

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS WORK.
- CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL BE SATISFIED AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE IN BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS/HER PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO NOTIFY ARCHITECT PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHER STRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE MADE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING TO BE 2X4 @ 16" O.C. MINIMUM, U.O.N.
- 5/8" GYPSUM WALL BOARD ON WALLS.
- ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE D BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE OR EARTH TO BE PRESSURE TREATED DOUGLAS FIR.
- ALL WALL AND FLOOR INSULATION TO BE R-19. ALL ROOF INSULATION TO BE R-23 MIN.
- ALL USERS OF THESE DRAWINGS SHALL BE USING THESE DRAWINGS TO HOLD THE ARCHITECT HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE UNIFORM BUILDING CODE, LOCAL ORDINANCES AND ACCEPTABLE STANDARDS.
- THE ARCHITECT HAS NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
- ITEMS REQUIRED BY TITLE 24 "ENERGY CONSERVATION STANDARDS" SHALL BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION (CEC). EQUIPMENT WHICH REQUIRES PREVENTATIVE MAINTENANCE FOR EFFICIENT OPERATION SHALL BE FURNISHED WITH THE COMPLETE AND NECESSARY MAINTENANCE INFORMATION.

CODE RELATED NOTES

- FIRE-STOPS SHALL BE PROVIDED IN THE FOLLOWING SPACES:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS, AND AT TEN-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - AT ALL INTERSECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP AND COVE CEILING.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT THE FLOOR AND CEILING LEVELS WITH COMBUSTIBLE MATERIALS.
 - OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
- PRE-MANUFACTURED ITEMS, INCLUDING BUT NOT LIMITED TO, FIREPLACES, WOOD-BURNING STOVES, FIXTURES, EQUIPMENT AND APPLIANCES SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.
- ATTIC SPACE SHALL BE PROVIDED WITH ACCESS 22 INCHES BY 30 INCHES MINIMUM HEAD-ROOM CLEARANCE SHALL BE 30 INCHES.
- ATTIC SPACES SHALL BE PROVIDED WITH CROSS-VENTILATION. MINIMUM VENTILATION EQUAL TO 1/150 OF THE AREA OF THE ATTIC.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS WITH AN AREA NOT LESS THAN 1/10 OF THE FLOOR AREA OF SUCH A ROOM WITH A MINIMUM OF TEN SQUARE FEET.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF EXTERIOR OPENINGS WITH AN AREA OF NOT LESS 1/20 OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF FIVE SQUARE FEET.
- BARS, GRILLES, GRATES OR SIMILAR DEVICES MAY BE INSTALLED ON AN EMERGENCY ESCAPE OR RESCUE WINDOWS AND DOORS PROVIDED;
 - SUCH DEVICES ARE EQUIPPED WITH APPROVED RELEASE MECHANISMS WHICH CAN BE OPERATED FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT; AND THE BUILDING IS EQUIPPED WITH SMOKE DETECTORS IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
 - ALL BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF AN OPERATING EXTERIOR OPENING WITH AN AREA OF NOT LESS THAN 1/3 OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OPENING OF 1.5 SQUARE FEET. IN LIEU OF NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM CONNECTED TO THE OUTSIDE MAY BE PROVIDED. THE MECHANICAL VENTILATION SYSTEM SHALL BE CAPABLE OF FIVE AIR CHANGES PER HOUR & EQUIPPED WITH A BACKDRAFT DAMPER. THE POINT OF DISCHARGE SHALL BE A MINIMUM OF 3' CLEAR FROM ANY OPENING INTO THE BUILDING.
 - ALL PLATFORMS AND OPEN SIDES OF STAIRWAYS, LANDINGS, RAMPS BALCONIES OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW, SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL BE 36 INCHES IN HEIGHT WITH INTERMEDIATE RAILINGS SPACED TO PREVENT A 4 INCH SPHERE FROM PASSING THROUGH.
 - THE MINIMUM WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES. THE MINIMUM RUN SHALL BE 9 INCHES AND THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES. THERE SHALL NOT BE A VARIATION OF GREATER THAN 3/8 INCH BETWEEN ANY RISER. THE MINIMUM HEAD-ROOM CLEARANCE SHALL BE 6'-8" INCHES AS MEASURED PLUMB FROM THE STAIR TREAD NOSING.



PROJECT DATA

PROJECT DESCRIPTION:
A NEW ADU (AUXILIARY DWELLING UNIT), 2 BED 1 1/2 BATH WITH 2 CAR GARAGE.

PROJECT LOCATION: VACANT WANDERMERE ROAD MALIBU, CA 90265

LEGAL DESCRIPTION: LOT 13, TRACT NO. 17808, M.B. 438, PGS. 43-45

PARCEL NUMBER: XXXXXXXX
OCCUPANCY TYPE: RESIDENTIAL

LAND USE: LOW DENSITY
PROPOSED HEIGHT: 21'-9"

SITE AREA: 46,975 SF

PROPOSED GROSS AREA:
FIRST FLOOR 498.5 SF
SECOND FLOOR 394 SF
GARAGE 400 SF
TOTAL 1292.5 SF

DISCLOSURE STATEMENT

THIS SET OF DRAWINGS IS TO COMMUNICATE TO THE GENERAL CONTRACTOR AND THE INDIVIDUAL SUB-CONTRACTORS THE GENERAL INTENT OF THE DESIGN. A CONTRACTOR'S BID THAT IS BASED ON THESE DRAWINGS SHALL BE UNDERSTOOD TO INDICATE THAT THE CONTRACTOR UNDERSTANDS THE INTENT OF THE DRAWINGS, FINDS THEM SUFFICIENTLY EXPLICIT FOR THEIR USE IN IMPLEMENTATION OF THE CONSTRUCTION, IS THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS AND ACCEPTS THE REQUIREMENTS FOR FIRST QUALITY MATERIALS, WORKMANSHIP & FINISHES TO SATISFACTION OF THE ARCHITECT. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL WORK CONFORM WITH EACH AND EVERY APPLICABLE CODE, ORDINANCE AND REGULATION ISSUED BY ANY ENTITY OR GOVERNMENTAL AGENCY HAVING AUTHORITY OR JURISDICTION THEREOF. THE CONTRACTOR SHALL FILE FOR ANY AND ALL PERMITS AND PAY FOR ANY FEES CONNECTED THEREWITH. IT IS THE CONTRACTOR, NOT THE ARCHITECT WHO SHALL BE RESPONSIBLE FOR SUPERVISION AND COORDINATION OF ALL PHASES OF THE WORK FROM START TO FINISH. THESE DRAWINGS SHALL NOT BE SCALED FOR ANY REASON. NOTIFY THE ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED FOR ANY REASON. RIGHT, TITLE AND INTEREST IN THE DESIGN, THE DRAWINGS AND ANY SPECIFICATIONS, WHETHER OR NOT THE PROJECT IS COMMENCED, EXECUTED OR COMPLETED, DESIGN, DRAWINGS AND SPECIFICATIONS CONTAINED IN THIS SET SHALL NOT BE MADE AVAILABLE TO OR USED BY ANY PERSON OR ENTITY EXCEPT IN FURTHERANCE OF THIS PROJECT WITHOUT PRIOR WRITTEN CONSENT OF PIXEL ARCH LTD.

BUILDING CODE REQUIREMENTS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING INTERNATIONAL CODES, 2016 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24) COMPLIANCE WITH CITY OF SAN FRANCISCO AMENDMENTS. CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11 OF TITLE 24 CBC CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24) COR CALIFORNIA CODE OF REGULATIONS CECB CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24) CEC CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24) CEC CALIFORNIA ENERGY COMMISSION CMC CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24) CFC CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24) IFC INTERNATIONAL FIRE CODE NFPA NATIONAL FIRE PROTECTION ASSOCIATION

ABBREVIATIONS

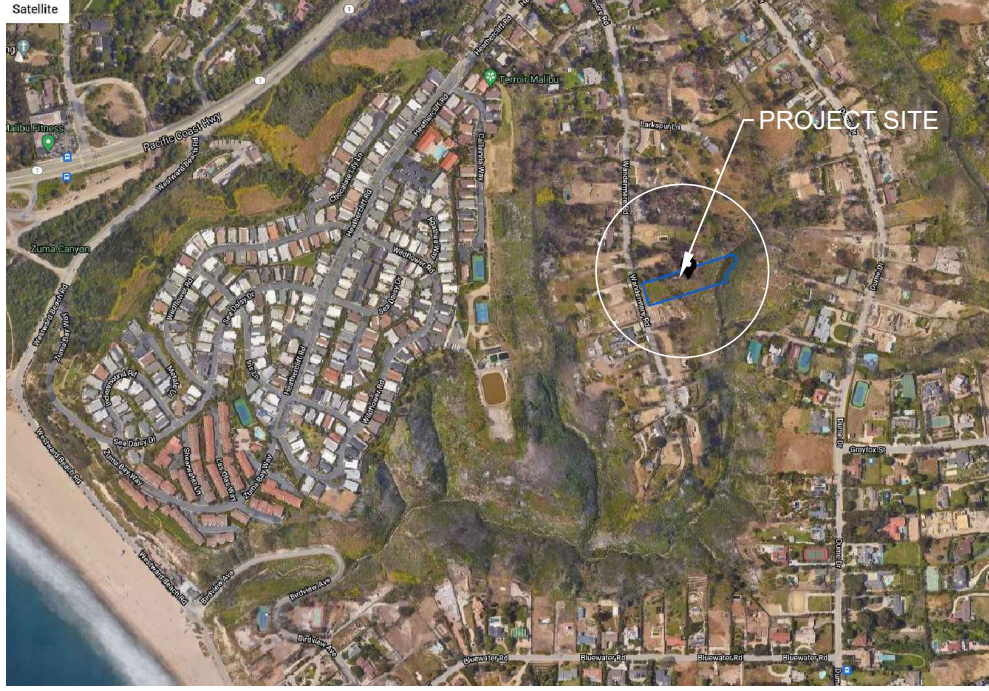
&	AND	FLUOR.	FLUORESCENT
/	ANGLE	FIXT.	FIXTURE
@	AT	F.O.C.	FACE OF CONCRETE
	CENTERLINE	F.O.F.	FACE OF FINISH
Ø	DIAMETER OR	F.O.S.	FACE OF STUDS
#	ROUND	F.R.	FIRE RATED
(D)	FOUND OR NUMBER	F.S.	FULL SIZE
(E)	DEMOLISH	FT.	FOOT OR FEET
(N)	EXISTING	FTG.	FOOTING
(R)	NEW	FURR.	FURRING
	REMOVE		
A.B.	ANCHOR BOLT	G.S.M.	GALVANIZED SHEET METAL
ADJ.	ADJUSTABLE	GA.	GAGE
AGGR.	AGGREGATE	G.F.I.	GROUND FAULT
ALUM.	ALUMINUM	GL.	GLASS
APPROX.	APPROXIMATE	GND.	GROUND
ARCH.	ARCHITECTURAL	GR.	GRADE
A.S.	AIR SPACE	GYP.	GYPSUM
BD.	BOARD	H.	HIGH
BLDG.	BUILDING	H.	HOLE BIB
BLKG.	BLOCK	H.B.	HOLLOW CORE
BLK.	BLOCKING	H.C.	HARDWOOD
BOT.	BEAM	HDWR.	HARDWARE
	BOTTOM	HDWR.	HEIGHT
		HGT.	HORIZONTAL
CAB.	CABINET	HORIZ.	HOUR
CEM.	CEMENT	HR.	
CER.	CERAMIC		
CLG.	CEILING	I.D.	INSIDE DIAMETER (DIM.)
CLKG.	CAULKING	I.D.	INSULATION
CL.	CLOSET	INSUL.	INTERIOR
CLR.	CLEAR		
CNTR.	COUNTER	LAM.	LAMINATE
COL.	COLUMN	LAV.	LAVATORY
CONC.	CONCRETE	L.O.	LINE OF LIGHT
CONT.	CONTINUOUS	L.O.	
CTR.	CENTER	LT.	MAXIMUM
DBL.	DOUBLE	MAX.	MAXIMUM
DET.	DETAIL	M.C.	MECHANICAL
DIA.	DIAMETER	MECH.	MEMBRANE
DIM.	DIMENSION	MEMB.	METAL
DISP.	DISPENSER	MTL.	MOUNTED
DN.	DOWN	MTL.	MANUFACTURER
D.O.	DOOR OPENING	MFR.	MINIMUM
DR.	DOOR	MIN.	MIRROR
DS.	DOWNSPOUT	MIR.	MISCELLANEOUS
DWG.	DRAWING	MISC.	
DWR.	DRAWER		
		N.	NORTH
E.	EAST	N.	NOT IN CONTRACT
EA.	EACH	N.C.	NUMBER
EL.	ELEVATION	NO.	NOMINAL
ELEC.	ELECTRICAL	NOM.	NOT TO SCALE
ELEV.	ELEVATOR	N.T.S.	OVERALL
ENCL.	ENCLOSURE	O.A.	OBSCURE
EQ.	EQUAL	OBS.	ON CENTER
EQUIP.	EQUIPMENT	O.C.	OUTSIDE DIAMETER (DIM.)
EXT.	EXISTING	O.D.	OPENING
	EXTERIOR	OPNG.	OPPOSITE
		OPP.	
F.D.	FLOOR DRAIN	P.G.	PAINT GRADE
FDN.	FOUNDATION	PL.	PLATE
FIN.	FINISH	P.LAM.	PLASTIC LAMINATE
FLR.	FLOOR	PLYWD.	PLYWOOD
FLASH.	FLASHING		

SYMBOLS

	SECTION HEAD FILLED
	SECTION - HEAD OPEN
	SECTION - HEAD NO ARROW
	CALLOUT - HEAD
	LEVEL HEAD -CIRCLE
	NORTH ARROW
	ROOM TAG
	ROOM TAG WITH AREA
	ROOM TAG WITH VOLUME
	REVISION CLOUD WITH No. TAG
	AREA TAG
	VIEW TITLE

	CENTER LINE
	KEYNOTE
	EQUIPMENT TYPE ON SCHEDULE
	DOOR TAG
	WINDOW TAG
	EXTERIOR ELEVATION TAG
	INTERIOR ELEVATION TAG
	GRID-HEAD
	SPOT ELEVATION
	VIEW REFERENCE
	WALL TAG
	NEW WALL
	DEMO WALL

VICINITY MAP



TEAM

ARCHITECT:
PixelArch Ltd.
24001 Calle De La Magdalena, unit 3896, Laguna Hills, CA 92653
Tel: (415) 316 7162
info@pixelarchltd.com
www.pixelarchltd.com

PE ON BOARD:
Barrett Crook PE
barrettcrook@kittihawkengineering.com

ENERGY CONSULTANT:
LLC
(424) 247-7658
www.tlbe24ez.com

OWNER:
ANKIT SHARMA
(650) 793-8009

GENERAL CONTRACTOR:
tbd

GMON Surveying, Inc.
200 N. San Fernando Road #318, Los Angeles CA 90031

CIVIL ENGINEER:
Ebrahim P. Karan PhD
p.karan@yahoo.com

SHEET INDEX

ARCHITECTURE	A. 701	RENTERS
A.000	COVER SHEET	
A.001	GENERAL NOTES	
A.002	GENERAL NOTES	
A.003	CALGREEN BUILDING STANDARD CODES	
A.004	CALGREEN BUILDING STANDARD CODES	
A.005	BMPs	
A.101	PROPOSED SITE PLAN	
A.102	CONCEPTUAL SITE PLAN	
A.103	SURVEY PLAN	
A. 201	PROPOSED FLOOR PLAN	
A. 202	PROPOSED ROOF PLAN	
A. 301	PROPOSED FRONT (WEST) & NORTH ELEVATIONS	
A. 302	PROPOSED REAR (EAST) & SOUTH ELEVATIONS	
A. 303	PROPOSED SECTIONS	
A. 401	PROPOSED DOOR AND WINDOW SCHEDULE	
A. 501	PROPOSED INTERIOR ELEVATIONS	
A. 601	DETAILS	
A. 602	DETAILS	
A. 603	DETAILS	
A. 604	CABLE RAILING DETAILS	



Project Name and Address:
ANKIT SHARMA
VACANT WANDERMERE ROAD MALIBU, CA 90265
LOT 13, TRACT NO. 17808,
M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF | 0.48 ACRES

REVISION NOTES

Date	Description

Scale:

Date: April 04, 2023

Page No.:

COPYRIGHT
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:

COVER SHEET

A.000

GENERAL NOTES

THIS IS STANDARD LEGEND & NOTES COLUMN. SOME OF THE ITEMS AND/OR NOTES MAY NOT BE APPLICABLE TO THIS SPACE. COORDINATE WITH MECHANICAL, ELECTRICAL & HVAC DRAWINGS AND REQUIREMENTS WITH CONDITIONS SHOWN ON THE ARCHITECTURAL DRAWING.

A. GENERAL

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. STANDARD FORM A201 - CURRENT EDITION, ARE HEREBY INCORPORATED INTO THIS DOCUMENT EXCEPT AS SPECIFICALLY MODIFIED BELOW.

2. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. SCHEDULING OF APPROVALS AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION (A.H.J.) OVER THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. THE CONTRACT DOCUMENTS CONVEY DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION DESIRED ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

4. ANY ITEMS NOTED "BY OWNER" OR AS BEING PROVIDED BY OWNER IN THESE CONTRACT DOCUMENTS SHALL BE PROVIDED BY THE OWNER OR HIS VENDORS AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS FORCES UNLESS EXPRESSLY NOTED AS BEING INSTALLED "BY OWNER" - REFER TO THE RESPONSIBILITY SCHEDULE FOR MORE INFORMATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL ACCESSORY MATERIALS REQUIRED TO INSTALL SUCH ITEMS AND MAKE FINAL CONNECTIONS.

5. PRIOR TO SUBMITTING A PROPOSAL OR COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO COMPARE THE SCOPE OF WORK SHOWN ON THE DRAWINGS AND OTHER CONTRACT DOCUMENTS WITH EXISTING CONDITIONS. PROMPTLY REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER DETRIMENTAL CONDITIONS TO THE ARCHITECT. IF THE CONTRACTOR FAILS TO PERFORM THIS OBLIGATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS AND DAMAGES ASSOCIATED WITH ACTIONS REQUIRED TO CORRECT UNREPORTED CONDITIONS THAT OTHERWISE COULD HAVE BEEN AVOIDED.

6. IN THE EVENT THAT DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST A CLARIFICATION FROM THE ARCHITECT IN WRITING. THE ARCHITECT'S RESPONSE TO THE CONTRACTOR'S REQUEST FOR INFORMATION SHALL NOT BE CAUSE FOR A CHANGE IN THE CONTRACT AMOUNT UNLESS IT IS AGREED THAT THE ORIGINAL SCOPE OF WORK HAS BEEN ALTERED BY THE RESPONSE.

7. ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANT'S WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS OR THE OWNER.

8. GENERAL CONTRACTOR WILL COORDINATE ALL WORK WITH THE LANDLORD AND PERFORM WORK TO MEET ALL REQUIREMENTS OF THE LEASE AGREEMENT. CONTRACTOR'S WORK IS SUBJECT TO INSPECTION BY THE LANDLORD FOR COMPLIANCE WITH THE TERMS OF THE LEASE AGREEMENT.

9. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF WORK, SCHEDULE OF VALUES, AND INSURANCE CERTIFICATE. THIS SCHEDULE SHALL INDICATE ORDERING LEAD TIMES, A BEGINNING AND END DATE FOR EACH PHASE AND A PROJECTED COMPLETION DATE FOR THE ENTIRE PROJECT.

10. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORTS FOR ALL ENGINEERS, SUBCONTRACTORS, CRAFTSMEN AND TRADESMEN REQUIRED TO COMPLETE THE JOB AND SHALL BE RESPONSIBLE FOR PROVIDING THEM WITH FULL SETS OF CURRENT DRAWINGS, ADDENDUM, AND OTHER SUPPLEMENTAL INFORMATION PERTINENT TO THE COMPLETION OF THE WORK.

11. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE AND ABOVE THE CEILINGS (INCLUDING BUT NOT LIMITED TO, STRUCTURAL MEMBERS, CONDUITS, RACEWAYS, LIGHT FIXTURES, CEILING SYSTEM AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE.

12. THE CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR TRADES.

13. UNLESS OTHERWISE STIPULATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, STORAGE AND PAYMENT OF ALL LABOR, MATERIALS, TAXES, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK WHETHER OR NOT IT IS SPECIFICALLY CALLED OUT OR DETAILED ON THE DRAWINGS.

14. THE CONTRACTOR WARRANTS TO THE OWNER THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL MEET INDUSTRY STANDARDS AND BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE PERMITTED BY THE CONTRACT DOCUMENTS. THE WORK WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, FREE FROM DEFECTS AND WILL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER ACCEPTABLE TO THE OWNER.

15. THE CONTRACTOR SHALL PROMPTLY CORRECT IN A PROFESSIONAL MANNER, AT NO COST TO THE OWNER AND WITHOUT CHANGE IN CONTRACT TIME, ALL NON-CONFORMING OR DEFECTIVE WORK AND DAMAGES CAUSED BY HIS WORK OR WORKMEN WHETHER DISCOVERED BEFORE OR AFTER SUBSTANTIAL COMPLETION.

16. THE CONTRACTOR SHALL INSPECT ALL EQUIPMENT AND SYSTEMS FOR PROPER OPERATIONS UPON SUBSTANTIAL COMPLETION OF PROJECT.

17. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE ENTIRE PROJECT SITE AND ADJACENT AFFECTED SPACES TO THE SATISFACTION OF THE OWNER.

18. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING REPORTS AND GUARANTEES TO THE OWNER OR OWNER'S REPRESENTATIVE:
- A. ELECTRICAL INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
 - B. PLUMBING INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
 - C. FIRE MARSHAL'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
 - D. BUILDING INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
 - E. HEALTH DEPARTMENT CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
 - F. A.H.J. CERTIFICATE OF OCCUPANCY.

B. DRAWING CONVENTIONS

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DRAWINGS. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN DRAWING DIMENSIONS AND FIELD CONDITIONS.

2. PLAN DIMENSIONS ARE GIVEN TO FACE OF STUDS OR FACE OF EXISTING WALL OR FACE OF NEW FIRE-RATED WALL UNLESS OTHERWISE NOTED.

3. PARTITION THICKNESS IS DERIVED FROM DESCRIPTION OF THE PARTITION CONSTRUCTION AND/OR DESIGNATED DETAIL.

4. PARTITIONS THAT INTERSECT INTERIOR OR EXTERIOR GLAZED WALLS ARE TO CENTER ON MULLIONS AND PERPENDICULAR TO EXTERIOR WALL UNLESS DETAILED OTHERWISE.

5. UNLESS OTHERWISE NOTED, PARTITIONS AND OTHER ELEMENTS ON THE DRAWING THAT ARE DRAWN AT AN OBLIQUE ANGLE ARE TO BE CONSTRUCTED AT A 45-DEGREE ANGLE TO THE MAIN GRID.

6. WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE NOTED.

7. UNLESS DIMENSIONED OTHERWISE, DEPTH OF FURRING ON COLUMNS AND OTHER ELEMENTS IS TO BE HELD TO THE MINIMUM THICKNESS REQUIRED TO CONCEAL MECHANICAL, PLUMBING OR ELECTRICAL COMPONENTS.

8. UNLESS OTHERWISE INDICATED, POSITION DOOR JAMBS 4" OFF THE FACE OF ADJACENT INTERSECTING PARTITIONS OR CENTER ON PARTITION.

9. OUTLETS THAT OCCUR ON OPPOSITE SIDES OF THE SAME PARTITION ARE TO BE STAGGERED HORIZONTALLY A MINIMUM OF 12" TO MINIMIZE SOUND TRANSMISSION.

C. DEMOLITION, CUTTING, AND PATCHING

1. THE CONTRACTOR SHALL INSPECT THE SITE AND CALL ATTENTION TO ENVIRONMENTAL HAZARDS WITH LANDLORD. SAID HAZARDS ARE TO BE REMOVED AT THE LANDLORD'S EXPENSE. REMOVAL SHALL ADHERE TO THE ENVIRONMENTAL PROTECTION AGENCY'S GUIDELINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, CUTTING AND PATCHING REQUIRED TO FACILITATE COMPLETION OF THE WORK.

3. PRIOR TO STARTING WORK, ERECT TEMPORARY BARRIERS AROUND THE PERIMETER OF THE PROJECT AND BASE BUILDING TOILET FACILITIES TO PREVENT THE SPREAD OF DUST AND OTHER CONTAMINANTS TO ADJACENT AREAS OF THE BUILDING. MAINTAIN DUST PROOF AND SOUND BARRIERS THROUGHOUT THE COURSE OF CONSTRUCTION OR UNTIL NO LONGER REQUIRED. REMOVE BARRIERS AND REPAIR ANY DAMAGE CAUSED BY THEIR INSTALLATION TO MATCH ADJACENT SURFACES.

4. UNLESS NOTED OTHERWISE, ALL DEMOLISHED DEBRIS, MATERIAL, EQUIPMENT AND FIXTURES BECOME THE PROPERTY OF THE CONTRACTOR WHO IS RESPONSIBLE FOR ITS SAFE REMOVAL FROM THE SITE. DISPOSAL OF DEMOLISHED MATERIAL SHALL BE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION. COORDINATE WITH LANDLORD.

5. PATCH ALL EXISTING OR NEWLY DAMAGED AREAS TO MATCH ADJACENT SURFACES IN QUALITY, TEXTURE AND COLOR.

6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRENCHING AND UNDER GROUND WORK WITH SUBCONTRACTORS.

D. GENERAL CONSTRUCTION

1. CONTRACTOR SHALL VERIFY ALL GRID LINE COORDINATES AND CHECK THEM AGAINST DIMENSIONS SHOWN ON PLANS AND DETAILS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY DURING STAKING.

2. ALL LANDSCAPE MATERIALS DISPLACED OR DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION.

3. THE CONTRACTOR SHALL FIRMLY ANCHOR PARTITIONS PER JURISDICTION AND INDUSTRY STANDARDS AND USE METAL TRIM ACCESSORIES AT EXPOSED CORNERS, EDGES AND ENDS IN PLASTER AND DRYWALL PARTITIONS.

4. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING FOR ALL WALL MOUNTED PLUMBING FIXTURES, TOILET ACCESSORIES, CABINETS, AND TABLES.

5. ALL CONCEALED PLYWOOD, WOOD BLOCKING, AND WOOD STUD/JOIST FRAMING SHALL MEET U.L. FIRE RETARDANT TREATED REQUIREMENTS.

6. ALL MATERIALS USED IN UNFINISHED ATTIC SPACE SHALL BE NON-COMBUSTIBLE. ANY WOOD SHALL BE FIRE RETARDANT TREATED.

7. DO NOT PUNCH OR USE METAL DECK TO SUPPORT SUSPENDED CEILING. SUSPENDED METAL FRAMING-CEILING AND METAL STUD PARTITION FRAMING SHALL BE SUPPORTED FROM STRUCTURAL STEEL ROOF FRAME.

8. ALL ROOF PENETRATIONS SHALL BE CUT, FLASHED AND SEALED BY THE LANDLORD'S ROOFING CONTRACTOR IN ORDER TO MAINTAIN THE ROOF SYSTEM INTEGRITY AND WARRANTY.

9. THE CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS PER LOCAL BUILDING CODES. LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

10. CEILING FRAMING IN THE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE RECESSED LIGHT FIXTURES. ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILING.

11. NEW PIPE, CONDUIT AND DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AN UNDERWRITERS LABORATORY TESTED DESIGN.

12. WIRING AND CONDUIT IS TO BE CONCEALED IN BOTH NEW AND EXISTING PARTITIONS WITH ALL OUTLETS, SWITCHES AND SIMILAR DEVICES MOUNTED IN RECESSED JUNCTION BOXES WITH FLUSH COVER PLATES. SURFACE MOUNTED CONDUIT, WIREMOLD, OUTLETS, ETC. WILL NOT BE PERMITTED UNLESS OTHERWISE NOTED.

13. VERIFY EXACT DIMENSIONS OF ALL OWNER SUPPLIED EQUIPMENT, FEATURES AND FIXTURES TO ASSURE A PROPER FIT WHERE EQUIPMENT, FEATURES AND FIXTURES ARE SHOWN BUILT-IN TO NEW MILLWORK, UNDER COUNTER AND BETWEEN NEW AND EXISTING PARTITIONS.

14. COMMUNICATION, DATA, SECURITY AND SIMILAR SYSTEMS WILL BE PROVIDED AND INSTALLED BY THE OWNER UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND PROVIDE CONDUIT, BOXES AND OTHER ROUGH-IN REQUIREMENTS TO FACILITATE FINAL WIRING INSTALLATION.

15. LOCKSETS SHALL BE "KEYED" IN ACCORDANCE WITH OWNER REQUIREMENTS. "KEYS" ARE TO BE DELIVERED TO OWNER PROPERLY TESTED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH LANDLORD.

16. PROVIDE STANDARD IDENTIFICATION PLATE WITH OWNER NAME AND SPACE DESIGNATION/ADDRESS AS SPECIFIED THROUGH A COMMON MANUFACTURER BY THE LANDLORD. IF NO LANDLORD STANDARD PROVIDED, PROVIDE A STANDARD 3" X 9" LAMINATED PLASTIC, DARK COOL GRAY COLORED FACE WITH WHITE LETTERING ROUTED INTO FACE. FASTENED TO OWNER REAR EXIT SERVICE DOOR ON THE ACCESS CORRIDOR FACE.

17. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL TILE LOCATIONS, PLASTIC PANEL LOCATIONS, MECHANICAL ROOM WALLS, AND AS NOTED ON DRAWINGS.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL V.O.C. REGULATIONS FOR MATERIALS USED IN CONSTRUCTION.

19. SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING, STONE, WOOD, OR OTHER MATERIAL. FINISHED FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.

E. FIRE / LIFE SAFETY

1. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED.

2. MAINTAIN THE FUNCTION AND INTEGRITY OF EXISTING FIRE, LIFE/SAFETY AND SECURITY SYSTEMS.

3. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS

4. PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.

5. DURING CONSTRUCTION THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN (75 FT.) FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR

F. REQUIRED APPROVALS AND SUBMITTALS

1. WHERE THE TERMS "OR EQUAL", "SIMILAR", OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND MUST BE SUBMITTED FOR APPROVAL PRIOR TO PURCHASE OR USE.

2. THE CONTRACTOR SHALL HAVE (10) WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS OF SPECIFIED PRODUCTS OR WORK FOR REVIEW BY ARCHITECT AND SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REASONS FOR SUBSTITUTION. THE ARCHITECT SHALL RESPOND IN (10) WORKING DAYS FROM RECEIPT OF SUBMITTAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS EXPIRED.

3. THE CONTRACTOR SHALL REVIEW, SIGN, DATE AND SUBMIT A MINIMUM OF (3) SETS OF COMPLETE AND DETAILED SHOP DRAWINGS, FINISHES, FIXTURE AND EQUIPMENT CUT SHEETS TO ARCHITECT FOR REVIEW. THE ARCHITECT SHALL HAVE (10) WORKING DAYS TURNAROUND TIME FROM RECEIPT OF SUBMITTAL. ALL SHOP DRAWINGS AND CUT SHEETS SIGNED "REVIEWED" SHALL SUPERSEDE ORIGINAL DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.

4. IN THE EVENT THAT THE FOREMENTIONED DRAWINGS, SPECIFICATIONS, ETC. ARE NOT SUBMITTED FOR REVIEW AND APPROVAL, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE REPLACEMENT, CORRECTION OR ACQUISITION OF PRODUCTS TO COMPLY WITH OWNER'S SPECIFICATION AND APPROVAL.

5. THE CONTRACTOR SHALL PROVIDE CHALK LINES ON THE SLAB OF PARTITIONS FOR APPROVAL PRIOR TO FRAMING AND SHALL NOTIFY ARCHITECT OF ANY DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON THE DRAWINGS OR OF APPARENT CONSTRUCTION CONFLICTS.

6. UPON SUBSTANTIAL COMPLETION OF WORK, THE HVAC SYSTEM SHALL BE BALANCED BY A QUALIFIED ENGINEER AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE OWNER.

7. UPON SUBMISSION OF THE "FINAL APPLICATION FOR PAYMENT", THE CONTRACTOR SHALL PROVIDE THE OWNER WITH (1) SET OF AS-BUILT DOCUMENTATION INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, PRODUCT DATA, EQUIPMENT WARRANTIES AND MANUALS, FINISH SAMPLES AND OTHER REQUIRED SUBMITTALS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN WARRANTY COVERING ALL WORK PERFORMED UNDER THE CONTRACT. WARRANTY SHALL BE FOR A PERIOD OF ONE YEAR COMMENCING ON THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE INCLUDED WITH THIS SUBMITTAL.

8. THE CONTRACTOR SHALL SUPPLY LIEN WAIVERS RELATING TO ALL WORK WITH THE "FINAL APPLICATION FOR PAYMENT" TO BE REVIEWED FOR "FINAL CERTIFICATE OF PAYMENT".

G. CHANGES IN WORK

1. THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. - THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE INDICATED ON THE CHANGE ORDER.

2. CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY OWNER AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK, MATERIALS BEING USED, THE ROOM NUMBER OR AREA AFFECTED, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

H. SITE CONSIDERATIONS

1. DEMOLITION WORK SHALL BE COORDINATED WITH THE LANDLORD TO MINIMIZE DISRUPTION AND INCONVENIENCE TO OTHER OWNERS IN OCCUPIED BUILDINGS. MAINTAIN SAFE MEANS OF ACCESS AND EGRESS TO OCCUPIED OWNER SPACES.

2. PROVIDE CONCRETE FLOOR SLAB THROUGHOUT "LEAVE-OUT" AREA IN BACK OF HOUSE - MATCH EXISTING FLOOR CONSTRUCTION; COORDINATE WITH LANDLORD.

3. MAINTAIN THE INTEGRITY OF RATED PARTITIONS AND OTHER FIRE RATED ASSEMBLIES. REPAIR OR REPLACE DAMAGED PORTIONS WITH NEW CONSTRUCTION TO MATCH EXISTING AND HAVE REPAIR WORK APPROVED BY THE BUILDING INSPECTOR.

4. THE GENERAL CONTRACTOR SHALL REVIEW THE OWNER'S SPACE WITH THE LANDLORD TO DETERMINE IF ANY ACCESS PANELS ARE LOCATED IN THE OWNER'S SPACE FOR THE LANDLORD'S AND/OR OTHER OWNER ELECTRICAL BOXES AND/OR VALVES. THE GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND THE OWNER OF ANY REQUIRED ACCESS PANEL LOCATIONS.

5. BUILDING MECHANICAL AND ELECTRICAL SERVICE SHUT DOWN REQUIRED FOR THIS WORK SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR A MINIMUM OF (72) HOURS IN ADVANCE OF THE SHUT DOWN. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN AND SHALL NOT OVERLY INCONVENIENCE BUILDING OCCUPANTS.

6. VERIFY EXISTING SPRINKLER DROP LOCATIONS (IF ANY). ADDITIONS, MODIFICATIONS OR RELOCATIONS OF THE EXISTING SPRINKLER SYSTEM ARE TO BE ALTERED IN TOTAL CONFORMANCE WITH LANDLORD'S CRITERIA AND SHALL BE SUBMITTED FOR PERMIT SEPARATELY. DRAWINGS SHALL BE SUBMITTED TO LANDLORD FOR REVIEW AND SUBMITTED SEPARATELY TO THE FIRE MARSHAL FOR PERMIT.

7. SPRINKLER HEADS AT STOREFRONT AND DISPLAY WINDOWS MUST BE FLUSH TYPE WITH COVER PLATES PAINTED TO MATCH THE ADJACENT CEILING COLOR. DINING AND KITCHEN MUST HAVE SEMI-RECESSED HEADS WITH ESCUTCHEON RINGS PAINTED TO MATCH THE ADJACENT CEILING COLOR.

8. WOOD CASEWORK SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE (AWI) "PREMIUM GRADE" QUALITY STANDARDS AND SHALL BE "FLUSH OVERLAY" CONSTRUCTION UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

9. PLASTIC LAMINATE CASEWORK SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE (AWI) "CUSTOM GRADE" QUALITY STANDARDS AND SHALL BE "FLUSH OVERLAY" CONSTRUCTION UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

10. CASEWORK SHALL BE SCRIBED TO WALL OR CEILING. CONTRACTOR SHALL COORDINATE WITH OTHER INVOLVED TRADES.

EGRESS NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54LUX).

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011-2-1022.5.3)

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.

7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SIGN REQUIRED.

9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.7

10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:;

- A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
- B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
- C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT_CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CAN (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

FIRE DEPARTMENT NOTES

1. "K" RATED PORTABLE FIRE EXTINGUISHER(S) SHALL BE PROVIDED FOR THE KITCHEN AREA IF EQUIPPED WITH A COMMERCIAL HOOD SYSTEM.

2. MINIMUM 2A 10B-C FIRE EXTINGUISHERS SHALL BE PROVIDED. TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 75 FEET FROM ANY PORTION OF THE BUILDING. EXTINGUISHER(S) SHALL BE HUNG NO HIGHER THAN 44 INCHES MEASURED FROM THE FLOOR TO THE TOP OF THE EXTINGUISHER.

3. PLANS FOR ANY AUTOMATIC SPRINKLER SYSTEM (INCLUDING TENANT IMPROVEMENT WORK), HOOD SUPPRESSION SYSTEM AND/OR ALARM SYSTEM, SHALL BE SUBMITTED WITH FEES TO JURISDICTION FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

4. PANIC HARDWARE: EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I, 2 OR I-2.1 OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE AND ANY GROUP H OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.

5. LOCKS AND LATCHES, SECTION 1008.1.9.3 ITEM 2: IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN ENTRANCE DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

NOTE: THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

6. DECORATIVE MATERIALS: IN EVERY GROUP A, E, I, R-1 AND R-2 OCCUPANCIES ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM A NON FLAMMABLE MATERIAL, OR SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE "STATE FIRE MARSHAL". PER CALIFORNIA CODE OF REGULATIONS TITLE 19, ARTICLE 3, SUBSECTION 3.08 - DECORATIVE MATERIALS: PROVIDE A CALIFORNIA STATE FIRE MARSHAL CERTIFICATE OF FLAME RETARDANT OR A CALIFORNIA STATE FIRE MARSHAL APPROVED TESTING LAB CERTIFICATION FOR ANY DECORATIVE MATERIALS PRIOR TO FINAL INSPECTIONS. SAMPLES (4" X 12") ARE REQUIRED TO BE SUBMITTED TO VCDF FOR TESTING AND APPROVAL.

7. ADDITIONAL EXIT SIGNS AND EMERGENCY LIGHTING MAY BE REQUIRED PRIOR TO FINAL INSPECTION FOR OCCUPANCY. A PRELIMINARY WALK-THROUGH INSPECTION IS RECOMMENDED.

8. MAXIMUM OCCUPANT LOAD SIGN(S) SHALL BE POSTED IN ASSEMBLY AREA(S).

ACCESSIBILITY NOTES

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSANGER ELEVATORS, OR SPECIAL ACCESS LIFTS.

2. FLOOR SURFACES SHALL BE SLIP RESISTANT.

ACCESSIBILITY NOTES

3. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL BEVEL. OTHERS WITH A SLOPE NO GREATER THAN 1:2.

5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.

6. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.

7. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.

8. BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE 10" HIGH SMOOTH PANEL ON PUSH SIDE OF NARROW FRAME DOORS.

9. EVERY REQUIRED ENTRANCE OF PASSAGE DOORWAY SHALL BE NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".

10. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

11. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

12. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND A LENGTH IN THE OPPOSITE DIRECTION OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

13. FLOORS OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" AND 1/ 2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

14. TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A CONTRASTING COLOR STRIP AT LEAST 2" WIDE, PLACES PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STOP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESTAURANT AS THE TREADS OF THE STAIR.

15. CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

16. SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY DISABLED.

17. ENTRY TO SANITARY FACILITIES SHALL BE:

- A. 44" CLEAR OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.
- B. DOORWAYS TO HAVE 32" CLEAR OPENING.
- C. ON APPROACH SIDE, PROVIDE 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH, AND 48" CLEAR SPACE WHEN DOOR SWINGS AWAY FROM APPROACH.

18. TOILET ROOM ACCESSORIES:

- A. MOUNT BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" ABOVE FINISHED FLOOR.
- B. MOUNT TOILET TISSUE DISPENSERS WITHIN 7" MIN AND 9" MAX FROM THE FRONT OF THE TOILET SEAT.
- C. MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, ETC.) WITH OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.

19. SINGLE ACCOMMODATION TOILET FACILITIES:

- A. WATER CLOSET SHALL BE 28" CLEAR FROM FIXTURES AND 32" FROM WALLS.
- B. MINIMUM CLEAR SPACE IN FRONT OF A WATER CLOSET SHALL BE 48"
- C. A 36" X 48" SPACE IS PERMITTED IN FRONT OF EXISTING WATER CLOSETS ACCESSIBLE TO THE DISABLED.

20. WATER CLOSET HEIGHT (AT TOP OF SEAT) SHALL BE BETWEEN 17" AND 19" ABOVE FINISHED FLOOR.

SPECIFICATIONS

- DIVISION 06 - CONDITIONS OF CONTRACT**
0.01 Terminology
- Referenced Organizations
 - ACI American Concrete Institute (www.concrete.org)
 - AISC American Institute of Steel Construction (www.aisc.org)
 - AITC American Institute of Timber Construction (www.aitc-glulam.org)
 - ANSI American National Standard Institute (www.ansi.org)
 - APA American Plywood Association (www.apawood.org)
 - ASHRAE American Society of Heating, Refrigeration, and Air Conditioning Engineering (www.ashrae.org)
 - ASTM American Society for Testing and Materials (www.astm.org)
 - AWI Architectural Woodwork Institute (www.awinet.org)
 - AWS American Welding Society (www.aws.org)
 - AAMA Architectural Aluminum Manufacturers' Association (www.aamanet.org)
 - CRI Carpet and Rug Institute (www.carpet-rug.org)
 - CEC California Energy Commission (www.energy.ca.gov)
 - CRSI Concrete Reinforcing Steel Institute (www.crsi.org)
 - FS Federal Specification (<http://apps.fps.gsa.gov/pub/fdspecs/>)
 - GA Gypsum Association (www.gypsum.org)
 - GANA Glass Association of North America (www.glasswebsite.com)
 - ICC International Code Council (www.iccsafe.org)
 - NIST NIST National Institute of Standards and Technology, Product Standards (www.nist.org)
 - NEMA National Electrical Manufacturers Association (www.nema.org)
 - NFPA National Fire Protection Association (www.nfpa.org)
 - NFRC National Fenestration Rating Council (www.nfrc.org)
 - NOFMA National Oak Flooring Manufacturers Association (www.nofma.org)
 - NPCA National Paint and Coatings Association (www.npca.org)
 - NRCNA National Roofing Contractors Association (www.nrcna.net)
 - WDMA National Wood Window and Door Association (www.wdma.com)
 - PDCA Painting and Decorating Contractors of America (www.pdca.org)
 - SDI Steel Door Institute (www.steeldoor.org)
 - SMACNA Sheet Metal and Air Conditioning Contractors National Association (www.smacna.org)
 - TCNA Tile Council of North America (www.tcna.org)
 - TPI Truss Plate Institute (www.tpinet.org)
 - TRI Tile Roofing Institute (www.tilerofing.org)
 - UL Underwriters' Laboratories Inc. (www.ul.com)
 - WCLIB West Coast Lumber Inspection Bureau (www.wclib.org)
 - WI Woodwork Institute (www.woodworkinstitute.com)
 - WWPA Western Wood Products Association (www.wwpa.org)
 - Definitions
 - Contract Documents: The Contract Documents shall include the drawings, specifications, structural calculations, soils report, and California Energy Code compliance forms. These documents are intended to supplement and complement each other. In case of conflict, contact the Architect.
 - Owner: The term "Owner" shall mean the Owner or the Owner's authorized representative(s).
 - Contractor: The term "Contractor" shall mean the general contractor or the general contractor's authorized representative(s).
 - Architect: The term "Architect" shall mean PixelArch Ltd, authorized representative(s).
 - Engineer: The term "Engineer" shall mean the structural engineer or the structural engineer's authorized representative(s).
 - Builder: The term "Builder" shall mean a person or entity who is both an Owner and Contractor, and whose responsibilities are for both Owner and Contractor.

- DIVISION 01 - GENERAL REQUIREMENTS**
1.01 Scope of Work:
- Contractor shall provide all labor, materials, equipment, permits, and services necessary for construction of the building and site improvements conforming to the contract documents. Drawings and specifications represent finished structure.
 - The contractor shall be responsible for means and methods of construction including shoring and temporary bracing and shall take all necessary measures to insure the safety of all persons and structures near or adjacent to the site.
 - Care shall be taken to protect from any damage all trees and vegetation on the site and on adjoining properties. Any trimming or other alteration done to trees shall be done so only by approval of the Owner.
 - The Architect will not be providing the Owner with regular on site contract administration and is available only at request of the Owner. The Contractor is solely responsible for the quality control and construction standards for this project.
 - These plans are for general construction purposes only. They are not exhaustively detailed nor fully specified. The drawings were prepared to a level of completion satisfactory for building permit purposes and for construction by a knowledgeable and experienced contractor. The Contractor is responsible for preparation of any supplemental details, product specifications, coordination and installation of all materials and equipment.
 - Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be design/build by the Contractor. The Contractor shall be responsible for all necessary permits, drawings, calculations, and California Energy Code.
 - These drawings and specifications are divided into sections for convenience only. Contractors, subcontractors and materials suppliers shall refer to all relevant sections in bidding and performing their work and shall be responsible for all aspects of the work regardless of where the information occurs in the drawings.
 - Clean-Up: The Contractor will remove all debris from the building site and in general keep the work as clear of rubbish as possible during the course of the work. Before filing the Notice of Completion, the building will be fully cleaned, including all glass polished, floors scrubbed and cleaned, and the building shall be suitable for immediate occupancy by Owner.
- 1.02 Quality Control**
- All work shall comply with applicable requirements of all governing codes, regulations and ordinances.
 - These shall include the latest editions of: The California Building Code (CBC), California Residential Code (CRC), California Electric Code (CEC), California Plumbing Codes (CPC), California Mechanical Code (CMC), California Energy Code (CENC), California Green Building Standards Code (CAL Green), OSHA regulations, and all other health and safety codes, ordinances and requirements adopted by governing agencies. In the case of conflicts between these regulations and the contract documents, the most restrictive shall apply.
 - The Contractor shall verify, at the site, all conditions affecting work and shall review the contract documents for any areas of question affecting cost, construction and warranty and any drawing discrepancy or note conflict, discrepancy, illegibility or omission. All areas of question shall be brought to the attention of the Architect in writing before commencing any work and/or submitting any bid. Commencement of any work shall constitute acceptance by the Contractor of all conditions affecting work.
 - Workmanship throughout shall be of the highest quality of each trade involved.
 - The Contractor, before commencing work, shall notify the Owner in writing of any work that cannot be fully guaranteed or executed within the intent of the drawings prior to the bid submittal.
 - All construction shall be in strict conformance with manufacturers' latest written specifications. All discrepancies between these specifications and the contract documents prepared by the Architect and his consultants shall be brought to the attention of the Architect before commencing work.
 - Reference to product manufacturer or trade names are for minimum performance standards only. Submittal equals may be allowed upon approval by the Architect. Material and detail substitutions made by the Contractor without written approval by the Architect shall void any responsibility or liability of the Architect as to performance, repair cost, ancillary damage or the performance of related materials and details.
 - Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent filling or patching to restore surface to their original condition. Use materials for cutting and patching that are identical to existing materials.
 - Do not cut and patch structural work in a manner that would result in a reduction of load carrying capacity or load-deflection ratio. Submit proposal and obtain Architect's and Engineer's approval before proceeding with cut and patch of structural work.
 - Quality control services include inspections and tests performed by independent agencies and governing authorities, as well as by the Contractor. Inspection and testing services are intended to determine compliance of the work and the requirements specified. Approval by a building official does not mean approval or failure to comply with the contract documents. Inspections and testing shall be performed at the request of the Owner, the Architect and/or governing agencies and as set forth in these documents. Quality control services are the Contractor's responsibility, including those specified to be performed by an independent agency and not by the contractor. The Contractor shall employ and pay any independent agency, testing laboratory or other qualified firm to perform quality control services specified. Where results of inspections or tests do not indicate compliance with the contract documents, the Contractor shall be responsible for any repair, replacement, correction and re-test that is required.
 - All dimensions shall take precedence over scale shown on the plans, sections, and details. Dimensions are to face of studs, face of foundation, face of concrete block, top of sheathing, top of slab, or center of openings, U.O.N. Do not scale drawings. Contractor shall verify all dimensions and review any conflicts or discrepancies with the Architect prior to commencement of work.

- DIVISION 02 - SITEWORK**
2.01 Soils Report:
- All work shall be in conformance with the Soils, Compaction and Geological Report.
 - The Contractor shall have the Soils Engineer review and approve in writing to the Building Official and Architect that the foundation and site design are in conformance with the Soils Report prior to commencement of work.
 - The Contractor shall be solely responsible for compliance with all recommendations of the Soils Report.
 - Prior to the contractor requesting a foundation inspection by the building department, the Soils Engineer shall advise the Building Official and Architect in writing that:
 - Site grading, subgrade preparation, cutting slopes, excavation, placement of engineered fill material and compaction is in accordance with the Soils Report.
 - The utility trenches have been properly backfilled and compacted.
 - The foundation excavations, forming, footing and pier depths, and reinforcement comply with the soils report and approved plans.
- 2.02 General Requirements**
- The site plan is not a survey. It is based on site information provided by the Owner and is for building and site work layout only. The Contractor shall verify on site all grades, soil conditions, ground water, existing improvements, property lines, easements, setbacks, utilities and substructures. Where discrepancies with the drawings occur, contact Architect.
 - Grade surface of fill under concrete slabs shall be smooth and even, free of voids, compacted as specified and to required elevation.
 - All raised foundations, pad grade under building shall have positive slope to a perforated drain set in gravel trench. Exterior pipe to all portions of underfloor area. The drain shall discharge into the street or approved drainage facility.
 - Unless otherwise detailed or noted, a perforated drain set in a gravel trench shall be installed around the entire perimeter of the foundation. The drain shall discharge into the street or approved drainage facility. Use only rigid pipe, flexible pipe will not be allowed.
 - It shall be the responsibility of the Contractor to take proper erosion control measures. The Contractor shall be responsible for proper surface and subsurface drainage of the site. Slope all finish grading away from buildings, walks, drives or decks and provide catch basins where required.
 - Finish grades shall be held down in planting areas. The Contractor shall provide and install a 6" minimum thickness of clean select top soils in these areas.
 - Rough grading for slabs-on-grade shall be within 2/10th of one foot, plus or minus.
 - Site grading shall be within 5/10th of one foot, plus or minus.
 - All roof drainage shall be piped in a closed pipe system to street or approved drainage facility (U.O.N.). Builder shall provide landscape development guidelines to Owner that shall include information on site maintenance and development and state such items as "irrigation system shall be designed to prevent saturation of soil adjacent to building".
 - All utilities unless indicated otherwise shall be installed under ground. The Contractor shall be responsible to insure that all trenching within building area shall be backfilled and compacted with structural soils material free of any rocks or other sharp objects which may damage underground utilities.
 - Underground piping shall be laid to a minimum 24" depth below finished grade. When utilities are placed in a common trench, all utilities shall maintain separations and coverage both vertically and horizontally, as required by applicable codes.

