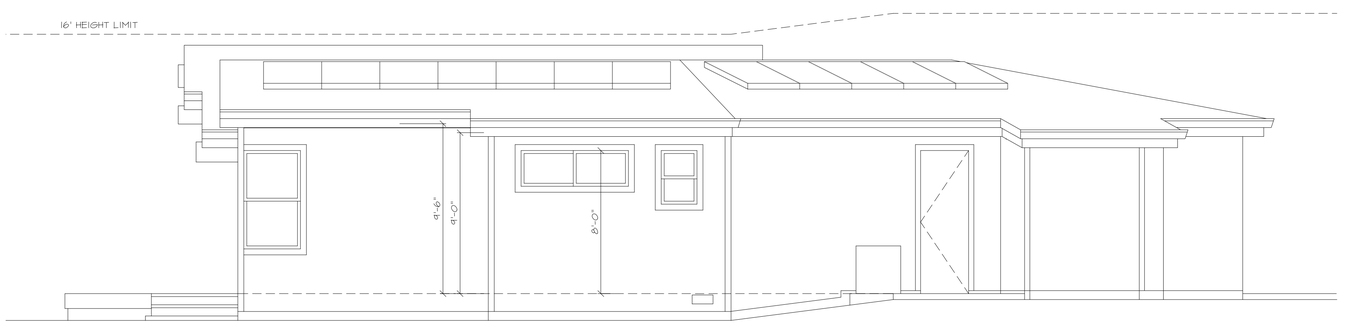
Job# 25011



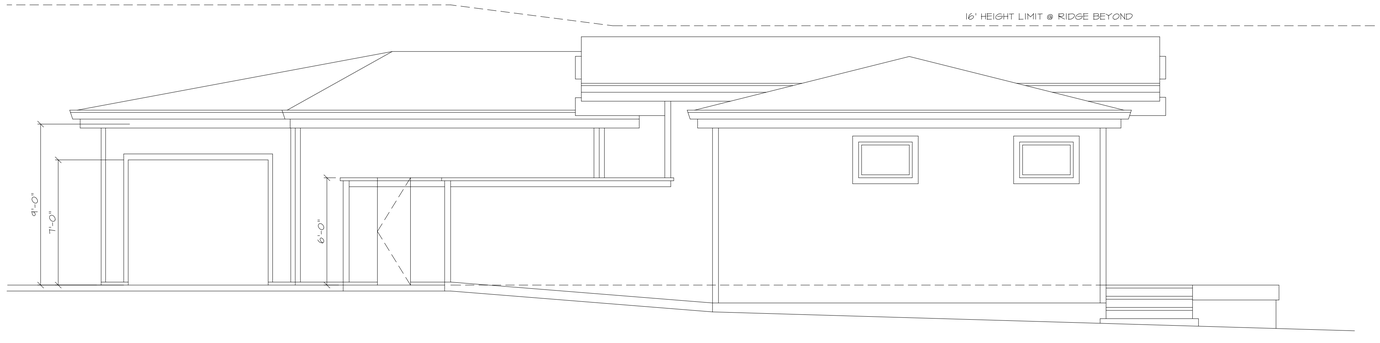
ROOF PLAN
SCALE: 1/8" =1'-Ø"



FRONT ELEVATION - WEST
SCALE: 1/4" =1'-Ø"



REAR ELEVATION - EAST
SCALE: 1/4" =1'-Ø"



RIGHT SIDE ELEVATION - SOUTH
SCALE: 1/4" =1'-Ø"

Rev	Date	Description	Designed	Drawn	Checked
	7-24-25	BUILDING DEPT SUBMITTAL	RW		
1	11-20-25	BLDG DEPT RESUBMITTAL 1	RW		

Bender Addition
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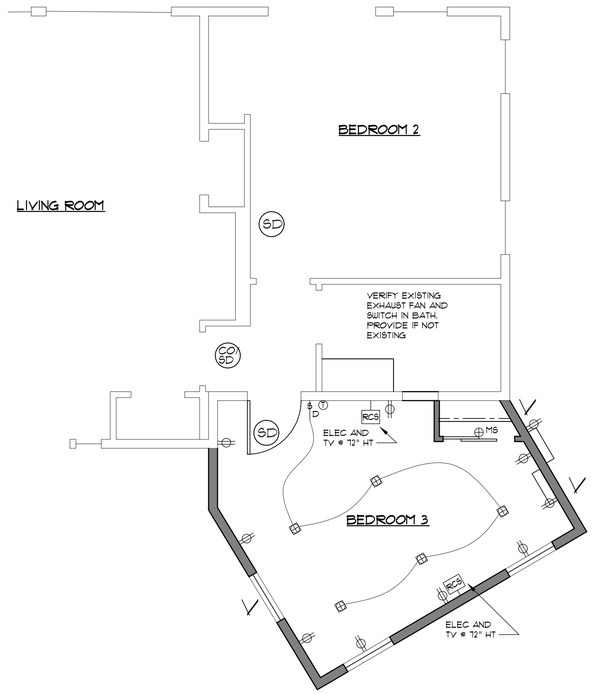
EXISTING ELEVATIONS ROOF PLAN

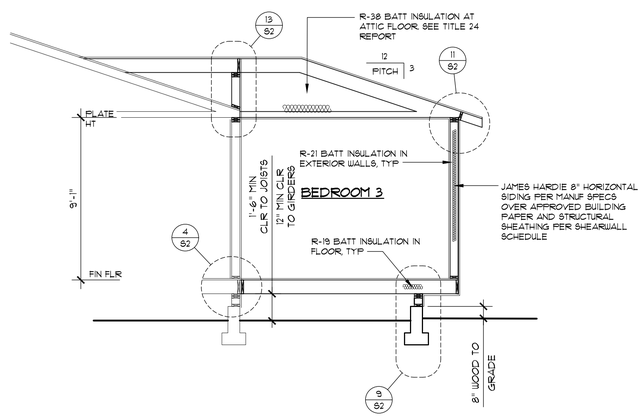
Sheet
5

Job# 25011



ELECTRICAL FLOOR PLAN

SCALE: 1/4" =1'-Ø"



BUILDING SECTION AA

SCALE: 1/4" =1'-Ø"

2022 CALIFORNIA ENERGY STANDARD LIGHTING OVERVIEW:

1. ROOMS: ALL LIGHT FIXTURES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FEET ARE EXEMPT FROM THIS REQUIREMENT.
2. OUTDOOR LIGHTING: ALL LIGHT FIXTURES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL HAVE HIGH EFFICACY LIGHT FIXTURES AND SHALL BE CONTROLLED BY A PHOTO CONTROL / MOTION SENSOR COMBINATION
3. RECESSED LUMINARIES IN INSULATED CEILINGS: LUMINARIES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-RATED"), AIR LEAKAGE, SEALING, AND HAVE A JA8-2016-E LIGHT FIXTURE. THE HOUSING OF THE LIGHT FIXTURE SHALL PREVENT AIR LEAKAGE AND BE SEALED.
4. HIGH EFFICACY: LUMINARIES TO BE JA8-2016 QUALIFIES PER TABLE 150.0-A. LUMINARIES INSTALLED TO MEET THE 40 LUMENS PER WATT REQUIREMENTS SHALL NOT CONTAIN MEDIUM BASE SOCKETS AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.

ELECTRICAL NOTES:

1. ALL RECEPTACLE LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52.
2. LIGHT FIXTURES IN CLOSETS SHALL BE LISTED AND COMPLY WITH CEC SECTION 410.16.
3. ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE WIRED SUCH THAT WHEN ANY ALARM IS ACTIVATED, SMOKE ALARMS IN ALL BEDROOMS WILL GO INTO ALARM.REQUIRED SMOKE AND CARBON MONOXIDE ALARMS SHALL RECIEVE THIER PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
4. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DUELLING UNIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). OUTLETS INCLUDE RECEPTACLES, SWITCHES, LIGHT FIXTURES, SMOKE DETECTORS, ETC. PER CEC 210.12 (B).
5. ALL RECEPTACLES ARE REQUIRED TO BE TAMPER-RESISTANT PER CEC 406.11.

ELECTRICAL SYMBOLS

NOTE: NOT NECESSARILY ALL SYMBOLS ON THIS DRAWING.

- DUPLEX CONV. OUTLET W/ ARC FAULT CIRCUIT INTERRUPTER
- GFI DUPLEX CONV. OUTLET W/ GROUND FAULT INTERRUPTER
- 6" RECESSED LED LIGHT (40 LUMENS/WATT OR BETTER)
- MS MOTION SENSOR LIGHT (40 LUMENS/WATT OR BETTER)
- $D DIMMER SWITCH
- SD 110 VOLT SMOKE ALARM W/BATTERY BACK-UP (PER 2022 CRC SECTION R314 AND/OR NFPA 720)
- CO SD CARBON MONOXIDE/SMOKE ALARM COMBO W/ BATTERY BACK-UP (PER 2022 CRC SECT. R314 AND/OR NFPA 720)
- RCS RESIDENTIAL CABLE SYSTEM JACK
- T THERMOSTAT
- ADDR ILLUMINATED ADDRESS SIGN

ALL OUTLETS TO BE LISTED AS "TAMPER RESISTANT" PER CEC, ARTICLE 406.12.

V FOUNDATION VENT LOCATION

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ELECT PLAN
BLDG SECTION

Sheet
6

Job# 25011

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Bender Addition **Calculation Date/Time:** 2025-07-02T15:12:13-07:00 **(Page 1 of 8)**

Calculation Description: Title 24 Analysis **Input File Name:** 25res220.ribd22x

GENERAL INFORMATION					
01	Project Name	Bender Addition			
02	Run Title	Title 24 Analysis			
03	Project Location	5622 Sierra Grande Drive			
04	City	Bodega Bay	05	Standards Version	2022
06	Zip code	94923	07	Software Version	EnergyPro 9.4
08	Climate Zone	1	09	Front Orientation (deg/ Cardinal)	225
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed Addition	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	205	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	1550	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1755	19	Glazing Percentage (%)	21.95%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

ADDITION ALONE - Project Analysis Parameters					
01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1550	205	1755	2	1	3

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Bender Addition **Calculation Date/Time:** 2025-07-02T15:12:13-07:00 **(Page 2 of 8)**

Calculation Description: Title 24 Analysis **Input File Name:** 25res220.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	4.4	0	2.46	0	1.94
Space Cooling	0	0.87	0	1.58	0	-0.71
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	227.71	0	227.71	0	0
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**232.98**	**0**	**231.75**	**0**	**1.23**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7.86	0	7.86		
Appl. & Cooking	0	109.97	0	111.01		
Plug Loads	0	188.88	0	188.88		
Outdoor Lighting	0	15.73	0	15.73		
TOTAL COMPLIANCE	**0**	**555.42**	**0**	**555.23**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Bender Addition **Calculation Date/Time:** 2025-07-02T15:12:13-07:00 **(Page 3 of 8)**

Calculation Description: Title 24 Analysis **Input File Name:** 25res220.ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	103.41	103.41	0	0
Net EUI[2]	103.41	103.41	0	0

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Quality insulation installation (QII) • Verified EER/EER2 • Verified SEER/SEER2 • Verified Refrigerant Charge • Airflow in habitable rooms (SC3.1.4.1.7) • Verified HSPF2 • Verified heat pump rated heating capacity • Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) • Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
addition	Conditioned	HP ductless1	205	8	DHW Sys 1	New

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Bender Addition **Calculation Date/Time:** 2025-07-02T15:12:13-07:00 **(Page 4 of 8)**

Calculation Description: Title 24 Analysis **Input File Name:** 25res220.ribd22x

OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
Front	addition	R-21 Wall	225	Front	157	30	90	none	New
Left	addition	R-21 Wall	315	Left	105	15	90	none	New
Right	addition	R-21 Wall	135	Right	76.5	0	90	none	New
N wall	addition	R-21 Wall	0	n/a	31	0	90	none	New
wall to ex house	addition	R-11 Wall	n/a	n/a	180	0	n/a		New
Roof	addition	R-38 Roof Attic	n/a	n/a	205	n/a	n/a		New
Raised Floor	addition	R-19 Floor Crawlspace	n/a	n/a	205	n/a	n/a		New

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic addition	Attic Roofaddition	Ventilated	4	0.1	0.85	Yes	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Window	Front	Front	225			1	15	0.3	NFRC	0.3	NFRC	Bug Screen
Window 2	Window	Front	Front	225			1	15	0.3	NFRC	0.3	NFRC	Bug Screen
Window 3	Window	Left	Left	315			1	15	0.3	NFRC	0.3	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Bender Addition **Calculation Date/Time:** 2025-07-02T15:12:13-07:00 **(Page 5 of 8)**

Calculation Description: Title 24 Analysis **Input File Name:** 25res220.ribd22x

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/sheathing/decking
R-11 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-11	None / None	0.099	Inside Finish: Gypsum Board Cavity / Frame: R-11 / 2x4 Other Side Finish: Gypsum Board
Attic Roofaddition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Bender Addition **Calculation Date/Time:** 2025-07-02T15:12:13-07:00 **(Page 6 of 8)**

Calculation Description: Title 24 Analysis **Input File Name:** 25res220.ribd22x

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Small Storage	1	50	EF	0.63	Btu/Hr	75000	0	80	n/a	

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
HP ductless1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Bender Addition **Calculation Date/Time:** 2025-07-02T15:12:13-07:00 **(Page 7 of 8)**

Calculation Description: Title 24 Analysis **Input File Name:** 25res220.ribd22x

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	VCHP-ductless	1	HSPF2	9	12000	6000	EER2SEER2	15	12.5	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Required	Required	Yes	Yes	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: Bender Addition **Calculation Date/Time:** 2025-07-02T15:12:13-07:00 **(Page 8 of 8)**

Calculation Description: Title 24 Analysis **Input File Name:** 25res220.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Jason Meyer	Documentation Author Signature:
Company: JRM Energy Consulting	Signature Date: 07/02/2025
Address: 927 Fruit Stand Circle	CEA/ HERS Certification Identification (if applicable): RCN14090
City/State/Zip: Vacaville, CA 95688	Phone: (707) 363-3899
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Robin Weller	Responsible Designer Signature:
Company: Weller Drafting	Date Signed: 07/04/2025
Address: 203 Maili Ct	License:
City/State/Zip: Windsor, CA 95492	Phone: (707) 548-8085

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Rev	Date	Description	Designed	Drawn	Checked
	7-24-25	BUILDING DEPT SUBMITTAL	RW		
1	11-20-25	BLDG DEPT RESUBMITTAL 1	RW		

Bender Addition

5622 Sierra Grande Dr
Bodega Bay, Ca

APN:101-221-004

Prepared by:
R. Weller
114 Merner Dr
Windsor, Ca
(707)548-8085
robinweller203@gmail.com

TITLE 24 REPORT

Sheet
EN1

Job# 25011

permit SONOMA

County of Sonoma
Permit & Resource Management Department

2022 CALGreen Checklist Residential Additions and Alterations BPC-066

The provisions of this checklist apply to projects with an Increase in Conditioned Area, Volume or Size of existing low-rise residential buildings, including hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of residential occupancies where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. Detached "U" occupancy buildings and repairs to existing structures are not subject to the requirements of CALGreen. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen.

