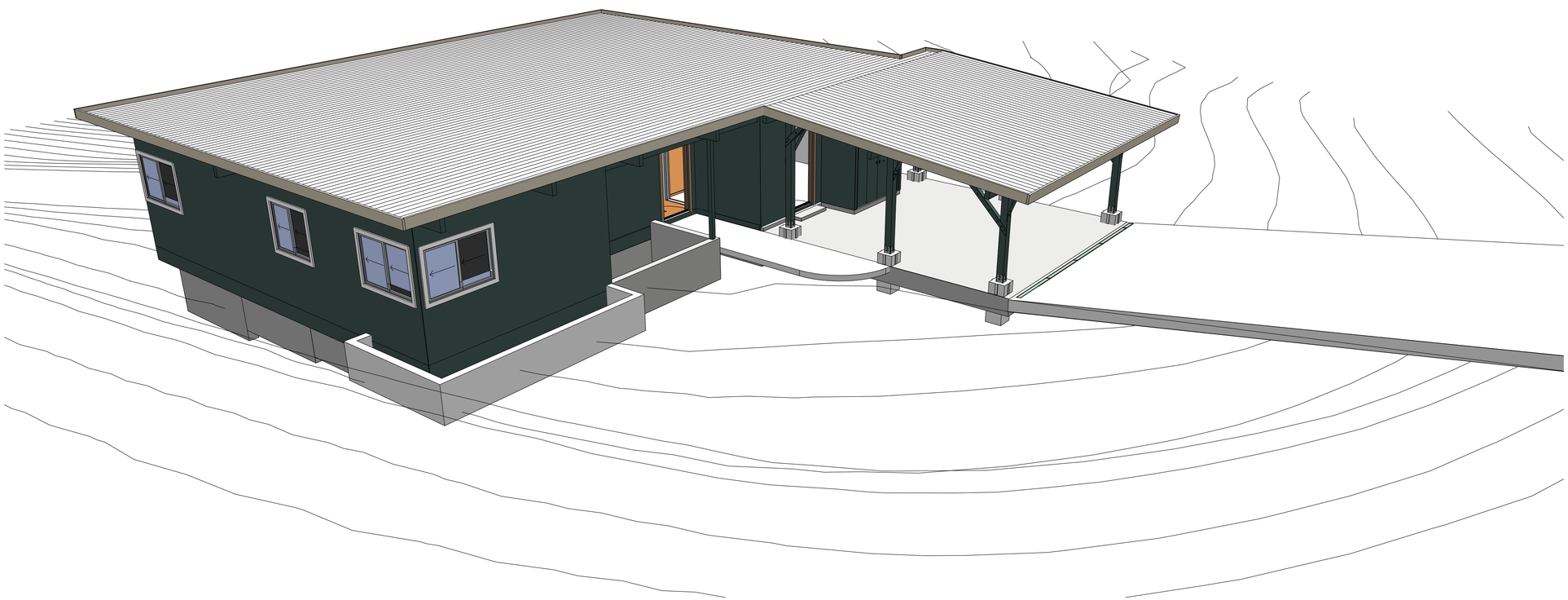


Single Family Residence
55 Loring Avenue
Mill Valley, California 94941
APN: 048-211-64
APN: 048-211-44
Latitude: 37.89024468921781 N
Longitude: 122.53456956839403 W

SHEET INDEX

PR.01	**COVER AND INDEX**
PR.02	**PROJECT SCOPE**
PR.03	**GENERAL NOTES AND CONTRACTORS**
PR.04	**SITE PLAN**
PR.05	**PLANS**
PR.06	**ELEVATIONS**
PR.07	**KITCHEN AND BATH REMODEL**
PR.08	**MASTER BATH, CLOSET, LAUNDRY**
PR.09	**SEISMIC STRENGTHENING**
PR.10	**CARPORT STRENGTHENING**
PR.11	**SITE IMPROVEMENTS**

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

55 LORING - RESIDENCE REMODEL AND VOLUNTARY SEISMIC STRENGTHENING

NO SCALE

CLIENT
Bryna Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

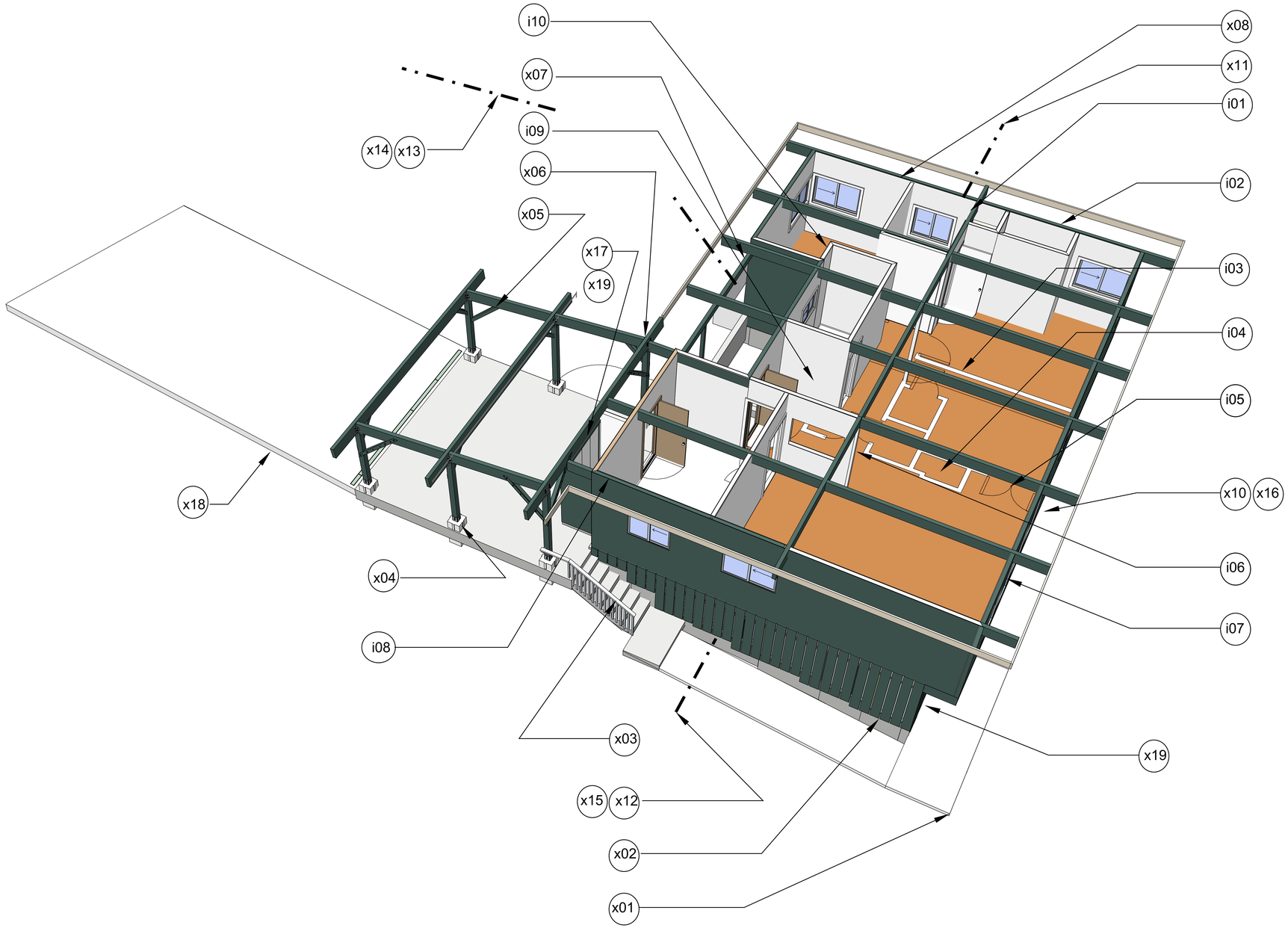
PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

