

GENERAL NOTES

1. CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION AT THEIR EXPENSES.
2. VERIFY ALL EXISTING SITE CONDITIONS AND SITE DIMENSIONS PRIOR TO START OF WORK. IF ANY DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY THE ARCHITECT AT ONCE.
3. THE DRAWINGS ARE DIAGNOMATIC AND ARE INTENDED TO DESCRIBE THE PROJECT SUFFICIENTLY, BY REFERENCE OR IMPLICATION, TO CAUSE A COMPLETE AND OPERATIONAL PROJECT. THEY DO NOT REPRESENT TO SHOW OR INCLUDE EVERY SPECIFIC ITEM WHICH MAY BE NECESSARY TO COMPLETE THIS PROJECT.
4. PER CIVIL CODE (1601), ALL PLUMBING FIXTURES IN THE BUILDING REGARDLESS OF WHETHER THEY ARE PART OF THE SCOPE OF WORK OR NOT SHALL BE UPGRADED TO CURRENT PLUMBING FIXTURE FLOW RATE REQUIREMENTS IF CONSIDERED NON-COMPLIANT. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 16 GPF SHALL BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 128 GPF. URINALS WITH A FLOW RATE GREATER THAN 10 GPF SHALL BE REPLACED WITH URINALS WITH A MAXIMUM FLOW RATE OF 215 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM SHALL BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. ANY INTERIOR FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM SHALL BE REPLACED AS FOLLOWS: KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM, LAVATORY FAUCETS NOT TO EXCEED 0.5 GPM, WASH BASINS NOT TO EXCEED 1.8 GPM, AND METERED FAUCETS NOT TO EXCEED 0.5 GALLONS PER CYCLE.