- DIVISION 03 - CONCRETE**
3.01 Quality Control
- In addition to complying with all pertinent codes and regulations, comply with all applicable provisions of the latest editions of:
 - ACI 301 "Specifications for Structural Concrete for Buildings"
 - ACI 318 "Building Code Requirements for Reinforced Concrete"
 - CRSI "Manual of Standard Practice"
 - See Structural Engineers drawings for additional requirements.
- 3.02 General Requirements**
- Provide underfloor vents as per CBC 1203.3 or CRC R408.1. Add two 6 x 14 vents to garage. All first floor double framed areas shall be vented.
 - Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard (U.O.N.). Verify joint layout with Architect.
 - Refer to architectural, structural, mechanical, plumbing and electrical drawings for all moulds, grooves and ornamental pieces, location of sleeves, inserts, etc. to be cast in concrete and for extent of depressions, curbs and ramps.
 - Finishes:
 - All interior slabs shall receive trowel smooth finish (U.O.N.).
 - All driveways, sidewalks, and stairs shall receive broom-smooth finish (U.O.N.).
 - Garage slabs and other interior slabs that will remain unfinished shall be treated with Lipidolith Hardner by Sonneborn, or equal.

- DIVISION 04 - MASONRY**
4.01 Quality Control
- Glass Block: Minimum performance specifications shall be as Pittsburgh Corning glass block units. The units shall be the pattern and size indicated on the plans.
 - Precast architectural concrete columns and trims: Concrete Designs, Inc. (CDI) U.O.N.
 - Grouf for precast concrete: ASTM A 118.6, Lalex Portland Cement, color to match precast concrete.
 - Epoxy Grout: ANSI A 108.6 and A118.3. 4.02
- 4.02 General Requirements**
- Concrete Block:
 - Mortar joints to be "flush" (U.O.N.).
 - Bond shall be "running" (U.O.N.).
 - Brick:
 - Mortar joints shall be "raked" (U.O.N.). Raked joints shall be not more than 3/8" deep, and where exposed to weather, shall be tooled. Brick joints shall be concave where subject to freezing.
 - Bond shall be "running" (U.O.N.).
 - Stone:
 - Field Sample: A sample panel shall be built approximately 4 feet by 6 feet. This sample panel may be a part of the project. Veneer installation shall not proceed until the sample panel is accepted by the Architect and Owner. Full size units which have been selected and approved by the Architect and the Owner to show color range, maximum texture range, bond, mortar, tooling of joints, and quality of workmanship shall be used in the sample panel. The remainder of the veneer installation shall be consistent with the approved sample panel.

- DIVISION 05 - METALS**
5.01 General Requirements
- All bolt heads and nuts that bear on wood shall have malleable iron washers if exposed or cut washers if concealed.
 - Exposed welds shall be ground smooth.
 - Shop paint structural steel work, except those members or portions of members to be embedded in concrete or mortar. Paint the initial 2" of embedded areas only. Do not paint surfaces which are to be welded or high strength bolted with friction type connectors. After installation is completed, all welded and other abraded areas shall be touched up. On surfaces inaccessible after assembly or erection, apply two (2) coats of the specified primer.
 - All exterior steel, exposed, concealed or embedded, or where called for on the Drawings, shall be thoroughly zinc-coat galvanized after fabrication by the hot-dipped method. Touch-up field welds with similar galvanizing product.
 - Dissimilar Materials in contact with each other shall be protected to prevent galvanic or corrosive action. Use vinyl preservative tape, polybutylene tape, or similar product.
 - All metals in contact with pressure treated wood shall be hot dipped galvanized, see Simpson Strong-Tie for recommended finishes for their connectors. Also see structural engineering specifications for further information.

- DIVISION 06 - WOOD AND PLASTICS**
6.01 Quality Control:
- Materials shall meet or exceed the following standards:
 - Lumber:
 - Structural lumber and their wood fasteners shall conform with CBC Chapter 23 and/or relevant chapters of the CRC.
 - All wood in contact with concrete or masonry or located within 8" of finish grade shall be pressure treated Douglas or Hem Fir with an approved preservative.
 - All timbers 6 x 8 and larger exposed to view shall be free of heart center (FOHC), with moisture content of 22% maximum.
 - Max. deflection (DL + LL) shall be: Floor with Tile = L/ 270
 - All wood shall be nonrotional, reused, reclaimed, or FSC Certified

- 6.02 General Framing Requirements:**
- Blocking:
 - Block floor joists at all supports, line up double joists under all walls parallel to floor joists and space double joists under plumbing walls.
 - Provide solid full width blocking or post below all structural posts - continuous to foundation.
 - Provide blocking and nailers for all finishes and fixtures as required.
 - Provide blocking in walls at ceiling lines.
 - Cottles, knee braces, etc. shall be construction select materials. At double framed floors "sleepers" shall be perpendicular to framing below.
- 6.03 Attic Ventilation Requirements:**
- Provide attic and soffit ventilation as per CBC 11203.3 or CRC R806. Vent all double framed areas. See Roof Plan for calculations.
- 6.04 Finish Carpentry:**
- All millwork and case work shall be in accordance with AWI/AIWMAC "Architectural Wood Standards" custom or premium grade standards, latest edition.
 - All cabinets and millwork shall be selected by the owner.
 - Provide 30" clear above kitchen range to unprotected underside of upper cabinetry or 24" clear to metal hood as per CMC Section 916.1 & 916.2.
 - Plastic laminates and solid surfacing products shall meet or exceed ANSINEMA standards LD.
 - Install and anchor all cabinetry to preclude movement, overturning, or distortion to other materials or finishes. Install level and plumb. Comply with manufacturer's instructions for support of supplied units.
 - Install all trim in as long of lengths as possible. All splices in finish members shall be bevel splices. Where joints within a piece are required they shall be as unapparent as possible.

- DIVISION 07 - THERMAL AND MOISTURE PROTECTION**
7.01 Quality Control
- Materials shall meet or exceed the following standards:
- Insulation:
 - Insulation shall be installed per the California Energy Code requirements.
 - Thermal Batt/Blanket Insulation: Mineral-Fiber Blanket complying with ASTM C 665, Type I (blankets without membrane facing).
 - Thermal insulation/blow-in blanket insulation glass fiber loose-fill complying with ASTM C 764 Type I (for pneumatic) or Type II (for poured) in attic.
 - Sound Insulation: Unfaced mineral fiber blanket/batt insulation complying with ASTM C 665, Type I, minimum thickness equal to stud depth to entirely fill the void space, nominal 0.70 to 2.50 -pcf density.
 - All plumbing walls adjacent to interior living spaces shall be sound insulated with fiberglass batts.
 - Concrete Tile Roofing:
 - All work shall comply with the TRI "Concrete and Clay Tile Installation Manual for Moderate Climate Regions and CBC 1507.3 or CRC 905.3
 - Concrete Tile Roofing shall be applied according to manufacturers specifications.
 - The minimum performance standards for concrete tile roofing shall be Eagle Roofing Systems (ICC ESR-1900) or equal as approved by Owner and bear a UL Class A fire proof rating. Installed weight shall be a maximum of 900 lbs. per square.
 - Trim units shall include manufacturer's standard ridge, hip and rake pieces. Color as selected by Owner (U.O.N.). Minimum one nail per tile, two nails on all rake tile. Minimum pitch shall be as per manufacturer's specifications. Underlayment for concrete or clay tile roofing shall be one layer of 30 lb. asphalt-saturated organic roofing felt, complying with ASTM D 226, 36" wide applied per manufacturer's recommendations. 3-ply built up roof underlayment required for pitch less than 3:12.
 - Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.).
 - The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after completion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
 - Asphalt Shingle Roofing:
 - All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.2 or CRC R905.2.
 - Asphalt shingles shall be applied according to manufacturers specifications.
 - The minimum performance standard for asphalt shingles shall be Elk Premium Roofing - Prestige Two or equal as approved by Owner and bear a UL Class A fire proof rating. Trim units shall include manufacturer's standard ridge and hip pieces. Color as selected by Owner (U.O.N.). Minimum pitch as per manufacturer's recommendations.
 - For asphalt shingle underlayment shall be 15 lb. felt, 2 layers at pitch less than 4:12.
 - Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.).
 - The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after completion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.

- Flashings:
 - All work shall comply with the SMACNA "Architectural Seal Metal Manual".
 - All metal flashing to conform to ASTM A 653, commercial grade zinc coated G 90.
 - All metal flashing shall be 26 gauge for work less than 8" wide, 20 gauge for work over 8" wide or as indicated on the drawings. Use 20 gauge minimum for clips.
 - Steel metal flashing shall be installed at all locations where different material intersect such as roof to wall, roof to roof, deck/balcony/landing to wall, penetrations into walls, chimneys and as detailed. Flash and counterflash as required to make watertight.
 - The center of all flashing for all through vents and all electrical service connections, shall not be less than 16" from center of any valley. See manufacturer's printed installation instructions recommendations for roofing tile.
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONTINUED)**
- Sheathing Paper:
 - Provide sheathing paper under exterior metal lath and plaster, under wood siding, under masonry veneer, under metal flashings and where indicated or detailed.
 - Use Tyvek House Wrap.
 - Lapping: Horizontal Joints: Lap paper as detailed and not less than 3 inches; Wall Corners: Wrap paper to overlap not less than 18 inches each side of corner; Vertical Joints: Lap paper not less than 6 inches.
 - Lap paper over all roof flashings and base screeds, roof and waterproof membranes, and under sill flashings. Treat penetrations and other details as necessary for adequate weather protection.
 - Flexible Flashings:
 - Fortifiber system.
 - Moiststop E-2 seal adhesive flashing for dampproofing at all exterior door window heads and jambs.
 - Fortiflash 40 mil waterproof flashing for waterproofing at all horizontal plaster surfaces, horizontal penetrations, and windowsills.
 - Moiststop seaman for sealing around windows.
 - Deck Waterproofing:
 - The minimum performance standard for waterproof sheet membrane at waterproof decks with tile or concrete finish shall be WR Grace "Butihene 3000". All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
 - The minimum performance standard for traffic coatings at waterproof decks shall be Excel-Coat pedestrian membrane system or Excel-Coat Fire System for fire-rated decks by Excellent Coatings Inc.. All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
 - Quality Assurance. Pre-installation conference. A pre-installation conference shall be held prior to commencement of field operations to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work. Agenda for meeting shall include review of special details and flashing. This meeting shall include the representatives of the General Contractor, Architect, Manufacturer, and Architect. A trained employee of the manufacturer shall be on site periodically during membrane waterproofing work to review installation procedures.
 - Water test: Deck membranes shall be water tested and approved immediately before installation of finish materials. Water tests shall be witnessed by the Architect. A water test is conducted by closing any deck drains and erecting temporary dams where required to retain water on the waterproofing material surface, then flooding the surface to a minimum depth of 2". Care must be taken so that the weight of water retained does not exceed the load carrying capacity of the structural deck, and that the height of the water does not exceed the lowest flashing. For well sloped decks, tests should be segmented to avoid deep water near drains. The water tests should be conducted on a warm day (i.e. 55 degrees F. minimum). The water should be allowed to remain on the deck for 24 hours minimum, during and after which the areas beneath the membrane should be inspected for leaks. If leaks are detected, the test should be stopped, repairs made, and the area retested. When the test is successful, the drains should be opened and the temporary dams should be removed. Temporary protection boards should be installed over the tested area, and the area roped off to prevent construction traffic across the surface until drainage composite or permanent protections board has been installed.

- Roof Accessories:
 - The minimum performance standard for prefabricated acrylic skylights shall be Bristolite "AL-CM- 2" (ICC ER-2469) or equal as approved by owner. Color as selected by owner. Install as per manufacturer's instructions.
- 6.02 General Framing Requirements:**
- Blocking:
 - Block floor joists at all supports, line up double joists under all walls parallel to floor joists and space double joists under plumbing walls.
 - Provide solid full width blocking or post below all structural posts - continuous to foundation.
 - Provide blocking and nailers for all finishes and fixtures as required.
 - Provide blocking in walls at ceiling lines.
 - Cottles, knee braces, etc. shall be construction select materials. At double framed floors "sleepers" shall be perpendicular to framing below.
- 6.03 Attic Ventilation Requirements:**
- Provide attic and soffit ventilation as per CBC 11203.3 or CRC R806. Vent all double framed areas. See Roof Plan for calculations.
- 6.04 Finish Carpentry:**
- All millwork and case work shall be in accordance with AWI/AIWMAC "Architectural Wood Standards" custom or premium grade standards, latest edition.
 - All cabinets and millwork shall be selected by the owner.
 - Provide 30" clear above kitchen range to unprotected underside of upper cabinetry or 24" clear to metal hood as per CMC Section 916.1 & 916.2.
 - Plastic laminates and solid surfacing products shall meet or exceed ANSINEMA standards LD.
 - Install and anchor all cabinetry to preclude movement, overturning, or distortion to other materials or finishes. Install level and plumb. Comply with manufacturer's instructions for support of supplied units.
 - Install all trim in as long of lengths as possible. All splices in finish members shall be bevel splices. Where joints within a piece are required they shall be as unapparent as possible.

- 6.02 General Framing Requirements:**
- Blocking:
 - Block floor joists at all supports, line up double joists under all walls parallel to floor joists and space double joists under plumbing walls.
 - Provide solid full width blocking or post below all structural posts - continuous to foundation.
 - Provide blocking and nailers for all finishes and fixtures as required.
 - Provide blocking in walls at ceiling lines.
 - Cottles, knee braces, etc. shall be construction select materials. At double framed floors "sleepers" shall be perpendicular to framing below.
- 6.03 Attic Ventilation Requirements:**
- Provide attic and soffit ventilation as per CBC 11203.3 or CRC R806. Vent all double framed areas. See Roof Plan for calculations.
- 6.04 Finish Carpentry:**
- All millwork and case work shall be in accordance with AWI/AIWMAC "Architectural Wood Standards" custom or premium grade standards, latest edition.
 - All cabinets and millwork shall be selected by the owner.
 - Provide 30" clear above kitchen range to unprotected underside of upper cabinetry or 24" clear to metal hood as per CMC Section 916.1 & 916.2.
 - Plastic laminates and solid surfacing products shall meet or exceed ANSINEMA standards LD.
 - Install and anchor all cabinetry to preclude movement, overturning, or distortion to other materials or finishes. Install level and plumb. Comply with manufacturer's instructions for support of supplied units.
 - Install all trim in as long of lengths as possible. All splices in finish members shall be bevel splices. Where joints within a piece are required they shall be as unapparent as possible.

TABLE 1507.4.3(1) METAL ROOF COVERINGS

ROOF COVERING TYPE	STANDARD APPLICATION RATE/THICKNESS
Aluminum	ASTM B209, 0.024 inch minimum thickness for roll-formed panels and 0.019 inch minimum thickness for press-formed shingles
Aluminum-zinc Alloy coated steel	ASTM A792 A2 50
Cold-rolled copper	ASTM B370 minimum 16 oz./sq ft and 12 oz./sq ft high yield copper for metal-sheet roof covering systems. 12 oz./sq ft for perforated metal shingle systems.
Copper	16 oz./sq ft for metal-sheet roof-covering systems, 12 oz./sq ft for perforated metal shingle system
Galvanized steel	ASTM A653 G-90 zinc-coated
Hard lead	2 lbs./sq ft
Lead-coated copper	ASTM B101
Prepainted steel	ASTM A755
Soft lead	3 lbs./sq ft
Stainless steel	ASTM A240, 300 Series Alloys
Steel	ASTM A924
Terme and teme-coated stainless	Terme coating of 40 lbs. per double base box. Field painted where applicable in accordance with manufacturer's installation instructions.
Zinc	.0277 inch minimum thickness, 99.995% electrolytic high grade zinc with alloy additives of copper (0.08%-0.20%), Titanium (0.07%-0.12%) and aluminum (0.015%).

TABLE 1507.4.3(2) MINIMUM CORROSION RESISTANCE

55% Aluminum-zinc alloy coated steel	ASTM A792 AZ 50
5%Aluminum alloy-coated steel	ASTM A875 GF60 50
Aluminum-coated steel	ASTM A463 T2 65
Galvanized steel	ASTM A653 G-90
Prepainted steel	ASTM 755

- Metal roof panels shall be secured to the supports in accordance with the approved manufacturer's fasteners. In the absence of manufacturer recommendations, the following fasteners shall be used:
- Galvanized fasteners shall be used for steel roofs.
 - Copper, brass, bronze, copper alloy or 300 series stainless-steel fasteners shall be used for copper roofs.
 - Stainless-steel fasteners are acceptable for all types of metal roofs.
 - Aluminum fasteners are acceptable for aluminum roofs attached to aluminum supports.
- Underlayment and high wind:**
- Underlayment applies in areas subject to high winds [V_w greater than 110mph (49 m/s) as determined in accordance with section 1609.3.1] shall be applied with corrosion-resistant fasteners in accordance with the manufacturer's installation instructions. Fasteners are to be applied along the overlap not more than 36" (914 mm) on center.
- Underlayment installed where V_{wd} in accordance with section 1609.3.1, equals or exceeds 120 mph (54 m/s) shall comply with ASTM D226 type II, ASTM D4869 type IV, or ASTM D1970. The underlayment shall be attached in grid pattern of 12 inches (305 mm) between side laps with a 6 inch (152 mm) spacing at the side laps. Underlayment shall be applied in accordance with the manufacturer's installation instructions except all laps shall be a minimum of 4 inches (102 mm). Underlayment shall be attached using metal or plastic cap nails with a head diameter of not less than 1 inch (25 mm) with a thickness of at least 32-gauge (0.10134 inch (0.34 mm)) sheet metal. The cap nail shank shall be a minimum of 12 gauge (0.105 inch (2.67 mm)) with a length to penetrate through the roof sheathing or minimum of 3/4" (19.1 mm) into the roof sheathing.
- Exception:** As an alternative, underlayment complying with ASTM D 1970 shall be permitted.

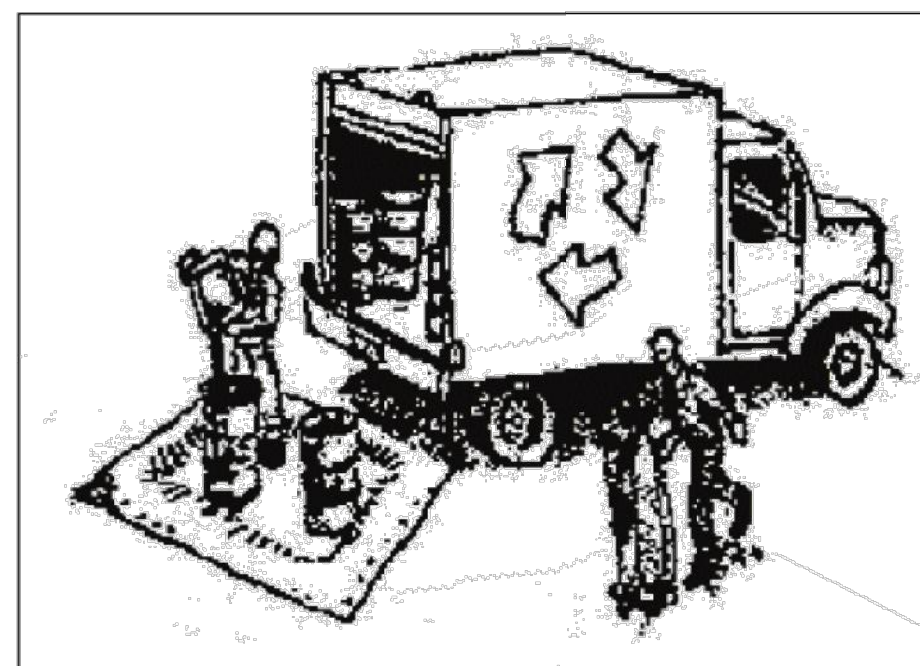
- The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after completion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Asphalt Shingle Roofing:
 - All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.2 or CRC R905.2.
 - Asphalt shingles shall be applied according to manufacturers specifications.
 - The minimum performance standard for asphalt shingles shall be Elk Premium Roofing - Prestige Two or equal as approved by Owner and bear a UL Class A fire proof rating. Trim units shall include manufacturer's standard ridge and hip pieces. Color as selected by Owner (U.O.N.). Minimum pitch as per manufacturer's recommendations.
 - For asphalt shingle underlayment shall be 15 lb. felt, 2 layers at pitch less than 4:12.
 - Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.).
 - The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after completion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Built-up Roofing:
 - All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.10 or CRC R905.11.
 - Built-up roofing shall be applied according to manufacturers specifications.
 - The minimum performance standard for built up roofing for nonable decks shall be Johns Manville 4GNC or equal as approved by Owner and bear a Class A fire proof rating. All products and components shall be by same manufacturer. Color as selected by Owner (U.O.N.).
 - The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after completion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Metal roof panels:
 - Deck requirements:
 - Metal roof panel roof panels shall applied to a solid or closely fitted deck. Except where the roof covering is specially designed to be applied to spaced supports.
 - Deck slope:
 - Minimum slopes for metal roof panels shall comply with following:
 - The minimum slope for lapped, no soldered seam metal roof panels without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).
 - The minimum slope for lapped, no-soldered seam metal roof panels with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in accordance with the approved manufacturer's installation instructions.
 - The minimum slope for standing-seam metal roof panel systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

- Flashings:
 - All work shall comply with the SMACNA "Architectural Seal Metal Manual".
 - All metal flashing to conform to ASTM A 653, commercial grade zinc coated G 90.
 - All metal flashing shall be 26 gauge for work less than 8" wide, 20 gauge for work over 8" wide or as indicated on the drawings. Use 20 gauge minimum for clips.
 - Steel metal flashing shall be installed at all locations where different material intersect such as roof to wall, roof to roof, deck/balcony/landing to wall, penetrations into walls, chimneys and as detailed. Flash and counterflash as required to make watertight.
 - The center of all flashing for all through vents and all electrical service connections, shall not be less than 16" from center of any valley. See manufacturer's printed installation instructions recommendations for roofing tile.
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONTINUED)**
- Sheathing Paper:
 - Provide sheathing paper under exterior metal lath and plaster, under wood siding, under masonry veneer, under metal flashings and where indicated or detailed.
 - Use Tyvek House Wrap.
 - Lapping: Horizontal Joints: Lap paper as detailed and not less than 3 inches; Wall Corners: Wrap paper to overlap not less than 18 inches each side of corner; Vertical Joints: Lap paper not less than 6 inches.
 - Lap paper over all roof flashings and base screeds, roof and waterproof membranes, and under sill flashings. Treat penetrations and other details as necessary for adequate weather protection.
 - Flexible Flashings:
 - Fortifiber system.
 - Moiststop E-2 seal adhesive flashing for dampproofing at all exterior door window heads and jambs.
 - Fortiflash 40 mil waterproof flashing for waterproofing at all horizontal plaster surfaces, horizontal penetrations, and windowsills.
 - Moiststop seaman for sealing around windows.
 - Deck Waterproofing:
 - The minimum performance standard for waterproof sheet membrane at waterproof decks with tile or concrete finish shall be WR Grace "Butihene 3000". All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
 - The minimum performance standard for traffic coatings at waterproof decks shall be Excel-Coat pedestrian membrane system or Excel-Coat Fire System for fire-rated decks by Excellent Coatings Inc.. All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
 - Quality Assurance. Pre-installation conference. A pre-installation conference shall be held prior to commencement of field operations to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work.

Water Pollution Prevention Program Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.

Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.

Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.

Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

Arrange for appropriate disposal of all hazardous wastes.

Waste Management

Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.

Check waste disposal containers frequently for leaks and to make sure they are not overflowing. Never hose down a dumpster on the construction site.

Clean or replace portable toilets, and inspect them frequently for leaks and spills.

Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)

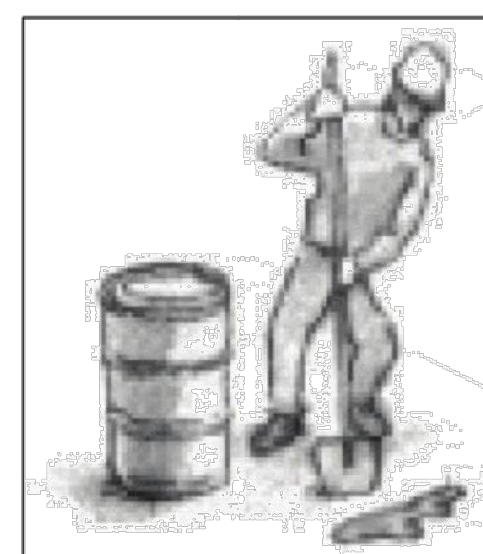
Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.

Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.

Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.

Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.

Clean up spills or leaks immediately and dispose of cleanup materials properly.

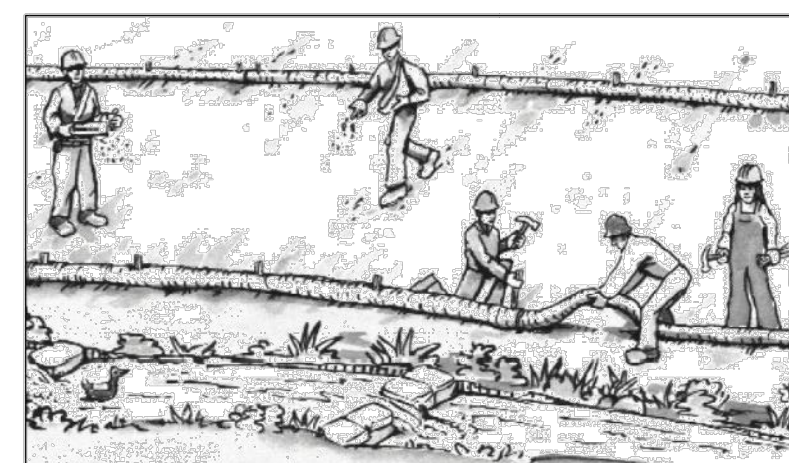
Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).

Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.

Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



Schedule grading and excavation work during dry weather.

Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.

Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.

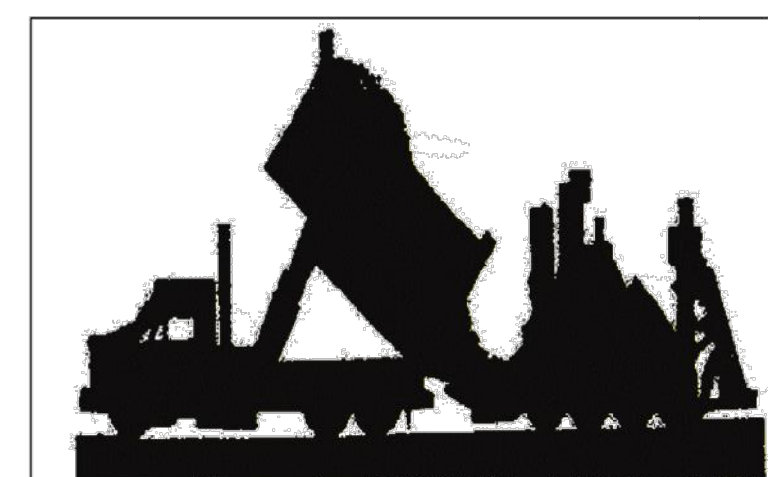
Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks.
- Abandoned wells
- Buried barrels, debris, or trash.

Paving/Asphalt Work



Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.

Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.

Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Do not use water to wash down fresh asphalt concrete pavement.

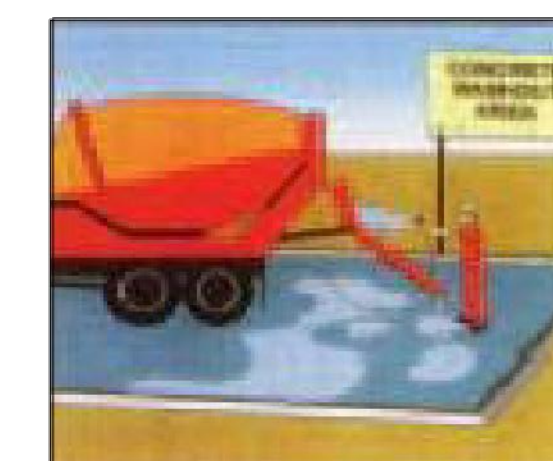
Sawcutting & Asphalt/Concrete Removal

Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.

Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).

If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

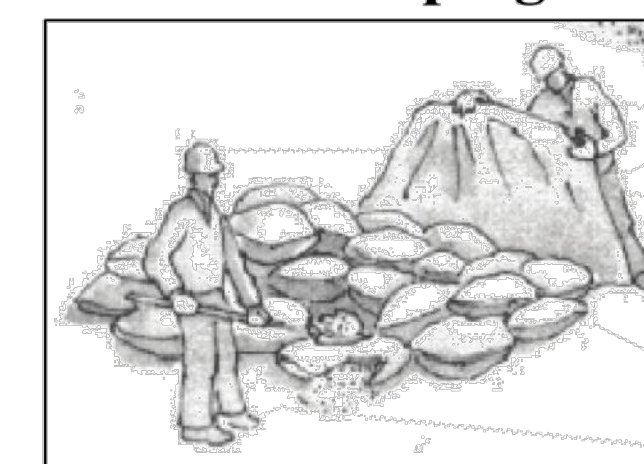


Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.

Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.

When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

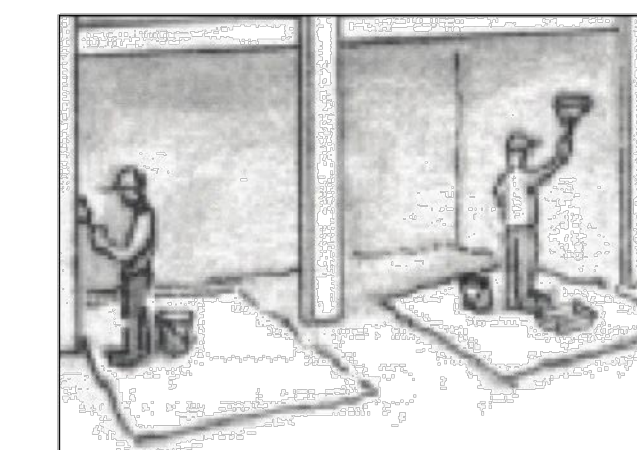


Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.

Stack bagged material on pallets and under cover.

Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.

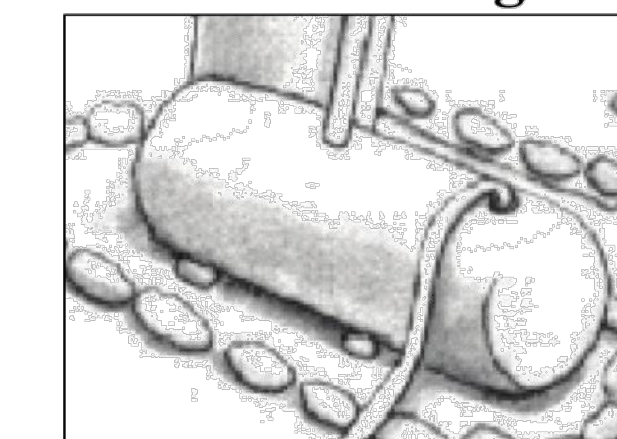
For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.

For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.

Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.

Divert run-on water from offsite away from all disturbed areas.

When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Project Name and Address:
ANKIT SHARMA
 VACANT WANDERERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF (0.48 ACRES)

Seal:

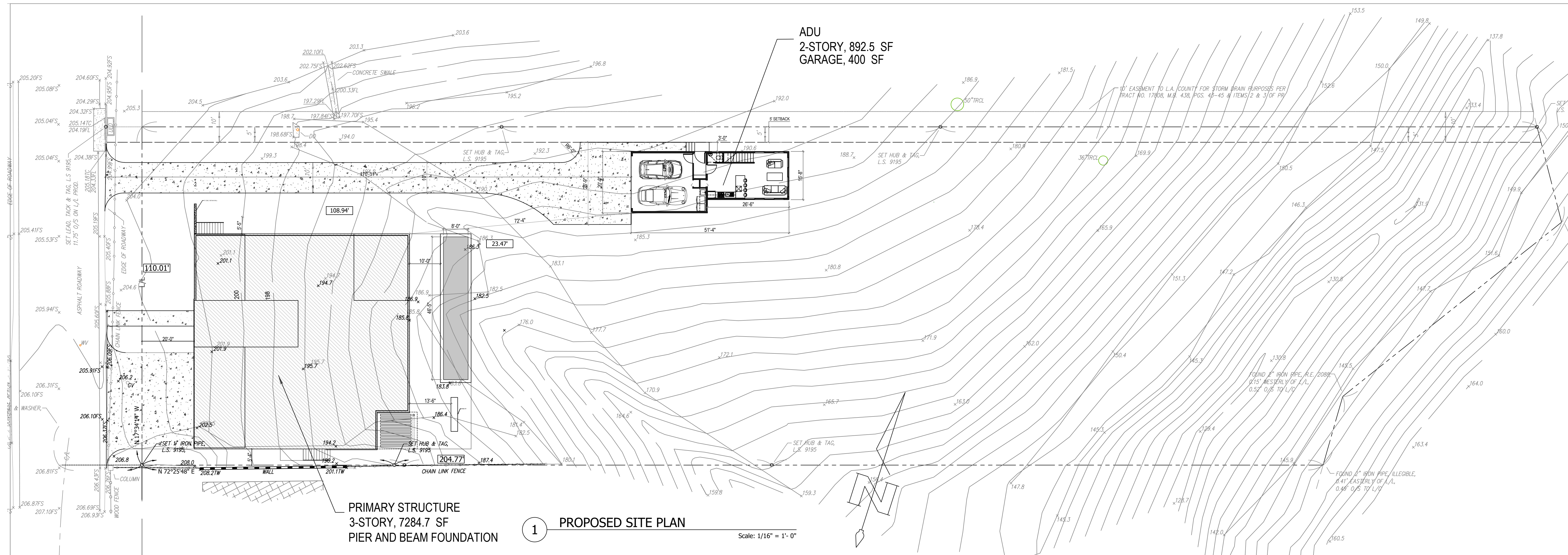
Revision Notes:	
Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
BMPs

Scale:
 Date: April 04, 2023

Page No.:



Project Name and Address:
ANKIT SHARMA
 VACANT WANDERERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF (0.48 ACRES)

VERY HIGH FIRE HAZARD SEVERITY ZONE NOTES:

CBC CHAPTER 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLAND-URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2019 CBC.

EXCEPTIONS

- BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING.
- BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING
- BUILDINGS CLASSIFIED AS A GROUP U AGRICULTURAL BUILDING, AS DEFINED IN SECTION 202 OF THIS CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURAL BUILDINGS), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING.

REQUIREMENTS:

- 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
- 705A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72- POUND MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING W/ ASTM D 3909 AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY
- 705A.4 ROOF GUTTERS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS IN THE GUTTER
- 706A.2 VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:
 THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/2".
 THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
 EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.
 THE MATERIALS USED SHALL BE CORROSION RESISTANT.
- 706A.3 VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES AND CORNICES: VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES. SEE POSSIBLE ENCINITAS CITY EXCEPTIONS.
- 707A.3 EXTERIOR WALLS. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWINGS:
 NONCOMBUSTIBLE MATERIAL
 IGNITION-RESISTANT MATERIAL
 HEAVY TIMBER EXTERIOR WALL ASSEMBLY
 LOG WALL CONSTRUCTION ASSEMBLY
 WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STD 12-7A-1. EXCEPTION: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:
 ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
 THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
- 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
- 707A.4 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL

CONSIST OF ONE OF THE FOLLOWING:

- NONCOMBUSTIBLE MATERIAL
 - IGNITION-RESISTANT MATERIAL
 - ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE ROOF DECK
- THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
- EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:**
 SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
 SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
 GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
 FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
- 707A.5 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION-RESISTANT MATERIAL
 - ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT.
 - THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
 - BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STD 12-7A-3
- EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:**
- GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
 - FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.
 - 707A.6 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION-RESISTANT MATERIAL
 - THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING.
 - THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
 - PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.
 - 707A.7 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - IGNITION-RESISTANT MATERIAL
 - AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
 - THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

- THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STD 12-7A-3.
- UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:**
- NONCOMBUSTIBLE MATERIAL
 - IGNITION-RESISTANT MATERIAL
 - ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
- THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
- THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
- EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.**
- 707A.9 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:
 NONCOMBUSTIBLE MATERIAL
 IGNITION-RESISTANT MATERIAL
 ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
- THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
- THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
- EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.**
- 708A.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
 - EXTERIOR WINDOWS
 - EXTERIOR GLAZED DOORS
 - GLAZED OPENINGS WITHIN EXTERIOR DOORS
 - GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
 - EXTERIOR STRUCTURAL GLASS VENEER
 - 708A.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS. EXTERIOR WINDOWS & EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
 - BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
 - HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
 - 708A.3 EXTERIOR DOORS. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
 THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION- RESISTANT MATERIAL, OR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
 STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8 INCHES THICK.
 RAISED PANELS SHALL NOT BE LESS THAN 1-1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
 SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.
 - 708A.3.1 EXTERIOR DOOR GLAZING. GLAZING IN EXTERIOR DOORS SHALL COMPLY WITH SECTION 708A.2.1.

Revision Notes:

Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
PROPOSED SITE PLAN

Scale: 1/16" = 1'-0"

Date: April 04, 2023

Page No.:

A.101



Project Name and Address:
ANKIT SHARMA
 VACANT WANDERERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF (0.48 ACRES)

Seal:

Revision Notes:

Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF
 SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION
 FOR USE OR REPRODUCTION IS LIMITED AND
 CAN BE EXTENDED ONLY BY WRITTEN
 PERMISSION WITH OWNER, PIXELARCH LTD.

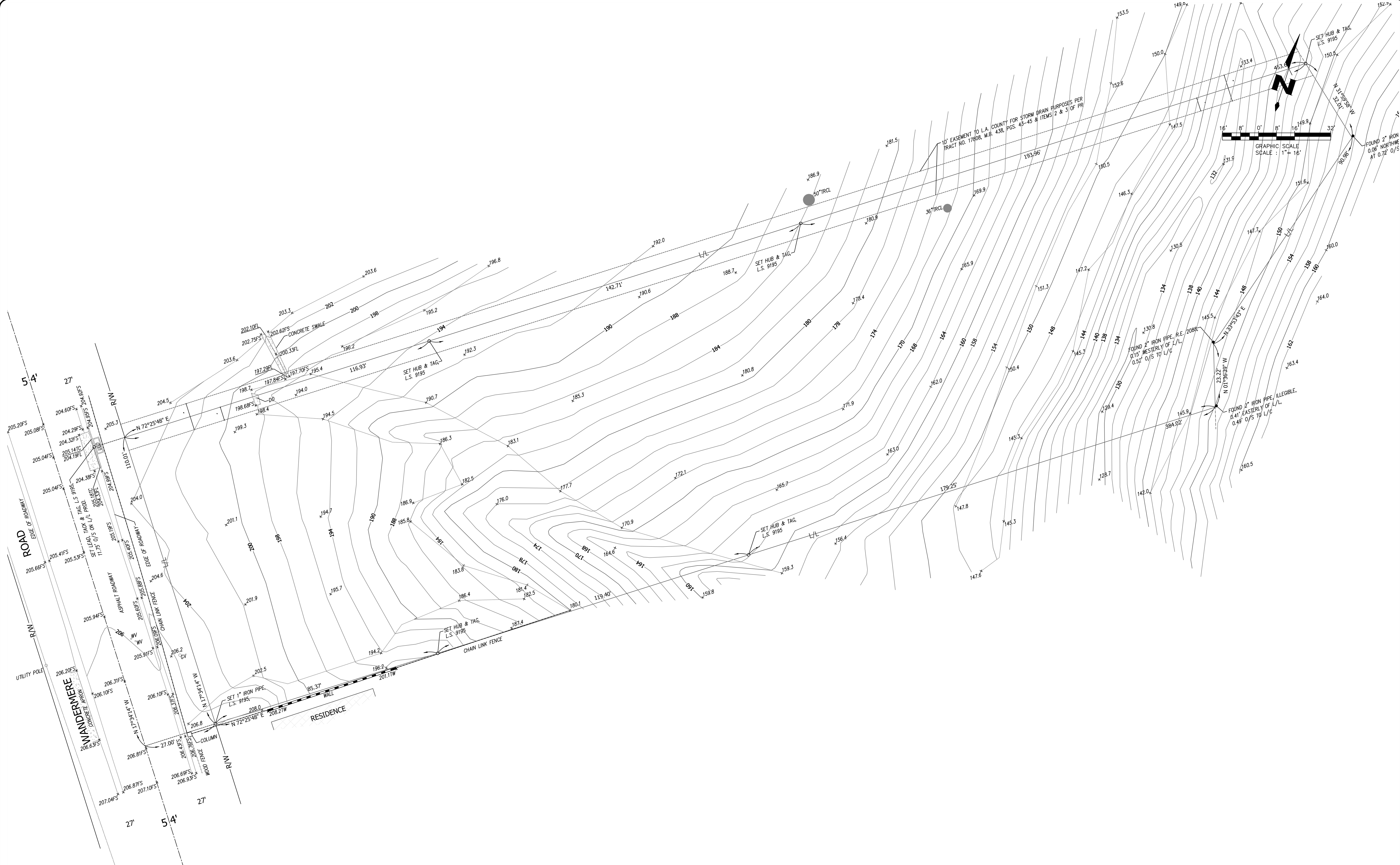
Drawing Title:

**PROPOSED
 CONCEPTUAL SITE
 PLAN**

Scale: 1/16" = 1' - 0"

Date: April 04, 2023

Page No.:



- ABBREVIATIONS:**
- C/L CENTERLINE
 - DO DRAIN OUTLET
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - GV GAS VALVE
 - L/C LOT CORNER
 - L/L LOT LINE
 - O/S OFFSET
 - PR PRELIMINARY REPORT POLE
 - R/W RIGHT OF WAY UTILITY
 - TC TOP OF CURB
 - TRCL TREE CLUSTER
 - TW TOP OF WALL
 - ULD UTILITY LID
 - WV WATER VALVE

BENCH MARK:
 B.M. NO. DYS438 NAVD 1988 LOS ANGELES COUNTY BENCH MARK
 USGS MON 1" UP 59' N/O C/L PACIFIC COAST HWY & 125' E/O C/L HEATHERCLIFF RD 20'
 W/O C/L DRWY TO HSE #29127 MKD (R 48 1928 RESET 1937) MKR PIPE 1" N/O MON
 ELEVATION = 208.527 FEET (ADJUSTMENT 2020)

NOTE:
 1. PRELIMINARY REPORT #3910121-11132 BY EQUITY TITLE COMPANY, DATED OCTOBER 18, 2021, WAS USED FOR THIS SURVEY
 ITEM 6: INDETERMINABLE

SURVEY PLAN

A.103

PREPARED BY:
GMON Surveying, Inc.
 Gerardo Garcia-Monreal, PLS 9195
 200 N. San Fernando Road #318, Los Angeles CA 90031
 Office: 323.336.6725 | 818.478.2017
 gmonsurveying.com

PREPARED FOR:
Ankit Sharma
 (650) 793-0009

TOPOGRAPHY & BOUNDARY SURVEY
 Lot 13, Tract No. 17808,
 M.B. 438, Pgs. 43-45
 Vacant Wandermere Road
 Malibu, CA 90265
 SITE AREA:
 46,975 SQ.FT.

REVISION NOTES	DATE	BY

JOB NO. 21-1807
 SCALE: 1" = 16'
 DATE: JAN 2022
 DRAFTED: BG

SHEET NO.
1
 OF 1 SHEET

Revision Notes:

Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF
 SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION
 FOR USE OR REPRODUCTION IS LIMITED AND
 CAN BE EXTENDED ONLY BY WRITTEN
 PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
**PROPOSED
 ADU FLOOR PLAN**

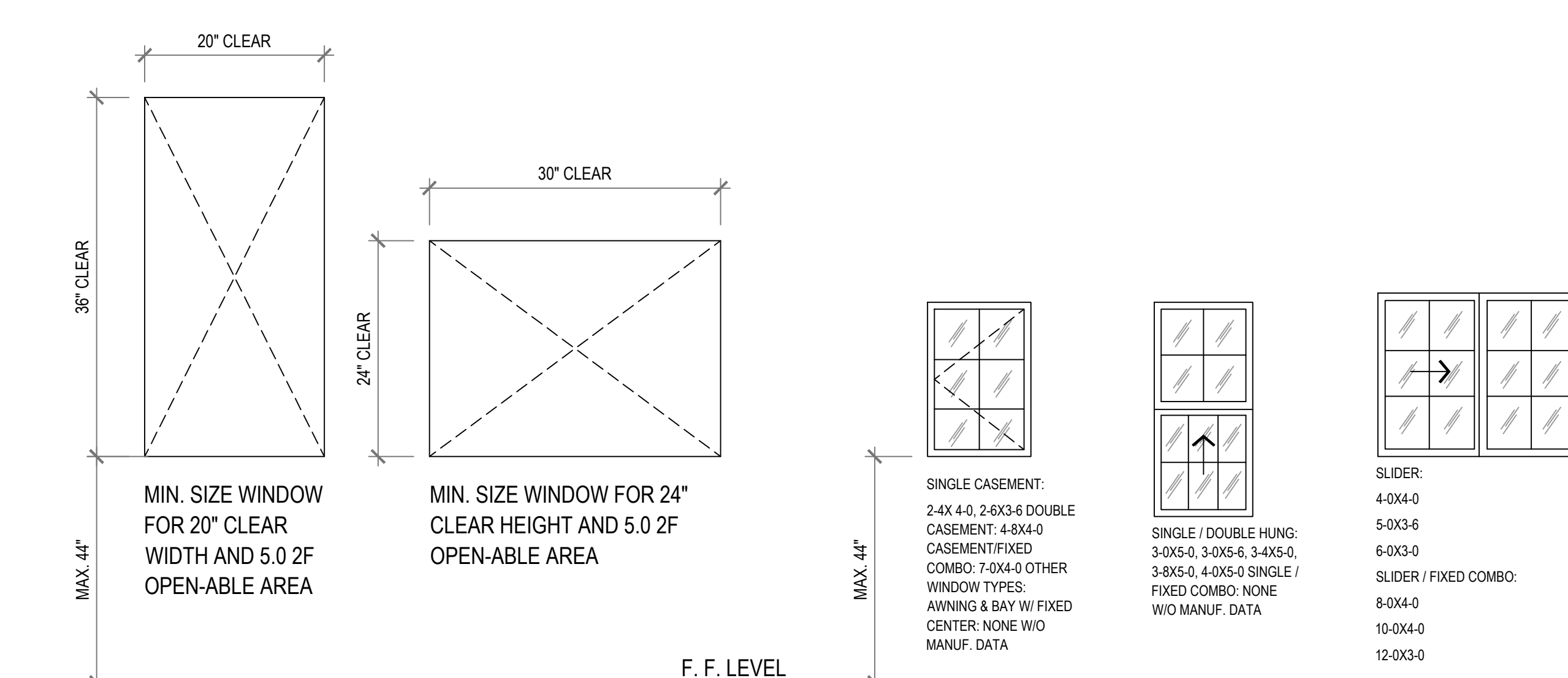
Scale:
 1/4" = 1' - 0"

Date:
 April 04, 2023

Page No.:

GENERAL NOTES:
 THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

BUILDING PERFORMANCE:
 HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.



NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MIN. EGRESS REQUIREMENTS.

SECTION 1026 OF THE 2019 INTERNATIONAL BUILDING CODE /SECTION 310 OF THE 2019 INTERNATIONAL RESIDENTIAL CODE

BASEMENTS IN A DWELLING UNIT AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY (INCLUDES ROOMS WHICH COULD BE USED FOR SLEEPING SUCH AS DENIS, SEWING ROOMS, STUDY, ETC.) MUST HAVE A LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

FOR FULL EGRESS, ESCAPE OR RESCUE WINDOWS ARE REQUIRED TO HAVE A MINIMUM NET CLEAR OPEN-ABLE AREA OF 5.0 SQ. FT. (620.8 SQ IN). EXCEPTION: MAY BE REDUCED TO 5.0 SF (720 SQ IN) IF 44" OR LESS FROM EXTERIOR GROUND LEVEL TO SILL. THE MINIMUM NET CLEAR OPEN-ABLE HEIGHT DIMENSION MUST BE 24 INCHES. THE MINIMUM NET CLEAR OPEN-ABLE WIDTH DIMENSION MUST BE 20 INCHES. THEY MUST ALSO HAVE A FINISHED SILL HEIGHT (CLEAR OPENING) OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. IN ORDER TO MEET THE REQUIRED NET-CLEAR OPEN AREA SQUARE-FOOT OPENING, EITHER THE WIDTH OR HEIGHT OR BOTH MUST EXCEED THE MINIMUM DIMENSIONS THEREOF. WHEN REPLACING EXISTING NONCONFORMING WINDOWS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE THE REPLACEMENT WINDOWS MUST MEET THE FOLLOWING:

EMERGENCY ESCAPE AND RESCUE REPLACEMENT WINDOW OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ. FT., MINIMUM NET CLEAR OPENING HEIGHT OF 22 INCHES; MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES; MINIMUM SILL HEIGHT OF NOT MORE THAN 48 INCHES ABOVE THE FLOOR OR THE INSTALLATION OF ONE OR MORE PERMANENTLY AFFIXED STEPS EXTENDING THE FULL WIDTH OF THE WINDOW OPENING, CONSTRUCTED TO THE CURRENT ADOPTED IRC RISE AND RUN DIMENSIONAL REQUIREMENTS, SO THAT THE TOP STEP IS NO GREATER THAN 44 INCHES TO THE TOP OF THE SILL WHERE THE EXISTING ROUGH OPENING DOES NOT ALLOW FOR REPLACEMENT WINDOW DIMENSIONAL REQUIREMENTS THE ROUGH OPENING SHALL BE ENLARGED AND THE REPLACEMENT WINDOW SHALL MEET THE FULL EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC SECTION R310.1 THROUGH R310.5 OR IBC SECTION 1026 AS APPLICABLE FOR SCOPE OF PROJECT.

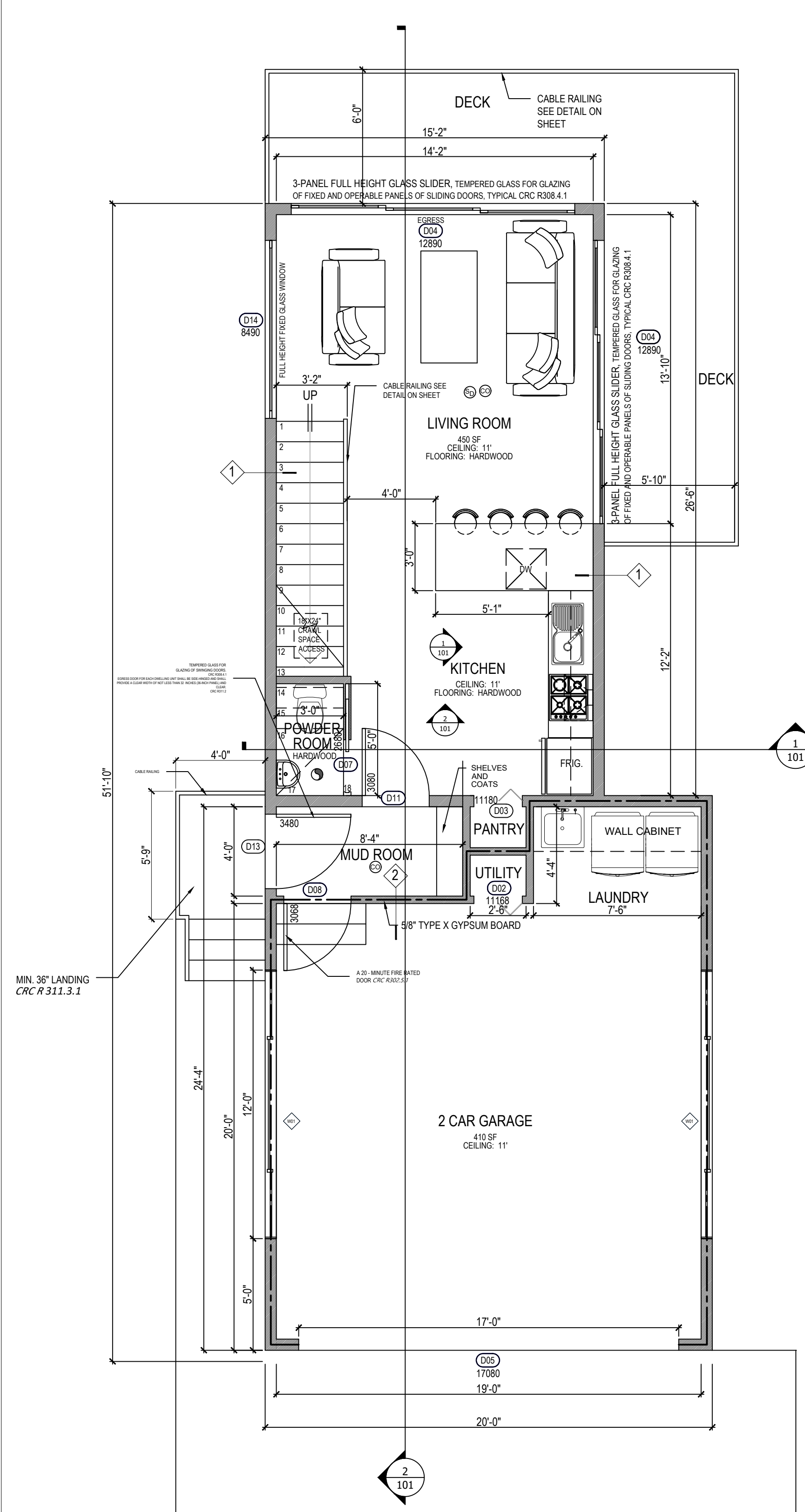
ADDITIONAL GLAZING REQUIREMENTS:
 FOR MINIMUM LIGHT, ALL SLEEPING ROOMS AND OTHER HABITABLE ROOMS REQUIRE GLAZING EQUAL TO AT LEAST 8% OF THE FLOOR AREA OF THE ROOM; MINIMUM VENTILATION OF 4% OF THE FLOOR AREA. SEE THE INTERNATIONAL BUILDING OR RESIDENTIAL CODES AS APPLICABLE FOR EXCEPTIONS AND A COMPLETE LIST OF LIGHT AND VENTILATION REQUIREMENTS.
 SAFETY GLAZING IS REQUIRED IN DOORS, STORM DOORS, RAILINGS, WITHIN 24 INCHES OF A DOOR, OR WHEN PANES ARE OVER 9 SQUARE FEET AND WITHIN 18 INCHES OF THE FLOOR. SEE THE INTERNATIONAL BUILDING OR RESIDENTIAL CODES FOR EXCEPTIONS AND A COMPLETE LIST OF SAFETY GLAZING REQUIREMENTS.

