4 Year Water Usage in Cubic Feet:		**Murch/Bart - 108 Olema-Bolinas**
Month/Year	Usage	Charge
03/26	200	$ 2.50
12/25	300	$ 3.75
9/25	300	$ 3.75
6/25	500	$ 5.00
3/25	1500	$ 15.00
12/24	600	$ 6.00
9/24	1300	$ 13.00
6/24	1300	$ 13.00
3/24	1,100	$ 11.00
12/23	2000	$ 22.50
9/23	2000	$ 22.50
6/23	1500	$ 15.00
3/23	2000	$ 22.50
12/22	2400	$ 33.00
9/22	2100	$ 24.00

Permit. # _____ App. # _____

(for BCPUD use)

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

Application for a Limited Water Use Permit

DATE : 4-12-26

NAME OF APPLICANT: Kater Murch

ADDRESS OF APPLICANT: 108 Olema Bolinas Rd

ASSESSOR'S PARCEL #: 195-290-14 Date of Issuance of MARIN COUNTY BUILDING PERMIT: submitted

TYPE OF CONSTRUCTION: Remodel with attached ADU

DESCRIPTION OF PROJECT (BE SPECIFIC): remodel of house with creation of attached ADU. portion of existing garage converted to conditioned space + storage shed, remove remaining garage, raise house 23", max height 19'10", new plumbing and electrical in remodel portion

(use reverse side or additional sheets if necessary)

APPLICANT'S SIGNATURE: _____

do not write below this line

APPLICANT'S BCPUD ACCOUNT NUMBER: _____ METER #: _____

TOTAL CUBIC FEET REGISTERED BY METER FOR THE MOST RECENT TWELVE (12) COMPLETED QUARTERS PRIOR TO THE FILING OF THIS APPLICATION: _____ AVERAGE QUARTERLY USAGE: _____

DISPOSITION: GRANTED _____

DENIED _____

MAXIMUM QUARTERLY WATER USE LIMIT: _____

REASONS FOR DENIAL (IF APPLICABLE):

_____

_____

_____

Signature of BCPUD officer : _____ Date : _____

title: _____

ABBREVIATIONS

&	AND	LAM.	LAMINATE	E.	EAST	S.C.	SOLID CORE
∠	ANGLE	LAV.	LAVATORY	EA.	EACH	SCHED.	SCHEDULE
@	AT	L.O.	LINE OF	EL.	ELEVATION	S.D.	SOAP DISPENSER
CL	CENTERLINE	LT.	LIGHT	ELEC.	ELECTRICAL	SECT.	SECTION
ø	DIAMETER OR ROUND			ELEV.	ELEVATOR	SH.	SHELF
#	POUND OR NUMBER	MAX.	MAXIMUM	ENCL.	ENCLOSURE	SHR.	SHOWER
(D)	DEMOLISH	M.C.	MEDICINE CABINET	EQ.	EQUAL	SHT.	SHEET
(E)	EXISTING	MECH.	MECHANICAL	EQUIP.	EQUIPMENT	SIM.	SIMILAR
(R)	REMOVE	MEMB.	MEMBRANE	EXST.	EXISTING	SL.	SLOPE
A.B.	ANCHOR BOLT	MFR.	MANUFACTURER	EXT.	EXTERIOR	SPEC.	SPECIFICATION
ADJ.	ADJACENT	MIN.	MINIMUM			SQ.	SQUARE
AGG.	AGGREGATE	MIR.	MIRROR			S.S.D.	SEE STRUCURAL DRAWINGS
ALUM.	ALLUMINUM	MISC.	MISCELLANEOUS	F.D.	FLOOR DRAIN	S.S.	STAINLESS STEEL
APPROX.	APPROXIMATE	MTD.	MOUNTED	FDN.	FOUNDATION	STD.	STANDARD
A.S.	AIR SPACE	MTL.	METAL	FIN.	FINISH	STL.	STEEL
		N.	NORTH	FLR.	FLOOR	STOR.	STORAGE
BD.	BOARD	N.I.C.	NOT IN CONTRACT	FLASH.	FLASHING	STRUC.	STRUCTURAL
BLDG.	BUILDING	NO.	NUMBER	FLUOR.	FLUORESCENT	SYM.	SYMMETRICAL
BLK.	BLOCK	NOM.	NOMINAL	FIXT.	FIXTURE		
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE	F.O.C.	FACE OF CONCRETE	T.	TREAD
BM.	BEAM			F.O.S.	FACE OF STUD	T.B.	TOWEL BAR
BOT.	BOTTOM	O.A.	OVERALL	F.R.	FIRE RATED	TEL.	TELEPHONE
B.O.	BOTOM OF	OBS.	OBSCURE	F.S.	FULL SIZE	T&G	TONGUE AND GROOVE
		OBS.	OBSCURE	FT.	FOOT OR FEET	THK.	THICK
CAB.	CABINET	O.C.	ON CENTER	FTG.	FOOTING	TMPR.	TEMPERED
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER	FURR.	FURRING	T.O.C.	TOP OF CONCRETE
CER.	CERAMIC	OPP.	OPPOSITE			T.O.P.	TOP OF PAVEMENT
CLG.	CEILING			G.S.M.	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
CLKG.	CAULKING	P.G.	PAINT GRADE				
CL.	CLOSET	PL.	PLATE	GA.	GAUGE	T.P.D .	TOILET PAPER DISPENSER
CLR.	CLEAR	P. LAM	PLASTIC LAMINATE				
COL.	COLUMN	PLYWD.	PLYWOOD	G.F.I.	GROUND FAULT INTERCEPTOR	T.S.	TUBULAR STEEL
CONC.	CONCRETE	PR.	PAIR			T.V.	TELEVISION
CONT.	CONTINUOUS	PROP. LN.	PROPERTY LINE	GL.	GLASS	TYP.	TYPICAL
CTR.	CENTER	P.T.	PRESSURE TREATED	GND.	GROUND		
				GR.	GRADE	V.C.T.	VINYL COMPOSITION
DBL.	DOUBLE	R.	RISER	GYP.	GYPSUM		TILE
DET.	DETAIL	RAD.	RADIUS			VERT.	VERTICAL
DIA.	DIAMETER	RDWD.	REDWOOD	H.	HIGH	V.I.F.	VERIFY IN FIELD
DIM.	DIMENSION	REF.	REFEREMCE	H.B.	HOSE BIB		
DISP.	DIPENSER	REFRIG.	REFRIGERATOR	H.C.	HOLLOW CORE		
DN.	DOWN	REINF.	REINFORCED	HDWD.	HARDWOOD	W.	WEST
D.O.	DOOR OPENING	REQ'D.	REQUIRED	HDWR.	HARDWARE	W/	WITH
DR.	DOOR	RM.	ROOM	HGT.	HEIGHT	WD.	WOOD
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING	HORIZ.	HORIZONTAL	W/O	WITHOUT
DWG.	DRAWING			HR.	HOUR	WT.	WEIGHT
DWR.	DRAWER	S.	SOUTH	I.D.	INSIDE DIAMETER		
				INSUL.	INSULATION		
				INT.	INTERIOR		

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. THE 2025 CALIFORNIA BUILDING STANDARD CODE WAS USED FOR THE DESIGN OF THIS PROJECT (2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL BUILDING CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE & GREEN BUILDING STANDARDS), 2025 MARIN COUNTY MUNICIPAL CODE.

2. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE DESIGNER PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.

3. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.

4. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

5. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.

6. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF DRAWINGS.

7. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVIDIONS OF WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.

8. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED..

PROJECT DATA

PROJECT ADDRESS:	108 OLEMA BOLINAS ROAD BOLINAS, CA 94924
APN:	195-290-14
OWNERS:	REBECCA BART & KATER MURCH 108 OLEMA BOLINAS ROAD BOLINAS, CA 94924 415- EMAIL: KATERMURCH@GMAIL.CO, BART.REBECCA@GMAIL.COM
ZONING:	C-ARP-10
LOT AREA:	43,596 SQ. FT.
BUILDING AREA / FLOOR AREA:	
(E) HOUSE:	1,671 SQ. FT.
(E) ATTACHED GARAGE:	637 SQ. FT.
(E) DECKS:	810 SQ. FT.
(E) DETACHED SHED:	140 SQ. F.T
BEDROOMS:	3
BATHROOMS:	1.5
PROPOSED HOUSE (NO GARAGE):	
MAIN HOUSE:	1,601 SQ. FT.
ATTACHED ADU:	380 SQ. FT.
ATTACHED STORAGE SHED:	105 SQ. FT.
TOTAL:	2,086 SQ. FT.
(N) DECKS:	514 SQ. FT.
TOTAL PROPOSED DECKS:	1,336 SQ. FT.
TOTAL AREA OF ADDITIONS CONVERSION OF GARAGE TO CONDITIONED SPACE:	411 SQ. FT.
BEDROOMS:	3
BATHROOMS:	2.5
PROPOSED AREA OF ADDITIONAL DISTURBANCE (AT NEW DECKS):	425 SQ. FT.
EXISTING LOT COVERAGE	
IMPERMEABLE	5.4%
PERMEABLE	94.6%
PROPOSED LOT COVERAGE	
IMPERMEABLE	5.2%
PERMEABLE	94.8%
EXISTING F.A.R.:	5.6%
PROPOSED F.A.R.:	5.1%
PROPOSED OFF STREET PARKING:	5 SPACES
MINIMUM SETBACK TO PROPERTY LINE	31'-3 1/8"
MAXIMUM HEIGHT FROM (E) GRADE	19'-10"
LATITUDE:	37°55'02.28"N
LONGITUDE:	122°41'31.79"W
ELEVATION (GOOGLE EARTH):	23'

Design Professional: Low Carbon Concrete Compliance Form

Cement Limit Pathway

Project Name: Murch remodel/addition

Project Address: 108 Olema Bolinas Rd, Bolinas

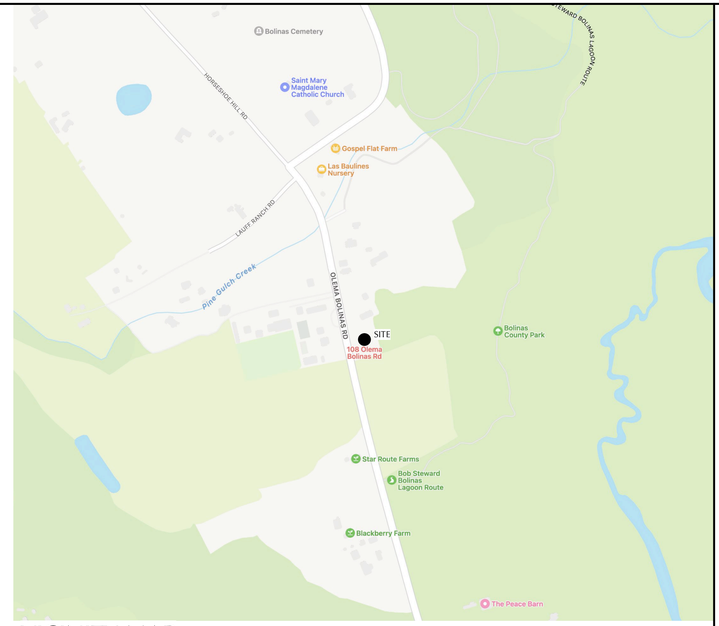
THE DESIGN PROFESSIONAL OR RESPONSIBLE APPLICANT ON THE DESIGN TEAM SHALL COMPLETE AND SUBMIT TO THE BUILDING DEPARTMENT FOR PLAN CHECK TO REVIEW.	STEPS
Date: 3-3-26	1) Provide Date, Company Information, and Signature
Company Name: Paul Krohn, PE	
Print Name: Paul Krohn	
Signature:	

Application (e.g., foundation, slab, sidewalks, pool, etc.)	If Applicable, Pre-Qualified Mix Design (County Reference No.)	Specified Strength (psi)	Allowable Cement from Table 19.07.050		If Applicable, Allowable Cement, High Early Strength add 30%	
			(lbs/cyd)	(No. of sacks) @94 lbs/sack	(lbs/cyd)	(No. of sacks) @94 lbs/sack
ex. Sidewalks	ex. 1	ex. 3000	ex. 410	ex. 4.4	ex. 533	ex. 5.7
Foundations, Slab, Footings	00002	4,000	456	4.9		

2) Provide information for all unique concrete mix designs used on the project. Use the supplementary table on the next page for more space.

3) If Ready-Mix Design Number has been pre-qualified with the County, provide Pre-Qualified Mix Design reference number. See pre-qualified mixes at https://marincounty.org/lowcarbonconcretecodes

4) Place or print this compliance form within structural plans. If a licensed professional is present, that person MUST stamp the mix design to ensure it complies, otherwise a signature of the responsible applicant will suffice.



VICINITY MAP

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT IS THE REMODEL A PORTION OF AN EXISTING HOUSE. THE REMODEL INCLUDES CREATING A NEW ATTACHED ADU, CONVERTING A PORTION OF THE EXISTING GARAGE INTO CONDITIONED SPACE (KITCHEN) AND AN ATTACHED STORAGE SHED AND REMOVING THE REMAINING PART OF THE GARAGE. ALSO PROPOSED IS RAISING THE ENTIRE HOUSE 1'-11" TO ACHIEVE A MAXIMUM HEIGHT OF 19'-10". NEW PLUMBING AND ELECTRICAL WORK IS PROPOSED IN THE AREAS OF REMODEL. A NEW ROOF CONFIGURATION IS PROPOSED FOR THE AREAS OF REMODEL. NEW WINDOWS AND DOORS, HEATING SYSTEMS, INSULATION, KITCHEN APPLIANCES AND INTERIOR FINISHES ARE PROPOSED FOR THE AREAS TO BE REMODELED.

SHEET INDEX

SHEET NO.	DESCRIPTION
A0.1	TITLE SHEET, VICINITY MAP, ABBREVIATIONS, SYMBOLS KEY, PROJECT DATA
A0.2	EXISTING SITE PLAN, REDUCED SIZE
A0.3	EXISTING PARTIAL SITE PLAN
A0.4	PROPOSED PARTIAL SITE PLAN
A1.1	EXISTING FLOOR PLAN / DEMOLITION PLAN
A1.2	PROPOSED FLOOR PLAN
A1.3	EXISTING ROOF PLAN
A1.4	PROPOSED ROOF PLAN
A2.1	EXTERIOR ELEVATIONS - NORTH & WEST
A2.2	EXTERIOR ELEVATIONS - SOUTH & EAST
A3.1	BUILDING SECTIONS A & B
A3.2	BUILDING SECTIONS C & D
A4.1	SCHEDULES
A5.1	DETAILS
A6.1	TITLE 24 REPORT
A6.2	TITLE 24 REPORT
A6.3	GREEN BUILDING CHECKLIST
A6.4	BEST CONSTRUCTION PRACTICES
EMP1	ELECTRICAL / MECHANICAL / PLUMBING NOTES & SYMBOL LEGEND
EMP2	ELECTRICAL / MECHANICAL / PLUMBING PLAN
S1	GENERAL NOTES & STANDARD DETAILS
S2	FOUNDATION & FLOOR FRAMING PLANS
S3	ROOF FRAMING PLAN
S4	SHEARWALL PLAN
S5	ROOF DETAIL AREAS & STRUCTURAL SECTIONS
S6	STRUCTURAL SECTIONS
S7	STRUCTURAL SECTION, ELEVATION & DETAILS
S8	FOUNDATION DETAILS
S9	STRUCTURAL DETAILS

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

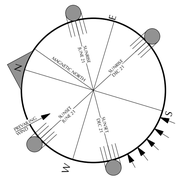
Design Firm
Alethea Patton Design
P.O. Box 98
Bolinas, CA 95466
415-226-8900

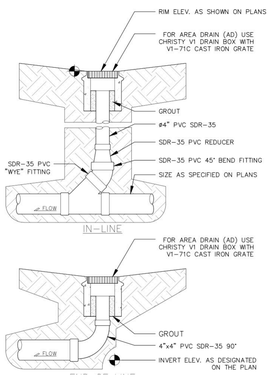
Consultant

Project Title
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

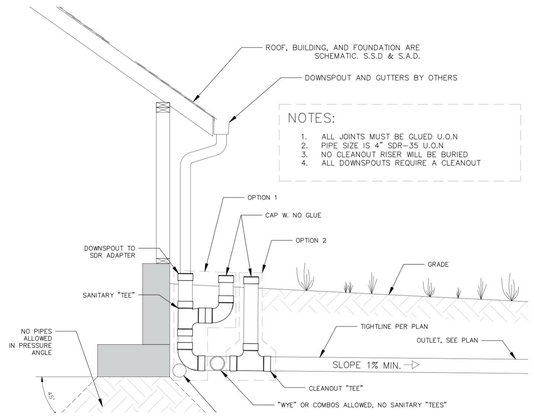
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TITLE SHEET

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Drawn By	Scale
Reviewed By	Sheet No. A0.1 of 29
Date 3/17/26	
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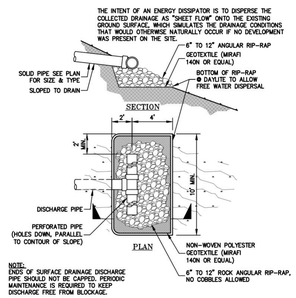




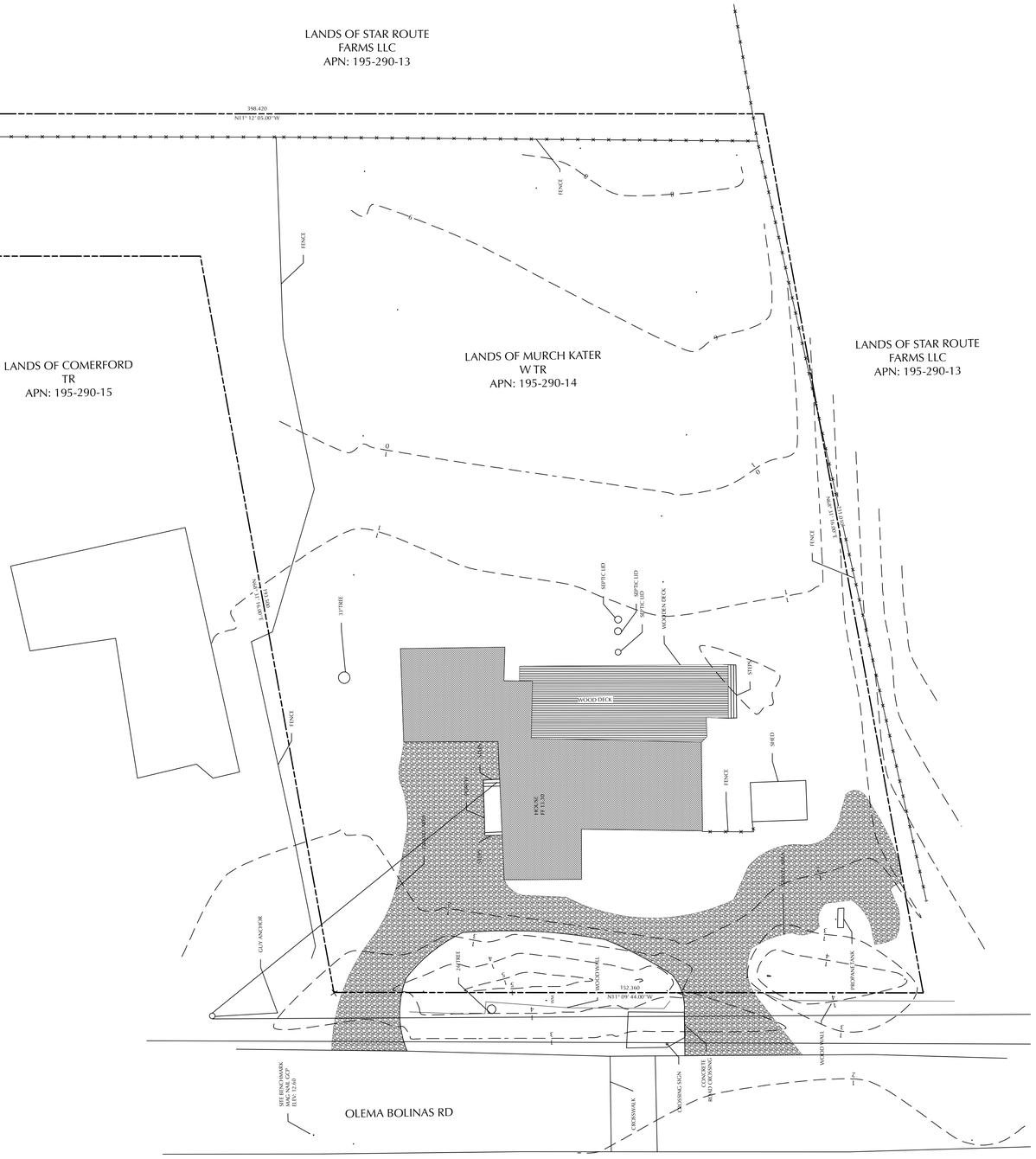
2 AO.2 AREA DRAIN / CLEAN OUT DETAIL
Scale: 1" = 1'-0"



3 AO.2 DOWNSPOUTS W/ CLEAN OUT DETAIL
Scale: 1" = 1'-0"



4 AO.2 DISSIPATOR DISCHARGE DETAIL
Scale: 1" = 1'-0"



1 AO.2 REDUCED EXISTING SITE PLAN
Scale: 1/16" = 1'-0"

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

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Project Title
BART - MURCH RESIDENCE
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BOLINAS, CA 94924

Sheet Title
REDUCED SITE PLAN

Project Manager	Project ID
Drawn By	Scale: 1/16" = 1'-0"
Reviewed By	Sheet No.: A0.2 of 29
Date: 3/17/26	
CAD File Name: Murch Building Permit.vwx	



1 A0.3 EXISTING SITE PLAN
Scale: 1" = 10'-0"

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108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
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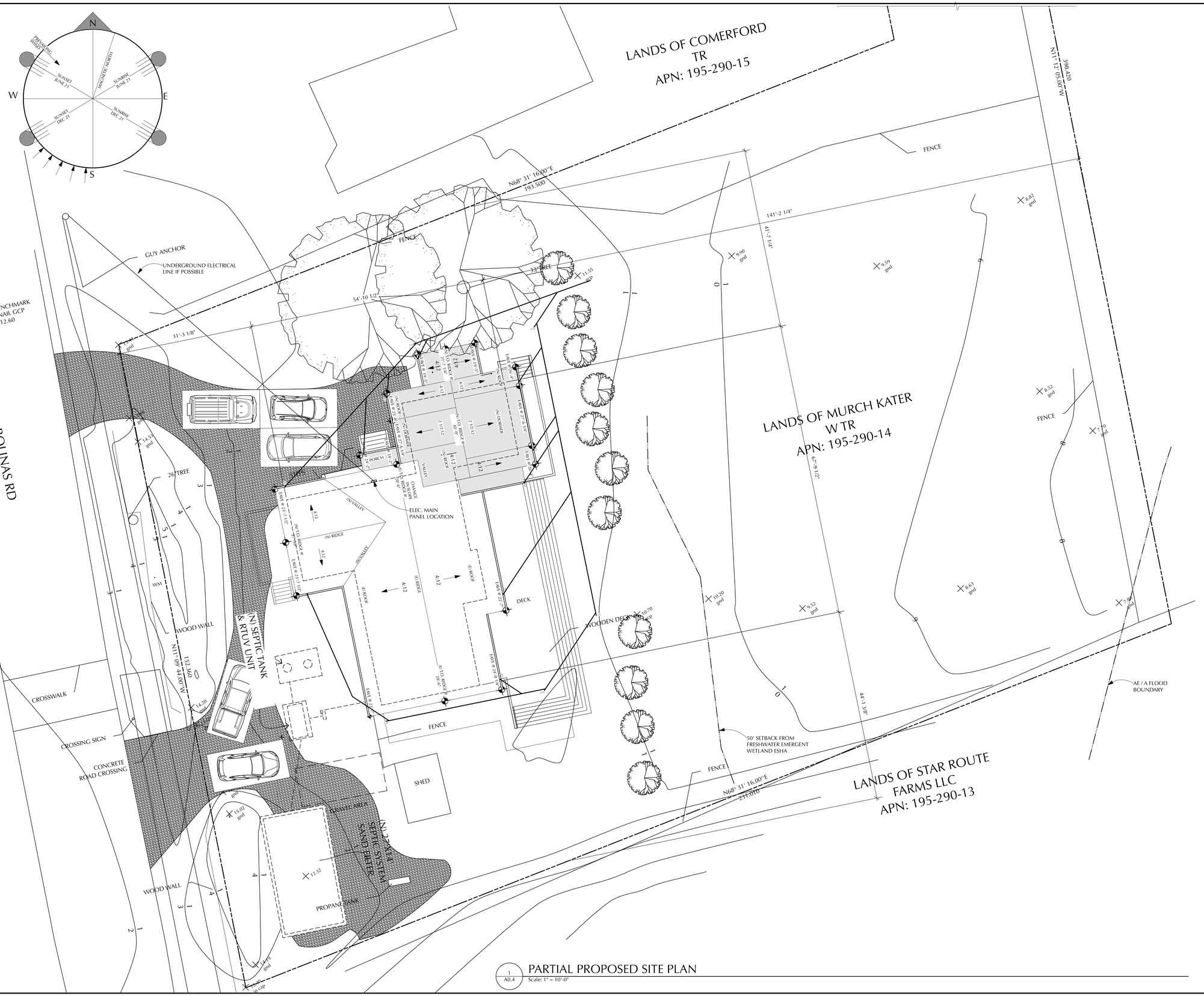
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415-226-8900

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Project Title
BART - MURCH RESIDENCE
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BOLINAS, CA 94924

Sheet Title
EXISTING PARTIAL SITE PLAN

Project Manager	Project ID
Drawn By	Scale: 1" = 10'-0"
Reviewed By	Sheet No.: A0.3
Date: 3/17/26	of 29
CAD File Name: Murch Building Permit.vwx	



1 / A0.4 PARTIAL PROPOSED SITE PLAN

Scale: 1" = 10'-0"

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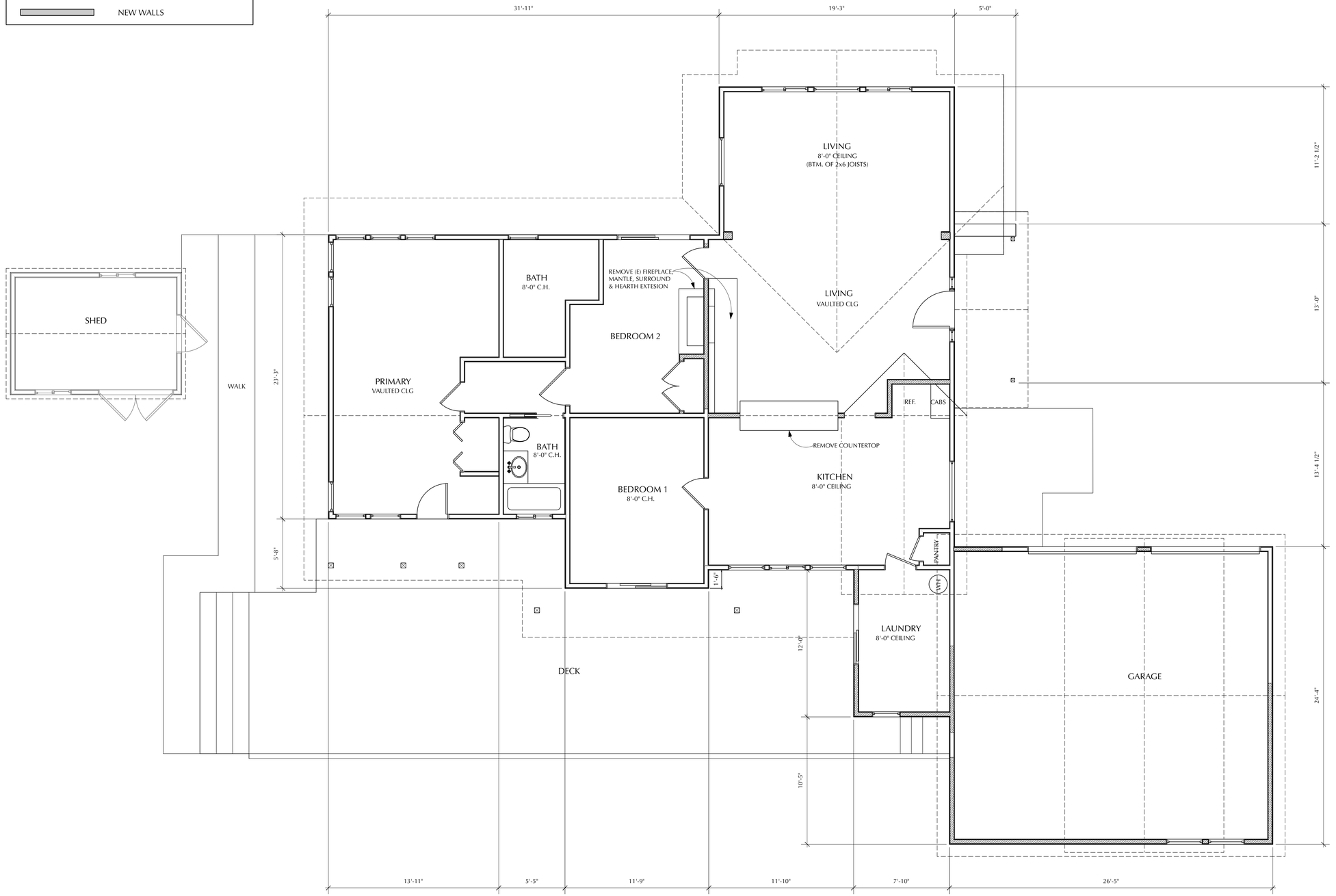
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108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
PROPOSED PARTIAL SITE PLAN

