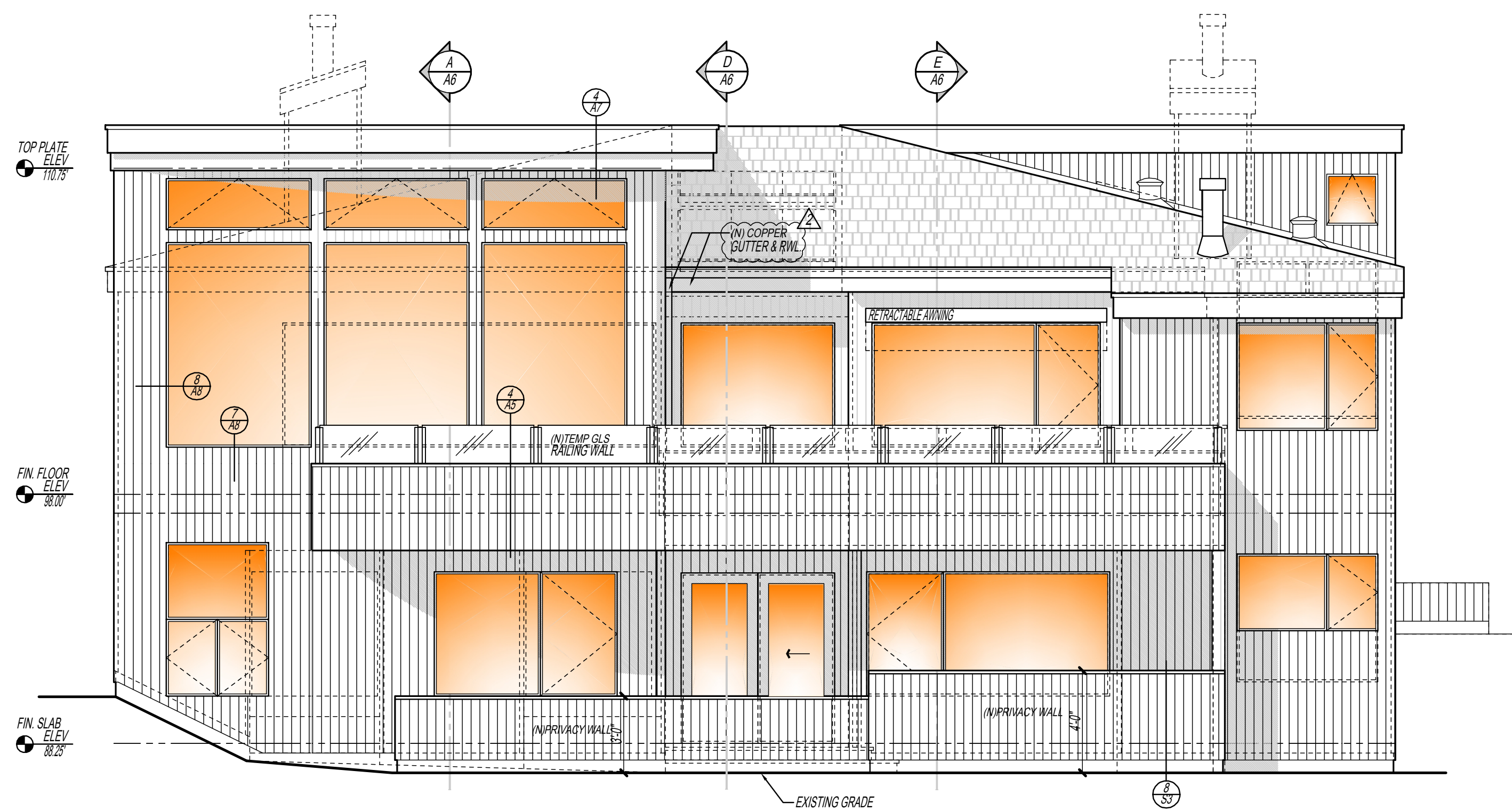
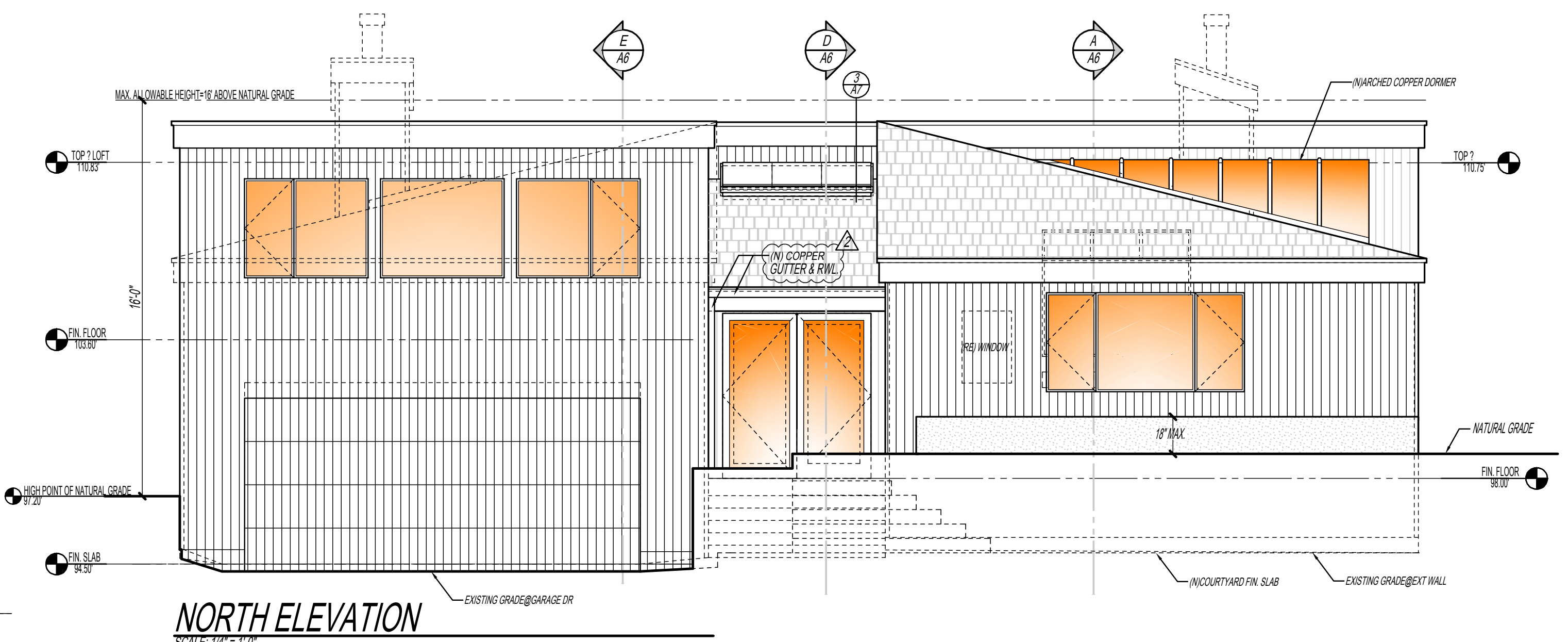




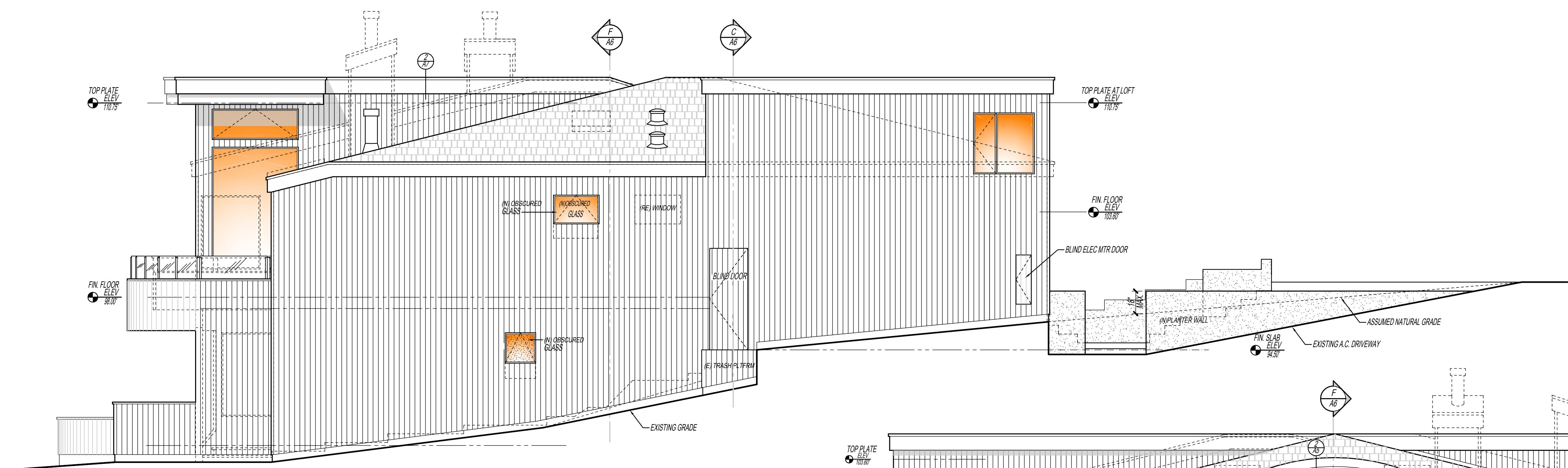
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



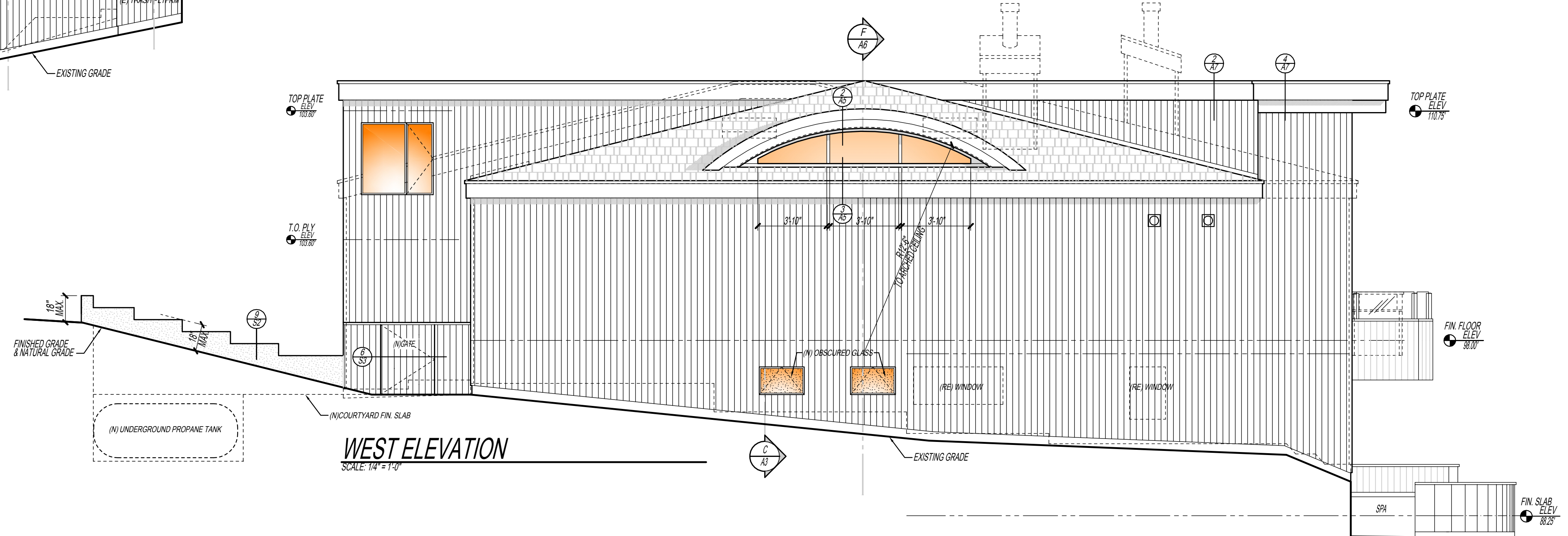
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SLOPED ROOF:	CLASS 'A' ASPHALT COMPOSITION SHINGLE SELF-SEALING WEATHERED WOOD. COLOR: 'ELK PRESTIGE'. 30 YEAR OR APPROVED EQUAL. INSTALL PER MFR. SPEC. @ GRADE FIRE & ICE.
FLAT ROOF:	CLASS 'A' 3-PLY MODIFIED BITUMEN W/ GRANULAR IMPREGNATED ASPHALTIC EMULSION TOP COAT (INSTALL PER MFR'S SPECS) COLOR TO MATCH WEATHERED WOOD COMPOSITION SHINGLES. 10 YEAR MIN. WARRANTY.
DORMER ROOF:	(10 YEAR MIN. WARRANTY) STANDING SEAM METAL (COPPER) ROOFING @ GRADE FIRE & ICE. INSTALL PER MFR. SPECS.
SIDING:	NEW 1x4 CLR CEDAR VERT. SIDING @ 12" WALL SHTG. PER PLAN, NAIL PER (AB) BLIND NAIL SIDING w/ S ST. 8d TO 2x HORIZ. BLKG. AT 24" O.C. TYP. EXTERIOR FINISH: COLOR PER H.O.A. APPROVED LIST, 'CABOTS' STAIN. FACTORY APPLIED FIRST COAT, FIELD APPLIED SECOND COAT, PROVIDE SAMPLE, PROVIDE (2) LAYERS JUMBO-TEX #30 FELT UNDER SIDING FOR BUILDING WRAP. SEE ALSO ALTERNATE SIDING OPTION WITH DETAIL SHOWN THIS SHEET.
SOFFITS, EXTERIOR CEILING:	(N) 1x4 T&G CLEAR CEDAR SOFFITS TYPICAL. STAIN FINISH TO MATCH SIDING.
GARAGE DOOR:	(N) HVY. DUTY DOOR & OPENER w/ EXTERIOR SIDING TO MATCH.
WINDOWS, FRENCH DRS, SLIDERS, ENTRY DOOR:	'BLOMBERG' OR APPROVED EQ. W/ LOW E2 GLAZING. COLOR DARK BRONZE ANODIZED.
SKYLIGHTS:	CUSTOM FABRICATED OR 'VELUX' PER PLAN, w/ LOW E2 LAMINATED, TEMP. GLAZING. TYP., PROVIDE LABOR & MATERIAL AND 10 YEAR MIN. WARRANTY (FREE OF LEAKS)
FASCIA:	2x12 CLEAR CEDAR, STAIN TO MATCH EXTERIOR SIDING
FLASHING:	COPPER FLASHING, INSTALL PER S.M.A.C.N.A.
EXPOSED CONC.:	EXPOSED AGGREGATE WITH LAMP BLACK DYE (3 LBS. PER YARD) AT RETAINING WALLS, PATIOS, WALKWAYS AND DRIVEWAY TYPICAL, U.O.N.
STONE PAVERS:	FLAGSTONE PAVERS TO BE APPROVED BY DESIGN REVIEW.
GUTTERS & RVL:	5" COPPER FACIA GUTTER AND 3" DIA. COPPER RVL.



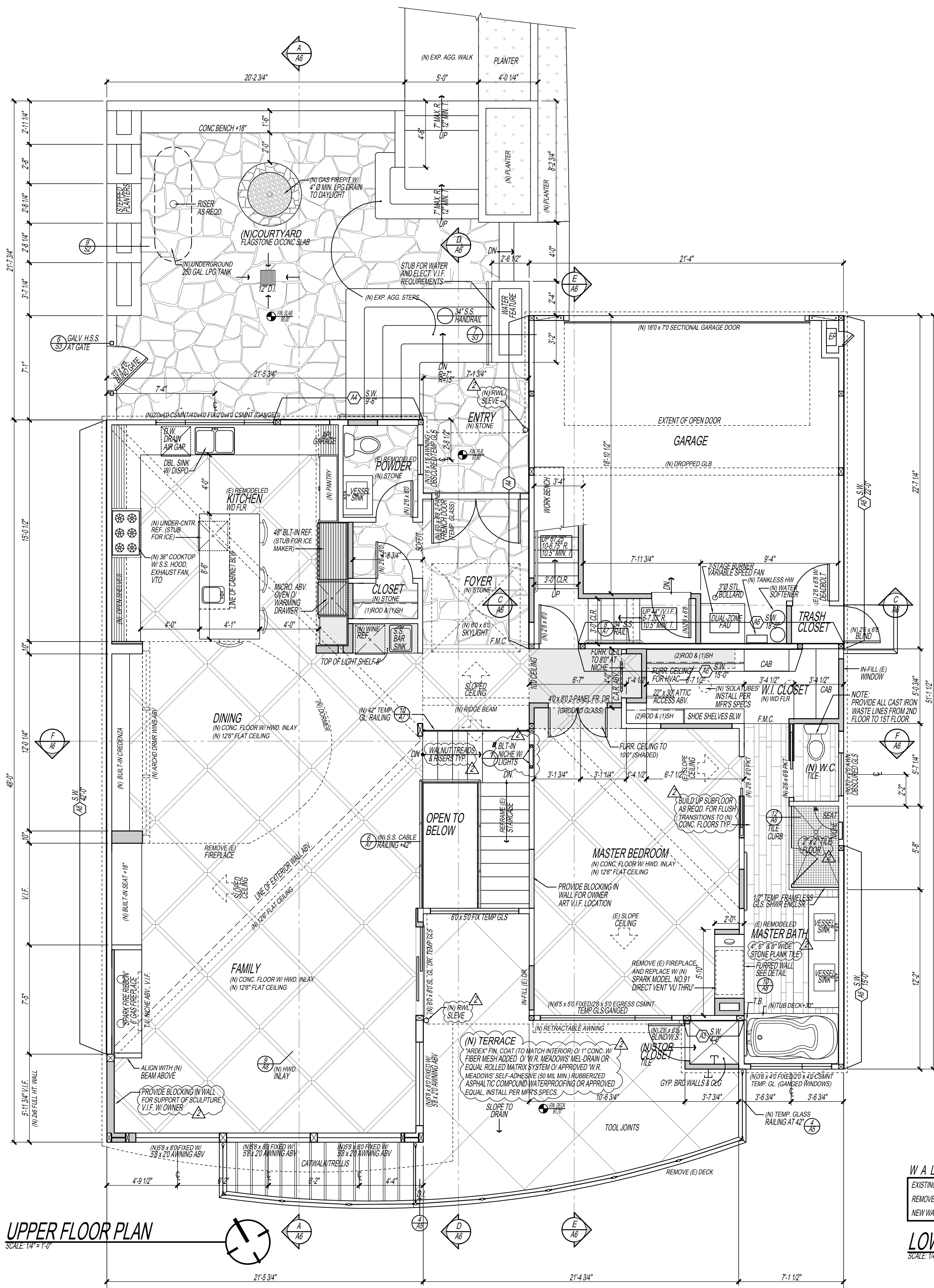
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

Project Architect	J.A.M.
Drawn By:	R.D.F.
Date:	3-15-10
Revision	Date
PLAN CHECK	1-28-10
OWNER / ARCHITECT	3-15-10

A CUSTOM REMODEL AND ADDITION FOR
CRAIG AND ROBIN WILLIAMS
20680 MOCKINGBIRD ROAD
BODEGA BAY, CALIFORNIA
APN 100-310-019



UPPER FLOOR PLAN

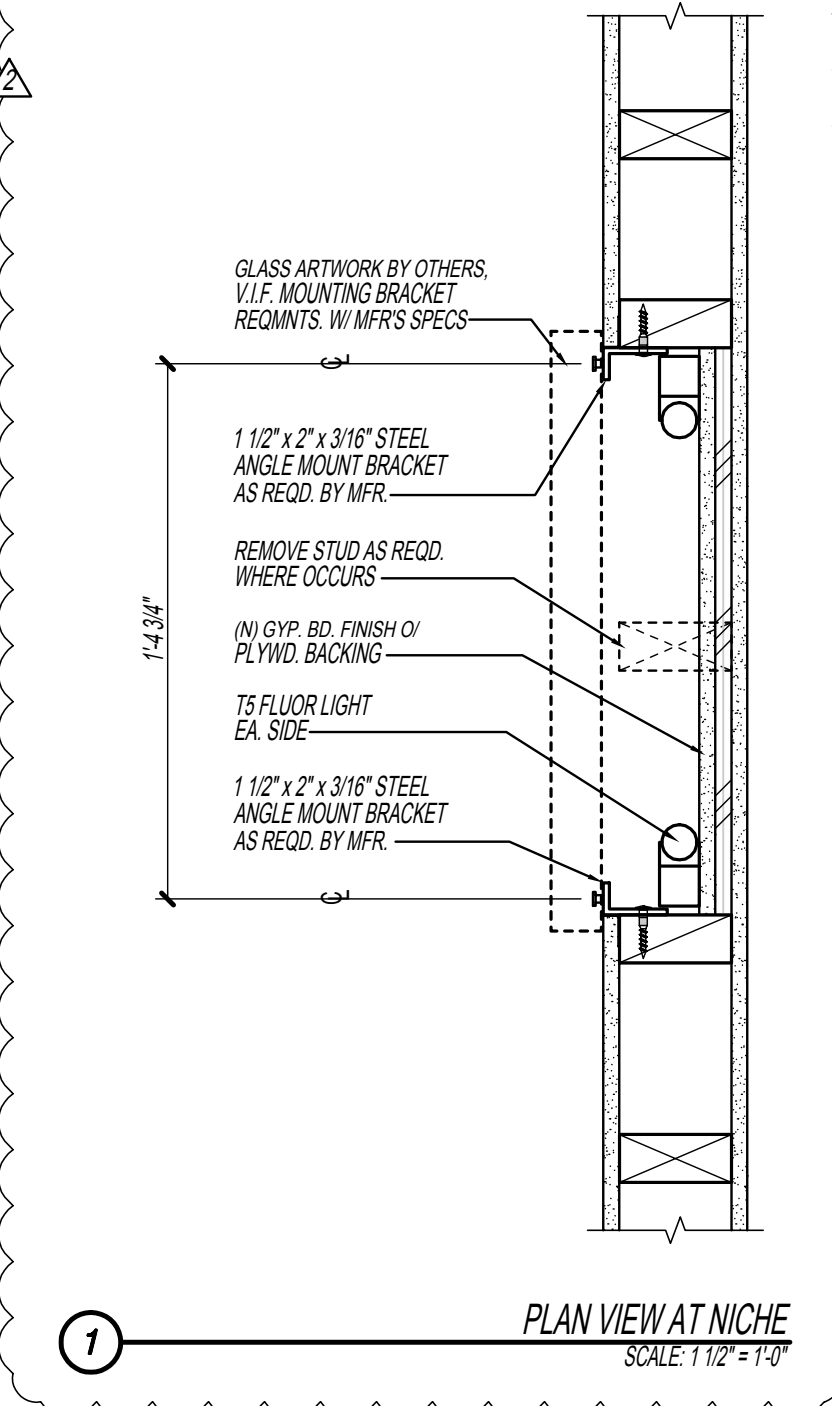
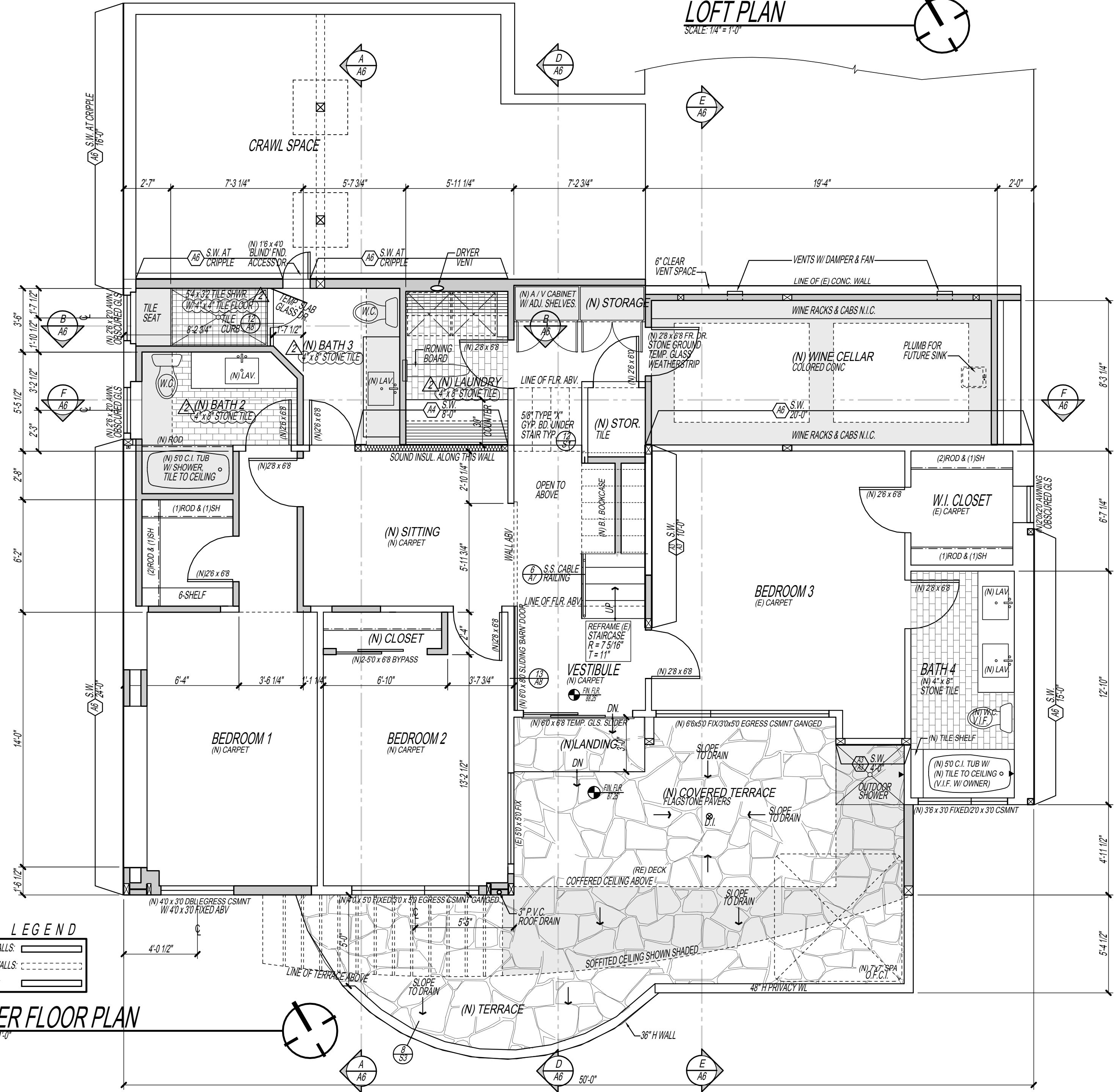
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXISTING WALLS	[Solid Line]
REMOVED WALLS	[Dashed Line]
NEW WALLS	[Double Line]

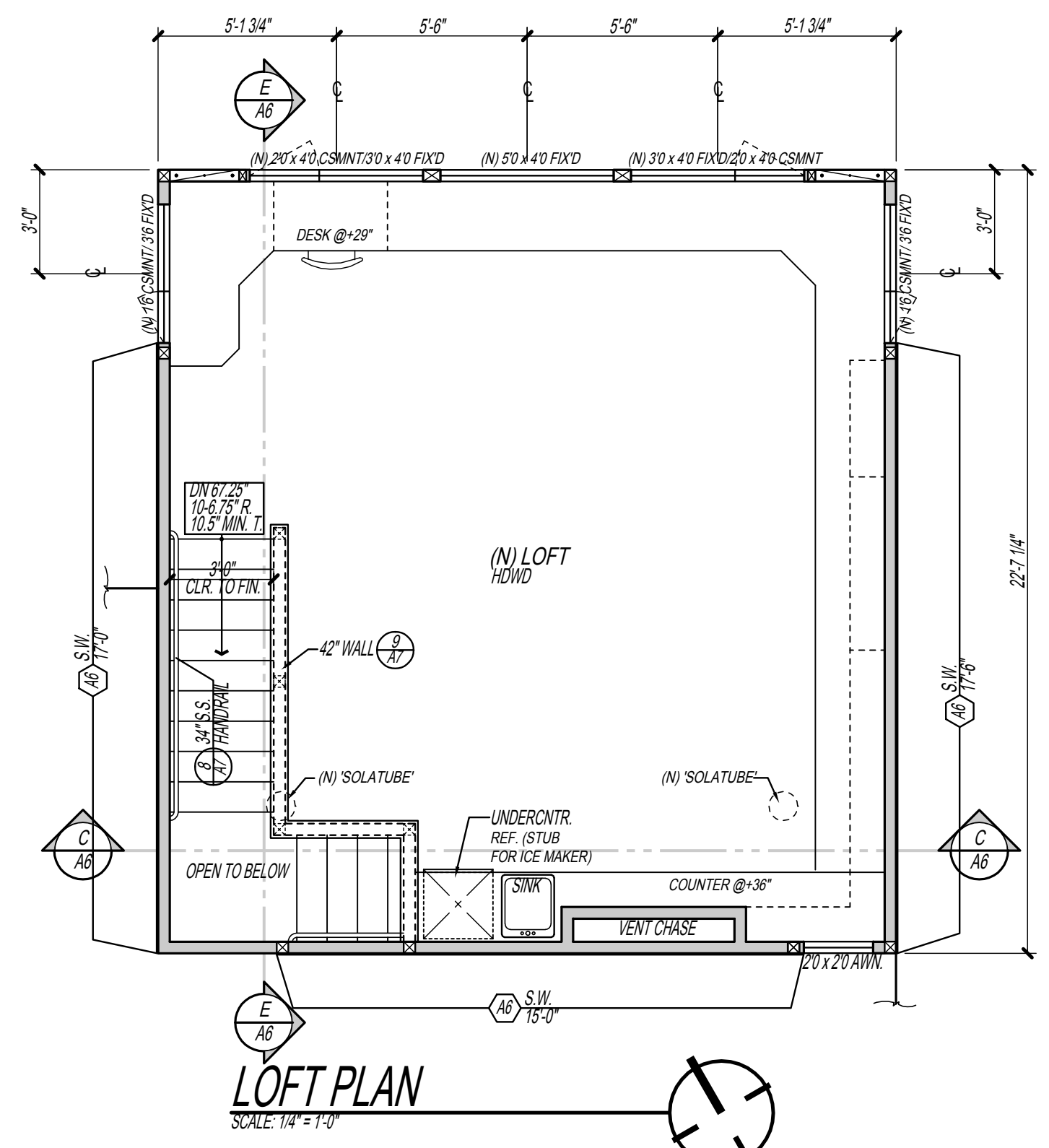
LOWER FLOOR PLAN

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



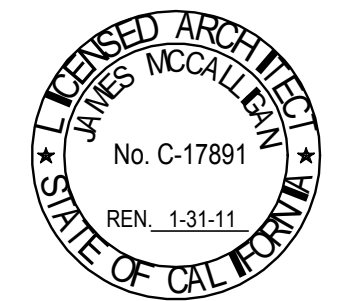
PLAN VIEW AT NICHE

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



LOFT PLAN

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



Project Architect J.A.M.
Drawn By R.D.F.
Date 3-15-10

Revision	Date
PLAN CHECK	1-28-10
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A CUSTOM REMODEL AND ADDITION FOR
CRAIG AND ROBIN WILLIAMS
20680 MOCKINGBIRD ROAD
BODEGA BAY, CALIFORNIA
APN 100-310-019

1. Fabricated wood joist to be factory manufactured by "Trus Joist MacMillan" or any approved alternate manufacturer. All products shall comply with the manufacturer's published specifications.
2. Fabricated joists shall be designed and manufactured to the standards set forth in a current IBC® or NER® report. The current report along with current literature shall be submitted to the Architect and/or Engineer for review.
3. Fabricated joist sizes and locations are shown on the drawings following current product descriptions and designations as given in the "Trus Joist MacMillan Design Manual."
4. Manufacturer of fabricated wood joists shall refer to the "Design Criteria" section of the design calculations for load information.
5. The Loads indicated in the "Design Criteria" section are typical and do not include additional special loads. Manufacturer shall review Architectural, Mechanical, etc. drawings for special loading. Additional or specially design joist may be required.
6. Joist manufacturer is responsible for hangers, framing accessories (such as pre-cut blocking panels, web stiffener bracing, etc.) as noted by these design documents and as required for the in-place system.
7. Cuts and notches are not permitted in the top or bottom flanges. Holes in webs of wood joist shall conform to the manufacturer's specifications.

