

AGENCY APPROVALS

EXHIBIT C

CODE COMPLIANCE

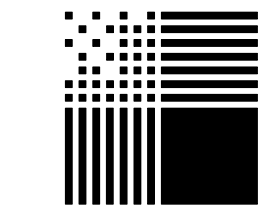
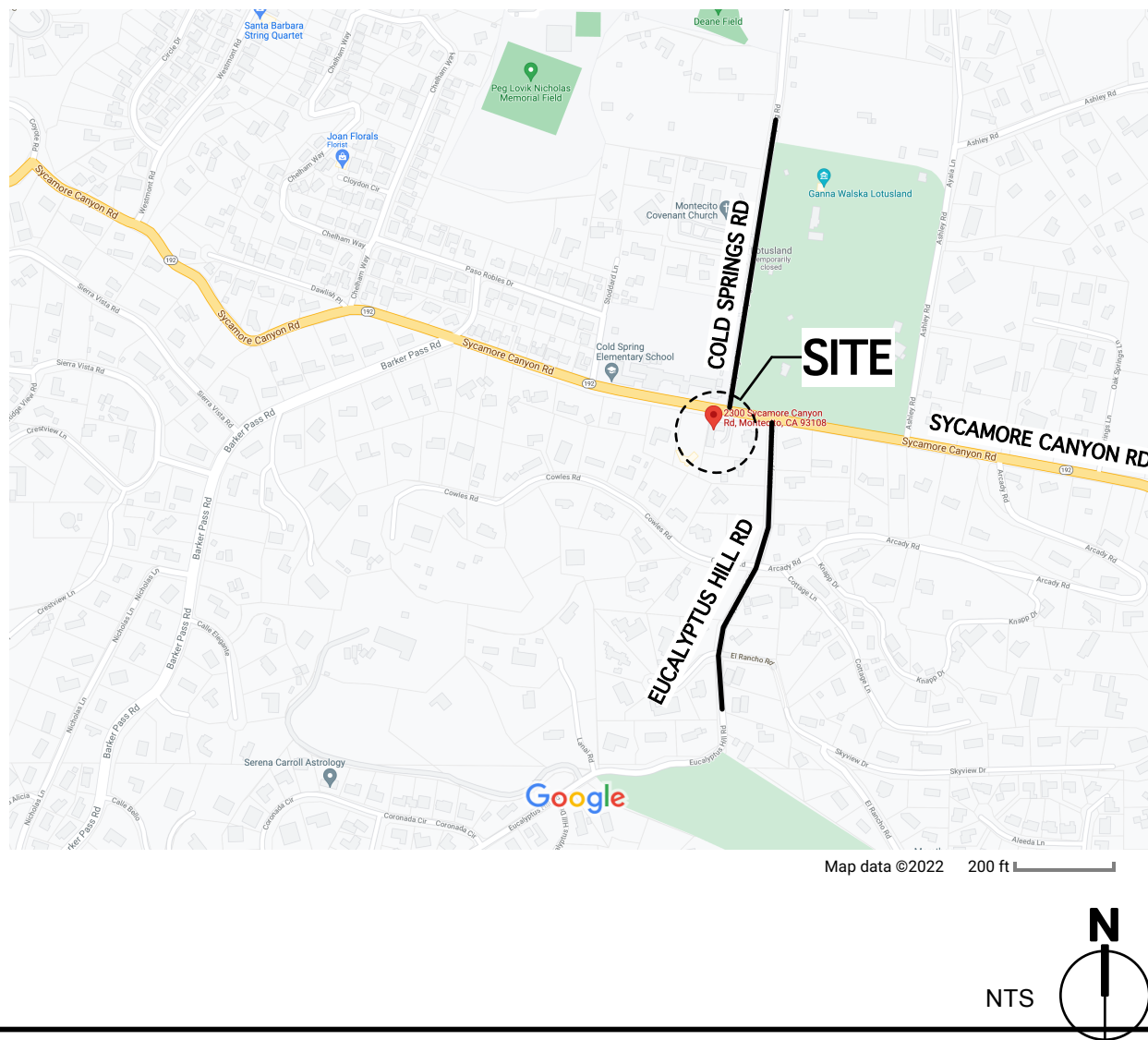
- 1) THIS PROJECT SHALL COMPLY WITH:
- CALIFORNIA BUILDING CODE, 2025 EDITION
CALIFORNIA PLUMBING CODE, 2025 EDITION
CALIFORNIA ELECTRICAL CODE, 2025 EDITION
CALIFORNIA MECHANICAL CODE, 2025 EDITION
CALIFORNIA FIRE CODE, 2025 EDITION
CALIFORNIA ENERGY CODE, 2025 EDITION
CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION
ALL OTHER CODES, REGULATIONS, AND APPROVALS ESTABLISHED BY THE COUNTY OF SANTA BARBARA
- 2) ADDITIONS, ALTERATIONS AND REPAIRS OF EXISTING BUILDINGS ARE TO COMPLY WITH APPLICABLE PROVISIONS OF THE 2025 CALIFORNIA EXISTING BUILDING CODE (CEBC). [CRC 1.8.10.1].
- 3) *QUALITY INSULATION INSTALLATION (QII) IS REQUIRED PER THE 2025 CALIFORNIA

PROJECT TEAM

ARCHITECT:

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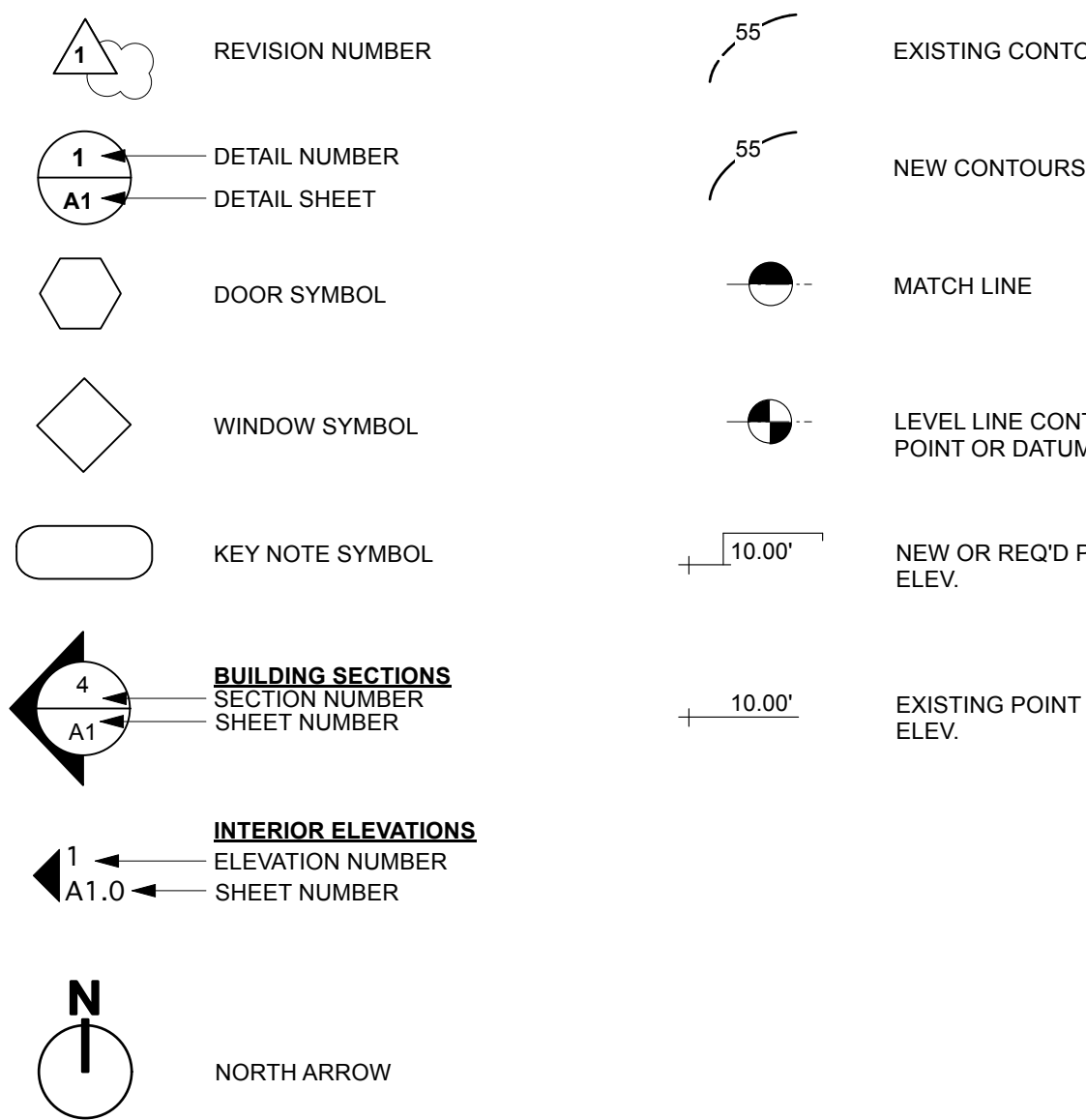
VICINITY MAP



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ARCHITECTS

1117 COAST VILLAGE RD.
MONTECITO, CA 93108
8 0 5 . 5 6 5 . 3 6 4 0

SYMBOLS



SHEET INDEX

- ARCHITECTURAL
- A0.0 COVER SHEET:
PROJECT TEAM / TABULATIONS / PROJECT SCOPE/SHEET INDEX / VICINITY MAP / SYMBOLS
/LEGEND / INSPECTIONS / CODE COMPLIANCE / GREEN BLDG & BEST MGMT PRACTICES FOR CONST.
- A0.1 GENERAL NOTES & KEYNOTES
A1.0 SITE PLAN
A2.1 FLOOR PLANS-NEW WORK
A3.0 EXTERIOR ELEVATIONS
A3.1 EXISTING CONDITIONS PHOTOGRAPHS
A4.0 DETAILS/TUFFLEX TOPPING INFORMATION

