



# KELSEYVILLE SENIOR EVENT CENTER

BUILDING DEPARTMENT & CONTRACTOR NOTES	HEALTH DEPARTMENT NOTES	OCCUPANCY: A; 175 OCCUPANTS																			
<p>1. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF ALL GOVERNING NATIONAL, STATE AND LOCAL BUILDING CODES, AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF BUILDING.</p> <p>2. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF CODE AND THE DRAWINGS.</p> <p>3. CONTRACTOR SHALL HAVE CURRENT WORKERS' COMPENSATION INSURANCE IN COMPLIANCE WITH CALIFORNIA LABOR LAW.</p> <p>4. DRAWINGS -- ALL DIMENSIONS SHALL BE VERIFIED AND REVIEWED BY THE CONTRACTOR. ANY DISCREPANCIES OR INFORMATION UNCLEAR TO THE CONTRACTOR SHALL BE REVIEWED WITH THE ARCHITECT FOR DIRECTION. ANY ASSUMPTIONS MADE BY THE CONTRACTOR, WHICH CONFLICT WITH THE WORK SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.</p> <p>A. DIMENSIONS TAKE PRECEDENCE OVER SCALES.</p> <p>B. LARGE-SCALE DETAILS ARE PRECEDENT OVER SMALL SCALES</p> <p>C. ALL DIMENSIONS ARE TO THE FACE OF FINISH SURFACES, EXCEPT FOR ON THE FOUNDATION PLAN OR OTHERWISE NOTED.</p> <p>D. GRID LINES SET TO OUTSIDE FACE OF CONC. WALLS</p> <p>E. ALL WORK SHALL BE ERECTED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE DETAILS.</p> <p>F. DETAILS MARKED TYPICAL SHALL APPLY IN ALL CASES U.N.O.</p> <p>5. CONTRACTORS SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR DEVIATIONS BETWEEN FIELD CONDITIONS AND PROPOSED SCOPE OF WORK INDICATED ON DRAWINGS.</p> <p>6. CONTRACTOR SHALL CHECK, REVIEW, AND VERIFY ALL FIELD MEASUREMENTS WITH PROPOSED SCOPE OF WORK AND EXPRESSED DIMENSIONS HEREIN. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING / CONTINUING WORK.</p> <p>7. THE CONTRACT ARCHITECTURAL &amp; STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. CONTRACTOR SHALL PROVIDE PLANS &amp; PERMITS FOR TEMPORARY SHORING OF EXCAVATIONS THAT REMOVE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING / STRUCTURE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE.</p> <p>8. THE CONTRACTOR SHALL PURCHASE "ALL RISK" BUILDER'S RISK COVERAGE WITH A SUFFICIENT LIMIT TO PROTECT THE ACTUAL REPLACEMENT VALUE OF THE WORK. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS ADDITIONAL INSURED. SEE ARTICLE 11 OF AIA DOCUMENT A201 FOR FURTHER INSURANCE INFO.</p> <p>9. THE CONTRACTOR'S CERTIFICATE OF INSURANCE SHALL BE PREPARED FOR THE OWNER'S RECORDS AND DELIVERED TO THE ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>10. IN PREPARING A BID, THE CONTRACTOR SHALL HAVE VISITED THE SITE OR REFERRED WITH THE ARCHITECT, CAREFULLY EXAMINED THE DRAWINGS AND THE METHODS OF REMOVAL AND STORAGE OF MATERIALS, THE SEQUENCING OF OPERATION, AND THE PROBLEMS ATTENDANT THERETO. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE IN OBSERVING THE SITE CONDITION. BID SHOULD ADDRESS OPTIONS AS NOTED IN DRAWINGS.</p> <p>11. CONTRACTOR SHALL INVESTIGATE AND BE PRESENT AT THE SITE DURING SITE CLEARING, EARTHWORK, EXCAVATIONS, ETC. IF ANY BELOW GRADE ITEMS OR CONDITIONS ARE DISCOVERED WHICH CONFLICT WITH PROGRESS AND INTENT OF THE PROJECT, THE ARCHITECT SHALL BE NOTIFIED.</p> <p>12. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE OTHERWISE NOTED.</p> <p>13. CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK FOR SIZE AND LOCATION OF WALL, FLOOR AND ROOF OPENINGS, WALL OFFSETS, PROVISIONS FOR PRESENT AND FUTURE EQUIPMENT, ATTACHMENT AND MOUNTING OF FIXTURES, INSERTS OR OTHER OPENINGS, AND OTHER DETAILS. SHOULD A COORDINATION ERROR OR OMISSION BE IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. THE ARCHITECT WILL ISSUE INSTRUCTIONS AS TO PROCEDURE.</p> <p>14. THE CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DESIGN AS DOCUMENTED IN THE PLANS AND SPECIFICATIONS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT.</p> <p>15. PROVIDE TEMPORARY SANITARY FACILITIES FOR WORKER'S USE PER THE LOCAL BUILDING DEPARTMENT REGULATIONS.</p> <p>16. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.</p> <p>17. CONTRACTOR TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM OR FURNACE FAN SYSTEMS DURING CONSTRUCTION; COVER ALL VENTS &amp; REGISTERS; CAP ALL LINES TO ELIMINATE ALL GASES FROM ENTERING THE WORKSPACE &amp; LIVING SPACE; FORCE FLUSH AND VACUUM HVAC SYSTEM UPON PROJECT COMPLETION, PRIOR TO THE RESTART OF THE SYSTEM.</p> <p>17. THE CONTRACTOR IS TO VENT EACH AREA FROM FUMES, DUST, ETC. DO NOT USE A/C SYSTEM AND OR FURNACES FAN SYSTEM DURING CONSTRUCTION. COVER ALL VENTS AND REGISTERS TO PROTECT FROM DEBRIS, CAP ALL LINES TO ELIMINATE ALL GASES FROM ENTERING THE WORKSPACE AND LIVING SPACE. FORCE FLUSH AND VACUUM HVAC SYSTEM UPON PROJECT COMPLETION, PRIOR TO THE RESTART OF THE SYSTEM.