1. See sheet S1 for standard construction details, general structural notes and shear wall schedule.
2. Shear walls and interior braced wall panels are designated with a hexagon. See shear wall schedule 10-S1 for specific requirements.
3. Floor shall be sheathed with APA rated sheathing, 4824, exposure 1, T&G, 3/4" minimum thickness. Install shims with tean gran perpendicular to supports. Stagger sheaths and glue and nail with @ 6" on edges and 12" on field typical unless otherwise noted.
4. When braced panels run perpendicular to joist, add blocking under all and double joist at ends.
5. When braced panels run parallel to joists, add double joist under wall.
6. All floor openings shall be between joists unless otherwise noted.
7. Provide additional joist under all parallel partitions of length greater than one-half the joist span or walls greater than 4' feet in length unless otherwise noted.
8. Provide full depth blocking above interior bearing walls (shown shaded on plans).
9. Bearing walls below are shown shaded. Splice joists only at bearing walls.

1. See sheets S1 and S2 for standard construction details, general structural notes and shear wall schedule.

2. Shear walls are designed by a hexagon. See shear wall schedule 10/S1 for specific requirements.

3. All site work, drainage systems, grading and foundation excavations shall be done in accordance with the requirements of the Soil Report. If noted below, plus any subsequent recommendations made by the Soil Engineer of Record and chapters 18 and 33 of the 2001 California Building Code (CBC). The recommendations made in the Soil Report and Addendums are to be considered as part of these drawings.

Soil Engineer: More & Tabor Job number: 27037

Soil Engineer: Bodega Harbour Subdivision Job number: November 5, 1970

Supplemental Reports:

Soil Engineer: N/A Date: N/A

Soil Engineer: N/A Job number: N/A

Soil Engineer shall prepare and approve this Grading and Foundation Plan for general compliance to the requirements of the Soil Report. The Engineer shall review and approve all foundation placement and reinforcement and from work.

6. All foundations shall be firm, undisturbed native soils or replacement of soil at or exceeding the depths shown on the drawings. All footing excavations shall be neat. Over excavations in depth and width shall be filled with concrete, or shall be removed from excavations prior to placement of concrete.
7. Provide 25'-0" **MIN** AVG base cover over all footings 2'-0" spread throughout depth base with grouting extending below electrical panel where occurs.
8. Anchor bolt size and spacing shall be per plan. Bolts shall have 7" minimum embedment into concrete. Bolts shall be located 5" minimum and 12" maximum from end of all plate. Anchor bolts and inserts shall be rigidly fixed in place prior to placing concrete.
9. Shear all exterior walls and cripple walls per ACI 308.15 "Unless otherwise noted, or shown as a deviation on the drawings, all exterior walls shall be 8" thick and greater in length without openings shall be considered full walls." Walls meeting the requirements of ACI 308.15 shall be 12" thick. Section 11.3.1.3 is hereby amended.

10. Shear wall tie down anchors shall be "holdown" or "Tension Tie" anchors as manufactured by Simpson Strong-Tie Company, Inc. and referenced per the current catalog specifications (see HDBA, H7722). See "B51" for installation requirements. Where tie down anchors are specified on the foundation plan, the tie down anchors shall be located just above the first floor framing. If cripple walls occur below the first floor framing, the tie down anchors shall be located below the first floor framing. The threaded rod on the foundation up through the cripple wall to the tie down anchor as shown in detail "B51".
11. Porch slabs on grade shall be 4 inches thick with #3 at 18" on center each way at centerline over compacted base and/or crushed gravel placed early during construction so as to achieve maximum settlement prior to pouring of concrete.
12. All slabs shall be completely separated from foundation stem walls with full or least and slabs shall have a 1/8" x 1" deep control joint at 12 feet or center maximum in each wall unless otherwise noted.

14. Step foundation walls as required to obtain concrete 6" above finished grade as indicated on exterior elevations and grading plan. Earth to wood contact at sheet metal barrier is not acceptable. Verify all required storm-drain bright-plates placement of forms securing of concrete.

2

1 1/8 STD.

(N) 3 1/8" x 13 1/2" GLU-LAM HEADER (24F-V4) 16

4x6 ABV.

4x6 AL

406 S.F.	+	150	=	27 S.F.
UNDERFLR. AREA		(CBC 1203.3.1)		REQ'D VENT

VENT SIZE	6	X	.54 SQ.FT.	=	VENT AREA
# OF VENTS					3.24 S.F.
			VENT AREA		VENT PROVIDED

VENTS TO BE COVERED WITH CORROSION RESISTANT LOUVRES OR SCREEN WITH A MAX. OPENING OF 1/4" TYP

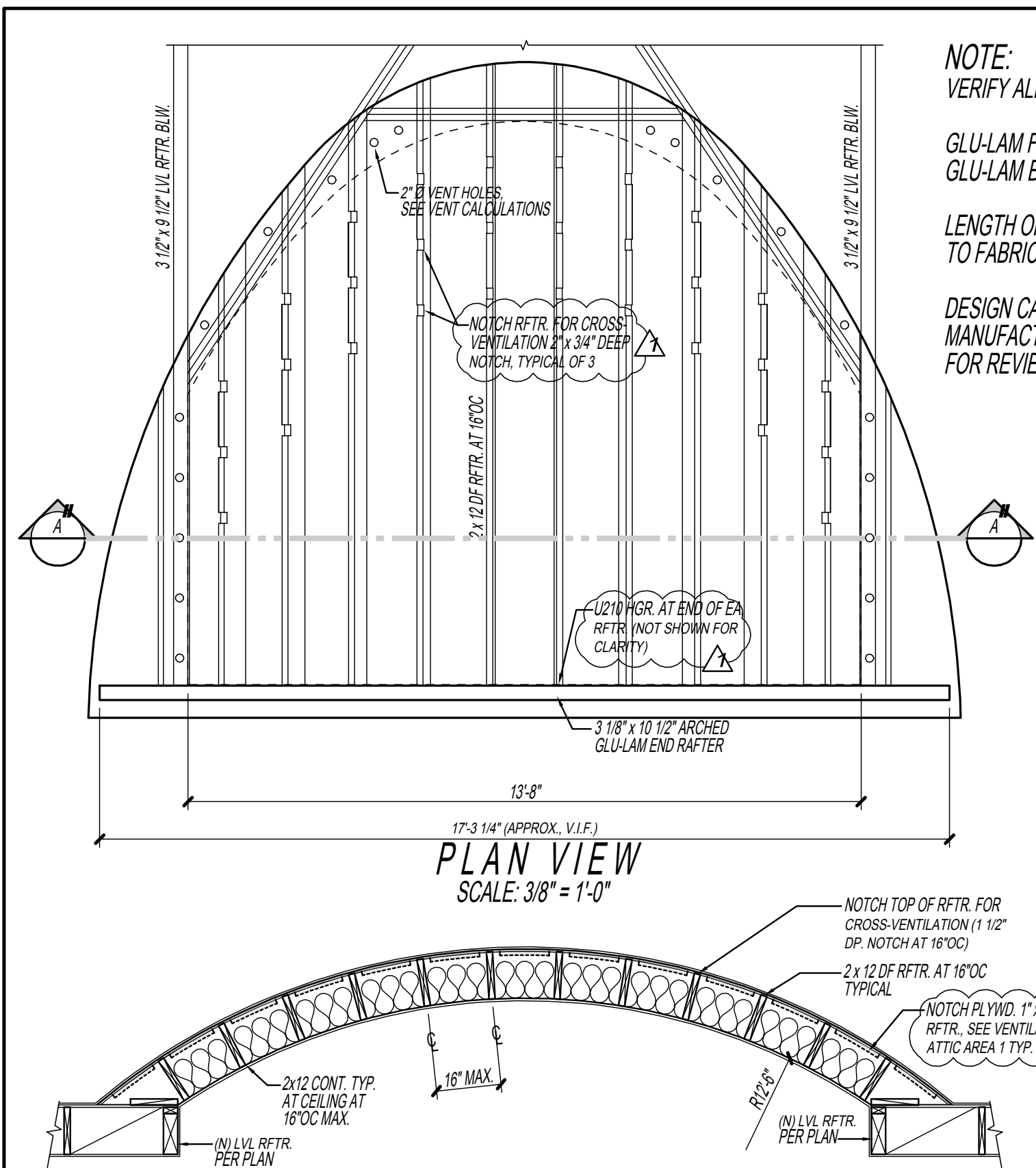
VENTS TO BE LOCATED AS CLOSE TO CORNERS AS

VENTS PLACED IN S.W. SHALL BE BLOCKED AND EDGE NAIL ED ON ALL SIDES TYPICAL

PROVIDE A MINIMUM 10 MIL VAPOR BARRIER APPLIED
ADJACENT TO GRADE TYPICAL AT UNDERFLOOR AREA.
PLACE VAPOR BARRIER PRIOR TO PLACEMENT OF
CONCRETE.

② HEX-24 x 78 ARV



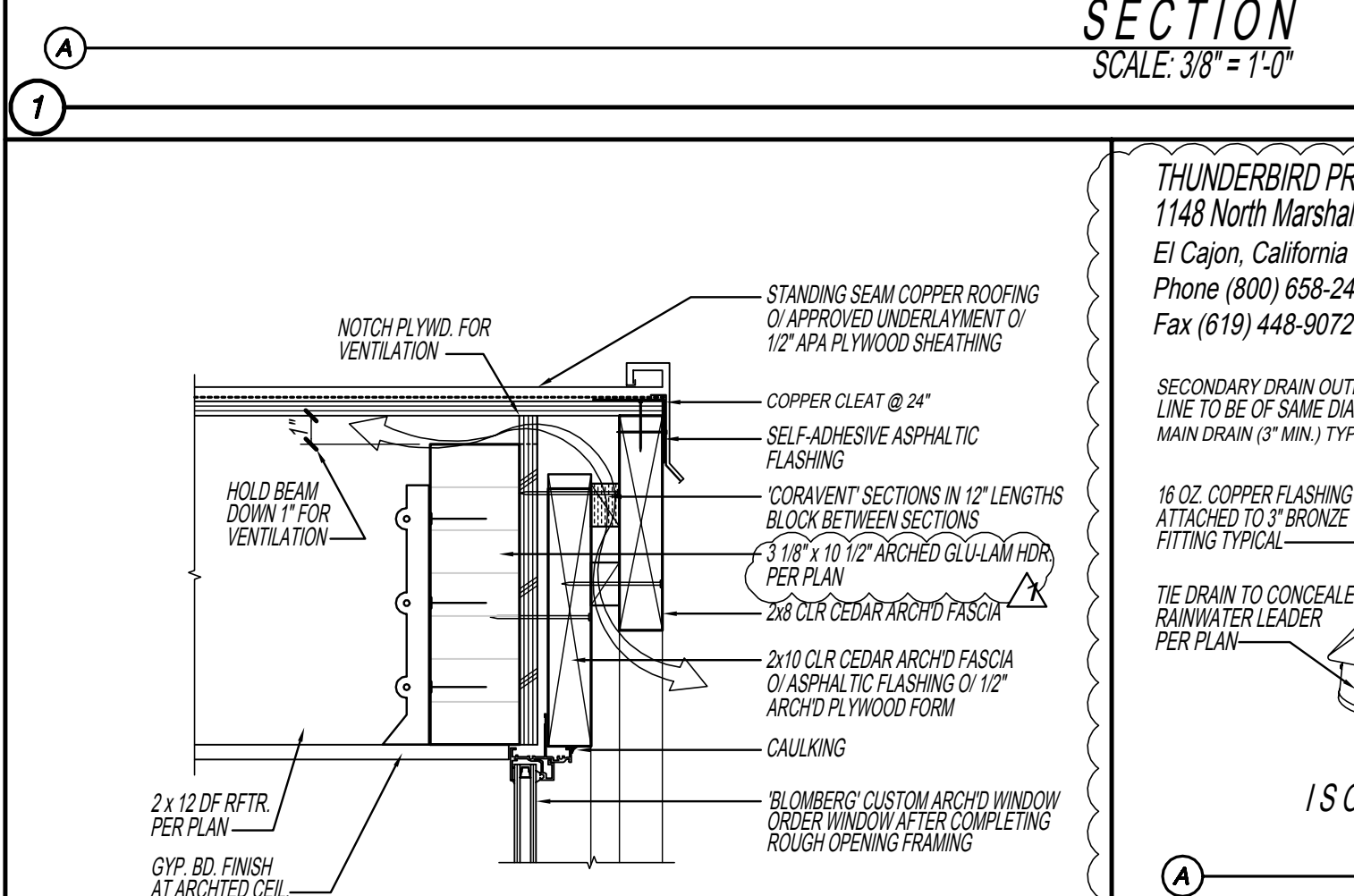


NOTE:
VERIFY ALL GLU-LAM CUT-OFF REQUIREMENTS IN FIELD PRIOR TO CONSTRUCTION.

GLU-LAM FABRICATOR TO VERIFY REQUIRED RADIUS PRIOR TO FABRICATION OF GLU-LAM BEAM.

LENGTH OF GLU-LAM SHOULD BE CONFIRMED IN THE FIELD BY CONTRACTOR PRIOR TO FABRICATION.

DESIGN CALCULATIONS FOR ARCHED GLU-LAM SHALL BE PROVIDED BY MANUFACTURER AND SUBMITTED TO ENGINEER OF RECORD AND BUILDING DEPT. FOR REVIEW AND APPROVAL.



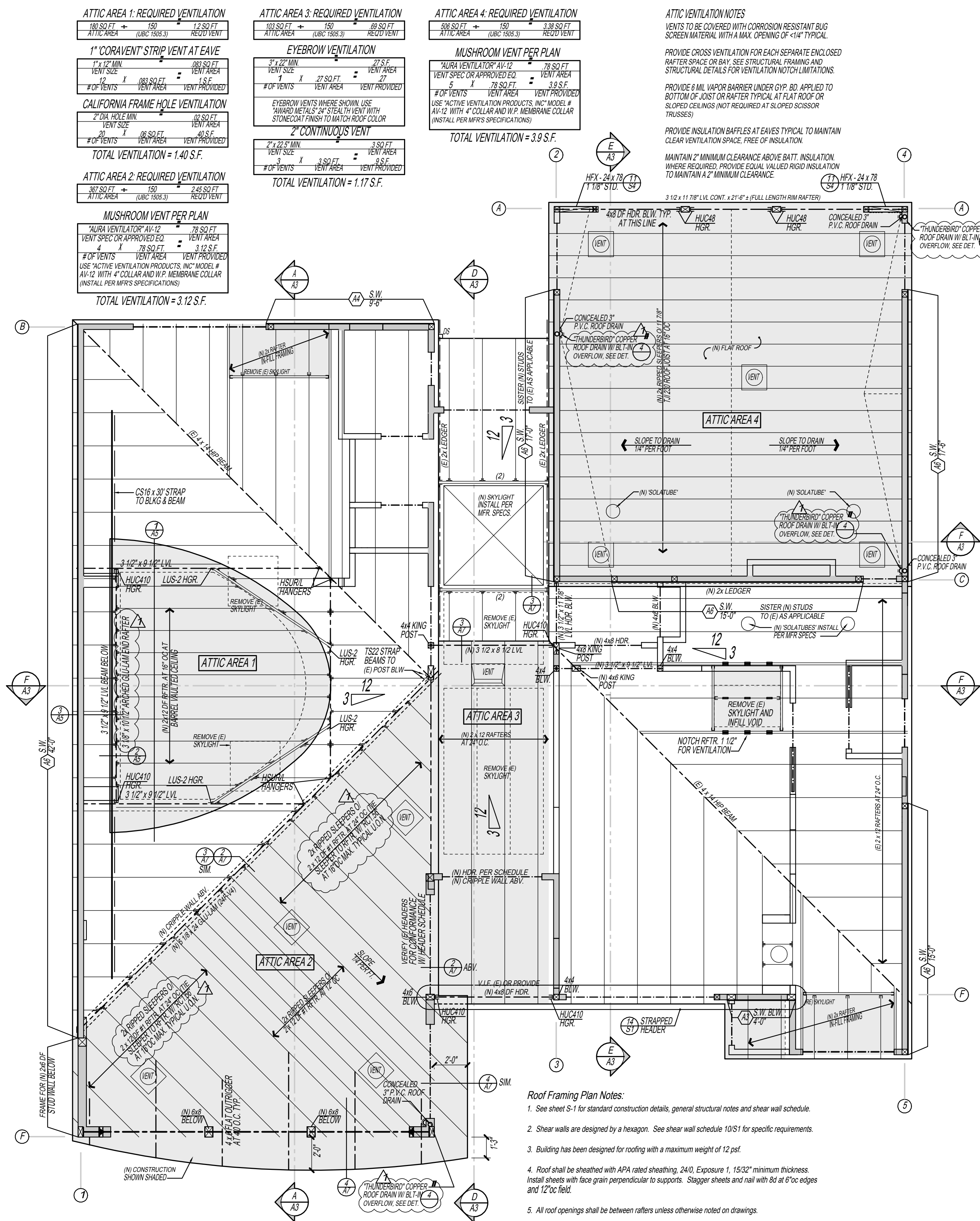
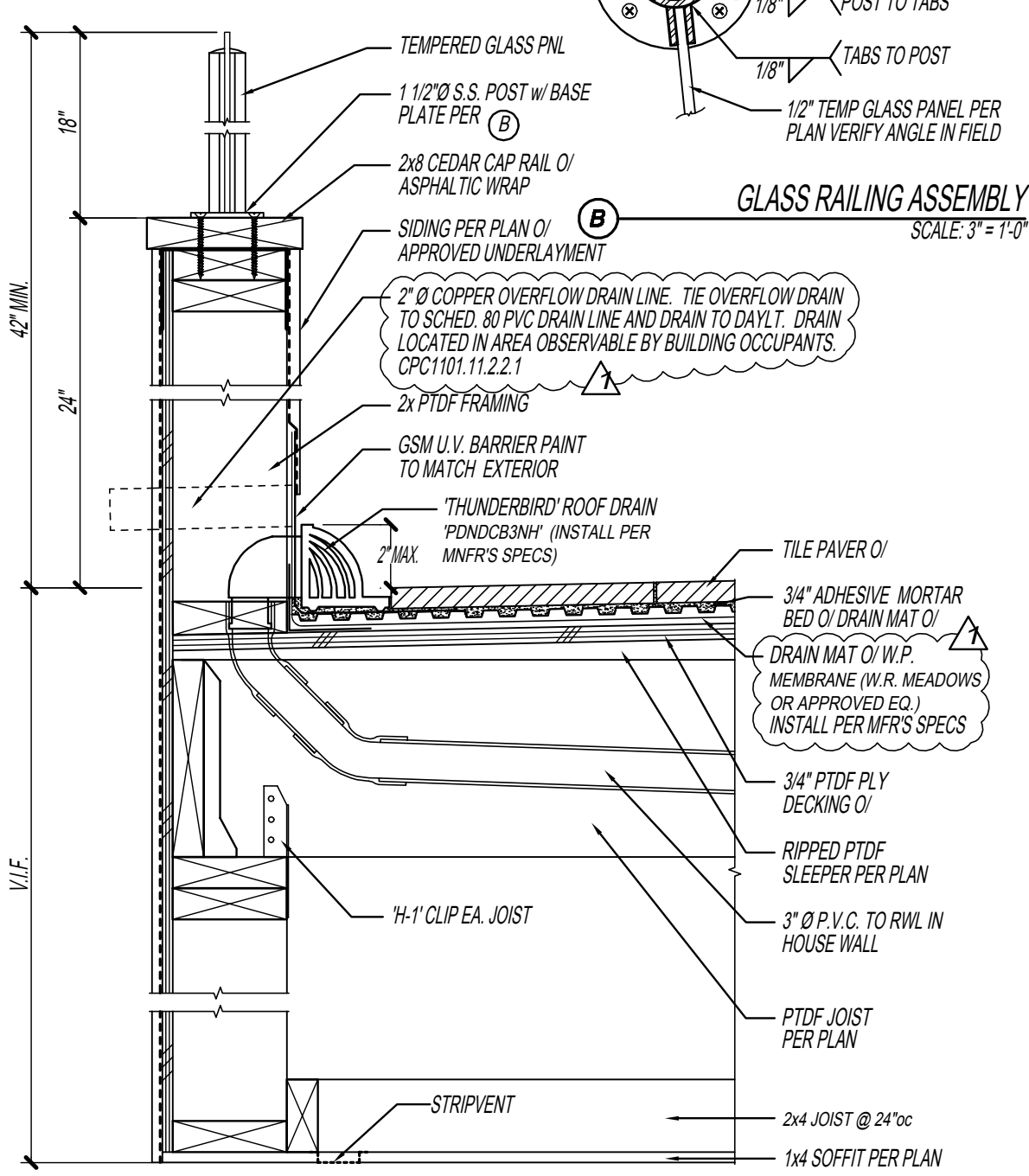
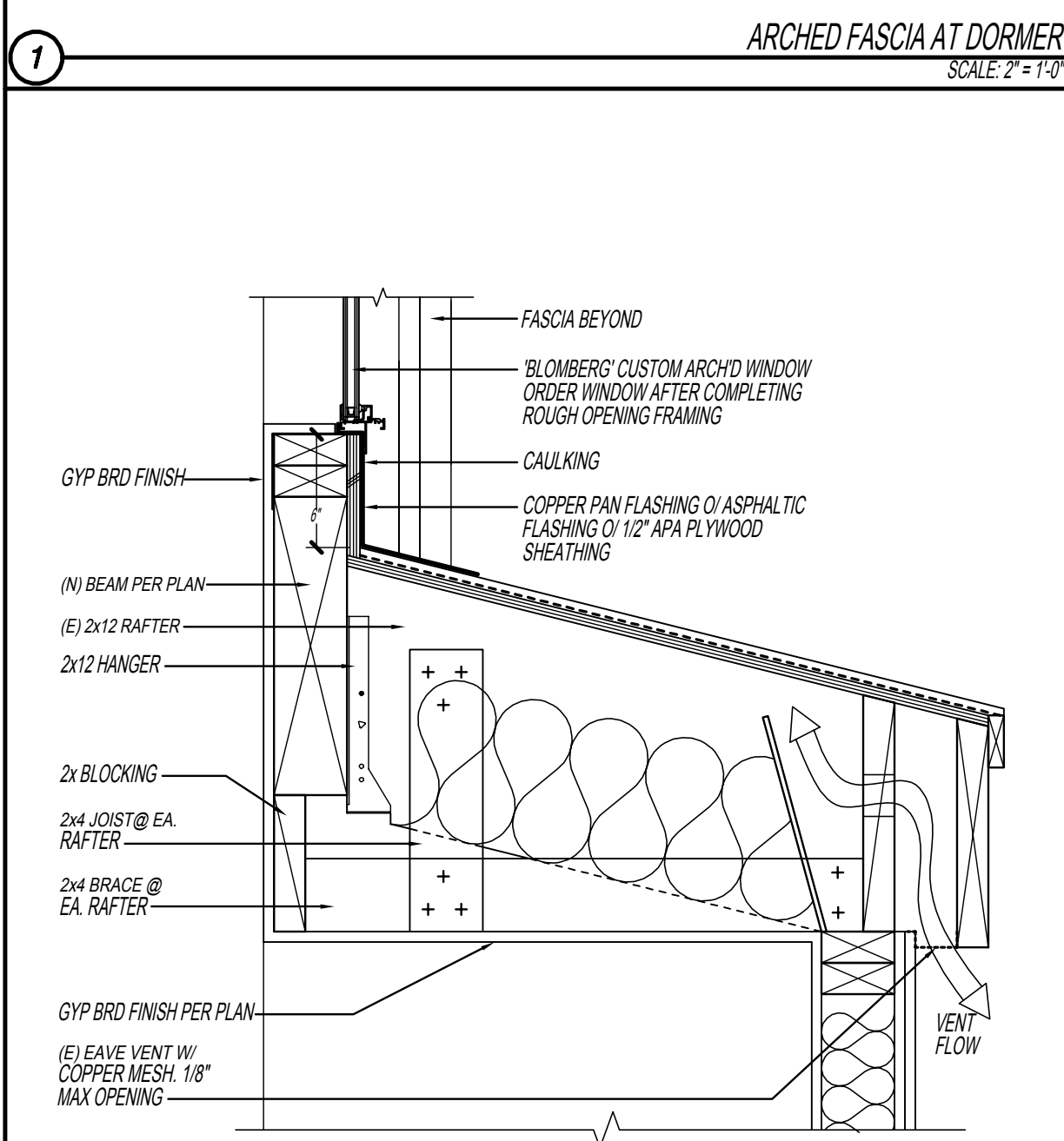
THUNDERBIRD PRODUCTS
1148 North Marshall
El Cajon, California 92020
Phone (800) 638-2473
Fax (619) 448-9072

THE ROOF DRAINS TO SOLID CONDUIT
AND DRAIN TO AN APPROVED AREA.
SECONDARY ROOF DRAIN SHALL DRAIN
TO DAYLIGHT THROUGH SOLID CONDUIT.
V.I.F. ALL REGIMENTS. W/ MFRS SPECS.

SECONDARY DRAIN OUTLET. DRAIN
LINE TO BE OF SAME DIAMETER AS
MAIN DRAIN (3" MIN.) TYPICAL

16 OZ. COPPER FLASHING
ATTACHED TO 3" BRONZE
FITTING TYPICAL

TIE DRAIN TO CONCEALED
RAINWATER LEADER
PER PLAN



Roof Framing Plan Notes:

- See sheet S-1 for standard construction details, general structural notes and shear wall schedule.
- Shear walls are designed by a hexagon. See shear wall schedule 10/S1 for specific requirements.
- Building has been designed for roofing with a maximum weight of 12 psf.
- Roof shall be sheathed with APA rated sheathing, 24/0, Exposure 1, 15/32" minimum thickness. Install sheets with face grain perpendicular to supports. Stagger sheets and nail with 8d at 6" oc edges and 12" oc field.
- All roof openings shall be between rafters unless otherwise noted on drawings.
- Bearing wall are shown shaded. Brace purlins, rafters, hip, valley and ridge boards to bearing walls or beams only.
- California framing shall be 2x6 rafters and 2x6 ridges and hips unless otherwise noted. Brace California Framing to typical framing below at 48" oc maximum. Typical roof framing and plywood sheathing shall be continuous below California framed areas. Provide solid blocking or continuous 2x flat member under ends of all rafters.
- Glue-Lam beams shall be combination 24F-V4 (24F-V8 at continuous spans and cantilevers) with 1600' radius camber unless otherwise noted on drawings. Each beam shall be stamped by a grade mark or have a certificate of inspection issued by an approved agency. Contractor shall furnish certification of inspections to the Building Department as required.

JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: 578-3742

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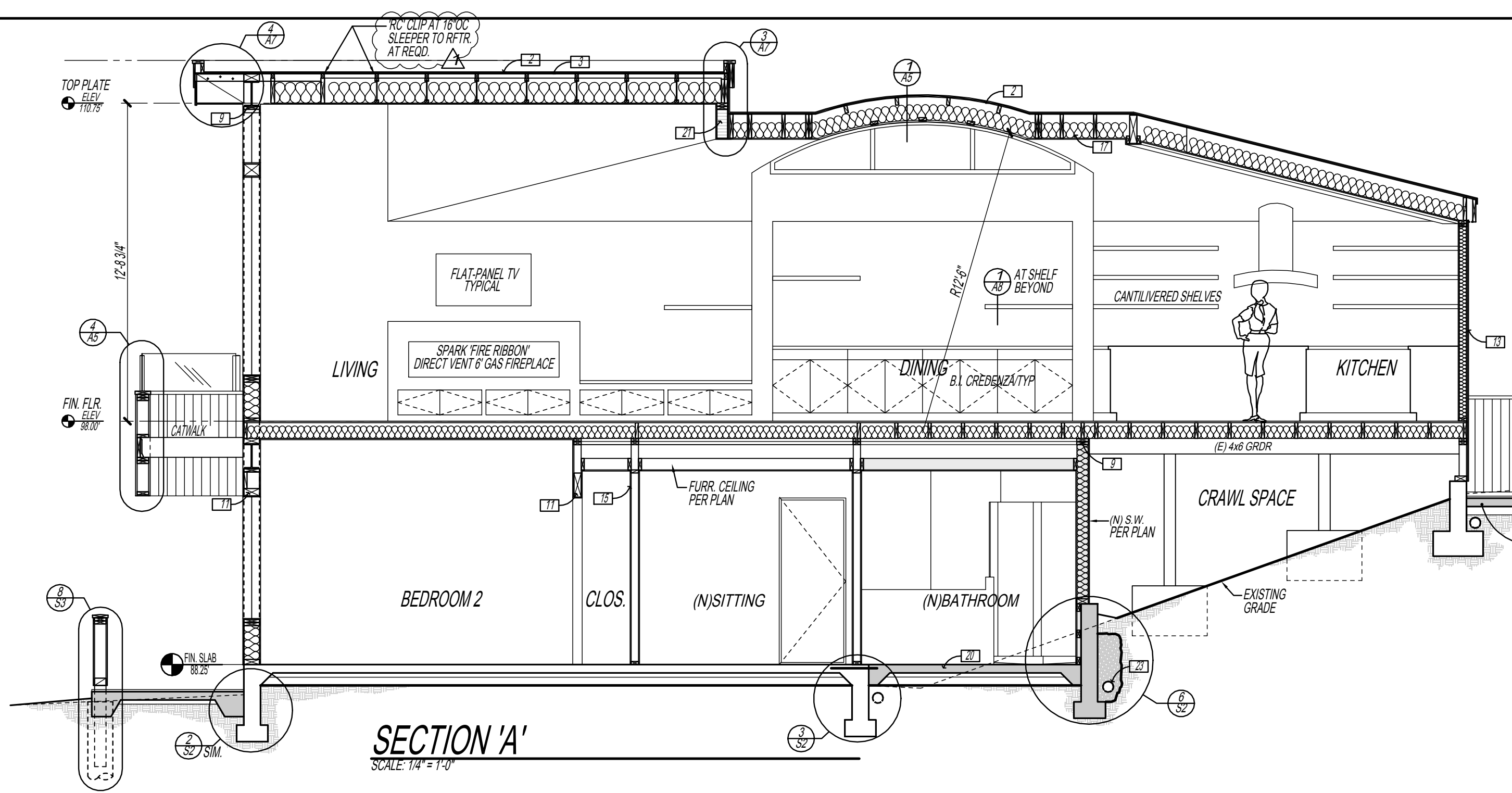
GREEN ENGINEERING CONSULTING ENGINEERS
1000 EIGHTH AVENUE
SUITE 100
SAN RAFAEL, CA 94903
Phone 707 824 0567 Fax 707 824 0567
www.greenengineering.net

Project Architect: J.A.M.
Drawn By: R.D.F.
Date: 3-15-10

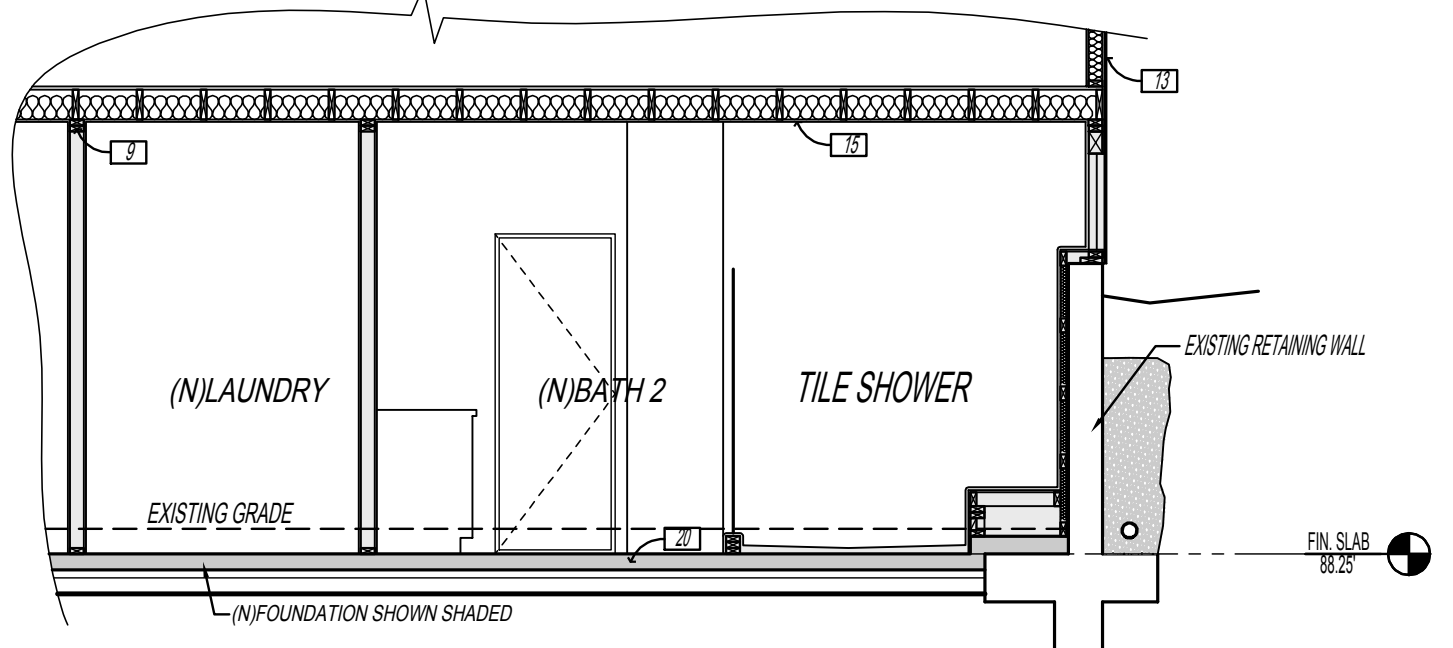
Revision	Date
PLAN CHECK	1-28-10
OWNER / ARCHITECT	3-15-10