TABULATIONS

OWNER:	Montecito Fire Department	
SITE ADDRESS:	2300 SYCAMORE CANYON RD MONTECITO, CA 93108 STATION 92	
APN:	013-180-064	
ZONE :	1-E-1	
FLOOD ZONE:	NO	
OCCUPANCY GROUP:		
(E) FIRE STATION	R-2, S2, B	
(N) CARPORT	U	
NO. OF STORIES:		
EXIST	2	
NEW	2 (NO CHANGE)	
BUILDING HEIGHT:		
(E) FIRE STATION	--	
SPRINKLERED:	(E) YES	
HIGH FIRE SEVERITY:	YES - COUNTY OF SANTA BARBARA HIGH FIRE HAZARD AREA	
LOT SIZE:	±21,673 S.F./ ±.49 AC	
AVG. PROPERTY SLOPE:	2%	
GRADING:		
CUT	NONE	
FILL	NONE	
BUILDING AREA CALCULATIONS		
	[GROSS S.F.]	[NET S.F.]
(E) FIRE STATION	±5,646	
(N) CARPORT	1,118	754
AUTO PARKING :	[#] COVERED	[#] UNCOVERED
REQUIRED	0	8
EXISTING	0	8
PROPOSED	4 (CARPORT)	4
(N) TOTAL	4 (CARPORT)	4

SCOPE OF WORK

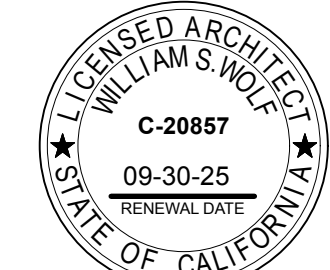
- INFILL EXISTING 2ND FLOOR ARCADE OPENINGS WITH NEW WALLS PER PLANS AND DETAILS
- APPLY WATERPROOF TRAFFIC TOPPING TO EXISTING EXTERIOR STAIRS PER PLANS AND DETAILS.
- REPAIR STUCCO FINISH AROUND THE 2ND FLOOR ARCADE OPENINGS AS DEPICTED ON PLANS AND DETAILS.
- CLEAN AND PAINT THE UNDERSIDE OF THE EXISTING 2ND FLOOR STAIRS. REPAINT ALL NEW STUCCO FINISHES TO MATCH . RE PRIME AND PAINT EXISTING REUSED GUARDRAILS
- PATCH / REPAIR THE EXISTING ROOF GUTTERS ABOVE THIS DECK AND STAIR AREA (AS SHOWN ON EXTERIOR ELEVATIONS)

INSPECTIONS 2019	
IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) SECTION 110 WORK SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION. WITHOUT FIRST OBTAINING THE APPROVAL OF THE BUILDING OFFICIAL.	
CHAPTER 1 SECT. 110 REQ'D. INSPECTIONS	
GENERAL	CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORKSHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.
FOOTING AND FOUNDATION INSPECTION	SHALL BE MADE AFTER EXCAVATIONS FOR FOOTINGS ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE. FOR CONCRETE FOUNDATIONS, ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION.
CONCRETE SLAB AND UNDER-FLOOR INSPECTION	SHALL BE MADE AFTER IN-SLAB OR UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUIT, PIPING ACCESSORIES AND OTHER ANCILLARY EQUIPMENT ITEMS ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING, INSTALLED, INCLUDING THE SUBFLOOR.
LOWEST FLOOR ELEVATION	IN FLOOD HAZARD AREAS, UPON PLACEMENT OF THE LOWEST FLOOR, INCLUDING THE BASEMENT, AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, THE ELEVATION CERTIFICATION REQUIRED IN SECT. 1612.5 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.
FRAME INSPECTION	SHALL BE MADE AFTER THE ROOF DECK OR SHEATHING, ALL FRAMING, FIREBLOCKING AND BRACING ARE IN PLACE AND PIPES, CHIMNEYS AND VENTS TO BE CONCEALED ARE COMPLETE AND THE ROUGH ELECTRICAL, PLUMBING, HEATING WIRES, PIPES AND DUCTS ARE APPROVED.
LATH AND GYPSUM BOARD INSPECTION	SHALL BE MADE AFTER LATHING, GYPSUM BOARD AND GYPSUM PANEL PRODUCTS, INTERIOR AND EXTERIOR, ARE IN PLACE, BUT BEFORE ANY PLASTERING IS APPLIED OR GYPSUM BOARD AND GYPSUM PANEL PRODUCTS JOINTS AND FASTENERS ARE TAPED AND FINISHED.
FIRE-AND SMOKE RESISTANT PENETRATIONS	PROTECTION OF JOINTS AND PENETRATIONS IN FIRE- RESISTANCE-RATED ASSEMBLIES, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.
ENERGY EFFICIENCY INSPECTION	SHALL BE MADE TO DETERMINE COMPLIANCE WITH CHAPTER 13 AND SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTIONS FOR: ENVELOPE INSULATION R- AND U-VALUES, FENESTRATION U-VALUE, DUCT SYSTEM R- VALUE, AND HVAC AND WATER-HEATING EQUIPMENT EFFICIENCY.
FINAL INSPECTION	SHALL BE MADE AFTER ALL WORK REQUIRED BY THE BUILDING PERMIT IS COMPLETED.
SPECIAL INSPECTIONS	
IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) SECTION 1704, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TEST DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED IN SECTION 1702 AND IDENTIFY AND APPROVED AGENCIES TO THE BUILDING OFFICIAL. THESE SPECIAL INSPECTIONS AND TEST ARE IN ADDITION TO THE INSPECTIONS BY THE BUILDING OFFICIAL THAT ARE IDENTIFIED IN SECTION 110	
NOTE: SEE STRUCTURAL DRAWINGS FOR SCHEDULE OF SPECIAL INSPECTIONS. SPECIAL INSPECTIONS TO BE PERFORMED BY PACIFIC MATERIALS LAB.	

GREEN BUILDING & BEST MANAGEMENT PRACTICES FOR CONSTRUCTION:

- FOR STORM WATER AND DRAINAGE CONSERVATION MEASURES & PLANS, SEE CIVIL DRAWINGS & 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHT GB1.
- FOR ENERGY EFFICIENCY STANDARDS, SEE ENERGY CALCULATIONS & MANDATORY MEASURES ON SHEET A9.
- FOR WATER CONSERVATION & EFFICIENCY STANDARDS FOR PLUMBING FIXTURES SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- FOR WATER CONSERVATION & EFFICIENCY STANDARDS FOR IRRIGATION SYSTEMS, SEE LANDSCAPE PLANS & 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHT GB1.
- FOR MATERIAL CONSERVATION , REUSE RECYCLE AND RESOURCE EFFICIENCY, SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- PROVIDE OPERATION & MAINTENANCE MANUALS TO OWNER, AS PER 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- SEE ENVIRONMENTAL QUALITY SECTION IN 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB, FOR STANDARDS FOR AIR QUALITY , POLLUTION REDUCTION & CONTAMINANT REDUCTION.
- FOR INTERIOR MOISTURE CONTROL AND INDOOR AIR QUALITY, SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- FOR INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS, SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS, SHEET GB1.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS & OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE w/ THEIR LISTING & ARE NOT TO CONTAMINATE THE SOIL & SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE.
- TRASH & CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER & DISPERSAL BY WIND.
- SEDIMENTS & OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY
- ACCIDENTAL DEPOSITION MUST BE SWEEPED UP IMMEDIATELY & MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND & WATER.

MONTECITO FIRE STATION 92
230 0 SYCAMORE CANYON ROAD
SANTA BARBARA, CA



ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

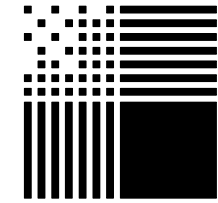
Revision	Description	Date

Job Number:

Date: 9.15.26

A0.0

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MONTECITO FIRE STATION 92
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SANTA BARBARA, CA



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GENERAL NOTES

1. THESE DRAWINGS ARE DEEMED INSTRUMENTS OF SERVICE COVERED BY ALL APPLICABLE LAWS INCLUDING U.S. COPYRIGHT LAWS. ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DOCUMENTS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH A SPECIFIC PROJECT. USE OR DUPLICATION IS ALLOWED BY WRITTEN PERMISSION ONLY. ANY MODIFICATIONS TO THESE PLANS, REGARDLESS OF HOW MADE, WITHOUT WRITTEN PERMISSION OF PACIFIC ARCHITECTS ARE VOID AND AS SUCH THEREBY ABSOLVES PACIFIC ARCHITECTS FROM ANY LIABILITY CLAIMS, SUITS OR LITIGATION BY ANY PARTIES.

2. THE GENERAL CONDITIONS AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT #A-201 (GENERAL CONTRACTOR CONDITIONS OF THE CONTRACT FOR CONSTRUCTION), LATEST EDITION, SHALL GOVERN AND BE DEEMED A PART OF THESE DOCUMENTS.

3. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT, AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR.

4. DRAWINGS ARE BASIC EXISTING REQUIREMENTS. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET ARE APPARENT UPON FIELD OF VIEW INSPECTION SHALL BE CONSIDERED AS PART OF THIS CONTRACT.