PROJECT NO.
00120

DRAWN BY
RHH

ISSUE
11.02.20

COVER AND INDEX **PR.01**



1
PR.02

LOCATION OF WORK

NO SCALE

Key

INTERIOR CHANGES

i01 New Master Bath and Window
i02 New Closet
i03 New Wall Lights (8 total)
i04 New Gas Fireplace
i05 Replacement Doors
i06 New Pass-Through
i07 Replacement Picture Windows
i08 Remodeled Kitchen
i09 New Electrical Panel
i10 Remodeled Main Bath

EXTERIOR CHANGES

x01 New Sidewalk
x02 New Foundation Shear Walls
x03 New Handrail
x04 Replaced Carport Foundations (6 Posts)
x05 Bracing Reinforcement (10)
x06 Connection Reinforcement (6 Posts)
x07 New Retaining Planter
x08 New Perimeter Drain
x09 New Foundation Shear Walls
x10 New Storage Platform
x11 Replaced Water Service
x12 Replaced Plumbing
x13 Replaced Electrical Service
x14 Replaced Electrical Main Panel
x15 Replaced Sanitary Plumbing
x16 New Sump Pump
x17 New Laundry Enclosure
x18 Replaced Driveway, Added Drain
x19 New Exterior Lighting

REMODELED AREAS - SQ FT

i01	New Master Bath	**40 SF**
i02	New Closet	**15 SF**
i08	Remodeled Kitchen	**120 SF**
i10	Remodeled Main Bath	**50 SF**
x17	New Laundry	**15 SF**
	TOTAL	**240 SF**

TOTAL INTERIOR AREA = 1200 SF
RATIO OF REMODELED TO TOTAL = 20%

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byma Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

PROJECT SCOPE

PR.02

General Notes

I. GENERAL:

1. The Contractor shall verify existing field conditions and dimensions before beginning work and shall notify the Architect and/or Structural Engineer of any discrepancies from conditions shown before proceeding.
2. In the event that certain features of the construction are not shown or noted, then their construction shall be of the same general character as similar conditions shown or noted.
3. It shall be the responsibility of the Contractor to provide adequate bracing, shoring, and support of all temporary construction, temporary excavation, and partially completed portions of the building. Such bracing, shoring and support must insure the safety of the adjacent property and of any persons who may come in contact with the project. The Engineer's site observation visits shall not be interpreted as a review of the Contractor's safety measures.
4. All work shall conform to the 2019 California Building Code and all local and national regulations.
5. The intent of these structural drawings is to schematically show the structural portion of the work in compliance with the Building Code requirements. The following work is specifically not included as part of the structural drawings:
   - Mechanical engineering
   - Electrical engineering
   - Architecture including weather tightness and water tightness
   - Civil engineering for surveying, grading and drainage
   - Geotechnical engineering

   Any information in the structural drawings pertaining to non-structural items should be considered incomplete and is included for general information only. It is the Owner's and Contractor's responsibility to retain licensed professionals to design and construct all work not a part of the structural drawings.
6. Coordinate architectural and structural requirements. Notify the Architect of any conflicts and do not proceed with the work until conflicts are resolved.
7. Any openings, holes, cuts, or discontinuities not shown on the structural drawings and extending into or through structural elements require the prior approval of the Engineer and may require additional structural detailing.

II. FOUNDATION AND EARTHWORK:

1. Foundations may be unformed. All footings shall bear on firm undisturbed soil of good bearing quality.
2. Design bearing pressures for footings are as follows:

Dead plus Live Load	1000	psf
Total Load (incl. Wind and Seismic)	1300	psf

III. CONCRETE:

1. The reference specification for concrete work shall be ACI 301 of the American Concrete Institute. All concrete shall be reinforced and designed to develop a compressive strength of not less than 3,000 psi at 28 days. (Concrete design strength is 2500 psi.) Maximum w/c ratio shall be 0.55, maximum aggregate size shall be 1 inch. The Contractor shall submit the mix design to the Structural Engineer for review.
2. Concrete shall be transit mixed and thoroughly consolidated with mechanical vibration so as to eliminate all voids and rock pockets. Exposed concrete surfaces in the finished structure shall be formed surfaces.
3. All reinforcing steel must be held away from contact with soil or forms. Three inches of clearance is required from reinforcing bars to sides and bottom of unformed footings (cast directly against the dirt surface), and 2 inches clearance is required from sides where forms are used. Use concrete spacers ("dobies") as required to maintain clearances; do not drive reinforcing steel into the ground.

IV. REINFORCING STEEL:

1. Steel wire for spiral reinforcing shall conform to ASTM A82, with a minimum yield strength of 60,000 psi. Reinforcing bars shall conform to ASTM A615/A615M; Grade 40 (Grade 300) minimum for bars #4 (#13) and smaller, Grade 60 (Grade 420) for bars # 5 (#16) and larger.
2. Bars shall be tied and supported so as to maintain their exact shape and alignment during concrete placement.
3. Bend bars 24 diameters at corners and intersections and lap bars 48 diameters at splices unless otherwise noted.
4. The Contractor shall submit 3 sets of shop drawings to the Structural Engineer for review prior to fabrication or installation.
5. Epoxy for attaching dowels to existing concrete shall be Simpson Strong-Tie SET Epoxy. Any substitutions shall be approved by the Structural Engineer.
6. Do not weld reinforcing steel.

V. STRUCTURAL AND MISCELLANEOUS STEEL:

1. Steel shapes and plates shall conform to ASTM A36, ASTM A572 Grade 50, or A992. Steel tubes shall conform to ASTM A500 Grade B. Steel pipe shall conform to ASTM A53 Grade B.
2. High strength bolts and nuts shall conform to ASTM A325F. Anchor bolts and machine bolts and nuts shall conform to ASTM A307, with hex heads and nuts.
3. Fabrication and erection shall conform to the AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings, latest edition.
4. The Contractor shall submit 3 sets of shop drawings to the Structural Engineer for review prior to fabrication or erection.
5. All exposed steel items shall be thoroughly cleaned and given one shop coat of primer. After installation, damaged portions of primed surface shall be re-coated with the same material. Other steel need not be painted. Nuts and bolts exposed to weather shall be hot-dip galvanized.

