

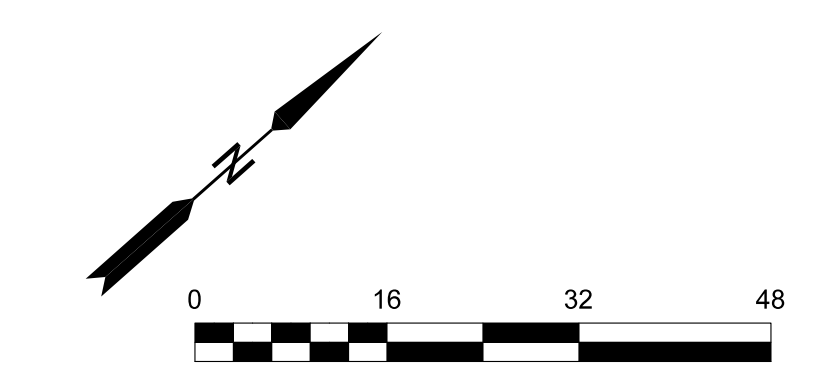
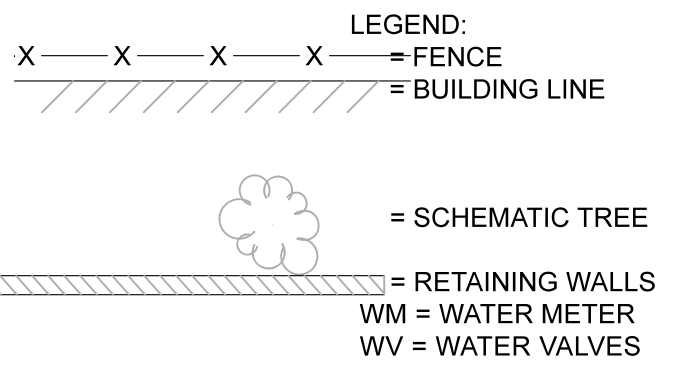
625 STATE ST
 SANTA BARBARA, CA 93101-3301
 Owner
 LEYON FITHIAN LLC
 APN
 037-131-023

607 STATE ST
 SANTA BARBARA, CA 93101-3301
 Owner
 PIERCE PARTNERS
 APN
 037-131-021

614 CHAPALA ST
 SANTA BARBARA, CA 93101-3312
 Owner
 CALITRI LLC 46 RUE ANTIBE LLC
 APN
 037-131-020

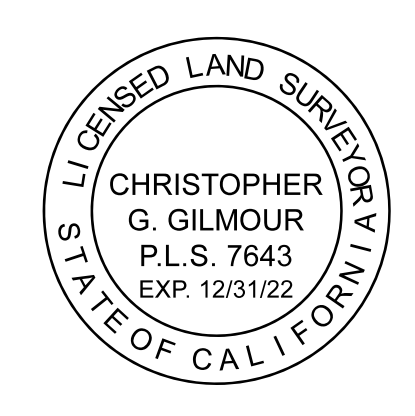
SURVEY NOTES:
 BOUNDARY AND EASEMENTS SHOWN PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT DATED MAY 3, 2017, AND LOT SPLIT BOOK C, PAGE 39 AS BASIS OF BEARINGS.
 BENCHMARK: LOCAL BENCHMARKS SHOWN AS "CP" NAVD 88
 FLOOD NOTE: PER FIRM, THE BUILDING FRONTING CHAPALA STREET IS IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, ZONE X, (06083C1387J EFF. 9/28/2018)
 REVISION 2 IS ONLY THE ADDITION OF TEST LOCATIONS PER Campbell Geo, Inc. JUNE 24, 2022 * = GEO LOCATION AS LABLED

LEGEND:
 EP = EDGE OF PAVEMENT
 FL = FLOWLINE
 TC = TOP OF CURB
 DI = DRAIN INLET
 CONC = CONCRETE
 TW = TOP OF WALL
 FOW = FACE OF WALL
 BLDG = BUILDING CORNER
 PVMT = PAVEMENT
 DW = DRIVEWAY
 FF = FINISH FLOOR
 TOP = TOP OF PARAPET WALL ON BUILDING



TOPOGRAPHIC SURVEY
 OF 630 CHAPALA STREET, 25 WEST ORTEGA
 AND 17 WEST ORTEGA STREET
 A.P.N. 037-131-001, 037-131-002, 037-131-022
 IN THE CITY OF SANTA BARBARA
 AS SHOWN ON RS 17, PG 162
 AND SBLSC C PG 39
 AT THE REQUEST OF PETER LEWIS
 MAY 2020 REV1 JUNE 2022 REV 2 SCALE 1" = 16'

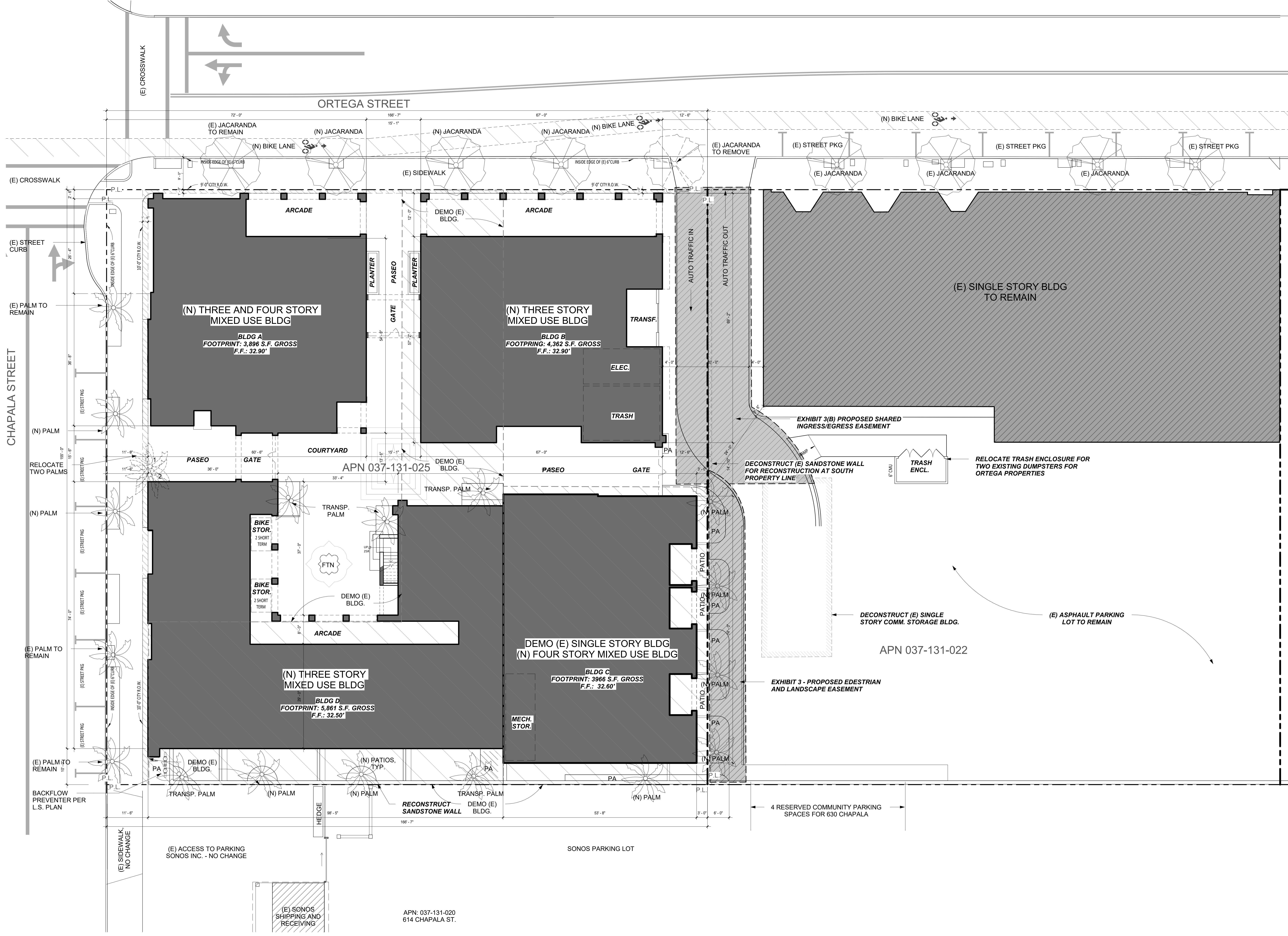
Christopher Gilmour, PLS 7643
 Gilmour Land Surveying inc.
 7127 Hollister Ave. #25A-301
 Goleta, CA, 93117
 ph. 805.685.4500
 info@gilmourlandsurveying.com



SHEET 1 OF 1

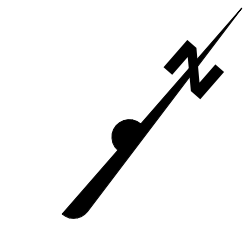
| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

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 TEL 805.965.2836 • WWW.TOMMEANEY.COM • TOMMEANEY.COM



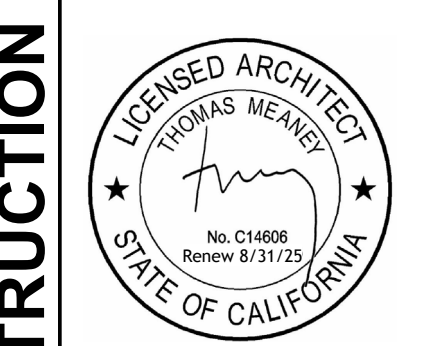
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SITE PLAN
 1" = 10'-0"



630 CHAPALA STREET

SITE PLAN

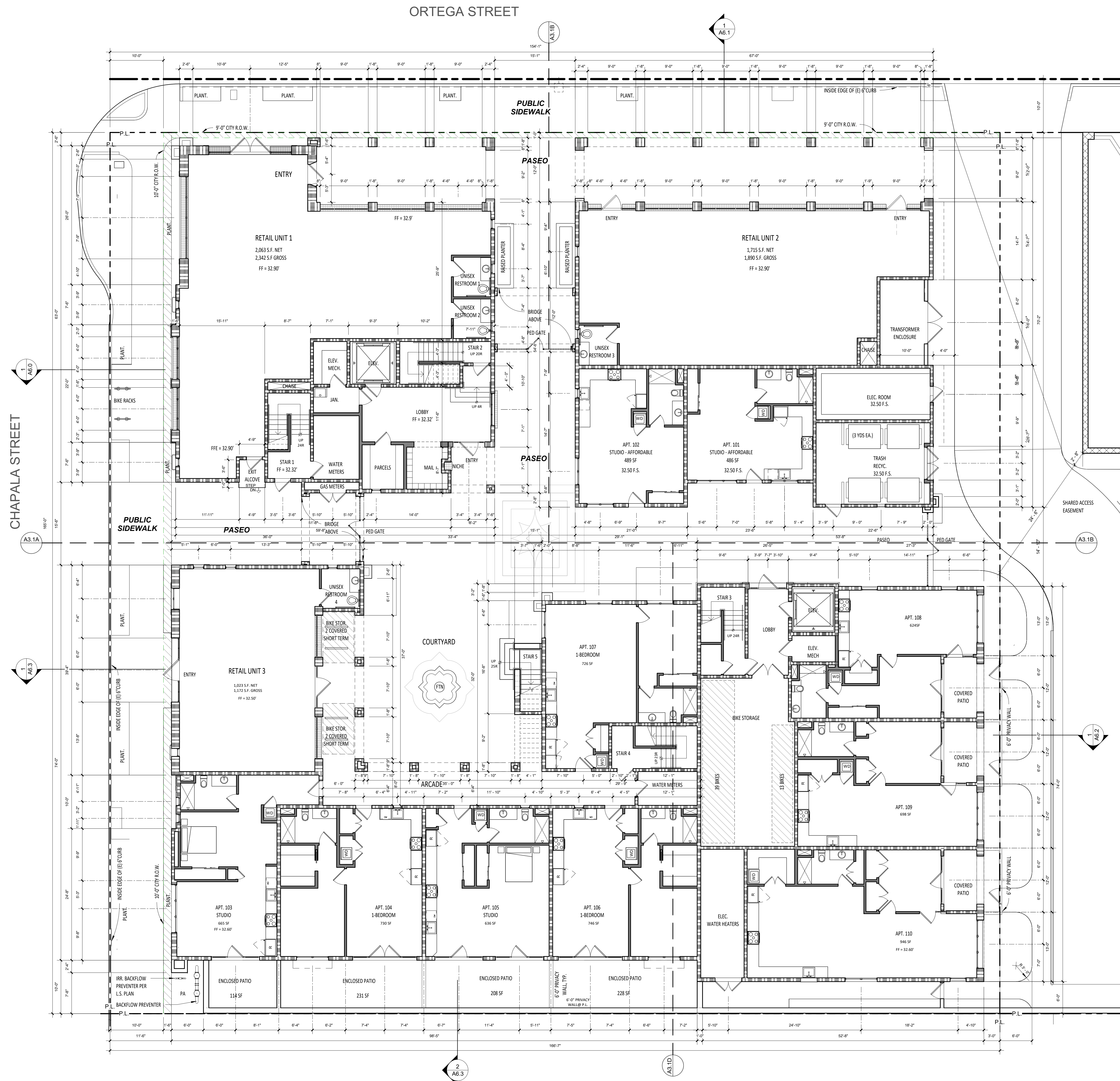


Date: 2024-04-11
 Scale: 1" = 10'-0"
 Drawn: AW

NOT FOR CONSTRUCTION

SHEET NO.
A2.1

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LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

- A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILING AND COVE CEILING.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING/FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.
 RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

- NON-RATED**
- M-1 INTERIOR 2X6 WALL, DETAIL 46
 - N-1 INTERIOR 2X4 WALL, DETAIL 46
 - EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____
- 1 HOUR-RATED**
- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
 - X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
 - X-3 EXTERIOR 2X6 STUD WALL, DETAIL 48
 - N-3 INTERIOR 2X4 WALL, DETAIL 47
 - N-4 INTERIOR 2X6 WALL, DETAIL 47
 - N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52
- 2 HOUR-RATED**
- N-7 INTERIOR 2X6 WALL, DETAIL 50
 - N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
 - N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
 - N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
 - X-4 EXTERIOR 2X6 WALL, DETAIL 53
 - X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
 - X-6 EXTERIOR 2X6 STUD SHAFT WALL, DETAIL 53

- X-AX DETAIL SHEET NUMBER
- X-AX DETAIL CALLOUT
- X-AX ELEVATION TAG
- X-AX SECTION SHEET NUMBER
- X WINDOW TAG
- X DOOR TAG
- X KEYNOTE TAG
- X ASSEMBLY TAG
- X REVISION TAG
- X LIGHT TAG

REFERENCE NOTES

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

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630 CHAPALA STREET

OVERALL FIRST FLOOR PLAN



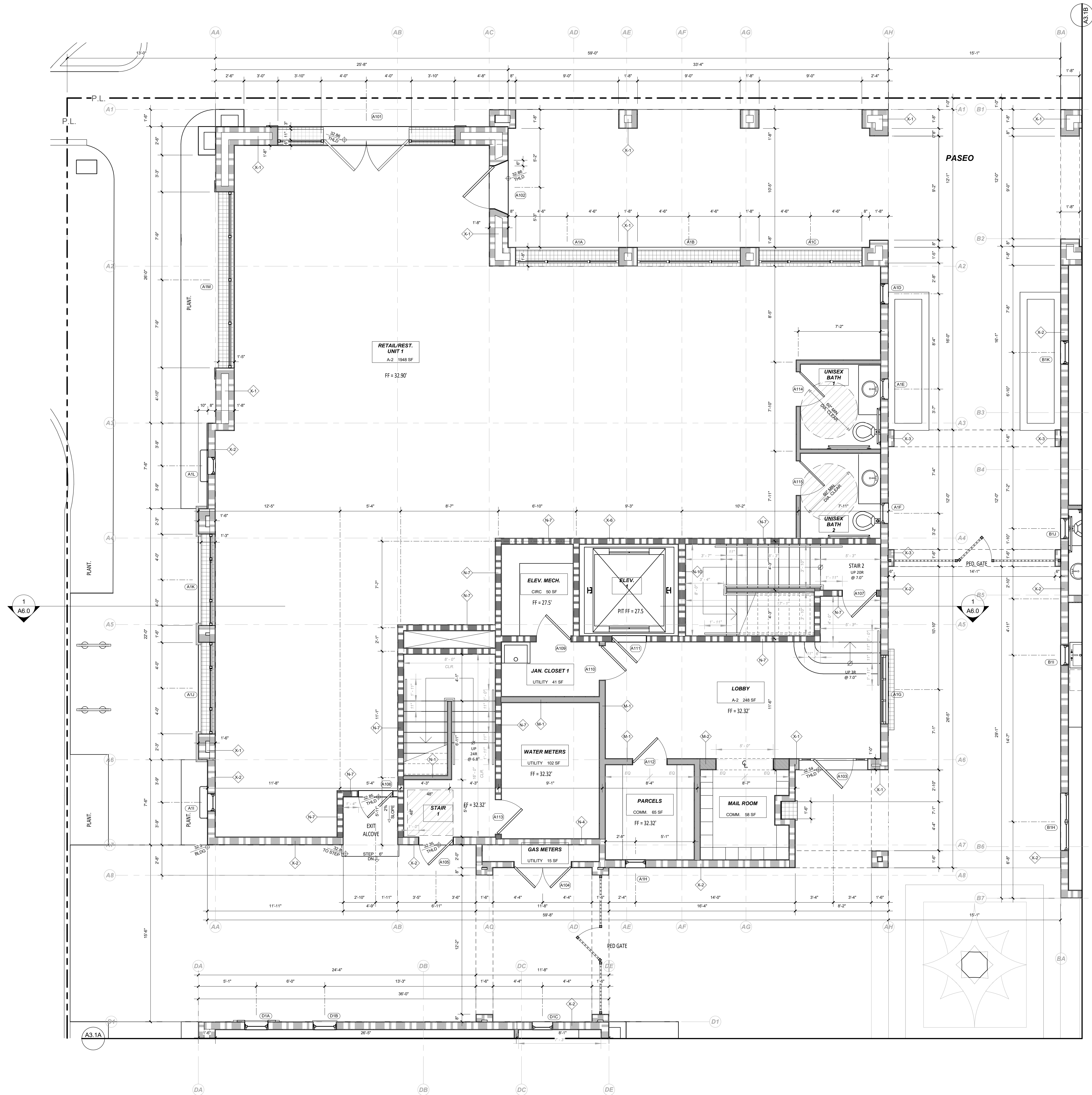
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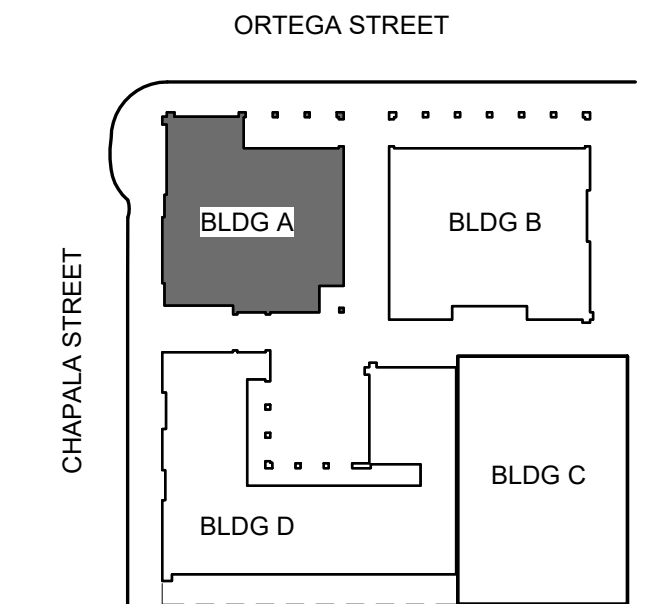
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LEVEL 1, BLDG A FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKINGS SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILING AND COVE CEILING.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING/FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

REFERENCE NOTES

- DETAIL SHEET NUMBER
- WINDOW TAG
- DETAIL CALLOUT
- DOOR TAG
- ELEVATION TAG
- KEYNOTE TAG
- SECTION SHEET NUMBER
- ASSEMBLY TAG
- REVISION TAG
- LIGHT TAG

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
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NOT FOR CONSTRUCTION

630 CHAPALA STREET

LEVEL 1, BLDG. A

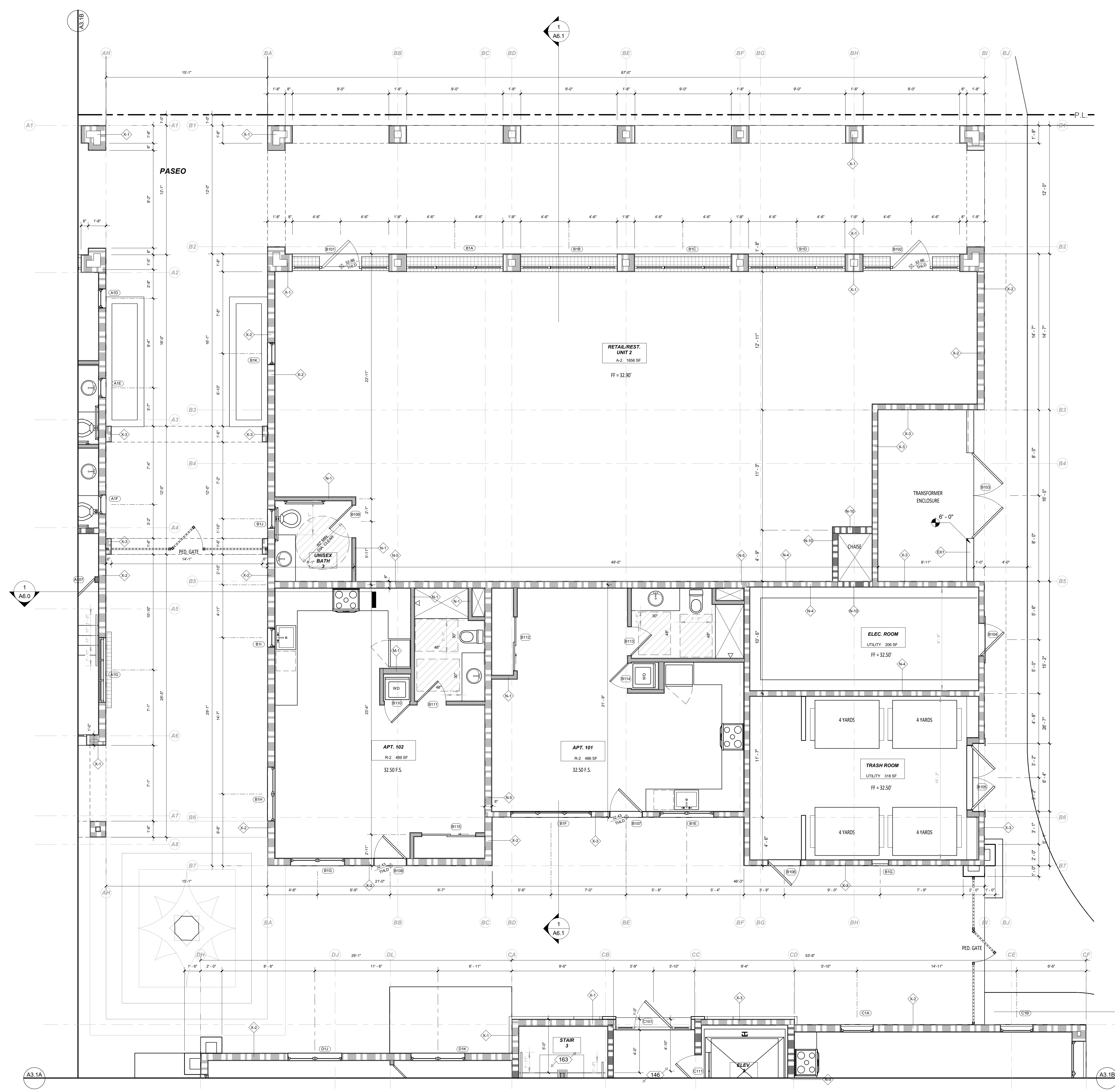
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 Scale: As indicated
 Drawn: AW

TOM MEANEY ARCHITECT

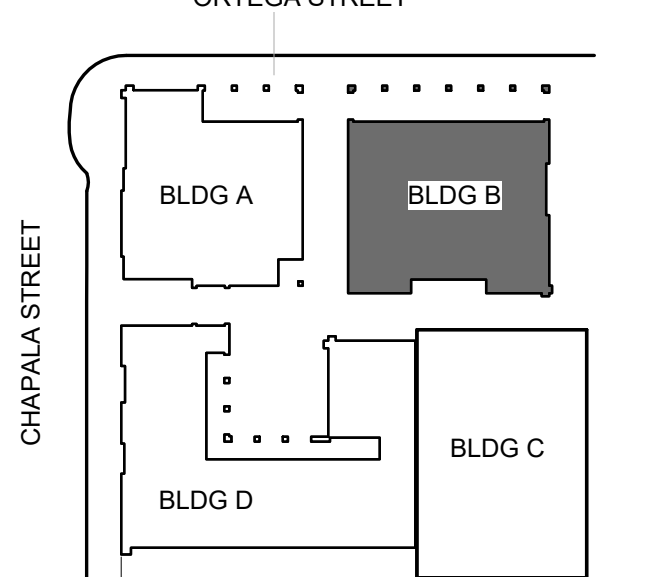
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SHEET NO. **A3.1A**

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LEVEL 1, BLDG B FLOOR PLAN
1/4" = 1'-0"



| GENERAL NOTES | |
|---|--|
| <p>A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O. B. ALL DIMENSIONS ARE TO FINISH, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND. C. FIRE BLOCKING SHALL BE PROVIDED: 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL. 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILING AND COVE CEILING. 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS. D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS: 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS. 2. WITHIN TUB ENCLOSURES. 3. WITHIN HOT-TUB WHIRLPOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES. 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS. E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT. F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.</p> <p>RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.</p> | |
| WALL LEGEND | |
| <p>NON-RATED</p> <ul style="list-style-type: none"> M-1 INTERIOR 2X6 WALL, DETAIL 46 N-1 INTERIOR 2X4 WALL, DETAIL 46 EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____ <p>1 HOUR-RATED</p> <ul style="list-style-type: none"> X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49 X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48 X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48 N-3 INTERIOR 2X4 WALL, DETAIL 47 N-4 INTERIOR 2X6 WALL, DETAIL 47 N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52 <p>2 HOUR-RATED</p> <ul style="list-style-type: none"> N-7 INTERIOR 2X6 WALL, DETAIL 50 N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51 N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51 N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50 X-4 EXTERIOR 2X6 WALL, DETAIL 53 X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54 X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53 | |
| <ul style="list-style-type: none"> X AX DETAIL SHEET NUMBER X AX DETAIL CALLOUT X AX ELEVATION TAG X AX SECTION SHEET NUMBER | <ul style="list-style-type: none"> X WINDOW TAG X DOOR TAG X KEYNOTE TAG X ASSEMBLY TAG X REVISION TAG X LIGHT TAG |
| REFERENCE NOTES | |

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

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630 CHAPALA STREET

LEVEL 1, BLDG B

Date: 2024-03-21
Scale: As indicated
Drawn: AW

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630 CHAPALA STREET

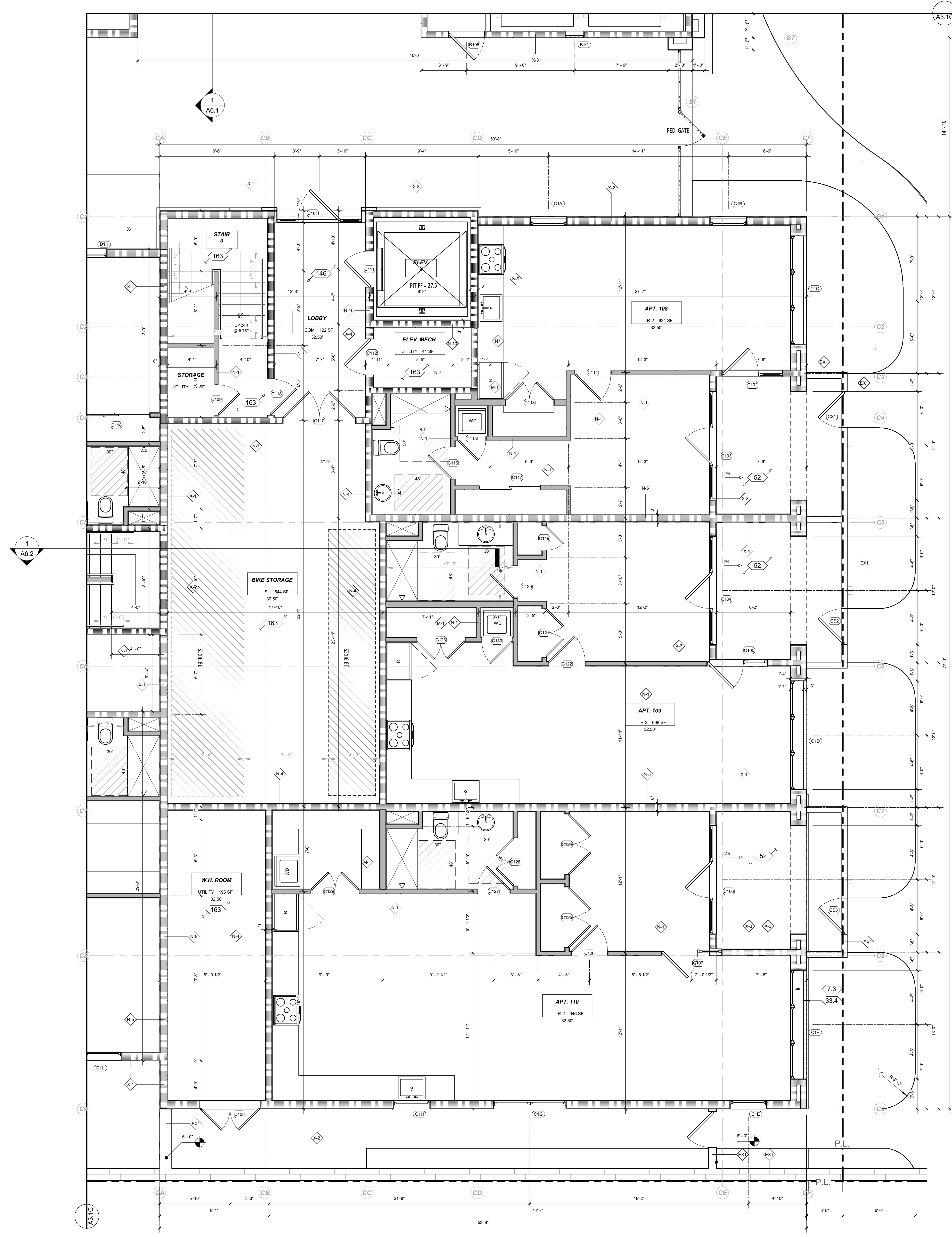
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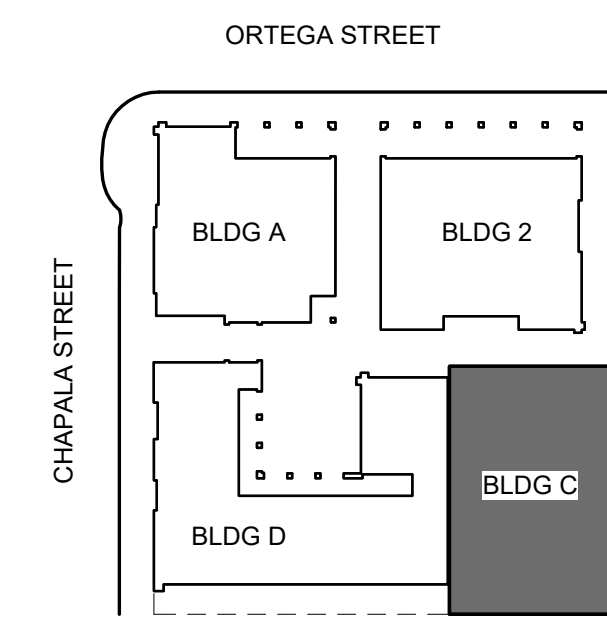
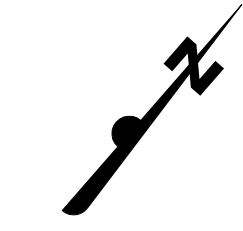
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LEVEL 1, BLDG C FLOOR PLAN

1/4" = 1'-0"



GENERAL NOTES

- A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
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 - C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVE CEILING.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 - D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 - E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 - F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.
- RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

- | | |
|---------------------|--|
| NON-RATED | |
| | M-1 INTERIOR 2X6 WALL, DETAIL 46 |
| | N-1 INTERIOR 2X4 WALL, DETAIL 46 |
| | EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____ |
| 1 HOUR-RATED | |
| | X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49 |
| | X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48 |
| | X-3 EXTERIOR 2X6 STUD WALL, DETAIL 48 |
| | N-3 INTERIOR 2X4 WALL, DETAIL 47 |
| | N-4 INTERIOR 2X6 WALL, DETAIL 47 |
| | N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52 |
| 2 HOUR-RATED | |
| | N-7 INTERIOR 2X6 WALL, DETAIL 50 |
| | N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51 |
| | N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51 |
| | N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50 |
| | X-4 EXTERIOR 2X6 WALL, DETAIL 53 |
| | X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54 |
| | X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53 |
-
- | | | | |
|--|----------------------|--|--------------|
| | DETAIL SHEET NUMBER | | WINDOW TAG |
| | DETAIL CALLOUT | | DOOR TAG |
| | ELEVATION TAG | | KEYNOTE TAG |
| | SECTION SHEET NUMBER | | ASSEMBLY TAG |
| | | | REVISION TAG |
| | | | LIGHT TAG |

REFERENCE NOTES

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

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630 CHAPALA STREET

LEVEL 1, BLDG C



Date: 2024-03-21
 Scale: As indicated
 Drawn: AW

NOT FOR CONSTRUCTION
 SHEET NO. **A3.1C**

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

GENERAL NOTES

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 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

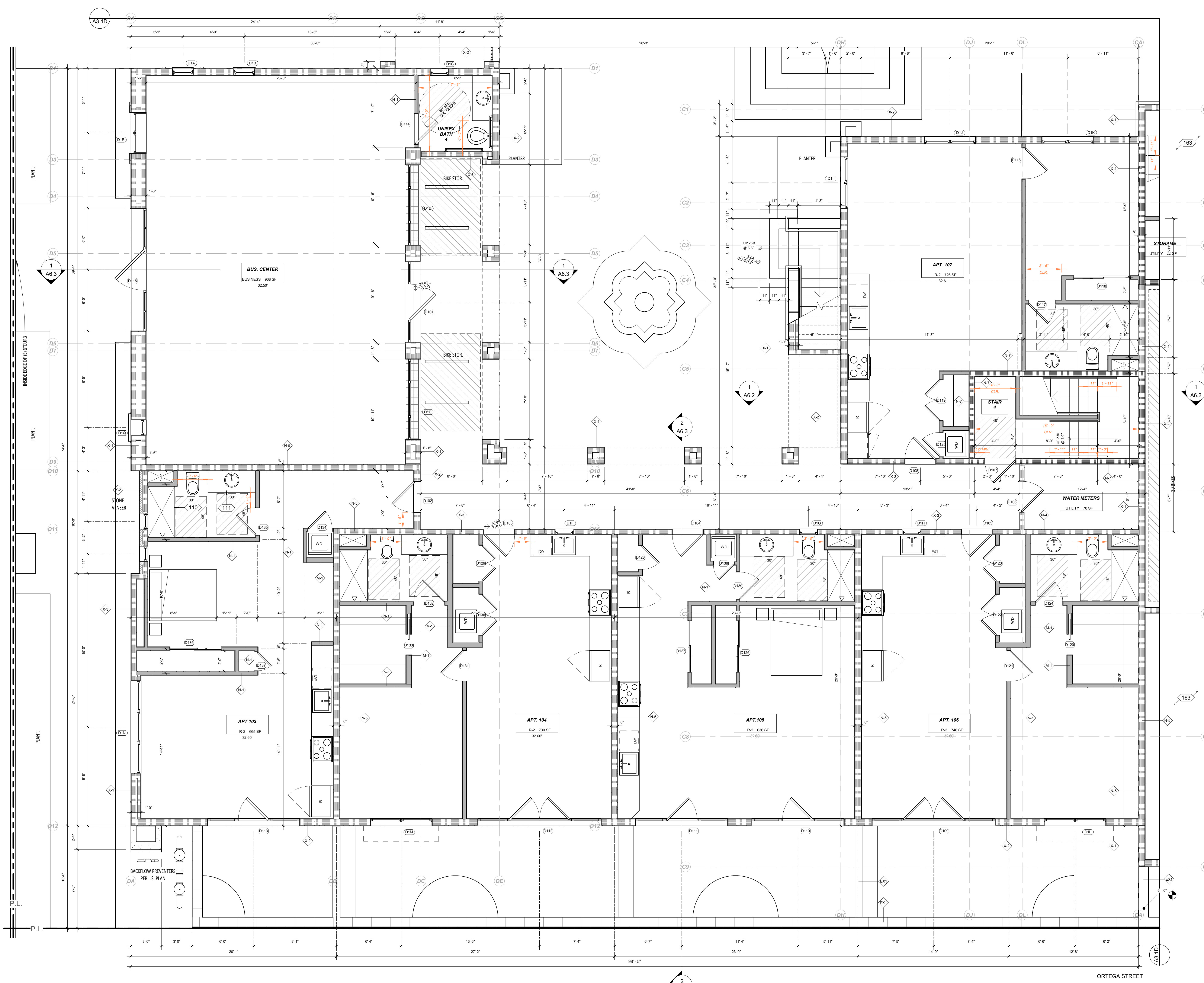
RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

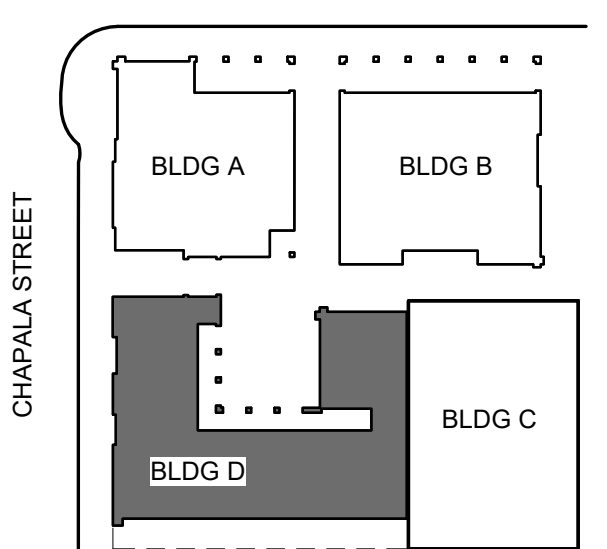
- NON-RATED**
- M-1 INTERIOR 2X6 WALL, DETAIL 46
 - N-1 INTERIOR 2X4 WALL, DETAIL 46
 - EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____
- 1 HOUR-RATED**
- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
 - X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
 - X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
 - N-3 INTERIOR 2X4 WALL, DETAIL 47
 - N-4 INTERIOR 2X6 WALL, DETAIL 47
 - N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52
- 2 HOUR-RATED**
- N-7 INTERIOR 2X6 WALL, DETAIL 50
 - N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
 - N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
 - N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
 - X-4 EXTERIOR 2X6 WALL, DETAIL 53
 - X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
 - X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

- X AX DETAIL SHEET NUMBER
- X AX DETAIL CALLOUT
- X AX ELEVATION TAG
- X AX SECTION SHEET NUMBER
- X WINDOW TAG
- X DOOR TAG
- X KEYNOTE TAG
- X ASSEMBLY TAG
- X REVISION TAG
- X LIGHT TAG

REFERENCE NOTES



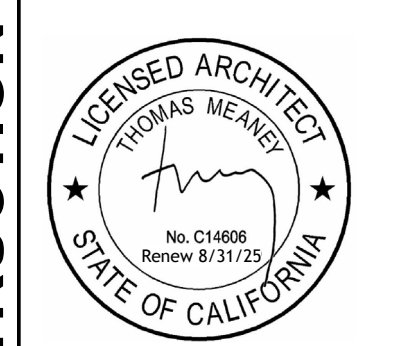
LEVEL 1, BLDG D FLOOR PLAN
1/4" = 1'-0"



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630 CHAPALA STREET

LEVEL 1, BLDG D

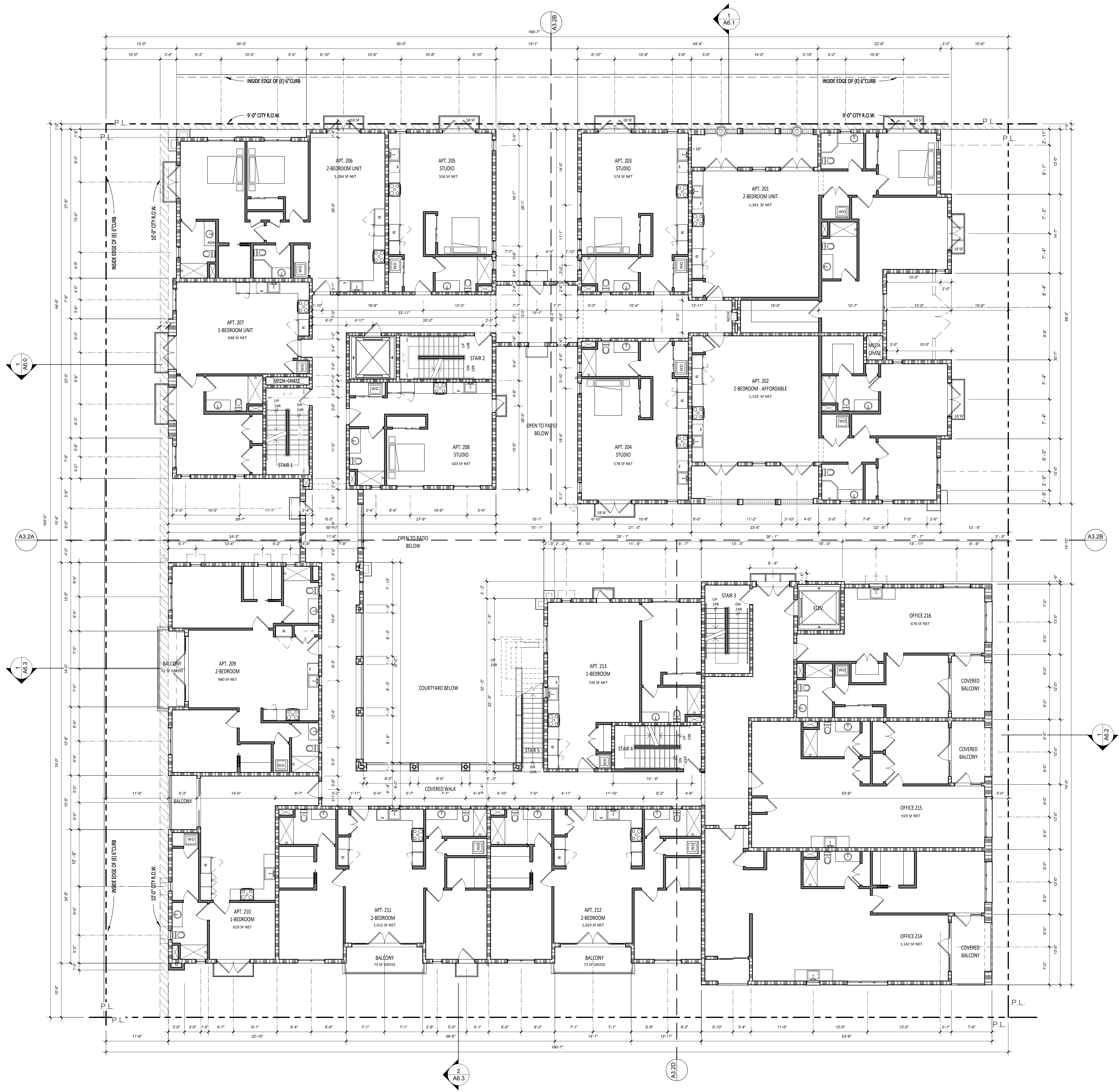


Date: 2024-04-11
 Scale: As indicated
 Drawn: AW

NOT FOR CONSTRUCTION
 SHEET NO. **A3.1D**

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3/22/2024 4:01:57 PM All views, designs and plans indicated or represented by these drawings are created and developed for use in conjunction with the specified project. No part of these drawings shall be used for any purpose without the written permission of Thomas Meany. Copyright © 2024. All rights reserved. Thomas Meany Architect, Inc.



LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

- REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
- ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
- FIRE BLOCKING SHALL BE PROVIDED:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILINGS AND COVE CEILINGS.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 - GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 - WITHIN TUB ENCLOSURES.
 - WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 - PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
- ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
- REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

| | |
|---------------------|---|
| NON-RATED | |
| | INTERIOR 2X6 WALL, DETAIL 46 |
| | INTERIOR 2X4 WALL, DETAIL 46 |
| | EXTERIOR BLOCK WALL WITH PLASTER OR STONE' THICKNESS PER PLAN, DETAIL _____ |
| 1 HOUR-RATED | |
| | EXTERIOR DOUBLE STUD WALL, DETAIL 49 |
| | EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48 |
| | EXTERIOR 2x6 STUD WALL, DETAIL 48 |
| | INTERIOR 2X4 WALL, DETAIL 47 |
| | INTERIOR 2X6 WALL, DETAIL 47 |
| | INTERIOR DOUBLE STUD WALL, DETAIL 52 |
| 2 HOUR-RATED | |
| | INTERIOR 2X6 WALL, DETAIL 50 |
| | INTERIOR DOUBLE STUD WALL, DETAIL 51 |
| | INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51 |
| | INTERIOR 2X STUD SHAFT WALL, DETAIL 50 |
| | EXTERIOR 2X6 WALL, DETAIL 53 |
| | EXTERIOR DOUBLE STUD WALL, DETAIL 54 |
| | EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53 |

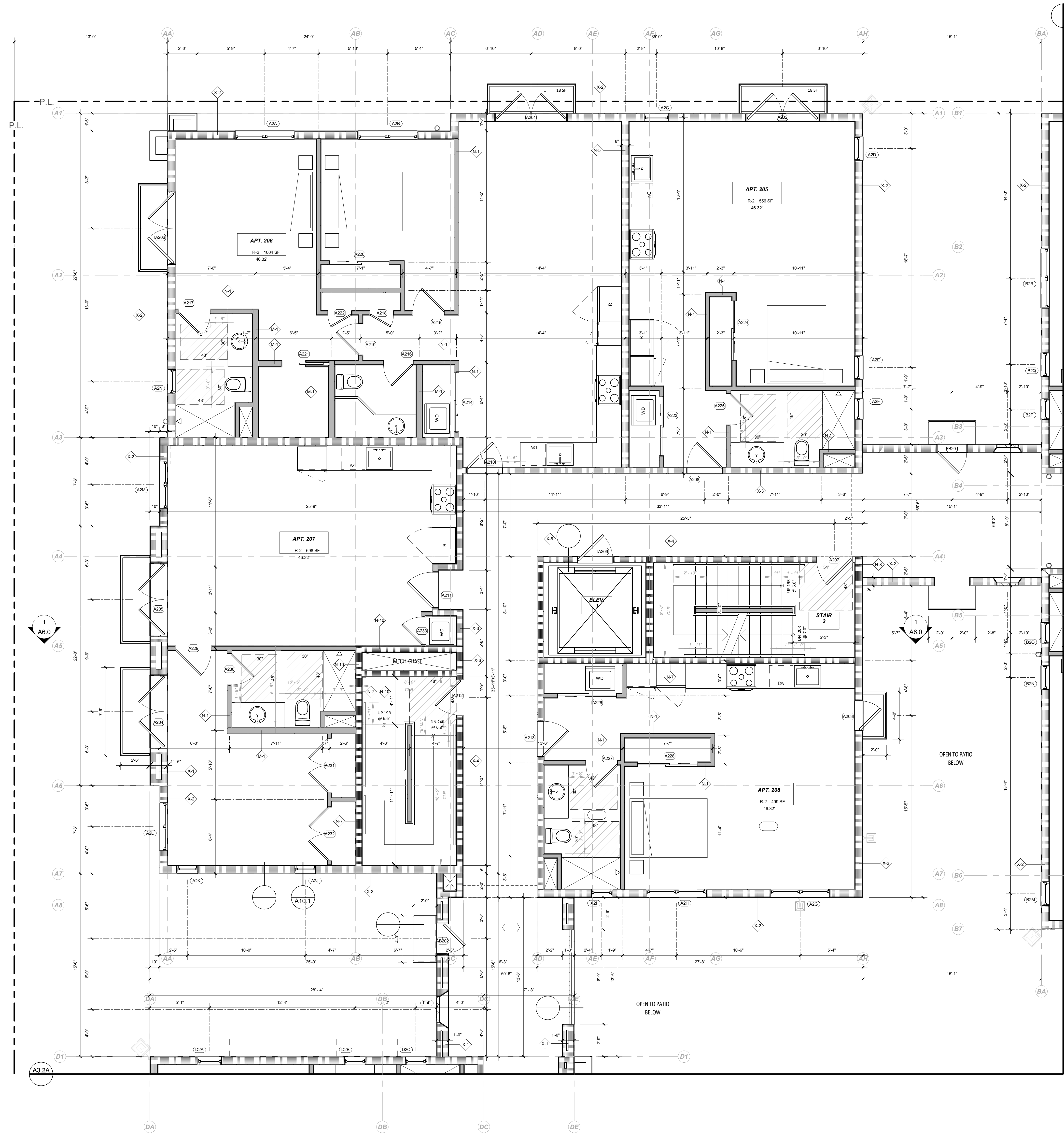
REFERENCE NOTES

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| | DETAIL SHEET NUMBER | | WINDOW TAG |
| | DETAIL CALLOUT | | DOOR TAG |
| | ELEVATION TAG | | KEYNOTE TAG |
| | SECTION SHEET NUMBER | | ASSEMBLY TAG |
| | | | REVISION TAG |
| | | | LIGHT TAG |

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

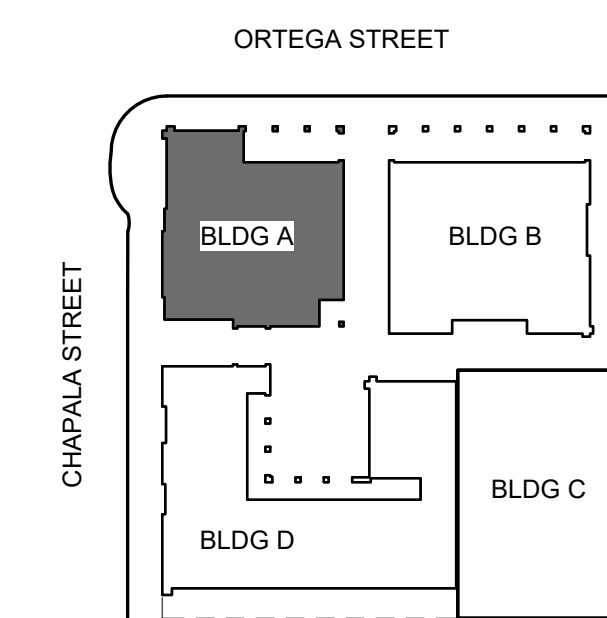
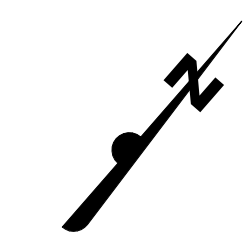
NOT FOR CONSTRUCTION
 630 CHAPALA STREET
 OVERALL SECOND FLOOR PLAN
 LICENSED ARCHITECT
 THOMAS MEANY
 No. C14806
 Renew 8/21/25
 STATE OF CALIFORNIA
 Date: 2024-03-21
 Scale: As indicated
 Drawn: AW
 SHEET NO. **A3.2**

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LEVEL 2, BLDG A FLOOR PLAN

1/4" = 1'-0"



GENERAL NOTES

A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKINGS SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILING AND COVE CEILING.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

| | |
|---------------------|---|
| NON-RATED | |
| | M-1 INTERIOR 2X6 WALL, DETAIL 46 |
| | N-1 INTERIOR 2X4 WALL, DETAIL 46 |
| | EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE' THICKNESS PER PLAN, DETAIL _____ |
| 1 HOUR-RATED | |
| | X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49 |
| | X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48 |
| | X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48 |
| | N-3 INTERIOR 2X4 WALL, DETAIL 47 |
| | N-4 INTERIOR 2X6 WALL, DETAIL 47 |
| | N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52 |
| 2 HOUR-RATED | |
| | N-7 INTERIOR 2X6 WALL, DETAIL 50 |
| | N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51 |
| | N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51 |
| | N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50 |
| | X-4 EXTERIOR 2X6 WALL, DETAIL 53 |
| | X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54 |
| | X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53 |

| | | | |
|--|----------------------|--|--------------|
| | DETAIL SHEET NUMBER | | WINDOW TAG |
| | DETAIL CALLOUT | | DOOR TAG |
| | ELEVATION TAG | | KEYNOTE TAG |
| | SECTION SHEET NUMBER | | ASSEMBLY TAG |
| | | | REVISION TAG |
| | | | LIGHT TAG |

REFERENCE NOTES

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

NOT FOR CONSTRUCTION

DATE: 2024-03-21
 SCALE: As Indicated
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630 CHAPALA STREET

LEVEL 2, BLDG A

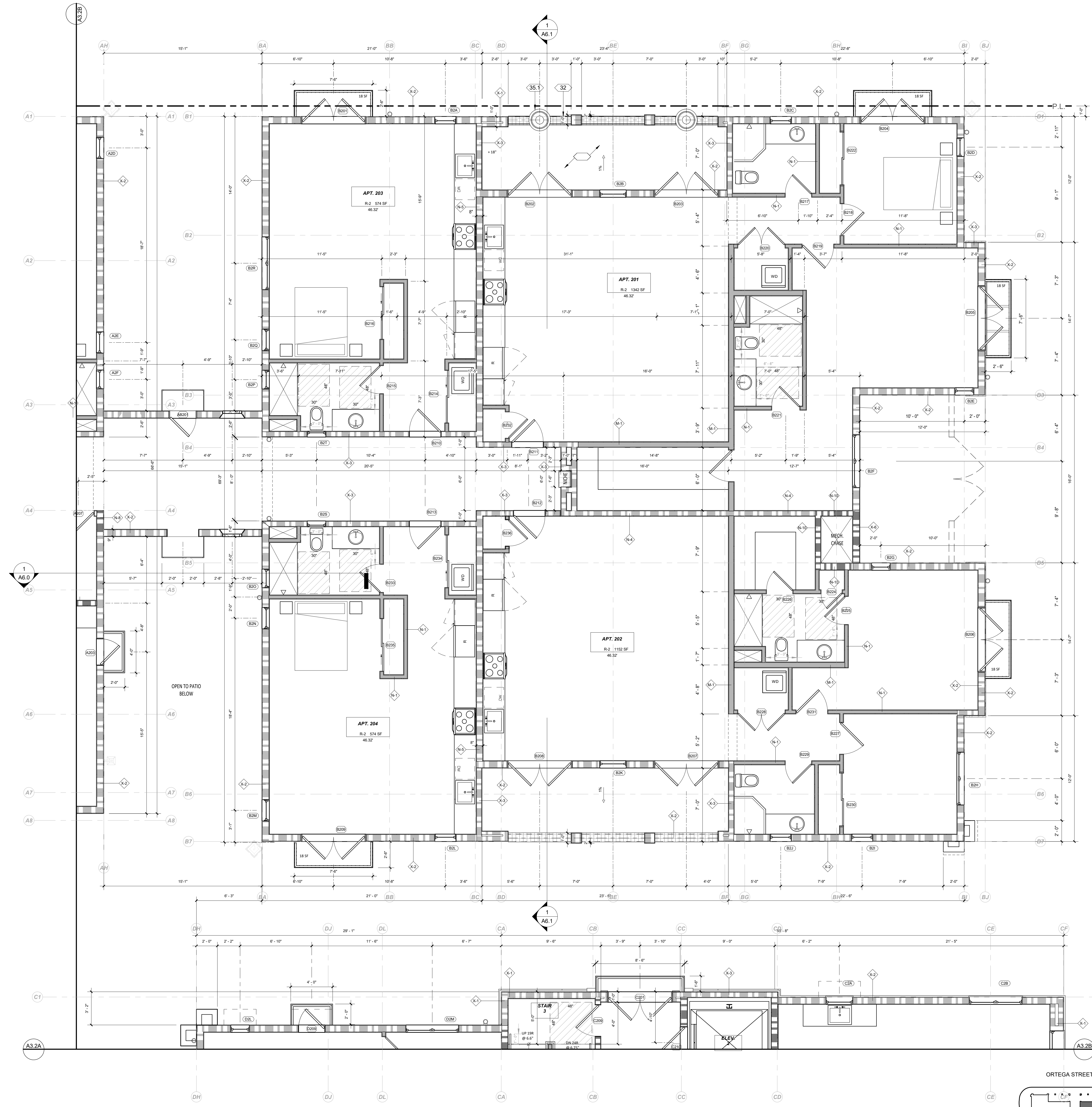
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630 CHAPALA STREET

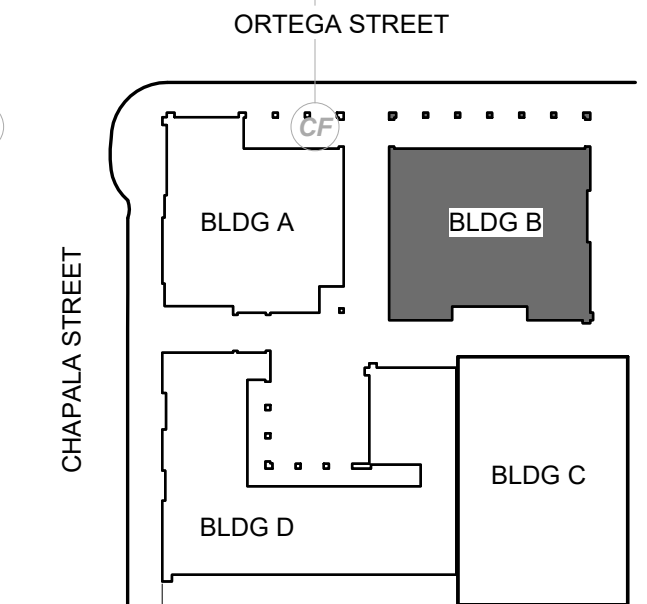
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LEVEL 2, BLDG B FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILING AND COVE CEILING.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE' THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

REFERENCE NOTES

- X AX DETAIL SHEET NUMBER
- X AX DETAIL CALLOUT
- X AX ELEVATION TAG
- X AX SECTION SHEET NUMBER
- X WINDOW TAG
- X DOOR TAG
- X KEYNOTE TAG
- X ASSEMBLY TAG
- X REVISION TAG
- X LIGHT TAG

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

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630 CHAPALA STREET

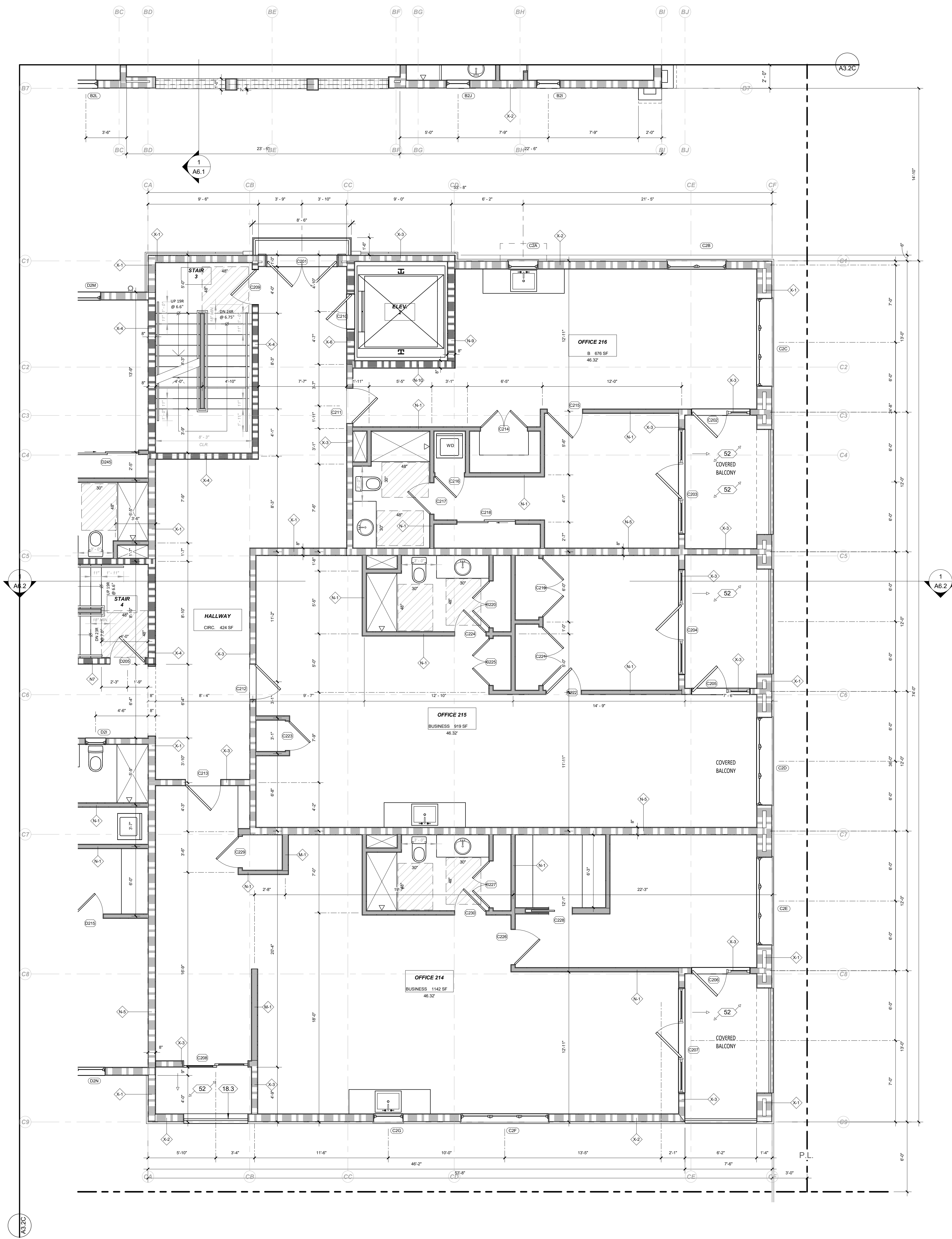
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Date: 2024-03-21
 Scale: As indicated
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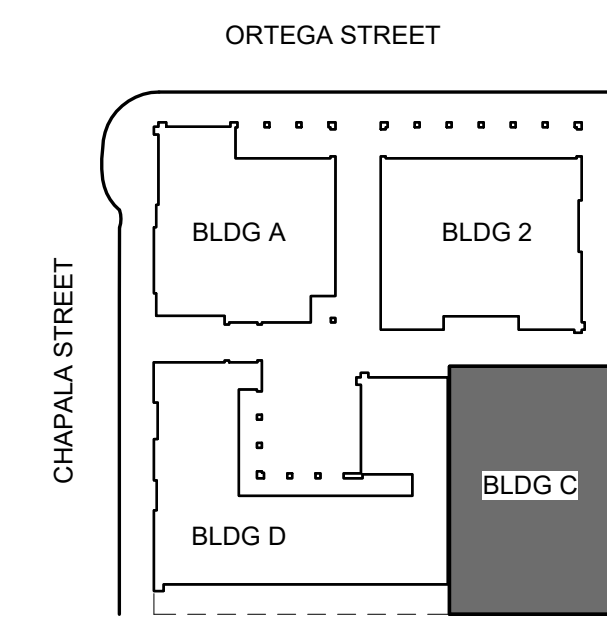
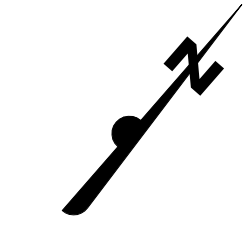
STATE OF CALIFORNIA
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 THOMAS MEANEY
 No. C14806
 Renew 8/21/25

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LEVEL 2, BLDG C FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

- A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
- B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
- C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
- E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
- F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

REFERENCE NOTES

- (X AX) DETAIL SHEET NUMBER
- (X) WINDOW TAG
- (X) DOOR TAG
- (X AX) ELEVATION TAG
- (X AX) SECTION SHEET NUMBER
- (X) KEYNOTE TAG
- (X) ASSEMBLY TAG
- (X) REVISION TAG
- (X) LIGHT TAG

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

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630 CHAPALA STREET

LEVEL 2, BLDG C

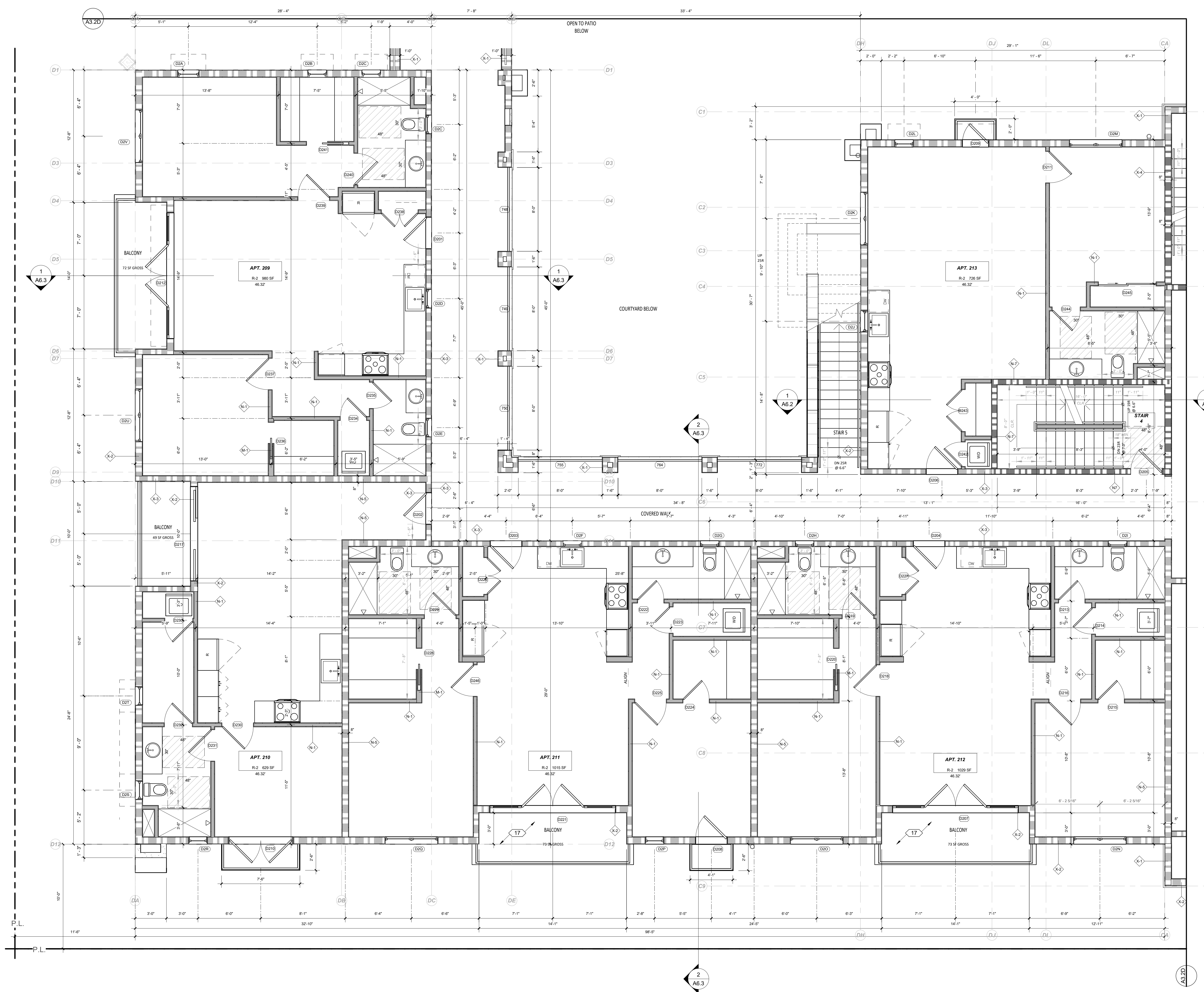
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Scale: As indicated
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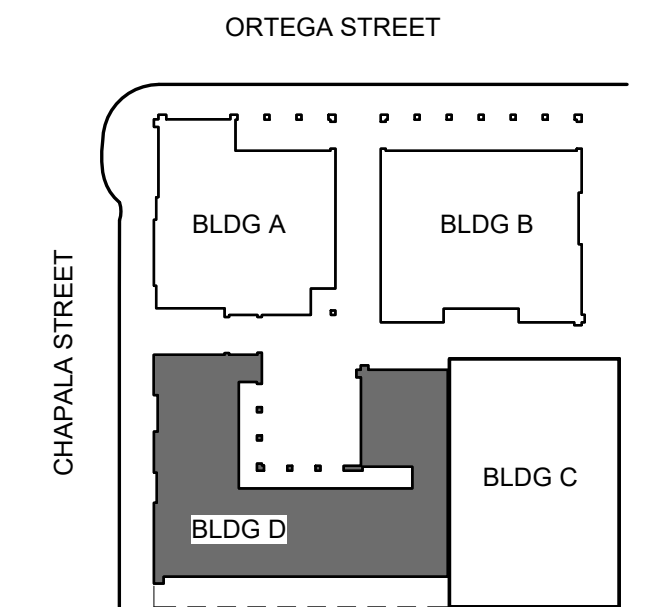
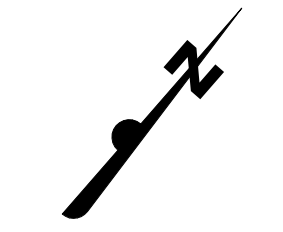
SHEET NO. A3.2C

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3/22/2024 4:00:48 PM



LEVEL 2, BLDG D FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

- A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 - B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 - C. FIRE BLOCKINGS SHALL BE PROVIDED:
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 - 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILINGS AND COVE CEILINGS.
 - 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 - D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 - 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
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 - 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 - 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 - E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 - F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.
- RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

- | | |
|---------------------|---|
| NON-RATED | |
| | M-1 INTERIOR 2X6 WALL, DETAIL 46 |
| | N-1 INTERIOR 2X4 WALL, DETAIL 46 |
| | EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE' THICKNESS PER PLAN, DETAIL _____ |
| 1 HOUR-RATED | |
| | X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49 |
| | X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48 |
| | X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48 |
| | N-3 INTERIOR 2X4 WALL, DETAIL 47 |
| | N-4 INTERIOR 2X6 WALL, DETAIL 47 |
| | N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52 |
| 2 HOUR-RATED | |
| | N-7 INTERIOR 2X6 WALL, DETAIL 50 |
| | N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51 |
| | N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51 |
| | N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50 |
| | X-4 EXTERIOR 2X6 WALL, DETAIL 53 |
| | X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54 |
| | X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53 |

- | | | | |
|--|----------------------|--|--------------|
| | DETAIL SHEET NUMBER | | WINDOW TAG |
| | DETAIL CALLOUT | | DOOR TAG |
| | ELEVATION TAG | | KEYNOTE TAG |
| | SECTION SHEET NUMBER | | ASSEMBLY TAG |
| | | | REVISION TAG |
| | | | LIGHT TAG |

REFERENCE NOTES

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

T M
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630 CHAPALA STREET

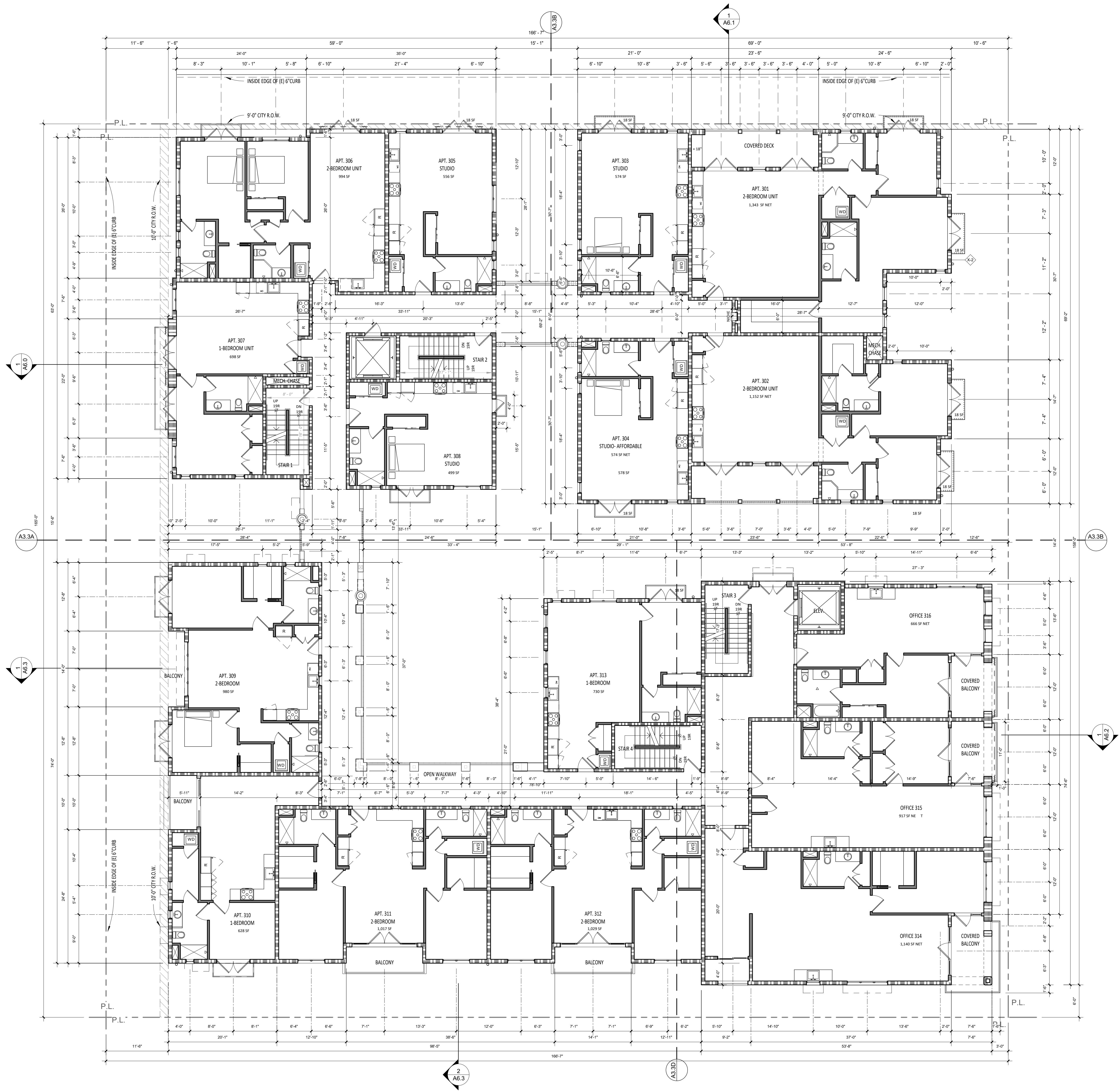
 LEVEL 2, BLDG D

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Date: 2024-03-21
Scale: As indicated
Drawn: AW

SHEET NO. **A3.2D**

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LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILING AND COVE CEILING.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

REFERENCE NOTES

- X AX DETAIL SHEET NUMBER
- X AX DETAIL CALLOUT
- X AX ELEVATION TAG
- X AX SECTION SHEET NUMBER
- X WINDOW TAG
- X DOOR TAG
- X KEYNOTE TAG
- ASSEMBLY TAG
- REVISION TAG
- X LIGHT TAG

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
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630 CHAPALA STREET

OVERALL THIRD FLOOR PLAN

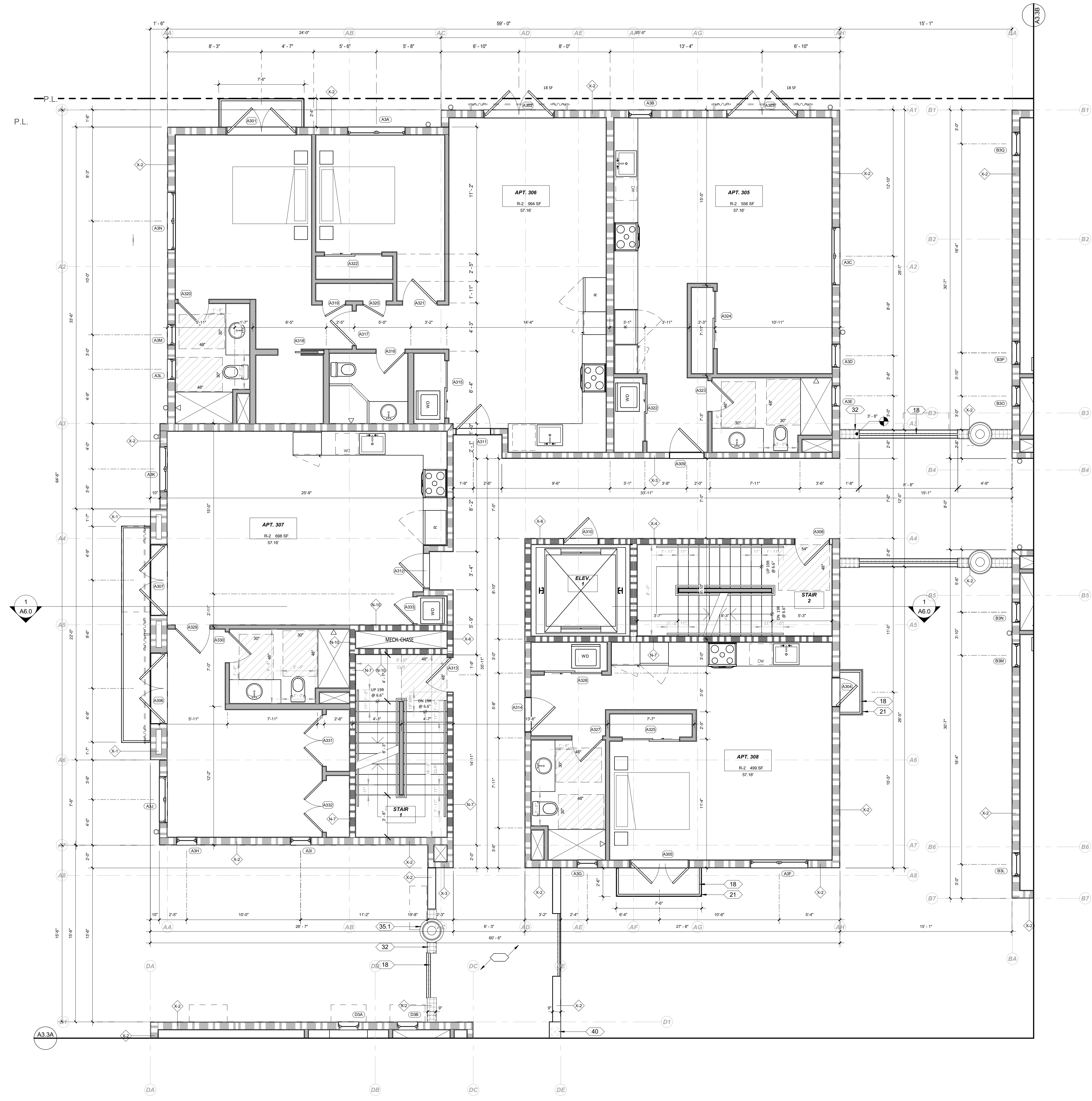
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SHEET NO. A3.3

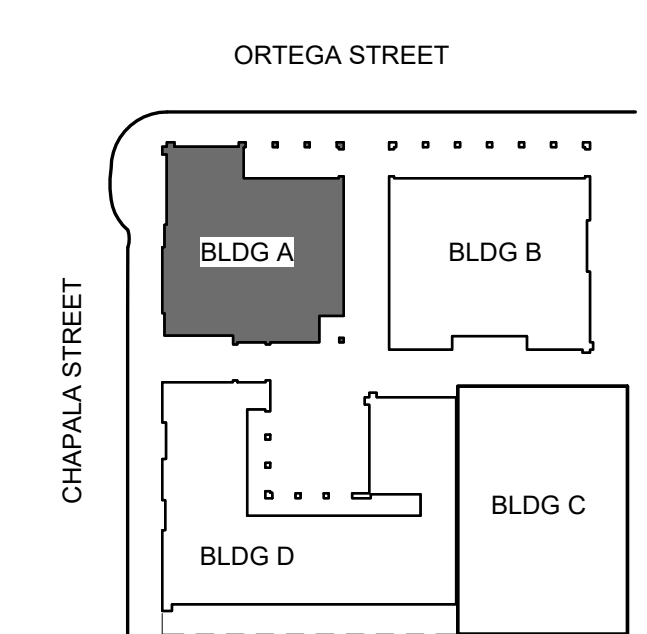
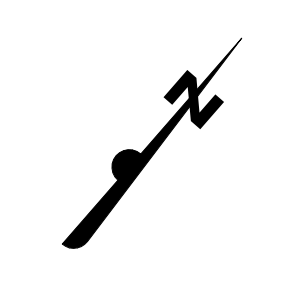
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LEVEL 3, BLDG A FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKINGS SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILING AND COVE CEILING.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES ASIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

REFERENCE NOTES

- (X AX) DETAIL SHEET NUMBER
- (X) WINDOW TAG
- (X) DOOR TAG
- (X) KEYNOTE TAG
- (X) ASSEMBLY TAG
- (X) REVISION TAG
- (X) LIGHT TAG
- (X AX) DETAIL CALLOUT
- (X AX) ELEVATION TAG
- (X AX) SECTION SHEET NUMBER

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
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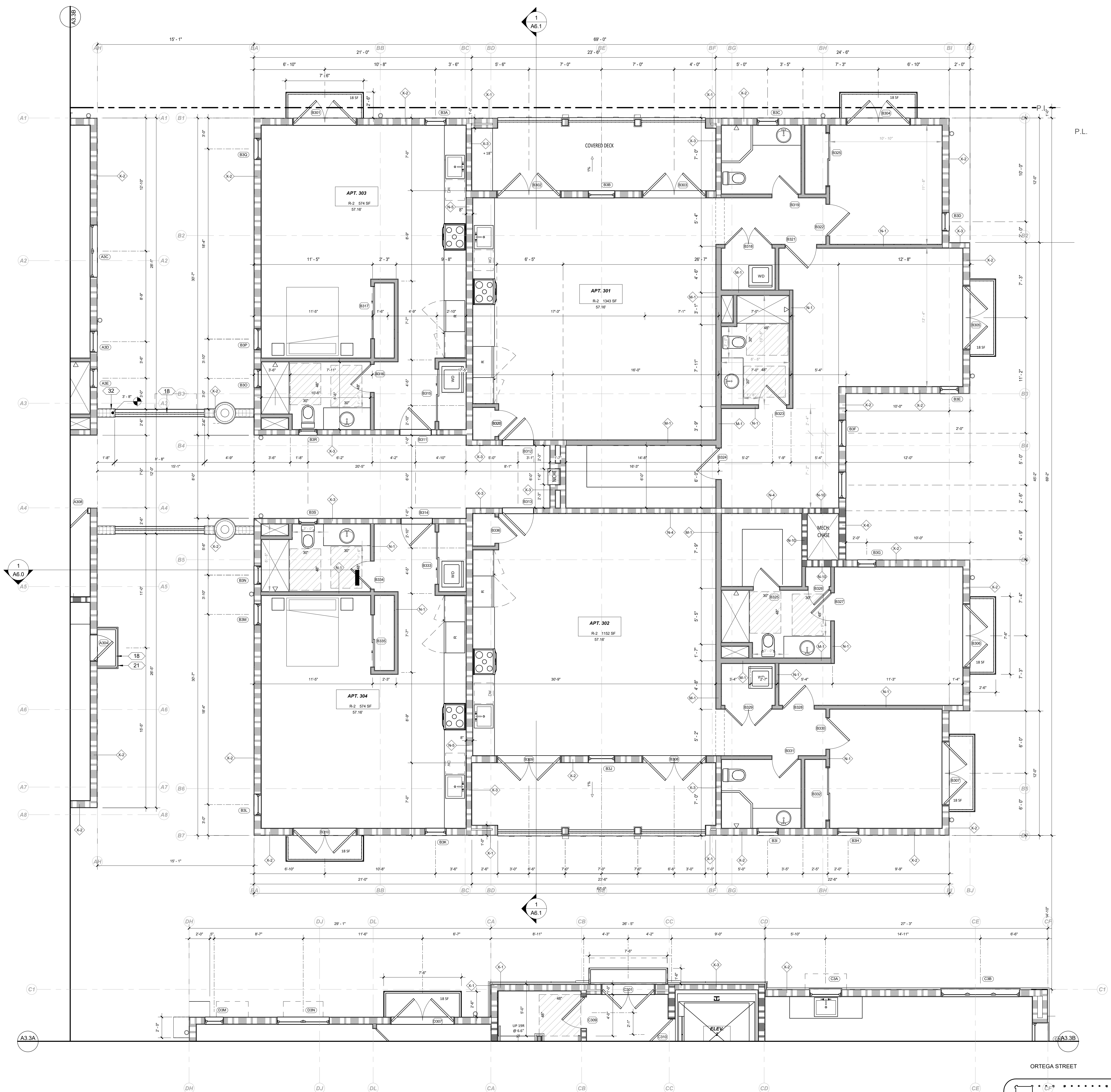
630 CHAPALA STREET

LEVEL 3, BLDG A

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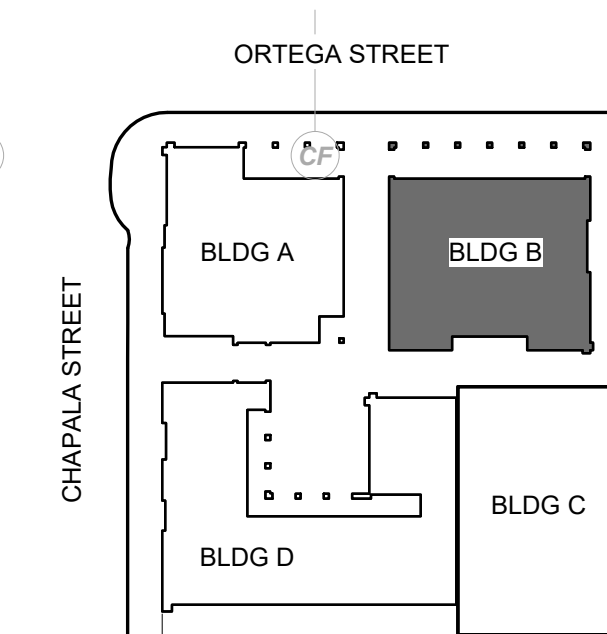
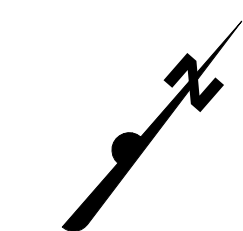
Date: 2024-03-21
Scale: As indicated
Drawn: AW

SHEET NO. **A3.3A**



LEVEL 3, BLDG B FLOOR PLAN

1/4" = 1'-0"



GENERAL NOTES

- A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILINGS AND COVE CEILINGS.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.
- RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

- NON-RATED**
- M-1 INTERIOR 2X6 WALL, DETAIL 46
 - N-1 INTERIOR 2X4 WALL, DETAIL 46
 - EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE' THICKNESS PER PLAN, DETAIL _____
- 1 HOUR-RATED**
- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
 - X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
 - X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
 - N-3 INTERIOR 2X4 WALL, DETAIL 47
 - N-4 INTERIOR 2X6 WALL, DETAIL 47
 - N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52
- 2 HOUR-RATED**
- N-7 INTERIOR 2X6 WALL, DETAIL 50
 - N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
 - N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
 - N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
 - X-4 EXTERIOR 2X6 WALL, DETAIL 53
 - X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
 - X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

- X AX DETAIL SHEET NUMBER
- X AX DETAIL CALLOUT
- X AX ELEVATION TAG
- X AX SECTION SHEET NUMBER
- X WINDOW TAG
- X DOOR TAG
- X KEYNOTE TAG
- X ASSEMBLY TAG
- X REVISION TAG
- X LIGHT TAG


REFERENCE NOTES

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

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630 CHAPALA STREET
 LEVEL 3, BLDG B

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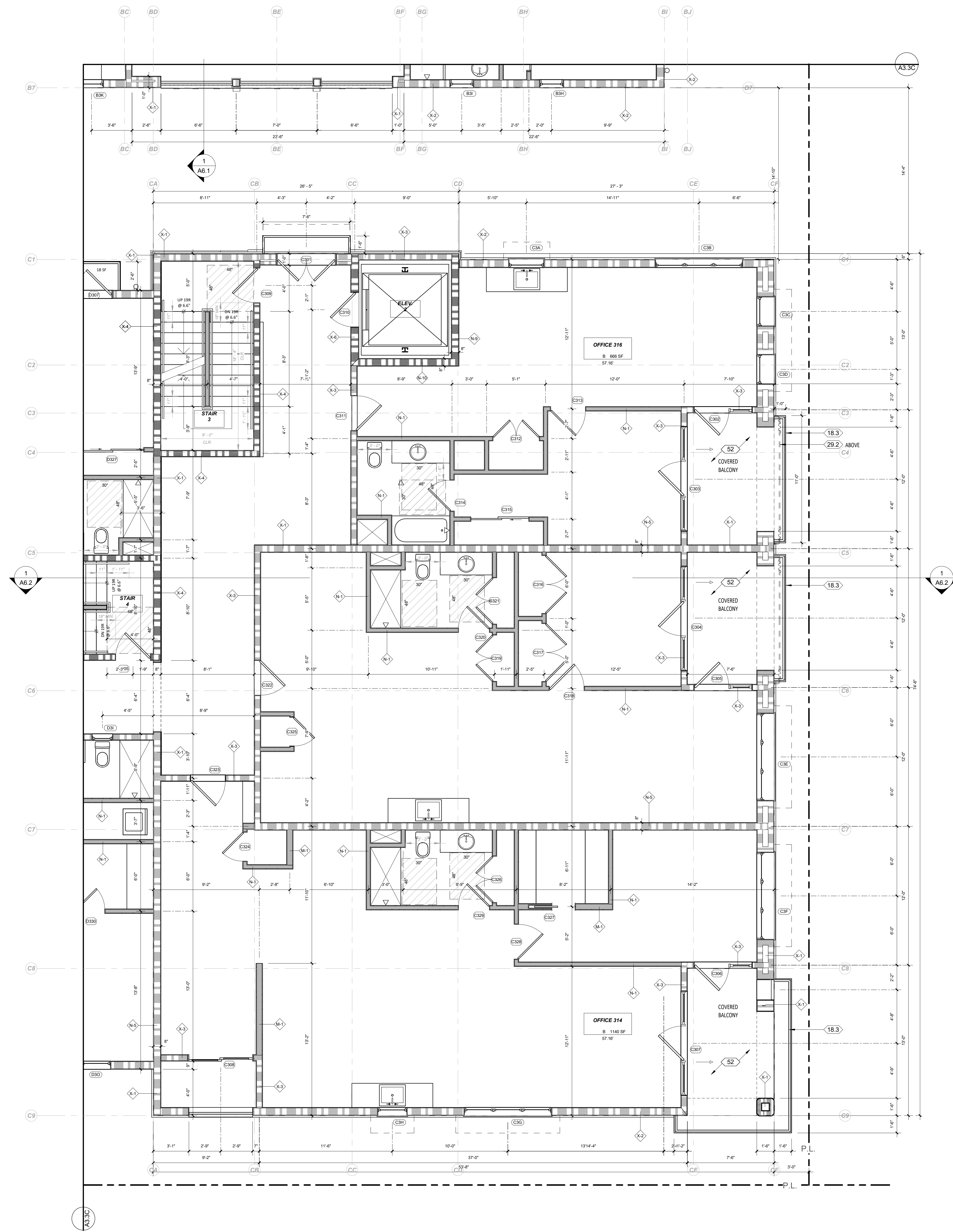


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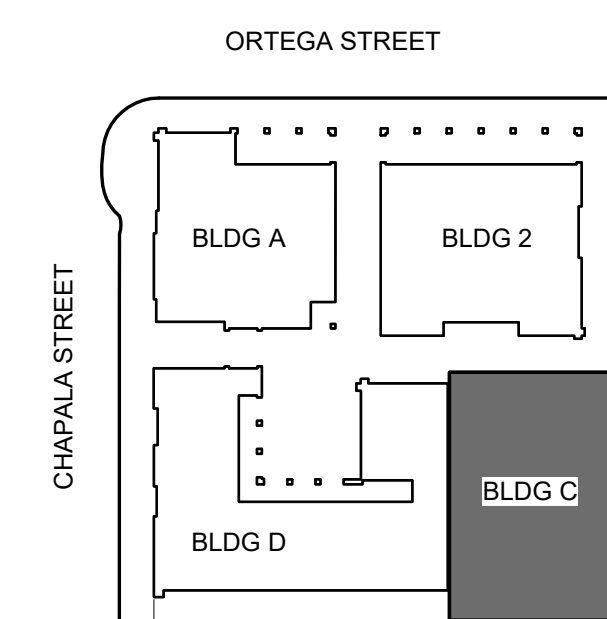
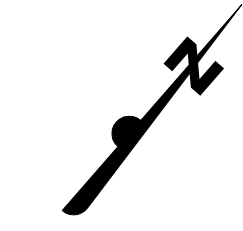
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LEVEL 3, BLDG C FLOOR PLAN

1/4" = 1'-0"



GENERAL NOTES

- A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 - B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 - C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 - D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 - E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 - F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.
- RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

- | | |
|---------------------|--|
| NON-RATED | |
| | M-1 INTERIOR 2X6 WALL, DETAIL 46 |
| | N-1 INTERIOR 2X4 WALL, DETAIL 46 |
| | EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____ |
| 1 HOUR-RATED | |
| | X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49 |
| | X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48 |
| | X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48 |
| | N-3 INTERIOR 2X4 WALL, DETAIL 47 |
| | N-4 INTERIOR 2X6 WALL, DETAIL 47 |
| | N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52 |
| 2 HOUR-RATED | |
| | N-7 INTERIOR 2X6 WALL, DETAIL 50 |
| | N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51 |
| | N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51 |
| | N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50 |
| | X-4 EXTERIOR 2X6 WALL, DETAIL 53 |
| | X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54 |
| | X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53 |

- | | | | |
|--|----------------------|--|--------------|
| | DETAIL SHEET NUMBER | | WINDOW TAG |
| | DETAIL CALLOUT | | DOOR TAG |
| | ELEVATION TAG | | KEYNOTE TAG |
| | SECTION SHEET NUMBER | | ASSEMBLY TAG |
| | | | REVISION TAG |
| | | | LIGHT TAG |

REFERENCE NOTES

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

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630 CHAPALA STREET

LEVEL 3, BLDG C



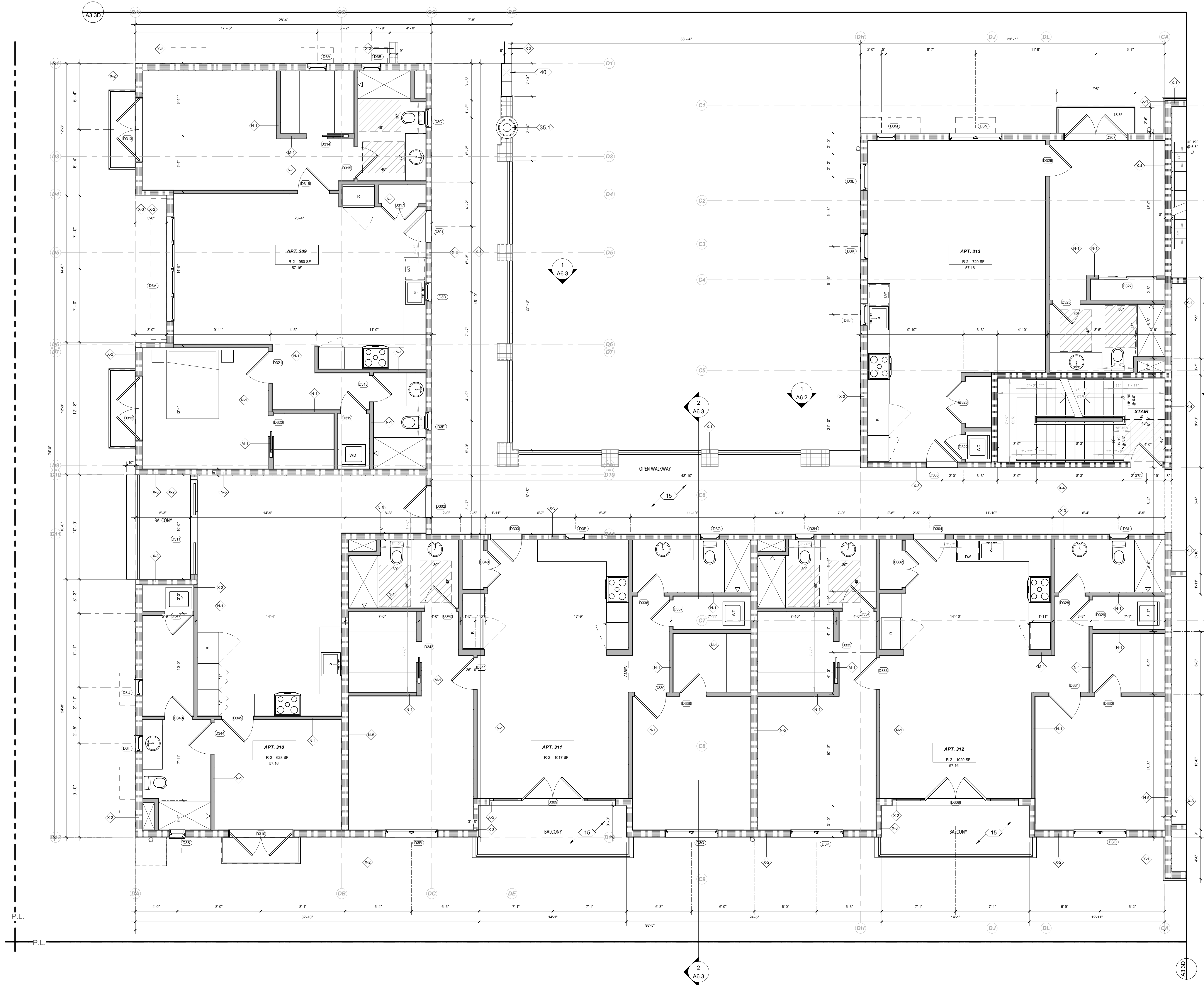
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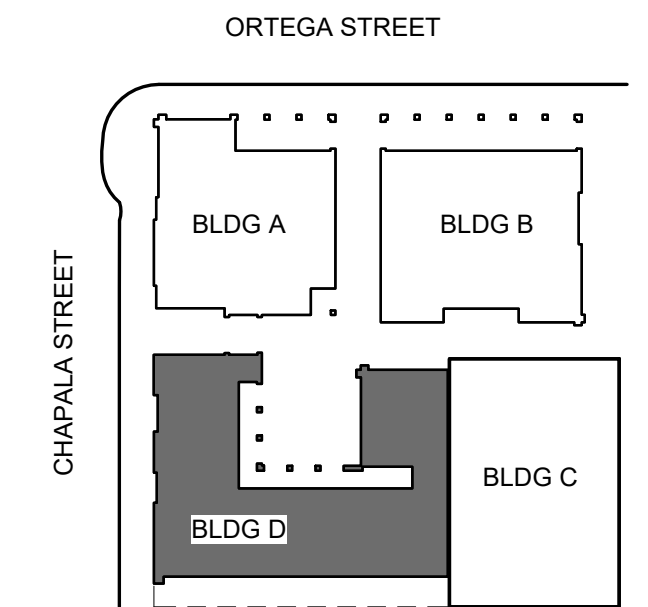
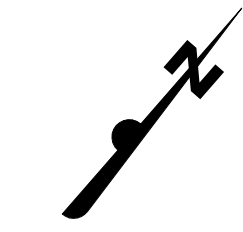
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LEVEL 3, BLDG D FLOOR PLAN

1/4" = 1'-0"



| GENERAL NOTES | |
|--|--|
| <p>A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O. B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND. C. FIRE BLOCKING SHALL BE PROVIDED: 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL. 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILINGS AND COVE CEILINGS. 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS. D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS: 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS. 2. WITHIN TUB ENCLOSURES. 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES. 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS. E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT. F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.</p> | |
| <p>RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.</p> | |
| WALL LEGEND | |
| <p>NON-RATED</p> <ul style="list-style-type: none"> M-1 INTERIOR 2X6 WALL, DETAIL 46 N-1 INTERIOR 2X4 WALL, DETAIL 46 EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____ | |
| <p>1 HOUR-RATED</p> <ul style="list-style-type: none"> X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49 X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48 X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48 N-3 INTERIOR 2X4 WALL, DETAIL 47 N-4 INTERIOR 2X6 WALL, DETAIL 47 N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52 | |
| <p>2 HOUR-RATED</p> <ul style="list-style-type: none"> N-7 INTERIOR 2X6 WALL, DETAIL 50 N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51 N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51 N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50 X-4 EXTERIOR 2X6 WALL, DETAIL 53 X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54 X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53 | |
| <ul style="list-style-type: none"> X AX DETAIL SHEET NUMBER DETAIL CALLOUT X AX ELEVATION TAG X AX SECTION SHEET NUMBER | <ul style="list-style-type: none"> X WINDOW TAG X DOOR TAG X KEYNOTE TAG X ASSEMBLY TAG X REVISION TAG X LIGHT TAG |
| REFERENCE NOTES | |
| Reference notes content would go here | |