5. NO INSTRUCTIONS, REVISIONS, ADDITIONS, DELETIONS, SPECIFICATIONS, OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN SHALL GOVERN THE PROJECT UNLESS THEY ARE IN WRITING AND APPROVED BY THE ARCHITECT, OWNER AND CONTRACTOR.

6. DRAWINGS REPRESENT PRIMARY REQUIREMENTS FOR DESIGN AND CONSTRUCTION. DETAILING AS DESCRIBED. CONTRACTOR IS REQUIRED TO MAKE SUBCONTRACTORS CARRY OUT THE REVIEW DRAWING 1.51.

7. IT SHALL BE UNDERSTOOD THAT ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SAFETY DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO BE SHOP DRAWINGS. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE SCOPE OF WORK CONCERNING OTHER TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE TO COORDINATE AND SEQUENCING WITH THIS WORK.

8. ALL CONSTRUCTION MEANS, METHODS, MATERIALS AND TECHNIQUES SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES. THE FOLLOWING ARE HEREBY REFERENCED FOR THE CONTRACTOR TO COMPLY WITH THE 2025 CBC, 2025 CMC, 2025 CFC, 2025 CEC, 2025 CEA, 2025 CALIFORNIA ENERGY CODE (C) AND 2025 CALIFORNIA ENERGY CODE (E).

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL REQUIRED OPENINGS IN ROOF, FLOORS, WALLS, AND PLUMBING NECESSARY TO PROVIDE ADEQUATE SPACE FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT, DUCTWORK, ETC.

10. THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DEMONSTRATIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

11. CONTRACTORS SHALL PROTECT AND INCLUDE IN HIS BASE BID PRICE ALL NECESSARY PERMITS, CERTIFICATES AND NOTICES FOR THE PROJECT.

12. CONTRACTOR MUST SHOW PROOF OF INSURANCE BEFORE CONTRACT IS AWARDED.

13. FROM INFORMATION PROVIDED BY THE OWNER, ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS ARE COPIED TO THIS SITE PLAN.

14. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND GENERAL DETAILS IF ANY DISCREPANCIES OR INCONSISTENCIES ARE FOUND - CALL ARCHITECT FOR CLARIFICATION.

15. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

16. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE BLOCK UNLESS OTHER WISE NOTED. AT WALLS AND ROOFS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO THE EXTERIOR SIDE OF PLYWOOD.

17. SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING NOT LESS THAN - 3% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING PER CBC SECT. 1804.4

18. WATER CONSERVING PLUMBING FIXTURES AND FITTINGS:

WATER CLOSET
WATER CONSUMPTION: THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH WHEN TESTED IN ACCORDANCE WITH ASME A112.13.2/CSA 545.1 (CPC 411.2.1)
DUAL FLUSH WATER CLOSETS: DUAL FLUSH WATER CLOSETS SHALL COMPLY WITH ASME A112.19.14. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH WATER CLOSETS SHALL BE DEFINED AS THE COMPOSITE AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. (CPC 411.2.1)
PERFORMANCE: WATER CLOSETS SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATERSENSE PROGRAM SPONSORED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (CPC 411.2.3)

KITCHEN FAUCETS: (IND 1) THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI AND MUST COMPLY WITH DIVISION 4 OF CALIFORNIA GREEN BUILDING STANDARDS CODE (GREEN) (CPC 603.5.7)

RESIDENTIAL LAVATORY FAUCETS: THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 80 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI (CPC 412.2.3/CALGREEN 4.303.1.4.1)

SHOWER
WATER CONSUMPTION: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE MEASURED AT 80 PSI AND MUST COMPLY WITH DIVISION 4 OF CALIFORNIA GREEN BUILDING STANDARDS CODE (GREEN) (CPC 603.5.7)

SINGLE SHOWERHEAD: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS (CPC 408.2.1/CALGREEN 4.303.1.3.1)

WATERSENSE SPECIFICATION FOR SHOWERHEADS (CPC 408.2.1/CALGREEN 4.303.1.3.1) SHALL BE THE MINIMUM REQUIREMENT. THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE SHOWER VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI. THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD. (CPC 408.2.2/CALGREEN 4.303.1.3.2)

19. WATER PRESSURE REGULATOR OF 80 PSI SHALL BE PROVIDED

20. HOSE BIBBS AND SHOWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACK-FLOW PREVENTION DEVICES PER CPC 603.5.7

21. PROVIDE SHUT OFF VALVE ON GAS AND ALL COLD WATER LINES TO BUILDING

22. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. PER CPC 608.5 PROVIDE SEISMIC TRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER PER CPC 507.2

23. ALL BATHROOM, KITCHEN, GARAGE, UTILITY ROOM, EXTERIOR AND ALL WET LOCATION RECEPTACLES TO BE GFCI.

24. FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED PER CBC 718 & CPC R302.11 THROUGH R302.11.2

25. ESCAPE WINDOWS IN EACH BEDROOM TO BE MAXIMUM 44" FROM FLOOR TO TOP OF WINDOW SILL. MINIMUM CLEAR OPENING WIDTH OF 20". MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM NET CLEAR OPENINGS OF 5.7 SQUARE FEET. PER CPC SECT. R310.1-R310.2.2 & CBC103.1-1030.3

26. EXPOSED COMBUSTIBLE MANTELS OR TRIM MAY BE PLACED DIRECTLY ON THE MASONRY FIREPLACE FRONT SURROUNDING THE FIREPLACE OPENING PROVIDING SUCH COMBUSTIBLE MATERIALS ARE NOT PLACED WITHIN 6 INCHES OF THE FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 18 INCH FOR EACH ONE INCH DISTANCE FROM SUCH OPENING. COMBUSTIBLE MATERIALS LOCATED ALONG THE SIDES OF THE FIREPLACE OPENING THAT PROJECT MORE THAN 1 1/2 INCHES FROM THE FACE OF THE FIREPLACE SHALL HAVE AN ADDITIONAL CLEARANCE EQUAL TO THE PROJECTION PER CPC SECT. R1001.1(1)(4) & CBC 2111.12(4)

27. MECHANICAL VENTILATION TO BE NOT LESS THAN 11500 Btu. OF ATTIC AREA. OPENINGS SHALL BE COVERED W/ CORROSION-RESISTANT METAL MESH W/ OPENINGS OF 1/16" MIN./1/4" MAX. ROOF VENTS PER CPC SECT. R806.1, R806.2, R806.3 & CBC SECT. 1202.2.1, 1202.2.2

28. CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL AND CEILING MOUNTED ITEMS.

29. ALL EXTERIOR OPENINGS, FLASHING, COUNTER FLASHING AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MANNER TO BE WEATHERPROOFED.

30. ALL COVER PLATES, GRILLES, AND FIXTURES TO BE WHITE UN O.

31. EXHAUST FAN SHALL PROVIDE MINIMUM EXHAUST RATE PER CMC TABLE 403.7. THE EXHAUST OUTLET SHALL BE LOCATED A MINIMUM OF 10 FEET ABOVE ADJACENT GRADE AND 10 FEET FROM DOORS, OCCUPIED AREAS AND OPERABLE WINDOWS PER CMC SECT. 407.2.2 (REFER TO MECHANICAL PLANS)

32. GENERAL LIGHTING FOR KITCHEN AND BATHROOMS MUST BE 25 LUMENS / WATT OR GREATER. FLUORESCENT LIGHTING SEE ELEC. PLAN.

33. ALL HANDRAILS SHALL BE 34" MIN.-38" MAX. ABOVE THE STAIR TREAD NOSINGS AND BE CONTINUOUS. PER CRC SECT. R311.7.6.1, R311.7.8.1 & CBC SECT. 1014.2, 1014.4

34. ALL OPEN GUARDRAILS AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH. PER CBC SECT. R312.1.3 & PER CBC SECT. 1015.4 HANDRAILS AND GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ON THE TOP RAIL AND TO TRANSFER THIS LOAD THROUGH THE STRUCTURE TO PRODUCE THE MAXIMUM LOAD EFFECT ON THE ELEMENT BEING CONSIDERED. PER CBC SECT. 1607.8.1.1 AND SECT. 4.5.1.1 OF ASCE 7.

35. FIREPLACE GAS VALVES MUST BE LOCATED NOT MORE THAN 6 FT. UNLESS LISTED FOR INSTALLATION IN THE FIREPLACE PER CPC 1212.8

36. ALL UTILITY SERVICES LOCATED WITHIN THE PROPERTY LINES SHALL BE INSTALLED UNDERGROUND.

37. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 18 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. PER CBC SECT. 2304.12.1.2 SILLS ON CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. PER CBC SECT. 2304.12.1.4

38. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC 210-8

39. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER CBC 502.1

40. REFER TO ADDITIONAL GENERAL NOTES CONTAINED IN THE CONSULTANT SECTIONS OF THESE DRAWINGS.

KEYNOTES

C: CEILING

C1- 1/2" GYPSUM BOARD. SPRAYED TEXTURE FINISH COATING (LIGHT KNOCK DOWN TEXTURED FINISH). PRIMED AND PAINTED. WATERPROOF GYPSUM BOARD AND PLASTER AT ALL WET LOCATIONS. PROVIDE 2" 0" SQ. SAMPLE FOR OWNERS APPROVAL OF COLOR AND TEXTURE.

C2- 5/8" TYPE "X" GYPSUM BOARD. SPRAYED TEXTURE FINISH COATING (LIGHT KNOCK DOWN TEXTURED FINISH). PRIMED AND PAINTED. WATERPROOF GYPSUM BOARD AND PLASTER AT ALL WET LOCATIONS. PROVIDE 2" 0" SQ. SAMPLE FOR OWNERS APPROVAL OF COLOR AND TEXTURE.

