



CONTRA COSTA COUNTY

AGENDA

East Richmond Heights Municipal Advisory Council

Wednesday, August 19, 2026

6:00 PM

Contra Costa County Supervisor Gioia's
Office (11780 San Pablo Ave, El Cerrito,
CA 94530) | Zoom:
[https://cccouny-us.zoom.us/j/86445427009?](https://cccouny-us.zoom.us/j/86445427009?pwd=sQFe5gYEG7JJvxmhJX6zmd2MyHj6tb.1)
[pwd=sQFe5gYEG7JJvxmhJX6zmd2MyHj6tb.1](https://cccouny-us.zoom.us/j/86445427009?pwd=sQFe5gYEG7JJvxmhJX6zmd2MyHj6tb.1)

Land-Use Subcommittee

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. **Roll Call and Introductions**
2. **Discussion Items**

County File Number: CDVR26-01011 (6401 BERNHARD AVE, RICHMOND, CA 94805)

The applicant requests a Variance Permit to allow a 1 ft. 6 inch front setback, where 25 ft. is the minimum, for a new entryway above the existing gate at the main entrance

County File Number: CDVR26-01011 (6401 BERNHARD AVE, RICHMOND, CA 94805) [26-3529](#)

Attachments: [CDVR26-01011_Agency Comment Packet](#)

County File Number: CDVR26-01022 (5932 PARK AVE, RICHMOND, CA 94805)

The applicant is seeking variance approval authorizing a 13' 8" rear yard (where 15 feet is the minimum required) for a 36 square foot addition to the southeastern (rear) corner of an existing single-family residence

County File Number: CDVR26-01022 (5932 PARK AVE, RICHMOND, CA 94805) [26-3531](#)

Attachments: [County File Number CDVR26-01022 Agency Comment Packet](#)

- 3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).**

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at Contra Costa County Supervisor Gioia's Office (11780 San Pablo Ave, El Cerrito, CA 94530) during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time

For Additional Information Contact: Ronnie Mills | District Coordinator, Supervisor John Gioia | District 1, P (510) 942-2222, C (925) 839-3173



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-3529

Agenda Date: 8/19/2026

Agenda #:

Advisory Board: East Richmond Heights Municipal Advisory Council

Subject: **County File Number: CDVR26-01011 (6401 BERNHARD AVE, RICHMOND, CA 94805)**

Information: **County File Number: CDVR26-01011 (6401 BERNHARD AVE, RICHMOND, CA 94805)**



AGENCY COMMENT REQUEST

Date 06/25/26

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District _____
San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfdpd.org

Sanitary District _____
Water District _____
City of _____
School District(s) _____
LAFCO
Reclamation District # _____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC East Richmond Heights
Improvement/Community Association
CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Nai Saephan
Phone # (925) 655-2874
E-mail Nai.Saephan@dcd.cccounty.us
County File # CDVR26-01011

Prior to July 20, 2026

We have found the following special programs apply to this application:

Landslide Active Fault Zone (A-P)
Liquefaction Flood Hazard Area
60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ____ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDVR26-01011

Submitted Date: 6/23/2026

Applicant: Sandeep Ojha

Property Owner: FOUNDATION INC GYUTO

Project Description:

The applicant requests a Variance Permit to allow a 1 ft. 6 inch front setback, where 25 ft. is the minimum, for a new entryway above the existing gate at the main entrance.

Project Location: (Address: 6401 BERNHARD AVE, RICHMOND, CA 94805 165), (APN: 418200035)

Additional APNs:

General Plan Designation(s): RC:RM

Flood Hazard Areas: X

60-dBA Noise Control:

Sphere of Influence: El Cerrito

Sanitary District: WEST CO WASTEWATER

Specific Plan:

Zoning District(s): A-2

AP Fault Zone:

MAC/TAC:

Fire District: CONSOLIDATED FIRE

Housing Inventory Site: NO

Aerial



Map Legend

- Assessment
- Parcels

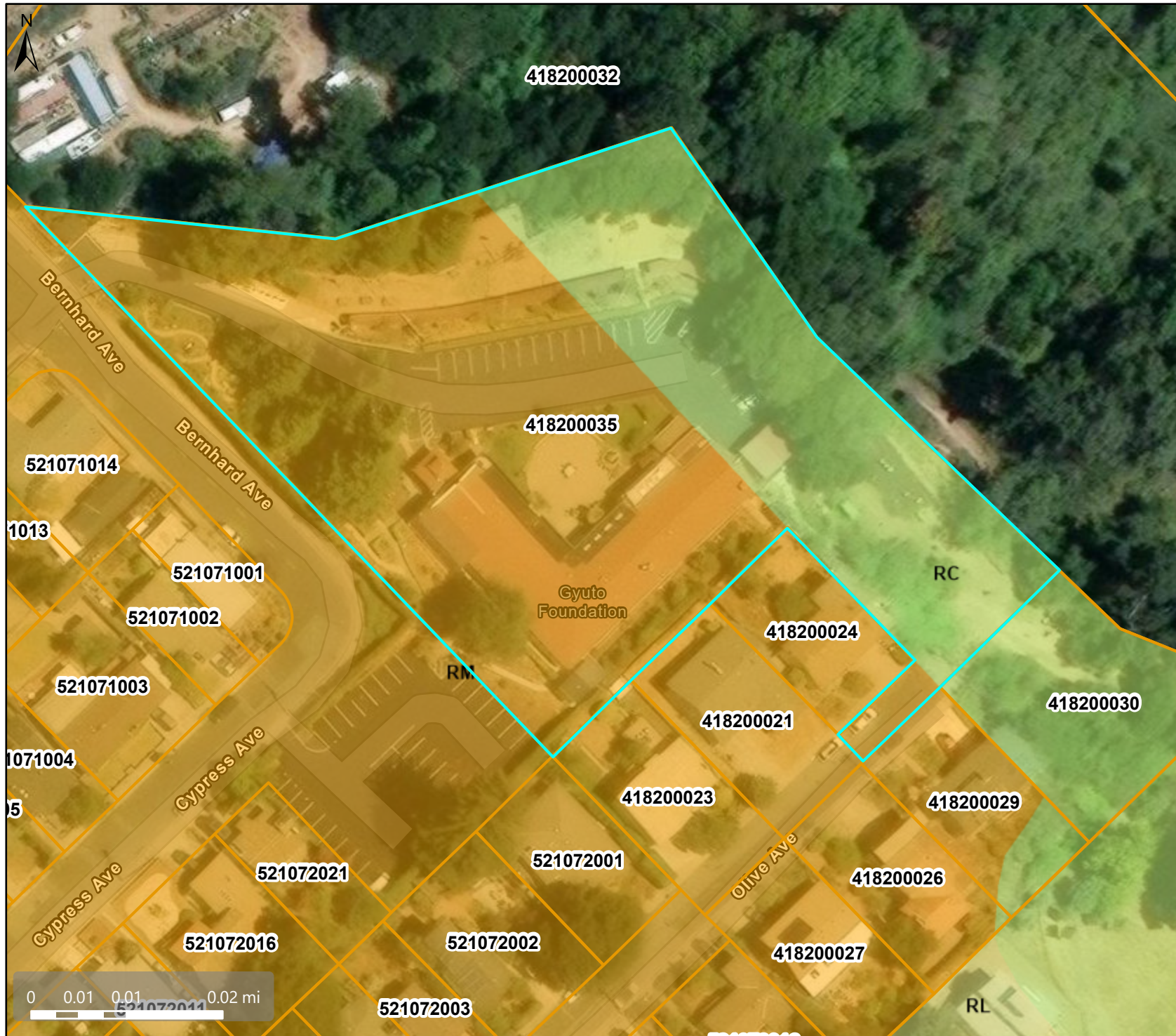
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Spheroid
 Datum: WGS 1984

General Plan:RM (Residential Medium Density) & RC (Resource Conservation)



Map Legend

Assessment
Parcels

Planning

General Plan

RL (Residential
Low Density)
(1-3 du/na)

RM (Residential
Medium
Density) (7-17
du/na)

RC (Resource
Conservation)

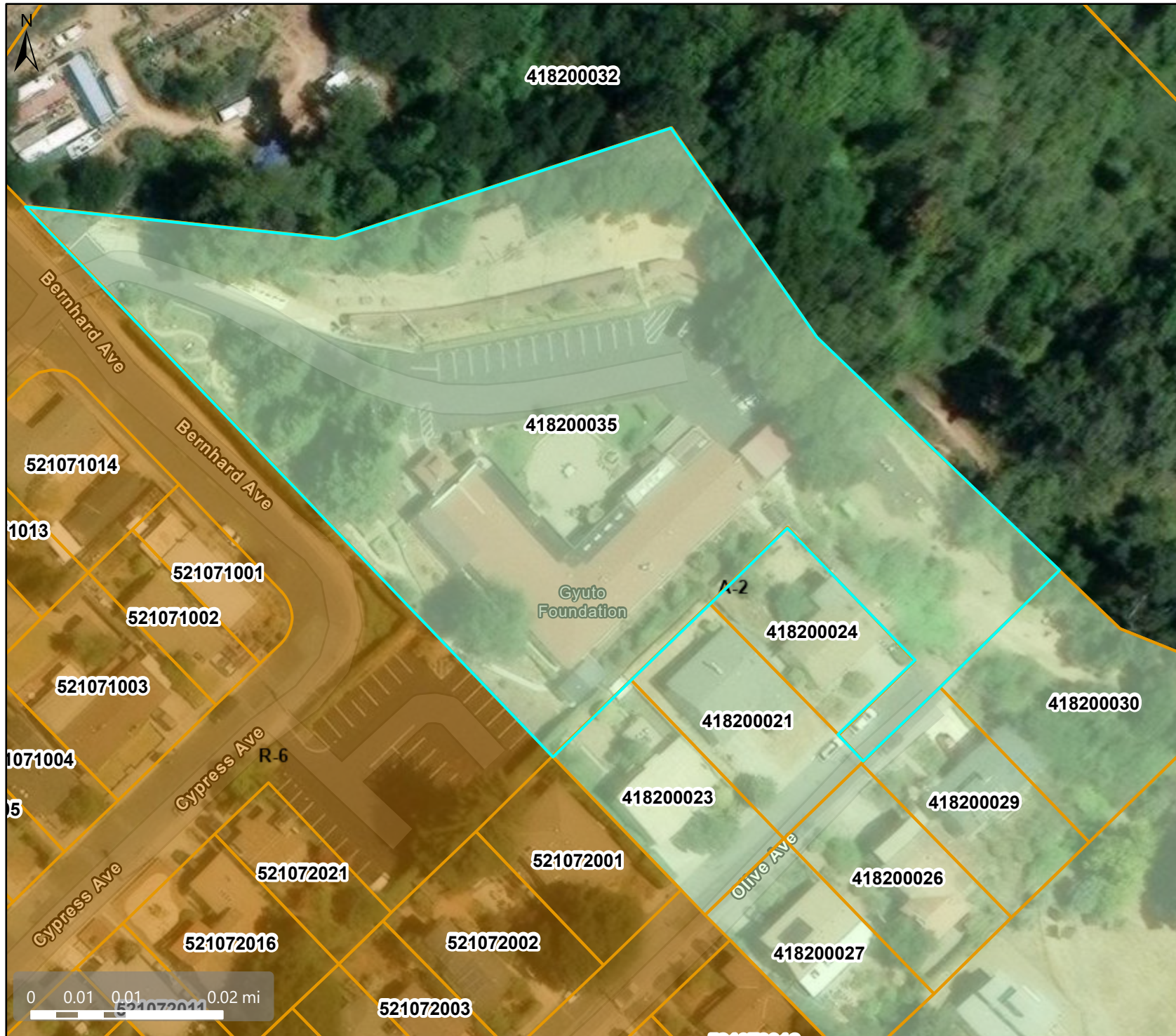
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Spheroid
Datum: WGS 1984

Zoning: A-2 (General Agriculture)



Map Legend

Assessment
Parcels

Planning

Zoning

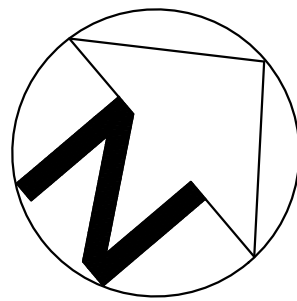
ZONE_OVER

R-6 (Single
Family
Residential)
 A-2 (General
Agriculture)

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Spheroid
Datum: WGS 1984

RECEIVED on 06/23/2026 CDVR26-01011
By Contra Costa County
Department of Conservation and Development



DESIGNER:
ECONOMICAL HOME DESIGN BUILD
3235 SYDNEYWAY
CASTRO VALLEY, CA, 94546
TEL: 510.827.2605
ATTN: POONAM SUBEDI
ECONOMICALHOMEDESIGN@OUTLOOK.COM

T-24 CONSULTANT
SEVAG KURDIAN
2333 MIRA VISTA
AVE #26,
MONTROSE, CA, 91020
SEVAG@SKDESIGNLA.COM

CITY STAMP :

ISSUE LOG
OWNER: SUBMITTAL
JUNE: 5, 2026
OWNER: REVI
JUNE: 15, 2026
BUILDING SUBMITTAL
JUNE: 25, 2026
PLAN REVISION DATE

Poonam

ECONOMICAL
HOME DESIGN BUILD LLC



3235 SYDNEY WAY, CASTRO VALLEY, CA 94546
TEL: 510-827-2605
EMAIL: ECONOMICALHOMEDESIGN@OUTLOOK.COM

DRAFT PERSON:
Attn: poonam subedi
Economical Home Design Build
3235 sydneyway
Castro valley, ca, 94546
Tel: 510.827.2605
Email: economicalhomedesign@outlook.com

MAIN GATE CONSTRUCTION:

GYUTO FOUNDATION
6401 BERNHARD AVE RICHMOND
CA 94805-1655

APN- 418-200-035-8

CHECKED SO	DRAWN SO, SB
DATE JUNE 5, 2026	JOB #
CITY OF RICHMOND ,RICHMOND	

A0.1

PROJECT DATA

OWNER :	GYUTO FOUNDATION
ADDRESS :	6401 BERNHARD AVE RICHMOND CA 94805-1655
APN :	418-200-035-8
OCCUPANCY :	
CONSTRUCTION TYPE :	V-B
ZONING :	
PRIMARY ZONING :	
LOT SIZE :	105,415 SQ.FT

EXISTING BUILDING AREA : 7844 SQ.FT
SPECIAL FLOOD HAZARD AREA : NO

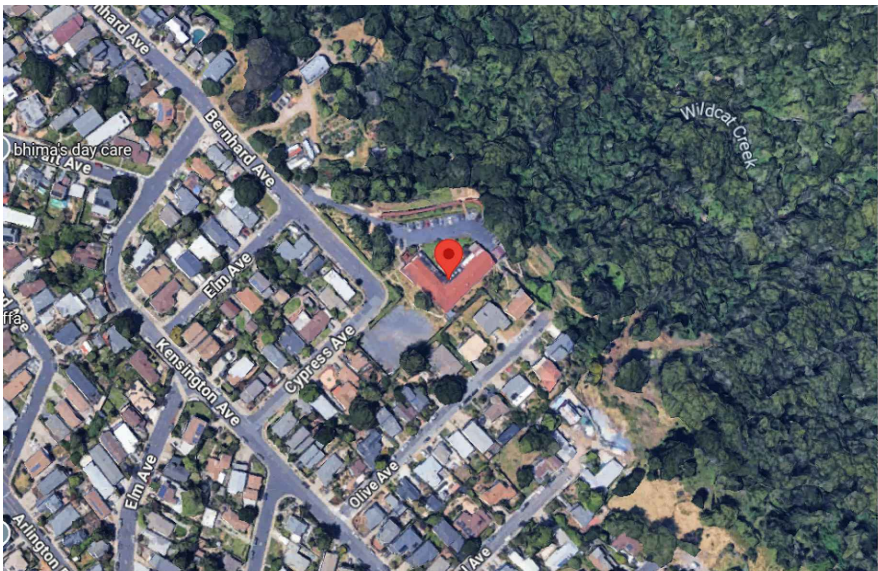
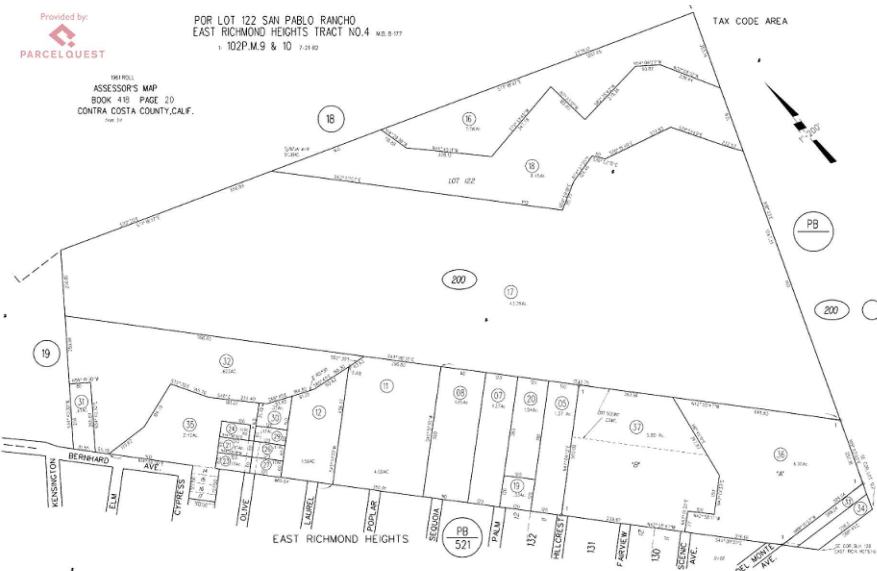
LOT AREA : 105,415 SQ.FT
MAX LOT COVERAGE : 7844/ 105,415 = 0.074

REQUIRED PARKING SPACE : PROVIDED

HISTORIC DESIGNATION	NO
BLDG/ LIV AREA: LOT SQFT.: YEAR BUILT: EFFECTIVE YEAR :	7844 105,415 SEE FULL DETAIL
EXISTING EXTERIOR DECK FLOOD ZONE	X
EXISTING BUILDING BUILT YEAR	
TOTAL LOT COVER AREA	105,415 SQ.FT
LOT COVERAGE :	7844/ 105,415 = 0.074
PAVED FRONT YARD AREA :	NOT APPLICABLE
PERMEABILITY IN FRONT YARD :	NOT APPLICABLE

PARCEL MAP :

VICINITY MAP :



GENERAL NOTES :

- ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY LOCAL BUILDING OFFICIAL AND OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE DRAWINGS THAT CODE OR CALL OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE THE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT/ DESIGNER/ ENGINEER ANY VIOLATION OF CODE IMMEDIATELY.
- CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK.
- PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO STREET.
- DIRECT POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ONTO NEARBY ONSITE LANDSCAPING SO AS TO REDUCE THE AMOUNT OF NEARBY ONSITE LANDSCAPING SO AS TO REDUCE THE AMOUNT OF RUNOFF DIRECTED TOWARDS THE STREET. THE NATURAL TOPOGRAPHY OF THE PROPERTY SHALL BE KEPT AS IS AS MUCH AS FEASIBLE.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY, THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY , RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENTS.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORKS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ARE MEASURED FROM THE FINISHED SURFACE, FIELD VERIFY ALL CABINET SPACE AND FIXED GLASS SIZES, APPLIANCE, FIXTURES, EQUIPMENT ETC. CLEARANCES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ARCHITECT/ DESIGNER WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT.
- DURING CONSTRUCTION STAGE, IF ANY ADDITIONAL EQUIPMENT TO BE INSTALLED OF CHANGE ORDERS REQUESTED BY OWNER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/DESIGNER IMMEDIATELY.
- CONTRACTOR TO PROVIDE CONSTRUCTION STAKING TO VERIFY THE CITY APPROVED SETBACK TO THE BUILDING.
- SUBCONTRACTORS SHALL CO-ORDINATE THEIR WORKS WITH EACH OTHER PROFESSIONALLY, NOTIFY GENERAL CONTRACTOR ANY DISCREPANCY & DIFFICULTY.
- TRADE NAME & MANUFACTURERS REFEREED TO ARE FOR QUALITY STANDARDS ONLY SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY OWNER.

APPLICABLE CODE :

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE

ABBREVIATIONS :

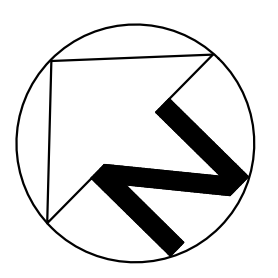
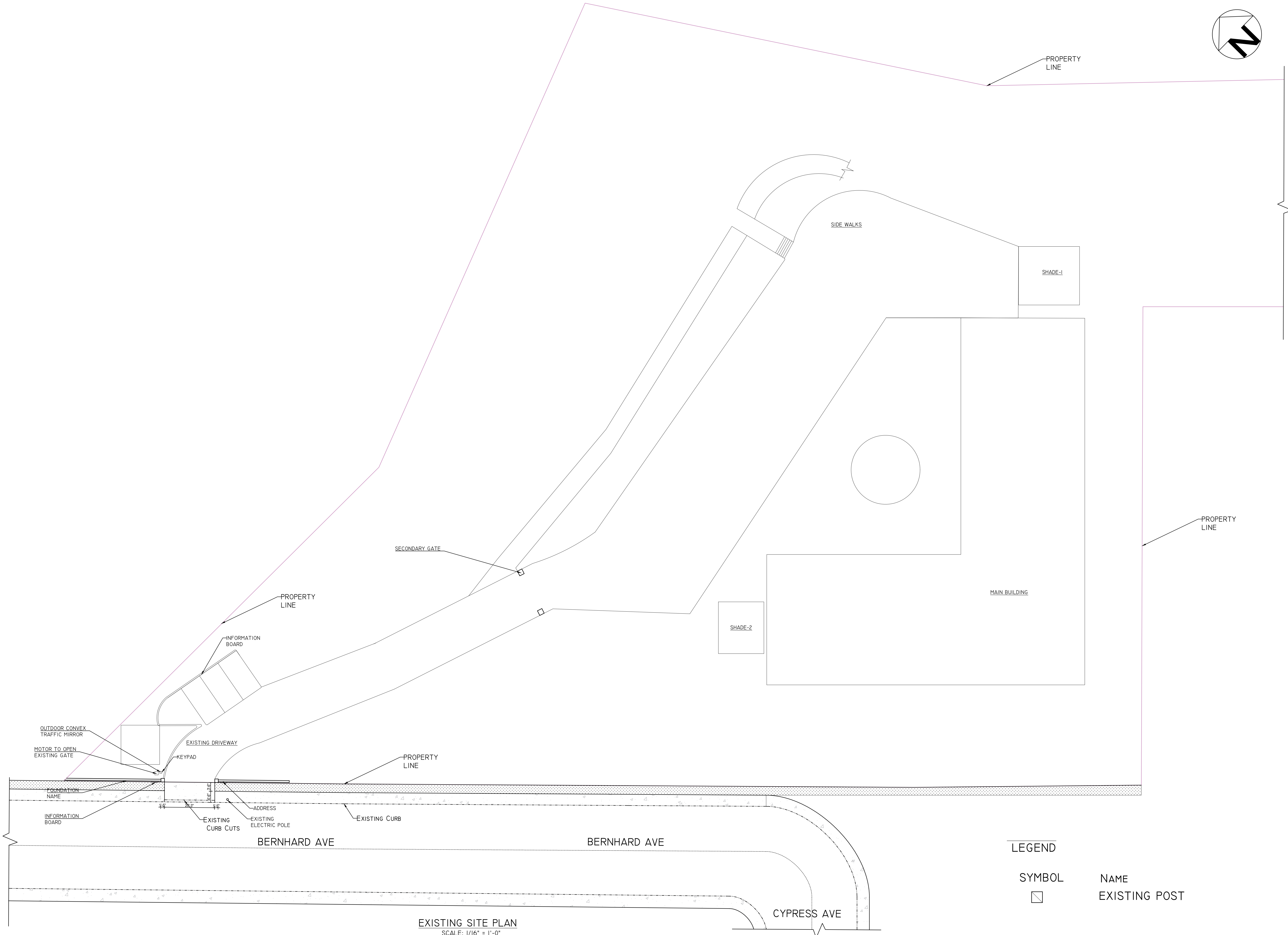
&	AND	G.I	GALVANIZED IRON
<	ANGLE	GYP. BD.	GYP SUM BOARD
@	AT	H.B.	HOSE BIBB
C.L	CENTERLINE	INSUL	INSULATION
[	CHANNEL	INT	INTERIOR
IO	DIAMETER OF ROUND	INV	INVERT
II	PARALLEL	M.B.	MACHINE BOLT
L	PERPENDICULAR	M.C.	MEDICINE CHEST
PL	PLATE	MIN.	MINIMUM
#	POUND OR BOLT	MTL.	METAL
A.D	ANCHOR BOLT	N.I.C.	NOT IN CONTRACT
A/C	ASPHALTIC CONCRETE	NOM	NOMINAL
ACC	ACCOUSTIC	NTS	NOT IN SCALE
A.F.F	ABOVE FLOOR FINISH	O/C	ON CENER
ALUM	ALUMINIUM	OPG.	OPENING
BLK	BLOCK	LAM	LAMINATED PLASTIC
C.J	COLD JOINT	PL	PLATE
CONC.	CONCRTE	PL GL	PLATE GLASS
CONT	CONTINUOUS	PLY	PLYWOOD
C.I.	CAST IRON	RDWD	RED WOOD
DF	DOUGLAS FIR	RM.	ROOM
ELEV	ELEVATION	RWL	RAIN WATER LEADER
(E)	EXISTING	SIM	SIMILAR
EXIST	EXISTING	TEMP GL	TEMPERED GLASS
EXT	EXTERIOR	T&G	TONGUE & GROOVE
F.E.	FIRE EXTINGUISHER	T.O.C	TOP OF CURB
F.F	FLOOR FINISH	T.O.P	TOP OF PLATE
FIN.	FINISH FLOOR	TYP	TYPICAL
FL.	FLOOR	UON	UNLESS OTHERWISE NOTED
F.O.C	FACE OF CONC	VGDF	VERTICAL GRAIN DOUGLAS FIR
F.O.B	FACE OF BLOCK	W/	WITH
F.O.S	FACE OF STUD	WC	WATER CLOSET
FDN	FOUNDATION	WH	WATER HEATER
FUR	FURNACE	WWF	WELDED WIRE FABRIC
FTG	ROOTING	TH	THRESHOLD
GALZ	GALVANIZED		

DEFERRED SUBMITTALS : NONE

SCOPE OF WORK :

MAIN GATE ENTRANCE TO BE RENOVATED WITH ARTISTIC LOGO.

ALL DESIGNS, DRAWINGS, AND WRITTEN MATERIALS (INCLUDING HEREIN), ARE PROTECTED AND CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REVISED, RE-USED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF ARCHITECTURAL SERVICE, AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. USE IS RESTRICTED TO THE SITE FOR WHICH THEY ARE PREPARED.



LEGEND		
SYMBOL	NAME	
	EXISTING POST	

EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

ISSUE LOG

OWNER, SUBMITTAL	JUNE, 5, 2026
OWNER, REVI	JUNE, 15, 2026
BUILDING SUBMITTAL	JUNE, 25, 2026
PLAN REVISION DATE	

3235 SYDNEY WAY, CASTRO VALLEY, CA, 94546
TEL: 510-827-2605
EMAIL: ECONOMICALHOMEDESIGN@OUTLOOK.COM

DRAFT PERSON:
Alto Poonam Sadi
ECONOMICAL HOME DESIGN BUILD
3235 SYDNEYWAY
Castro valley, ca, 94546
Tel: 510.827.2605
Email: economicalhomedesign@outlook.com

MAIN GATE CONSTRUCTION:

GYUTO FOUNDATION

6401 BERNHARD AVE RICHMOND

CA 94805-1655

APN- 418-200-035-8

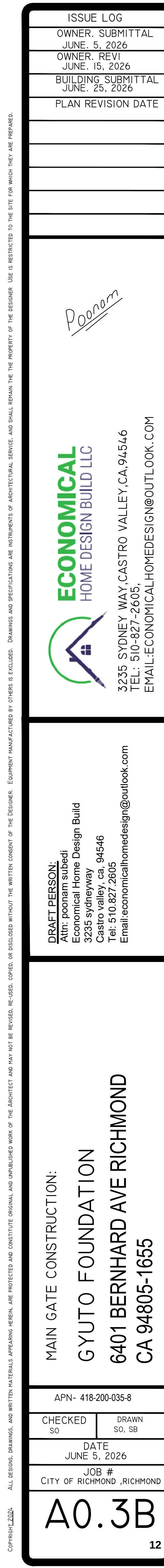
CHECKED SO	DRAWN SO, SB
DATE JUNE 5, 2026	
JOB #	
CITY OF RICHMOND, RICHMOND	

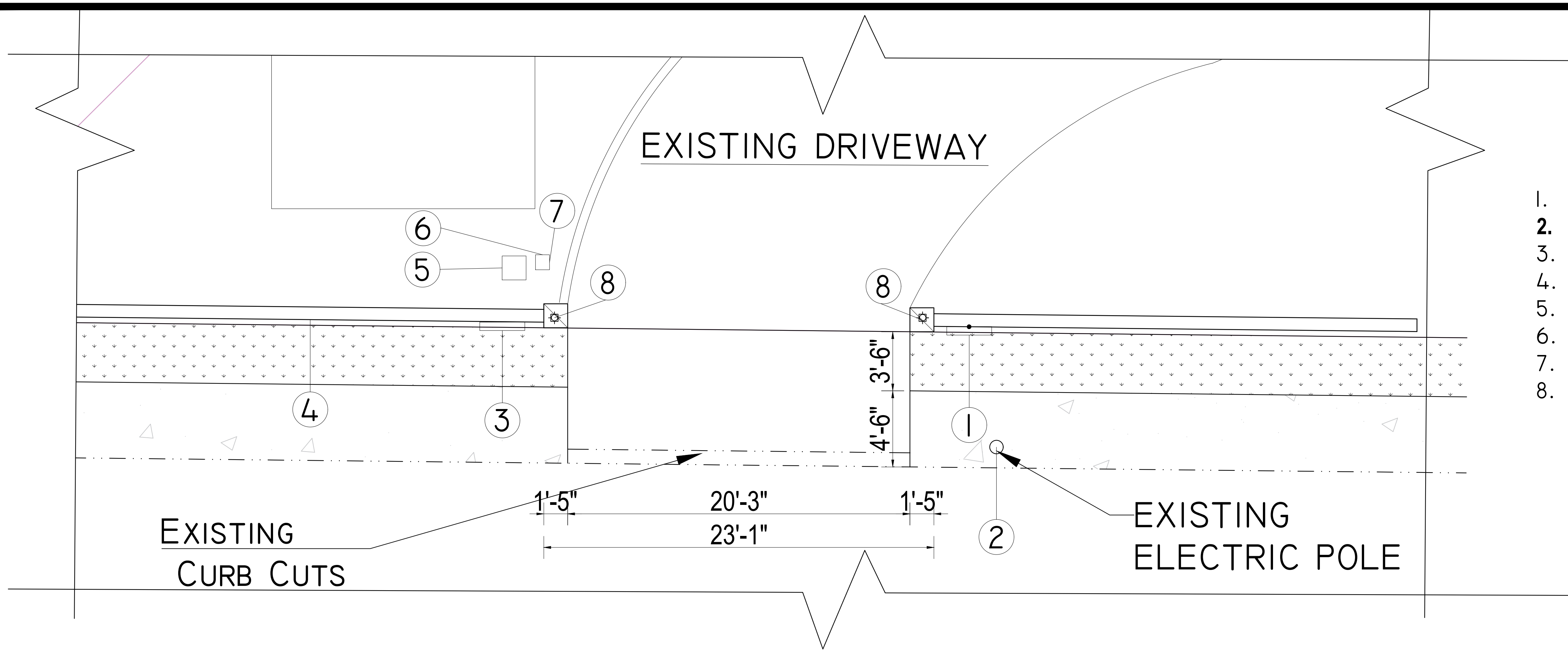
A0.3A

Copyright © 2026

ALL DESIGN, DRAWINGS, AND WRITTEN MATERIALS APPEARING HEREIN, ARE PROTECTED AND CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REVISED, RE-USED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. EQUIPMENT MANUFACTURED BY OTHERS IS EXCLUDED. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF ARCHITECTURAL SERVICE, AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. USE IS RESTRICTED TO THE SITE FOR WHICH THEY ARE PREPARED.