Appendix A4
(Revised per County of Sonoma Requirements - Based on 2022 CALGreen)

Building Permit Number: _____ Project Name: Bender Addition

Project Address: 5622 Sierra Grande Dr., Bodega Bay 94923

Project Description: residential addition

Instructions:

A. For **Owner-Builder Permits** – The Owner or the Owner's agent shall:
1. Complete the project information above.
2. Read this checklist and understand the project requirements
3. Consult with a 3rd Party CALGreen Special Inspector to determine if any mandatory CALGreen measures are not applicable to the project and mark accordingly in Column 1 or the checklist. Provide an explanation for why each measure to be marked "N/A" is not applicable to the project.
4. Complete the CALGreen acknowledgement in Section 1 on the last page of the checklist
5. Submit the entire form to Permit Sonoma along with the building permit application.

B. For **permits issued to Licensed Contractors** – The Owner and the Contractor shall:
1. Be sure that the project information above is complete.
2. Read this checklist and understand the project requirements.
3. Consult with a 3rd Party CALGreen Special Inspector to determine if any mandatory CALGreen measures are not applicable to the project and mark accordingly in Column 1 or the checklist. Provide an explanation for why each measure to be marked "N/A" is not applicable to the project.
4. Complete and sign (both Owner and Contractor or their authorized agents) the CALGreen acknowledgement in Section 1 on the last page of the checklist.
5. Be sure that the entire CALGreen Checklist is submitted to Permit Sonoma with the building permit application.

C. **Prior to permit submittal**, the third Party CALGreen Special Inspector shall complete **Column 3** of the checklist verifying that each mandatory feature or measure has been adequately incorporated into the project plans and/or construction documents.

D. During construction, the third Party CalGreen Special Inspector hired by the Owner will verify those measures checked in **Column 2** of the checklist and indicate compliance verification in **Column 4**.

E. Prior to final inspection by Permit Sonoma, the CALGreen Special Inspector shall complete **Column 4** and sign and date the **Implementation Verification** section at the end of this checklist.

F. All CALGreen Mandatory Measure Locations must be located and identified within the plan set and their locations notated next to the Blue Text – "Indicate the plan sheet number where the measure above is noted on plans." Proper location identification of the Mandatory CALGreen Measure within the CALGreen Checklist is Required.

NOTE: The CALGreen Special Inspector shall not be the design professional or contractor for the project and shall not have a financial interest in the project for which services are being provided except for the cost of providing said services.

Column 1 Feature or Measure	Column 2 Project Requirements *These items are part of the approved plans and must be installed or incorporated into the project.*		Column 3 Verification *Complete after installation & prior to final inspection*
See Chapter 4 of the 2022 California Green Building Code as adopted within the Sonoma County Code Section 7-13(a)(10) for a complete descriptions of features or measures listed here.	**Mandatory Measures**	*Verification that measure is adequately detailed on project plans by Sonoma County approved **CALGreen Special Inspector***	*Verification by Sonoma County **approved CALGreen Special Inspector***
Site Development			
4.106.2 A plan is developed and implemented to manage storm water drainage during construction. See Sonoma County Code Chapter 11A (Storm Water Quality) for additional requirements.	☒	☑	☐
Indicate the plan sheet number where the measure above is noted on plans. SWPP			
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	☒	☑	☐
Indicate the plan sheet number where the measure above is noted on plans. SWPP			
4.106.4 New construction shall comply with Section 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.	☒	☐	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. N/A			
4.2 Energy Efficiency	***All checked items are required***		
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	☒	☑	☐

Column 1 Feature or Measure	Column 2 Project Requirements *These items are part of the approved plans and must be installed or incorporated into the project.*		Column 3 Verification *Complete after installation & prior to final inspection*
See Chapter 4 of the 2022 California Green Building Code as adopted within the Sonoma County Code Section 7-13(a)(10) for a complete descriptions of features or measures listed here.	**Mandatory Measures**	*Verification that measure is adequately detailed on project plans by Sonoma County approved **CALGreen Special Inspector***	*Verification by Sonoma County **approved CALGreen Special Inspector***
4.3 Water Efficiency and Conservation	***All checked items are required***		
Indoor Water Use			
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.	☒	☐	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. N/A			
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	☒	☐	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. N/A			
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	☒	☐	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. N/A			
Outdoor Water Use			
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	☒	☐	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. N/A			
Material Conservation and Resource Efficiency	***All checked items are required***		
Enhanced Durability and Reduced Maintenance			
4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	☒	☑	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. CG1-2			

Column 1 Feature or Measure	Column 2 Project Requirements *These items are part of the approved plans and must be installed or incorporated into the project.*	
See Chapter 4 of the 2022 California Green Building Code as adopted within the Sonoma County Code Section 7-13(a)(10) for a complete descriptions of features or measures listed here.	**Mandatory Measures**	*Verification that measure is adequately detailed on project plans by Sonoma County approved **CALGreen Special Inspector***
Construction Waste Reduction, Disposal, and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the building site, provide readily accessible area(s) that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals.	☐	☐
Environmental Quality	***All checked items are required***	
Fireplaces		
4.503.1 Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove meeting the requirements of U.S. EPA New Source Performance Standards (NSPS) emission limits and Sonoma County Code Chapter 7C (Wood-Burning Appliances and Fireplaces).	☒	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. N/A		
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☒	☑

Column 1 Feature or Measure	Column 2 Project Requirements *These items are part of the approved plans and must be installed or incorporated into the project.*		Column 3 Verification *Complete after installation & prior to final inspection*
See Chapter 4 of the 2022 California Green Building Code as adopted within the Sonoma County Code Section 7-13(a)(10) for a complete descriptions of features or measures listed here.	**Mandatory Measures**	*Verification that measure is adequately detailed on project plans by Sonoma County approved **CALGreen Special Inspector***	*Verification by Sonoma County **approved CALGreen Special Inspector***
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒	☑	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. CG1-2			
4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.	☒	☑	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. CG1-2			
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒	☑	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. CG1-2			
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒	☑	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. CG1-2			
4.504.5 Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☒	☑	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. CG1-2			
Interior Moisture Control			
4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	☒	☐	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. N/A			
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒	☑	☐
Indoor Air Quality and Exhaust			
4.506.1 Each bathroom (with tub or shower) shall include the following: 1. ENERGY STAR fans ducted to the outside of the building and 2. Fans must be controlled by a humidity controller or functioning as a component of a whole house ventilation system and 3. Humidity controls must have a manual or automatic means of adjustment, capable of adjusting between a relative humidity range of less than or equal to 50% up to a maximum of 80%.	☒	☐	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. N/A			

Column 1 Feature or Measure	Column 2 Project Requirements *These items are part of the approved plans and must be installed or incorporated into the project.*		Column 3 Verification *Complete after installation & prior to final inspection*
See Chapter 4 of the 2022 California Green Building Code as adopted within the Sonoma County Code Section 7-13(a)(10) for a complete descriptions of features or measures listed here.	**Mandatory Measures**	*Verification that measure is adequately detailed on project plans by Sonoma County approved **CALGreen Special Inspector***	*Verification by Sonoma County **approved CALGreen Special Inspector***
Environmental Comfort			
4.507.2. Duct systems are sized and designed and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	☒	☐	☐
Indicate the plan sheet number where the measure above is noted on plans or indicate if not applicable. ductless			
Installer and CALGreen Special Inspector Qualifications			
Qualifications			
702.1 HVAC system installer strained and certified in the proper installation of HVAC systems.	☒	☑	☐
702.2 The CALGreen Special Inspector for this project is listed by the County of Sonoma as an authorized CALGreen Special Inspector and is qualified and able to demonstrate competence in the discipline they inspect and verify.	☒	☑	☐
Verifications			
703.1 Verification of compliance with CALGreen may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency, which show substantial conformance. Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval.	☑	☑	☐

Green Building Acknowledgments

Project Address: 5622 Sierra Grande Dr., Bodega Bay 94923

Project Description: residential addition

Section 1 – Design Verification

Complete all lines of Section 1 – "Design Verification" and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to Permit Sonoma.

The owner/owner's agent, design professional, Sonoma County Plan's Examiner and the Sonoma County approved CALGreen special inspector have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans in accordance with the requirements set forth in the 2022 California Green Building Standards Code as amended by the Sonoma County Code.

Owner Name Mark Bender Signature Mark Bender Date 7-24-25

Design Professional Name Robin Weller Signature R. Weller Date 7-24-25

Plans Examiner Name _____ Signature _____ Date _____

Per Section 703.1 of the 2022 CALGreen Building Standards Code, the signee below has verified that adequate documentation has been provided to show compliance with the specified mandatory measures of the 2019 CALGreen Building Standards Code as amended by Chapter 7 of the Sonoma County Code.

County Listed CALGreen Special Inspector

Name Jason Meyer Signature Jason Meyer (Digitally signed by Jason Meyer DN: cn=Jason Meyer, email=jrmenergyconsulting@gmail.com, Date: 2025.07.02 10:47:41 -07'00') Date 7/2/25

Phone 707-363-3899 E-mail jrmenergyconsulting@gmail.com Certification Number 8784785

Green Building Acknowledgments

Project Address: 5622 Sierra Grande Dr., Bodega Bay 94923

Project Description: residential addition

Section 2 – Implementation Verification

Complete all lines of Section 1 – "Design Verification" and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to Permit Sonoma.

The signee below has inspected the work and has received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements set forth in the 2022 California Green Building Standards Code as amended by Chapter 7 of the Sonoma County Code.

County Listed CALGreen Special Inspector

Name _____ Signature _____ Date _____

Phone _____ E-mail _____ Certification Number _____

Rev	Date	Description	Designed	Drawn	Checked
	7-24-25	BUILDING DEPT SUBMITTAL	RW		
1	11-20-25	BLDG DEPT RESUBMITTAL 1	RW		

Bender Addition

5622 Sierra Grande Dr
Bodega Bay, Ca

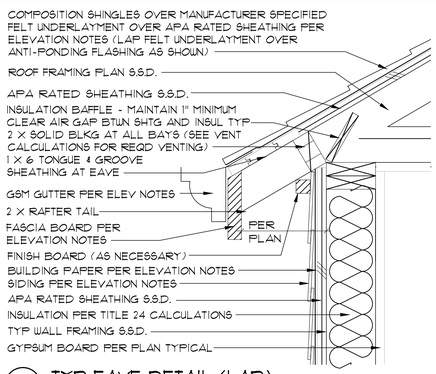
APN:101-221-004

Prepared by:
R. Weller
114 Merner Dr
Windsor, Ca
(707)548-8085
robinweller203@gmail.com

CALGREEN CHECKLIST

Sheet
CG1

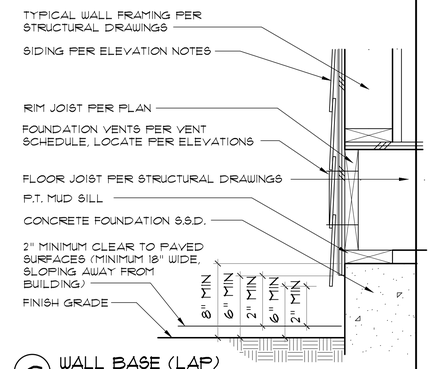
Job# 25011



A TYP EAVE DETAIL (LAP)

SCALE: 1 1/2" = 1'-0"

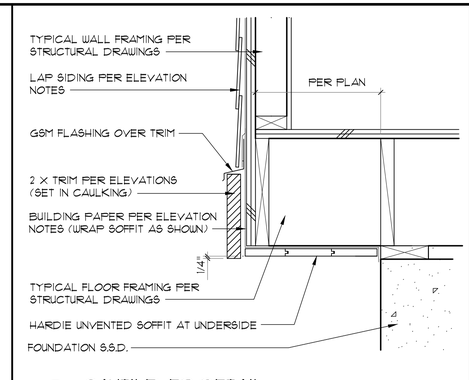
B



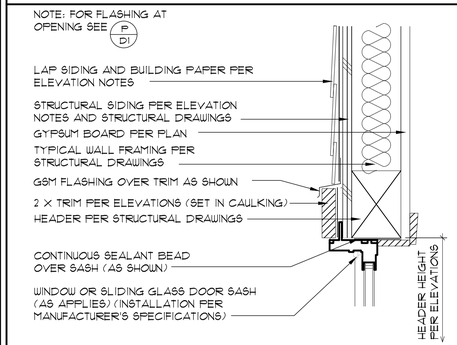
C WALL BASE (LAP)

SCALE: 1 1/2" = 1'-0"

