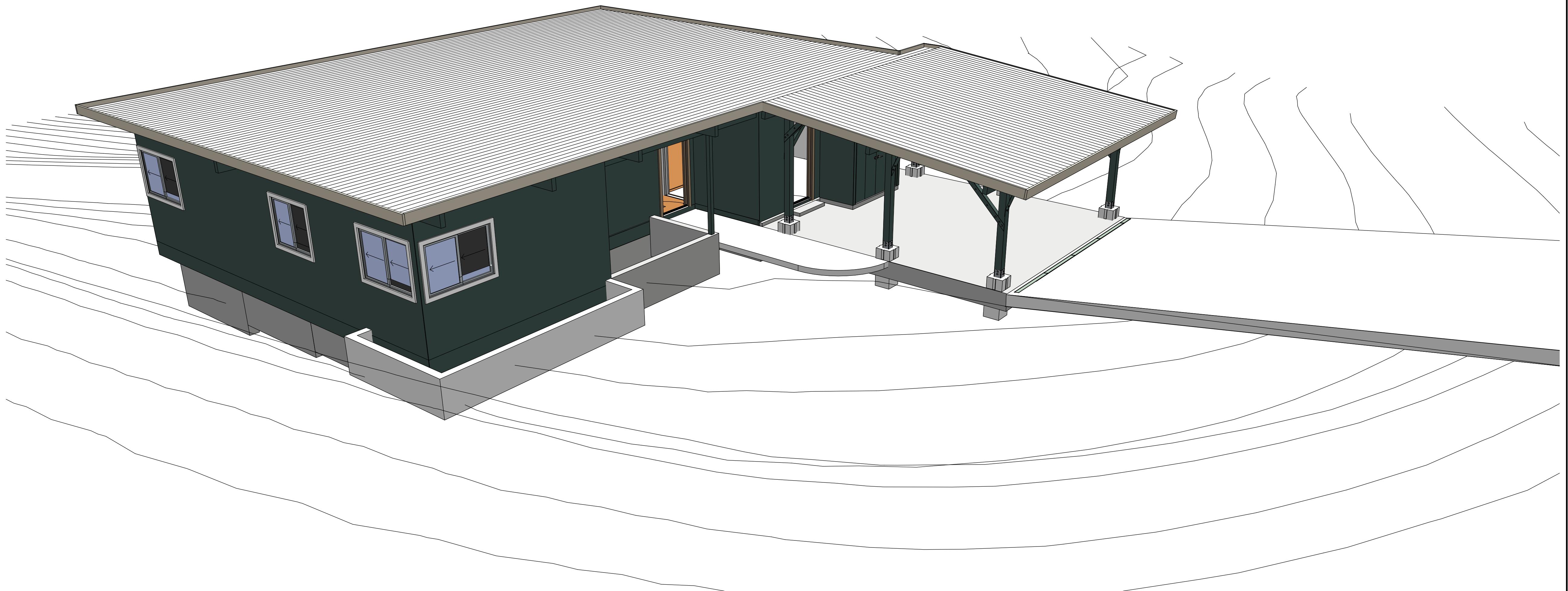


**Single Family Residence**  
55 Loring Avenue  
Mill Valley, California 94941  
APN: 048-211-64  
APN: 048-211-44  
Latitude: 37.89024468921781 N  
Longitude: 122.53456956839403 W

**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 (F.I.O.)**



**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**  
08.20.21

**REVISION**  
1 10.25.21

**COVER AND INDEX**

**PR.01**

# PROJECT SCOPE

REGISTERED PROFESSIONAL ENGINEER  
RODNEY H. HOLLAND, P.E.  
No. C38243  
Exp. 03-31-23  
CIVIL  
STATE OF CALIFORNIA

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

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

PROJECT  
Residence Remodel and Strengthening  
PROJECT NO.  
00120

ISSUE  
08.20.21  
DRAWN BY  
RHH

## Key

### INTERIOR CHANGES

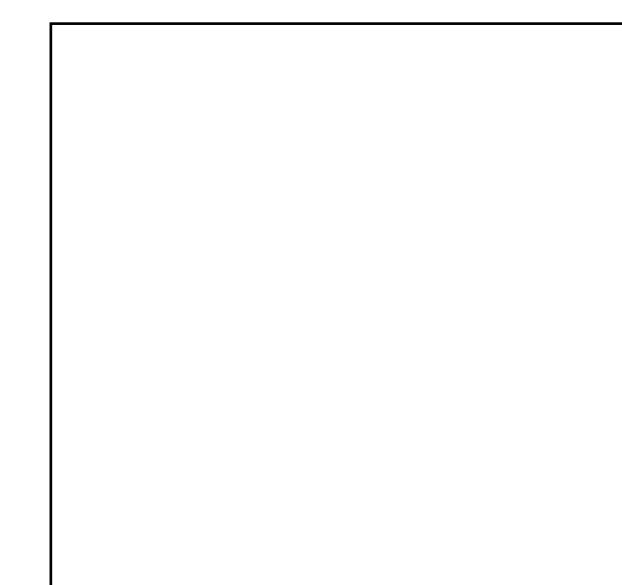
- i01 New Master Bath and Window
- i02 New Closet
- i03 New Wall Lights (8 total)
- i04 New Gas Fireplace
- i05 Replacement Doors
- i06 New Pass-Through
- i07 Replacement Picture Windows
- i08 Remodeled Kitchen
- i09 New Electrical Panel
- i10 Remodeled Main Bath

### EXTERIOR CHANGES

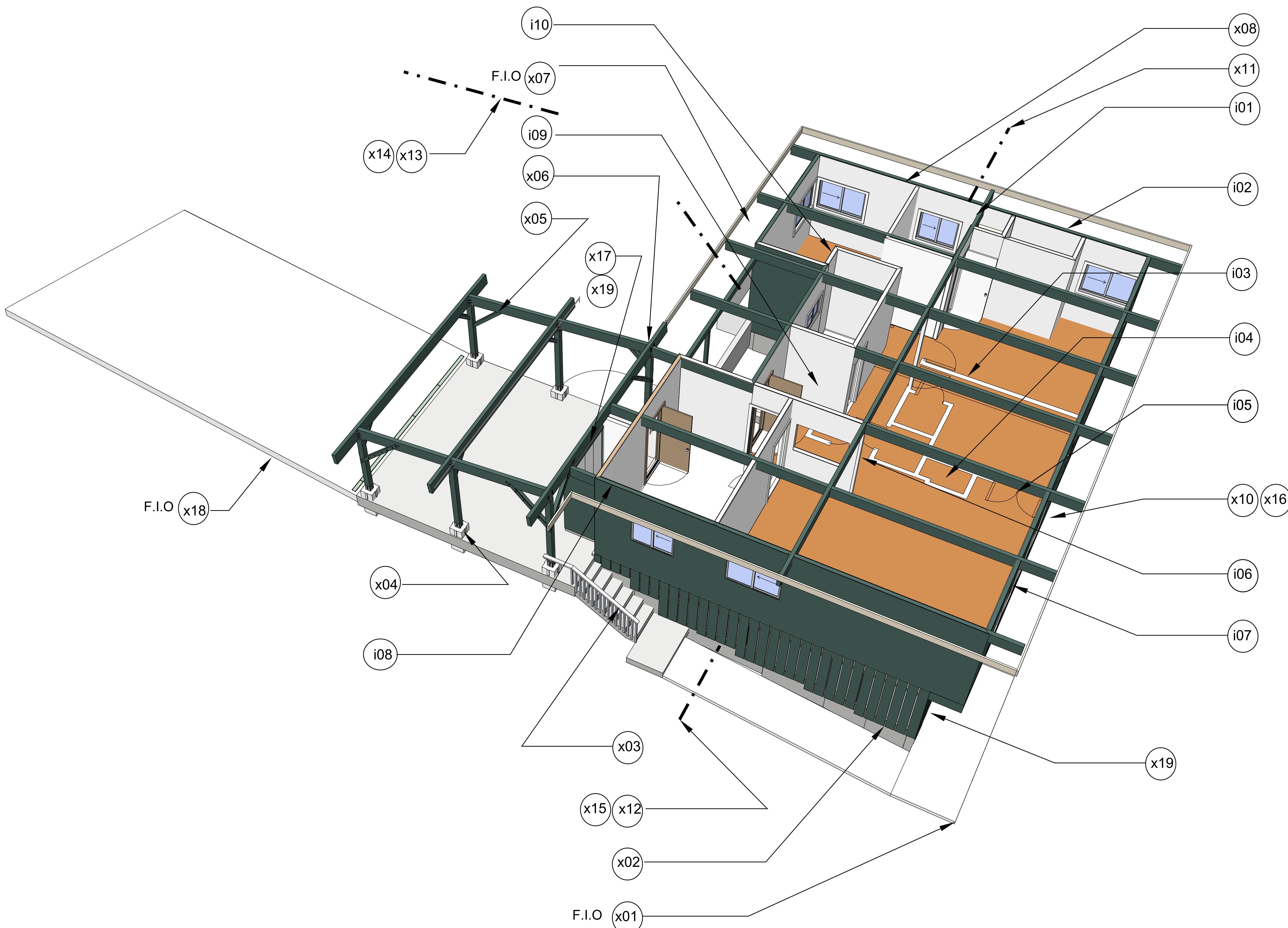
- x01 New Sidewalk (F.I.O.)
- x02 New Foundation Shear Walls
- x03 New Handrail
- x04 Replaced Carport Foundations (6 Posts)
- x05 Bracing Reinforcement (10 Locations)
- x06 Connection Reinforcement (6 Posts)
- x07 New Retaining Planter (F.I.O.)
- x08 New Perimeter Drain
- x09 New Foundation Shear Walls
- 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 (F.I.O.)
- 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
<b>TOTAL</b>	<b>240 SF</b>



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



1  
PR.02

LOCATION OF WORK

NO SCALE

PR.02

# GENERAL NOTES AND CONTRACTORS

**PROJECT** Residence Remodel and Strengthening  
Rodney H. Holland, P.E.  
15 Blanca Drive Novato, California 94947  
Tel: 415.302.6676

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

**ISSUE** 08.20.21  
**DRAWN BY** RHH

**PROJECT NO.** 00120



## General Construction Notes

- I. GENERAL:**
- 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.
  - 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.
  - 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.
  - All work shall conform to the 2019 California Building Code and all local and national regulations.
  - 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:

- Foundations may be uniformed. All footings shall bear on firm undisturbed soil of good bearing quality.
- Design bearing pressures for footings are as follows:  
Dead plus Live Load 1000 psf  
Total Load (incl. Wind and Seismic) 1300 psf

### III. CONCRETE:

- 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.
- 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.
- 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 ("dobsies") as required to maintain clearances; do not drive reinforcing steel into the ground.

### IV. REINFORCING STEEL:

- 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.
- Bars shall be tied and supported so as to maintain their exact shape and alignment during concrete placement.
- Bend bars 24 diameters at corners and intersections and lap bars 48 diameters at splices unless otherwise noted.
- The Contractor shall submit 3 sets of shop drawings to the Structural Engineer for review prior to fabrication or installation.
- Epoxy for attaching dowels to existing concrete shall be Simpson Strong-Tie SET or SET-XP Epoxy. Any substitutions shall be approved by the Structural Engineer.
- Do not weld reinforcing steel.

### V. STRUCTURAL AND MISCELLANEOUS STEEL:

- 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.
- 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.
- Fabrication and erection shall conform to the AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings, latest edition.
- The Contractor shall submit 3 sets of shop drawings to the Structural Engineer for review prior to fabrication or erection.
- All exposed steel items shall be thoroughly cleaned and given one coat 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:

- Sawn lumber shall be Douglas Fir - Larch graded as follows:  
2x & 4x studs, plates, blocking, posts etc. - No. 2 or better, unless otherwise noted.
- 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.
- 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".
- 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 nail 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.
- 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.
- 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 "T-Z" connectors (G185 coated per ASTM A653) are acceptable in lieu of post fabrication hot dip galvanizing.
- Framing Procedures:
  - Provide full depth solid blocking between studs @ 10'-0" max. and between sawn joists and rafters @ 12'-0" max.
  - Provide 1/2" 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.
  - Keep all untreated wood 1/2" minimum away from concrete or masonry.
  - Retighten all tie-down anchor bolts as late as possible in the construction process.
  - Joists under and parallel to bearing partitions shall be doubled unless otherwise noted on the plan.
  - 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:

- Special Inspection: The Owner shall employ qualified licensed professionals as indicated to provide Special Inspection of the following items:
  - Reinforcing dowels and anchor rods attached to existing concrete
- 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:
  - Foundation excavation - Structural Engineer
  - In-place steel reinforcing - Structural Engineer
  - Structural framing - Structural Engineer
- Structural Observation shall be required by the Engineer for structural conformance to the approved plans.

## Marin County Notes

### Title 24 Green Building Checklist

- 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.
- 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.
- 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.
- 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.
- 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 caulk 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: a) ENERGY STAR fans ducted to terminate outside the building. b) Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 % to a maximum of 80 % c) Fans must be controlled by a humidity control (Separate or built-in)

### General Kitchen, Bath and Bedroom Remodeling Notes

#### Kitchen Notes:

- Recessed light fixtures in the building envelope shall be IC and airtight listed.
- All receptacles serving all countertop surfaces shall have GFCI protection.
- A minimum of two 20 amp small appliance branch circuits are required to serve counter receptacles in the kitchen, pantry, breakfast nook, dining room, and pass-throughs.
- Where separate circuits for the garbage disposal and the dishwasher are terminated in the same box, the receptacles shall be labeled as to which appliance they serve, and the circuit breakers shall have a handle tie at the service panel. No other receptacle shall be installed in this box.
- 50% of the lighting (based on wattage) shall be high efficacy (fluorescent or qualifying LED).
- Countertop receptacle outlets shall be installed at each counter space 12" or wider. Receptacles shall be installed so that no point along the wall line is more than 24", measured horizontally, from a receptacle outlet in that space. One receptacle is required for peninsula counters of any length in addition to any receptacles installed in the adjoining wall space. At least one receptacle is required for island counters.
- Countertop receptacles shall not be installed in a face up position and not more than 20" above nor more than 12" below the countertop surface.
- Spray heads attached to hoses must be provided with an approved method of backflow prevention.
- Dishwashers shall be connected with approved air gap devices located above the flood level of the sink.
- When new gas piping is installed or the existing system is altered or a new gas appliance is installed, a seismic gas shut-off valve shall be installed.

#### Bathroom Notes:

- A minimum of one luminaire in each bathroom shall be high efficacy (fluorescent or qualifying LED). All other lighting shall be high efficacy or controlled by a manual-on vacancy sensor.
- All outlets shall be GFCI protected. An outlet is required within 3 feet of the basin location.
- Bathroom electrical equipment requires a dedicated 20 amp circuit for each bathroom. Exception: A single 20 amp dedicated circuit may supply power to all the bathroom GFCI's receptacles within a dwelling provided the circuit is sized for load.
- Light fixtures in shower enclosures shall be approved for "wet location".
- Water closets require a minimum 15" of clearance from the center line of the bowl to each side, 24" of clearance in front from the front edge of the bowl and have maximum flow of 1.28 GPF.
- Windows with the bottom edge within 6" of a drain inlet or standing surface in a tub or shower enclosure shall be tempered.
- All shower compartments shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30" diameter circle. The curb may encroach on these sizes requirements. All surfaces shall be waterproof up to 70" above the drain inlet. Thresholds shall be of sufficient width to accommodate a minimum 22" clear opening. Shower doors shall not swing in. No wooden windows are allowed within a shower enclosure. Glass shower doors and partitions shall be tempered or safety glass, and shall be properly supported on all edges.
- Control valves and showerheads shall be located such that the spray does not discharge directly at the entrance and the bather can adjust the valve without stepping into the spray.
- Showers, tub-shower combinations and bathtubs shall be provided with control valves which will provide anti-scald protection. Such valves shall be of the pressure balancing and/or thermostatically controlled type. Hot water heater thermostats are not allowed to be used to control temperature for this purpose.

#### General Plumbing Notes:

- Newly installed plumbing fixtures shall be water-conserving in compliance with the California Green Building & Plumbing Codes. New water closets shall not exceed 1.28 gallons per flush. New showerheads shall not exceed 2.0 gallons per minute. New lavatory faucets shall not exceed 1.5 gallons per minute. New kitchen faucets shall not exceed 1.8 gallons per minute. Existing plumbing fixtures not included in the scope of new work shall likewise be replaced (if necessary) in order to comply as follows: water closets at 1.6 gallons per flush, showerheads at 2.5 gallons per minute, and lavatory and kitchen faucets at 2.2 gallons per minute.

