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PROJECT NAME / ADDRESS

**18954 PCH**

18954 PACIFIC COAST HWY  
MALIBU, CA 90265

CLIENT

MALIBU PROPERTY  
HOLDINGS, LLC

ISSUED

Fire Dept Access Plan Resubmital	08/08/2016
Plan Check Submittal	10/27/2016
Plan Check Re-Submittal	01/13/2017
Fire Dept PC Re-Submittal	03/07/2017
Fire Dept PC Re-Submittal	03/30/2017

REVISIONS

Rev	Description	Date

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COVER SHEET

DRAWING INFO

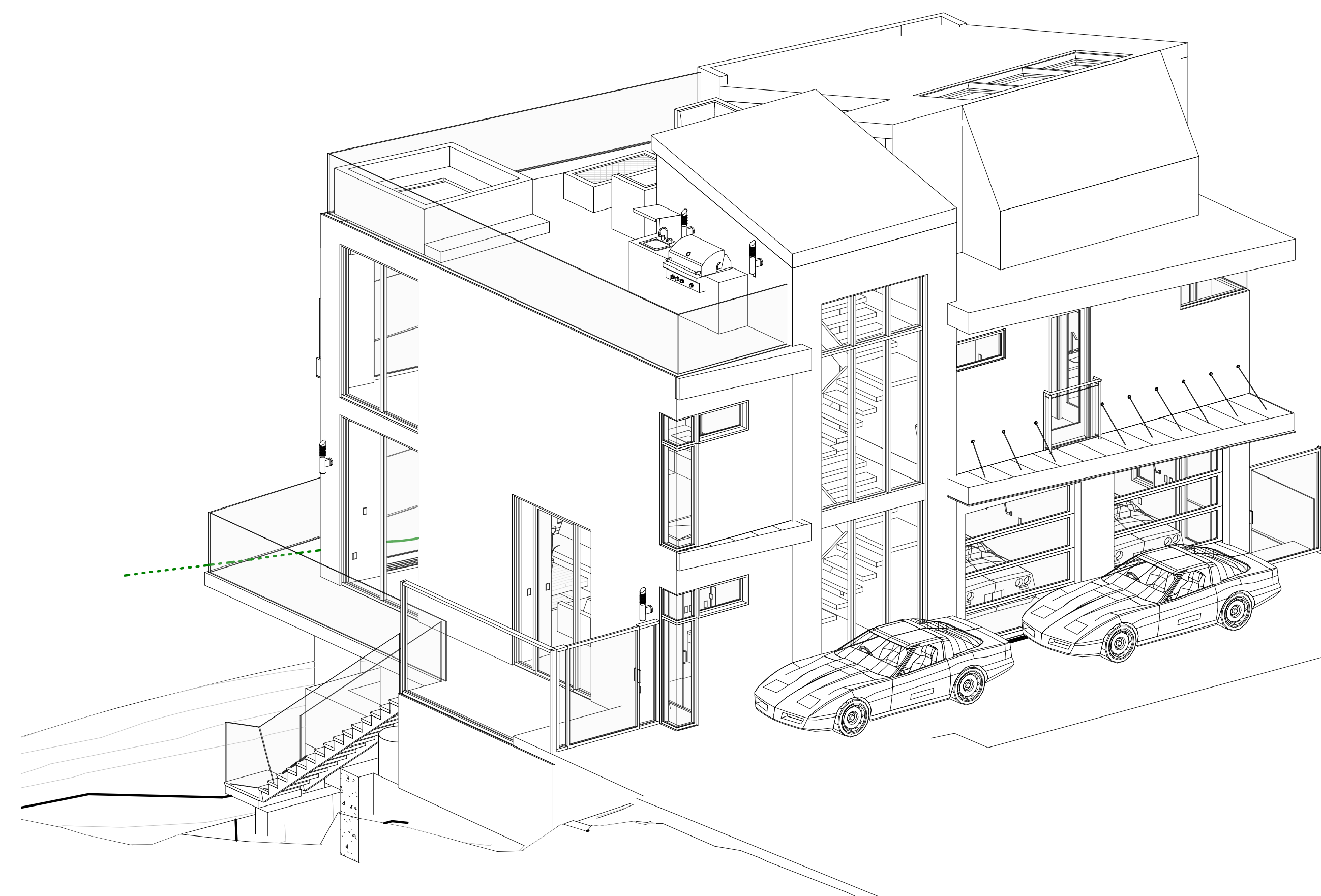
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# BEACH FRONT PHOTO COMPOSITE



# 18954 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

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**SITE PLAN NOTES:** NOTE: IN CASE OF CONFLICT NOTES ON CIVIL PLANS TAKE PRECEDENCE OVER THESE NOTES

- ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED, VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM. DRAINAGE TO BE SHOWN ON THE PLANS.
- ROOF GUTTERS & DOWN SPOUTS TO CONCRETE SPLASH BLOCKS CONDUCT TO STREET IN AN APPROVED DEVICE.
- ALL SURFACE DRAINAGE SHALL SLOPE AWAY FROM RESIDENCE A MINIMUM 1% FOR 5'-0" DISTANCE (MIN).
- SURFACE DRAINAGE SHALL BE CONDUCTED TO APPROVAL DISPOSAL AREA (STREET) WITH MINIMUM SLOPE OF 2% FOR LANDSCAPE AND A.C. PAVEMENT; 1% MINIMUM FOR CONCRETE PAVEMENT. GIVEN ELEVATION MAY BE ADJUSTED TO PROVIDE ADEQUATE DRAINAGE.
- NO TRENCHES OR EXCAVATION 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE PERMITTED WITHOUT OBTAINING NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY (OSHA) PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMIT.
- ALL SUBSURFACE PIPES OR CONDUITS SHALL SLOPE 1% TO DAYLIGHT (MIN). SECURE PERMISSION FROM CITY ENGINEER FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

- ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
- BUILDER SHALL STAKE AND FLAG PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP AND BY THE SURVEYOR OF RECORD.
- ~~FENCES PLANTERS AND RETAINING WALLS SHALL NOT EXCEED 2' 6" IN FRONT YARD, AND 6' 0" IN REAR AND SIDE YARD ABOVE NATURAL GRADE.~~
- ~~60% MAXIMUM OF REQUIRED FRONT YARD MAY BE USED AS DRIVEWAY.~~
- ~~MAINTAIN 30" CLEAR ACCESS AROUND BUILDING.~~
- IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- ALL AIR CONDITIONING/ HEAT EQUIPMENT, GAS METERS, AND ELECTRICAL METERS MUST BE SCREENED FROM PUBLIC VIEW. A/C EQUIPMENT ON SIDE YARD SHALL BE SCREENED FROM VIEW OF ADJOINING PROPERTIES WITH A MINIMUM 5 FOOT HIGH WALL.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158).

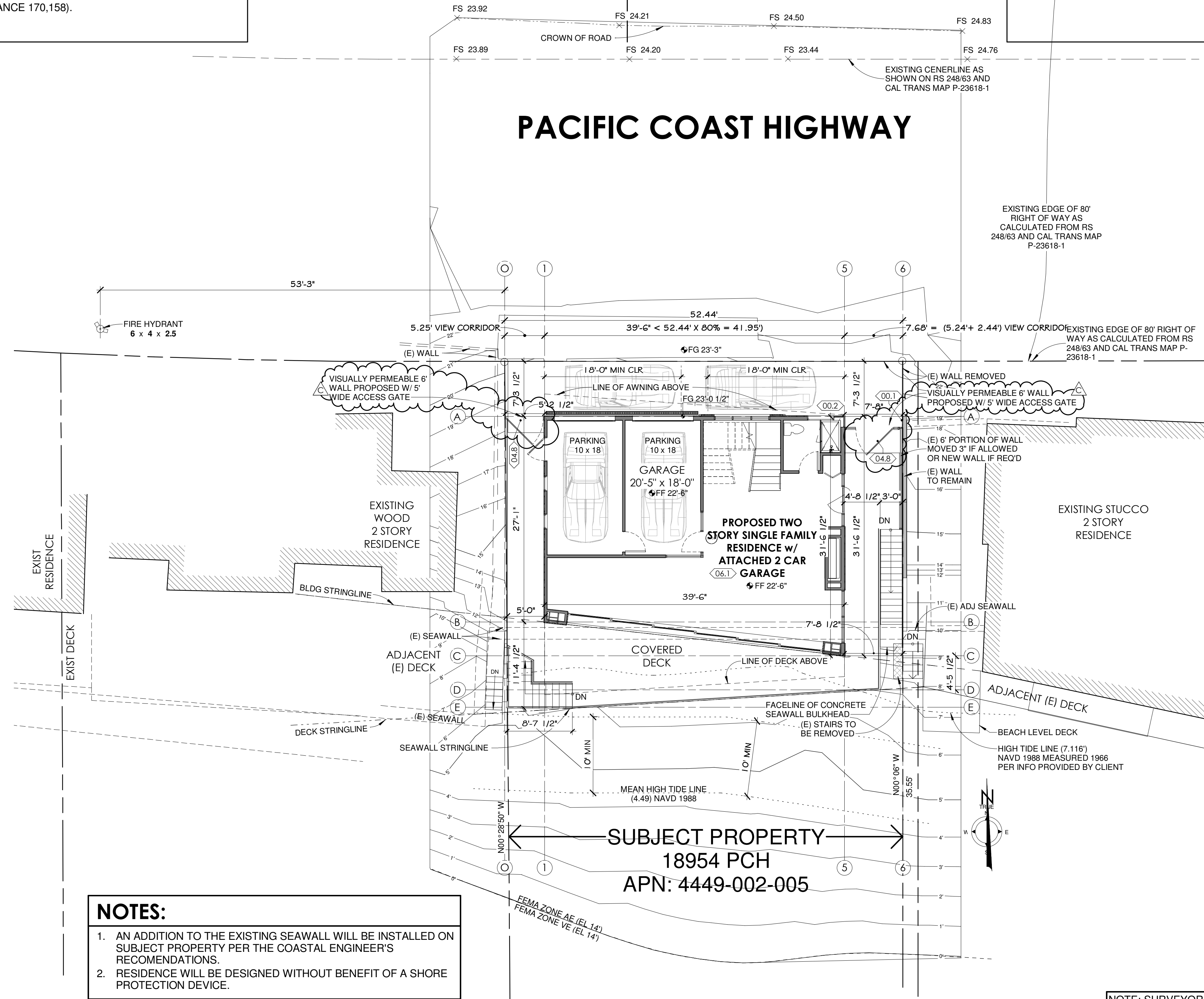
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MINIMUM 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA & 44" MAXIMUM SILL HEIGHT.
- AT LEAST ONE EXIT DOORWAY SHALL NOT BE LESS THAN 3'-0" WIDE AND 6'-8" HIGH AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF 32" IS MAINTAINED.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- THIS IS AN ARCHITECTURAL SITE PLAN ONLY AND IS NOT A GRADING OR DRAINAGE PLAN. SEE CIVIL DRAWING.
- BUILDING SETBACKS AND PROPERTY LINE WILL BE SURVEYED AND MARKED PRIOR TO FOUNDATION.

**KEYNOTES**

Key #	Keynote Text
00.1	PROVIDE A KEY BOX AT PROPERTY ENTRANCE IN ACCORDANCE WITH THE APPLICABLE FIRE CODE AND AS SET FORTH IN THE FIRE DEPARTMENT'S REGULATIONS.
00.2	ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4" IN HEIGHT, 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CAN NOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED. (CRC R319)
04.8	FIRE DEPARTMENT ACCESS GATE.
06.1	PIER AND COLUMN FOUNDATION / UNDERSTRUCTURE / RETAINING WALLS PER STRUCTURAL PLANS. VERIFY AND COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO START OF CONSTRUCTION.

**VIEW CORRIDOR DISCRPTION**

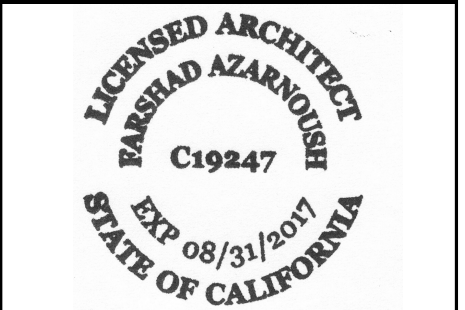
LOCAL IMPLEMENTATION PLAN, CHAPTER 6--SCENIC...PROTECTION ORDINANCE  
 6.5. DEVELOPMENT STANDARDS  
 E. Ocean Views. 2.a. "Buildings shall not occupy more than 80 percent maximum of the lineal frontage of the site."  
 2.b. "The remaining 20 percent of lineal frontage... For lots greater than 50 feet in width, the view corridor may be split to provide a contiguous view corridor of not less than 10 percent of the lot width on each side, provided that each foot of lot width greater than 50 feet is added to the view corridor."  
 VIEW CORR. INTERPRETATION - WE HAVE IMPLEMENTED ABOVE CODE AS SUCH:  
 80% of LOT WIDTH - BUILDING: (52.44' x 80% = 41.95')  
 OUR BUILDING IS 39.5'  
 20% of LOT WIDTH - VIEW CORRIDOR: (52.44' x 20% = 10.49') OUR VIEW CORRIDOR IS 12.93' (5.25' + 7.68')  
 EACH FOOT OF LOT WIDTH > THAN 50 FT: (FOR US AN EXCESS OF 2.44') HAS ITS PERCENTAGE OF VIEW CORRIDOR (THAT OF 5.24') ADDED TO THE WESTERLY SIDE OF THE LOT



- NOTES:**
- AN ADDITION TO THE EXISTING SEAWALL WILL BE INSTALLED ON SUBJECT PROPERTY PER THE COASTAL ENGINEER'S RECOMMENDATIONS.
  - RESIDENCE WILL BE DESIGNED WITHOUT BENEFIT OF A SHORE PROTECTION DEVICE.

NOTE: SURVEYOR TO SET ALL PROPERTY LINES, BUILDING CORNERS & DECKS INCLUDING STRINGLINES PRIOR TO ANY WORK.

**PROPOSED SITE PLAN**  
 Scale: 1/8" = 1'-0" ①



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18954 PCH

18954 PACIFIC COAST HWY  
 MALIBU, CA 90265

**CLIENT**

MALIBU PROPERTY HOLDINGS, LLC

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Plan Check	Submittal	10/27/2014
Plan Check	Re-Submittal	01/13/2017
File Dept	PC Re-Submittal	03/07/2017
File Dept	PC Re-Submittal	03/30/2017

