

GENERAL NOTES

1. ALL DRAWINGS IN THIS SET AND THE DESIGNS THEROF ARE THE PROPERTY OF THE ARCHITECT
2. THOROUGHLY EXAMINE THE JOB SITE AND REVIEW EXISTING CONDITIONS. NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN FIELD CONDITIONS AND DRAWINGS ASAP. ALLOW SUFFICIENT TIME FOR RESOLUTION WITHOUT DELAYING THE WORK.
3. PROVIDE WORK AND MATERIALS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
4. REPORT ANY HAZARDOUS MATERIALS ENCOUNTERED TO THE OUNER IMMEDIATELY.
5. MAINTAIN ALL BUILDING LIFE SAFETY, FIRE PROTECTION AND SECURITY SYSTEMS AT ALL TIMES.
6. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.
7. BIDDERS SHALL MAKE KNOWN TO THE OWNER ANY LIMITATIONS, EXCLUSIONS OR MODIFICATIONS TO THE PROJECT DURING THE BIDDING PHASE OF THE PROJECT. UNLESS NOTED, THEY WILL BE PRESUMED INCLUDED BY THE OWNER.
8. PERMITS: THE OWNER SHALL OBTAIN AND PAY FOR GENERAL CONSTRUCTION PERMITS REQUIRED FOR THE WORK. PLUMBING, HVAC AND ELECTRICAL SUB CONTRACTORS SHALL OBRAIN AND PAY FOR THE PERMIT(S) REQUIRED FOR THEIR RESPECTIVE WORK. DO NOT BEGIN OPERATIONS UNTIL ALL SUCH AGENCIES HAVE BEEN NOTIFIED AND PERMITS HAVE BEEN ISSUED FOR THE CONSTRUCTION PROJECT.
9. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED ON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.
- 10.THE SUB-CONTRACTORS SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDENCY TO THE ARCHITECT PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.
11. ANY INFORMATION REQUIRED BY THE SUB-CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED PRIOR TO BID OR COMMENCING OF WORK.
12. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND SUB-CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGE TO EXISTING WORK OR AREAS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE OWNER. THE SUB-CONTRACTORS SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
13. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO DO SO BECOMES THE RESPONSIBILITY OF THE CONTRACTOR AND/ OR SUB-CONTRACTORS.
14. THE CONTRACTOR OR SUB-CONTRACTORS SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT AND / OR OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.
15. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES AND TRANSPORTATION FOR THE COMPLETION OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
- 16.THE CONTRACTOR SHALL PROVIDE ANY AND ALL CONSTRUCTION FACILITIES TO ACCOMPLISH THE WORK. THESE FACILITIES SHALL BE REMOVED AS WORK PROGRESSES OR UPON COMPLETION. THESE INCLUDE BUT ARE NOT LIMITED TO: TEMPORARY UTILITIES, BRACING, BARRIERS, WEATHER PROTECTION, ETC.
17. CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS, STRUCTURE AND DIMENSIONS FOR ACCURACY AND ADEQUACY TO RECEIVE NEW WORK BEFORE COMMENCING WORKS. CONTRACTORS SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR CONFLICTS. CONSEQUENCES OF FAILING TO NOTIFY THE ARCHITECT IMMEDIATELY BECOMES THE RESPONSIBILITY OF THE CONTRACTOR AND / OR SUBCONTRACTORS.
18. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS. ALL DIMENSIONS ARE TO THE FACE OF FINISH SURFACES UNLESS OTHERWISE INDICATED. DO NOT SCALE DRAWINGS.
19. ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVED POTENTIAL SOURCES OF AIR AND WATER LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
- 20.ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE AS QUIETLY AND FREE OF VIBRATION AS POSSIBLE.
21. ALL ROOFING MATERIALS (AS NOTED ON DRAWINGS) SHALL BE APPLIED IN STRICT CONFORMANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS AND THE 2019 CBC.
22. ALL SYSTEMS ARE MEANT TO BE COMPLETE AND OPERATIVE THOUGH NOT FULLY DESCRIBED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, AGENCY AND THE CITY OR COUNTY REQUIREMENTS.
- 23.WHERE INDICATED ON PLANS, ALIGN NEW CONSTRUCTION WITH EXISTING CONSTRUCTION FOR A FLUSH CONDITION.
- 24.CONTRACTOR IS SOLEY RESPONSIBLE FOR THE COMPLETENESS OF HIS/HER SCOPE OF WORK AND FOR PROJECT SAFETY.
- 25.ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP FOR A PERIOD OF AT LEAST ONE YEAR FROM APPROVAL FROM FINAL PAYMENT UNLESS OTHERWISE SPECIFIED.
- 26.THE CONTRACTOR SHALL MAKE NO CHANGE, SUBSTITUTION, OR ALTERATION FROM THESE PLANS WHICH INCREASES THE CONTRACT AMOUNT OR EXTENDS THE CONSTRUCTION PERIOD WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER OR HIS/ HER AGENT.
- 27.FIRE SPRINKLER WORK (AS APPLICABLE) IS TO BE PERFORMED ON A "DESIGN / BUILD" BASIS. EACH SUBCONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ENGINEERING AND PERMITS ASSOCIATED WITH HIS / HER SCOPE OF WORK.
- 28.THE HVAC UNIT(S) SHALL PROVIDE A VENTILATION SYSTEM CAPABLE OF SUPPLYING A MINIMUM OF 15 CUBIC FT. PER MIN. RE-BALANCE (E) SYSTEM AS REQUIRED.