A CUSTOM REMODEL AND ADDITION FOR
CRAIG AND ROBIN WILLIAMS
20880 MOCKINGBIRD ROAD
BODEGA BAY, CALIFORNIA
APN 100-310-019

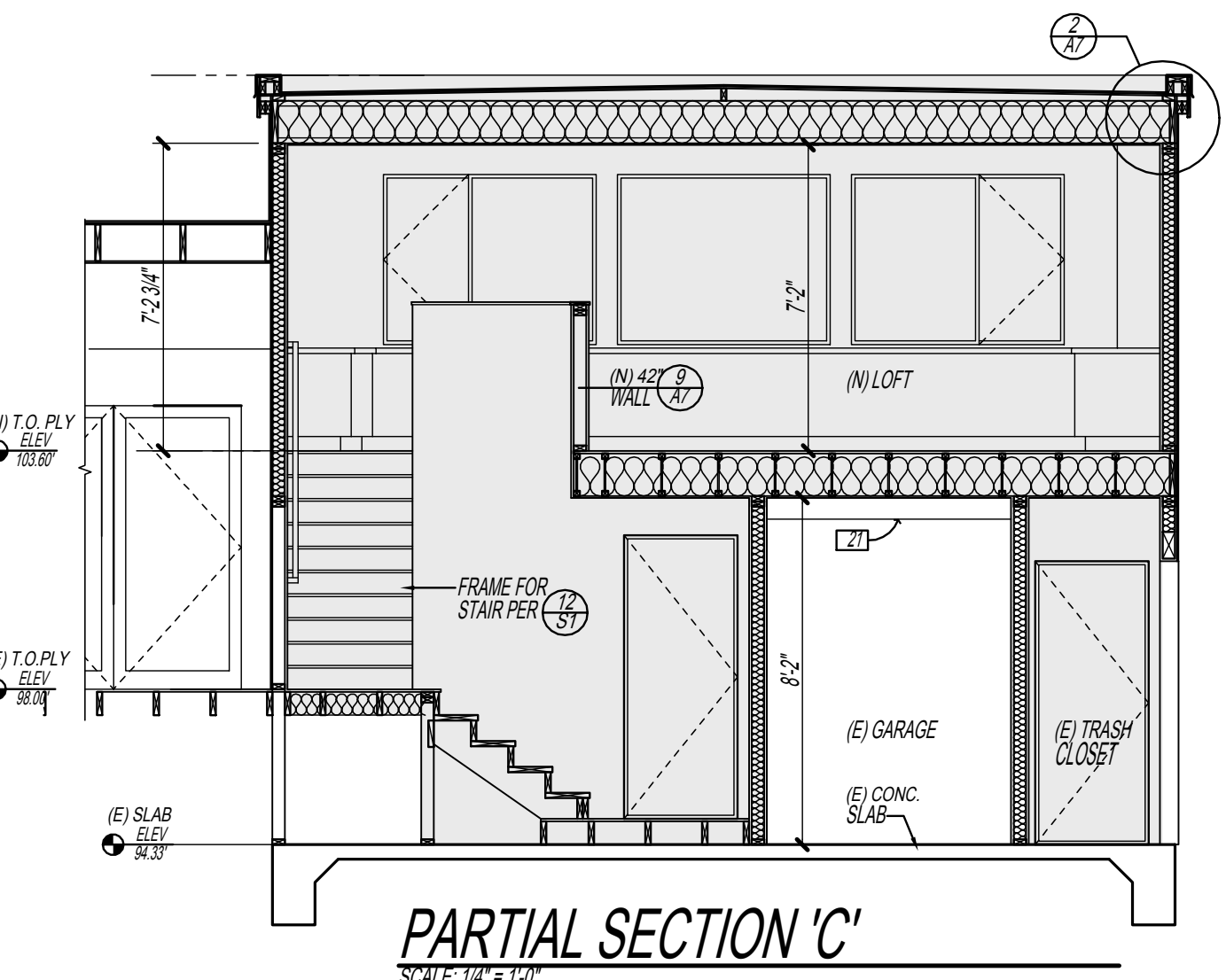
A5
OF 19 SHEETS
JOB NUMBER: 07708



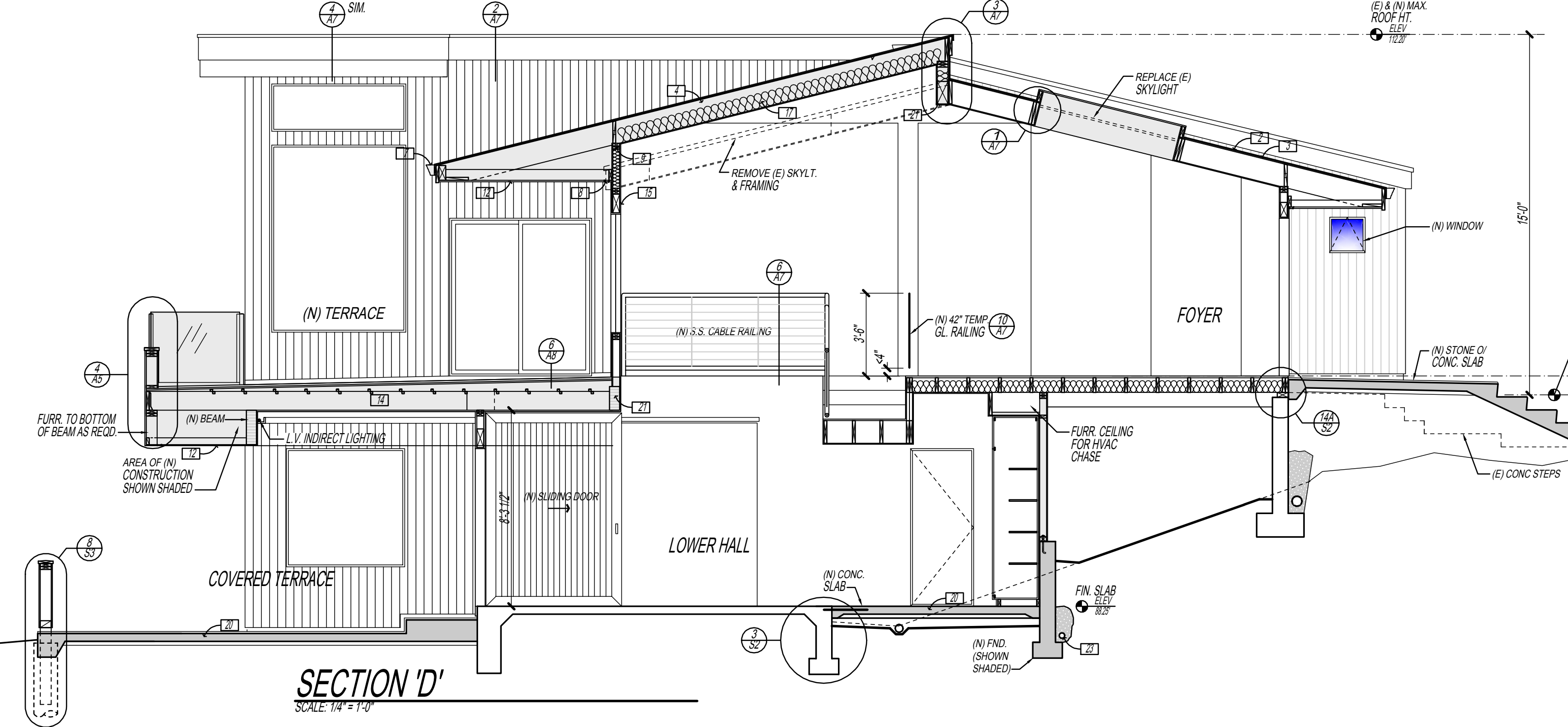
SECTION 'A'
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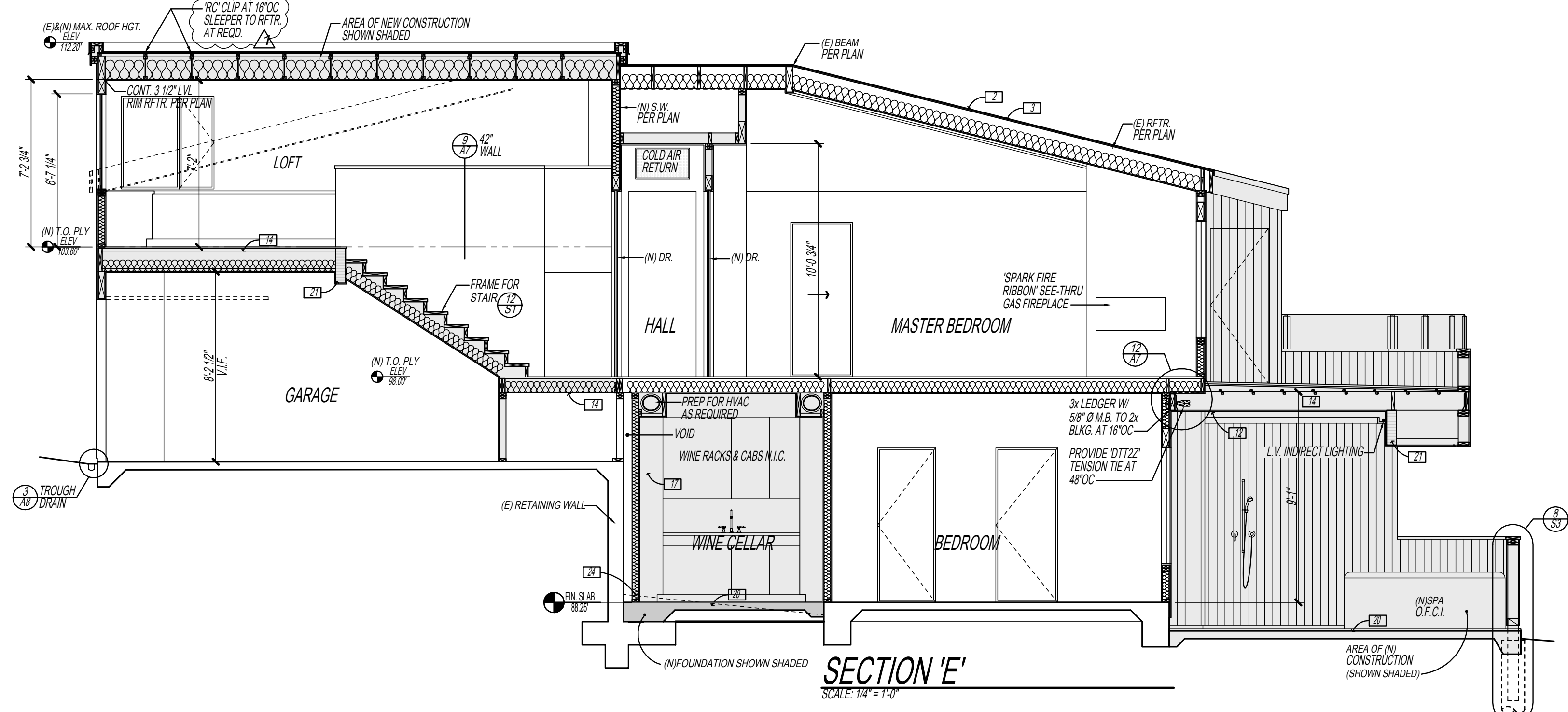
SECTION 'B'
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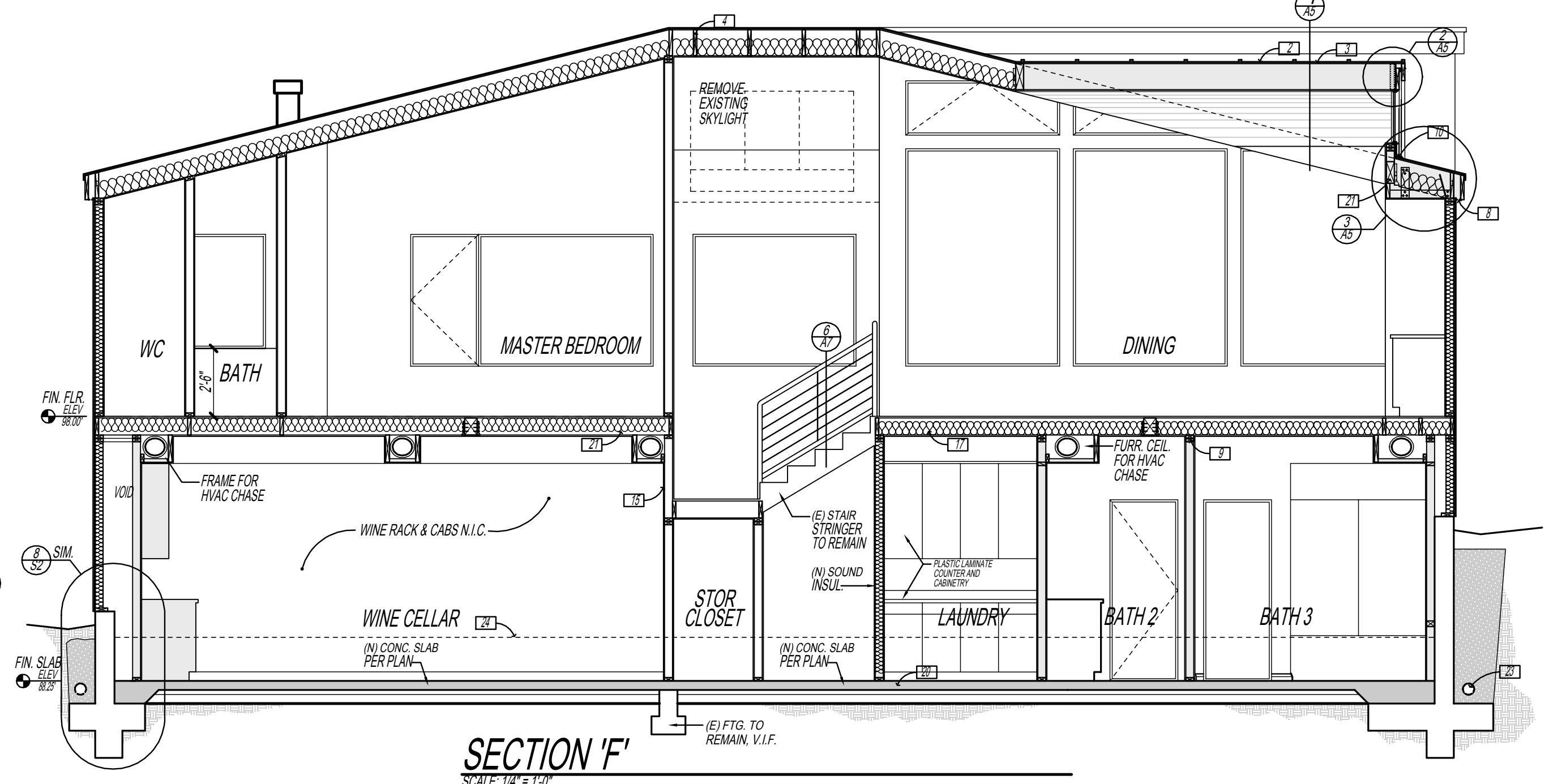
PARTIAL SECTION 'C'
SCALE: 1/4" = 1'-0"



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



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

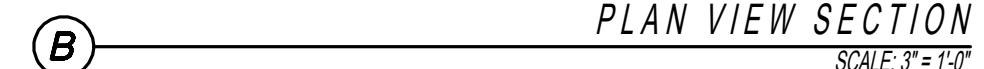
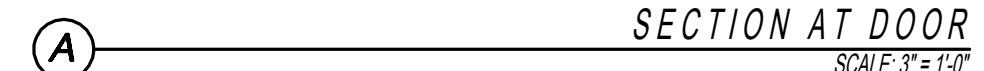
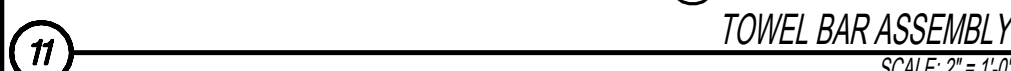
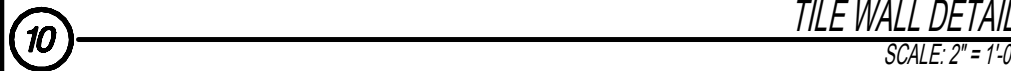
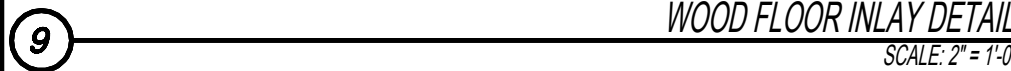
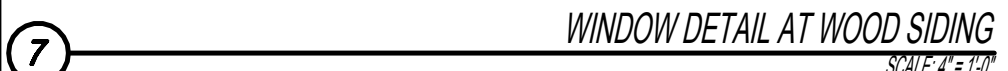
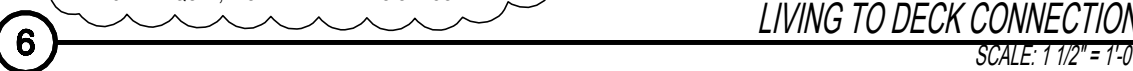
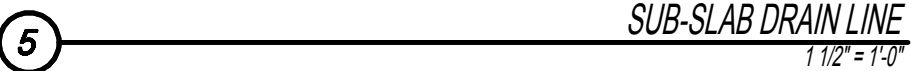
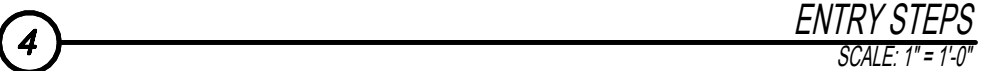
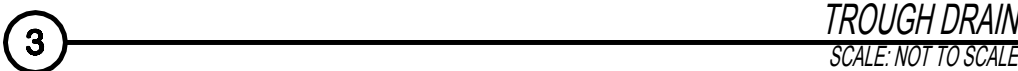
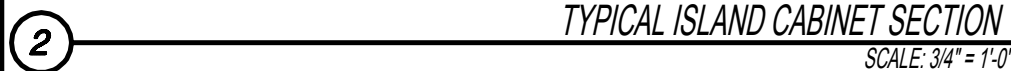
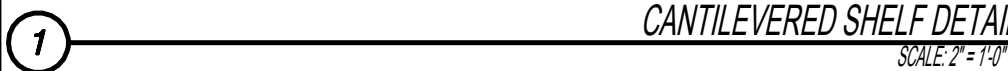


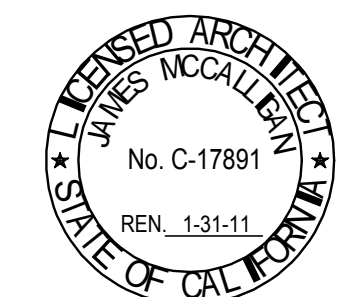
SECTION 'F'
SCALE: 1/4" = 1'-0"

- Section Key Note:**
- 1. 2x RAFTER OR MANUFACTURED TRUSS PER PLAN. TRUSS DESIGN AND CALCULATIONS TO BE REVIEWED AND APPROVED BY ENGINEER OR RECORD & BUILDING OFFICIAL PRIOR TO FABRICATION.
 - 2. ROOFING PER PLAN. SEE EXTERIOR FINISHES FOR MATERIAL (INSTALL PER MFR'S SPECIFICATION U.O.N.).
 - 3. 1/2" APA RATED ROOF SHGT. PER PLAN. SEE ROOF FRAMING NOTE #3.
 - 4. RIDGE BOARD OR BEAM PER PLAN.
 - 5. CALIFORNIA FRAMING. SEE ROOF FRAMING NOTES FOR ADDITIONAL INFORMATION.
 - 6. INSULATION Baffle TYPICAL.
 - 7. GUTTER PER PLAN. SEE ROOF PLAN FOR RAINWATER LEADER LOCATIONS.
 - 8. VENT & SCREEN AS REQUIRED. SEE ATTIC VENTILATION CALCS FOR ADDITIONAL INFORMATION.
 - 9. 2x4 DF TOP PLATE. SEE DETAIL 14S2 FOR PLATE BRUCE U.O.N.
 - 10. FLASHING AS REQUIRED. SEE EXTERIOR ELEVATION FOR COPPER OR GALV.
 - 11. HEADER PER PLAN. SEE HEADER SCHEDULE AT DETAIL 11S1 FOR MINIMUM HEADER SIZES.
 - 12. SOFFIT PER PLAN TYPICAL. SEE TYPICAL EAVE DETAIL OR FLOOR PLAN FOR SOFFIT MATERIALS.
 - 13. EXTERIOR SIDING OVER APPROVED INFILTRATION BARRIER. SEE EXTERIOR ELEVATIONS.
 - 14. 2x DF OR 1" JOIST PER PLAN.
 - 15. 5/8" GYP. BD. CEILING. 1/2" GYP. BD. WALLS. TAPED AND TEXTURED TYP.
 - 16. 2x FURRING PER PLAN.
 - 17. TYPICAL INSULATION: R-21 INSUL. 2x6 WALLS. R-13 INSUL. 2x4 WALLS. R-30 MIN. INSUL. CEILING. R-19 INSUL. FLOORS. SEE TITLE 24 ENERGY CALCS FOR ADDITIONAL INFORMATION.
 - 18. FIREBLOCK PER CBC REQDMTS. TYPICAL.
 - 19. 3/4" APA RATED TAG SUBFLOOR PER STRUCTURAL FRAMING PLANS. SEE FLOOR FRAMING NOTE #3.
 - 20. CONCRETE SLAB PER PLAN. SEE FOUNDATION & FLOOR FRAMING PLANS FOR SPECIFICATIONS.
 - 21. GIRDER PER PLAN.
 - 22. PT OF GIRDER POST PER PLAN.
 - 23. FOUNDATION DRAIN LINE. SEE FOUNDATION PLAN FOR EXTENT (TIE TO SOLID CONDUIT AND DRAIN TO AN APPROVED AREA).
 - 24. EXISTING GRADE.
 - 25. FINISHED GRADE.

Project Architect	J.A.M.
Drawn By	R.D.F.
Date	3-15-10

Revision	Date
PLAN CHECK	1-28-10
OWNER / ARCHITECT	3-15-10





Finish Schedule

Room / Area	Floor	Base	Walls			Ceiling	
	Material	Material	Material	Finish	Wainscot	Material	Finish
Family & Dining Room	CONC	MDF	GB	PT		GB	PT
Kitchen	CONC	HWD	GB	EPT		GB	EPT
Foyer	STONE	HWD	GB	PT		GB	PT
Powder Bath	STONE	HWD	GB	EPT		GB	EPT
Master Bedroom	CPT	HWD	GB	PT		GB	PT
Master Bath	CT	CT	GB	EPT		GB	EPT
Master Closet	CPT	MDF	GB	PT		GB	PT
Bedroom 1 & 2	CPT	MDF	GB	PT		GB	PT
Sitting	CPT	MDF	GB	PT		GB	PT
Lower Baths 2, 3 & 4	CT	CT	GB	EPT		GB	EPT
Wine Cellar	CONC	HWD	GB	EPT		GB	EPT
Laundry	CT	MDF	GB	EPT		GB	EPT
Loft	CPT	MDF	GB	PT		GB	PT

LEGEND

GB 1/2" or 5/8" Gypboard taped with level 5 smooth texture and "US gyp first coat" paint (2 coats).

PT 2 coats acrylic paint

EPT Washable enamel paint

CONC Concrete slab w/ 'Ardex' finish and Walnut inlay

STONE Concrete slab w/ 'Ardex' finish and Walnut inlay

CPT Carpet and pad

CT Porcelain tile covered up 4" min.

MDF Medium Density Fiberboard

HWD Hardwood Trim (Coronado Profile)

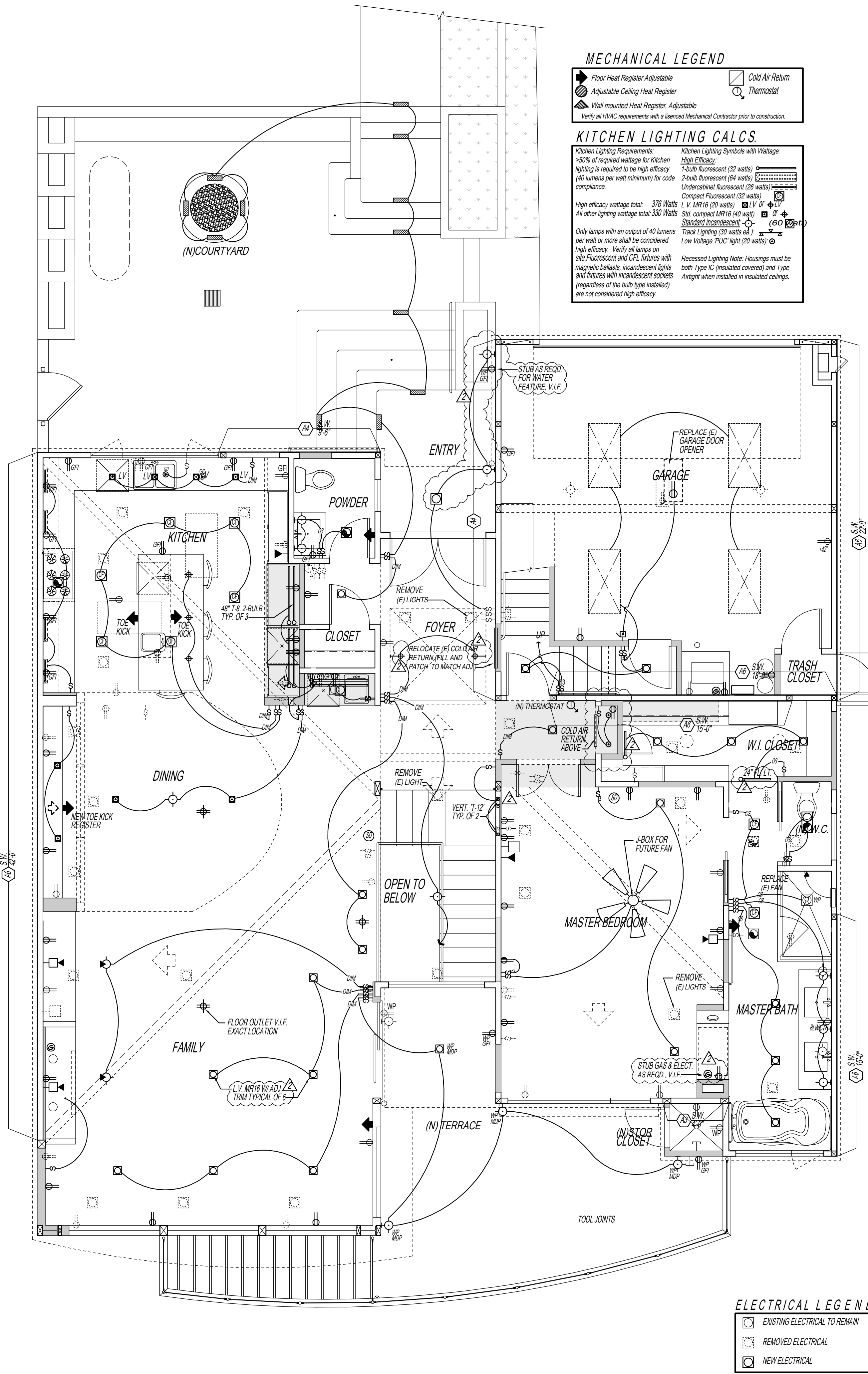
INTERIOR ELEVATIONS

Electrical and Plumbing Notes:

- All electrical work shall be performed in compliance with the 2008 California Electrical Code (CEC) and all local codes and regulations.
- Receptacle outlets shall be installed at 12" o.c. max. A receptacle outlet shall be installed in any wall 24" or wider, kitchen counters 24" long or more. All outlets to be located 12" above floor unless otherwise indicated with a "X" to designate an alternative elevation. Outlets shown at countertops to be 40-44" typical unless otherwise noted.
- All 15 and 20 ampere receptacle outlets installed outdoor with direct grade level access shall have approved ground-fault circuit (GFI) protection. One exterior outlet or circuit is required. Provide GFI outlets in bathroom, garage and kitchen.
- Electrical subcontractor to deviate from electrical plan only as required by applicable building or electrical codes.
- The electrician shall verify all requirements with the owner prior to installation.
- All outdoor outlets to have a waterproof housing and ground fault interrupt protection. Provide gaskets at all exterior outlets and switches.
- Provide general lighting in kitchen and baths with a min. efficiency of 40 lumens/watt.
- Provide (2) twenty amp circuits for kitchen, related small appliances with no other outlets on circuits.
- Provide (1) twenty amp circuit for laundry area.
- Provide (1) twenty amp circuit for all bathrooms with no other outlets on circuit.
- Closest fixture locations per C.E.C. 410-8.
- Smoke detectors to be 110v w/ battery back-up & shall sound an alarm audible in all sleeping areas. Use "Kidde" 120V AC/DC Wire-in Low Profile Smoke Alarm (Model #KN-SMFM-I) typ.
- Verify all transformer mounting locations on site. (Locate as close to access doors as possible)
- Light fixtures located at or near tub & shower areas to be labeled as "suitable for damp locations"
- Outlet boxes on opposite sides of fire rated wall to be separated by a horizontal distance of at least 24 inches.
- Mechanical ventilation for toilet compartments, bathrooms and laundry rooms shall be capable of providing 20 cfm minimum CBC 1203.4.2.1 and CMFC Table 4-4.
- All phone lines to be a minimum 4-pair cat. 5 typical unless otherwise noted.
- All branch circuits that supply 120v, 15 and 20 ampere outlets, luminaires, receptacles, smoke detectors, etc.) in dwelling unit bedrooms, office and dens (as occurs) shall have combination type, Arc Fault Circuit Interrupter protection. (CEC 210.12) A.F.C.I. circuits shall be run separately from all other branch circuits & Bedroom branch circuit conductors shall be permanently identified. The A.F.C.I. breaker shall be a listed and approved device installed in an approved panel board in accordance with its listing.
- Locate all gas shut off valves for appliances within 36" of appliance served. (CPC 1211.18)
- Environmental ducting (including Kitchen range exhaust ducts, bathroom exhaust ducts, domestic clothes dryer exhaust, and other ventilation for human usage) requires back-draft dampers and must terminate a minimum of 36" from openings into the building.
- All water heaters need a temperature/pressure relief valve with 3/4" diameter drain which terminates 6" to 24" above ground and pointing downward, unless specifically exempted in manufacturer's installation instructions. The drain pipe shall maintain a downward slope to the exterior. Provide water heater pressure / temperature relief valve with drain to outside of building or other approved location, rated at not more than 150 psi. (Not permitted to drain into leakage pan unless approved by building official.) CPC 505.4, 505.5, 608.5
- Provide non-removable backflow prevention device on all exterior hose bibbs, & lawn sprinkler and/or irrigation systems. CPC 603.4.7
- All water supply piping to be cross-linked polyethylene tubing or type "L" copper typical u.o.n.
- Home Run (4) individual cat. 5 cables from each T.V. / Data / Voice Jack to an approved modular communications panel box located on plans.
- Digital Satellite Service to be owner furnished, Contractor installed. Verify all satellite link requirements on site prior to installation.
- Alarm system design by others. Verify all requirements with owner on site.
- Intercom system by others. Verify all requirements with owner on site.
- All LPG appliance located inside of building, provide 26 ga. "Smitty" pan with a 6" curb and a 4" dia. drain to daylight. Provide screened vent opening of drain line.

