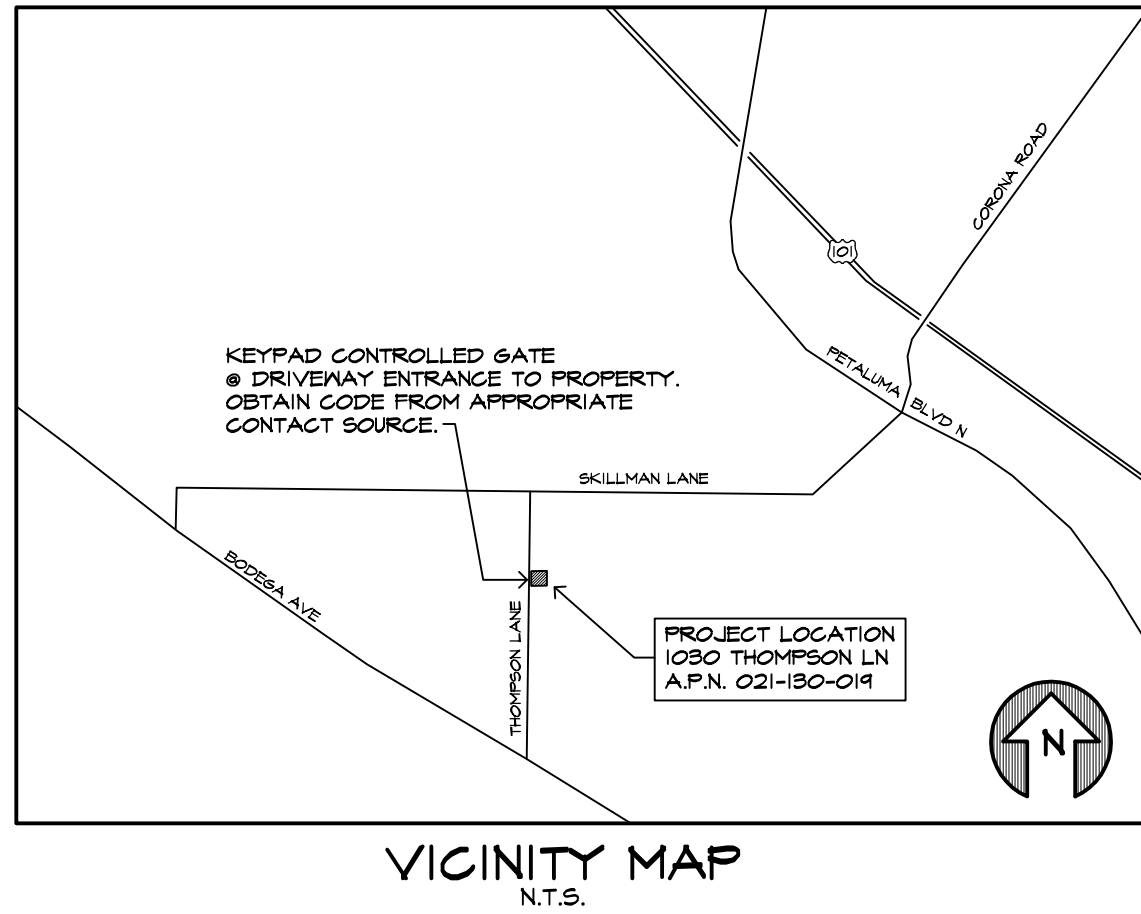


SITE PLAN
1/16"=1'-0"



PROJECT DATA

PURPOSE OF PLANS

ABATEMENT OF NON-PERMITTED WORK PERFORMED IN THE REMODEL OF EXISTING GUEST HOUSE & GARAGES. PLANS WILL ADDRESS BLDG VIOLATION VBU29-0908 (ISSUED 8/15/23.)

