SOILS INVESTIGATION NOTE

AFTER TRENCHING FOR FOOTINGS AND FOUNDATION AND PRIOR TO PLACEMENT OF STEEL, CONTRACTOR SHALL CONTACT THE PROJECT ARCHITECT AND/OR PROJECT ENGINEER AND IN COORDINATION WITH A QUALIFIED GEOTECHNICAL COMPANY TO INVESTIGATE THE CONDITION OF THE EXISTING SOILS TO DETERMINE IF ADDITIONAL MEASURES WILL BE REQUIRED INCLUDING BUT NOT LIMITED TO PRESATURATION, OVEREXCAVATION AND RECOMPACTION, OR ANY OTHER MEASURES TO PROVIDE THE PROPER CONDITION FOR THE NEW FOUNDATION. NO WORK SHALL CONTINUE UNTIL A LETTER OF RECOMMENDATION FROM EITHER THE PROJECT ARCHITECT OR THE PROJECT ENGINEER.

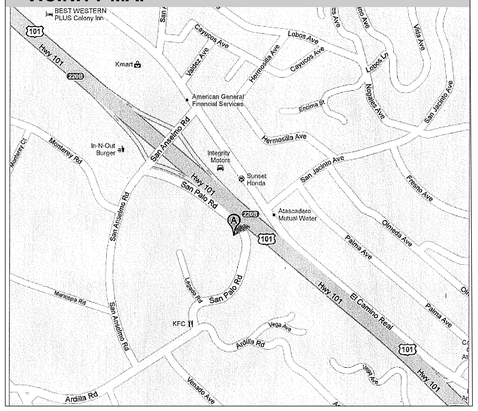
PROJECT DESIGN PROFESSIONALS

ARCHITECT:
KMN ARCHITECT
610 10th ST, SUITE A
PASO ROBLES, CA 93446
(805) 238-5501

STRUCTURAL DESIGN:
JK ENGINEERING
610 10th ST. SUITE A
PASO ROBLES, CA 93446
(805) 239-4151

CIVIL ENGINEER:
GRANITE RIDGE ENGINEERING GROUP
8679 SANTA ROSA ROAD
ATASCADERO, CA 93422
(805) 835-3582

VICINITY MAP



ADDITIONAL NOTES:

1. SEDIMINTATION AND EROSION CONTROL MEASURES, AS APPROVED BY THE BUILDING OFFICIAL, SHALL BE IN PLACE BETWEEN THE DATES OF OCTOBER 15TH THROUGH APRIL 15TH WHERE GRADING MAY AFFECT OFF-SITE PROPERTY. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE PRIOR TO THE FIRST INSPECTION PER (2010 CBC).
2. THIS SET OF PLANS IS TO BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCITON. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGES OR REVISIONS TO THE APPROVED PLANS OR SPECIFICATIONS SHALL BE PERMITTED UNLESS SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS (2010 CBC).
3. THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK AUTHORIZED UNDER THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF ISSUANCE OR IF THE WORK IS SUSPENDED FOR A PERIOD EXCEEDING 180 DAYS AFTER THE WORK HAS COMMENCED (2010 CBC).
4. ALL CONTRACTORS AND SUBCONTRACTORS MUST HAVE ON FILE WITH THE BUILDING DEPARTMENT, A LIST OF ALL SUCH CONTRACTORS AND SUBCONTRACTORS WITH APPROPRIATE CURRENT CITY BUSINESS LICENSE NUMBERS.
5. THE ISSUANCE OR GRANTING OF A PERMIT OR APPROVAL OF PLANS, SPECIFICATIONS, AND COMPUTATIONS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE CODES OR OF ANY OTHER ORDINANCE OF THIS JURISDICTION. PERMITS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CODE OR OTHER ORDINANCES OF THIS JURISDICTION SHALL NOT BE VALID (2010 CBC).
6. TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH THE APPROPRIATE REQUIRED SIGNATURES AND STATEMENT AS FOLLOWS:
TRUSS CALCULATIONS SHALL INCLUDE THE WET-STAMP AND SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION, THEY SHALL INCLUDE ON THE COVER SHEET A WET SIGNED STATEMENT FROM THE PROJECTS DESIGN ENGINEER THAT TRUSS CALCULATIONS AND LAYOUTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE STRUCTURAL DESIGN AND INTENT OF THE STRUCTURE. FAILURE TO PROVIDE THEM AS STATED WILL RESULT IN A CORRECTION AND A FAILURE TO PASS FRAMING INSPECTION (BSP).

LIGHTING NOTES

1. LIGHTING IN KITCHEN AND BATHROOMS SHALL BE SEPARATLY SWITCHED TO APPROVED FIXTURES WITH A MINIMUM EFFICIENCY OF AT LEAST (40) LUMENS PER WATT (FLUORESCENT TYPE FIXTURES).
2. ALL RECESSED LIGHT FIXTURES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" RATED UNITS (INSULATION ZERO CLEARANCE TYPE) AND NO PENETRATION OR REMOVAL OF INSULATION SHALL BE ALLOWED.
3. FLUORESCENT LIGHTING SHALL BE USED FOR GENERAL LIGHTING IN A BATHROOM OR ADJACENT ROOM WITH BATHROOM PLUMBING SUCH AS LAVATORY AREA.

SEPARATE PERMIT NOTES:

A SEPARATE PERMIT WILL BE REQUIRED FOR THE FOLLOWING:

1. **FIRE SPRINKLERS:** SEPARATE PLANS AND PERMIT REQUIRED FOR INSTALLATION / REVISIONS OF SPRINKLER SYSTEM.
2. NEW MONUMENT SIGN.

FUTURE EXPANSION NOTES:

1. THIS PROJECT DOES NOT CONSIDER THE USE OR OCCUPANCY OF THE "FUTURE EXPANSION" SHOWN UPON SHEET A-6.

FIRE SEVERITY ZONE: MODERATE

CONSTRUCTION IN MODERATE SEVERITY FIRE ZONES:
CONSTRUCTION IN MODERATE SEVERITY FIRE ZONES SHALL BE AS DESCRIBED FOR CLASS 2 IGNITION-RESISTANCE CONSTRUCTION IN THE 2000 EDITION OF THE URBAN-WILDLAND INTERFACE CODE AND TITLE 4 OF THE ATASCADERO MUNICIPAL CODE.

STATEMENT OF COMPLIANCE

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE ATASCADERO ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I / WE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

_____

KEN NAGAHARA / KMN ARCHITECT / LICENSE #: C-24346

DEFFERED ITEMS

THE FOLLOWING ITEMS SHALL BE DEFERRED PER ÏEFFECTIVE USE OF IBC/CBCòUNDER GENERAL REQUIREMENTS SECTION 15 IN THE 2010 CBC. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL CALCULATIONS, PLANS, SPECIFICATIONS, AND ANY OTHER PERTINENT ITEMS AS REQUIRED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION:

- AUTOMATIC FIRE SUPPRESSION SYSTEM
- ELECTRONICALLY SUPERVISED ALARM SYSTEM FOR THE FOLLOWING:
  - SMOKE DETECTOR
  - FIRE ALARM SYSTEM
  - VISUAL ALARM SYSTEM
- SHOP DRAWINGS FOR ELEVATOR

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE 2010 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2 (2009 IBC); 2010 CALIFORNIA PLUMBING CODE (2009 UPC); 2010 CALIFORNIA MECHANICAL CODE (2009 UMC), 2010 CALIFORNIA ELECTRICAL CODE (2008 NEC); CALIFORNIA ENERGY CODE; 2010 CALIFORNIA GREEN BUILDING CODE; 2010 CALIFORNIA FIRE CODE (2009 IFC); CALIFORNIA REFERENCE STANDARDS CODE; TITLE-24; CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS; AND CITY ORDINANCE(S).
2. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREAS SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND / OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. ALL WORK, AND ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
4. DO NO SCALE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS ENGINEERS SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NO GUARANTEE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
6. CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECTS ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. ANYONE SUPPLYING LABOR AND / OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO THE WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR PRIOR TO BEGINNING OF WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
8. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS, CURBS, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS.
9. ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
10. FIRE STOPPING OR FIRE BLOCKS WHERE COMBUSTIBLE CONSTRUCTION OCCURS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL; B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS; C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER STAIRS ARE FINISHED; D) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS; E) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. FIRE BLOCK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
11. MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
12. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
13. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR CHANGE ORDER APPROVED BY THE OWNER AND / OR AGENT OF THE OWNER.
14. CONTRACTOR SHALL COORDINATE THE INSTALLTION OF THE SPRINKLER SYSTEM WITH MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, AND ARCHITECTUAL SYSTEM TO AVOID CONFLICTS. IF ANY SUCH CONFLICTS DO OCCUR, THEY SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND / OR AGENT OF THE OWNER. WORK SHALL NOT PROCEED IN THE AREA OF CONFLICTS UNTIL THEY HAVE BEEN RESOLVED WITH THE OWNER AND / OR AGENT OF THE OWNERS.
15. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL BE HELD ACCOUNTABLE TO THE ABOVE GENERAL NOTES FOR THE CONSTRUCTION OF THE PROJECT.

SUPPLEMENTAL GENERAL NOTES

1. ALL ELECTRICAL , TELECOMMUNICATION, AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THE REGULATION APPLIES TO UTILITIES ON SITES THAT ARE LESS THAN (5) ACRES AND SERVING NEW STRUCTURES AND / OR NEW UTILITY DISTRIBUTIONS.
2. SAFETY GLAZING SHALL BE PER CBC 2406 AND LOCATED IN BUT NOT LIMITED TO THE FOLLOWING AREAS: (A) ALL DOORS; (B) WITHIN 24" OF DOORS; (C) WITHIN 18" OF FLOORS; (D) WITHIN TUB / SHOWER ENCLOSURES; (E) WITHIN HOT TUBS, WHIRLPOOL, SAUNA, AND STEAM ROOMS; (F) GLAZING IN A PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
3. PROVIDE FIRE STOPS PER CBC 717.2 INCLUDING BUT NOT LIMITED TO AREAS WITH CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS ALONG THE WALL LENGTH. ALSO PROVIDE FIRESTOPS AT ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE BETWEEN FLOOR LEVELS OR FLOORS TO CEILING OR ATTICS.

PROJECT DATA

OWNER: **SAN PALO PARTNERS, LLC**
1215 POMONA ROAD, SUITE D
CORONA, CA 92882
PHONE NUMBER: **(805) 857-2341**

LEGAL DESCRIPTION: **PARCEL 1 OF PM 01-80, CITY OF ATASCADERO**
A.P.N.: **049 - 225 - 008**
PROJECT ADDRESS: **5000 SAN PALO ROAD, ATASCADERO, CA 93422**
LOT SIZE: **0.93 ACRES**

PROJECT DESCRIPTION:
1. **CONVERT EXISTING TWO-STORY COMMERCIAL BUILDING INTO MEDICAL OFFICES (THREE UNITS):**
2. **CONVERSION OF COVERED AREA TO OFFICE**
3. **NEW UPPER FLOOR FRAMING FOR FUTURE EXPANSION**
4. **NEW ELEVATOR**
5. **NEW BATHROOMS AT SECOND FLOOR**

PROJECT STATISTICS

BUILDING AREA

FIRST FLOOR:

• UNIT A - OFFICE SPACE:	2220 SQ. FT.
• UNIT B - OFFICE SPACE:	1437 SQ. FT.
• LOBBY/ELEVATOR AREA:	264 SQ. FT.
• ELEVATOR EQUIPMENT ROOM:	70 SQ. FT.
• TOTAL FIRST FLOOR AREA:	3911 SQ. FT.

SECOND FLOOR:

• UNIT C - OFFICE SPACE (SHELL):	1353 SQ. FT.
• LOBBY/ELEVATOR AREA:	147 SQ. FT.
• TOTAL SECOND FLOOR AREA:	1500 SQ. FT.

TOTAL BUILDING AREA: **5411 SQ. FT.**

OCCUPANCY

• OFFICE	B
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	Ñ24'-0ôA.F.F.
ALLOWABLE BUILDING HEIGHT (CBC TABLE 503):	40'-0ô
SPRINKLERED:	YES

BUILDING AREA FOR ALLOWABLE AREA CALCULATION

ALLOWABLE BUILDING AREA CALCULATIONS

PER CBC TABLE 503 (ASSUME STORAGE) 9000 SQ. FT. **> 5411 O.K.**

OCCUPANCY LOAD CALCULATIONS

LOWER LEVEL

UNIT A - OFFICE AREA (2220 / 100 = 22.20):	22.20 < 49 (1 EXIT REQUIRED)
UNIT B - OFFICE AREA (1437 / 100 = 14.37):	14.37 < 49 (1 EXIT REQUIRED)

UPPER LEVEL

UNIT C - OFFICE AREA (1353 / 100 = 13.53): (PER CBC TABLE 1021.2)	13.53 < 29 (1 EXIT REQUIRED)

PARKING REQUIREMENT:

TOTAL PARKING REQUIRED (5411 / 200):	**27.055**
TOTAL PARKING SPACE PROVIDED:	**34 > 27.055 OK**

SHEET INDEX

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
KEN M. NAGAHARA
Principal
Ph. (805) 238-5501
610 10th Street, Suite
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93446 Fax (805)
239-5853

PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

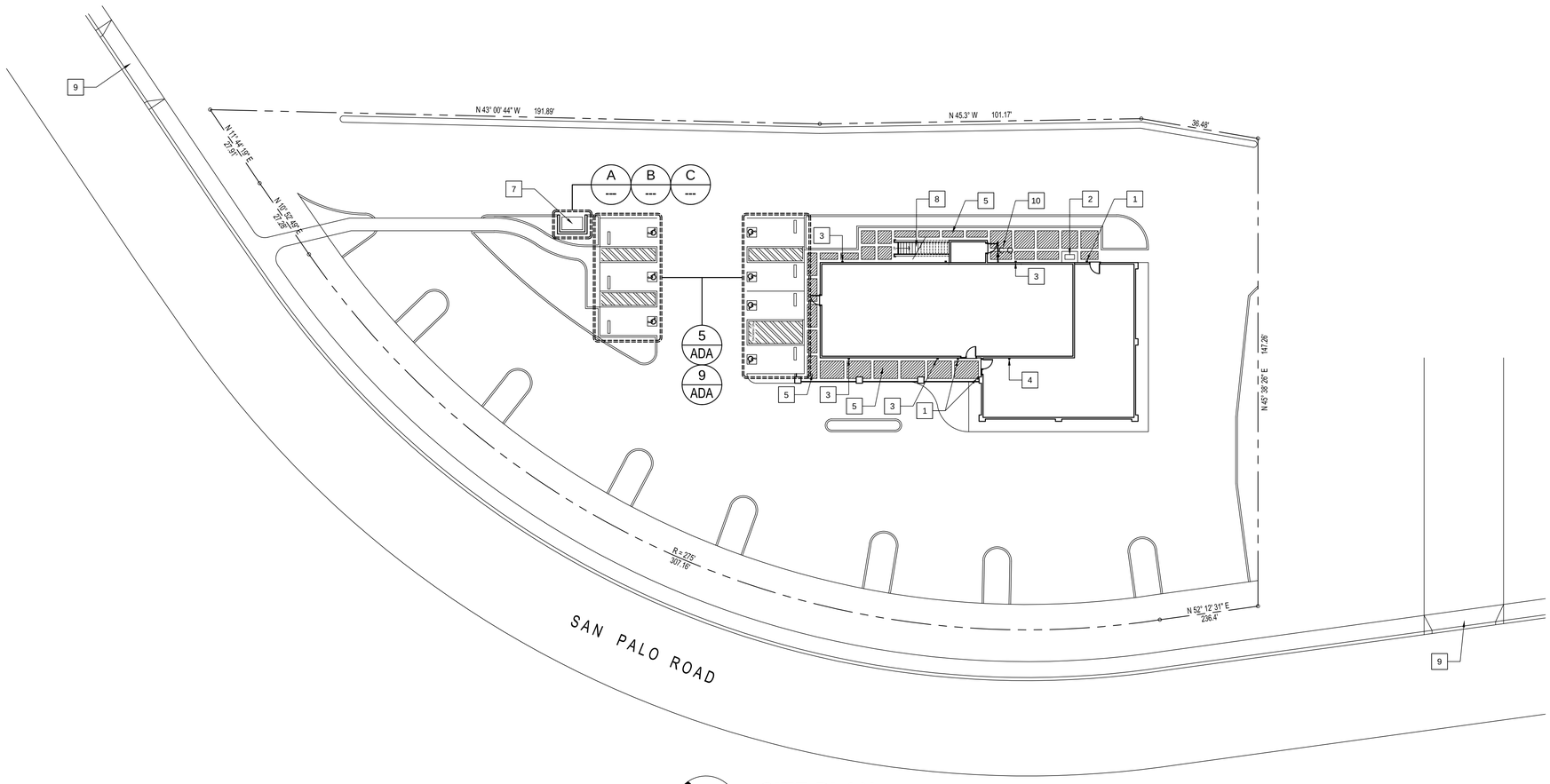
FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



SITE PLAN

SCALE: 1" = 20'-0"

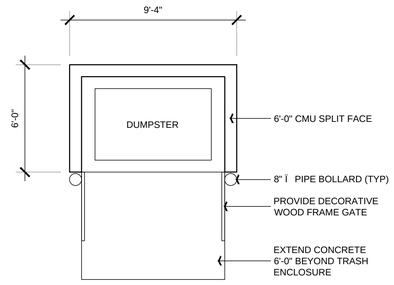
SITE PLAN CALLOUTS

1. HANDICAP ACCESSIBILITY SIGN.
2. ELECTRICAL MAIN SWITCHBOARD.
3. EXISTING DOWNSPOUTS.
4. EXISTING DOWNSPOUT TO BE REDIRECTED THROUGH EXISTING ROOF AREA. SEE LOWER FLOOR PLUMBING PLAN.
5. CONCRETE WALK & PATIO AROUND BUILDING SHALL BE COLORED WITH TEXTURE AND PATTERN. CONCRETE COLOR SHALL BE "SAN DIEGO BUFF" BY DAVIS COLORS OR AN APPROVED EQUAL. CONCRETE WALK SHALL HAVE A NON SLIP SURFACE. SEE DETAIL BELOW (D / --)
6. EXISTING CONCRETE DRIVEWAY.
7. TRASH ENCLOSURE. SEE DETAILS (A, B, C / ---)
8. NEW EXTERIOR WOOD STAIRS. SEE FLOOR PLAN.
9. EXISTING DRIVEWAY APPROACH.
10. EXISTING CLEAN OUT. SEE CIVIL DRAWINGS FOR ALL UTILITIES.

STAMPED CONCRETE LEGEND

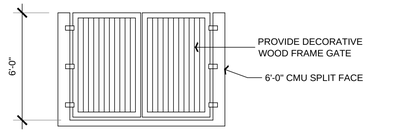
= BROOM FINISH

= STAMP TEXTURE - PATTERN SHALL BE "ASHLER STONE" OR "FRACTURED SLATE" PER STAMPEDCONCRETE.ORG OR AN APPROVED EQUAL.



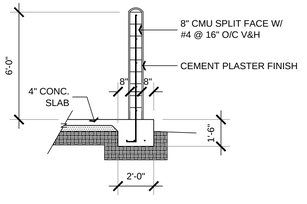
A TRASH ENCLOSURE

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



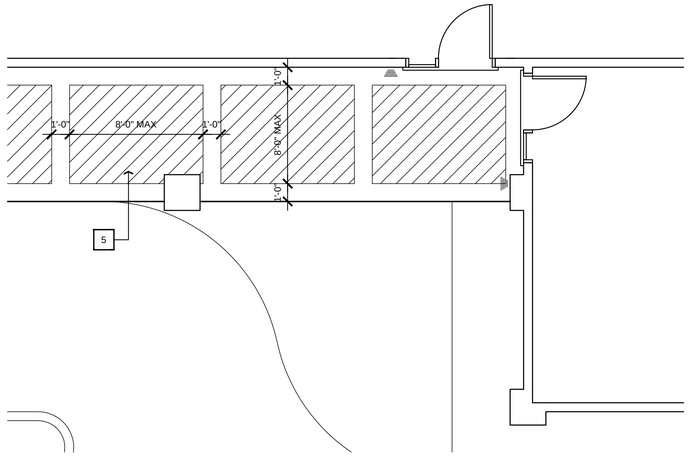
B TRASH ENCLOSURE

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



C TRASH ENCL. FTG DETAIL

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



D STAMPED CONCRETE DETAIL

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

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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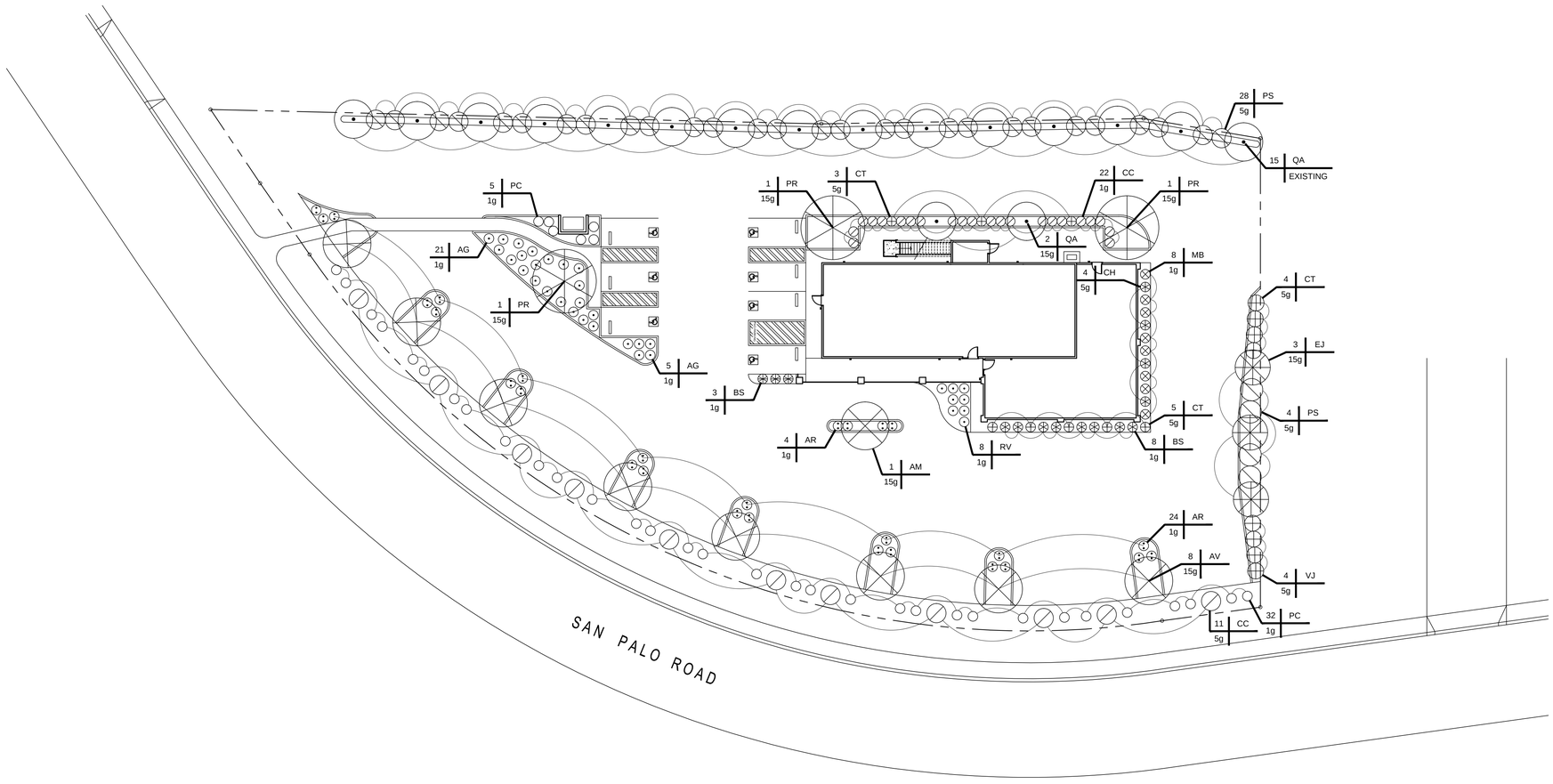
DATE 08/24/11

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE KEY SCHEDULE

TREES

SYMBOL	AMT	SIZE	ABR	DESCRIPTION
	8	15G	AM	ARBUTUS MENZIESII (CALIFORNIA MADRONE)
	3	15G	PR	PLANTANUS RACEMOSA (CALIFORNIA SYCAMORE)
	3	15G	HA	HETEROMELES ARBUTIFOLIA (CALIFORNIA HOLLY)
	2	15G	QA	QUERCUS AGRIFOLIA (COASTAL LIVE OAK)

SHRUBS

SYMBOL	AMT	SIZE	ABR	DESCRIPTION
	37	5 G	PC	PYRACANTHA COCCINEA (FIRE THORN)
	32	5 G	PS	PHOTINA SERRULATA (PHOTINA)
	13	5 G	CT	COTONEASTER (COTOEASTER)
	11	5 G	CC	CEONOTHUS CYANEUS (CEONOTHUS SIERRA BLUE)
	4	5 G	CH	CEPHALOTAXUS HARRINGTONIA (PLUM YEW)
	62	1 G	AG	ABELIA GRANDI FLORA (EDWARD GROUCHER ABELIA)
	24	1 G	AR	ARCTOSTAPHYLOS (MANZANITA)
	22	1 G	CC	CEONOTHUS CYANEUS (CEONOTHUS SIERRA BLUE)
	11	1 G	BS	BERBERIS STENOPHYLLA (COMPACT BARBERRY)
	8	1 G	MB	MAHONIA BELEA (LEATHERLEAF MAHONIA)

LANDSCAPE NOTES

1. ALL LANDSCAPE SHALL BE IRIGATED WITH AN APPROVED SYSTEM SET ON AUTOMATIC TIMERS. SPRINKLERS SHALL BE LOW EMITTER DRIP SYSTEMS FOR ALL PLANTS.
2. ALL PLANTER AREAS TO BE SPREAD WITH BARK/MULCH MATERIAL FOR AESTHETICS AND WATER CONSERVATION PER CITY OF ATASCADERO CITY STANDARDS.
3. LANDSCAPING SHALL BE A COMBINATION OF THE FOLLOWING ITEMS.
4. LANDSCAPE 2:1 SLOPE ALONG STREET WITH APPROVED WILDFLOWER SEED MIX.

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

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FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

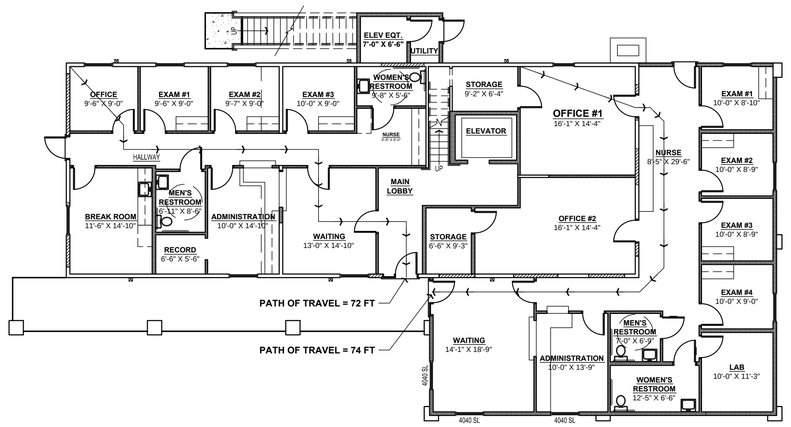
FINISH SCHEDULE

KEY											
ROOM NAME	CEILING HEIGHT	FLOORING	BASE	WAINSCOT WALL	WALL MATERIAL	WALL TEXTURE	WALL FINISH	CEILING MATERIAL	CEILING TEXTURE	CEILING FINISH	REMARK
LOWER FLOOR - UNIT A											
WAITING AREA	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
ADMINISTRATION	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
RECORD	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
RESTROOM - MEN'S	9'-0"	CT-1	CT-2	CT-3	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
BREAK ROOM	9'-0"	CT-1	CT-2	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
HALLWAY	7'-6"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
OFFICE	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
EXAM #1	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
EXAM #2	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
EXAM #3	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
RESTROOM - WOMEN'S	7'-6"	CT-1	CT-2	CT-3	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
NURSE'S AREA	7'-6"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
LOWER FLOOR - UNIT B											
WAITING AREA	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
ADMINISTRATION	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
HALLWAY	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
OFFICE #1	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
OFFICE #2	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
STORAGE	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
NURSE'S AREA	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
EXAM #1	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
EXAM #2	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
EXAM #3	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
EXAM #4	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
LAB	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
RESTROOM - MEN'S	9'-0"	CT-1	CT-2	CT-3	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
RESTROOM - WOMEN'S	9'-0"	CT-1	CT-2	CT-3	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
UPPER FLOOR - UNIT C - AREA SHALL REMAIN AS SHELL OTHER THAT RESTROOM AREA											
FUTURE TENANT SPACE	8'-0"	UNF	UNF	-----	UNF	UNF	UNF	UNF	UNF	UNF	
RESTROOM - WOMEN'S	8'-0"	CT-1	CT-2	CT-3	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
RESTROOM - MEN'S	8'-0"	CT-1	CT-2	CT-3	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
FUTURE EXPANSION AREA	8'-0"	UNF	UNF	----	UNF	UNF	UNF	UNF	UNF	UNF	
COMMON AREA											
LOWER FLOOR LOBBY	9'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
STAIR WAY	Varies	CP-1	WD-2	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
UPPER FLOOR LOBBY	8'-0"	CP-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
ELEVATOR SHAFT	Varies	UNF	-----	-----	GB-2	-----	-----	GB-3	-----	-----	
ELEVATOR EQT ROOM	9'-0"	SC-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	
UTILITY ROOM	9'-0"	SC-1	RT-1	-----	GB-1	SM-1	P-1	GB-1	SM-1	P-1	

FINISH KEY SCHEDULE

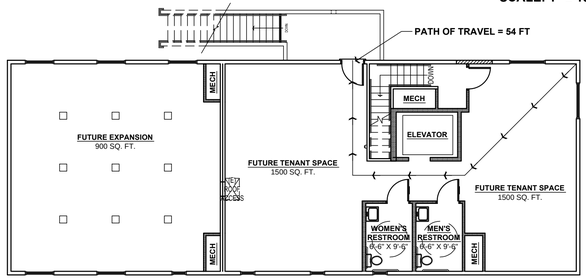
ALL COLORS AND PATTERNS SHALL BE SELECTED AND APPROVED BY OWNER PRIOR TO INSTALLATION.