**REVISIONS**

Rev	Description	Date
A	PC CORRECTIONS	01/13/2017
C	FD Corrections	03/30/2017

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**DRAWING TITLE**

SITE PLAN

**DRAWING INFO**

PROJECT NUMBER: 13-102  
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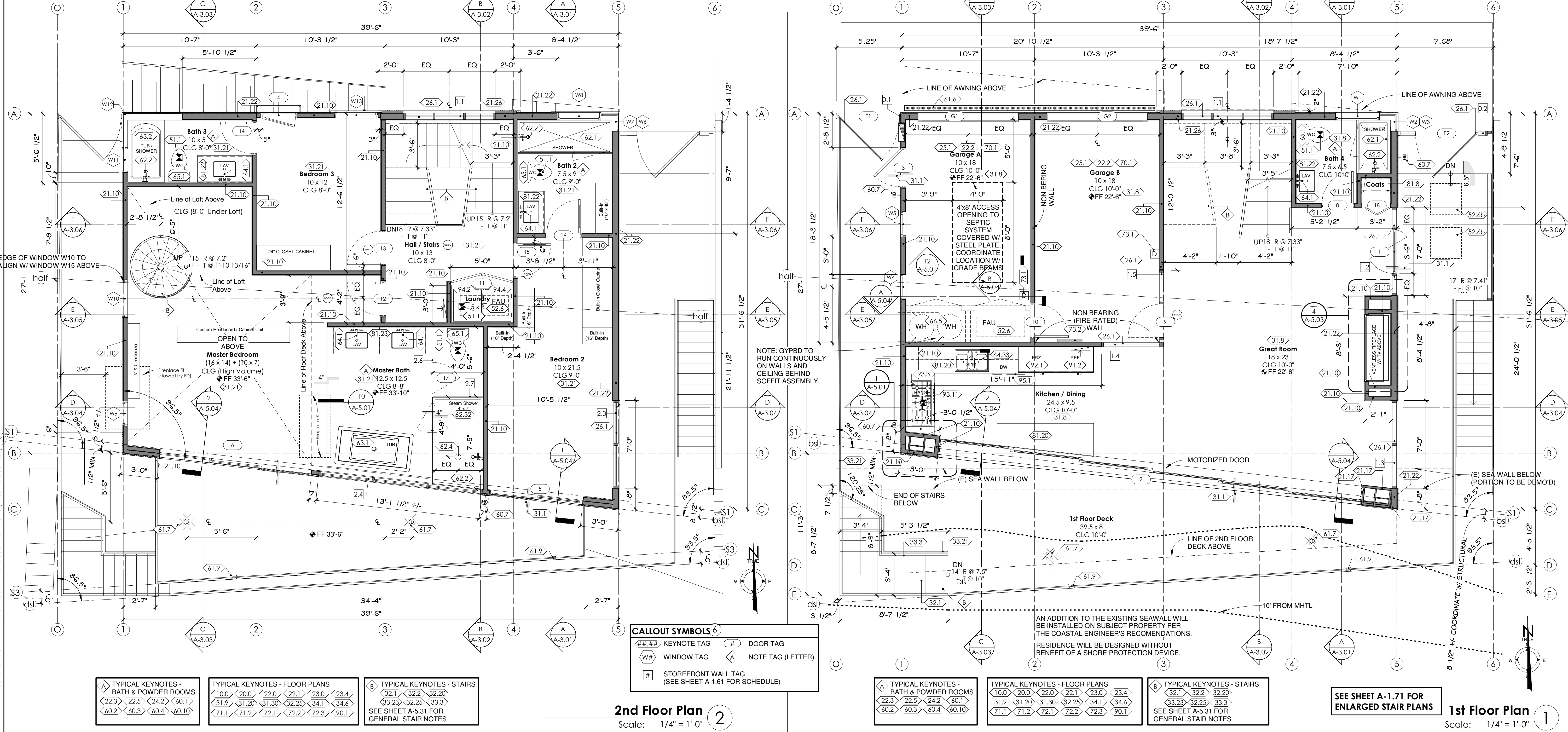
Key #	Keynote Text
10.0	DOORS AND WINDOWS PER PLANS AND ELEVATIONS (REFER TO DOOR AND WINDOW SCHEDULE). ALL DOORS AND WINDOWS SIZES AND HEADER HEIGHTS ARE TO BE AS SHOWN. ALL ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO FRAMING.
20.0	FRAMING PER STRUCTURAL. ALL SHEAR WALLS UNDER ROOF CONTINUE TO ROOF. FOR ALL SIZES, LOCATIONS, AND DETAILS SEE STRUCTURAL PLANS.
21.10	2x4 WALL FRAMING (TYPICAL) WITH 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED) WITH A LEVEL 5 SKIM COAT AND WITH R-19 BATT INSULATION. IN GARAGE: CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) WITH 1-HOUR FIRE RATING PRODUCTS.
21.17	2x6 WALL FRAMING WITH METAL CLADDING BY DOOR/WINDOW MANUFACTURER TO MATCH DOOR/WINDOW FRAMES. VERIFY WITH ARCHITECT.
21.22	2x6 WALL FRAMING (TYPICAL) WITH 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED) WITH A LEVEL 5 SKIM COAT AND WITH R-19 BATT INSULATION. IN GARAGE: CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) WITH 1-HOUR FIRE RATING PRODUCTS.
21.26	2x6 WALL FRAMING TYPICAL WITH R-19 BATT INSULATION AND 2X FURRING TO CREATE 2" POP OUT ON FASCIA. (SEE PLANS).
22.0	ANY MODIFICATION DUE TO THE FIELD CONDITION OR DUE TO ANY OTHER REASON MUST BE APPROVED BY OWNER AND ARCHITECT.
22.1	SKIM COAT OVER ALL INTERIOR WALLS TO A LEVEL 5 FINISH.
22.2	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD. PROVIDE 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED) AT ALL GARAGE WALLS, GARAGE CEILINGS, POSTS AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING, AND AT ALL USABLE SPACE UNDER STAIRS. CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) THROUGH GARAGE WALLS AND CEILINGS WITH 1-HOUR FIRE RATING PRODUCTS.
22.3	5/8" GYPSUM WATERPROOF GREENBOARD OVER BUILDING PAPER IN ALL "WET" ROOMS AND AREAS (I.E., BATH, KITCHEN, LAUNDRY, ETC).
22.5	BATH TUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. FOR EXTERIOR FINISH SEE ELEVATIONS.
23.0	UNDERSIDE OF ALL BALCONIES & DECKS: 7/8" CEMENT PLASTER (HAND TROWELED SMOOTH FINISH STUCCO) OVER HOT DIPPED GALVANIZED METAL LATH OVER 5/8" TYPE "X" GYPSUM BOARD OVER TVCK HOME WRAP OVER PLYWOOD (CRC R327.7.7-9). TWO COATS OF DUNN EDWARDS' ELASTOMERIC PAINT OVER STUCCO.
24.2	PROVIDE R-19 INSULATION (MINIMUM) AT EXTERIOR WALLS AND R-30 IN FLOORS, CEILINGS, AND ROOFS. FOR CEILINGS ACTING AS ROOF - USE IOWEN, INC. CLOSED CELL SPRAY FOAM INSULATION (ACCES-ESR-3199). PROVIDE R-13 INSULATION AT BATHROOM WALLS.
25.1	14"x6" SCREENED EXHAUST VENTS, 6" ABOVE GRADE - AND 14"x6" SCREENED FRESH AIR VENTS, 2" BELOW CEILING.
26.1	ALUMINUM STOREFRONT ASSEMBLY. REFER TO ELEVATIONS. VERIFY MATERIAL AND SIZES WITH ARCHITECT. AT GARAGE: PROTECTED WIRE GLASS WITH 20 MINUTE FIRE RATING.
31.1	LANDINGS OR FLOORS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF DOOR THRESHOLD. EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING/FLOOR.

Key #	Keynote Text
31.8	FLOOR MATERIAL OVER CONCRETE SLAB TO BE SELECTED BY ARCHITECT/OWNER ON EXTERIOR PATIOS - SLOPE 2% MINIMUM AWAY FROM HOUSE.
31.9	EXTERIOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4" ABOVE THE TOP OF THE THRESHOLD. EXCEPTION: A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
31.20	FLOOR FRAMING PER STRUCTURAL.
31.21	FLOOR SYSTEM (1): A) WOOD FLOOR SHALL BE INSTALLED OVER CRAFT PAPER OVER PLYWOOD OVER WATER PROOFING; B) TILE / STONE SHALL BE INSTALLED OVER 1-1/2" SAND AND CEMENT FLOAT WITH DIAMOND OVER SLIP SHEET; C) COORDINATE AND ADJUST SLAB ELEVATION TO CREATE FLUSH TRANSITION BETWEEN VARYING FLOOR FINISHES.
31.30	DECK FRAMING PER STRUCTURAL.
32.1	STAIR BY A LICENSED STAIR FABRICATOR. PROVIDE SHOP DRAWINGS TO BE APPROVED BY ARCHITECT. STAIR RISE SHALL BE 7-3/4" MAXIMUM. STAIR TREADS (RUN) SHALL BE A MINIMUM OF 10". SEE PLANS FOR ACTUAL. RISE AND RUN. VERIFY ALL FINISHES WITH OWNER AND ADJUST RISE AND RUN ACCORDINGLY. STAIRS SHALL HAVE A MINIMUM OF 6'-8" HEAD CLEARANCE. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". STAIRWAYS AND LANDINGS SHALL BE A MINIMUM 36" WIDE. ENCLOSED UNUSABLE SPACE UNDER STAIRS TO BE PROTECTED BY 1-HOUR FIRE RESISTIVE MATERIALS (5/8" TYPE "X" GYPSUM BOARD). A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.
32.2	STAIR TREAD ON CURVED STAIRS SHALL BE 6" MINIMUM AT NARROWEST POINT AND SHALL BE 9" MINIMUM AT 12" AWAY FROM INSIDE (NARROW) EDGE.
32.20	OPENINGS BETWEEN INTERMEDIATE RAILINGS/BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A HANDRAIL SHALL PRECLUDE THE PASSAGE OF A 6" DIAMETER SPHERE.
32.25	ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX).
33.3	CONTINUOUS HANDRAIL AT 34" TO 38" ABOVE NOSING OF TREAD AND LANDINGS. HAND GRIP PORTION SHALL BE NOT LESS THAN 1-1/4" (32MM) NOR MORE THAN 2" (51MM) IN CROSS SECTION. HANDRAIL GRIPS SHALL BE EITHER TYPE I OR TYPE II SPECIFIED IN CRC SECTION R311.7.7.3. HANDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER.
33.21	GUARDRAIL (CONTINUOUS); SHALL BE 42" HIGH MINIMUM WITH LESS THAN 4" SPACE BETWEEN INTERMEDIATE RAILS. GUARDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER. GUARDS SHALL MEET THE FOLLOWING: A) PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE; B) GUARD HEIGHT SHALL BE A MINIMUM OF 42 INCHES; C) REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4" INCH DIAMETER BALL.

Key #	Keynote Text
33.23	REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTION 1) THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER. EXCEPTION 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENING WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAMETER. (CRC R312.1.3)
34.1	ALL CEILING HEIGHTS, SOFFITS, AND DETAILS TO BE VERIFIED WITH ARCHITECT & COORDINATED WITH OWNER & HVAC DUCTING.
34.6	DROPPED CEILING AND/OR SOFFIT WITH CORNICE MILLWORK. FRAMER TO CONSTRUCT PER HEIGHTS INDICATED ABOVE FINISH FLOOR (AFF) AND TO VERIFY ALL CEILING HEIGHTS, SOFFITS, AND DETAILS WITH ARCHITECT & OWNER AND COORDINATED WITH HVAC DUCTING.
51.1	MECHANICAL EXHAUST FAN TO OUTSIDE AIR. MINIMUM 50 CFM. WIRE TO WALL SWITCH WHERE NOT OPENABLE WINDOW. THE POINT OF DISCHARGE SHALL BE AT LEAST 36" FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
52.6	FORCED AIR UNIT (FAU) - HVAC SYSTEM. PROVIDE FUEL GAS AND 100 VOLT OUTLET. PROVIDE ENERGY-SAVING THERMOSTAT AND BACK DRAFT DAMPER PER ENERGY CALCULATIONS. INSTALL IN SOFFIT WITH LIGHT OVER EQUIPMENT WITH SWITCH AT ACCESS. PROVIDE PAN AND DIRECT OUTLET TO OUTSIDE WALL. INSTALL IN GARAGE SOFFIT WHERE SHOWN. APPLIANCE COMPARTMENT MUST BE 12" WIDER THAN UNIT. 3" MINIMUM CLEAR ON SIDES AND BACK, AND 6" MINIMUM CLEAR FROM FRONT TO COMBUSTION AIR INTAKE. ELEMENTS OF APPLIANCES WHICH CREATE A GLOW OR SPARK MUST BE LOCATED A MINIMUM OF 18" ABOVE FLOOR UNITS LOCATED IN SOFFITS. DUCTS THROUGH GARAGE AND UTILITY ROOM INTO DWELLING SHALL BE A MINIMUM 26 GAUGE GALVANIZED STEEL. REFER TO TITLE 24 CALCS FOR ENERGY COMPLIANCE AND DUCTS LEAKAGE VERIFICATION. PROVIDE DISCONNECT SWITCH FOR HVAC WITHIN SIGHT AND NOT OVER 50 FEET FROM THE AC/COOLING TOWER. (CMC 903.7)
52.6b	COMPRESSOR UNIT(S) (SLIM UNIT WITH HORIZONTAL DISCHARGE IF REQUIRED) FOR FAUC SYSTEM SUPPORTED ON REF-FAB NON-COMBUSTIBLE PADS MINIMUM OF 3" ABOVE GRADE WITH UNOBTSTRUCTED PASSAGEWAY AT LEAS 24" X 18".
60.1	THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS (PER TITLE 24, CBC & CPC): A) WATER CLOSET - 1.28 GALLONS PER FLUSH. B) URINALS - 0.5 GPF. C) SHOWERHEAD (SINGLE) - 2.0 GPM AT 80 PSI. D) SHOWERHEAD (MULTIPLE) - 2.0 GPM AT 80 PSI FOR ALL COMBINED. E) LAVATORY FAUCETS - 1.5 GPM AT 60 PSI. F) LAVATORY FAUCETS IN PUBLIC USE AREAS - 0.5 GPM AT 60 PSI. G) METERING FAUCETS - 0.25 GALLONS PER CYCLE. H) KITCHEN FAUCETS - 1.8 GPM AT 60 PSI.
60.2	ALL SHOWERS AND TUB SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE VALVE OR THERMOSTATIC MIXING VALVES. (CPC 408.3)
60.3	SHOWER AND TUB ENCLOSURES AND DOORS SHALL BE (SHATTERPROOF) TEMPERED GLASS.
60.4	PROVIDE ALL TUBS WITH NON-SLIP-JOINT TRAPS IN LIEU OF A PERMANENTLY ACCESSIBLE 12" SQUARE TRAP ACCESS. (CPC 402.11)
60.7	HOSE BIBB FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. SUPPLY DIRECTLY FROM WATER ENTRY POINT WITH BACK-FLOW DEVICE PRIOR TO PURIFYING EQUIPMENT (IF ANY).

Key #	Keynote Text
60.10	PROVIDE A MINIMUM OF 2 TOWEL BARS AT EACH BATH AND POWDER ROOM, AND 1 TOILET PAPER HOLDER AT EACH WATER CLOSET. PROVIDE A SOAP DISH BAR AT EACH TUB AND/OR SHOWER.
61.6	TRENCH DRAIN: 4" WROUGHT IRON - BLACK. TRAFFIC SUITABLE.
61.7	DECK DRAIN: SLOPE 1/4" PER FOOT TO DRAIN. PROVIDE 3" DIAMETER DRAIN PIPE ATTACHED TO APPROVED STORM WATER DRAIN. ROOF DRAINS AND OVERFLOWS INCLUDING ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTER 11 OF THE PLUMBING CODE FOR THE MINIMUM RAIN INTENSITY OF 3 INCHES PER HOUR. SCUPPER OPENINGS USED AS OVERFLOWS SHALL BE A MAXIMUM OF 4 INCH HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED AND LOCATED A MINIMUM OF 2 INCHES ABOVE THE ROOF SURFACE.
61.9	SCUPPER OPENINGS USED AS OVERFLOWS. SHALL BE A MAXIMUM OF 4 INCH HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED AND LOCATED A MINIMUM OF 2 INCHES ABOVE THE DECK OR ROOF SURFACE.
62.1	TILE AND/OR STONE FINISH CUSTOM-BUILT SHOWER PAN PER FLOOR PLAN. TILE FLOOR AND WALLS (TO CEILING) PER INTERIOR ELEVATIONS. PROVIDE HOT MOP ON FLOOR. SEAT, AND WALLS (12" HIGH).
62.2	SHOWER HEAD STUB OUT AT 6'-8". MOUNT CONTROLS AT 36" AFF.
62.4	OVERHEAD SHOWER HEAD. MOUNT CONTROLS AT 36" AFF.
62.32	CUSTOM STEAM SHOWER WITH BENCH (SIZE PER PLANS). FINISH SELECTED BY OWNER.
63.1	36"x72" "FREE STANDING" TUB WITH TILE SPLASH, SKIRT, AND PLATFORM PER INTERIOR ELEVATIONS. PROVIDE A NON-SLIP-JOINT TRAP. TUB TO BE 1/3 OF LOWER TANK MINIMUM (OR 4" ABOVE CONTROLS). ELEMENTS WHICH CREATE A GLOW OR SPARK MUST BE LOCATED A MINIMUM OF 18" ABOVE FLOOR. FOR ADDITIONAL INFORMATION REFER TO DETAILS. PROVIDE J-BOX FOR POWER VENT. VENT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENINGS INTO THE BUILDING. LOUVERED DOORS PROVIDE COMBUSTION AIR PER CPC SECTION 506.
64.1	BATHROOM LAVATORY SINK. SELECTED BY OWNER. (SEE KEYNOTE 60.1 FOR WATER CONSUMPTION).
64.33	TRIPLE COMPARTMENT (42") SINK WITH GARBAGE DISPOSAL. SELECTED BY OWNER.
65.1	ULTRA-LOW CONSUMPTION WATER CLOSET. (SEE KEYNOTE 60.1 FOR WATER CONSUMPTION).
66.5	50 GALLON HIGH RECOVERY WATER HEATER. PROVIDE RE-CIRCULATING SYSTEM AND PUMP. INSULATE HOT WATER LINES. WOOD PLATFORM WITH TYPE "X" GYPSUM BOARD. STRAP TO WALL AT 2 POINTS, ONE AT 1/3 OF UPPER TANK, AND ONE AT 1/3 OF LOWER TANK MINIMUM (OR 4" ABOVE CONTROLS). ELEMENTS WHICH CREATE A GLOW OR SPARK MUST BE LOCATED A MINIMUM OF 18" ABOVE FLOOR. FOR ADDITIONAL INFORMATION REFER TO DETAILS. PROVIDE J-BOX FOR POWER VENT. VENT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENINGS INTO THE BUILDING. LOUVERED DOORS PROVIDE COMBUSTION AIR PER CPC SECTION 506.
70.1	ALL ELECTRICAL PENETRATIONS THROUGH GARAGE WALLS AND CEILING TO THE HOUSE SHALL BE THROUGH CONDUIT WITH 3M FIRE BARRIER CP 25 CAULK AROUND.
71.1	AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED AS FOLLOWS: 1) IN EVERY HABITABLE ROOM AND BATHROOM; 2) HALLWAYS; 3) STAIRWAYS (OR MORE); 4) AT EACH FLOOR LEVEL OF SIX STEPS OR MORE ON THE EXTERIOR SIDE OF OUTDOOR, GRADE LEVEL ENTRANCES AND EXITS; 5) STORAGE AND EQUIPMENT ROOMS.