FIRE NOTES

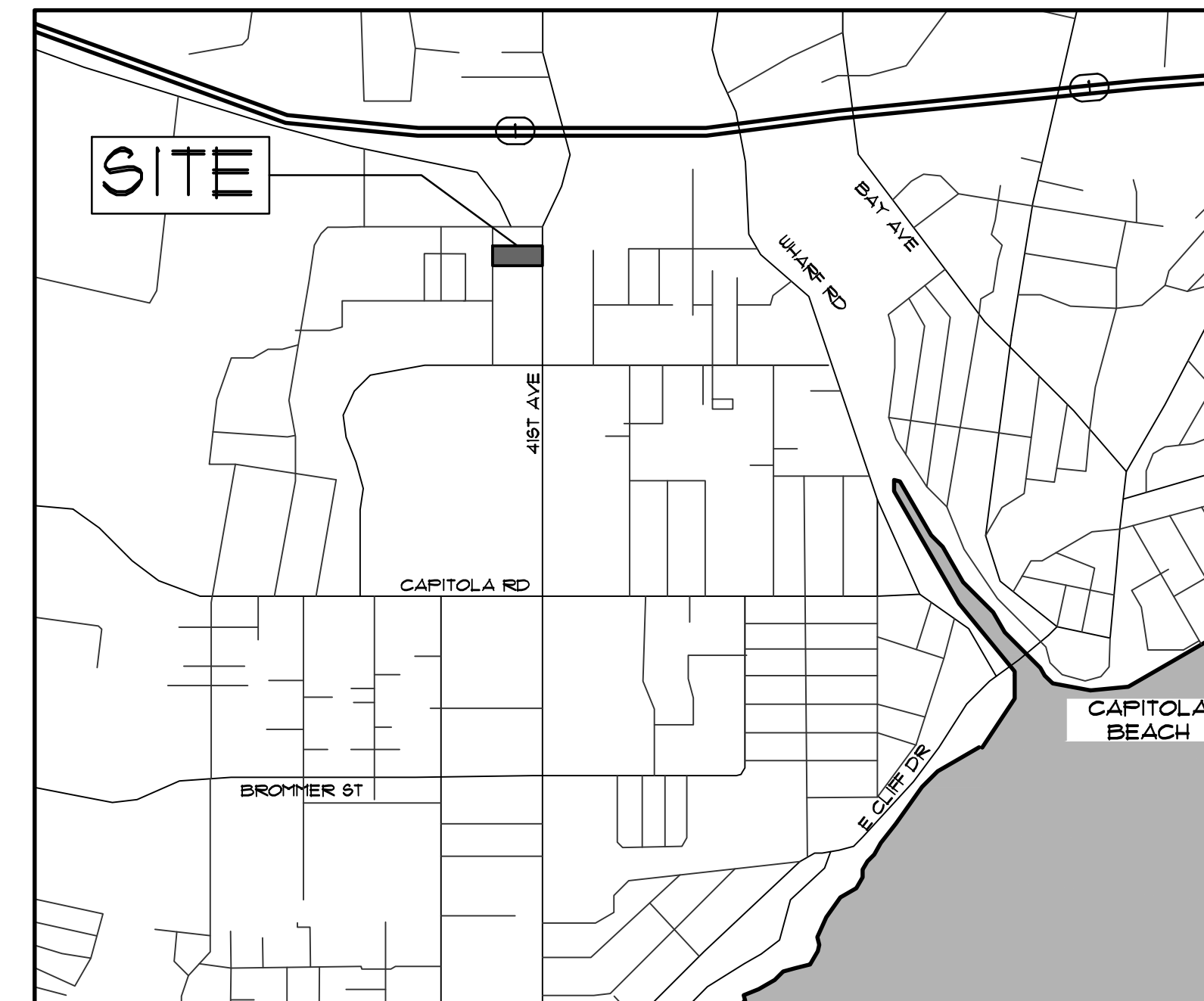
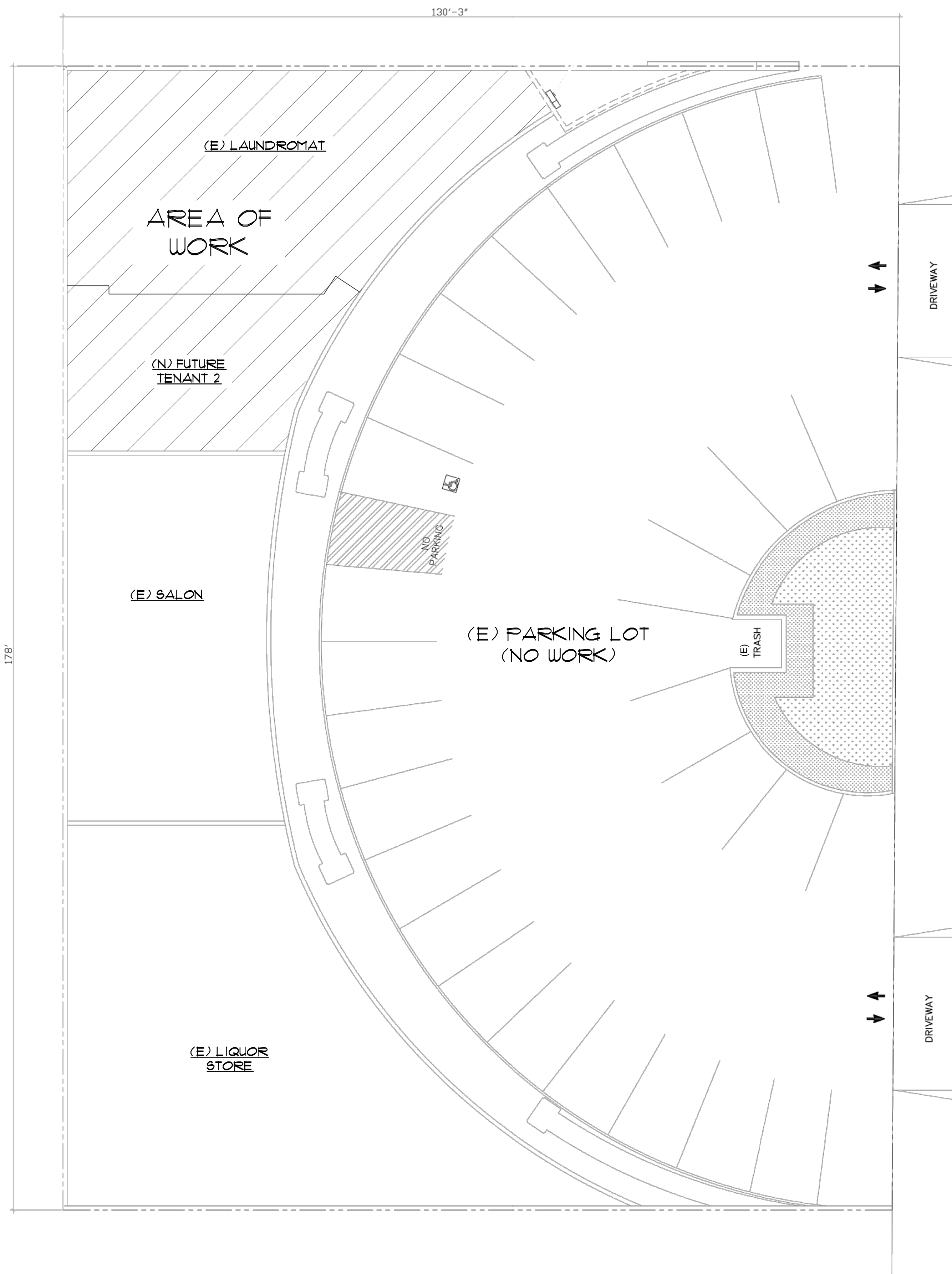
1. PROVIDE MINIMUM 6' HIGH BUILDING STREET ADDRESS NUMBERS IN A CONTRASTING COLOR THAT ARE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AS PER CFC 505.1.
2. SUPPLY 2-A TYPE FIRE EXTINGUISHERS EVERY 3,000 SF OF FLOOR AREA OR 75 FEET OF TRAVEL DISTANCE AS PER CFC AND NFPA, TITLE 19. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED AS DETERMINED BY THE FIRE DEPARTMENT. FIRE SUPPRESSION EQUIPMENT (FIRE EXTINGUISHERS) SHALL NOT CONTAIN CFC'S OR HALON PER CAL GREEN 5.508.
3. PROVIDE KNOX BOX WITH MASTER KEY SYSTEM TO COMMERCIAL SPACES, COMMON AREAS, AND ALL UTILITY ROOMS.