Project Manager	Project ID
Drawn By	Scale: 1" = 10'-0"
Reviewed By	Sheet No.: A0.4
Date: 3/17/26	of 29
CAD File Name: Murch Building Permit.vwx	

WALL LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO BE REMOVED
- NEW WALLS



PROJECT NORTH

1 A1.1 EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

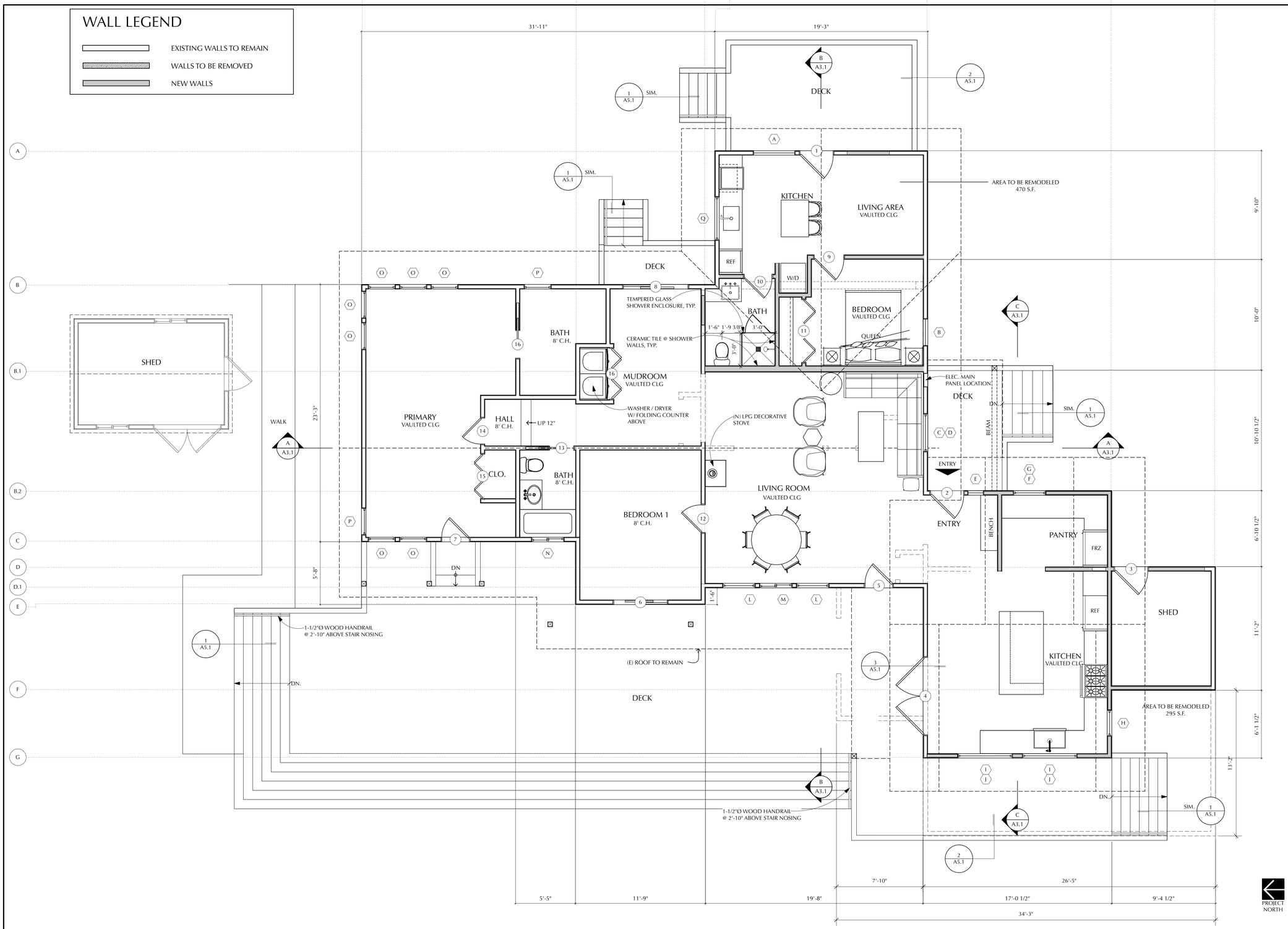
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BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
EXISTING FLOOR PLAN

Project Manager	Project ID
Drawn By	Scale: 1/4" = 1'-0"
Reviewed By	Sheet No.: A1.1
Date: 3/17/26	of 29
CAD File Name: Murch Building Permit.vwx	



1 A1.2 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

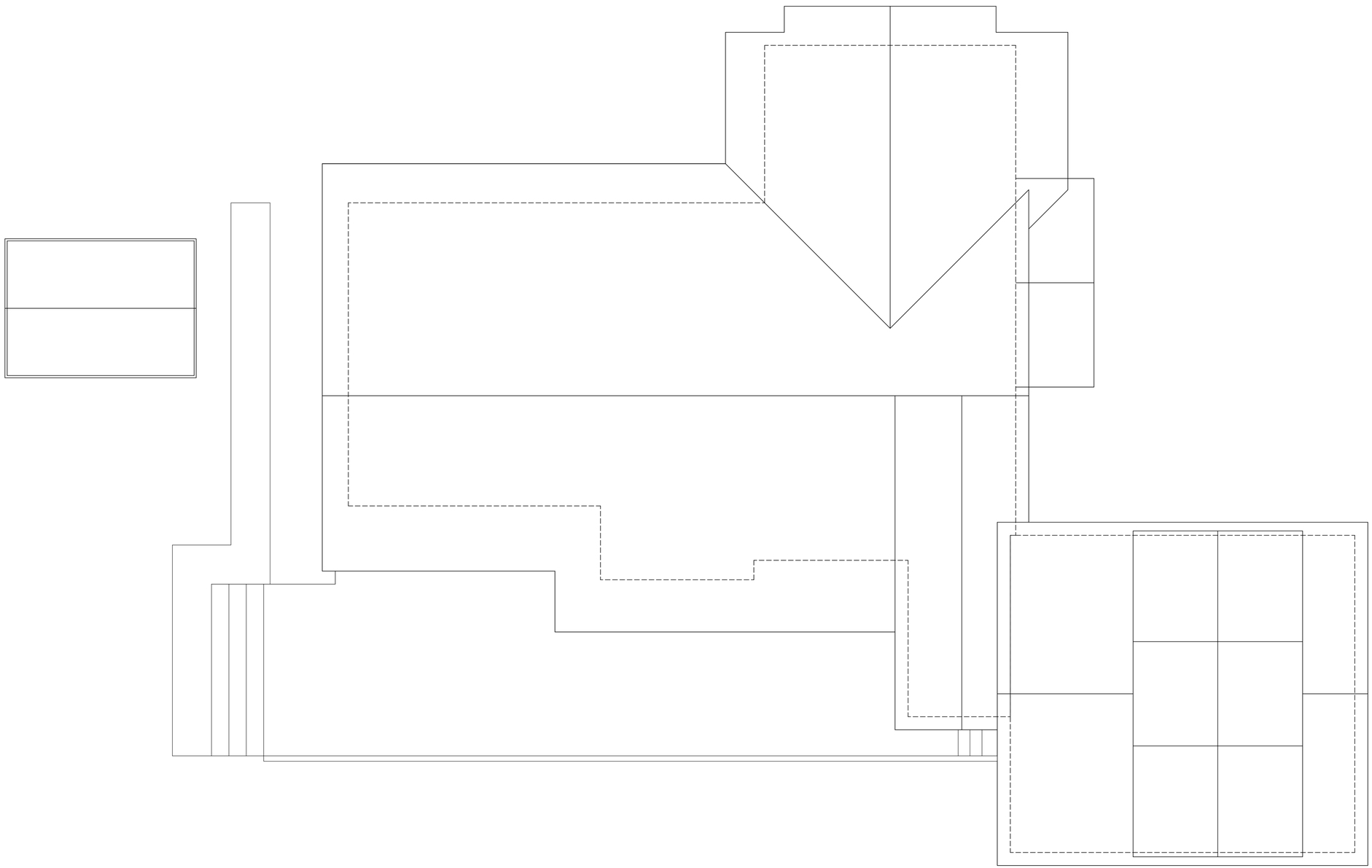
Design Firm
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BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
PROPOSED FLOOR PLAN

Project Manager	Project ID
Drawn By	Scale: 1/4" = 1'-0"
Reviewed By	Sheet No.: A1.2
Date: 3/17/26	of 29
CAD File Name: Murch Building Permit.vwx	



PROJECT NORTH

1 / A1.3 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
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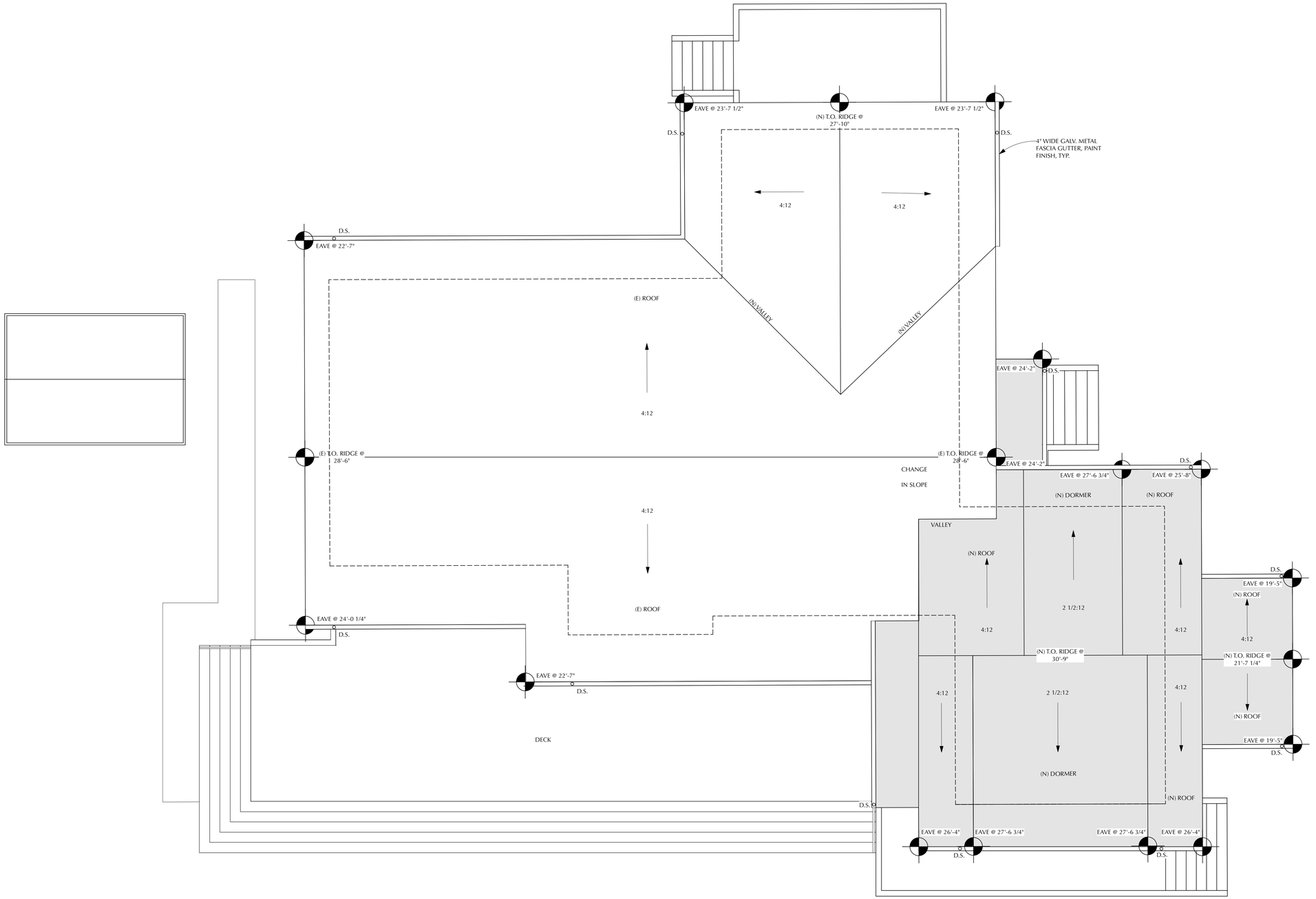
Design Firm
Alethea Patton Design
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Bolinas, CA 95466
415-226-8900

Consultant

Project Title
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
EXISTINGROOF PLAN

Project Manager	Project ID
Drawn By	Scale: 1/4" = 1'-0"
Reviewed By	Sheet No.: A1.3
Date: 3/17/26	of 29
CAD File Name: Murch Building Permit.vwx	



1 / A1.4 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

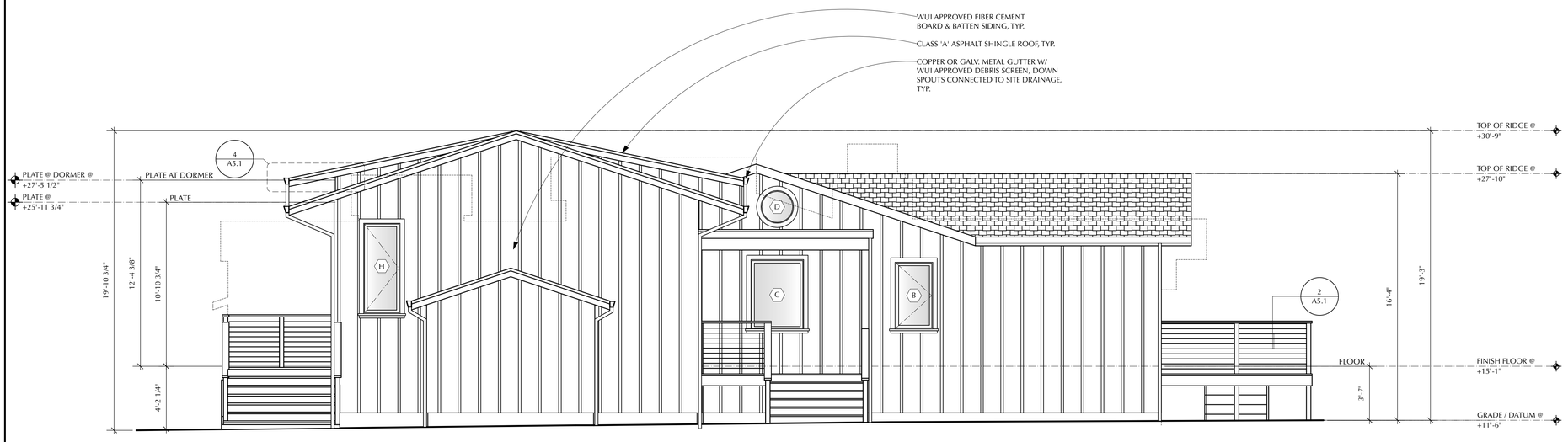
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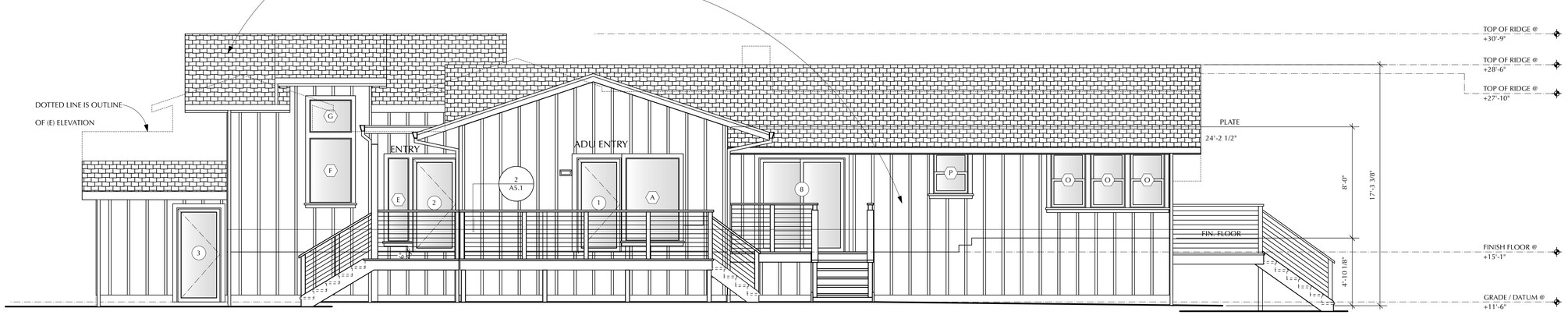
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PROPOSED ROOF PLAN

Project Manager	Project ID
Drawn By	Scale: 1/4" = 1'-0"
Reviewed By	Sheet No.: A1.4
Date: 3/17/26	of 29
CAD File Name: Murch Building Permit.vwx	



1 A2.1 NORTH ELEVATION

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



2 A2.1 WEST ELEVATION

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

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

Design Firm

Alethea Patton Design
P.O. Box 98
Bolinas, CA 95466
415-226-8900

Consultant

Project Title

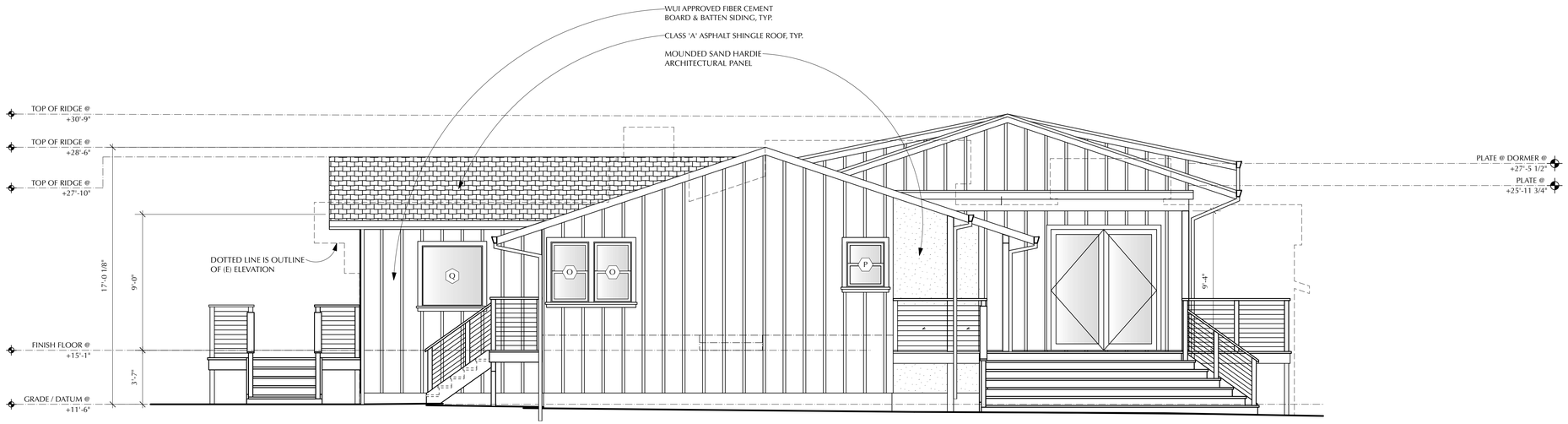
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title

EXTERIOR ELEVATIONS - NORTH & WEST

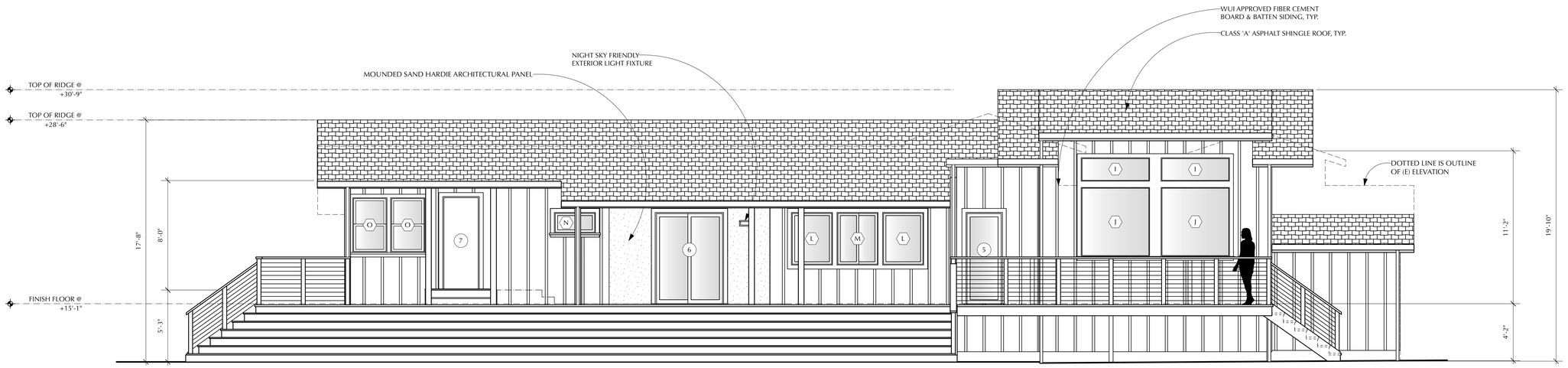
Project Manager	Project ID
Drawn By	Scale: 1/4" = 1'-0"
Reviewed By	Sheet No.: A2.1
Date: 3/17/26	of 29

CAD File Name: Murch Building Permit.vwx



1 A2.2 SOUTH ELEVATION

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



2 A2.2 EAST ELEVATION

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

BART - MURCH RESIDENCE
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BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

Design Firm

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P.O. Box 98
Bolinas, CA 95466
415-226-8900

Consultant

Project Title

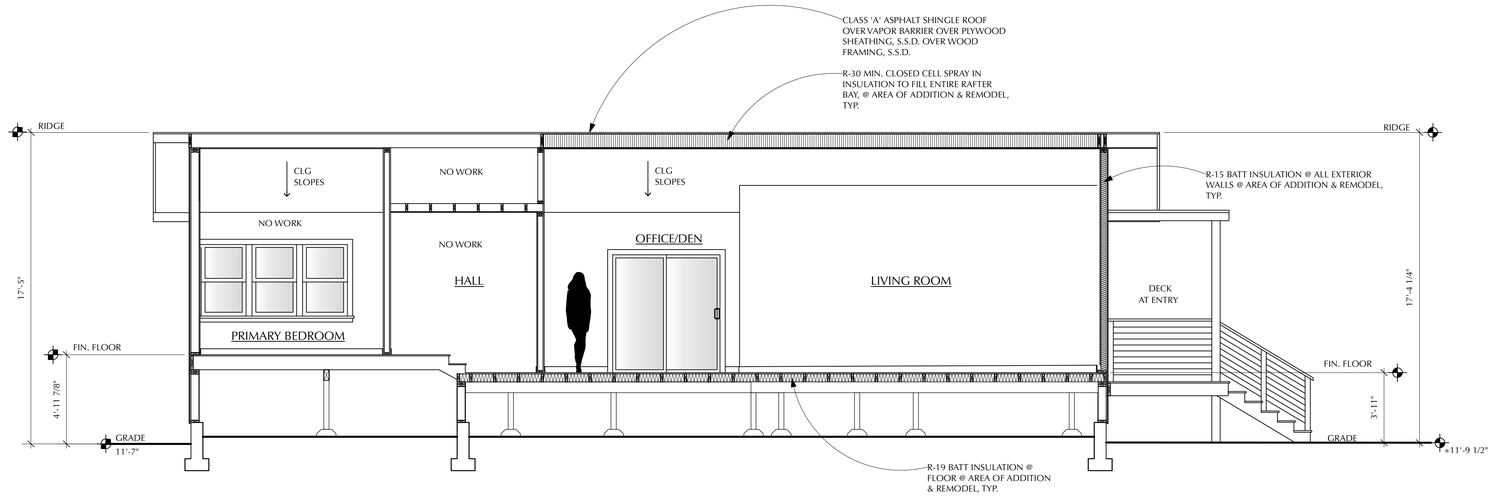
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title

EXTERIOR ELEVATIONS - SOUTH & EAST

Project Manager	Project ID
Drawn By	Scale: 1/4" = 1'-0"
Reviewed By	Sheet No. A2.2
Date: 3/17/26	of 29

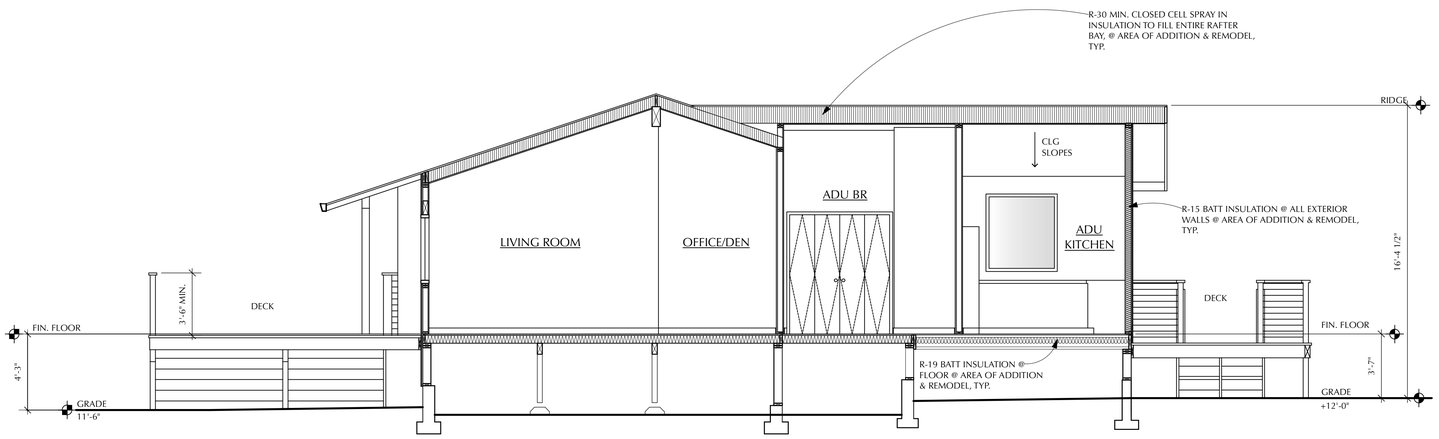
CAD File Name: Murch Building Permit.vwx