VI. CARPENTRY:

1. Sawn lumber shall be Douglas Fir - Larch graded as follows:
   2x & 4x studs, plates, blocking, posts etc. - No. 2 or better, unless otherwise noted.
2. Treated Lumber: Lumber exposed to the weather, within 6" of exposed earth, or in direct contact with concrete or masonry, shall be pressure-treated with a waterborne preservative for above ground use, in accordance with AWPA Standard P5. All treated lumber shall have an inspection agency quality mark stamp or tag, and shall be the grade of lumber specified.
   Do not use ACZA (Chemonite) treated lumber. Do not use lumber treated with borates or with ACQ (Preserve) where it will be permanently exposed to weather.
   Cuts, daps, and holes in treated lumber shall receive a field treatment consisting of two (2) applications of copper naphthenate equivalent to 2% metallic copper. Each field application shall consist of thoroughly swabbing the cut, dap or hole for a period of one (1) minute or by immersing the cut, dap or hole for one (1) minute.
3. Sheathing:
   APA or TECO trademarked span rated wood structural panels (plywood and/or oriented strand board) conforming to voluntary product standard PS-1 or PS-2, Exposure 1. Panel thicknesses 1/32" less than that noted on the plans are acceptable.
   Allow a 1/8" gap between adjoining panels. Panel edges parallel to the direction of framing shall be supported by framing members. Lap these supported panel edges a minimum of 3/8" with 2x framing members and minimum of 1/2"with 3x and larger framing members.
   Floors - 3/4" or 23/32" 24 o.c. APA rated STURD-I-FLOOR or TECO rated FLOOR SPAN with T&G edges (unblocked). Panels shall be placed with the long dimension of panels perpendicular to supports and with staggered end joints. Glue panels to all supports and glue all T&G panel edges with an APA approved adhesive. Nail all supported edges with 10d ring shank @ 6"; all other bearings with 10d ring shank @ 10". Place and completely nail off panels immediately after gluing.
   Shear Walls - (where shown on plans) 1/2" or 15/32" 32/16 rated sheathing. Edges blocked. Nail all panel edges with 8d @ 6" unless otherwise noted.; all other bearings with 8d @ 12".
1. Nails: All nails shall be common wire nails unless otherwise noted. Nails exposed to the weather in the finished structure, or installed in treated lumber, shall be hot-dipped galvanized. Minimum nailing shall be as noted on the plans and required by the governing codes. See UBC Table No. 23-II-B-1. Alternate nails with ICBO approvals for each specific application may be substituted for common nails subject to the approval of the Structural Engineer.
   Space and stagger nails to avoid splitting lumber. Pre-drill 1/2 diameter into seasoned lumber and for 20d common and larger nails where noted.
2. Machine Bolts and Lag Bolts: ASTM A307 or SAE Grade 1, conforming to ANSI/ASME B18.2.1, with hex nuts and heads and standard cut washers under nuts and heads.
   Hole diameters for machine bolts shall be 1/16" greater than the bolt diameter.
   Install lag bolts by pre-drilling full shank diameter for length of shank, and pre-drilling 60% to 75% of the shank diameter for the threaded portion. Lubricate lag bolt threads with wax. Do not hammer lags into place.
3. Connectors: Where metal framing connectors are specified, names or numbers are as furnished by Simpson Company of San Leandro, CA. Equivalent products with equal capacity, and with ICBO approval, supplied by other manufacturers may be used subject to the approval of the Structural Engineer. All connectors shall be fully nailed with the nails specified by the manufacturer of the connector, unless otherwise noted.
   Connectors exposed to weather in the finished structure, or in treated lumber, shall be hot-dipped galvanized after fabrication. Simpson Strong-tie "Z-Max" or USP "TZ" connectors (G185 coated per ASTM A653) are acceptable in lieu of post fabrication hot dip galvanizing.
4. Framing Procedures:
   a) Provide full depth solid blocking between studs @ 10'-0" max. and between sawn joists and rafters @ 12' 0" max.
   b) Provide1/2" gap between top of non bearing partitions and bottom of trusses; provide connection to brace partition which will allow vertical movement both upward and downward.
   c) Keep all untreated wood 1/2" minimum away from concrete or masonry.
   d) Retighten all tie down anchor bolts as late as possible in the construction process.
   e) Joists under and parallel to bearing partitions shall be doubled unless otherwise noted on the plan.
   f) Sill plate anchor bolts shall be embedded 7" minimum into concrete and shall have 3" square by 1/4" thick washer (Simpson BP5/8-3) between the sill plate and the hex nut.

VII. SUBMITTALS, TESTS, & INSPECTIONS :

1. Special Inspection: The Owner shall employ qualified licensed professionals as indicated to provide Special Inspection of the following items:
   a) Reinforcing dowels and anchor rods attached to existing concrete
2. Structural Observation: The Owner shall employ qualified licensed professionals as indicated to provide intermittent observation of the following types of work before they are covered up:
   a) Foundation excavation - Structural Engineer
   b) In-place steel reinforcing - Structural Engineer
   c) Structural framing - Structural Engineer
3. Structural Observation shall be required by the Engineer for structural conformance to the approved plans.

Title 24 / CALGreen

I. GREEN building checklist:

1. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.

2. Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code* and shall meet the applicable referenced standards.

3. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

4. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin.

5. Gas fireplace shall be a direct-vent sealed-combustion type.

Duct openings and other related air distribution component openings shall be covered during construction.

Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

Paints, stains and other coatings shall be compliant with VOC limits.

Aerosol paints and coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.

Documentation shall be provided to verify that compliant VOC limit finish materials have been used. Documentation may include (but isn't limited to) the Manufacturer's product specification or field verification of on-site product containers.

80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.

Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Install VOC compliant resilient flooring systems. Ninety (90) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits established in section A4.504.2.

Thermal insulation installed in the building shall comply with VOC limits

Check moisture content of building materials used in wall and floor framing before enclosure.

Each bathroom shall be provided with the following:

- ENERGY STAR fans ducted to terminate outside the building.

- Fans must be controlled by a humidity control (Separate or built-in); OR functioning as a component of a whole-house ventilation system.

- 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.

Abbreviations

(E) - Existing
(N) – New
A.B.- Anchor Bolt
ALT – Alternate
APPROX. – Approximate
A.T.R. – All-thread Rod
B.N. - Boundary Nailing
BLKG. – Blocking
BM. – Beam
BOT. – Bottom
BTWN. – Between
C.B. - Concrete Block
CBR. - Counterbore
C.J. – Control Joint
CLR. – Clearance
COL. - Column
CONC. - Concrete
CONT. – Continuous
C. V. – California Valley
DBL. - Double
DET. – Detail
D.F. – Douglas Fir
DIA.,Ø – Diameter
DIM'S – Dimensions
DWG. – Drawing
EA. – Each
E.B. – Expansion Bolt
E.F. – Each Face
EL., ELEV. – Elevation
E.N. - Edge Nail
EQ. – Equal
E.W. - Each Way
EXT. – Exterior
FDN. – Foundation
F. H. – Flat Head
FIN. – Finish
FLR. – Floor
F. N. – Field Nailing
F. O. C. – Face of Concrete
F. O. S. – Face of Stud
F. S. – Far Side
FTG. – Footing
GA. – Gauge
GALV. – Galvanized
GL,GLB – Glued Laminated Beam ("Glulam")
GR. BM. – Grade Beam
GYP. BD. – Gypsum Wall Board
HD – Hold Down Anchor
HDR. – Header
HGR. - Hanger
HORIZ. - Horizontal
HSB – High Strength Bolt
HSS - Hollow Structural Section (TS)
HT. – Height
I. D. – Inside Diameter
I. F. – Inside Face
INT. - Interior
J. H. - Joist Hanger
JST. - Joist
LONGIT. – Longitudinal
LSL – Laminated Strand Lumber ("Timberstrand")
LVL - Laminated Veneer Lumber ("Microllam")
MAX. - Maximum
M. B. - Machine Bolt
M. I. – Malleable Iron
MIN. – Minimum
NO. – Number
N. S. – Near Side
N. T. S. – Not to Scale
o/ - Over
O. C. – On Center
O. D. – Outside Diameter
O. F. – Outside Face
O. H. – Opposite Hand
OPNG. - Opening
PE. – Polyethylene
P.E.N. – Panel Edge Nailing
PERF. – Perforated
PSF - Pound per Square Foot
PSI - Pound per Square Inch
PSL – Parallel Strand Lumber ("Parallam")
PTDF - Pressure Treated Douglas Fir
PVC – Polyvinyl Chloride
PWD. – Plywood
RDWD. – Redwood
REINF. – Reinforcement
REQ'D – Required
RMT - Rosboro Manufactured Timber
R. O. – Rough Opening
RET. – Retaining
S.A.D. - See Architectural Drawings
SCHED. – Schedule
SCL - Structural Composite Lumber
SHT. – Sheet
SHT'G. - Sheathing
SF - Square Foot
SIM. – Similar
SP. - Spaces
SQ. – Square
S.S. - Select Structural, Stainless Steel
S. W. – Shear Wall
SYM. – Symmetrical
T&B - Top and Bottom
T&G - Tongue and Groove
T.O.S. – Top of Steel, Slab
TYP. – Typical
U.O.N. - Unless Otherwise Noted
VERT. – Vertical
V.I.F. – Verify in Field
w/ - With
WP. – Waterproof
WP.M. – Waterproof Membrane
W.S. – Wood Screw
W.S.P. - Wood Structural Panel
W.W.F. – Welded Wire Fabric

Contractors

GENERAL CONTRACTOR

JAM Construction Inc.
CA. Lic. 697217
1821 Rainier Circle
Petaluma, CA 94954

ELECTRICAL CONTRACTOR

AKA ELECTRIC INC.
CA State Lic. #925993
448 Ignacio Blvd. #158
Novato, CA 94949
(415) 850-0770

CONCRETE CONTRACTOR

Greg Bushey/ Concrete Contractor
CA Lic. 439293
1805 Eastman Ln.
Petaluma,CA.