Key #	Keynote Text
71.2	ALL LUMINARIES IN ALL ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSOR OR DIMMER. ALL BEDROOMS RECEPTACLES SHALL HAVE BRANCH BREAKER WITH AFCI. ALL CIRCUIT INTERRUPTERS, RECEPTACLES LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THESE REQUIREMENTS.
72.1	GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) PROTECTION FOR ALL 125 VOLT SINGLE PHASE, 15 & 20 AMP BATHROOM, GARAGE, OUTDOOR, AND BASEMENT RECEPTACLES; COUNTERTOP RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK; ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS (INCLUDING ISLAND AND PENINSULAR COUNTERTOPS), AND MINIMUM ONE OUTDOOR OUTLET (FRONT & REAR).
72.2	PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER FOR ALL OUTLETS, NOT JUST RECEPTACLES. FOR THE ENTIRE DWELLING UNIT. (CEC 210.12)
72.3	ALL 125 VOLT, 15 AMP, AND 20 AMP RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
73.1	GARAGE DOOR OPENER. PUSH BUTTON SHALL BE PRE-WIRED BEFORE GYPSUM BOARD IS INSTALLED.
73.2	ELECTRIC VEHICLE CHARGING AREA SHALL COMPLY WITH CRC R328.
81.8	CLOSET SHELF AND POLE.
81.20	CUSTOM CABINET. DESIGN BY OTHERS. SELECTED BY OWNER & ARCHITECT.
81.22	CUSTOM VANITY WITH PORCELAIN SINK. DESIGN PER INTERIOR ELEVATIONS. VERIFY WITH ARCHITECT AND OWNER.
81.23	CUSTOM VANITY WITH DUAL PORCELAIN SINKS. DESIGN PER INTERIOR ELEVATIONS. VERIFY WITH ARCHITECT AND OWNER.
90.1	PROVIDE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN EACH BEDROOM, HALLWAY, OR AREA GIVING ACCESS TO BEDROOM, AND ABOVE STAIRS. THE DETECTORS SHALL INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND RECEIVE PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP PER APPLICABLE BUILDING/FIRE CODES. ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.5)
91.2	36" REFRIGERATOR SPACE WITH RECESSED PLUMBING FOR WATER SUPPLY. VERIFY SIZES WITH OWNER.
92.1	36" FREEZER SPACE. VERIFY SIZES WITH OWNER.
93.3	RANGE (48" WIDE) DUAL FUEL) WITH SINGLE OVEN BELOW. SELECTED BY OWNER. PROVIDE A 1500 CFM FAN TO OUTSIDE AIR. INSTALL MOTOR ON EXTERIOR WALL.
93.11	RANGE HOOD - STAINLESS STEEL WITH LIGHT AND 1200 CFM VARIABLE SPEED EXHAUST FAN TO OUTSIDE AIR. INSTALL FAN MOTOR ON OUTSIDE WALL. VERIFY WITH OWNER AND ARCHITECT.
94.2	DRYER SPACE. VENT TO OUTSIDE AIR AND PROVIDE A BACK-DRAFT DAMPER. EXHAUST DUCT MUST BE 4" IN DIAMETER SMOOTH METAL. DUCT AND LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. FOR PATHS GREATER THAN 14 FEET USE 5" DIAMETER DUCT TO A MAXIMUM OF 35 FEET. THE DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. VENT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENINGS INTO THE BUILDING. PROVIDE FUEL GAS, 110V, AND 220V OUTLETS.
94.4	WASHER SPACE. PROVIDE HOT & COLD WATER SUPPLY & WASTE DRAIN STANDPIPE WITH RECESSED WALL BOW.
95.1	DISHWASHER SPACE (24" WIDE). PROVIDE SURFACE MOUNTED AIR GAP WHERE REQUIRED.



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STATE OF CALIFORNIA

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**PROJECT NAME / ADDRESS**  
18954 PCH

18954 PACIFIC COAST HWY  
MALIBU, CA 90265

**CLIENT**  
MALIBU PROPERTY HOLDINGS, LLC

ISSUED		
Rev	Description	Date
1	PC CORRECTIONS	01/13/2017
2	PC CORRECTIONS	02/10/2017

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**DRAWING TITLE**  
1st & 2nd FLOOR PLANS

**DRAWING INFO**  
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SEE SHEET A-1.71 FOR ENLARGED STAIR PLANS

SEE SHEET A-5.31 FOR GENERAL STAIR NOTES

**A-1.11**



**KEYNOTES**

Key #	Keynote Text
10.0	DOORS AND WINDOWS PER PLANS AND ELEVATIONS (REFER TO DOOR AND WINDOW SCHEDULE). ALL DOORS AND WINDOWS SIZES AND HEADER HEIGHTS ARE NOMINAL DIMENSION. VERIFY ALL ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO FRAMING.
13.1	DUAL GLAZE SKYLIGHT BY LICENSED FABRICATOR (BRISTOLITE). VERIFY OPENING SIZE AND SHAPE WITH SKYLIGHT FABRICATOR. STRUCTURAL CONNECTION DETAILS PROVIDED BY STRUCTURAL ENGINEER AND MANUFACTURER. MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S AND STRUCTURAL ENGINEER'S APPROVAL PRIOR TO FABRICATION. (BRISTOLITE ICC-ESR-3177). UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY. AND SHALL BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.5.2/A440. (CRC R308.6.9).
20.0	FRAMING PER STRUCTURAL. ALL SHEAR WALLS UNDER ROOF CONTINUE TO ROOF. FOR ALL SIZES, LOCATIONS, AND DETAILS SEE STRUCTURAL PLANS.
21.10	2x4 WALL FRAMING (TYPICAL) WITH 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED WITH A LEVEL 5 SKIM COAT) AND WITH R-19 BATT INSULATION. IN GARAGE: CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) WITH 1-HOUR FIRE RATING PRODUCTS.
21.22	2x6 WALL FRAMING (TYPICAL) WITH 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED WITH A LEVEL 5 SKIM COAT) AND WITH R-19 BATT INSULATION. IN GARAGE: CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) WITH 1-HOUR FIRE RATING PRODUCTS.
21.23	2x6 WALL FRAMING TYPICAL WITH R-19 BATT INSULATION.
21.26	2x6 WALL FRAMING TYPICAL WITH R-19 BATT INSULATION AND 2X FURRING TO CREATE 2" POP OUT ON FASCIA. (SEE PLANS).
22.0	ANY MODIFICATION DUE TO THE FIELD CONDITION OR DUE TO ANY OTHER REASON MUST BE APPROVED BY OWNER AND ARCHITECT.
22.1	SKIM COAT OVER ALL INTERIOR WALLS TO A LEVEL 5 FINISH.
23.0	FOR EXTERIOR FINISH SEE ELEVATIONS.
23.4	UNDERSIDE OF ALL BALCONIES & DECKS: 7/8" CEMENT PLASTER (HAND TROWELED SMOOTH FINISH STUCCO) OVER HOT DIPPED GALVANIZED METAL LATH OVER 5/8" TYPE "X" GYPSUM BOARD OVER TYVEK HOME WRAP OVER PLYWOOD (CRC R327.7.9). TWO COATS OF DUNN EDWARDS' ELASTOMETRIC PAINT OVER STUCCO.
24.2	PROVIDE R-19 INSULATION (MINIMUM) AT EXTERIOR WALLS AND R-30 IN FLOORS, CEILINGS, AND ROOFS. FOR CEILINGS ACTING AS ROOFS - USE ICYNEN, INC. CLOSED CELL SPRAY FOAM INSULATION (ICC-ES ESR-3199). PROVIDE R-13 INSULATION AT BATHROOM WALLS.

**KEYNOTES**

Key #	Keynote Text
26.1	ALUMINUM STOREFRONT ASSEMBLY. REFER TO ELEVATIONS. VERIFY MATERIAL AND SIZES WITH ARCHITECT. AT GARAGE: PROTECTED WIRE GLASS WITH 20 MINUTE FIRE RATING.
31.9	EXTERIOR DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD. EXCEPTION: A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
31.20	FLOOR FRAMING PER STRUCTURAL.
31.21	FLOOR SYSTEM (1): A) WOOD FLOOR SHALL BE INSTALLED OVER CRAFT PAPER OVER PLYWOOD OVER WATER PROOFING; B) TILE / STONE SHALL BE INSTALLED OVER 1-1/2" SAND AND CEMENT FLOAT WITH DIAMOND OVER SLIP SHEET; C) COORDINATE AND ADJUST SLAB ELEVATION TO CREATE FLUSH TRANSITION BETWEEN VARYING FLOOR FINISHES.
31.30	DECK FRAMING PER STRUCTURAL.
32.1	STAIR BY A LICENSED STAIR FABRICATOR. PROVIDE SHOP DRAWINGS TO BE APPROVED BY ARCHITECT. STAIR RISE SHALL BE 7'-3/4" MAXIMUM. STAIR TREADS (RUN) SHALL BE A MINIMUM OF 10". SEE PLANS FOR ACTUAL RISE AND RUN. VERIFY ALL FINISHES WITH OWNER AND ADJUST RISE AND RUN ACCORDINGLY. STAIRS SHALL HAVE A MINIMUM OF 6'-8" HEAD CLEARANCE. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". STAIRWAYS AND LANDINGS SHALL BE A MINIMUM 36" WIDE. ENCLOSED UNUSABLE SPACE UNDER STAIRS TO BE PROTECTED BY 1-HOUR FIRE RESISTIVE MATERIALS (5/8" TYPE "X" GYPSUM BOARD). A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.
32.5	STAIR NOSING: 1-1/2" DIAMETER BULLNOSE.
32.20	OPENINGS BETWEEN INTERMEDIATE RAILINGS/BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A HANDRAIL SHALL PRECLUDE THE PASSAGE OF A 6" DIAMETER SPHERE.
33.3	CONTINUOUS HANDRAIL AT 34" TO 38" ABOVE NOSING OF TREAD AND LANDINGS. HAND GRIP PORTION SHALL BE NOT LESS THAN 1-1/4" (32MM) NOR MORE THAN 2" (51MM) IN CROSS SECTION. HANDRAIL GRIPS SHALL BE EITHER TYPE I OR TYPE II SPECIFIED IN CRC SECTION R311.7.3. HANDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER.

**KEYNOTES**

Key #	Keynote Text
33.21	GUARDRAIL (CONTINUOUS): SHALL BE 42" HIGH MINIMUM WITH LESS THAN 4" SPACE BETWEEN INTERMEDIATE RAILS. GUARDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER. GUARDS SHALL MEET THE FOLLOWING: A) PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE; B) GUARD HEIGHT SHALL BE A MINIMUM OF 42 INCHES; C) REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4 INCH DIAMETER BALL.
33.23	REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTION 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER. EXCEPTION 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENING WHICH ALLOW PASSAGE OF A SPHERE 4-3/8" IN DIAMETER. (CRC R312.1.3)
34.1	ALL CEILING HEIGHTS, SOFFITS, AND DETAILS TO BE VERIFIED WITH ARCHITECT & COORDINATED WITH OWNER & HVAC DUCTING.
34.6	DROPPED CEILING AND/OR SOFFIT WITH CORNICE MILLWORK. FRAMER TO CONSTRUCT PER HEIGHTS INDICATED ABOVE FINISH FLOOR (AFF) AND TO VERIFY ALL CEILING HEIGHTS, SOFFITS, AND DETAILS WITH ARCHITECT & OWNER AND COORDINATED WITH HVAC DUCTING.
40.1	ROOF CONTRACTOR SHALL PROVIDE A CERTIFICATE STATING THAT THE ROOFING HAS BEEN APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND APPLICABLE CODES.
40.2	ROOF SYSTEM: 5/8" CDX ROOF SHEATHING (RADIANT BARRIER SHEATHING) OVER ROOF FRAMING PER PLANS.
40.3	PAINTED SHEET METAL Z FLASHING AT ROOF TO WALL.
40.10	ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (CRC 327.532, CBC 705A.4).
41.1	FLAT ROOF DECK: (1/4" PER FOOT MINIMUM SLOPE); BUILT-UP CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OR - METAL STANDING SEAM CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OVER 5/8" CDX PLYWOOD OVER 2x TAPERED RIDDIMUS OVER STRUCTURAL ROOF DIAPHRAGM. AT WALKING DECKS PROVIDE DEX-G-TEX WEATHERWEAR, CLASS 'A'; ICC-ESR-1757 (LARR # 2360) INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL FLASHING TO BE BONDERIZED, AND UNDERLYING WOOD DECK TO BE FASTENED WITH DECK SCREWS. SLOPE TO DRAIN PER ROOF PLAN AND DETAILS.

**KEYNOTES**

Key #	Keynote Text
42.4	METAL STANDING SEAM ROOF - SLOPE PER PLANS - CS-100 COPPER (18ga / 16 oz) OVER ICE & WATER SHIELD OR APPROVED EQUAL. (UL580-CLASS 90, ASTM E-1680, E-1646).
60.7	HOSE BIBB FITTED WITH A NON-REMOVEABLE BACK-FLOW DEVICE. SUPPLY DIRECTLY FROM WATER ENTRY POINT WITH BACK-FLOW DEVICE PRIOR TO PURIFYING EQUIPMENT (IF ANY).
61.7	DECK DRAIN: SLOPE 1/4" PER FOOT TO DRAIN. PROVIDE 3" DIAMETER DRAIN PIPE ATTACHED TO APPROVED STORM WATER DRAIN. ROOF DRAINS AND OVERFLOWS INCLUDING ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH CHAPTER 11 OF THE PLUMBING CODE FOR THE MINIMUM RAIN INTENSITY OF 3 INCHES PER HOUR. SCUPPER OPENINGS USED AS OVERFLOWS SHALL BE A MAXIMUM OF 4 INCH HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED AND LOCATED A MINIMUM OF 2 INCHES ABOVE THE ROOF SURFACE.
61.9	SCUPPER OPENINGS USED AS OVERFLOWS. SHALL BE A MAXIMUM OF 4 INCH HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED AND LOCATED A MINIMUM OF 2 INCHES ABOVE THE DECK OR ROOF SURFACE.
61.30	ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (CRC R327.531, CBC 705A.4)
71.1	AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED AS FOLLOWS: 1) IN EVERY HABITABLE ROOM AND BATHROOM; 2) HALLWAYS; 3) STAIRWAYS (AT EACH FLOOR LEVEL OF SIX STEPS OR MORE); 4) ON THE EXTERIOR SIDE OF OUTDOOR, GRADE LEVEL ENTRANCES AND EXITS; 5) STORAGE AND EQUIPMENT ROOMS.

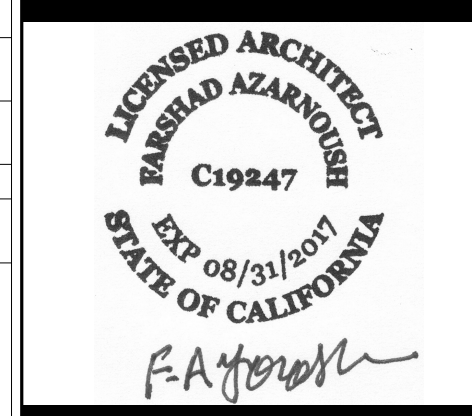
**KEYNOTES**

Key #	Keynote Text
71.2	ALL LUMINARIES IN ALL ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSOR OR DIMMER. ALL BEDROOMS RECEPTACLES SHALL HAVE BRANCH BREAKER WITH ARC-FAULT CIRCUIT INTERRUPTERS. CLOSETS LESS THAN 70 SQUARE FEET ARE EXEMPT FROM THESE REQUIREMENTS.
72.1	GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) PROTECTION FOR ALL 125 VOLT SINGLE PHASE, 15 & 20 AMP BATHROOM, GARAGE, OUTDOOR, AND BASEMENT RECEPTACLES; COUNTERTOP RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK; ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS (INCLUDING ISLAND AND PENINSULAR COUNTERTOPS); AND MINIMUM ONE OUTDOOR OUTLET (FRONT & REAR).
72.2	PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. (CEC 210.12)
72.3	ALL 125 VOLT, 15 AMP, AND 20 AMP RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
80.2	FIRE PIT (OPTIONAL). PROVIDE GAS LINE. VERIFY SIZE AND LOCATION WITH OWNER.
85.2	JACUZZI. CUSTOM SIZE PER PLANS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PER OWNER'S SELECTION AND APPROVAL.
90.1	PROVIDE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN EACH BEDROOM, HALLWAY, OR AREA GIVING ACCESS TO BEDROOM, AND ABOVE STAIRS. THE DETECTORS SHALL INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP PER APPLICABLE BUILDING/FIRE CODES. ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.5)
98.1	OUTDOOR KITCHEN. PROVIDE CUSTOM CABINET, BBQ SINK (WITH FIXED HOOD), AND REFRIGERATOR PER OWNERS SELECTION.