- 29.THROUGH AND MEMBRANE PENETRATIONS OF FIRE-RESISTIVE WALLS SHALL BE PROTECTED BY APPROVED PENETRATION FIRE-STOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH USC STANDARD T-5 AND T-1. AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED RATING OF THE WALL BEING PENETRATED.
- 30.ALL VENTS, DUCTS, PIPES, ETC. WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, SEALED, FLASHED AND COUNTER-FLASHED FOR A COMPLETE WATER TIGHT ASSEMBLY.
31. ALL THRESHOLDS SHALL BE A MAXIMUM OF ½" HIGH (ABOVE THE FLOOR AND LANDING ON BOTH SIDES) AT ALL ENTRANCES AND DOORS.
- 32.MAXIMUM DOOR OPENING EFFORTS SHALL BE AS FOLLOWS: 5.0 LBS AT EXTERIOR AND 5 LBS AT INTERIOR AND 15 LBS AT FIRE DOORS.
- 33.WALLS ADJACENT TO WATER CLOSETS SHALL BE FINISHED IN A NON-ABSORBENT WAJNSCOT OVER WATER RESISTANT GYP. BD.
- 34.PROVIDE DRAFT STOPS IN THE WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE. SUCH DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 3000 SQUARE FEET AND SPACES ARE NOT MORE THAN 100 FEET APART.
- 35.WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL: (1) BE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM ¼" CHANGE IN ELEVATION, (3) BE A MINIMUM OF 48" IN WIDTH, (4) HAVE A MAXIMUM ¼" PER FOOT SLOPE.
- 36.ALL GRILLES, SPEAKER ENCLOSURES AND CEILING-MOUNTED EQUIPMENT TO BE PAINTED TO MATCH RESPECTIVE ADJACENT CEILING BACKGROUND. ALL ELECTRICAL WALL PLATES TO MATCH ADJACENT WALLS (VERIFY WITH OWNER OR AGENT).
- 37.PROVIDE 1 APPROVED ½ ACCESSIBLE FIRE EXTINGUISHER (2A:10-B:C) FOR EVERY 1500 SF OF FLOOR SPACE (FOR THIS SCOPE OF WORK) OR IF EXTINGUISHERS ARE MORE THAN 15' MAX APART
- 38.CONTRACTOR TO COORDINATE LOCATIONS OF ELECTRICAL AND TELEPHONE / DATA OUTLETS MOUNTED ABOVE MILLWORK COUNTERS, AND WITHIN MILLWORK CABINETS WITH THE MILLWORK CONTRACTOR. VERIFY LOCATIONS WITHIN PRE-FABRICATED CABINETRY WITH RESPECTIVE SUPPLIER. VERIFY LOCATIONS ON WALL, CEILING OR FLOOR WITH OWNER OR OWNERS AGENT.
- 39.FOR NEW CONSTRUCTION, VERIFY GYP. BOARD FINSH WITH OWNER OR OWNERS AGENT, FOR REMODELING, GYP. BD. FINSH TO BE SAME AS ADJACENT WALL OR CONTINUED WALL OR CEILING, ETC. (U.O.N.)
- 40.ALL FLOORING TO BE INSTALLED IN ACCORDANCE AND COMPLIANCE WITH MFR'S WRITTEN SPEC'S. TILE INSTALLATION (IF USED ON PROJECT) SHALL BE IN ACCORDANCE WITH THE TCA INSTALLATION MANUAL, LATEST EDITION.
- 41.OWNER ½ OWNER'S CONTRACTOR MUST COORDINATE ACCESS ½ CONSTRUCTION ACTIVITY RELATED TO THE UTILITY PLUMBING AND HVAC WORK BELOW THE FLOOR WITH THE OWNER OF THE SUITE IMMEDIATELY BELOW THE UNIT OR ADJACENT NEIGHBORS. THIS WORK SHALL BE COMPLETED DURING NON-BUSINESS HOURS.
- 42.CONTRACTOR SHALL PROVIDE A DEBRIS DUMPSTER AND PORTABLE TOILET TO BE LOCATED IN THE PARKING AREA FOR USE BY THE CONTRACTOR AND SUB-CONTRACTORS DURING CONSTRUCTION. THE LOCATION OF THE DUMPSTER ½ TOILET SHALL BE APPROVED BY BUILDING MANAGEMENT PRIOR TO START OF CONSTRUCTION.
- 43.TELECOMMUNICATIONS SYSTEMS INSTALLATION AND OTHER WORK NOT INCLUDED IN THIS CONTRACT WILL BE EXECUTED DURING THE CONTRACT TIME. MAKE PROVISIONS FOR N.I.C. ITEMS. COOPERATE WITH PERSONNEL AND PROVIDE ACCESS TO AREAS, SERVICES, ETC.
- 44.CONFIRM APPROPRIATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS. NOTIFY THE OWNER IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS.
- 45.ALL WORK SHALL BE PLUMB, SQUARE, LEVEL, TRUE IN PROPER ALIGNMENT AND SECURELY FASTENED.
- 46.AS APPLICABLE, SECURELY ANCHOR ALL WORK INCLUDING N.I.C. ITEMS SUCH AS FILE CABINETS, ETC. TO ADJACENT STRUCTURE AND SCRIBE TO ADJACENT SURFACES AS APPLICABLE. VERIFY N.I.C. ITEM INSTALLATION DATES AND COORDINATE AS REQUIRED.
- 47.LAYOUT PARTITIONS ON THE FLOOR FOR THE ARCHITECT AND OWNERS TO REVIEW AND APPROVE PRIOR TO FRAMING ANY WALLS.
- 48.COORDINATE ALL EQUIPMENT LAYOUT WITH THE APPROPRIATE EQUIPMENT SPECIALIST AND GAIN THEIR APPROVAL PRIOR TO SAW CUTTING AND/ OR ROUGHING IN ANY REQUIRED PLUMBING OR ELECTRICAL.
- 49.PARTITIONS ARE DIMENSIONED TO THE FACE OF FINISH U.O.N.
- 50.CLEAR DIMENSIONS NOTED ARE NOT ADJUSTABLE.
- 51.DIMENSIONS TO EXTERIOR PERIMETER WINDOW WALL ARE TO FACE OF WALL BELOW SILL.
- 52.DIMENSIONS SHALL BE EXACT TO WITHIN 1/8" IN 10'-0" ALONG FULL HEIGHT AND LENGTH OF PARTITIONS.
- 53.VERIFY PARTITION THICKNESS FOR ITEMS SUCH AS PLUMBING, PANELS, CABINETS, ETC. AND NOTIFY THE ARCHITECT ASAP OF ANY CONFLICTS. FAILURE TO DO SO BECOMES THE RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTORS.