SYM	TYPE	DESCRIPTION
FLOORING		
CP-1	CARPETING	"AURORA" COMMERCIAL GRADE CARPETING BY CITATION CARPETS OR APPROVED EQUAL DIRECT GLUED DOWN TO FINISH FLOORING.
CT-1	CERAMIC TILE	AMERICAN OLEAN, FLORIDA TILE, OR APPROVED EQUAL. FLOOR TILE SHALL HAVE A SLIP RESISTANT SURFACE. TILE SHALL BE 1" X 1" SQUARE WITH VARIABLE PATTERN. USE DIFFERENT COLORS FOR EACH OF THE RESTROOMS. COVING BASE SHALL ALSO BE CERAMIC TILE TO MATCH. OWNER MAY CHOOSE TO SUBSTITUTE SHEET VINYL IN LIEU OF CERAMIC TILE.
SC-1	SEALED CONCRETE	APPROVED CONCRETE SEALER (ARIZONA POLYMER FLOORING, INC. EPOXY 600 OR AN APPROVED EQUAL).
UNF	UNFINISHED SURFACE	
BASE		
CT-2	CERAMIC TILE	AMERICAN OLEAN, FLORIDA TILE, OR APPROVED EQUAL. INSTALLATION SHALL BE PER TCA SPECIFICATION. FLOOR TILE SHALL HAVE A SLIP RESISTANT SURFACE. TILE SHALL BE 1" X 1" SQUARE WITH VARIABLE PATTERN. USE DIFFERENT COLORS FOR EACH OF THE RESTROOMS. OWNER MAY CHOOSE TO SUBSTITUTE SHEET VINYL IN LIEU OF CERAMIC TILE.
RT-1	RUBBER TOPSET	6" BURKE FLOORING INSTALLED PER MANUFACTURER'S SPECIFICATION. USE FACTORY-PREFORMED EXTERIOR CORNERS, AND FACTORY-PREFORMED OR JOB MITERED INTERIOR CORNERS.
WAINSCOT		
CT-3	CERAMIC TILE	AMERICAN OLEAN, FLORIDA TILE, OR APPROVED EQUAL. INSTALLATION SHALL BE PER TCA SPECIFICATION NO. W242. TILE SHALL BE 1" X 1" SQUARE WITH VARIABLE PATTERN WITH BULLNOSE CAP PIECE. USE DIFFERENT COLOR FOR EACH OF THE DIFFERENT RESTROOMS. OWNER MAY CHOOSE TO SUBSTITUTE SHEET VINYL IN LIEU OF CERAMIC TILE.
WALL/CEILING MATERIAL		
GB-1	GYPSUM BOARD	5/8" GYPSUM BOARD CASE I LAYOUT WITH 1-1/4" TYPE W BUGLE-HEAD SCREWS. USE 5/8" WATER-RESISTANT GYPSUM BOARD UNDER ALL SURFACE RECEIVING CERAMIC TILE. TAPE AND TEXTURE. ALL JOINTS AND INTERIOR ANGLES. PROVIDE BULLNOSE ON ALL EXTERIOR CORNERS.
GB-2	GYPSUM BOARD	5/8" TYPE "X" GYPSUM BOARD CASE I LAYOUT WITH 1-1/4" TYPE W BUGLE-HEAD SCREWS. TAPE AND TEXTURE ALL JOINTS AND INTERIOR ANGLES.
GB-2	GYPSUM BOARD	TWO-LAYERS OF 5/8" TYPE "X" GYPSUM BOARD CASE I LAYOUT WITH 1-1/4" TYPE W BUGLE-HEAD SCREWS. TAPE AND TEXTURE ALL JOINTS AND INTERIOR ANGLES.
WALL/CEILING TEXTURE		
SM-1	SMOOTH	PROVIDE A THIN "ORANGE PEEL" COAT OF JOINT COMPOUND TO THE ENTIRE SURFACE OF ALL GYPSUM BOARD. SURFACE SHALL BE SMOOTH AND FREE OF ANY TOOLED MARKS AND RIDGES.
WALL/CEILING FINISH		
P-1	PAINT	PROVIDE ONE LAYER BASE COAT AND ONE LAYER SEMI-GLOSS FINISH COATS MINIMUM OF FRAZEE INTERIOR SEMI-GLOSS PAINT OR AN APPROVED EQUAL.



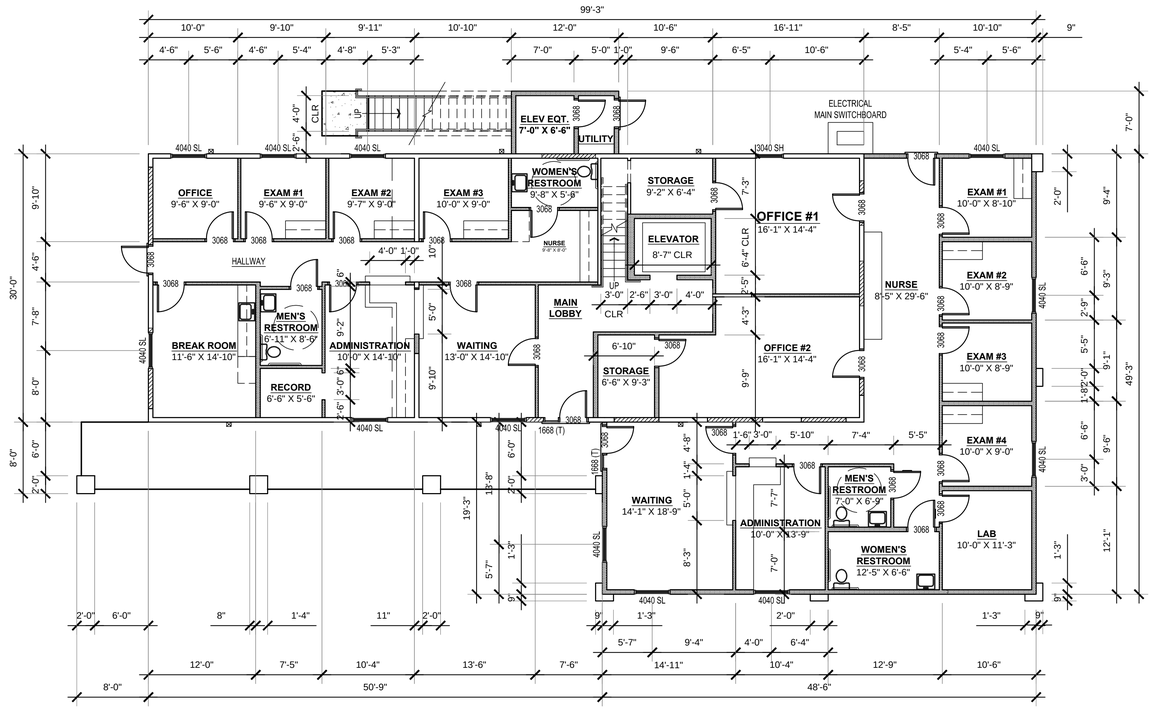
LOWER FLOOR EGRESS PLAN

SCALE: 1" = 10'-0"



UPPER FLOOR EGRESS PLAN

SCALE: 1" = 10'-0"



OVERALL LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY

- (E) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
- (E) - EXTERIOR WALLS: 2X6 STUD WALL W/ STUDS @ 16" O/C
- (E) WALL TO BE INFILLED WITH 2X STUDS @ 16" O/C
- (N) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
- (N) - PLUMBING WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C
- (N) - EXTERIOR WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C
- (T) = TEMPERED GLASS

WINDOW NOTES:

1. ALL WINDOWS TO BE SET AT 6'-8" A.F.F.

CONTRACTOR NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER PRIOR TO CONTINUANCE OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SETBACKS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THAT ALL EXISTING MATERIALS ARE IN ACCEPTABLE CONDITION. ALL MATERIAL NOT ACCEPTABLE SHALL BE REPLACED AS REQUIRED. ANY QUESTION ON CONDITION OF MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF MATERIALS IF ARCHITECT/ENGINEER DOES NOT REVIEW AND ACCEPT IN WRITING THE MATERIALS IN QUESTION.
4. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING MATERIALS AT ADDITION AND PATCH AND REPAIR AS REQUIRED TO MATCH ADJACENT MATERIALS, FINISHES, COLORS, AND TEXTURES.
5. CONTRACTOR SHALL VERIFY EXISTING BUILDING DRAIN / SEWER SIZE. MINIMUM 4" IS REQUIRED WHEN SERVING MORE THAN 3 WATER CLOSETS.

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REVISION LOG

REV.	DESCRIPTION	DATE
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2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

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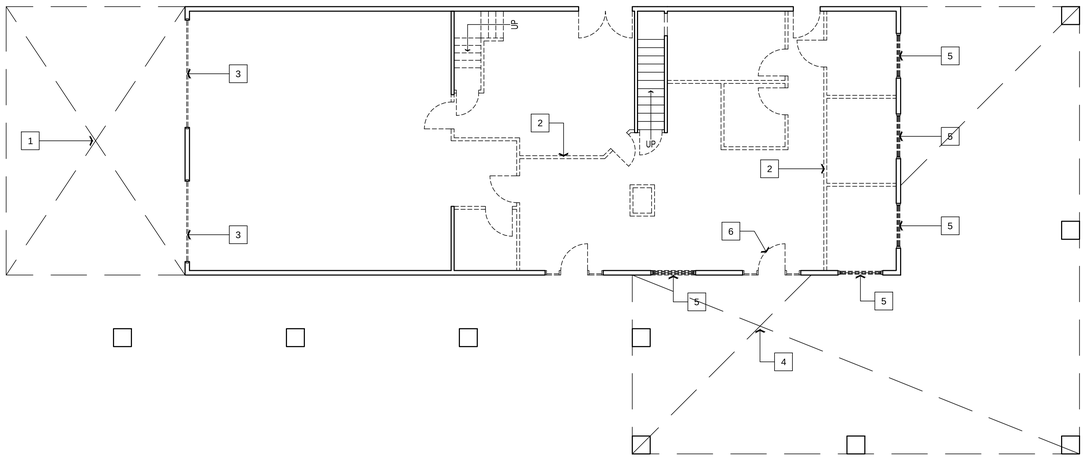
DATE 08/24/11

SHEET TITLE:

OVERALL LOWER FLOOR PLAN

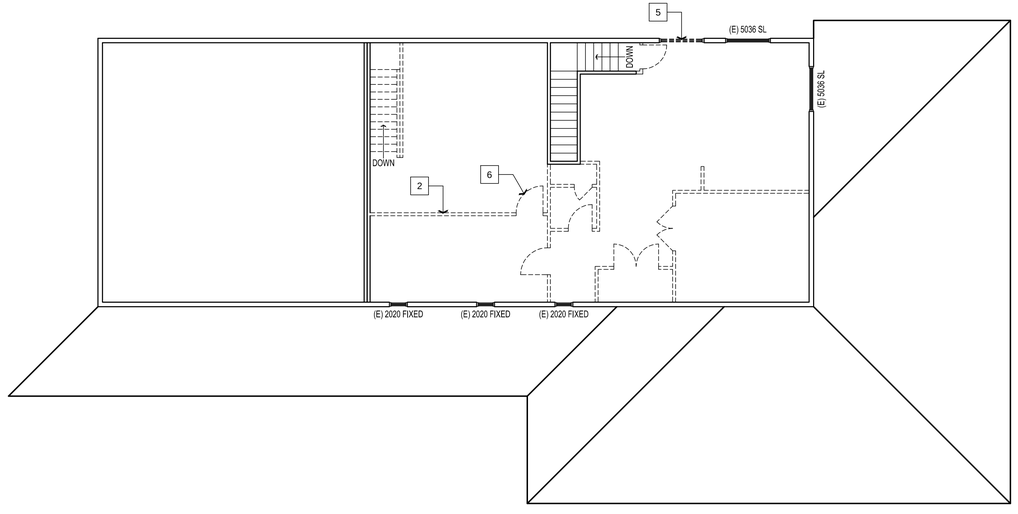
SHEET NUMBER:

A-2



LOWER FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



UPPER FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

DEMOLITION PLAN CALLOUTS

1. EXISTING CONCRETE SLAB TO BE REMOVED.
2. EXISTING 2X STUD WALL TO BE REMOVED.
3. EXISTING ROLL-UP DOOR TO BE REMOVED.
4. EXISTING COVERED PATIO SLAB TO BE REMOVED.
5. EXISTING WINDOW TO BE REMOVED.
6. EXISTING DOOR TO BE REMOVED.

DEMOLITION PLAN NOTES:

REMOVE EXISTING WALLS AS INDICATED. CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO SUPPORT EXISTING STRUCTURAL WALLS / MEMBERS.

DEMOLITION PLAN KEY

(E) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
(E) - EXTERIOR WALLS: 2X6 STUD WALL W/ STUDS @ 16" O/C

(E) - WALLS / DOORS / WINDOWS TO BE REMOVED.

CONTRACTOR NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER PRIOR TO CONTINUANCE OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SETBACKS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THAT ALL EXISTING MATERIALS ARE IN ACCEPTABLE CONDITION. ALL MATERIAL NOT ACCEPTABLE SHALL BE REPLACED AS REQUIRED. ANY QUESTION ON CONDITION OF MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF MATERIALS IF ARCHITECT/ENGINEER DOES NOT REVIEW AND ACCEPT IN WRITING THE MATERIALS IN QUESTION.
4. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING MATERIALS AT ADDITION AND PATCH AND REPAIR AS REQUIRED TO MATCH ADJACENT MATERIALS, FINISHES, COLORS, AND TEXTURES.
5. CONTRACTOR SHALL VERIFY EXISTING BUILDING DRAIN / SEWER SIZE. MINIMUM 4" IS REQUIRED WHEN SERVING MORE THAN 3 WATER CLOSETS.

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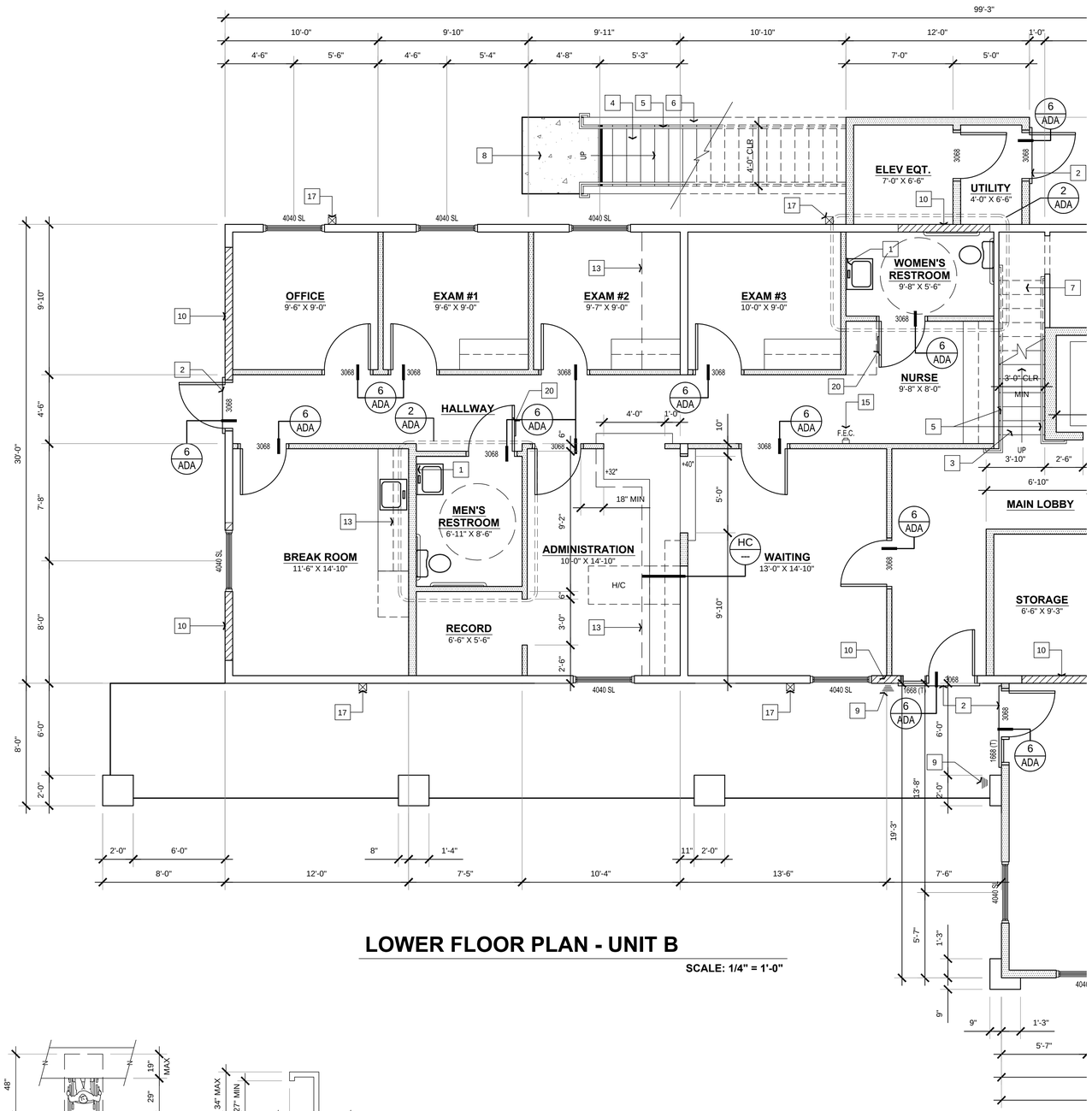
DATE 08/24/11

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

A-3



LOWER FLOOR PLAN - UNIT B

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

COUNTER WORK SURFACE

TABLE HEIGHT & CLEARANCE

H HANDICAP COUNTER

GENERAL FLOOR PLAN NOTES:

1. SAFETY GLAZING REQUIRED BUT NOT LIMITED TO GLAZING IN FIXED PANELS ADJACENT TO A DOOR WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE. CBC SECTION 2406.3 ALSO WITHIN 18" OF FLOORS, WITHIN TUB - SHOWER ENCLOSURES, WITHIN HOT - TUB WHIRLPOOL, SAUNA AND STEAM ROOM AND GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
2. ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION
3. FOR **INTERIOR NON-BEARING WALLS** SEE DETAIL (JJ / D-2).

FLOOR PLAN KEY

(E) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
(E) - EXTERIOR WALLS: 2X6 STUD WALL W/ STUDS @ 16" O/C

(E) WALL TO BE INFILLED WITH 2X STUDS @ 16" O/C

(N) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
(N) - PLUMBING WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C
(N) - EXTERIOR WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C

(T) = TEMPERED GLASS

F.E.C. = FIRE EXTINGUISHER CABINET

WINDOW NOTES:

1. ALL WINDOWS TO BE SET AT 6'-8" A.F.F.

CONTRACTOR NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER PRIOR TO CONTINUANCE OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SETBACKS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THAT ALL EXISTING MATERIALS ARE IN ACCEPTABLE CONDITION. ALL MATERIAL NOT ACCEPTABLE SHALL BE REPLACED AS REQUIRED. ANY QUESTION ON CONDITION OF MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF MATERIALS IF ARCHITECT/ENGINEER DOES NOT REVIEW AND ACCEPT IN WRITING THE MATERIALS IN QUESTION.
4. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING MATERIALS AT ADDITION AND PATCH AND REPAIR AS REQUIRED TO MATCH ADJACENT MATERIALS, FINISHES, COLORS, AND TEXTURES.
5. CONTRACTOR SHALL VERIFY EXISTING BUILDING DRAIN / SEWER SIZE. MINIMUM 4" IS REQUIRED WHEN SERVING MORE THAN 3 WATER CLOSETS.

ENTRANCE & EXIT REQUIREMENTS:

1. ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
2. PROVIDE A SIGN ON OR NEAR THE EXIT DOORS READING **THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS**.
3. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
5. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
6. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" AT DOOR THRESHOLDS SHALL BE BEVELED AT A SLOPE NOT GREATER THAN 2:1.
7. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

IDENTIFICATION SIGN NOTE:

PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE APPROACH SIDE OF THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

DEFERRED ITEMS:

1. X RAY EQUIPMENT: IF ANY X RAY EQUIPMENT IS TO BE INSTALLED, THE ROOM(S) SHALL BE PREPARED IN ACCORDANCE WITH SECTION 660 AND 517 PART V OF THE CEC. (107.2 CBC)

FLOOR PLAN CALLOUTS

1. 36" HIGH MIRROR OVER ENTIRE LENGTH OF LAVATORY SET ABOVE BACK SPLASH (TYP).
2. PROVIDE A 1/4-INCH MAXIMUM THRESHOLD ABOVE LANDING AT ALL EXTERIOR DOORS (TYP). SEE ADA SHEET.
3. EXISTING INTERIOR WOOD STAIRS SHALL CONSIST OF 7 INCH MAXIMUM RISERS AND 11 INCH MINIMUM RUNS.
4. EXTERIOR WOOD STAIRS WITH NON-SLIP TREADS. RISERS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7" IN HEIGHT WITH THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". ALL RISERS SHALL BE CLOSED. MINIMUM TREAD WIDTH SHALL NOT BE LESS THAN 11" IN DEPTH. THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR A MINIMUM OF 2" WIDE TO A MAXIMUM OF 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE. ALL EDGES OF TREAD SHALL BE FREE OF SHARP OBJECTS AND HAVE SMOOTH, ROUNDED EDGES. NOSING SHALL NOT PROJECT MORE THAN 1-1/4" PAST THE FACE OF THE RISE BELOW.
5. HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF STAIR SECTION AND SHALL EXTEND 12" MINIMUM BEYOND TOP TREAD AND EXTEND 12" PLUS TREAD WIDTH OF BOTTOM OF STAIRS. HANDRAILS SHALL BE LOCATED AT +34" ABOVE STAIR NOSING AND SHALL BE LOCATED ON BOTH SIDES OF THE STAIRS. HANDRAILS SHALL PROJECT FROM WALL WITH A SPACE NOT LESS THAN 1-1/2". THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS-SECTIONAL DIMENSION ('07 CBC SECTION 1012).
6. GUARDS @ 42" PER 2010 CBC SECTION 1013.
7. USE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING ON USABLE AREA UNDER STAIRS (TYP).
8. PROVIDE 4" CONCRETE PATIO/PORCH WITH #3 @ 18" O/C SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND. PROVIDE 1/4" CONTROL JOINTS AS INDICATED. SLOPE CONCRETE AWAY FROM BUILDING 2% MINIMUM. THICKEN PERIMETER AND USE CONTINUOUS #4 BARS. (SEE FOUNDATION PLAN)
9. HANDICAP ACCESSIBILITY SIGN.
10. REMOVE EXISTING ROLL UP DOOR / WINDOW. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
11. EXTERIOR DECKING MATERIAL SHALL BE ELASTOMERIC DECKING. INSTALL PER MANUFACTURERS SPECIFICATIONS.
12. PROVIDE 6" WIDE SCUPPER.
13. FRAMING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR SOFFET REQUIRMENTS. SOFFET SHALL BE MINIMUM 7'-6" CLEAR FROM FINISH FLOOR. (8'-0" CLEAR PREFERRED)
14. 2'-0" X 3'-0" ATTIC ACCESS OPENING.
15. PROVIDE FIRE EXTINGUISHER CABINET.
16. EXISTING DOWNSPOUT TO BE REDIRECTED THROUGH EXISTING ROOF AREA. SEE LOWER FLOOR PLUMBING PLAN.
17. EXISTING DOWNSPOUT.
18. PROVIDE 12" X 12" CUTOUT OPENING IN EXISTING CEILING DRYWALL FOR ATTIC VENTILATION. (TYPICAL OF 9)
19. PROVIDE A 22" X 30" ATTIC ACCESS W/ 30" MIN. HEAD CLEARANCE.
20. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. SEE SEE FIG. 85 "IDENTIFICATION SYMBOLS FOR SANITARY FACILITIES" ON SHEET ADA.
21. INSTALL NEW ELEVATOR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. NEW ELEVATOR SHALL BE THYSSEN KRUPP MODEL SEVILLE 35 (3500#) OR APPROVED EQUAL. CONTRACTOR SHALL VERIFY REQUIRED OPENING WITH ELEVATOR COMPANY PRIOR TO CONSTRUCTION. ELEVATOR SHALL BE IN ACCORDANCE WITH CBC CHAPTER 30.
22. TACTILE SIGN PER CBC 1117B.5, ITEM 1.

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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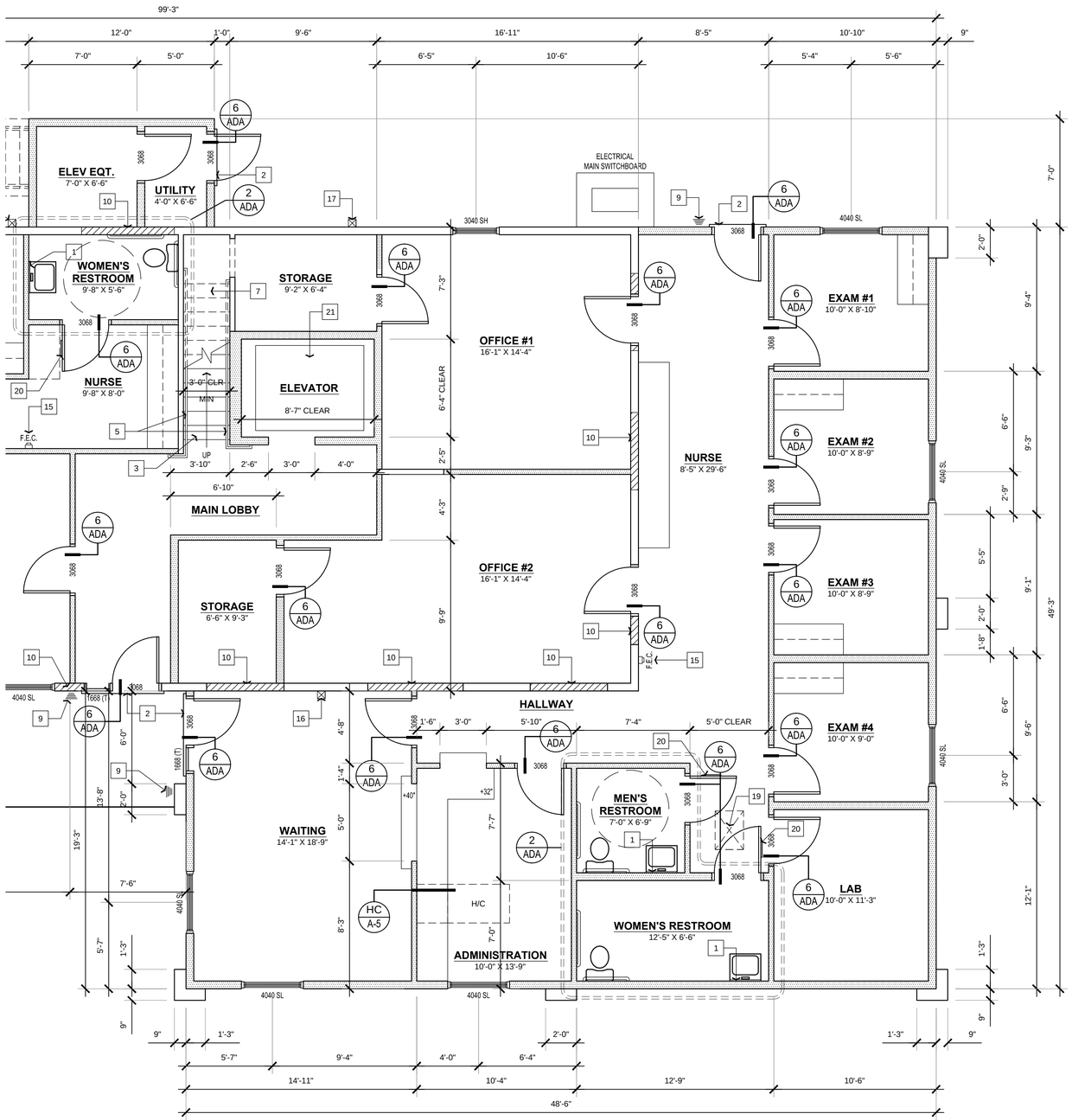
DATE 08/24/11

SHEET TITLE:

LOWER FLOOR PLAN UNIT A

SHEET NUMBER:

A-4



LOWER FLOOR PLAN - UNIT A

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

GENERAL FLOOR PLAN NOTES:

1. SAFETY GLAZING REQUIRED BUT NOT LIMITED TO GLAZING IN FIXED PANELS ADJACENT TO A DOOR WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE. CBC SECTION 2406.3 ALSO WITHIN 18" OF FLOORS, WITHIN TUB - SHOWER ENCLOSURES, WITHIN HOT - TUB WHIRLPOOL, SAUNA AND STEAM ROOM AND GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
2. ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION
3. FOR **INTERIOR NON-BEARING WALLS** SEE DETAIL (JJ / D-2).

FLOOR PLAN KEY

(E) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
(E) - EXTERIOR WALLS: 2X6 STUD WALL W/ STUDS @ 16" O/C

(E) WALL TO BE INFILLED WITH 2X STUDS @ 16" O/C

(N) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
(N) - PLUMBING WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C
(N) - EXTERIOR WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C

(T) = TEMPERED GLASS

F.E.C. = FIRE EXTINGUISHER CABINET

WINDOW NOTES:

1. ALL WINDOWS TO BE SET AT 6'-8" A.F.F.

CONTRACTOR NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER PRIOR TO CONTINUANCE OF WORK.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SETBACKS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THAT ALL EXISTING MATERIALS ARE IN ACCEPTABLE CONDITION. ALL MATERIAL NOT ACCEPTABLE SHALL BE REPLACED AS REQUIRED. ANY QUESTION ON CONDITION OF MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF MATERIALS IF ARCHITECT/ENGINEER DOES NOT REVIEW AND ACCEPT IN WRITING THE MATERIALS IN QUESTION.
4. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING MATERIALS AT ADDITION AND PATCH AND REPAIR AS REQUIRED TO MATCH ADJACENT MATERIALS, FINISHES, COLORS, AND TEXTURES.
5. CONTRACTOR SHALL VERIFY EXISTING BUILDING DRAIN / SEWER SIZE. MINIMUM 4" IS REQUIRED WHEN SERVING MORE THAN 3 WATER CLOSETS.

ENTRANCE & EXIT REQUIREMENTS:

1. ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
2. PROVIDE A SIGN ON OR NEAR THE EXIT DOORS READING **THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS**.
3. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
5. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
6. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" AT DOOR THRESHOLDS SHALL BE BEVELED AT A SLOPE NOT GREATER THAN 2:1.
7. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

IDENTIFICATION SIGN NOTE:

PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE APPROACH SIDE OF THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

DEFERRED ITEMS:

1. X RAY EQUIPMENT: IF ANY X RAY EQUIPMENT IS TO BE INSTALLED, THE ROOM(S) SHALL BE PREPARED IN ACCORDANCE WITH SECTION 660 AND 517 PART V OF THE CEC. (107.2 CBC)

FLOOR PLAN CALLOUTS

1. 36" HIGH MIRROR OVER ENTIRE LENGTH OF LAVATORY SET ABOVE BACK SPLASH (TYP).
2. PROVIDE A 1/4-INCH MAXIMUM THRESHOLD ABOVE LANDING AT ALL EXTERIOR DOORS (TYP). SEE ADA SHEET.
3. EXISTING INTERIOR WOOD STAIRS SHALL CONSIST OF 7 INCH MAXIMUM RISERS AND 11 INCH MINIMUM RUNS.
4. EXTERIOR WOOD STAIRS WITH NON-SLIP TREADS. RISERS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7" IN HEIGHT WITH THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". ALL RISERS SHALL BE CLOSED. MINIMUM TREAD WIDTH SHALL NOT BE LESS THAN 11" IN DEPTH. THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR A MINIMUM OF 2" WIDE TO A MAXIMUM OF 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE. ALL EDGES OF TREAD SHALL BE FREE OF SHARP OBJECTS AND HAVE SMOOTH, ROUNDED EDGES. NOSING SHALL NOT PROJECT MORE THAN 1-1/4" PAST THE FACE OF THE RISE BELOW.
5. HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF STAIR SECTION AND SHALL EXTEND 12" MINIMUM BEYOND TOP TREAD AND EXTEND 12" PLUS TREAD WIDTH OF BOTTOM OF STAIRS. HANDRAILS SHALL BE LOCATED AT +34" ABOVE STAIR NOSING AND SHALL BE LOCATED ON BOTH SIDES OF THE STAIRS. HANDRAILS SHALL PROJECT FROM WALL WITH A SPACE NOT LESS THAN 1-1/2". THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS-SECTIONAL DIMENSION ('07 CBC SECTION 1012).
6. GUARDS @ 42" PER 2010 CBC SECTION 1013.
7. USE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING ON USABLE AREA UNDER STAIRS (TYP).
8. PROVIDE 4" CONCRETE PATIO/PORCH WITH #3 @ 18" O/C SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND. PROVIDE 1/4" CONTROL JOINTS AS INDICATED. SLOPE CONCRETE AWAY FROM BUILDING 2% MINIMUM. THICKEN PERIMETER AND USE CONTINUOUS #4 BARS. (SEE FOUNDATION PLAN)
9. HANDICAP ACCESSIBILITY SIGN.
10. REMOVE EXISTING ROLL UP DOOR / WINDOW. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
11. EXTERIOR DECKING MATERIAL SHALL BE ELASTOMERIC DECKING. INSTALL PER MANUFACTURERS SPECIFICATIONS.
12. PROVIDE 6" WIDE SCUPPER.
13. FRAMING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR SOFFET REQUIRMENTS. SOFFET SHALL BE MINIMUM 7'-6" CLEAR FROM FINISH FLOOR. (8'-0" CLEAR PREFERRED)
14. 2'-0" X 3'-0" ATTIC ACCESS OPENING.
15. PROVIDE FIRE EXTINGUISHER CABINET.
16. EXISTING DOWNSPOUT TO BE REDIRECTED THROUGH EXISTING ROOF AREA. SEE LOWER FLOOR PLUMBING PLAN.
17. EXISTING DOWNSPOUT.
18. PROVIDE 12" X 12" CUTOUT OPENING IN EXISTING CEILING DRYWALL FOR ATTIC VENTILATION. (TYPICAL OF 9)
19. PROVIDE A 22" X 30" ATTIC ACCESS W/ 30" MIN. HEAD CLEARANCE.
20. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. SEE SEE FIG. 85 "IDENTIFICATION SYMBOLS FOR SANITARY FACILITIES" ON SHEET ADA.
21. INSTALL NEW ELEVATOR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. NEW ELEVATOR SHALL BE THYSSEN KRUPP MODEL SEVILLE 35 (3500#) OR APPROVED EQUAL. CONTRACTOR SHALL VERIFY REQUIRED OPENING WITH ELEVATOR COMPANY PRIOR TO CONSTRUCTION. ELEVATOR SHALL BE IN ACCORDANCE WITH CBC CHAPTER 30.
22. TACTILE SIGN PER CBC 1117B.5, ITEM 1.