A
A3.1

TRANSVERSE BUILDING SECTION

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



B
A3.1

BUILDING CROSS SECTION

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

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
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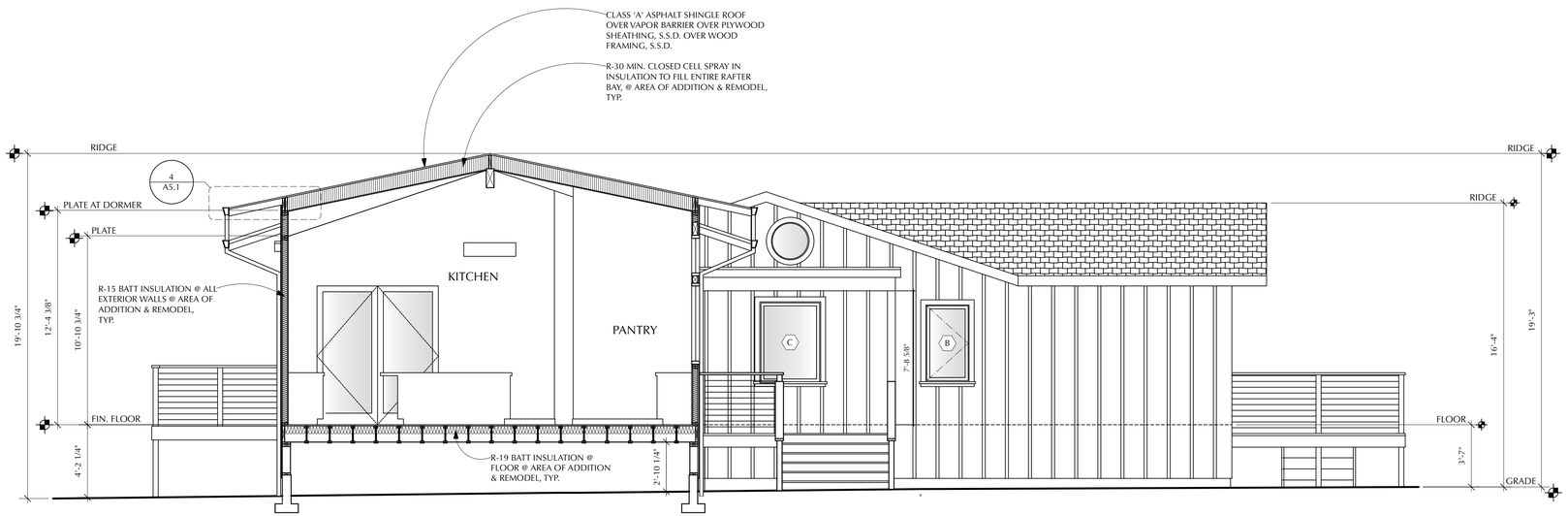
Project Title

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

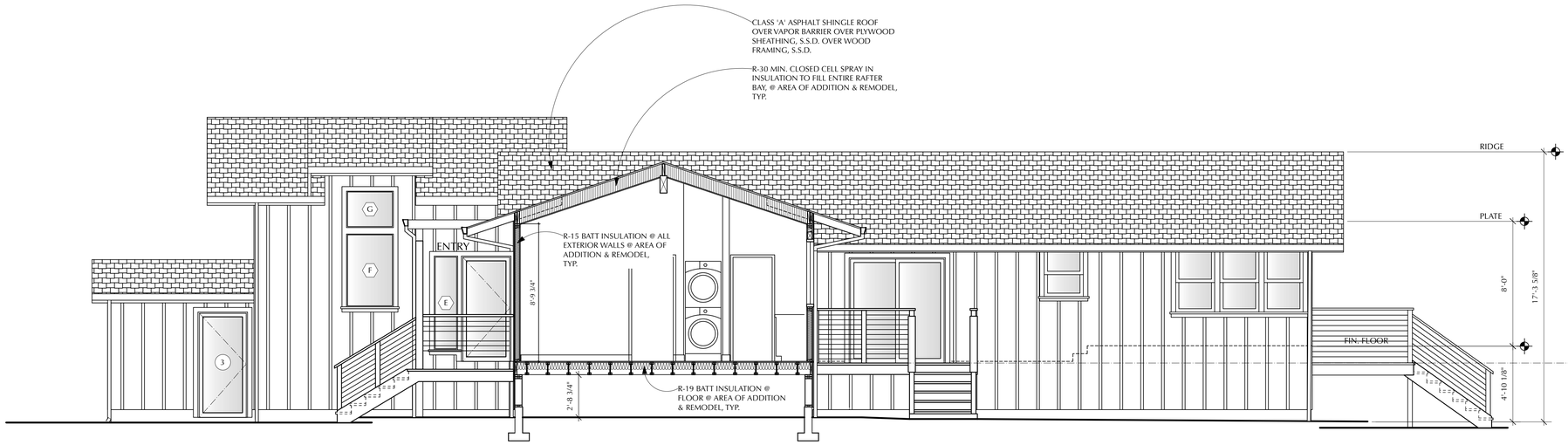
Sheet Title

BUILDING SECTIONS

Project Manager	Project ID
Drawn By	Scale: 1/4" = 1'-0"
Reviewed By	Sheet No.: A3.1
Date: 3/17/26	of 29
CAD File Name: Murch Building Permit.vwx	



C
A3.2
TRANSVERSE BUILDING SECTION
Scale: 1/4" = 1'-0"



D
A3.2
BUILDING CROSS SECTION
Scale: 1/4" = 1'-0"

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

Design Firm
Alethea Patton Design
P.O. Box 98
Bolinas, CA 95466
415-226-8900

Consultant

Project Title
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
BUILDING SECTIONS

Project Manager	Project ID
Drawn By	Scale: 1/4" = 1'-0"
Reviewed By	Sheet No.: A3.2
Date: 3/17/26	of 29

CAD File Name
Murch Building Permit.vwx

WINDOW SCHEDULE

MARK	MANUFACTURER	MODEL #	SIZE (R.O.) WXH	TYPE	FINISH	QUANTITY	REMARKS
A	MARVIN ULTIMATE	UCA4660	3'-10" X 4'-11 5/8"	DIRECT SET FIXED	EBONY	1	TEMPERED GLAZING.
B	MARVIN ULTIMATE	UCA3054E	2'-7" X 4'-5 5/8"	CASEMENT	EBONY	1	EGRESS WINDOW. WUI TEMPERED. HINGE LEFT AS VIEWED FROM THE EXTERIOR.
C	MARVIN ELEVATE	UCAP4260	3'-7" X 4'-11 5/8"	DIRECT SET FIXED	EBONY	1	TEMPERED GLAZING.
D	MARVIN ULTIMATE	RT27	2'-2 1/16" DIA.	DIRECT SET FIXED	EBONY	1	TEMPERED GLAZING. ROUND FIXED WINDOW.
E	MARVIN ULTIMATE	UCAP1872	1'-7" X 5'-11 5/8"	DIRECT SET FIXED	EBONY	1	TEMPERED GLAZING.
F	MARVIN ULTIMATE	UCAP3656	3'-1" X 4'7 5/8"	DIRECT SET FIXED	EBONY	1	WUI TEMPERED GLAZING.
G	MARVIN ULTIMATE	UCAP3628	3'-1" x 2'-3 5/8"	DIRECT SET FIXED	EBONY	1	WUI TEMPERED GLAZING.
H	MARVIN ULTIMATE	UCA2872	2'-5" X 5'-11 5/8"	CASEMENT	EBONY	1	WUI TEMPERED GLAZING. HINGE LEFT AS VIEWED FROM THE EXTERIOR.
I	MARVIN ULTIMATE	UCAP6020	5'-1" X 1'-7 5/8"	DIRECT SET FIXED	EBONY	2	WUI TEMPERED GLAZING.
J	MARVIN ULTIMATE	UCAP6060	5'-1" X 4'-11 5/8"	DIRECT SET FIXED	EBONY	2	WUI TEMPERED GLAZING.
K	NOT USED						
L	EXISTING TO REMAIN		3'-0" X 3'-10"	FIXED ALUM.		2	
M	EXISTING TO REMAIN		3'-0" X 3'-10"	ALUM. SLIDER		1	
N	EXISTING TO REMAIN		3'-0" X 1'-6"	WOOD AWNING		1	
O	EXISTING TO REMAIN		2'-6" X 4'-0"	WOOD DOUBLE HUNG		8	
P	EXISTING TO REMAIN		2'-6" X 3'-0"	WOOD DOUBLE HUNG		2	
Q	MARVIN ULTIMATE	UCAP4848	4'-1" X 4'-0 9/16"	DIRECT SET FIXED	EBONY	1	WUI TEMPERED GLAZING.

NOTE: ALL NEW WINDOWS ARE TO BE WUI TEMPERED LOW E2 GLAZING. CLAD FINISH IS TO BE EBONY.
NOTE: COASTAL HARDWARE PACKAGE. WINDOW HARDWARE IS TO BE MATTE BLACK FINISH.

APPLIANCE SCHEDULE

MARK	APPLIANCE	MANUFACTURER	MODEL #	COLOR	REMARKS
A	REFRIGERATOR	IKEA	BERGSNÄS	STAINLESS STEEL	ADU.
B	RANGE	IKEA	ORMINGE	STAINLESS STEEL	ADU. ELECTRIC.
C	VENT HOOD	IKEA	VINSTGIVANDE	STAINLESS STEEL	ADU.
D	WASHER / DRYER	ELECTROLUX	ELTE7300AW	WHITE	ADU. ELECTRIC STACKING WASHER / DRYER.
E	REFRIGERATOR	FISHER & PAYKEL	RF201AHJSX1	STAINLESS STEEL	MAIN HOUSE. PLUMB FOR ICEMAKER.
F	RANGE	CAFÉ	CGY366P3TD1	MATTE BLACK	MAIN HOUSE. INCLUDE LPG CONVERSION KIT. STAINLESS STEEL HARDWARE.
G	DISHWASHER	BOSCH	SHE3ADF5N	STAINLESS STEEL	MAIN HOUSE.
H	VENT HOOD	BEST	WCP13665S	STAINLESS STEEL	MAIN HOUSE.
I	WASHER	ELECTROLUX	ELFW7637AT	TITANIUM	MAIN HOUSE.
J	DRYER	ELECTROLUX	ELFE7637AT	TITANIUM	MAIN HOUSE. ELECTRIC DRYER.
K	DRINK REFRIGERATOR	EDGESTAR	CBR1501SLD	STAINLESS STEEL	MAIN HOUSE. UNDER COUNTER.

DOOR SCHEDULE

DOOR							FRAME			
MARK	WIDTH	HEIGHT	THK	TYPE	CORE	FINISH	MATERIAL	FINISH	HARDWARE	REMARKS
1	3'-0"	6'-8"	1-3/4"	TERRACE	ALUM. / WOOD / GLASS	ALUM., COLOR TBD	ALUM. / WOOD	ALUM., COLOR TBD	ENTRY / DEADBOLT	MARVIN MODEL ELIFD3065 X R, INSWING, HINGED RIGHT AS VIEWED FROM THE EXTERIOR. TEMPERED GLAZING.
2	3'-0"	6'-8"	1-3/4"	TERRACE	ALUM. / WOOD / GLASS	ALUM., COLOR TBD	ALUM. / WOOD	ALUM., COLOR TBD	ENTRY / DEADBOLT	MARVIN MODEL ELIFD3065 X R, INSWING, HINGED RIGHT AS VIEWED FROM THE EXTERIOR. TEMPERED GLAZING.
3	3'-0"	6'-8"	1-3/4"	TERRACE	ALUM. / WOOD / GLASS	ALUM., COLOR TBD	ALUM. / WOOD	ALUM., COLOR TBD	ENTRY / DEADBOLT	MARVIN MODEL ELIFD3065 X R, INSWING, HINGED RIGHT AS VIEWED FROM THE EXTERIOR. TEMPERED GLAZING.
4	7'-0"	8'-0"	1-3/4"	TERRACE PAIR	ALUM. / WOOD / GLASS	ALUM., COLOR TBD	ALUM. / WOOD	ALUM., COLOR TBD	ENTRY / DEADBOLT	MARVIN MODEL ELOFD6080 XXL, OUTSWING, LEFT SIDE ACTIVE AS VIEWED FROM THE EXTERIOR. TEMPERED GLAZING.
5	2'-6"	7'-0"	1-3/4"	TERRACE	ALUM. / WOOD / GLASS	ALUM., COLOR TBD	ALUM. / WOOD	ALUM., COLOR TBD	ENTRY / DEADBOLT	MARVIN MODEL ELIFD2670 X R, INSWING, HINGED RIGHT AS VIEWED FROM THE EXTERIOR.
6	5'-0"	6'-8"	1-3/4"	SLIDER	ALUM. / GLASS		ALUM. / GLASS		ENTRY / DEADBOLT	EXISTING SLIDING DOOR TO REMAIN. TEMPERED GLAZING.
7	2'-6"	6'-8"	1-3/4"	SOLID CORE	WOOD	PAINT	WOOD	PAINT	ENTRY / DEADBOLT	EXISTING DOOR TO REMAIN.
8	6'-0"	6'-8"	1-3/4"	SLIDER	ALUM. / GLASS		ALUM. / GLASS		ENTRY / DEADBOLT	EXISTING SLIDING DOOR TO REMAIN. TEMPERED GLAZING.
9	2'-8"	6'-8"	1-3/8"	SOLID CORE	WOOD	TBD	WOOD	TBD	PRIVACY	HINGE LEFT.
10	2'-6"	6'-8"	1-3/8"	SOLID CORE	WOOD	TBD	WOOD	TBD	PRIVACY	HINGE RIGHT.
11	5'-8"	6'-8"	1-3/8"	SOLID CORE BI-FOLD PAIR	WOOD	TBD	WOOD	TBD	DUMMY KNOBS	
12	2'-6"	6'-8"	1-3/8"	SOLID CORE	WOOD	TBD	WOOD	TBD	PRIVACY	HINGE RIGHT.
13	2'-4"	6'-8"	1-3/8"	SOLID CORE POCKET	WOOD	TBD	WOOD	TBD	PRIVACY	EXISTING TO REMAIN.
14	2'-4"	6'-8"	1-3/8"	SOLID CORE	WOOD	TBD	WOOD	TBD	PRIVACY	EXISTING TO REMAIN. HINGE LEFT.
15	4'-0"	6'-8"	1-3/8"	SOLID CORE BI-FOLD PAIR	WOOD	TBD	WOOD	TBD	DUMMY KNOBS	EXISTING TO REMAIN.
16	2'-6"	6'-8"	1-3/8"	SOLID CORE POCKET	WOOD	TBD	WOOD	TBD	PRIVACY	EXISTING TO REMAIN.
17	4'-7"	6'-8"	1-3/8"	SOLID CORE BI-FOLD PAIR	WOOD	TBD	WOOD	TBD	DUMMY KNOBS	
18										

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER	MODEL #	COLOR	REMARKS
A	TOILET	KOHLER	K-75790-0	WHITE	QUANTITY: 2. 12" ROUGH IN. AT MAIN HOUSE & ADU.
B	LAVATORY SINK	KOHLER	K-8189-0	WHITE	ADU. UNDERMOUNT INSTALLATION.
C	KITCHEN SINK	RUVATI	RVH7250	STAINLESS STEEL	ADU. UNDERMOUNT INSTALLATION.
D	SHOWER BASE	WETSTYLE	DFL3636C	CONCRETE GRAY	ADU. REQUIRES GLASS SHOWER ENCLOSURE ON TWO SIDES.
E	KITCHEN SINK	KOHLER	K6489-0	WHITE	MAIN HOUSE. FARMHOUSE SINK.

PLUMBING FITTING SCHEDULE

MARK	FITTING	MANUFACTURER	MODEL #	FINISH	REMARKS
1	KITCHEN FAUCET	KOHLER	K-28360	CHROME	MAIN HOUSE. 1.5 GPM.
	KITCHEN FAUCET	KOHLER	K-597-CP	CHROME	ADU. 1.0 GPM.
2	LAVATORY FAUCET	KOHLER	K-27389-4	CHROME	ADU. 1.0 GPM.
3	SHOWER MIXER KIT	KOHLER	K-TS27392-4G-CP	CHROME	ADU 1.75 GPM. INCLUDE ROUGH IN VALVE K-8304.
4	TOWEL BAR	IKEA	BROGRUND	STAINLESS STEEL	ADU.
5	T.P. HOLDER	IKEA	BROGRUND	STAINLESS STEEL	ADU.
6					

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

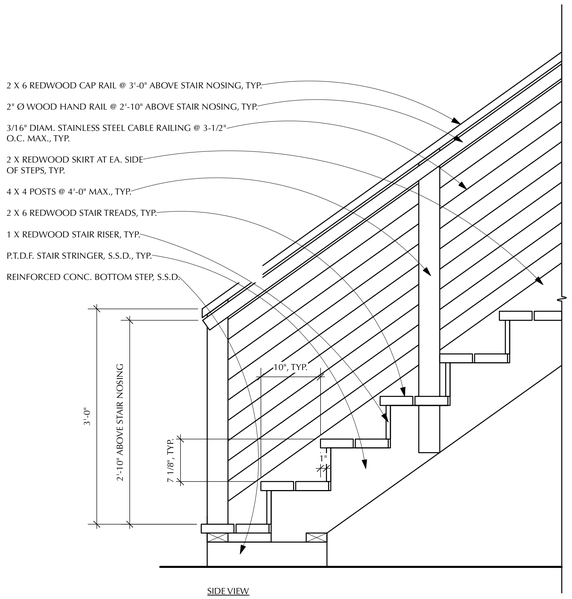
Design Firm
Alethea Patton Design
P.O. Box 98
Bolinas, CA 95466
415-226-8900

Consultant

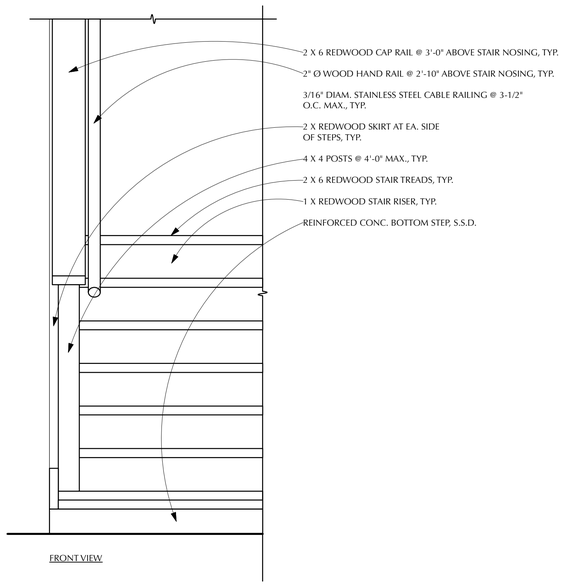
Project Title
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
SCHEDULES

Project Manager | Project ID
Drawn By | Scale
Reviewed By | Sheet No. A4.1 of 29
Date 3/17/26
CAD File Name Murch Building Permit.vwx



SIDE VIEW

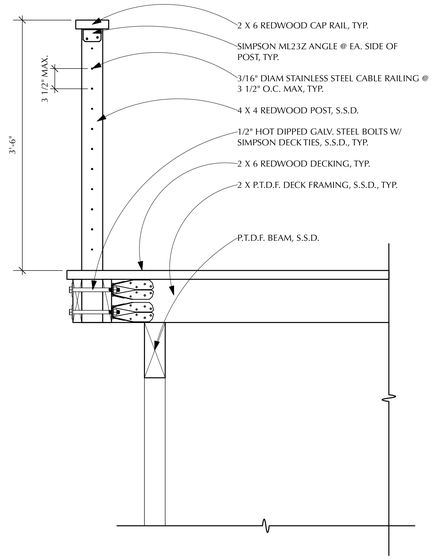


FRONT VIEW

1 A5.1

STAIR DETAIL @ DECK

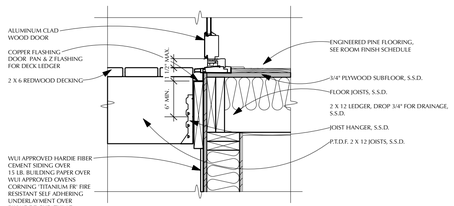
Scale: 1" = 1'-0"



2 A5.1

DECK GUARDRAIL DETAIL

Scale: 1" = 1'-0"

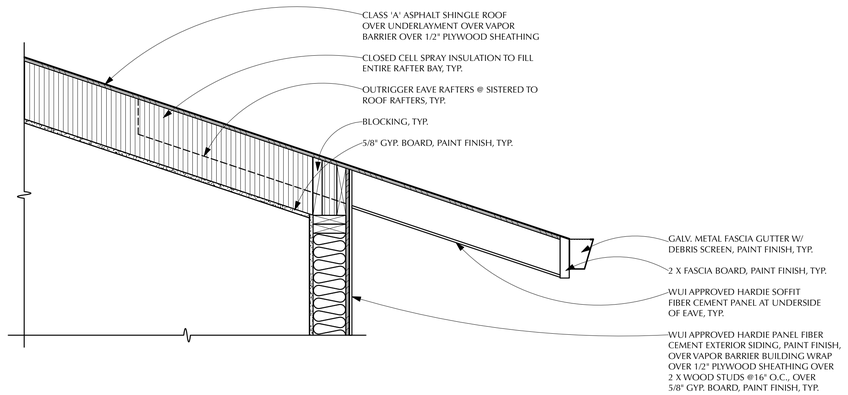


NOTE: AT LOCATIONS OTHER THAN DOORWAYS, COPPER FLASHING IS TO EXTEND UP WALL 6" MIN. AT ALL DECK TO WALL CONNECTIONS AS PER R337.9.1.1

3 A5.1

OUTSWING DOOR THRESHOLD DETAIL

Scale: 1" = 1'-0"



4 A5.1

OUTSWING DOOR THRESHOLD DETAIL

Scale: 1" = 1'-0"

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

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P.O. Box 98
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Project Title

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title

DETAILS

Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No. A5.1
Date 3/17/26	of 29
CAD File Name Murch Building Permit.vwx	

GENERAL INFORMATION					
01	**Project Name**	108 Olema Bolinas Road			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	108 Olema Bolinas Road			
04	**City**	Bolinas	05	**Standards Version**	2025
06	**Zip code**	94924	07	**Software Version**	EnergyPro 10.0
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	258
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Addition and/or Alteration	13	**Number of Bedrooms**	3
14	**Addition Cond. Floor Area (ft²)**	403	15	**Number of Stories**	2
16	**Existing Cond. Floor Area (ft²)**	1578	17	**Fenestration Average U-factor**	0.27
18	**Total Cond. Floor Area (ft²)**	1981	19	**Glazing Percentage (%)**	24.60%
20	**ADU Bedroom Count**	1	21	**ADU Conditioned Floor Area**	380
22	**Fuel Type**	Natural gas	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS
Building Complies with Computer Performance
This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.
Building does not incorporate Special Features

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• NO SPECIAL FEATURES REQUIRED

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ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the ECC Registry

- Indoor air quality ventilation
- Kitchen range hood
- Verified EER/EER2
- Verified SEER/SEER2
- Verified HSPF2
- Verified heat pump rated heating capacity

Compliance Summary

	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	27.47			
Proposed Design	24.75			
Compliance Margins	2.72			
	Pass			

RESULT*: Complies

[1]Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
[2]Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment
[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures
* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC[1] ($/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC[1] ($/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC[1] ($/ft²-yr)
Space Heating	0	11.73	0	10.72	0	1.01
Space Cooling	0	0.43	0	0.2	0	0.23
IAQ Ventilation	0	0.27	0	0.27	0	0
Water Heating	0	15.04	0	13.56	0	1.48
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	**0**	**27.47**	**0**	**24.75**	**0**	**2.72**
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.7	0	1.7	n/a	0
Appl. & Cooking	0	7.03	0	7.03	n/a	0
Plug Loads	0	7.11	0	7.11	n/a	0
Outdoor Lighting	0	0.43	0	0.43	n/a	0
TOTAL COMPLIANCE	**0**	**43.74**	**0**	**41.02**	**2.72**	

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	26.65	24.9	1.75	6.57
Net EUI[2]	26.65	24.9	1.75	6.57

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

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
108 Olema Bolinas Road	1981	1	3	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
Existing Down	Conditioned	FAU1	1198	9	DHW Sys 1	Existing Unchanged
Addition Down	Conditioned	FAU1	403	9	DHW Sys 1	New
ADU	Conditioned	FAU1	380	8	DHW Sys 1	Existing Unchanged

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Front:	Existing Down	R-0 Wall	258	Front	278	78.8	90	none	Existing	No
Left:	Existing Down	R-0 Wall	348	Left	112	8.7	90	none	Existing	No

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OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Rear:	Existing Down	R-0 Wall	78	Back	455	126.1	90	none	Existing	No
Right	Existing Down	R-0 Wall	168	Right	261	28.8	90	none	Existing	No
Front	Addition Down	R-15 Wall	258	Front	148.5	33.96	90	Ex. w/ Siding	New	n/a
Left	Addition Down	R-15 Wall	348	Left	216	15	90	none	New	n/a
Rear	Addition Down	R-15 Wall	78	Back	153	65	90	none	New	n/a
Right 2	Addition Down	R-15 Wall	168	Right	138	64.75	90	Ex. w/ Siding	New	n/a
Front: 2	ADU	R-15 Wall	258	Front	180	39	90	none	Altered	No
Left: 2	ADU	R-15 Wall	348	Left	180	11.3	90	none	Existing	No
Right 3	ADU	R-15 Wall	168	Right	112.5	16	90	none	Existing	No
To Existing	Addition Down	R-0 Wall1	n/a	n/a	81	0	n/a		New	n/a
To Existing 2	ADU>>ADU	R-13 Wall	n/a	n/a	252	0	n/a		New	n/a
Existing Roof: Altered	Existing Down	R-19 Roof Attic	n/a	n/a	1198	n/a	n/a		Existing	No
Existing Roof: Altered 2	ADU	R-19 Roof Attic	n/a	n/a	380	n/a	n/a		Existing	No
Raised Floor	Existing Down	R-0 Floor Crawlspace	n/a	n/a	1198	n/a	n/a		Existing	No
Raised Floor 2	Addition Down	R-19 Floor Crawlspace	n/a	n/a	403	n/a	n/a		New	n/a
Raised Floor 3	ADU	R-19 Floor Crawlspace	n/a	n/a	380	n/a	n/a		Altered	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft²)**	**Skylight Area (ft²)**	**Roof Rise (x in 12)**	**CRRC Rated Roof Reflectance**	**CRRC Rated Roof Emittance**	**Status**	**Verified Existing Condition**
New Roof	Addition Down	R-30 Roof No Attic	258	Front	403	0	4	0.1	0.85	New	n/a

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01	02	03	04	05	06	07	08a	09	10
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**CRRC Rated Roof Reflectance**	**CRRC Rated Roof Emittance**	**Radiant Barrier**	**Above Roof Deck Air Gap**	**Status**	**Verified Existing Condition**
Attic Existing Down	Attic RoofExisting Down	Ventilated	6	0.1	0.85	No	No	Existing	No
Attic ADU	Attic RoofADU	Ventilated	6	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Mult.**	**Area (ft²)**	**U-factor**	**SHGC**	**Rating Source**	**Status**	**Verified Existing Condition**
Window Existing	Window	Front:	Front	258	1	38.8	0.55	0.67	Table 110.6-B	Existing	No
Window Alt	Window	Front:	Front	258	1	40	0.27	0.23	NFRC	Altered	No
Window Existing 2	Window	Left:	Left	348	1	8.7	0.55	0.67	Table 110.6-B	Existing	No
Window Existing 3	Window	Rear:	Back	78	1	108.6	0.55	0.67	Table 110.6-B	Existing	No
Window Alt 2	Window	Rear:	Back	78	1	17.5	0.27	0.23	NFRC	Altered	No
Window Existing 4	Window	Right	Right	168	1	28.8	0.55	0.67	Table 110.6-B	Existing	No
Window E	Window	Front	Front	258	1	9	0.27	0.23	NFRC	New	NA
Window F	Window	Front	Front	258	1	12	0.27	0.23	NFRC	New	NA
Window G	Window	Front	Front	258	1	6.3	0.27	0.23	NFRC	New	NA

