

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF AKRAA ARCHITECTURAL CREATIONS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF AKRAA ARCHITECTURAL CREATIONS IS PROHIBITED.

NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC. OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES -WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES." OBTAIN APPROVAL FROM REAL ESTATE BUSINESS UNIT OF DWP.
2. OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:
  - a. TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 3306.
  - b. FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.
3. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48" (210-52 NEC)
4. ALL NEW LIGHTING SHALL BE FROM AN ENERGY HIGH EFFICACY LIGHT SOURCE (E.G. FLUORESCENT LAMP (T-24, SEC. 150 (K).
5. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R3302.3).
6. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
7. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING, AEROSOL PAINTS AND SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.5. (R340)
8. ANNULAR SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOMS/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.4. (R602.3.4.1)
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK, AND SHALL NOTIFY THE ARCHITECT AND OWNER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPANCIES AND/OR SPECIFICATIONS WHICH IN FACT EXIST OR WHICH MAY BE REQUIRED IN ORDER TO ACCOMMODATE EXISTING CONDITIONS. COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
10. ALL OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF WORKING DRAWINGS AND/OR SPECIFICATIONS WHICH MAY REQUIRE CLARIFICATION OR ADDITIONAL DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. IF THE CONTRACTOR PROCEEDS TO COMPLETE THE WORK ON HIS OWN, HE SHALL ASSUME FULL RESPONSIBILITY FOR SUCH WORK.
11. DO NOT SCALE DRAWINGS.
12. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL FOR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
13. CONTRACTOR SHALL CONSULT ALL REPRESENTATIVES OF CITY, GAS, LIGHT, WATER, POWER AND PHONE COMPANIES, CONCERNING AVAILABLE FACILITIES BEFORE STARTING WORK OR CONNECTING FACILITIES.
14. CONTRACTOR SHALL PROVIDE SUBSTANTIAL AND ADEQUATE PROTECTION FOR PEDESTRIAN AND OTHER TRAFFIC ADJACENT TO CONSTRUCTION SITE, IN ACCORDANCE WITH U.S.C. CHAP. 44.
15. PERMIT IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
16. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN TEMPORARY ELECTRIC LIGHTS WHEREVER IT IS NECESSARY TO PROVIDE ILLUMINATION FOR THE PROPER PERFORMANCE AND INSPECTION OF THE WORK. THE LIGHTING SHALL PROVIDE SUFFICIENT ILLUMINATION, AND SHALL BE PLACED AND DISTRIBUTED IN EVERY PLACE WHERE WORK IS BEING PERFORMED. THIS TEMPORARY LIGHTING EQUIPMENT SHALL BE MAINTAINED THROUGHOUT THE WORK. AVAILABLE FOR THE USE OF THE OWNER AND ARCHITECT WHENEVER REQUIRED FOR INSPECTION.
17. CLEAN-UP: ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK AND SHALL DISPOSE OF SAME IN A LEGAL MANNER.
18. ALL MATERIALS USED ON THE JOB SHALL BE NEW, UNUSED, CLEAN AND FREE FROM DEFECTS.
19. ALL MATERIALS SHALL BE OF THE BEST OF THEIR RESPECTIVE KINDS. ALL LABOR INSTALLATION SHALL BE PERFORMED IN THE BEST POSSIBLE MANNER BY SKILLED WORKERS.
20. ALL WORK SHALL CONFORM TO THE BEST PRACTICE METHODS PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK.
21. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGES TO OWNERS' PROPERTY AS A RESULT OF NEGLIGENCE.

GENERAL NOTES:

1. PROVIDE A MINIMUM OF 3" DIAMETER SEWER/ DRAIN LINE WITH 2% SLOPE.
2. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS CBC SECTION 2320.11.9.10.
3. HEATING AND AIR CONDITIONING SYSTEM TO BE IN ACCORDANCE WITH TITLE 24 ENERGY STANDARD.
4. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
5. FAU AND CONDENSER MUST MATCH TITLE 24
6. GAS SHUTOFF: AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
7. FIRE STOPS MUST BE INSTALLED IN THE FOLLOWING PLACES:
  - A. IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE WALL LENGTH
  - B. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS AND FLOORS TO CEILING OR ATTICS.
8. STOVES/FIREPLACES: ALL SOLID FUEL BURNING APPLIANCE MAY BE INSTALLED ONLY IF "EPA" CERTIFIED AS REQUIRED BY THE AIR POLLUTION CONTROL BOARD.

