

GENERAL NOTES

- 1. These construction documents have been prepared based on the requirement of all applicable local and state building codes, ordinances, and regulations.
2. Contractor shall have current workers' compensation insurance coverage in compliance with Section 3800 of the California Labor Code, on file with the state control board.
3. All work, construction, and materials shall comply with all provisions of the building code and with other rules, regulations and ordinances governing the place of building.
4. Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials to bring to the attention of the architect any discrepancies or conflict between the requirements of the code and the drawings.
5. The contract structural drawings and specifications represent the finished structure. They do not indicate the means or method of construction. The subcontractor shall provide all measures necessary to protect the structure during construction.
6. In preparing a proposal, the contractor shall have visited the site, carefully examined the drawings and the methods of removal and storage of materials, the sequencing of operation, and the problems attendant thereto.
7. Architect shall be notified immediately by the contractor should any discrepancy or other questions arise pertaining to the working drawings.
8. On-site verification of all dimensions and conditions shall be the responsibility of the contractor.
9. Dimensions shall take precedence over scales shown on the drawings. Do not scale drawings. Large scale details govern over small scale details.
10. All dimensions are to the face of finish unless otherwise noted.
11. Notes and details on drawings shall take precedence over general notes and typical details.
12. Provide temporary sanitary facilities for workmen's use per the local building department regulations.
13. Construction materials shall be spread out if placed on framed floors or roof.
14. No deviation from the structural design without written approval of the structural engineer and building department authority to deviate from the plans or specifications.
15. All material stored on the site shall be stacked neatly on skids, platforms or blocking.
16. All equipment, hardware, and other items shall be supplied as specified.
17. Contractor shall notify utility companies prior to excavating for utilities and shall be responsible for locating all underground construction prior to excavation.
18. The contractor shall provide all necessary blocking, backing, framing, hangers or other support for all fixtures, equipment and cabinetry.
19. 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 sales taxes shall be included in contract. Sub contractor shall obtain and pay for all permits pertaining to his/her trade.

20. Submittals
Contractor shall submit 3 copies of required shop drawings, calculations of fabricated products, and 5 copies of manufacturer's catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used or installed for the project owner's acceptance. The architect's approval of submittals and shop drawings shall not relieve the contractor from the responsibility for deviations from drawings or specifications unless he/she has, in writing, called the architect's attention to such deviations at the time of submissions; nor shall the contractor be relieved from responsibility for errors of any sort in the shop drawings.

21. Supply new, purely unadulterated, first line quality manufactured materials shipped to job site in original containers with the manufacturer's label showing exact type, size, grade, weight, and use. Store in manner consistent with manufacturer's recommendations.

22. Workmanship
Shall be of the highest quality and done by skilled employees in the practice of their trade.

23. Responsibility of Subcontractors
A. Each subcontractor shall at all times be fully aware of the job progress to allow himself/herself ample lead time to commence each phase of his/her work.
B. Subcontractors shall thoroughly inspect adjacent work that may impact installation of their trade and notify general contractor, in writing, of any irregularities. Commencing work constitutes acceptance of conditions and therefore responsibility for and rectification any resulting, unsatisfactory work.

C. Materials and the work of others shall be inspected by each trade prior to the commencement of his/her particular standard as herein described, shall be replaced by the subcontractor at the subcontractor's sole expense including the work of others damaged by initial failure or corrective repairs. The inability of the general contractor, or his/her representative, to notice omitted or faulty materials or workmanship during construction shall not constitute a release from these requirements of subcontractor. If work is considered to be substandard, the work shall be tested as is standard to that industry. If the work fails to meet the testing standards, subcontractor shall pay for the testing and the replacement of the work. If the work passes the test the owner pays for the test and repair of said work.

F. Each subcontractor shall maintain adequate protection of all his/her work from damage and shall protect the owner's and other trades' work and property from damage or injury while fulfilling his/her contract. All materials, work in place, finishes, paving and sidewalks, and existing utilities shall be included in the requirement.

G. Structure and contents shall be protected from the inclemencies of weather during the term of the work.

H. In the event subcontractors' work is damaged by other trades, it will be the subcontractors' obligation to resolve the cost of repairs of said damage with responsible subcontractors. The general contractor shall have the power of final arbitration in these matters.