11





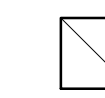
EXISTING GATE PLAN

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

1. EXISTING ADDRESS OF THE AREA
2. EXISTING ELECTRIC POLE
3. EXISTING INFORMATION BOARD
4. EXISTING FOUNDATION NAME
5. EXISTING MOTOR TO OPEN EXISTING GATE
6. EXISTING OUTDOOR CONVEX TRAFFIC MIRROR
7. EXISTING KEYPAD
8. EXISTING ELECTRIC LIGHT

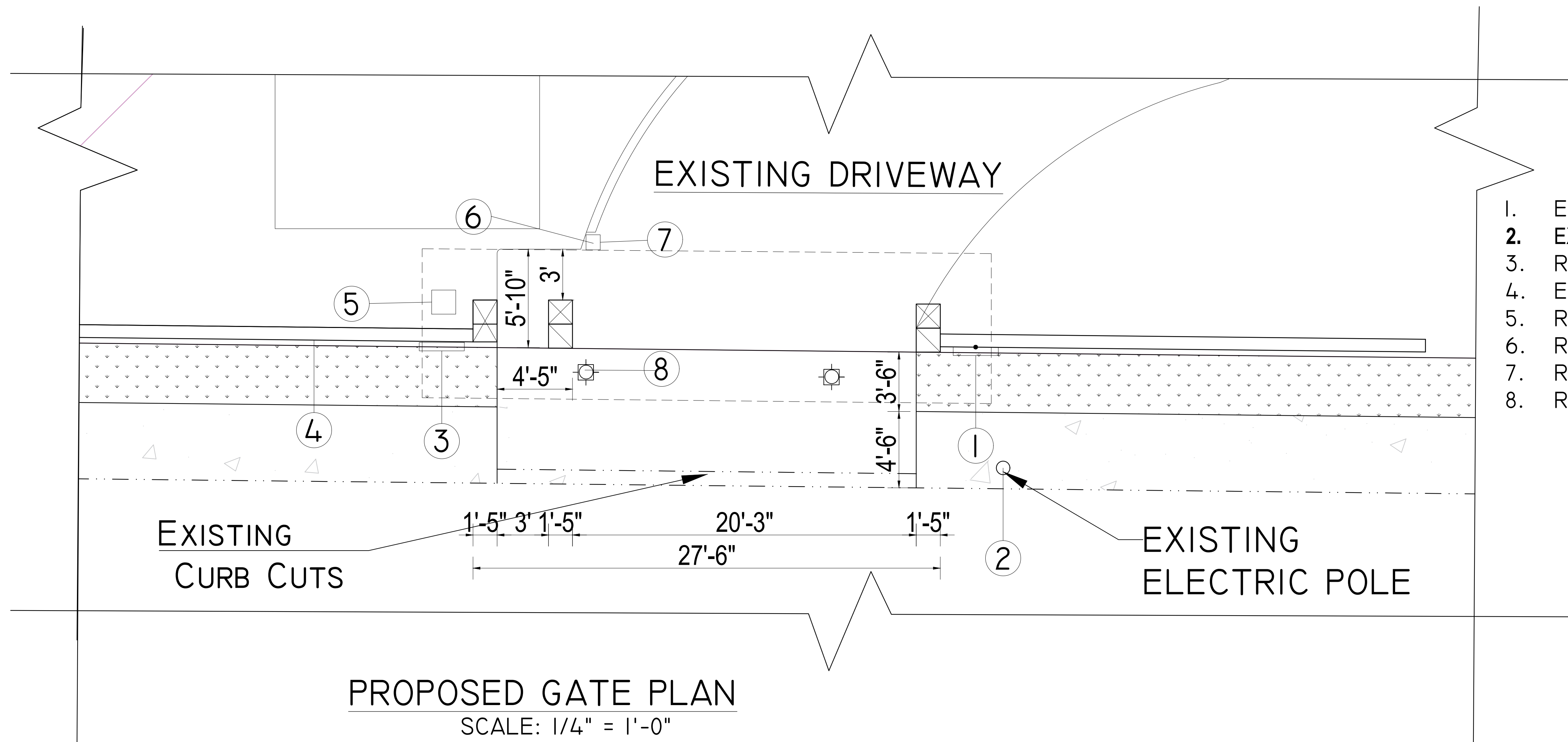
LEGEND

SYMBOL



NAME

EXISTING POST



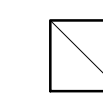
PROPOSED GATE PLAN

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

1. EXISTING ADDRESS OF THE AREA
2. EXISTING ELECTRIC POLE
3. RELOCATE INFORMATION BOARD
4. EXISTING FOUNDATION NAME
5. RELOCATE MOTOR TO OPEN EXISTING GATE
6. RELOCATE OUTDOOR CONVEX TRAFFIC MIRROR
7. RELOCATE KEYPAD
8. RELOCATE ELECTRIC LIGHT

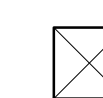
LEGEND

SYMBOL



NAME

EXISTING POST



NEW POST

ISSUE LOG

OWNER: SUBMITTAL
JUNE: 5, 2026
OWNER: REVI
JUNE: 15, 2026
BUILDING SUBMITTAL
JUNE: 25, 2026
PLAN REVISION DATE

ECONOMICAL
HOME DESIGN BUILD LLC

3235 SYDNEY WAY, CASTRO VALLEY, CA 94546
TEL: 510-827-2605
EMAIL: ECONOMICALHOMEDESIGN@OUTLOOK.COM

DRAFT PERSON:
Attn: poonam subedi
Economic Home Design Build
3235 sydneyway
Castro valley, ca, 94546
Tel: 510.827.2605
Email: economicalhomedesign@outlook.com

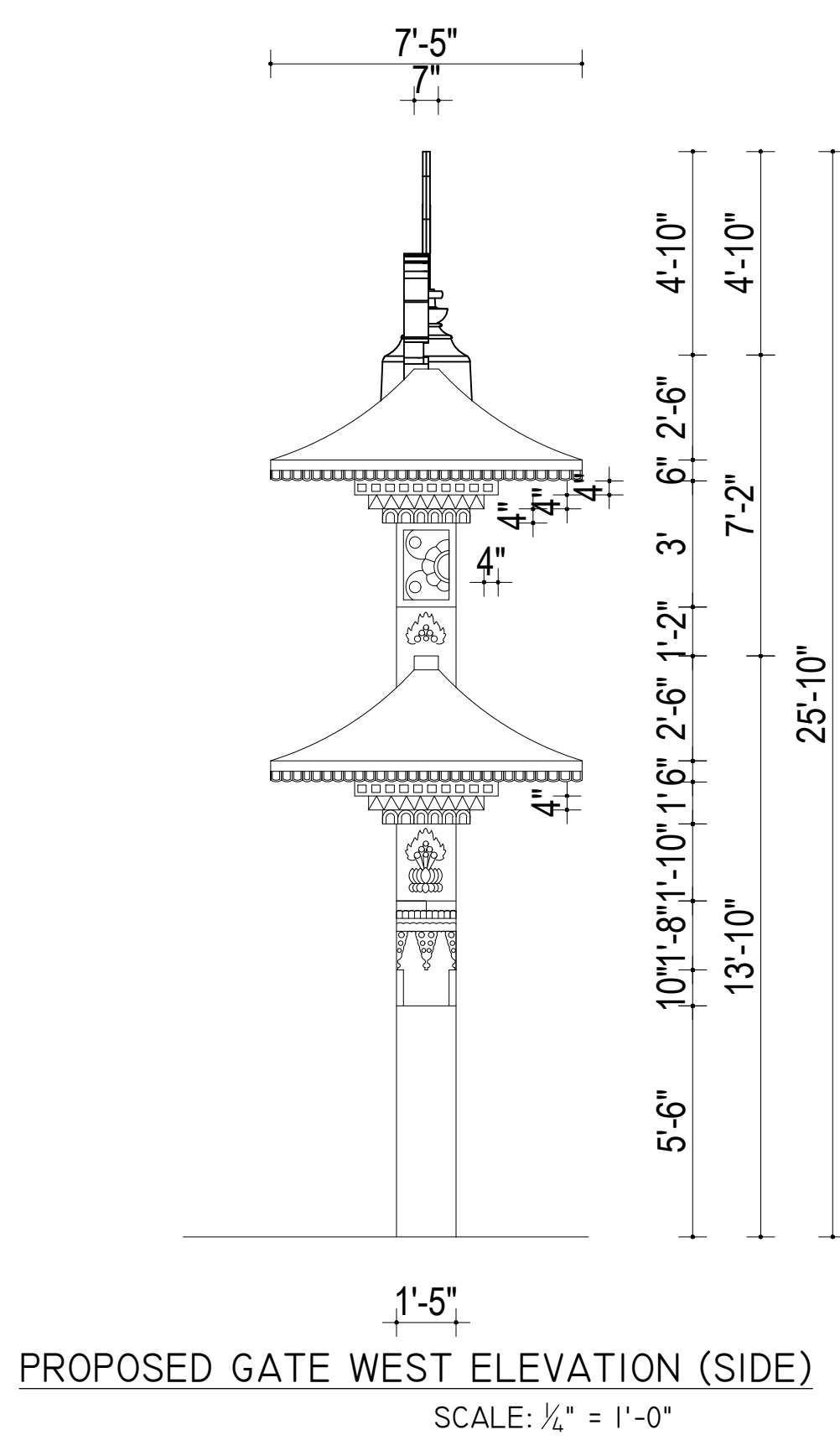
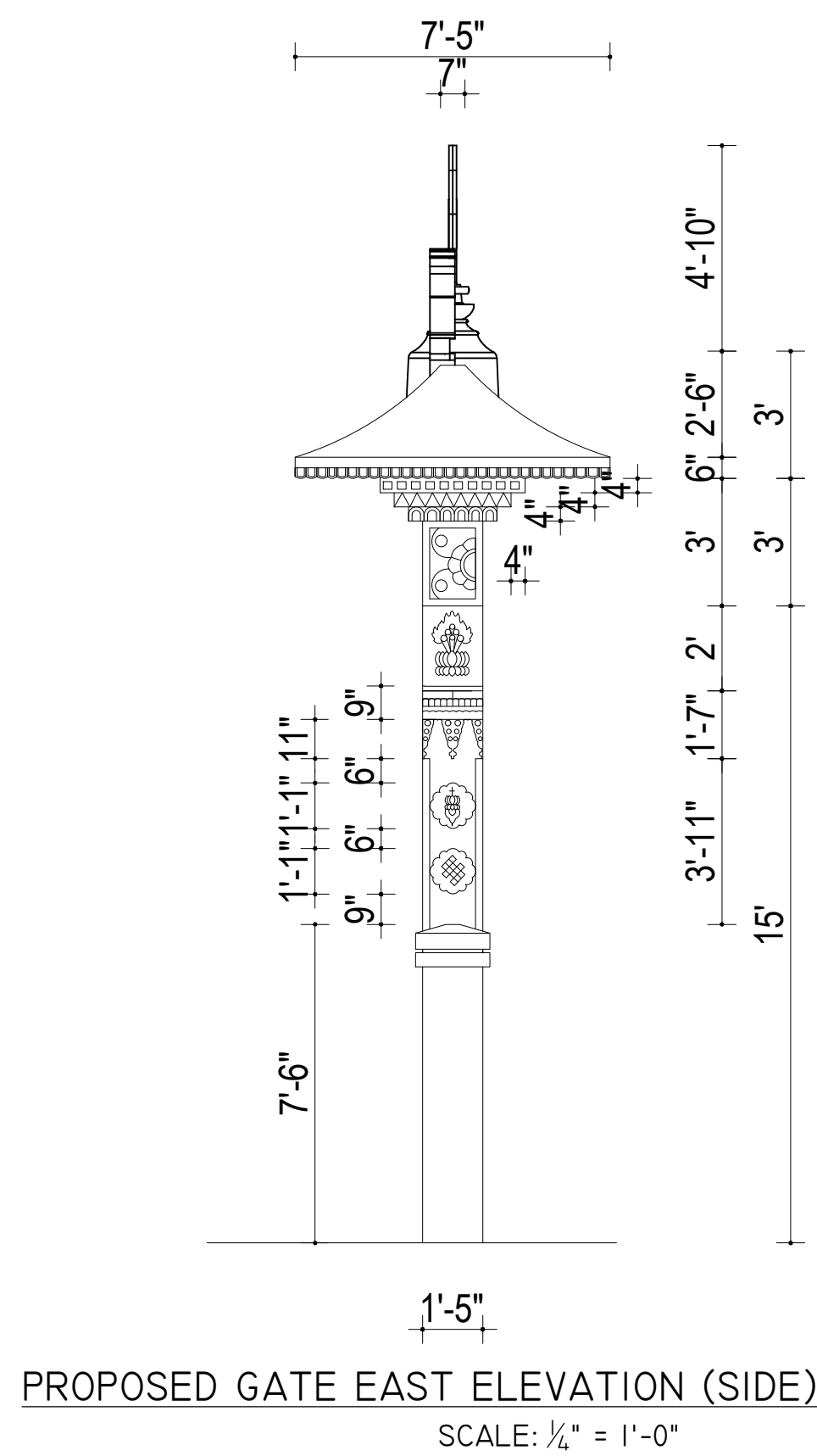
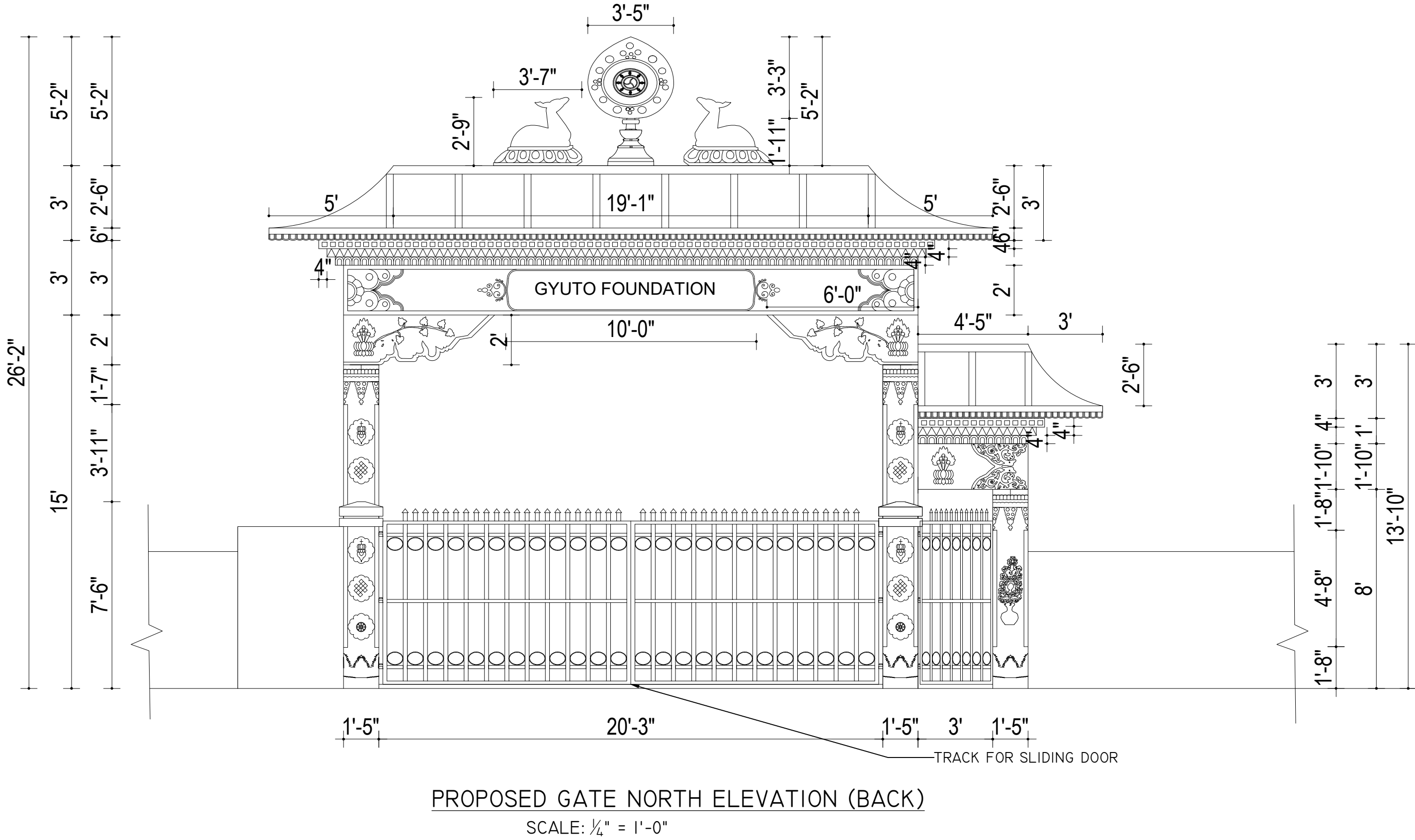
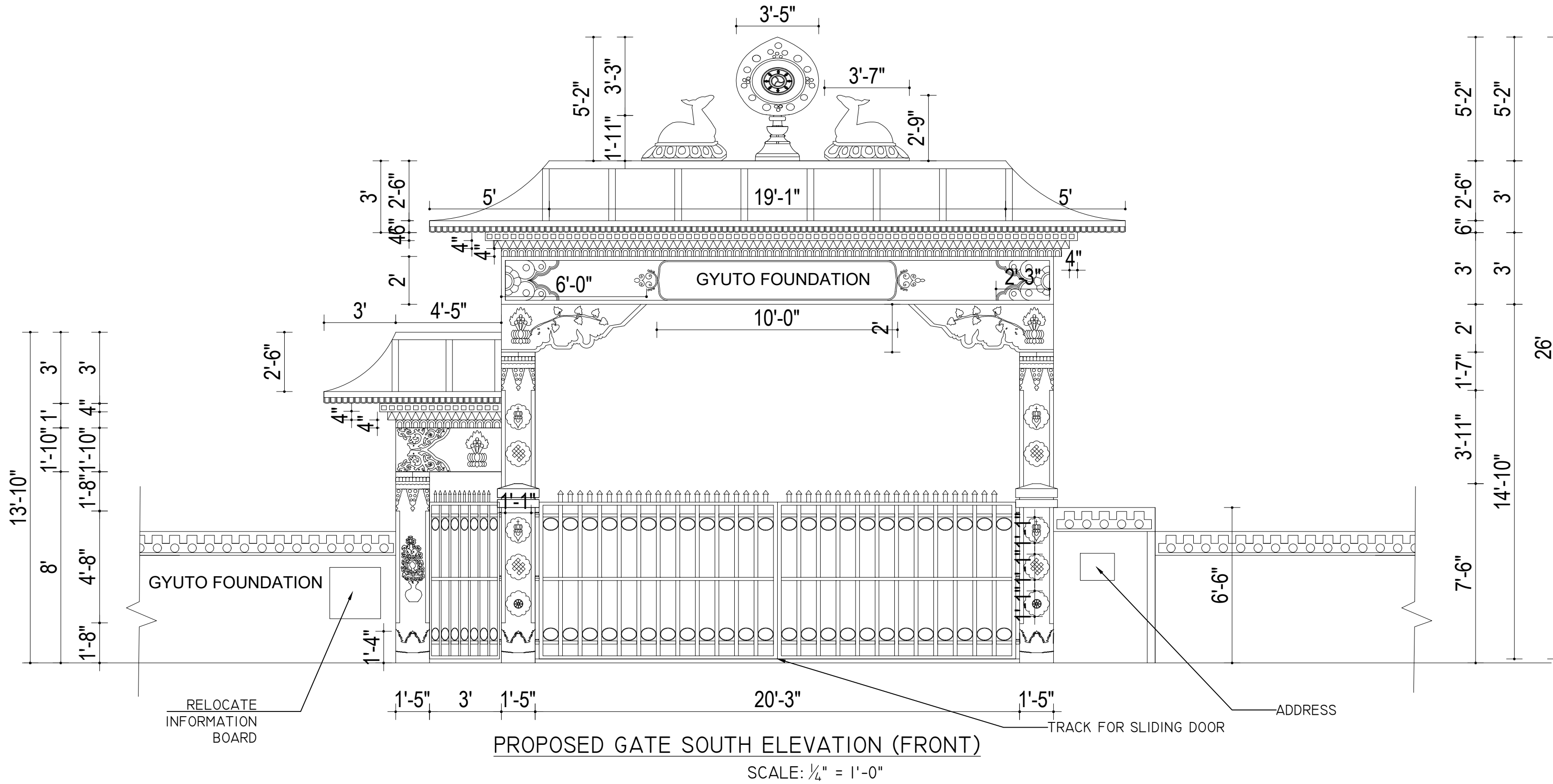
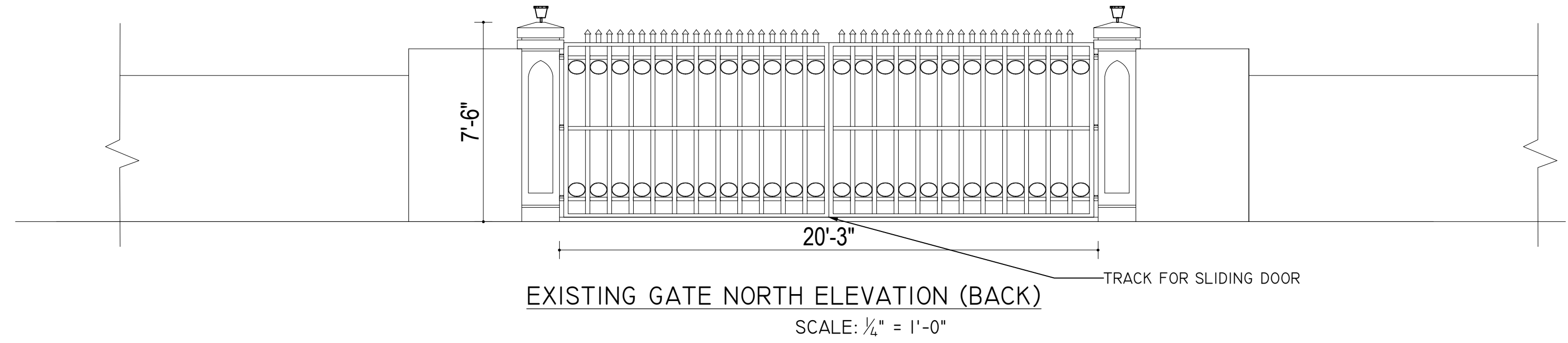
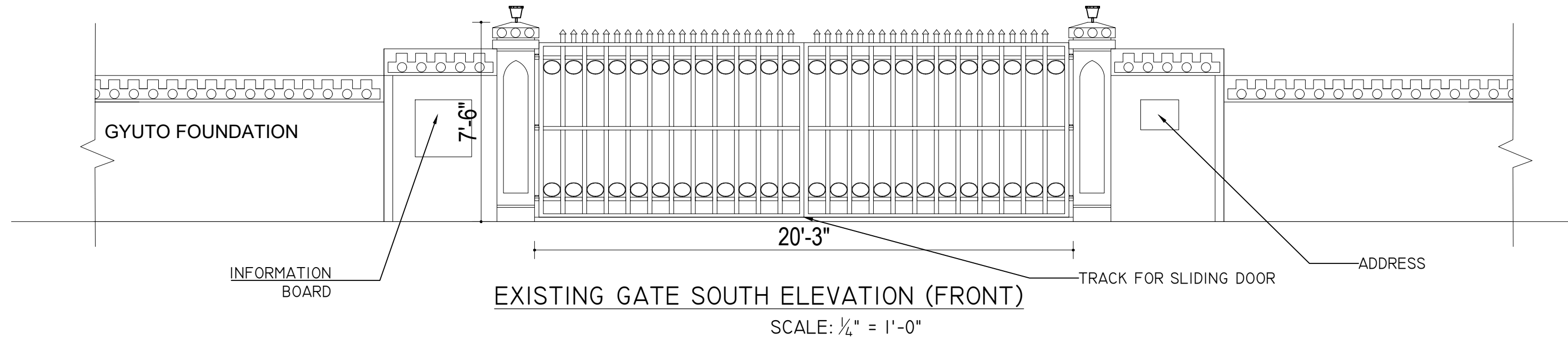
MAIN GATE CONSTRUCTION:
GYUTO FOUNDATION
6401 BERNHARD AVE RICHMOND
CA 94805-1655

APN- 418-200-035-8

CHECKED SO	DRAWN SO, SB
DATE JUNE 5, 2026	
JOB # CITY OF RICHMOND ,RICHMOND	

A0.4

13



REFERENCE PHOTO FOR MAIN GATE



EXTERIOR OF SECONDARY GATE TO REMAIN AS IS. IT IS RENOVATED BY WOODEN POST WITH PLASTER FINISH.

ISSUE LOG	
OWNER: SUBMITTAL	JUNE: 5, 2026
OWNER: REVI	JUNE: 15, 2026
BUILDING SUBMITTAL	JUNE: 25, 2026
PLAN REVISION DATE	

Poonam

ECONOMICAL
HOME DESIGN BUILD LLC
3235 SYDNEY WAY, CASTRO VALLEY, CA 94546
TEL: 510-827-2605
EMAIL: ECONOMICALLHOMEDSIGN@OUTLOOK.COM

DRAFT PERSON:
Atm: poonam subedi
Economi Home Design Build
3235 sydneyway
Castro valley, ca, 94546
Tel: 510.827.2605
Email: economicalhomedesign@outlook.com

MAIN GATE CONSTRUCTION:
GYUTO FOUNDATION
6401 BERNHARD AVE RICHMOND
CA 94805-1655

APN- 418-200-035-8	
CHECKED SO	DRAWN SO, SB
DATE JUNE 5, 2026	
JOB # CITY OF RICHMOND ,RICHMOND	

A0.5



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-3531

Agenda Date: 8/26/2026

Agenda #:

Advisory Board: East Richmond Heights Municipal Advisory Council Land-Use Subcommittee

Subject: County File Number: CDVR26-01022 (5932 PARK AVE, RICHMOND, CA 94805)

Information: County File Number: CDVR26-01022 (5932 PARK AVE, RICHMOND, CA 94805)



AGENCY COMMENT REQUEST

Date 8/10/26

We request your comments regarding the attached application currently under review.

DISTRIBUTION
INTERNAL
☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov

☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District West County Wastewater

☒ Water District EBMUD

☒ City of Richmond

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC East Richmond Heights MAC

Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Nai Saephan

Phone # 925-655-2874

E-mail nai.saephan@dcd.cccounty.us

County File # CDVR26-01022

Prior to Sept. 8, 2026

We have found the following special programs apply to this application:

Landslide ☒ Active Fault Zone (A-P)

Liquefaction Flood Hazard Area

60-dBA Noise Control

CA EPA Hazardous Waste Site

☒ High or **Very High FHSZ**

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ____ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDVR26-01022

Submitted Date: 8/7/2026

Applicant: Russ Dotter

Property Owner: TURNER BOHLEN

Project Description:

The applicant is seeking variance approval authorizing a 13' 8" rear yard (where 15 feet is the minimum required) for a 36 square foot addition to the southeastern (rear) corner of an existing single-family residence.

Project Location: (Address: 5932 PARK AVE, RICHMOND, CA 94805 116), (APN: 418121017)

Additional APNs:

General Plan Designation(s): RM

Flood Hazard Areas: X

60-dBA Noise Control:

Sphere of Influence: Richmond

Sanitary District: WEST CO WASTEWATER

Specific Plan:

Zoning District(s): R-6

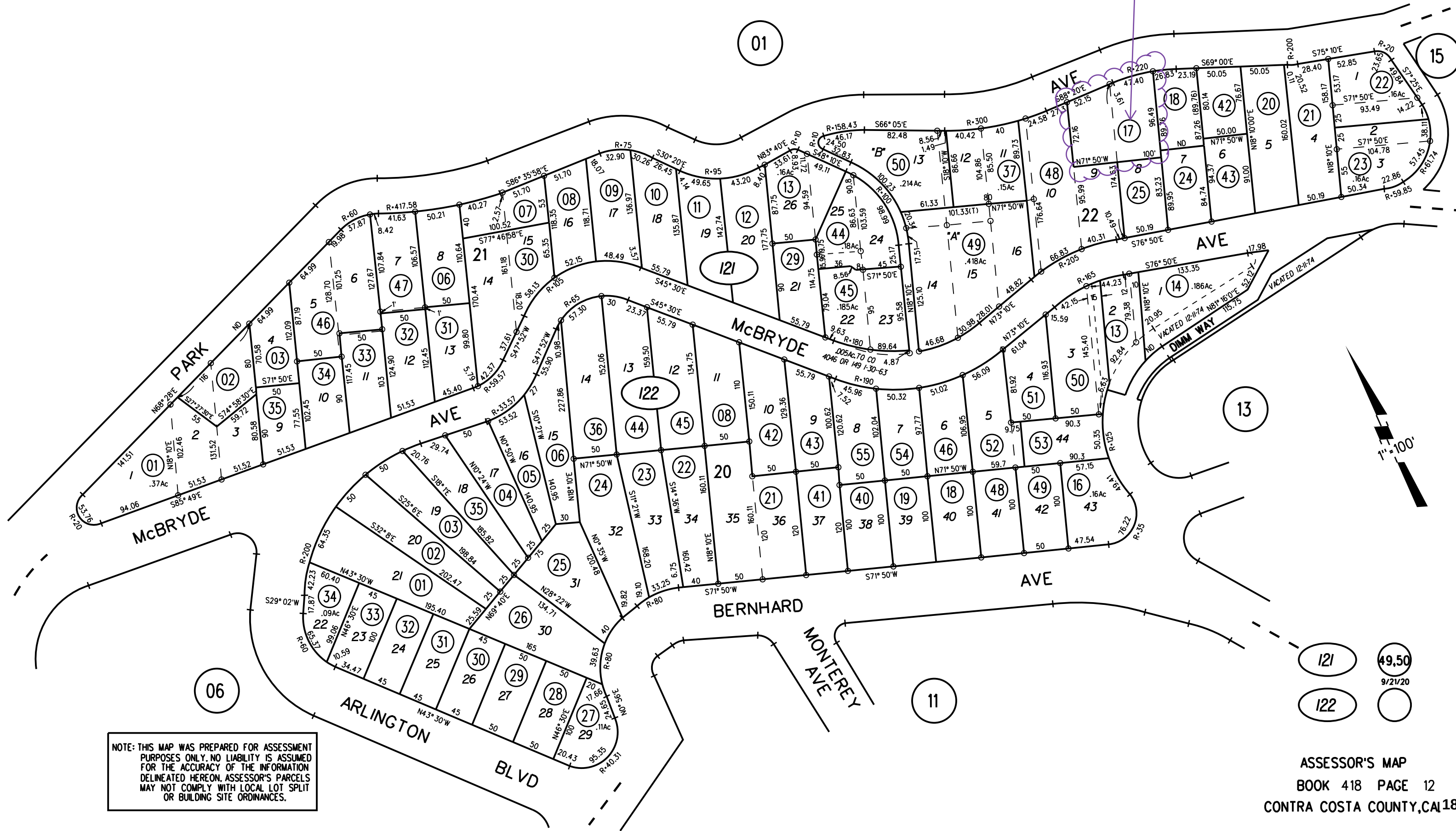
AP Fault Zone:

MAC/TAC:

Fire District: CONSOLIDATED FIRE

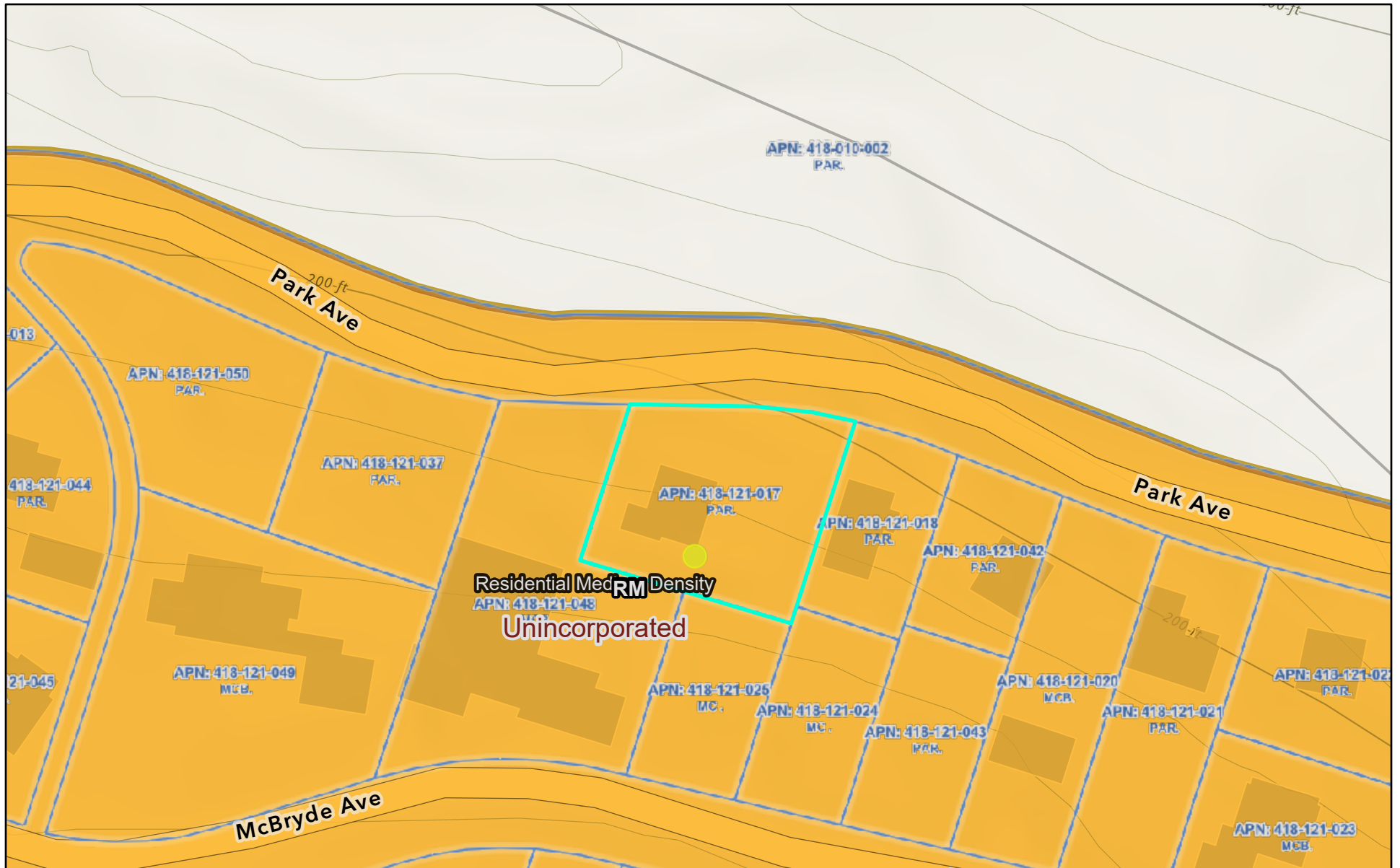
Housing Inventory Site: NO

PROJECT SITE

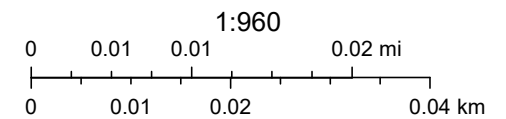


NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

General Plan: RM - Residential Medium Density

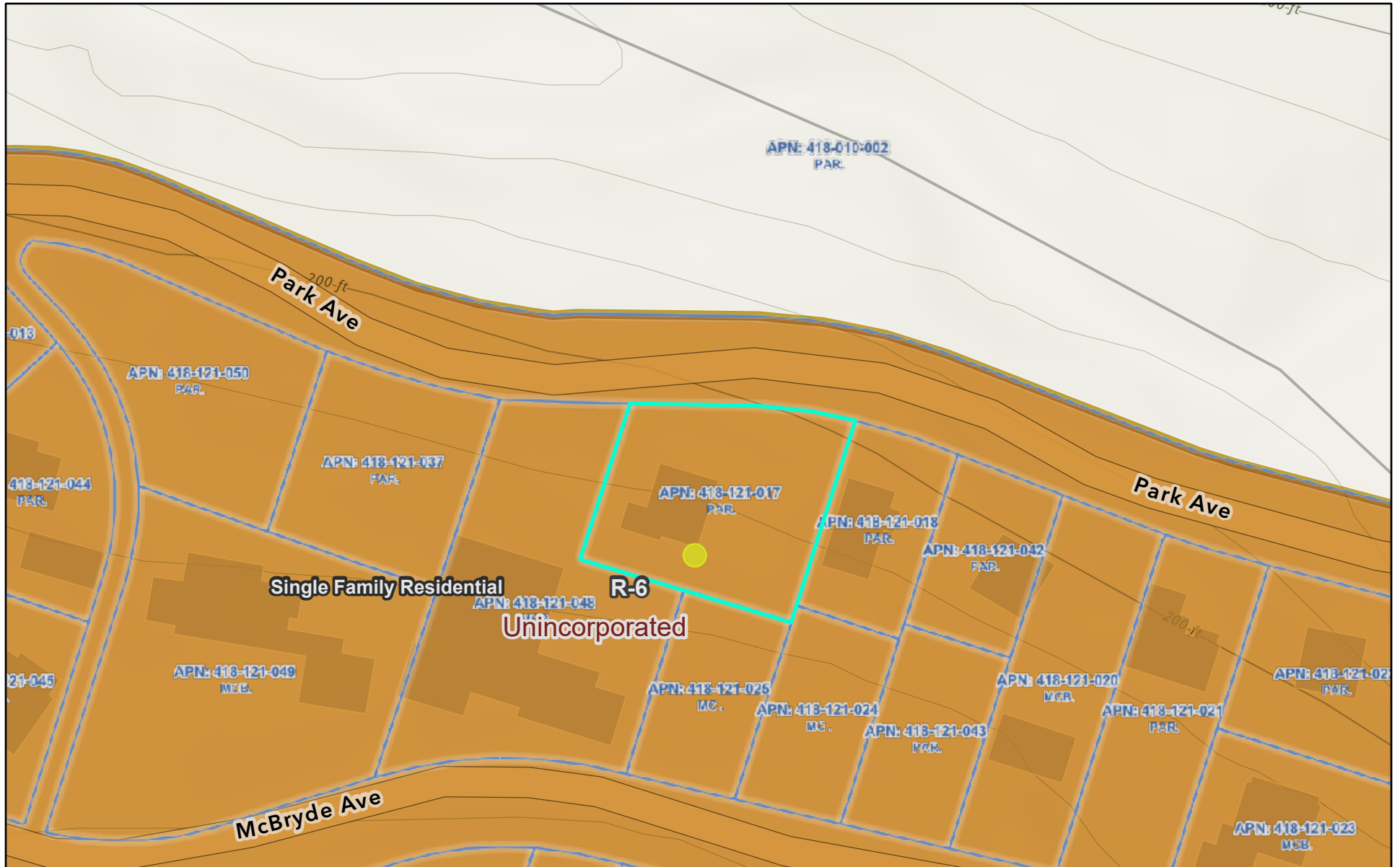


8/7/2026, 3:33:07 PM

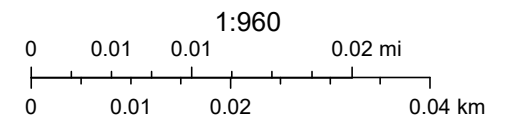


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contra Costa County Department