FIRE DEPARTMENT NOTES

1. INSTALL FIRE EXTINGUISHER(S) WHERE INDICATED ON THE PLANS. AS NOTED, THE FIRE EXTINGUISHER(S) ARE TO BE 2A:10-B:C TYPE, MOUNTED NO MORE THAN 48" A.F.F PER 2022 CFC 906.6 ½ 2022 CBC 11B-308.2.1 FOR FORWARD GRASP/ REACH.
2. THE FIRE SPRINKLER SYSTEM (IF APPLICABLE) SHALL PROTECT ALL NEWLY CREATED UNPROTECTED AREAS. PERMIT REQUIRED FROM FIRE PREVENTION.
3. INSTALL MONITORING EQUIPMENT TO MONITOR ALL FIRE SPRINKLER SYSTEMS
4. A SIGN SHALL BE POSTED ABOVE THE MAIN ENTRANCE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
5. PROVIDE SIGNAGE AS REQUIRED FOR ROOMS HOUSING ELECTRICAL PANELS, FIRE SPRINKLER RISER, ALARM PANELS, ETC.
6. PLACE ENTRANCE KEYS IN BUILDING KNOX BOX AS DIRECTED BY FIRE DEPARTMENT.
7. INSTALL EXIT SIGNS AT EACH EXIT: THEY SHALL BE ILLUMINATED W/ AN ELECTRICAL POWER SOURCE, BATTERY BACK UP, RED FACE ½ LED. PER CFC SECTION 1013, 2022 EDITION.
8. EMERGENCY ILLUMINATION SHALL BE PROVIDED BY AN ELECTRICAL POWER SOURCE ½ HAVE BATTERY BACK UP PER CFC SECTION 1018, 2019 EDITION.
9. THIS BUSINESS OCCUPANCY MUST CONFORM WITH NFPA LIFE SAFETY CODE, 2022 EDITION, CALIFORNIA CODE OF REGULATIONS, TITLE 24, CBC ½ CFC, 2022 EDITION.