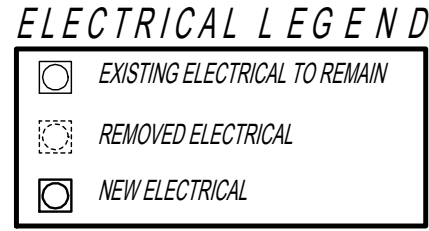
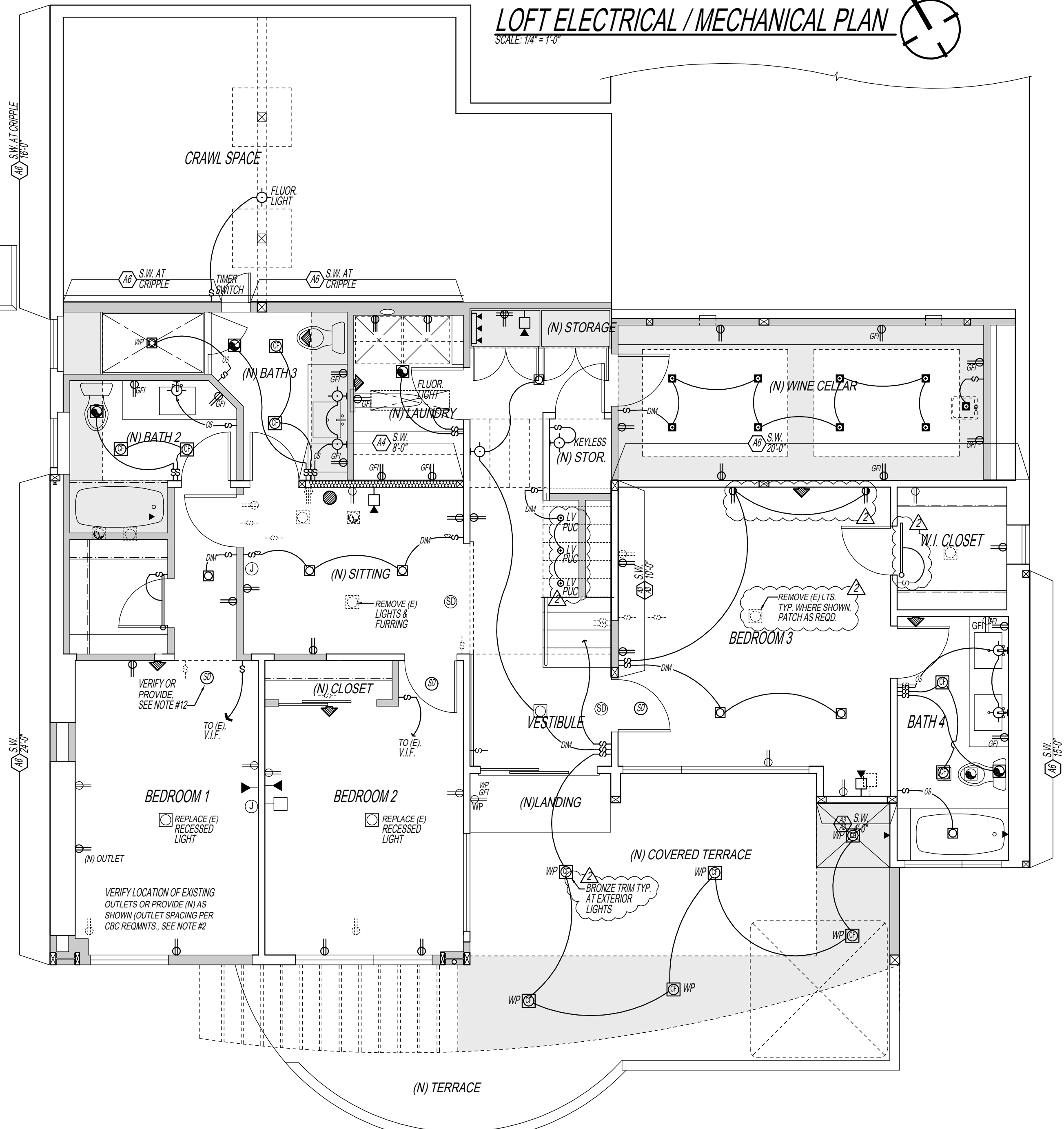
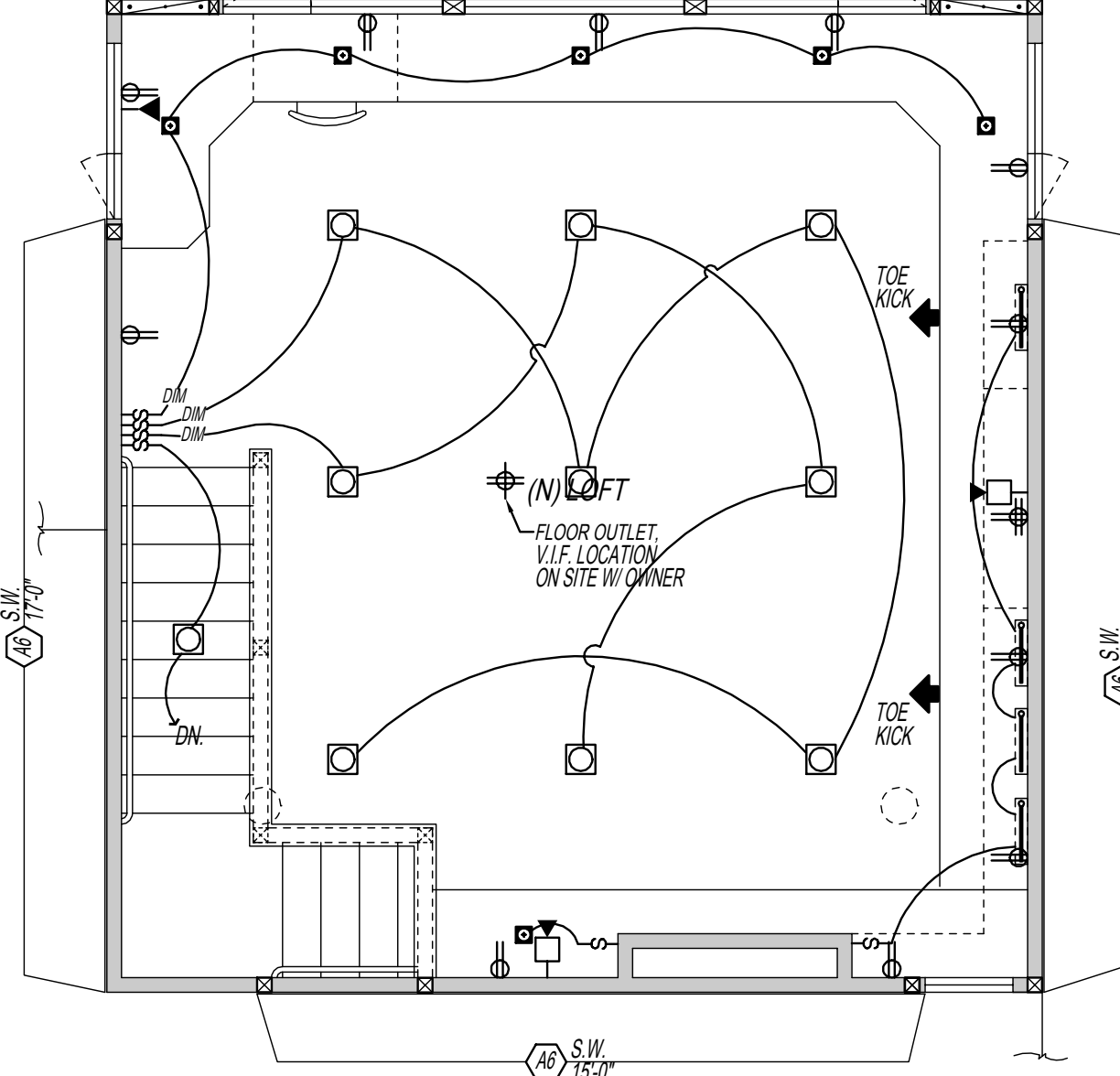
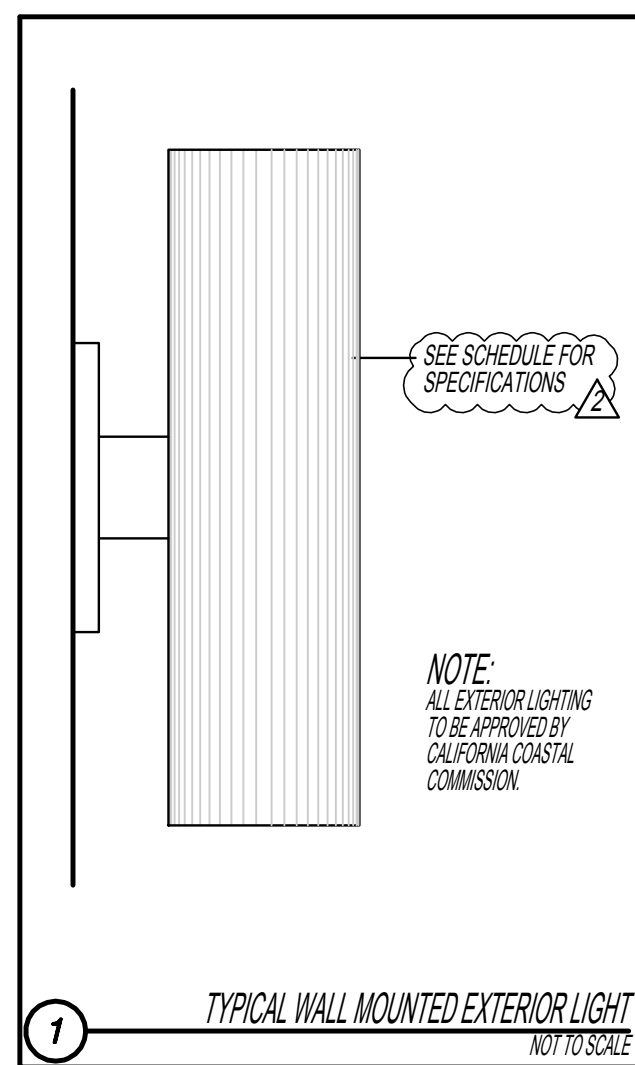
SYMBOL DESCRIPTION

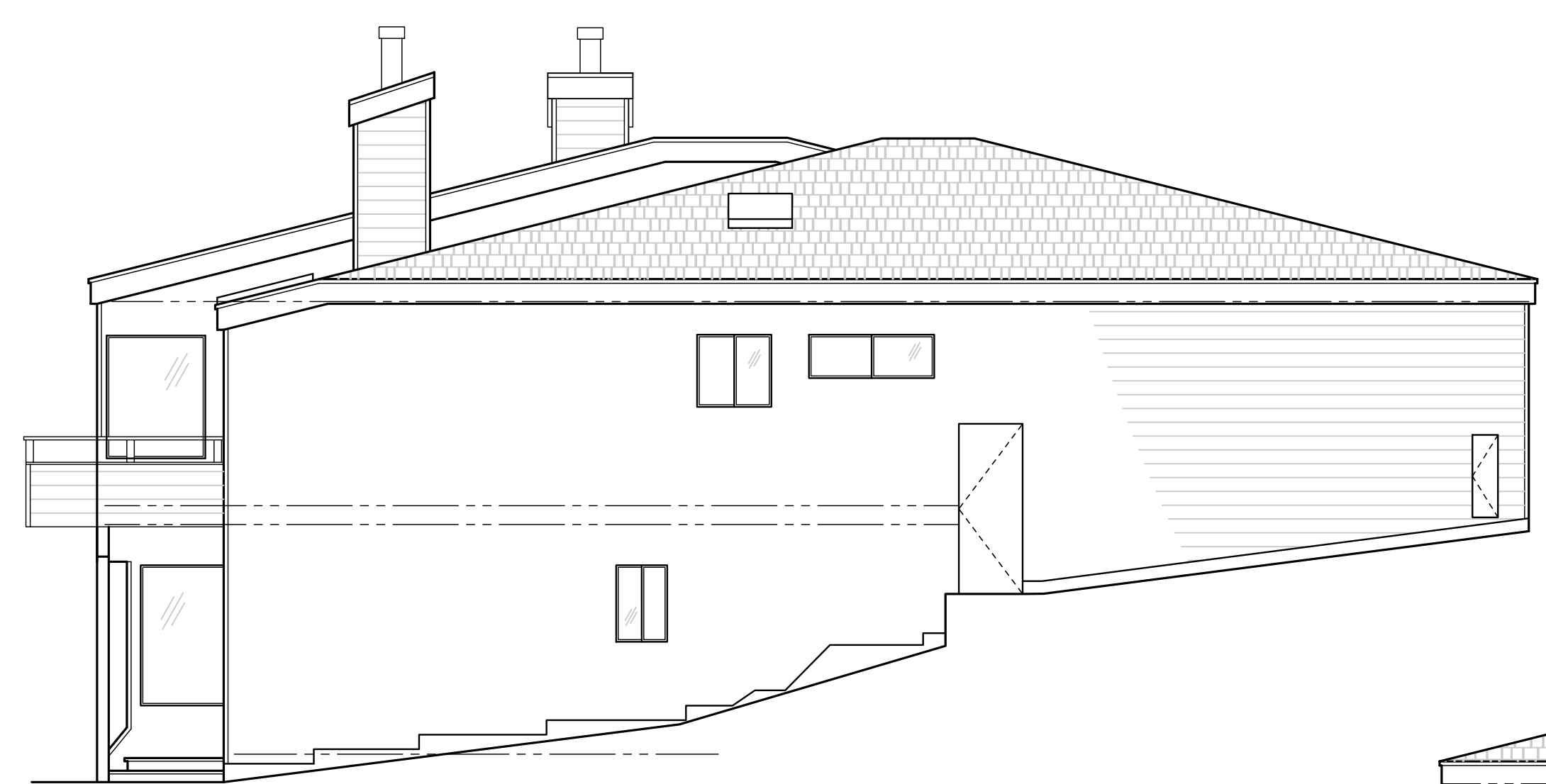
- DUPLEX RECEPTACLE (ARC-FAULT CIRCUIT INTERRUPTER TYP. AT BEDROOMS AND OFFICES WHERE OCCURS)
- FLOOR MOUNTED DUPLEX RECEPTACLE
- 220V RECEPTACLE
- 12 SWITCHED DUPLEX RECEPTACLE
- QUADPLEX RECEPTACLE
- GROUND FAULT INTERRUPTED DUPLEX RECEPTACLE
- WEATHERPROOF DUPLEX RECEPTACLE
- GARAGE DOOR OPENER
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- WEATHERPROOF SWITCH
- MANUAL ON / AUTOMATIC OFF OCCUPANCY SENSOR SWITCH
- 4" PAR 20 RECESSED INCANDESCENT FIXTURE (I.C. RATED TYP. (50 WATT)
- SURFACE MOUNTED FIXTURE (VERIFY HANGING LIGHT LOCATIONS & SUPPORT FRAMING W/ OWNER)
- SURFACE MOUNTED WALL FIXTURE
- WATERPROOF HOUSING WITH A MOTION DETECTING MANUAL ON/OFF SWITCH AND PHOTOCONTROL
- RECESSED STEP OR WALL LIGHT (W.P. CAST ALUM. TYP.)
- LOW VOLTAGE FLOOR, OR L.E.D. RECESSED STEP OR WALL LIGHT
- SURFACE MOUNTED ADJUSTABLE SPOT LIGHT
- WALL WASHER FIXTURE
- COMPACT FLUORESCENT W/ FROSTED LENS (40 LUMENS/WATT MINIMUM) FIXTURE TO BE HARDWIRED AS FLUOR ONLY
- SURFACE MOUNTED FLUORESCENT FIXTURE
- VARIABLE SPEED SWITCH TO CEILING FAN
- FLUORESCENT STRIP FIXTURE
- LIGHT & FAN COMBINATION UNIT
- ILLUMINATED ADDRESS SIGN
- ELECTRIC METER
- ELECTRICAL DISTRIBUTION SUB-PANEL (PROVIDE 36" SQ. x 6.5" CLR. ILLUMINATED WORKING AREA IN FRONT OF EA. PANEL) CEC 244.110-28
- GARAGE DOOR OPENER
- DOOR CHIMES
- PUSHBUTTON (DOORBELL, GARAGE DOOR OPENER)
- TELEPHONE (SINGLE JACK)
- MULTIPLE TELEPHONE JACK (X DESIGNATES MIN. AMOUNT)
- FAN WITH MOTOR (5-AIR CHANGES PER HR.)
- SMOKE DETECTOR (110V W/BATTERY BACK-UP)
- USE "Kidde" Model #KN-SMFM-I or approved equal only.
- THERMOSTAT (SEE ALSO TITLE-24 CF-14 FORMS)
- UNDER CABINET FLUORESCENT LIGHT
- LOW VOLTAGE HALOGEN LAMP (SURFACE MOUNTED)
- 3" RECESSED LOW VOLTAGE MR-16 HALOGEN WITH ADJUSTABLE GIMBAL
- LOW VOLTAGE PULC LIGHT (HIGH EFFICACY)
- LOW VOLTAGE SURFACE-MOUNTED DIRECTIONAL LIGHTING (MR16)
- MODULAR COMMUNICATIONS PANEL, (HOME RUN ALL LINES)
- T.V. / DATA / VOICE COMBINATION JACK (4 x CAT. 5). SEE NOTE #24
- LOW VOLTAGE HALOGEN OR L.E.D. STRIP LIGHTING
- JUNCTION BOX, W/ COVER OR ADAPTOR AS REQUIRED
- DEDICATED OUTLET
- FUEL GAS OUTLET
- LOW LEVEL LIGHT BOLLARD (LOW VOLTAGE)



FIXTURE SCHEDULE:

FIXT. / SYMBOL	QUAN.	MAKE & MODEL NO.
1	11	LOW VOLTAGE MR16 W/ ADJUSTABLE TRIM
2	?	RECESSED CAN LIGHTS WITH TRIM
3	?	
4	?	
5	?	
6	?	
7	?	
8	?	
9	?	
10	?	
11	?	
12	?	
13	?	
14	?	
15	?	
16	?	
17	?	
18	?	
19	?	
20	?	





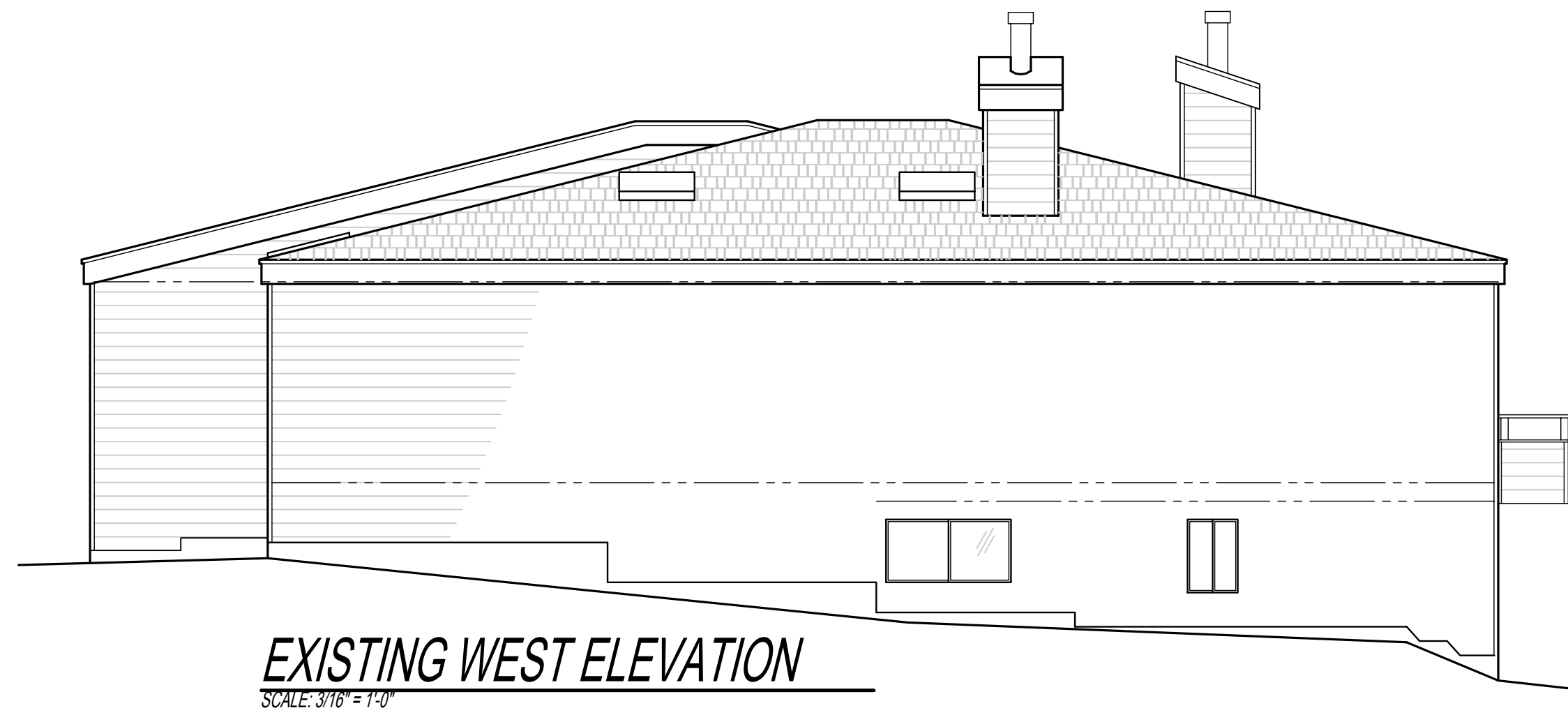
EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



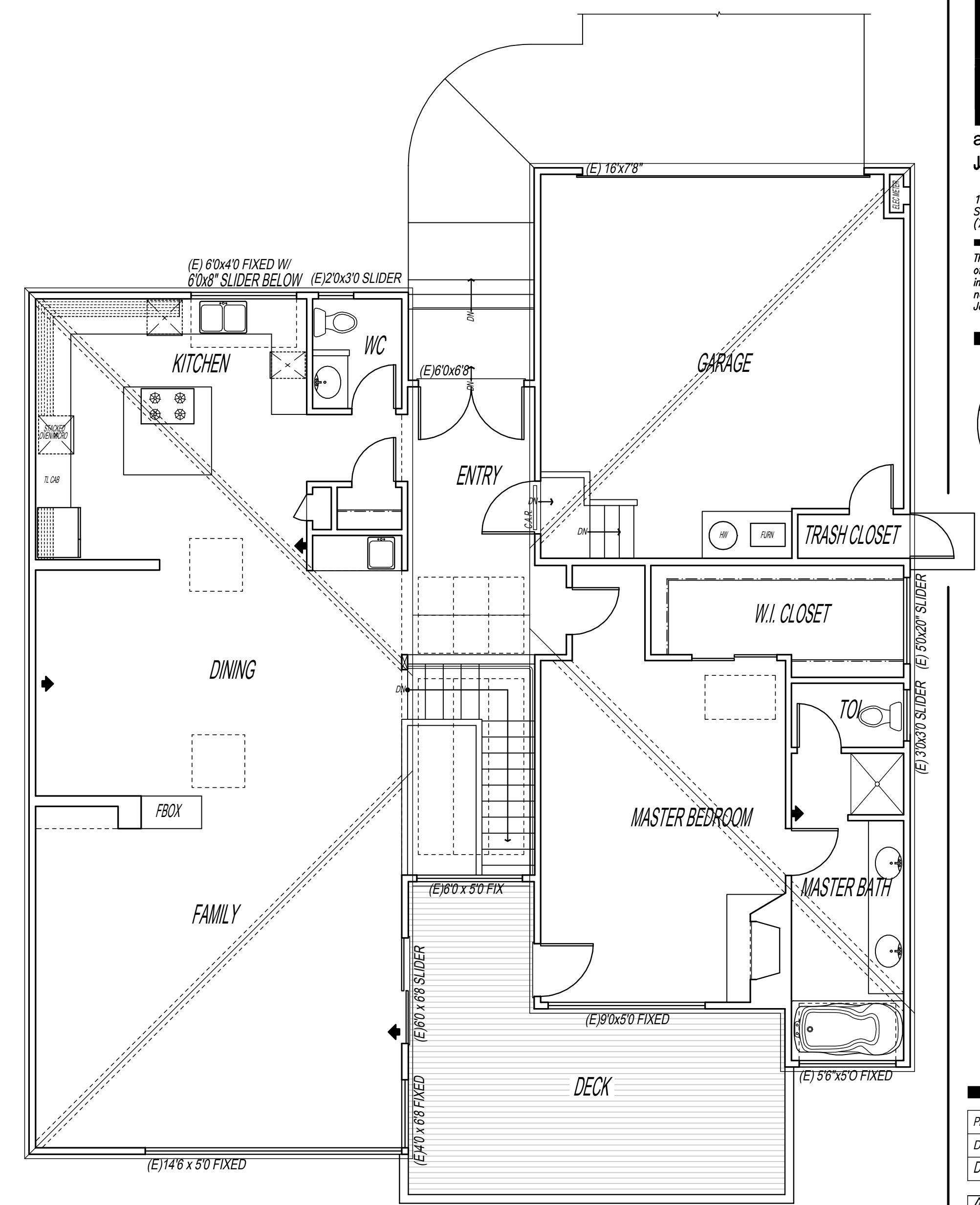
EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



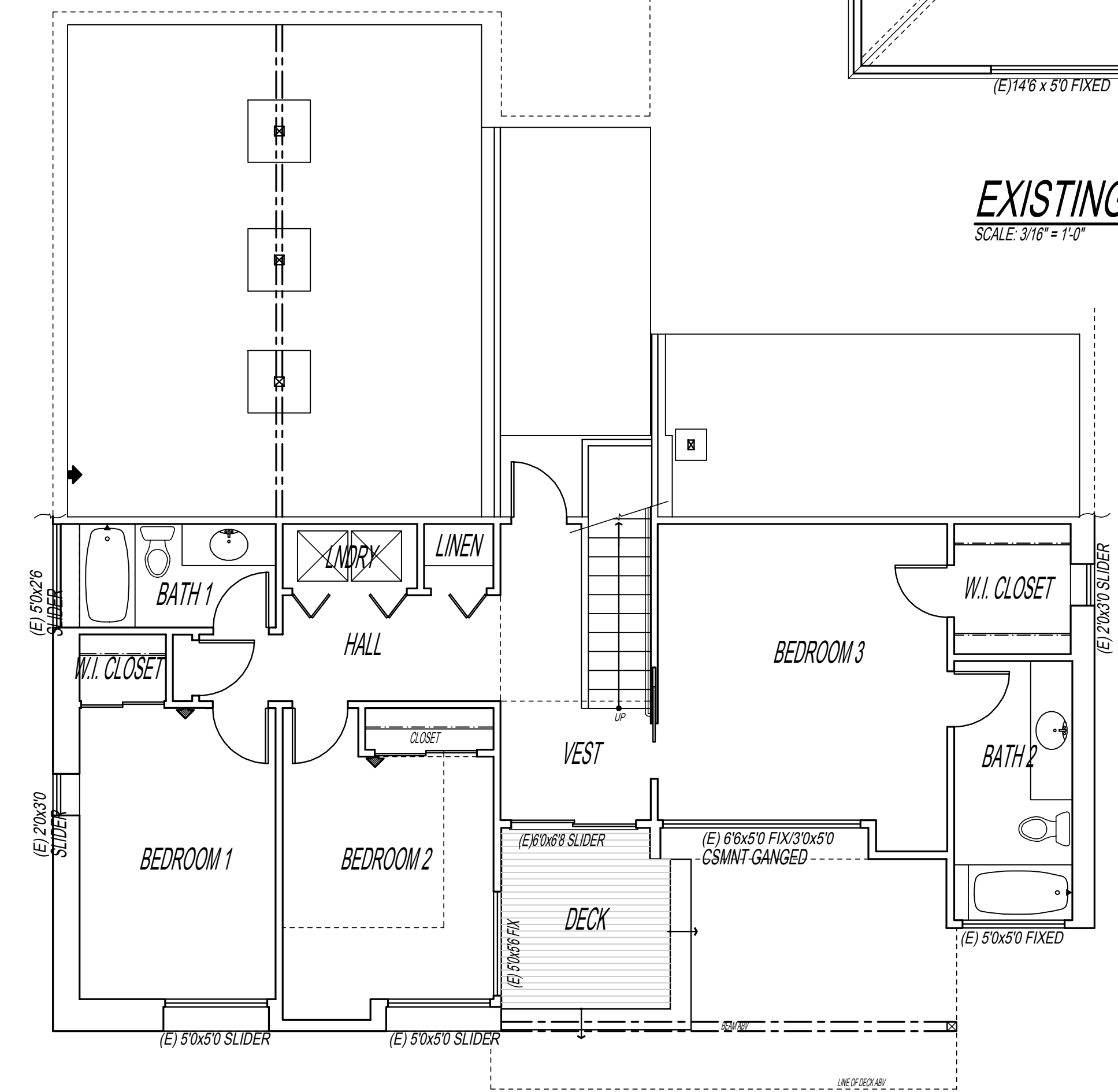
EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"

Project Architect	J.A.M.
Drawn By:	R.D.F.
Date:	3-15-10

Revision	Date
PLAN CHECK	1-28-10
OWNER / ARCHITECT	3-15-10

A CUSTOM REMODEL AND ADDITION FOR
CRAIG AND ROBIN WILLIAMS
20680 MOCKINGBIRD ROAD
BODEGA BAY, CALIFORNIA
APN 100-310-019

DIVISION 1: GENERAL REQUIREMENTS

1A: SUMMARY OF WORK

1. This work consists of the remodel and addition of a two-story single-family home and new construction of a new loft over the existing Garage. Site grading, drainage, Entry Courtyard, existing utility connections and site lighting are included in the work. The components of the Electrical, Mechanical, Plumbing, Fire Sprinkler systems, and other specialties are to be designed and built by a specialty subcontractor. Shop Drawings are to be reviewed for design conformance by Architect.

2. These drawings and specifications were prepared by James McCalligan Architects 115 Fourth Street, Ste. A Santa Rosa, California 95401 for the new construction and remodel of 20680 Mockingbird Road, Bodega Harbour Subdivision in Bodega Bay, California. These drawings and specifications are the property of James McCalligan Architect. Use of these drawings in any location other than indicated is not authorized by James McCalligan Architect. James McCalligan Architect assumes no responsibilities for unauthorized use of these drawings. Use or reproduction of these drawings in part or whole is unlawful without the written permission of James McCalligan Architect.

1B: CONTRACT FORMS

The following Forms shall be used throughout the course of this project: "Standard Form of Agreement between Owner & Contractor," AIA Document A-101, current edition. "General Conditions of the Contract for Construction," AIA Document a-201, current edition. "Change Order," AIA Document G-701, current edition. "Application & Certificate for Payment," AIA Document G0602 & G-703.

1C: PROJECT REQUIREMENTS OF CONTRACTOR

1. Execute the Work in strict compliance with all applicable Federal, State, County, and City construction codes & ordinances. Provide all protective structures, devices and fire extinguishers necessary for the safety of workmen, equipment, the public and property as required by State, Federal or Municipal laws and regulations.

2. The Drawings and Specifications are complementary, and what is required by one shall be binding as if required by all. Conflicts between the Drawings and the Specifications shall be brought to the Architect's attention before proceeding with the work. It shall be assumed that the contractor bid the most expensive method.

3. Prior to commencing the work, visit the site to become familiarized with all of the site conditions. Become completely familiar with the Drawings and the Specifications. Submission of a bid implies full and complete understanding of the documents.

4. Provide all labor, materials, equipment, permits *except as noted below) and inspections and do all work, permanent or temporary, necessary for the completion of the Construction of the project.

a. Plan check and building permit fees will be paid by Owner.
b. The Owner will pay utility fees. The Contractor will coordinate with utilities for connection of water, gas, electrical, and telephone services as necessary. Temporary utilities are the responsibility of the Contractor.
c. Items normally considered Furniture, Finish & Equipment (FF&E) including draperies, window treatments, furniture, lighting not hard wired to walls or ceiling, and rugs are not in Contract.

5. Provide proper supervision of the work and coordinate the work of all trades to insure timely completion to all work. Be responsible to ensure that Subcontractors are approved applicators of the materials and systems specified, and suppliers are fully aware of the project requirements. The Contractor will coordinate the work of all trades for the duration of the Project and shall be responsible for the work of the subcontractors that he employs. The work shall be complete, cleaned and ready for occupancy. Maintain a neat and clean job site, removing all debris as the job progresses.

6. The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the Contractor and has not been considered by the Architect. The Contractor and has not been considered by the Architect. The Contractor is solely responsible or stability of the structure prior to the completion of all shear walls, roof and floor diaphragms, and finish materials. He shall provide the necessary bracing to proved stability prior to the site by the Architect shall not include inspection of the above items.

7. Protect adjoining properties from damage and be responsible for any repair to said properties as well as to existing curbs, sidewalks and utilities. The Contractor will properly protect the site and secure all parts of the work against storm, theft and accident.

8. Provide temporary toilet facilities and verify or provide all utilities, including gas, water, electricity and telephone service on the job site. Comply with all applicable laws and regulations

9. Provide dust control by means of water spray during all earth work and grading operations.

10. Protect existing trees to remain from damage that may occur during construction.

11. Protect all existing materials and surfaces to remain. Separate all areas of work with sealed plastic temporary dividers. Keep dust out of areas not planned for work and leave all areas not included in work as they were.