</p> <p>18. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL SITE WORK, CONSTRUCTIONS, PROPERTY, AND ANY PLANT MATERIAL. ANY ITEM TO REMAIN OR NOT IN SCOPE OF PROJECT WHICH IS DAMAGED OR INJURED SHALL BE AT THE CONTRACTOR'S COST TO HIM/HERSELF, REPLACED, OR REPAIRED TO "AS IS" CONDITIONS PRIOR TO CONSTRUCTION OR DEMOLITION. SUCH PATCHING OR REPAIR INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: ANY BROKEN OR DAMAGED UTILITIES, SPRINKLER PIPE, ELECTRICAL OR PHONE LINES. CONTRACTOR SHALL PATCH OR REPLACE ANY DAMAGED CONCRETE SIDE WALK.</p> <p>19. CONTRACTOR SHALL KEEP PROJECT AND SITE AT ALL TIMES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTOR, PRIOR TO COMMENCING ANY WORK.</p> <p>20. AT ALL TIMES THE BUILDING, WORK AREA AND SITE SHALL BE KEPT ORDERLY, CLEAN, AND FREE OF DEBRIS &amp; DIRT. DEBRIS, WASTE, RUBBISH, AND DISUSED IMPLEMENTS AND EQUIPMENT SHALL NOT ACCUMULATE OVER A 24 HOUR PERIOD, FLAMMABLE AND/OR TOXIC MATERIALS SHALL NOT BE STORED IN PROJECT STRUCTURES OR ADJACENT TO.</p> <p>21. CONTRACTOR SHALL KEEP NOISE, DUST, DEBRIS, ETC. TO A MINIMUM AS SET FORTH BY OWNER.</p> <p>22. ALL MATERIAL STORED ON THE SITE SHALL BE STACKED NEATLY ON SKIDS, PLATFORMS OR BLOCKING "HIGH AND DRY" PROTECTED AS RECOMMENDED BY THE MANUFACTURERS, FROM POTENTIAL DAMAGE AND DETERIORATION CAUSED BY THE ELEMENTS.</p> <p>23. ALL EQUIPMENT, HARDWARE, AND OTHER ITEMS SHALL BE SUPPLIED AS SPECIFIED, UNLESS CHANGES ARE REVIEWED &amp; ACCEPTED BY BOTH THE OWNER AND ARCHITECT. IF CHANGES ARE REQUIRED FOR ANY REASON TO COMPLY WITH THE DESIGN INTENT, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY WITH RECOMMENDED COURSE OF ACTION.</p> <p>24. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES PRIOR TO EXCAVATING FOR UTILITIES AND SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND CONSTRUCTION PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT SHOULD A PROBLEMATIC CONDITION BE FOUND.</p> <p>25. REGULATIONS, TAXES AND PERMITS: THE WHOLE OF THE WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE REGULATIONS AND CODES OF THE GOVERNMENTAL AGENCIES WHOSE JURISDICTION IS APPLICABLE. THE OWNER SHALL PAY FOR PLAN CHECKING AND BUILDING PERMITS. EACH SUB- CONTRACTOR SHALL SATISFY LOCAL PERMIT, LICENSE, INSURANCE AND SAFETY REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE JOB INSPECTIONS PERTAINING TO HIS/HER TRADE. ALL APPLICABLE TAXES SHALL BE INCLUDED IN THE CONTRACT. SUB-CONTRACTORS SHALL OBTAIN &amp; PAY FOR PERMITS PERTAINING TO HIS/HER TRADE.</p> <p>26. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS RELATED TO PROJECT FOR ERRORS, OMISSIONS, AND DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING TO REVIEW ERRORS, OMISSIONS &amp; DISCREPANCIES PRIOR TO THE PERFORMANCE OF WORK.</p> <p>27. THE CONTRACTOR SHALL PROVIDE OWNER A LIST OF HEATING, COOLING, WATER HEATING, AND ALL WARRANTIES, MANUALS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING &amp; INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.</p> <p>28. THE CONTRACTOR SHALL PROVIDE A FIRE PROTECTION SYSTEM DURING CONSTRUCTION, MAINTAIN INSURANCE &amp; ADHERE TO REQ'S OF LOCAL FIRE DEPARTMENT, PRIOR TO ANY CONSTRUCTION.</p> <p>29. THE CONTRACTOR SHALL PROTECT ALL AREAS OF JOB SITE NOT UNDER CONSTRUCTION BY PROVIDING APPROPRIATE COVERINGS, SUCH AS RAMBOARD, PLASTIC, ETC.</p> <p>30. THERE SHALL BE NO TRENCHES OR EXCAVATIONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR THE CONTRACTOR MUST OBTAIN A NECESSARY PERMIT PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.</p> <p>31. OPEN EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANES, AND PENETRATIONS THROUGH ENVELOPE SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR INFILTRATION OR WATER LEAKAGE. DOORS AND WINDOW SHALL BE FULLY WEATHER-STRIPPED. CONTRACTOR TO DESIGN AND SPECIFY ALL FLASHING AS REQUIRED TO PREVENT WATER PENETRATION FROM THE EXTERIOR TO THE INTERIOR. CONTRACTOR TO REFER TO ALL MANUFACTURER SPECIFICATIONS FOR FACADE, WINDOW, AND DOOR PENETRATIONS.</p> <p>32. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC REACTIONS.</p> <p>33. ROOFING CONTRACTOR IS RESPONSIBLE FOR INSURING THAT FLASHING AND WEATHER PROOFING ARE WATERTIGHT WHERE ANY NEW STACKS PENETRATE, IF REQ'D.</p> <p>34. ALL PLUMBING, MECHANICAL, DRAINAGE, SEWAGE SYSTEMS ARE TO BE DESIGNED AND SPECIFIED BY A LICENSED CONTRACTOR AND SHALL CONFORM TO ALL LOCAL PREVAILING CODES.</p> <p>35. ARCHITECT SHALL BE NOTIFIED OF DIMENSIONAL DISCREPANCIES, BUT CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING, PURCHASING OR INSTALLATION.