

GENERAL

- Construction to comply with 2022 C.B.C., C.R.C., California Green Building Standards Code, Energy Code, and Fire Code, 2022 C.M.C., C.P.C. and C.E.C. and all local codes and standards.
- All dimensions to be verified in the field by the contractor.
- Written dimensions to take precedence over scaled dimensions.
- Dimensions are to face of framing, unless otherwise noted.
- Dimensions noted 'clear' are finished dimensions.
- Premises to be maintained in reasonably neat, clean, and hazard-free condition during course of construction. At completion of work, all surplus material, tools, etc., shall be removed. Contractor shall perform final clean-up. All surfaces to be free of stains, spots, marks, smears, etc. Premises to be left in broom-clean condition.
- All trees and other landscaping not to be removed shall be protected from damage during construction.
- Owner is responsible for locating all property lines, easements and the presence of utilities.
- Designer assumes no responsibility for soils, topography or any other existing conditions.

FINISHES

- Paint to be three-coat work, consisting of prime coat, intermediate coat, and finish coat. Colors per owner. Caulk all joints in woodwork prior to painting, typical.
- Stain, oil or other sealant or finish to be per owner, applied per manufacturer's recommendations, typical.
- Floor finishes per owner.
- Typical interior finish to be 1/2" gypsum board to walls, 5/8" gypsum board to ceilings, and/or 5/8" gypsum board under T&G Redwood finish at ceilings. Finish of gypsum board to be per owner, typical.
- Finish material at Eaves and at ceilings of porch is existing T&G Redwood, to remain.

THERMAL AND MOISTURE PROTECTION

- Siding is Redwood Shiplap, to remain.
- Roofing is composition shingles, to remain.
- Insulation to be per plan, and Title 24 Compliance Certificate. Note that a HER\$ rater will need to be hired to perform verification of Kitchen Range Hood, Minimum Airflow, Fan Efficacy Watts / CFM and Duck Leakage Testing
- All metal flashing to be 26 gauge galvanized, or copper, per owner. Visible galvanized flashing to be painted. Flashings shall be provided at all locations required to make work watertight as indicated, specified, and/or required. Exposed edges of flashing to be folded under 1/2" to provide stiffness.
- Provide exterior and interior caulking and sealing of joints as required to seal the perimeters of all openings to weatherproof the building, prevent light leakage, noise penetration, and moisture intrusion. Caulk all openings in exterior walls; i.e., windows, door frames, lower plate lines, and all other areas where infiltration can occur, and per plans.
- Caulk all openings for plumbing and electrical, etc., in walls, ceilings and floors.
- Flash all window and door penetrations with Vycor or equivalent. Verify weather-stripping at exterior doors.
- Verify that finished grade slopes away from building.
- Verify gutters and downspouts. Downspouts to discharge to collectors, collectors to run separately from foundation drains, and discharge at riprap.

MECHANICAL

- HVAC equipment to be located in attic. Provide switched lighting at access door with light at equipment. Provide 24" wide cat walk to equipment and 30" square working platform at equipment.
- Provide non-removable backflow prevention device on any new exterior hose bibbs and irrigation systems.
- Provide accessible plumbing cleanout.
- No mechanical venting systems shall terminate less than 4'-0" below or to the side, or less than 1'-0" above any door or operable window.
- Openable windows shall be located a minimum of 10' from any plumbing vents, chimneys, etc. Section R303.5
- All appliances, showerheads and faucets shall be C.E.C. Certified. All shower, tub, bidets and sink faucets must have pressure balance or thermostatic mixing valves.
- Kitchen exhaust fan to provide minimum 100 cfm ducted to the exterior.
- Exhaust fans installed must be specified at a noise rating of minimum 1 'Sone' (for the continuous use calculation) or 3 'Sone' (for the intermittent use calculation).
- Water conserving fixtures: New water closets shall use no more than 1.28 gallons of water per flush, kitchen faucets may not exceed 1.8 GPM, lavatories are limited to 1.2 GPM, and showerheads may not exceed 1.8 GPM of flow, metering faucets may not exceed 0.25 GPM, lav faucets shall not have a flow rate of less than 0.8 GPM at 20 psi.
- All hot water piping sized 3/4" or larger is required to be insulated as follows: 1" pipe size or less with 1" thick insulation; larger pipe sizes require 1.5" thick insulation. Note: In addition, the 1/2" size hot water pipe to the kitchen sink is required to be insulated.

GENERAL NOTES

OPEN ROOF EAVES.

Eaves are existing, to remain unchanged.

ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS.

Eaves are existing, to remain unchanged.

EAVE OR CORNICE VENTS.

Vents shall not be installed in eaves and cornices, unless they resist the intrusion of flame and burning embers into the attic area of the structure.

ROOF GUTTERS.

Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

EXTERIOR PORCH CEILINGS.

Exterior porch ceilings are existing, to remain unchanged.

DECKING, FLOOR AND UNDERFLOOR PROTECTION.

Decking surfaces (decks, stair treads, risers, landings of decks, porches and balconies where a portion is within 10' of primary structure) shall be constructed of ignition-resistant materials, Class B minimum.

EXTERIOR WALL AND OPENING PROTECTION.

Exterior walls are existing, to remain. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs or eave enclosures.

EXTERIOR WALL VENT OPENINGS

Wall vents shall be protected by corrosion-resistant, noncombustible wire mesh with openings of 1/8".