BUILDING CODE INFORMATION APPLICABLE CODES:

- 2018 IBC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA BUILDING CODE (CBC)
- 2018 IFC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA FIRE CODE (CFC)
- 2018 UPC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2018 UMC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2017 NEC, AS AMENDED BY STATE OF CALIFORNIA FOR 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE (2019 CALIFORNIA BUILDING EFFICIENCY STANDARDS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

CALIFORNIA BUILDING AND FIRE CODES (2019) AND THE CITY FIRE DEPARTMENT AMENDMENTS TO THE CALIFORNIA BUILDING AND FIRE CODES (2019).

ALL OTHER APPLICABLE STATE LAWS OR REGULATIONS. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.



VICINITY MAP
SCALE: N.T.S.

PROJECT DATA

APN: 034-192-07
 ZONING: C2, COMMERCIAL
 OCCUPANCY: GROUP B - BUSINESS
 CONSTRUCTION TYPE: TYPE V-B

BUILDING AREAS:

TENANT 1:	2,091 SF
TENANT 2:	965 SF
TOTAL BUILDING AREA OF WORK:	3,286 SF

PROJECT DESCRIPTION:

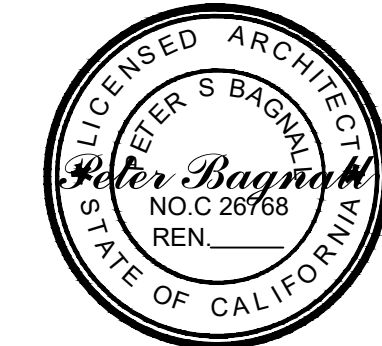
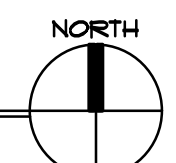
SHELL IMPROVEMENT TO AN EXISTING SINGLE TENANT SPACE INTO TWO SEPARATE TENANT SPACES. WORK TO INCLUDE THE REMOVAL OF AN EXISTING NON-ACCESSIBLE SINGLE OCCUPANCY RESTROOM & STORAGE CLOSET, THE CREATION OF A NEW DEMISING WALL & TWO NEW ACCESSIBLE, ALL GENDER RESTROOMS SERVING EACH NEW TENANT SPACE. THIS IS A SHELL IMPROVEMENT ONLY. FUTURE TENANT 2 TO SUBMIT FOR A SEPARATE BUILDING PERMIT FOR TENANT IMPROVEMENTS.

SHEET INDEX

- ARCHITECTURAL**
- A0.0 PROJECT DATA / NOTES / SITE PLAN
 - A1.1 OCCUPANCY & EGRESS PLAN
 - A2.1 PROPOSED FLOOR PLAN
 - A3 ACCESSIBLE RESTROOM PLANS, ELEVATIONS & DETAILS
- MECHANICAL, PLUMBING & ELECTRICAL**
- MPEI MECH. & PLUMB. & ELECTRICAL PLANS

SITE PLAN (FOR REFERENCE ONLY)

SCALE: 3/32" = 1'-0"



