CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 12/19/24

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@cccfpd.org
- ✔ Sanitary District Ironhouse Sanitary
- Water District _____
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Bethel Island
- 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

Bethel Island Municipal Improvement District, Delta Protection Committe

Ryan Hernandez,

Please submit your comments to:

Project Planner Allison Seoane
Phone # 925-655-2871
E-mail allison.seoane@dcd.cccounty.us
County File # CDVR24-01060

Prior to Jan. 16, 2025

* * * * *

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 Summary

County File Number: CDVR24-01060 **File Date: 12/19/2024**

Applicant:
GEORGE P JR TRE NAVARRO NAVARRO
GEORGE P JR TRE
5936 JENNY LIND CT
SAN JOSE, CA 951201789

gnavarropj@gmail.com
(650) 333-3933

Property Owner:
GEORGE P JR TRE NAVARRO
5936 JENNY LIND CT
SAN JOSE, CA 951201789

gnavarropj@gmail.com
(650) 333-3933

Project Description:
The applicant requests a variance application to allow for a new oversized detached garage of 750 sq ft (where 600 sq ft is the maximum size) and to allow a 15'-5" height (where 15 feet is the maximum height). The project also includes a small lot design review for the garage for substandard average width (50 feet where 60 feet is required). (Code enforcement CECF24-0403)

Project Location: (Address: 3565 WILLOW RD, BETHEL ISLAND, CA 945110447), (APN: 029100014)

Additional APNs:

General Plan Designation(s): RLM

Flood Hazard Areas: AE

60-dBA Noise Control:

Sphere of Influence:

Sanitary District: IRONHOUSE SANITARY

Specific Plan:

Zoning District(s): "F-1, -FH"

AP Fault Zone:

MAC/TAC: Bethel Island MAC

Fire District: CONSOLIDATED FIRE Former ECC

Housing Inventory Site: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee ($30)	002606-9660-REV-000-5B052B	30.00	30.00
066A	Late Filing Penalty	002606-9660-REV-000-5B066A	1625.00	1625.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
VRS0044P	Zone Variance - PW	000651-9660-REV-000-6L0044	1000.00	1000.00
		Total:	**5905.00**	**5905.00**

Aerial

Map Legend

- Assessment Parcels

Planning Layers (DCD)

- Unincorporated
- Board of Supervisors' Districts

Base Data

- Address Points

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 inquires to the appropriate department.

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

Credits: Contra Costa County Development of Conservation and Department, Sac Regional GIS Co-op, Yolo County, Maxar, Microsoft, Esri Community Maps Contributors, County of Sacramento, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NA

General Plan - RLM

Map Legend

- Assessment Parcels

Planning Layers (DCD)

General Plan

- RLM (Residential Low-Medium Density) (3-7 du/na)
- WA (Water)
- Unincorporated
- Board of Supervisors' Districts

Base Data

- Address Points

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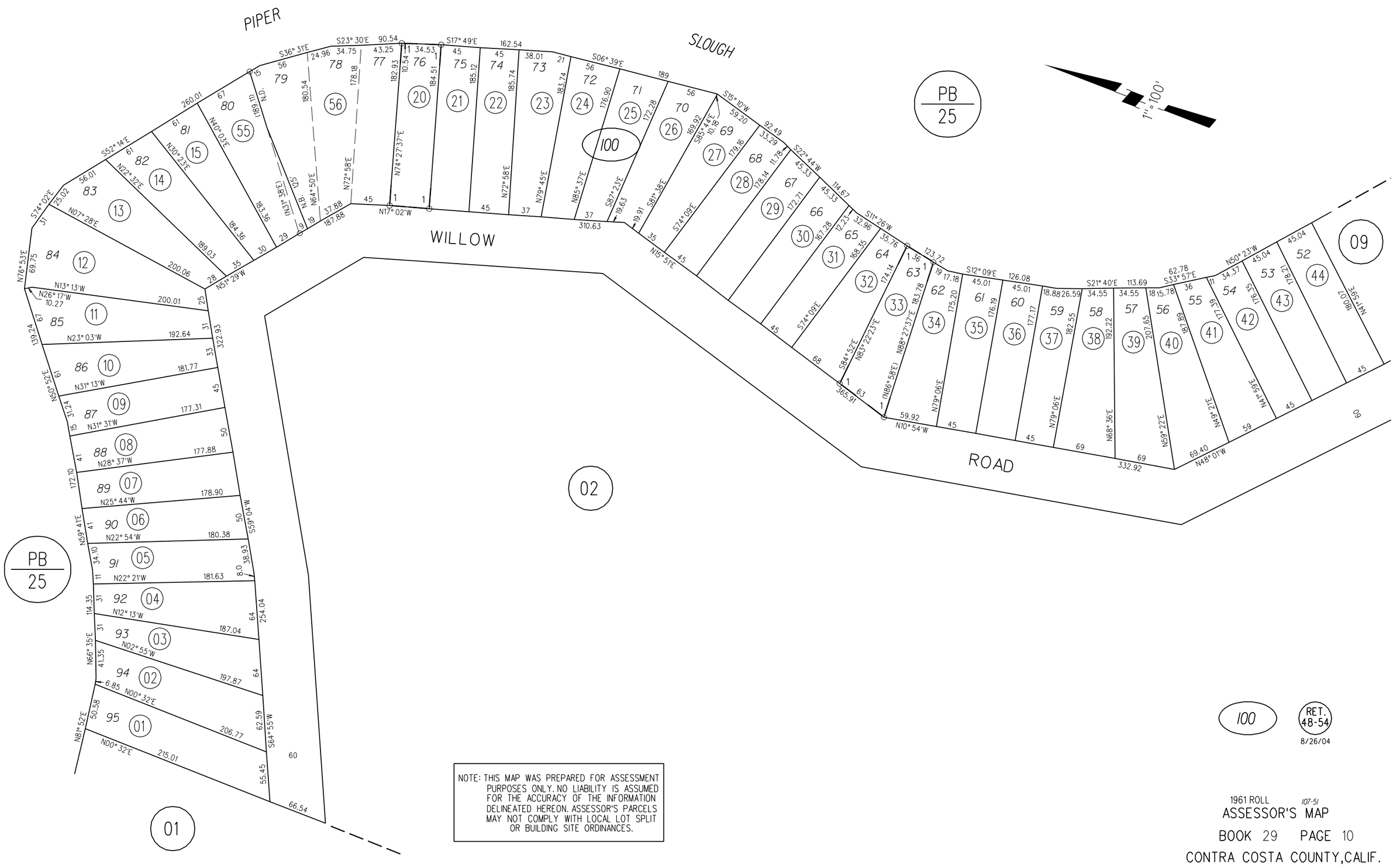
IRVINE BLOOMFIELD SUB'N. NO.2 M.B. 33-37

1- 70L.S.M.1 12-28-81



1961 ROLL 107-51

ASSESSOR'S MAP

BOOK 29 PAGE 10

CONTRA COSTA COUNTY, CALIF.