C3- TILE: TILE POLYMER MODIFIED THINSET MORTAR BOND COAT (CEMENTITIOUS BACKER UNIT "CBU" OF WATERPROOF MEMBRANE (6 MIL. POLYETHYLENE FILM) USE STAIN RESISTANT MORTARS AND CAULKS. FINAL TILE AND GROUT DIMENSIONS COLOR AND TYPE TO BE SELECTED AND APPROVED BY OWNER.

CF: CABINET / COUNTER FINISHES

CF1- COUNTERTOP AND SPLASH AS SELECTED BY OWNER.

CF2- QUARTZ SLAB COUNTER TOP AND BACK SPLASH (3/4" THICK) (0 ADHESIVE OF 3/4" EXTERIOR GRADE PLYWOOD BASE. GRANITE SLABS & EDGE PROFILE TO BE SELECTED AND APPROVED BY OWNER.

CF3- TILE COUNTER TOP AND SPLASH OF POLYMER MODIFIED THINSET MORTAR BOND COAT OF WATERPROOF MEMBRANE (15 LB. ROOFING FELT OR 4 MIL. POLYETHYLENE FILM) OF 3/4" EXTERIOR GRADE PLYWOOD BASE. USE STAIN RESISTANT MORTAR, GROUT AND CAULKS. FINAL TILE AND GROUT COLOR & JOINT DIMENSION TO BE SELECTED AND APPROVED BY OWNER.

CF4- CABINETS - ARCHITECTURAL GRADE FACE FRAME EUROPEAN CONSTRUCTION (APPROVED BY OWNER). FULLY CONCEALED HINGES AND FULL EXTENSION DRAWER GUIDES. FLUSH OVERLAY DOORS AND DRAWER FRONTS. HARDWOOD VENEER FACED PLYWOOD FRONTS W/ SOLID HARDWOOD EDGE BANDING. WHITE MELAMINE OR KORK KORK INTERIORS. ALL OTHER INTERIORS AND SHELVING. NOTE: CASEWORK PULL HARDWARE AS SELECTED BY OWNER.

DW: DOORS AND WINDOWS

DW1- WOOD FRAME DOORS: TO BE PRIMED AND PAINTED OR STAINED. COLOR TO BE SELECTED & APPROVED BY OWNER. (SEE DOOR SCHED.)

DW2- ALUMINUM HINGED DOORS SHALL BE SERIES 800 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW3- ALUMINUM HINGED DOOR W/ FIXED SIDELITE SHALL BE SERIES 800 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW4- ALUMINUM SLIDING GLASS DOORS SHALL BE SERIES 600 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW5- ALUMINUM SLIDING GLASS DOOR W/ FIXED TRANSOM SHALL BE SERIES 800 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW6- ALUMINUM AWNING WINDOW-TOP HINGE SHALL BE SERIES 670 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW7- ALUMINUM FIXED WINDOW OVER CASEMENT WINDOW-RIGHT HINGE SHALL BE SERIES 670 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW8- ALUMINUM FIXED WINDOW OVER CASEMENT WINDOW-LEFT HINGE SHALL BE SERIES 670 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW9- ALUMINUM AWNING WINDOW-TOP HINGE OVER CASEMENT WINDOW-LEFT HINGE SHALL BE SERIES 670 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW10- ALUMINUM AWNING WINDOW-TOP HINGE OVER CASEMENT WINDOW-RIGHT HINGE SHALL BE SERIES 670 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW11- ALUMINUM AWNING WINDOW-TOP HINGE SIDE BY SIDE OVER CASEMENT WINDOW-LEFT & RIGHT HINGE SHALL BE SERIES 670 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW12- ALUMINUM AWNING WINDOW-TOP HINGE SIDE BY SIDE OVER FIXED WINDOW DOUBLE HORIZONTAL STACKED SHALL BE SERIES 670 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW13- ALUMINUM FIXED WINDOW DOUBLE HORIZONTAL STACKED OVER CASEMENT WINDOW-LEFT & RIGHT HINGE SHALL BE SERIES 670 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW14- ALUMINUM FIXED WINDOW DOUBLE VERTICALLY STACKED SHALL BE SERIES 600 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

DW15- ALUMINUM DIRECT SET FIXED WINDOW BESIDE SLIDING GLASS WINDOW SHALL BE SERIES 600 AS MANUFACTURED BY WESTERN WINDOW SYSTEMS, LLC. 5621 South 25th Street, Phoenix, Arizona 85040-3628. Phone# 602-268-1300. Web url address: http://www.westernwindowssystems.com OR APPROVED EQUAL. (SEE SCHED.)

EX: EXTERIOR FINISHES

EX1- FLAT ROOF: 18" PVC ROOFING SYSTEM - CLASS A ROOFING TYP FLAT ROOF SYSTEM (2% SLOPE MINIMUM) 18" PVC SINGLE PLY 60 POLYESTER-REINFORCED, SMOOTH BACKED 60 MIL. THERMOPLASTIC PVC SINGLE PLY MEMBRANE (COLOR: GRAY) FULLY ADHERED W/ 18" WATERBORNE OR 18" VERTIBOND ADHESIVE TO 1/2" SECURCOX CYPURUM-FIBER ROOF RIGID OVERLAYMENT. WOODS ATTACHED RIGID INSULATION. PROVIDE 2" 0" SQ. SAMPLE FOR OWNERS APPROVAL OF COLOR AND TEXTURE. PROVIDE 2" 0" SQ. SAMPLE FOR OWNERS APPROVAL OF FINISH TEXTURE & PAINT COLOR.

EX2- TYP: EXTERIOR PLASTER 7/8" THICK. 3 COAT EXTERIOR CEMENT PLASTER (OR PAPER BACKED WOVEN WIRE MESH OR AN ADDITIONAL LAYER OF 1/8" BUILDING PAPER OF PLYWOOD SHEATHING. ALL OUTSIDE CORNERS TO BE WIRE REINFORCED OUTSIDE CORNER BEAD. USE FIBERGLASS REINFORCING ADMIXTURE TO MINIMIZE CRACKING. PROVIDE A MINIMUM OF TWO LAYERS OF GRADE 4 PAPER BETWEEN PLYWOOD PANEL AND LATH AS PER CBC SECT. 2510.6 SMOOTH STEEL TROWEL FINISH. VERIFY W/ OWNER. PROVIDE SAMPLE FOR OWNERS APPROVAL.

EX3- EXTERIOR SOFFIT: WUOL-FIBER OVER FINGERJOINT REDWOOD 1x6 T&G @ 7/16" PLYWOOD. (USE CORROSION RESISTANT FASTENERS PER MFR. RECOMMENDATIONS)

EX4- ADHERED STONE VENEER: STONE VENEER UNITS SHALL EXCEED 1-1/4 IN. SPECIFIED THICKNESS, AND SHALL NOT WEIGH MORE THAN 15 lbs. PER CBC SECT. R703.12 AND THE REQUIREMENTS OF TMS 402-13 12.3.2.1 REFER TO DETAILS.

EX5- TILE DECK: TUFFLEX FLEX-MESH UNDER TILE WATERPROOFING SYSTEM AS MANUFACTURED BY TUFFLEX POLYMERS, 8808 PAPER AVENUE, FONTANA, CALIFORNIA 92337. P (800) 349-2016. URL ADDRESS: http://www.tufflexpolymers.com. NOTE: TILE TO BE SELECTED BY OWNER. OUTDOOR TILE TO MEET INTERNATIONAL ORGANIZATION STANDARDIZATION FOR FROST AND SLIP-RESISTANCE PROPERTIES. CONTRACTOR TO REVIEW OPTIONS WITH OWNER. ALSO REFER TO DETAILS.

EX6- REINFORCED CAST IN PLACE CONCRETE FOUNDATION RETAINING WALL BOARD-FORMED FINISH (REFER TO STRUCTURAL DRAWINGS) SEE DETAILS.

F: FLOORING

F1- CARPET AND PAD (TO BE SELECTED AND APPROVED BY OWNER.)

F2- TILE: TILE (0 BOND COAT OF MORTAR SETTING BED (0 SHOWER PAN) / WATERPROOF MEMBRANE (0 SLOPED FILL TO DRAIN. USE STAIN RESISTANT MORTARS AND GROUTS BY CUSTOM BUILDING PRODUCTS. FINAL TILE AND GROUT DIMENSION, COLOR AND TYPE TO BE APPROVED BY OWNER. SEE TILE SPECIFICATIONS.

F3- TILE: TILE (0 BOND COAT OF REINF. MORTAR BED OF 1/8" ROOFING FELT OR 6 MIL. POLYETHYLENE FILM (0 SUBFLOOR SEE STRUCT. USE STAIN RESISTANT MORTARS AND GROUTS BY CUSTOM BUILDING PRODUCTS. FINAL TILE AND GROUT DIMENSION, COLOR AND TYPE TO BE APPROVED BY OWNER. SEE TILE SPECIFICATIONS.

F4- NO-WAX CUSHION VINYL RESILIENT FLOOR INSTALL PER MFR. RECOMMENDATIONS (TO BE SELECTED AND APPROVED BY OWNER)

F5- WOOD FLOORING: TO BE SELECTED AND APPROVED BY OWNER

F6- LAMINATE FLOORING (TO BE SELECTED BY OWNER)

F7-4" CONCRETE SLAB SEE DETAILS.

