

NAVARRO RESIDENCE

3565 WILLOW ROAD, BETHEL ISLAND, CA

| | | | |
|-------------------|--------------------------------------|----------------------------------|--|
| HOMEOWNER: | GEORGE AND CLAUDIA NAVARRO | LOT COVERAGE & FLOOR AREA RATIO: | |
| | 3565 WILLOW RD. BETHEL ISLAND 94511 | | |
| | C 650.339.3433 | | LOT AREA 9250 SF |
| | C 650.444.0126 | | (E) RESIDENCE (LOWER FLOOR) 757 SF |
| DESIGNER: | JENNIFER D. BROWN | IMPERVIOUS SURFACES: | |
| | JB DRAFTING & DESIGN | | LOT AREA 9250 SF |
| | 925.998.3898 | | BLG FOOTPRINT 1507 SF |
| | JENBROWN@JBDRAFTINGDESIGN.COM | | DRIVEWAY & WALKWAYS 2629 SF |
| APN: | 0291000149 | INDEX: | |
| | R-3/U | | A1 GENERAL NOTES & SITE PLAN |
| | CONSTRUCTION TYPE: | | A2 GARAGE FOUNDATION AND ELECTRICAL PLAN |
| | FIRE SPRINKLERS: | | 1 COVER SHEET |
| SCOPE OF PROJECT: | PERMIT PREVIOUSLY UNPERMITTED GARAGE | GENERAL NOTES & SITE PLAN | 2 ELEVATIONS |
| | | | 3 ANCHORAGE PLAN, REACTIONS AND NOTES |
| | | | 3B ANCHORAGE TO AS-BUILT NOTES |
| | | | 4 COLUMN LAYOUT PLAN AND DETAILS |
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CODES AND GENERAL NOTES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA ELECTRIC CODE
2022 TITLE 24 ENERGY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS AND ANY OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS
THE CALIFORNIA BUILDING STANDARDS CODE IS BASED ON 2021 IBC, 2021 UMC, AND 2021 NEC.
PLANS MUST COMPLY WITH LOCAL SECURITY ORDINANCES & ALL LOCAL MUNICIPAL ORDINANCES AND ALL LOCAL BUILDING CODES.

- ALL WOOD CONSTRUCTED SHALL BE #1 D.F. UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENINGS 44" AFF.
- GRADING AND PAVING: SURFACE WATER SHALL BE MANAGED TO DRAIN AWAY FROM BUILDINGS.
- USE SPLASH BLOCKS OR OTHER DIVERTERS TO DIRECT STORM WATER INTO LANDSCAPING.
- STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: STRAW MATTLES SURROUNDING AREA OF CONSTRUCTION SHALL BE APPLIED TO MANAGE STORM WATER AND DRAINAGE DURING CONSTRUCTION.

DISCLAIMER:

DRAWINGS, NOTES, AND DIMENSIONS ARE AN AID TO THE CONTRACTOR IN UNDERSTANDING THE WORK AND SHOULD NOT BE CONSTRUED AS COMPLETE IN EVERY DETAIL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE, BECOME THOROUGHLY FAMILIAR WITH THE WORK AND BRING ALL DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL JOB CONDITIONS TO THE ATTENTION OF THE OWNER, THE OWNER'S REPRESENTATIVE OR THE DESIGNER AS APPROPRIATE. THE CONTRACTOR SHALL CORRELATE WORK BETWEEN ARCHITECTURAL DESIGNS, SPECIFICATIONS AND CONSULTANT DRAWINGS. REPORT ALL DISCREPANCIES ENCOUNTERED TO THE OWNER, THE OWNER'S REPRESENTATIVE OR THE DESIGNER AS APPROPRIATE AND AWAIT SOLUTION OF ITEMS AFFECTED BEFORE PROCEEDING.

RESIDENTIAL MANDATORY MEASURES:

BUILDING MEETS OR EXCEED THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

STORM WATER DRAINAGE AND RETENTION SHALL BE IMPLEMENTED DURING CONSTRUCTION.

SURFACE WATER SHALL BE MANAGED TO DRAIN AWAY FROM BUILDING.

PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4303.1.1 THROUGH 4303.1.4.4.

SINGLE SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

THE MAX FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. THE MIN. FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI.

THE MAX FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI.

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, OR
2. A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4408.2; OR
3. A WASTE MANAGEMENT COMPANY, PER SECTION 4408.3; OR
4. THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION 4408.4.

AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.

DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

ALL CARPET SHALL MEET THE TESTING AND PROJECT REQUIREMENTS PER SEC. 4504.3. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4504.1.

AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE REQUIREMENTS PER SEC. 4504.4.

HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD (MDF) USED ON INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH FORMALDEHYDE EMISSION LIMITS PER TABLE 4504.5.

VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT TO EXCEED 19% BEFORE INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.

BATHROOM EXHAUST FANS SHALL BE ENERGY STAR DUCTED TO OUTSIDE. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT BETWEEN A RELATIVE HUMIDITY RANGE OF 50%-80%.

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

1. ESTABLISH HEAT LOSS AND HEAT IN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 OR EQ.
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQ.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR EQ.

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL PERFORMANCE.

TYPICAL ELECTRICAL NOTES:

ALL LIGHTING SHALL BE HIGH EFFICACY.

ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS AFTER THE ROOM IS VACATED. EXCEPT THAT BATHROOMS, LAUNDRY ROOM, GARAGES AND UTILITY ROOMS SHALL HAVE ON LIGHT FIXTURE CONTROLLED BY A VACANCY SENSOR. ALL OTHER LIGHTING IN THESE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER SWITCH. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JAB-2016. SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.

EXTERIOR LIGHTING AFFIXED TO THE RESIDENCE SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH. WATER/WEATHER PROOF & SHALL BE HIGH EFFICACY IN ADDITION TO INCLUDE ONE OF THE FOLLOWING:

- A. PHOTOCELL & MOTION SENSOR, OR
- B. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL, OR
- C. ASTRONOMICAL TIME CLOCK CONTROL, OR
- D. ENERGY MANAGEMENT CONTROL SYSTEM.

LUMINARIES THAT ARE TO BE RECESSED INTO INSULATED CEILING SHALL BE IC-RATED, AIR-TIGHT, SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING. SHALL NOT CONTAIN A SCREW BASE SOCKET AND CONTAIN BULBS MARKED WITH JAB-2016-E EFFICIENCY LABEL. RECESSED LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSOR. RECESSED LUMINARIES SHALL COMPLY WITH THE REFERENCE JOINT APPENDIX JAB AND SHALL NOT CONTAIN SCREW BASE SOCKETS IN ADDITION TO BEING CONTROLLED BY A DIMMER SWITCH OR VACANCY SENSOR.

ALL 125 VOLT 15 & 20 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT RECEPTACLES.

ELECTRICAL OUTLETS IN KITCHEN, LAUNDRY & BATH SHALL BE 15 AMP, 120V W/ DUAL FUNCTION GFCI/AFCI.

ALL OUTLETS WITHIN 6' FEET OF A SINK SHALL HAVE GFCI PROTECTION.

A 120-VOLT RECEPTACLE OUTLET REQUIRED AT WASHING MACHINE INN LAUNDRY AREA.

A DEDICATED 20-AMP OUTLET IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION--WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.)

TYPICAL PLUMBING NOTES:

ALL NEW & EXISTING FIXTURES SHALL COMPLY WITH THE FOLLOWING: WATER CLOSETS: 1.28 GPF, MAX; SHOWERHEADS: 1.8 GPM, MAX @80 PSI; LAV. FAUCETS: 1.2 GPM, MAX @60 PSI; KITCHEN FAUCETS: 1.8 GPM, MAX @ 60 PSI. ANY NONCOMPLIANT PLUMBING FIXTURES THAT ARE NOT PART OF THE SCOPE OF WORK WILL BE REQUIRED TO COMPLY WITH THIS CODE SECTION.

NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MIN FINISHED INTERIOR OF 1024 SQ. IN. BE CAPABLE OF ENCOMPASSING A 30 IN DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 IN MIN.

SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MIN OF 6 FT. ABOVE THE FLOOR.

THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 IN ON CENTER) AND 24 INCHES IN FRONT.

WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT.

MIXED WATER TO SHOWERS, TUB-SHOWER COMBINATION SHALL BE LIMITED TO 120°F. PROVIDE WATER TEMPERING VALVE CONFORMING TO ASSE 101.6 FOR SHOWER, TUB-SHOWER COMBINATION.

GRADING AND DRAINAGE NOTES:

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE.

CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.

FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN 5 FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT 5%.

ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE GNALES SHALL HAVE A MINIMUM SLOPE OF 1% MAX ALLOWABLE GRADE SLOPE IS 3 HORIZONTAL FEET TO 1 VERTICAL (33%).

LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORMWATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.

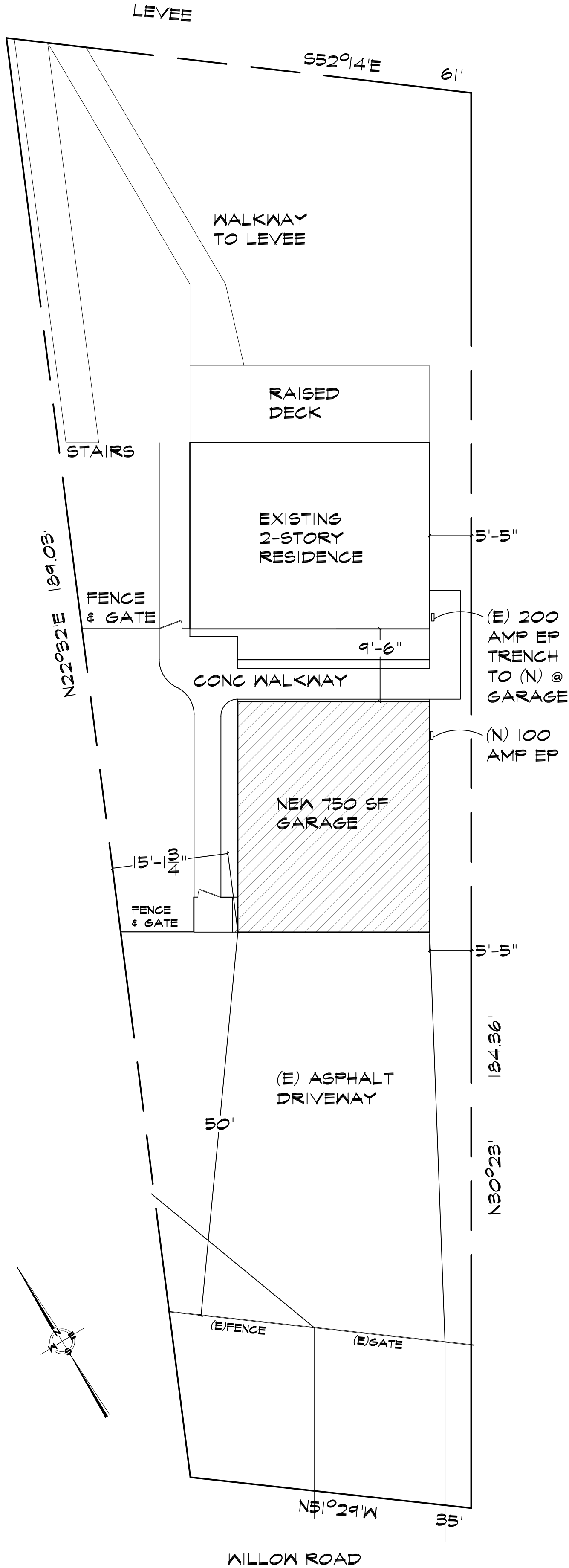
CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.

EXISTING IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED.

WATER METER, WATER LINE PIPE AND GAS LINE PIPE SIZING CALCULATIONS ALONG WITH ONE-LINE ISOMETRIC DRAWINGS MAY BE REQUIRED BY THE FIELD INSPECTOR AND WILL BE PROVIDED BY THE CONTRACTOR. ALL PLAN REVIEW FEES WILL BE PAID AS REQUIRED BY PERMITTEE.

PLUMBING DRAIN WASTE AND VENT/OR MECHANICAL DUCTING AND/OR ELECTRICAL WIRE DIAGRAMS OR DRAWINGS MAY BE REQUIRED BY THE FIELD INSPECTOR AND WILL BE PROVIDED BY THE CONTRACTOR UPON REQUEST. ALL PLAN REVIEW FEES WILL BE PAID AS REQUESTED BY THE PERMITTEE.