1D: ALLOWANCES

Allowances are for the cost of material or specified manufactured item only. Cost for handling, labor, installation, overhead, profit, mark-up, and other related expense shall be included in the contract sum & not charged against the allowance. Allowances only cove the cost the specific item. Any additional parts or supplies or labor required to complete the work shall not be charged against the allowance item.

1E: SUBMITTALS

A. 1. Submit shop drawings, samples and product information where indicated or as directed for architect review before ordering. Allow sufficient time for review and ordering to avoid delays. Allow architect minimum of ten (10) working days for review and response to each submittal.

2. Shop Drawings & Submittals shall clearly delineate the following information:

- a. Architects name, project name & number
- b. Drawing title, number, date, and scale
- c. Names of Contractor, Subcontractor & Fabricator
- d. Contractor's approval signature
- e. Working & erection dimensions.
- f. Indicate relation to adjacent work or work of other trades. Clearly identify field dimensions & coordination requirements. Describe tolerances, finishes & composition of the assembly.
- g. Arrangements & section view
- h. Necessary details with connections to or clearance from other work.
- i. Kinds of materials & finishes

3. Any proposed deviations from the contract document shall be clearly noted in the submittal.

4. "Or Equal": The Contractor shall submit information of the material or equipment which is to be considered for Architect's material or equipment which is to be considered for Architects' approval. *Refer 1E.1 for submittal requirements)

5. See 1G below for substitutions.

6. Provide a mock-up of the following:
stone paving
seeded egg driveway
exterior siding samples with stain
cabinet finish
interior paint samples
for review and approval by Architect on site prior to ordering of materials.

1F: MATERIALS AND EQUIPMENT

1. Except for required labels and operating data, do not attach manufacturer's nameplates or trademarks on surfaces exposed to view in occupied spaces or to the exterior

2. Deliver, store and handle products in accordance with manufacturer's instructions or recommendations using methods that will prevent damage, deterioration or loss. All materials shall be new, unused and delivered to the job site in their original containers. All wood and gypsum board and similar materials shall be stored off the ground and protected from moisture and inclement weather.

3. Provide products complete with all accessories, trim, finishes, safety guards and other devices & details needed for complete & proper installation for the intended use & effect.

4. Comply with manufacturer's instructions, & recommendations for installation of materials & products. Anchor each product securely in place, accurately located & protect from damage until the completion certificate is issued.

5. Guarantee all work and materials for a period of one year, commencing from the date the Occupancy Permit is issued. The costs of corrections, including labor and materials, are the Contractor's responsibility.

1G: SUBSTITUTIONS

Requests for substitution will be considered, if sufficient data is submitted demonstrating the quality of the proposed substitution to be equal to, or better than the product originally specified and the requests are received within 60 days after the notice to proceed. The approval of substitutions shall be determined solely by the Architect. The Architect shall render this decision in a timely manner, but the Architect shall not be responsible for any effect to the cost or schedules caused by incomplete or untimely submittals. Contractor shall submit a separate request for each appropriate, including detailed comparison. Include coordination information, including a list of changes required in other elements of the work because of the substitution, effect on the construction schedule, cost data, and availability of maintenance service, and source of replacement materials. Include a written representations that Contractor has investigated the proposed Product and determined that it is equal to or superior in all respects to that specified, will provide the same warranties or bonds for the substitution of an accepted substitution into the Work, and make such other changes as may be required to make the Work complete in all respects, and waives all claims for additional costs which may subsequently become apparent.

1H: PROJECT CLOSE-OUT

1. Provide 2 sets of record drawings showing all changes in contract Work with different color pencils for each discipline during the course of construction, including the location of all underground utilities, pipes, ducts, conduits, wires, irrigation lines and drains.

2. Provide 2 complete bound sets of operating and maintenance instructions and parts lists for all materials and equipment. All required guarantees shall be in accordance with the General Conditions. All guarantees shall have contact party's name, address, and telephone number.

3. Provide the certificate of occupancy as required by local ordinance.

1I: QUALITY CONTROL

1. The Contractor is responsible for scheduling all inspections by the appropriate authorities as required by law or local building ordinances. In addition, the Contractor shall provide the Architect with reasonable notice for his/her inspection of the work prior to pouring concrete, upon completion of framing, upon completion of pouring concrete, upon completion of framing, upon completion of rough-in, and upon substantial completion of the Project. Refer to structural engineering documents for additional required to structural engineering documents for additional require inspections. Arrange for testing laboratory services, which will be paid for directly by the Owner. Obtain approval from the Architect for selection of the testing laboratory. Provide copies of all test reports to the Architect, and if Required, to officials of the governing municipality.

2. The Contractor shall remedy and defects due to faulty materials and workmanship that appear within a period of one year from the date of the Occupancy Permit, or within a longer period of time as prescribed by law or by the terms of any special time as prescribed by law or by the terms of any special guarantee, warranty, or industry standard. The provisions of the guaranty apply to work done by Subcontractors as well as to work done by direct employees of the Contractor.

3. Arrange for testing according to the Structural Drawings and applicable Building Codes.

4. Arrange for testing according to the Geotechnical Report with sufficient advance notice for the testing laboratory to respond for grading and compaction.

- a. The Geotechnical Engineer shall be contacted during grading to review detailed grading and exposed subgrade conditions and to provide specific recommendations for subdrains.
- b. The Geotechnical Engineer shall be contacted to observe retaining wall footings and cut slopes prior to the placement of backfill to make specific recommendations for retaining exposed subgrade conditions and to provide specific recommendations for subdrains. Submit all testing and inspections reports to the Building Dept.
- c. If soils exposed during excuvation are different from those indicated in the soils report are encountered, the Geotechnical Engineer shall be notified to provide evaluation and supplemental recommendations as necessary.

DIVISION 2: SITE WORK

1. GRADING & DRAINAGE

1. Refer to the Architect's Site Plan and Geotechn recommendation for sub-drain, drainage system requirements. It is understood that the contractor is responsible for providing a complete and well functioning drainage system regardless of what additional piping or other related materials are necessary to complete this work. The contractor shall thoroughly review all existing site conditions and make all necessary tie-ins to insure that all new and existing systems are serviceable and installed per county of sonoma regulations.

2. Refer to architectural drawings for additional drainage information. Architect to select all brass drain covers as occurs.

3. All required fill shall be compacted per Geotechnical Engineer's recommendations to prevent future settling & maintain structural stability prior to delivery to site.

4. Finish grade shall be adjusted in the field by the Architect as required.

5. Top of wall elevations shall be adjusted in the field by the Architect & shall be approved by the Structural Engineer.

6. The contractor shall visit site prior to bidding to verify existing conditions & grades in the field.

7. The contractor shall verify all existing utility locations & elevations prior to commencement of work.

8. All areas to receive planting shall be rough shaped to elevations shown on plans & details prior to commencement of any planting & irrigation work under this contract. Contractor will required to perform finish grading for prior rock placement, mounding or repair work resulting from work performed under this contract.

9. Contractor to bring any grading discrepancies to the attention of the Architect for a decision prior to proceeding.

11. The contractor shall be responsible for fine grading & proper surface drainage in all areas. Fine grading shall be completed as indicated by contours & spot elevations. Proposed elevations shown are finished (compacted) grade.

12. All existing drainage structures shall be protected & maintained and or modified as needed to function during and after construction.

13. Drainage will slope away from building foundations & built structures at 2% minimum. Drainage will be directed to shallow surface swales, percolation pits, & to dry wells located in lawn or garden areas while maintaining a 1.5% slope minimum.

14. Finish grade at building foundations & built structures to be per plan or as adjusted by the architect in the field. typical. Paving areas at building entries & structures interfaces to be level w/ finished floor elevation, & slope down to meet adjacent finished grade.

15. Connect all roof gutter down spouts to storm drainage system. Verify in field with architect and see architectural plans for locations.

16. All proposed grading shall remain clear of drip line of all existing trees to remain.

17. Provide 12" of topsoil mix at all planting areas.

2. PREPARATION

A. Protection of Existing Conditions:

1. Use every possible precaution to prevent damage to existing conditions to remain such as interior finishes, structures, utilities, irrigation systems, plant materials & paving on or adjacent to the site of the work.

2. Provide barricades, fences or other barriers as necessary to protect existing conditions to remain from damage during construction.

3. Do everything possible to protect all structures, utilities and existing plants to remain during the construction and driveway replacement

4. Submit written notification of conditions damaged during construction to the Project Manager Immediately.

B. Subgrade Preparation:

1. Refer to Geotechnical Report for subgrade prior to placement of fill or aggregate base.

2. Grade subgrade w/ uniform slope between points where elevations are given.

3. Use equipment of proper size & type to achieve grades required.

4. Grade subgrade surface to within 0.05 foot of finish grade minus aggregate base & aggregate paving thickness.

5. Fill and compact any depressions & remove loose material to finish true to line & grade, presenting a smooth, compacted & unyielding surface, except where indicated otherwise.

6. Remove debris, loose dirt & other extraneous materials.

7. All proper drainage design elements should be in place. Ditches, drains, & drain pipes should be installed to assure protection of the pavement & base from cross flows of water. All water flow should be directed off of & away from the pavement & base.

5. SITE CONCRETE

1. Refer to Structural Engineer's specifications for all structural requirements.

2. CONCRETE DRIVEWAY shall have Lamp Black integral color as selected by owner and Architect with seeded aggregate also selected by owner and Architect. Use Davis color Pigment mixed in proportion of 1lb. Of color per 1 bag of cement. Use only white sand. Contractor to mock up 4' x4' sample on site for approval by Architect & Owner. All other exterior concrete surfaces to receive stone to have a heavy broom finish. Smooth first with steel trowel.

3. See Layout Plan, Construction details, & Finish schedule for surface finish.

6: EXISTING TREES

Existing trees shall be trimmed to the owners requirements and protected during construction to the extent reasonable.

7: EARTHWORK

1. If soil conditions vary from those anticipated or give any cause for concern for suitability, communicate those findings immediately to the Architect in writing.

2. Locate existing underground utilities in advance of excavation work. Provide adequate means of support and protection as required to maintain utilities during earthwork operations.

3. Do not allow water to accumulate in excavations.

4. Backfill and compact excavations as promptly as work permits. Fill and /or grade around the building and up to edge of walks so that water will drain away from buildings. Leave final grade areas raked smooth to one-tenth foot tolerance. Allow for any topsoil placement as well as sleeving and plant relocation requirements. Route all underground cabling, conduit and piping requirements. Route all underground cabling, conduit and piping so as to not interfere with installation of indicated plantings.

5. Remove waste materials, including unacceptable excavated material, trash, and debris, and properly dispose of off Owner's property.

6. Settling: Where settling has occurred at excavated areas during general project warranty period, remove surface (pavement, lawn or other finish), add backfill material, compact, and replace surface treatment. Restore appearance, quality, and condition of surface or finish to match adjacent work, and eliminate evidence of restoration to greatest extent possible.

8: SITE UTILITIES

1. The General Contractor shall coordinate all work on utilities.

2. The General Contractor shall adequately protect and preserve all existing and newly installed utilities and shall be responsible for all damage to these facilities. Any damage shall promptly be repaired by the Contractor at his expense.

9: WATER FEATURE. (see also 13 A below)

Refer to Floor Plan drawings for location and general stub requirements shall be verified in the field. Water feature will provided by the owner and to be the responsibility of the contractor to install. It is understood that the water feature will be placed to insure installation per the current code.

DIVISION 3: CONCRETE

1: CONCRETE

1. See structural drawings for additional detailed concrete information.

2. Submit concrete mix design by the concrete supplier or and independent testing laboratory for a design which exceeds the minimum specified 28-day strength, based on the facility being used.

3. Notify Architect at least 24 hours in advance of all concrete placement.

4. Retaining wall, Walks and steps: Exposed aggregate finish with integral color, verify color in field. 2500-psi concrete minimum with reinforcing and finishes as shown on drawings. Tool all edges.

5. Provide construction, isolation, expansion, and control joints where indicated or as required by good practice. Verify exact where indicated or as required by good practice. Verify exact locations in Field with Architect before pouring concrete.

6. Expansion joint material for exterior concrete slabs: 3/8" asphalt expansion joint filler.

7. Control joints in concrete floors are to be saw cut, as soon after concrete placement as possible without dislodging aggregate, to a minimum depth of 1/3 the thickness of the slab.

8. Score all exterior slabs and walks where indicated on Drawings with deep cutting scoring tool. Radius of scoring tool to be 1/2". Scored joints are to have a finished depth of 1".

9. Use a small radius edge on all edges of exposed work. (½" radius)

10. Landings at all exterior doors to have a maximum 1/4" per foot slope away from building opening.

11. Curing and Protection:

- a. Begin curing as soon as water has disappeared from exposed surfaces.
- b. Cure uncolored (gray) concrete slabs with moisture-retaining membrane forming curing compound applied in strict accordance with curing compound manufacturer's printed instructions.
- c. Do not allow concrete to cure in temperatures lees then 40 degrees Fahrenheit for the first three days.

13. Concrete that is placed in temperature greater then 80 degrees shall be kept moist to prevent rapid drying.

14. Inserts, see structural steel (5a) below.

15. Provide "XYPEX" add mixture to all concrete to receive waterproofing.

DIVISION 4: MASONRY

1: CONCRETE MASONRY UNITS:

not used

2: STONE

1. MATERIALS

A. Exterior flagstone: Colorado random buff flagstone. 2" thick at exterior and 1" thick at interior.

- 1. Base: 4" concrete slab with #3 bars at 16" o.c. each way over 4" free draining crushed rock. See drawings for control joint locations.
- 2. 2" flagstone pavers over mortar bed and "red guard" anti-fracture membrane.
- 3. Provide materials samples as required prior to order. Samples to be approved by B.B.H.O.A. and architect/owner.
- 4. Stone will be cut as indicated on the drawings set on setting bed over a concrete slab per the drawings with maximum ½ grout joints. Grouted to be of a similar color to the stone.

B. Interior flagstone (see bid form for allowance information)
1. Base: Wood sub floor.
2. 1" flagstone pavers over mator setting bed over "red guard" anti-fracture membrane over ¾ ply subfloor.
3. Provide materials samples as required prior to order.

4. Stone will be cut as indicated on the drawings with maximum ½ grout joints. Grouted to be of a similar color to the stone.

C. INSTALLATION: Per the requirements of the CBC Section 1405.9 and ACI.

1. Clean and seal all flagstone with minimum one coat of approve clear satin sheen waterbase sealer at exterior and 2 coats at interior.

DIVISION 5: METALS

1: STRUCTURAL STEEL

A. See specifications in Structural drawings. All structural steel to be delivered preprimed, and clad or furred to hide from view.

2 : MISCELLANEOUS METAL /ORNAMENTAL IRON

A. Provide shop drawings of all decorative elements shown on drawings such as but not limited to, interior and exterior railings, Submittal to include two 12" samples, representative of approved finish, and shapes. Copper roofing in division 7.

B. All framing connectors exterior exposed to the exterior to be hot dip galvanized

DIVISION 6: CARPENTRY

1: ROUGH CARPENTRY

1. See specifications in Structural Drawings.

2. Visible framing members: Obtain approval of architect as to species of wood before ordering.

3. Framing:

- a. Comply strictly with CBC requirements for frame cuts, notching and drilling. Each trade is responsible for repairs to the framing need due to the performance of their work.
- b. Provide backing for gypsum wallboard at all intersections of walls and ceilings, and sheet edges.
- c. Provide solid blocking for all bath accessories, casework and cabinets.
- d. Fireblocking shall be provided in the following locations per CBC
- e. Wood within one inch of concrete or masonry shall be cedar or pressure treated Douglas Fir.
- f. Provide a minimum of six inches of clearance between all wood and earth. Provide 18" minimum clearance between soil and underside of floor joist in crawl space
- 9. Use washers for all bolt heads and nuts bearing against wood. Use cut washers at sill plates and nailers at steel beams.
- h. Provide solid blocking of not less then 1-1/2" thickness at ends and at all supports of joists and rafters. Between supports provide metal bridging at center or at ten feet spacing, maximum (space equally).

1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10-foot intervals both vertically and horizontally.

2. In openings around gas vents, vents, pipes, ducts, chimneys and fireplaces at the ceiling and floor levels, with noncombustible materials.

3. At openings between attic space and chimney chase for factory-built chimneys.

4. The floor-ceiling assembly that separates the lower floor from the upper floor shall be draft-stopped so that the area of the concealed space does not exceed 1000 sq. ft. The draft-stop shall divide the concealed space into approx. equal areas. All penetrations of the draft-stop shall be sealed.

5. See additional specifications on drawings.

2: FINISH CARPENTRY

1. Fabricate and install finished woodwork using skilled carpenters only and best approved methods. Work up samples of each trim element for Architect's approval before fabricating. When bolts are used, Countersink bolt and plug all countersunk holes. Ease all edges and sand. All joints shall be tight & true. All Woodwork shall be accurately scribed to fit adjoining surfaces. Full length continuous boards shall be used wherever applicable up to 16' or as specifically noted.

2. Interior trim including base boards, cabinets, trim, wood floor inlay and wood flooring and other miscellaneous interior wood to be hardwood or as noted on drawings with smooth surface suitable for stain finish or match existing where occurs. Submit samples for approval by architect.

3. Exposed exterior woodwork: clear western red cedar, roughsawn or smooth as directed by architect, to receive approved stain finish. Provide samples for approval.

4. Provide Mock-up and sample of all exposed wood finishes and colors for Architect's approval prior to beginning work.

3: CUSTOM WOODWORK – CASEWORK

1. Submit Shop Drawings and samples including hardware, wood species, panel detailing, and finish for approval by Architect.

2. Cabinets: conform to the requirements of PREMIUM GRADE, of the California Woodwork Institute

3. Style:
Kitchen, dining room, living room and Bar: Owner has a Dining room table that has the desired wood finish for the Kitchen cabinets. Contractors need to visit the site to inspect the table to prepare the bid for the cabinets and finish. Run grain vertically.
Bathrooms, Loft, Laundry: flush overlay black walnut.

4. Furnish and install all items of hardware as required for complete assembly and operation including soft and slow close concealed hinges and slow close drawers guides.

5. Cabinet door and drawer hadware provided by owner installed by contractor.

4: HARDWOOD FLOORING

1. Hardwood Floors: ¾" x 3 ¼" select Black Walnut. Provide samples for review and approval prior to ordering of materials. Provide stain as required to accomplish desired color and 2 coats of satin finish waterbase sealer. Provide 3' x 3' samples for Owner and Architect approval.

2. Treads and risers, solid one piece black walnut.

DIVISION 7: THERMAL & MOISTURE PROTECTION

1: BUILDING INSULATION

1. Thermal Insulation: provide and install a complete insulation envelope conforming as a minimum to the Title 24 energy compliance requirements in this drawing set.

a. Roofs, Floors, and Walls: Glass fiber batt insulation with Draft paper backing. Fill all wall, rafters and joists spaces at areas of new and remodeled work. R values shall be as established in the Title 24 energy requirements.

JMA

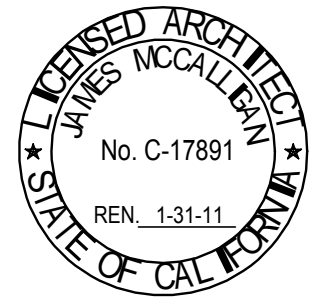
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Project Architect	J.A.M..
Drawn By:	R.D.F.
Date:	3-15-10
Revision Date PLAN CHECK 1-28-10 OWNER / ARCHITECT 3-15-10	

A CUSTOM REMODEL AND ADDITION FOR

CRAIG AND ROBIN WILLIAMS

20680 MOCKINGBIRD ROAD

BODEGA BAY, CALIFORNIA

APN 100-310-019

SP1

OF 19 SHEETS

JOB NUMBER: 0778

2. Acoustic insulation: provide complete acoustical barrier at all interior walls use 3" thickness with maximum flame spread rating of 25 "Quiet zone" acoustical batts as manufactured by Owens Corning. Full width of room and height extending up to roof or floor above. The walls must be insulated with 3-1/2" batt insulation. Attach wallboard on one side to R -1 channels for special sound walls where indicated on drawings.

3. Fill any and all voids that may allow for air infiltration with expanding foam insulation..

4. Match ends neatly with ends and edges fitting snugly or overlapped. Cut and fit insulation materials around pipes, conduits, etc., as necessary to maintain the integrity of the insulation barrier.

2. DAMP PROOFING / WATERPROOFING

Note: All waterproofing, damp-proofing, and vapor retarding materials shall be applied in strict accordance with the manufacturer's recommendations.

1. Retaining and Foundation Walls: Apply 1 coat primer to outside of concrete or CMU wall. Apply Somborn HLM 5000 system and Hydroduct 22- Drainage composite manufactured by W.R. Grace Co., applied strictly according to manufacturer's instructions. Provide written, 5-year, material warranty issued by the system manufacturer upon completion of the work.

2. At portions of foundation walls exposed to exterior, between top of finish grade extending to bottom of exterior wall finish, cover concrete with "throughseal" per manufacturer's instructions. Extend to foundation w.p. membrane. Pipe penetrations sealed per vapor tight to pipes.

3. Waterproof Terraces, Porches, Balconies (over occupied spaces as occurs): "W.R. Meadows" MEL-DRAIN or approved equal rolled matrix system over approved "W.R. Meadows" self-adhesive (50 mil minimum) rubberized asphaltic compound waterproofing or approved equal, install per manufacturer's specifications. including surface conditioner, and flashing.

4. Wall underlayment:

a. C.M.U. or poured in place concrete walls with pc plaster or stone veneer: Spray applied sealer. "Crestesal CS160", "Masonry Saver WB" water repellent or equal. Apply 1 coat to CMU or poured in place concrete walls prior to veneer application. 1 coat to veneer joints after installation.

b. Wood Framed Walls (Plywood sheathing over wood or steel framed walls): 2 layers 30# class B asphalt impregnated felt.

5. Roof Underlayment: WR Grace "Ice and Water Shield" as detailed, running along the length of the intersection.

3. FLASHING AND SHEET METAL

1. Provide all 16 oz. copper sheet metal as required by good practice and for an approved guaranteed roof system and flashing system. Coordinate with roofing installer.

2. Install copper sheet metal in accordance with quality, procedures and methods recommended by SMACNA "Architectural Sheet Metal Manual", and roofing manufacturer's requirements.

3. Copper components to include but not limited to: Exposed Gutters, Downspouts, Crickets, Valley Flashing, Door pans, head flashings, roof to wall flashing Vent stack flashing:

4. Separate dissimilar metals to prevent galvanic action. Anchor work with non-corrosive fasteners.

5. Provide "Vycor Plus" or approved membrane flashing at all four sides of exterior window and door installations, and at other locations indicated on Drawings. At windows and doors, flashing is to be in 18" wide sheets min. typical, and 24" min. at window sill. Use "Liquid Membrane" manufactured by W.R. Grace Co. To seal all inside corners and at horizontal and vertical intersections of membrane flashing.

6. Walls: refer to Section 9D.

7. Provide head flashing as shown and door pans at all new exterior doors and sliding glass doors.

4. JOINT SEALANTS

1. All exterior materials must be top quality, selected to withstand the climatic conditions of the site, non-bleeding, and compatible with adjacent finishes. Tremco, Acrylic "Mono 555" or equal. Do not use Polyurethane sealant.

2. Color to match adjacent materials and finish. Provide closed cell, bead or rod shaped polyethylene foam backer rod where needed.

5. METAL ROOFING

A. Provide a custom copper standing seam roof at the eyebrow dormer. Installer to have a minimum of 10 years experience with this type of roofing. Submit shop drawings for all details. Guarantee roof to be free o leaking for a period of 10 years.

1. Provide an alternate deduct for substitution of a continuation of the shingle roof and framing in place of the eyebrow dormer.

DIVISION 8: DOORS AND WINDOWS

1. FRENCH DOORS, SLIDING DOORS AND WINDOWS

1. French doors, sliding doors and windows: manufactured by "Blomberg" or approved equal with double glazed insulated glass. Hang doors true and plumb with standard bevel and uniform 3/32" clearance at jambs and head. low E2 glazing windows to be manufactured to fit into wall assembly as detailed without modification in the field. Provide Manufacturer's written warranty covering materials and workmanship for a period of 10 years minimum.

- Dark Bronze anodized aluminum
 - Provide "Premium clear screens"
 - Provide all brushed nickel hardware.
 - Glazing to be bronze tinted. Low E 2
2. Blind Doors to be Fiberglass exterior doors manufactured by " Jeldwen." or approved equal with cedar siding to match wall siding.
3. Interior doors: Unless other wise noted on drawings new flush walnut veneer as indicated in the drawings

4. Doors to operate freely without sticking or binding and with all hardware properly adjusted and functioning.

5. Warped or damaged doors are to be replaced at no cost to the Owner. Submit samples and shop drawings including wood species, grain pattern and textured surfaces.

2. FINISH HARDWARE

1. At all Blomberg exterior doors and at all interior doors provide matching brushed stainless steel lever handles, model Posedon Lever with Square Rosette as manufactured by Emtek. Provide all new hardware throughut.

2. Provide new finished hardware and locksets to match by emtek lever handles. Contractor to verify all hardware requirements on site. Provide all labor, materials, equipment, and services required to install all items of finished hardware required for a complete, weather tight & fully operational installation. Submit samples for architect's approval before ordering.

4. Verify keying schedule with Owner. Submit shop drawings, schedule and sample.

3. GLASS & GLAZING

1. Glass is to be bronze tinted, double pane, 3/4" insulated, low-E2, typical. Provide sample of tinted glass for owner approval prior to ordering.

2. Glass is to be tempered "safety glass as indicated in door and window schedule at all locations where required by Building Code.

4. SHOWER DOORS/ENCLOSURES

1. Shower doors and enclosures are to be of size and design as indicated and noted on the Drawings,

2. Shower doors are to be full height, and custom sized . Shower doors and enclosures are to be frameless 3/8" tempered glass with brushed nickel connectors. Glass to be clear "neat glass" as selected by Architect.

5. OVERHEAD GARAGE DOORS

1. Heavy duty sectional Garage door with exterior siding.

2. Provide and install LiftMaster 3800 Wall Mounted Residential Jackshaft Garage Door Opener

3. Provide interior operator button switch and 4 wireless transmitters.

4. Provide keyless operator on exterior jamb, and key disconnect.

DIVISION 9: FINISHES

1. TILE

1. Contractor to verify quantity for material orders and Install tile in areas as indicated on drawings. For each type and color of tile used, include in order an additional 2- pieces of each tile type, including any trim shapes upon completion of the job. Tile is to be installed with complete trim with all corners covered or bullnosed.

2. Install all tile in accordance with the Tile Council of America published systems. All tile at countertops, or in shower and tub enclosures is to be, at the installer's option, either mud set or thin set on 1/2" concrete backer board such as "Wonderboard" or USG "Durock". Do not use W.R. gypsum wallboard "green board).

3. Use Ultraset under all tile and stone applications to provide slipsheet between material and concrete base.

4. Grout is to be "Hydroment" or equal, epoxy-type. Submit grout color samples for approval. Verify tile layout and joint size with Architect/Owner before application.

5. Provide mock-ups of all tiles selected for Architect/Owner review and approval before installation.

6. Tile Schedule

a. Kitchen and Bar backsplash: 1 x 4 Ivory Crema Polished stone available at Mame West tile and stone. 7729 Oakport street. Oakland, CA Phone 510-346-9200

b. Lower floor bathrooms: "Puebla"Stone tile , 4" x 8" available at Morena Tile 240-A East Todd Road, Santa Rosa, CA 707-585-6600

c. Lower floor bathrooms shower floors: "Puebla"Stone tile , 4" x 8" available at Morena Tile 240-A East Todd Road, Santa Rosa, CA 707-585-6600

d. Master bathroom: Ivory rustic planking alternating rows 4 x 16, 6 x 24, 8 x 32 typical walls and floors. available at Mame West tile and stone. 7729 Oakport street. Oakland, CA Phone 510-346-9200

e. Master bathroom shower floor: 2 x 2 Ivory / Gold / Noce mix mosaic. available at Mame West tile and stone. 7729 Oakport street. Oakland, CA Phone 510-346-9200

2. GYPSUM WALLBOARD

1. 5/8" Gypsum Board walls and ceilings unless noted otherwise. Use 5/8" water resistant gypsum board at damp areas (i.e. kitchens, baths). Use 1/2" concrete backer board such as "Wonderboard" or USG "Durock" cementitious backer boards at all wet areas (showers, tub surrounds, etc.).

2. All Gypsum Board shall be attached with 1-1/4" type W Screws to framing as indicated on structural plans and architectural details. Screw spacing shall be 12" O.C. max. on walls, 7" O.C. max on ceilings. Provide all accessories, trim, and attachments necessary to accept finishes. Refer to USG specifications for installation and finish standards, latest edition.

3. Gypsum Board shall be 5/8" type "X" fire rated as required by code.

4. Stagger all joints and keep number of joints to a minimum.

5. Provide Level 5 finish at upper floor and stair well. level 3 light spray, at loft, garage, and lower floor.

4. PAINT & STAIN

1. Use only top of the line products from one manufacturer approved by Architect. "Sikkens" or "Cabots" for stain and stain "Benjamin Moore" for paint are among the acceptable manufacturers. Provide primers and undercoat paint produced by the same manufacturer as the finish coats.

2. Samples: Prepare samples of all final finishes on job site for approval by Architect before beginning work. Isolate various samples one from the other with white paint. Paint over the type of base actually to be used and allow to dry for true color evaluation. Sample sizes should be 4' x 4'. Allow sufficient time for several trial sample submittals before obtaining final approval. Hand samples (minimum 8-1/2" x 12" size) are acceptable only as a starting point for actual field painting samples.

3 Systems:

a. Stonework:
First coat: Clear sealer "Crestesal". 2 coats at interior. Apply per manufacturer's recommendation.

b. Exterior Wood siding and Trim: (One color) where exposed to view as selected by owner and architect.
First coat: factory applied Oil base primer
Second coat: semi solid acrylic stain

c. Interior Ceilings and Walls
First coat: PVA Sealer
Second coat: Benjamin Moore AURA or approved equal color to be selected
Third coat: Benjamin Moore AURA or approved equal color to be selected paint entire wall or ceiling that is effected by work.

d. Interior Wood Trim and doors: (One color as selected by Architect)
First coat: clear satin conversion varnish.
Second coat: clear satin cnversion varnish

e. Cabinets Kitchen: Owner has a Dining room table that has the desired wood finish for the Kitchen cabinets. Contractors need to visit the site to inspect the table to prepare the bid for the cabinets and finish. Run grain vertically. Provide satin conversions varnish over color coat or wood veneer.

4. Prepaint vent pipe rain caps etc. which penetrate or are mounted on the roof to match the color of the roofing material

5. Paint exposed metal and plastic and similar elements to match the adjacent material color, unless made of copper.

6. Seal top and bottom edges of wood doors with 2 coats of polyurethane varnish, with the first coat thinned for penetration as recommended by the product manufacturer.

7. Application:

a. Apply paint to clean surfaces strictly according to manufacturer's instructions. Do not apply paint in snow, rain, fog, or mist, when the relative humidity exceeds 84 percent at temperatures less the 5 deg. F above the dew point, or to damp or wet surfaces.

b. Apply flat paint by brush or roller. Apply semi-gloss enamel by brush only on wood and on doorframes, casework, and trim. Semi-gloss enamel may be applied by din3-textured roller on wall and ceilings.

c. Brush or spray apply all semi-transparent stain and the carefully clot-wipe to achieve approved finish. Do not this exterior-wood, stain products. Let down color as required with clear, stain medium, not thinner.

d. Prime and intermediate coats must have a slight variation n from each other, approximately the same color but lighter then the finish coat.

e. Sand all wood surfaces *except rough-sawn or re-sawn members) smooth to remove stains and blemishes. Do not sand or otherwise alter surface on rough/sawn or re-sawn wood. After priming or stain coat has been applied, thoroughly fill all holes and imperfections with putty, tinted with primer or stain to match wood color. And all painted wood between coats.

f. At the completion of activities of other trades, tough- up and restore damaged or defaced painted or stained surfaces.

8. Hardwood Floors: Provide 2 coats of satin finish waterbase sealer.

9. Clean up:

a. After completion of painting work, clean all paint materials form windows, floor, hardware, and other adjoining surfaces and materials. Touch-up after work of other trades is completed.

b. Provide a minimum of 1 gallon each color and type of paint and stain used on the job to the owner for touch-up and maintenance. Provide labels on each container with the following information: name of paint, mixing formula (if any..., locations in project of major application.

5. CARPET AND PAD

1. NIC. Carpet and pad by owner

6. ENGINEERED STONE COUNTERTOPS

- TrendQ #482 engineered stone countertops as indicated on drawings.
- Cesarstone "Blizzard" color engineered stone countertops as indicated on drawings.
- Install per manufactures specifications
- Verify all details including edges, 2" tall eased edge dropper.
- Provide samples.