</p> <p>36. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES &amp; EQUIPMENT.</p> <p>37. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING TO INSURE PROPER ATTACHMENT OF GYP. BOARD, CABINETRY, BASEBOARD, CASEWORK, ETC. &amp; PACK &amp; SEAL CRACKS.</p> <p>37. ANY SUBSTITUTIONS SHALL BE REVIEWED AND ACCEPTED BY OWNER AND ARCHITECT PRIOR TO COMMENCING INSTALLATION, ANY ADDITIONAL COSTS INCURRED BY THE CONTRACTOR DUE TO HIS/HER FAILURE TO OBTAIN REQUIRED ACCEPTANCE SHALL NOT BE REMEDIATED BY THE OWNER OR AFFECT THE CONTRACT PRICE.</p> <p>38. ALL DOOR LOCKS, CATCHES, BUMPERS, CABINET PULLS, ACCESSORIES ARE TO BE SPECIFIED BY ARCHITECT AND/OR OWNER.</p> <p>39. SET AND SECURE ALL CABINETRY, PLUMB AND SQUARE, COUNTER SINK ALL FASTENERS, COUNTERTOPS TO BE GLUED AND SCREWED SECURELY IN PLACE, ADJUST ALL DOORS.</p> <p>40. MANUFACTURER'S INSTALLATION REQUIREMENTS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS OR NOTES.</p>	<p>1. WALLS ADJACENT TO TRASH BIN AREAS SHALL BE SMOOTH AND WASHABLE.</p> <p>2. ALL FOOD-RELATED AND UTENSIL-RELATED EQUIPMENT SHALL MEET OR BE EQUIVALENT TO SANITATION STANDARDS ESTABLISHED BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED PROGRAM. ACCREDITED AGENCIES INCLUDES, NSF, UL, ETL, CSA ETC.</p> <p>3. ALL FLOOR MOUNTED EQUIPMENT WILL BE INSTALLED ON MINIMUM 6" SANITARY LEGS, CASTORS, OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CURB WITH CONTINUOUSLY COVERED BASE. COUNTERTOP EQUIPMENT WILL BE ON A 4" SANITARY LEGS OR SEALED TO THE COUNTER UNLESS READILY MOVABLE.</p> <p>4. IF SOFT DRINK, ICE OR OTHER DISPENSERS ARE SELF-SERVICE, OR IF REFILLS ARE PROVIDED THEY MUST BE PUSH BUTTON TYPES, OR LEVER TYPES WHERE THE LEVER CONTACTS THE CONTAINER AT LEAST ONE INCH BELOW THE RIM.</p> <p>5. ALL EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING.</p> <p>6. TOILET ROOM DOOR TO BE SELF-CLOSING AND TIGHT FITTING.</p> <p>7. A MINIMUM OF 20 FOOT-CANDLES IS PROVIDED WHERE FOOD IS PROVIDED FOR CONSUMER SELF-SERVICE, WHERE FRESH PRODUCE OR PACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION; INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS, IN AREAS USED FOR HAND-WASHING, WAREWASHING, EQUIPMENT AND UTENSIL STORAGE AND TOILET ROOMS.</p> <p>8. A MINIMUM OF 50 FOOT-CANDLES OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED WHEN WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, OR SAWS WHERE EMPLOYEE SAFETY IS A FACTOR AND IN ALL AREAS DURING PERIODS OF CLEANING.</p> <p>9. SHATTERSHIELDS FOR ALL LIGHTS ABOVE FOOD PREPARATION, WORK, AND STORAGE AREAS WILL BE PROVIDED.</p> <p>10. 3-COMPARTMENT SINK MINIMUM SIZE TO HOLD LARGEST EQUIPMENT TO BE WASHED, OR 18"X18"X12" W/ (2) 18" DRAIN BOARDS AND 8" INTEGRAL BACK SPLASH.</p> <p>11. SINKS TO HAVE SPOUTS CAPABLE OF REACHING EACH COMPARTMENT.</p> <p>12. A SEPARATE WET WADE DUMP FIXTURE SHALL BE PROVIDED FOR DISPOSAL OF DRINK OR WASTE ICE.</p> <p>13. THE NUMBER OF EMPLOYEES PER SHIFT WILL BE (2) INCLUDING OWNERS &amp; MANAGERS.</p> <p>14. THE TANKLESS HOT WATER HEATER IS A COMMERCIAL TYPE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER AT A TEMPERATURE OF 120 DEGREES (F) TO ALL WASHING SINKS AND BETWEEN 100-108 DEGREES (F) TO ALL HAND WASHING SINKS. PEAK DEMAND USED FOR SIZING TANKLESS HEATER.</p> <p>15. ALL LAVATORIES OR HAND SINKS TO HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER AT 100-DEGREES(F)</p> <p>16. EACH LAVATORY AND HAND WASHING SINK MUST HAVE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSER.</p> <p>17. HAND SINKS SHALL BE PROVIDED WITH BACK SPLASH EXTENDING UP THE WALL AT LEAST 8" AND SHALL BE FORMED AS AN INTEGRAL PART OF THE SINK AND SEALED TO THE WALL.</p> <p>18. ALL PLUMBING, ELECTRICAL AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AS AN EXTENT AS POSSIBLE, MUST BE IN WALL.</p> <p>19. WHERE CONDUITS COULD NOT BE CONCEALED AS INDICATED ABOVE, SHALL BE INSTALLED AT LEAST 6" A.F.F. AND .75" OFF FROM WALLS USING STANDOFF BRACKETS.</p> <p>20. HORIZONTAL RUNS, DRAIN LINES SHALL TERMINATE AT LEAST 1" ABOVE OVERFLOW RIM OF THE FLOOR SINK VIA RIGID PLUMBING.</p> <p>21. CONDUITS, PLUMBING, OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY, TRAFFIC AREA, OR DOOR OPENING.</p> <p>22. MULTIPLE RUNS OR CLUSTER OF CONDUIT OR PIPELINES SHALL BE FURRED-IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.</p> <p>23. ALL EQUIPMENT WHICH GENERATES CONDENSATE OR SIMILAR LIQUID WASTE SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK, 15 FEET MAX. FROM EQUIPMENT SERVED, PROVIDE 1" AIR GAP. FLOOR DRAINS CANNOT BE USED IN LIEU OF FLOOR SINKS.