FIRE SPRINKLER NOTES:

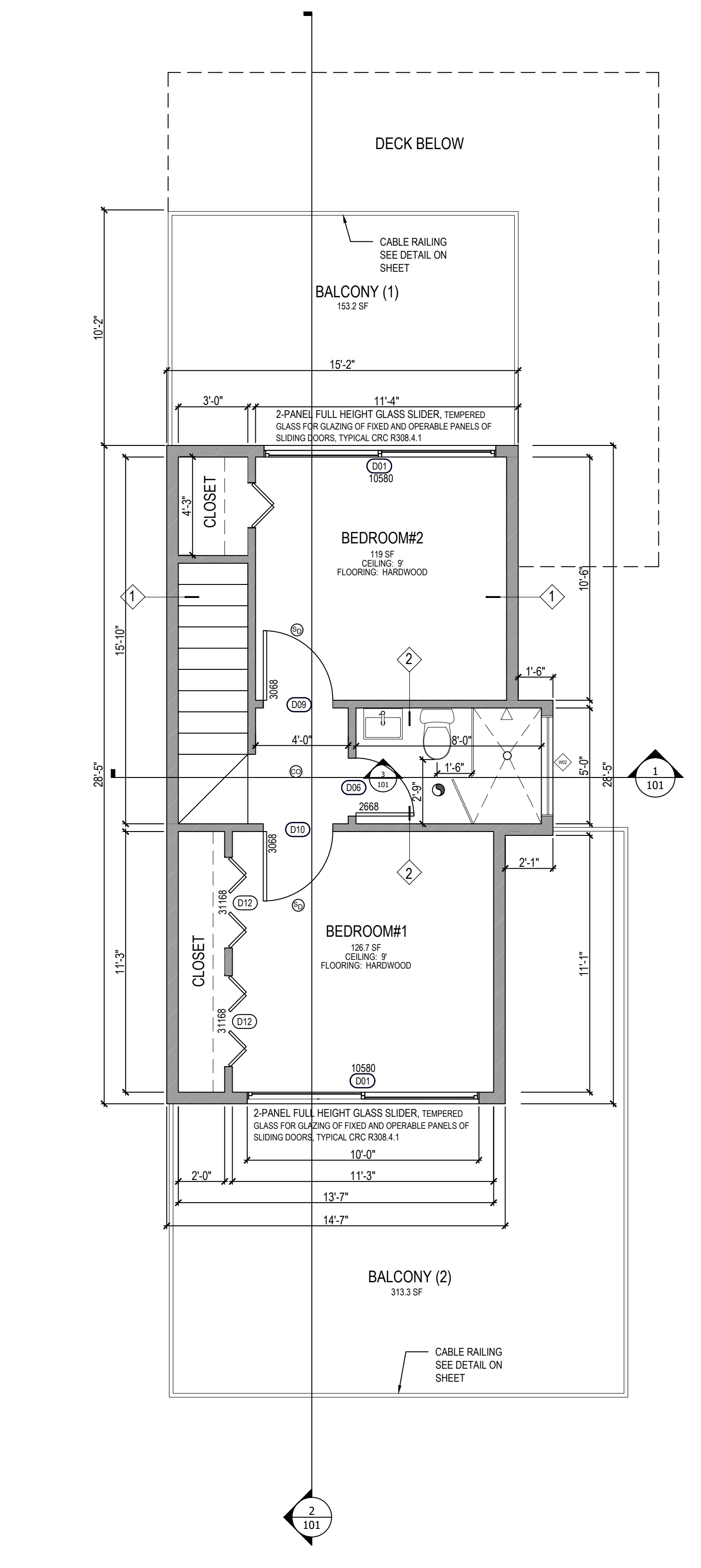
- IF FIRE SPRINKLERS ARE REQUIRED AT THE ADU THAN THESE NOTES APPLY.
- AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER N.F.P.A. 13D, THE MOST CURRENT EDITION SHALL BE USED AND THE ENCINITAS FIRE DEPARTMENT POLICIES. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
- SECTION 903.2.1. GROUP R AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.
- SECTION 903.2.1.1 ADDITIONS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3 MAY BE REQUIRED TO BE INSTALLED THROUGHOUT STRUCTURES WHEN THE ADDITION IS MORE THAN 50% OF THE EXISTING BUILDING OR WHEN THE ALTERED BUILDING WILL EXCEED A FIRE FLOW OF 1,500 GALLONS PER MINUTE AS CALCULATED PER SECTION 507.3. THE FIRE CODE OFFICIAL MAY REQUIRE AN AUTOMATIC SPRINKLER SYSTEM BE INSTALLED IN BUILDINGS WHERE NO WATER MAIN EXISTS TO PROVIDE THE REQUIRED FIRE FLOW OR WHERE A SPECIAL HAZARD EXISTS SUCH AS: POOR ACCESS ROADS, GRADE, BLUFFS AND CANYON RIMS, HAZARDOUS BRUSH AND RESPONSE TIMES GREATER THAN 5 MINUTES BY A FIRE DEPARTMENT.
- SECTION 903.2.1.2 REMODELS OR RECONSTRUCTION AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 MAY BE REQUIRED IF THE SCOPE OF WORK INCLUDES SIGNIFICANT MODIFICATION TO THE INTERIOR AND/OR ROOF OF THE BUILDING, AND THE COST OF THE INSTALLATION DOES NOT EXCEED 15 PERCENT OF THE CONSTRUCTION COSTS OF THE REMODEL.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

VERY HIGH FIRE SEVERITY ZONE:

- IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SEE NOTES BELOW & ON SHEET a0.1F.
- AN ADU IN THE VHFHSZ SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE.
- STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE ENCINITAS FIRE DEPARTMENT. FIRE/FUEL BREAKS SIZE (MINIMUM 100 FEET FROM STRUCTURE) & COMPOSITION SHALL BE DETERMINED BY THE FIRE DEPARTMENT & SHOWN ON THE IMPROVEMENT/GRADING PLANS, FINAL MAP & BUILDING PLANS.



1 PROPOSED ADU GROUND LEVEL FLOOR PLAN
 Scale: 1/4" = 1' - 0"



2 PROPOSED ADU UPPER LEVEL FLOOR PLAN
 Scale: 1/4" = 1' - 0"

SYMBOLS

BATHROOM FAN (MAY INCLUDE LIGHT UNIT)

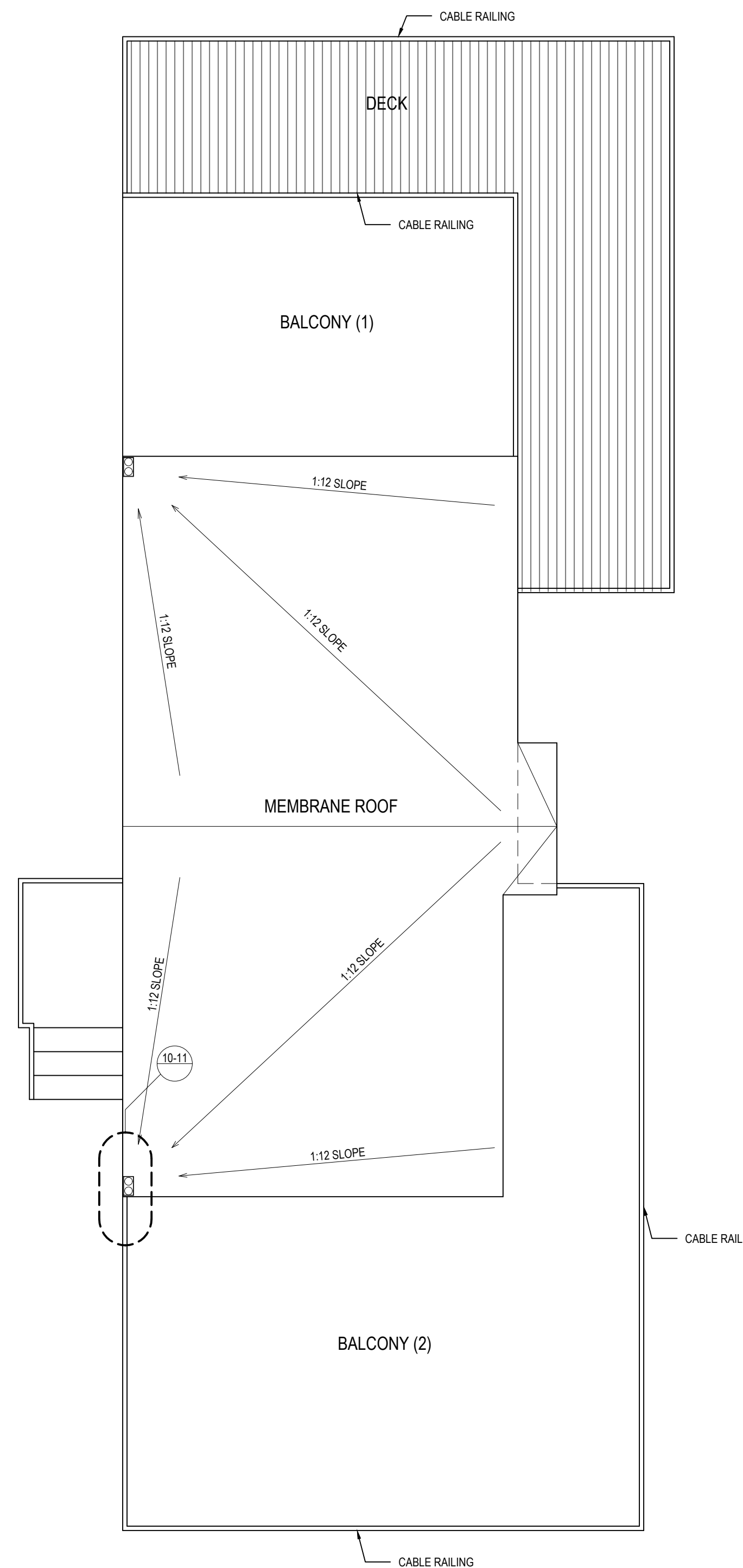
SMOKE DETECTOR - HARD WIRED TO ELECTRICAL SYSTEM W/BATTERY BACKUP PROVIDED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE, SECTION R314.

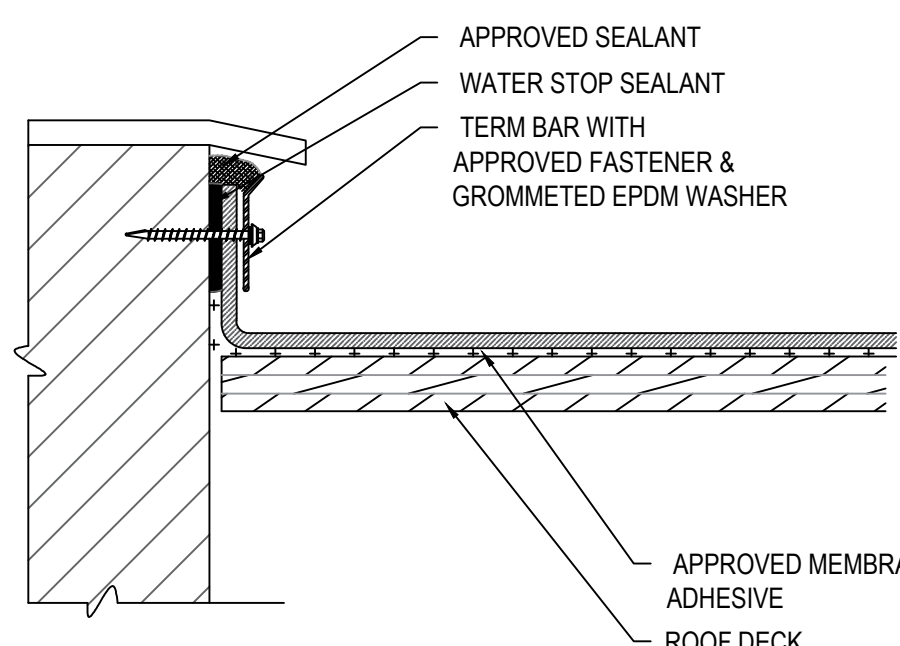
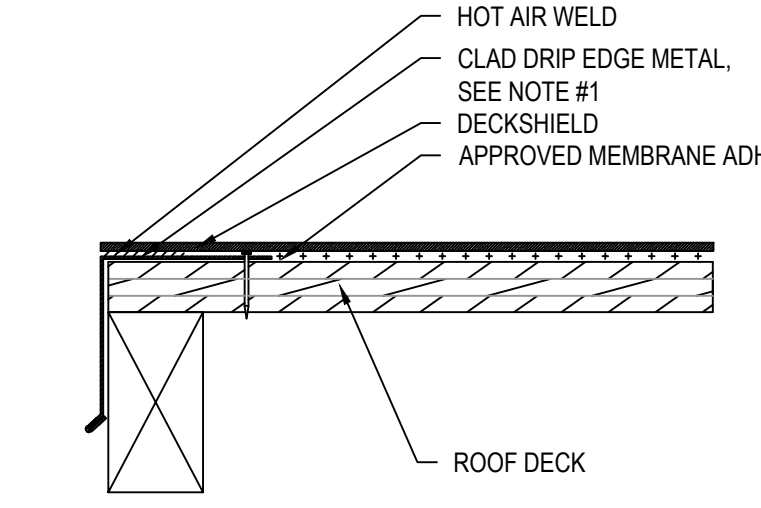
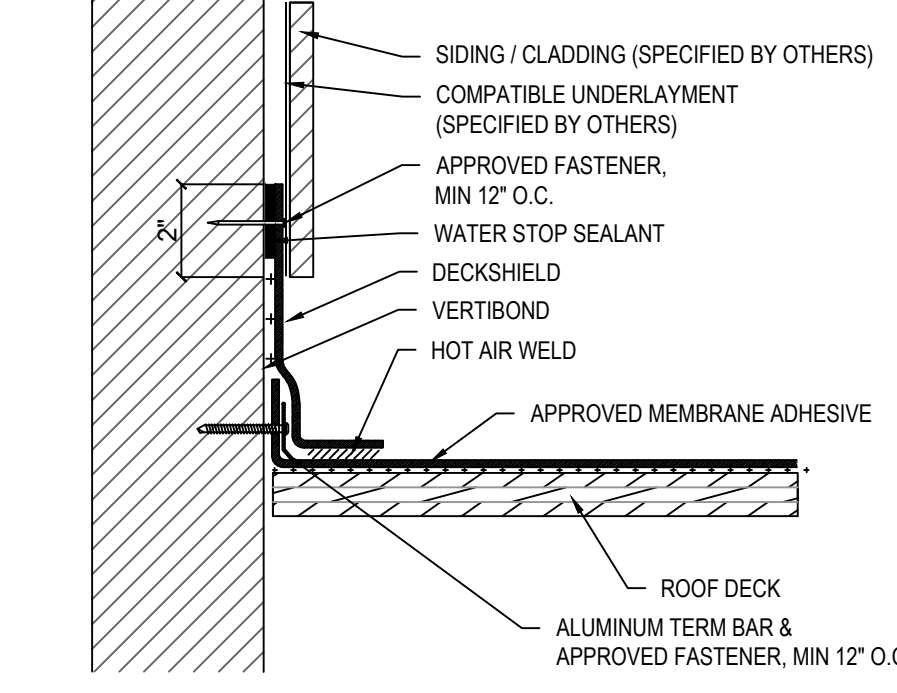
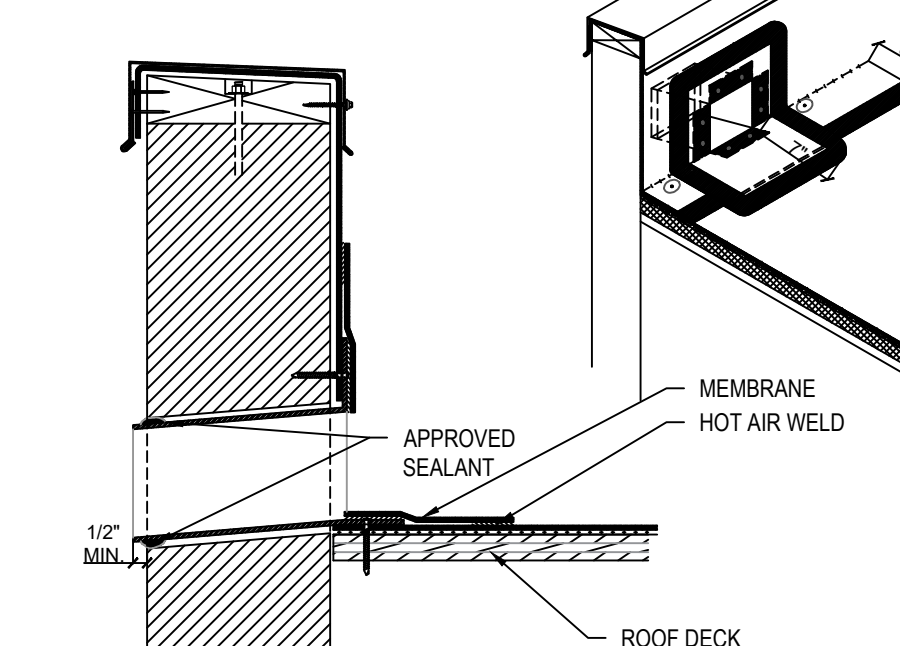
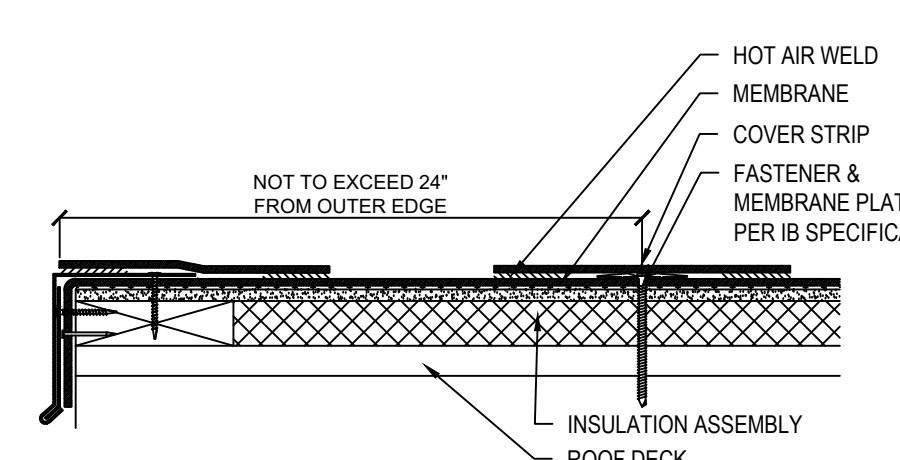
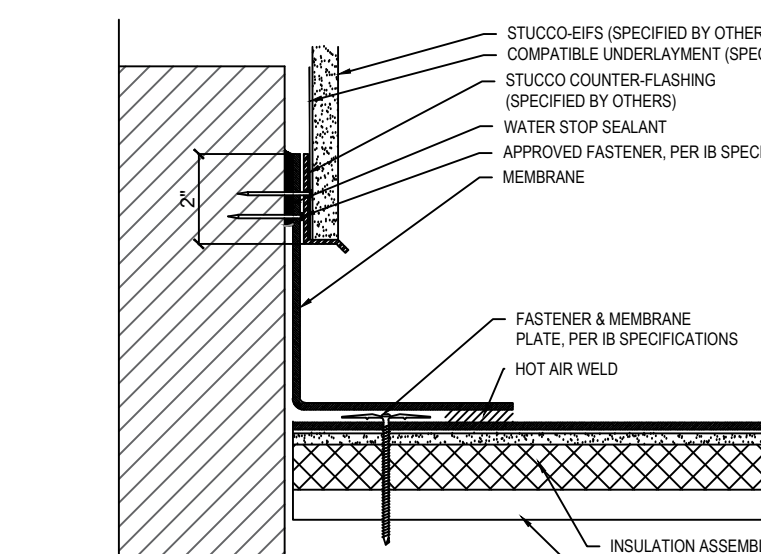
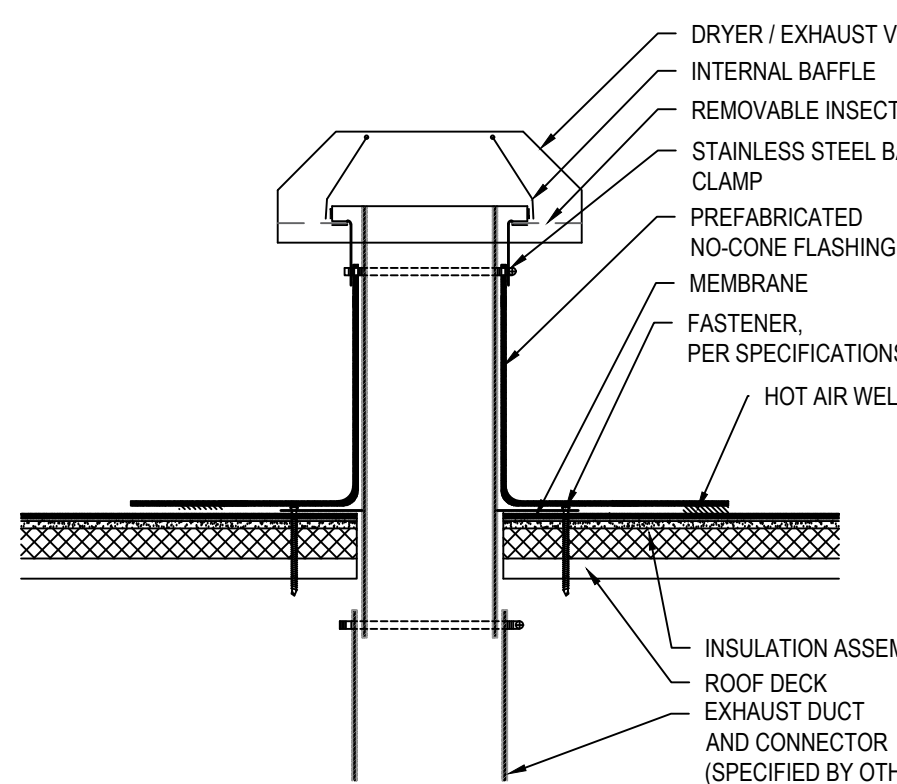
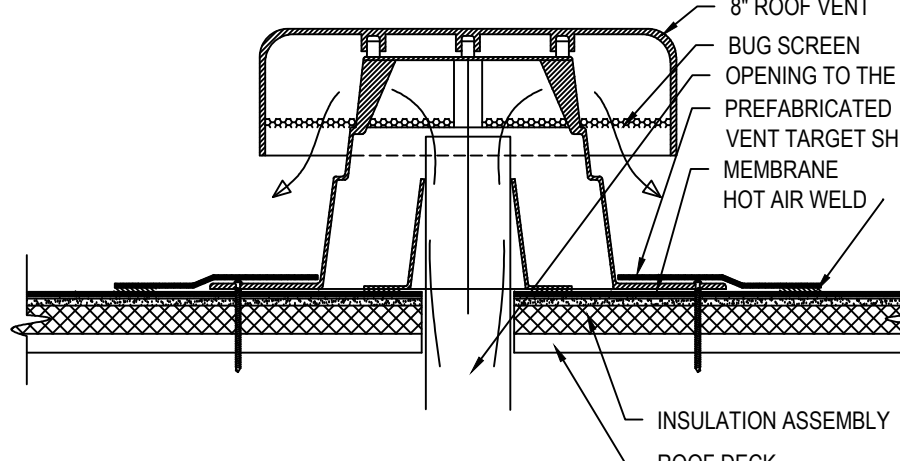
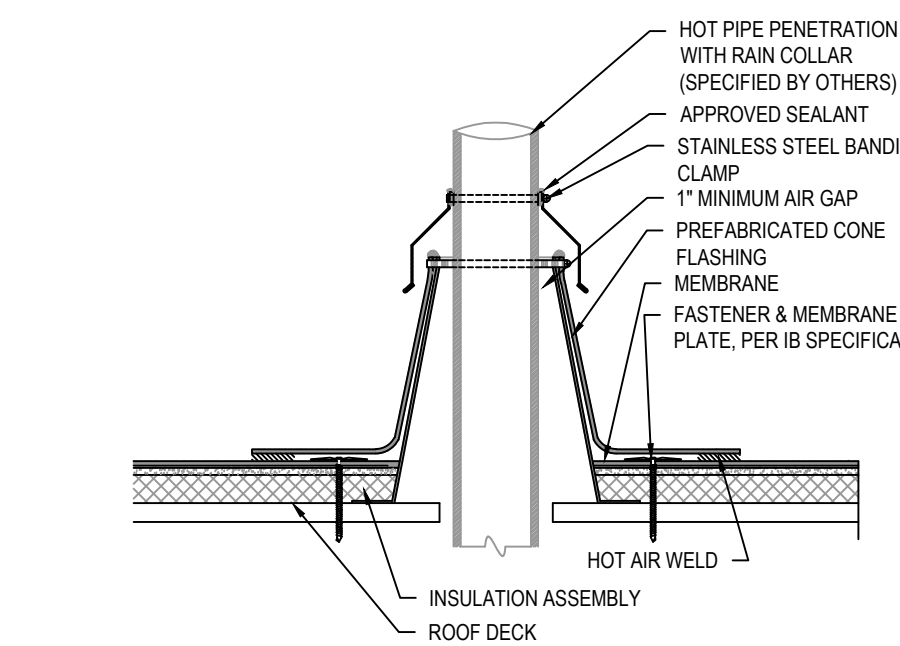
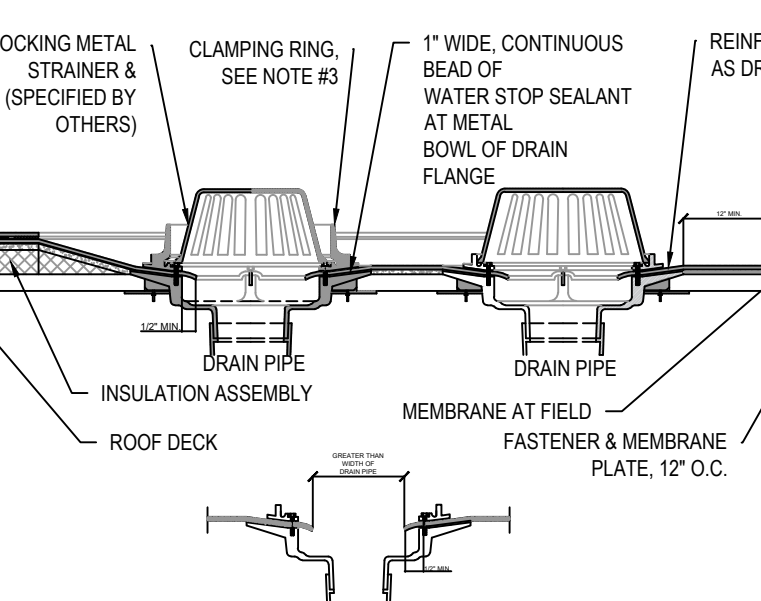
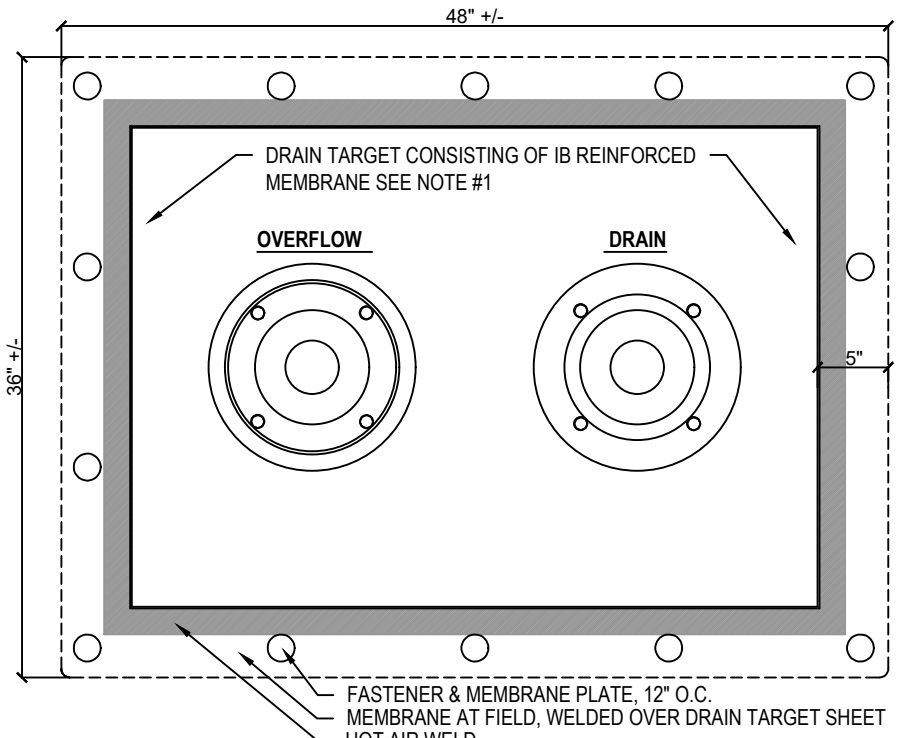
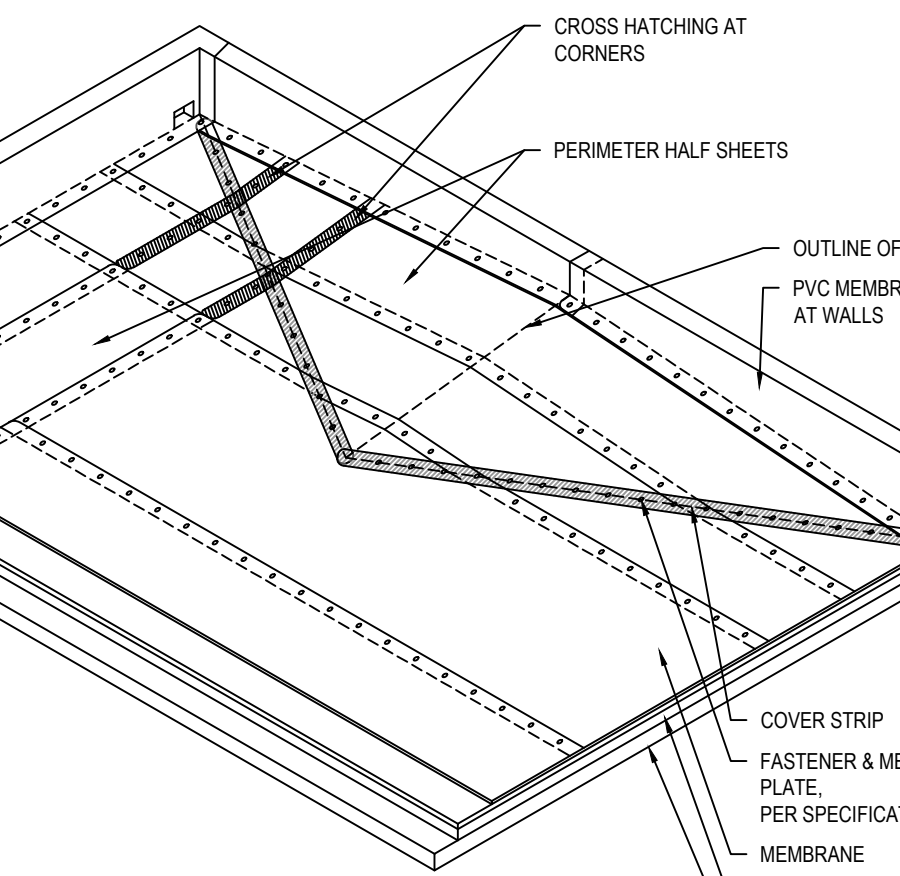
COMBINATION SMOKE & CARBON MONOXIDE DETECTOR, HARD WIRED TO ELECTRICAL SYSTEM W/BATTERY BACKUP PROVIDED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE, SECTION R315.

THE INTERCONNECTION AND POWER SOURCE REQUIREMENTS, APPROVED SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM. [CFC 907.2.11] ALSO SEE CFC 907.2.11.8 FOR SPECIFIC LOCATION REQUIREMENTS. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WHICH HAVE FUEL-BURNING APPLIANCES AND ATTACHED GARAGES. THESE ALARMS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. [CFC 315]. DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY. DETECTORS ARE REQUIRED IN NEW AND EXISTING STRUCTURES WHERE A PERMIT IS REQUIRED FOR ALTERNATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000.00)".

GROUND FLOOR HABITABLE AREA: 498.5 SF
 UPPER LEVEL HABITABLE AREA: 394 SF
 GARAGE: 400 SF
 TOTAL: 1292.5 SF

NOTES:
 ROOF COVERING: AS PER COASTSIDE FIRE PROTECTION DISTRICT ORDINANCE NO. 2016-01, THE ROOF COVERING OF EVERY NEW BUILDING OR STRUCTURE, AND MATERIALS APPLIED AS PART OF A ROOF COVERING ASSEMBLY, SHALL HAVE A MINIMUM FIRE RATING OF CLASS "B" OR HIGHER AS DEFINED IN THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.



 <p>NOTES: 1. SEALANTS AND CAULKING REQUIRE PERIODIC OWNER MAINTENANCE. 2. SECURE FLASHING AND METAL WORK IN ACCORDANCE WITH IB SPECIFICATIONS AND FLASHING SECUREMENT TABLE.</p>	 <p>NOTES: 1. IB EDGE METAL TO BE FASTENED WITH RING SHANK NAILS AT 4" O.C. STAGGERED, OR WITH IB FASTENERS AT 12" O.C. 2. SECURE FLASHINGS AND METAL WORK IN ACCORDANCE WITH IB SPECIFICATIONS AND FLASHING SECUREMENT TABLE. 3. PROVIDE 1/4" SPACE AT METAL JOINTS. SECURE EACH SIDE WITH TWO FASTENERS. COVER JOINT ALONG DECK FLANGE AND FASCIA WITH 2" WIDE IB FOIL TAPE. INSTALL 5" X 8" NON-REINFORCED IB FLASHING CENTERED OVER THE JOINT AND INSTALL FIELD MEMBRANE.</p>	 <p>NOTES: 1. STANDARD BASE FLASHINGS 8" ABOVE THE ROOF. 2. ADHERED WALLS: INSTALL MEMBRANE IN VERTIBOND ADHESIVE AT NOMINAL RATE OF 1 GAL. PER 60 SQ. FT. NET INSTALLED COVERAGE (50% TO SUBSTRATE ALLOW TO DRY WITH REMAINING 50% TO BACK OF SHEET, INSTALL WHILE TACKY). 3. SECURE FLASHINGS AND METAL WORK IN ACCORDANCE WITH SPECIFICATIONS AND FLASHING SECUREMENT TABLE. 4. SEALANTS AND CAULKING REQUIRE PERIODIC OWNER MAINTENANCE. APPROVED VERTICAL SUBSTRATE SEPARATION: NEW CONSTRUCTION - FULLY ADHERED: • 1/2" PLYWOOD, 7/16" OSB, POURED / PRECAST CONCRETE, OR CEMENT BLOCK / MASONRY WALLS FULLY ADHERED RECOVER OVER APPROVED EXISTING WALL AND BASE FLASHINGS • FULL SEPARATION REQUIRED WITH MINIMUM 1/2" PLYWOOD, 1/4" APPROVED GYPSUM COVER BOARD, OR 7/16" OSB</p>	 <p>NOTES: 1. CLAD METAL SCUPPERS TO BE FASTENED AT DECK & WALL FLANGE WITH FASTENERS, 6" O.C. (MINIMUM 2 FASTENERS PER FLANGE). 2. CLAD METAL SCUPPERS TO BE ANGLED DOWN TO DIRECT WATER. 3. SEALANT REQUIRES PERIODIC OWNER MAINTENANCE.</p>
<p>Door Sill Termination 1</p>  <p>NOTES: INSTALL IB APPROVED PEEL STOP DETAIL ON ALL FULLY ADHERED IB ROOF ASSEMBLIES WHERE THE FOLLOWING CONDITIONS OCCUR: 1. WIND RIDER WARRANTY IN EXCESS OF STANDARD PUBLISHED IB WARRANTY TERMS AND CONDITIONS 2. FACTORY MUTUAL PROJECTS WHERE REQUIRED BY FM INSTALLATION GUIDELINES 3. ROOF INSTALLATIONS WHERE: A. BASIC WIND SPEED ZONE GREATER THAN ASCE 7-10 115 MPH (ASCE 7-45 90 MPH) WHERE ONE OR MORE OF THE FOLLOWING CONDITIONS OCCUR: • BUILDING CLASSIFICATION IS PARTIALLY ENCLOSED • DESIGN VELOCITY PRESSURES IS ABOVE 30 PSF • BUILDING LOCATED WITHIN SPECIAL WIND REGIONS OR HURRICANE ZONES B. BASIC WIND SPEED ZONE LESS THAN OR EQUAL TO ASCE 7-10 115 MPH (ASCE 7-45 90 MPH) WHERE ONE OR MORE OF THE FOLLOWING CONDITIONS OCCUR: • ROOF HEIGHTS ABOVE 40' WITH PERIMETER METAL EDGE OR GUTTER DETAIL (NON-PARAPET WALL) • ALL ROOF HEIGHTS ABOVE 60' • BUILDING CLASSIFICATION IS PARTIALLY ENCLOSED • GUTTER OR EDGE DETAIL DOES NOT INCLUDE CONTINUOUS CLEAT</p>	<p>Clad Drip Edge 2</p>  <p>NOTES: 1. STANDARD BASE FLASHINGS 8" ABOVE THE ROOF. 2. ADHERED WALLS: INSTALL MEMBRANE IN IB VERTIBOND ADHESIVE ADDING NOMINAL RATE OF 1 GAL. PER 60 SQ. FT. NET INSTALLED COVERAGE (50% TO SUBSTRATE ALLOW TO DRY WITH REMAINING 50% TO BACK OF SHEET, INSTALL WHILE TACKY). 3. SECURE FLASHINGS AND METAL WORK IN ACCORDANCE WITH IB SPECIFICATIONS AND FLASHING SECUREMENT TABLE. 4. SEALANTS AND CAULKING REQUIRE PERIODIC OWNER MAINTENANCE. APPROVED SUBSTRATE SEPARATION: NEW CONSTRUCTION - FULLY ADHERED AND MECHANICALLY ATTACHED: • 1/2" PLYWOOD, 7/16" OSB, 1/4" APPROVED GYPSUM COVER BOARD, POURED / PRECAST CONCRETE, OR CEMENT BLOCK / MASONRY WALLS MECHANICALLY ATTACHED RECOVER OVER APPROVED EXISTING WALL AND BASE FLASHINGS • FULL SEPARATION REQUIRED WITH MINIMUM 1/2" PLYWOOD, 1/4" APPROVED GYPSUM COVER BOARD, 7/16" OSB, OR APPROVED IB SEPARATION SHEET FULLY ADHERED RECOVER OVER APPROVED EXISTING WALL AND BASE FLASHINGS • FULL SEPARATION REQUIRED WITH MINIMUM 1/2" PLYWOOD, 1/4" APPROVED GYPSUM COVER BOARD, OR 7/16" OSB</p>	<p>Base Flashing At Siding Wall 3</p>  <p>NOTES: 1. MINIMUM OF 4 FASTENERS PER PIPE FLANGE. 2. FOR BATHROOM / MECHANICAL VENT APPLICATION: INSTALL BOTH INSECT SCREENS PRIOR TO INSTALLING VENT. 3. SEALANTS AND CAULKING REQUIRE PERIODIC OWNER MAINTENANCE.</p>	<p>Clad Metal Scuppers 4</p>  <p>NOTES: 1. APPROVED FASTENERS AND PLATES INSTALLED 6" O.C. 2. ROOF VENT MAY BE INSTALLED AS GENERAL VENTILATION FOR ENCLOSED ATTIC OR BUILDING AREAS WHERE APPROPRIATE WHERE USED FOR ATTIC SPACE VENTILATION, FOLLOW FIA GUIDELINES FOR BALANCED VENTILATION DESIGN. 3. NOT APPROVED FOR USE AS A DRYER VENT. 4. APPROVED SEALANT CAN BE USED TO SEAL THE FLANGE TO THE MEMBRANE. 5. NET FREE AREA = 52 SQ. IN. PER VENT 6. SQUARE FOOTAGE VENTED = UP TO 217 SQUARE FEET WHEN COMBINED WITH EQUAL AMOUNTS OF INTAKE VENTING (1300 RATIO PER IBC SECTION 1203.2)</p>
<p>Peel-Stop 5</p>  <p>NOTES: 1. FASTENERS & MEMBRANE PLATES INSTALLED 6" O.C. WITH A MINIMUM OF 3 FASTENERS FOR PIPES LESS THAN 12" IN DIAMETER (12" O.C. WITH MINIMUM OF 4 FASTENERS FOR PIPES GREATER THAN 12" DIAMETER) 2. SEALANTS AND CAULKING REQUIRE PERIODIC OWNER MAINTENANCE. 3. THIS DETAIL TO BE USED FOR ROOF PENETRATIONS EXCEEDING 120°F (HEATED STOVE PIPES, DRYER EXHAUSTS, FLUES, ETC.) 4. CLEAN PENETRATION PRIOR TO FLASHING TO REMOVE ALL BITUMINOUS RESIDUE OR CONTAMINANTS.</p>	<p>Base Flashing At Stucco - Eifs Wall 6</p>  <p>NOTES: 1. ROOF SLOPE, DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH THE LOCAL CODES. THE HOLE IN THE MEMBRANE SHALL EXCEED THE DIAMETER OF THE DRAIN PIPE, BUT SHALL BE NO LESS THAN 1/2" FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING. 2. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON IB WATER STOP SEALANT 3. MEMBRANE DRAIN LINERS ARE NOT ELIGIBLE FOR AN TOTAL ROOF SYSTEM WARRANTY. 4. RE-ROOF APPLICATIONS: REMOVE EXISTING LEAD, FLASHING MATERIAL & ENSURE THE DRAIN RING IS COMPLETELY CLEAN DOWN TO BARE METAL. 5. OVERFLOW DRAINS ARE THE SAME, EXCEPT FOR THE RESTRICTOR COLLAR. 6. DRAIN TARGET SHEET CAN BE INSTALLED BEFORE OR AFTER FIELD MEMBRANE.</p>	<p>IB Dryer - Exhaust Vent 7</p>  <p>NOTES: 1. SUMP AREAS AT DRAINS SHOULD BE FORMED INTO THE DECK OR INSTALLED WITH TAPERED INSULATION. 2. APPROVED DRAIN TYPES INCLUDE: CAST IRON, SPUN ALUMINUM, OR COPPER WITH CLAMPING RINGS. 3. MEMBRANE DRAIN LINERS ARE NOT ELIGIBLE FOR TOTAL ROOF SYSTEM WARRANTIES AND REQUIRE PRE-APPROVAL FOR USE ON WARRANTED PROJECTS. 4. RE-ROOF APPLICATIONS: AN APPROVED SEPARATION LAYER IS REQUIRED TO FULLY DIVORCE THE MEMBRANE FROM ANY EXISTING INCOMPATIBLE MATERIALS. 5. TARGET SHEETS CAN BE INSTALLED BEFORE OR AFTER FIELD MEMBRANE.</p>	<p>IB 8" Roof Vent 8</p> 
<p>Hot Pipe Flashing 9</p>	<p>Clamping Ring Drain 10</p>	<p>Drain - Overflow Membrane Layout 11</p>	<p>Membrane Cricket Layout 12</p>

Project Name and Address:
ANKIT SHARMA
 VACANT WANDERMERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

Revision Notes:

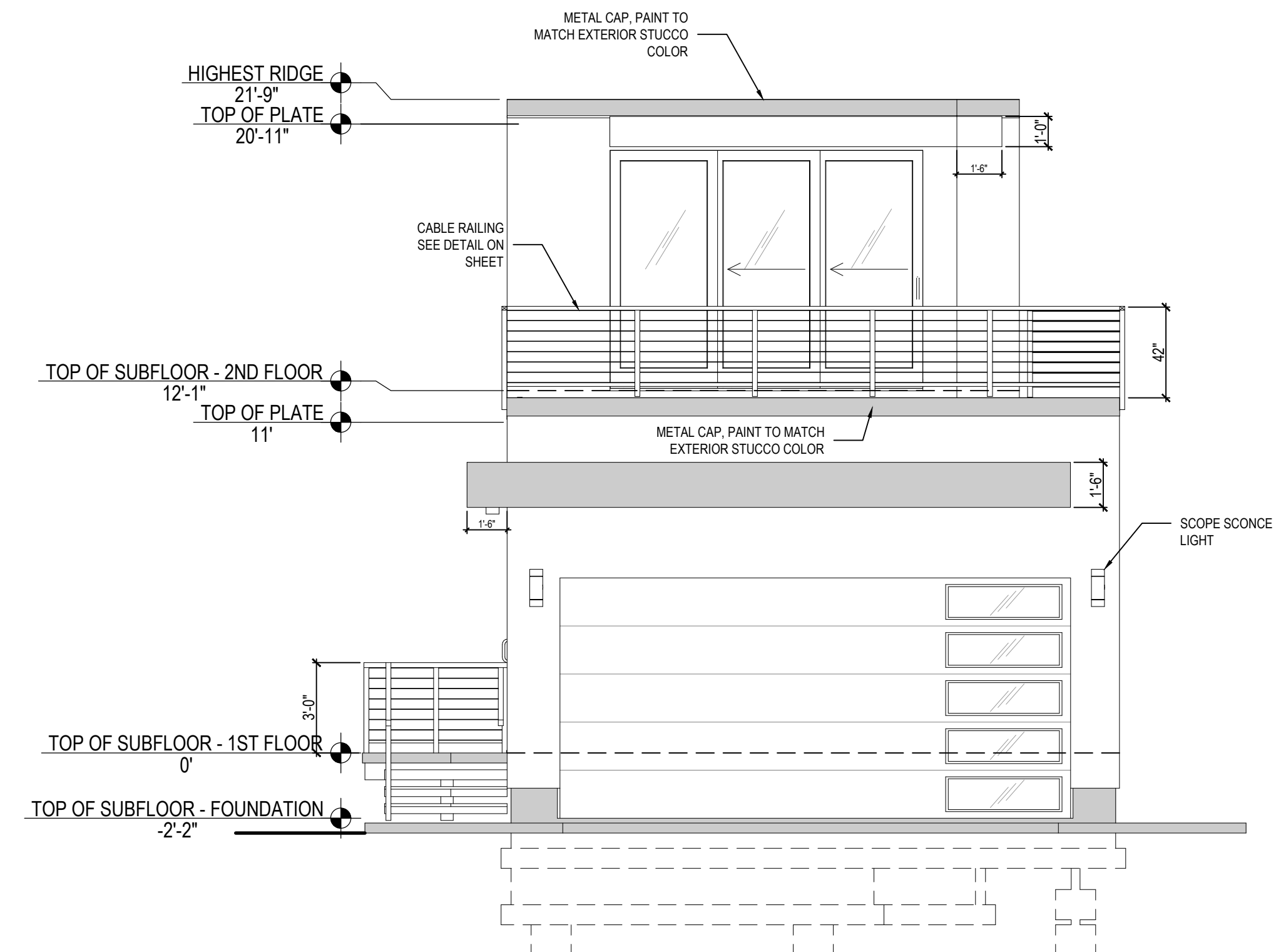
Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

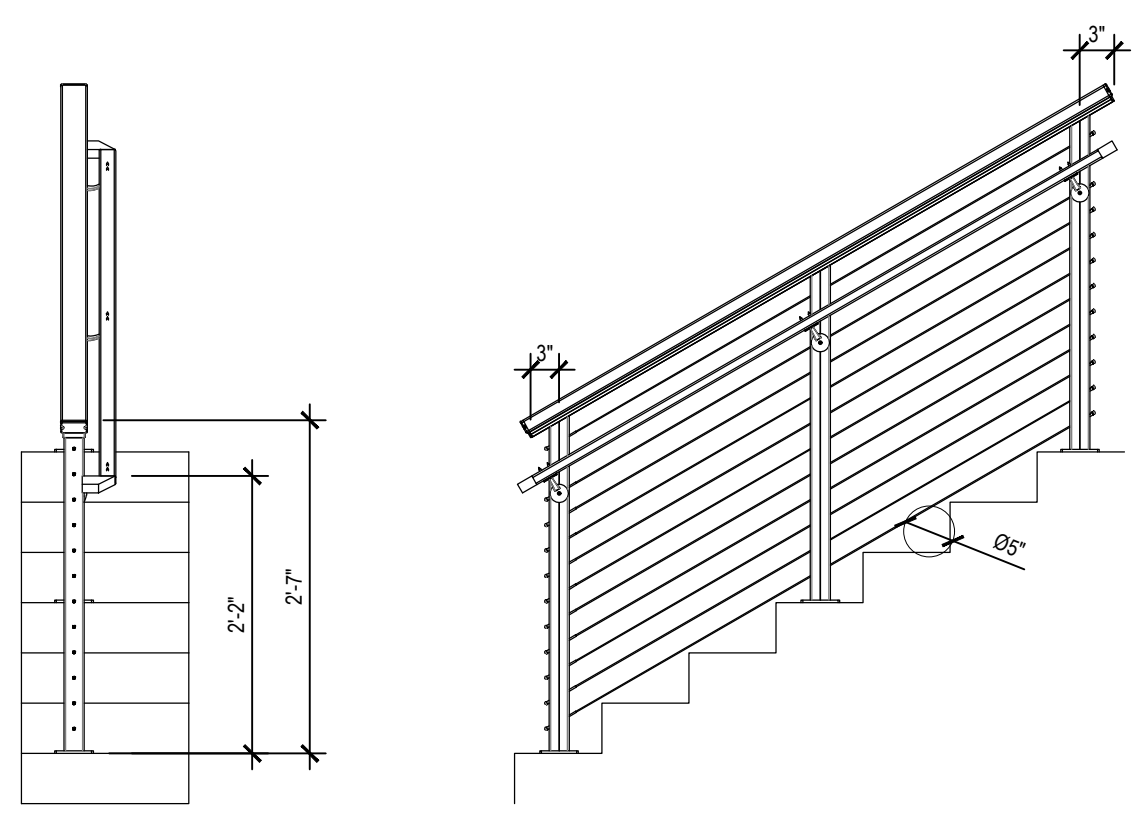
Drawing Title:
PROPOSED ROOF PLAN

Scale:
 Date: April 04, 2023

Page No.:



1 PROPOSED FRONT (WEST) ELEVATION
 Scale: 1/4" = 1'-0"



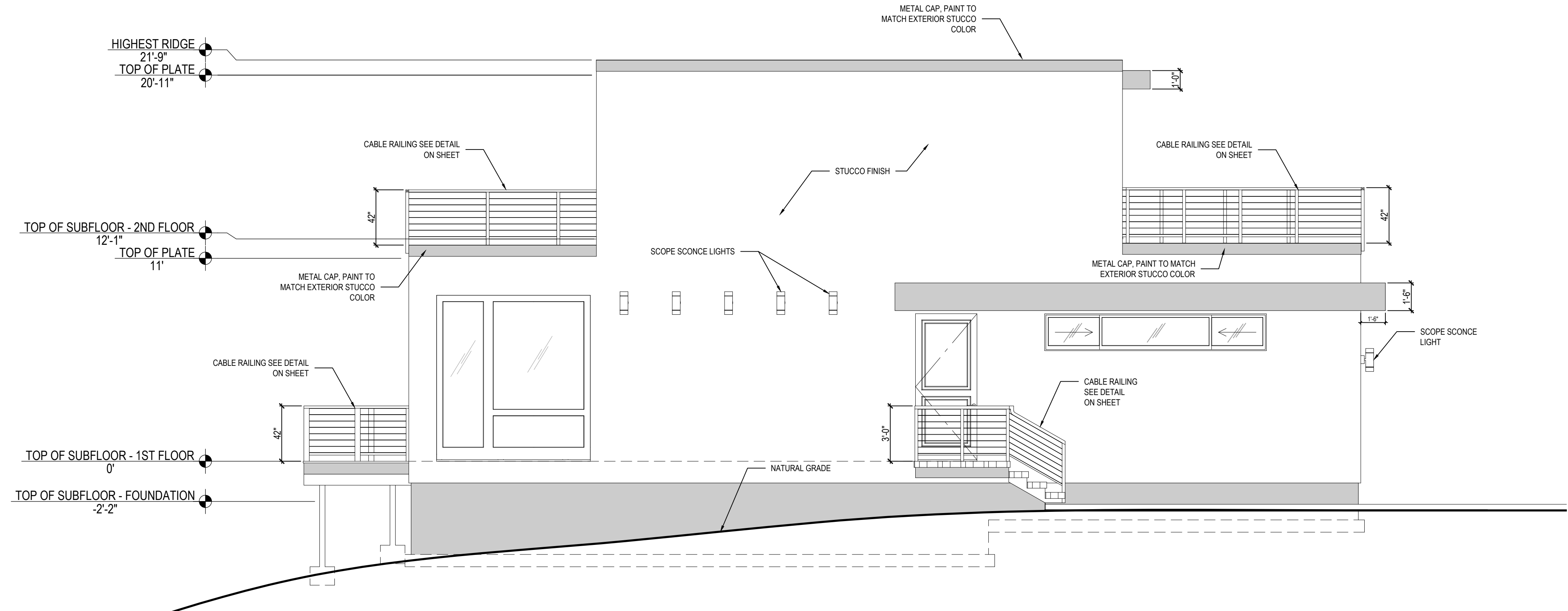
POST-TO-POST STAND ALONE HANDRAIL



Courtesy of PixelArch Ltd

EXTERIOR ELEVATION NOTES

- NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY.
- SLOPE FINISH GRADE 2% MINIMUM AWAY FROM BUILDING FOR 5'-0" MINIMUM, DIRECT DRAINAGE AWAY FROM BUILDING WALLS TO ELIMINATE POUNDING.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR GRILLES, REGISTERS, HORNS, SPEAKERS, PANELS, PULL STATIONS AND OTHER FEATURES NOT OTHERWISE SHOWN
- FLASH AND SEAL ALL PENETRATIONS THROUGH EXTERIOR ROOFS AND WALLS, AND FLOORS WEATHER TIGHT AND WATERPROOF. PACK ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE WITH INSULATION.
- FLASH ALL WINDOWS, DOORS, LOUVERS, ACCESS PANELS AND SIMILAR WALL OPENINGS PER DETAILS ON SHEET A. 602.
- FIRE BLOCKING, CBC 717.2.: PROVIDE MATERIALS COMPLYING WITH CBC 717.2.1 AT CONCEALED SPACES, FURRED SPACES, CEILING/FLOOR LEVELS AND 10'-0" INTERVALS ALONG LENGTH OF WALL, SOFFITS, DROP CEILINGS, AND COVE CEILINGS, CONCEALED PLACES BETWEEN STAIR STRINGERS & BETWEEN STUDS IN LINE WITH STAIR RUN, AND ALL LOCATIONS LISTED IN CBC 717.2.2 THROUGH 717.2.7.
- FLOOR/CEILING DRAFTS TOPPING, CBC 717.3: PROVIDE MATERIALS COMPLYING WITH CBC 717.3.1. AT FLOOR/CEILING ASSEMBLIES AS REQUIRED BY CBC 717.3.2 THROUGH 717.3.3. -GROUP R-1, R-2, R-3, R-4
 EXCEPTION: DRAFTS TOPPING NOT REQUIRED IN BUILDINGS SPRINKLERED PER CBC 903.3.1.1.
 EXCEPTION: DRAFTS TOPPING NOT REQUIRED IN BUILDINGS SPRINKLERED PER CBC 903.3.2.1 WHEN SPRINKLERS ARE INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES
- ATTIC DRAFTS TOPPING, CBC 717.4: PROVIDE MATERIALS COMPLYING WITH CBC 717.3.1. IN ATTICS AND CONCEALED ROOF SPACES AS REQUIRED BY CBC 717.4.2 THROUGH 717.4.3. PROVIDE SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR DRAFTSTOPPING PARTITIONS.
- REFER TO REFLECTED CEILING PLAN FOR LOCATION OF CLERESTORY WINDOWS, TYPICAL.
- ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING.
- NEW WORK PROVIDE BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED. REFER TO STRUCTURAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
- REMODEL/ADDITION WORK NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION. REFER TO STRUCTURAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
- REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.
- ALL NEW ADDITION WORK FINISHES AND COLORS FOR SIDING, TRIM, WINDOWS, ROOFING, ETC. ARE TO MATCH EXISTING FINISHES AND COLORS.