### Bedroom Notes:

- Lighting shall be high efficacy or controlled by dimmer or a manual-on vacancy sensor.
- Bedrooms must have a minimum area of 70 square feet and a minimum ceiling height of 7' 0".
- Bedrooms shall have openable windows to provide a minimum of 8% of its floor area in natural light and 4% of its floor area in natural ventilation.
- Each bedroom shall have an egress window with a minimum of 5.7 square feet in openable area, with a minimum opening width of 20" and a minimum opening height of 24"; the window's lowest open edge shall not exceed 44" in height above the finished floor.
- Each sleeping room shall be provided with a smoke detector.
- Bedroom receptacle outlets shall be installed at each wall space 2' or wider and no further than 12' o.c. apart. Receptacles shall be installed so that no point along the wall line is more than 6', measured horizontally, from a receptacle outlet in that space. Hallways longer than 10' require a minimum of one receptacle.

### General Notes:

- When a permit is required, smoke detectors shall be installed inside each sleeping room at the highest point of the ceiling, centrally located in the hallway or area giving access to each separate sleeping area, and on each floor level, including basements. See the installation instructions for other locations. Carbon monoxide detectors shall be installed in buildings equipped with gas appliances and shall be installed outside sleeping areas and on each floor level, including basements.
- When a permitted project is a new building or a structural remodel of a building which is served by natural or propane gas, or is a plumbing or mechanical permit for the installation or alteration of a gas line for the installation or relocation of a gas appliance or any new gas piping, a seismic gas shut-off valve (or excess flow valves) listed by the State of California shall be installed to protect the building prior to final.
- In designated fire zone areas (WUI) all new/replacement windows shall be dual pane/tempered glass. CRC R327
- Exterior doors may have no more than two steps up to an in-swinging door with a maximum of 7 1/2" height in vertical rise. Other out-swinging exterior doors may swing over a landing which is a maximum of 7 1/2" in height from the top of the threshold to the top of a landing. Residential landings must be at least 36" x 36", or the width of the door, whichever is greater.
- Exterior doors & landings shall be provided with an exterior light switched from the inside. Such lights shall either be fluorescent, LED or controlled by a motion sensitive, daylight sensing device.
- Dwellings shall be posted with visible address numerals with a minimum of 4" in height and a 1/2" wide stroke. Check with the local Fire Authority for further requirements.
- All new residential 125 volt, 15 and 20 amp circuits not required to be G.F.C.I. protected must be A.F.C.I. protected. Also, all new 125 volt, 15 and 20 amp rated receptacles must be of the tamper-resistant type.
- LED lighting proposed to meet the high-efficacy requirements of the Energy Code must comply with the wattage/lumen requirements of Table 150C. (See the Mandatory Measures Summary MF-1R.)
- Electrical panels shall not be installed in clothes closets, linen closets or storage rooms with easily ignitable combustibles, or in locations which are not readily accessible.

## Abbreviations

(Exist) - Existing
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
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
E.L., ELEV. - Elevation
E.N. - Edge Nail
EQ. - Equal
E.W. - Each Way
EXT. - Exterior
FDW. - Foundation
FIN. - Finish
F.I.O. - For Information Only
FLR. - Floor
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
HSB - High Strength Bolt
HSS - Hollow Structural Section (TS)
I.D. - Inside Diameter
I.F. - Inside Face
INT. - Interior
J. H. - Joist Hanger
JST. - Joist
LSL - Laminated Strand Lumber ("Timberstrand")
LVL - Laminated Veneer Lumber ("Microlam")
MAX. - Maximum
M.B. - Machine Bolt
M.I. - Malleable Iron
MIN. - Minimum
NO. - Number
N. S. - Near Side
N. T. S. - Near Scale
O. C. - On Center
O. D. - Outside Diameter
O. F. - Outside Face
O. H. - Opposite Hand
OPNG. - Opening
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
R. O. - Rough Opening
RET. - Retaining

SCHED. - Schedule
SCL - Structural Composite Lumber
SHT. - Sheet
SF - Square Foot
SIM. - Similar
SP. - Spaces

REGISTERED PROFESSIONAL ENGINEER  
RODNEY H. HOLLAND  
No. C38243  
Exp. 03-31-23  
CIVIL  
STATE OF CALIFORNIA

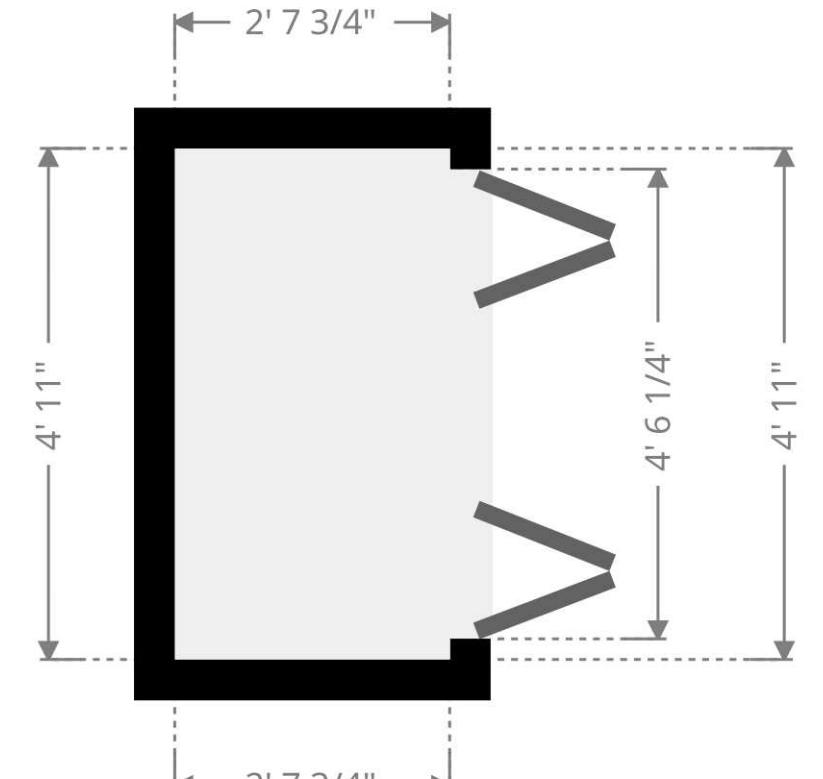
Rodney H. Holland, P.E.  
15 Blanca Drive  
Novato, California 94947  
Tel: 415.320.6017

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

PROJECT  
Residence Remodel and Strengthening  
PROJECT NO.  
00120

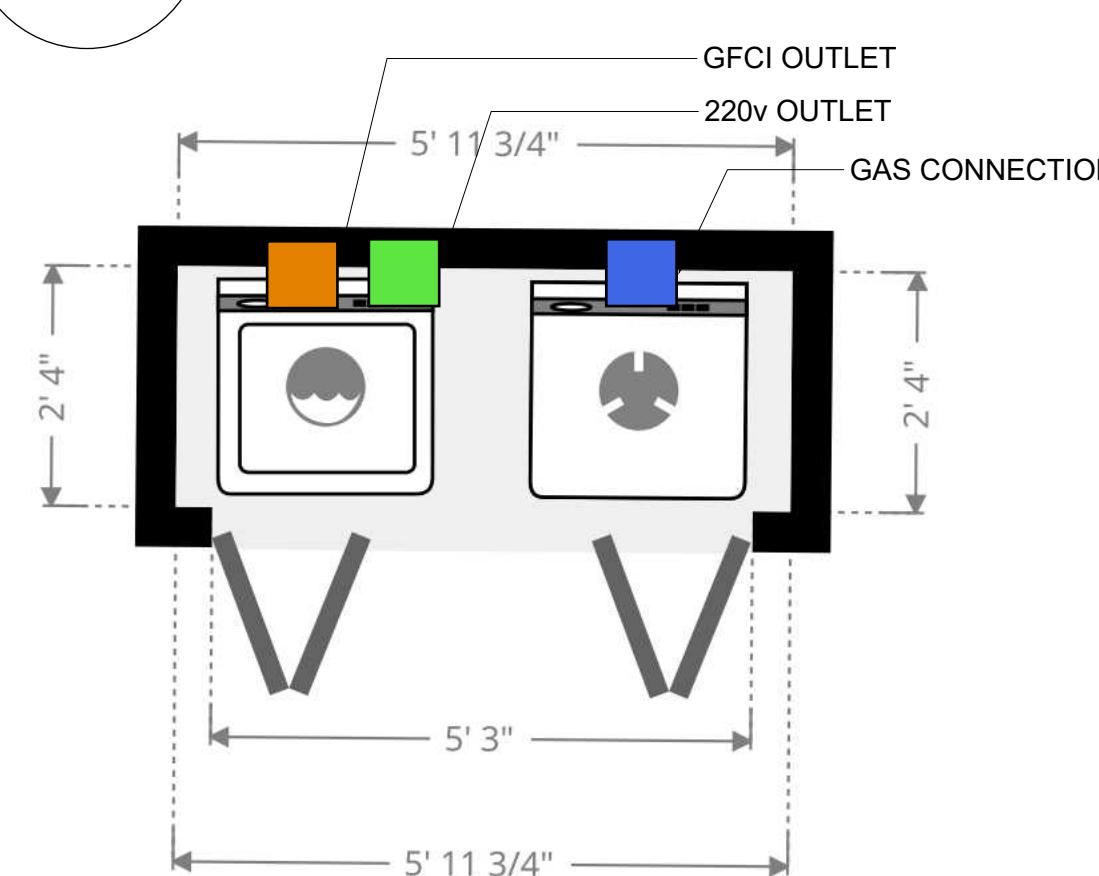
MASTER BATCH,  
CLOSET, LAUNDRY

**PR.04**



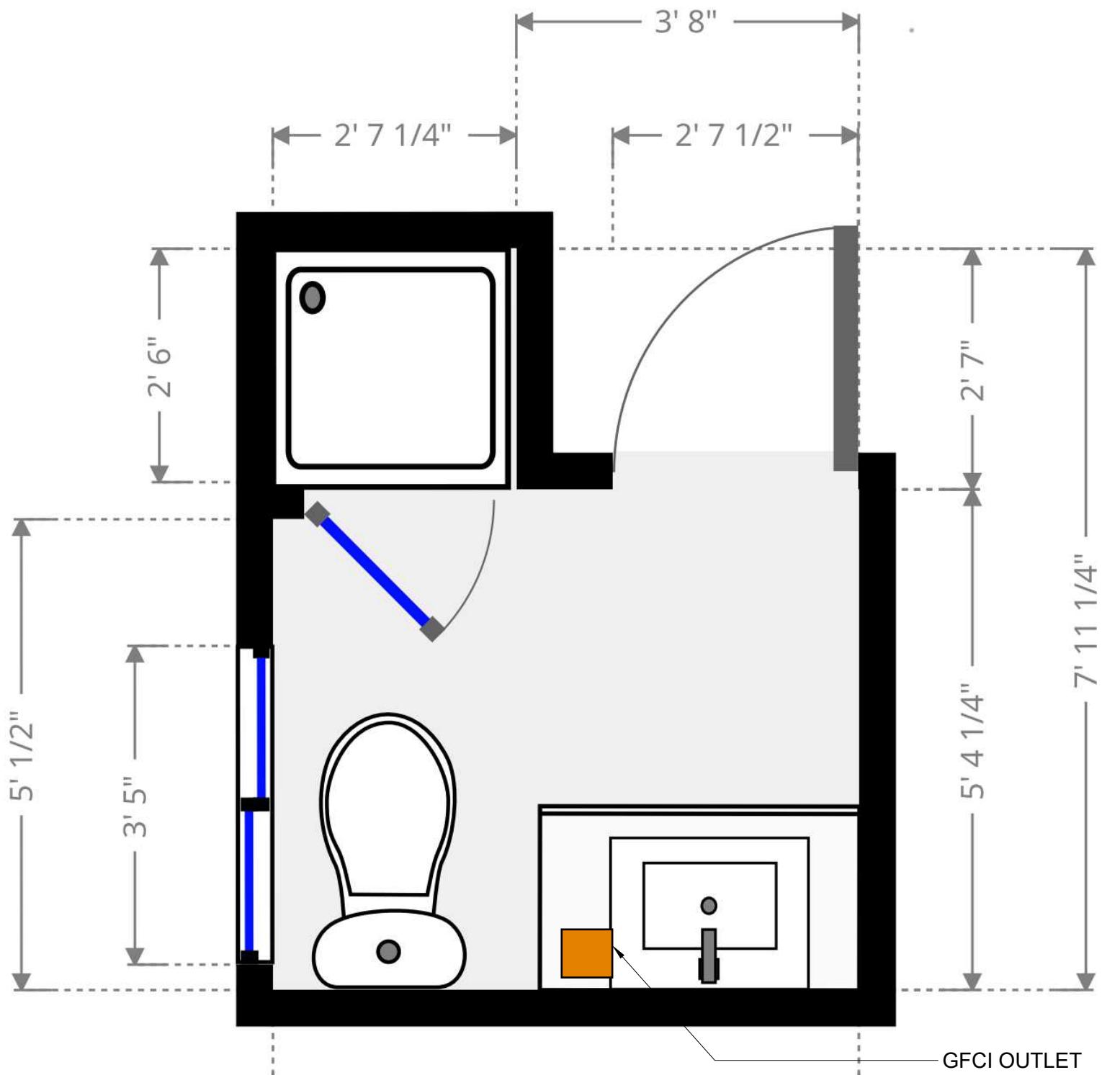
1  
**(NEW) CLOSET LAYOUT**

SCALE 1/2": 1"



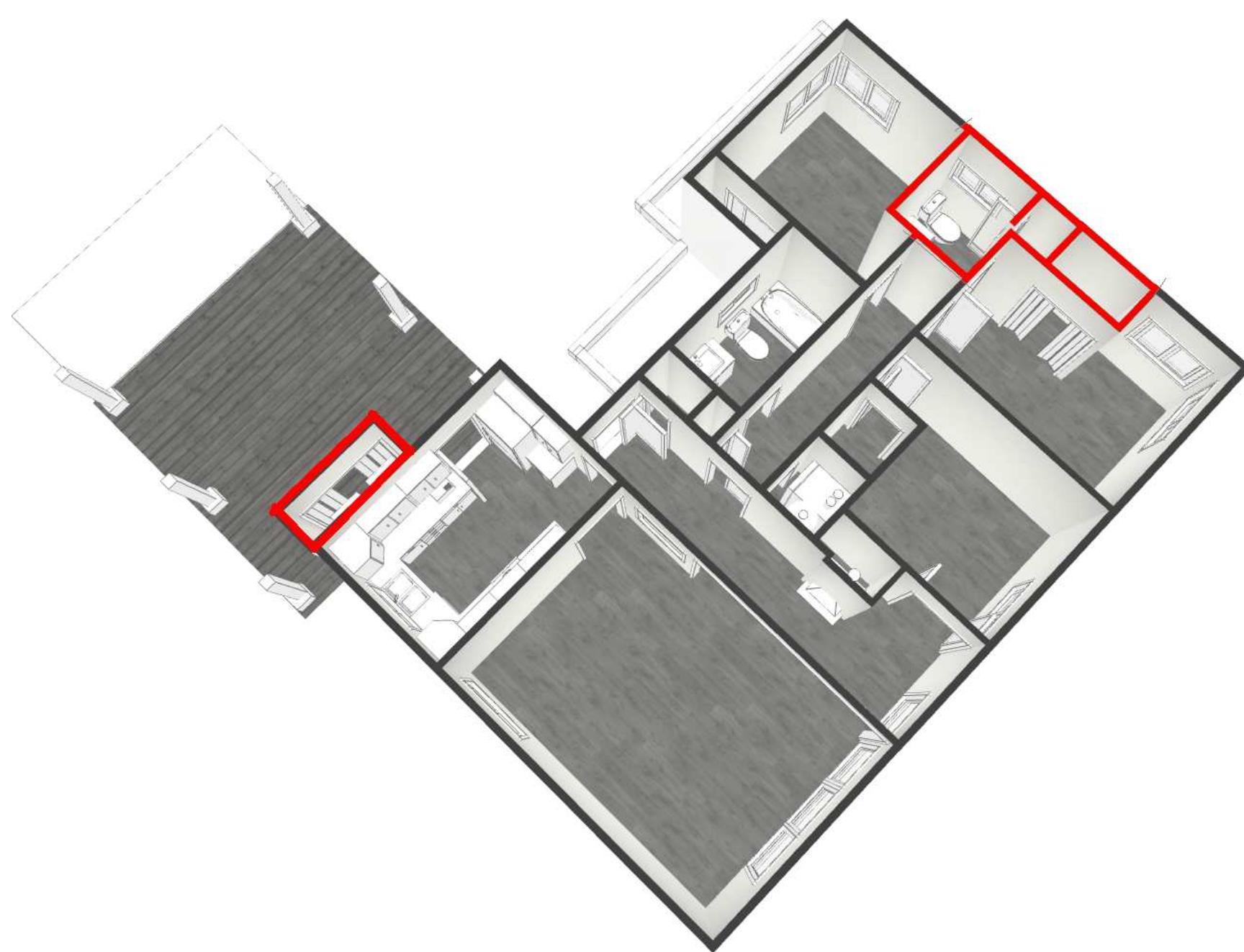
3  
**(NEW) LAUNDRY LAYOUT**

SCALE 1/2": 1"