SCOPE OF WORK

1. CONVERT (E) GARAGES (U-I) INTO CONDITIONED MULTI-PURPOSE ROOMS (R-3.) THE (E) GARAGE SPACES ARE FULLY INSULATED, (R-30 CEILING, R-19 WALLS) W/ INTERIOR WALLS & CEILINGS COVERED & FINISHED.
2. INSTALL WATERPROOF COATINGS ON (E) GARAGE SLABS & COVER W/ VINYL FLOORING.
3. REMOVE GARAGE DOORS. INFILL OPENINGS & INSTALL (N) FRENCH DOORS PER PLAN. MATCH (E) INTERIOR & EXTERIOR FINISH.
4. REMOVE (E) ELECTRIC WATER HEATER IN GARAGE. INSTALL (N) TANKLESS ELECTRIC WATER HEATER ON ADJACENT EXTERIOR WALL UTILIZING (E) PLUMBING & ELECTRICAL.
5. REPLACE (E) 2-ZONE MINI-SPLIT HVAC SYSTEM W/ (N) 4-ZONE SYSTEM. REPLACE (2) AIR HANDLER UNITS LOCATED IN (E) GUEST HOUSE & INSTALL AN AIR HANDLER UNIT @ EA (N) MULTI-PURPOSE ROOM.
6. REMOVE SHOWER AT 2nd FLOOR BATHROOM. ①

GENERAL NOTES

1. ALL (N) CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CCR TITLE 24 2022 BUILDING STANDARDS CODE AS ADOPTED BY THE COUNTY OF SONOMA: 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2022 CALIFORNIA EXISTING BUILDING CODE.
2. THESE PLANS ARE CONSISTENT WITH THE CONVENTIONAL FRAMING PROVISIONS OF THE CALIFORNIA RESIDENTIAL CODE.
3. ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS, COATINGS, CARPETS, AND PADS SHALL BE COMPLIANT WITH VOC LIMITS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANCE. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS. PATIELEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
4. THIS BUILDING INCORPORATES FEATURES THAT REQUIRE FIELD TESTING AND/OR VERIFICATION BY A CERTIFIED HERS RATER UNDER THE SUPERVISION OF A CEC-APPROVED HERS PROVIDER. REFER TO ATTACHED TITLE 24 ENERGY DOCUMENTATION FOR ADDITIONAL INFORMATION.

FIRE SAFETY REQUIREMENTS

1. THIS PROJECT SHALL COMPLY WITH THE SONOMA COUNTY FIRE SAFE STANDARDS.
2. VERIFY THAT PERMANENT ADDRESS NUMBERS (4" MIN HT, 3/8" MIN STROKE, REFLECTORIZED ON CONTRASTING BACKGROUND) EXISTS AT DRIVEWAY ENTRANCE.
3. SMOKE ALARMS SHALL BE PROVIDED PER PLANS.
4. AN ON-SITE EMERGENCY WATER SUPPLY W/ REQ'D HYDRANTS, ETC EXISTS ON THIS PROPERTY.

PROPERTY INFORMATION

A.P.N. 021-130-019
ZONING: AR B6 2, NONE
LOT SIZE: 158 ACRES
LAND USE: RES2
WATER: PRIVATE (EXISTING WELL)
SEWER: PRIVATE (EXISTING SEPTIC SYSTEM)
LATITUDE 38.252044
LONGITUDE -122.682003
SEISMIC ZONE D2

OWNER

MUIR WOOD, LLC
201 1st ST, SUITE III
PETALUMA, CA 94452
SCOTT SOWLE, CEO
ssowle@muirwoodteen.com
310-403-1155

CONTACT PERSON

CARLOS SHELTON
carlosshelton@comcast.net
415-304-7699

SHEET SCHEDULE

1. SITE PLAN, VICINITY MAP, PROJECT DATA
2. FLOOR PLAN, NORTH ELEVATION, SECTION A-A, ETC.

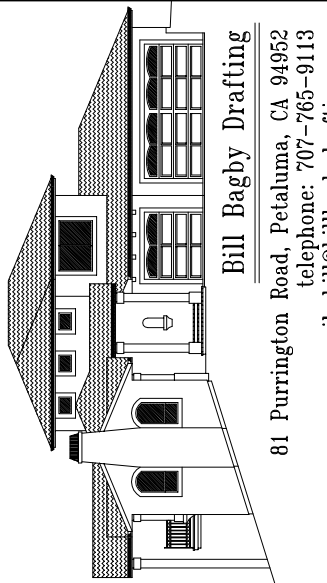
ATTACHMENTS

TITLE 24 ENERGY DOCUMENTATION

Bill Bagby 01/24/2024

REVISIONS

1. REVISED 01/24/2024 PER PRMD PLANNING DIVISION REG TS



GUEST HOUSE REMODEL ABATEMENT
1030 THOMPSON LANE, PETALUMA
COUNTY OF SONOMA A.P.N. 021-130-019
SITE PLAN, VICINITY MAP, PROJECT DATA