ELECTRICAL LOAD CALCULATIONS SHALL BE PROVIDED BY THE CONTRACTOR UPON THE REQUEST OF THE FIELD BUILDING INSPECTOR. ALL PLAN REVIEW FEES WILL BE PAID AS REQUIRED BY THE PERMITTEE.



SITE PLAN

1/8"=1'-0"

VICINITY MAP:



RECEIVED on 12/19/2024 **CDVR24-01060**
By Contra Costa County
Department of Conservation and Development

jb drafting
& design
P.O. Box 2735
Dublin, CA 94568
925-998-3898
jenbrown@jbdraftingdesign.com

SIGNATURE:

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GEORGE & CLAUDIA NAVARRO
3565 WILLOW ROAD
BETHEL ISLAND, CA 94511

REVISIONS:

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SHEET NUMBER:

GENERAL NOTES & SITE PLAN

JOB #241156

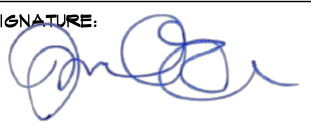
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DRAWN BY: JDB

DATE: NOV 2024

SHEET NUMBER:

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REVISIONS:

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SHEET TITLE:
GARAGE
FOUNDATION &
ELECTRICAL PLAN

JOB #241156

SCALE: $\frac{1}{4}" = 1'-0"$

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DATE: NOV 2024

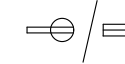

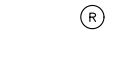
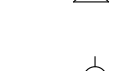

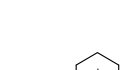
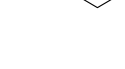




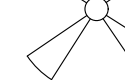
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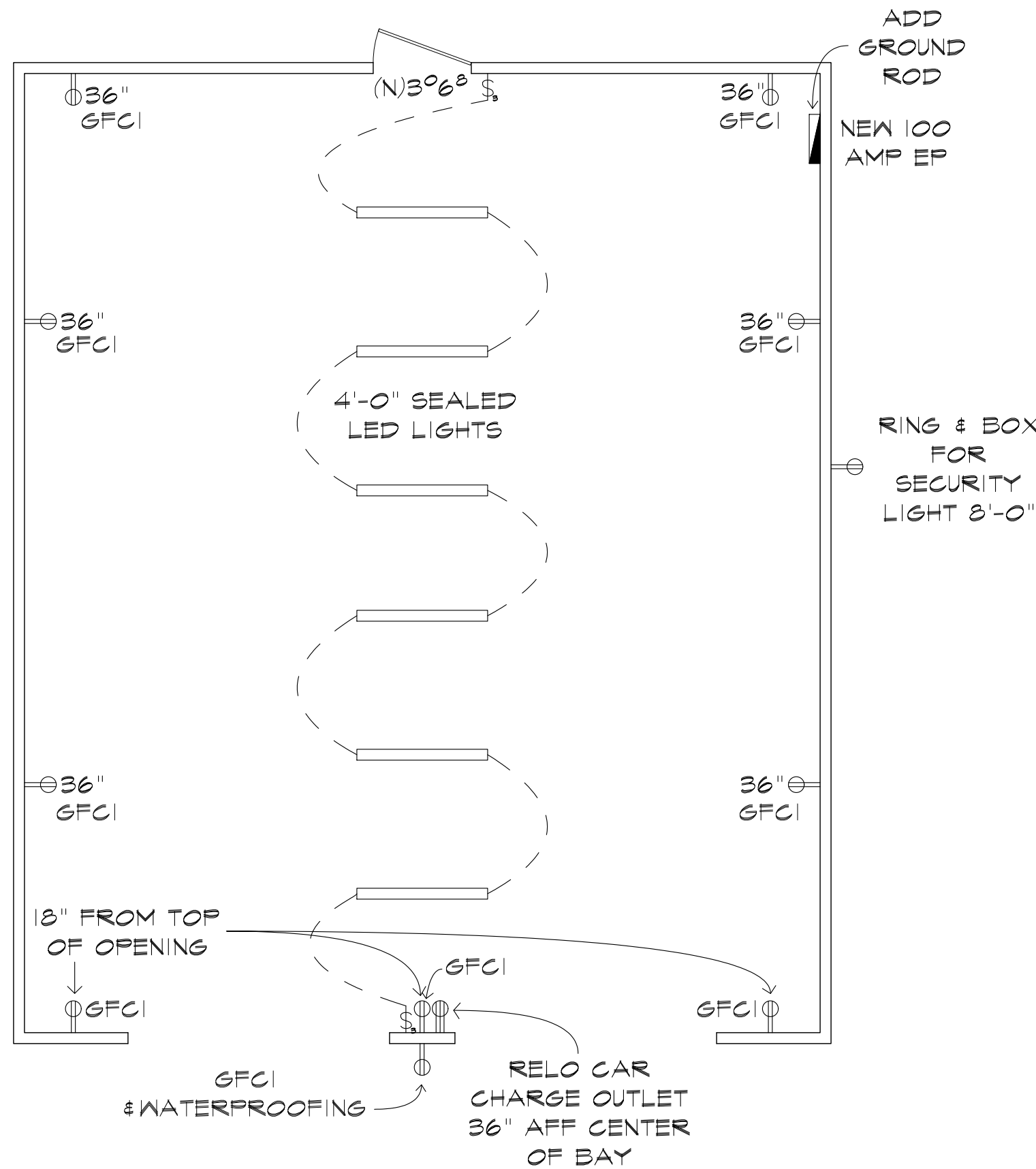
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ELECTRICAL NOTES:

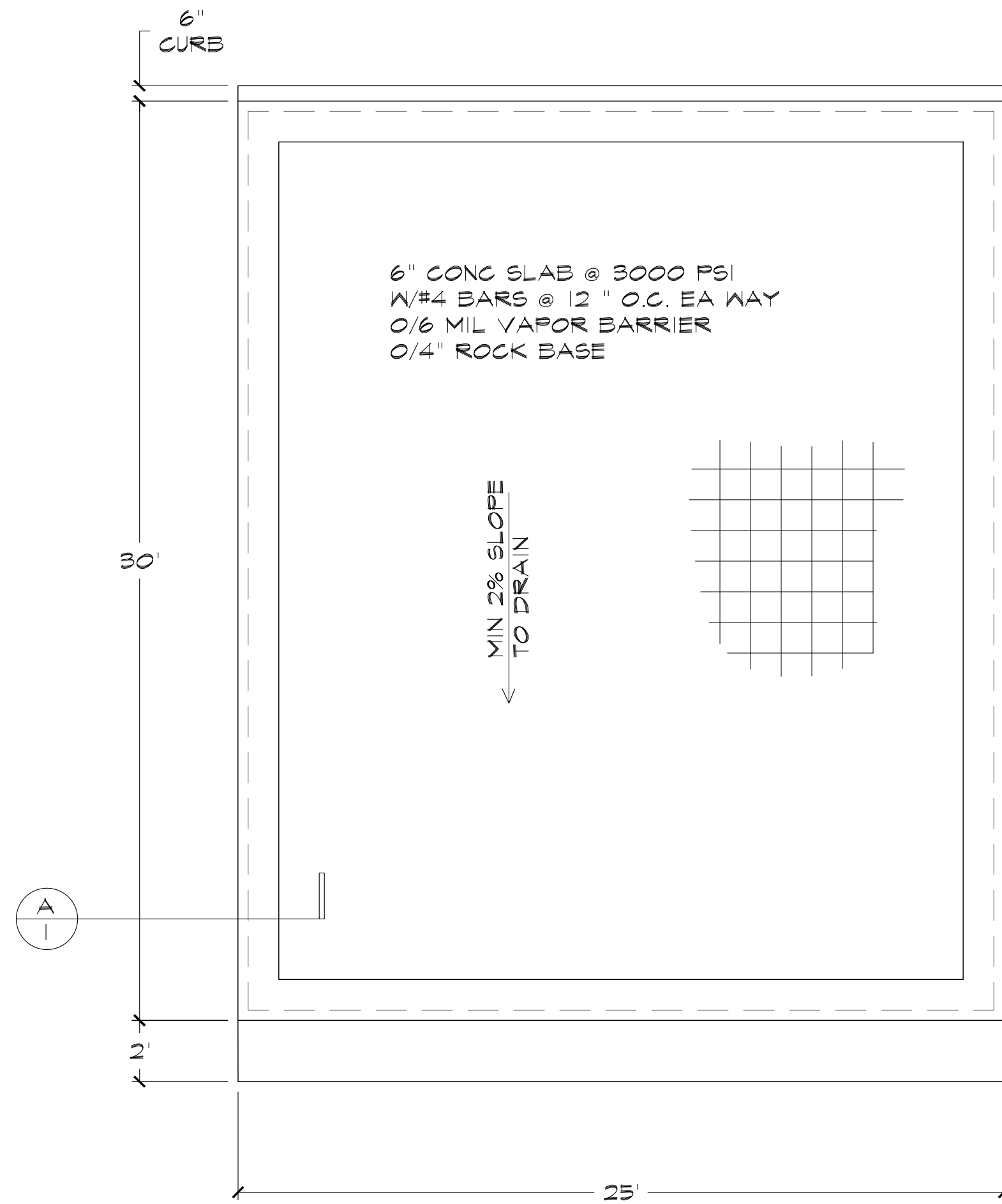
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- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JAS-2016. SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
- EXTERIOR LIGHTING AFFIXED TO THE RESIDENCE SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH, WATER/WEATHER PROOF & SHALL BE HIGH EFFICACY IN ADDITION TO INCLUDE ONE OF THE FOLLOWING: A. PHOTOCELL & MOTION SENSOR B. PHOTOCONTROL & AUTOMATIC TIME SWITCH CONTROL C. ASTRONOMICAL TIME CLOCK CONTROL D. ENERGY MANAGEMENT CONTROL SYSTEM
- LUMINARIES THAT ARE TO BE RECESSED INTO INSULATED CEILING SHALL BE IC-RATED, AIR-TIGHT, SEALED/CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET AND CONTAIN BULBS MARKED WITH JAS-2016-E EFFICIENCY LABEL. RECESSED LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSOR. RECESSED LUMINARIES SHALL COMPLY WITH THE REFERENCE JOINT APPENDIX JAS AND SHALL NOT CONTAIN SCREW BASE SOCKETS INN ADDITION TO BEING CONTROLLED BY A DIMMER SWITCH OR VACANCY SENSOR.
- ALL 125 VOLT 15 & 20 AMP RECEPTACLES SHALL BE TAMPER-RESISTANT RECEPTACLES.
- ELECTRICAL OUTLETS IN KITCHEN, LAUNDRY & BATH SHALL BE 15 AMP, 120V W/ DUAL FUNCTION GFCI & AFCI.
- ALL OUTLETS WITHIN 6' FEET OF A SINK SHALL HAVE GFCI PROTECTION.
- A 120-VOLT RECEPTACLE OUTLET REQUIRED AT WASHING MACHINE IN LAUNDRY AREA.
- A DEDICATED 20-AMP OUTLET IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION--WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.)
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP.
- AT LEAST 2 OR MORE 20 AMP SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED AT THE KITCHEN.
- ALL BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN BEDROOM AND SIMILAR ROOMS/SPACES SHALL HAVE A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER.
- BATHROOM EXHAUST FAN SHALL BE RATED FOR MIN 50 CFM AND KITCHEN EXHAUST FAN TO BE RATED FOR MIN 100 CFM.
- THE FOLLOWING COMPONENTS SHALL BE PROVIDED FOR THE WATER HEATING SYSTEM:
 - A. A DEDICATED 125-VOLT 20-AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240-VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT WITHIN 3' FROM THE WATER HEATER ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. IN ADDITION ALL OF THE FOLLOWING:
 - BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
 - A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"
 - B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.
 - C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE
 - D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

ELECTRICAL KEY:

