

GENERAL NOTES:

1. RULES & REGULATIONS: ALL WORK SHALL CONFORM TO THE 2010 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), 2007 CALIFORNIA PLUMBING AND MECHANICAL CODES, 2007 CALIFORNIA ELECTRICAL CODES, COMPLETE WITH ALL APPLICABLE STATE OF CALIFORNIA AMENDMENTS, CODES AND REGULATIONS FOR EACH EDITION INCLUDING STATE OF CALIFORNIA TITLE 24 & A.B. 163 REGULATIONS AND CITY OF SAUSALITO SECURITY ORDINANCE, AND CITY OF SAUSALITO FIRE DISTRICT ORDINANCE.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND ALL CODE REQUIREMENTS UNDER WHICH THE PLANS AND SPECIFICATIONS WERE APPROVED.

3. MEASUREMENTS: DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF RELATED WORK.

4. EXISTING CONDITIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL APPLICABLE EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO WATER DAMAGE, TERMITE DAMAGE, DRY-ROT, OR ANY OTHER FRAMING OR STRUCTURAL ISSUES THAT MAY ARISE FROM THOSE SHOWN ON THE DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF RELATED WORK.

5. SURVEY: CONTRACTOR SHALL HAVE A LICENSED LAND SURVEYOR STAKE THE PERIMETER AND/OR CORNERS OF THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

6. TREATED LUMBER: ALL WOOD, INCLUDING POISTS, WITHIN 6 INCHES OF THE GROUND SHALL BE PRESURE TREATED OR FOUNDATION-GRADE REDWOOD.

7. PRESSURE TREATED: ANY AREA FRAMED WITH PRESSURE TREATED MATERIAL, THE CONNECTION HARDWARE MUST BE HOT-DIPPED ZINC-COATED. FASTENERS IN PRESERVATIVE TREATED WOOD MUST BE APPROVED SUDON BRONZE, OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL PER CBC 1811.3. THIS INCLUDES THE FOUNDATION DETAILS.

8. CUT OR NOTCHED WOOD: ANY CUT OR NOTCHED WOOD SHALL BE SEALED WITH EPOXY SEALER.

9. SOLES AND PLATES: WHERE PLUMBING, HEATING OR OTHER PIPES ARE PLACED IN OR PARTIALLY PLACED IN A PARTITION, NECESSITATING THE CUTTING OF SOLES OR PLATES, A METAL NET NOT LESS THAN 1/8 GAGE GALVANIZED AND 1 1/2" WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 1/4" NAILS.

10. FIRE BLOCKING: PROVIDE FIRE BLOCKING AT CEILINGS, FLOORS, FURRED DOWN CEILINGS, SHOWERS, SOFFITS, AND AT CONCEALED DRAFT OPENINGS NOT TO EXCEED 10" MAXIMUM. CBC 708 11.1. TYPE 'X' GYPSUM: TYPE 'X' GYPSUM BOARD IS TO BE USED AT ALL WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS.

12. METAL FLASHING SHALL BE COPPER, UNLESS OTHERWISE NOTED.

13. VAPOR BARRIER SHALL BE ROLL-ON URETHANE MEMBRANE BY DIVISION 7 (OR APPROVED EQUAL).

14. EGRESS WINDOW: EVERY SLEEPING ROOM SHALL BE PROVIDED WITH AN EMERGENCY EGRESS WINDOW OR DOOR PER U.B.C. 3104.

A. MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES.

B. MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.

C. MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ. FT.

D. MAXIMUM FINISHED SILL HEIGHT OF 44 INCHES.

15. GLASS: ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS AS PER U.B.C. 2406

16. PAINTING: PROVIDE 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT ALL INTERIOR AND EXTERIOR SURFACES.

PLUMBING/ELECTRICAL/MECHANICAL NOTES:

1. FIXTURE LOCATIONS: CONFIRM LOCATION OF ALL FIXTURES AND OUTLETS WITH ARCHITECT.

2. PLUMBING VENTS: ALL NEW PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 3'-0" FROM ANY PROPERTY LINE. VENTS MUST ALSO TERMINATE AT LEAST 4' BELOW, 1' ABOVE, AND 4' HORIZONTALLY FROM ANY DOOR OR OPERABLE WINDOW OR AIR INLET.