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
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630 CHAPALA STREET

LEVEL 3, BLDG D

Date: 2024-03-21
 Scale: As indicated
 Drawn: AW

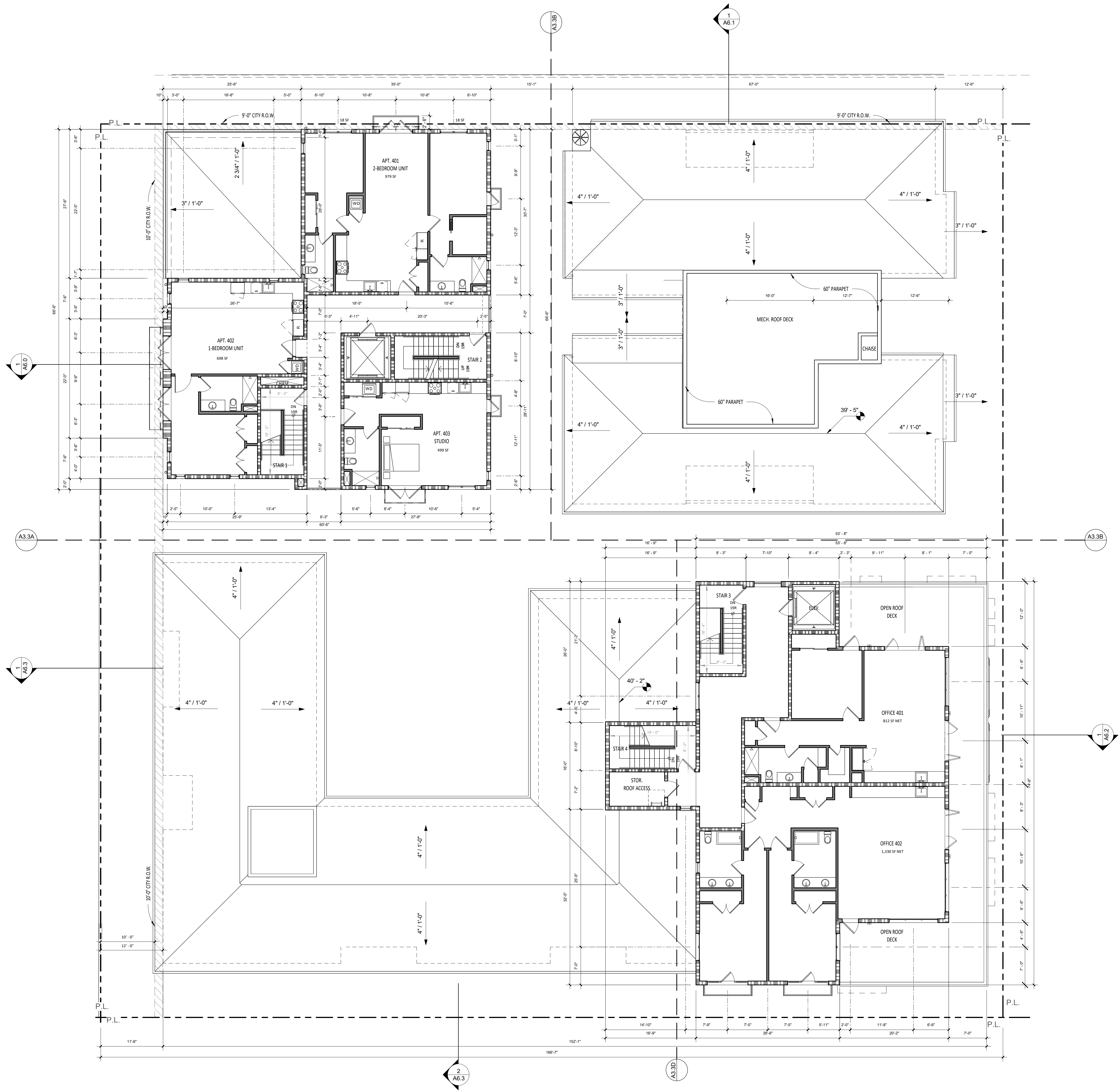
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630 CHAPALA STREET

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LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
 2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SCOFFS, DROP CEILING AND COVE CEILING.
 3. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE' THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

SYMBOLS

- (X AX) DETAIL SHEET NUMBER
- (X) WINDOW TAG
- (X) DOOR TAG
- (X) KEYNOTE TAG
- (X) ASSEMBLY TAG
- (X) REVISION TAG
- (X) LIGHT TAG
- (X AX) ELEVATION TAG
- (X AX) SECTION SHEET NUMBER

REFERENCE NOTES

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
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| | | |

630 CHAPALA STREET

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OVERALL FOURTH FLOOR AND ROOF DECK PLANS

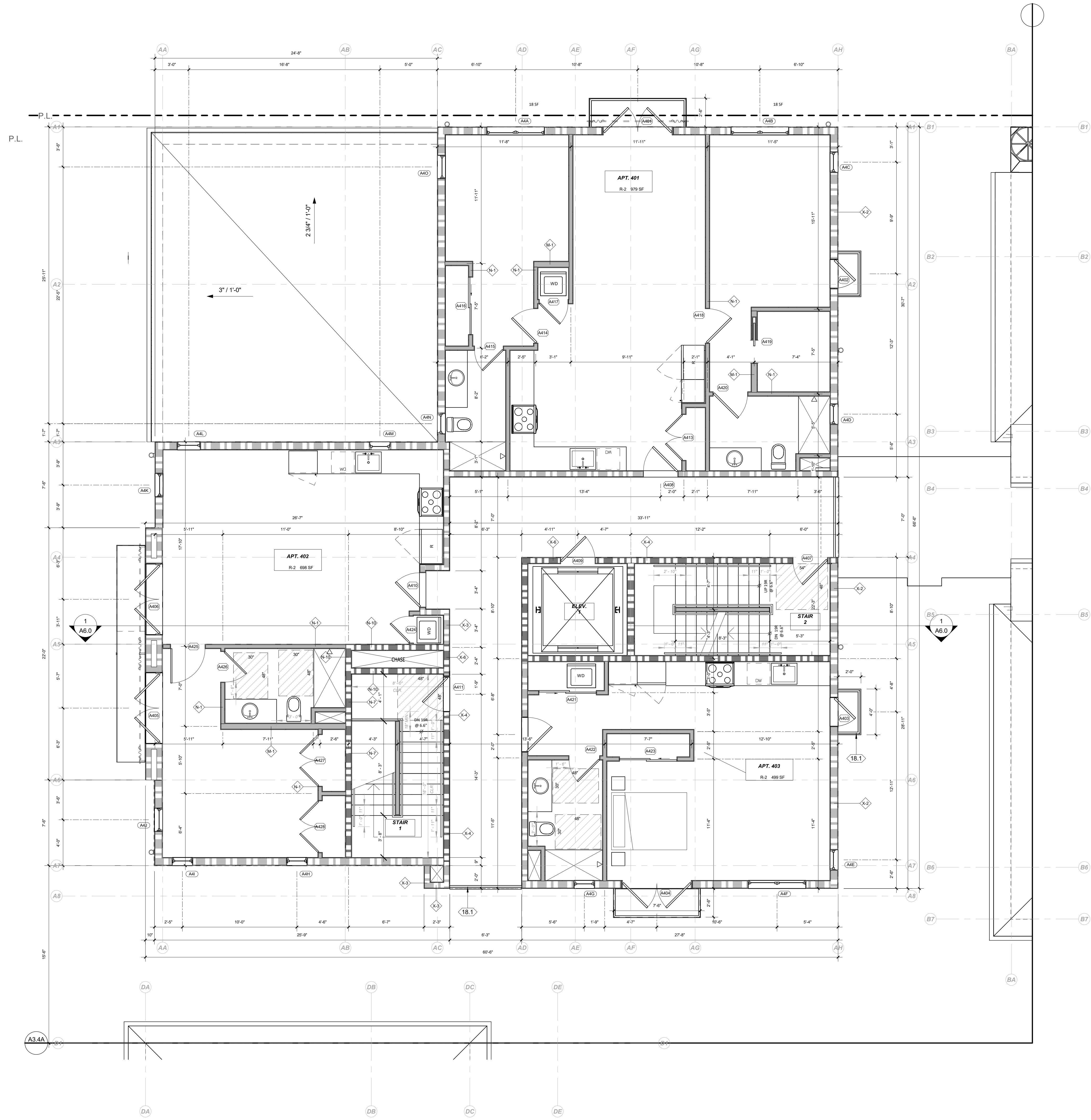
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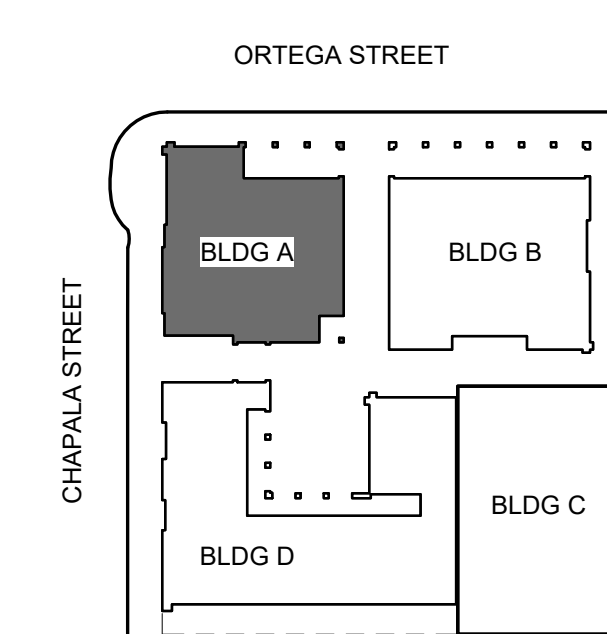
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 Renew 8/21/25
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Date: 2024-03-21
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LEVEL 4, BLDG A FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
 B. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL, EXCEPT AS NOTED PER LEGEND.
 C. FIRE BLOCKING SHALL BE PROVIDED:
 1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10 INTERVALS BOTH HORIZONTAL AND VERTICAL.
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 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
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 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE' THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

X-AX DETAIL SHEET NUMBER
 X-AX DETAIL CALLOUT
 X-AX ELEVATION TAG
 X-AX SECTION SHEET NUMBER
 X WINDOW TAG
 X DOOR TAG
 X KEYNOTE TAG
 X ASSEMBLY TAG
 X REVISION TAG
 X LIGHT TAG

REFERENCE NOTES

REVISION SCHEDULE

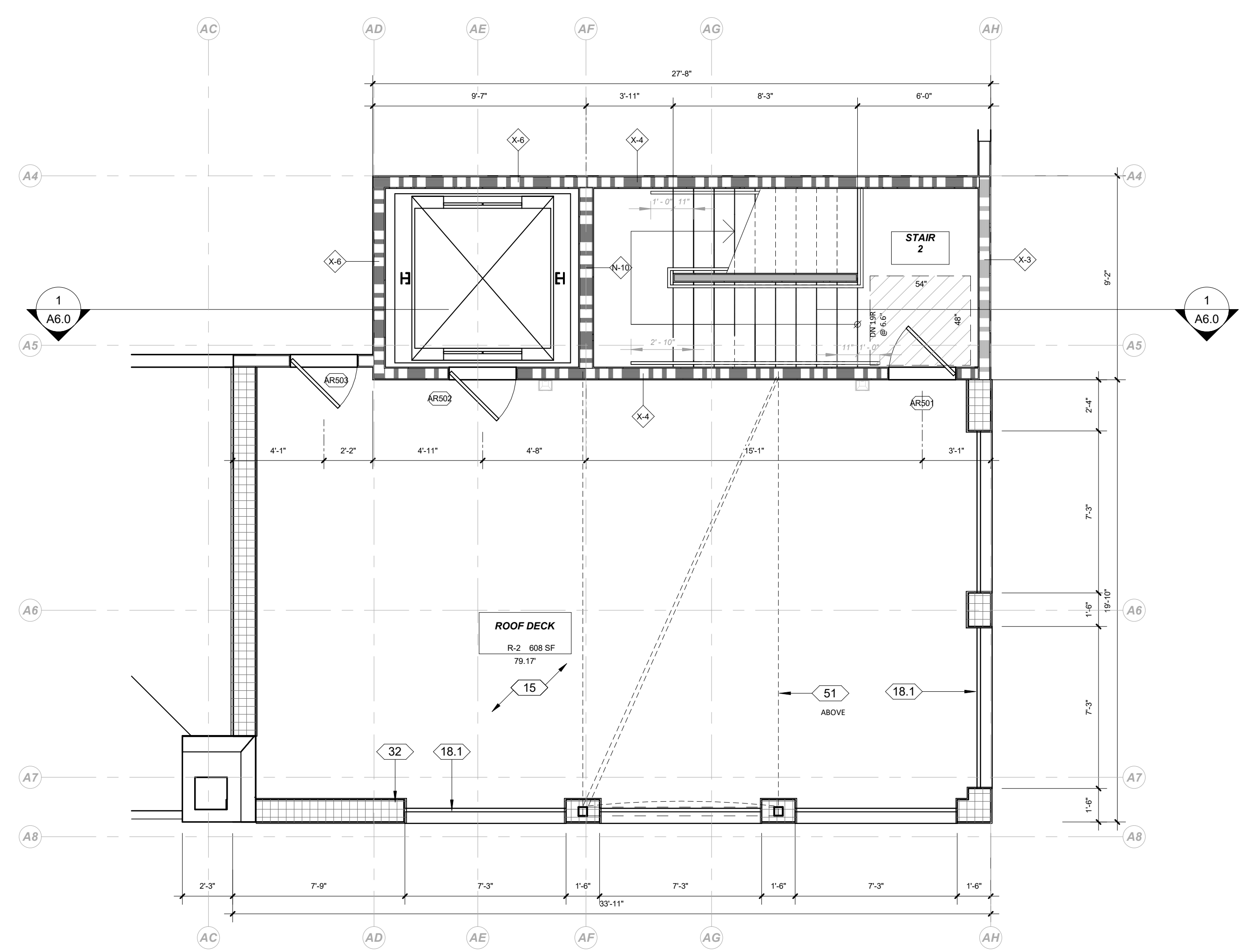
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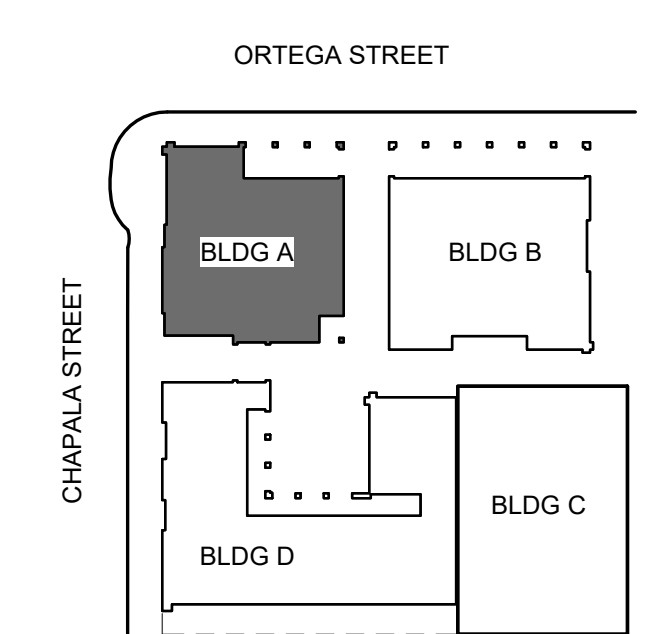
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630 CHAPALA STREET
 LEVEL 4, BLDG A
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ROOF DECK PLAN
1/4" = 1'-0"



GENERAL NOTES

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 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

RESILIENT MATTING TO BE INSTALLED UNDER THE FLOOR FINISH FLOORING TO REDUCE LATERAL IMPACT NOISE TO ADJACENT UNITS AND IMPACT NOISE TO RESIDENTIAL/COMMERCIAL SPACES BELOW RESIDENTIAL UNITS. VERIFY WITH ARCHITECT.

WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE' THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2x6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2x6 STUD SHAFT WALL, DETAIL 53

LEGEND

- (X/AX) DETAIL SHEET NUMBER
- (X) WINDOW TAG
- (X) DOOR TAG
- (X) KEYNOTE TAG
- (X) ASSEMBLY TAG
- (X) REVISION TAG
- (X) LIGHT TAG
- (X/AX) SECTION SHEET NUMBER
- (X) WINDOW TAG
- (X) DOOR TAG
- (X) KEYNOTE TAG
- (X) ASSEMBLY TAG
- (X) REVISION TAG
- (X) LIGHT TAG

REFERENCE NOTES

REVISION SCHEDULE

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630 CHAPALA STREET

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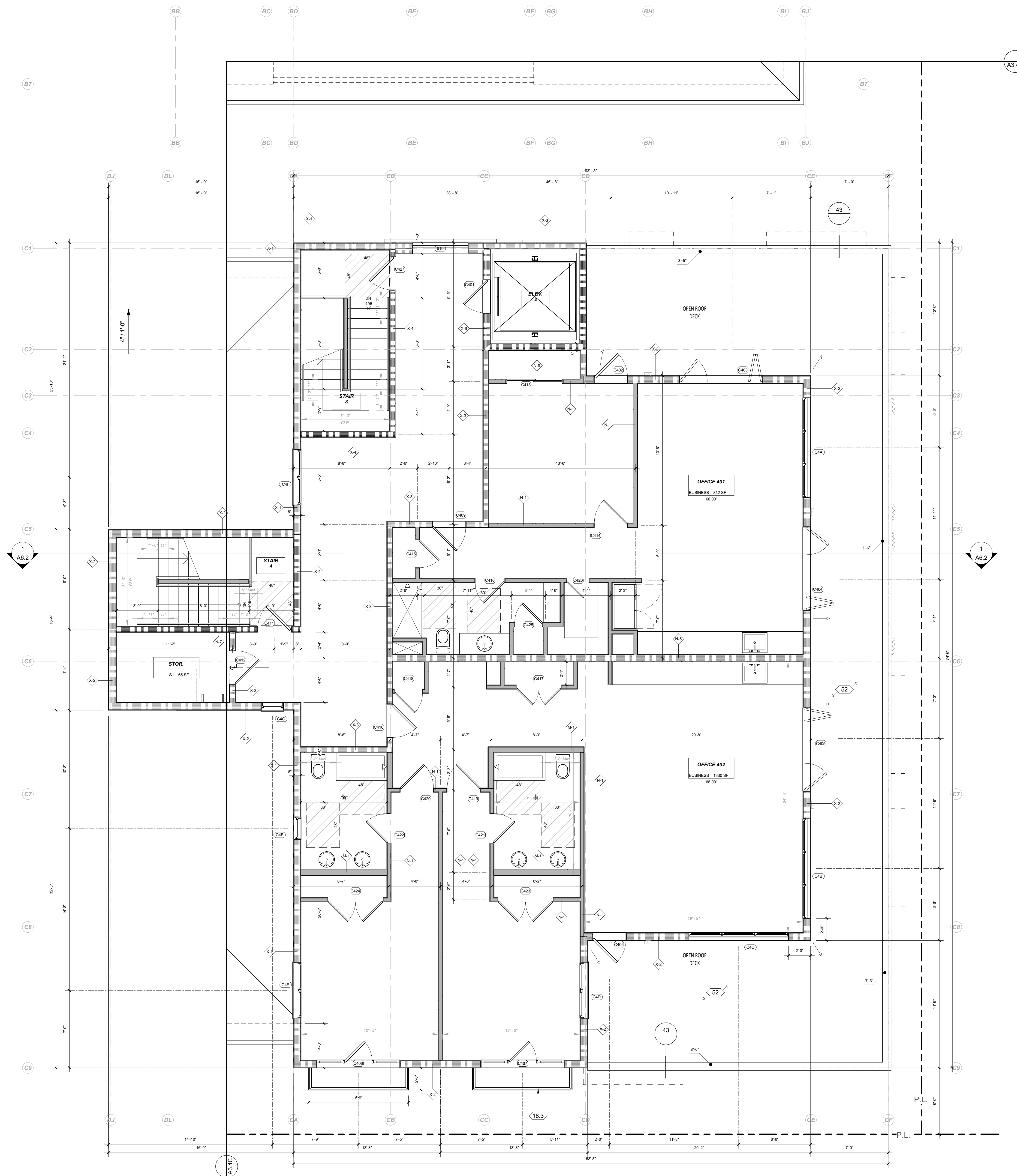
ROOF DECK, BLDG A

DATE: 2024-03-21
SCALE: As Indicated
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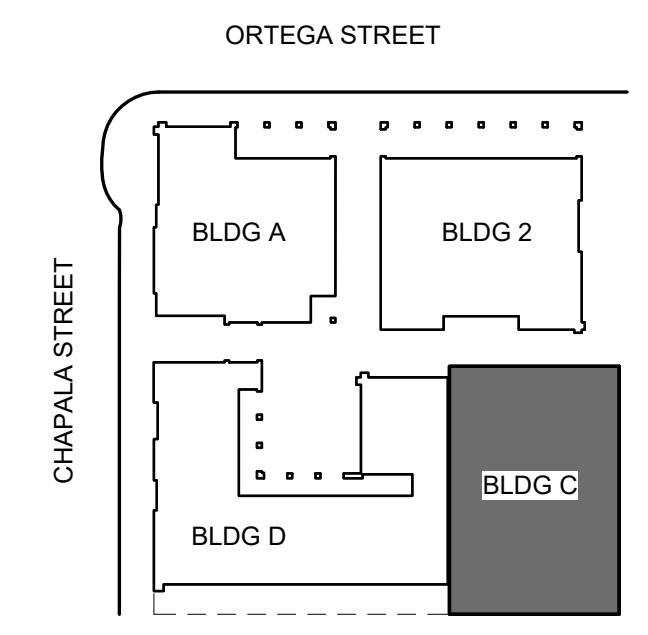
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LEVEL 4, BLDG C FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

A. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
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 D. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE UBC CHAPTER IN THE FOLLOWING AREAS:
 1. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS.
 2. WITHIN TUB ENCLOSURES.
 3. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 4. GLAZING IN STAIR LANDING AND WITHIN 5'-0" OF THE BOTTOM AND TOP OF THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
 5. PROVIDE SAFETY GLAZING AT ALL SWINGING AND SLIDING DOORS.
 E. ALL FINISHES TO BE SPECIFIED BY OWNER, VERIFY WITH ARCHITECT.
 F. REFER TO CAL GREEN NOTES WHERE APPLICABLE.

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WALL LEGEND

NON-RATED

- M-1 INTERIOR 2X6 WALL, DETAIL 46
- N-1 INTERIOR 2X4 WALL, DETAIL 46
- EX1 EXTERIOR BLOCK WALL WITH PLASTER OR STONE THICKNESS PER PLAN, DETAIL _____

1 HOUR-RATED

- X-1 EXTERIOR DOUBLE STUD WALL, DETAIL 49
- X-2 EXTERIOR 2X8 WALL WITH PLASTER OR STONE, DETAIL 48
- X-3 EXTERIOR 2X6 STUD WALL, DETAIL 48
- N-3 INTERIOR 2X4 WALL, DETAIL 47
- N-4 INTERIOR 2X6 WALL, DETAIL 47
- N-5 INTERIOR DOUBLE STUD WALL, DETAIL 52

2 HOUR-RATED

- N-7 INTERIOR 2X6 WALL, DETAIL 50
- N-8 INTERIOR DOUBLE STUD WALL, DETAIL 51
- N-9 INTERIOR DOUBLE STUD SHAFT WALL, DETAIL 51
- N-10 INTERIOR 2X STUD SHAFT WALL, DETAIL 50
- X-4 EXTERIOR 2X6 WALL, DETAIL 53
- X-5 EXTERIOR DOUBLE STUD WALL, DETAIL 54
- X-6 EXTERIOR 2X6 STUD SHAFT WALL, DETAIL 53

REFERENCE NOTES

- (X AX) DETAIL SHEET NUMBER
- (X AX) WINDOW TAG
- (X AX) DOOR TAG
- (X AX) KEYNOTE TAG
- (X AX) ASSEMBLY TAG
- (X AX) REVISION TAG
- (X AX) SECTION SHEET NUMBER
- (X AX) LIGHT TAG

REVISION SCHEDULE

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630 CHAPALA STREET

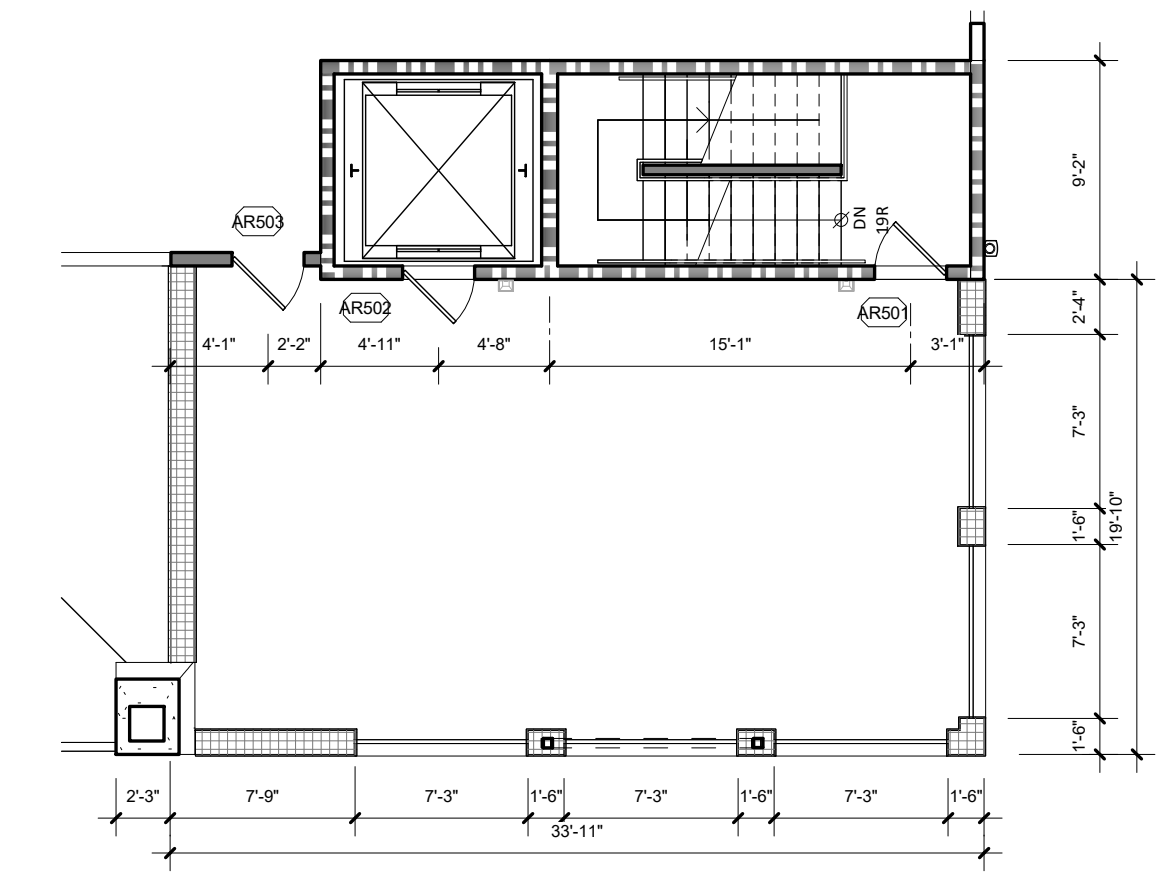
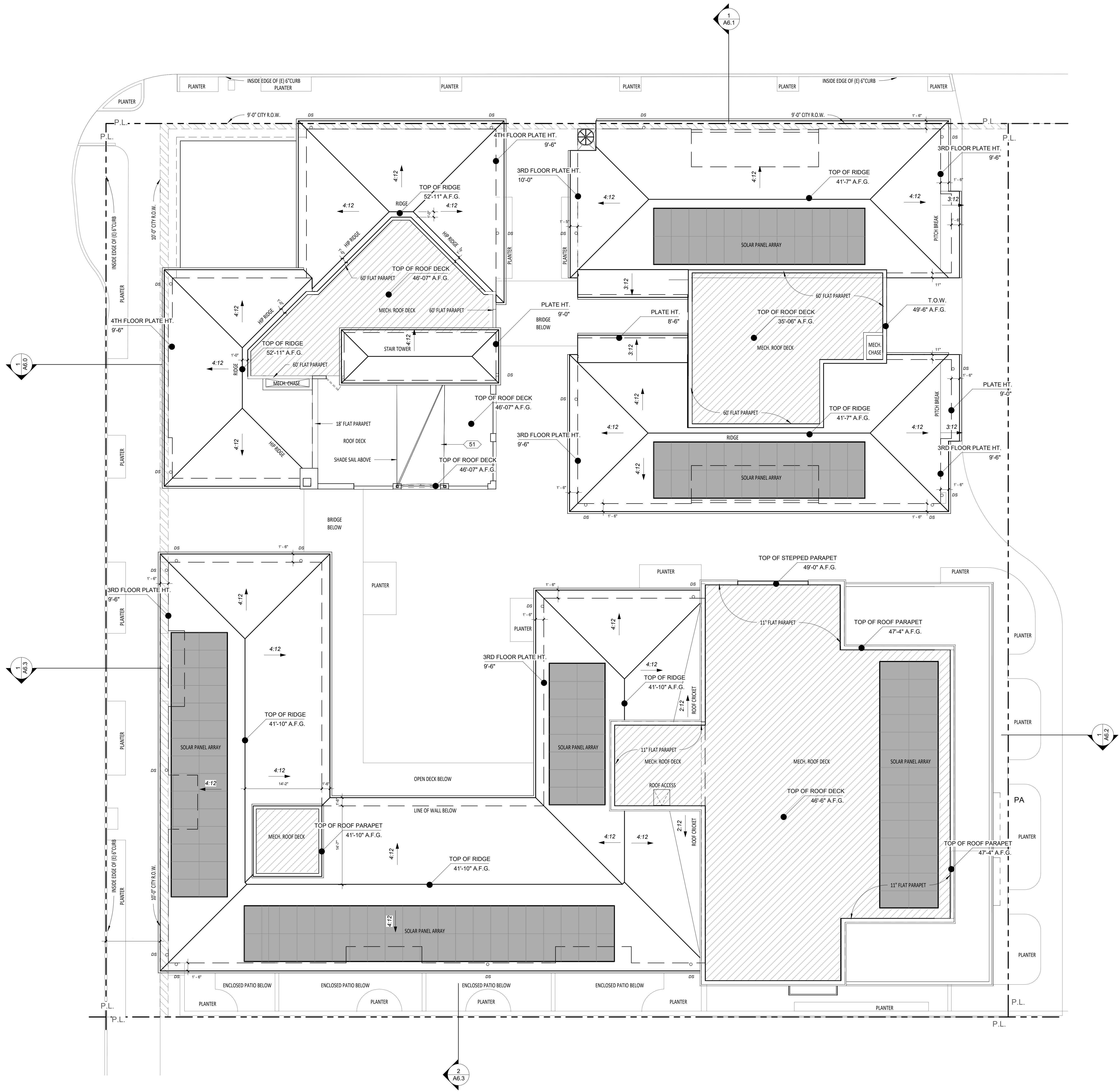
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ROOF DECK PLAN
1/8" = 1'-0"

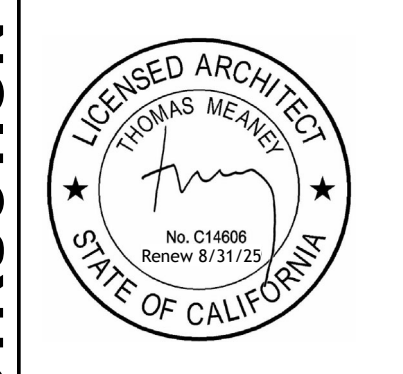
ROOF PLAN
1/8" = 1'-0"

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
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630 CHAPALA STREET

OVERALL ROOF PLAN



Date: 2024-03-21
 Scale: 1/8" = 1'-0"
 Drawn: AW

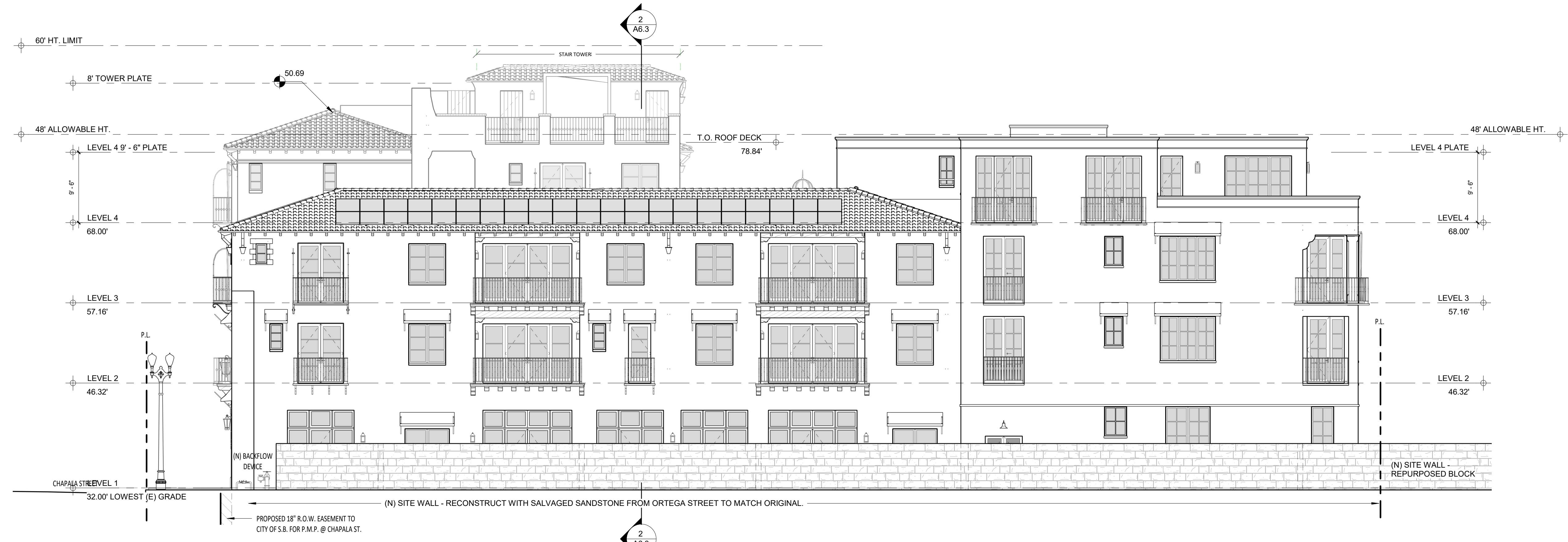
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| REVISION SCHEDULE | | |
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EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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630 CHAPALA STREET

OVERALL EXTERIOR ELEVATIONS



Date: 2024-04-11
Scale: As indicated
Drawn: AW

SHEET NO.
A5.2

NOT FOR CONSTRUCTION

GENERAL NOTES

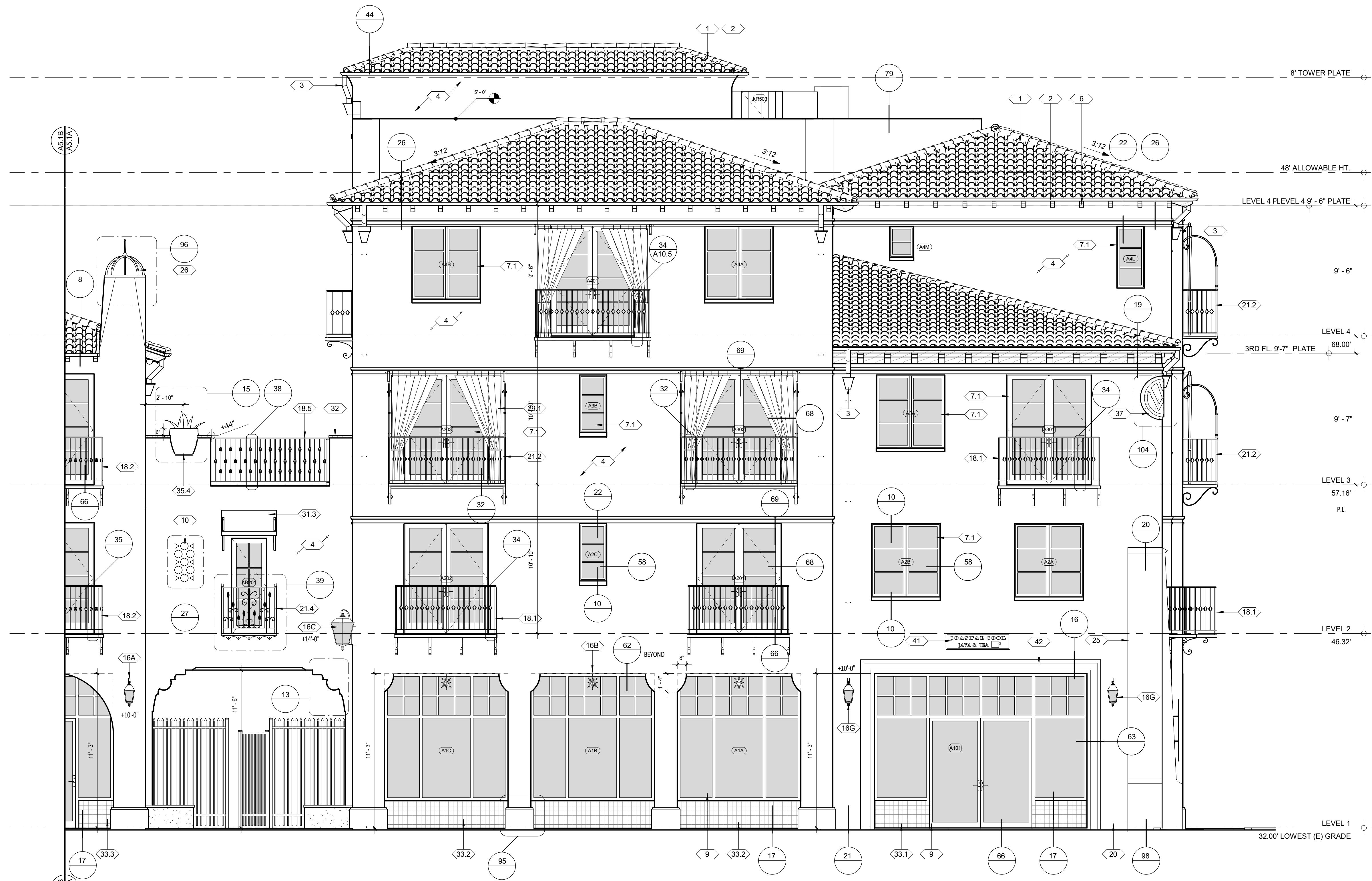
- A GRADE LINE SHOWN FOR SCHEMATIC PURPOSES. REFER TO CIVIL ENGINEER'S PLANS TYP.
- B EXTERIOR SIGNAGE NOT SHOWN. UNDER SEPARATE PERMIT
- C REFER TO STRUCTURAL PLANS FOR FOUNDATION AND SLAB INFORMATION
- D REFER TO ELECTRICAL PLANS FOR ALL EXTERIOR LIGHTING FIXTURES, NOTES AND WIRING
- E CONTROL JOINTS NOT SHOWN BUT SHALL MEET THE FOLLOWING REQUIREMENTS
 - 1. NO PANELS OR SECTIONS SHALL EXCEED A SQUARE AREA OF 144 S.F.
 - 2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16' U.N.O. BY E.O.R.
 - 3. CONTROL JOINTS SHALL BE LOCATED ON BOTH SIDES OF OPENINGS LARGER THAN 6'-0" U.N.O. BY E.O.R.
 - 4. CONTROL JOINTS SHALL BE LOCATED AT AT LEAST ONE SIDE OF OPENINGS SMALLER THAN 6'-0" U.N.O. BY E.O.R.
- F. SEE FINISH SCHEDULE FOR COLORS AND MATERIALS

EXTERIOR FINISHES

- 16B ARCADE LIGHTING. GLASS STAR LIGHT PENDANT. 18 POINT, 15" BY HOMETOWN EVOLUTION. CLEAR, 24" CHAIN
- 16C EXT. WALL MOUNTED INDIRECT CORNER LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ARLINGTON' LARGE COLOR: BLACK RUST, 16" X12"
- 16G EXT LIGHT FIXTURE. LED. HANDLEMAN. 'BACARRA' LARGE BLACK. OBSCURE GLASS
- 18.1 IRON RAILING @ BLDG. A, PER DETAIL 34. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 18.2 IRON RAILING @ BLDG. B, PER DETAIL 35. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 18.5 IRON RAILING @ BRIDGES, PER DETAIL 38. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 20 WEEP SCREED, PROFILE TO ALLOW PLASTER BELOW SCREED PER DETAIL. PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2< MIN. ABOVE CONCRETE/PAVING WHERE OCCURS PER DET 21
- 21.2 IRON BALCONY 2 W/FULL HEIGHT WALL SUPPORT PER DETAIL 32/A10.5 PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMI GLOSS. BLDG A
- 21.4 IRON BALCONY 4 PER DETAIL 39. PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMI GLOSS
- 25 PLASTER BUTTRESS PER DETAIL 20.98.99
- 26 HAND FORGED IRON CHIMNEY CAP PER DETAIL 96.
- 29.1 CANVAS CURTAIN, STEEL ROD BLACK SEMI-GLOSS. BLDG. A COLOR: SUNBRELLA 'DUBONNET TWEED'
- 31.3 CANVAS AWNING, SUNBRELLA. BRACKET DESIGN AS APPROVED BY ARCHITECT. ORTEGA BRIDGE BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'BASIL'
- 32 TILE WALL CAP. TERRA COTTA. PER DETAIL 15. 12X12X1.5
- 33.1 TILE WALL BASE @ BLDG. A PER DETAIL. TALAVERA, 'CAJEME' 6" SQ.
- 33.2 TILE WALL BASE @ BLDG. A PER DETAIL, TALAVERA, 'ATESSA' 6" SQ.
- 33.3 TILE WALL BASE @ BLDG. B PER DETAIL, TALAVERA, 'SOYOPA' 6" SQ.
- 35.4 POT, GLADDING MCBEAN MODEL 156.23, CHAPALA BRIDGE COLOR. GLADDEN MCBEAN 'CAVERN CLAY'
- 37 VV EMBLEM GFRC 30" DIAMETER
- 41 SIGNAGE, TBD
- 42 FORMED PLASTER SURROUND PER DETAIL

EXTERIOR FINISHES

- 1 CLASS A ROOF. TILE CAPS AND STARTER PAN, REMAINING PANS NEW TO MATCH SUPPLIED. REDLANDS - VERIFY W/ARCHITECT. STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1"-3" MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS. OVER EXTERIOR PLY AND 2 LAYERS CLASS A WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED AND 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY. DETAIL 5/A10.1
- 2 5" HALF ROUND COPPER GUTTER W/4" DIA. COPPER DOWNSPOUT, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
- 3 COPPER COLLECTOR BOX PER DETAIL 97/A10.10
- 4 7/8" EXTERIOR PLASTER, PAINTED COLOR: WARM WHITE - VERIFY TEXTURE WITH ARCHITECT. PROVIDE SAMPLES IN FIELD. TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH. INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT) OVER METAL LATHE, TYVEK (TWO LAYERS AT SHEAR WALLS) AND EXTERIOR PLY. EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS.
- 6 4X8 DOUGLAS FIR ROOF RAFTERS PER STRUCTUREL ENGINEER OR RAFTERS TAILS @ 24" O.C. MAX. U.N.O. SOLID BODY STAIN TO MATCH EAVES
- 7.1 METAL CLAD DOORS AND WINDOWS AT BLDG. A. ANDERSEN E SERIES DUAL LOW E. COLOR: OLIVE
- 9 DYNAMIC 'ARTE ALUMINUM' STOREFRONT DOOR OR WINDOW PER DETAIL. MATCH BUILDING WINDOW COLOR
- 10 GFRC DECORATIVE PLASTER GRILLE PER DETAILS. SUPPLY: PACIFIC REGISTER COMPANY
- 16A EXT. WALL MOUNTED INDIRECT LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ANACAPA-MEDIUM' COLOR: BLACK RUST, 10"X28". OBSCURE GLASS



NORTH ELEVATION, BUILDING A

1/4" = 1'-0"

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630 CHAPALA STREET

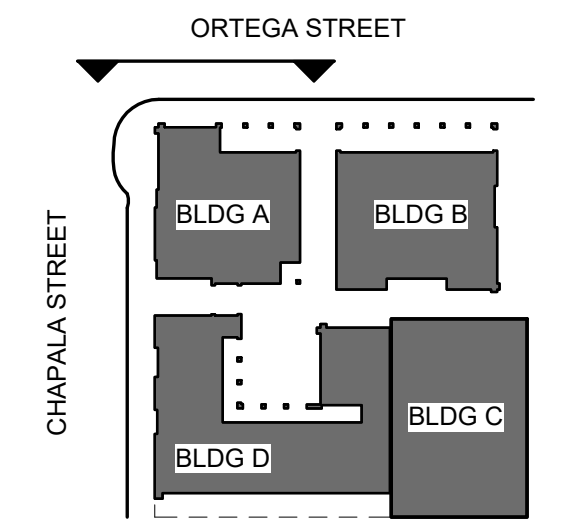
NORTH ELEVATION
BLDG A 1/4"



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A5.1A

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GENERAL NOTES

- A GRADE LINE SHOWN FOR SCHEMATIC PURPOSES. REFER TO CIVIL ENGINEER'S PLANS TYP.
- B EXTERIOR SIGNAGE NOT SHOWN. UNDER SEPARATE PERMIT
- C REFER TO STRUCTURAL PLANS FOR FOUNDATION AND SLAB INFORMATION
- D REFER TO ELECTRICAL PLANS FOR ALL EXTERIOR LIGHTING FIXTURES, NOTES AND WIRING
- E CONTROL JOINTS NOT SHOWN BUT SHALL MEET THE FOLLOWING REQUIREMENTS
 - 1. NO PANELS OR SECTIONS SHALL EXCEED A SQUARE AREA OF 144 S.F.
 - 2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16' U.N.O. BY E.O.R.
 - 3. CONTROL JOINTS SHALL BE LOCATED ON BOTH SIDES OF OPENINGS LARGER THAN 6'-0" U.N.O. BY E.O.R.
 - 4. CONTROL JOINTS SHALL BE LOCATED AT AT LEAST ONE SIDE OF OPENINGS SMALLER THAN 6'-0" U.N.O. BY E.O.R.
- F. SEE FINISH SCHEDULE FOR COLORS AND MATERIALS

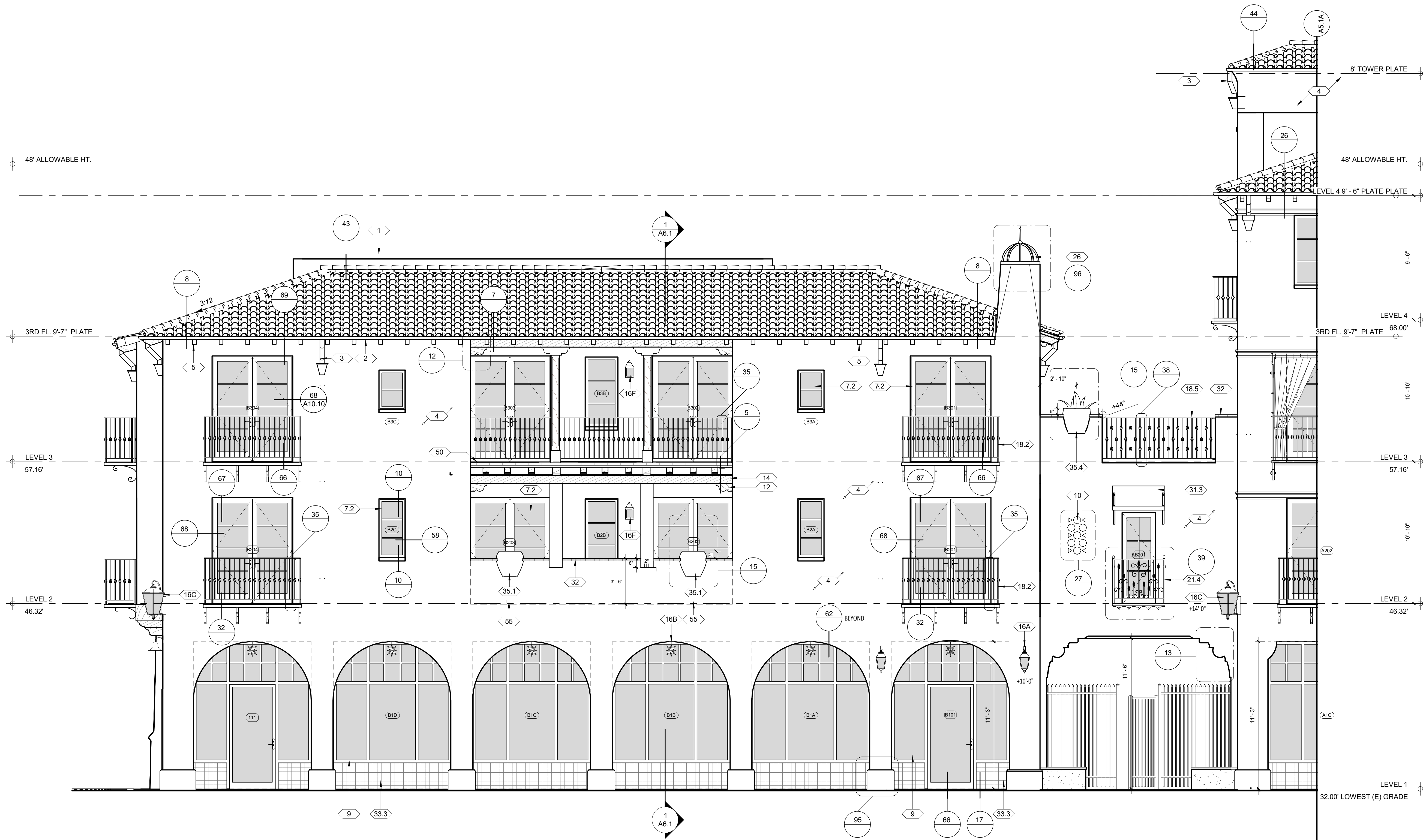
EXTERIOR FINISHES

- 14 8X8 DOUGLAS FIR BEAM AT DECK PER DETAIL 40/A10.5. 12/A102, 5/A102. SMOOTH TEXTURE. SOLID BODY STAIN COLOR:
- 16A EXT. WALL MOUNTED INDIRECT LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ANACAPA-MEDIUM' COLOR: BLACK RUST, 10"X28". OBSCURE GLASS
- 16B ARCADE LIGHTING. GLASS STAR LIGHT PENDANT. 18 POINT, 15" BY HOMETOWN EVOLUTION. CLEAR, 24" CHAIN
- 16C EXT. WALL MOUNTED INDIRECT CORNER LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ARLINGTON' LARGE COLOR: BLACK RUST, 16" X12".
- 16F EXT WALL SCONE LED. HANDLEMAN. 'CUMBERLAND' SMALL. OBSCURE GLASS PER PLAN LOCATIONS
- 18.2 IRON RAILING @ BLDG. B. PER DETAIL 35. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 18.5 IRON RAILING @ BRIDGES. PER DETAIL 38. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 21.4 IRON BALCONY 4 PER DETAIL 39. PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMI GLOSS
- 26 HAND FORGED IRON CHIMNEY CAP PER DETAIL 96
- 31.3 CANVAS AWNING, SUNBRELLA. BRACKET DESIGN AS APPROVED BY ARCHITECT. ORTEGA BRIDGE BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'BASIL'
- 32 TILE WALL CAP. TERRA COTTA. PER DETAIL 15. 12X12X1.5
- 33.3 TILE WALL BASE @ BLDG. B PER DETAIL, TALAVERA, 'SOYOPA' 6" SQ.
- 35.1 POT. GLADDING MCBEAN MODEL 156.23. BLDG. B (X2) COLOR: GLADDEN MCBEAN 'HARVEST'
- 35.4 POT. GLADDING MCBEAN MODEL 156.23. CHAPALA BRIDGE COLOR: GLADDEN MCBEAN 'CAVERN CLAY'
- 50 EXTERIOR STAIR TREADS AND BALCONY: PETRAIA LOTTO GRIP PORCELAIN. A852734. CUT NOSING TO 1-1/2"
- 55 SCUPPER PER DETAIL

EXTERIOR FINISHES

- 1 CLASS A ROOF. TILE CAPS AND STARTER PAN, REMAINING PANS NEW TO MATCH SUPPLIED. REDLANDS - VERIFY W/ARCHITECT. STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1" 3" MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS. OVER EXTERIOR PLY AND 2 LAYERS CLASS A WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED AND 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY. DETAIL 5/A10.1
- 2 5" HALF ROUND COPPER GUTTER W/4" DIA. COPPER DOWNSPOUT, LOCK ON STYLE. COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
- 3 COPPER COLLECTOR BOX PER DETAIL 97/A10.10
- 4 7/8" EXTERIOR PLASTER. PAINTED COLOR: WARM WHITE - VERIFY TEXTURE WITH ARCHITECT. PROVIDE SAMPLES IN FIELD. TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH. INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT) OVER METAL LATHE, TYVEK (TWO LAYERS AT SHEAR WALLS) AND EXTERIOR PLY. EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS.
- 5 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL 8/A10.1. SMOOTH TEXTURE, SOLID BODY. STAIN COLOR: VERIFY W/ARCHITECT.
- 7.2 METAL CLAD DOORS AND WINDOWS AT BLDG. B. ANDERSEN E SERIES DUAL LOW E. COLOR: SLATE
- 9 DYNAMIC 'ARTE ALUMINUM' STOREFRONT DOOR OR WINDOW PER DETAIL. MATCH BUILDING WINDOW COLOR
- 10 GFRC DECORATIVE PLASTER GRILLE PER DETAILS. SUPPLY: PACIFIC REGISTER COMPANY
- 12 DOUGLAS FIR CORBEL PER DETAIL 12/A10.2. SOLID BODY STAIN COLOR:

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NORTH ELEVATION, BUILDING B

1/4" = 1'-0"

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630 CHAPALA STREET

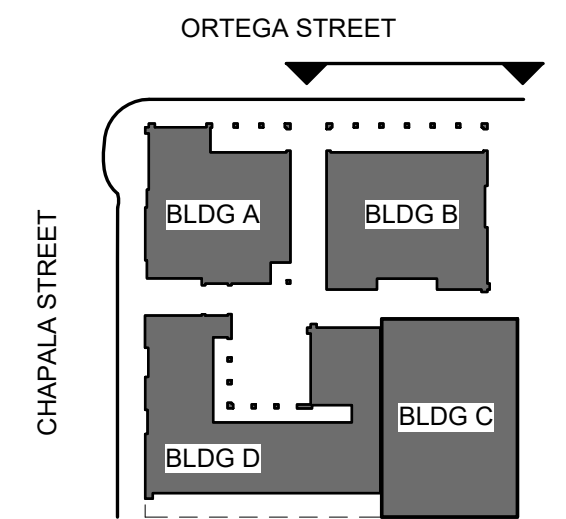
NORTH ELEVATION
BLDG B 1/4"



Date: 2024-04-11
Scale: As indicated
Drawn: AW

SHEET NO.
A5.1B

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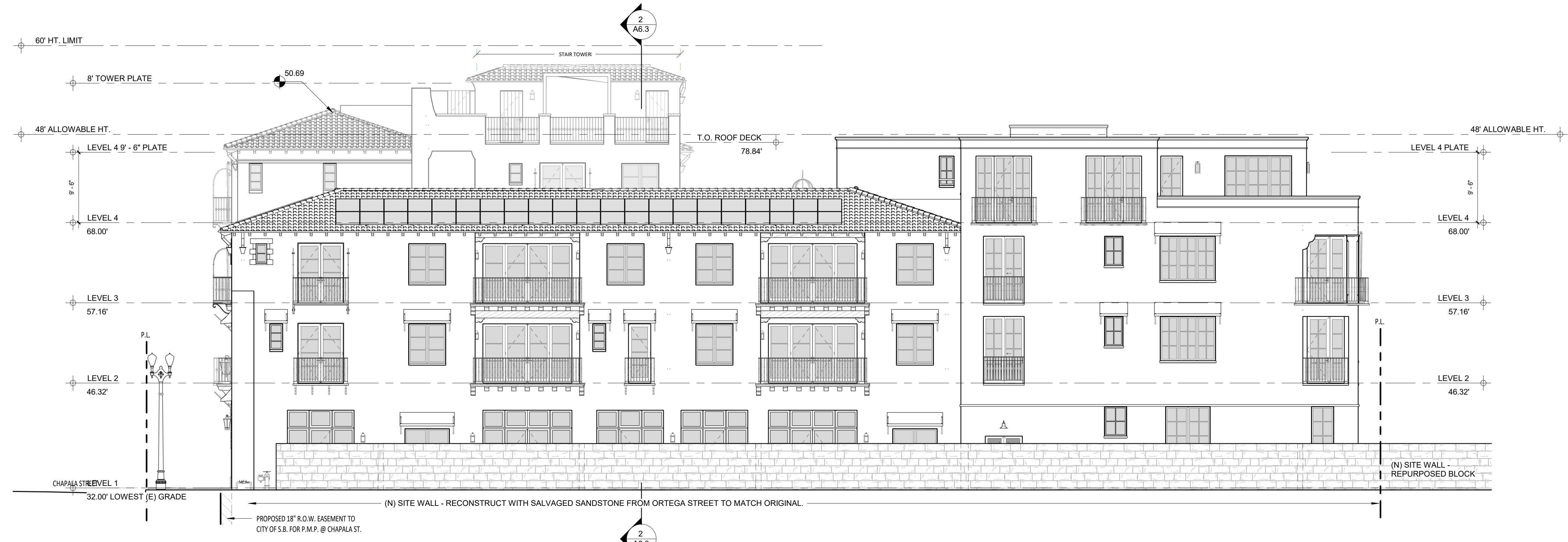


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EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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630 CHAPALA STREET

OVERALL EXTERIOR ELEVATIONS



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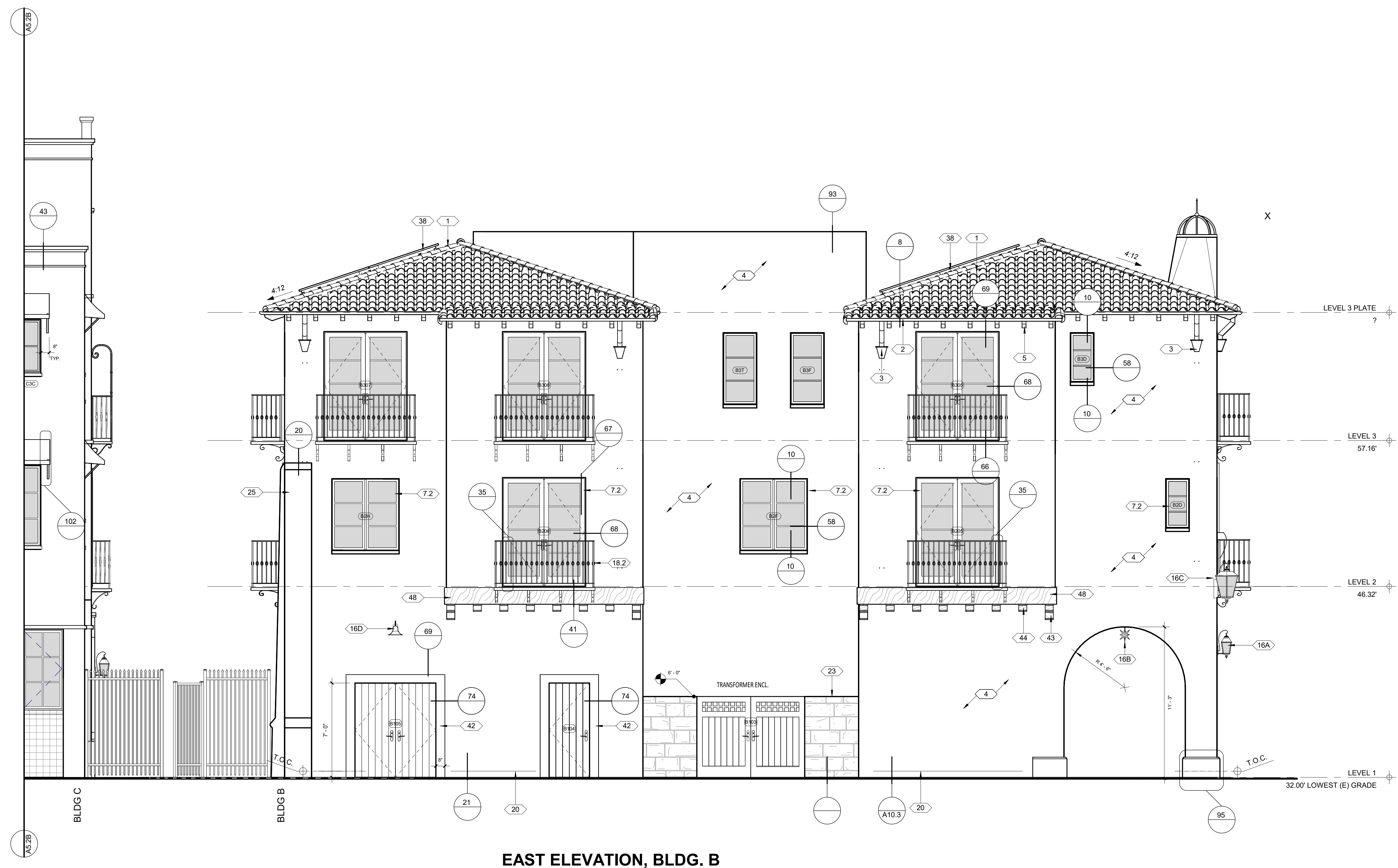
GENERAL NOTES

- A GRADE LINE SHOWN FOR SCHEMATIC PURPOSES. REFER TO CIVIL ENGINEER'S PLANS TYP.
- B EXTERIOR SIGNAGE NOT SHOWN. UNDER SEPARATE PERMIT
- C REFER TO STRUCTURAL PLANS FOR FOUNDATION AND SLAB INFORMATION
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- E CONTROL JOINTS NOT SHOWN BUT SHALL MEET THE FOLLOWING REQUIREMENTS
 - 1. NO PANELS BETWEEN SECTIONS SHALL EXCEED A SQUARE AREA OF 144 S.F.
 - 2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16' U.N.O. BY E.O.R.
 - 3. CONTROL JOINTS SHALL BE LOCATED ON BOTH SIDES OF OPENINGS LARGER THAN 6'-0" U.N.O. BY E.O.R.
 - 4. CONTROL JOINTS SHALL BE LOCATED AT AT LEAST ONE SIDE OF OPENINGS SMALLER THAN 6'-0" U.N.O. BY E.O.R.
- F. SEE FINISH SCHEDULE FOR COLORS AND MATERIALS

EXTERIOR FINISHES

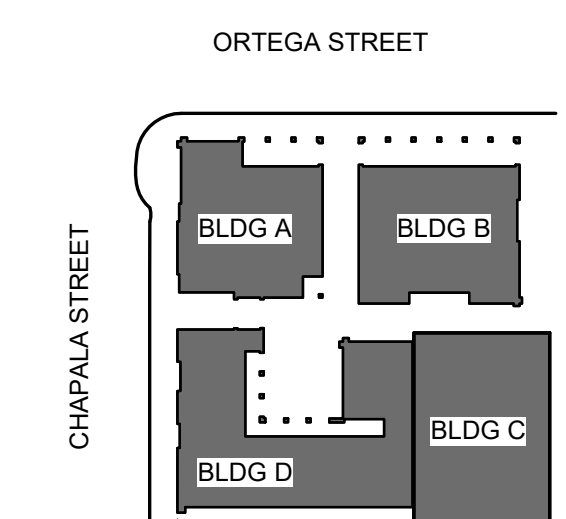
- 1 CLASS A ROOF, TILE CAPS AND STARTER PAN, REMAINING PANS NEW TO MATCH SUPPLIED. REDLANDS - VERIFY W/ARCHITECT. STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1"-3" MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS. OVER EXTERIOR PLY AND 2 LAYERS CLASS A WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED AND 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY. DETAIL 5/A10.1
- 2 5" HALF ROUND COPPER GUTTER W/4" DIA. COPPER DOWNSPOUT, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
- 3 COPPER COLLECTOR BOX PER DETAIL 97/A10.10
- 5 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL 8/A10.1, SMOOTH TEXTURE, SOLID BODY, STAIN COLOR: VERIFY W/ARCHITECT.
- 7.2 METAL CLAD DOORS AND WINDOWS AT BLDG. B. ANDERSEN E SERIES DUAL LOW E. COLOR: SLATE
- 16A EXT. WALL MOUNTED INDIRECT LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ANACAPA-MEDIUM' COLOR: BLACK RUST, 10"X28". OBSCURE GLASS
- 16B ARCADE LIGHTING. GLASS STAR LIGHT PENDANT. 18 POINT, 15" BY HOMETOWN EVOLUTION. CLEAR, 24" CHAIN
- 16C EXT. WALL MOUNTED INDIRECT CORNER LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ARLINGTON' LARGE COLOR: BLACK RUST, 16" X12"
- 16D EXT. LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP 25 WATT OR EQUIVALENT MAX. BY BARN LIGHT ELECT. ORIGINAL VENTED GOOSENECK LIGHT, COLOR: BLACK RUST, 12" W/16" EXTENSION
- 18.2 IRON RAILING @ BLDG. B, PER DETAIL 35. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK WEEP SCREED, PROFILE TO ALLOW PLASTER BELOW SCREED PER DETAIL. PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2&e MIN. ABOVE CONCRETE/PAVING WHERE OCCURS PER DET 21
- 23 C.M.U. EXT. BLOCK WALL PER DETAIL WITH SANDSTONE VENEER. REUSE EXISTING STONE
- 25 PLASTER BUTTRESS PER DETAIL 20,98,99
- 38 PV SOLAR PANELS FLUSH MOUNT
- 42 FORMED PLASTER SURROUND PER DETAIL
- 43 8X12 DOUGLAS FIR BEAM PER PLAN AND DETAIL, SMOOTH TEXTURE. SOLID BODY STAIN COLOR: _____
- 44 8X8 DOUGLAS FIR CORBEL PER DETAIL, SMOOTH TEXTURE. SOLID BODY STAIN COLOR: _____
- 48 KILN DRIED VERTICAL GROOVE DOUG. FIR. TRIM PER DETAIL 41/A10.5

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EAST ELEVATION, BLDG. B

1/4" = 1'-0"

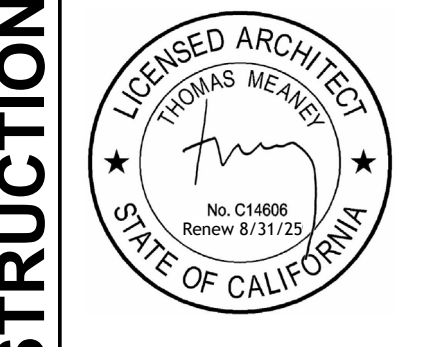


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630 CHAPALA STREET

EAST ELEVATION
BLDG B 1/4"



Date: 2024-04-11
Scale: As indicated
Drawn: AW

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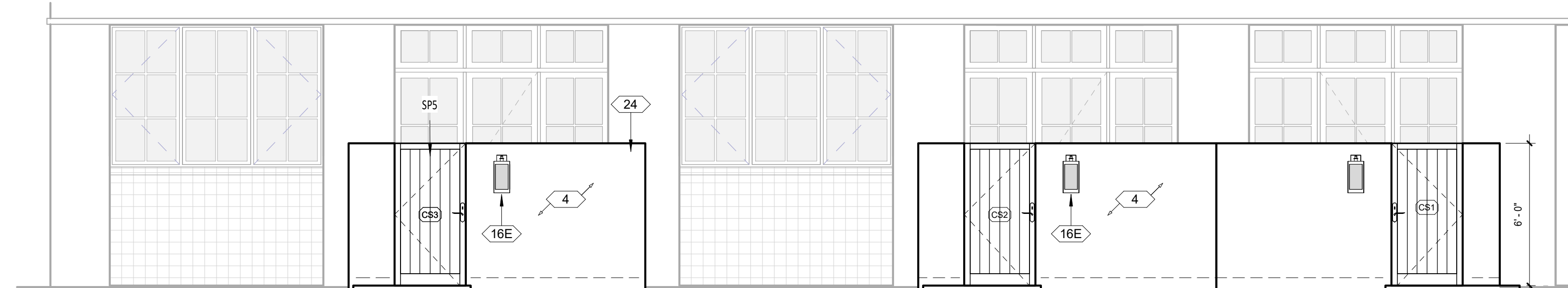
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GENERAL NOTES

- A GRADE LINE SHOWN FOR SCHEMATIC PURPOSES. REFER TO CIVIL ENGINEER'S PLANS TYP.
- B EXTERIOR SIGNAGE NOT SHOWN. UNDER SEPARATE PERMIT
- C REFER TO STRUCTURAL PLANS FOR FOUNDATION AND SLAB INFORMATION
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- E CONTROL JOINTS NOT SHOWN BUT SHALL MEET THE FOLLOWING REQUIREMENTS
 1. NO PANELS OR SECTIONS SHALL EXCEED A SQUARE AREA OF 144 S.F.
 2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16' U.N.O. BY E.O.R.
 3. CONTROL JOINTS SHALL BE LOCATED ON BOTH SIDES OF OPENINGS LARGER THAN 6'-0" U.N.O. BY E.O.R.
 4. CONTROL JOINTS SHALL BE LOCATED AT AT LEAST ONE SIDE OF OPENINGS SMALLER THAN 6'-0" U.N.O. BY E.O.R.
- F. SEE FINISH SCHEDULE FOR COLORS AND MATERIALS

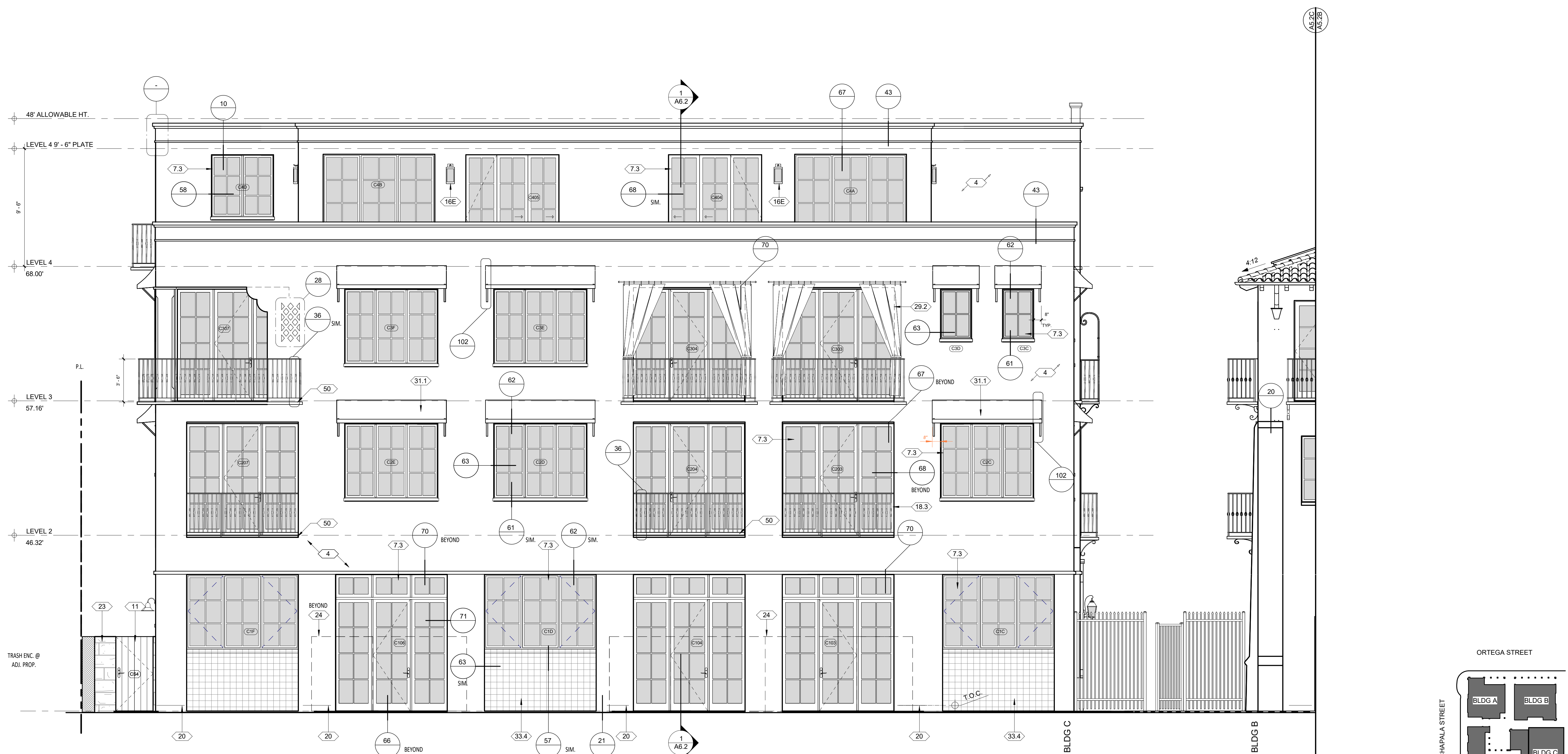
EXTERIOR FINISHES

- 4 7/8" EXTERIOR PLASTER, PAINTED COLOR: WARM WHITE - VERIFY TEXTURE WITH ARCHITECT. PROVIDE SAMPLES IN FIELD. TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH. INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT) OVER METAL LATH. TYVEK (TWO LAYERS AT SHEAR WALLS) AND EXTERIOR PLY. EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS.
- 7.3 METAL CLAD DOORS AND WINDOWS AT BLDG. C. ARCADIA STEEL LOOK ALUMINUM DUAL LOW E. COLOR: MIDNIGHT BLACK
- 11 PLANK DOOR. REFER TO DOOR SCHEDULE
- 16E EXT. WALL SCONCE LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS. 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS & BOZEMAN & SMALL COLOR: BLACK RUST. FLUSH MOUNT
- 18.3 IRON RAILING @ BLDG. C, PER DETAIL 36. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK WEEP SCREED, PROFILE TO ALLOW PLASTER BELOW SCREED PER DETAIL. PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2& MIN. ABOVE CONCRETE/PAVING WHERE OCCURS PER DET 21
- 23 C.M.U. EXT. BLOCK WALL PER DETAIL WITH SANDSTONE VENEER. REUSE EXISTING STONE
- 24 C.M.U. EXT. BLOCK WALL PER DETAIL WITH EXTERIOR PLASTER, PER DETAIL
- 29.2 CANVAS CURTAIN, STEEL ROD BLACK SEMI-GLOSS. BLDG. C COLOR: SUNBRELLA 'BEAUFORT SAGEBRUSH'
- 31.1 CANVAS AWNING, SUNBRELLA. BRACKET DESIGN AS APPROVED BY ARCHITECT. BLDG. C BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'BASIL'
- 33.4 TILE WALL BASE @ BLDG. C PER DETAIL, RANDOM TALAVERA TILE. 4.24" SW. BLUE AND WHITE
- 50 EXTERIOR STAIR TREADS AND BALCONY: PETRAIA LOTTO GRIP PORCELAIN. A852734. CUT NOSING TO 1-1/2"



BLDG. C ENTRY COURTYARD WALL ELEVATIONS

1/4" = 1'-0"



EAST ELEVATION, BLDG. C

1/4" = 1'-0"

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630 CHAPALA STREET

EAST ELEVATION
BLDG C 1/4"



Date: 2024-04-11
Scale: As Indicated
Drawn: AW

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SHEET NO.
A5.2C

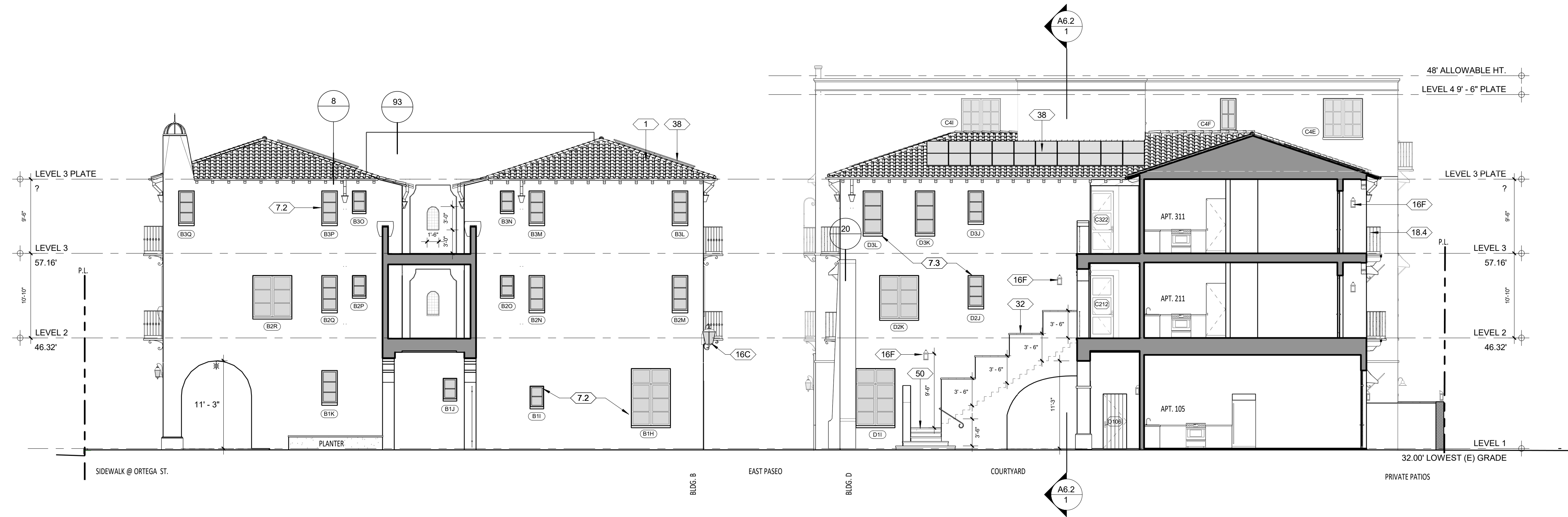
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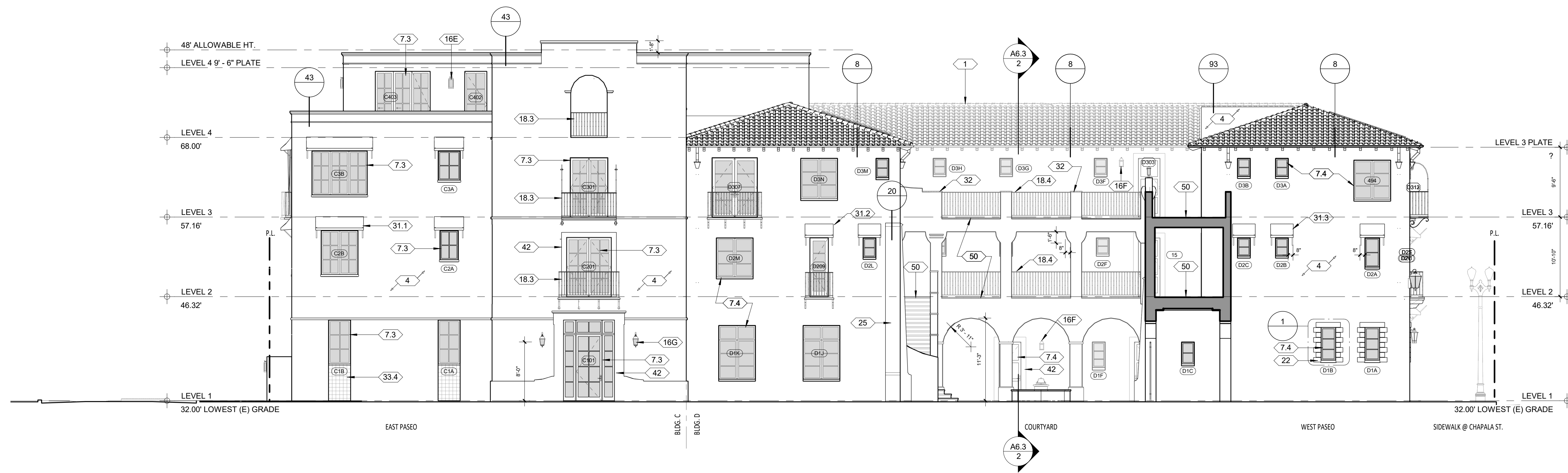
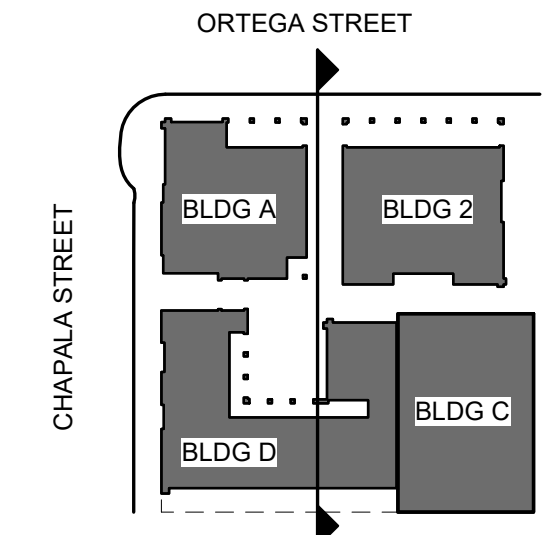
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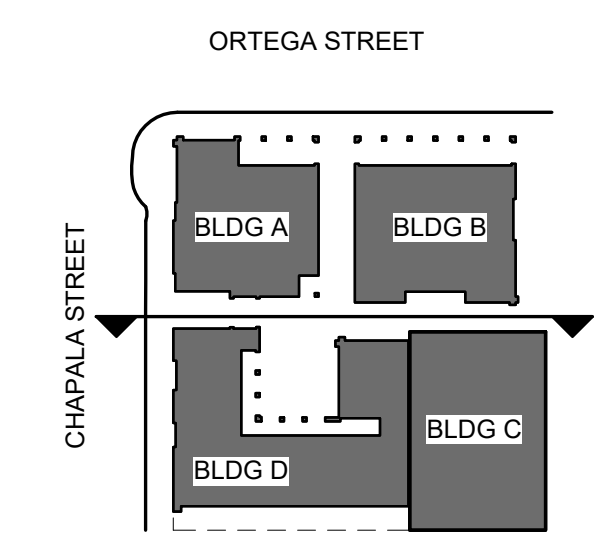
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WEST COURTYARD ELEVATION
1/8" = 1'-0"



NORTH COURTYARD ELEVATION
1/8" = 1'-0"



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630 CHAPALA STREET

OVERALL COURTYARD EXT. ELEVATIONS



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Scale: As indicated
Drawn: AW

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SHEET NO. **A5.3**

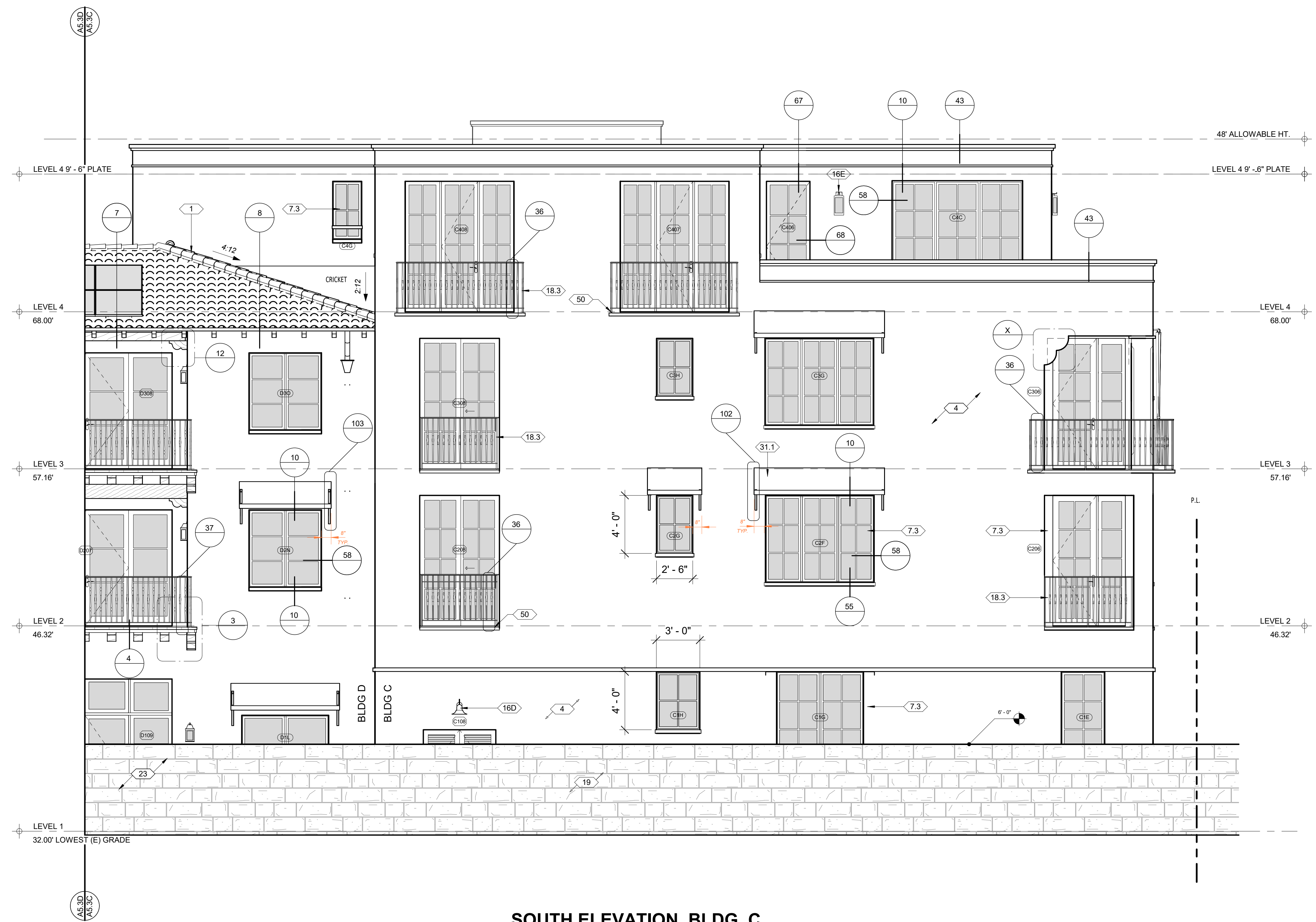
GENERAL NOTES

- A GRADE LINE SHOWN FOR SCHEMATIC PURPOSES. REFER TO CIVIL ENGINEER'S PLANS TYP.
- B EXTERIOR SIGNAGE NOT SHOWN. UNDER SEPARATE PERMIT
- C REFER TO STRUCTURAL PLANS FOR FOUNDATION AND SLAB INFORMATION
- D REFER TO ELECTRICAL PLANS FOR ALL EXTERIOR LIGHTING FIXTURES, NOTES AND WIRING
- E CONTROL JOINTS NOT SHOWN BUT SHALL MEET THE FOLLOWING REQUIREMENTS
 - 1. NO PANELS OR SECTIONS SHALL EXCEED A SQUARE AREA OF 144 S.F.
 - 2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16' U.N.O. BY E.O.R.
 - 3. CONTROL JOINTS SHALL BE LOCATED ON BOTH SIDES OF OPENINGS LARGER THAN 6'-0" U.N.O. BY E.O.R.
 - 4. CONTROL JOINTS SHALL BE LOCATED AT AT LEAST ONE SIDE OF OPENINGS SMALLER THAN 6'-0" U.N.O. BY E.O.R.
- F. SEE FINISH SCHEDULE FOR COLORS AND MATERIALS

EXTERIOR FINISHES

- 1 CLASS A ROOF, TILE CAPS AND STARTER PAN, REMAINING PANS NEW TO MATCH SUPPLIED. REDLANDS - VERIFY W/ARCHITECT. STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1'-3" MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS. OVER EXTERIOR PLY AND 2 LAYERS CLASS A WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED AND 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY. DETAIL 5/A10.1
- 4 7/8" EXTERIOR PLASTER, PAINTED COLOR: WARM WHITE - VERIFY TEXTURE WITH ARCHITECT. PROVIDE SAMPLES IN FIELD. TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH, INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT) OVER METAL LATHE, TYVEK (TWO LAYERS AT SHEAR WALLS) AND EXTERIOR PLY. EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS.
- 7.3 METAL CLAD DOORS AND WINDOWS AT BLDG. C. ARCADIA STEEL LOOK ALUMINUM DUAL LOW E. COLOR: MIDNIGHT BLACK
- 16D EXT. LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP 25 WATT OR EQUIVALENT MAX. BY BARN LIGHT ELECT. ORIGINAL VENTED GOOSENECK LIGHT, COLOR: BLACK RUST, 12" W/16" EXTENSION
- 16E EXT. WALL SCONCE LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS æ'BOZEMAN æ' SMALL COLOR: BLACK RUST. FLUSH MOUNT
- 18.3 IRON RAILING @ BLDG. C, PER DETAIL 36. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 19 RE-USE EXISTING SANDSTONE. 12" VENEER WITH FULL CUT CORNERS PER DETAIL. EXTEND VENEER 6" BELOW GRADE. WEEP SCREED AS REQUIRED OVER FRAMING
- 31.1 CANVAS AWNING, SUNBRELLA. BRACKET DESIGN AS APPROVED BY ARCHITECT. BLDG. C BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'BASIL'
- 50 EXTERIOR STAIR TREADS AND BALCONY: PETRAIA LOTTO GRIP PORCELAIN. A852734. CUT NOSING TO 1-1/2"

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SOUTH ELEVATION, BLDG. C
1/4" = 1'-0"

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630 CHAPALA STREET
 SOUTH ELEVATION
 BLDG C 1/4"

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Date: 2024-04-11
 Scale: As indicated
 Drawn: AW

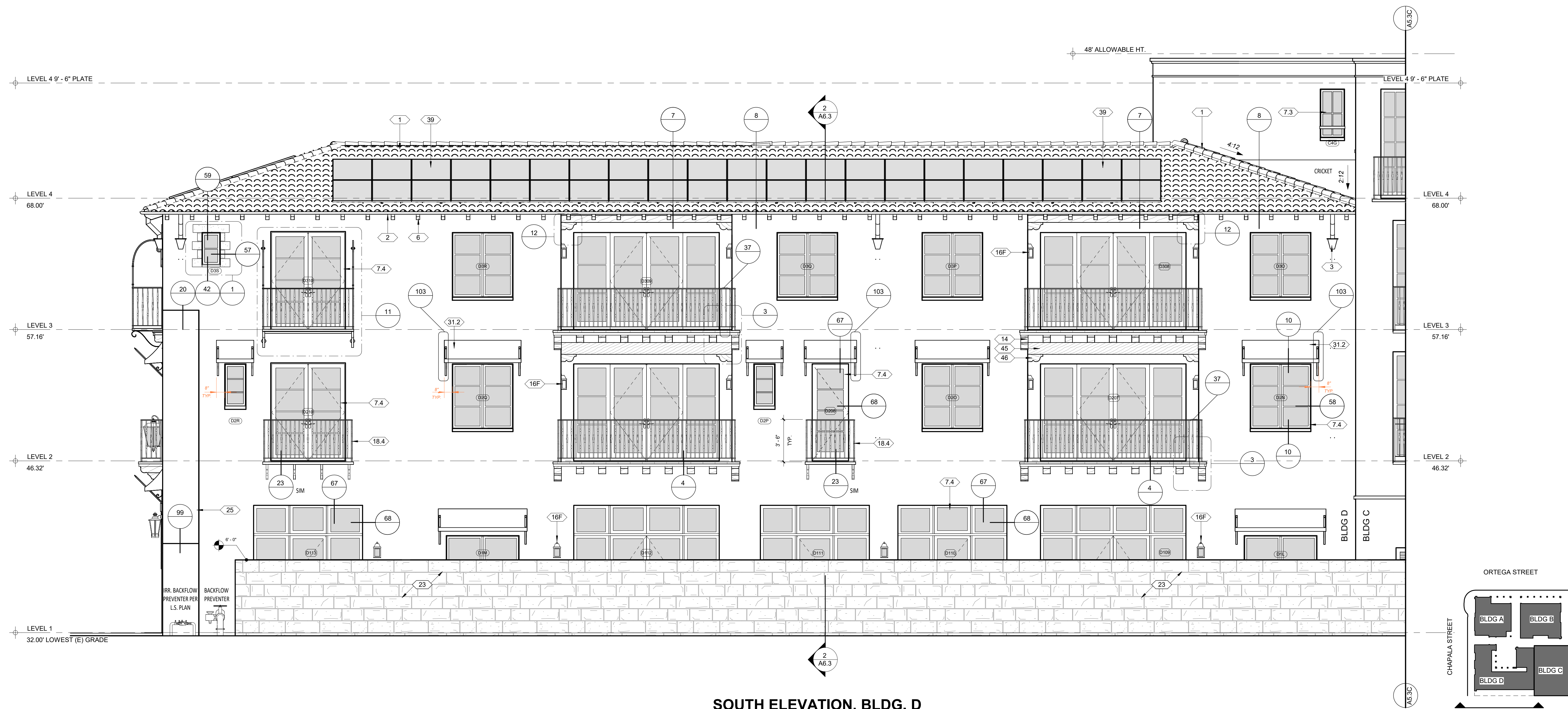
SHEET NO.
A5.3C

GENERAL NOTES

- A GRADE LINE SHOWN FOR SCHEMATIC PURPOSES. REFER TO CIVIL ENGINEER'S PLANS TYP.
- B EXTERIOR SIGNAGE NOT SHOWN. UNDER SEPARATE PERMIT
- C REFER TO STRUCTURAL PLANS FOR FOUNDATION AND SLAB INFORMATION
- D REFER TO ELECTRICAL PLANS FOR ALL EXTERIOR LIGHTING FIXTURES, NOTES AND WIRING
- E CONTROL JOINTS NOT SHOWN BUT SHALL MEET THE FOLLOWING REQUIREMENTS
 - 1. NO PANELS BETWEEN SECTIONS SHALL EXCEED A SQUARE AREA OF 144 S.F.
 - 2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16' U.N.O. BY E.O.R.
 - 3. CONTROL JOINTS SHALL BE LOCATED ON BOTH SIDES OF OPENINGS LARGER THAN 6'-0" U.N.O. BY E.O.R.
 - 4. CONTROL JOINTS SHALL BE LOCATED AT AT LEAST ONE SIDE OF OPENINGS SMALLER THAN 6'-0" U.N.O. BY E.O.R.
- F. SEE FINISH SCHEDULE FOR COLORS AND MATERIALS

EXTERIOR FINISHES

- 1 CLASS A ROOF, TILE CAPS AND STARTER PAN, REMAINING PANS NEW TO MATCH SUPPLIED. REDLANDS - VERIFY W/ARCHITECT. STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1"-3" MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS. OVER EXTERIOR PLY AND 2 LAYERS CLASS A WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED AND 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY. DETAIL 5/A10.1
- 2 5" HALF ROUND COPPER GUTTER W/4" DIA. COPPER DOWNSPOUT, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
- 3 COPPER COLLECTOR BOX PER DETAIL 97/A10.10
- 6 4X8 DOUGLAS FIR ROOF RAFTERS PER STRUCTURE ENGINEER OR RAFTERS TAILS @ 24" O.C. MAX. U.N.O. SOLID BODY STAIN TO MATCH EAVES
- 7.3 METAL CLAD DOORS AND WINDOWS AT BLDG. C. ARCADIA STEEL LOOK ALUMINUM DUAL LOW E. COLOR: MIDNIGHT BLACK
- 7.4 METAL CLAD DOORS AND WINDOWS AT BLDG. D. ANDERSEN E SERIES DUAL LOW E. COLOR: SAGE
- 14 8X8 DOUGLAS FIR BEAM AT DECK PER DETAIL 40/A10.5. 12/A102, 5/A102, SMOOTH TEXTURE. SOLID BODY STAIN COLOR:
- 16F EXT WALL SCONCE LED. HANDELMAN. "CUMBERLAND" SMALL. OBSCURE GLASS PER PLAN LOCATIONS
- 18.4 IRON RAILING @ BLDG. D. PER DETAIL 37. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 25 PLASTER BUTTRESS PER DETAIL 20,98,99
- 31.2 CANVAS AWNING, SUNBRELLA. BRACKET DESIGN AS APPROVED BY ARCHITECT. BLDG. D BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'FERN'
- 39 TERRA COTTA HEADER PER DETAIL
- 45 SUNSHADE STRUCTURE PER STRUCTURAL. SUN SHADE: SHADEMART 8'-9" X 19'-2" APPROX. BEIGE TRIANGLE SUN SHADE SAIL SMLT CANOPY FABRIC CLOTH SCREEN, VERIFY W/ ARCHITECT
- 46 BRICK HEAD PER DETAIL 56/A10.7



SOUTH ELEVATION, BLDG. D

1/4" = 1'-0"

REVISION SCHEDULE

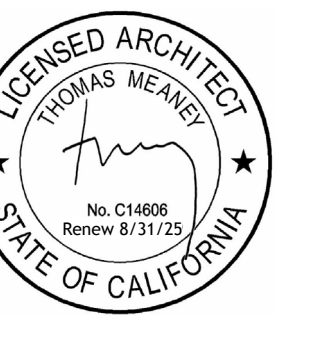
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630 CHAPALA STREET

SOUTH ELEVATION
BLDG D 1/4"



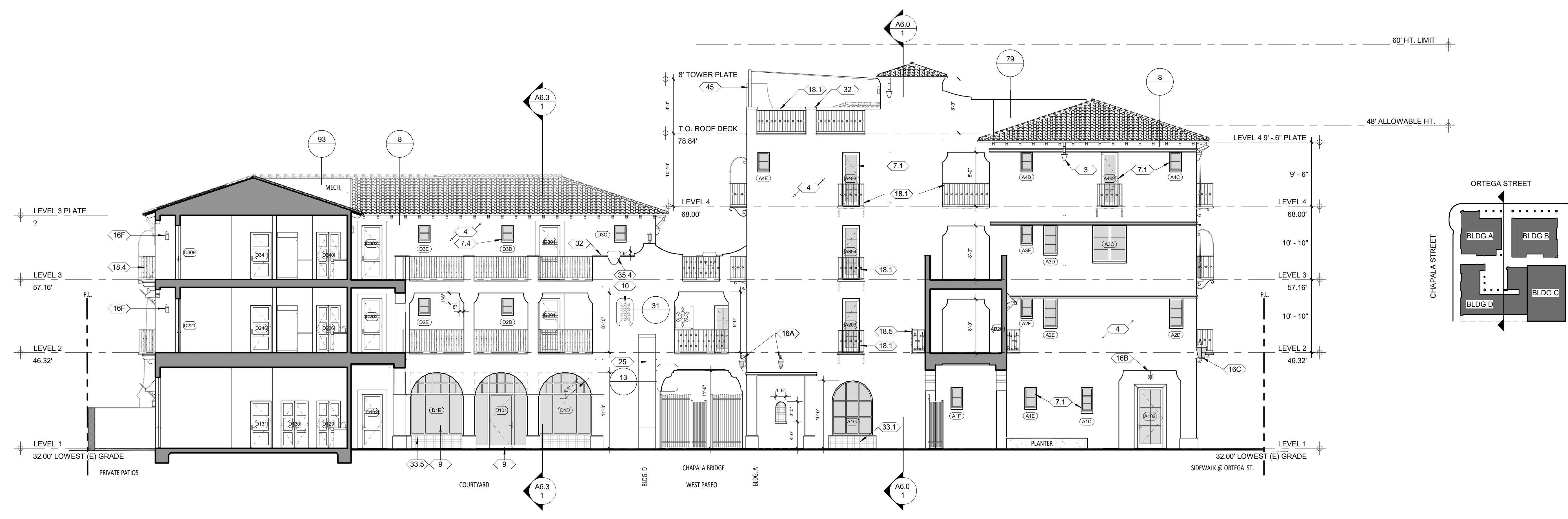
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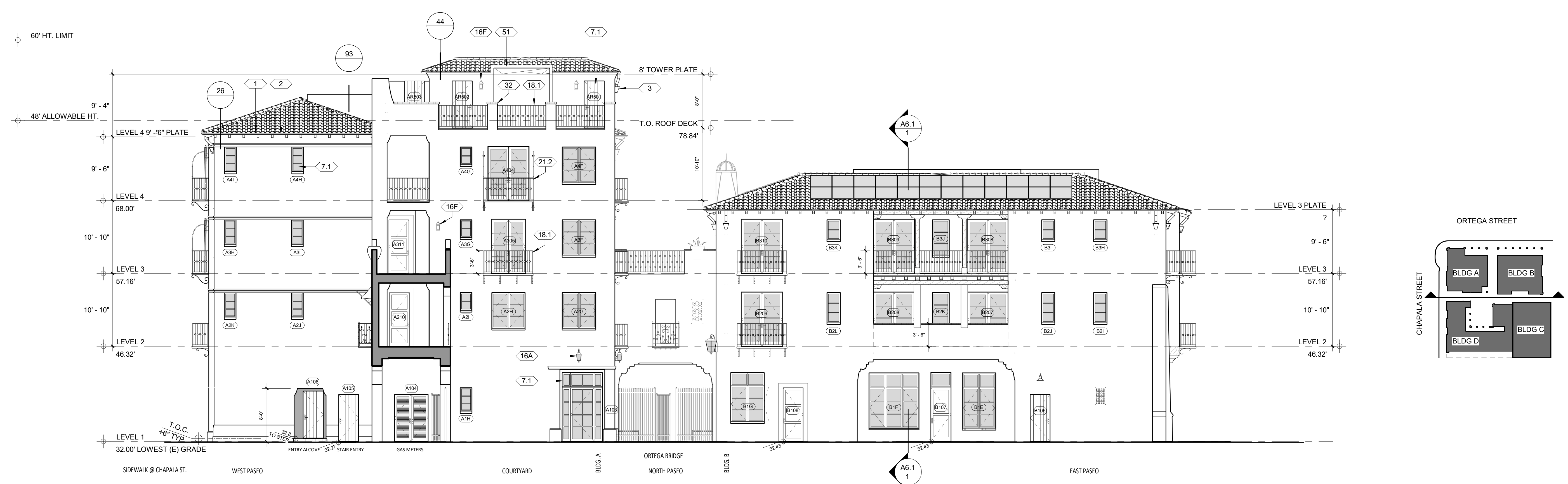
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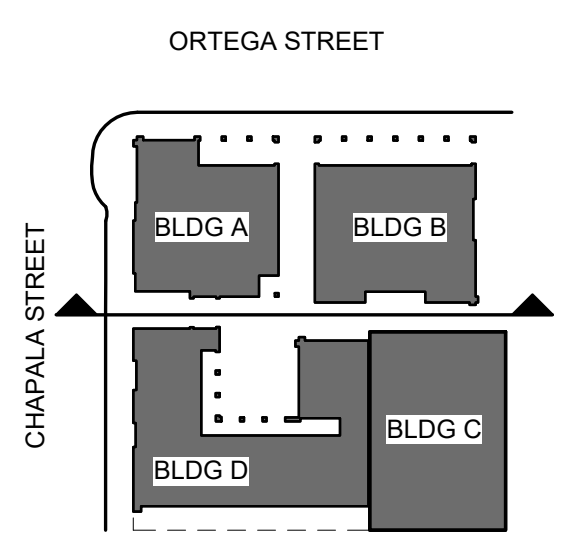
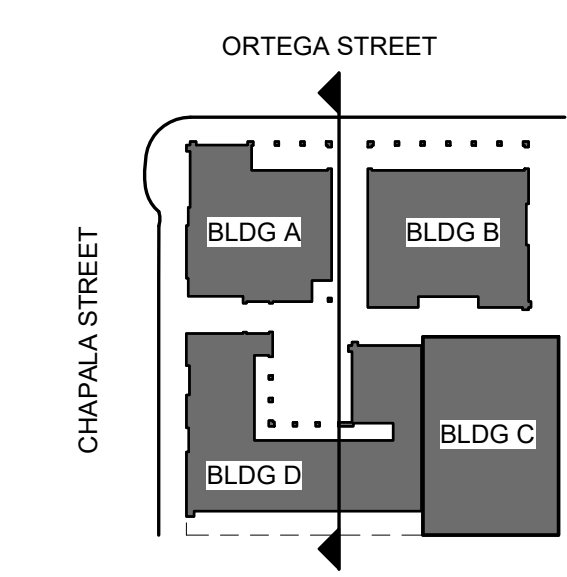
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EAST COURTYARD ELEVATION
1/8" = 1'-0"