ABBREVIATIONS

§	AND	LBS	POUNDS
#	AT	ATCH (E)	MATCH EXISTING
#	FOUND	MAX	MAXIMUM
AB	ANCHOR BOLT	MIN	MINIMUM
ADA	AMERICANS WITH DISABILITY ACT	MISC	MISCELLANEOUS
ADJ	ADJUSTABLE	MTD	MOUNTED
AFF	ABOVE FINISHED FLOOR	(N)	NEW
		NC	NOT IN CONTRACT
ALUM	ALUMINUM	NTS	NOT TO SCALE
ANOD	ANODIZED	O.C.	ON CENTER
APPROX	APPROXIMATELY	OPENG	OPENING
BLDG	BUILDING	O/	OVER
CBC	CALIFORNIA BUILDING CODE	FLYWD	FLYWOOD
		PTDF	PRESSURE TREATED
			DOUGLAS FIR
CLR	CLEAR	SCHED	SCHEDULED
CONC	CONCRETE	SGL	SINGLE
DIA	DIAMETER	SHT	SHEET
DI	DIMENSIONS(S)	91M	91MILAR
DR	DOOR	SL	SLOPE
DWG	DRAWING	SF	SQUARE FEET
(E)	EXISTING	SS	STAINLESS STEEL
EXIST	EACH SIDE	STD	STANDARD
E/S	EACH	STL	STEEL
EA	ELEVATION	TYP	TYPICAL
EL	HEIGHT	UCN	UNLESS OTHERWISE NOTED
			VERIFY IN FIELD
EQ	EQUAL	VIF	VENT TO ROOF
EQUIP	EQUIPMENT	VTR	WITH
EXT	EXTERIOR	WD	WOOD
FF	FINISHED FLOOR		
FLR	FLOOR		
FOS	FACE OF STUD		
GA	GAUGE		
GALV	GALVANIZED		
GBM	SHEET METAL		
HT	HEIGHT		
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY		

PROJECT DATA

NUMBER OF STORIES:	1
TENANT IMP. AREA:	2053 SF (GROUND FLOOR)
OCCUPANT LOAD:	40
(SEE AI.4 FOR CALC)	1 EXIT REQ'D 2 EXITS PROVIDED
EXISTING USE:	OFFICE (EMPTY SPACE)
PROPOSED BLDG USE:	MEDICAL OFFICE
OCC. GROUP:	B
CONST. TYPE:	V-B
FIRE SPRINKLERS:	YES
MEDICAL GAS SYSTEM:	NO

DEFERRED SUBMITTALS

1. FIRE SPRINKLER PLANS

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA PLUMBING CODE (CFC)  
2022 CALIFORNIA MECHANICAL CODE (CMC)  
2022 CALIFORNIA ENERGY STANDARDS  
2022 CAL GREEN BUILDING CODE  
2022 CALIFORNIA FIRE CODE (CFC)  
2022 CAL GREEN CITY OF PETALUMA MUNICIPAL CODE

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

SCOPE OF WORK

1. BUILD NEW WALLS PER PLAN.
2. INSTALL POWER, WATER ½ DRAIN LINES AS INDICATED ON PLANS.
3. PROVIDE NEW LIGHTING AS SHOWN. DUCTING TO BE ADDED PER PLAN AND CONNECTED TO (N) HVAC UNIT.
5. INSTALL FINISHES PER TENANT.
6. INSTALL GYP BOARD CEILING ½ SOFFITS AS SHOWN.
7. THIS IS A TENANT IMPROVEMENT (INTERIOR) CONSTRUCTION PROJECT..

PROJECT TEAM

ARCHITECT:

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JOE PENNISI  
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TENANT:

JASON ALEXANDRIDIS  
415-846-5660

PROPERTY OWNER:

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OWNER LLC  
C/O DJM CAPITAL  
CONTACT: SARA PRICE  
1111 EDINGER AVE, SUITE 115  
HUNTINGTON BEACH, CA 92641  
SPRICE@DJMCAPITAL.COM  
714-430-8022

CONTRACTOR:

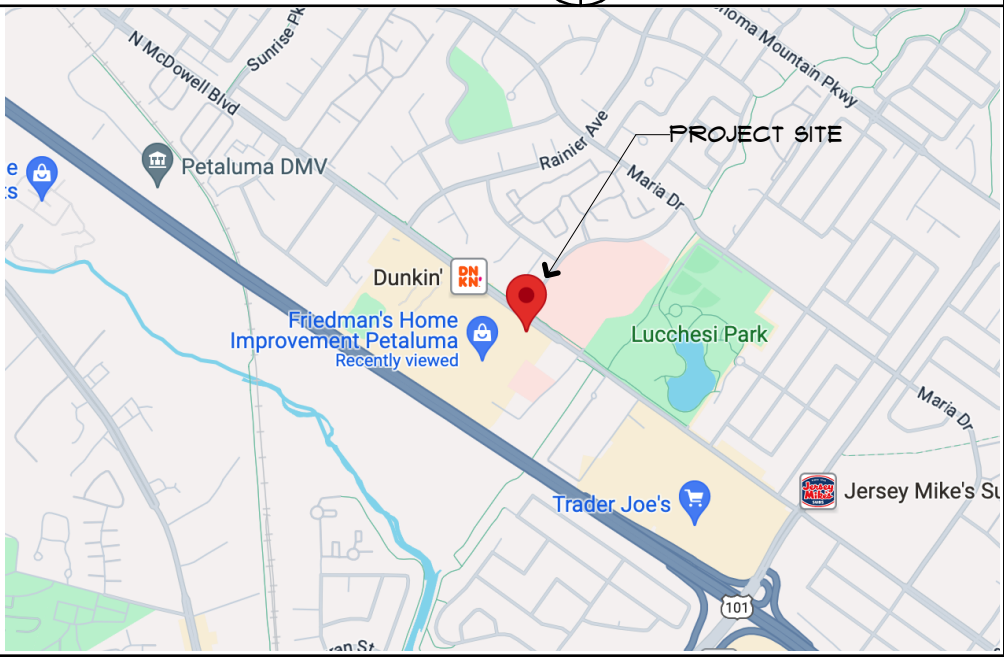
RINNOVO GROUP  
MIKE PENNISI  
925-858-6011