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:
LOWER FLOOR PLAN UNIT B

SHEET NUMBER:
A-5

FUTURE EXPANSION ATTIC VENTILATION

900 SQ. FT. ATTIC / 150 = 6.00 SQ. FT. REQUIRED VENTILATION.
PROVIDE (9) 12" X 12" CUTOUT OPENINGS IN EXISTING CEILING DRYWALL.

9.00 SQ. FT. > 6.00 SQ. FT. OK

NOTE: FUTURE EXPANSION ATTIC AREA IS PART OF EXISTING ATTIC SPACE.

ENTRANCE & EXIT REQUIREMENTS:

1. ALL EXITS ARE TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
2. PROVIDE A SIGN ON OR NEAR THE EXIT DOORS READING **THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS**.
3. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
5. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
6. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" AT DOOR THRESHOLDS SHALL BE BEVELED AT A SLOPE NOT GREATER THAN 2:1.
7. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

CONTRACTOR NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER PRIOR TO CONTINUANCE OF WORK.
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3. CONTRACTOR SHALL VERIFY THAT ALL EXISTING MATERIALS ARE IN ACCEPTABLE CONDITION. ALL MATERIAL NOT ACCEPTABLE SHALL BE REPLACED AS REQUIRED. ANY QUESTION ON CONDITION OF MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF MATERIALS IF ARCHITECT/ENGINEER DOES NOT REVIEW AND ACCEPT IN WRITING THE MATERIALS IN QUESTION.
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5. CONTRACTOR SHALL VERIFY EXISTING BUILDING DRAIN / SEWER SIZE. MINIMUM 4" IS REQUIRED WHEN SERVING MORE THAN 3 WATER CLOSETS.

IDENTIFICATION SIGN NOTE:

PERMANENT IDENTIFICATION SIGNS ARE PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE APPROACH SIDE OF THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

DEFERRED ITEMS:

1. X RAY EQUIPMENT: IF ANY X RAY EQUIPMENT IS TO BE INSTALLED, THE ROOM(S) SHALL BE PREPARED IN ACCORDANCE WITH SECTION 660 AND 517 PART V OF THE CEC. (107.2 CBC)

GENERAL FLOOR PLAN NOTES:

1. SAFETY GLAZING REQUIRED BUT NOT LIMITED TO GLAZING IN FIXED PANELS ADJACENT TO A DOOR WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE. CBC SECTION 2406.3 ALSO WITHIN 18" OF FLOORS, WITHIN TUB - SHOWER ENCLOSURES, WITHIN HOT - TUB WHIRLPOOL, SAUNA AND STEAM ROOM AND GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
2. ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION
3. FOR **INTERIOR NON-BEARING WALLS** SEE DETAIL (11 / D1.3).

FLOOR PLAN KEY

(E) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
(E) - EXTERIOR WALLS: 2X6 STUD WALL W/ STUDS @ 16" O/C

(E) WALL TO BE INFILLED WITH 2X STUDS @ 16" O/C

(N) - INTERIOR WALLS: 2X4 STUD WALL W/ STUDS @ 16" O/C
(N) - PLUMBING WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C
(N) - EXTERIOR WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C

(T) = TEMPERED GLASS

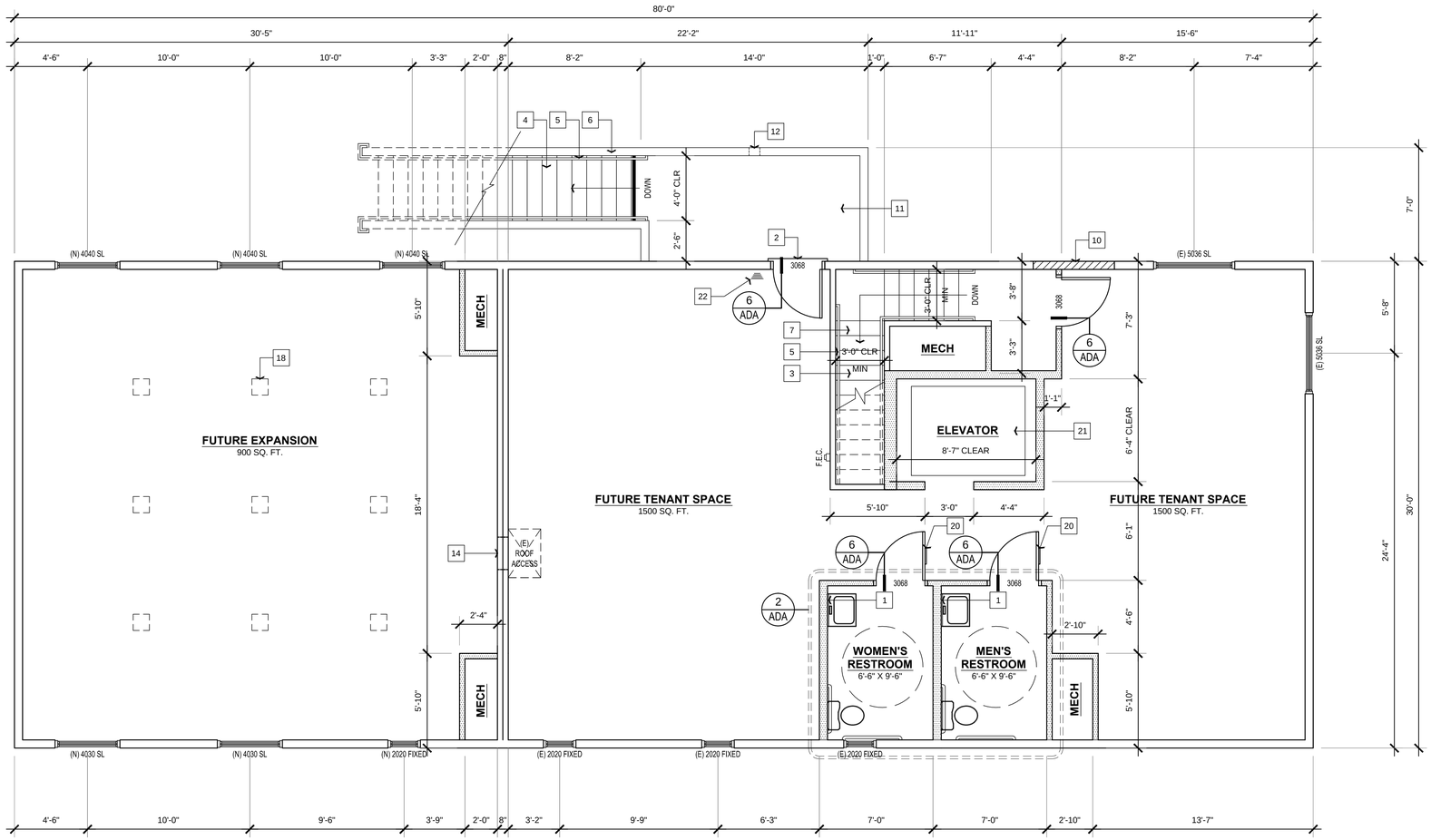
F.E.C. = FIRE EXTINGUISHER CABINET

WINDOW NOTES:

1. ALL WINDOWS TO BE SET AT 6'-8" A.F.F.

FLOOR PLAN CALLOUTS

1. 36" HIGH MIRROR OVER ENTIRE LENGTH OF LAVATORY SET ABOVE BACK SPLASH (TYP).
2. PROVIDE A 1/4-INCH MAXIMUM THRESHOLD ABOVE LANDING AT ALL EXTERIOR DOORS (TYP). SEE ADA SHEET.
3. EXISTING INTERIOR WOOD STAIRS SHALL CONSIST OF 7 INCH MAXIMUM RISERS AND 11 INCH MINIMUM RUNS.
4. EXTERIOR WOOD STAIRS WITH NON-SLIP TREADS. RISERS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7" IN HEIGHT WITH THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". ALL RISERS SHALL BE CLOSED. MINIMUM TREAD WIDTH SHALL NOT BE LESS THAN 11" IN DEPTH. THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR A MINIMUM OF 2" WIDE TO A MAXIMUM OF 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE. ALL EDGES OF TREAD SHALL BE FREE OF SHARP OBJECTS AND HAVE SMOOTH, ROUNDED EDGES. NOSING SHALL NOT PROJECT MORE THAN 1-1/4" PAST THE FACE OF THE RISE BELOW.
5. HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF STAIR SECTION AND SHALL EXTEND 12" MINIMUM BEYOND TOP TREAD AND EXTEND 12" PLUS TREAD WIDTH OF BOTTOM OF STAIRS. HANDRAILS SHALL BE LOCATED AT +34" ABOVE STAIR NOSING AND SHALL BE LOCATED ON BOTH SIDES OF THE STAIRS. HANDRAILS SHALL PROJECT FROM WALL WITH A SPACE NOT LESS THAN 1-1/2". THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS-SECTIONAL DIMENSION ('07 CBC SECTION 1012).
6. GUARDS @ 42" PER 2010 CBC SECTION 1013.
7. USE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING ON USABLE AREA UNDER STAIRS (TYP).
8. PROVIDE 4" CONCRETE PATIO/PORCH WITH #3 @ 18" O/C SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND. PROVIDE 1/4" CONTROL JOINTS AS INDICATED. SLOPE CONCRETE AWAY FROM BUILDING 2% MINIMUM. THICKEN PERIMETER AND USE CONTINUOUS #4 BARS. (SEE FOUNDATION PLAN)
9. HANDICAP ACCESSIBILITY SIGN.
10. REMOVE EXISTING ROLL UP DOOR / WINDOW. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
11. EXTERIOR DECKING MATERIAL SHALL BE ELASTOMERIC DECKING. INSTALL PER MANUFACTURERS SPECIFICATIONS.
12. PROVIDE 6" WIDE SCUPPER.
13. FRAMING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR SOFFET REQUIRMENTS. SOFFET SHALL BE MINIMUM 7'-6" CLEAR FROM FINISH FLOOR. (8'-0" CLEAR PREFERRED)
14. 2'-0" X 3'-0" ATTIC ACCESS OPENING.
15. PROVIDE FIRE EXTINGUISHER CABINET.
16. EXISTING DOWNSPOUT TO BE REDIRECTED THROUGH EXISTING ROOF AREA. SEE LOWER FLOOR PLUMBING PLAN.
17. EXISTING DOWNSPOUT.
18. PROVIDE 12" X 12" CUTOUT OPENING IN EXISTING CEILING DRYWALL FOR ATTIC VENTILATION. (TYPICAL OF 9)
19. PROVIDE A 22" X 30" ATTIC ACCESS W/ 30" MIN. HEAD CLEARANCE.
20. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. SEE SEE FIG. 85 "IDENTIFICATION SYMBOLS FOR SANITARY FACILITIES" ON SHEET ADA.
21. INSTALL NEW ELEVATOR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. NEW ELEVATOR SHALL BE THYSSEN KRUPP MODEL SEVILLE 35 (3500#) OR APPROVED EQUAL. CONTRACTOR SHALL VERIFY REQUIRED OPENING WITH ELEVATOR COMPANY PRIOR TO CONSTRUCTION. ELEVATOR SHALL BE IN ACCORDANCE WITH CBC CHAPTER 30.
22. TACTILE SIGN PER CBC 1117B.5, ITEM 1.



UPPER FLOOR PLAN - UNIT C

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

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
KEN M. NAGAHARA
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
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REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

UPPER FLOOR PLAN UNIT C

SHEET NUMBER:

A-6

T-BAR CEILING

THE LOWER FLOOR SHALL HAVE T-BAR CEILING AT 8'-0" A.F.F. FOR T-BAR CEILING INSTALLATION AND DETAILS SEE DETAILS 1, 2, 3, 4, & 5 ON SHEET D-3.

LIGHTING NOTES

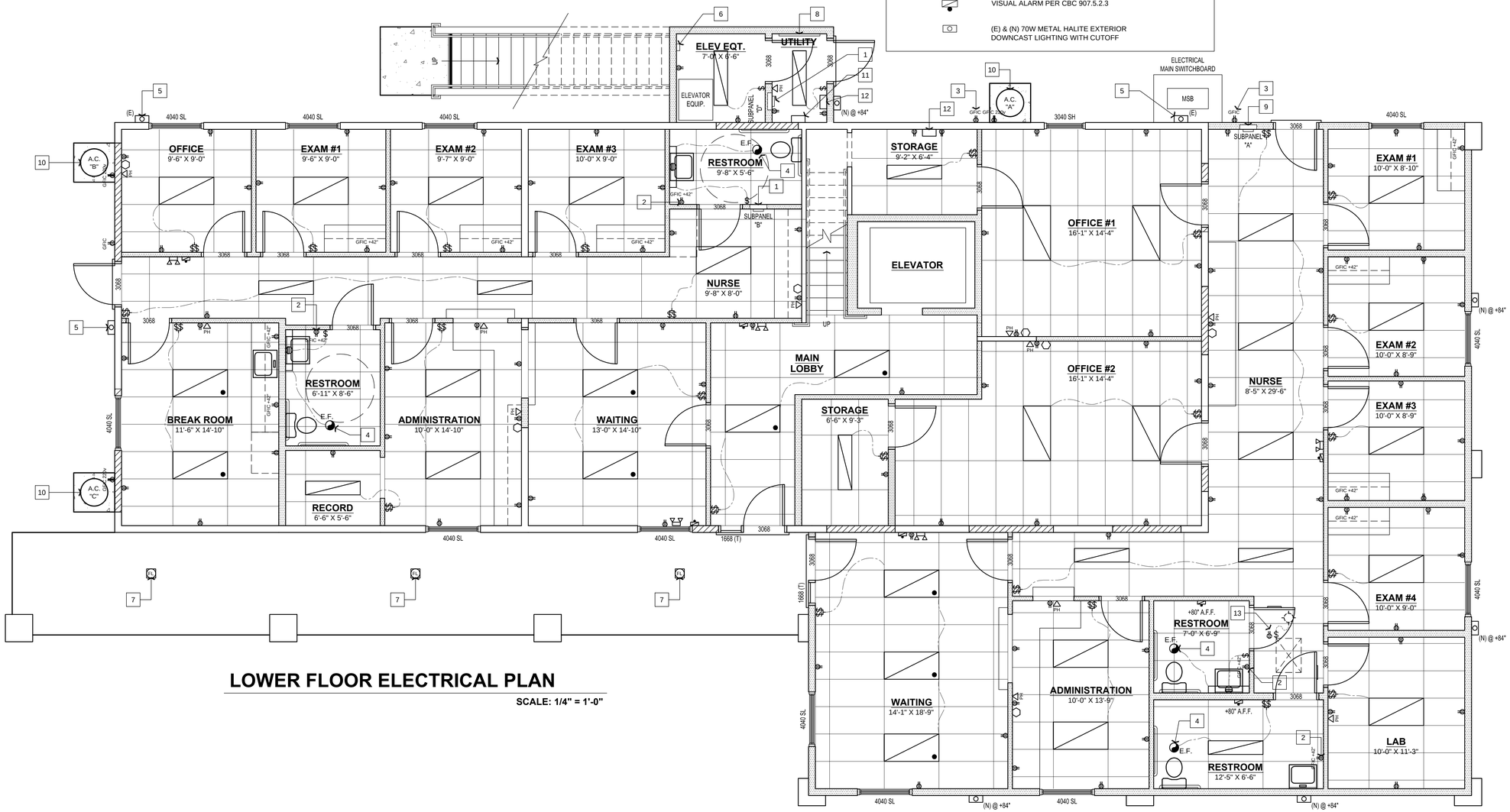
1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTO CONTROLLED OR ASTRONOMICAL TIME SWITCH THAT AUTOMATICALLY TURNS OFF THE OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE.

ELECTRICAL LEGEND

- 2X4 FLUORESCENT LIGHT FIXTURES WITH (4) 32W BULB. BALLAST SHALL BE GE 432 - MAX - L / ULTRA 71725 F32T8
- 2X4 FLUORESCENT LIGHT FIXTURES WITH (3) 32W BULB. BALLAST SHALL BE GE 432 - MAX - L / ULTRA 71725 F32T8
- 1X4 FLUORESCENT LIGHT FIXTURE WITH (2) 32W BULB. BALLAST SHALL BE GE 432 - MAX - L / ULTRA 71725 F32T8.
- WALL MOUNT 40W FLUORESCENT
- ELECTRICAL OUTLET
- GFIC — GROUND FAULT INTERRUPTED CIRCUIT
- ELECTRICAL SWITCH
- PH — PHONE JACK
- COMMUNICATION BOX -- CAT 5E MINIMUM
- E.F. — EXHAUST FAN
- FL — (E) 32W FLUORESCENT RECESSED LIGHTING
- FL — CEILING MOUNTED LIGHT
- EGRESS ILLUMINATION PER CBC 1006
- VISUAL ALARM PER CBC 907.5.2.3
- (E) & (N) 70W METAL HALITE EXTERIOR DOWNCAST LIGHTING WITH CUTOFF

ELECTRICAL PLAN CALLOUTS

1. PROVIDE A 100 AMP MINIMUM ELECTRIC SUBPANELS WITH GROUND BACK TO MSB.
2. GFIC ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" ABOVE FINISH FLOOR (TYP).
3. EXISTING WATER-PROOF GFIC OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING (TYP). 125- AND 250- VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
4. EXHAUST FANS IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND LAUNDRY ROOMS SHALL HAVE A MINIMUM EXHAUST RATE OF 50 CUBIC FEET PER MINUTE. BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE 2010 CALIFORNIA MECHANICAL CODE. (CBC 1203.4.2.1)
5. EXISTING DOWNCAST LIGHT.
6. CONTROL PANEL FOR ELEVATOR EQUIPMENT.
7. EXISTING RECESSED LIGHT.
8. COMMUNICATION BOARD.
9. PROVIDE A 200 AMP MINIMUM ELECTRIC SUBPANELS WITH GROUND BACK TO MSB.
10. AIR CONDENSING UNIT ON CONCRETE PAD.
11. FIRE ALARM / SMOKE ALARM COMMUNICATION PANEL.
12. INSTANT HOT WATER HEATER.
13. A PERMANENT ELECTRIC OUTLET AND A LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS SHOULD BE PROVIDED AT OR NEAR THE FURNACE.



LOWER FLOOR ELECTRICAL PLAN

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

KMN ARCHITECTS
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
KEN M. NAGAHARA
Principal
Ph. (805) 238-5501
610 10th Street, Suite A Paso Robles, Ca. 93446 Fax (805) 239-5853

PLAN PREPARED FOR:

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REVISION LOG

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FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

LOWER FLOOR ELECTRICAL PLAN

SHEET NUMBER:

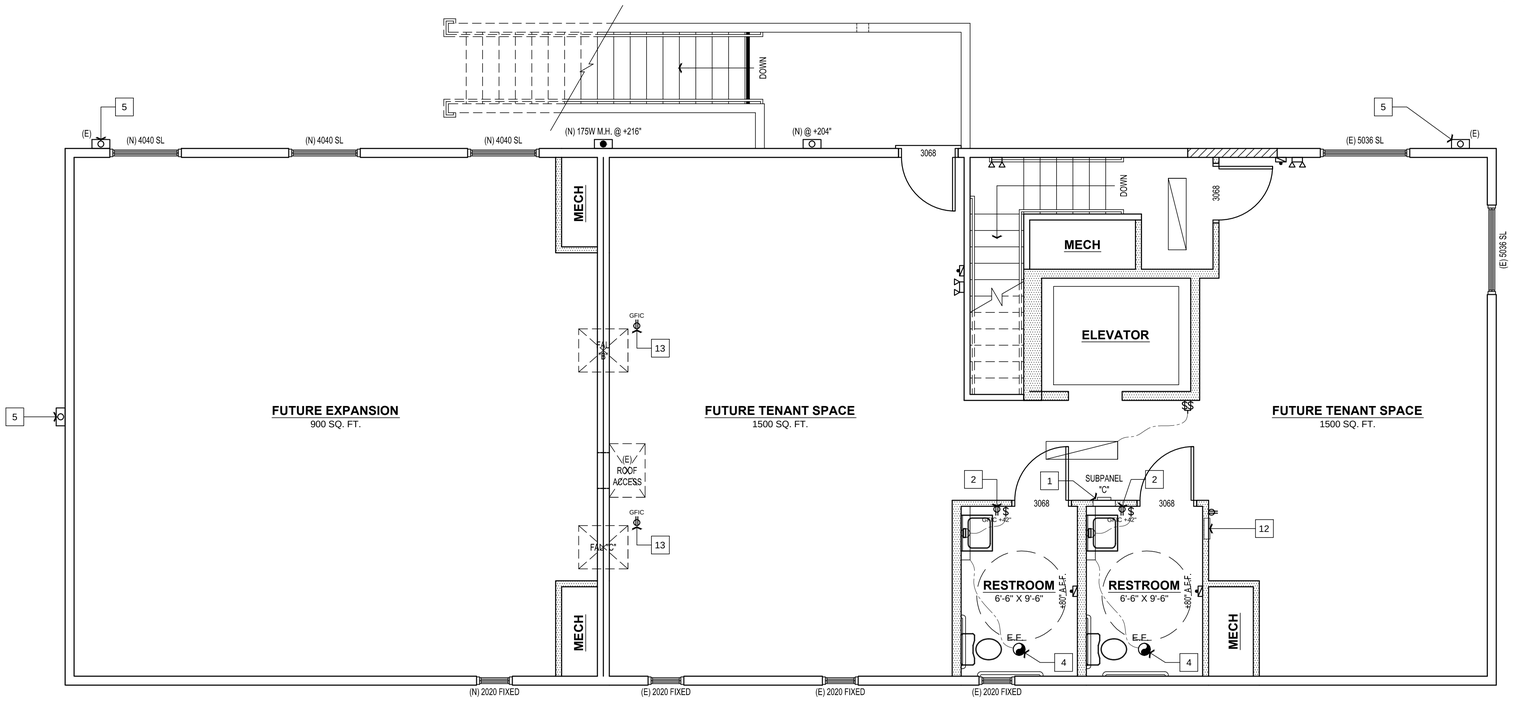
A-7

ELECTRICAL LEGEND

	2X4 FLUORESCENT LIGHT FIXTURES WITH (4) 32W BULB. BALLAST SHALL BE GE 432 - MAX - L / ULTRA 71725 F32T8
	2X4 FLUORESCENT LIGHT FIXTURES WITH (3) 32W BULB. BALLAST SHALL BE GE 432 - MAX - L / ULTRA 71725 F32T8
	1X4 FLUORESCENT LIGHT FIXTURE WITH (2) 32W BULB. BALLAST SHALL BE GE 432 - MAX - L / ULTRA 71725 F32T8.
	WALL MOUNT 40W FLUORESCENT
	ELECTRICAL OUTLET
GFIC	GROUND FAULT INTERRUPTED CIRCUIT
$	ELECTRICAL SWITCH
PH	PHONE JACK
	COMMUNICATION BOX -- CAT 5E MINIMUM
E.F.	EXHAUST FAN
FL	(E) 32W FLUORESCENT RECESSED LIGHTING
FL	CEILING MOUNTED LIGHT
	EGRESS ILLUMINATION PER CBC 1006
	VISUAL ALARM PER CBC 907.5.2.3
	(E) & (N) 70W METAL HALITE EXTERIOR DOWNCAST LIGHTING WITH CUTOFF
	(N) 175W METAL HALITE EXTERIOR DOWNCAST LIGHT WITH CUTOFF

ELECTRICAL PLAN CALLOUTS

1. PROVIDE A 100 AMP MINIMUM ELECTRIC SUBPANELS WITH GROUND BACK TO MSB.
2. GFIC ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" ABOVE FINISH FLOOR (TYP).
3. EXISTING WATER-PROOF GFIC OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING (TYP). 125- AND 250- VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.
4. EXHAUST FANS IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND LAUNDRY ROOMS SHALL HAVE A MINIMUM EXHAUST RATE OF 50 CUBIC FEET PER MINUTE. BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE 2010 CALIFORNIA MECHANICAL CODE. (CBC 1203.4.2.1)
5. EXISTING DOWNCAST LIGHT.
6. CONTROL PANEL FOR ELEVATOR EQUIPMENT.
7. EXISTING RECESSED LIGHT.
8. COMMUNICATION BOARD.
9. PROVIDE A 200 AMP MINIMUM ELECTRIC SUBPANELS WITH GROUND BACK TO MSB.
10. AIR CONDENSING UNIT ON CONCRETE PAD.
11. FIRE ALARM / SMOKE ALARM COMMUNICATION PANEL.
12. INSTANT HOT WATER HEATER.
13. A PERMANENT ELECTRIC OUTLET AND A LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS SHOULD BE PROVIDED AT OR NEAR THE FURNACE.



UPPER FLOOR ELECTRICAL PLAN

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

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
KEN M. NAGAHARA
Principal
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

UPPER FLOOR ELECTRICAL PLAN

SHEET NUMBER:

A-8

MSB - MAIN SWITCHBOARD

PANEL VOLTAGE: 120/208, 3Φ, 4W — CIRCUIT CODE: P: PANEL
DATE:
BUS: 400 AMPS
JOB NO.:
AIC RATING 22000

CKT NO.	CODE	TRIP	POLE	DESCRIPTION	CONN VA ΦA	CONN VA ΦB	CONN VA ΦC	DESCRIPTION	POLE	TRIP	CODE	CKT NO.
1	P	200	1	PANEL "A"	8944			PANEL "B"				
					8042				3	100	P	2
3	P	200	1			9424						
						6882			3	100	P	4
5	P	200	1				4889					
							3840		3	100	P	6
7	P	100	1	PANEL "C"	5242			PANEL "D"				
					8540				3	100	P	8
9	P	100				4607						
						8400			3	100	P	10
11	P	100					2765.3					
							8776		3	100	P	12

CONNECTED VA (HVAC/EQUIP): 30768 29313 20270 VA
TOTAL CONNECTED VA: 30768 29313 20270.3 VA
PANEL DEMAND AMPS: 256.4 244.3 168.9 AMPS
ACTUAL PANEL SIZE 400 AMPS

PANEL C - UNIT "C"

PANEL VOLTAGE: 120/208, 3Φ, 4W — CIRCUIT CODE: R: RECEPTACLES
DATE:
BUS: 100 AMPS — L: LIGHTINGS
JOB NO.:
AIC RATING 22000 — E: HVAC/EQUIP

CKT NO.	CODE	TRIP	POLE	DESCRIPTION	CONN VA ΦA	CONN VA ΦB	CONN VA ΦC	DESCRIPTION	POLE	TRIP	CODE	CKT NO.
1	E	50	3	HVAC UNIT "C"	4202			RECEPTACLE-GFIC				
					360			RESTROOM	1	20	R	2
3	E	50	3			4202		SPARE				
												4
5	L	20	1	LIGHTING/FAN			544					
				RESTROOMS/HALL								6
7				SPARE								
												8
9												
												10
11												
												12
13												
												14
15												
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												28
29												
												30

CONNECTED VA (LONG-CONT X 1.25): 0 0 680 VA
CONNECTED VA (RECEPTACLES): 360 0 0 VA
CONNECTED VA (HVAC/EQUIP): 4202 4202 0 VA
TOTAL CONNECTED VA: 4562 4202 680 VA
PANEL DEMAND AMPS: 38.0 35.0 5.7 AMPS
ACTUAL PANEL SIZE 100 AMPS

PANEL D - COMMON SPACE

PANEL VOLTAGE: 120/208, 3Φ, 4W — CIRCUIT CODE: R: RECEPTACLES
DATE:
BUS: 100 AMPS — L: LIGHTINGS
JOB NO.:
AIC RATING 22000 — E: HVAC/EQUIP

CKT NO.	CODE	TRIP	POLE	DESCRIPTION	CONN VA ΦA	CONN VA ΦB	CONN VA ΦC	DESCRIPTION	POLE	TRIP	CODE	CKT NO.
1	R	20	1	RECEPTACLE	540			ELEVATOR*				
				LOBBY/ELEV. EQT	3840				3	50	E	2
3	R	20	1	RECEPTACLE		720						
				EXTERIOR		3840			3	50	E	4
5	L	20	1	LIGHTING			1096					
				EXTERIOR			3840		3	50	E	6
7	L	20	1	LIGHTING	320							
				LOBBY/ELEV. EQT	3840				3	50	E	8
9				SPARE								
						3840			3	50	E	10
11												
							3840		3	50	E	12
13								SPARE				
												14
15												
												16
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												28
29												
												30

CONNECTED VA (LONG-CONT X 1.25): 320 0 1096 VA
CONNECTED VA (RECEPTACLES): 540 720 0 VA
CONNECTED VA (HVAC/EQUIP): 7680 7680 7680 VA
TOTAL CONNECTED VA: 8540 8400 8776 VA
PANEL DEMAND AMPS: 71.2 70.0 73.1 AMPS
ACTUAL PANEL SIZE 100 AMPS

* NOTE: ELECTRICAL POWER USAGE FOR ELEVATOR IS AN ESTIMATE ONLY. CONTRACTOR SHALL VERIFY ACTUAL ELECTRICAL REQUIREMENT FROM THE ELEVATOR SUPPLIER WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION.