G: GLAZING

G1- TEMPERED FRAMELESS GLASS SHOWER ENCLOSURE PER CBC SECT 2406.4.5

WF: WALL FINISH

WF1- 1/2" GYPSUM WALLBOARD, METAL CORNER BEAD AT ALL OUTSIDE CORNERS. SPRAYED TEXTURE FINISH COATING (LIGHT KNOCK DOWN TEXTURED FINISH). PRIMED AND PAINTED. WATERPROOF GYPSUM BOARD AND PLASTER AT ALL WET LOCATIONS. PROVIDE 2" 0" SQ. SAMPLE FOR OWNERS APPROVAL OF FINISH TEXTURE & PAINT COLOR.

WF2- 1/2" TYPE "X" GYPSUM BOARD WALL, METAL CORNER BEAD AT ALL OUTSIDE CORNERS. SPRAYED TEXTURE FINISH COATING (LIGHT KNOCK DOWN TEXTURED FINISH). PRIMED AND PAINTED. WATERPROOF GYPSUM BOARD AND PLASTER AT ALL WET LOCATIONS. PROVIDE 2" 0" SQ. SAMPLE FOR OWNERS APPROVAL OF COLOR AND TEXTURE.

WF3- TILE: TILE POLYMER MODIFIED THINSET MORTAR BOND COAT (CEMENTITIOUS BACKER UNIT "CBU" OF WATERPROOF MEMBRANE (6 MIL. POLYETHYLENE FILM) USE STAIN RESISTANT MORTARS AND CAULKS. FINAL TILE AND GROUT DIMENSIONS COLOR AND TYPE TO BE SELECTED AND APPROVED BY OWNER.

M: MISCELLANEOUS

M1- INSULATION:

• ROOF / CEILING AREAS:
CYNENE INSUL. (LOW DENSITY, OPEN CELL POLYURETHANE FOAM PLASTIC INSULATION AT _____ UNDERSIDE OF THE ROOF SHEATHING IN VOIDS BETWEEN RAFTERS (R-VALUE = PER _____ ENERGY CALCULATIONS) INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.

• RAISED WOOD FLOOR AREAS:
BATT INSULATION W/ VAPOR BARRIER UP IN RAISED WOOD FLOORS (SEE ENERGY CALCS.) FOR REQUIREMENTS.

• DECK AREAS:
CYNENE INSUL. (LOW DENSITY, OPEN CELL POLYURETHANE FOAM PLASTIC INSULATION AT _____ UNDERSIDE OF THE ROOF SHEATHING IN VOIDS BETWEEN RAFTERS (R-VALUE = PER _____ ENERGY CALCULATIONS) INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.

• EXTERIOR FRAMED WALLS:
BATT BLANKET INSULATION IN STUD BAYS (R-VALUE = PER ENERGY CALCULATIONS) INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.

KEYNOTES

M: MISCELLANEOUS

M2- ALL PLUMBING FIXTURES BY KOHLER OR APPROVED EQUAL. SUBMIT LIST FOR OWNERS APPROVAL AS DIRECTED BY OWNER.

M3- GUTTERS: 20 OZ. COPPER GUTTER AND DOWNSPOUT TO SPLASH BLOCK OR HARD PIPED TO UNDERGROUND DRAINAGE SYSTEM REFER TO ROOF PLAN, ELEVATIONS, DETAILS AND CIVIL DRAWINGS.

M4- INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES, SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. PER CPC SECT. 408.3

M5- SHOWER COMPARTMENTS: SHOWER PARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 104 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 10 INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES. SHOWER HEAD, SOAP DISHES, SHELVES AND SAFETY GRABS OR RAILS, FOLD-DOWN SEATS IN ACCESSIBLE SHOWER STALLS SHALL BE PERMITTED TO PROTRUDE INTO THE 30 INCH CIRCLE. PER CPC SECT. 408.6

M6- APPLIANCES TO BE SELECTED AND APPROVED BY OWNER. CONTRACTOR TO REVIEW MANUFACTURER'S OPTIONS FOR APPLIANCES. SEE FLOOR PLAN FOR MODEL OPTIONS.

M7- NEWLY INSTALLED PLUMBING FIXTURES SHALL BE WATER- CONSERVING IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND GREEN BUILDING STANDARDS. WATERCLOSING EXCEEDING 1.28 GALLONS PER FLUSH. SHOWERHEADS SHALL NOT EXCEED 1.8 GPM AT 80 PSI AND NEW LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 80 PSI. (CPC 407.2.2, 408.2 & 411.2) AND (ISRN 4.303.1.1, 4.303.1.3.1 & 4.303.1.4.1).

M8- NEWLY INSTALLED KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE (CPC 402.2.2) (ISRN 4.303.1.4.1).

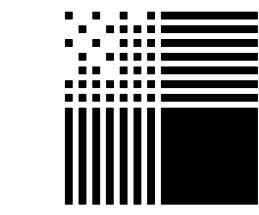
M10- HANDRAIL

• CONCENTRATED LOAD: HANDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ON THE HANDRAIL OR TOP RAIL AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO PRODUCE THE MAXIMUM LOAD EFFECT ON THE ELEMENT BEING CONSIDERED. PER CBC SECT. 1607.8.1.1 AND SECT. 4.5.1.1 OF ASCE 7

• HEIGHT: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, SHALL BE, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. PER CBC SECT. 1014.2

NOTE: WHEN HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLOORS, TRANSITION AT HANDRAIL TREADS, TRANSITION FROM HANDRAIL TO GUARD, OR BETWEEN HANDRAILS AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT PER CBC SECT. 1014.2 EXCEPT (2)

• HANDRAIL GRASPABILITY: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES, WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 3 INCHES AND NOT GREATER THAN 4 INCHES. THE HANDRAIL TO GUARD, OR BETWEEN HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH PER CBC SECT. 1014.3.1 TYPE 1 HANDRAILS WITH A PERIMETER GREATER THAN 3 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS. AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE T



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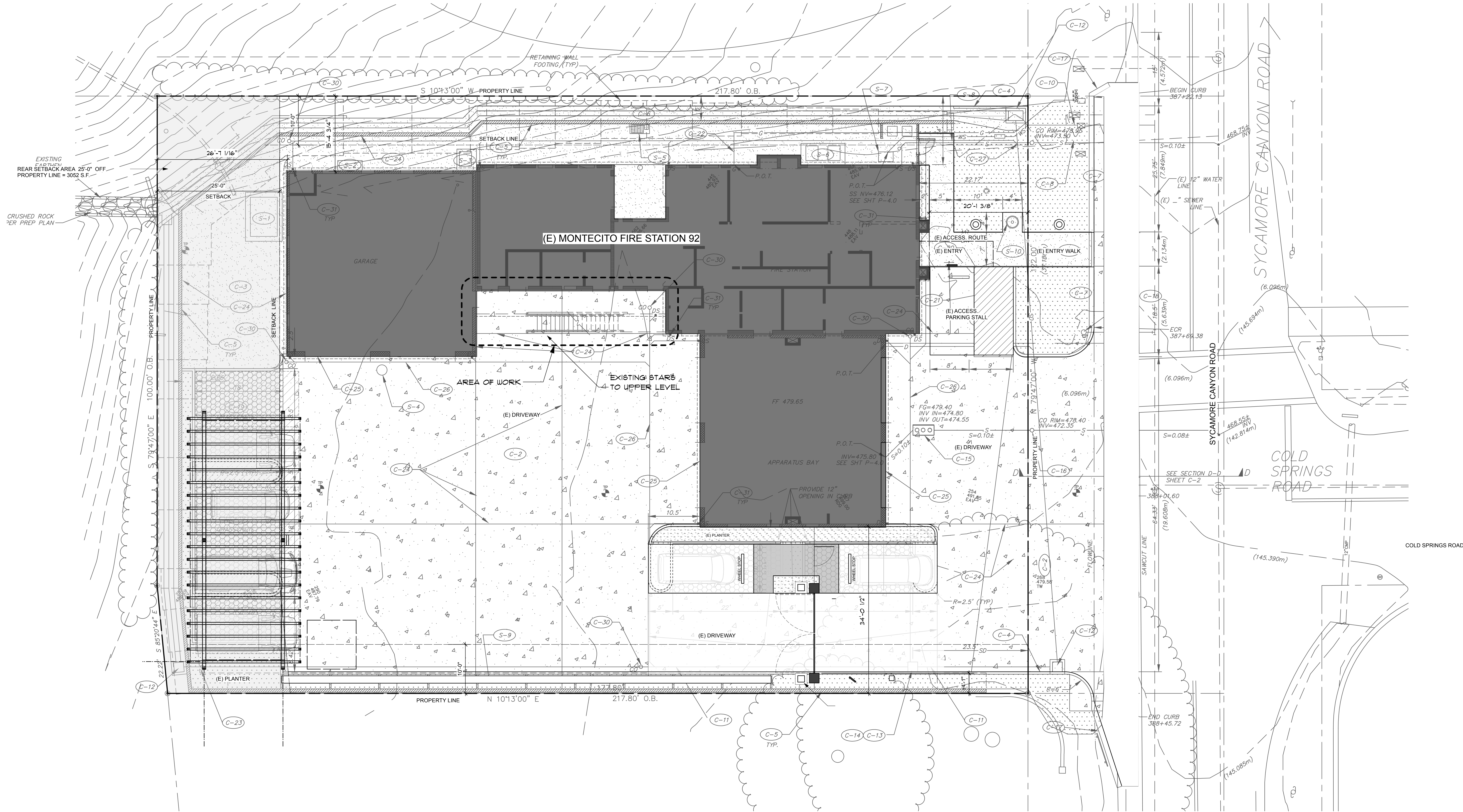
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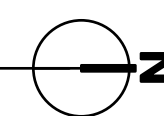
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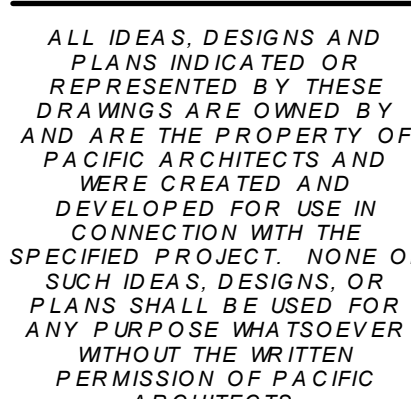