I. Cooperation

Each trade shall cooperate fully, both with the general contractor's superintendent and other trades, and consult with other trades (in writing, if need be), in order to "can out," allow passage, provide protection or do work necessary to allow others to follow in an orderly, professional manner.

J. Uncrating

All materials and appliances shall be uncrated by subcontractor responsible for installation, unless otherwise specified in contract.

24. Work, Authorization, and Payments

All work done or materials used shall be covered by a contract, contract change order, purchase order, or work order. No invoice will be processed unless it lists the contract, purchase order, work order, or change order number.

25. Clean-up

The contractor shall clean and remove from the site any debris and unused materials. Unused materials, equipment, scaffolding, and debris shall be removed from the site at completion. Final cleaning shall include: removal of all grease, dust, stains, labels, fingerprints, paint spots from the site, and exposed interior and exterior finish surfaces; polish surfaces so designated to shine finish; and repair, patch or touch up, or replace marred surfaces to specified finish, or to match adjacent surfaces.

Supplemental Notes

- 1. General conditions of the contract for construction will be those agreed upon by and between the owner and the contractor. However, for the purpose of compiling these specifications, it has been assumed that the general conditions will be those contained in the AIA Document A111, a copy of which is on file at the office of the architect.
2. Should errors, omissions, or discrepancies appear in drawings or specification, or in the work done by others affecting this work, the architect shall be notified at once and will issue instructions as to procedure.
3. The contractor shall conform to and abide by all local, city, county, and state building and safety laws. Such laws shall be considered as part of these specifications and the provisions of such regulations shall be observed.
4. Named products make no guarantees for products identified by trade name or manufacturer.
5. The contractor shall review all documents related to this project for errors, omissions, and discrepancies prior to the start of construction.
6. The builder shall provide the owner a list of the heating, cooling, water heating, and warranty manuals, and lighting systems, and conservation or solar devices installed in the building and instructions on how to use them efficiently.
7. After installing insulation, the installer shall post in a conspicuous location in the building a certificate signed by the installer and the builder stating that the installation conforms with the requirements of Title 24, part 2, Chapter 2-53, and that materials installed conform with the requirements of Title 20, Chapter 2.
8. The contractor shall provide a fire protection system during construction and maintain insurance.
9. The contractor shall protect trees and shrubs as indicated to remain by providing a fence around the tree or shrub of sufficient distance away and of sufficient height so that trees and shrubs shall not be damaged in any way.
10. Contractor shall provide sprinkler system as required by code.
11. Building plans for temporarily storing of excavations that remove the lateral support from a public way or an existing building.
12. There shall be no trenches or excavations 5' or more in depth into which a person is required to descend or the contractor must obtain a necessary permit from the State of California Division of Industrial Safety prior to the issuance of a building or grading permit.

ADDITIONAL NOTES

- 1. These drawings shall remain the property of the design professional.
2. These drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project.
3. All construction fabrication, and installations shall conform to the latest adopted editions of the UBC, UFC, UPC, NEC and any federal, state or local codes.
4. The interior finishes shall comply with UFC appendix V1-C and UBC chapter 8.
5. All work performed and materials used shall be of the same standard of quality as that of the existing finished building as a minimum unless noted or scheduled otherwise.
6. Verify that services to be removed or abandoned have been properly and safely shut off, capped, or sealed.
7. Verify hours of work with landlord.
8. Restore all removed cementitious fireproofing with new fireproofing to achieve required rating.
9. Provide ceiling access panels as required to allow for service of or adjustment to any valves or mechanical items as required.
10. Drywall contractor to carefully study the architectural and interiors drawings and provide 20 ga. backing where required for attachment of all items to be wall mounted.