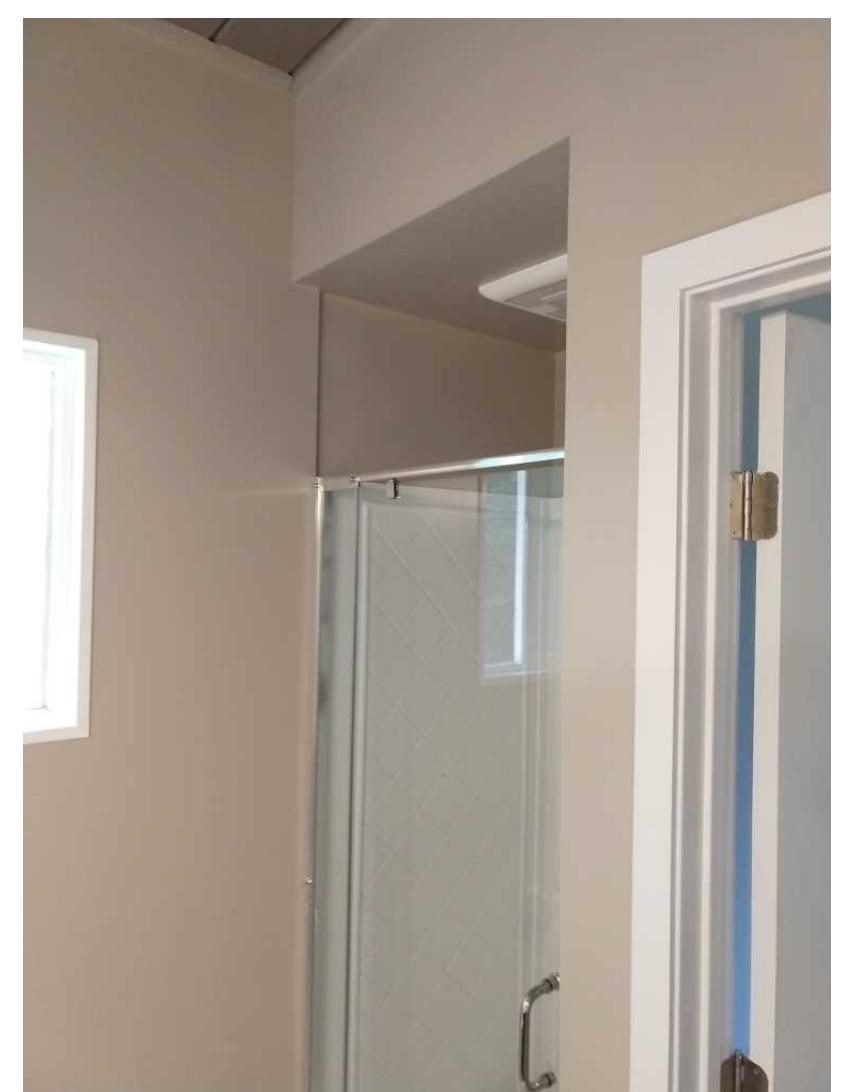
2  
**(NEW) MASTER BATH LAYOUT**

SCALE 3/4": 1"



5  
**PHOTOGRAPH LOCATION KEY**

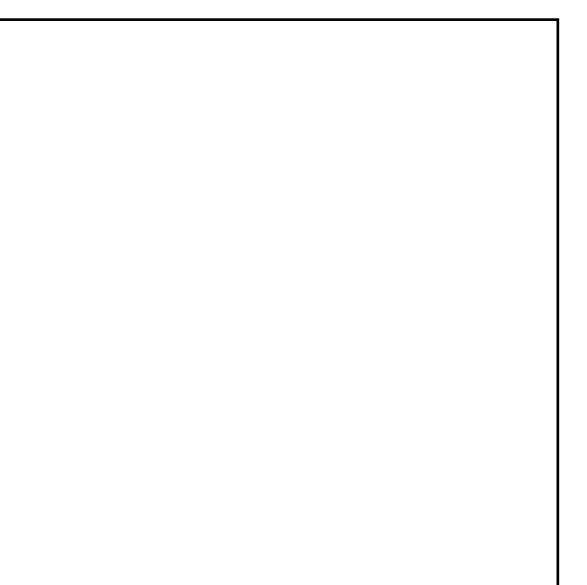
NO SCALE



4  
**PHOTOGRAPHS OF COMPLETED WORK**

PR.04

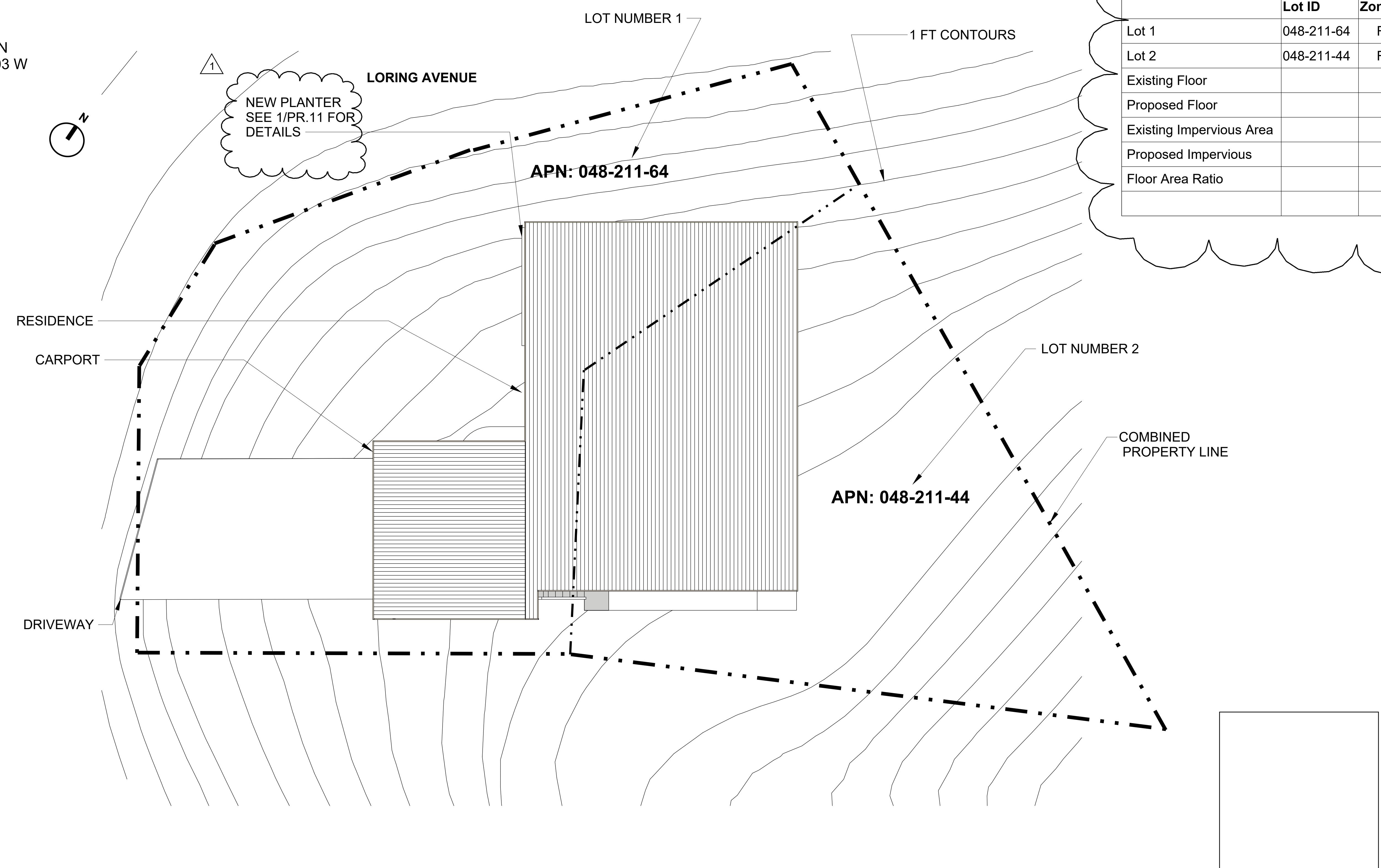
NO SCALE



REGISTERED PROFESSIONAL ENGINEER  
RONNIE H. HOLLAND  
No. C38243  
Exp. 03-31-23  
CIVIL  
STATE OF CALIFORNIA

**Single Family Residence**  
55 Loring Avenue  
Mill Valley, California 94941

Latitude: 37.89024468921781 N  
Longitude: 122.53456956839403 W



1  
PR.05

55 LORING AVENUE- SITE PLAN

SCALE 1/8" : 1"

**SITE PLAN**

**PROJECT**  
Residence Remodel and  
Voluntary Seismic Strengthening  
**PROJECT NO.**  
00120

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

**ISSUE**  
08.20.21  
**DRAWN BY**  
RHH

**PR.05**

# PLANS

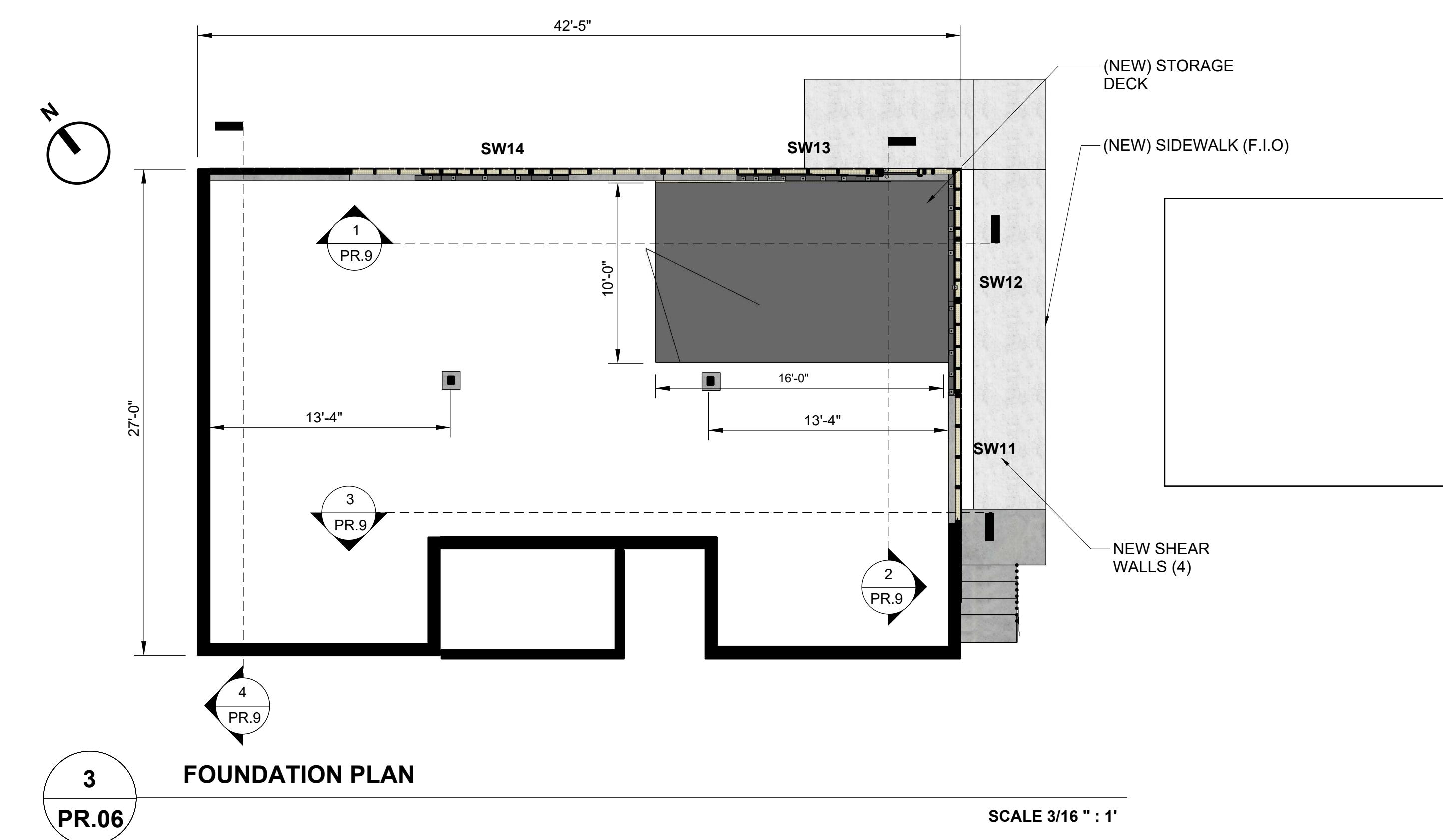
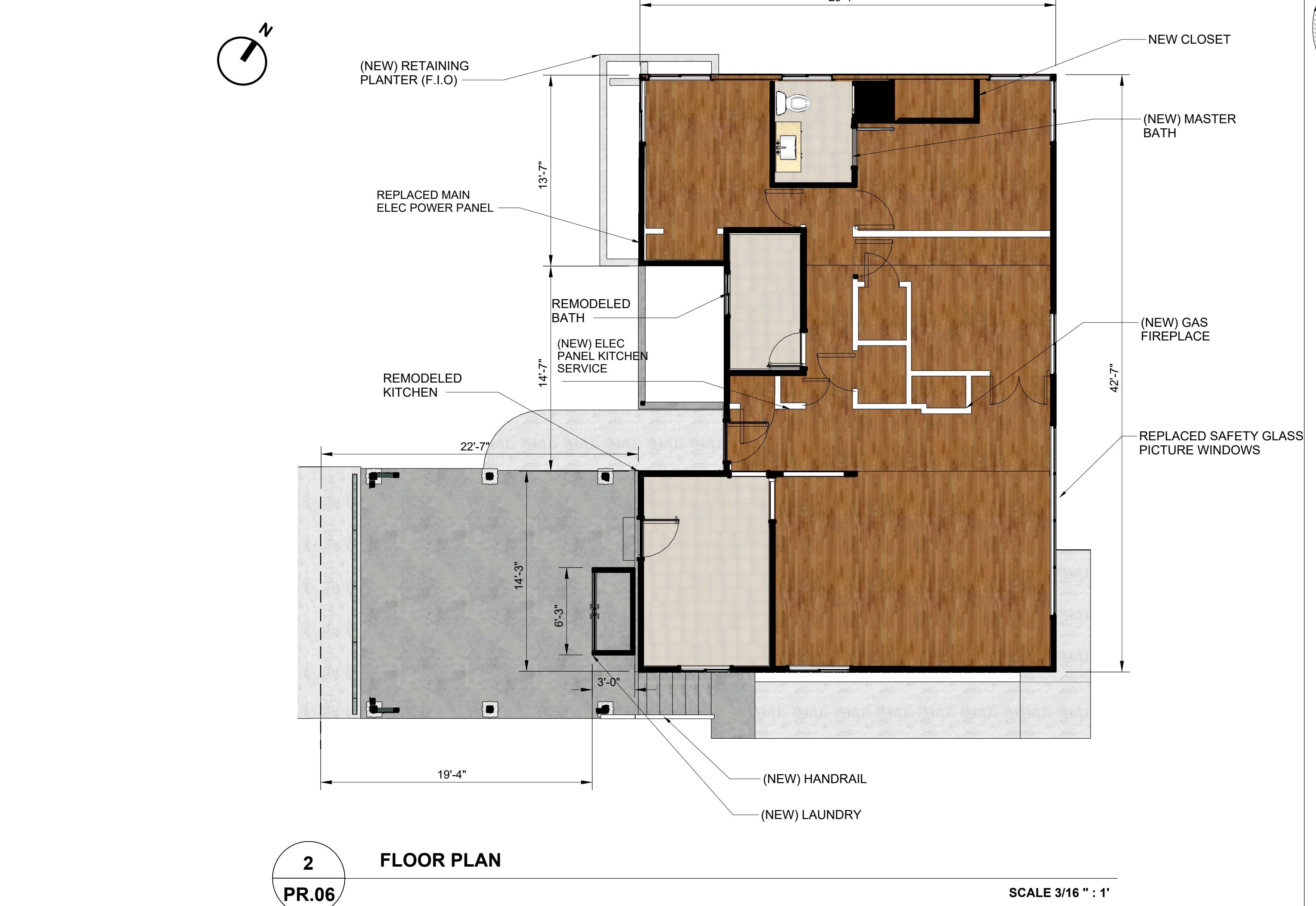
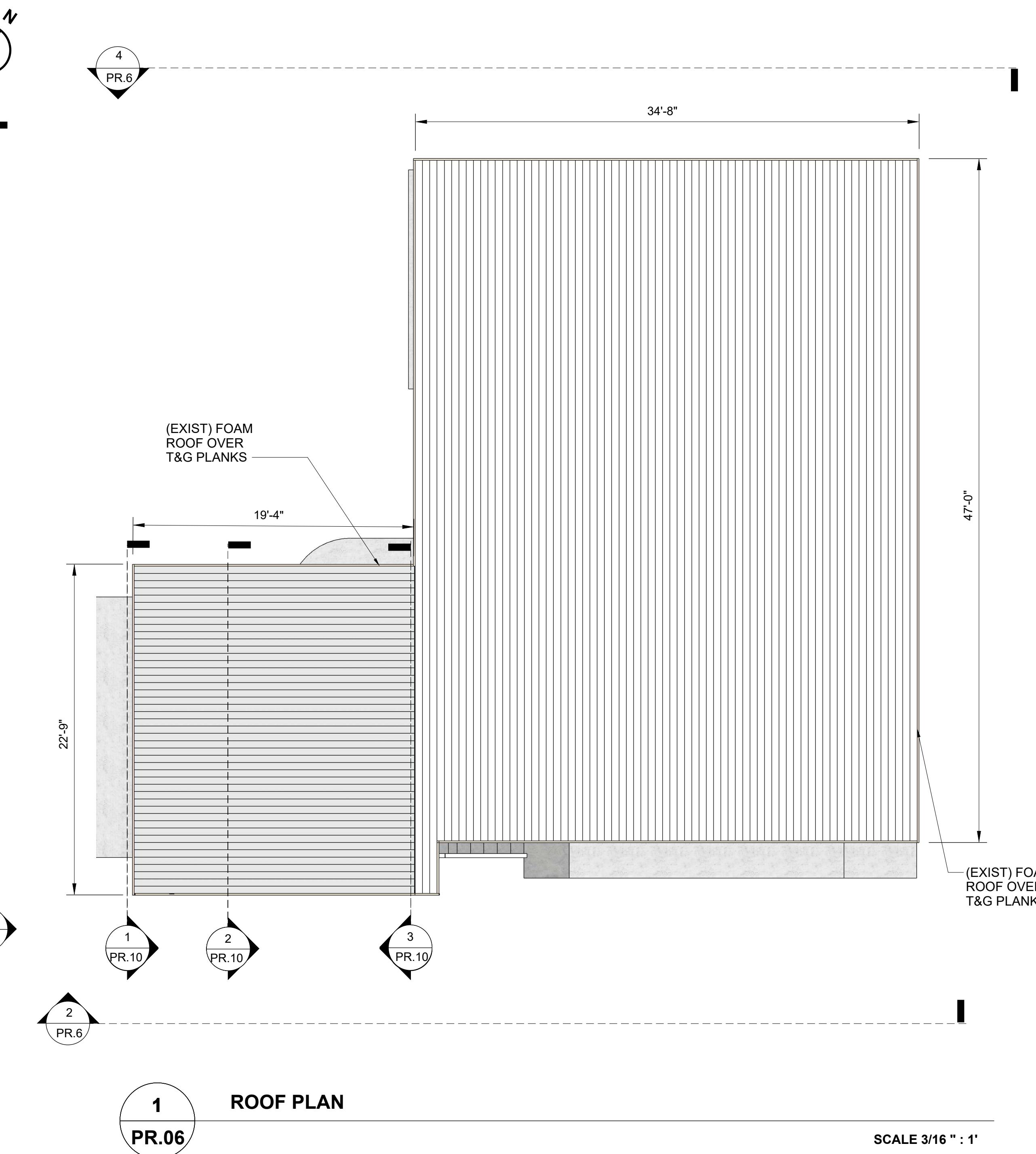
REGISTERED PROFESSIONAL ENGINEER  
RODNEY H. HOLLAND  
No. C38243  
Exp. 03-31-23  
CIVIL  
STATE OF CALIFORNIA