STRUCTURAL ENGINEER:

N/A  
MEP ENGINEER:

INNODEZ

VICINITY MAP



SHEET INDEX

A0.1	TITLE SHEET
AI.1	AERIAL VIEW
AI.2	SITE PLAN
AI.3	PROPOSED FLOOR PLAN
AI.4	SITE PHOTOS
AI.5	EXTERIOR ELEVATIONS

Approval Subject To:

- ☒ State Laws and Regulations
- ☒ Petaluma Municipal Code
- ☒ Letter Dated
- ☒ Notations Included In This Plan
- ☒ Field Inspections and Tests

\*\*Approval of this plan does not authorize or approve any omission or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved HARD COPY plans shall be available, on the project site, at all times.\*\*

asegui11/25/2024

PEP

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BY	ISSUED FOR	DATE	REV #
JP	PLANNING	10.23.24	1
JP	LL COMMENTS	11.8.24	2
JP	FIRE	11.13.24	3

Game Day Mens Health

405 N McDowell Bl Suite 31 & 32  
Petaluma, CA  
94954

1" = 1' GRAPHIC

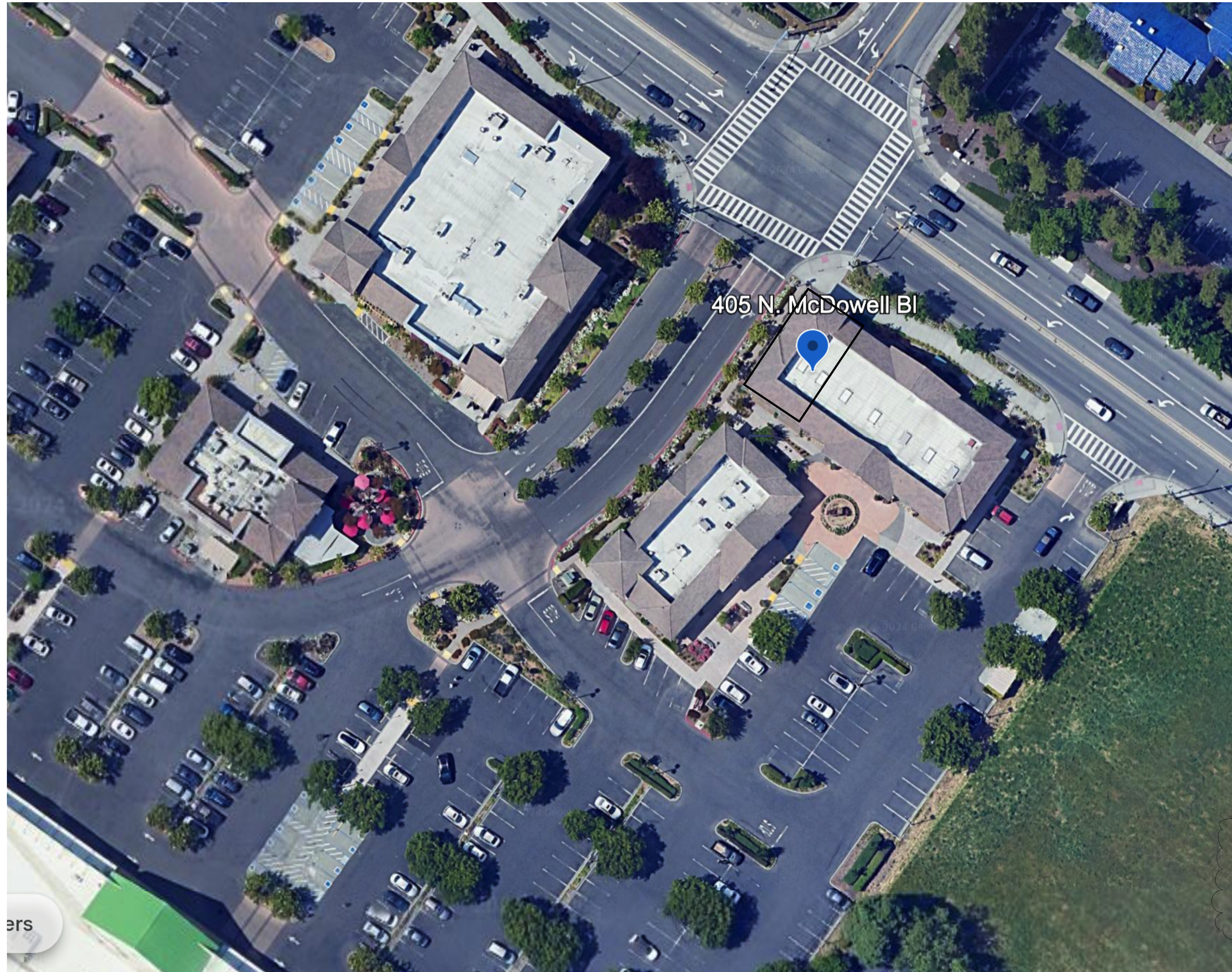
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Date:	11/13/24
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