Zoning: R-6 Single Family Residential

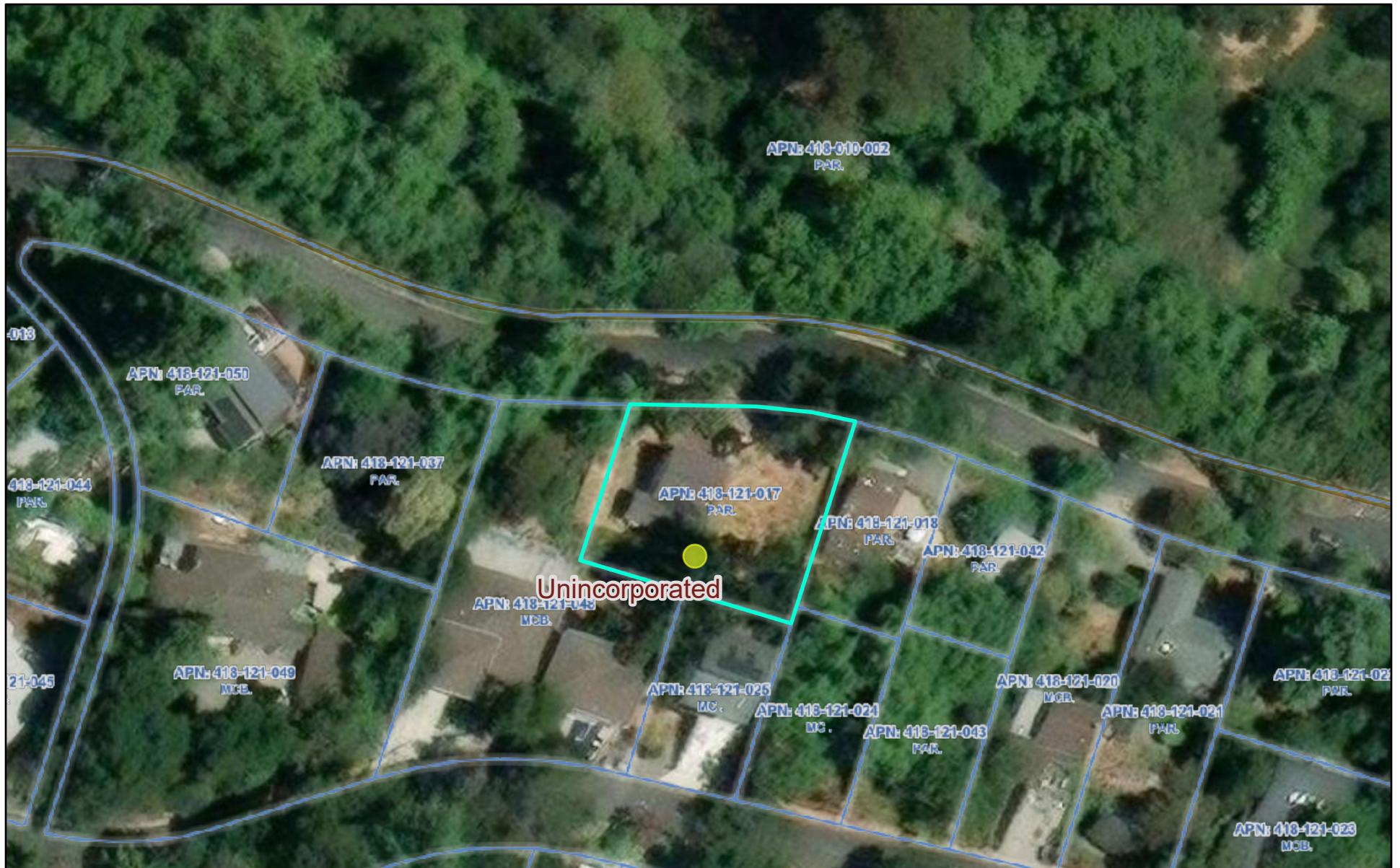


8/7/2026, 3:32:33 PM

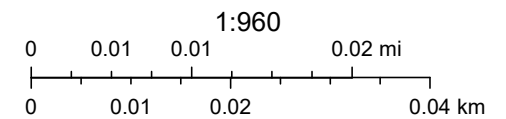


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Contra Costa County Department

Orthophotography



8/7/2026, 3:32:02 PM



Esri, HERE, Garmin, IPC, Contra Costa County Department of Conservation and Development, Contra Costa Local Agency Formation Commission

RECEIVED on 08/07/2026 **CDVR26-01022**
By Contra Costa County
Department of Conservation and Development

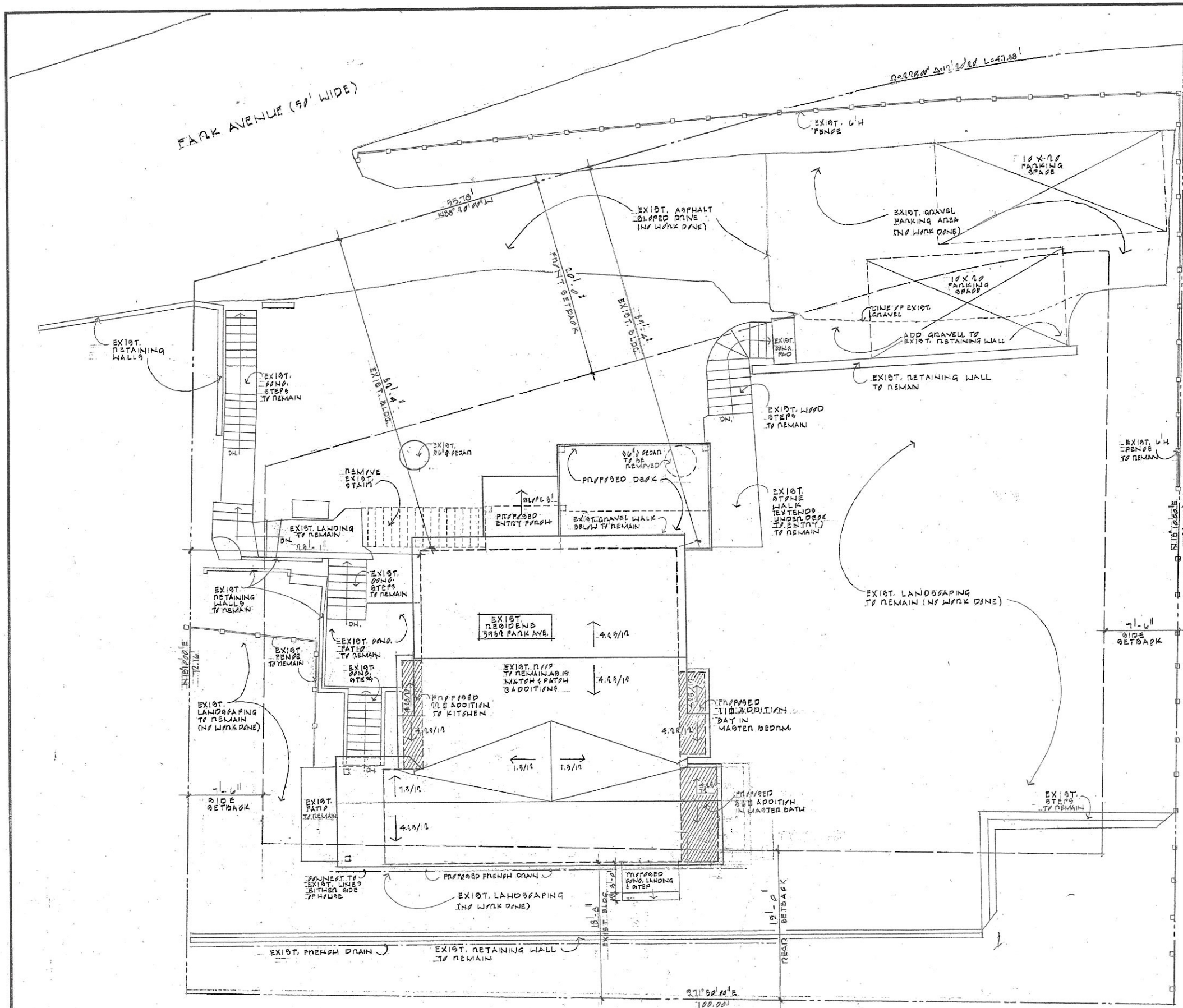
SHEET INDEX

A1	SITE PLAN / PROJECT INFORMATION / SHT. INDEX
B0	TOPOGRAPHIC SURVEY
A1	EXISTING FLOOR PLANS
A0	PROPOSED UPPER AND LOWER LEVEL FLOOR PLANS
A4	EXISTING AND PROPOSED SECTIONS, MISS. DETAILS
A9	EXISTING EXTERIOR ELEVATIONS
A6	PROPOSED EXTERIOR ELEVATIONS
A7	WINDOW AND DOOR SCHEDULES / WINDOW / DOOR DETAILS
A0	ROOF AND MISS. DETAILS
A9/A10	INTERIOR ELEVATIONS
E1	UPPER / LOWER LEVEL ELECTRICAL PLANS LIGHT FIXTURE SCHEDULE
B7/24	TITLE 24
B2	STRUCTURAL NOTES / SYMBOLS / LEGEND / ABBREVIATIONS
B1.0	TYPICAL DETAILS
B2.0	LOWER FLOOR FRAMING AND FOUNDATION PLAN
B2.1	UPPER FLOOR FRAMING PLAN
B2.2	ROOF FRAMING PLAN
B3.0	CUSTOM DETAILS
B3.1	CUSTOM DETAILS
B3.2	CUSTOM DETAILS

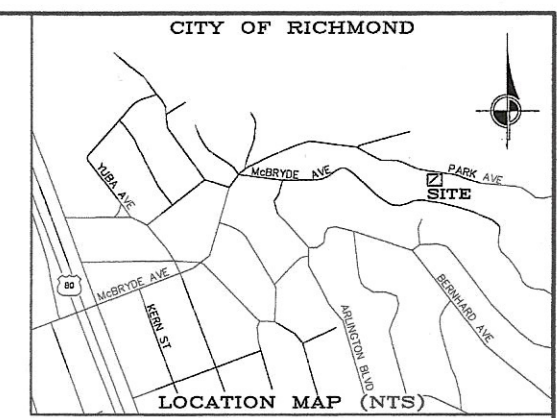
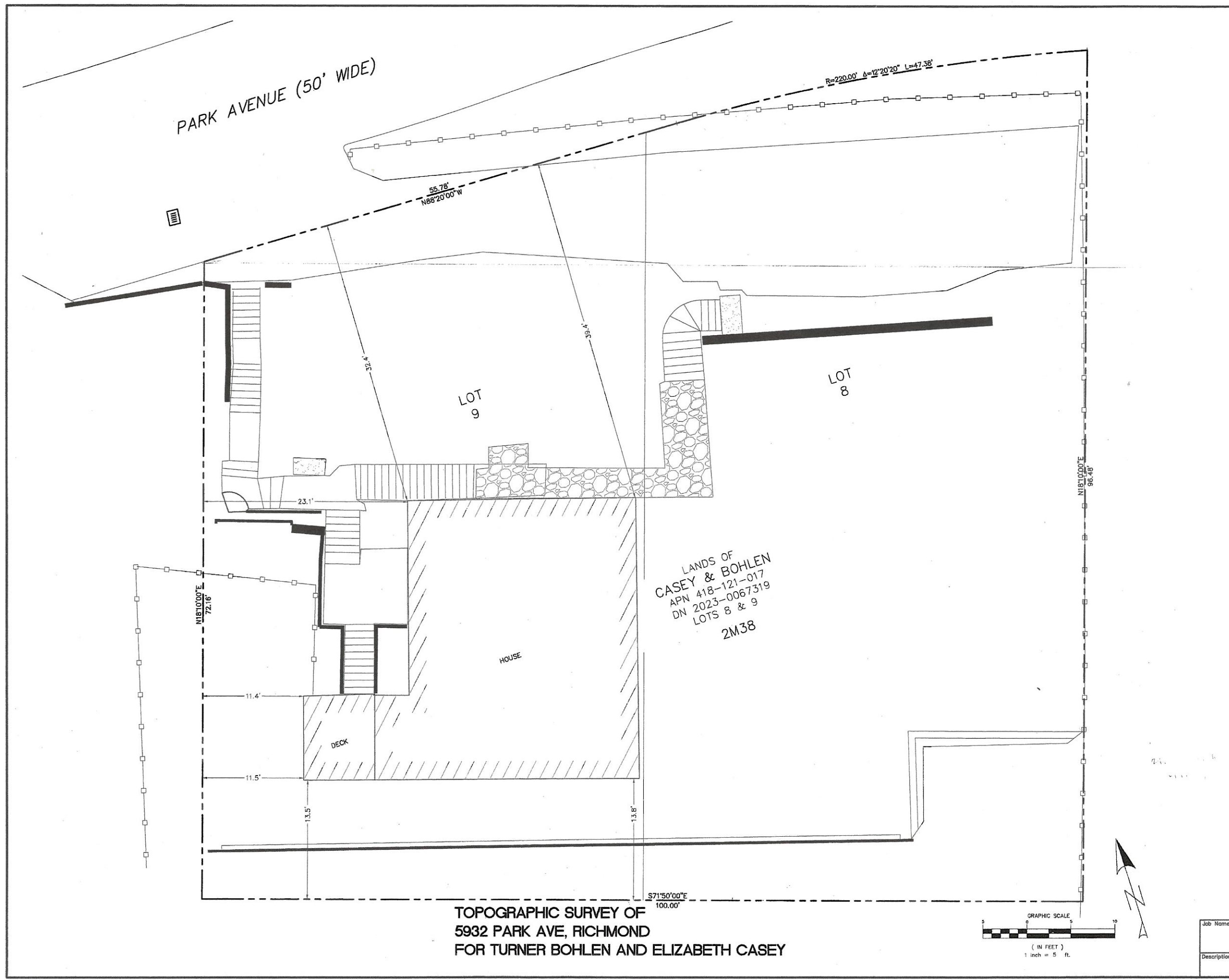
APPROXIMATE PARCEL #	APN 415-101-017
ADDRESS...	3932 PARK AVE., BIRMINGHAM, GA.
OWNER'S NAME	TURNER BETHLEN & LIZ GABBY
EXISTING USE	SINGLE FAMILY RESIDENCE
ZONE DISTRICT	
OCUPANCY GROUP	R-3L
TYPE OF CONSTRUCTION	V-B
SIZE OF LOT	5,492 sq. ft.
EXISTING BUILDING AREA MAIN LEVEL	392 sq. ft.
PROPOSED BUILDING AREA MAIN LEVEL ADDITION LOWER LEVEL ADDITION PROPOSED TOTAL	80 sq. ft. 484 sq. ft. <u>1,286 sq. ft.</u>
EXIST. IMPERVIOUS SURFACES ASPHALT DRIVEWAY CONC. STEPS & LANDINGS EXISTING TOTAL	495 sq. ft. 745 sq. ft. 780 sq. ft.
PROPOSED IMPERVIOUS SURFACES CONCRETE LANDINGS PROPOSED TOTAL	80 sq. ft. <u>780 sq. ft.</u>

APPLICABLE CODES	
A. CALIFORNIA FIRE CODE	2002 EDITION
B. CALIFORNIA BUILDING CODE	2003 EDITION
C. CALIFORNIA MECHANICAL CODE	2001 EDITION
D. CALIFORNIA PLUMBING CODE	2001 EDITION
E. CALIFORNIA ELECTRIC CODE	2002 EDITION
F. CALIFORNIA ENERGY CODE	2001 EDITION
G. CALIFORNIA RESIDENTIAL CODE	2002 EDITION
H. CALIFORNIA GREEN BUILDING CODE	2002 EDITION
-I- ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS	

Date	12-16-25
Scale	
Drawn	
Job	
Sheet	
Of	1
	Sheets




 SITE PLAN
 5' = 1"



LEGEND	
	SUBJECT PROPERTY BOUNDARY
	WOOD FENCE
	PATHWAY
	CONCRETE

SURVEY NOTES
ALL DISTANCES ARE IN IS SURVEY FEET AND DECIMALS THEREOF.
ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.

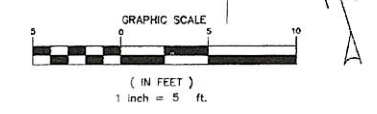
BASIS OF BEARINGS
THE SIDE PROPERTY LINE OF LOT 8, BLOCK 22 OF MAP 2M38 FILED IN CONTRA COSTA COUNTY.

SURVEYOR'S STATEMENT
THIS MAP REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON DECEMBER 9, 2023 AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE.

100 x 72.16 7.216
100 x 64.32/2 1.216
6.432 @ LOT

THOMAS S. FINNEGAN, PLS 8894 DATE

TOPOGRAPHIC SURVEY OF
5932 PARK AVE, RICHMOND
FOR TURNER BOHLEN AND ELIZABETH CASEY



Job Name:	5932_PARK_AVE	DRAWN BY: BT	CHECKED BY: TF
Scale:	1" = 5'	SHEET: 1 OF 1	JOB NUMBER: 2024-001
Description:	TOPOGRAPHIC SURVEY	DWG. PATH: D:\TFS\5932 Park Ave Topo.dwg	DWG. FILE: 5932 Park Ave Topo.dwg
Date/Time:	Jan 09, 2024 - 12:10pm		

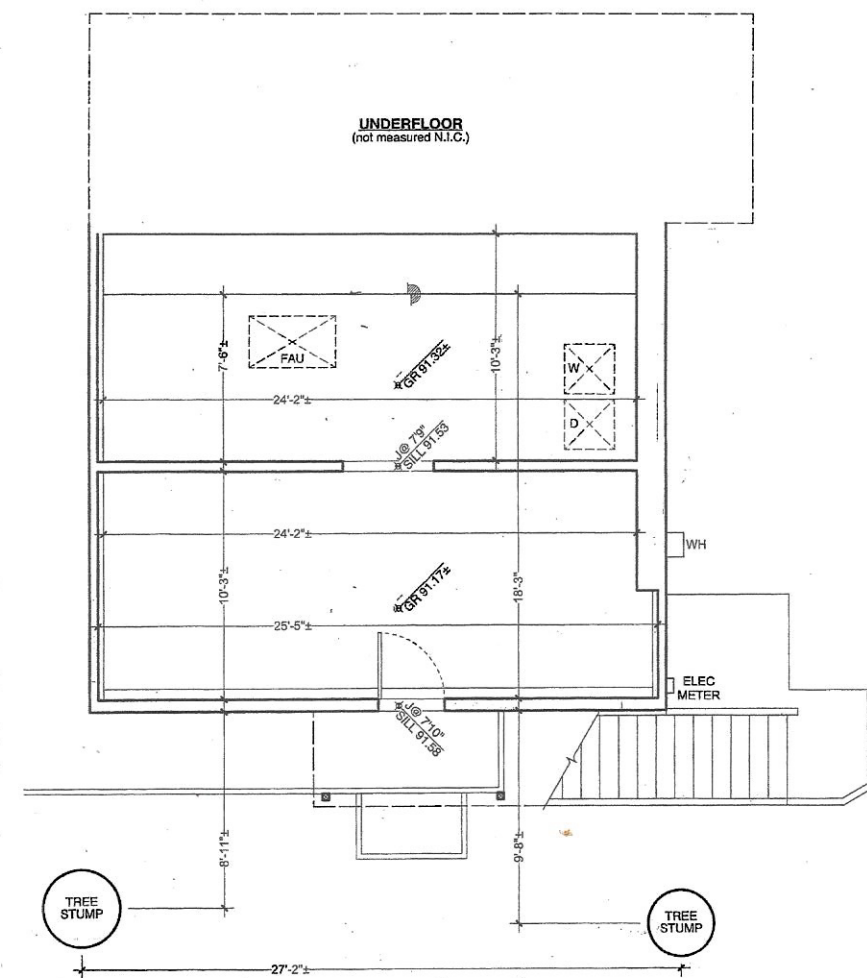
REVISIONS	BY

Potter & Solfield
 Architecture + Design
 4801 PARK BOULEVARD
 OAKLAND, CALIFORNIA 94602
 PHONE 510 530 9231 FAX 510 530 9223

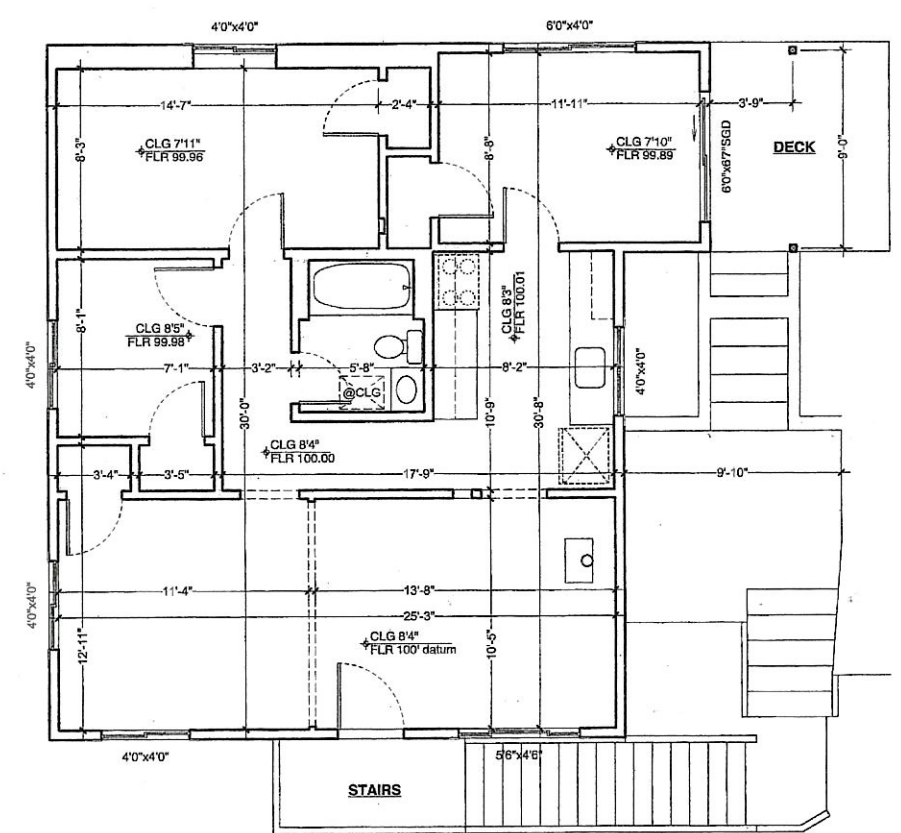
DOYLEN GADGET RESIDENCE
 5980 PARK AVE., RICHMOND, CA.



Date	12-18-04
Scale	
Drawn	
Job	
Sheet	A2
Of	2



EXISTING LOWER FLOOR
 Scale: 1/4" = 1'-0"



EXISTING UPPER FLOOR
 Scale: 1/4" = 1'-0"

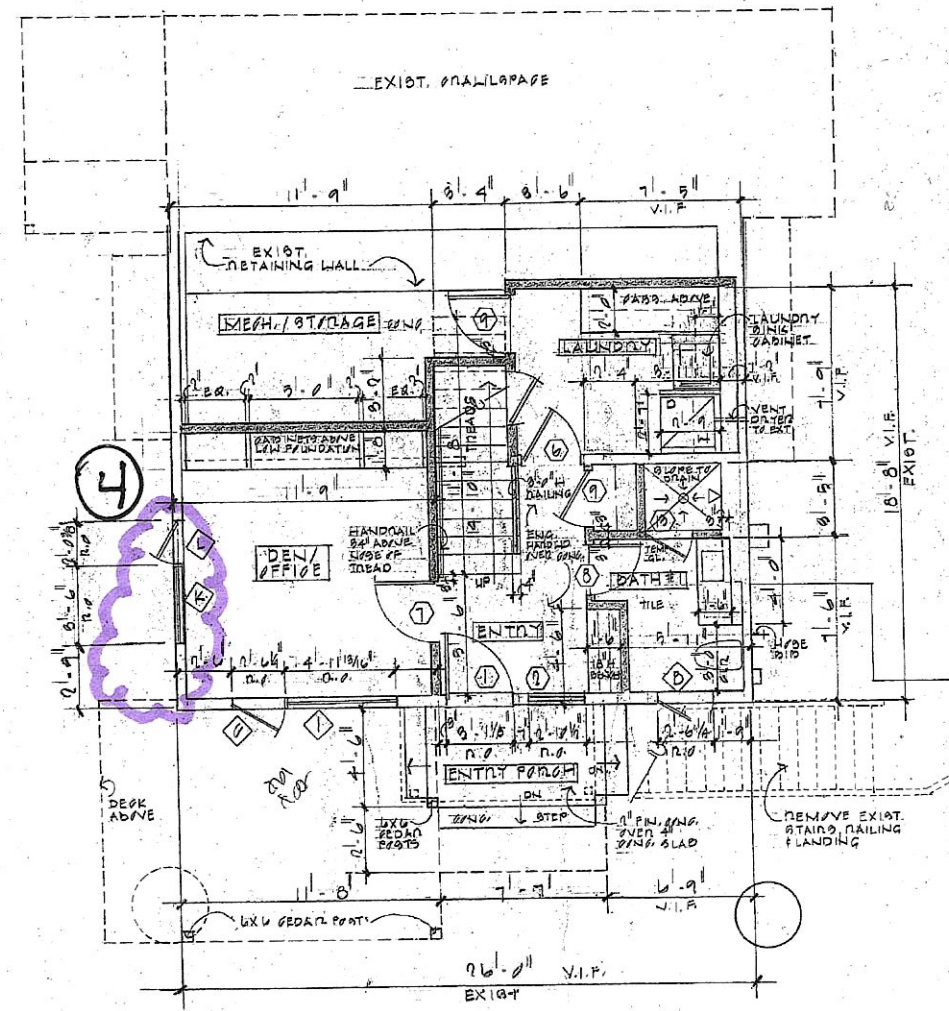
FLOOR PLAN AREA, GROSS

UpperFlr	<u>861 sq.ft.</u>	FINISHED
	861 sq.ft.	
LowerFlr	491 sq.ft.	OTHER
Deck	77 sq.ft.	
Front Stairs	<u>92 sq.ft.</u>	
	661 sq.ft.	
	1,521 sq.ft.	

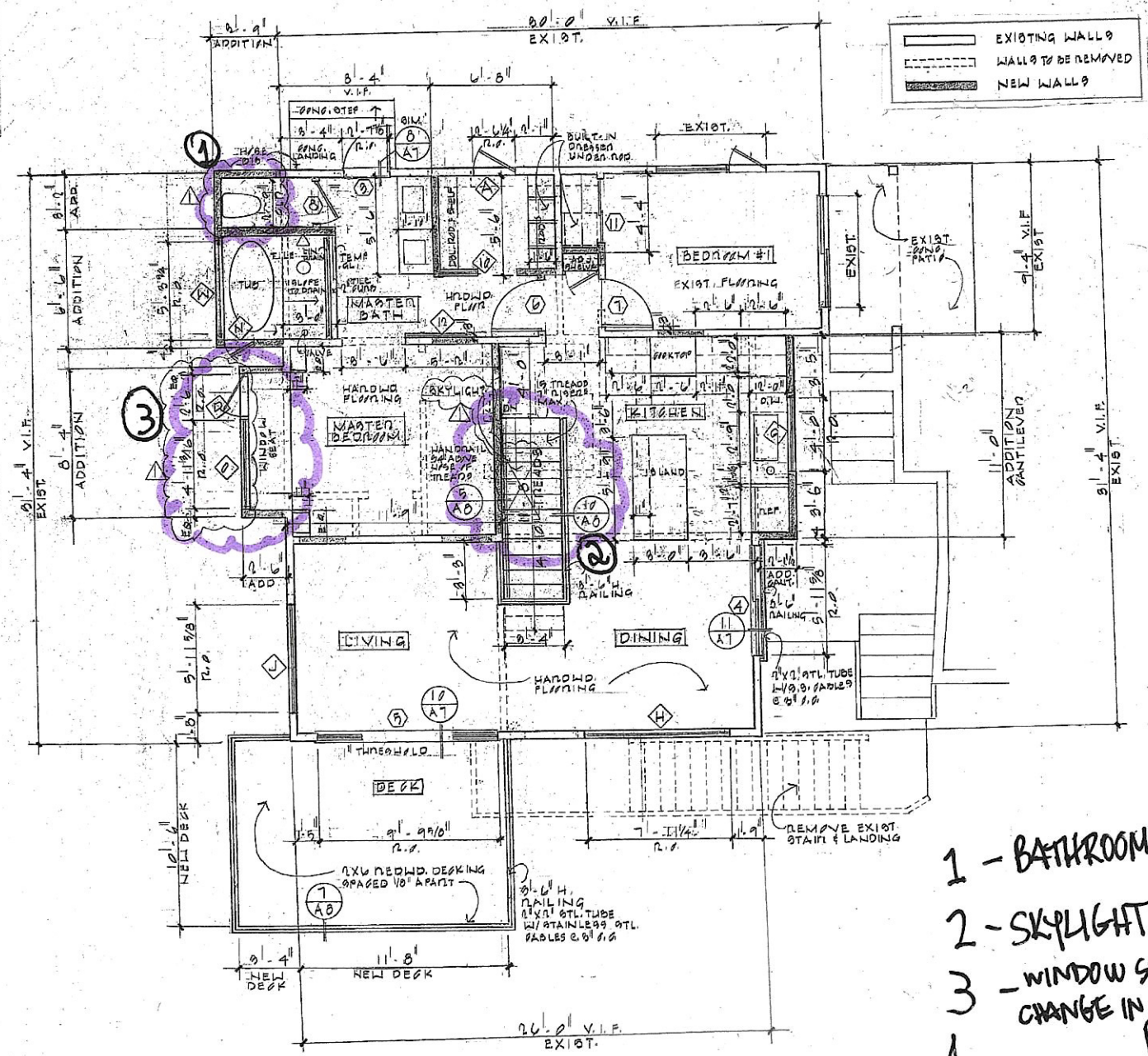
LEGEND

- CLG: FINISH CEILING ABOVE
- JØ: BOTTOM OF VISIBLE JOIST ABOVE
- CLG 8'0" → VERTICAL HEIGHT FROM ELEVATION POINT
- *FLR 99.52 → ELEVATION POINT FROM DATUM 100.00
- FLR: FINISH FLOOR OR TOP OF SLAB

Date	8-16-72
Scale	
Drawn	
Job	
Sheet Of	3 Sheets

[illegible]

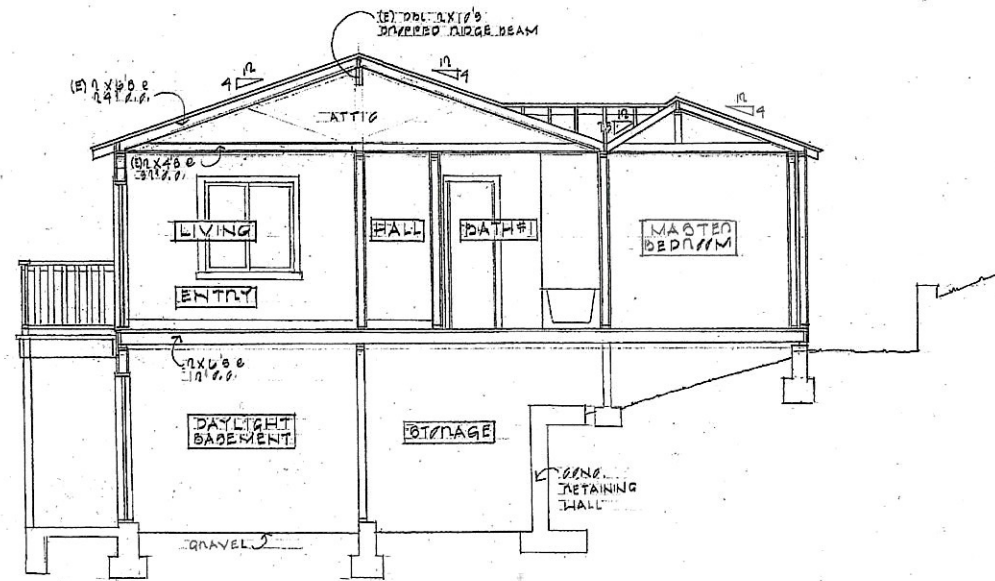
2 PROPOSED LOWER LEVEL FLOOD PLAN
A3 1/4" = 1'-0"