EXISTING SITE PLAN
1/8" = 1'-0"





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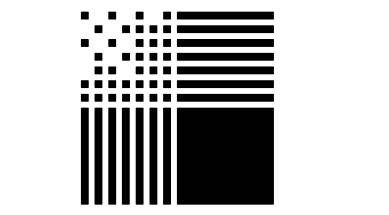
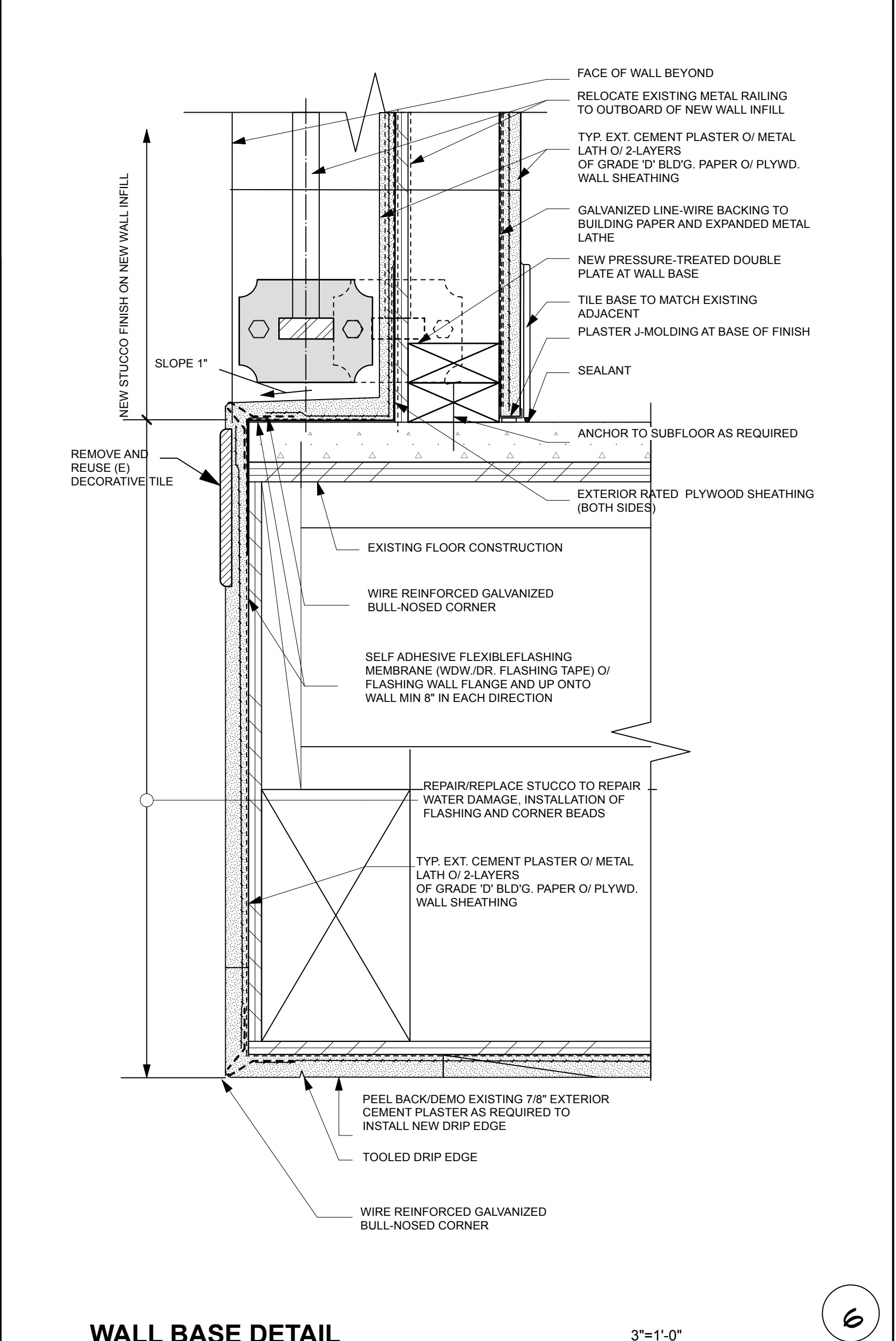
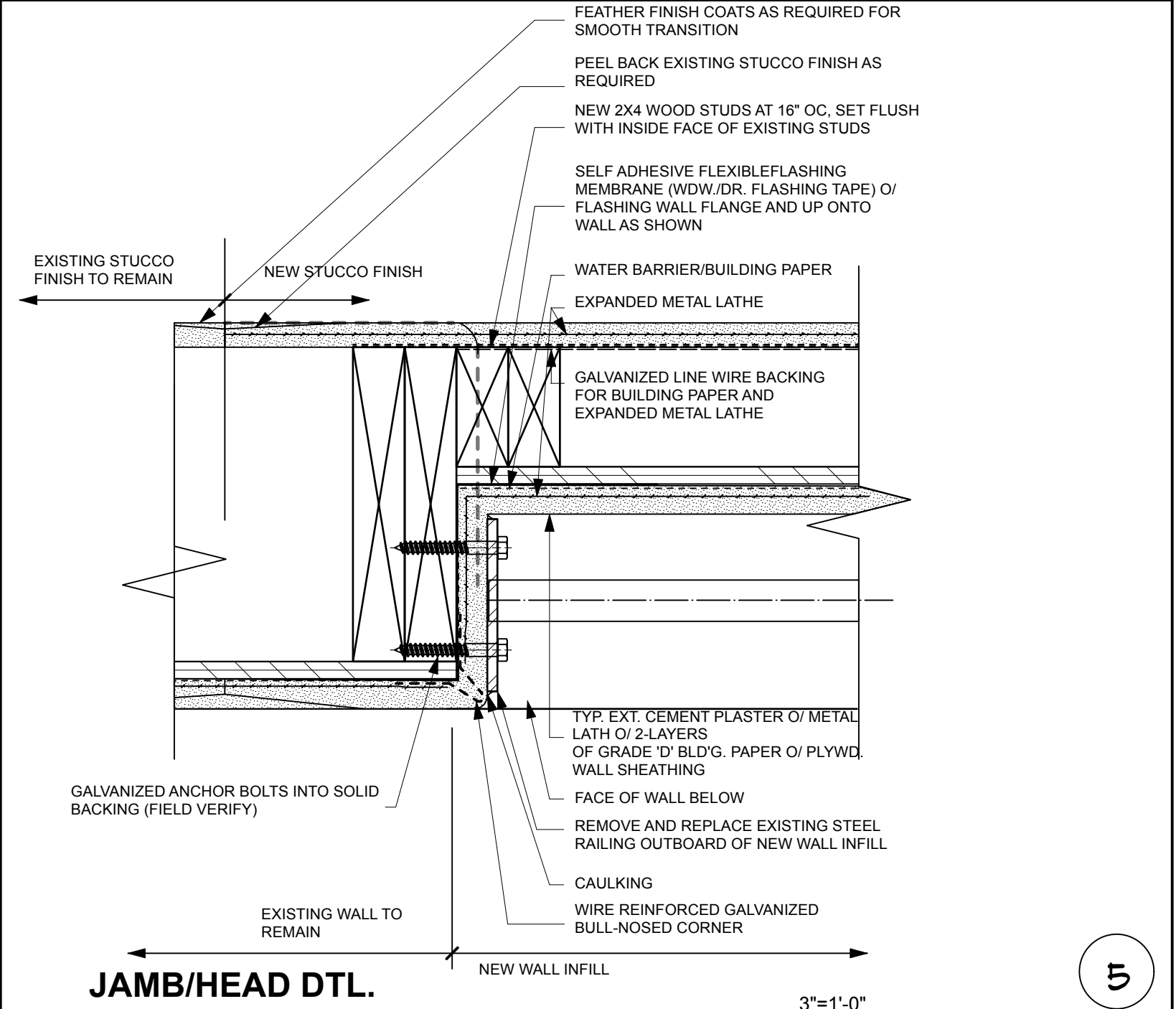
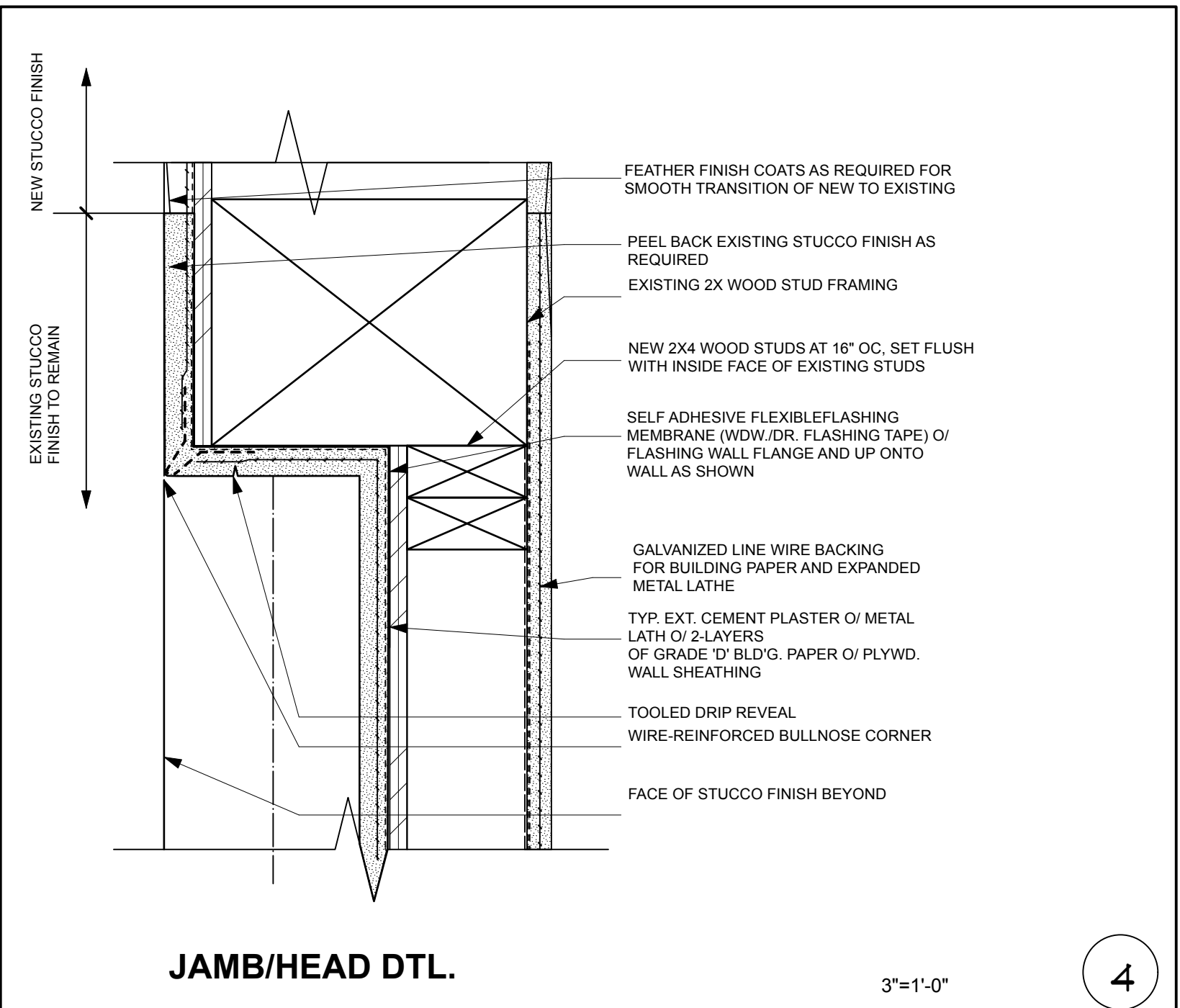