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Eyma Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

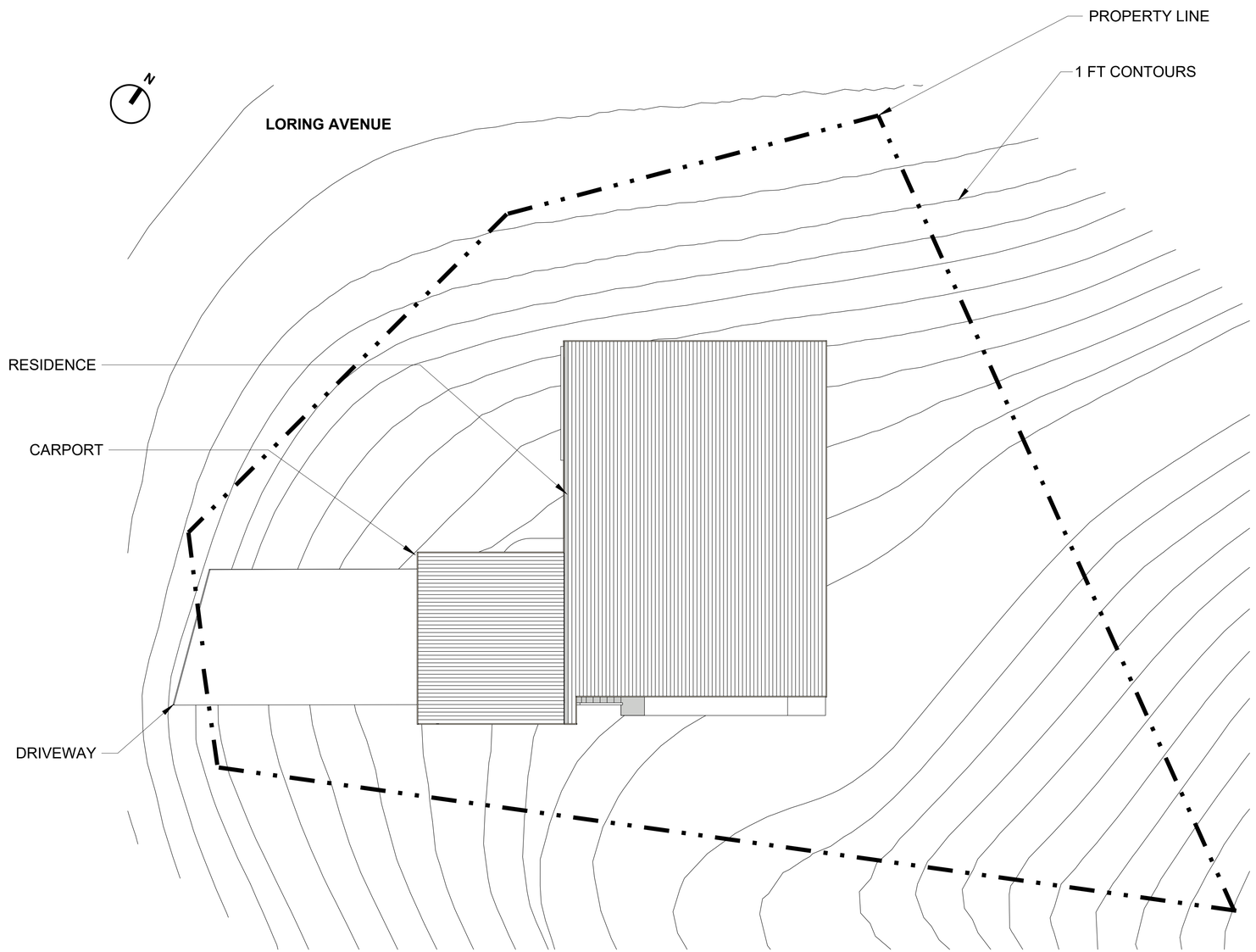
PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

GENERAL NOTES
AND CONTRACTORS

PR.03



Single Family Residence
55 Loring Avenue
Mill Valley, California 94941
APN: 048-211-64
APN: 048-211-44
Latitude: 37.89024468921781 N
Longitude: 122.53456956839403 W

1
PR.04

55 LORING - SITE PLAN

SCALE 1/8" : 1'

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byma Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

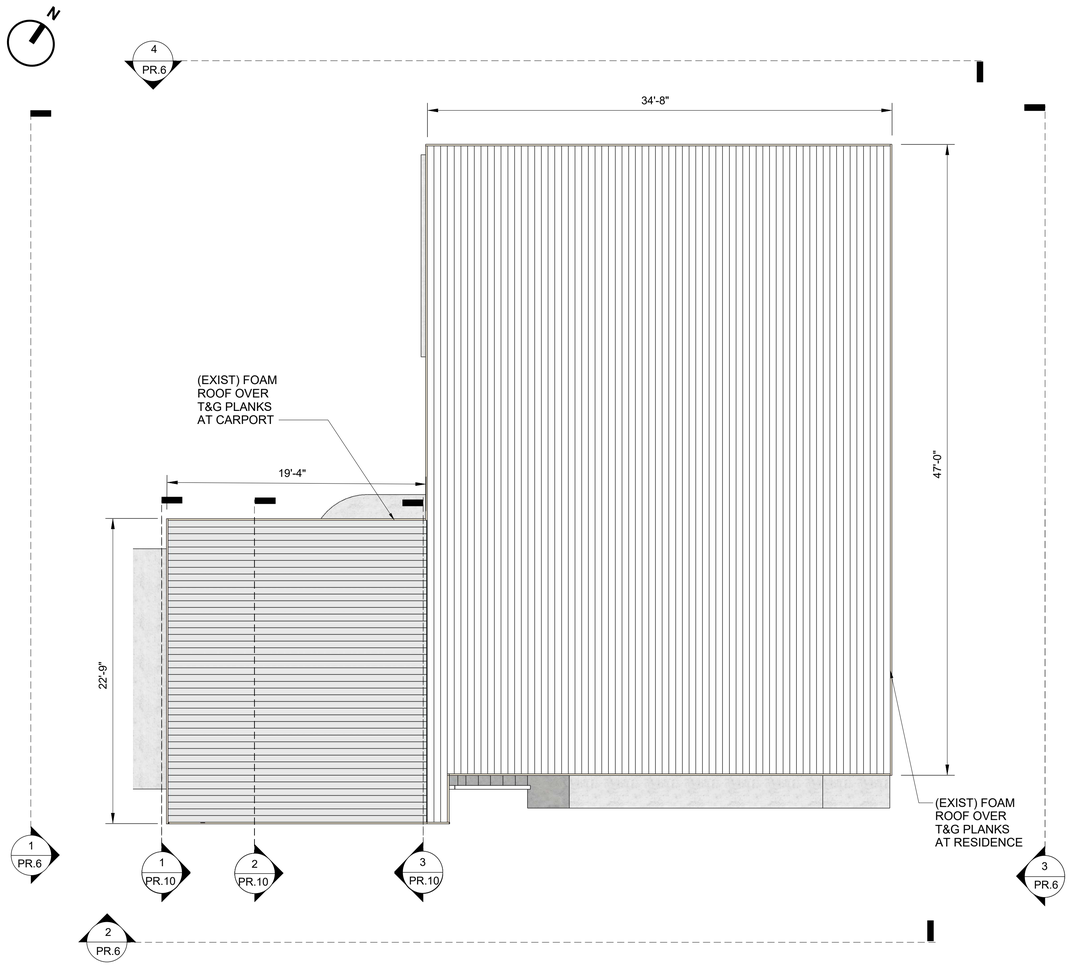
PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