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Mult.**	**Area (ft²)**	**U-factor**	**SHGC**	**Rating Source**	**Status**	**Verified Existing Condition**
Door 2	Window	Front	Front	258	1	6.66	0.27	0.23	NFRC	New	NA
Window H	Window	Left	Left	348	1	15	0.27	0.23	NFRC	New	NA
Window I	Window	Rear	Back	78	1	15	0.27	0.23	NFRC	New	NA
Window J	Window	Rear	Back	78	1	50	0.27	0.23	NFRC	New	NA
Window K	Window	Right 2	Right	168	1	8.75	0.27	0.23	NFRC	New	NA
Door 4	Window	Right 2	Right	168	1	56	0.27	0.23	NFRC	New	NA
Window A	Window	Front: 2	Front	258	1	19	0.27	0.23	NFRC	Altered	No
door 1	Window	Front: 2	Front	258	1	20	0.27	0.23	NFRC	Altered	No
Window B	Window	Left: 2	Left	348	1	11.3	0.27	0.23	NFRC	Altered	No
Window Q	Window	Right 3	Right	168	1	16	0.27	0.23	NFRC	Altered	No
Total North Facing Fenestration						0					
Total East Facing Fenestration						0					
Total South Facing Fenestration						0					
Total West Facing Fenestration						0					

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**	**Non-Std Spray Foam**
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco	☐
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco	☐
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board	☐
R-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board	☐

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**	**Non-Std Spray Foam**
R-13 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board	☐
Attic RoofExisting Down	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	☐
Attic RoofADU	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	☐
R-0 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12	☐

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BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

Design Firm
Alethea Patton Design
P.O. Box 98
Bolinas, CA 95466
415-226-8900

Consultant

Project Title
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
TITLE 24

Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No. A6.1
Date 3/17/26	of 29
CAD File Name Murch Building Permit.vwx	

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers	09 Non-Std Spray Foam
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6	☐
R-19 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / None	0.049	Over Ceiling Joists: R-9.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	☐

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 ECC Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	2	n/a	None	n/a	DHW Heater 1 (2)	Altered	No	

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	2	0	UEF	0.95	Btu/hr	200000	0	n/a	n/a		Altered	No

WATER HEATERS - HEAT PUMP

01 Name	02 # of Units	03 Tank Vol. (gal)	04 NEEA Heat Pump Brand	05 NEEA Heat Pump Model	06 Tank Location	07 Duct Inlet Air Source	08 Duct Outlet Air Source	09 UEF	10 JA13 Compliant
DHW Heater 1	2		Generic					0.95	☐

HVAC - HEAT PUMPS

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency Type	05 HSPF/HSPF2/COP	06 Heating: Cap 47	06b Heating: Cap 17	07 Heating: Backup	08 Cooling Efficiency Type	09 Cooling: SEER/SEER2	10 Cooling: EER/EER2/CEER	11 Airflow Target	12 Fan Power (Watts/CFM)	13 Variable Speed	14 Status	15 Verified Existing Condition
Heat Pump System 1	Multi-split HP-ductless	1	HSPF2	11.5	57000	39000	Electric	EER2/SEER 2	23	13	0	0	☐	Altered	No

INDOOR AIR QUALITY (IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - ASRE	07 Includes Fault Indicator Display?	08 Status
SFam ADU IAQVentRpt	26	0.35	Exhaust	No	n/a / n/a	No	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jon Mitguard	Documentation Author Signature: Jon Mitguard
Company: Aurora Building Performance	Signature Date: 03/13/2026
Address: 3 Fredson Ct	CEA/HEA/ECC Certification Identification (if applicable): RCN13475
City/State/Zip: Novato, CA 94947	Phone: (415) 847-2332

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Alethea Patton	Responsible Designer Signature: Alethea Patton
Company: Alethea Patton Design	Date Signed: 03/13/2026
Address: 311 Lake Street	License:
City/State/Zip: Point Arena, CA 95468	Phone: +14152268900

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

2025 Single-Family Residential Mandatory Requirements Summary

§ 110.0(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from §110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping.** At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Tables 110.2-A through -L. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(l)2. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. *
§ 150.0(h)3A:	**Clearances.** Air conditioner heat pump outdoor condensing units must have a clearance of at least five feet from any dryer outlet or vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat**: When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(l)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use. *
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.12 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from sunlight, moisture, equipment maintenance, and wind, as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)2:	**Solar Water Heating Systems.** Solar water heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans

§110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets applicable UL requirements; or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support

2025 Single-Family Residential Mandatory Requirements Summary

	platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems** must comply with applicable requirements of UL 181 for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems** must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Flex ducts with porous inner cores must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth, or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and prevent air from bypassing the filter. *
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units shall meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in §150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family dwellings.** Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1C) and 150.0(o)1Civ.Single family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Ci-ii.* Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Giii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C, Manual on-off switches must be labeled per §150.0(o)1J.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready.** All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the BESS.

2025 Single-Family Residential Mandatory Requirements Summary

	with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(t):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk, California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per §110.9 and the physical controls specified in §150.0(k)2A. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**Internally Illuminated Address Signs** must either comply with §140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles,** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

Design Firm
Alethea Patton Design
P.O. Box 98
Bolinas, CA 95466
415-226-8900

Consultant

Project Title
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
TITLE 24

Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No. A6.2
Date 3/17/26	of 29

CAD File Name
Murch Building Permit.vwx

MARIN COUNTY GREEN BUILDING FORM

STANDARDS FOR SINGLE-FAMILY RENOVATIONS 500 SQUARE FEET OR MORE

These green building standards apply to single family residential renovations (additions and alterations to one- and two-family dwellings and townhouses) 500 square feet or greater in unincorporated Marin County. Square footage associated with the creation of a new ADU doesn't count toward this square footage threshold. Requirements went into effect on January 1, 2026, and will expire December 31, 2028.

The process below helps applicants understand and comply with the County's requirements. Please refer to Title 19.04 and 19.07 of the Marin County Building Code for the complete local ordinance.

GREEN BUILDING PROJECT PROCESS

1 PROJECT DESIGN

It is important for project owners, architects, engineers, and designers to understand the applicable state and local green building requirements prior to project design. Early consideration of these standards allows for design of buildings and systems that are compliant, energy efficient, and cost effective, and minimize back and forth.

2 PLANNING APPLICATION (*IF REQUIRED*)

If your project is subject to planning review, be prepared to identify in your planning application what compliance methods you've selected and how you plan to meet the requirements. If you anticipate difficulties meeting the requirements outlined in the Green Building Checklist, these concerns and any requests for exemptions should be identified in your planning application.

3 INITIAL BUILDING PERMIT SUBMITTAL

All the following MUST be included with your initial application for a building permit:

- ☑ Completed Marin County Green Building Checklist (*page 2-3*)
- ☑ Completed Marin County Energy Checklist (*unless exempt, pages* 4-10)
- ☑ A completed CALGreen checklist must be attached to building plans showing that all residential CALGreen Tier 1 measures are met. AIA checklists or equivalent documentation are accepted.
- ☑ Energy Code compliance documents as required under State Energy Code

DEFINITION OF "NEW CONSTRUCTION"
Removal or substantial modification of more than 75 percent of the linear sum of a building's exterior walls for each story shall be considered demolition of the building (County of Marin Development Code Chapter 22.130.030), triggering the new construction requirements. If your renovation (addition and alteration) project meets this definition, please see the guide for new construction.

MARIN COUNTY GREEN BUILDING CHECKLIST

STANDARDS FOR SINGLE-FAMILY RENOVATIONS 500 SQUARE FEET OR MORE

PROJECT ADDRESS: 108 Olema Bolinas Road, Bolinas, CA
APN: 195-290-14 APPLICANT NAME: Alethea Patton Design

1. GREEN BUILDING

- ☑ Complete this Marin County Green Building Checklist
- ☑ A completed CALGreen checklist must be attached to building plans showing that all residential CALGreen Tier 1 measures are met. AIA checklists or equivalent documentation are accepted.

  Checklists must be signed by a qualified building professional, such as an architect, engineer, or a qualified green building professional.

2. ENERGY EFFICIENCY AND ELECTRIFICATION (Check One of the Following)

- ☑ Complete the Marin County Energy Checklist.
- ☐ Newer Vintage Building Exemption (Built on or after January 1, 1992). Provide evidence of the original permit date for construction of your building for verification.
- ☐ All-Electric Building Exemption
  Building includes ALL the following: All-electric end uses, no natural gas or propane plumbing serving appliances in the building or on the property.
  Attach Title 24 Energy Reports for verification.

3. LOW CARBON CONCRETE (Check One of the Following)

- ☐ Submit completed compliance forms found on the County's Low-Carbon Concrete Requirements webpage. Batch receipts must be submitted prior to final inspection.
- ☑ Not applicable; the project does not include pouring new concrete.

4. EV AND ELECTRIC READINESS (Mandatory for certain projects, check all that apply to project scope)

- ☑ **If main electric service panel is upgraded:** For one- and two-family dwellings and townhouses with attached private garages, install a raceway with a dedicated 208/240 volt branch circuit for future EV charging, in accordance with *Marin County Building Code, Chapter 19.04.135*.
- ☑ **If kitchen is remodeled:** Prewiring for electric range in accordance with Marin County Building Code, Chapter 19.04.130
- ☑ **If altering wall framing within 3 feet of a gas or propane water heater**: Prewiring for heat pump water heater in accordance with Marin County Building Code, Chapter 19.04.130
- ☐ **If adding outdoor gas appliances**: Prewiring for a future electric equivalent in accordance with Marin County Building Code, Chapter 19.04.130

5. PROJECT VERIFICATION

This form and all referenced forms herein have been completed by Jon Mitguard (name) of Aurora Building Performance (company), the party responsible for this building permit application for the above listed project who affirms under penalty of perjury that it accurately represents the project plans. Applicant still must complete a CALGreen Tier 1 checklist, Energy Checklist, and Low Carbon Concrete form, as applicable.

Jon Mitgard 3/16/2026
Signature Date

Jon Mitguard
Name (Please Print)

(Continue to next page)

MARIN COUNTY ENERGY CHECKLIST

STANDARDS FOR SINGLE-FAMILY RENOVATIONS 500 SQUARE FEET OR MORE

PROJECT ADDRESS: 108 Olema Bolinas Road, Bolinas, CA
APN: 195-290-14 APPLICANT NAME: Alethea Patton Design

This checklist is effective January 1, 2026, and applies to additions and alterations of one- and two-family dwellings and townhouses being added to or altered when the cumulative square footage of the project is 750 square feet or more.

Submit this checklist accompanied with the Green Building Checklist with your plans to demonstrate compliance with the green building ordinance.

For more information on the energy requirements and complete measure language, see Marin County Building Code, Chapter 19.04.130, Subchapter 2 which requires (with amendments) stronger energy and electrification requirements under the State Energy Code.

1. MANDATORY MEASURES REQUIRED OF ALL PROJECTS

- ☑ LED Lighting and Photocells – Replace all interior and exterior screw-in incandescent, halogen, and compact fluorescent lamps with LED lamps. Install photocell controls on all exterior lighting luminaires.

2. LOW INCOME EXEMPTION (Check One of the Following)

- ☐ A resident owner or occupant applicant can be exempt if they can demonstrate low-income qualification by submitting proof (e.g., copy of a utility bill) of enrollment in one of the following:
  - ☐ PG&E California Alternative Rates for Energy (CARE) program
  - ☐ PG&E Family Electric Rate Assistance (FERA) program

  MANDATORY: Low-income exempt applicants are still required to install the following measures See List of Measure Specifications in Table 3, pages 7-9 below (Must check both items):

  - ☐ **E1 (Lighting)**
  - ☐ **E2 (Water Heating Package)**

  NOTE: This completes your application. DO NOT CONTINUE to Section 3.

- ☐ Not applicable (*Continue to Section 3 on the following page 5*).

3. MEASURE MENU AND TARGET SCORE

☐ **Complete Steps (1) – (6) below as listed in Table 1.**

Table 1. Energy and Electrification Menu of Measures by Climate Zone

Measures			Climate Zone (CZ)		Steps
			2 ☐	3 ☑	(1) Choose your Climate Zone (CZ) from Appendix B, pg. 10
Check All That Apply	Specification	ID (*Table 4*)	Target Score		(2) Note minimum target score needed to comply (*1 point = 1MMBTU savings per yr.*)
			9	7	
☐	Water Heating Package	E2	1	1	3) Choose a measure or a combination of measures that adds up to at least the minimum target score noted in step 2 above.
☐	Air Sealing	E3	1	1	
☐	R-38 Attic Insulation	E4.A	2	1	
☐	R-49 Attic Insulation	E4.B	2	2	
☐	Duct Sealing	E5	3	2	(4) Measures installed or to be installed MUST be marked with a corresponding Check (☒) in this table's far left column.
☐	New Ducts + R6 or R8 Insulation + Duct Sealing	E6.A or E6.B	6	4	
☐	Windows	E7	3	3	
☐	R-19 Raised Floor Insulation	E10.A	8	9	(5) Use the Specification Number (ID) column as a key and conform to the List of Measure Specifications in Appendix A, pages 7-9 below. Table 3 describes, specifies, and details compliance with each corresponding measure.
☐	Radiant Barrier Under Roof (when re-roofing)	E12	1	1	
☐	Solar PV	PV.A	12	12	
☐	Heat Pump Water Heater (HPWH) replacing gas	FS1	12	12	
☐	High Efficiency HPWH (replacing gas)	FS2	13	13	
☐	HPWH (replacing electric)	FS3	4	5	
☐	High Efficiency HPWH (replacing electric)	FS4	5	6	
☑	HVAC Heat Pump	FS5	15	12	
☐	High Eff HVAC Heat Pump	FS6	16	12	
☐	Heat Pump Clothes Dryer	FS8	1	1	
☐	Induction Cooktop	FS6	1	1	

Total Points Claimed	12	(6) Sum points then complete Summary of Results a., b., c. in Table 3, Section 4 on the following page 7.

4. SUMMARY OF RESULTS (from Table 1 Above)

☐ **Complete a., b., and c. listed below in Table 2. Summary of Results.**

Table 2. Summary of Results

a. 7 Target Score (*from Table 2, Step 2 where CZ 2 = 9 points and CZ 3 = 7 points*)

b. 12 Total Points Claimed (*from Table 2, Step 6*)

c. 5 Subtract line a from line b (*must be greater than or equal to 0 to comply*)

You have completed your application

PROJECT VERIFICATION

The green building professional[1] has reviewed the plans and certifies that the measures indicated in this form are incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Energy Code as amended by the County of Marin.

Jonathan Mitguard 3/16/2026
Signature Date

Jon Mitguard
Name (Please Print)

[1] A qualified building professional can be an architect, engineer, contractor, or qualified green building professional, such as a CALGreen Special inspector or LEED AP.

BART - MURCH RESIDENCE
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BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

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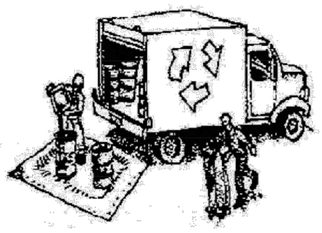
Sheet Title
GREEN BUILDING CHECKLIST

Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No. A6.3 of 29
Date 3/17/26	
CAD File Name Murch Building Permit.vwx	

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



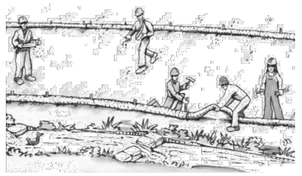
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

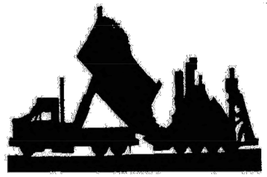


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

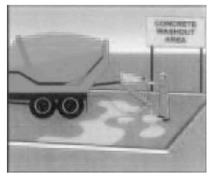


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

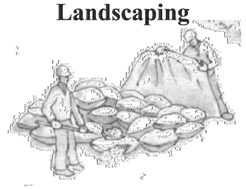
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



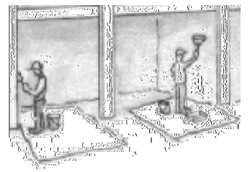
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

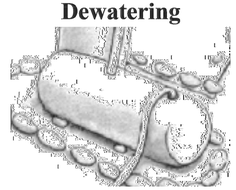
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924
APN 195-290-14

No.	Date	Issue Notes

Design Firm
Alethea Patton Design
P.O. Box 98
Bolinas, CA 95466
415-226-8900

Consultant

Project Title
BART - MURCH RESIDENCE
108 OLEMA BOLINAS ROAD
BOLINAS, CA 94924

Sheet Title
CBMP

Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No. A6.4 of 29
Date 3/17/26	
CAD File Name: Murch Building Permit.vwx	

ELECTRICAL / MECHANICAL SYMBOLS KEY

SYMBOL	DESCRIPTION
	SWITCH
3	3-WAY SWITCH
4	4-WAY SWITCH
	DIMMER SWITCH
A	DOOR CONTROLLED SWITCH
	SURFACE CEILING MOUNTED FIXTURE
	SURFACE WALL MOUNTED FIXTURE
	RECESSED CEILING MOUNTED FIXTURE
	RECESSED WALL MOUNTED FIXTURE
	CEILING MOUNTED LOW VOLTAGE MONOPOINT
	UNDERCABINET LIGHT FIXTURE
	DUPLEX OUTLET
	SWITCHED DUPLEX OUTLET
	4-PLEX OUTLET
	220 V OUTLET
	FLOOR RECESSED DUPLEX OUTLET
G.F.I.	OUTLET W/ GROUND FAULT INTERCEPTOR
W.P.	WEATHER PROTECTED OUTLET
	SPECIAL PURPOSE OUTLET
TV	TELEVISION
	TELEPHONE / DATA
	SMOKE DETECTOR
	RECESSED VENTILATOR
T	THERMOSTAT
D	AUTOMATIC DOOR OPENER
	AUDIO SPEAKER
	DOOR BELL / CHIME
	HEAT REGISTER LOCATION
	HEAT REGISTER IN TOE-KICK
	SPRINKLER HEAD
H.B.	HOSE BIB
GAS	GAS
	CARBON MONOXIDE DETECTOR

GENERAL ELECTRICAL / MECHANICAL / PLUMBING NOTES

1. All work shall be in compliance with all applicable codes and regulations.
2. Electrical contractor shall be responsible for site verification of existing conditions and proper engineering of new / revised electrical installation.
3. Electrical service power to be evaluated for meeting lighting design and equipment requirements with 100 amp minimum service.
4. All new electrical items to be U.L. rated.
5. All new electrical equipment and appliances to be installed according to manufacturers' recommendations.
6. Notify designer 24 hours prior to setting boxes for recessed and surface mounted fixtures, switches, outlets & cable outlets.
7. Lighting in closets shall comply with N.E.C. Section 410-A.
8. Outlets in Kitchen and Bathrooms, in Garage and outdoors, shall have ground fault interceptors. Outdoor outlets to be weather protected. Outlets for bathrooms are to be 20AMP circuit G.F.C.I. Provide 2 20AMP GFCI outlets minimum at Kitchen.
9. All exterior light fixtures shall be suitable for wet locations.
10. Mount all switches vertically at +40" to centerline from finish floor unless adjacent to outlets above countertops where switches and outlets should be aligned or unless otherwise noted on plans.
11. Mount all outlets, phone jacks and television cable jacks vertically at +12" to centerline from finish floor unless otherwise noted on plan.
12. Mount all switches and outlets vertically at +44" to centerline above finish floor in Kitchens and Bathrooms, except for those designated for appliances or otherwise noted on plans.
13. Gang all switches with single cover plate where shown grouped on plan.
14. Vertically align switches and outlets where shown grouped on plan.
15. All outlets and switches to be white Lutron 'Decora' unless otherwise noted on plan. Cover plates are to match.
16. All dimmers on magnetic low-voltage fixtures to be Lutron S-600P or Lutron S-603P, unless otherwise noted.

    17. All dimmers on solid state low voltage fixtures to be Lutron SELV-300P or SELV-303P, unless otherwise noted.
18. Information regarding sizing of electrical panels, location of sub-panels and grounding information will be submitted to the Building Inspector by the General Contractor prior to installation.
19. All smoke detectors & CO detectors shall receive their primary source of power from building wiring with battery back up.
20. Water heaters shall be secured to wall with metal straps.
21. All toilets shall be 1.28 gallon maximum capacity "ultra low flush" type toilets.
22. All shower heads shall be 1.8 gpm max. @ 80 psi and lavatory sink faucets to have a maximum flow rate of 1.2 gpm @ 60psi. Kitchen faucets to have a 1.8 gpm max. @ 60 psi.
23. Receptacle outlets installed in all dwellling unit rooms shall be protected by an arc-fault interrupter(s) (A.F.C.I) combination type installed to provide protection of the branch circuit.
24. **All lighting in the house must be high efficiency, low wattage fluorescent or LED fixtures or be operated by a manual-on occupancy censor.**
25. **All "JA8-2016 or JA8 2016E lamps must be controlled by either a dimmer control or manual-on occupancy censor.**
26. **See WS-5R Worksheet for Kitchen lighting requirements.**
27. **All water supply lines are to be type L soft copper pipe.**
28. All 125-volt, single phase, 15 and 20-amp receptacles shall be listed tamper-resistant receptacles.
29. Two outlets in the Kitchen/Living area and two in the Bedroom are to be Leviton T-5236-T-USB tamper proof outlets with integral usb ports.
30. Each bathroom shall be provided with the following:
    1. ENERGY STAR fans ducted to terminate outside the building.
    2. Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system.
    3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
31. All outdoor lighting attached to building must be high efficiency, and controlled by both a motion sensor and photocontrol.
32. vacancy sensor: at least one luminaire in each of these spaces listed below shall be controlled by a vacancy sensor: Bathrooms, Laundry Rooms, Utility Rooms.
33. Electrical conduit shall be installed as per the 2025 California Electrical Code.

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Bolinas, CA 95466
415-226-8900

Consultant

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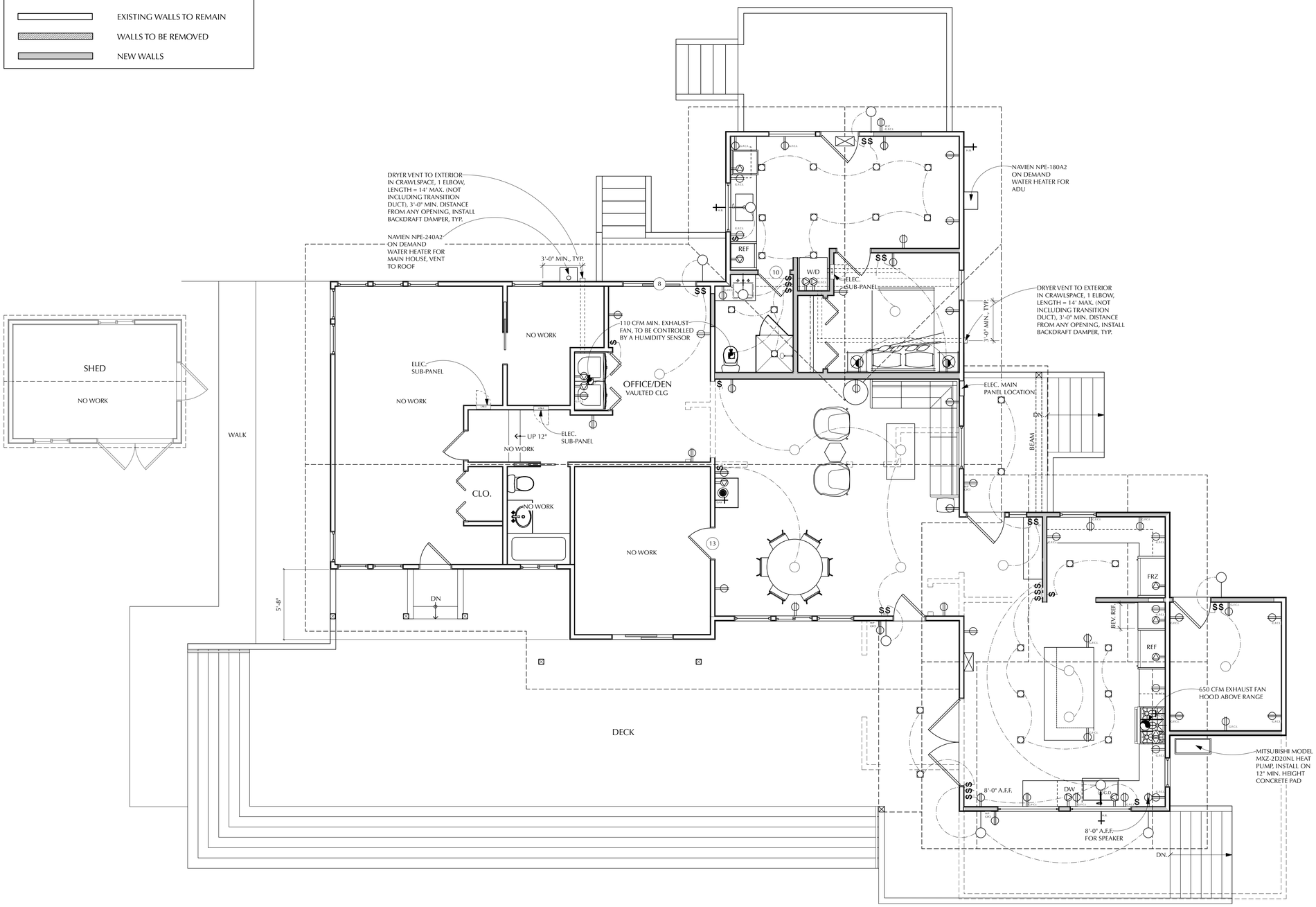
Sheet Title

ELECTRICAL NOTES

Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No. EMP1
Date 3/17/26	of 29
CAD File Name Murch Building Permit.vwx	

WALL LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO BE REMOVED
- NEW WALLS



1 EMP2 ELECTRICAL PLANS
Scale: 1/4" = 1'-0"

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Sheet Title
ELECTRICAL PLAN

Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No. EMP2 of 29
Date 3/17/26	
CAD File Name Murch Electrical Plan.vwx	

GENERAL STRUCTURAL NOTES:

1. CONSTRUCTION TO COMPLY WITH 2022 CRC & CBC
2. ALLOWABLE SOIL PRESSURE: 1500 PSF
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 0 PSF
   FLOOR LIVE LOAD: 40 PSF
   ATTIC LIVE LOAD: 10 PSF NON-CONCURRENT (<42")
   DECK LIVE LOAD: 60 PSF
   WIND EXPOSURE CATEGORY: B
   ROOF DEAD LOAD 12 PSF
   WIND SPEED 92 MPH STRENGTH LEVEL
3. SEISMIC PARAMETERS
   SITE LOCATION: LAT 37.917302°, LONG -122.69219°
   SITE CLASS : DEFAULT
   SDS: 1.95 STRENGTH LEVEL
   S1: 1.09
   SEISMIC DESIGN CATEGORY: E
4. APPROVED PLANS AND PERMIT SHALL BE ONSITE FOR ALL INSPECTIONS
5. ALL WORK IS SUBJECT TO FIELD INSPECTOR'S APPROVAL

SPECIAL INSPECTION NOTES:

SPECIAL INSPECTION FOR BONDING OF CMU (WHERE OCCURS, SEE 1/S2)
TO (E) FOUNDATION AND FULL GROUTING OF CELLS.

STRUCTURAL OBSERVATION NOTES:

1. STRUCTURAL OBSERVATION BY E.O.R. REQUIRED FOR REINFORCEMENT, ANCHOR AND HOLDOWN BOLT EMBEDMENT, ROOF AND SHEAR PANEL NAILING, SHEAR TRANSFER HARDWARE AND FASTENING, AND GENERAL FRAMING INCLUDING HEADERS AND BEAMS. E.O.R. WILL PROVIDE A LETTER OF STRUCTURAL OBSERVATION AT COMPLETION OF JOB.