3. RELIEF VALVE: PROVIDE WATER HEATER PRESSURE/TEMPERATURE RELIEF VALVE WITH DRAIN TO OUTSIDE OF BUILDING OR OTHER APPROVED LOCATION. CPC 608 (A) PART OF DRAIN MAY BE INSTALLED WHERE IT WOULD BE SUBJECT TO FREEZING. CPC 608.5

4. BACKFLOW PREVENTION: PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBBS AND LAWN SPRINKLER/IRRIGATION SYSTEMS. CPC 603.4

5. METAL WATER PIPING AND OTHER INTERIOR METAL PIPING SHALL BE BONDED TO THE SERVICE EQUIPMENT ENCLOSURE PURSUANT TO DEC 250-80 (A) & (B). THE POINTS OF ATTACHMENTS TO THE BONDING JUMPER SHALL BE ACCESSIBLE.

6. BATHROOM EXHAUST FANS SHALL BE CONNECTED DIRECTLY TO OUTSIDE AND BE CAPABLE OF 5 AIR CHANGES PER HOUR. (CBC 1203.3)

7. GROUNDING ELECTRODE SYSTEM: ELECTRICIAN SHALL PROVIDE AND LOCATE THE GROUNDING ELECTRODE SYSTEM CONFORMING TO DEC 250-81.

8. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE POWERED BY BATTERY WITH BATTERY BACK-UP. PROVIDE SMOKE DETECTORS IN THE FOLLOWING AREAS (AS APPLICABLE): AT EACH STORY AND BASEMENT WITHIN EACH BEDROOM AND CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA IN EACH ROOM WHERE NON-BEDROOM CEILING HEIGHTS EXCEED THE HALL CEILING HEIGHT BY MORE THAN 2'.

9. BATH OUTLETS: PROVIDE AT LEAST ONE 20 AMP CIRCUIT FOR BATHROOM OUTLETS WITH NO OTHER OUTLETS ON THE CIRCUIT. DEC 210-52(D).

10. BATHROOM LIGHTING: ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY (FLUORESCENT) OR BE CONTROLLED BY A MANUAL-ON MOTION SENSOR (HALF BATHS INCLUDED).

11. ALL OTHER ROOMS LIGHTING (EXCEPT CLOSETS <70 SQ. FT.): SHALL BE HIGH EFFICACY (FLUORESCENT) OR CONTROLLED BY MANUAL-ON MOTION SENSOR OR BE CONTROLLED BY A DIMMER.

12. OUTLETS: IN EVERY HABITABLE ROOM AND ELECTRICAL OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN A WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM ANY OUTLET IN THAT SPACE, INCLUDING THE SPACE BETWEEN THE WALL AND THE WALL SPACE COVERED BY FRAMED PANELS IN EXTERIOR WALLS, AND FRAMED ROOM DIVIDERS. NEC ARTICLE 210-52.

13. LOAD CALCULATIONS: CONTRACTOR TO SUBMIT ELECTRICAL LOAD CALCULATIONS FOR THE SIZING OF THE ELECTRICAL PANELS TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

14. ARC-FAULT CIRCUIT INTERRUPTER: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROVIDED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). 2001 CEC ARTICLE 210-12(B).

DEMOLITION NOTES

1. CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF ALL ELEMENTS OF THE BUILDING BEFORE DOING ANY WORK ON OR DEMOLITION TO THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BRACE OR STRENGTHEN ANY PORTIONS OF THE STRUCTURE THAT MAY BE WEAKENED BY DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND PRESERVATION OF EXISTING CONSTRUCTION NOT SOLELY RESPONSIBLE FOR DEMOLITION.