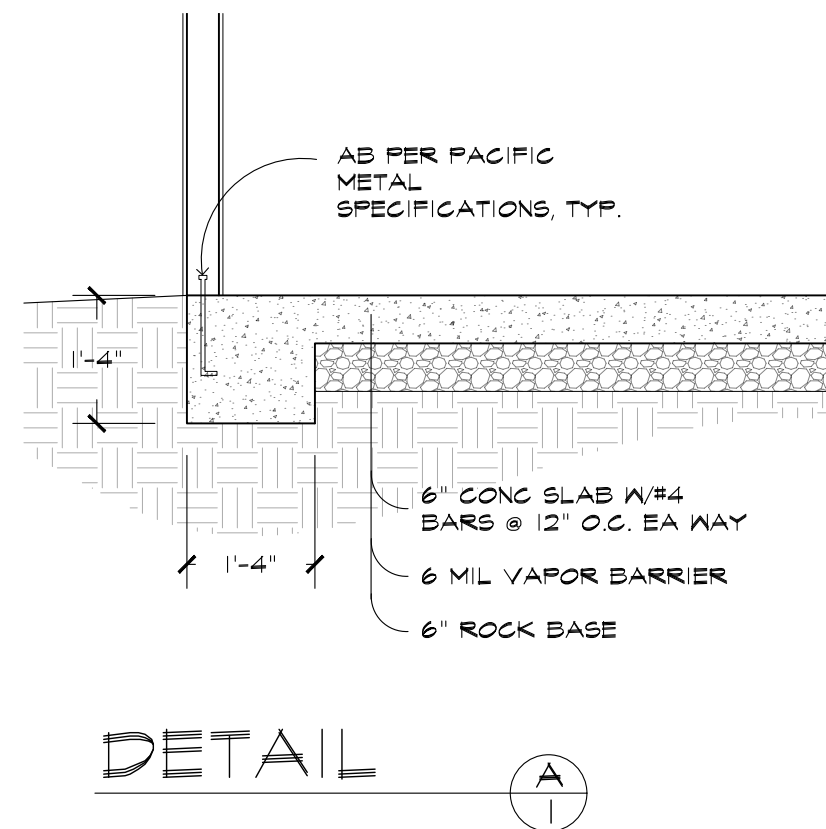
-  110V DUPLEX/ 220V OUTLET
-  SWITCH/3-WAY SWITCH
-  RECESSED CAN LT.
-  WALL-MOUNT LT.
-  CEILING MOUNT LT.
-  LED ROPE LTG.
-  CARBON MONOXIDE & SMOKE DETECTOR COMBO; VERIFY (E)
-  HARD-WIRED, INTERCONNECTED SMOKE DETECTOR; VERIFY (E)
-  CEILING MOUNT PEDANT LT.
-  GAS STUB
-  CEILING VENT/FAN
-  CEILING-MT. FAN W/ LT.



PROPOSED ELECTRICAL PLAN



PROPOSED GARAGE FOUNDATION



DETAIL

GEORGE NAVARRO

3565 WILLOW RD, BETHEL ISLAND, CA 94511

(CONTRA COSTA COUNTY, CA)

24' X 30' X 12'

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

GENERAL STRUCTURAL DESIGN NOTES

1. THIS STRUCTURE IS DESIGNED FOR NON-HABITABLE USE. NO PERSONS ARE ALLOWED TO LIVE IN THIS BUILDING OR USE IT AS A LIVING SPACE. ONLY INCIDENTAL OCCUPANCY IS PERMITTED.
2. ALL WELDS ARE TO BE SHOP WELDS. FIELD WELDING IS NOT PERMITTED NOR REQUIRED. WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.
3. LIGHT GAUGE TUBING SHALL BE EITHER (OR EQUAL): ASTM A513-1035 (FY = 50 KSI, FU = 66 KSI) OR ASTM A500 GRADE C (FY = 50 KSI, FU = 65 KSI). ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL. HOT ROLLED STEEL SHAPES (FY = 36 KSI, BASE ANGLES) EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x 3/4" SDS PER ESR-2196 U.N.O. REF. TO DESIGN NOTES ON SHEET 2 FOR SHEATHING FASTENER TYPE.
5. ADEQUATE BRACING DURING ALL STAGES OF CONSTRUCTION IS REQUIRED. STRUCTURE AND FOUNDATION ARE DESIGNED FOR COMPLETED CONDITION ONLY. ADDITIONAL SUPPORT TO MAINTAIN STABILITY IS REQUIRED IN CASE OF ROOF ACCESS FOR MAINTENANCE.
6. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

| | |
|---------------------------------|-----------------------------|
| PREVAILING CODE: | CBC 2022 |
| OCCUPANCY / USE GROUP: | U (PRIVATE GARAGE) |
| CONSTRUCTION TYPE: | V B (ANY MAT'L - IBC 602.5) |
| RISK CATEGORY: | II |
| BUILDING FOOTAGE: | 720 SQ.FT |
| 1. DEAD LOAD (D) | |
| COLLATERAL LOAD | 2.0 PSF |
| 2. ROOF LIVE LOAD (Lr) | Lr = 12 PSF |
| 3. SNOW LOAD (S) | |
| GROUND SNOW LOAD | Pg = 0 PSF |
| IMPORTANCE FACTOR | Is = 1.00 |
| THERMAL FACTOR | Ct = 1.2 |
| EXPOSURE FACTOR | Ce = 1.0 |
| ROOF SLOPE FACTOR | Cs = 1.0 |
| FLAT ROOF SNOW LOAD | Pf = 0 PSF |
| SLOPED ROOF SNOW LOAD | Ps = 0 PSF |
| DESIGN SNOW LOAD | S = 0 PSF |
| 4. WIND LOAD (W) | |
| DESIGN WIND SPEED | V = 110 MPH |
| EXPOSURE | C |
| 5. SEISMIC LOAD (E) | |
| Ss / S1 | 1.115/0.401 |
| SDs / SD1 | 0.892/0.508 |
| DESIGN CATEGORY | D |
| SITE CLASS | D (DEFAULT) |
| IMPORTANCE FACTOR | Ie = 1.00 |
| L.F.R.S IN X DIR (TRANSVERSE) | |
| TYPICAL FRAME | O.M.F. |
| RESPONSE MOD. FACTOR | R = 3.50 |
| F & B END FRAMES | O.C.B.F |
| RESPONSE MOD. FACTOR | R = 3.25 |
| SEISMIC COEFFICIENT | CSx = 0.232 |
| SEISMIC BASE SHEAR | VSx = 849 LBF |
| L.F.R.S IN Z DIR (LONGITUDINAL) | |
| L & R SIDEWALLS | O.C.B.F |
| RESPONSE MOD. FACTOR | R = 3.25 |
| SEISMIC COEFFICIENT | CSz = 0.232 |
| SEISMIC BASE SHEAR | VSz = 849 LBF |

STRUCTURAL DRAWING INDEX

- 1 COVER SHEET
- 2 ELEVATIONS
- 3A ANCHORAGE PLAN, REACTIONS & NOTES
- 3B ANCHORAGE TO AS-BUILT & NOTES
- 4 COLUMN LAYOUT PLAN & DETAILS
- 5 FRAME SECTION & DETAILS
- 6 SIDE WALL FRAMING & DETAILS
- 7A END WALL FRAMING & DETAILS
- 7B..... END WALL FRAMING DETAILS

| REVISIONS LIST | | |
|----------------|-------------------|-------------|
| MARK | COMMENTS | DATE |
| - | ISSUED FOR PERMIT | NOV 18 2024 |
| | | |
| | | |

| STATEMENT OF SPECIAL INSPECTIONS | REQ'D | PERIODIC | CONTINUOUS |
|--|-------|----------|------------|
| | | P | C |
| ANCHORAGE | | | |
| 1. POST-INSTALLED CONCRETE ANCHOR BOLTS (PER ICC-ESR REQUIREMENTS - REF SHEET 3B) | Y | X | - |
| THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR. | | | |

Rafael D Salgado

I am the author of this document
Toledo, OH
2024.11.21 13:44:23-05'00'

2-24-304.0

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF PACIFIC METAL BUILDINGS, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF PACIFIC METAL BUILDINGS, INC. IS PROHIBITED.

FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

SHEET NO: 1 OF 7

PROJECT NO: 232-24-3266

DRAWN BY: A.F

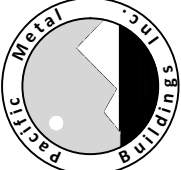
DATE: 11/15/2024

COVER SHEET

LOCATION: 3565 WILLOW RD
BETHEL ISLAND, CA 94511

PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER



270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777

WARNING: Unauthorized copy or use of the seal below is considered forgery subject to legal action to the fullest extent of the law and/or fines.

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3565 WILLOW RD
BETHEL ISLAND, CA 94511

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GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

REGISTERED PROFESSIONAL ENGINEER

CIVIL

RAFAEL D. SALGADO

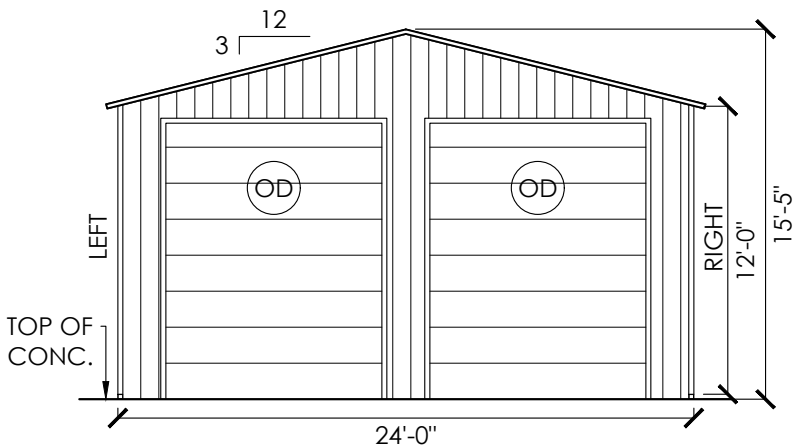
C95761

STATE OF CALIFORNIA

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

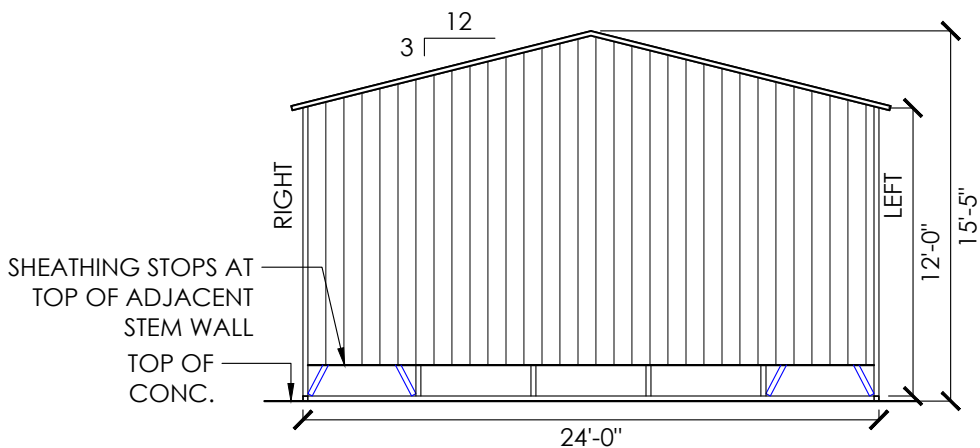
EXPIRES: 03/31/2026

SIGNED: NOV 18 2024



FRONT END WALL ELEVATION

SCALE: 1/8" : 1'



BACK END WALL ELEVATION

SCALE: 1/8" : 1'

DESIGN NOTES

- THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
- ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
- ALL EXT **ROOF** SHEATHING SHALL BE:
CLASS A RATED 26GA. **1 1/4" PBR PANEL** - PER UES ER 0550 OR EQ.
(REF. SHT 5 FOR PROFILE AND FASTENER SCHD.)
- ALL EXT **WALL** SHEATHING SHALL BE:
CLASS A RATED 26GA. **1 1/4" STRATA RIB** - PER UES ER 0550 OR EQ.
(REF. SHT 5 FOR PROFILE AND FASTENER SCHD.)
- SHEATHING CONNECTIONS SHALL BE #12-14 X 3/4" SDS**
(PER UES-ER 0550 REQ.) W/ BONDED NEOPRENE WASHER PER ESR 2196.

