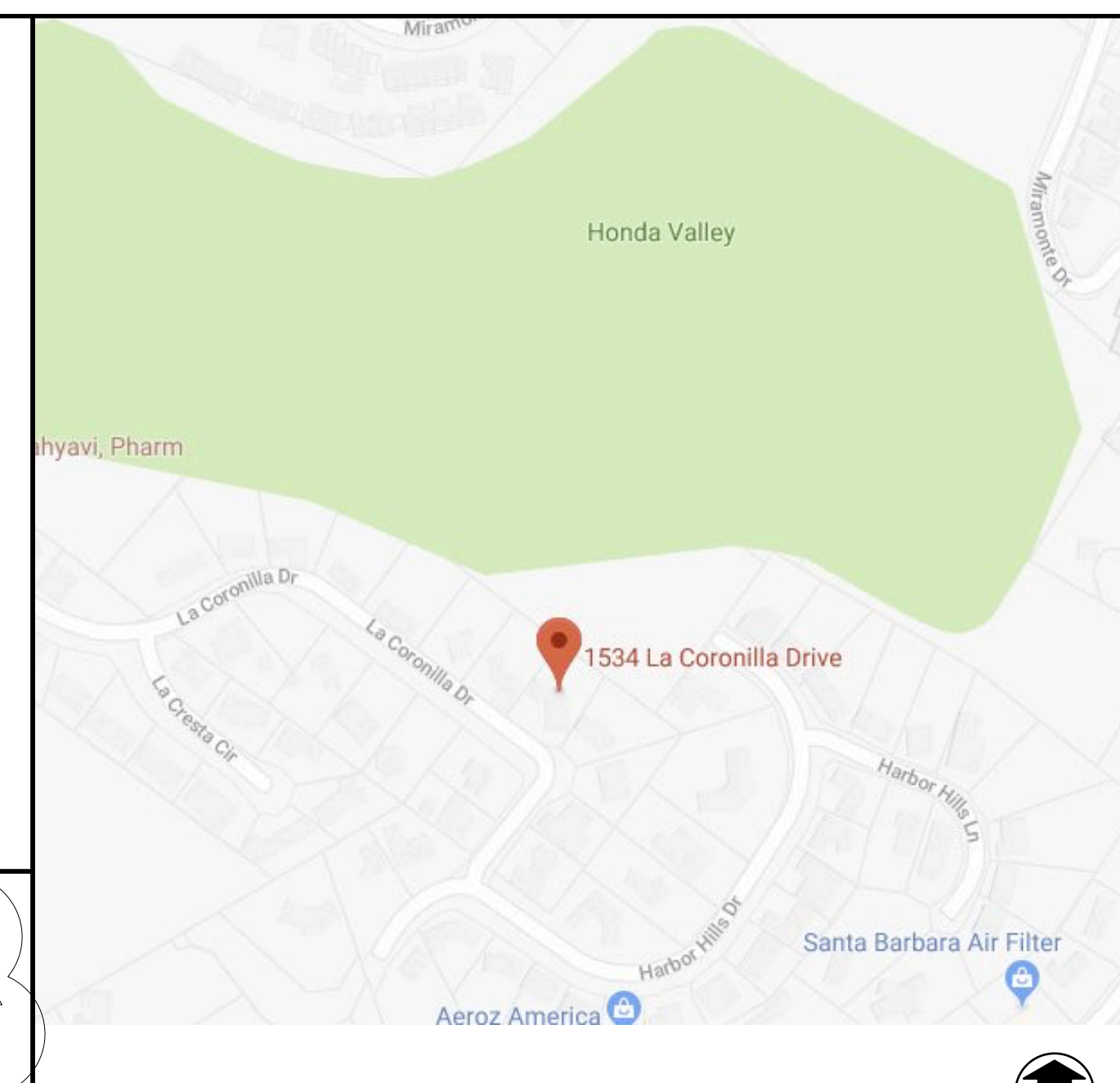


ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY AND ARE THE PROPERTY OF THE ARCHITECT...

Revision table with columns: Revision, Description, Date. Shows revisions 1, 2, and 3.

Job Number: Date: 11.1.18 Sheet of



VICINITY MAP

TABULATIONS (BUILDING CODE DATA LEGEND) table listing owner, site address, APN, zone, flood zone, setbacks, open yard area, occupancy group, construction type, building height, high fire severity, approx lot size, avg property slope, and grading info.

(BUILDING AREA CALCULATIONS) table showing existing to be removed, net s.f., gross s.f., and existing required for covered and uncovered areas.

(IMPERVIOUS SURFACES) table showing pre-construction and proposed replaced/impervious areas.