2 PROPOSED NORTH ELEVATION
 Scale: 1/14" = 1'-0"

Project Name and Address:
ANKIT SHARMA
 VACANT WANDERERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF | 0.48 ACRES

Seal:

Revision Notes:	
Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
PROPOSED FRONT (WEST) & NORTH ELEVATIONS

Scale:
 Date: April 04, 2023

Page No. :
A. 301

Seal:

Revision Notes:

Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF
 SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION
 FOR USE OR REPRODUCTION IS LIMITED AND
 CAN BE EXTENDED ONLY BY WRITTEN
 PERMISSION WITH OWNER, PIXELARCH LTD.

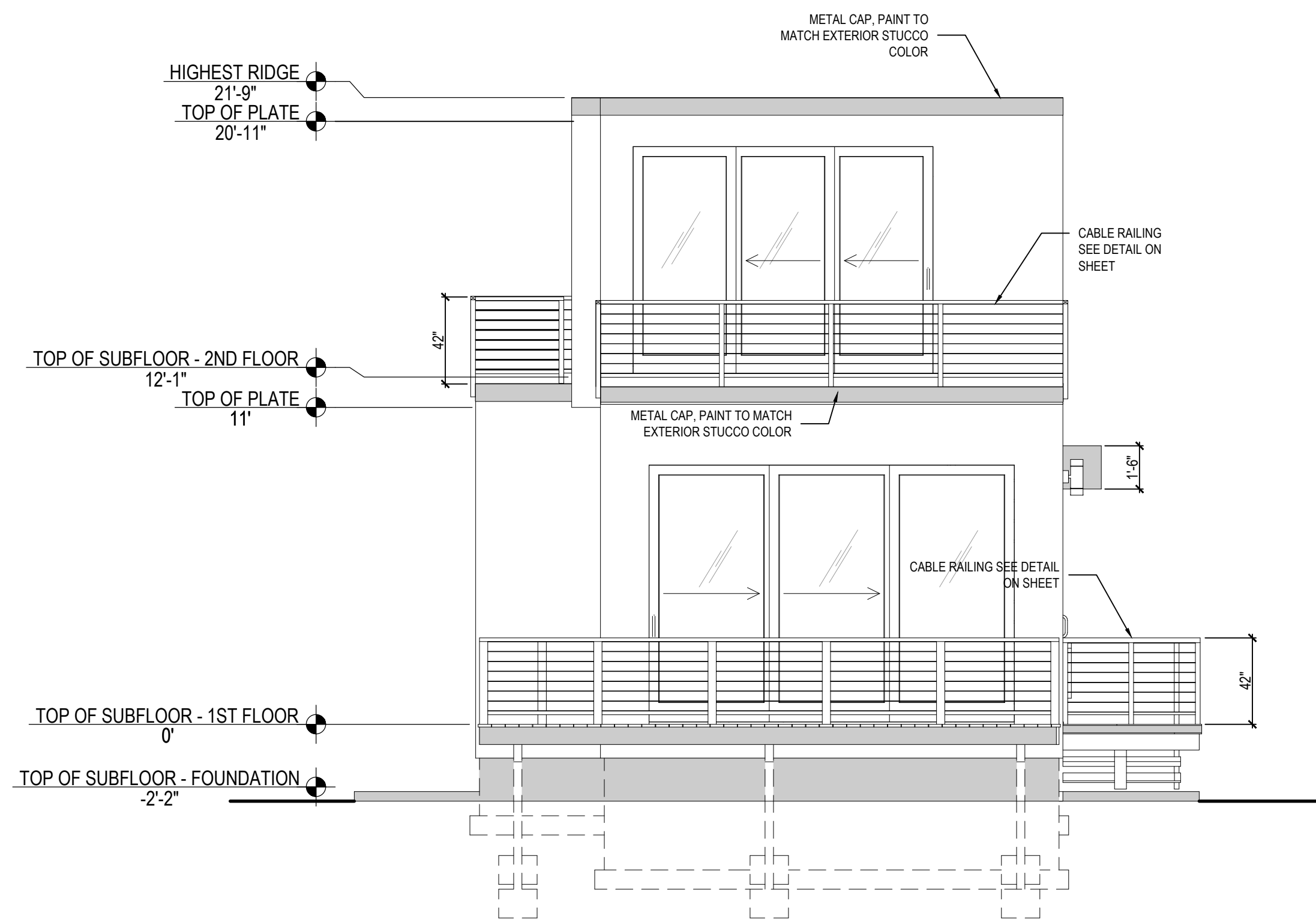
Drawing Title:

**PROPOSED REAR
 (EAST) & SOUTH
 ELEVATIONS**

Scale:

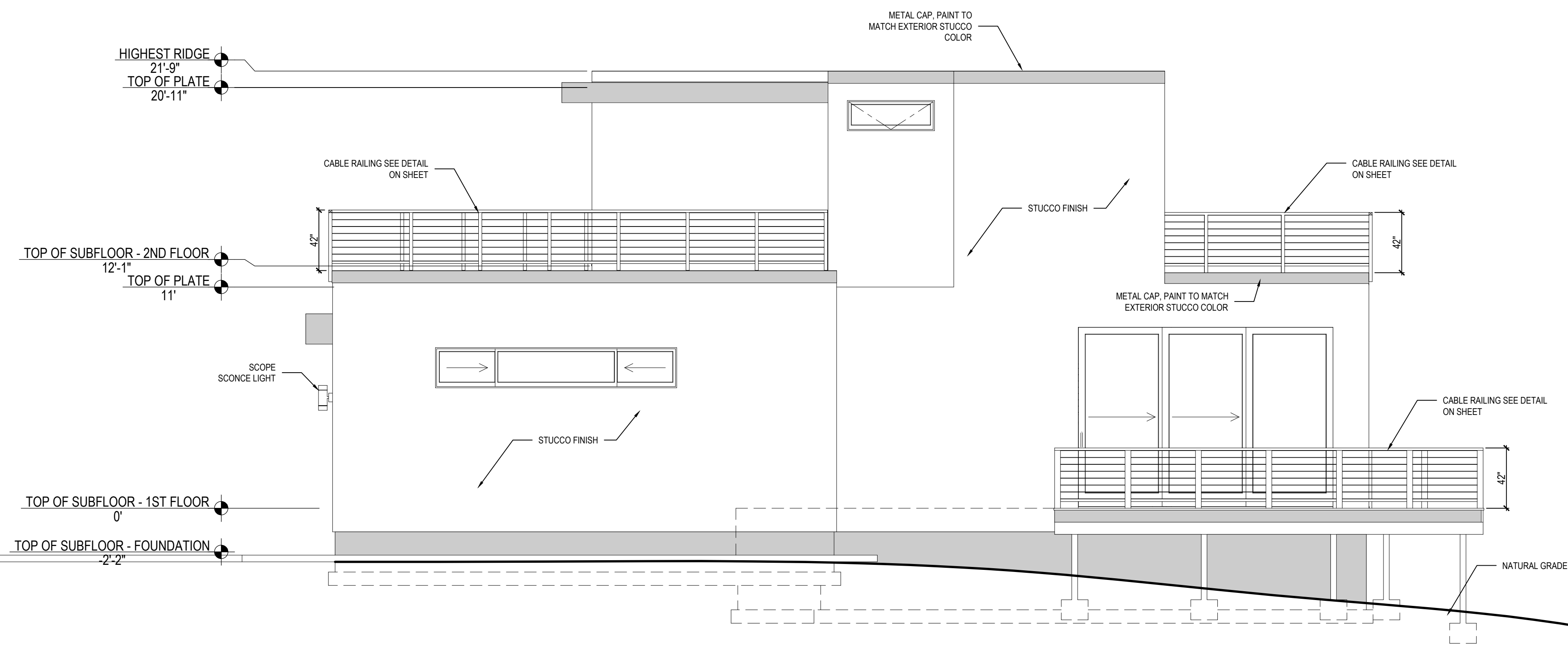
Date: April 04, 2023

Page No.:



1 PROPOSED EAST ELEVATION

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



2 PROPOSED SOUTH ELEVATION

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

EXTERIOR FINISHES MOODBOARD



COLOR-HEX-666A6D-3840-2160

SEAMLESS STUCCO WALL

EXTERIOR FINISH NOTES:

EXTERIOR FINISH TO BE STUCCO FINISH OVER 5/8 CDX PLYWOOD. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
 ROOFING TO BE PVC ROOF MEMBRANE OVER 30# FELT, 5/8 CDX PLYWOOD.
 DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
 CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
 DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
 FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
 BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

Revision Notes:

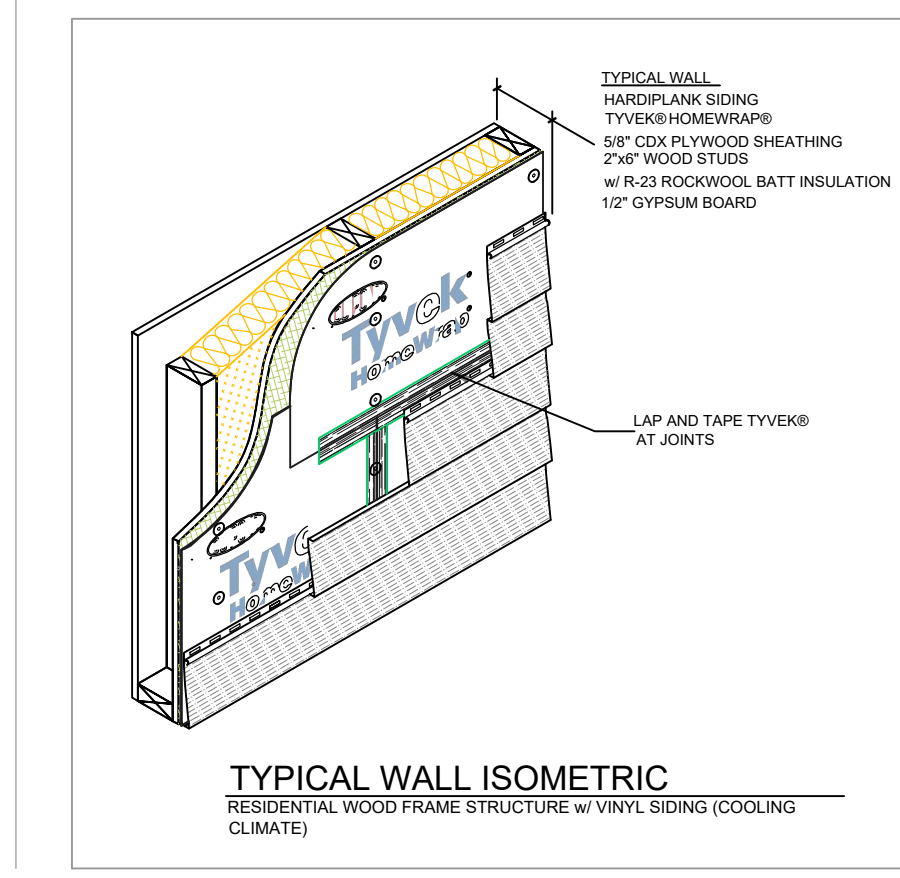
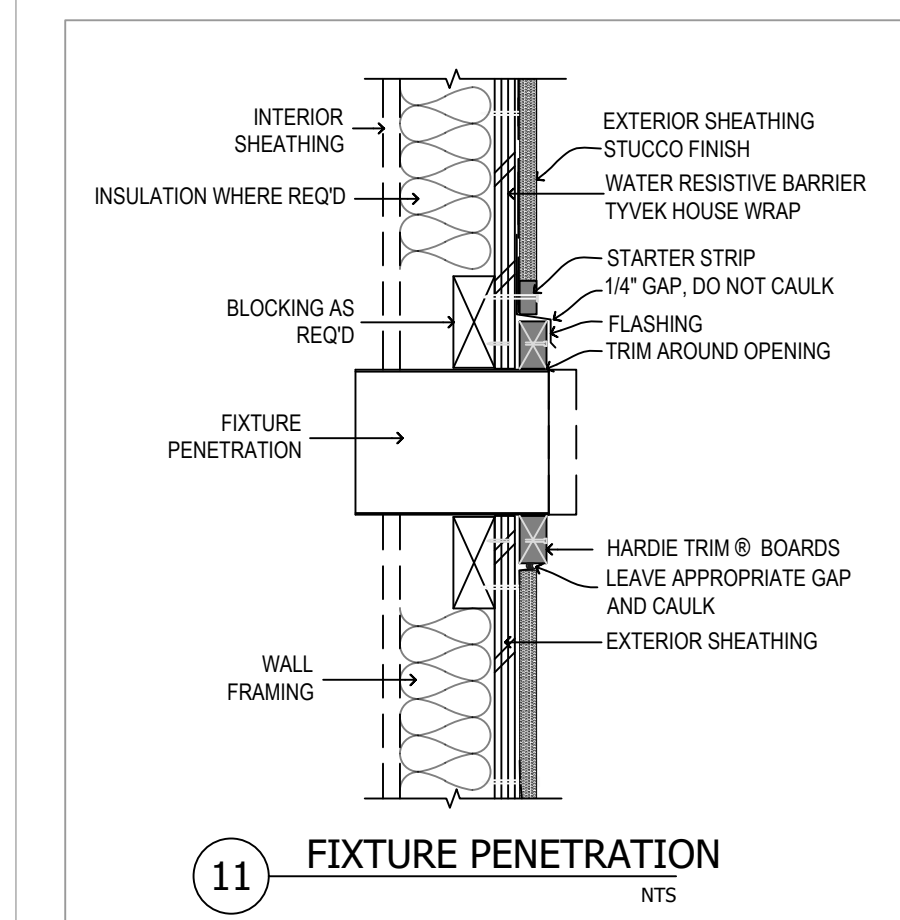
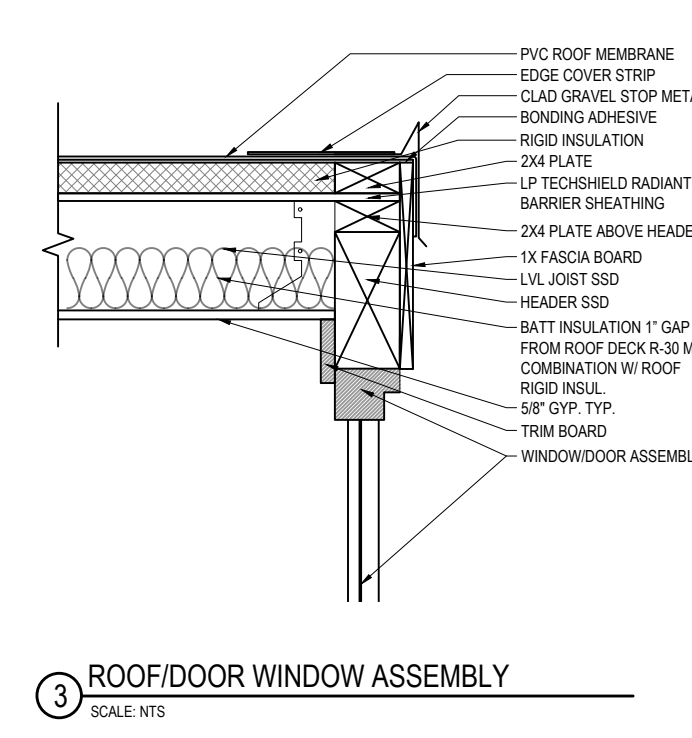
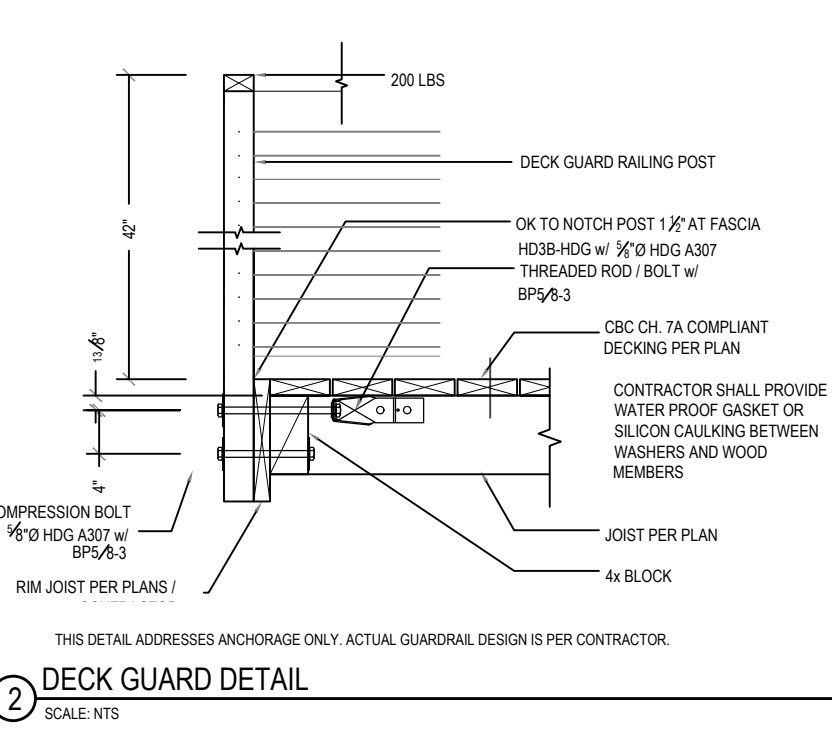
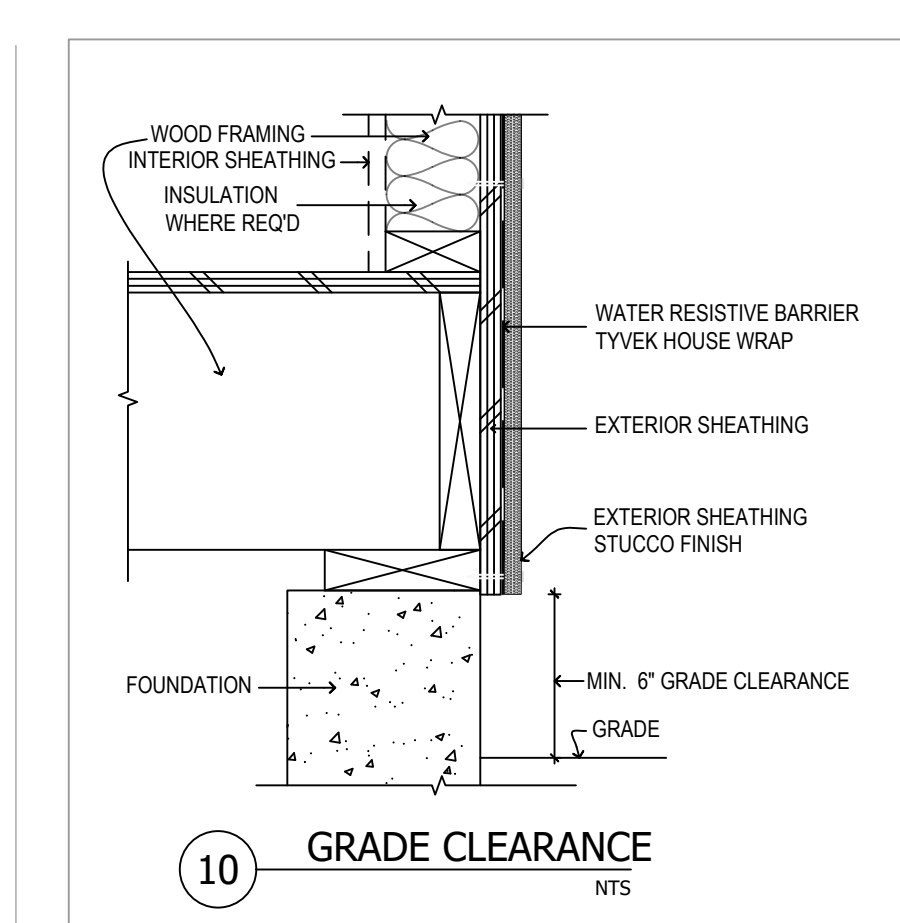
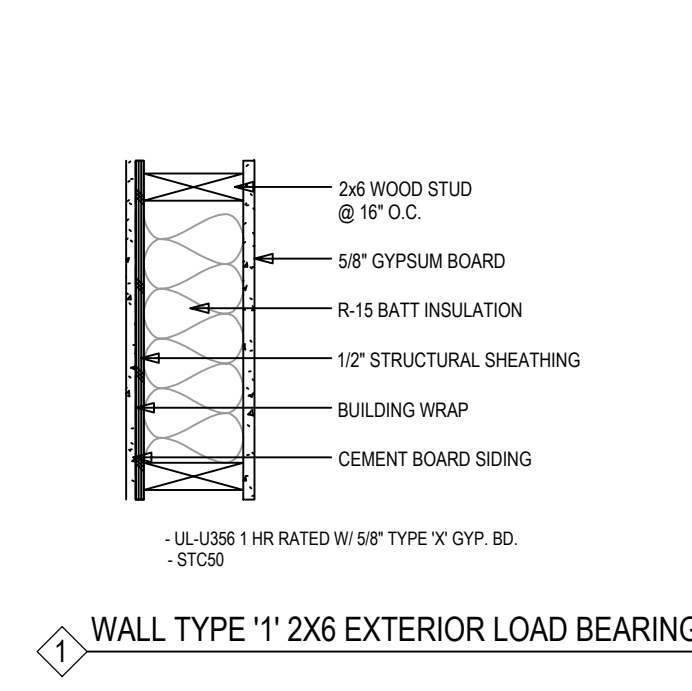
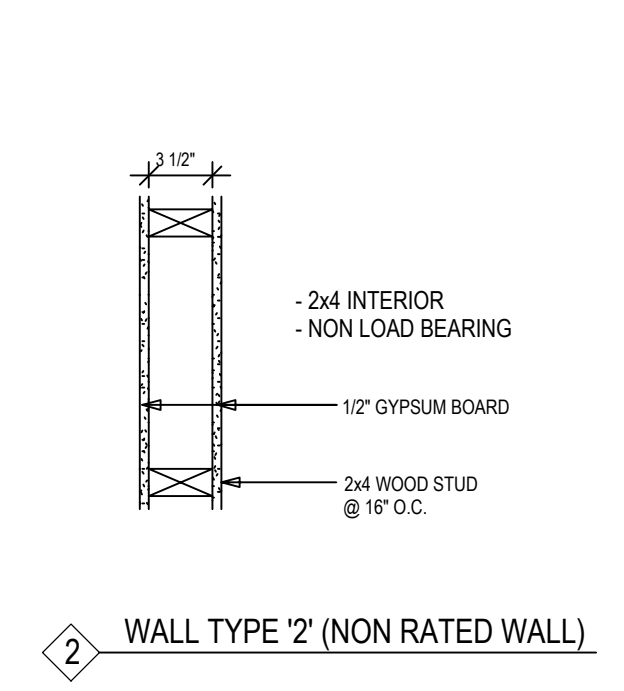
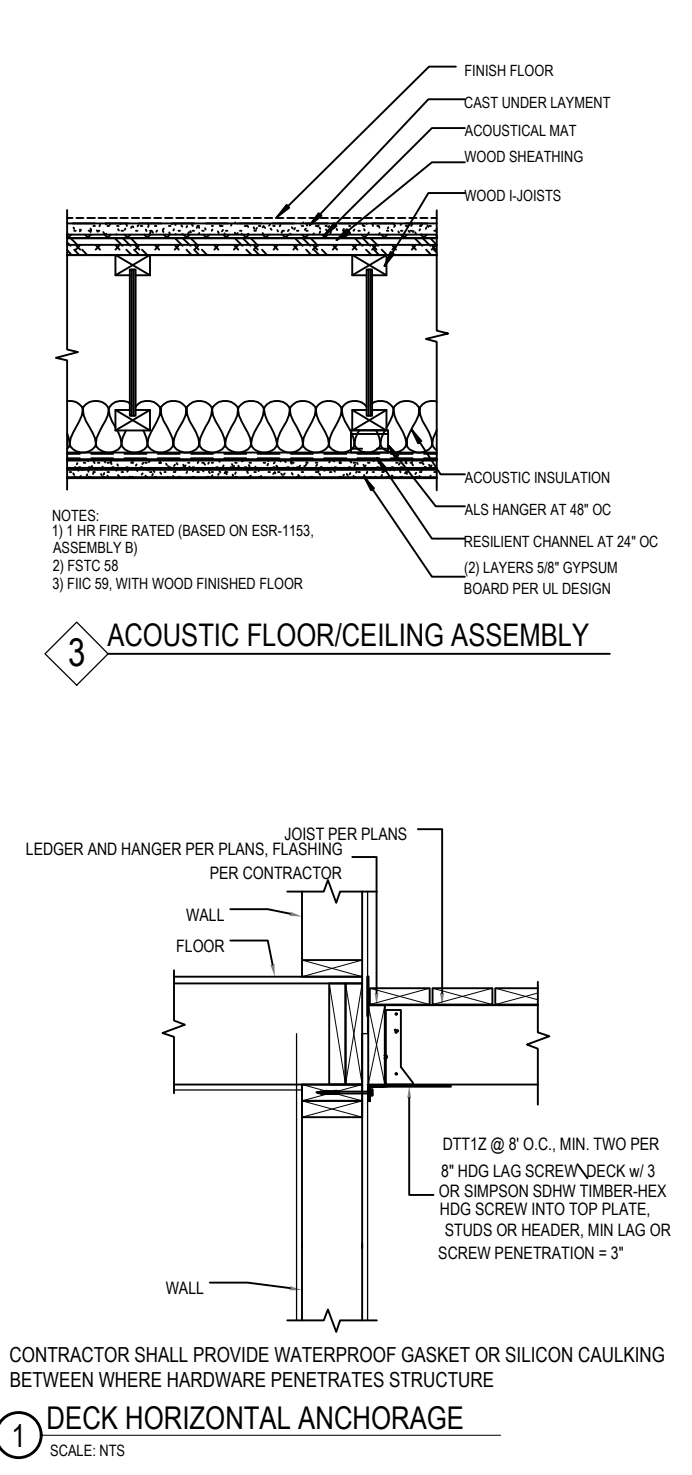
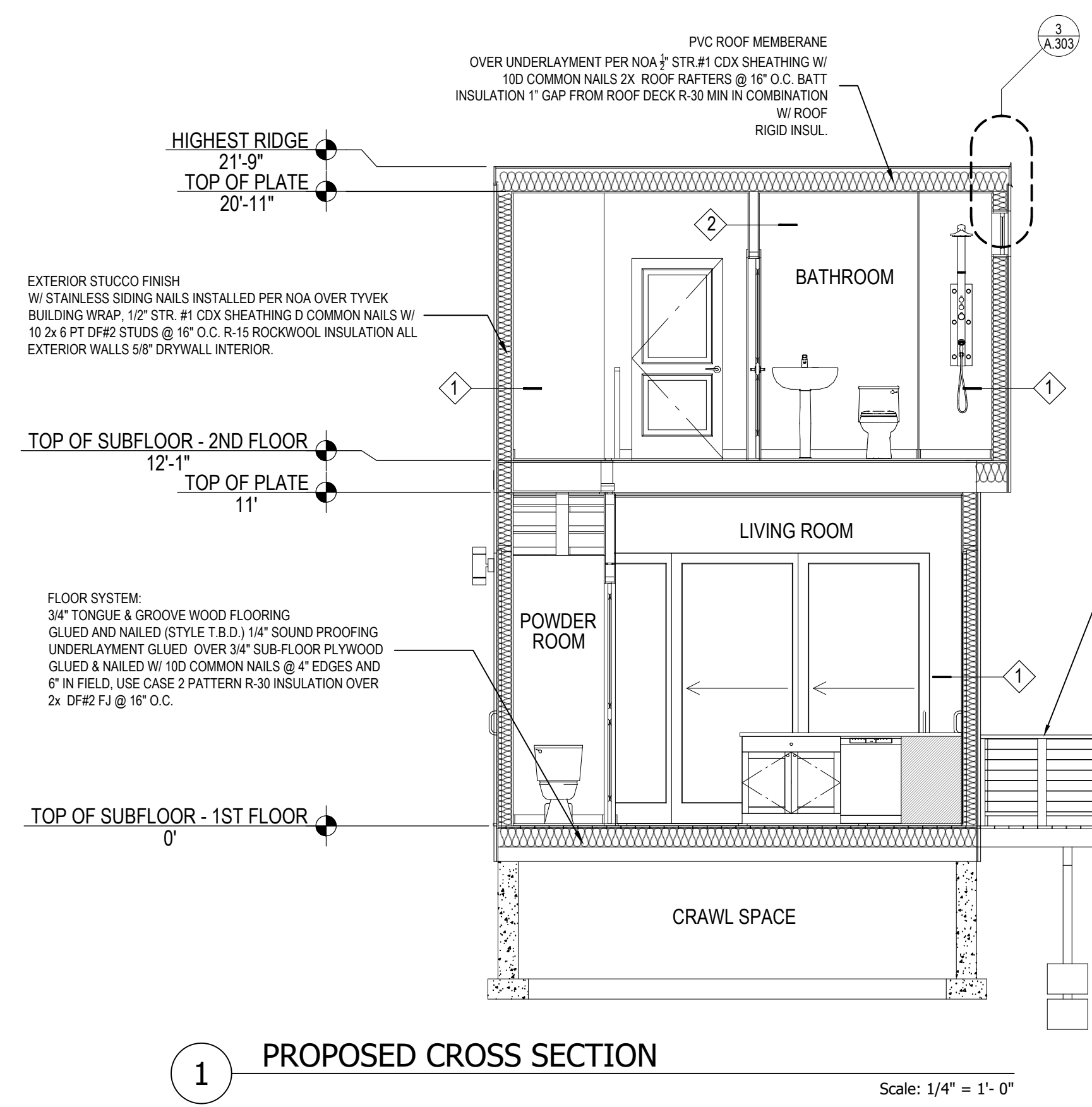
Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

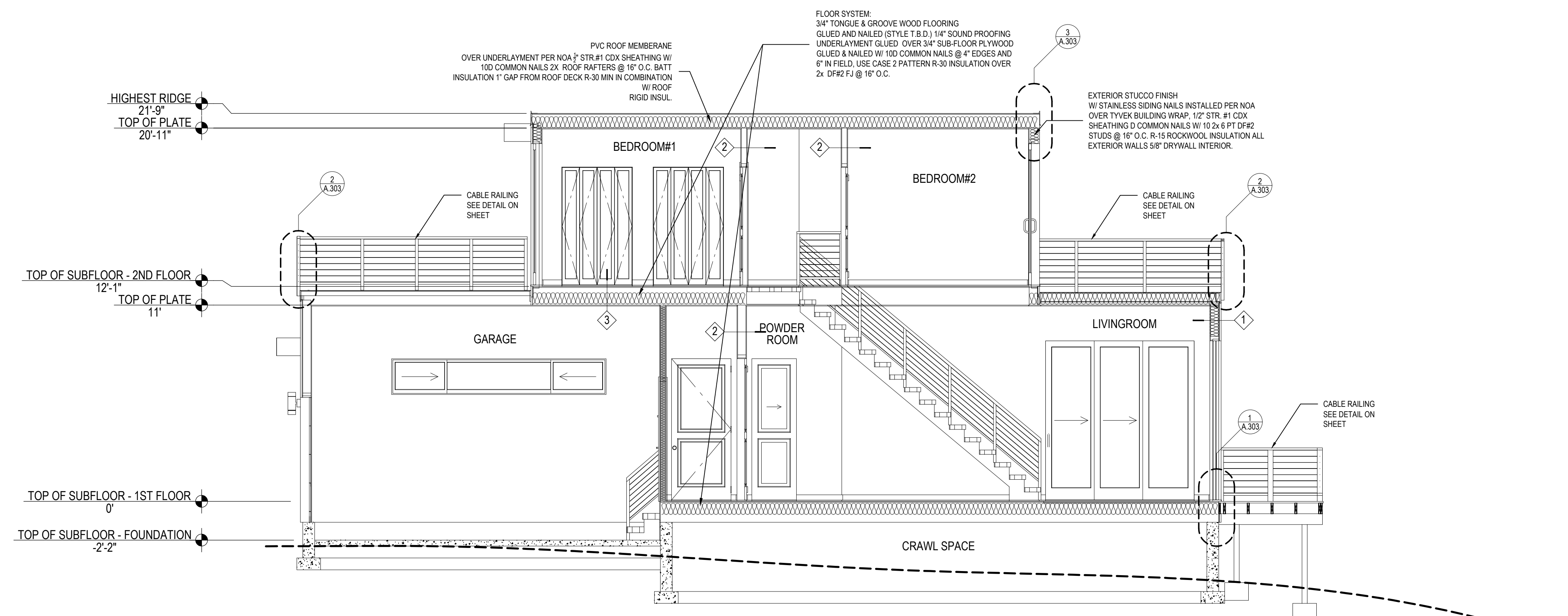
Drawing Title:
PROPOSED SECTIONS

Scale:
 Date: April 04, 2023

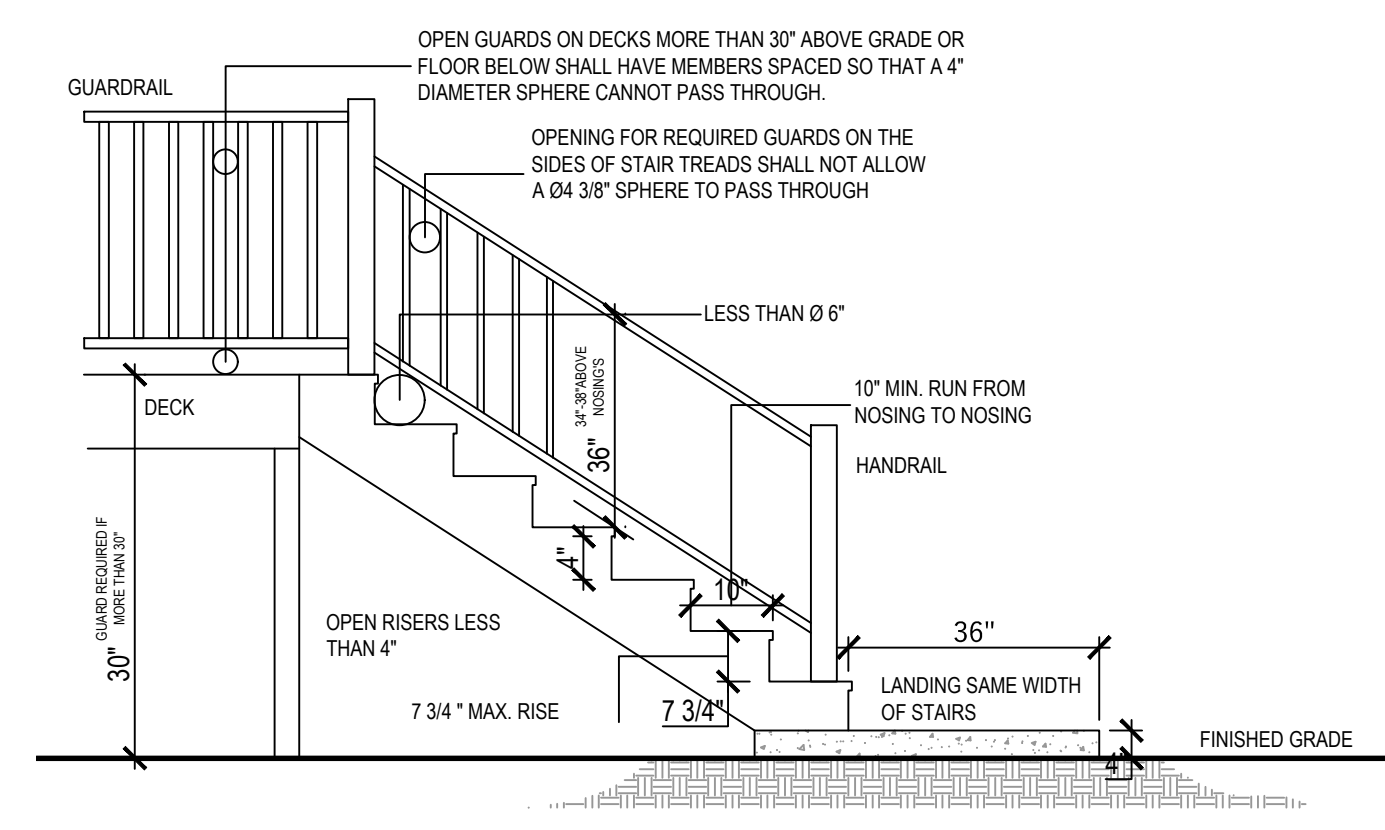
Page No.:



GUARDS SHALL FORM A PROTECTIVE BARRIER NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE. CBC 1013.2. OPEN GUARDS SHALL HAVE BALUSTER OR ORNAMENTAL PATTERNS SUCH THAT A 4" INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING. CBC 1013.3, EXC. 5.

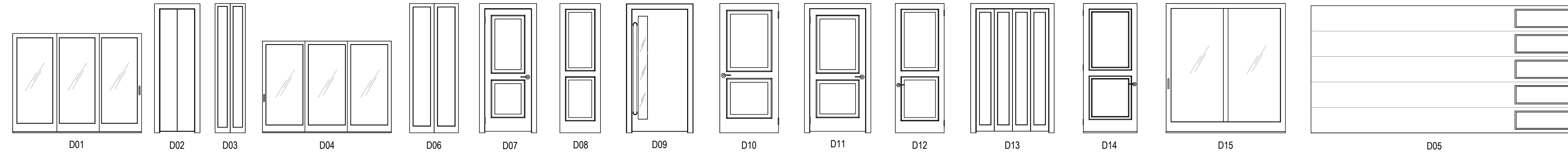


CODE REQUIREMENTS BASED ON THE 2019 INTERNATIONAL RESIDENTIAL CODE

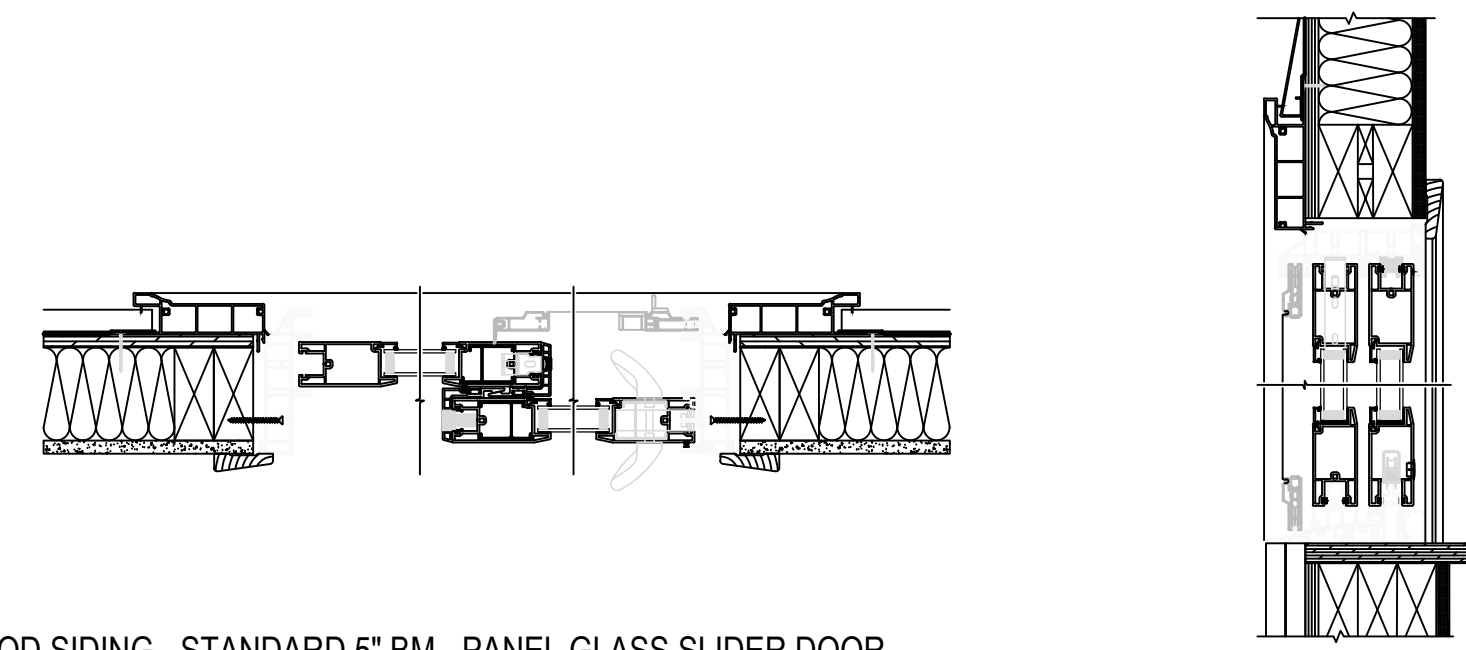
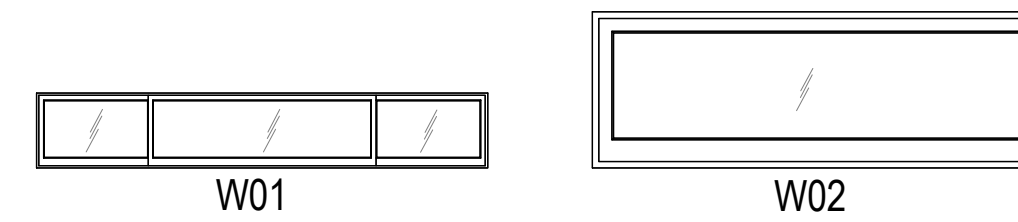


STAIRWAY NOTES:
 STAIRWAYS SHALL BE NOT LESS THAN 36" IN WIDTH. STAIRWAY RISERS SHALL BE NO GREATER THAN 7 3/4". STAIRWAY TREADS SHALL HAVE A MINIMUM RUN OF 10". THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE RUN OF THE STAIR. STAIRS ARE REQUIRED TO BE ILLUMINATED.
 OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN 4". TREAD NOSING SHALL NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" ON STAIRWAYS WITH SOLID RISERS. EXCEPT WHEN TREADS ARE 1 1/4" OR MORE.
 COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS.

