PROJECT DATA:
EXISTING OCCUPANCY IS B (BOTH FLOORS)
A-2 OCCUPANCY, RESTAURANT W/OUT FIXED SEATS
A-3 OCCUPANCY, AMUSEMENT ARCADE AREA
M OCCUPANCY, RETAIL SPACE
R-2 OCCUPANCY, FOUR APARTMENTS UPSTAIRS

CONSTRUCTION TYPE V-B, LIGHT WOOD FRAMED
FIRE SPRINKLERS - BOTH FLOORS

ASSESSOR'S PARCEL NUMBER 008-153-28
LOT SIZE 0.86 ACRES (37,500 ± SQ. FT.)

LOT COVERAGE

BUILDING	9250 SQ. FT. +/-
WALKWAYS	3000 SQ. FT. +/-
LANDSCAPE	3150 SQ. FT. +/-
PARKING	22100 SQ. FT. +/-
TOTAL	36200 SQ. FT. +/-

PLEASE NOTE:
-NOT ALL LANDSCAPING SHOWN, FOR SIMPLIFICATION.
-PROPERTY LINES ARE DIAGRAMMATIC ONLY.

ABBREVIATIONS

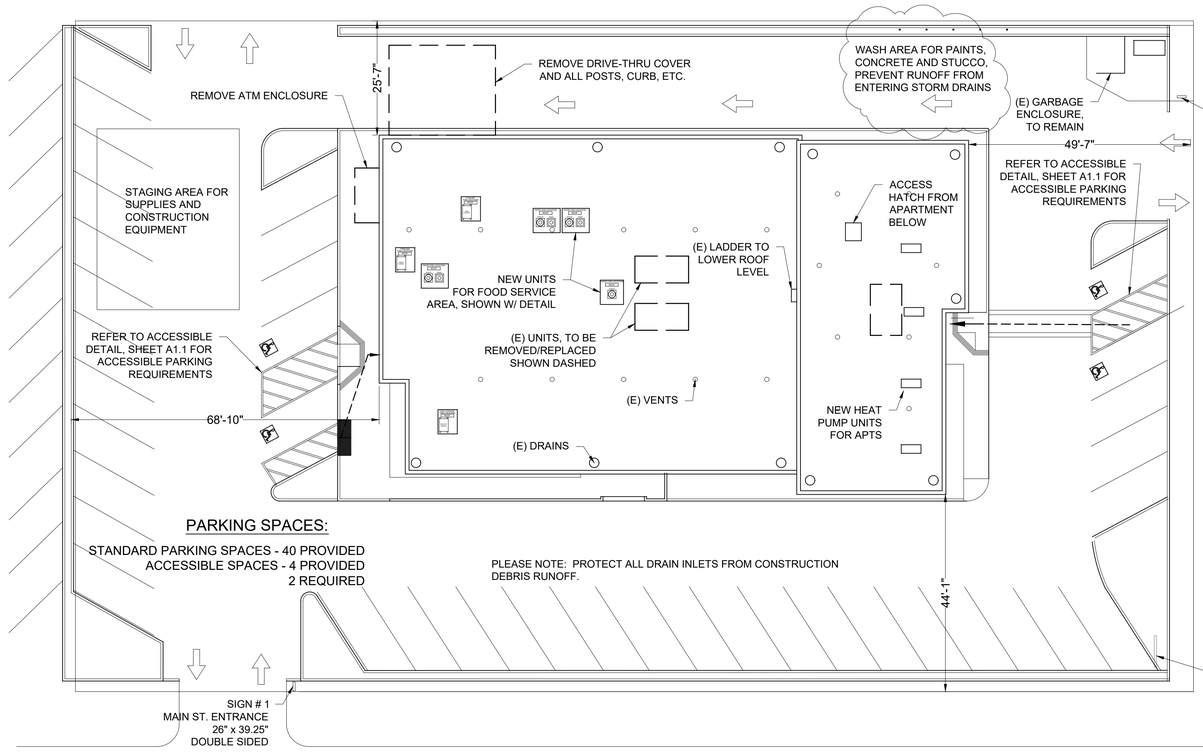
AFF.	ABOVE FINISHED FLOOR
@	AT
BM.	BEAM
BLKS., BLKG.	BLOCKS, BLOCKING
CL.	CENTER LINE
CL'G.	CEILING
CLR.	CLEAR
CONC.	CONCRETE
CONSTR JT.	CONSTRUCTION JOINT
DBL.	DOUBLE
DECK'G.	DECKING
DF.	DOUGLAS FIR
DWG.	DRAWING
EA.	EACH
EQ.	EQUAL
(E)	EXISTING
EXT.	EXTERIOR
FLR.	FLOOR
FT	FEET, FOOT
FTG.	FOOTING
GALV.	GALVANIZED
GSM	GALVANIZED SHEET METAL
GYP BD.	GYPSUM BOARD (SHEETROCK)
HT.	HEIGHT
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
MIN.	MINIMUM
MFR .	MANUFACTURER
MTL.	METAL
(N)	NEW
NIC	NOT IN CONTRACT
OC.	ON CENTER
PL.	PLATE LINE/PLATE/PROPERTY LINE
PLY.	PLYWOOD
PT.	PRESSURE TREATED
RDWD.	REDWOOD
REC'S.	RECOMMENDATIONS
REINF.	REINFORCING, REINFORCEMENT
RO.	ROUGH OPENING
SAD.	SEE ARCHITECTURAL DRAWINGS
SCHED.	SCHEDULE
SHT.	SHEET
SPAC'G.	SPACING
SQ.	SQUARE
SSD.	SEE STRUCTURAL DRAWINGS
STAGG'D.	STAGGERED
STR.	STRUCTURE/STRUCTURAL
T&B	TOP AND BOTTOM
TO.	TOP OF
TBD.	TO BE DETERMINED
TS.	TUBE STEEL
TYP.	TYPICAL
UNO./ UON.	UNLESS NOTED OTHERWISE
VIF.	VERIFY IN FIELD
W/	WITH