PANEL A - UNIT "A"

PANEL VOLTAGE: 120/208, 3Φ, 4W — CIRCUIT CODE: R: RECEPTACLES
DATE:
BUS: 200 AMPS — L: LIGHTINGS
JOB NO.:
AIC RATING 22000 — E: HVAC/EQUIP

CKT NO.	CODE	TRIP	POLE	DESCRIPTION	CONN VA ΦA	CONN VA ΦB	CONN VA ΦC	DESCRIPTION	POLE	TRIP	CODE	CKT NO.
1	L	20	1	LIGHTING/FAN	480			RECEPTACLE				
				RESTROOMS	1440			NURSES/HALLWAY	1	20	R	2
3	L	20	1	LIGHTING		1152		RECEPTACLE				
				EXAM/LAB/NURSE		1260		OFFICE #1	1	20	R	4
5	L	20	1	LIGHTING			1260	RECEPTACLE				
				OFF/WAIT/ADMIN			1440	OFFICE #2	1	20	R	6
7	E	50	3	HVAC UNIT "A"	4744			RECEPTACLE				
					1080			EXAM #1/EXAM#2	1	20	R	8
9	E	50	3			4744		RECEPTCLE				
						1080		EXAM #3/EXAM#4	1	20	R	10
11				SPARE				RECEPTCLE-GFIC				
							1080	EXAM/RR	1	20	R	12
13								RECEPACLE				
					900			WAITING/HALLWAY	1	20	R	14
15								RECEPTACLE				
						900		LAB	1	20	R	16
17								RECEPTACLE				
							1260	ADMINISTRATION	1	20	R	18
19								SPARE				
												20
21												
												22
23												
												24
25												
												26
27												
												28
29												
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CONNECTED VA (LONG-CONT X 1.25): 600 1440 1575 VA
CONNECTED VA (RECEPTACLES): 3420 3240 3780 VA
CONNECTED VA (HVAC/EQUIP): 4744 4744 0 VA
TOTAL CONNECTED VA: 8764 9424 5355 VA
PANEL DEMAND AMPS: 73.0 78.5 44.6 AMPS
ACTUAL PANEL SIZE 200 AMPS

PANEL B - UNIT "B"

PANEL VOLTAGE: 120/208, 3Φ, 4W — CIRCUIT CODE: R: RECEPTACLES
DATE:
BUS: 100 AMPS — L: LIGHTINGS
JOB NO.:
AIC RATING 22000 — E: HVAC/EQUIP

CKT NO.	CODE	TRIP	POLE	DESCRIPTION	CONN VA ΦA	CONN VA ΦB	CONN VA ΦC	DESCRIPTION	POLE	TRIP	CODE	CKT NO.
1	L	20	1	LIGHTING/FAN	480			RECEPTACLE				
				RESTROOMS	900			NURSES/HALLWAY	1	20	R	2
3	L	20	1	LIGHTING		704		RECEPTACLE				
				BREAK/WAIT/ADM		1080		EXAM#2/EXAM#3	1	20	R	4
5	L	20	1	LIGHTING			768	RECEPTACLE				
				OFF/EXAM/NURSE			1260	OFF/EXAM#1	1	20	R	6
7	E	50	3	HVAC UNIT "B"	4202			RECEPTACLE				
					900			BREAKROOM	1	20	R	8
9	E	50	3			4202		RECEPTCLE				
						720		WAITING	1	20	R	10
11				SPARE				RECEPTCLE				
							1260	ADMINISTRATION	1	20	R	12
13								RECEPACLE-GFIC				
					1260			EXAM/RR/BREAK	1	20	R	14
15								SPARE				
												16
17												
												18
19												
												20
21												
												22
23												
												24
25												
												26
27												
												28
29												
												30

CONNECTED VA (LONG-CONT X 1.25): 600 880 960 VA
CONNECTED VA (RECEPTACLES): 3060 1800 2520 VA
CONNECTED VA (HVAC/EQUIP): 4202 4202 0 VA
TOTAL CONNECTED VA: 7862 6882 3480 VA
PANEL DEMAND AMPS: 65.5 57.4 29.0 AMPS
ACTUAL PANEL SIZE 100 AMPS

ELECTRICAL SPECIFICATIONS

1. THE ELECTRICAL CONTRACTOR SHALL VERIFIY ALL EXISTING CONDITIONS AND SHALL NOTIFIY ARCHITECT/ENGINEER OF ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ANY WORK.
2. ALL WORK, LABOR, AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE 2010 CEC.
3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY TO ALL LOCAL CODES AND ORDINANCES, THE STATE OF CALIFORNIA ELECTRICAL SAFETY CODES, THE NATIONAL ELECTRIC CODE AND ANY ADDITIONAL JURISDICTION RELATING TO THEIR WORK.
4. UTILITY COMPANIES AND CONTACT NUMBER:
   A. WATER & SEWER - ATASCADERO WATER MUTUAL (805)466-2428
   B. ELECTRICAL - PG&E (805)434-4416
   C. NATURAL GAS - THE GAS COMPANY (800)427-2000
   D. TELEPHONE -ATT (800)750-2355
   E. CABLE TV - CHARTER COMMUNICATIONS (805)238-1397
5. ALL CONDUCTORS SHALL BE UL LISTED THWN CU UNLESS OTHERWISE NOTED.
6. ALL CONDUCTORS SHALL BE COPPER UL LISTED THWN U.O.N. (MINIMUM SIZE #12 AWG UNLESS SPECIFICALLY NOTED OTHERWISE). ALL INDICATIONS OF NUMBER OF CONDUCTORS INCLUDE THE GROUND WIRE WHICH MUST BE PROVIDED.
7. CONTRACTOR WILL BE REQUIRED TO INSTALL ALL CONDUITS CONCEALED WITHIN WALLS OR ABOVE CEILING. ALL DEVICES SHALL BE FLUSH MOUNTED UNLESS OTHERWISE NOTED. USE ENT OR FLEXIBLE METAL CONDUIT IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.
8. SWITCHING, BALLAST AND WIRING SHALL COMPLY WITH TITLE 24 REQUIREMENTS.
9. ALL CIRCUIT BREAKERS SHALL BE RATED FOR A 75 DEGREE TEMPERATURE CONDUCTOR.
10. ALL EQUIPMENT TO BE INSTALLED PERMANENTLY CONNECTED (HARDWIRED) MUST BE LISTED, LABELED OR CERTIFIES BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
11. ALL WIRING DEVICES USED UNDER THE SCOPE OF THIS PROJECT SHALL BE COMMERCIAL GRADE.
12. CONTRACTOR WILL BE REQUIRED TO SUBMIT ALL MECHANICAL UNIT NAME PLATE DATA PRIOR TO PROCUREMENT OF DISTRIBUTION EQUIPMENT. ARCHITECT SHALL REVIEW RECOMMENDED MANUFACTURER CIRCUIT BREAKER SIZES FOR CONFORMANCE WITH THE ELECTRICAL DESIGN.
13. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, WIRE, SWITCHES, BLOCKING AND SEISMIC SUPPORTS, LIGHT FIXTURES WITH LAMPS), RECEPTACLES, SERVICE DEVICES, SWITCHBOARDS AND PANEL BOARDS, ETC. REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT EQUIPMENT BEING PROVIDED AND INSTALLED WILL FIT DIMENSIONALLY IN THE LOCATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS.
15. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON THE PLANS AND/OR SPECIFICATIONS OR WITH CODE REQUIREMENTS, THE NOTES, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE MORE STRINGENT, COMPLETE, OR HIGHER STANDARD REQUIREMENTS SHALL PREVAIL.
16. BOND METAL BUILDING STRUCTURE TO SERVICE PANEL BUSS IN ACCORDANCE WITH CEC ARTICLE 250.104.
17. ALL PENETRATIONS OF FIRE-RATED SURFACES SHALL BE MADE WITH A NON-COMBUSTIBLE MATERIALS OF A FIRE RATING EQUAL TO THE MATERIAL PENETRATED AND SHALL BE COMPLETELY FIRE-STOPPED. REFER TO OTHER PORTION OF PLANS TO DETERMINE FIRE-RATED SURFACES AND INCLUDE ALL COSTS IN BASE BID.
18. PROVIDE PULL-WIRE IN ALL CONDUITS ONLY (CO) RUNS.
19. CONTRACTOR SHALL COORDINATE ANY ELECTRICAL REQUIREMENTS FOR MECHANICAL/PLUMBING EQUIPMENT WITH ELECTRICAL CONTRACTOR.
20. LIGHTING FIXTURES SHALL BE LOCATED TO AVOID ALL MECHANICAL, PLUMBING AND ANY OTHER TRADES, EQUIPMENT OR WORK.
21. ELECTRICAL CONTRACTOR SHALL AVOID SOUND TRANSMISSION BETWEEN ROOMS BY OFFSETTING ALL OUTLETS ON OPPOSITE SIDES OF WALLS AS REQUIRED. PROVIDE A MINIMUM OF 6òCLEARANCE BETWEEN OUTLET BOXES.
22. ALL LIGHTING FIXTURES SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR TO COMPLY WITH CEILING TYPE THAT THEY ARE INSTALLED IN. THE TYPE OF CEILING INDICATED ON THE ARCHITECTURAL WILL TAKE PRECEDENCE OVER THE LIGHTING FIXTURE SCHEDULE. ALL LIGHT FIXTURES SHALL BE LOCATED AS PER THE ARCHITECTURAL PLANS.
23. ALL ELECTRICAL EQUIPMENT EXPOSED TO THE CLIMATE SHALL BE WEATHERPROOF.
24. ELECTRICAL CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES PRIOR TO BASE BID AND VERIFY ALL EXACT LOCATIONS, MOUNTING HEIGHTS, DEPTHS, AND SPECIAL CHARACTERISTICS OR CONDITIONS.
25. CONTRACTOR WILL BE REQUIRED TO PERFORM A POWER OFF TEST TO DEMONSTRATE THE OPERATION OF THE EMERGENCY LIGHTING SYSTEM.
26. ALL WIRING DEVICES AND WIRING DEVICE PLATE COLORS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
27. ALL FINAL END CONNECTIONS TO MECHANICAL EQUIPMENT ACROSS VIBRATION ISOLATORS SHALL BE WITH LIQUID TIGHT FLEXIBLE METAL CONDUIT.
28. IF CEILING FAN IS TO BE INSTALLED, PROVIDE BLOCKING AT CEILING FAN AND LIGHTS. PROVIDE SEPARATE SWITCH FOR LIGHTS & FAN. USE AN APPROVED ELECTRICAL BOX DESIGNED TO SUPPORT CEILING FAN. CEILING FANS WEIGHING OVER 35 LBS. SHALL BE SUPPORTED AS REQUIRED BY NEC SEC. 314.27(D) & 422.18.
29. COLD WATER PIPE GROUND SHALL BE SUPPLEMENTED BY AN ADDITIONAL GROUND ELECTRODE.
30. PROVIDE AUTOMATIC TIME SWITCH WITH PROGRAMMABLE SOLID STATE PERPETUAL CALENDAR CONTROL DEVICE WITH TIMED MANUAL OVERRIDE SHUT-OFF CONTROL FOR ALL INTERIOR LIGHTING EXCEPT CORRIDORS AND EXTERIOR LIGHTING.

ELECTRICAL SPECIFICATIONS CONT.

31. PROVIDE AUTOMATIC TIME SWITCH WITH PROGRAMMABLE SOLID STATE PERPETUAL CALENDAR CONTROL DEVICE FOR ALL EXTERIOR LIGHTING SO THAT THE LIGHT IS SWITCHED OFF DURING DAYLIGHT HOURS AND WHEN NOT NEEDED (NON-BUSINESS HOURS).
32. BOND ALL ABOVE GROUND METAL GAS PIPING TO THE SERVICE GROUND PER NEC 250-104.
33. PROVIDE MEANS OF EGRESS ILLUMINATION IN ACCORDANCE WITH CBC SECTION 1006. ILLUMINATION LEVEL SHALL NOT BE LESS THAT 1-FOOT CANDLE AT THE WALKING SURFACE. THE POWER SUPPLY FOR ILLUNIATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE FOR A DURATION OF NOT LESS THAN 90 MINUTE AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENRATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC CHAPTER 26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CNDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS HSALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTIGN TIME DURATION. A MIXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
34. ALL ELECTRICAL WIRING FOR PATIENT CARE AREAS (EXAM ROOMS) SHALL BE IN ACCORDANCE WITH CEC SECTION 517.13 (A)(B), 517.14 AND 517.16.
35. ALL FIRE ALARM AND DETECTION SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 907.

ELECTRICAL NOTES - TITLE 24

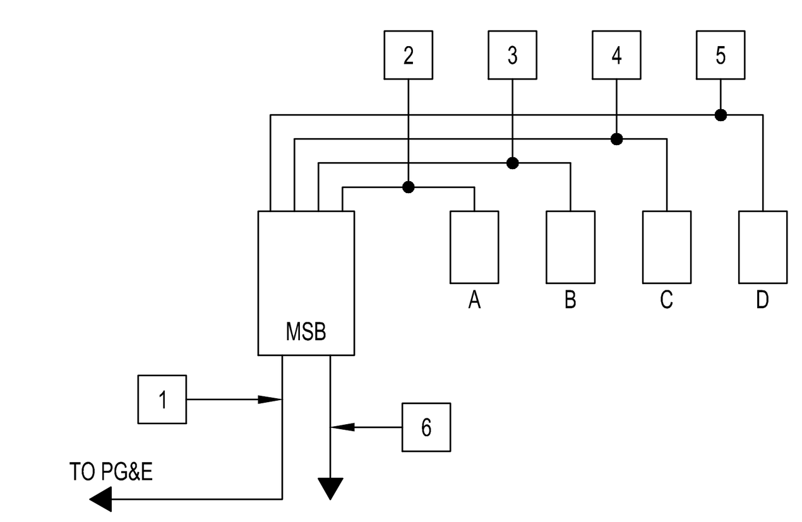
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE MOST CURRENT CODE (2010 CALIFORNIA ELECTRICAL CODE, 2008 CALIFORNIA ENERGY CODE)
2. ALL ROOMS OR SPACES OF 100 SQ. FT. OR LARGER WITH MORE THAN ONE LIGHTING FIXTURE INCLUDING UNCONDITIONED SPACES ARE TO HAVE MULTI-LEVEL LIGHTING CONTROLS. CALIFORNIA ENERGY CODE, SECTION 131(B).
3. ALL INTERIOR LIGHTING SYSTEMS SHALL HAVE AN OCCUPANCY SENSOR, AUTOMATIC TIME SWITCH, OR OTHER AUTOMATIC CONTROL TO SHUT OFF THE LIGHTING, EXCEPT WITHIN THE EGRESS SYSTEM. AUTOMATIC TIMER CONTROL PANEL SHALL BE LOCATED IN THE STORAGE ROOM. CALIFORNIA ENERGY CODE, SECTION 131(D).
4. BOND ABOVE GROUND WATER PIPES. THE STRUCTURAL STEEL FRAMING, AND ABOVE METAL GAS PIPING TO THE SERVICE GROUND PER CEC250-104
5. PAIRS OF ONE-LAMP OR THREE-LAMP RECESSED FLUORESCENT LUMINARIES THAT ARE ON THE SAME SWITCH CONTROL, IN THE SAME AREA, AND WITHIN 10 FEET OF EACH OTHER AND CONTINUOUS MOUNTED PENDANT AND CONTINUOUS SURFACE MOUNTED LUMINAIRES SHALL BE TANDEM WIRED AND SHALL NOT USE SINGLE LAMP BALLASTS.

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL REVIEW ALL EXISTING ELECTRICAL AND SHALL REPLACE AND/OR MODIFY EXISTING ELECTRICAL TO MEET CURRENT ELECTRICAL CODES.
2. ELECTRICAL CONTRACTOR SHALL VERIFY THAT ALL CONDUCTORS ARE IN ACCORDANCE WITH 2010 CEC ARTICLE 310 AND CONDUCTOR SIZES ARE IN ACCORDANCE WITH TABLE 310.10 - 310.19 (I.E. FEEDER SIZE FOR PANEL "B" SHALL BE MINIMUM #2 AWG, THHN OR THHW, WITH #8 COPPER GROUND).
3. HOT WATER, COLD WATER, AND GAS PIPING SHALL BE BONDED TO MAIN ELECTRICAL PANEL IN AN APPROVED MANNER (2010 CEC).

SINGLE LINE DIAGRAM CALLOUTS:

1. NEW UNDERGROUND SERVICE LINE FROM PG&E TO MAIN SWITCHBOARD (MSB) SHALL BE 120/208V, 3ï , 4W WITH 22000 AIC. MAIN DISCONNECT SWITCH LOCATED WITHIN MAIN SWITCHBOARD.
2. SERVICE FROM MSB TO SUBPANEL ñAòCONSISTS OF 2-1/2òDIAMETER PVC CONDUIT WITH (3) - 2/0 AWG COPPER AND 6 AWG COPPER GROUND BACK TO MSB.
3. SERVICE FROM MSB TO SUBPANEL ñBòCONSISTS OF 2òDIAMETER PVC CONDUIT WITH (3) - #2 AWG COPPER AND 6 AWG COPPER GROUND BACK TO MSB.
4. SERVICE FROM MSB TO DISCONNECT SUBPANEL ñCòCONSISTS OF 2òDIAMETER PVC CONDUIT WITH (3) - #2 AWG COPPER AND 6 AWG COPPER GROUND BACK TO MSB.
5. SERVICE FROM MSB TO SUBPANEL ñDòCONSISTS OF 2òDIAMETER PVC CONDUIT WITH (3) - #2 AWG COPPER AND 6 AWG COPPER GROUND BACK TO MSB.
6. MAIN SWITCHBOARD GROUNDING SHALL BE A #4 COPPER GROUNDING CONDUCTOR TO A 3/4òDIAMETER X 10'-0òLONG COPPER CLAD STEEL GROUNDING ELECTRODE INTO SOIL (MINIMUM 8'-0ò).



SINGLE LINE DIAGRAM

PANEL DESCRIPTION

NO. DESCRIPTION

MSB 400 AMP MAIN SWITCHBOARD (MSB), 120/240V, 3ï , 4W WITH 22000 AIC. PANEL CONSIST OF TWO DIFFERENT #4 COPPER GROUNDING CONDUCTOR TO A 3/4" DIAMETER X 10'-0òLONG COPPER CLAD STEEL GROUNDING ELECTRODE DISCONNECT RATING OF PANEL IS 400 AMPS.

A 200 AMP SUBPANEL, 120V/208V, 3ï , 4W WITH 22000 AIC. PANEL CONSISTS OF 6 AWG COPPER GROUND BACK TO MSB. DISCONNECT RATING OF PANEL IS 200 AMPS.

B 100 AMP SUBPANEL, 120V/208V, 3ß, 4W WITH 22000 AIC. PANEL CONSISTS OF 6 AWG COPPER GROUND BACK TO MSB. DISCONNECT RATING OF PANEL IS 100 AMPS.

C 100 AMP SUBPANEL, 120V/208V, 3ß, 4W WITH 22000 AIC. PANEL CONSISTS OF 6 AWG COPPER GROUND BACK TO MSB. DISCONNECT RATING OF PANEL IS 100 AMPS.

D 100 AMP SUBPANEL, 120V/208V, 3ß, 4W WITH 22000 AIC. PANEL CONSISTS OF 6 AWG COPPER GROUND BACK TO MSB. DISCONNECT RATING OF PANEL IS 100 AMPS.

KMN
ARCHITECT
∘ ARCHITECTURE ∘
∘ GRAPHICS ∘
∘ DESIGN ∘
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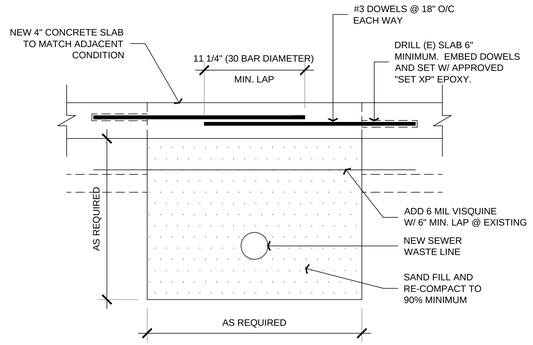
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.
FILE NAME
DRAWN BY DJK
DATE 08/24/11
SHEET TITLE:
ELECTRICAL NOTES / PANEL SCHEDULES

SHEET NUMBER:
A-9



PT PIPE TRENCH DETAIL

SCALE: N.T.S.

DRAINAGE FIXTURE UNIT

UNIT A

UNIT NO.	DESCRIPTION	DRAIN SIZE	DFU
WC-1	WATER CLOSET - WOMEN'S	3"	4.0
WC-2	WATER CLOSET - MEN'S	3"	4.0
LV-2	LAVATORY SINK - MEN'S	1-1/2"	1.0
LV-1	LAVATORY SINK - WOMEN'S	1-1/2"	1.0
IHW	INSTANT HOT WATER HEATER	---	---
TOTAL DRAINAGE FIXTURE UNITS - UNIT A			10.0

UNIT B

UNIT NO.	DESCRIPTION	DRAIN SIZE	DFU
WC-1	WATER CLOSET - MEN'S	3"	4.0
S-1	BREAK ROOM SINK	1-1/2"	2.0
LV-1	LAVATORY SINK - MEN'S	1-1/2"	1.0
LV-2	LAVATORY SINK - WOMEN'S	1-1/2"	1.0
WC-2	WATER CLOSET - WOMEN'S	3"	4.0
IHW	INSTANT HOT WATER HEATER	---	---
TOTAL DRAINAGE FIXTURE UNITS - UNIT B			12.0

UNIT C

UNIT NO.	DESCRIPTION	DRAIN SIZE	DFU
WC-2	WATER CLOSET - WOMEN'S	3"	4.0
LV-2	LAVATORY SINK - WOMEN'S	1-1/2"	1.0
WC-1	LAVATORY SINK - MEN'S	3"	4.0
LV-1	WATER CLOSET - MEN'S	1-1/2"	1.0
IHW	INSTANT HOT WATER HEATER	---	---
TOTAL DRAINAGE FIXTURE UNITS - UNIT C			10.0

TOTAL DRAINAGE FIXTURE UNITS	32.0

PLUMBING GAS LINE SCHEDULE

UNIT A

DESCRIPTION	BTU/HR	TOTAL BTU/HR	CF/HR	ACCU. DIST	LINE SIZE
FURNACE - CARRIER	96,000		87.27	66 FT	3/4"Ø
TANKLESS HOT WATER HEATER - RHEEM/RUDD	199,000		180.91	4 FT	3/4"Ø
SECONDARY GAS LINE (AT SPLIT)		295,000	268.18	6 FT	1-1/4"Ø

PLUMBING GAS LINE SCHEDULE

UNIT B

DESCRIPTION	BTU/HR	TOTAL BTU/HR	CF/HR	ACCU. DIST	LINE SIZE
FURNACE - CARRIER	65,000		59.09	44 FT	3/4"Ø
TANKLESS HOT WATER HEATER - RHEEM/RUDD	199,000		180.91	8 FT	3/4"Ø
SECONDARY GAS LINE (AT SPLIT)		264,000	240.00	4 FT	1-1/4"Ø

PLUMBING GAS LINE SCHEDULE

UNIT C

DESCRIPTION	BTU/HR	TOTAL BTU/HR	CF/HR	ACCU. DIST	LINE SIZE
FURNACE - CARRIER	65,000		59.09	54 FT	3/4"Ø
TANKLESS HOT WATER HEATER - RHEEM/RUDD	199,000		180.91	42 FT	1"Ø
		264,000	240.00	22 FT	1-1/4"Ø

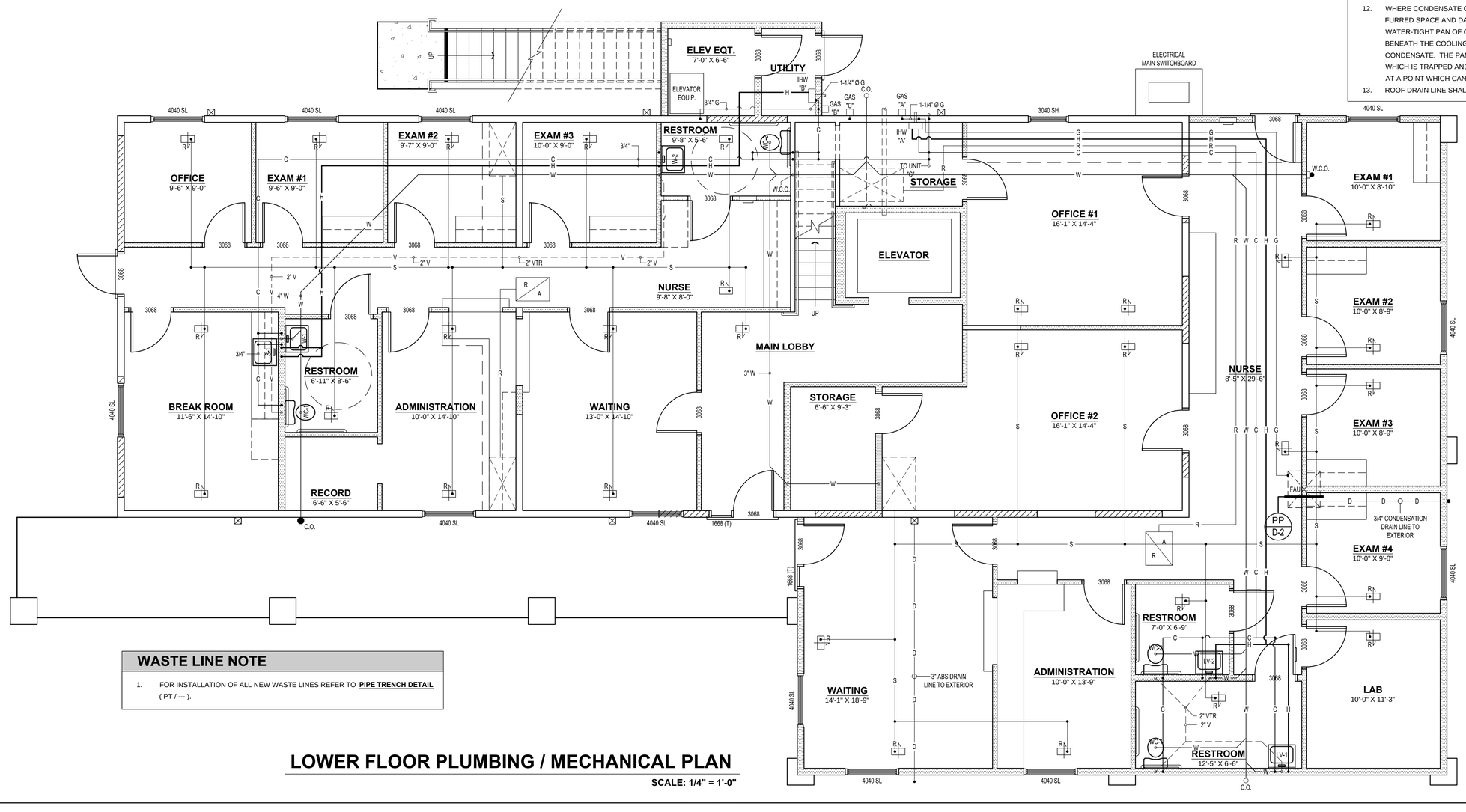
* NOTE: GAS LINE FOR W/H REQUIRES A 1" LINE TO WITHIN 20'-0" OF UNIT. A 3/4" LINE CAN FEED THE REMAINING LENGTH TO WATER HEATER.

PLUMBING / MECHANICAL PLAN LEGEND

- VTR = VENT THROUGH ROOF. INSTALL VENT TERMINATION IN ACCORDANCE WITH CPC 906.
- —C— = COLD WATER LINE
- —H— = HOT WATER LINE
- ---V--- = PLUMBING VENT LINE
- —W— = SEWER WASTE LINE
- —R— = HVAC RETURN DUCT
- —S— = HVAC SUPPLY DUCT
- —D— = DRAIN LINE. REDIRECT (E) ROOF DRAIN LINE THROUGH (E) ROOF AREA.
- —G— = NATURAL GAS LINE.
- R = HVAC SUPPLY REGISTER
- R / A = HVAC RETURN AIR REGISTER
- ⊠ = EXISTING DOWNSPOUT

PLUMBING / MECHANICAL NOTES

1. ALL PLUMBING SHALL BE INSTALLED PER 2010 CPC.
2. ALL MECHANICAL SHALL BE INSTALLED PER 2010 CMC.
3. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.
4. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE.
5. HOT WATER SHALL BE LIMITED TO MAXIMUM OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
6. ROOF MOUNTED EQUIPMENT IDENTIFICATION: WHEN MORE THAN ONE HEATING / COOLING SYSTEM IS INSTALLED ON THE ROOF OF A BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY EQUIPMENT.
7. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE AND ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE.
8. ALL OVERHEAD PORTABLE WATER PIPING, AND ANY BRANCH FEED PIPES LOCATED IN OUTSIDE WALLS SHALL BE CONSTRUCTED OF TYPE "L" RIGID COPPER.
9. OVERHEARD PORTABLE WATER PIPING LOCATED IN ATTIC SPACES, IN UNDERFLOOR AREA, AND IN EXTERIOR WALLS SHALL BE COVERED WITH INSULATION PROVIDING A MINIMUM RESISTANCE FACTOR OF R-3 OR GREATER. THE R-3 PIPE INSULATION SHALL BE IN ADDITION TO ANY WALL OR ATTIC INSULATION REQUIRED BY CALIFORNIA ENERGY STANDARDS.
10. THE FOLLOWING FIXTURES SHALL BE OF WATER CONSERVATION:
    - WATER CLOSETS: 1.6 GALLON PER FLUSH MAXIMUM
    - SHOWER HEAD FLOW: 2.5 GALLON PER MINUTE AT 40 PSI
    - LAVATORY / SINK FIXTURE: 2.2 GALLON PER MINUTE AT 40 PSI
11. PROVIDE CLEARANCES AROUND THE FAN AS REQUIRED BY THE 2010 CBC AND OTHER APPLICABLE CODES.
12. WHERE CONDENSATE OR DEFROST LIQUIDS ARE GENERATED IN AN ATTIC OR FURRED SPACE AND DAMAGE MAY RESULT FROM OVERFLOW, A SECONDARY WATER-TIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TOP TO CATCH THE OVERFLOW CONDENSATE. THE PAN SHALL BE PROVIDED WITH A MINIMUM 3/4" I DRAIN WHICH IS TRAPPED AND VENTED PER THE UPC AND SHALL BE DISCHARGED AT A POINT WHICH CAN BE READILY OVSERVED (2010 CBC).
13. ROOF DRAIN LINE SHALL BE TESTED THE SAME AS PLUMBING WATER LINE.