D

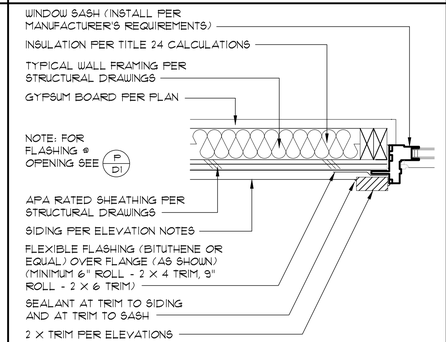


E CANTILEVER DETAIL



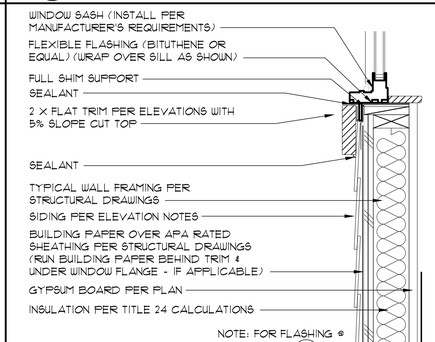
F HEAD AT GLAZING (LAP)

SCALE: 1 1/2" = 1'-0"



G JAMB AT GLAZING (LAP)

SCALE: 1 1/2" = 1'-0"



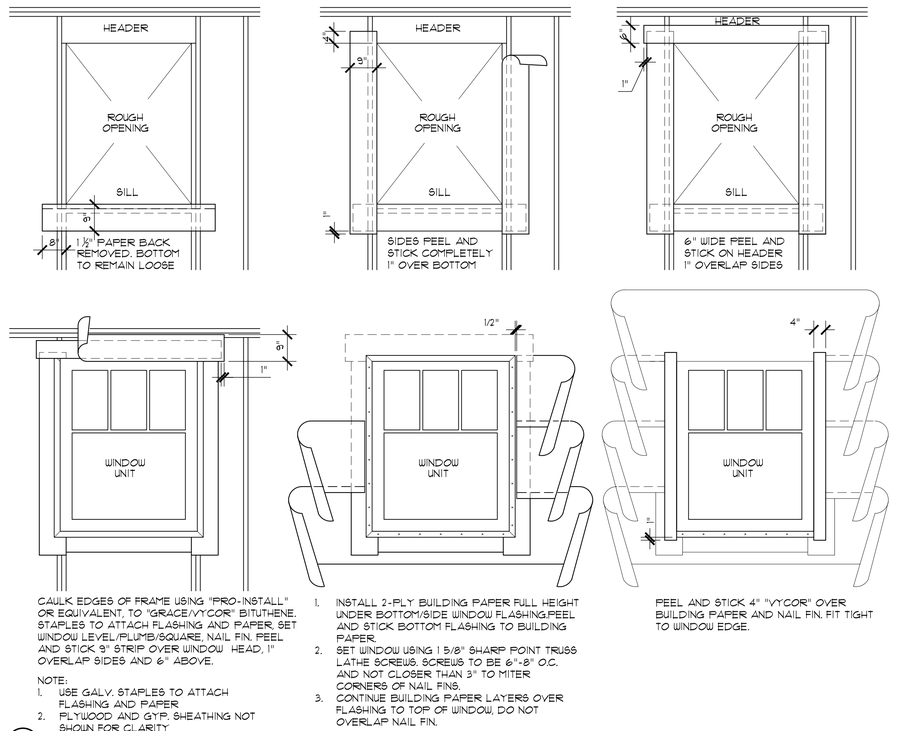
H WINDOW SILL (LAP)

SCALE: 1 1/2" = 1'-0"

L

M

N



CAULK EDGES OF FRAME USING "PRO-INSTALL" OR EQUIVALENT, TO "GRACE/VYCOR" BITUTHENE. STAPLES TO ATTACH FLASHING AND PAPER. SET WINDOW LEVEL/PLUMB/SQUARE, NAIL FIN. PEEL AND STICK 9" STRIP OVER WINDOW HEAD, 1" OVERLAP SIDES AND 6" ABOVE.

NOTE:
1. USE GALV. STAPLES TO ATTACH FLASHING AND PAPER
2. PLYWOOD AND GYP. SHEATHING NOT SHOWN FOR CLARITY

1. INSTALL 2-PLY BUILDING PAPER FULL HEIGHT UNDER BOTTOM/SIDE WINDOW FLASHING.PEEL AND STICK BOTTOM FLASHING TO BUILDING PAPER
2. SET WINDOW USING 1 5/8" SHARP POINT TRUSS LATHE SCREWS. SCREWS TO BE 6"-8" O.C. AND NOT CLOSER THAN 3" TO MITER CORNERS OF NAIL FINS.
3. CONTINUE BUILDING PAPER LAYERS OVER FLASHING TO TOP OF WINDOW, DO NOT OVERLAP NAIL FIN.

PEEL AND STICK 4" "VYCOR" OVER BUILDING PAPER AND NAIL FIN. FIT TIGHT TO WINDOW EDGE.

P WINDOW FLASHING

1/2" = 1'-0"

Rev	Date	Description	Designed	Drawn	Checked
1	7-24-25	BUILDING DEPT SUBMITTAL	RW	RW	
2	11-20-25	BLDG DEPT RESUBMITTAL 1			

Bender Addition

5622 Sierra Grande Dr
Bodega Bay, Ca

APN:101-221-004

Prepared by:

R. Weller
114 Merner Dr
Windsor, Ca
(707)548-8085
robinweller203@gmail.com

DETAILS

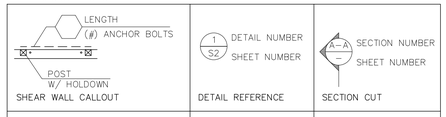
Sheet
D1

Job# 25011

ABBREVIATIONS
110-541 9-19

@	AT	FLR	FLOOR	O/	OVER
A.B.	ANCHOR BOLT	FND	FOUNDATION	O/C	ON CENTER
A&B	ABOVE AND BELOW	F.O.C.	FACE OF CONCRETE	OPP	OPPOSITE
ABV	ABOVE	F.O.M.	FACE OF MASONRY	±	PLUS OR MINUS
ALT.	ALTERNATE	F.O.P.	FACE OF POST	P.D.F.	POWER DRIVEN FASTENER
A.Y.C.	ALASKAN YELLOW CEDAR	F.O.S.	FACE OF STUD	PERF	PERFORATED
BD	BOARD	F.N.	FACE NAIL	PERP	PERPENDICULAR
BLDG	BUILDING	FRMG	FRAMING	℄	PLATE
BLK(G)	BLOCK(ING)	FT	FOOT/FEET	PLY	PLYWOOD
BLW	BELOW	FTG	FOOTING	PSF	POUNDS/SQUARE FOOT
BM	BEAM	GA	GAUGE OR GAGE	PSI	POUNDS/SQUARE INCH
BOT	BOTTOM	GALV	GALVANIZED	PSL	PARALLEL STRAND LUMBER
B.P.	BRACED PANEL	GLB	GLU-LAMINATED BEAM	P.T.	PRESSURE TREATED
℄	CENTERLINE	G.T.	GIRDER TRUSS	R	RADIUS
CA	CALIFORNIA	GYP	GYPSUM	REF	REFERENCE
CANT	CANTILEVER	HDR	HEADER	REINF	REINFORCING
CBC	CALIF BUILDING CODE	HDG	HOT DIPPED GALVANIZED	REQ	REQUIRED
C.I.P.	CAST IN PLACE	HGR	HANGER	RET	RETAINING
C.J.	CONTROL JOINT	HORIZ	HORIZONTAL	R.O.	ROUGH OPENING
CLR	CLEAR	H.S.	HIGH STRENGTH	RWD	REDWOOD
C.M.U.	CONCRETE MASONRY UNIT	HSS	HOLLOW STRUCTURAL	S.A.D.	SEE ARCHITECTURAL DRAWINGS
COL	COLUMN		SECTIONS (STEEL)	S.C.D.	SEE CIVIL DRAWINGS
CONC	CONCRETE	HT.	HEIGHT	S.D.	SURFACED DRY
CONN	CONNECTION	ICC	INTERNATIONAL CODE COUNCIL	SHTG	SHEATHING
CONT	CONTINUOUS	INFO	INFORMATION	SIM	SIMILAR
CSK	COUNTERSINK	INT	INTERIOR	S.M.D.	SEE MECHANICAL DRAWINGS
d	PENNY (NAIL SIZE)	JST	JOIST	SPECS	SPECIFICATIONS
DET	DETAIL	JT	JOINT	SPF	SPRUCE-PINE-FIR
DBL	DOUBLE	K.P.	KING POST	SPW	SPECIAL PLATE WASHER
D.F.	DOUGLAS FIR	L.B.	LAG BOLT	SQ	SQUARE
DIA	DIAMETER (ø)	LBS	POUNDS (#)	S.S.	SELECT STRUCTURAL
DIM	DIMENSION	L.G.S.	LIGHT GAUGE STEEL	STD	STANDARD
D.J.	DOWEL JOINT	L.L.	LIVE LOAD	STL	STEEL
D.L.	DEAD LOAD	LOC	LOCATION	SW	SHEARWALL
D.S.	DECK SCREWS	LSL	LAMINATED STRAND LUMBER	SYM	SYMMETRICAL
D.T.	DRAG TRUSS	LVL	LAMINATED VENEER LUMBER	SCHED	SCHEDULE
DWG	DRAWING	MAX	MAXIMUM	T&B	TOP & BOTTOM
(E)	EXISTING	M.A.	MECHANICAL ANCHOR	T&G	TONGUE & GROOVE
EA	EACH	M.B.	MACHINE BOLT	TN	TOENAIL
ELEV	ELEVATION	MECH	MECHANICAL	T.S.	TUBE STEEL
EMBED	EMBEDMENT	MFD	MANUFACTURED	TYP	TYPICAL
E.N.	EDGE NAIL	MFR	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED
ENGR	ENGINEER	MIN	MINIMUM	V.B.	VAPOR BARRIER
EQ	EQUAL	MISC	MISCELLANEOUS	VERT	VERTICAL
EQUIV	EQUIVALENT	M.I.W.	MALLEABLE IRON WASHER	V.I.F.	VERIFY IN FIELD
E.W.	EACH WAY	(N)	NEW	W/	WITH
EXP	EXPANSION	N/A	NOT APPLICABLE	W.C.	WESTERN CEDAR
EXT	EXTERIOR	NEC	NECESSARY	WP	WATERPROOF
FBC	FACTORY BUILT CORE	N.I.C.	NOT IN CONTRACT	WGHT	WEIGHT
FBH	FACTORY BUILT HOUSING	NO	NUMBER	WWF	WELDED WIRE FABRIC
FIN	FINISHED	N.T.S.	NOT TO SCALE		

SYMBOL LEGEND
110-540A 5-13



EXISTING CONDITIONS
110-506 11-02

1. Existing structural elements shown on these plans represent assumed conditions based on existing plans (if made available), documentation by others and known standard construction practices. It is not warranted that the conditions shown are totally representative of those actually existing. The owner and contractor shall investigate existing conditions prior to the start of construction.
2. The owner and contractor should be aware that exposed structural conditions may differ from those which are concealed by finishes, below grade or subject to changes due to time, environment or modification by others.
3. Existing structural conditions indicated as existing (E) or verify in field (V.I.F.) require that the contractor either verify the presence of such conditions, provide new materials to create such conditions or notify the engineer of conflicting conditions.
4. The owner and contractor shall immediately consult with the engineer if visual observation or demolition exposes existing conditions which conflict with these construction documents or reveal damaged or deteriorated structural or architectural elements that are intended to remain as part of the finished product.
5. The owner and contractor shall immediately notify the local governing authority if visual observation or demolition reveals the presence of hazardous materials in any form at the project site including, but not limited to, asbestos, asbestos products, PCB's or other toxic substances.
6. The contractor shall be solely and completely responsible for the design of all temporary shoring and bracing of the existing structure during construction.
7. The contractor shall be solely and completely responsible for conditions at the job site, including safety of persons and property. Any job site visit by the engineer is not intended to include review of the adequacy of the contractor's safety measures.

EPOXY CONNECTION NOTES
110-519 5-25

1. Epoxy adhesives, anchors and dowels shall be installed per the manufacturer's specifications and these notes. If the requirements of the manufacturer's specifications and these notes conflict, then the more restrictive requirements shall govern.
2. The following epoxy adhesives are acceptable for use in solid base materials:
   SIMPSON SET-3G (ESR-4057)
   HILTI-HIT RE-500SD (ESR-2322)
   DeWALT PE1000+ (ESR-2583)
   Any other epoxy adhesive shall have documentation, including ESR report, submitted to the engineer of record for approval.
3. Holes for epoxy anchors shall be drilled per the manufacturer's specifications. Holes shall be thoroughly cleaned as follows:
   a. Blow out all dust and loose material with compressed air and extension nozzle.
   b. Clean hole surfaces with a wire bottle brush. Then use a dowel wrapped with a moist cloth to remove remaining dust.
   c. Blow out the hole with compressed air.
   d. Repeat the procedure as required until all surfaces are clean.
4. Epoxy adhesive shall be installed to the end/bottom of the hole with a gun nozzle or other approved procedure prior to installation of the anchor. Anchors embedded into epoxy adhesive shall be clean and free of any rust, petroleum products or deleterious materials per the manufacturer's specifications.
5. Anchors shall not be moved or loaded before epoxy adhesive curing time is reached.
6. Epoxy adhesive connections shall have special inspection per CBC Section 1704. See the Special Inspection Notes for specific requirements.