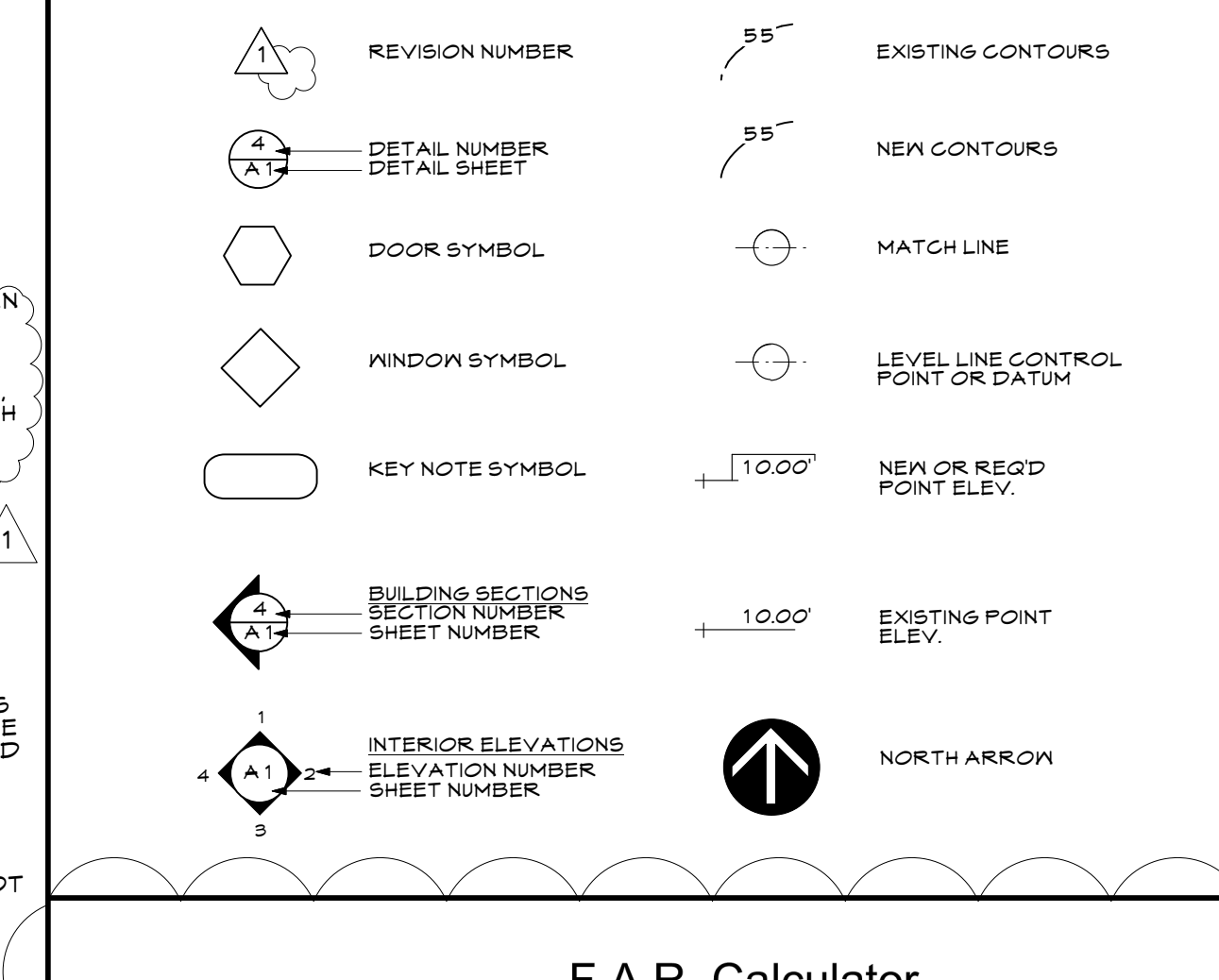
PROJECT SCOPE list containing 10 items related to removing existing structures, new plumbing, fire sprinklers, and other construction details.

DEFERRED/SEPARATE PERMITS REQUIRED list containing 3 items: fire sprinklers, California Green Building Standards Code, and local codes.

CODE COMPLIANCE

- Code compliance list: 1) 2016 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, AND ELECTRICAL CODES; 2) 2016 CALIFORNIA ENERGY CODE; 3) ALL LOCAL CODES AND ORDINANCES.

SYMBOLS



F.A.R. Calculator

F.A.R. Calculator table with input fields for project address, zone, lot area, and output fields for FAR ratio and maximum floor area.

SHEET INDEX

- Architectural - Main Residence (A00) cover sheet, gen notes, key notes, inspections, green building management practices, etc.
A01-A02 Title 24 energy requirements.
A1.1-A2.2 Interior elevations.
A3.0-A3.1 Mechanical details.
A4.0-A4.1 Mechanical equipment specifications.

GREEN BUILDING & BEST MANAGEMENT PRACTICES FOR CONSTRUCTION

- 1. FOR STORM WATER AND DRAINAGE CONSERVATION MEASURES AND PLANS SEE CIVIL DRAWINGS AND 2016 CALIFORNIA GREEN BUILDING STANDARDS SHEET GB1.
2. FOR ENERGY EFFICIENCY STANDARDS SEE ENERGY CALCULATIONS AND MECHANICAL DRAWINGS.
3. FOR WATER CONSERVATION AND EFFICIENCY STANDARDS FOR PLUMBING FIXTURES SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS SHEET GB1.