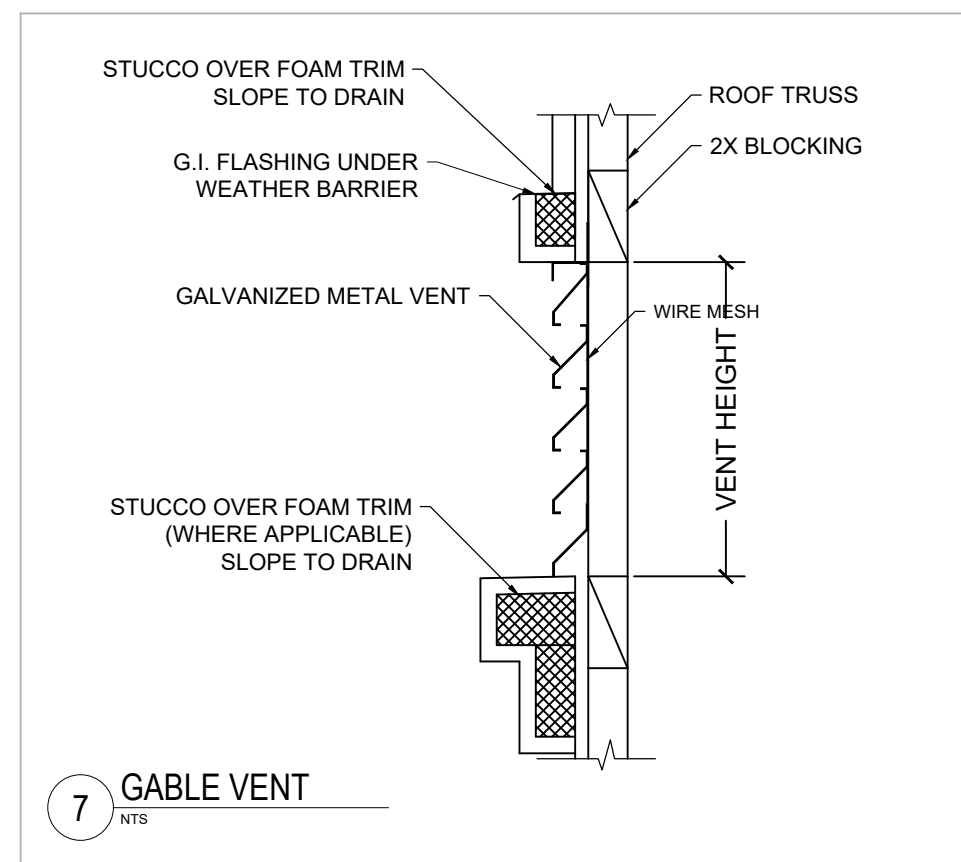
DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
D01	10580	2	2	10580 R EX	127"X99"	EXT. 3+0-PANEL SLIDER-GLASS PANEL	2X12X130" (2)			
D02	11168	1	1	11168 L EX	24 1/2"X82 1/2"	EXT. 2 DR. BIFOLD-LOUVERED	2X6X27 1/2" (2)			
D03	11180	1	1	11180 R	24 1/2"X98 1/2"	2 DR. BIFOLD-PANEL	2X6X27 1/2" (2)			
D04	12890	2	1	12890 L EX	154 3/16"X111"	EXT. 0+3-PANEL SLIDER-GLASS PANEL	2X12X157 3/16" (2)			
D05	17080	1	1	17080	206"X99"	GARAGE-MODERN STEEL - FLUSH, WINDOW	2X12X212" (2)			
D06	2668	1	2	2668 R	32"X82 1/2"	2 DR. BIFOLD-PANEL	2X6X35" (2)			
D07	2668	1	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)			
D08	2680	1	1	2680 L	62"X98 1/2"	POCKET-DOOR P04	2X6X65" (2)			
D09	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)			
D10	3068	1	2	3068 L IN	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)			
D11	3068	1	2	3068 R IN	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)			
D12	3080	1	1	3080 L IN	38"X98 1/2"	HINGED-DOOR P04	2X6X41" (2)			
D13	31168	2	2	31168 L/R	49"X82 1/2"	4 DR. BIFOLD-PANEL	2X6X52" (2)			
D14	3480	1	1	3480 L EX	42"X99"	EXT. HINGED-DOOR P04	2X6X45" (2)			
D15	8490	1	1	8490 EX	102"X111"	EXT. FIXED-GLASS PANEL	2X12X105" (2)			



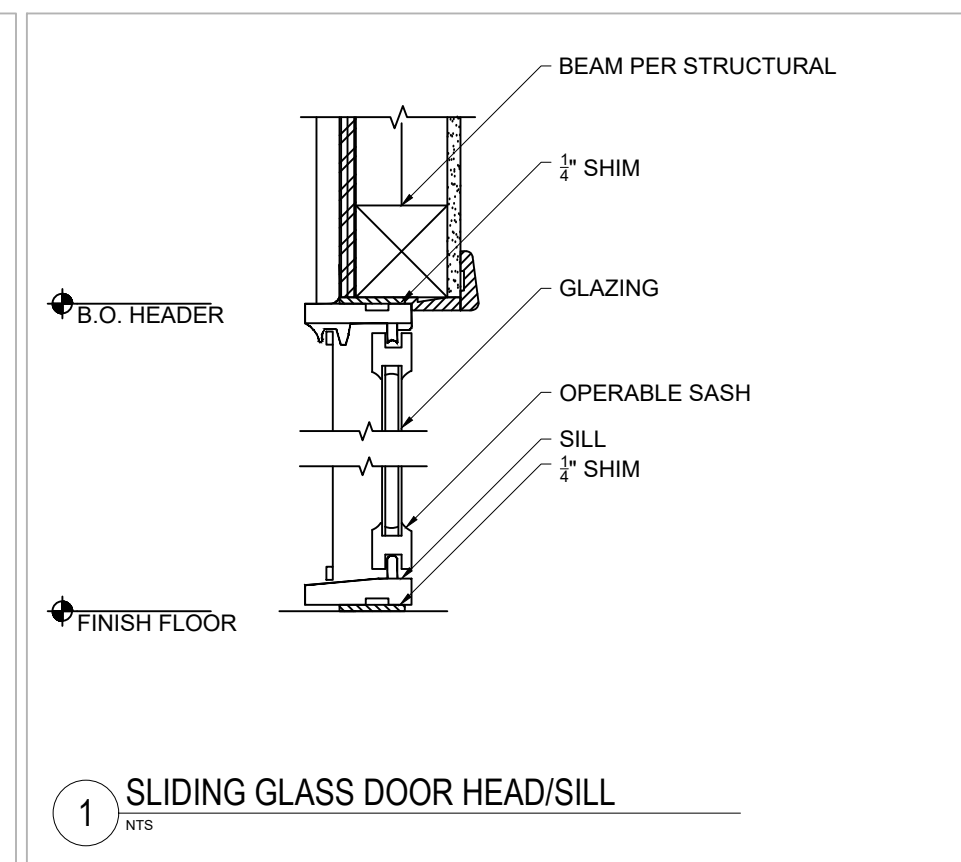
WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	12020TS	2	1	12020TS	145 3/16"X25"		TRIPLE SLIDING	2X12X148 3/16" (2)			
W02	4416HO	1	2	4416HO	53"X19"		SINGLE HOPPER	2X8X56" (2)			



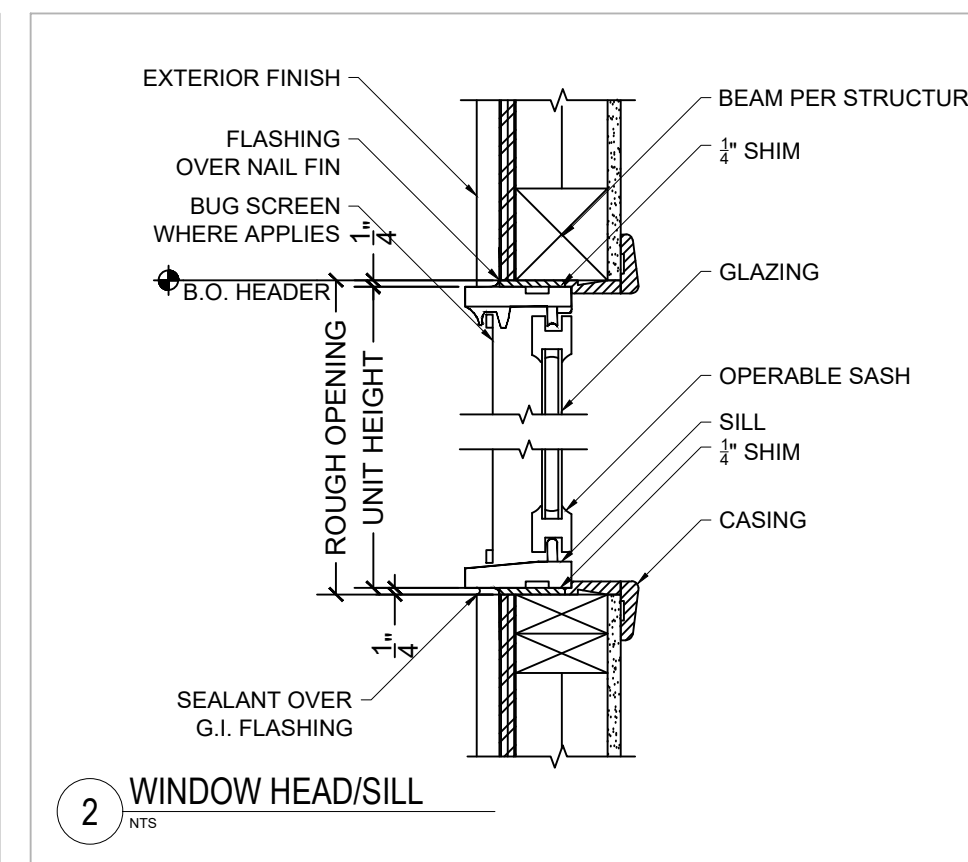
8 WOOD SIDING - STANDARD 5" BM - PANEL GLASS SLIDER DOOR



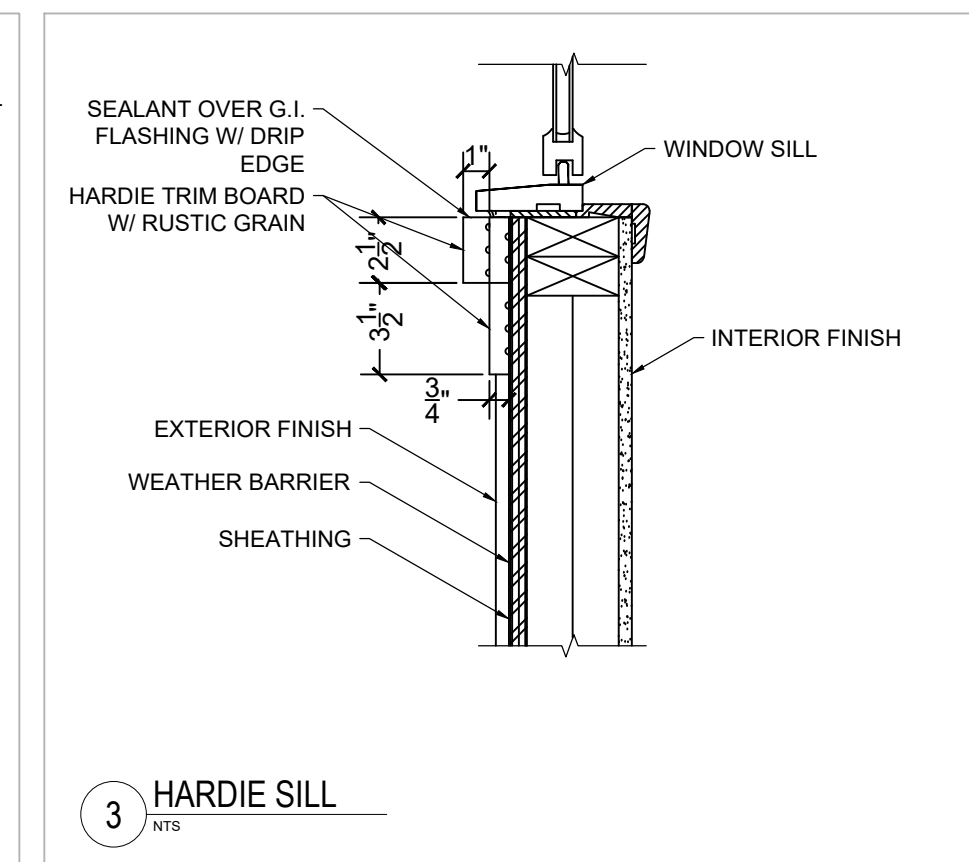
7 GABLE VENT



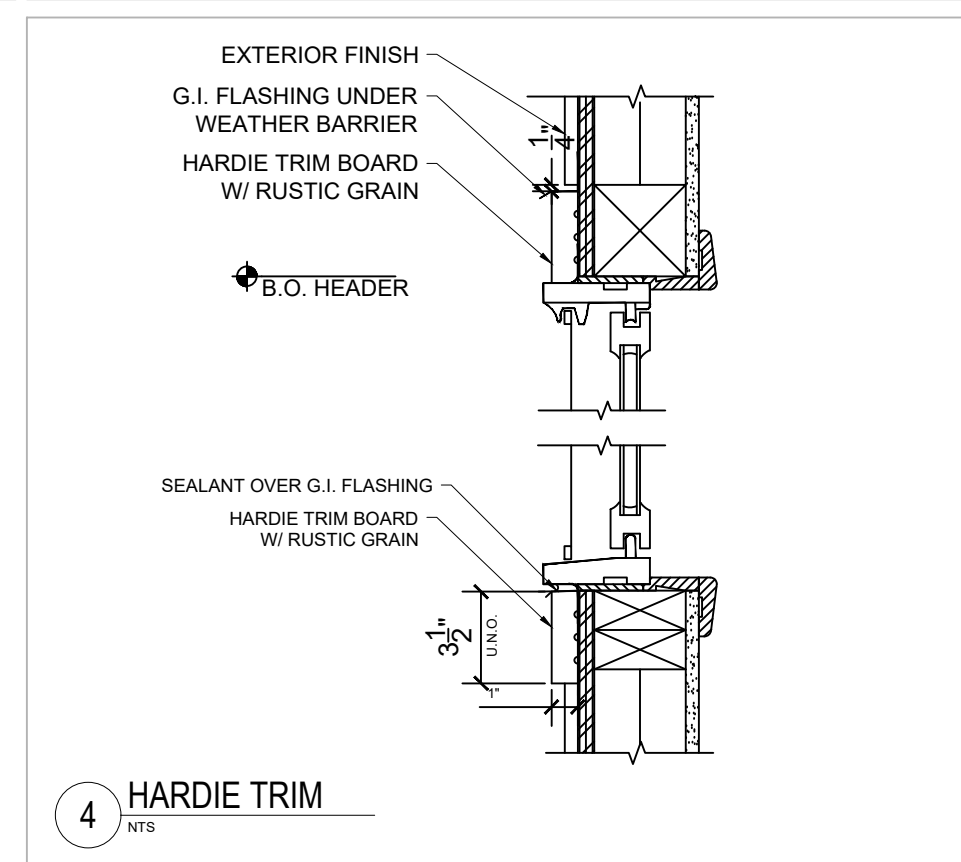
1 SLIDING GLASS DOOR HEAD/SILL



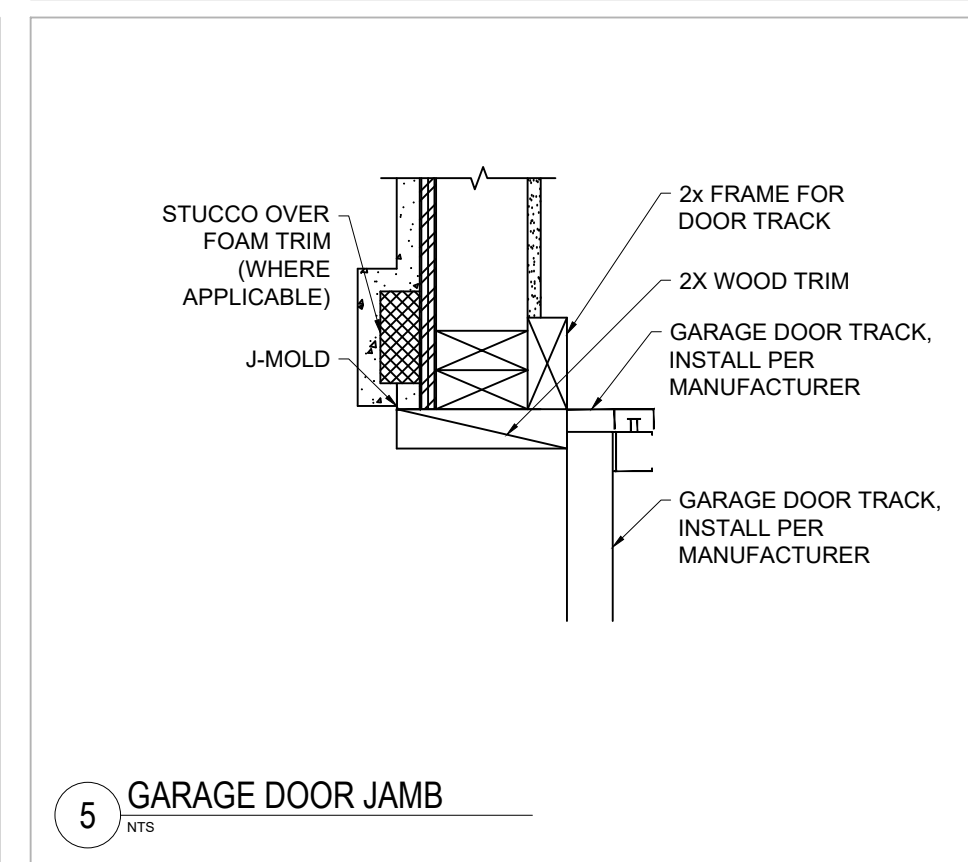
2 WINDOW HEAD/SILL



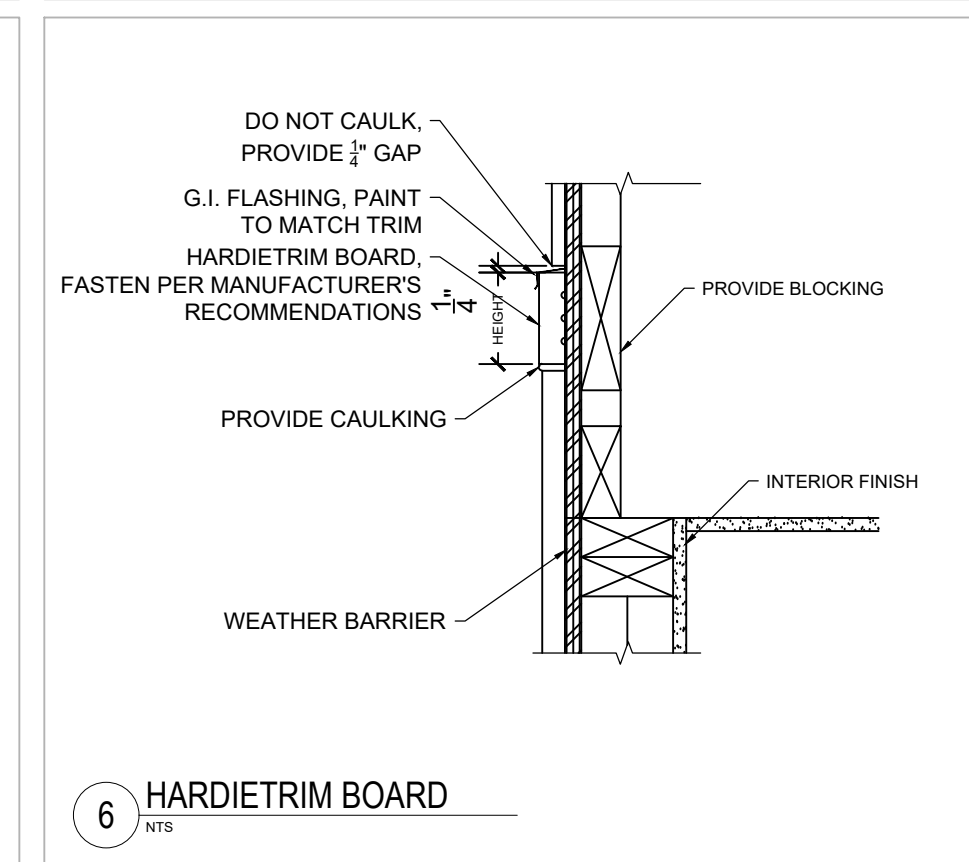
3 HARDIE SILL



4 HARDIE TRIM



5 GARAGE DOOR JAMB



6 HARDIETRIM BOARD

ENERGY NOTES

- ALL OPENABLE WINDOWS AND SLIDING DOORS SHALL LIMIT AIR LEAKAGE AND BE CERTIFIED AND LABELED TO COMPLY WITH ANSI STANDARD AIS 4.2-1972.
- FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED.
- SITE BUILT DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MIN. 1" LAP AT JAMPS.
- OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES BETWEEN WALLS, FOUNDATIONS, ROOFS, PANELS, AND AT PENETRATION OF UTILITIES THRU THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
- PROVIDE A "CERTIFICATE OF COMPLIANCE" SIGNED BY THE OWNER, G.C., ARCHITECT, OR ENGINEER TO THE BLDG. DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
- INSULATION SHALL BE INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF 5311 AND TITLE 24.

Project Name and Address:
ANKIT SHARMA
 VACANT WANDERMERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF | 0.48 ACRES

Seal:

Revision Notes:

Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF
 SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION
 FOR USE OR REPRODUCTION IS LIMITED AND
 CAN BE EXTENDED ONLY BY WRITTEN
 PERMISSION WITH OWNER, PIXELARCH LTD.

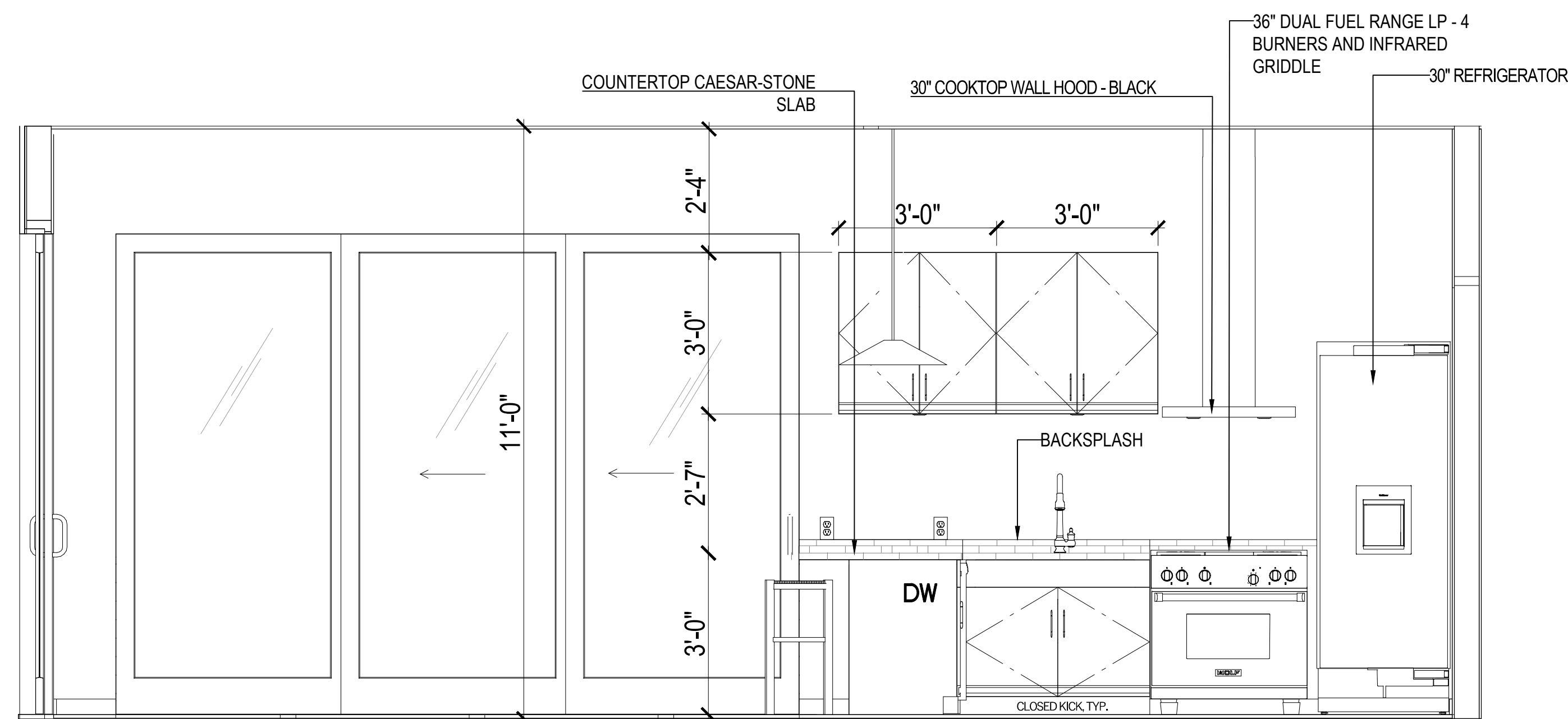
Drawing Title:

DOOR AND WINDOW
 SCHEDULE

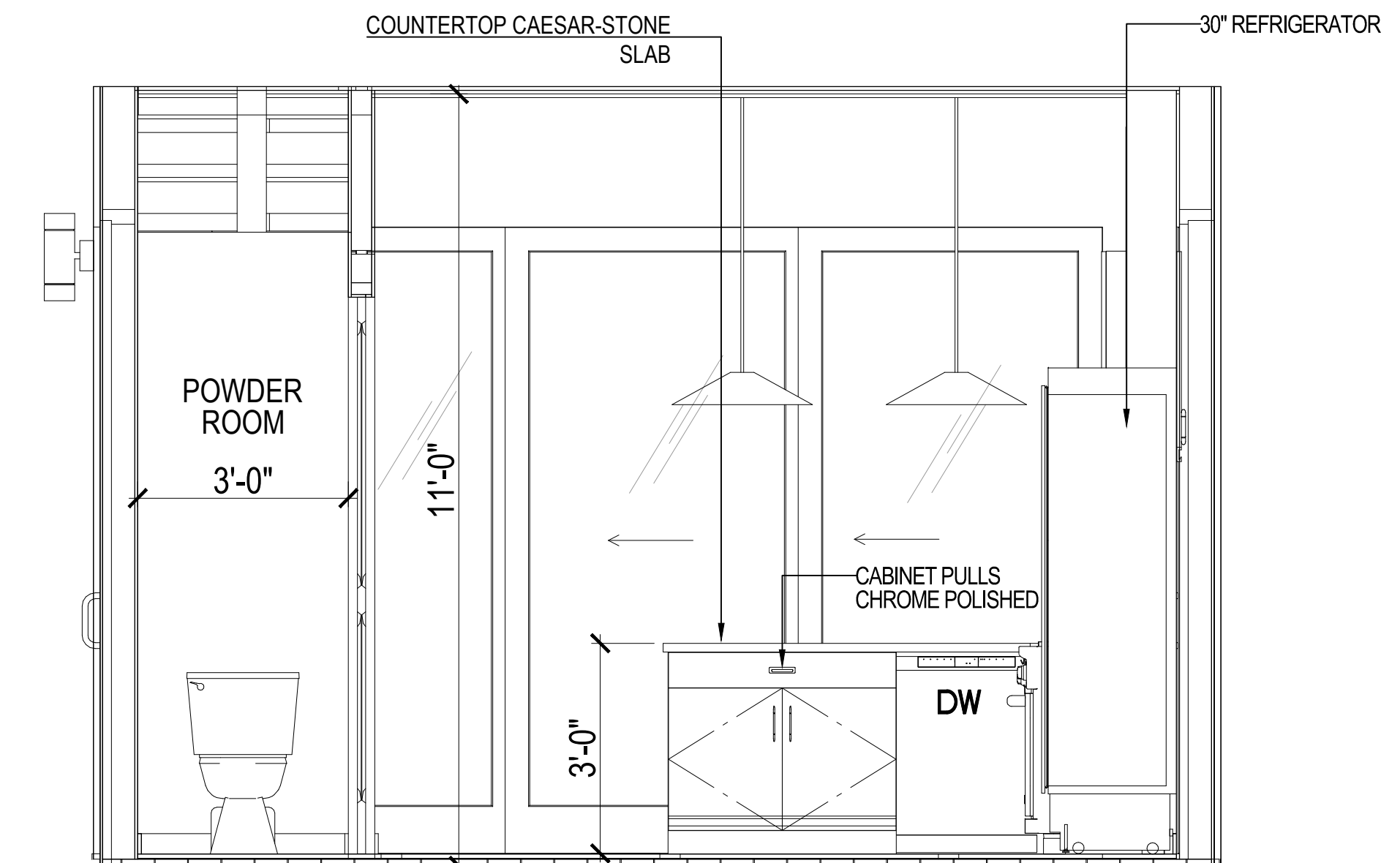
Scale:

Date: April 04, 2023

Page No.:



1 PROPOSED KITCHEN INTERIOR ELEVATION
 Scale: 1/2" = 1'- 0"



2 PROPOSED KITCHEN INTERIOR ELEVATION
 Scale: 1/2" = 1'- 0"

KITCHEN AND CABINET NOTES:

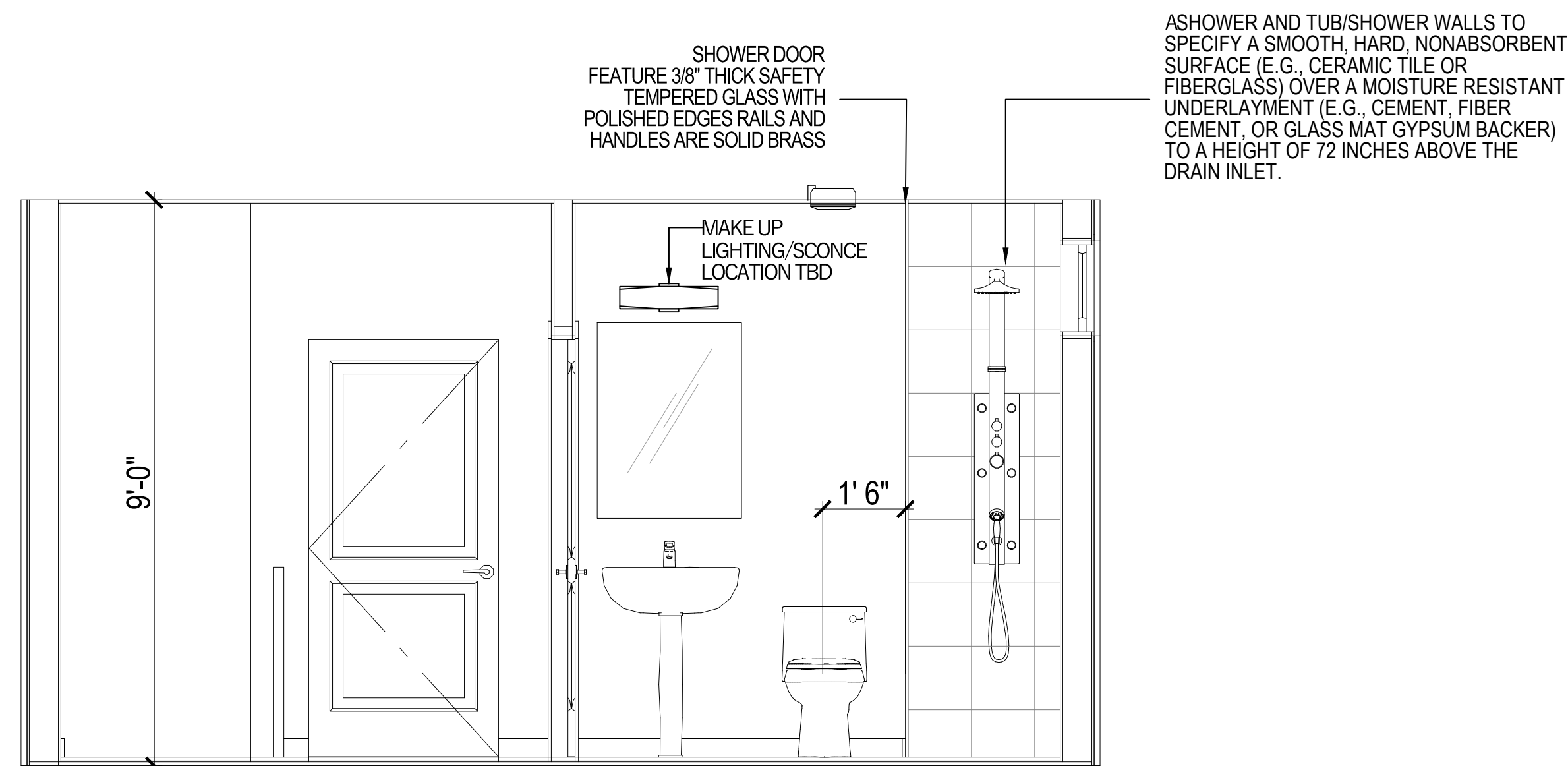
ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
 CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
 INSTALL HARDWARE ON SITE.
 INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
 INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
 ALL APPLIANCES TO BE ON DEDICATED CIRCUITS. USE MIN 6" DUCT FOR HOOD.
 CONFIRM FINAL MATERIALS FOR BACK SPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDER.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY.
 ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
 EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
 GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.
 UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.



4 PROPOSED KITCHEN ISO VIEW
 Scale: NTS



3 PROPOSED BATH INTERIOR ELEVATION
 Scale: 1/2" = 1'- 0"



5 PROPOSED LIVING ROOM VIEW FROM KITCHEN
 Scale: NTS

Project Name and Address:
ANKIT SHARMA
 VACANT WANDERERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF | 0.48 ACRES

Seal:

Revision Notes:	
Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
PROPOSED INTERIOR ELEVATIONS

Scale:
 Date: April 04, 2023

Page No.:

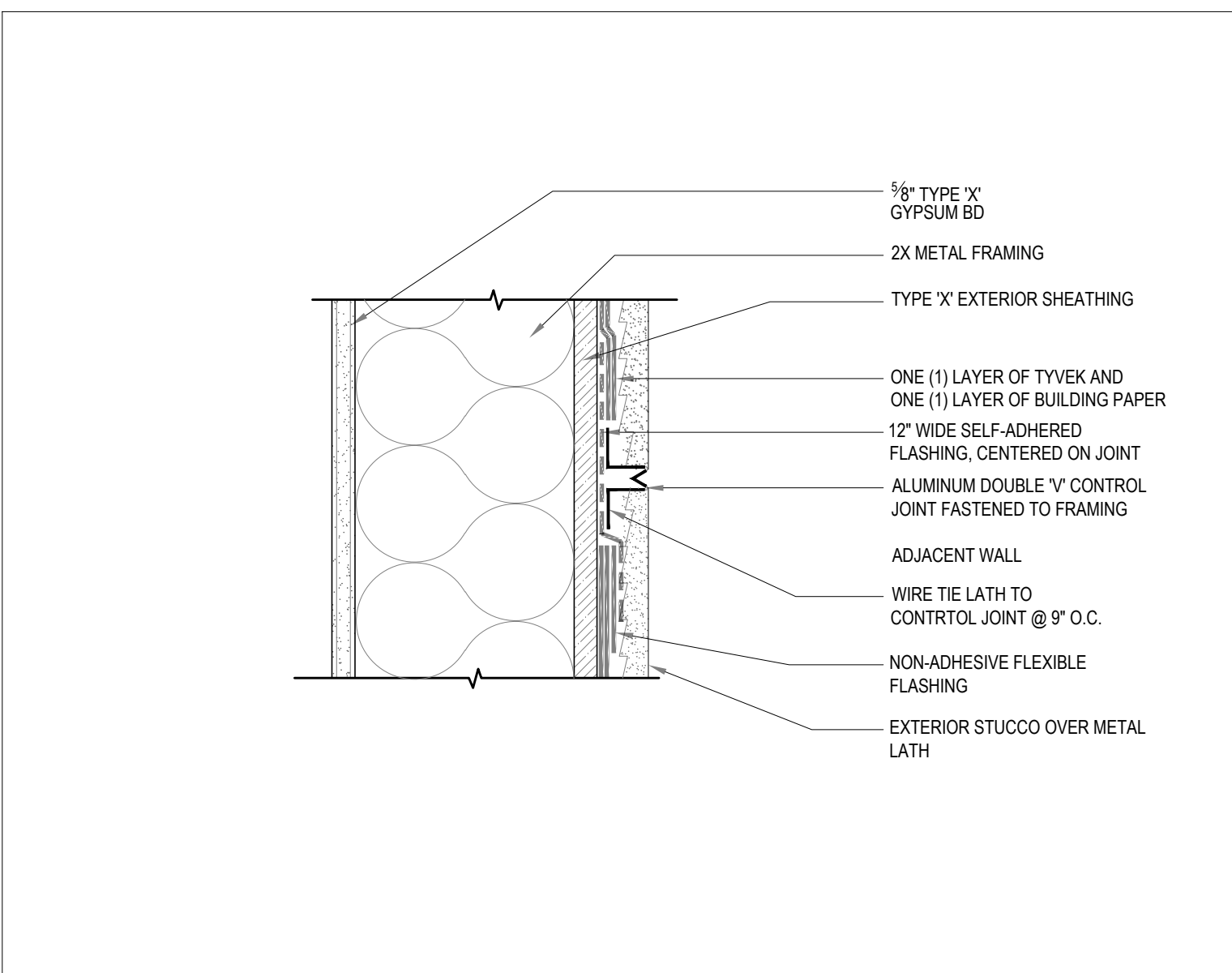
Revision Notes:

Date	Description

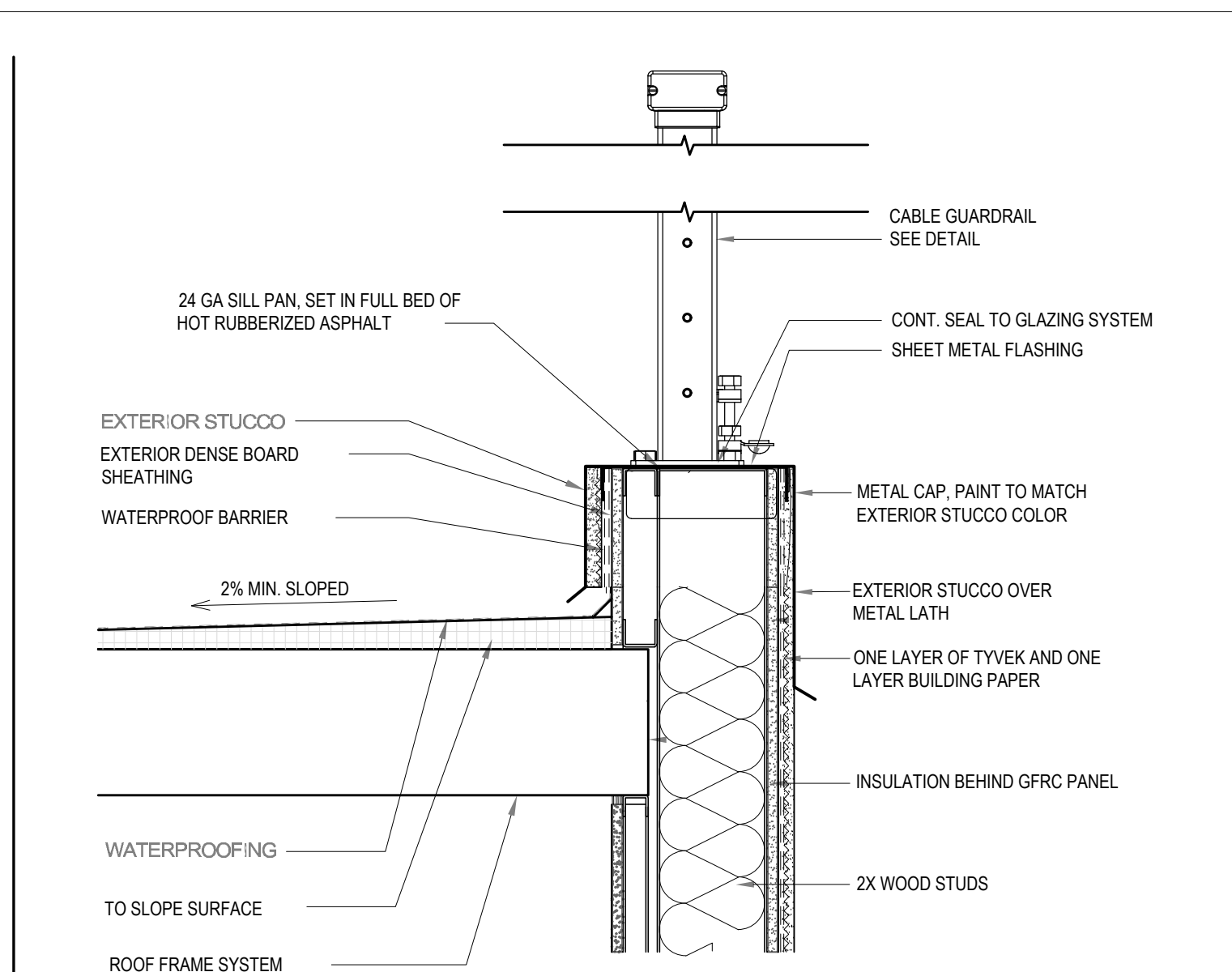
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF
 SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION
 FOR USE OR REPRODUCTION IS LIMITED AND
 CAN BE EXTENDED ONLY BY WRITTEN
 PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
DETAILS

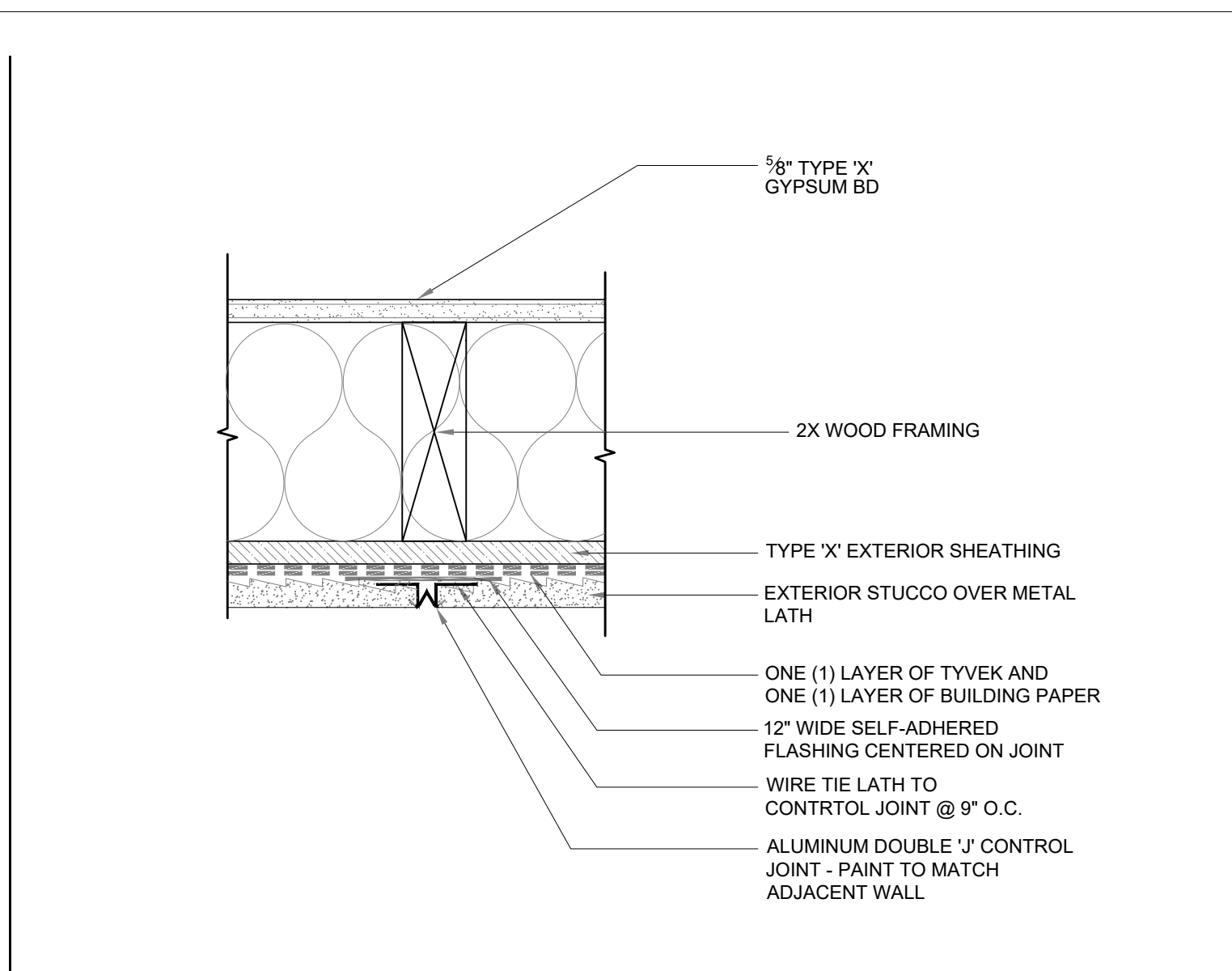
Scale:
 Date: April 04, 2023



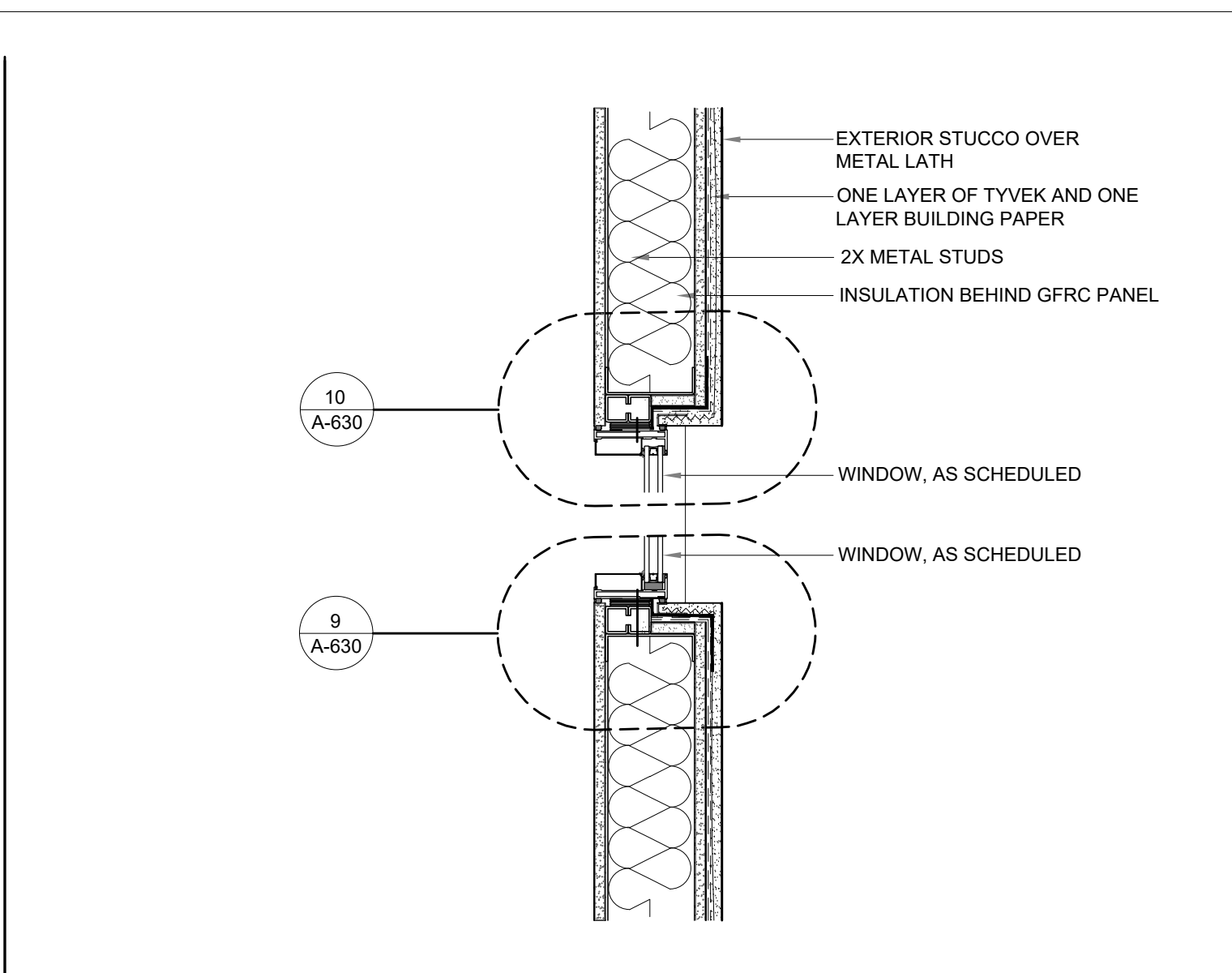
HORIZONTAL CONTROL JOINT @ EXTERIOR STUCCO NTS **1**



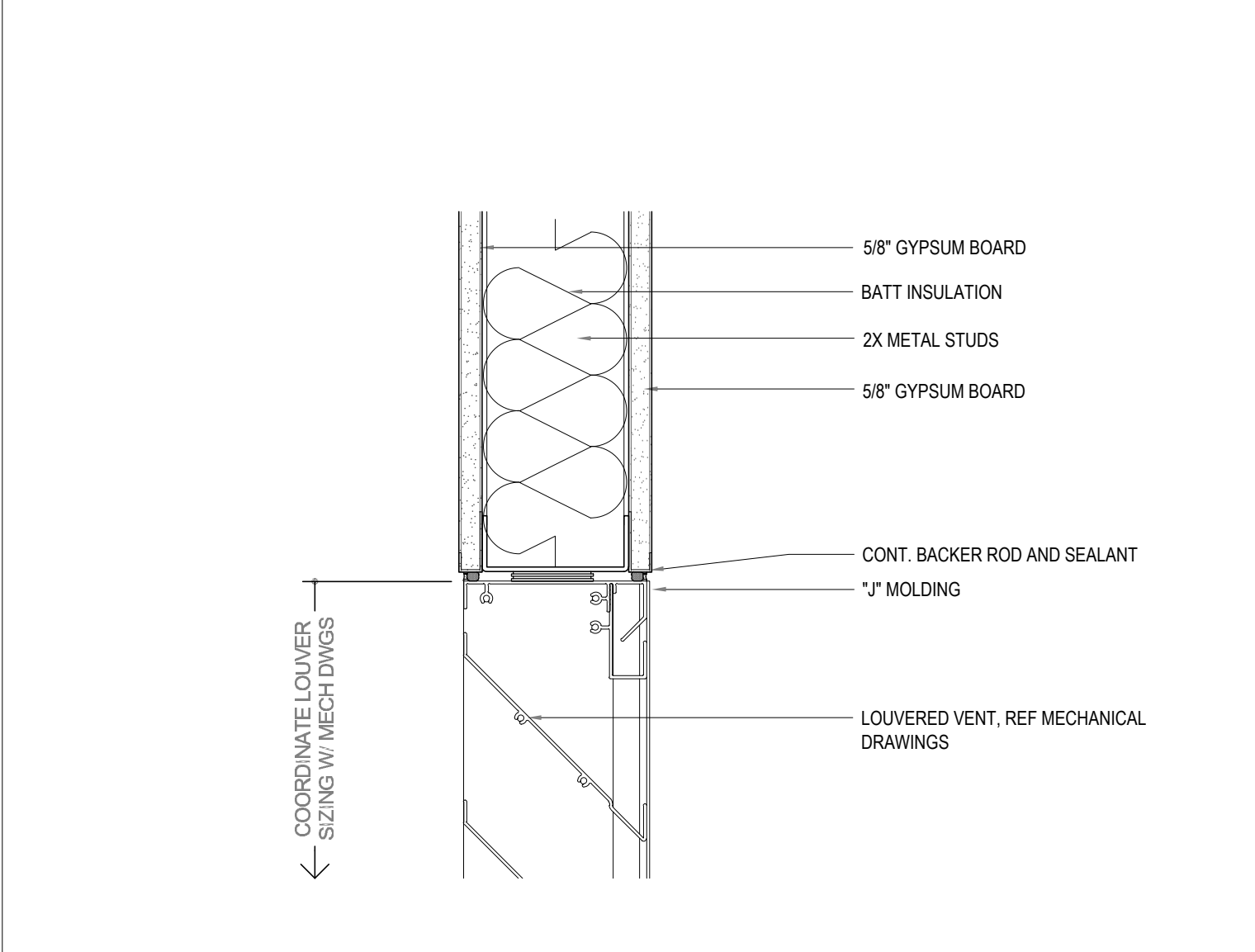
EXTERIOR STUCCO WALL DETAIL NTS **2**



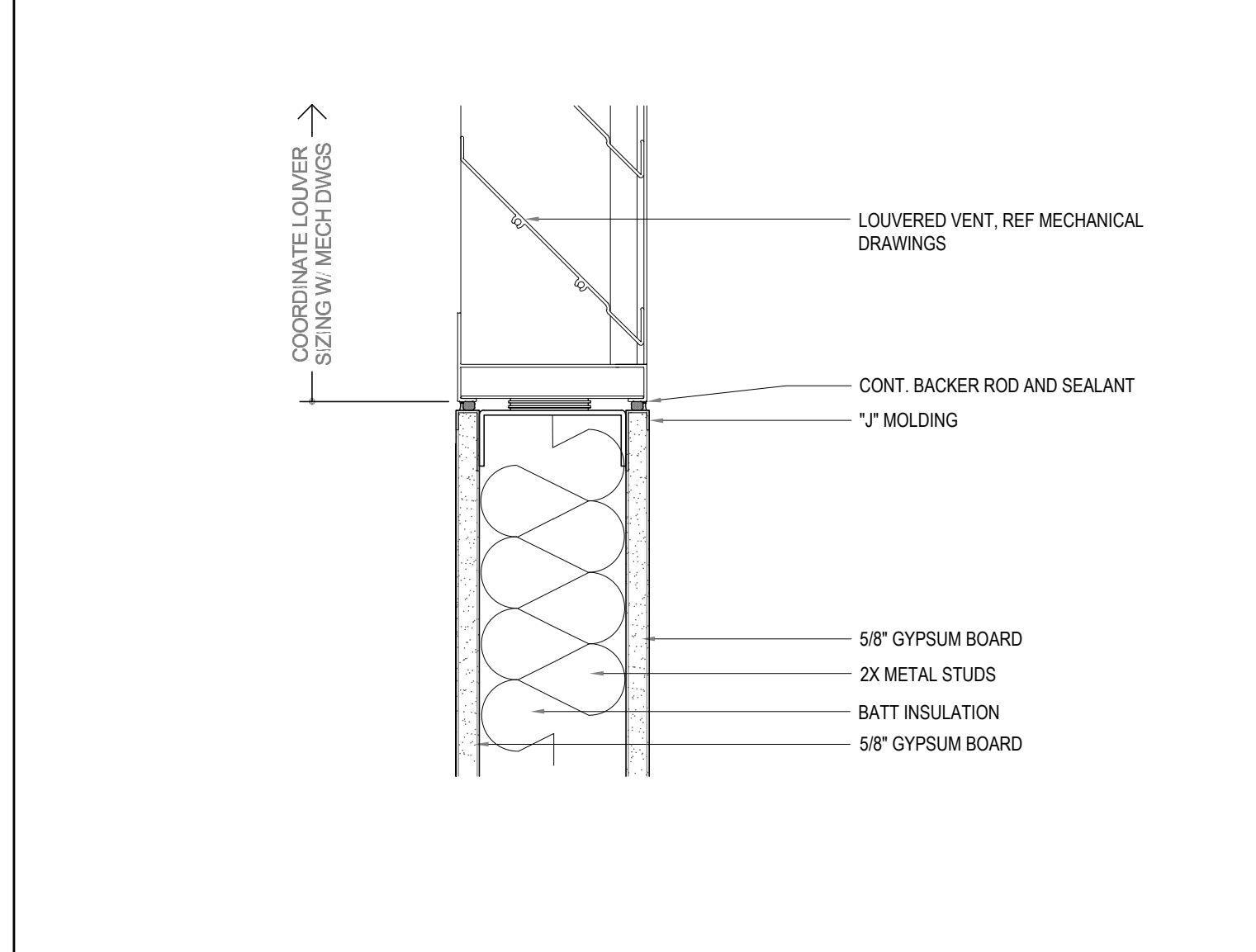
VERTICAL CONTROL JOINT @ EXTERIOR STUCCO NTS **3**