A Remodeled Restaurant for:

Eric and Christina Poos
dba Bear's Pizza
228 N. Main Street
Fort Bragg, California
95437 AP# 008-153-28

SCOPE OF WORK:

- CONVERT EXISTING RETAIL SPACE INTO A PIZZA RESTAURANT WITH GAMING AREA AND SEPARATE RETAIL SPACE.
- CONSTRUCT 4 RESIDENTIAL UNITS IN UPPER FLOOR
- VERIFY OR CONSTRUCT ACCESSIBLE PARKING SPACES THAT ARE COMPLIANT TO PLAN AND RESTRIPE PARKING AREA AS SHOWN



PARKING SPACES:

STANDARD PARKING SPACES - 40 PROVIDED
ACCESSIBLE SPACES - 4 PROVIDED
2 REQUIRED

PLEASE NOTE: PROTECT ALL DRAIN INLETS FROM CONSTRUCTION DEBRIS RUNOFF.

SIGN # 3
ALDER ST. ENTRANCE
26" x 39.25"
DOUBLE SIDED

EAST ALDER STREET

ARCHITECTURAL NOTES

1. CONSTRUCTION TO COMPLY IN EVERY MANNER WITH 2022 EDITION OF CALIFORNIA BUILDING CODE(CBC) AND ALL PERTINANT CALIFORNIA CODES INCLUDING, BUT NOT LIMITED TO MECHNICAL, ELECTRICAL, FIRE, ENERGY, ETC CONVENTIONAL CONSTRUCTION PRACTICES ARE ASSUMED UNLESS THERWISE NOTED. VERIFICATION OF COMPLIANCE WITH THE CBC SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY.
2. THIS SET OF DRAWINGS REPRESENTS THE BEST EFFORTS OF THE ARCHITECT. HOWEVER, THERE MAY BE DISCREPENCIES OR INACCURACIES WHICH, WHEN FOUND, SHOULD BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. THE CONTRACTOR (AND HIS SUB-CONTRACTORS) SHALL ALSO BE EXPECTED TO PUT THEIR BEST EFFORTS FORWARD AND WHEN THIS IS NOT POSSIBLE THE ARCHITECT SHOULD BE NOTIFIED AS SOON AS POSSIBLE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTIONS AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AT THE JOB AS NECESSARY AND REQUIRED BY CODE.
6. ALL GRADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE. ALL EXCAVATED MATERIAL RESULTING FROM GRADING SHALL BE RELOCATED ON THE SITE TO A LOCATION DETERMINED BY THE OWNER AND SO AS NOT TO AFFECT NATURAL DRAINAGE COURSES.
7. ALL PATIO AND FINISHED GRADE SURFACES SHALL SLOPE AWAY FROM NEW AND EXISTING BUILDINGS. CONTRACTOR TO VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE POSITIVELY DRAINED.
8. CONTRACTOR SHALL PROVIDE ACCESS AND VENTILATION IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE (AND AS SHOWN ON DRAWINGS) TO CRAWL SPACES AND PLUMBING CHASES; AND SHALL CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL PROTECT ALL FINISHED FLOOR SURFACES FROM DAMAGE.