SOUTH COURTYARD ELEVATION
1/8" = 1'-0"



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630 CHAPALA STREET

OVERALL COURTYARD EXTERIOR ELEVATIONS



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 SHEET NO. **A5.4**

GENERAL NOTES

- A GRADE LINE SHOWN FOR SCHEMATIC PURPOSES. REFER TO CIVIL ENGINEER'S PLANS TYP.
- B EXTERIOR SIGNAGE NOT SHOWN. UNDER SEPARATE PERMIT
- C REFER TO STRUCTURAL PLANS FOR FOUNDATION AND SLAB INFORMATION
- D REFER TO ELECTRICAL PLANS FOR ALL EXTERIOR LIGHTING FIXTURES, NOTES AND WIRING
- E CONTROL JOINTS NOT SHOWN BUT SHALL MEET THE FOLLOWING REQUIREMENTS
 - 1. NO PANELS OR SECTIONS SHALL EXCEED A SQUARE AREA OF 144 S.F.
 - 2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16' U.N.O. BY E.O.R.
 - 3. CONTROL JOINTS SHALL BE LOCATED ON BOTH SIDES OF OPENINGS LARGER THAN 6'-0" U.N.O. BY E.O.R.
 - 4. CONTROL JOINTS SHALL BE LOCATED AT AT LEAST ONE SIDE OF OPENINGS SMALLER THAN 6'-0" U.N.O. BY E.O.R.
- F. SEE FINISH SCHEDULE FOR COLORS AND MATERIALS

EXTERIOR FINISHES

- 1 CLASS A ROOF, TILE CAPS AND STARTER PAN, REMAINING PANS NEW TO MATCH SUPPLIED. REDLANDS - VERIFY W/ARCHITECT. STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1"-3" MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS. OVER EXTERIOR PLY AND 2 LAYERS CLASS A WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED AND 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY. DETAIL 5/A10.1
- 2 5" HALF ROUND COPPER GUTTER W/4" DIA. COPPER DOWNSPOUT, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
- 3 COPPER COLLECTOR BOX PER DETAIL 97/A10.10
- 5 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL 8/A10.1, SMOOTH TEXTURE, SOLID BODY, STAIN COLOR: VERIFY W/ARCHITECT.
- 7.1 METAL CLAD DOORS AND WINDOWS AT BLDG. A. ANDERSEN E SERIES DUAL LOW E. COLOR: OLIVE
- 7.5 METAL CLAD DOORS AND WINDOWS @ BRIDGES, ANDERSEN E SERIES DUAL LOW E. COLOR: 'MOODY BLUE'
- 9 DYNAMIC 'ARTE ALUMINUM' STOREFRONT DOOR OR WINDOW PER DETAIL. MATCH BUILDING WINDOW COLOR
- 10 GFRG DECORATIVE PLASTER GRILLE PER DETAILS. SUPPLY: PACIFIC REGISTER COMPANY
- 12 DOUGLAS FIR CORBEL PER DETAIL 12/A10.2, SOLID BODY STAIN COLOR: _____
- 16C EXT. WALL MOUNTED INDIRECT CORNER LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ARLINGTON' LARGE COLOR: BLACK RUST, 16" X12".
- 18.1 IRON RAILING @ BLDG. A, PER DETAIL 34. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 18.5 IRON RAILING @ BRIDGES, PER DETAIL 38. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 20 WEEP SCREED, PROFILE TO ALLOW PLASTER BELOW SCREED PER DETAIL. PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2&6 MIN. ABOVE CONCRETE/PAVING WHERE OCCURS PER DET 21
- 21 NOT USED
- 21.4 IRON BALCONY 4 PER DETAIL 39. PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMI GLOSS
- 29.1 CANVAS CURTAIN, STEEL ROD BLACK SEMI-GLOSS. BLDG. A COLOR: SUNBRELLA 'DUBONNET TWEED'
- 31.4 CANVAS AWNING, SUNBRELLA. BRACKET DESIGN AS APPROVED BY ARCHITECT. CHAPALA BRIDGE BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'BASI'
- 33.1 TILE WALL BASE @ BLDG. A PER DETAIL. TALAVERA, 'CAJEME' 6" SQ.
- 35.3 POT, GLADDING MCBEAN MODEL 156.23, ORTEGA BRIDGE (X2) COLOR: GLADDEN MCBEAN 'CAVERN CLAY'
- 35.4 POT, GLADDING MCBEAN MODEL 156.23, CHAPALA BRIDGE COLOR: GLADDEN MCBEAN 'CAVERN CLAY'
- 37 VW EMBLEM GFRG 30" DIAMETER
- 42 FORMED PLASTER SURROUND PER DETAIL
- 44 8X8 DOUGLAS FIR CORBEL PER DETAIL, SMOOTH TEXTURE. SOLID BODY STAIN COLOR: _____
- 51 SUNSHADE STRUCTURE PER STRUCTURAL. SUN SHADE: SHADEMART 8'-9" X 19'-2" APPROX. BEIGE TRIANGLE SUN SHADE SAIL SMSLT CANOPY FABRIC CLOTH SCREEN, VERIFY W/ ARCHITECT
- 57 GFRG DRYER WALL VENT PER DETAIL 105

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WEST ELEVATION @ CHAPALA ST., BLDG A

1/4" = 1'-0"

630 CHAPALA STREET

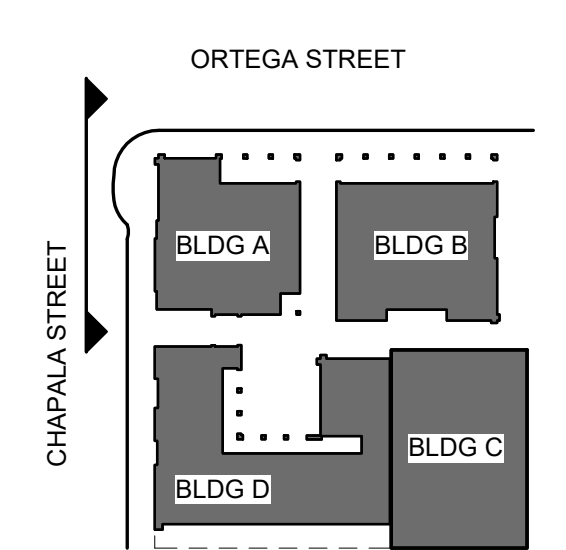
WEST ELEVATION
BLDG A 1/4"



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Scale: As indicated
Drawn: AW

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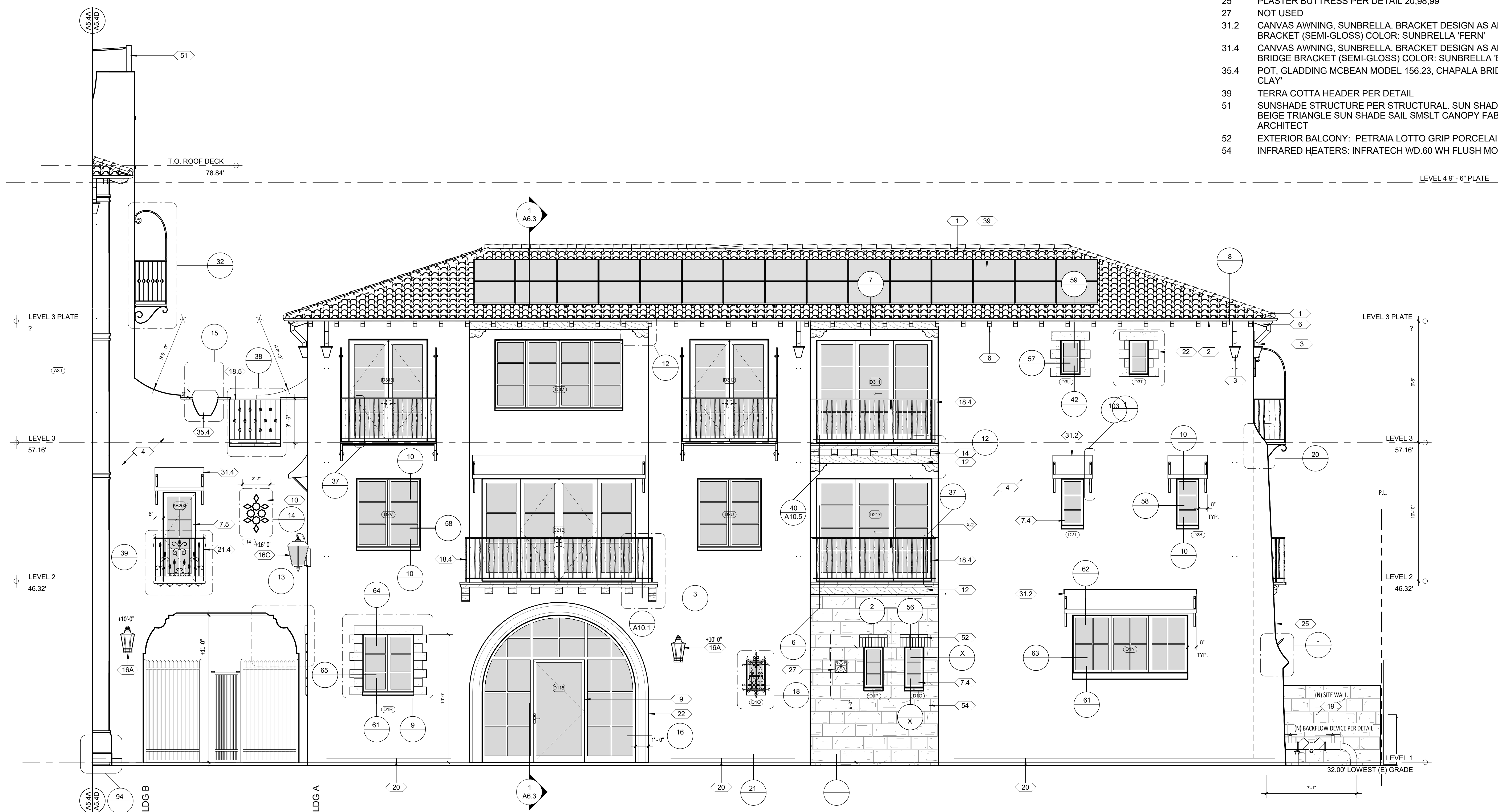


GENERAL NOTES

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- B EXTERIOR SIGNAGE NOT SHOWN. UNDER SEPARATE PERMIT
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 - 1. NO PANELS OR SECTIONS SHALL EXCEED A SQUARE AREA OF 144 S.F.
 - 2. DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16' U.N.O. BY E.O.R.
 - 3. CONTROL JOINTS SHALL BE LOCATED ON BOTH SIDES OF OPENINGS LARGER THAN 6'-0" U.N.O. BY E.O.R.
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- F. SEE FINISH SCHEDULE FOR COLORS AND MATERIALS

EXTERIOR FINISHES

- 1 CLASS A ROOF, TILE CAPS AND STARTER PAN, REMAINING PANS NEW TO MATCH SUPPLIED. REDLANDS - VERIFY W/ARCHITECT. STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1"-3" MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS. OVER EXTERIOR PLY AND 2 LAYERS CLASS A WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED AND 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY. DETAIL 5/A10.1
- 2 5" HALF ROUND COPPER GUTTER W/4" DIA. COPPER DOWNSPOUT, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
- 3 COPPER COLLECTOR BOX PER DETAIL 97/A10.10
- 4 7/8" EXTERIOR PLASTER, PAINTED COLOR: WARM WHITE - VERIFY TEXTURE WITH ARCHITECT. PROVIDE SAMPLES IN FIELD. TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH, INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT) OVER METAL LATHE, TYVEK (TWO LAYERS AT SHEAR WALLS) AND EXTERIOR PLY. EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS.
- 6 4X8 DOUGLAS FIR ROOF RAFTERS PER STRUCTUREL ENGINEER OR RAFTERS TAILS @ 24" O.C. MAX. U.N.O. SOLID BODY STAIN TO MATCH EAVES
- 7.4 METAL CLAD DOORS AND WINDOWS AT BLDG. D. ANDERSEN E SERIES DUAL LOW E. COLOR: SAGE
- 7.5 METAL CLAD DOORS AND WINDOWS @ BRIDGES, ANDERSEN E SERIES DUAL LOW E. COLOR: 'MOODY BLUE'
- 9 DYNAMIC 'ARTE ALUMINUM' STOREFRONT DOOR OR WINDOW PER DETAIL. MATCH BUILDING WINDOW COLOR
- 10 GFRG DECORATIVE PLASTER GRILLE PER DETAILS. SUPPLY: PACIFIC REGISTER COMPANY
- 12 DOUGLAS FIR CORBEL PER DETAIL 12/A10.2, SOLID BODY STAIN COLOR: _____
- 14 8X8 DOUGLAS FIR BEAM AT DECK PER DETAIL 40/A10.5. 12/A102, 5/A102, SMOOTH TEXTURE. SOLID BODY STAIN COLOR: _____
- 16A EXT. WALL MOUNTED INDIRECT LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ANACAPA-MEDIUM' COLOR: BLACK RUST, 10"X28". OBSCURE GLASS
- 16C EXT. WALL MOUNTED INDIRECT CORNER LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ARLINGTON' LARGE COLOR: BLACK RUST, 16" X12".
- 18.4 IRON RAILING @ BLDG. D, PER DETAIL 37. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 18.5 IRON RAILING @ BRIDGES, PER DETAIL 38. PROVIDE SHOP DRAWINGS. GALVANIZED BLACK
- 19 RE-USE EXISTING SANDSTONE. 12" VENEER WITH FULL CUT CORNERS PER DETAIL. EXTEND VENEER 6" BELOW GRADE. WEEP SCREED AS REQUIRED OVER FRAMING
- 20 WEEP SCREED, PROFILE TO ALLOW PLASTER BELOW SCREED PER DETAIL. PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2&6 MIN. ABOVE CONCRETE/PAVING WHERE OCCURS PER DET 21
- 21.4 IRON BALCONY 4 PER DETAIL 39. PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMI GLOSS
- 22 HAMMERED STONE VENEER SURROUND PER DETAIL, OVER SCRATCH COAT, FULL CORNERS. REUSE EXISTING STONE
- 25 PLASTER BUTTRESS PER DETAIL 20,98,99
- 27 NOT USED
- 31.2 CANVAS AWNING, SUNBRELLA, BRACKET DESIGN AS APPROVED BY ARCHITECT. BLDG. D BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'FERN'
- 31.4 CANVAS AWNING, SUNBRELLA, BRACKET DESIGN AS APPROVED BY ARCHITECT. CHAPALA BRIDGE BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'BASIL'
- 35.4 POT, GLADDING MCBEAN MODEL 156.23, CHAPALA BRIDGE COLOR: GLADDEN MCBEAN 'CAVERN CLAY'
- 39 TERRA COTTA HEADER PER DETAIL
- 51 SUNSHADE STRUCTURE PER STRUCTURAL. SUN SHADE: SHADEMART 8'-9" X 19'-2" APPROX. BEIGE TRIANGLE SUN SHADE SAIL SMSLT CANOPY FABRIC CLOTH SCREEN, VERIFY W/ ARCHITECT
- 52 EXTERIOR BALCONY: PETRAIA LOTTO GRIP PORCELAIN 13X13X3.5. A8527/GH. EDGE PER 105
- 54 INFRARED HEATERS: INFRA TECH WD.60 WH FLUSH MOUNT. WHITE



WEST ELEVATION @ CHAPALA ST., BLDG D

1/4" = 1'-0"

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630 CHAPALA STREET

WEST ELEVATION
BLDG D 1/4"

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DATE: 2024-04-11
SCALE: As Indicated
DRAWN: AW

SHEET NO. **A5.4D**

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| NO. | DESCRIPTION | DATE |
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WEST ELEVATION @ CHAPALA ST.

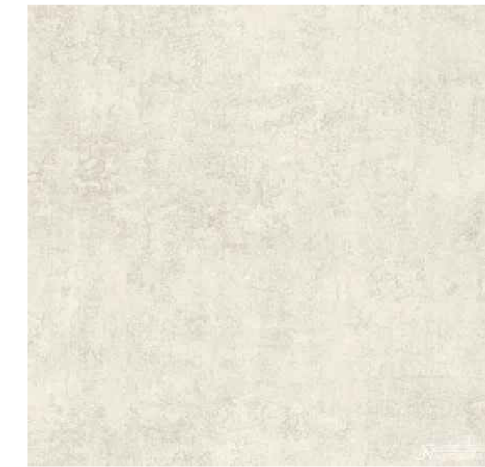
1/8" = 1'-0"

ROOF TILE - TYP.

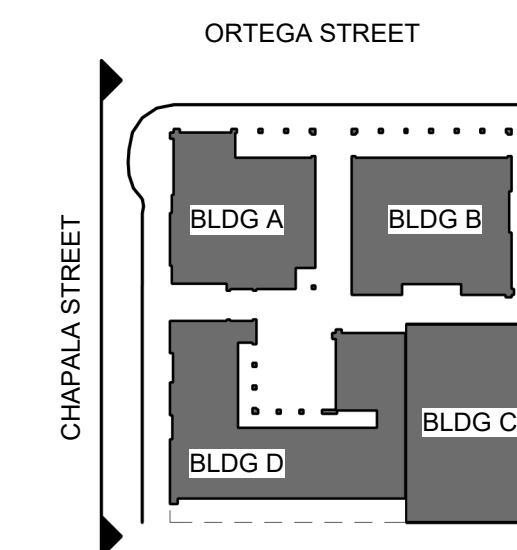


1 - REDLANDS CLAY - CONFIRM COLOR W/ ARCHITECT

EXT. WALL FINISH - TYP.



6 - 7/8" EXT. PLASTER



EXTERIOR FLOORING - TYP.



49 - 12"x12" PORCELAIN TERRA COTTA TILE

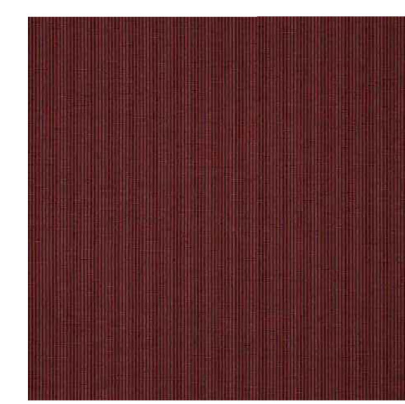
BUILDING A FINISHES

DOOR / WINDOW COLOR



7.1 - ANDERSON DOORS AND WINDOWS, 'OLIVE'

CURTAINS



29.1 - SUNBRELLA 'DUBONNET TWEED'

SUN SHADE



51 - SUN SHADE BY: SHADEMART 'BEIGE'

TILE @ CORNER



33.1, TILE A: TALAVERA 'ATESSA' 4.25"x4.25"

TILE @ ARCADES



33.2, TILE B: TALAVERA 'CAJEME' 4.25"x4.25"

EXT. PENDENT LIGHTS



53 - POINTED STAR LIGHT

DOOR / WINDOW COLOR



7.5 - ANDERSON DOORS AND WINDOWS, 'WATERCOLOR BLUE'

AWNINGS



31.1 - SUNBRELLA 'SAPHIRE'

CHAPALA BRIDGE FINISHES

EXT. STRING LIGHTS



16J - PATIO STRING LIGHT BLACK BY PAPER LANTERN STORE

CERAMIC PLANTERS



35.1 - GLADDING McBEAN SERIES 156 PLANTER, COLOR: CAVERN CLAY - CONFIRM

EXT. CORNER LIGHT FIXTURES



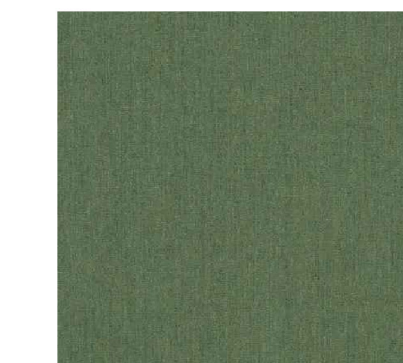
16C - HANDLEMAN STUDIOS - 'ARLINGTON - LARGE'

DOOR / WINDOW COLOR



ANDERSON DOORS AND WINDOWS, 'SAGE'

AWNINGS



SUNBRELLA 'FERN'

EXT. LIGHT FIXTURES



16A - HANDLEMAN STUDIOS - 'ANACAPA - MEDIUM'



16F - HANDLEMAN STUDIOS - 'CUMBERLAND - SMALL'

EXTERIOR STONE



54 - SANDSTONE VENEER TO MATCH RE-CLAIMED SITE STONE



PROPOSED VIEW OF BLDG. A @ CORNER OF ORTEGA AND CHAPALA



PROPOSED VIEW OF BLDGS. A, D AND BRIDGE @ CHAPALA ST.



PROPOSED VIEW OF BLDG. D @ CHAPALA ST.

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630 CHAPALA STREET

EXTERIOR FINISHES



Date: 2024-03-21
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 Drawn: AW

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A5.6

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NORTH ELEVATION @ ORTEGA ST.

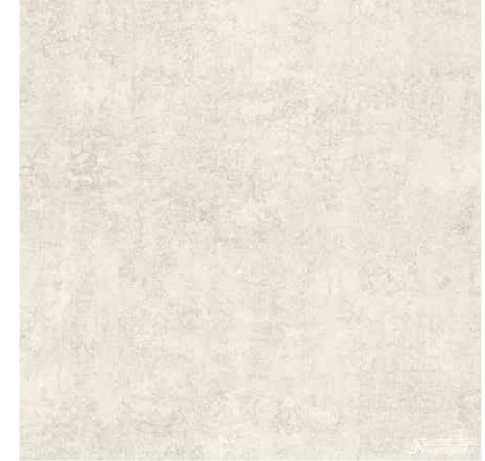
1/8" = 1'-0"

ROOF TILE - TYP.

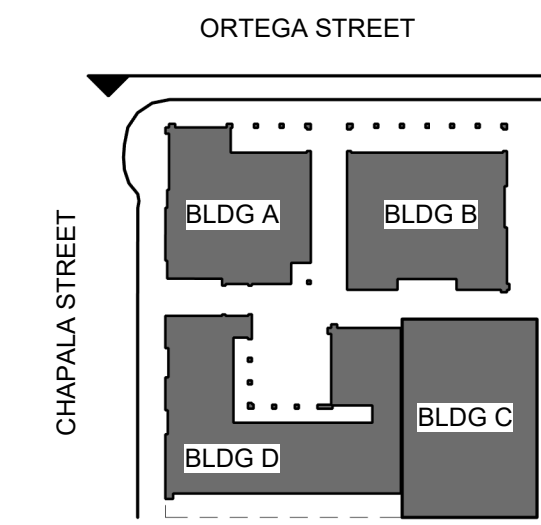


1 - REDLANDS CLAY - CONFIRM COLOR W/ ARCHITECT

EXT. WALL FINISH - TYP.



6 - 7/8" EXT. PLASTER



EXTERIOR FLOORING - TYP.



49 - 12"x12" PORCELAIN TERRA COTTA TILE

BUILDING B FINISHES

DOOR / WINDOW COLOR



7.1 - ANDERSON DOORS AND WINDOWS, 'SLATE'

TILE @ ARCADE



33.1, TILE A: TALAVERA 'ATESSA' 4.25"x4.25"

EXT. LIGHT FIXTURES



16G - HANDLEMAN STUDIOS - 'BACARA'

DOOR / WINDOW COLOR



7.5 - ANDERSON DOORS AND WINDOWS, 'WATERCOLOR BLUE'

EXT. CORNER LIGHT FIXTURES



16C - HANDLEMAN STUDIOS - 'ARLINGTON - LARGE'

EXT. STRING LIGHTS



16J - PATIO STRING LIGHT BLACK BY PAPER LANTERN STORE

BUILDING A FINISHES

DOOR / WINDOW COLOR



7.1 - ANDERSON DOORS AND WINDOWS, 'OLIVE'

CURTAINS



29.1 - SUNBRELLA 'DUBONNET TWEED'

EXT. PENDENT LIGHTS



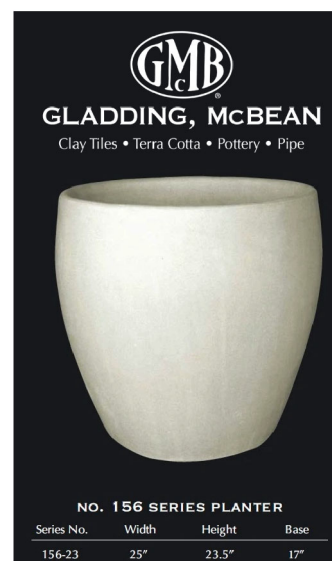
53 - POINTED STAR LIGHT

EXT. PENDENT LIGHTS



53 - POINTED STAR LIGHT

CERAMIC PLANTERS



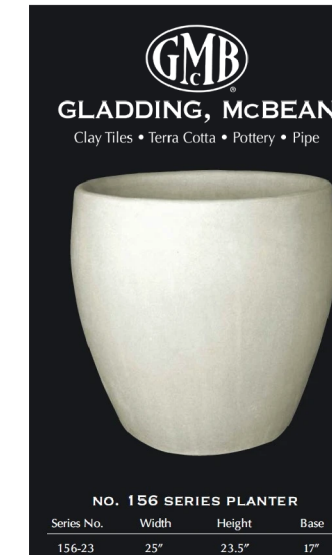
35.1 - GLADDING McBEAN SERIES 156 PLANTER, COLOR: HARVEST - CONFIRM

AWNINGS



31.1 - SUNBRELLA 'SAPPHIRE'

CERAMIC PLANTERS



35.1 - GLADDING McBEAN SERIES 156 PLANTER, COLOR: CAVERN CLAY - CONFIRM

TILE @ CORNER



33.1, TILE A: TALAVERA 'ATESSA' 4.25"x4.25"

TILE @ ARCADES



33.2, TILE B: TALAVERA 'CAJEME' 4.25"x4.25"

SUN SHADE



51 - SUN SHADE BY: SHADEMART 'BEIGE'



PROPOSED VIEW OF BLDG. B @ ORTEGA ST.



PROPOSED VIEW OF BLDGS. A, B AND BRIDGE @ ORTEGA ST.



PROPOSED VIEW OF BLDG. A @ CORNER OF ORTEGA AND CHAPALA

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 630 CHAPALA STREET
 EXTERIOR FINISHES

 Date: 2024-03-21
 Scale: As indicated
 Drawn: AW
 SHEET NO. **A5.7**

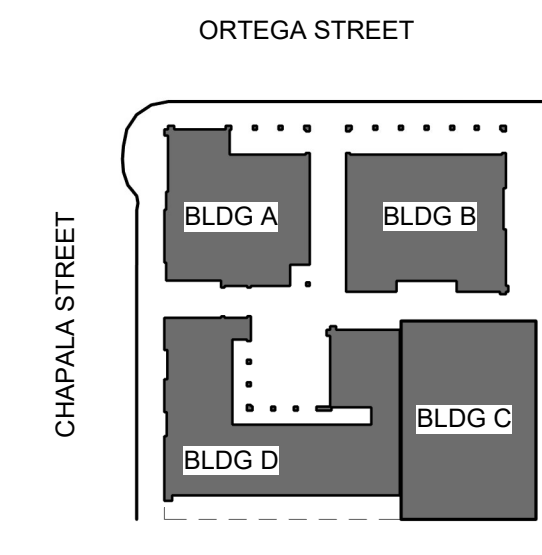
EAST ELEVATION

1/8" = 1'-0"



1 - REDLANDS CLAY - CONFIRM COLOR W/ ARCHITECT

EXT. WALL FINISH - TYP.



EXTERIOR FLOORING - TYP.



49 - 12"x12" PORCELAIN TERRA COTTA TILE

BUILDING C FINISHES

DOOR / WINDOW COLOR



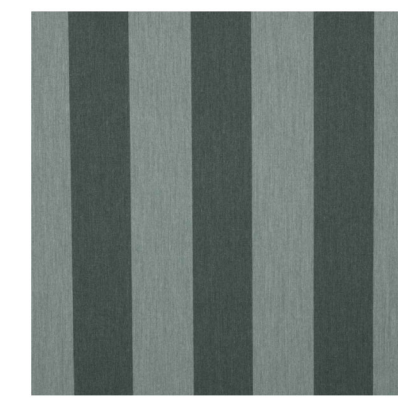
7.3 - ANDERSON DOORS AND WINDOWS, 'MIDNIGHT BLACK' MATTE

TILE



33.4 - TALAVERA TILE, ASSORTED, 4.25"x4.25" PER ARCHITECT - VERIFY

EXT. CURTAINS



22.9 - SUNBRELLA 'BEAUFORT SAGEBRUSH'

WOOD STAIN COLOR



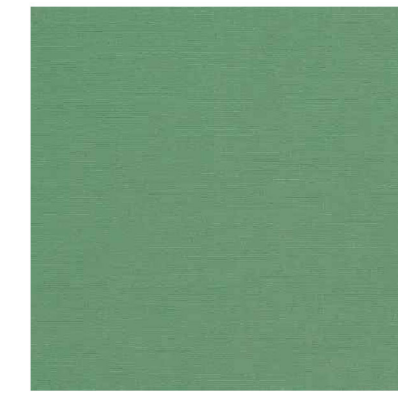
ARCHITECTURAL TRADITIONS WIRE BRUSHED CEDAR STAIN 'V6:82459

EXT. LIGHT FIXTURES



16-E - WALL SCONCE, HANDLEMAN STUDIOS - 'BOZEMAN' SMALL, BLACK

AWNINGS



31.1 - SUNBRELLA 'BASIL'

BUILDING B FINISHES

DOOR / WINDOW COLOR



7.1 - ANDERSON DOORS AND WINDOWS, 'SAGE'

TILE @ ARCADE



33.1, TILE A: TALAVERA 'ATESSA' 4.25"x4.25"

EXT. LIGHT FIXTURES



16G - HANDLEMAN STUDIOS - 'BACARA'

EXT. PENDENT LIGHTS



53 - POINTED STAR LIGHT

CERAMIC PLANTERS



35.1 - GLADDING McBEAN SERIES 156 PLANTER, COLOR: HARVEST - CONFIRM



PROPOSED VIEW FROM N.E. OF BLDG. C FROM SHARED PARKING LOT



PROPOSED VIEW OF BLDG. B @ ORTEGA ST.

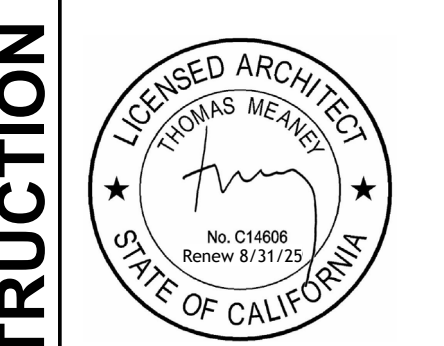
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630 CHAPALA STREET

EXTERIOR FINISHES



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A5.8

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SOUTH ELEVATION

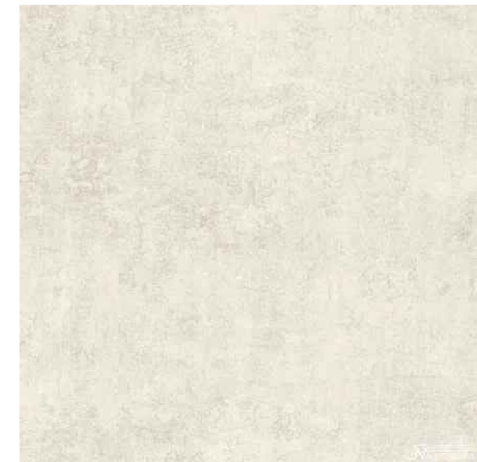
1/8" = 1'-0"

ROOF TILE - TYP.

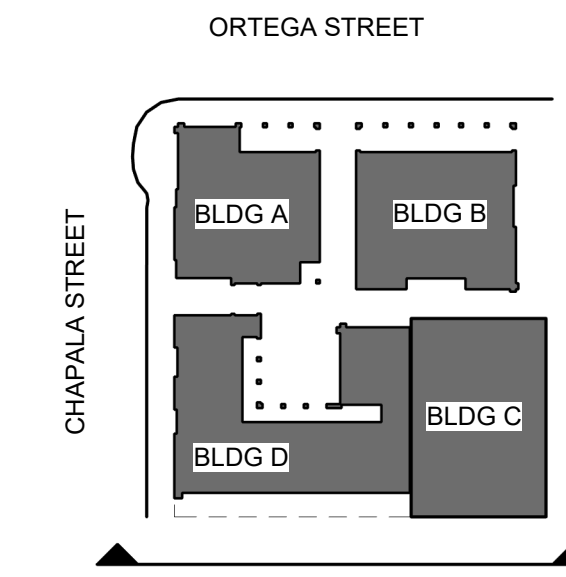


1 - REDLANDS CLAY - CONFIRM COLOR W/ ARCHITECT

EXT. WALL FINISH - TYP.



6 - 7/8" EXT. PLASTER



EXTERIOR FLOORING - TYP.



49 - 12"x12" PORCELAIN TERRA COTTA TILE

BUILDING D FINISHES

DOOR / WINDOW COLOR



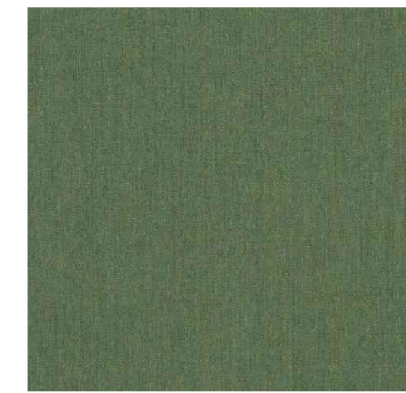
ANDERSON DOORS AND WINDOWS, 'SAGE'

EXT. LIGHT FIXTURES



16A - HANDLEMAN STUDIOS - 'ANACAPA - MEDIUM'

AWNINGS



SUNBRELLA 'FERN'

EXTERIOR STONE



54 - SANDSTONE VENEER TO MATCH RE-CLAIMED SITE STONE

BUILDING C FINISHES

DOOR / WINDOW COLOR



7.3 - ANDERSON DOORS AND WINDOWS, 'MIDNIGHT BLACK' MATTE

TILE



33.4 - TALAVERA TILE, ASSORTED, 4.25"x4.25" PER ARCHITECT - VERIFY

EXT. CURTAINS



22.9 - SUNBRELLA 'BEAUFORT SAGEBRUSH'

WOOD STAIN COLOR



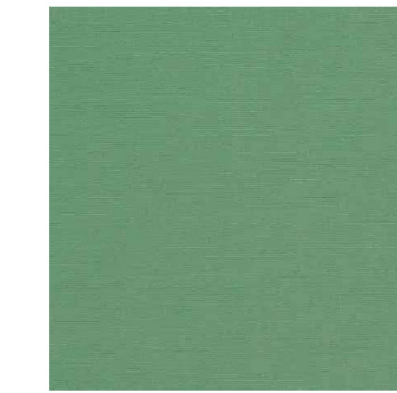
ARCHITECTURAL TRADITIONS WIRE BRUSHED CEDAR STAIN 'V6:82459'

EXT. LIGHT FIXTURES



16-E - WALL SCONCE, HANDLEMAN STUDIOS - 'BOZEMAN' SMALL, BLACK

AWNINGS



31.1 - SUNBRELLA 'BASIL'



PROPOSED VIEW FROM S.W. @ CHAPALA ST.



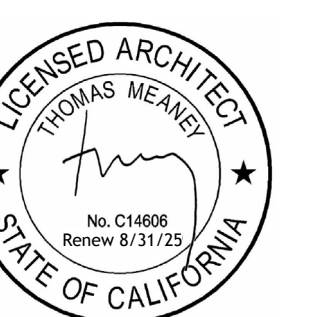
PROPOSED VIEW FROM S.E. @ SHARED PARKING LOT.

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630 CHAPALA STREET

EXTERIOR FINISHES



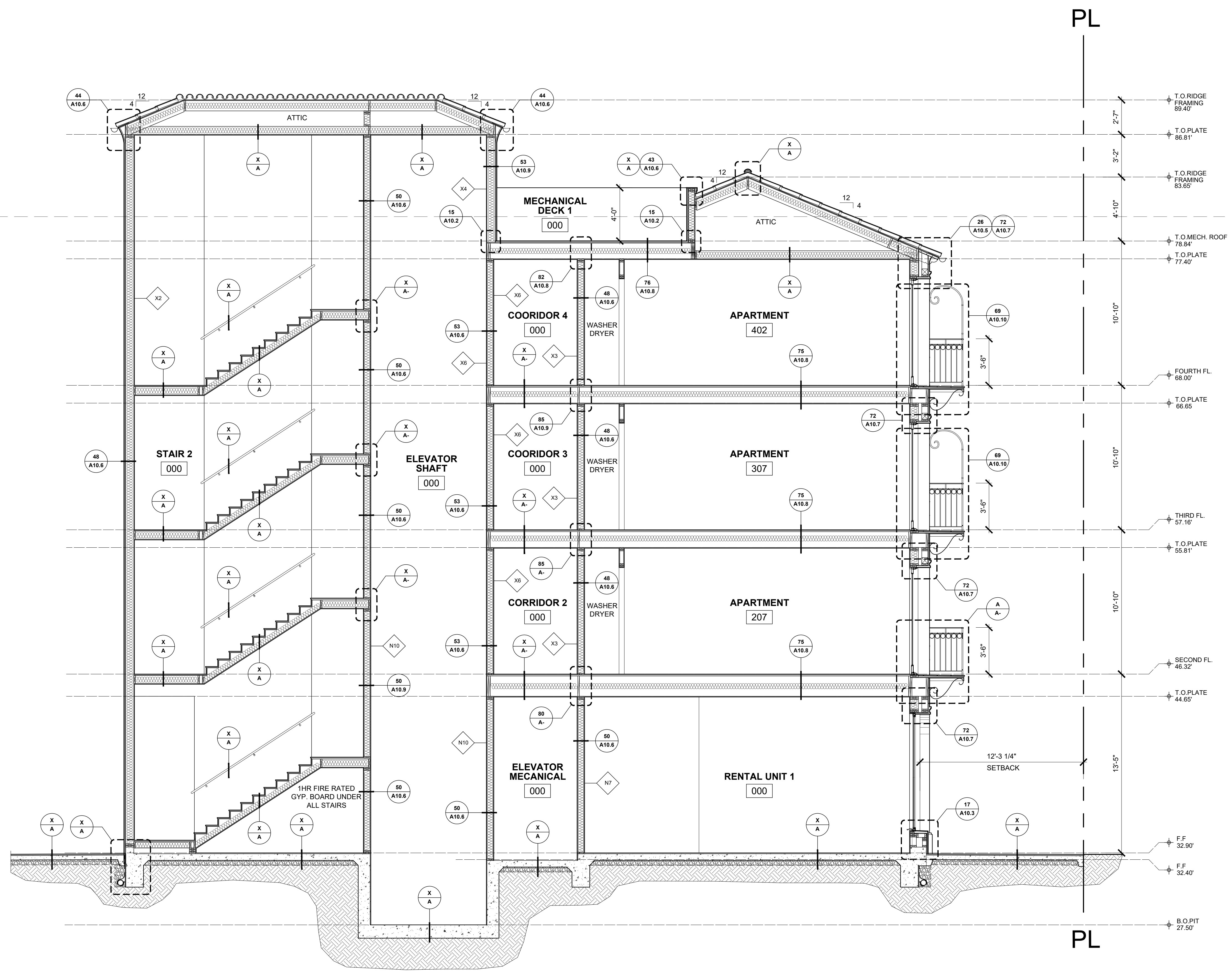
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MAX. ALLOWABLE HEIGHT 48'-0"
(PROPOSED 47'-9")



BUILDING A SECTION 01
SCALE 1/4"=1'-0"

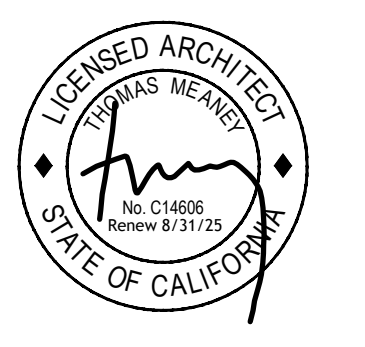
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630 CHAPALA STREET
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BUILDING A SECTION

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Date: Project Issue Date
Scale: 1/4" = 1'-0"
Drawn: TALLON

SHEET NO.
A6.0

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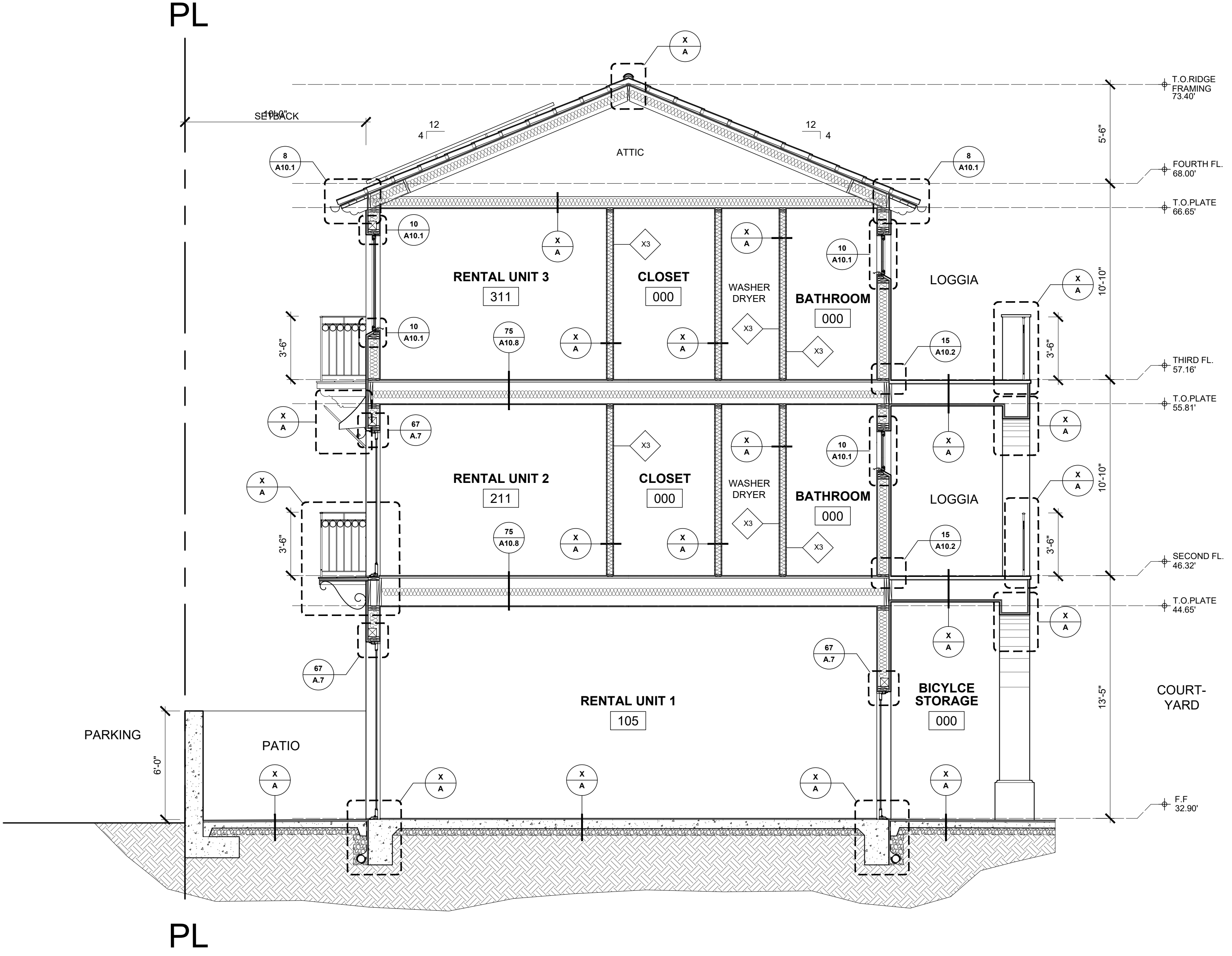
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T O M M E A N E Y A R C H I T E C T

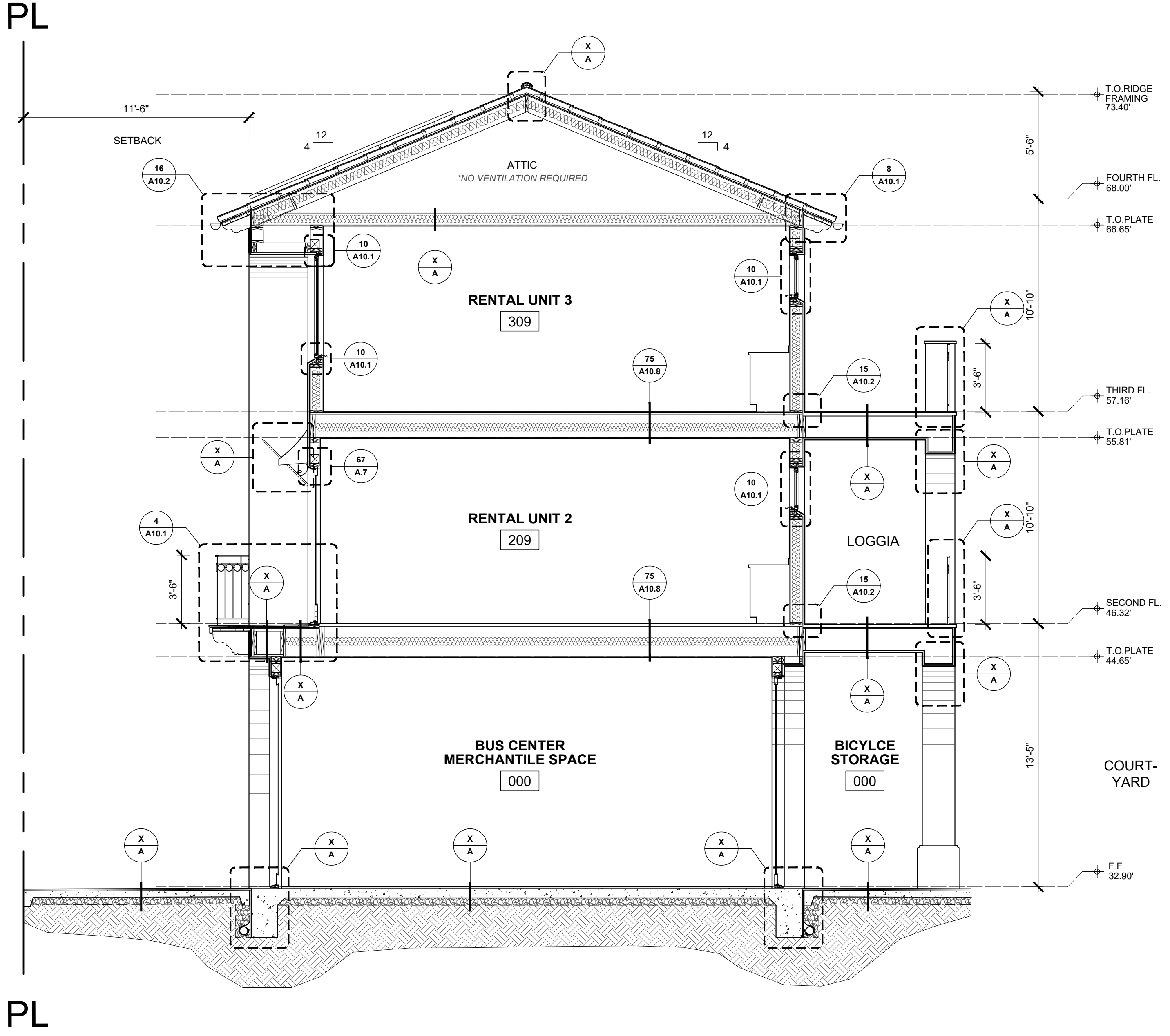
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MAX. ALLOWABLE HEIGHT 48'-0"
(PROPOSED 47'-9")



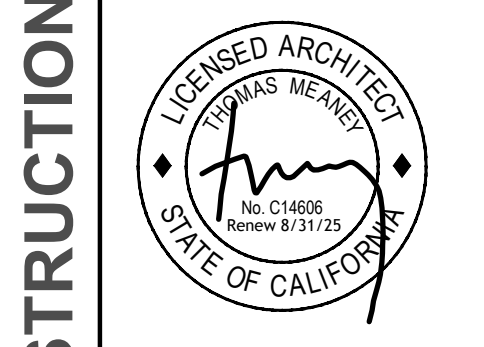
BUILDING D SECTION 02
SCALE 1/4"=1'-0"



BUILDING D SECTION 01
SCALE 1/4"=1'-0"

630 CHAPALA STREET
SANTA BARBARA

BUILDING D
SECTIONS

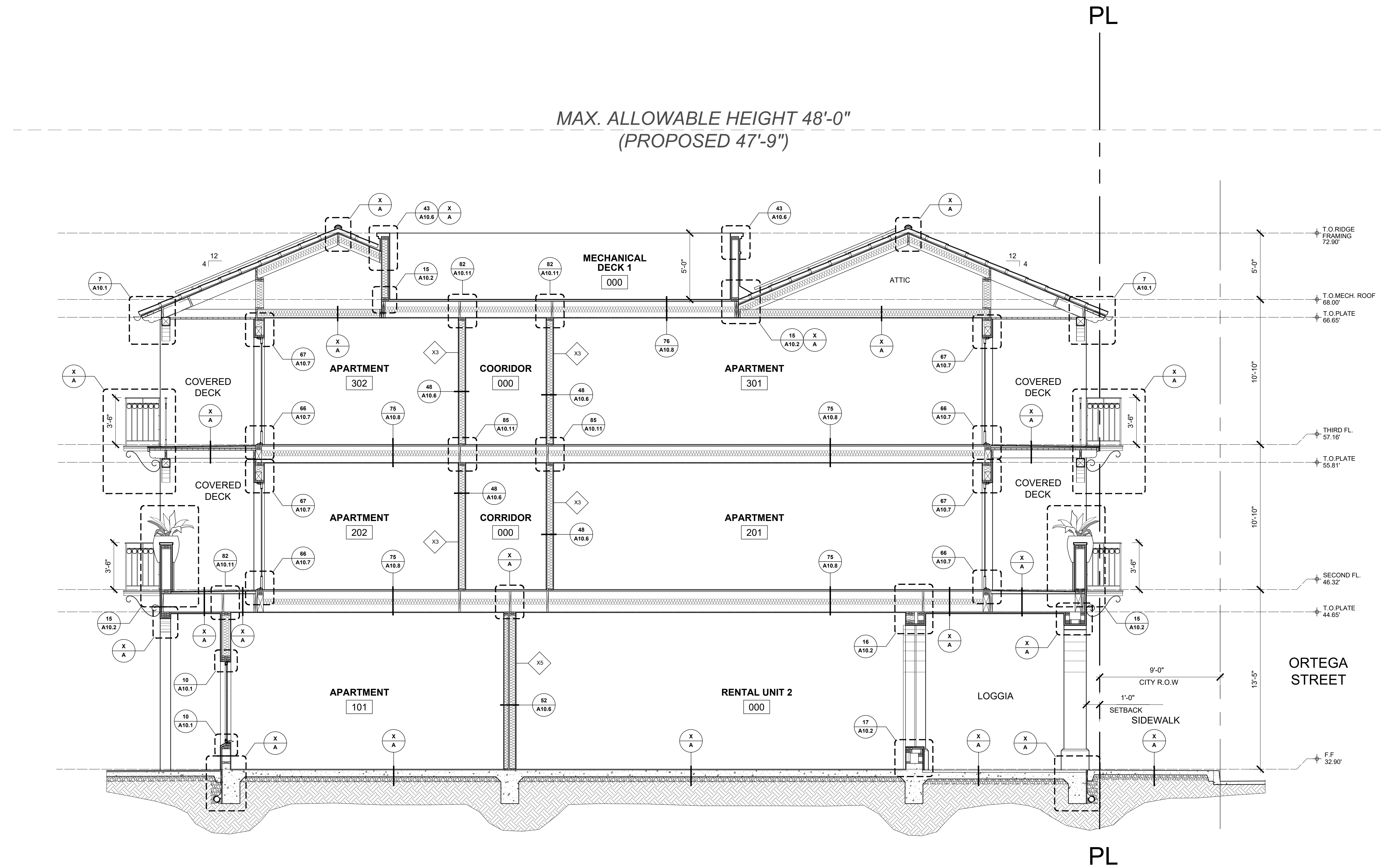


Date: Project Issue Date
Scale: 1/4" = 1'-0"
Drawn: TALLON

SHEET NO.
A6.3

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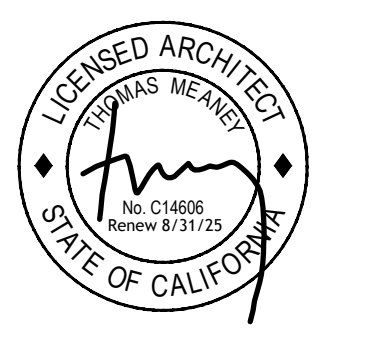
BUILDING B SECTION
SCALE 1/4"=1'-0" **01**

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|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
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 SANTA BARBARA

BUILDING B SECTION



Date: Project Issue Date
 Scale: 1/4" = 1'-0"
 Drawn: TALLON

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SHEET NO. **A6.1**

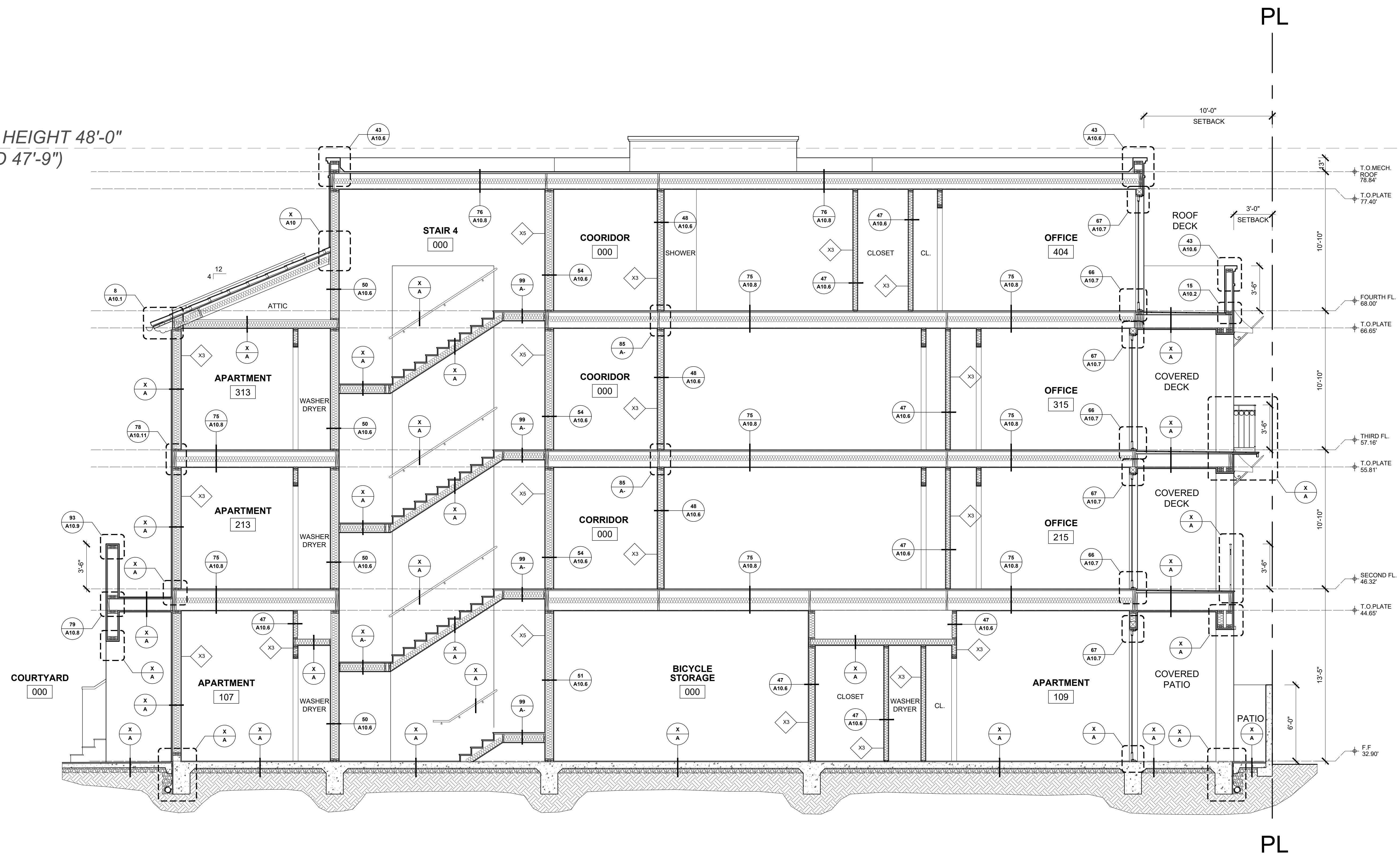
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MAX. ALLOWABLE HEIGHT 48'-0"
(PROPOSED 47'-9")

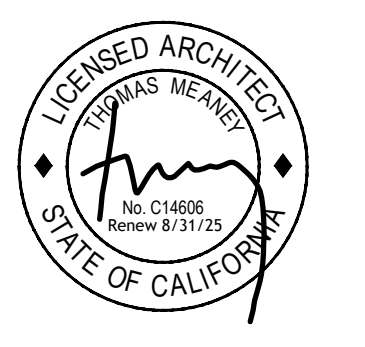


BUILDING C SECTION 01
SCALE 1/4"=1'-0"

NOT FOR CONSTRUCTION

630 CHAPALA STREET
SANTA BARBARA

BUILDING C SECTION



Date: Project Issue Date
Scale: 1/4" = 1'-0"
Drawn: TALLON

SHEET NO. **A6.2**

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WINDOW NOTES

- GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS [> 9 SQ FT] WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
- UNLESS PROTECTED BY A HORIZONTAL PROTECTIVE RAILING AT 34 INCHES TO 38 INCHES ABOVE FINISH FLOOR CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT. PROVIDE SAFETY GLAZING AT FIXED OR OPERABLE PANELS EXCEEDING 9 SQUARE FEET WHERE THE LOWER EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE FINISH FLOOR, THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR AND THERE ARE ONE OR MORE WALKING SURFACES WITHIN 36 INCHES OF THE GLAZING. [CRC R308.4]. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS WITH OPENINGS THAT ARE WITHIN 24" OF THE FINISHED FLOOR SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE THROUGH SUCH OPENINGS. SHALL BE PROVIDED WITH APPROVED FALL PREVENTION DEVICES OR SHALL BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE THAT COMPLIES WITH CRC R312.2.2 OR WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090. [CRC R312]
- GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
- EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44" .
- GLAZING IN EXTERIOR DOORS AND WINDOWS SHALL CONFORM TO HIGH FIRE REQUIREMENTS WITH AT LEAST ONE TEMPERED PANE MEETING REQUIREMENTS OF CBC 2406.
- ALL GLAZING TO MEET MIN. REQUIREMENTS*: ALL DOORS AND WINDOWS EXCEPT NOTED ELSEWHERE: .23 SHGC, .30 U-FACTOR STOREFRONT WINDOWS: .30 SHGC, .65 U-FACTOR REFER TO TITLE 24 REPORT FOR ADDITIONAL INFORMATION
- THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND DOORS UNTIL FINAL INSPECTION
- GLAZING SHALL BE NFRC RATED
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED
- SEE FLOOR PLANS AND ELEVATIONS FOR ADDITIONAL ASSEMBLY DETAILS

STOREFRONT NOTES

- ALL ALUMINUM STOREFRONT SECTIONS ARE 2" x 4 1/4" CENTER GLAZED, U.O
 - SEE ELEVATION COLOR NOTES ON ELEVATION SHEETS FOR STOREFRONT COLOR.
 - REFER TO WINDOW AND DOOR SCHEDULES FOR GLASS TYPES AND HEAD HEIGHTS.
 - REFER TO DOOR SCHEDULE FOR ALUMINUM STOREFRONT DOORS
 - ALL ALUMINUM SECTIONS SHALL BE ISOLATED FROM STEEL STUDS, FLASHING, ETC TO PREVENT GALVANIC CORROSION
- GLAZED OPENINGS AT RATED CORRIDORS SHALL BE FIXED GLAZING / METAL FRAME LISTED AND LABELED FOR A FIRE PROTECTION RATING OF AT LEAST 45 MINUTES IN ACCORDANCE WITH UBC SECTION 703.5, THE TOTAL AREA OF ALL GLAZED OPENINGS IN ANY PORTION OF AN EXIT CORRIDOR SHALL NOT EXCEED 25 PERCENT OF THE AREA OF THE CORRIDOR WALL OF THE ROOM WHICH IT IS SEPARATING FROM THE CORRIDOR. INTERIOR FRAMES SCHEDULED AS FIRE RATED SHALL BE HOLLOW METAL

GLAZING TYPES

- G1 1" INSULATED LOW E DUAL GLAZED CLEAR GLASS
 G2 1" INSULATED LOW E DUAL GLAZED CLEAR GLASS, TEMPERED
 G3 1" INSULATED LOW E DUAL GLAZED OPAQUE GLASS BLACK BACKING

GENERAL DOOR NOTES

- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- ALL DOOR HARDWARE TO HAVE LEVER HANDLES AND COMPLY WITH DETAIL
- SEE SPECIFICATIONS FOR SIGN SCHEDULE. REFER TO DETAILS _____ FOR ROOM IDENTIFICATION SYMBOL LOCATIONS
- ALL THRESHOLDS SHALL COMPLY WITH DETAIL
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- DOOR DIMENSIONS ARE SHOWN 'WIDTH X HEIGHT' OF DOOR PANELS OR PAIR OF DOORS
- FOR DOOR OPERATION AND HAND, REFER TO FLOOR PLANS DOOR NUMBER AND TYPE ARE INDICATED ON FLOOR PLANS AND SCHEDULE
- DOOR HARDWARE GROUPS TO BE DEVELOPED BY ARCHITECT OF RECORD
- REFER TO FIRE RATINGS WHERE REQUIRED
- PROVIDE TEMPERED SAFETY GLAZING AT GLAZED DOORS AND THEIR SIDELITES
- DOOR THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT
- CLOSER OPENING FORCE SHALL NOT EXCEED 5 LBS. AT EXTERIOR DOORS AND 5 LBS. AT INTERIOR DOORS WITHOUT SPECIAL KNOWLEDGE OR EFFORT
- ALL EXIT DOOR HARDWARE SHALL ALLOW DOOR TO BE OPENED FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE NOT PERMITTED AT EXIT DOORS
- ALL PASSAGE DOORS WITH LATCHES OR LOCKING MECHANISMS SHALL BE EQUIPPED WITH EQUIPPED WITH SINGLE EFFORT LEVER TYPE HARDWARE, PANIC BARS, OR OTHER HARDWARE TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE. DOOR HARDWARE TO BE CENTERED BETWEEN 34 AND 44 INCHES ABOVE FINISH FLOOR
- WHERE DOOR MATERIAL IS NOTED AS WOOD, PROVIDE SOLID CORE DOORS AT UNIT ENTRIES BEDROOMS BATHROOMS, RESIDENTIAL LOBBY AND COMMUNITY ROOMS. PROVIDE HOLLOW CORE DOORS AT UNIT CLOSETS
- PROVIDE EXTERIOR GLAZING MEETING MIN. REQUIREMENTS OF TITLE 24

EGRESS WIDTH NOTES

REFER TO DOOR SCHEDULE FOR DOOR FIRE RATINGS

CBC 1005.3.2 EXCEPTION: 1 EGRESS COMPONENT WIDTH CALCULATE BY MULTIPLYING THE OCCUPANT LOAD BY A MEANS OF EGRESS FACTOR OF 0.15 INCHES PER OCCUPANT (1010.1.1) WITH A MINIMUM CLEAR WIDTH OF 32". DOOR SHALLS SATISFY THE REQUIRED WIDTH, REQUIRED WIDTH DISTRIBUTION OF MINIMUM CLEAR WIDTH, WHICHEVER IS LARGER.

| DOOR NO. | NUMBER OF OCCUPANTS | REQUIRED WIDTH (INCHES) | DOOR LOSS | OC. DISTRIBUTION | WIDTH DISTRIBUTION REQD (INCHES) | PROVIDED WIDTH (INCHES) |
|----------|---------------------|-------------------------|-----------|------------------|----------------------------------|-------------------------|
| | | | | | | |

SIGNAGE NOTES

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH THE FOLLOWING NOTES

SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE THE DOOR WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE. INCLUDING AT DOUBLE LEAF DOORS. SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL PREFERABLY ON THE RIGHT. THE MOUNTING HEIGHT SHALL BE 48 INCHES MINIMUM ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE ROLL AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. NOTE: REFER TO ACCESSIBILITY DETAIL SHEETS FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.

BRAILLE SYMBOLS: CONTRACTED GRADE IF BRAILLE. DOTS SHALL BE 1/10 INCH ON CENTER IS IN EACH CELL WITH 2/10-INCH SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH ABOVE THE BACKGROUND.

PROPORTIONS: LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3.5 AND 1.1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN ONE 1.3 AND 1.10.

CHARACTER HEIGHT: CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN X. LOWERCASE CHARACTERS ARE PERMITTED FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR GREATER THAN 80 INCHES. THE MINIMUM CHARACTER HEIGHT SHALL BE 3 INCHES.

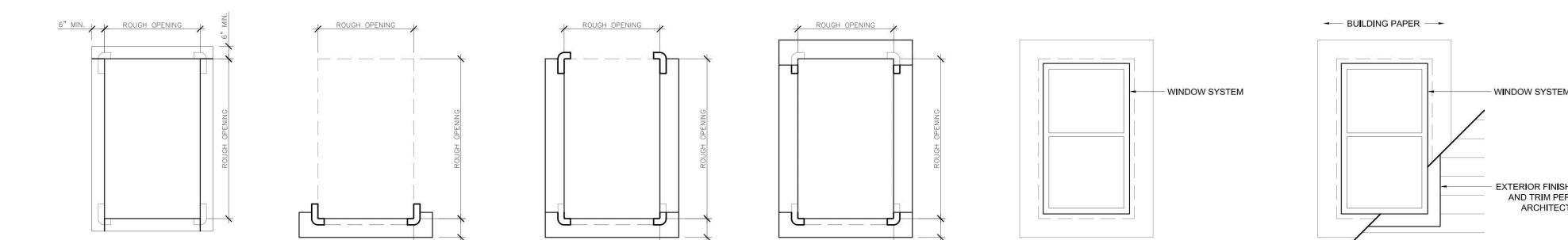
CONTRAST OF SYMBOL: CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR CHARACTERS ON A LIGHT BACKGROUND. RAISED CHARACTERS AND PICTORIAL SYMBOL SIGNS: SYMBOLS ARE USED THEY ARE THEY SHALL CONFORM TO THE FOLLOWING REQUIREMENTS.

LETTER TYPE: LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32 INCH MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE IF BRAILLE. SYMBOL SIZE: RAISED CHARACTERS OR SYMBOL SHALL BE A MINIMUM OF 5/8 INCH HIGH.

PICTORIAL SYMBOL SIGNS: PICTORIAL SYMBOLS SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE MINIMUM OF 4 INCHES.

DOOR/WINDOW GLAZING NOTES

- ALL GLAZING TO BE DUAL LOW E
- ALL GLAZING REQUIRED TO BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE PER WINDOW. REQUIRED TO BE 3/16" TEMPERED GLASS, DUAL OR MULTILAYERED GLAZED PANELS, 1/4" LAMINATED GLASS, GLASS BLOCK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES PER 2007 CBC CHAPTER 7A & SBCC HIGH FIRE HAZARD AREA STANDARDS.
- ALL OPERABLE WINDOWS TO BE SCREENED.
- ALL CASEMENT WINDOWS, U.O, PER WINDOW SCHEDULE.
- ALL WINDOWS TO BE INTERIOR PAINTED, U.O, PER PLAN.

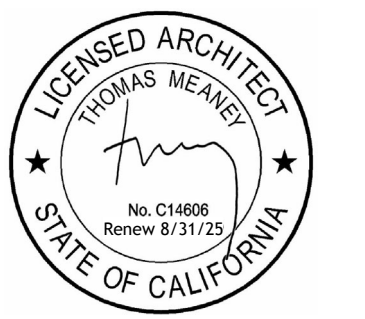


- APPLY FIBRE MEMBRANE TAPE OVER SHEETING AT CORNERS OF ROUGH OPENING. APPLY PELL AND STICK MEMBRANE AT FRAME.
- INSTALL SILL FLASHING AND APPLY METAL SILL PAN IF REQUIRED PER DETAIL AND APPLY FLASHING OVER CORNERS.
- INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
- INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
- INSTALL WINDOW FRAME AS NECESSARY. INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS. MECHANICALLY FASTEN FRAME TO SUBSTRATE AND APPLY TAPE OVER REMAINING SIDES OF FLANGE.
- APPLY BUILDING PAPER OVER WINDOW FRAME. SHEATH EXTERIOR OVERLAP. APPLY EXTERIOR FINISH AND TRIM PER DETAIL.

- NOTES
- SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
 - FLASHING SHALL BE A MINIMUM OF 1/8" THICK. FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 2" MIN.
 - SEALANT: SHIMMER FILLATION TO PROVIDE SHIMMED OVERLAP OVERLAP TO MEET MIN.
 - SILL PAN TO BE COPPER UNLD. CONTRACTOR TO SUBMIT SAMPLE FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION IF OTHER THAN COPPER.

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BUILDING A

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |

| DOOR SCHEDULE | | | | | | | | | | | | | | | WINDOW SCHEDULE | | | | | | | | | | | | | | | | | | | | |
|---------------|---------|---------------------|------|--------|--------|-------|------------|--------|---------|------------|--------|----------|--------------|------|-----------------|-------------|------------|------|-------|----------|-------|------|------------|---------|---------------------|------------|-------------------|--------|--------|-----------|-------------|-------|--------------|----------|-----------------|
| DOOR NO. | LEVEL | DOOR TYPE | ROOM | WIDTH | HEIGHT | THICK | DOOR PANEL | | | DOOR FRAME | | | DOOR DETAILS | | | FIRE RATING | STC RATING | MFR. | COLOR | HDWR SET | NOTES | MARK | BUILDING | LEVEL | UNIT | TYPE | DESCRIPTION | WIDTH | HEIGHT | HEAD HT. | FRAME | COLOR | GLAZING TYPE | MFR. | NOTES |
| | | | | | | | MATERIAL | FINISH | GLAZING | MATERIAL | FINISH | MATERIAL | SILL | JAMB | HEAD | | | | | | | | | | | | | | | | | | | | |
| A101 | LEVEL 1 | RETAIL/REST. UNIT 1 | | 15'-6" | 11'-3" | 2" | | | | | | | | | 1HR | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-3" | 11'-3" | DUAL CLAD | OLIVE | G2 | ARCADIA | | |
| A102 | LEVEL 1 | RETAIL/REST. UNIT | | 3'-9" | 9'-0" | 2" | | | | | | | | | 1HR | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT | STOREFRONT | 9'-0" | 11'-3" | 11'-3" | DUAL CLAD | OLIVE | G2 | ARCADIA | | |
| A103 | LEVEL 1 | LOBBY | | 6'-0" | 10'-3" | 2" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-3" | 11'-3" | DUAL CLAD | OLIVE | G2 | ARCADIA | | |
| A104 | LEVEL 1 | GAS METERS | | 5'-0" | 7'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-3" | 11'-3" | DUAL CLAD | OLIVE | G2 | ARCADIA | | |
| A105 | LEVEL 1 | STAIR 1 | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-3" | 11'-3" | DUAL CLAD | OLIVE | G2 | ARCADIA | | |
| A106 | LEVEL 1 | RETAIL/REST. UNIT 1 | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | UNISEX BATH 1 | W2 | SINGLE CASEMENT 1 | 1'-9" | 3'-6" | 9'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A107 | LEVEL 1 | STAIR 2 | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | UNISEX BATH 2 | W2 | SINGLE CASEMENT 2 | 1'-9" | 3'-6" | 9'-0" | DUAL CLAD | OLIVE | | ANDERSON | OBSCURE |
| A109 | LEVEL 1 | ELEV. MECH. | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | LOBBY | W11 | FIXED | 6'-0" | 8'-0" | 9'-0" | DUAL CLAD | OLIVE | | ANDERSON | FULL ARCH FIXED |
| A110 | LEVEL 1 | JAM CLOSET 1 | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | PARCELS | W1 | SINGLE CASEMENT 1 | 1'-9" | 3'-6" | 9'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A111 | LEVEL 1 | ELEV. 1 | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-3" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A112 | LEVEL 1 | PARCELS | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-6" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A113 | LEVEL 1 | WATER METERS | | 3'-0" | 7'-0" | 2" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-6" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A114 | LEVEL 1 | UNISEX BATH 1 | | 3'-0" | 7'-0" | 1.38" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-6" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A115 | LEVEL 1 | UNISEX BATH 2 | | 3'-0" | 7'-0" | 1.38" | | | | | | | | | 1.5 HR | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-6" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A201 | LEVEL 2 | APT. 206 | | 6'-0" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-6" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A202 | LEVEL 2 | APT. 205 | | 6'-0" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-6" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A203 | LEVEL 2 | APT. 208 | | 2'-6" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-6" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A204 | LEVEL 2 | APT. 207 | | 6'-0" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 1 | RETAIL/REST. UNIT 1 | STOREFRONT | 9'-0" | 11'-6" | 11'-3" | DUAL CLAD | OLIVE | | ARCADIA | | |
| A205 | LEVEL 2 | APT. 207 | | 6'-0" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 206 | W3 | DOUBLE CASEMENT | 5'-0" | 5'-4" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A206 | LEVEL 2 | APT. 206 | | 6'-0" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 205 | W1 | SINGLE CASEMENT 1 | 2'-0" | 4'-2" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A207 | LEVEL 2 | STAIR 2 | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 205 | W1 | SINGLE CASEMENT 1 | 2'-0" | 4'-2" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A208 | LEVEL 2 | APT. 205 | | 3'-0" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 205 | W1 | SINGLE CASEMENT 1 | 2'-0" | 4'-2" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A209 | LEVEL 2 | ELEV. 1 | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 208 | W3 | DOUBLE CASEMENT 2 | 1'-9" | 2'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | OBSCURE |
| A210 | LEVEL 2 | APT. 206 | | 2'-8" | 7'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 208 | W3 | DOUBLE CASEMENT 2 | 1'-9" | 2'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A211 | LEVEL 2 | APT. 207 | | 3'-0" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 208 | W3 | DOUBLE CASEMENT 2 | 1'-9" | 2'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A212 | LEVEL 2 | STAIR 1 | | 3'-0" | 7'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 208 | W3 | DOUBLE CASEMENT 2 | 1'-9" | 2'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A213 | LEVEL 2 | APT. 208 | | 3'-0" | 8'-0" | 1.34" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 208 | W2 | SINGLE CASEMENT 2 | 1'-9" | 2'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A214 | LEVEL 2 | APT. 206 | | 5'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 207 | W1 | SINGLE CASEMENT 1 | 1'-9" | 3'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A215 | LEVEL 2 | APT. 206 | | 2'-8" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 207 | W1 | SINGLE CASEMENT 1 | 1'-9" | 3'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A216 | LEVEL 2 | APT. 206 | | 2'-6" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 207 | W3 | DOUBLE CASEMENT 1 | 1'-9" | 3'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A217 | LEVEL 2 | APT. 206 | | 2'-8" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 2 | APT. 206 | W1 | SINGLE CASEMENT 1 | 2'-0" | 4'-2" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A218 | LEVEL 2 | APT. 206 | | 2'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 306 | W3 | DOUBLE CASEMENT | 5'-0" | 5'-4" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A219 | LEVEL 2 | APT. 206 | | 5'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 306 | W3 | DOUBLE CASEMENT | 5'-0" | 5'-4" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A220 | LEVEL 2 | APT. 206 | | 5'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 305 | W3 | DOUBLE CASEMENT | 5'-0" | 5'-4" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A221 | LEVEL 2 | APT. 206 | | 2'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 305 | W3 | DOUBLE CASEMENT | 5'-0" | 5'-4" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A222 | LEVEL 2 | APT. 206 | | 2'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 305 | W1 | SINGLE CASEMENT 1 | 2'-0" | 4'-2" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A223 | LEVEL 2 | APT. 205 | | 5'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 305 | W2 | SINGLE CASEMENT 2 | 1'-9" | 2'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A224 | LEVEL 2 | APT. 205 | | 7'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 308 | W3 | DOUBLE CASEMENT | 5'-0" | 5'-4" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A225 | LEVEL 2 | APT. 205 | | 2'-8" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 307 | W1 | SINGLE CASEMENT 1 | 1'-9" | 3'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A226 | LEVEL 2 | APT. 206 | | 5'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 307 | W1 | SINGLE CASEMENT 1 | 1'-9" | 3'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A227 | LEVEL 2 | APT. 208 | | 2'-8" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 307 | W3 | DOUBLE CASEMENT | 4'-0" | 4'-6" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A228 | LEVEL 2 | APT. 208 | | 5'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 307 | W3 | DOUBLE CASEMENT | 4'-0" | 4'-6" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A229 | LEVEL 2 | APT. 207 | | 3'-0" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 307 | W2 | SINGLE CASEMENT 2 | 1'-9" | 2'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A230 | LEVEL 2 | APT. 207 | | 2'-8" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 306 | W2 | SINGLE CASEMENT 2 | 1'-9" | 2'-8" | 8'-0" | DUAL CLAD | OLIVE | | ANDERSON | |
| A231 | LEVEL 2 | APT. 207 | | 4'-6" | 7'-0" | 1.38" | | | | | | | | | | | | | | | | | BUILDING A | LEVEL 3 | APT. 306 | W3 | DOUBLE CASEMENT | 5'-0" | 5'-4" | 8'-0" | DUAL CLAD</ | | | | |

BUILDING C

| REVISION SCHEDULE | | |
|-------------------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |

DOOR SCHEDULE

| DOOR NO. | LEVEL | DOOR TYPE | ROOM | WIDTH | HEIGHT | THICK | DOOR PANEL | | | DOOR FRAME | | | FIRE RATING | STC RATING | MFR. | COLOR | HDWR SET | NOTES |
|------------|---------|--------------|-------|--------|--------|-------|------------|--------|---------|------------|--------|----------|-------------|------------|------|-------|----------|---------------------------------|
| | | | | | | | MATERIAL | FINISH | GLAZING | MATERIAL | FINISH | MATERIAL | | | | | | |
| BUILDING C | | | | | | | | | | | | | | | | | | |
| C101 | LEVEL 1 | LOBBY | 7'-0" | 11'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK FIXED TRANSOM |
| C102 | LEVEL 1 | APT. 108 | 5'-0" | 11'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK FIXED TRANSOM |
| C103 | LEVEL 1 | APT. 108 | 9'-0" | 11'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK FIXED TRANSOM |
| C104 | LEVEL 1 | APT. 109 | 9'-0" | 11'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK FIXED TRANSOM |
| C105 | LEVEL 1 | APT. 109 | 9'-0" | 11'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK FIXED TRANSOM |
| C106 | LEVEL 1 | APT. 110 | 9'-0" | 11'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK FIXED TRANSOM |
| C107 | LEVEL 1 | APT. 110 | 5'-0" | 11'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK FIXED TRANSOM |
| C108 | LEVEL 1 | W.H. ROOM | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C109 | LEVEL 1 | STORAGE | 2'-8" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C110 | LEVEL 1 | BIKE STORAGE | 6'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C111 | LEVEL 1 | ELEV. 2 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C112 | LEVEL 1 | ELEV. MECH. | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C113 | LEVEL 1 | APT. 108 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C114 | LEVEL 1 | APT. 108 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C115 | LEVEL 1 | APT. 108 | 2'-4" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C116 | LEVEL 1 | APT. 108 | 2'-8" | 7'-0" | 1 1/2" | | | | | | | | | | | | | TBD |
| C117 | LEVEL 1 | APT. 108 | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C118 | LEVEL 1 | STAIR 3 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C119 | LEVEL 1 | APT. 109 | 2'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C120 | LEVEL 1 | APT. 109 | 2'-8" | 7'-0" | 1 1/2" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C121 | LEVEL 1 | APT. 109 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C122 | LEVEL 1 | APT. 109 | 3'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C123 | LEVEL 1 | APT. 109 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C124 | LEVEL 1 | APT. 110 | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C125 | LEVEL 1 | APT. 110 | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C126 | LEVEL 1 | APT. 110 | 3'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C127 | LEVEL 1 | APT. 110 | 2'-8" | 7'-0" | 1 1/2" | | | | | | | | | | | | | TBD |
| C128 | LEVEL 1 | APT. 110 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY |
| C129 | LEVEL 1 | APT. 109 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C130 | LEVEL 1 | APT. 109 | 2'-6" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C200 | LEVEL 2 | HALLWAY | 6'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C202 | LEVEL 2 | OFFICE 216 | 5'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C203 | LEVEL 2 | OFFICE 216 | 9'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C204 | LEVEL 2 | OFFICE 215 | 9'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C205 | LEVEL 2 | OFFICE 215 | 5'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C206 | LEVEL 2 | OFFICE 214 | 5'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C207 | LEVEL 2 | OFFICE 214 | 9'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C208 | LEVEL 2 | OFFICE 214 | 5'-6" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA PT 1 |
| C209 | LEVEL 2 | STAIR 3 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C210 | LEVEL 2 | ELEV. 2 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C211 | LEVEL 2 | OFFICE 216 | 3'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C212 | LEVEL 2 | HALLWAY | 3'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C213 | LEVEL 2 | HALLWAY | 3'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C214 | LEVEL 2 | OFFICE 216 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C215 | LEVEL 2 | OFFICE 216 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C216 | LEVEL 2 | OFFICE 216 | 2'-6" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C217 | LEVEL 2 | OFFICE 216 | 2'-8" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C218 | LEVEL 2 | OFFICE 214 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C219 | LEVEL 2 | OFFICE 215 | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C220 | LEVEL 2 | OFFICE 215 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C221 | LEVEL 2 | OFFICE 215 | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C222 | LEVEL 2 | OFFICE 215 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C223 | LEVEL 2 | OFFICE 215 | 2'-6" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C224 | LEVEL 2 | OFFICE 215 | 2'-8" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C225 | LEVEL 2 | OFFICE 215 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C226 | LEVEL 2 | OFFICE 214 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C227 | LEVEL 2 | OFFICE 214 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C228 | LEVEL 2 | OFFICE 214 | 2'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C229 | LEVEL 2 | OFFICE 214 | 2'-8" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C230 | LEVEL 2 | OFFICE 214 | 2'-8" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C301 | LEVEL 3 | HALLWAY | 5'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C302 | LEVEL 3 | OFFICE 316 | 5'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C303 | LEVEL 3 | OFFICE 316 | 9'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C304 | LEVEL 3 | OFFICE 315 | 9'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C305 | LEVEL 3 | OFFICE 315 | 5'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C306 | LEVEL 3 | OFFICE 314 | 5'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C307 | LEVEL 3 | OFFICE 314 | 9'-0" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C308 | LEVEL 3 | OFFICE 314 | 5'-6" | 9'-0" | 1 3/4" | | | | | | | | | | | | | ARCADIA MID_BLACK |
| C309 | LEVEL 3 | STAIR 3 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C310 | LEVEL 3 | ELEV. 2 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C311 | LEVEL 3 | OFFICE 316 | 3'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C312 | LEVEL 3 | OFFICE 316 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C313 | LEVEL 3 | OFFICE 316 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C314 | LEVEL 3 | OFFICE 316 | 2'-8" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C315 | LEVEL 3 | OFFICE 316 | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C316 | LEVEL 3 | OFFICE 315 | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C317 | LEVEL 3 | OFFICE 315 | 5'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | TBD |
| C318 | LEVEL 3 | OFFICE 315 | 3'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C319 | LEVEL 3 | OFFICE 315 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C320 | LEVEL 3 | OFFICE 315 | 2'-8" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C321 | LEVEL 3 | OFFICE 315 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C322 | LEVEL 3 | OFFICE 315 | 6'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C323 | LEVEL 3 | OFFICE 314 | 3'-0" | 8'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY MID_BLACK |
| C324 | LEVEL 3 | OFFICE 314 | 2'-6" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C325 | LEVEL 3 | OFFICE 315 | 2'-6" | 7'-0" | 1 3/4" | | | | | | | | | | | | | ROGUE VALLEY PT 1 |
| C326 | LEVEL 3 | OFFICE 314 | 4'-0" | 7'-0" | 1 3/4" | | | | | | | | | | | | | |

ACCOUSTICAL NOTES

- A. REFER TO ACOUSTIC DETAILS FOR FURTHER INFORMATION.
- B. REFER TO ACOUSTICAL REPORT FOR FURTHER INFORMATION.
- C. ALL WINDOW AND DOOR FRAMES AND SEALS SHALL BE THOROUGHLY CAULKED AND WEATHER-STRIPPED TO PREVENT AIR LEAK TYPE TRANSMISSION OF SOUND.
- D. ALL CEILING/WALL JUNCTIONS SHALL BE THOROUGHLY SEALED AND CAULKED.
- E. COMMON PARTITIONS SHALL BE CONTINUOUS AND OF AIRTIGHT CONSTRUCTION ON EACH SIDE INCLUDING THE APPLICATION OF CAULKING AND PLATE TAPE AROUND THE ENTIRE PERIMETER AND UNDER THE FIRST FLOOR PLATE. ALL OPENINGS AT THE INSIDE ELECTRICAL BOXES SHALL BE SEALED, AND THE OPPOSING BOXES IN ADJACENT UNITS SEPARATED BY ONE STUD BAY.
- F. EXHAUST DUCTING AT KITCHENS AND BATHROOMS SHALL BE FITTED WITH ACOUSTICAL ABSORBENT LININGS (SMOOTH DUCT LINING).
- G. INTERCONNECTING DUCTING BETWEEN DWELLING UNITS SHALL BE AVOIDED.
- H. ALL WATER SUPPLY LINES SHALL BE CLAMPED BY ISOLATORS WHENEVER IT IS ATTACHED OR PENETRATING WOOD AT EACH STUD CUT PER OPEN RUN. ISOLATORS SHALL BE NON-METAL CLAMPS WITH TENSILE STRENGTH EXCEEDING 200 POUNDS AND ABLE TO WITHSTAND HEAT TO 220 DEGREES FAHRENHEIT. THESE ISOLATORS SHALL BE HOLDRITE SILENCER SERIES 276. THE WASTE VENT AND STORM DRAIN PIPING SHALL BE ISOLATED FROM THE STRUCTURE USING A MINIMUM OF 1/4" MATERIAL AND EQUIVALENT TO HOLDRITE SILENCER SERIES FELT 100.
- I. WATER VELOCITIES IN SUPPLY PIPING SHOULD BE DESIGNED NOT TO EXCEED FIVE FEET PER SECOND TO PREVENT PIPE BANGING OR OSCILLATION NOISE.
- J. PROVIDE APPLICATION OF ACOUSTICAL SEALANT AT GYPSUM BOARD WALLS BETWEEN BOTH THE CEILINGS AND FLOORS. GAPS SHOULD BE 1/4" TO 1/2" AND FILLED WITH NON-HARDENING ACOUSTICAL SEALANT.
- K. ISOLATE ALL WATER SUPPLY WASTEWATER PIPING BY BATT OR FILLED INSULATION IN THE IMMEDIATE STUD OR FLOOR JOIST CAVITY CONTAINING THE PIPE RUN.
- L. DURING CONSTRUCTION IT IS ESSENTIAL THAT ONE UNIT BE FIELD TESTED FOR EXTERIOR NOISE PENETRATION, PARTY WALL TRANSMISSION, AND FLOOR/CEILING NOISE PENETRATION. THESE TESTS SHOULD BE DONE BECAUSE CONSTRUCTION CREWS OFTEN DO NOT UNDERSTAND THE CLOSE TOLERANCES REQUIRED TO IMPLEMENT THE ABOVE MITIGATION MEASURES. THE FIELD TEST SHOULD IDEALLY BE CONDUCTED BEFORE INTERIOR FINISHES.
- M. BACK TO BACK ELECTRICAL OUTLETS IN PARTY WALLS IS NOT ALLOWED.
- N. RESILIENT CHANNELS MUST BE USED ON ALL CEILINGS WHICH HAVE DWELLING UNITS ABOVE. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND DO NOT OVER SCREW. RESILIENT CHANNELS SHALL NOT OVERLAP. TERMINATE CHANNELS 1/2" OR GREATER DISTANCE PRIOR TO CONTACT WITH WALLS AND CEILINGS.
- O. PROVIDE ACOUSTIC "WAFFLE" OR NEOPRENE PADS BETWEEN PIPE CLAMPS AND BOTTOM PLATES AT WASTE WATER PIPING LOCATIONS.
- P. PROVIDE WATER HAMMER ARRESTORS AT ALL QUICK SHUT-OFF VALVES AT LAUNDRY CLOSETS, LAVATORIES AND KITCHEN SINKS.
- Q. ALL OUTLET AND JUNCTION BOXES RECEIVE A 1/8" THICK PUTTY PAD FOR USE AS AN AIR/ACOUSTICAL BARRIER AT INSULATED EXTERIOR WALLS. CAULK ANY VOIDS BETWEEN INTERIOR GYPSUM BOARD AND OUTLET BOX WITH COMPATIBLE SEALAND. TYP. THE TOP AND BOTTOM OF THE WALL MUST BE ACOUSTICALLY SEALED PRIOR TO TAPING AND FINISHING.
- S. CUPBOARDS AND DRAWERS LOCATED ON DEMISING WALL SHALL INCLUDE AUTOMATIC CLOSER SO THEY DO NOT SLAM.
- T. WHERE BEAMS PENETRATE INTO THE UNIT. THEY SHOULD BE MINIMIZED. BEAMS MUST BE WRAPPED IN GYPSUM BOARD ALTHOUGH THIS DETAILING SHOULD BE REVIEWED ON A BY BASIS INSTANCE.
- U. WALLS INCLUDING SERVICES (MECHANICAL, ELECTRICAL, PLUMBING, ETC.) SHALL ALSO INCLUDE INSULATION. INSULATION SHALL BE DEPTH OF THE CAVITY.
- V. GYPSUM BOARD SHALL BE SCREWED, NOT NAILED. ANY GYPSUM BOARD DAMAGED IN THE INSTALLATION SHALL BE REMOVED AND REPLACED IF THE DAMAGE IS EQUAL TO OR GREATER THAN 1 INCH.
- W. THE ATTACHMENT OF THE GYPSUM BOARD TO THE STUDS OR RESILIENT CHANNELS MUST USE THE MINIMUM NUMBER OF SCREWS. SCREWS THAT ARE NOT REQUIRED SHOULD BE REMOVED.
- X. ALL RESILIENT CHANNELS DESCRIBED WITHIN THE DOCUMENTS SHALL BE CLARK DIETRICH RCSD. NO EXCEPTIONS. ALL RESILIENT CHANNELS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH CLOSE ATTENTION PAID TO MAINTAINING A GAP BETWEEN THE STRUCTURE AND THE CHANNEL AT THE PERIMETER, USING THE PRE-DRILLED HOLES TO SCREW TO THE JOISTS USING A TECH SCREW TO HOLD THE OVERLAPPING CHANNELS TOGETHER. HAVING NO FREE FLANGE IN CONTACT WITH THE STRUCTURE PRIOR TO THE INSTALLATION OF GYPSUM BOARD. MARKING THE LOCATION OF THE JOISTS TO VERIFY THAT NO SCREWS IS POTENTIALLY CONNECTING TO A JOIST. ALL SERVICES RUN IN THE ATTIC OR ROOF JOISTS SHALL BE INSTALLED AS HIGH IN THE JOIST BAY AS POSSIBLE.
- Y.