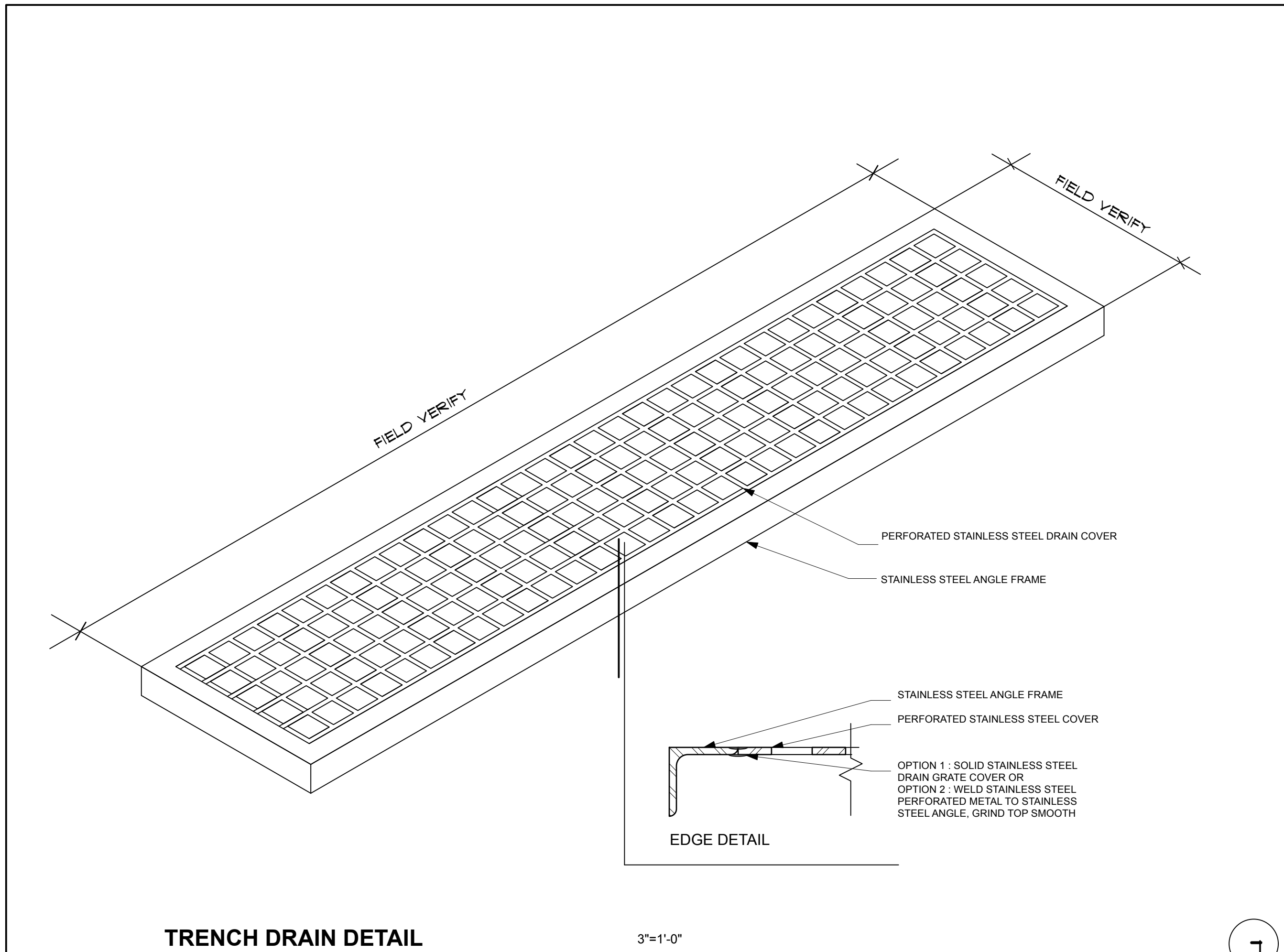
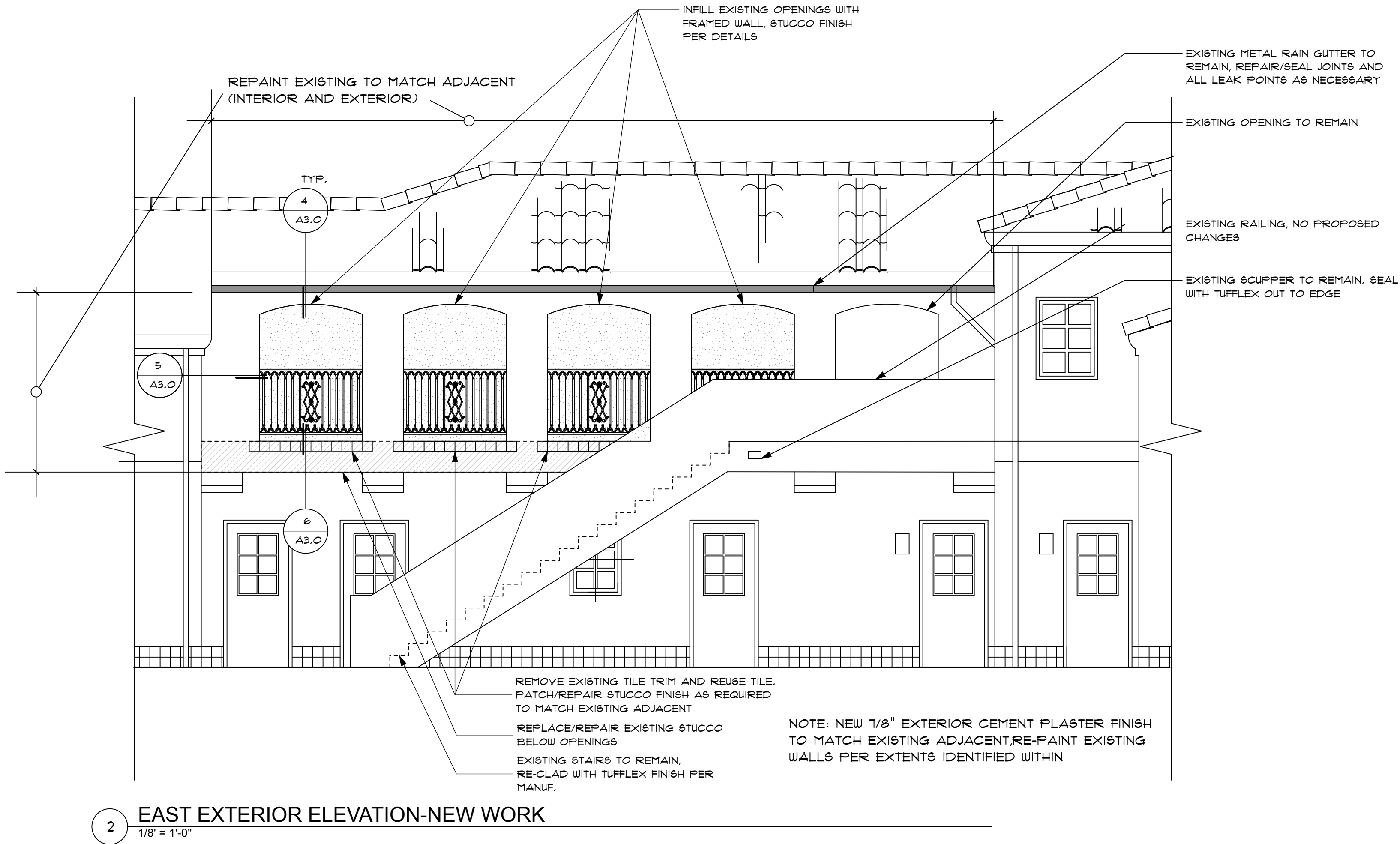
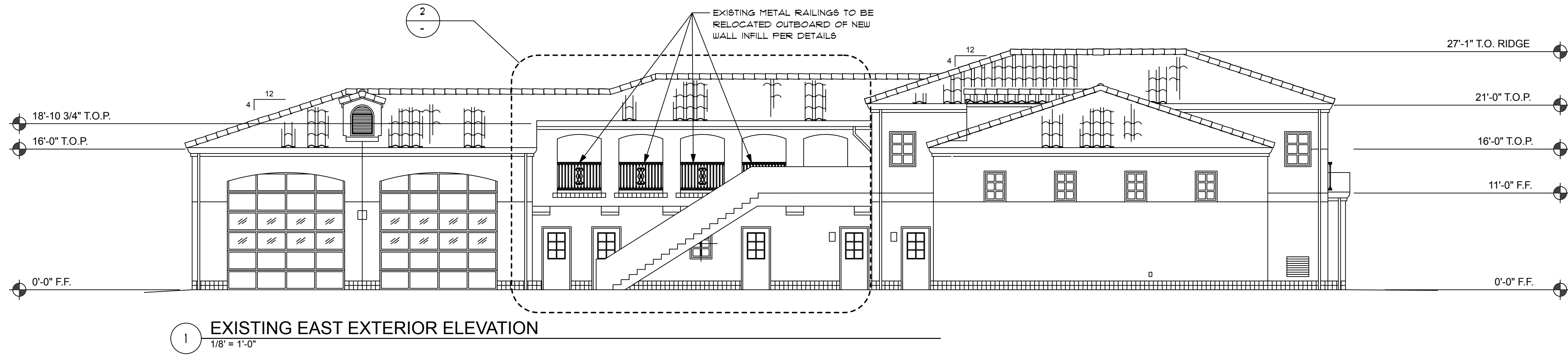
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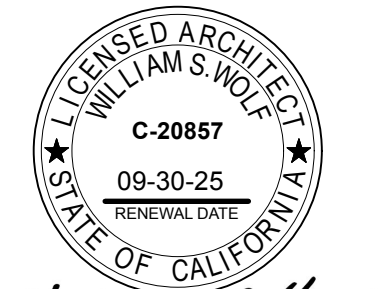