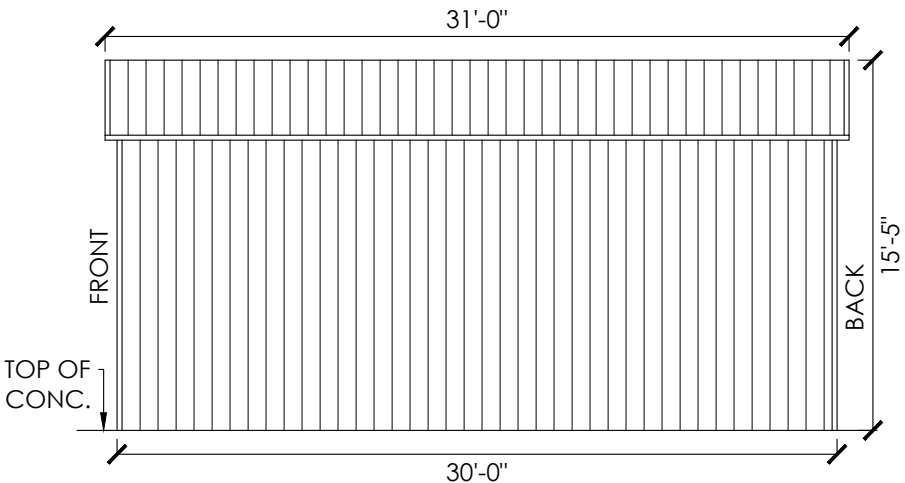
LEGEND

(WN) WINDOWS (REF WINDOW MFG)

(OD) OVER HEAD / ROLL-UP DOOR
(REF DOOR MFG)

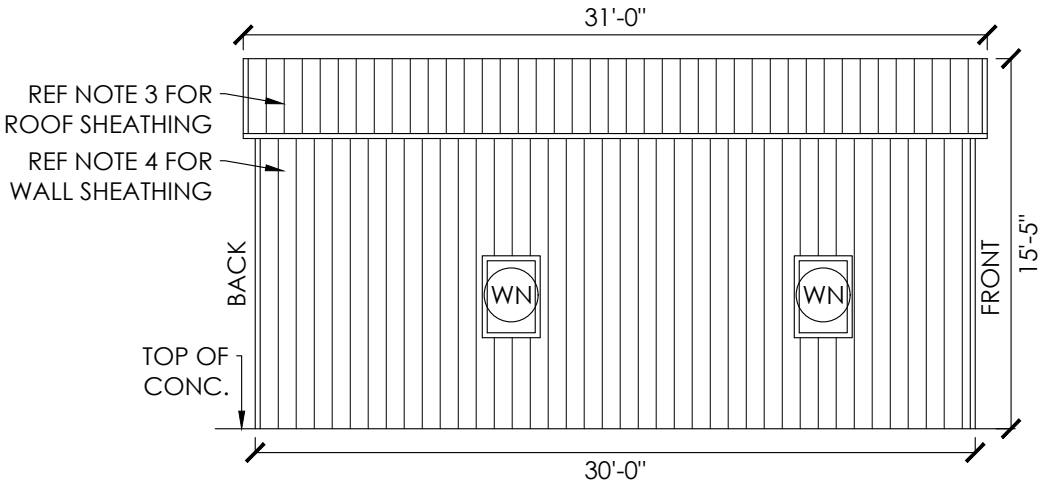
NOTE 1: ANY DOOR OR WINDOW DESIGN & CONNECTION / ATTACHMENT INFORMATION, IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

NOTE 2: LOC OF WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).



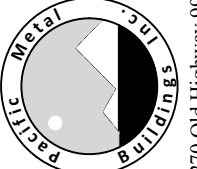
RIGHT SIDE WALL ELEVATION

SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION

SCALE: 1/8" : 1'

| | |
|--|---|
| SHEET NO: 2 OF 7 | |
| PROJECT NO: 232-24-3266 | |
| DRAWN BY: A.F | DATE: 11/15/2024 |
| SHEET TITLE: ELEVATIONS | LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511 |
| | PROJECT TITLE: GEORGE NAVARRO |
| METAL BUILDING MANUFACTURER | |
|  270 Old Highway 99 Maxwell, CA 95955 1-877-604-2777 | |

WARNING: Unauthorized copy or use of the seal below is considered forgery subject to legal action to the fullest extent of the law and/or fines.

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

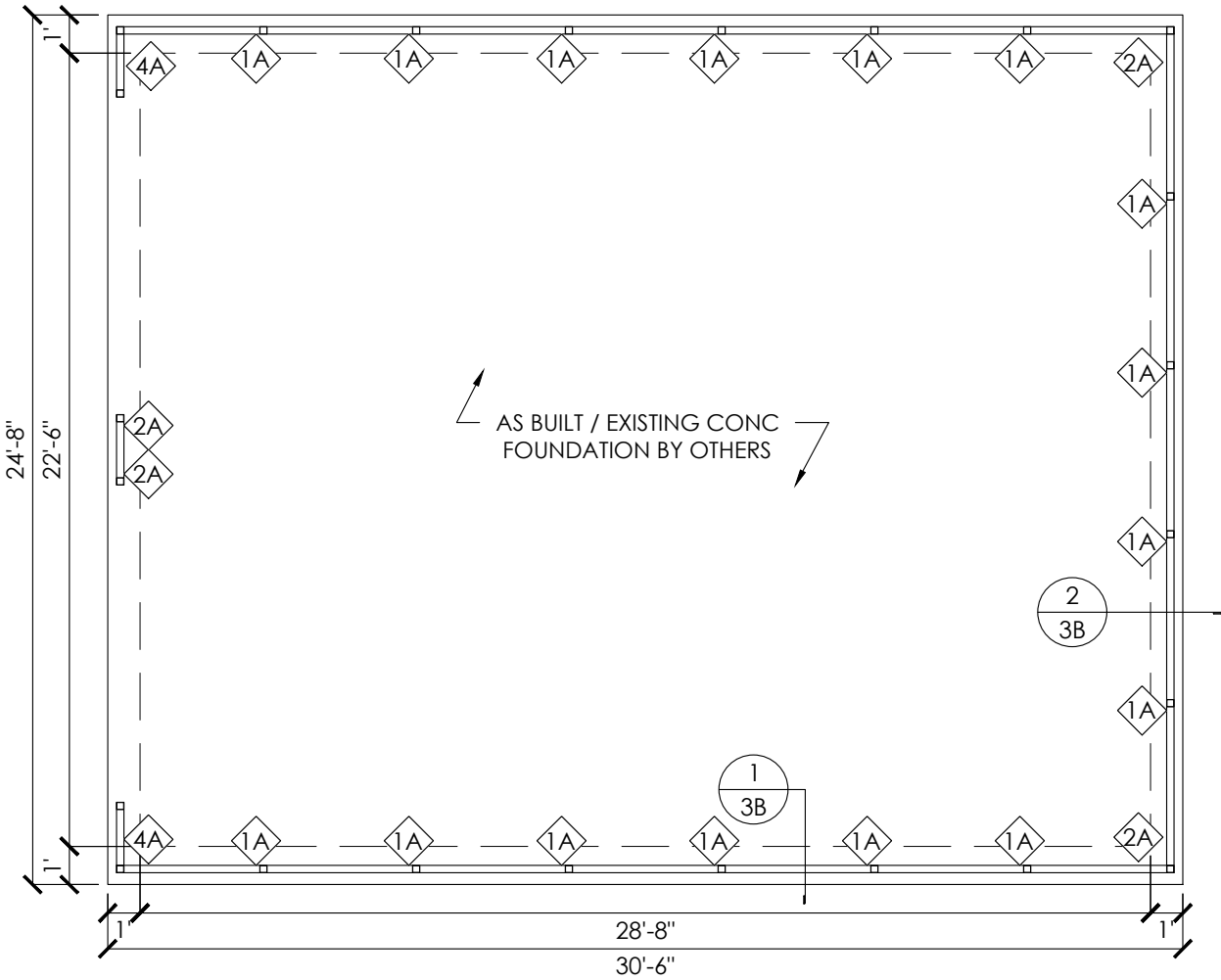
GEORGE NAVARRO
3565 WILLOW RD
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3565 WILLOW RD
BETHEL ISLAND, CA 94511

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

EXPIRES: 03/31/2026
SIGNED: NOV 18 2024





ANCHORAGE PLAN
SCALE: 3/16" : 1'

| CONCRETE ANCHORAGE | |
|--------------------|---|
| 1A | (1) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037) |
| 2A | (2) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037) |
| 4A | (4) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037) |

AS-BUILT / EXISTING FOUNDATION NOTES:

- THE VALIDITY OF ENGINEERS STAMP ON THIS SHEET DOES **NOT** COVER EITHER THE DESIGN OR REINFORCEMENT OF THE AS-BUILT FOUNDATION (AS FOUNDATION WAS POURED PRIOR TO ENGINEER OF RECORD'S INVOLVEMENT OR RECOMMENDATION). ALL AS-BUILT FOUNDATION DESIGN AND REINFORCEMENT SHALL BE RESPONSIBILITY OF ORIGINAL FOUNDATION DESIGNERS / OTHERS RESPONSIBLE.
- A MIN. SLAB SIZE OF 24'-8" X 30'-6" IS NECESSARY TO ALLOW THE MIN. OF 4" ANCHOR-TO-CONCRETE EDGE DISTANCE.
- CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE ANCHORAGE PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
- ASSUMED CONCRETE STRENGTH FOR ANCHORAGE DESIGN TO BE A MIN OF 3000 PSI.

| Corner Posts Max. Values | | | | | | | |
|--------------------------|-------|----------|-------------|-------|----------|----------|----------|
| Load Case | Fx | Fy (BRG) | Fy (UPLIFT) | Fz | Mx | My | Mz |
| (UNITS) | (KIP) | (KIP) | (KIP) | (KIP) | (KIP-IN) | (KIP-IN) | (KIP-IN) |
| DEAD | 0.090 | 0.726 | 0.646 | 0.104 | 0.000 | 0.000 | 0.000 |
| LIVE | 0.306 | 2.690 | 2.371 | 0.402 | 0.000 | 0.000 | 0.000 |
| Wind X (POS.) | 0.711 | 1.956 | -3.504 | 0.505 | 0.000 | 0.000 | 0.000 |
| Wind X (NEG.) | 0.699 | 2.218 | -3.223 | 0.411 | 0.000 | 0.000 | 0.000 |
| Wind Z (POS.) | 0.248 | 0.692 | -2.089 | 0.327 | 0.000 | 0.000 | 0.000 |
| Wind Z (NEG.) | 0.239 | 0.610 | -1.822 | 0.233 | 0.000 | 0.000 | 0.000 |
| Seismic X (POS.) | 0.101 | 0.383 | -0.383 | 0.035 | 0.000 | 0.000 | 0.000 |
| Seismic X (NEG.) | 0.101 | 0.383 | -0.383 | 0.035 | 0.000 | 0.000 | 0.000 |
| Seismic Z (POS.) | 0.004 | 0.123 | -0.129 | 0.042 | 0.000 | 0.000 | 0.000 |
| Seismic Z (NEG.) | 0.004 | 0.129 | -0.123 | 0.042 | 0.000 | 0.000 | 0.000 |

| Outer Side Wall Posts Max. Values (Non-corner) | | | | | | | |
|--|-------|----------|-------------|-------|----------|----------|----------|
| Load Case | Fx | Fy (BRG) | Fy (UPLIFT) | Fz | Mx | My | Mz |
| (UNITS) | (KIP) | (KIP) | (KIP) | (KIP) | (KIP-IN) | (KIP-IN) | (KIP-IN) |
| DEAD | 0.009 | 0.223 | 0.047 | 0.020 | 0.000 | 0.000 | 0.000 |
| LIVE | 0.047 | 0.330 | -0.308 | 0.042 | 0.000 | 0.000 | 0.000 |
| Wind X (POS.) | 0.352 | 0.389 | -0.638 | 0.698 | 0.000 | 0.000 | 0.000 |
| Wind X (NEG.) | 0.453 | 0.590 | -0.394 | 0.638 | 0.000 | 0.000 | 0.000 |
| Wind Z (POS.) | 0.388 | -0.402 | -0.585 | 0.483 | 0.000 | 0.000 | 0.000 |
| Wind Z (NEG.) | 0.311 | -0.173 | -0.342 | 0.586 | 0.000 | 0.000 | 0.000 |
| Seismic X (POS.) | 0.000 | 0.089 | -0.089 | 0.076 | 0.000 | 0.000 | 0.000 |
| Seismic X (NEG.) | 0.000 | 0.089 | -0.089 | 0.076 | 0.000 | 0.000 | 0.000 |
| Seismic Z (POS.) | 0.000 | 0.026 | -0.027 | 0.058 | 0.000 | 0.000 | 0.000 |
| Seismic Z (NEG.) | 0.000 | 0.027 | -0.026 | 0.058 | 0.000 | 0.000 | 0.000 |

| End Wall Posts Max. Values (Non-corner) | | | | | | | |
|---|-------|----------|-------------|-------|----------|----------|----------|
| Load Case | Fx | Fy (BRG) | Fy (UPLIFT) | Fz | Mx | My | Mz |
| (UNITS) | (KIP) | (KIP) | (KIP) | (KIP) | (KIP-IN) | (KIP-IN) | (KIP-IN) |
| DEAD | 0.048 | 0.388 | 0.000 | 0.010 | 0.000 | 0.000 | 0.000 |
| LIVE | 0.146 | 1.190 | 0.000 | 0.051 | 0.000 | 0.000 | 0.000 |
| Wind X (POS.) | 0.950 | 2.260 | -3.104 | 0.808 | 0.000 | 0.000 | 0.000 |
| Wind X (NEG.) | 0.911 | 2.739 | -2.607 | 0.574 | 0.000 | 0.000 | 0.000 |
| Wind Z (POS.) | 0.285 | 0.000 | -0.766 | 0.417 | 0.000 | 0.000 | 0.000 |
| Wind Z (NEG.) | 0.167 | 0.066 | -0.308 | 0.633 | 0.000 | 0.000 | 0.000 |
| Seismic X (POS.) | 0.108 | 0.330 | -0.330 | 0.000 | 0.000 | 0.000 | 0.000 |
| Seismic X (NEG.) | 0.108 | 0.330 | -0.330 | 0.000 | 0.000 | 0.000 | 0.000 |
| Seismic Z (POS.) | 0.020 | 0.063 | -0.045 | 0.000 | 0.000 | 0.000 | 0.000 |
| Seismic Z (NEG.) | 0.020 | 0.045 | -0.063 | 0.000 | 0.000 | 0.000 | 0.000 |

FOUNDATION REACTIONS

- REACTION NOTES:
- REACTIONS ARE PROVIDED FOR FOUNDATION ENGINEER.
 - POSITIVE Fy VALUE INDICATES BEARING.
 - NEGATIVE Fy VALUE INDICATES UPLIFT.
 - Fx AND Fz ARE ABSOLUTE VALUES.