2. ALL DEMOLITION AND REMOVAL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING U.B.C. CHAPTER 44 AND A.N.S.I. A10.6-1993 SAFETY REQUIREMENTS FOR DEMOLITION. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR IDENTIFYING, TESTING AND DISPOSING OF ANY HAZARDOUS MATERIALS ENCOUNTERED IN THE DEMOLITION PROCESS IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.

3. CONTRACTOR SHALL VERIFY WITH OWNER OR ARCHITECT ANY ITEM TO BE SALVAGED AND REUSED. DAMAGE TO ANY SUCH ITEM WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. REMOVAL OF WALL FINISHES, FLOOR FINISHES, AND CEILING FINISHES SHALL INCLUDE ALL MATERIAL DOWN TO FRAMING, EXTERIOR SHEATHING OR SUBFLOOR.

CITY OF SAUSALITO REGULATIONS

1. OVERHEAD SERVICES: UNDERGROUND ALL OVERHEAD SERVICES. PER SAUSALITO ORDINANCE 851

2. DEBRIS BOX SERVICE: ALL DEBRIS BOX SERVICE MUST BE BY BAY CITY REUSE.

3. ENCROACHMENT PERMITS: CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY ENCROACHMENT PERMITS FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY SUCH AS CONSTRUCTION STAGING, TEMPORARY POWER, PORTA POTTY, DEBRIS BOX, TERMINATION OF SITE DRAINAGE INTO CITY CURB AND GUTTER, SEWER WORK, TRENCHING, INSTALLATION OF UNDERGROUND UTILITIES (ELECTRIC, GAS, WATER, ETC.) PER SMC 8.0.4.090. CONTACT CITY ENGINEERING DIVISION AT 415-289-4112 FOR DETAILS.

4. INSPECTIONS: ALL INSPECTIONS AGENCIES AND/OR INDIVIDUALS AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO THE WORK BEING PERFORMED. SUBMIT ALL DOCUMENTATION FOR APPROVAL.

5. SUPPLIES & STORAGE: ALL WORK AND STORAGE OF MATERIAL TO BE LOCATED ON PRIVATE PROPERTY. LOADING AND UNLOADING OF SUPPLIES TO TAKE PLACE ON DRIVEWAY APRON. AT NO TIME WILL ANY VEHICLE BE LOCATED ON THE PUBLIC ROAD WAY.

6. REVISIONS: ANY REVISIONS TO THE APPROVED PLAN SET SHALL BE SUBMITTED TO THE SAUSALITO COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW. INSPECTIONS FOR REVERSED WORK SHALL NOT BE REQUESTED UNTIL THE REVISION IS APPROVED BY THE SAUSALITO COMMUNITY DEVELOPMENT DEPARTMENT. ALLOW A MINIMUM OF 2 WEEKS FOR THE SAUSALITO COMMUNITY DEVELOPMENT DEPARTMENT REVIEW.

CONSTRUCTION MANAGEMENT PLAN

1. JOB SIGN: A SIGN SHALL BE PLACED AT THE JOBSITE TO NOTIFY THE RESIDENCE OF THE PRIME CONTRACTOR AND MAJOR SUBCONTRACTOR AND RELATED PHONE NUMBERS.

2. CONSTRUCTION MANAGEMENT COORDINATOR: THE NAME AND PHONE NUMBER OF A CONSTRUCTION MANAGEMENT COORDINATOR SHALL BE POSTED AT THE SITE AND SHALL BE AVAILABLE TO RESPOND TO COMPLAINTS AND QUESTIONS FROM AREA RESIDENTS.

3. HOURS OF OPERATION: WORK AT THE SITE SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 4:30 PM, MONDAYS THROUGH FRIDAYS, AND 9:00 AM THROUGH 4:00 PM ON SATURDAYS. NO WORK SHALL BE PERMITTED ON SUNDAYS AND HOLIDAYS WITHOUT PRIOR APPROVAL FROM THE COMMUNITY DEVELOPMENT AGENCY.