WASTE LINE NOTE

1. FOR INSTALLATION OF ALL NEW WASTE LINES REFER TO **PIPE TRENCH DETAIL** (PT / ---).

LOWER FLOOR PLUMBING / MECHANICAL PLAN

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

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
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REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

LOWER FLR PLUMBING & MECHANICAL PLAN

SHEET NUMBER:

A-10

PLUMBING WATER LINE CALCS - UNIT C

UNIT NO.	DESCRIPTION	DIST COLD	WSFU COLD	FU PER DIST	BRANCH COLD	DIST HOT	WSFU HOT	FU PER DIST	BRANCH HOT
WC-2	WATER CLOSET - WOMEN'S	16	2.5	2.5 PER 236	1/2"	---	---	-----	---
LV-2	LAVATORY SINK - WOMEN'S	9	1.0	3.5 PER 229	1/2"	9	1.0	1.0 PER 245	1/2"
WC-1	LAVATORY SINK - MEN'S	16	2.5	6.0 PER 232	1/2"				---
LV-1	WATER CLOSET - MEN'S	9	1.0	7.0 PER 225	1/2"	9	1.0	2.0 PER241	1/2"
IHW	INSTANT HOT WATER HEATER	11	2.0	9.0 PER 190	3/4"	---	---	-----	---

WATER METER IS 3/4" MINIMUM WITH AN PRESSURE RANGE OF BETWEEN 46 PSI AND 60 PSI
THE SUPPLY LINE FROM METER TO THE BUILDING IS 1-1/4" DIAMETER

SYM	DESCRIPTION
DIST	DISTANCE IN FEET FROM FIXTURE TO WATER METER INCLUDING VERTICAL DISTANCE
WSFU	WATER SUPPLY FIXTURE UNITS PER CPC TABLE 6-5
FU PER DIST	THE NUMBER OF FIXTURE UNITS PER DISTANCE TO THE WATER METER ALONG MAIN BRANCH LINE NOTE: WC-1 AND WC-3 ARE OFF SAME 3/4" BRANCH LINE
BRANCH	BRANCH SIZE BASED ON CPC TABLE 6-6

PLUMBING WATER LINE CALCS - UNIT A

UNIT NO.	DESCRIPTION	DIST COLD	WSFU COLD	FU PER DIST	BRANCH COLD	DIST HOT	WSFU HOT	FU PER DIST	BRANCH HOT
WC-1	WATER CLOSET - WOMEN'S	17	2.5	2.5 PER 257	1/2"	---	---	-----	---
WC-2	WATER CLOSET - MEN'S	9	2.5	5.0 PER 247	1/2"	---	---	-----	---
LV-2	LAVATORY SINK - MEN'S	11	1.0	6.0 PER 244	1/2"	11	1.0	1.0 PER 244	1/2"
LV-1	LAVATORY SINK - WOMEN'S	19	1.0	7.0 PER 249	1/2"	19	1.0	2.0 PER 249	1/2"
IHW	INSTANT HOT WATER HEATER	1	2.0	9.0 PER 249	3/4"	---	---	-----	---

WATER METER IS 3/4" MINIMUM WITH AN PRESSURE RANGE OF BETWEEN 46 PSI AND 60 PSI
THE SUPPLY LINE FROM METER TO THE BUILDING IS 1-1/4" DIAMETER

SYM	DESCRIPTION
DIST	DISTANCE IN FEET FROM FIXTURE TO NEXT IMMEDIATE SPLIT FROM MAIN
WSFU	WATER SUPPLY FIXTURE UNITS PER CPC TABLE 6-5
FU PER DIST	THE NUMBER OF FIXTURE UNITS PER DISTANCE TO THE WATER METER ALONG MAIN BRANCH LINE NOTE: WC-1 AND WC-2 ARE OFF SAME 3/4" BRANCH LINE
BRANCH	BRANCH SIZE BASED ON CPC TABLE 6-6

PLUMBING WATER LINE CALCS - UNIT B

UNIT NO.	DESCRIPTION	DIST COLD	WSFU COLD	FU PER DIST	BRANCH COLD	DIST HOT	WSFU HOT	FU PER DIST	BRANCH HOT
WC-1	WATER CLOSET - MEN'S RESTROOM	15	2.5	2.5 PER 249	1/2"	---	---	-----	---
S-1	BREAK ROOM SINK	9	1.5	4.0 PER 243	1/2"	9	1.5	1.5 PER 265	1/2"
LV-1	LAVATORY SINK - MEN'S RESTROOM	9	1.0	5.0 PER 242	1/2"	9	1.0	2.5 PER 264	1/2"
LV-2	LAVATORY SINK - WOMEN'S RESTROOM	9	1.0	6.0 PER 202	1/2"	9	1.0	3.5 PER 224	1/2"
WC-2	WATER CLOSET - WOMEN'S RESTROOM	9	2.5	8.5 PER 192	1/2"	---	---	-----	---
IHW	INSTANT HOT WATER HEATER	11	3.5	12.0 PER 190	3/4"	---	---	-----	---

WATER METER IS 3/4" MINIMUM WITH AN PRESSURE RANGE OF BETWEEN 46 PSI AND 60 PSI
THE SUPPLY LINE FROM METER TO THE BUILDING IS 1-1/4" DIAMETER

SYM	DESCRIPTION
DIST	DISTANCE IN FEET FROM FIXTURE TO WATER METER INCLUDING VERTICAL DISTANCE
WSFU	WATER SUPPLY FIXTURE UNITS PER CPC TABLE 6-5
FU PER DIST	THE NUMBER OF FIXTURE UNITS PER DISTANCE TO THE WATER METER ALONG MAIN BRANCH LINE NOTE: WC-1 AND WC-3 ARE OFF SAME 3/4" BRANCH LINE
BRANCH	BRANCH SIZE BASED ON CPC TABLE 6-6

PLUMBING SPECIFICATIONS

1. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE 2010 CALIFORNIA PLUMBING CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2. PLUMBING MATERIALS SHALL BE IN ACCORDANCE WITH THE CODE SECTIONS AS FOLLOW:

ITEMS		CODE SECTION(S)	RECOMM. MAT'L
WATER SUPPLY LINE		CPC 604 & TABLE 6-4	TYPE ÑLÓCOPPER
WASTE (SEWAGE) LINE		CPC 701	SCHEDULE 40 ABS
VENT LINE	CPC 903		SCHEDULE 40 ABS (GALV PIPE THRU ROOF)
GAS LINE	CPC 1209		BLACK STEEL PIPE (CPC 1209.5.2.2)
ROOF DRAIN LINE		CPC 1101.3	SCHEDULE 40 ABS

3. WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVE (IN ACCORDANCE WITH CPC 608.5) TO THE OUTSIDE OF BUILDING OR PROVIDE A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. RELIEF VALVE SHALL BE HARD-DRAWN COPPER PIPING WITH FITTINGS THAT WILL NOT REDUCE THE INTERNAL BORE OF THE PIPE AND SHALL EXTEND FROM THE VALVE TO NOT MORE THAN TWO FEET NOR LESS THAN SIX INCHES ABOVE GROND OR THE FLOOD LEVEL OF THE AREA RECEIVING THE DISCHARGE AND POINTING DOWNWARD.

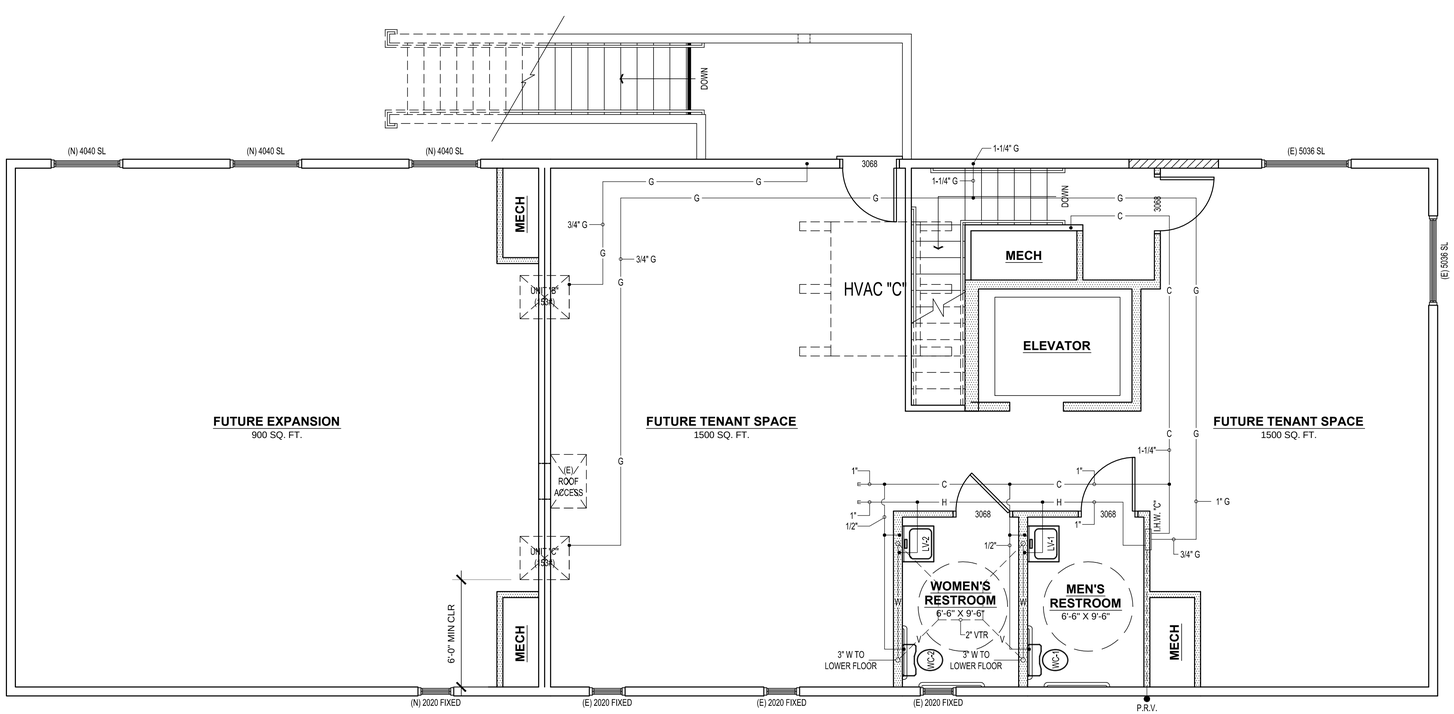
WATER HEATER SCHEDULE*

UNIT DESCRIPTION	MANUF.	TYPE / MODEL	BTUH
IHW - A	RINNAI	GT-199 DVN	199,000
IHW - B	RINNAI	GT-199 DVN	199,000
IHW - C	RINNAI	GT-199 DVN	199,000

*(OR APPROVED EQUAL)

HVAC EQUIPMENT SCHEDULE

UNIT DESCRIPTION	MANUF.	TYPE / MODEL	HEATING (BTUH)	COOLING (BTUH)
UNIT "A"	CARRIER	58CVX 90-16 24ANA16030	68,000	60,000 (5 TONS)
UNIT "B"	CARRIER	58CVX 110-20	85,000	78,000 (5 TONS)
UNIT "C"	CARRIER	58CVX 90-16 24ANA 16030	68,000	60,000 (5 TONS)



UPPER FLOOR PLUMBING / MECHANICAL PLAN

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

PLUMBING / MECHANICAL NOTES

1. ALL PLUMBING SHALL BE INSTALLED PER 2010 CPC.
2. ALL MECHANICAL SHALL BE INSTALLED PER 2010 CMC.
3. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.
4. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE.
5. HOT WATER SHALL BE LIMITED TO MAXIMUM OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
6. ROOF MOUNTED EQUIPMENT IDENTIFICATION: WHEN MORE THAN ONE HEATING / COOLING SYSTEM IS INSTALLED ON THE ROOF OF A BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY EQUIPMENT.
7. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE AND ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE.
8. ALL OVERHEAD PORTABLE WATER PIPING, AND ANY BRANCH FEED PIPES LOCATED IN OUTSIDE WALLS SHALL BE CONSTRUCTED OF TYPE "L" RIGID COPPER.
9. OVERHEARD PORTABLE WATER PIPING LOCATED IN ATTIC SPACES, IN UNDERFLOOR AREA, AND IN EXTERIOR WALLS SHALL BE COVERED WITH INSULATION PROVIDING A MINIMUM RESISTANCE FACTOR OF R-3 OR GREATER. THE R-3 PIPE INSULATION SHALL BE IN ADDITION TO ANY WALL OR ATTIC INSULATION REQUIRED BY CALIFORNIA ENERGY STANDARDS.
10. THE FOLLOWING FIXTURES SHALL BE OF WATER CONSERVATION:
    WATER CLOSETS: 1.6 GALLON PER FLUSH MAXIMUM
    SHOWER HEAD FLOW: 2.5 GALLON PER MINUTE AT 40 PSI
    LAVATORY / SINK FIXTURE: 2.2 GALLON PER MINUTE AT 40 PSI
11. PROVIDE CLEARANCES AROUND THE FAN AS REQUIRED BY THE 2010 CBC AND OTHER APPLICABLE CODES.
12. WHERE CONDENSATE OR DEFROST LIQUIDS ARE GENERATED IN AN ATTIC OR FURRED SPACE AND DAMAGE MAY RESULT FROM OVERFLOW, A SECONDARY WATER-TIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TOP TO CATCH THE OVERFLOW CONDENSATE. THE PAN SHALL BE PROVIDED WITH A MINIMUM 3/4"Ï DRAIN WHICH IS TRAPPED AND VENTED PER THE UPC AND SHALL BE DISCHARGED AT A POINT WHICH CAN BE READILY OVSERVED (2010 CBC).

PLUMBING / MECHANICAL PLAN LEGEND

VTR = VENT THROUGH ROOF. INSTALL VENT TERMINATION IN ACCORDANCE WITH CPC 906.
—C— = COLD WATER LINE
—H— = HOT WATER LINE
---V--- = PLUMBING VENT LINE
—W— = SEWER WASTE LINE
—R— = HVAC RETURN DUCT
—S— = HVAC SUPPLY DUCT
—D— = DRAIN LINE. REDIRECT (E) ROOF DRAIN LINE THROUGH (E) ROOF AREA.
—G— = NATURAL GAS LINE.
R = HVAC SUPPLY REGISTER
R / A = HVAC RETURN AIR REGISTER
⊠ = EXISTING DOWNSPOUT \
PRV = PRESSURE RELIEF VALVE OUTLET

MECHANICAL SPECIFICATIONS

1. ALL MECHANICAL SHALL BE IN ACCORDANCE WITH THE 2010 CALIFORNIA MECHANICAL CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2. WHEN MULTIPLE EQUIPMENT ARE INSTALLED ON ROOF, EACH OF THE EQUIPMENTS SHALL BE IDENTIFIED AS TO THE AREA OR SPACE BEING SERVED BY THE UNIT.
3. EQUIPMENT REGULATED BY THIS CODE REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN FIFTY (50) VOLTS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED. A 120 VOLT RECEPTACLE SHALL BE LOCATED WITHIN TWENTY-FIVE (25) FEET (7,620 MM) OF THE EQUIPMENT FOR SERVICE AND MAINTENANCE PURPOSES. THE RECEPTACLE NEED NOT BE LOCATED ON THE SAME LEVEL AS THE EQUIPMENT. LOW-VOLTAGE WIRING OF FIFTY (50) VOLTS OR LESS WITHIN A STRUCTURE SHALL BE INSTALLED IN A MANNER TO PREVENT PHYSICAL DAMAGE.
4. OUTSIDE OR RETURN AIR FOR A HEATING OR COOLING AIR SYSTEM SHALL NOT BE TAKEN FROM THE FOLLOWING LOCATIONS:
   a. CLOSER THAN TEN (10) FEET (3,048 MM) FROM AN APPLIANCE VENT OUTLET, A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM, OR THE DISCHARGE OUTLET OF AN EXHAUST FAN, UNLESS THE OUTLET IS THREE (3) FEET (914 MM) ABOVE THE OUTSIDE-AIR-INLET.
   b. WHERE IT IS LESS THAN TEN (10) FEET ABOVE THE SURFACE OF ANY ABUTTING PUBLIC WAY, DRIVEWAY, SIDEWALK, STREET, ALLEY OR DRIVEWAY.
   c. A HAZARDOUS OR INSANITARY LOCATION OR A REFRIGERATION MACHINERY ROOM AS DEFINED IN THIS CODE.
   d. FROM AN AREA, THE VOLUME OF WHICH IS LESS THAN 25 PERCENT OF THE ENTIRE VOLUME SERVED BY SUCH SYSTEM, UNLESS THERE IS A PERMANENT OPENING TO AN AREA THE VOLUME OF WHICH IS EQUAL TO 25 PERCENT OF THE ENTIRE VOLUME SERVED. 44
   EXCEPTION: SUCH OPENINGS WHEN USED FOR A HEATING OR COOLING AIR SYSTEM IN A DWELLING UNIT SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN 50 PERCENT OF THE REQUIRED AREA, PROVIDED THE BALANCE OF THE REQUIRED RETURN AIR IS TAKEN FROM A ROOM OR HALL HAVING NOT LESS THAN THREE (3) DOORS LEADING TO OTHER ROOMS SERVED BY THE FURNACE.
   e. A CLOSET, BATHROOM, TOILET ROOM, OR KITCHEN.
   f. FROM ROOMS OR SPACES CONTAINING A FUEL-BURNING APPLIANCE THEREIN. WHERE SUCH ROOM OR SPACE SERVES AS SOURCE OF RETURN AIR.
   EXCEPTIONS:
   i. THIS SHALL NOT APPLY TO FIREPLACES, FIREPLACE APPLIANCE, RESIDENTIAL COOKING APPLIANCE, DIRECT VENT APPLIANCE, ENCLOSED FURNACES, AND DOMESTIC-TYPE CLOTHES DRYERS INSTALLED WITHIN THE ROOM OR SPACE.
   ii. THIS SHALL NOT APPLY TO A GRAVITY-TYPE OR LISTED VENTED WALL HEATING OR COOLING AIR SYSTEM.
   iii. THIS SHALL NOT APPLY TO A BLOWER-TYPE HEATING OR COOLING AIR SYSTEM COMPLYING WITH THE FOLLOWING REQUIREMENTS:
   1. WHERE THE RETURN AIR IS TAKEN FROM A ROOM OR SPACE HAVING A VOLUME EXCEEDING ONE (1) CUBIC FOOT FOR EACH TEN (10) BTU/H (2.93 W) FUEL INPUT RATING OF ALL FUEL-BURNING APPLIANCES THEREIN.
   2. NOT LESS THAN 75 PERCENT OF THE SUPPLY AIR IS DISCHARGED BACK INTO THE SAME ROOM OR SPACE.
   3 RETURN-AIR INLETS SHALL NOT BE LOCATED WITHIN TEN (10) FEET (3,048 MM) FROM ANY APPLIANCE FIREBOX OR DRAFT DIVERTER IN THE SAME ENCLOSED ROOM OR CONFINED SPACE.
5. RETURN-AIR LIMITATIONS. RETURN AIR FROM ONE DWELLING UNIT SHALL NOT DISCHARGE INTO ANOTHER DWELLING UNIT THROUGH THE HEATING OR COOLING AIR SYSTEM.
6. 311.5 OUTSIDE AIR INLET PROTECTION. REQUIRED OUTSIDE-AIR INLETS SHALL BE COVERED WITH A SCREEN HAVING NOT LESS THAN ONE-FOURTH (1/4) INCH (6.4 MM) OPENINGS.
7. ALL DUCT SYSTEM MATERIAL (SUPPLY, RETURN AIR, AND OUTSIDE AIR FOR HEATING, COOLING) SHALL BE CONSDUTED THROUGH DUCT SYSTEMS CONSTRUCTED OF METAL AS SET FORTH IN THE ANSI/SMACNA 006-2006 DUCT CONSTRUCTION STANDARD.
8. AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM SHALL BE EQUIPPED WITH AUTOMATIC SHUT OFF UPON DETECTION OF SMOKE IN THE MAIN SUPPLY AIR DUCT.

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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5000 SAN PALO ROAD
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PMS MED

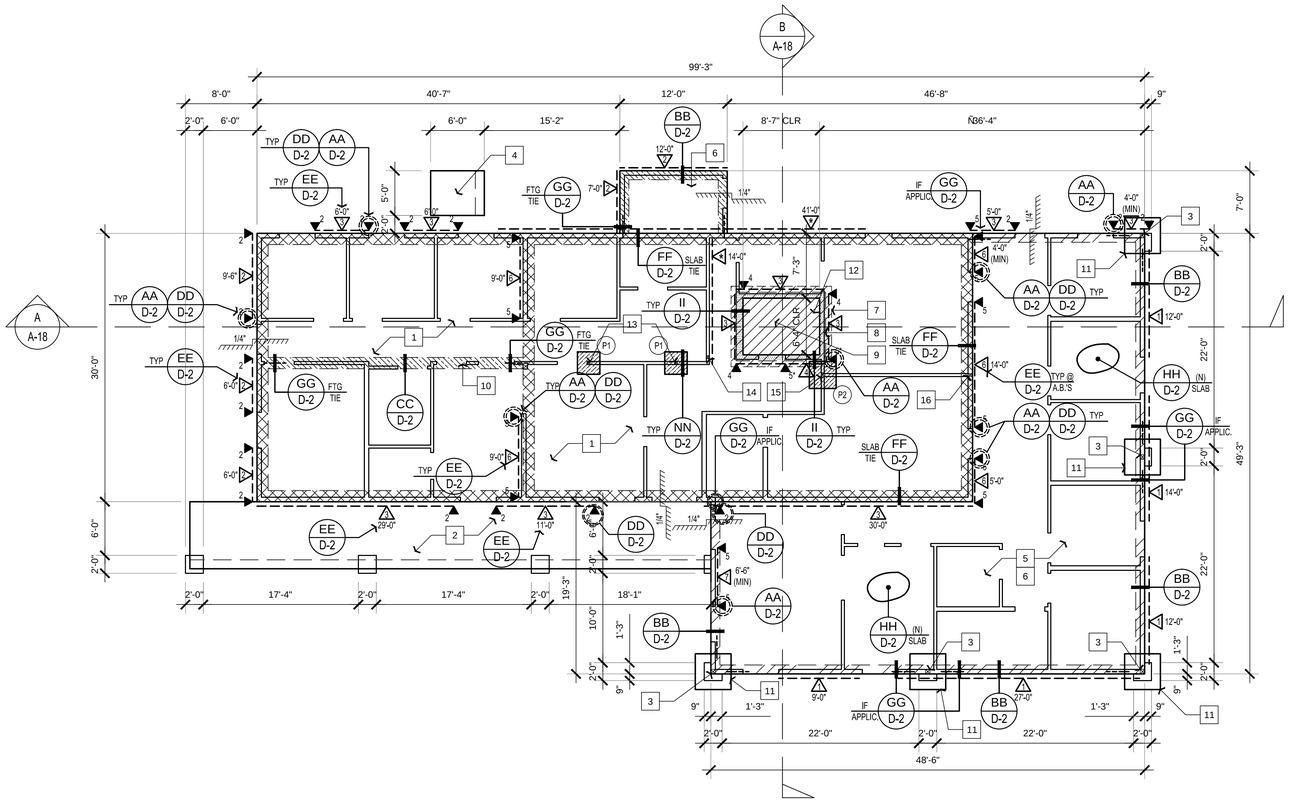
REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.
FILE NAME
DRAWN BY DJK
DATE 08/24/11

SHEET TITLE:
UPPER FLR PLUMBING & MECHANICAL PLAN

SHEET NUMBER:
A~11



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

ELEVATOR NOTE

CONTRACTOR SHALL VERIFY ELEVATOR PIT DIMENSIONS WITH ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION AS WELL AS EXACT PLACEMENT OF ELEVATOR.

PAD FOOTING SCHEDULE:

P1 = 2'-6" SQUARE X 18" DEEP PAD FOOTING WITH (3) #4 EACH WAY SEE DETAIL (NN / D-2)

P2 = 3'-0" SQUARE X 24" DEEP PAD FOOTING WITH (4) #4 EACH WAY. SEE DETAIL (NN / D-2)

SHEAR WALL SCHEDULE

MARK	SHEAR (plf)	MATERIAL	# OF SIDES	NAILING (E.N. F.N.)	TOP PLATE CONNECTOR	SILL PLATE NAILS AT SUBFLOOR	5/8" d A.B.'s. w/ 2x sill (4) (5)	5/8" d A.B.'s. w/ 3x sill (4) (5)
1	260	15/32" CDX (ID# 24/0)	1	8d @ 6 - 12	A35 @ 24" o/c or 16d @ 6" o/c	16d @ 4" o/c (3)	48"	48"
2	340	15/32" CDX (ID# 24/0)	1	8d @ 4 - 12	A35 @ 16" o/c or 16d @ 4" o/c	16d @ 3 1/4" o/c (3)	42"	48"
3	380 +	15/32" CDX (ID# 24/0)	1	8d @ 4 - 12	A35 @ 12" o/c or 16d @ 4" o/c	16d @ 3" o/c (3)	18"	48"
4	490 +	15/32" CDX (ID# 24/0)	1	8d @ 3 - 12	A35 @ 10" o/c or 16d @ 3" o/c	"SDS" @ 8" o/c ++	12"	36"
5	520 +	15/32" CDX (ID# 24/0)	2	8d @ 6 - 12	A35 @ 9" o/c or 16d @ 2 1/2" o/c	"SDS" @ 6" o/c ++	12"	32"
6	600 +	15/32" CDX (ID# 24/0)	1	10d @ 3 - 12	A35 @ 9" o/c	"SDS" @ 6" o/c ++	9"	30"
7	760 +	15/32" CDX (ID# 24/0)	2	8d @ 4 - 12	A35 @ 6" o/c or LTP4 @ 10" o/c	"SDS" @ 4" o/c ++	- 3x Sill Req. -	24"
8	870 +	19/32" CDX (ID# 24/0)	1	10d @ 2 - 12	A35 @ 6" o/c or LTP4 @ 9" o/c	"SDS" @ 4" o/c ++	- 3x Sill Req. -	21"
9	990 +	19/32" CDX (ID# 24/0)	2	10d @ 4 - 12	A35 @ 5 1/2" o/c or LTP4 @ 8" o/c	"SDS" @ 3" o/c ++	- 3x Sill Req. -	18"
SSW/SW	----	Simpson Strongwall As Specified	----	--------	A35 @ 5 1/2" o/c or LTP4 @ 8" o/c	-------	Use Template Refer to Simpson Catalogue	

LEGEND:
* STAGGER NAILS AT OPPOSITE SIDE OF WALL.
++ USE SIMPSON WOOD SCREWS, SDS 25412 FOR 2X & SDS 25600 FOR 3X SILLS, PRE-DRILL ALL HOLES TO BLOCKING BELOW.
+ STUDS SHALL BE 3X MINIMUM AT ADJOINING (COMMON) PANEL EDGES (SEE BELOW).

NOTES:
1. ALL WALLS TO BE FULLY BLOCKED.
2. REFER TO "VERTICAL DIAPHRAGM NOTES" FOR MATERIAL AND APPLICATION SPECIFICATIONS.
3. ALL NAILS SPECIFIED ARE COMMON. WHERE "AIR-GUN" NAILING IS USED, CARE SHALL BE TAKEN TO USE TRUE COMMON NAIL EQUIVALENTS REGARDING DIAMETER AND LENGTH. (8d COMMON = 0.131"d X 2.5" lg., 10d = 0.148"d x 3" lg., 16d = 0.162"d x 3.5" lg.) TOE NAILING IS NOT ALLOWED FOR SHEAR WALLS.
4. PROVIDE 3" X 3" X 1/4" (SIMPSON BPS 5/8-3) SQ. FLAT WASHERS AT ALL ANCHOR BOLTS.
5. USE 5/8" DIAMETER ANCHOR BOLTS AT 48" O/C BETWEEN SHEARWALLS.
6. FOR WALLS BEARING TRUSSES OR FLOOR JOISTS, ONE H-1 CLIP, FROM TRUSS TO JOIST TO TOP PLATE, MAY BE USED IN PLACE OF ONE A-35 TOP PLATE CONNECTOR.
7. 15/32" OSB, APA APPROVED SHEATHING MAY BE USED IN PLACE OF 15/32" CDX.

STRUCTURAL LEGEND AND NOTES:

= REFERS TO SHEARWALL SCHEDULE FOR MATERIAL, NAILING, HARDWARE, AND ANCHOR BOLT SPECS.

▲ = VERTICAL HOLDOWN* / STRAP* AT END OF WALL TO 4X OR 6X POST (EDGE NAIL FULL HEIGHT).
△ 2 = HDU2
4 = HDU4
5 = HDU5
ETC...
(L / D-1)

*NOTE: 1) NAIL / SCREW ALL HOLES.
2) EQUALLY SPACE STRAPS ACROSS FLOOR.
3) USE SIMPSON 'SSTB' ANCHOR BOLTS PER MANUFACTURERS SPECIFICATIONS AT FOUNDATION APPLICATIONS.

FOUNDATION CALLOUTS

1. EXISTING 4" CONCRETE SLAB.
2. EXISTING 4" CONCRETE PATIO/PORCH.
3. EXISTING COLUMN.
4. PROVIDE 4" CONCRETE PATIO/PORCH WITH #3 @ 18" O/C SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND. PROVIDE 1/4" CONTROL JOINTS AS INDICATED. SLOPE CONCRETE AWAY FROM BUILDING 2% MAXIMUM. THICKEN PERIMETER AND USE CONTINUOUS #4 BARS. THICKEN FOOTING AT STRINGER.
5. SAW CUT AND REMOVE EXISTING CONCRETE SLAB.
6. 4" CONCRETE SLAB -- SEE CONCRETE NOTE (TYP).
7. SAWCUT EXISTING SLAB 16" BEYOND PIT SIDEWALLS.
8. NEW 8" CMU STEMWALL @ ELEVATOR PIT SIDEWALLS PER DETAIL (II / D-2).
9. 12" CONCRETE SLAB AT BASE OF NEW ELEVATOR PIT -- SEE CONCRETE NOTE.
10. SAW CUT EXISTING SLAB AND INSTALL NEW FOOTING.
11. EXISTING FOOTING TO REMAIN.
12. PROVIDE "DECO 20 SEAL WATERPROOFING MEMBRANE" (ICC EVALUATION SERVICE, INC. REPORT #: ESR-1416) ON ELEVATOR PIT WALL OR APPROVED EQUAL.
13. POST BASE (PB).
14. BC40.
15. CBSQ.
16. BC60 BASE.

FOUNDATION PLAN LEGEND

= SAWCUT EXISTING SLAB 12" MIN / 16" MAX BEYOND PIT SIDEWALLS. SEE DETAIL (II / D-2)

= NEW 8" CONCRETE STEMWALL @ ELEVATOR PIT SIDEWALLS. SEE DETAIL (II / D-2)

= ASSUMED LOCATION OF CONTINUOUS FOOTING TO REMAIN.

= SAWCUT EXISTING SLAB AND INSTALL NEW 12" WIDE X 18" DEEP CONTINUOUS FOOTING WITH (1) #5 TOP AND BOTTOM.

= VERIFY OR INSTALL 12" WIDE X 21" DEEP CONTINUOUS FOOTING WITH (1) #5 TOP AND BOTTOM. SEE DETAILS (BB / D-2) AND (EE/D-2).

FOUNDATION NOTES:

1. STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 3000 PSI MINIMUM. **NOTE:** FOUNDATION CONCRETE DESIGNED FOR 2500 PSI. SPECIAL INSPECTION IS **NOT** REQUIRED.
2. ALL HOLDOWNS AND BRACKETS IN CONCRETE SHALL BE SET IN PLACE PRIOR TO FOUNDATION INSPECTION.
3. A COPY OF THE SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
4. VERIFY ALL HOLDOWNS AND ANCHOR BOLTS LOCATIONS WITH FLOOR PLAN.
5. THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE REQUESTING A BUILDING DIVISION FOUNDATION INSPECTION.
6. PRIOR TO CALLING FOR BUILDING DIVISION FOUNDATION INSPECTION, PRELIMINARY GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DIVISION GRADING INSPECTOR.
7. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO, OR HOOKED AROUND, REINFORCING STEEL OR OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES TO THE REINFORCING STEEL. (SEC 1633.2.4.2 #6)
8. HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
9. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) - EXCLUDING INTERIOR WALLS - SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL (SEC 1811.3 & 2304.3). ALTERNATE MATERIALS AND METHODS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. (SEC 104.2.8)
10. SLABS SHALL BE SAW CUT 3/4" DEEP @ 15" O.C. GRIDS WITHIN 24 HOURS OF SLAB POUR.
11. PROVIDE FINAL SOILS REPORT PRIOR TO FOUNDATION INSPECTION. THIS REPORT SHALLCERTIFY THAT THE SOIL PREPARED IS TO THE PRELIMINARY SOIL REPORT AND THE SOIL CONDITION IS SUITABLE FOR THE PROPOSED STRUCTURE. THIS REPORT SHALL BE SIGNED AND WET STAMPED BY THE SOIL ENGINEER.
12. SOIL ENGINEER SHALL INSPECT ALL FOUNDATION EXCAVATIONS PRIOR TO CONCRETE POURING AND OBSERVE ALL REQUIRED MOISTURE CONDITIONS OF UNDER-SLAB AREAS.
13. PRIOR TO POURING FOUNDATION, A LICENSED PROFESSIONAL SHALL PERFORM A FOUNDATION PAD INSPECTION. A LETTER IS TO BE SENT TO THE PLAN CHECK DIVISION AND CERTIFY THAT THE CONSTRUCTION OF THE PAD IS TO THE SITE PLAN AND TO THE ARCHITECTURAL PLAN; AND NO DEVIATION FROM THE APPROVED PLANS.