INTERIOR FINISHES KEY

| | |
|-----|--|
| 101 | DRYWALL - 5/8", TEXTURE PER ARCHITECT, W/SQUARE CORNERS |
| 102 | DRYWALL - 5/8" TYPE X, TEXTURE PER ARCHITECT. PROVIDE SAMPLES |
| 103 | DRYWALL - 5/8" TYPE WR, TEXTURE PER ARCHITECT. PROVIDE SAMPLES |
| 104 | ICYENE AIR IMPERMEABLE SPRAY FOAM INSULATION AT ALL RAFTER BAYS & ATTIC EXTERIOR WALLS, R-30 PER T-24 ENERGY COMPLIANCE; NO ATTIC VENTILATION REQUIRED. ICYENE PROSEAL ECO D-R-210 U.N.O. ICC-ER REPORT #ESR-3493. |
| 105 | BATT INSULATION AT ALL EXTERIOR WALLS, R-19 PER T-24 ENERGY COMPLIANCE. MFR: KNAUF-ECO BATT GLASS WOOL (WWW.KNAUFINSULATION.US) OR EQUIVALENT, INSTALLATION PER MFR SPECS. |
| 106 | BATT INSULATION AT ALL INTERIOR WALLS AND FRAMED FLOORS. R-VALUE RATING PER T-24 ENERGY COMPLIANCE, MFR: KNAUF - ECO BATT GLASS WOOL (WWW.KNAUFINSULATION.US) OR EQUIVALENT, INSTALLATION PER MFR SPECS. |
| 107 | SIGNAGE APT. UNIT NUMBER: HILLMAN DISTINCTIONS BLACK. FLOATING. |
| 108 | WINDOW COVERINGS ROLLER SHADES AT APT. DOORS AND WINDOWS. |
| 109 | FLOORING/UNIT URBAN SURFACES. SOUND-TEC PLUS. COLOR - YELLOWSTONE 970.6. ECO CORK FOAM UNDERLAYMENT. |
| 110 | FLOORING/BATH EMERSOR PORCELAIN TILE PORTS II IVORY 24X24 MATTE, OVER ECO CORK FOAM UNDERLAYMENT. |
| 111 | GYP CRETE maxxon acoustimat 1/4" 1'-2". |
| 112 | UNIT ENTRY ROGUE VALLEY 4030 PRIMED BLACK HARDWARE SOLID CORE PANEL 1-3/4". 8" TALL. PAINT EXTERIOR TO MATCH WINDOWS. |
| 113 | UNIT INTERIOR DOOR ROGUE VALLEY 30 PRIMED. BLACK HARDWARE, SOLID CORE 1-3/8. 7" TALL. PAINT TO MATCH EXISTING. |
| 114 | EXTERIOR DOOR ANDERSON/ARCADIA PER DOOR SCHEDULE. |
| 115 | UNIT ENTRY DOOR HARDWARE SCHLAGE FE410LAT716GRW TOUCH ENTRY LEVERSET, LATITUDE. BLACK. |
| 116 | UNIT INTERIOR DOOR HARDWARE SCHLAGE J-SERIES LATITUDE LEVER W/KINSLER TRIM. BLACK. |
| 117 | UNIT BYPASS DOOR PULL ASSA ABLOY. 853 SOLID WIRE. |
| 118 | UNIT BYPASS DOOR TRACK JOHNSON 100SD SOFT CLOSE, TOP MOUNT. |
| 119 | UNIT DOOR HINGES BLACK SQUARE. |
| 120 | UNIT DOOR STOPS RIGID. MATCH DOOR HARDWARE. |
| 121 | STAIR RAIL INTERIOR POWDER COAT. BLACK SEMI GLOSS. |
| 122 | ELECTRIC RANGE SAMSUNG SNE63B8611SSAA 3011. |
| 123 | REFRIGERATOR SAMSUNG SRF23BB8200QLAA 36". COUNTER DEPTH. STUDIO-SRF18A101SRAA 33" |
| 124 | DISHWASHER SAMSUNG DW80N3030VS/AA. |
| 125 | STACKED WASHER SAMSUNG WF45T600AW/W5 4.5 W FT. |
| 126 | MICROWAVE SAMSUNG SME19A7041WS. VENTING OVER RANGE. |
| 127 | STACKED DRYER SAMSUNG SDV4E5T6020WA3 7.5 W FT. LONG VENT. |
| 128 | CABINETS PCS LENNOX THERMALLY FUSED SATOMI. |
| 129 | CABINET HARDWARE STANTON PULL BLACK PCS CONCEALED HINGES. SOFT CLOSE. |
| 130 | COUNTERTOPS BEDROSIAN REVERA PIETRA GREY. 1-1/2" SQUARE EDGE. 6" SPLASH AT BATH. TILE SPLASH AT KITCHEN. |
| 131 | KITCHEN SPLASH TILE BEDROSIAN CLOE 5X5 WHITE. SQUARE DECCLOWH155G. GREY GROUT. FULL HEIGHT |
| 132 | SHOWER ENCLOSURE TILE BEDROSIAN CLOE 5X5 W/2.5 X 8 TOP BORDER SOLDIER. GREY GROUT. FULL HEIGHT |
| 133 | TOWEL RING MOEN ARLYS Y5785BL. BLACK. |
| 134 | TOWEL HOOK MOEN ARLYS 2 ON WALL. 1 ON DOOR. Y5703BL. BLACK. |
| 135 | PAPER HOLDER MOEN ARLYS Y5708BL. BLACK. |
| 136 | SHOWER ROD MOEN TRIVIA CSR2169BL. BLACK |
| 137 | TOWEL BAR MOEN ARLYS 24". Y5724BL. BLACK. |
| 138 | BATH MIRROR WATERPAR 24X36 W/BLACK FRAME. PROVIDE FRAME FOR SUPPORT. |
| 139 | BATH SCONCE MAXIM DEVIN 200305WBK. LED. MOUNT +72". BLACK |
| 140 | TUB NICHE 10X15 PER PLANS. |
| 141 | SWITCHES/PLUGS ROCKER SWITCH. SLIDE DIMMER. DECORA WHITE. |
| 142 | CLOSET SHELVING SHELF AND POLE. |
| 143 | BASEBOARD 1X4 MDF. PAINT TO MATCH WALL. |
| 144 | DOOR CASING NONE |
| 145 | STAIR INTERIOR PETRAIA PORCELAIN TILE A8527GH |
| 146 | COMMON FLOORING PETRAIA PORCELAIN TILE LOBBY, MAIL ROOM, BIKE STORAGE. COTTO GRIP. 13X13X3.5. A8527GH. |
| 147 | LOBBY STAIR PETRAIA PORCELAIN COTTO GRIP. CUT NOSING EDGE TO 1-1/2". A85273A. TALAVERA RISER 4.2" SQ. COTTON SANTA BARBARA. |
| 148 | BIKE RACK |
| 149 | BATH PAINT BENJAMIN MOORE OC-117 SIMPLY WHITE EGGSHELL. |
| 150 | UNIT PAINT BENJAMIN MOORE OC-117 SIMPLY WHITE FLAT. |
| 151 | UNIT DOORS & BASEBOARD PAINT BENJAMIN MOORE OC-117 SATIN. |
| 152 | INTERIOR STAIRS PAINT BENJAMIN MOORE OC-117 SATIN SCUFF-X. |
| 154 | KITCHEN SINK ELKAY ECTRAUD241755 UNDERMOUNT. ADA. STAINLESS. STUDIO-ECTRAUD21175 |
| 155 | KITCHEN FAUCET MOEN CIA CHROME 7622. 1.5 GAL/MIN. SINGLE HANDLE. |
| 156 | BATH SINK KOHLER CAXTON. UNDERMOUNT WHITE K20000.0. |
| 157 | BATH FAUET MOEN CIA. CHROME 6221 1.2 GAL/MIN. |
| 158 | TUB/SHOWER MOEN CIA. VT3363EP. 1.75 GAL/MIN CHROME. |
| 159 | TOILET PRO-FLO ELONGATED. ADA. WHITE PFCT101HEWH. 1.28 GAL/FLUSH. |
| 160 | TOILET SEAT MEMIS WOOD SEAT W/METAL HINGES CLOSED FMT. WHITE. |
| 161 | TUB DURAVIT 700355 & 700356 60" ACRYLIC. WHITE. |
| 162 | GARBAGE DISP. ISE BADGER 5. 1/2 HP. |
| 163 | MISC FLOORING BRUSHED CONCRETE. SEAL |

EXTERIOR FINISHES KEY

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|------|--|
| 31.1 | CANVAS AWNING, SUNBRELLA. WINNIPEG BRACKET DESIGN AS APPROVED BY ARCHITECT. BLDG. C BRACKET (SEMI-GLOSS) PER DETAIL 102. CANVAS COLOR: SUNBRELLA 'BASIL'. |
| 31.2 | CANVAS AWNING, SUNBRELLA. SPEAR BRACKET DESIGN AS APPROVED BY ARCHITECT. BLDG. D BRACKET (SEMI-GLOSS) PER DETAIL 103. CANVAS COLOR: SUNBRELLA 'FERN'. |
| 31.3 | CANVAS AWNING, SUNBRELLA. BRACKET DESIGN AS APPROVED BY ARCHITECT. ORTEGA BRIDGE BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'BASIL'. |
| 31.4 | CANVAS AWNING, SUNBRELLA. BRACKET DESIGN AS APPROVED BY ARCHITECT. CHAPALA BRIDGE BRACKET (SEMI-GLOSS) COLOR: SUNBRELLA 'BASIL'. |
| 32 | TILE WALL CAP. TERRA COTTA. PER DETAIL 15. 12X12X1.5 |
| 33.1 | TILE WALL BASE @ BLDG. A PER DETAIL. TALAVERA, 'CAJEME' 6" SQ. |
| 33.2 | TILE WALL BASE @ BLDG. A PER DETAIL. TALAVERA, 'ATESSA' 6" SQ. |
| 33.3 | TILE WALL BASE @ BLDG. B PER DETAIL. TALAVERA, 'SOYOPA' 6" SQ. |
| 33.4 | TILE WALL BASE @ BLDG. C PER DETAIL. RANDOM TALAVERA TILE. 4.24" SW. BLUE AND WHITE |
| 33.5 | TILE WALL BASE @ BLDG. D. TALAVERA 6X6.ZARZA |
| 35.1 | POT, GLADDING MCBEAN MODEL 156.23, BLDG. B (X2) COLOR: GLADDEN MCBEAN 'HARVEST'. |
| 35.2 | POT, GLADDING MCBEAN MODEL 156.23, BLDG. D COLOR: 'CARRIBEAN'. |
| 35.3 | POT, GLADDING MCBEAN MODEL 156.23, ORTEGA BRIDGE (X2) COLOR: GLADDEN MCBEAN 'CAVERN CLAY'. |
| 35.4 | POT, GLADDING MCBEAN MODEL 156.23, CHAPALA BRIDGE COLOR: GLADDEN MCBEAN 'CAVERN CLAY'. |
| 36 | 8X12 DOUGLAS FIR BEAM PER DETAIL. SMOOTH TEXTURE. SOLID BODY STAIN COLOR. |
| 37 | VW EMBLEM GFRC 30" DIAMETER. FINISH COAT PLASTER. DETAIL 104 |
| 38 | PV SOLAR PANELS FLUSH MOUNT. |
| 39 | TERRA COTTA HEADER PER DETAIL. |
| 40 | IRON WINDOW GRILL PER DETAIL, BLDG. D DETAIL: 18, BLDG. A DETAIL 30/A10.4. GALVANIZED |
| 41 | SIGNAGE, TBD. |
| 42 | FORMED PLASTER SURROUND PER DETAIL. |
| 43 | 8X12 DOUGLAS FIR BEAM PER PLAN AND DETAIL, SMOOTH TEXTURE. SOLID BODY STAIN COLOR. |
| 44 | 8X8 DOUGLAS FIR CORBEL PER DETAIL, SMOOTH TEXTURE. SOLID BODY STAIN COLOR. |
| 45 | SUNSHADE STRUCTURE PER STRUCTURAL. SUN SHADE: SHADEMART 8'-9" X 19'-2" APPROX. BEIGE TRIANGLE SUN SHADE SAIL SMSLT CANOPY FABRIC CLOTH SCREEN, VERIFY W/ARCHITECT. |
| 46 | BRICK HEAD PER DETAIL 56/A10.7. |
| 47 | SANDSTONE VENEER BLOCK TO MATCH (E) STONE BLOCK WALL. |
| 48 | KILN DRIED VERTICAL GROOVE DOUG. FIR. TRIM PER DETAIL 41 |
| 49 | PLASTER TRIM WINDOW SILL PER DETAIL 42 |
| 50 | EXTERIOR STAIR TREADS AND BALCONY EDGE: PETRAIA COTTO GRIP PORCELAIN. A85273A. CUT NOSING TO 1-1/2". |
| 51 | EXTERIOR STAIR RISER: 4.2" SQ. TALAVERA TILE, COTTON SANTA BARBARA. |
| 52 | EXTERIOR BALCONY: PETRAIA COTTO GRIP PORCELAIN 13X13X.35. A8527GH. EDGE PER 50. |
| 53 | EXTERIOR HALLWAYS: DEX-O-TEX. COLOR PER ARCHITECT. |
| 54 | INFRARED HEATERS: INFRA TECH WD.60 WH FLUSH MOUNT. WHITE. |
| 55 | SCUPPER PER DETAIL |
| 56 | TILE NICHE PER ELEVATION. 1-6X3-0. TALAVERA 4X4. COTTON SANTA BARBARA. TERRA COTTA SILL 1.5" THICK. |
| 57 | EXTERIOR STEEL HANDRAIL. +34" ABOVE STAIR NOSING PER DETAIL. GALVANIZED. SEMI GLOSS BLACK |
| 58 | GFRC EXHAUST VENT FACING STREET. PACIFIC REGISTER PER DETAIL 105. VERIFY SIZE |
| 59 | PAINTED EXHAUST VENT NOT ON STREET. SHEET METAL TO MATCH PLASTER. PER DETAIL 106 |

EXTERIOR FINISHES KEY

| | |
|------|---|
| 1 | CLASS A ROOF, TILE CAPS AND STARTER PAN, REMAINING PANS NEW TO MATCH SUPPLIED. REDLANDS - VERIFY W/ARCHITECT. STAGGER TILE FIELD, WIRED INSTALLATION, STACK EAVE TILES TWO HIGH WITH STAGGERED OVERHANG TOP TILE OF 1"-3" MORTAR BIRDS MOUTH OPENING TO PREVENT THE INTRUSION OF POTENTIAL FLAMES AND EMBERS, OVER EXTERIOR PLY AND 2 LAYERS CLASS A WATERPROOF BITUMINOUS UNDERLAYMENT (1 LAYER BASE SHEET NAILED AND 1 LAYER GRANULATED TOP SHEET TORCH DOWN), VALLEY FLASHING 26 GAUGE MIN. CORROSION RESISTANT SHEET METAL OVER 36" MIN. WIDE UNDERLAYMENT OF 72# MINERAL-SURFACED NON-PERFORMANCE CAP SHEET (ASTM D3909) RUN FULL LENGTH OF VALLEY DETAIL 5. |
| 2 | 5" HALF ROUND COPPER GUTTER W/4" DIA. COPPER DOWNSPOUT, LOCK ON STYLE. COMPATIBLE W/5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM. |
| 3 | COPPER COLLECTOR BOX PER DETAIL 97. |
| 4 | 7/8" EXTERIOR PLASTER, PAINTED COLOR: WARM WHITE - VERIFY TEXTURE WITH ARCHITECT. PROVIDE SAMPLES IN FIELD. TIGHT HAND FORMED CORNERS AND SMOOTH STEEL TROWEL FINISH, INTEGRATE FIBERGLASS MESH INTO WET BASE BROWN COAT (OMEGA PRODUCTS INTERNATIONAL CRACK ISOLATION SYSTEM OR EQUIVALENT) OVER METAL LATHE, TVYEK (TWO LAYERS AT SHEAR WALLS) AND EXTERIOR PLY. EXTERIOR WALL FINISH TO EXTEND FROM TOP OF FOUNDATION TO ROOF TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS. |
| 5 | 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL 8, SMOOTH TEXTURE, SOLID BODY, STAIN COLOR. VERIFY W/ARCHITECT. |
| 6 | 4X8 DOUGLAS FIR ROOF RAFTERS PER STRUCTURE ENGINEER OR RAFTERS TAILS @ 24" O.C. MAX. U.N.O. SOLID BODY STAIN TO MATCH EAVES. |
| 7.1 | METAL CLAD DOORS AND WINDOWS AT BLDG. A. ANDERSEN E SERIES DUAL LOW E. COLOR: OLIVE. BLACK HARDWARE. FACTORY INTERIOR PAINT WHITE |
| 7.2 | METAL CLAD DOORS AND WINDOWS AT BLDG. B. ANDERSEN E SERIES DUAL LOW E. COLOR: SLATE. BLACK HARDWARE. FACTORY INTERIOR PAINT WHITE |
| 7.3 | METAL CLAD DOORS AND WINDOWS AT BLDG. C. ARCADIA STEEL LOOK ALUMINUM DUAL LOW E. COLOR: MIDNIGHT BLACK. |
| 7.4 | METAL CLAD DOORS AND WINDOWS AT BLDG. D. ANDERSEN E SERIES DUAL LOW E. COLOR: SAGE. BLACK HARDWARE. FACTORY INTERIOR PAINT WHITE |
| 7.5 | METAL CLAD FOORS AND WINDOWS AT BRIDGES. ANDERSEN E SERIES DUAL LOW E. COLOR: MOODY BLUE. BLACK HARDWARE. FACTORY INTERIOR PAINT MOODY BLUE |
| 8 | NOT USED. |
| 9 | DYNAMIC 'ARTE ALUMINUM' OR ARCADIA STOREFRONT DOOR OR WINDOW PER DETAIL. MATCH BUILDING WINDOW COLOR. |
| 10 | 2" GFRC DECORATIVE PLASTER GRILLE PER DETAILS. SUPPLY: PACIFIC REGISTER COMPANY. FLUSH WITH EXT PLASTER |
| 11 | PLANK DOOR. REFER TO DOOR SCHEDULE. PAINT TO MATCH BLDG WINDOW COLOR |
| 12 | DOUGLAS FIR CORBEL PER DETAIL 12. SOLID BODY STAIN COLOR |
| 13 | DOUGLAS FIR POST 8X8 PER DETAIL 20. SOLID BODY STAIN COLOR |
| 14 | 8X8 DOUGLAS FIR BEAM AT DECK PER DETAIL 40, 12, 5, SM, OOTH TEXTURE. SOLID BODY STAIN COLOR. |
| 16A | EXT. WALL MOUNTED INDIRECT LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ANACAPA-MEDIUM' COLOR: BLACK RUST, 10"x28". OBSCURE GLASS |
| 16B | ARCADE LIGHTING. GLASS STAR LIGHT PENDANT. 18 POINT, 15" BY HOMETOWN EVOLUTION. CLEAR, 24" CHAIN. |
| 16C | EXT. WALL MOUNTED INDIRECT CORNER LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'ARLINGTON' LARGE COLOR: BLACK RUST, 16"x12". |
| 16D | EXT. LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP 25 WATT OR EQUIVALENT MAX, BY BARN LIGHT ELECT. 'ORIGINAL VENTED GOOSENECK LIGHT, COLOR: BLACK RUST, 12" W/16" EXTENTION. |
| 16E | EXT. WALL SCONCE LIGHT FIXTURE, HIGH EFFICIENCY LED LAMP W/ OBSCURE GLASS, 25 WATT OR EQUIVALENT MAX. BY HANDLEMAN STUDIOS 'BOZEMAN - SMALL' COLOR: BLACK RUST. FLUSH MOUNT |
| 16F | EXT WALL SCONCE. LED. HANDELMAN. CUMBERLAND SMALL. OBSCURE GLASS. PER PLAN LOCATIONS. |
| 16G | EXT LIGHT FIXTURE. LED. HANDELMAN. BACARRA LARGE BLACK. OBSCURE GLASS |
| 18 | IRON RAILING, 42"H PER DETAILS AND STRUCTURAL CONNECTION. PROVIDE SHOP DRAWINGS AND SAMPLE TO ARCHITECT, TYPICAL FOR ALL IRONWORK. GALVANIZED. BLACK SEMI-GLOSS. |
| 18.1 | IRON RAILING @ BLDG. A, PER DETAIL 34. PROVIDE SHOP DRAWINGS. GALVANIZED SEMI GLOSS BLACK. |
| 18.2 | IRON RAILING @ BLDG. B, PER DETAIL 35. PROVIDE SHOP DRAWINGS. GALVANIZED SEMIGLOSS BLACK. |
| 18.3 | IRON RAILING @ BLDG. C, PER DETAIL 36. PROVIDE SHOP DRAWINGS. GALVANIZED SEMIGLOSS BLACK. |
| 18.4 | IRON RAILING @ BLDG. D, PER DETAIL 37. PROVIDE SHOP DRAWINGS. GALVANIZED SEMIGLOSS BLACK. |
| 18.5 | IRON RAILING @ BRIDGES, PER DETAIL 38. PROVIDE SHOP DRAWINGS. GALVANIZED SEMIGLOSS BLACK. |
| 19 | RE-USE EXISTING SANDSTONE. 12" VENEER WITH FULL CUT CORNERS PER DETAIL. EXTEND VENEER 6" BELOW GRADE. WEEP SCREED AS REQUIRED OVER FRAMING. |
| 20 | WEEP SCREED, PROFILE TO ALLOW PLASTER BELOW SCREED PER DETAIL. PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS PER DET 21 |
| 21.1 | IRON BALCONY 1 W/FULL HEIGHT WALL SUPPORT PER DETAIL 11. PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMIGLOSS. BLDG D |
| 21.2 | IRON BALCONY 2 W/FULL HEIGHT WALL SUPPORT PER DETAIL 32. PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMIGLOSS. BLDG A |
| 21.3 | IRON BALCONY 3 PER DETAIL 23. PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMI GLOSS. |
| 21.4 | IRON BALCONY 4 PER DETAIL 39. PROVIDE SHOP DRAWINGS. GALVANIZED. BLACK SEMI GLOSS. |
| 22 | HAMMERED STONE VENEER SURROUND PER DETAIL, OVER SCRATCH COAT, FULL CORNERS. REUSE EXISTING STONE IF POSSIBLE |
| 23 | C.M.U. EXT. BLOCK WALL PER DETAIL WITH SANDSTONE VENEER. REUSE EXISTING STONE. |
| 25 | PLASTER BUTTRESS PER DETAIL 20, 98, 99 |
| 26 | HAND FORGED IRON CHIMNEY CAP PER DETAIL 96. |
| 27 | 12X12 CAST STOME PLAQUE BY ARCHITECT |
| 29.1 | CANVAS CURTAIN, STEEL ROD BLACK SEMIGLOSS. BLDG. A COLOR: SUNBRELLA 'DUBONNET TWEED'. |
| 29.2 | CANVAS CURTAIN, STEEL ROD BLACK SEMIGLOSS. BLDG. C COLOR: SUNBRELLA 'BEAUFORT SAGEBRUSH'. |

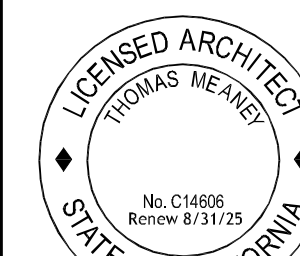
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FINISHES / MATERIALS



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A9.1

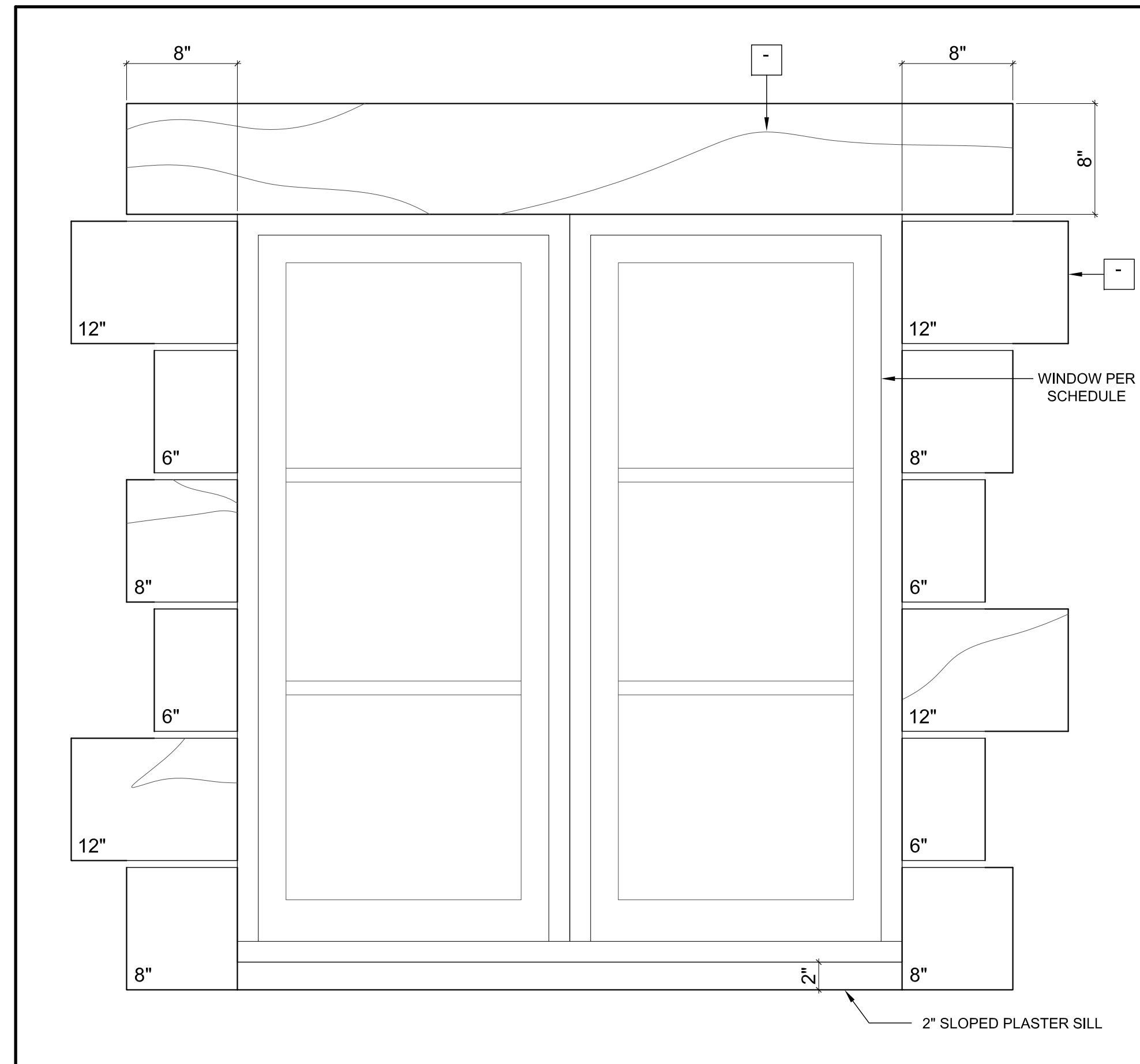
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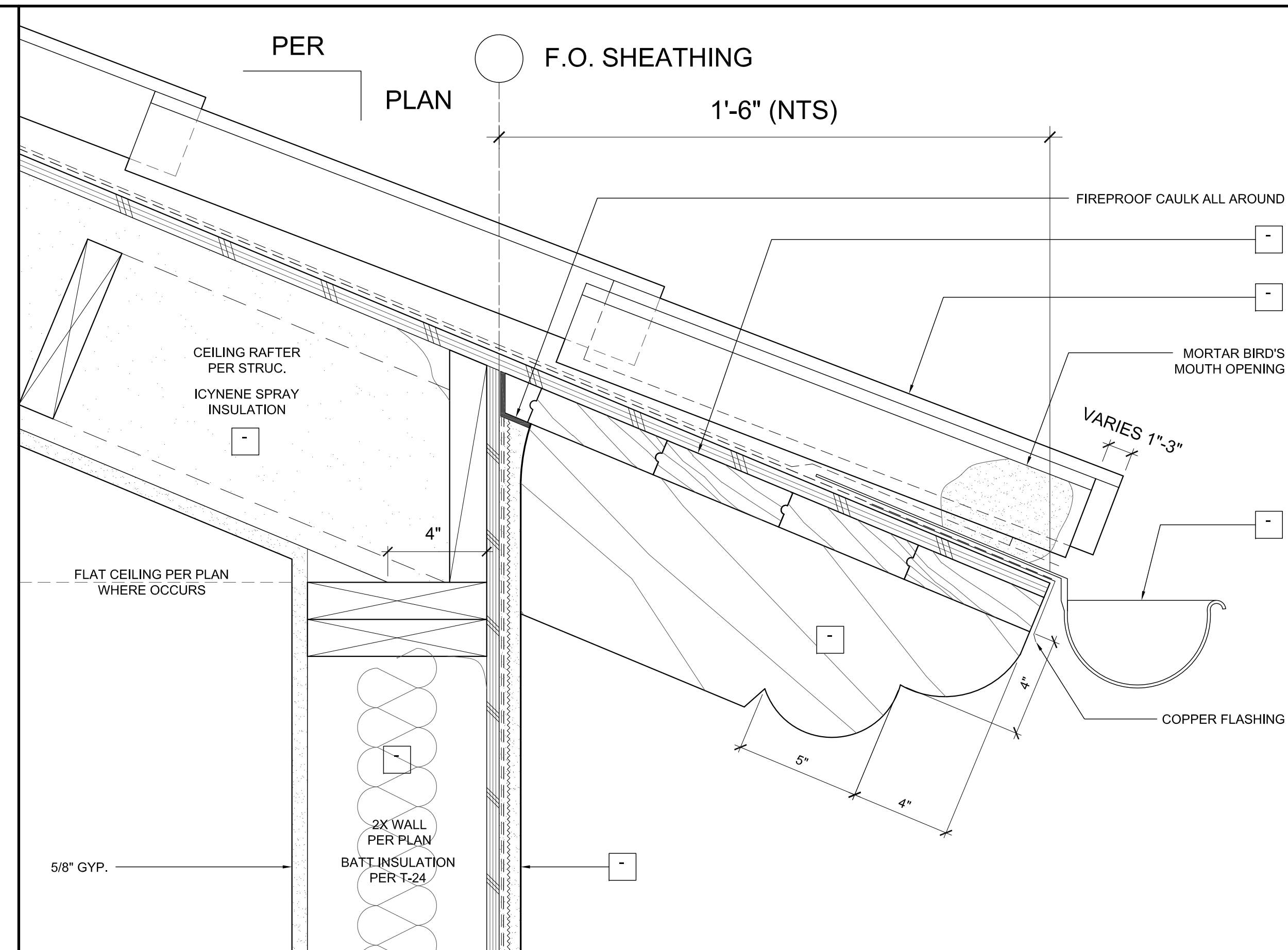
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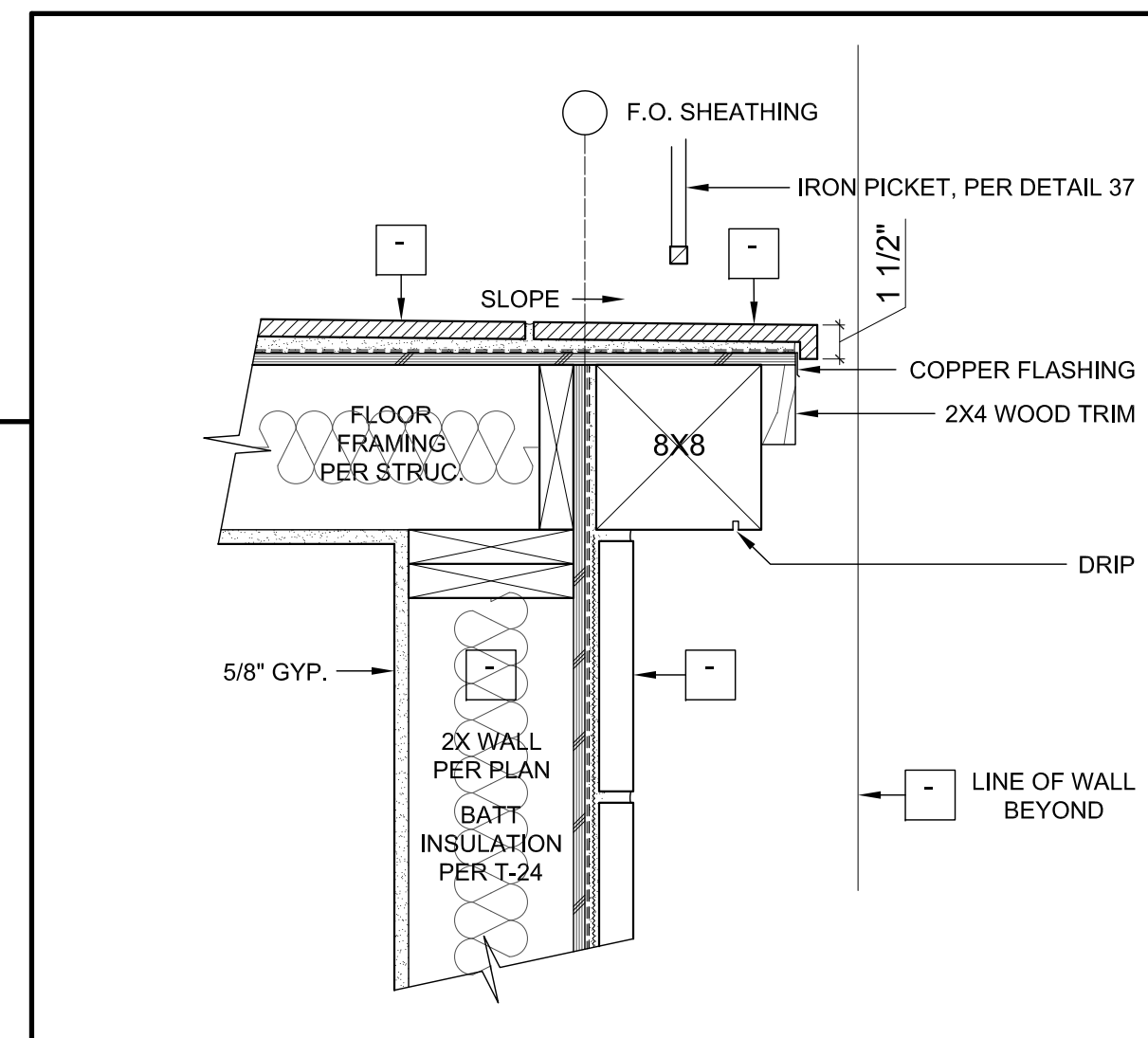
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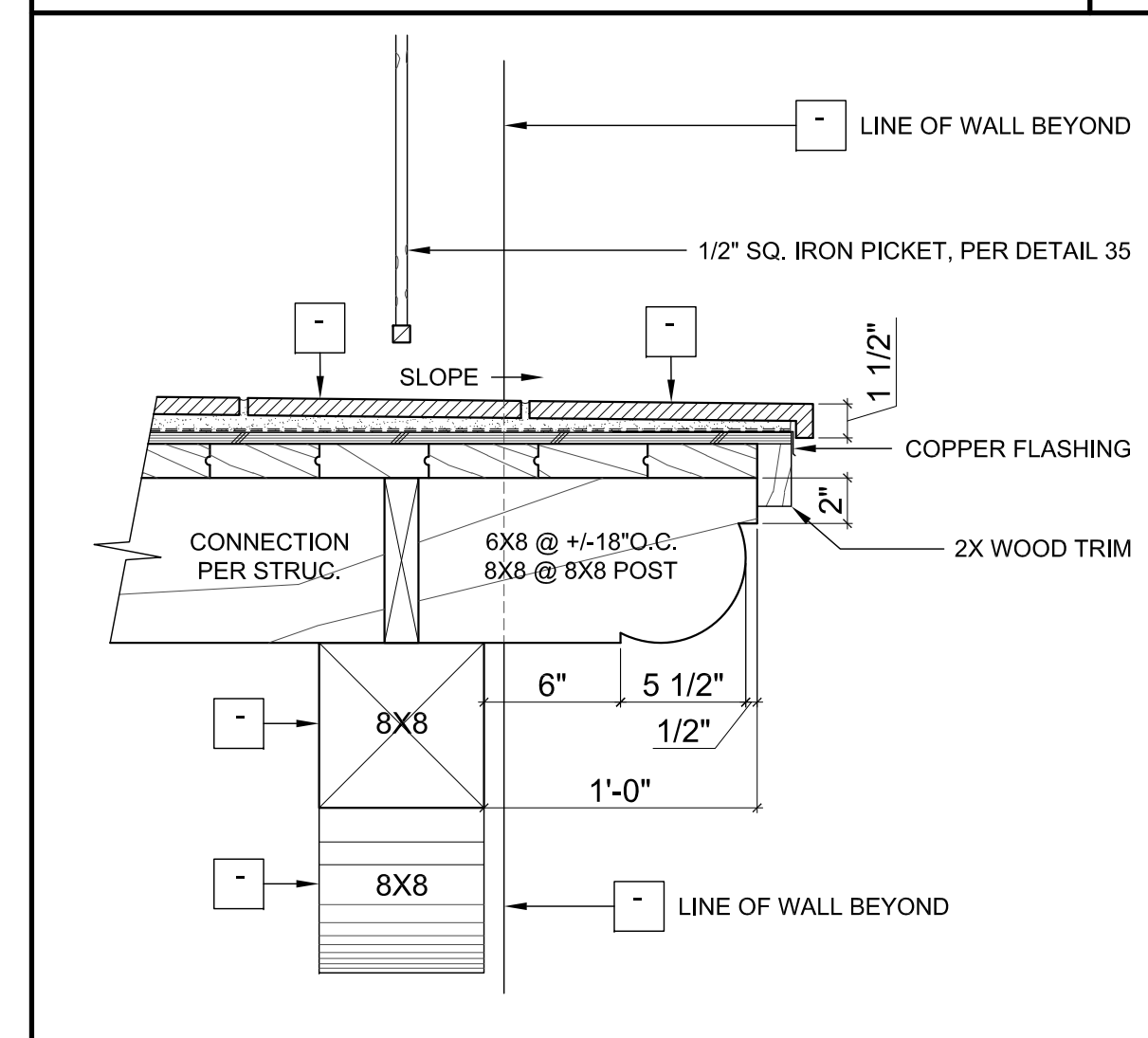
1 1/2"=1'-0" **WINDOW ELEVATION 9**



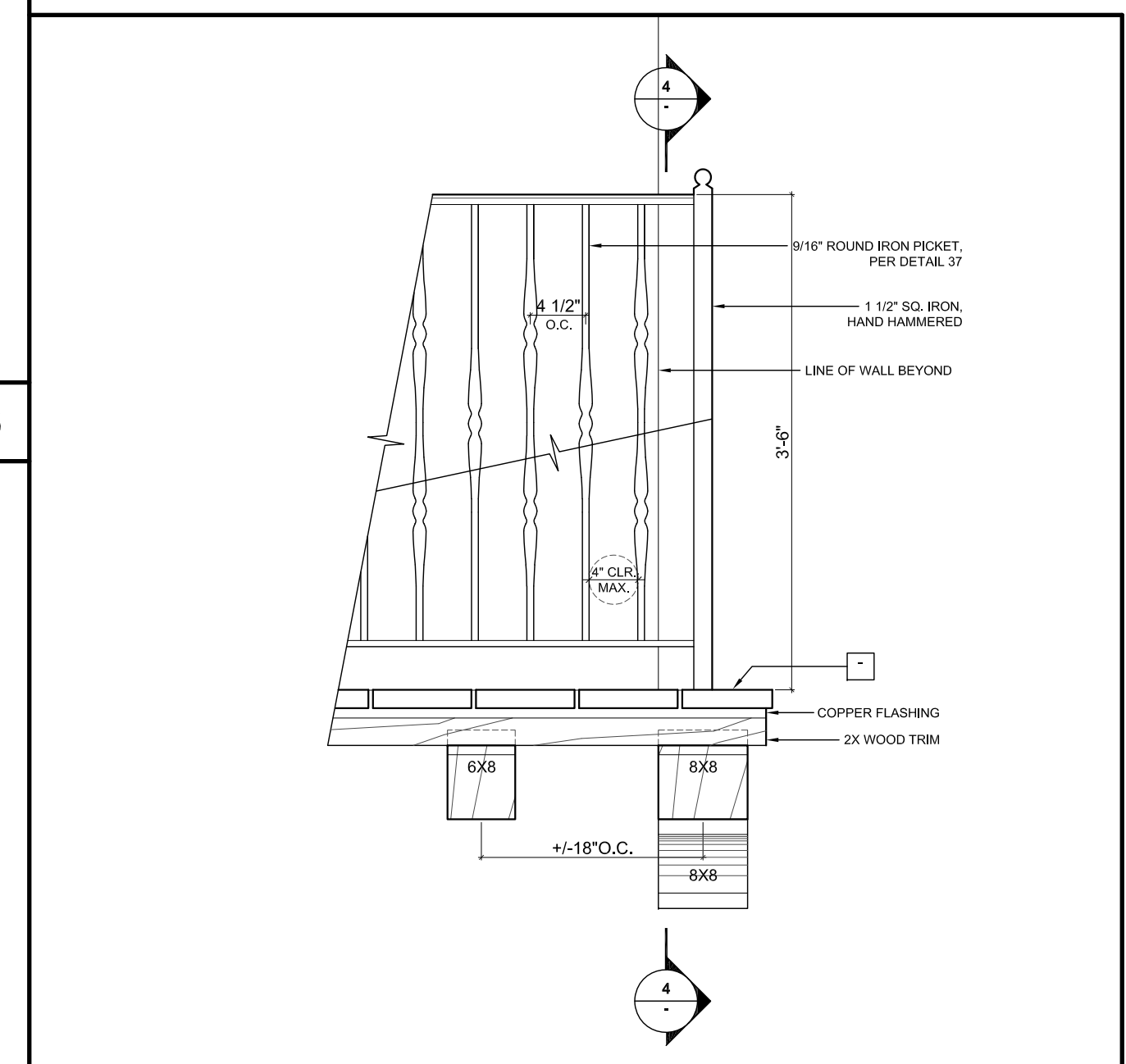
1 1/2"=1'-0" **EAVE RAFTER 8**



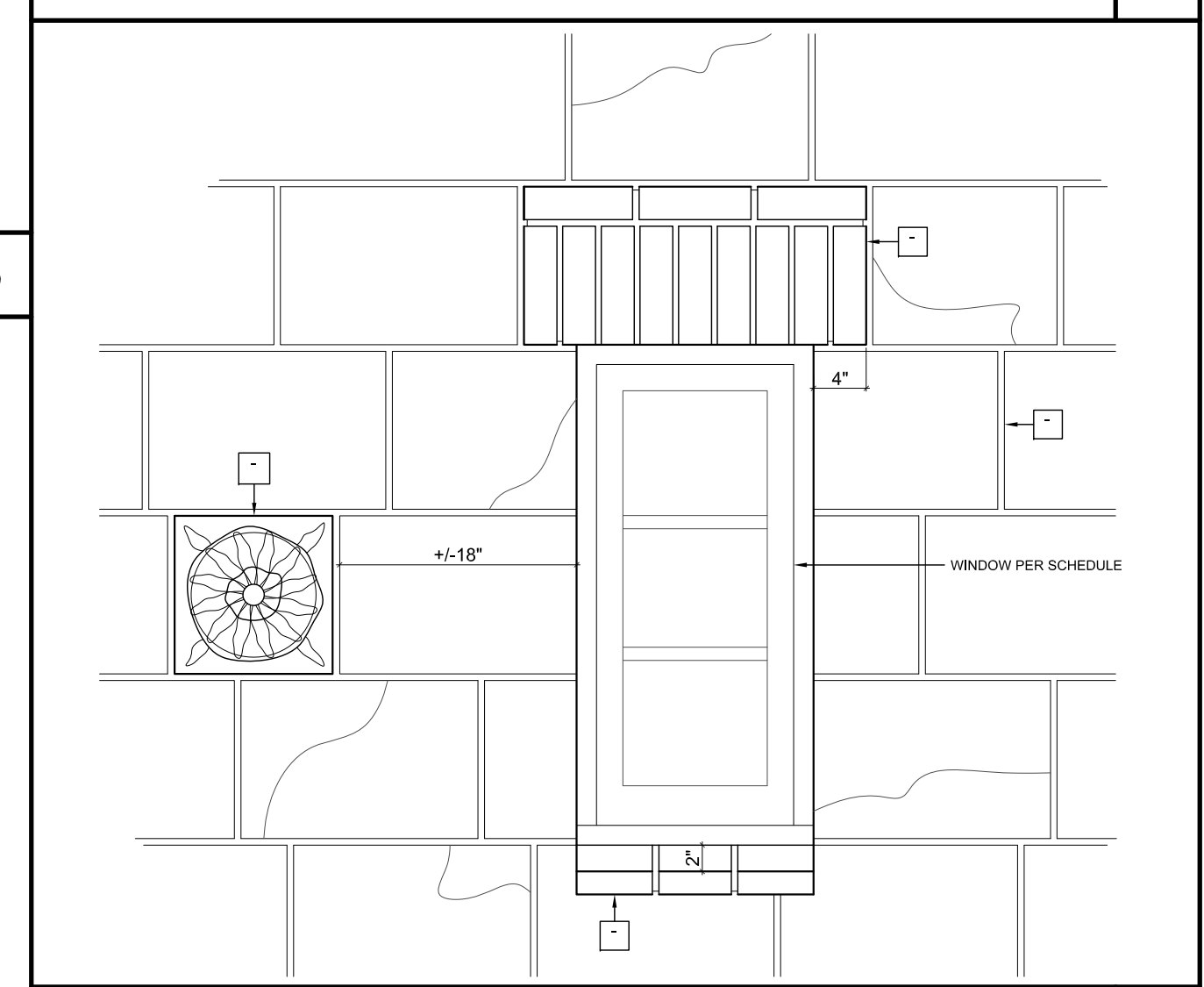
1 1/2"=1'-0" **BEAM BALCONY SECTION 6**



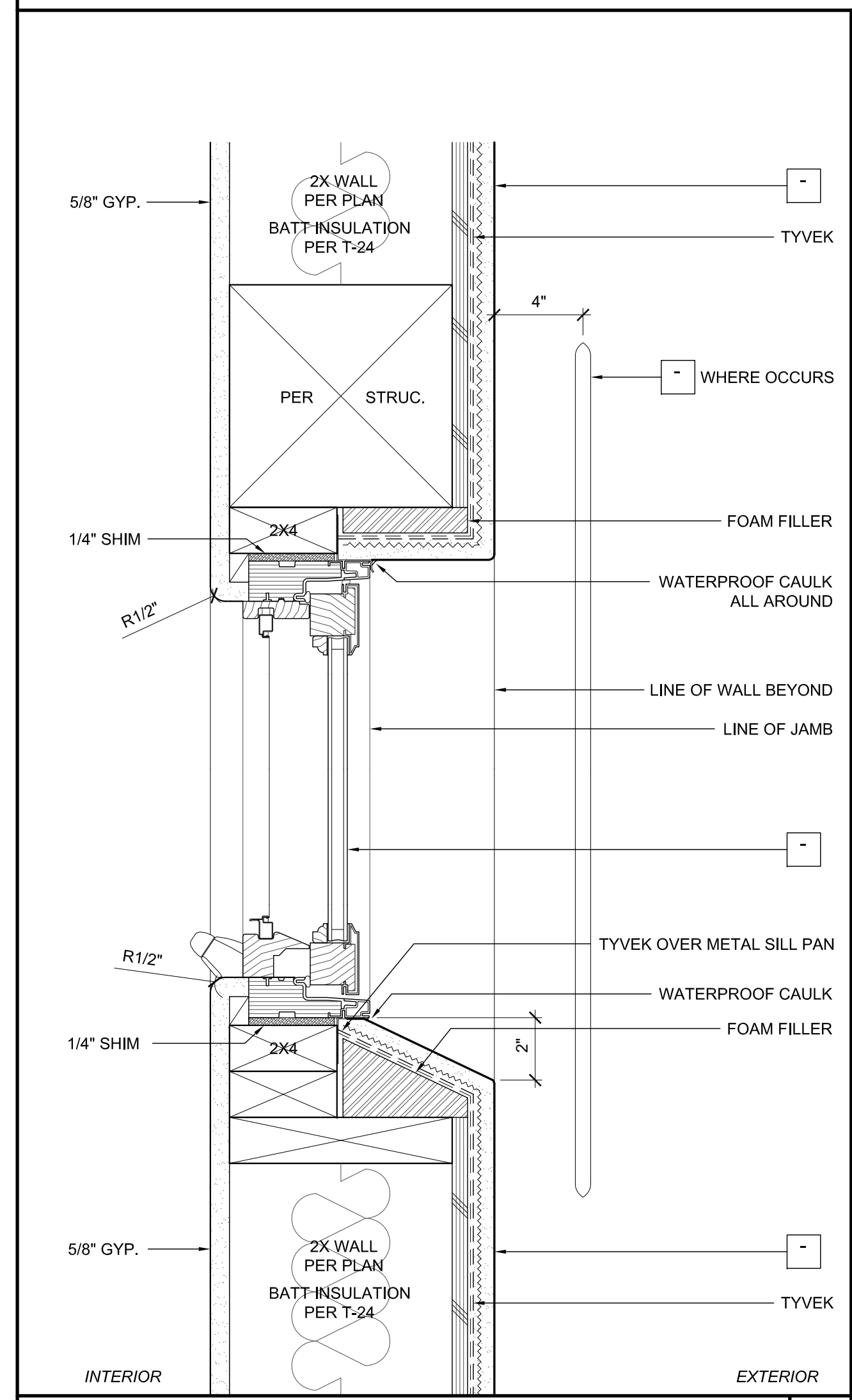
1 1/2"=1'-0" **BEAM BALCONY SECTION 5**



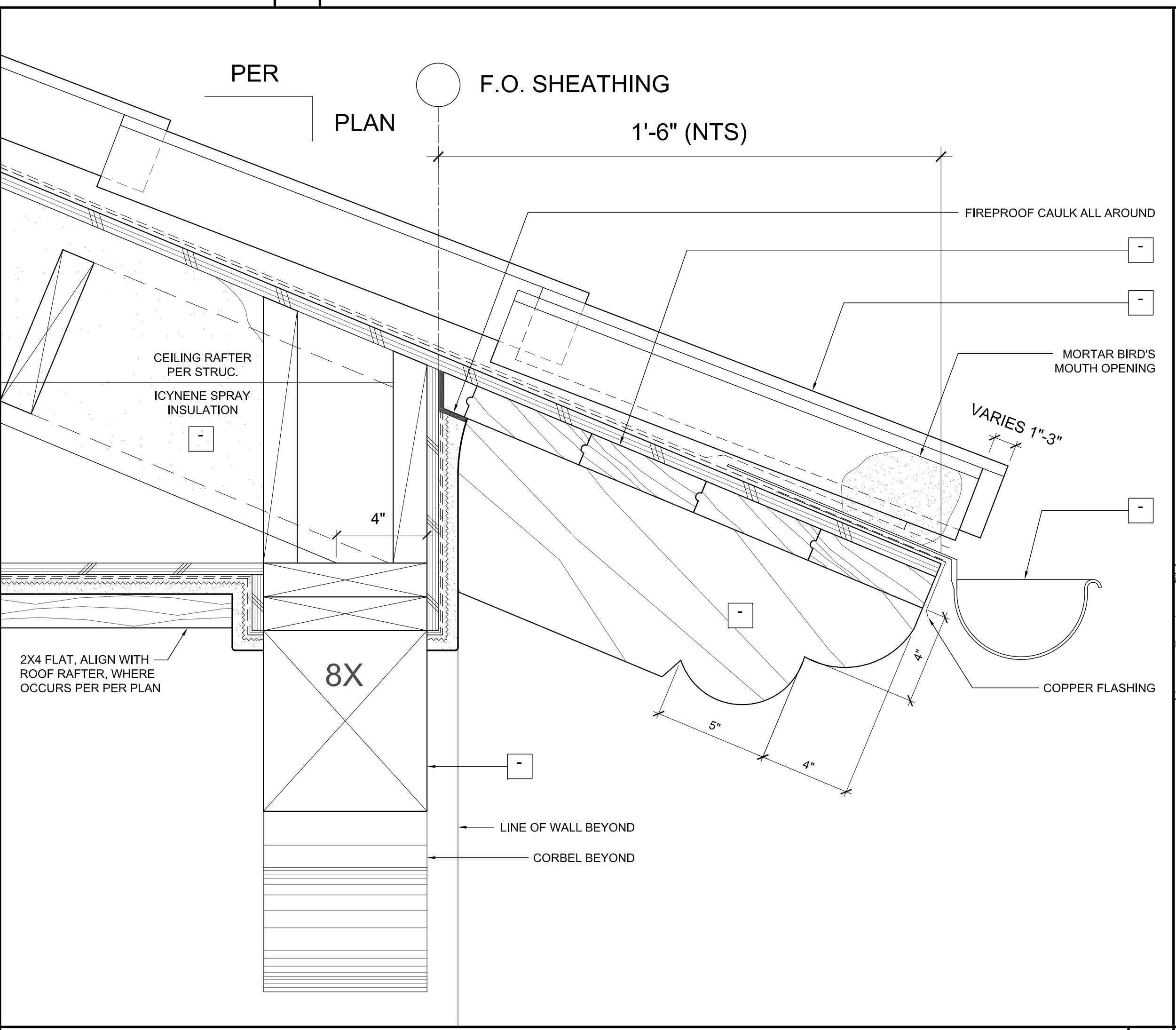
1 1/2"=1'-0" **CORBEL BALCONY ELEVATION 3**



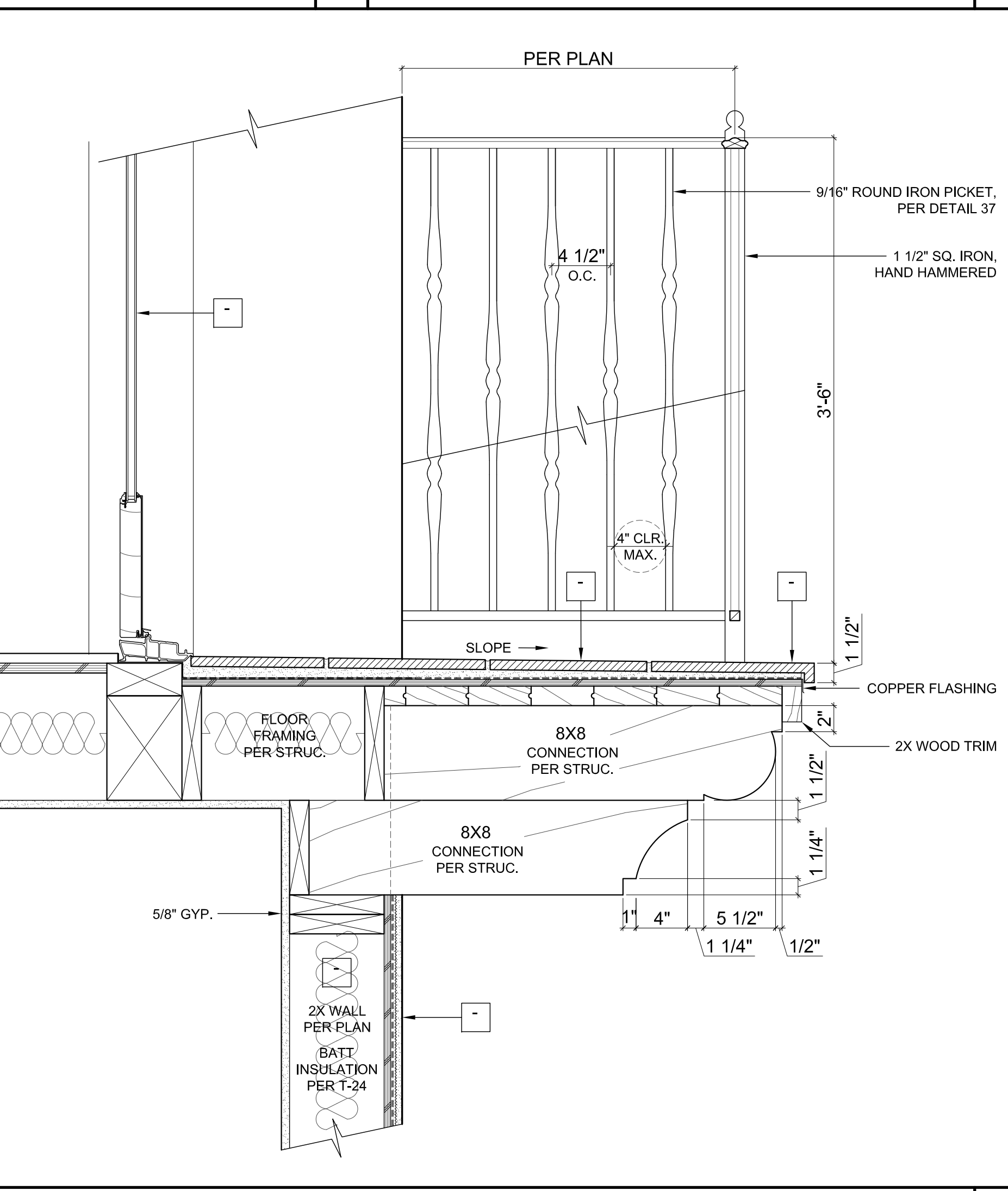
1 1/2"=1'-0" **WINDOW ELEVATION 2**



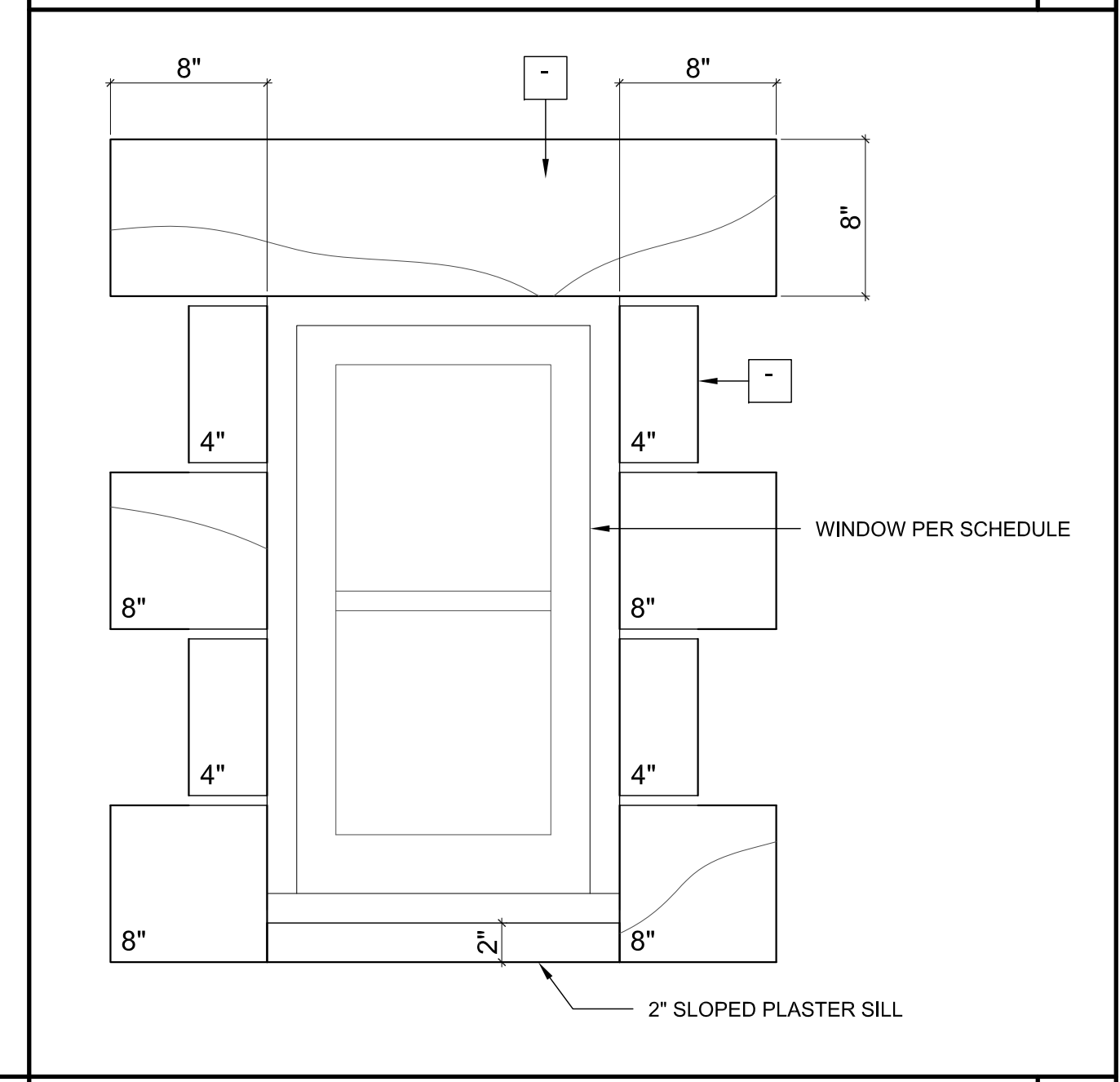
3"=1'-0" **WINDOW SILL / HEAD PLASTER 10**



3"=1'-0" **EAVE AT BEAM 7**



1 1/2"=1'-0" **CORBEL BALCONY SECTION 4**

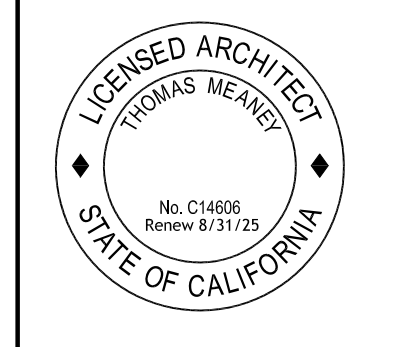


1 1/2"=1'-0" **WINDOW ELEVATION 1**

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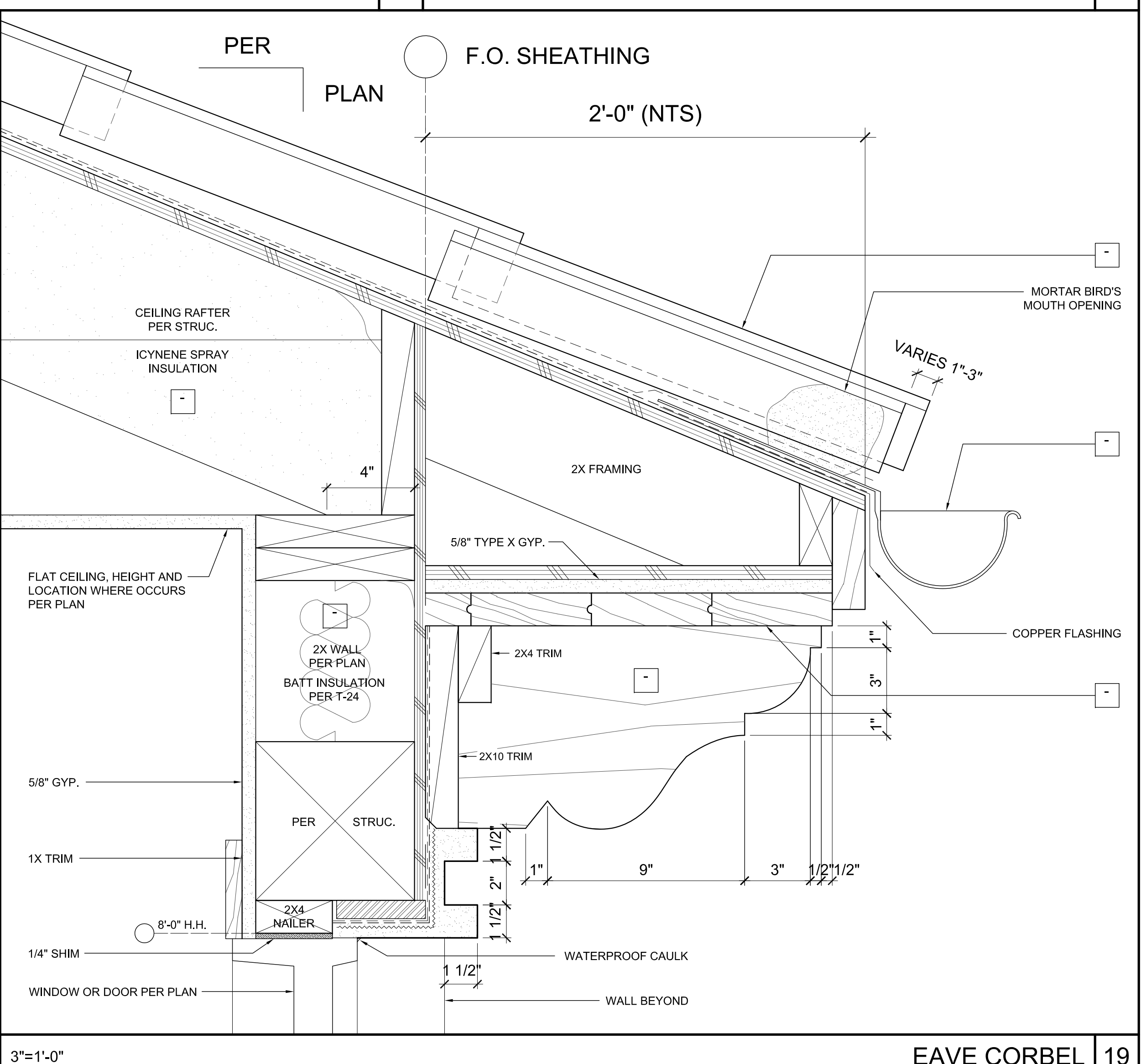
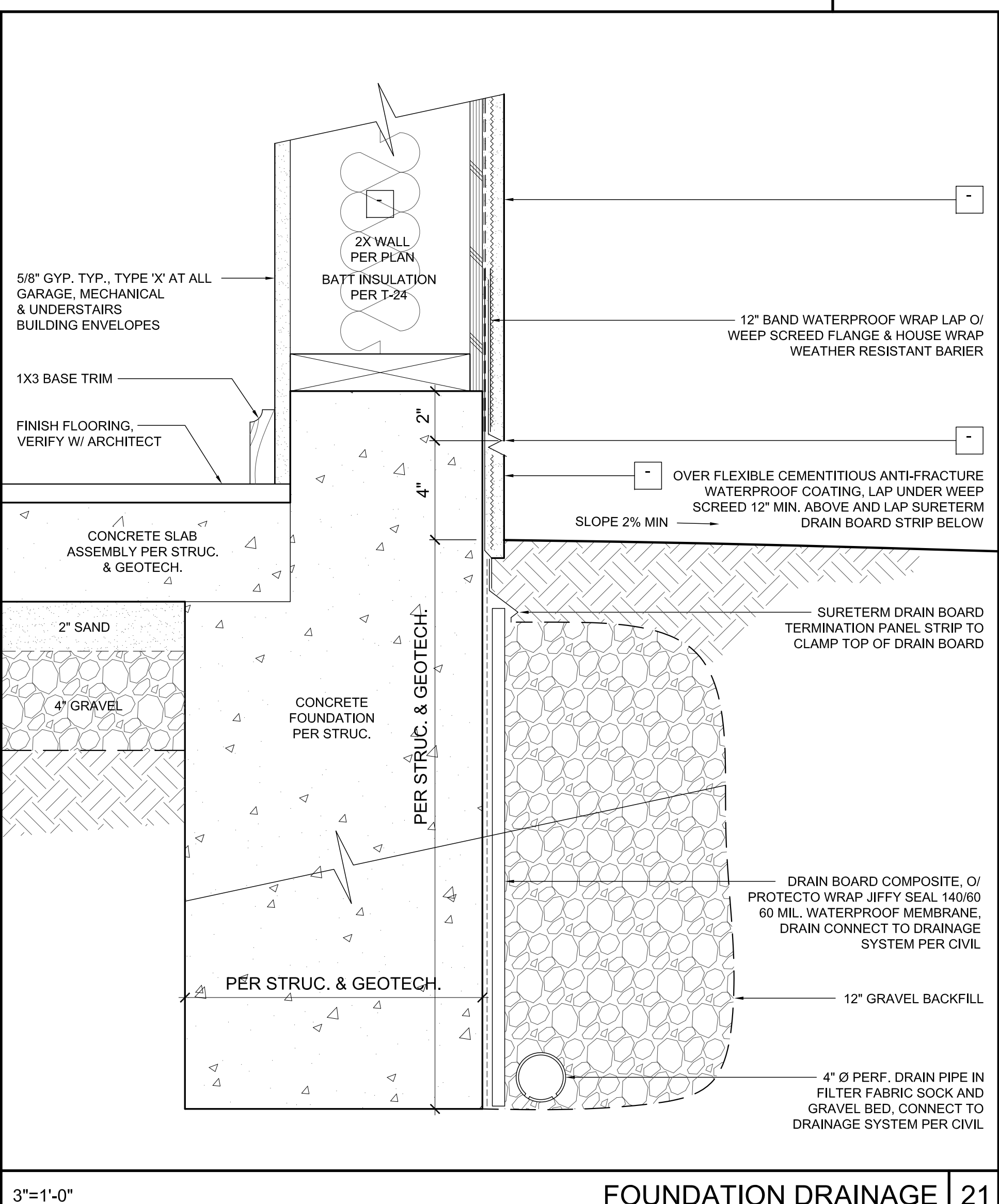
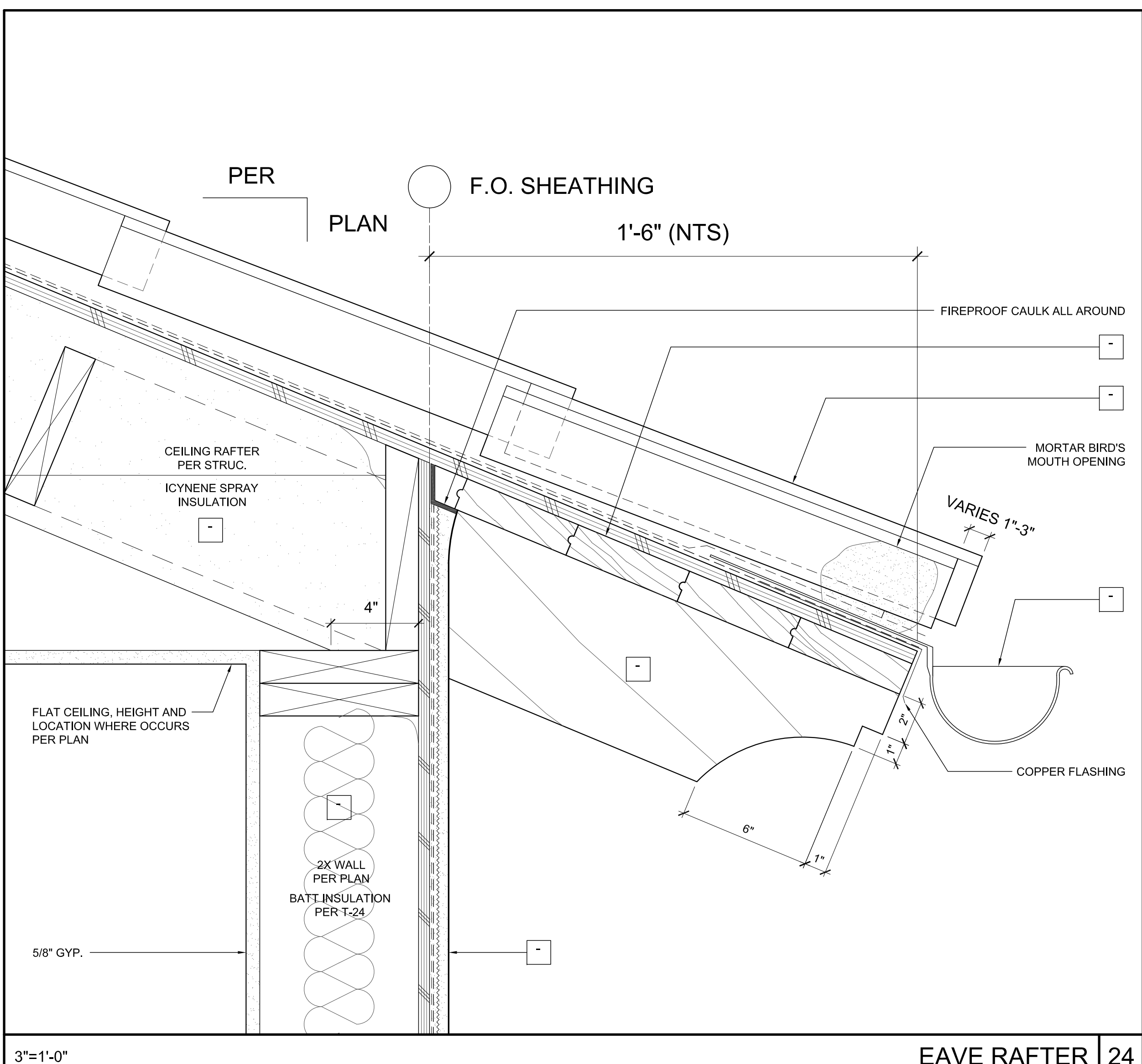
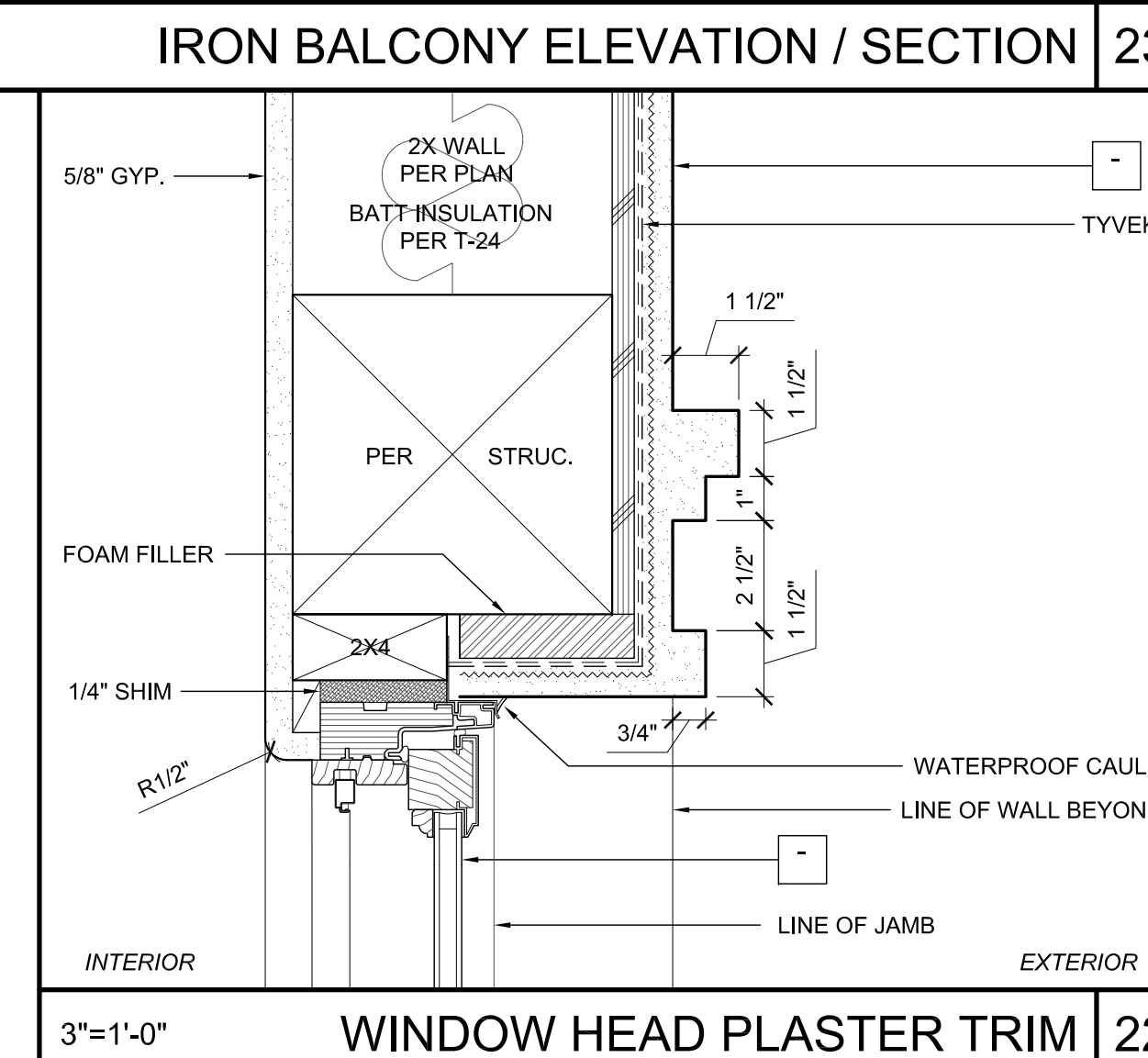
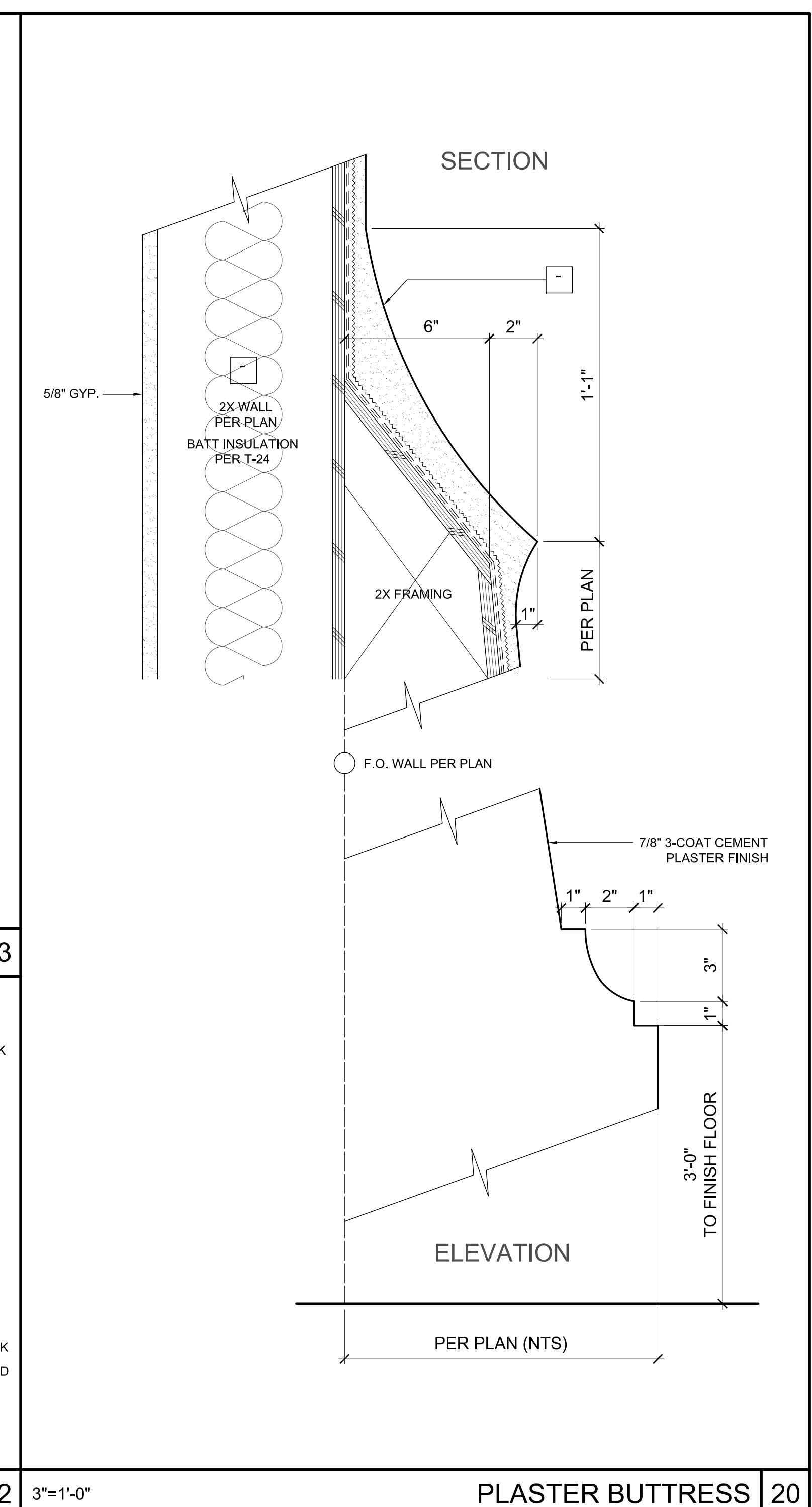
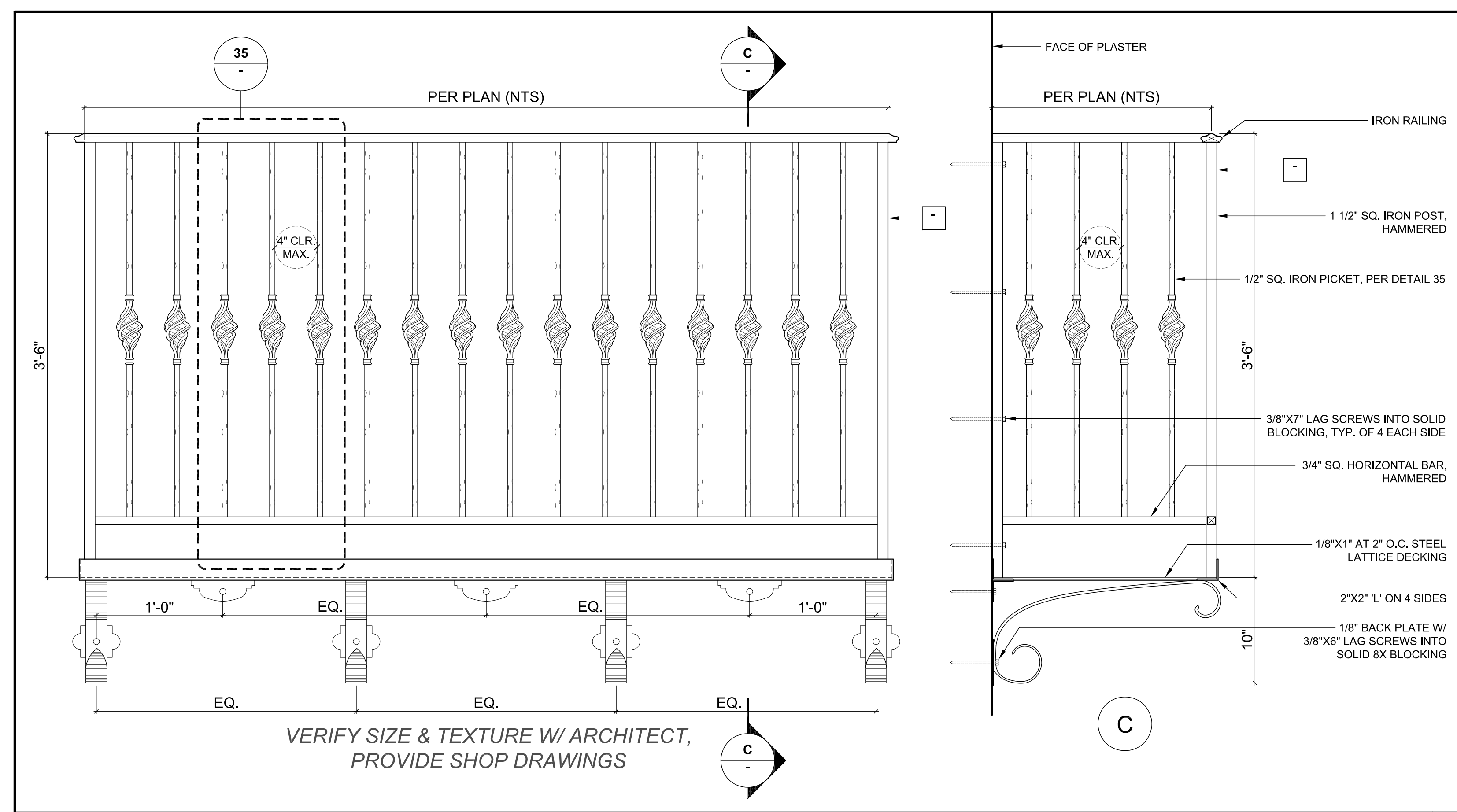
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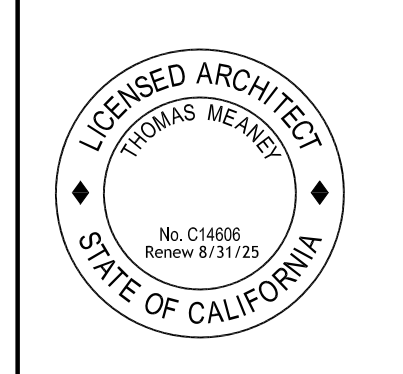
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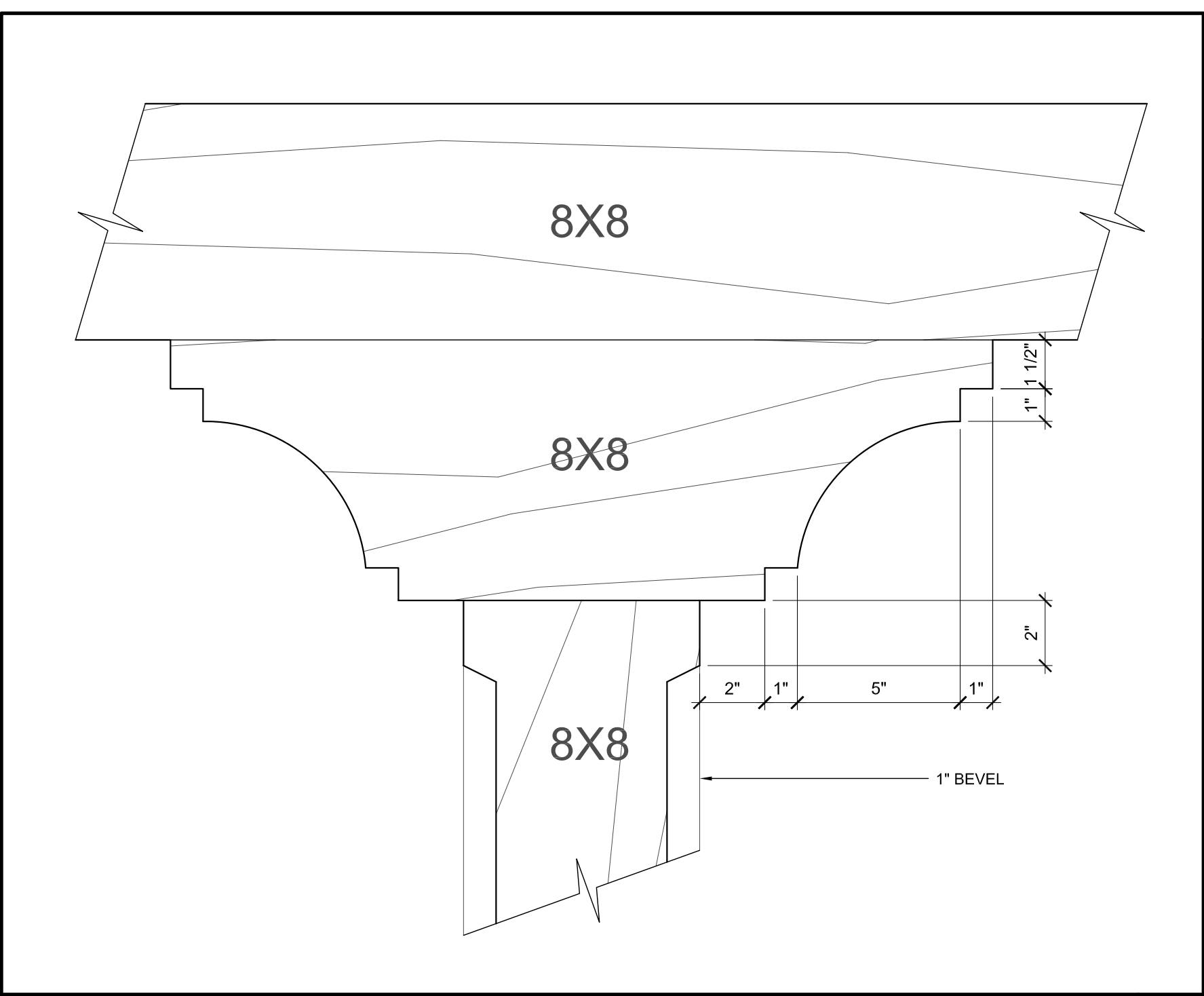
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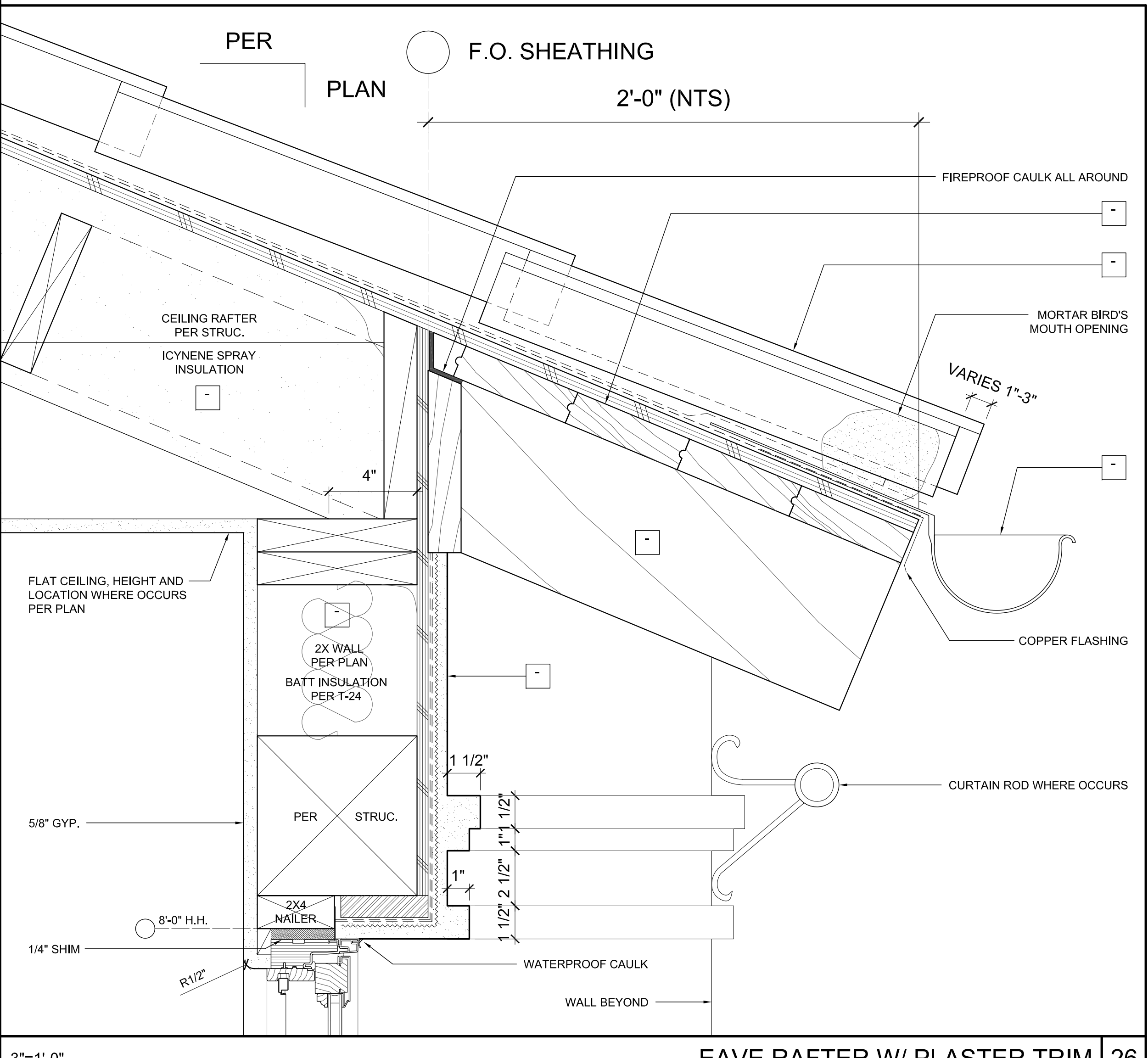
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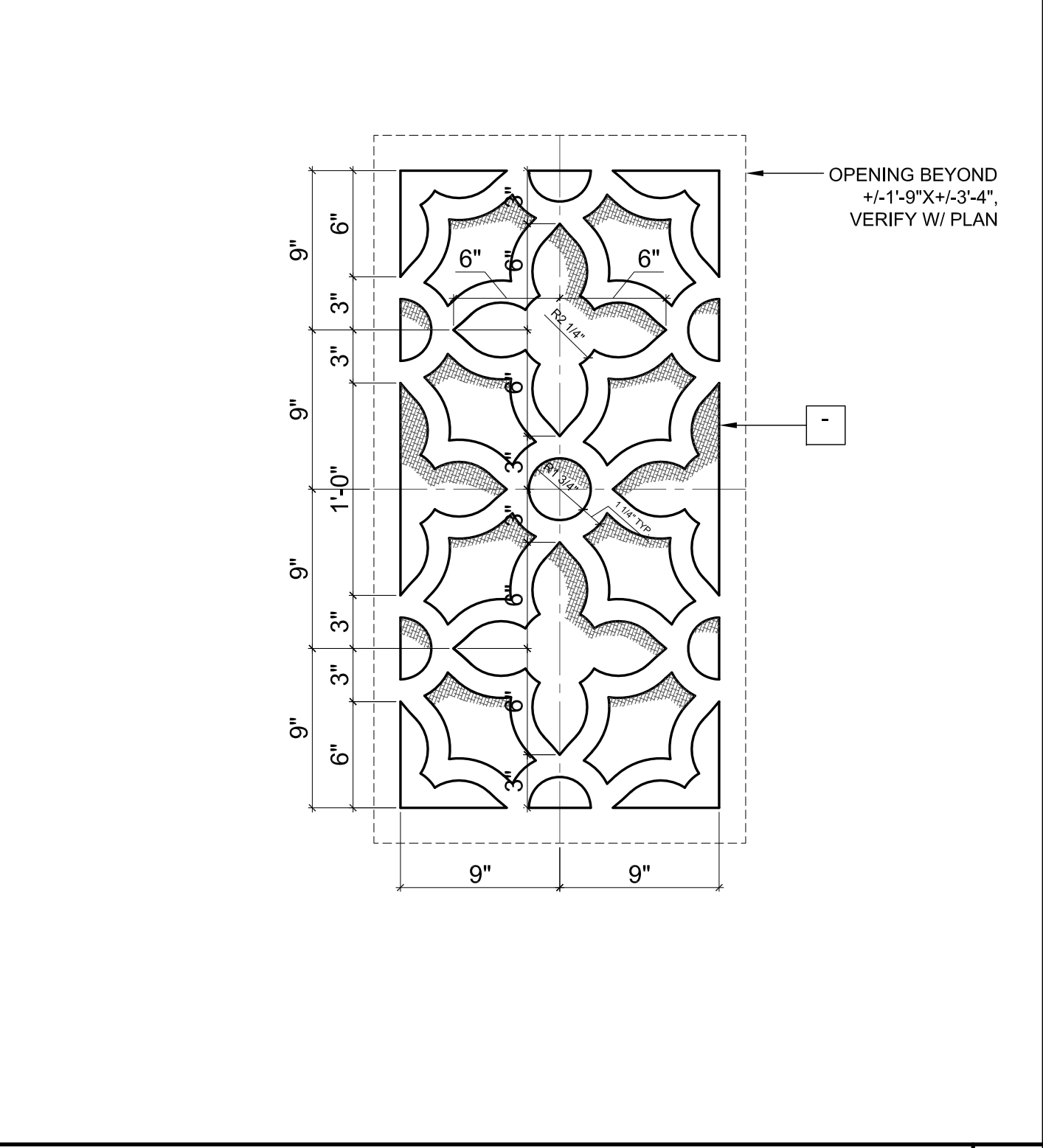
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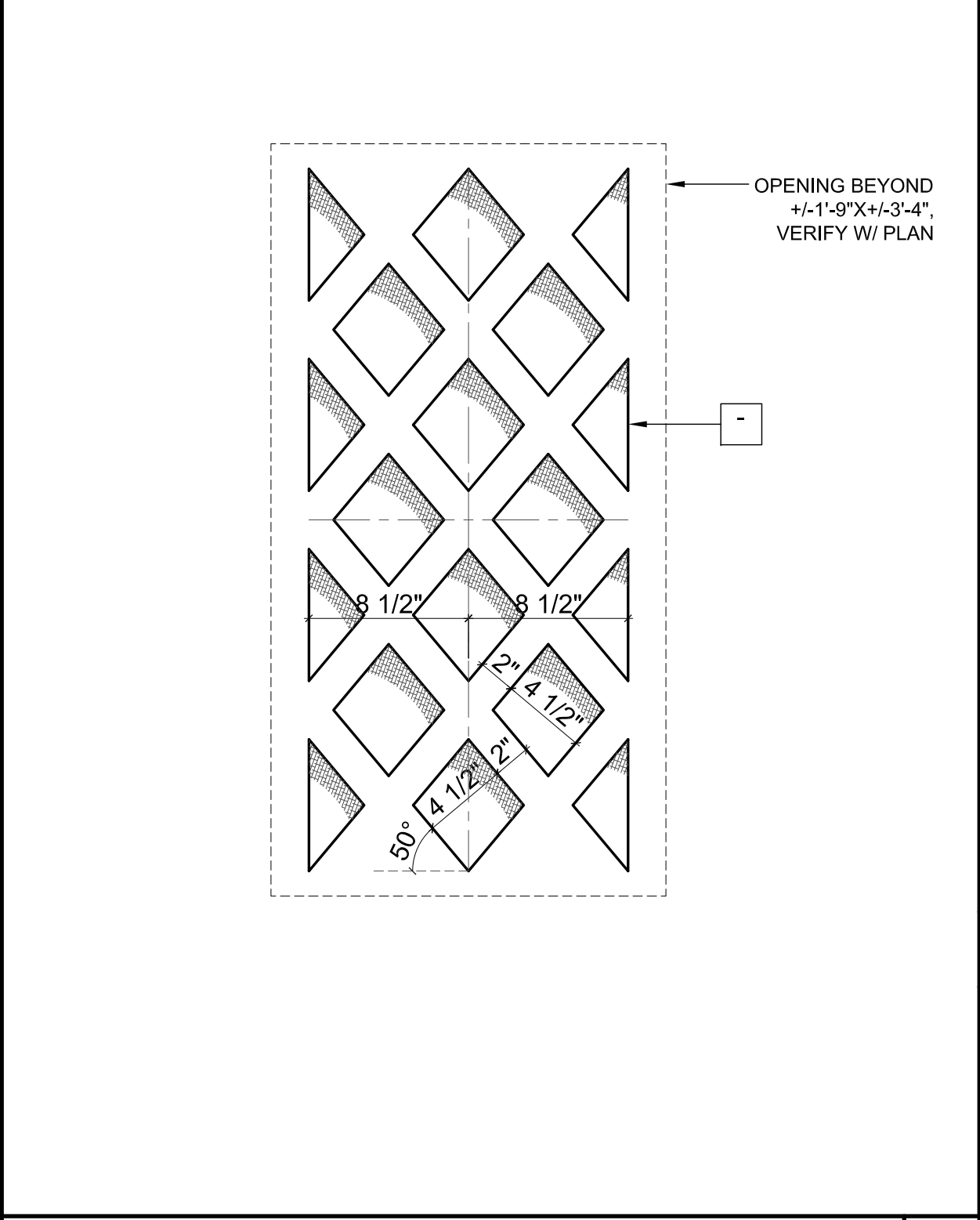
3'±1'-0" **WOOD POST / BEAM** 29



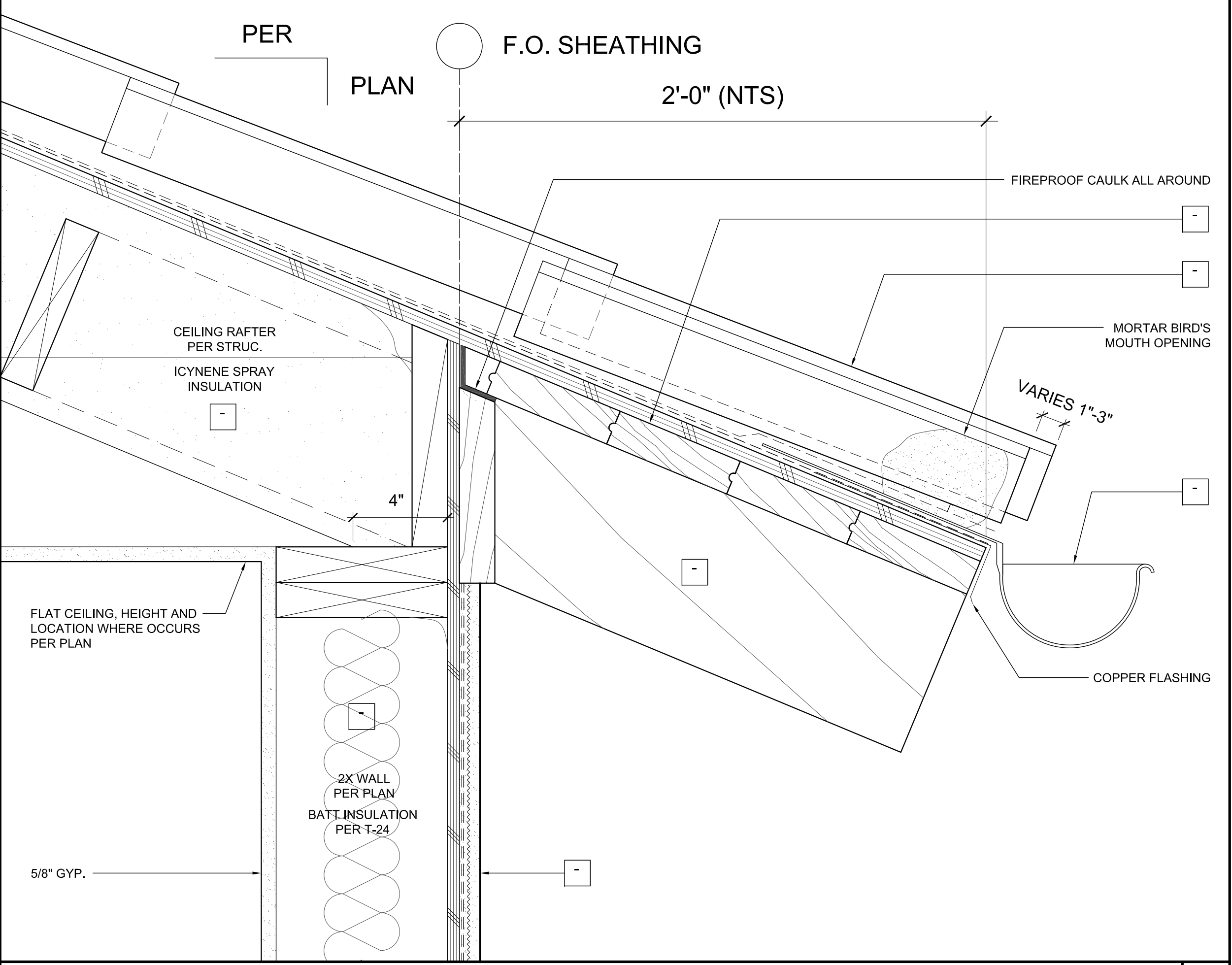
3'±1'-0" **EAVE RAFTER W/ PLASTER TRIM** 26



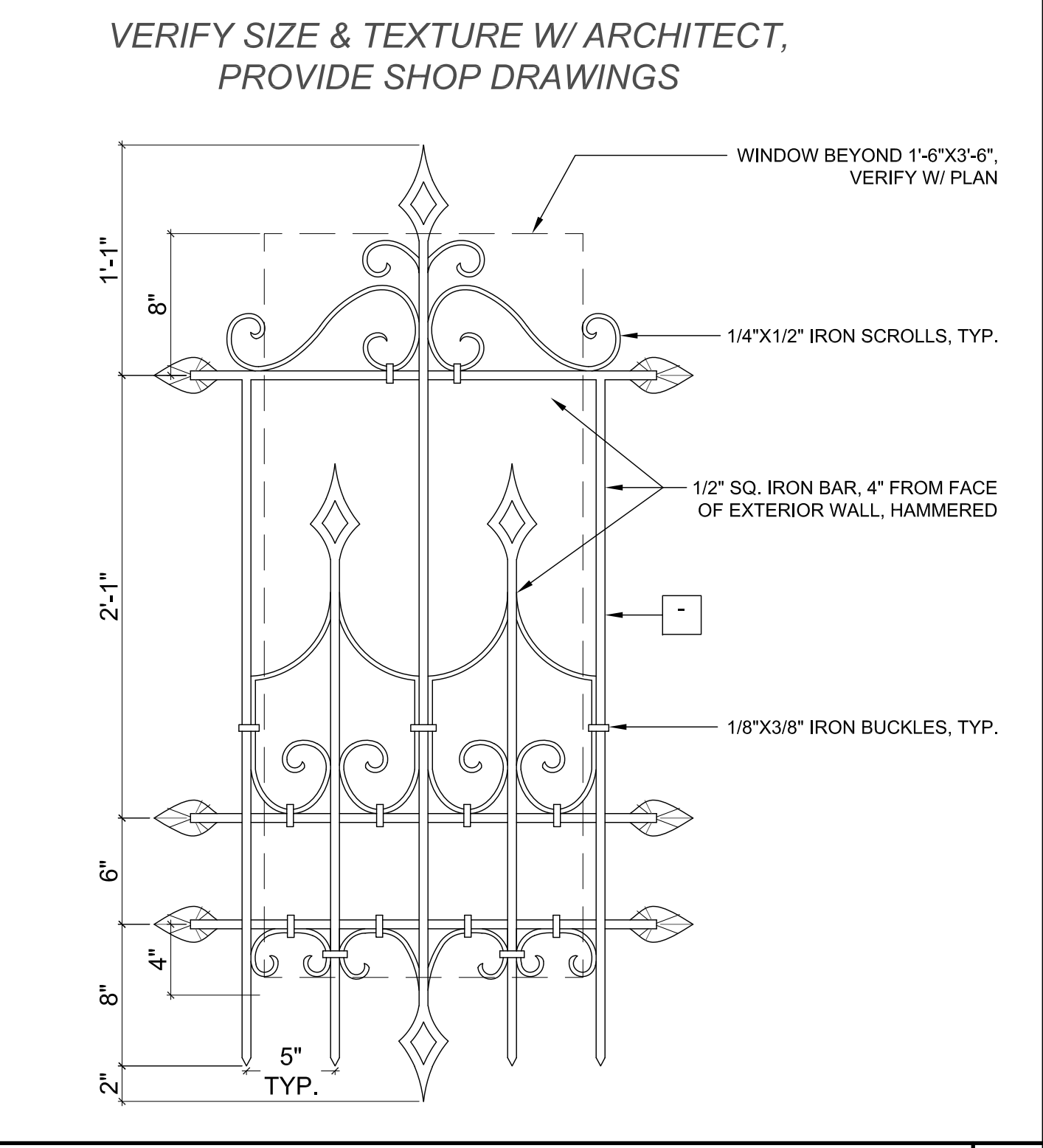
1 1/2'±1'-0" **DECORATIVE GFRC GRILLE** 31