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

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

PROJECT  
Residence Remodel and Strengthening  
Voluntary Seismic  
PROJECT NO.  
00120

ISSUE  
08.20.21  
DRAWN BY  
RH



**PR.06**

## PROJECT SCOPE

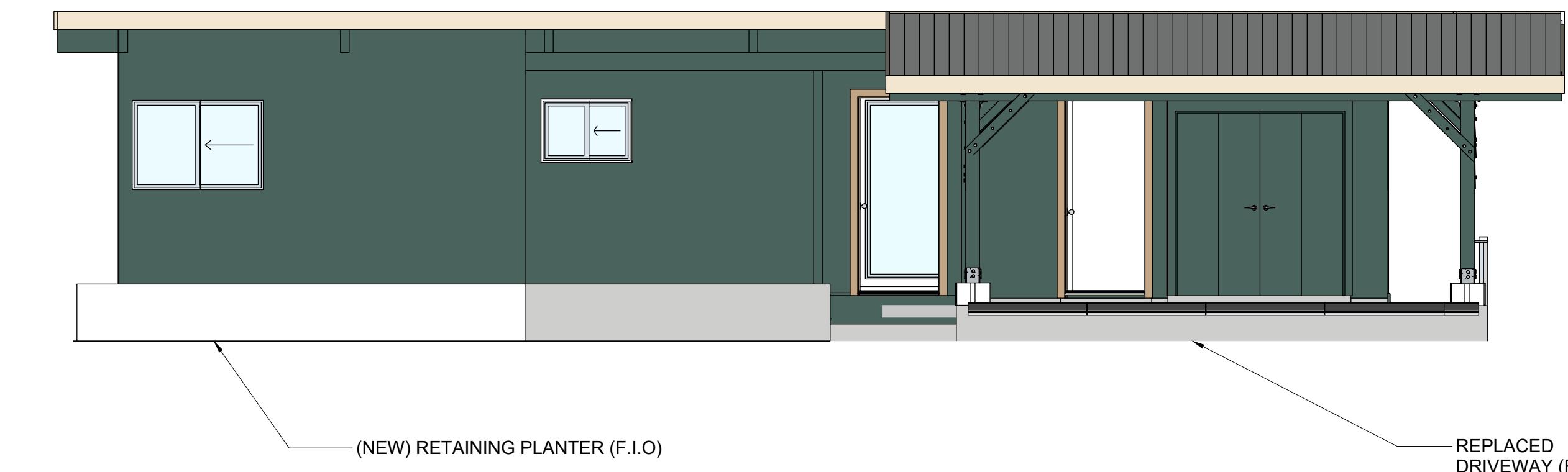
**Rodney H. Holland, P.E.**  
 15 Blanca Drive  
 Novato, California 94947  
 Tel: 415.302.6676

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

**PROJECT**  
 Residence Remodel and Strengthening  
**PROJECT NO.**

**ISSUE**  
 08.20.21  
**DRAWN BY**  
 RHH

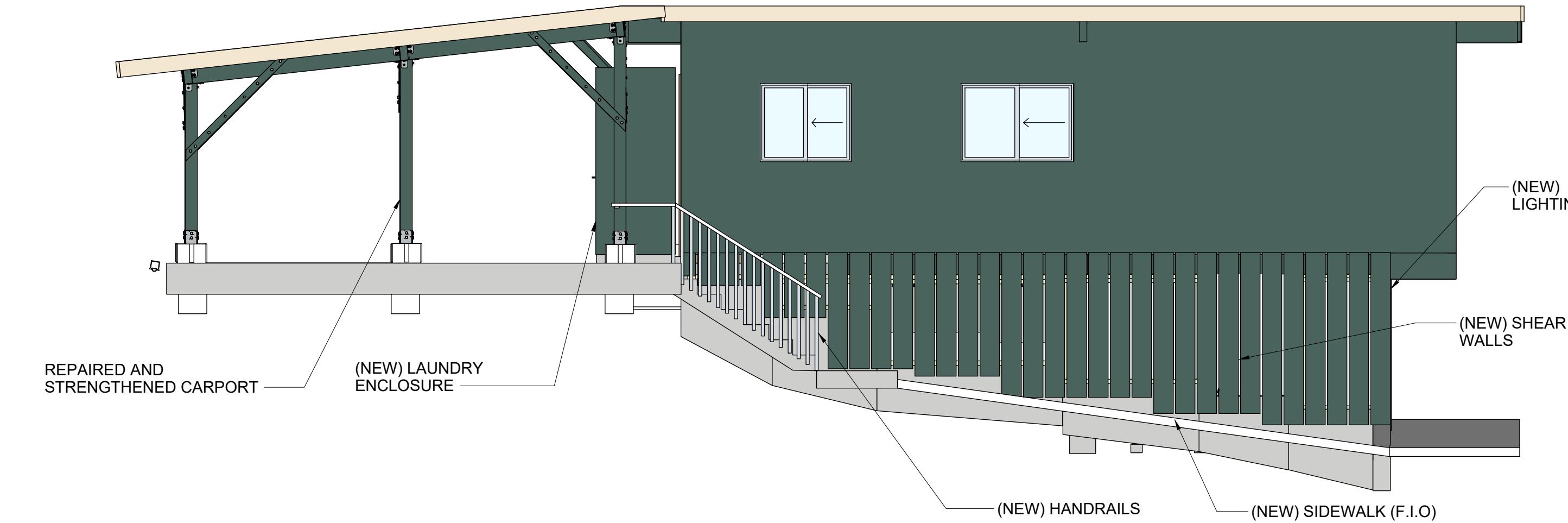
**REGISTERED PROFESSIONAL ENGINEER**  
 RODNEY H. HOLLAND  
 No. C38243  
 Exp. 03-31-23  
**CIVIL**  
 STATE OF CALIFORNIA



1  
PR.07

FRONT ELEVATION

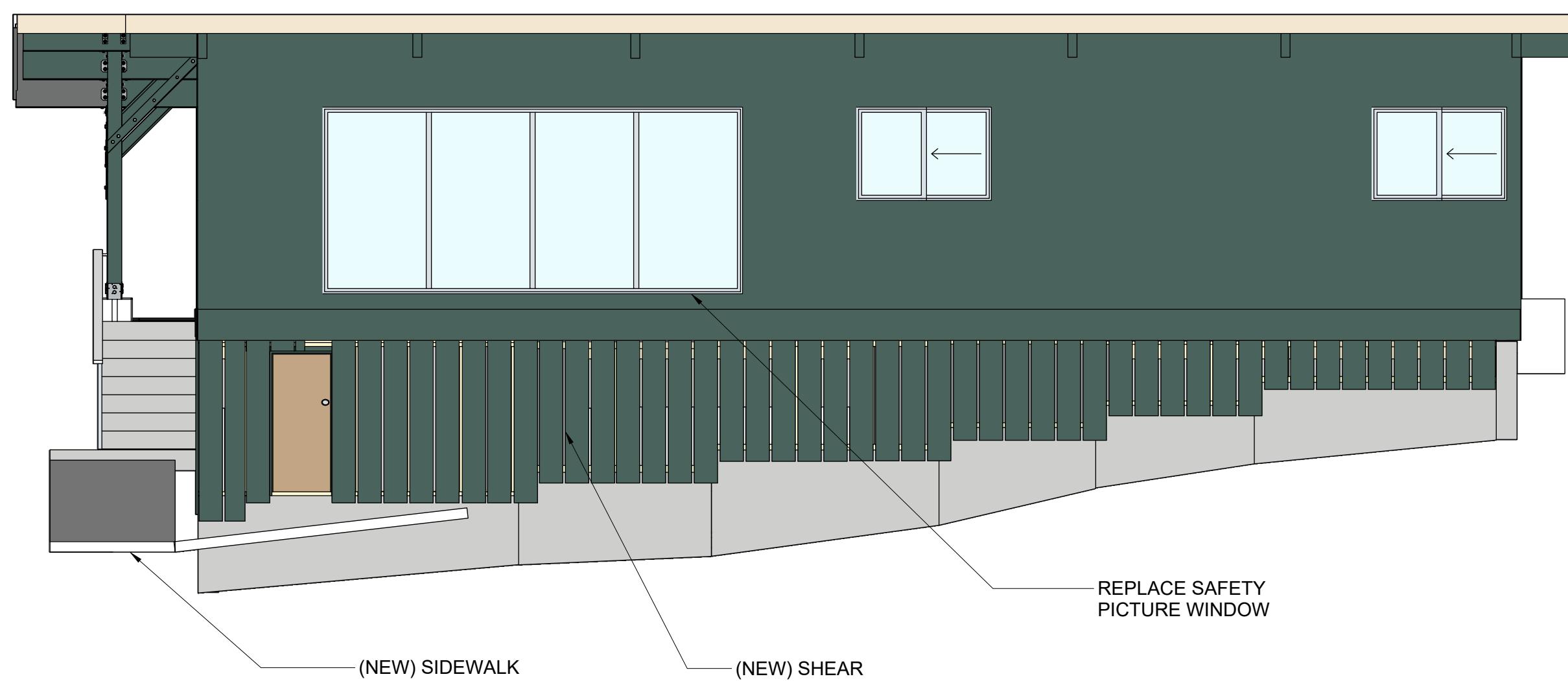
SCALE 1/4" : 1'



2  
PR.07

SOUTH ELEVATION

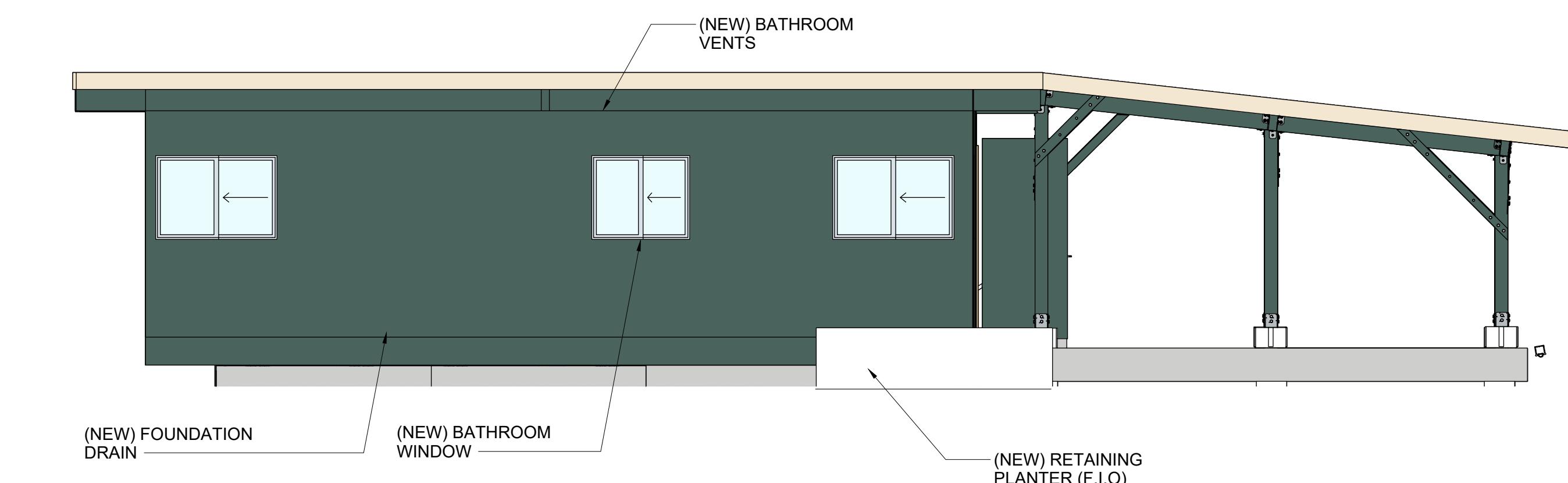
SCALE 1/4" : 1'



