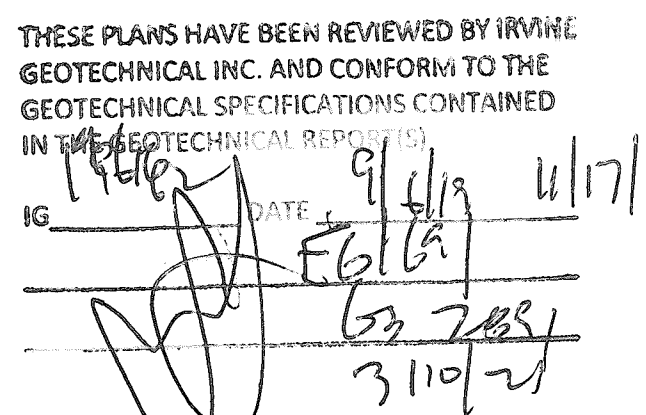




LEGEND: FLOOR PLAN	
	NEW WALL OR BLOCKING: SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH, SEE FINISH SCHEDULE FOR INTERIOR FINISH. 2x6 STUDS AT EXTERIOR WALLS. INTERIOR WALLS VARY 2x4 OR 2x6, SEE PLAN.
	NEW CONCRETE WALL: SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH, SEE FINISH SCHEDULE FOR INTERIOR FINISH.
	FURNITURE OR FURNISHINGS ITEM.
114	ROOM NUMBER AND NAME: SEE FINISH SCHEDULE.
	DOOR NUMBER: SEE DOOR SCHEDULE.
	PENETRATION NUMBER: SEE PENETRATION SCHEDULE.
	INTERIOR ELEVATION REFERENCE. SEE DETAIL NUMBER AND SHEET INDICATED.
	ALL EXTERIOR DIMENSIONS ARE TO FACE OF P.L.V. ADD. MASONRY OR CONCRETE.
	ALL INTERIOR DIMENSIONS ARE TO FACE OF FRAMING MASONRY OR CONCRETE.
	CURTAINS. SEE FLOOR PLANS FOR CEILING PLANS.
	MEE BIB. SEE FLOOR PLANS FOR LOCATIONS.
FLOOR FINISH: EXTERIOR PAVING	
F1	CONCRETE PAVING AT STEPS, PATIOS, DRIVEWAY + MOTOR COURT TO BE NEW CONCRETE. SPORGE FINISH. COLOR TO BE SELECTED.
F2	THE PAVING WITH A SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED PER ASTM E918 OR ASTM C1549.
F3	THE PAVING WITH FAUX WOOD FINISH.
F4	SYNTHETIC GRASS OVER PEDESTAL SYSTEM. SEE PEDESTAL SYSTEM NOTE BELOW.
	(ALTERNATIVE SYNTHETIC GRASS OVER POROUS MATERIAL, SYSTEM TBD)
PEDESTAL DECK SYSTEM	
PD1	MANUFACTURED BY BILSON. UNITED CONSTRUCTION PRODUCTS, AND SUPPLIED BY BILSON. DECK SYSTEMS (ATTN: JOHNNY APPOINT # 601 4907) (WWW.BILSONDECKSYSTEMS.COM). PAVERS SUPPORTED ON ADJUSTABLE HEIGHT PEDESTALS. PAVERS TO BE NEW LEVELLED AND LAYED TO MATCH EXISTING. SPACING GAPS 4 TIMES FOR DRAINAGE. TO SLOPED ROOF AND AREA DRAINS BELOW. SYSTEM HAS A CLASS A FIRE RATING.
CODE NOTES	
C1	MINIMUM SHOWER AREA 1.024 SQ. INCHES. MINIMUM 30" DIAMETER.
C2	PROVIDE TILE IN SHOWERS AND TUBS. MIN 1/4" HIGH. SHOWER AND TUB ENCLOSURES TO BE APPROVED TEMPERED SAFETY GLAZING. SHOWER DOORS TO SING OUT. WINDOWS WITH SHOWER + TUB ENCLOSURES TO BE LABELED SAFETY GLAZING WHEN LESS THAN 80" ABOVE DRAIN.
C3	PROVIDE 24V X 3/4" REQUIRED MINIMUM CLEAR SPACE IN FRONT OF TOILET. APPROX 12" MINIMUM BETWEEN THE CENTERLINE OF TOILET TO ANY SIDE WALL OR CABINET ON EACH SIDE. (CALIFORNIA PLUMBING CODE 407.6)
THERMAL INSULATION + WEATHER BARRIERS	
TH1	SEE SHEET AS.3 FOR THERMAL INSULATION + WEATHER BARRIER SCHEDULE.