</p> <p>24. FLOOR SINK TO BE 50% EXPOSED WHEN NO ACCESS IS PROVIDED FOR CLEANING OR BE IN LINE WITH THE FRONT FACE OF ELEVATED FREE STANDING EQUIPMENT.</p> <p>25. AN APPROVED BACKFLOW PREVENTER SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. HOSES SHALL NOT BE ATTACHED TO A FAUCET OR HOSE BIB UNLESS AN APPROVED BACK FLOW PREVENTER IS PROVIDED.</p> <p>26. FOR CLEANING FLOOR MATS, THE JANITORIAL SINK SHALL BE 24"X30" FLOOR MOUNTED TYPE. MOPS SHALL BE PLACED IN POSITION THAT ALLOWS THEM TO AIR DRY WITHOUT SOILING LINES, EQUIPMENT, OR SUPPLIES.</p> <p>27. THE JANITORIAL SINK FAUCET SHALL BE PROVIDED WITH THREADED OUTER LIP FOR HOSE ATTACHMENT AND APPROVED BACKFLOW PREVENTION DEVICE. NO CHEMICAL DISPENSING SYSTEM OR SHUTOFF VALVES TO BE ATTACHED TO MOP SINK FAUCET OUTLET UNLESS "SIDEKICK" DEVICE IS INSTALLED (NOT APPLICABLE).</p> <p>28. NO CONDENSATE OR WASTEWATER INCLUDING HVAC WILL DRAIN INTO THE JANITORIAL SINK.</p> <p>29. ADEQUATE VENTILATION IS PROVIDED TO EXISTING TOILET ROOM. THERE ARE NO JANITOR CLOSETS WITH MOP SINKS, INDOOR TRASH ROOMS, OR DRESSING/CHANGE ROOM(S) INCLUDED IN AREA OF WORK.</p> <p>30. THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY.</p> <p>31. THE PAINT USED ON WALLS AND CEILINGS OF ALL KITCHENS, FOOD PREPARATION, WORK AND STORAGE AREAS WILL BE A GLOSS OR SEMI-GLOSS ENAMEL. FINISH MATERIALS SHALL BE A LIGHT COLOR IN FOOD PREP AREAS FOR EASY CLEANING.</p> <p>32. PRIOR TO INSTALLATION, SAMPLES OR SPEC. SHEETS OF FINISHES TO BE SUBMITTED TO ENVIRONMENTAL HEALTH FOR APPROVAL AS NEEDED OR REQUESTED.</p> <p>33. COLD STORAGE ROOMS SHALL BE PROVIDED WITH A SECTION OF SHELVING INSTALLED TO HOLD SHALLOW COOL DOWN PANS-NOT TO EXCEED 4" IN HEIGHT. SPACE BETWEEN SHELVING TO BE AT LEAST 8" HIGH.</p> <p>34. BACKUP DRY STORAGE SHELVING SHALL BE A MINIMUM OF 96 LINEAR FEET (MEASURED WITH TIERS) OR 25% OF KITCHEN, FOOD PREPARATION, AND WORK AREAS WHICHEVER IS GREATER. SHELVING SHALL BE AT LEAST 18" DEEP AND START A MINIMUM 6" OFF THE FLOOR SURFACE.</p> <p>35. SHELVING OVER WET AREAS (SINKS, MOP SINKS ETC.) AND FOOD PREPARATION SURFACES WILL BE STAINLESS STEEL.</p> <p>36. ALL SEAMS, GAPS, OPENINGS TO BE PROPERLY SEALED.</p> <p>37. ALL NEW AND REPLACEMENT OF ELECTRICAL APPLIANCES SHALL MEET APPLICABLE UNDERWRITERS LABORATORIES (UL) STANDARDS FOR ELECTRICAL EQUIPMENT AS DETERMINED BY AN ANSI ACCREDITED PROGRAM.</p> <p>38. ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY A SIX (6) INCH HIGH EASILY CLEANABLE LEGS, COMMERCIAL CASTERS, OR COMPLETELY SEALED IN POSITION ON A FOUR (4) INCH HIGH CONTINUOUSLY COVERED BASE, OR CONC. CURB.</p> <p>39. ALL NEW AND REPLACEMENT OF ELECTRICAL APPLIANCES SHALL MEET APPLICABLE UNDERWRITERS LABORATORIES (UL) STANDARDS FOR ELECTRICAL EQUIPMENT AS DETERMINED BY AN ANSI ACCREDITED PROGRAM.</p> <p>40. RESTROOM TON BE PROVIDED WITH CEILING EXHAUST FAN AND MIN. OF 5 AIR CHANGES PER HOUR, EXHAUST FAN SHALL INTERLOCK WITH ROOM LIGHT SWITCH.</p> <p>41. THE BUILDING SHALL BE RODENT PROOFED, DOORS LEADING TO THE OUTSIDE ARE TO BE SELF-CLOSING AND HAVE NO MORE THAN .25" GAP AROUND THE PERIMETER OF THE DOOR, SEAL ANY HOLES, CAPS, IN THE WALLS AND CEILING IF FOUND.</p> <p>42. 3-TIER STORAGE RACKS WITH 6" HIGH LEGS "NSF" APPROVED, NOT TO EXCEED 5'-9"</p> <p>43. INSTALL 6" HIGH SPLASH GUARD PARTITION BETWEEN SINKS, MAINTAIN 2" CLEARANCE, OF EACH SIDE OF SPLASH GUARD.</p> <p>44. SEAL AROUND METAL FLASHING, SINK BACK SPLASHES, AND AROUND PIPES AND CONDUITS WITH A NON-HARDENING SILICOM SEALANT.</p> <p>45. UTENSIL SERVICE TYPE OFFERED TO CUSTOMERS IS 100% SINGLE USE.</p> <p>46. HAZARDOUS MATERIALS WILL NOT BE STORED AND/OR USED WITHIN THE BUILDING WHICH WILL EXCEED THE QUANTITIES LISTED ON CBCTABLE 307.1 AND 307.2</p>	<p>OCCUPANCY: A; 175 OCCUPANTS</p> <p><b>OCCUPANCY</b> OCCUPANT LOAD ANALYSIS PER 2025 CBC CHAPTER 3. PER CBC 303.1.1 AN OCCUPANT LOAD &gt;49 SHALL BE CONSIDERED "A" OCCUPANCY TYPE.</p> <p><b>OCCUPANT LOAD</b> PER CBC 1004.5 AN "A" (ASSEMBLY) OCCUPANCY WITH UNCONCENTRATED (NOT FIXED) TABLES AND CHAIRS SHALL HAVE A MAX OCCUPANCY OF: <b>NET SF / 15:</b> <b>2,298sf / 15 = 153 OCCUPANTS.</b></p> <p><b>INDOOR SEATING:</b> INDOOR SEATING AREA = 1,130SF PER TABLE 1004.5 OCCUPANCY A UNCONCENTRATED: <b>1,130SF / 15 = 75 NON-FIXED (UNCONCENTRATED) SEATS AT NON-FIXED (UNCONCENTRATED) TABLES.</b></p> <p>PER CBC TABLE 11B-221.2.1.1 THE MIN. NUMBER OF ACCESSIBLE SEATS SHALL BE FOUR (4).