3  
PR.07

REAR ELEVATION

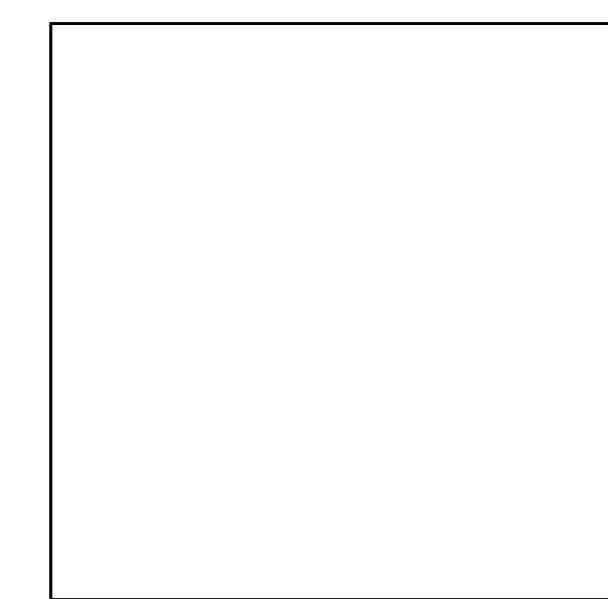
SCALE 1/4" : 1'



4  
PR.07

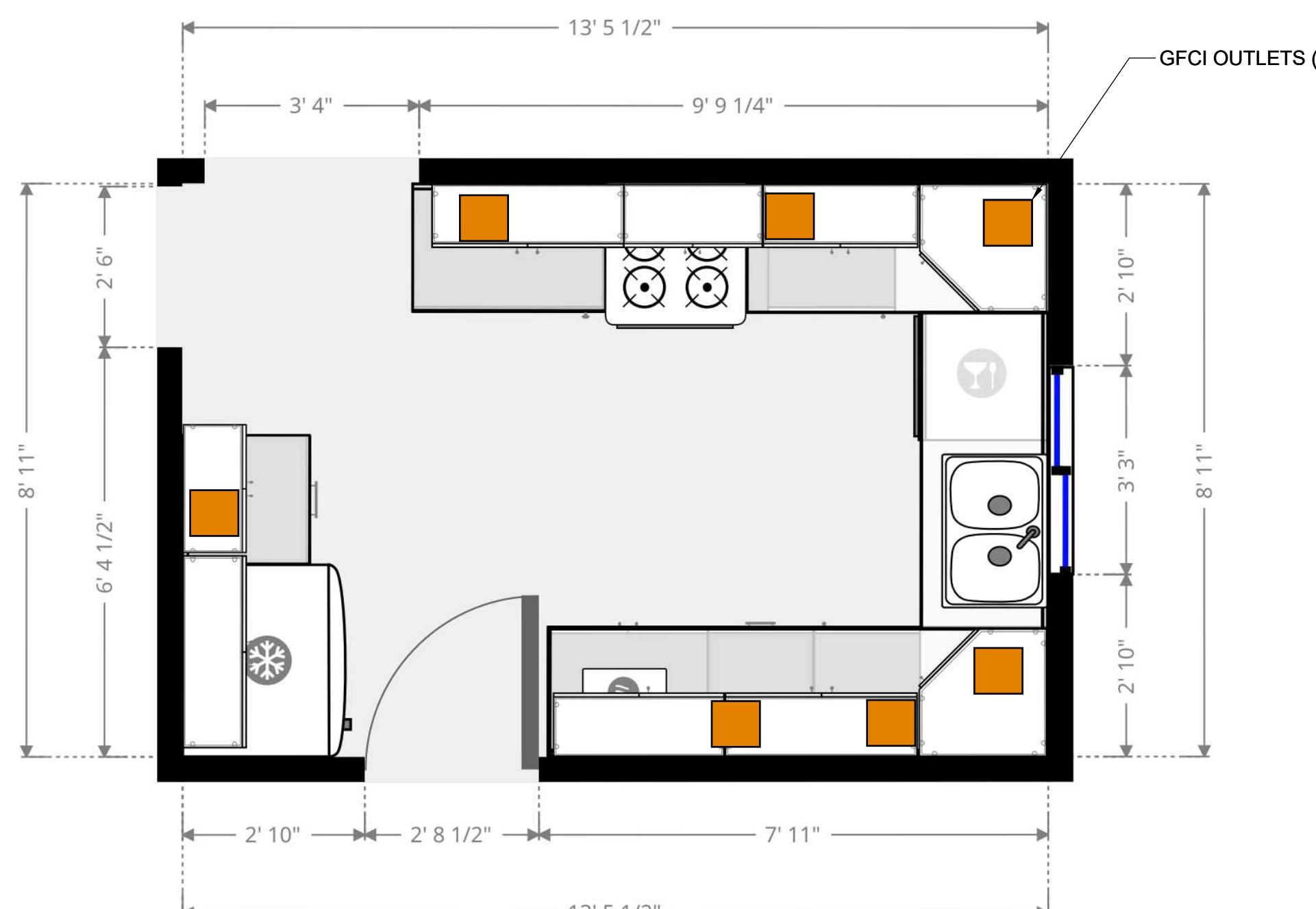
NORTH ELEVATION

SCALE 1/4" : 1'



**PR.07**

REGISTERED PROFESSIONAL ENGINEER  
RODNEY H. HOLLAND  
No. C38243  
Exp. 03-31-23  
CIVIL  
STATE OF CALIFORNIA



1  
PR.08  
REMODELED KITCHEN LAYOUT

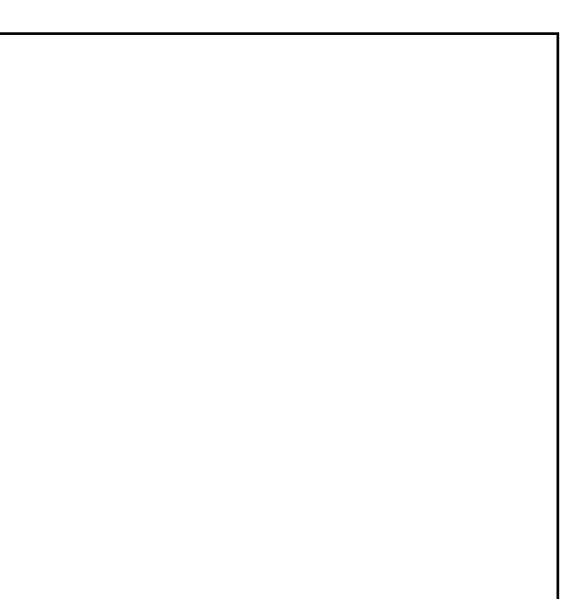
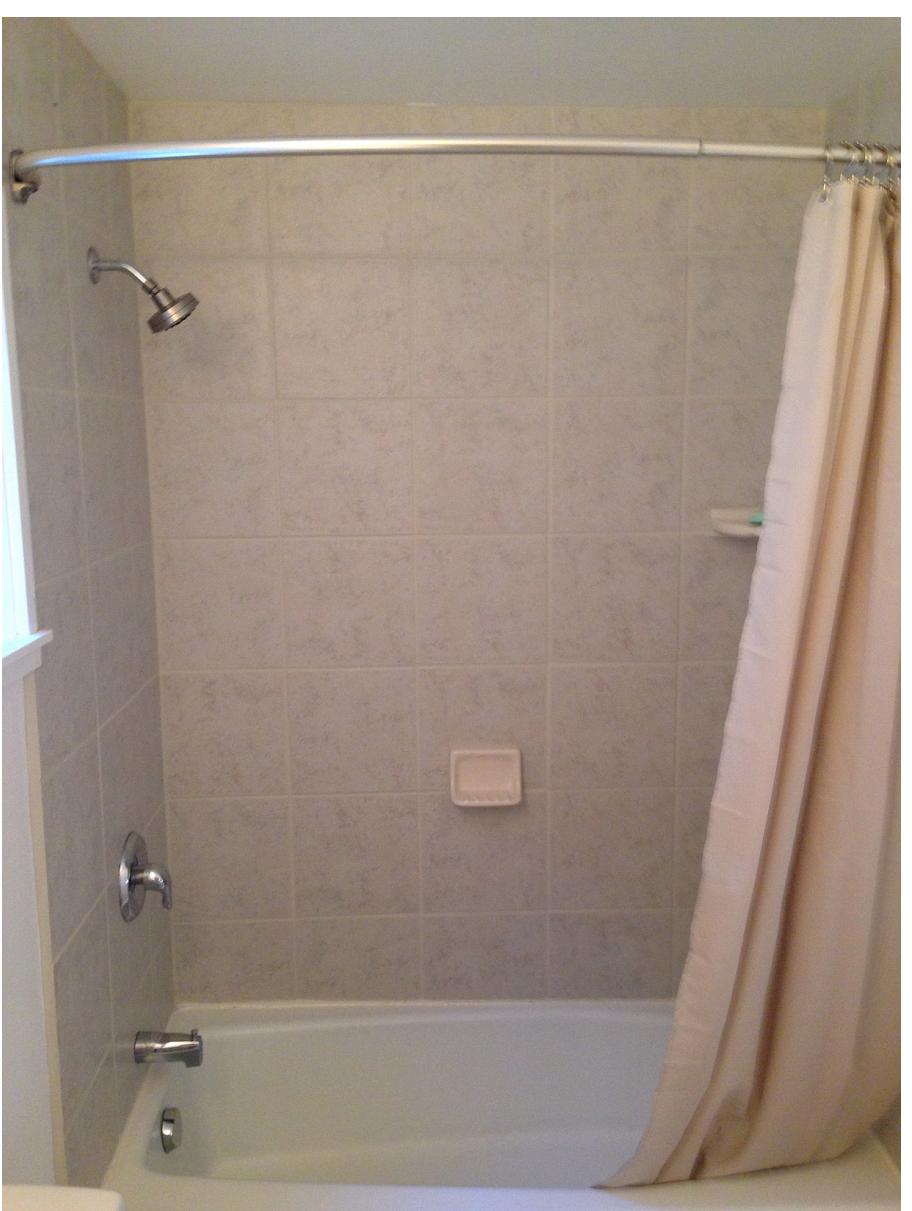
SCALE 1/2" : 1'

2  
PR.08  
REMODELED BATHROOM LAYOUT

SCALE 1/2" : 1'

3  
PR.08  
PHOTOGRAPH LOCATION KEY

NO SCALE



4  
PR.08  
PHOTOGRAPHS - COMPLETED KITCHEN REMODEL

NO SCALE

5  
PR.08  
PHOTOGRAPHS - COMPLETED BATH REMODEL

NO SCALE

## KITCHEN AND LAUNDRY REMODEL

**PROJECT** Residence Remodel and Strengthening  
**CLIENT** Bryna Holland  
15 Blanca Drive  
Novato, California 94947  
Tel: 415.302.6676

**PROJECT NO.** 00120

**Rodney H. Holland, P.E.**  
15 Blanca Drive  
Novato, California 94947  
Tel: 415.302.6017

**ISSUE**  
08.20.21  
**DRAWN BY**  
RHH

**PROJECT** Residence Remodel and Strengthening  
**CLIENT** Bryna Holland  
15 Blanca Drive  
Novato, California 94947  
Tel: 415.302.6676

**Rodney H. Holland, P.E.**  
15 Blanca Drive  
Novato, California 94947  
Tel: 415.302.6017

**PROJECT NO.** 00120

**PR.08**

REGISTERED PROFESSIONAL ENGINEER  
RODNEY H. HOLLAND  
No. C38243  
Exp. 03-31-23  
CIVIL  
STATE OF CALIFORNIA

Rodney H. Holland, P.E.  
15 Blanca Drive  
Novato, California 94947  
Tel: 415.302.6676