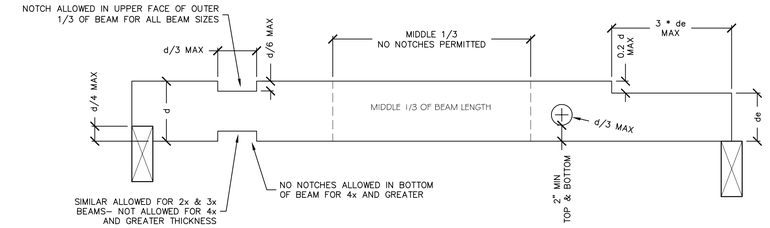
WOOD MATERIALS AND STANDARDS:

1. DF/L AND DF ARE SPECIES GROUPS THAT CONTAIN DOUGLAS FIR, WHICH IS WHAT THE PROJECT IS DESIGNED FOR. DO NOT SUBSTITUTE DF/N, DF/DF(n), HEMFIR, OR ANY OTHER KIND OF LUMBER WITH OUT PERMISSION FROM THE ENGINEER.
2. STRUCTURAL SAWN LUMBER SHALL BEAR A GRADE STAMP. GRADES SHALL BE PER AMERICAN SOFTWOOD LUMBER STANDARD DOC PS 20 AND THE GRADING RULES OF AN APPROVED LUMBER RULES-WRITING AGENCY.
3. LUMBER NOT NOTED OTHERWISE SHALL BE DF/L #2. HEADERS NOT NOTED OTHERWISE SHALL BE 4x6 OR 6x6 AS REQUIRED WHERE SUPPORTING SAWN FRAMING AND 3 1/2 x 6" 24F-V4 GLB WHERE SUPPORTING ENGINEERED WOOD PRODUCT FRAMING, WITH A SINGLE TRIMMER AT EACH END.
4. STRUCTURAL GLUED-LAMINATED TIMBER (GLULAM) SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 3737.
5. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS 1 OR PS 2. EACH PANEL OR MEMBER SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.
6. PRESERVATIVE-TREATED WOOD SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE AWPA STANDARD U1 AND M4 FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE.
7. BCI JOISTS AND VERSA-LAM ARE MANUFACTURED BY BOISE CASCADE AND MONITORED IN ACCORDANCE WITH ASTM D 5456.
8. NAILS AND STAPLES SHALL CONFORM TO THE REQUIREMENTS OF ASTM F 1667.
9. FRAMING HARDWARE SHALL BE SIMPSON STRONG TIE AS SPECIFIED IN CATALOG C-2013 OR APPROVED EQUAL. STRUCTURAL CAPACITY OF METAL CONNECTORS AND JOIST HANGERS SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 1761.

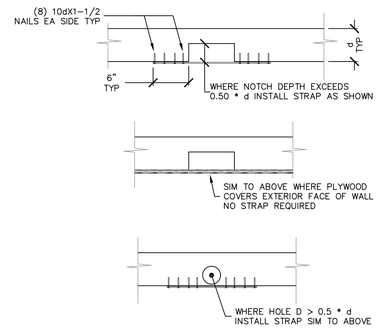
WOOD FRAMING:

1. SINKER NAILS MAY BE USED UON (UNLESS NOTED OTHERWISE).
2. SAWN LUMBER IS TO BE INSTALLED CROWN UP AND GLULAM IS TO BE INSTALLED CROWN UP OR WITH STAMP "TOP" ON TOP.
3. HOLES IN WOOD AND STEEL MEMBERS FOR BOLTS SHALL BE THE BOLT DIAMETER PLUS 1/16".
4. NAILS AT STRUCTURAL PANEL EDGES SHALL HAVE 3/8" EDGE DISTANCE AND NAIL HEADS SHALL BE DRIVEN FLUSH BUT NOT PENETRATE THE FACE OF THE PANEL.
5. NO PIECE OF STRUCTURAL PANEL SHEATHING SHALL BE LESS THAN 12" IN WIDTH.
6. NAILING NOT SPECIFIED SHALL BE PER CBC 2013 TABLE 2304.9.1.
7. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
8. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40% OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.
9. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 % OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
10. NO CUTS OR NOTCHES SHALL BE MADE IN THE OUTER EDGES OF THE MIDDLE 1/3 OF BEAMS, RAFTERS, OR JOISTS.
11. HOLES IN TJIs, BCIs, VERSA-LAM, TIMBERSTRAND, PARALLAM, AND GLULAM SHALL BE PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR IS DIRECTED TO REVIEW MANUFACTURER'S LATEST LITERATURE BEFORE MODIFYING ENGINEERED WOOD MATERIALS.

N O T E:
CONTACT E.O.R. FOR HOLES & NOTCHES IN ENGINEERED WOOD



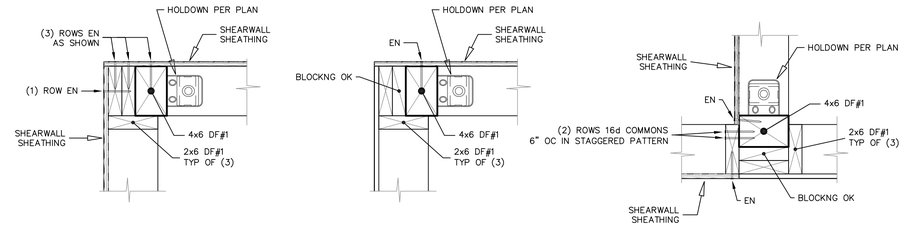
1 1" = 1' NOTCHING OF SAWN LUMBER BEAMS



PLAN TYP

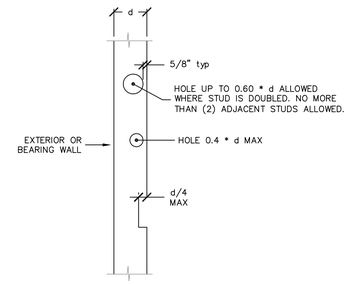
2 1" = 1' NOTCHING OF TOP PLATE

N O T E:
1. ALL EN (EDGE NAILING) IS FULL-SIZE 10d COMMONS- NO "SHORTYS"
2. NOT ALL NAILING SHOWN



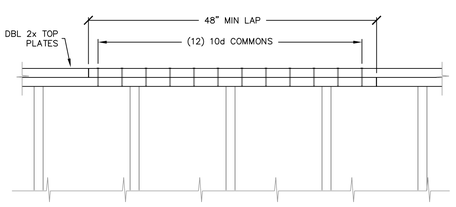
CORNER W/ SHEARWALL EA SIDE | CORNER W/ SHEARWALL ONE SIDE | TEE W/ (2) SHEARWALLS

3 1-1/2" = 1' SHEARWALL CORNERS

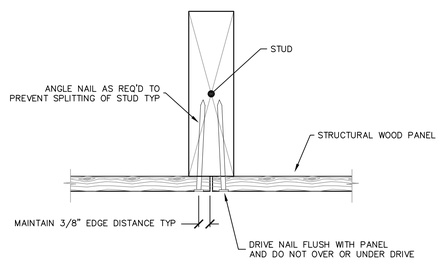


ELEVATION

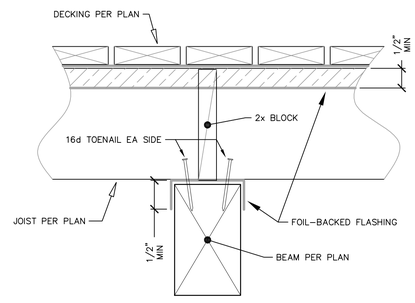
4 1" = 1' DRILLING/NOTCHING STUDS



5 1" = 1' TOP PLATE SPLICE



6 NTS SHEARWALL NAILING



7 NTS STANDARD DECK FRAMING

REVISIONS:

MARK	DATE	NOTE

ENGINEER
PAUL KROHN
1014 53rd ST
EMERYVILLE, CA 94608
(530) 342-2926
paulfkrohn@gmail.com

PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS, CA 94920

OWNERS
REBECCA BART & KATER MURCH

APN
195-290-14

SHEET TITLE
STRUCTURAL NOTES + STANDARD DETAILS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S1

LEGEND

- (E) HEADER, JOIST, OR RAFTER
- (N) HEADER, JOIST, OR RAFTER
- (E) BEAM
- (N) BEAM
- (E) FOUNDATION TO REMAIN
- (E) FOUNDATION TO REMAIN W/ 8" CMU CAP. SPECIAL INSPECTION REQUIRED PER 5/S8.
- (N) FOUNDATION
- ⑤ CONSTRUCTION NOTE
- SSTB24
- DTT1Z PER 10/S9

CONSTRUCTION NOTES

① IUS1.81/9.5
② LU26
③ HUC48 ON SOLID BACKING
④ FOUNDATION DOWELING PER 10/S8
⑤ HUC410 ON SOLID BACKING
⑥ LU528
⑦ IUS2.37/11.88
⑧ VERIFY LU26 MIN

FLOOR FRAMING NOTES:

1. ENTIRE HOUSE INCLUDING (E) FLOOR TO BE RAISED 23"
2. REUSE (E) FLOOR AND FRAMING IF SUITABLE.
3. (N) FLOOR SHEATHING TO BE 23/32" STRUCTURAL PANEL BLOCKED NAILED 10d COMMONS (3"x.148") @ 6 & 12" OC AND GLUED
4. DECKING TO BE 2x SAWN CEDAR OR REDWOOD
5. REUSE (E) FOOTINGS IF SUITABLE. OTHERWISE CONST. (N) PER / . INSTALL (N) 4x4 PTDF POSTS IN EITHER CASE.

EXTERIOR FRAMING NOTES:

1. ALL EXERIOR FRAMING LUMBER TO BE ALL-HEART REDWOOD OR ALL-HEART WESTERN RED CEDAR, OR GROUND CONTACT RATED PT.
2. ALL CUT ENDS, NOTCHES, KERFS, AND HOLES TO BE COATED TO SATURATION WITH A SUITABLE WOOD PRESERVATIVE.
3. ALL FASTENERS TO BE STAINLESS STEEL.
4. ALL FRAMING CONNECTORS TO BE STAINLESS STEEL
5. SEE 7/S1 FOR STANDARD DECK FRAMING

REAR DECK NOTE:
EXISTING DECK TO BE RAISED WITH HOUSE. STAIRS AND PERIMETER FOOTINGS ARE NEW.

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

FOUNDATION + FLOOR FRAMING PLANS

REVISIONS:

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FOUNDATION + FLOOR FRAMING PLANS

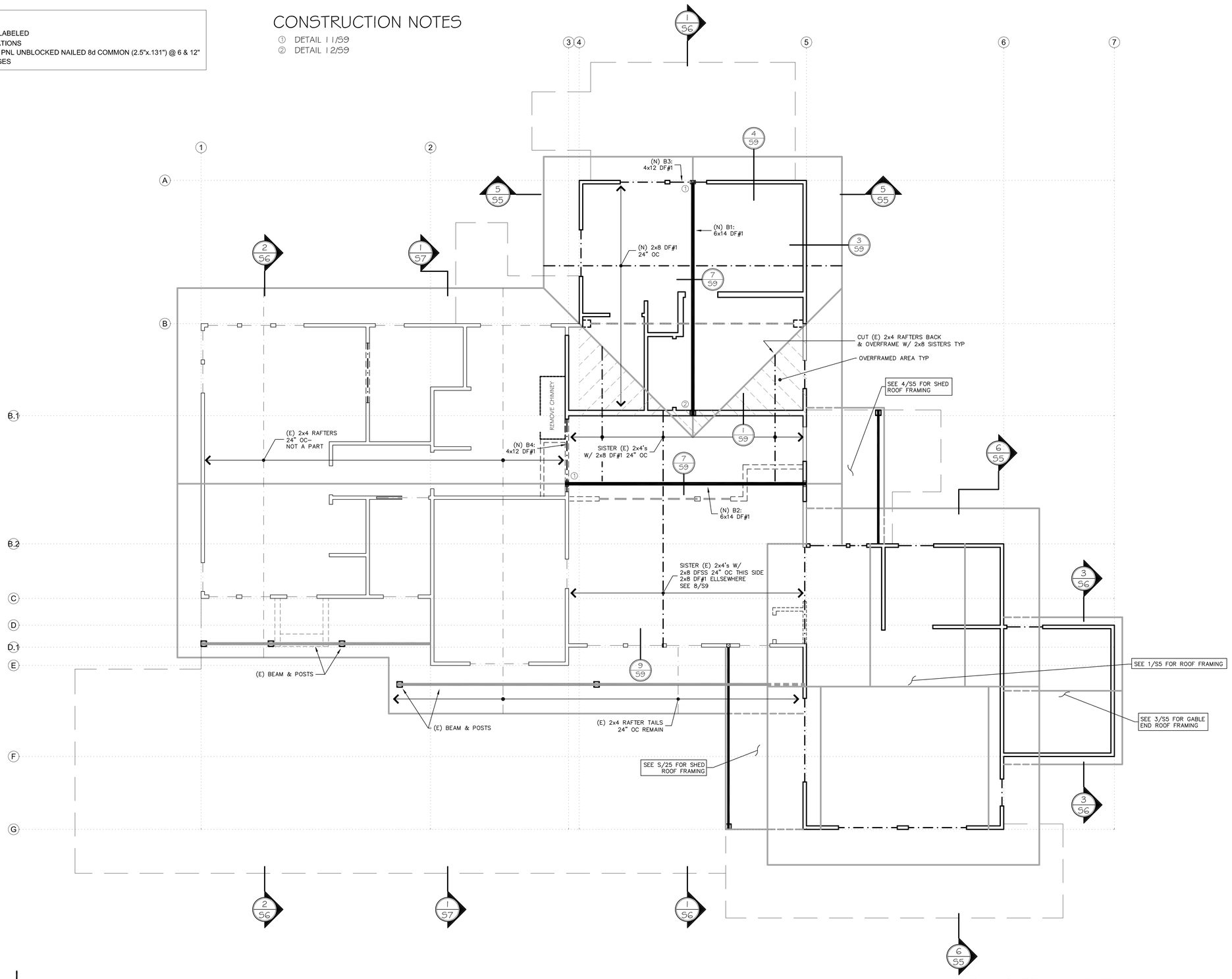
DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S2

ROOF FRAMING NOTES:

1. HEADERS ARE 4x8 OR 6x8 DF#1 WHERE NOT LABELED
2. U.O.N. USE SINGLE JACK STUD PER CALCULATIONS
3. ROOF SHEATHING TO BE15/32" STRUCTURAL PNL UNBLOCKED NAILED 8d COMMON (2.5"x.131") @ 6 & 12"
4. INSTALL H-CLIPS AT HORIZONTAL PANEL EDGES

CONSTRUCTION NOTES

① DETAIL 1 1/S9
② DETAIL 1 2/S9



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

ROOF FRAMING PLAN

REVISIONS:

DATE	MARK	NOTE

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SHEET TITLE
ROOF FRAMING PLAN

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S3

LEGEND

STANDARD SEGMENTED SHEARWALL

EXTENT OF FORCE TRANSFER SHEARWALL — SHEARWALL TYPE PER SCHEDULE — SHEARWALL OVERALL LENGTH

INDIVIDUAL PNL LENGTH — STRUCT PNL

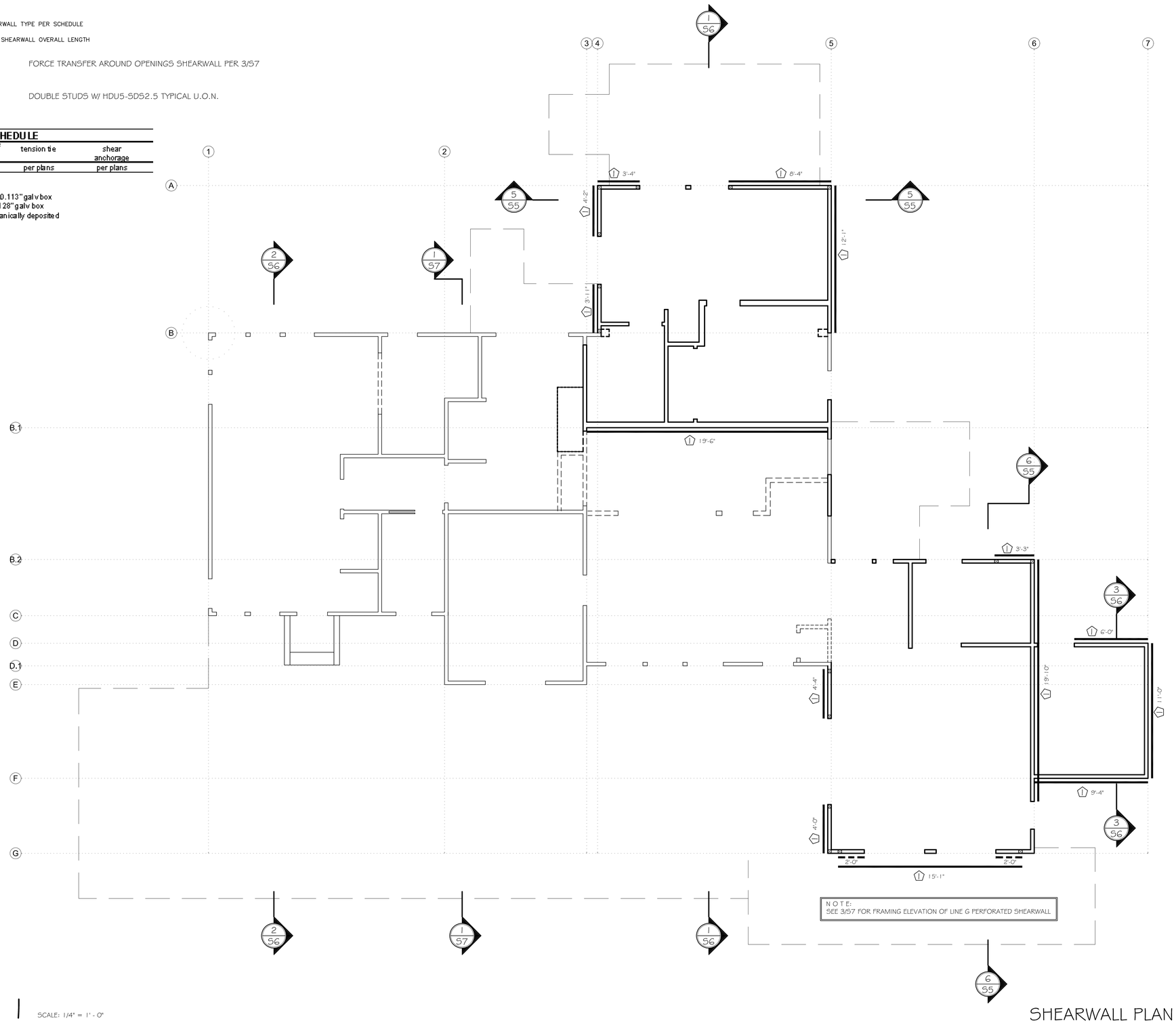
FORCE TRANSFER AROUND OPENINGS SHEARWALL PER 3/S7

DOUBLE STUDS W/ HDU5-SDS2.5 TYPICAL U.O.N.

SHEARWALL SCHEDULE

number	sheathing thickness	nail and spacing (in)[1, 2]	tension tie	shear anchorage
1	15/32" struct. pnl	10d @4" &12"	per plans	per plans

NOTES
1 8d nails are 2.5" x 0.131" commons or 2.5" x 0.113" galv box
10d nails are 3" x 0.148" commons or 3" x 0.128" galv box
Galvanized nails shall be hot-dipped or mechanically deposited



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

SHEARWALL PLAN

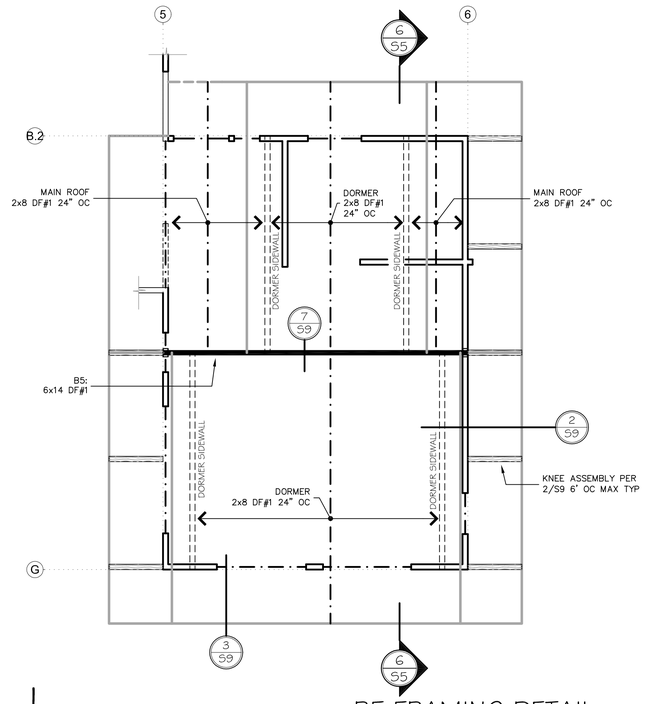
REVISIONS:

DATE	MARK	NOTE

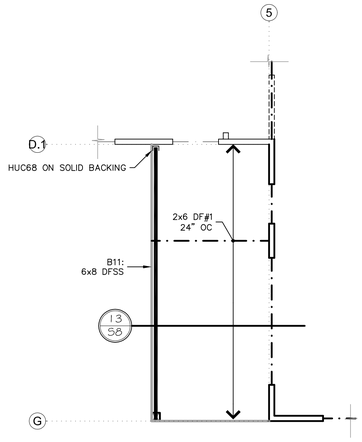
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PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS
OWNERS
REBECCA BART & KATER MURCH
APN 195-290-14
SHEET TITLE
SHEARWALL PLAN

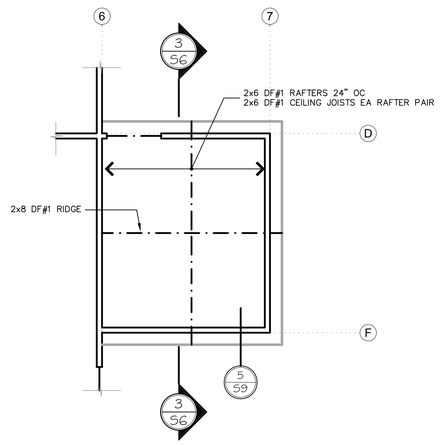
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CHECKED: PFK
SHEET: S4



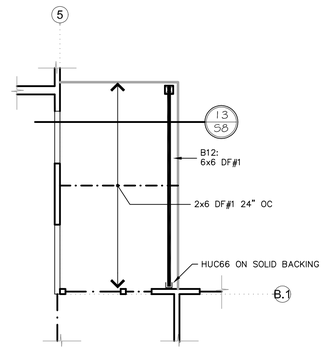
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2 SCALE: 1/4" = 1' - 0" RF FRAMING DETAIL

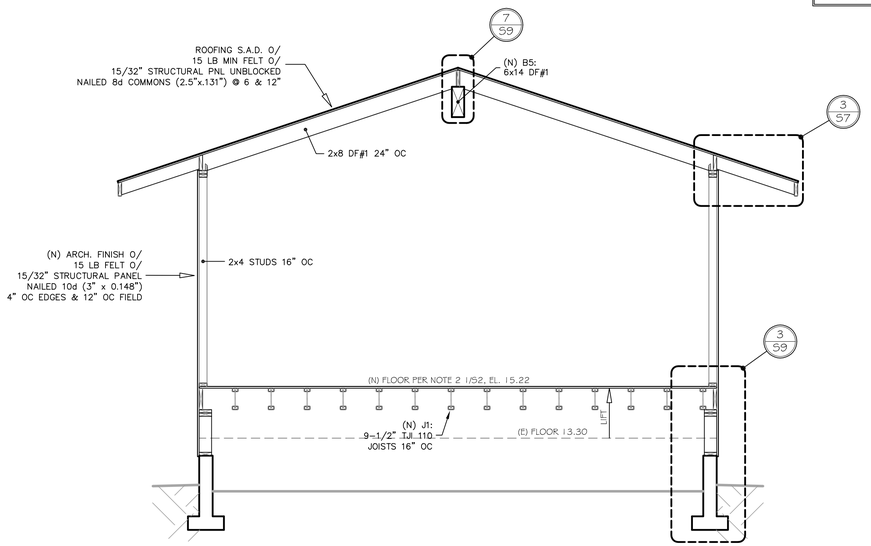


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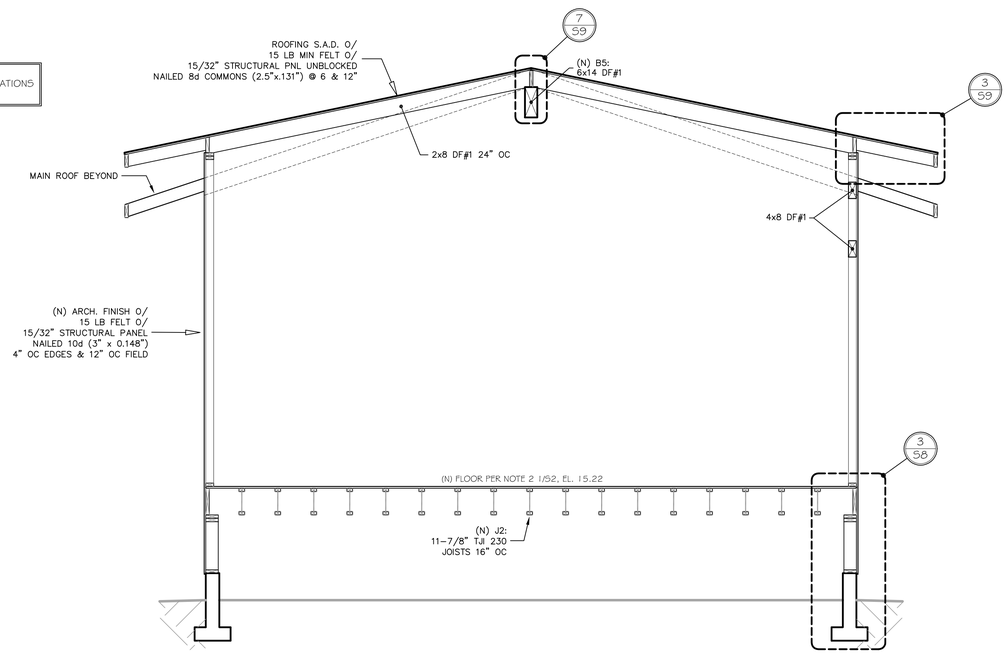