GENERAL NOTES
110-511 1-23

1. All work shall be in conformance with the 2022 California Building Code and the 2022 Residential Building Code (as applicable) and any applicable local ordinances except where other notes are more restrictive.
2. Drawings are not to be scaled. Building dimensions shown on the structural drawings are for general reference only. See architectural drawings for all actual building dimensions. Prior to commencing with work, the contractor shall verify the architect/engineer of any discrepancies on the drawings requiring clarification or revisions.
3. The information contained in these drawings is intended to be interpreted, constructed and implemented by an experienced and skilled contractor along with his/her experienced and skilled employees or subcontractors. Individuals lacking the mentioned experience and skill level should not assume this role.
4. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to the same size and character as for similar conditions which are shown, detailed or specified.
5. At all times the contractor shall be solely and completely responsible for conditions at the job site, including safety of persons and property. The contractor shall also be solely and completely responsible for the design, adequacy and safety of temporary shoring, bracing, form work, scaffolding, erection methods, etc. Any job site visit by the engineer is not intended to include review of the adequacy of the contractor's safety measures.
6. The contractor shall warrant that all materials and workmanship are in compliance with the drawings and specifications. Any and all changes must have the engineer's approval.

DESIGN CRITERIA

Vertical Loads	Dead Load	Live Load	Snow Pg
Roof (3 :12)	15 PSF	20 PSF	N/A
Floor	15 PSF	40 PSF	N/A
Wall	10 PSF	–	N/A

Occupancy Category	R-3
Wind Design Data	
Wind Speed	95 MPH
Wind Exposure Category	C
Building Risk Category	II
Internal Pressure Coefficient	N/A
Earthquake Design Data	
Analysis Procedure	Simplified Analysis
Seismic Force Resisting System	Bearing Wall System
Default Site Coefficient	Fa = 1
Default Spectral Response Acceleration	Ss = 2.438
Spectral Response Coefficient	Sps = 1.625
Story Coefficient	F = 1.0
Response Modification Coefficient	R = 6.5
Seismic Design Category (SDC)	E

Soil / Foundation:	
Allowable Soil Bearing Pressure:	2000 PSF
Soil Site Classification	C

STRUCTURAL OBSERVATION

Structural observation is not required for this project per CBC Section 1704.6, unless required by the building official. Johnson, DeBois & Forrest is available to provide structural observation as an additional service, upon request. Structural observation services include the review of construction for general conformance with the approved plans and to mitigate the risk of problems during the construction process. In the event that Johnson, DeBois & Forrest is not retained to provide structural observation services, it is understood and agreed that the services performed by Johnson, DeBois & Forrest are limited to the design and preparation of basic structural concepts and construction documents and that Johnson, DeBois & Forrest has no control whatsoever with regard to construction methods or compliance with the approved plans. The owner and contractor, their heirs and assigns, shall indemnify, hold harmless and defend Johnson, DeBois & Forrest from any and all claims of any person or entity arising out of the construction performed without structural observation services unless any such claim was caused by the sole negligence of Johnson, DeBois & Forrest. Contact the office of Johnson, DeBois & Forrest in writing if structural observation services are desired.

SPECIAL INSPECTION NOTES (EPOXY)

In addition to the inspections required by CBC Section 110, special inspections in accordance with CBC Section 1704 are also required. Special inspections shall be performed by one or more agencies employed by the owner. The special inspector or agency shall be qualified in the area of inspections listed under Section 1705 and be approved by the Building Official, the architect of record and Johnson, DeBois and Forrest. The special inspector shall furnish inspection reports to the Building Official, the architect of record and Johnson, DeBois and Forrest. All discrepancies shall be brought to the immediate attention of the contractor for correction; then, if not corrected, to the appropriate design professional and the Building Official. The special inspector shall submit a final signed report stating whether the work requiring special inspection was in conformance with approved plans and specifications and the applicable workmanship provisions of the code.
The following items require special inspection:

1. EPOXY ADHESIVE CONNECTIONS: The special inspector shall verify the following:
   a. Holes are clean and drilled to the correct diameter and depth.
   b. Proper epoxy adhesive is used and is correctly mixed and installed per the manufacturer's specifications. Verify that the epoxy product expiration date has not passed.
   c. Threaded rods and dowel anchors are clean and oil free, with the correct diameter and specified embedment.
2. TITEN INSTALLATION: The special inspector shall verify the following:
   a. Holes are drilled to the correct diameter and depth.
   b. Holes are blown clean of dust, and tightened until the hex head contacts the fixture.

Following is a list of individuals or firms approved by Johnson, DeBois & Forrest to provide any of the above referenced special inspection services:

1. Johnson, DeBois & Forrest	(707) 575-0911
2. Bauer Associates	(707) 887-2505
3. PJC & Associates	(707) 584-4804
4. Reese & Associates	(707) 528-3078
5. RGH Consultants	(707) 544-1072

MECHANICAL ANCHOR NOTES
110-524 9-23

1. Mechanical anchors may be one of the following (or an approved equal), unless specifically noted. Do not intermix connector types.

	Embedment (u.o.n)
A. Simpson, Titen HD	4"min (see note 7)
B. Simpson, Wedge-All	4 ½"
C. Powers, Power-Stud	4"
D. Hilti, Kwik Bolt TZ	4"

2. Mechanical anchors shall be installed accurately in neatly drilled, clean holes per manufacturer's specifications.
3. Mechanical anchor size and/or embedment not noted on plan shall be 5/8" diam with embedments shown at note 1 above. When bolting to mudsills, use Simpson BPS ⅝-3 bearing plate plus a standard cut washer above or use 3"sq x ¼" plate washer.
4. Mechanical anchors may replace missed anchor bolts 1 for 1. No more than 2 Mechanical anchors may be installed at any shearwall without approval.
5. Installation of Titen HD anchors requires the drilled hole to be the same diameter as the nominal diameter of the anchor to be installed. Drilled hole must be specified depth plus 1/2" min into base material.
6. Titen HD anchors may be removed once and reinstalled in the original hole (begin reinstallation of the anchor by hand to prevent cross-threading). New Titen HD anchor must be used if removed more than once.
7. Where Titen HD is used to replace missed anchor bolts use 6" long Titen HD at 2x mudsills and 6 ½" Titen HD at 3x mudsills, U.O.N.
8. Mechanical anchors shall have special inspection per CBC Section 1704. See the Special Inspection Notes for specific requirements.

FOUNDATION NOTES (Spread footings)
110-520 4-25

1. All site work, drainage systems, grading and foundation excavations shall be done in accordance with the requirements of the soil report, if noted below, plus any subsequent recommendations made by the Soil Engineer of Record and chapter 18 of the CBC. The recommendations made in the soil report and all addenda are to be considered as part of the construction documents.
   Soil Engineer: Reese & Associates
   Title: 5622 SIERRA GRANDE DRIVE
   Date: 3-23-18 Job Number: 1145.1.1
2. Prior to excavations, the contractor shall have the Soil Engineer review and approve site plans, foundation plans and details for conformance with the design intent of the soil report. The Soil Engineer shall also review and approve all foundation excavations prior to the placement of reinforcement and formwork.
3. Bottoms and tops of footings shall be level and stepped where the slope exceeds 1:10. Provide 7" minimum horizontal confinement from bottom of footing to face of slope.
4. All foundations shall bear on firm, undisturbed, native soils or engineered fill at or exceeding the depths shown on the drawings. All footing excavations shall be neat. Overexcavations in depth and width shall be filled with concrete or shall be reported to the engineer and backfilled as he directs. All loose soils shall be removed from excavations prior to the placement of concrete.

5A. Garage concrete slab on grade shall be 5 inches thick with #4 @ 18" o/c each way at the centerline of the slab over 4 inches minimum of compacted crushed rock over competent, firm subgrade.

5B. Porch slab on grade shall be 5 inches thick with #4 at 18" o/c each way at the centerline of the slab over 4 inches minimum of compacted crushed rock over competent, firm subgrade.

6. All slabs shall be completely separated from foundation stem walls with felt. Slabs shall have 1/8"x 1" deep control joints at 12 feet on center maximum in each direction unless otherwise noted.
7. Provide 20'-0" of #4 AWG (American Wire Gauge) bare copper wire in the bottom 2" of the footing/grade beam with the grounding electrode below the electrical panel where occurs.
8. Anchor bolt size and spacing shall be per plan. Bolts shall have 7" minimum embedment into concrete. Bolts shall be located 6" minimum and 12" maximum from ends of sill plates. Bolts shall also be located within the middle third from the edge of the mudsill. Anchor bolts and inserts shall be rigidly held in place prior to concrete placement.
9. Shearwalls and braced wall panels are designated with ⬡ . See the Wall Framing Notes for general requirements.
10. Sheath all exterior walls and cripple walls per 6A of "4/S1" unless otherwise noted (or shown as a shearwall or braced wall panel on the plan).
11. Shearwall tie down anchors shall be "Holdown" or "Tension Tie" anchors as manufactured by Simpson Strong-Tie Company, Inc. and referenced per the current catalog specifications (i.e. HDU, HTT). See detail "8/S1" for installation requirements. Where tie down anchors are specified on the foundation plan, then the tie down anchor shall be located just above the first floor framing. If cripple walls occur below the first floor framing, then extend the threaded rod from the foundation up through the cripple wall to the tie down anchor, as shown in detail "8/S1".
12. Foundation vent size and number to be per architectural drawings. Do not locate foundation vents below shearwall posts or header jambs with openings greater than 4 feet. Where possible locate in cripple wall framing, near corners and space equally with a minimum of 5'-4" o/c. See 'Foundation Venting' detail for specific structural requirements.

REINFORCING STEEL
110-513 10-21

1. All reinforcing steel shall conform with ASTM A-615, grade 60 for #5 rebar and larger and ASTM A-615 grade 40 for #3 and #4 rebar. Use ASTM A-706 for rebar to be welded. Reinforcing steel shall be kept clean and free of rust.
2. Welded wire mesh shall conform with ASTM A-185 and shall be lapped 12" minimum and be placed at center depth of slab.
3. All reinforcing bars shall be as long as is practical and all bends shall be cold bent. Securely tie all reinforcing bars at each end or as near thereto as possible and brace at a maximum of 48" on center prior to placement of concrete or grout. At corners and intersections, bars shall return a minimum of 24". All reinforcing bar splices and bends shall be lapped per detail "11/S1". Provide "L" hook at dead end horizontal reinforcing u.o.n.

CONCRETE NOTES
110-512 2-17

1. All concrete shall be normal weight (150 pcf) hard rock concrete and shall develop a minimum compressive strength of 3000 psi at 28 days. Structural design is based on 2500 psi. Special inspection is required when specified in the Special Inspection notes. Type II hydraulic cement and Fly Ash per ASTM C618 Class F shall be used (portion Fly Ash to allow a 20% reduction in cement use). Concrete quality, mixing and placing shall conform with ACI 318-14.
2. Minimum concrete cover requirements for reinforcing steel shall be:
   3" when cast against and exposed to earth
   2" when formed and exposed to earth or weather
   3/4" when not exposed to weather or in contact with ground (slab & walls)
3. Concrete shall not be allowed to cure in temperatures less then 40 degrees Fahrenheit for the first three days unless cold weather concreting provisions of ACI 306 (American Concrete Institute) are followed. Contractor shall take all necessary precautions for cold weather concreting when required.
4. Maximum free fall of concrete shall be 4'-0".

FRAMING HANGERS
110-522 3-19

FRAMING MEMBER	FACE MOUNT HGR	TOP FLANGE HGR	SLOPED HGR
I JOIST	IUS	MIT	LSSR
DBL I JOIST	MIU	MIT	LSU
2x SOLID SAWN	LUS	JB	LRUZ
DBL 2x SOLID SAWN	LUS	WP	LSSR
3x SOLID SAWN	LUS/HU	HUTF	–
4x SOLID SAWN	LUS	BA	LSSR
6x SOLID SAWN	HU	HUTF	–
1-3/4" LVL/LSL	HU	MIT	LSSR
3-1/2" LVL/PSL/LSL	HU	BA3.56	LSSR
5-1/4" OR 7" LVL/PSL/LSL	HGUS	EGQ	–

NOTES:
1. Unless otherwise noted on plan, use the above schedule to determine the series of hanger. Hangers by Simpson StrongTie. Fill all nail holes to achieve maximum capacity u.o.n. Contact the engineer for connections that are not covered by the above schedule or not noted on the plans.
2. When two or more hanger sizes are available for the framing member, use the deeper hanger.
3. See Carpentry Notes for additional hanger information.

CARPENTRY NOTES
110-520 4-25

1. Lumber shall be grade-marked in accordance with "standard grading and dressing rules" of the West Coast Lumber Inspection Bureau (W.C.L.I.B.).
2. All lumber framing members shall be Douglas Fir (D.F.) of the following grades unless specifically noted otherwise on the plans:
   Joists & Rafters .....No. 2
   4x Beams & Posts .....No. 2
   6x Beams & Posts.....No. 1
   Studs > 10 feet .....No. 2
   Studs < 10 feet .....STD or better
   Plates & Blocking .....STD or better
3. All framing lumber shall have a maximum moisture content of 19%. Green lumber should be braced at midspan, until dried, to prevent sagging. Structural connections made with nails, lags or bolts shall be made to wood members with < 19% moisture content. Use surfaced dry lumber at these locations if necessary. Verify moisture content of studs, beams, headers, etc to have an average of less than or equal to 15% and not greater than 19% per member prior to installing drywall or other finishes.
4. Lumber in contact with concrete and other "above grade" uses where required shall be pressure treated Douglas Fir (P.T.D.F.) conforming to CBC 2303.1.9 and applicable AWPA Standard UI (commodity specification A). Lumber embedded in concrete or earth shall be pressure treated Douglas Fir (P.T.D.F.) with an exposure for "Ground Contact" conforming to AWPA UI (commodity specification A) standards. Field cut ends, notches and drilled holes of pressure preservative-treated wood shall be re-treated in the field in accordance with AWPA M4.

   Fasteners and connectors for pressure preservative and fire-retardant wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicone bronze or copper (exception, ⅜" diameter or greater steel bolts used in residential construction). The coating weights for zinc-coated fasteners and connectors shall be in accordance with ASTM A153 and A653 respectively. Fasteners other than nails, wood screws and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.

   Stainless steel shall be Type 304 or 316. When using stainless steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.