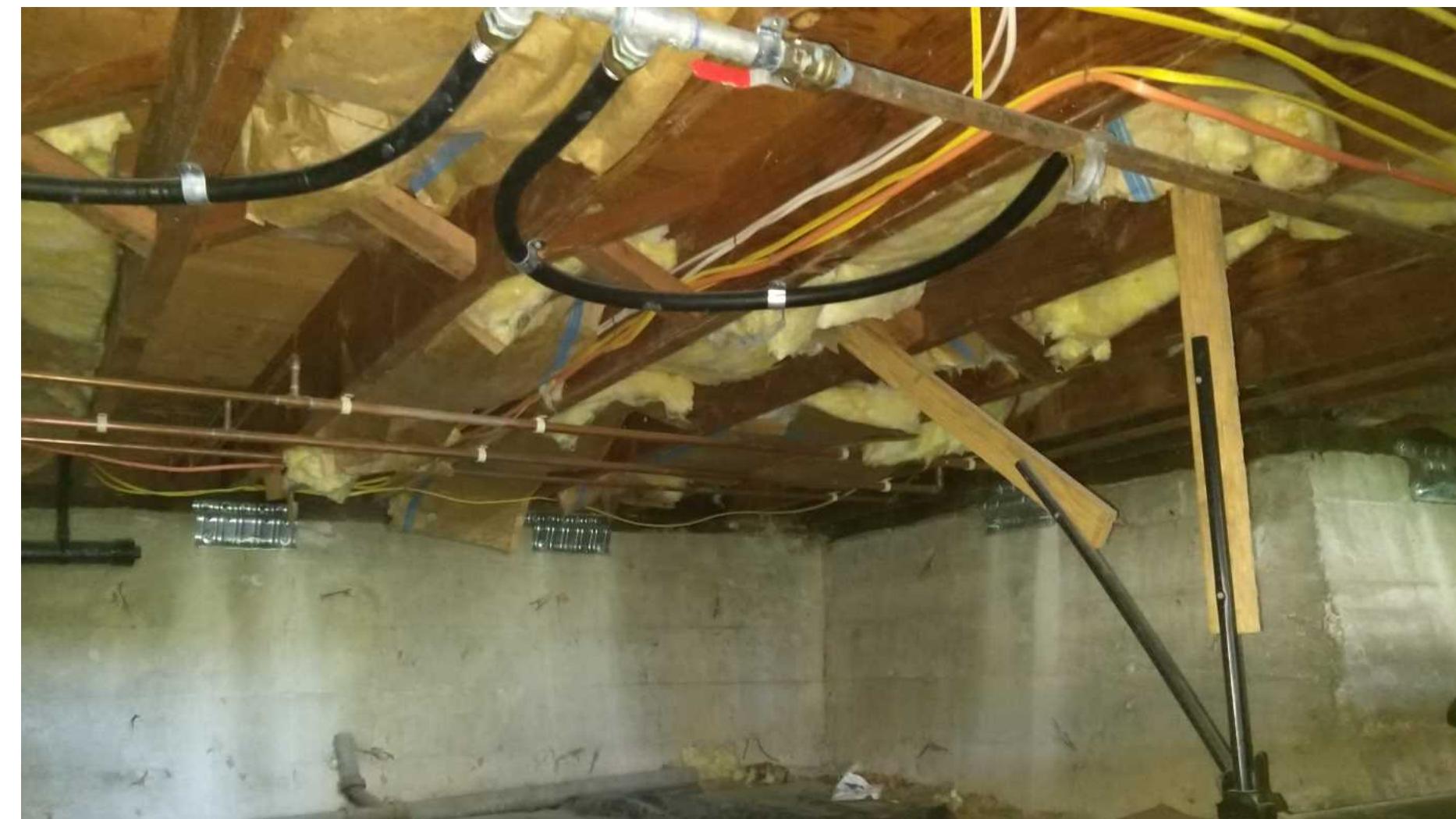
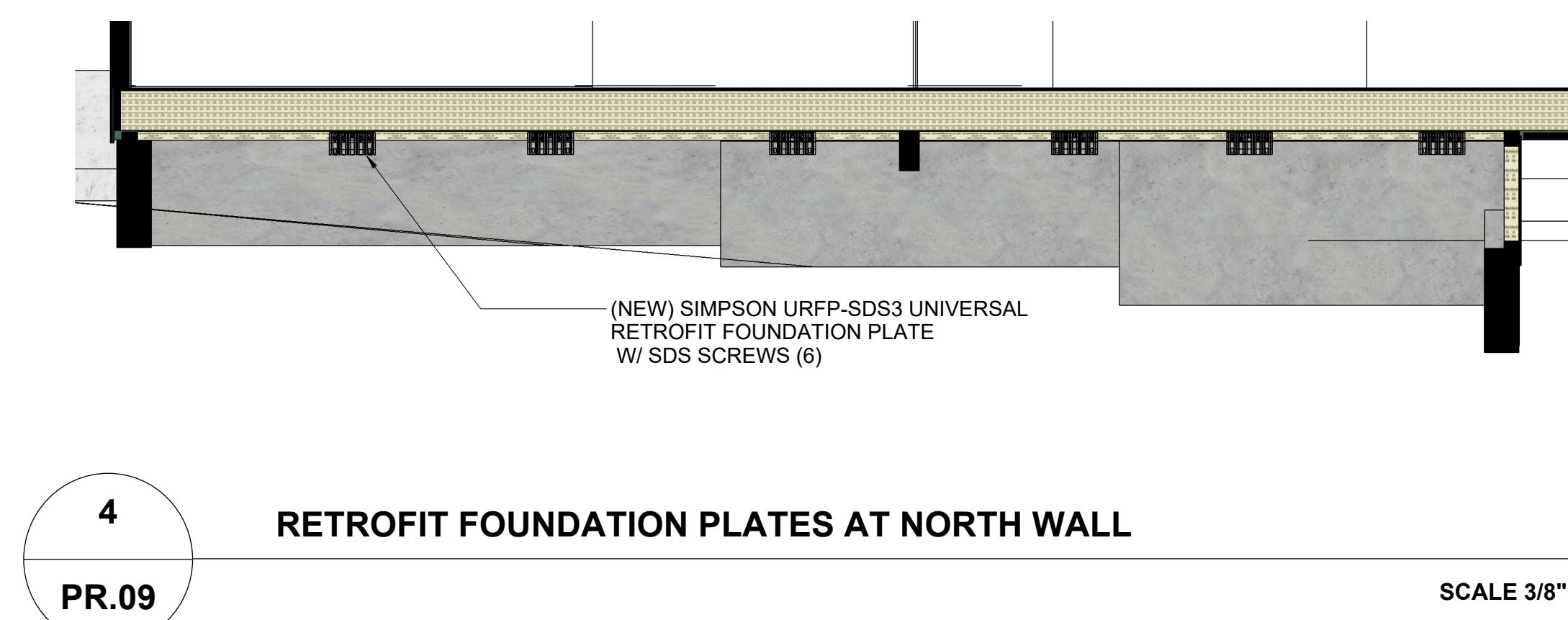
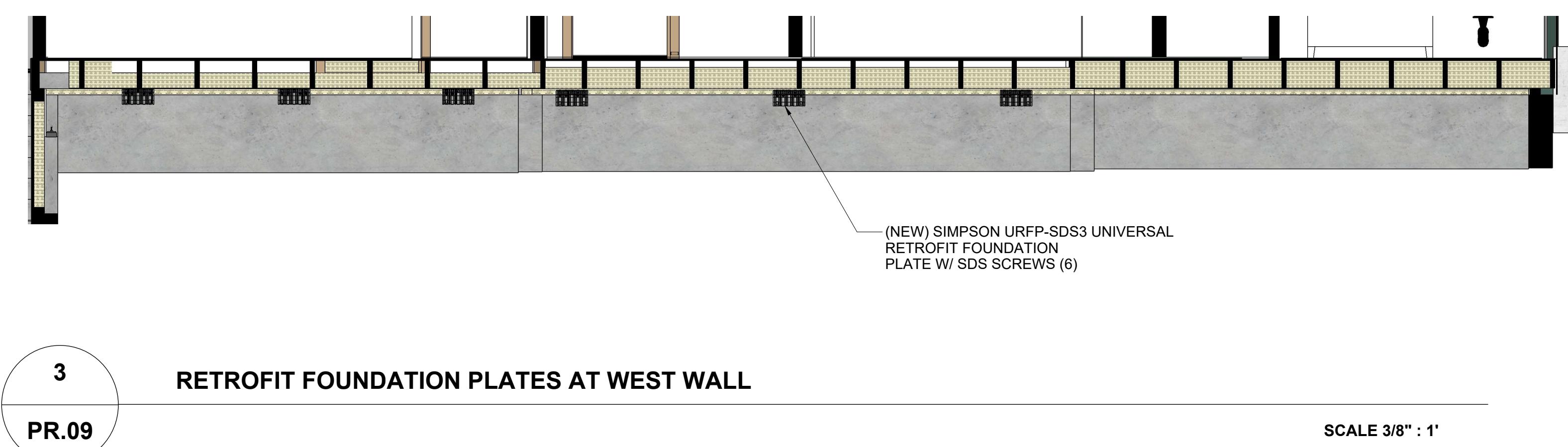
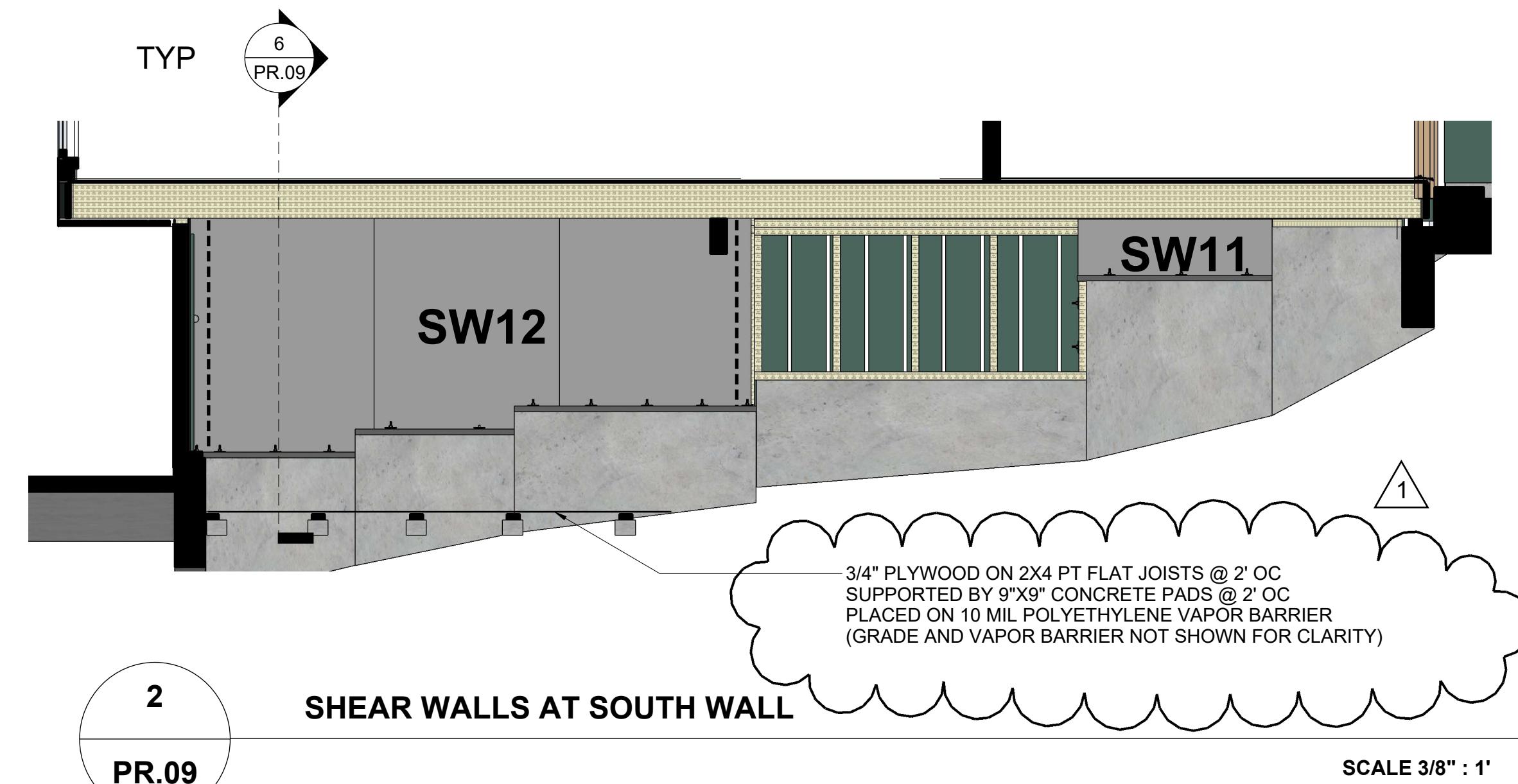
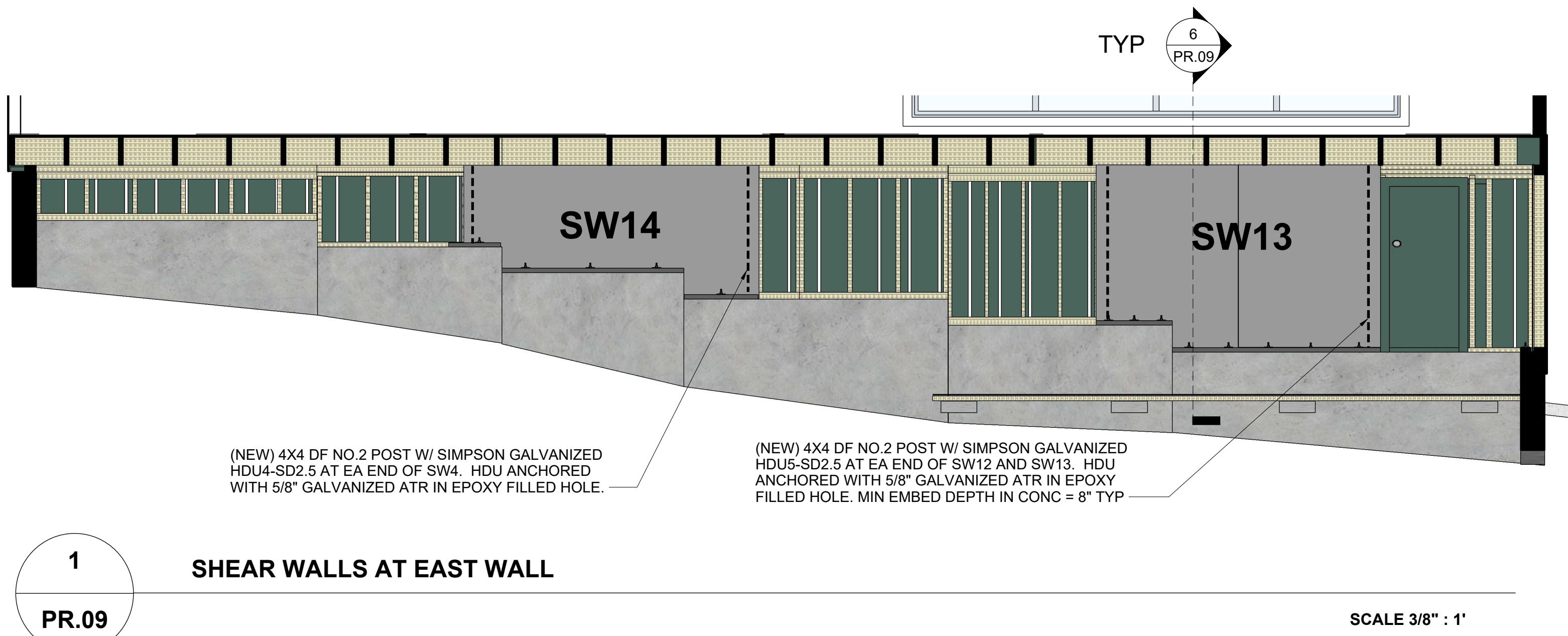
CLIENT  
Byrna Holland  
15 Blanca Drive  
Novato, California 94947  
Tel: 415.302.6676

PROJECT  
Residence Remodel and Strengthening  
PROJECT NO.  
00120

ISSUE  
08.20.21  
DRAWN BY  
RH

# SEISMIC STRENGTHENING

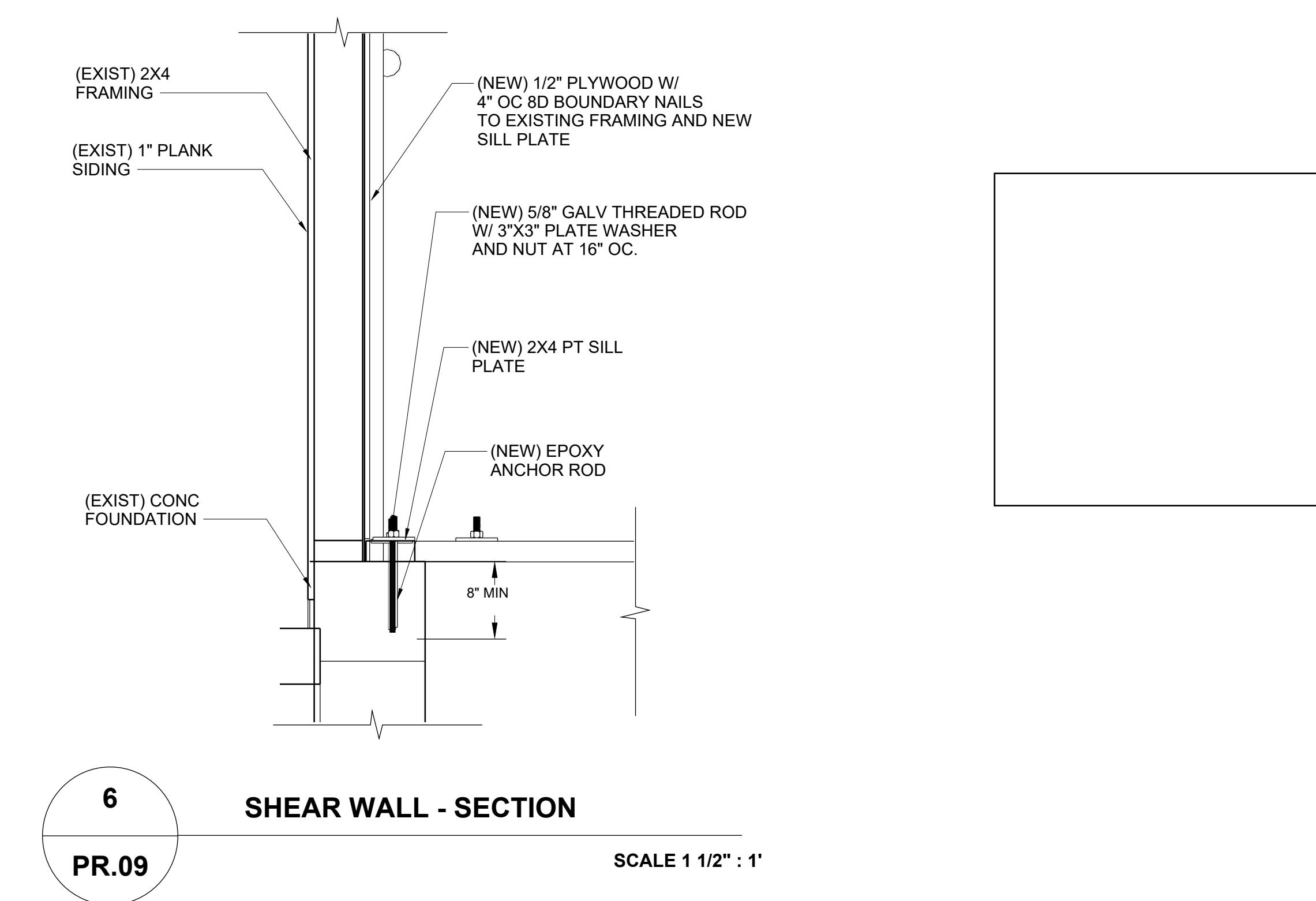
**PR.09**



**5 PR.09**

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

NO SCALE



# CARPORT STRENGTHENING

**PROJECT** Residence Remodel and Voluntary Seismic Strengthening  
**CLIENT** Brynn Holland  
15 Blanca Drive Novato, California 94947  
Tel: 415.302.6676