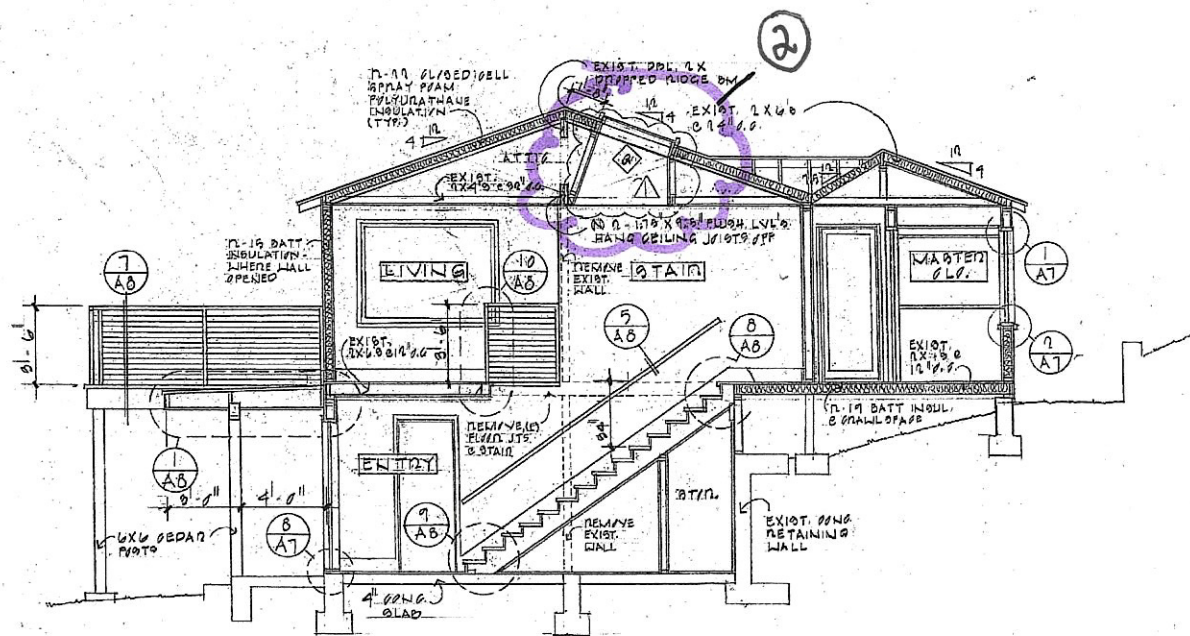
PROPOSED UPPER LEVEL FLOOR PLAN

- 1 - BATHROOM
 - 2 - SKYLIGHT
 - 3 - WINDOW SEAT
 - 4 - NEW FOOTING
- NOTES
- CHANGE IN STRUCTURAL PLAN
- PER STRUCTURAL

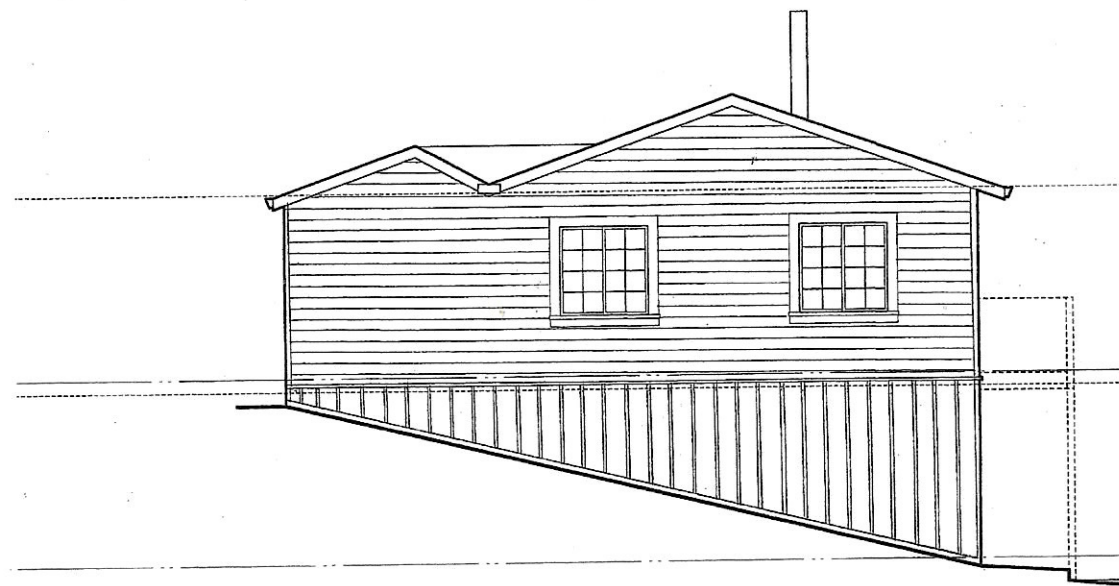
was cantilever now foundation



① EXISTING SECTION THRU ENTRY
1/4" = 1'-0"

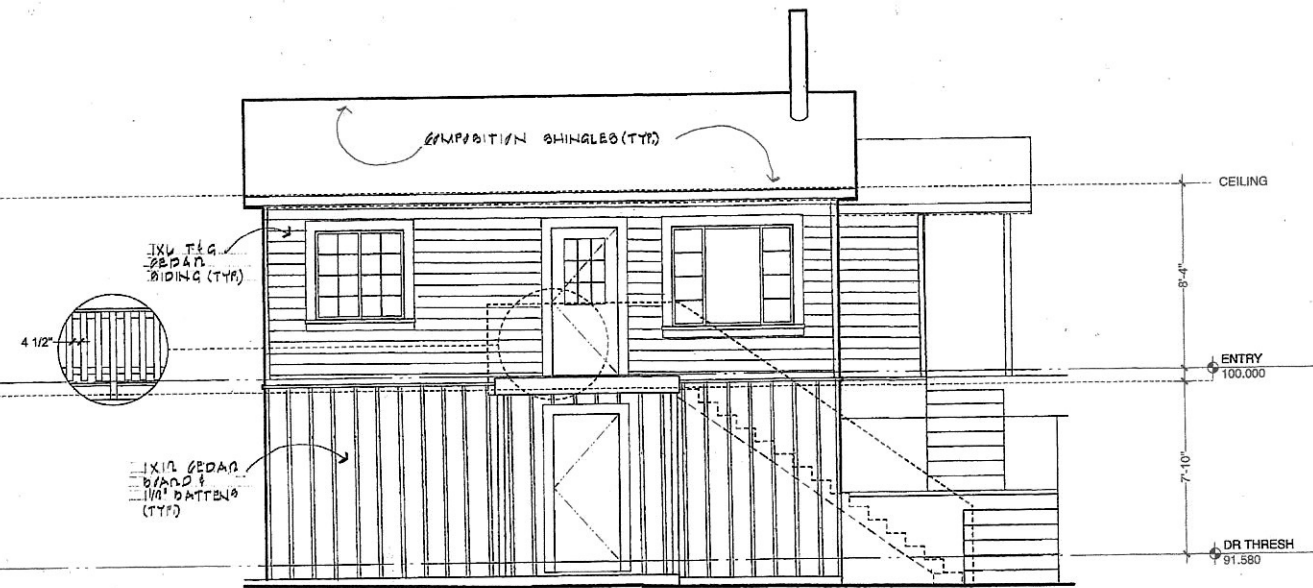


② PROPOSED SECTION THRU ENTRY
1/4" = 1'-0"



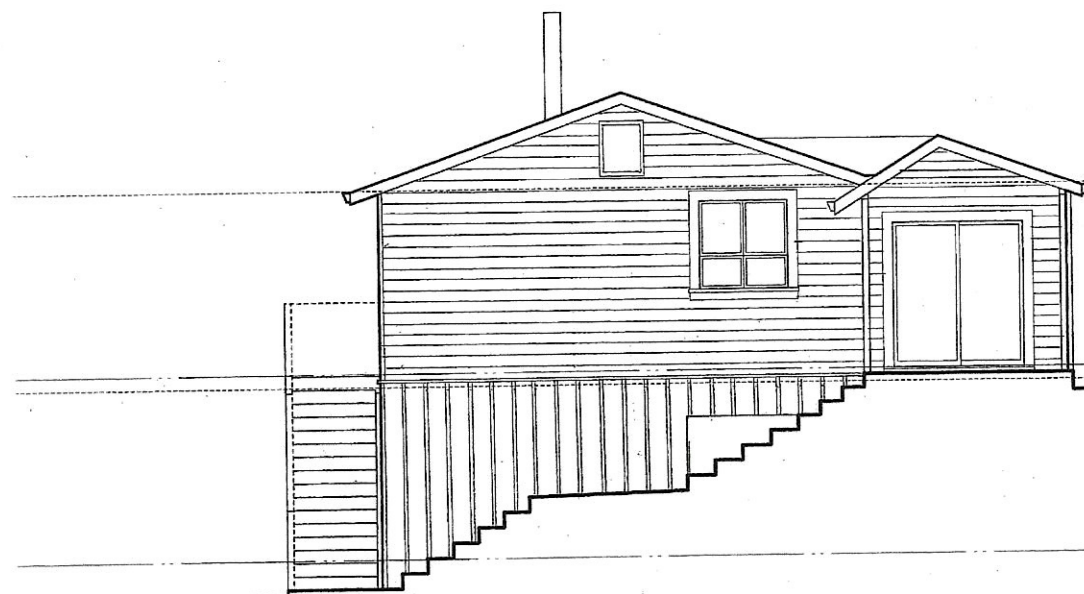
EXISTING EAST ELEVATION

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



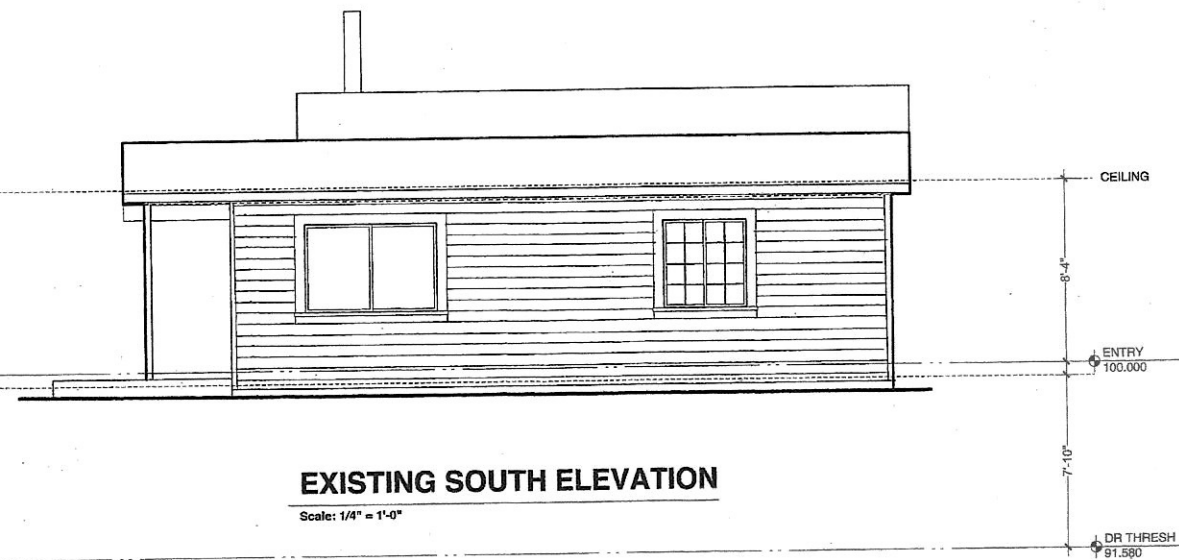
EXISTING NORTH ELEVATION

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



EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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

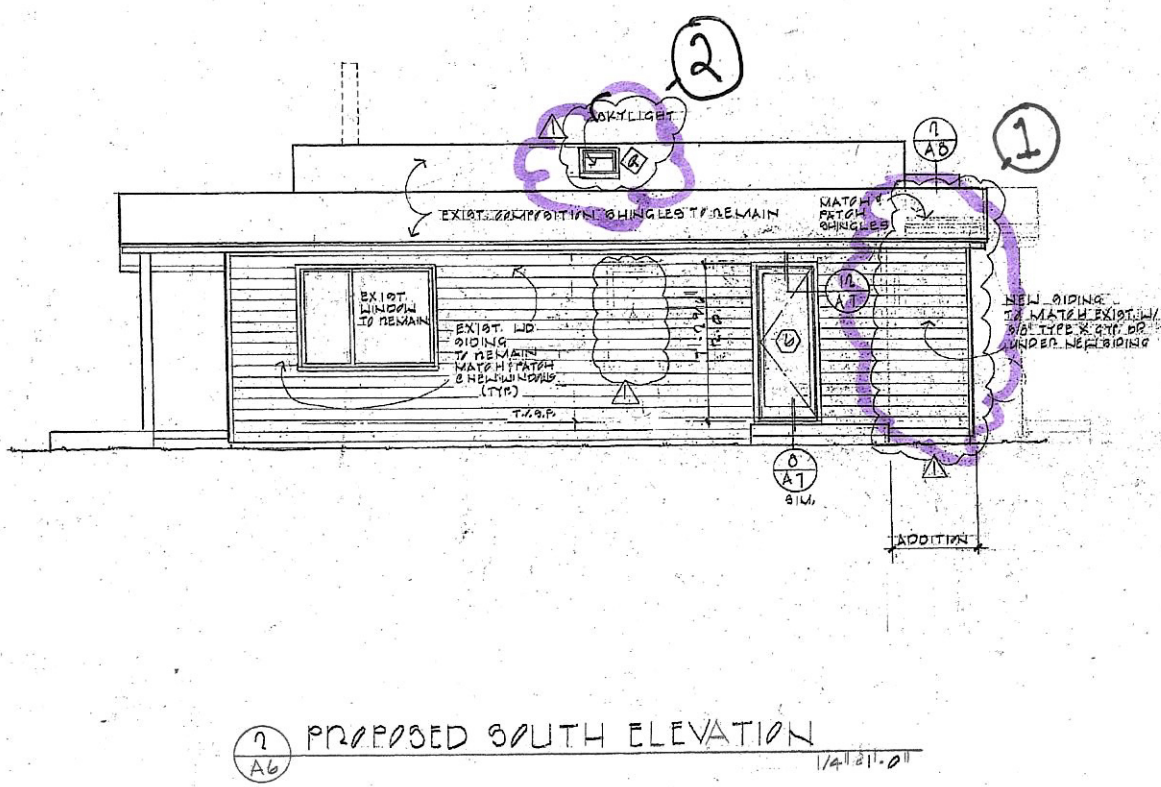
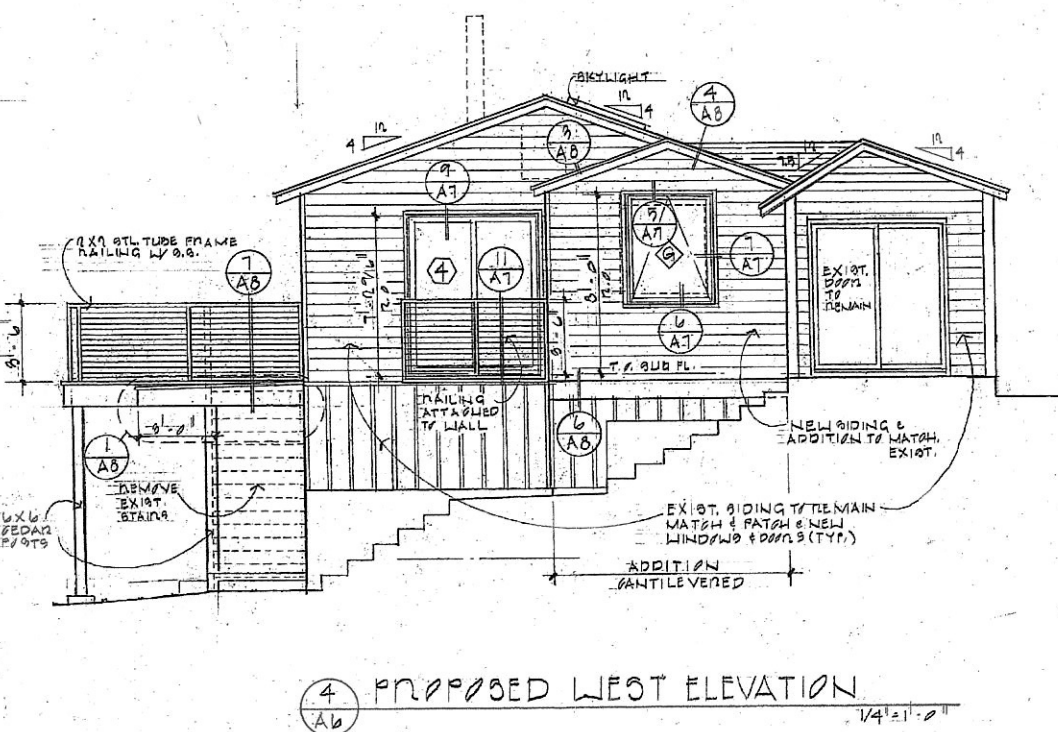
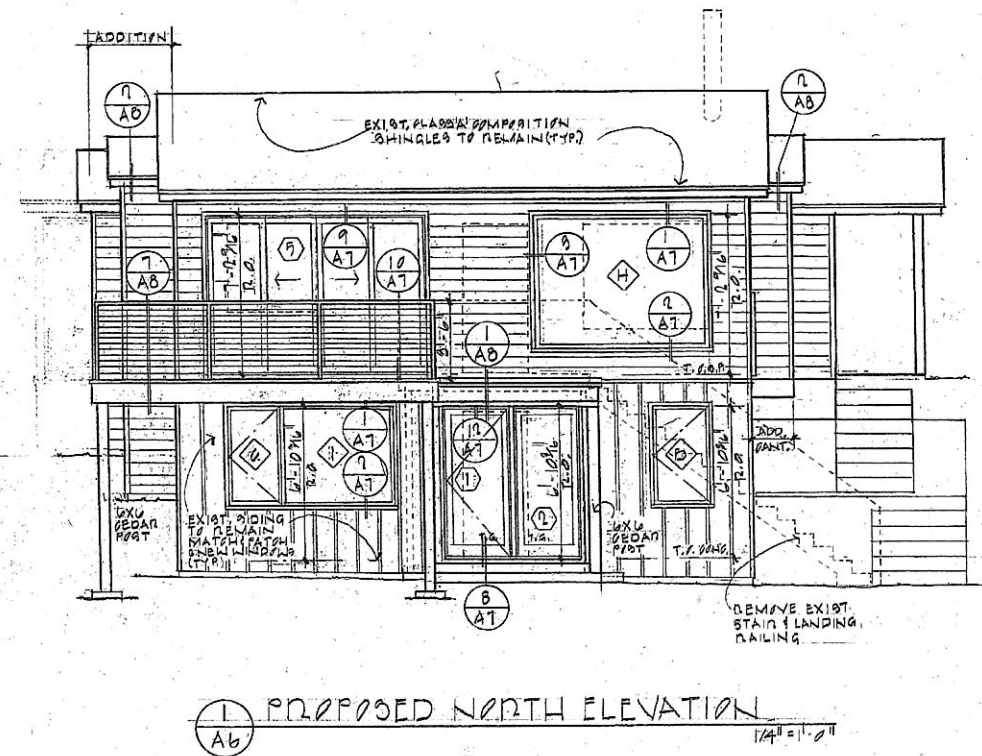
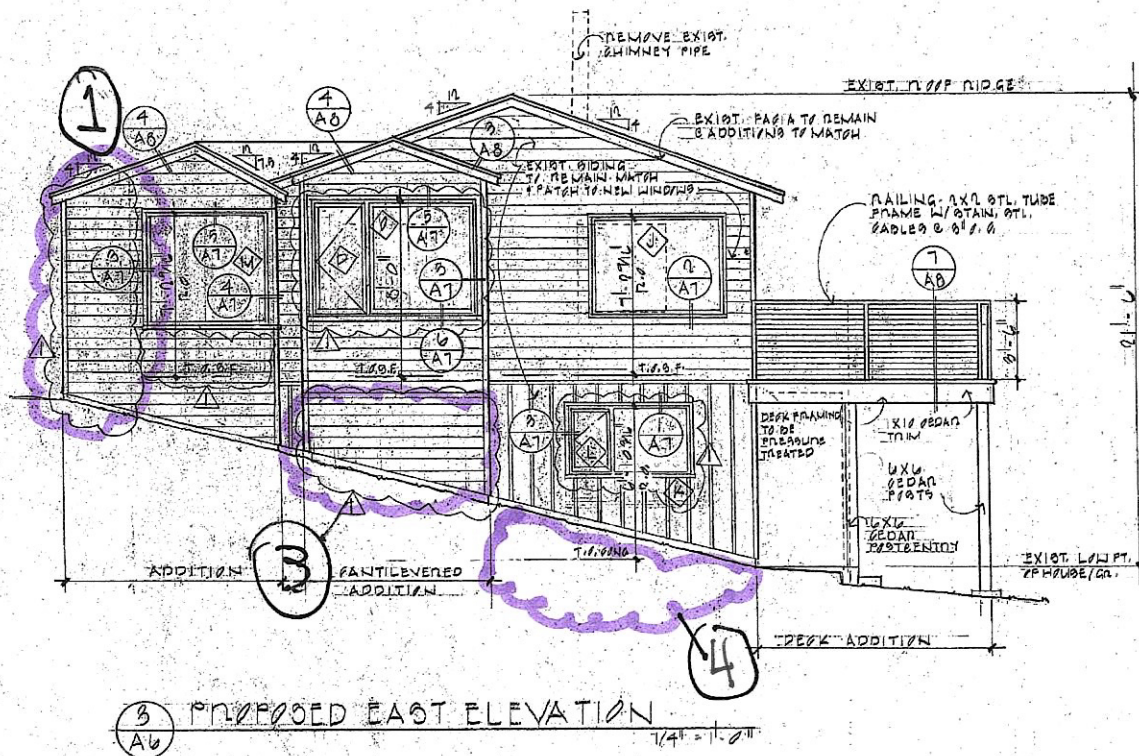
REVISIONS BY

Dotter & Selfield
 Architecture + Design
 4801 PARK BOULEVARD
 OAKLAND, CALIFORNIA 94602
 PHONE 510 530 9231 FAX 510 530 9233

BOHLEN-CADY RESIDENCE
 5901 PARK AVE., RICHMOND, CA.



Date 12-10-24
 Scale
 Drawn
 Job
 Sheet
 A 5
 or Sheets

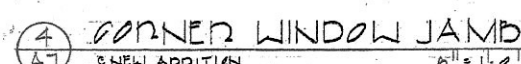
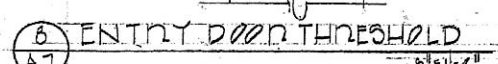
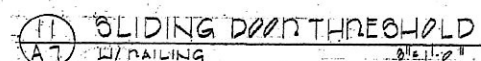
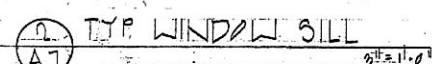
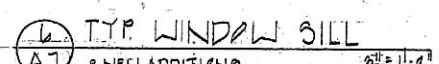
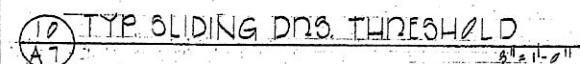
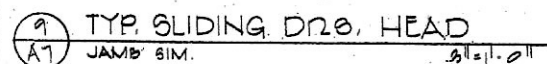


REVISIONS	BY
10-16-25	

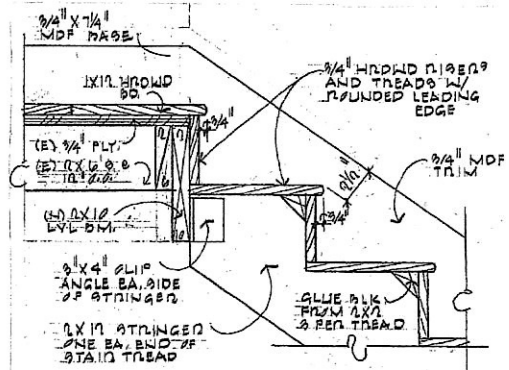
Dotter & Selfield
 Architecture + Design
 4801 PARK ROUTE ROAD
 OAKLAND, CALIFORNIA 94603
 PHONE 510 530 9231 FAX 510 530 9233

BOULEVARD RESIDENCE
 5901 PARK AVE., RICHMOND, CA.

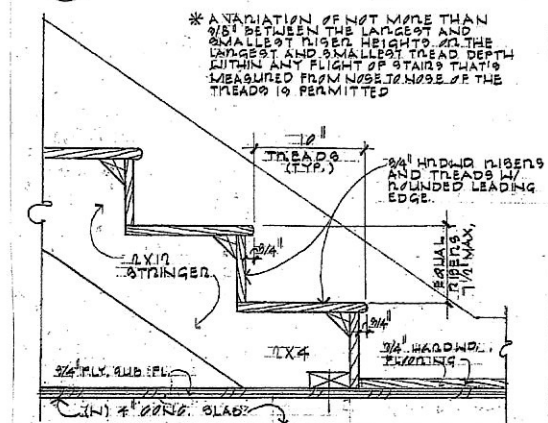
DATE 10-16-25
 SCALE
 DRAWN
 JOB
 SHEET
 OF 16



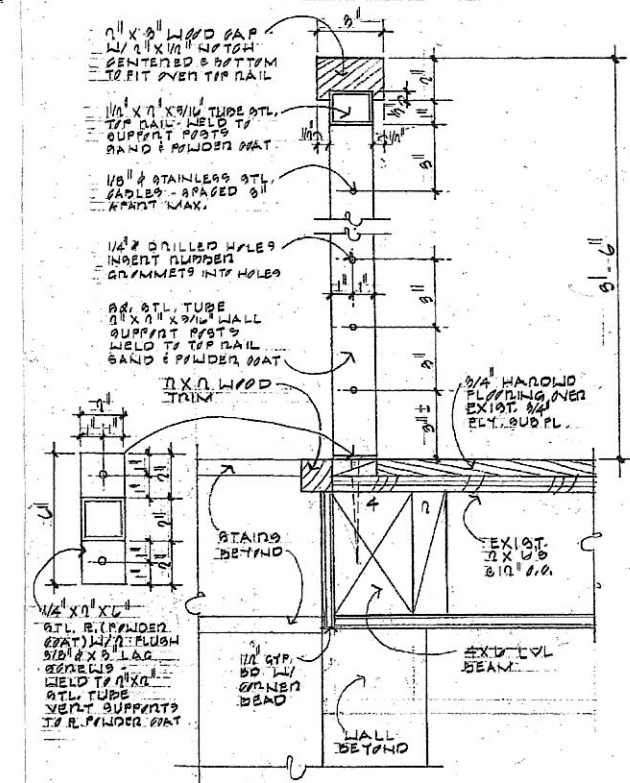
DOOR SCHEDULE			DESIGNATION: L/EWEN ALL DOOR PANELED ONE PANE TEMP.			
TAG	LOCATION	TYPE	DESIGNATION/NO.	DESCRIPTION	NR.	REMARKS
1	ENTRY	A	TP1 0991 3'-1 1/2" X 6'-10 1/2"	GLAD INSLING DOOR	1	NARROW STILE INSLING TERRACE DOOR TEMP. GL.
2	ENTRY	A	TP1 0991 7'-10 1/2" X 6'-10 1/2"	GLAD FIXED DOOR	1	FIXED NARROW STILE TERRACE DOOR TEMP. GL.
3	MASTER BATH	A	TP1 0991 2'-7 1/2" X 7'-2 1/2"	GLAD OUTSLING DOOR	1	NARROW STILE OUTSLING TERRACE DOOR TEMP. GL.
4	DINING	B	TP2 0991 2'-11 1/2" X 7'-2 1/2"	GLAD 2 WIDE FATIO SLIDING DOOR	1	NARROW STILE SLIDING FATIO DOOR 2 PANELS TEMP. GL.
5	LIVING	B	WP4 0991 2'-11 1/2" X 7'-2 1/2"	GLAD 4 WIDE FATIO SLIDING DOOR	1	NARROW STILE SLIDING FATIO DOOR 4 PANELS TEMP. GL.
6	MASTER BATH	D	12 X 7 1/2	1901 SLID DOOR FLUSH W/DO OR L	1	FLUSH 1901 W/DO OR L W/ V.G.D.F. VENEER
7	BEDROOM #1 DEN / LAUNDRY	D	12 X 7 1/2	11	n.	11
8	BATH #1	D	12 X 7 1/2	11	L	11
9	CLOSET IN HALL STORAGE	D	12 X 7 1/2	11	n	11
10	WALK-IN CLO.	D	12 X 7 1/2	POCKET DOOR 1901 SLID DOOR FLUSH W/DO OR L DOOR SLIDING DOOR 1901 SLID DOOR FLUSH W/DO OR L	1	POCKET DOOR FLUSH 1901 2 1/2" W/ V.G.D.F. VENEER W/ HIGH QUALITY HANDRAILS DOUBLE SLIDING DOOR DOUBLED 1901 2 1/2" W/ V. G.D.F. VENEER
11	BEDROOM #1	F	8 X 7 1/2	1901 CUSTOM BARN DOOR 2 1/2" W/ V.G.D.F. VENEER HORIZONTAL DOOR	1	1901 BARN DOOR 1901 2 1/2" DOOR PANELED W/ 1901 DOOR HORIZONTAL DOOR
12	MASTER BATH	F	4 X 7 1/2	TEMPERED FRAMELESS GLASS SHOWER DOOR	1	TEMPERED FRAMELESS GL. W/ P.L. SHOWER HINGES AND HANDLE
13	BATH #1	G	12 X 7 1/2			