SITE PLAN

PR.04

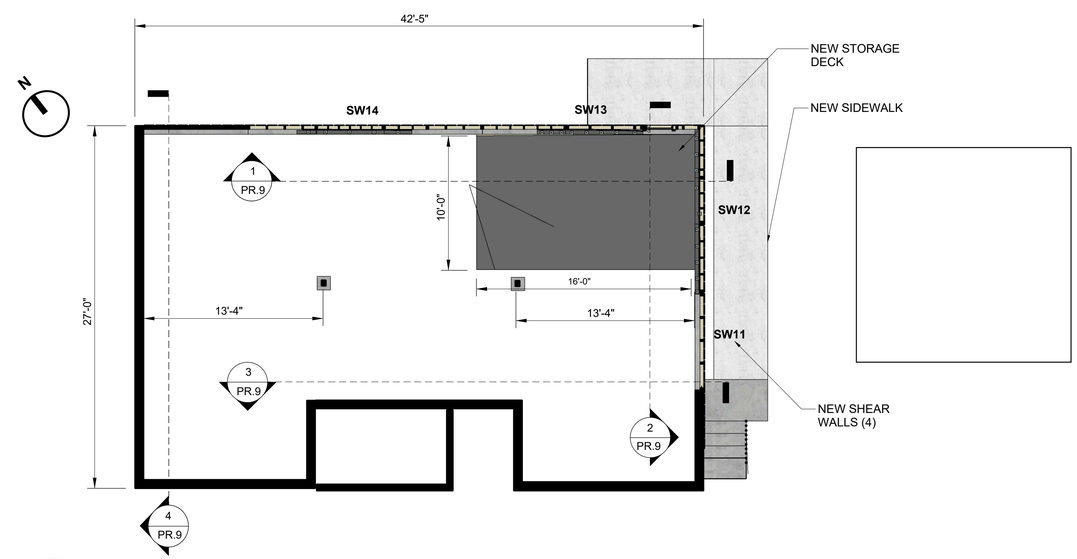


1 PR.5 ROOF PLAN

SCALE 3/16 " : 1'

2 PR.5 FLOOR PLAN

SCALE 3/16 " : 1'



1 PR.5 FOUNDATION PLAN

SCALE 3/16 " : 1'

REGISTERED PROFESSIONAL ENGINEER
RODNEY H HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byma Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

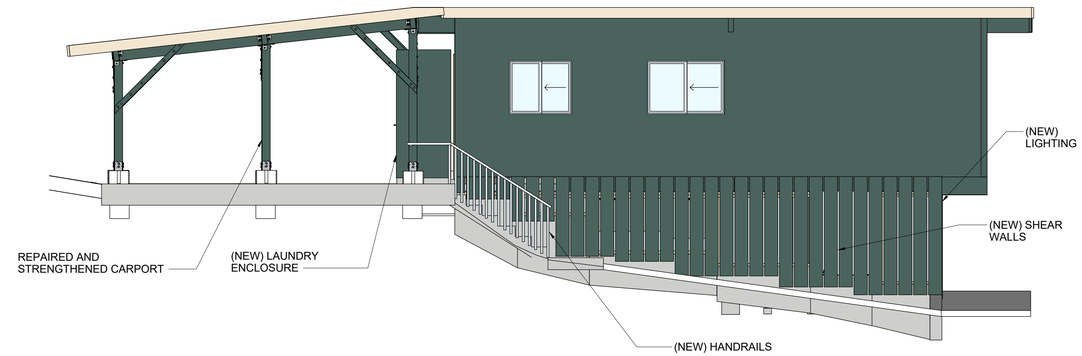
PLANS

PR.05

1
PR.06

FRONT ELEVATION

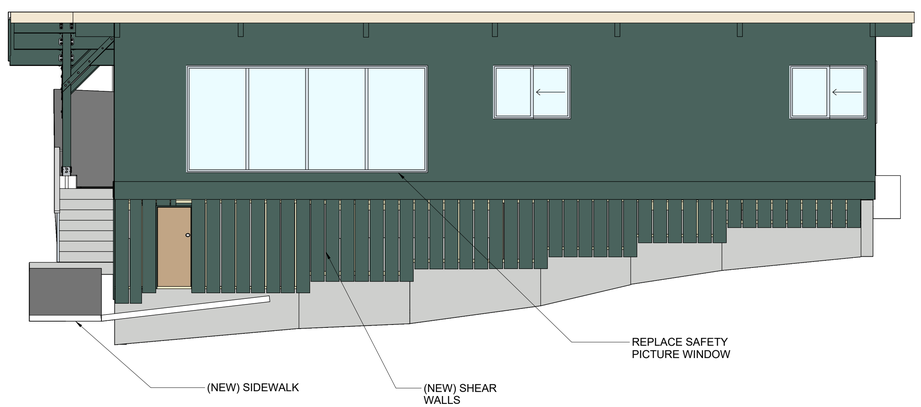
SCALE 1/4" : 1'



2
PR.06

SOUTH ELEVATION

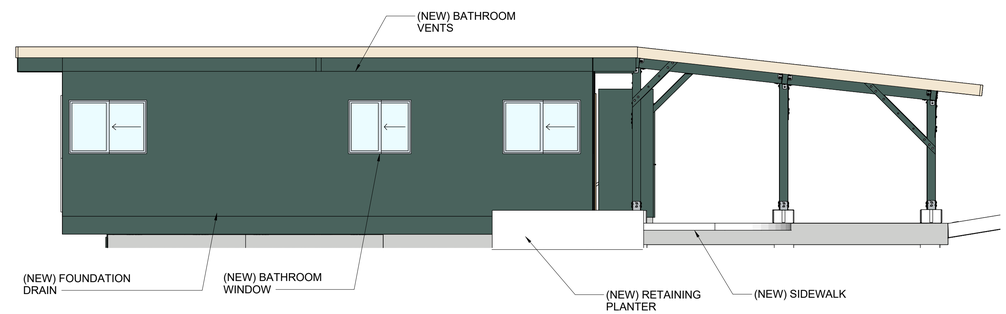
SCALE 1/4" : 1'



3
PR.06

REAR ELEVATION

SCALE 1/4" : 1'



4
PR.06

NORTH ELEVATION

SCALE 1/4" : 1'

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. 038243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byma Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and Voluntary Seismic Strengthening

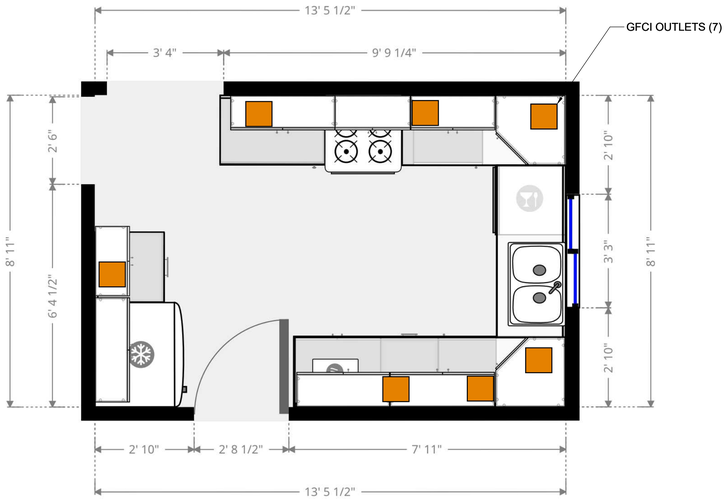
PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

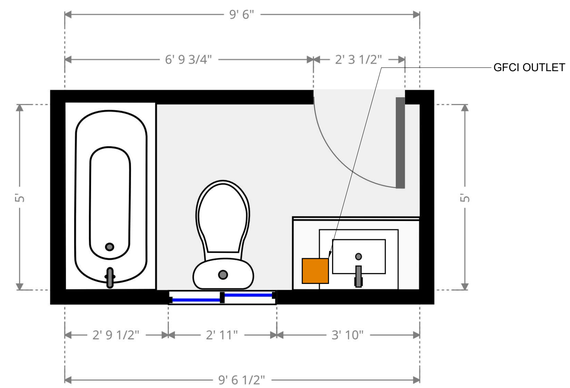
PROJECT SCOPE

PR.06



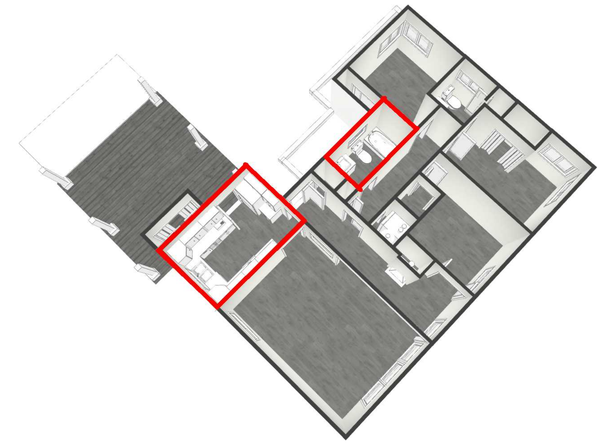
1 PR.07 **REMODELED KITCHEN LAYOUT**

SCALE 1/2" : 1'