Zoning - F-1, -FH

Map Legend

- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combining District)
- T-1 -FH (Flood Hazard Combining District)
- Unincorporated
- Board of Supervisors' Districts

Base Data

- Address Points

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NAVARRO RESIDENCE

3565 WILLOW ROAD, BETHEL ISLAND, CA

HOMEOWNER: GEORGE AND CLAUDIA NAVARRO
3565 WILLOW RD. BETHEL ISLAND 94511
G 650.333.3433
C 650.444.0126
CLAUY@COMCAST.NET

DESIGNER: JENNIFER D. BROWN
JB DRAFTING & DESIGN
925.998.3898
JENBROWN@JBDRAFTINGSDESIGN.COM
P.O. BOX #2735, DUBLIN, CA 94566

APN: 0281000149
OCCUPANCY TYPE: R-3/U
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: NO

SCOPE OF PROJECT: PERMIT PREVIOUSLY UNPERMITTED GARAGE

LOT COVERAGE & FLOOR AREA RATIO:

LOT AREA	9,250 SF
(E) RESIDENCE (LOWER FLOOR)	757 SF
(E) GARAGE/UTILITY	750 SF
TOTAL LOT COVERAGE (16%)	1,507 SF

IMPERVIOUS SURFACES:

LOT AREA	9,250 SF
BLG FOOTPRINT	1,507 SF
DRIVEWAY & WALKWAYS	2,629 SF
TOTAL SURFACE AREA (45%)	4,136 SF

INDEX:

A1	GENERAL NOTES & SITE PLAN
A2	GARAGE FOUNDATION AND ELECTRICAL PLAN
1	COVER SHEET
2	ELEVATIONS
3	ANCHORAGE PLAN, REACTIONS AND NOTES
3B	ANCHORAGE TO AS-BUILT NOTES
4	COLUMN LAYOUT PLAN AND DETAILS
5	FRAME SECTION AND DETAILS
6	SIDEWALL FRAMING AND DETAILS
7	END WALL FRAMING AND DETAILS

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"A.F.F.
- 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 MADDLES 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 WAY 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.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENIGS 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 4.408.2; OR
  3. A WASTE MANAGEMENT COMPANY, PER SECTION 4.408.3; OR
  4. THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION 4.408.4.
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
- DUCT OPENIGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENIGS 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 WEIGHED MIR LIMITS FOR ROC 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 4.504.1.
- AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE REQUIREMENTS PER SEC. 4.504.4.
- 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 4.504.5.
- 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 ENCLOSURE. 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 CONFORMANCE.

TYPICAL ELECTRICAL NOTES:

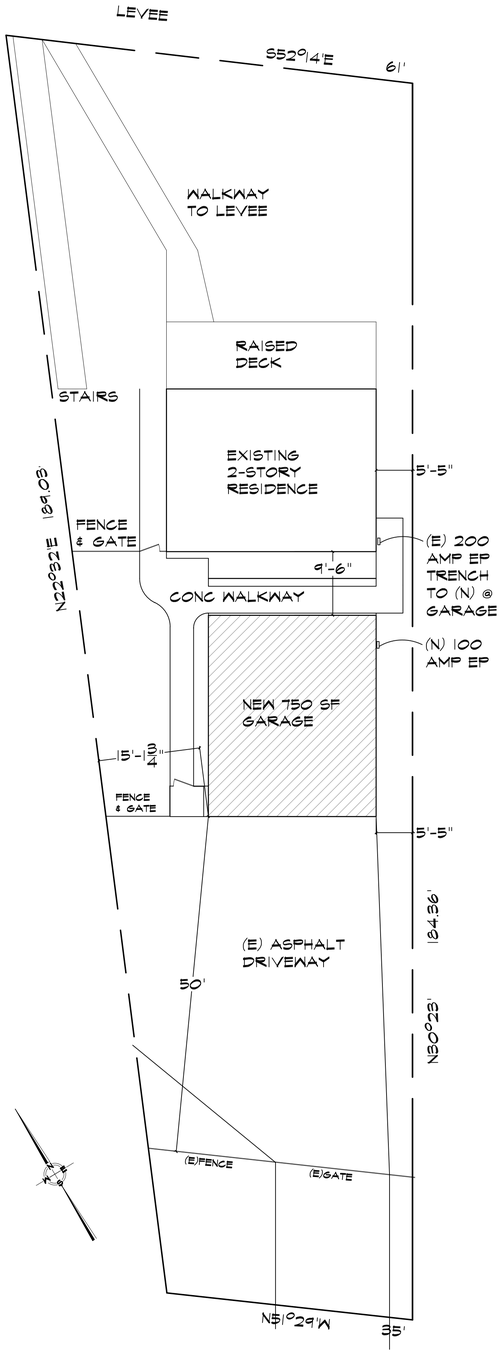
- ALL LIGHTING SHALL BE HIGH EFFICACY.
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS AFTER THE ROOM IS VACATED. EXCEPT THAT BATHROOMS, LAUNDRY ROOM, GARAGES AND UTILITY ROOMS SHALL HAVE ON LIGHT FIXTURE CONTROLLED BE A VANCANCY SENSOR. ALL OTHER LIGHTING IN THERE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER SWITCH.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016. 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 JA8-2016-E EFFICIENCY LABEL. RECESSED LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSOR. RECESSED LUMINARIES SHALL COMPLY WITH THE REFERENCE JOINT APPENDIX JA8 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 SUPPLE 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 1,024 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 1016 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 SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5% 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
3/32"=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@jbdraftingsdesign.com

SIGNATURE:

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

REVISIONS:

1	N/A
2	N/A
3	N/A
4	N/A
5	N/A
6	N/A

SHEET TITLE:
GENERAL NOTES & SITE PLAN

JOB #241156
SCALE: AS NOTED
DRAWN BY: JDB
DATE: NOV 2024

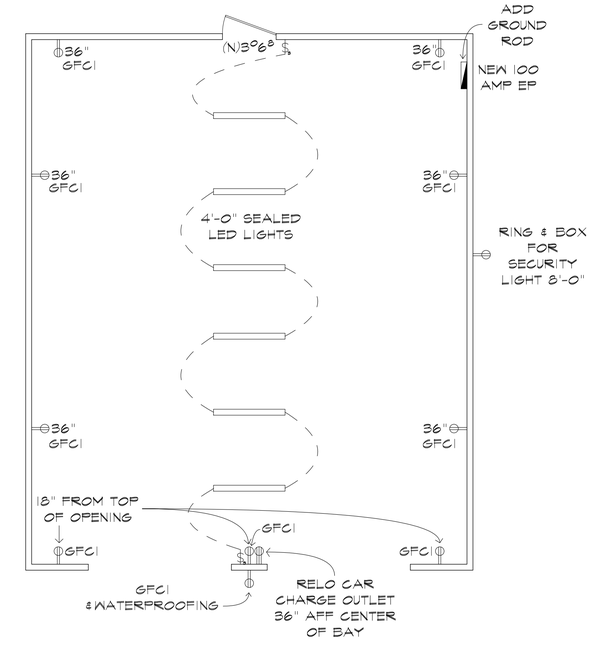
SHEET NUMBER:
A1

ELECTRICAL NOTES:

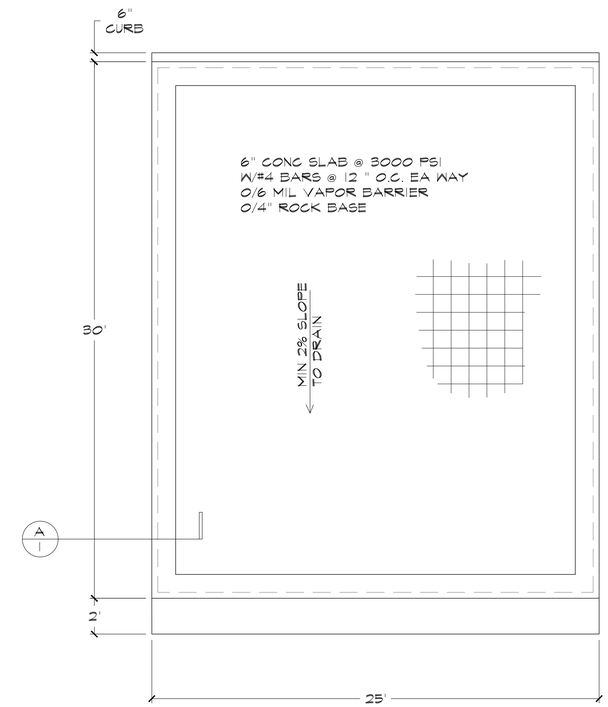
- ALL LIGHTING SHALL BE HIGH EFFICACY.
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS AFTER THE ROOM IS VACATED. EXCEPT THAT BATHROOMS, LAUNDRY ROOM, GARAGES AND UTILITY ROOMS SHALL HAVE ONE LIGHT FIXTURE CONTROLLED BY A VACANCY SENSOR. ALL OTHER LIGHTING IN OTHER ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER SWITCH.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016. 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 JA8-2016-E EFFICIENCY LABEL. RECESSED LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSOR. RECESSED LUMINARIES SHALL COMPLY WITH THE REFERENCE JOINT APPENDIX JA8 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:
    - i. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
    - ii. 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:

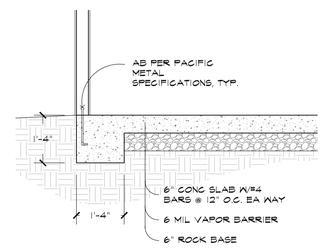
- 110V DUPLEX/ 220V OUTLET
- SWITCH/3-WAY SWITCH
- RECESSED CAN LT.
- WALL-MOUNT LT.
- CEILING MOUNT LT.
- LED ROPE LTG.
- CARBON MONOXIDE & SMOKE DETECTOR COMBO; VERIFY (E)
- HARD-WIRED, INTERCONNECTED SMOKE DETECTOR; VERIFY (E)
- CEILING MOUNT PEDANT LT.
- GAS STUB
- CEILING VENT/FAN
- CEILING-MT.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



PROPOSED ELECTRICAL PLAN



PROPOSED GARAGE FOUNDATION



DETAIL A/1

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

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

SIGNATURE:

REVISIONS:

- 1 N/A
- 2 N/A
- 3 N/A
- 4 N/A
- 5 N/A
- 6 N/A

SHEET TITLE:
GARAGE FOUNDATION & ELECTRICAL PLAN

JOB #241156

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

DRAWN BY: JDB

DATE: NOV 2024

SHEET NUMBER:
A2

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	CONTINOUS
		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

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SHEET NO: 1 OF 7

PROJECT NO: 232-24-3266

DRAWN BY: A.F

DATE: 11/15/2024

SHEET TITLE: COVER SHEET

LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511

PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER

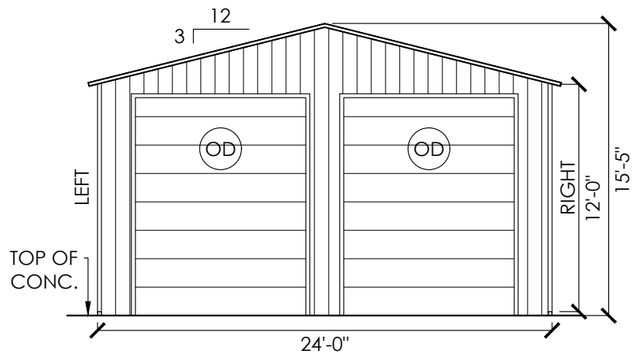
Pacific Metal Buildings Inc.
270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777

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.

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

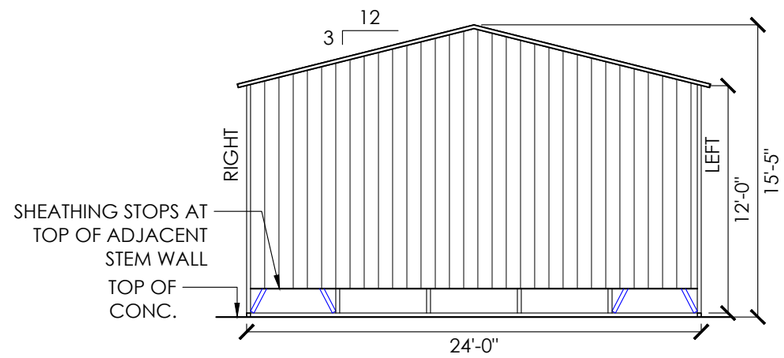
EXPIRES: 03/31/2026
SIGNED: NOV 18 2024

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511



FRONT END WALL ELEVATION

SCALE: 1/8" : 1'



BACK END WALL ELEVATION

SCALE: 1/8" : 1'

DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.

2. 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.

3. 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.)

4. 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.)

5. **SHEATHING CONNECTIONS SHALL BE #12-14 X ¾" SDS** (PER UES-ER 0550 REQ.) W/ BONDED NEOPRENE WASHER PER ESR 2196.