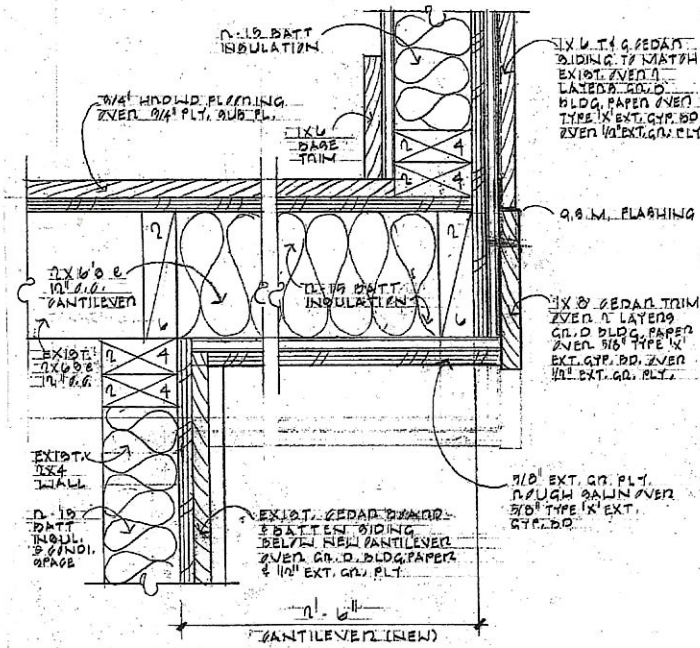
6 HEAD OF STAIR DETAIL
A0



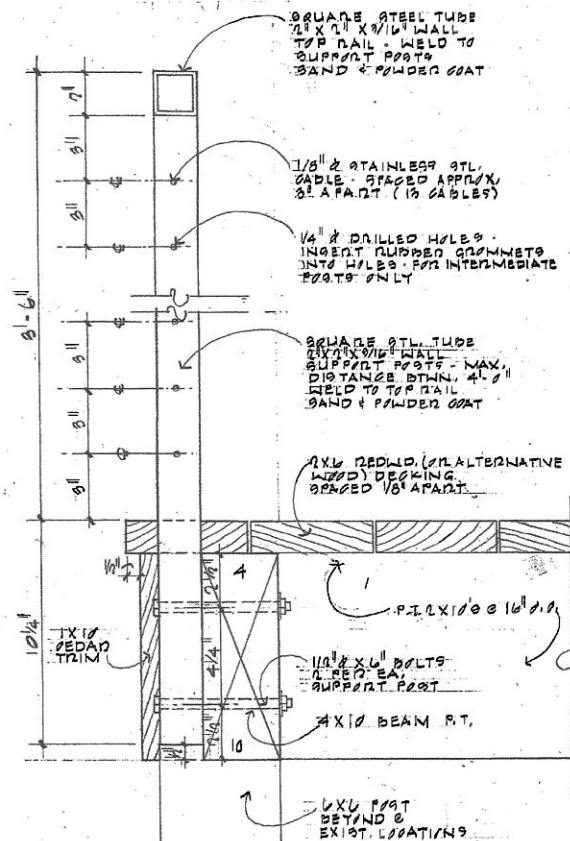
9 FOOT OF STAIR DETAIL
A0



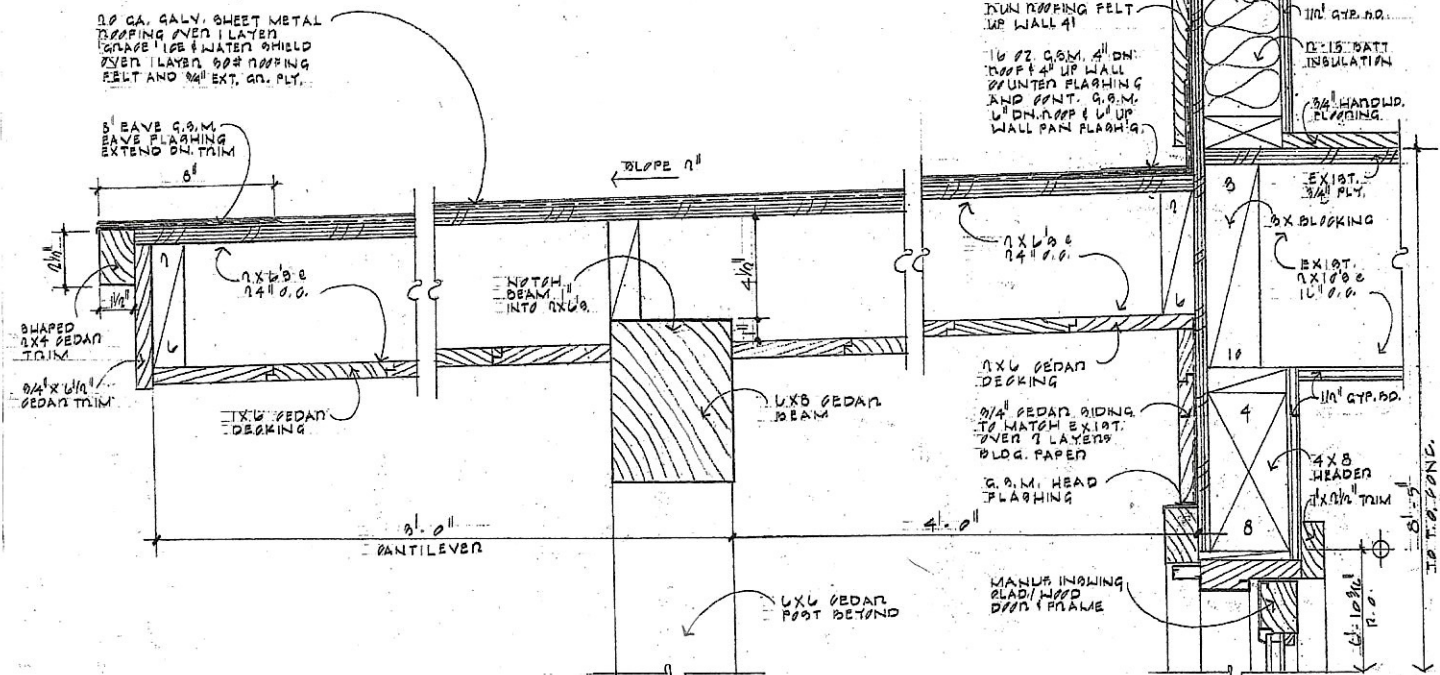
12 INTERIOR RAILING SECTION
A0



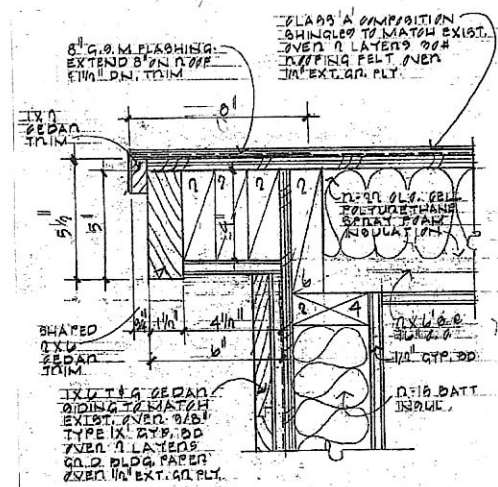
6 NEW CANTILEVERED BAY W.M. BEDRM.
A0



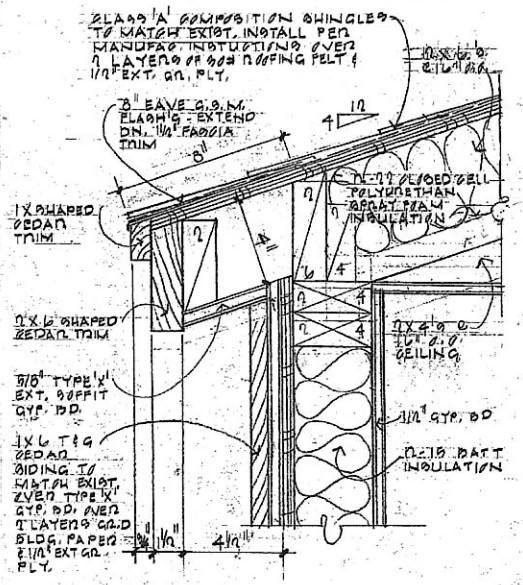
7 5.5 CABLE RAILING SECTION
A0



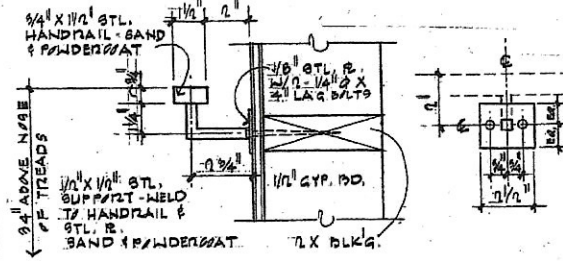
1 ENTRY PORCH ROOF SECTION
A0



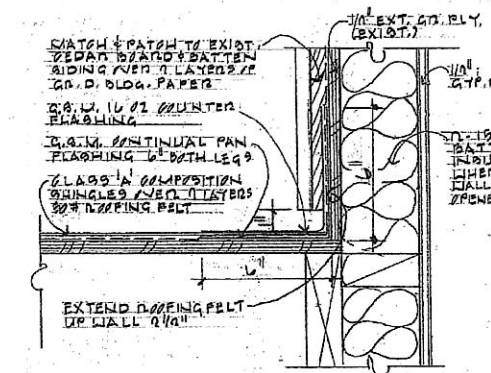
4 ROOF RAKE DET. & ADDITIONS
A0



1 ROOF EAVE DET. & ADDITIONS
A0



8 INTERIOR HANDRAIL DETAIL
A0



3 ROOF RAKE & SIDEWALL
A0

REVISIONS BY

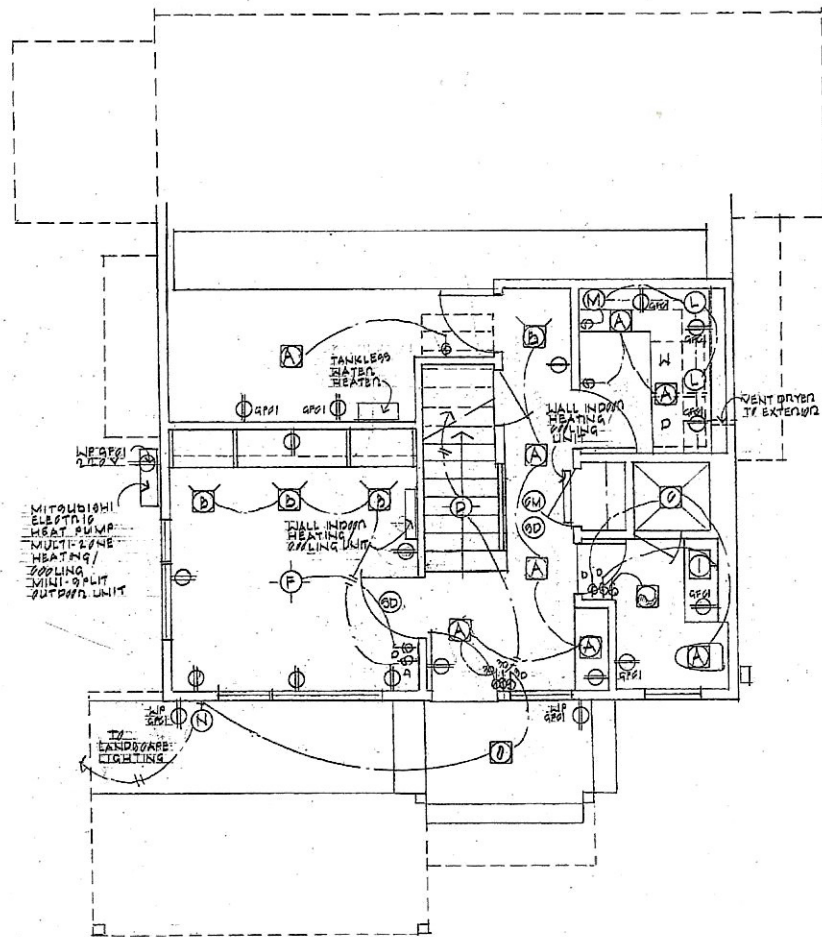
Dotter & Selfield
Architecture + Design
4801 PARK BOULEVARD
OAKLAND, CALIFORNIA 94602
PHONE 510 530 9231 FAX 510 530 9233

BOLLEN CACTY RESIDENCE
5950 PARK AVE., NALMUND, CA.



Date 12-14-75
Scale
Drawn
Job
Sheet
Of A0 Sheets

A LISTED RACEWAY TO BE PROVIDED TO ACCOMMODATE A DEDICATED 20/240-VOLT BRANCH CIRCUIT TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. THE SERVICE PANEL AND/OR SUBPANEL MUST PROVIDE CAPA TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIR AND BRACE (3) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE, (PAGE 4-100, 4-1)



2 LOWER LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

NON-SMoke ALARM UNIT LOCATIONS REQUIRED FOR EACH (N) BEDROOM AND HALLWAY TO COMPLY WITH THE 2022 CBC SECTION 907.2.1.1.1.1 AND 907.2.1.1.1.2. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.

ALL EXTERIOR OUTLETS SHALL BE WEATHER-PROOF TYPE AND GFCI PROTECTED.

WATER OUTLETS WITH HOSE ATTACHMENTS AND HOSE BIBS MUST HAVE APPROVED NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICES INSTALLED.

PROJECT TO BE IN COMPLIANCE WITH THE 2022 MANDATORY MECHANICAL VENTILATION PER STANDARDS SECTION.

BATHROOMS:

EACH BATHROOM TO HAVE A DEDICATED EXHAUST FAN DUCTED TO THE OUTSIDE.

THE BATHROOMS WILL BE EQUIPPED WITH INTERMITTENT OPERATED EXHAUST FAN. THE MIN. VENTILATION RATE REQUIRED IS 8 CFM.

THE EXHAUST FANS WILL BE OPERATED BY A WALL SWITCH THAT IS ACCESSIBLE AND OBVIOUS.

KITCHEN:

THE KITCHEN IS REQUIRED TO HAVE A DEDICATED EXHAUST FAN DUCTED TO THE OUTSIDE.

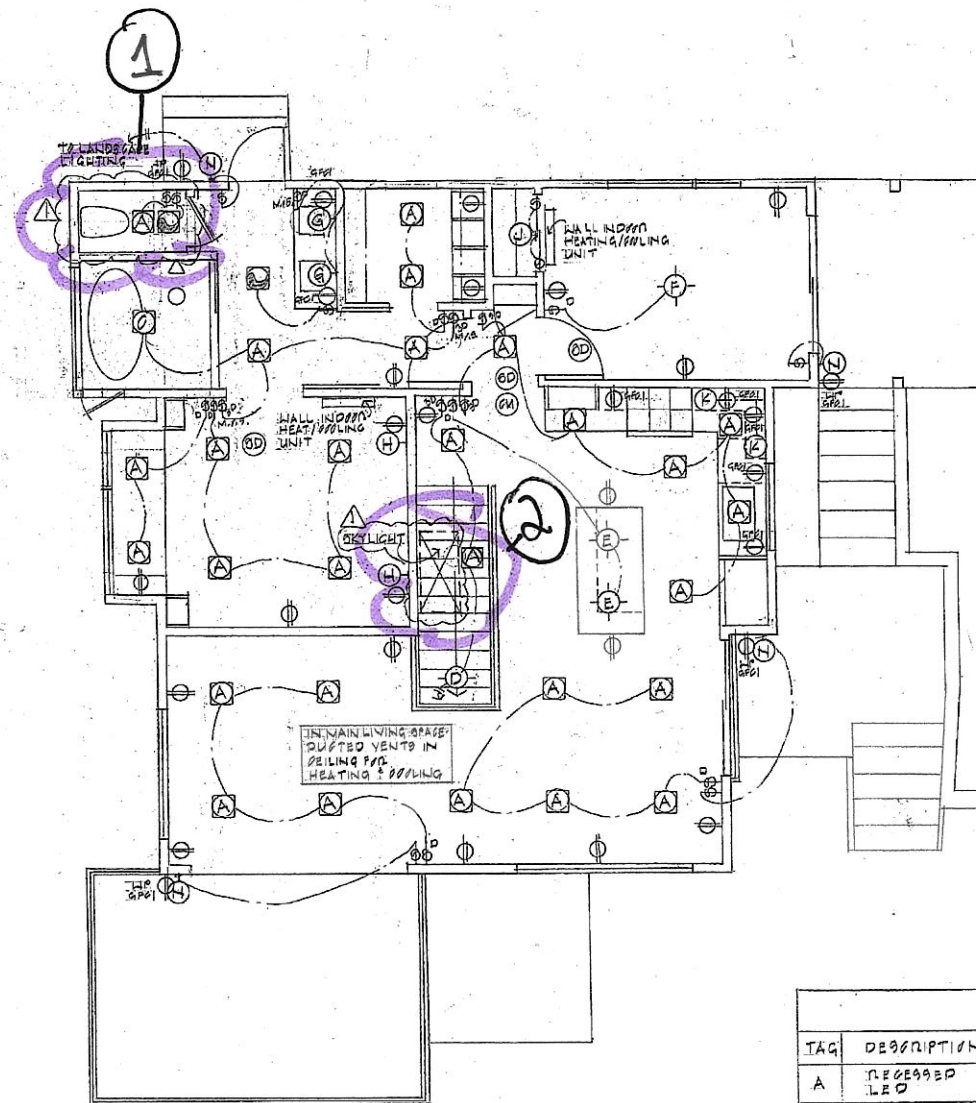
THE RANGE HOOD OVER THE STOVE MAY COMPLY WITH VENTED TO THE OUTSIDE AND HAS A MIN. VENTILATION RATE OF 100 CFM. (ACTUAL FAN TO BE USED 100 CFM)

SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE, AND NOZZLE LOCATION TO BE COMPLIANCE WITH THE 2022 CBC.

ALL BATHROOMS TO HAVE MANUAL-ON OCCUPANCY SENSORS.

ALL INTERIOR DOORS (OTHER THAN KITCHEN, BATHROOMS AND LAUNDRY) WILL HAVE DIMMER SWITCHES, EXCEPT SLUGS LESS THAN 10 SQ. FT.

G.F.C.I. PROTECTED RECEPTILES TO BE PROVIDED THROUGHOUT THE KITCHEN AND ALL ISLANDS, AND ADJACENT TO EACH JACIN IN BATHROOMS.



1 UPPER LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

RESIDENTIAL HVAC SYSTEMS BOTH EXISTING AND NEW AND PARTS THEREOF SHALL BE INSPECTED IN ACCORDANCE WITH 909.4.1. THE PLINER OF THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF MECHANICAL SYSTEMS AND EQUIPMENT. TO DETERMINE COMPLIANCE WITH THIS SUBSECTION, THE A.H.J. SHALL BE PERMITTED TO CAUSE AN HVAC SYSTEM TO BE INSPECTED 909.4.1.1.

FOR THE 2021 AND 2022 GAS LINE PRESSURE TESTING IS NOW 10 PSI FOR 15 MINUTES AND WELDED PIPING IS 60 PSI FOR 90 MINUTES.

FOR THE 2021 AND 2022 VENT TERMINALS THAT TERMINATE THROUGH AN OUTSIDE WALL OF A BUILDING SHALL BE LOCATED NOT LESS THAN 10 FEET HORIZONTALLY FROM AN OPERABLE OPENING IN AN ADJACENT BUILDING.

AUTOMATIC GAS SHUT OFF VALVES ARE REQUIRED.

ALL NEW RECEPTILES ARE REQUIRED TO BE RATED T.P. (FAMER RESISTANT) (SEE 406.11) PROVIDE MAIN AND SUBPANEL ELECTRICAL SERVICE SIZE AND LOCATION ON PLANS. (SEE 110-2.6)

ELECTRICAL SERVICE PANELS AND SUBPANELS NOT TO BE LOCATED IN BATHROOMS, CLOTHES, CLOSETS OR OTHER AREAS DESIGNATED FOR STORAGE. (SEE 110-2.6, 144-2.4)

- Ⓢ SMOKE DETECTOR
- Ⓚ TELEPHONE/LOCAL AREA NETWORK
- ⓉV CABLE TELEVISION
- Ⓢ SWITCH
- Ⓢ DIMMER
- Ⓢ THREE-WAY SWITCH
- Ⓢ FOUR-WAY SWITCH/DIMMER
- Ⓢ OUTLET
- Ⓢ FLOOR OUTLET
- Ⓢ BUILT-IN SPEAKER
- Ⓢ SUPPLY DUCT REGISTER
- Ⓢ MANUAL-ON OCCUPANCY SENSORS
- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓢ GFCI PROTECTED OUTLET
- Ⓢ WATER-PROOF GFCI PROTECTED OUTLET

TAG	DESCRIPTION	MFR/MODEL #	LAMP	REMARKS
A	RECESSED LED	HALO LIGHTING A457116ATIE-H3 LED	14W	2" LED GEN 2 HUBBING INSULATED AIR TIE REMODEL HUBBING 120V/100W, DIMMABLE
B	RECESSED LED ADJUSTABLE	HALO LIGHTING EL64069/EL64069-A4	14W	2" LED GEN 2 HUBBING ADJUSTABLE DIMMABLE LIGHT ENGINE WHITE TRIM/DIMMABLE
C	RECESSED LED ADJUSTABLE	HALO LIGHTING EL64069/EL64069-A4	14W	2" LED GEN 2 HUBBING ADJUSTABLE DIMMABLE LIGHT ENGINE WHITE TRIM/DIMMABLE
D	CEILING MOUNTED SURFACE PENDANT	TO BE PROVIDED BY OWNER INSTALLED BY CONTRACTOR		CEILING PENDANT W/DIMMER IN ENTRY
E	CEILING MOUNTED SURFACE PENDANT	II		CEILING PENDANT W/DIMMER IN KITCHEN
F	CEILING MOUNTED SURFACE PENDANT	II		CEILING PENDANT W/DIMMER IN BEDRM #1, DEN/OFFICE
G	WALL MOUNTED SURFACE PENDANT	II		WALL PENDANT W/DIMMER ABOVE SINKS IN BATH
H	WALL MOUNTED SURFACE PENDANT	II		WALL PENDANT W/DIMMER MOUNTED ON SIDE OF BED
I	WALL MOUNTED SURFACE PENDANT	II		WALL PENDANT W/DIMMER ABOVE MIRROR IN BATH #1
J	WALL MOUNTED SURFACE PENDANT	II		WALL PENDANT W/DIMMER ABOVE MIRROR IN BATH #2
K	UNDER CABINET LED	WAG LIGHTING - LWN PROFILE / LED 8 3/4"	16W	MOUNTED UNDER UPPER CABINETS / DIMMABLE
L	UNDER CABINET LED	WAG LIGHTING - LWN PROFILE / LED 4 3/4"	14.5W	II
M	UNDER CABINET LED	WAG LIGHTING - LWN PROFILE / LED 4 3/4"	14.5W	II
N	WALL MOUNTED EXT. SURFACE PENDANT	HINKLEY LIGHTING ATLANTIS 1646	8W	EXTERIOR ALUMINUM W/ GLASS SHADE, DIMMABLE LIGHT
O	EXTENSION RECESSED LED ADJUSTABLE	JUNO LIGHTING - JUK4 ADJ. 4 1/2" W/ 90° BEAM ANGLE	11.6W	EXTERIOR 4 1/2" LED RECESSED ADJUSTABLE DIMMABLE LIGHT ENGINE WHITE TRIM/DIMMABLE
P	RECESSED CEILING EXHAUST FAN	FAHRSCHNIG WHISPER SERIES		SELECT MODEL APPROPRIATE FOR SIZE/CONDITIONS OF BATH

REVISIONS	BY
1	10-16-24

Dotter & Solfield
Architecture + Design
4801 PARK BOULEVARD
OAKLAND, CALIFORNIA 94602
PHONE 510 530 9231 FAX 510 530 9233

BOULEVARD CASEY RESIDENCE
5980 PARK AVE., RICHMOND, CA.



Date	10-16-24
Scale	
Drawn	
Job	
Sheet	1
Of	Sheets

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Bohlen-Casey E+A/A vcapb
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-02-20T18:56:07-05:00
Input File Name: 2024-02-ea-4 vcapbP wR22 roofs.rbd22x

CF1R-PRF-01E
(Page 10 of 14)

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-19 Floor o/Openpace	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.052	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
IntSurf R-0 Floor Ceiling	Interior Floors	Wood Framed Floor	2x8 @ 16 in. O. C.	R-0	None / None	0.198	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x8 Ceiling below Finish: Gypsum Board
8 Conc RetWall	Underground Walls	Concrete / ICF / Brick	None	n/a	None / None	0.882	Inside Finish: Gypsum Board Mass Layer: 8 in. Concrete

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
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	Basic	n/a	DHW Heater 1 (1)	Altered	No	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Bohlen-Casey E+A/A vcapb
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-02-20T18:56:07-05:00
Input File Name: 2024-02-ea-4 vcapbP wR22 roofs.rbd22x

CF1R-PRF-01E
(Page 11 of 14)

WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
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	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.93	Btu/Hr	200000	0	n/a	n/a		Altered	No

WATER HEATING - COMPACT DISTRIBUTION						
01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Farthest Third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.7	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	Basic	Not Required	Not Required

SPACE CONDITIONING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
New MultiSHP1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback	New	No	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Bohlen-Casey E+A/A vcapb
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-02-20T18:56:07-05:00
Input File Name: 2024-02-ea-4 vcapbP wR22 roofs.rbd22x

CF1R-PRF-01E
(Page 12 of 14)

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	BER/BER2/CUR	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF2	7.5	45000	35000	EER2SEER2	14.3	12.2	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/SEER2	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	Not Required	Yes	No	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 SC3.3.4.1	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

HERS RATER VERIFICATION OF EXISTING CONDITIONS									
PROJECT NOTES									

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Bohlen-Casey E+A/A vcapb
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-02-20T18:56:07-05:00
Input File Name: 2024-02-ea-4 vcapbP wR22 roofs.rbd22x

CF1R-PRF-01E
(Page 13 of 14)

Previous work: Existing one-story house built about 1990's, 2nd flr Addition @ 1990's
1. Heat Load Data provided per T24, Part 6, Sec.150(h); HVAC contractor solely responsible for HVAC sizing, selection, and installation.
2. New or replacement Kitchen Range Hood: require HERS verification of: 1) airflow (100cfm minimum), and 2) sound rating (3 sones or less per Section 7.2 of ASHRAE 62.2).
3. For calculation purposes, the side of the house facing the street is the "front". Entry is SGD on right side of house.
4. The efficiency of all existing building components, absent HERS Verification of Existing Conditions, is as required by Table 8-1 of the 2022 SF Residential Compliance Manual. These values may not match observed values of existing components in the house but are the defaults for Performance analysis using the E+A/A method.
*sic gable ends to be insulated to R15; attic is to become unvented, indirectly conditioned space with this work.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Bohlen-Casey E+A/A vcapb
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-02-20T18:56:07-05:00
Input File Name: 2024-02-ea-4 vcapbP wR22 roofs.rbd22x

CF1R-PRF-01E
(Page 14 of 14)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: John Britton	Documentation Author Signature:
Company: Berkeley Energy Compliance	Signature Date: 2024-02-20 16:04:20
Address: 61 Pemberton Street Apt 2 Cambridge, MA 02140	CEA/HERS Certification Identification (if applicable): R16-04-20122
City/State/Zip: Cambridge, MA 02140	Phone: 510-290-6777

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: Russ Dotter	Responsible Designer Signature:
Company: Dotter & Solfield	Date Signed: 2024-02-21 10:21:29
Address: 4801 Park Blvd. Oakland, CA 94602	License: C26401
City/State/Zip: Oakland, CA 94602	Phone: 510-530-9231

Digitally signed by CaCERTS. 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.



Registration Number: 204-P010020207A-000-00000000-0000

Registration Date/Time: 2024-02-21 10:21:29

HERS Provider: CaCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000
Schema Version: rev 2020501

Report Generated: 2024-02-20 15:56:51

Dotter & Solfield
Architecture + Design
4801 PARK BOULEVARD
OAKLAND, CALIFORNIA 94602
PHONE 510 530 9231 FAX 510 530 9233

BOHLEN-CASEY RESIDENCE
596 PARK AVE, NIMMEND, CA



Date 12-10-24

Scale

Drawn

Job

Sheet

Of

3
Sheets

Water Efficiency and Conservation

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the following requirements:

- Waters Closets: ≤ 1.28 gal/flush
- Single Showerheads: ≤ 1.8 gpm @ 80 psi
- Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gpm @ 80 psi or only one shower outlet is to be in operation at a time

Material Conservation and Resource Efficiency

4.405.1 Rodent proofing. 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.

4.408.1 Construction Waste Reduction. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4. Exceptions: Excavated soil and land-clearing debris.

4.408.2 Construction Waste Management Plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be

updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

4.408.4 Waste stream reduction alternative (LRI). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65 percent construction waste reduction requirement in Section 4.408.1.

4.408.5 Waste reduction documentation shall be provided to the special inspector which demonstrates compliance mandatory 65% reduction. Waste tags, recycling facility diversion report, and/or completed construction waste workbook will be required.

4.401.1 An operation and maintenance. At the time of final inspection, a manual which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for; equipment and appliances, roof and yard drainage, space conditioning systems, landscape irrigation systems, and water reuse systems.
- Information on local recycling programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of relative humidity between 30-60%.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and importance of diverting water at least 5 ft. away from the foundation.
- Information on required routine maintenance measures including caulking, painting, grading around the house, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspection verifications required by the enforcing agency or this code.

Pollutant Control

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the site and until final startup of the HVAC equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

All interior finishes must comply with CALGreen Division 4.5 Environmental quality requirements and documentation shall be provided to verify that compliant VOC materials have been used.

4.504.2.1 Adhesives, Sealants, and Caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits in CALGreen Table 4.504.1 or 4.504.2 as applicable.

4.504.2.3 Aerosol paints. Aerosol paints and other coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds and BAAQMD (Bay Area Air Quality Management District) VOC limits.

4.504.3 Composite wood. Hardwood plywood, particleboard and medium density fiberboard (MDF) products used on the interior or exterior shall meet the requirements for formaldehyde as specified in the AR9's Air Toxics Control Measure for Composite Wood as shown in Table 4.504.5.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content.

Mechanical Notes

4.506.1 Bathroom Exhaust Fans (full bathrooms). Each bathroom (with tub or shower) must be mechanically ventilated with a humidity-controlled Energy Star compliant exhaust fan which terminates outside of the building unless otherwise a component of a whole house ventilation system.

TABLE 4.504.1
ADHESIVE VOC LIMITS^{1,2}
Less Water and Less Exempt Compounds in Grams per Liter

ADHESIVE VOC LIMITS ^{1,2}	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Concrete adhesives	50
Multipurpose construction adhesives	100
Structural glazing adhesives	100
Single ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	450
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	350
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Wood material (except wood)	50
Porous	50
Fiberglass	50

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	750
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	250
Nonporous	750
Formos	275
Modified bituminous	500
Marine deck	750
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	50
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Flux finishing coatings	350
Fire resistive coatings	350
Form release coatings	100
Form release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnetic cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pre-treatment wood primers	420
Primers, sealers, and undercoats	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventive coatings	250
Shells	730
Clear	730
Opaque	150
Specialty primers, sealers and undercoats	100
Spalls	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and the refinishing coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.

2. The specified limits remain in effect unless revised limits are listed in subsequent columns in this table.

3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5
FORMALDEHYDE LIMITS¹
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

2. Thin medium density fiberboard has a maximum thickness of 1/8 inch (3 mm).

GREEN BUILDING ACKNOWLEDGEMENTS

Project Name: Bohlen-Casey Residence

Project Address: 5932 Park Ave., Richmond CA 94805

Project Description: Addition/Alteration to Existing SFD

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 the Building Department.

The CALGreen special inspector has reviewed the plans and certifies that the items checked above are hereby incorporated into the project plan to be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code Mandatory Measures as adopted by Contra Costa County.

Signature of CALGreen Special Inspector

Michael Tomita

CALGreen Special Inspector's Name (Please Print)

8833061

CALGreen Special Inspector's Email Address

8833061

CALGreen Certification No.

SECTION 2 - IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist together with all original signatures on Section 2 - "Implementation Verification" to the Building Department prior to the Building Department final inspection.

I have inspected the work and 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 Mandatory Measures adopted by the Contra Costa County.

Signature of CALGreen Special Inspector

Michael Tomita

CALGreen Special Inspector's Name (Please Print)

8833061

CALGreen Certification No.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Project: Bohlen-Casey Residence
Description: Addition/Alteration to Existing SFD
Address: 5932 Park Ave., Richmond CA 94805
Scope: Contra Costa County - CALGreen Mandatory Measures

CHAPTER 3 GREEN BUILDING STANDARDS

301.1 SCOPE. Subsequent to the adoption of this code, the provisions of this code shall apply to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

301.2 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

301.3 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 302 BUILDING STANDARDS

302.1 GREEN BUILDING STANDARDS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 303 PLANNING AND DESIGN

303.1 PLANNING AND DESIGN. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 304 RESIDENTIAL MANDATORY MEASURES

304.1 RESIDENTIAL MANDATORY MEASURES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 305 DEFINITIONS

305.1 DEFINITIONS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 306 GENERAL

306.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 307 SPECIAL INSPECTOR QUALIFICATIONS

307.1 SPECIAL INSPECTOR QUALIFICATIONS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 308 VERIFICATIONS

308.1 VERIFICATIONS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 309 DOCUMENTATION

309.1 DOCUMENTATION. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 310 COMPLIANCE

310.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 311 PENALTIES

311.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 312 ENFORCEMENT

312.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 313 MISCELLANEOUS

313.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 314 ADDITIONAL REQUIREMENTS

314.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 315 GENERAL

315.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 316 COMPLIANCE

316.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 317 PENALTIES

317.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 318 ENFORCEMENT

318.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 319 MISCELLANEOUS

319.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 320 ADDITIONAL REQUIREMENTS

320.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 321 GENERAL

321.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 322 COMPLIANCE

322.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 323 PENALTIES

323.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 324 ENFORCEMENT

324.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 325 MISCELLANEOUS

325.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 326 ADDITIONAL REQUIREMENTS

326.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 327 GENERAL

327.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 328 COMPLIANCE

328.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 329 PENALTIES

329.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 330 ENFORCEMENT

330.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 331 MISCELLANEOUS

331.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 332 ADDITIONAL REQUIREMENTS

332.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 333 GENERAL

333.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 334 COMPLIANCE

334.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 335 PENALTIES

335.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 336 ENFORCEMENT

336.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 337 MISCELLANEOUS

337.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 338 ADDITIONAL REQUIREMENTS

338.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 339 GENERAL

339.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 340 COMPLIANCE

340.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 341 PENALTIES

341.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 342 ENFORCEMENT

342.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 343 MISCELLANEOUS

343.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 344 ADDITIONAL REQUIREMENTS

344.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 345 GENERAL

345.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 346 COMPLIANCE

346.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 347 PENALTIES

347.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 348 ENFORCEMENT

348.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 349 MISCELLANEOUS

349.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 350 ADDITIONAL REQUIREMENTS

350.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 351 GENERAL

351.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 352 COMPLIANCE

352.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 353 PENALTIES

353.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 354 ENFORCEMENT

354.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 355 MISCELLANEOUS

355.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 356 ADDITIONAL REQUIREMENTS

356.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 357 GENERAL

357.1 GENERAL. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 358 COMPLIANCE

358.1 COMPLIANCE. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 359 PENALTIES

359.1 PENALTIES. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 360 ENFORCEMENT

360.1 ENFORCEMENT. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 361 MISCELLANEOUS

361.1 MISCELLANEOUS. The provisions of this code shall be applied to all new construction and substantial renovation of residential buildings, including but not limited to, single-family detached houses, townhouses, and multi-family residential buildings, including but not limited to, hotels, motels, and dormitories.

SECTION 362 ADDITIONAL REQUIREMENTS

362.1 ADDITIONAL REQUIREMENTS. The provisions of this code shall be applied to all new

DRAWING INDEX

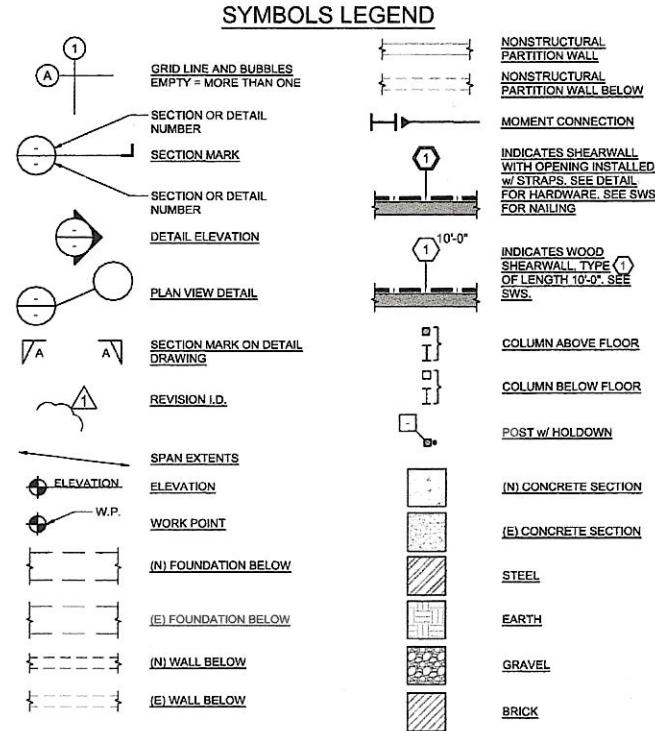
Table with 2 columns: Drawing Code (S0, S1.0, S1.1, S1.2, S2.0, S2.1, S2.2, S3.0, S3.1, S3.2) and Description (DRAWING INDEX, STRUCTURAL NOTES, SYMBOLS LEGEND, AND ABBREVIATIONS; TYPICAL DETAILS; FIRST FLOOR FRAMING AND FOUNDATION PLAN; SECOND FLOOR FRAMING PLAN; ROOF FRAMING PLAN; CUSTOM DETAILS).

STRUCTURAL NOTES

- 1. GENERAL
A. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.
B. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
C. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK.
D. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
E. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
F. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY.
G. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES.
H. CONTRACTOR SHALL BRING OMISSIONS OR DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS TO THE STRUCTURAL ENGINEER'S ATTENTION PRIOR TO PROCEEDING WITH THE WORK.
- 2. TESTS & INSPECTIONS
A. PROVIDE TESTS AND SPECIAL INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE 2022 EDITION CHAPTER 17.
B. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED BY THE ENGINEER OF RECORD OR QUALIFIED INSPECTOR:
1. CONTINUOUS OBSERVATION OF THE INSTALLATION OF EPOXY RODS USED FOR HOLDOWNS
2. PLACEMENT OF REINFORCING STEEL
3. PLACEMENT OF HOLDOWNS AND ANCHOR BOLTS
4. SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS
C. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AND ENSURING THAT ALL REQUIRED TESTING & INSPECTION IS PERFORMED TO THE SATISFACTION OF THE INSPECTOR.
D. **THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO TIME OF INSPECTION.
- 3. DESIGN BASIS - BUILDING STRUCTURES
A. CONSTRUCT IN CONFORMANCE WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
B. GENERAL DESIGN DATA:
DL (PSF) LL (PSF)
ROOF: 15 20
FLOOR: 12 40
DECK: 12 60
C. WIND DESIGN DATA:
BASIC WIND SPEED: 93 MPH
WIND IMPORTANCE FACTOR: Iw = 1.0
WIND EXPOSURE: C
D. SEISMIC DESIGN DATA:
SEISMIC IMPORTANCE FACTOR: I = 1.0
RISK CATEGORY: II
MAPPED SPECTRAL RESPONSE ACCELERATION: Sa = 2.291 S0 = 0.893
SITE CLASS: D (DEFAULT)
SPECTRAL RESPONSE COEFFICIENTS: Sds = 1.001 Sd1 = 1.833
SEISMIC DESIGN CATEGORY: E
BASIC SEISMIC FORCE RESISTING SYSTEM(S): WOOD STRUCTURAL PANEL SHEARWALLS
RESPONSE MODIFICATION FACTOR(S): R = 6.5
SEISMIC RESPONSE COEFFICIENT(S): Cs = 0.282 (STRENGTH)
DESIGN BASE SHEAR: 0.197W (ASD)
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE
- 4. SELECT FILL AND SITE PREPARATION
A. STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOP SOIL.
B. SCARIFY THE TOP 6" OF THE STRIPPED SURFACE; BRING TO THE CORRECT MOISTURE CONTENT, THEN RECOMPACT TO AT LEAST 95% UNDER FOOTINGS AND 90% ELSEWHERE.
C. FILL MATERIAL TO BE PLACED IN 6" LAYERS AND COMPACTED.
D. FILL MATERIAL SHALL BE FREE OF PLASTIC CLAYS, VEGETATION, AND OTHER DELETERIOUS MATERIAL; IT SHALL BE OF SUCH QUALITY THAT IT WILL COMPACT THOROUGHLY WHEN WATERED AND ROLLED.
E. STEP CONTINUOUS FOOTINGS PER TYPICAL DETAILS. DO NOT SLOPE FOOTINGS.
- 5. FOUNDATIONS
A. THE FOUNDATION DESIGN IS BASED UPON CHAPTER 18 OF THE CALIFORNIA BUILDING CODE.
5. VERTICAL BEARING: 1500 PSF
B. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE.
C. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO OWNER.