PLUMBING NOTES:

1. EFFECTIVE JAN 1 2014 CALIFORNIA SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN1, 1994 WITH WATER CONSERVING PLUMBING FIXTURES. TO COMPLY WITH FORM SRN 16
2. THE MINIMUM SIZE CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING LISTED CPC TABLE 5-1
3. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE

CONSTRUCTION SAFETY:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF HIS WORK
2. THE CONTRACTOR SHALL PROTECT PUBLIC UTILITIES EQUIPMENT BY ENCLOSING OR BOXING IN. UPON COMPLETION OF THE WORK, REMOVE ALL ENCLOSURES OR PROTECTION AND LEAVE THE WORK IN A FINISHED CONDITION.
3. NO TRENCHES OR EXCAVATIONS SHALL BE 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, UNLESS A PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
4. ALL ELEVATED AREAS OF WORK, SUCH AS EQUIPMENT PLATFORMS, SHALL HAVE TEMPORARY BARRIERS AROUND THEIR ENTIRE PERIMETER MAINTAINED UNTIL PERMANENT SCREENS ARE COMPLETED, PER OSHA REQUIREMENTS.
5. ALL PERSONS PERFORMING WORK OR OTHER DUTIES ON ROOF AND/OR OTHER ELEVATED LOCATIONS SHALL, AT ALL TIMES, BE PROTECTED WITH SAFETY LINES OR OTHER APPROPRIATE PROTECTIVE DEVICES, PER OSHA REQUIREMENTS
6. THE ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING OR PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE MENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS

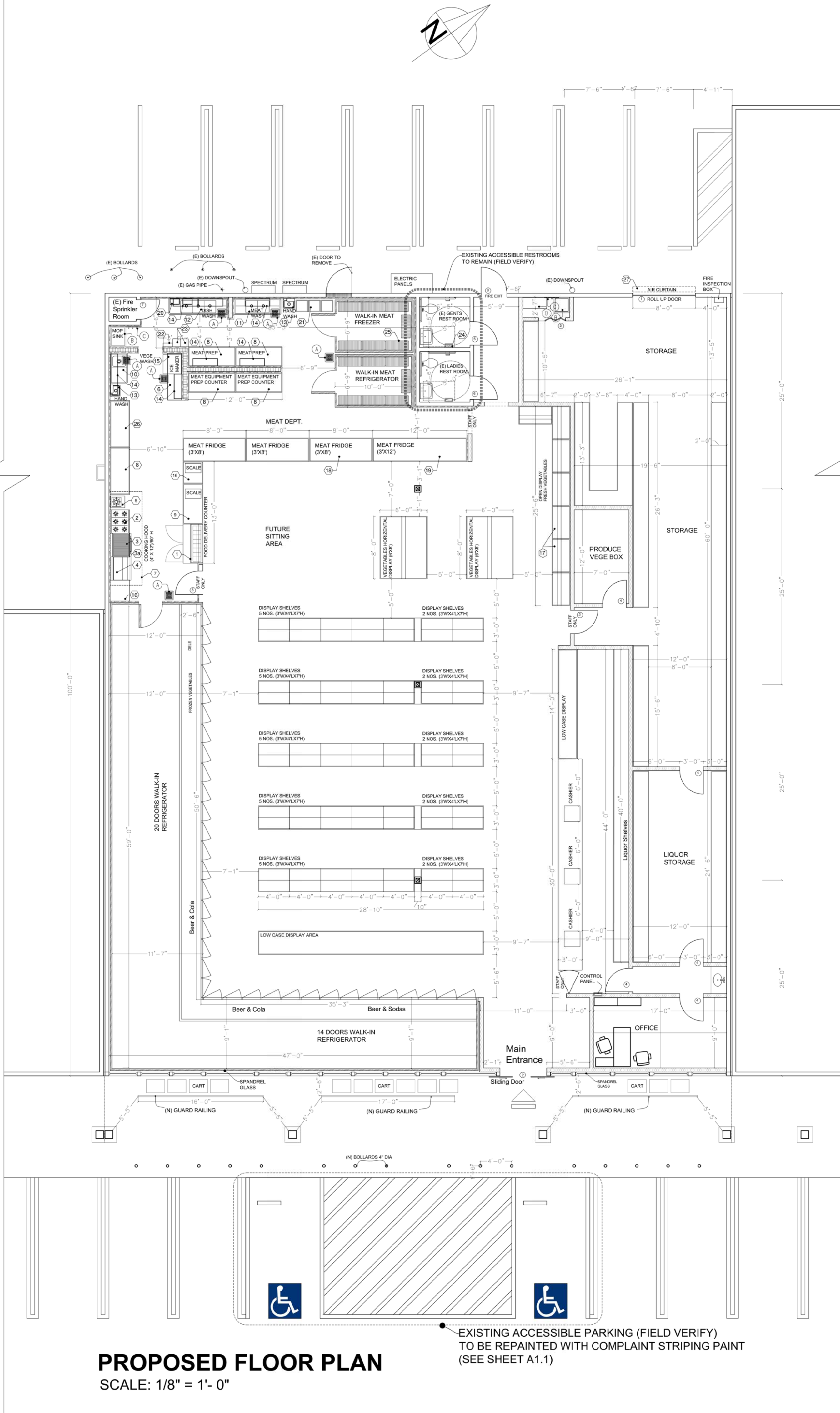


(E) BACK ELEVATION



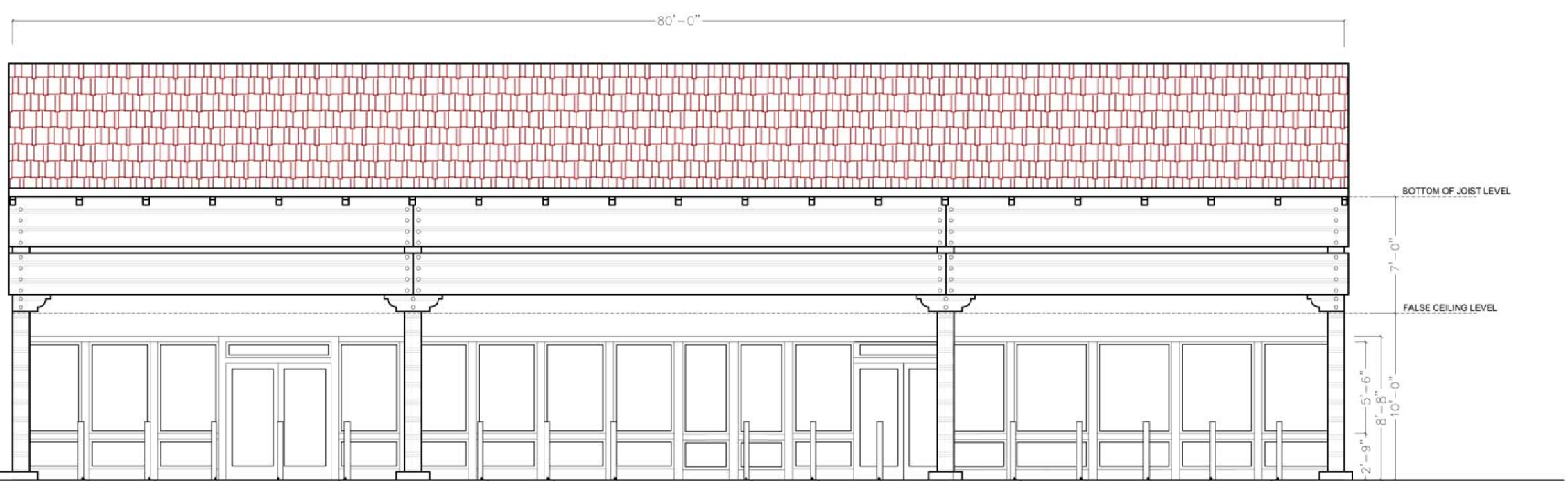
(E) FRONT ELEVATION

EXISTING ACCESSIBLE PARKING (FIELD VERIFY) TO BE REPAINTED WITH COMPLAINT STRIPING PAINT ALSO (SEE DETAILS A&B ON THIS SHEET FOR SIONS)