WINDOW COVERINGS	
WC1	AUTOMATED ROULLED SHADERS IN LOCATIONS SHOWN ON REFLECTED CEILING PLAN (AS.3)
WC2	SUGGESTED: SUPPLIER: J. QUEIGER (IN PDC)
KEY NOTES	
A1	LINE OF FLOOR ABOVE.
A2	LINE OF ROOF ABOVE.
A3	SKYLIGHT OPENING ABOVE.
A4	INTERIOR GUARDRAIL: 42". FRAMELESS GLASS.
A5	EXTERIOR GUARDRAIL: 42". FRAMELESS GLASS.
A6	FLOOR DRAIN: CONNECT TO SEWER PIPING.
A7	MICRO LINEAR TRENCH DRAIN. CONNECT TO SEWER PIPING.
A8	ROOF + AREA DRAIN OUTLET. CONNECT TO SUB-GRADE DRAINAGE SYSTEM. (SEE CIVIL + SANITATION DRAWINGS).
A9	AREA OR YARD DRAIN. CONNECT TO SUB-GRADE DRAINAGE SYSTEM. SEE CIVIL DRAWINGS.
A10	PERFORATED DRAINAGE PIPE UNDER SYNTHETIC GRASS. SEE CIVIL DRAWINGS.
A11	INSTALL MINIMUM 5/8" TYPE "X" DRYWALL ON WALLS AND CEILINGS ABUTTING SHOWER.
A12	GAS METER: PROVIDE APPROVED AUTOMATIC EARTHQUAKE SHUTOFF VALVE.
A13	ELECTRIC MANT.
A14	TANKLESS WATER HEATER.
A15	SEE CIVIL PLANS FOR CISTERN LOCATION AND CONSTRUCTION SEQUENCE.
A16	LADDER AT LIGHT WELL.
A17	ECCOMBAT BIOTHEKAL BAY FIREPLACE. MODEL: ESF 1.FX.989Y.
A18	ECCOMBAT BIOTHEKAL CORNER FIREPLACE. MODEL: ESF 1.FX.990Y.
A19	ECCOMBAT BIOTHEKAL CORNER FIREPLACE. MODEL: ESF 1.FX.990L.
A20	ECCOMBAT BIOTHEKAL XL1200 BURNER. MODEL: ESF 1.B.3.12. QUANTITY: 2.
A21	54" x 60" OUTDOOR GAS FIRE FEATURE. CUSTOM MADE.
A22	45" LINEAR OUTDOOR GAS FIRE FEATURE. CUSTOM MADE.
A23	102" X 12" L-SHAPED OUTDOOR GAS FIRE FEATURE. CUSTOM MADE.
A24	60" DIAMETER OUTDOOR GAS FIRE FEATURE. CUSTOM MADE.
A25	A VENT BAY WALL NOT BE CONSIDERED AS A KITCHEN PROVIDED IT HAS NO HOOD TIE-OUT OR GASBURNER OUTPULL. NO 220V ELECTRICAL, NO GAS OUTLET AND NO MORE THAN 10 SF OF COVERED SURFACE AREA (24 60-0000.22A).
PLUMBING	
P1	DESIGN + BUILD INSTALLATION TO SERVICE ALL FIXTURES AND APPLIANCES SHOWN ON THE DRAWINGS AND LISTED ON THE EQUIPMENT SCHEDULE.
P2	INSTALL WATER SERVICE TO YARD IRRIGATION SYSTEMS. VERIFY P.O.C.
P3	PROVIDE NATURAL GAS CONNECTION TO ALL FIREPLACES. FIRE PITS AND BBQ.
P4	PROVIDE NATURAL GAS CONNECTION TO HVAC EQUIPMENT.
P5	INSTALL CONDENSATE DRAINS FOR HVAC EQUIPMENT.
FIRE SPRINKLERS	
AFS1	THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9013.3 OR NFPA13D (1013.1, 1221A7100).
AFS2	THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
AFS3	ALL FIRE SPRINKLER HEADS TO BE RECESSED CONCEALED TYPE.
ALL ROOF RUNOFF, ROOF DRAINS, AND AREA DRAINS TO DRAIN TO THE CISTERN. SEE PLAN P.4 AND	

[illegible]