- 6. CONCRETE
A. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.
B. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT.
C. CONCRETE SHALL BE HARDROCK CONCRETE, USING PORTLAND CEMENT TYPE I OR II LOW ALKALINE AND SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
D. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER.
E. CONDUITS OR PIPES (O.D.) WITHIN SLAB SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE SPACED AT LEAST FOUR-DIAMETER APART.
F. VERIFY ALL CONCRETE WORK DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE POURING CONCRETE.
- 7. REINFORCING STEEL
A. ALL REINFORCING STEEL BARS SHALL CONFORM WITH THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET STEEL FOR CONCRETE REINFORCEMENT.
B. WIRE MESH SHALL CONFORM WITH ASTM A185-64.
C. SUITABLE DEVICES OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENT IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS.
D. LAP SPlice ALL BARS TO CLASS B SPlice AND 2'-0" MINIMUM UNLESS OTHERWISE NOTED.
E. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
1. 3" WHERE CONCRETE IS DEPOSITED AGAINST EARTH EXCEPT SLAB-ON-GRADE
2. 2" WHERE CONCRETE IS EXPOSED TO EARTH BUT FORMED
3. 1 1/2" FOR BEAMS, COLUMNS AND EXTERIOR SURFACES
4. 3/4" FOR INTERIOR SLABS, JOISTS AND WALLS
F. ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS TO CREATE APPROXIMATELY 20-FOOT SQUARES, UNLESS OTHERWISE NOTED ON THE PLANS.
- 8. FRAMING LUMBER (UNLESS OTHERWISE NOTED)
A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLB GRADING RULES NO. 16 WITH MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION.
B. ALL 4x POSTS AND BEAMS SHALL BE DOUGLAS FIR, #2 OR BETTER.
C. ALL FLOORS, ROOFS, AND CEILING JOISTS OR RAFTERS SHALL BE DOUGLAS FIR, #2 OR BETTER.
D. ALL STUDS, PLATES, ETC. SHALL BE DOUGLAS FIR, #2 OR BETTER.
E. ALL FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED DOUGLAS FIR UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.
F. ALL TIMBER PLACED AGAINST BRICK, MASONRY, OR CONCRETE CONSTRUCTION SHALL BE PRESSURE-TREATED.
G. ALL EXTERIOR DECKING SHALL BE REDWOOD SELECT, PRESSURE-TREATED, OR MANUFACTURED DECKING; REFER TO THE ARCHITECTURAL DRAWINGS.
- 9. ROUGH CARPENTRY
A. ALL CONSTRUCTION SHALL COMPLY WITH STANDARDS OF QUALITY REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, SECTION 2303.
B. CONVENTIONAL CONSTRUCTION PROVISIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, SECTION 2308.
C. FOR SCHEDULE OF MINIMUM NAILING SEE TABLE 2304.9.1, CALIFORNIA BUILDING CODE.
D. SILLS ON CONCRETE SHALL BE 3X PRESSURE-TREATED DOUGLAS FIR.
E. PLACE SAWN LUMBER MEMBERS WITH THE CROWN UP.
F. RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.
G. ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED LUMBER, OR PERMANENTLY EXPOSED TO WEATHER SHALL BE OF HOT-DIPPED, ZINC-COATED, GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH THE CBC SECTION 2304.9.5
H. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE.
I. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING.
J. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG TIE, INC. STANDARD FASTENERS OR APPROVED EQUAL.
K. PROVIDE 3"x3"x0.229" PLATE WASHERS FOR ALL BOLTS IN BEARING CONTACT WITH SILL PLATES.
L. BOLT HOLES SHALL BE BORED NO MORE THAN 1/32 OF AN INCH LARGER THAN THE DIAMETER OF THE BOLT.
M. DOUBLE TOP PLATES ON ALL EXTERIOR, INTERIOR BEARING, AND INTERIOR SHEAR WALLS SHALL LAP 4'-0" MINIMUM, WITH 12-16D NAILS AT SPlice U.O.N.

- 10. WOOD STRUCTURAL PANELS
A. ALL WOOD STRUCTURAL PANELS SHALL BE MARKED WITH THE APPROPRIATE TRADEMARK OF APA AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS1, VOLUNTARY PRODUCT STANDARD PS 2 OR APA PRP-108 PERFORMANCE STANDARDS.
B. WOOD STRUCTURAL PANEL SHEETS SHALL HAVE THICKNESS AS SPECIFIED HEREIN OR AS NOTED ON DRAWINGS.
C. WOOD STRUCTURAL PANEL SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS.
D. WOOD STRUCTURAL PANEL SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL.
E. UNLESS OTHERWISE NOTED ON THE DRAWINGS, TYPICAL ROOF SHEATHING SHALL BE 1/2" THICK WITH SPAN RATING 40/20.
F. UNLESS OTHERWISE NOTED ON THE DRAWINGS, TYPICAL FLOOR SHEATHING SHALL BE UNBLOCKED 3/4" STURD-FLOOR WITH SPAN RATING 40/24.
G. UNLESS OTHERWISE SPECIFIED IN A SHEARWALL SCHEDULE OR STRUCT 1 ON THE DRAWINGS, ALL EXTERIOR SHEATHING SHALL BE 1/2" APA RATED CDX WITH SPAN RATING 24/0 EXPOSURE 1, NAILED WITH 10D @ 8" O.C. PANEL EDGES AND @ 12" O.C. FIELD.
H. UNLESS OTHERWISE SPECIFIED IN A SHEARWALL SCHEDULE OR STRUCT 1 ON THE DRAWINGS, ALL EXTERIOR SHEATHING SHALL BE 1/2" APA RATED CDX WITH SPAN RATING 24/0 EXPOSURE 1, NAILED WITH 10D @ 8" O.C. PANEL EDGES AND @ 12" O.C. FIELD.
I. UNLESS OTHERWISE SPECIFIED IN A SHEARWALL SCHEDULE OR STRUCT 1 ON THE DRAWINGS, ALL EXTERIOR SHEATHING SHALL BE 1/2" APA RATED CDX WITH SPAN RATING 24/0 EXPOSURE 1, NAILED WITH 10D @ 8" O.C. PANEL EDGES AND @ 12" O.C. FIELD.
J. UNLESS OTHERWISE SPECIFIED IN A SHEARWALL SCHEDULE OR STRUCT 1 ON THE DRAWINGS, ALL EXTERIOR SHEATHING SHALL BE 1/2" APA RATED CDX WITH SPAN RATING 24/0 EXPOSURE 1, NAILED WITH 10D @ 8" O.C. PANEL EDGES AND @ 12" O.C. FIELD.
- 11. ENGINEERED LUMBER
A. ALL MICROLAM (LVL) PARALLAM (PSL), AND TIMBER STRAND (LSL) SHALL HAVE THE FOLLOWING ALLOWABLE DESIGN STRESSES:
LVL PSL LSL
Fb = 2600 PSI Fb = 2900 PSI Fb = 1700 PSI
Fc = 750 PSI Fc = 750 PSI Fc = 680 PSI
Fv = 285 PSI Fv = 290 PSI Fv = 400 PSI
E = 2,000,000 PSI E = 2,200,000 PSI E = 1,550,000 PSI
B. ALL PSL AND LSL BEAMS SHALL BE SOLID, DIMENSIONS AS SHOWN.
C. MOISTURE CONTENT OF LUMBER SHALL NOT BE LESS THAN 7% OR GREATER THAN 12%.
D. ALL GLUING SHALL BE DONE IN THE SHOP BY QUALIFIED PERSONNEL AND CONFORM WITH ALL REQUIREMENTS SET OUT IN CS 253-63 (SEE A ABOVE).
E. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW.
F. USE EXTERIOR GLUE UNLESS OTHERWISE SPECIFIED.
G. USE ARCHITECTURAL APPEARANCE GRADE, WHERE EXPOSED.
- 12. GLULAM BEAMS
A. ALL BEAMS SHALL BE FABRICATED IN ACCORDANCE WITH AITC, STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBERS' (AITC 203), AND U.S. COMMERCIAL STANDARD CS 253 FOR STRUCTURAL GLUED LAMINATED TIMBER.
B. USE 2 INCH NOMINAL LUMBER GRADE COMBINATION V-4 OR V-8, 24F. SLOPE IN GRAIN IN TOP AND BOTTOM 10% OF LAMINATION SHALL NOT EXCEED 1:14.
C. MOISTURE CONTENT OF LUMBER SHALL NOT BE LESS THAN 7% OR GREATER THAN 12%.
D. ALL GLUING SHALL BE DONE IN THE SHOP BY QUALIFIED PERSONNEL AND CONFORM WITH ALL REQUIREMENTS SET OUT IN CS 253-63 (SEE A ABOVE).
E. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW.
F. USE EXTERIOR GLUE UNLESS OTHERWISE SPECIFIED.
G. USE ARCHITECTURAL APPEARANCE GRADE, WHERE EXPOSED.
- 13. MANUFACTURED TRUSSES AND TRUSS JOISTS
A. MANUFACTURED TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH CABO REPORT NO. NER-200.
B. THE JOISTS SHALL BE CUSTOM DESIGNED TO FIT THE DIMENSIONS WITH THE FOLLOWING DESIGN CRITERIA:
C. PROVIDE COMPLETE CALCULATIONS PREPARED, STAMPED, AND SIGNED BY A LICENSED ENGINEER.
D. PROVIDE SHOP DRAWINGS SHOWING LAYOUT AND ALL NECESSARY DETAILS OF DIFFERENT BEARING AND SHEAR TRANSFER CONDITIONS, FOR THE ENGINEER'S REVIEW AND APPROVAL.
E. THE TRUSS JOISTS AND ENGINEERED LUMBER SHALL BE AS MANUFACTURED BY TRUSS JOIST MACMILLAN OR AN APPROVED EQUIVALENT.



ABBREVIATIONS table listing various abbreviations and their full names. Includes terms like INV, JOINT, 1,000 POUNDS, KIPS PER SQUARE INCH, POUNDS, LONG, LIVE LOAD, LONG LEG HORIZONTAL, LONG LEG VERTICAL, LINE, TIMBERSTRAND LUMBER, LIGHT, MICROLAM LUMBER, LIGHT WEIGHT CONCRETE, MATERIAL, MAXIMUM, MACHINE BOLT, MECHANICAL, MANUFACTURER, MINIMUM, MISCELLANEOUS, METAL, NUMBER, NEW, NOT IN CONTRACT, NUMBER, NOMINAL, NEAR SIDE, NON-SHRINK GROUT, NOT TO SCALE, ON CENTER, OUTSIDE DIAMETER, OPPOSITE HAND, OPENING, OPPOSITE, POWER DRIVEN FASTENERS, PLATE, PROPERTY LINE, PLYWOOD, POUNDS PER SQUARE FOOT, PARALLAM LUMBER, POUNDS PER SQUARE INCH, POINT, QUANTITY, RADIUS, CONCRETE REINFORCEMENT, REINFORCING, REQUIRED, ROOF JOIST, SCHEDULE, SEE ARCHITECTURAL DRAWINGS, SEE CIVIL DRAWING, SECTION, SEE ELECTRICAL DRAWINGS, SHEET, SAW CUT JOINT, SIMILAR, SEE MECHANICAL DRAWINGS, SHEET METAL SCREWS, SPACING, SQUARE, STAGGER, STANDARD, STIFFENER, STIRRUP, STEEL, STRUCTURAL, SHEARWALL SCHEDULE, TOP AND BOTTOM, THICK, THICKNESS, THREAD, THREADED, TOP OF CONCRETE, TOP OF FOOTING, TOP OF STEEL, TOP OF WALL, STRUCTURAL TUBE (HSS SIM), TYPICAL, UNLESS OTHERWISE NOTED, VAPOR BARRIER, VERIFY IN FIELD, WITH, WEDGE ANCHORS, WOOD, WIDE FLANGE, WITHOUT, WORK POINT, WEIGHT, OR WT SECTION PREFIX, WELDED WIRE FABRIC, WIDE, SIDE FLANGE PREFIX.

Simplengi logo and contact information. Owner: Turner Bohlen & Liz Casey. Project Address: 5932 Park Ave, Richmond, CA 94805.

BOHLEN-CASEY RESIDENCE

Table with 3 columns: Rev, Issue, Date. Rows include PERMIT (12/09/2024), PLAN CHECK (02/10/2025), and FIELD REVISION (10/28/2025).



Table with 2 columns: Field, Value. Rows include Project # (24009), Project Lead (David Yadegar), email (david@simplengi.com), Project Designer (Jon Mendez), email (jon@simplengi.com), Issue Date (10/29/2025), and Drawing Scale (None).

DRAWING INDEX, STRUCTURAL NOTES, SYMBOLS LEGEND, AND ABBREVIATIONS

S0

Rev.	Issue	Date
PERMIT		12/09/2024
1	PLAN CHECK	02/10/2025
2	FIELD REVISION	10/29/2025



Project #: 24009
Project Lead: David Yadegar
email: david@simplengi.com
Project Designer: Jon Mendez
email: jon@simplengi.com
Issue Date: 10/29/2025
Drawing Scale: N.T.S.

TYPICAL DETAILS

S1.0

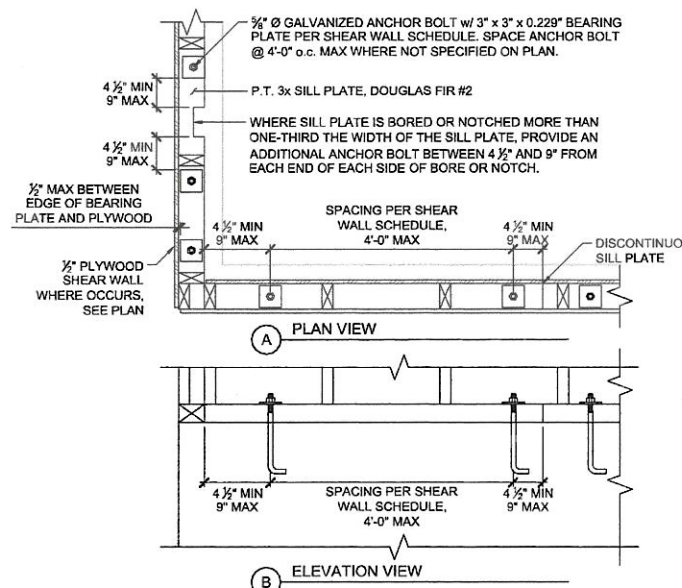
- 1. SHEAR WALL NOTES:**
- ALL EXTERIOR WALL TO BE 2" 2x10 CDX STRUCTURAL PANEL SHEAR WALL, TYPE 1 U.O.N.
 - PROVIDE 3x STUD, PLATE, AND BLKG AT ADJOINING PANEL EDGES FOR SHEAR WALLS TYPE 2 THROUGH 7. PROVIDE 2x SOLE PLATE AT FLOOR. PANELS APPLIED TO BOTH SIDES OF THE WALL SHALL BE OFFSET SO PANEL EDGES FALL ON DIFFERENT FRAMING MEMBER.
 - PROVIDE 1/8" HORIZONTAL GAP BETWEEN ADJOINING PANEL EDGES.
 - SDS SCREW SHALL BE 4 1/2" LONG AT 2x PLATE AND 6" LONG AT 3x PLATE. SCREWS SHALL HAVE 7/8" MIN EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART AND ROWS SHALL BE STAGGERED. BLOCKING/RIM JOIST BELOW TYPE 1 THROUGH 5 SHALL BE 2x OR 1 1/2" LSL MIN. BLOCKING/RIM BELOW TYPE 6 AND 7 SHALL BE 3x OR 2 1/2" LSL MIN.
 - SHEAR WALLS FALLING OVER EXISTING FOUNDATION SHALL USE ALL-THREAD RODS MATCHING THE SPECIFIED A.B. DIAMETER U.O.N. SEE EPOXY BOLT SECTION OF THE GENERAL NOTES.
 - STAGGER DOUBLE TOP PLATE NAILING TO ENGAGE EACH TOP PLATE, TYP.
 - ALL NAILS SPECIFIED SHALL BE COMMON NAILS. NAIL GUN USING CLIPPED HEAD OR SINKER NAILS ARE NOT ACCEPTABLE.
 - FOUNDATION ANCHOR BOLTS IN ALL SHEAR WALLS SHALL HAVE 3" x 3" x 0.229" BEARING PLATES UNDER EACH NUT. NUTS SHALL BE TIGHTENED JUST PRIOR TO CLOSING WALL FRAMING.
 - ANCHOR BOLT HOLES DRILLED IN SILL PLATE SHALL NOT BE LARGER THAN 1/8" + DIAMETER OF THE BOLT.
 - SILL PLATES IN CONTACT WITH CONCRETE SHALL BE 3x PRESSURE-TREATED DOUGLAS FIR #2. USE GALVANIZED ANCHOR BOLT AND NAILS INTO ALL PRESSURE-TREATED WOOD. A 2x PLATE MAY BE USED PROVIDED THE PLATE IS ANCHORED BY 2 TIMES THE NUMBER OF BOLTS LISTED IN THE TABLE ABOVE.
 - MINIMUM ANCHOR BOLT EMBEDMENT INTO CONCRETE SHALL BE 7". EPOXIED ALL-THREAD RODS SHALL BE EMBEDDED A MINIMUM OF 6" U.O.N.
 - ALL WOOD SHEATHING PANEL EDGES SHALL BE BLOCKED WITH MINIMUM 2x BLOCKING U.O.N.
 - PROVIDE 1/2" MINIMUM EDGE DISTANCE FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
 - STUCCO AND/OR EXTERIOR VENEER OVER A WOOD SHEATHING SHEAR WALL SHALL BE WATERPROOFED WITH 2 LAYERS OF FELT PAPER MINIMUM.
 - THE SHEAR WALL LENGTH NOTED ON THE FLOOR PLANS INDICATE THE MINIMUM REQUIRED LENGTH REQUIRED BY ENGINEERING DESIGN. THE ACTUAL WALL LENGTH MAY EXCEED THIS LENGTH. NOTIFY ENGINEER IF WALL LENGTH IS SHORTER THAN NOTED.
 - NAILS ARE TO BE DRIVEN FLUSH TO THE SHEATHING. IF MORE THAN 20% OF NAILS ARE 1/2" OVERDRIVEN OR IF ANY NAIL IS 3/4" OVERDRIVEN, ADD 1 NEW NAIL FOR EVERY 2 OVERDRIVEN NAILS. IF SPLITTING CONDITION OCCURS, USE STAPLES. IF ADDING NAILS WILL DECREASE SPACING TO 3" OR LESS, ADD ANOTHER STUD TO RECEIVE PLYWOOD END NAILING FOR EACH PLYWOOD EDGE AND CONNECT TO STUD w/ 10d @ 6" o.c.
 - WALL TYPES 3 THROUGH 7 REQUIRE PERIODIC SPECIAL INSPECTION OF SHEATHING AND FASTENER INSTALLATION.

SHEAR WALL SCHEDULE									
MARK	SHEATHING	FRAMING AT PLYWOOD EDGE	EDGE NAILING (EN) w/ 10d	FIELD NAILING (FN) w/ 10d	3/4" Ø A.B. URFPP OR FRFP	SDS SCREW	'A34'	'A35' 1TP4' OR 'LTP5'	'A35' WITH 'PH612' SCREWS OR 'LS50' WITH 'PH612' SCREWS
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
1	1 1/2" PLYWOOD	ONE SIDE	2x	6" o.c.	12" o.c.	4'-0" o.c.	12" o.c.	10" o.c.	12" o.c.
2	1 1/2" PLYWOOD	ONE SIDE	3x	4" o.c.	12" o.c.	3'-2" o.c.	10" o.c.	7" o.c.	9" o.c.
3	1 1/2" PLYWOOD	ONE SIDE	3x	3" o.c.	12" o.c.	2'-9" o.c.	8" o.c.	5" o.c.	6" o.c.
4	1 1/2" PLYWOOD	ONE SIDE	3x	2" o.c.	12" o.c.	2'-0" o.c.	6" o.c.	4" o.c.	4" o.c.
5	1 1/2" PLYWOOD	TWO SIDE	3x	4" o.c.	12" o.c.	1'-7" o.c.	5" o.c.	3 1/2" o.c.	4" o.c.
6	1 1/2" PLYWOOD	TWO SIDE	3x	3" o.c.	12" o.c.	1'-4" o.c.	4" o.c.	2 1/2" o.c.	3" o.c.
7	1 1/2" PLYWOOD	TWO SIDE	3x	2" o.c.	12" o.c.	1'-0" o.c.	3" o.c.	2" o.c.	2 1/4" o.c.

- LEGEND:**
- STRUCTURAL PANEL SHEAR WALL. SEE FLOOR PLANS FOR LOCATION.
 - STRUCTURAL PANEL EDGE NAILING AT PERIMETER OF EACH PLYWOOD SHEET.
 - STRUCTURAL PANEL FIELD NAILING IS TYPICAL ON ALL STUDS, EXCEPT FOR PLYWOOD EDGES.
 - SILL PLATE ATTACHMENT
 - SOLE PLATE ATTACHMENT
 - SIMPSON FRAMING CLIP AT SHEAR WALLS. SEE SHEAR WALL SCHEDULE FOR TYPE AND SPACING. WHERE CLIPS ARE LESS THAN 5" o.c., STAGGER CLIPS ON BOTH SIDES OF WALL.
 - ROOF AND FLOOR STRUCTURAL PANELS TO BE NAILED WITH 10d @ 6" o.c. AT PANEL EDGES.

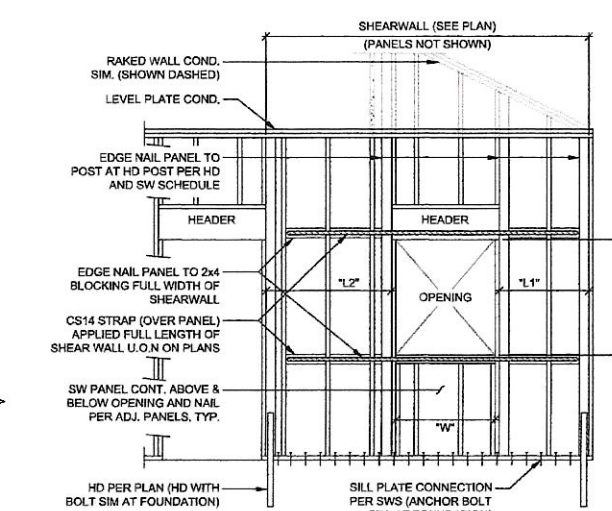
2 SHEAR WALL SCHEDULE (SWS)

NTS



4 TYPICAL ANCHOR BOLT LAYOUT

NTS



NOTES: THE DOUBLE HEXAGONAL SHEARWALL SYMBOL ON FRAMING PLANS INDICATES THAT THIS DETAIL SHOULD BE REFERENCED. SHEARWALL LENGTHS ON THE PLAN INDICATE THE SUMMATION OF THE QUALIFYING SHEAR PANELS AND OPENINGS. L1 + L2 + W. EACH PIER LENGTH 'L' HAS TO BE AT LEAST H/2 IN ORDER TO QUALIFY AS A SHEARWALL PANEL.

8 SHEARWALL w/ OPENING ELEVATION (FTAO)

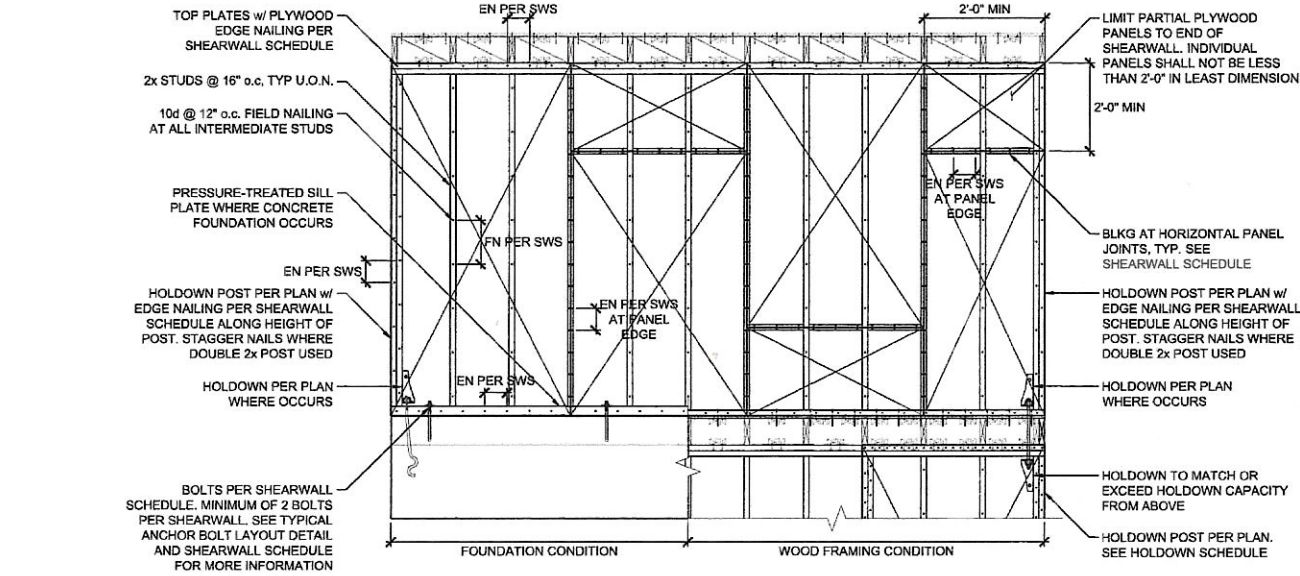
NTS

TYPICAL WOOD HEADER SCHEDULE		
OPENING	AT BEARING WALLS	AT NON-BEARING WALLS
≤ 4'-0"	T x 6	T x 6
4'-1" TO 6'-0"	T x 8	T x 6
6'-1" TO 8'-0"	T x 10	T x 8
8'-1" TO 10'-0"	T x 12	T x 8
10'-1" TO 12'-0"	T x 11 1/8 PSL	T x 8

- NOTES:**
- T = WALL STUD NOMINAL THICKNESS (EX: FOR 2x4 STUDS, T=4).
 - HEADERS SHALL BE DF#1, U.O.N.
 - FOR TYPICAL FRAMING DETAILS, SEE 3.

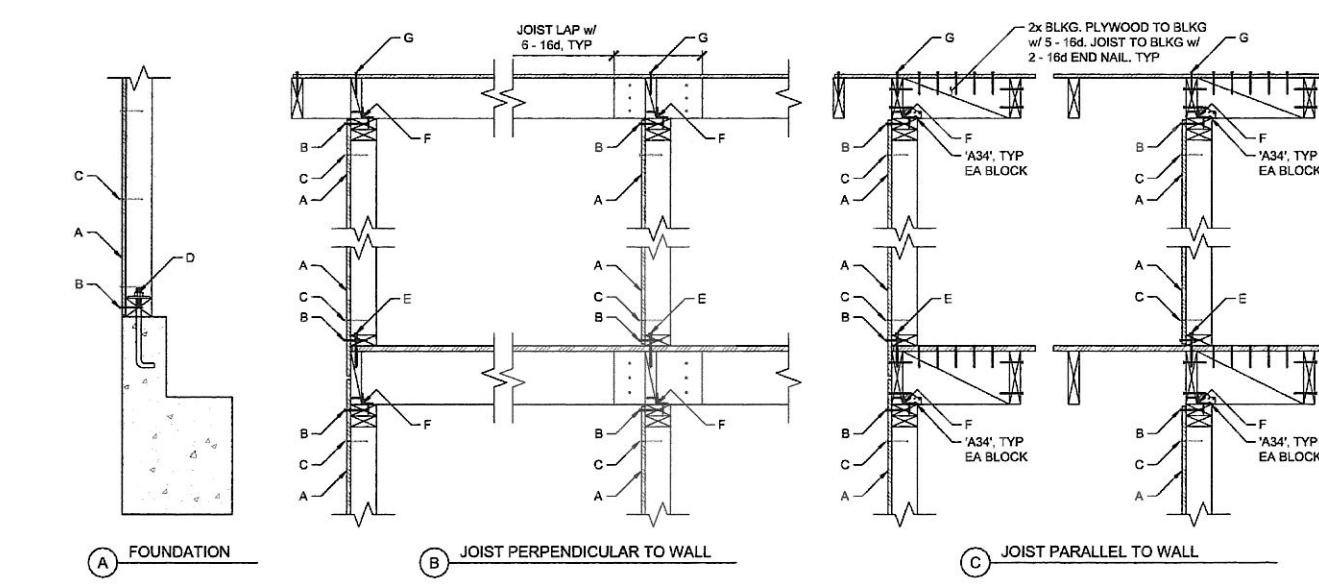
9 TYPICAL WOOD HEADER SCHEDULE

NTS



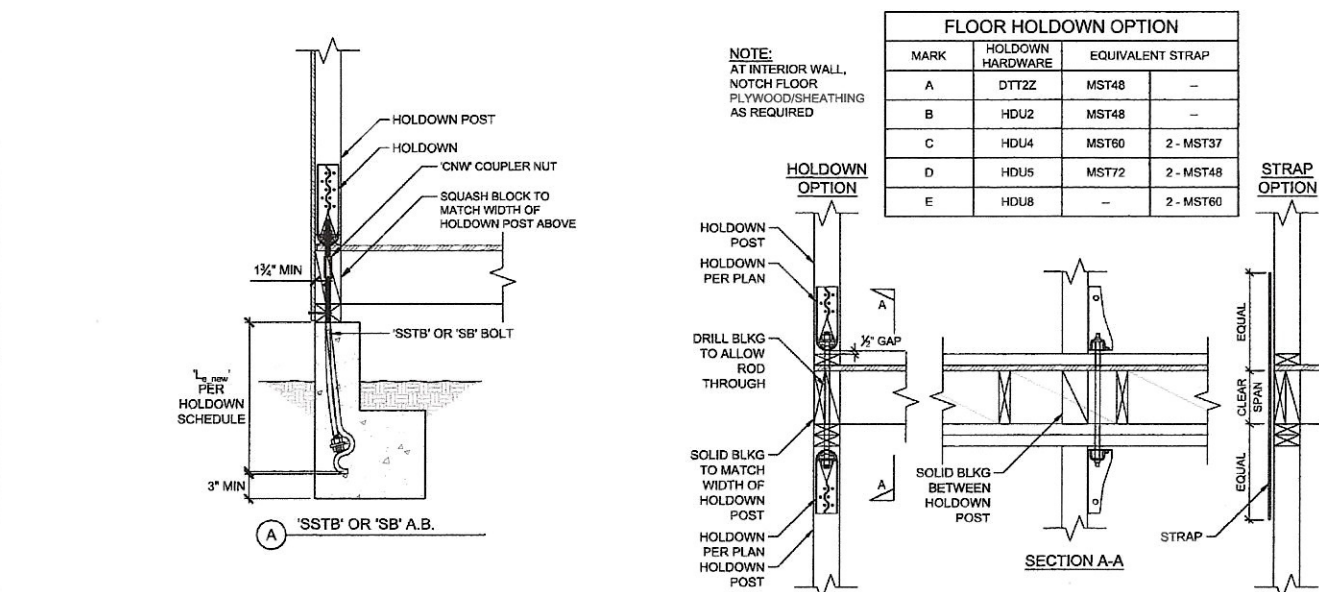
1 SHEARWALL PLYWOOD FRAMING

NTS



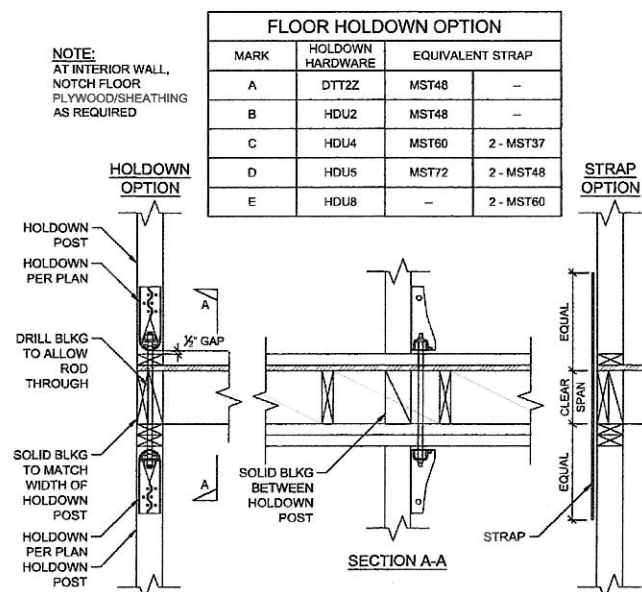
3 TYPICAL FRAMING DETAILS

NTS



6 HOLDOWN INTO (N) CONCRETE

NTS

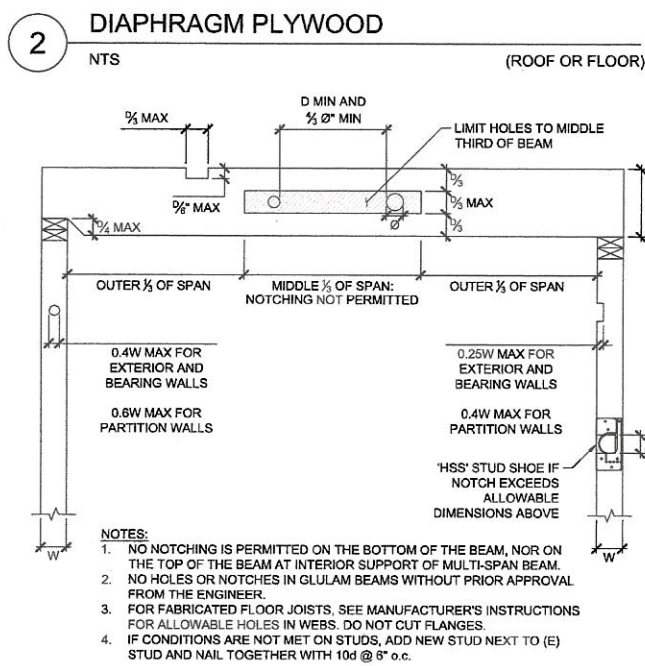
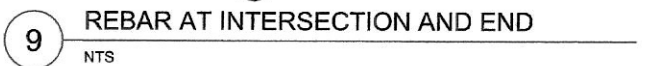
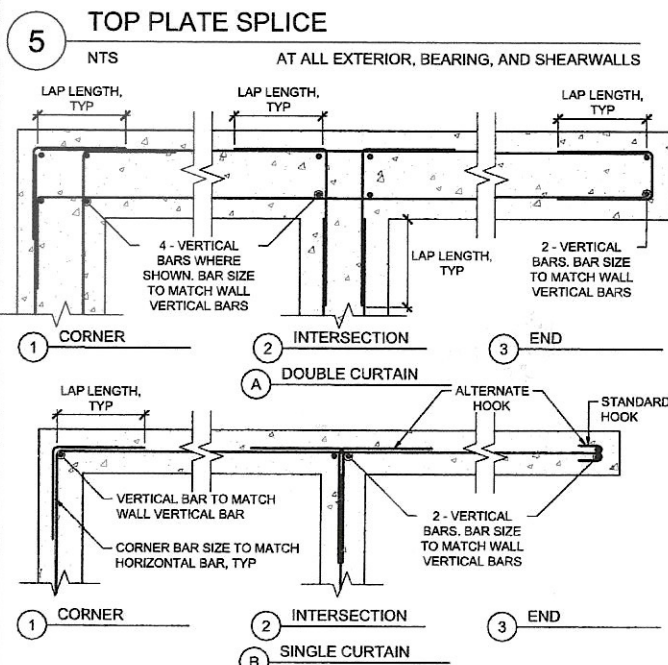
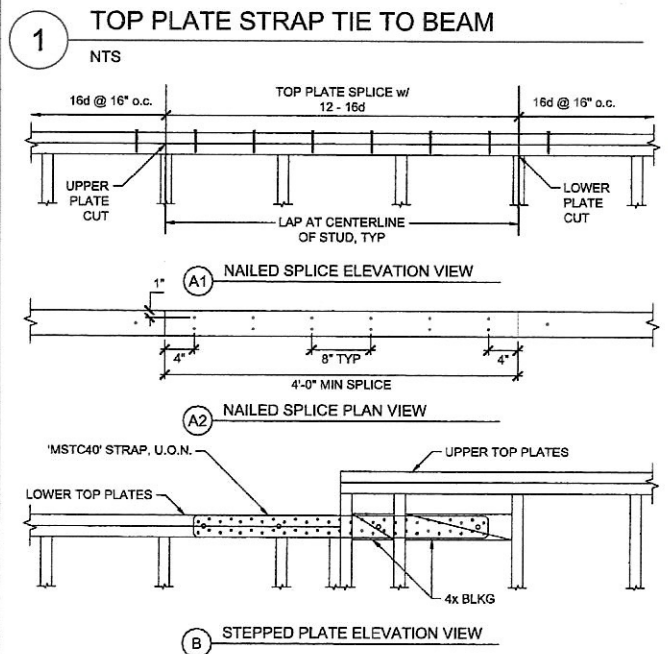
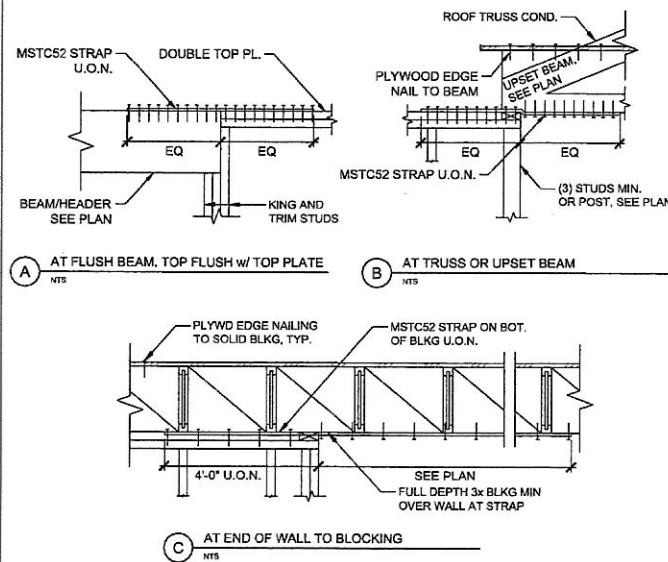