DATE: 10/12/23

BY: BB

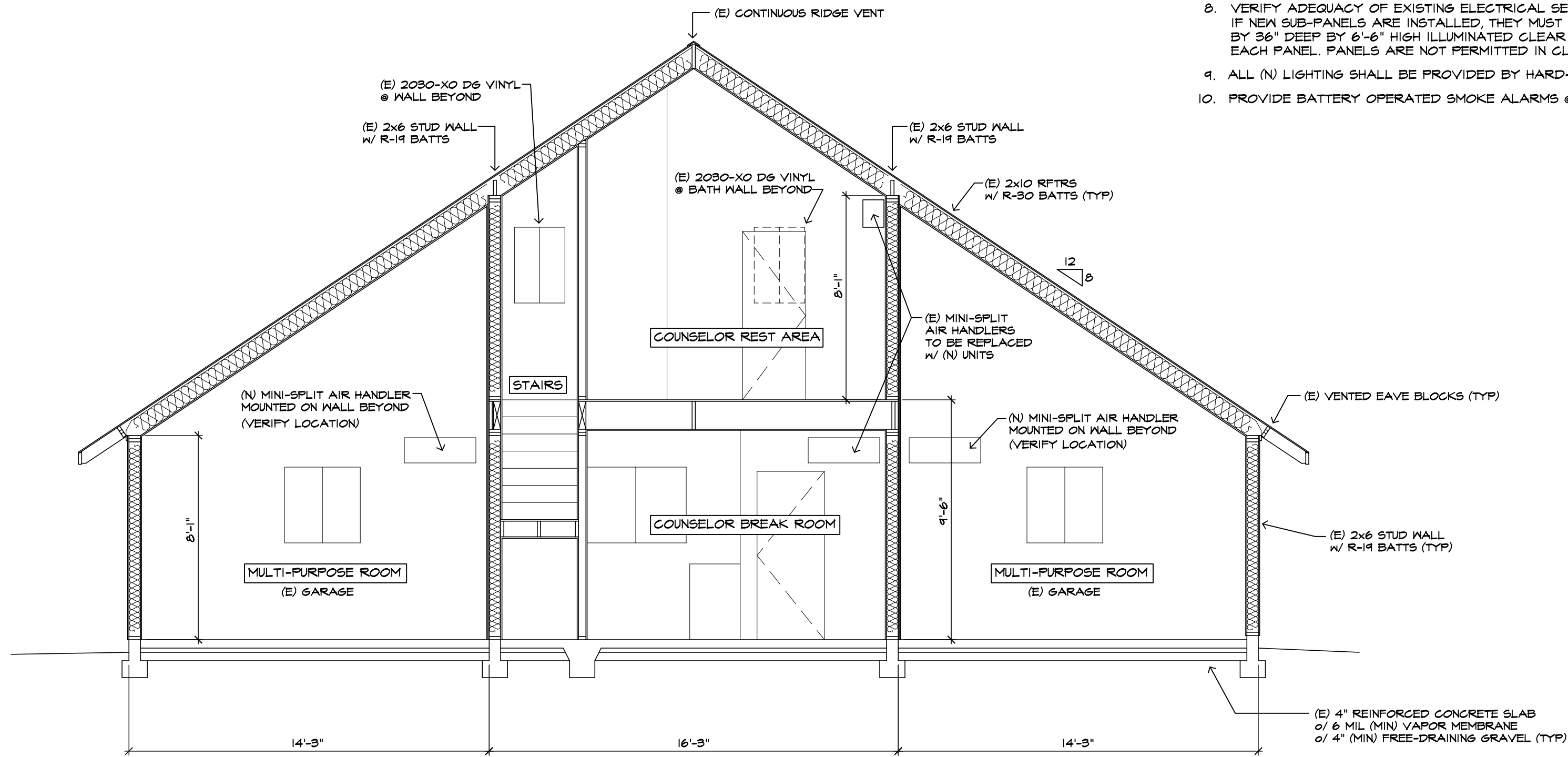
SCALE: AS NOTED

JOB#: 23-08-25

SHEET