</p> <p><b>EGRESS / OCCUPANCY ADJUSTMENT:</b> EGRESS ANALYSIS PER 2025 CBC SECTION 1004-1006. PER CBC TABLE 1006.2.1 A MAXIMUM OCCUPANCY LOAD OF &gt;50 IN AN UNSPRINKLERD SPACE CAN HAVE A MAXIMUM COMMON PATH OF EGRESS OF UP TO 75'-0" AND REQUIRES TWO (2) EXITS. PER SAME TABLE, A SPRINKLERED BUILDING CAN HAVE A MAXIMUM COMMON PATH OF EGRESS OF UP TO 100'-0" AND REQUIRES TWO (2) EXITS.</p> <p>PER CCR TITLE 8 SEC. 3229: REQUIRED EXIT WIDTH: (OL / 50) / 2 EXITS = <b>153 / 50 = 36.06"</b> <b>NO DOOR LESS THAN 36" = MIN. OF (2) TWO 36" EXIT DOOR SINGLE LEAF OUTSWINGING DOORS NOT MORE THAN 75' FROM OCCUPIABLE SPACE. SEE EGRESS DIAGRAMS.</b></p> <p><b>CODES</b></p> <p>ALL CONSTRUCTION TO CONFORM W/ 2025 CA. BUILDING, MECHANICAL, PLUMBING, FIRE, ELECTRICAL, ENERGY, GREEN BUILDING &amp; REFERENCE STANDARDS.</p> <p><b>VICINITY MAP</b> LOCATION</p> <p><b>CODES</b></p> <p> NORTH ORIENTATION: DRAWINGS MADE TO 38-DEGREE ROTATION TO MATCH PAGE ORIENTATION</p> <p><b>KEYNOTE INDEX</b></p> <p><b>APPROVAL STAMPS</b></p>	<p><b>PROJECT DATA</b></p> <p>PARCEL: 024-083-06          JURISDICTION: LAKE COUNTY          BASE ZONING: C2          FULL ZONING: C2-DR          GENERAL PLAN: MDR          SUPERVISOR DIST.:          ZONING:          SCHOOL DIST.:          UTILITIES:          OCCUPANCY: A          CONSTRUCTION TYPE: III-B          YEAR BUILT: 1965          SPRINKLERS: YES          STORIES / HEIGHT: 1 / 14'-3"          CODE: 2025          FLOOD ZONE: N/A          FIRE HAZARD SEVERITY: UZ          CLIMATE ZONE: 2          WIND EXPOSURE: B          EARTHQUAKE ZONE: II          SEISMIC CATEGORY: D          FARMLAND CATEGORY: D</p> <p>SETBACKS:          FRONT 10'-0"          BACK 10'-0"          SIDES 10'-0"          MAX HEIGHT 35'-0"</p> <p>AREA CALCULATIONS:          (NEW) CONSTRUCTION 440sf.          (RENO) AREA 2,180sf.          LOT AREA: 16Acres          LOT SQUARE FOOTAGE 6,969.5sf          EXISTING LOT COVERAGE: 48%          NEW TOT. LOT COVERAGE: 52%</p> <p><b>OWNERS DATA</b></p> <p>OWNER'S NAME: County of Lake          OWNER'S REPRESENTATIVE: Joseph Cooper</p> <p>OWNER'S ADDRESS:          5245 Third Street          Lakeport, CA. 95453</p> <p>PROJECT ADDRESS:          5245 Third Street          Kelseyville, CA. 95451          OWNER'S TELEPHONE:          ###-###-####</p> <p><b>PROJECT DESCRIPTION</b></p> <p>2,180sf 1-STORY RENOVATION OF CMU SENIOR EVENT CENTER &amp; COMMERCIAL KITCHEN + 440SF 1-STORY NEW CONSTRUCTION OF ENTRY VESTIBULE &amp; OFFICE</p> <p><b>DRAWING INDEX</b></p> <p>A0.0 TITLE SHEET          A0.1 SYMBOLS, ABBREVIATIONS, &amp; KEYNOTES          A0.2 APPLICABLE PROJECT CODE NOTES          A0.3 EGRESS &amp; ACCESSIBILITY DIAGRAMS          A.0.4 SCHEDULES          A1.01 SITE PLAN          A1.02 FOUNDATION PLAN          A1.03 FLOOR &amp; FINISH PLANS          A1.04 EQUIPMENT &amp; PLUMBING PLANS          A1.05 POWER &amp; LIGHTING PLANS          A1.06 ROOF PLAN          A2.00 EXTERIOR ELEVATIONS          A2.01 INTERIOR ELEVATIONS          A3.00 BUILDING SECTIONS          A4.00 ARCHITECTURAL DETAILS          A4.01 ARCHITECTURAL DETAILS          A4.02 DOOR DETAILS          S1.0 STRUCTURAL TITLE PAGE          S1.1 STRUCTURAL SPECIAL INSPECTIONS          S2.0 STRUCTURAL FOUNDATION PLAN          S2.1 STRUCTURAL FOUNDATION EMBED PLATE PLAN          S2.2 STRUCTURAL FLOOR PLAN          S2.3 STRUCTURAL ROOF FRAMING PLAN          S3.0 STRUCTURAL BUILDING SECTIONS          S4.0 STRUCTURAL FOUNDATION DETAILS          S4.1 STRUCTURAL FRAMING DETAILS          S4.2 STRUCTURAL FRAMING DETAILS          MS1_STRUCTURAL BLDG. ASSEMBLY &amp; ELEVATIONS          MS2-3_STRUCTURAL CONTAINER 1 FACTORY SCOPE          MS4_STRUCTURAL CONTAINER 1 TEMP. BRACING          MS5-6_STRUCTURAL CONTAINER 2 FACTORY SCOPE          MS7_STRUCTURAL CONTAINER 2 TEMP. BRACING          MS8_STRUCTURAL CONTAINER 2 WING WALL          MS9_STRUCTURAL CONTAINER 3 FACTORY SCOPE          E0.1 ELECTRICAL FIXTURES &amp; NOTES          E0.2 ELECTRICAL CALCS &amp; SCHEDULES          E1.1 ELECTRICAL SITE ILLUMINANCE          E2.1 ELECTRICAL LIGHTING PLAN          E2.2 ELECTRICAL POWER PLAN          T24.1-T24.4 TITLE 24</p> <p><b>GENERAL CONTRACTOR</b>          ACCEPTING BIDS          ADDRESS          CITY          PHONE</p> <p>Project No.: 24-06          Designed By: Endemic Architecture          Drawn &amp; Checked By: KT / CT          Issue Date: 03/15/2025</p> <p>Revision:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>Stamp:  </p> <p>Title: <b>TITLE PAGE</b></p> <p><b>A 0.00</b></p> <p>COPYRIGHT 2024 ENDEMIC ARCHITECTURE          Reduced print. No. 101 8/26 2/24</p>	No.	Description	Date															
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**LAKE COUNTY**  
 233 N FORBES STREET  
 LAKEPORT, CA 95453  
 APN: 024-083-06