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1/31/2022 11:20 AM

Peter Bagnall, William Bagnall Architects

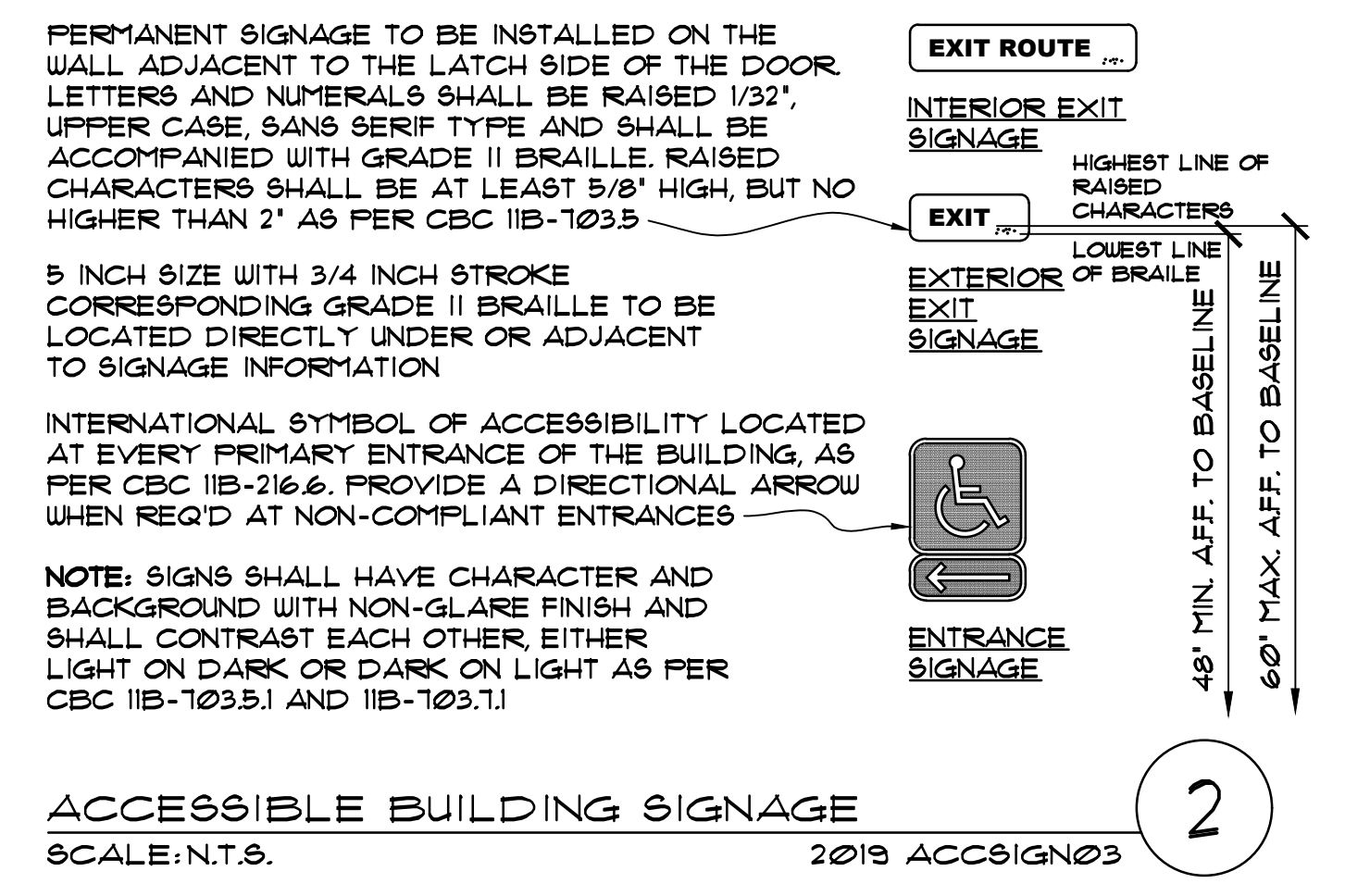