7 TYPICAL HOLDOWN BETWEEN FLOORS

NTS

FLOOR HOLDOWN OPTION		
MARK	HOLDOWN HARDWARE	EQUIVALENT STRAP
A	DTT2Z	MST48
B	HDU2	MST48
C	HDU4	MST60 2 - MST37
D	HDU5	MST72 2 - MST48
E	HDU8	- 2 - MST60

STRAP OPTION

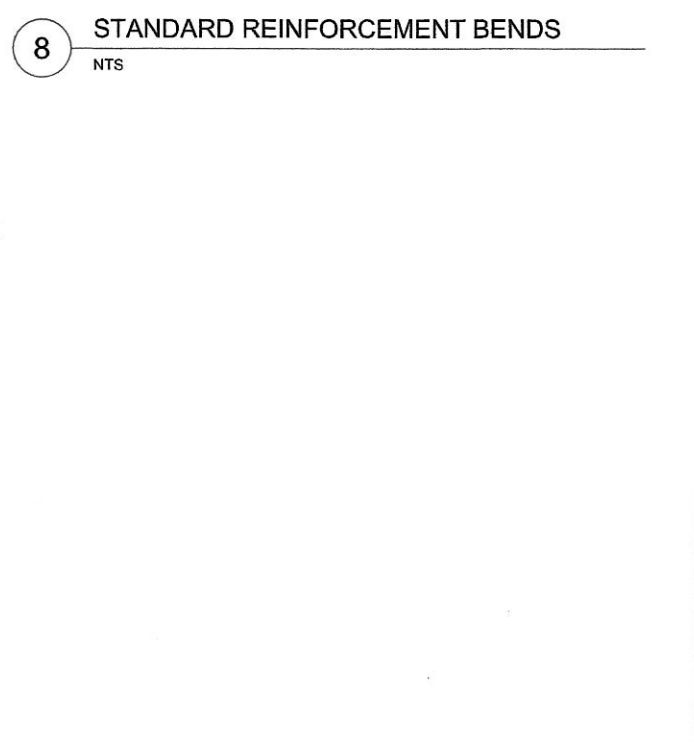
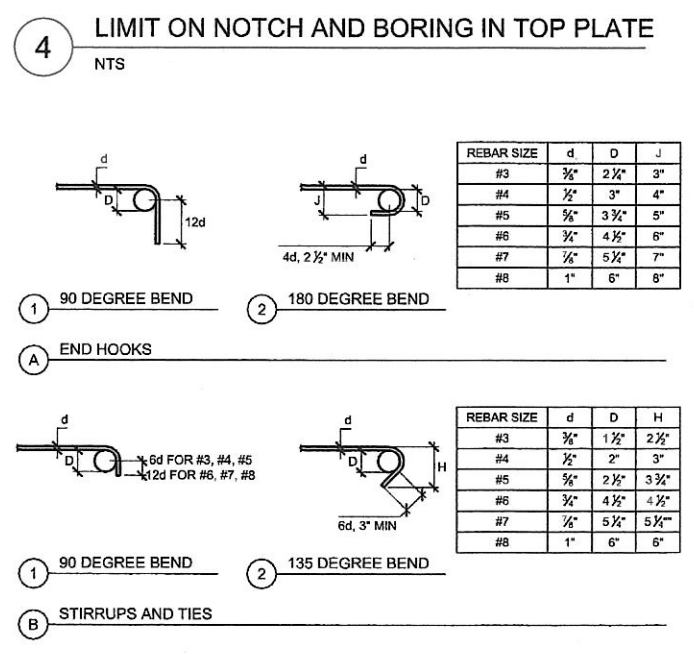
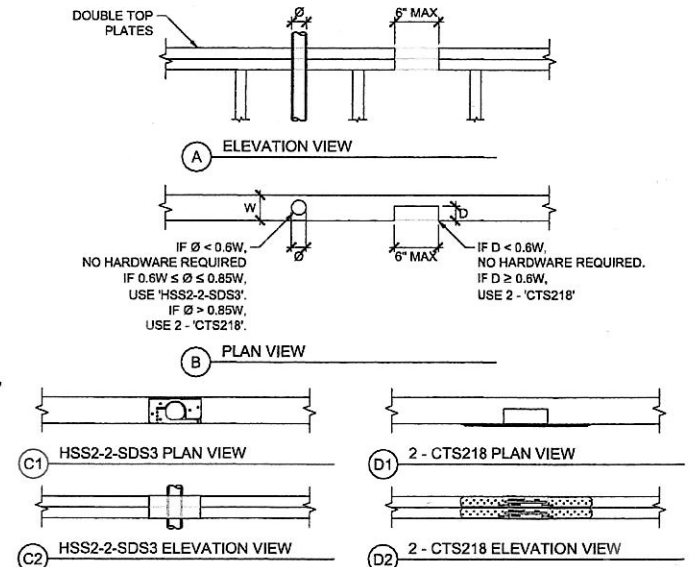
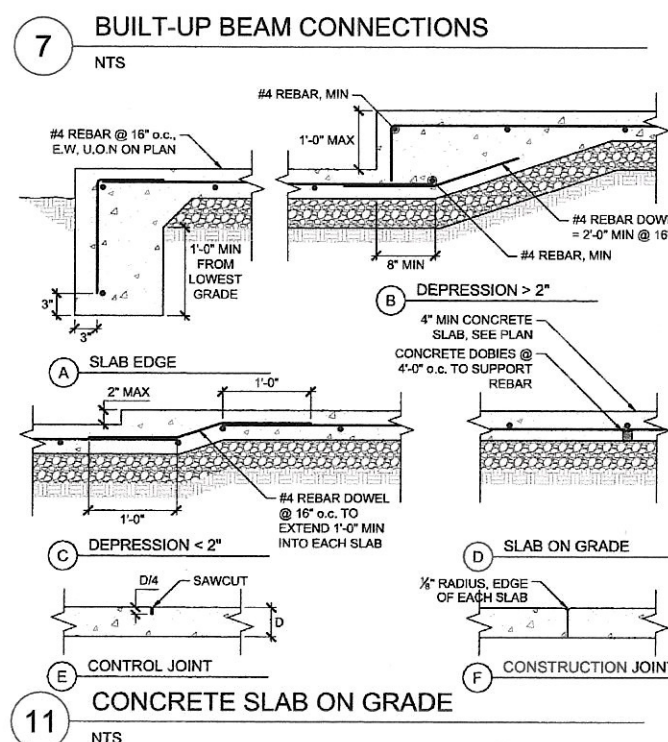
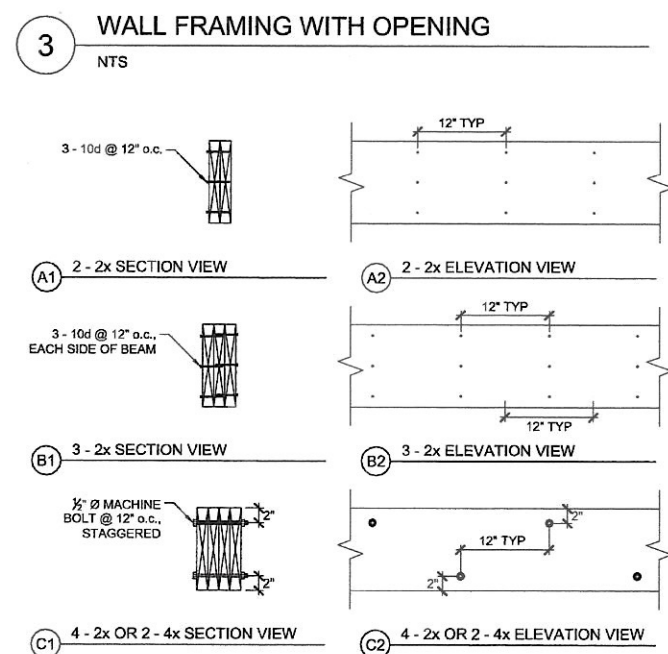
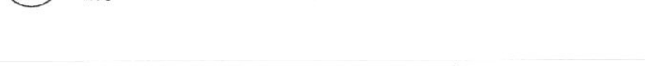


REINFORCEMENT BAR SPLICE SCHEDULE (IN)

BAR SIZE	BAR YIELD STRENGTH	2500 PSI		3000 PSI		4000 PSI	
		HORIZONTAL TOP BARS	ALL OTHER BARS	HORIZONTAL TOP BARS	ALL OTHER BARS	HORIZONTAL TOP BARS	ALL OTHER BARS
#3	40 KSI	21	18	19	18	18	18
#4	40 KSI	28	24	25	24	24	24
#5	60 KSI	51	39	47	36	41	31
#6	60 KSI	61	47	56	43	49	37
#7	60 KSI	89	69	81	63	71	54
#8	60 KSI	102	78	93	72	81	62

NOTES:

- LAP SPLICE LENGTH BASED ON NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT CONCRETE, INCREASE LAP SPLICE LENGTH BY 30%.
- TOP BARS ARE HORIZONTAL BARS (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE BELOW BAR.
- WHERE CLEAR COVER IS LESS THAN ONE BAR DIAMETER AND/OR CLEAR SPACING IS LESS THAN TWO DIAMETERS, INCREASE LAP SPLICE LENGTH BY 50%.



Rev.	Issue	Date
1	PERMIT	12/09/2024
2	PLAN CHECK	02/10/2025
3	FIELD REVISION	10/29/2025



Project #:	24009
Project Lead:	David Yandeg
email:	david@simplengi.com
Project Designer:	Jon Mendez
email:	jon@simplengi.com
Issue Date:	10/29/2025
Drawing Scale:	N.T.S.

TYPICAL DETAILS

S1.1

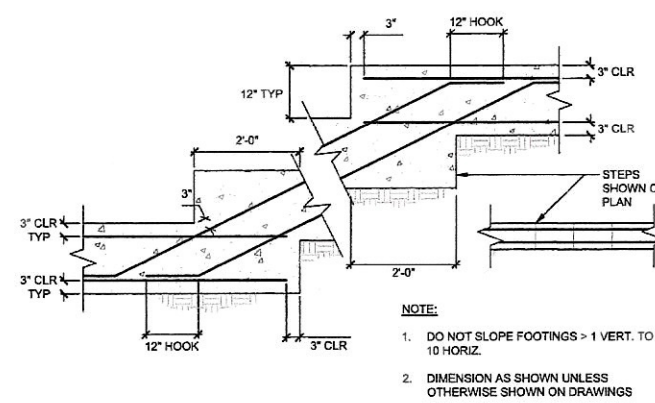
Rev.	Issue	Date
	PERMIT	12/09/2024
1	PLAN CHECK	02/10/2025
2	FIELD REVISION	10/29/2025



Project #: 24009
Project Lead: David Yadegar
email: david@simplengi.com
Project Designer: Jon Mendez
email: jon@simplengi.com
Issue Date: 10/29/2025
Drawing Scale: N.T.S.

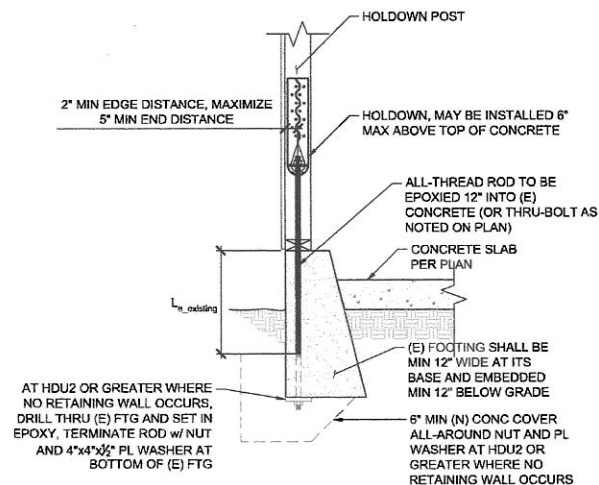
TYPICAL DETAILS

S1.2

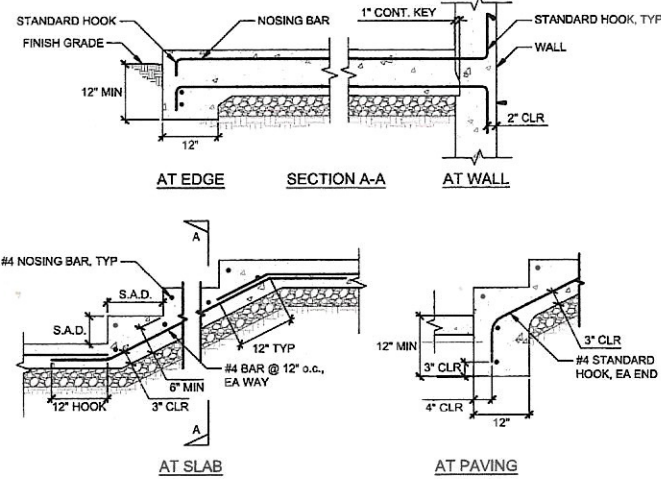


1 TYPICAL STEPS IN FOOTING
NTS

NOTE:
NOTIFY ENGINEER IF EMBEDMENT LENGTH AND CLEARANCE CANNOT BE ACHIEVED DUE TO DEPTH OF EXISTING FOUNDATION.

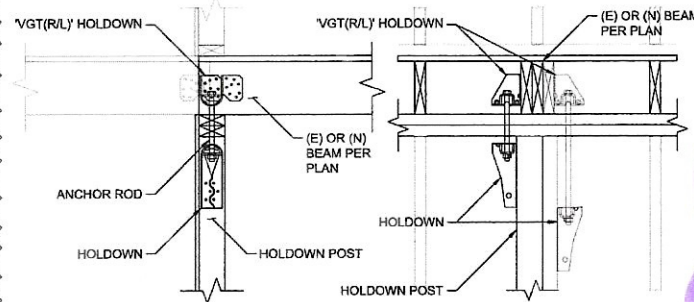


5 HOLDOWN AT EXISTING FOOTING
1" = 1'-0"

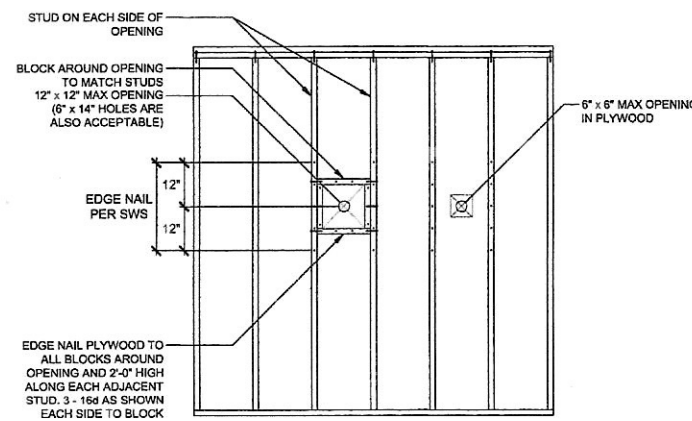


2 CONCRETE STAIRS
NTS

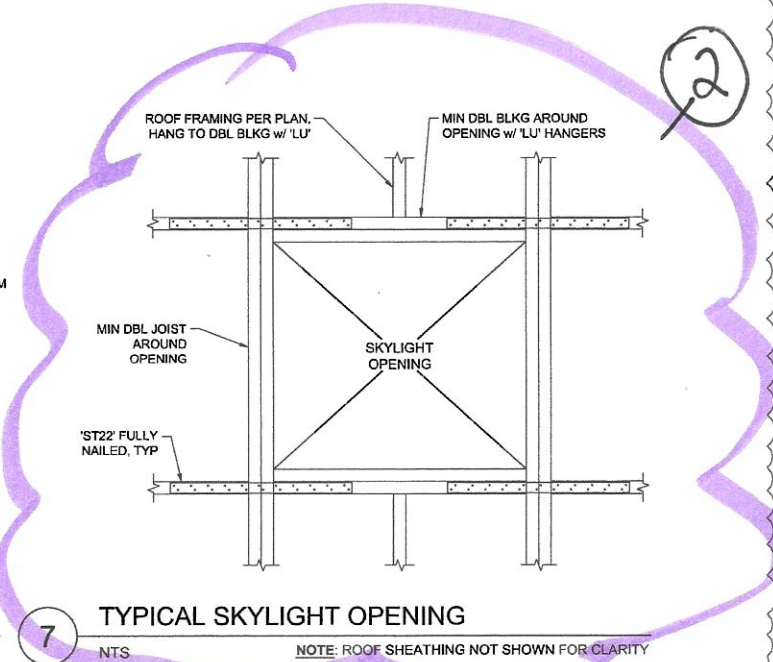
BEAM TIEDOWN SCHEDULE						
MARK	VG/	HOLDOWN	ANCHOR	MINIMUM BEAM WIDTH	MINIMUM POST SIZE	CAPACITY (LBS)
A	VG/RL	HDU2	3/8" Ø	3"	4x4	2225
B	2 - VG/RL	2 - HDU2	2 - 3/8" Ø	3"	4x4	5545
C	VG/	HDU2	3/8" Ø	3"	4x4	3075
D	VG/	HDU4	3/8" Ø	3"	4x4	4565
E	2 - VG/	2 - HDU2	2 - 3/8" Ø	3"	4x4	6150
F	2 - VG/	2 - HDU4	2 - 3/8" Ø	4 1/2"	4x6	8890



6 BEAM TO HOLDOWN POST
NTS



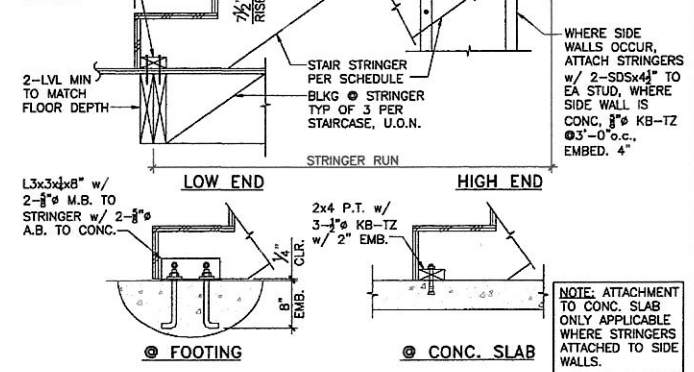
3 MINOR OPENINGS IN SHEARWALL
NTS



7 TYPICAL SKYLIGHT OPENING
NTS
NOTE: ROOF SHEATHING NOT SHOWN FOR CLARITY

STRINGER SIZE	MINIMUM THROAT "d"	MAX TREAD WIDTH
1 1/2 x 11 1/8 LVL	5 1/2"	10'-0"
1 1/2 x 14 LVL	7 1/8"	12'-0"

NOTES:
DO NOT OVERCUT STAIR STRINGER



4 TYPICAL INTERIOR STAIRS
NTS

Rev.	Issue	Date
	PERMIT	12/09/2024
1	PLAN CHECK	02/10/2025
2	FIELD REVISION	10/29/2025



Project #:	24009
Project Lead:	David Yadegar
email:	david@simplengi.com
Project Designer:	Jon Mendez
email:	jon@simplengi.com
Issue Date:	10/29/2025
Drawing Scale:	1/2"=1'-0"

LOWER FLOOR FRAMING
AND FOUNDATION PLAN

S2.0

FOUNDATION NOTES

- ALL SILL PLATES TO BE ANCHOR BOLTED AT 48" o.c. MAX. SEE 2/S1.0
- FOR HOLDOWN INSTALLATION AT (N) FOOTING SEE 6/S1.0.
- ALL (N) EXTERIOR WALLS SHALL BE, AT MINIMUM, 2x4 STUDS @ 16" o.c., S.A.D.
- ALL (N) EXTERIOR WALLS SHALL BE BUILT PER TYPE 1 SHEAR WALL U.O.N.
- FOR SHEAR WALL TYPES 2-7, PROVIDE 3x STUDS, PLATES AND BLOCKING AT ADJOINING PANEL EDGES PER SWS, SEE 2/S1.0.
- FOR GENERAL NOTES SEE SHEET S0.
- FOR TYPICAL DETAILS SEE SHEETS S1.0 - S1.2.
- FOR CUSTOM DETAILS SEE SHEETS S3.0 - S3.1.
- IF (E) CONDITIONS DO NOT MATCH THOSE SHOWN ON PLANS OR DETAILS, CONTACT ENGINEER BEFORE PROCEEDING.
- WATERPROOFING, DRAINAGE, AND VENTILATION BY OTHERS.
- DENOTES POST AND HOLDOWN PER HOLDOWN SCHEDULE
- DENOTES SHEAR WALL PER SHEAR WALL SCHEDULE
- (N) FOUNDATION STEM WALLS SHALL NOT BE DISRUPTED BY VERTICAL PIPES THROUGH STEM WALL. NOTIFY ENGINEER IF THIS CONDITION IS REQUIRED.
- CONTRACTOR TO V.I.F. 2'-0" MIN WIDE FTG AT POST LOCATION. IF FTG WIDTH IS LESS THAN THAT, PROVIDE ADDITIONAL CONCRETE TO GET 2'-0" MIN.

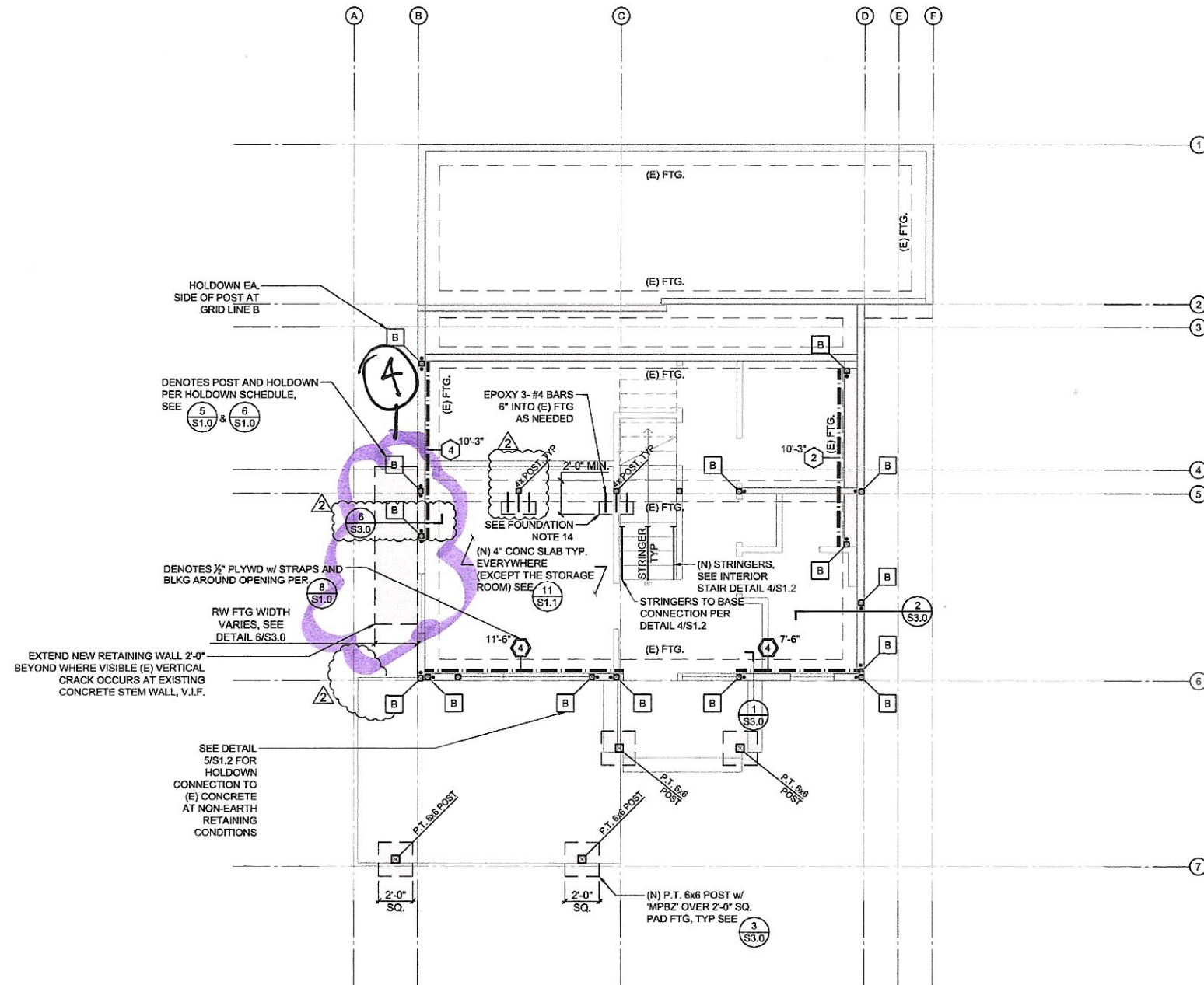
SHEAR WALL SCHEDULE (SEE 2/S1.0 FOR ADDITIONAL INFO)									
MARK	SHEATHING	FRAMING AT PLYWOOD EDGE	EDGE NAILING (EN) w/ 10d	FIELD NAILING (FN) w/ 10d	1/2" Ø A.B. FRFP OR FRFP	SDS SCREW	'A34'	'A35' LTP4' OR LTP5'	'A35' WITH 'PH612' SCREWS OR 'LS50' WITH 'PH612' SCREWS
1	1/2" PLYWOOD	ONE SIDE	2x	8" o.c.	12" o.c.	4'-0" o.c.	12" o.c.	10" o.c.	16" o.c.
2	1/2" PLYWOOD	ONE SIDE	3x	4" o.c.	12" o.c.	3'-2" o.c.	10" o.c.	7" o.c.	12" o.c.
3	1/2" PLYWOOD	ONE SIDE	3x	3" o.c.	12" o.c.	2'-9" o.c.	8" o.c.	5" o.c.	8" o.c.
4	1/2" PLYWOOD	ONE SIDE	3x	2" o.c.	12" o.c.	2'-0" o.c.	6" o.c.	4" o.c.	4" o.c.

HOLDOWN SCHEDULE (SEE 5/S1.0 FOR ADDITIONAL INFO)						
MARK	HOLDOWN HARDWARE	(N) CONCRETE		(E) CONCRETE		UPLIFT CAPACITY
		ANCHOR BOLT	EMBED (d _e)	ALL THREAD	EMBED (l _{e, existing})	
A	DTT2Z	-	-	-	12"	2145 LBS
B	HDU2	SSTB24	20 1/2"	1/2" Ø	12"	3075 LBS
C	HDU4	S8 1/2"x24	18"	1/2" Ø	12"	4565 LBS
D	HDU5	S8 1/2"x24	18"	1/2" Ø	12 1/2"	5845 LBS

SPECIAL INSPECTIONS

For questions during construction, or to schedule a special inspection item by the Engineer of Record, contact the project team listed in the titleblock.

1	INSTALLATION OF EPOXIED HOLDOWNS SHALL BE INSPECTED BY ENGINEER OR SPECIAL INSPECTOR
2	ENGINEER OF RECORD TO INSPECT REINFORCING STEEL & ANCHOR BOLT PLACEMENT PRIOR TO POUR
3	ENGINEER OF RECORD TO INSPECT PLYWOOD NAILING PRIOR TO COVERING WALLS



1 LOWER FLOOR FRAMING & FDN PLAN
1/4" = 1'-0"



BOHLEN-CASEY RESIDENCE

Rev.	Issue	Date
	PERMIT	12/09/2024
1	PLAN CHECK	02/10/2025
2	FIELD REVISION	10/29/2025



Project #:	24009
Project Lead:	David Yadegar
email:	david@simplengl.com
Project Designer:	Jon Mendez
email:	jon@simplengl.com
Issue Date:	10/29/2025
Drawing Scale:	1/4"=1'-0"

UPPER FLOOR FRAMING PLAN

S2.1

1. HANGERS FOR 2x JOISTS TO BE TYPE U, LU, OR JB U.O.N. HANGERS. FOR 4x OR 6x BEAMS TO BE HU U.O.N.
2. NEW HEADERS TO BE 4x6 U.O.N.
3. ALL (N) EXTERIOR WALLS SHALL BE, AT MINIMUM, 2x4 STUDS @ 16" o.c., S.A.D.
4. ALL (N) EXTERIOR WALLS SHALL BE BUILT PER TYPE 1 SHEAR WALL U.O.N.
5. FOR SHEAR WALL TYPES 2-7, PROVIDE 3x STUDS, PLATES AND BLOCKING AT ADJOINING PANEL EDGES PER SWS, SEE 2/S1.0.
6. FOR GENERAL NOTES SEE SHEET S0.
7. FOR TYPICAL DETAILS SEE SHEETS S1.0 - S1.2.
8. FOR CUSTOM DETAILS SEE SHEET S3.0 - S3.1.
9. IF (E) CONDITIONS DO NOT MATCH THOSE SHOWN ON PLANS OR DETAILS, CONTACT ENGINEER BEFORE PROCEEDING.
10. WATERPROOFING, DRAINAGE, AND VENTILATION BY OTHERS.