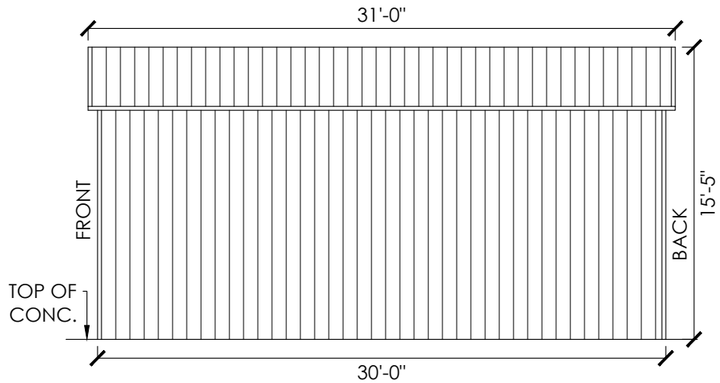
LEGEND

(WN) WINDOWS (REF WINDOW MFG)

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

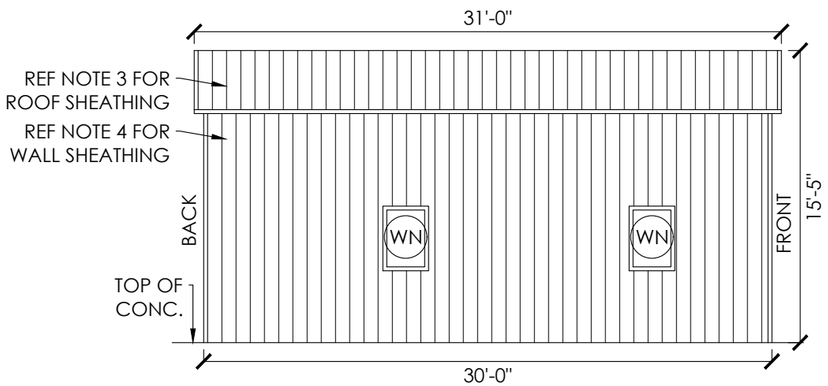
NOTE 1: ANY DOOR OR WINDOW DESIGN & CONNECTION / ATTACHMENT INFORMATION, IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

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

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

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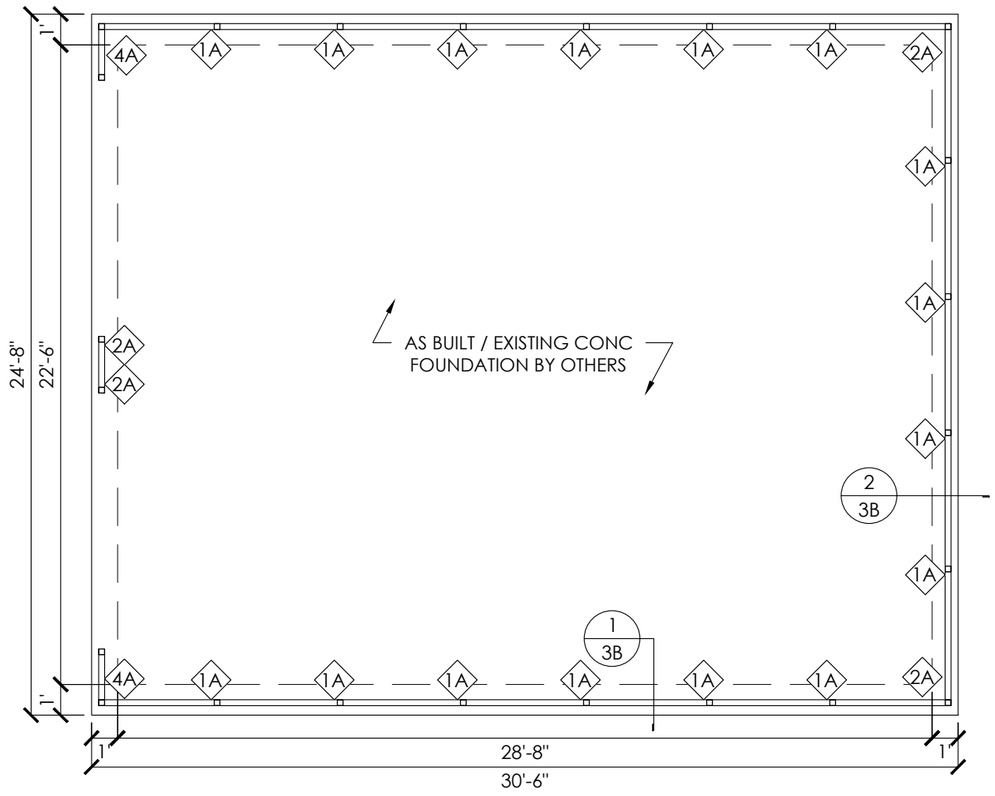
GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

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

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



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)

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:
1. REACTIONS ARE PROVIDED FOR FOUNDATION ENGINEER.
2. POSITIVE Fy VALUE INDICATES BEARING.
3. NEGATIVE Fy VALUE INDICATES UPLIFT.
4 . Fx AND Fz ARE ABSOLUTE VALUES.

NOTE:
1. THE ENGINEERS CERTIFICATION IS LIMITED TO THE STRUCTURAL ENGINEERING FOR THE PREFABRICATED STRUCTURAL FRAMING AND POST INSTALLED CONCRETE ANCHORAGE ONLY.

2. 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.

AS-BUILT / EXISTING FOUNDATION NOTES:

1. 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.
2. A MIN. SLAB SIZE OF 24'-8" X 30'-6" IS NECESSARY TO ALLOW THE MIN. OF 4" ANCHOR-TO-CONCRETE EDGE DISTANCE.
3. CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE ANCHORAGE PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
4. ASSUMED CONCRETE STRENGTH FOR ANCHORAGE DESIGN TO BE A MIN OF 3000 PSI.

SHEET. NO: 3A OF 7
PROJECT NO: 232-24-3266
DRAWN BY: A.F
DATE: 11/15/2024
SHEET TITLE: ANCHORAGE PLAN, REACTIONS & NOTES
LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511
PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER

Pacific Metal Buildings Inc.
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

GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

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

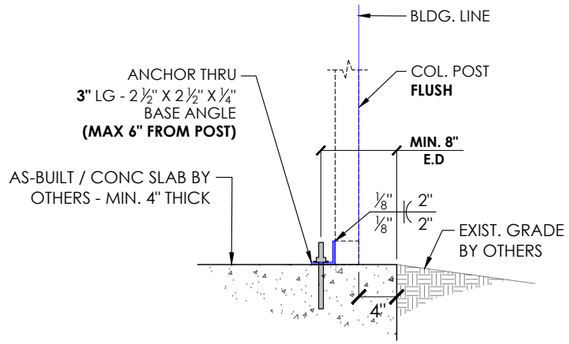
CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
2A	(2) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
4A	(4) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)

ANCHOR NOTES:

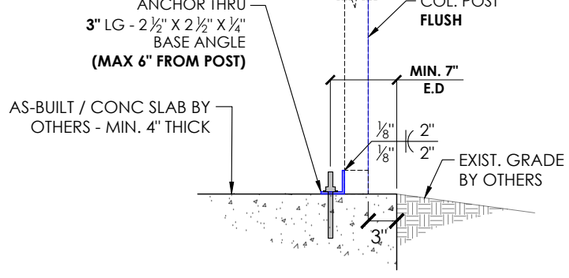
1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):
   - **E.D.** - ANCHOR EDGE DISTANCE: MIN. 4" OR U.N.O.
   - **H.** - ANCHOR HOLE DEPTH: MIN. 3.00"
   - **D.** - CONCRETE EMBEDMENT DEPTH: MIN. 2.75"
   - SPACING BETWEEN (2) ANCHORS: MIN. 2.75" OR U.N.O.
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

AS-BUILT NOTE:

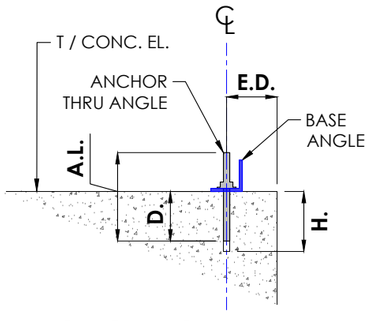
1. ANY AS-BUILT INFORMATION OR DETAILS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT INSPECTED THE ACCURACY AND/OR THE COMPLETENESS OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.