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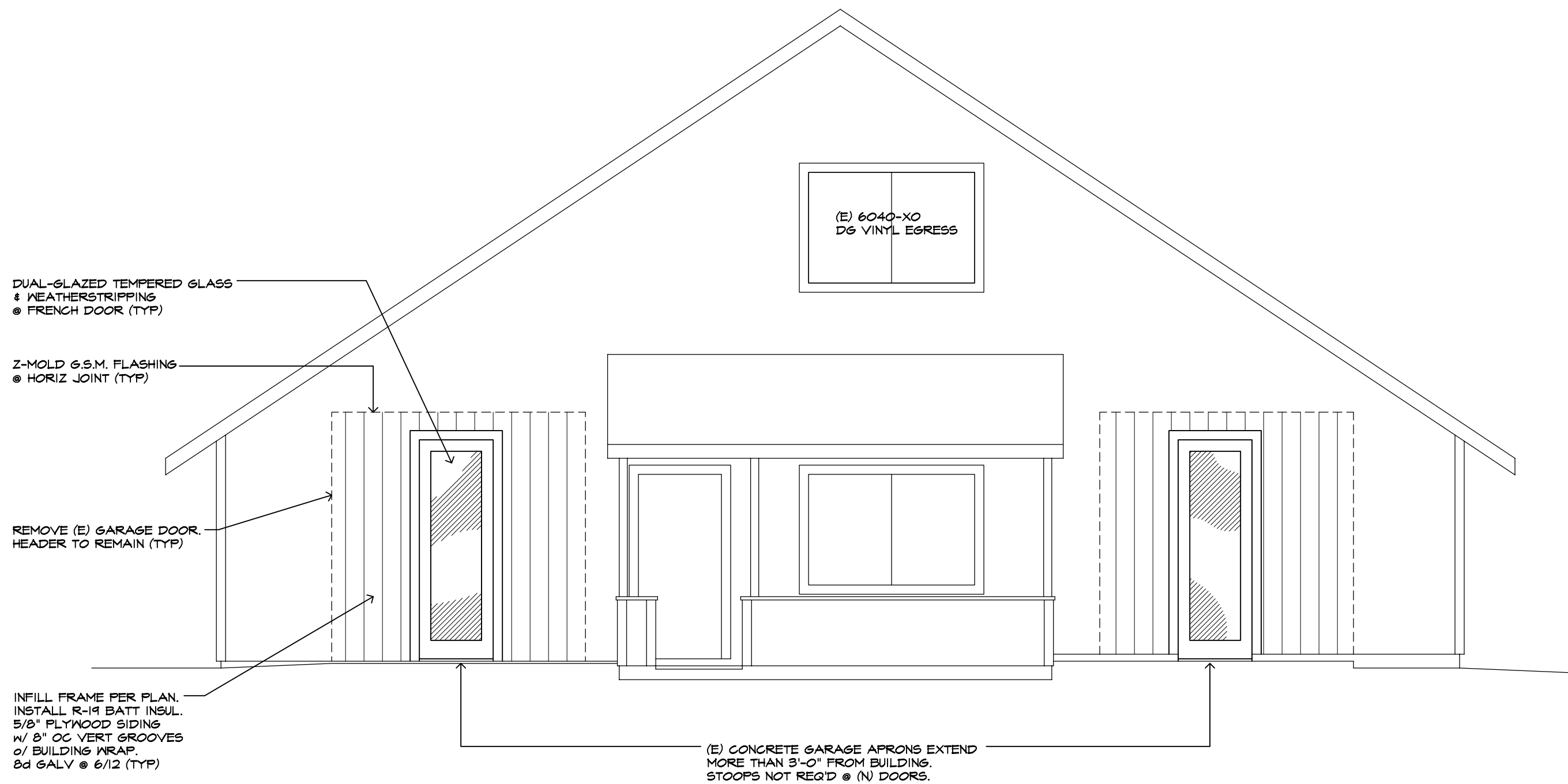
NOTES