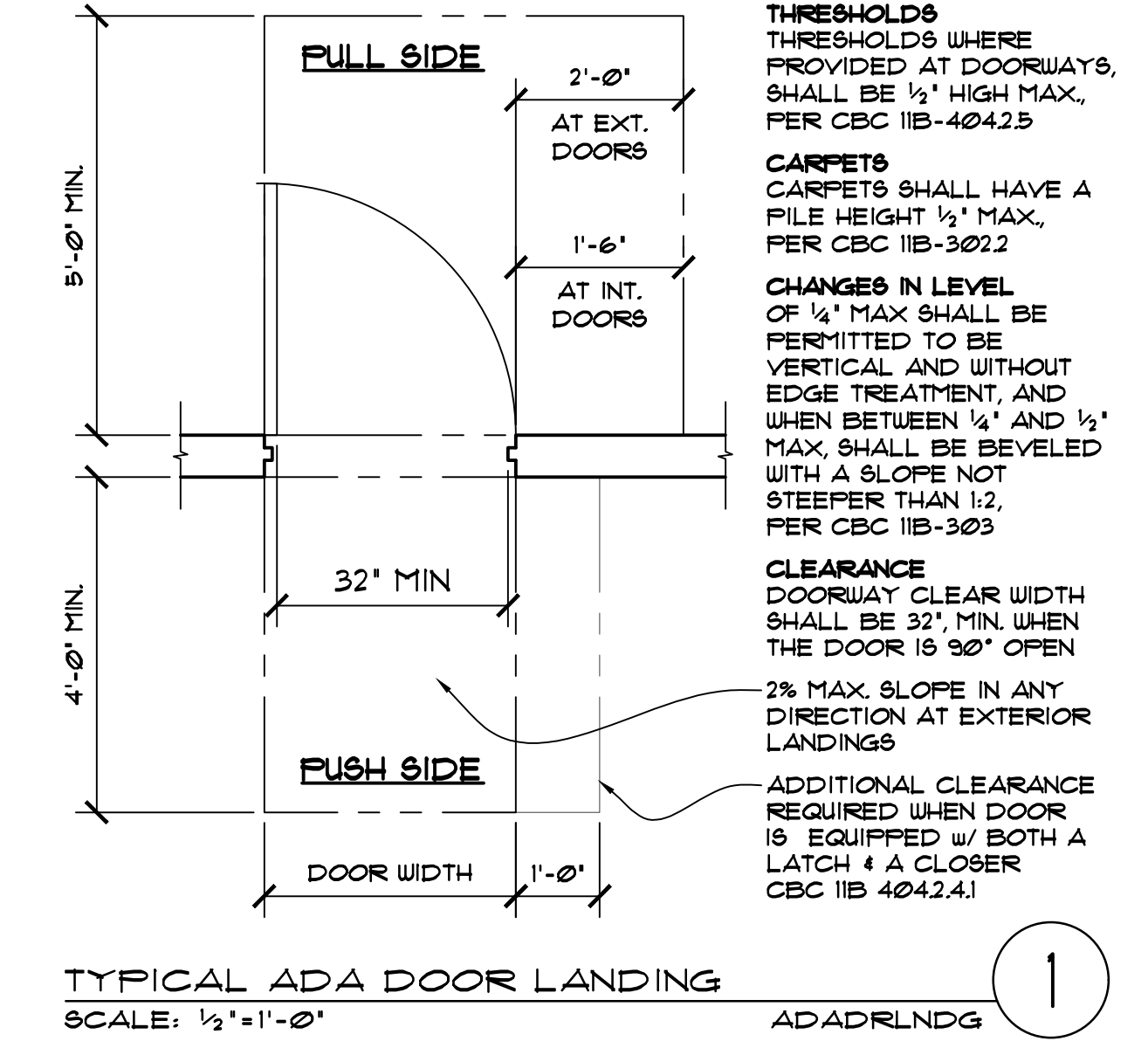
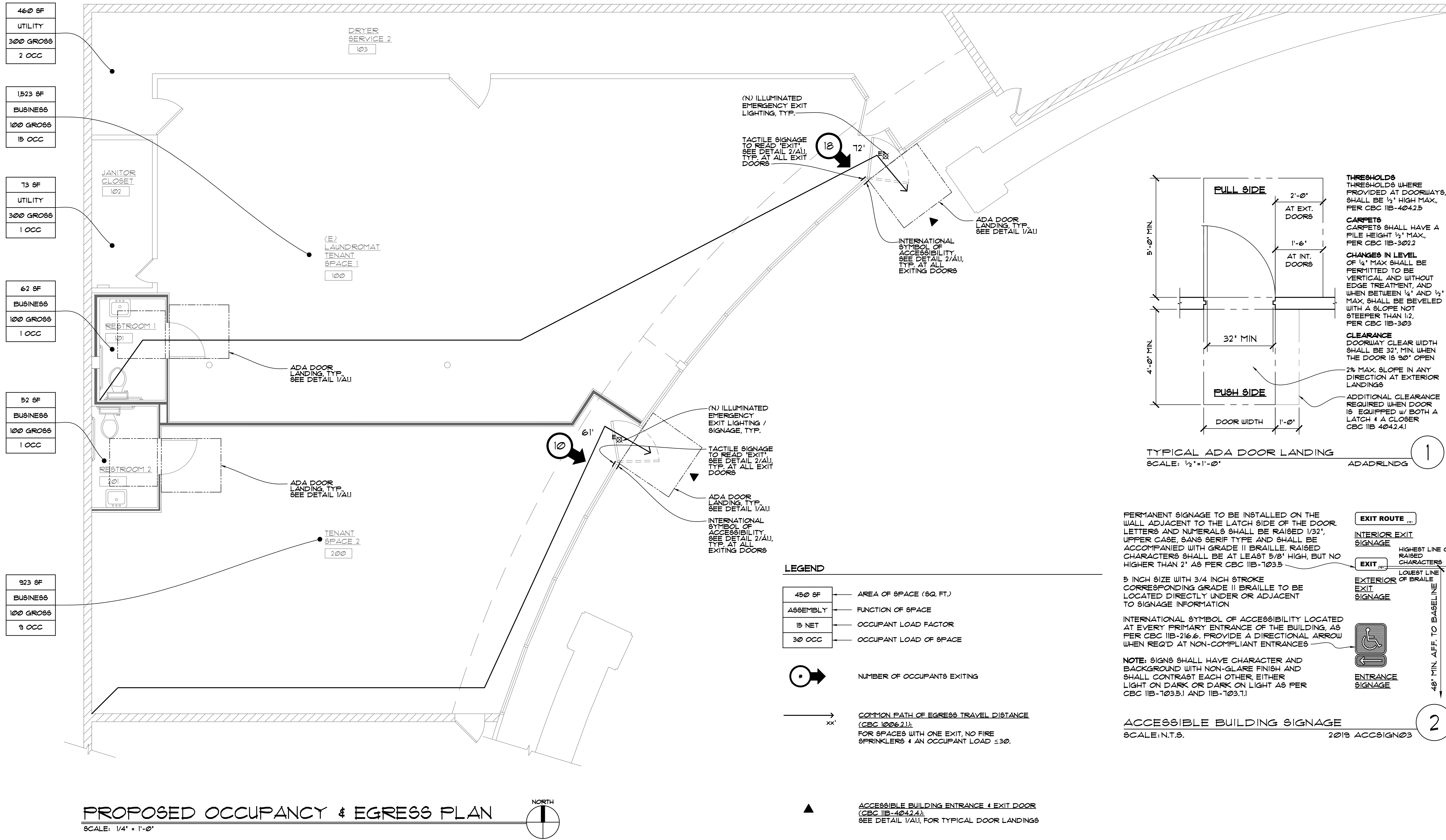
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