**CALLOUT SYMBOLS**

Ⓜ	KEYNOTE TAG	Ⓜ	DOOR TAG
Ⓦ	WINDOW TAG	Ⓝ	NOTE TAG (LETTER)
Ⓢ	STOREFRONT WALL TAG		

(SEE SHEET A-1.61 FOR SCHEDULE)



**PROJECT NAME / ADDRESS**  
18954 PCH  
18954 PACIFIC COAST HWY  
MALIBU, CA 90265

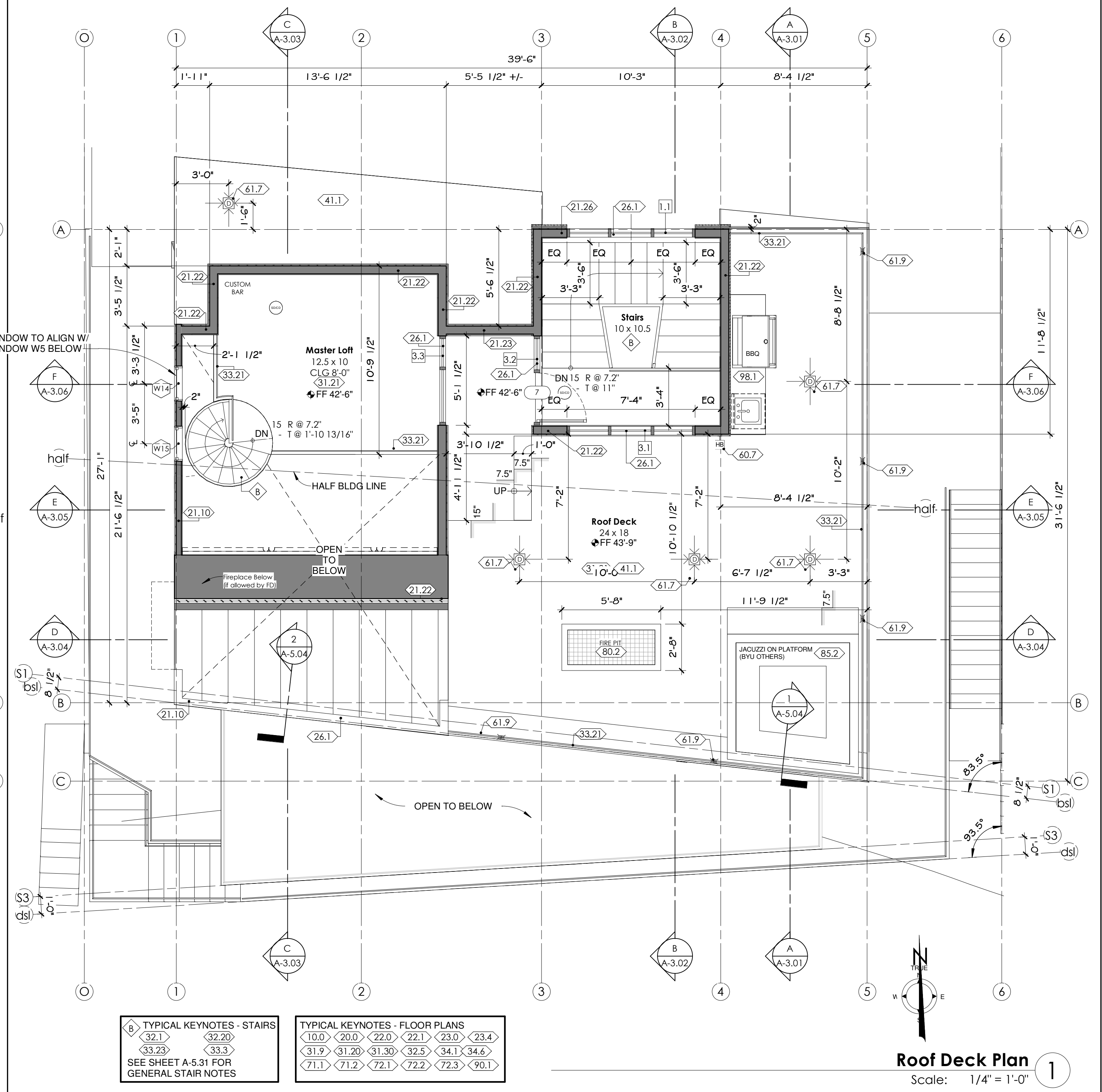
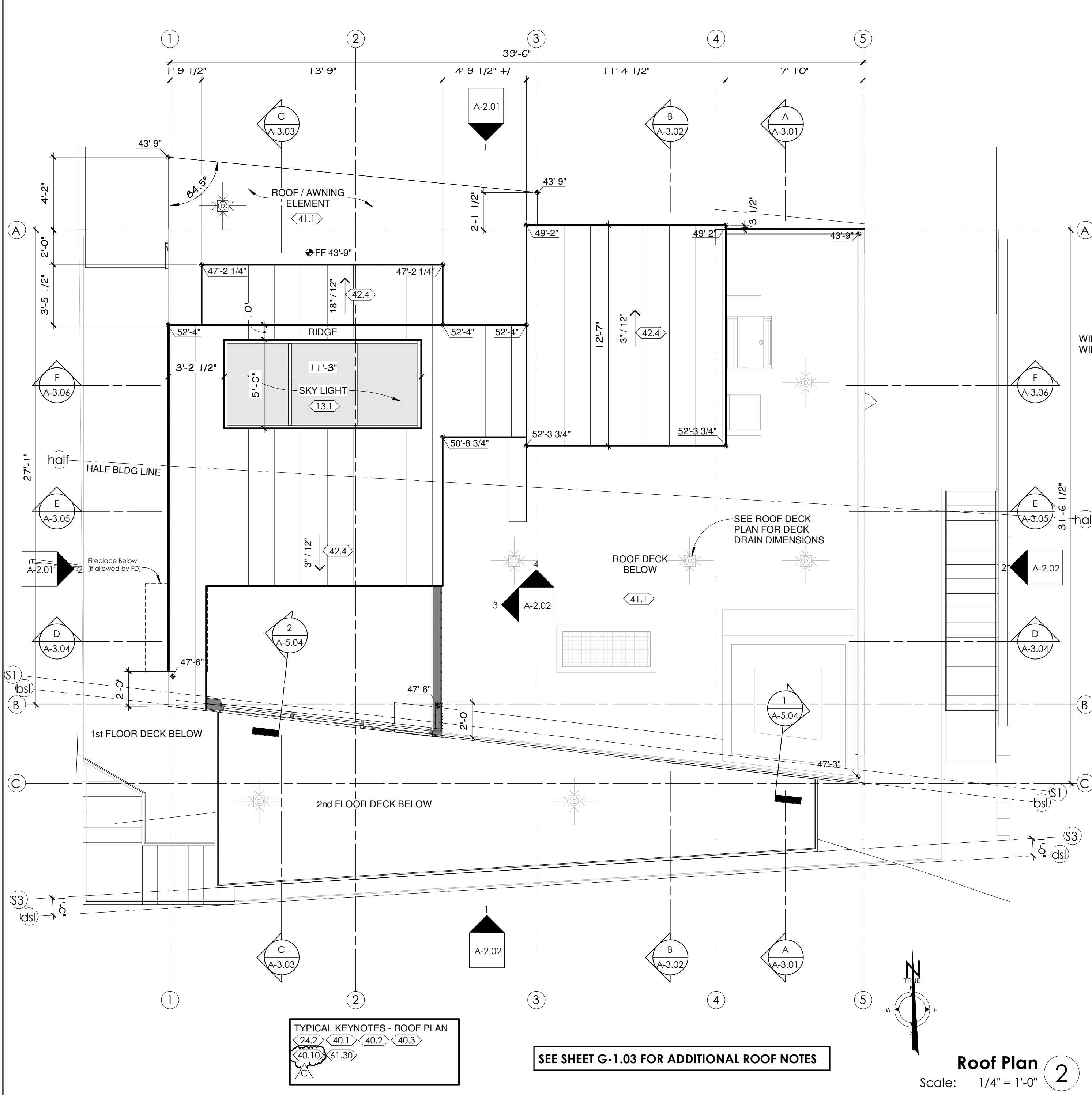
**CLIENT**  
MALIBU PROPERTY HOLDINGS, LLC

**ISSUED**

File Dept	Access Plan Resubmittal	Date
Plan Check	Submittal	08/08/2016
Plan Check	Submittal	10/27/2016
Plan Check	Re-Submittal	01/13/2017
File Dept	PC Re-Submittal	03/07/2017
File Dept	PC Re-Submittal	03/30/2017

**REVISIONS**

Rev	Description	Date
A	PC CORRECTIONS	01/13/2017
C	FD Corrections	03/30/2017



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**DRAWING TITLE**

ROOF DECK & ROOF PLANS

**DRAWING INFO**

PROJECT NUMBER:	13-102
SCALE:	As indicated
DRAWN BY:	Author
PRINT DATE:	3/29/2017 2:27:08 PM

**SHEET**

A-1.21



**NOTES TO CONTRACTOR**

1. THE STRING DIMENSIONS FOR PLATE HEIGHTS TAKE PRECEDENCE OVER THE LEVEL DATUM ELEVATIONS.
2. COORDINATE WITH STRUCTURAL ENGINEER ALL FRAMING MEMBER LOCATIONS WITH THE LIGHTING PLAN TO ALLOW FOR FLUSH RECESSED LIGHT FIXTURES.
3. VERIFY ALL CEILING HEIGHTS, SOFFITS, AND CROWN MOULDINGS WITH OWNER AND ARCHITECT AFTER THE STRUCTURE SHELL HAS BEEN FRAMED AND PRIOR TO ANY OTHER WORK.
4. COORDINATE ALL HVAC DUCTS WITH SOFFITS.
5. ALL DOOR & WINDOW SIZES PER DOOR & WINDOW SCHEDULES.
6. TOP OF DOORS & WINDOWS TO ALIGN (ADJUST ROUGH OPENINGS ACCORDINGLY).

**KEYNOTES**

Key #	Keynote Text
21.26	2x6 WALL FRAMING TYPICAL WITH R-19 BATT INSULATION AND 2X FURRING TO CREATE 2" POP OUT ON FASCIA. (SEE PLANS).
23.1	STUCCO: 7/8" HAND TROWELED SMOOTH FINISH STUCCO OVER HOT DIPPED GALVANIZED METAL LATH OVER TYVEK HOME WRAP OVER PLYWOOD (TWO LAYERS OVER SHEAR WALLS). USE TYVEK FLEX WRAP AROUND WINDOWS. TWO COATS OF 'DUNN EDWARDS' ELASTOMETRIC PAINT OVER STUCCO.
23.6	STUCCO: 7/8" STUCCO OVER HOT DIPPED GALVANIZED METAL LATH OVER TYVEK HOME WRAP OVER PLYWOOD (TWO LAYERS OVER SHEAR WALLS). USE TYVEK FLEX WRAP AROUND WINDOWS. TWO COATS OF 'DUNN EDWARDS' ELASTOMETRIC PAINT OVER STUCCO.
23.09	STUCCO: 7/8" (FINISH TO MATCH FORMED CONCRETE) OVER HOT DIPPED GALVANIZED METAL LATH OVER TYVEK HOME WRAP OVER PLYWOOD (TWO LAYERS OVER SHEAR WALLS). USE TYVEK FLEX WRAP AROUND WINDOWS. TWO COATS OF 'DUNN EDWARDS' ELASTOMETRIC PAINT OVER STUCCO.
23.10	METAL SIDING TO MATCH STANDING SEAM ROOF - CS-100 COPPER (18ga / 16 oz) OVER ICE & WATER SHIELD OR APPROVED EQUAL. (UL580-CLASS 90, ASTM E-1680, E-1646).
23.13	WOOD SIDING - 5 INCH "T&E" BOARDS (HORIZONTAL) WITH 3/4 INCH REVEAL BETWEEN BOARDS. VERIFY WITH OWNER AND ARCHITECT.

**KEYNOTES**

Key #	Keynote Text
26.1	ALUMINUM STOREFRONT ASSEMBLY. REFER TO ELEVATIONS. VERIFY MATERIAL AND SIZES WITH ARCHITECT. AT GARAGE: PROTECTED WIRE GLASS WITH 20 MINUTE FIRE RATING.
31.8	FLOOR MATERIAL OVER CONCRETE SLAB TO BE SELECTED BY ARCHITECT/OWNER. ON EXTERIOR PATIOS - SLOPE 2% MINIMUM AWAY FROM HOUSE.
32.41	OPTIONAL RETRACTABLE STAIRS BY A LICENSED STAIR FABRICATOR. STAIR RISE SHALL BE 7-3/4" MAXIMUM. STAIR TREADS (RUN) SHALL BE A MINIMUM OF 10". SEE PLANS FOR ACTUAL RISE AND RUN. VERIFY ALL FINISHES WITH OWNER AND ADJUST RISE AND RUN ACCORDINGLY. STAIRS SHALL HAVE A MINIMUM OF 6'-8" HEAD CLEARANCE. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". STAIRWAYS AND LANDINGS SHALL BE A MINIMUM 36" WIDE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. MANUFACTURER TO PROVIDE SHOP DRAWING FOR APPROVAL BY ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATING.
33.3	CONTINUOUS HANDRAIL AT 34" TO 38" ABOVE NOSING OF TREAD AND LANDINGS. HAND GRIP PORTION SHALL BE NOT LESS THAN 1-1/4" (32MM) NOR MORE THAN 2" (51MM) IN CROSS SECTION. HANDRAIL GRIPS SHALL BE EITHER TYPE I OR TYPE II SPECIFIED IN CRC SECTION R311.7.7.3. HANDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER.