   Electroplated/electro galvanized and mechanically galvanized coatings are not considered to be hot-dip. Aluminum, uncoated, painted and other non-approved fasteners may not be used in preservative-treated lumber under any circumstance.
5. Structural panel sheathing shall be APA rated sheathing, exposure 1, conforming to PS-1 or PS-2 or PRP-108 or PRP-210 of the APA "The Engineered Wood Association" unless otherwise noted. Installation and application of sheathing shall be per manufacturer's specifications.
6. Nails used in exterior applications shall be hot-dipped, zinc-coated galvanized box nails, unless otherwise noted. Nails used in pressure treated wood shall be as specified in Note 4. Where nailing causes wood to split, replace member and predrill holes.

   All nailing not specifically called out on the plans shall be per CBC Table 2304.10.2 and detail "9/S1". Nail types shall be as indicated below (also applies to gun nails):
   a. Roof and Floor Sheathing — Common Nails
   b. Shearwall Sheathing — Common or Hot Dipped Galvanized Box (electroplated box nails are not acceptable)
   c. Framing — Common, Box or Coated Sinker Nails u.o.n.
   d. Metal Connectors — Nails shall be as specified by manufacturer u.o.n.

Nail Size	Length (min)	Wire Diameter (inches) Common	Box
8d	2 1/2"	.131	.113
10d	2 1/2" SHTG	.148	.128
10d	3" FRAMING	.148	.128
16d	3 1/2"	.162	.135
20d	4"	.192	.148

7. All metal framing connectors, clips, joist hangers, straps, etc. shall be manufactured by Simpson Strong-Tie Company, Inc. Fill all nail or bolt holes in the connectors per the manufacturer's specifications to achieve maximum capacity u.o.n.. Use only Simpson "N" type nails per the manufacturer's specifications and per note 6 above. Install and tighten the connectors just prior to covering where possible. Manufacturer substitutions may be allowed when approved by JDF. Submit a listing of the specified connector with the proposed alternate to JDF for review. A proposed alternate shall be ICBO approved with a capacity meeting or exceeding the capacity of the specified connector.
8. Bolts shall be standard machine bolts (M.B.) conforming to ASTM 307. Anchor Bolts (A.B.) shall conform to ASTM F1554 Grade 36. Bolt sizes are shown on the plans and details. Use malleable iron or plate washers under the head and nut where bearing is against wood. Bolt holes in wood shall be 1/16" larger than the bolt diameter. Holes for bolts shall not be located in or near lumber with knots or checks. Bolts and washers exposed to weather shall be galvanized.
9. Structural members shall not be notched, cut or otherwise altered for ducts, pipes, etc. u.o.n. or approved by the engineer. See details "2/S1" and "7/S1".
10. Place all lumber joists and beams with the crown up.
11. To minimize lumber shrinkage effects, install and tighten straps and tie down anchors (Holdowns) just prior to covering, whenever possible.
12. Lag screws shall be of good quality (SAE-J429 steel or 33 ksi min). Lag screws require pre-boring as follows:

SHANK DIAMETER	LEAD HOLE (1)	SHANK HOLE (2)
1/4"	5/32"	1/4"
3/8"	7/32"	3/8"
1/2"	5/16"	1/2"
5/8"	3/8"	5/8"

   (1) Lead hole depth equals lag length
   (2) Shank hole depth equals shank length
   Do not drive lag screws with a hammer.
   Soap or lubricate threads to ease installation.
13. Deck screws shall be of good quality (SAE-J429 steel or 33 ksi min). Pre-drill if necessary to prevent splitting. Use Simpson-DSV, GRK-R4, FastenMaster-TRIO, Griprite Exterior, Grabber-Exterior or equal.

FLOOR FRAMING NOTES
110-523 7-19

1. See sheet S1 for standard construction details.
2. Shearwalls are designated with ⬡ and are above the level of framing shown unless otherwise noted. See the Wall Framing Notes for general requirements.
3. Floor shall be sheathed with APA rated sheathing, 48/24, exposure 1, T & G, 23/32" minimum thickness. Install sheets with face grain perpendicular to supports. Stagger sheets and glue and nail with 8d at 6" o/c edges and 12" o/c field typical unless otherwise noted. Option: Provide Simpson WSNTL2125 screws as one to one substitute for 8d nailing. Min size sheet to be 24"x48" unless all edges are fastened to framing or blocking.
4. All floor openings shall be between joists unless otherwise noted.

5A. Provide an additional joist under all parallel partitions of length greater than one-half the joist span or under walls greater than four (4) feet in length unless otherwise noted.

5B. Provide an additional joist below edges of "island" counters running parallel to joist.

5C. Provide double joists below fireplace or wood stove hearths with brick or stone finishes.

6. Provide full depth blocking above interior bearing walls (shown shaded on plans).

MANUFACTURED WOOD PRODUCTS
110-521 10-18

1A. Glu-Lam beams shall conform to ANSI and ASTM D 3737. Glu-Lams shall be combination 24F-V4 for simple span conditions and 24F-V8 for continuous and cantilever conditions unless otherwise noted. Beams shall have standard camber (5000'ε) unless otherwise noted. Glu-Lam beams shall meet the following design properties: E = 1,800,000 psi; Fb = 2400 psi; Fv = 165 psi. GLB's shall be industrial appearance u.o.n.

1B. All Glu-Lam beam inspection certificates shall be submitted to the field inspector prior to completion of framing inspection.

2. Manufactured I-joists shall be TJI's as manufactured by Trus Joist or an approved equal. Approved equivalent I-joists shall be ICC approved, have the same minimum depth and spacing and meet or exceed the design properties (EI, M & V) of the I-joists specified on these plans. Joist installation details shall be per the manufacturer's specifications unless otherwise noted on the plans. Holes in I-joist webs shall be located per the manufacturer's specifications. Do not cut or notch the top or bottom flanges of I-joists. Protect manufactured joists and beams from moisture per the manufacturer's specifications. Rim board material shall be 1 1/4" TimberStrand (LSL) by Trus Joist u.o.n. and shall meet the following design properties: E = 1,300,000 psi; Fb = 1700 psi; Fv = 400 psi.
3. Manufactured laminated veneer lumber (LVL) shall be Microllam lumber beams as manufactured by Trus Joist or "Billet Beams" by Louisiana Pacific. Approved equivalent LVL shall be ICC approved, have the same minimum dimensions and meet or exceed the following design properties: E = 2,000,000 psi; Fb = 2,600 psi; Fv = 285 psi. Nail multiple LVL beams with (3) rows of 16d nails at 12" o/c staggered u.o.n.
4. Manufactured parallel strand lumber (PSL) shall be Parallam lumber beams as manufactured by Trus Joist or an approved equal. Approved equivalent PSL shall be ICC approved, have the same minimum dimensions and meet or exceed the following design properties: E = 2,200,000 psi; Fb = 2,900 psi; Fv = 290 psi.
5. Manufactured laminated strand lumber (LSL) shall be TimberStrand lumber beams as manufactured by Trus Joist. 1 3/4" and 3 1/2" LSL lumber shall meet the following design properties: E = 1,550,000 psi; Fb = 2,325 psi; Fv = 310 psi. Nail multiple LSL beams with (3) rows of 16d nails at 12" o/c staggered u.o.n.

WALL FRAMING NOTES
110-530 9-23

1. See sheet S1 for standard construction details.
2. Shearwalls and braced wall panels are designated with ⬡ and are above the level of framing shown unless otherwise noted. See SHEARWALL/BRACED WALL SCHEDULE "4/S1" for specific and general requirements.
3. Sheath all exterior walls and cripple walls per 6A of "4/S1" unless otherwise noted (or shown as a shearwall or braced wall panel on the plan).
4. Stud size shall be framed as noted on the architectural and/or structural plans. Where not noted, size studs for insulation and hole requirements per 2/S1 and 7/S1. Studs shall meet or exceed the following:2x4 studs at 16" o/c to a maximum height of 10'-0" for bearing walls and 14'-0" maximum for non-bearing walls. Stud walls over 10'-0" high or supporting more than two floors shall be framed with 2x6 studs at 16" o/c unless otherwise noted on plans. Stud thickness shall be as noted or as required for shear walls per 4/S1 whichever is greater.
5. All studs shall be framed full height (continuous pieces) between supporting floors, ceilings and roofs unless otherwise noted. End joints in wall double top plates shall be offset a minimum of 48 inches. See detail "1/S1" for a typical lap splice connection.
6. Foundation cripple walls shall be framed of studs not smaller in size than the studs in the level above. Cripple walls greater than four feet high shall be 2x6 at 16" o/c minimum when supporting two floor levels.
7. Cripple wall stud lengths less than 6 inches shall be framed of solid double 2x lumber.
8. Header sizes shall be as specified on the plans and, where not noted, shall be per the schedule shown in detail "15/S1" unless otherwise noted. Interior bearing walls below framing are shown shaded. All exterior walls are bearing walls unless otherwise noted.
9. Posts indicated on framing plans are below unless otherwise noted. Post sizes are indicated on the highest level framing plan on which they occur. Provide a post at each level below the uppermost post to foundation or beam/header support.
10. Posts indicated but not called out are a minimum of (2) 2x studs. When posts support 4x members, provide 1/2" plywood filler between studs. See detail "3/S1" for headers framed into walls. Provide multiple studs under all multiple joists and roof girder trusses to match bearing width.
11. At floor levels, solid block in the joist space under all posts to the full width of the post.
12. Notches and holes cut in sawn framing shall be per details "2/S1" and "7/S1" unless otherwise noted. Relocate piping or increase framing sizes as necessary to accommodate holes. Do not notch or bore holes in post or studs at holdown locations. Do not notch studs for "let in" bracing.
13. Wall framing at chimneys and fireplaces shall be full height. Chimneys shall be 24 inches minimum in each direction. Where splicing of studs is required, studs shall be doubled. The splice length shall be a minimum of one-third the length of the individual piece and shall be nailed with (2) 16d at 8" o/c. Top plates interrupted by full height framing shall be strapped with a continuous CS16 strap. Extend the strap 30 inches beyond each end of the full height framing and nail with (2) 8d at 4" o/c to the top plates and 2x blocking unless otherwise noted. Chimneys and fireplaces requiring splicing shall be sheathed with plywood or panel siding.
14. At wall heights greater than 10'-0", provide 2x blocking at 10'-0" o/c maximum. At vertical board siding, provide 2x blocking at 24" o/c maximum unless otherwise noted.
15. Provide a minimum of 3 studs at each corner.

STRUCTURAL SHEET INDEX		REVISION
SN1	GENERAL NOTES	
SN2	GENERAL NOTES	
S1.1	FOUNDATION and ROOF FRAMING PLANS	
S1	STANDARD STRUCTURAL DETAILS	
S2	STRUCTURAL DETAILS	

REVISIONS	BY

File : 25062SN

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Project Engineer :

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7-24-25

Date : 7-9-25
Engr : J.W.
Drawn : J.H.
Job : 25062
Sheet
SN1
WELLER 25011

ROOF FRAMING NOTES (Manufactured trusses)
110-531 12-23

1. See sheet S1 for standard construction details.

2. See the Wall Framing Notes for shearwall and braced panel general requirements.

3. Roof shall be sheathed with APA rated sheathing, 32/16 minimum, exposure 1, 15/32" minimum thickness (use thicker sheathing as required by roofing manufacturer). Install sheets with face grain perpendicular to supports. Stagger sheets and nail with 8d at 6" o/c edges and 12" o/c field typical unless otherwise noted. Use 4'x8' min size sheet with smaller size at boundary and framing changes only. U.O.N. min sheet size to be 24" unless all edges are fastened to framing or blocking.

4A. The truss diagrams provided on the Roof Framing Plan are for general reference only. See architectural drawings for truss shapes, dimensions, etc. Truss deferred submittal documents (shop drawings and calculations preparedby an engineer licensed in California) shall be submitted to the architect or engineer of record for review. These deferred truss documents shall be forwarded to the Building Official with a notation indicating that they have been reviewed and have been found to be in general compliance with the project design intent. The trusses shall not be installed until the deferred truss submittal documents have been approved by the Building Official.

4B. The truss manufacturer shall provide in-plant inspection per CBC 1704.2.5.

4C. Trusses shall be designed and installed per the following standards:
   a. ANSI/TPI 1 "National Design Standard for Metal Plate Connected Wood Truss Construction."
   b. TPI HIB "Commentary and Recommendations for Handling, Installing and Bracing Metal Plate Connected Wood Trusses."
   c. TPI DSB "Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses."
   d. CBC 2303.4

4. All roof openings shall be between rafters or trusses unless otherwise noted on drawings.

5. Manufactured roof truss design loads: (see notes 7, 8, 9 & 10 for additional loads)

Truss Member (b)		Dead Load	Live Load	Notes
Top Chord		9 psf	20 psf	Dead Load based on a max roofing wt of 4 psf
Bottom Chord	Uninhabitable Attics without storage	7 psf(c)	10 psf	Live load non-concurrent with roof top chord live load
	Uninhabitable Attics with storage (a)	10 psf (c)	20 psf	Live load is concurrent with roof live load Dead load applies over entire span

   a. Uninhabitable attics with storage are those where there are two or more adjacent trusses with a clear minimum height of 42" between top and bottom chords for a minimum of 24" along the truss (per CBC Table 1607.1 Footnote j).

   b. See Roof Framing Plan for any truss design requirements due to lateral loads.

   c. Bottom chord to be designed for greater of actual imposed dead load or load specified above. Use 15 psf dead load at stucco soffits.

7A. The truss manufacturer shall design gable end trusses for wind loads perpendicular to the face of the truss. If gable end truss is not over a bearing wall, then provide design for span. Gable end trusses shall have vertical web members at a spacing of 24" o/c maximum.

7B. Sheath all gable end trusses per 6A of "4/S1" unless otherwise noted on the plan. In lieu of sheathing, gable end trusses may be designed for a lateral load of 300 plf minimum and connected to the top plate with A35 clips at 18" o/c.