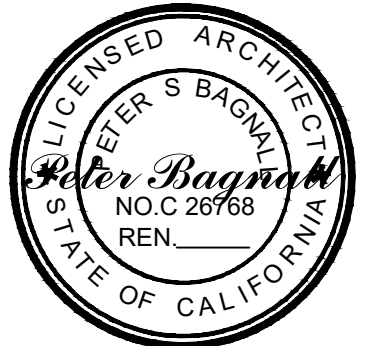
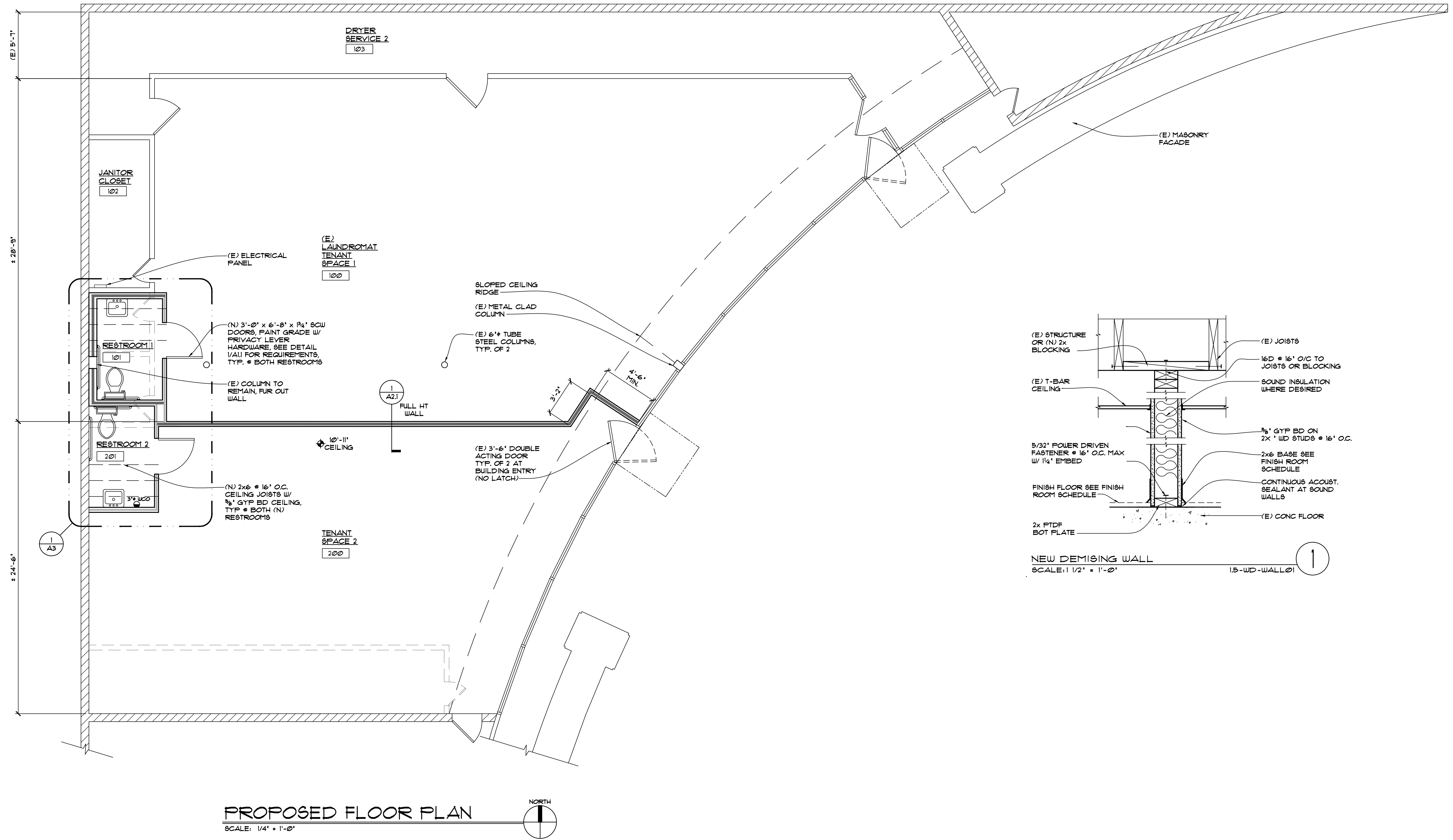
SHELL IMPROVEMENT
2175 41st Ave
 CAPITOLA, CALIFORNIA
 PROJECT DATA / NOTES / SITE PLAN