FIRE DEPT. NOTES

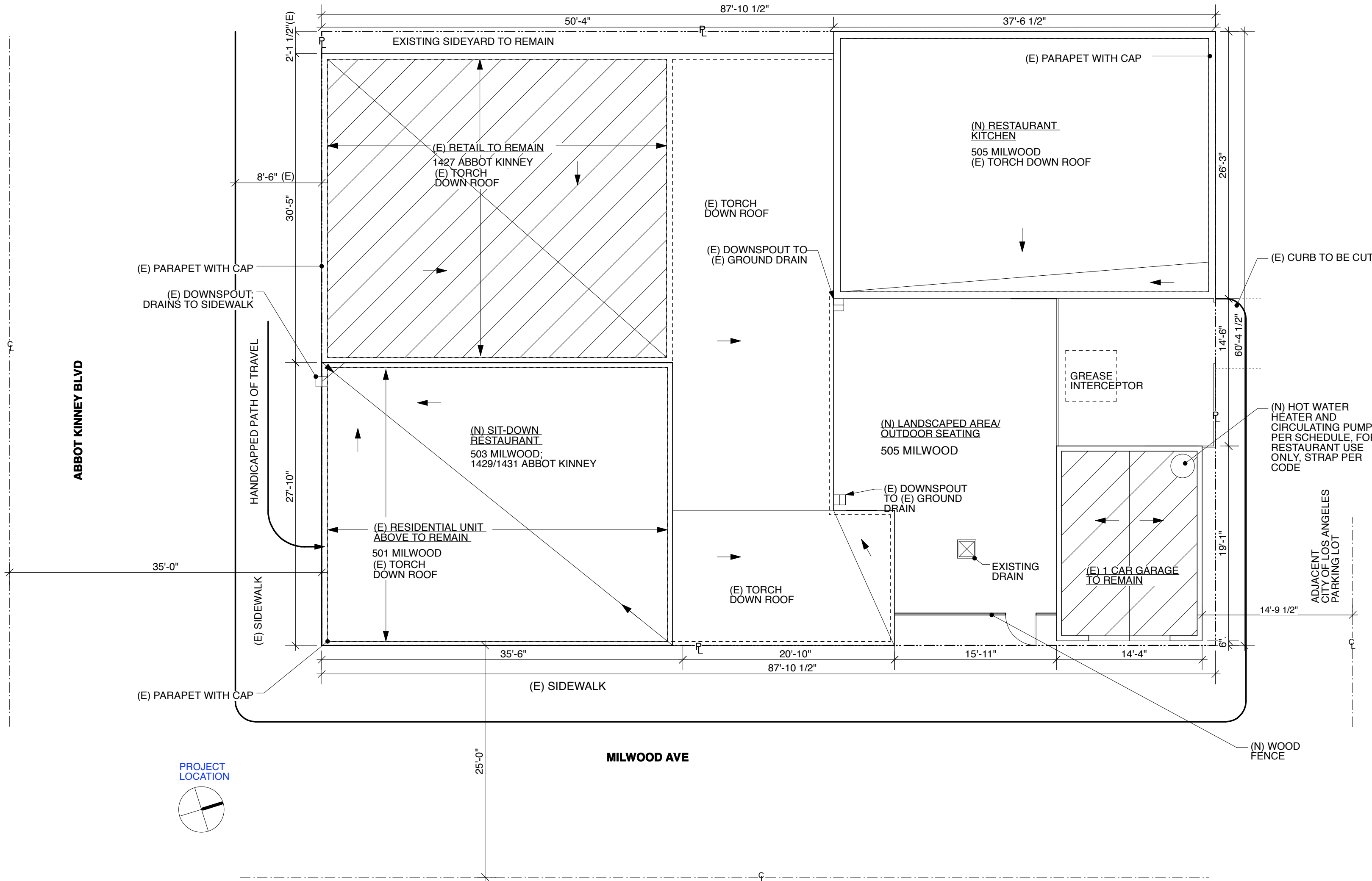
- 1. TWO FIRE EXTINGUISHERS RATED AT 2A 10BC SHALL BE MOUNTED ON WALLS IN ACCESSIBLE AND VISIBLE LOCATION.
2. FINAL INSPECTION SHALL REQUIRE AT LEAST A 48 HOUR IN ADVANCE CALL TO LOCAL FIRE AUTHORITIES.
3. FACILITY IS A RESTAURANT WITH OCCUPANCY MORE THAN 50 PEOPLE MAKING CLASSIFICATION A-3.
4. ALL INTERIOR FINISHES SHALL CONFORM TO 2001 U.B.C. CHAPTER 8.
5. A SIGN SHALL BE PROVIDED STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" AT FRONT DOOR.
6. PROVIDE 2A-10BC FIRE EXTINGUISHER TO BE LOCATED ON FIELD INSPECTION.
7. ALL DOOR HARDWARE SHALL BE LEVER TYPE OR PANIC HARDWARE.