1 FOUNDATION DETAILS
SCALE: 3/4" : 1'



2 FOUNDATION DETAILS
SCALE: 3/4" : 1'



ANCHORAGE DETAIL
SCALE: NTS

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

LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511

PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER

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

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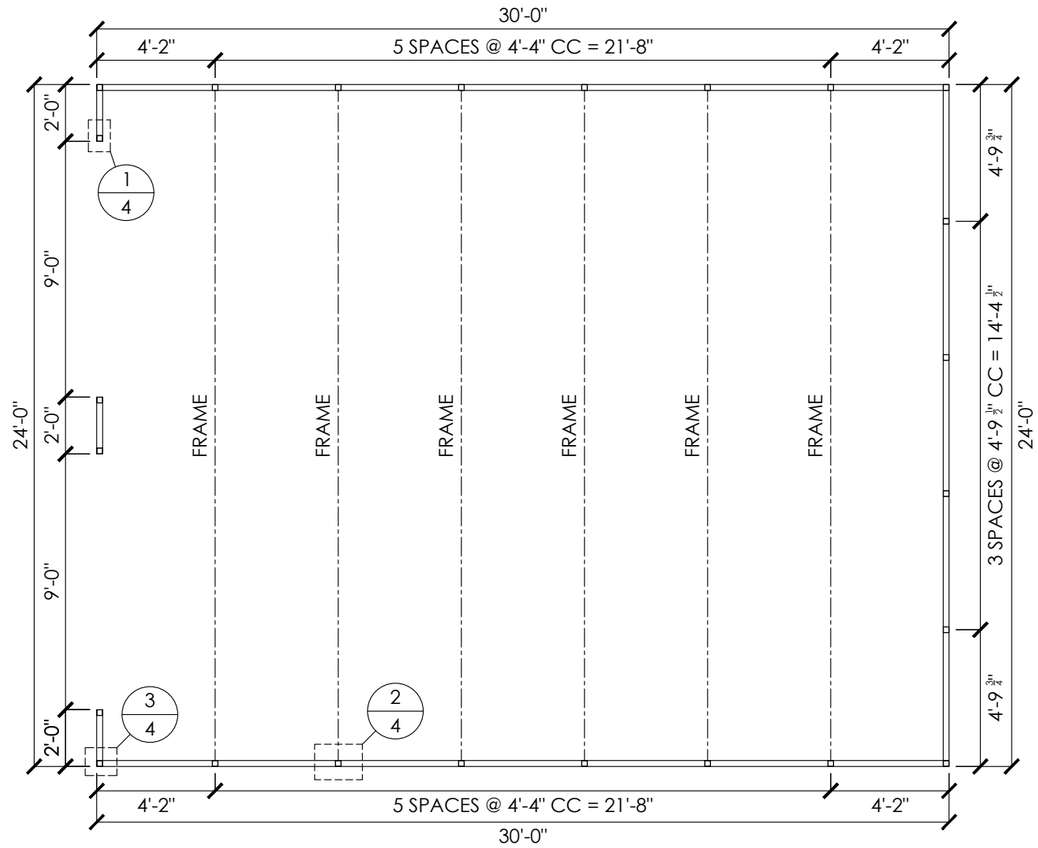
GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

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

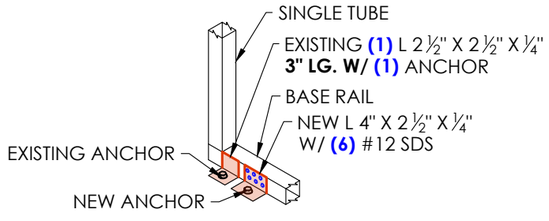
EXPIRES: 03/31/2026
SIGNED: NOV 18 2024



COLUMN LAYOUT PLAN

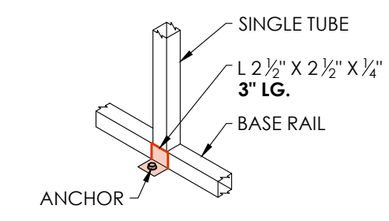
SCALE: 3/16" : 1'

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



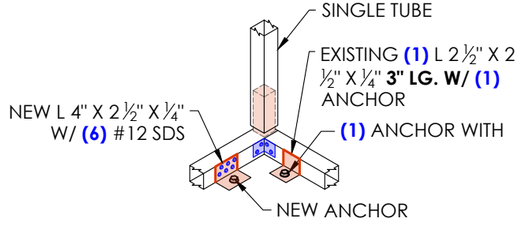
1 ANCHOR DETAIL

SCALE: 1/2" : 1'



2 ANCHOR DETAIL

SCALE: 1/2" : 1'



3 ANCHOR DETAIL

SCALE: 1/2" : 1'