DATE: 01/10/22
 JOB: 2202

REVISIONS

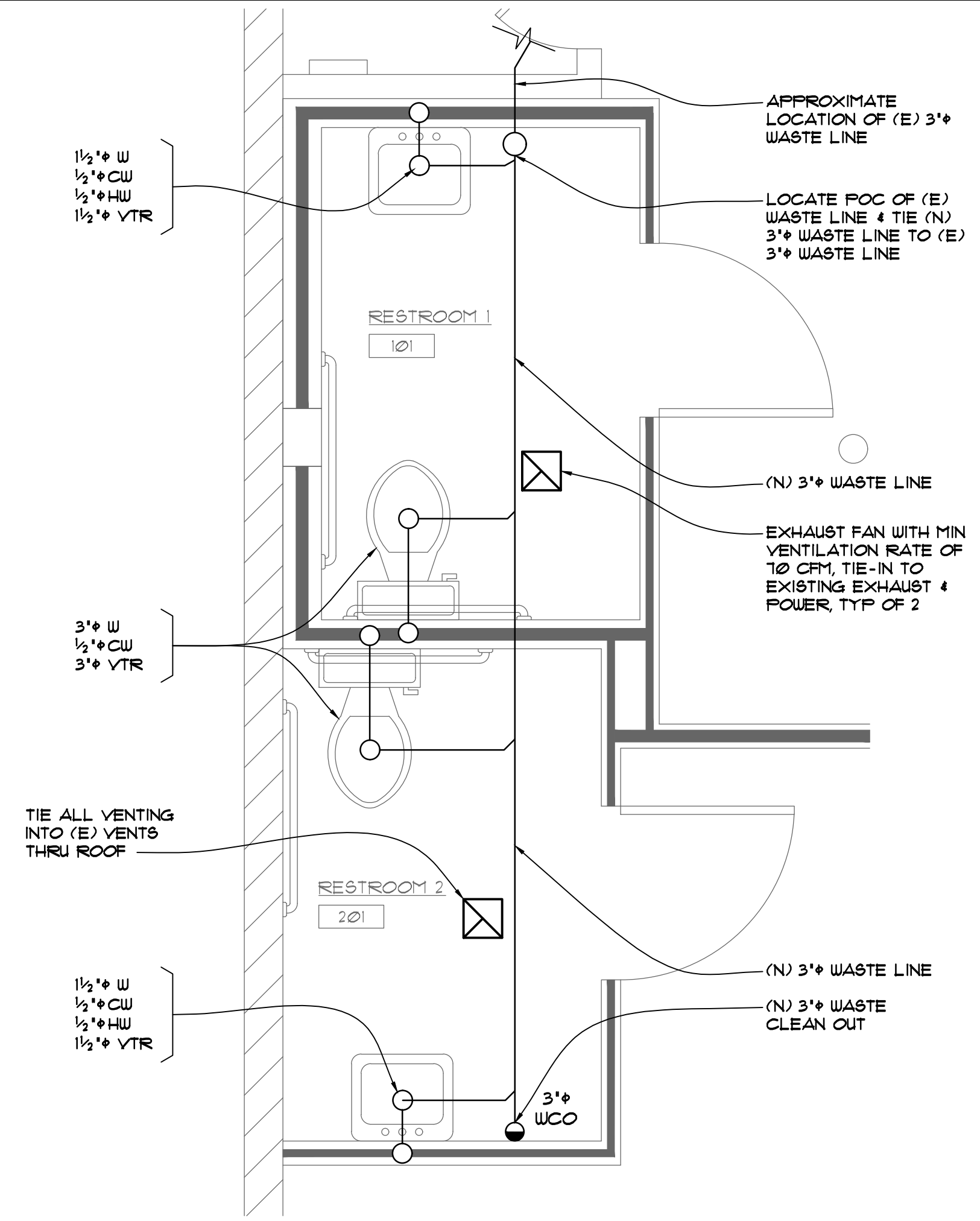
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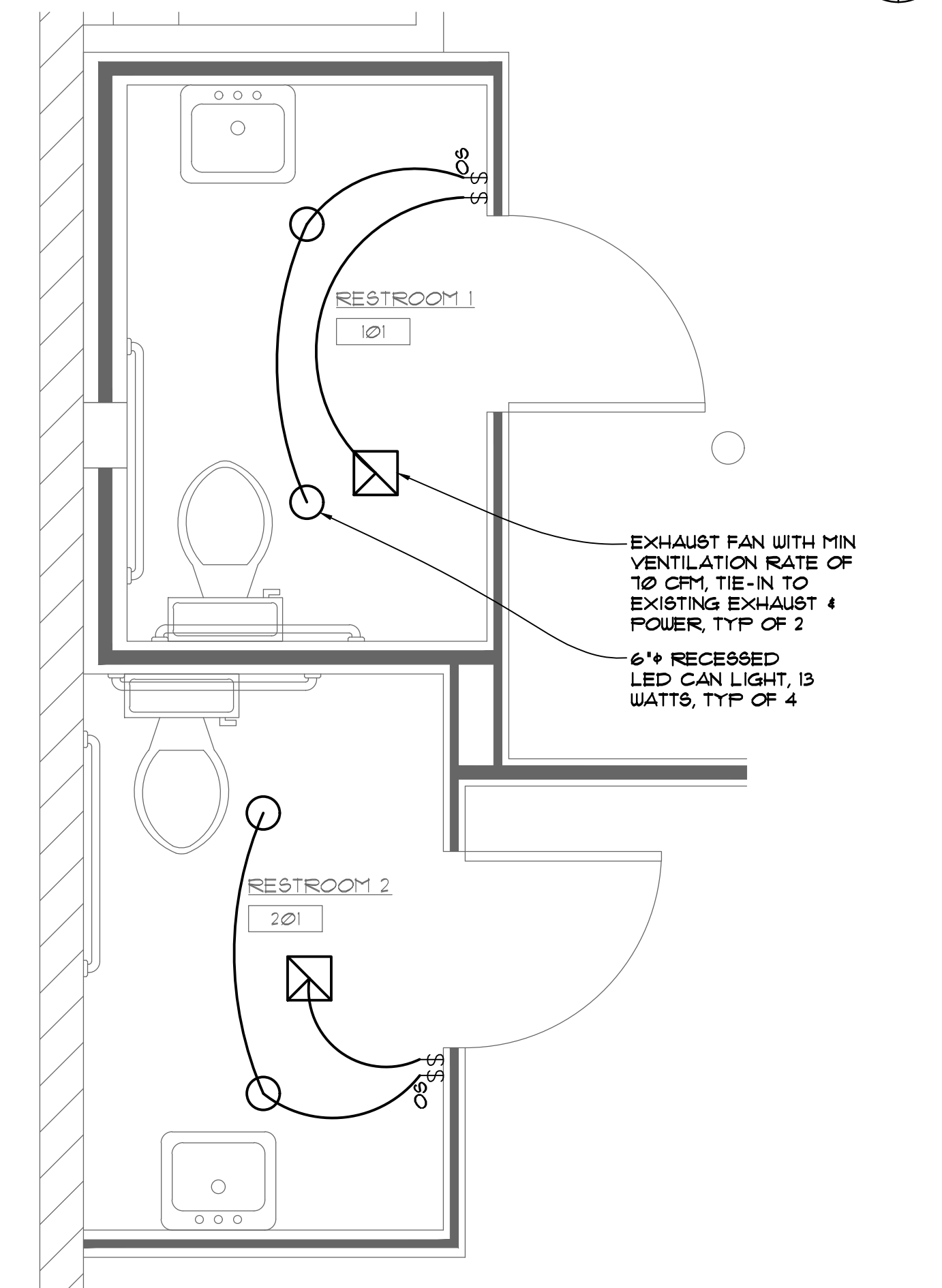
GENERAL PLUMBING NOTES