**DRAWN BY** RHH  
**PROJECT NO.** 00120  
**ISSUE** 08.20.21

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

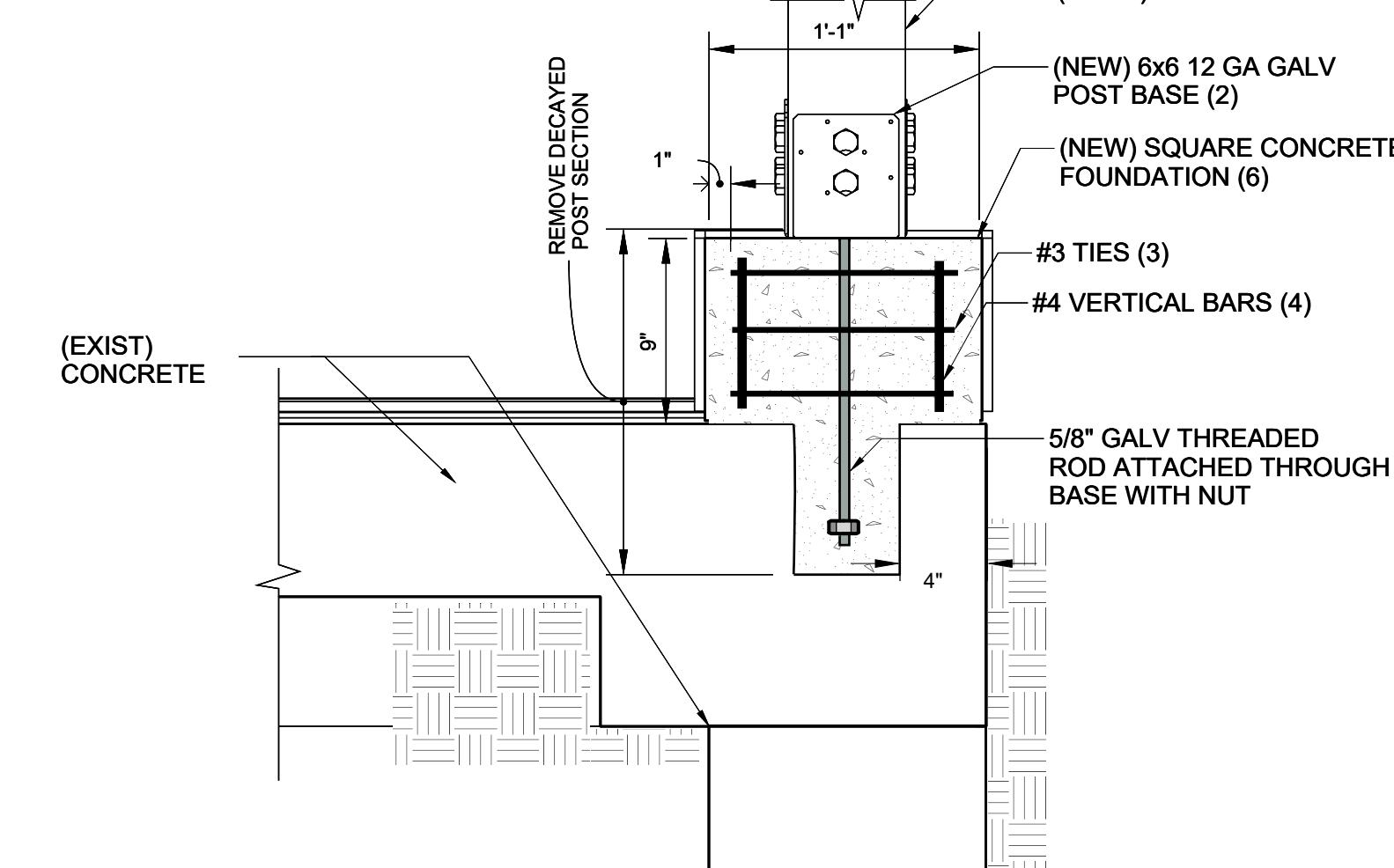


**PHOTOGRAPHS OF COMPLETED WORK**

**7**

**PR.10**

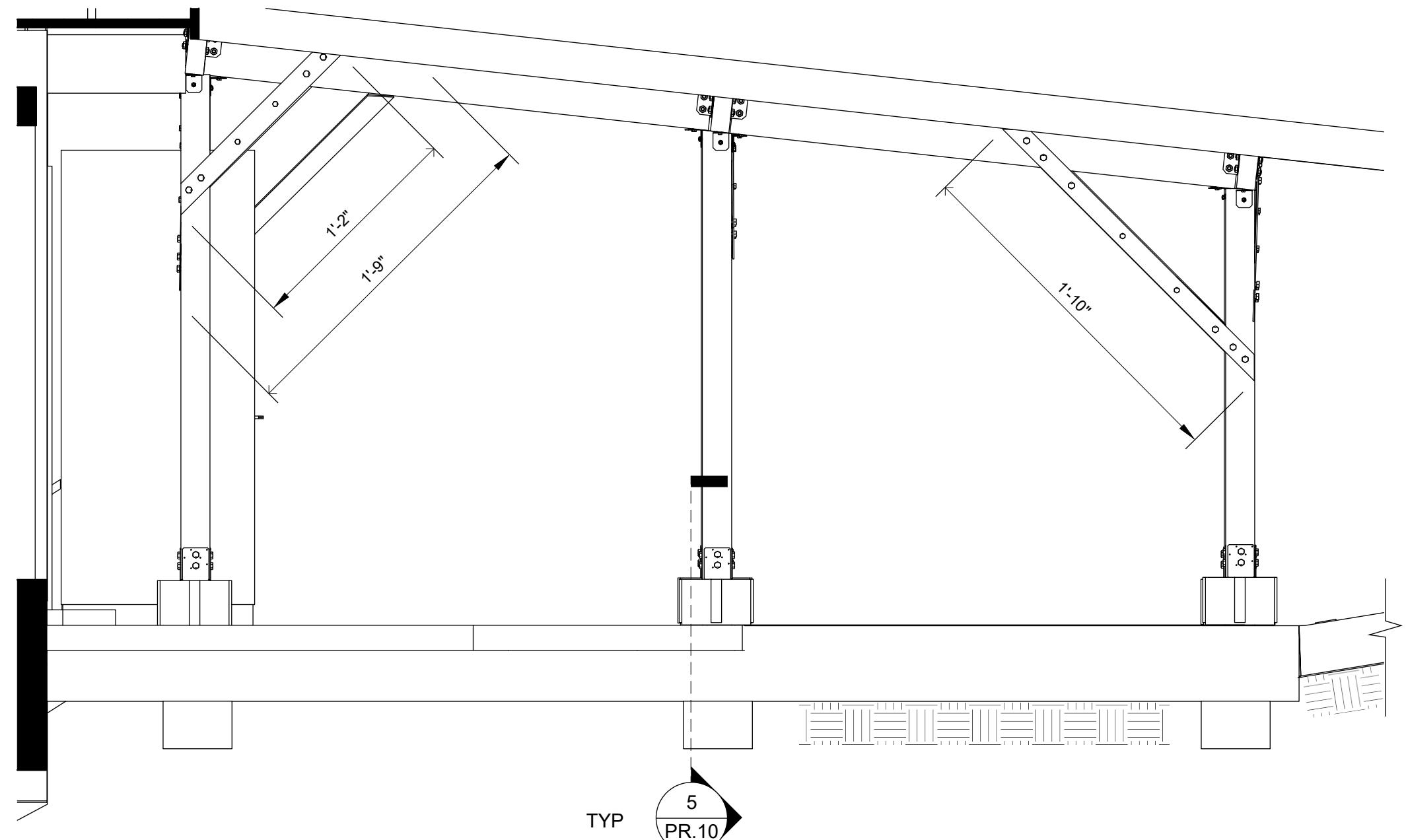
**NO SCALE**



**6**

**PR.10**

**FOUNDATION - DETAIL**

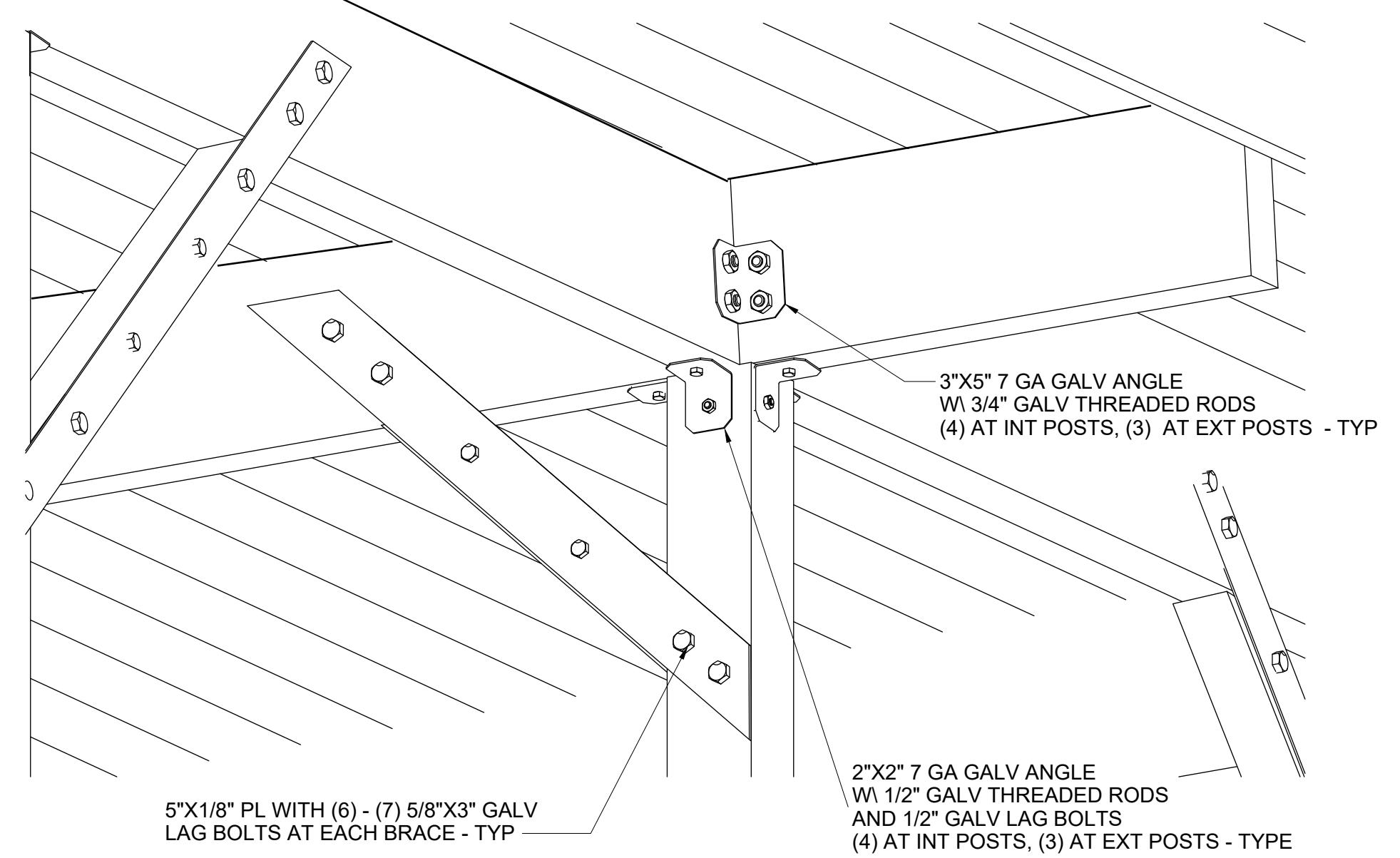


**LONGITUDINAL BRACING - ELEVATION**

**SCALE 1/2" : 1'**

**4**

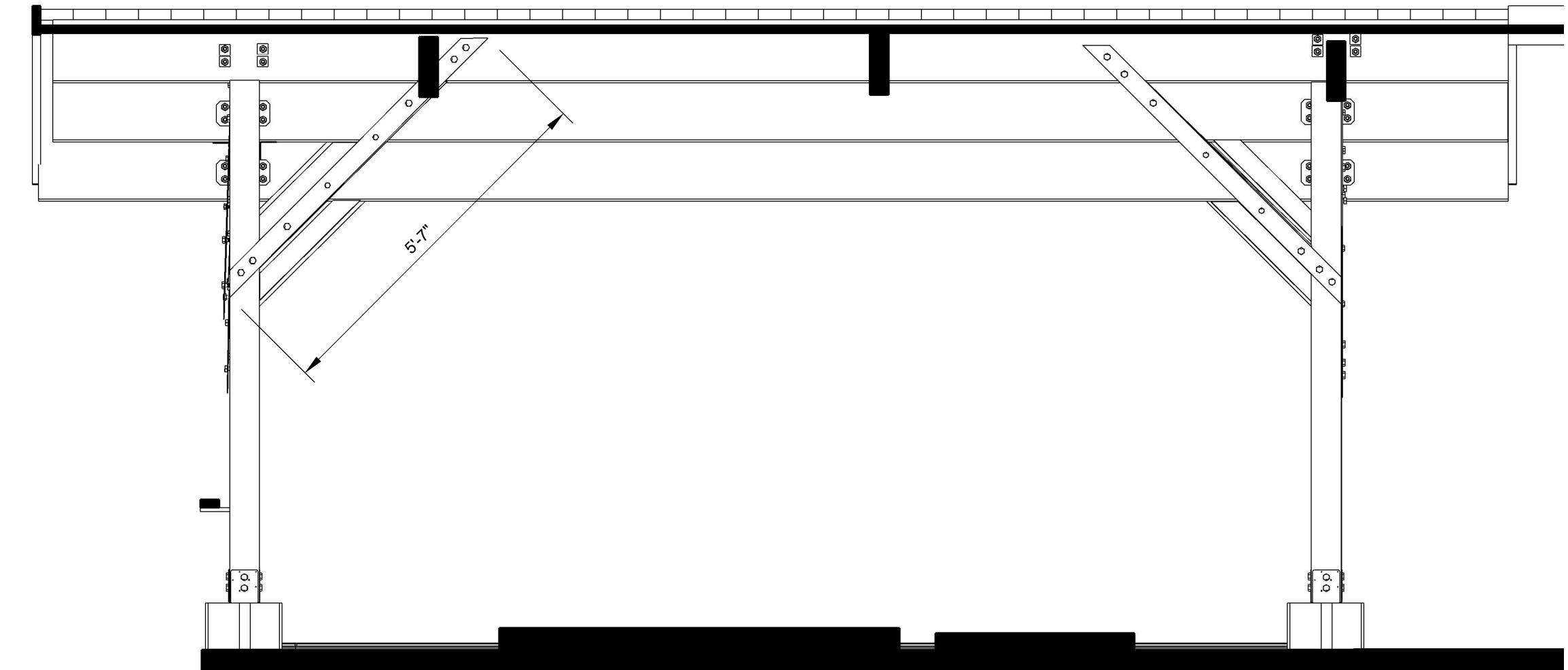
**PR.10**



**CONNECTIONS - ISOMETRIC**

**5**

**PR.10**

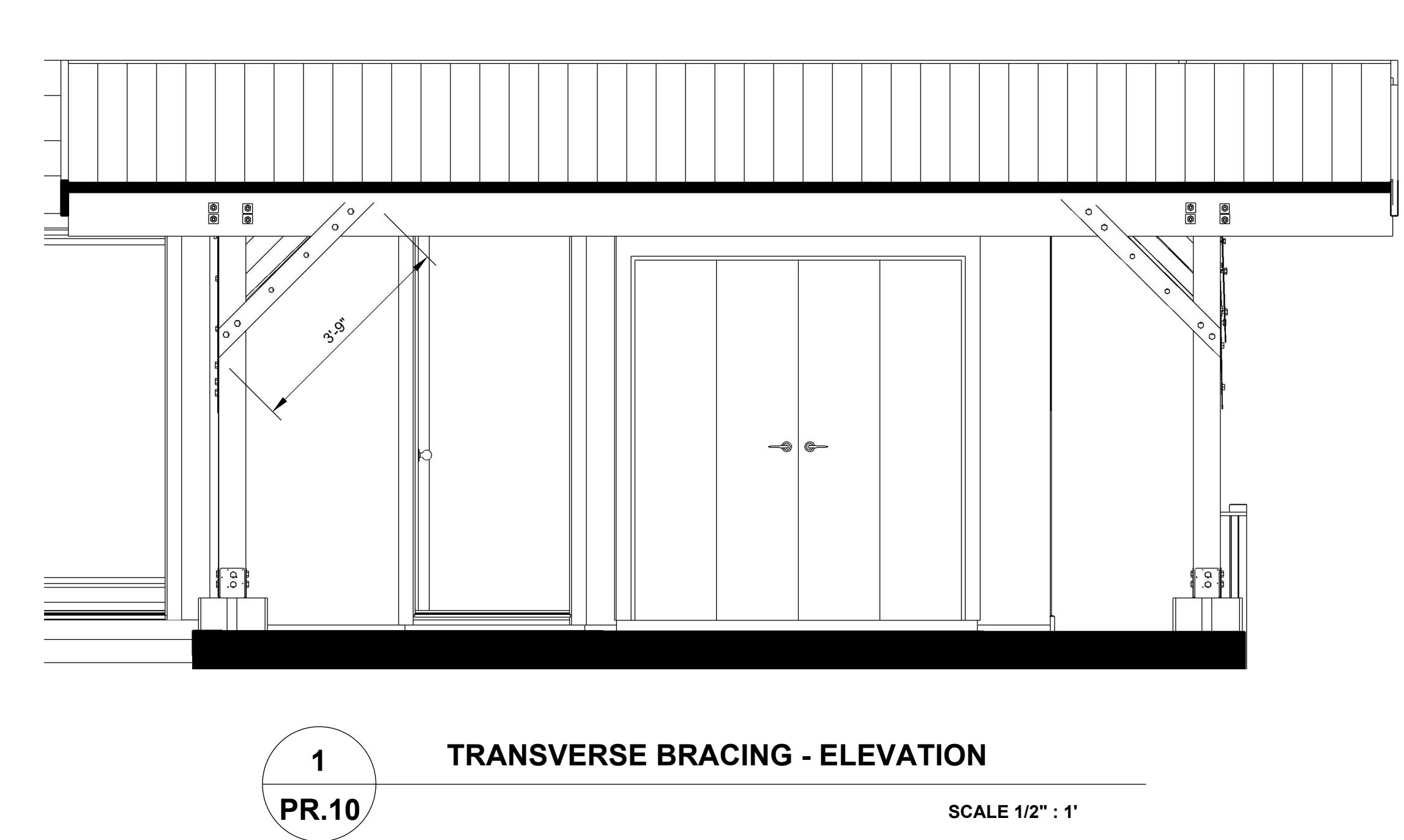