4 SCALE: 1/4" = 1' - 0" RF FRAMING DETAIL

N O T ES:
1. REMOVE (E) ROOF, WALLS, FLOOR, & FOUNDATIONS
2. S.A.D. FOR VENTING & INSULATION



5 SCALE: 3/8" = 1' - 0" STRUCTURAL SECTION



6 SCALE: 3/8" = 1' - 0" STRUCTURAL SECTION

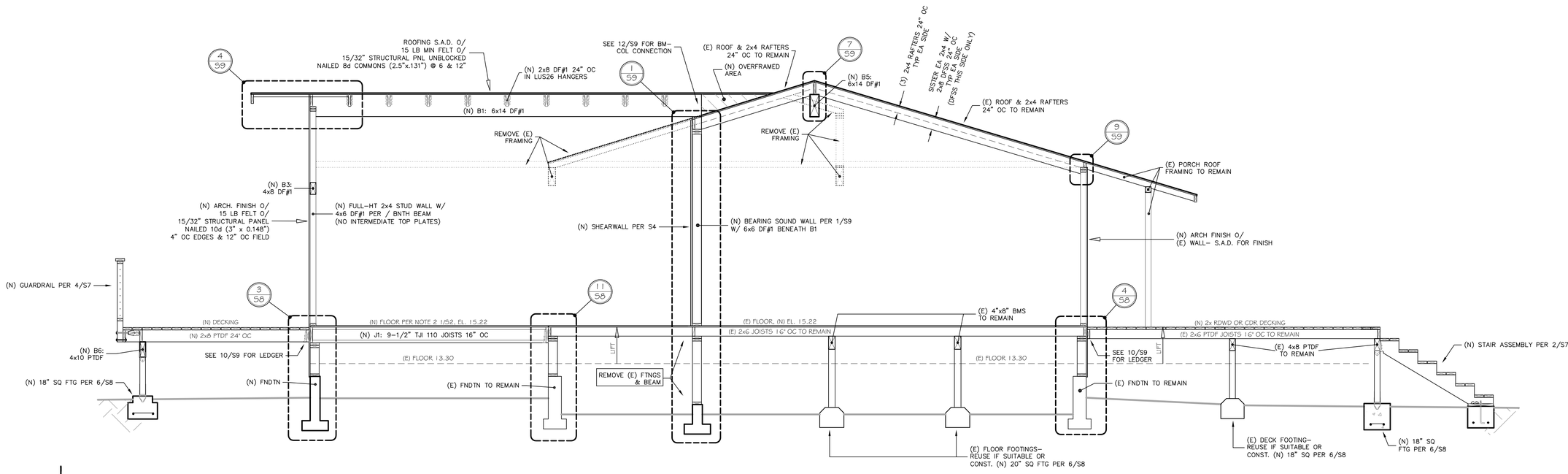
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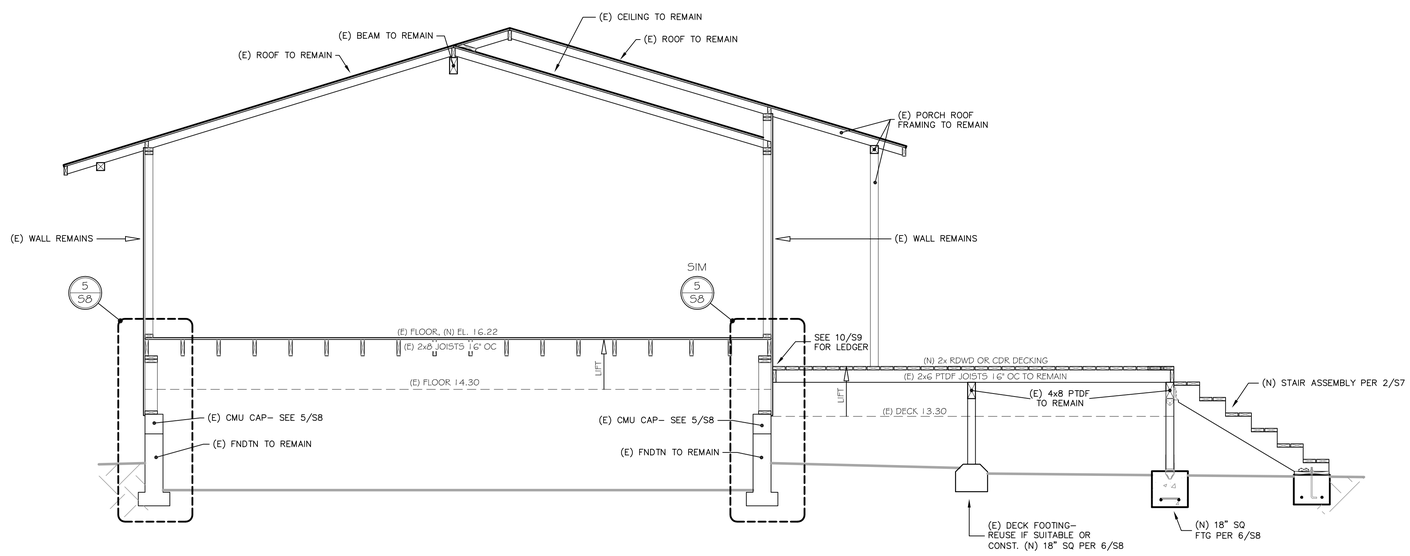
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195-290-14
SHEET TITLE
ROOF DETAIL AREAS + STRUCTURAL SECTIONS

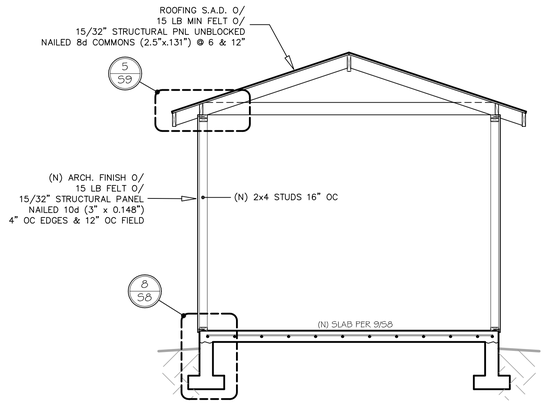
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SHEET: S5



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2 SCALE: 3/8" = 1' - 0" STRUCTURAL SECTION



3 SCALE: 3/8" = 1' - 0" STRUCTURAL SECTION

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195-290-14

SHEET TITLE
STRUCTURAL SECTIONS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S6

GENERAL STRUCTURAL NOTES:

1. CONSTRUCTION TO COMPLY WITH 2022 CRC & CBC
2. ALLOWABLE SOIL PRESSURE: 1500 PSF
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 0 PSF
   FLOOR LIVE LOAD: 40 PSF
   ATTIC LIVE LOAD: 10 PSF NON-CONCURRENT (<42")
   DECK LIVE LOAD: 60 PSF
   WIND EXPOSURE CATEGORY: B
   ROOF DEAD LOAD 12 PSF
   WIND SPEED 92 MPH STRENGTH LEVEL
3. SEISMIC PARAMETERS
   SITE LOCATION: LAT 37.917302°, LONG -122.69219°
   SITE CLASS : DEFAULT
   SDS: 1.95 STRENGTH LEVEL
   S1: 1.09
   SEISMIC DESIGN CATEGORY: E
4. APPROVED PLANS AND PERMIT SHALL BE ONSITE FOR ALL INSPECTIONS
5. ALL WORK IS SUBJECT TO FIELD INSPECTOR'S APPROVAL

SPECIAL INSPECTION NOTES:

SPECIAL INSPECTION FOR BONDING OF CMU (WHERE OCCURS, SEE 1/S2)
TO (E) FOUNDATION AND FULL GROUTING OF CELLS.

STRUCTURAL OBSERVATION NOTES:

1. STRUCTURAL OBSERVATION BY E.O.R. REQUIRED FOR REINFORCEMENT, ANCHOR AND HOLDOWN BOLT EMBEDMENT, ROOF AND SHEAR PANEL NAILING, SHEAR TRANSFER HARDWARE AND FASTENING, AND GENERAL FRAMING INCLUDING HEADERS AND BEAMS. E.O.R. WILL PROVIDE A LETTER OF STRUCTURAL OBSERVATION AT COMPLETION OF JOB.

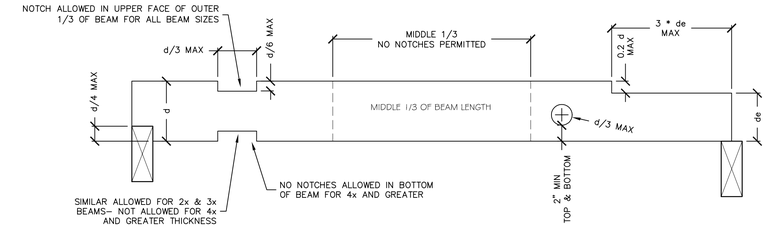
WOOD MATERIALS AND STANDARDS:

1. DF/L AND DF ARE SPECIES GROUPS THAT CONTAIN DOUGLAS FIR, WHICH IS WHAT THE PROJECT IS DESIGNED FOR. DO NOT SUBSTITUTE DF/N, DF/DF(n), HEMFIR, OR ANY OTHER KIND OF LUMBER WITH OUT PERMISSION FROM THE ENGINEER.
2. STRUCTURAL SAWN LUMBER SHALL BEAR A GRADE STAMP. GRADES SHALL BE PER AMERICAN SOFTWOOD LUMBER STANDARD DOC PS 20 AND THE GRADING RULES OF AN APPROVED LUMBER RULES-WRITING AGENCY.
3. LUMBER NOT NOTED OTHERWISE SHALL BE DF/L #2. HEADERS NOT NOTED OTHERWISE SHALL BE 4x6 OR 6x6 AS REQUIRED WHERE SUPPORTING SAWN FRAMING AND 3 1/2 x 6" 24F-V4 GLB WHERE SUPPORTING ENGINEERED WOOD PRODUCT FRAMING, WITH A SINGLE TRIMMER AT EACH END.
4. STRUCTURAL GLUED-LAMINATED TIMBER (GLULAM) SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 3737.
5. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS 1 OR PS 2. EACH PANEL OR MEMBER SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.
6. PRESERVATIVE-TREATED WOOD SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE AWPA STANDARD U1 AND M4 FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE.
7. BCI JOISTS AND VERSA-LAM ARE MANUFACTURED BY BOISE CASCADE AND MONITORED IN ACCORDANCE WITH ASTM D 5456.
8. NAILS AND STAPLES SHALL CONFORM TO THE REQUIREMENTS OF ASTM F 1667.
9. FRAMING HARDWARE SHALL BE SIMPSON STRONG TIE AS SPECIFIED IN CATALOG C-2013 OR APPROVED EQUAL. STRUCTURAL CAPACITY OF METAL CONNECTORS AND JOIST HANGERS SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 1761.

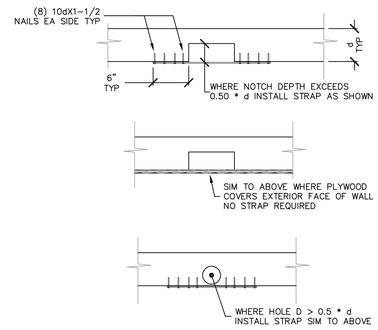
WOOD FRAMING:

1. SINKER NAILS MAY BE USED UON (UNLESS NOTED OTHERWISE).
2. SAWN LUMBER IS TO BE INSTALLED CROWN UP AND GLULAM IS TO BE INSTALLED CROWN UP OR WITH STAMP "TOP" ON TOP.
3. HOLES IN WOOD AND STEEL MEMBERS FOR BOLTS SHALL BE THE BOLT DIAMETER PLUS 1/16".
4. NAILS AT STRUCTURAL PANEL EDGES SHALL HAVE 3/8" EDGE DISTANCE AND NAIL HEADS SHALL BE DRIVEN FLUSH BUT NOT PENETRATE THE FACE OF THE PANEL.
5. NO PIECE OF STRUCTURAL PANEL SHEATHING SHALL BE LESS THAN 12" IN WIDTH.
6. NAILING NOT SPECIFIED SHALL BE PER CBC 2013 TABLE 2304.9.1.
7. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER ASTM A 153, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
8. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40% OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.
9. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 % OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
10. NO CUTS OR NOTCHES SHALL BE MADE IN THE OUTER EDGES OF THE MIDDLE 1/3 OF BEAMS, RAFTERS, OR JOISTS.
11. HOLES IN TJIs, BCIs, VERSA-LAM, TIMBERSTRAND, PARALLAM, AND GLULAM SHALL BE PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR IS DIRECTED TO REVIEW MANUFACTURER'S LATEST LITERATURE BEFORE MODIFYING ENGINEERED WOOD MATERIALS.

N O T E:
CONTACT E.O.R. FOR HOLES & NOTCHES IN ENGINEERED WOOD



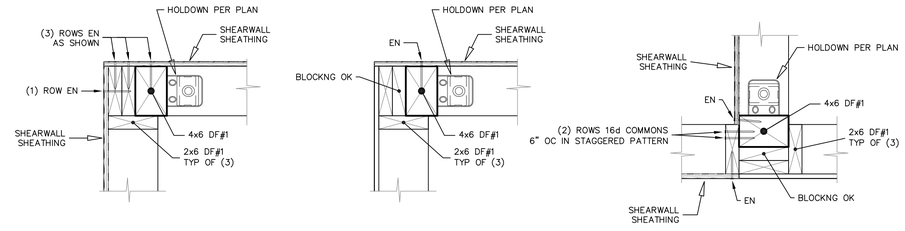
1 1" = 1' NOTCHING OF SAWN LUMBER BEAMS



PLAN TYP

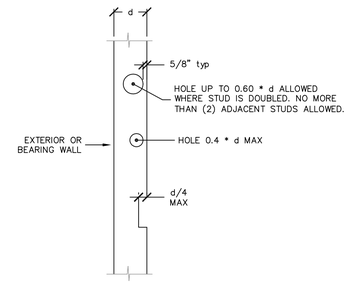
2 1" = 1' NOTCHING OF TOP PLATE

N O T E:
1. ALL EN (EDGE NAILING) IS FULL-SIZE 10d COMMONS- NO "SHORTYS"
2. NOT ALL NAILING SHOWN



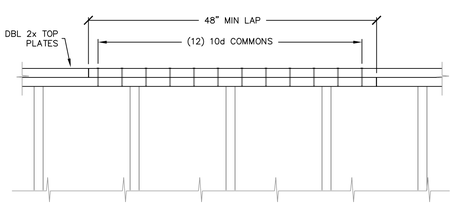
CORNER W/ SHEARWALL EA SIDE | CORNER W/ SHEARWALL ONE SIDE | TEE W/ (2) SHEARWALLS

3 1-1/2" = 1' SHEARWALL CORNERS

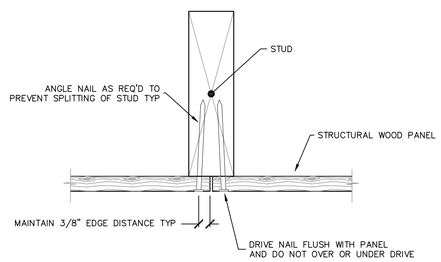


ELEVATION

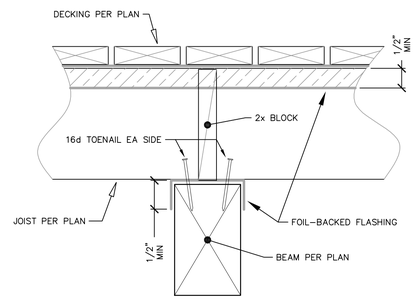
4 1" = 1' DRILLING/NOTCHING STUDS



5 1" = 1' TOP PLATE SPLICE



6 NTS SHEARWALL NAILING



7 NTS STANDARD DECK FRAMING

REVISIONS:

MARK	DATE	NOTE

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PROJECT
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108 OLEMA BOLINAS ROAD, BOLINAS, CA 94920

OWNERS
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APN
195-290-14

SHEET TITLE
STRUCTURAL NOTES + STANDARD DETAILS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S1

LEGEND

- (E) HEADER, JOIST, OR RAFTER
- (N) HEADER, JOIST, OR RAFTER
- (E) BEAM
- (N) BEAM
- (E) FOUNDATION TO REMAIN
- (E) FOUNDATION TO REMAIN W/ 8" CMU CAP. SPECIAL INSPECTION REQUIRED PER 5/S8.
- (N) FOUNDATION
- ⑤ CONSTRUCTION NOTE
- SSTB24
- DTT1Z PER 10/S9

CONSTRUCTION NOTES

① IUS1.81/9.5
② LU26
③ HUC48 ON SOLID BACKING
④ FOUNDATION DOWELING PER 10/S8
⑤ HUC410 ON SOLID BACKING
⑥ LU528
⑦ IUS2.37/11.88
⑧ VERIFY LU26 MIN

FLOOR FRAMING NOTES:

1. ENTIRE HOUSE INCLUDING (E) FLOOR TO BE RAISED 23"
2. REUSE (E) FLOOR AND FRAMING IF SUITABLE.
3. (N) FLOOR SHEATHING TO BE 23/32" STRUCTURAL PANEL BLOCKED NAILED 10d COMMONS (3"x.148") @ 6 & 12" OC AND GLUED
4. DECKING TO BE 2x SAWN CEDAR OR REDWOOD
5. REUSE (E) FOOTINGS IF SUITABLE. OTHERWISE CONST. (N) PER / . INSTALL (N) 4x4 PTDF POSTS IN EITHER CASE.

EXTERIOR FRAMING NOTES:

1. ALL EXERIOR FRAMING LUMBER TO BE ALL-HEART REDWOOD OR ALL-HEART WESTERN RED CEDAR, OR GROUND CONTACT RATED PT.
2. ALL CUT ENDS, NOTCHES, KERFS, AND HOLES TO BE COATED TO SATURATION WITH A SUITABLE WOOD PRESERVATIVE.
3. ALL FASTENERS TO BE STAINLESS STEEL.
4. ALL FRAMING CONNECTORS TO BE STAINLESS STEEL
5. SEE 7/S1 FOR STANDARD DECK FRAMING

REAR DECK NOTE:
EXISTING DECK TO BE RAISED WITH HOUSE. STAIRS AND PERIMETER FOOTINGS ARE NEW.

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

FOUNDATION + FLOOR FRAMING PLANS

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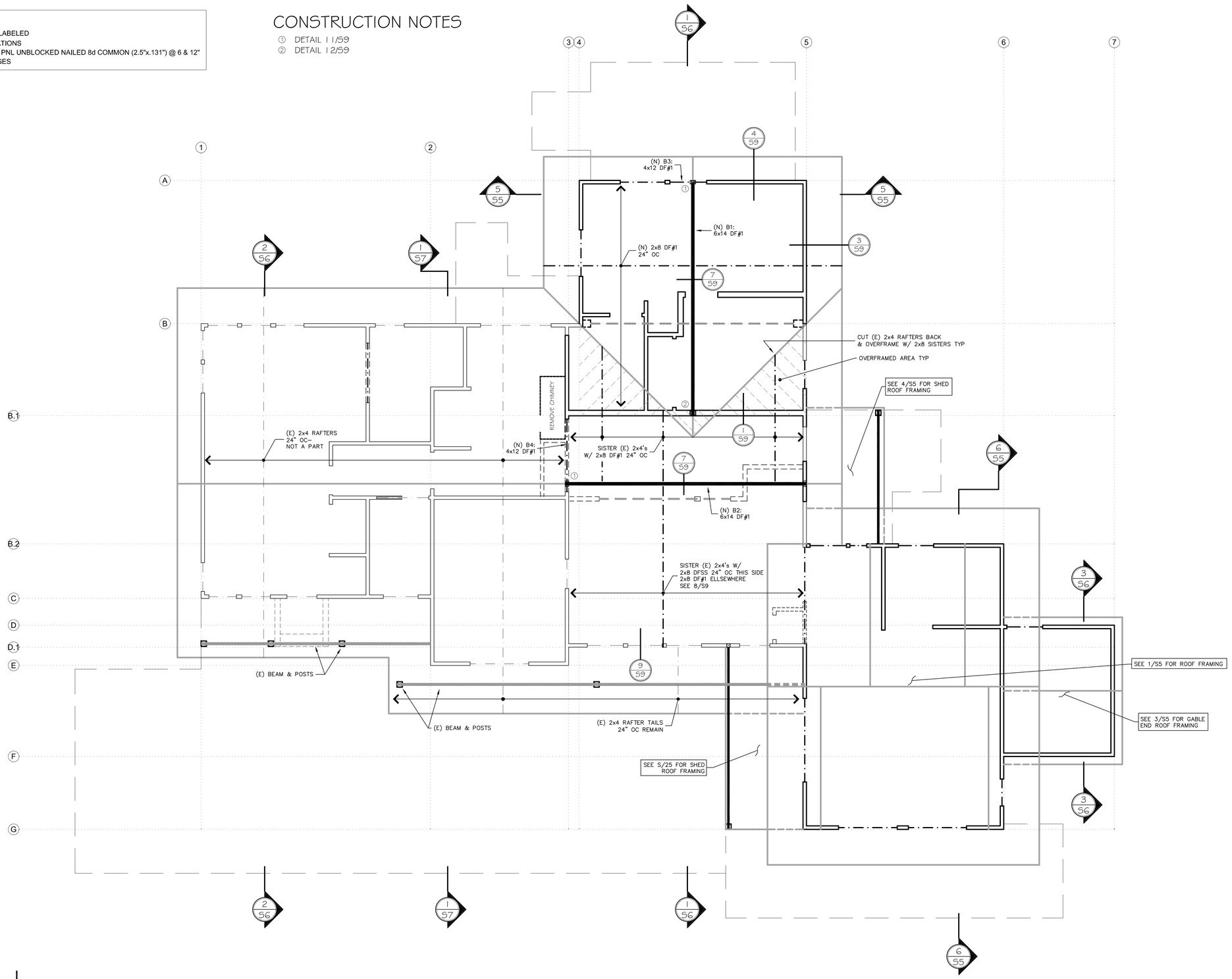
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CHECKED: PFK
SHEET: S2

ROOF FRAMING NOTES:

1. HEADERS ARE 4x8 OR 6x8 DF#1 WHERE NOT LABELED
2. U.O.N. USE SINGLE JACK STUD PER CALCULATIONS
3. ROOF SHEATHING TO BE15/32" STRUCTURAL PNL UNBLOCKED NAILED 8d COMMON (2.5"x.131") @ 6 & 12"
4. INSTALL H-CLIPS AT HORIZONTAL PANEL EDGES

CONSTRUCTION NOTES

① DETAIL 1 1/S9
② DETAIL 1 2/S9



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

ROOF FRAMING PLAN

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ROOF FRAMING PLAN

DATE: 3/8/26
SCALE: AS NOTED
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SHEET: S3

LEGEND

STANDARD SEGMENTED SHEARWALL

EXTENT OF FORCE TRANSFER SHEARWALL — SHEARWALL TYPE PER SCHEDULE — SHEARWALL OVERALL LENGTH

INDIVIDUAL PNL LENGTH — STRUCT PNL

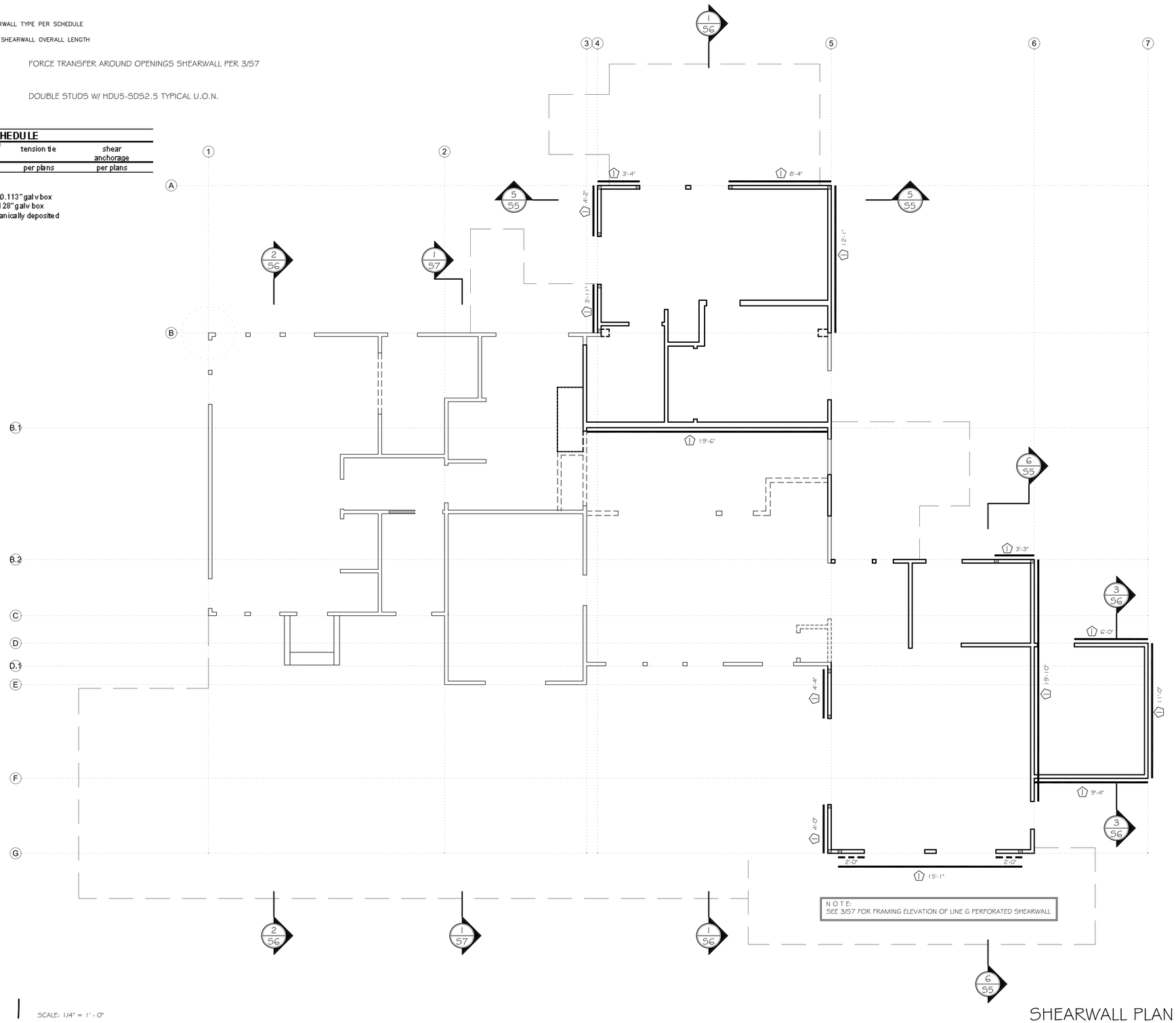
FORCE TRANSFER AROUND OPENINGS SHEARWALL PER 3/S7

DOUBLE STUDS W/ HDU5-SDS2.5 TYPICAL U.O.N.