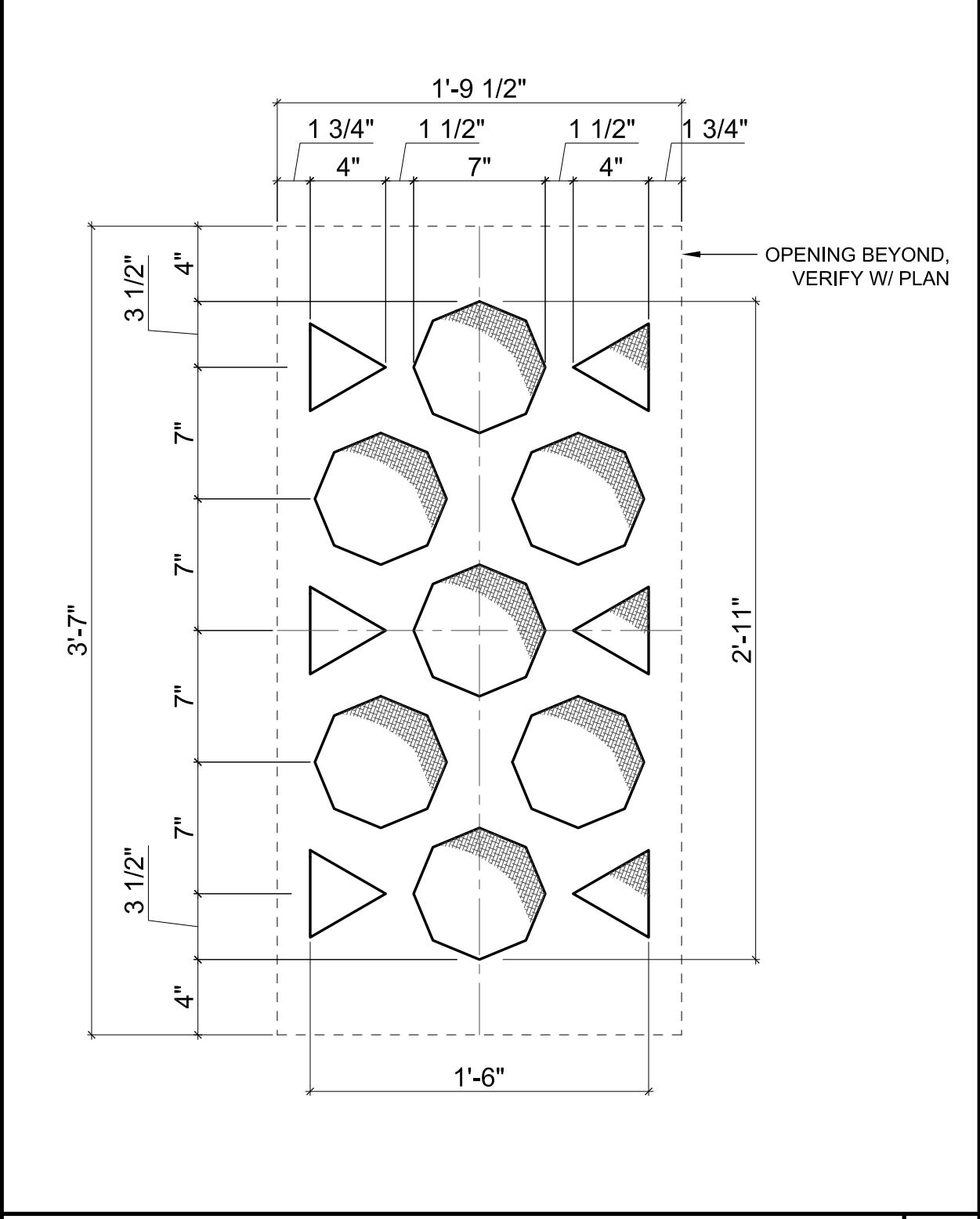
1 1/2'±1'-0" **DECORATIVE GFRC GRILLE** 28



3'±1'-0" **EAVE RAFTER** 25



3'±1'-0" **IRON WINDOW GRILLE** 30

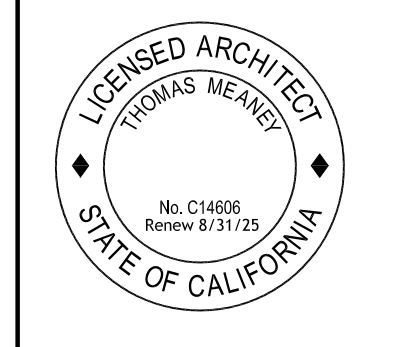


1 1/2'±1'-0" **DECORATIVE GFRC GRILLE** 27

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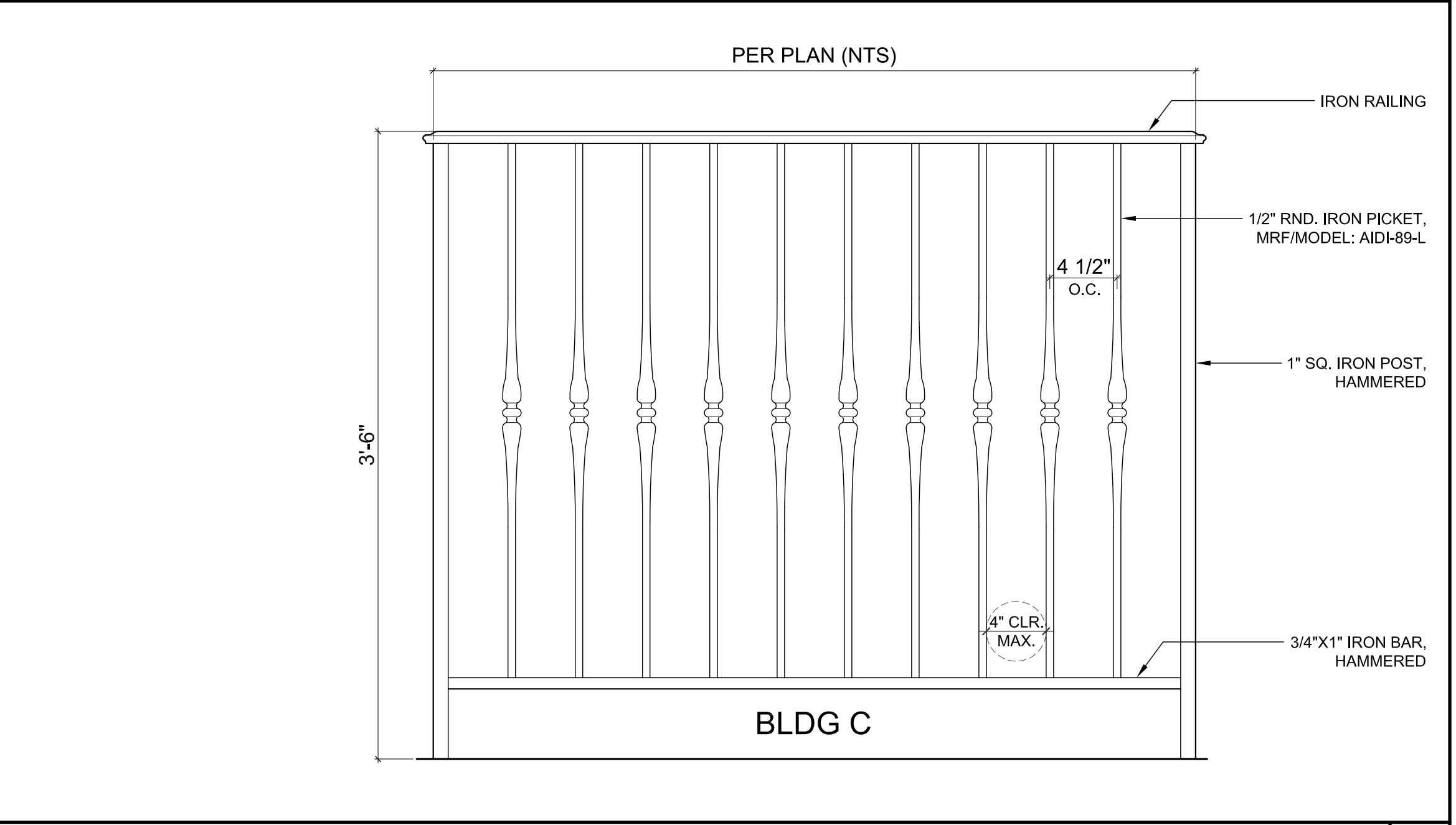
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NOTES

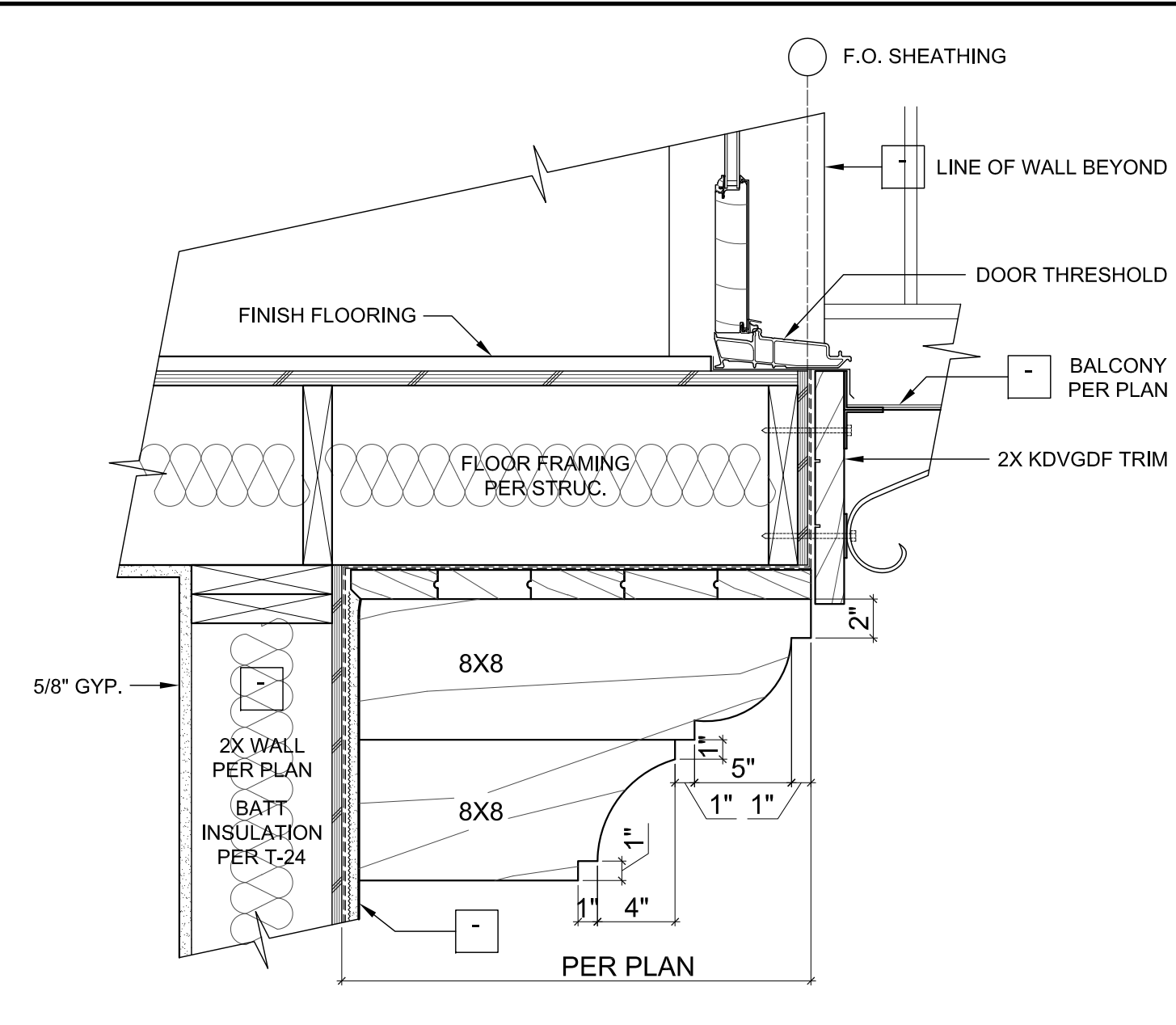
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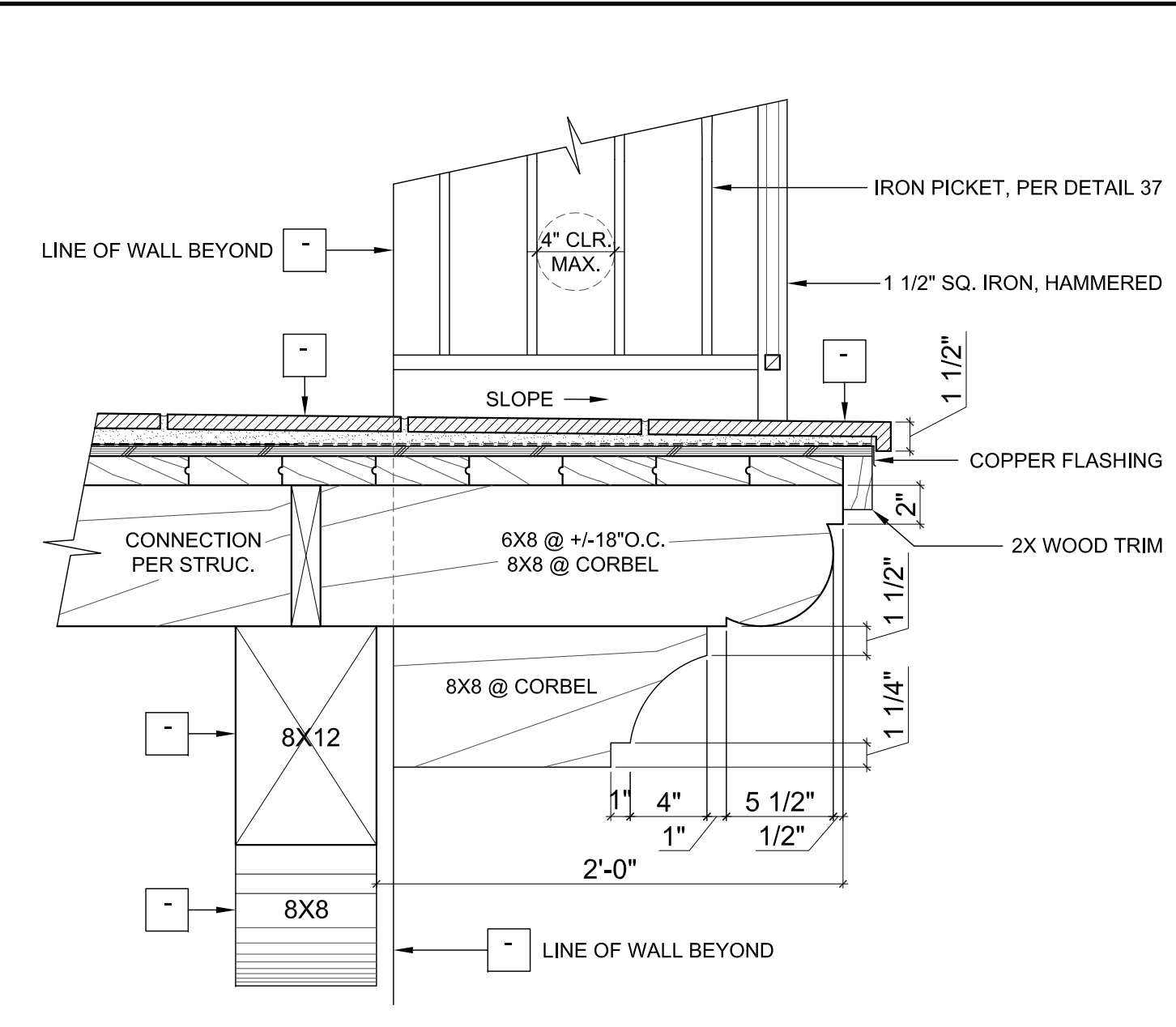
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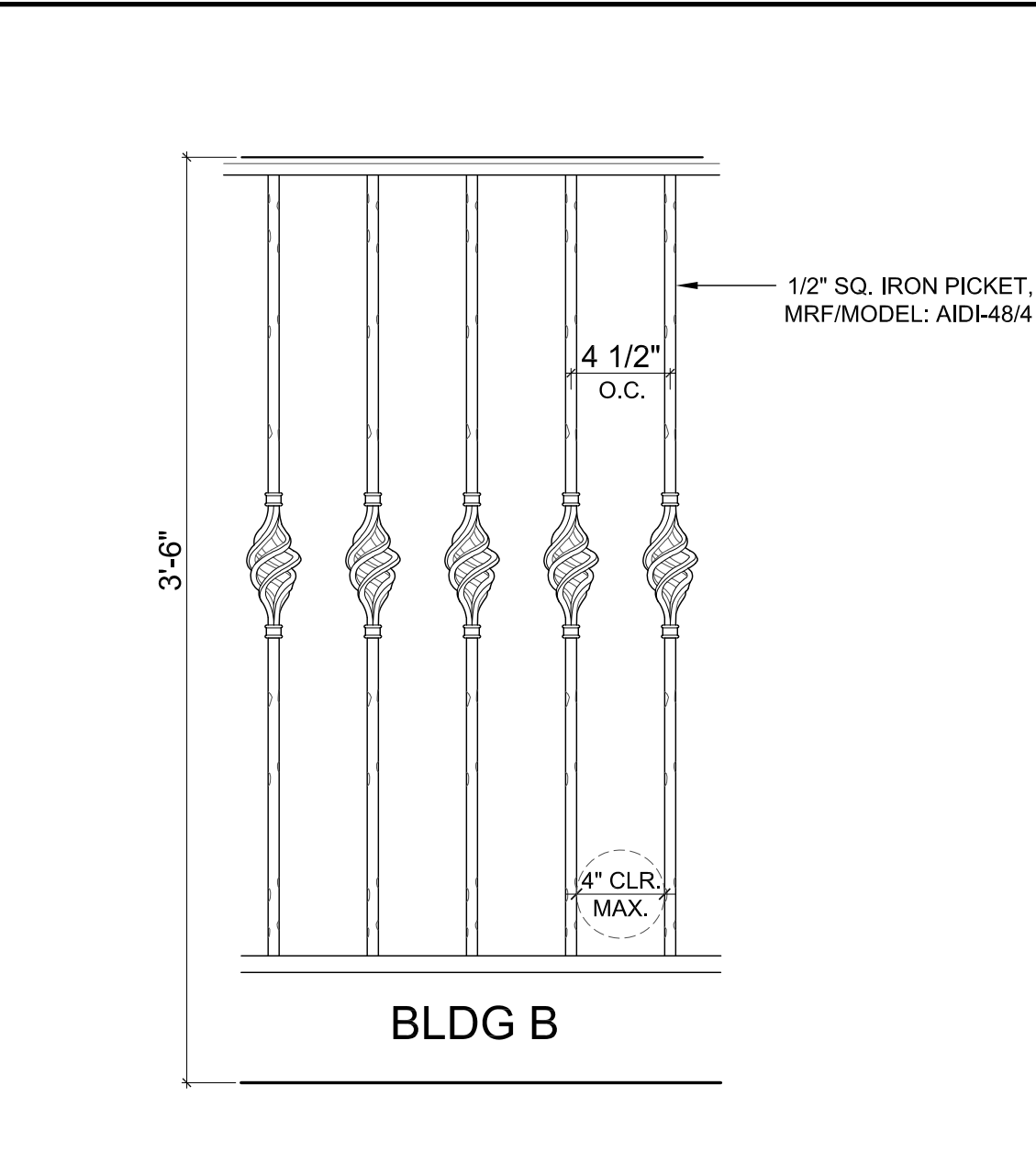
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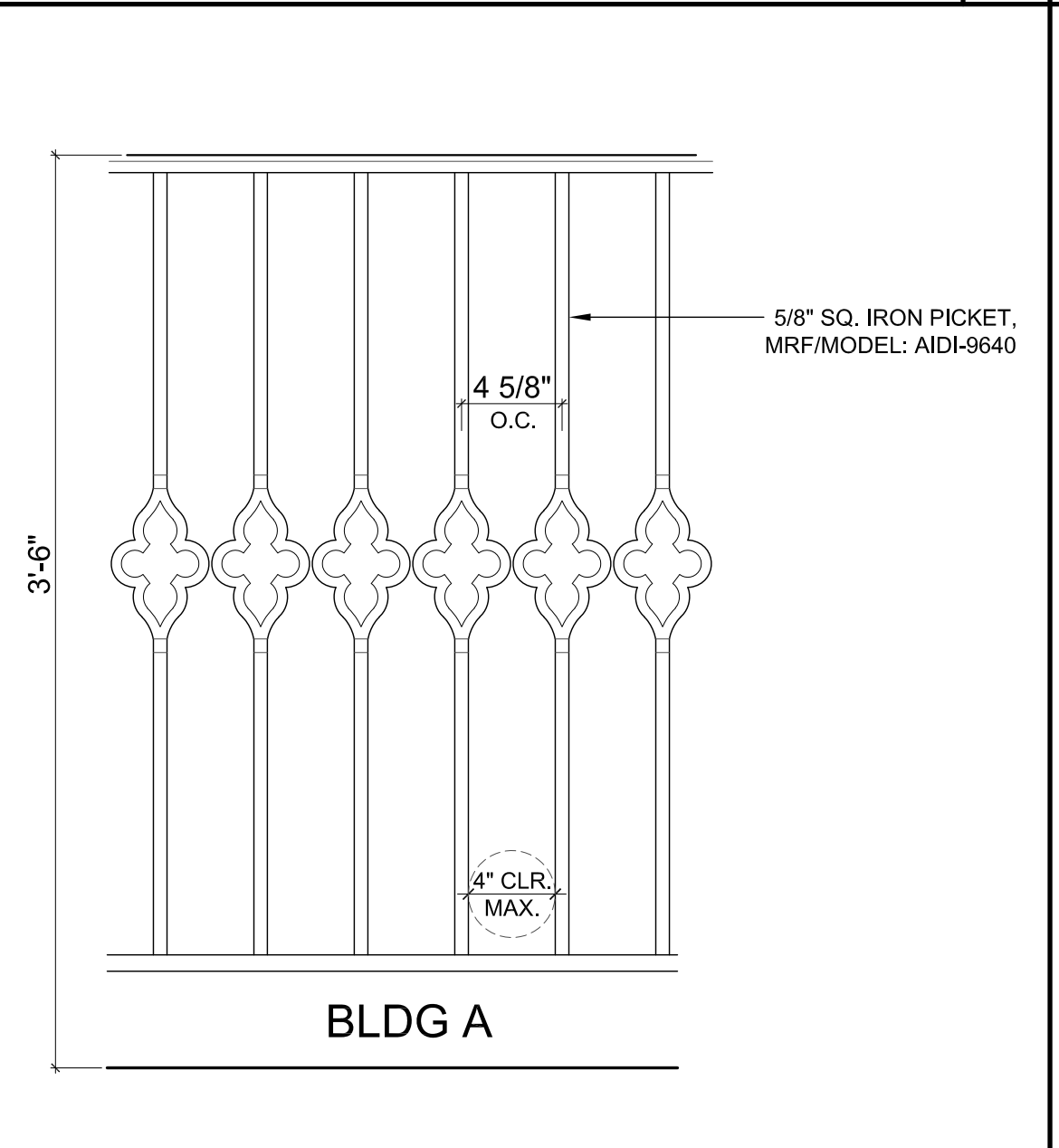
1 1/2"=1'-0" CORBEL SECTION 41



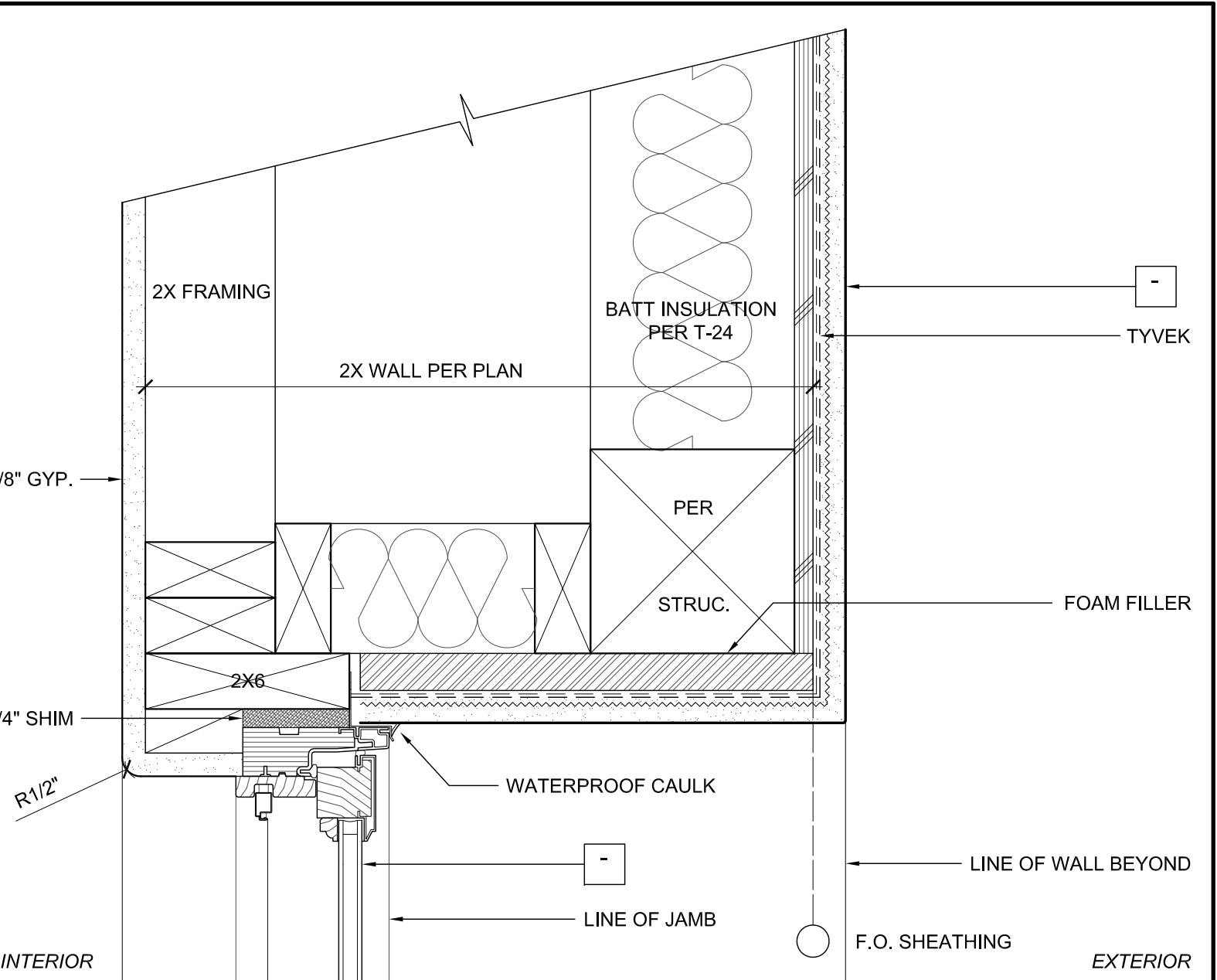
1 1/2"=1'-0" CORBEL / BEAM BALCONY SECTION 40



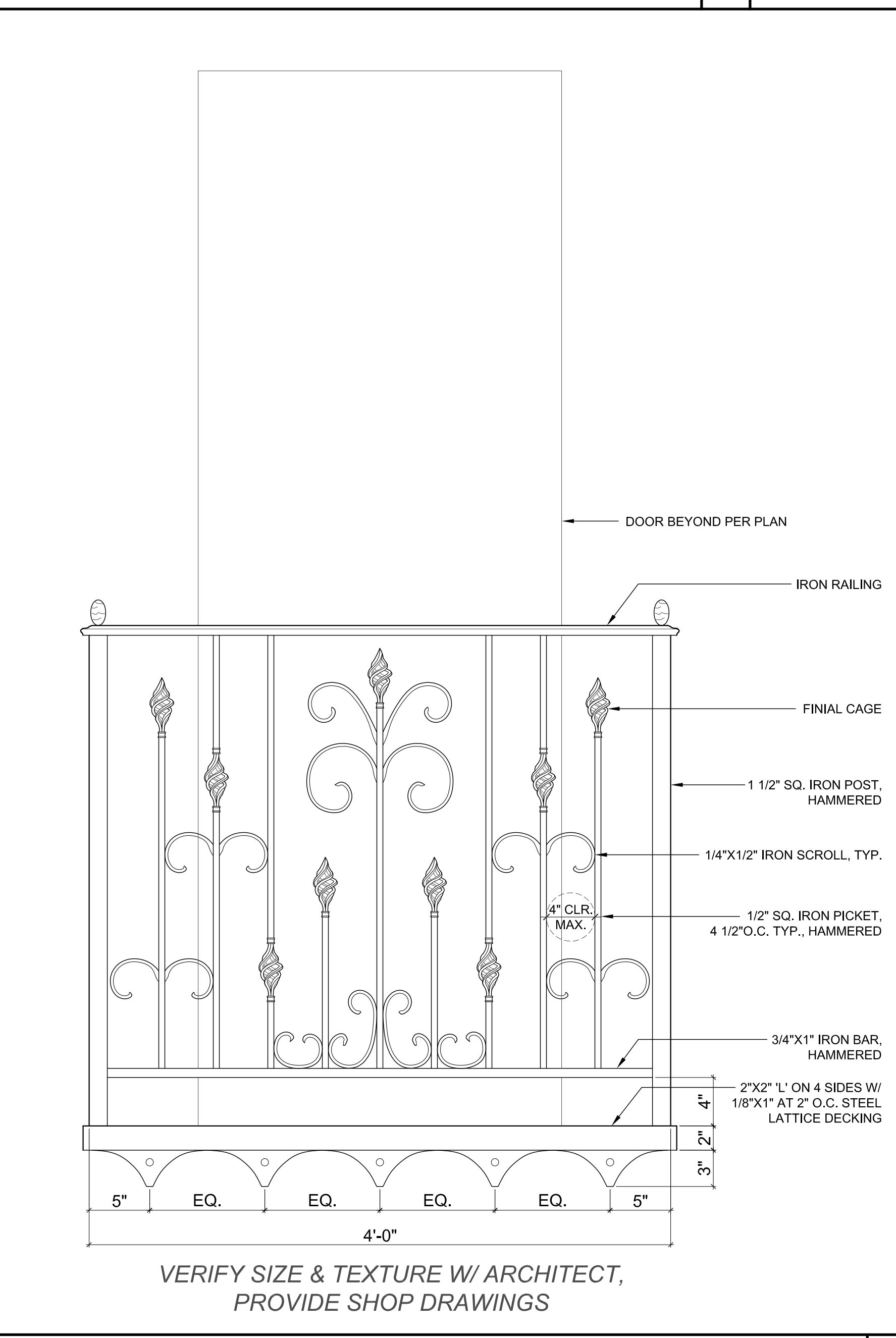
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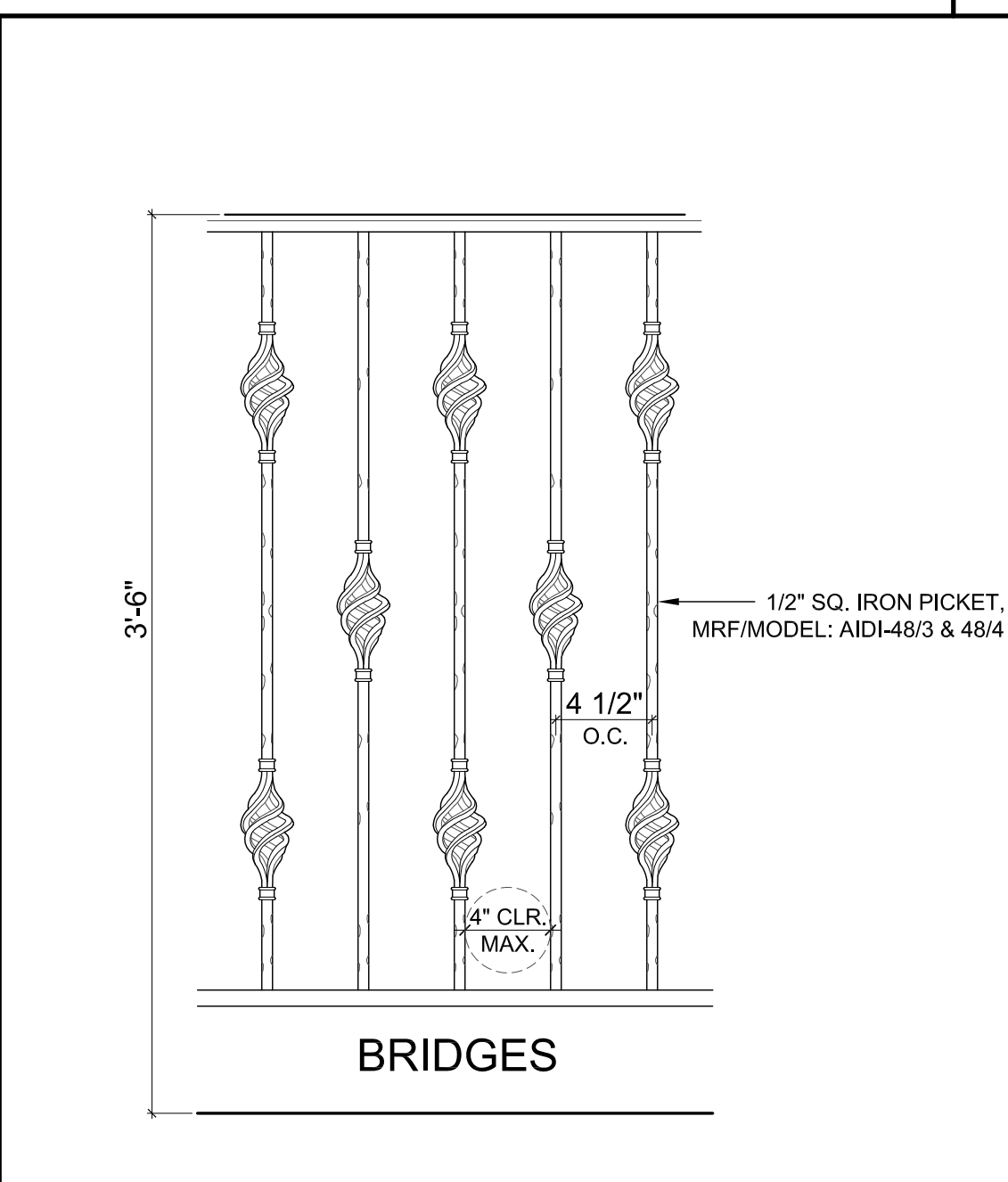
1 1/2"=1'-0" RAILING ELEVATION 34



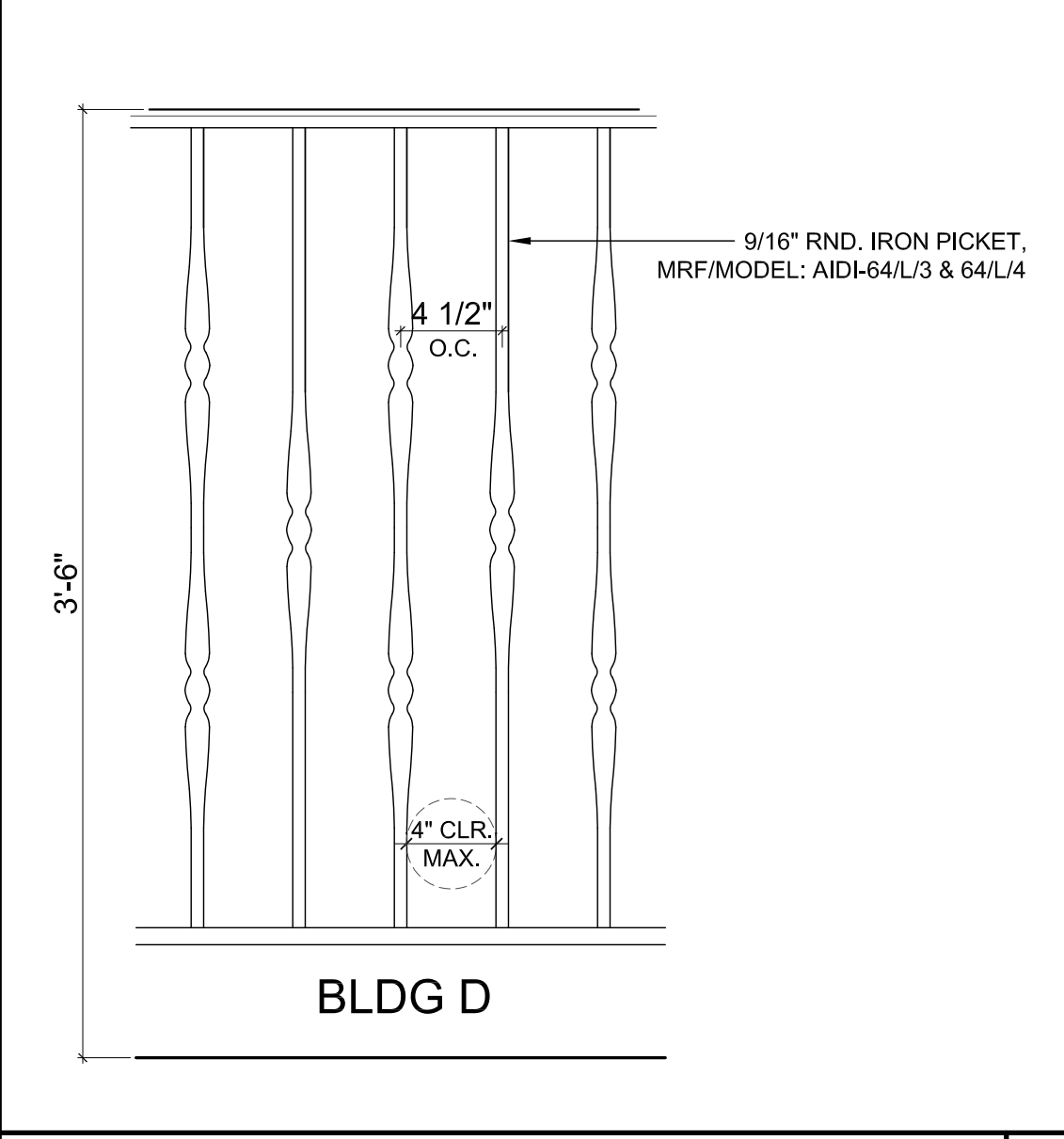
3"=1'-0" WINDOW HEAD PLASTER 33



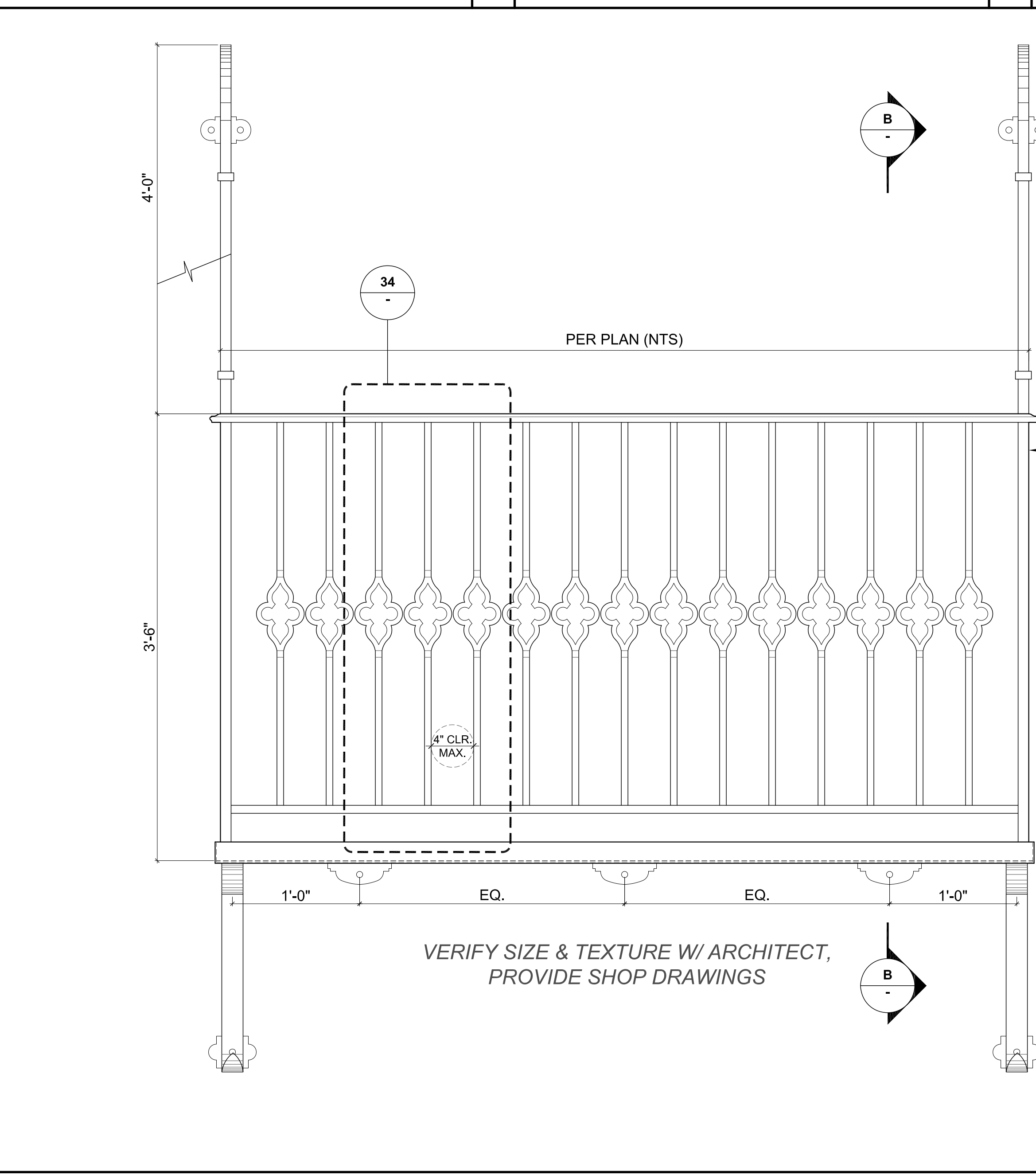
1 1/2"=1'-0" IRON BALCONY ELEVATION 39



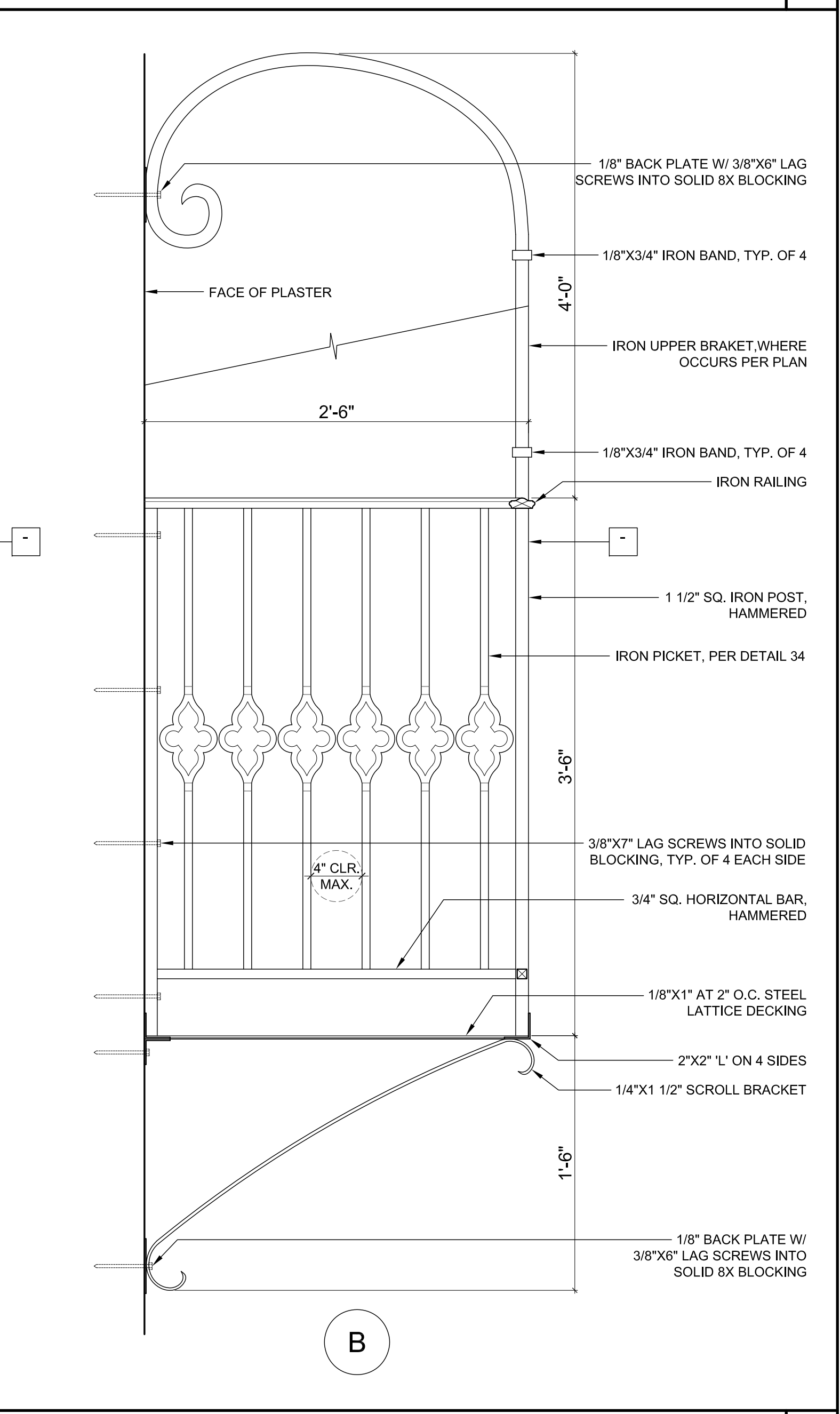
1 1/2"=1'-0" RAILING ELEVATION 38



1 1/2"=1'-0" RAILING ELEVATION 37



1 1/2"=1'-0" RAILING ELEVATION 36

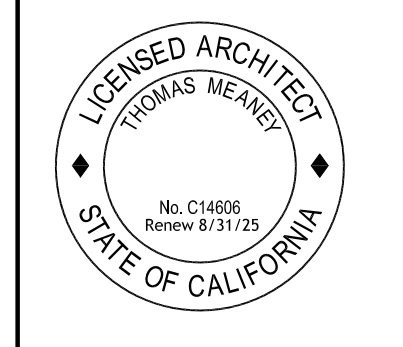


3"=1'-0" IRON BALCONY ELEVATION / SECTION 32

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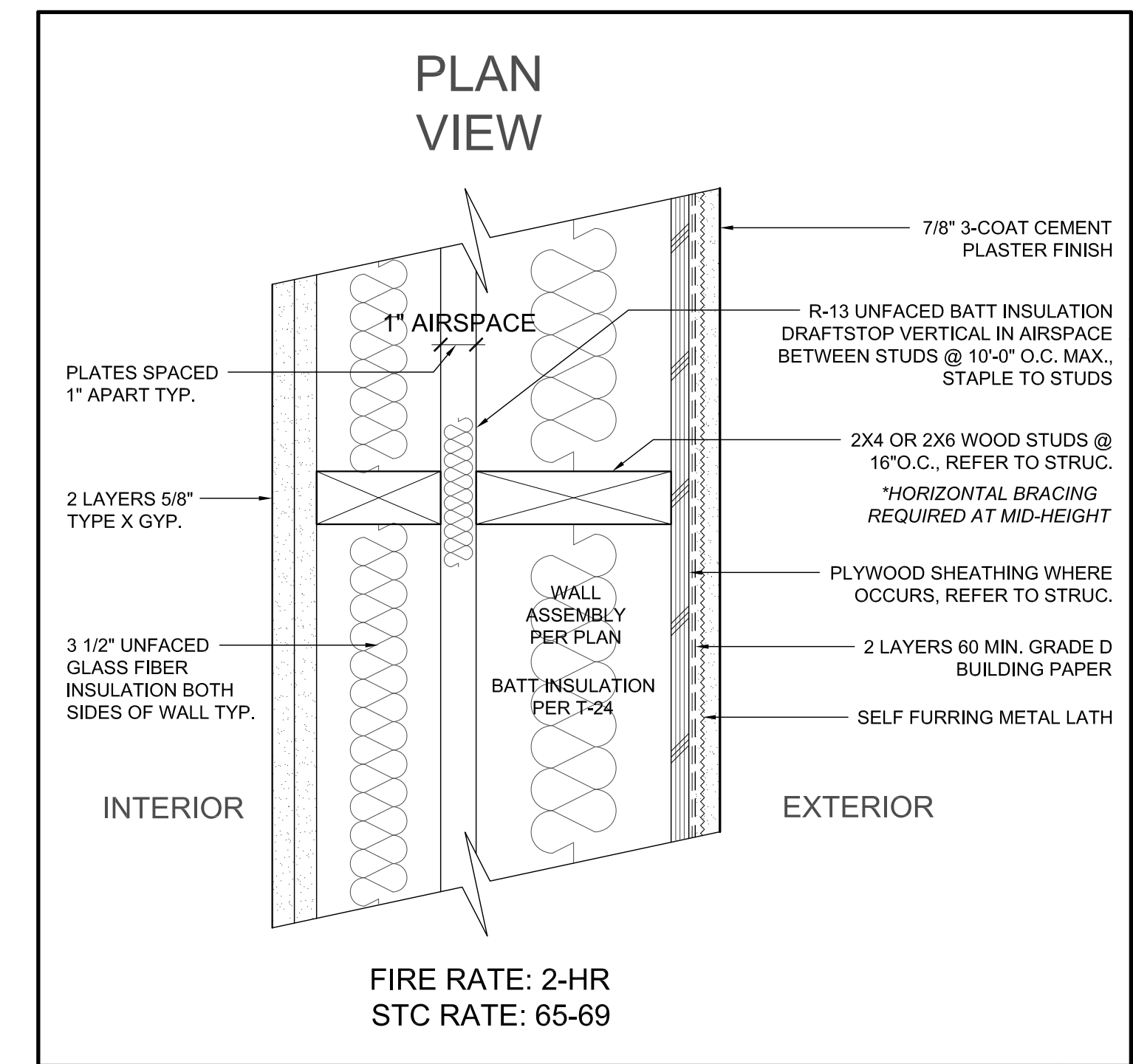
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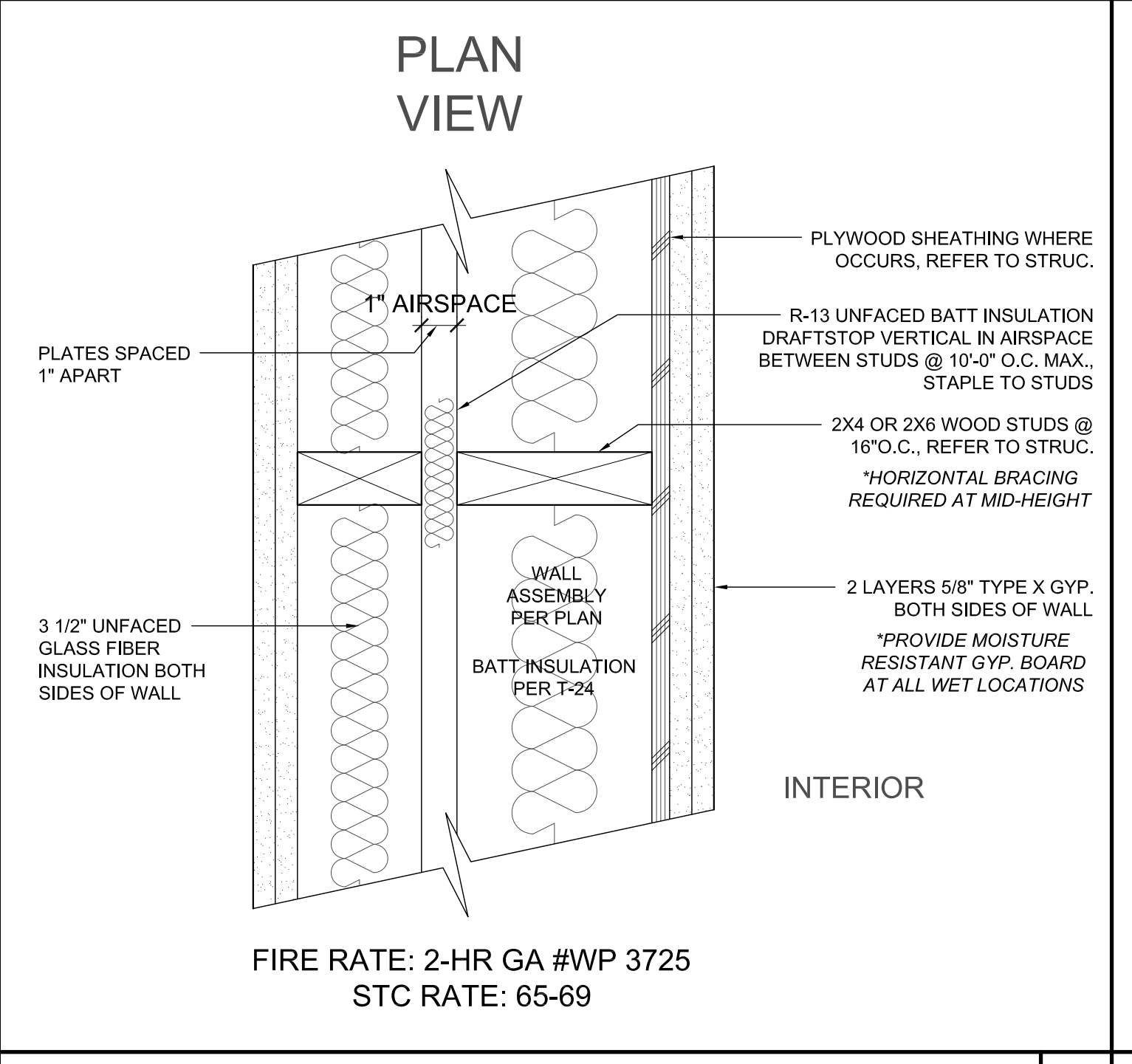
- NOTES**
1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
 2. ALL KEYNOTES PER FINISH SCHEDULES

| REVISION SCHEDULE | | |
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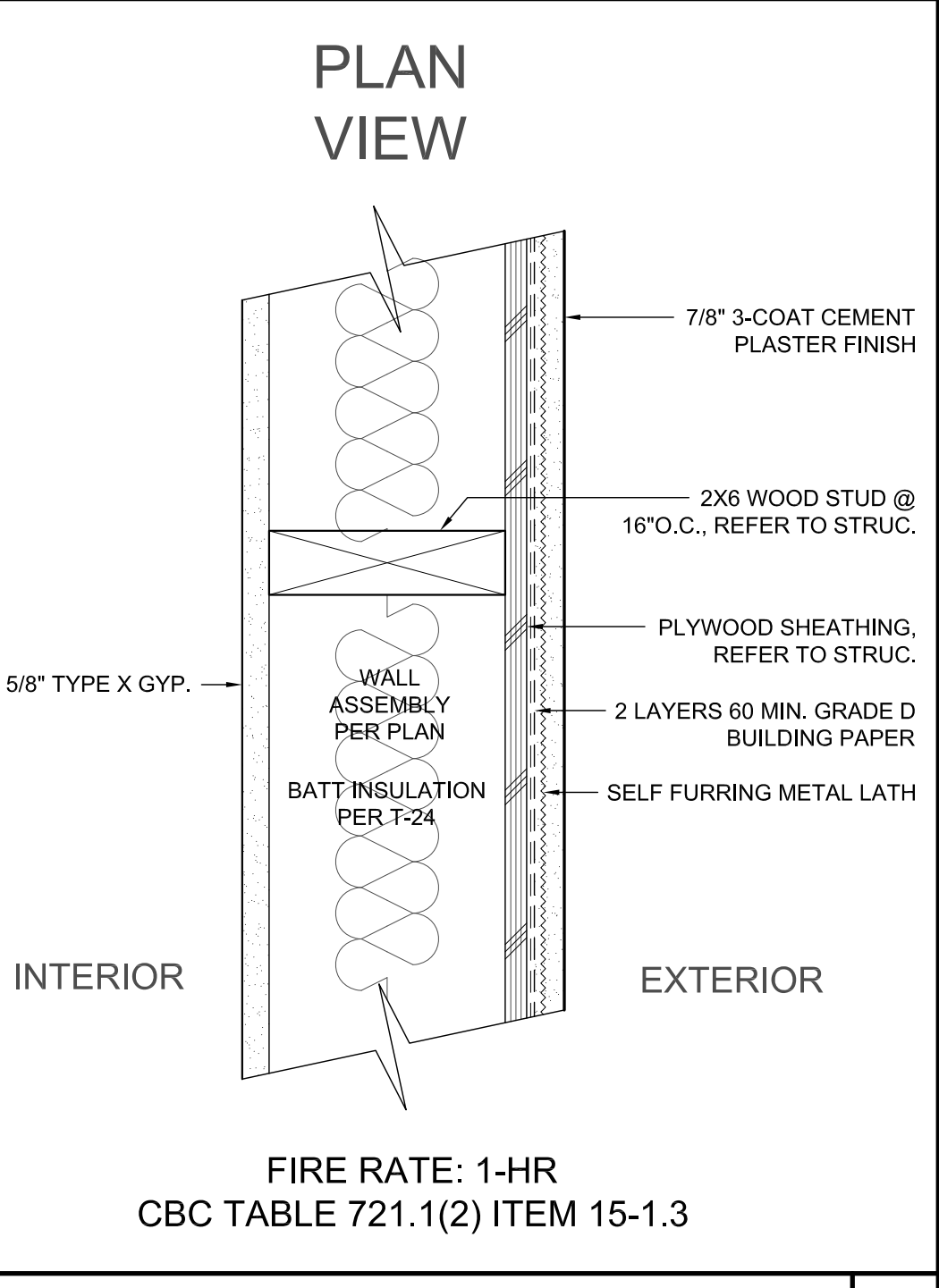
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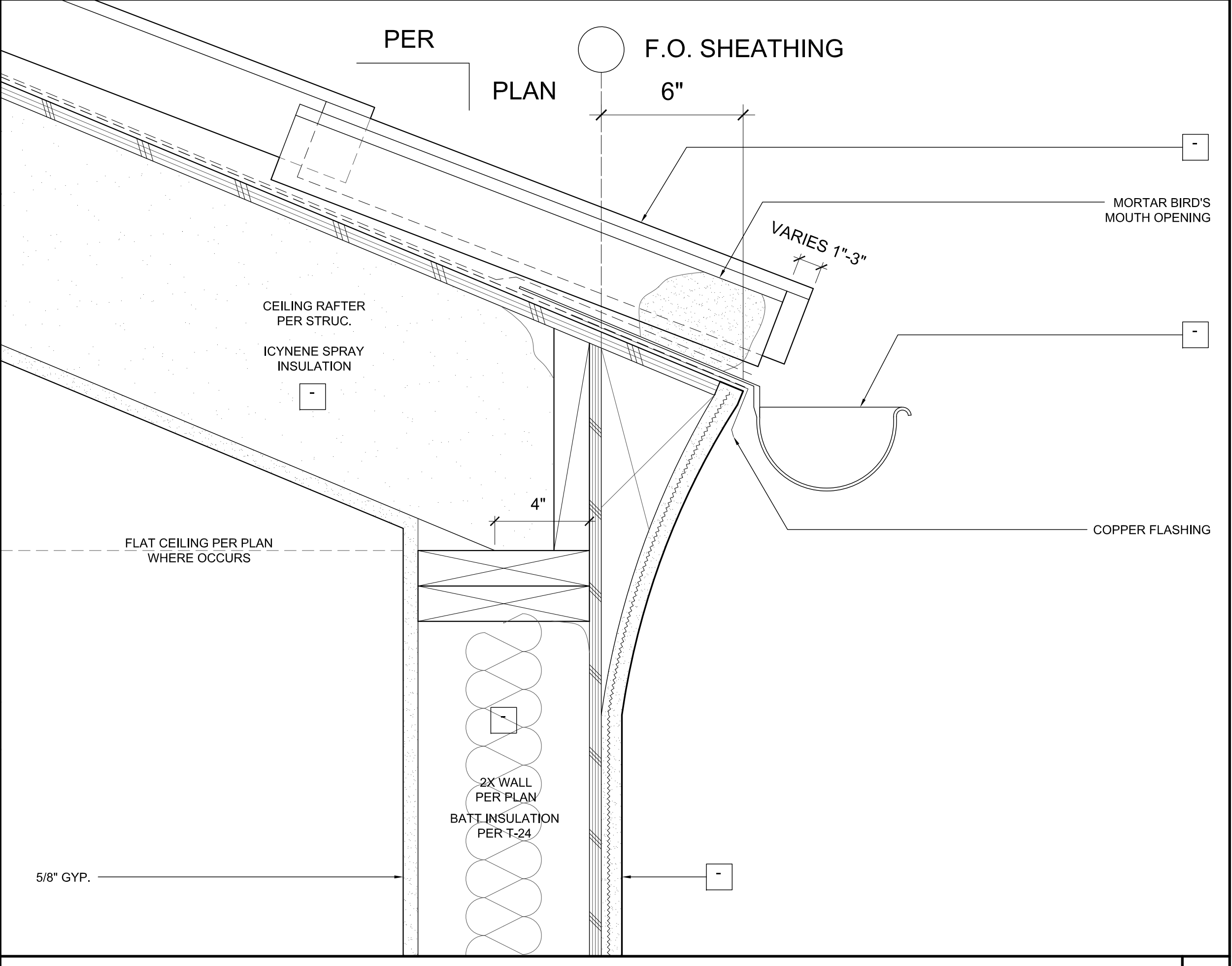
EXTERIOR DOUBLE WOOD WALL - 2HR | 54
 FIRE RATE: 2-HR
 STC RATE: 65-69



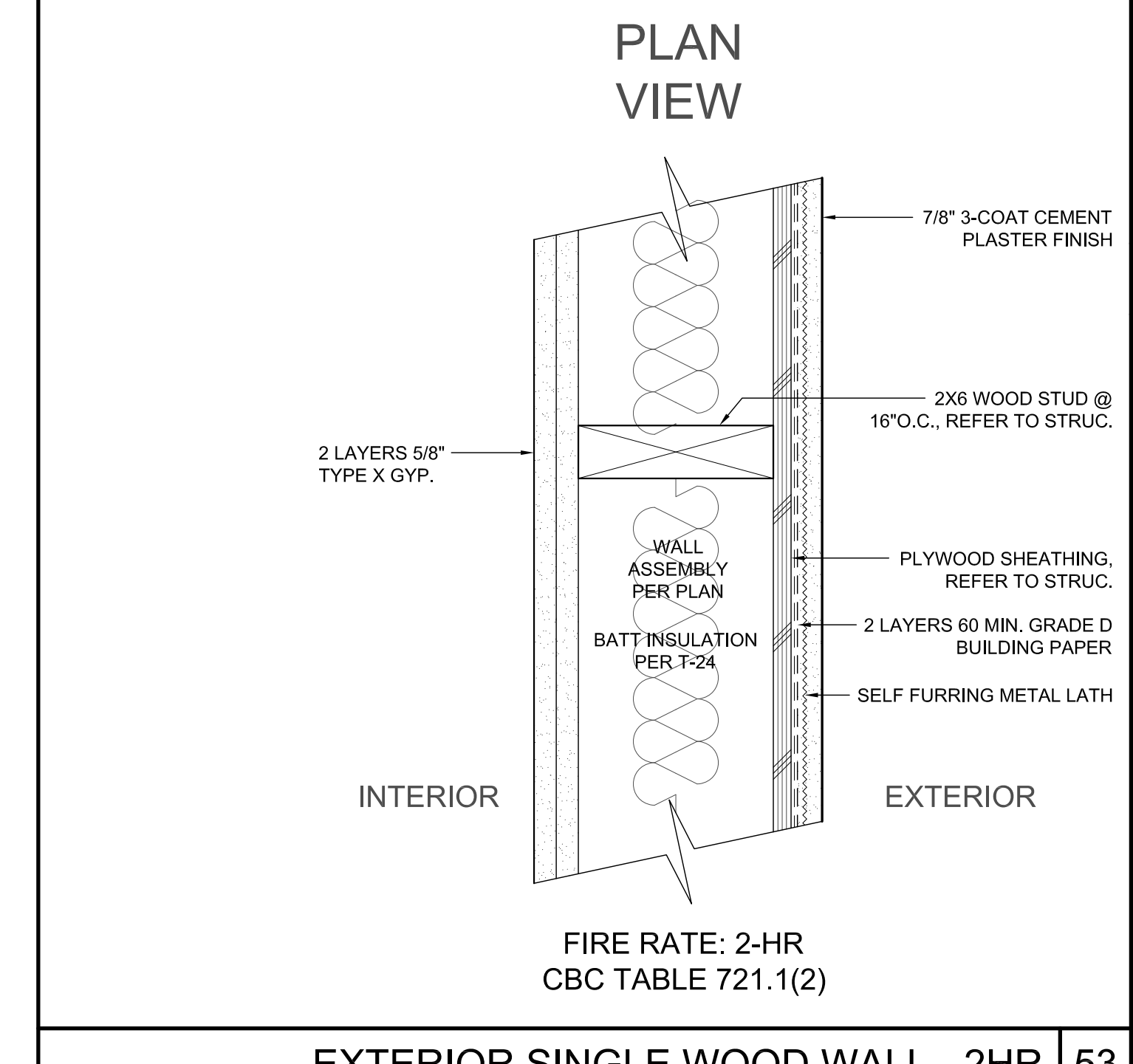
DOUBLE WOOD WALL - 2HR | 51
 FIRE RATE: 2-HR GA #WP 3725
 STC RATE: 65-69



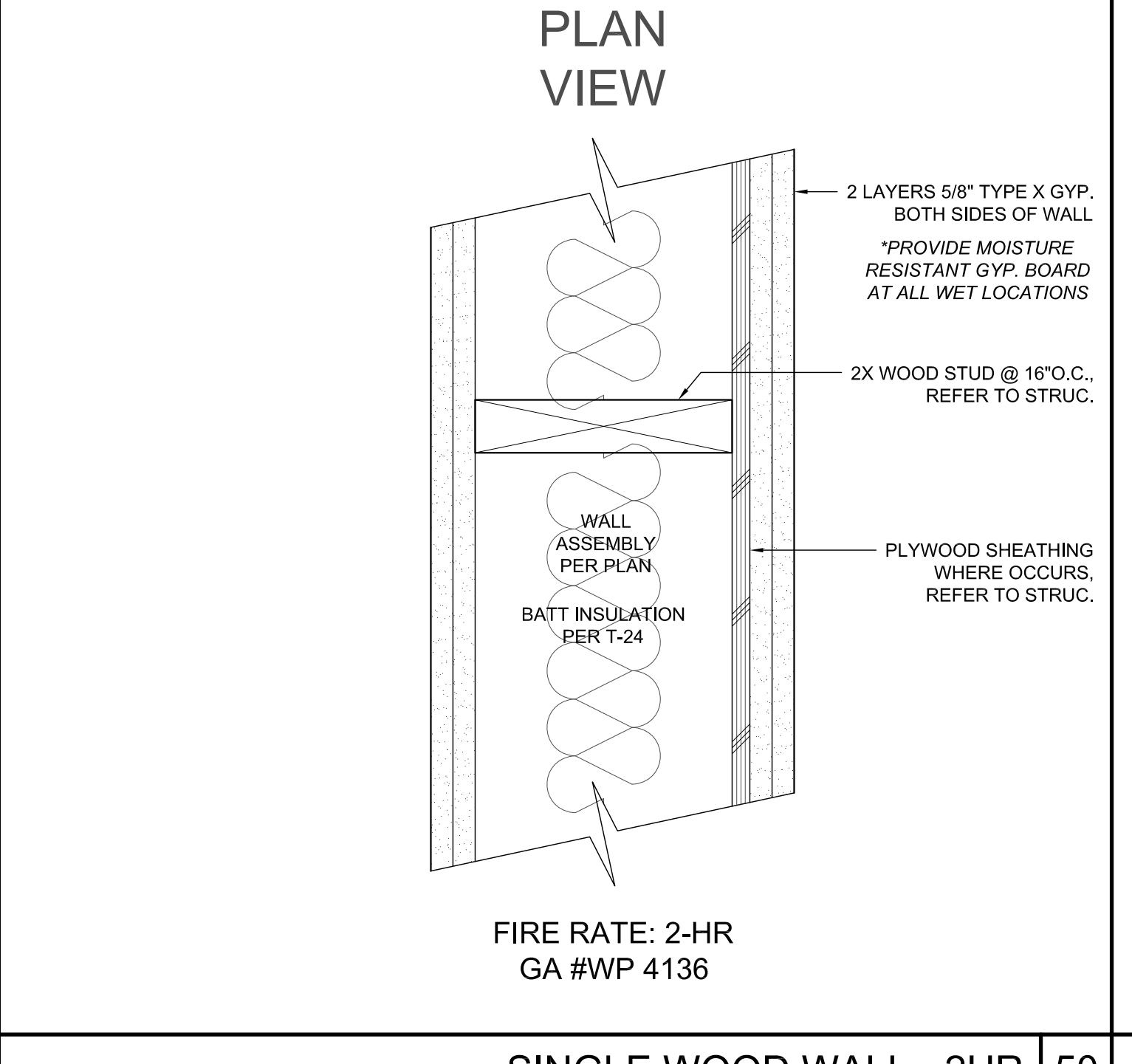
PLASTER WOOD WALL - 1HR | 48
 FIRE RATE: 1-HR
 CBC TABLE 721.1(2) ITEM 15-1.3



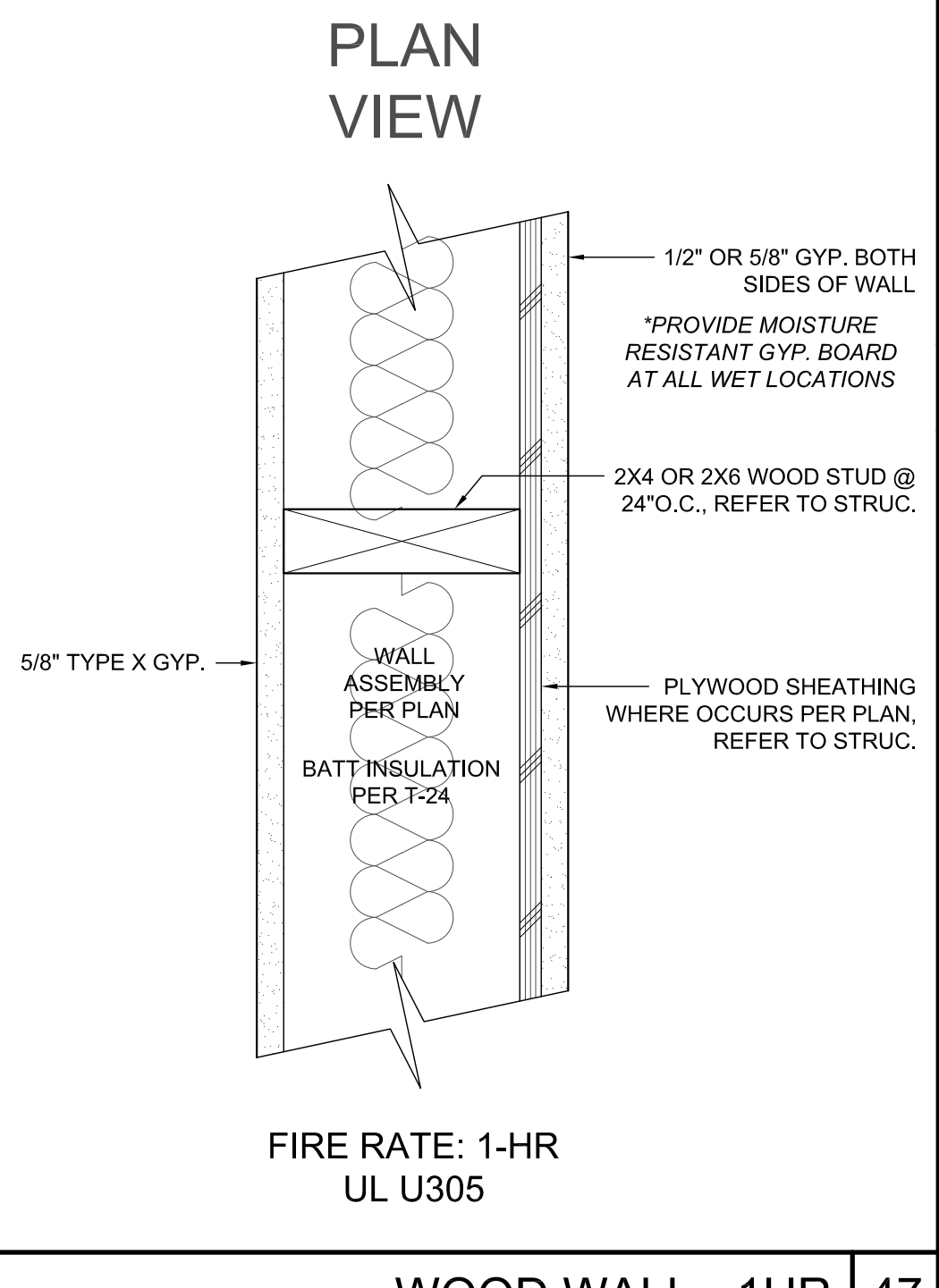
EAVE PLASTER | 44
 3\"/>



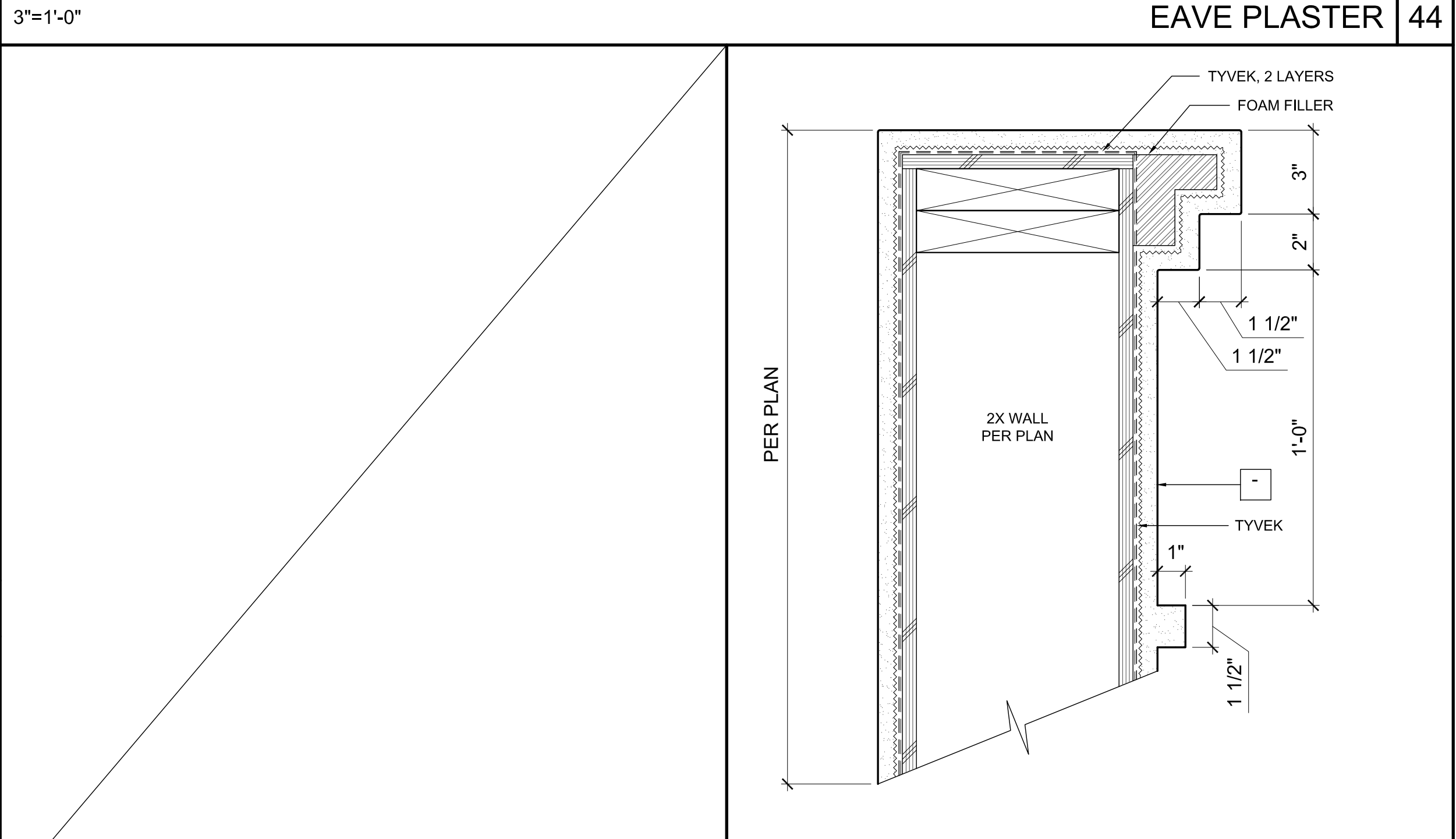
EXTERIOR SINGLE WOOD WALL - 2HR | 53
 FIRE RATE: 2-HR
 CBC TABLE 721.1(2)



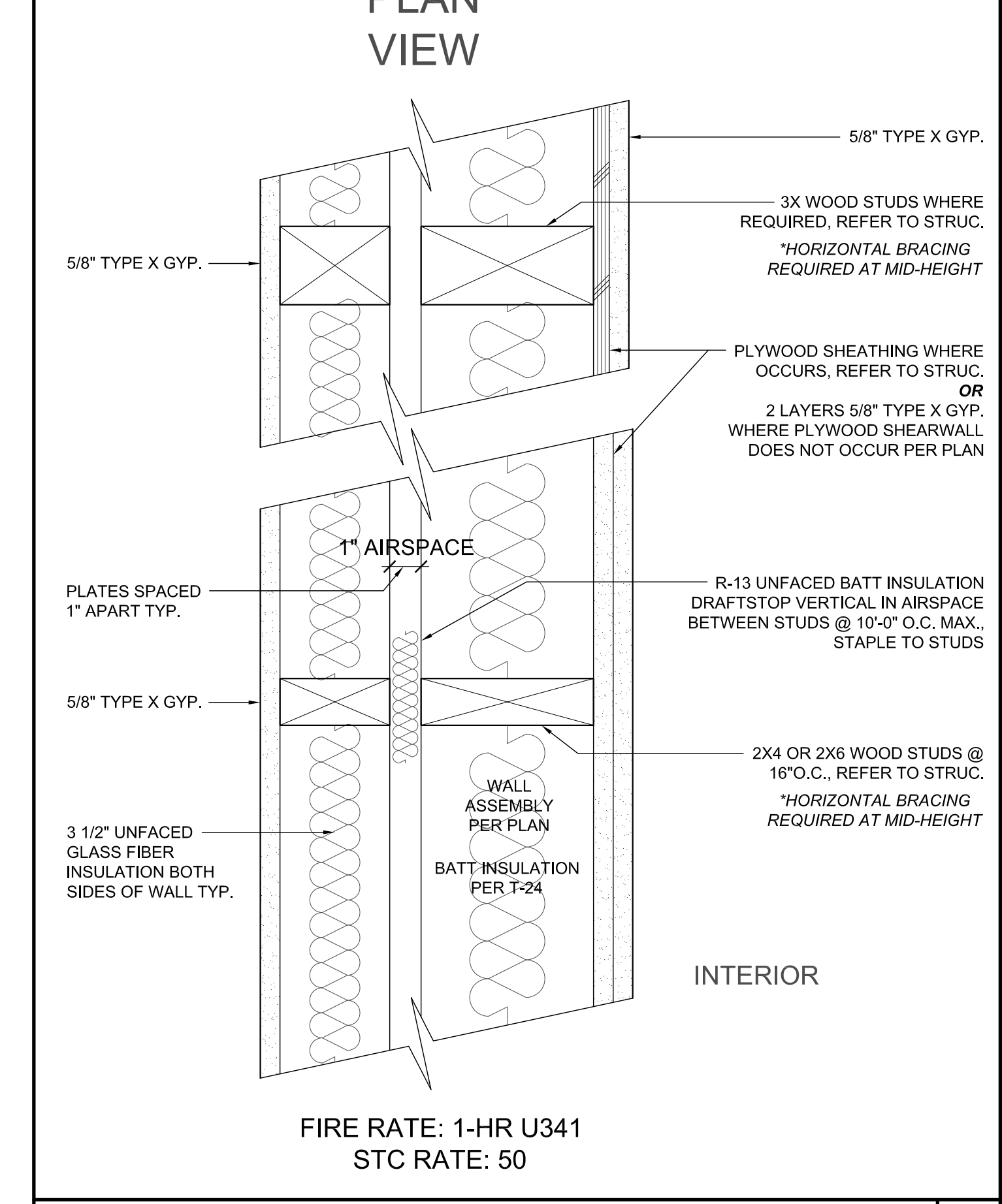
SINGLE WOOD WALL - 2HR | 50
 FIRE RATE: 2-HR
 GA #WP 4136



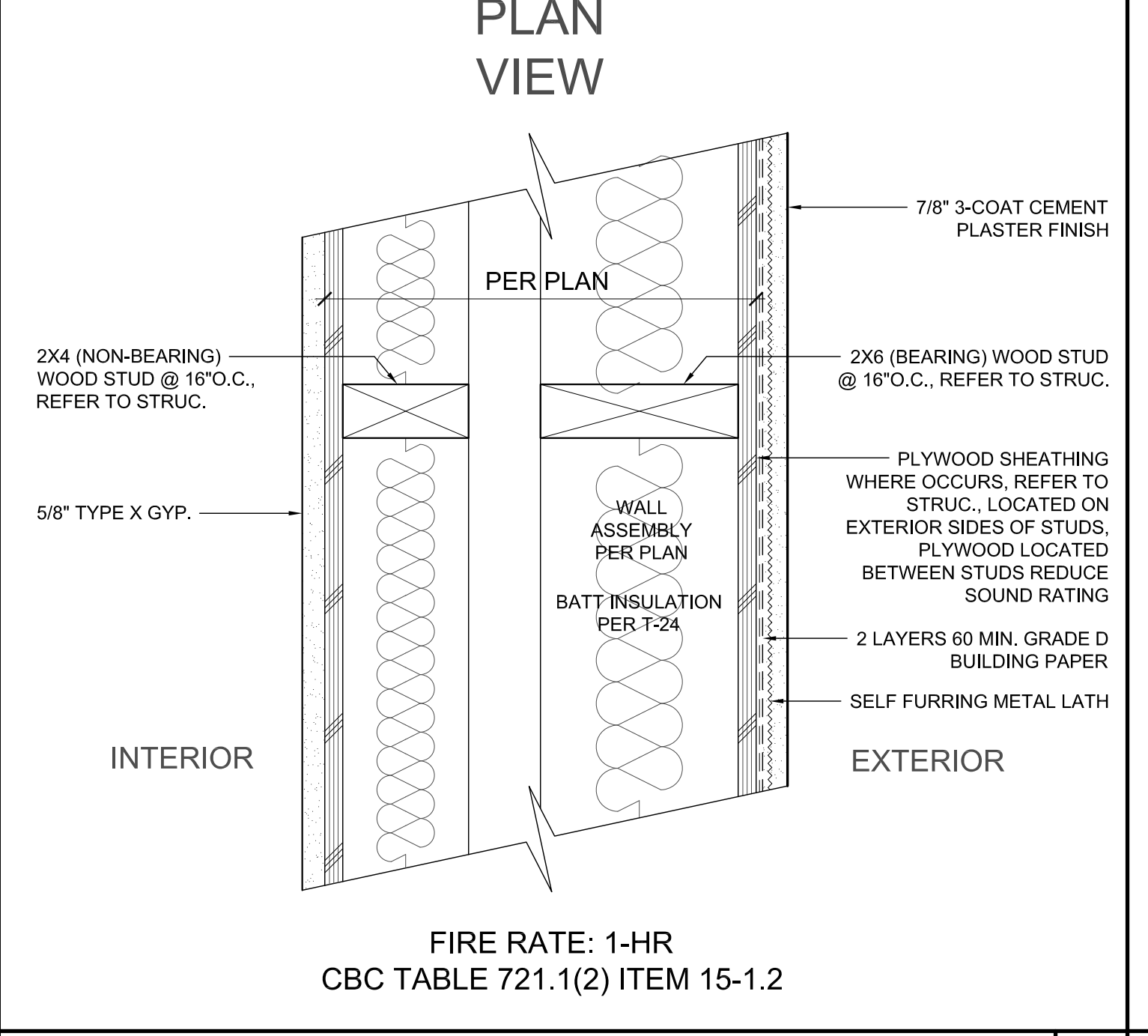
WOOD WALL - 1HR | 47
 FIRE RATE: 1-HR
 UL U305



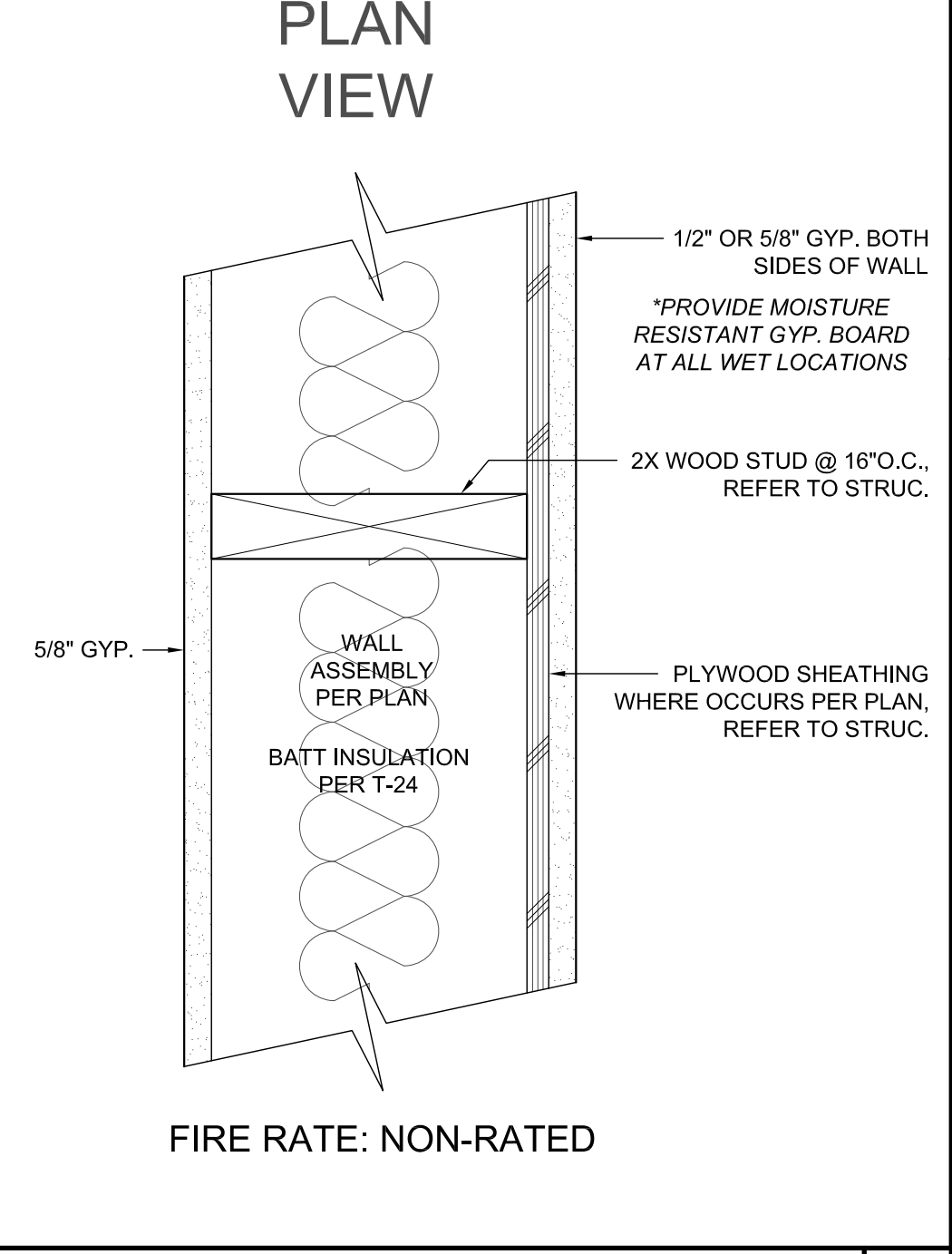
PARAPET WALL PLASTER TRIM | 43
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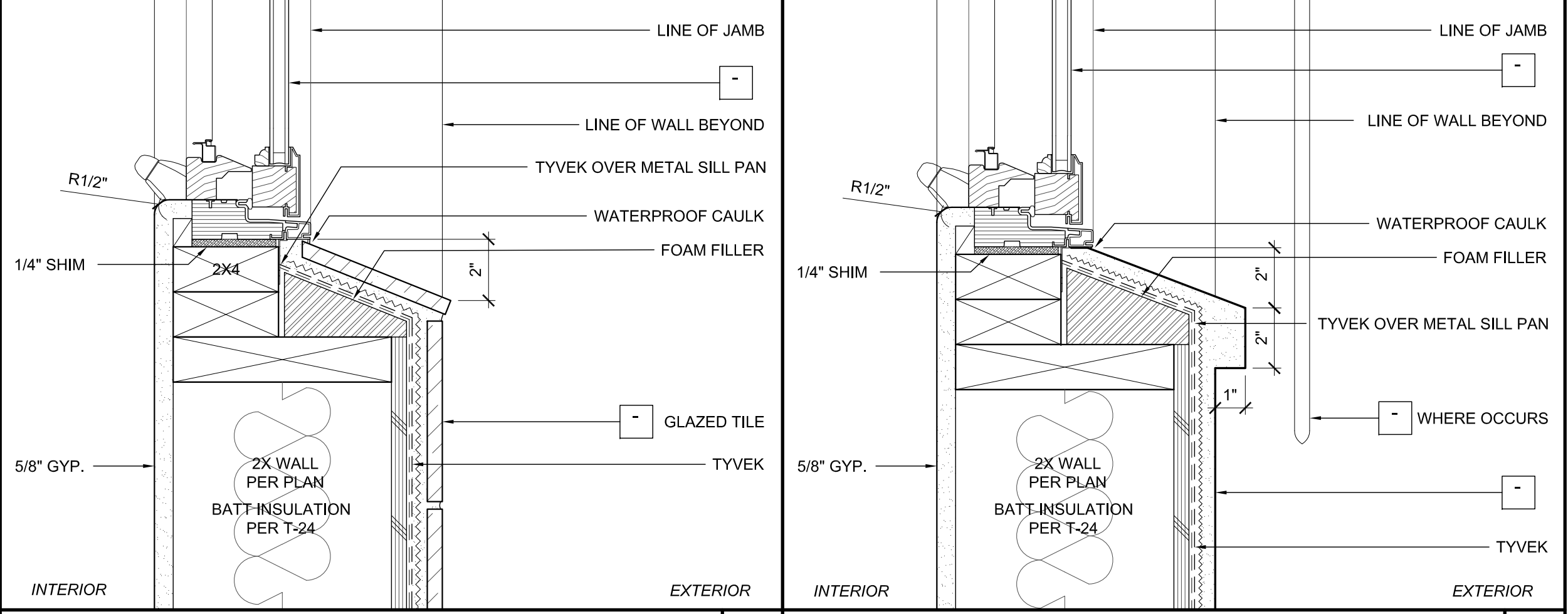
DOUBLE WOOD WALL - 1HR | 52
 FIRE RATE: 1-HR U341
 STC RATE: 50



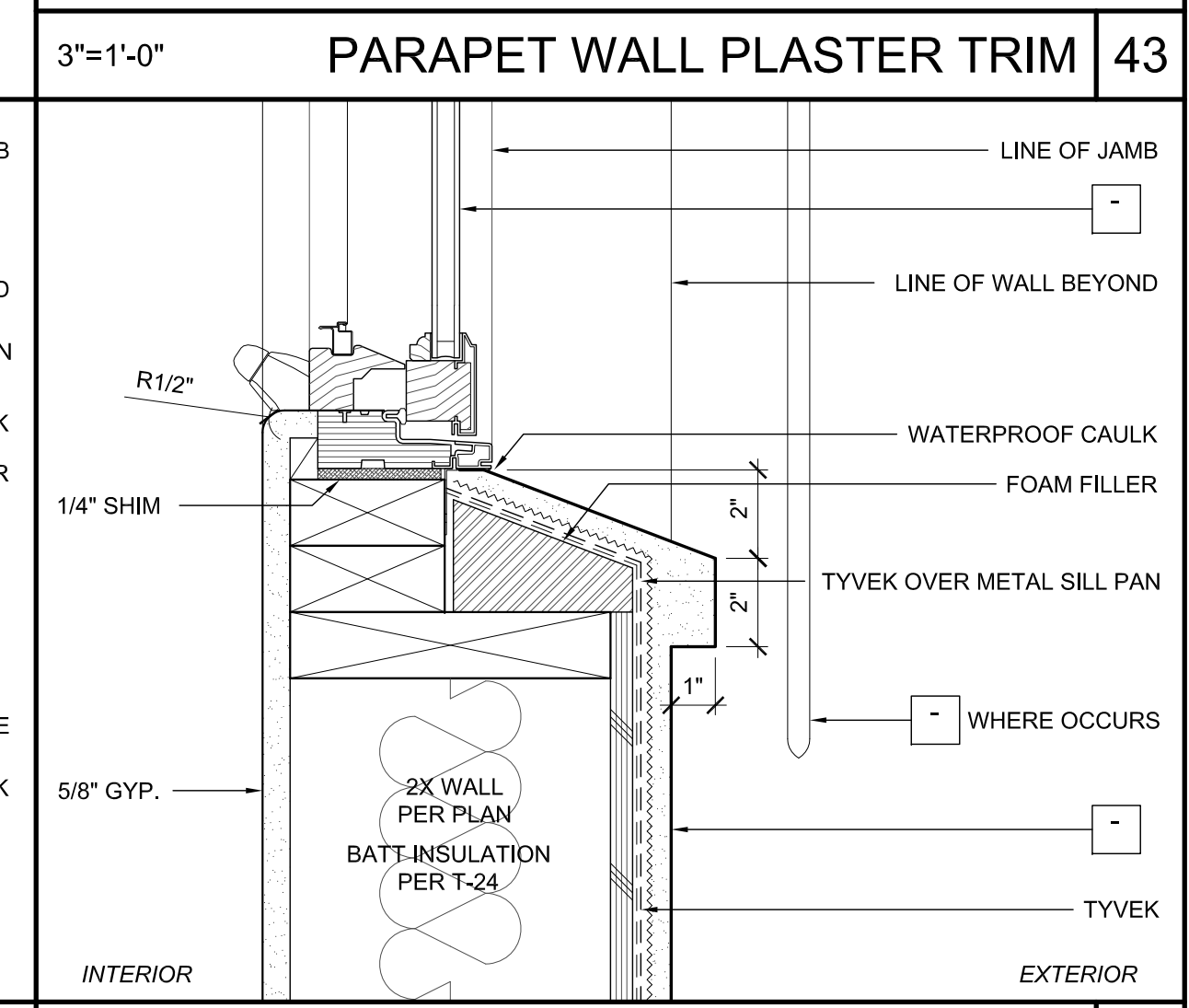
FIRE PARTITION WOOD WALL - 1HR | 49
 FIRE RATE: 1-HR
 CBC TABLE 721.1(2) ITEM 15-1.2