A0.1

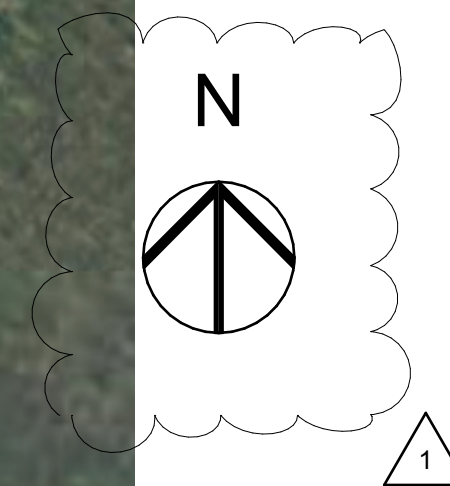
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ers

AERIAL VIEW  
NOT TO SCALE




  
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[illegible]

## Game Day Mens Health

**Petaluma, CA  
94954**

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date:	11/13/24
Scale:	AS NOTED

Drawn:	
Job:	

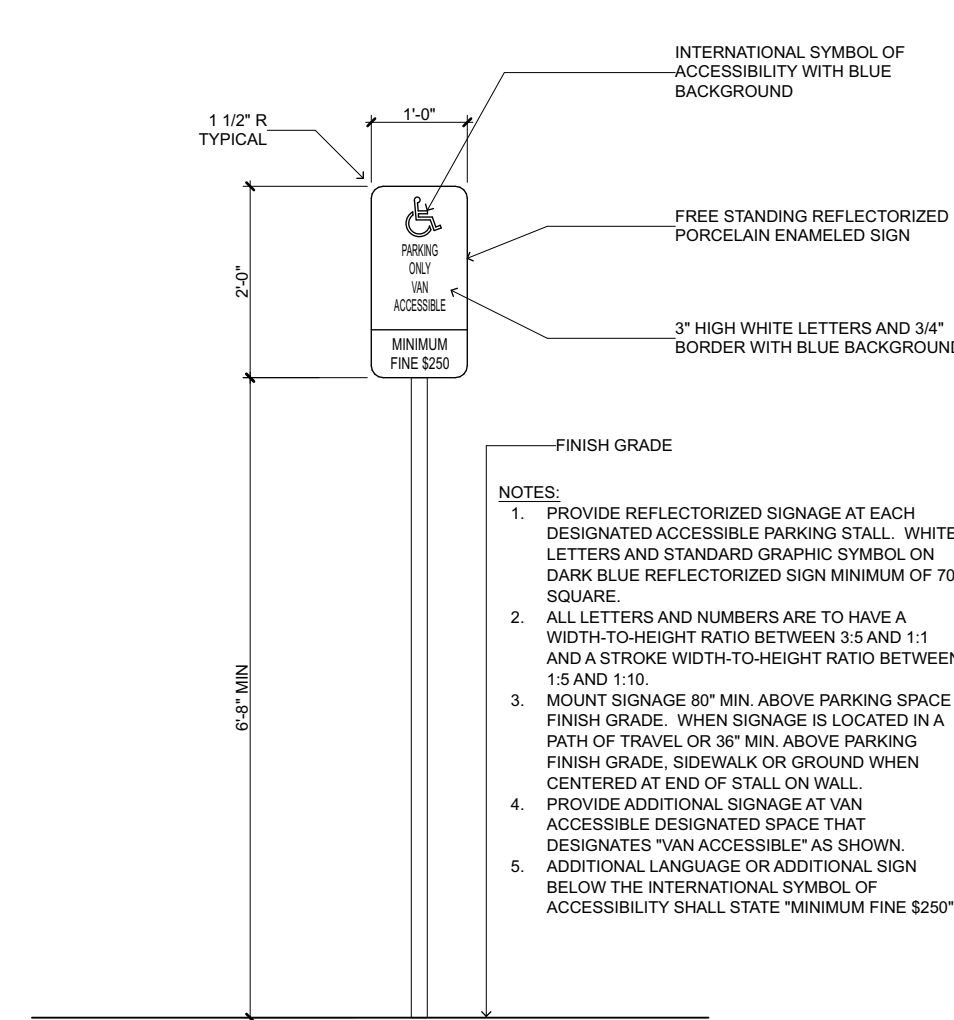
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## A1.1