- FOR THE PURPOSE OF CLARITY AND LEGIBILITY, THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT THEY DON'T SHOW THE MANY OFFSETS, BENDS AND SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE BEFORE PROCEEDING WITH INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE SYSTEM SUCH THAT THE STRUCTURAL INTEGRITY OF THE BUILDING IS MAINTAINED.
- PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. PROVIDE ALL EQUIPMENT AS SHOWN ON THE DRAWING AND AS NEEDED FOR A COMPLETE AND WORKING SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND WITHIN ALL APPLICABLE CODES AND STANDARDS. ALL PLUMBING FIXTURES AND PIPING IS TO BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY (IAFMO) AND PROPERLY LABELED.
- WASTE STACKS AND ABOVE GROUND WASTE LINES ARE TO BE CAST IRON. WATER SUPPLY PIPING SHALL BE TYPE L COPPER BELOW GRADE AND TYPE M ABOVE GRADE WITHIN THE BUILDING. GAS PIPING SHALL BE SCHEDULE 40 BLACK IRON.
- PROVIDE CLEANOUTS FOR EVERY AGGREGATE CHANGE IN DIRECTION EXCEEDING 135 DEGREES. HOSE BIBBS SHALL BE PROTECTED BY A BACKFLOW DEVICE PER THE CPC.
- A MINIMUM OF 2% SLOPE IS REQUIRED FOR ALL HORIZONTAL WASTE AND DRAINAGE PIPING AS PER THE CPC.
- FLOOR DRAINS WITH TRAP PRIMER PER CPC 1004.1



MECH., PLUMB., & PLAN

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



ELECTRICAL & PLAN

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