1. DOOR LOCATION DIMENSIONS ARE APPROXIMATE. VERIFY IN FIELD.
2. NEW STUDS, PLATES, & BLOCKS SHALL BE DOUGLAS FIR STANDARD & BETTER. MUDSILLS & SOLE PLATES IN CONTACT W/ CONCRETE SHALL BE 2x P.T. HEM FIR.
3. NEW 2x6 INFILLED EXTERIOR WALLS SHALL BE INSULATED WITH R-19 BATTS. INTERIOR GYP BD THICKNESS SHALL MATCH EXISTING W/ SD COOLERS OR DRYMALL SCREENS @ 1" OC. TAPE, TEXTURE, PAINT TO MATCH EXISTING.
4. VERIFY FLOOR COVERINGS WITH OWNER.
5. NO ADDITIONAL HEATING OR COOLING IS PROPOSED FOR THIS PROJECT.
6. INSTALLATION INSTRUCTIONS FOR ALL MANUFACTURED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.
7. 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.
8. VERIFY ADEQUACY OF EXISTING ELECTRICAL SERVICE PANEL(S). IF NEW SUB-PANELS ARE INSTALLED, THEY MUST BE PROVIDED WITH A 30" WIDE BY 36" DEEP BY 6'-6" HIGH ILLUMINATED CLEAR WORKING AREA IN FRONT OF EACH PANEL. PANELS ARE NOT PERMITTED IN CLOSET OR BATHROOM.
9. ALL (N) LIGHTING SHALL BE PROVIDED BY HARD-WIRED L.E.D. FIXTURES.
10. PROVIDE BATTERY OPERATED SMOKE ALARMS @ MEETING ROOMS.



SECTION A-A

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

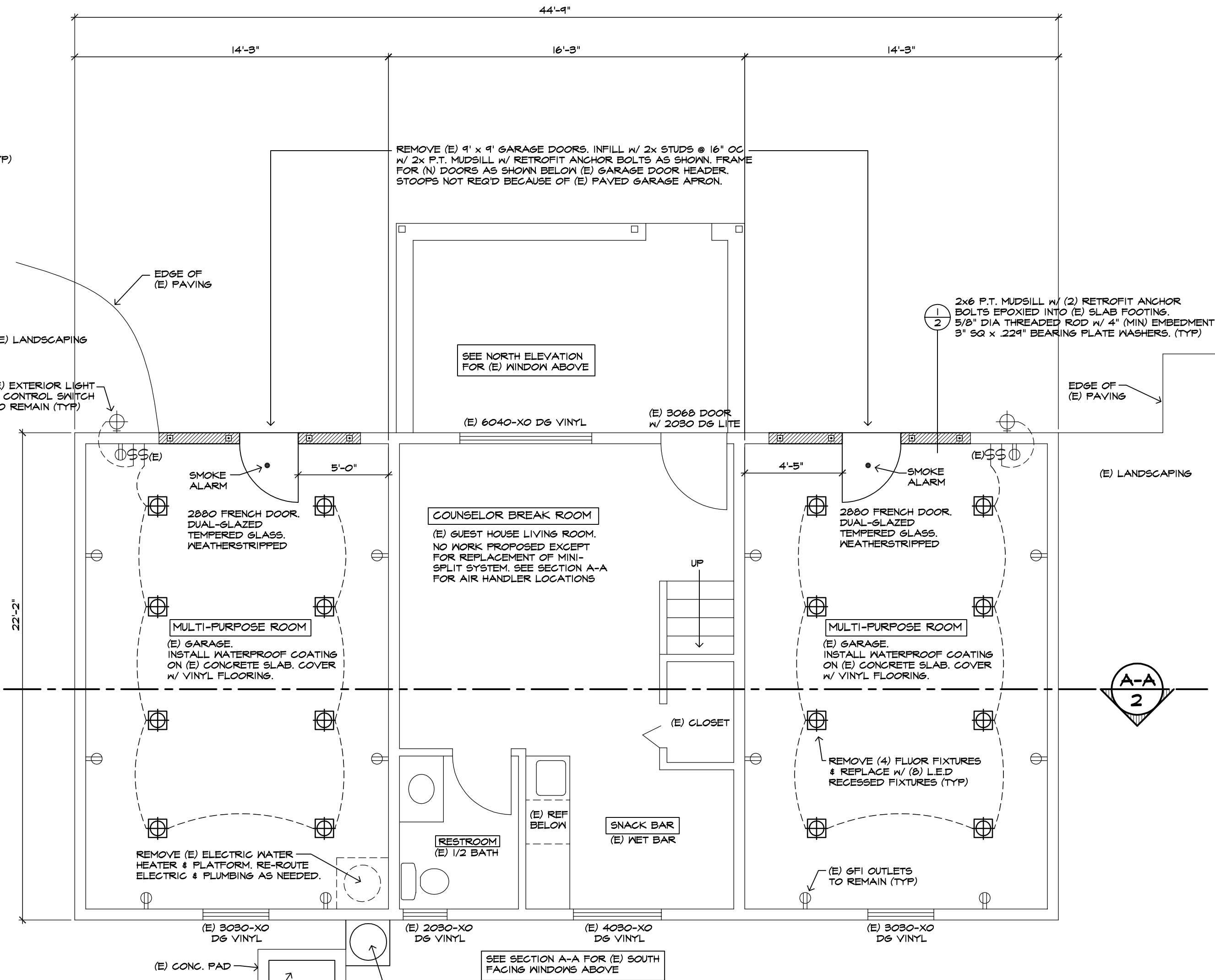
NATURAL LIGHT & VENTILATION CALCULATION
(TYP OF (2) (N) MULTI-PURPOSE ROOMS)