Consultants:  
**STRUCTURAL ENGINEER**  
 Hewitt Consulting Group  
 1521 Starr Drive Suite B  
 Yuba City, CA 95993  
 (530) 767-0981

**CIVIL ENGINEER**  
 California Engineering Company  
 1110 Civic Center Blvd. Suite  
 404 Yuba City, CA 95993  
 (530) 751-0952

**GEOTECHNICAL ENGINEER**  
 NV5, Inc.  
 48 Bellarmine Ct., Suite 40  
 Chico, CA 95928  
 (530) 894-2487

**ELECTRICAL ENGINEER**  
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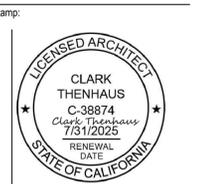
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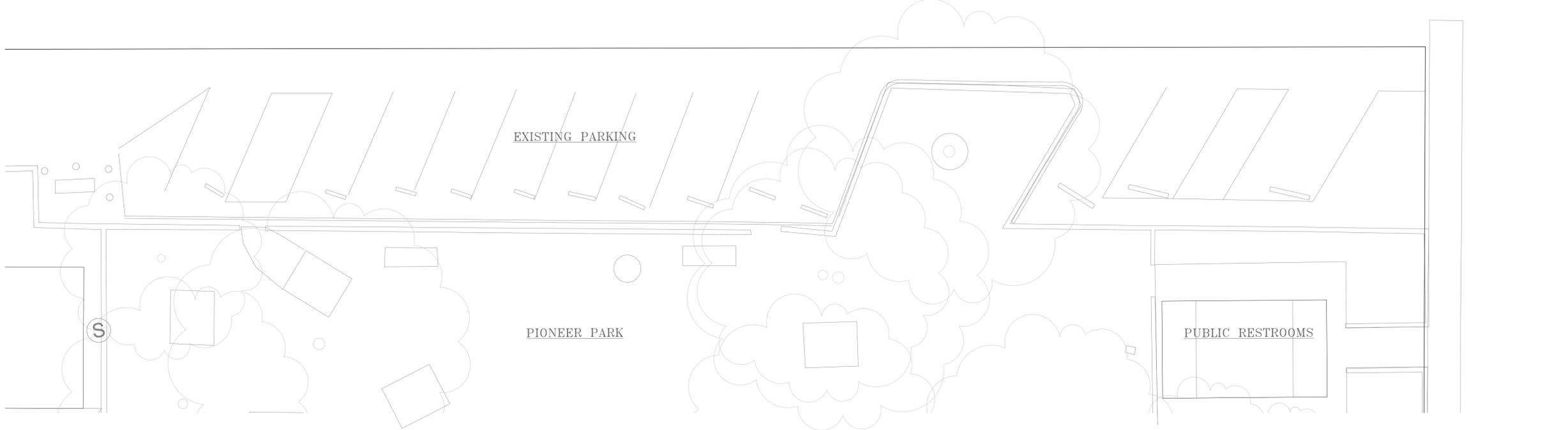
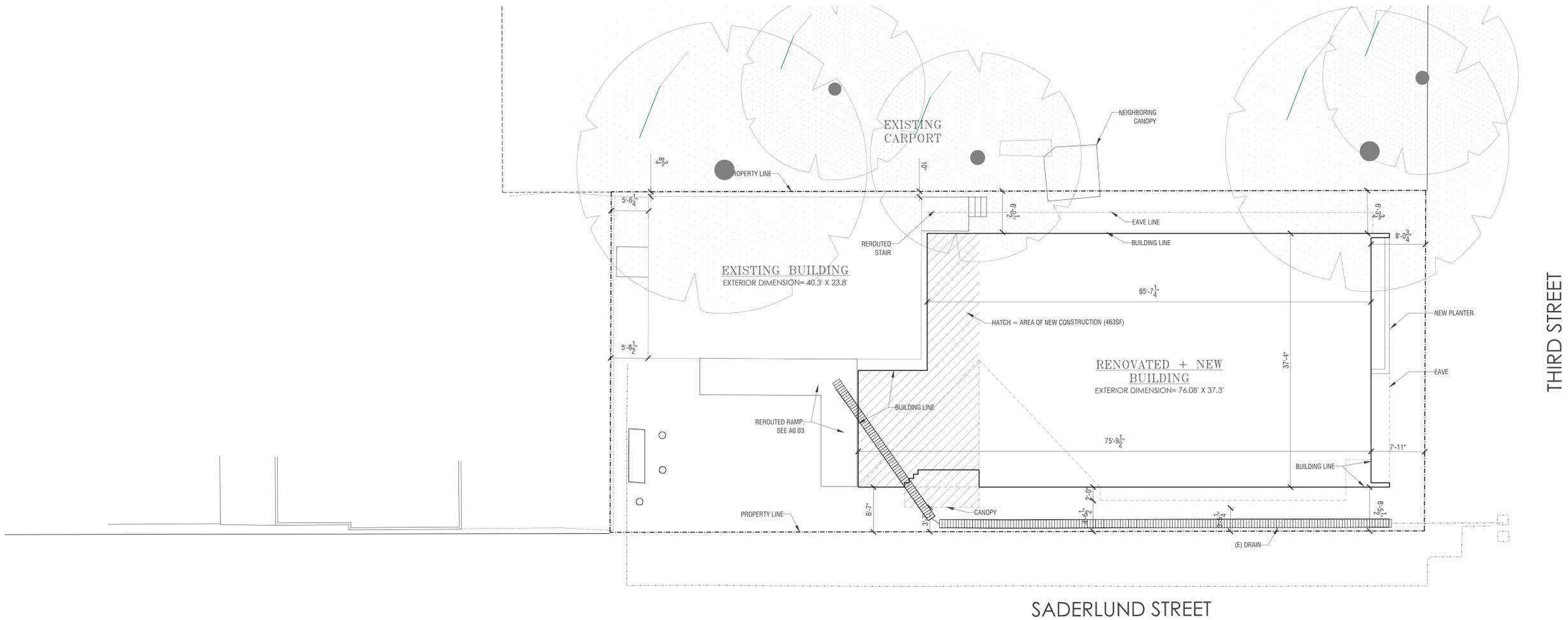
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Title:  
**NEW SITE PLAN**