8. Special truss designation per plan:
G.T. – Girder truss. Design girder trusses for all tributary dead plus live loads. D.T. (xxxx#) – Drag truss. Design each drag truss to transfer the specified lateral shear force from the top chord to the bottom chord. Nail the roof sheathing to the top chord with 8d at 6" o/c typical unless otherwise noted.
G.T./D.T. (xxxx#) – Girder truss/Drag truss. Design truss for both G.T. and D.T. Nail the roof sheathing to the top chord with 8d at 6" o/c typical unless otherwise noted.

9. Superimposed loads from jack trusses, architectural finishes or other secondary framing (i.e. California framing, furred ceilings, soffits, etc.) shall be included in the design of supporting trusses.

10. The positions, weights and method of attachment of all mechanical units, electrical fixtures, plumbing, etc. shall be included in the design of the trusses by the truss manufacturer and shall be verified by the designer. Additional trusses or specially designed trusses may be required.

11. The truss manufacturer is responsible for specifying all truss to truss connections, truss to beam connections and model types of connectors to be used on the layout plan.

12. The contractor shall verify the requirement for and provide all erection and permanent truss bracing as recommended by the truss manufacturer and note 4C above.

13. "Scissor" type trusses shall be designed for a maximum deflection under dead plus live loads as follows:
Midspan – 1/2" (vertical); Supports – 1/2" (horizontal)
The truss manufacturer shall include deflection calculations with the shop drawing submittal.

14. California framing shall be 2x6 rafters and 2x8 ridges and hips unless otherwise noted. Brace California framing to typical roof framing below at 48" o/c maximum. Typical roof framing and plywood sheathing shall be continuous below California framed areas. Provide solid blocks or a continuous flat 2x member under the ends of all rafters.

15. Truss members and components shall not be cut, notched, drilled or otherwise altered in any way without written concurrence and approval of a licensed engineer.

REVISIONS	BY

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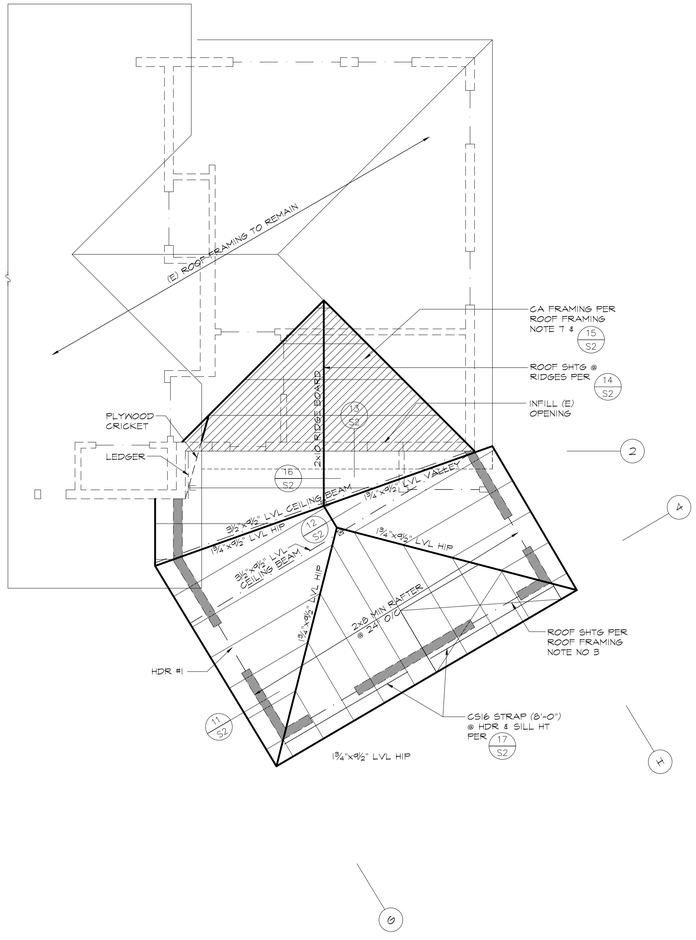
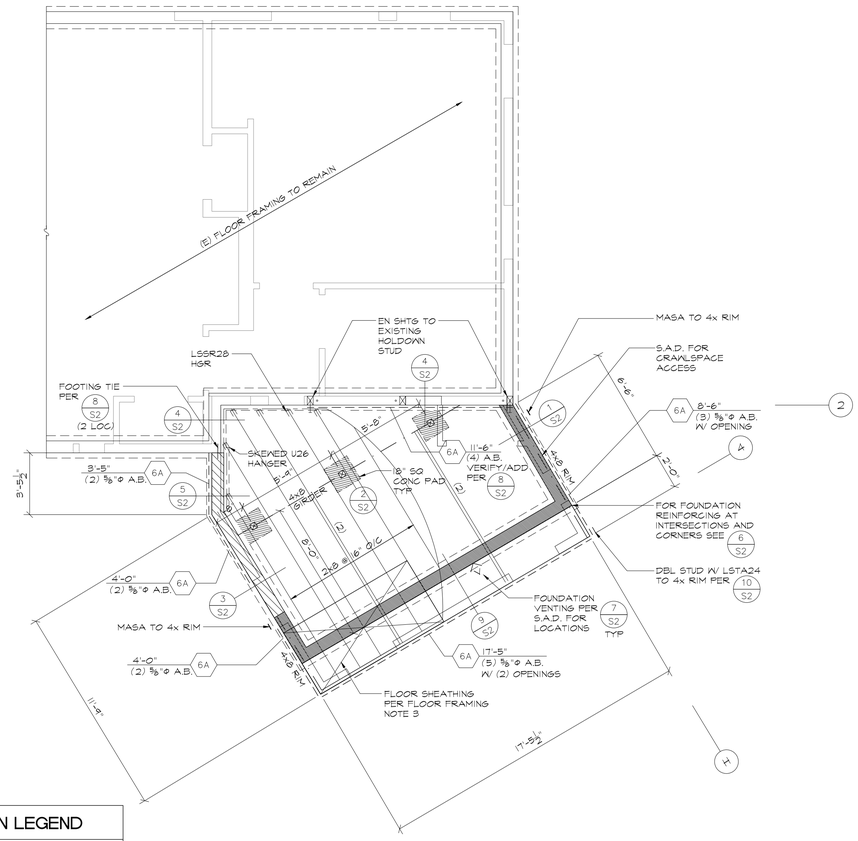
STATE OF CALIFORNIA

7-24-25

Date : 7-9-25
Engr : J.W.
Drawn : J.H.
Job : 25062
Sheet
SN2
WELLER 25011



ROOF FRAMING PLAN



FOUNDATION LEGEND

	(N) STEM WALL AND FOOTING
	(N) FOOTING
	(E) STEM WALL AND FOOTING
	(E) FOOTING
	(N) CURTAIN WALL

FOR GENERAL NOTES SEE SN SHEETS
FOR STANDARD DETAILS AND SHEAR WALL SCHEDULE SEE SHEET S1

FOUNDATION PLAN

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

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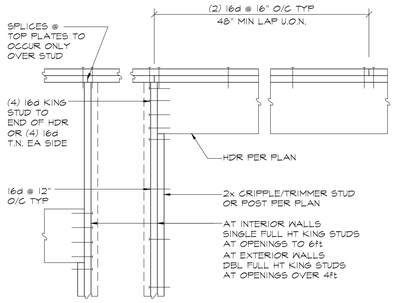
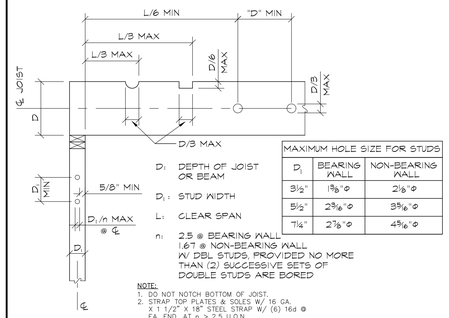
S1.1

WELLER 25011



1 HEADER IN STUD WALL

110-006 11-19 SCALE: 1"=1'-0" TYP. U.O.N.



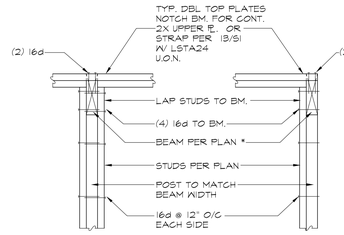
MAXIMUM HOLE SIZE FOR STUDS		
D_1	BEARING WALL	NON-BEARING WALL
3½"	1⅜"Ø	2⅛"Ø
5½"	2⅜"Ø	3⅜"Ø
7¼"	2⅞"Ø	4⅜"Ø

D_1: DEPTH OF JOIST OR BEAM
D_2: STUD WIDTH
L: CLEAR SPAN
n: 2.5 @ BEARING WALL, 1.67 @ NON-BEARING WALL W/ DBL STUDS, PROVIDED NO MORE THAN (2) SUCCESSIVE SETS OF DOUBLE STUDS ARE BORED

NOTE:
1. DO NOT NOTCH BOTTOM OF JOIST.
2. STRAP TOP PLATES & SOLES W/ 16 GA. X 1 1/2" X 18" STEEL STRAP W/ (6) 16d @ EA. END, AT n ≥ 2.5 U.O.N.
3. PROVIDE NAIL GUARDS AS REQUIRED.

2 HOLES AND NOTCHES IN SOLID SAWN WOOD MEMBERS U.O.N.

110-007 9-14



* AT GLU-LAM BEAMS ADD PLYWOOD FILLER TO MATCH POST WIDTH.

3 TYPICAL BEAM IN STUD WALL

110-008 3-01

SHEARWALL / BRACED WALL SCHEDULE				
S.W.	SHEATHING	EDGE NAILING	ANCHORAGE	REMARKS
6A	15/32" MIN	8d @ 6" O/C	PER 12/S2 @ EXT 2X SOLE PLATE W/ 16d @ 5" O/C TO JOIST/ BLKG BELOW WALL @ INT	

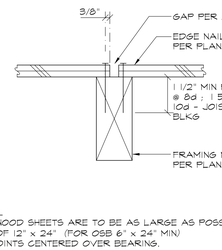
SEE SHEARWALL/BRACED WALL NOTES 1-10

SHEARWALL/BRACED WALL SCHEDULE NOTES:
1. SHEATHING SHALL BE APA RATED, EXPOSURE 1 OR EXTERIOR GRADE.
2. SHEAR WALL NAILS SHALL BE COMMONS OR HOT-DIPPED GALVANIZED BOX (INCLUDING INTERIOR WALLS) SEE CARPENTRY NOTES 6 AND 7 ON SHEET SN
3. BLOCK AND NAIL ALL SHEATHING EDGES.
4. FIELD NAILING TO BE 12" O.C. U.O.N.
5. EXTERIOR WALLS NOT REFERENCED TO SHEAR WALL SCHEDULE ARE TO BE BRACED PER 6A
6. WALL FRAMING TO BE 16" O/C MAXIMUM.
7. EDGE NAIL WALL PLY TO STUDS OR POST W/ HOLDOWNS.
8. SEE DETAIL 12/S1 FOR TYPICAL SHEAR WALL CONSTRUCTION.
9. ALL SHEATHING SHALL BE SPLICED AT CENTERLINE OF FRAMING OR BLOCKING (SEE 5/S1, 6/S1 & 16/S1)
10. OPENINGS IN SHEAR WALLS ARE NOT ALLOWED UNLESS SPECIFICALLY DETAILED.

ADDITIONAL NOTES: (N/A UNLESS NOTED IN SCHEDULE)
A. FRAMING AT ADJOINING PANEL EDGES SHALL BE DBL 2x OR A 3x MINIMUM AND NAILS SHALL BE STAGGERED PER DETAIL "10A/S1" OR "10B/S1".
B. EDGE NAIL PANEL JOINTS THRU THICK PORTION OF PANEL PER 6B/S1.
C. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3x MINIMUM AND NAILS SHALL BE STAGGERED. SEE DETAIL "10A/S1".
D. NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES. USE 6d NAILS @ 5/8" GYP. BD. HORIZONTAL JOINTS OF WALLS WITH A HEIGHT LESS THAN 1 1/2 TIMES THE WIDTH MAY BE UNBLOCKED.
E. PLATE WASHER ON MUDSILL ANCHOR BOLTS TO EXTEND TO WITHIN ½" OF THE EDGE OF THE PLATE ON THE SIDE(S) WITH STRUCTURAL SHEATHING. SEE DETAIL 12/S1.
F. USE 3x MIN MUDSILL

4 SHEARWALL / BRACED WALL SCHEDULE

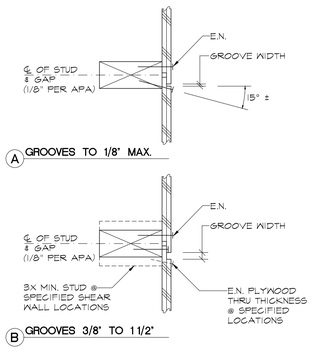
110-013 2-24



NOTE:
PLYWOOD SHEETS ARE TO BE AS LARGE AS POSSIBLE, MIN OF 12" x 24" (FOR OSB 6" x 24" MIN) W/ JOINTS CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ TOP LAMINATION OF PLYWOOD.

5 TYPICAL PLYWOOD SPLICE

110-009 6-08 SCALE: 2"=1'-0"

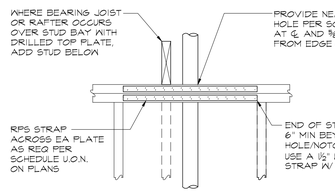


A GROOVES TO 1/8" MAX.