Plotted On: 11/13/24

## AERIAL VIEW





2 SITE PATH OF TRAVEL  
NOT TO SCALE

4 VAN ACCESSIBLE PARKING SIGN  
SCALE:  $1/2" = 1'-0"$

**SHOPS F**  
453 NORTH McDOWELL BLVD.

- 28 AVAILABLE 1955 SF
- 30 EXCHANGE BANK 3,083 SF

**SHOPS E**  
435 NORTH McDOWELL BLVD.

- 24 AVAILABLE 2,844 SF
- 25 AVAILABLE 2,844 SF
- 27 DUNKIN' DONUTS 2,100 SF

**SHOPS B**  
447 NORTH McDOWELL BLVD.

- 14 AVAILABLE 2,350 SF
- 15 JAMBA JUICE 1,260 SF
- 16 THE HABIT BURGER GRILL #95 2,400 SF

**SHOPS D**  
417 NORTH McDOWELL BLVD.

- 20 TOTAL RENAL CARE 9,963 SF
- 22 AVAILABLE 2,564 SF
- 23 CAFE MIMOSA 2,437 SF

**SHOP C**  
423 NORTH McDOWELL BLVD.

- 17 MARY'S PIZZA SHACK 4,853 SF

**OFFICE 1**  
405 NORTH McDOWELL BLVD.  
7,800 SF

- 31-32 AVAILABLE 2,053 SF
- 33 AVAILABLE 1,300 SF
- 34-37 AVAILABLE 4,447 SF

**OFFICE 2**  
411 NORTH McDOWELL BLVD.

- 41 SUTTER BAY MEDICAL FOUNDATION - 1,438 SF
- 42 AVAILABLE 990 SF
- 43 NAIL BAR 2,147 SF
- 45 PETALUMAHAIR CO., LLC. 863 SF