SOIL NOTE

SOILS EXPANSION INDEX IS
REPORT:
BY:
DATED:

ANCHOR BOLT NOTE

2 X SILL PLATE ---------> USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS
3 X SILL PLATE ---------> USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS

ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 4 FEET MAX. ON CENTER UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE. USE 3" X 3" X 0.229" THICK FLAT PLATE WASHERS AT EACH ANCHOR BOLT.

CONCRETE NOTE

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O/C. EACH WAY OVER 2" CLEAN COMPACTED FREE DRAINING SAND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB. FOOTINGS SHALL BE DIMENSIONED AND REINFORCED PER TABLE BELOW, UNLESS NOTED OTHERWISE ON FOUNDATION PLANS. DEPTH OF FOOTINGS SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY NOT BE THE SAME AS FINISHED GRADE. REINFORCEMENT SHALL BE CONTINUOUS TOP AND BOTTOM. USE #3 REINFORCEMENT BAR SET 3" MINIMUM ABOVE BOTTOM OF FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 130% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 27" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE. CONCRETE SLABS SHALL BE SAW CUT 3/4" DEEP @ 15' O/C. GRIDS WITHIN 24 HOURS OF SLAB POUR.

FTG DIMENSIONS & REINFORCEMENT			
NO. STORIES	WIDTH	DEPTH	BARS
1	12"	21"	(1) #4
2	15"	21"	(1) #5
3	18"	21"	(1) #5

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
KEN M. NAGAHARA
Principal
Ph. (805) 238-5501
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Fax (805) 239-5853

PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A-12

FLOOR / ROOF FRAMING CALLOUTS

1. 4X4 WITH EPC.
2. (4) 2X14 D.F. #1 STAIR STRINGERS. SEE DETAIL (T / D-1)
3. EXISTING FLOOR JOISTS.
4. CUT & REMOVE EXISTING FLOOR JOISTS IN ELEVATOR SHAFT.
5. EXISTING STAIR STRINGERS.
6. REMOVE EXISTING ROLL UP DOOR / WINDOW. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
7. DROPPED BEAM: 3-1/2" X 11-7/8" PARALAM 'PSL' (2.0E / DF). USE 4X4 #1 AT BEARING WITH EPC CAP & BC40 BASE.
8. ITS2.37 / 11.88 HANGER.
9. 11-7/8" TJI / 230 @ 16" O/C FLOOR JOIST.
10. 2X4 @ 16" O/C BEARING WALL.
11. FLUSH FLOOR BEAM: 3-1/2" X 11-7/8" PARALAM 'PSL' (2.0E / DF).
12. 2X10 #1 @ 16" O/C LANDING AND JOIST.
13. U210 HANGER TO EXISTING BEAM OR RIM JOIST.
14. 4X CONTINUOUS BLOCKING AT WALL WITH CS16 STRAP TO EXISTING TOP PLATE. SEE DETAIL (L / D-1).
15. 4X CONTINUOUS BLOCKING AT FLOOR WITH CS16 STRAP TO NEW TOP PLATE. SEE DETAIL (K / D-1).
16. MSTC52 @ BEAM TO EXISTING TOP PLATE. SEE DETAIL (N / D-1).
17. MSTC52 @ BEAM TO TOP PLATE. SEE DETAIL (M / D-1).
18. EXISTING ROOF FRAMING TO REMAIN. (NO CHANGE)
19. NEW 2X4 (MIN) @ 16" O/C. EXISTING WALL STUDS BELOW EXISTING ROOF SUPPORT BEAM. SEE DETAIL (U / D-1).
20. EXISTING ROOF FRAMING TO REMAIN. REMOVE EXISTING STUCCO AT CEILING FOR NEW DRYWALL APPLICATION.
21. PROVIDE A 22" X 30" ATTIC ACCESS W/ 30" MINIMUM HEAD CLEARANCE.
22. HU412 HANGER.
23. HUS412 HANGER.
24. 4X6 #1 WITH PC CAP.
25. 4X6 WITH EPC.
26. HSUR412 HANGER.
27. MSTC40 @ PLATE TO RIM.
28. HSULC412 HANGER.
29. HUC412 TO 6X8 POST.

CONTRACTOR NOTE:

ALL EXISTING STRUCTURAL FRAMING IS ASSUMED. CONTRACTOR SHALL VERIFY THAT ALL EXISTING MEMBERS ARE AS INDICATED AS ON PLANS. ANY VARIATION FROM DRAWINGS SHALL BE BROUGHT TO ATTENTION OF THE PROJECT ARCHITECT / ENGINEER PRIOR TO ANY DEMOLITION / REMOVAL OF STRUCTURAL MEMBERS.

FLOOR FRAMING PLAN LEGEND

= SOFFITED CEILING IN HALLWAY & RESTROOM. USE 2X4 CEILING JOISTS @ 24" O/C. VERIFY REQUIRED SOFFIT SPACE WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. CEILING HEIGHT SHALL BE MINIMUM 7'-6" CLEAR (8'-0" CLEAR PREFERRED). SEE DETAIL (1 / A-10)

= EXISTING ROOF FRAMING TO REMAIN. (NO CHANGE)

= EXISTING ROOF FRAMING TO REMAIN. REMOVE EXISTING STUCCO AT CEILING FOR NEW DRYWALL APPLICATION.

= NO CHANGE TO EXISTING SHEARWALL. VERIFY LENGTH AND LOCATION.

= NEW 2X4 (MIN) @ 16" O/C. EXTERIOR WALL STOPS BELOW EXISTING ROOF SUPPORT BEAM. SEE DETAIL (U / D-1)

FRAMING NOTES:

1. ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM:
   4 X 12 DF # 2 AT 2 X 4 STUD WALLS
   6 X 12 DF # 1 AT 2 X 6 STUD WALLS
   ALL INTERIOR NON-BEARING HEADERS SHALL BE 4 X 8 OR 6 X 8 DF # 2.
2. ALL TOP PLATES TO HAVE 60" MIN. LAP AT SPLICES WITH (16) 16d NAILS STAGGERED PER CONNECTION. (U.O.N.)
3. USE 3/8" CDX PLYWOOD FLOOR SHEATHING (SPAN INDEX 40/20) GLUED AND NAILED WITH 10d AT 6-6-10" O.C. CASE 1 LAYOUT.
4. ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE GRADING ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED.
5. THE MANUFACTURERS A.I.T.C. CERTIFICATION OF COMPLIANCE FOR GLU-LAM BEAMS OR MICRO-LAM BEAMS IS TO BE PROVIDED AT THE TIME OF FRAMING INSPECTION AND PROPERLY INDICATE THE FIBER BENDING AND GRADE SPECIFICATION.
6. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
7. PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
8. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. (UBC SECTION 510(B))
9. ALL INT. NON-BEARING WALLS = 2X4 AT 16" O.C.
10. ALL EXTERIOR AND PLUMBING WALLS = 2 X 6 STUDS AT 16" O.C. (U.O.N.)
11. ALL ROOF SHEATHING SHALL BE RADIANT BARRIER.

INTERIOR NON-BEARING WALL NOTE:

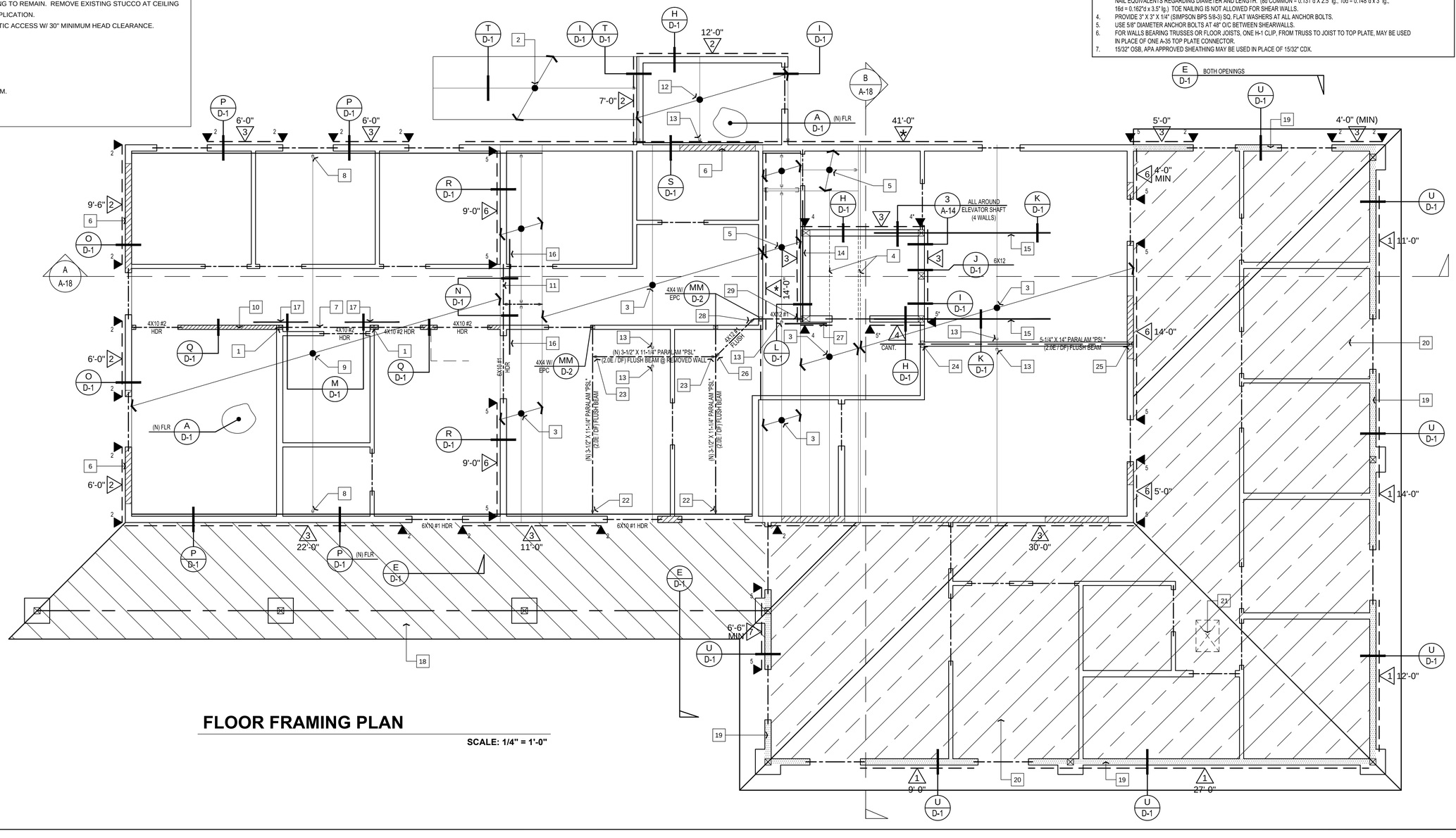
FOR ALL INTERIOR NON-BEARING WALLS SEE DETAILS (JJ / D-2), (KK / D-2), AND (LL / D-2).

SHEAR WALL SCHEDULE

MARK	SHEAR (plf)	MATERIAL	# OF SIDES	NAILING (E.N. F.N.)	TOP PLATE CONNECTOR	SILL PLATE NAILS AT SUBFLOOR	5/8" d A.B.'s. w/ 2x sill (4) (5)	5/8" d A.B.'s. w/ 3x sill (4) (5)
1	260	15/32" CDX (ID# 24/0)	1	8d @ 6 - 12	A35 @ 24" o/c or 16d @ 6" o/c	16d @ 4" o/c (3)	48"	48"
2	340	15/32" CDX (ID# 24/0)	1	8d @ 4 - 12	A35 @ 16" o/c or 16d @ 4" o/c	16d @ 3 1/2" o/c (3)	42"	48"
3	380 +	15/32" CDX (ID# 24/0)	1	8d @ 4 - 12	A35 @ 12" o/c or 16d @ 4" o/c	16d @ 3" o/c (3)	18"	48"
4	490 +	15/32" CDX (ID# 24/0)	1	8d @ 3 - 12	A35 @ 10" o/c or 16d @ 3" o/c	"SDS" @ 8" o/c ++	12"	36"
5	520 +	15/32" CDX (ID# 24/0)	2	8d @ 6 - 12	A35 @ 9" o/c or 16d @ 2 1/2" o/c	"SDS" @ 6" o/c ++	12"	32"
6	600 +	15/32" CDX (ID# 24/0)	1	10d @ 3 - 12	A35 @ 9" o/c	"SDS" @ 6" o/c ++	9"	30"
7	760 +	15/32" CDX (ID# 24/0)	2	8d @ 4 - 12	A35 @ 6" o/c or LTP4 @ 10" o/c	"SDS" @ 4" o/c ++	- 3x Sill Req. -	24"
8	870 +	19/32" CDX (ID# 24/0)	1	10d @ 2 - 12	A35 @ 6" o/c or LTP4 @ 9" o/c	"SDS" @ 4" o/c ++	- 3x Sill Req. -	21"
9	990 +	19/32" CDX (ID# 24/0)	2	10d @ 4 - 12	A35 @ 5 1/2" o/c or LTP4 @ 8" o/c	"SDS" @ 3" o/c ++	- 3x Sill Req. -	18"
SSW/SW	----	Simpson Strongwall As Specified		-----	----------	----------	Use Template Refer to Simpson Catalogue	

LEGEND:
- * STAGGER NAILS AT OPPOSITE SIDE OF WALL.
- ++ USE SIMPSON WOOD SCREWS, SDS 25412 FOR 2X & SDS 25600 FOR 3X SILLS, PRE-DRILL ALL HOLES TO BLOCKING BELOW.
- + STUDS SHALL BE 3X MINIMUM AT ADJOINING (COMMON) PANEL EDGES (SEE BELOW).

NOTES:
1. ALL WALLS TO BE FULLY BLOCKED.
2. REFER TO "VERTICAL DIAPHRAGM NOTES" FOR MATERIAL AND APPLICATION SPECIFICATIONS.
3. ALL NAILS SPECIFIED ARE COMMON. WHERE "AIR-GUN" NAILING IS USED, CARE SHALL BE TAKEN TO USE TRUE COMMON NAIL EQUIVALENTS REGARDING DIAMETER AND LENGTH. (8d COMMON = 0.131"d X 2.5" lg., 10d = 0.148"d x 3" lg., 16d = 0.162"d x 3.5" lg.) TOE NAILING IS NOT ALLOWED FOR SHEAR WALLS.
4. PROVIDE 3" X 3" X 1/4" (SIMPSON BPS 5/8-3) SQ. FLAT WASHERS AT ALL ANCHOR BOLTS.
5. USE 5/8" DIAMETER ANCHOR BOLTS AT 48" O/C BETWEEN SHEARWALLS.
6. FOR WALLS BEARING TRUSSES OR FLOOR JOISTS, ONE H-1 CLIP, FROM TRUSS TO JOIST TO TOP PLATE, MAY BE USED IN PLACE OF ONE A-35 TOP PLATE CONNECTOR.
7. 15/32" OSB, APA APPROVED SHEATHING MAY BE USED IN PLACE OF 15/32" CDX.



FLOOR FRAMING PLAN

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

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
KEN M. NAGAHARA
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:
FLOOR FRAMING PLAN

SHEET NUMBER:
A-13

CONTRACTOR NOTE:

ALL EXISTING STRUCTURAL FRAMING IS ASSUMED. CONTRACTOR SHALL VERIFY THAT ALL EXISTING MEMBERS ARE AS INDICATED AS ON PLANS. ANY VARIATION FROM DRAWINGS SHALL BE BROUGHT TO ATTENTION OF THE PROJECT ARCHITECT / ENGINEER PRIOR TO ANY DEMOLITION / REMOVAL OF STRUCTURAL MEMBERS.

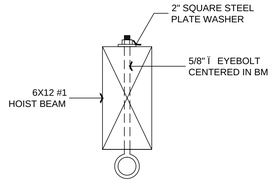
UPPER ROOF FRAMING PLAN LEGEND

= 2X4 #1 @ 16" O/C CRIPPLE WALL STUDS FROM ROOF (2-SIDES)

= 2X4 @ 16" O/C CRIPPLE WALL STUDS FROM NEW ELEVATOR WALL TOP PLATE. SEE DETAIL (D / D-1)

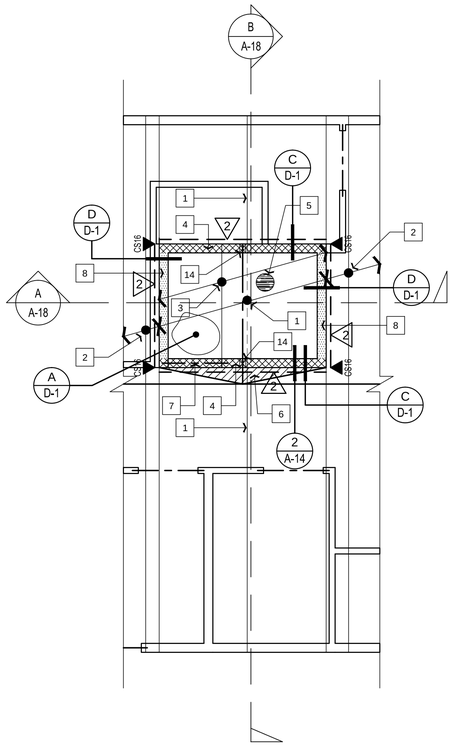
INTERIOR NON-BEARING WALL NOTE:

FOR ALL INTERIOR NON-BEARING WALLS SEE DETAILS (JJ / D-2), (KK / D-2), AND (LL / D-2).



4 HOIST BEAM DETAIL

SCALE: N.T.S.



SHEAR WALL SCHEDULE

MARK	SHEAR (plf)	MATERIAL	# OF SIDES	NAILING (E.N. F.N.)	TOP PLATE CONNECTOR	SILL PLATE NAILS AT SUBFLOOR	5/8" d A.B.'s. w/ 2x sill (4) (5)	5/8" d A.B.'s. w/ 3x sill (4) (5)
1	260	15/32" CDX (ID# 24/0)	1	8d @ 6 - 12	A35 @ 24" o/c or 16d @ 8" o/c	16d @ 4" o/c (3)	48"	48"
2	340	15/32" CDX (ID# 24/0)	1	8d @ 4 - 12	A35 @ 16" o/c or 16d @ 4" o/c	16d @ 3 1/2" o/c (3)	42"	48"
3	380 +	15/32" CDX (ID# 24/0)	1	8d @ 4 - 12	A35 @ 12" o/c or 16d @ 4" o/c	16d @ 3" o/c (3)	18"	48"
4	490 +	15/32" CDX (ID# 24/0)	1	8d @ 3 - 12	A35 @ 10" o/c or 16d @ 3" o/c	"SDS" @ 8" o/c ++	12"	36"
5	520 +	15/32" CDX (ID# 24/0)	2	8d @ 6 - 12	A35 @ 9" o/c or 16d @ 2 1/2" o/c	"SDS" @ 6" o/c ++	12"	32"
6	600 +	15/32" CDX (ID# 24/0)	1	10d @ 3 - 12	A35 @ 9" o/c	"SDS" @ 6" o/c ++	9"	30"
7	760 +	15/32" CDX (ID# 24/0)	2	8d @ 4 - 12	A35 @ 6" o/c or LTP4 @ 10" o/c	"SDS" @ 4" o/c ++	- 3x Sill Req. -	24"
8	870 +	19/32" CDX (ID# 24/0)	1	10d @ 2 - 12	A35 @ 6" o/c or LTP4 @ 9" o/c	"SDS" @ 4" o/c ++	- 3x Sill Req. -	21"
9	990 +	19/32" CDX (ID# 24/0)	2	10d @ 4 - 12	A35 @ 5 1/2" o/c or LTP4 @ 8" o/c	"SDS" @ 3" o/c ++	- 3x Sill Req. -	18"
SSW/SW	----	Simpson Strongwall As Specified	----	---------	A35 @ 5 1/2" o/c or LTP4 @ 8" o/c	-------	Use Template Refer to Simpson Catalogue	

LEGEND:

* STAGGER NAILS AT OPPOSITE SIDE OF WALL.

++ USE SIMPSON WOOD SCREWS, SDS 25412 FOR 2X & SDS 25600 FOR 3X SILLS, PRE-DRILL ALL HOLES TO BLOCKING BELOW.

\+ STUDS SHALL BE 3X MINIMUM AT ADJOINING (COMMON) PANEL EDGES (SEE BELOW).

NOTES:

1. ALL WALLS TO BE FULLY BLOCKED.
2. REFER TO "VERTICAL DIAPHRAGM NOTES" FOR MATERIAL AND APPLICATION SPECIFICATIONS.
3. ALL NAILS SPECIFIED ARE COMMON. WHERE "AIR-GUN" NAILING IS USED, CARE SHALL BE TAKEN TO USE TRUE COMMON NAIL EQUIVALENTS REGARDING DIAMETER AND LENGTH. (8d COMMON = 0.131"d X 2.5" lg., 10d = 0.148"d x 3" lg., 16d = 0.162"d x 3.5" lg.) TOE NAILING IS NOT ALLOWED FOR SHEAR WALLS.
4. PROVIDE 3" X 3" X 1/4" (SIMPSON BPS 5/8-3) SQ. FLAT WASHERS AT ALL ANCHOR BOLTS.
5. USE 5/8" DIAMETER ANCHOR BOLTS AT 48" O/C BETWEEN SHEARWALLS.
6. FOR WALLS BEARING TRUSSES OR FLOOR JOISTS, ONE H-1 CLIP, FROM TRUSS TO JOIST TO TOP PLATE, MAY BE USED IN PLACE OF ONE A-35 TOP PLATE CONNECTOR.
7. 15/32" OSB, APA APPROVED SHEATHING MAY BE USED IN PLACE OF 15/32" CDX.

FRAMING NOTES:

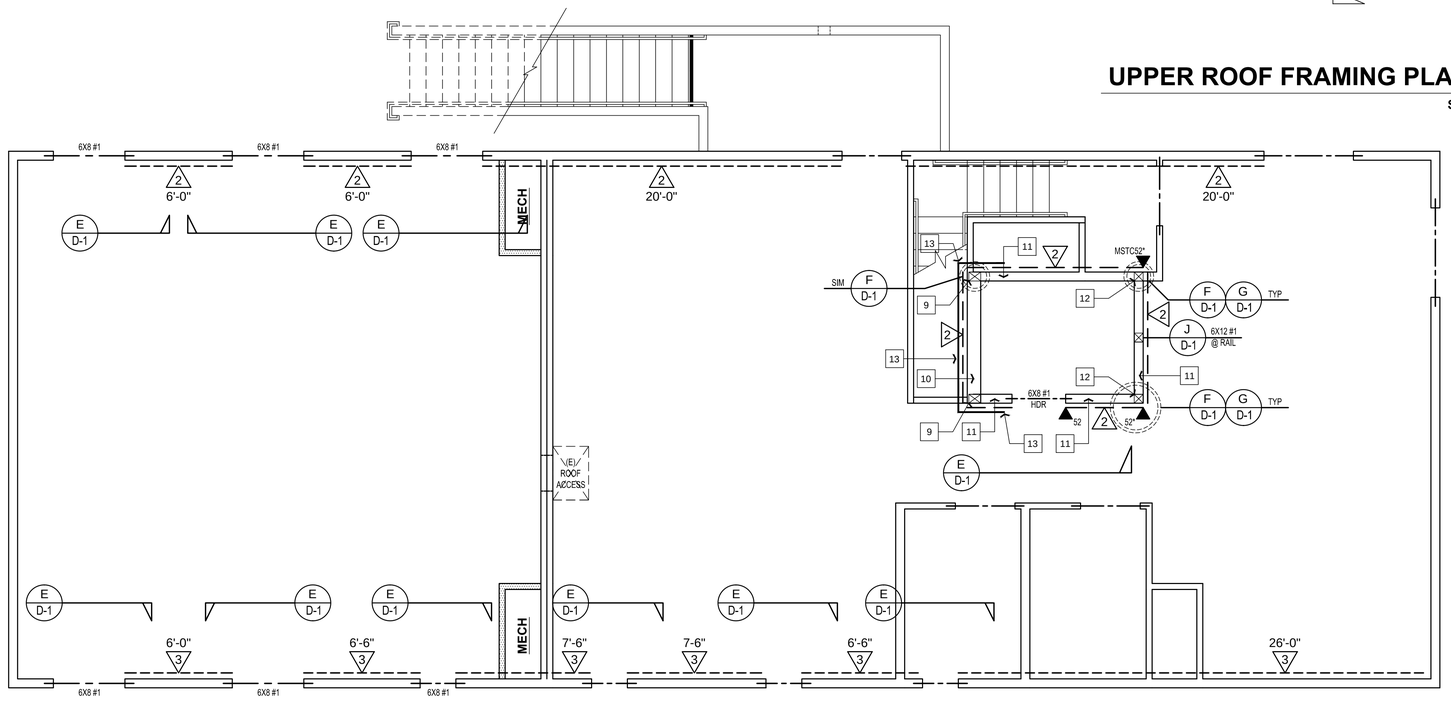
1. ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM:
   4 X 12 DF # 2 AT 2 X 4 STUD WALLS
   6 X 12 DF # 1 AT 2 X 6 STUD WALLS
   ALL INTERIOR NON-BEARING HEADERS SHALL BE 4 X 8 OR 6 X 8 DF # 2.
2. ALL TOP PLATES TO HAVE 60" MIN. LAP AT SPLICES WITH (16) 16d NAILS STAGGERED PER CONNECTION. (U.O.N.)
3. USE ¾" CDX PLYWOOD FLOOR SHEATHING (SPAN INDEX 40/20) GLUED AND NAILED WITH 10d AT 6-6-10" O.C. CASE 1 LAYOUT.
4. ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE GRADING ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED.
5. THE MANUFACTURERS A.I.T.C. CERTIFICATION OF COMPLIANCE FOR GLU-LAM BEAMS OR MICRO-LAM BEAMS IS TO BE PROVIDED AT THE TIME OF FRAMING INSPECTION AND PROPERLY INDICATE THE FIBER BENDING AND GRADE SPECIFICATION.
6. PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
7. PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
8. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 70" ABOVE DRAIN INLET. (UBC SECTION 510(B))
9. ALL INT. NON-BEARING WALLS = 2X4 AT 16" O.C.
10. ALL EXTERIOR AND PLUMBING WALLS = 2 X 6 STUDS AT 16" O.C. (U.O.N.)
11. ALL ROOF SHEATHING SHALL BE RADIANT BARRIER.

FLOOR / ROOF FRAMING CALLOUTS

1. CUT EXISTING 2X ROOF TRUSSES AT ELEVATOR AND STIFFEN ENDS FOR BEARING AT NEW WALLS. SEE DETAIL (C / D-1)
2. EXISTING TRUSSES.
3. 2X12 ROOF RAFTERS @ 24" O/C SLOPED TO DRAIN. (OK TO RIP TO MINIMUM 7-1/2" DEEP FOR SLOPE)
4. 2X4 #1 @ 16" O/C CRIPPLE WALL STUDS FROM ROOF (2- SIDES).
5. BUILT-UP ROOFING MATERIAL SHALL BE CONGLAS FIBERGLASS MODIFIED BITUMEN ROOF SYSTEMS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. SLOPE ROOF TO DRAIN (S) USING 2 X SLEEPERS @ 24" O/C WITH 5/8" CDX PLY ROOF SHEATHING. SEE FOLLOWING FOR INSTALLATION REQUIREMENT:

LOCATION	CONSTRUCTION DESCRIPTION & DETAIL
ROOFING SURFACE:	CONGLAS (ND-35M-G): GRAVEL SURFACING OVER ASPHALT FLOOD COAT OVER THREE LAYERS CONBASE MB25 SET INTO ROOFING ASPHALT OVER ONE LAYER OF CONBASE MB25 MECHANICALLY FASTENED TO PLY SHEATHING.
PARAPET WALL:	CONGLAS (CG-11): CONFORM WALL COVERING ON WALL AND OVER TOP PLATE OF PARAPET WALL OVER CONBASE MAILED TO WALL OVER CONFORM FLASHING SHEET AT CANT STRIP BASE.
WALL AT BASE:	CONGLAS (CG-11): CONFORM PLY SHEET REINFORCING STRIP OVER PLY SHEET REINFORCING STRIP OVER 8" WIDE STRIPPING PLY OVER 3-COURSE CUT EDGES OF BASE FLASHING OVER METAL SCUPPER FLASHING - SET PRIMED PLANGES INTO CONMASTIC ROOF CEMENT OVER FIELD PLIES OVER BASE SHEET BEHIND METAL FLANGE. CANT SHALL BE 4 INCHES MINIMUM NAILED INTO WOOD SURFACE OR SET IN ASPHALT.

6. BUILT UP ROOFING CRICKET SLOPED TO DRAIN.
7. ELEVATOR DOOR HEADER BELOW.
8. 2X4 @ 16" O/C CRIPPLE WALL STUDS FROM NEW ELEVATOR WALL TOP PLATE PER (D / D-1).
9. CONTINUOUS 6X8 #1 AT BALLOON FRAMED STUDS.
10. 2X8 #1 @ 16" O/C WALL STUDS BALLOON FRAMED FROM FOUNDATION TO ROOF.
11. 2X6 @ 16" O/C WALL STUDS (3-SIDES).
12. CONTINUOUS 6X6 #1.
13. CS16 STRAP AT 2ND FLOOR ELEVATION AT 4X WALL BLOCKING. PROVIDE MINIMUM 24" LAP AT ADJACENT RIMS.
14. 6X12 #1 HOIST BEAM (OPTIONAL) IF REQUIRED BY ELEVATOR INSTALLER. IF REQUIRED PROVIDE 4X6 #2 POST WITH PCPC AT HOIST BEAM. SEE DETAIL (4 / --)



UPPER ROOF FRAMING PLAN

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

2ND FLOOR FRAMING PLAN

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

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

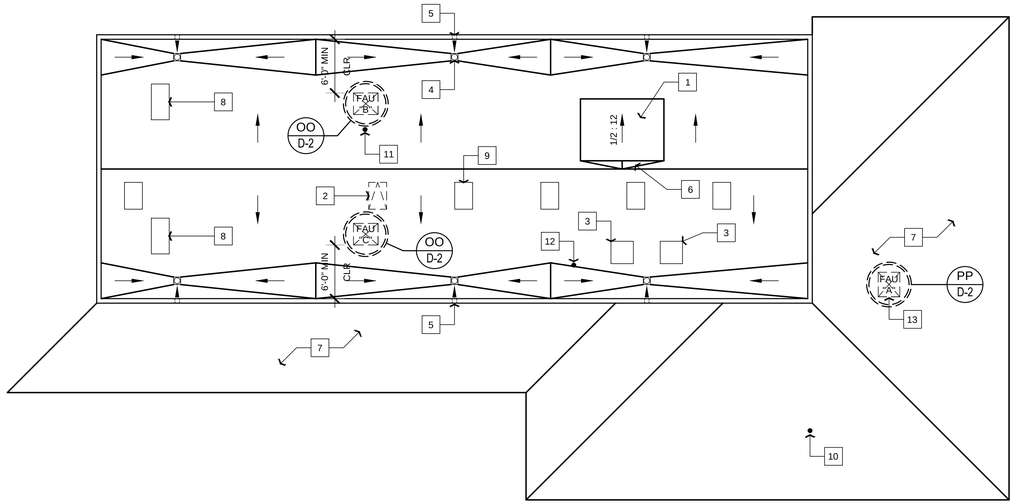
DATE 08/24/11

SHEET TITLE:

2ND FLOOR / ROOF FRAMING PLAN

SHEET NUMBER:

A-14



ROOF PLAN

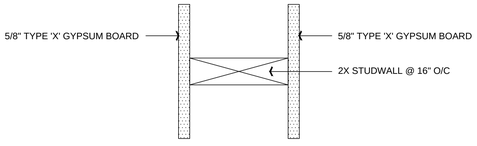
SCALE: 1/8" = 1'-0"

ROOF PLAN CALLOUTS

1. BUILT-UP ROOFING MATERIAL SHALL BE CONGLAS FIBERGLASS MODIFIED BITUMEN ROOF SYSTEMS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. SLOPE ROOF TO DRAIN (S) USING 2 X SLEEPERS @ 24" O/C WITH 5/8" CDX PLY ROOF SHEATHING. SEE FOLLOWING FOR INSTALLATION REQUIREMENT:

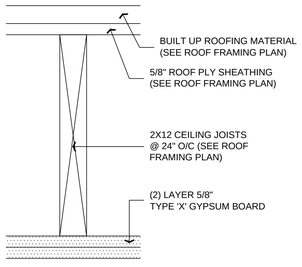
LOCATION	CONSTRUCTION DESCRIPTION & DETAIL
ROOFING SURFACE:	CONGLAS (ND-35M-G): GRAVEL SURFACING OVER ASPHALT FLOOD COAT OVER THREE LAYERS CONBASE MB25 SET INTO ROOFING ASPHALT OVER ONE LAYER OF CONBASE MB25 MECHANICALLY FASTENED TO PLY SHEATHING.
PARAPET WALL:	CONGLAS (CG-11): CONFORM WALL COVERING ON WALL AND OVER TOP PLATE OF PARAPET WALL OVER CONBASE MAILED TO WALL OVER CONFORM FLASHING SHEET AT CANT STRIP BASE.
WALL AT BASE:	CONGLAS (CG-11): CONFORM PLY SHEET REINFORCING STRIP OVER PLY SHEET REINFORCING STRIP OVER 8" WIDE STRIPPING PLY OVER 3-COURSE CUT EDGES OF BASE FLASHING OVER METAL SCUPPER FLASHING - SET PRIMED PLANGES INTO CONMASTIC ROOF CEMENT OVER FIELD PLIES OVER BASE SHEET BEHIND METAL FLANGE. CANT SHALL BE 4 INCHES MINIMUM NAILED INTO WOOD SURFACE OR SET IN ASPHALT.