4. CONSTRUCTION VEHICLES: ALL MATERIAL DELIVERIES AND REMOVAL FROM THE CONSTRUCTION SITE SHALL FOLLOW A ROUTE, BOTH TO AND FROM THE SITE, AGREED UPON BY THE COMMUNITY DEVELOPMENT AGENCY AND THE CONSTRUCTION MANAGEMENT COORDINATOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT THESE LOCATIONS AND ROUTES ARE ADHERED TO.

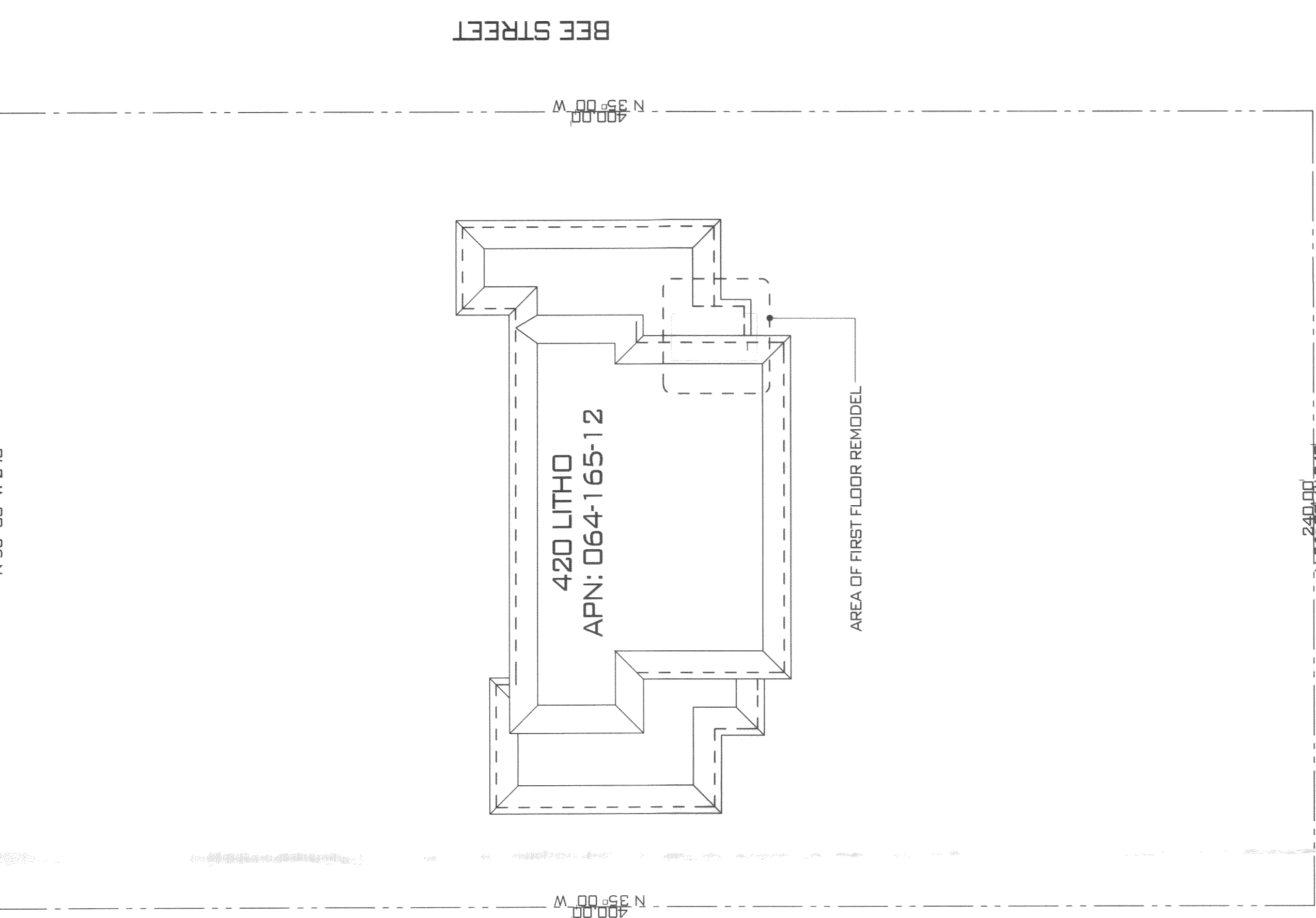
5. TRAFFIC MANAGEMENT: VEHICULAR TRAFFIC SHALL NOT BE DELAYED FOR MORE THAN 5 MINUTES FOR MORE THAN FOUR CONSECUTIVE DAYS. ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES (MINIMUM 12'-0" IN WIDTH). TRAFFIC MANAGEMENT MEASURES SHALL BE INSTALLED AT ALL TIMES.