INTERIOR FLOOR AREA = 18.75' x 21.17' = 24.04 SF
REQ'D NATURAL LIGHT = 24.04 SF x .08 = 23.24 SF
REQ'D VENTILATION = 23.24 SF x 50% = 11.65 SF
2080-XO WINDOW = 4 SF LIGHT & 4.5 SF VENTILATION
2080 FRENCH DOOR = 21.86 SF LIGHT & VENTILATION
NATURAL LIGHT PER PLAN = 4 + 21.86 = 30.36 > 23.24
VENTILATION PER PLAN = 4.5 + 21.86 = 25.86 > 11.65

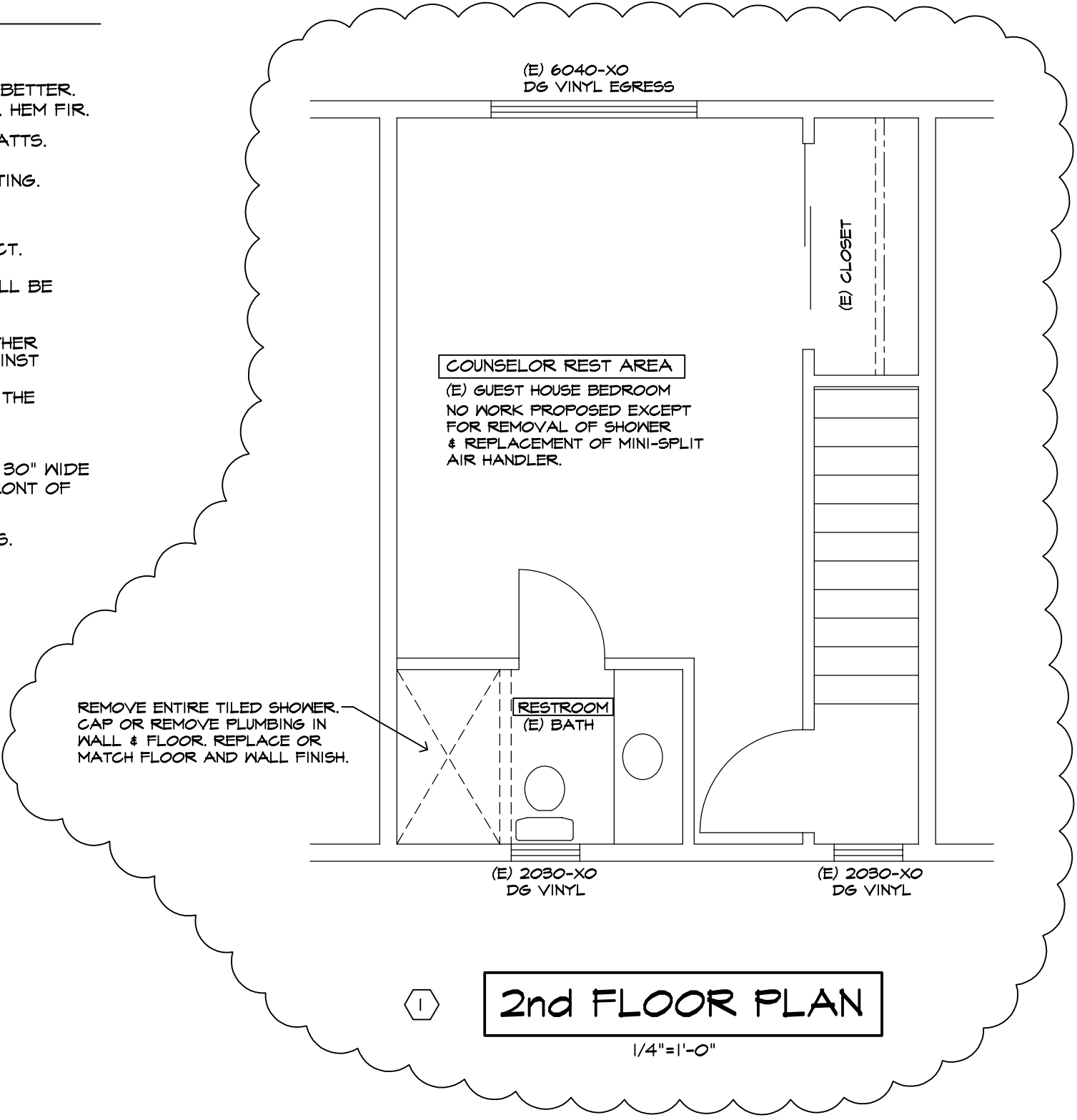
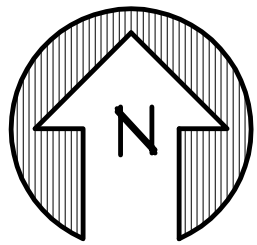
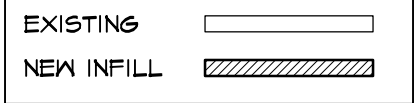
AREA CALCULATION
FIRST FLOOR 1442 SF
SECOND FLOOR 360 SF
TOTAL CONDITIONED SPACE 1802 SF

1st FLOOR PLAN

1/4"=1'-0"