2. EXISTING ATTIC ACCESS.
3. EXISTING CONDENSER UNITS TO BE REMOVED.
4. EXISTING ROOF DRAIN. (TYP)
5. EXISTING OVERFLOW DRAIN. (TYP)
6. BUILT UP ROOFING CRICKET SLOPED TO DRAIN.
7. EXISTING CONCRETE TILE ROOFING.
8. EXISTING SKYLIGHT.
9. EXISTING ROOF VENTS. (5 TYP)
10. 2" VENT TO ROOF WITH CAP UNIT "A".
11. 2" VENT TO ROOF WITH CAP UNIT "B".
12. 2" VENT TO ROOF WITH CAP UNIT "C".
13. FAU "A" IN ATTIC.



2 1-HR FIRE RATED WALL

CBC TABLE 702.1 (2) #14-1.3 (INTERIOR)



1 1-HR CEILING DETAIL

CBC TABLE 702.1 (3) #21-1.1. (CEILING)

KMN ARCHITECTS
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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REVISION LOG

REV.	DESCRIPTION	DATE
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2	REVISIONS	08/24/11

PROJECT NO.

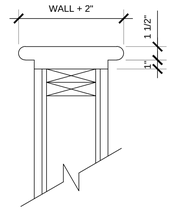
FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A-15



4	DECORATIVE CAP DETAIL

WINDOW NOTES:

1. ALL WINDOWS TO BE SET AT 6'-8" A.F.F.

ATTIC VENTILATION

1. ATTIC VENTILATION CALCULATIONS (ELEVATOR EQUIPMENT ROOM):
   ATTIC AREA = 84.00 SQ. FT.
   REQUIRED ATTIC VENTILATION = 84.00 / 150 = **0.56 SQ. FT.**
   MINIMUM REQUIREMENTS ARE AS FOLLOWS:
   USE (3) 14" X 6" FOUNDATION VENTS = 0.73 SQ. FT.
   TOTAL VENTILATION PROVIDED = **0.73 SQ. FT. > 0.56 SQ. FT**.

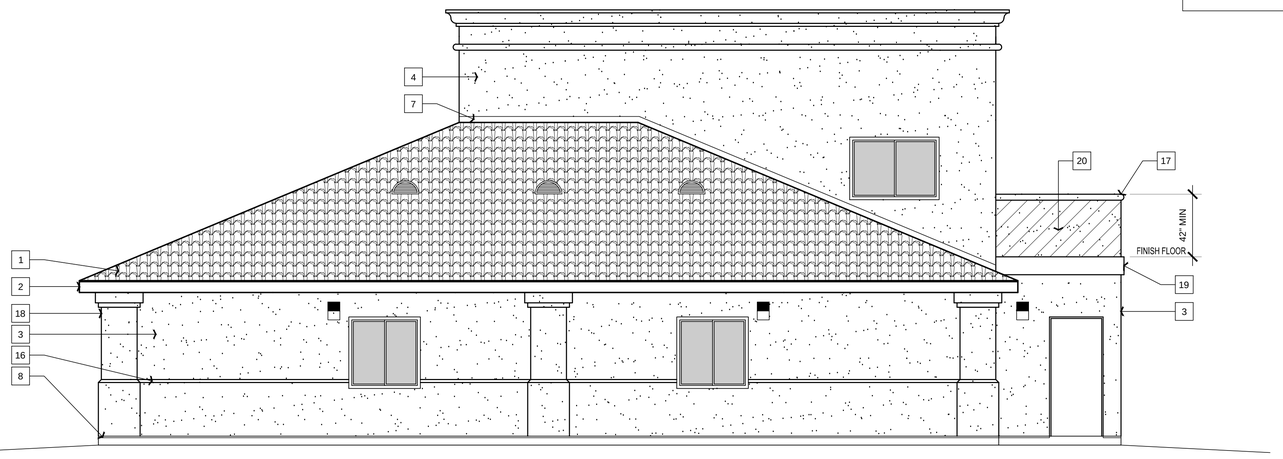
2. **ATTIC VENTILATION CALCULATIONS (OUTDOOR ENCLOSED AREA)**
   ATTIC AREA = 1920 SQ. FT.
   REQUIRED ATTIC VENTILATION = 1920 / 150 = **12.80 SQ. FT.**
   MINIMUM REQUIREMENTS ARE AS FOLLOWS:
   USE SOFFIT VENTS (180"-0" MINIMUM) = 11.25 SQ. FT.
   USE (3) 18" DIAMETER HALF ROUND DORMER = 1.66
   TOTAL VENTILATION PROVIDED = **12.91 SQ. FT. > 12.80 SQ. FT.**

ELEVATION KEY

(T) = WINDOW GLAZING TO BE TEMPERED GLASS

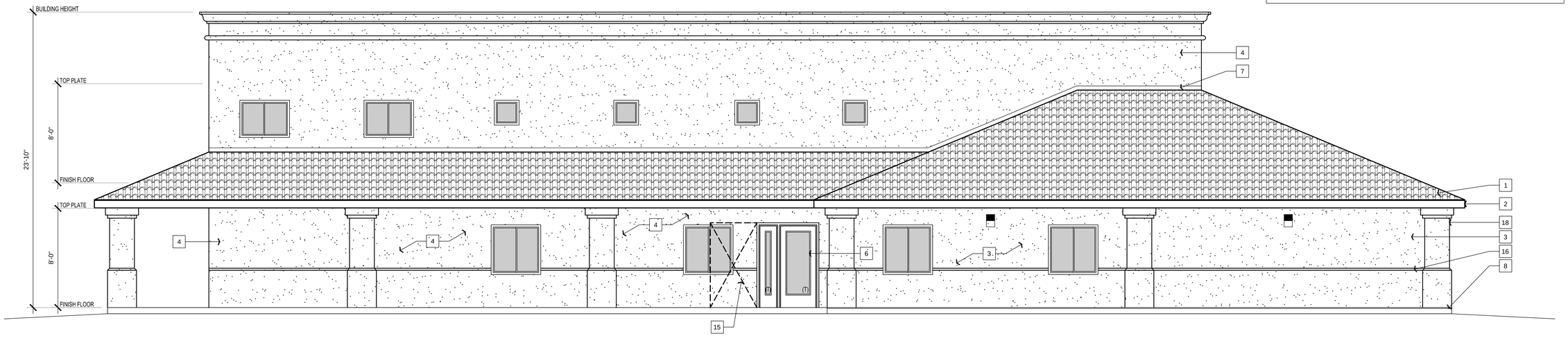
ELEVATION CALLOUTS

1. EXISTING CONCRETE TILE ROOFING.
2. EXISTING 2X FASCIA BOARD.
3. 7/8" CEMENT PLASTER OVER APPROVED WIRE LATH AND BUILDING PAPER TO MATCH EXISTING (TYP).
4. EXISTING CEMENT PLASTER.
5. WALL SHALL BE 42" A.F.F. PER 2010 CBC SECTION 1013.
6. WINDOW GLAZING TO BE TEMPERED GLASS (T).
7. EXISTING FLASHING AT ROOF TO WALL CONNECTIONS.
8. 24 GA. WEEP SCREED FLASHING AT BASE OF CEMENT PLASTER AND INSTALLED PER UBC 2506.5(TYP). WEEP SCREED SHALL BE CORROSION RESISTANT WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AND SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE. THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH GRADE AND 2" MINIMUM ABOVE PAVED SURFACE.
9. PROVIDE 4" CONCRETE PATIO/PORCH WITH #3 @ 18" O/C SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND. PROVIDE 1/4" CONTROL JOINTS AS INDICATED. SLOPE CONCRETE AWAY FROM BUILDING 2% MINIMUM. THICKEN PERIMETER AND USE CONTINUOUS #4 BARS. (SEE FOUNDATION PLAN)
10. EXTERIOR WOOD STAIRS WITH NON-SLIP TREADS. RISERS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7" IN HEIGHT WITH THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". ALL RISERS SHALL BE CLOSED. MINIMUM TREAD WIDTH SHALL NOT BE LESS THAN 11" IN DEPTH. THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR A MINIMUM OF 2" WIDE TO A MAXIMUM OF 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE. ALL EDGES OF TREAD SHALL BE FREE OF SHARP OBJECTS AND HAVE SMOOTH, ROUNDED EDGES. NOSING SHALL NOT PROJECT MORE THAN 1-1/4" PAST THE FACE OF THE RISE BELOW.
    NOTE: OWNER / CONTRACTOR CAN USE METAL STAIR CASE IN LIEU OF THE WOOD STAIR CASE INDICATED. OWNER / CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO PROJECT ARCHITECT FOR REVIEW PRIOR TO SUBMITTING TO BUILDING DEPARTMENT FOR APPROVAL.
11. HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF STAIR SECTION AND SHALL EXTEND 12" MINIMUM BEYOND TOP TREAD AND EXTEND 12" PLUS TREAD WIDTH OF BOTTOM OF STAIRS. HANDRAILS SHALL BE LOCATED AT +34" ABOVE STAIR NOSING AND SHALL BE LOCATED ON BOTH SIDES OF THE STAIRS. HANDRAILS SHALL PROJECT FROM WALL WITH A SPACE NOT LESS THAN 1-1/2". THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS-SECTIONAL DIMENSION ('07 CBC SECTION 1012).
12. EXTERIOR DECKING MATERIAL SHALL BE ELASTOMERIC DECKING. INSTALL PER MANUFACTURERS SPECIFICATIONS.
13. PROVIDE 6" WIDE SCUPPER.
14. REMOVE EXISTING ROLL UP DOOR. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
15. REMOVE EXISTING DOOR. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
16. PROVIDE DECORATIVE BAND TO MATCH EXISTING.
17. PROVIDE DECORATIVE CAP AT TOP OF WALL. SEE DETAIL (4 / --)
18. EXISTING COLUMNS (TYP).
19. 2X12 CEMENT PLASTER BOARD.
20. COLOR COAT PORTION OF STAIR DARKER COLOR (i.e. LaHABRA "SIERRA TAN).
21. REMOVE EXISTING WINDOW. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
22. PROVIDE (3) 14" X 6" FOUNDATION VENTS. (SEE ATTIC VENTILATION CALCULATIONS)



NORTH ELEVATION

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



EAST ELEVATION

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

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:
NORTH & EAST ELEVATIONS

SHEET NUMBER:
A-16

WINDOW NOTES:

1. ALL WINDOWS TO BE SET AT 6'-8" A.F.F.

ATTIC VENTILATION

1. ATTIC VENTILATION CALCULATIONS (ELEVATOR EQUIPMENT ROOM):
   ATTIC AREA = 84.00 SQ. FT.
   REQUIRED ATTIC VENTILATION = 84.00 / 150 = **0.56 SQ. FT.**
   MINIMUM REQUIREMENTS ARE AS FOLLOWS:
   USE (3) 14" X 6" FOUNDATION VENTS = 0.73 SQ. FT.
   TOTAL VENTILATION PROVIDED = **0.73 SQ. FT. > 0.56 SQ. FT**.

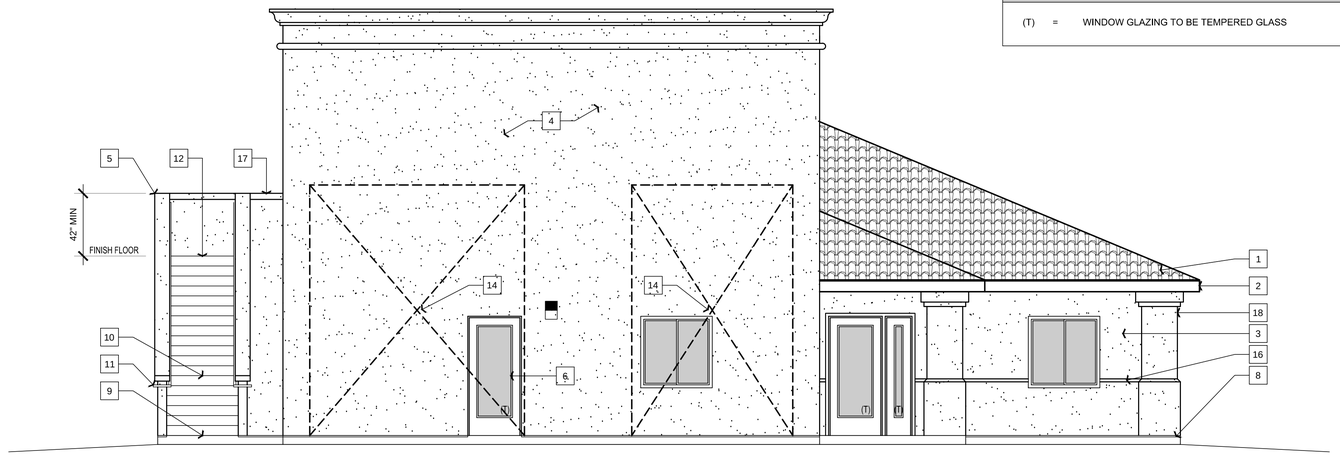
2. **ATTIC VENTILATION CALCULATIONS (OUTDOOR ENCLOSED AREA)**
   ATTIC AREA = 1920 SQ. FT.
   REQUIRED ATTIC VENTILATION = 1920 / 150 = **12.80 SQ. FT.**
   MINIMUM REQUIREMENTS ARE AS FOLLOWS:
   USE SOFFIT VENTS (180'-0" MINIMUM) = 11.25 SQ. FT.
   USE (3) 18" DIAMETER HALF ROUND DORMER = 1.66
   TOTAL VENTILATION PROVIDED = **12.91 SQ. FT. > 12.80 SQ. FT.**

ELEVATION KEY

(T) = WINDOW GLAZING TO BE TEMPERED GLASS

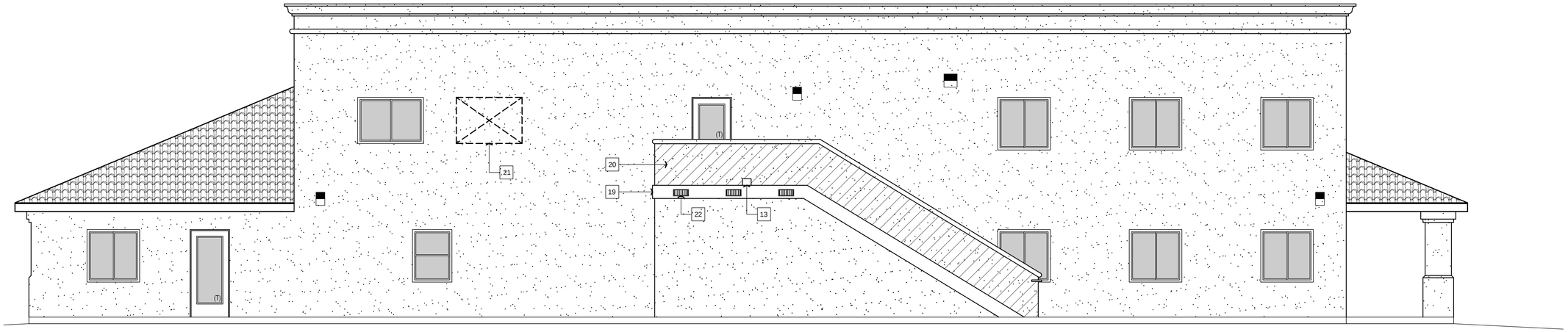
ELEVATION CALLOUTS

1. EXISTING CONCRETE TILE ROOFING.
2. EXISTING 2X FASCIA BOARD.
3. 7/8" CEMENT PLASTER OVER APPROVED WIRE LATH AND BUILDING PAPER TO MATCH EXISTING (TYP).
4. EXISTING CEMENT PLASTER.
5. WALL SHALL BE 42" A.F.F. PER 2010 CBC SECTION 1013.
6. WINDOW GLAZING TO BE TEMPERED GLASS (T).
7. EXISTING FLASHING AT ROOF TO WALL CONNECTIONS.
8. 24 GA. WEEP SCREED FLASHING AT BASE OF CEMENT PLASTER AND INSTALLED PER UBC 2506.5(TYP). WEEP SCREED SHALL BE CORROSION RESISTANT WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AND SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE. THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH GRADE AND 2" MINIMUM ABOVE PAVED SURFACE.
9. PROVIDE 4" CONCRETE PATIO/PORCH WITH #3 @ 18" O/C SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND. PROVIDE 1/4" CONTROL JOINTS AS INDICATED. SLOPE CONCRETE AWAY FROM BUILDING 2% MINIMUM. THICKEN PERIMETER AND USE CONTINUOUS #4 BARS. (SEE FOUNDATION PLAN)
10. EXTERIOR WOOD STAIRS WITH NON-SLIP TREADS. RISERS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 7" IN HEIGHT WITH THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". ALL RISERS SHALL BE CLOSED. MINIMUM TREAD WIDTH SHALL NOT BE LESS THAN 11" IN DEPTH. THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR A MINIMUM OF 2" WIDE TO A MAXIMUM OF 4" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE. ALL EDGES OF TREAD SHALL BE FREE OF SHARP OBJECTS AND HAVE SMOOTH, ROUNDED EDGES. NOSING SHALL NOT PROJECT MORE THAN 1-1/4" PAST THE FACE OF THE RISE BELOW.
    NOTE: OWNER / CONTRACTOR CAN USE METAL STAIR CASE IN LIEU OF THE WOOD STAIR CASE INDICATED. OWNER / CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO PROJECT ARCHITECT FOR REVIEW PRIOR TO SUBMITTING TO BUILDING DEPARTMENT FOR APPROVAL.
11. HANDRAILS FOR STAIRS SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF STAIR SECTION AND SHALL EXTEND 12" MINIMUM BEYOND TOP TREAD AND EXTEND 12" PLUS TREAD WIDTH OF BOTTOM OF STAIRS. HANDRAILS SHALL BE LOCATED AT +34" ABOVE STAIR NOSING AND SHALL BE LOCATED ON BOTH SIDES OF THE STAIRS. HANDRAILS SHALL PROJECT FROM WALL WITH A SPACE NOT LESS THAN 1-1/2". THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS-SECTIONAL DIMENSION ('07 CBC SECTION 1012).
12. EXTERIOR DECKING MATERIAL SHALL BE ELASTOMERIC DECKING. INSTALL PER MANUFACTURERS SPECIFICATIONS.
13. PROVIDE 6" WIDE SCUPPER.
14. REMOVE EXISTING ROLL UP DOOR. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
15. REMOVE EXISTING DOOR. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
16. PROVIDE DECORATIVE BAND TO MATCH EXISTING.
17. PROVIDE DECORATIVE CAP AT TOP OF WALL. SEE DETAIL (4 / --)
18. EXISTING COLUMNS (TYP).
19. 2X12 CEMENT PLASTER BOARD.
20. COLOR COAT PORTION OF STAIR DARKER COLOR (i.e. LaHABRA "SIERRA TAN).
21. REMOVE EXISTING WINDOW. FRAME IN EXISTING OPENING AS REQUIRED. REPAIR AND REPLACE AS REQUIRED TO MATCH ADJACENT CONDITION.
22. PROVIDE (3) 14" X 6" FOUNDATION VENTS. (SEE ATTIC VENTILATION CALCULATIONS)



SOUTH ELEVATION

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



WEST ELEVATION

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

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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PROJECT NO.

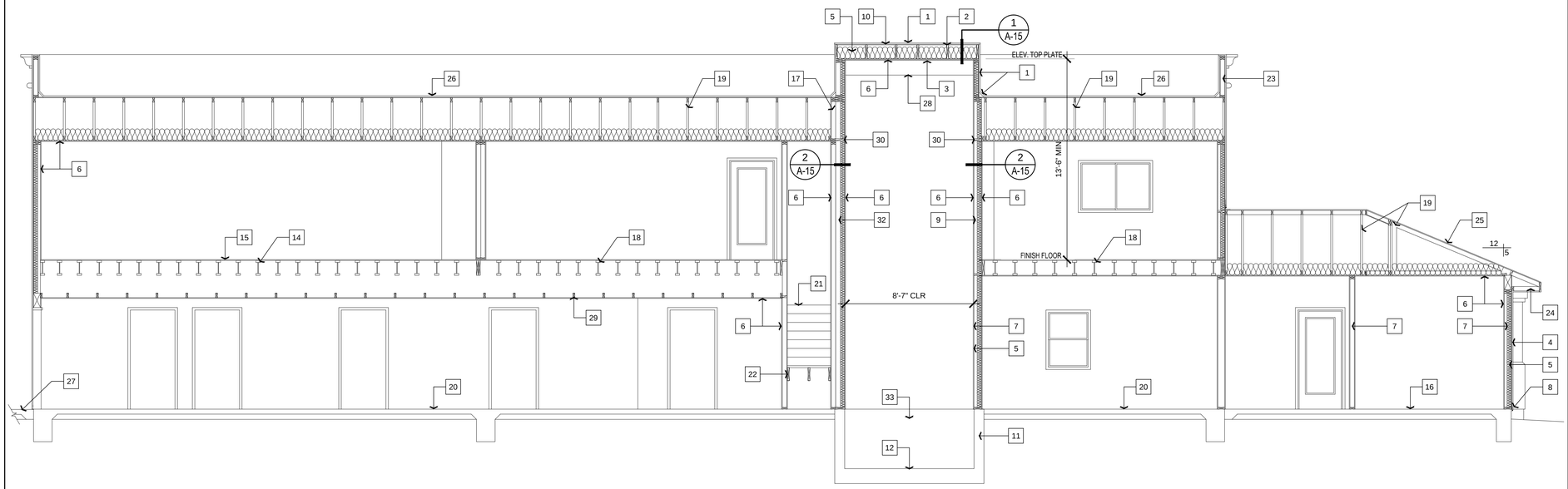
FILE NAME

DRAWN BY DJK

DATE 08/24/11

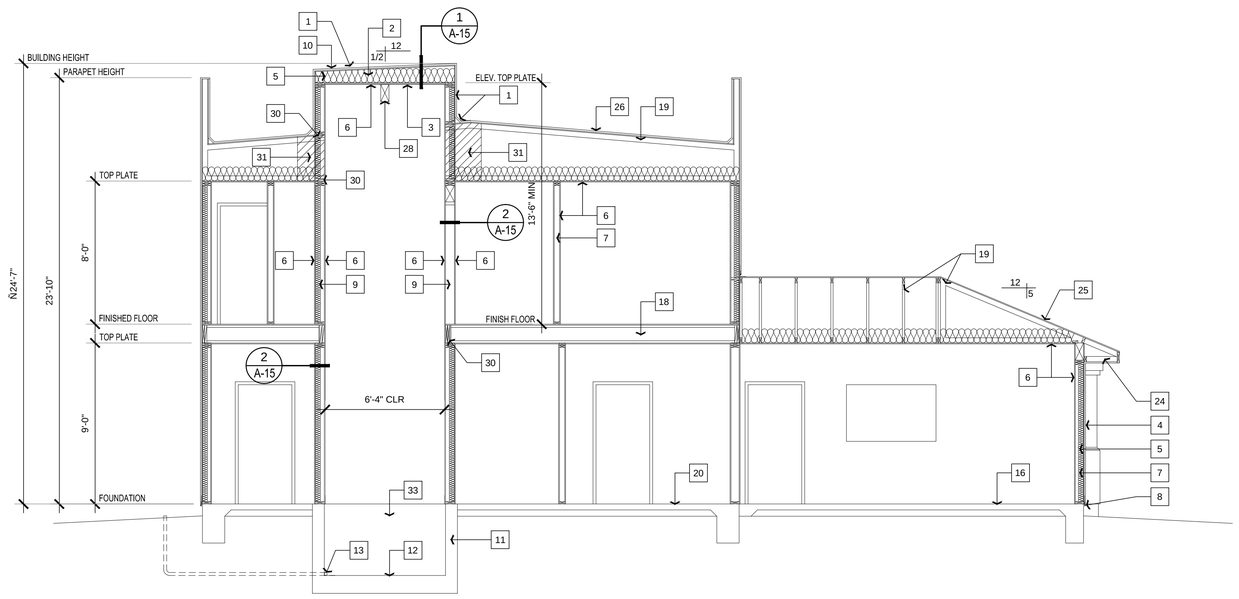
SHEET TITLE:
SOUTH & WEST ELEVATIONS

SHEET NUMBER:
A-17



A SECTION "A" PLAN

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



B SECTION "A" PLAN

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

SECTION "A" PLAN CALLOUTS

1. BUILT-UP ROOFING MATERIAL (CLASS "A") SHALL BE CONGLAS FIBERGLASS MODIFIED BITUMEN ROOF SYSTEMS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION. SLOPE ROOF TO DRAIN (S) USING 2 X SLEEPERS @ 24" O/C WITH 5/8" CDX PLY ROOF SHEATHING. SEE FOLLOWING FOR INSTALLATION REQUIREMENT:

LOCATION	CONSTRUCTION DESCRIPTION & DETAIL
ROOFING SURFACE:	CONGLAS (ND-35M-G): GRAVEL SURFACING OVER ASPHALT FLOOD COAT OVER THREE LAYERS CONBASE MB25 SET INTO ROOFING ASPHALT OVER ONE LAYER OF CONBASE MB25 MECHANICALLY FASTENED TO PLY SHEATHING.
PARAPET WALL:	CONGLAS (CG-11): CONFORM WALL COVERING ON WALL AND OVER TOP PLATE OF PARAPET WALL OVER CONBASE MAILED TO WALL OVER CONFORM FLASHING SHEET AT CANT STRIP BASE.
WALL AT BASE:	CONGLAS (CG-11): CONFORM PLY SHEET REINFORCING STRIP OVER PLY SHEET REINFORCING STRIP OVER 8" WIDE STRIPPING PLY OVER 3-COURSE CUT EDGES OF BASE FLASHING OVER METAL SCUPPER FLASHING - SET PRIMED PLANGES INTO CONMASTIC ROOF CEMENT OVER FIELD PLIES OVER BASE SHEET BEHIND METAL FLANGE. CANT SHALL BE 4 INCHES MINIMUM NAILED INTO WOOD SURFACE OR SET IN ASPHALT.

2. 2X12 CEILING JOISTS @ 24" O/C SLOPED TO DRAIN. (PROVIDE 1/2:12 SLOPE)
3. PROVIDE (2) LAYERS OF TYPE 'X' GYPSUM BOARD AT CEILING OF ELEVATOR SHAFT. SEE DETAIL (2 / A-13).
4. 7/8" CEMENT PLASTER OVER APPROVED WIRE LATH AND BUILDING PAPER TO MATCH EXISTING (TYP).
5. BUILDING INSULATION:
   - EXTERIOR WALL: R-19 MINIMUM (TYP)
   - CEILING: R-30 MINIMUM (TYP)
6. INTERIOR FINISH MATERIAL:
   - WALLS / CEILING: 5/8" GYPSUM BOARD
   - ELEVATOR CEILING: (2) LAYERS 5/8" GYPSUM BOARD TYPE "X"
   - ELEVATOR WALLS: 5/8" GYPSUM BOARD TYPE "X" ON BOTH SIDES OF ELEVATOR WALLS
7. WALL FRAMING: (ADDITION)
   - EXTERIOR WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C
   - ELEVATOR WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C
   - INTERIOR WALLS: 2X4 STUD WALLS W/ STUDS @ 16" O/C
   - PLUMBING WALLS: 2X6 STUD WALLS W/ STUDS @ 16" O/C
8. 24 GA. WEEP SCREED FLASHING AT BASE OF CEMENT PLASTER AND INSTALLED PER UBC 2506.5(TYP). WEEP SCREED SHALL BE CORROSION RESISTANT WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AND SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE.
9. ELEVATOR WALLS SHALL BE 2X6 #1 STUD WALLS WITH STUDS @ 16" O/C. SEE DETAIL (3 / A-13)
10. PROVIDE 5/8" CDX PLYWOOD ROOF SHEATHING (SPAN INDEX 32/16) WITH 8d @ 6" - 6" - 12". CASE 1 LAYOUT.
11. NEW CONCRETE STEM WALL. SEE FOUNDATION PLAN.
12. NEW CONCRETE SLAB. SEE FOUNDATION PLAN.
13. SUMP DRAIN TO DAYLIGHT.
14. NEW FLOOR FRAMING SYSTEM. SEE FLOOR FRAMING PLAN.
15. 3/4" T&G OSB OR PLY FLOOR SHEATHING (SPAN INDEX 40 / 20) GLUED AND NAILED WITH 10d AT 6 - 6 - 10 O/C (BOUNDARY - EDGE - FIELD) CASE 1 LAYOUT.
16. SAW CUT AND REMOVE EXISTING CONCRETE SLAB. REPLACE WITH NEW 4" CONCRETE SLAB. SEE FOUNDATION PLAN.
17. FRAME NEW 2X4 STUD WALL WITH STUDS @ 16" O/C ON TOP OF EXISTING 2X STUD WALL. PROVIDE 5/8" GYPSUM BOARD TYPE 'X' UP NEW 2X4 STUD WALL TO ROOF SHEATHING.
18. EXISTING FLOOR SYSTEM.
19. EXISTING ROOF TRUSSES.
20. EXISTING 4" CONCRETE SLAB.
21. EXISTING INTERIOR WOOD STAIRS.
22. EXISTING STAIR STRINGERS.
23. EXISTING PARAPET WALL.
24. EXISTING SOFFITED EAVES.
25. EXISTING CONCRETE TILE ROOFING.
26. EXISTING BUILT UP ROOFING MATERIAL.
27. EXISTING CONCRETE DRIVEWAY.
28. SAFETY BEAM PER OSHA 1926.502.
29. SOFFITED CEILING IN HALLWAY & RESTROOM. USE 2X4 CEILING JOISTS @ 24" O/C. VERIFY REQUIRED SOFFIT SPACE WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION. CEILING HEIGHT SHALL BE MINIMUM 7'-6" CLEAR. SEE DETAIL (1 / A-13)
30. 2X BLOCKING.
31. GUSSET.
32. USE 2X8 BALLOON FRAMED STUDS @ 16" O/C ADJACENT TO STAIRS.
33. PROVIDE "DECO 20 SEAL WATERPROOFING MEMBRANE" (ICC EVALUATION SERVICE, INC. REPORT #: ESR-1416) ON ELEVATOR PIT WALL OR APPROVED EQUAL.