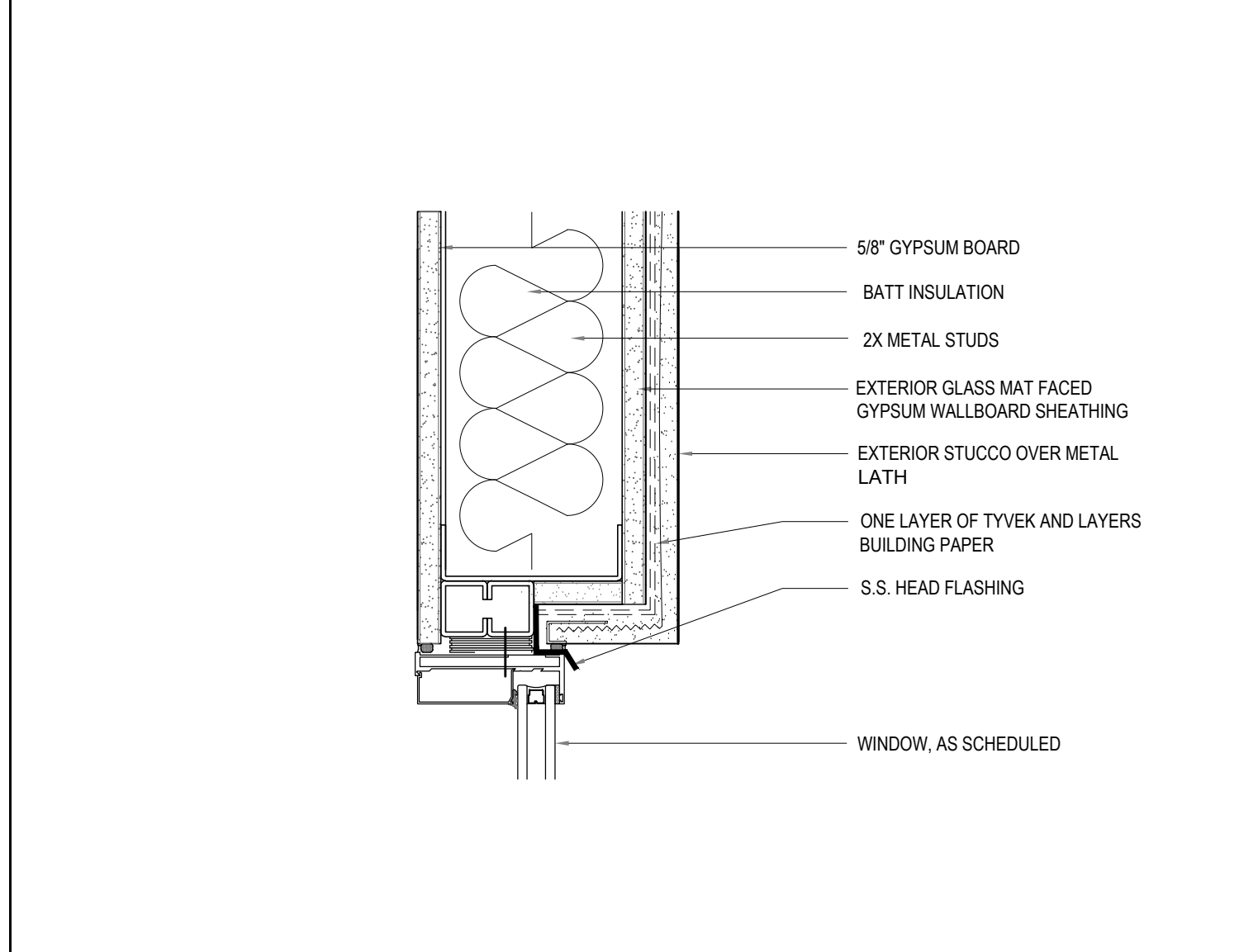
EXTERIOR STUCCO WALL DETAIL NTS **4**



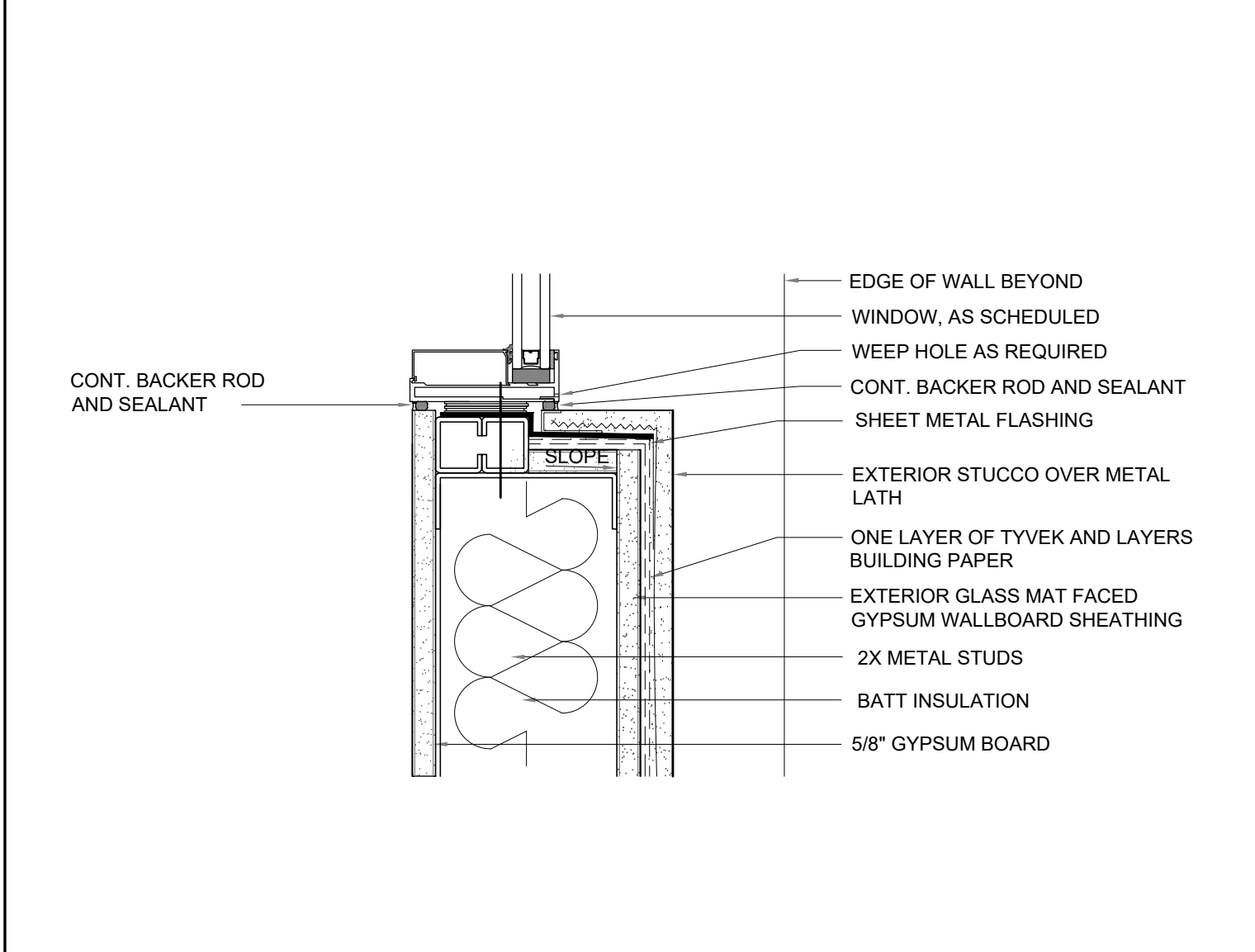
VENT HEADER DETAIL @ INTERIOR WALL NTS **5**



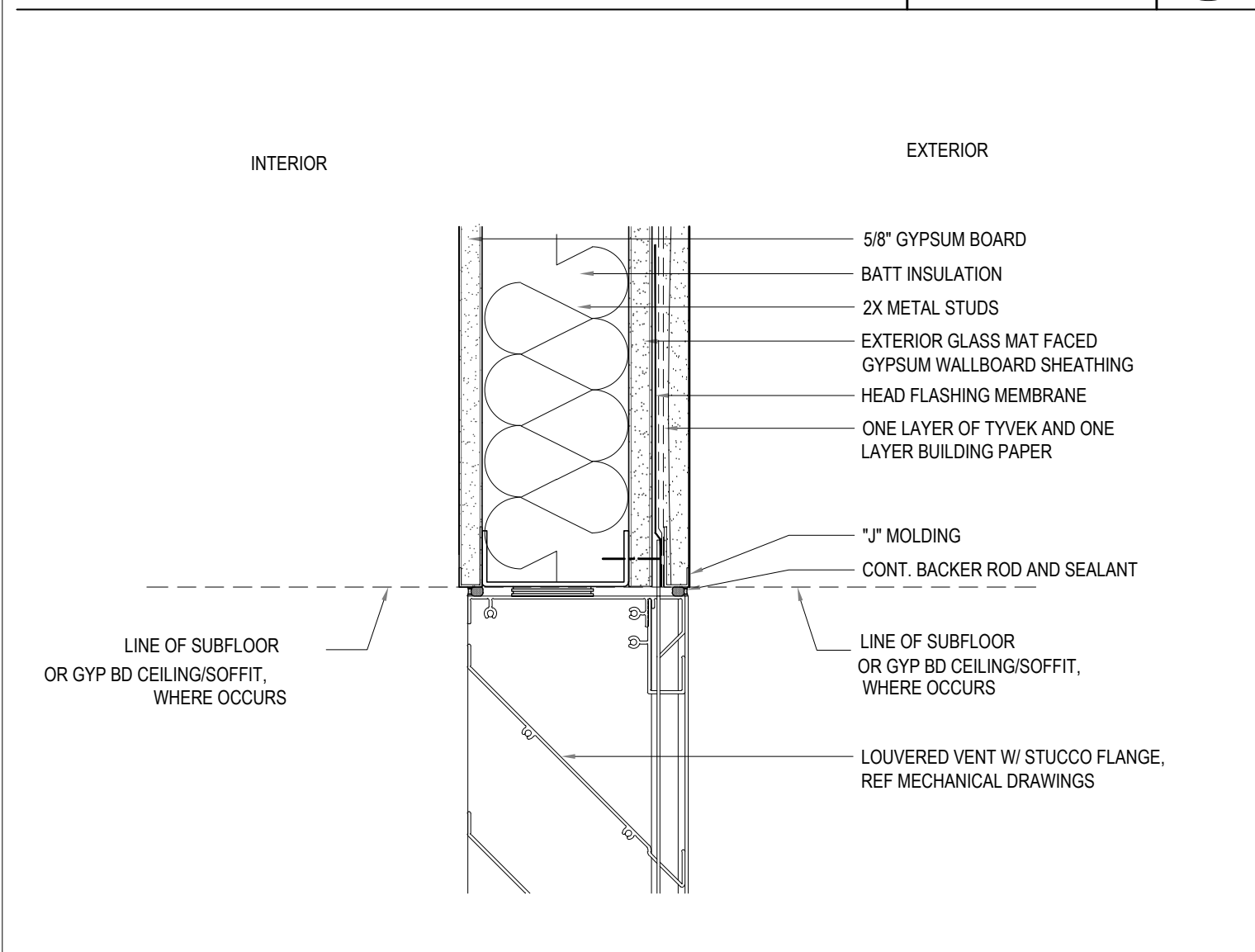
VENT SILL DETAIL @ INTERIOR WALL NTS **6**



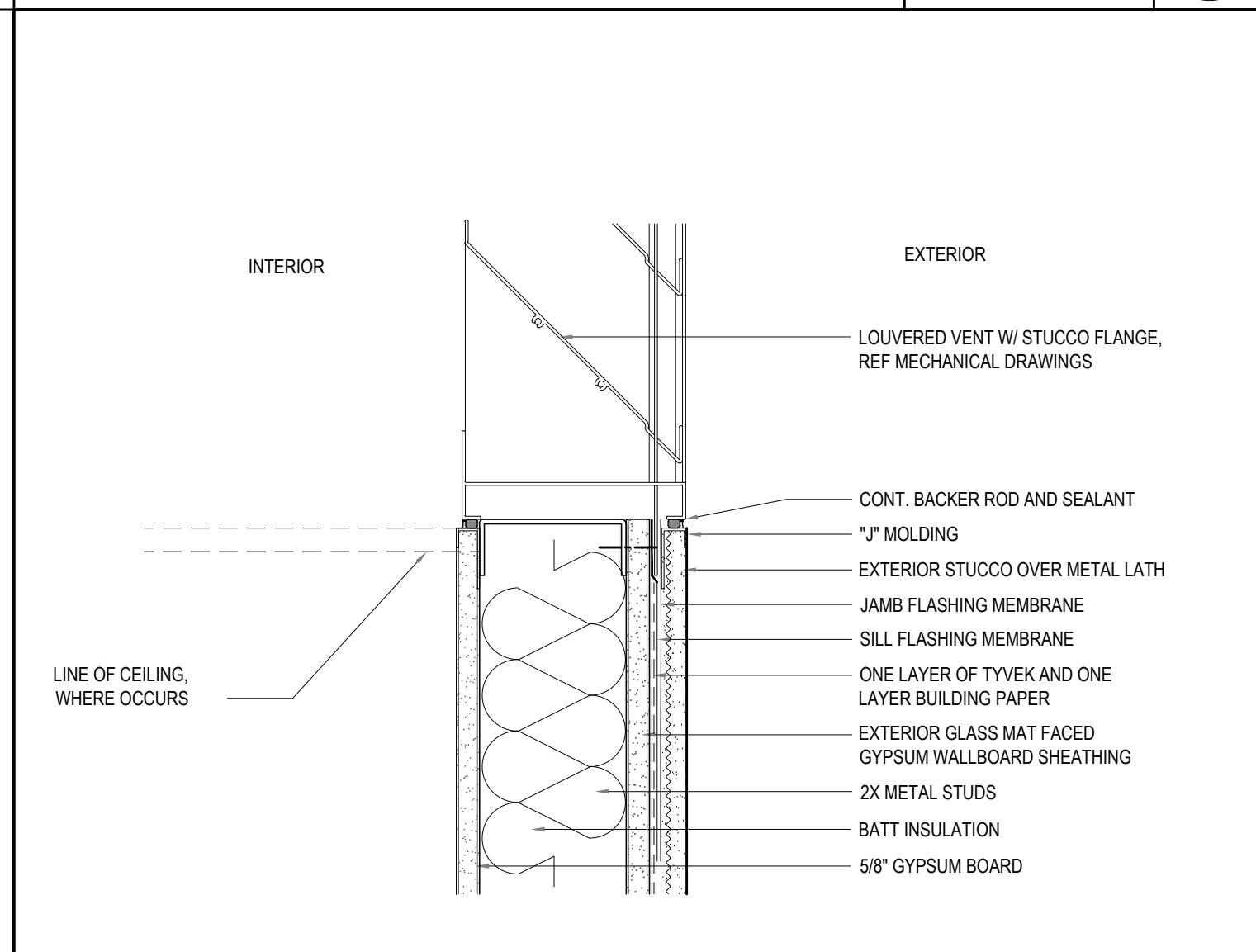
WINDOW HEADER DETAIL @ EXTERIOR STUCCO WALL NTS **7**



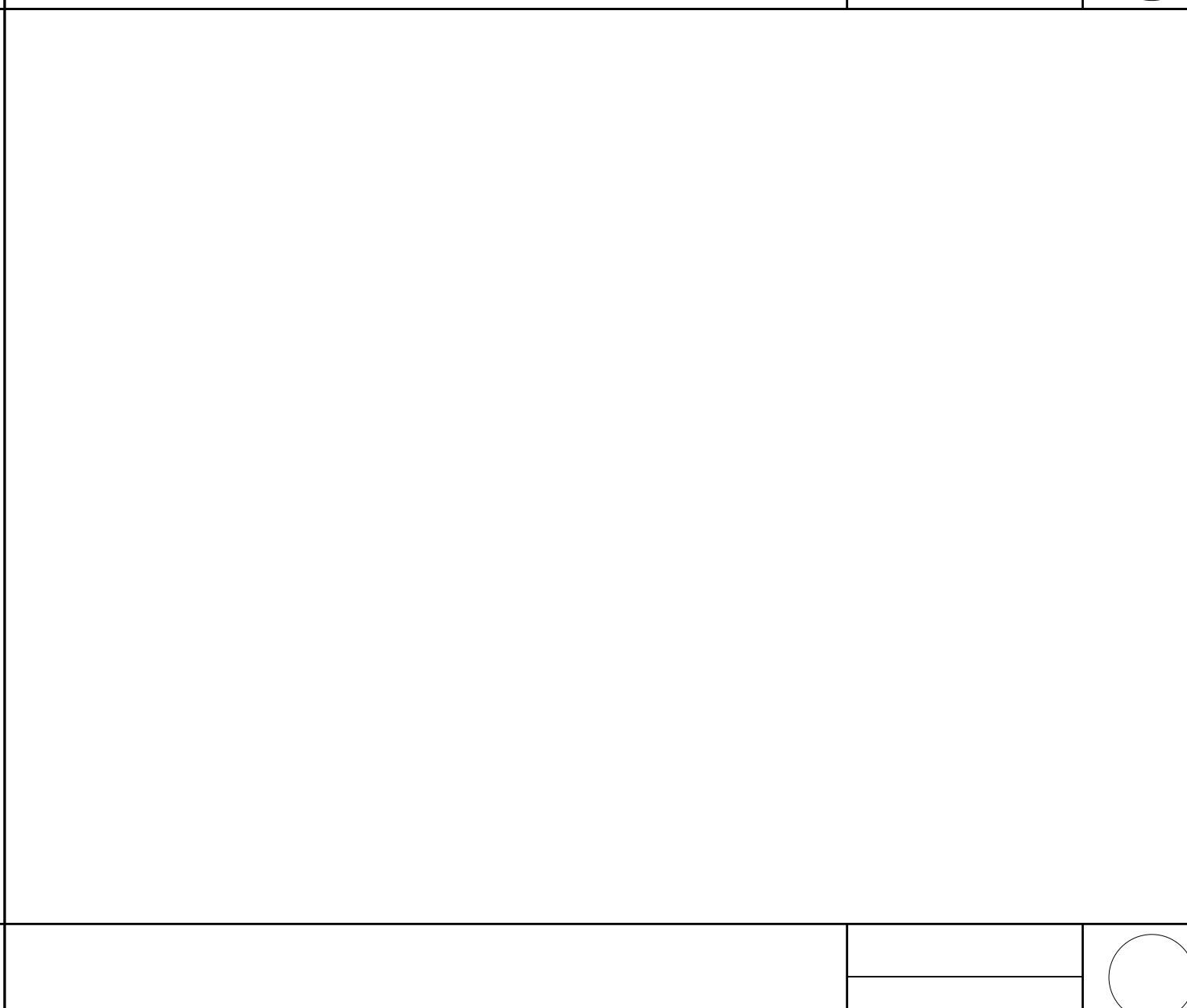
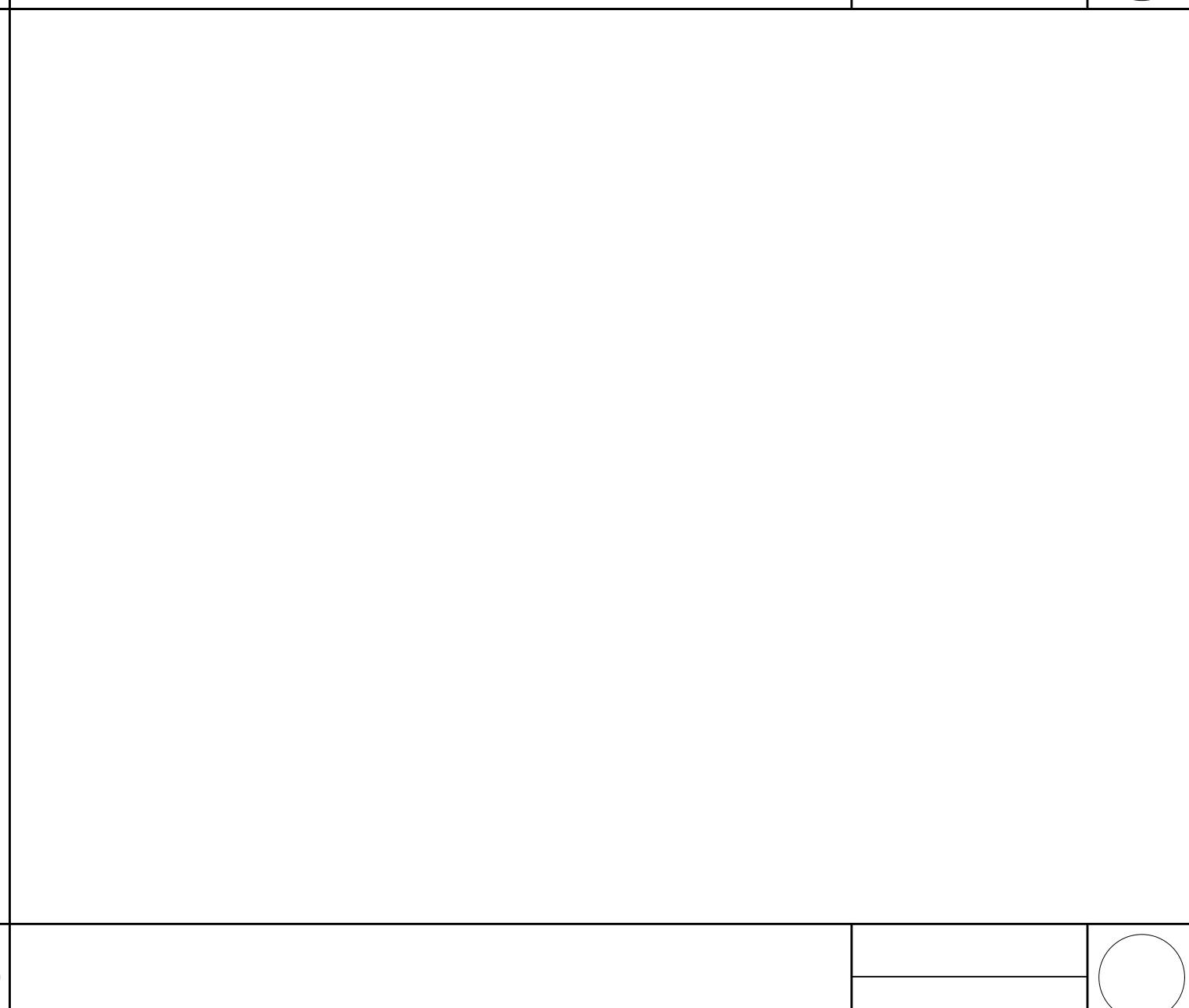
WINDOW SILL DETAIL @ EXTERIOR STUCCO WALL NTS **8**



VENT HEADER DETAIL @ EXTERIOR STUCCO WALL NTS **9**

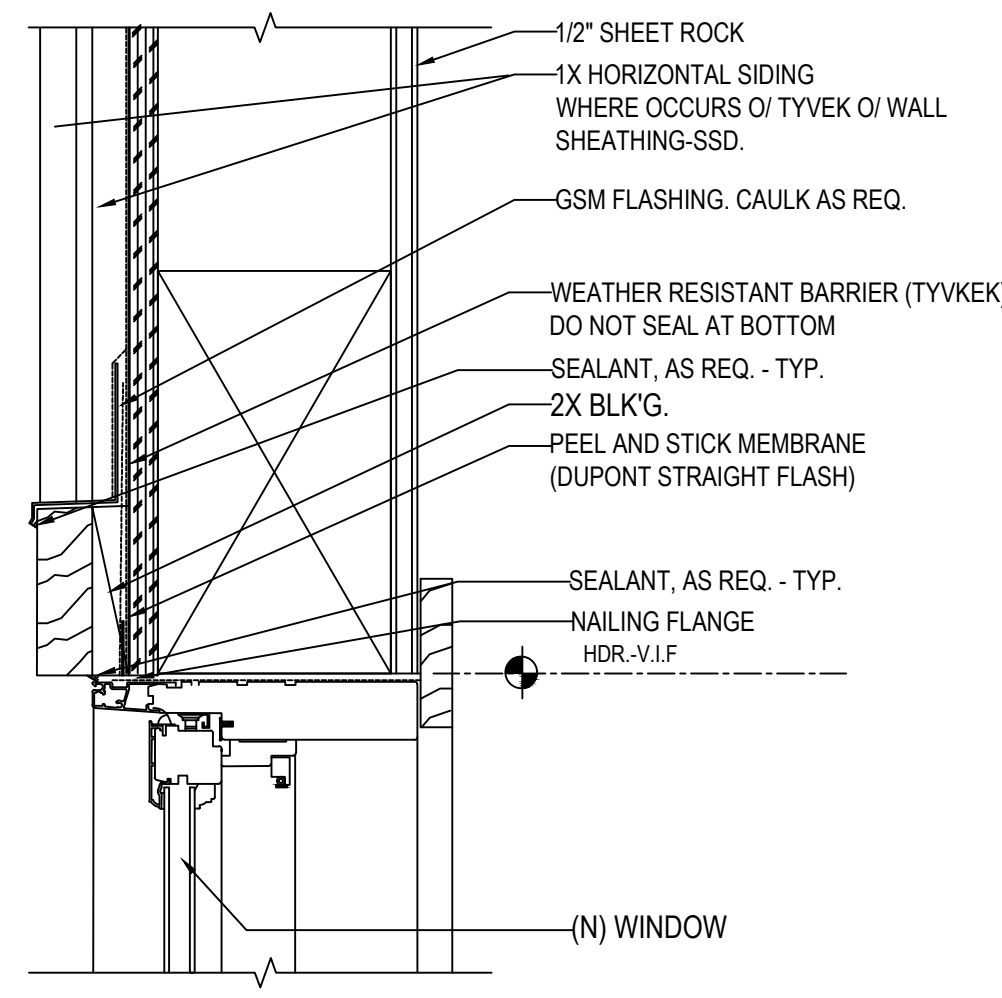


VENT SILL DETAIL @ EXTERIOR STUCCO WALL NTS **10**

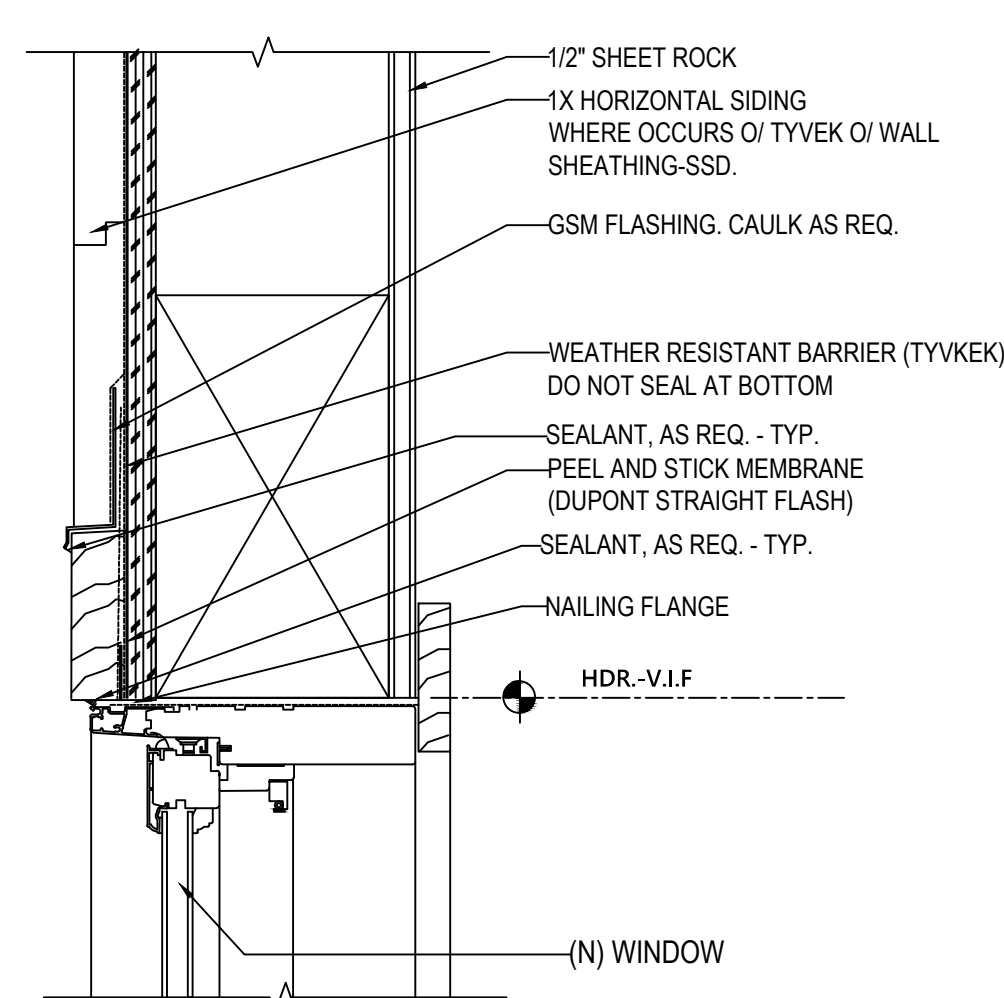


NTS **11**

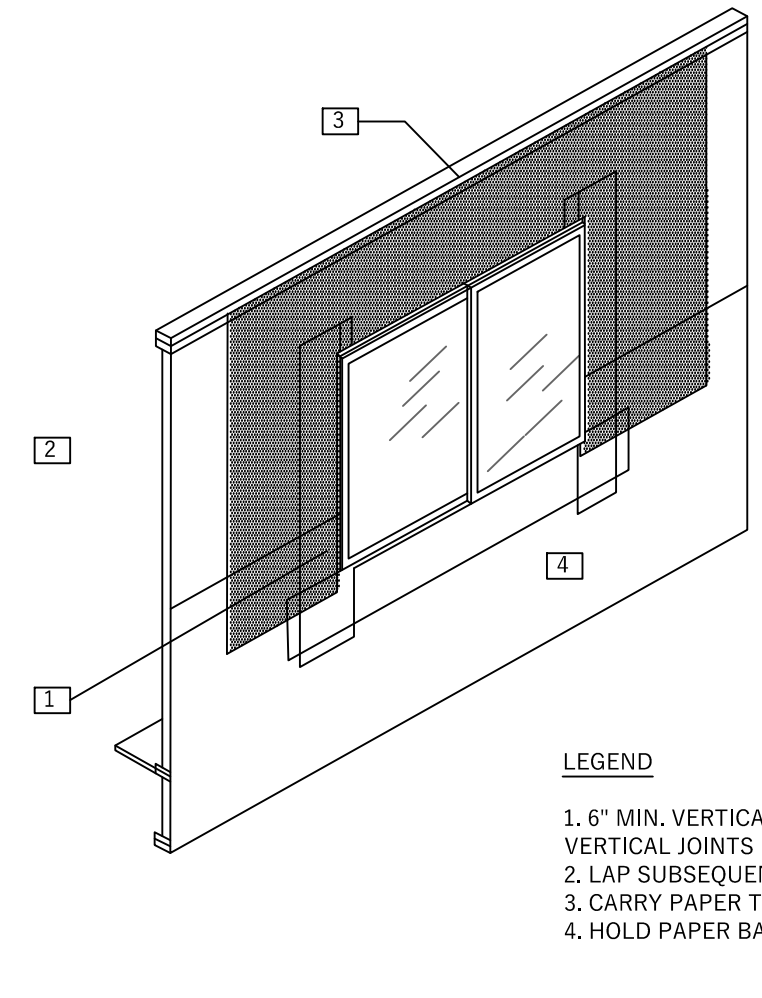
NTS **12**



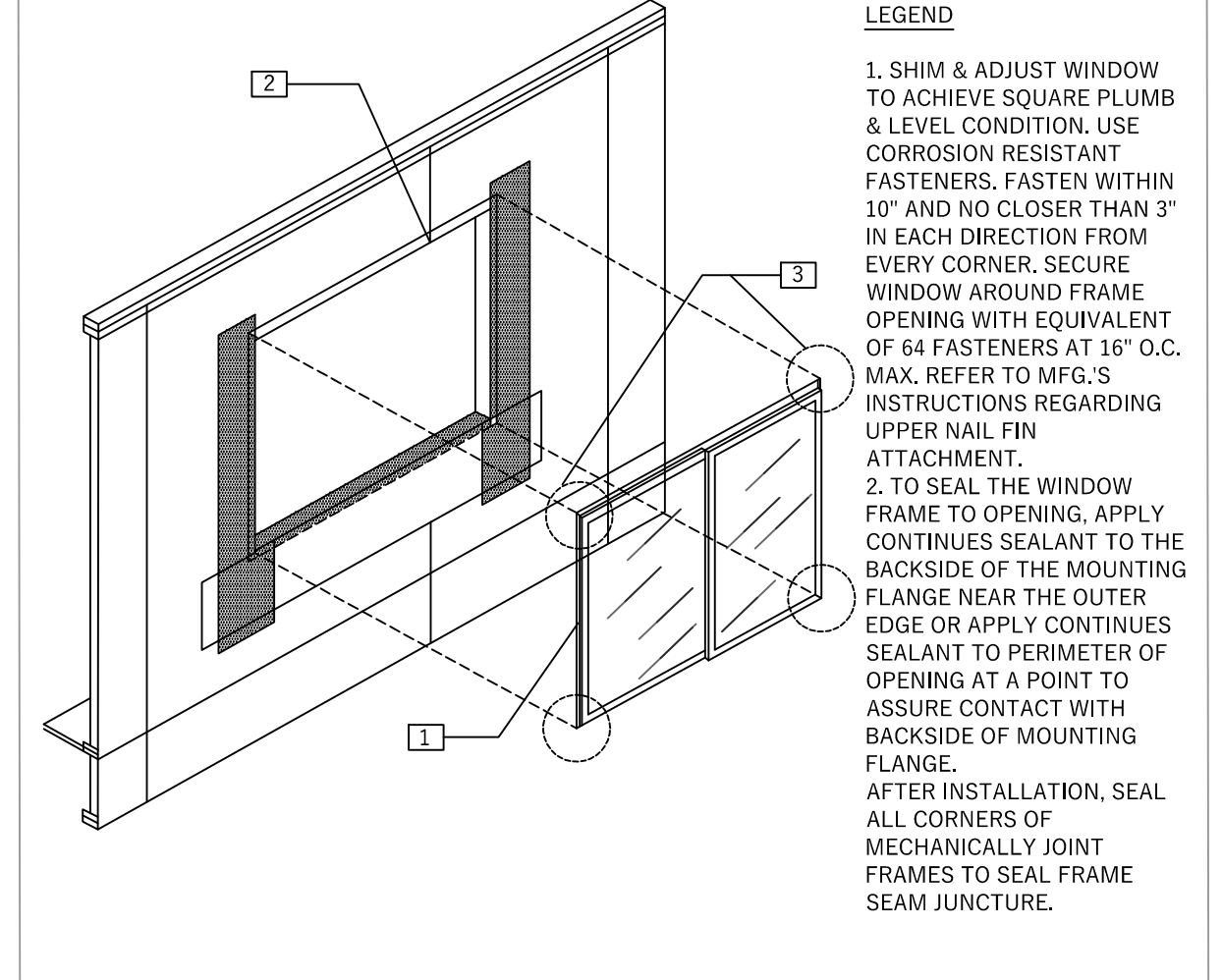
WINDOW HEAD @ WD. BOARD & BATTEN SIDING 12



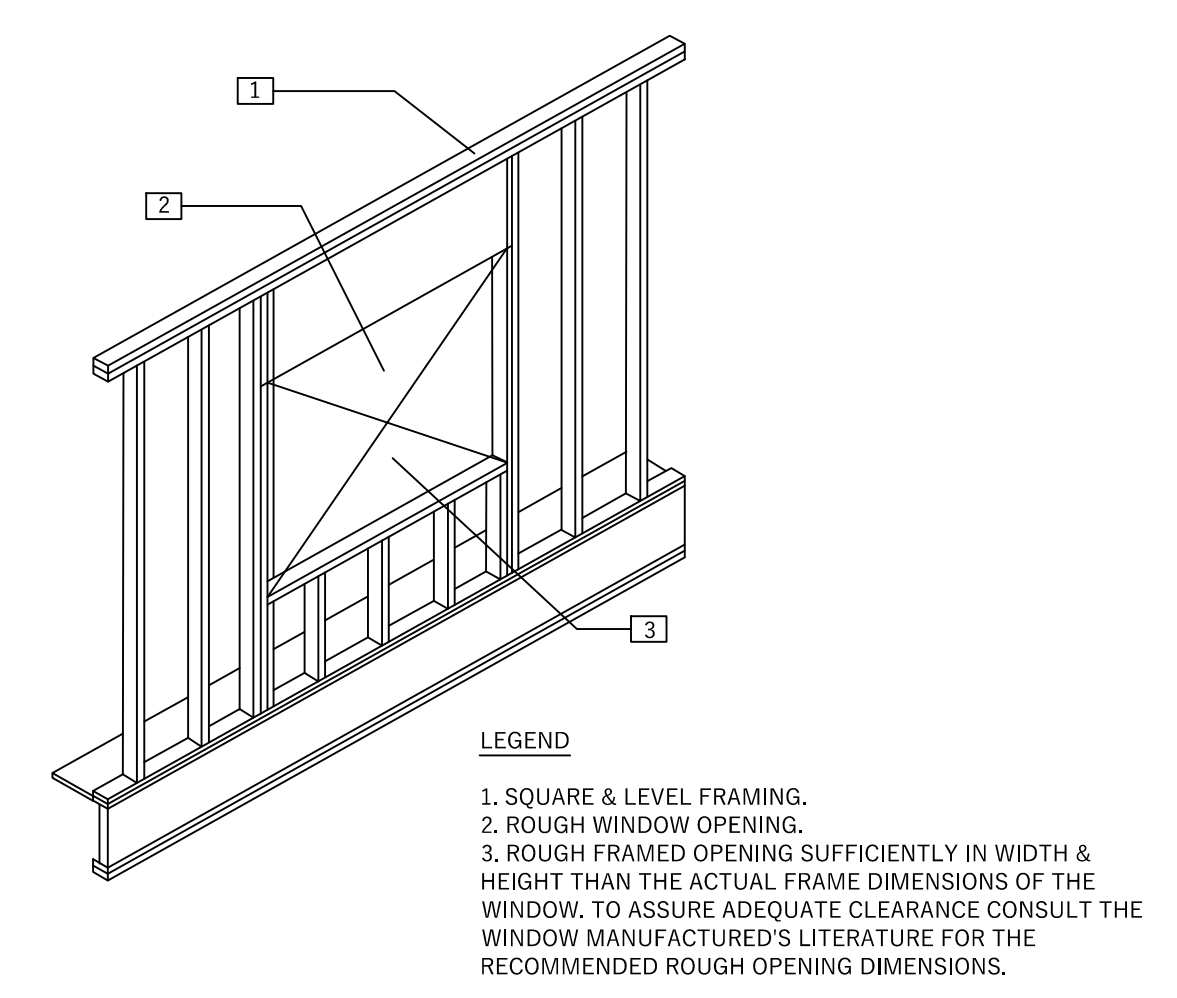
WINDOW HEAD @ HORIZONTAL SIDING 9



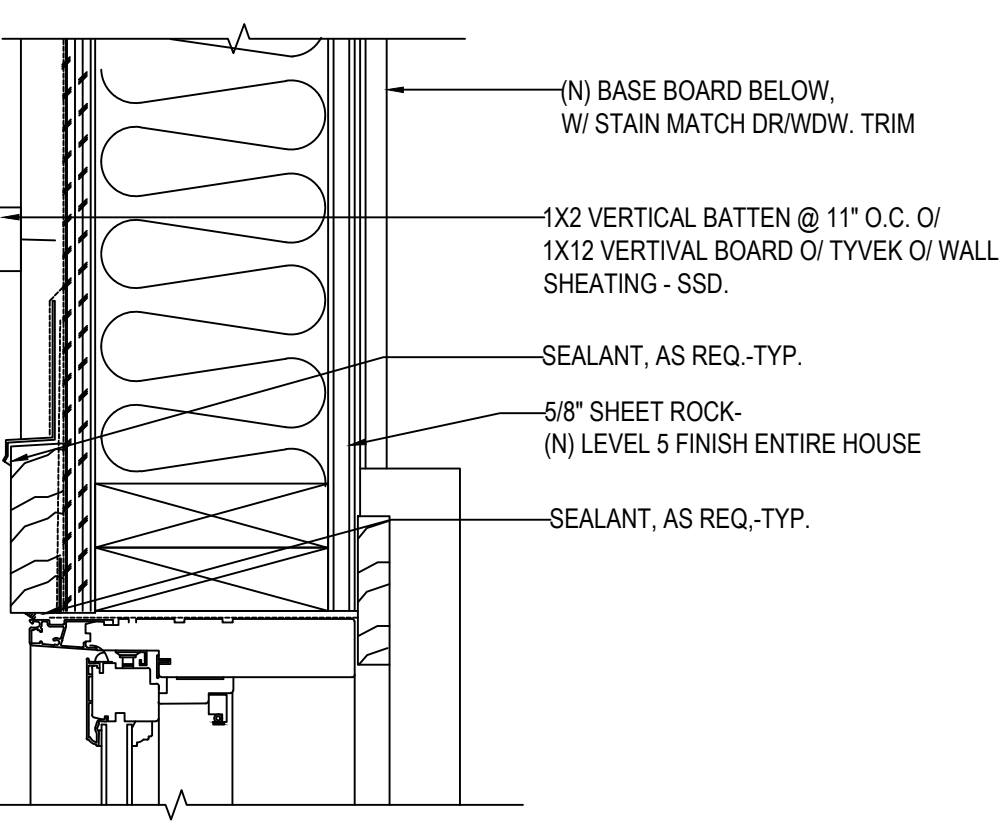
BUILDING PAPER-SECOND COURSE 7



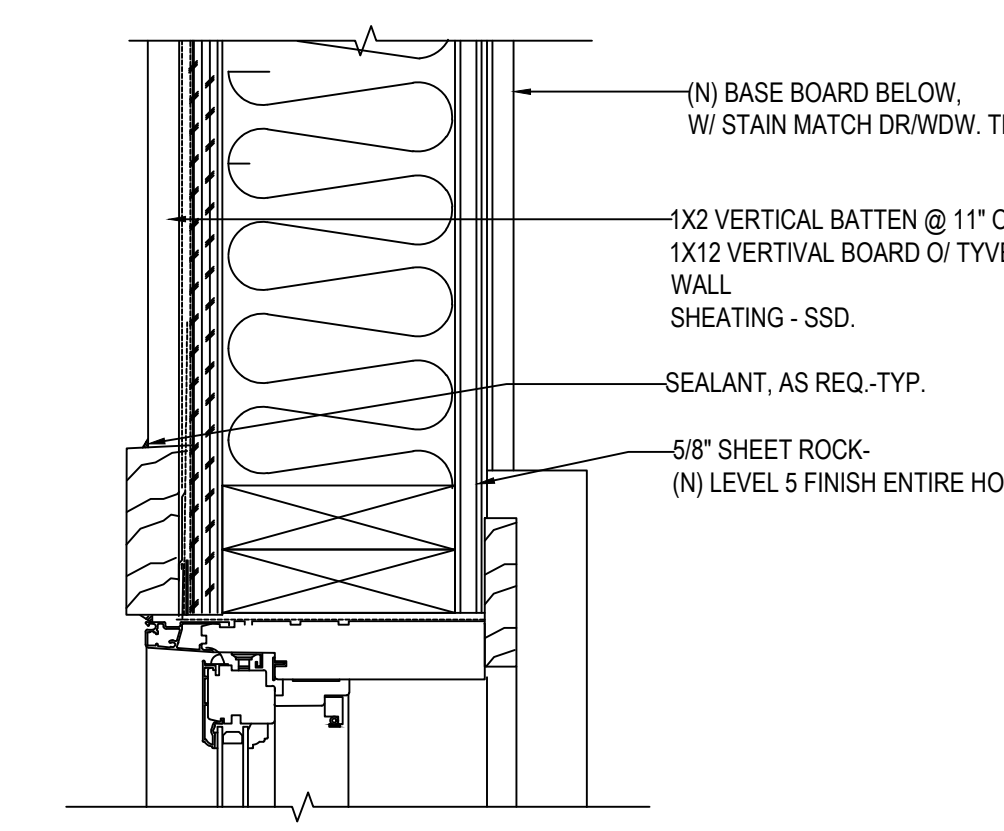
WINDOW INSTALLATION 4



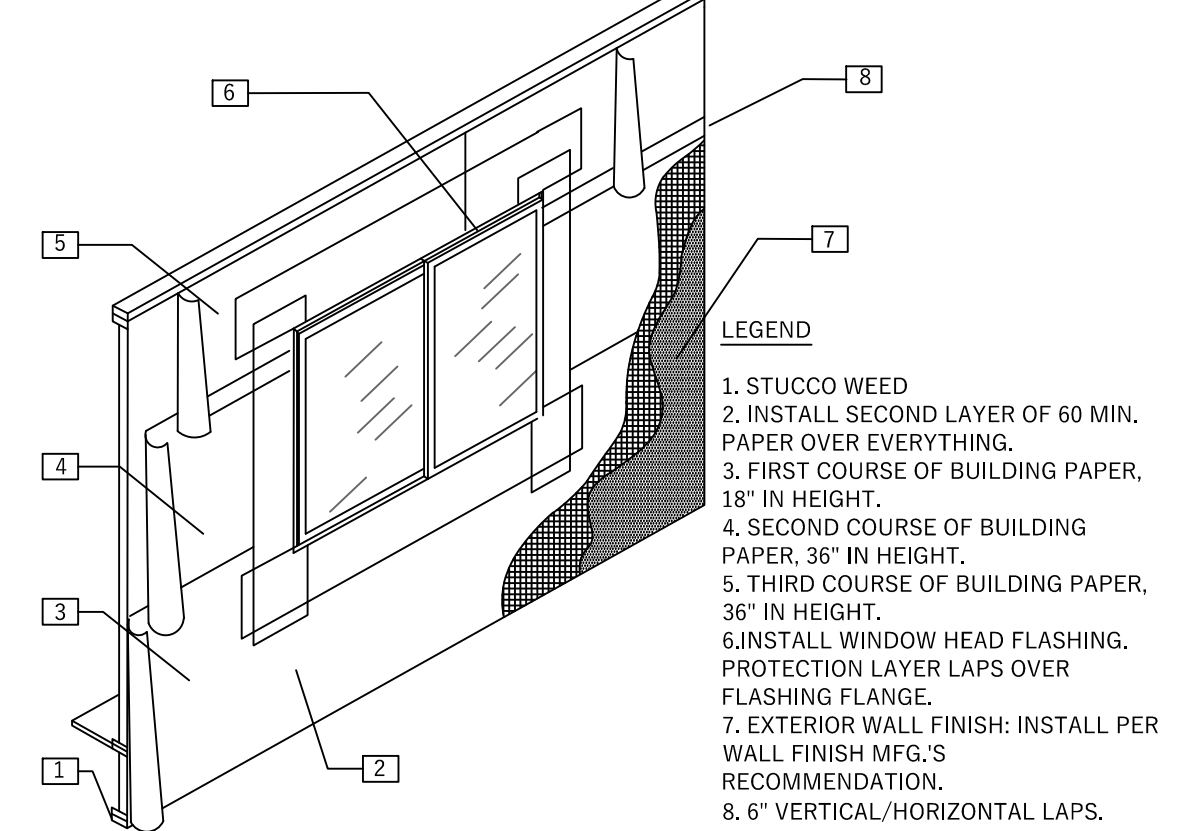
ROUGH WINDOW OPENING 1



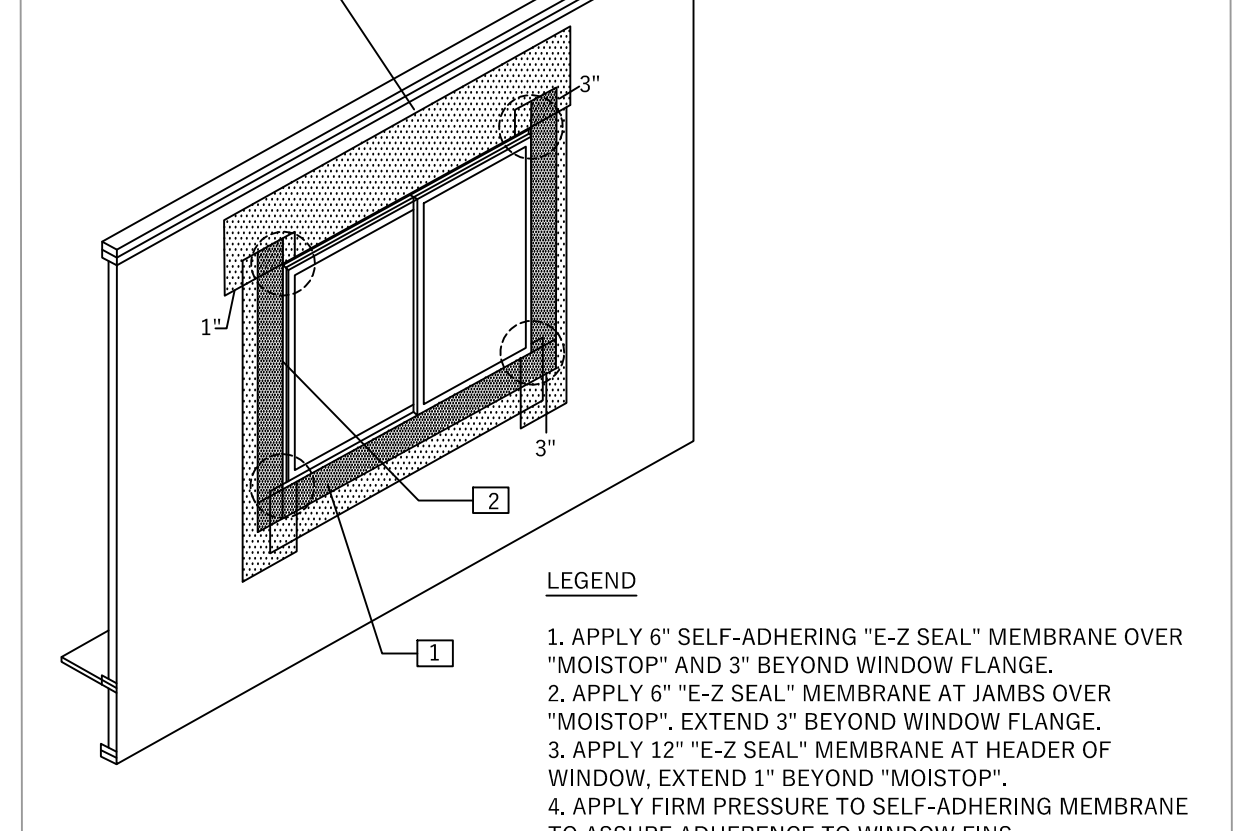
WINDOW JAMB @ WD. BOARD & BATTEN SIDING 13