WOOD WALL NON-RATED | 46
 FIRE RATE: NON-RATED



WINDOW SILL TILE | 45
 3\"/>

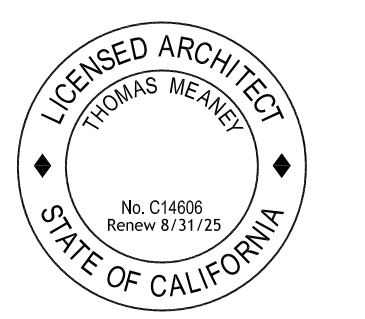


WINDOW SILL PLASTER TRIM | 42
 3\"/>

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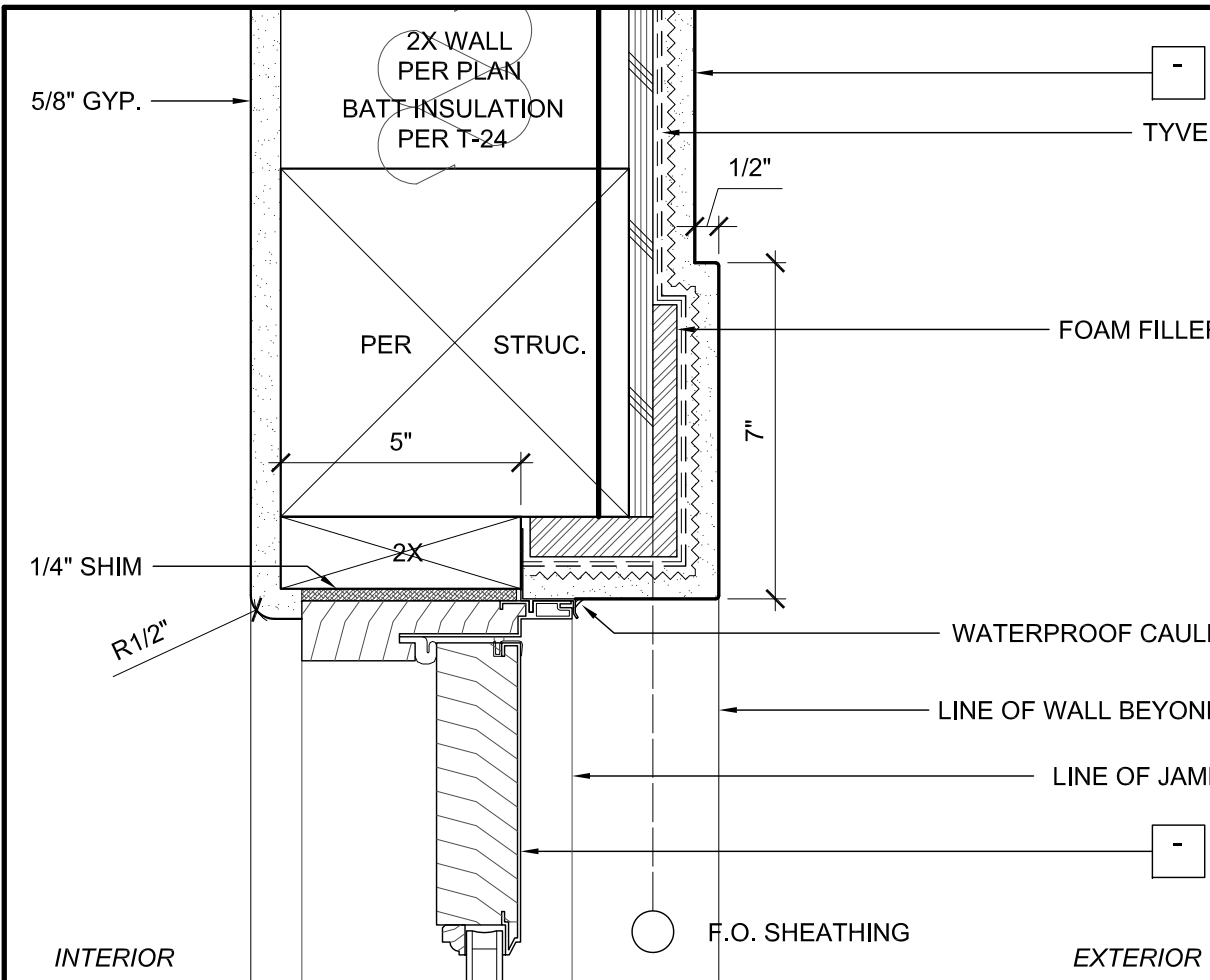
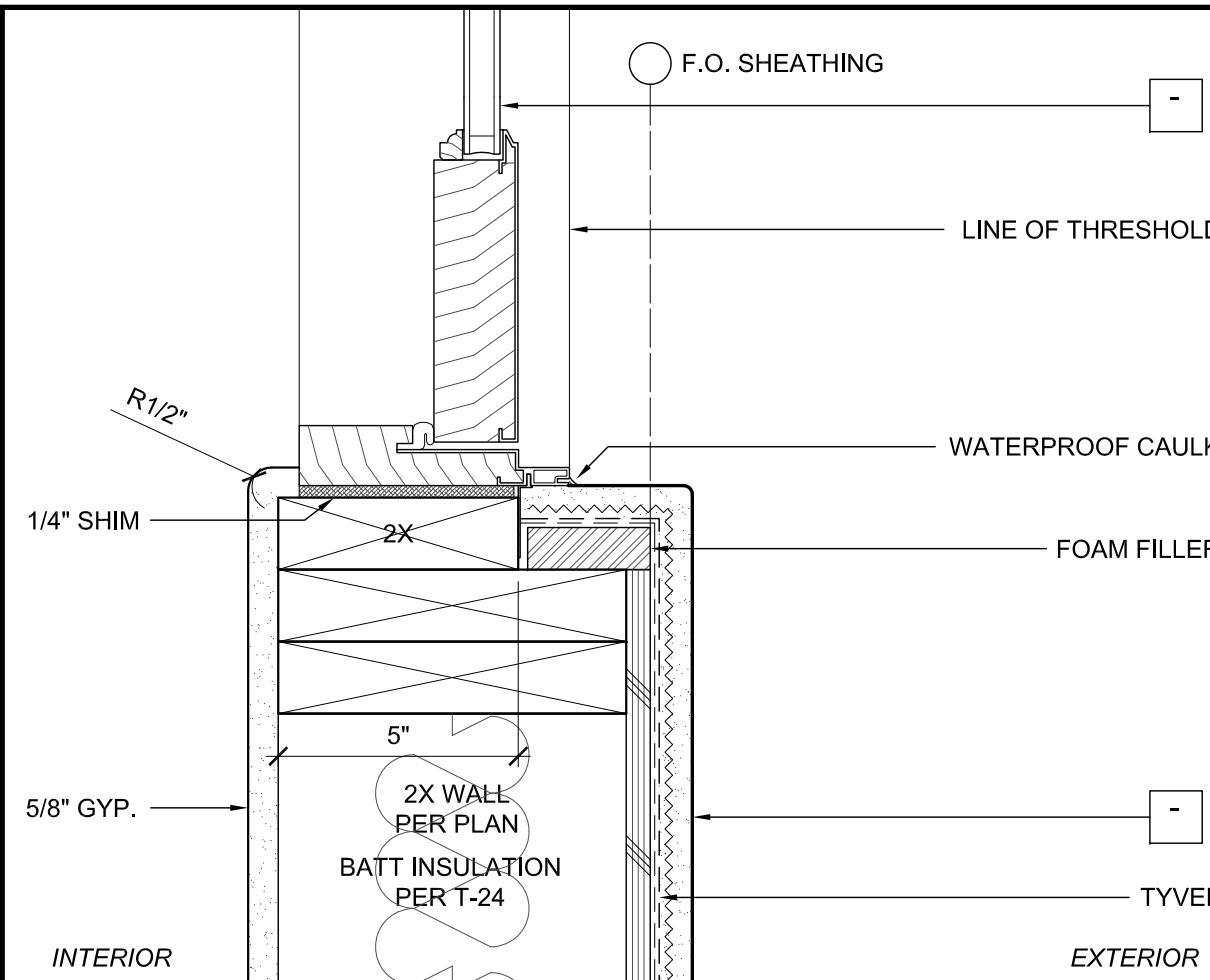
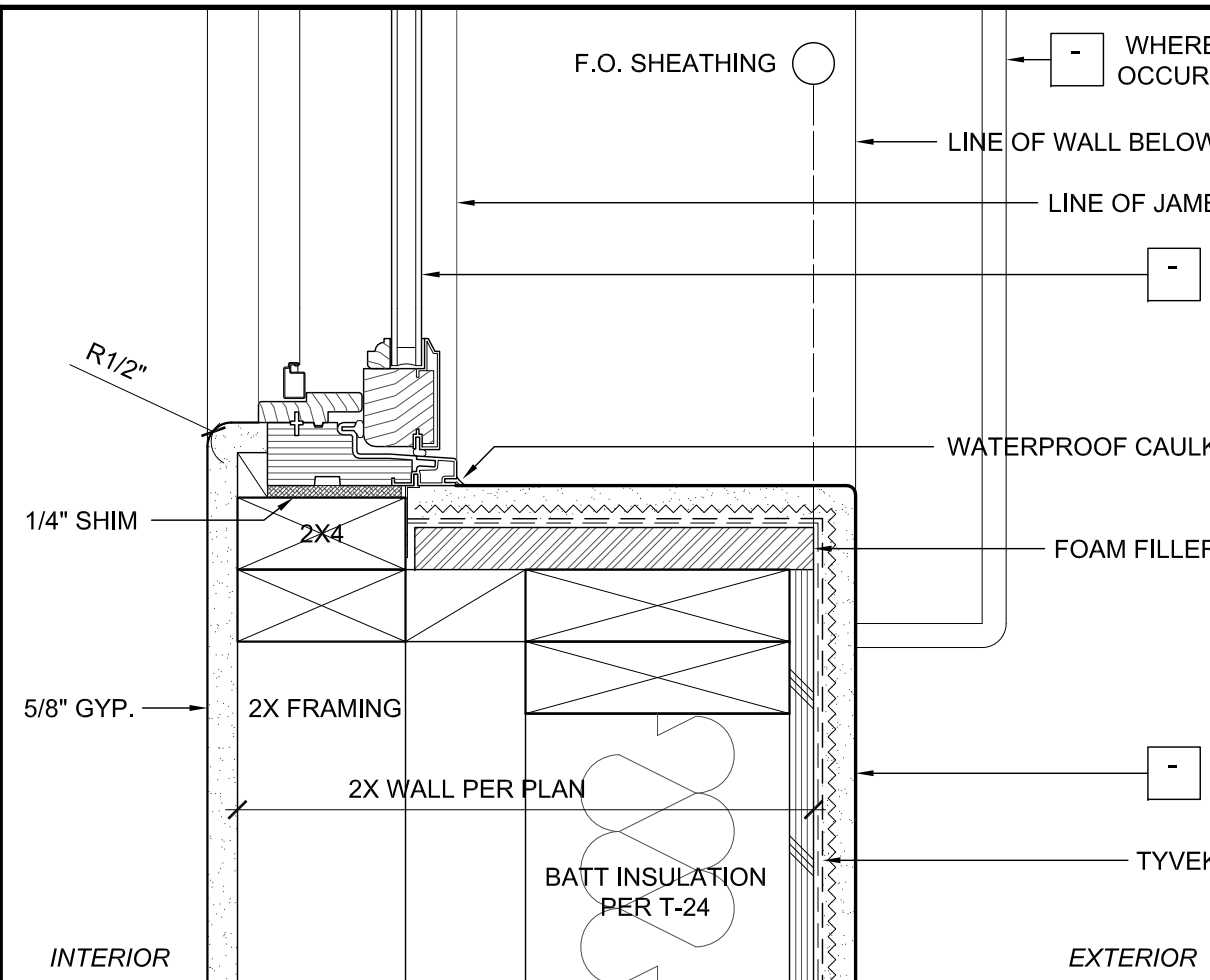
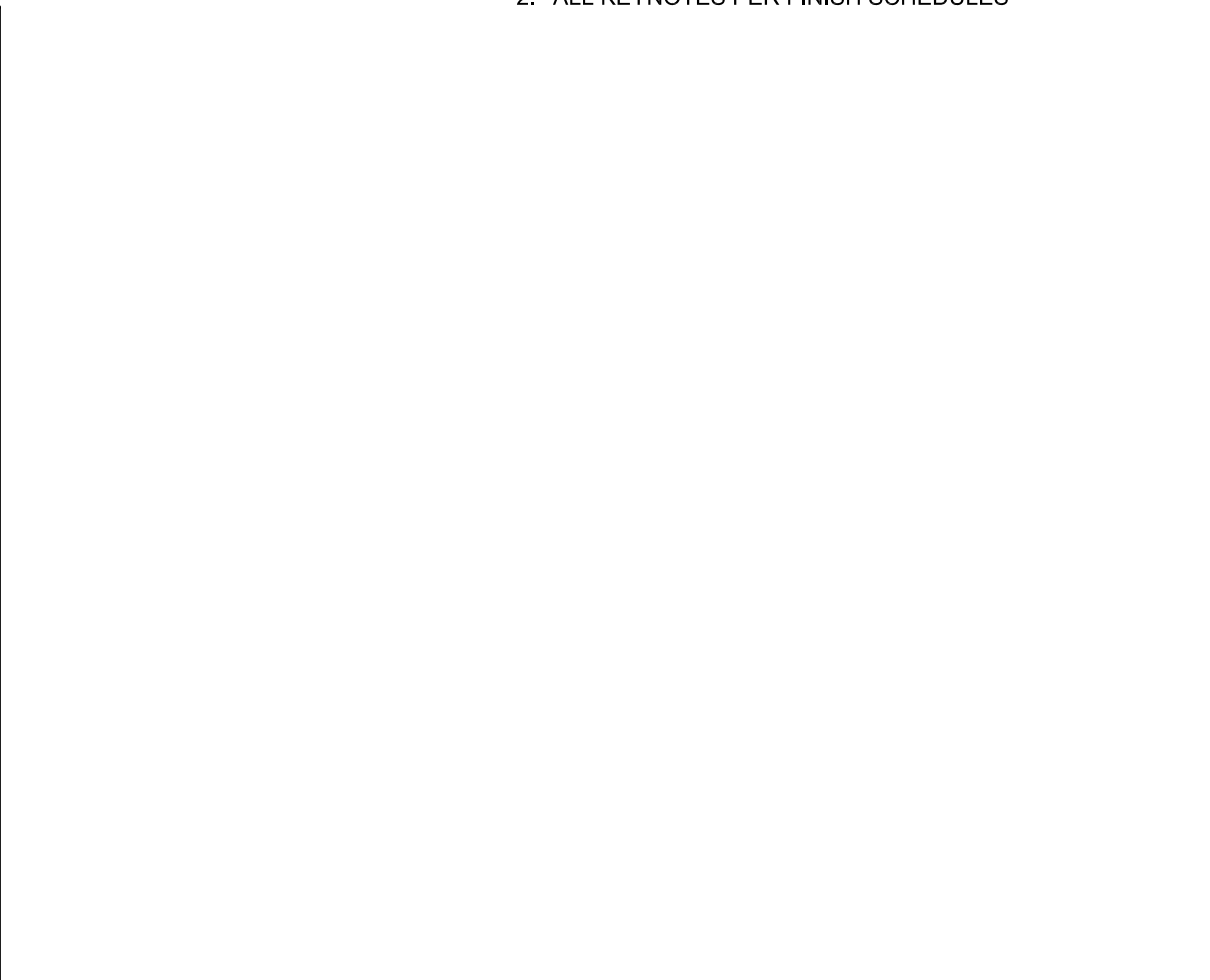
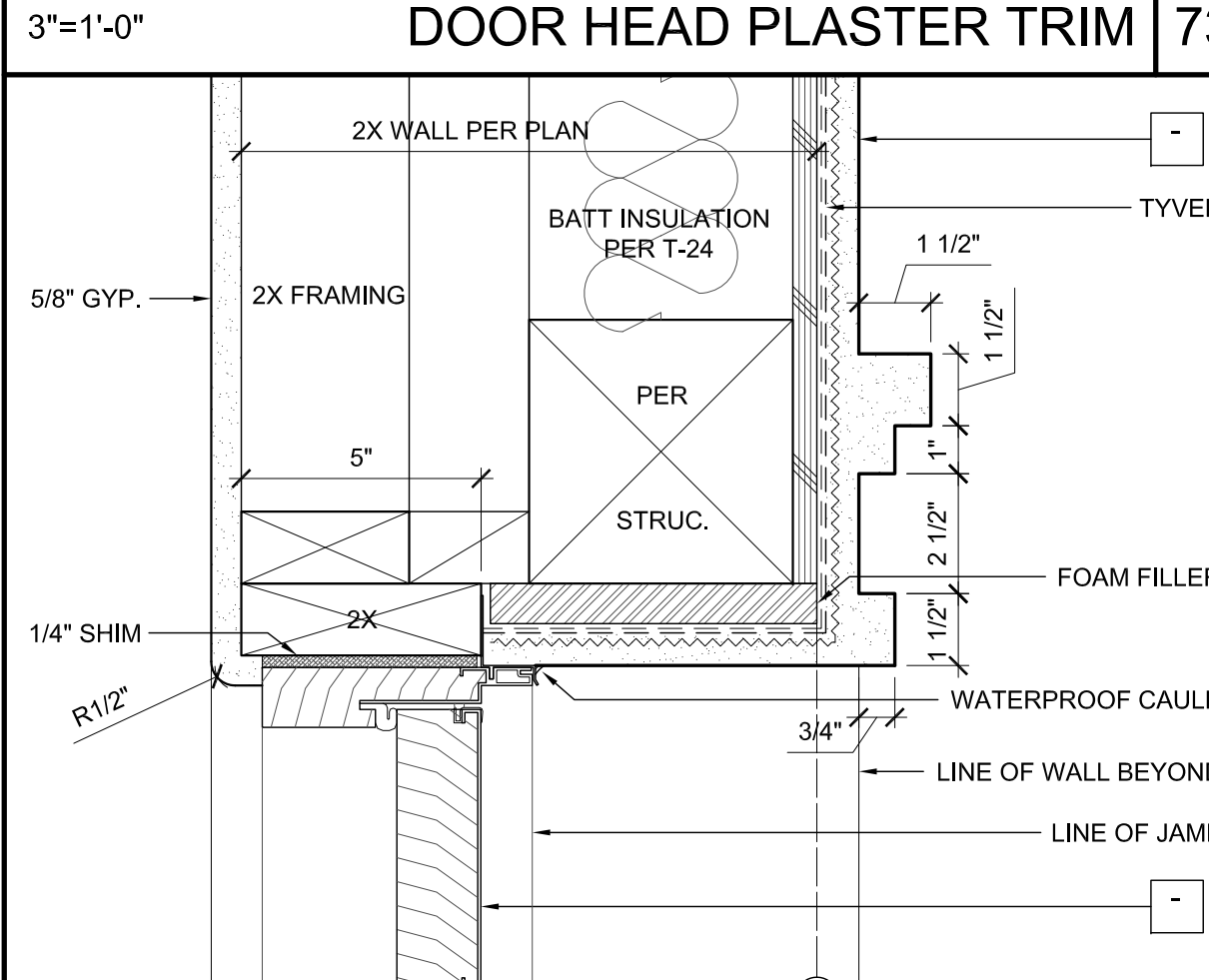
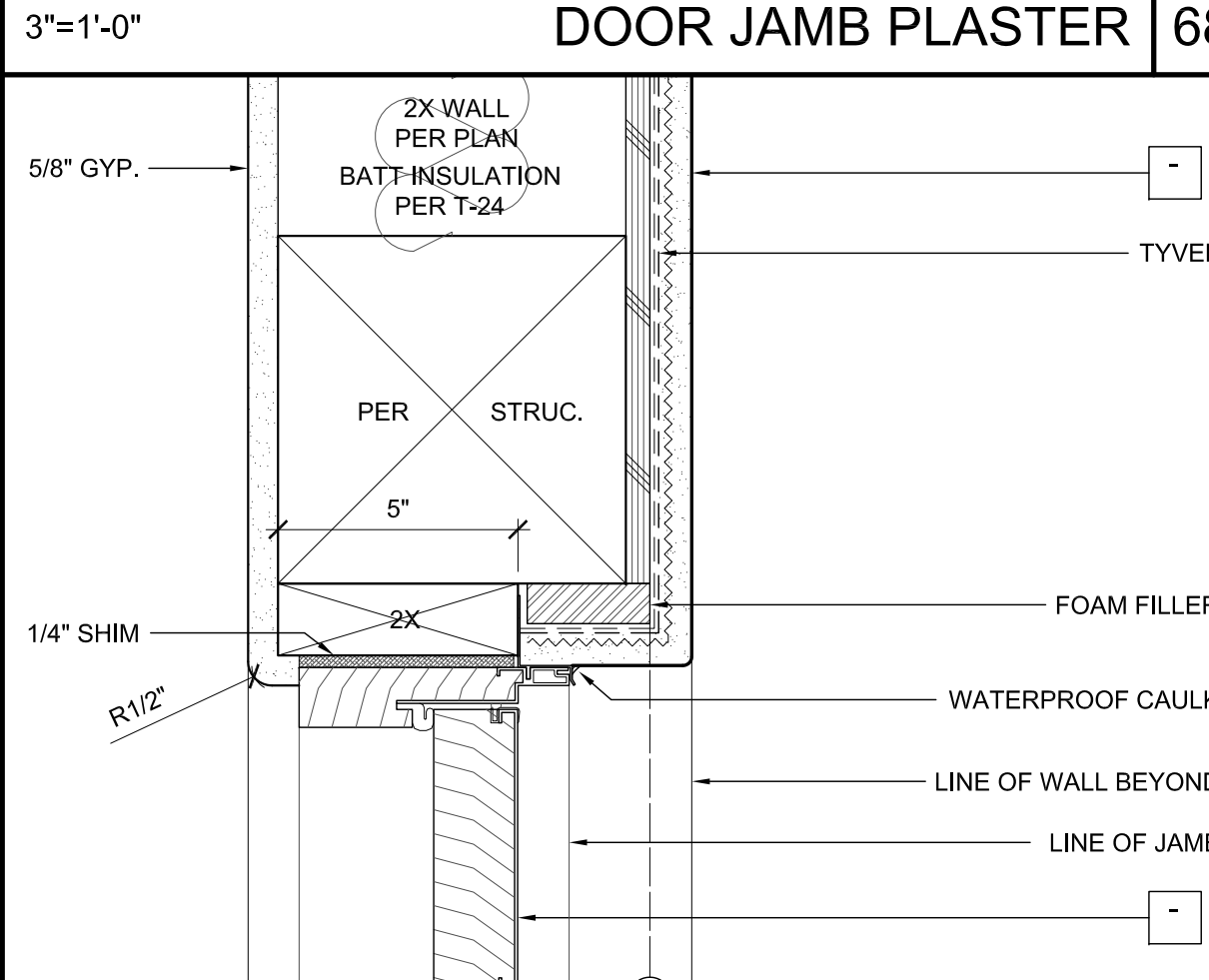
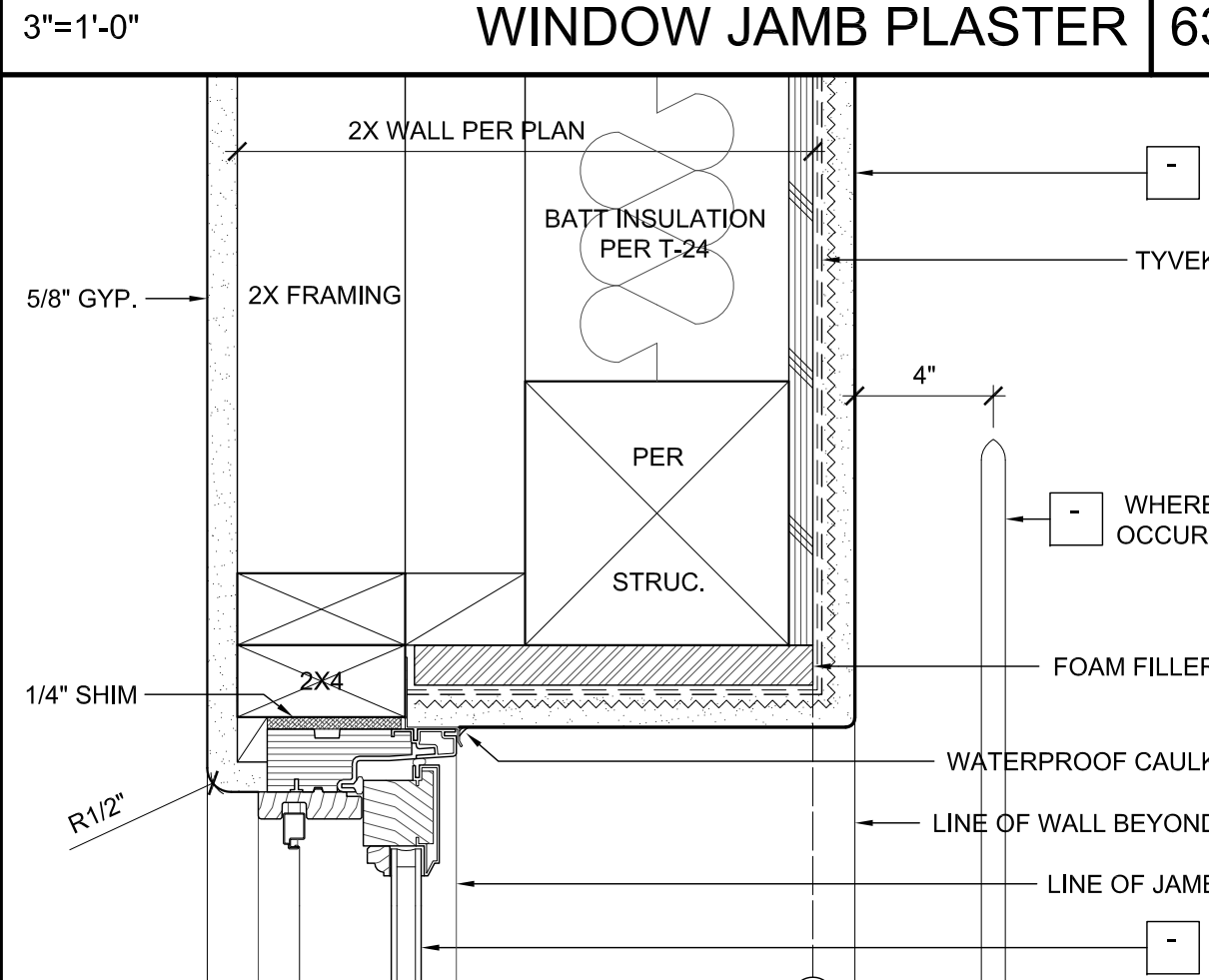
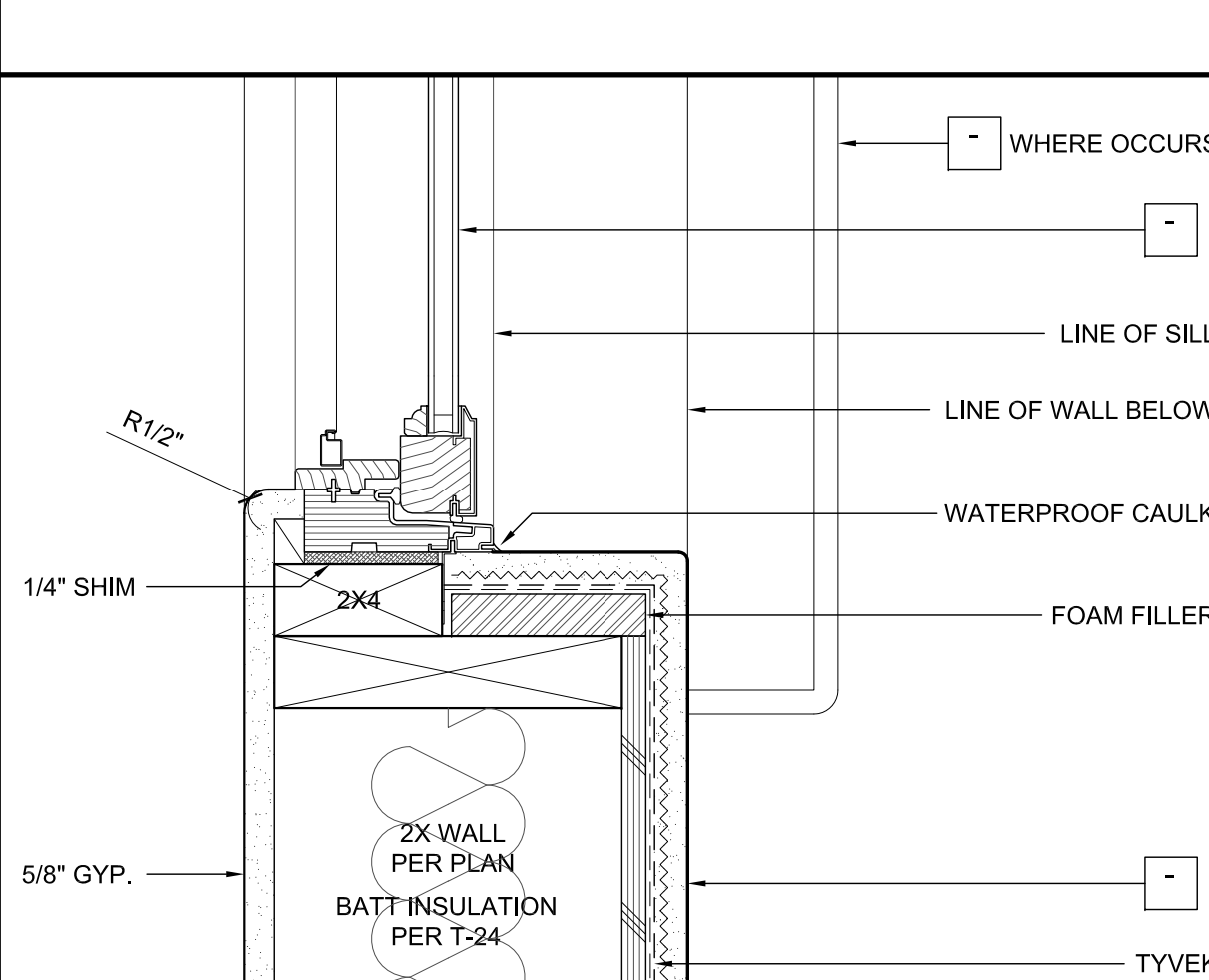
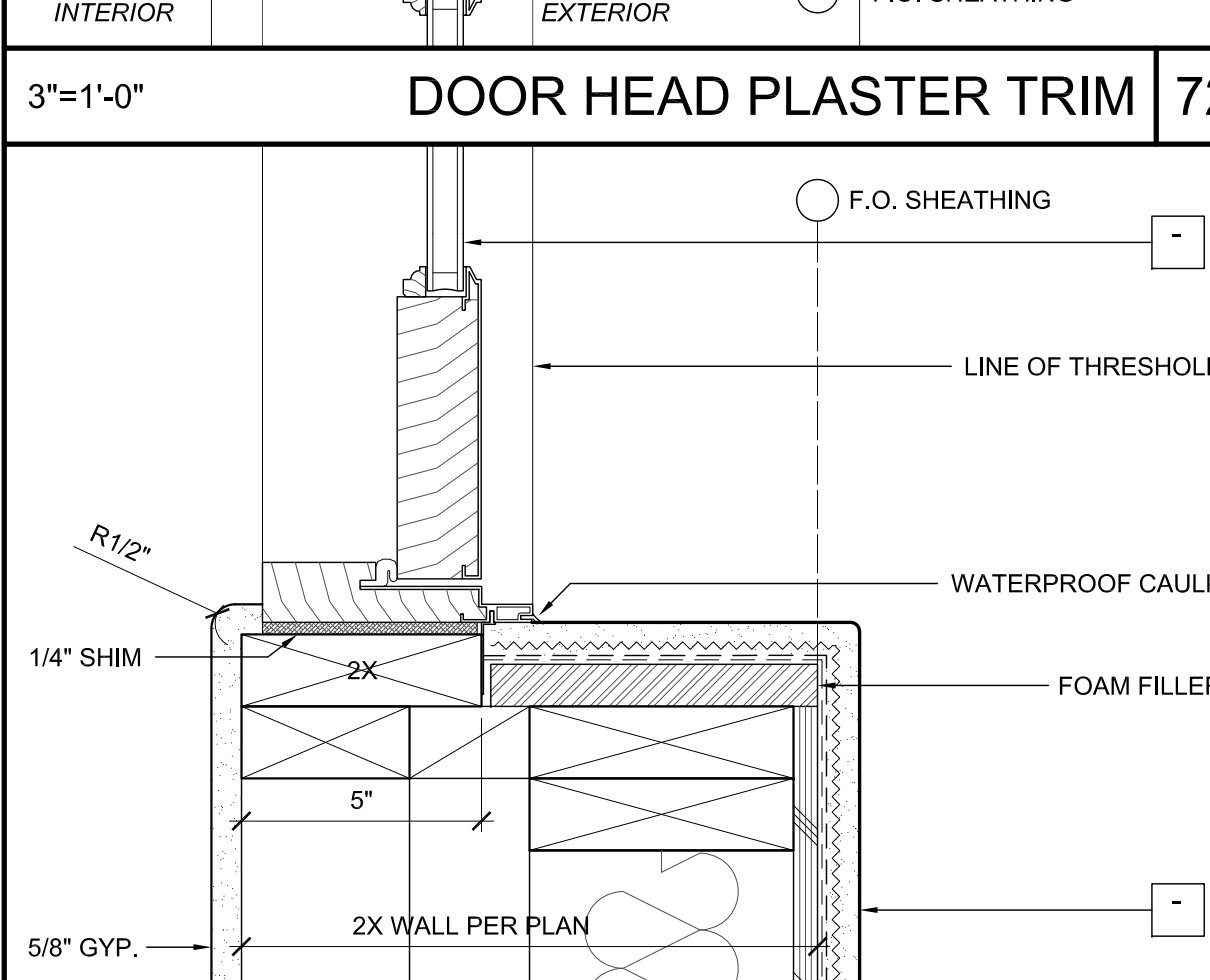
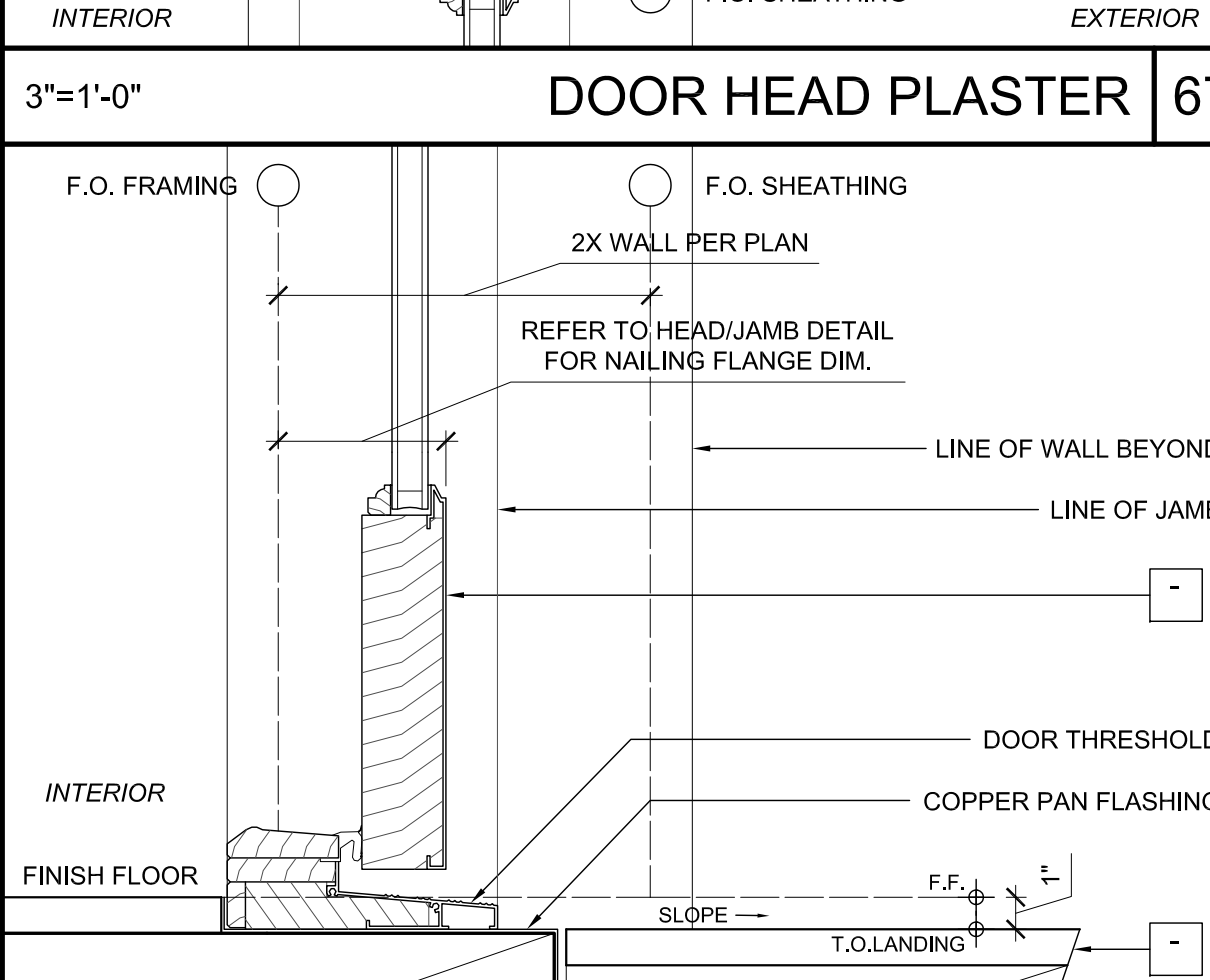
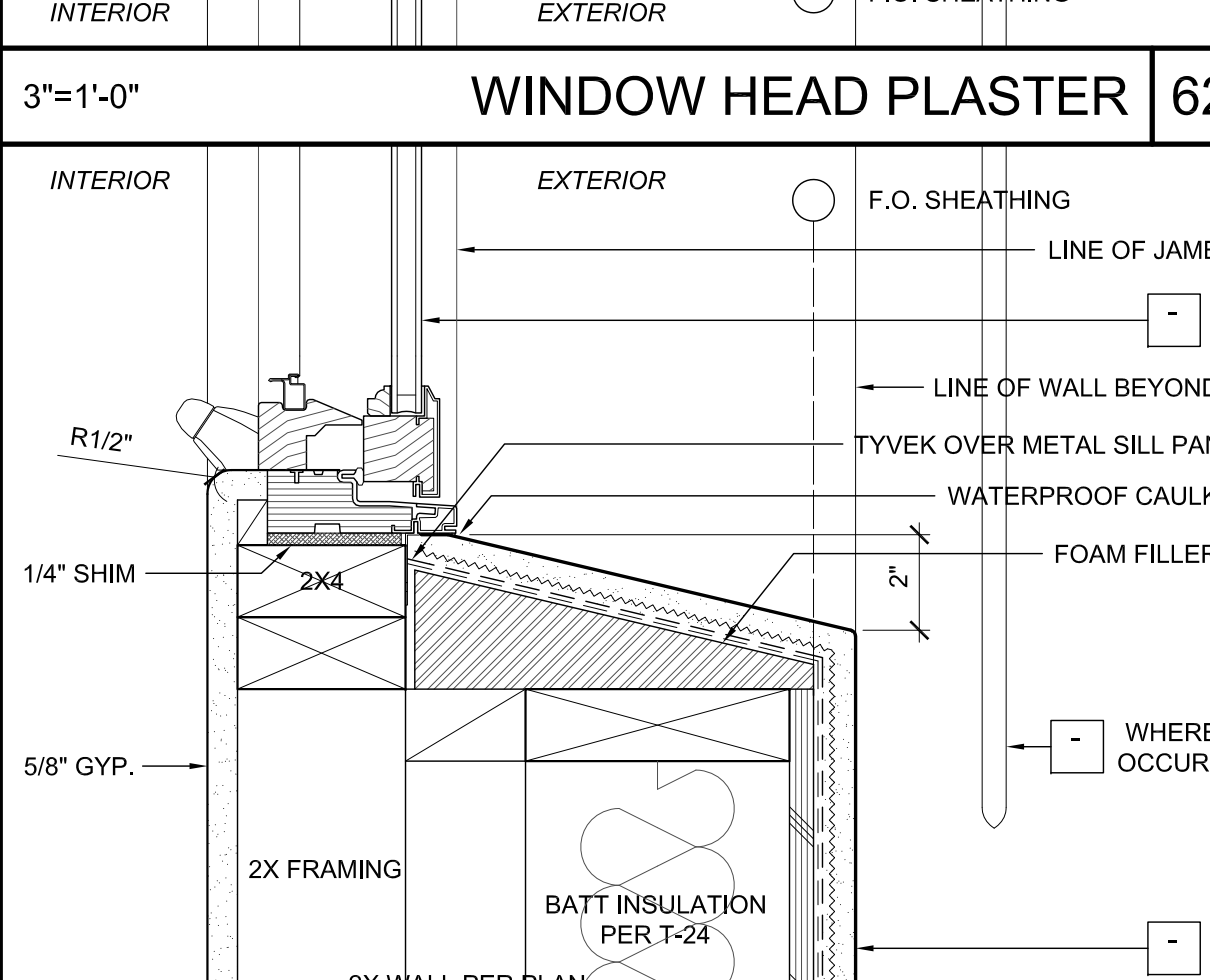
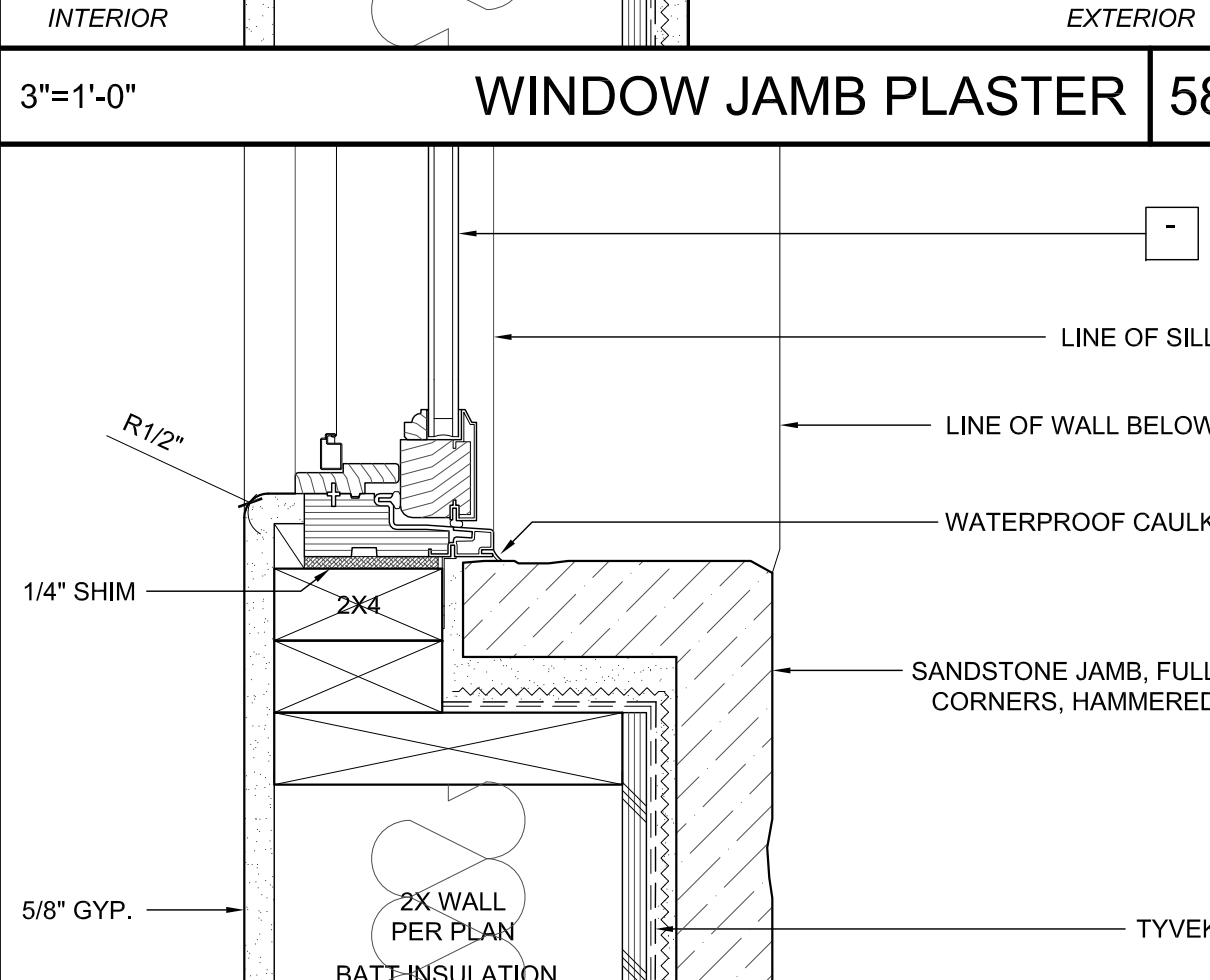
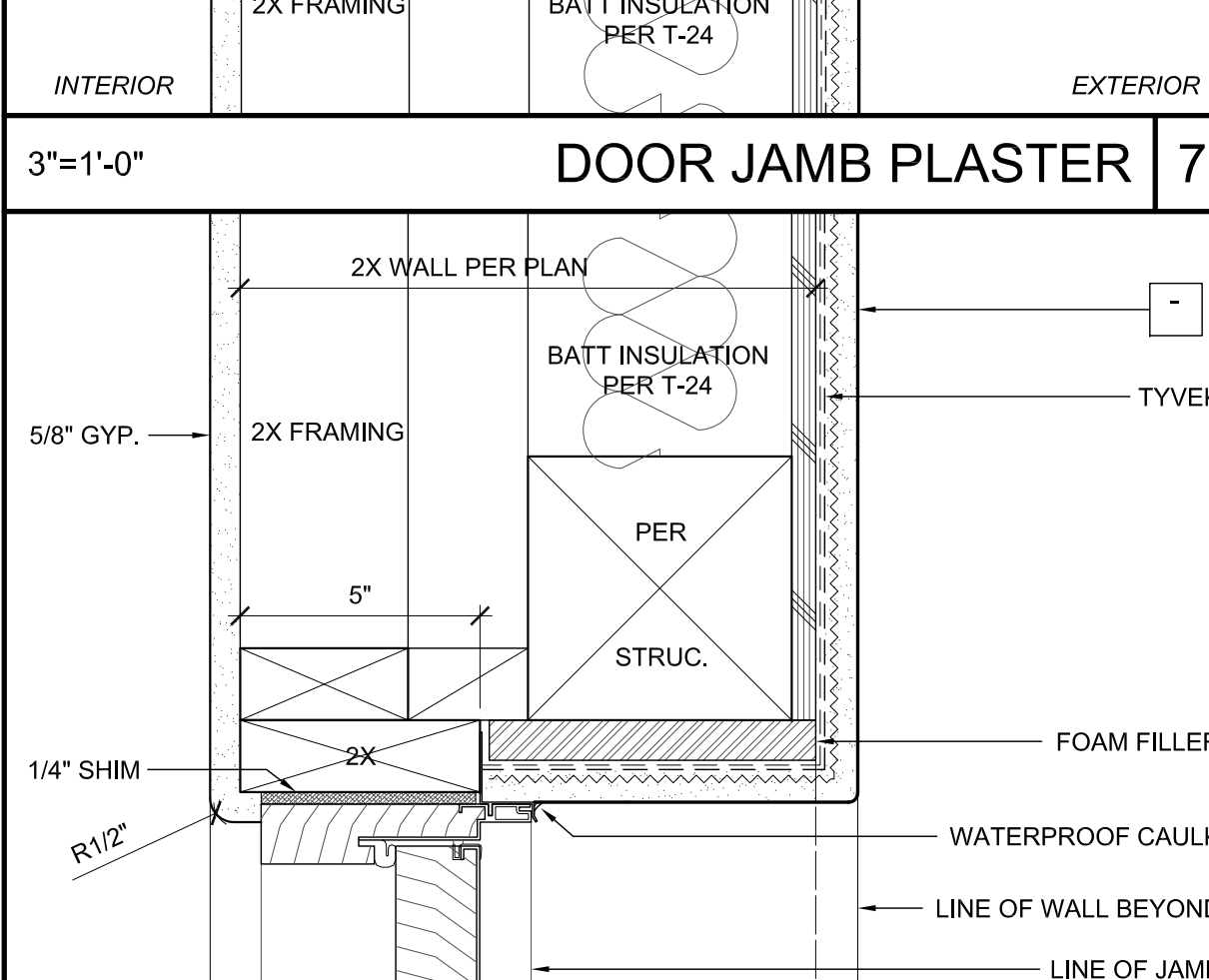
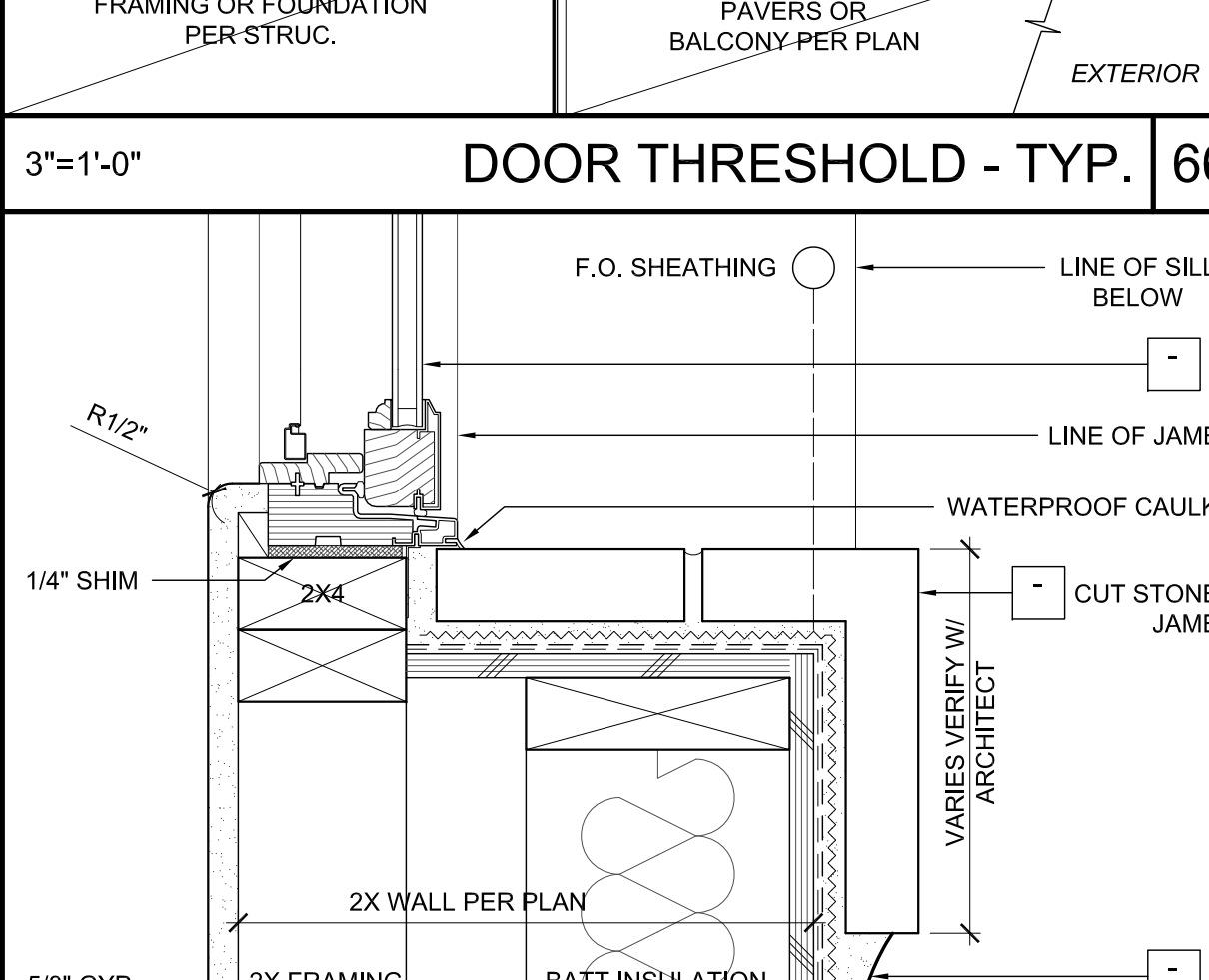
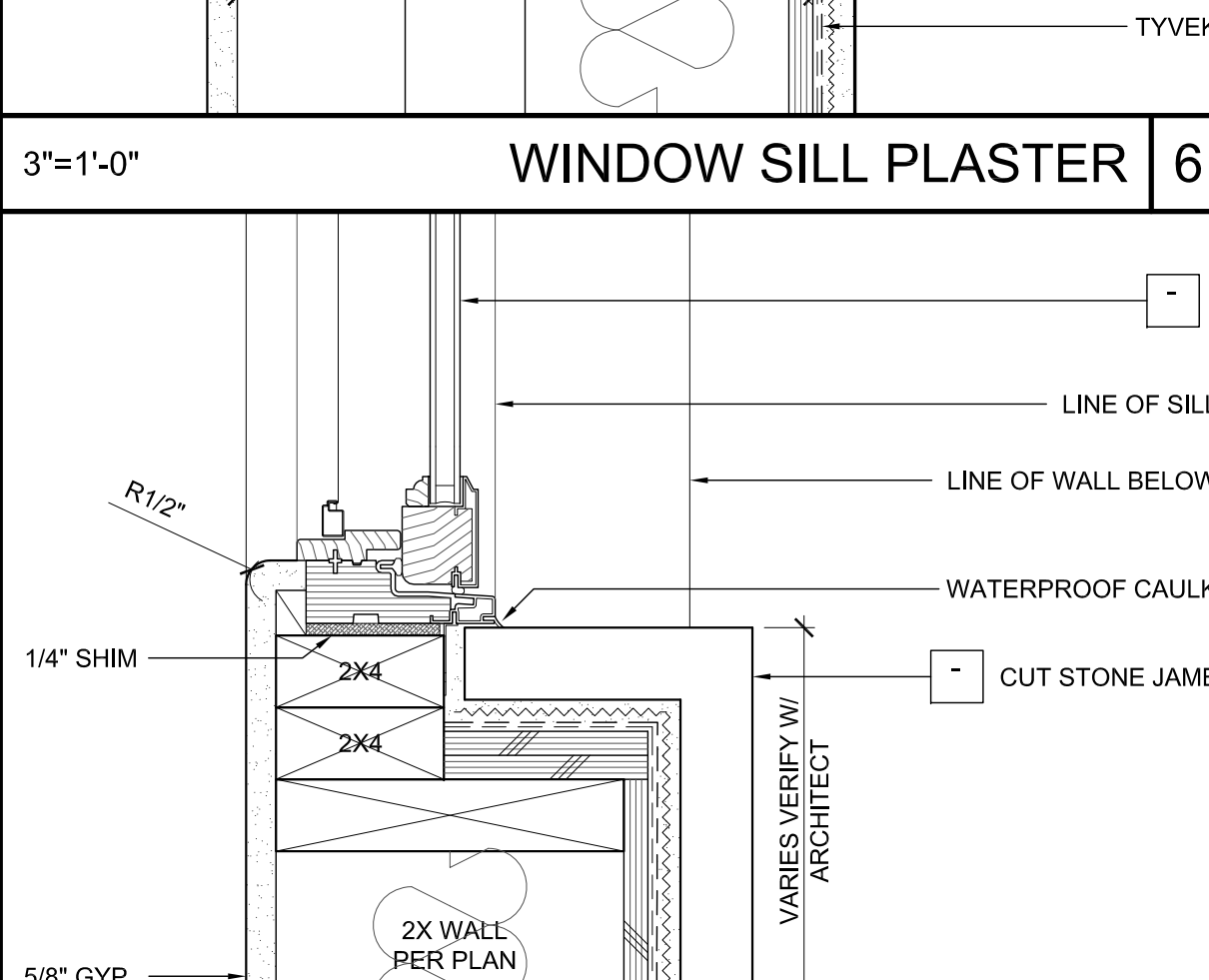
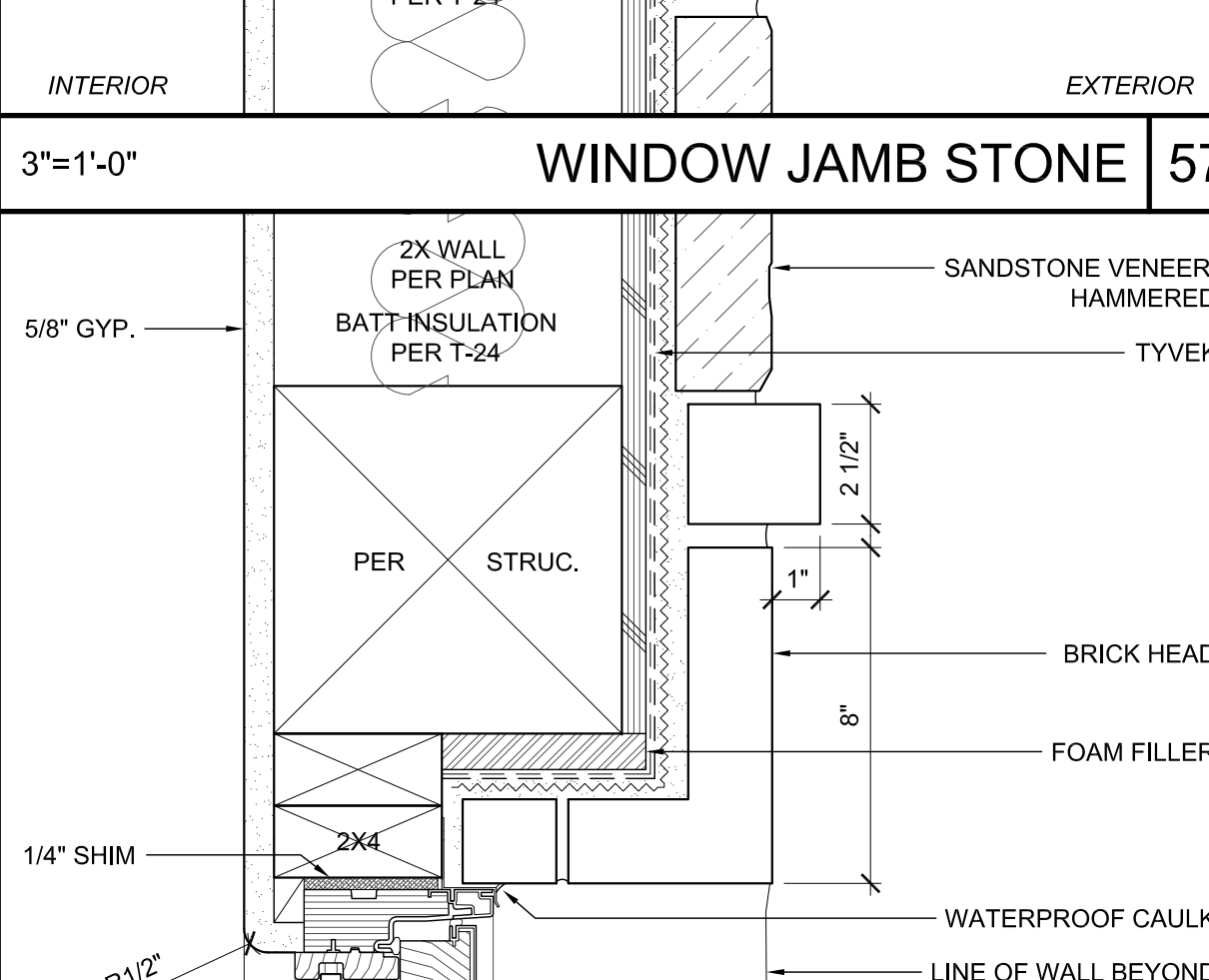
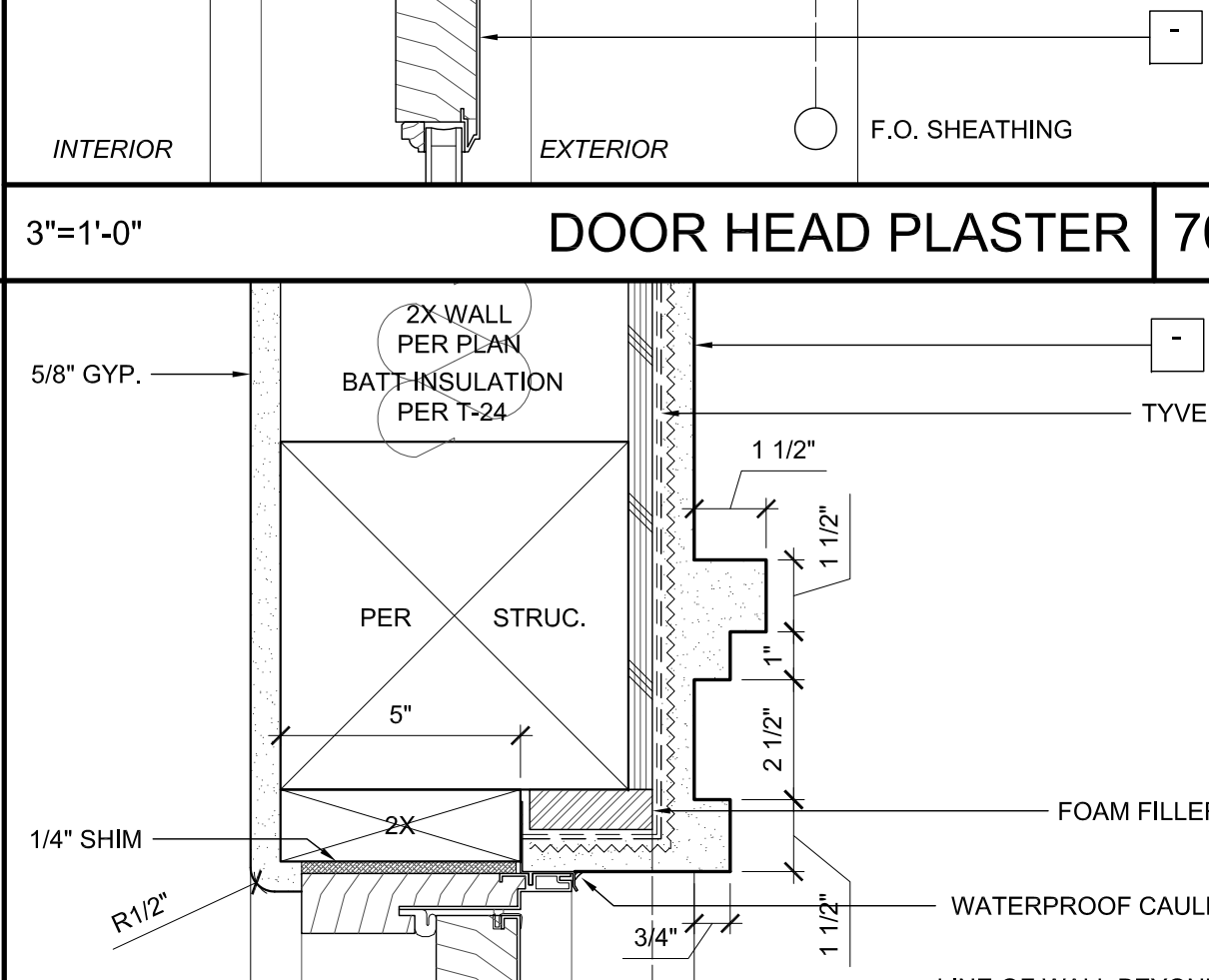
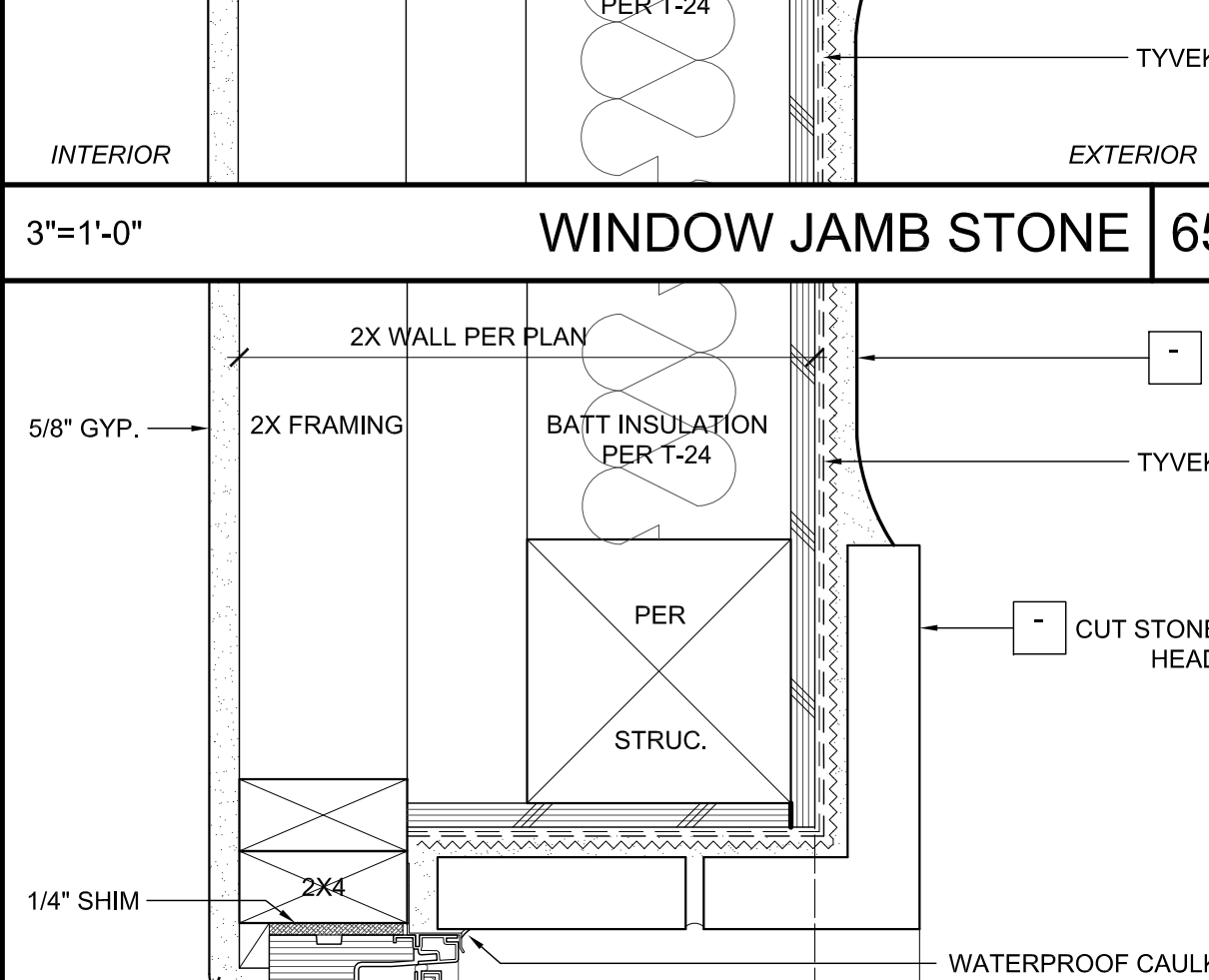
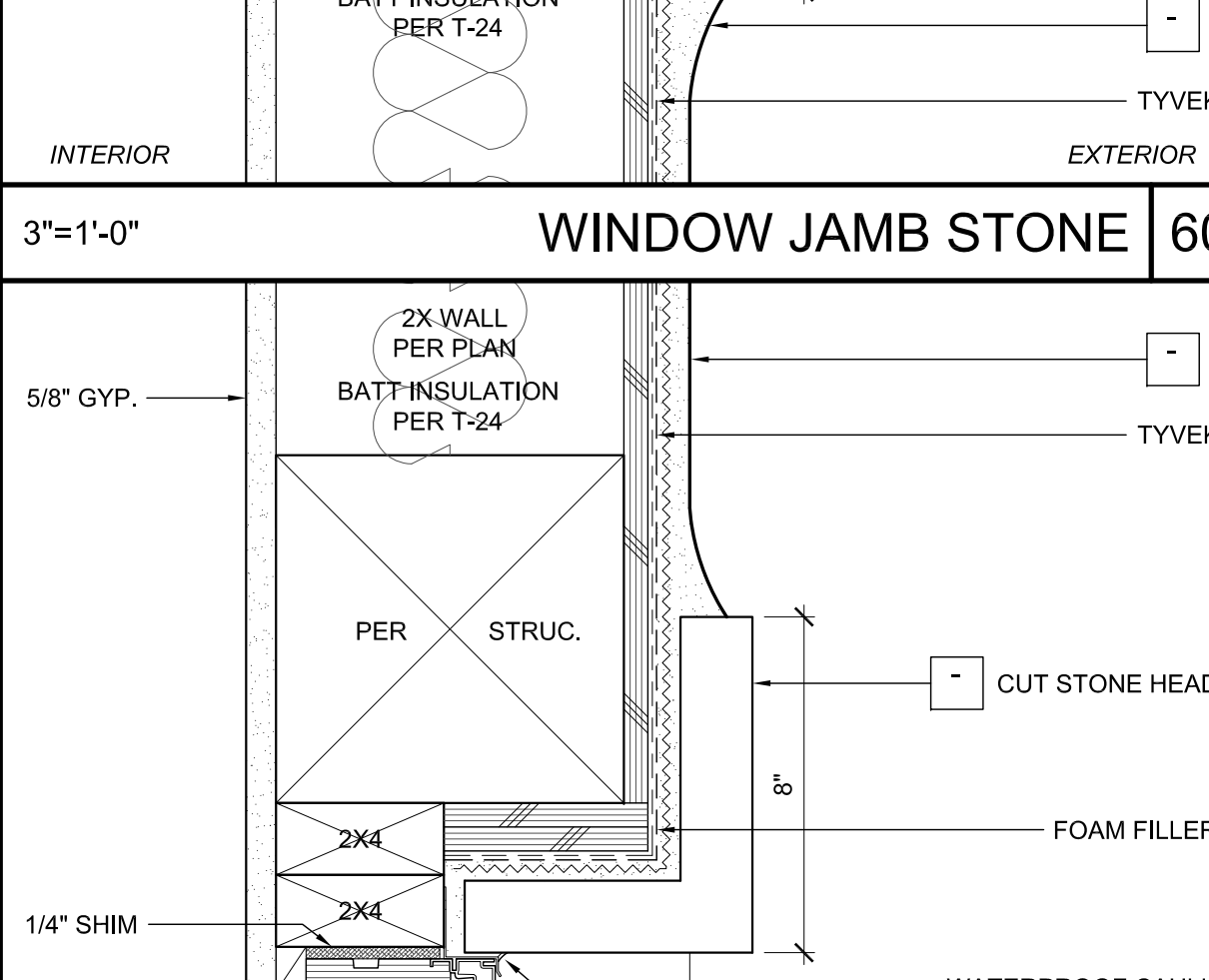
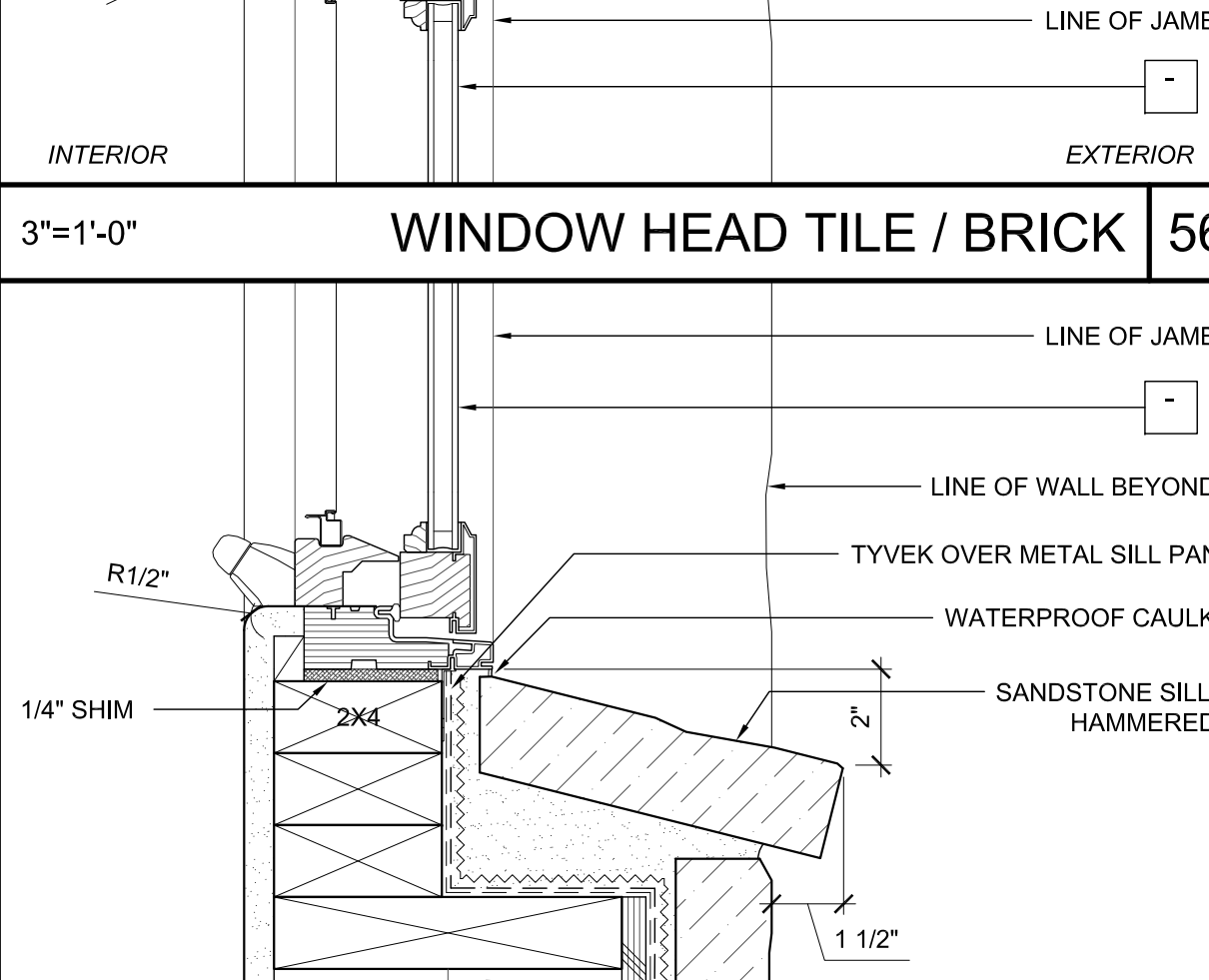
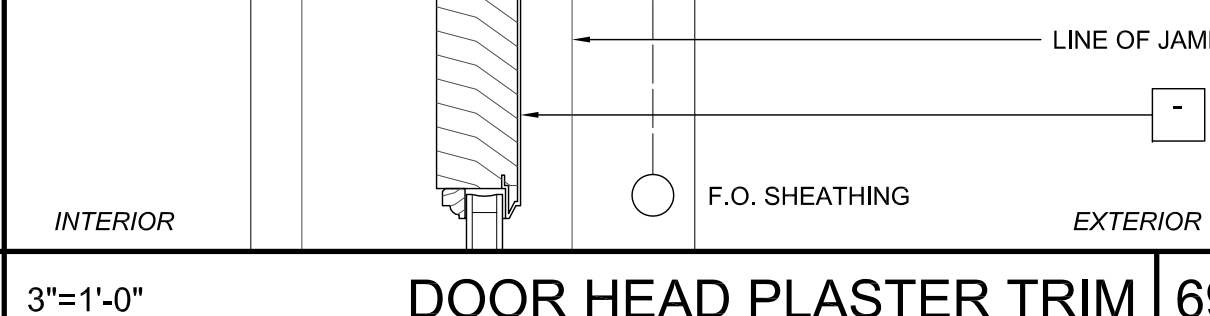
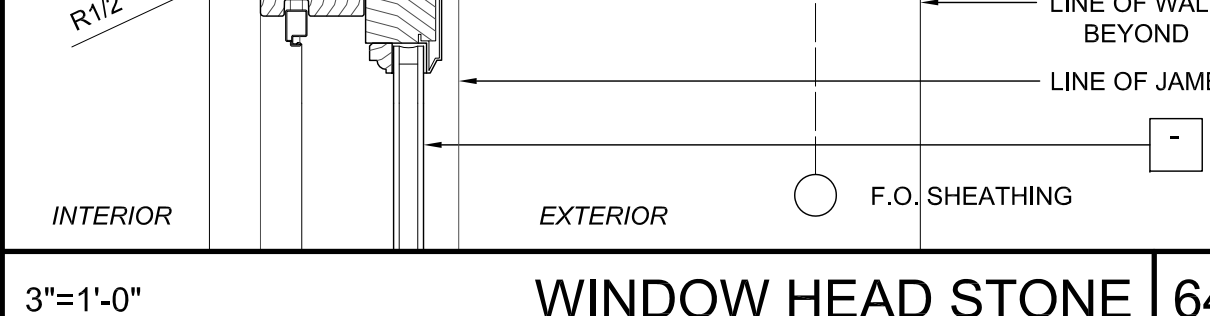
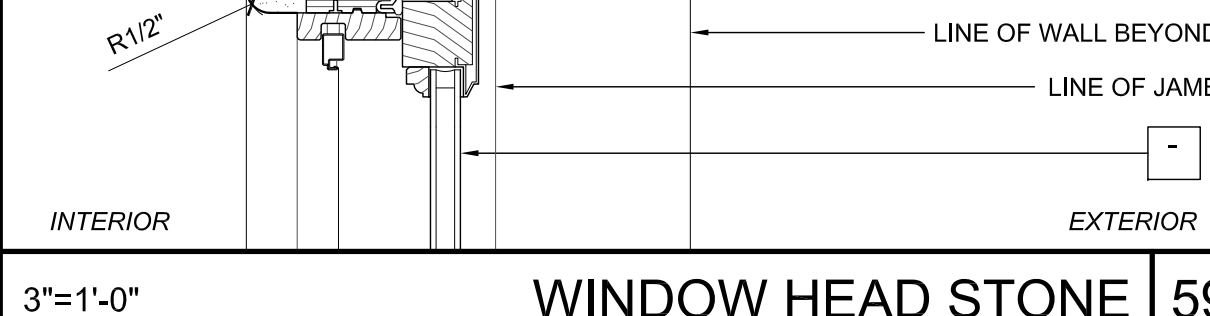
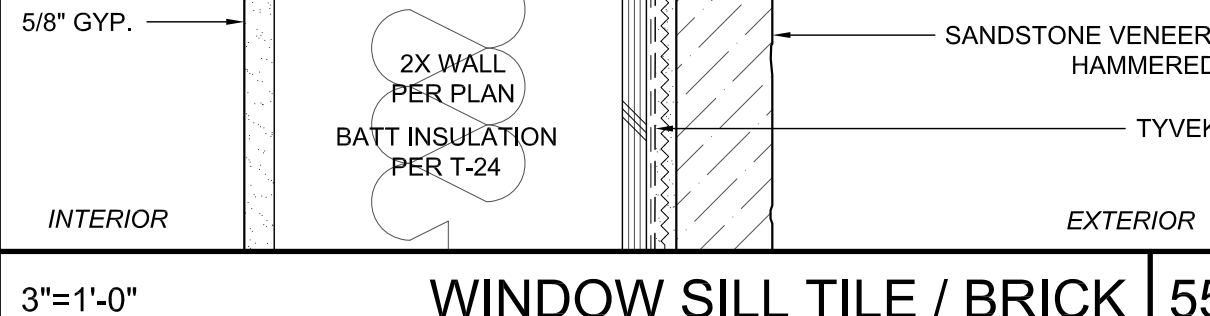
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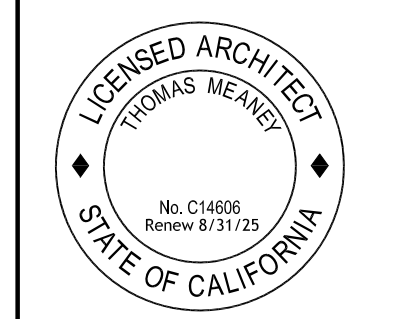
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|  |  |  |  |
| 3"=1'-0" DOOR HEAD PLASTER TRIM 73 | 3"=1'-0" DOOR JAMB PLASTER 68 | 3"=1'-0" WINDOW JAMB PLASTER 63 | 3"=1'-0" WINDOW JAMB PLASTER 58 |
|  |  |  |  |
| 3"=1'-0" DOOR HEAD PLASTER TRIM 72 | 3"=1'-0" DOOR HEAD PLASTER 67 | 3"=1'-0" WINDOW HEAD PLASTER 62 | 3"=1'-0" WINDOW JAMB PLASTER 57 |
|  |  |  |  |
| 3"=1'-0" DOOR JAMB PLASTER 71 | 3"=1'-0" DOOR THRESHOLD - TYP. 66 | 3"=1'-0" WINDOW SILL PLASTER 61 | 3"=1'-0" WINDOW JAMB STONE 56 |
|  |  |  |  |
| 3"=1'-0" DOOR HEAD PLASTER 70 | 3"=1'-0" WINDOW JAMB STONE 65 | 3"=1'-0" WINDOW JAMB STONE 60 | 3"=1'-0" WINDOW HEAD TILE / BRICK 55 |
|  |  |  |  |
| 3"=1'-0" DOOR JAMB PLASTER TRIM 74 | 3"=1'-0" DOOR HEAD PLASTER TRIM 69 | 3"=1'-0" WINDOW HEAD STONE 64 | 3"=1'-0" WINDOW SILL TILE / BRICK 55 |
|  |  |  |  |
| 3"=1'-0" DOOR HEAD PLASTER TRIM 70 | 3"=1'-0" WINDOW HEAD STONE 64 | 3"=1'-0" WINDOW HEAD STONE 59 | 3"=1'-0" WINDOW SILL TILE / BRICK 55 |

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Detail 77: ROOF / INTERIOR. Components include: ROOF PAVERS OVER PEDESTAL PAVERS, 22 LBS/SF MIN.; TPO ROOFING; COVER BOARD PER TPO SHEATHING MFR.; RIGID INSULATION FOR ROOF SLOPE, 1" MIN.; 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED; ROOF JOIST @ 24" O.C. MAX.; BATT INSULATION, FILL ENTIRE CAVITY, PER INSULATION SCHEDULE WHERE OCCURS; RESILIENT CHANNELS @ 12" O.C.; 2 LAYERS 5/8" TYPE X GYP. FIRE RATE: 1-HR, STC RATE: N/A.

Detail 76: ROOF / INTERIOR. Components include: TPO ROOFING; 1/2" PLYWOOD SHEATHING; TAPERED FOAM INSULATION 1" TO 6" FOR SLOPE WHERE OCCURS; 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED; ROOF JOIST/TRUSS @ 16" O.C. MAX.; BATT INSULATION, FILL ENTIRE CAVITY, PER INSULATION SCHEDULE WHERE OCCURS; 1 LAYER 5/8" TYPE X GYP., 2 LAYERS AT STAIR CEILINGS.

Detail 75: UNIT / INTERIOR. Components include: FINISHED FLOOR; 1 1/4" THICK 3500 PSI GYPCRETE OVER 1/4" ACOUSTIMAT UNDERLAYMENT, TOTAL THICKNESS OF 1 1/2"; 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED; 1/2" TYPE X GYP., DRAFTSTOP AS REQUIRED AT PARALLEL JOIST CONDITION; FLOOR JOIST/TRUSS @ 16" O.C. MAX.; BATT INSULATION, ATTACHED TO TOP OF JOIST CAVITY, FILL ENTIRE CAVITY, PER INSULATION SCHEDULE WHERE OCCURS; FILL GAP @ RESILIENT CHANNEL W/ MINERAL WOOL; RESILIENT CHANNELS @ 12" O.C.; 2 LAYERS 5/8" TYPE X GYP. FIRE RATE: 1-HR, STC RATE: 50, IIC RATE: 60.

Detail 79: ROOF / EXTERIOR. Components include: ROOF ASSEMBLY PER PLAN; WEEP SCREED; WALL PER PLAN; 7/8" 3-COAT CEMENT PLASTER FINISH; FRAMED ROOF PER PLAN; RESILIENT CHANNEL; FIRE RATED ACOUSTICAL SEALANT, TYP.; WALL ASSEMBLY PER PLAN; BATT INSULATION PER T-24.

Detail 81: EXTERIOR TERRACE / COMMERCIAL. Components include: EXTERIOR TERRACE; WEEP SCREED; FRAMED FLOOR PER PLAN; FLOOR/CEILING ASSEMBLY PER PLAN; LVL DOUBLE BLOCKING; I-JOIST; RESILIENT CHANNEL; FIRE RATED ACOUSTICAL SEALANT, TYP.; DOUBLE 2X WOOD TOP PLATE; WALL ASSEMBLY PER PLAN; BATT INSULATION PER T-24.

Detail 82: CORRIDOR / UNIT. Components include: CORRIDOR; WEEP SCREED; FRAMED FLOOR PER PLAN; FLOOR/CEILING ASSEMBLY PER PLAN; BLOCKING; RESILIENT CHANNEL; FIRE RATED ACOUSTICAL SEALANT, TYP.; DOUBLE 2X WOOD TOP PLATE; WALL ASSEMBLY PER PLAN; BATT INSULATION PER T-24.

Detail 83: UNIT / CORRIDOR. Components include: UNIT; WEEP SCREED; DOUBLE 2X WOOD BOTTOM PLATE; DEX-O-TEX OVER LIGHTWEIGHT CONCRETE; T.O. PLYWOOD; FLOOR/CEILING ASSEMBLY PER PLAN; DOUBLE BLOCKING; T.O. PLATE; 7/8" 3-COAT CEMENT PLASTER FINISH; WALL ASSEMBLY PER PLAN; BATT INSULATION PER T-24.

Detail 84: UNIT / EXTERIOR. Components include: UNIT; WEEP SCREED; PARAPET WALL PER DETAIL; ROOF; SLOPE; WALL PER PLAN; 7/8" 3-COAT CEMENT PLASTER FINISH; FRAMED ROOF PER PLAN; RESILIENT CHANNEL; FIRE RATED ACOUSTICAL SEALANT, TYP.; WALL ASSEMBLY PER PLAN; BATT INSULATION PER T-24.

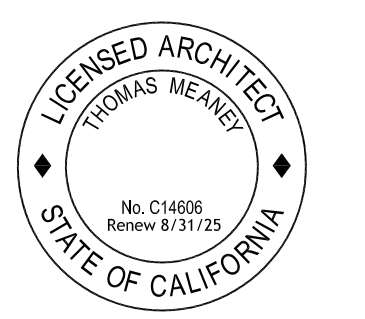
Detail 85: CORRIDOR / UNIT. Components include: CORRIDOR; WEEP SCREED; FRAMED FLOOR PER PLAN; FLOOR/CEILING ASSEMBLY PER PLAN; LVL DOUBLE BLOCKING; I-JOIST; RESILIENT CHANNEL; FIRE RATED ACOUSTICAL SEALANT, TYP.; DOUBLE 2X WOOD TOP PLATE; WALL ASSEMBLY PER PLAN; BATT INSULATION PER T-24.

Detail 86: UNIT / EXTERIOR. Components include: UNIT; WEEP SCREED; CONTROL JOINT WHERE OCCURS PER PLAN; I-JOIST BLOCKING; I-JOIST; 6X RIM; 2 LAYERS 60 MIN. GRADE D BUILDING PAPER; RESILIENT CHANNEL; DOUBLE 2X WOOD TOP PLATE; FIRE RATED ACOUSTICAL SEALANT, TYP.; WALL ASSEMBLY PER PLAN; BATT INSULATION PER T-24.

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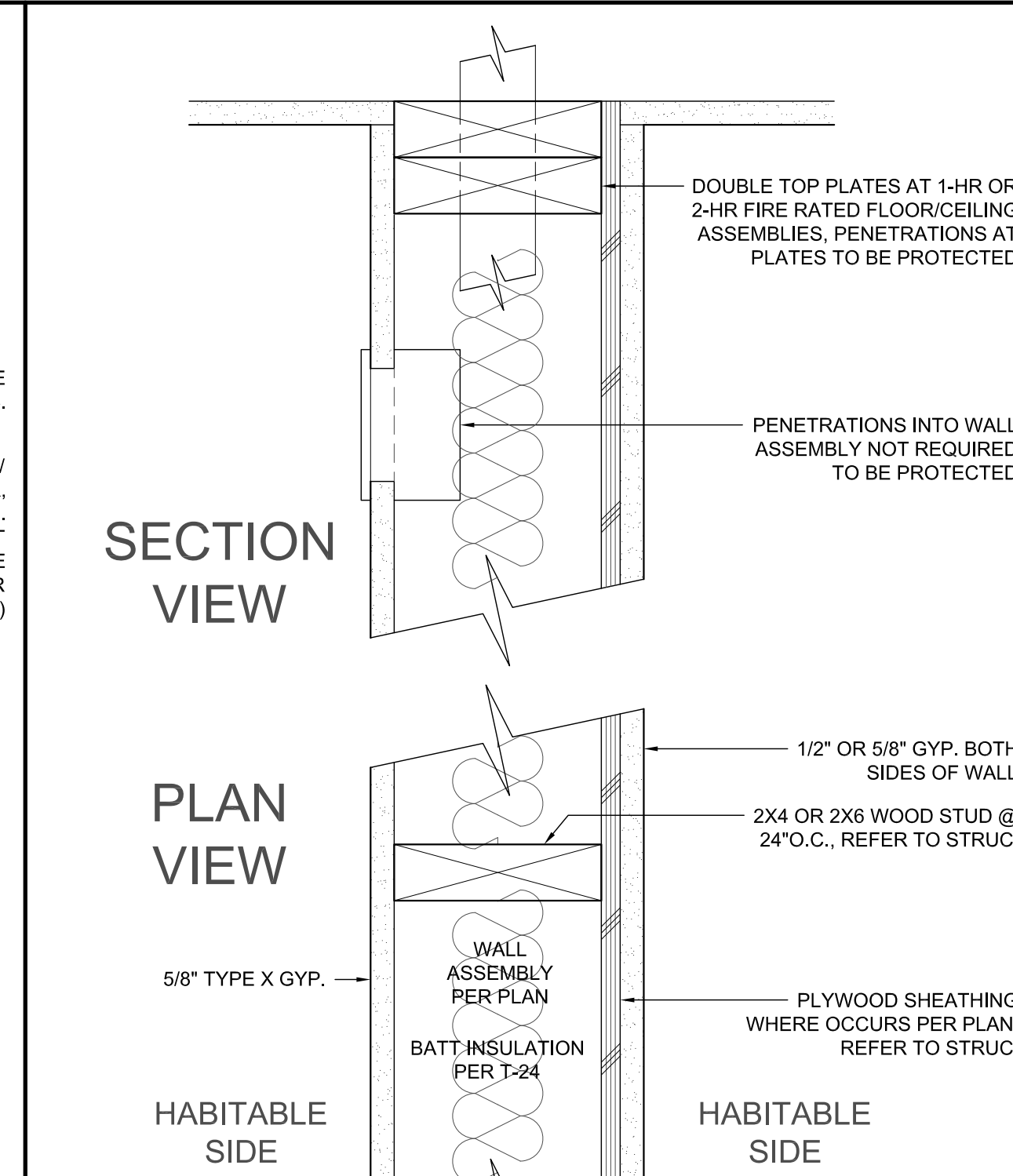
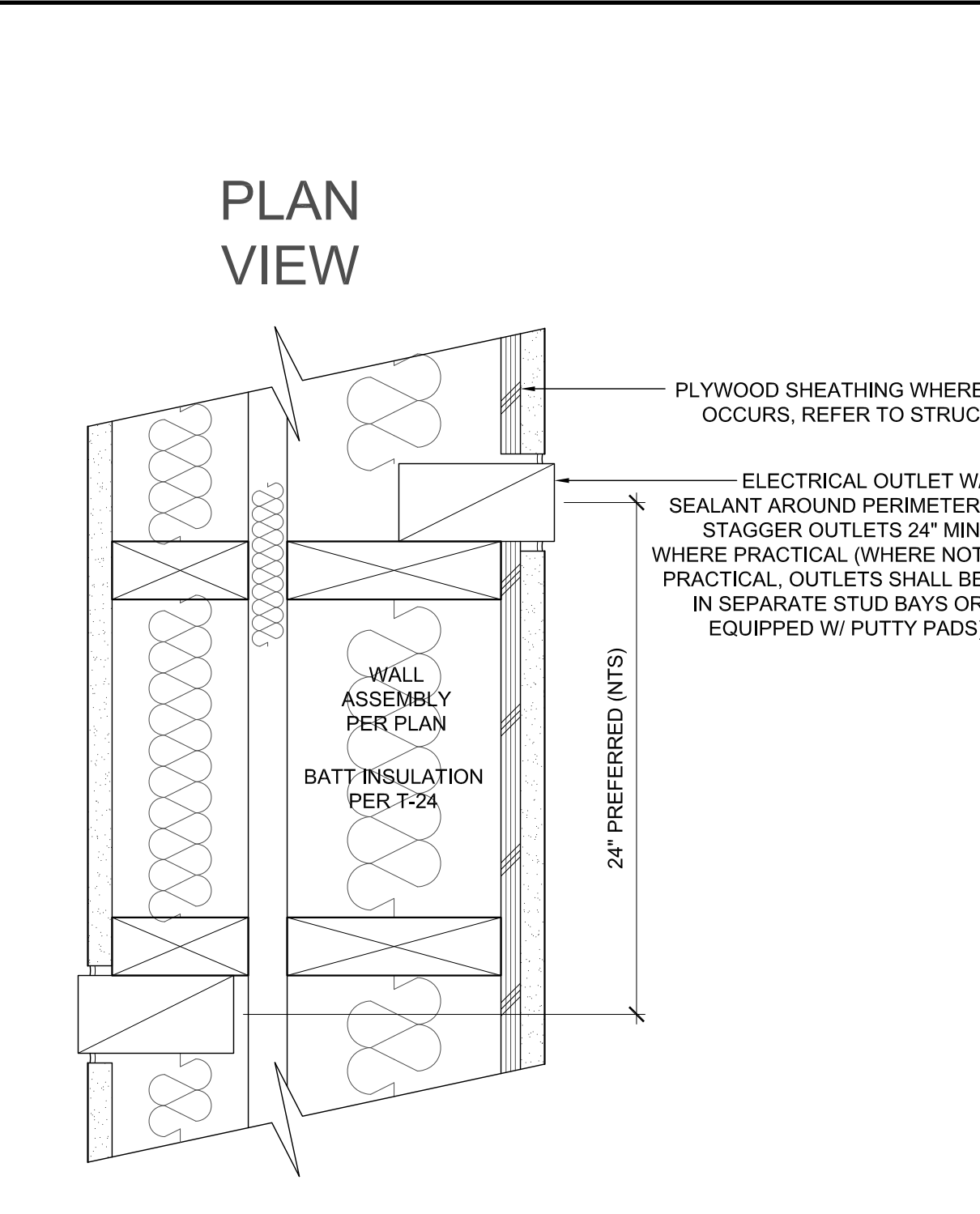
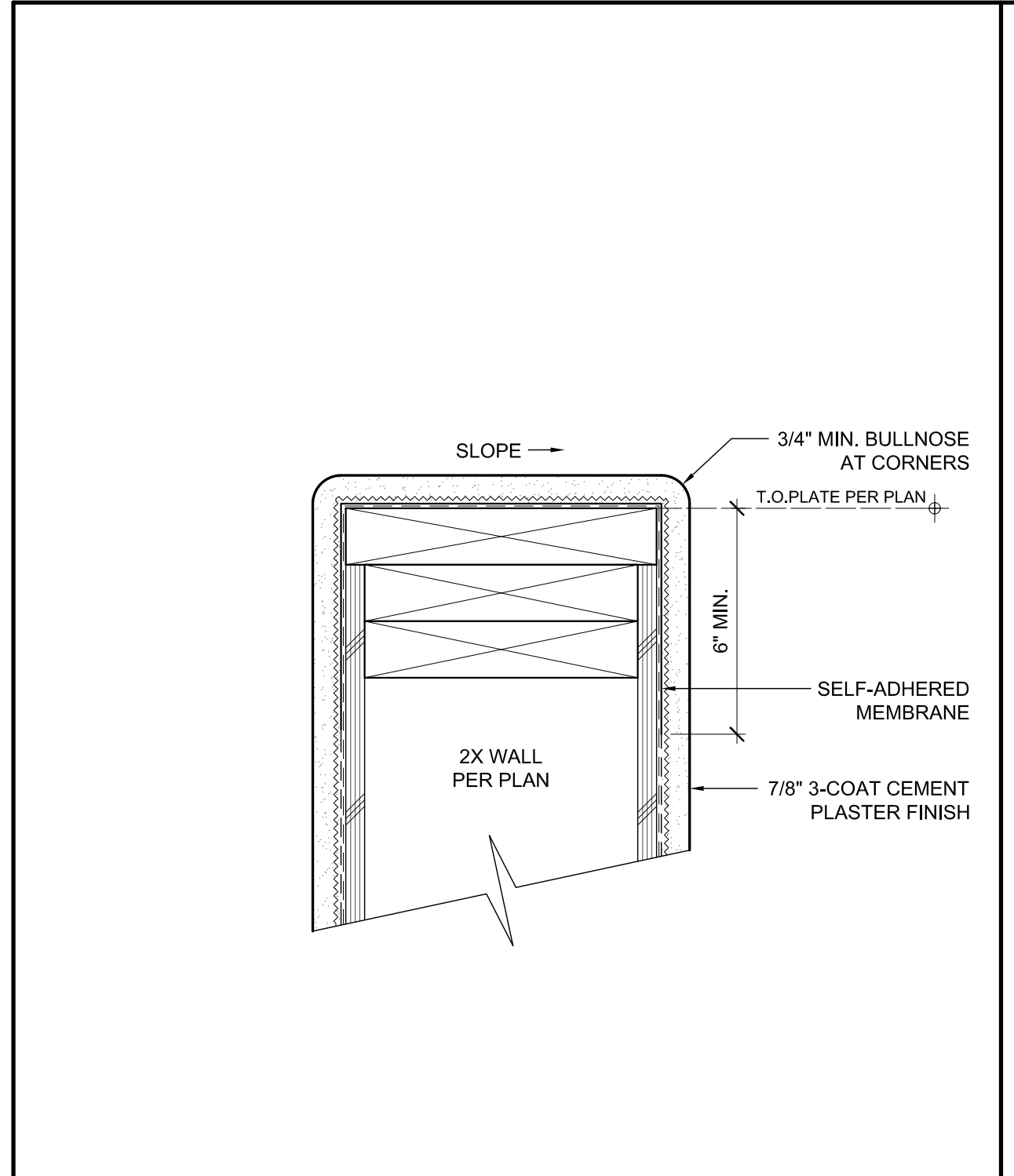


