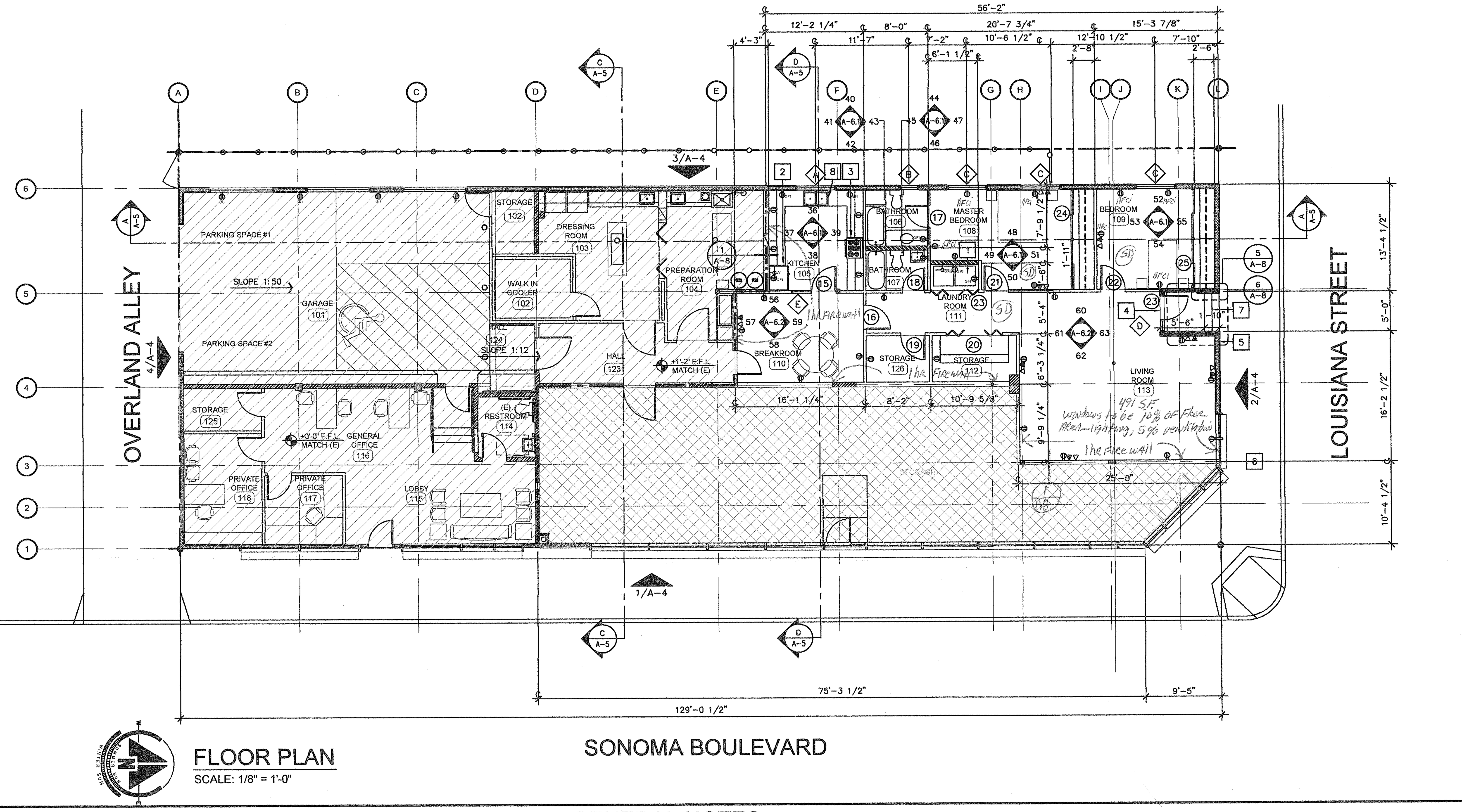

FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. All work listed, shown, or implied on these construction documents shall be supplied and installed by the general contractor except where noted otherwise. Contractor shall be solely responsible for execution of work in accordance with construction documents. It is the contractor's responsibility to coordinate the subcontractor's work. The contractor shall closely coordinate work with that of subcontractors to assure that all schedules are met and that all work is done in conformance with plans and specs.
2. All materials, labor, installation, fabrications, etc. shall conform to all applicable codes and regulations including but not limited to those listed under project data in these drawings, and all local codes. Contractor shall adhere to all rules governing construction, safety, building access and the use of the facilities as set by local and state authorities and the landlord.
3. All construction shall comply with energy standards in Title 24 of the California State Building Code as outlined in the energy certificates provided by the energy consultant.
4. All construction shall comply with acoustical requirements in Title 24 of the California State Building Code as outlined in the acoustical consultant's specs. and reflected in the drawings.
5. All mechanical, electrical, lightning, plumbing, fire protection engineering to be "design build" by others. Others responsible for engineering, permits, fees, calculations, reports, drawings, etc. required by local and other governing agencies. Such design shall be fully coordinated with all information provided in this drawing set.
6. All construction shall conform to all applicable requirement of Title 19 – Public Safety, 1998 CFC and all VCM Amendments.
7. All "design build" subcontractors shall obtain permits and pay permit fees for their respective fields of work.
8. Examinations of the site and portions there that will affect this work shall be made by the general contractor and subcontractors, who shall compare it with the drawings and satisfy themselves as to conditions under which work is to be performed. They shall, ascertain and check locations of the existing structures and equipment, and all conditions during construction which may affect their work. Any conflicts or omissions, etc. shall be reported to the architect before bidding or proceeding with any work.
9. In case of disagreement between Drawings and Specifications, quality, workmanship and manufacture shall be governed by the Specifications, and quantity shall be governed by whichever provides for the greater quantity. In the case of disagreement within Specifications alone, or within the Drawings alone, the higher quality or greater quantity shall govern. Whenever a disagreement exists between a written dimension and the scale of representation of a dimension in the Drawings, the Drawing shall be considered "not to scale" and the written dimensions shall govern. Should the contractor at any time discover an error in a Drawing or Specification, or a discrepancy or variation between dimensions on Drawings and measurements at site or lack of dimensions or other information, he shall report at once to the architect for clarification and shall not proceed with the work affected until clarification has been made.
10. Drawings shall not be scaled. All dimensions on drawings take precedence over scale. Details shall take precedence over general floor plans.
11. The contractor shall be responsible for meeting the project schedule. Prior to start of project, the general contractor shall verify lead times of finish materials and special items to assure availability as schedule requires. The general contractor shall be responsible for monitoring the progress of the work and informing the architect and tenants immediately of any potential delays.