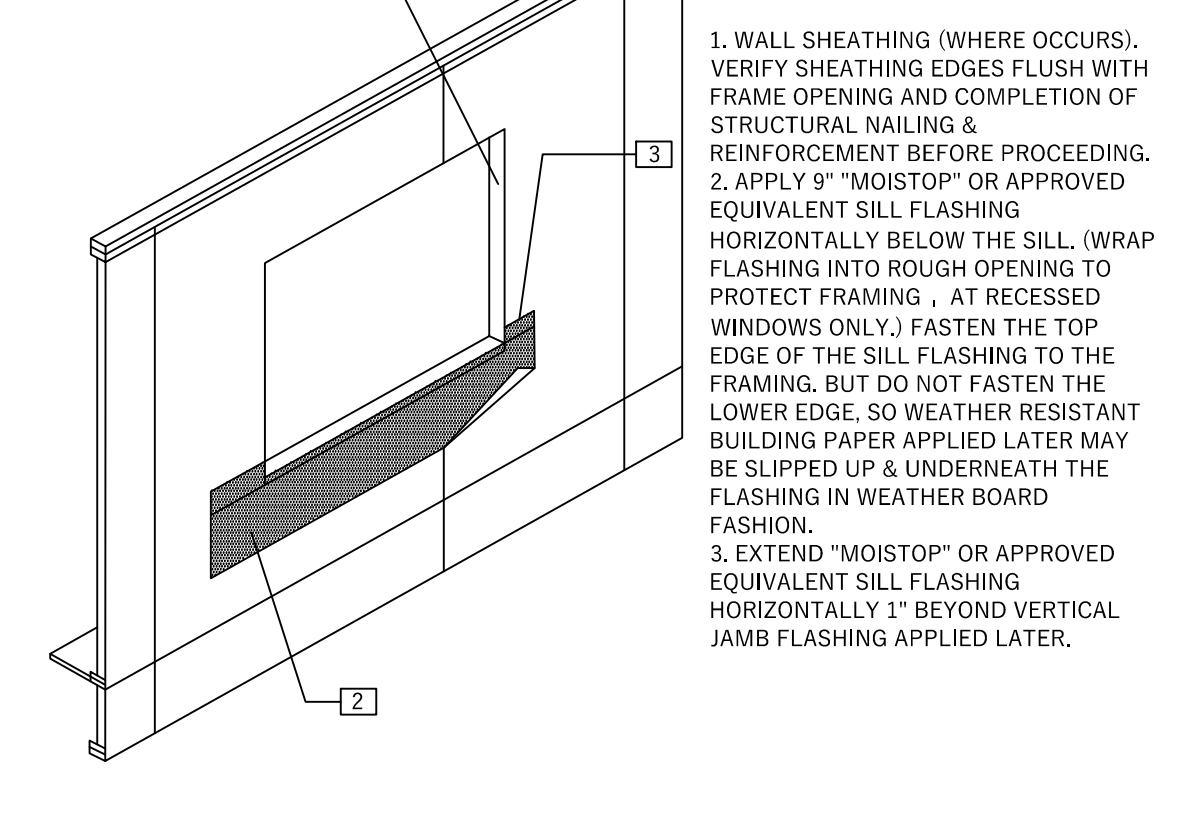
WINDOW JAMB @ HORIZONTAL SIDING 10



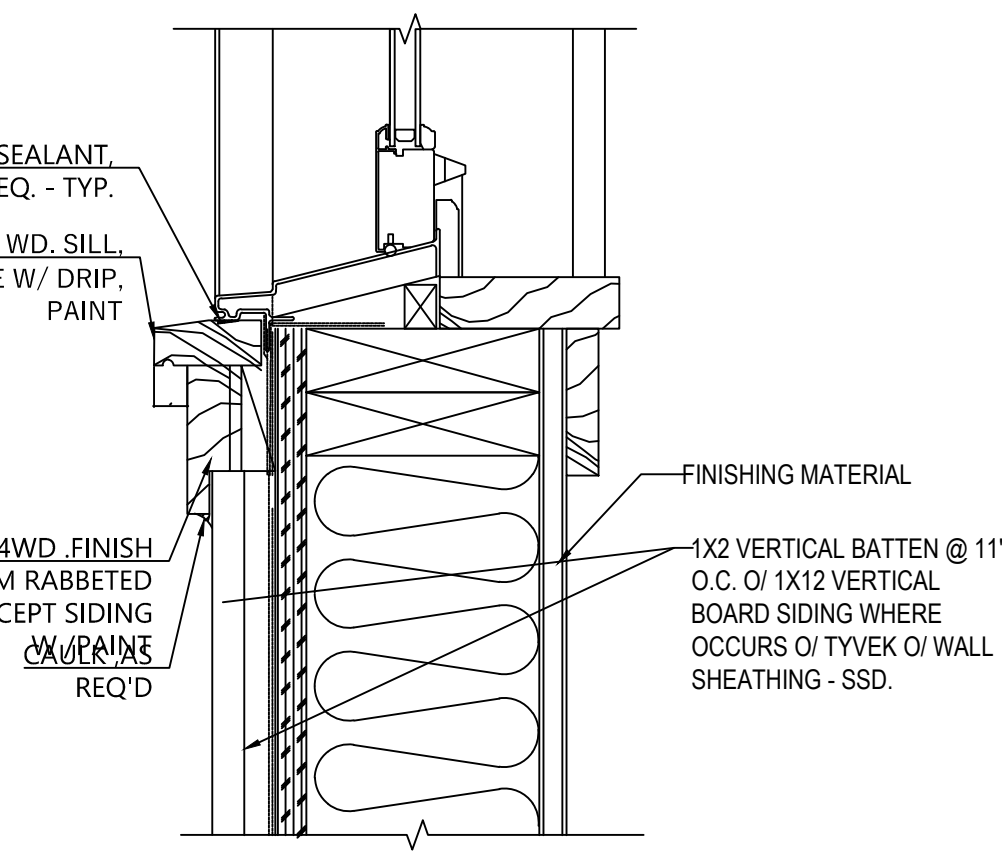
TRIM-FLASHING-PROTECTION COURSE 8



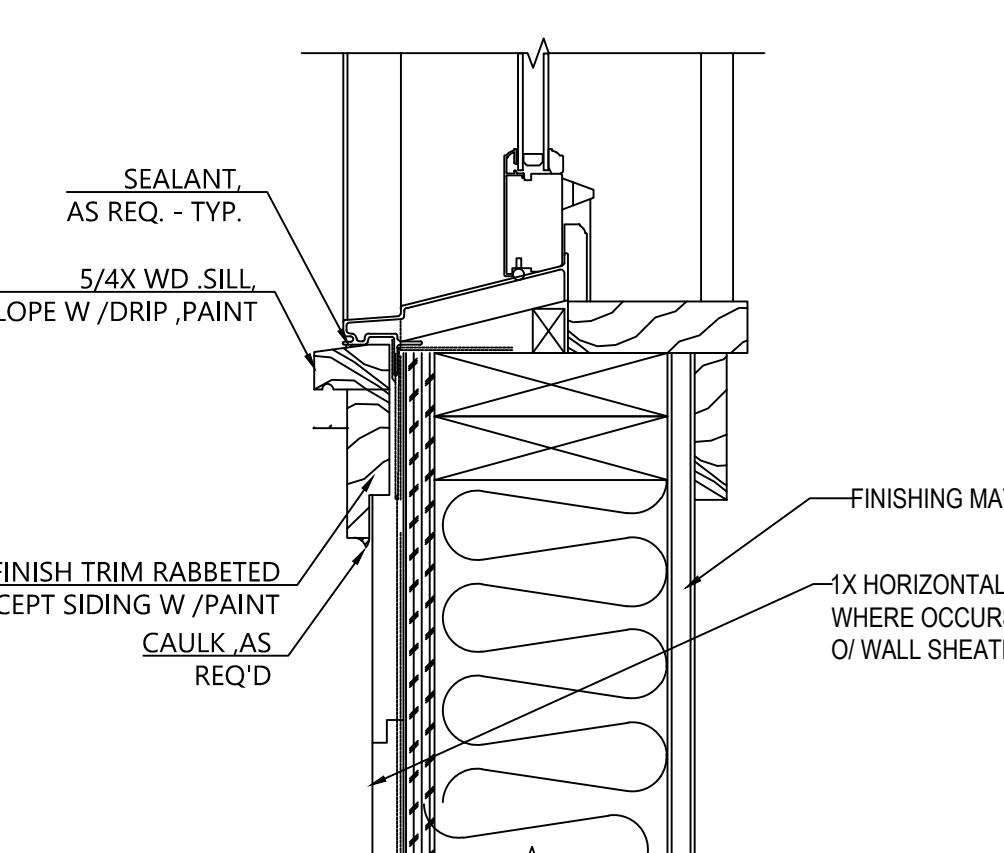
SELF-ADHESIVE MEMBRANE 5



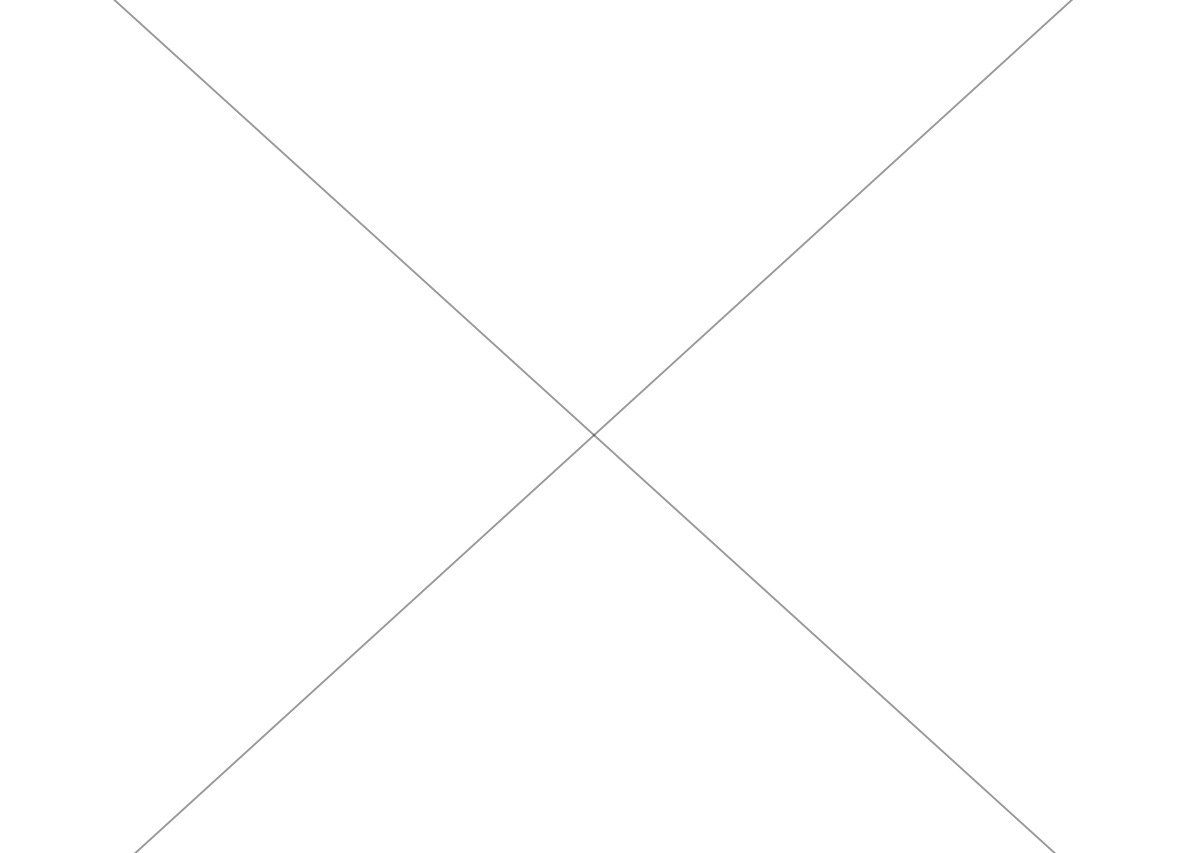
SILL FLASHING 2



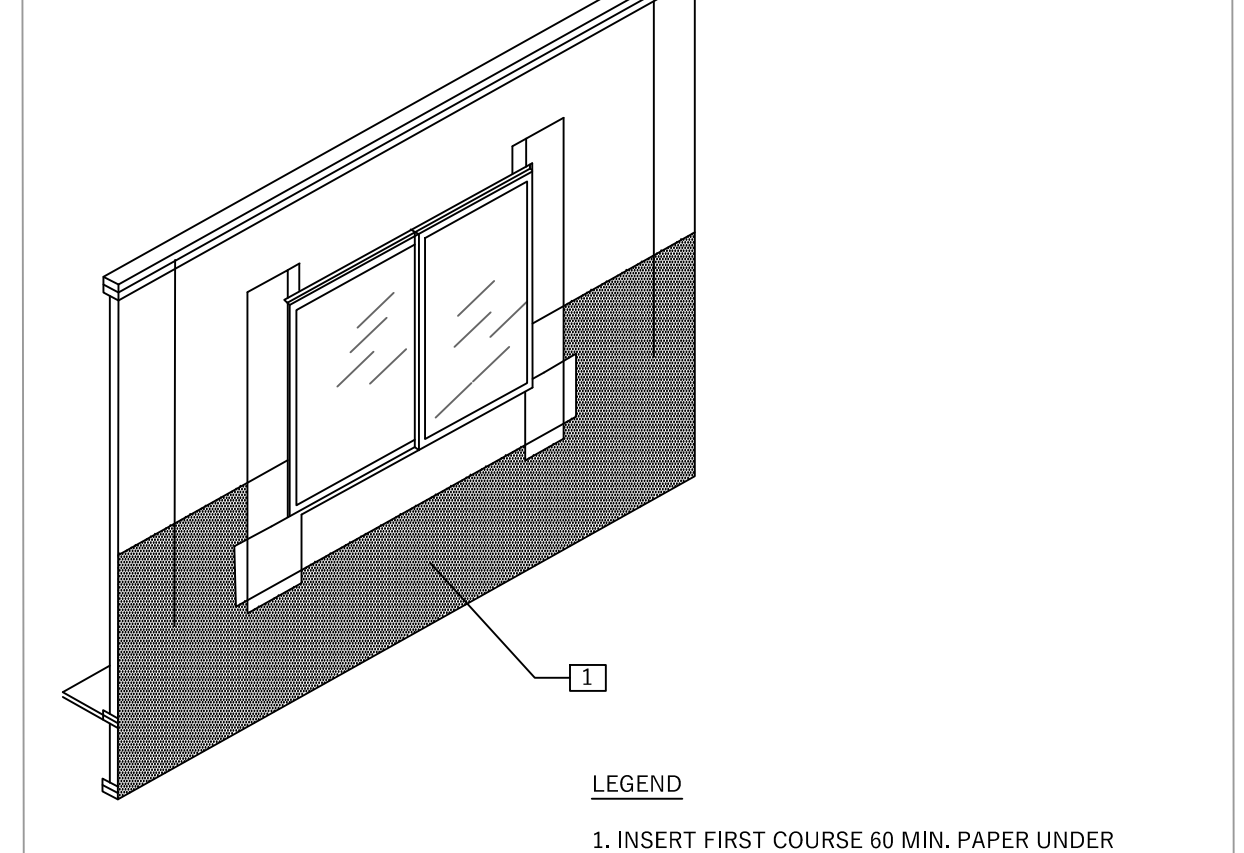
WINDOW SILL @ WD. BOARD & BATTEN SIDING 14



WINDOW SILL @ HORIZONTAL SIDING 11



BUILDING PAPER- FIRST COURSE 6



JAMB FLASHING 3

Scale:

Revision Notes:

Date	Description

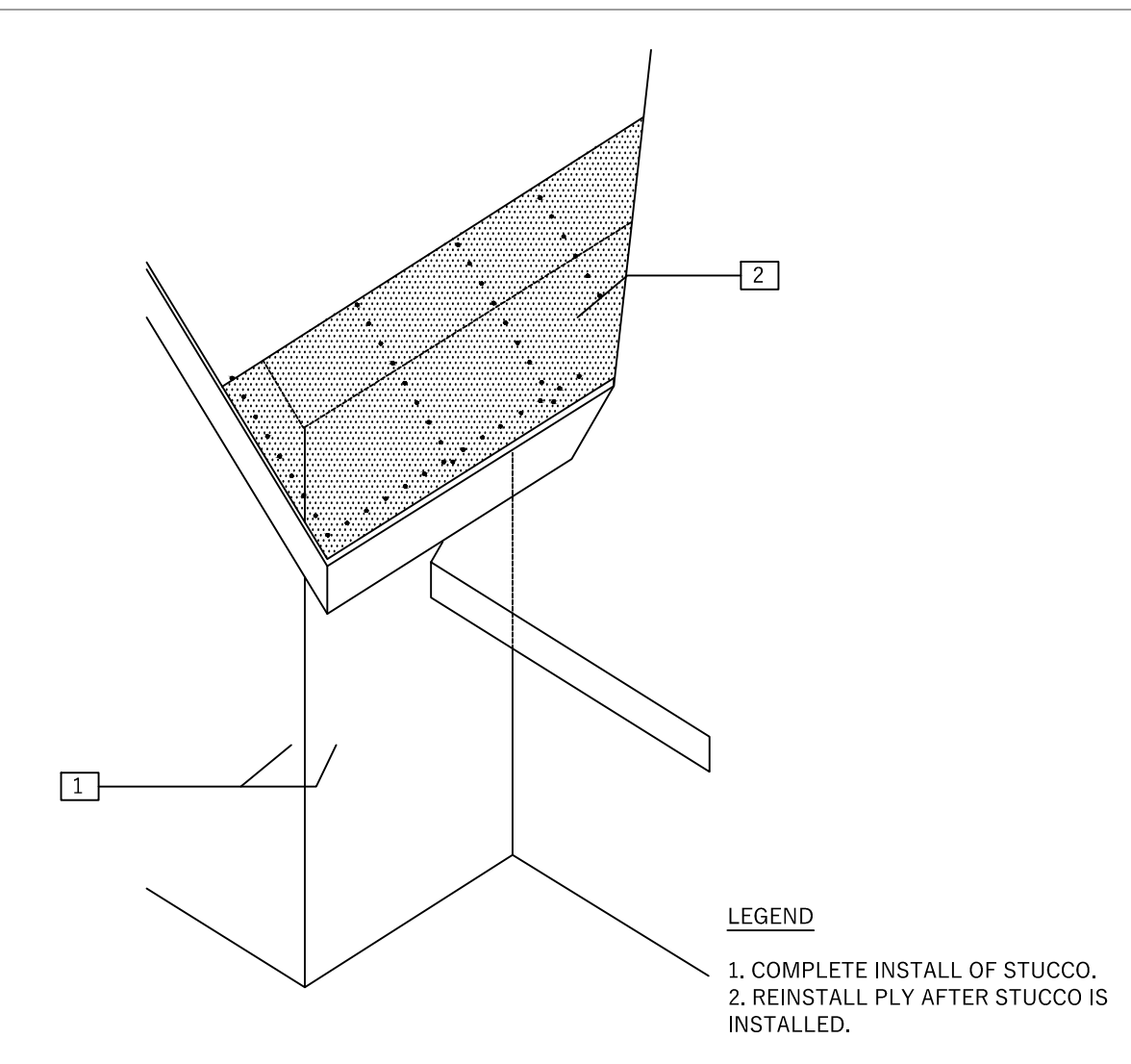
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
DETAILS

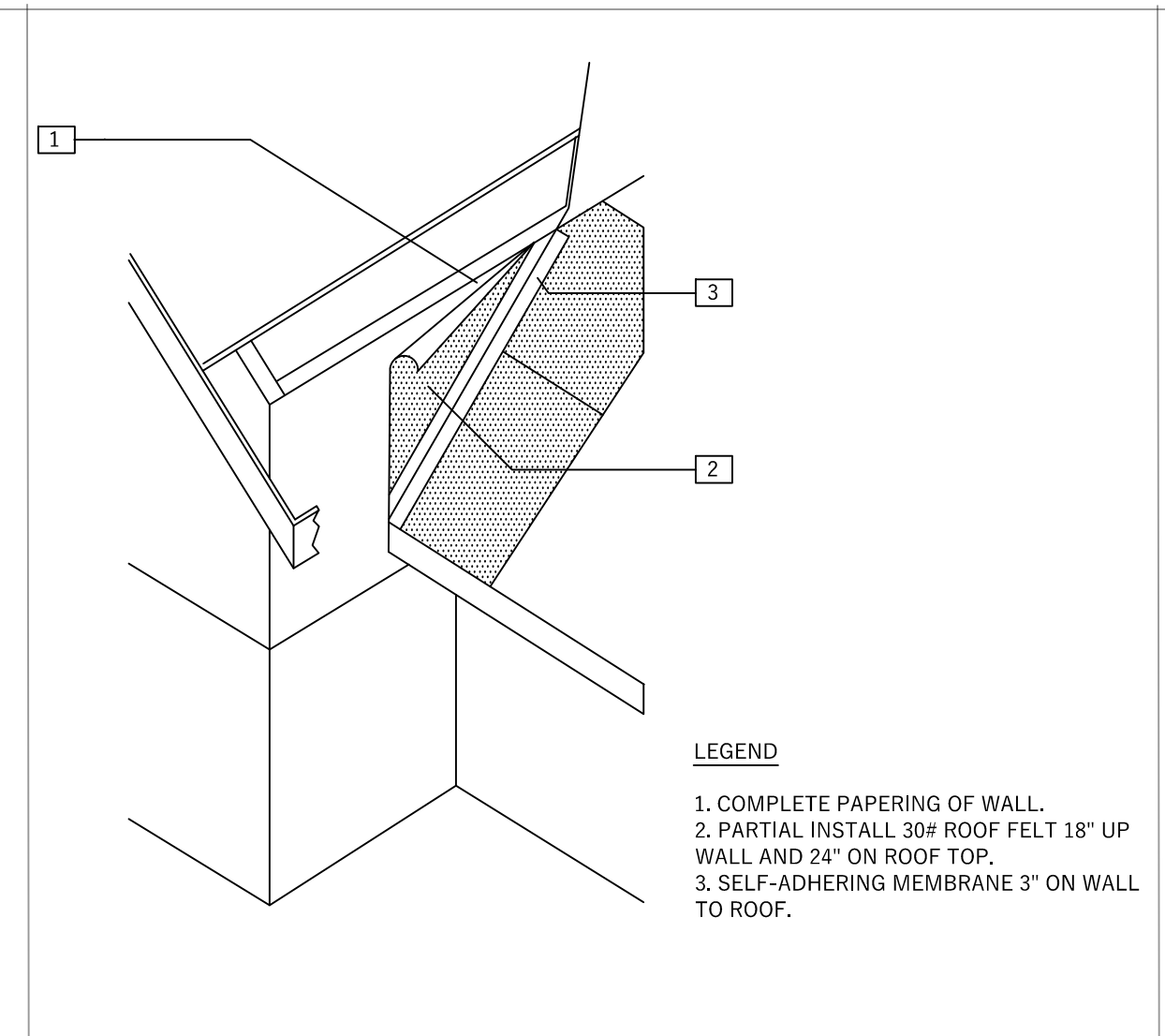
Date:
 April 04, 2023

Page No.:

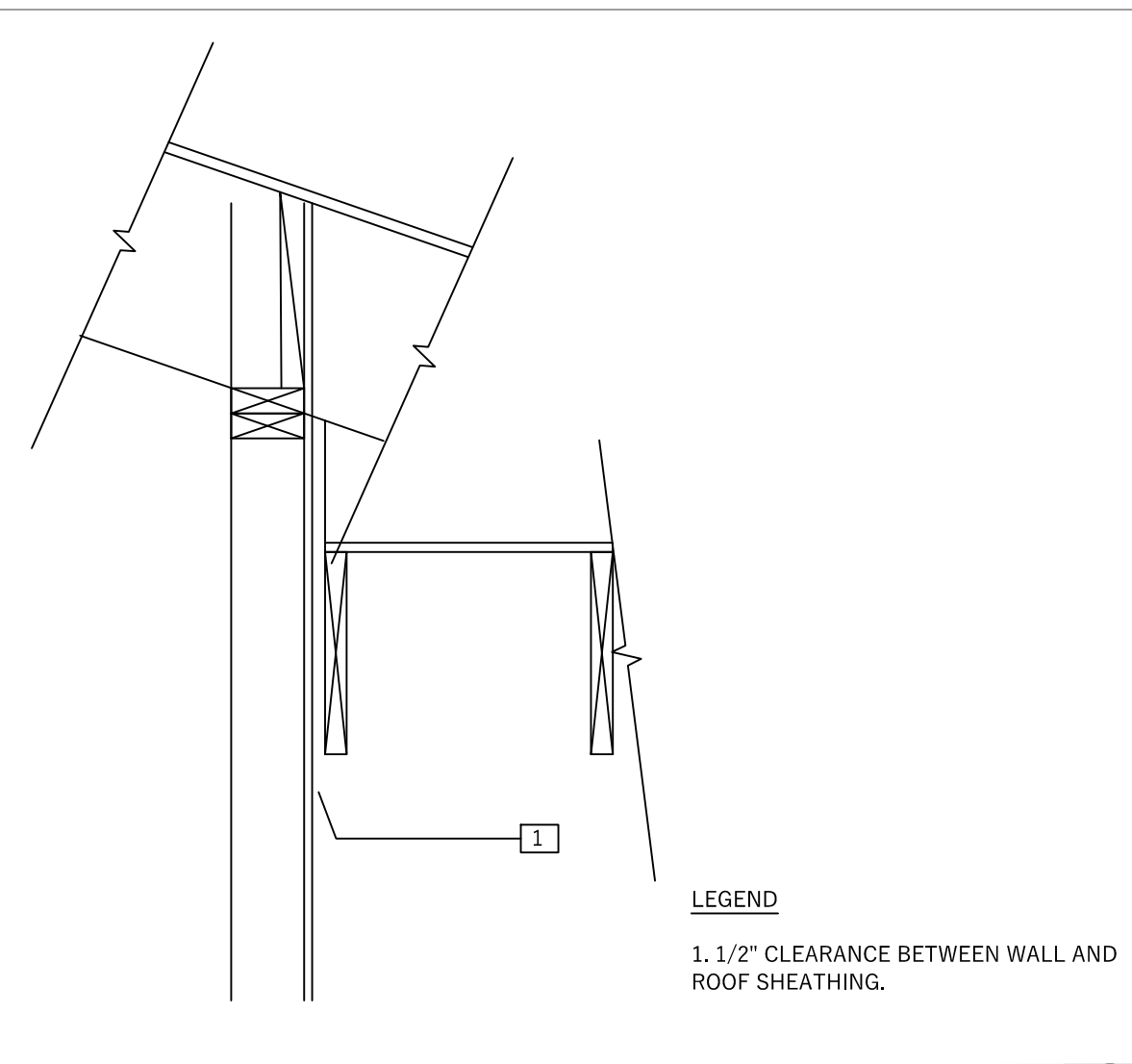
A. 602



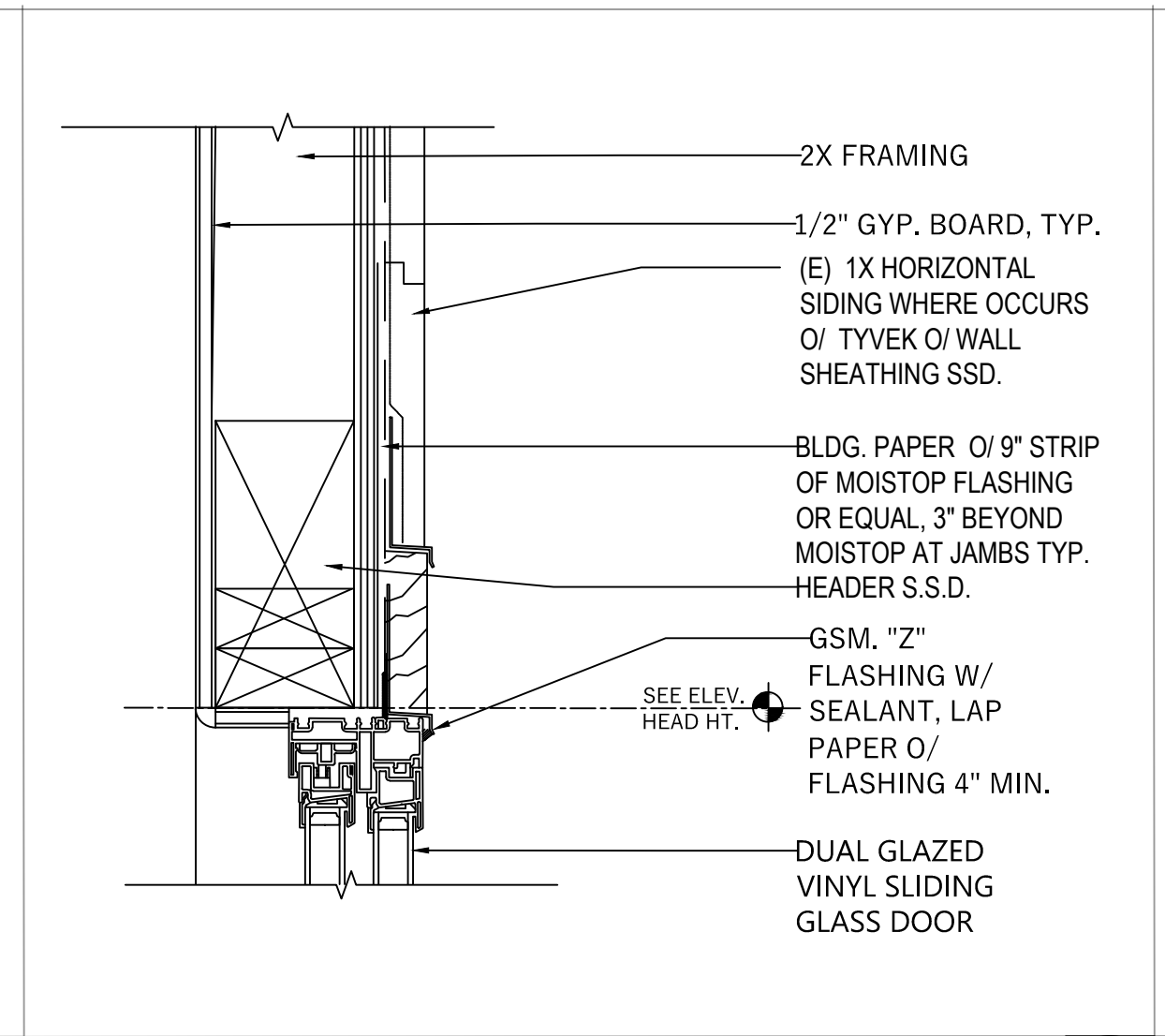
FINAL ROOF SHEATHING 7



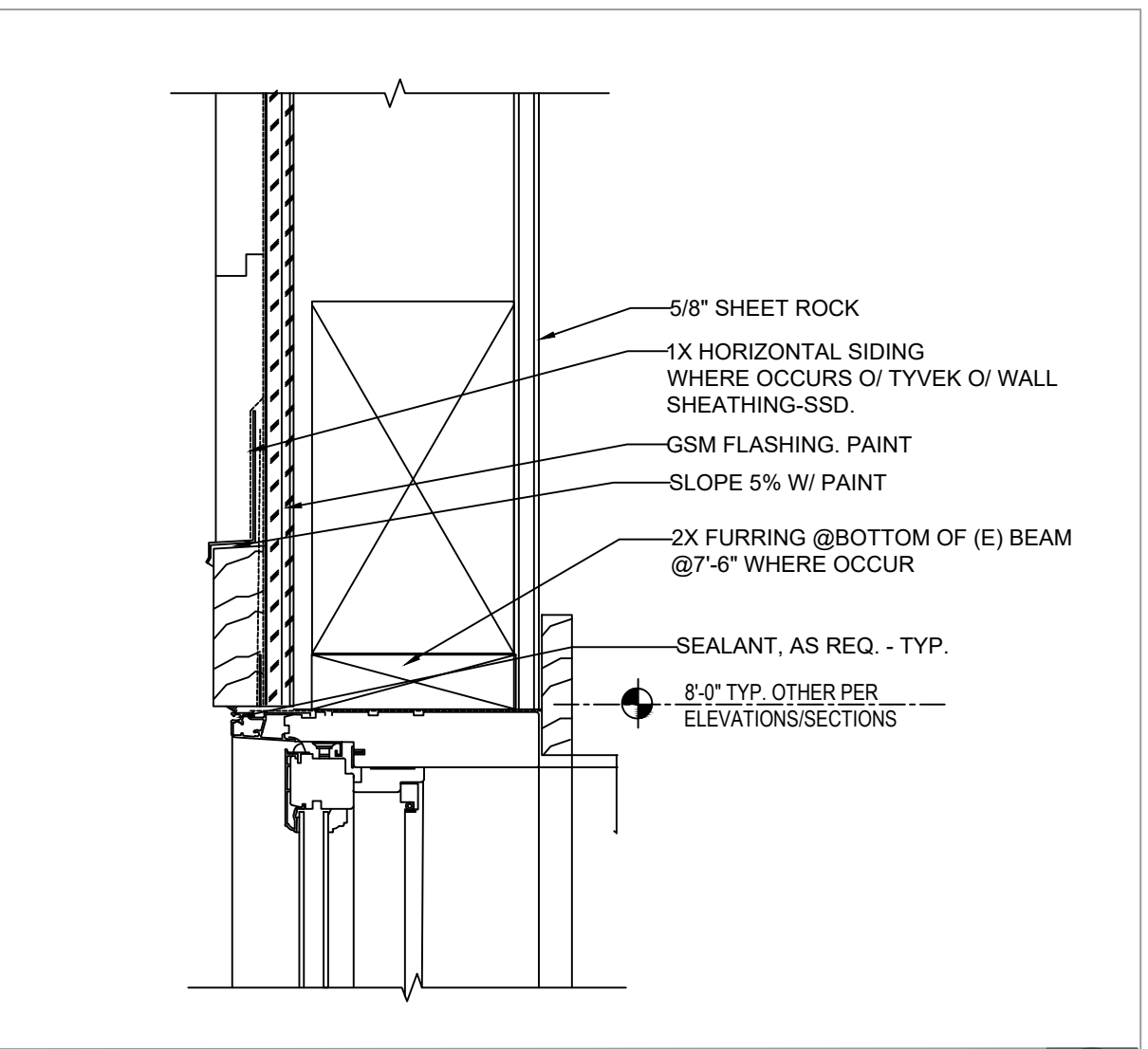
BUILDING PAPER TO WALL 8



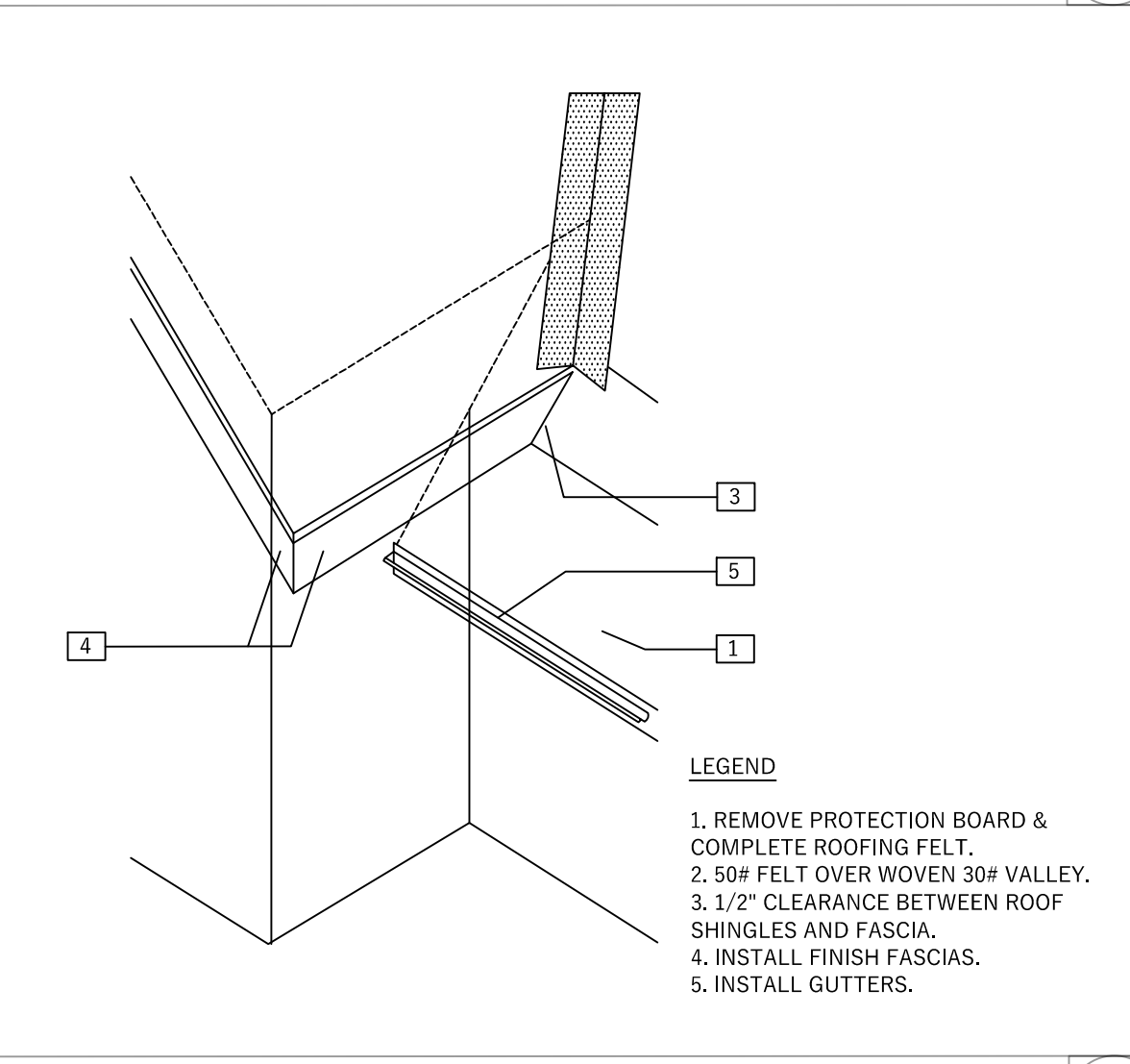
ROOF TO WALL 9



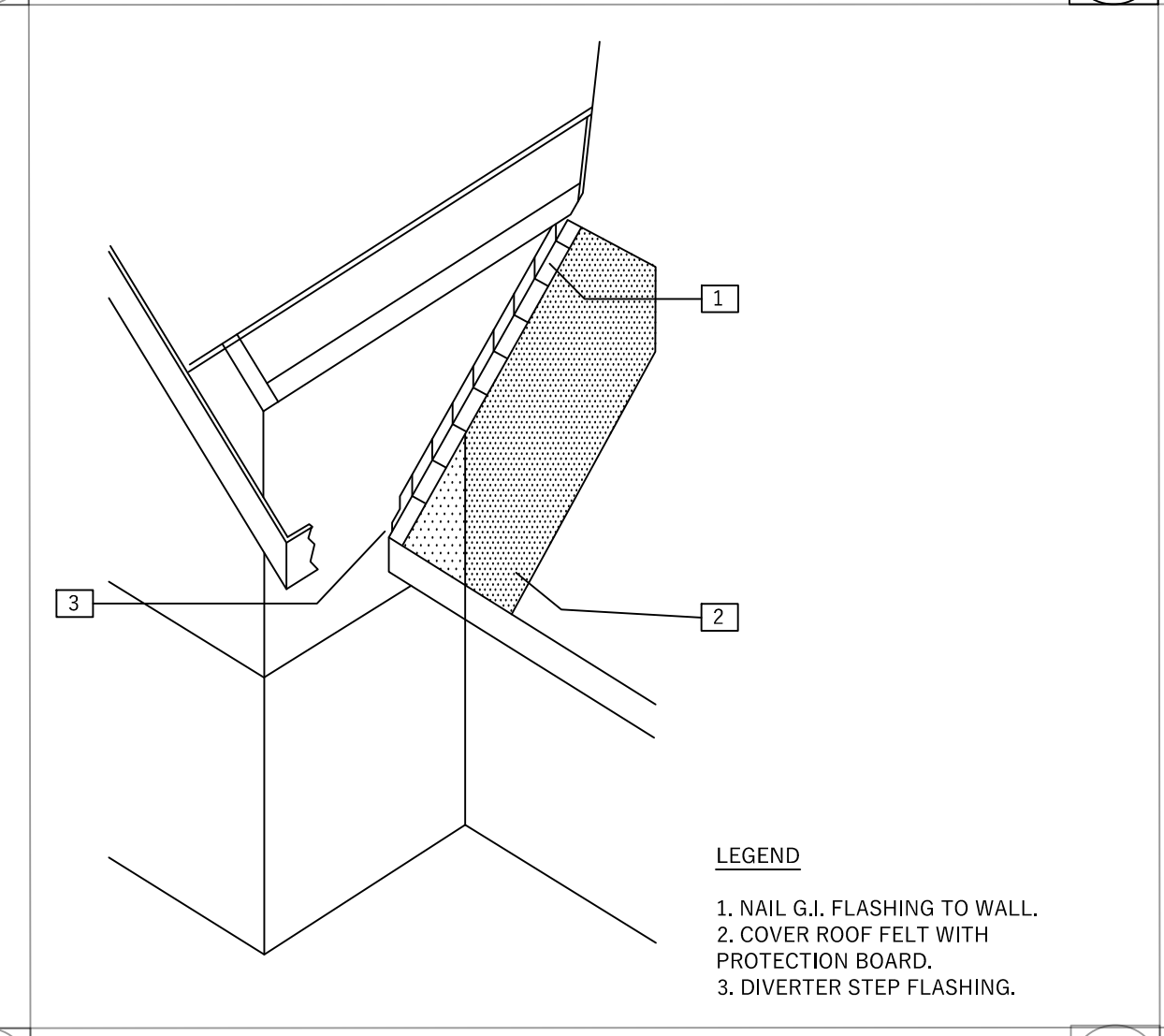
SLIDING GLASS DOOR HEAD/JAMB 10



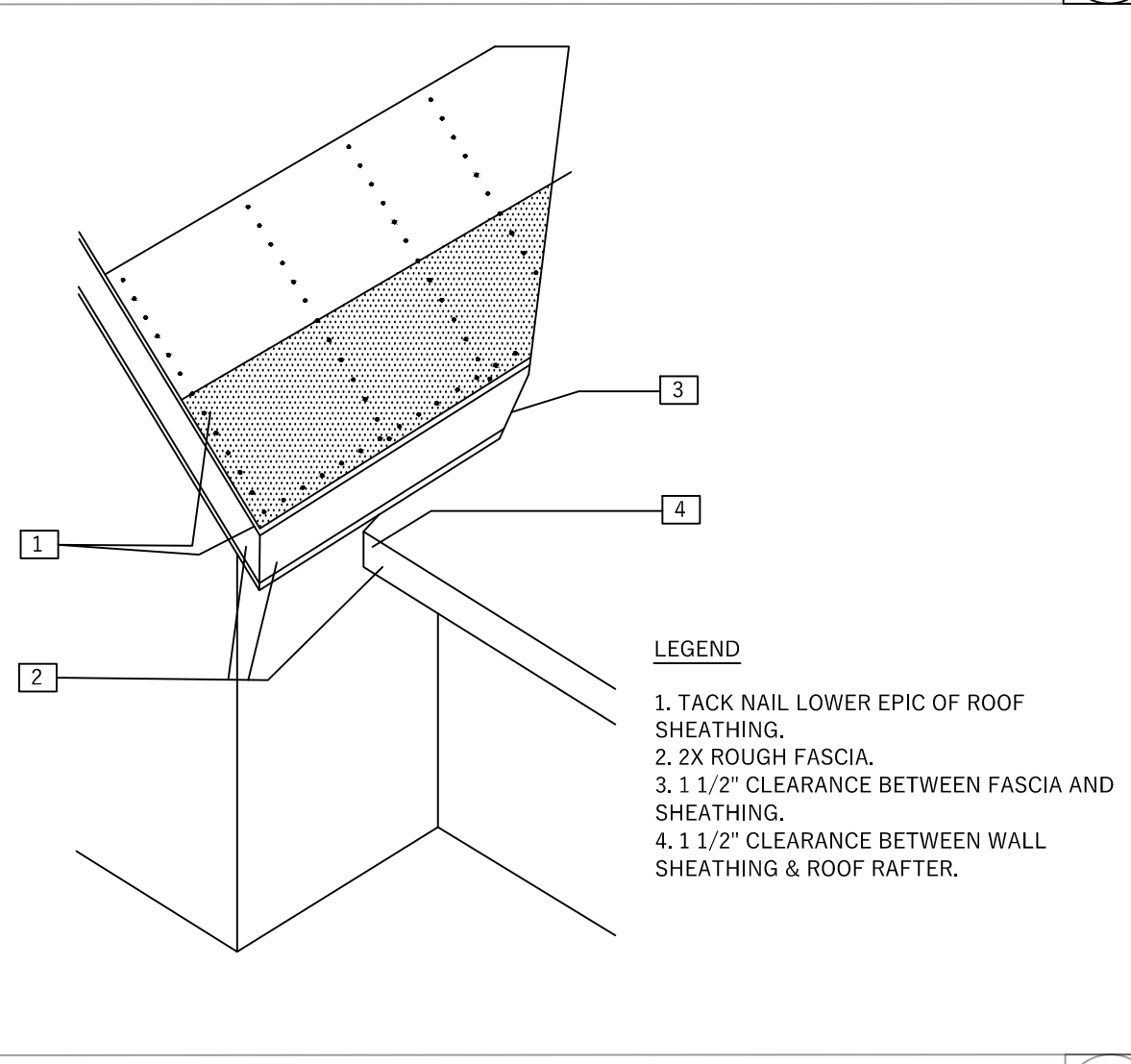
TYP. DOOR HEAD @ HORIZONTAL WD. SIDING 11