DIVISION 10: SPECIALTIES

1. SPECIALTIES & TOILET ACCESSORIES

A. Include a Bath accessory allowance per the bid form for all bath accessories. Contractor to install all accessories and Provide blocking and backing as required, verify locations. Coordinate sizes, locations and type during rough work and complete installation as part of finish work.

B. Once framing is complete, Treat all new and existing wood framing materials including rafters, joists, beams, posts and sheathing with "timbor" fungicide/pesticide wood preservative treatment as recommend by the manufacture.

DIVISION 11: EQUIPMENT

1. KITCHEN APPLIANCES

A. Install all equipment and appliances as indicated on plans. Contractor to verify all models and parts required prior to making orders and Install in accordance with manufacturer's instructions.

B. Coordinate with millwork supplier, electrician and plumber to assure proper installation of all equipment to be built into cabinetwork.

C. Coordinate with all other trades ad provide prior electric, gas, water, venting, and sewer rough-in and hook-up for all equipment indicated or selected as part of the Work:

D. Appliance schedule:

- Range top: Viking VGRT 360-6B
- Disposals: Insinkerator Evolution, essential at kitchen sink 3/4 hp with air switch, Insinkerator Evolution, compact at prep sink 3/4 hp with air switch
- Dishwasher: Bosch fully integrated, Bosch's SHX9809UC 24-in. Stainless steel
- Refrigerator: Sub-Zero B1-4BS Refrigerator/Freezer stainless steel no in door icemaker
- Oven Microwave and warming Drawer. Thermador MEMW301EP
- Wine cooler: U-Line wine Cooler echelon. 2175 wc stainless steel.
- Range Hood: Vent-A-Hood Contemporary Series ZTH236SS Stainless Steel Wall Mount Range Hood with 600 CFM external Blower, Halogen Lighting, Glass Accents, Rail, Magic Lung F

DIVISION 13: SPECIAL CONSTRUCTION

1. WATER FEATURE

A. The owners will provide water feature per location as noted on the plans. The water feature will be delivered to the site by the owners supplier and installed by the contractor. Installation to include connections of electrical pumps and lighting, and anchoring to base.

DIVISION 15: MECHANICAL (DESIGN-BUILD)

1. HEATING AND AIR CONDITIONING DESIGN BUILD

1. Mechanical Contractor shall provide all complete shop drawings, equipment, parts, pipes, ducts, etc. necessary to a complete HVAC heating, and the ventilation and air conditioning systems described below and as indicated on the drawings. Contractor to verify all existing ducting and supply all mechanical components for remodel, repair, relocation and verify all general maintenance requirements prior to construction.

2. Basic system description:

At Main residence existing: Replace existing system with a new and relocated dual-zone forced air unit as specified on plans. Relocate and/or add additional ducting and registers as required. HVAC Contractor to verify all existing conditions prior to commencement or work. Provide all new all ducting where accessible. Ensure that system is in good working order prior to close out of job. Clean all ducting and address any maintenance issues prior to completion. See Title-24 for additional information.

3. New Mechanical Grills and registers shall match existing wood in flooring or painted to match color of floor in tile areas.

- Mechanical Notes:
a. Contractor to guarantee this work for a period of one year.
- All new air ducts to be insulated galvanized sheet metal, gauges and installation shall be in accordance with A.S.H.R.A.E.
- Provide Owner with operating instructions and appliance/unit warranties for any and all new equipment installed.

2. PLUMBING

1. Furnish all labor, materials and equipment necessary to install a complete plumbing system connected to public utilities, consisting of soil, waste and vent piping; domestic water piping, and gas piping to all indicated equipment; and all plumbing fixtures and trim as indicated.

2. Excavate and backfill as necessary for underground piping. Compact all backfill to original grade and remove excess spoils. Test and have work approved before covering.

3. Gas line-diagram shall be provided by Plumbing Contractor prior to construction.

4. All new showerheads, lavatory and sink faucets shall have a maximum flow rate of 2.5 gallons per minute.

5. Shower and tub/shower combinations shall be provided with individual "Anti-scaId" control valves of the pressure-balance or thermostatic-mixing valve type. Handle position stops shall be provided on such valves and shall be adjusted per manufacturer's instructions to deliver a maximum water setting of 120 degrees F (49 degrees C).

6. All hot water faucets that have more than ten feet of pipe between the faucet and the water heater serving the faucet shall be equipped with a hot water recirculating system.

7. All new exterior hose bibbs shall have a approved, non-removable backflow prevention device.

8. Gas lines with LPG are not permitted under structures or under slabs and shall conform to U.P.C. Chapter 12 for materials, installation and testing.

9. Gas line sizing calculations are required. Submit to the County for review and obtain approval prior to installation.

10. Water lines are to be type 2" hard or soft drawn copper, above or below grade. No joints are allowed below slabs. Fittings shall be wrought copper. Conform to all solder and flux requirements including the limitation of lead content.

11. Insulate all new and existing hot water piping with "Armatflex."

12. Waste and vent piping: To be ABS plastic. Insulate with foam and isolate from all wood framing.

13. Building sewer is to be approved Schedule 40 PVC pipe.

14. Plumbing fixtures are as indicated below and as provided by the owner. Contractor to provide all miscellaneous valves, recirculating pump, pipe, p traps, drains, grates, insulation and fittings as required not listed below for a complete job. Contractor to review owners order to insure that it is complete for all finish plumbing to complete the job.

Kitchen Sink: Franke Firecyl (verify color) undermount 31 " x 20" CCK 110-30
Kitchen Faucet: Blanco Meridian Semi Professional 157-140-CR
Kitchen prep sink and Bar sink: Franke Aristo A10 - 400
Kitchen prep sink and Bar sink faucets : Blanco 157-185-CR
Disposals: see kitchen equipment

Toilets: Typical at all bathrooms. Toto, Nexus CST794SF
Bath Sinks: Typical Toto L1542C Augusta 19" x 12 3/8" White undermounted.
Bath Faucets: Typical at all bath sinks Kohler Kalista "one" with tall spout and cross handles chrome
Shower valves: Typical at all showers and tub showers Kohler Kalista "one" with cross handles chrome
P24422-CR
Shower heads: Typical at all showers and tub showers Kohler Kalista "one" rain heads P24473-00 stems P24474-00 or P24476-00 for ceiling

15. Use individual control valves of the pressure balance or the thermostatic mixing valve type at the showers and tub-shower combination.

16. Hot water must be the left fitting at all faucets. HW & CW must rotate in opposite direction.

17. Use polished, chrome-plated, adjustable, brass P-traps with wall escutcheons at all locations. Provide fixture stops and vales ahead of all equipment and fixtures.

18. All piping must be concealed, when located in walls or ceiling spaces.

19. Use Cast Iron hubless drain piping where adjacent to occupied space.

20. To the greatest extent possible within code, combine vent piping below the roof to minimize penetrations. Route vents to concealed locations in chimneys, where possible. Verify in field with architect all roof penetration locations required.

21. Size and provide gas stubs as required for fireplaces at Family Room, Master Bedroom/Bath, Garage Furnace and Water Heater, Outdoor Firepit at Entry Court,

DIVISION 16: ELECTRICAL (DESIGN-BUILD)

1. ELECTRICAL - GENERAL

- Furnish all labor, materials, and equipment necessary to install electrical, phone, t.v. data, etc. as specified on plans.
- Provide telephone cabling for four lines to any new jacks in the residence as indicated.
- Provide pre-wire rough in for a security system *not part of this contract) that shall include a minimum contacting at each exterior door and operable window and for two interior sensing devices and two control keypads. Verify location of control panel and provide duplex receptacle at that location.

2. ELECTRICAL ROOM

- Home run of the light controls.
- Home run of cable TV/satellite TV outlets digital audio coaxial and spare conduit for fiber optics to Media Outlets.
- Home run of CAT 5 LAN/DATA lines.
- Home run of the telephone.
- Home run of the thermostat/HVAC controls dedicated data lines.

3. SUBMITTALS

Note: Prior to all work, the Contractor shall submit for review by the Architect the following information:

1. The Electrical Contractor shall provide electrical panel calculations and grounding information and details to the Building Dept. Prior to construction. (Per NEC 250-81.c.)

2. Electrical load computations; itemized list of loads; panel and service size based on load computations for all proposed equipment with proper number and size of breakers; and a one-line diagram of the system.

4. ELECTRICAL FIXTURES and TRIM

1. Include a cash allowance for all electrical fixtures, transformers, dimers, fans and recessed can trim. Contractor base bid to include, bulbs, recessed can housings, decor outlets, jacks and cover plates.

2. Color of plates and devices are to be as directed by the owner. Assume white for Bid.

5. ELECTRICAL WORK

1. It is the contractors responsibility to submit for and obtain from Sonoma County any permits and inspections necessary for installation of the electrical system.

2. Exterior light fixtures shall be labeled "suitable for damp locations" and must have a shielded light source.

3. Provide two small-appliance branch circuits for the outdoor kitchen, which are limited to supplying wall and counterspace outlets. They shall not serve the range hood, disposal, dishwasher or microwave-only the countertop/wall outlets and refrigerator.

4. Electrical panels in garage wall shall be surface-mounted, or shall have full 5/8" Type X gypsum board lining behind and around the panel. Sub panels in residence to be recessed type in same gypsum board surround.

5. Raceways to be buried: galvanized, rigid-shell conduit, or where permitted, PVC #2 plastic electrical conduit.

6. Where permitted by code, non-metallic sheathed cable may be use.

7. Outlet boxes are to be one piece, code gauge, galvanized steel, grounded as required, with mounting rings as required.

8. Provide GFCI circuits at all damp locations as indicated or required by code.

9. Heights of devices are to be as follows (center of box to finished floor), unless otherwise noted:
a. Wall switches 42"
b. Receptacles (TV, phone), 12" above floor or 10. above counter tops or ledges, or as otherwise indicated. Verify with interior elevations and with life installer.

10. Install receptacles so that long axis is vertical, U.O.N.

11. Provide lamps for all fixtures as recommended by manufacturer or as otherwise indicated for fixture not provided by owner.

12. Panels are to be Square 70" or GE Power Mark Plus. Provide 400 amp service panel, & sub-panels indoors as reqd.

13. Provide complete and appropriate electrical wiring and hook-up for all equipment indicated or specified.

14. Prewire home runs in lighting control circuits to central panel board for future master control system.

15. Verify in Field UFER grounding, concrete-encased electrode per NEC 250-81@.

16. Contractor to coordinate with the owners Security Alarm System company to facilitate system connections relations related to remodel.

21. Provide electrical safety for new spa. Provide U.L. or I.A.P.M.O. listing for unit prior to installation. Provide GFCI protection on all electrical components. CEC 680-70 (If applies)

22. Replace all existing smoke detectors and provide new where required. "Kiddie Silhouette Kiddie" Model #KN-SMF-W- smoke detectors" All others to remain or where new smoke detector is required, match existing. All detectors to be wired to 110V with a battery back up and designed such that if one is triggered, all the units will sound. '

DIVISION 17: ENERGY CONSERVATION

1. GENERAL ENERGY CONSERVATION NOTES

(The following specifications are mandatory for this project)

A. Doors and window between conditioned and unconditioned spaces shall be fully weather-stripped, and all joints caulked and sealed.

B. The following openings in the building envelope shall be caulked or otherwise sealed to limit air infiltration:

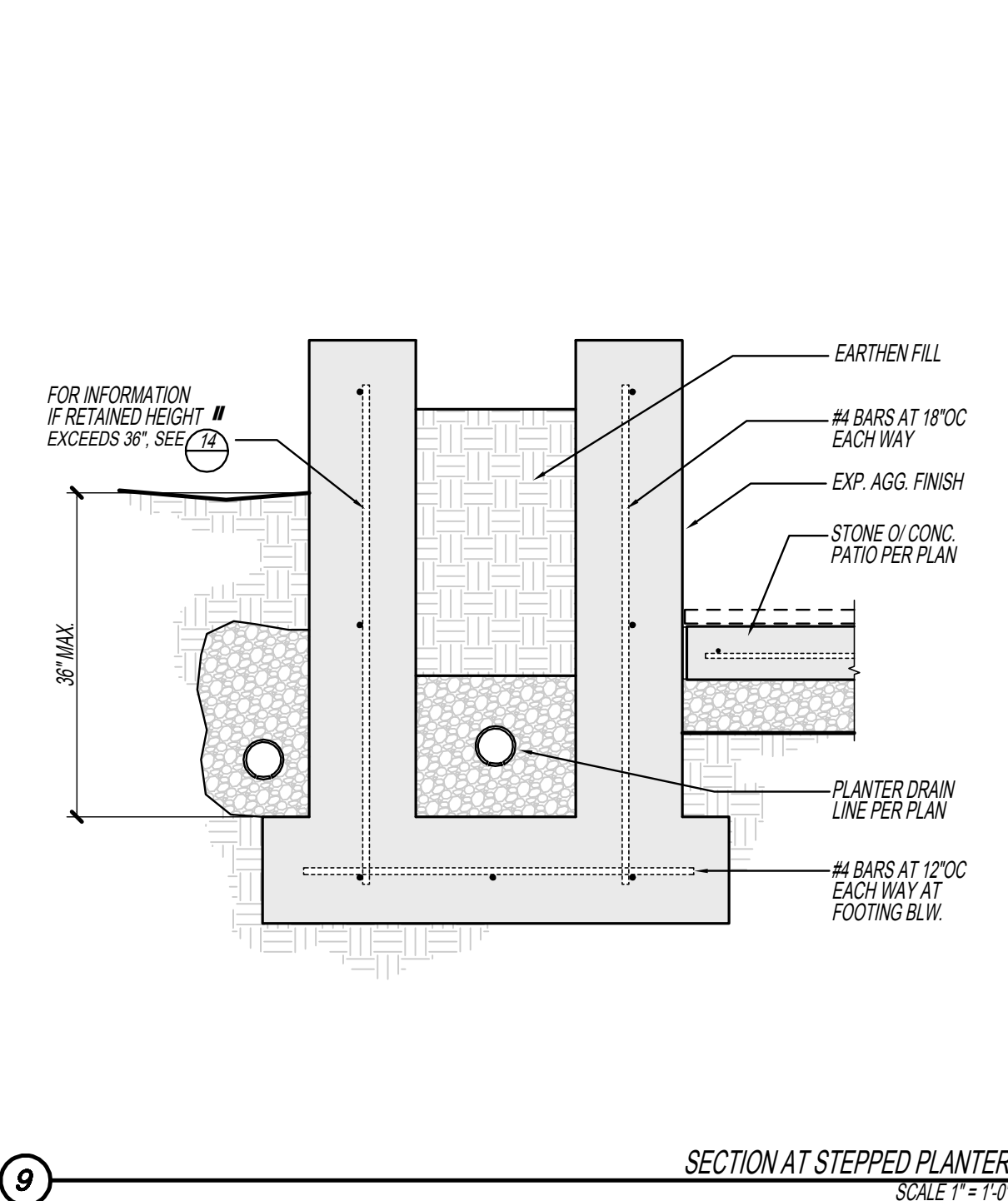
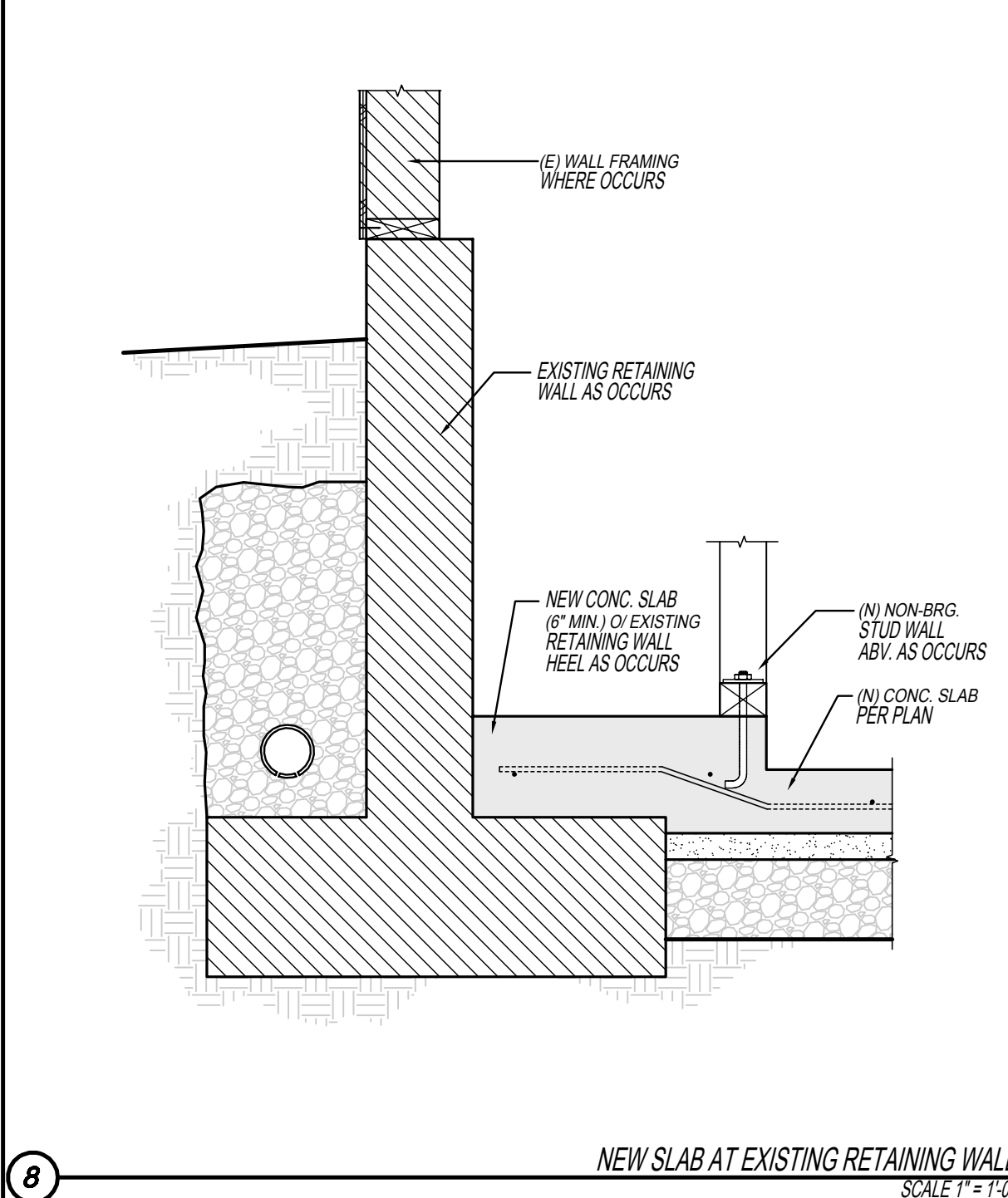
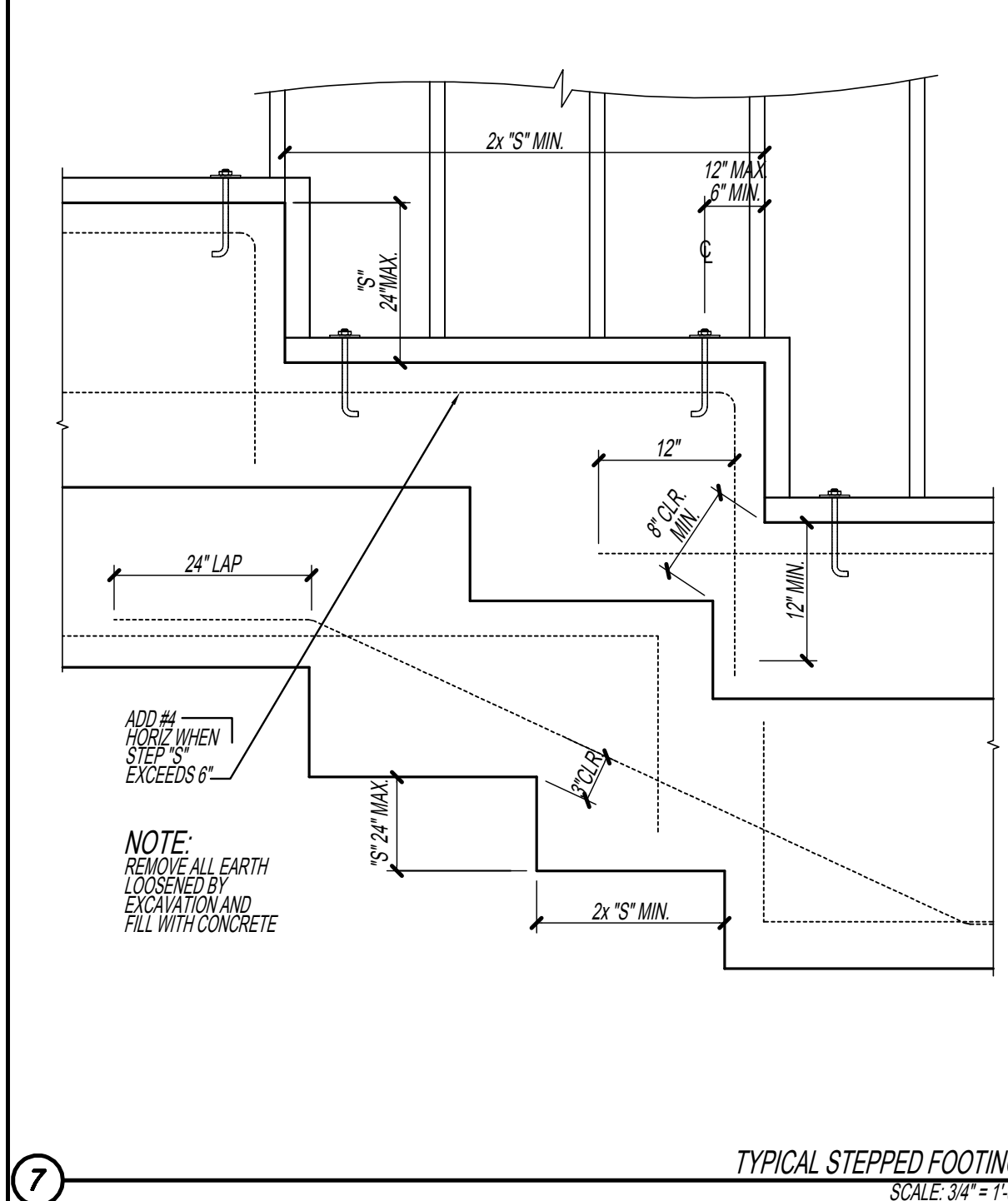
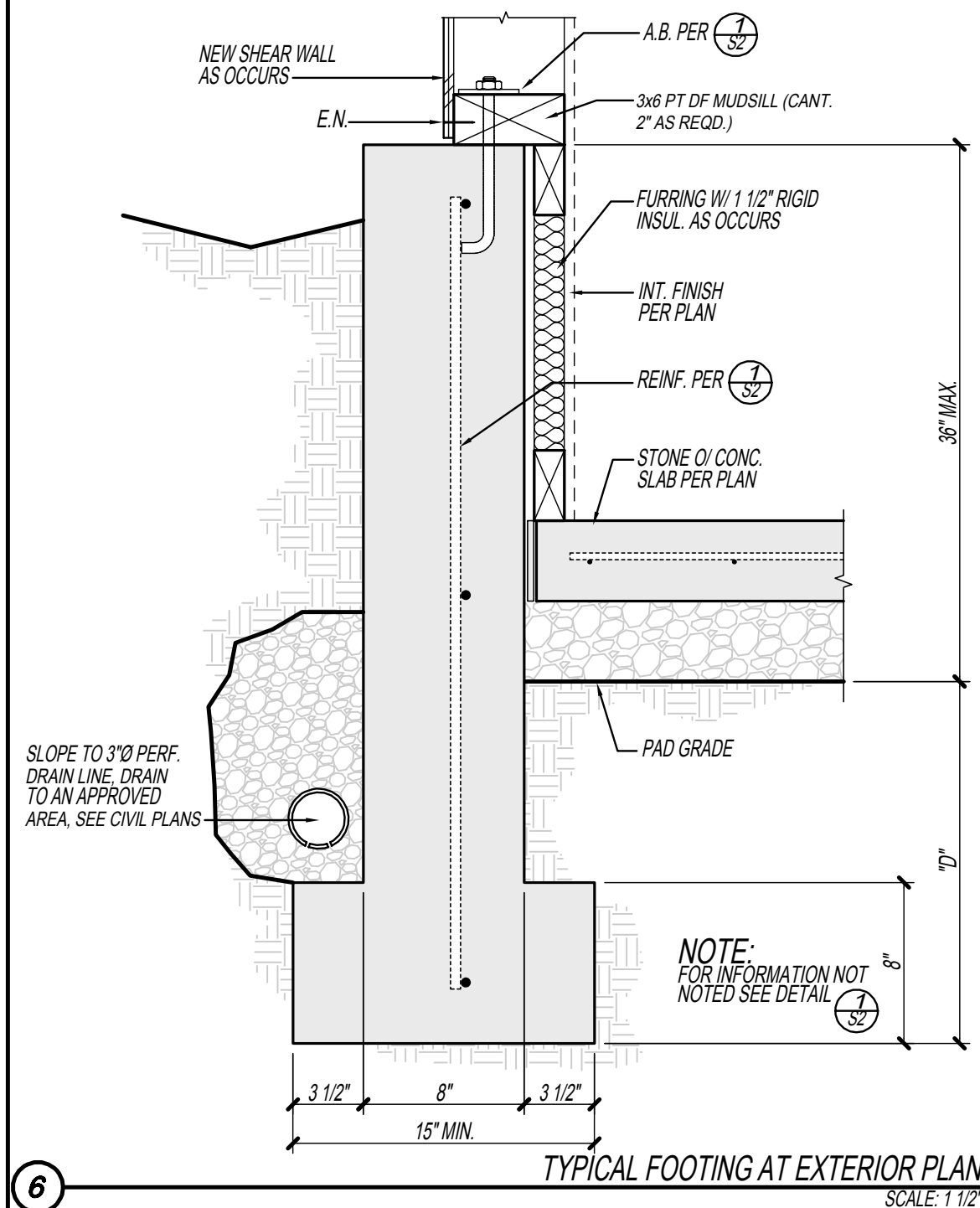
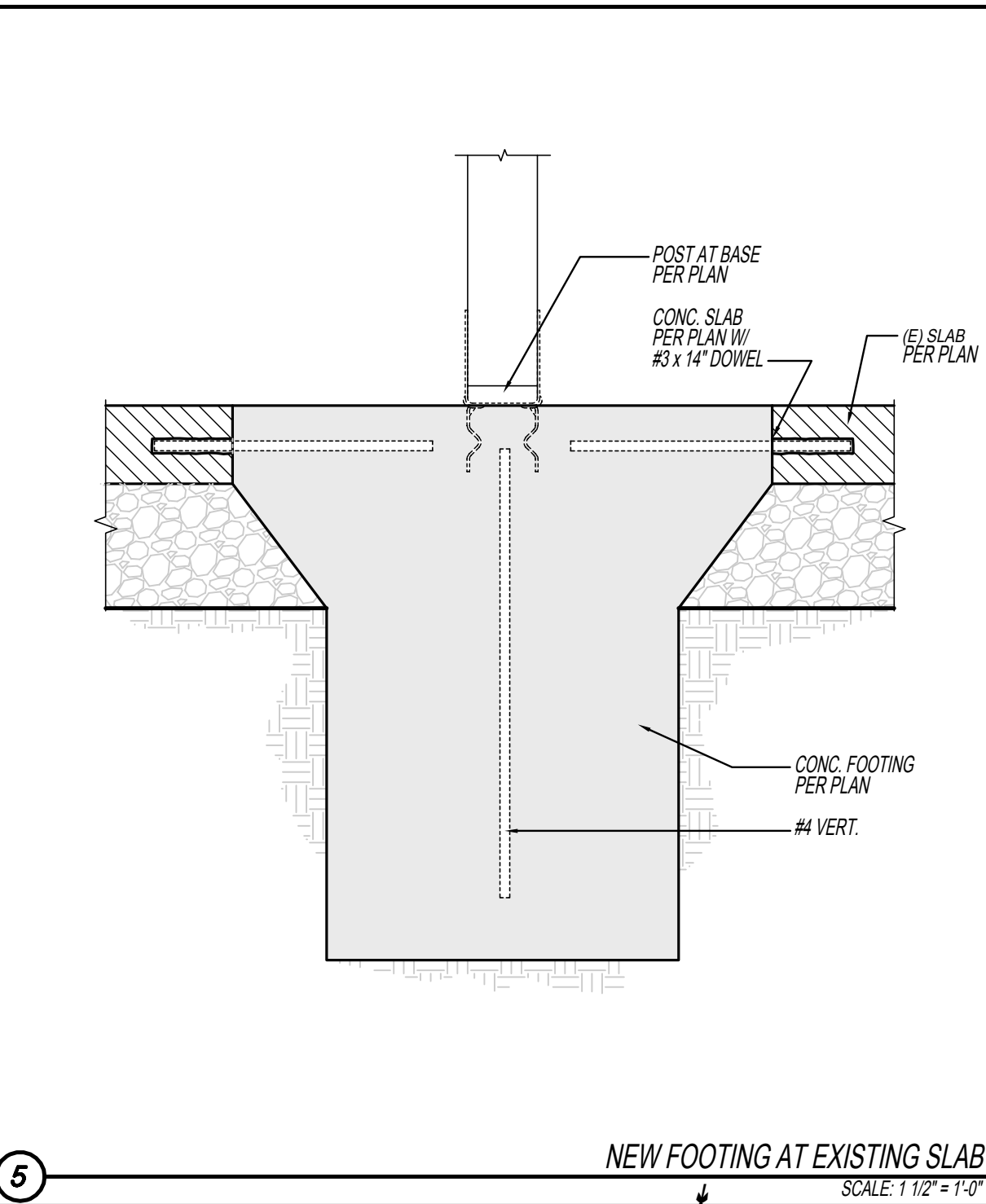
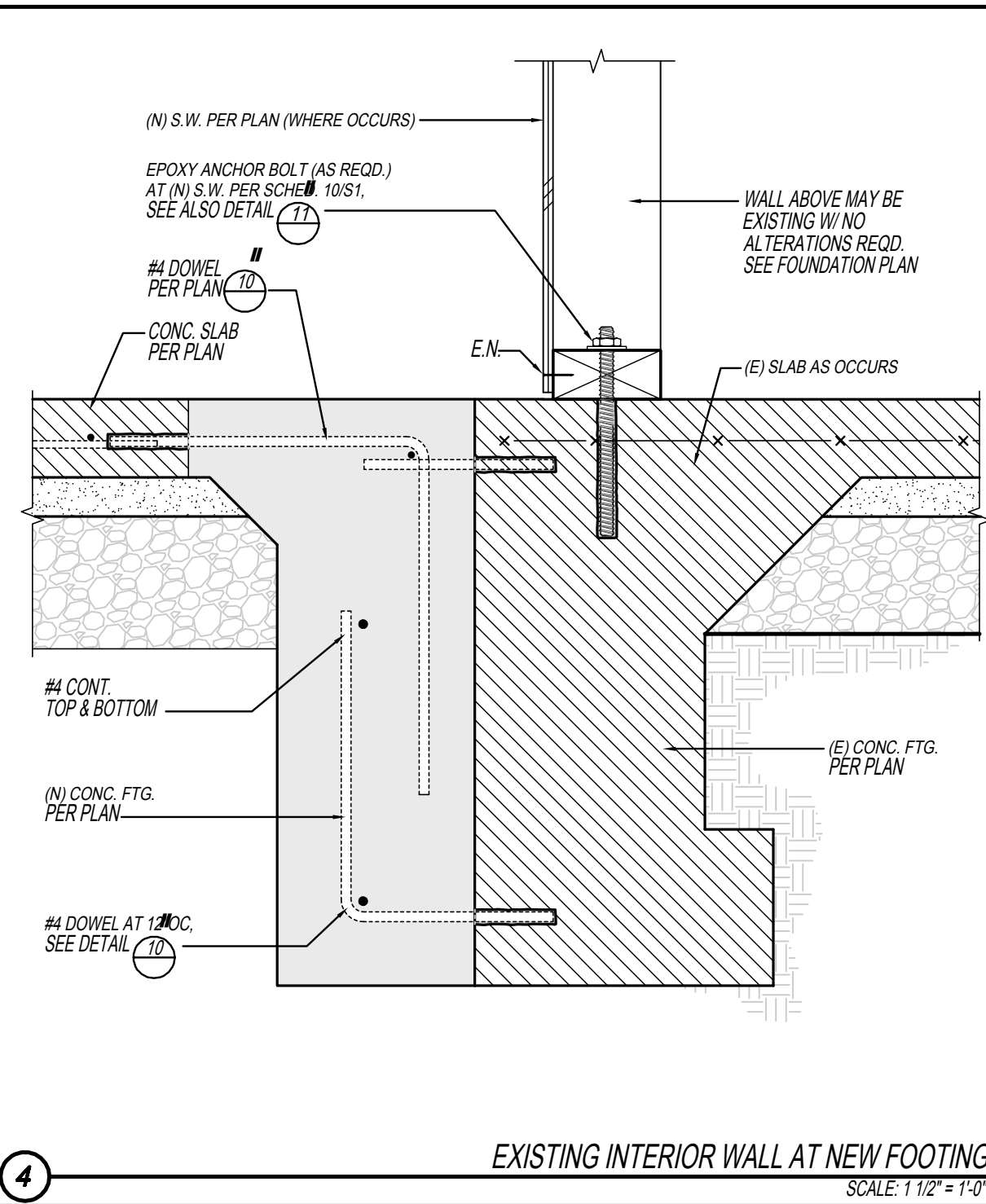
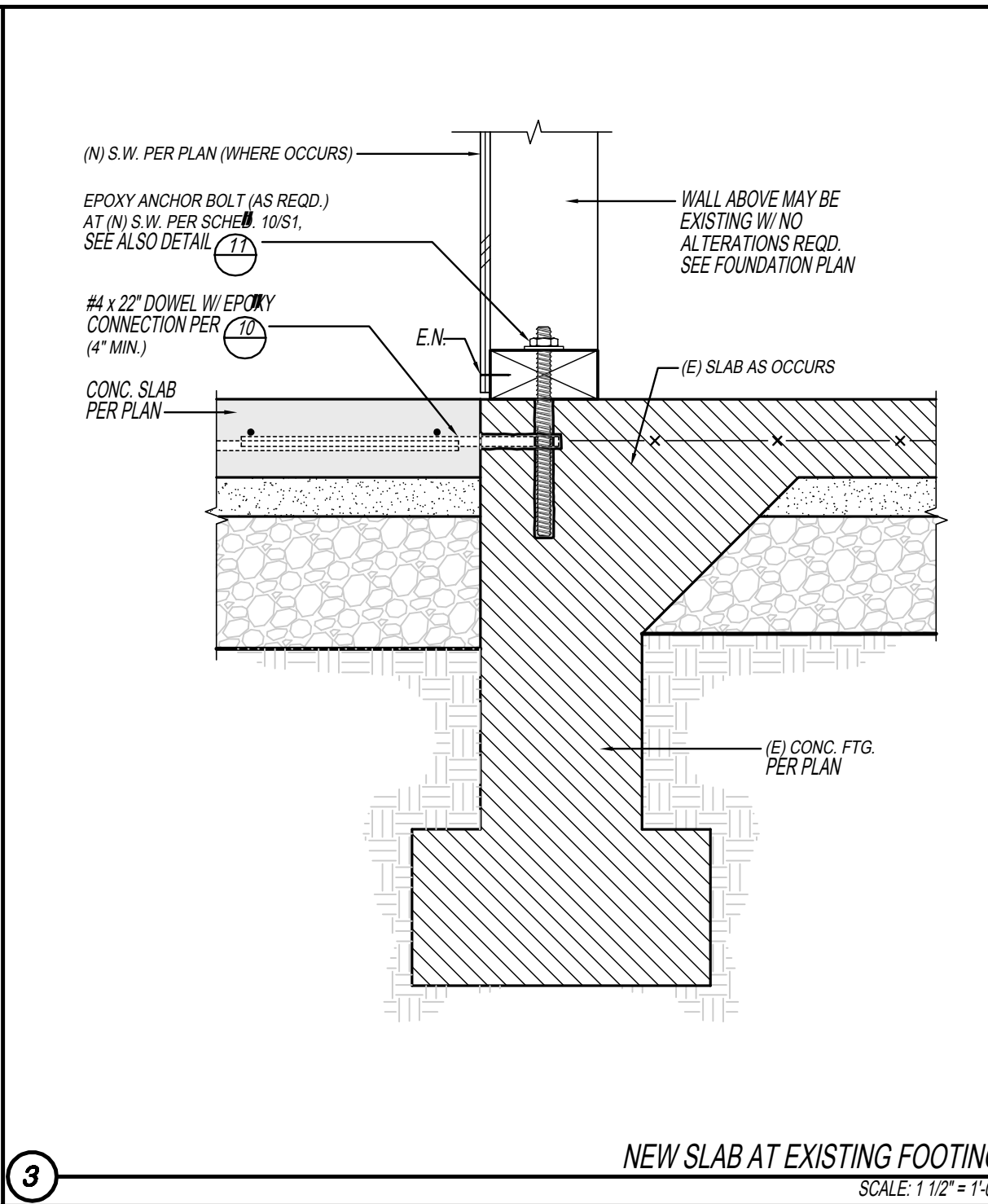
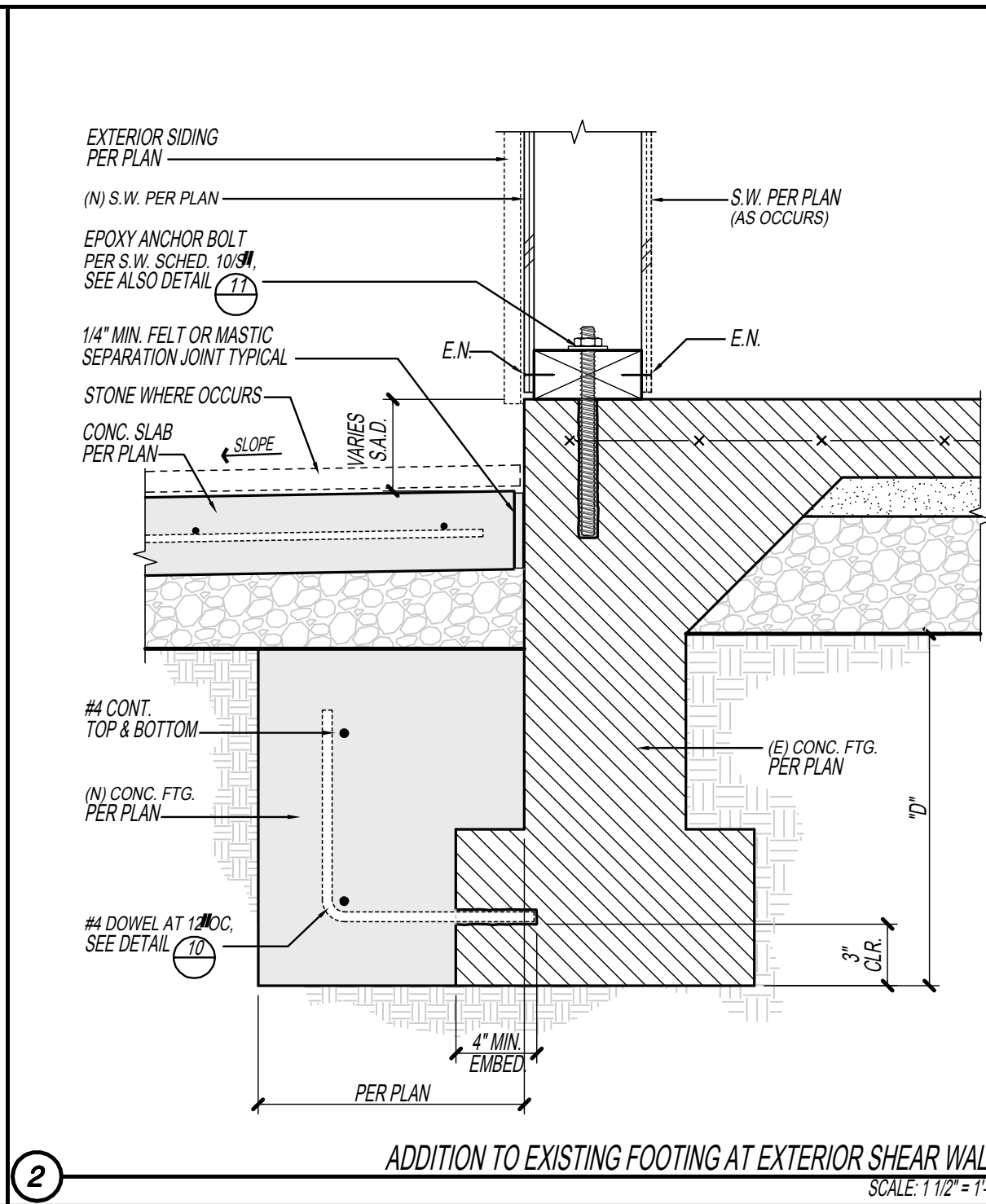
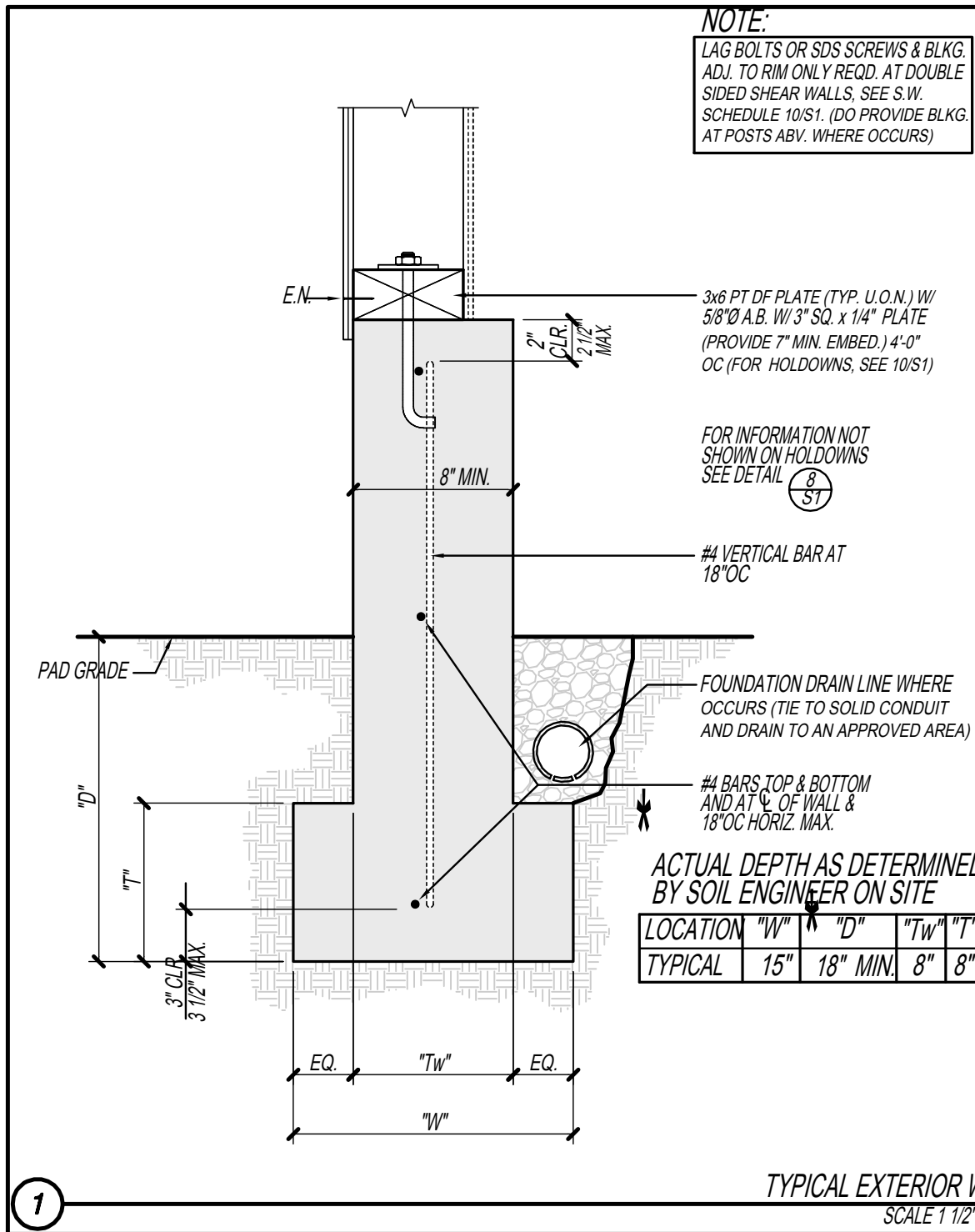
- Exterior joints around windows and door frames, between wall sole plates and floors, and between exterior wall panels;
- Openings for plumbing, electricity and gas lines in walls, ceilings, and floors.
- Openings in attic floor (such as where ceiling panels meet walls and fireplaces and at attic access doors).
- All other such openings.