10. CONTRCTOR SHALL VERIFY THAT WATER SUPPLY LINES ARE SIZED TO PROVIDE ACCEPTABLE PRESSURE AND VOLUME AS REQUIRED BY THE UNIFORM PLUMBING CODE. ALL PLUMBING FIXTURES SHALL COMPLY WITH PRESCRIPTIVE REQUIREMENTS OF CAL-GREEN CODE.
11. ALL METAL FLASHING, GUTTER AND DOWNSPOUT JOINTS SHALL BE LAPPED, JOINED AND SEALED SO THAT THEY ARE WATER TIGHT TO PROVIDE POSITIVE WATERFLOW.
12. GLASS DOORS & ADJACENT GLASS PANELS, ALL GLAZED OPENINGS WITHIN 18" OF THE FLOOR; AND, GLAZINGS ADJACENT TO STAIRS SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
13. ALL POSTS, PLATES, SLEEPERS, ETC. BEARING ON OR EMBEDDED IN CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER, UNO.
14. SMOKE AND CO2 DETECTORS SHALL BE PROVIDED AS REQUIRED BY THE APPROPRIATE BUILDING CODE.
15. WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT.
16. CONTRACTOR SHALL PROVIDE A BLANKET ONE-YEAR GUARANTEE FOR THE TOTAL JOB WITH THE SEPARATE GUARANTEE FOR SPECIFIC TRADES/EQUIPMENT ITEMS, WITH THE NAMES OF LOCAL REPRESENTATIVES TO BE CONTRACTED FOR SERVICE. PROVIDE OPERATING AND MAINTENANCE BROCHURES AS REQUIRED.
17. CONTRACTOR SHALL PROVIDE ONE REPRODUCIBLE DRAWING INDICATING ALL DIFFERENCES, CHANGES, ETC. FROM THE APPROVED SET OF DRAWINGS.
18. THIS PROJECT SHALL CONFORM TO ALL CURRENT (2022) WILDLAND URBAN INTERFACE (W.U.I.) STANDARDS AND CODES.
19. THE FIRE SPRINKLER SYSTEM IS BEING DESIGNED AND WILL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
20. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED TO THE COUNTY PRIOR TO BEGINNING CONSTRUCTION
21. A MAINTENANCE MANUAL SHALL BE PROVIDED AT THE FINAL INSPECTION AND SHALL INCLUDE 10 POINTS CONCERNING THE OPERATION AND MAINTENANCE OF THE BUILDING.
22. USE LOW VOC CAULKS, CONSTRUCTION ADHESIVES AND SEALANTS THAT MEET MENDOCINO COAST AIR QUALITY MANAGEMENT DISTRICT (MCAQMD) RULE 1168.
23. USE LOW VOC COATINGS THAT MEET MCAQMD RULE 1113.
24. ALL AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND VOC LIMITS.
25. DOCUMENTATION MUST BE PRESENTED WHEN REQUESTED TO VERIFY COMPLIANCE WITH THE VOC RULES
26. NO WATER DAMAGED OR ROTTEN MATERIAL SHALL BE USED. ALL FRAMING SHALL HAVE A MOISTURE CONTENT LESS THAN 19% PRIOR TO ENCLOSING.
27. ANNULAR SPACES AROUND PIPES AND WIRES SHALL BE FILLED TO PREVENT AIR OR RODENT INFILTRATION.
28. ALL PARTICLE BOARD AND HARDWOOD PLYWOOD USED ON INTERIOR SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