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SHEET NO. **A10.8**

NOTES
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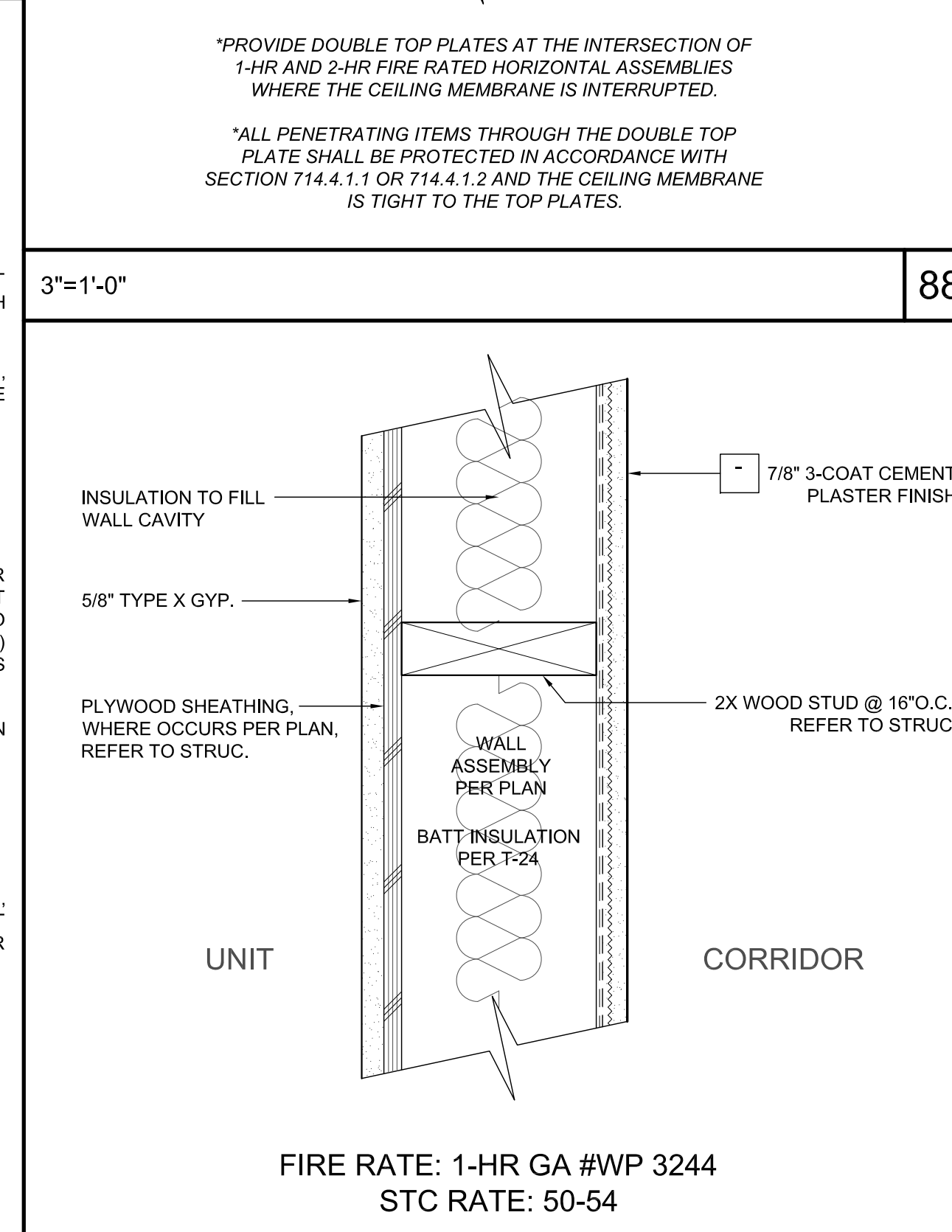
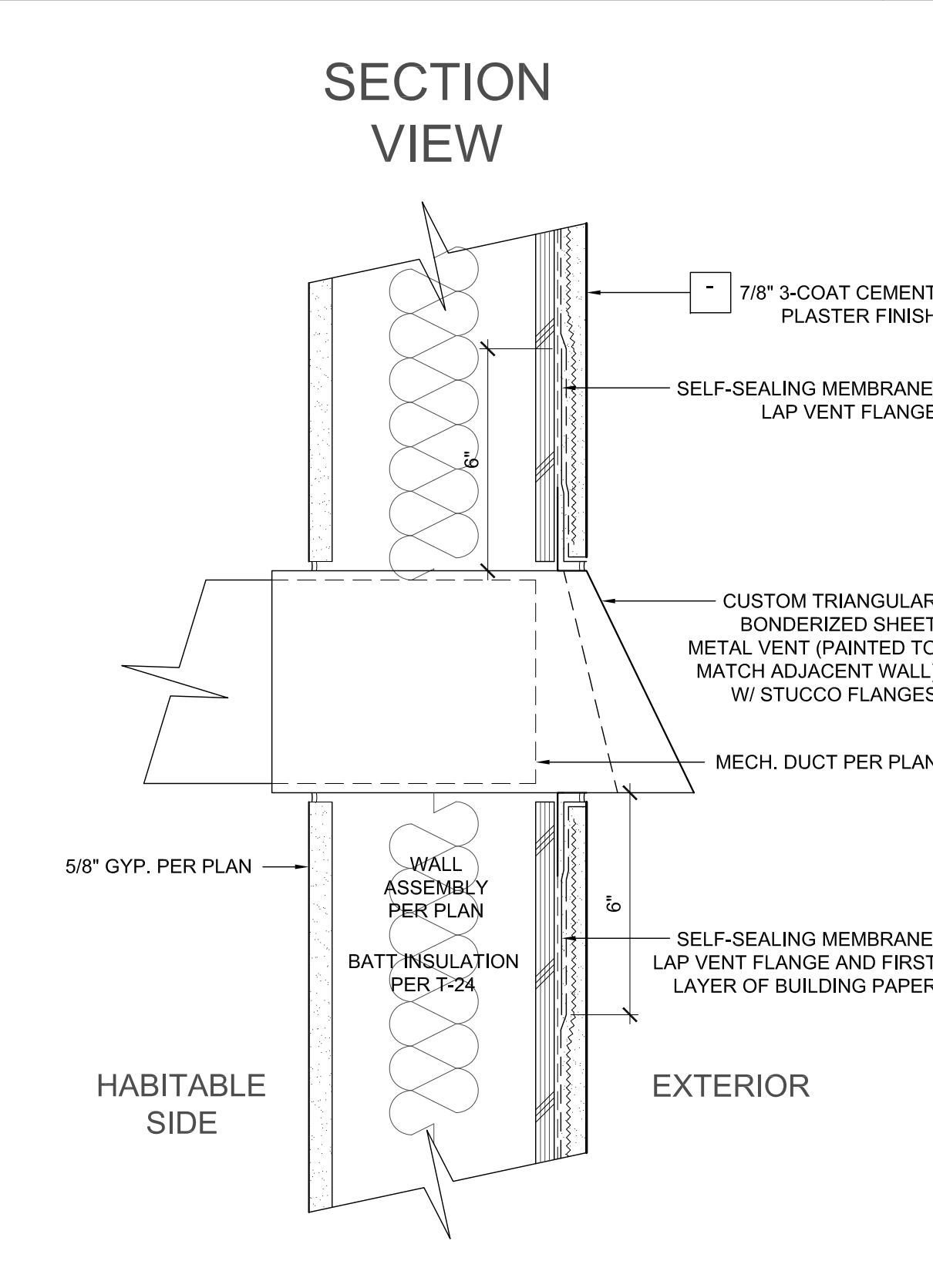
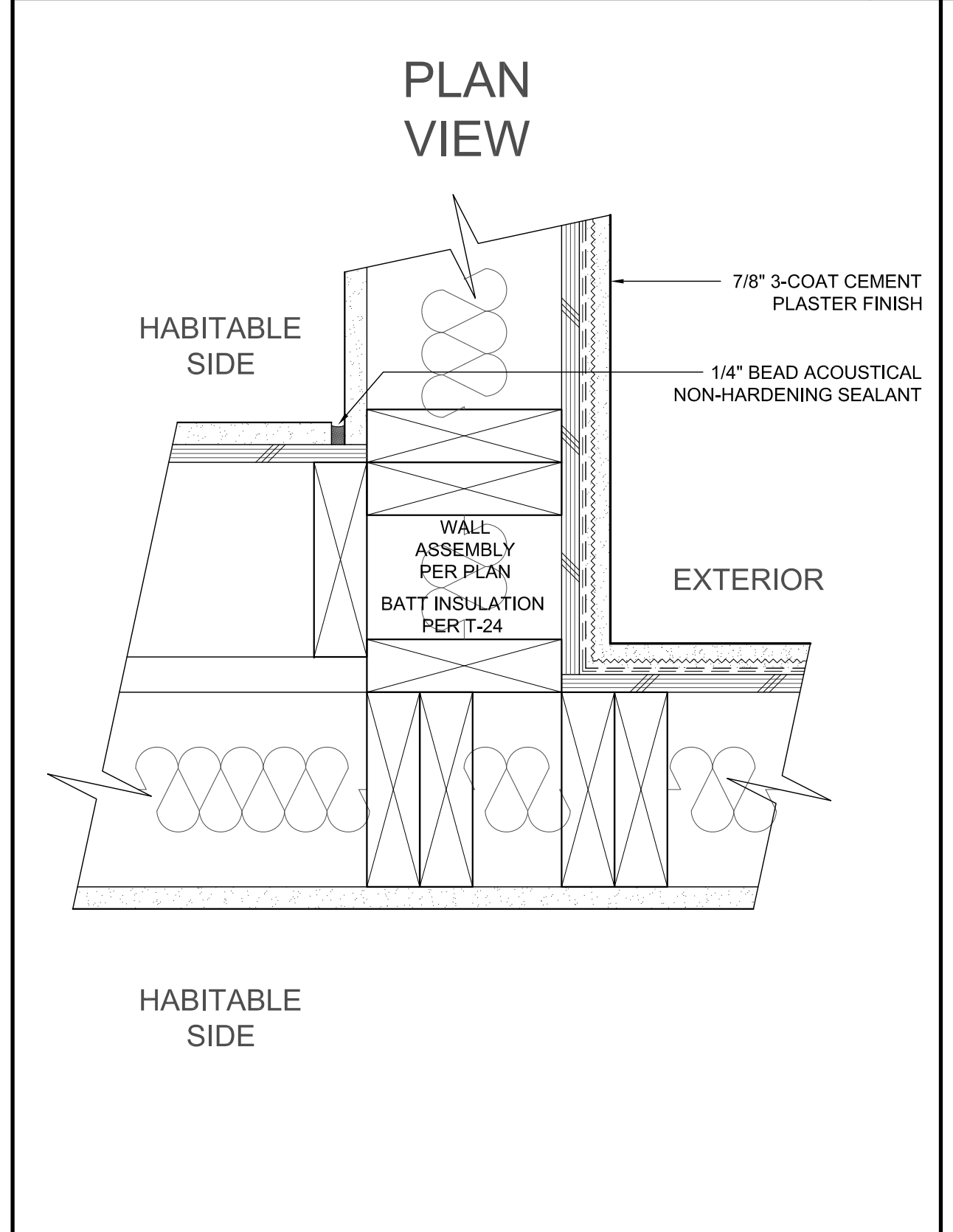
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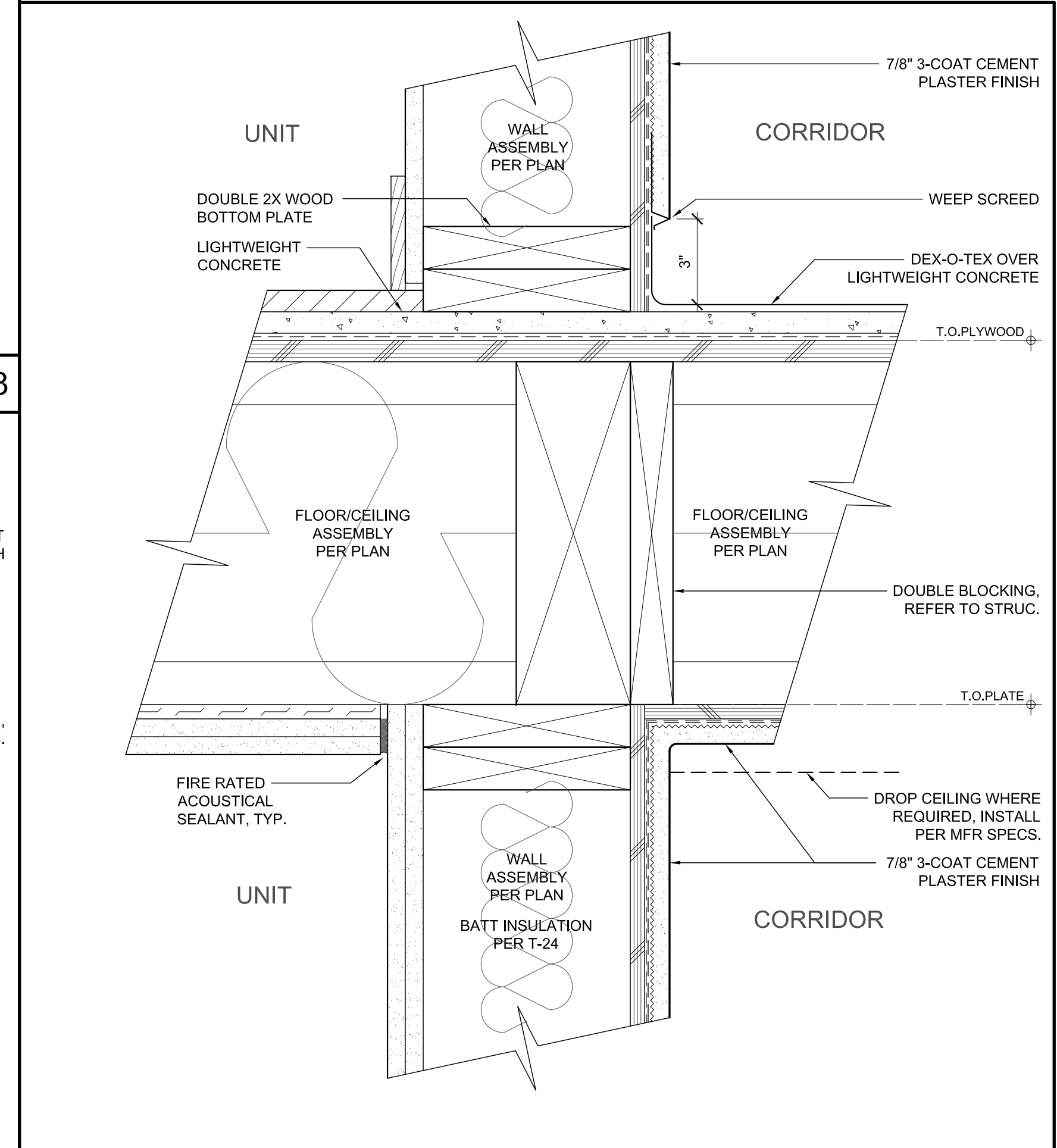
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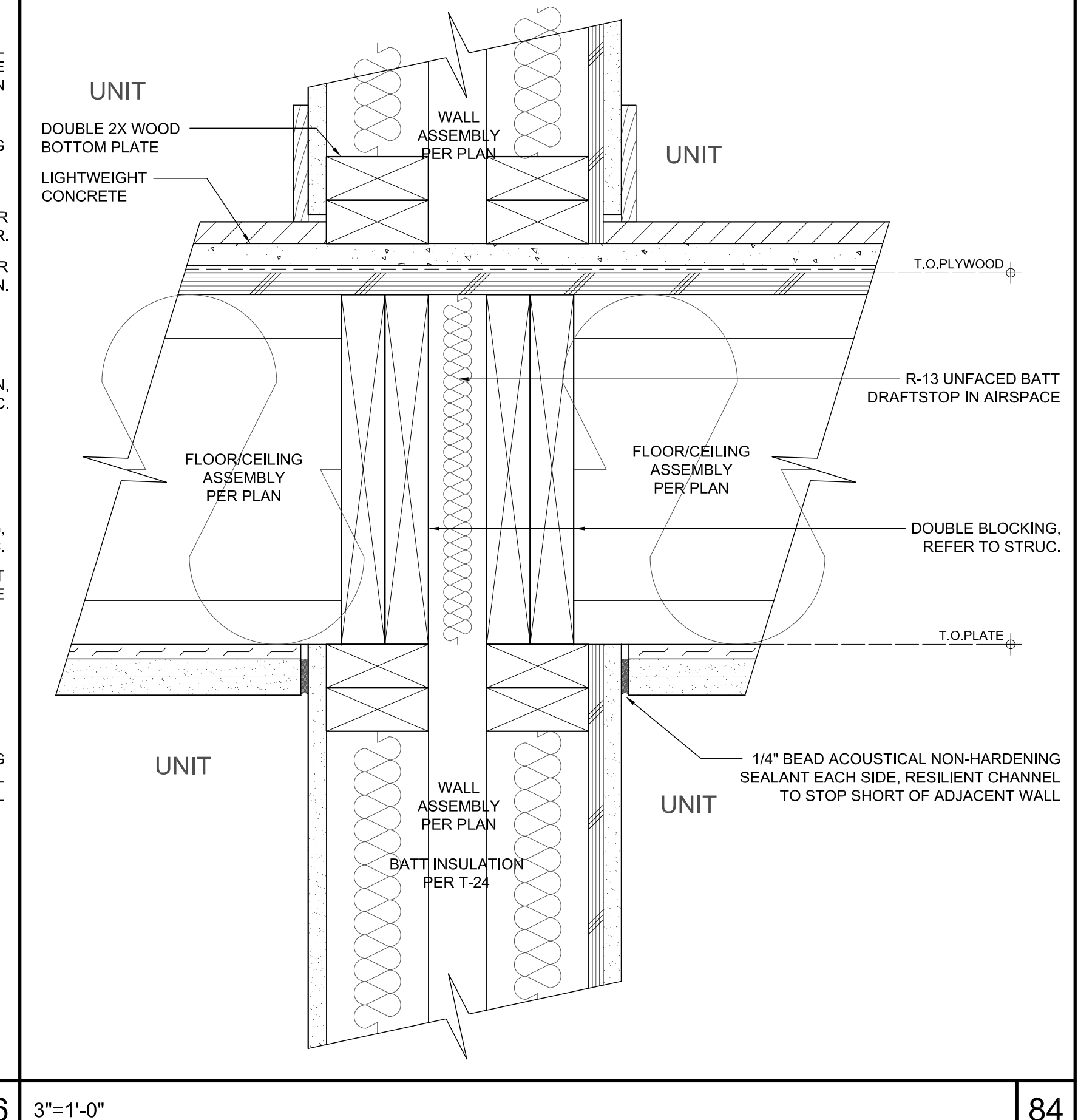
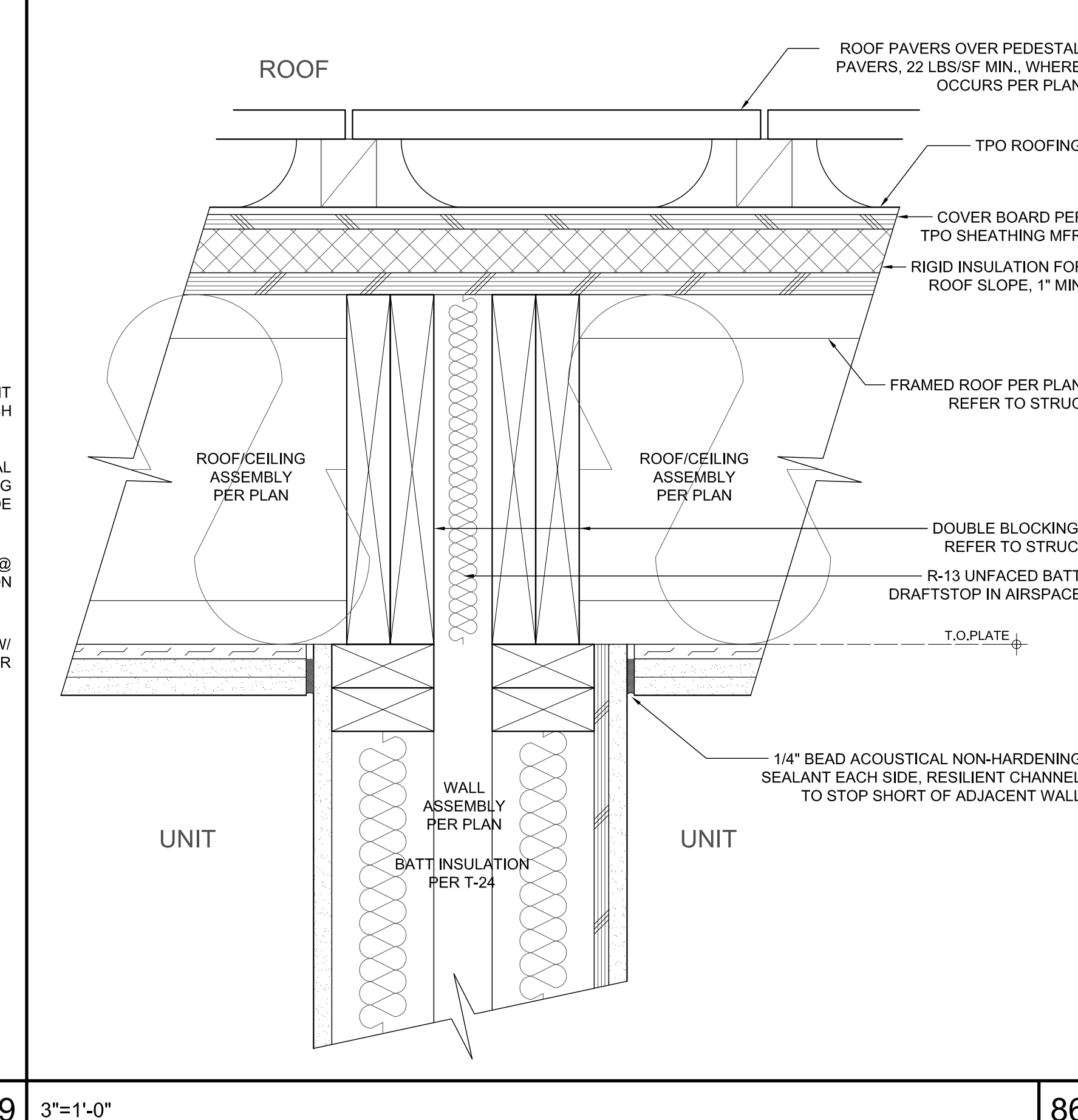
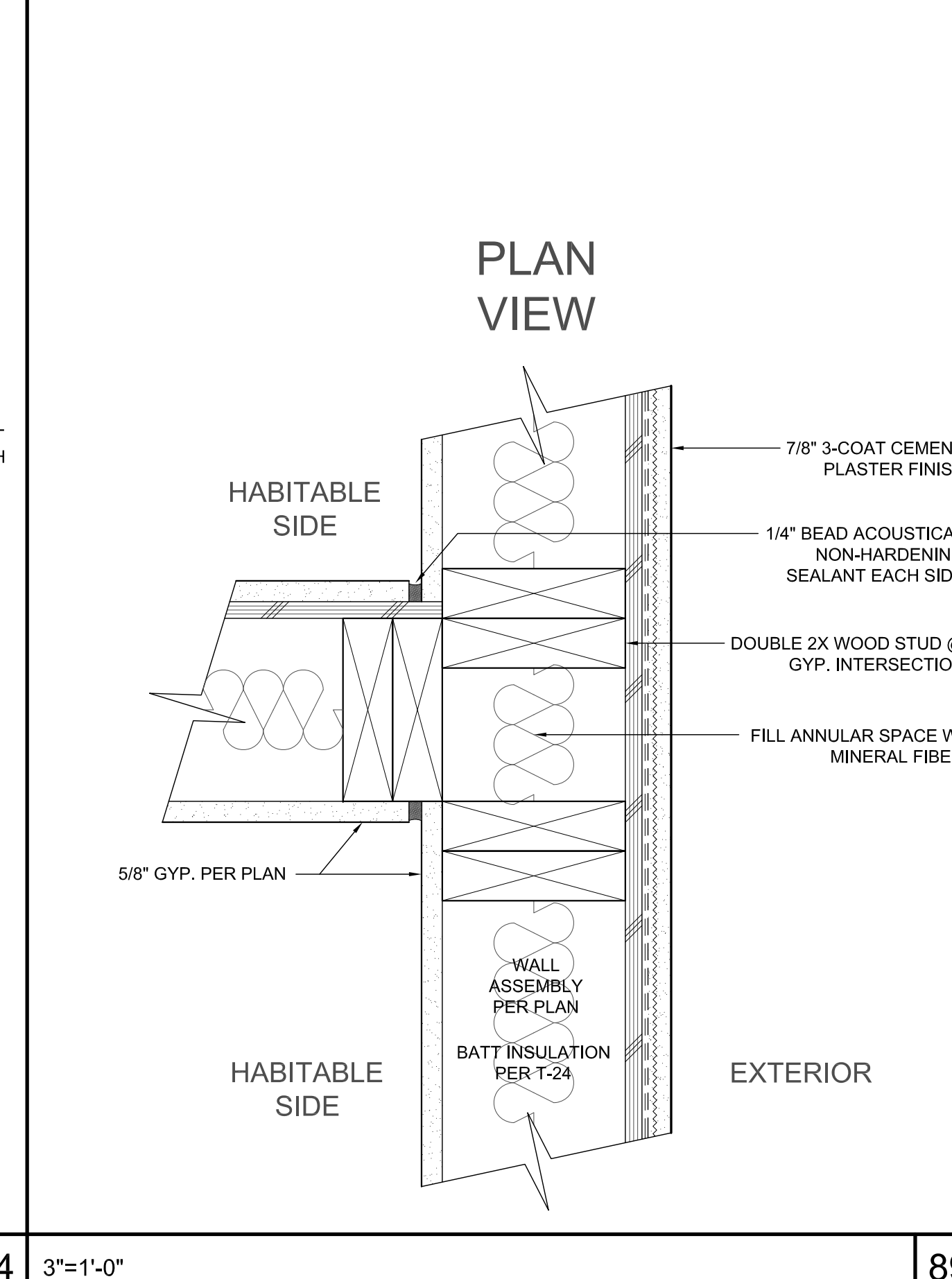
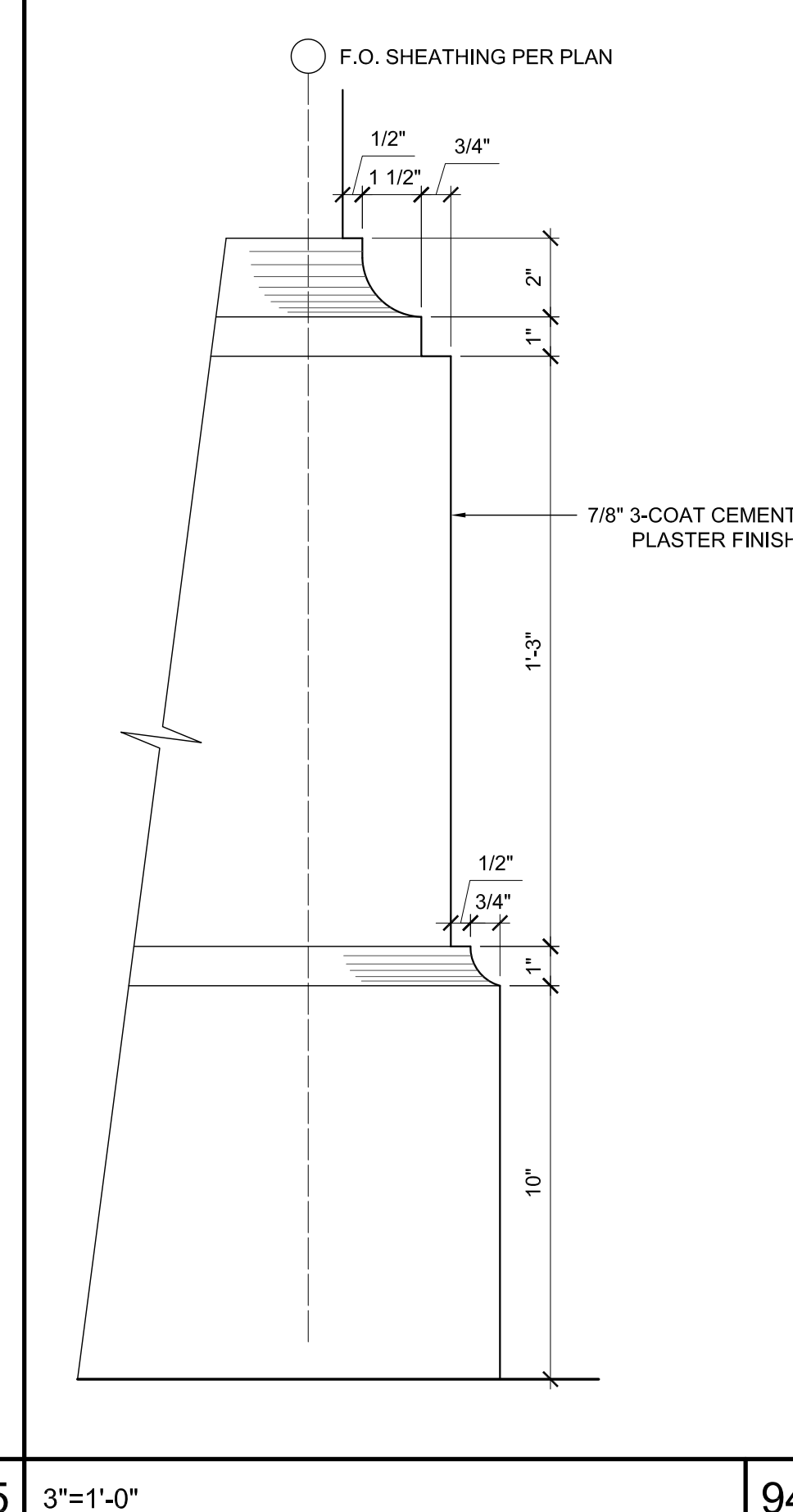
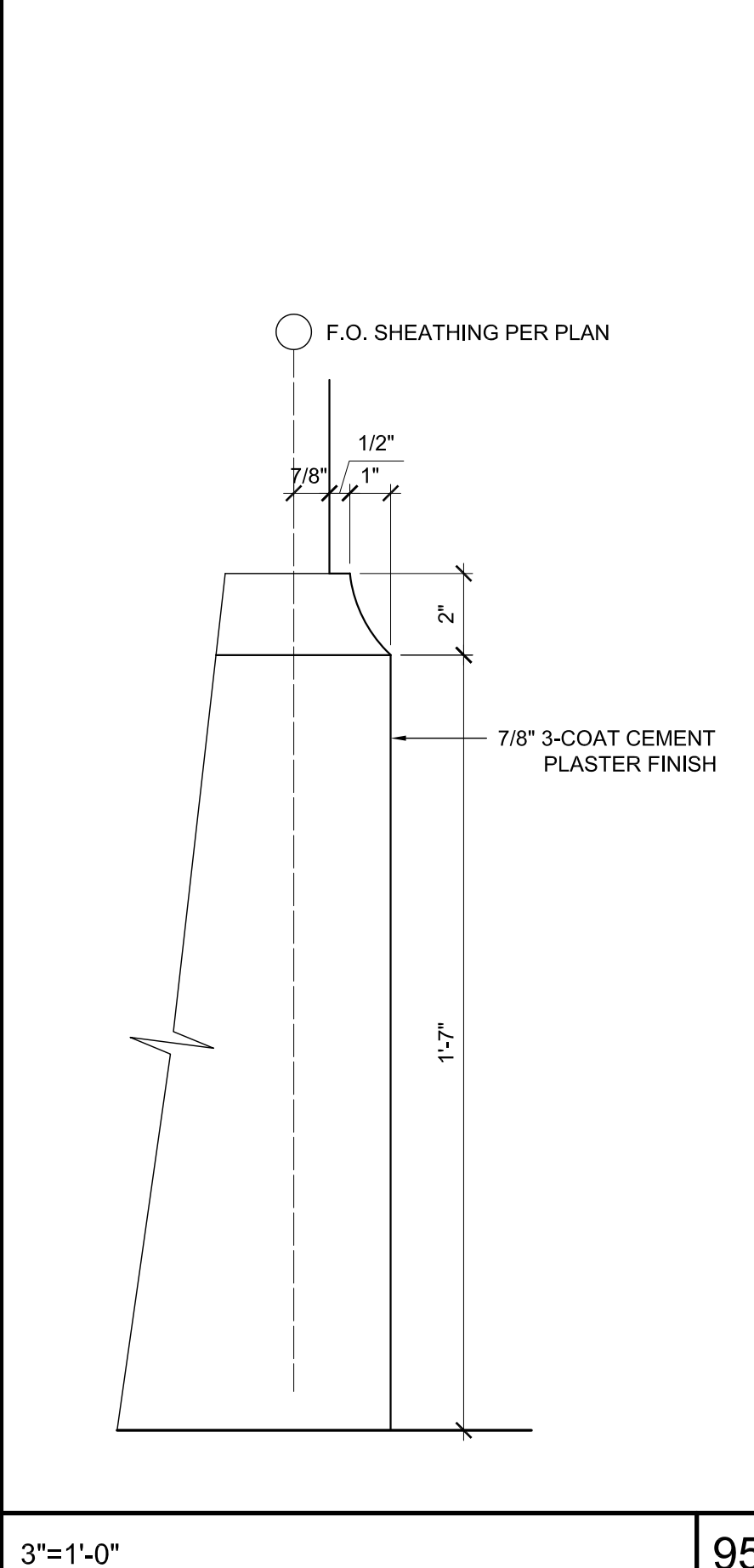
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3"=1'-0" 95

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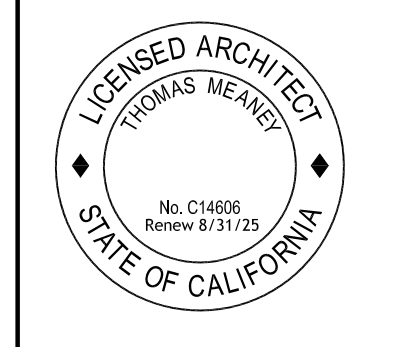
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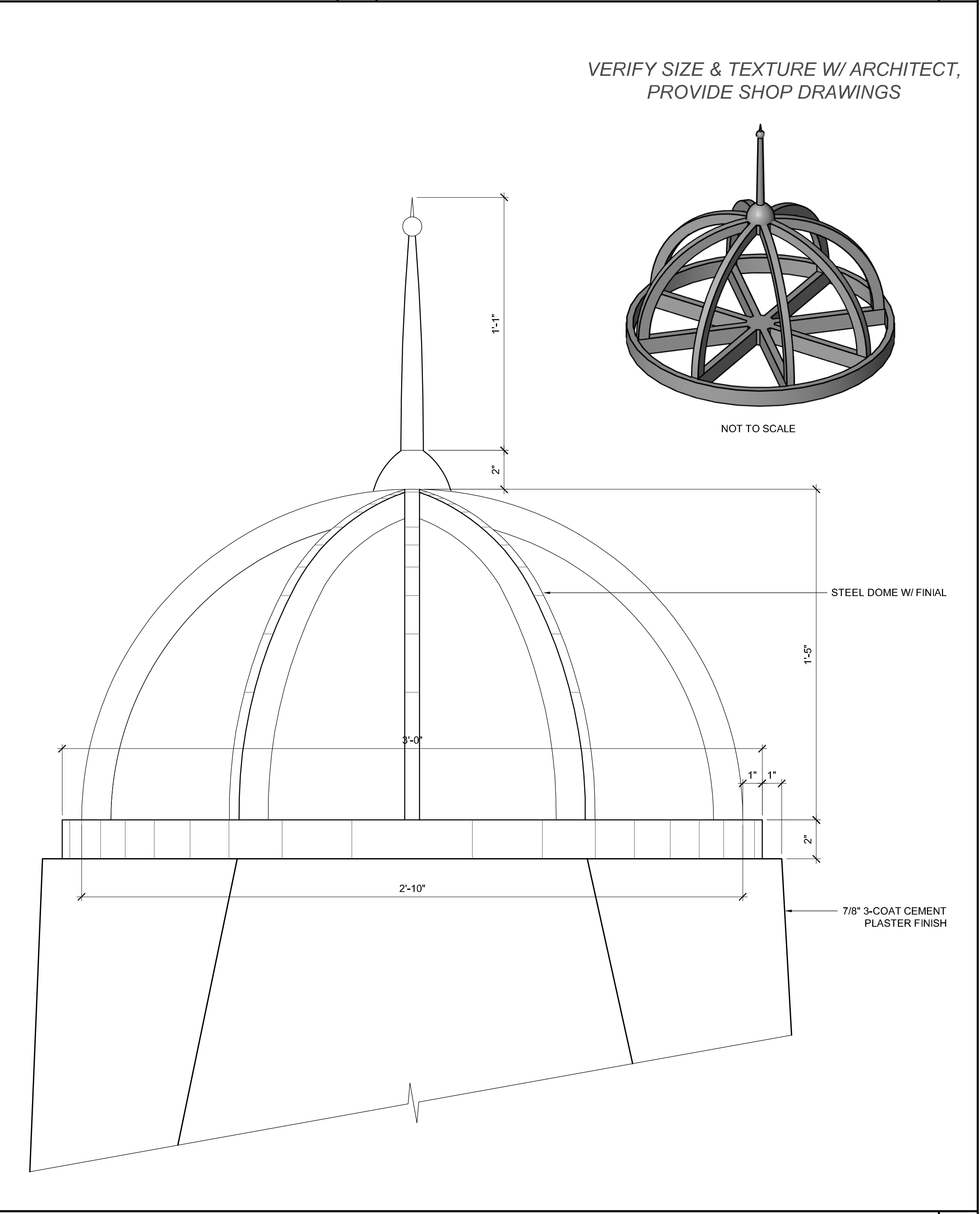
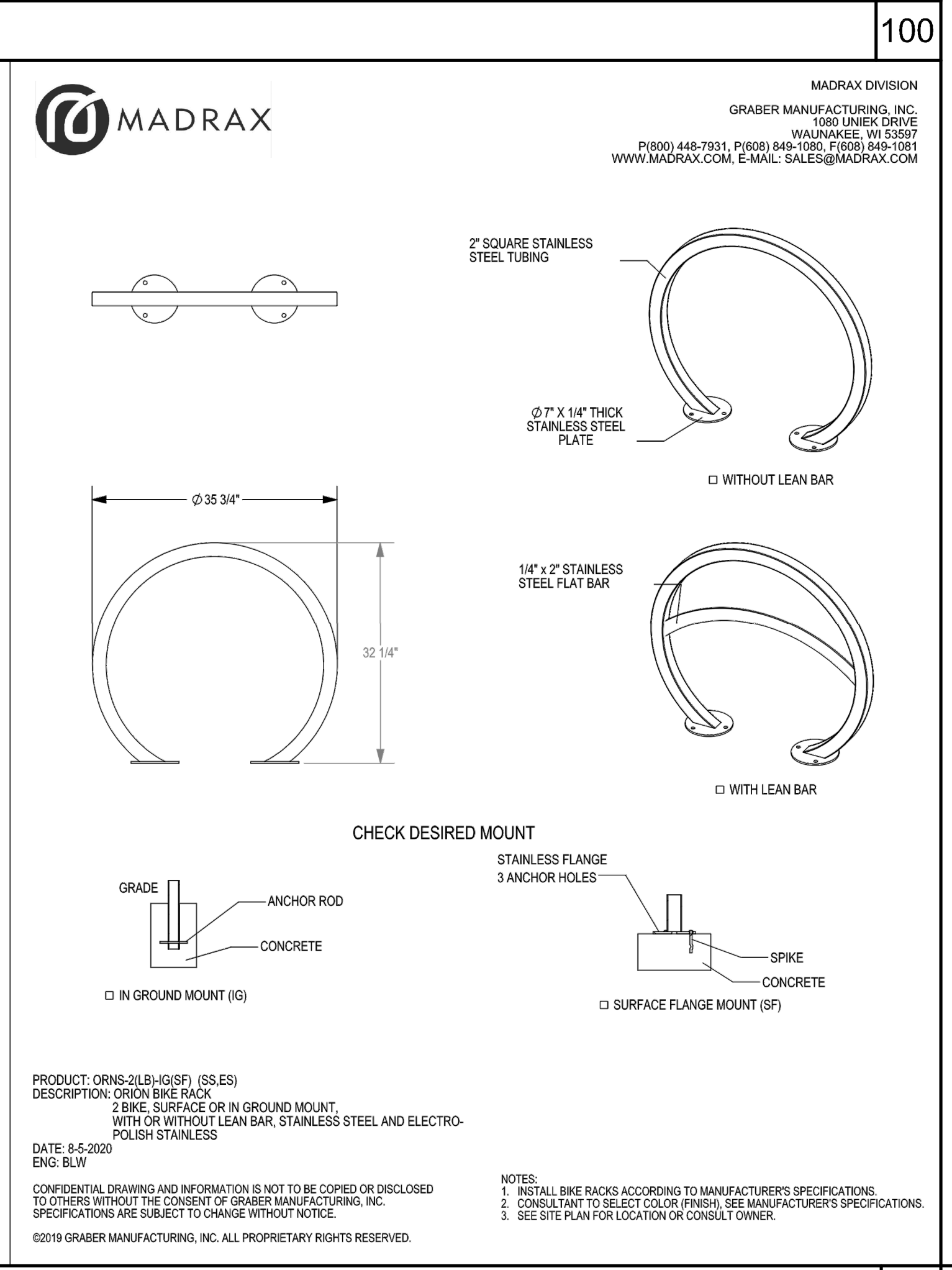
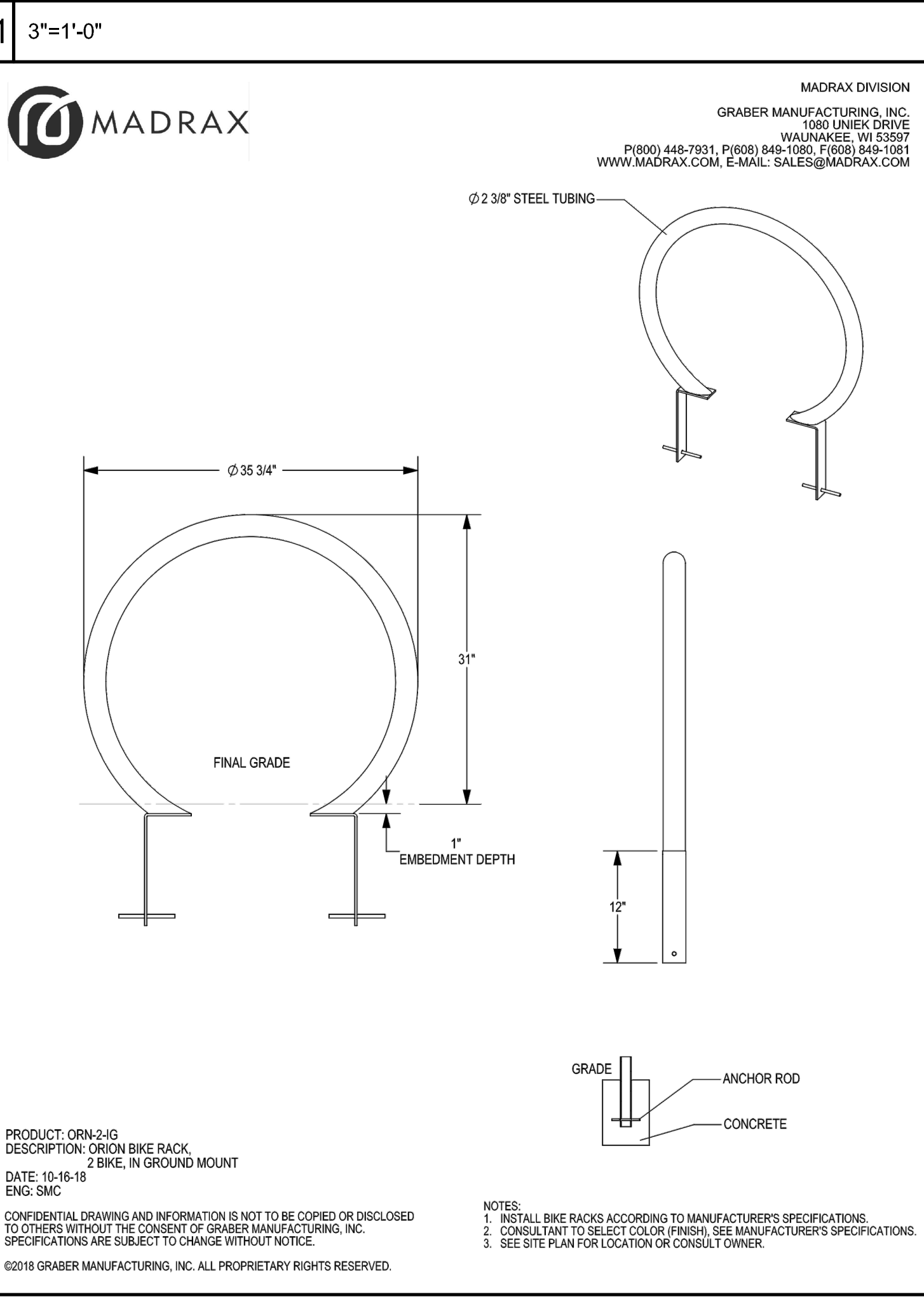
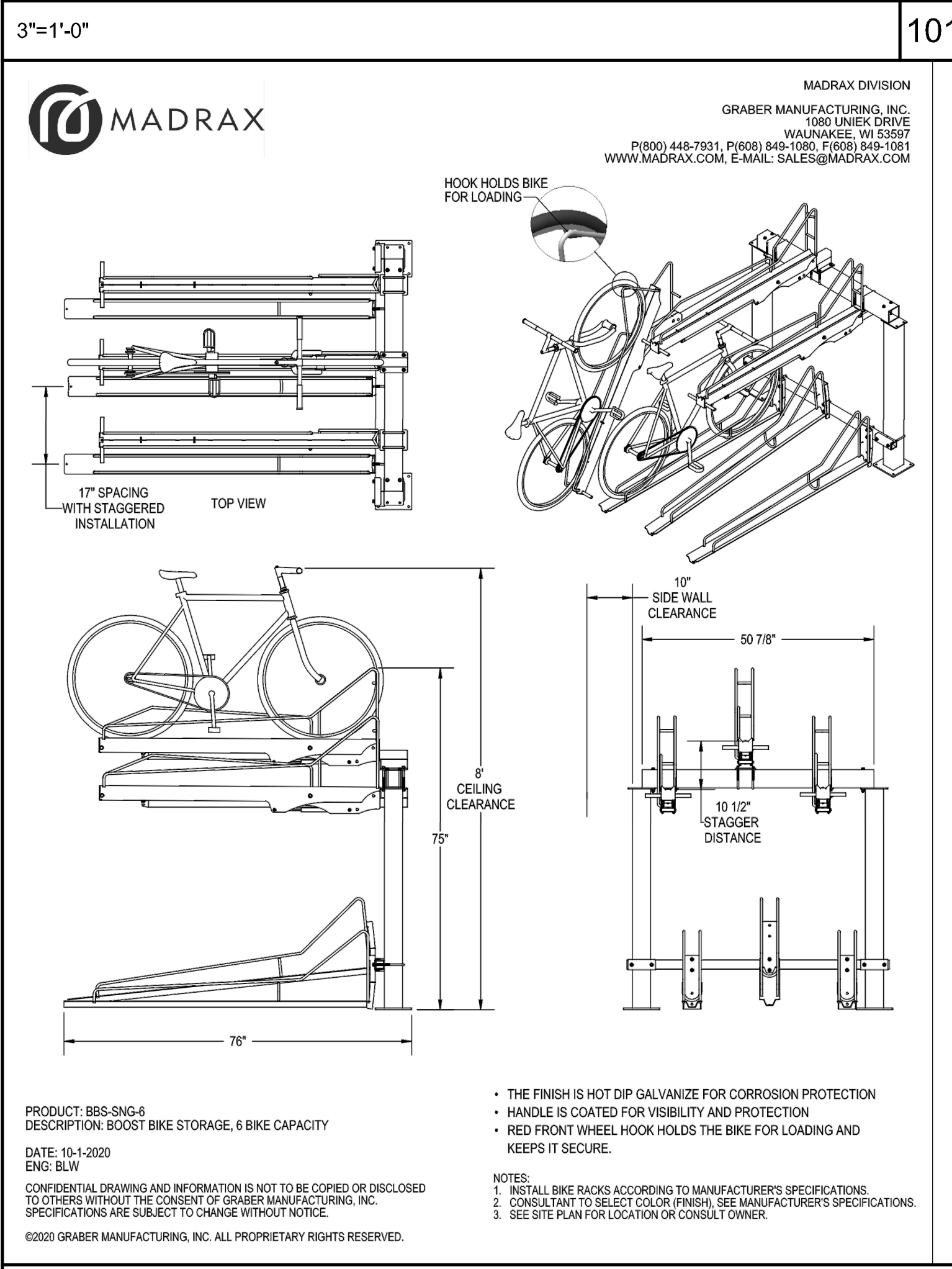
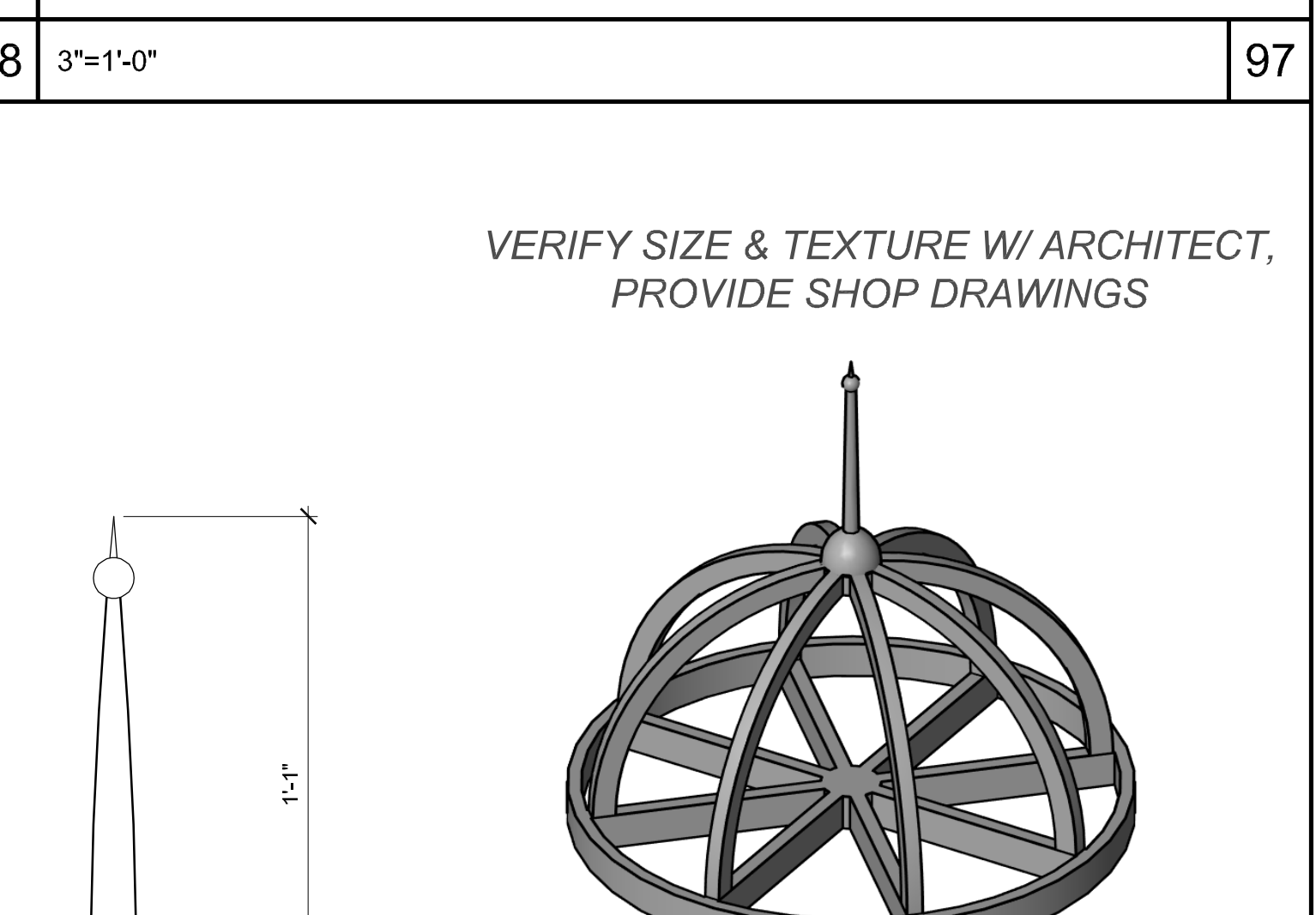
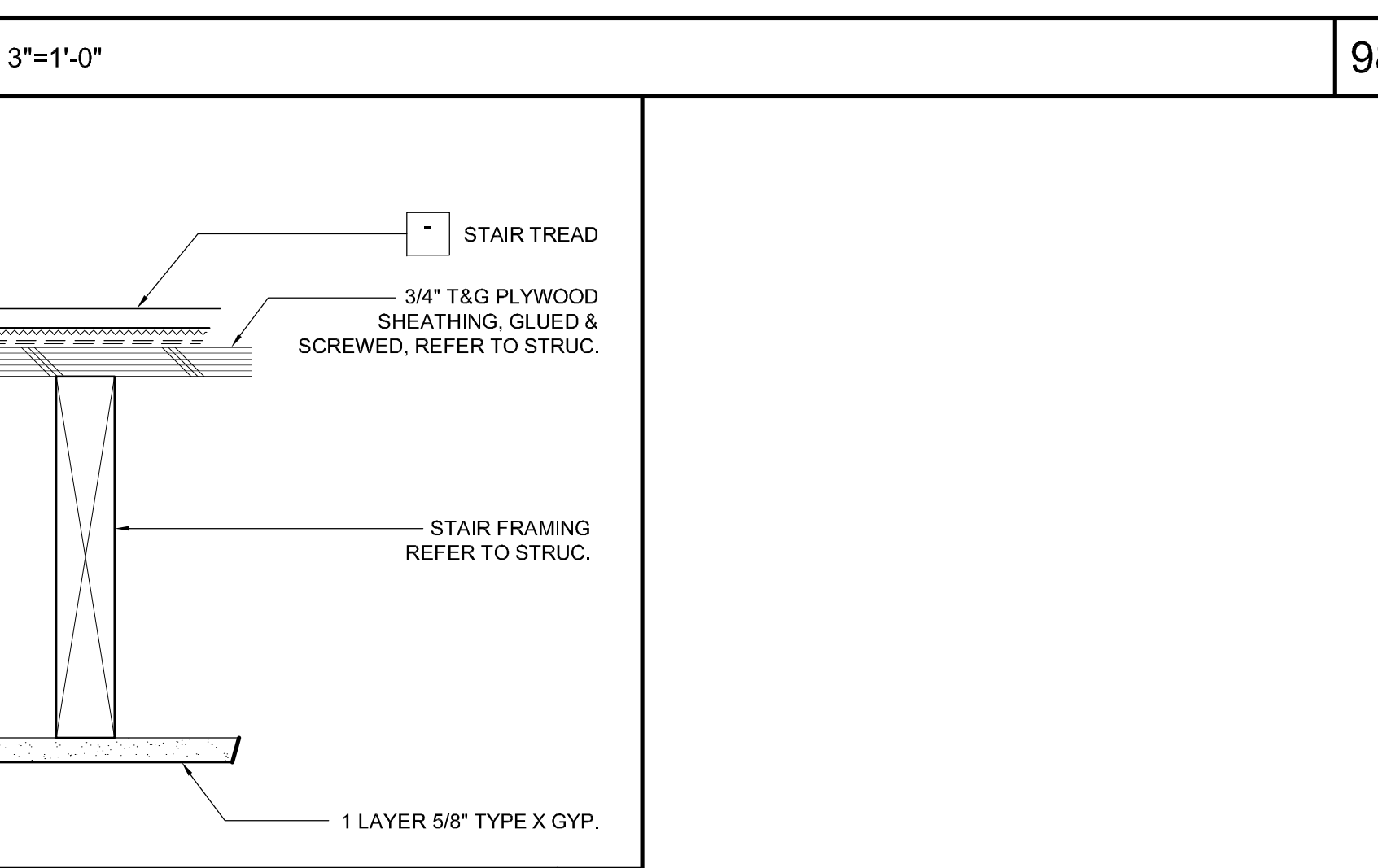
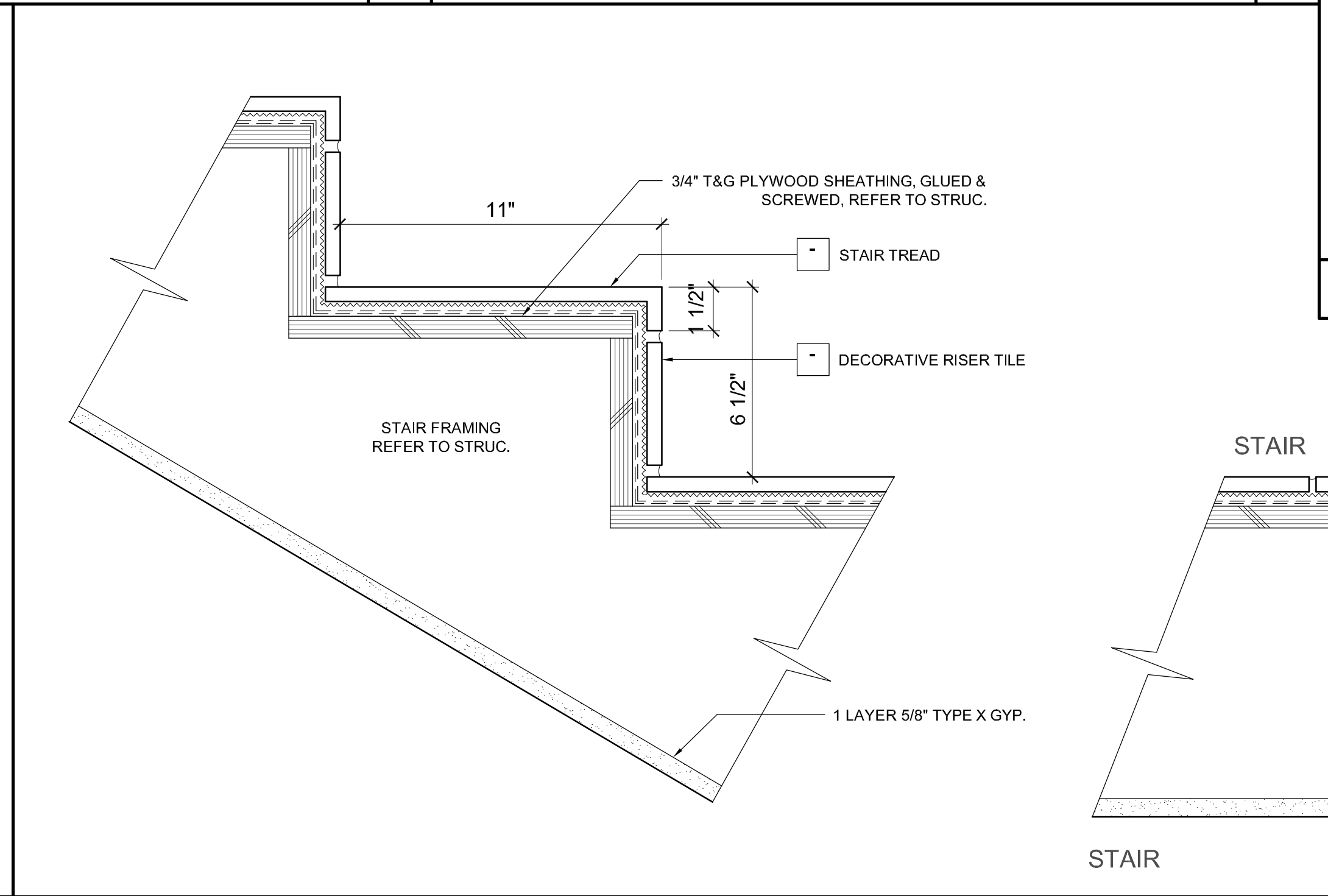
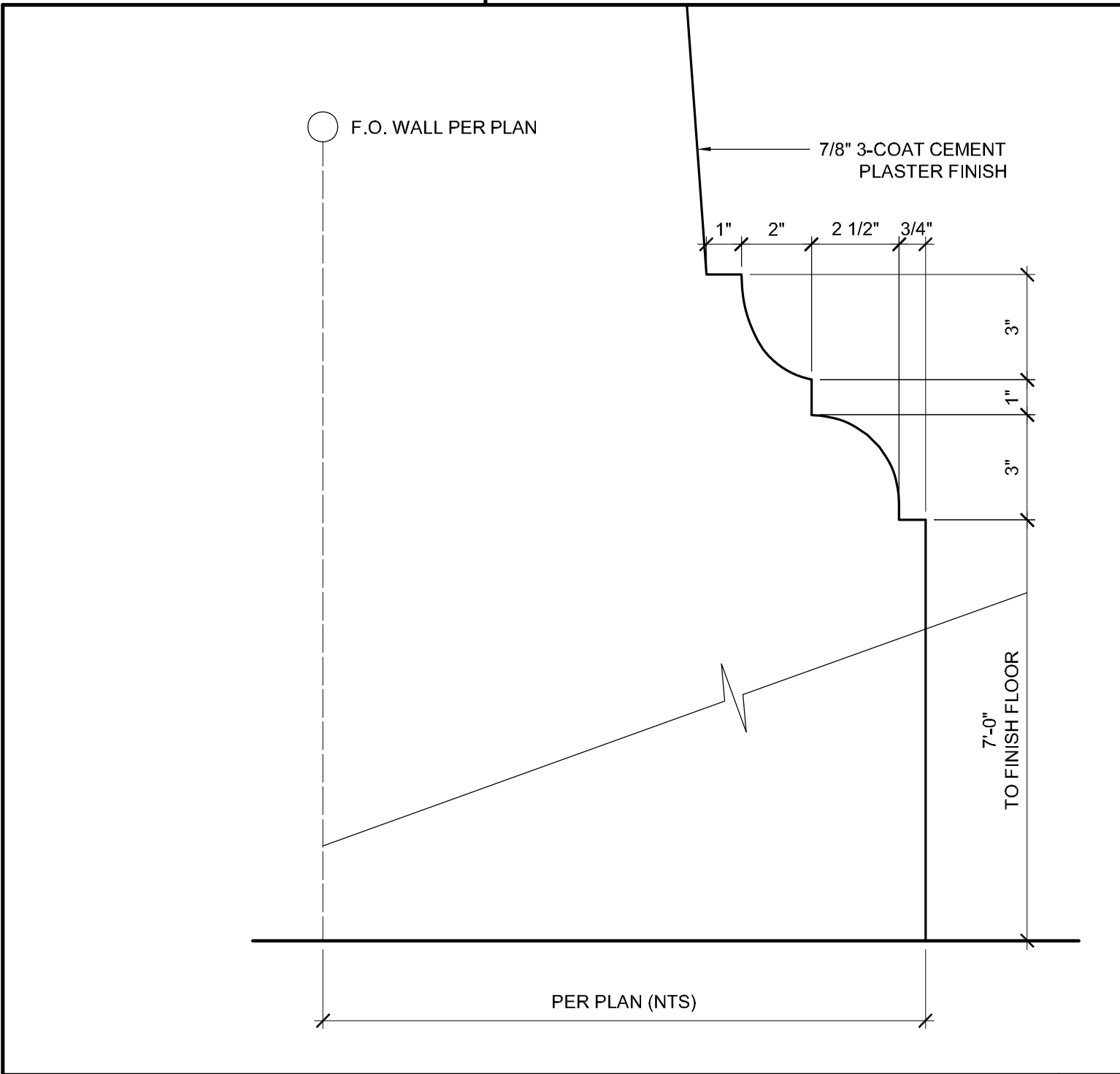
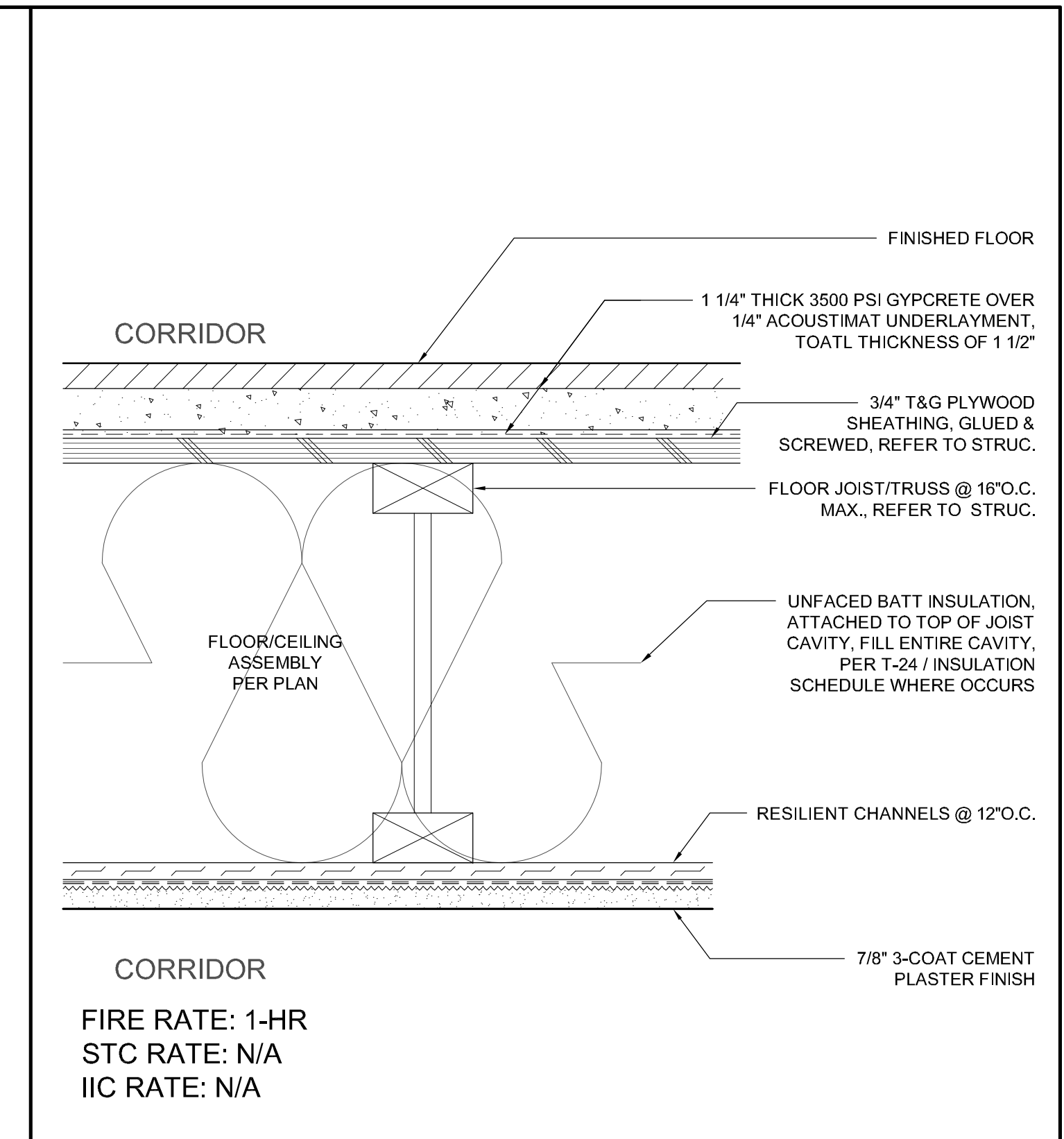
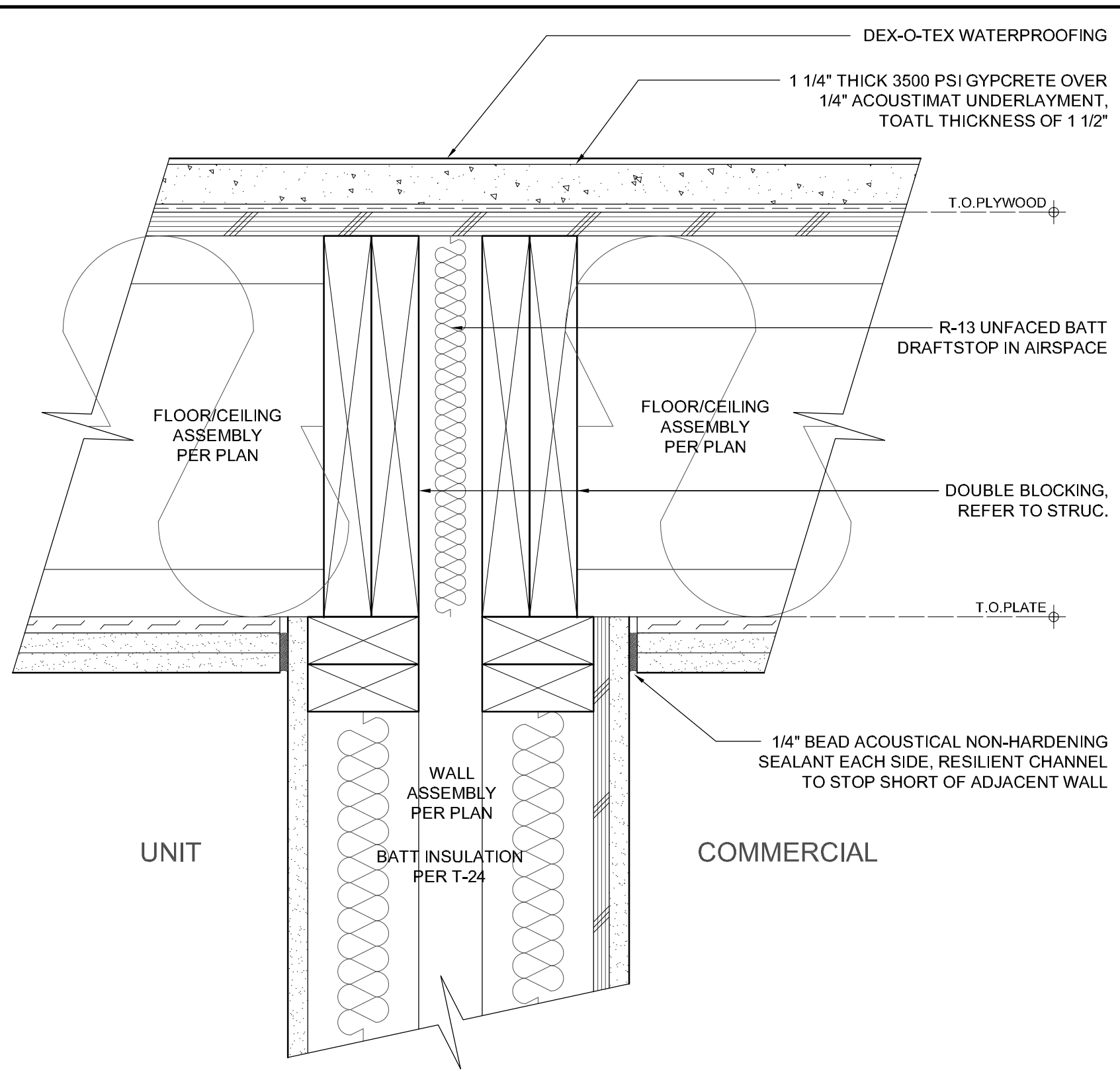
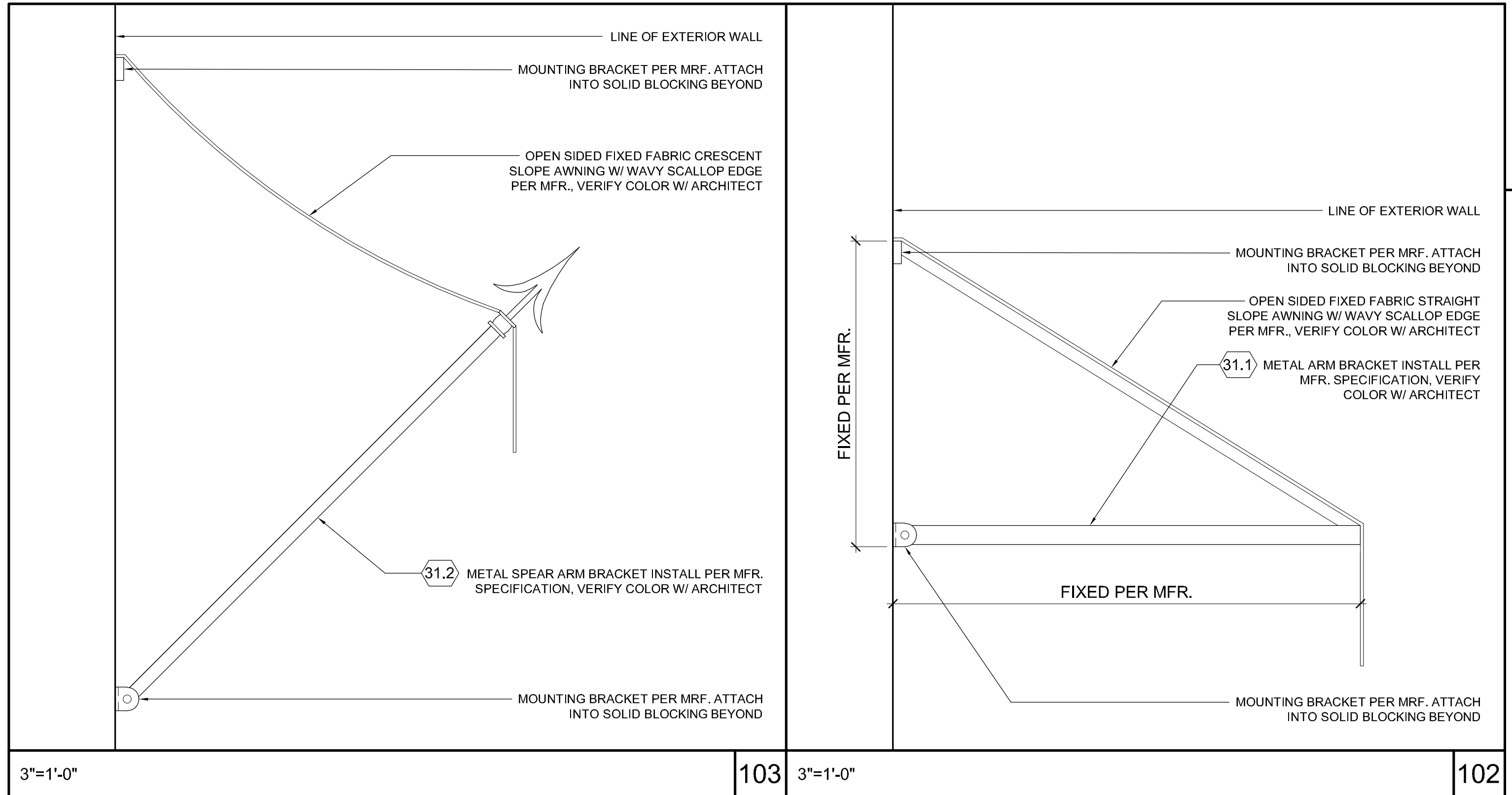
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NOTES

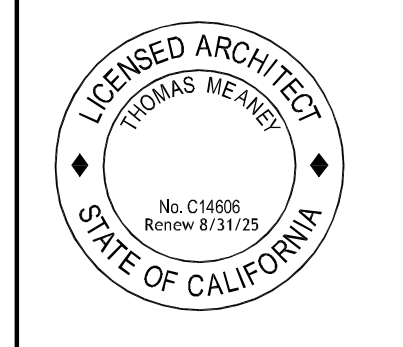
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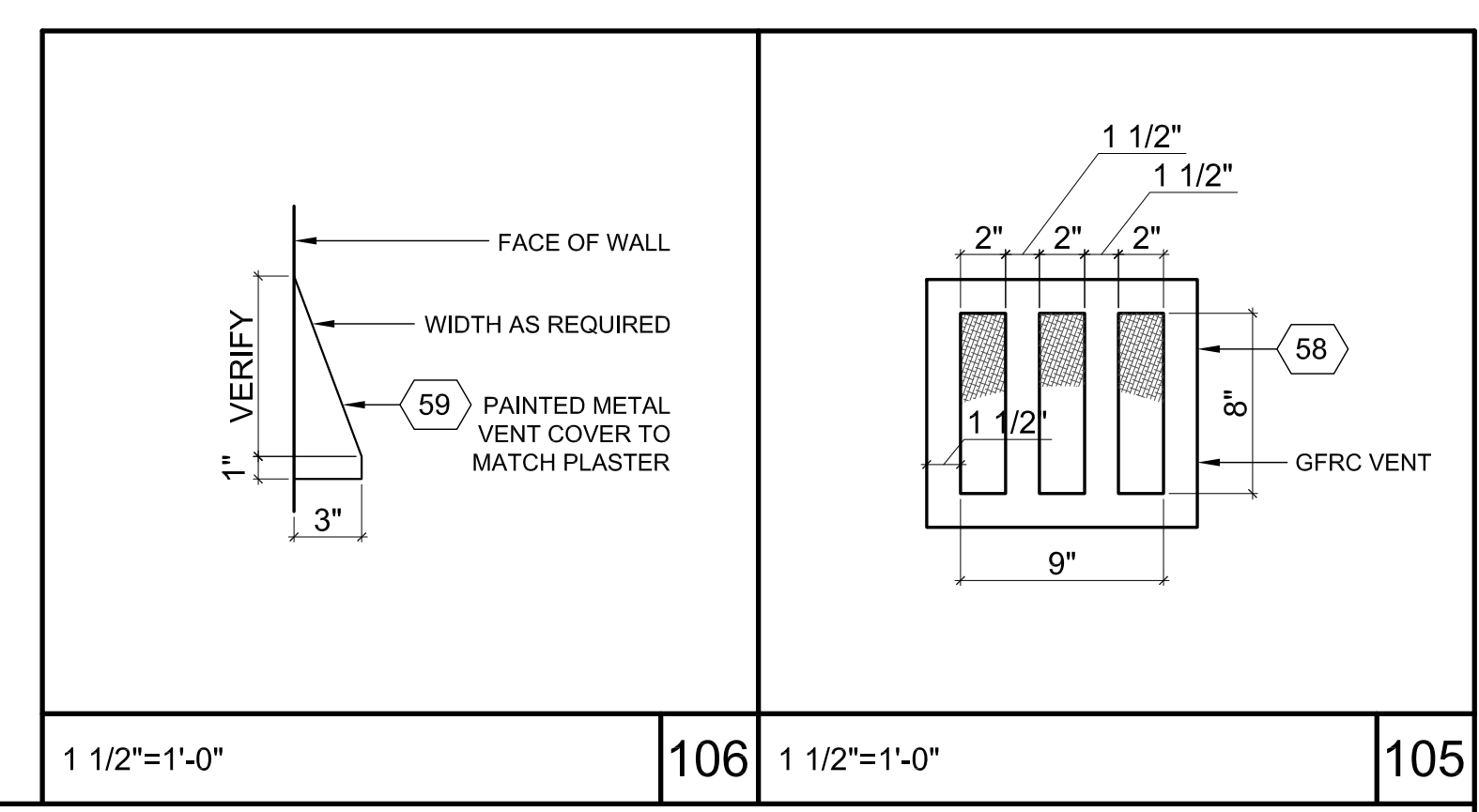
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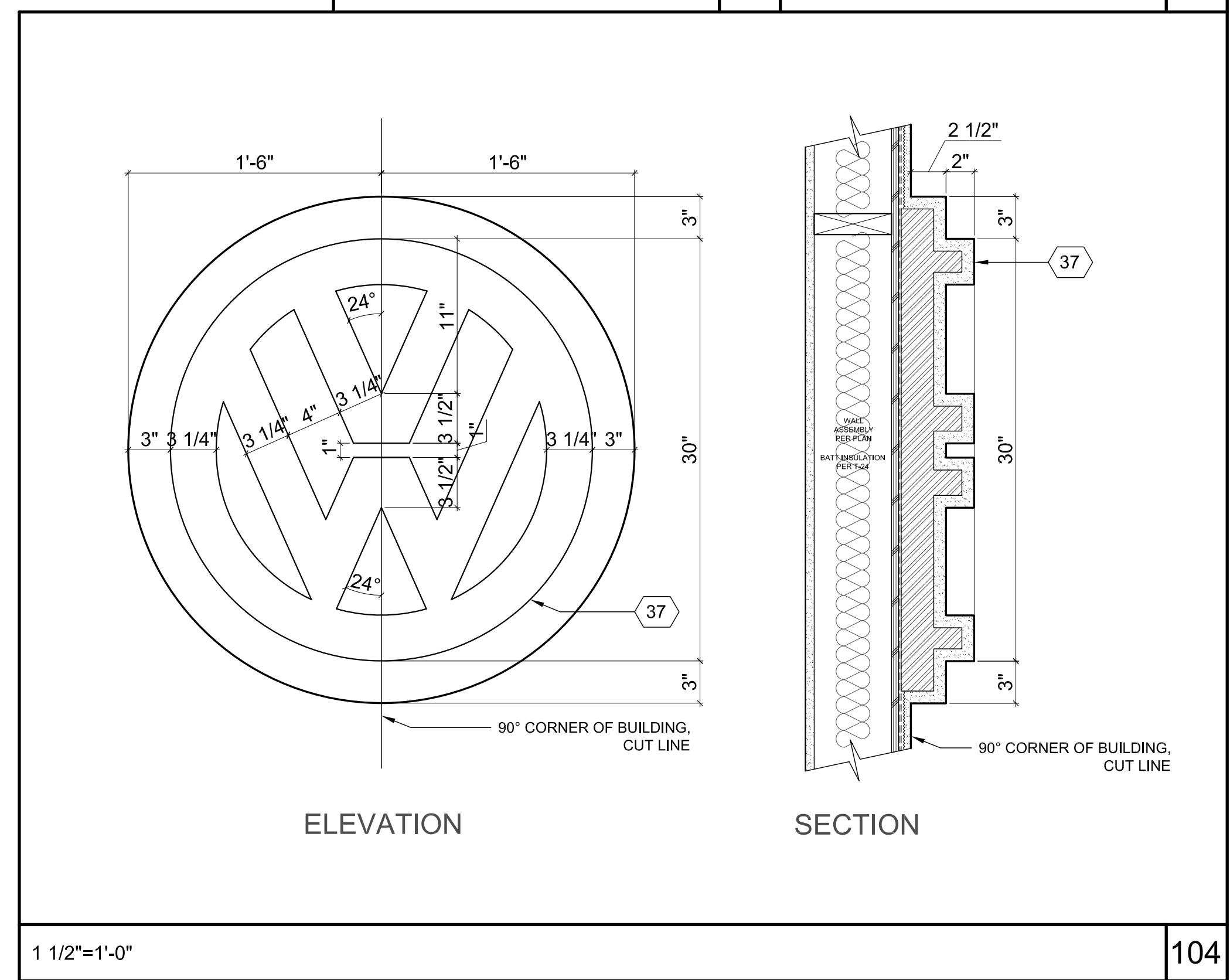
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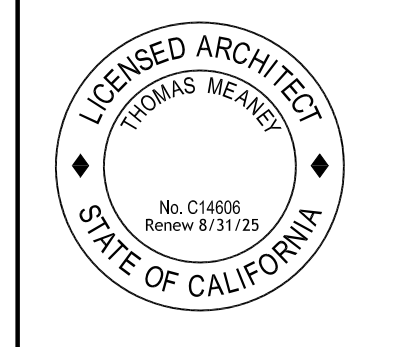


1 1/2"=1'-0" 106 1 1/2"=1'-0" 105



1 1/2"=1'-0" 104

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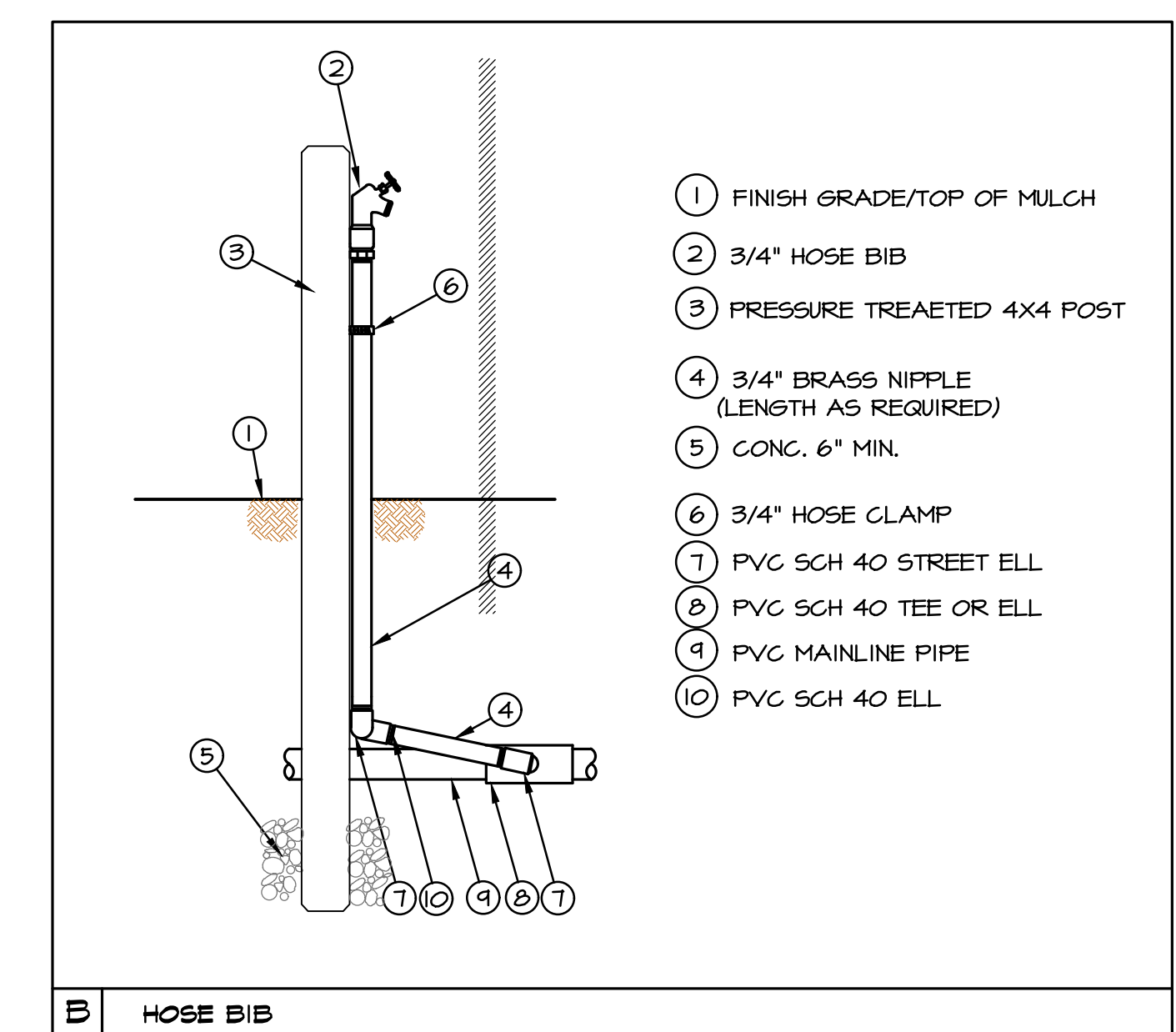
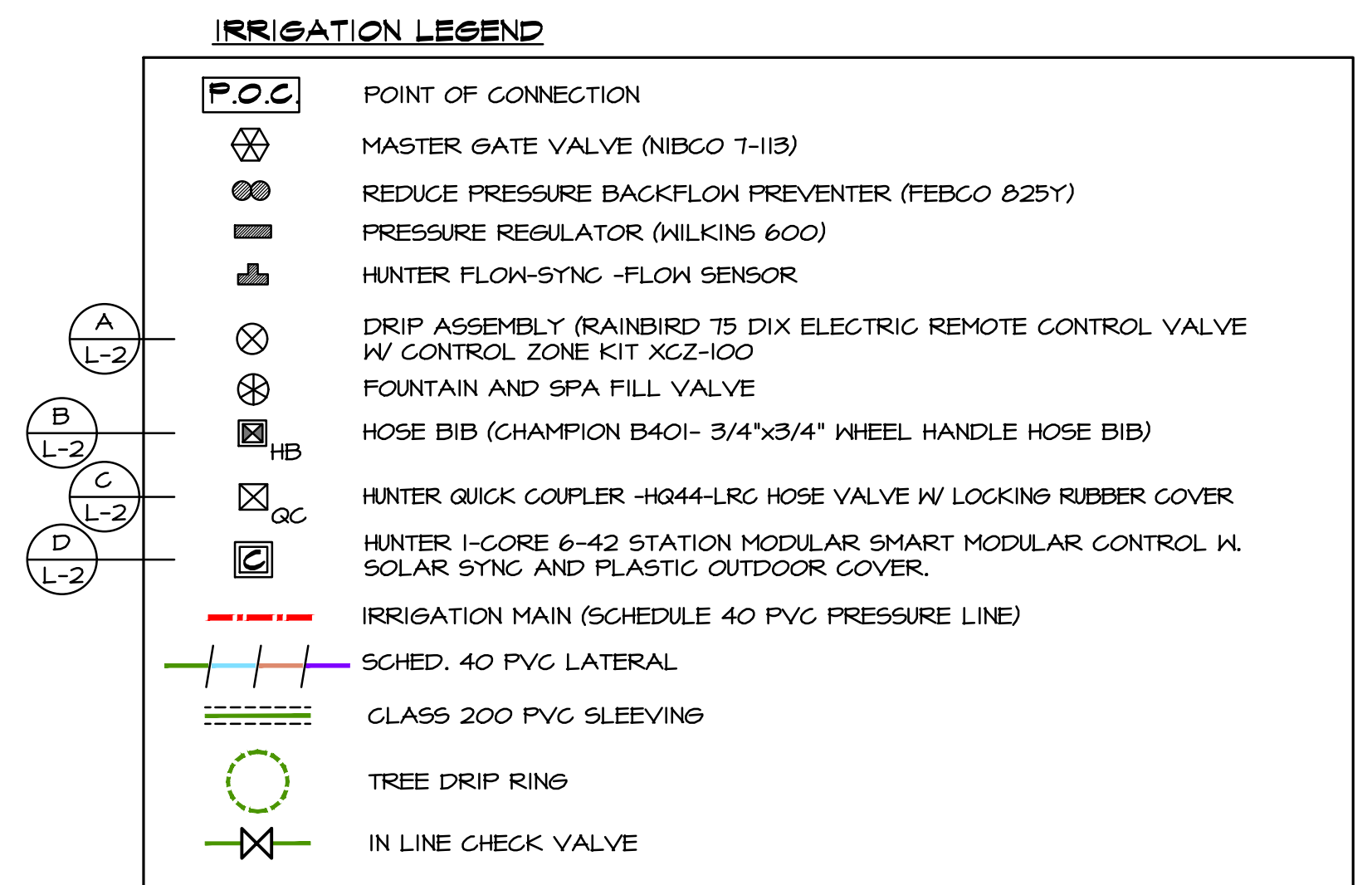
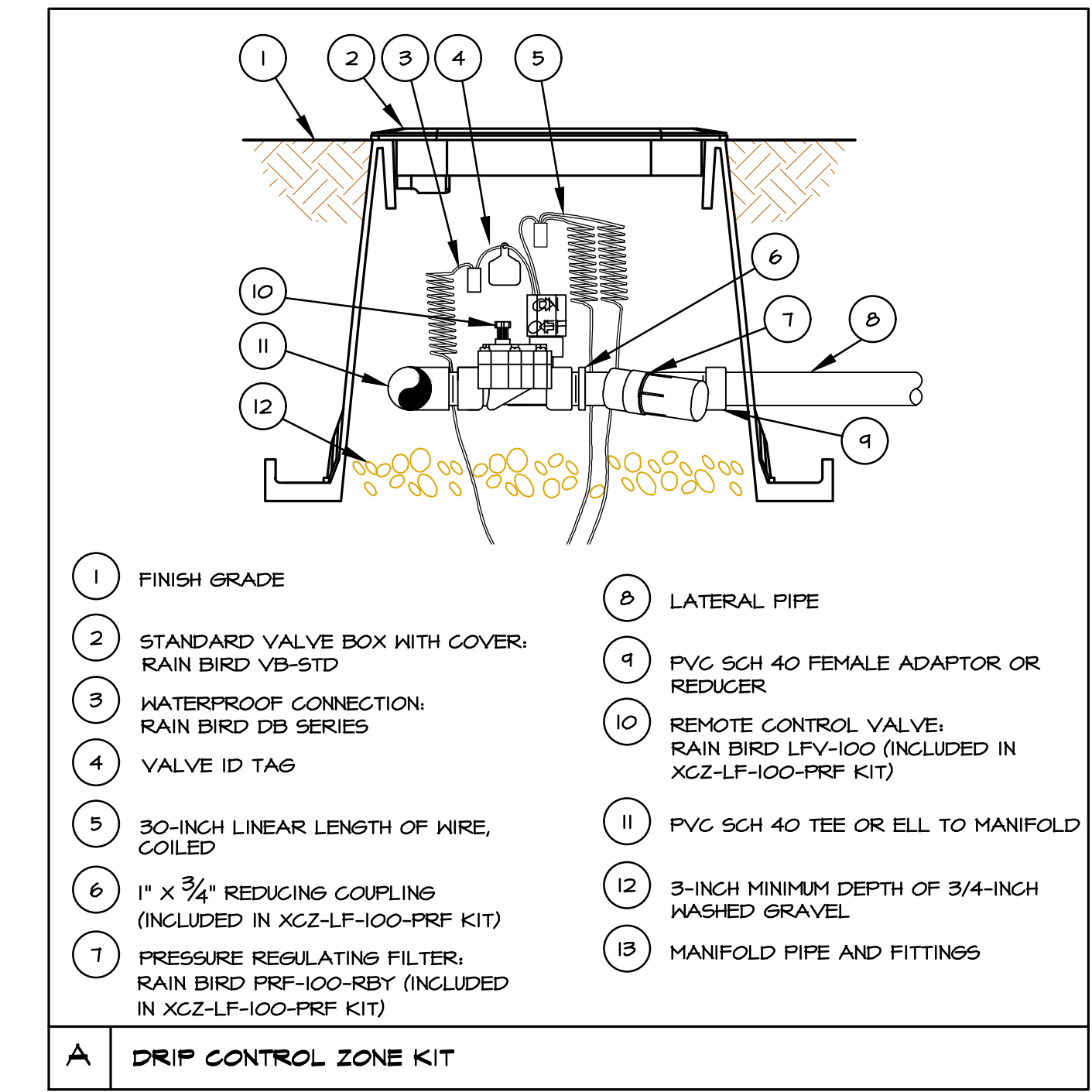
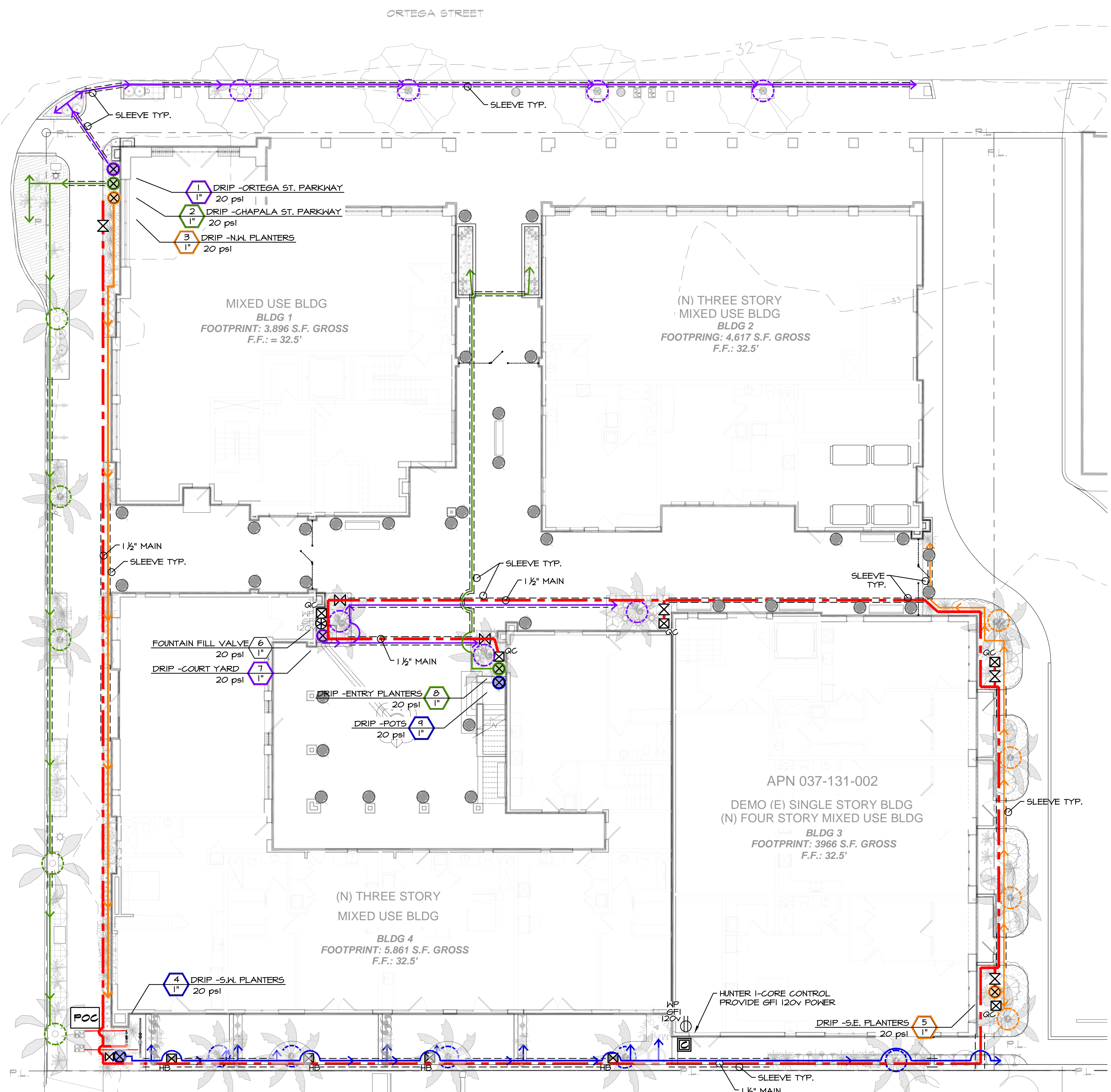


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Scale:
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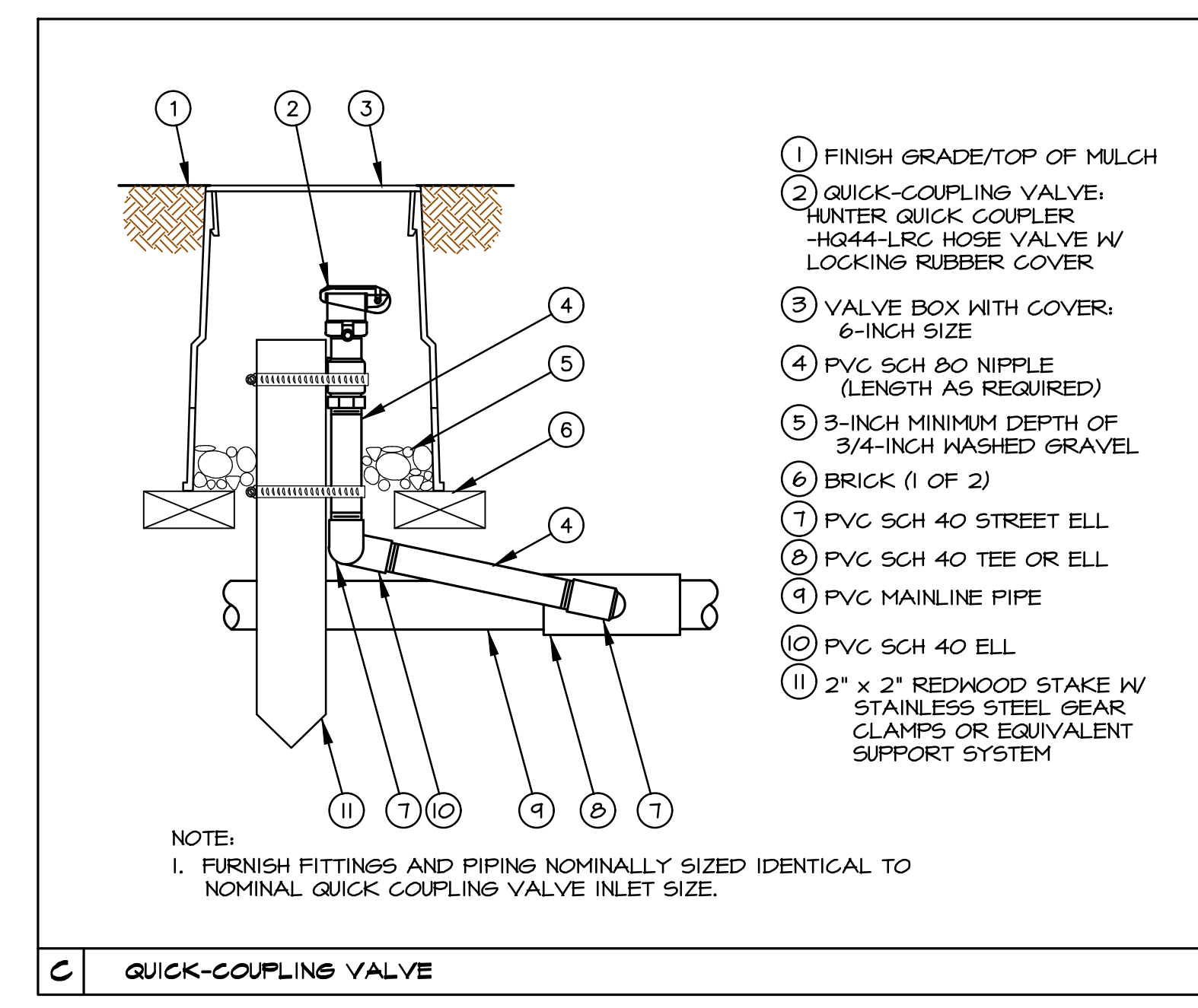
NOT FOR CONSTRUCTION



- IRRIGATION NOTES:**
- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY AND IRRIGATION LOCATIONS.
 - CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS, (LAWN, TREES, SHRUBS, AND GROUND COVER.)
 - IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN AND ADJUSTMENTS MADE IN THE FIELD.
 - IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
 - PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE.
 - ALL IRRIGATION LINES ARE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES AND PLANTING AREAS WHERE POSSIBLE.
 - SLEEVE UNDER PAVING (CLASS 200 PVC MIN)- 24" UNDER PAVING
 - INSTALL ALL IRRIGATION EQUIP AS PER MANUFACTURER'S INSTRUCTIONS.
 - USE GREEN OR BLACK PLASTIC (AMTEK, CARSON OR EQUAL) VALVE BOXES, ONE VALVE PER BOX.
 - PRESSURE REGULATING DEVICES SHALL BE INSTALLED WHERE NECESSARY TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.
 - ALL IRRIGATION EMISSION DEVICES WILL MEET THE CRITERIA AS SET FORTH IN MPELO SECTION 492.7(a)(1)(M) AND SHALL BE INSTALLED AND OPERATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS.
 - ALL IRRIGATION UNDER SLAB / WALKWAYS TO BE WELDED PLASTIC

LATERAL SCHEDULE (SIZE CHART)

| GPM | PVC CLASS 40 PIPE SIZE |
|---------|------------------------|
| 1-4 | 1/2" |
| 5-8 | 3/4" |
| 9-12 | 1" |
| 12-22 | 1-1/4" |
| 22-30 | 1-1/2" |
| 30-45 | 2" |
| 45 & UP | 2-1/2" |



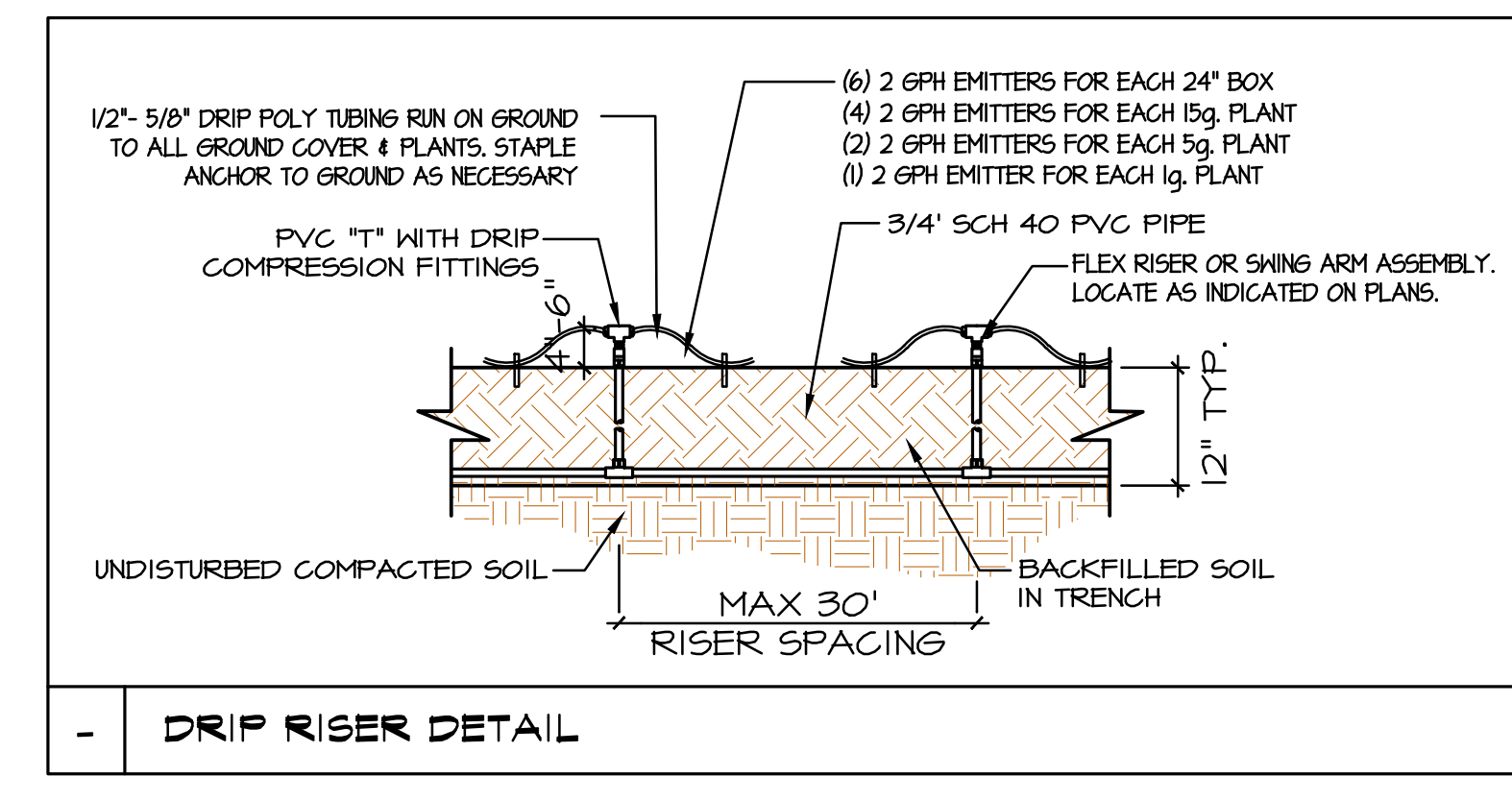
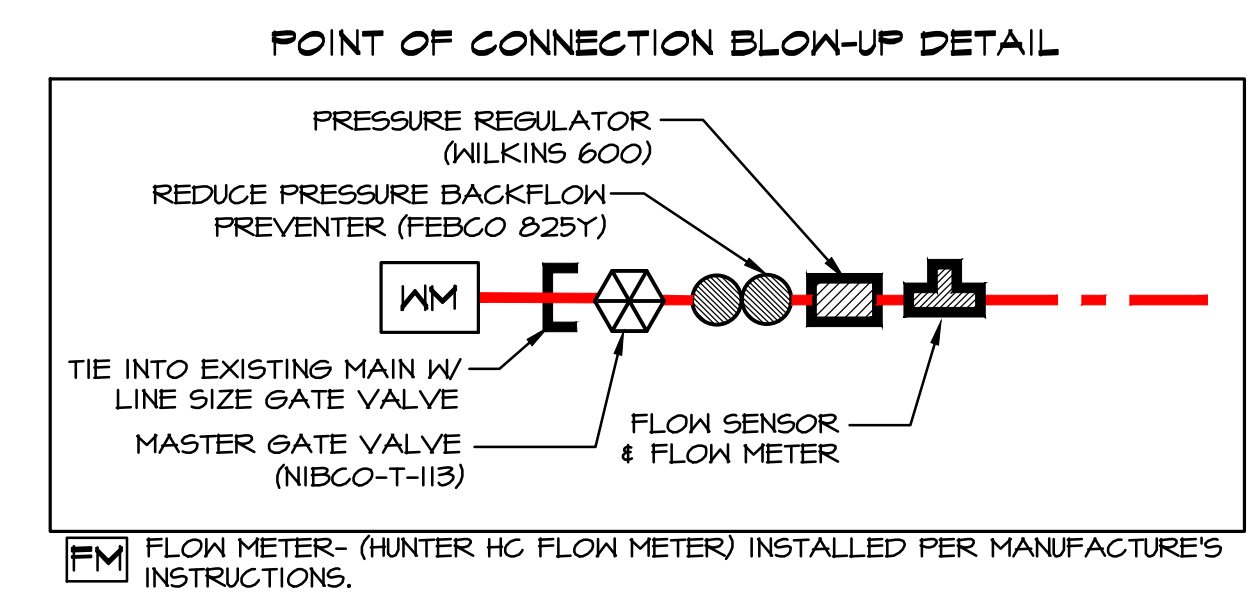
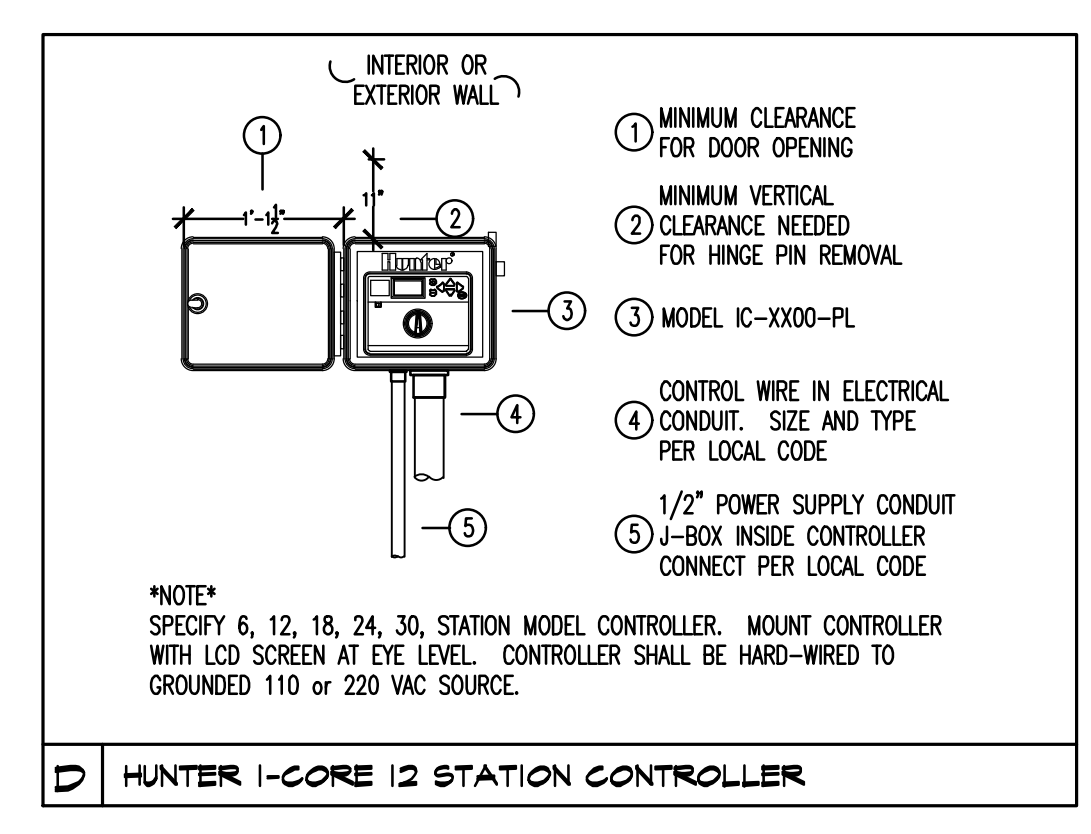
LANDSCAPE COMPLIANCE CHECKLIST

The person who prepared the landscape plan must sign this checklist and include it on the landscape plans. Check each box to verify compliance and add sheet references or indicate N/A if "not applicable".

| Item | Sheet # |
|--|---------|
| 1) Limit Your Lawn | |
| <input type="checkbox"/> Commercial projects have no lawn or turf grass areas | N/A |
| <input type="checkbox"/> No turf grass is in parkways, medians, or other areas with any dimension of less than 8 feet | N/A |
| <input type="checkbox"/> No turf grass is located on slopes of 20% or greater | N/A |
| 2) Plant Water-Wise | |
| <input checked="" type="checkbox"/> Commercial projects are designed with 100% water-wise plants | L-3 |
| <input checked="" type="checkbox"/> Residential, mixed-use, and institutional are designed with minimum 80% water-wise plants | L-3 |
| <input checked="" type="checkbox"/> Plant list includes botanical name, common name, and WUCOLS designation | L-3 |
| <input checked="" type="checkbox"/> Plans show total square feet and percent of water-wise, medium, high-water-using landscaping | L-2,1 |
| 3) Mulch, Mulch, Mulch | |
| <input checked="" type="checkbox"/> All appropriate landscaped areas will be covered with at least 3 inches of mulch | L-3 |
| 4) Irrigate Efficiently | |
| <input checked="" type="checkbox"/> Drip irrigation, using emitters with < 2 GPH, is provided on at least 25% of the landscaped area | L-2 |
| <input checked="" type="checkbox"/> Valves are separated for hydrozones based on plant water needs and sun/shade requirements | L-2 |
| <input checked="" type="checkbox"/> A weather-based irrigation controller with a rain shutoff sensor is provided | L-2 |
| <input checked="" type="checkbox"/> Areas less than 8 feet are irrigated with bubblers, pop-up rotating nozzle, sub-surface, or drip | L-2 |
| <input checked="" type="checkbox"/> Irrigation systems are designed to avoid overspray and runoff | L-2 |
| <input type="checkbox"/> Sprinklers have matched precipitation rates within each valve and circuit. | N/A |
| <input type="checkbox"/> Sprinklers have uniform distribution, head-to-head spacing, and setbacks from paved areas. | N/A |
| <input checked="" type="checkbox"/> Check valves are provided at the low end of irrigation lines to prevent unwanted draining. | L-2 |
| <input checked="" type="checkbox"/> Pressure regulators are provided for mainline, if necessary; inline regulators at each valve. | L-2 |
| 5) Minimize Steep Slopes | |
| <input checked="" type="checkbox"/> Slope allows for water retention, creates swales, mimics natural flow, and maintains flow width. | L-1 |


I certify that the foregoing is true and correct and that verification will be necessary upon final inspection.