12. Certain materials are specified by their brand names to establish standards of quality and performance. All requests for substitutions of items specified shall be submitted to the architect in writing at least two weeks prior to ordering or installation. Requests will be considered only if a better product, a more advantageous delivery date or a lower price with credit to the tenant will be provided without sacrificing quality, appearance and function. Under no circumstances will the architect be required to prove that a product proposed for substitution is not equal quality to the product specified. Substitute materials shall not be purchased or installed without the architect's written approval.
13. The contractor shall submit shop drawings as required for fabrication items, cut sheets of all fixtures and equipment, and samples of all finishes to architect for approval prior to installation. By approving and submitting shop drawings and samples, contractor represents that he verified field measurements, field construction criteria, materials, catalog numbers, and similar data and that each submittal has been checked and coordinated with contract requirements. Contractor is responsible for accuracy of shop drawings, proper fittings, coordination of work, construction techniques, materials, and work required by contract documents. Submittals will be required for : paint, electrical, fire sprinkler, fire alarm, mechanical, structural, hardware, carpet.
14. No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable in consequence of owner's or architect's failure to discover or to point out defects or deficiencies during construction; nor will presence of inspectors on work relieve contractor from responsibility for securing quality and progress of work, as required by contract. Defective work shall be replaced by work conforming with intent of contract. No payment, whether partial or final, shall be construed as an acceptance of defective work or improper materials.
15. Contractor shall protect work area and new or existing materials and finishes from damage that may occur from construction, demolition, dust, water, etc. contractor shall be responsible for any damage to property or construction resulting from work of contractor and/or subcontractors, and shall repair all such damage to original condition at no additional cost.
16. Contractor shall secure and pay for all permits and inspections.
17. The contractor shall remove all rubbish and waste materials on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris, or dust from affecting, in any way, finished areas in or outside the job site.
18. The general contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. One set of record drawings shall be provided to the architect at completion.
19. Contractor shall be responsible for determining location of all utilities prior to excavation and/or demolition.
20. Contractor shall provide all ceiling or wall access panels (or access doors) as required by the air conditioning, plumbing, and electrical system. Provide approved assemblies with self closing devices in rated construction.
21. All dimensions are to the finish face of materials unless otherwise noted.
22. All dimensions noted "clear" or "clr" are for minimum clearances and must be field verified and strictly maintained.
23. All dimensions noted "verify" or "vif" are to be checked by contractor prior to construction. Any variances should be reported to the architect immediately for resolutions.
24. Hardware (1004.5.1). Hardware shall be operable by a single effort, no grasping or wrist movement (levers, push-pulls, panic hardware). Allowable closure pressure for interior doors is 5 pounds. Allowable closure pressure for exterior doors is 8.5 pounds. Allowable closure pressure for a fire rated door is 15 pounds.
25. Thresholds (1004.9). All threshold maximum height shall be 1/2" - 45 degrees bevel.
26. Type of lock or latch. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Manually operated edge or surface mounted flush bolts and surface bolts are prohibited. When exit doors are used in pairs and approved automatic flush bolts are used, the door leaf having the automatic flush bolts shall have no door knob or surface mounted hardware. The unlatching of any leaf shall not require more than on operation.