BUILDING DEPT. NOTES

- 1. GOVERNING CODES FOR THIS PROJECT ARE THE 2001 CA UBC, UPC, UMC, NEG, TITLE 24, AND STATE AND LOCAL AMENDMENTS.
2. THE FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS AND CEILING FINISHES SHALL BE TABLE 8A AND B (UBC-CH. 8)
3. PROVIDE MINIMUM OF 2% SLOPE ON ALL DRAINAGE PIPING
4. ALL MATERIALS USED IN THE NEW WATER SUPPLY SYSTEM, EXCEPT VALVES AND SIMILAR DEVICES SHALL BE OF A LIKE MATERIAL USED IN THE EXISTING BUILDING PIPING.
5. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, ANY SPECIAL KNOWLEDGE OR EFFORT.
6. PROVIDE OCCUPANT LOAD SIGN COMPLYING WITH THE FOLLOWING CODE SECTION: U.F.C. SECTION 23.114., C.A.C. T-19, SECTION 3.30, U.B.C. CHAPTER 10.
7. THE CONSTRUCTION REMODEL OR DEMOLITION OF A BUILDING SHALL COMPLY WITH U.F.C. ARTICLE 87.
8. SIGN STATING "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS" IN LETTERS TO BE LOCATED ADJACENT TO DOOR(94 UBC CH. 10)
9. EXIT SIGNS WHERE INDICATED SHALL BE WORDED "EXIT" IN (6) SIX INCH HIGH ILLUMINATED LETTERS AND SHALL CONFORM TO GOVERNING BUILDING CODES AND REGULATIONS.
10. INSTALL ADDRESS NUMBERS IN A CONSPICUOUS LOCATION ON THE BUILDING SO THAT IT CAN BE EASILY VISIBLE FROM THE THE STREET PER LOCAL MUNICIPAL CODE AND THE FIRE DEPARTMENT.
11. KITCHEN TOILET AND FOOD SERVICE AREAS TO HAVE WALLS AND CEILINGS THAT ARE SMOOTH, EASILY CLEANABLE AND LIGHT IN COLOR.
12. NOTE THAT THIS PROJECT SHALL COMPLY WITH 2002 LA CITY BUILDING CODE.
13. SIGNS TO BE PROVIDED ON EACH RESTROOM DOOR AND ON WALL ADJACENT TO RESTROOM ENTRANCE THAT ACKNOWLEDGE ADA COMPLIANCE.