NOTE:

- THE ENGINEERS CERTIFICATION IS LIMITED TO THE STRUCTURAL ENGINEERING FOR THE PREFABRICATED STRUCTURAL FRAMING AND POST INSTALLED CONCRETE ANCHORAGE ONLY.
- STRUCTURAL BASE REACTIONS VALUES ARE PROVIDED HEREIN TO AID THE DESIGN AND / OR CHECK THE AS-BUILT ANCHORAGE & FOUNDATION BY OTHERS. FOUNDATION HAS NOT BEEN SPECIFIED IN THIS PLAN SET AND SHALL BE THE RESPONSIBILITY OF OTHERS.

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BETHEL ISLAND, CA 94511

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3565 WILLOW RD
BETHEL ISLAND, CA 94511

EXPIRES: 03/31/2026
SIGNED: NOV 18 2024

ANCHORAGE PLAN,
REACTIONS & NOTES

SHEET TITLE:

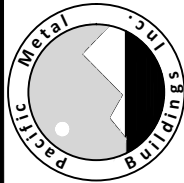
LOCATION:

3565 WILLOW RD
BETHEL ISLAND, CA 94511

PROJECT TITLE:

GEORGE NAVARRO

METAL BUILDING
MANUFACTURER



270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777

| CONCRETE ANCHORAGE | |
|--------------------|---|
| 1A | (1) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037) |
| 2A | (2) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037) |
| 4A | (4) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037) |

ANCHOR NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):

E.D. - ANCHOR EDGE DISTANCE:

H. - ANCHOR HOLE DEPTH:

D. - CONCRETE EMBEDMENT DEPTH:

SPACING BETWEEN (2) ANCHORS:

MIN. 4" OR U.N.O.

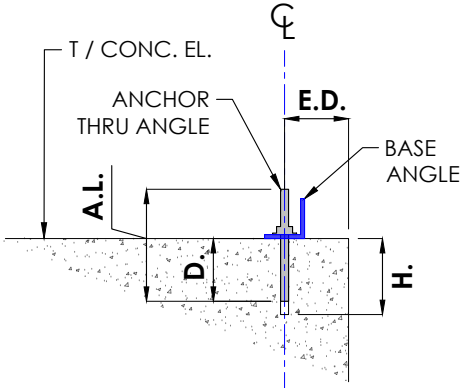
MIN. 3.00"

MIN. 2.75"

MIN. 2.75" OR U.N.O.
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

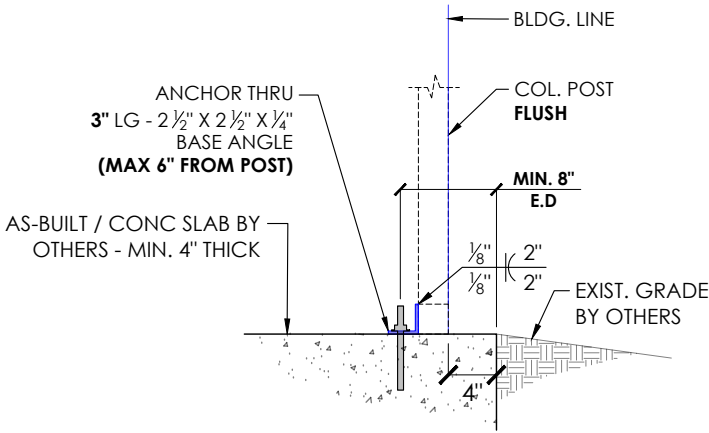
AS-BUILT NOTE:

1. ANY AS-BUILT INFORMATION OR DETAILS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT INSPECTED THE ACCURACY AND/OR THE COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.



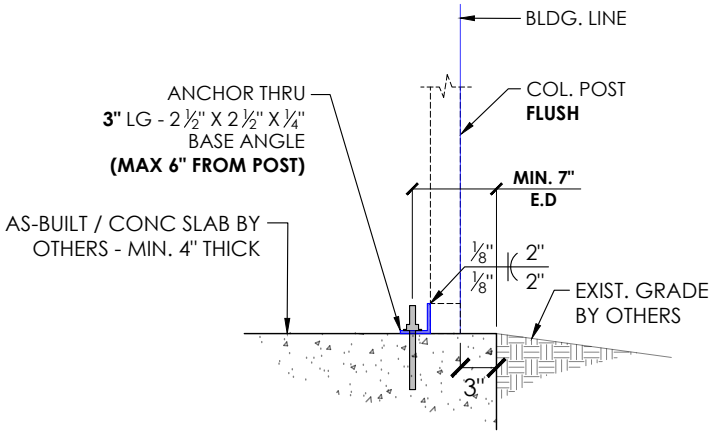
ANCHORAGE DETAIL

SCALE: NTS



1 FOUNDATION DETAILS

SCALE: 3/4" : 1'



2 FOUNDATION DETAILS

SCALE: 3/4" : 1'

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BETHEL ISLAND, CA 94511

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

EXPIRES: 03/31/2026
SIGNED: NOV 18 2024

SHEET NO:
3B OF 7

PROJECT NO:
232-24-3266

DRAWN BY:
A.F

DATE:
11/15/2024

SHEET TITLE:
ANCHORAGE TO AS-BUILT & NOTES

PROJECT TITLE:
GEORGE NAVARRO

LOCATION:
3565 WILLOW RD
BETHEL ISLAND, CA 94511

METAL BUILDING
MANUFACTURER


270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777

SHEET. NO:
4 OF 7

PROJECT NO:
232-24-3266

DRAWN BY:
A.F

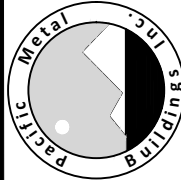
DATE:
11/15/2024

SHEET TITLE:
COLUMN LAYOUT PLAN & DETAILS

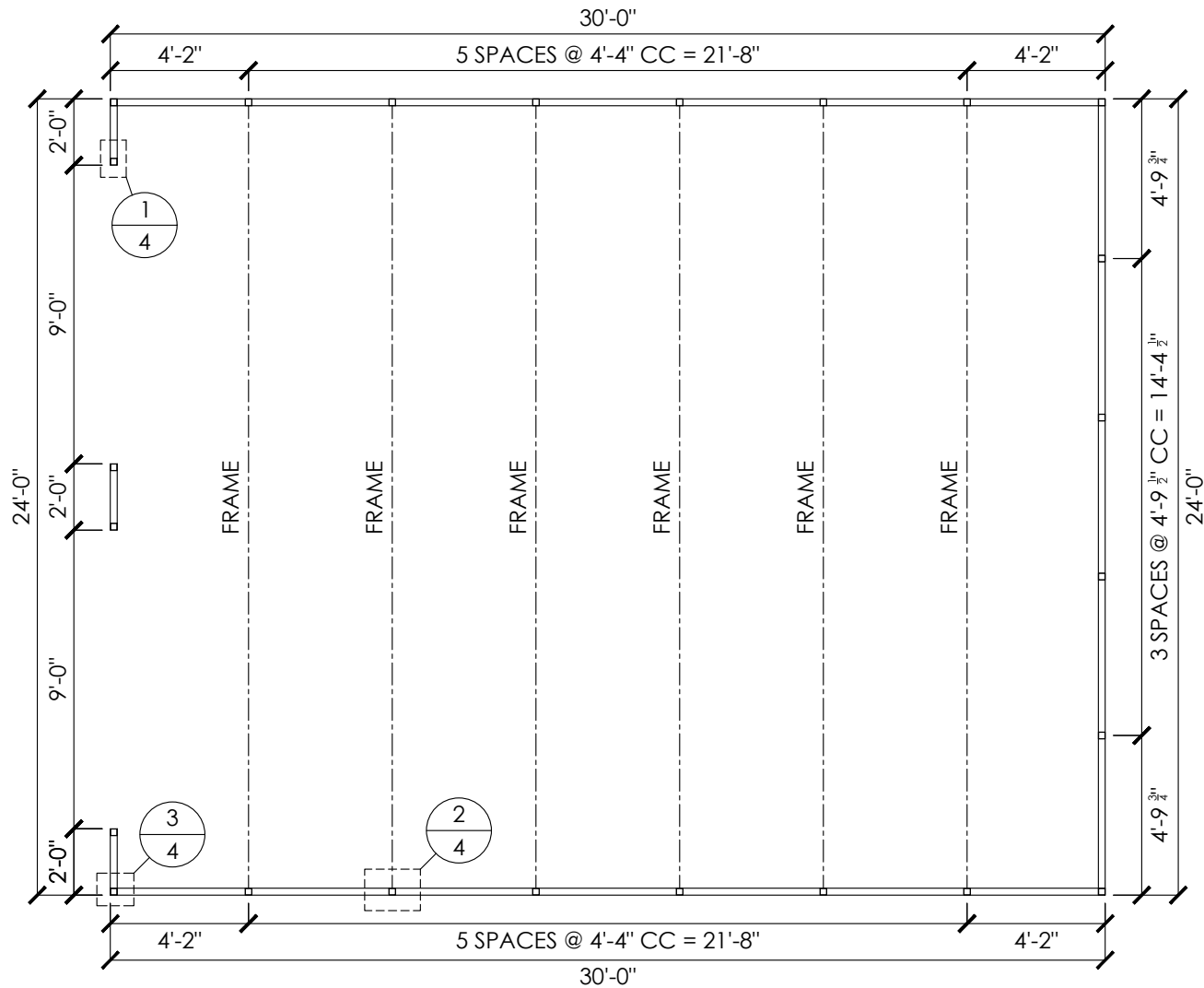
PROJECT TITLE:
GEORGE NAVARRO

LOCATION:
3565 WILLOW RD
BETHEL ISLAND, CA 94511

METAL BUILDING
MANUFACTURER

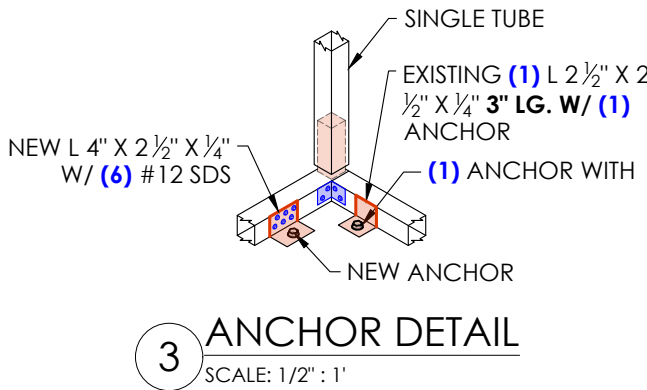
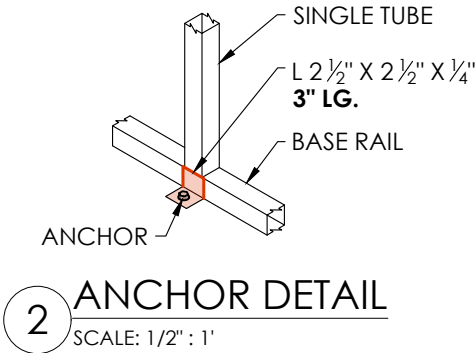
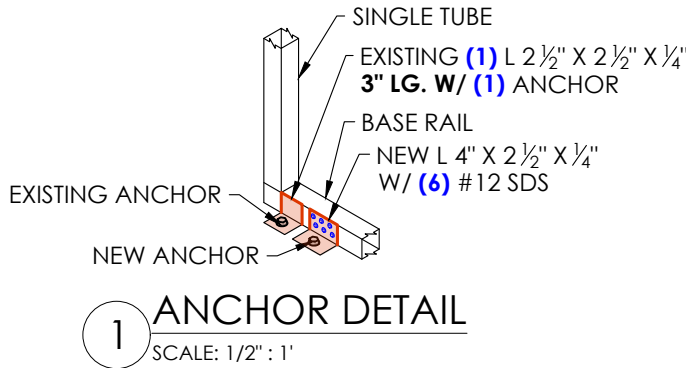