**A 1.02**



NEW SITE PLAN  
 SCALE: 1/8" = 1'-0" 3

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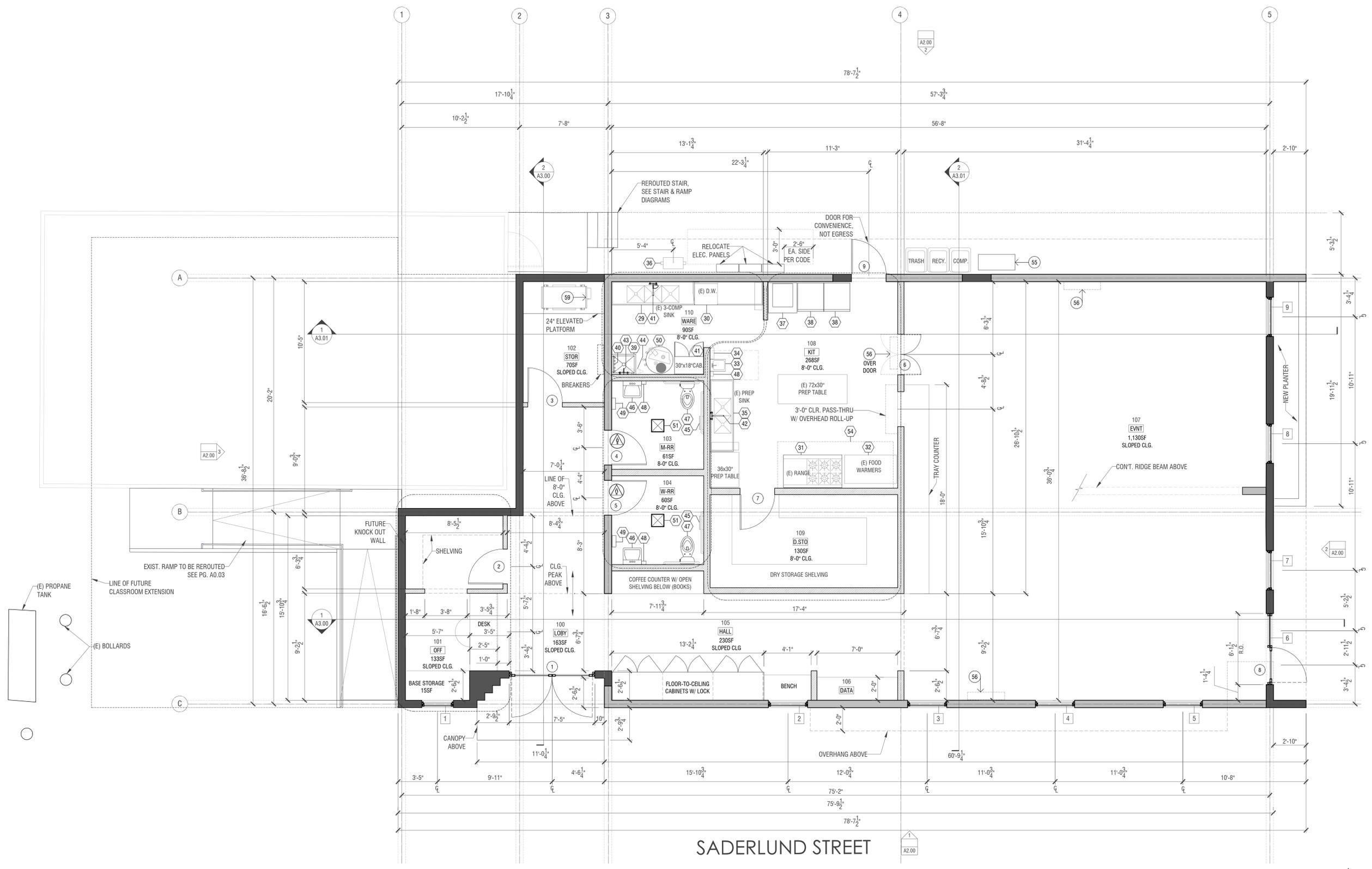
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**NEW FLOOR PLAN**