3 PR.07 **REMODELED BATHROOM LAYOUT**

SCALE 1/2" : 1'



2 PR.07 **PHOTOGRAPH LOCATION KEY**

NO SCALE

4 PR.07 **PHOTOGRAPHS - COMPLETED KITCHEN REMODEL**

NO SCALE

5 PR.07 **PHOTOGRAPHS - COMPLETED BATH REMODEL**

NO SCALE

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byna Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

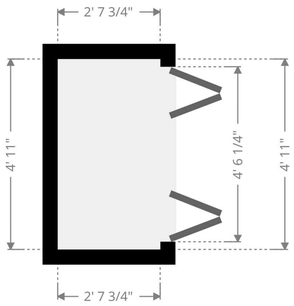
PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

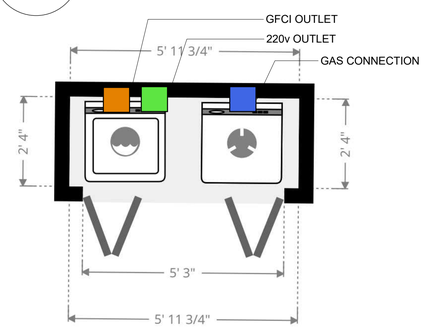
KITCHEN AND LAUNDRY REMODEL

PR.07



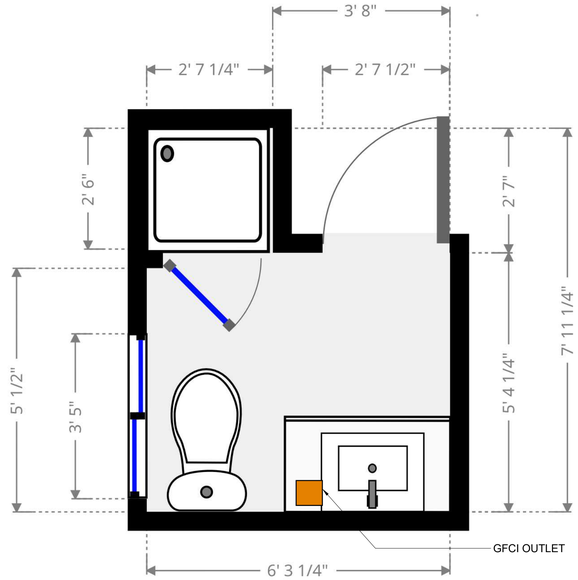
1 PR.08 **(NEW) CLOSET LAYOUT**

SCALE 1/2" : 1'



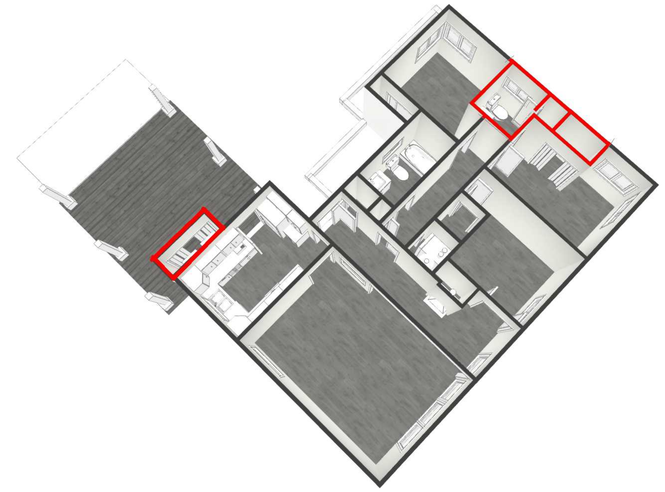
3 PR.08 **(NEW) LAUNDRY LAYOUT**

SCALE 1/2" : 1'



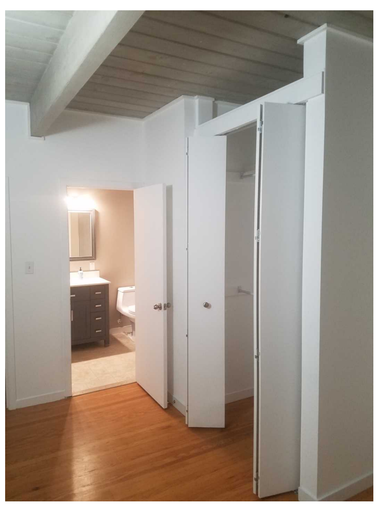
2 PR.08 **(NEW) MASTER BATH LAYOUT**

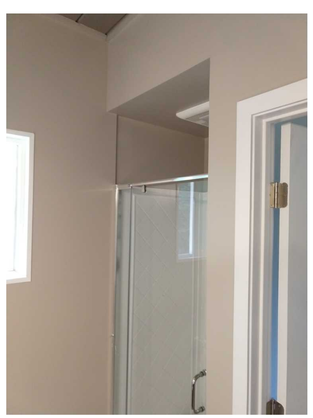
SCALE 3/4" : 1'



5 PR.05 **PHOTOGRAPH LOCATION KEY**

NO SCALE





4 PR.08 **PHOTOGRAPHS OF COMPLETED WORK**

NO SCALE

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byna Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

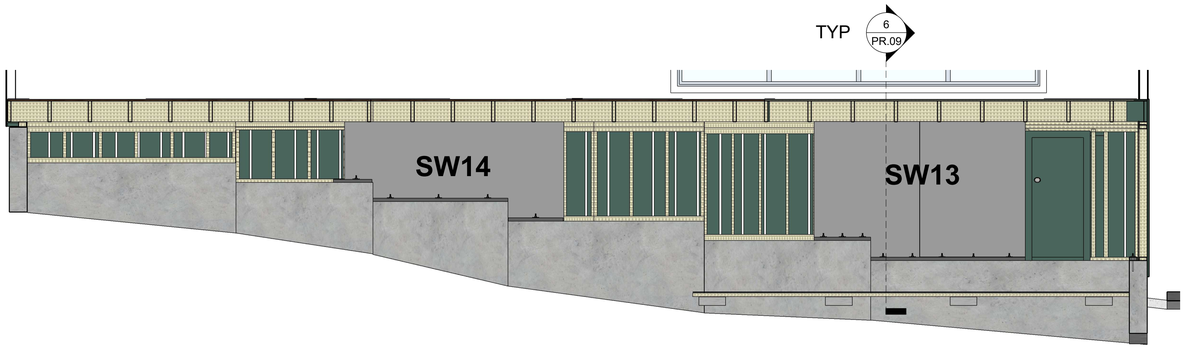
PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