SHEET. NO: 4 OF 7
PROJECT NO: 232-24-3266
DRAWN BY: A.F
DATE: 11/15/2024

SHEET TITLE: COLUMN LAYOUT PLAN & DETAILS

LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511

PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER

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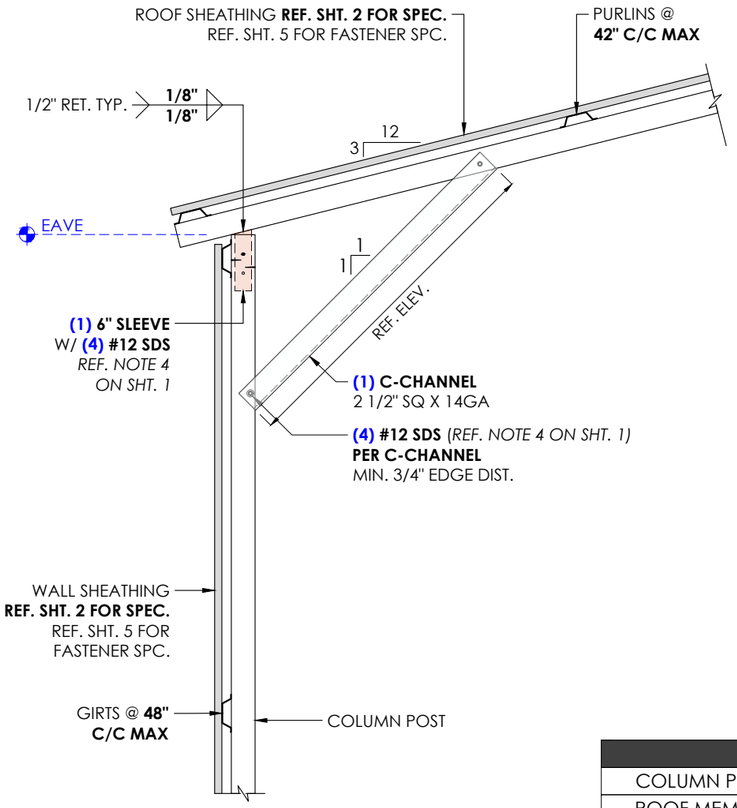
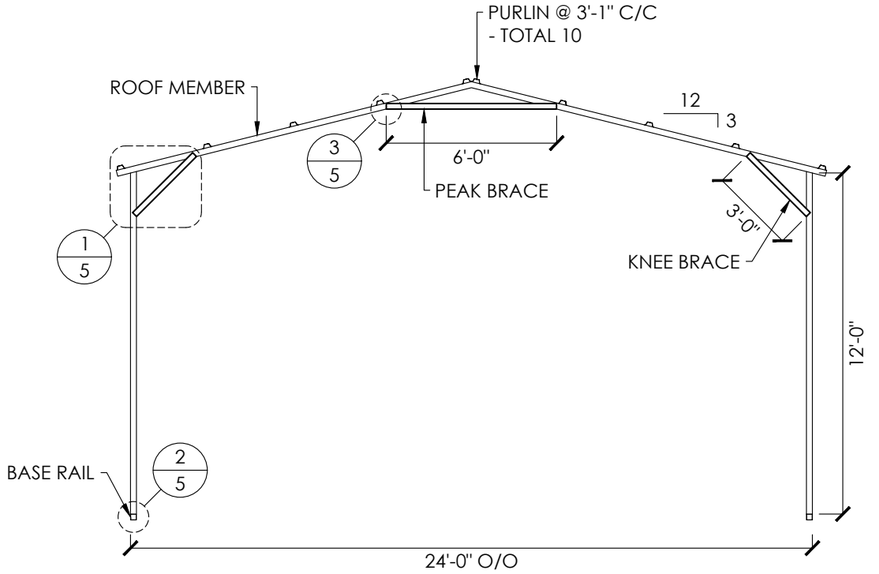


1 FRAME DETAIL
SCALE: 3/4" : 1'

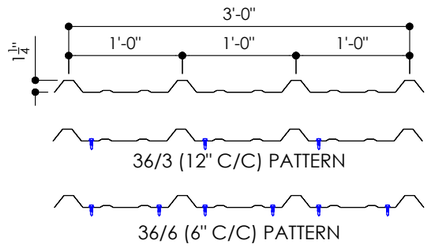


TYPICAL FRAME
SCALE: 3/16" : 1'

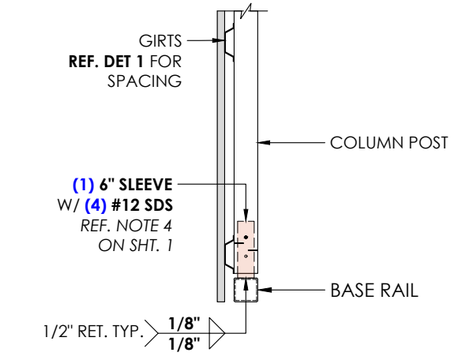
MEMBER PROPERTIES	
COLUMN POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" X 14GA CHANNEL
KNEE BRACE	2 1/2" X 14GA CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
GIRTS	4" X 1" X 14GA HAT CHANNEL
PURLINS	4" X 1" X 14GA HAT CHANNEL

SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

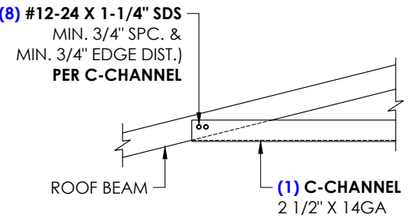
REF. DESIGN NOTE ON **SHEET 2** FOR SHEATHING FASTENER TYPE.



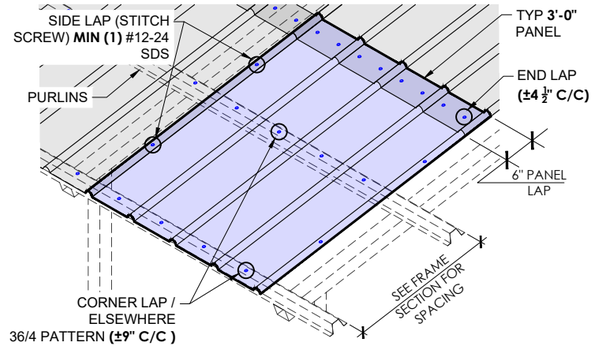
26GA. - 1 1/4" RIB - CORRUGATED SHEET
SCALE: 3/4" : 1'



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



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



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

SHEET NO: **5 OF 7**
PROJECT NO: 232-24-3266
DRAWN BY: A.F
DATE: 11/15/2024
SHEET TITLE: FRAME SECTION & DETAILS
LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511
PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER
Pacific Metal Buildings Inc.
270 Old Highway 99
Maxwell, CA 95955
1-877-604-2777

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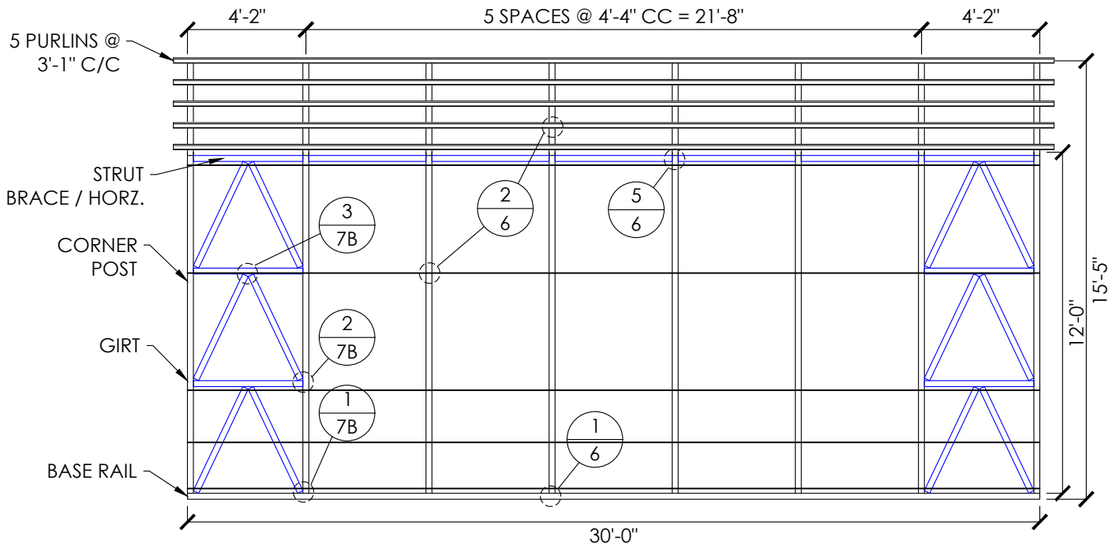
RAFAEL D. SALGADO
C95761
STATE OF CALIFORNIA