SHEARWALL SCHEDULE

number	sheathing thickness	nail and spacing (in)[1, 2]	tension tie	shear anchorage
1	15/32" struct. pnl	10d @4" &12"	per plans	per plans

NOTES
1 8d nails are 2.5" x 0.131" commons or 2.5" x 0.113" galv box
10d nails are 3" x 0.148" commons or 3" x 0.128" galv box
Galvanized nails shall be hot-dipped or mechanically deposited



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

SHEARWALL PLAN

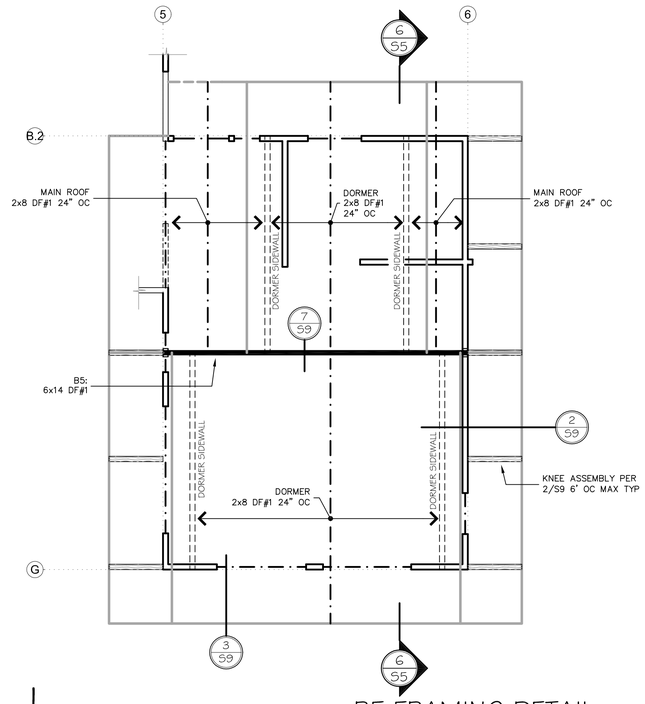
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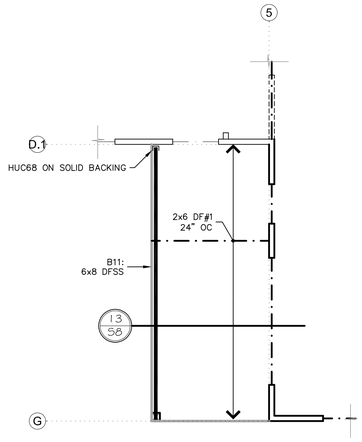
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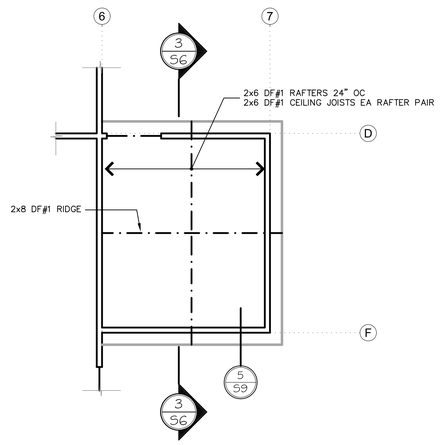
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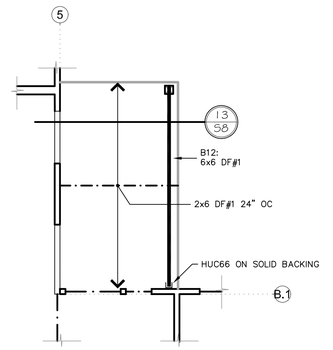
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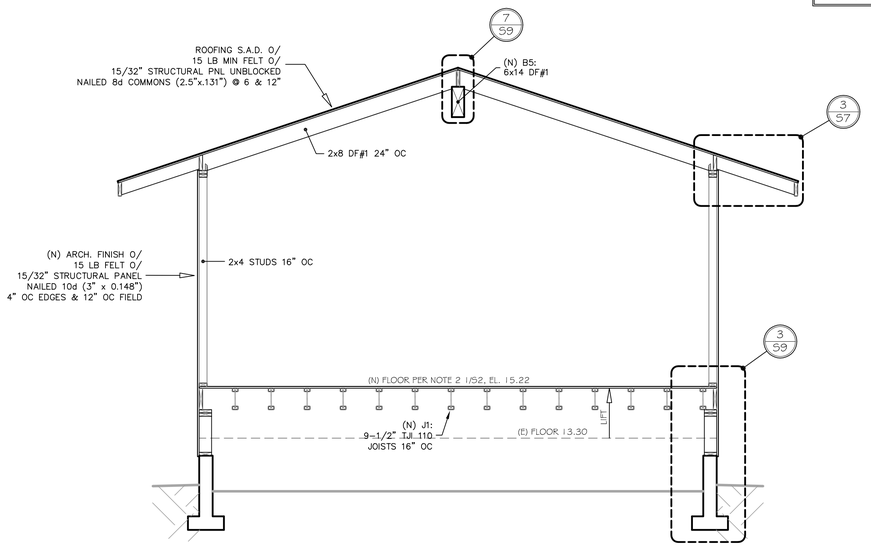


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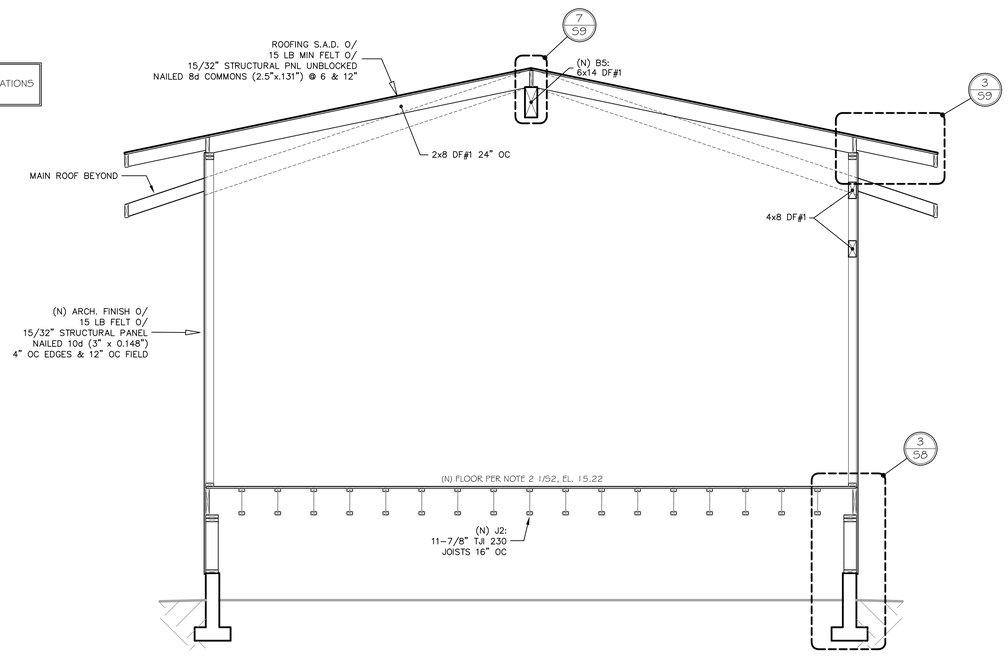


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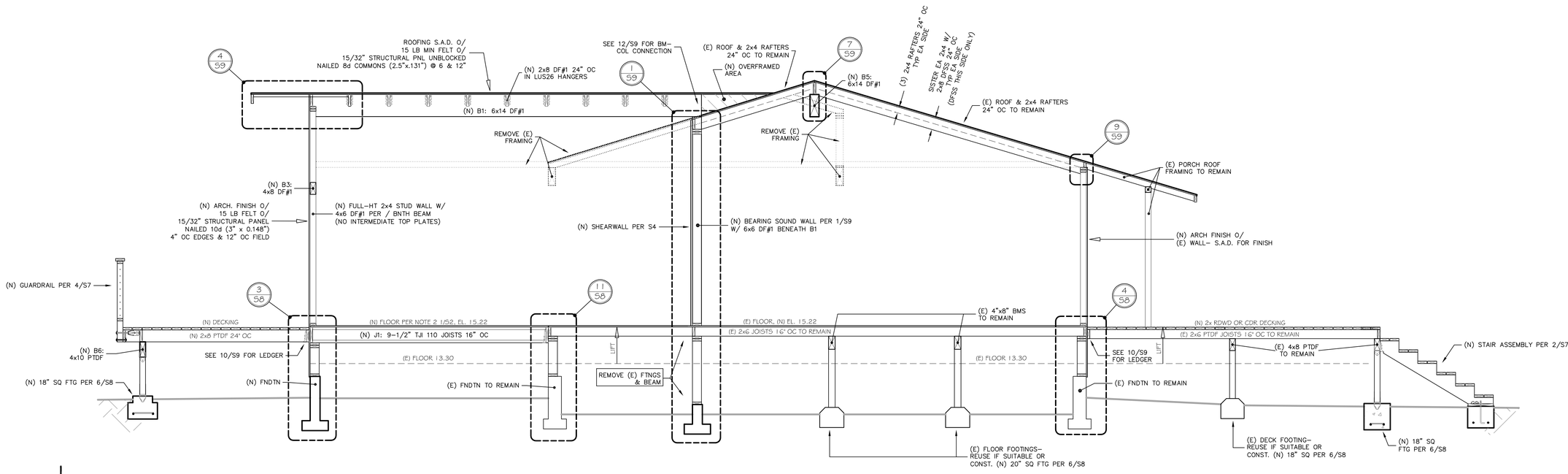
REVISIONS:

DATE	MARK	NOTE

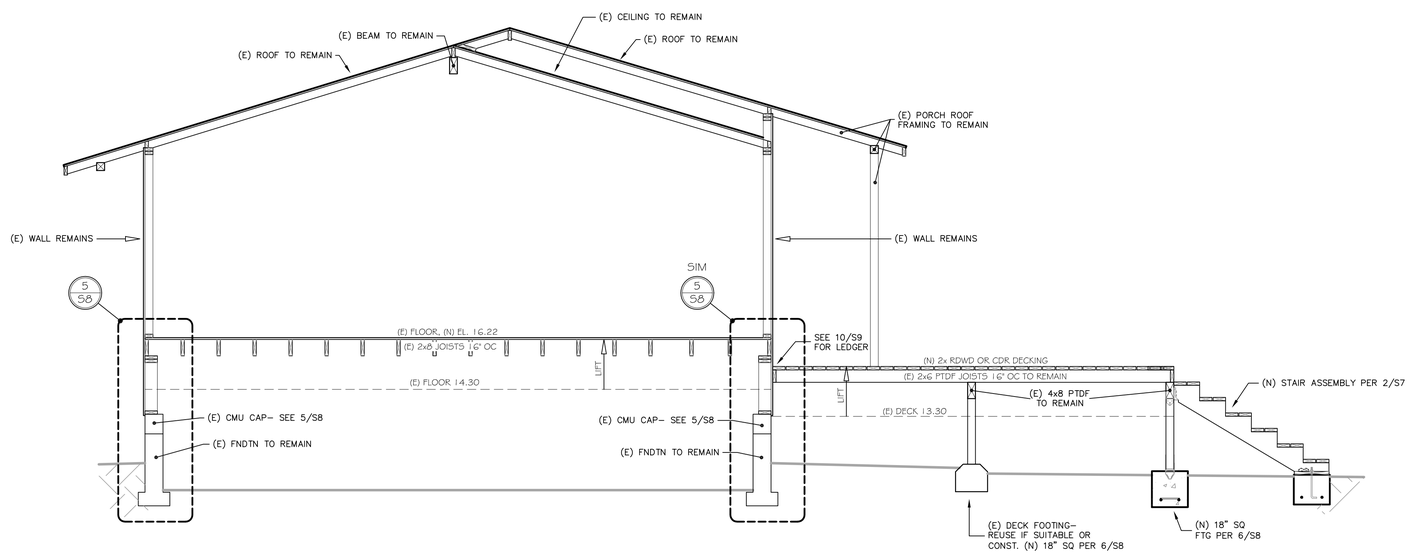
ENGINEER
PAUL KROHN
1014 53rd ST
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(530) 342-2926
paulfkrohn@gmail.com

PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS, CA
OWNERS
REBECCA BART & KATER MURCH
APN
195-290-14
SHEET TITLE
ROOF DETAIL AREAS + STRUCTURAL SECTIONS

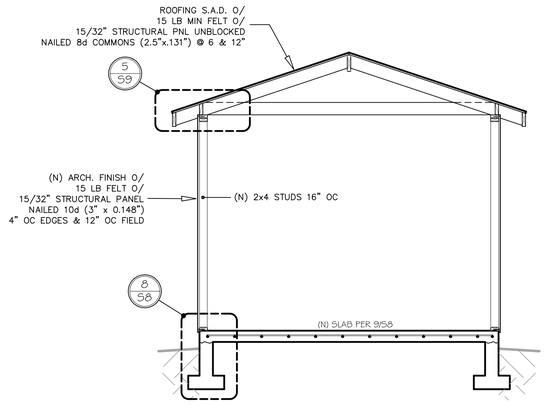
DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S5



1 SCALE: 3/8" = 1' - 0" STRUCTURAL SECTION



2 SCALE: 3/8" = 1' - 0" STRUCTURAL SECTION



3 SCALE: 3/8" = 1' - 0" STRUCTURAL SECTION

REVISIONS:

DATE	MARK	NOTE

ENGINEER
PAUL KROHN
1014 53rd ST
EMERYVILLE, CA 94608
(530) 342-2926
paulfkrohn@gmail.com

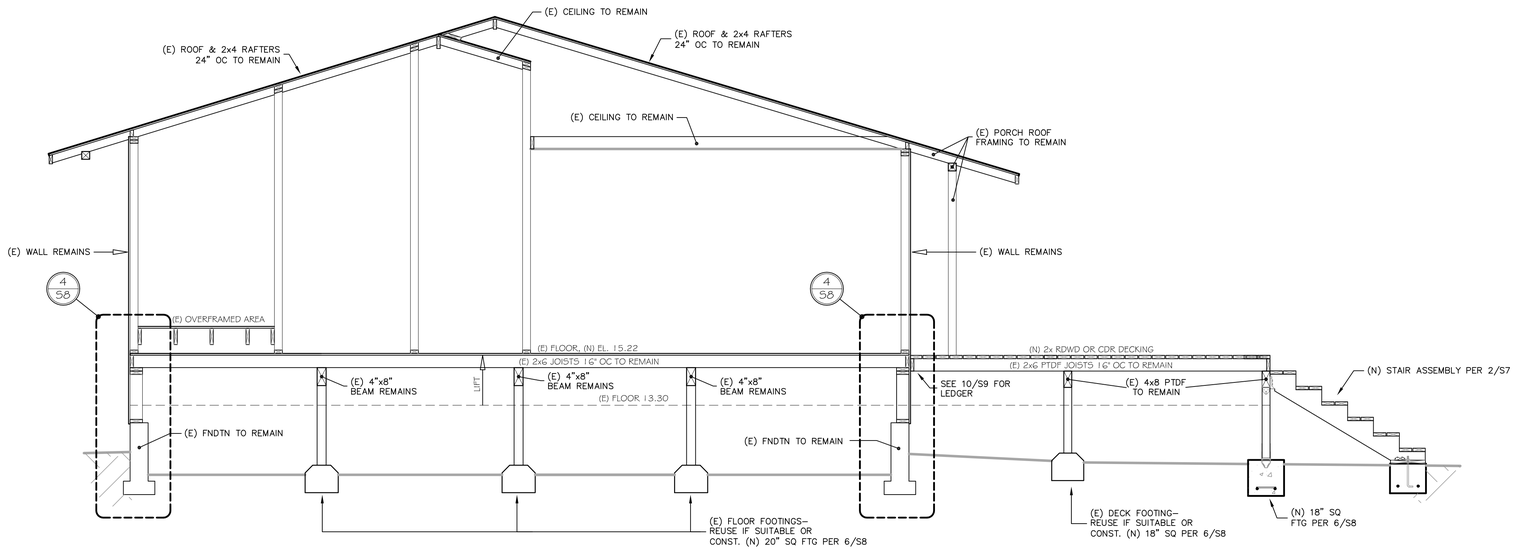
PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS, CA 94924

OWNERS
REBECCA BART & KATER MURCH

APN
195-290-14

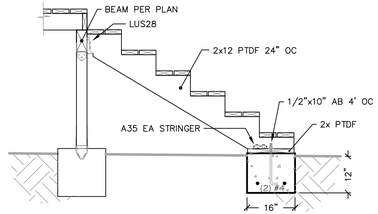
SHEET TITLE
STRUCTURAL SECTIONS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S6

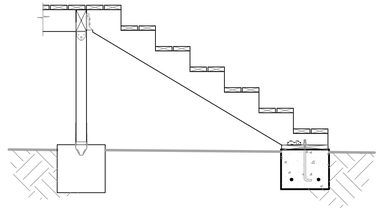


1 SCALE: 3/8" = 1' - 0"

STRUCTURAL SECTION



DROP BEAM

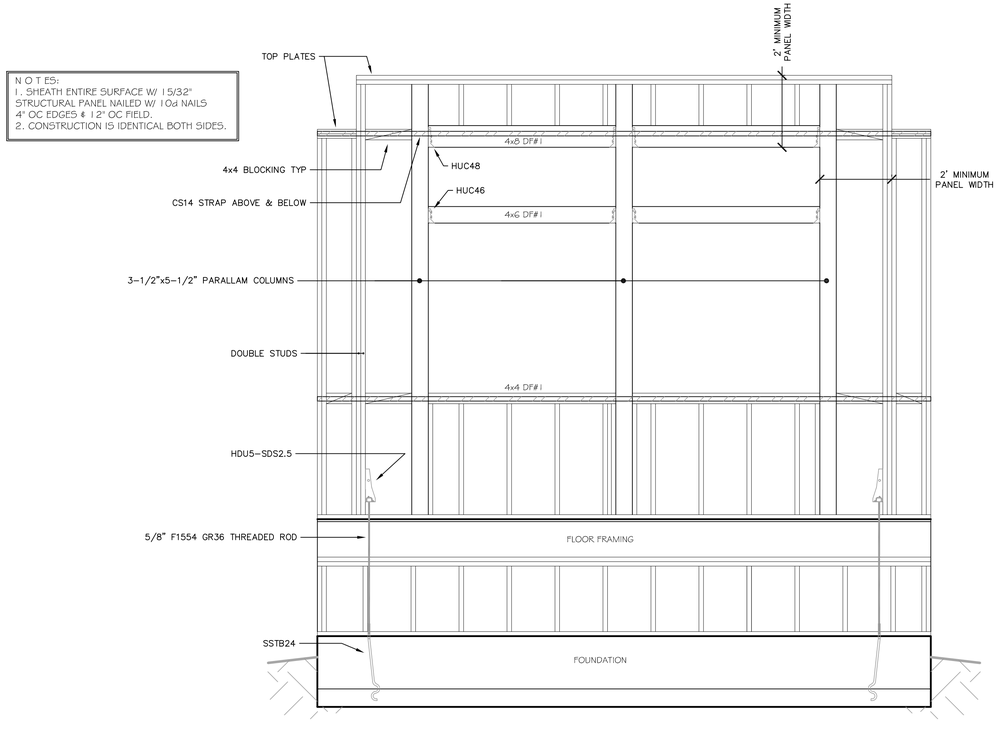


FLUSH BM SIM U.O.N.

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

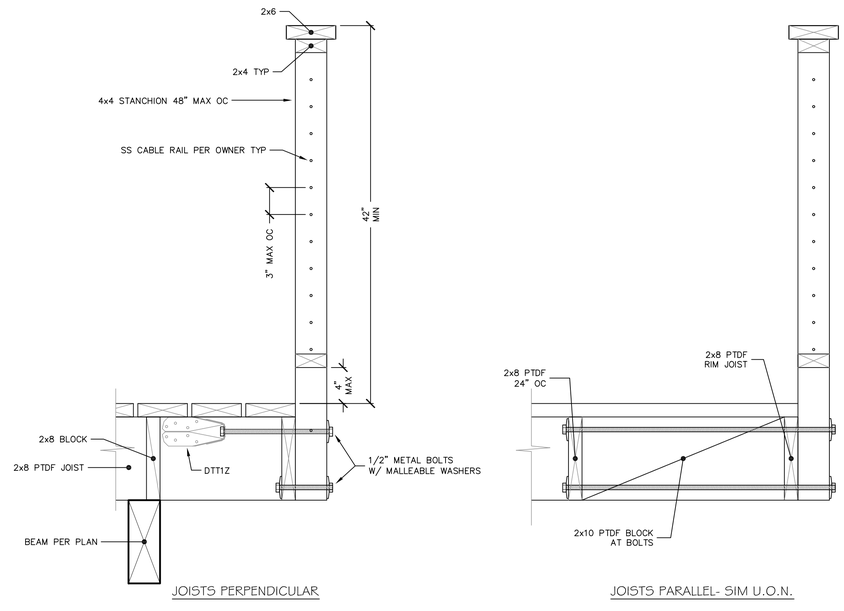
STAIR ASSEMBLY

N O T E S:
1. SHEATH ENTIRE SURFACE W/ 15/32" STRUCTURAL PANEL NAILED W/ 10d NAILS 4" OC EDGES & 12" OC FIELD.
2. CONSTRUCTION IS IDENTICAL BOTH SIDES.



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

STRUCTURAL ELEVATION
PERFORATED SHEARWALL LINE G



JOISTS PERPENDICULAR

JOISTS PARALLEL- SIM U.O.N.

4 1-1/2" = 1'

GUARDRAILS

REVISIONS:

DATE	MARK	NOTE

ENGINEER
PAUL KROHN
1014 53rd ST
EMERYVILLE, CA 94608
(530) 342-2926
paulfkrohn@gmail.com

PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS

OWNERS
REBECCA BART & KATER MURCH

APN 195-290-14

SHEET TITLE
STRUCTURAL SECTION, ELEVATION, & DETAILS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S7

CONCRETE MIX DESIGN:
COUNTY PRE-QUALIFIED MIX 00002
28 DAY COMPRESSIVE STRENGTH f'c = 4,000 PSI
(NOT USED IN DESIGN- NO TESTING OR SPECIAL INSPECTION REQIRED)
WATER / CEMENT RATIO = 0.50
AGGREGATE SIZE = 1/2"-3/4"

REINFORCEMENT:
ALL REINFORCEMENT IS TO BE 60 KSI

GENERAL STRUCTURAL OBSERVATION:
E.O.R. IS TO PROVIDE PERIODIC STRUCTURAL OBSERVATION OF REINFORCEMENT AND EMBEDMENT OF ANCHORAGE

1 NTS FOUNDATION GENERAL NOTES

BEND RADIUS FOR OTHER THAN STIRRUPS AND TIES:
#3 2-1/4", #4 3", #5 3-3/4", #6 4-1/2"
#7 5-1/4", #8 6"

BEND RADIUS FOR STIRRUPS AND TIES #3 TO #5:
#3 1.5", #4 2", #5 2-1/2"

STANDARD HOOK WITH 90° BEND:
#3 4-1/2", #4 6", #5 7-1/2",
#6 9", #7 10-1/2", #8 12"

STANDARD HOOK WITH 180° BEND:
#3 1-1/2", #4 2", #5 2-1/2",
#6 3", #7 3-1/2", #8 4"

#5 AND SMALLER STIRRUP AND TIE HOOK WITH 90° BEND:
#3 2-1/4", #4 3", #5 3-3/4"

#8 AND SMALLER STIRRUP AND TIE HOOK WITH 135° BEND:
#3 2-1/4", #4 3", #5 3-3/4", #6 4-1/2"
#7 5-1/4", #8 6"

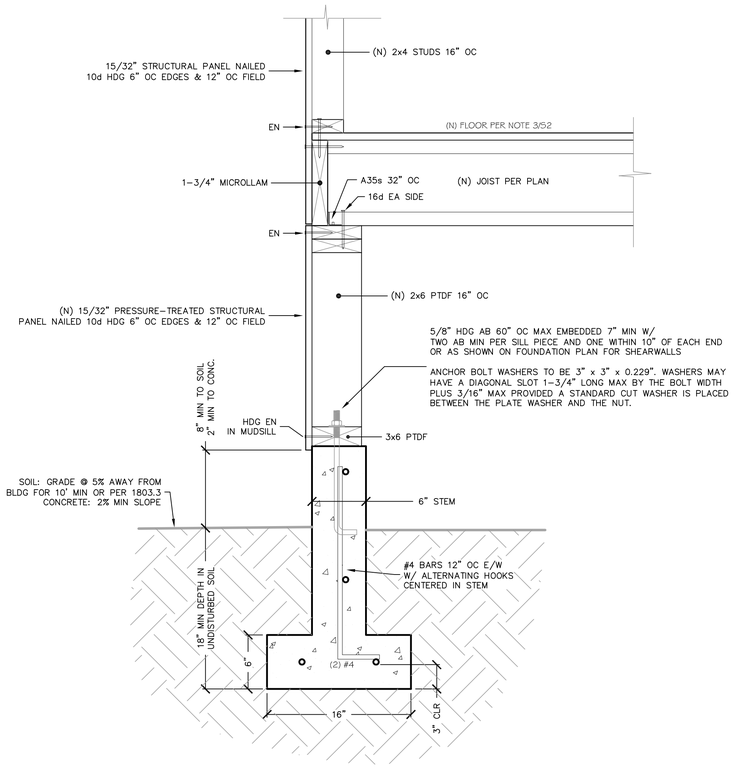
REINFORCEMENT SPACING:
SPACING BETWEEN BARS IN A LAYER IS THE MINIMUM OF:
1. 1.5"
2. 1.5 * BAR DIAMETER
3. 1.3 * AGGREGATE SIZE = 1.3 * 0.75" = 1"

REINFORCEMENT CLEARANCES:
1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
2. CONCRETE EXPOSED TO EARTH OR WEATHER:
   # 6 AND LARGER 2"
   # 5 AND SMALLER 1-1/2"
3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER: 3/4"

REINFORCEMENT SPLICES:
#3 18", #4 24", #5 30", #6 36", #7 53", #8 60"

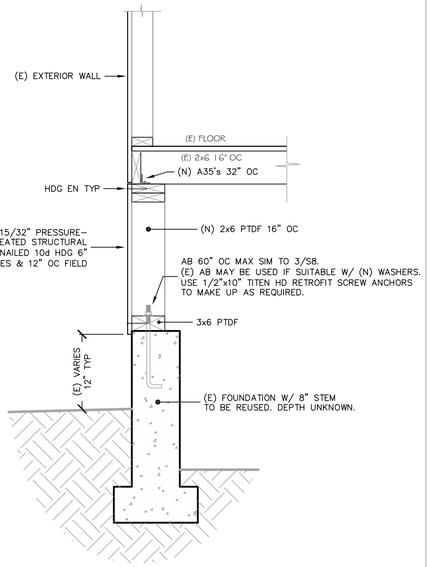
SPIRAL REINFORCEMENT SPLICES:
#3 18" WITH STANDARD STIRRUP OR TIE HOOKS

2 NTS REINFORCEMENT DETAILS



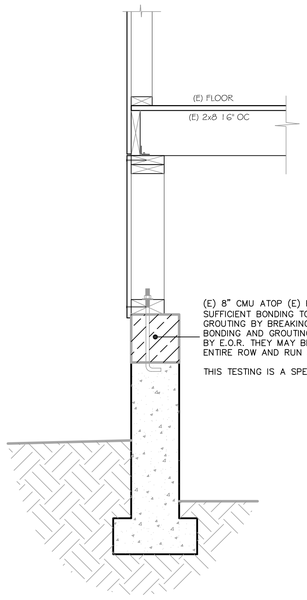
3 1-1/2" = 1' (N) PERIMETER FOUNDATION

NOTE:
SIM TO 3/S8 U.O.N.

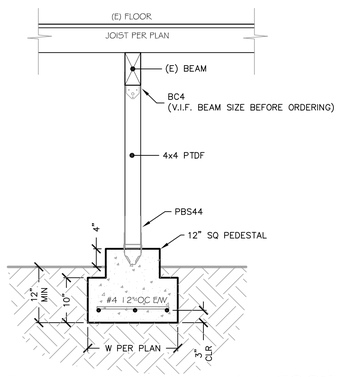


4 1" = 1' (E) FNDTN + (N) CRIPPLE WALL

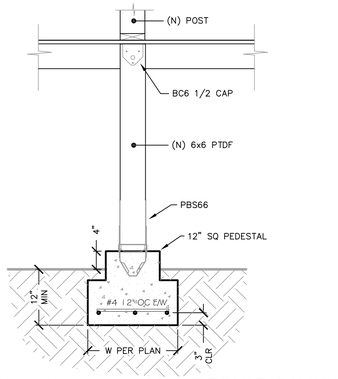
NOTE:
SIM TO 3/S8 & 4/S8 U.O.N.



5 1" = 1' (E) FNDTN + (N) CRIPPLE WALL W/ (E) CMU CAP

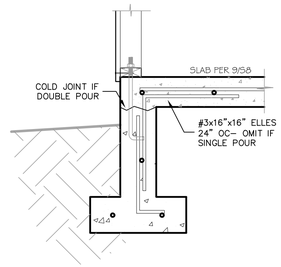


6 3/4" = 1' (N) FOOTING

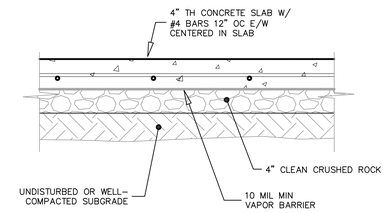


7 3/4" = 1' (N) INTERIOR FOOTING

NOTE:
SIM TO 3/S8 U.O.N.