27. Type of lock or latch. Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
28. This requirement shall not apply to exterior exit doors in a group B occupancy if there is a readily visible, durable sign on or adjacent to the door stating "this door to remain unlocked, during business hours". The sign shall be in letters not less than 1 inch high on a contrasting background. The locking device must be of a type that will be readily distinguishable as locked. Exit doors from building or spaces having an occupant load of 10 or less may be provided with a night latch, dead bolt, or security chain, provided such devices are operable from the inside without the use of a key, special knowledge or effort and mounted at a height not to exceed 48 inches above the finished floor.
29. All electrical outlets and controls shall comply with articles 3-210 and 3-380 of the State Electrical Code.
30. All mirrors shall be mastic applied with full polished edges.
31. All countertops over 4' - 0" in length shall be supported at midpoints with fully concealed metal braces anchored to wood backing (treated fire retardant in rated walls) within partition - see detail 13/ TI-3.
32. All work shall be scribed tight and be free of mars and blemishes.
33. Provide backing for all accessories and cabinets.
34. Abbreviations used are those in common use. Architect will define intent of any questions.
35. All penetrations of fire resistive construction shall be protected with approved fire assemblies.
36. Provide a 3A-40BC rated fire extinguisher to be mounted in the room where inflammatory chemicals will be stored and the corridor every 150 feet for use in conjunction with the fixed fire extinguishing system.
37. Landing (1007). Landings are a minimum of 5'0" long at a minimum of every 400' at sidewalks with continuous slopes not more than 5%. No change in level exceeding 1/2". Cross slope will be 1/4" per foot maximum. There will be no grating.
38. Ramps (1007). Ramps will have maximum slope of 1:15. All ramps will have guide rails or 2" minimum curb.
39. Exit stairs. **Where stairways occur outside a building**, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2 inches wide and placed parallel to and not more than 1 inch from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as resistant as the other treads of the stair.
40. Floors. All floors shall have slip resistance surface.
41. Controls for lights, windows, temperature controls etc. (part 3). Maximum height shall be 40", *minimum 30"*. *Wall outlets should be a minimum of* 15" above the floor.
42. Hazards (1721 & ch. 72). Overhead obstruction is 6'8". Maximum of 4" projections over 23 above floor.
43. Lavatories (Part 5, P1504). Height of lavatory should be 25" to bottom of lip. Clear space in front of lavatories should be 2'6" by 40". Clear space beneath lavatory should be 2'5" high, 2'6" wide, 1'5" deep at bottom 9". Control to be lever, push-button, or similar type with maximum 5 pound force to operate.
44. Accessories (1711.1). Accessories height shall be 3'4", at least one of each type accessible. The bottom edge of a mirror shall be 3'4" maximum from the floor. The toilet paper holder shall be a maximum of 1'0" in front of water closet.
45. Street address shall be painted on the roof to be visible to Police air units.
46. Street address and business name shall be affixed to alley doors.
47. All exterior doors shall have adequate lighting so people inside can view the exterior of the building without opening the doors.
48. Roof vents and access hatches shall be burglar proof.
49. There shall be an intercom to allow the persons inside the ability to communicate with the persons outside without opening the alley door.
50. There shall be an intercom to allow the persons inside the ability to communicate with the persons outside without opening the alley door.