MASTER BATCH, CLOSET, LAUNDRY

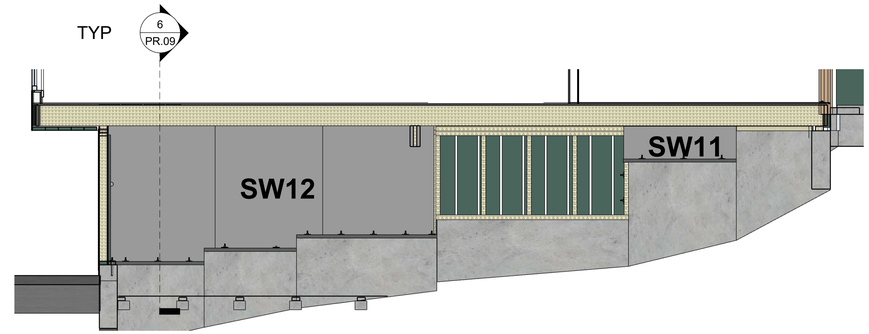
PR.08



1
PR.09

SHEAR WALLS AT EAST WALL

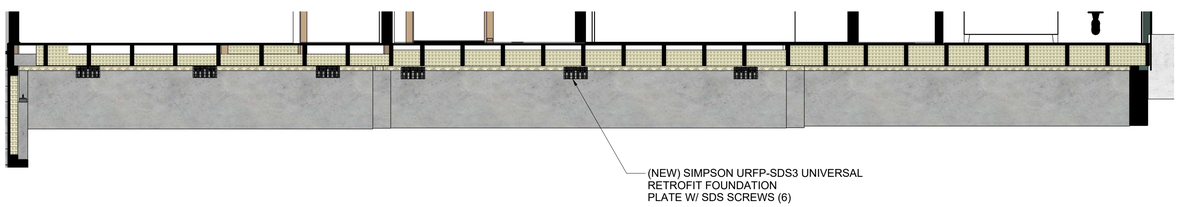
SCALE 3/8" : 1'



2
PR.09

SHEAR WALLS AT SOUTH WALL

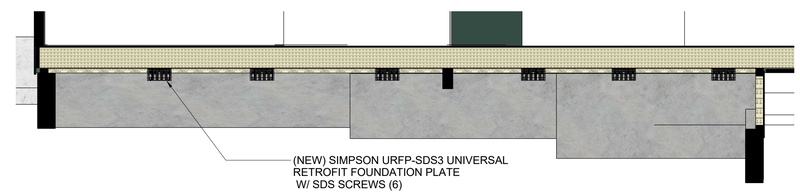
SCALE 3/8" : 1'



3
PR.09

RETROFIT FOUNDATION PLATES AT WEST WALL

SCALE 3/8" : 1'



4
PR.09

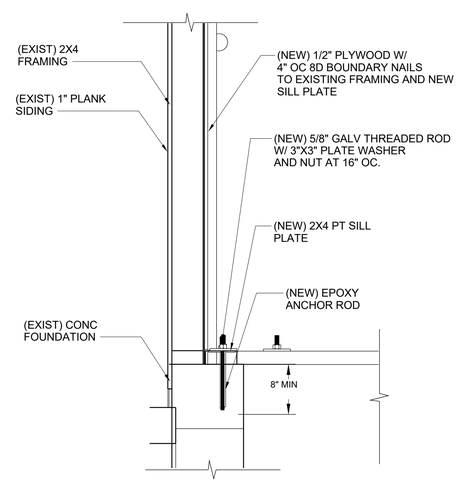
RETROFIT FOUNDATION PLATES AT NORTH WALL

SCALE 3/8" : 1'

5
PR.09

PHOTOGRAPHS OF COMPLETED WORK: SHEAR WALLS (LEFT), RETROFIT PLATES (RIGHT)

NO SCALE



6
PR.09

SHEAR WALL - SECTION

SCALE 1 1/2" : 1'

REGISTERED PROFESSIONAL ENGINEER
RODNEY H HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byna Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

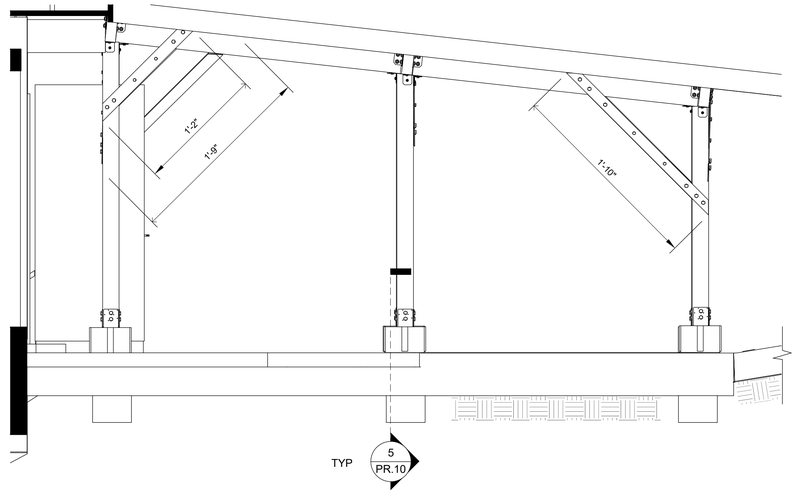
PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

SEISMIC
STRENGTHENING

PR.09



4 PR.10 **LONGITUDINAL BRACING - ELEVATION**

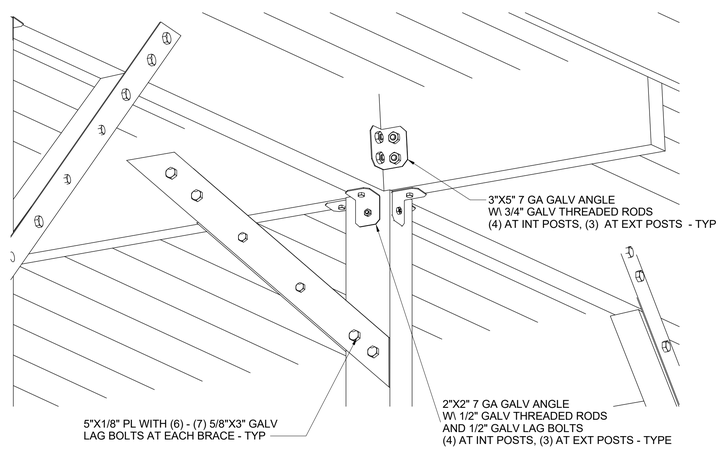
SCALE 1/2" : 1'

1 PR.10 **TRANSVERSE BRACING - ELEVATION**

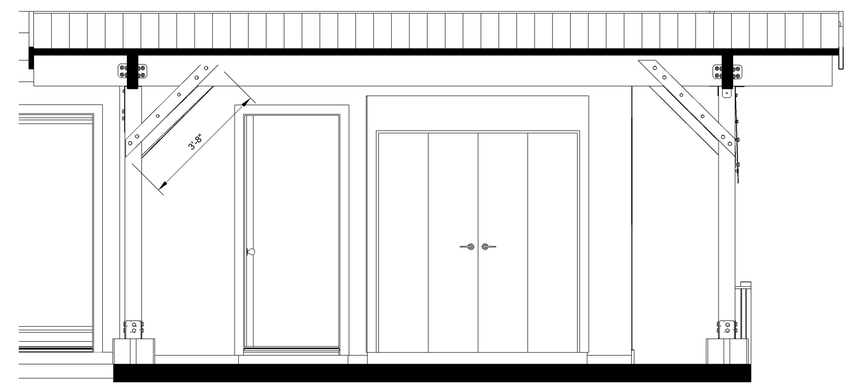
SCALE 1/2" : 1'