PROJECT TEAM

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STRUCTURAL ENGINEER: DENNIS DODSON LAND SURVEYING, INC.
SOIL ENGINEER: MARK BRAIN & ASSOCIATES

KEYNOTES -CONT-

- M11 - ISOKERN MAGNUM MODEL 42" PREPARED, REFRACTORY, MODULAR MASONRY FIREPLACE (FIREBOX AND SHIELD COMPONENTS) REFER TO ISOKERN MAGNUM MODEL 42" MANUFACTURING AND INSTALLATION INSTRUCTIONS.
M12 - HEARTH EXTENSION THICKNESS-THE MINIMUM THICKNESS OF HEARTH SHALL BE 2 INCHES PER CBC SECT. 2111.4.2
M13 - NEWLY INSTALLED PLUMBING FIXTURES SHALL BE WATER-CONSERVING IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND GREEN BUILDING STANDARDS.

INSPECTIONS

- GENERAL CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH INSPECTION SHALL BE FOR THE APPROVAL OF THE OFFICIAL AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.
FOOTINGS AND FOUNDATION INSPECTION SHALL BE MADE AFTER EXCAVATIONS FOR FOOTINGS THAT ARE COMPLETE AND ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION.
CONCRETE SLAB AND UNDER-FLOOR INSPECTION SHALL BE MADE AFTER SLAB OR UNDER-FLOOR REINFORCING STEEL AND OTHER ANCHLARY EQUIPMENT ITEMS ARE IN PLACE, BUT BEFORE ANY UNDER-FLOOR FINISHES ARE APPLIED.

BMP (STORM WATER POST CONSTRUCT. INSPECTIONS)

- 1. VEGETATED SWALE
2. RETENTION FILTRATION AREAS
3. PERMEABLE PAVING AT DRIVEWAY
4. ROOF / GUTTER DRAINAGE SYSTEM
5. SITE / AREA DRAINAGE SYSTEM

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KEYNOTES

- G: CEILING
G1 - 1/2" GYPSUM BOARD SPRAYED TEXTURE FINISH COATINGS (LIGHT KNOCK DOWN TEXTURED FINISH) PRIMED AND PAINTED WATERPROOF GYPSUM BOARD AND PLASTER AT ALL NET LOCATIONS.
G2 - 1/2" TYPE 'X' GYPSUM BOARD SPRAYED TEXTURE FINISH COATINGS (LIGHT KNOCK DOWN TEXTURED FINISH) PRIMED AND PAINTED WATERPROOF GYPSUM BOARD AND PLASTER AT ALL NET LOCATIONS.
G3 - TILE OR POLYMER MODIFIED THINSET MORTAR BOND COAT OVER GEMENTITIOUS BACKER UNIT OVER POLYMER MODIFIED THINSET MORTAR BOND COAT OVER STAIN RESISTANT MORTARS AND CAULKS.

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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 DESIGNS, NOTATIONS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF THE ARCHITECT...
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 INSPECTION SHALL BE CONSIDERED AS PART OF THIS CONTRACT.

ELECTRICAL / MECHANICAL

- 1. ALL UTILITY CONDUCTORS WITHIN THE PROPERTY LINES INCLUDING ELECTRICAL SERVICE TELEPHONE SERVICE AND CABLE TELEVISION MUST BE INSTALLED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.
2. SMOKE DETECTORS ALARMS (PER ELECTRICAL / MECHANICAL NOTES - SMOKE DETECTORS) SHEET EM1.
3. CARBON MONOXIDE ALARMS (PER ELECTRICAL / MECHANICAL NOTES - CARBON MONOXIDE ALARMS) SHEET EM1.
4. ALL COVER PLATES, GRILLES, AND FIXTURES TO BE WHITE UNO.
5. GENERAL LIGHTING (PER ELECTRICAL / MECHANICAL NOTES - ELECTRICAL) SHEET EM1.
6. ELECTRICAL RECEPTACLES (PER ELECTRICAL / MECHANICAL NOTES - ELECTRICAL) SHEET EM1.
7. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC 210.8.
8. ALL BATHROOM, KITCHEN, GARAGE, UTILITY ROOM, EXTERIOR AND ALL NET LOCATION RECEPTACLES TO BE GFCI.
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR HALL AND CEILING MOUNTED ITEMS.
10. DUCT AND OTHER RELATED AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
11. PER 2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, PROVIDE FOR AN ELECTRIC VEHICLE (EV) CHARGING SPACE (PER ELECTRICAL / MECHANICAL NOTES - ELECTRICAL) AND PER SHEET GB1 SHEET EM1.
14. PROVIDE CONDUTITS FOR FUTURE SOLAR READY PER 110.10 CEMC 2016

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