C. Manufactured doors and windows shall be certified and labeled indicating that they meet the appropriate standards listed below:

Wood Finish DoorsANSI/WWMA LS.1 LS.2	Wood Windows	ANSI/WWMA
Ponderosa Pine Doors ANSI/WWMA I.S.3	Wood Panel Doors FHDA/7	
Exterior Wood Swinging Doors FHDA/7 E774	Sealed Insulating Glass Units ASTM	

D. Systems exhausting air from the building to the outside shall be provided with back draft dampers or automatic dampers to prevent air leakage.

E. The Builder shall provide the Owner with a list of the heating, cooling, water heating and lighting systems and conservation or solar devices installed in the building and instructions on how to use them efficiently.

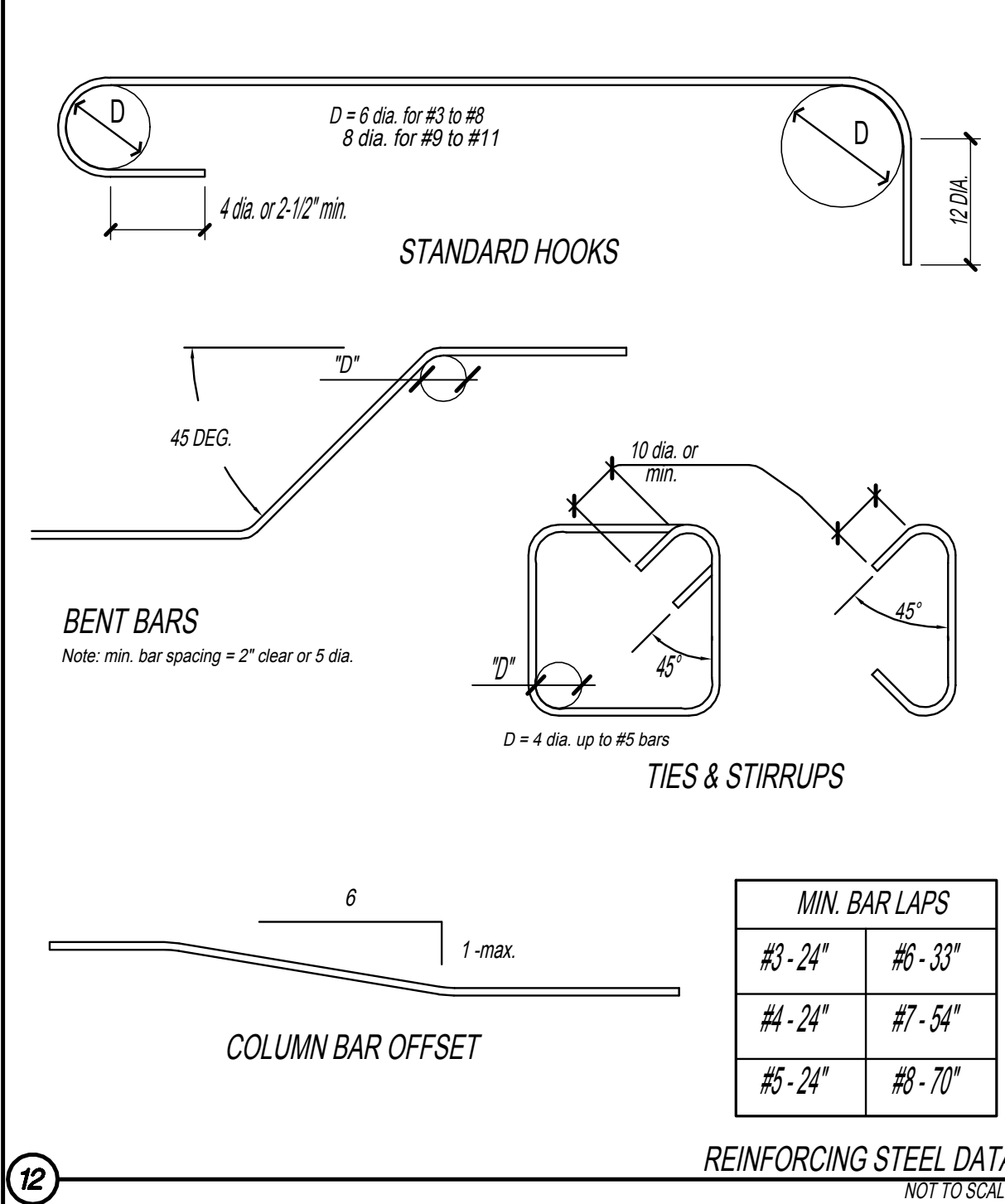
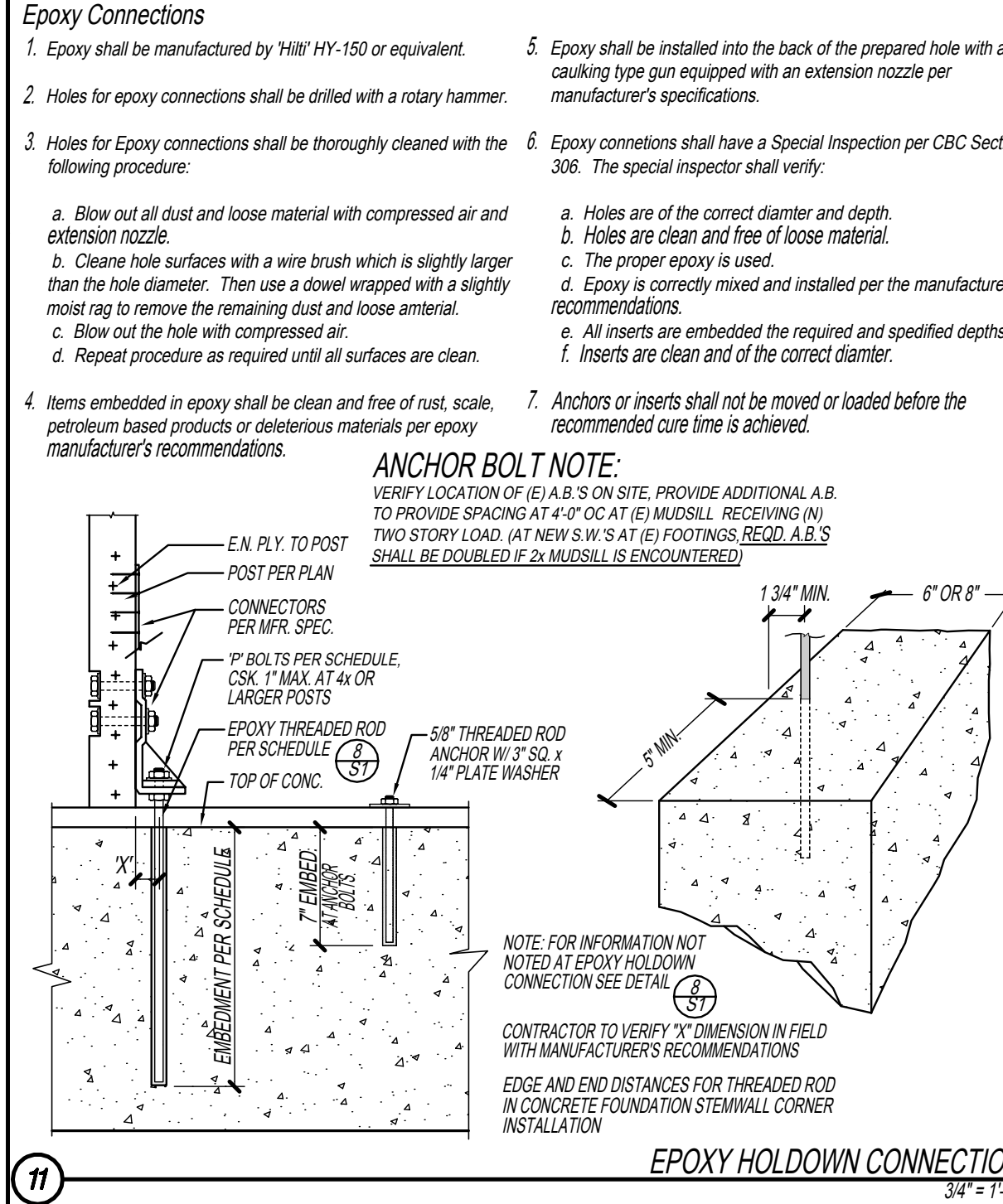
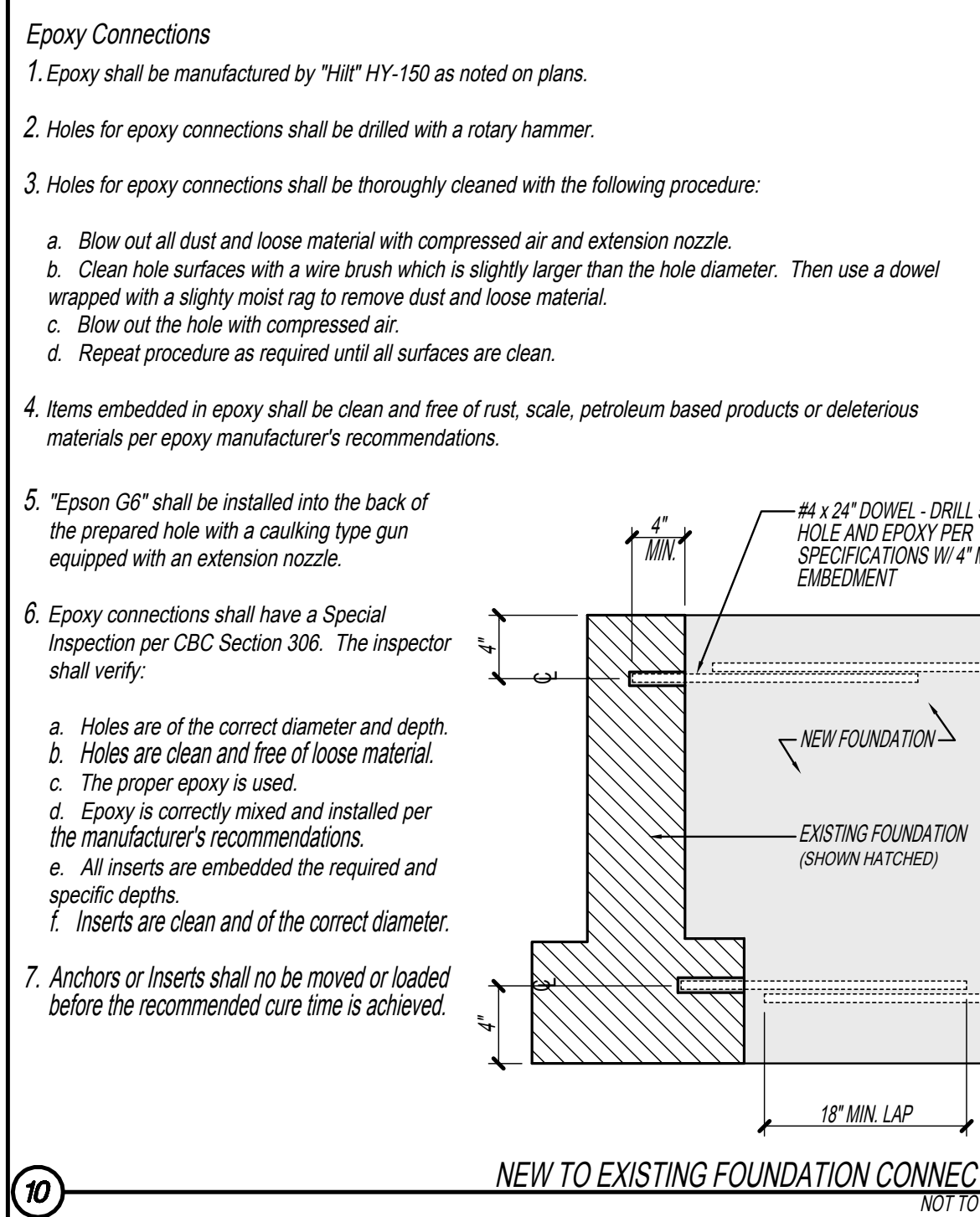


CANTILEVERED WALL SCHEDULE									
7"	1"	2"	3"	4"	5"	6"	7"	8"	9"
4'-0"	3'-0"	1'-0"	8"	#4 @ 12" O.C.	#4 @ 12" O.C.	24"	12"	12"	12"
5'-0"	4'-0"	1'-0"	8"	#5 @ 12" O.C.	#5 @ 12" O.C.	24"	12"	12"	36"

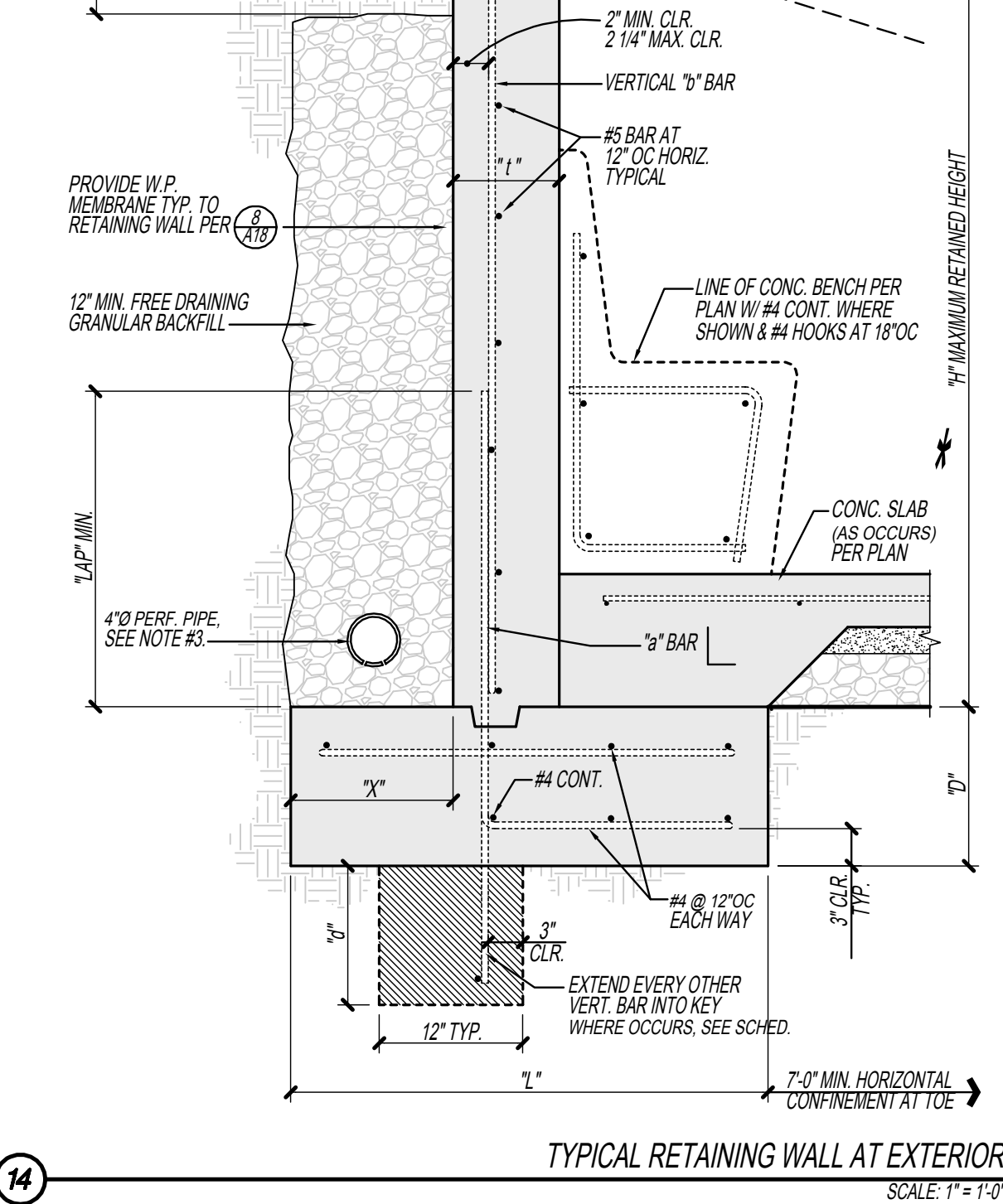
NOTE:
See other sheet for General Notes.

Verify with Site Plan and Soil Report for additional drainage and/or filter fabric requirements if applicable.

Tie perf. pipe to solid conduit and drain to daylight away from structures to an approved area.



