



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



PLAN GENERAL NOTES:

1. ALL CONTRACTORS SHALL VERIFY AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. THE ARCHITECT AND OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS BEFORE COMMENCING WITH ANY CONSTRUCTION.
2. PRIOR TO BEGINNING WORK, ALL CONTRACTORS SHALL REVIEW ALL EXISTING RECORDS, AND SITE CONDITIONS WITH THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY POTENTIAL PROBLEMS.
3. DO NOT SCALE DRAWINGS.
4. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
5. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
6. PATCH & REPAIR PLASTER/CYR. BD. AS REQUIRED AT ALL WALLS IMPACTED BY NEW WORK. PREPARE FOR NEW PT/D. FINISH.
7. ALL EXISTING ELECTRICAL WILL REMAIN UNLESS NOTED OTHERWISE.
8. FLOOR FINISH TO BE SELECTED BY OWNER. PROVIDE NON-IMPREGIOUS FINISH AS REQUIRED. FINISHES TO BE REMOVED FOR SELECTED AREAS AS RECOMMENDED BY FLOORING MANUFACTURERS.
9. EXISTING CEILING GRID TO BE REMAIN UNLESS NOTED OTHERWISE. LIGHTING TO BE DETERMINED BY OWNER.

PLAN KEYED NOTES:

1. PATCH AND REPAIR WALL AT NEW OPENING. PREP AND PRIME FOR PAINT.
2. NEW FULL VIEW ALUMINUM & TEMPERED GLASS OVERHEAD GARAGE DOOR W/ OPERER. VERIFY SUSPENSION DISTANCE FROM OVERHEAD BAR JOISTS AS REQ'D. PROVIDE SUBSTRUCTURE SUPPORTS.
3. NEW STEEL LINTEL BEAM ABOVE OPENING. W/ 3/4" W/ 5/16" BEAM ON EACH FACE FOR CONTINUOUS FACE. PREP PRIME AND FINISH TO MATCH ADJACENT SURFACES.
4. NEW 3" x 20" GAL. STEEL STUD PARKING W/ 5/8" CTR. BD. AT NEW COUNTERTOP. PRIME AND PAINT TO MATCH EXIST.
5. INSTALL NEW EXHAUST FAN WITH SEPARATE CONTROL SWITCH. DUCT TO EXTERIOR AT 100 CFM (MIN). VENT HIGH SIDEWALL ON EXTERIOR COORDINATE FINAL ROUTING IN FIELD WITH GC & OWNER.
6. INSTALL 3/8" GRAB BAR @ 36" AFF.
7. 8" GRAB BAR APPLIED AT VERTICAL 39" FROM CORNER OF WALL. B.O. BAR 40" AFF.
8. INSTALL 42" GRAB BAR @ 36" AFF.
9. NEW GFI RECEPT. @ TOILET ROOM.
10. NEW FLOORING AND BASE TO BE SELECTED BY OWNER.
11. PROVIDE EMERGENCY EXIT & LIGHTING EQUIPMENT.
12. NEW GUARD RAIL @ 42" AFF. W/ CABLE RAIL SYSTEM. SEE DETAIL SECTIONS FOR ADDITIONAL INFORMATION.
13. VERIFY RAMP SLOPE W/ EXISTING CONDITION & ADJUST AS NECESSARY. RAMP SHALL BE 1:12. RAMP SHALL BE 16" WIDE FROM REAR PARKING LOT. RAMP 16' FOR DELIVERIES.
14. NEW 1 1/2" DIA. HAND RAIL @ 36" AFF. ON WALL SIDE OF RAMP.
15. NEW STOREFRONT ENTRY W/ SIDELITES.
16. NEW SHOP FABRICATED STEEL STAIR AND LANDINGS. SEE SECTIONS FOR ADDITIONAL INFORMATION.
17. NEW IPE WOOD SCREEN WALL OVER Ix PRESURIZED TREATED HURDING STRIPS @ 16" O.C. SECURE HURDING STRIPS TO FACE WITH 1/2" DIA. GALV. NAILS @ 16" O.C. SEE DETAIL SECTIONS FOR ADDITIONAL INFORMATION.
18. EXTEND IPE SCREEN WALL TO 42" ABOVE ROOF DECK ABOVE.
19. NEW CONCRETE PATIO WITH CURB. CONCRETE TO BE 4" OF REINFORCED 3500 PSI CONCRETE OVER 4" MINIMUM OF COMPACTED GRANULAR FILL OVER 1" CLEAN ROCK BACKFILL TO RAISE GRADE TO NEW HEIGHT OF PATIO BEHIND CURB/RETAINING WALL.
20. NEW 4x4 POST FOR IPE WALL SUPPORT. SEE DETAILS.
21. MORTAR WASH TOP OF FOUNDATION/CMU WALL AT NEW OVERHEAD DOOR OPENING WITH 6000 PSI NON-SHRINK NON-METALLIC GROUT SLOPED TO PATIO WITH 1/4" MIN. SLOPE.
22. DOWEL NEW PATIO SLAB INTO FACE OF MASONRY/CONCRETE WALL @ 37" C.C. WITH 1/4" BARS WITH MIN. OF 5" EMBED EACH WAY. SET EXISTING WALL SLIDE IN EPOXY.
23. NEW 5" UNREINFORCED 3500 PSI CONCRETE ON UNDISTURBED SOIL.
24. NEW FENCE W/ GATE STYLE TO BE SELECTED BY OWNER.
25. PATCH AND REPAIR FLOOR SLAB AT NEW FOOTING LOCATION TO BE FLUSH WITH EXIST.
26. NEW COUNTERTOP AND CABINETS AS SELECTED BY OWNER. INSTALL NEW DISHWASHER. CONNECT SUPPLY AND DRAIN TO EXIST. PLUMBING.
- 27.

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