SHEET NOTES

1. WASHER & DRYER PROVIDED BY OWNER, VENT TO BE INSTALLED ON THE ROOF
2. REFRIDERATOR PROVIDED BY OWNER
3. OVEN/RANGE PROVIDED BY OWNER
4. ENTRANCE TO RESIDENTIAL UNIT, LANDING TO BE LEVELED TO +1'-2"
5. 1 1/2" RAILING AT STAIR TO SIDEWALK, SEE 6/A-8 FOR DETAILS
6. PROVIDE FILLER BETWEEN WINDOW & WALL
7. STEP MARKINGS, SEE NOTE 38
8. STAINLESS STEEL DOUBLE SINK WITH GARBAGE DISPOSAL

GENERAL NOTES

ALL FINISH FLOOR ELEVATIONS FOR THE RESIDENTIAL UNIT IN PHASE II TO BE 1'-2", LEVELING TO THE FINISH FLOOR ELEVATIONS OF DRESSING ROOM 103, PREPARATION ROOM 104, & HALL 123 OF PHASE I OF PROJECT. CONCRETE FILL TO BE PROVIDED WHERE REQUIRED.

LEGEND

- PHASE I: FUNERAL SERVICE AREA (PREVIOUS PERMIT #TI05-0086)
- PHASE 3: STORAGE AREA (NOT INCLUDED)
- EXISTING TO BE REMOVED
- EXISTING EXTERIOR WALL
- (N) INTERIOR STUD WALL
- (N) 1 HR. RATED WALL, SEE DETAIL 1/A-8
- EXISTING INTERIOR WALL TO REMAIN
- (N) EXTERIOR STUD WALL: 5/8" ANCHOR BOLT @ 4" O.C. 3X4 PT. SILL PLATE 2X4 STUDS @ 16" O.C. 3/8" PLYWOOD ON EACH SIDE 5/8" GYB BOARD ON THE INSIDE EXTERIOR FINISH TO MATCH EXISTING
- (N) 2X6 PLUMBING WALL
- 110V DUPLEX RECEPTACLE
- 110V DUPLEX RECEPTACLE W/GROUND FAULT INTERRUPT
- 220V DUPLEX RECEPTACLE W/GROUND FAULT INTERRUPT
- TELEPHONE OUTLET AND DATA, INCLUDES OUTLET BOX AND CONDUIT (3/4" UON) TO PANEL. (WALL MOUNTED AT +18" A.F.F.)
- WATER CONNECTION FOR ICE MAKER
- GAS CONNECTION

① AFCI = ARC Fault circuit Breakers for Bedrooms
② SD = wired/Battery Back smoke detectors/bedrooms Hall
③ Dimmer switches - Bedrooms Living room Breakroom
④ Fluorescent lighting - Kitchen Bathroom, Laundry
⑤ 1-20 AMP Laundry circuit
⑥ 1-20 AMP Bathroom circuit
⑦ 2-20 AMP Kitchen counter top receptacles

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VALLEJO, CA

LICENSED ARCHITECT JOHN CLAYTON ... No. C 14... REN. 1/12 STATE OF CALIFORNIA

DATE:	03-31-06
REV. NO.	REV. DATE

EXISTING & PROPOSED FLOOR PLANS

A - 1

JOB NO.: DMU02

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