**KEYNOTES**

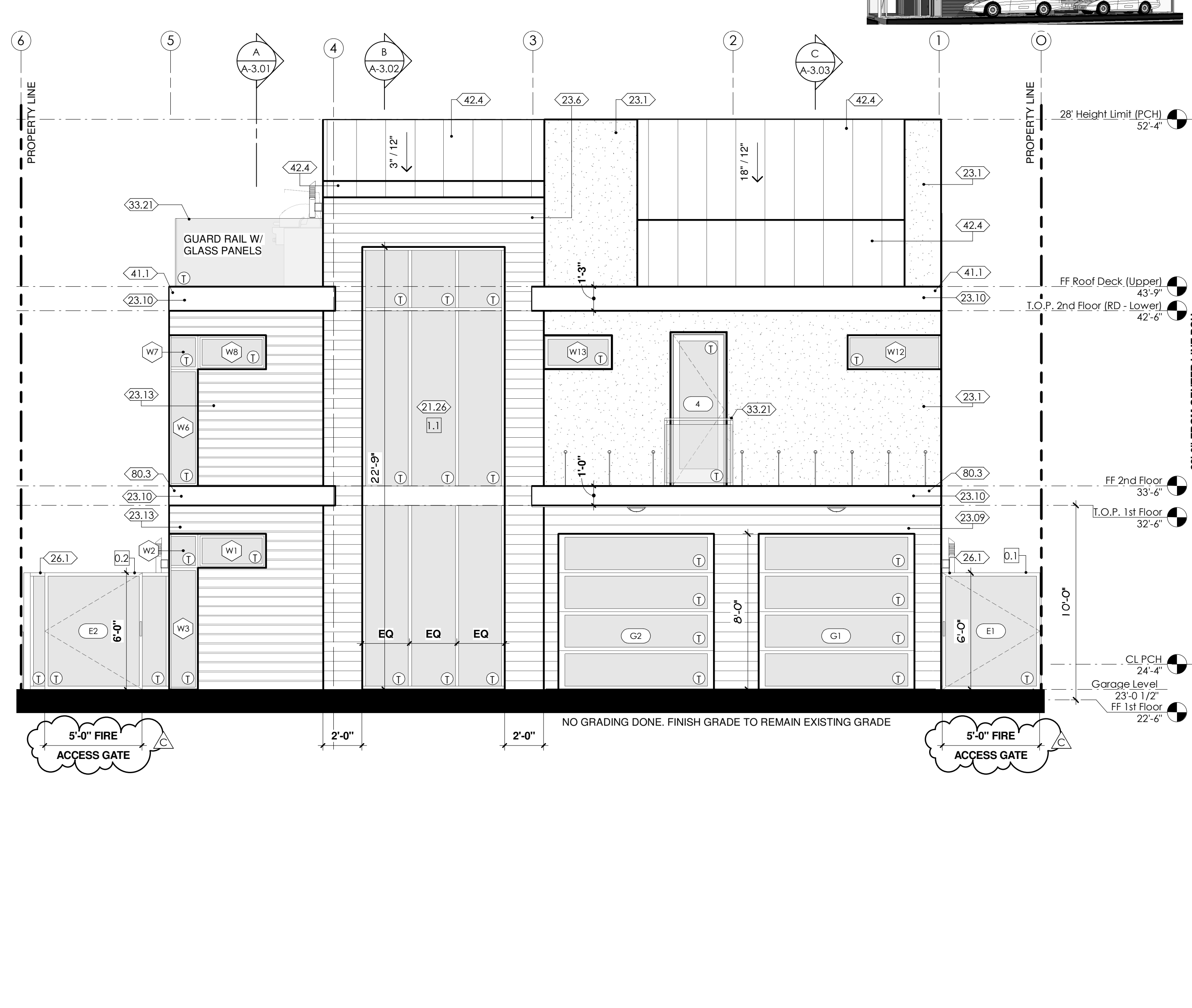
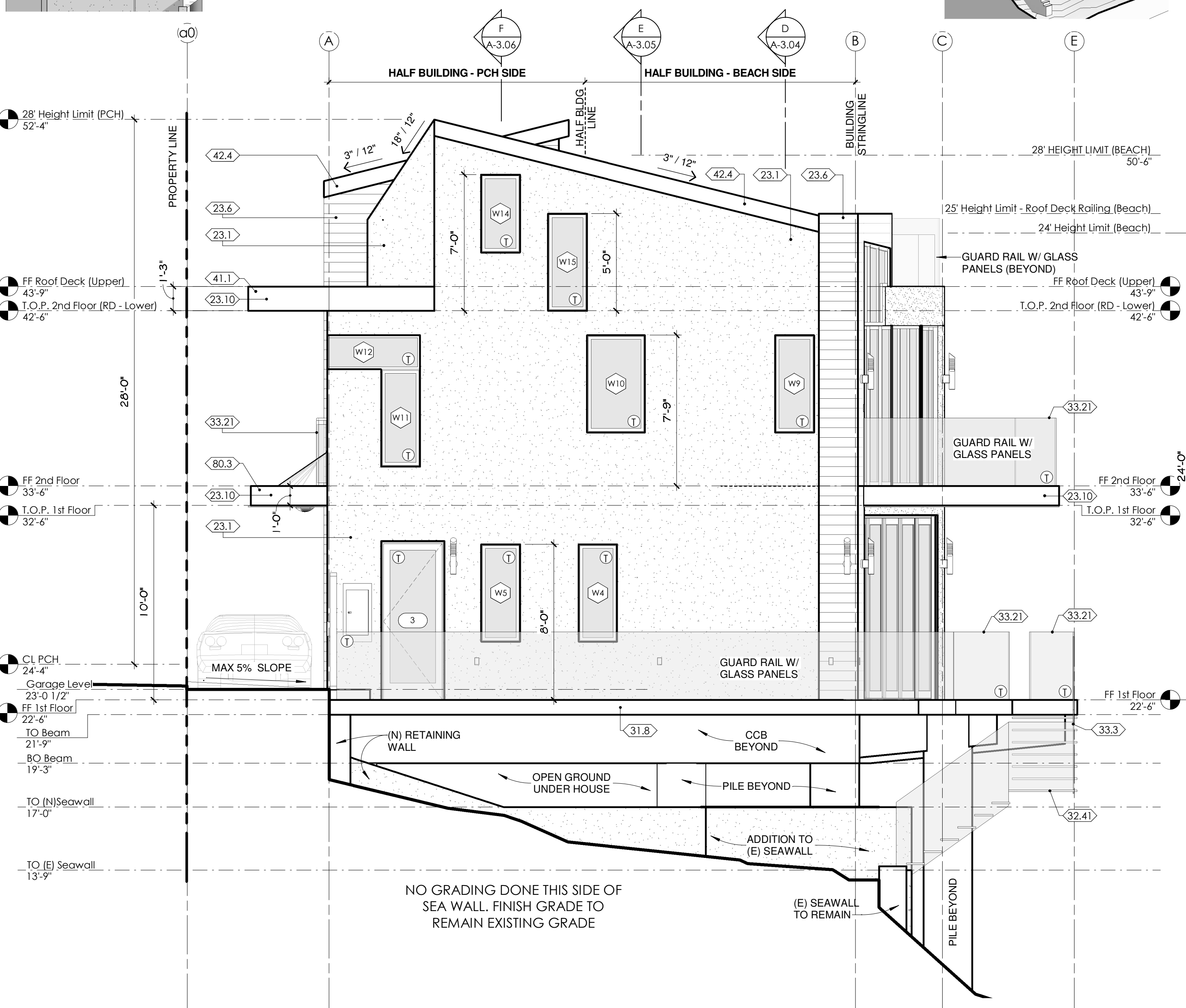
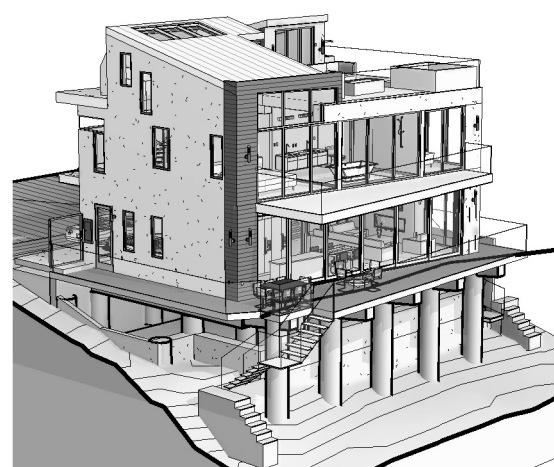
Key #	Keynote Text
33.21	GUARDRAIL (CONTINUOUS); SHALL BE 42" HIGH MINIMUM WITH LESS THAN 4" SPACE BETWEEN INTERMEDIATE RAILS. GUARDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER. GUARDS SHALL MEET THE FOLLOWING: A) PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE; B) GUARD HEIGHT SHALL BE A MINIMUM OF 42 INCHES; C) REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4 INCH DIAMETER BALL.
41.1	FLAT ROOF DECK: (1/4" PER FOOT MINIMUM SLOPE); BUILT-UP CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OR - METAL STANDING SEAM CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OVER 5/8" CDX PLYWOOD OVER 2x TAPERED RIDDIMUS OVER STRUCTURAL ROOF DIAPHRAGM. AT WALKING DECKS PROVIDE DEX-O-TEX WEATHERWEAR, CLASS 'A', ICC-ESR-1757 (LARR # 2360) INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL FLASHING TO BE BONDERIZED, AND UNDERLYING WOOD DECK TO BE FASTENED WITH DECK SCREWS. SLOPE TO DRAIN PER ROOF PLAN AND DETAILS.

**KEYNOTES**

Key #	Keynote Text
42.4	METAL STANDING SEAM ROOF - SLOPE PER PLANS - CS-100 COPPER (18ga / 16 oz) OVER ICE & WATER SHIELD OR APPROVED EQUAL. (UL580-CLASS 90, ASTM E-1680, E-1646).
80.3	AWNING WITH DECORATIVE SUPPORTS PER STRUCTURAL. VERIFY SIZE AND SHAPE WITH ARCHITECT PRIOR TO CONSTRUCTION.

**CALLOUT SYMBOLS**

- Ⓚ# KEYNOTE TAG
- Ⓜ# WINDOW TAG
- Ⓝ STOREFRONT WALL TAG (SEE SHEET A-1.61 FOR SCHEDULE)
- Ⓝ DOOR TAG
- Ⓝ NOTE TAG (LETTER)



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LICENSED ARCHITECT  
RABIBAD ALABANDER  
C19247  
EXP 08/31/2027  
STATE OF CALIFORNIA  
F.A. Jordan

**PROJECT NAME / ADDRESS**  
18954 PCH  
18954 PACIFIC COAST HWY  
MALIBU, CA 90265

**CLIENT**  
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6420 HOLLYWOOD BOULEVARD, LOS ANGELES, CA 90028

**ISSUED**

File Dept Access Plan Resubmit	08/08/2014
Plan Check Submittal	10/27/2014
Plan Check Re-Submittal	01/13/2017
File Dept PC Re-Submittal	03/07/2017
File Dept PC Re-Submittal	03/30/2017

**REVISIONS**

Rev	Description	Date
A	PC CORRECTIONS	01/13/2017
C	FD Corrections	03/30/2017

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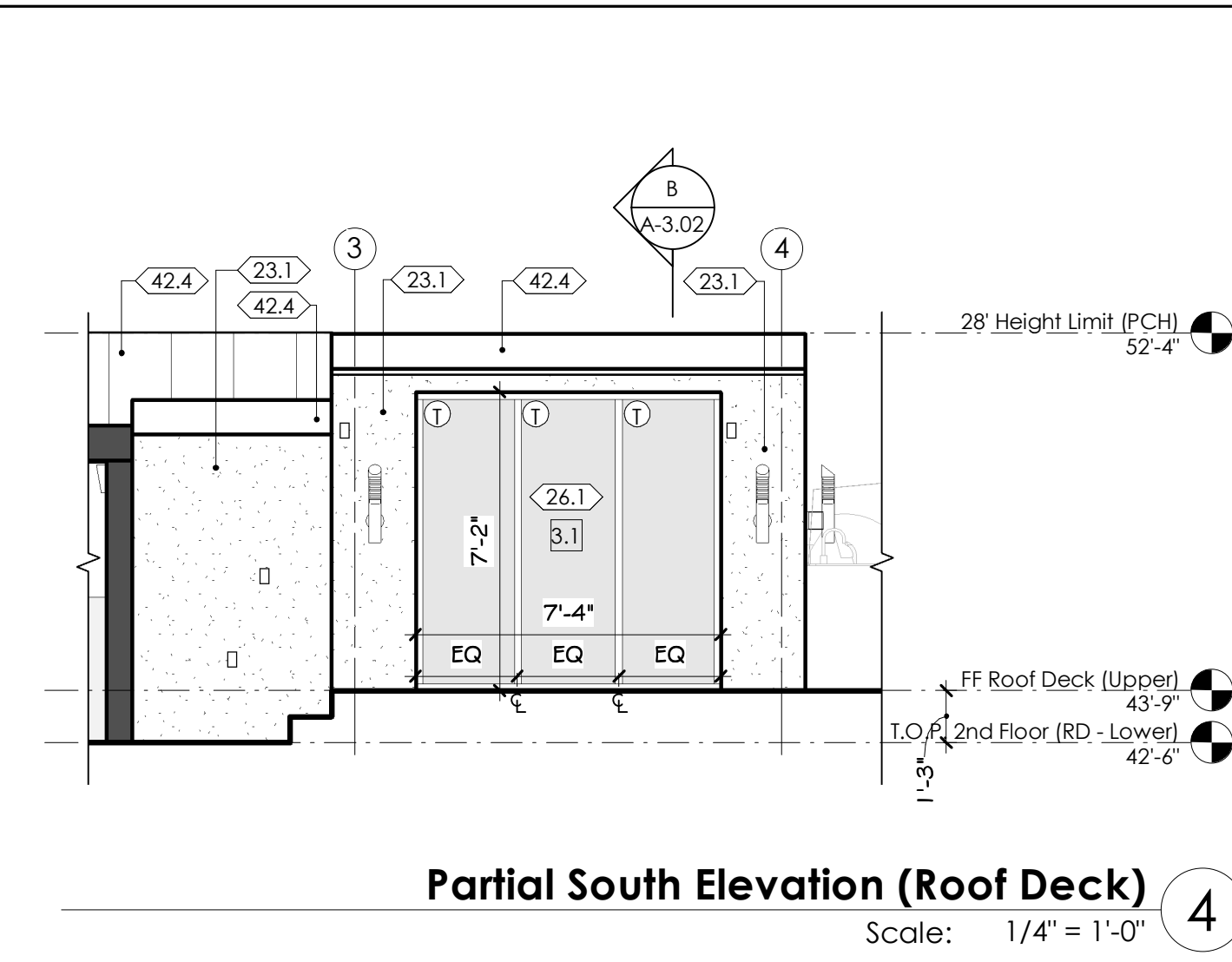
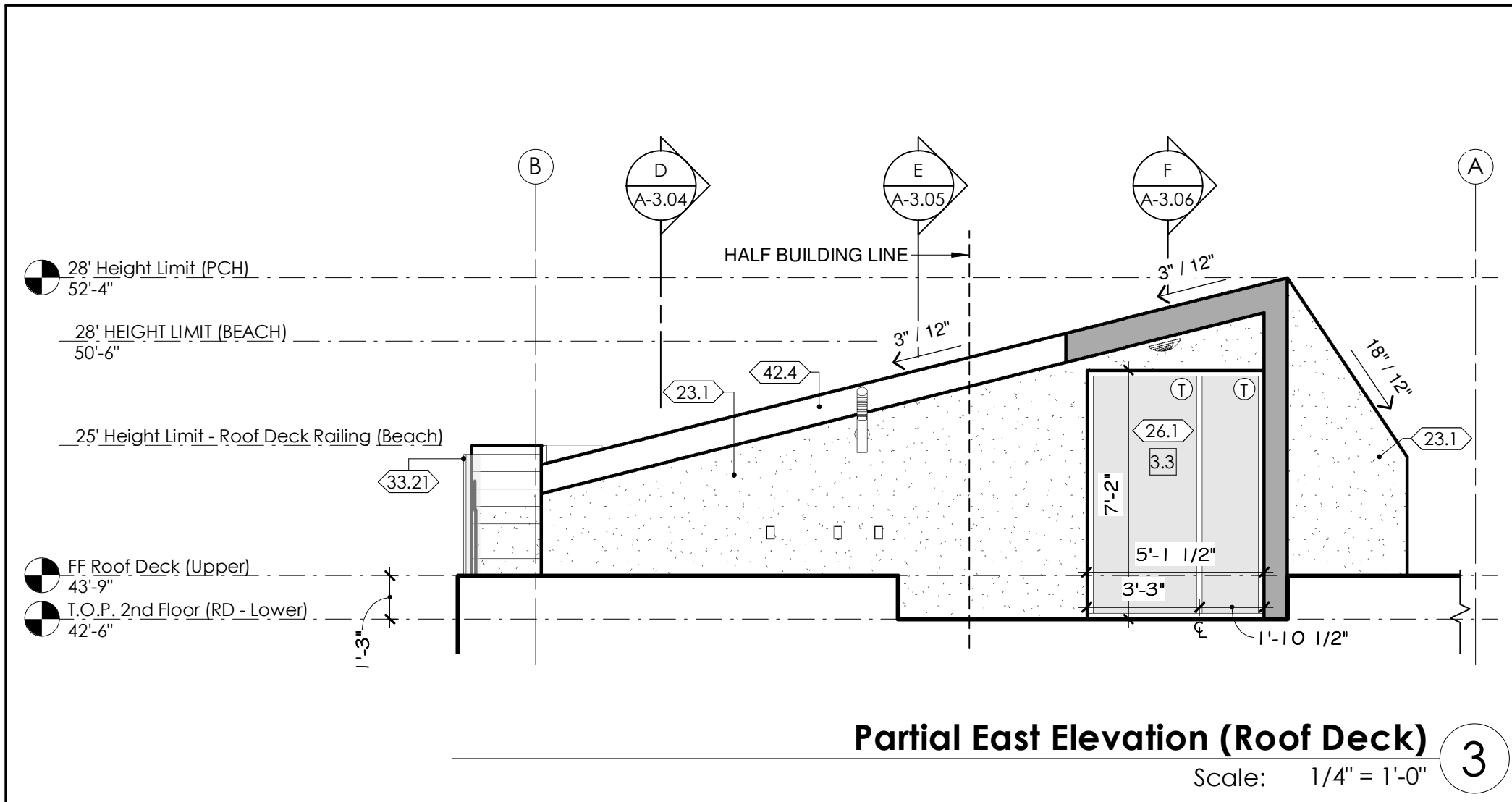
**DRAWING TITLE**  
EXTERIOR ELEVATIONS

**DRAWING INFO**  
PROJECT NUMBER: 13-102  
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PRINT DATE: 3/29/2017 2:29:43 PM