270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777



COLUMN LAYOUT PLAN
SCALE: 3/16" : 1'

NOTE:
SEE SHEET 3A / 3B FOR ANCHOR TYPE
SEE SHEET 5 FOR FRAME SECTION AND DETAILS



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GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511



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3565 WILLOW RD
BETHEL ISLAND, CA 94511

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

EXPIRES: 03/31/2026
SIGNED: NOV 18 2024

SHEET NO:
5 OF 7

PROJECT NO:
232-24-3266

DRAWN BY:
A.F

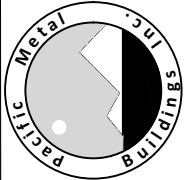
DATE:
11/15/2024

FRAME SECTION & DETAILS

LOCATION:
3565 WILLOW RD
BETHEL ISLAND, CA 94511

PROJECT TITLE:
GEORGE NAVARRO

METAL BUILDING
MANUFACTURER

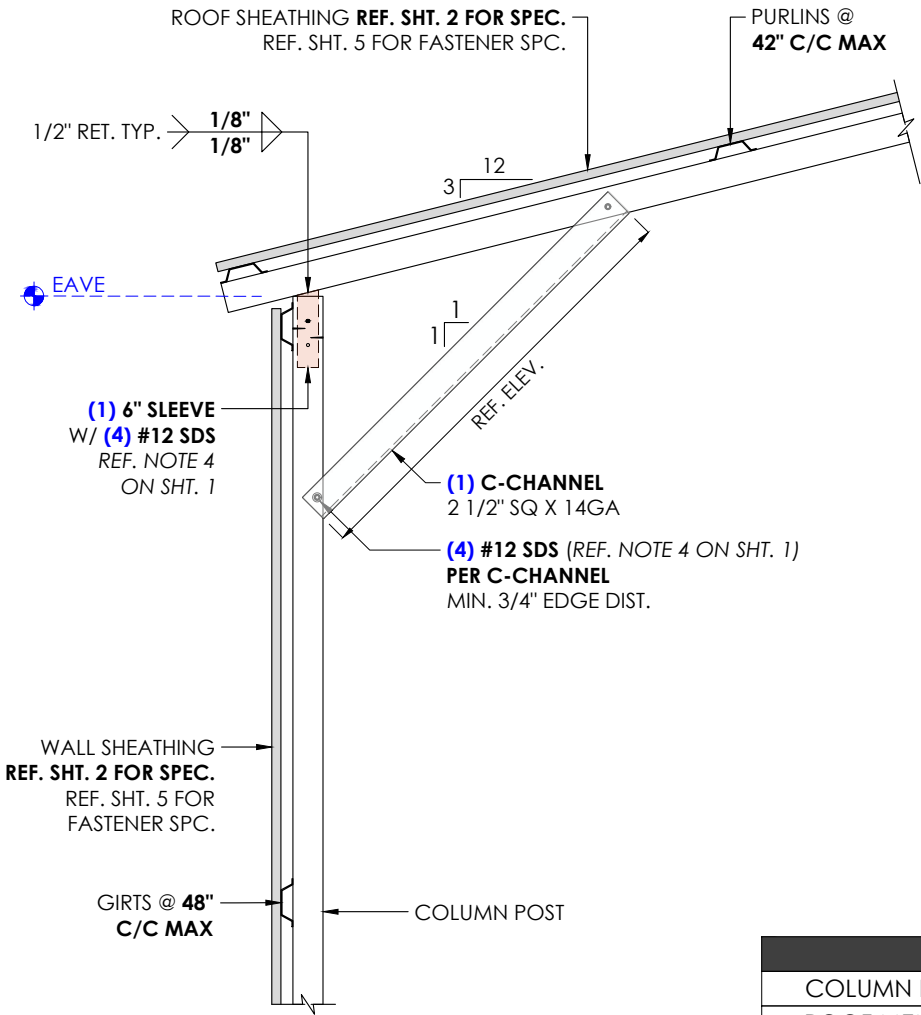

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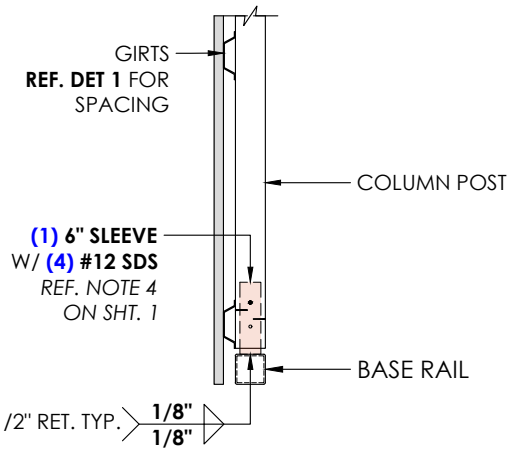
GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511
GEORGE NAVARRO
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BETHEL ISLAND, CA 94511
GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511
GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

REGISTERED PROFESSIONAL ENGINEER
CIVIL
RAFAEL D. SALGADO
C95761
STATE OF CALIFORNIA

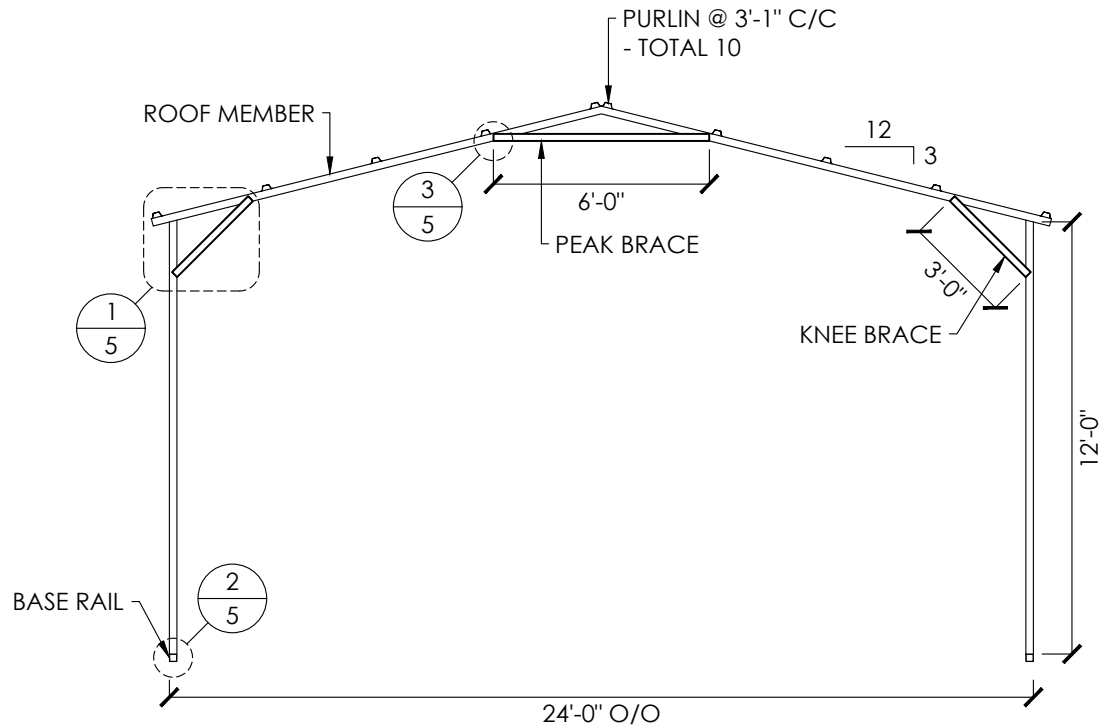
EXPIRES: 03/31/2026
SIGNED: NOV 18 2024



1 FRAME DETAIL
SCALE: 3/4" : 1'



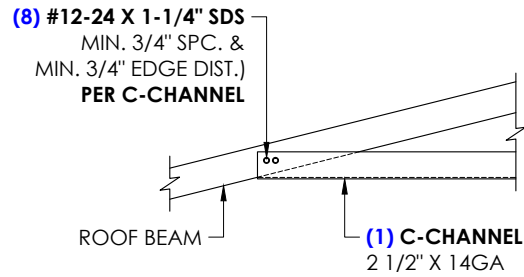
2 BASE DETAIL
SCALE: 3/4" : 1'



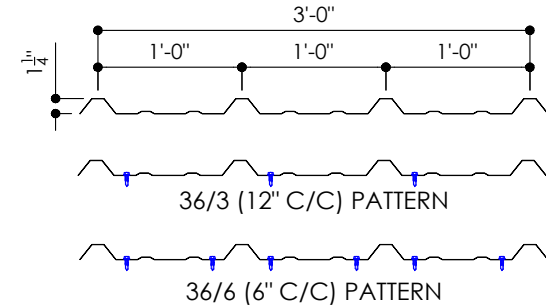
TYPICAL FRAME
SCALE: 3/16" : 1'

| MEMBER PROPERTIES | | | | |
|-----------------------------|--------------|----------------------------|-----------|-----------|
| COLUMN POST | | 2 1/2" SQ. X 14GA TUBE | | |
| ROOF MEMBER | | 2 1/2" SQ. X 14GA TUBE | | |
| BASE RAIL | | 2 1/2" SQ. X 14GA TUBE | | |
| PEAK BRACE | | 2 1/2" X 14GA CHANNEL | | |
| KNEE BRACE | | 2 1/2" X 14GA CHANNEL | | |
| CONNECTOR SLEEVE | | 2 1/4" SQ. X 12GA TUBE | | |
| GIRTS | | 4" X 1" X 14GA HAT CHANNEL | | |
| PURLINS | | 4" X 1" X 14GA HAT CHANNEL | | |
| SHEATHING FASTENER SCHEDULE | | | | |
| LOCATION | CORNER PANEL | SIDE LAPS | EDGE LAPS | ELSEWHERE |
| SPACING | 9" CC | MIN. 1 | 4 1/2" CC | 9" CC |

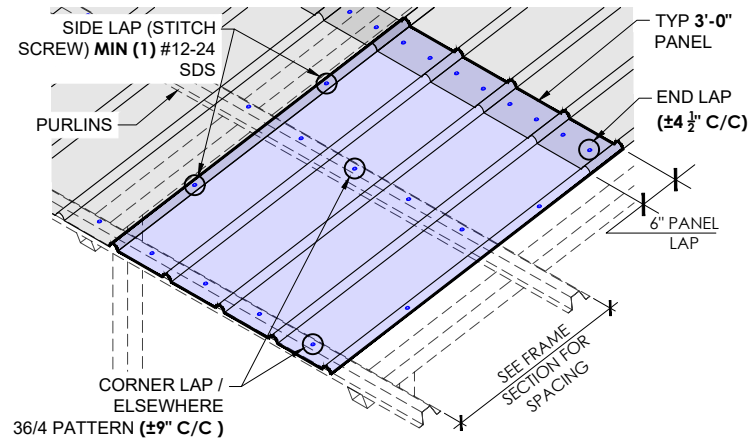
REF. DESIGN NOTE ON SHEET 2 FOR SHEATHING FASTENER TYPE.