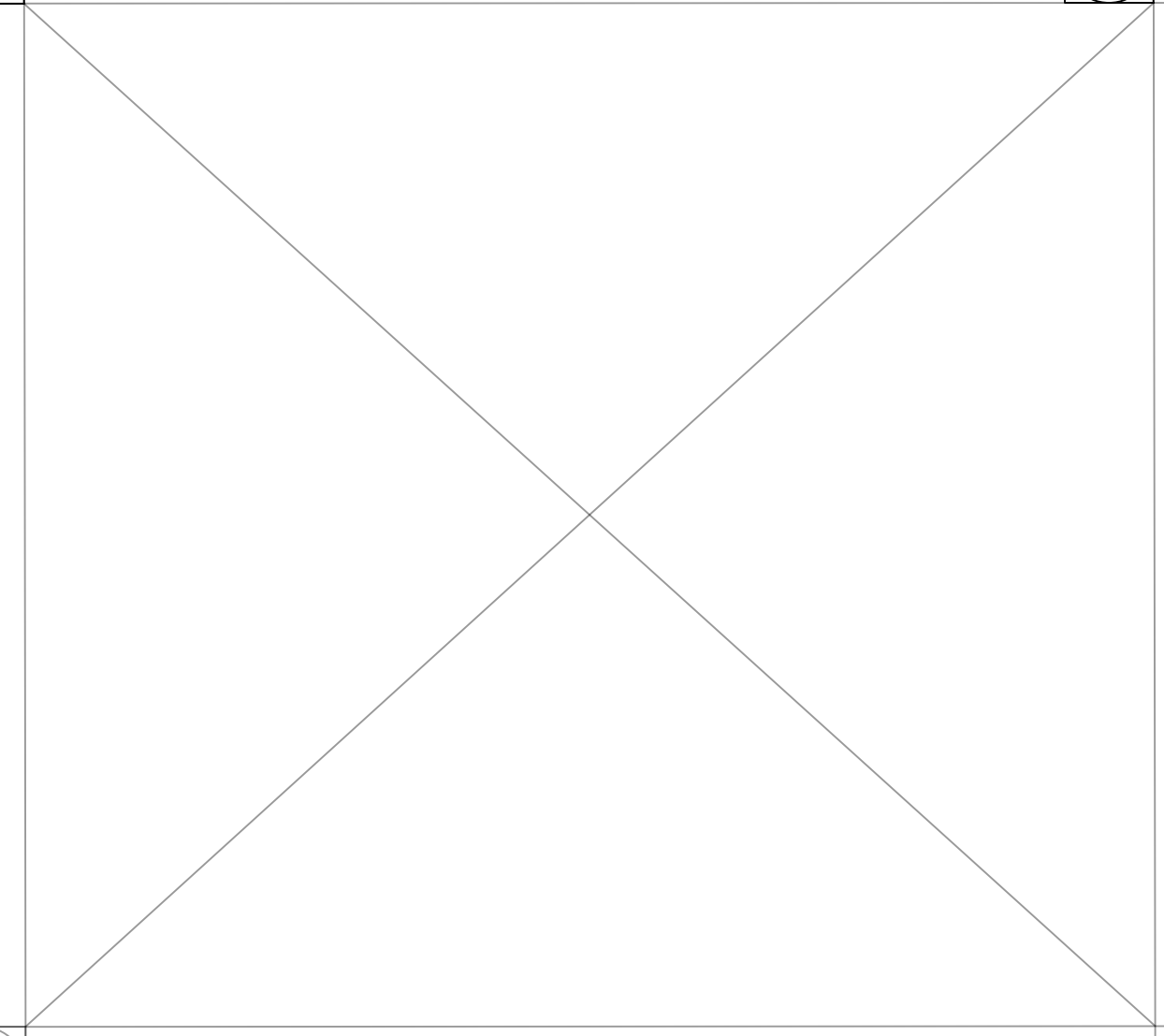
FINISH APPLICATION 12



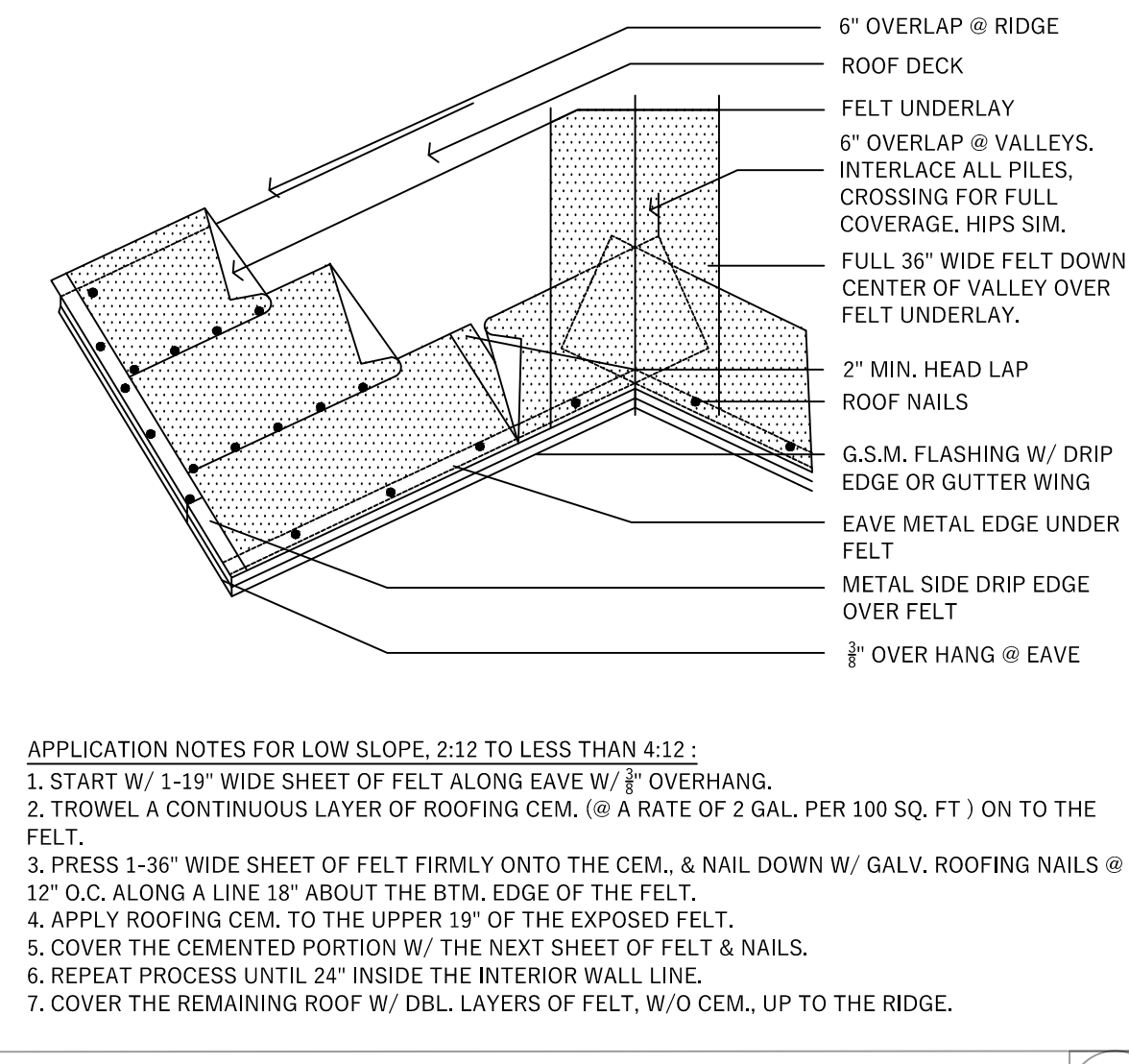
STEP FLASHING 13



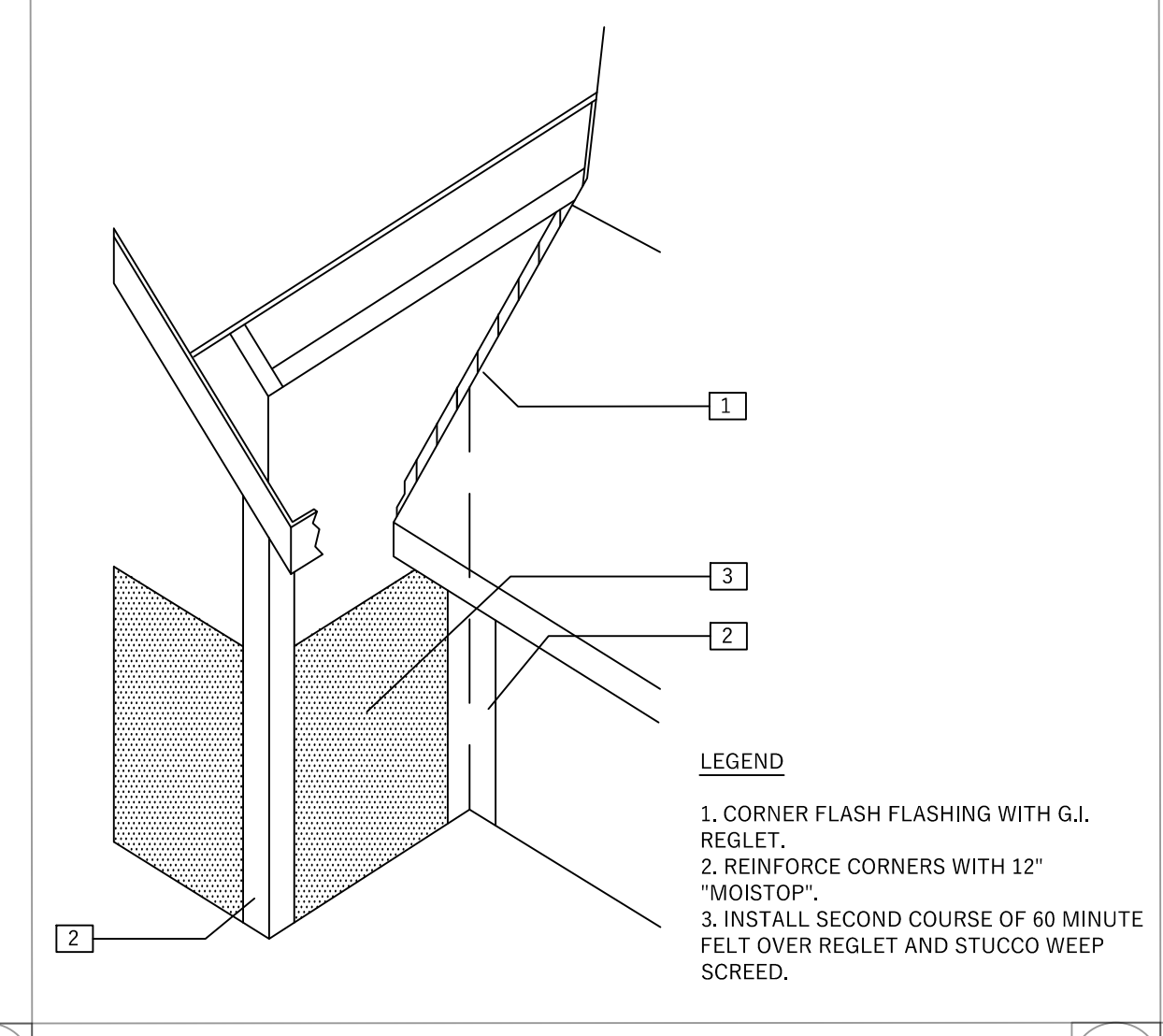
ROUGH FRAMING 14



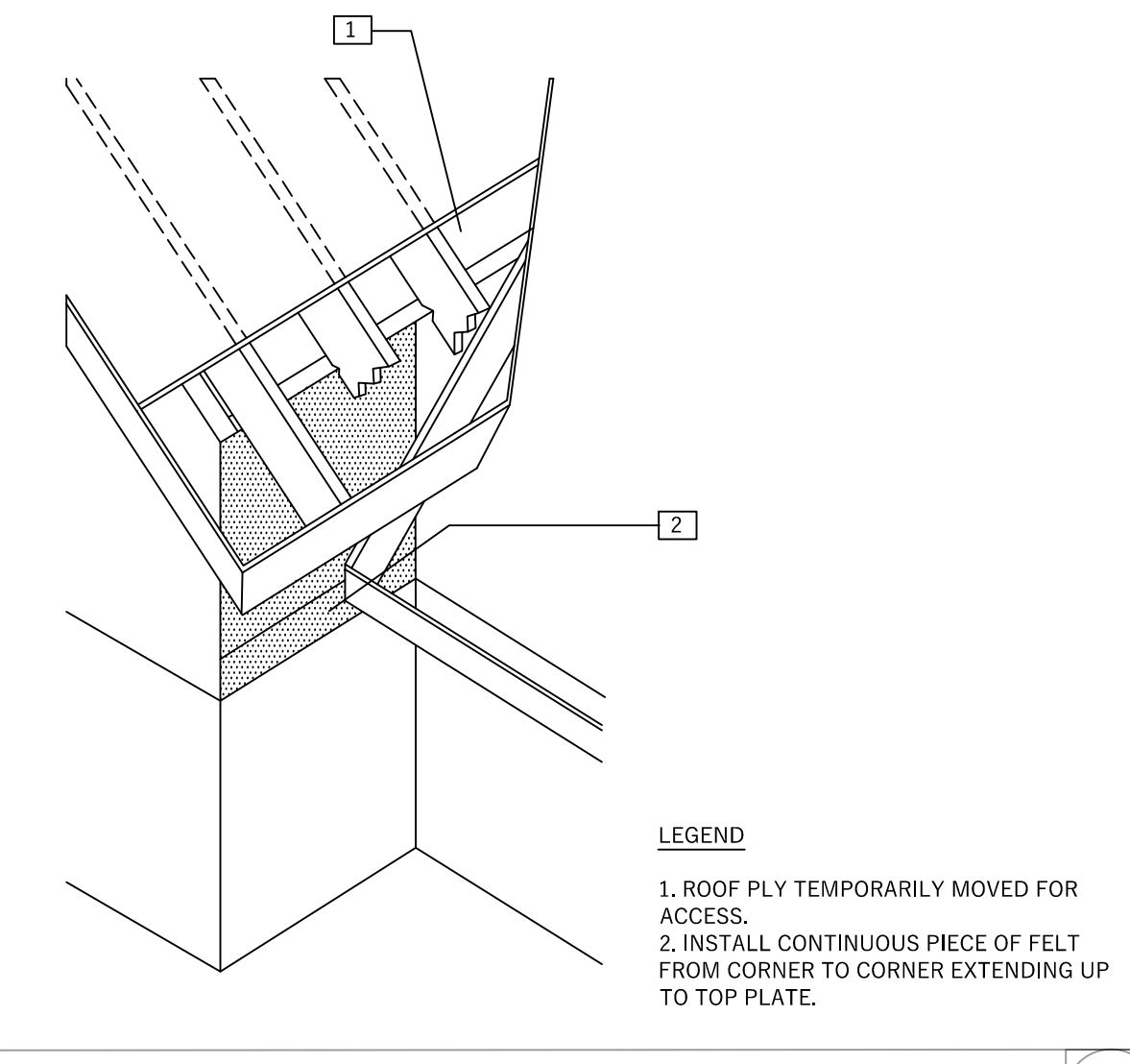
TYP. DOOR JAMB @ HORIZONTAL WD. SIDING 15



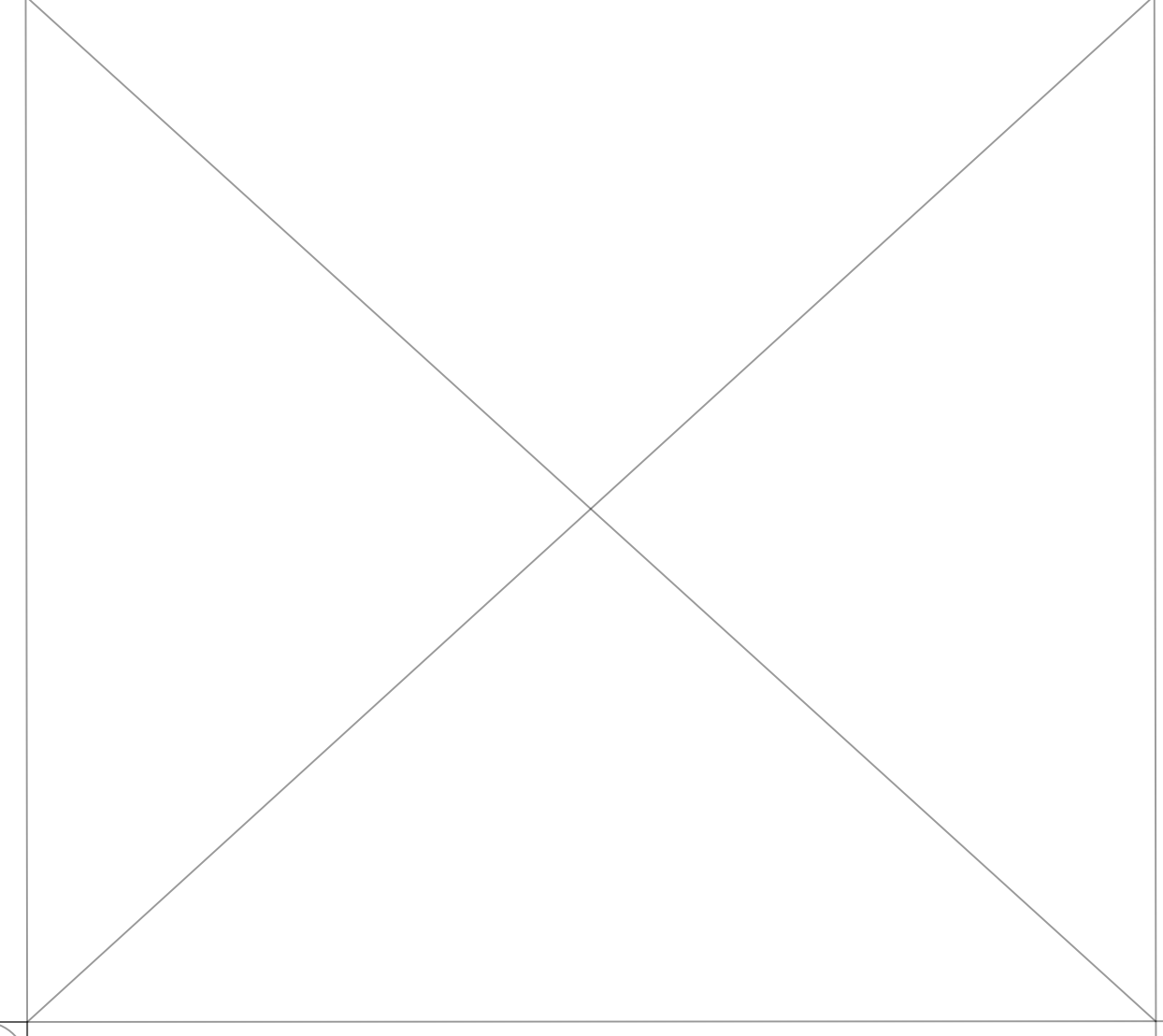
FELT UNDERLAYMENT 16



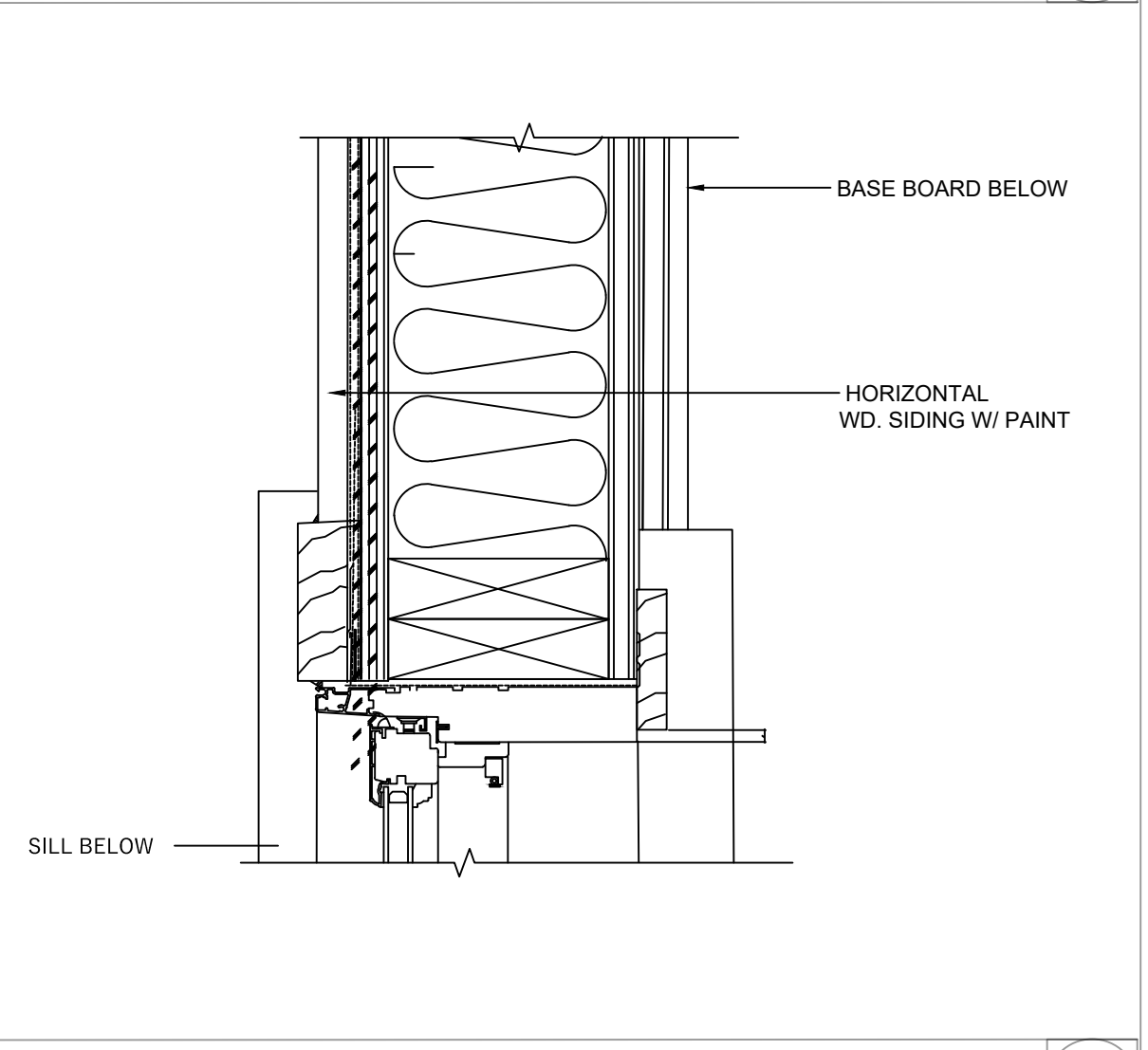
CORNER FLASHING 17



FELT APPLICATION 18



DOOR HEAD/JAMB 19



TYP. DOOR JAMB @ HORIZONTAL WD. SIDING 20

Project Name and Address:
ANKIT SHARMA
 VACANT WANDERERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF (0.48 ACRES)

Scale:

Date:

Page No.:

Revision Notes:	Date	Description

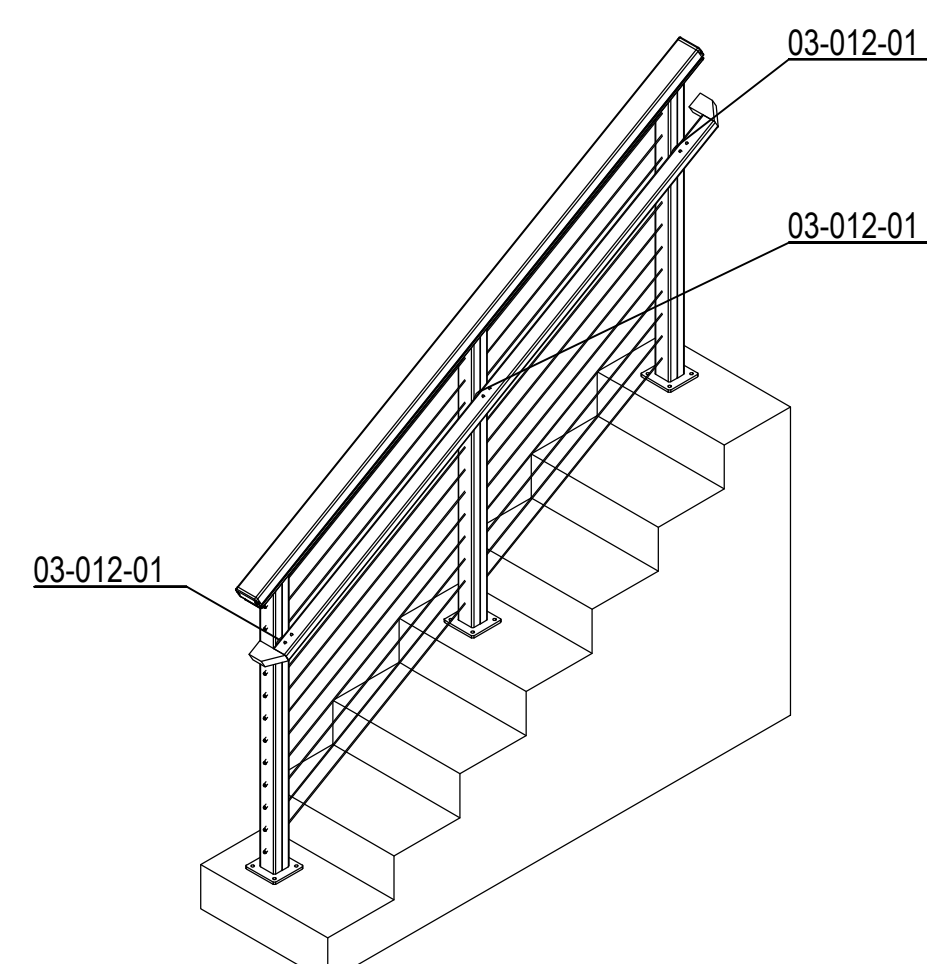
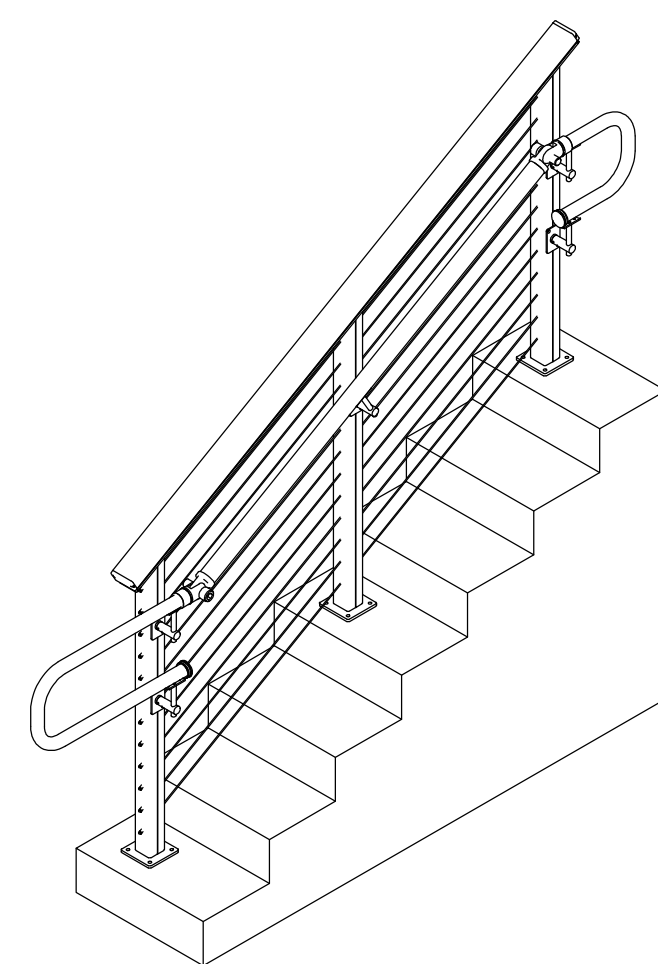
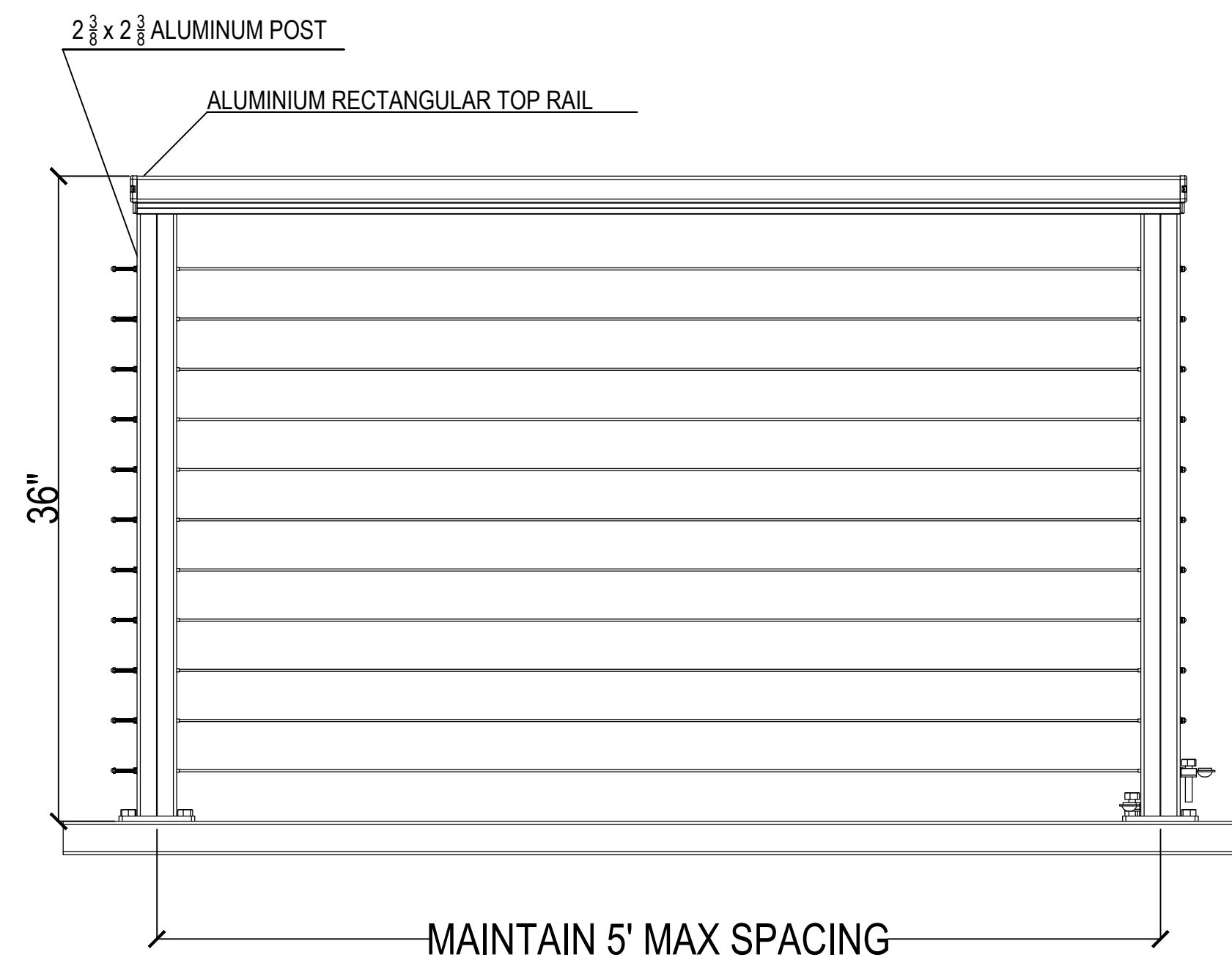
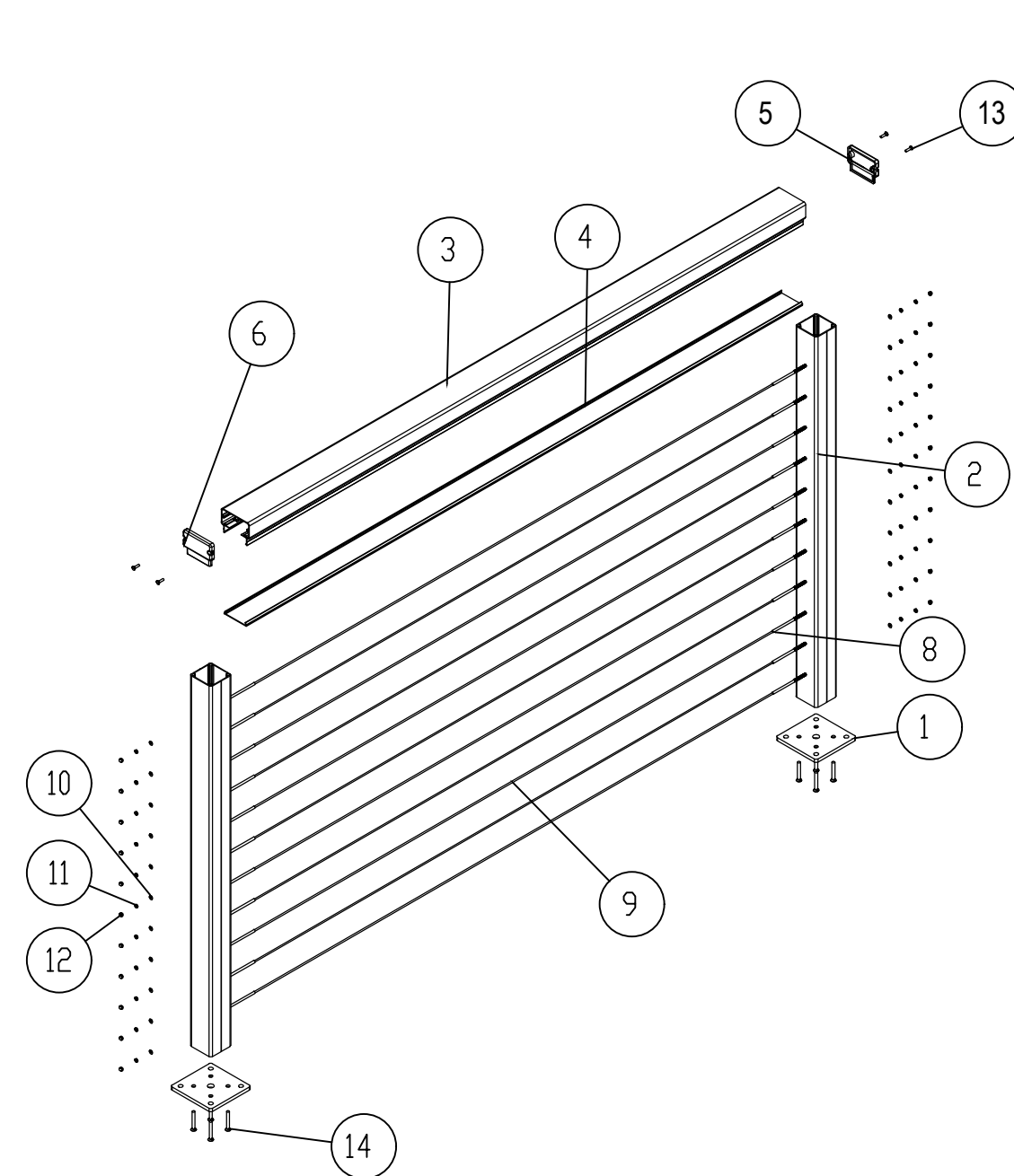
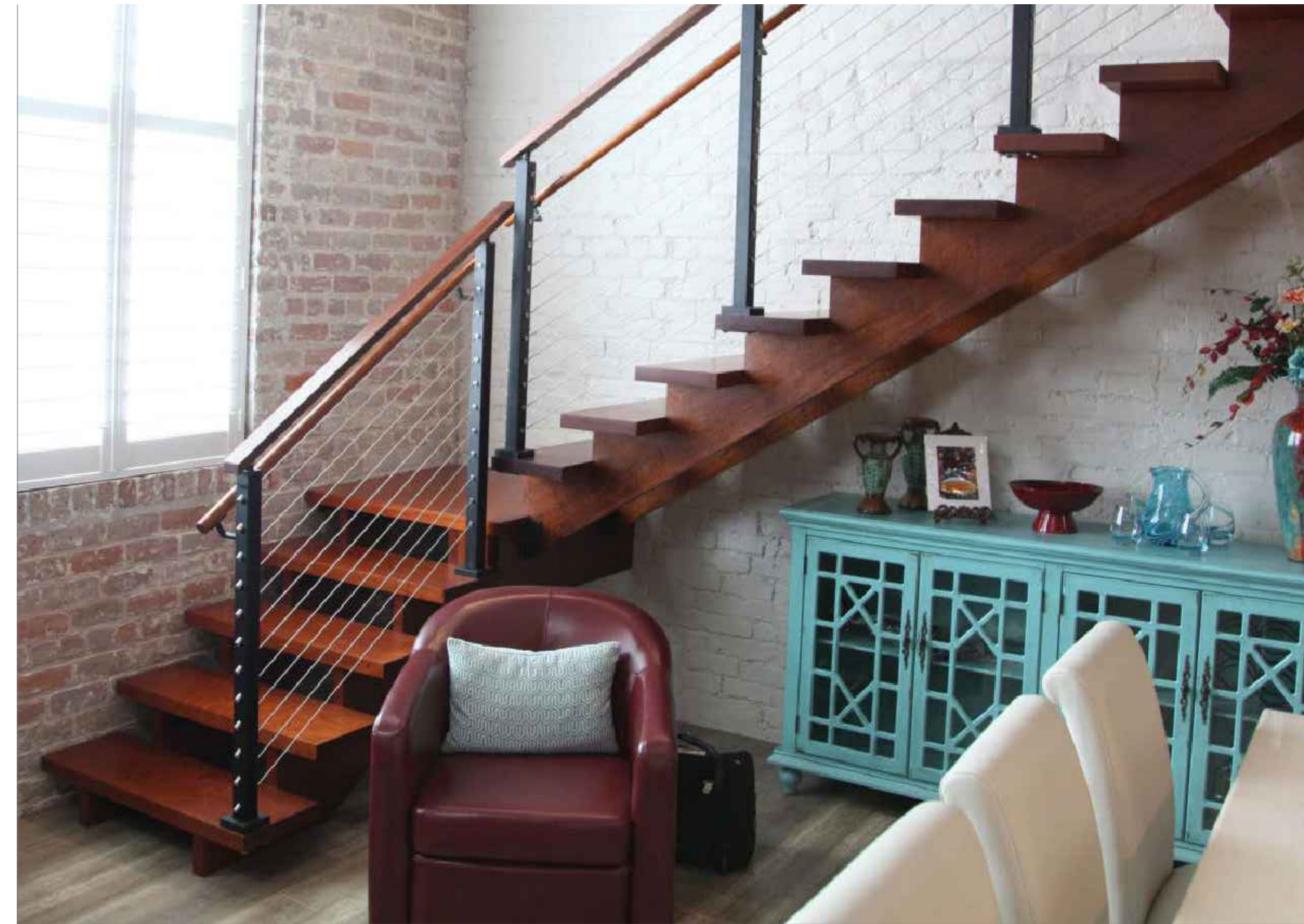
COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE PROPERTY OF PIXELARCH LTD. PERMISSION FOR USE OR REPRODUCTION IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
DETAILS

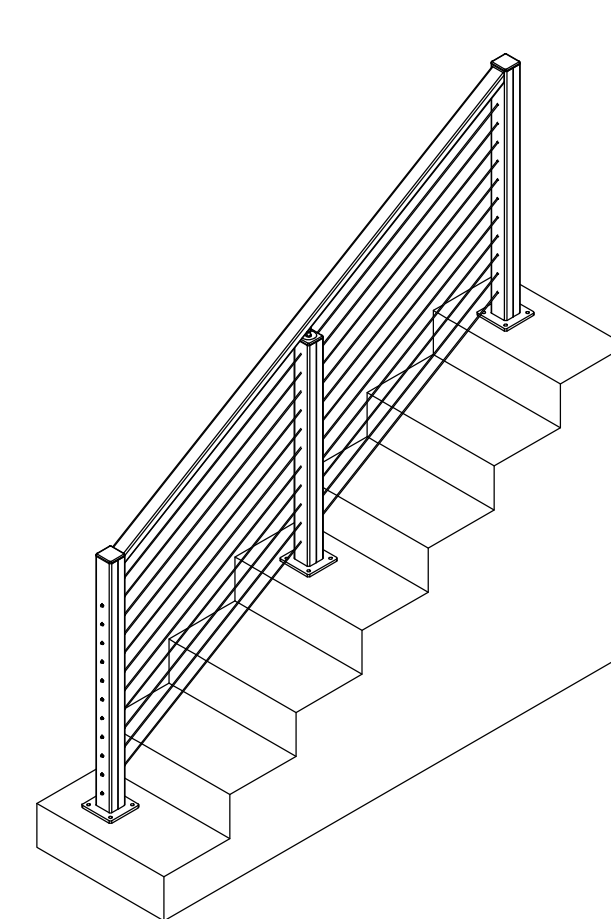
Date:
April 04, 2023

Page No.:

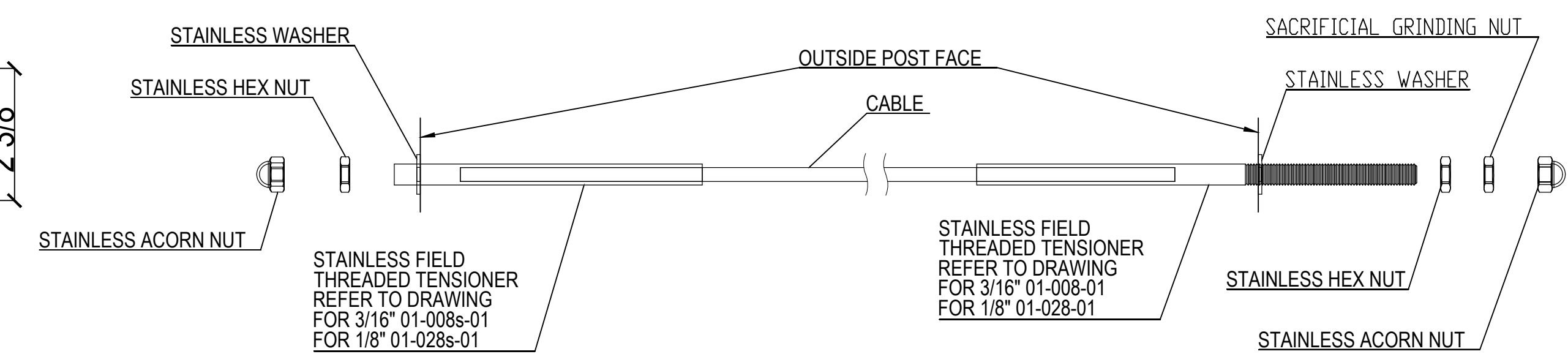
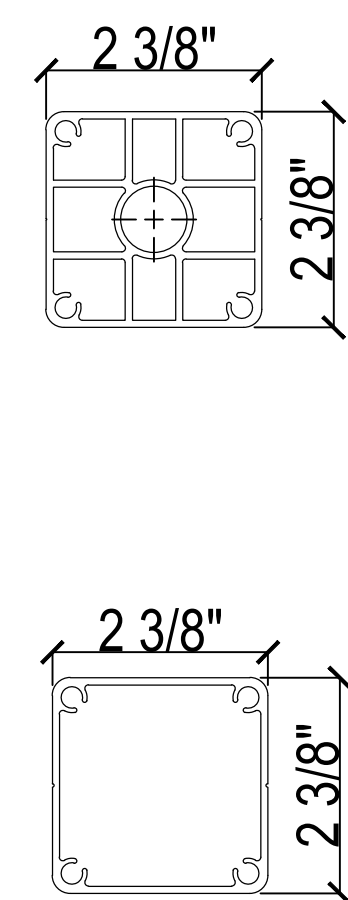
A. 603



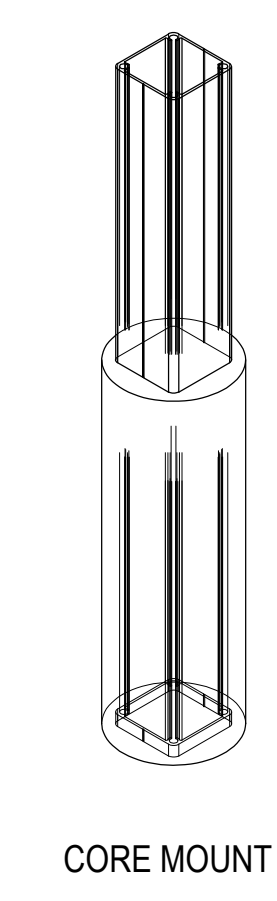
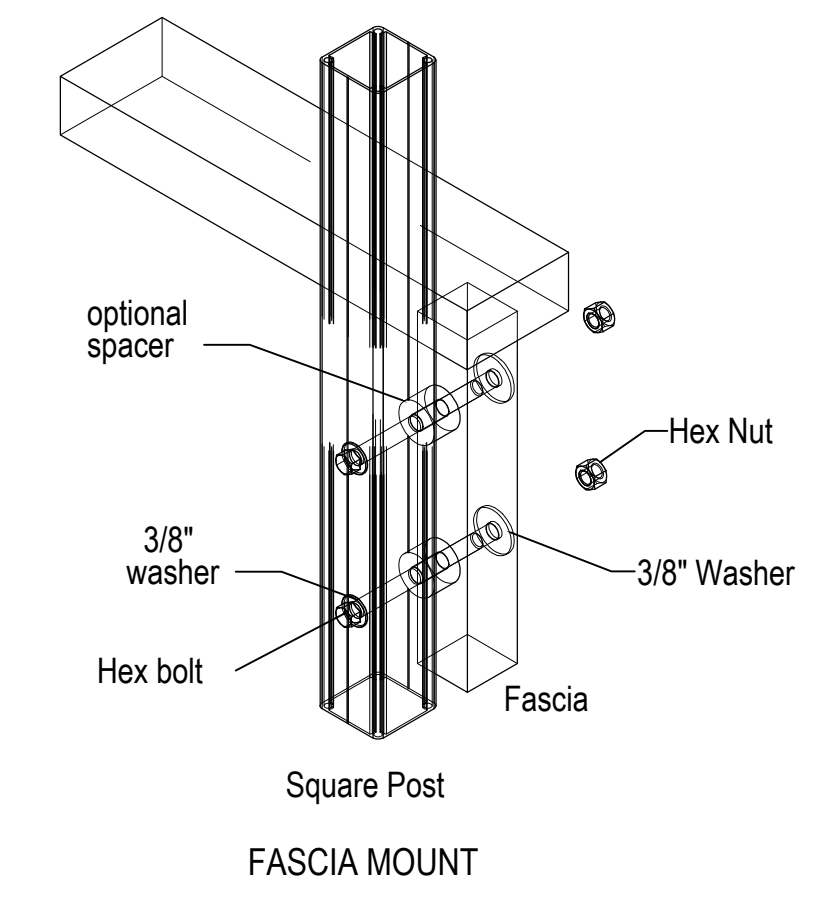
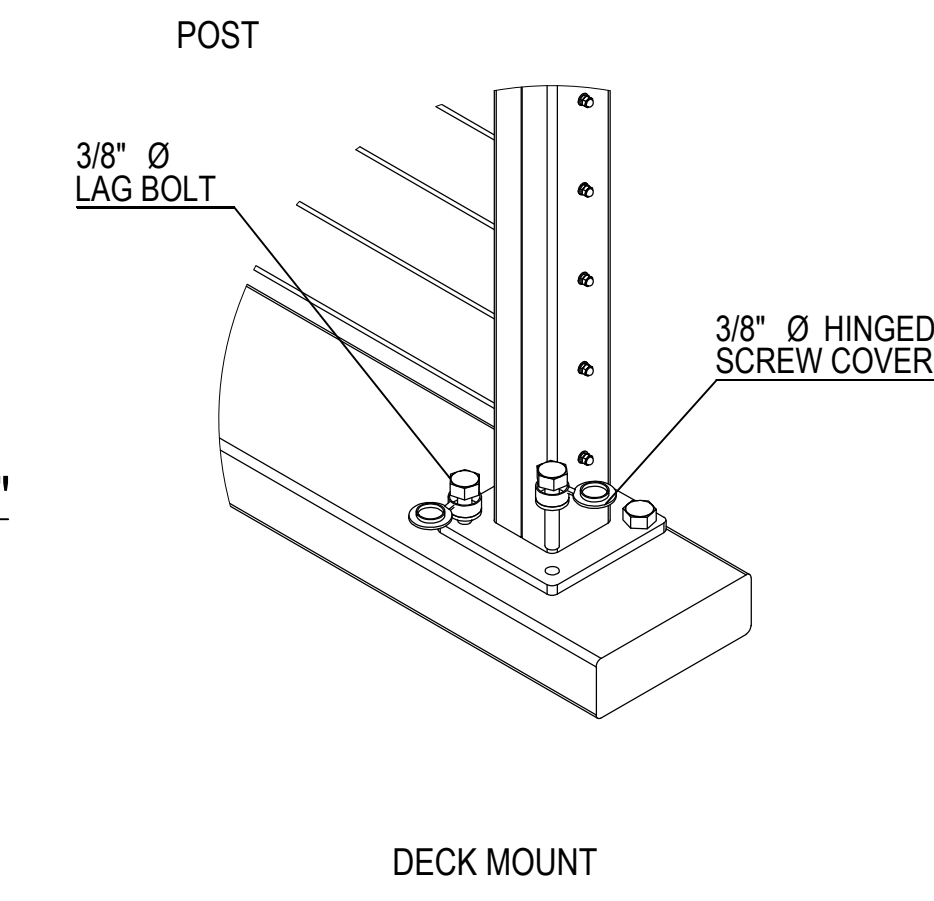
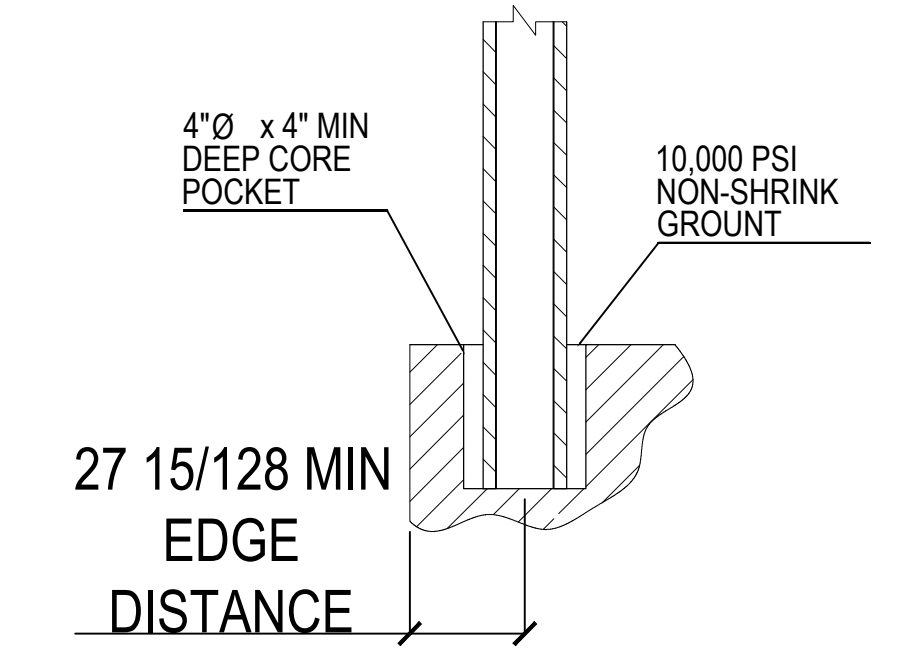
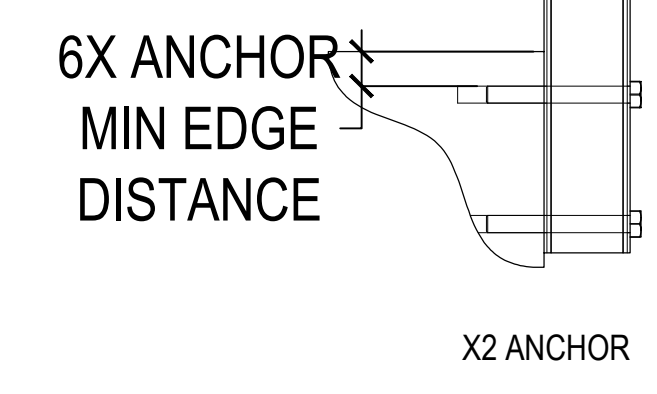
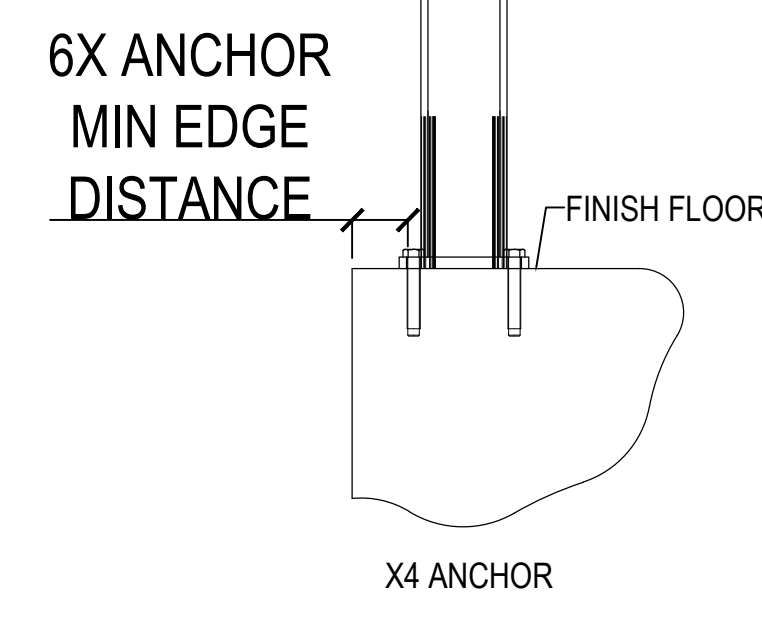
POST-TO-POST
STAND ALONE HAND RAIL



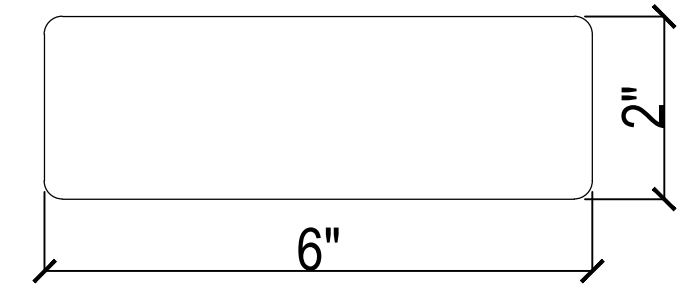
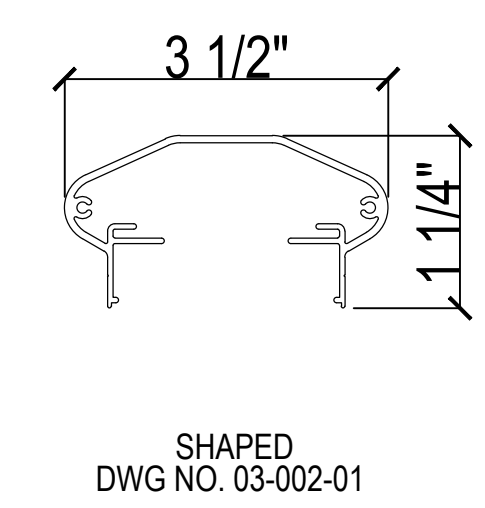
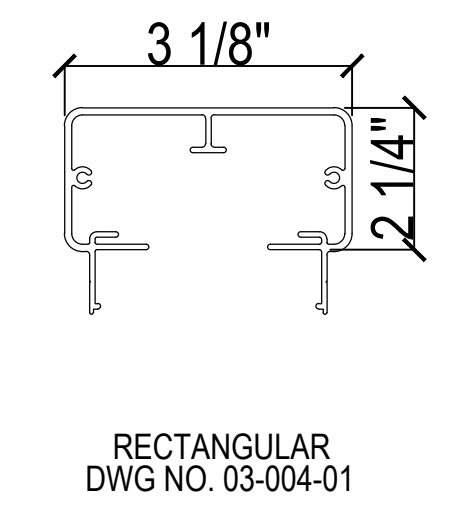
POST-TO-POST
STAIR HAND RAIL



- CUT EXCESS THREAD.
- REMOVE SACRIFICIAL NUT.
- SCREW ON ACORN NUT.



TYPICAL MOUNTING OPTIONS



TOP RAIL OPTIONS

Revision Notes:

Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF
 SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION
 FOR USE OR REPRODUCTION IS LIMITED AND
 CAN BE EXTENDED ONLY BY WRITTEN
 PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:
**CABLE RAILING
 DETAILS**

Scale:
 Date: April 04, 2023

Page No.:
A. 604



Project Name and Address:
ANKIT SHARMA
 VACANT WANDERERE ROAD MALIBU, CA 90265
 LOT 13, TRACT NO. 17808,
 M.B. 438, PGS. 43-45

SITE AREA: 46,975 SF | 0.48 ACRES

Seal:

Revision Notes:

Date	Description

COPYRIGHT
 THIS DRAWING IS AN INSTRUMENT OF
 SERVICE AND AS SUCH, REMAINS THE
 PROPERTY OF PIXELARCH LTD. PERMISSION
 FOR USE OR REPRODUCTION IS LIMITED AND
 CAN BE EXTENDED ONLY BY WRITTEN
 PERMISSION WITH OWNER, PIXELARCH LTD.

Drawing Title:

RENDERS

Scale:

Date: **April 04, 2023**

Page No.:

A. 701