**SHEET**  
A-2.01

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### KEYNOTES

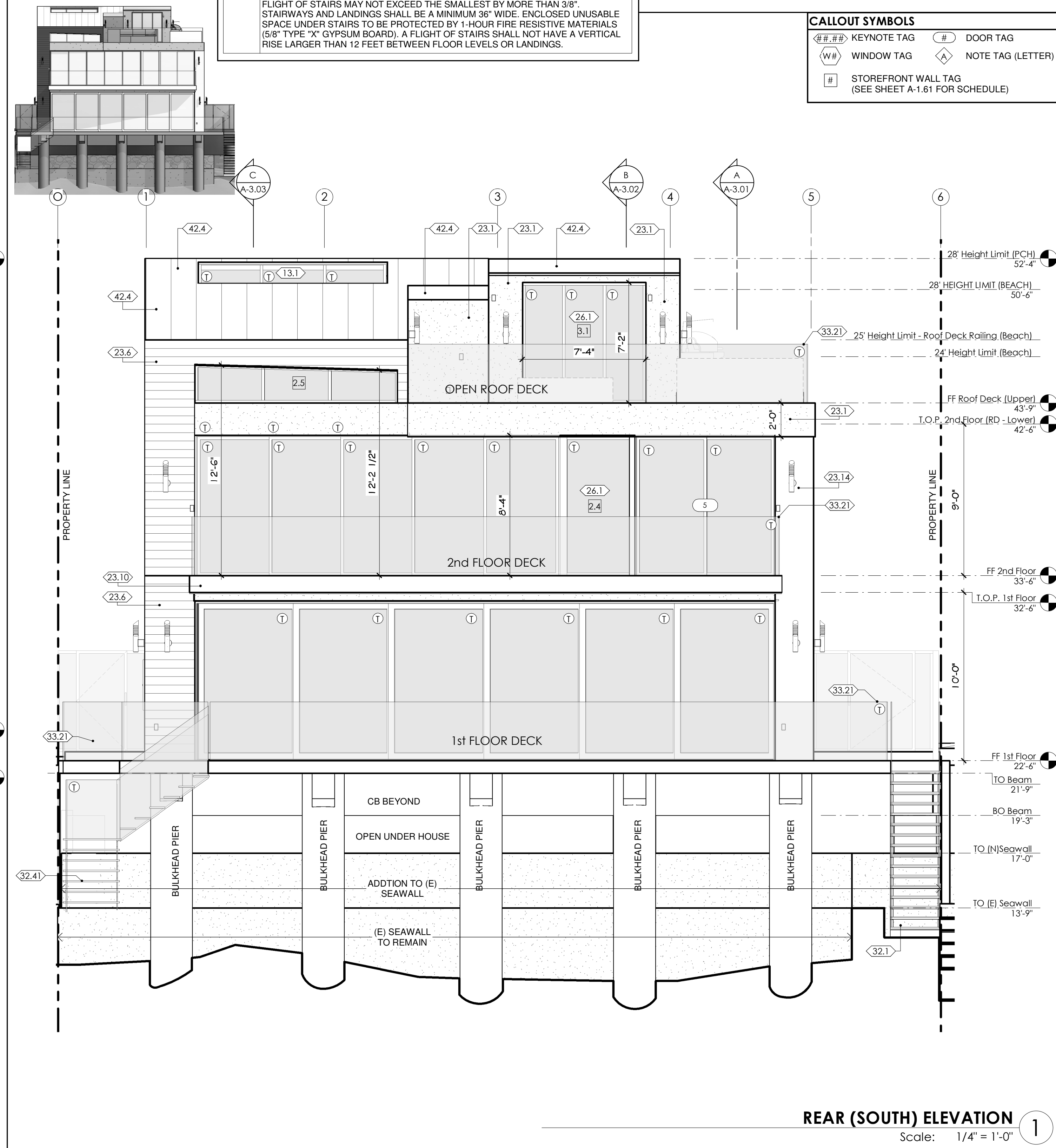
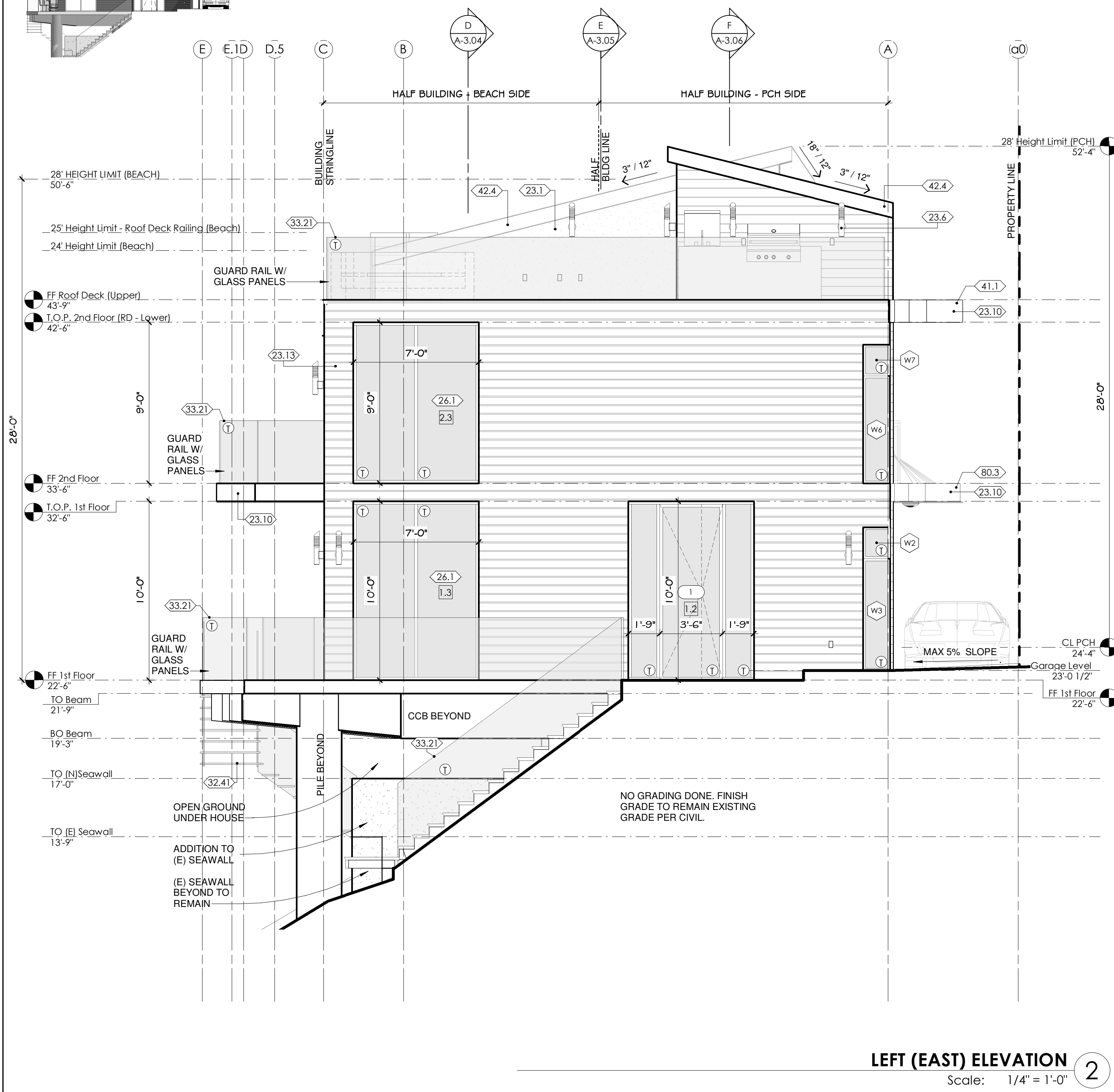
Key #	Keynote Text
13.1	DUAL GLAZE SKYLIGHT BY LICENSED FABRICATOR (BRISTOLITE). VERIFY OPENING SIZE AND SHAPE WITH SKYLIGHT FABRICATOR. STRUCTURAL CONNECTION DETAILS PROVIDED BY STRUCTURAL ENGINEER AND MANUFACTURER. MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S AND STRUCTURAL ENGINEER'S APPROVAL PRIOR TO FABRICATION. (BRISTOLITE ICC-ESR-3177). UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND SHALL BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ASTM A320/CSA 1011/S.2/A440. (CRC R308.6.9).
23.1	STUCCO: 7/8" HAND TROWELED SMOOTH FINISH STUCCO OVER HOT DIPPED GALVANIZED METAL LATH OVER TYVEK HOME WRAP OVER PLYWOOD (TWO LAYERS OVER SHEAR WALLS). USE TYVEK FLEX WRAP AROUND WINDOWS. TWO COATS OF 'DUNN EDWARDS' ELASTOMETRIC PAINT OVER STUCCO.
23.6	STUCCO: 7/8" STUCCO OVER HOT DIPPED GALVANIZED METAL LATH OVER TYVEK HOME WRAP OVER PLYWOOD (TWO LAYERS OVER SHEAR WALLS). USE TYVEK FLEX WRAP AROUND WINDOWS. FINISH TO MATCH FORMED CONCRETE PER ELEVATIONS. TWO COATS OF 'DUNN EDWARDS' ELASTOMETRIC PAINT OVER STUCCO.
23.10	METAL SIDING TO MATCH STANDING SEAM ROOF - CS-100 COPPER (18ga / 16 oz) OVER ICE & WATER SHIELD OR APPROVED EQUAL. (UL580-CLASS 90, ASTM E-1680, E-1646).
23.13	WOOD SIDING - 5 INCH "T&G" BOARDS (HORIZONTAL) WITH 3/4 INCH REVEAL BETWEEN BOARDS.
23.14	METAL SIDING TO MATCH DOOR AND WINDOW FRAME MATERIAL AND FINISH. VERIFY WITH ARCHITECT.
26.1	ALUMINUM STOREFRONT ASSEMBLY. REFER TO ELEVATIONS. VERIFY MATERIAL AND SIZES WITH ARCHITECT. AT GARAGE: PROTECTED WIRE GLASS WITH 20 MINUTE FIRE RATING.
32.1	STAIR BY A LICENSED STAIR FABRICATOR. PROVIDE SHOP DRAWINGS TO BE APPROVED BY ARCHITECT. STAIR RISE SHALL BE 7-3/4" MAXIMUM. STAIR TREADS (RUN) SHALL BE A MINIMUM OF 10". SEE PLANS FOR ACTUAL RISE AND RUN. VERIFY ALL FINISHES WITH OWNER AND ADJUST RISE AND RUN ACCORDINGLY. STAIRS SHALL HAVE A MINIMUM OF 6'-8" HEAD CLEARANCE. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". STAIRWAYS AND LANDINGS SHALL BE A MINIMUM 36" WIDE. ENCLOSED UNUSABLE SPACE UNDER STAIRS TO BE PROTECTED BY 1-HOUR FIRE RESISTIVE MATERIALS (5/8" TYPE "X" GYPSUM BOARD). A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.

### KEYNOTES

Key #	Keynote Text
32.41	OPTIONAL RETRACTABLE STAIRS BY A LICENSED STAIR FABRICATOR. STAIR RISE SHALL BE 7-3/4" MAXIMUM. STAIR TREADS (RUN) SHALL BE A MINIMUM OF 10". SEE PLANS FOR ACTUAL RISE AND RUN. VERIFY ALL FINISHES WITH OWNER AND ADJUST RISE AND RUN ACCORDINGLY. STAIRS SHALL HAVE A MINIMUM OF 6'-8" HEAD CLEARANCE. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". STAIRWAYS AND LANDINGS SHALL BE A MINIMUM 36" WIDE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. MANUFACTURER TO PROVIDE SHOP DRAWING FOR APPROVAL BY ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATING.
33.21	GUARDRAIL (CONTINUOUS): SHALL BE 42" HIGH MINIMUM WITH LESS THAN 4" SPACE BETWEEN INTERMEDIATE RAILS. GUARDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER. GUARDS SHALL MEET THE FOLLOWING: A) PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GROUND BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE; B) GUARD HEIGHT SHALL BE A MINIMUM OF 42 INCHES; C) REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4 INCH DIAMETER BALL.
41.1	FLAT ROOF DECK: (1/4" PER FOOT MINIMUM SLOPE): BUILT-UP CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OR - METAL STANDING SEAM CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OVER 5/8" CDX PLYWOOD OVER 2x TAPESTRIP RIDDIMUS OVER STRUCTURAL ROOF DIAPHRAGM. AT WALKING DECKS PROVIDE DEX-O-TEX WEATHERWEAR, CLASS 'A', ICC-ESR-1757 (LARR # 2360) INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL FLASHING TO BE BENDICIZED, AND UNDERLYING WOOD DECK TO BE FASTENED WITH DECK SCREWS. SLOPE TO DRAIN PER ROOF PLAN AND DETAILS.
42.4	METAL STANDING SEAM ROOF - SLOPE PER PLANS - CS-100 COPPER (18ga / 16 oz) OVER ICE & WATER SHIELD OR APPROVED EQUAL. (UL580-CLASS 90, ASTM E-1680, E-1646).
80.3	AWNING WITH DECORATIVE SUPPORTS PER STRUCTURAL. VERIFY SIZE AND SHAPE WITH ARCHITECT PRIOR TO CONSTRUCTION.

### CALLOUT SYMBOLS

Ⓚ	KEYNOTE TAG	Ⓜ	DOOR TAG
Ⓦ	WINDOW TAG	Ⓝ	NOTE TAG (LETTER)
Ⓢ	STOREFRONT WALL TAG (SEE SHEET A-1.61 FOR SCHEDULE)		



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EXP 08/31/2017  
STATE OF CALIFORNIA

*F.A. Jordan*

PROJECT NAME / ADDRESS  
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18954 PACIFIC COAST HWY  
MALIBU, CA 90265

CLIENT  
**MALIBU PROPERTY HOLDINGS, LLC**

ISSUED

Fire Dept Access Plan Resubmittal	08/08/2014
Plan Check Submittal	10/27/2014
Plan Check Re-Submittal	01/13/2017

REVISIONS

Rev	Description	Date
A	PC CORRECTIONS	01/13/2017

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**EXTERIOR ELEVATIONS**

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SHEET  
**A-2.02**

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KEYNOTES	
Key #	Keynote Text
06.1	PIER AND COLUMN FOUNDATION / UNDERSTRUCTURE / RETAINING WALLS PER STRUCTURAL PLANS. VERIFY AND COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO START OF CONSTRUCTION.
07.1	SLAB AND FOOTING PER STRUCTURAL PLAN.
10.0	DOORS AND WINDOWS PER PLANS AND ELEVATIONS (REFER TO DOOR AND WINDOW SCHEDULE). ALL DOORS AND WINDOWS SIZES AND HEADER HEIGHTS ARE NOMINAL DIMENSION. VERIFY ALL ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO FRAMING.
20.0	FRAMING PER STRUCTURAL. ALL SHEAR WALLS UNDER ROOF CONTINUE TO ROOF. FOR ALL SIZES, LOCATIONS, AND DETAILS SEE STRUCTURAL PLANS.
21.10	2x4 WALL FRAMING (TYPICAL) WITH 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED WITH A LEVEL 5 SKIM COAT) AND WITH R-19 BATT INSULATION. IN GARAGE: CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) WITH 1-HOUR FIRE RATING PRODUCTS.
21.22	2x6 WALL FRAMING (TYPICAL) WITH 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED WITH A LEVEL 5 SKIM COAT) AND WITH R-19 BATT INSULATION. IN GARAGE: CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) WITH 1-HOUR FIRE RATING PRODUCTS.
21.26	2x6 WALL FRAMING TYPICAL WITH R-19 BATT INSULATION AND 2X FURRING TO CREATE 2" POP OUT ON FASCIA. (SEE PLANS).
22.0	ANY MODIFICATION DUE TO THE FIELD CONDITION OR DUE TO ANY OTHER REASON MUST BE APPROVED BY OWNER AND ARCHITECT.
22.1	SKIM COAT OVER ALL INTERIOR WALLS TO A LEVEL 5 FINISH.
22.2	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD. PROVIDE 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED) AT ALL GARAGE WALLS, GARAGE CEILINGS, POSTS AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING, AND AT ALL USABLE SPACE UNDER STAIRS. CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) THROUGH GARAGE WALLS AND CEILINGS WITH 1-HOUR FIRE RATING PRODUCTS.
23.10	METAL SIDING TO MATCH STANDING SEEM ROOF - CS-100 COPPER (18ga / 16 oz) OVER ICE & WATER SHIELD OR APPROVED EQUAL. (UL580-CLASS 90, ASTM E-1680, E-1648).
24.2	PROVIDE R-19 INSULATION (MINIMUM) AT EXTERIOR WALLS AND R-30 IN FLOORS, CEILINGS, AND ROOFS. FOR CEILINGS ACTING AS ROOFS - USE ICYNEN, INC. CLOSED CELL SPRAY FOAM INSULATION (ICC-ES ESR-3199). PROVIDE R-13 INSULATION AT BATHROOM WALLS.

KEYNOTES	
Key #	Keynote Text
26.1	ALUMINUM STOREFRONT ASSEMBLY. REFER TO ELEVATIONS. VERIFY MATERIAL AND SIZES WITH ARCHITECT. AT GARAGE: PROTECTED WIRE GLASS WITH 20 MINUTE FIRE RATING.
31.8	FLOOR MATERIAL OVER CONCRETE SLAB TO BE SELECTED BY ARCHITECT/OWNER. ON EXTERIOR PATIOS - SLOPE 2% MINIMUM AWAY FROM HOUSE.
31.20	FLOOR FRAMING PER STRUCTURAL.
31.21	FLOOR SYSTEM (1): A) WOOD FLOOR SHALL BE INSTALLED OVER CRAFT PAPER OVER PLYWOOD OVER WATER PROOFING; B) TILE / STONE SHALL BE INSTALLED OVER 1-1/2" SAND AND CEMENT FLOAT WITH DIAMOND OVER SLIP SHEET; C) COORDINATE AND ADJUST SLAB ELEVATION TO CREATE FLUSH TRANSITION BETWEEN VARYING FLOOR FINISHES.
31.23	FLOOR SYSTEM (3): 2X SLEEPERS WITH 3/4" T&G PLYWOOD SUBFLOOR AND FLOOR FINISH (SELECTED BY OWNER) OVER EXISTING FLOOR FRAMING TO PROVIDE A 4" (FINISHED FLOOR TO FINISHED FLOOR) PLATFORM.
31.31	DECKING SYSTEM: ELASTOMERIC DECK WATERPROOFING UNDER TILE. (TEMP. COAT, ULTRA-FLEX, OR EQUAL) (ASTM D-412/D-892/D-824/D-1004/D-2240/D-471/E-96) 4-PLY, 10 YEAR WARRANTY. PROVIDE CANT STRIPS AND SLOPED (3/8" PER FOOT) SUB-FLOOR TO DECK DRAIN. PROVIDE OVERFLOW SCUPPER TO HAVE MINIMUM OPENING OF 4" AND SHALL NOT BE LOCATED MORE THAN 2" ABOVE THE LOW POINT OF THE ROOF / DECK. (ICC/ESR-1757)
32.41	OPTIONAL RETRACTABLE STAIRS BY A LICENSED STAIR FABRICATOR. STAIR RISE SHALL BE 7-3/4" MAXIMUM. STAIR TREADS (RUN) SHALL BE A MINIMUM OF 10". SEE PLANS FOR ACTUAL RISE AND RUN. VERIFY ALL FINISHES WITH OWNER AND ADJUST RISE AND RUN ACCORDINGLY. STAIRS SHALL HAVE A MINIMUM OF 6'-8" HEAD CLEARANCE. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". STAIRWAYS AND LANDINGS SHALL BE A MINIMUM 36" WIDE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS. MANUFACTURER TO PROVIDE SHOP DRAWING FOR APPROVAL BY ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FABRICATING.