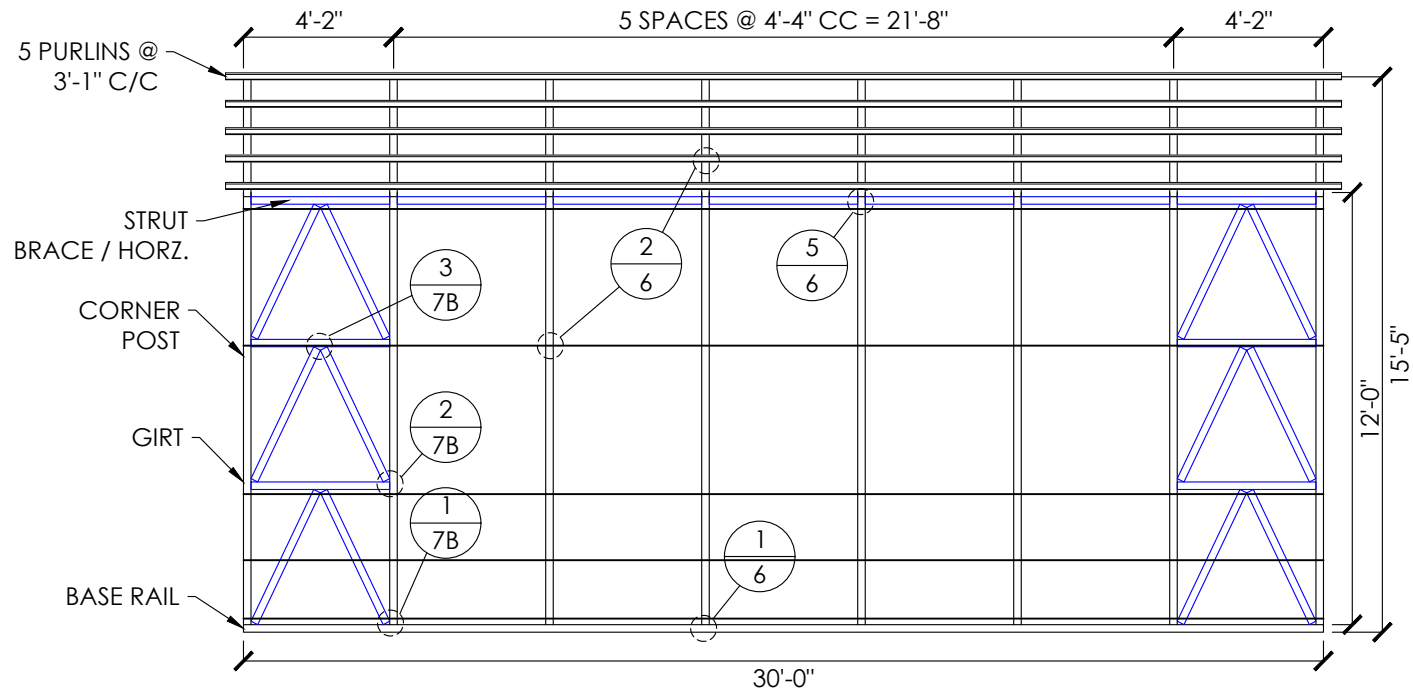
3 PEAK BRACE DETAIL
SCALE: 3/4" : 1'



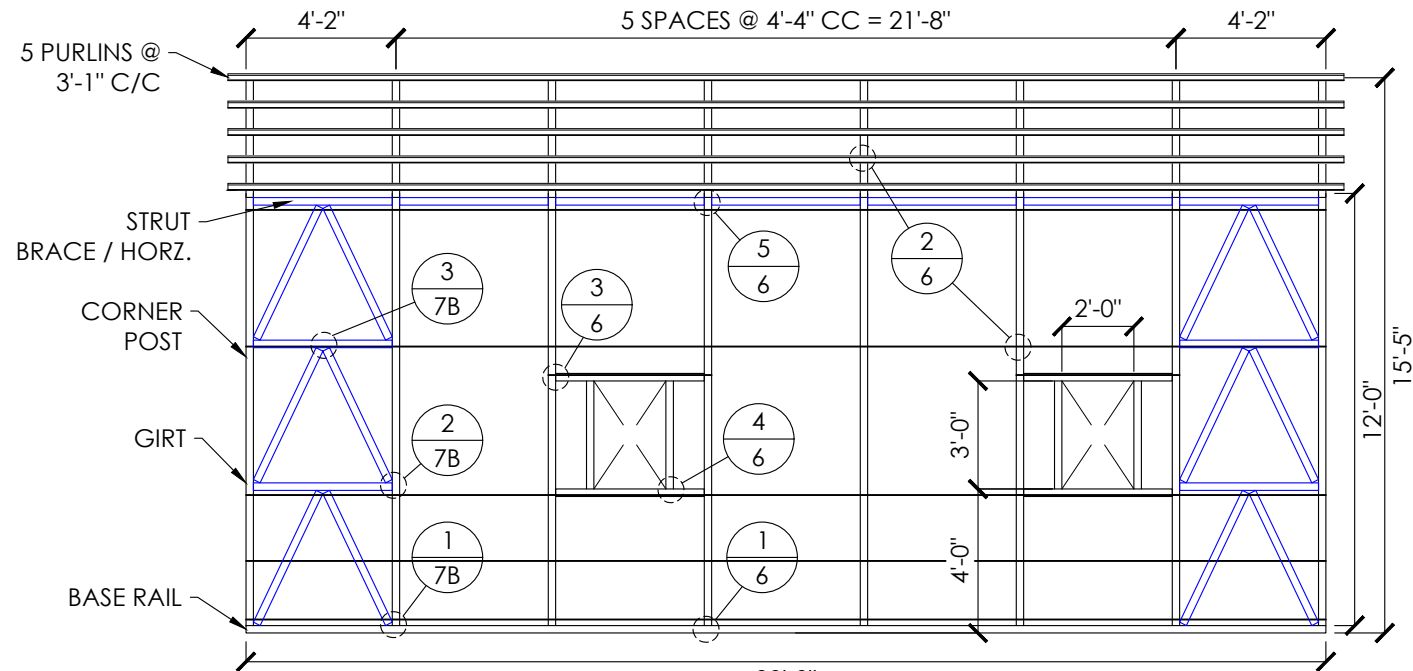
26GA. - 1 1/4" RIB - CORRUGATED SHEET
SCALE: 3/4" : 1'



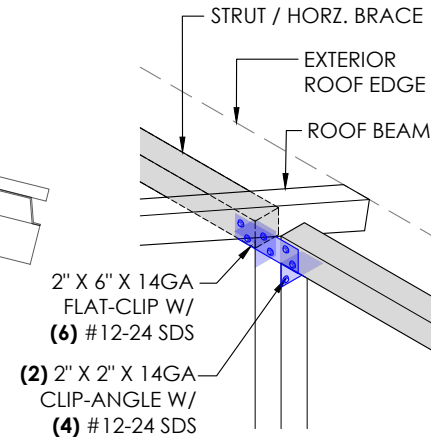
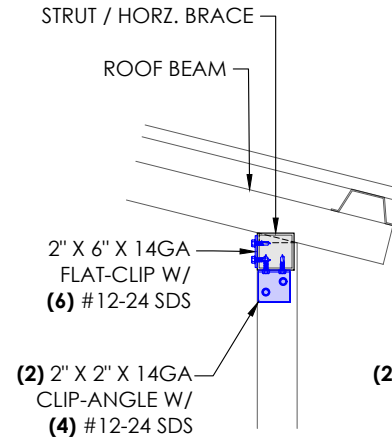
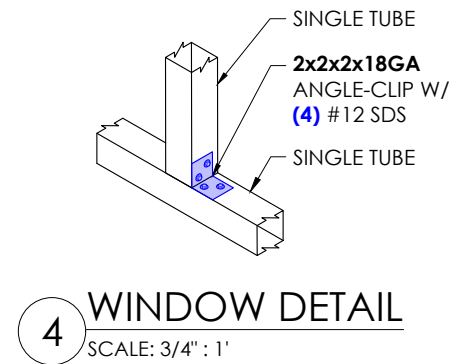
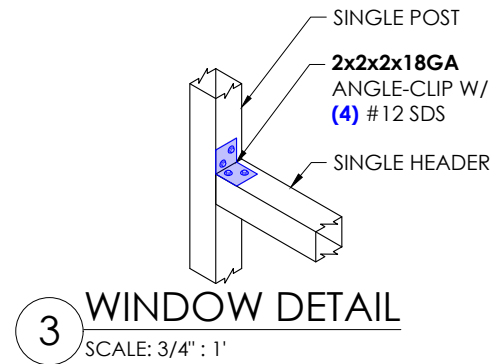
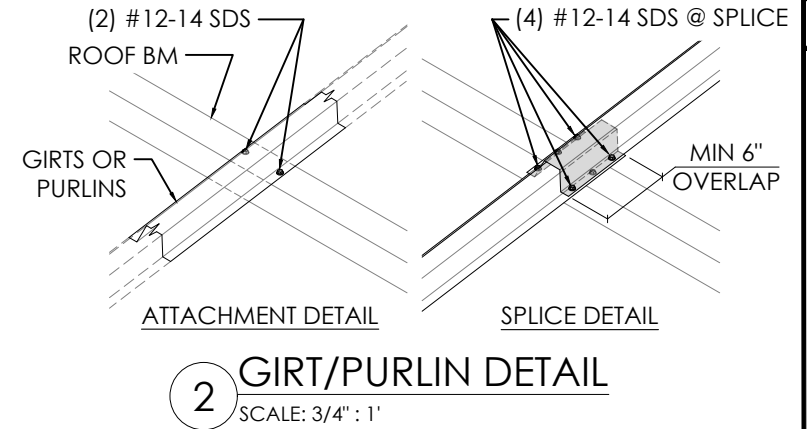
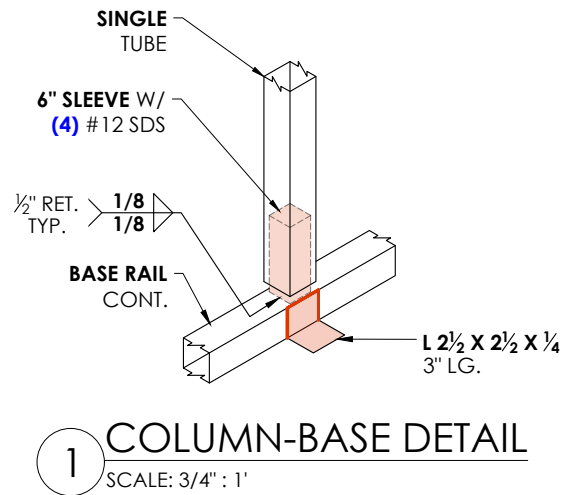
SHEATHING FASTENER PATTERN
SCALE: 3/16" : 1'



RIGHT SIDE WALL FRAMING
SCALE: 3/16" : 1'



LEFT SIDE WALL FRAMING
SCALE: 3/16" : 1'



5 STRUT BRACE DETAIL
SCALE: 3/4" : 1'

| MEMBER PROPERTIES | |
|-------------------|----------------------------|
| SIDE WALL POST | 2 1/2" SQ. X 14GA TUBE |
| BASE RAIL | 2 1/2" SQ. X 14GA TUBE |
| CONNECTOR SLEEVE | 2 1/4" SQ. X 12GA TUBE |
| PURLINS | 4" X 1" X 14GA HAT CHANNEL |
| GIRTS | 4" X 1" X 14GA HAT CHANNEL |
| WINDOW POST | 2 1/2" SQ. X 14GA TUBE |
| HORZ. BRACE | 2 1/4" SQ X 14GA TUBE |
| DIAGONAL BRACES | 2" SQ. X 12GA TUBE |

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GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

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3565 WILLOW RD
BETHEL ISLAND, CA 94511