Signature: *Sam W. Mathis IV* Name: SAM W. MATHIS IV License # and Exp. Date: #1729 12-31-24





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HYDRO ZONE LEGEND

DRIP ZONE 1 - LOW USE PLANTING 1672 sq.ft. 

DRIP ZONE 2 - MED USE PLANTING 154 sq.ft. 

DRIP ZONE 3 - POTS 24 sq.ft. 

DRIP ZONE 4 - WATER FEATURE 24 sq.ft. 

WATER EFFICIENT LANDSCAPE WORKSHEET

**CHAPALA MIXED USE
630 CHAPALA ST.
SANTA BARBARA, CA
4/12/2024**

Prepared according to the California Code of Regulations, Chapter 2.7. Model Water Efficient Landscape Ordinance (rev. 12/1/15) by Earthform Design

Reference evapotranspiration (Eto) for Santa Barbara 40.6

SECTION A. HYDROZONE INFORMATION TABLE ----

| HYDRO ZONE # | PLANT TYPE | Wucols plant factor (PF) | Irrigation method | irr. eff. (IE) | ETAF (PF/IE) | area (HA) (sq ft) | ETAF x Area | Estimated Total water Use (ETWU) | percent of landscape area |
|--------------------------------------|---------------------|--------------------------|-------------------|----------------|--------------|-------------------|----------------|----------------------------------|---------------------------|
| Regular Landscape Areas | | | | | | | | | |
| 1 | LOW USE PLANTING | 0.2 | drip | 0.81 | 0.25 | 1,672 | 413 | 10,392 | 86% |
| 2 | MEDIUM USE PLANTING | 0.4 | DRIP | 0.81 | 0.49 | 159 | 79 | 1,976 | 8% |
| 3 | PLANTED POTS | 0.3 | DRIP | 0.81 | 0.37 | 84 | 31 | 783 | 4% |
| 4 | WATER FEATURES | 0.7 | | 1 | 0.70 | 24 | 17 | 423 | 1% |
| TOTALS | | | | | | 1,939 (A) | 539 (B) | 13,574 | 100% |
| Special Landscape areas (SLA) | | | | | | | | | |
| | | | | | | N/A | 0 (C) | 0 (D) | |
| TOTAL LANDSCAPE AREA | | | | | | 1,939 | | | |
| TOTAL ETAF | | | | | | | 430 | | |
| ETWU TOTAL | | | | | | | | 13,574 | |
| MAWA TOTAL | | | | | | | | 26,845 | |
| | | | | | | | | ETWU COMPLIES WITH MAWA | |

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA = (Eto) (0.62) [(0.55 x LA) + ((1-ETAF) x SLA)]

Annual Eto for Santa Barbara is 40.6

where:

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
0.55 = ET Adjustment Factor (ETAF) *revised effective June 1, 2015* FOR RESIDENTIAL AREAS
LA = Landscaped Area (includes Special Landscape Area) (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.45 = the additional ET Adjustment Factor for Special Landscape Area * revised effective June 1, 2015* AND FOR NON RESIDENTIAL AREAS

| MAWA CALCULATIONS: | Eto | conv. Factor | ETAF | LA | 1-ETAF | SLA | | |
|--------------------|------|--------------|------|------|--------|--------|--------------|--------------|
| | 40.6 | x | 0.62 | 0.55 | x | 1,939 | + 1-55 | 0 |
| | | | | | | | 0.45 | |
| | | | 25 | x | 1066 | + 0 | | |
| | | | | | | | total | 26845 |

ETWU = (Eto)(0.62) (ETAF) (AREA)
Annual Eto for Santa Barbara is 40.6

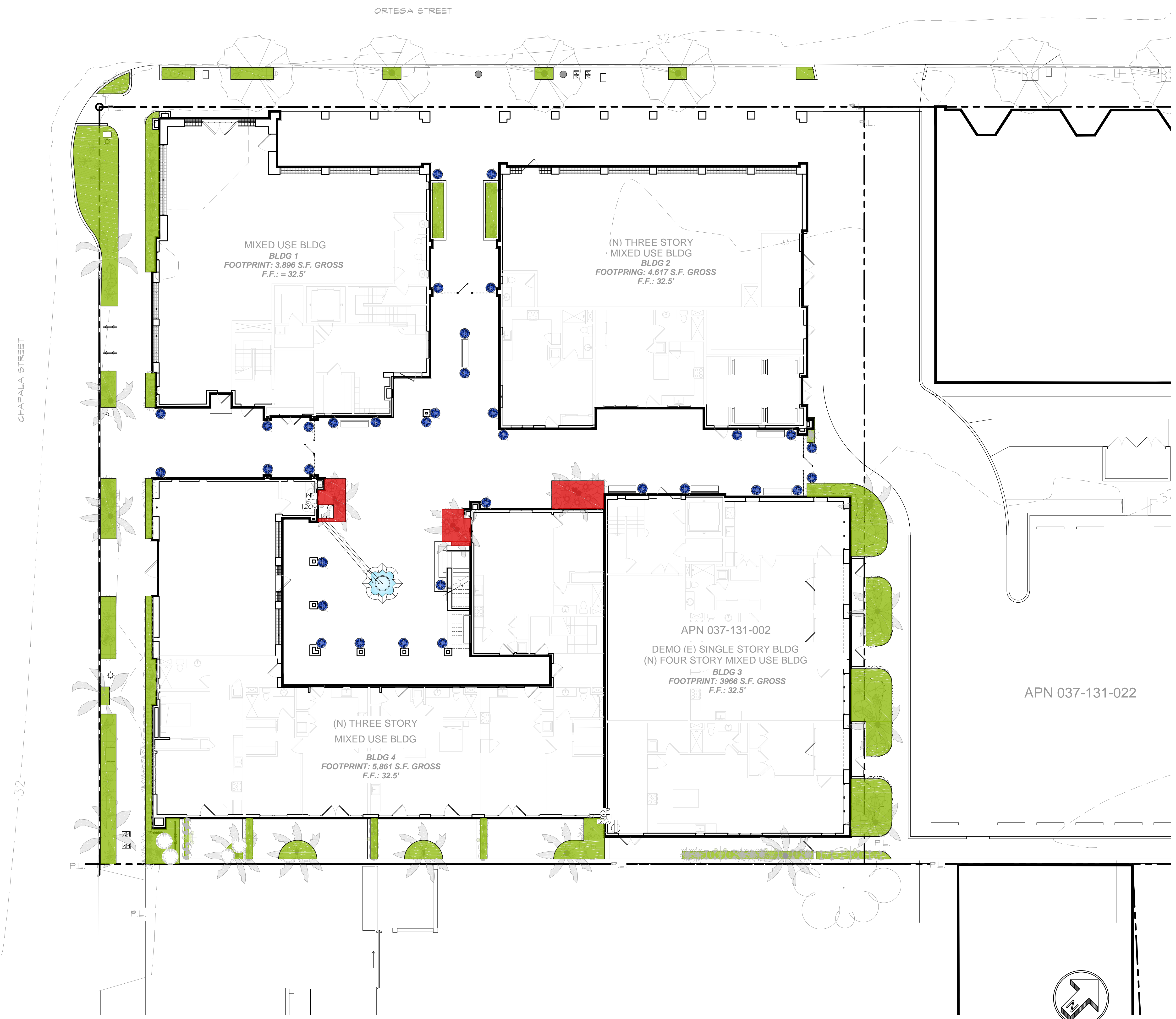
where:

ETWU = Estimated total water use per year (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area (high, medium, and low water use areas) (square feet)
0.62 = Conversion Factor
IE = Irrigation Efficiency (minimum 0.71)
SLA = Special Landscape Area (square feet)

ETAF CALCULATIONS:

| Regular Landscape Areas | | | |
|--------------------------------|-----------------|--|-------------|
| TOTAL ETAF X Area | (B) | | 539 |
| TOTAL Area | (A) | | 1,939 |
| Average ETAF | B / A | | 0.28 |
| All Landscape Areas | | | |
| TOTAL ETAF X Area | (B + D) | | 539 |
| TOTAL Area | (A + C) | | 1,939 |
| Sitewide ETAF | (B+D) / (A + C) | | 0.28 |

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS
MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND
0.45 OR BELOW FOR NON-RESIDENTIAL AREAS

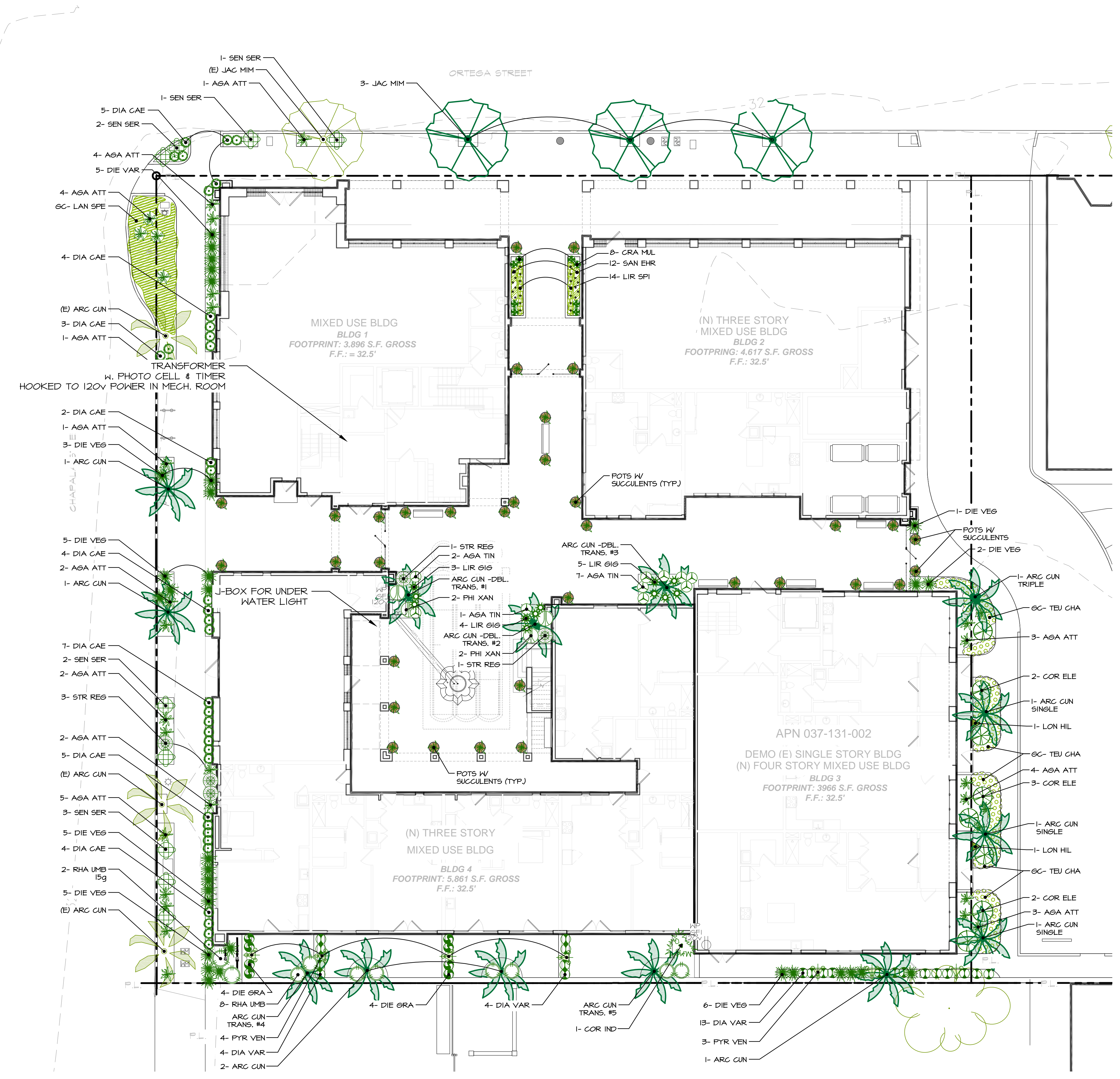


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PLANT LIST

| SYMBOL | QTY | CODE | SIZE | WCOLS PLANT FACTORS | BOTANICAL NAME | COMMON NAME | NOTES |
|---|-----|---------|----------|---------------------|--------------------------------------|-----------------------------|------------------|
| TREES: | | | | | | | |
| | 8 | ARC CUN | 24"bx | L | ARCONTOPHIX GUNNINGHAMANA | KING PALM | |
| | 3 | CHA HUM | 24"bx | L | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM | |
| | 3 | JAC MIM | 36-40"bx | L | JACARANDA MIMOSIFOLIA | JACARANDA | |
| SHRUBS: | | | | | | | |
| | 10 | AGA FRA | 1g | L | AGAPANTHUS PRAEOX VARIEGATA | LILY OF THE NILE | |
| | 10 | AGA TIN | 1g | M | AGAPANTHUS 'TINKERBELL' | DWARF VARIEGATED AGAPANTHUS | |
| | 8 | COR AUS | 5g | L | CORDYLINE AUSTRALIS 'RED STAR' | CABBAGE TREE | |
| | 8 | COR ELE | 5g | L | CORDYLINE BANSKII | ELECTRIC PINK GRASS TREE | |
| | 1 | COR IND | 5-15g | L | CORDYLINE INDIVISA | FAIRY GRASSULA | |
| | 36 | CRA MUL | 1g | L | CRASSULA MULTICAVA | FAIRY GRASSULA | |
| | 21 | DIA CAE | 5g | L | DIANELLA CAERULEA 'CASSA BLUE' | BLUE FLAX LILY | |
| | 31 | DIA VAR | 5g | L | DIANELLA VARIEGATA | FLAX LILY | |
| | 8 | DIE GRA | 5g | L | DIETES GRANDIFLORA | FORTNIGHT LILY | |
| | 12 | LIR SPI | 5g | L | LIRIOPE GIGANTEUM | BIG BLUE LILY TURF | |
| | 14 | LIR SPI | 1g | L | LIRIOPE SPITATTA 'SILVER DRAGON' | METALIC DRAGON | 1'-0" o.c. diag. |
| | 1 | LON SPE | 1g | L | LONICERA SPECIES | HONEY SUCKLE | |
| | 4 | PHI XAN | 5g | M | PHILODENDRON XANADU | WINTERBOURN | |
| | 10 | RHA UMB | 5g-15g | L | RHAPHILOLEPIS UMBELLATA | N.C.N. | |
| | 5 | STR REG | 5g | L | STRELITZIA REGINAE | BIRD OF PARADISE | |
| | 6C | TEU CHA | 1g | L | TEUCRIUM CHAMAEDRY'S | SUMMER SUNSHINE | |
| VINE AND GROUND COVERS: | | | | | | | |
| | 1 | BOU SPE | 5g | L | BOUGAINVILLEA SPECIES | BOUGAINVILLEA | |
| | 32 | DIE VEG | 1g | L | DIETES VEGETA VARIEGATA | FORTNIGHT LILY | |
| | 1 | DIS BUC | 5g | L | DISTICIS BUCGINATORIA | BLOOD RED TRUMPET VINE | |
| | 6C | LAN SPE | 1g | L | LANTANA SPECIES | LANTANA | |
| | 1 | LON HEC | 1g | L | LONICERA HECKROTTII | GOLD FLAME HONEY SUCKLE | |
| | 2 | LON HIL | 1g | L | LONICERA HILDEBRANDIANA | GIANT BURSE HONEY SUCKLE | |
| | 7 | PYR VEN | 5g | L | PYROSTEGIA VENUSTA | FLAME VINE | |
| | 12 | SAN EHR | 3g | L | SANSEVIERIA EHRENBURGII | SWORD SANSEVERIA | |
| | 1 | TRA JAS | 1g | L | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | 2'-0" o.c. |
| POTS AND SUCCULENTS: | | | | | | | |
| | 32 | AGA ATT | 5-15g | L | AGAVE ATTENUATA | FOXTAIL AGAVE | |
| | 1 | ALO SPE | 1g | L | ALOE SPECIES | SILVER SPEAR | |
| | 1 | AST NER | 1-5g | L | ASTELEA NERVOSA GYATHAMICA | MEXICAN LILY | |
| | 1 | BES YUC | 5g | M | BESCHORNERIA YUCCOIDES FLAMINGO GLOW | HENS AND CHICKENS | |
| | 1 | ECH SPE | 5g | L | ECHEVERIA SPECIES | SEDUM | |
| | 1 | SED VAR | 1g | L | SEDUM VARIETIES | BLUE CHALKSTICKS | |
| | 1 | SEN SER | flats | L | SENEGIO SERPENS | BLUE CHALKSTICKS | |
| MULCH: | | | | | | | |
| ALL PLANTERS TO BE DRESSED WITH 3" OF RED-WOOD CHIP MULCH | | | | | | | |

- PLANT NOTES**
- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
 - PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
 - CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
 - IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
 - ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU. YDS. OF FOREST HUMUS MULCH AND 150 LBS. OF GRO-POWER PLUS, PER 1000 SQ. FT. OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS. ADD NATIVE AND SANDY MIX SOIL FOR POTS AND RAISED PLANTERS.
 - PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION.
 - ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
 - ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A MINIMUM DEPTH OF 3".
 - ALL TREES SHALL BE PLANTED WITH DEEP ROOT BARRIERS (TYP.) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.

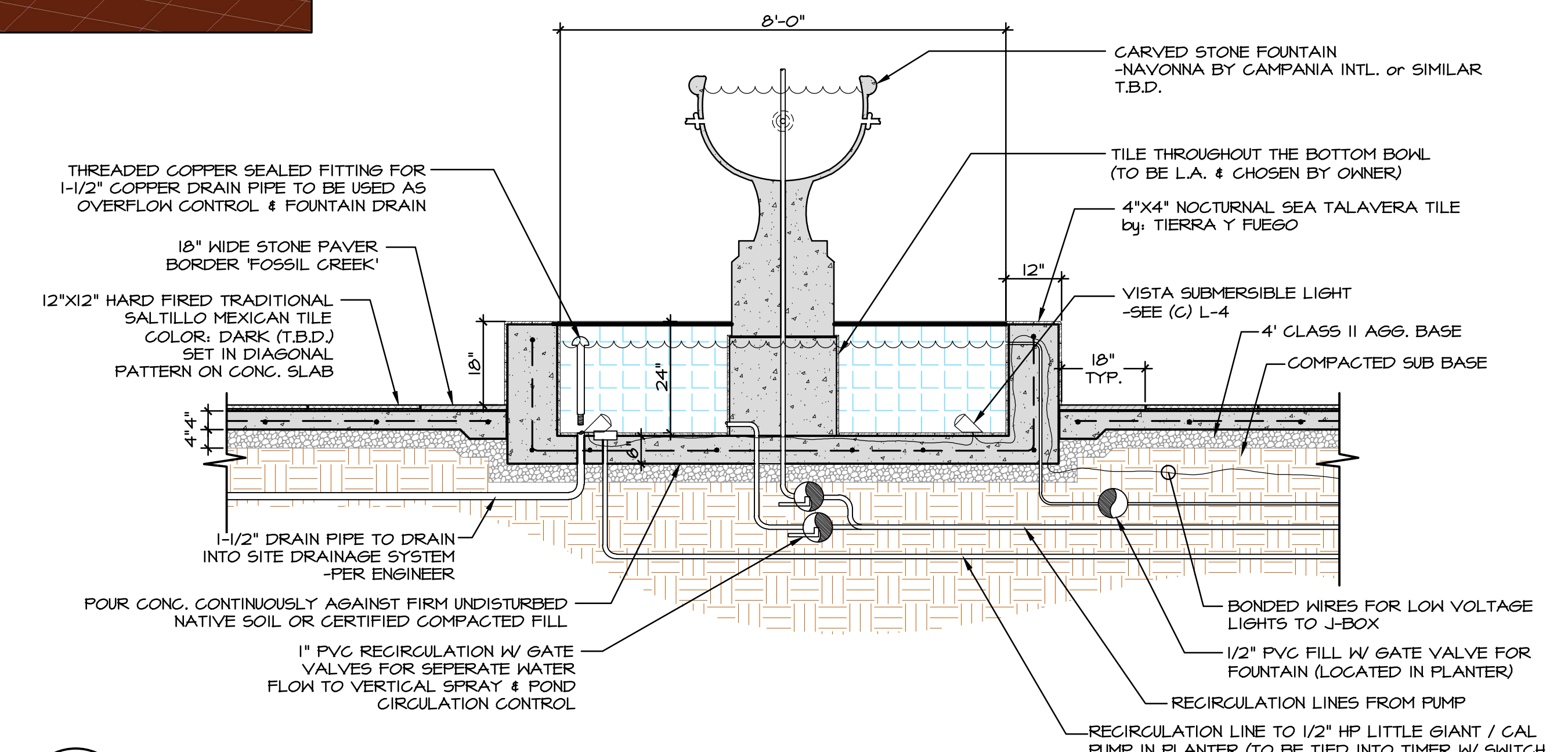
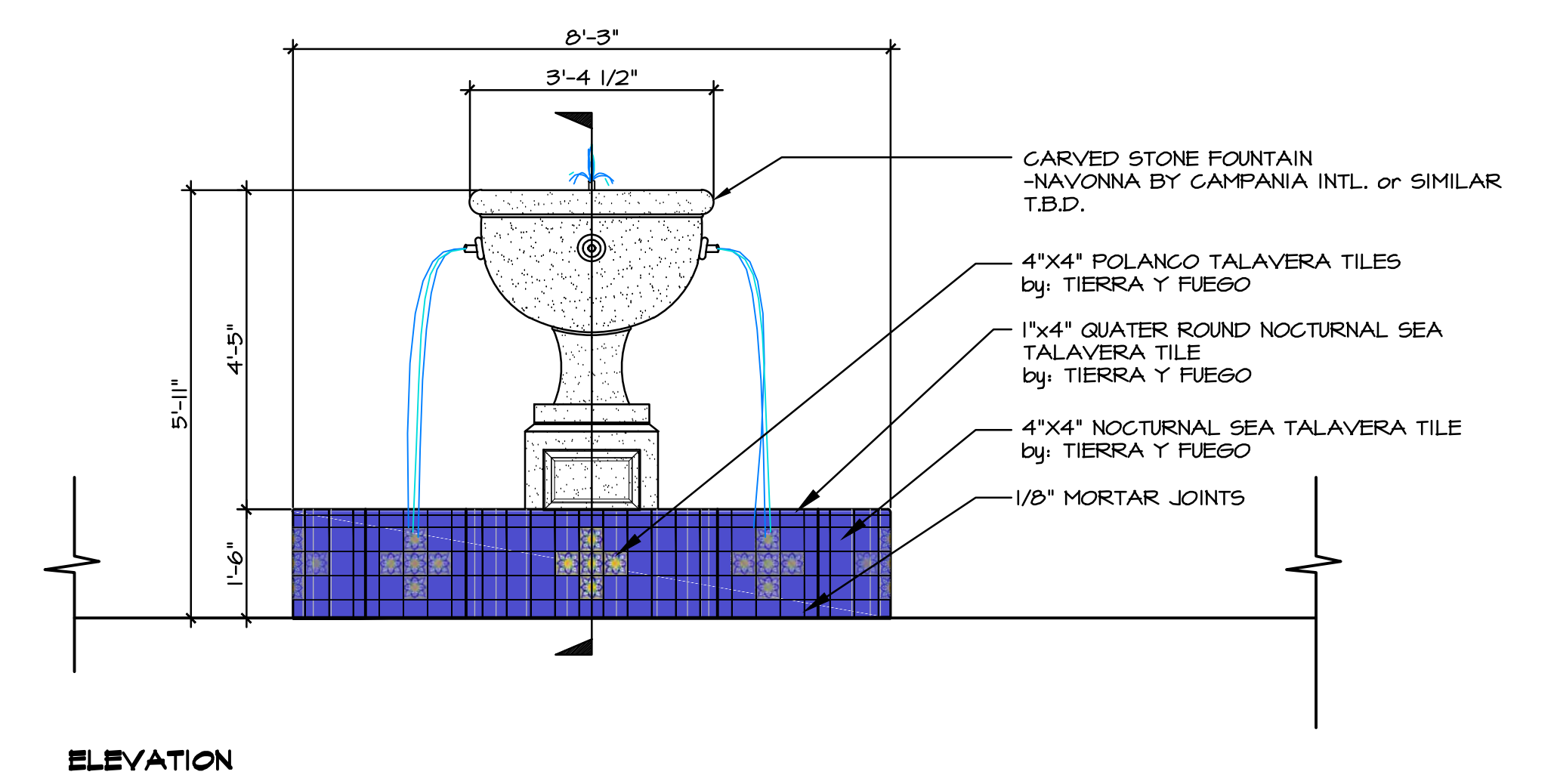
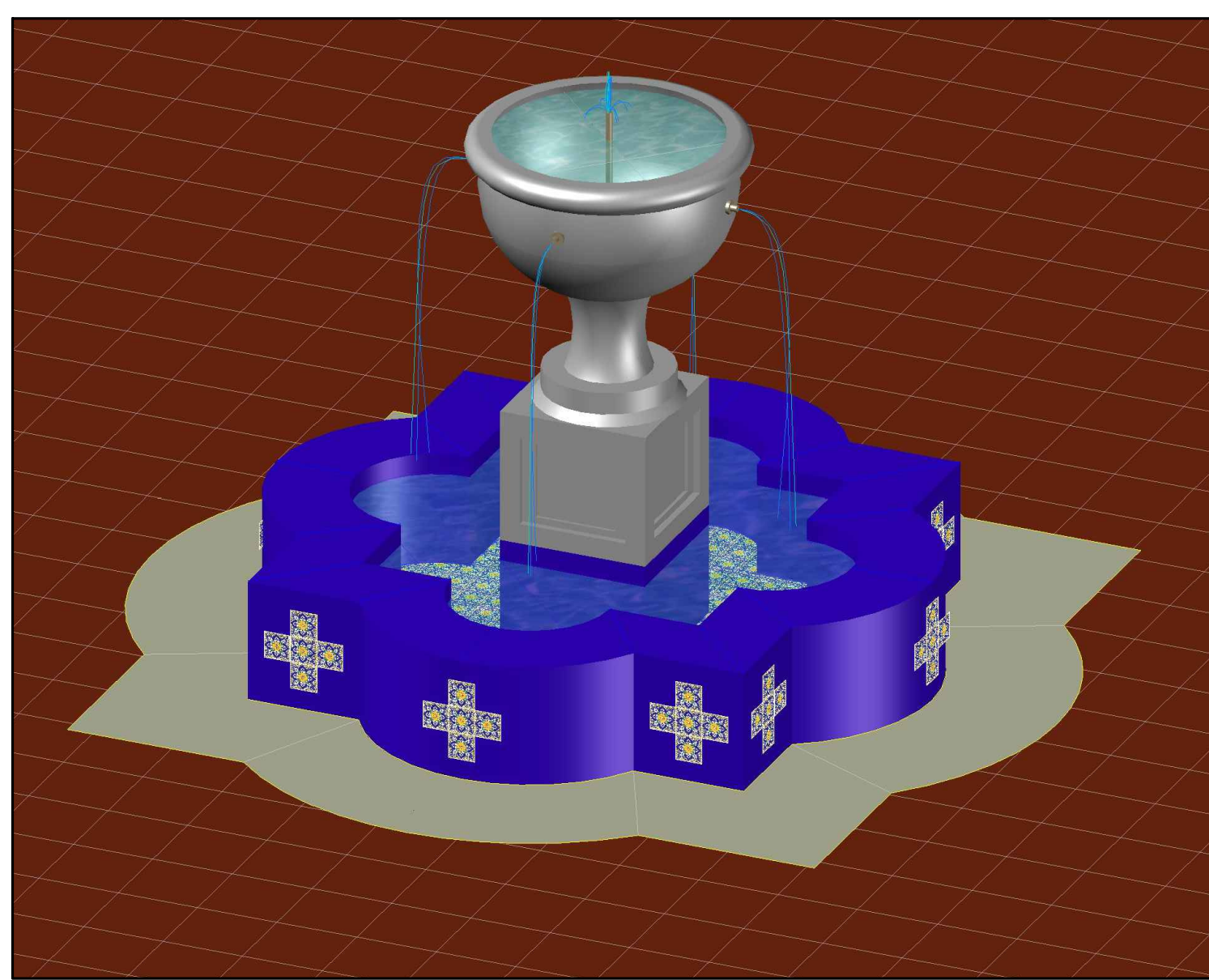
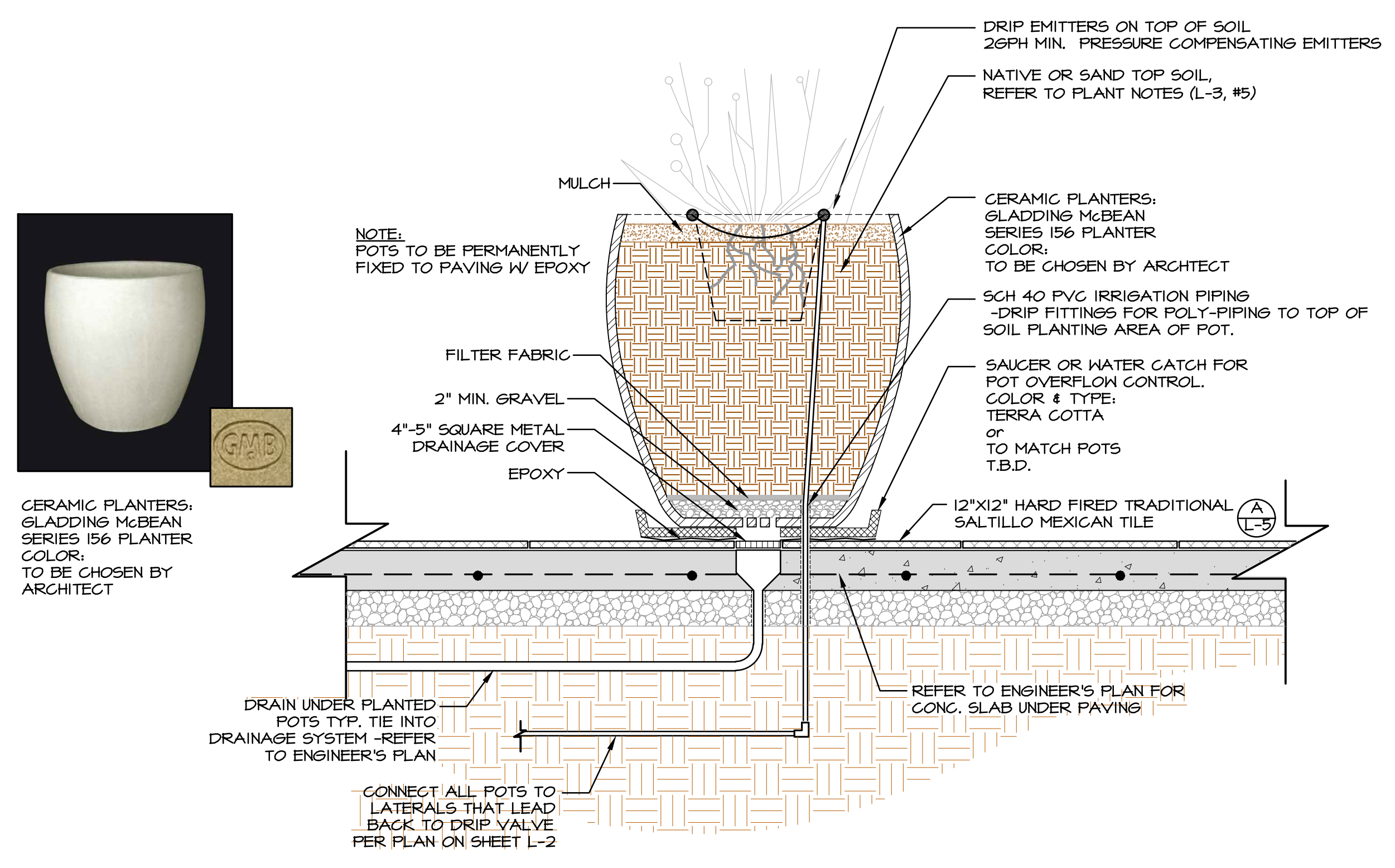


PLANTING PLAN



The landscape architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist within the work product, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall absolve the landscape architect from any responsibility for the consequences of such discrepancies. Actions without the knowledge and consent of the landscape architect or in contradiction to the landscape architect's work product or recommendations shall become the responsibility not of the landscape architect but of the parties responsible taken such action. This plan and design are the exclusive property of Earthform Design and cannot be used or reproduced without the landscape architect's written consent.



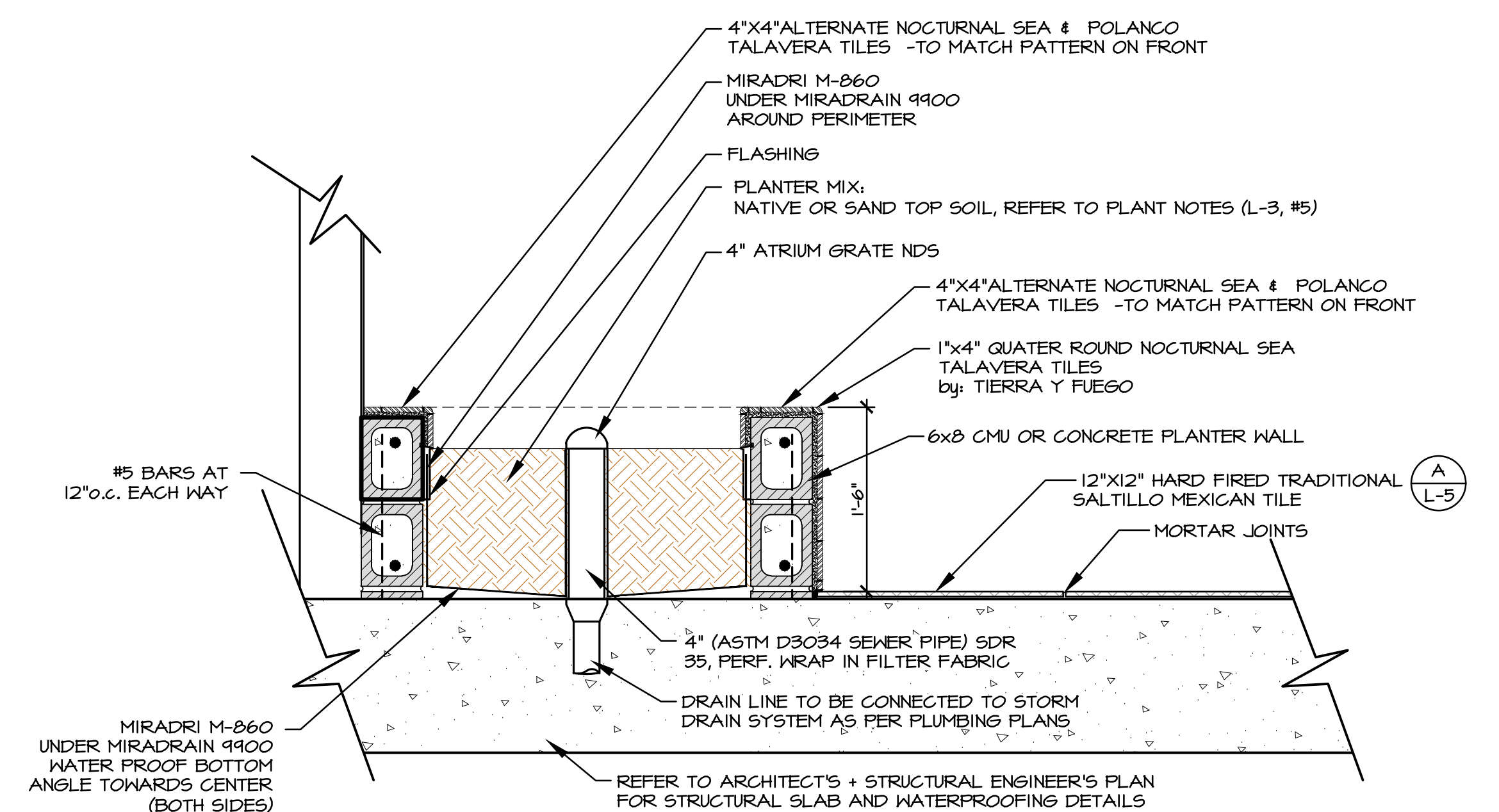
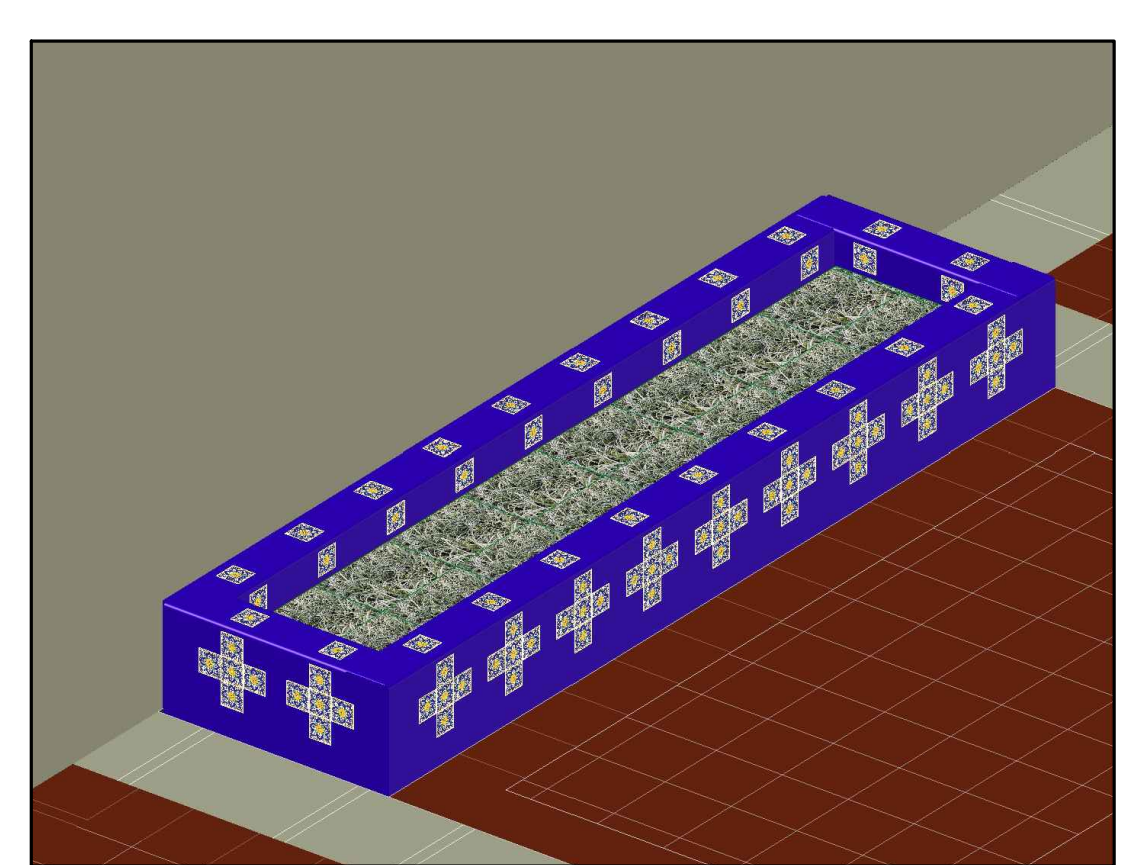
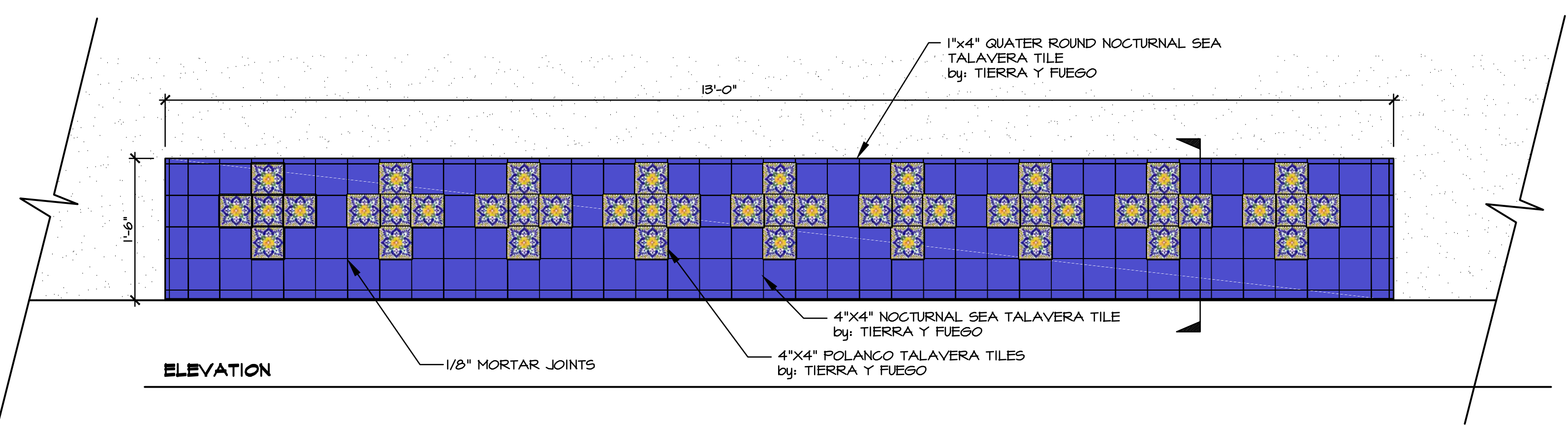


C
L-5
PLANTED POTS W. IRRIGATION

SCALE: 1"=1'-0"

A
L-5
SECTION @ FOUNTAIN

SCALE: 1/2"=1'-0"



D
L-5
RAISED PLANTER WITH TILE WALLS

SCALE: 1"=1'-0"



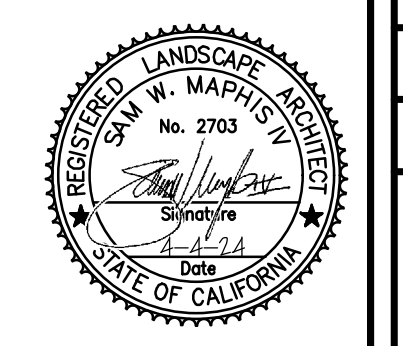
5'-6" TEAK BENCH
-DEVON
BY: SANTA BARBARA TEAK
OR SIM.

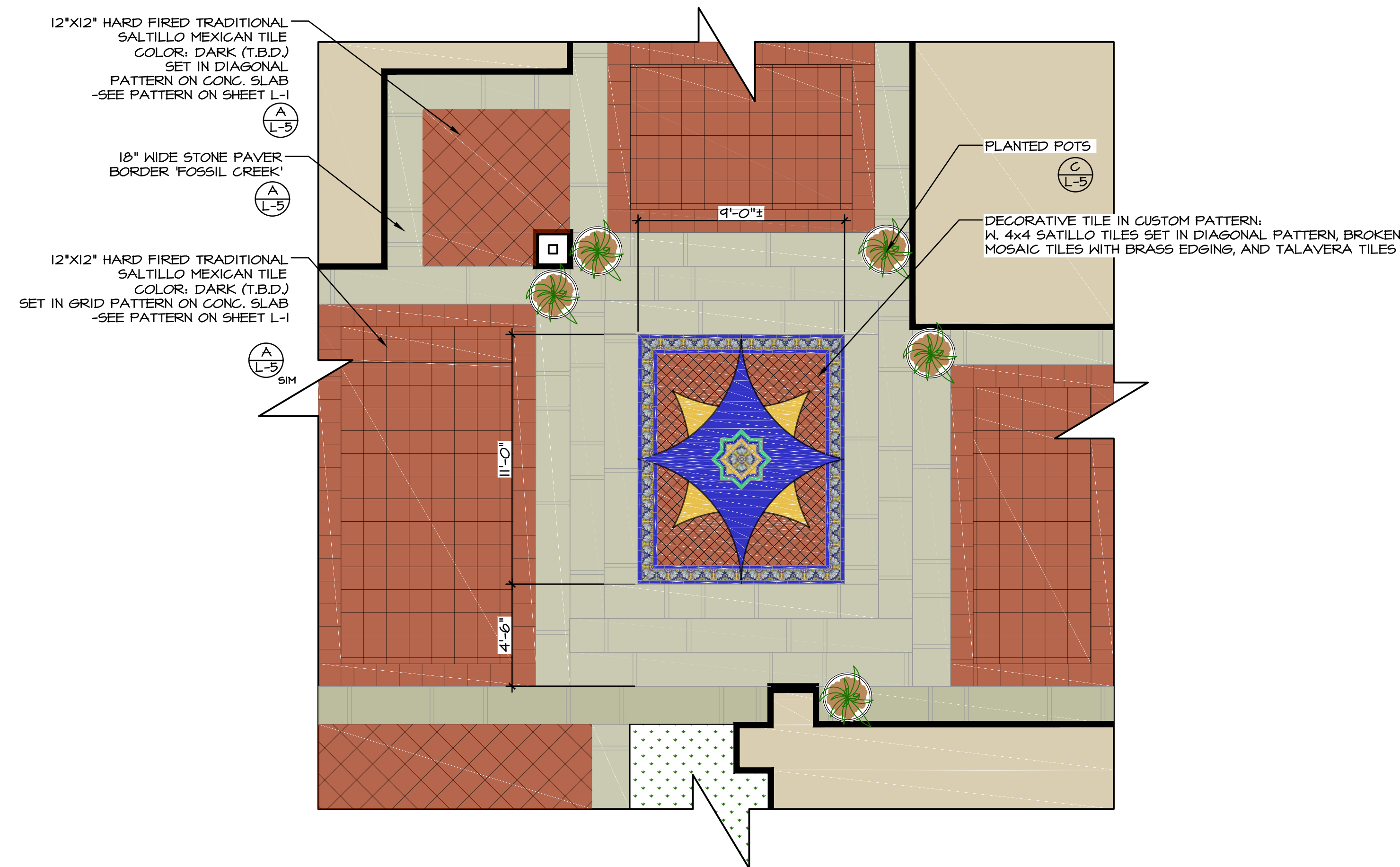
| | |
|-------------|------------------------|
| Weight | 70 lbs |
| Dimensions | W 71 x D 25 x H 37 in. |
| Material | A-Grade Teak |
| Arm Height | 27 |
| Seat Height | 18 |
| Seat Depth | 20 |

B
L-5
SITE BENCHES

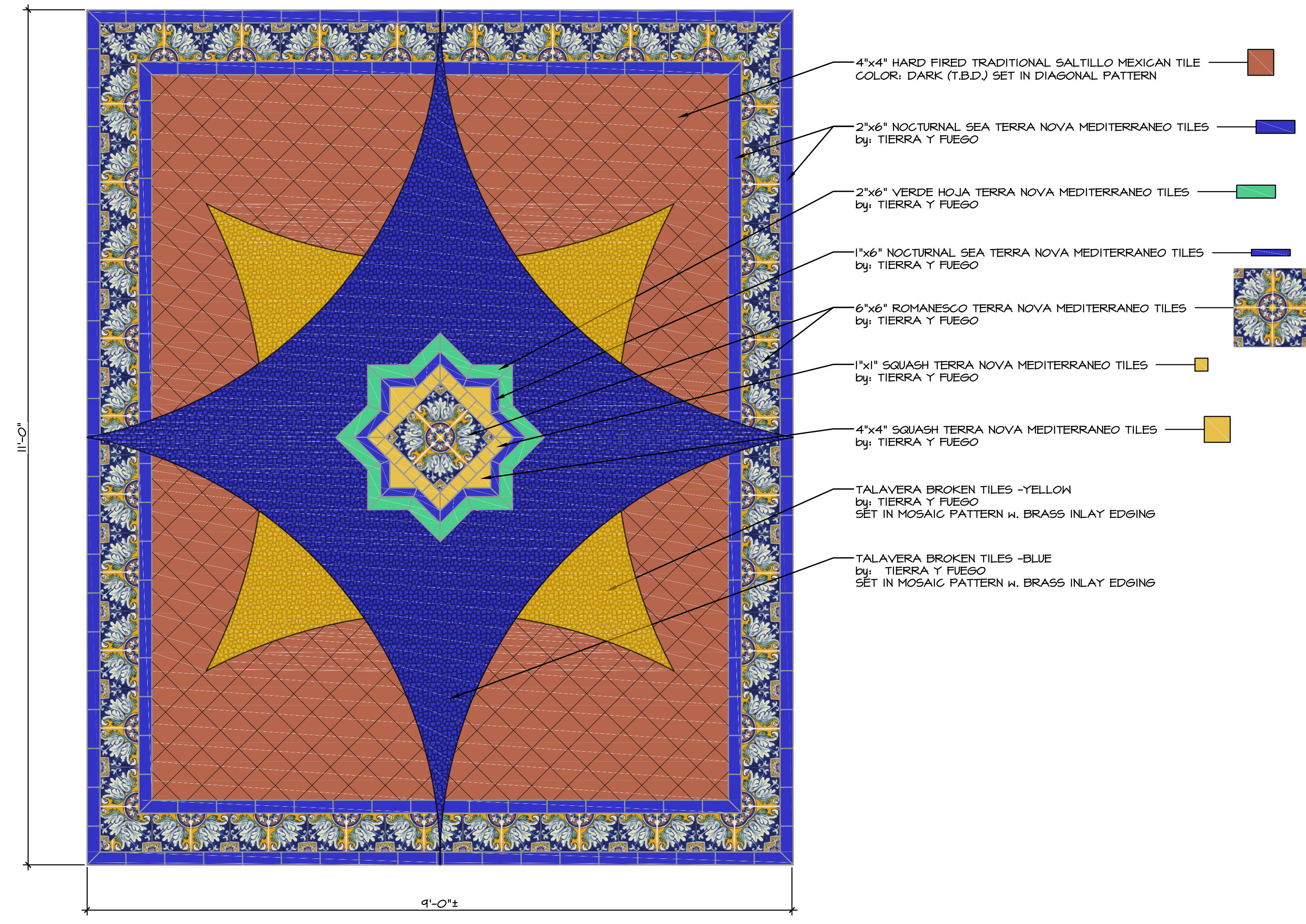
N.T.S.

The landscape architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist within the work product, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall absolve the landscape architect from any responsibility for the consequences of such discrepancies. Actions without the knowledge and consent of the landscape architect or its contribution to the landscape architect's work product or recommendations shall become the responsibility not of the landscape architect but of the parties responsible for such action. This plan and design are the exclusive property of Earthform Design and cannot be used or reproduced without the landscape architect's written consent.

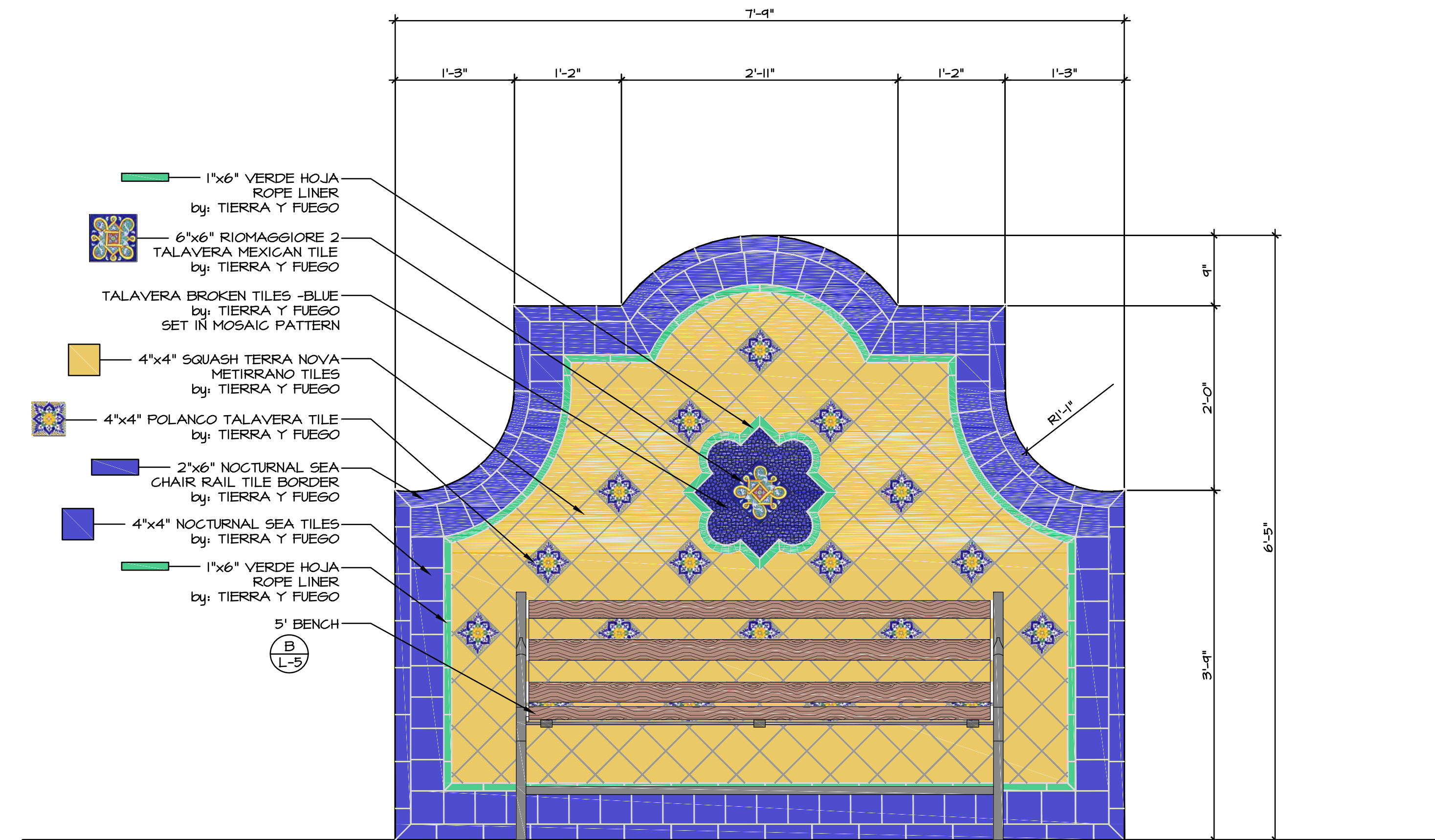




E
L-6 CENTER COURTYARD STONE & TILE PAVING PATTERNS
SCALE: 1/4"=1'-0"



ENLARGED CUSTOM TILE PAVING PATTERN
SCALE: 1"=1'-0"



F
L-6 BENCH & TILE WALL
SCALE: 1"=1'-0"

| REVISIONS | BY |
|-----------|----|
| | |
| | |
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| | |
| | |
| | |
| | |
| | |
| | |
| | |

EARTHFORM
DESIGN
LANDSCAPE ARCHITECTURE
10000 W. MAPLE AVENUE, SUITE 100
DENVER, CO 80231
TEL: (805) 983-2006 FAX: (805) 983-8335

DETAILS

CHAPALA MIXED-USE
630 CHAPALA STREET
SANTA BARBARA, CA. 93101

| | |
|------------|---------|
| Date | 4/15/24 |
| Scale | VARIES |
| Drawn | N.O.T. |
| Job | CHAPALA |
| Print Date | |
| Sheet | L-6 |
| Of | |
| Sheets | |



The landscape architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist within the work product, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall absolve the landscape architect from any responsibility for the consequences of such discrepancies. Actions without the knowledge and consent of the landscape architect or its contribution to the landscape architect's work product or recommendations shall become the responsibility not of the landscape architect but of the parties responsible taking such action. This plan and design are the exclusive property of Earthform Design and cannot be used or reproduced without the landscape architect's written consent.

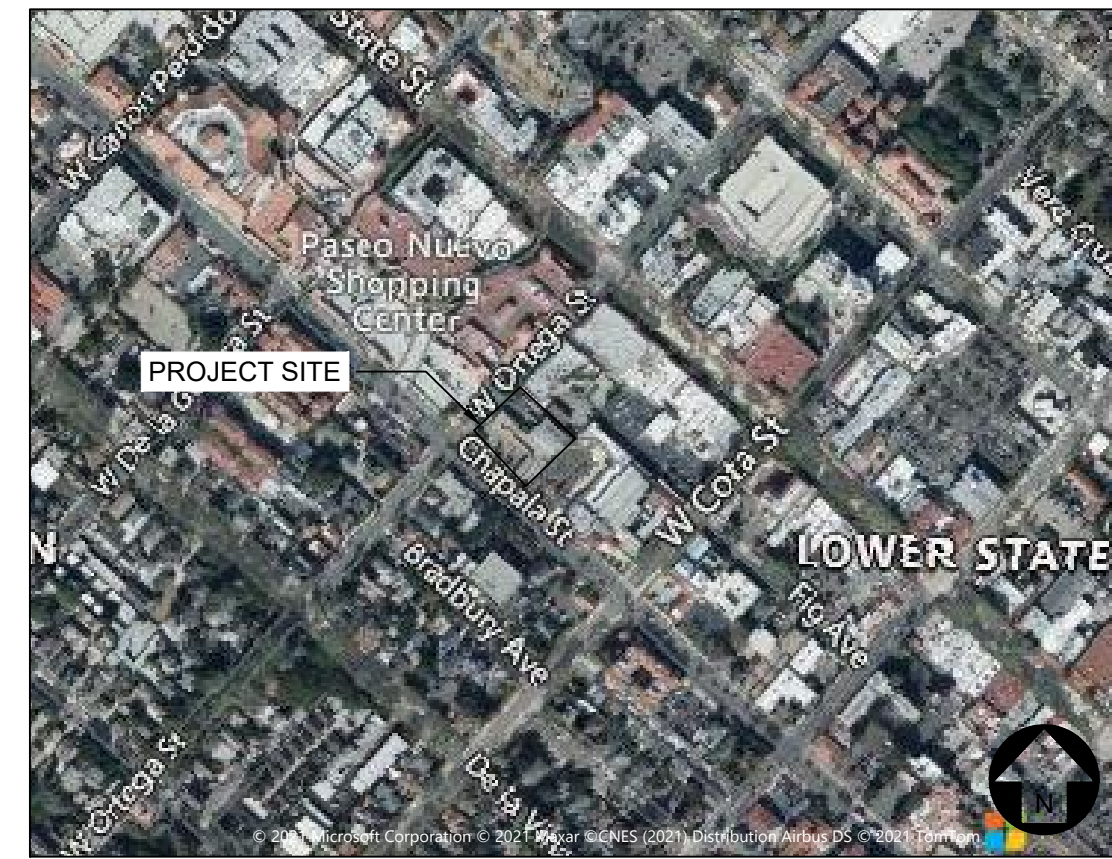
630 CHAPALA STREET MIXED USE

630 CHAPALA ST
SANTA BARBARA, CA 93101

LEGEND

| | |
|-----------------|------------------|
| — SD — | STORM DRAINAGE |
| — W — | WATER SERVICE |
| — G — | GAS |
| — S — | SANITARY SEWER |
| — E — | POWER ELECTRICAL |
| — D — | DITCH / FLOWLINE |
| — GRADING LIMIT | |
| — GRADE SLOPE | |
| — PROPERTY LINE | |
| — CENTERLINE | |
| — SAWCUT | |

VICINITY MAP



SURVEY NOTES

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY CHRISTOPHER G. GILMOUR DATED MAY 2020.

BOUNDARY AND EASEMENTS SHOWN PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT DATED MAY 3, 2017, AND LOT SPLIT BOOK C, PAGE 39 AS A BASIS OF BEARINGS.

BENCHMARK: LOCAL BENCHMARKS SHOWN AS "CP" NAVD 88

FLOOD NOTE: PER FIRM, THE BUILDING FRONTING CHAPALA STREET IS IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, ZONE X, (06083c1387J EFF. 09/28/2018)

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

UTILITY PURVEYORS

| | |
|--------------|---|
| ELECTRICITY: | SOUTHERN CALIFORNIA EDISON http://www.sce.com/ 1-800-655-4555 |
| WATER/SEWER: | CITY OF SANTA BARBARA WATER AND WASTEWATER P.O. BOX 1990 SANTA BARBARA, CA 93102-1990 (805) 564-5367 |
| NATURAL GAS: | SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX C MONTEREY PARK, CA 91756 (800) 427-2200 |
| CABLE TV: | COX COMMUNICATIONS 3303 STATE STREET SANTA BARBARA, CA (805) 681-6600 |
| TELEPHONE: | FRONTIER COMMUNICATIONS 805-964-8303 |

CITY OF SANTA BARBARA SWMP SUMMARY (2013)

| | |
|---|-----------|
| ONSITE IMPROVEMENTS: | |
| EXISTING IMPERVIOUS TO REMAIN | 0 SF |
| REMOVED IMPERVIOUS AREA | 616 SF |
| REPLACED IMPERVIOUS AREA | 24,276 SF |
| NEW IMPERVIOUS AREA | 658 SF |
| MAINTAINED IMPERVIOUS AREA | 0 SF |
| SO, CITY OF SANTA BARBARA TIER 3 (2013) | |

| | |
|---|-----------|
| RIGHT-OF-WAY IMPROVEMENTS: | |
| EXISTING IMPERVIOUS TO REMAIN | 10,551 SF |
| REMOVED IMPERVIOUS AREA | 245 SF |
| REPLACED IMPERVIOUS AREA | 0 SF |
| NEW IMPERVIOUS AREA | 264 SF |
| MAINTAINED IMPERVIOUS AREA | 2,166 SF |
| SO, CITY OF SANTA BARBARA TIER 1 (2013) | |

| | |
|---|-----------|
| 17 WEST ORTEGA STREET IMPROVEMENTS: | |
| EXISTING IMPERVIOUS TO REMAIN | 24,276 SF |
| REMOVED IMPERVIOUS AREA | 0 SF |
| REPLACED IMPERVIOUS AREA | 127 SF |
| NEW IMPERVIOUS AREA | 0 SF |
| MAINTAINED IMPERVIOUS AREA | 1,465 SF |
| SO, CITY OF SANTA BARBARA TIER 1 (2013) | |

CONTRACTOR SHALL CALL FOR INSPECTION BY THE CITY BUILDING INSPECTOR OR CITY QSP 72 HOURS PRIOR TO THE NEEDED INSPECTION. THE CITY WILL THEN ROUTE THE REQUEST TO THE QSP INSPECTOR OR THIRD PARTY COMPANY. THE FOLLOWING LIST OF MANDATORY INSPECTIONS MUST BE COMPLETED FOR OCCUPANCY:

- UNDERGROUND INFILTRATION BMP (DETAIL 3, SHEET C-3.1)
- INSPECTION OF SUBGRADE
- INSPECTION OF BASE ROCK
- FINAL INSPECTION OF UNDERGROUND INFILTRATION BMP PRIOR TO BACKFILLING WITH LANDSCAPE MATERIAL

CONTRACTOR SHALL CALL FOR INSPECTION BY THE SOILS ENGINEER, GEOSOLUTIONS, 72 HOURS PRIOR TO THE NEEDED INSPECTION. THE FOLLOWING LIST OF MANDATORY INSPECTIONS MUST BE COMPLETED BEFORE AND DURING CONSTRUCTION:

- THE FINAL GRADING AND DRAINAGE PLANS SHALL BE OBSERVED AND APPROVED PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION INSPECTIONS AND TESTING, AS REQUIRED, DURING ALL GRADING AND EXCAVATING OPERATIONS BEGINNING WITH THE STRIPPING OF VEGETATION AT THE SITE, AT WHICH TIME A SITE MEETING OR PRE-JOB MEETING WOULD BE APPROPRIATE.

STANDARD ABBREVIATIONS

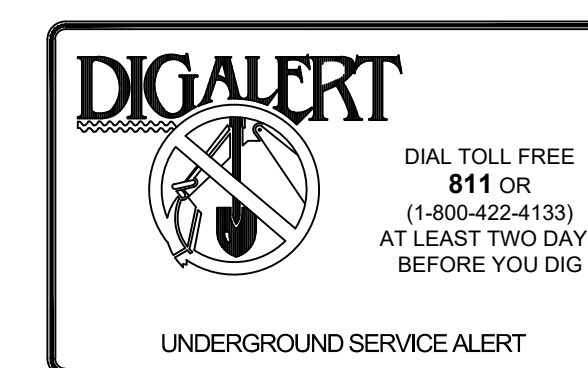
| | | | |
|------|-----------------------|-----|--------------------------|
| AC | ASPHALTIC CONCRETE | GB | GRADE BREAK |
| BLDG | BUILDING | IE | INVERT ELEVATION |
| BCR | BEGIN CURB RETURN | INV | INVERT |
| BP | BOTTOM OF PLANTER | LA | LANDSCAPE AREA |
| BVC | BEGIN VERTICAL CURVE | NG | NATURAL GRADE |
| BW | BOTTOM OF WALL | PA | PLANTER AREA |
| CB | CATCH BASIN | PCC | PORTLAND CEMENT CONCRETE |
| C/L | CENTERLINE | P/L | PROPERTY LINE |
| CMU | CONCRETE MASONRY UNIT | POC | POINT OF CONNECTION |
| CONC | CONCRETE | PS | PARKING STRIPE |
| DW | DRIVEWAY | PVC | POLYVINYL CHLORIDE |
| ECR | END CURB RETURN | RW | RIGHT OF WAY |
| EG | EXISTING GRADE | SD | STORM DRAIN |
| EP | EDGE OF PAVEMENT | SG | SUB-GRADE ELEVATION |
| EVC | END VERTICAL CURVE | SS | SANITARY SEWER |
| FF | FINISHED FLOOR | TC | TOP OF CURB, CONCRETE |
| FG | FINISHED GRADE | TF | TOP OF FOOTING |
| FH | FIRE HYDRANT | TG | TOP OF GRATE |
| FL | FLOW LINE | TW | TOP OF WALL |
| FS | FINISHED SURFACE | VC | VERTICAL CURVE |

PROJECT INFORMATION

| | |
|----------------------|--|
| CLIENT: | THIRD GENERATION SB, LLC 629 STATE STREET, SUITE 240 SANTA BARBARA, CA 93101 |
| LANDSCAPE ARCHITECT: | EARTHFORM DESIGN 1227 DE LA VINA STREET SANTA BARBARA, CA 93101 (805) 963-8335 |
| ARCHITECT: | TOM MEANEY ARCHITECT 629 STATE STREET, SUITE 240 SANTA BARBARA, CA 93101 (805) 895-2836 |
| GEOTECHNICAL: | GEOSOLUTIONS 201 SOUTH MILPAS, UNIT 103 SANTA BARBARA, CA 93103 (805) 966-2200 |
| SURVEYOR: | GILMOUR LAND SURVEYING, INC. 7127 HOLLISTER AVENUE, #25A-301 SANTA BARBARA, CA 93117 (805) 885-4500 |
| APN: | 037-131-024 |
| SITE AREA: | 0.63 AC |
| AREA DISTURBED: | 0.63 AC |
| GRADING INFORMATION* | |
| CUT QUANTITY: | 950 CUBIC YARDS |
| FILL QUANTITY: | 0 CUBIC YARDS |
| NET QUANTITY: | 950 CUBIC YARDS EXPORT |

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIG ALERT



PRIOR TO COMMENCING OF ANY EXCAVATION, DIGGING, POT HOLING, ETC. CALL DIG ALERT FOR ASSIGNMENT OF AN INQUIRY ID NUMBER, BECAUSE NO EARTH WORK SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THIS AND EACH UTILITY OR OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

SHEET INDEX

| | |
|-------|---------------------------|
| SHEET | SHEET TITLE |
| C-0.1 | TITLE SHEET |
| C-0.2 | NOTES SHEET |
| C-1.1 | GRADING AND DRAINAGE PLAN |
| C-2.1 | UTILITY SHEET |
| C-3.1 | DETAIL SHEET |

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Engineer of Record:



ASHLEY & VANCE
ENGINEERING, INC.
210 East Cota Street
Santa Barbara, CA 93101
(805) 962-9966
www.ashleyvance.com

CIVIL • STRUCTURAL

630 CHAPALA STREET MIXED USE
630 CHAPALA ST
SANTA BARBARA, CA 93101

Revisions:

| | |
|---|---|
| 1 | . |
| 2 | . |
| 3 | . |
| 4 | . |
| 5 | . |

Project Engineer: ECR Ext: 152

Project Manager: JVG

Date: 02/21/2024 Scale: PER PLAN

AV Job No: 211359 Sheet Size: 30" x 42"

TITLE SHEET

C-0.1

| | A | B | C | D | E | F | G | H | I | J | K | |
|--|--|---|---|---|---|---|---|---|---|---|---|--|
| | <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA BARBARA AND THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. STORMWATER POLLUTION PREVENTION REQUIREMENTS PER CITY OF SANTA BARBARA AND SWRCB. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN. UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO WHAT IS SHOWN ON THESE PLANS MAY BE PART OF THIS PROJECT. INCLUDING ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL IMPROVEMENTS. ADDITIONAL PERMITS MAY BE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DIMENSIONING. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONS, INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION. ALL SITE WORK AND TESTING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE FOLLOWING GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT: A. PREPARED BY: GEOSOLUTIONS, INC., PROJECT NUMBER: SB-01323-1, DATE: MAY 4, 2021. THIS REPORT AND ANY ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SHELLED OUT IN THEIR ENTIRETY HEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA. PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL TEST BORINGS AND EXPLORATORY PITS AND EXCAVATIONS. CONTRACTOR SHALL DETERMINE FROM THE GEOTECHNICAL ENGINEER WHAT REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR THE RECOMMENDED REMEDIAL WORK AND SHALL ADJUST HIS OPERATIONS TO PROPERLY SEQUENCE THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF CAL-OSHA AND DSH. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, BUILDING AND SAFETY, UTILITY COMPANIES, GEOTECHNICAL ENGINEER, AND ENGINEER OF RECORD, AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE, AND SHALL DETERMINE FROM EACH PARTY THEIR SCORE OF WORK TO BE OBSERVED AND BY WHOM, AND SCOPE OF TESTING. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS NECESSARY TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF CAL-OSHA AND OSHA. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR EACH PARTY TO THEIR SCORE OF WORK TO BE OBSERVED AND BY WHOM, AND SCOPE OF TESTING. WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT OTHER THAN THESE NOTED CHANGES, "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS." WARNING: ENGINEER PREPARES THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HIGH PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT AND ACCEPTS LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS. <p>GENERAL GRADING NOTES:</p> <ol style="list-style-type: none"> GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK, FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER, THE MORE STRINGENT PROVISION SHALL GOVERN. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN, INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS, AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. CALL THE INSPECTOR FOR INITIAL INSPECTION. ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN A PROPER AND LEGAL MANNER. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, EXTERIOR SLABS, WALKWAYS, WALLS, PAVEMENT AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVER EXCAVATION, ADDITIONAL EXCAVATION, BACKFILL, AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS. PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED. ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE. THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE. CONTRACTOR SHALL REFER TO THE FOLLOWING AS APPLICABLE: - ARCHITECT'S PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS. - LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCES IN LANDSCAPE AREAS. - PUBLIC IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING, STORM DRAINAGE AND UTILITY IMPROVEMENTS. WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALLS / FLATWORK LESS THAN 6" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 6" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT BUILDING PLANS CALL FOR APPROPRIATE DAMPROOF OR WATERPROOF CONSTRUCTION AND IS CONSTRUCTED IN ACCORDANCE WITH ALL BUILDING APPLICABLE CODE REQUIREMENTS. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS, THICKNESSES (SUBGRADE ALLOWANCES) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SURFACE. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBGRADE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER. DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER. QUALITY REVIEW AND REPORTING REQUIREMENTS. GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT CONTRACTOR'S EXPENSE. REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS: - DIRT: NOT LESS THAN 2% (1/4" PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION - A.C. PAVEMENT: NOT LESS THAN 1% (1/8 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION - CONCRETE: NOT LESS THAN 0.5% (1/16 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION UNLESS NOTED OTHERWISE ON PLANS. | | | | | | | | | | | |
| | <p>TRENCHING AND BACKFILL NOTES:</p> <ol style="list-style-type: none"> ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS INCLUDING THE PIPE TRENCH DETAIL. TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS, WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE. BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER. BEDDING AND PIPE ZONE BACKFILL MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY. THE UPPER 12" BELOW THE BASE OR SUB-BASE COURSE IN PAVED AND OTHER TRAFFIC AREAS AND BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. BACKFILL COMPACTION SHALL BE TESTED FOR COMPLIANCE WITH THESE REQUIREMENTS IN ACCORDANCE WITH ASTM D-1557, LATEST REVISION, AND REPORTED BY THE GEOTECHNICAL ENGINEER. CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT(S), THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINE DURING CONSTRUCTION, IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH FULL LENGTH OF AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND /OR IRREGULARITY ALONG THE CONFORM LINE. <p>DEMOLITION NOTES:</p> <ol style="list-style-type: none"> THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK ON POTHOLES TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS. ALL JOIN LINES SHALL BE SAWCUT ON A NEAR STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO JOINING. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES, APPURTENANCES, EXISTING SIGNS, STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS. <p>USE OF PLANS:</p> <p>THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY. IF REQUESTED BY THE USER, THE DELIVERY OF THE ELECTRONIC INFORMATION DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARES THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR AN UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. THE USER AGREES TO INDEMNIFY AND HOLD HARMLESS ASHLEY & VANCE FOR ALL COSTS AND DAMAGES IF SUCH.</p> <p>USE OF ELECTRONIC INFORMATION:</p> <p>ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC INFORMATION BE USED BY OTHERS BEYOND A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE INFO OR REUSE OF THE ELECTRONIC FILES OR OTHERS.</p> <p>ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS. INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.</p> <p>PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VALVES, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENT OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.</p> <p>DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.</p> <p>IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.</p> <p>THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.</p> <p>ASPHALT PAVEMENT NOTES:</p> <ol style="list-style-type: none"> UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, PRIVATE ROADWAY MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), CURRENT EDITION PER LOCATION. ASPHALT CONCRETE SHALL BE IN CONFORMANCE WITH SECTION 203.4. OF THE STANDARD SPECIFICATIONS AND SHALL BE C2-PG 64-10 FOR A SINGLE LAYING COURSE UP TO A THICKNESS NOT EXCEEDING 0.25 FEET IN COMPACTED THICKNESS. IF TOTAL ASPHALT CONCRETE THICKNESS IS GREATER THAN 0.25 FEET (3 INCHES), IT SHALL BE SPREAD AND COMPACTED AT LEAST TWO (2) LAYERS WITH THE TOP LAYER (FINISH COURSE) NOT EXCEEDING 0.20 FEET IN COMPACTED THICKNESS AS FOLLOWS: FINISH COURSE: C2-PG 64-10 BASE COURSE: B-PG 64-10 OVERLAY: O2-PG 64-10 LEVELING COURSE: L2-PG 64-10 PAVING ASPHALT SHALL BE GRADE PG64-10 IN CONFORMANCE WITH SECTION 203.1 OF THE STANDARD SPECIFICATIONS. NO RECYCLED ASPHALT SHALL BE INCORPORATED INTO THE A.C. MIX. BEFORE PAVING, A PAINT BINDER (TACK COAT) OF ASPHALTIC EMULSION SHALL BE APPLIED TO ALL EXISTING VERTICAL SURFACES AGAINST WHICH PAVING IS TO BE PLACED AND BETWEEN PAVEMENT COURSES CONSTRUCTED MORE THAN 24 HOURS APART. THE COMPOSITION OF ALL CUTBACK AND EMULSIFIED ASPHALT USED IN THE MANUFACTURE, PLACEMENT OR MAINTENANCE OF ASPHALT CONCRETE PAVEMENT SHALL BE IN CONFORMANCE WITH AIR POLLUTION CONTROL DISTRICT RULE 329. CONTRACTOR SHALL MAINTAIN RECORDS AVAILABLE FOR INSPECTION FOR A PERIOD OF 2 YEARS WHICH DOCUMENT THE TYPES AND AMOUNTS OF ASPHALTS USED. BASE MATERIAL SHALL BE CRUSHED AGGREGATE BASE IN CONFORMANCE WITH 200-2.2 OF THE STANDARD SPECIFICATIONS. THE PRELIMINARY ESTIMATED ASPHALT PAVEMENT STRUCTURAL SECTION IS AS SHOWN ON THE PLAN DETAILS AND CONSTRUCTION NOTES. ACTUAL THICKNESS OF PAVEMENT SURFACING AND BASE COURSES SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER OBSERVATION OF ROUGH GRADING BASED ON "R" VALUE TESTS OF COMPLETED SUBGRADE MATERIAL AND THE TRAFFIC INDEXES (TI) IS SHOWN ON THE PLAN DETAILS. SUBJECT TO APPROVAL BY THE ENGINEER, PREPARATION OF AREAS TO RECEIVE PAVEMENT AND APPURTENANCE CONCRETE IMPROVEMENTS, INCLUDING REMOVAL AND RECOMPACTION OF EXISTING SOIL AND PLACEMENT OF FILL SOIL, SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER. COMPACTION OF FILL, SUBGRADE AND BASE COURSES AS WELL AS ALL TRENCH BEDDING AND BACKFILL SHALL BE OBSERVED AND TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER. ALL EXISTING AND PROPOSED VALVE AND UTILITY BOXES AND MAN-HOLE FRAMES AND COVERS SHALL BE ADJUSTED TO FINISH GRADE. AFTER CONSTRUCTION A FLOOD TEST SHALL BE CONDUCTED TO REVIEW SURFACE DRAINAGE, AS FOLLOWS: A. WATER SHALL BE SUPPLIED AND DISCHARGED IN SUFFICIENT QUANTITY TO COMPLETELY WET AND COVER ALL PAVEMENT AND CONCRETE GUTTER AREAS. THE OUTLINE LIMITS OF RESIDUAL STANDING-PONDED WATER SHALL THEN BE MARKED. B. PAVEMENT SHALL BE REMOVED AND REPLACED, AT NO ADDITIONAL COST TO THE OWNER, AS NECESSARY TO PROVIDE POSITIVE SURFACE DRAINAGE AND TO PREVENT PONDING OF WATER ON PAVEMENT SURFACES AND IN GUTTERS. C. ADDITIONAL FLOOD TESTING SHALL BE CONDUCTED TO CONFIRM SUCCESS OF CORRECTIVE MEASURES. WHERE SAWCUT LINE IS CONSTRUCTED ALONG CONFORM LINE WITH EXISTING A.C. PAVEMENT, IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF THE PAVEMENT ALONG AND BEHIND THE SAWCUT LINE DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH FULL LENGTH OF AND SUFFICIENT DISTANCE BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND/OR IRREGULARITY ALONG THE CONFORM LINE. | | | | | | | | | | | |
| | <p>STORMTECH CHAMBER NOTES:</p> <ol style="list-style-type: none"> ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE ADS STORMTECH SPECIFICATIONS AND STANDARD DETAILS. EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER. WATER ENCOUNTERED IN EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF STRUCTURE. STORMTECH CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS. STORMTECH CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE STORMTECH CONSTRUCTION GUIDE FOR THE SPECIFIC CHAMBER SPECIFIED. FOUNDATION STONE AND EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE, ASHTRM #50, 4, #67, 5, 6, OR 37. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS. THE DEPTH OF FOUNDATION STONE SHALL BE DETERMINED BASED ON THE SUBGRADE BEARING CAPACITY PROVIDED BY THE SITE DESIGN ENGINEER. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES CONCERNING CHAMBER FOUNDATION DESIGN AND SUBGRADE BEARING CAPACITIES TO THE SITE DESIGN ENGINEER. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS: A. STONESHOOTER LOCATED OFF THE CHAMBER BED. B. BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ADJACENT TO CHAMBERS. C. BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG REACH HOSE OR EXCAVATOR. ADD RECOMMENDS THE USE OF "ELKSTORM CATCH-TI" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-100P CHAMBERS IS LIMITED AS FOLLOWS: A. NO EQUIPMENT IS ALLOWED ON BANK CHAMBERS. B. NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-100P CONSTRUCTION GUIDE". C. WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-100P CONSTRUCTION GUIDE". FULL 3" OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "PUSH AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY. BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REVIEW THE STORMTECH CONSTRUCTION GUIDE, GEOTECHNICAL REPORT(S), THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF. <p>STORM DRAIN NOTES:</p> <ol style="list-style-type: none"> ALL PRIVATE STORM DRAIN MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, INCLUDING THE PIPE TRENCH DETAIL. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 8" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3035. PVC PIPE INSTALLATION SHALL COMPLY WITH UNIBELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-8, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER STRUCTURES SHALL BE IN ACCORDANCE WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 8" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERROCO, OR EQUIVALENT APPROVED BY THE ENGINEER. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 12" THROUGH 48" SIZE SHALL BE N-12PROLINE (WATERIGHT) SYSTEMS AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). UNLESS NOTED OTHERWISE, LATERAL CONNECTIONS TO MANLINES SHALL BE MADE USING MANUFACTURER'S WATERIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS. GRADED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL, SHOWN HEREON. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL ENSURE TOP OF GRATE, COVER, INLET AND OULET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES MATCH PLANS AND ARE ACCURATE TO 0.11 FEET. | | | | | | | | | | | |

Plan Prepared By: **Ashley & Vance ENGINEERING, INC.**
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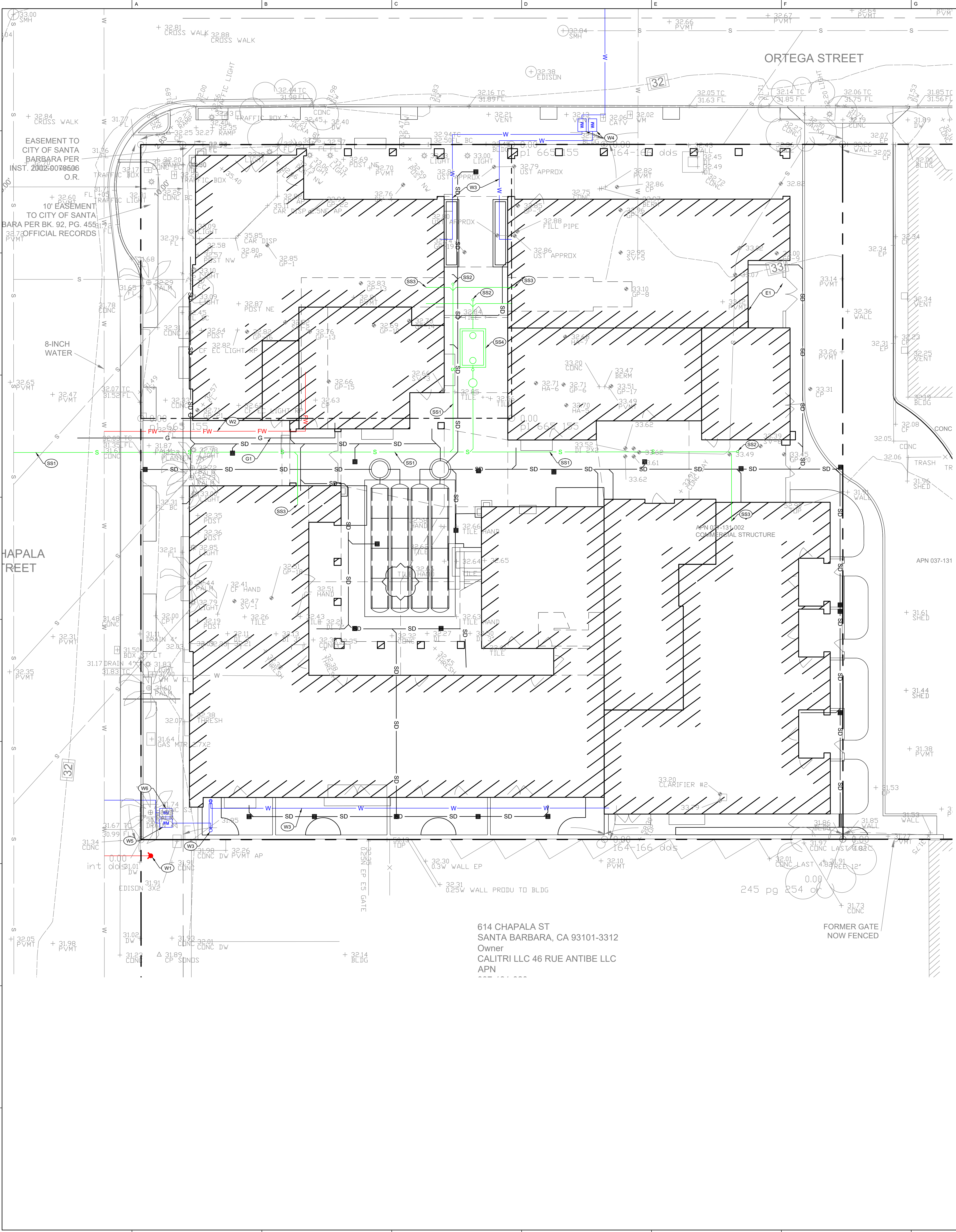
Project Engineer: ECR Ext: 152
 Project Manager: JJJ
 Date: 02/21/2024 Scale: PER PLAN
 AV Job No.: 211359 Sheet Size: 30" x 42"

Revisions:
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NOTES SHEET

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614 CHAPALA ST
 SANTA BARBARA, CA 93101-3312
 Owner
 CALITRI LLC 46 RUE ANTIBE LLC
 APN

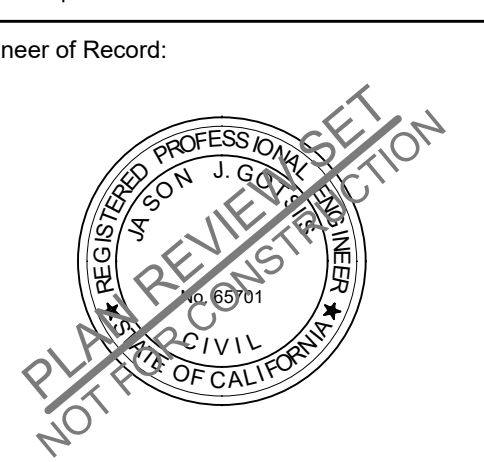
- GENERAL NOTES:**
 ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.
- ELECTRICAL NOTES:**
 (E1) INSTALL ELECTRICAL SERVICE PER OTHERS.
- GAS NOTES:**
 (G1) CONSTRUCT GAS SERVICE PER OTHERS.
- SANITARY SEWER CONSTRUCTION NOTES:**
 (SS1) INSTALL SANITARY SEWER LATERAL PER OTHERS.
 (SS2) INSTALL SEWER CLEANOUT PER OTHERS.
 (SS3) SEWER POINT OF CONNECTION AT BUILDING.
 (SS4) INSTALL GREASE INTERCEPTOR PER OTHERS.
- WATER CONSTRUCTION NOTES:**
 (W1) INSTALL FIRE HYDRANT PER CITY OF SANTA BARBARA STANDARD DETAIL W-01.0, W-01.1, W-02.0, AND W-03.0.
 (W2) INSTALL FIRELINE PER OTHERS.
 (W3) INSTALL PRIVATE WATER MAIN PER OTHERS.
 (W4) INSTALL COMMERCIAL WATER METERS PER OTHERS.
 (W5) INSTALL PRIVATE WATER METER PER OTHERS.
 (W6) INSTALL LANDSCAPE METER PER OTHERS.

Plan Prepared By:

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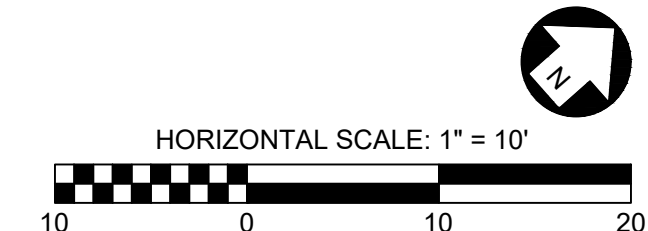
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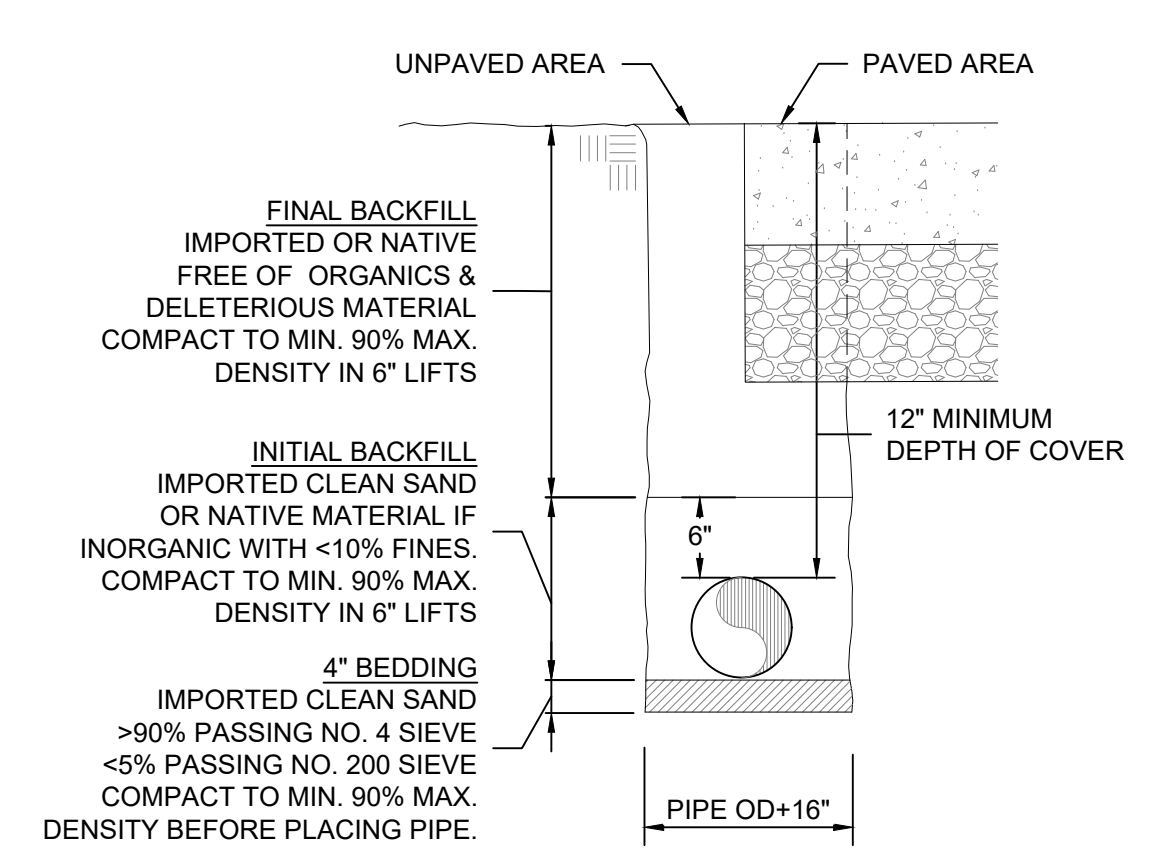


UTILITY SHEET

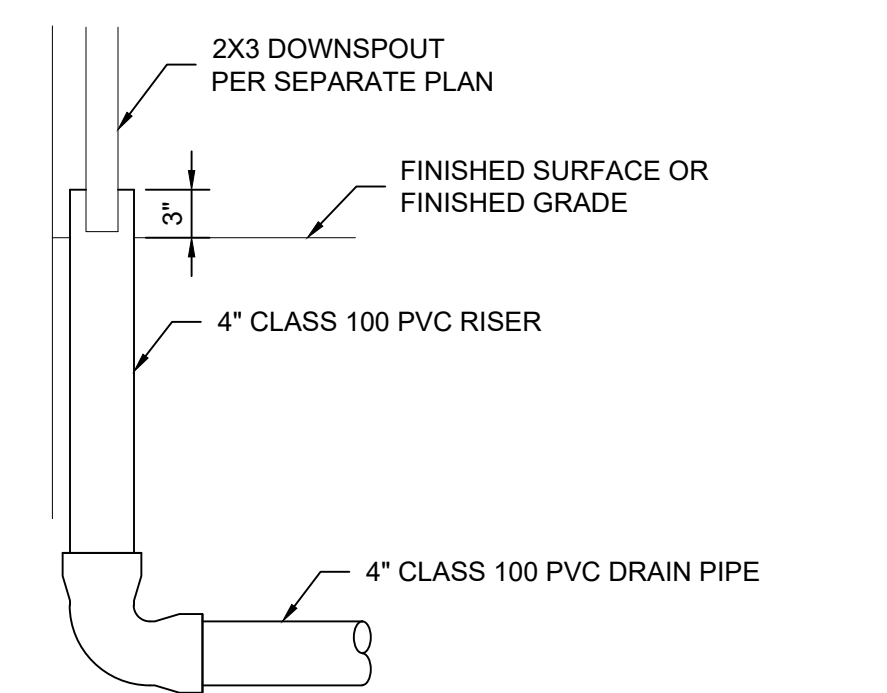
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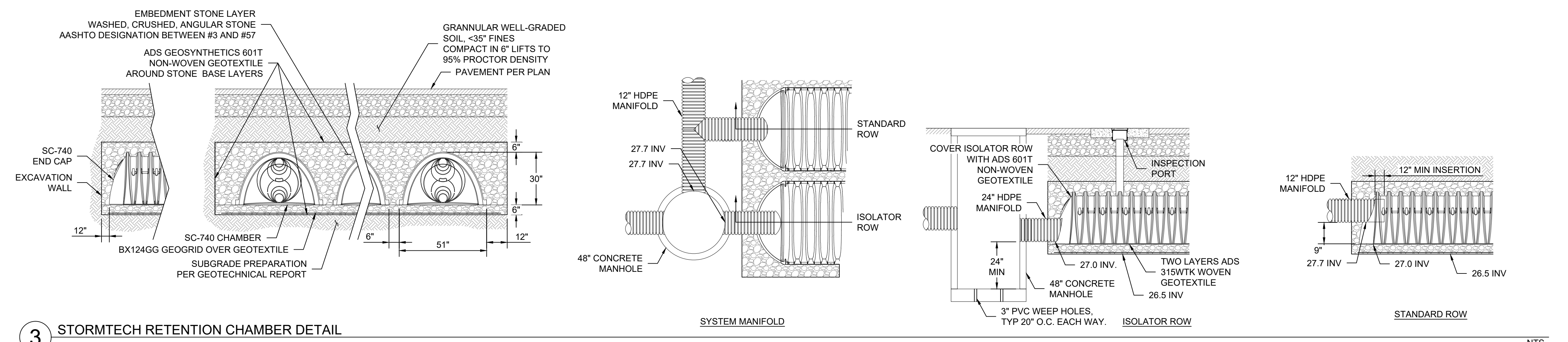
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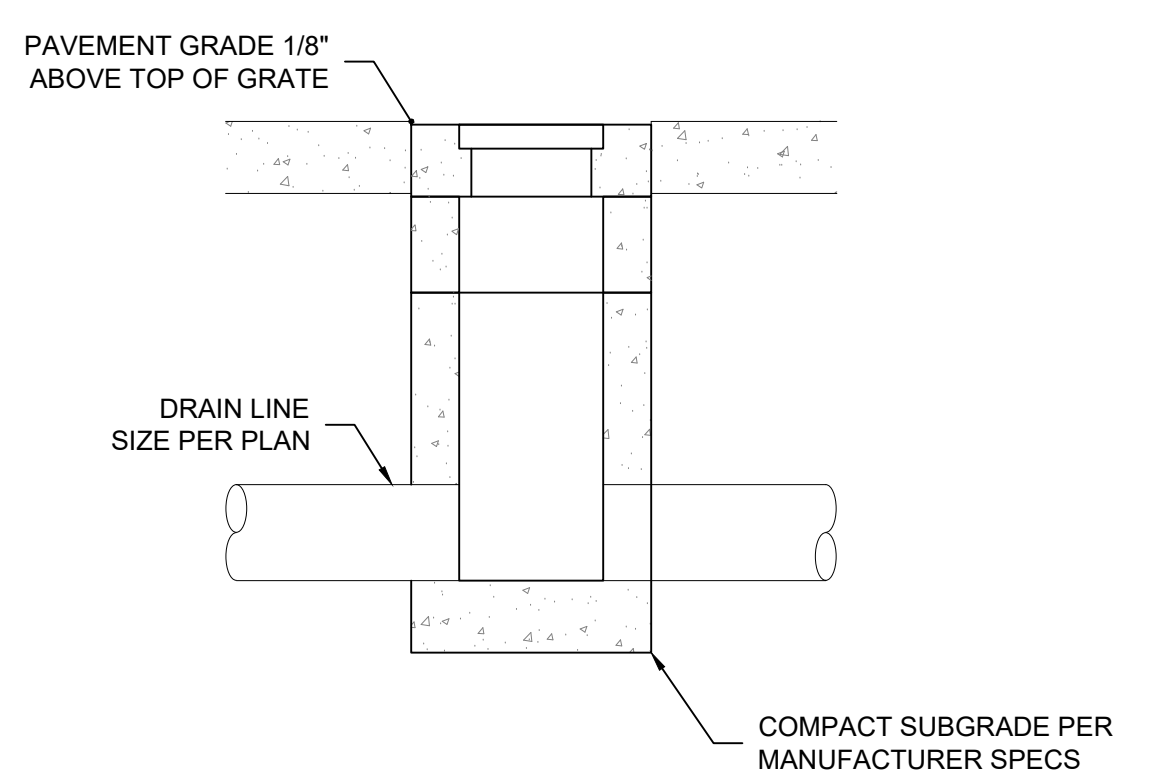
1 STORM DRAIN TRENCH DETAIL
FOR PIPE DIAMETERS UNDER 12" NTS



2 DOWNSPOUT CONNECTION DETAIL NTS



3 STORMTECH RETENTION CHAMBER DETAIL NTS

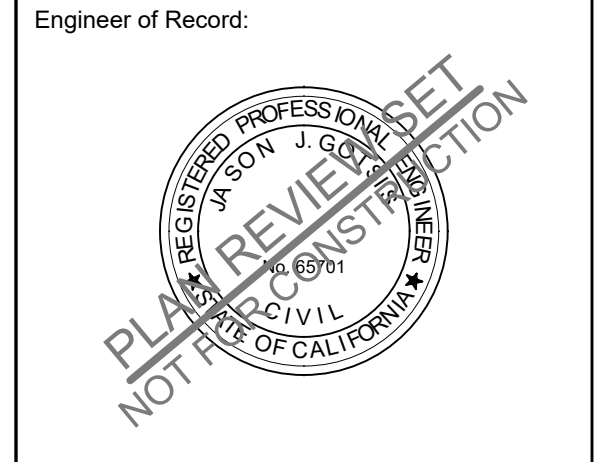


4 PEDESTRIAN FLAT INLET DETAIL NTS

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DETAIL SHEET
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