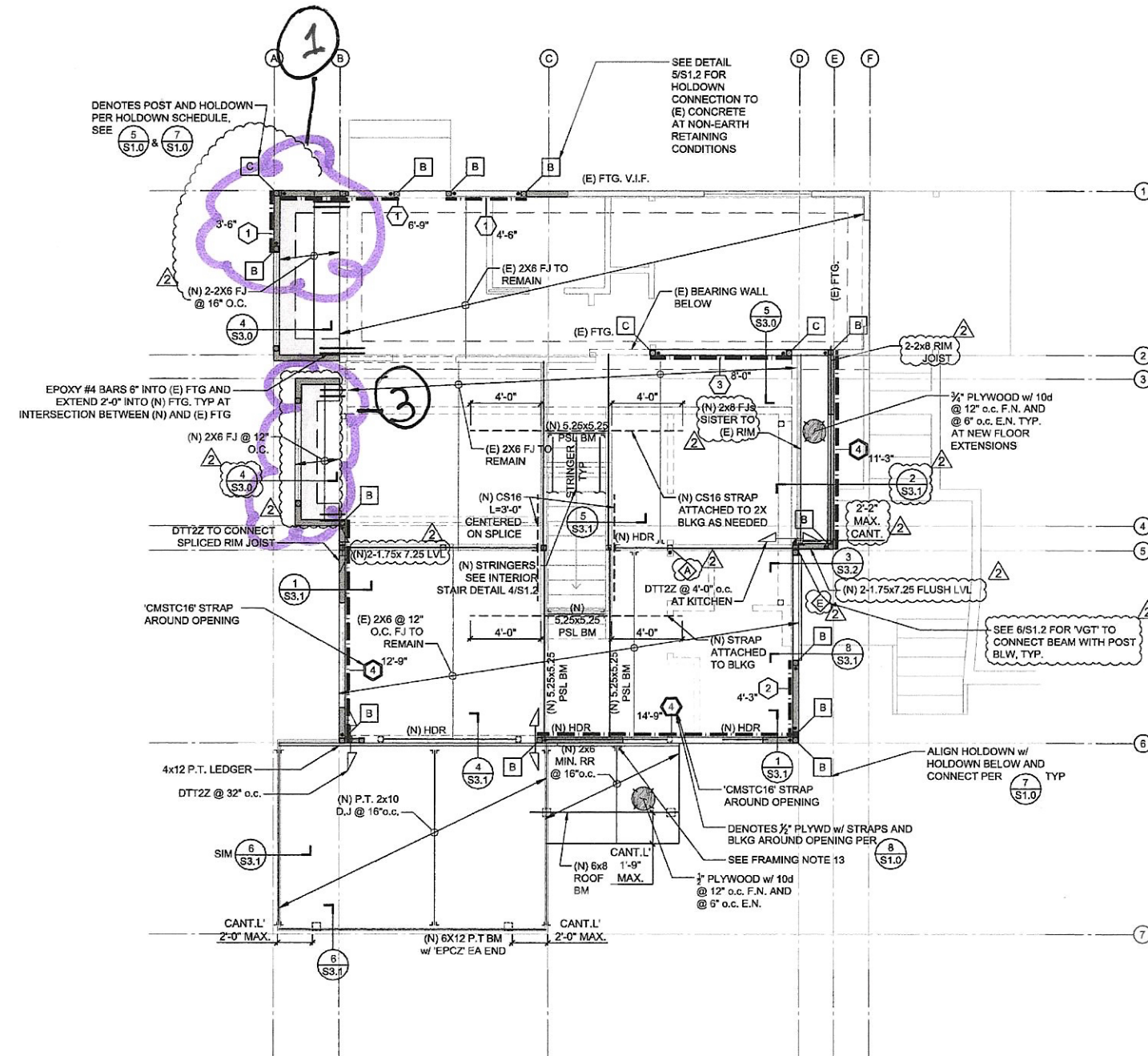
11. DENOTES POST AND HOLDOWN PER HOLDOWN SCHEDULE
12. DENOTES SHEAR WALL PER SHEAR WALL SCHEDULE
13. ROOF FRAMING AT ENTRANCE HUNG TO P.T. 2x LEDGER w/ "LU" HANGERS, P.T. 2x LEDGER w/ 5/8" Ø THRU-BOLT TO RIM JOIST AND 1/2" x 4 1/2" LAG SCREW TO TOP PLATES @ 16" o.c.

SHEAR WALL SCHEDULE (SEE 2/S1.0 FOR ADDITIONAL INFO)									
MARK	SHEATHING	FRAMING AT PLYWOOD EDGE	EDGE NAILING (EN) w/ 10d	FIELD NAILING (FN) w/ 10d	3/4" S.A.S. "URFP OR "FRFP"	SDS SCREW	"A3"	"A3S" "LTPA" OR "LTPS"	"A3S" WITH "PH812" SCREWS OR L55 WITH "PH812" SCREWS
	(A)		(B)	(C)	(D)	(E)	(F)	(F)	(F)
①	3/4" PLYWOOD	ONE SIDE	2x	6" o.c.	4"-0" o.c.	12" o.c.	10" o.c.	16" o.c.	12" o.c.
②	3/4" PLYWOOD	ONE SIDE	3x	4" o.c.	12" o.c.	3"-2" o.c.	10" o.c.	7" o.c.	9" o.c.
③	3/4" PLYWOOD	ONE SIDE	3x	3" o.c.	12" o.c.	2"-9" o.c.	8" o.c.	5" o.c.	6" o.c.
④	3/4" PLYWOOD	ONE SIDE	3x	2" o.c.	12" o.c.	2"-0" o.c.	6" o.c.	4" o.c.	4" o.c.

HOLDOWN SCHEDULE (SEE 5/S1.0 FOR ADDITIONAL INFO)									
MARK	HOLDOWN HARDWARE	(N) CONCRETE		(E) CONCRETE		MIN POST SIZE		UPLIFT CAPACITY	
		ANCHOR BOLT	EMBED ($l_{dev, new}$)	FOOTING (F)	ALL THREAD	EMBED ($l_{dev, existing}$)	4x OPTION		3x OPTION
A	DT12Z	-	-	-	1/2" Ø	12"	2 - 2x4	2 - 2x6	2145 LBS
B	HU02	SSTB24	20 5/8"	-	1/2" Ø	12"	2 - 2x4	2 - 2x6	3075 LBS
C	HU04	SBWx24	18"	-	5/8" 12	12"	2 - 2x4	2 - 2x6	4565 LBS
D	HU05	SBWx24	18"	-	5/8" 12 1/2"	12"	2 - 2x4	2 - 2x6	5645 LBS

For questions during construction, or to schedule a special inspection item by the Engineer of Record, contact the project team listed in the titleblock.

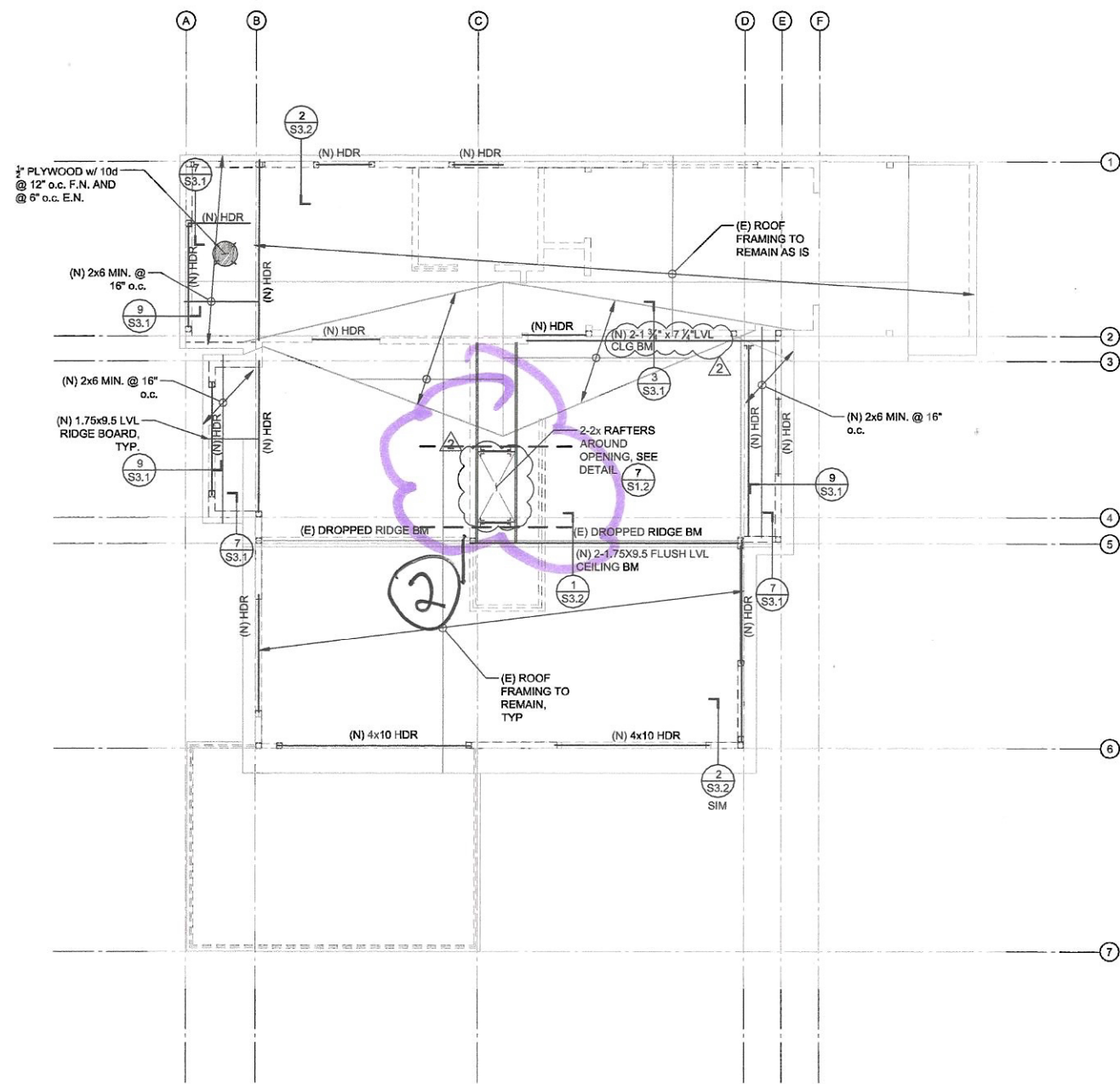
1	INSTALLATION OF EPOXIED HOLDDOWNS SHALL BE INSPECTED BY ENGINEER OR SPECIAL INSPECTOR
2	ENGINEER OF RECORD TO INSPECT REINFORCING STEEL & ANCHOR BOLT PLACEMENT PRIOR TO POUR
3	ENGINEER OF RECORD TO INSPECT PLYWOOD NAILING PRIOR TO COVERING WALLS



1 UPPER FLOOR FRAMING PLAN

$$1/4" = 1'-0"$$

- FRAMING NOTES
1. HANGERS FOR 2x JOISTS TO BE TYPE U, LU, OR JB U.O.N. HANGERS FOR 4x OR 6x BEAMS TO BE HU U.O.N.
 2. NEW HEADERS TO BE 4x6 U.O.N.
 3. ALL (N) EXTERIOR WALLS SHALL BE, AT MINIMUM, 2x4 STUDS @ 16" o.c., S.A.D.
 4. ALL (N) EXTERIOR WALLS SHALL BE BUILT PER TYPE 1 SHEAR WALL U.O.N.
 5. FOR SHEAR WALL TYPES 2-7, PROVIDE 3x STUDS, PLATES AND BLOCKING AT ADJOINING PANEL EDGES PER SWS, SEE 2/S1.0.
 6. FOR GENERAL NOTES SEE SHEET S0.
 7. FOR TYPICAL DETAILS SEE SHEETS S1.0 - S1.2.
 8. FOR CUSTOM DETAILS SEE SHEET S3.0 - S3.1.
 9. IF (E) CONDITIONS DO NOT MATCH THOSE SHOWN ON PLANS OR DETAILS, CONTACT ENGINEER BEFORE PROCEEDING.
 10. WATERPROOFING, DRAINAGE, AND VENTILATION BY OTHERS.



1 ROOF FRAMING PLAN
1/4" = 1'-0"

BOHLEN-CASEY RESIDENCE

Rev.	Issue	Date
	PERMIT	12/09/2024
1	PLAN CHECK	02/10/2025
2	FIELD REVISION	10/29/2025



Project #: 24009
Project Lead: David Yadegar
email: david@simplengi.com
Project Designer: Jon Mendez
email: jon@simplengi.com
Issue Date: 10/29/2025
Drawing Scale: 1/4"=1'-0"

ROOF FRAMING PLAN

S2.2

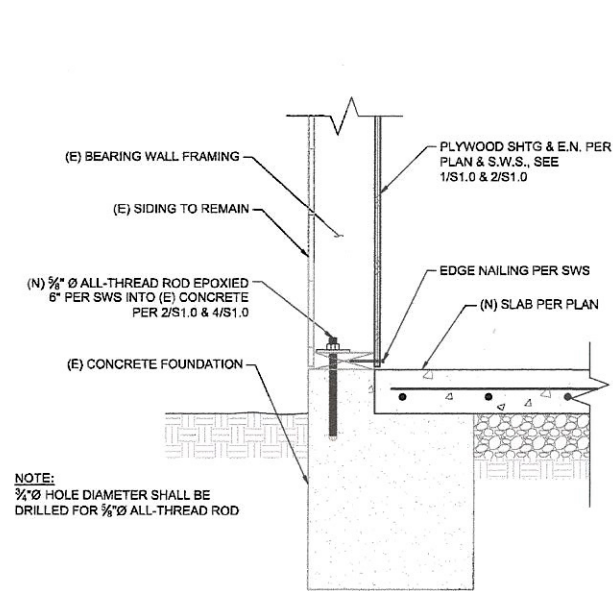
Rev.	Issue	Date
	PERMIT	12/09/2024
1	PLAN CHECK	02/10/2025
2	FIELD REVISION	10/29/2025



Project #: 24009
Project Lead: David Yadegar
email: david@simplengi.com
Project Designer: Jon Mendez
email: jon@simplengi.com
Issue Date: 10/29/2025
Drawing Scale: 1/2"=1'-0"

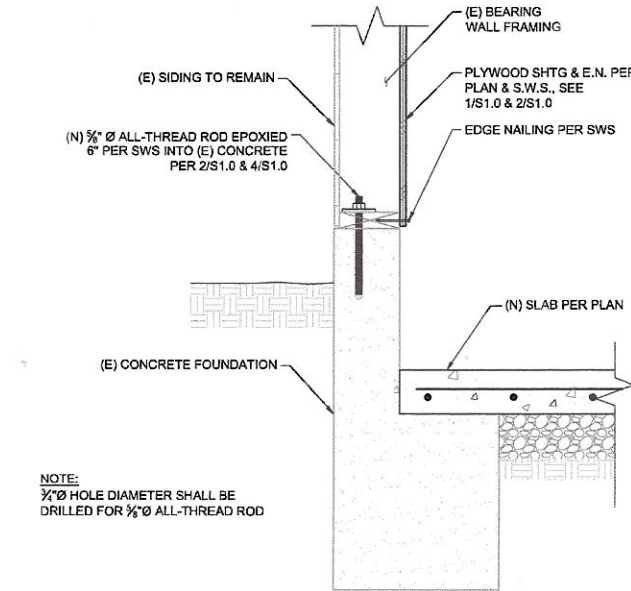
CUSTOM DETAILS

S3.0



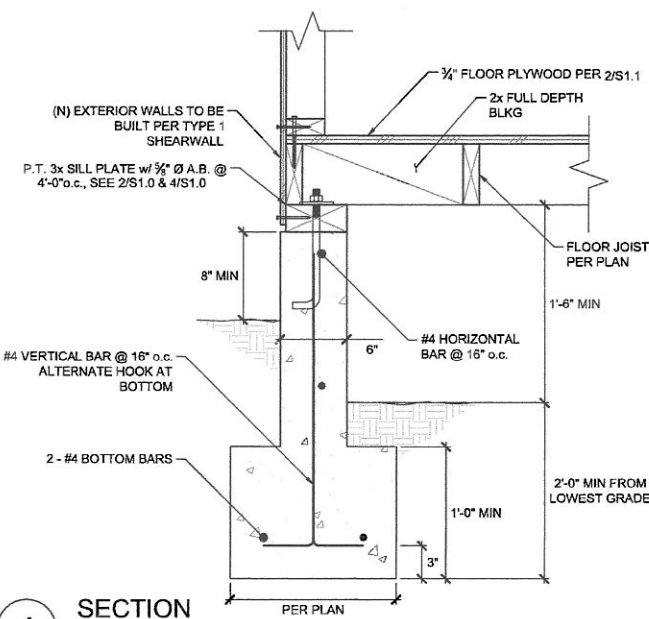
SECTION 1

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



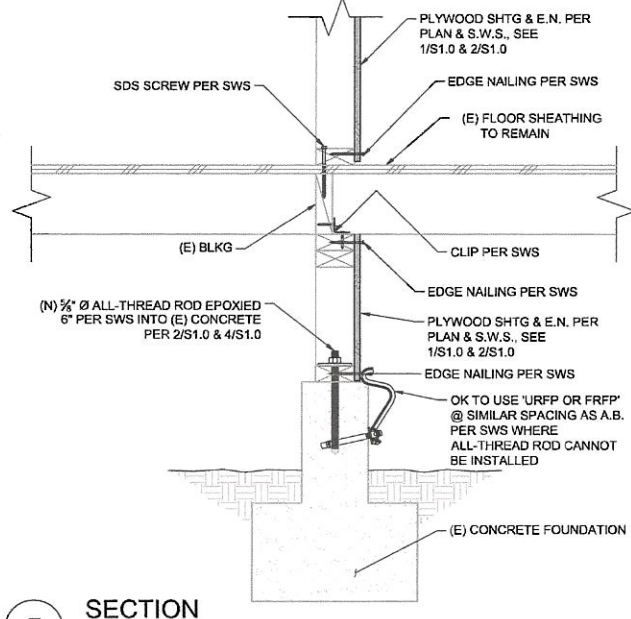
SECTION 2

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



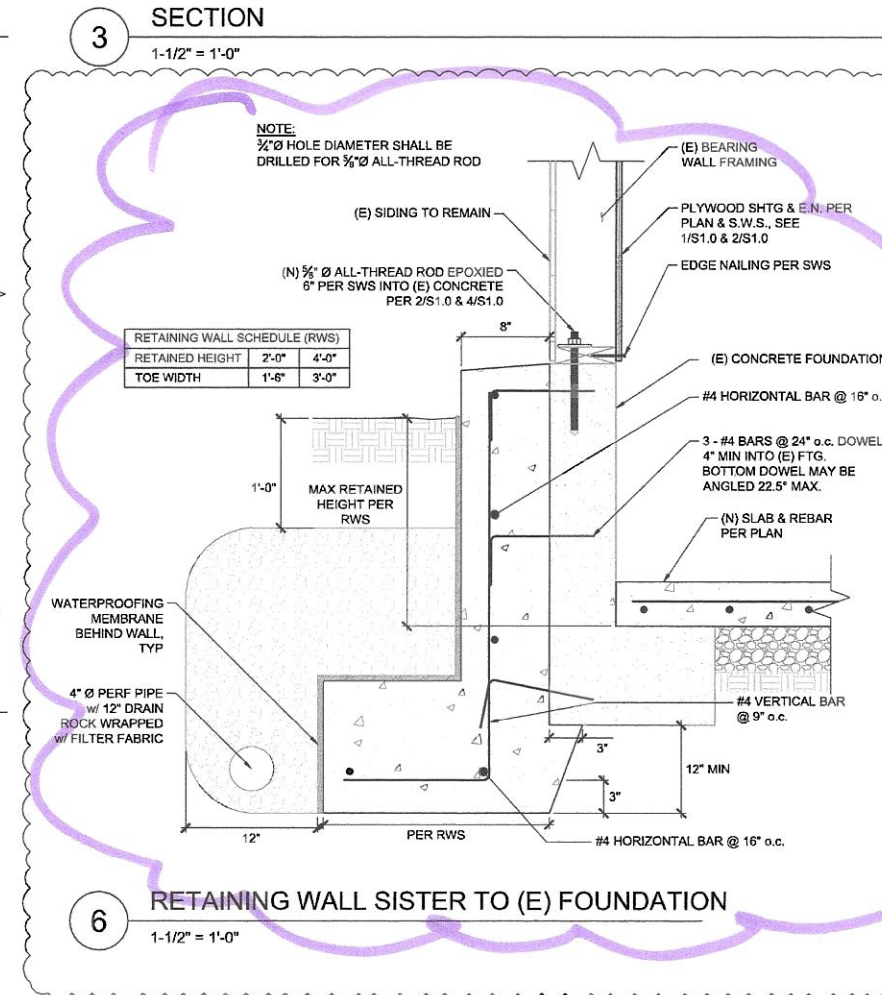
SECTION 4

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



SECTION 5

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

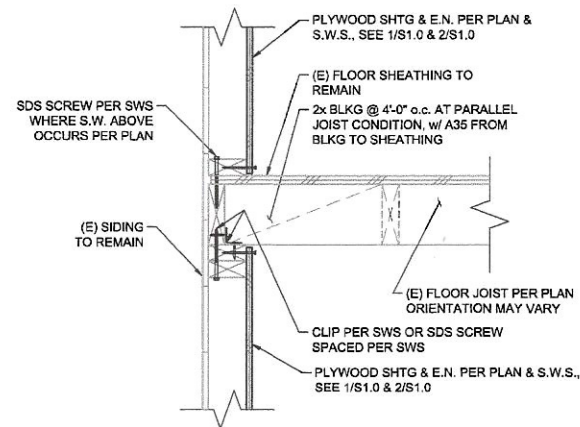


SECTION 6

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

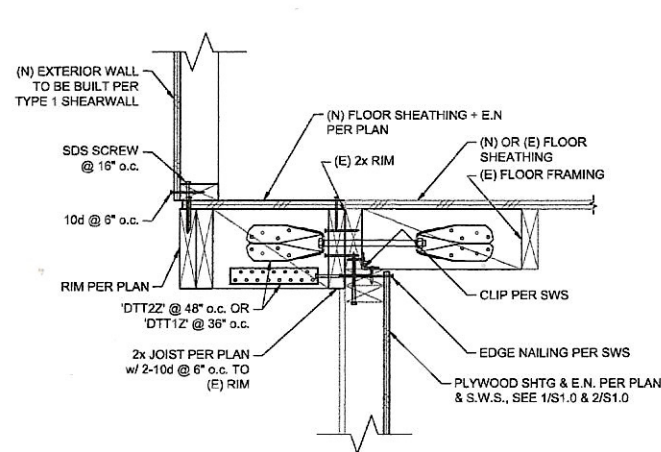
RETAINING WALL SISTER TO (E) FOUNDATION

4



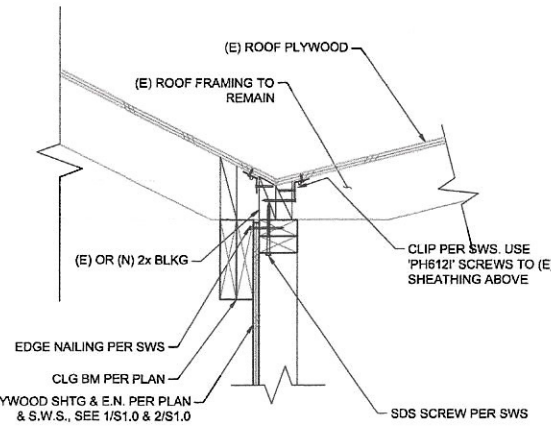
1 SECTION

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



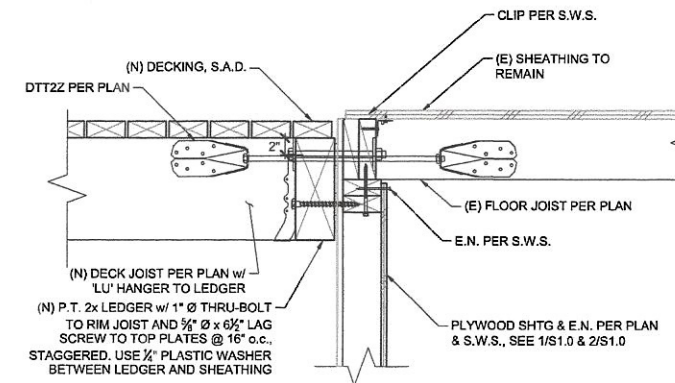
2 SECTION

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



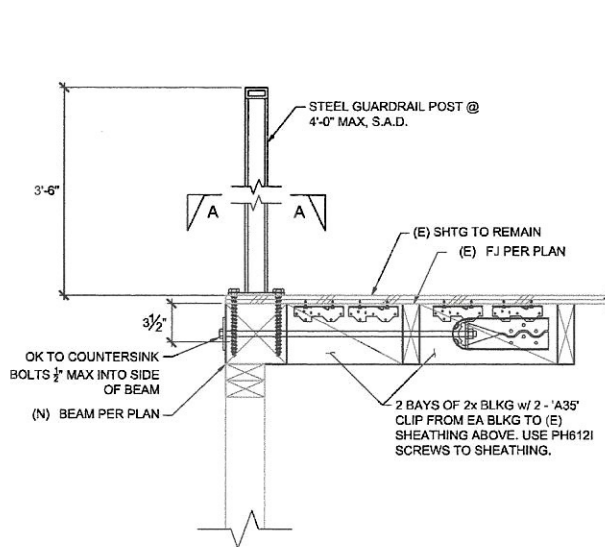
3 SECTION

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



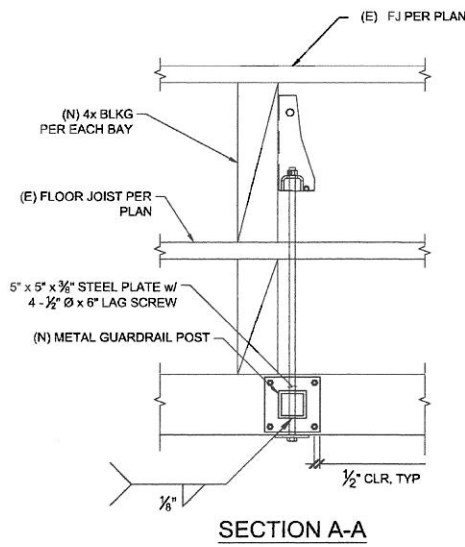
4 SECTION

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

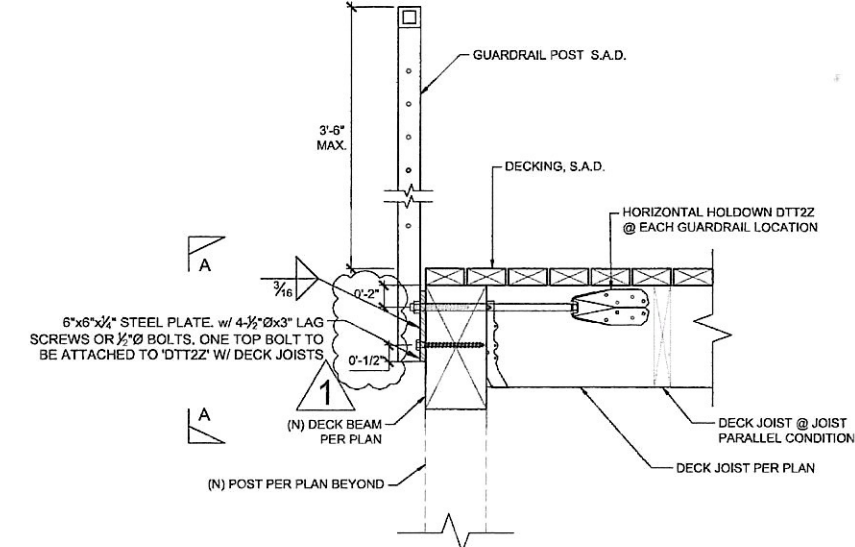


5 SECTION

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

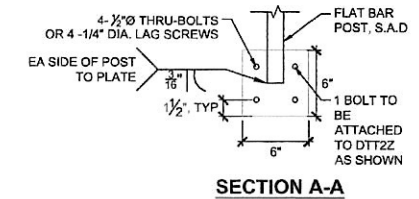


SECTION A-A

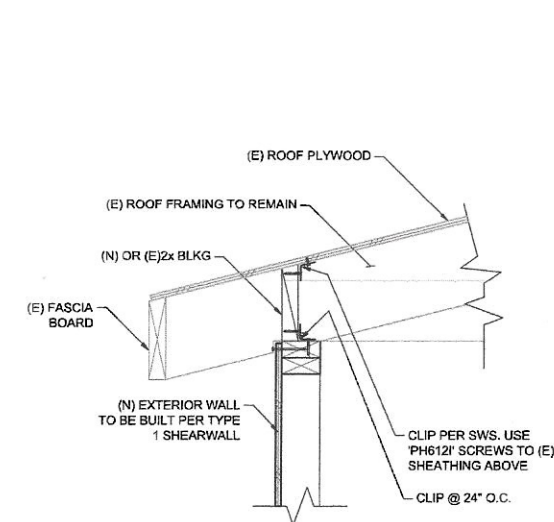


6 SECTION

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

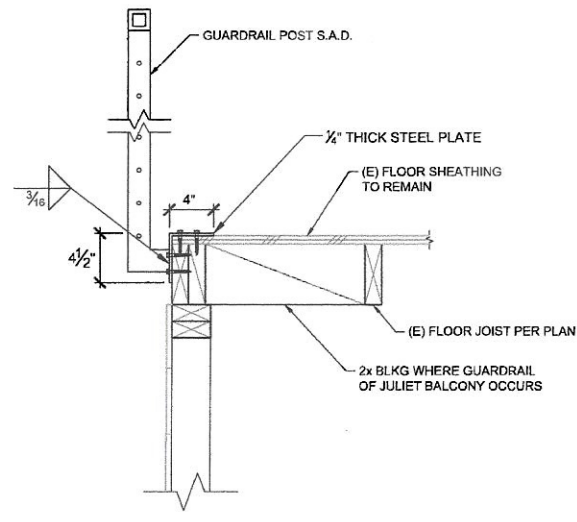


SECTION A-A



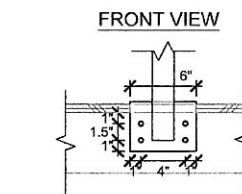
7 SECTION

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

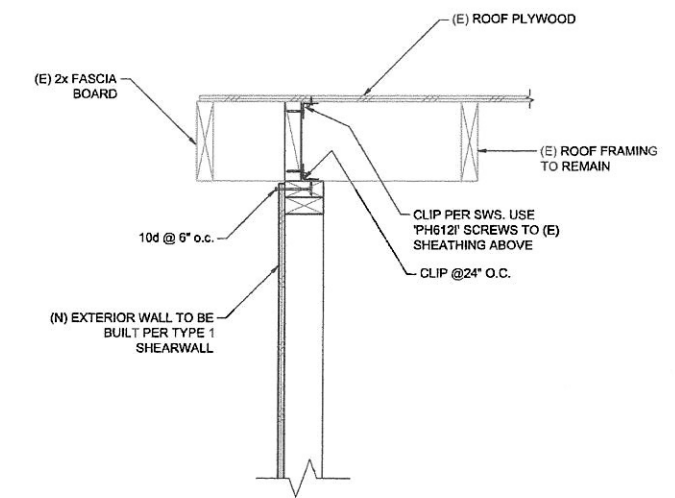
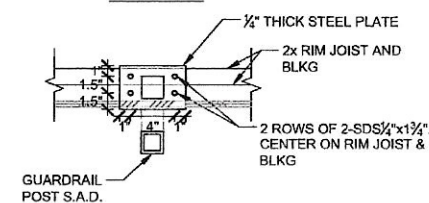


8 SECTION

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



TOP VIEW



9 SECTION

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

Rev.	Issue	Date
	PERMIT	12/09/2024
1	PLAN CHECK	02/10/2025
2	FIELD REVISION	10/29/2025

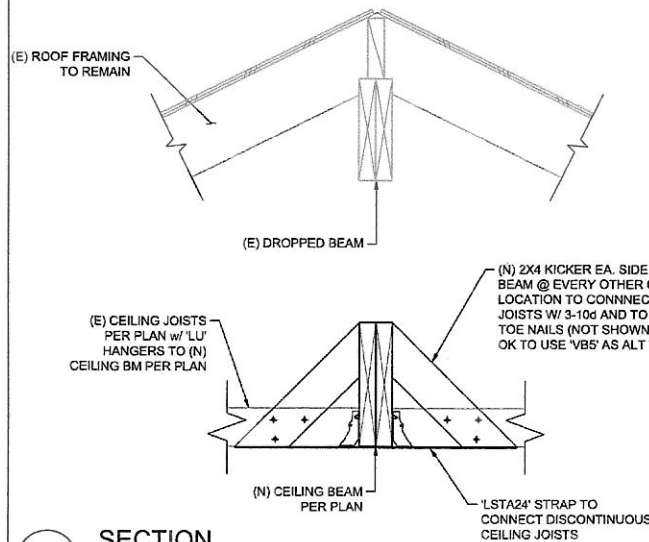


Project #:	24009
Project Lead:	David Yadeag
email:	david@simplengi.com
Project Designer:	Jon Mendez
email:	jon@simplengi.com
Issue Date:	10/29/2025
Drawing Scale:	1/2" = 1'-0"

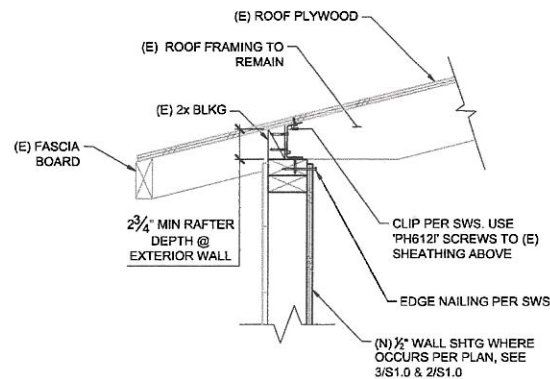
CUSTOM DETAILS

S3.1

BOHLEN-CASEY RESIDENCE

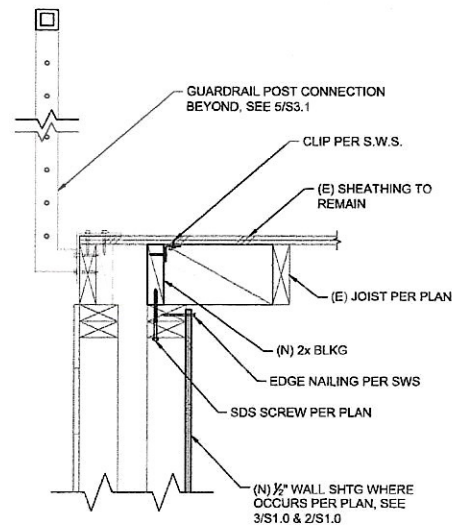


1 SECTION
1-1/2" = 1'-0"



NOTE:
CEILING JOIST NOT SHOWN
FOR CLARITY

2 SECTION
1-1/2" = 1'-0"



3 SECTION
1-1/2" = 1'-0"

Rev.	Issue	Date
	PERMIT	12/09/2024
1	PLAN CHECK	02/10/2025
2	FIELD REVISION	10/29/2025



Project #: 24009
Project Lead: David Yadegar
email: david@simplengi.com
Project Designer: Jon Mendez
email: jon@simplengi.com
Issue Date: 10/29/2025
Drawing Scale: 1/2"=1'-0"

CUSTOM DETAILS

S3.2