**FITNESS INTERNATIONAL**  
477 NORTH McDOWELL BLVD.  
38,121 SF

**SMART & FINAL**  
465 NORTH McDOWELL BLVD.  
27,536 SF

**FRIEDMAN'S HOME IMPROVEMENT**  
429 NORTH McDOWELL BLVD.  
132,107 SF

**GARDEN CENTER**

**DRY SHED**

**PROFESSIONAL DR.**

**RANIER AVE.**

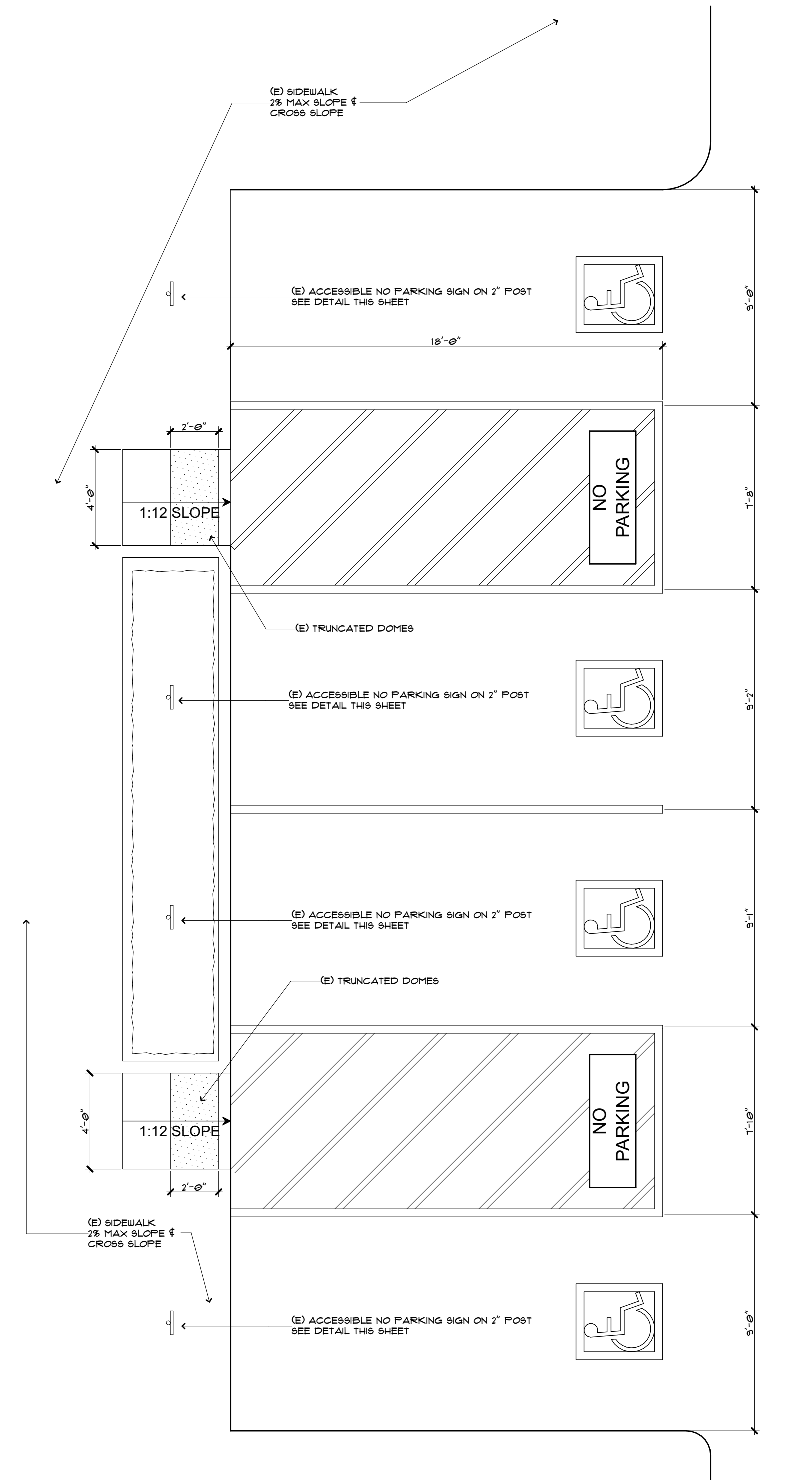
**MCDOWELL BLVD.**

**NOT A PART**

**PROJECT SITE**

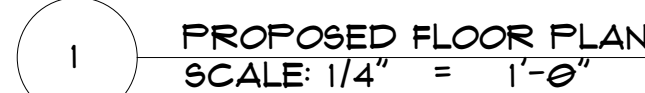
**NORTH ARROW**

1 SITE PLAN  
NOT TO SCALE



3 EXISTING ACCESSIBLE PARKING  
SCALE: 1/4" = 1'-0"





## DOOR NOTES

1. ALL REQUIRED EXIT DOORS TO HAVE 32" CLEAR OPENING AT 90 DEGREES.
2. THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE FLOOR. EDGE TO BE BEVELED WITH A MAX. GRADIENT OF 1/2" IF MORE THAN 1/4".
3. WIDTH AND CLEAR AREA ON THE SILING SIDE OF THE DOOR SHAL. SHALL EXTEND 24" FAST STRIKE EDGE FOR EXTERIOR DOORS AND 18" FAST STRIKE EDGE FOR INTERIOR DOORS.
4. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES SHALL BE IDENTIFIED BY AT LEAST ONE (1) STANDARD SIGN AND DIRECTIONAL SIGNS AS REQUIRED.
5. EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
6. DOORS WITH CLOSERS MUST COMPLY WITH 113B2.5 & 113B2.8.1 AND ARE TO BE ADJUSTED TO HAVE MAX. OPENING FORCE OF 5 LBS FOR INTERIOR & EXTERIOR DOORS AND 15 LBS MAX FOR FIRE RATED DOORS.
7. SAFETY GLAZING REQUIRED PER CBC SECTION 2406.
8. ALL DOORS TO HAVE LEVER TYPE SINGLE-EFFORT, NON-GRASP HARDWARE, CENTERED BETWEEN 36" & 44" A.F.F. .
9. ALL DOOR HARDWARE TO BE AL SERIES SCHLAGE OR APPROVED EQUALA BY OWNER PRIOR TO PURCHASE AND INSTALLATION.
10. ALL DOOR FINISHES TO BE PLAIN SLICED CHERRY VENEER W/ CLEAR FINISH. TO BE VERIFIED BY OWNER.
11. ALL EXTERIOR DOORS SHALL BE KEYED TO THE SAME.
12. ALL DOORS INCLUDING ENTRANCE DOOR TO COMPLY WITH 11B-464.2.
13. ALL DOORS TO BE SOLID CORE U.O.N.
14. ANODIZED ALUMINUM TIMELY DOOR FRAMES OR APPROVED SIMILAR.
15. CLOSERS TO BE LCN 1460 OR APPROVED EQUAL.
16. KICK PLATES WHERE INDICATED ON SCHEDULE TO BE 10"x34" WITH FINISH TO MATCH DOOR HARDWARE.
17. HINGES TO BE 4.5"x4.5" AND MUST MATCH DOOR HANDLES.
18. DOOR STOPS TO BE IVES 4" OR APPROVED EQUAL.

## FLOOR PLAN KEYNOTES

1  
2  
3  
4  
5  
6  
7  
8  
9  
0

PROVIDE 2A10BC FIRE EXTINGUISHER W/ RECESSED CABINET @ 48" A.F.F.  
PROVIDE ENTRANCE ACCESSIBILITY SIGN @ ENTRY DOOR. SEE DET SHEET  
SINK FAUCET TO BE APPROVED AND LISTED BY C.E.C. FAUCET CONTROLS AND OPERATION MECHANISMS ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND CANNOT REQUIRE GRASPING, FINCHING OR TWISTING OF WRIST.

TILE FLOOR & WALLS UP TO 48" AT BATHROOMS (OWNER TO PICK EXACT MODEL, COLOR, ETC)

ADA GRAB BARS  
ADA TOILET PAPER HOLDER  
ADA TOWEL DISPENSER  
ADA MIRROR

THIS SHEET IS NOT TO BE USED ALONE.  
THIS SHEET IS NOT FOR CONSTRUCTION UNLESS  
CONSTRUCTION STATUS IS NOTED IN RELEASE  
STATUS BOX AND ARCHITECT STAMP AND  
SIGNATURE APPEAR.

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[illegible]

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**1" ACTUAL**

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1" EXACTLY), THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date:	11/13/24
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

## A1.3

Plotted On: 11/13/

## PROPOSED FLOOR PLAN









1

EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

2

EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

3

EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