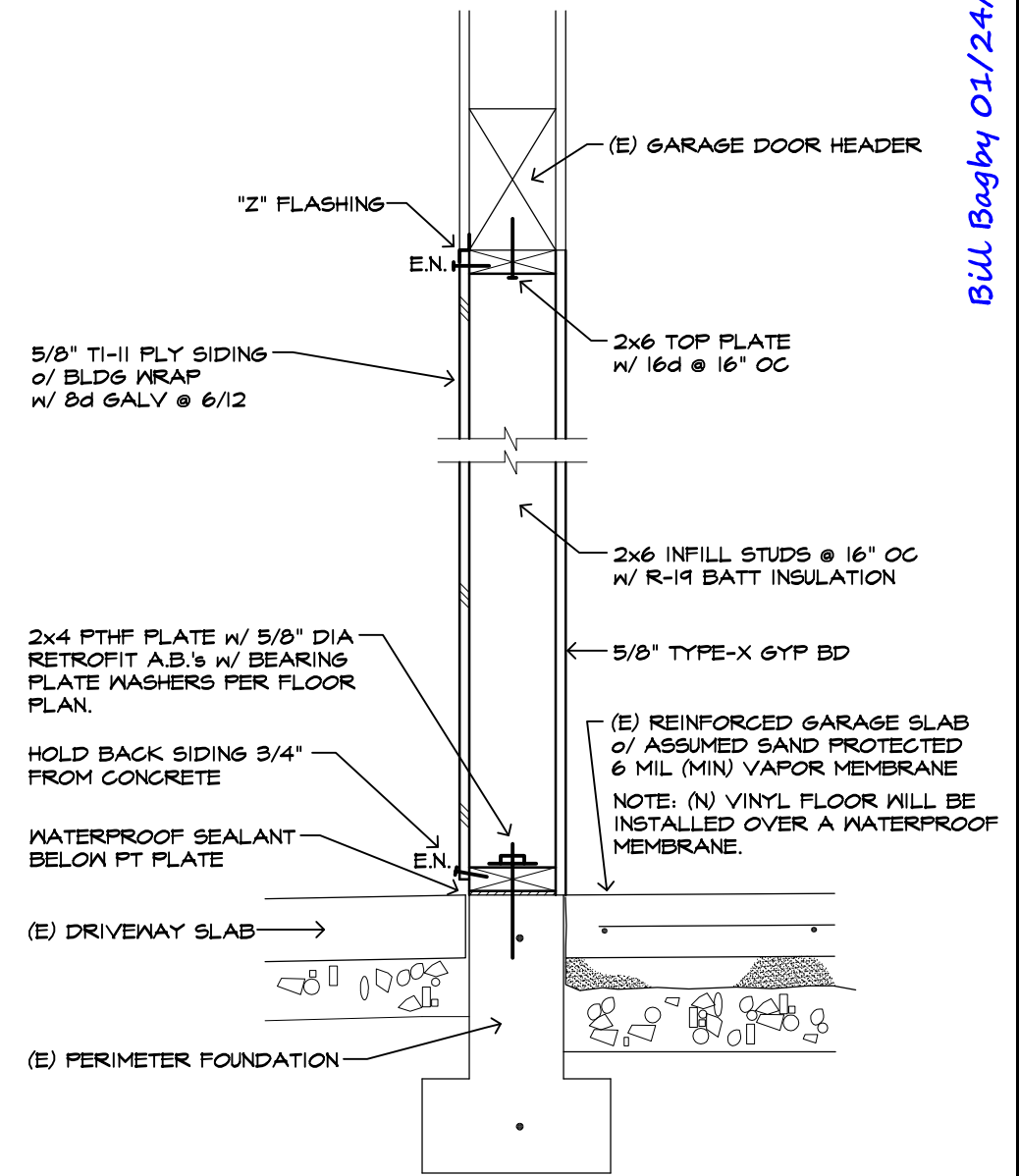


WALL LEGEND



2nd FLOOR PLAN

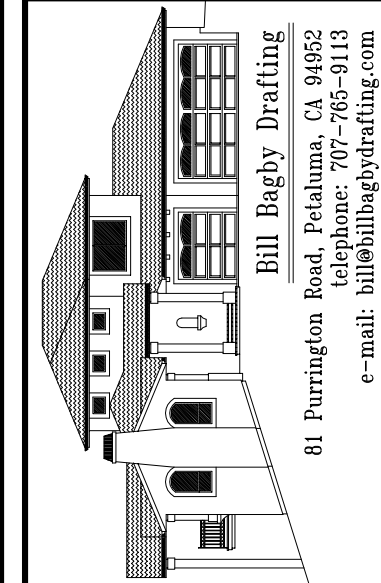
1/4"=1'-0"



INFILL DETAIL ①

1"=1'-0"

BULL BAGBY 01/24/2024



REVISIONS

- | NO. | REVISION |
|-----|--|
| 1 | REVISED 01/24/2024 PER PRMD PLANNING DIVISION REG TS |

GUEST HOUSE REMODEL ABATEMENT
1030 THOMPSON LANE, PETALUMA
COUNTY OF SONOMA A.P.N. 021-130-019
FLOOR PLAN, NORTH ELEVATION, SECTION A-A, ETC

DATE: 10/12/23

BY: BB

SCALE: AS NOTED

JOB#: 23-08-25

SHEET

2