EXPIRES: 03/31/2026
SIGNED: NOV 18 2024

SHEET NO: 6 OF 7

PROJECT NO: 232-24-3266

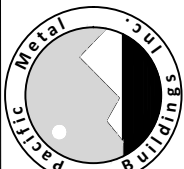
DRAWN BY: A.F. DATE: 11/15/2024

SIDE WALL FRAMING & DETAILS

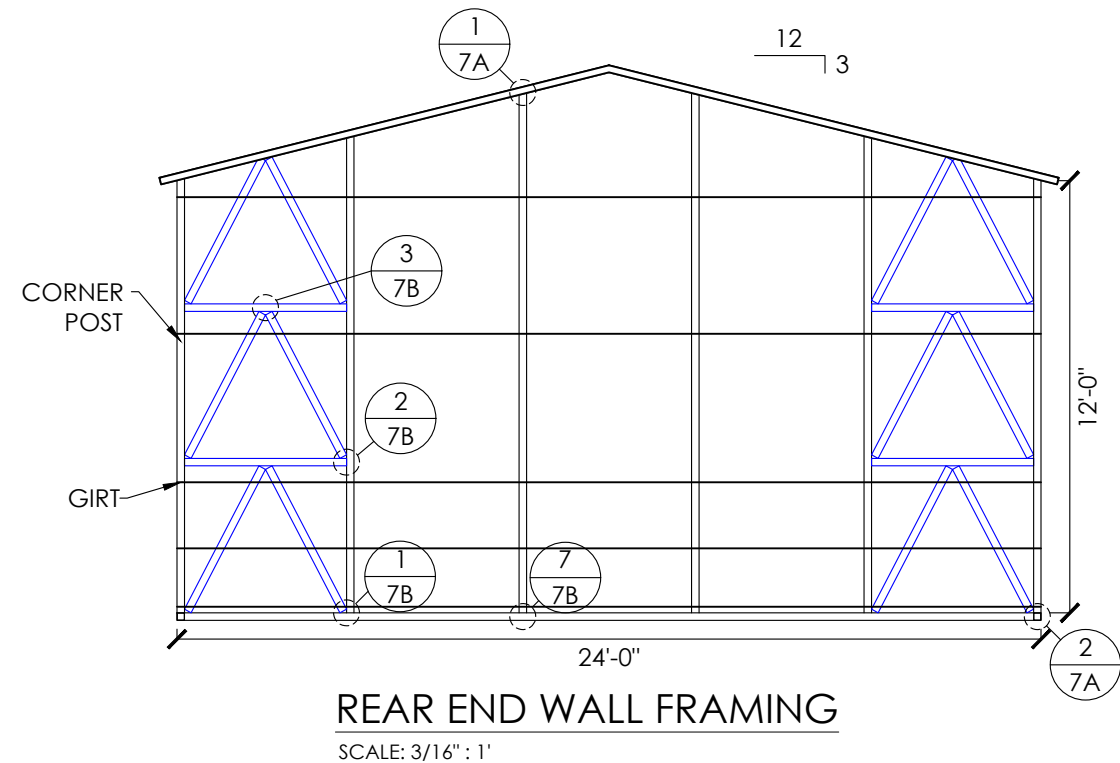
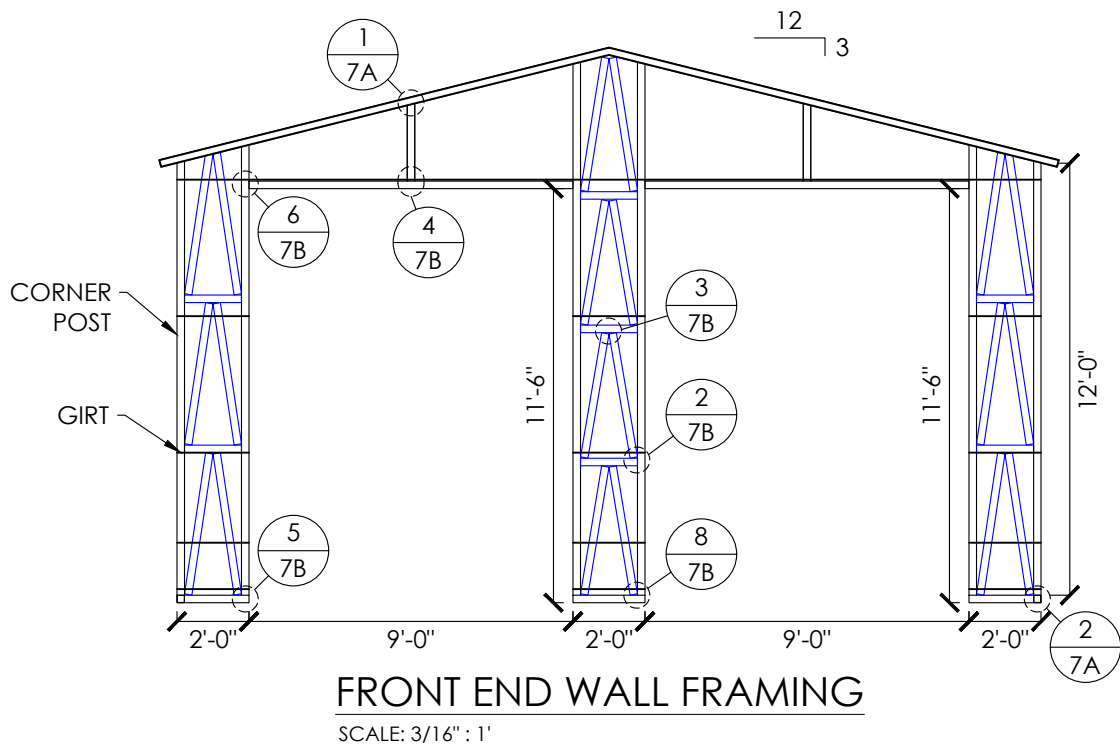
LOCATION: 3565 WILLOW RD
BETHEL ISLAND, CA 94511

PROJECT TITLE: GEORGE NAVARRO

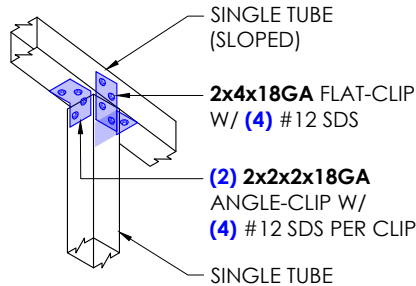
METAL BUILDING MANUFACTURER



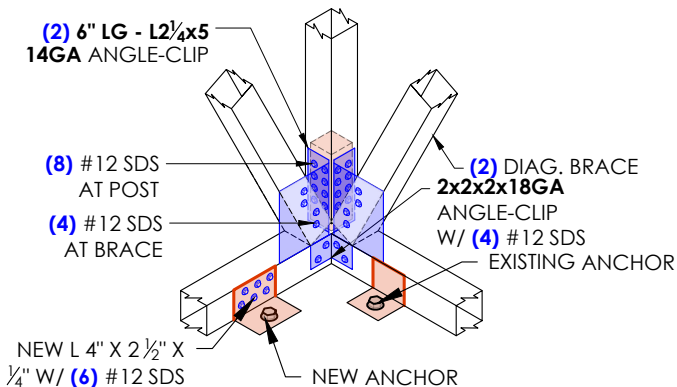
270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777



| MEMBER PROPERTIES | |
|-------------------|----------------------------|
| CORNER POST | 2 1/2" SQ. X 14GA TUBE |
| ROOF MEMBER | 2 1/2" SQ. X 14GA TUBE |
| BASE RAIL | 2 1/2" SQ. X 14GA TUBE |
| GIRTS | 4" X 1" X 14GA HAT CHANNEL |
| HEADER | 2 1/2" SQ. X 14GA TUBE |
| END WALL POSTS | 2 1/2" SQ. X 14GA TUBE |
| DIAGONAL BRACES | 2" SQ. X 12GA TUBE |
| HORZ. BRACE | 2 1/4" SQ x 14GA TUBE |



1 ROOF MEMBER DETAIL
SCALE: 3/4" : 1'



2 CORNER DETAIL
SCALE: 3/4" : 1'

SHEET NO:
7A OF 7

PROJECT NO:
232-24-3266

DRAWN BY:
A.F

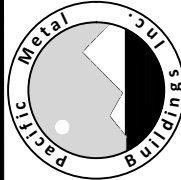
DATE:
11/15/2024

SHEET TITLE:
END WALL FRAMING & DETAILS

PROJECT TITLE:
GEORGE NAVARRO

LOCATION:
3565 WILLOW RD
BETHEL ISLAND, CA 94511

METAL BUILDING
MANUFACTURER



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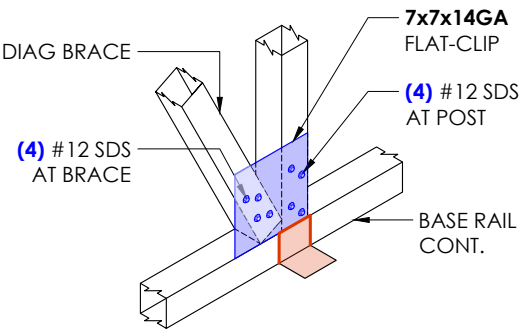
GEORGE NAVARRO
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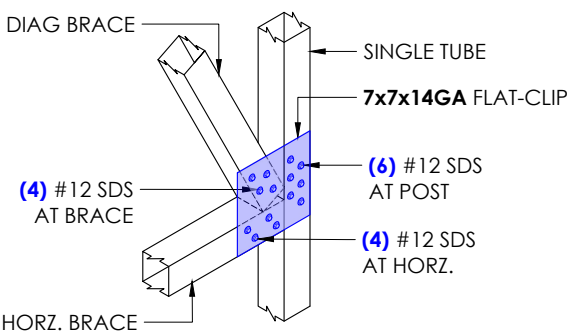
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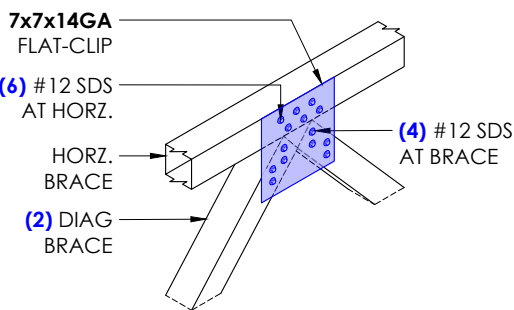
EXPIRES: 03/31/2026
SIGNED: NOV 18 2024



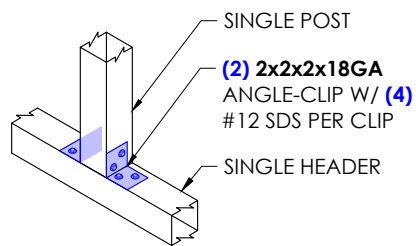
1 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



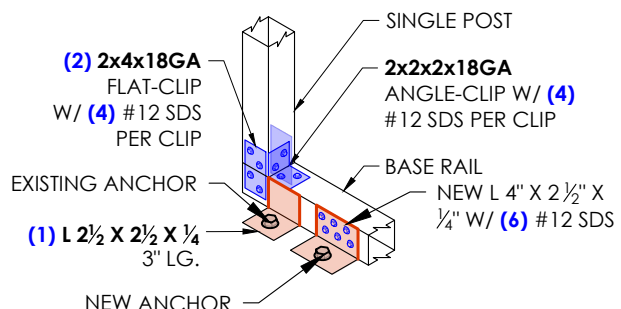
2 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



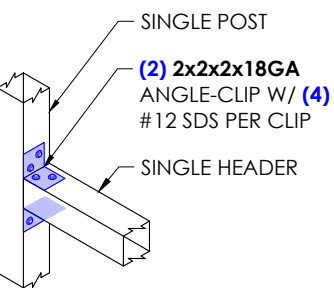
3 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



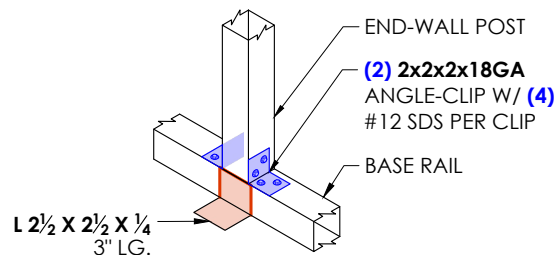
4 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'



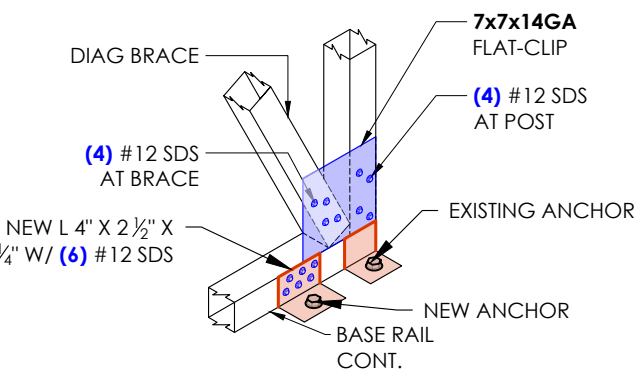
5 DOOR BASE DETAIL
SCALE: 3/4" : 1'



6 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



7 COLUMN-BASE DETAIL
SCALE: 3/4" : 1'



8 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'

SHEET NO:
7B OF 7

PROJECT NO:
232-24-3266

DRAWN BY:
A.F

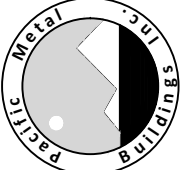
DATE:
11/15/2024

SHEET TITLE:
END WALL FRAMING DETAILS

PROJECT TITLE:
GEORGE NAVARRO

LOCATION:
**3565 WILLOW RD
BETHEL ISLAND, CA 94511**

METAL BUILDING MANUFACTURER

**Pacific Metal Buildings**
270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777

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REGISTERED PROFESSIONAL ENGINEER
CIVIL
RAFAEL D. SALGADO
C95761
STATE OF CALIFORNIA

EXPIRES: 03/31/2026
SIGNED: NOV 18 2024