DEFERED SUBMITTAL:

- A REMODELED FIRE SPRINKLER PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

DRAWING INDEX

ARCHITECTURAL DRAWINGS:

A1	SITE PLAN AND ARCHITECTURAL NOTES
A1.1	ACCESSIBLE DETAILS
A2	GROUND FLOOR PLANS
A2.0	DIMENSIONED GROUND FLOOR PLAN
A2.1	UPPER FLOOR PLANS
A2.2	1/4" UPPER FLOOR PLAN W/ DOOR, APPLIANCE & FINISH SCHEDULES
A3	EXTERIOR ELEVATIONS
A4	SECTIONS
A5	DOOR, WINDOW & PLUMBING SCHEDULES
A6	WINDOW AND STUCCO DETAILS
M2	MECHANICAL PLAN - GROUND FLOOR
M2.1	MECHANICAL PLAN - UPPER FLOOR
P2	PLUMBING PLAN - GROUND FLOOR
F2	FIRE SPRINKLER PLAN - GROUND FLOOR -DEFERRED-
F2.1	FIRE SPRINKLER PLAN - UPPER FLOOR -DEFERRED-
E2	ELECTRICAL PLAN - GROUND FLOOR
E2.1	ELECTRICAL PLAN - UPPER FLOOR

STRUCTURAL DRAWINGS:

SN	STRUCTURAL NOTES
S1	EXISTING STRUCTURAL PLANS
S2	MODIFIED STRUCTURAL PLANS
S3	DETAIL UPPER ROOF FRAME PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS

ENERGY DRAWINGS:

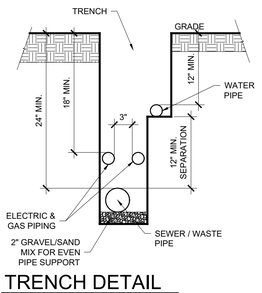
EC1.1-3.1	COMMERCIAL LIGHTING COMPLIANCE SHEETS

FOOD SERVICE DRAWINGS:

FST	FOOD SERVICE NOTES
FS1	FOOD SERVICE PLAN
FS2	F.S. EQUIPMENT SCHEDULE
FS3	F.S. EQUIPMENT PLUMBING PLAN
FS4	F.S. EQUIPMENT ELECTRICAL PLAN
FS5.1 - 5.11	F.S. HOOD SYSTEM

NORTH

SITE PLAN
SCALE: 1" = 16'-0"



TRENCH DETAIL
NO SCALE

Kelly B. Grimes, Architect
P.O. Box 598
Little River, CA 95456
707-937-2904

LICENSED ARCHITECT
KELLY B. GRIMES
C-28723
EXP. 8-31-25
STATE OF CALIFORNIA

REVISIONS	BY

NOTES:

REMODELING PLANS FOR:

PAPA BEAR'S PIZZA
228 N. MAIN ST.
FORT BRAGG, CA
95437

A.P. #008-153-28-00

DATE: DECEMBER 22, 2023
SCALE: AS NOTED
DRAWN BY: KBG
JOB: POOS

SHEET:
SITE PLAN & ARCHITECTURAL NOTES

A1

OF = SHEETS