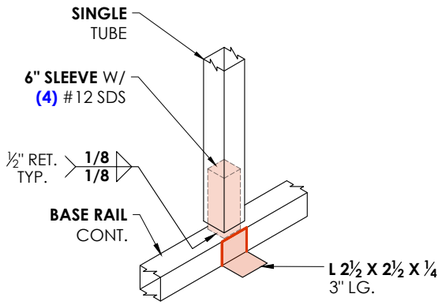
GEORGE NAVARRO
3565 WILLOW RD
BETHEL ISLAND, CA 94511

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



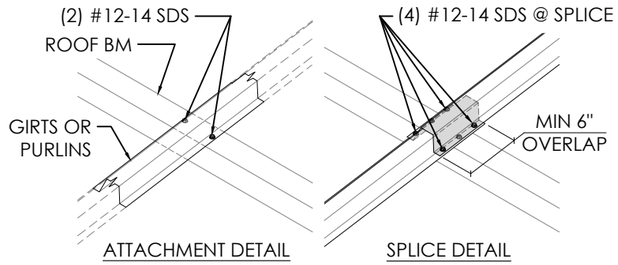
RIGHT SIDE WALL FRAMING

SCALE: 3/16" : 1'



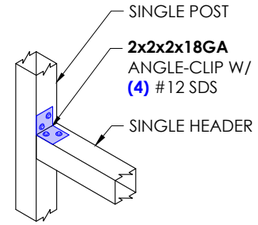
1 COLUMN-BASE DETAIL

SCALE: 3/4" : 1'



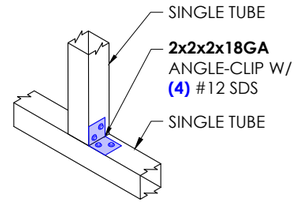
2 GIRT/PURLIN DETAIL

SCALE: 3/4" : 1'



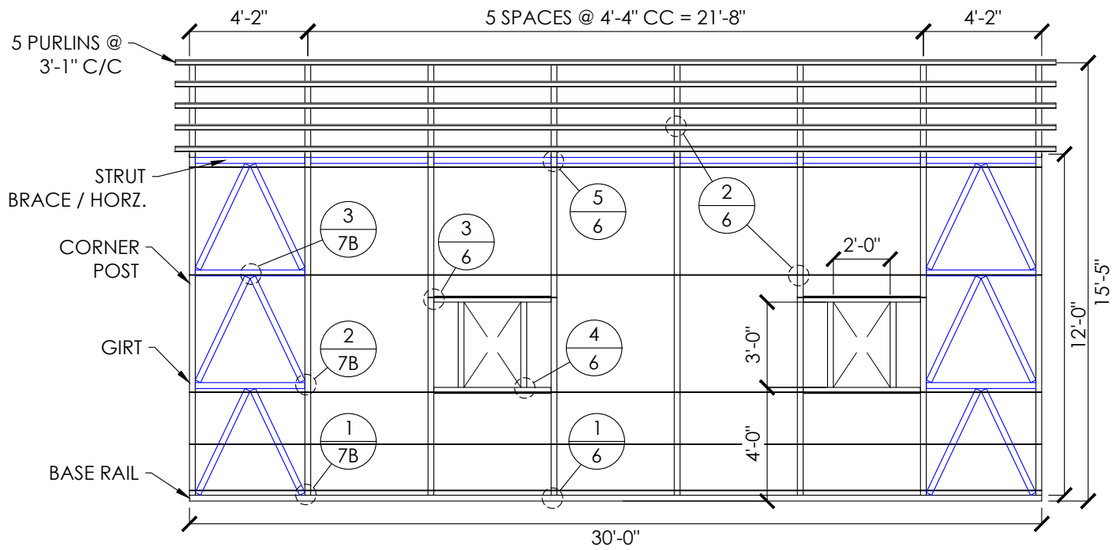
3 WINDOW DETAIL

SCALE: 3/4" : 1'



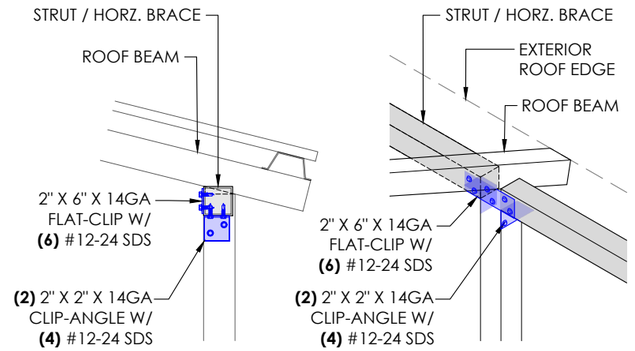
4 WINDOW DETAIL

SCALE: 3/4" : 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

SHEET NO: 6 OF 7
PROJECT NO: 232-24-3266
DRAWN BY: A.F
DATE: 11/15/2024
SHEET TITLE: SIDE WALL FRAMING & DETAILS
LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511
PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER

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STATE OF CALIFORNIA

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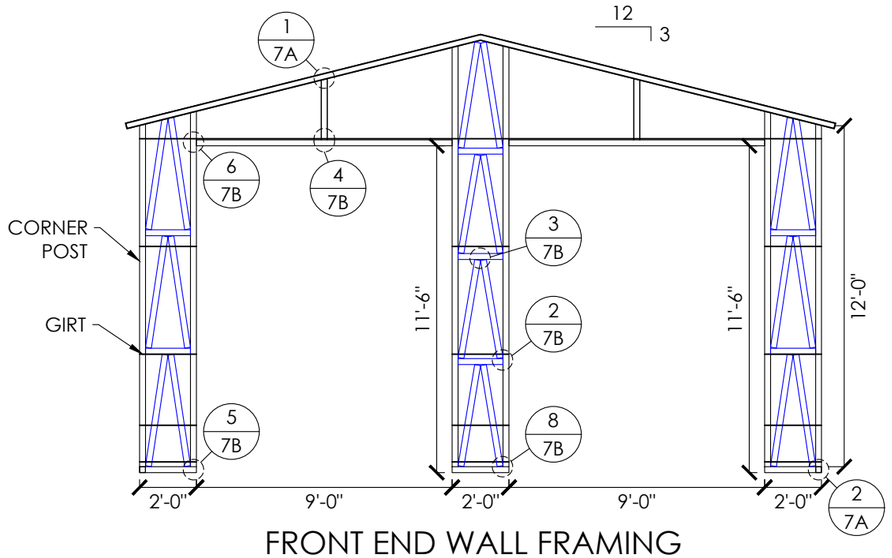
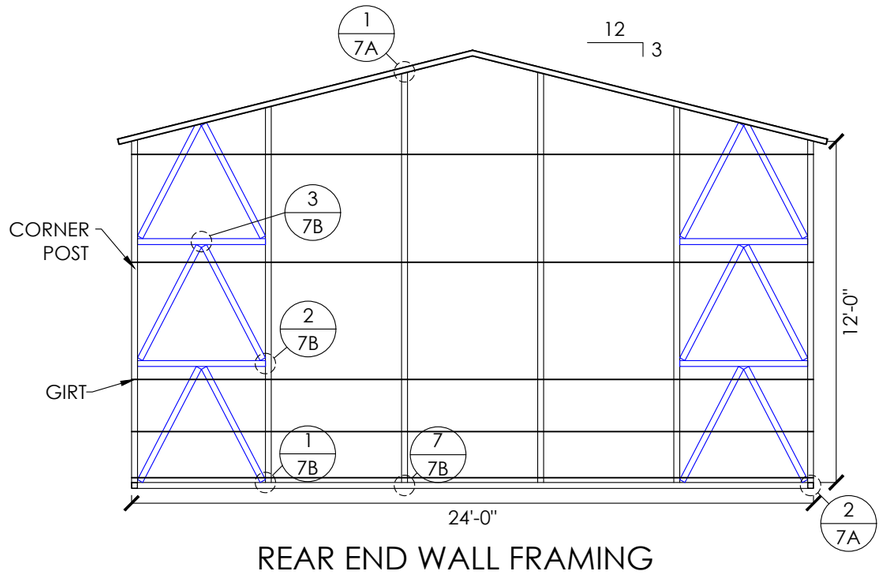
3565 WILLOW RD
BETHEL ISLAND, CA 94511

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



FRONT END WALL FRAMING

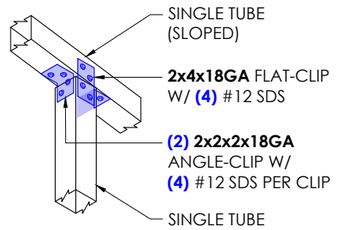
SCALE: 3/16" : 1'



REAR END WALL FRAMING

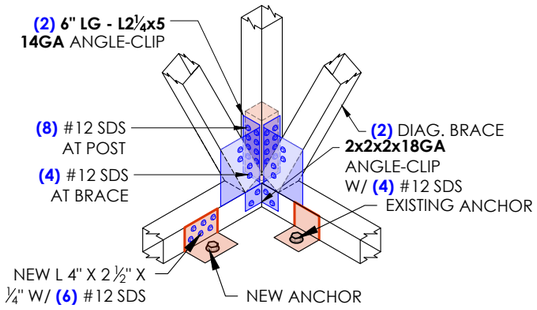
SCALE: 3/16" : 1'

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

LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511

PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER

Pacific Metal Buildings Inc.
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Maxwell, CA 95955
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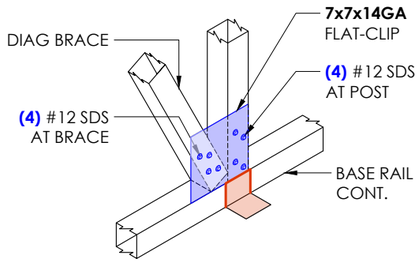
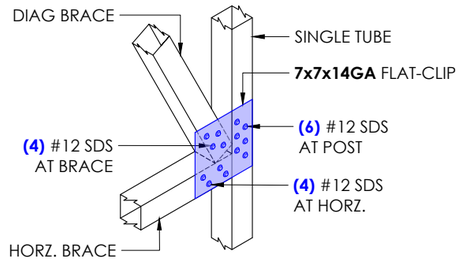
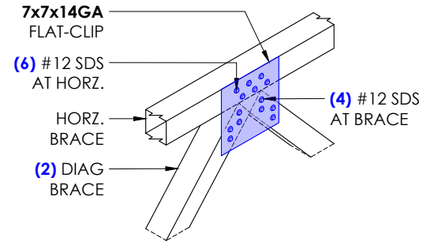
EXPIRES: 03/31/2026
SIGNED: NOV 18 2024



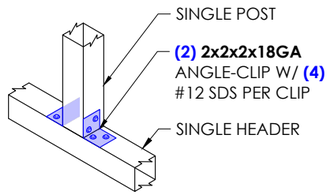
1 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



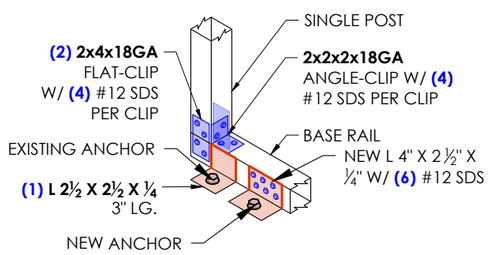
2 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



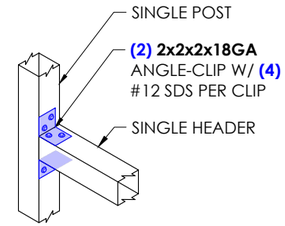
3 LATTICE BRACE DETAIL
SCALE: 3/4" : 1'



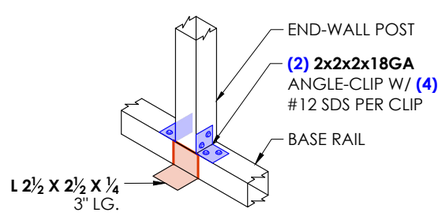
4 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'



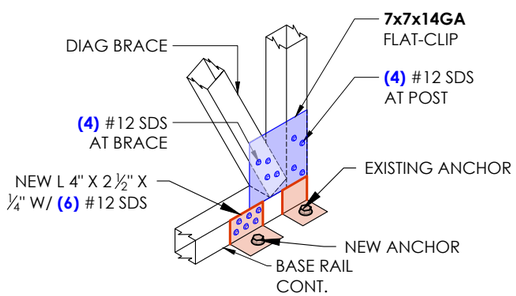
5 DOOR BASE DETAIL
SCALE: 3/4" : 1'



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
LOCATION: 3565 WILLOW RD BETHEL ISLAND, CA 94511
PROJECT TITLE: GEORGE NAVARRO

METAL BUILDING MANUFACTURER

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STATE OF CALIFORNIA

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