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OVERALL VIEW OF STAIRS/OPENINGS TO BE INFILLED



EXISTING FLOOR FINISHES



EXISTING STAIR CONDITIONS



TOP OF STAIRS/EXISTING TRENCH DRAIN



EXISTING OPENING/RAILING



EXISTING OPENING/RAILING



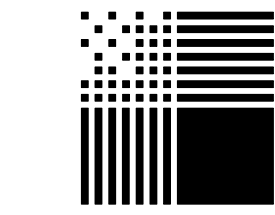
EXISTING RAILING TO BE RELOCATED



EXISTING UNDERSIDE OF STAIRS TO BE CLEANED AND PAINTED



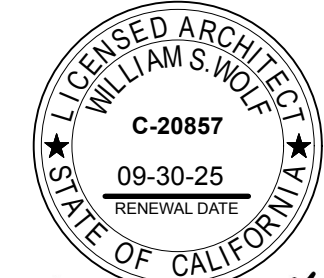
EXISTING GUTTER TO BE RE-SEALED AT CONNECTION



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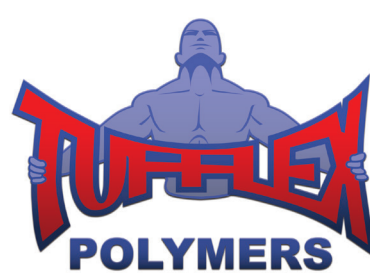
Pedestrian Traffic Deck Coating Systems			
TUFFLEX Pedestrian System:	Thickness:	Rating:	Use:
TUFFLEX "TUFF" on Concrete	64 Mils	Standard Duty	Pedestrian Traffic over Concrete
TUFFLEX "TUFF" on Plywood	80 Mils	Heavy Duty	Pedestrian Traffic over Plywood
ELASTA-TUFF 5000/6000 X-2	68 Mils	Heavy Duty	Pedestrian Traffic over Concrete or Plywood

Vehicular Traffic Deck Coating Systems			
TUFFLEX Vehicular System:	Thickness:	Rating:	Use:
ELASTA-TUFF System 566-VEH	50 Mils	Standard Duty	Vehicular Traffic over Concrete
ELASTA-TUFF System 566-VHD	60 Mils	Heavy Duty	Heavy Duty Vehicular Traffic over Concrete

Hybrid Polyurea Deck Coating Systems			
TUFFLEX HPDC System:	Thickness:	Rating:	Use:
UREA-TUFF 4200-PT	47 Mils	Moderate Duty	Pedestrian Traffic over Concrete or Plywood
UREA-TUFF 4200-VT	60 Mils	Heavy Duty	Vehicular Traffic over Concrete

Anti-Fracture Waterproofing Membranes			
TUFFLEX AFWM System:	Thickness:	Rating:	Use:
TUFFLEX System AFWM-64 Mil	64 Mills	Standard Duty	Under Tile over Concrete Surfaces (Pedestrian Traffic)
TUFFLEX "Flex Mesh" Under Tile	1/4 inch	Heavy Duty	Under Tile over Plywood Surfaces (Heavy Pedestrian)

Green Solutions:
TUFFLEX Polymers manufactures LEED qualifying, low V.O.C. systems for sustainable and environmentally sensitive waterproofing.



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Online: www.tufflexpolymers.com

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TUFFLEX Polymers (TUFFLEX) warrants its products to be free of defects in workmanship and materials only at the time of shipment from our factory. If any TUFFLEX materials prove to contain manufacturing defects that substantially affect their performance TUFFLEX will, at its option, replace the material or refund the purchase price.

The dollar value of TUFFLEX's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the TUFFLEX materials in question.

ELASTA-TUFF 5000/600 PED (14

**TUFFLEX "TUFF" or
TUFFLEX STANDARD**

HIGH PERFORMANCE, PEDESTRIAN WATERPROOFING SYSTEM

TUFFLEX SYSTEM

KEEP MEMBRANE FROM ROLLING INTO DRAIN / TAPE OFF

DRAIN

STOP THE LATEX AT DRAIN EDGE. EXT. SLURRY TO MODEL

BRING THE TOPGAP ALL THE WAY INTO DRAIN. DON'T LET IT GO DOWN IN DRAIN

METAL LATEX WITH SAND SLURRY

40 MIL TUFFLEX SYSTEM

SUBSTRATE

SAND SLURRY WITHOUT THE METAL LATEX

DRAIN

FLEX MESH DRAIN DETAIL

4" TO 6" (SEE SPECIFICATIONS CALL FOR A MINIMUM OF 8" FLASHING UNDER WALL SURFACE)

8" COMBINATION FLASHING: 24 GAUGE GALVANIZED METAL

3/4"

2" TO 4" (THERE SHOULD BE A MINIMUM OF 2" AFTER WALL APPLICATION IF INSTALLING TILES TO SURFACE)

THE XXXXX REPRESENT 62.5 MILS (1/16") OF WET RBC MEMBRANE

APPLIED TO THE RBC MEMBRANE EPDM RUBBER TEXTURE OR CLEAN AGGREGATE SAND, BROADCAST TO REFUSAL, 2 TOPCOATS @ 10 DRY MILS EACH

3/4" ACX PLYWOOD: SET ON STANDARD JOIST, BLOCKED SEAMS, FASTENED WITH 2" MIN. SCREWS OR RING SHANK NAILS

2" X 2" WITH 1/4" DRIP FLASHING. MUST BE NAILED AT A MINIMUM OF 2.5 INCHES BETWEEN NAILS

FLASHING DETAIL

STAIR SECTION

3"=1'-0"

EXISTING FRAMED SIDE WALLS

EXISTING 1/8" EXTERIOR CEMENT
PLASTER FINISH

LIFT FLASHING TO INSERT TUFFLE
MEMBRANE UNDER OR REPLACE
FLASHING AS REQUIRED TO
TERMINATE TUFFLEX

EXTEND TUFFLEX UP SIDE WALL
OF STRINGER TO UNDERSIDE OF
EXISTING GALVANIZED FLASHING
STRIP

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—STEEL PAN/CONCRETE STAIRS

—EXISTING STEEL STRINGERS

NOTE: VERIFY WITH MANUFACTURER THE SURFACE PREP AND ADHESION METHODS FOR THE EXTENSION OF THE TUFFLEX UP THE STEEL STAIR STRINGERS AND RISERS

$$3^{\circ} = 1^{\circ} - 0^{\circ}$$