7 PR.10 PHOTOGRAPHS OF COMPLETED WORK

NO SCALE

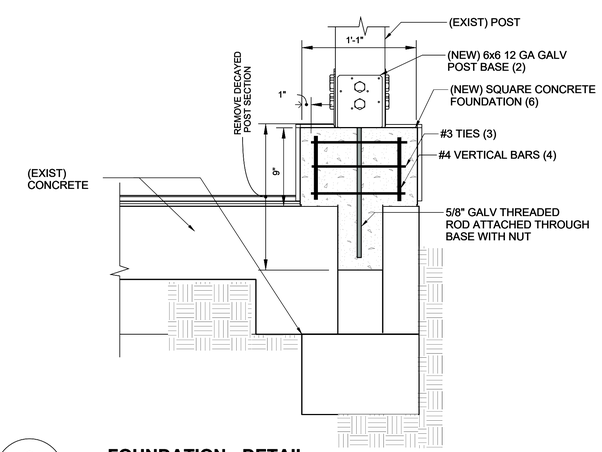


5 PR.10 **CONNECTIONS - ISOMETRIC**

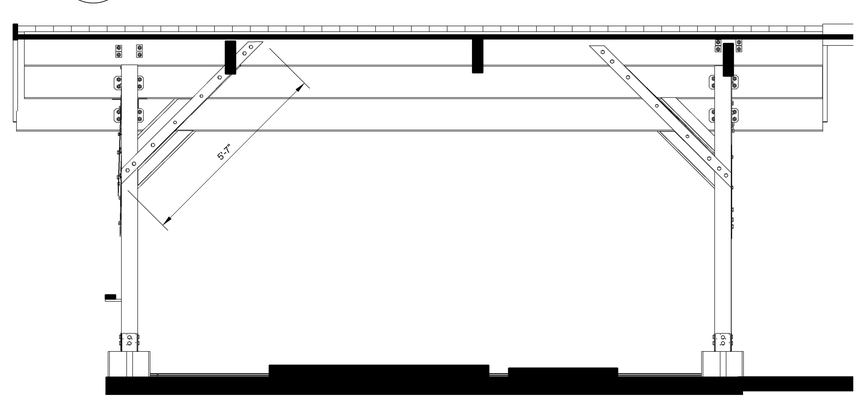


2 PR.10 **TRANSVERSE BRACING - ELEVATION**

SCALE 1/2" : 1'



6 PR.10 **FOUNDATION - DETAIL**



3 PR.10 **TRANSVERSE BRACING- ELEVATION**

SCALE 1/2" : 1'

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byna Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

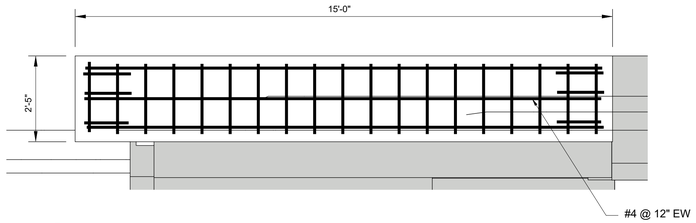
PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

CARPORT
STRENGTHENING

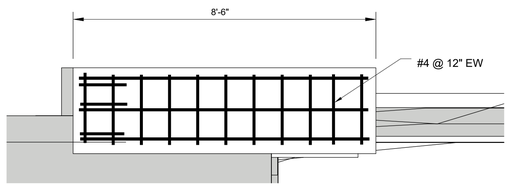
PR.10



2
PR.11

RETAINING PLANTER - ELEVATION

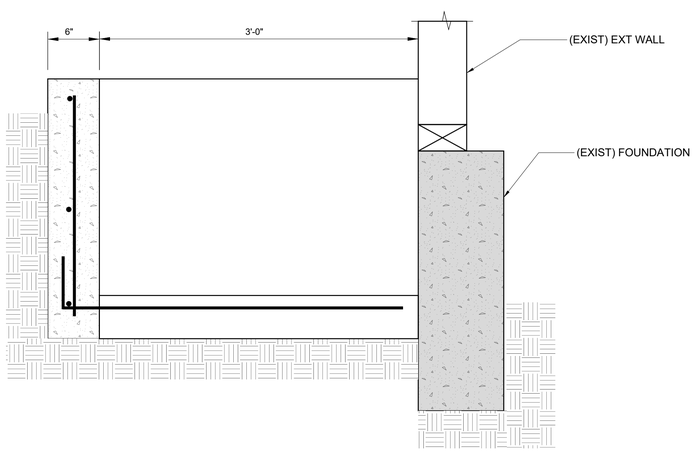
SCALE 1/2" : 1'



3
PR.11

RETAINING PLANTER - ELEVATION

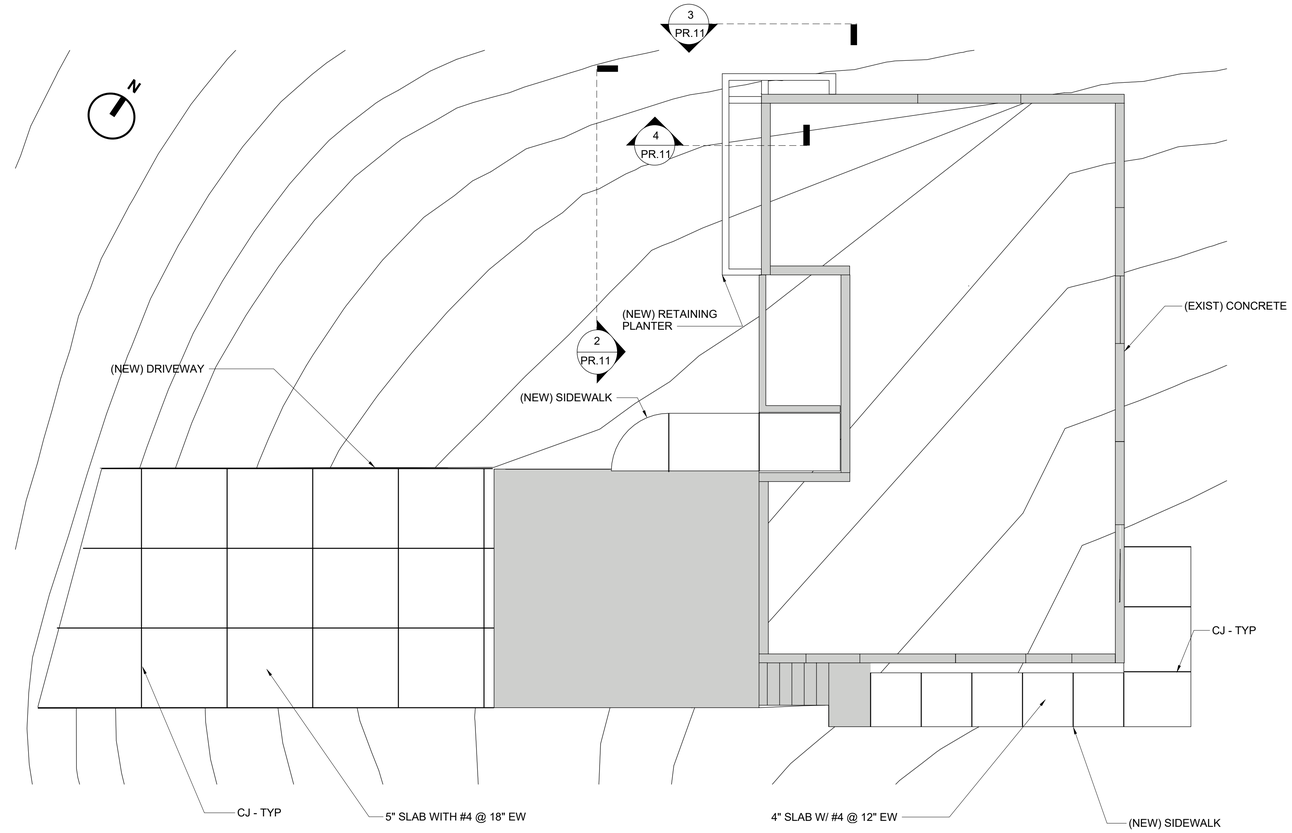
SCALE 1/2" : 1'



4
PR.11

RETAINING PLANTER - SECTION

SCALE 1-1/2" : 1'



1
PR.11

NEW SITE CONCRETE STRUCTURES - PLAN

SCALE 1/4" : 1'

REGISTERED PROFESSIONAL ENGINEER
RODNEY H. HOLLAND
No. C38243
Exp. 03-31-21
CIVIL
STATE OF CALIFORNIA

Rodney H. Holland, P.E.
15 Blanca Drive
Novato, California 94947
Tel: 415.320.6017

CLIENT
Byma Holland
15 Blanca Drive
Novato, California 94947
Tel: 415.302.6676

PROJECT
Residence Remodel and
Voluntary Seismic Strengthening

PROJECT NO.
00120

ISSUE
11.02.20

DRAWN BY
RHH

SITE IMPROVEMENTS

PR.11