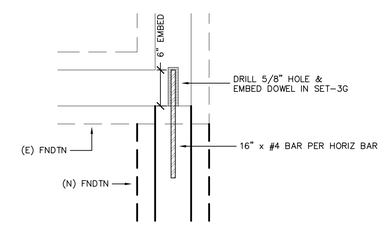


8 1" = 1' FOUNDATION AT SHED

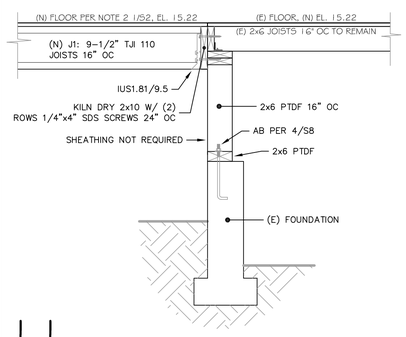


9 NTS CONC. SLAB AT SHED

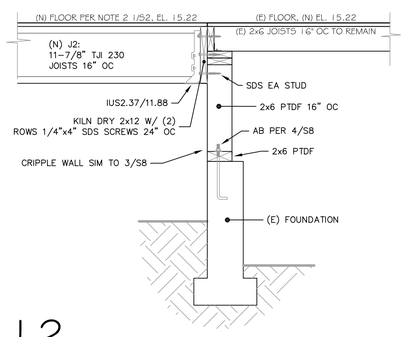
NOTE:
THIS CONNECTION IS NOT PART OF THE SEISMIC FORCE RESISTING SYSTEM AND SPECIAL INSPECTION IS NOT REQUIRED



10 NTS FOUNDATION DOWELING

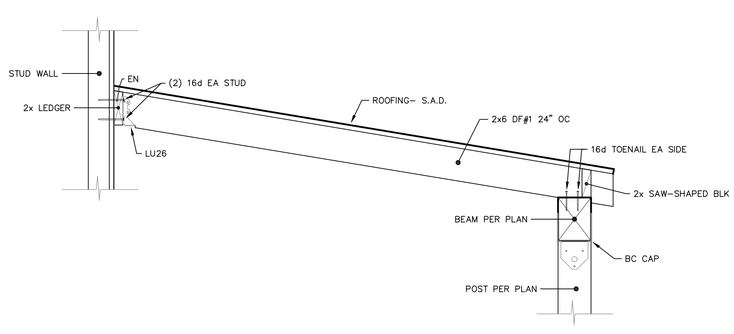


11 3/4" = 1' FLOOR FRAMING LINE B



12 3/4" = 1' FLOOR FRAMING LINE 5

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS



13 1" = 1' PORCH ROOF FRAMING

REVISIONS:

NOTE	MARK	DATE

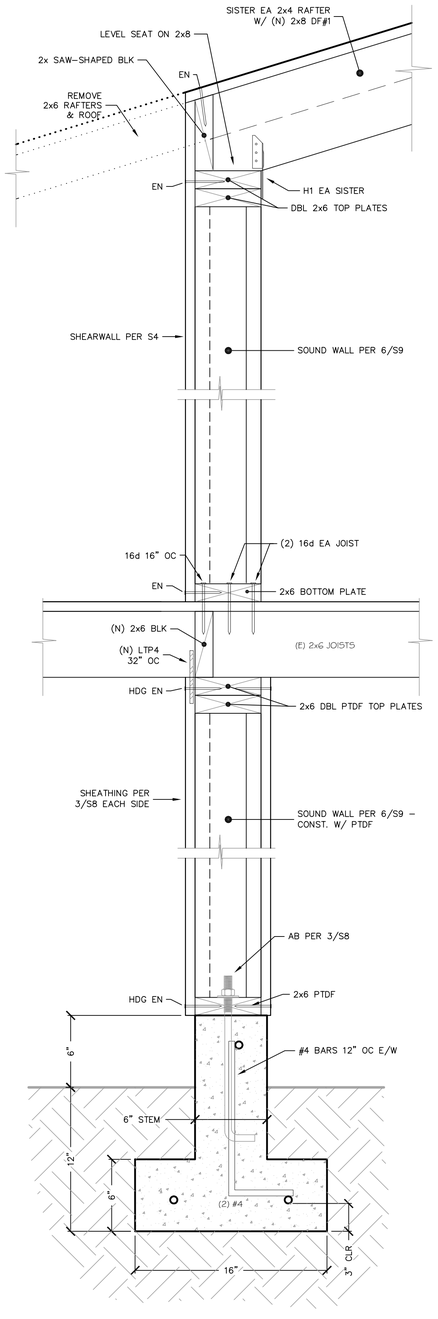
ENGINEER
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1014 53rd ST
EMERYVILLE, CA 94608
(530) 342-2926
paulfkrohn@gmail.com

PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS, CA APN 195-290-14

OWNERS
REBECCA BART & KATER MURCH

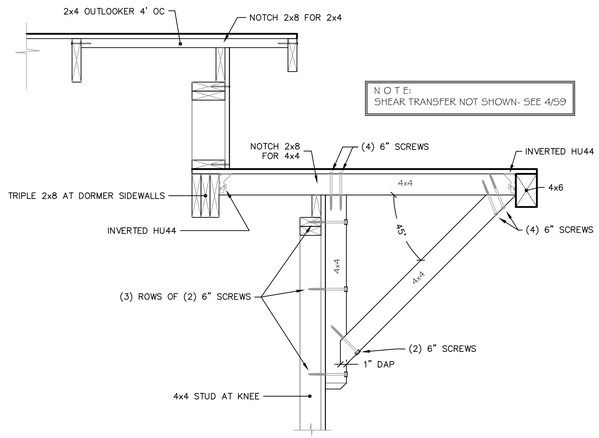
SHEET TITLE
FOUNDATION DETAILS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S8



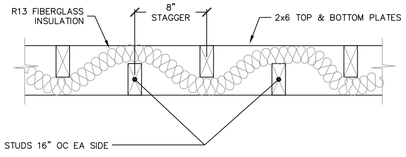
1 2" = 1' WALL FRAMING LINE B.1

NOTES:
1. ALL EXPOSED FASTENERS TO B STAINLESS STEEL
2. INSTALL KNEE ASSEMBLY 6' OC MAX.
3. S.A.D. FOR VENTING & WUI REQUIREMENTS



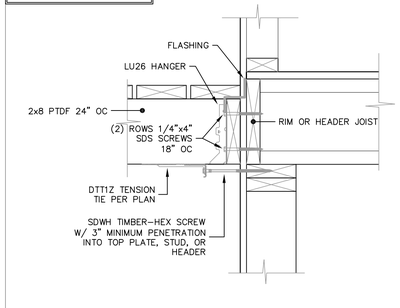
2 1" = 1' FRAMING AT DORMERS

NOTES:
1. USE PABCO 5/8" QUIETROCK ES TYP X GB
2. INSTALL GB O/ PLYWOOD AT SHEARWALL LINE B.1
3. USE PTDF IN CRAWLSPACE AT LINE B.1



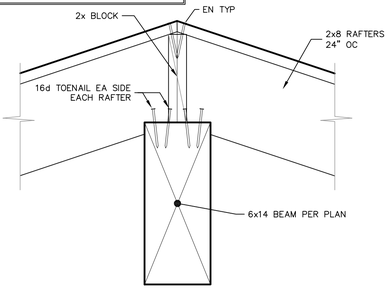
6 1-1/2" = 1' SOUND WALL

NOTE:
I ASSUME TENSION TIE NOT REQ'D ON THE SMALL DECKS

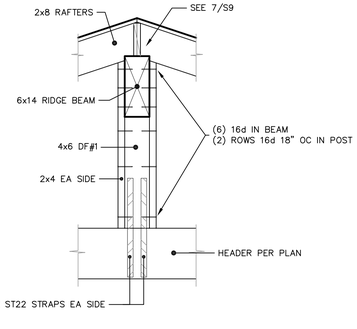


10 1-1/2" = 1' DECK LEDGER

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS

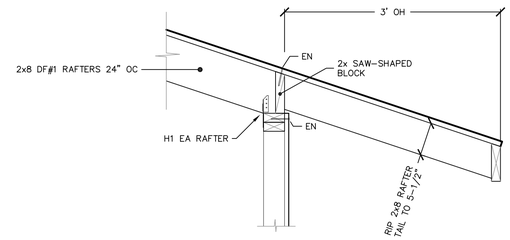


7 2" = 1' RIDGE FRAMING



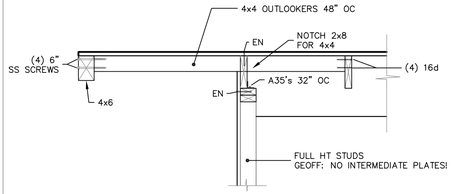
11 3/4" = 1' BEAM CONNECTIONS

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS



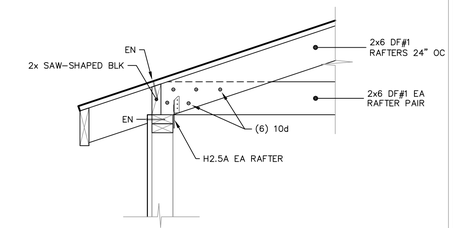
3 1" = 1' FRAMING AT EAVES

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS

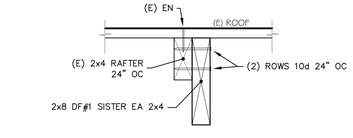


4 3/4" = 1' RAKE WALL FRAMING

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS

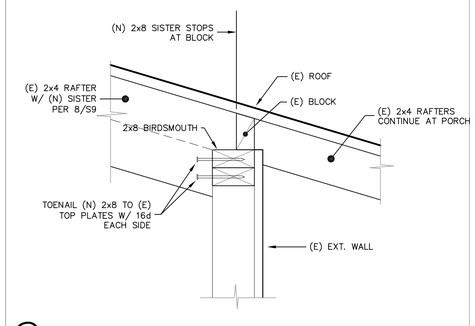


5 1" = 1' EAVES FRAMING AT SHED



8 2" = 1' RAFTER SISTERING

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS



9 2" = 1' ROOF FRAMING

REVISIONS:

DATE	MARK	NOTE

ENGINEER
PAUL KROHN
1014 53rd ST
EMERYVILLE, CA 94608
(530) 342-2926
paulfkrohn@gmail.com

REGISTERED PROFESSIONAL ENGINEER
KROHN
NO. C 68363
EXP: 9-30-27
CIVIL
STATE OF CALIFORNIA

PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS
OWNERS
REBECCA BART & KATER MURCH
APN 195-290-14
SHEET TITLE
STRUCTURAL DETAILS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S9

CONCRETE MIX DESIGN:
COUNTY PRE-QUALIFIED MIX 00002
28 DAY COMPRESSIVE STRENGTH f'c = 4,000 PSI
(NOT USED IN DESIGN- NO TESTING OR SPECIAL INSPECTION REQIRED)
WATER / CEMENT RATIO = 0.50
AGGREGATE SIZE = 1/2"-3/4"

REINFORCEMENT:
ALL REINFORCEMENT IS TO BE 60 KSI

GENERAL STRUCTURAL OBSERVATION:
E.O.R. IS TO PROVIDE PERIODIC STRUCTURAL OBSERVATION OF REINFORCEMENT AND EMBEDMENT OF ANCHORAGE

1 NTS FOUNDATION GENERAL NOTES

BEND RADIUS FOR OTHER THAN STIRRUPS AND TIES:
#3 2-1/4", #4 3", #5 3-3/4", #6 4-1/2"
#7 5-1/4", #8 6"

BEND RADIUS FOR STIRRUPS AND TIES #3 TO #5:
#3 1.5", #4 2", #5 2-1/2"

STANDARD HOOK WITH 90° BEND:
#3 4-1/2", #4 6", #5 7-1/2",
#6 9", #7 10-1/2", #8 12"

STANDARD HOOK WITH 180° BEND:
#3 1-1/2", #4 2", #5 2-1/2",
#6 3", #7 3-1/2", #8 4"

#5 AND SMALLER STIRRUP AND TIE HOOK WITH 90° BEND:
#3 2-1/4", #4 3", #5 3-3/4"

#8 AND SMALLER STIRRUP AND TIE HOOK WITH 135° BEND:
#3 2-1/4", #4 3", #5 3-3/4", #6 4-1/2"
#7 5-1/4", #8 6"

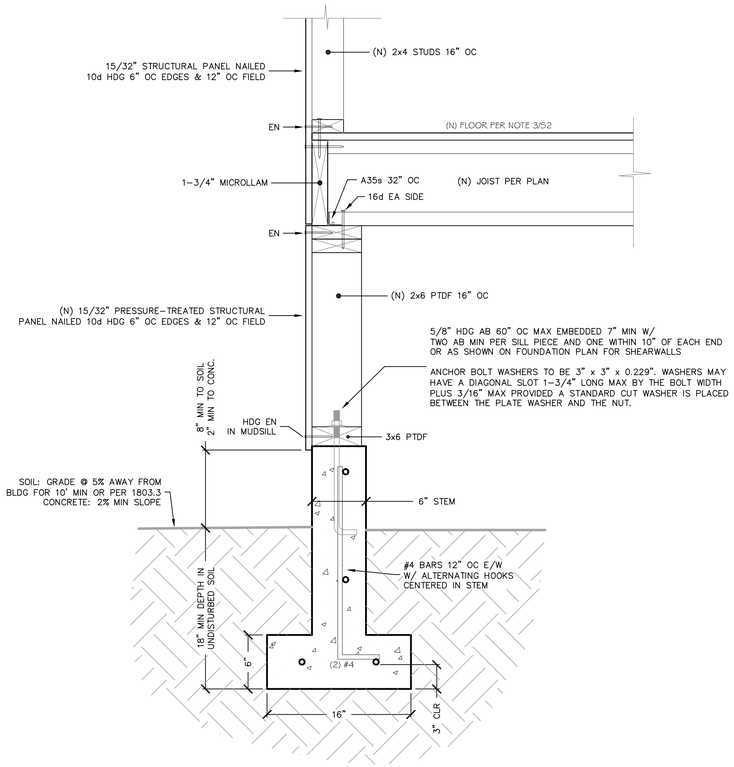
REINFORCEMENT SPACING:
SPACING BETWEEN BARS IN A LAYER IS THE MINIMUM OF:
1. 1.5"
2. 1.5 * BAR DIAMETER
3. 1.3 * AGGREGATE SIZE = 1.3 * 0.75" = 1"

REINFORCEMENT CLEARANCES:
1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
2. CONCRETE EXPOSED TO EARTH OR WEATHER:
   # 6 AND LARGER 2"
   # 5 AND SMALLER 1-1/2"
3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER: 3/4"

REINFORCEMENT SPLICES:
#3 18", #4 24", #5 30", #6 36", #7 53", #8 60"

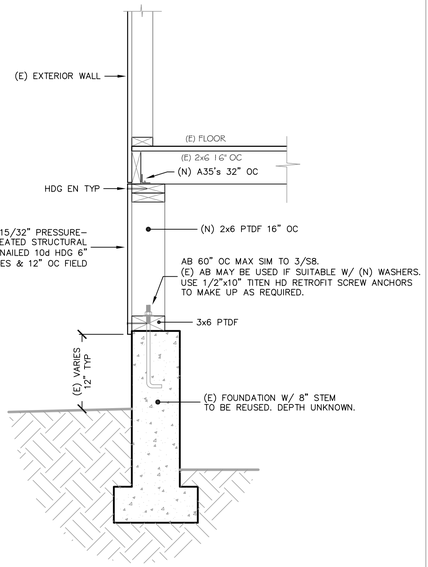
SPIRAL REINFORCEMENT SPLICES:
#3 18" WITH STANDARD STIRRUP OR TIE HOOKS

2 NTS REINFORCEMENT DETAILS



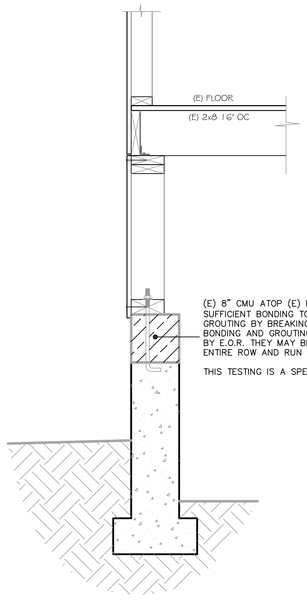
3 1-1/2" = 1' (N) PERIMETER FOUNDATION

NOTE:
SIM TO 3/S8 U.O.N.

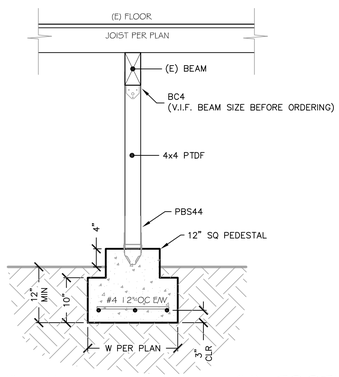


4 1" = 1' (E) FNDTN + (N) CRIPPLE WALL

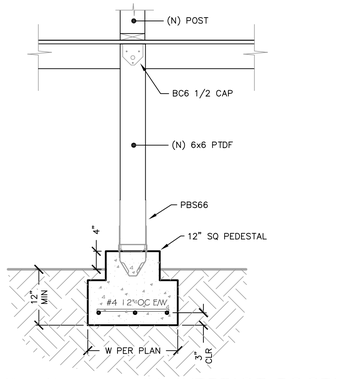
NOTE:
SIM TO 3/S8 & 4/S8 U.O.N.



5 1" = 1' (E) FNDTN + (N) CRIPPLE WALL W/ (E) CMU CAP

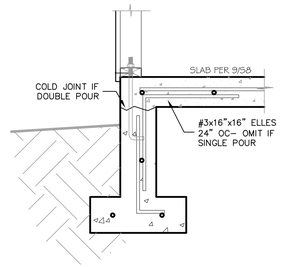


6 3/4" = 1' (N) FOOTING

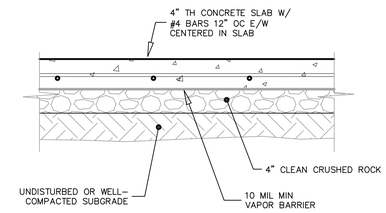


7 3/4" = 1' (N) INTERIOR FOOTING

NOTE:
SIM TO 3/S8 U.O.N.

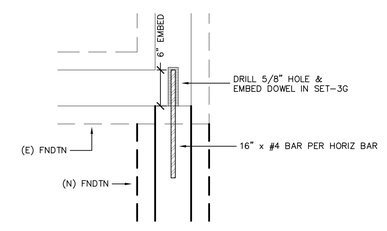


8 1" = 1' FOUNDATION AT SHED

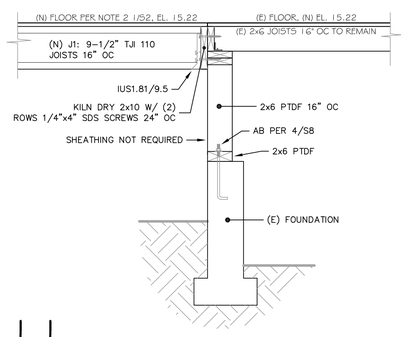


9 NTS CONC. SLAB AT SHED

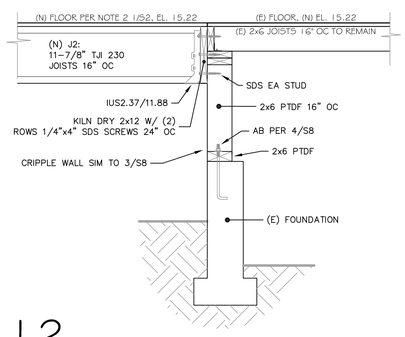
NOTE:
THIS CONNECTION IS NOT PART OF THE SEISMIC FORCE RESISTING SYSTEM AND SPECIAL INSPECTION IS NOT REQUIRED



10 NTS FOUNDATION DOWELING

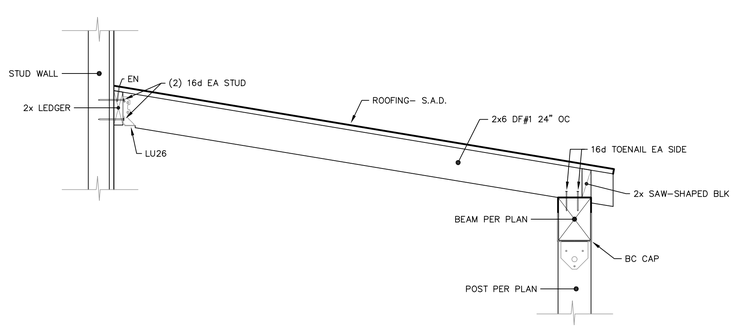


11 3/4" = 1' FLOOR FRAMING LINE B



12 3/4" = 1' FLOOR FRAMING LINE 5

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS



13 1" = 1' PORCH ROOF FRAMING

REVISIONS:

NOTE	MARK	DATE

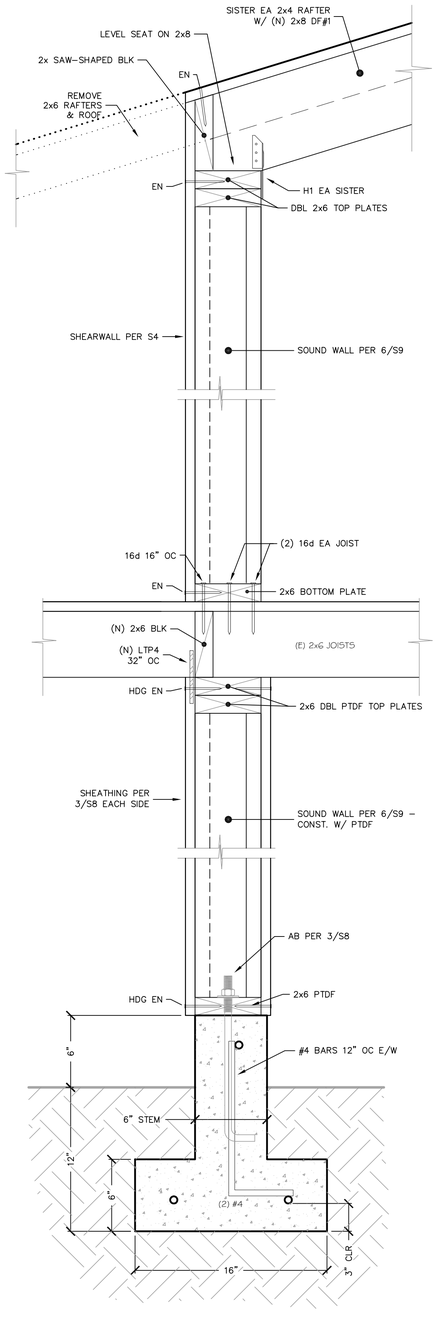
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paulfkrohn@gmail.com

PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS, CA APN 195-290-14

OWNERS
REBECCA BART & KATER MURCH

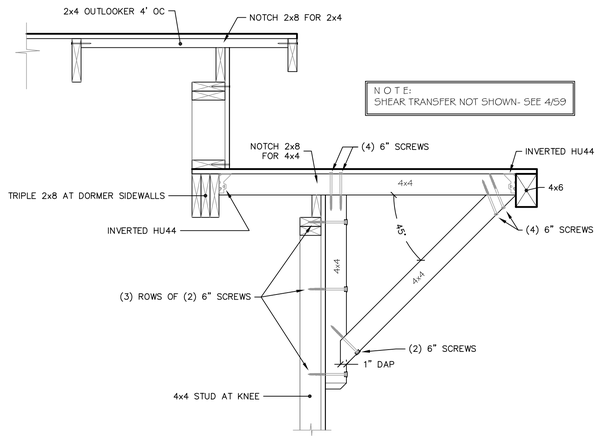
SHEET TITLE
FOUNDATION DETAILS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S8



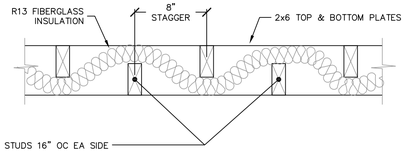
1 2" = 1' WALL FRAMING LINE B.1

NOTES:
1. ALL EXPOSED FASTENERS TO B STAINLESS STEEL
2. INSTALL KNEE ASSEMBLY 6' OC MAX.
3. S.A.D. FOR VENTING & WUI REQUIREMENTS



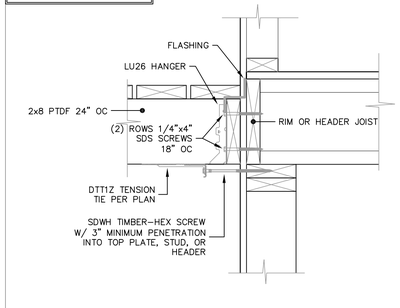
2 1" = 1' FRAMING AT DORMERS

NOTES:
1. USE PABCO 5/8" QUIETROCK ES TYP X GB
2. INSTALL GB O/ PLYWOOD AT SHEARWALL LINE B.1
3. USE PTDF IN CRAWLSPACE AT LINE B.1



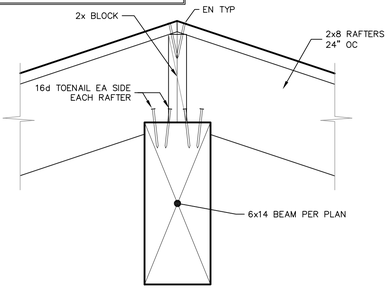
6 1-1/2" = 1' SOUND WALL

NOTE:
I ASSUME TENSION TIE NOT REQ'D ON THE SMALL DECKS

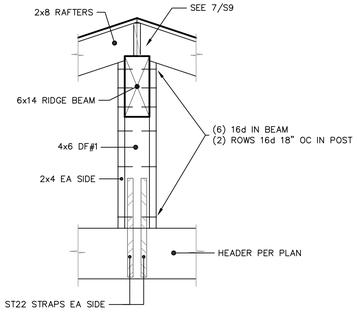


10 1-1/2" = 1' DECK LEDGER

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS

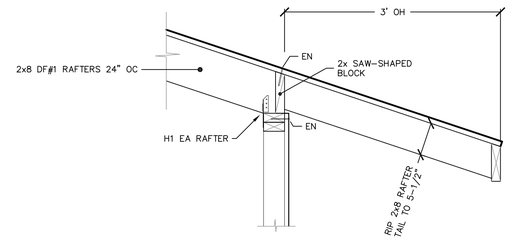


7 2" = 1' RIDGE FRAMING



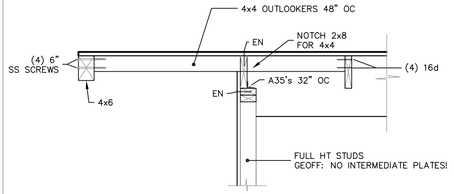
11 3/4" = 1' BEAM CONNECTIONS

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS



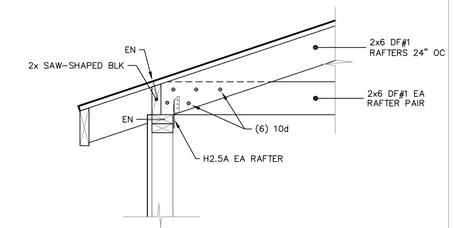
3 1" = 1' FRAMING AT EAVES

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS

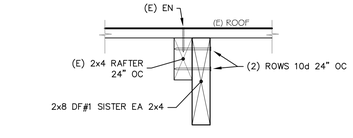


4 3/4" = 1' RAKE WALL FRAMING

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS

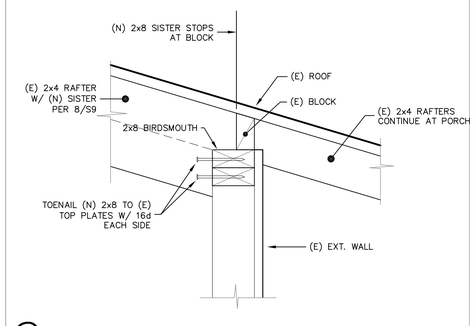


5 1" = 1' EAVES FRAMING AT SHED



8 2" = 1' RAFTER SISTERING

NOTE:
S.A.D. FOR VENTING & WUI REQUIREMENTS



9 2" = 1' ROOF FRAMING

REVISIONS:

DATE	MARK	NOTE

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paulfkrohn@gmail.com

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EXP: 9-30-27
CIVIL
STATE OF CALIFORNIA

PROJECT
ADDITION / REMODEL
108 OLEMA BOLINAS ROAD, BOLINAS
OWNERS
REBECCA BART & KATER MURCH
APN 195-290-14
SHEET TITLE
STRUCTURAL DETAILS

DATE: 3/8/26
SCALE: AS NOTED
DESIGN BY: PFK
CHECKED: PFK
SHEET: S9