KEYNOTES	
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33.21	GUARDRAIL (CONTINUOUS): SHALL BE 42" HIGH MINIMUM WITH LESS THAN 4" SPACE BETWEEN INTERMEDIATE RAILS. GUARDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER. GUARDS SHALL MEET THE FOLLOWING: A) PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE; B) GUARD HEIGHT SHALL BE A MINIMUM OF 42 INCHES; C) REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4 INCH DIAMETER BALL.
34.1	ALL CEILING HEIGHTS, SOFFITS, AND DETAILS TO BE VERIFIED WITH ARCHITECT & COORDINATED WITH OWNER & HVAC DUCTING.
40.1	ROOF CONTRACTOR SHALL PROVIDE A CERTIFICATE STATING THAT THE ROOFING HAS BEEN APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND APPLICABLE CODES.
41.1	FLAT ROOF DECK: (1/4" PER FOOT MINIMUM SLOPE); BUILT-UP CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OR - METAL STANDING SEAM CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OVER 5/8" CDX PLYWOOD OVER 2x TAPERED RIDGIMS OVER STRUCTURAL ROOF DIAPHRAGM. AT WALKING DECKS PROVIDE DEX-O-TEX WEATHERWEAR, CLASS 'A', (ICC/ESR-1757 (LARR # 2360) INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL FLASHING TO BE BONDERIZED, AND UNDERLYING WOOD DECK TO BE FASTENED WITH DECK SCREWS. SLOPE TO DRAIN PER ROOF PLAN AND DETAILS.
70.1	ALL ELECTRICAL PENETRATIONS THROUGH GARAGE WALLS AND CEILING TO THE HOUSE SHALL BE THROUGH CONDUIT WITH 3M FIRE BARRIER CP 25 CAULK AROUND.
70.5	WHERE THE ELECTRICAL SERVICE IS LOCATED IN/ON THE ATTACHED GARAGE AND A FURRED GARAGE WALL IS THE METHOD USED TO RUN NON-METALLIC-SHEATHED CABLES TO THE RESIDENCE THRU THE FIRE WALL, PROVIDE A DETAIL SHOWING HOW THE PENETRATION WILL BE FIRE STOPPED (CEC 300.21). (REFER TO DETAILS).

KEYNOTES	
Key #	Keynote Text
71.1	AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED AS FOLLOWS: 1) IN EVERY HABITABLE ROOM AND BATHROOM; 2) HALLWAYS; 3) STAIRWAYS (AT EACH FLOOR LEVEL OF SIX STEPS OR MORE); 4) ON THE EXTERIOR SIDE OF OUTDOOR GRADE LEVEL ENTRANCES AND EXITS; 5) STORAGE AND EQUIPMENT ROOMS.
71.2	ALL LUMINAIRES IN ALL ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSOR OR DIMMER. ALL BEDROOMS RECEPTACLES SHALL HAVE BRANCH BREAKER WITH ARC-FAULT CIRCUIT INTERRUPTERS. CLOSETS LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THESE REQUIREMENTS.
72.1	GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) PROTECTION FOR ALL 125 VOLT SINGLE PHASE, 15 & 20 AMP BATHROOM, GARAGE, OUTDOOR, AND BASEMENT RECEPTACLES; COUNTERTOP RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK; ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS (INCLUDING ISLAND AND PENINSULAR COUNTERS), AND MINIMUM ONE OUTDOOR OUTLET (FRONT & REAR).
72.2	PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. (CEC 210.12)
80.3	AWNING WITH DECORATIVE SUPPORTS PER STRUCTURAL. VERIFY SIZE AND SHAPE WITH ARCHITECT PRIOR TO CONSTRUCTION.
90.1	PROVIDE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN EACH BEDROOM, HALLWAY, OR AREA GIVING ACCESS TO BEDROOM, AND ABOVE STAIRS. THE DETECTORS SHALL INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP PER APPLICABLE BUILDING/FIRE CODES. ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.5).

NOTES TO CONTRACTOR	
1.	THE STRING DIMENSIONS FOR PLATE HEIGHTS TAKE PRECEDENCE OVER THE LEVEL DATUM ELEVATIONS.
2.	COORDINATE WITH STRUCTURAL ENGINEER ALL FRAMING MEMBER LOCATIONS WITH THE LIGHTING PLAN TO ALLOW FOR FLUSH RECESSED LIGHT FIXTURES.
3.	VERIFY ALL CEILING HEIGHTS, SOFFITS, AND CROWN MOULDINGS WITH OWNER AND ARCHITECT AFTER THE STRUCTURE SHELL HAS BEEN FRAMED AND PRIOR TO ANY OTHER WORK.
4.	COORDINATE ALL HVAC DUCTS WITH SOFFITS.
5.	ALL DOOR & WINDOW SIZES PER DOOR & WINDOW SCHEDULES.
6.	TOP OF DOORS & WINDOWS TO ALIGN (ADJUST ROUGH OPENINGS ACCORDINGLY).

CALLOUT SYMBOLS			
	KEYNOTE TAG		DOOR TAG
	WINDOW TAG		NOTE TAG (LETTER)
	STOREFRONT WALL TAG		(SEE SHEET A-1.61 FOR SCHEDULE)

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**PROJECT NAME / ADDRESS**  
 18954 PCH  
 18954 PACIFIC COAST HWY  
 MALIBU, CA 90265

**CLIENT**  
 MALIBU PROPERTY HOLDINGS, LLC

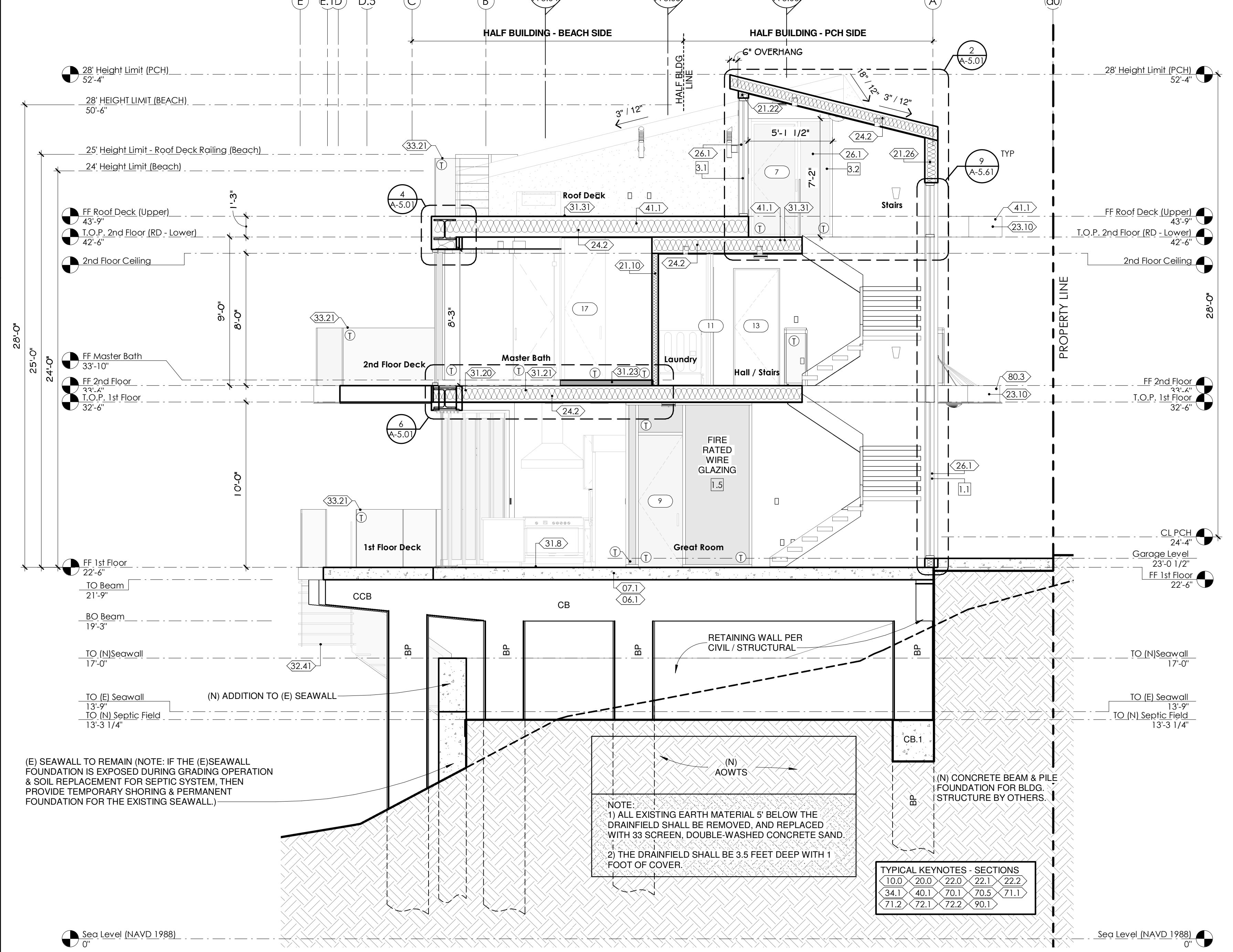
**ISSUED**

File Dept Access Plan Resubmittal	08/08/2014
Plan Check Submittal	10/27/2014
Plan Check Re-Submittal	01/13/2017

**REVISIONS**

Rev	Description	Date

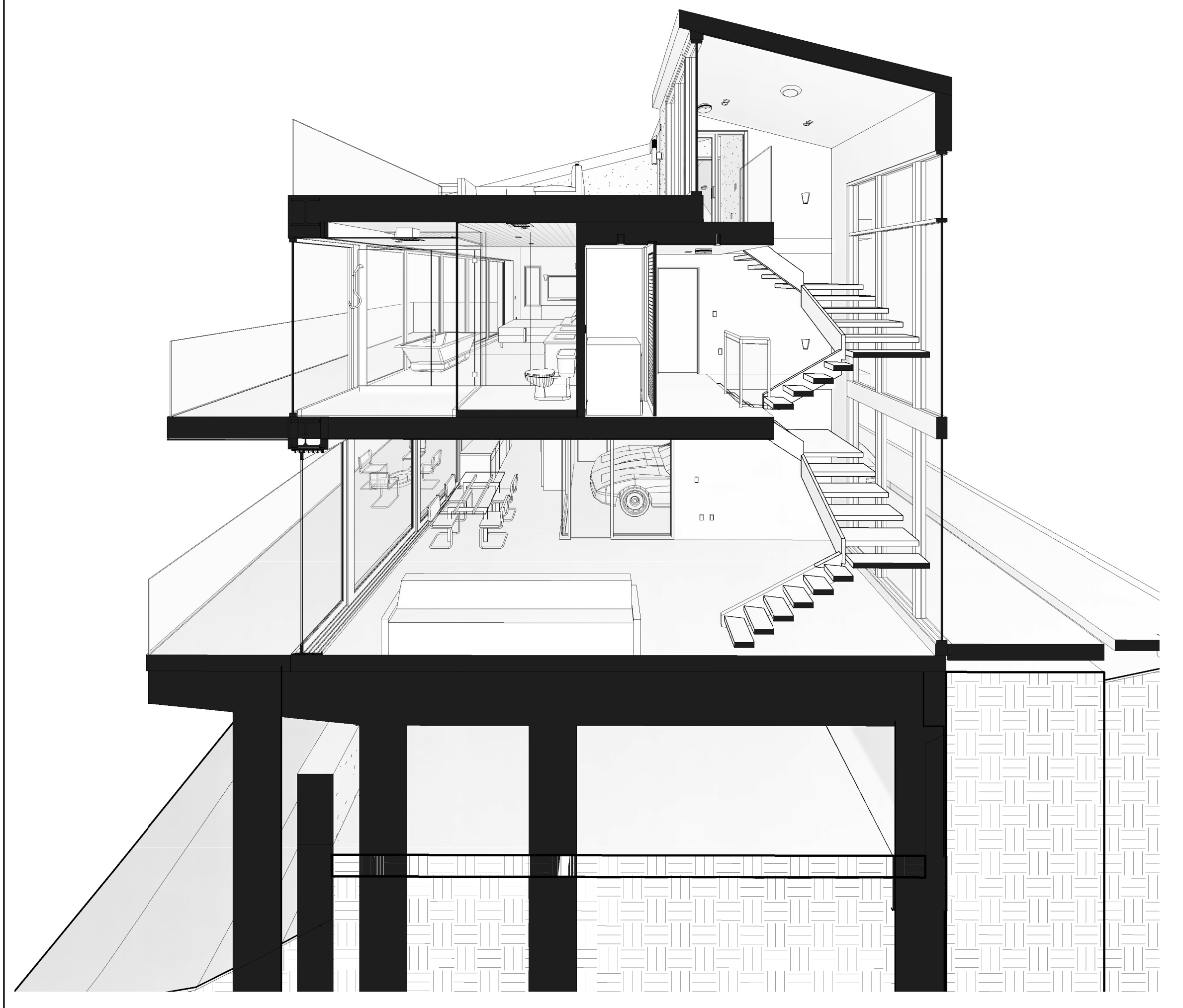
LEGEND	
BP.....	BUILDING PILE
P.....	PILE
CB.....	CONCRETE BEAM
CCB.....	CONCRETE BEAM BELOW GRADE
CCB.....	CANTILEVERED CONCRETE BEAM FOR DECK SUPPORT



(E) SEAWALL TO REMAIN (NOTE: IF THE (E)SEAWALL FOUNDATION IS EXPOSED DURING GRADING OPERATION & SOIL REPLACEMENT FOR SEPTIC SYSTEM, THEN PROVIDE TEMPORARY SHORING & PERMANENT FOUNDATION FOR THE EXISTING SEAWALL.)

NOTE:  
 1) ALL EXISTING EARTH MATERIAL 5' BELOW THE DRAINFIELD SHALL BE REMOVED, AND REPLACED WITH 33 SCREEN, DOUBLE-WASHED CONCRETE SAND.  
 2) THE DRAINFIELD SHALL BE 3.5 FEET DEEP WITH 1 FOOT OF COVER.

TYPICAL KEYNOTES - SECTIONS					
10.0	20.0	22.0	22.1	22.2	
34.1	40.1	70.1	70.5	71.1	
71.2	72.1	72.2	90.1		



**SECTION BB (Perspective)**

**SECTION BB**  
 Scale: 1/4" = 1'-0" **B**

**DRAWING TITLE**  
 BUILDING SECTION B-B

**DRAWING INFO**

PROJECT NUMBER:	13-102
SCALE:	As indicated
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**SHEET**

**A-3.02**

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Key #	Keynote Text
06.1	PIER AND COLUMN FOUNDATION / UNDERSTRUCTURE / RETAINING WALLS PER STRUCTURAL PLANS. VERIFY AND COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO START OF CONSTRUCTION.
07.1	SLAB AND FOOTING PER STRUCTURAL PLAN.
10.0	DOORS AND WINDOWS PER PLANS AND ELEVATIONS (REFER TO DOOR AND WINDOW SCHEDULE). ALL DOORS AND WINDOWS SIZES AND HEADER HEIGHTS ARE NOMINAL DIMENSION. VERIFY ALL ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO FRAMING.
13.1	DUAL GLAZE SKYLIGHT BY LICENSED FABRICATOR (BRISTOLITE). VERIFY OPENING SIZE AND SHAPE WITH SKYLIGHT FABRICATOR. STRUCTURAL CONNECTION DETAILS PROVIDED BY STRUCTURAL ENGINEER AND MANUFACTURER. MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS AND STRUCTURAL ENGINEER'S APPROVAL PRIOR TO FABRICATION. (BRISTOLITE ICC-ESR-3177). UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND SHALL BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AIAA/WDMA/CSA 1011/S.2/A440. (CRC R308.6.9).
20.0	FRAMING PER STRUCTURAL. ALL SHEAR WALLS UNDER ROOF CONTINUE TO ROOF. FOR ALL SIZES, LOCATIONS, AND DETAILS SEE STRUCTURAL PLANS.
21.10	2x4 WALL FRAMING (TYPICAL) WITH 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED WITH A LEVEL 5 SKIM COAT) AND WITH R-19 BATT INSULATION. IN GARAGE: CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) WITH 1-HOUR FIRE RATING PRODUCTS.
21.22	2x6 WALL FRAMING (TYPICAL) WITH 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED WITH A LEVEL 5 SKIM COAT) AND WITH R-19 BATT INSULATION. IN GARAGE: CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) WITH 1-HOUR FIRE RATING PRODUCTS.
22.0	ANY MODIFICATION DUE TO THE FIELD CONDITION OR DUE TO ANY OTHER REASON MUST BE APPROVED BY OWNER AND ARCHITECT.
22.1	SKIM COAT OVER ALL INTERIOR WALLS TO A LEVEL 5 FINISH.
22.2	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD. PROVIDE 5/8" TYPE "X" GYPSUM BOARD (TAPED AND MUDDED) AT ALL GARAGE WALLS, GARAGE CEILINGS, POSTS AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING, AND AT ALL USABLE SPACE UNDER STAIRS. CAULK AND SEAL ALL PENETRATIONS (INCLUDING ALL ELECTRICAL) THROUGH GARAGE WALLS AND CEILINGS WITH 1-HOUR FIRE RATING PRODUCTS.
22.3	5/8" GYPSUM WATERPROOF GREENBOARD OVER BUILDING PAPER IN ALL "WET" ROOMS AND AREAS (I.E., BATH, KITCHEN, LAUNDRY, ETC).
23.10	METAL SIDING TO MATCH STANDING SEAM ROOF - CS-100 COPPER (18ga / 16 oz) OVER ICE & WATER SHIELD OR APPROVED EQUAL. (UL580-CLASS 90, ASTM E-1680, E-1646).
24.2	PROVIDE R-19 INSULATION (MINIMUM) AT EXTERIOR WALLS AND R-30 IN FLOORS, CEILINGS, AND ROOFS. FOR CEILINGS ACTING AS ROOFS - USE ICYNEN, INC. CLOSED CELL SPRAY FOAM INSULATION (ICC-ES ESR-3199). PROVIDE R-13 INSULATION AT BATHROOM WALLS.
26.1	ALUMINUM STOREFRONT ASSEMBLY. REFER TO ELEVATIONS. VERIFY MATERIAL AND SIZES WITH ARCHITECT. AT GARAGE: PROTECTED WIRE GLASS WITH 20 MINUTE FIRE RATING.