- See sheet S1 for general structural notes.
 - All foundations shall bear on fire, undisturbed soils or engineered fill at or exceeding depths shown on the drawings.
 - All slabs shall be completely separated from stem walls and footings with felt or mastic.
 - All site work, drainage systems and foundations or other soil considerations shall conform to the recommendations of the soil report and any subsequent recommendations made by the soil engineer prior to the placement of forms and reinforcement.
 - Concrete shall have a minimum compressive strength of 2500 psi at 28 days.
 - Minimum reinforcing steel cover requirements*
a: Cast against and exposed earth... 3"
b: formed surfaces... 2"
 - Reinforcing steel shall conform with ASTM A-615, (including supplement S1), Grade 60 for ALL bars EXCEPT Grade 40 for #4 bars and smaller in slabs-on-grade. Steel shall be kept clean and free of rust scales.
 - Welded wire fabric shall conform with ASTM A-185, and shall be lapped 12" minimum at splices. Welded wire fabric shall be placed at the centerline of slabs.
 - Reinforcing bars shall be in lengths as long as practicable. Reinforcing bars requiring bending in the field shall be "cold bent". Bars at corners and intersections shall have a minimum return of 18". All bar splices shall have a minimum lap of 24", typical unless otherwise noted.
 - Reinforcing, anchors and inserts shall be rigidly held in place prior to placing of concrete.
 - Bottom of footings shall be stepped where slope exceeds 1:10. Top of stem wall to be stepped unless otherwise noted. See detail 7/S2.
- Soil Engineer: Moore & Taber
Title: Bodega Harbour Subdivision
Job #: 57037
Date: November 5, 1970
- Addendum:
Soil Engineer: PJC and Associates
Title: Geotechnical Review
Job #: ??
Date: ??
- 13** GENERAL FOUNDATION NOTES
NOT TO SCALE



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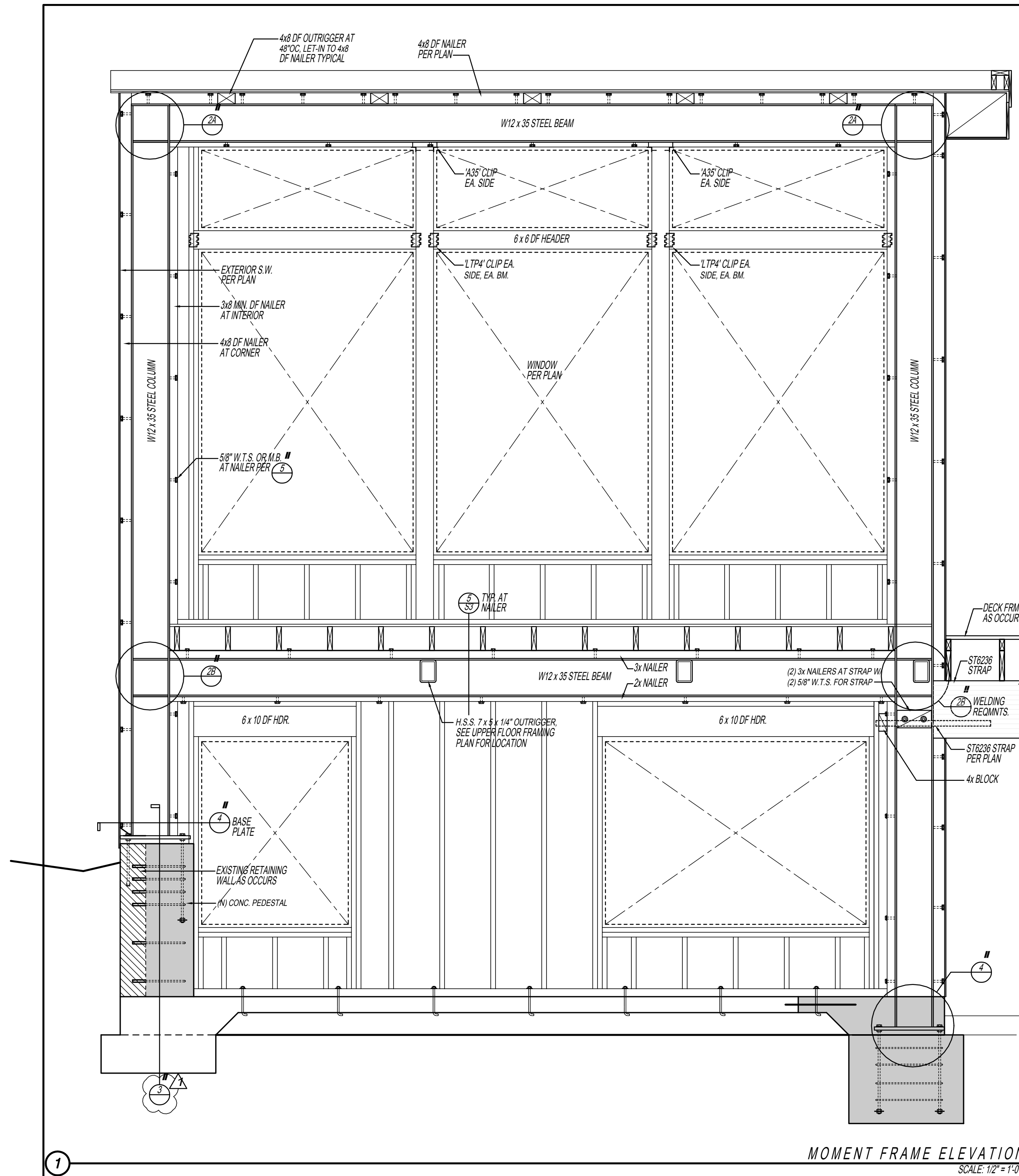
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Bodega Bay, CA 94923
Phone 707 824 0680 fax 707 824 0687
www.greenengineering.net

Project Architect: J.A.M.
Drawn By: R.D.F.
Date: 3-15-10

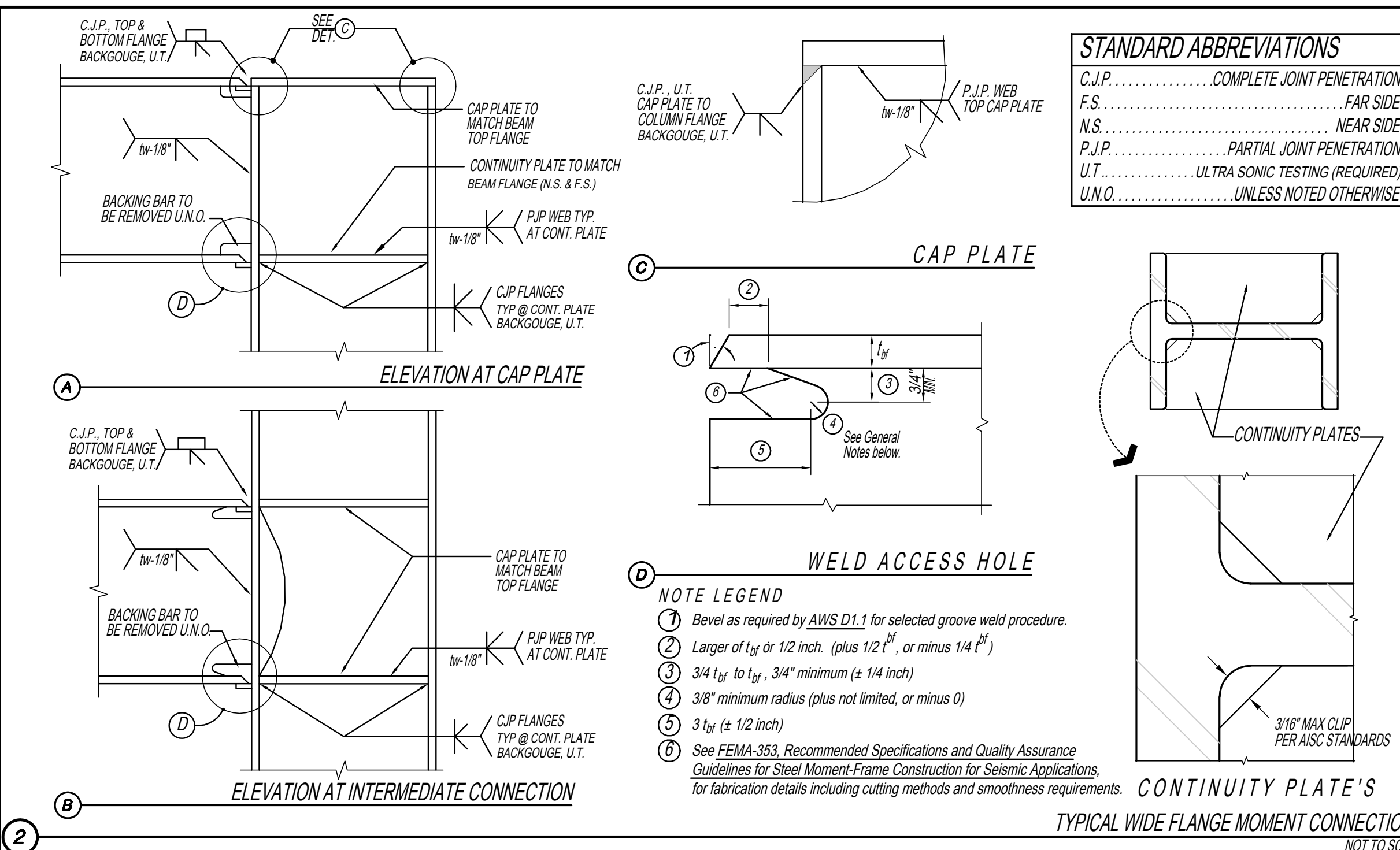
Revision	Date
PLAN CHECK	1-28-10
OWNER / ARCHITECT	3-15-10

A CUSTOM REMODEL AND ADDITION FOR
CRAIG AND ROBIN WILLIAMS
20880 MOCKINGBIRD ROAD
BODEGA BAY, CALIFORNIA
APN 100-310-019

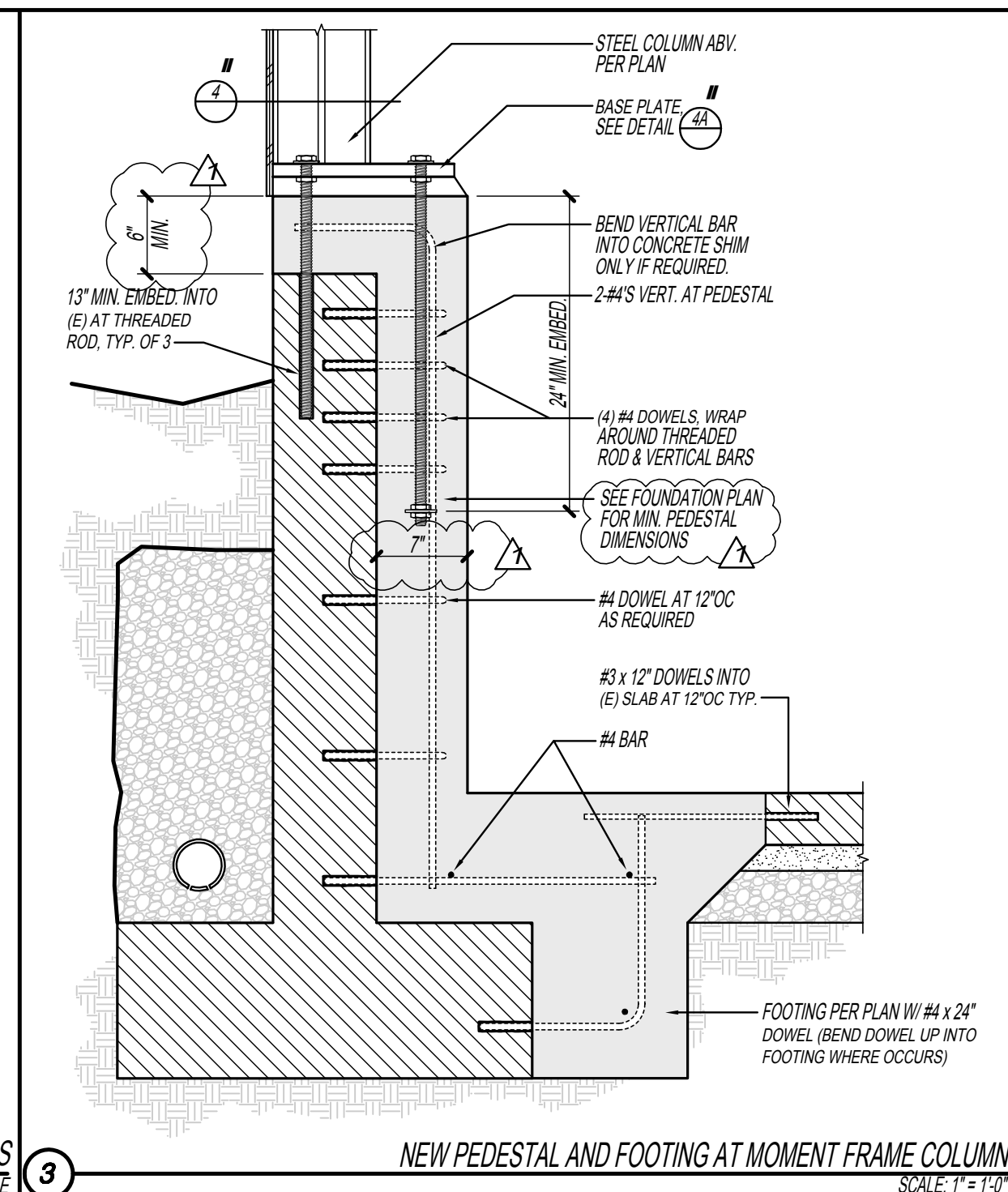
S2
OF 19 SHEETS
JOB NUMBER: 07708



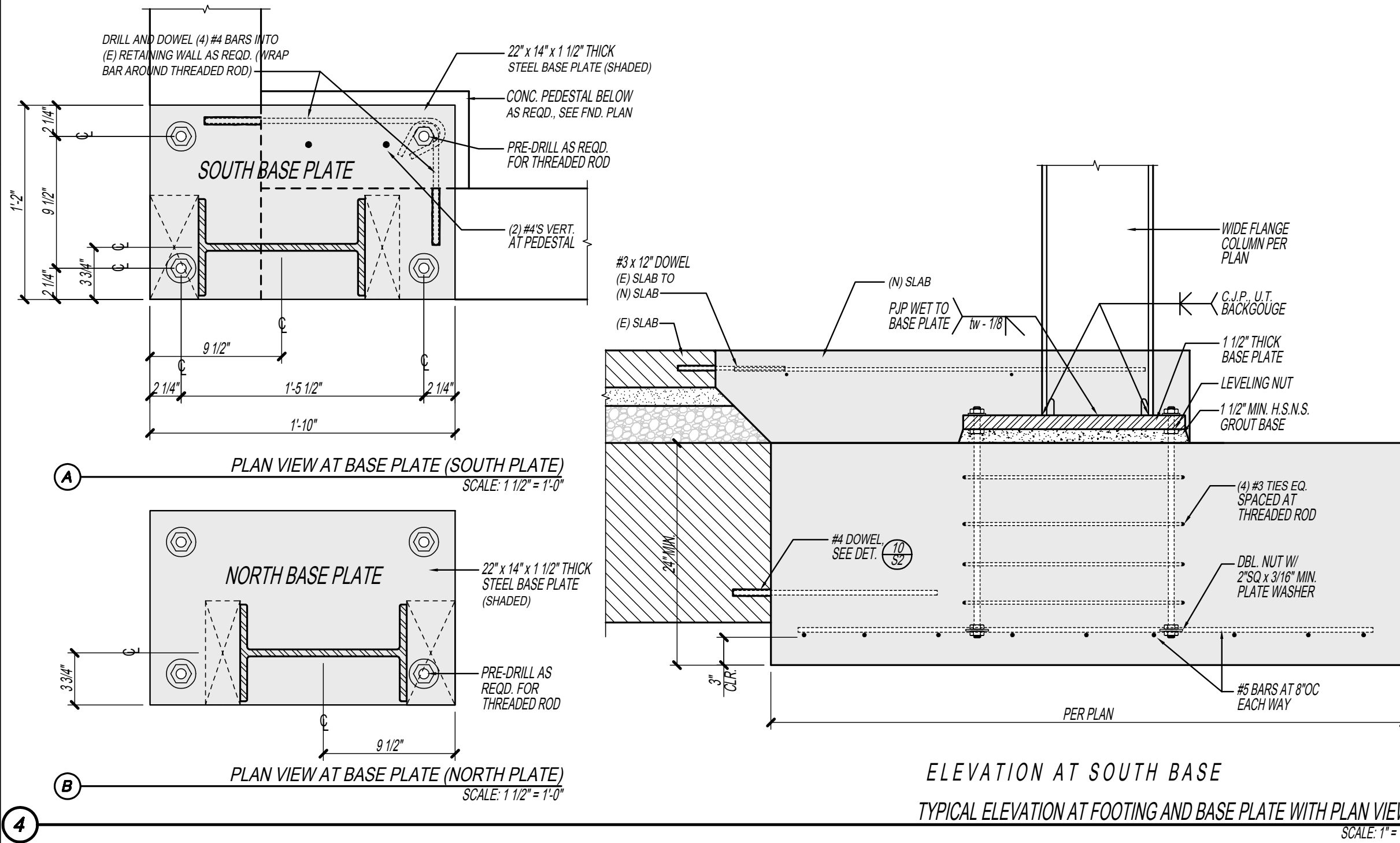
MOMENT FRAME ELEVATION
SCALE: 1/2" = 1'-0"



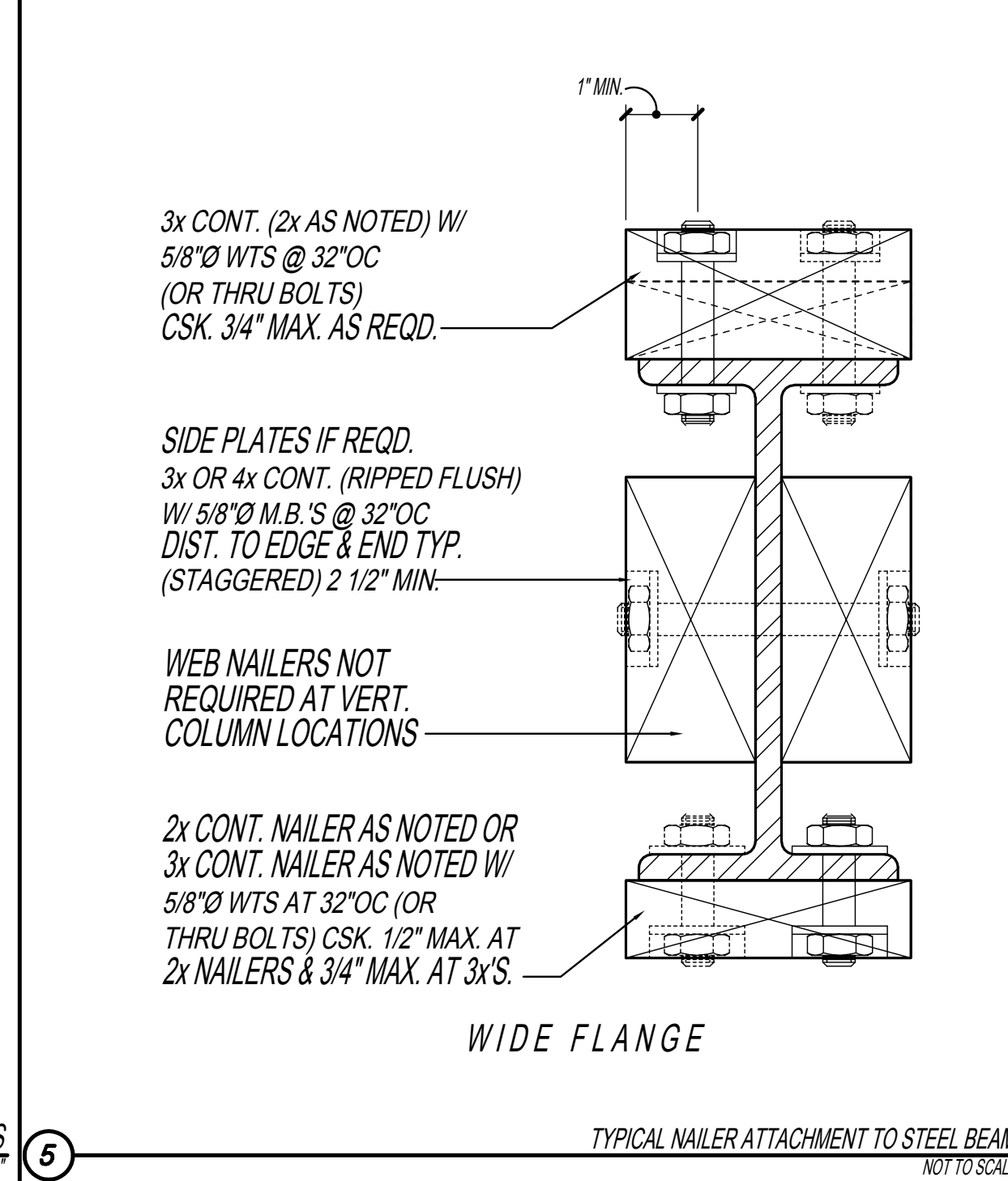
TYPICAL WIDE FLANGE MOMENT CONNECTIONS
NOT TO SCALE



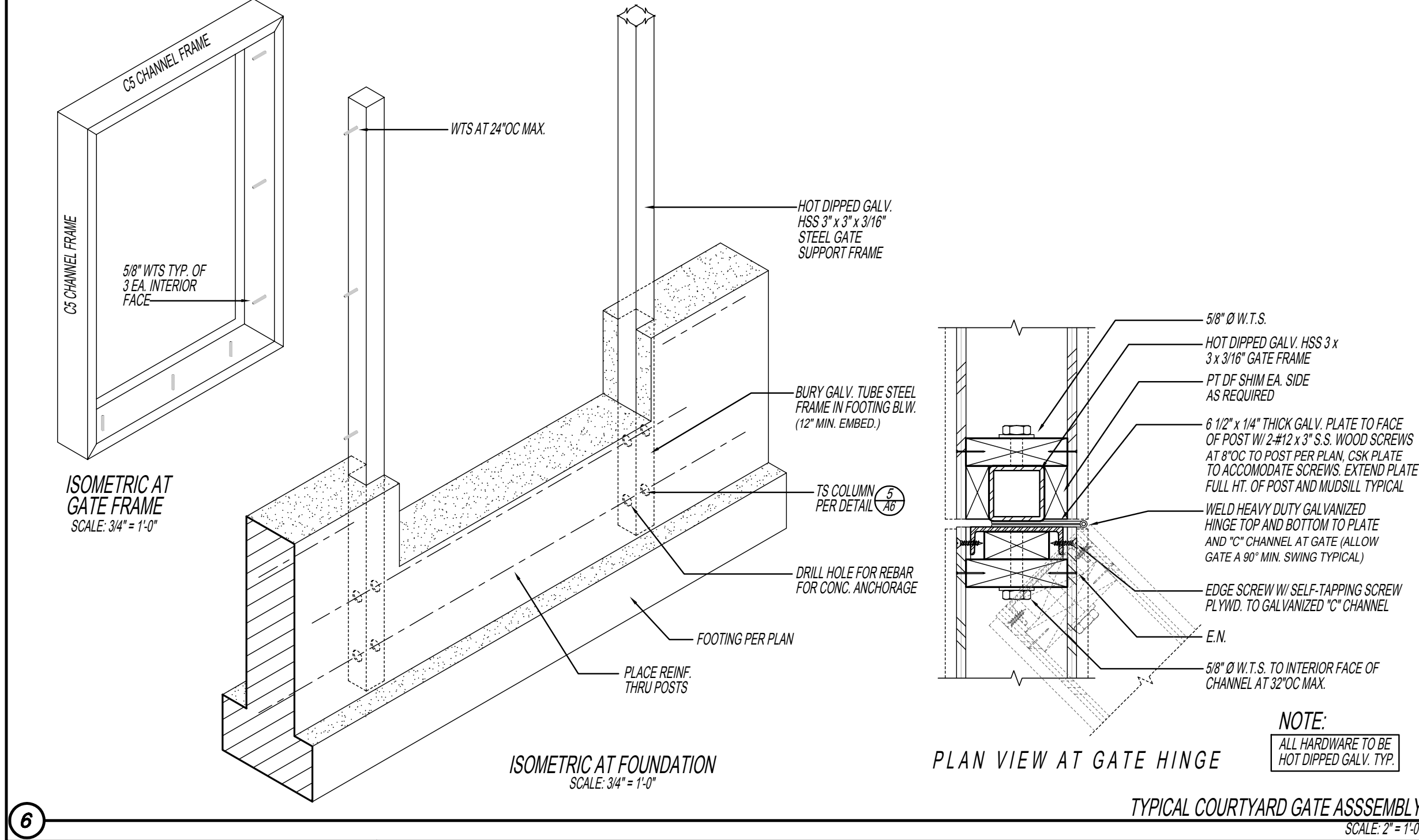
NEW PEDESTAL AND FOOTING AT MOMENT FRAME COLUMN
SCALE: 1" = 1'-0"



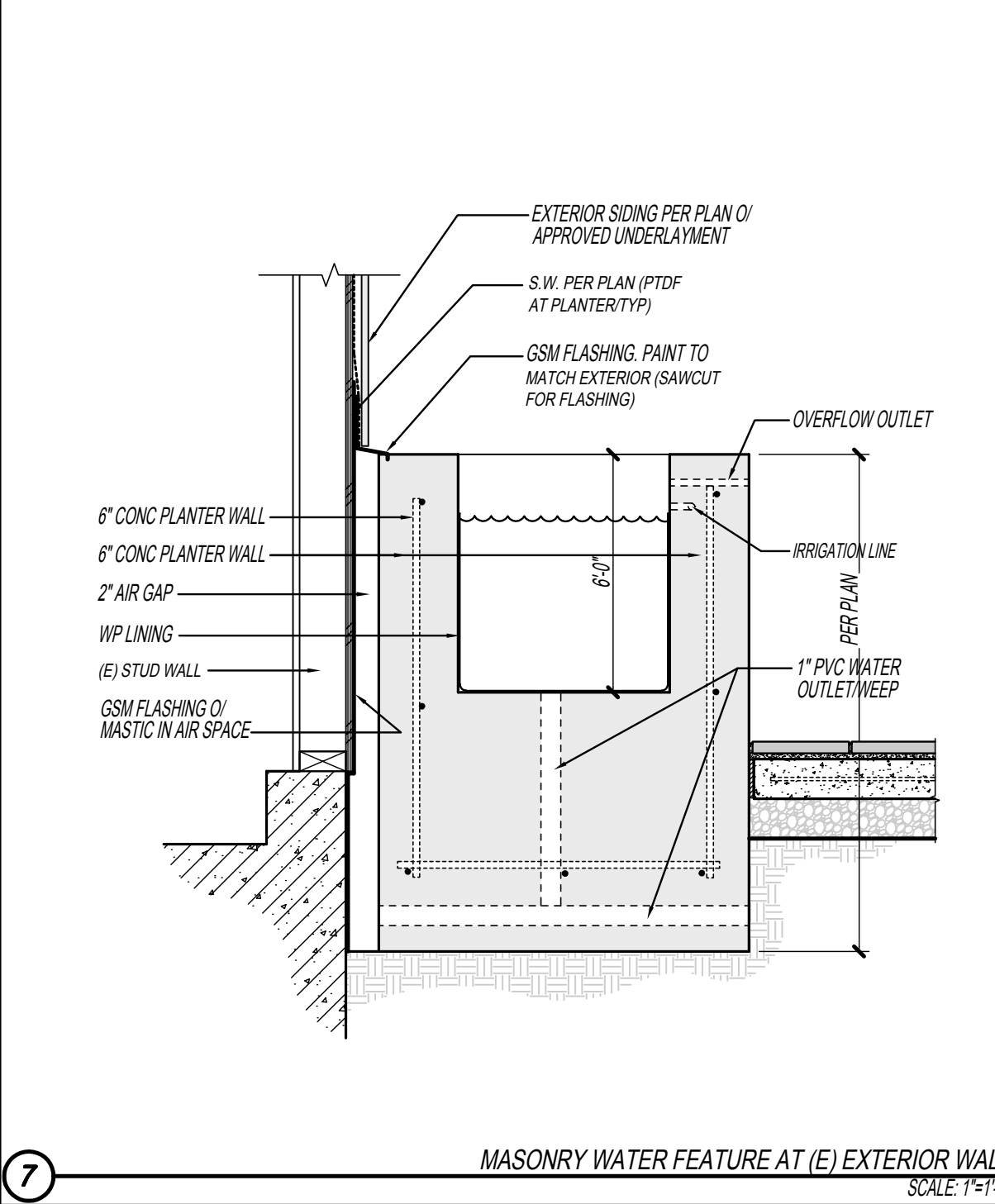
TYPICAL ELEVATION AT FOOTING AND BASE PLATE WITH PLAN VIEWS
SCALE: 1" = 1'-0"



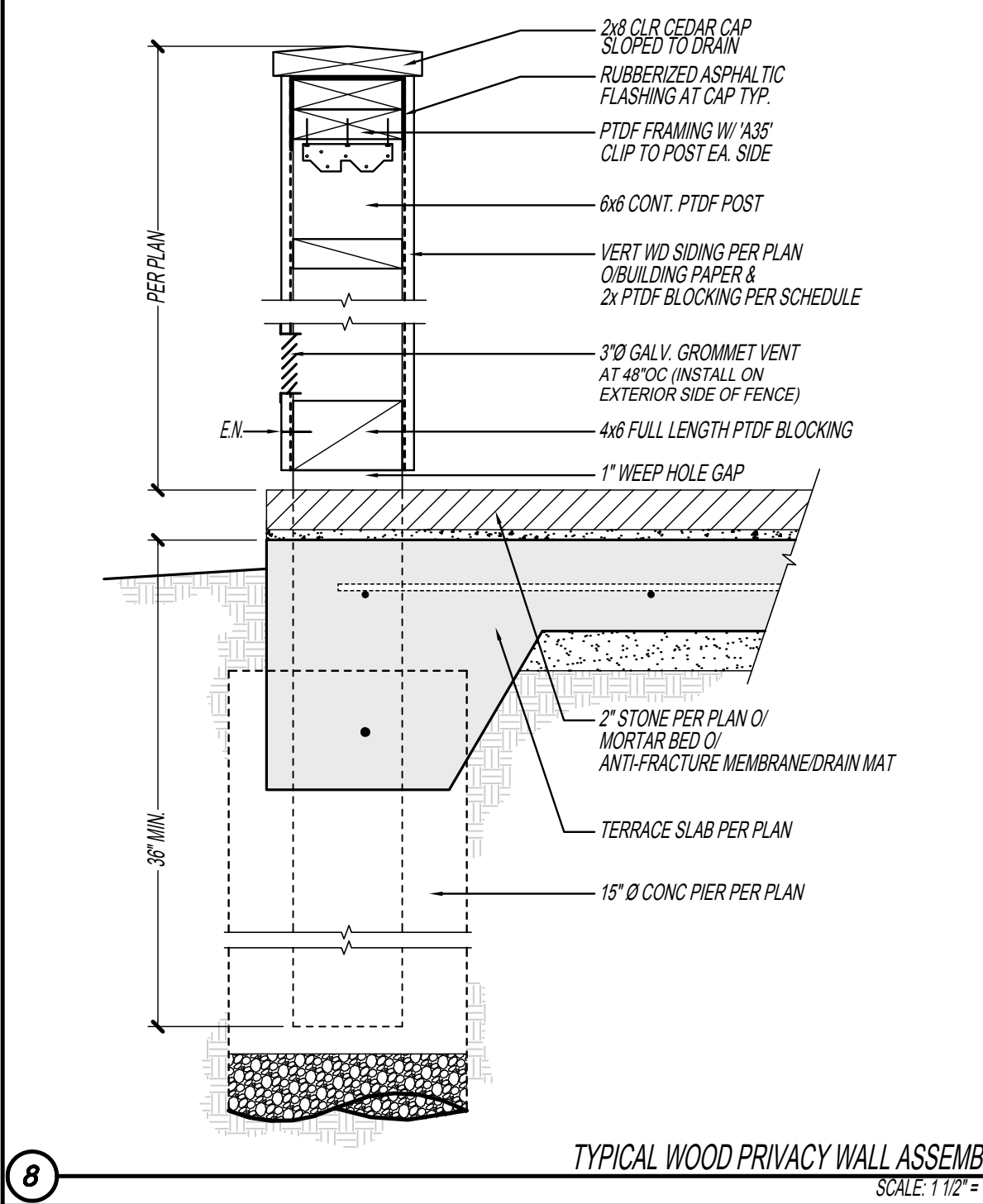
TYPICAL NAILER ATTACHMENT TO STEEL BEAM
NOT TO SCALE



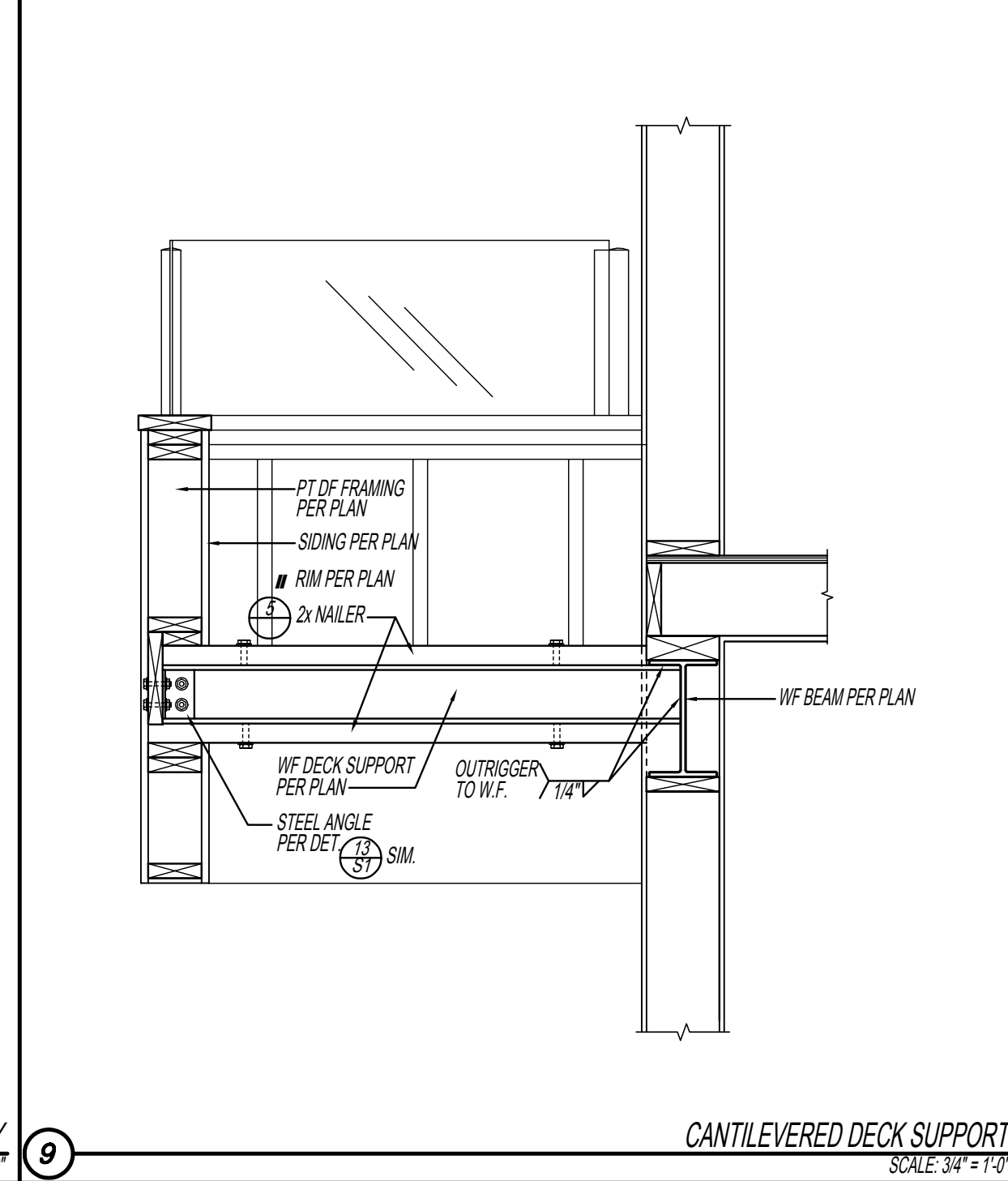
TYPICAL COURTYARD GATE ASSEMBLY
SCALE: 2" = 1'-0"



MASONRY WATER FEATURE AT (E) EXTERIOR WALL
SCALE: 1" = 1'-0"



TYPICAL WOOD PRIVACY WALL ASSEMBLY
SCALE: 1" = 1'-0"



CANTILEVERED DECK SUPPORT
SCALE: 3/4" = 1'-0"

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architects

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S3
OF 19 SHEETS
JOB NUMBER: 0708