**TRANSVERSE BRACING- ELEVATION**

**SCALE 1/2" : 1'**

**3**

**PR.10**



**TRANSVERSE BRACING - ELEVATION**

**SCALE 1/2" : 1'**

**1**

**PR.10**

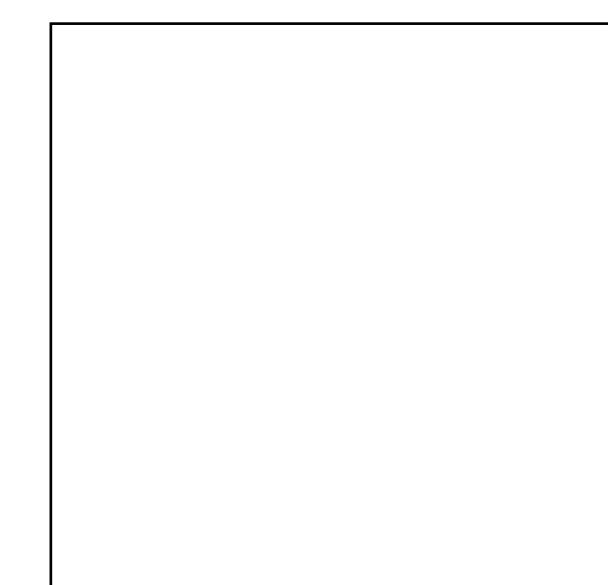


**TRANSVERSE BRACING - ELEVATION**

**SCALE 1/2" : 1'**

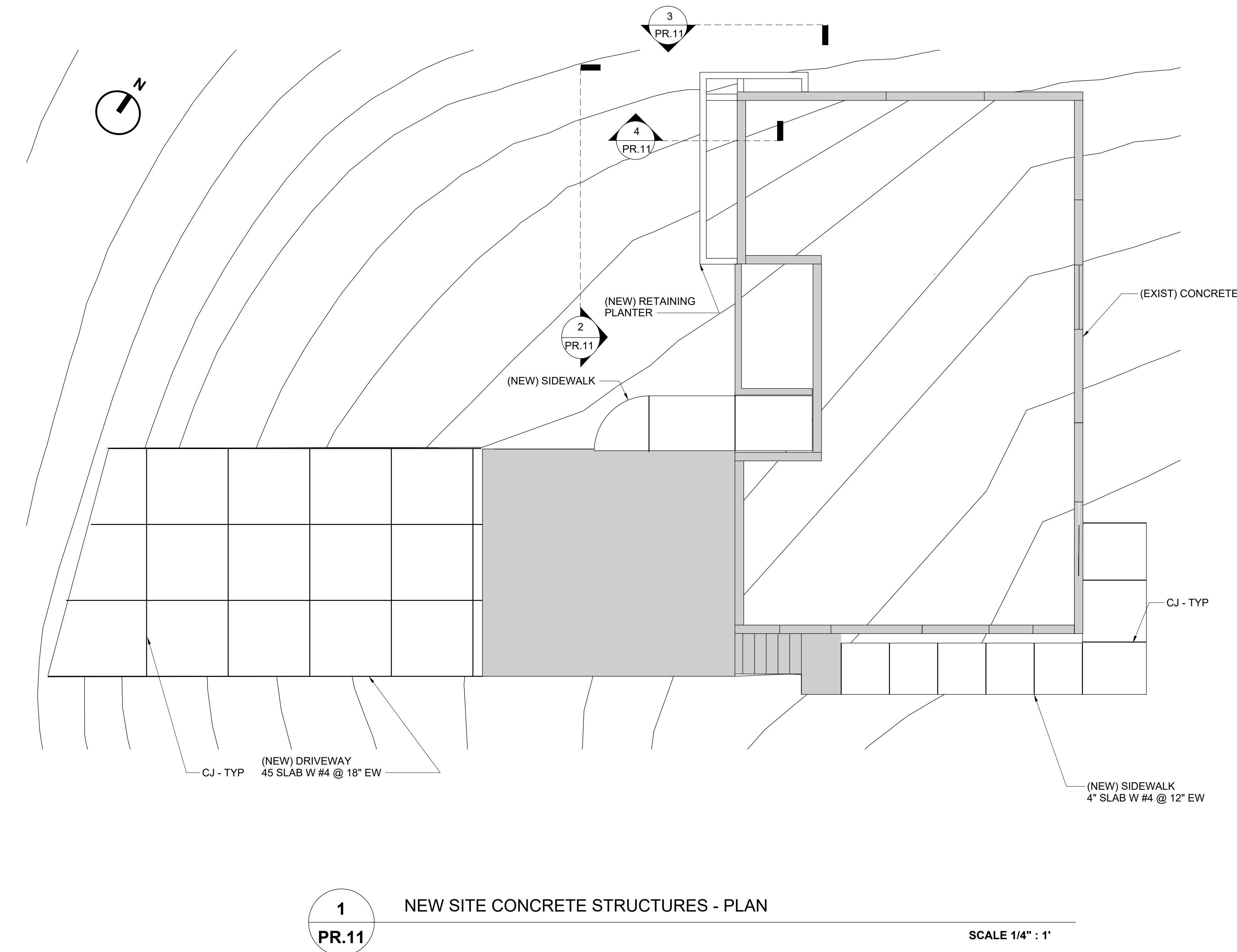
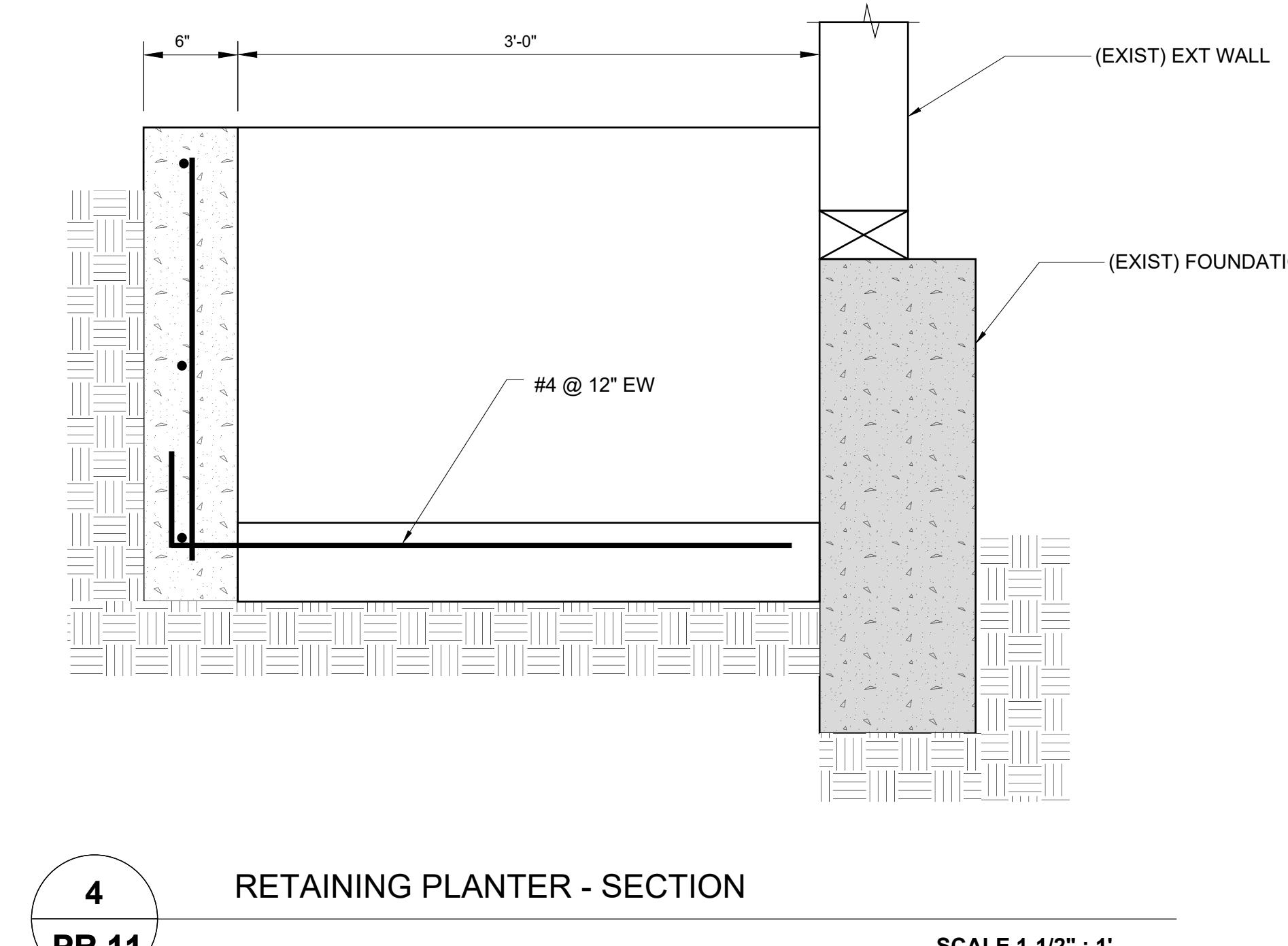
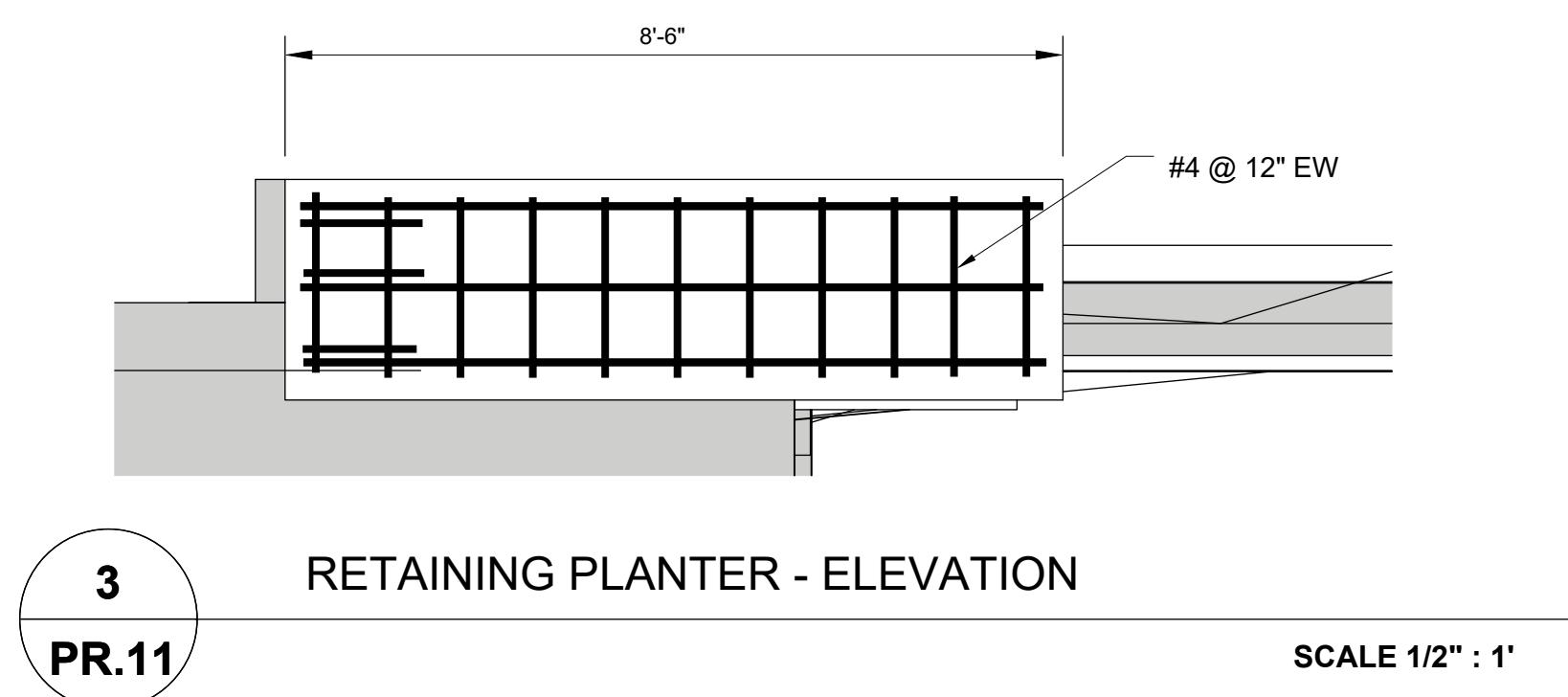
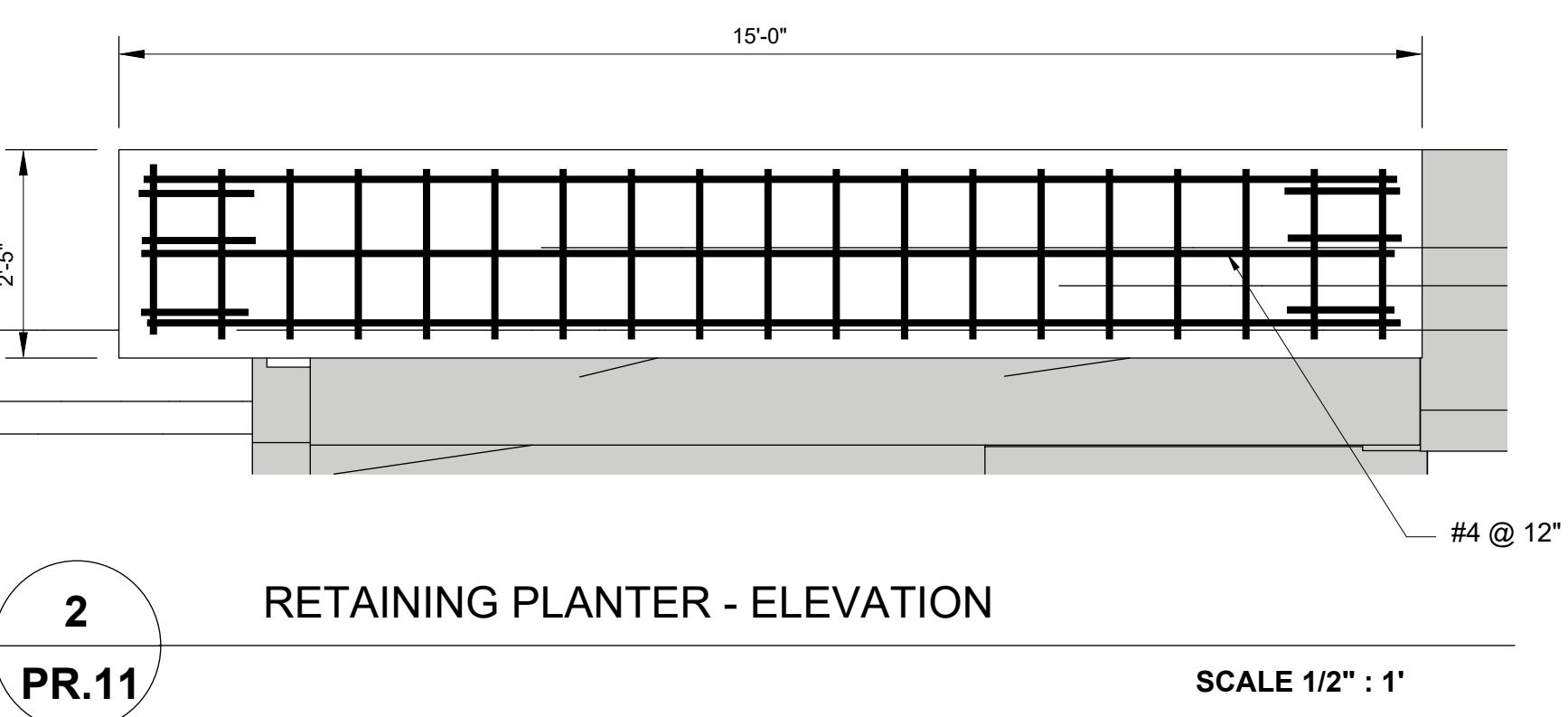
**2**

**PR.10**



**PR.10**

**PR.10**



**THIS SHEET IS FOR  
INFORMATION ONLY**