BUILDING DEPT. NOTES

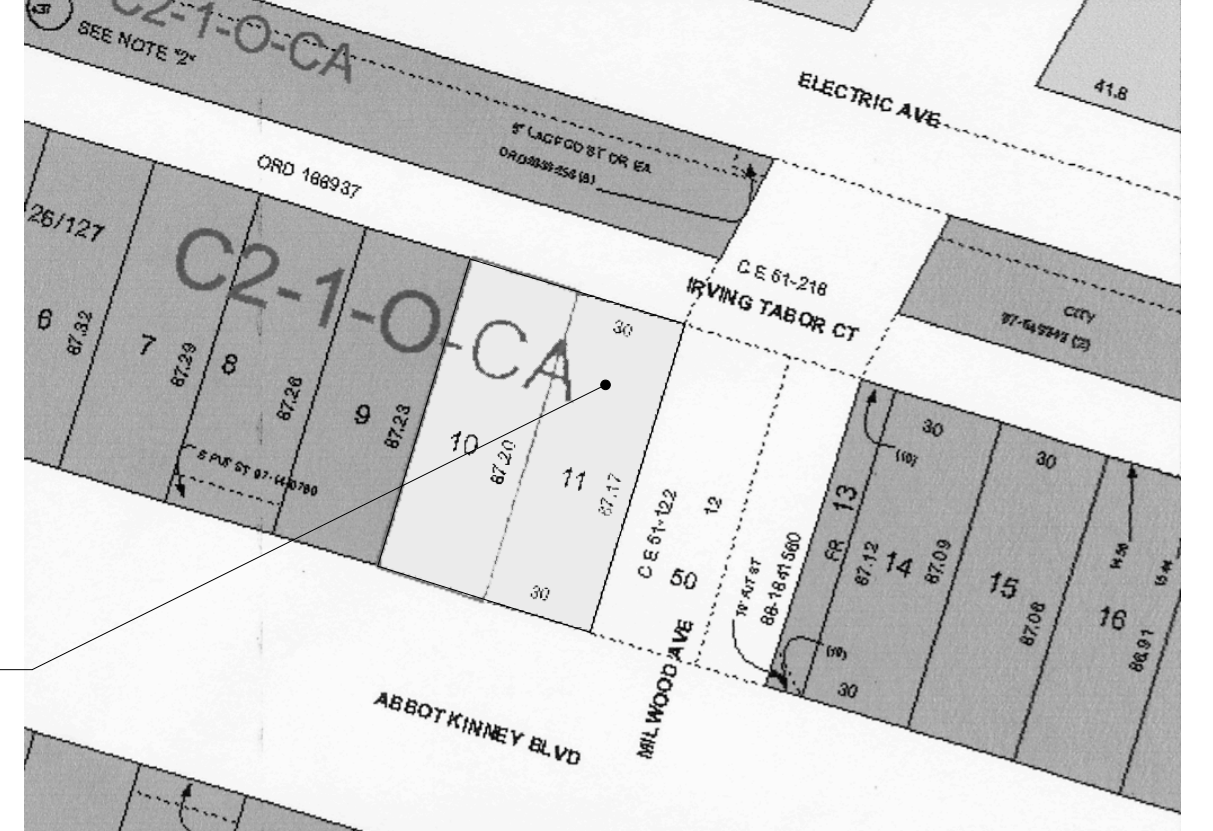
N.T.S.



SITE PLAN/ROOF PLAN 1/8"=1'-0"



LOCATION MAP N.T.S.



VICINITY MAP N.T.S.

Table with project details including ADDRESS (505 MILWOOD AVE, VENICE BEACH, CA 90291), CLIENT (FRAN CAMAJ), APN (4241036007), LEGAL JURISDICTION (CITY OF LOS ANGELES), OCCUPANCY (EXISTING- B, PROPOSED- A-3), BUILDING USE (EXISTING MIXED- RETAIL, LABORATORY, PROPOSED MIXED- RESTAURANT, RETAIL, RESIDENTIAL), SPACE USE (CURRENT-LABORATORY/RETAIL, PROPOSED-RESTAURANT), TENANT IMPROVEMENT (3513 SF), LOT 10 SQ. FOOTAGE (2616 SF), and LOT 11 SQ. FOOTAGE (2615 SF).

PROJECT DATA

N.T.S.

GENERAL NOTES

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FIRE DEPT. NOTES

N.T.S.

PROJECT:

RESTAURANT 505 MILWOOD AVE. VENICE, CA 90291

ARCHITECT:

DU Design Universal ARCHITECTURE AND DESIGN

ROBERT THIBODEAU 529 CALIFORNIA AVENUE VENICE, CA 90291

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CLIENT:

FRAN CAMAJ 505 MILWOOD VENICE, CA 90291

PH: 586-524-0813 FX:

CONSULTING CHEF:

TRAVIS LETT PH: 310.402.4264

STRUCTURAL ENGINEER:

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PH: 310.998.3378 FX: 310.998.3278

MEP ENGINEER:

MIRAHMADI AND ASSOCIATES 2908 NEBRASKA AVE SANTA MONICA, CA 90404

PH: 310.453.2999 FX: 310.453.3350

CONTRACTOR:

PH:

FX:

KITCHEN EQUIPMENT SUPPLIER:

PH:

FX:

REVISIONS:

ISSUE:

PROJECT DATA BUILDING DEPT NOTES FIRE DEPT NOTES GENERAL NOTES VICINITY MAP LOCATION MAP SITE PLAN/PLOT PLAN

DATE: 04.06.06 DRAWN: MAA/DU SCALE: AS NOTED

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