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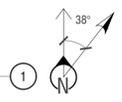


**FLOOR PLAN GENERAL NOTES**

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE TO BE INSTALLED ON ANY PROPANE LINE ON DOWN STREAM SIDE OF UTILITY METER AND BE RIGIDLY CONNECTED TO EXTERIOR OF BUILDING CONTAINING PROPANE PIPING PER CODE.
2. (E) KITCHEN EQUIPMENT FROM (E) FACILITY TO BE REUSED; CONTRACTOR TO USE CARE WHEN REMOVING (E) EQUIPMENT SO AS TO PRESERVE ITS FUNCTIONAL USE IN NEW FACILITY.
3. SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL AND BE LOCATED IN ACCORDANCE WITH APPLICABLE CODES.

**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- █ NEW CMU WALL
- █ NEW WOOD WALL
- █ (E) CMU WALL
- ⊕ → KEYNOTE TAG



Stamp:

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 404 Yuba City, CA 95993  
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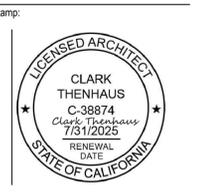
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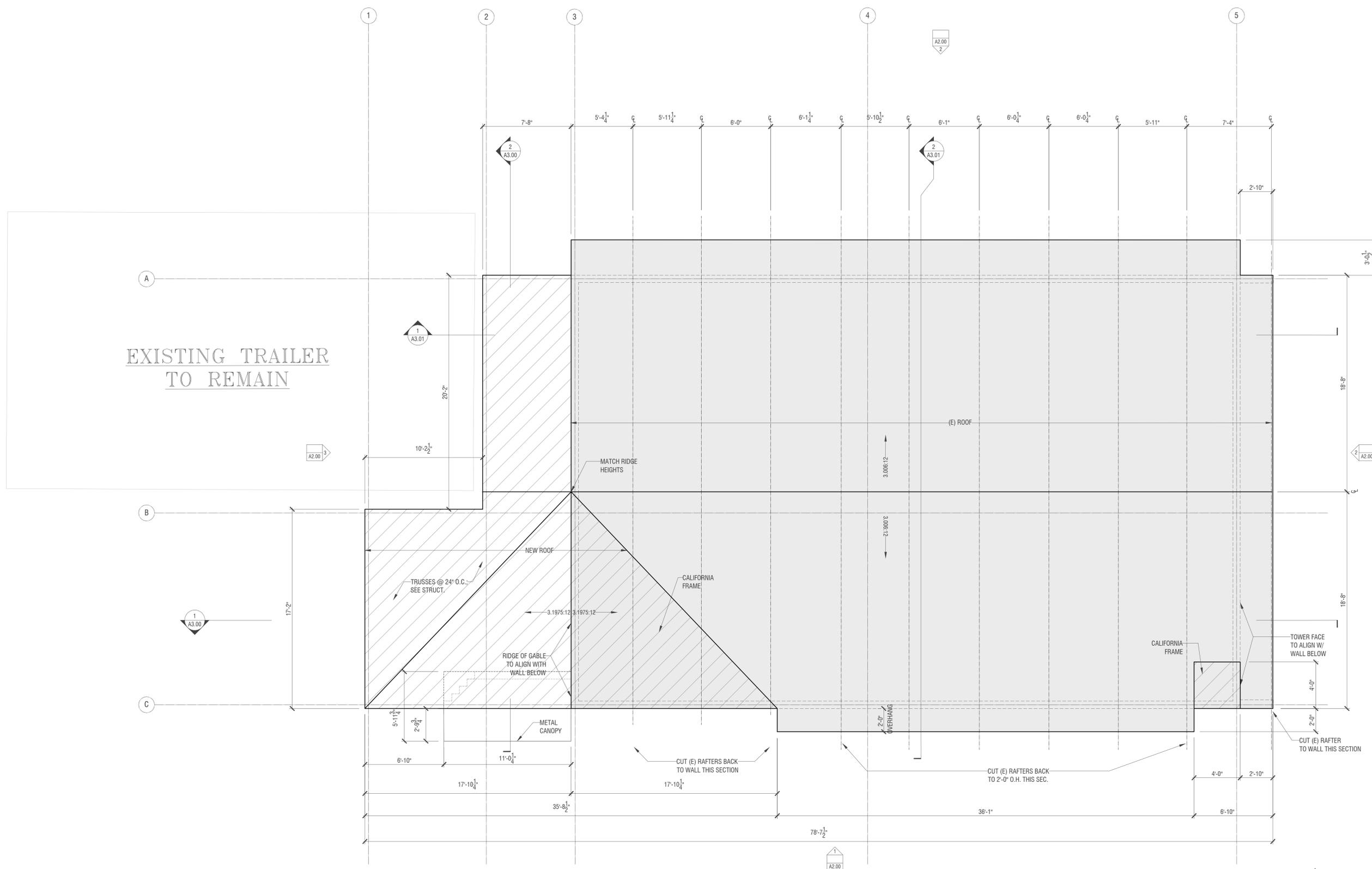
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Title:  
**NEW ROOF PLAN**



**NEW ROOF PLAN GENERAL NOTES**  
 1. RAFTER SPACING TO BE VERIFIED IN FIELD.  
 2. ALL ROOFING TO BE CLASS A

**NEW ROOF PLAN**  
 SCALE: 1/4" = 1'-0"  
 NEW ROOF STRUCTURE  
 (E) ROOF STRUCTURE  
 KEYNOTE TAG

SADERLUND STREET

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**STRUCTURAL ENGINEER**  
 Hewitt Consulting Group  
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Title:  
**NEW EXTERIOR ELEVATIONS**