EXTERIOR GLAZING AND GLAZED OPENINGS

Exterior windows shall have a minimum of one tempered pane, or have a fire resistive rating of 20 minutes, or be of glass block.

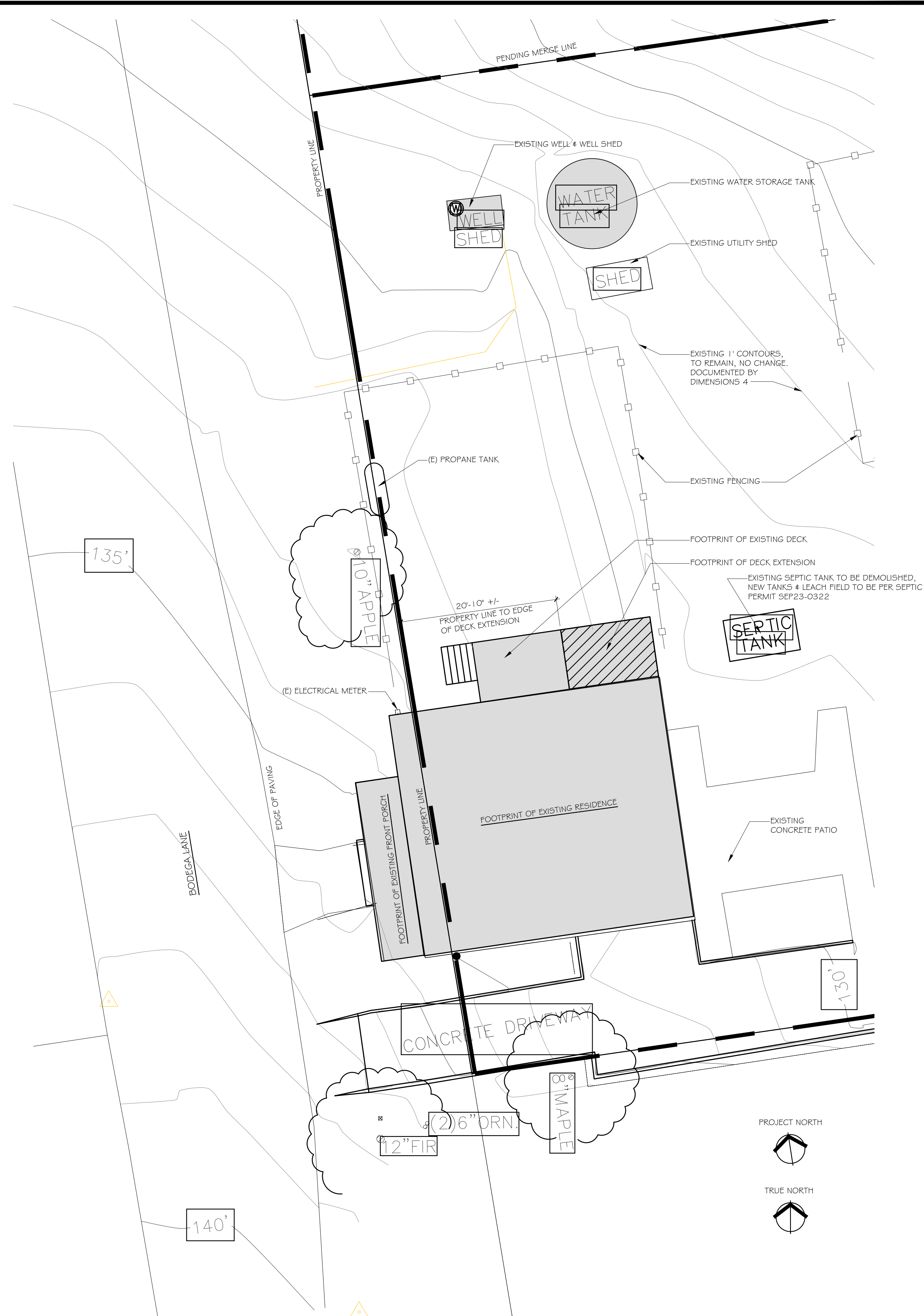
EXTERIOR DOORS

Exterior doors are existing, to remain.

VEGETATION MANAGEMENT

Vegetation adjacent to buildings (30ft) to be managed so that there is no continuity between ground fuels and tree crowns.

- Tree crowns to be separated by at least 10 feet. Raise all tree crowns to at least 10 feet above ground, thin out crowns by 25% to reduce available fuels. Remove all dead branches, large areas of dead foliage, vines and loose bark. Remove all debris.
- When thinning brush areas, first remove dead, sick or stressed shrubs, then highly flammable shrubs, ie shrubs that are twiggy, have small woody leaves, or contain volatile oils (aromatic). Shrub cover should not exceed 30% of defensible area. Maximum dead to live ratio is 20%-80%. Remove all vines and papery bark, and other suspended debris, remove or mow undergrowth to 3'h, and remove all debris.
- Chipped wood and mulch can provide an excellent thermal barrier which will prevent lost moisture in ground fuels. Shredded or 'hairy' bark is prohibited



SITE PLAN

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

REVISIONS	BY

GERDA
ENGELBART
DESIGNER

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[Signature]

GUILLOUX RESIDENCE
INTERIOR REMODEL

17132 BODEGA LANE, BODEGA, SONOMA COUNTY, CALIFORNIA

A.P.N. 103-120-019

GENERAL NOTES,
SITE PLAN

Date: 2023.10.05
Scale: NOTED
Drawn: GE
Job: ---
Sheet: ---

A2
Of 13 Sheets