B GROOVES 3/8" TO 1 1/2"

6 303 PLYWOOD SIDING JOINTS

110-011 3-01 SCALE: 3"=1'-0"



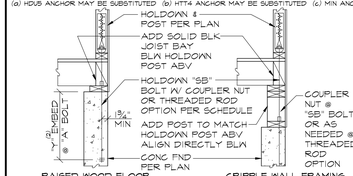
HOLE SCHEDULE			
WALL TYPE	TOP PLATE SIZE	MAX HOLE SIZE W/O STRAP (40%-60% OF STUD WIDTH)	MAX HOLE SIZE W/ RPS STRAP (5/8" MIN EDGE CLEARANCE)
INTERIOR NON-STRUCTURAL	2x4	2-1/8"	2-1/4"
	2x6	3-1/4"	4-1/4"
INTERIOR/EXTERIOR SW OR BEARING	2x4	1-3/8"	2-1/4"
	2x6	2-1/4"	4-1/4"

7 HOLES IN TOP PLATES

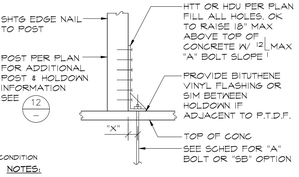
110-007A 11-17

HOLDOWN SIZE	NAILS/SCREWS	"X"	SIMPSON "SB" BOLT 8" STEMWALL OR GRADE BEAM	THREADED ROD ANCHOR "A" BOLTS	IN 8" STEM "Y" min	IN FOOTING "Z" min	IN FOOTING "F"(c)
HTT4(a)	(18) 16dx2½" or (18) SD #10x1½"	1⅝"	SB ⅝"ø x24"	5/8"ø	24"	6½"	10"
HDU2(b)	(6) SDS2.5 SCREWS	1⅜"	SB ⅝"ø x24" or SSTB24	5/8"ø	18"	6½"	10"
HDU4	(10) SDS2.5 SCREWS	1⅜"	SB ⅝"ø x24"	5/8"ø	24"	6½"	10"
HDU5	(14) SDS2.5 SCREWS	1⅜"	SB ⅝"ø x24"	5/8"ø	N/A	6½"	10"
HDU8	(20) SDS2.5 SCREWS	1⅜"	SB ⅞"ø x24"(d)	7/8"ø	N/A	a"	13½"
HDU11	(30) SDS2.5 SCREWS	1⅜"	N/A	1" ø	N/A	11"	16½"
HDU14	(36) SDS2.5 SCREWS	1⅜"	N/A	1" ø	N/A	11"	16½"

(a) HDUS ANCHOR MAY BE SUBSTITUTED (b) HTT4 ANCHOR MAY BE SUBSTITUTED (c) MIN ANCHOR COVER AT ALL SIDES (d) 36" MIN FROM END AT STEM WALL CONDITION



RAISED WOOD FLOOR | CRIPPLE WALL FRAMING | THREADED ROD IN FOOTING OPTION



NOTES:
1) AT "A" BOLTS USE ASTM F1554 GR 36, A36 OR A307 AND STD CUT WASHER W/ DBL NUTS. ALTERNATE: USE STD "L" HOOK PER 11/S1.
2) "A" BOLTS SHOULD EXTEND INTO FOOTING AT COLD JOINT CONDITIONS WHERE STEM HT ABOVE COLD JOINT IS LESS THAN (Y+3").
3) AT SIMPSON "SB" IN STEMWALL INSTALL PER MANUF. SPECS. NO COLD JOINT ALLOWED. DEEPEN FOOTING OR GRADE BEAM AS NECC. TO ALLOW FOR 3" MIN COVER.

SEE DETAIL 12/S1 FOR ADDITIONAL INFORMATION.

4) HOLDOWNS AND ANCHOR BOLT NUTS SHOULD BE FINGER TIGHTENED PLUS ⅛ to ½ TURN WITH A HAND WRENCH. IMPACT WRENCHES SHOULD NOT BE USED.

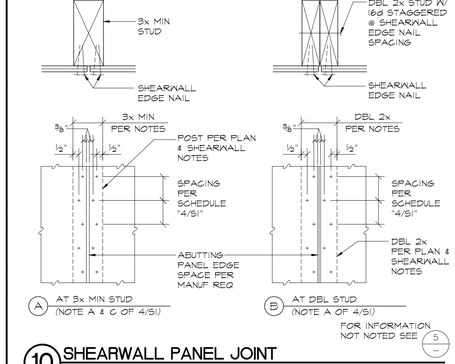
8 HOLDOWN SCHEDULE

110-015 6-22

CONNECTION	FASTENING - COMMON NAILS (U.O.N.)		LOCATION
BLKG BTWN JSTS OR RAFTER TO ℙ /BM	(3) 8d	or (3) 3"x0.15"	TOENAIL
CEILING JOIST TO PLATE	(3) 8d	or (3) 3"x0.15"	TOENAIL
CEILING JOIST LAPS OVER PARTITIONS	VARIES	SEE FRAMING DETAILS	FACE NAIL
CEILING JOIST TO PARALLEL RAFTERS	VARIES	SEE FRAMING DETAILS	FACE NAIL
COLLAR TO TIE TO RAFTER	(3) 10d	or (4) 3"x0.15"	FACE NAIL
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	or (3) 10d	(2) T.N. ON ONE SIDE, (1) T.N. ON OPPOSITE SIDE
JACK RAFTER TO HIP OR VALLEY	(3) 10d	or (4) 3"x0.15"	TOENAIL
	(3) 16d	or (3) 3"x0.15"	FACE NAIL
ROOF RAFTER TO 2x RIDGE BD	(4) 16d	or (4) 3"x0.15"	TOENAIL
	(2) 16d	or (3) 3"x0.15"	FACE NAIL
DOUBLE STUDS & WALL INTERSECTIONS	16d @ 16" O/C	or 3"x0.15" @ 12" O/C	FACE NAIL
DOUBLE 2x	16d @ 16" O/C		ALONG EA EDGE
BUILT-UP CORNER STUDS	8d @ 16" O/C	or 3"x0.15" @ 16" O/C	
CONT HEADER TO STUD	(4) 8d		TOENAIL
DOUBLE TOP PLATES	16d @ 16" O/C	or 3"x0.15" @ 12" O/C	TYP FACE NAIL
DOUBLE TOP PLATES AT END JOINTS	(8) 16d	or (12) 3"x0.15"	24" MIN LAP SPLICE EA SIDE OF JOINT
BOTTOM PLATE TO JOIST OR BLKG	16d @ 16" O/C	or 3"x0.15" @ 12" O/C	TYP FACE NAIL
BOTTOM PLATE TO JOIST OR BLKG AT BRACED WALL PANEL	(3) 16d @ 16"	or (4) 3"x0.15" @ 16"	BRACED WALL PANELS
STUD TO 2x TOP PLATE OR BOTTOM PLATE	(4) 8d	or (4) 3"x0.15"	TOENAIL
	(2) 16d	or (3) 3"x0.15"	END NAIL
STUD TO 3x SOLE PLATE	(4) 8d	or (4) 3"x0.15"	TOENAIL
	(2) 20d BOX		END NAIL
TOP PLATES, LAPS AT CORNERS OR INTERSECTIONS	(2) 16d	or (3) 3"x0.15"	FACE NAIL
2x JOIST TO SILL, TOP ℙ OR GIRDER	(3) 8d	or (3) 3"x0.15"	TOENAIL
RIM JOIST OR BLKG TO TOP PLATE	8d @ 6" O/C	or 3"x0.15" @ 6" O/C	TOENAIL
2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d		BLIND & FACE NAIL
2" PLANKS	(2) 16d		AT EA BEARING
BUILT-UP 2x GIRDER & BEAMS	20d @ 32" O/C	or 3"x0.15" @ 24" O/C	FACE NAIL @ TOP & BOTT STAGGERED ON OPP SIDES
	(2) 20d	or (3) 3"x0.15"	FACE NAIL @ ENDS AND @ EA SPLICE
JOIST TO BAND JOIST	(3) 16d	or (4) 3"x0.15"	FACE NAIL

9 NAILING SCHEDULE U.O.N.

110-014 2-20



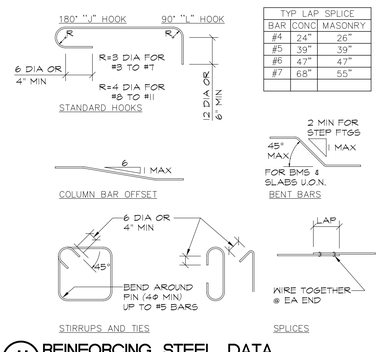
A AT 3x MIN STUD (NOTE A & C OF 4/S1)

B AT DBL STUD (NOTE A OF 4/S1)

FOR INFORMATION NOT NOTED SEE 5/-

10 SHEARWALL PANEL JOINT

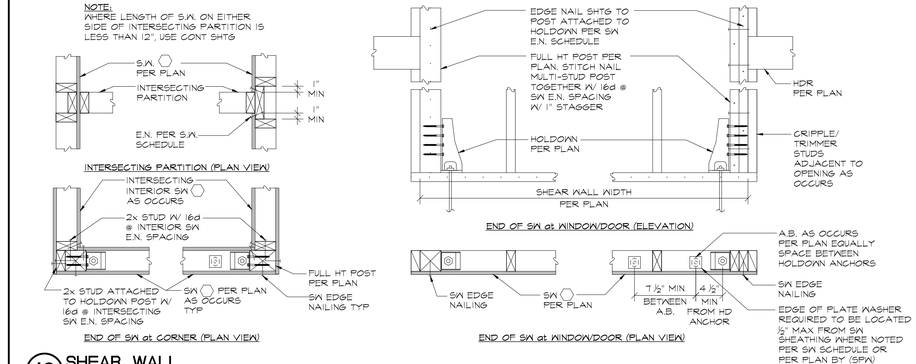
110-009A 6-10



TYP LAP SPLICE		
BAR	CONC	MASONRY
#4	24"	26"
#5	39"	39"
#6	47"	47"
#7	68"	55"
#8		

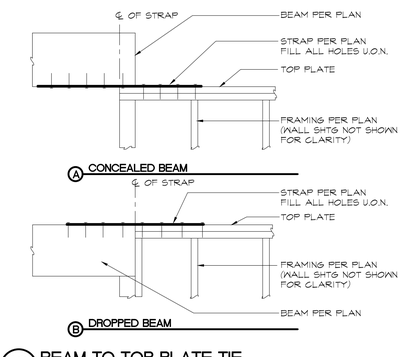
11 REINFORCING STEEL DATA

110-017 9-15



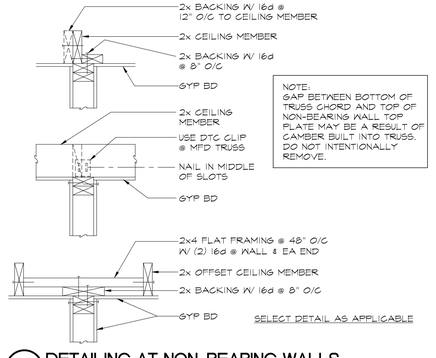
12 SHEAR WALL

110-016 9-15



13 BEAM TO TOP PLATE TIE

110-018 7-01 SCALE: 1"=1'-0"



NOTE:
GAP BETWEEN BOTTOM OF TRUSS CHORD AND TOP OF NON-BEARING WALL TOP PLATE MAY BE A RESULT OF CAMBER BUILT INTO TRUSS. DO NOT INTENTIONALLY REMOVE.

SELECT DETAIL AS APPLICABLE

14 DETAILING AT NON-BEARING WALLS

110-019 7-08

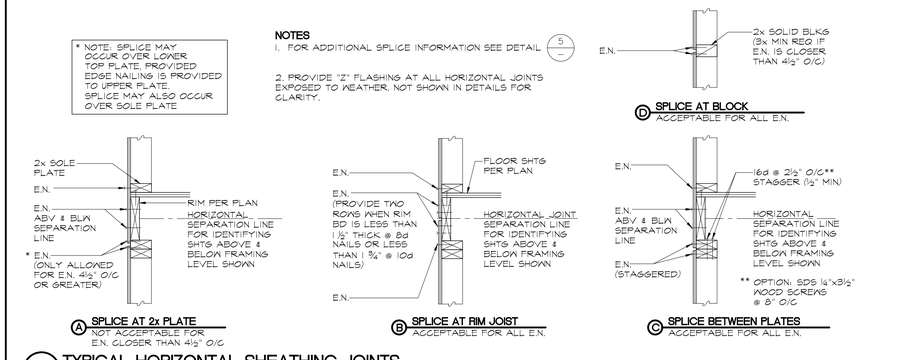
HEADER SCHEDULE TYP U.O.N.		
MAX OPENING SIZE	BEARING	NON-BEARING
4'-0"	4x6 OR 6x6	4x4 OR 4x6 FLAT
6'-0"	4x10 OR 6x8	4x6 OR 6x6
8'-0"	4x12 OR 6x10	4x8 OR 6x8

CEILING JOIST SCHEDULE TYP U.O.N.					
		NO ATTIC STORAGE		ATTIC STORAGE	
SIZE (D.F. NO 2)	SPACING	MAX SPAN GYP/PLY	MAX SPAN STUCCO	MAX SPAN GYP/PLY	MAX SPAN STUCCO
2x4	16" O/C	9'-0"	7'-0"	8'-0"	6'-0"
	24" O/C	8'-0"	6'-0"	7'-0"	5'-0"
2x6	16" O /C	14'-0"	11'-0"	12'-0"	10'-0"
	24" O/C	12'-0"	9'-0"	10'-0"	8'-0"
2x8	16" O/C	18'-0"	14'-0"	16'-0"	12'-0"
	24" O/C	16'-0"	12'-0"	14'-0"	11'-0"
2x10	16" O/C	24'-0"	18'-0"	20'-0"	16'-0"
	24" O/C	20'-0"	16'-0"	18'-0"	14'-0"

USE "ATTIC STORAGE" SCHEDULE WHEN HEADROOM CLEARANCE (DISTANCE BETWEEN BOTTOM OF RAFTER & TOP OF CEILING JOIST) IS GREATER THAN 42"