Key #	Keynote Text
31.20	FLOOR FRAMING PER STRUCTURAL.
31.21	FLOOR SYSTEM (1): A) WOOD FLOOR SHALL BE INSTALLED OVER CRAFT PAPER OVER PLYWOOD OVER WATER PROOFING; B) TILE / STONE SHALL BE INSTALLED OVER 1-1/2" SAND AND CEMENT FLOAT WITH DIAMOND OVER SLIP SHEET; C) COORDINATE AND ADJUST SLAB ELEVATION TO CREATE FLUSH TRANSITION BETWEEN VARYING FLOOR FINISHES.
32.1	STAIR BY A LICENSED STAIR FABRICATOR. PROVIDE SHOP DRAWINGS TO BE APPROVED BY ARCHITECT. STAIR RISE SHALL BE 7-3/4" MAXIMUM. STAIR TREADS (RUN) SHALL BE A MINIMUM OF 10". SEE PLANS FOR ACTUAL RISE AND RUN. VERIFY ALL FINISHES WITH OWNER AND ADJUST RISE AND RUN ACCORDINGLY. STAIRS SHALL HAVE A MINIMUM OF 6'-8" HEAD CLEARANCE. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8". STAIRWAYS AND LANDINGS SHALL BE A MINIMUM 36" WIDE. ENCLOSED UNUSABLE SPACE UNDER STAIRS TO BE PROTECTED BY 1-HOUR FIRE RESISTIVE MATERIALS (5/8" TYPE "X" GYPSUM BOARD). A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.
32.2	STAIR TREAD ON CURVED STAIRS SHALL BE 6" MINIMUM AT NARROWEST POINT AND SHALL BE 9" MINIMUM AT 12" AWAY FROM INSIDE (NARROW) EDGE.
33.21	GUARDRAIL (CONTINUOUS): SHALL BE 42" HIGH MINIMUM WITH LESS THAN 4" SPACE BETWEEN INTERMEDIATE RAILS. GUARDRAIL TO BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (REFER TO STRUCTURAL DETAILS). SELECTED BY OWNER. GUARDS SHALL MEET THE FOLLOWING: A) PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE; B) GUARD HEIGHT SHALL BE A MINIMUM OF 42 INCHES; C) REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4 INCH DIAMETER BALL.
34.1	ALL CEILING HEIGHTS, SOFFITS, AND DETAILS TO BE VERIFIED WITH ARCHITECT & COORDINATED WITH OWNER & HVAC DUCTING.

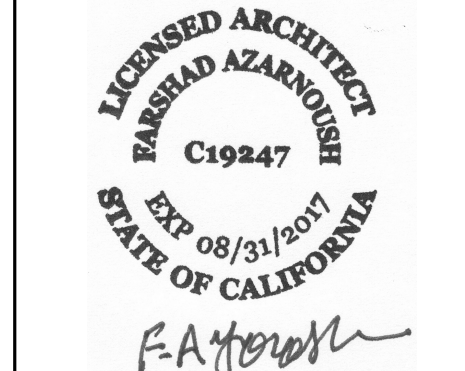
Key #	Keynote Text
40.1	ROOF CONTRACTOR SHALL PROVIDE A CERTIFICATE STATING THAT THE ROOFING HAS BEEN APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND APPLICABLE CODES.
41.1	FLAT ROOF DECK: (1/4" PER FOOT MINIMUM SLOPE); BUILT-UP CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS. OR METAL STANDING SEAM CLASS 'A' ROOF INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS - OVER 5/8" CDX PLYWOOD OVER 2x TAPERED RIDDIMS OVER STRUCTURAL ROOF DIAPHRAGM. AT WALKING DECKS PROVIDE DEX-O-TEX WEATHERWEAR, CLASS 'A', ICC-ESR-1757 (LARR # 2360) INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL FLASHING TO BE BONDERIZED, AND UNDERLYING WOOD DECK TO BE FASTENED WITH DECK SCREWS. SLOPE TO DRAIN PER ROOF PLAN AND DETAILS.
42.4	METAL STANDING SEAM ROOF - SLOPE PER PLANS - CS-100 COPPER (18ga / 16 oz) OVER ICE & WATER SHIELD OR APPROVED EQUAL. (UL580-CLASS 90, ASTM E-1680, E-1646).
42.31	PROVIDE SHEET METAL FLASHING AND DRIP EDGE AT ALL VALLEYS AND ROOF TO WALL CONNECTIONS.
70.1	ALL ELECTRICAL PENETRATIONS THROUGH GARAGE WALLS AND CEILING TO THE HOUSE SHALL BE THROUGH CONDUIT WITH 3M FIRE BARRIER CP 25 CAULK AROUND.
70.5	WHERE THE ELECTRICAL SERVICE IS LOCATED IN/ON THE ATTACHED GARAGE AND A FURRED GARAGE WALL IS THE METHOD USED TO RUN NON-METALLIC-SHEATHED CABLES TO THE RESIDENCE THRU THE FIRE WALL, PROVIDE A DETAIL SHOWING HOW THE PENETRATION WILL BE FIRE STOPPED. (CEC 300.21). (REFER TO DETAILS).
71.1	AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED AS FOLLOWS: 1) IN EVERY HABITABLE ROOM AND BATHROOM; 2) HALLWAYS; 3) STAIRWAYS (AT EACH FLOOR LEVEL OF SIX STEPS OR MORE); 4) ON THE EXTERIOR SIDE OF OUTDOOR, GRADE LEVEL ENTRANCES AND EXITS; 5) STORAGE AND EQUIPMENT ROOMS.

Key #	Keynote Text
71.2	ALL LUMINARIES IN ALL ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSOR OR DIMMER. ALL BEDROOMS RECEPTACLES SHALL HAVE BRANCH BREAKER WITH ARC-FAULT CIRCUIT INTERRUPTERS. CLOSEST LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THESE REQUIREMENTS.
72.1	GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) PROTECTION FOR ALL 125 VOLT SINGLE PHASE, 15 & 20 AMP BATHROOM, GARAGE, OUTDOOR, AND BASEMENT RECEPTACLES; COUNTERTOP RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK; ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS (INCLUDING ISLAND AND PENINSULAR COUNTERTOPS), AND MINIMUM ONE OUTDOOR OUTLET (FRONT & REAR).
72.2	PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER FOR ALL OUTLETS, NOT JUST RECEPTACLES, FOR THE ENTIRE DWELLING UNIT. (CEC 210.12)
80.3	AWNING WITH DECORATIVE SUPPORTS PER STRUCTURAL. VERIFY SIZE AND SHAPE WITH ARCHITECT PRIOR TO CONSTRUCTION.
90.1	PROVIDE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN EACH BEDROOM, HALLWAY, OR AREA GIVING ACCESS TO BEDROOM, AND ABOVE STAIRS. THE DETECTORS SHALL INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP PER APPLICABLE BUILDING/FIRE CODES. ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.5).

NOTES TO CONTRACTOR	
1.	THE STRING DIMENSIONS FOR PLATE HEIGHTS TAKE PRECEDENCE OVER THE LEVEL DATUM ELEVATIONS.
2.	COORDINATE WITH STRUCTURAL ENGINEER ALL FRAMING MEMBER LOCATIONS WITH THE LIGHTING PLAN TO ALLOW FOR FLUSH RECESSED LIGHT FIXTURES.
3.	VERIFY ALL CEILING HEIGHTS, SOFFITS, AND CROWN MOULDINGS WITH OWNER AND ARCHITECT AFTER THE STRUCTURE SHELL HAS BEEN FRAMED AND PRIOR TO ANY OTHER WORK.
4.	COORDINATE ALL HVAC DUCTS WITH SOFFITS.
5.	ALL DOOR & WINDOW SIZES PER DOOR & WINDOW SCHEDULES.
6.	TOP OF DOORS & WINDOWS TO ALIGN (ADJUST ROUGH OPENINGS ACCORDINGLY).

CALLOUT SYMBOLS			
	KEYNOTE TAG		DOOR TAG
	WINDOW TAG		NOTE TAG (LETTER)
	STOREFRONT WALL TAG		(SEE SHEET A-1.61 FOR SCHEDULE)

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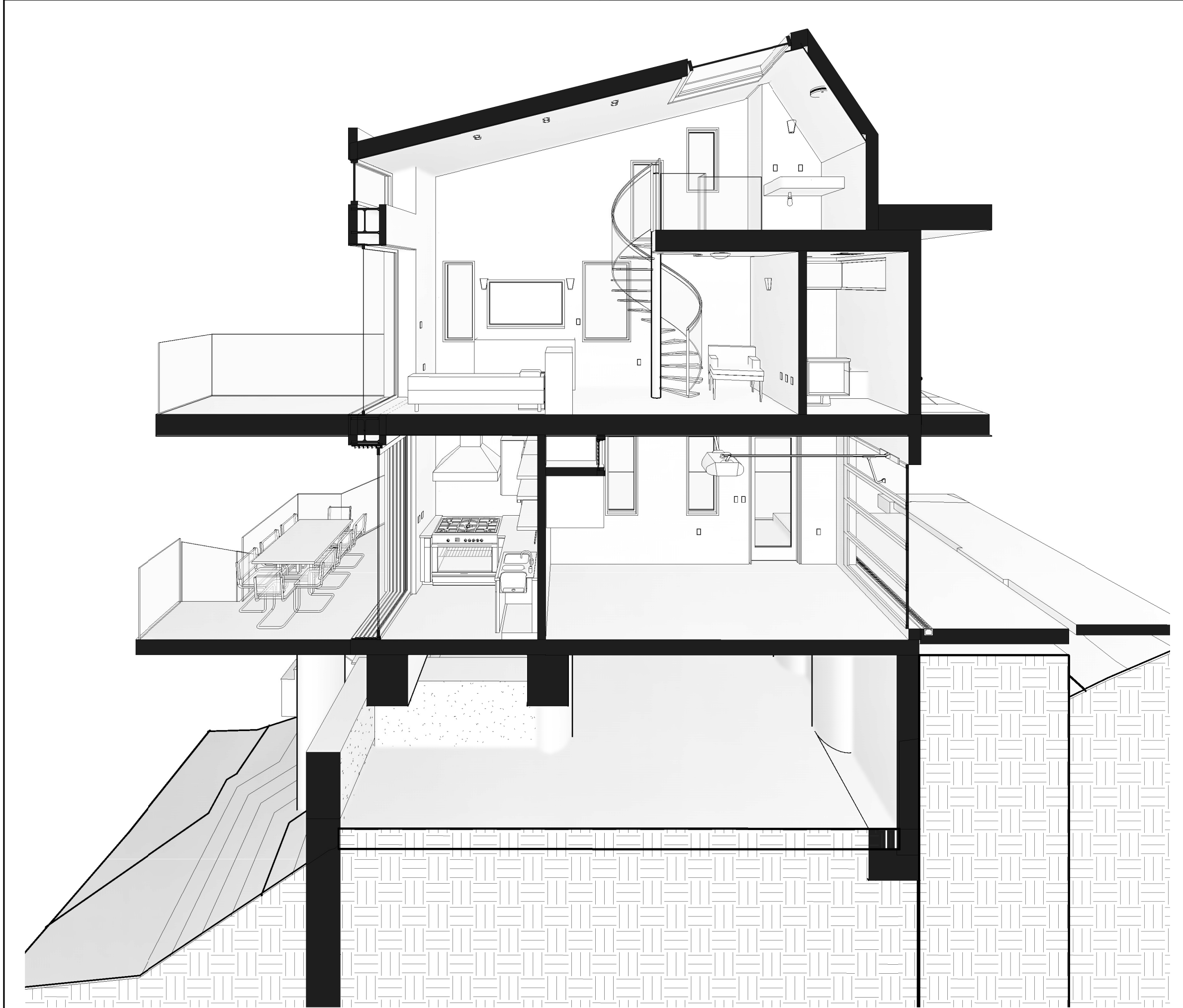


PROJECT NAME / ADDRESS  
**18954 PCH**  
 18954 PACIFIC COAST HWY  
 MALIBU, CA 90265

CLIENT  
**MALIBU PROPERTY HOLDINGS, LLC**

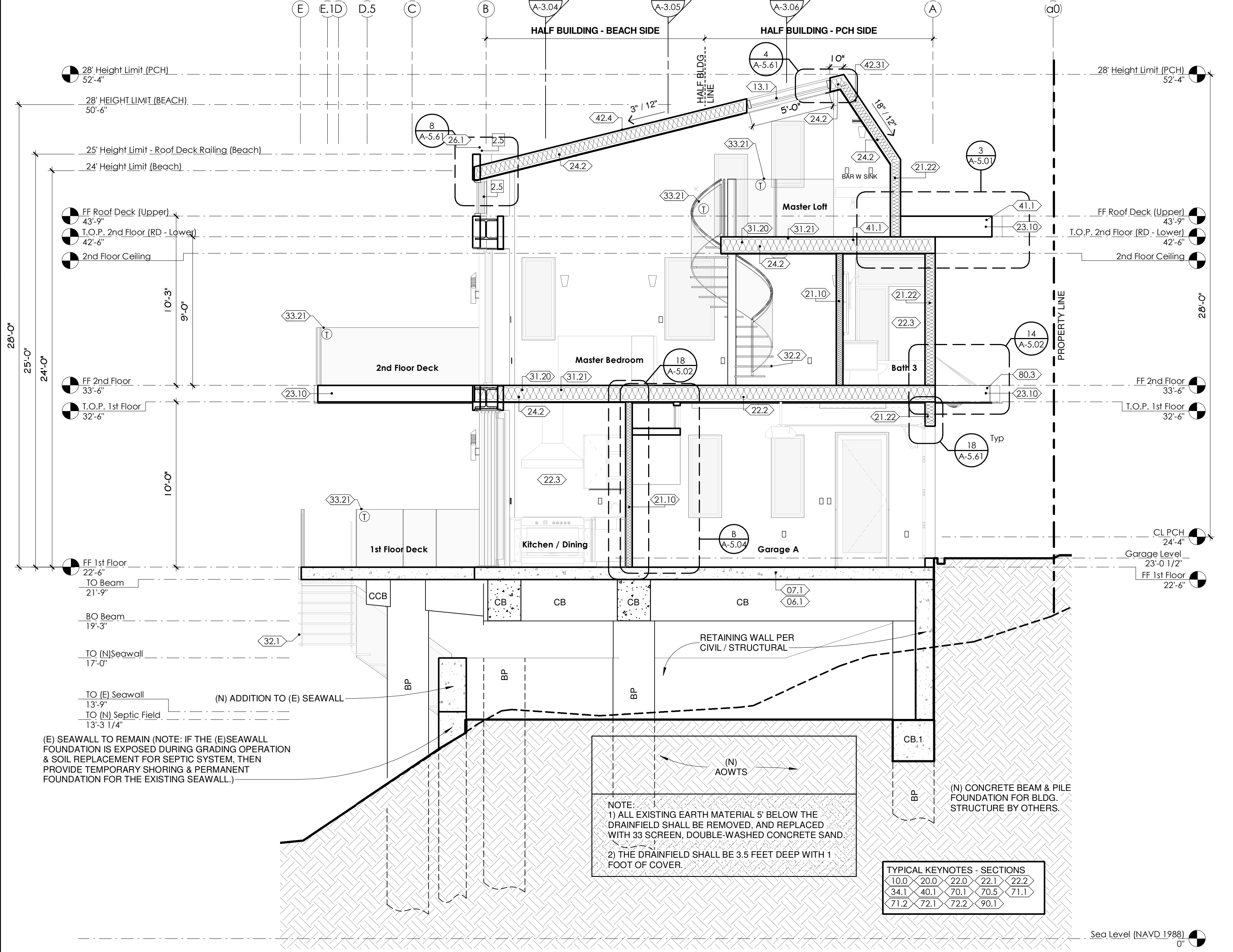
ISSUED	
Fire Dept Access Plan Resubmittal	08/08/2014
Plan Check Submittal	10/27/2014
Plan Check Re-Submittal	01/13/2017

REVISIONS		
Rev	Description	Date
A	PC CORRECTIONS	01/13/2017



**SECTION CC (Perspective)**

LEGEND	
BP.....	BUILDING PILE
P.....	PILE
CB.....	CONCRETE BEAM
CB.1.....	CONCRETE BEAM BELOW GRADE
CCB.....	CANTILEVERED CONCRETE BEAM FOR DECK SUPPORT



SEE SHEET A-1.11 FOR ADDITIONAL STAIR NOTES

**SECTION CC**  
 Scale: 1/4" = 1'-0"

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**DRAWING TITLE**

**BUILDING SECTION C-C**

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