A. TRAFFIC CONTROL MEASURES SUCH AS FLAG PERSONS, SIGNAGE, ETC. SHALL BE UTILIZED TO ENSURE THAT VEHICULAR TRAFFIC AND PEDESTRIAN MOVEMENT WILL CONTINUE TO OCCUR SAFELY DURING CONSTRUCTION PERIODS.

B. IN THE EVENT OF ADDITIONAL CONSTRUCTION OCCURRING ON THE STREET IT IS THE RESPONSIBILITY OF BOTH ALL CONTRACTORS TO COORDINATE ALL CONSTRUCTION ACTIVITIES TO AVOID CONFLICT IN DELIVERIES AND/OR CONSTRUCTION ACTIVITIES. COORDINATION SHALL BE MADE WITH THE NOTIFICATION OF THE PUBLIC WORKS DEPARTMENT.

GIRARD STREET

N 56° 00' 00" W 240'



N 56° 00' 00" W 240'

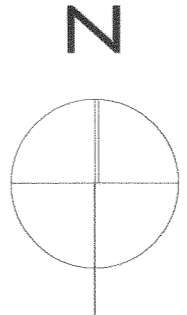
CALEDONIA STREET

AREA OF FIRST FLOOR REMODEL

420 LITHO
APN: D64-165-12

N 56° 00' 00" W 240'

BEE STREET



SITE PLAN
SCALE: 1" = 30'

DIRECTORY
OWNER
CITY OF SAUSALITO
420 LITHO ST.
SAUSALITO, CA 94965

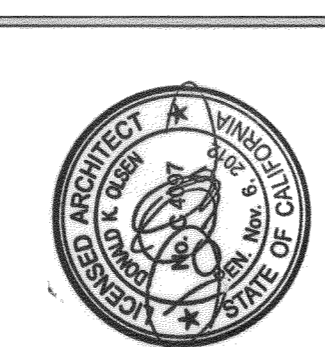
ARCHITECTURE:
DON OLSEN & ASSOC.
666 BRIDGEWAY
SAUSALITO, CA 94965
415.332.0297

PROJECT INFORMATION
PROJECT LOCATION: 420 LITHO STREET, CITY HALL
PROJECT DESCRIPTION: INTERIOR REMODEL @ EXISTING BREAKROOM, TRANSFORMING BREAKROOM INTO NEW MENS & WOMENS BATHROOMS.

A.P.N. 064-165-12
ZONING PI

SHEET INDEX
A0.0 PROJECT DIRECTORY, SHEET INDEX, GENERAL NOTES, SITE PLAN
A1.0 DEMO PLAN, (N) BATHROOM PLAN
A2.0 INTERIOR ELEVATION, INTERIOR FINISH SCHEDULE
A4.0 ARCH-DETAILS
EPI.0 ELECTRICAL/PLUMBING PLAN, ELECTRICAL/PLUMBING SCHEDULE

666 BRIDGEWAY, SAUSALITO, CA 94965 TEL: 415/332-0297
FAX: 415/332-8869 EMAIL: DON@DKOARCHITECTS.COM



CITY RECEIVED
MAR 31 2011
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

APN#: 064-165-12
SAUSALITO, CA 94965
420 LITHO STREET

REVISIONS	NO.

A0.0

APRIL 01, 2011