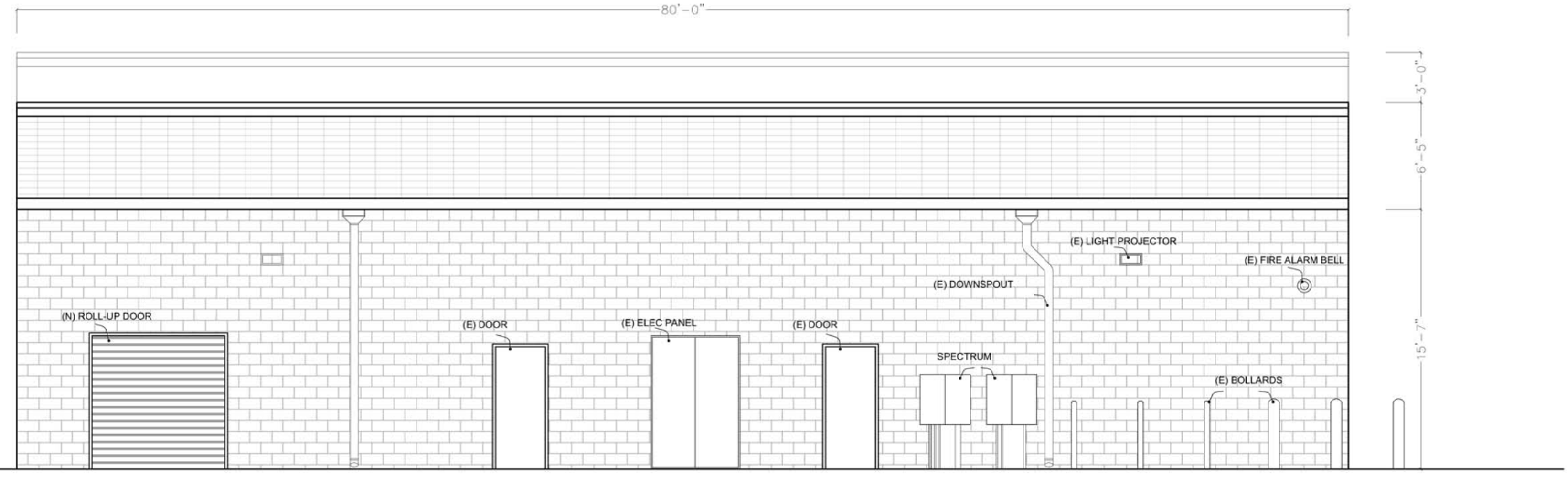
PROPOSED FLOOR PLAN

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



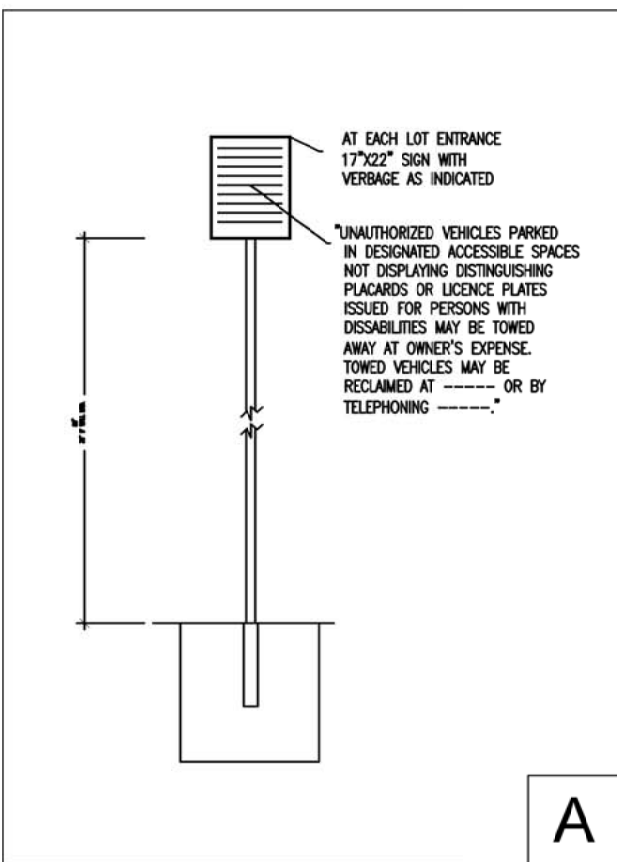
FRONT ELEVATION

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

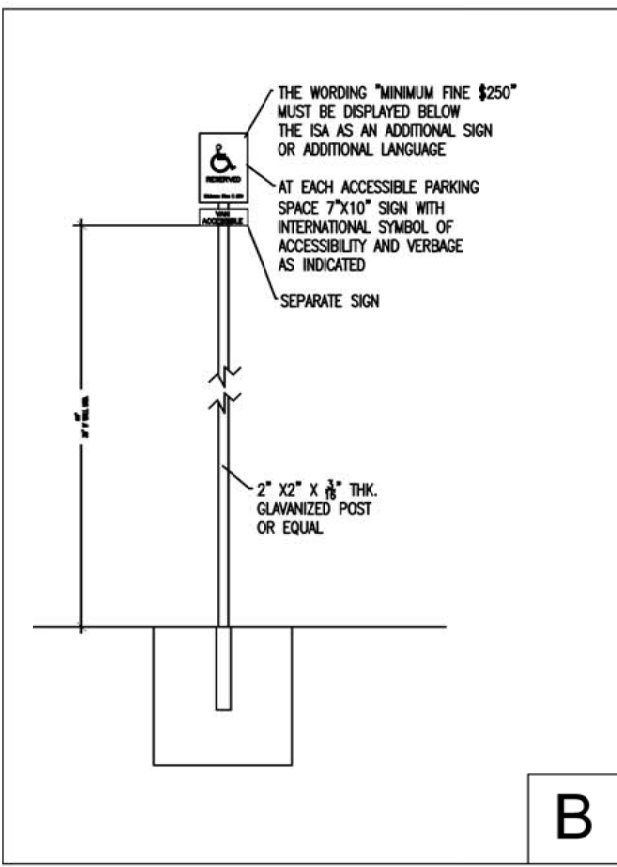


BACK ELEVATION

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



STANDARD SPACE SIGNAGE



TOW AWAY SIGNAGE

NO.	DATE	REVISION
DRAWN	•	
SCALE	•	AS SHOWN
DATE	•	12/21/2020
JOB	•	12212020
SHEET	•	