15 HOLES IN TOP PLATES

110-020A 2-08



16 TYPICAL HORIZONTAL SHEATHING JOINTS

110-012 1-19

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BODEGA BAY, CA
APN: 101-221-004

Project Engineer :

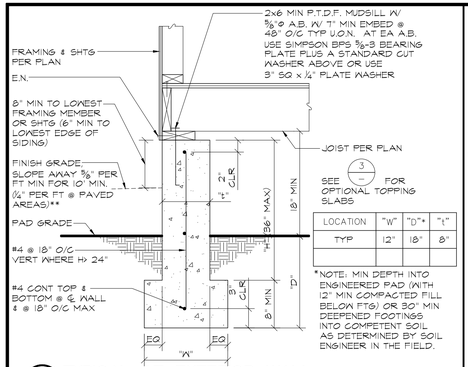
REGISTERED PROFESSIONAL ENGINEER
KELLY A. JOHNSON
No. 43674
CIVIL
STATE OF CALIFORNIA

7-24-25

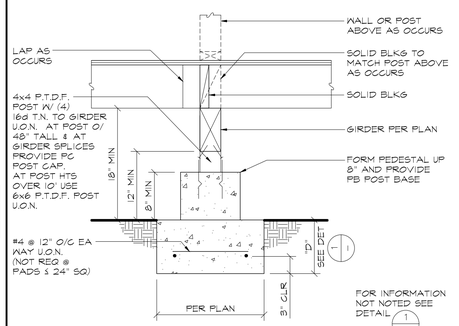
Date : 7-9-25
Engr : J.W.
Drawn : J.H.
Job : 25062
Sheet

S1

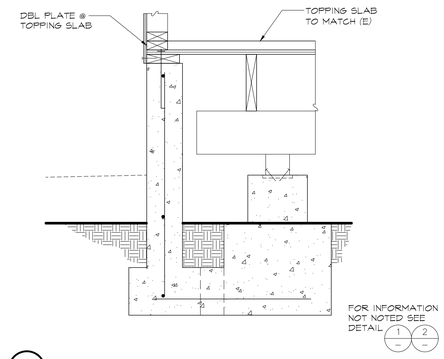
WELLER 25011



1 TYPICAL AT EXTERIOR WALL
211-006 11-08 NOT TO SCALE TYP U.O.N.



2 TYPICAL INTERIOR PAD
211-008N 5-06



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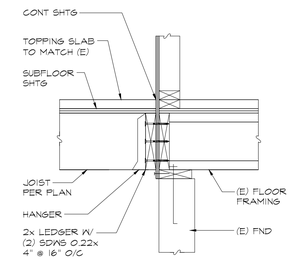

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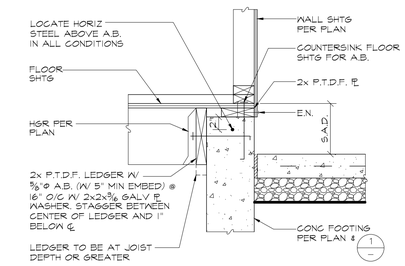

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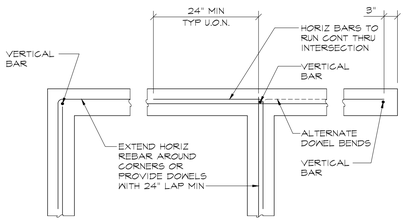
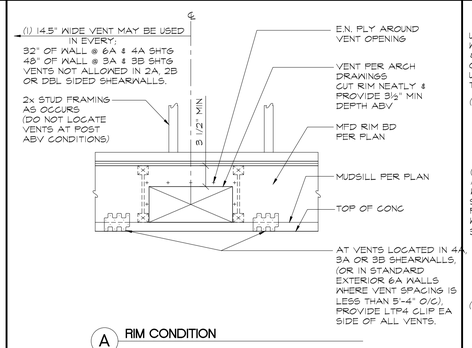
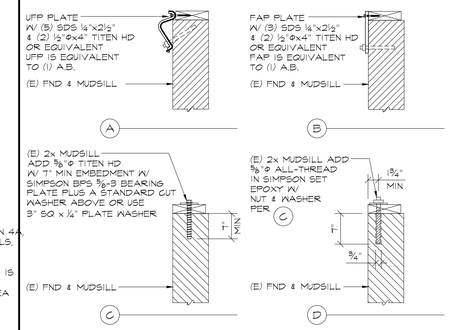


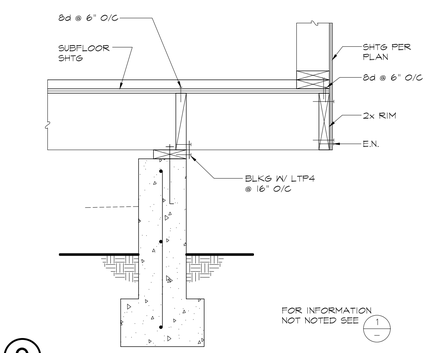
6 HORIZONTAL REINFORCING AT WALL CORNERS AND INTERSECTIONS
110-052 8-04



7 FOUNDATION VENTING
110-024 11-16



NOTE: SEE MECHANICAL ANCHOR NOTES AND/OR EPOXY NOTES ON SHEET SN
8 180-0038 11-15



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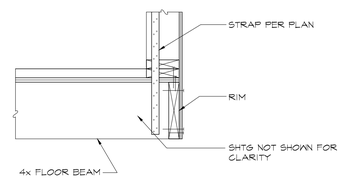

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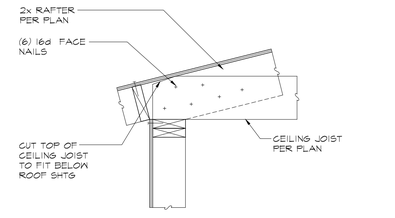

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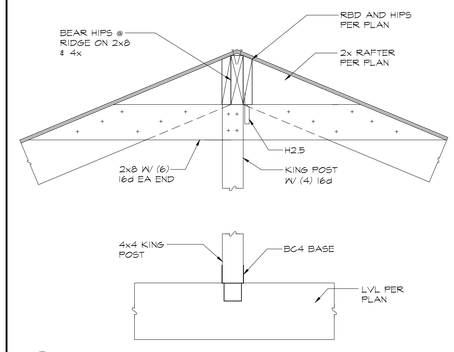

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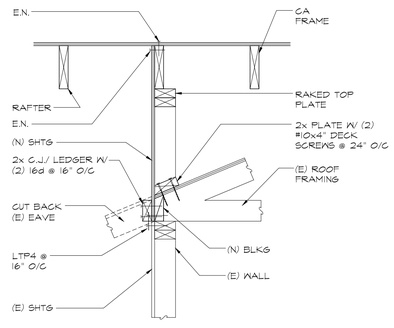

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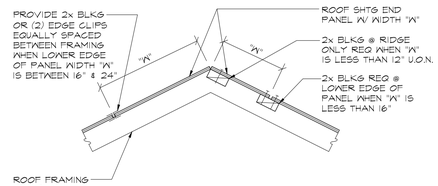
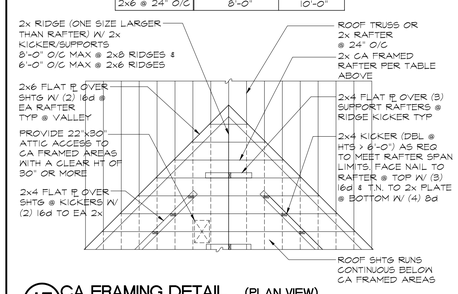


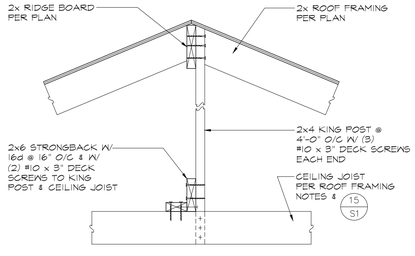
PANEL WIDTH "W"	RIDGE SUPPORT	LOWER EDGE SUPPORT
W > 24"	N/A	N/A
16" < W < 24"	N/A	2x BLKG OR (2) EDGE CLIPS
W < 16"	N/A	2x BLKG
W < 12"	2x BLKG	2x BLKG

NOTE: PANELS TO HAVE MIN LENGTH AS REQ FOR 3 SUPPORTS (2 SPANS)
14 NARROW WIDTH ROOF SHEATHING at RIDGE
410-006 4-10

MAXIMUM RAFTER SPAN		
RAFTER	ROOF MATERIAL	
	CONC TILE	COMP
2x4 @ 24" O/C	6'-0"	8'-0"
2x6 @ 24" O/C	8'-0"	10'-0"



15 CA FRAMING DETAIL (PLAN VIEW)
410-450 11-12



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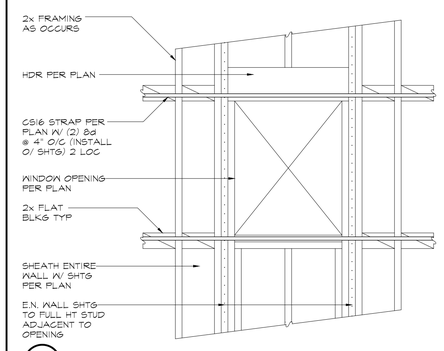

17 512-050 9-13

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KELLY A. JOHNSON
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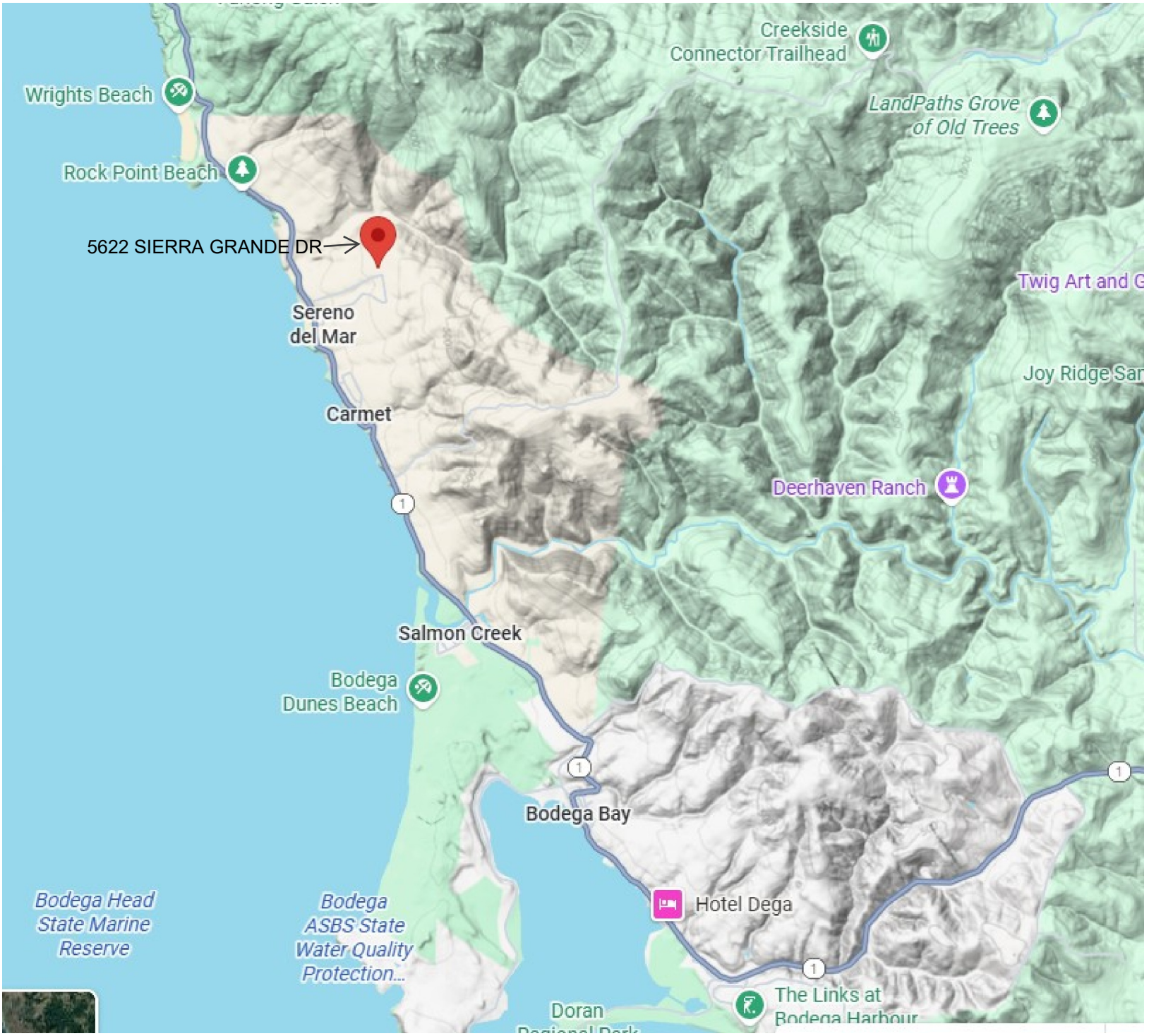
CIVIL
STATE OF CALIFORNIA
7-24-25

Date : 7-9-25
Engr : J.W.
Drawn : J.H.
Job : 25062
Sheet **S2**
WELLER 25011

VICINITY MAP WITH NEIGHBORHOOD CONTEXT

VICINITY MAP



USGS QUAD MAP

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 57-008

101-22

SERENO DEL MAR SUB NO. 2

REC. 9-26-71 IN BK. 157, MAPS, PGS. 43-45

SCALE: 1"= 100'

5622 Sierra Grande Dr

CALLE GATITA

CALLE DEL SOL

GRANDE DRIVE

Drainage Easement "A"

1.06 Ac.

REVISED
11-06-03=13(223) RL
11-25-13=14(223) BJ

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

0 50 100 200

Assessor's Map Bk. 101, Pg. 22
Sonoma County, Calif. (ACAD)
KEY 11/10/03=13 RL