FINISH MATERIAL NOTE:

1. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.9.

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:
SECTION PLAN

SHEET NUMBER:
A-18

HYDRAULIC ELEVATORS

PART 1 GENERAL

1.01 SUMMARY

A. SECTION INCLUDES: HYDRAULIC PASSENGER ELEVATORS AS SHOWN AND SPECIFIED. ELEVATOR WORK INCLUDES:
1. STANDARD PRE-ENGINEERED HYDRAULIC PASSENGER ELEVATORS.
2. ELEVATOR CAR ENCLOSURES, HOISTWAY ENTRANCES AND SIGNAL EQUIPMENT.
3. JACK(S).
4. OPERATION AND CONTROL SYSTEMS.
5. ACCESSIBILITY PROVISIONS FOR PHYSICALLY DISABLED PERSONS.
6. EQUIPMENT, MACHINES, CONTROLS, SYSTEMS AND DEVICES AS REQUIRED FOR SAFELY OPERATING THE SPECIFIED ELEVATORS AT THEIR RATED SPEED AND CAPACITY.
7. MATERIALS AND ACCESSORIES AS REQUIRED TO COMPLETE THE ELEVATOR INSTALLATION.

B. RELATED SECTIONS:
1. DIVISION 3 CONCRETE: INSTALLING INSERTS, SLEEVES AND ANCHORS IN CONCRETE.
2. DIVISION 4 MASONRY: INSTALLING INSERTS, SLEEVES AND ANCHORS IN MASONRY.
3. DIVISION 5 METALS:
   A. PROVIDING HOIST BEAMS, PIT LADDERS, STEEL FRAMING, AUXILIARY SUPPORT STEEL AND DIVIDER BEAMS FOR SUPPORTING GUIDE-RAIL BRACKETS.
   B. PROVIDING STEEL ANGLE SILL SUPPORTS AND GROUTING HOISTWAY ENTRANCE SILLS AND FRAMES.
4. DIVISION 9 FINISHES: PROVIDING ELEVATOR CAR FINISH FLOORING AND FIELD PAINTING UNFINISHED AND SHOP PRIMED FERROUS MATERIALS.
5. DIVISION 22 PLUMBING:
   A. SUMP PIT AND OIL INTERCEPTOR
6. DIVISION 23: HEATING, VENTILATION AND AIR CONDITIONING
   A. HEATING AND VENTILATING HOISTWAYS AND MACHINE ROOMS.
7. DIVISION 16 SECTIONS:
   A. PROVIDING ELECTRICAL SERVICE TO ELEVATORS, INCLUDING FUSED DISCONNECT SWITCHES.
   B. EMERGENCY POWER SUPPLY, TRANSFER SWITCH AND AUXILIARY CONTACTS.
   C. HEAT AND SMOKE SENSING DEVICES.
   D. CONVENIENCE OUTLETS AND ILLUMINATION IN MACHINE ROOM, HOISTWAY AND PIT.

C. WORK NOT INCLUDED: GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING IN ACCORDANCE WITH THE REQUIREMENTS OF THE MODEL BUILDING CODE AND ANSI A17.1 CODE. FOR SPECIFIC RULES, REFER TO ANSI A17.1, SECTION 300 FOR HYDRAULIC ELEVATORS. STATE OR LOCAL REQUIREMENTS MUST BE USED IF MORE STRINGENT.

1. ELEVATOR HOIST BEAM TO BE PROVIDED AT TOP OF ELEVATOR SHAFT. BEAM MUST BE ABLE TO ACCOMMODATE PROPER LOADS AND CLEARANCES FOR ELEVATOR INSTALLATION AND OPERATION.
2. SUPPLY IN AMPLE TIME FOR INSTALLATION BY OTHER TRADES, INSERTS, ANCHORS, BEARING PLATES, BRACKETS, SUPPORTS AND BRACING INCLUDING ALL SETTING TEMPLATES AND DIAGRAMS FOR PLACEMENT.
3. HATCH WALLS REQUIRE A MINIMUM TWO HOURS OF FIRE RATING. HOISTWAY SHOULD BE CLEAR AND PLUMB WITH VARIATIONS NOT TO EXCEED 1/2" AT ANY POINT.
4. ELEVATOR HOISTWAYS SHALL HAVE BARRICADES, AS REQUIRED.
5. INSTALL BEVEL GUARDS AT 75° ON ALL RECESSES, PROJECTIONS OR SETBACKS OVER 2" (4" FOR A17.1 2000 AREAS) EXCEPT FOR LOADING OR UNLOADING.
6. PROVIDE RAIL BRACKET SUPPORTS AT PIT, EACH FLOOR AND ROOF. FOR GUIDE RAIL BRACKET SUPPORTS, PROVIDE DIVIDER BEAMS BETWEEN HOISTWAY AT EACH FLOOR AND ROOF.
7. PIT FLOOR SHALL BE LEVEL AND FREE OF DEBRIS, REINFORCE DRY PIT TO SUSTAIN NORMAL VERTICAL FORCES FROM RAILS AND BUFFERS.
8. WHERE PIT ACCESS IS BY MEANS OF THE LOWEST HOISTWAY ENTRANCE, A VERTICAL LADDER OF NON-COMBUSTIBLE MATERIAL EXTENDING 42" MINIMUM, (48" MINIMUM FOR A17.1-2000 AREAS) SHALL BE PROVIDED AT THE SAME HEIGHT, ABOVE SILL OF ACCESS DOOR OR HANDGRIPS.
9. MACHINE ROOM TO BE ENCLOSED AND PROTECTED.
10. MACHINE ROOM TEMPERATURE MUST BE MAINTAINED BETWEEN 55° AND 90° F.
11. IF MACHINE ROOM IS REMOTE FROM THE ELEVATOR HOISTWAY, CLEAR ACCESS MUST BE AVAILABLE ABOVE THE CEILING OR METAL/CONCRETE RACEWAYS IN FLOOR FOR OIL LINE AND WIRING DUCT FROM MACHINE ROOM.
12. ACCESS TO THE MACHINERY SPACE AND MACHINE ROOM MUST BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY OR CODE.
13. PROVIDE AN 8" X 16" CUTOUT THROUGH MACHINE ROOM WALL, FOR OIL LINE AND WIRING DUCT, COORDINATED WITH ELEVATOR CONTRACTOR AT THE BUILDING SITE.
14. ALL WIRE AND CONDUIT SHOULD RUN REMOTE FROM EITHER THE HOISTWAYS OR THE MACHINE ROOM.
15. WHEN HEAT, SMOKE OR COMBUSTION SENSING DEVICES ARE REQUIRED, CONNECT TO ELEVATOR MACHINE ROOM TERMINALS. CONTACTS ON THE SENSORS SHOULD BE SIDED FOR 120 VOLT D.C.
16. INSTALL AND FURNISH FINISHED FLOORING IN ELEVATOR CAB.
17. FINISHED FLOORS AND ENTRANCE WALLS ARE NOT TO BE CONSTRUCTED UNTIL ENTRANCE SILLS AND DOOR FRAMES ARE IN PLACE. CONSULT ELEVATOR CONTRACTOR FOR ROUGH OPENING SIZE. THE GENERAL CONTRACTOR SHALL SUPPLY THE DRYWALL FRAMING SO THAT THE WALL FIRE RESISTANCE RATING IS MAINTAINED, WHEN DRYWALL CONSTRUCTION IS USED.
18. WHERE SHEET ROCK OR DRYWALL CONSTRUCTION IS USED FOR FRONT WALLS, IT SHALL BE OF SUFFICIENT STRENGTH TO MAINTAIN THE DOORS IN TRUE LATERAL ALIGNMENT. DRYWALL CONTRACTOR TO COORDINATE WITH ELEVATOR CONTRACTOR.
19. BEFORE ERECTION OF ROUGH WALLS AND DOORS; ERECT HOISTWAY SILLS, HEADERS, AND FRAMES. AFTER ROUGH WALLS ARE FINISHED; ERECT FASCIAS AND TOE GUARDS. SET SILL LEVEL AND SLIGHTLY ABOVE FINISHED FLOOR AT LANDINGS.
20. TO MAINTAIN LEGAL FIRE RATING (MASONRY CONSTRUCTION), DOOR FRAMES ARE TO BE ANCHORED TO WALLS AND PROPERLY GROUTED IN PLACE.
21. THE ELEVATOR WALL SHALL INTERFACE WITH THE HOISTWAY ENTRANCE ASSEMBLY AND BE IN STRICT COMPLIANCE WITH THE ELEVATOR CONTRACTOR'S REQUIREMENTS.
22. GENERAL CONTRACTOR SHALL FILL AND GROUT AROUND ENTRANCES, AS REQUIRED.
23. ELEVATOR SILL SUPPORTS SHALL BE PROVIDED AT EACH OPENING.
24. ALL WALLS AND SILL SUPPORTS MUST BE PLUMB WHERE OPENINGS OCCUR.
25. FOR APPLICATIONS WITH JACK HOLE, FREE AND CLEAR ACCESS TO THE ELEVATOR PIT AREA FOR THE JACK HOLE-DRILLING RIG IS REQUIRED.
26. WHERE JACK HOLE IS REQUIRED, REMOVE ALL SPOILS FROM JACK HOLE DRILLING.
27. WHEN NOT PROVIDED BY ELEVATOR CONTRACTOR, JACK HOLE SHALL ACCOMMODATE THE JACK UNIT. IF REQUIRED THE JACK HOLE IS TO BE PROVIDED IN STRICT ACCORDANCE WITH THE ELEVATOR CONTRACTOR'S SHOP DRAWINGS.
28. LOCATE A LIGHT FIXTURE AND CONVENIENCE OUTLET IN PIT WITH SWITCH LOCATED ADJACENT TO THE ACCESS DOOR.
29. A LIGHT SWITCH AND FUSED DISCONNECT SWITCH FOR EACH ELEVATOR SHOULD BE LOCATED INSIDE THE MACHINE ROOM ADJACENT TO THE DOOR, WHERE PRACTICAL, PER THE NATIONAL ELECTRICAL CODE (NFPA NO. 70).
30. AS INDICATED BY ELEVATOR CONTRACTOR, PROVIDE A LIGHT OUTLET FOR EACH ELEVATOR, IN CENTER OF HOISTWAY (OR IN THE MACHINE ROOM).
31. FOR SIGNAL SYSTEMS AND POWER OPERATED DOOR: PROVIDE GROUND AND BRANCH WIRING CIRCUITS, INCLUDING MAIN LINE SWITCH. FOR CAR LIGHT AND FAN: PROVIDE A FEEDER AND BRANCH WIRING CIRCUITS, INCLUDING MAIN LINE SWITCH.
32. WALL THICKNESS MAY INCREASE WHEN FIXTURES ARE MOUNTED IN DRYWALL. THESE REQUIREMENTS MUST BE COORDINATED BETWEEN THE GENERAL CONTRACTOR AND THE ELEVATOR CONTRACTOR.
33. PROVIDE SUPPORTS, PATCHING AND RECESSES TO ACCOMMODATE HALL BUTTON BOXES, SIGNAL FIXTURES, ETC..
34. LOCATE TELEPHONE AND CONVENIENCE OUTLET ON CONTROL PANEL.

1.02 SUBMITTALS

A. PRODUCT DATA: WHEN REQUESTED, THE ELEVATOR CONTRACTOR WILL PROVIDE STANDARD CAB, ENTRANCE AND SIGNAL FIXTURE DATA TO DESCRIBE PRODUCT FOR APPROVAL.

B. SHOP DRAWINGS:
1. SHOW EQUIPMENT ARRANGEMENT IN THE MACHINE ROOM/CONTROL SPACE, PIT AND HOISTWAY. PROVIDE PLANS, ELEVATIONS, SECTIONS AND DETAILS OF ASSEMBLY, ERECTION, ANCHORAGE, AND EQUIPMENT LOCATION.
2. INDICATE ELEVATOR SYSTEM CAPACITIES, SIZES, PERFORMANCES, SAFETY FEATURES, FINISHES AND OTHER PERTINENT INFORMATION.
3. SHOW FLOORS SERVED, TRAVEL DISTANCES, MAXIMUM LOADS IMPOSED ON THE BUILDING STRUCTURE AT POINTS OF SUPPORT AND ALL SIMILAR CONSIDERATIONS OF THE ELEVATOR WORK.
4. INDICATE ELECTRICAL POWER REQUIREMENTS AND BRANCH CIRCUIT PROTECTION DEVICE RECOMMENDATIONS.

C. POWDER COAT PAINT SELECTION: SUBMIT MANUFACTURER'S STANDARD SELECTION CHARTS FOR EXPOSED FINISHES AND MATERIALS.

D. PLASTIC LAMINATE SELECTION: SUBMIT MANUFACTURER'S STANDARD SELECTION CHARTS FOR EXPOSED FINISHES AND MATERIALS.

E. METAL FINISHES: UPON REQUEST, STANDARD METAL SAMPLES PROVIDED.

F. OPERATION AND MAINTENANCE DATA, INCLUDE THE FOLLOWING:
1. OWNERS MANUAL AND WIRING DIAGRAMS.
2. PARTS LIST, WITH RECOMMENDED PARTS INVENTORY.

1.03 QUALITY ASSURANCE

A. MANUFACTURER QUALIFICATIONS: AN APPROVED MANUFACTURER WITH MINIMUM FIFTEEN YEARS EXPERIENCE IN MANUFACTURING, INSTALLING, AND SERVICING ELEVATORS OF THE TYPE REQUIRED FOR THE PROJECT.
1. MUST BE THE MANUFACTURER OF THE POWER UNIT, CONTROLLER, SIGNAL FIXTURES, DOOR OPERATORS CAB, ENTRANCES, AND ALL OTHER MAJOR PARTS OF THE ELEVATOR OPERATING EQUIPMENT.
   A. THE MAJOR PARTS OF THE ELEVATOR EQUIPMENT SHALL BE MANUFACTURED IN THE UNITED STATES, AND NOT BE AN ASSEMBLED SYSTEM.
2. THE MANUFACTURER SHALL HAVE A DOCUMENTED, ON-GOING QUALITY ASSURANCE PROGRAM.
3. ISO-9001:2000 MANUFACTURER CERTIFIED
4. ISO-14001:2004 ENVIRONMENTAL MANAGEMENT SYSTEM CERTIFIED

B. INSTALLER QUALIFICATIONS: THE MANUFACTURER OR AN AUTHORIZED AGENT OF THE MANUFACTURER WITH NOT LESS THAN FIFTEEN YEARS OF SATISFACTORY EXPERIENCE INSTALLING ELEVATORS EQUAL IN CHARACTER AND PERFORMANCE TO THE PROJECT ELEVATORS.

C. REGULATORY REQUIREMENTS:
1. ASME/ANSI A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS, LATEST EDITION OR AS REQUIRED BY THE LOCAL BUILDING CODE.
2. BUILDING CODE: NATIONAL
3. NFPA 70 NATIONAL ELECTRICAL CODE.
4. NFPA 80 FIRE DOORS AND WINDOWS.
5. AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
6. CAN/CSA C22.1 CANADIAN ELECTRICAL CODE.
7. CAN/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS.

D. FIRE-RATED ENTRANCE ASSEMBLIES: OPENING PROTECTIVE ASSEMBLIES INCLUDING FRAMES, HARDWARE, AND OPERATION SHALL COMPLY WITH ASTM E2074, CAN4-S104 (ULC-S104), UL10(B), AND NFPA 80. PROVIDE ENTRANCE ASSEMBLY UNITS BEARING CLASS B OR 1 1/2 HOUR LABEL BY A NATIONALLY RECOGNIZED TESTING LABORATORY (2 HOUR LABEL IN CANADA).

E. INSPECTION AND TESTING: ELEVATOR INSTALLER SHALL OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, TESTS, PERMITS AND FEES FOR ELEVATOR INSTALLATION.
1. ARRANGE FOR INSPECTIONS AND MAKE REQUIRED TESTS.
2. DELIVER TO THE OWNER UPON COMPLETION AND ACCEPTANCE OF ELEVATOR WORK.

1.04 DELIVERY, STORAGE AND HANDLING

A. MANUFACTURING WILL DELIVER ELEVATOR MATERIALS, COMPONENTS AND EQUIPMENT AND THE CONTRACTOR IS RESPONSIBLE TO PROVIDE SECURE AND SAFE STORAGE ON JOB SITE.

1.05 PROJECT CONDITIONS

A. PROHIBITED USE: ELEVATORS SHALL NOT BE USED FOR TEMPORARY SERVICE OR FOR ANY OTHER PURPOSE DURING THE CONSTRUCTION PERIOD BEFORE SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE PURCHASER UNLESS AGREED UPON BY ELEVATOR CONTRACTOR AND GENERAL CONTRACTOR WITH SIGNED TEMPORARY AGREEMENT.

B. PROVIDE THE HOLE FOR THE JACK UNIT (IF REQUIRED BY THE TYPE OF JACK PROVIDED), BASED ON EXCAVATION THROUGH NORMAL SOIL OR CLAY WHICH CAN BE REMOVED BY MANUAL DIGGING OR BY STANDARD TRUCK-MOUNTED REGULAR DRILLING UNIT. PROVIDE A CASING IF REQUIRED TO RETAIN THE WALLS OF THE HOLE. GENERAL CONTRACTOR SHALL REMOVE EXCAVATION SPOILS DEPOSITED IN THE ELEVATOR PIT.
1. IF A PHYSICAL OBSTRUCTION OR HINDRANCE IS ENCOUNTERED BELOW THE GROUND SURFACE, INCLUDING BOULDERS, ROCK, GRAVEL, WOOD, METAL, PILINGS, SAND, WATER, QUICK SAND, CAVES, PUBLIC UTILITIES OR ANY OTHER FOREIGN MATERIAL, OBTAIN WRITTEN AUTHORIZATION TO PROCEED WITH EXCAVATING USING SPECIAL EXCAVATION EQUIPMENT.
2. MAINTAIN A DAILY LOG OF TIME AND MATERIAL COSTS INVOLVED.
3. ELEVATOR CONTRACTOR WILL BE COMPENSATED ON A TIME AND MATERIAL BASIS FOR ADDITIONAL COSTS INCURRED AFTER ENCOUNTERING THE PHYSICAL OBSTRUCTION OR HINDRANCE, INCLUDING THE COST OF THE SPECIAL EXCAVATION EQUIPMENT.

1.06 WARRANTY

A. WARRANTY: SUBMIT ELEVATOR MANUFACTURER'S STANDARD WRITTEN WARRANTY AGREEING TO REPAIR, RESTORE OR REPLACE DEFECTS IN ELEVATOR WORK MATERIALS AND WORKMANSHIP NOT DUE TO ORDINARY WEAR AND TEAR OR IMPROPER USE OR CARE FOR 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.

1.07 MAINTENANCE

A. FURNISH MAINTENANCE AND CALL BACK SERVICE FOR A PERIOD OF 3 MONTHS FOR EACH ELEVATOR FROM DATE OF SUBSTANTIAL COMPLETION DURING NORMAL WORKING HOURS, EXCLUDING CALLBACKS. SERVICE SHALL CONSIST OF PERIODIC EXAMINATION OF THE EQUIPMENT, ADJUSTMENT, LUBRICATION, CLEANING, SUPPLIES AND PARTS TO KEEP THE ELEVATORS IN PROPER OPERATION.
1. MANUFACTURER SHALL HAVE A SERVICE OFFICE AND FULL TIME SERVICE PERSONNEL WITHIN A 100 MILE RADIUS OF THE PROJECT SITE.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. MANUFACTURER: THYSSENKRUPP ELEVATOR

2.02 MATERIALS, GENERAL

A. COLORS, PATTERNS, AND FINISHES: AS SELECTED BY THE ARCHITECT FROM MANUFACTURER'S STANDARD COLORS, PATTERNS, AND FINISH CHARTS.

B. STEEL:
1. SHAPES AND BARS: CARBON.
2. SHEET: COLD-ROLLED STEEL SHEET, COMMERCIAL QUALITY, CLASS 1, MATTE FINISH.
3. FINISH: FACTORY-APPLIED BAKED ENAMEL.

C. PLASTIC LAMINATE: DECORATIVE HIGH-PRESSURE TYPE, COMPLYING WITH NEMA LD3, TYPE GP-50 GENERAL PURPOSE GRADE, NOMINAL 0.050" THICKNESS.

D. CARPET: BY OTHERS.

2.03 HOISTWAY EQUIPMENT

A. PLATFORM: FABRICATED FRAME OF FORMED OR STRUCTURAL STEEL SHAPES, GUSSETED AND RIGIDLY WELDED WITH A WOOD SUBFLOOR. UNDERSIDE OF THE PLATFORM SHALL BE FIREPROOFED. THE CAR PLATFORM SHALL BE DESIGNED AND FABRICATED TO SUPPORT ONE-PIECE LOADS WEIGHING UP TO 25% OF THE RATED CAPACITY.

B. SLING: STEEL STILES AFFIXED TO A STEEL CROSSHEAD AND BOLSTERED WITH BRACING MEMBERS TO REMOVE STRAIN FROM THE CAR ENCLOSURE.

C. GUIDE RAILS: STEEL, OMEGA SHAPED, FASTENED TO THE BUILDING STRUCTURE WITH STEEL BRACKETS.

D. GUIDE SHOES: SLIDE GUIDES SHALL BE MOUNTED ON TOP AND BOTTOM OF THE CAR.

E. BUFFERS: PROVIDE SUBSTANTIAL BUFFERS IN THE ELEVATOR PIT. MOUNT BUFFERS ON A STEEL TEMPLATE THAT IS FASTENED TO THE PIT FLOOR OR CONTINUOUS CHANNELS FASTENED TO THE ELEVATOR GUIDE RAIL OR SECURELY ANCHORED TO THE PIT FLOOR. PROVIDE EXTENSIONS IF REQUIRED BY PROJECT CONDITIONS.

F. JACK: JACK UNIT SHALL BE OF SUFFICIENT SIZE TO LIFT THE GROSS LOAD THE HEIGHT SPECIFIED. FACTORY TEST JACK TO INSURE ADEQUATE STRENGTH AND FREEDOM FROM LEAKAGE. BRITTLE MATERIAL, SUCH AS GRAY CAST IRON, IS PROHIBITED IN THE JACK CONSTRUCTION. PROVIDE THE FOLLOWING JACK TYPE: SINGLE POST CONVENTIONAL (IN GROUND). SINGLE POLISHED STEEL HYDRAULIC PLUNGER HOUSED IN A STEEL SEALED CASING WITH SUFFICIENT CLEARANCE SPACE TO ALLOW FOR ALIGNMENT DURING INSTALLATION. THE CASING SHALL HAVE A DISHED ENDING AND SAFETY BULKHEAD AS REQUIRED BY A17.1 CODE. THE PLUNGER SHALL HAVE A HIGH-PRESSURE SEALING SYSTEM WHICH WILL NOT ALLOW FOR SEAL MOVEMENT OR DISPLACEMENT DURING THE COURSE OF OPERATION. THE JACK SYSTEM WILL BE SUPPLIED WITH SCHEDULE 40 PVC OR AN HDPE PROTECTION SYSTEM COMPLYING WITH A17.1 CODE REQUIREMENTS TO PREVENT IN GROUND CORROSION OF THE CASING. THE JACK CASING SHALL HAVE A BLEEDER VALVE TO DISCHARGE ANY AIR TRAPPED IN THE JACK.

G. AUTOMATIC SELF-LEVELING: PROVIDE EACH ELEVATOR CAR WITH A SELF-LEVELING FEATURE TO AUTOMATICALLY BRING THE CAR TO THE LANDINGS AND CORRECT FOR OVERTRAVEL OR UNDERTRAVEL. SELF-LEVELING SHALL, WITHIN ITS ZONE, BE AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE. THE CAR SHALL BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING IRRESPECTIVE OF ITS LOAD.

H. WIRING, PIPING, AND OIL: PROVIDE ALL NECESSARY HOISTWAY WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. ALL NECESSARY CODE COMPLIANT PIPE AND FITTINGS SHALL BE PROVIDED TO CONNECT THE POWER UNIT TO THE JACK UNIT. PROVIDE PROPER GRADE OIL AS SPECIFIED BY THE MANUFACTURER OF THE POWER UNIT.

2.04 POWER UNIT

A. POWER UNIT (OIL PUMPING AND CONTROL MECHANISM): A SELF-CONTAINED UNIT. CONSISTING OF THE FOLLOWING ITEMS:
1. OIL RESERVOIR WITH TANK COVER.
2. AN OIL HYDRAULIC PUMP.
3. AN ELECTRIC MOTOR.
4. OIL CONTROL VALVE WITH THE FOLLOWING COMPONENTS BUILT INTO SINGLE HOUSING; HIGH PRESSURE RELIEF VALVE, CHECK VALVE, AUTOMATIC UNLOADING UP START VALVE, LOWERING AND LEVELING VALVE, AND ELECTRO-MAGNETIC CONTROLLING SOLENOIDS.

B. PUMP: POSITIVE DISPLACEMENT TYPE PUMP SPECIFICALLY MANUFACTURED FOR OIL-HYDRAULIC ELEVATOR SERVICE. PUMP SHALL BE DESIGNED FOR STEADY DISCHARGE WITH MINIMUM PULSATION TO GIVE SMOOTH AND QUIET OPERATION. OUTPUT OF PUMP SHALL NOT VARY MORE THAN 10 PERCENT BETWEEN NO LOAD AND FULL LOAD ON THE ELEVATOR CAR.

C. MOTOR: STANDARD MANUFACTURE MOTOR SPECIFICALLY DESIGNED FOR OIL-HYDRAULIC ELEVATOR SERVICE. DUTY RATING SHALL BE SELECTED FOR SPECIFIED SPEED AND LOAD.

D. CONTROL SYSTEM: SHALL BE MICROPROCESSOR BASED AND PROTECTED FROM ENVIRONMENTAL EXTREMES AND EXCESSIVE VIBRATIONS.IN A NEMA 1 ENCLOSURE.

E. OIL CONTROL UNIT: THE FOLLOWING COMPONENTS SHALL BE BUILT INTO A SINGLE HOUSING. WELDED MANIFOLDS WITH SEPARATE VALVES TO ACCOMPLISH EACH FUNCTION ARE NOT ACCEPTABLE. ADJUSTMENTS SHALL BE ACCESSIBLE AND BE MADE WITHOUT REMOVING THE ASSEMBLY FROM THE OIL LINE.
1. RELIEF VALVE SHALL BE EXTERNALLY ADJUSTABLE AND BE CAPABLE OF BYPASSING THE TOTAL OIL FLOW WITHOUT INCREASING BACK PRESSURE MORE THAN 10 PERCENT ABOVE THAT REQUIRED TO BARELY OPEN THE VALVE.
2. UP START AND STOP VALVE SHALL BE ADJUSTABLE AND DESIGNED TO BYPASS OIL FLOW DURING START AND STOP OF MOTOR PUMP ASSEMBLY. VALVE SHALL CLOSE SLOWLY, GRADUALLY DIVERTING OIL TO OR FROM THE JACK UNIT, ENSURING SMOOTH UP STARTS AND UP STOPS.
3. CHECK VALVE SHALL BE DESIGNED TO CLOSE QUIETLY WITHOUT PERMITTING ANY PERCEPTIBLE REVERSE FLOW.
4. LOWERING VALVE AND LEVELING VALVE SHALL BE ADJUSTABLE FOR DOWN START SPEED, LOWERING SPEED, LEVELING SPEED AND STOPPING SPEED TO ENSURE SMOOTH "DOWN" STARTS AND STOPS. THE LEVELING VALVE SHALL BE DESIGNED TO LEVEL THE CAR TO THE FLOOR IN THE DIRECTION THE CAR IS TRAVELING AFTER SLOWDOWN IS INITIATED.

F. SOLID STATE STARTING: PROVIDE AN ELECTRONIC STARTER FEATURING ADJUSTABLE STARTING CURRENTS.

2.05 HOISTWAY ENTRANCES

A. DOORS AND FRAMES: PROVIDE COMPLETE HOLLOW METAL TYPE HOISTWAY ENTRANCES AT EACH HOISTWAY OPENING BOLTED/KNOCK DOWN CONSTRUCTION.
1. MANUFACTURER'S STANDARD ENTRANCE DESIGN CONSISTING OF HANGERS, DOORS, HANGER SUPPORTS, HANGER COVERS, FASCIA PLATES, SIGHT GUARDS, AND NECESSARY HARDWARE.
2. MAIN LANDING DOOR & FRAME FINISH: ASTM A1008 STEEL PANELS, FACTORY APPLIED POWDER COAT ENAMEL FINISH.
3. TYPICAL DOOR & FRAME FINISH: ASTM A 366 STEEL PANELS,FACTORY APPLIED POWDER COAT ENAMEL FINISH.

B. INTERLOCKS: EQUIP EACH HOISTWAY ENTRANCE WITH AN APPROVED TYPE INTERLOCK TESTED AS REQUIRED BY CODE. PROVIDE DOOR RESTRICTION DEVICES AS REQUIRED BY CODE.

C. DOOR HANGER AND TRACKS: PROVIDE SHEAVE TYPE TWO POINT SUSPENSION HANGERS AND TRACKS FOR EACH HOISTWAY HORIZONTAL SLIDING DOOR.
1. SHEAVES: POLYURETHANE TIRES WITH BALL BEARINGS PROPERLY SEALED TO RETAIN GREASE.
2. HANGERS: PROVIDE AN ADJUSTABLE DEVICE BENEATH THE TRACK TO LIMIT THE UP-THRUST OF THE DOORS DURING OPERATION.
3. TRACKS: DRAWN STEEL SHAPES, SMOOTH SURFACE AND SHAPED TO CONFORM TO THE HANGER SHEAVES.

D. HOISTWAY SILLS: EXTRUDED METAL, WITH GROOVE(S) IN TOP SURFACE. PROVIDE MILL FINISH ON ALUMINUM.

2.06 CAR ENCLOSURE

A. CAR ENCLOSURE:
1. WALLS: CAB TYPE TKLP, DURABLE WOOD CORE FINISHED ON BOTH SIDES WITH HIGH PRESSURE PLASTIC LAMINATE.
2. CANOPY: COLD-ROLLED STEEL WITH HINGED EXIT.
3. CEILING: LED LIGHTING SYSTEM WITH A TRANSLUCENT DIFFUSER MOUNTED TO A METAL FRAME.
4. CAB FRONTS, RETURN,TRANSOM, SOFFIT AND STRIKE: PROVIDE PANELS FACED WITH BRUSHED STAINLESS STEEL.
5. DOORS: HORIZONTAL SLIDING CAR DOORS REINFORCED WITH STEEL FOR PANEL RIGIDITY. HANG DOORS ON SHEAVE TYPE HANGERS WITH POLYURETHANE TIRES THAT ROLL ON A POLISHED STEEL TRACK AND ARE GUIDED AT THE BOTTOM BY NON-METALLIC SLIDING GUIDES.
   A. DOOR FINISH: ASTM A1008 STEEL PANELS, FACTORY APPLIED POWDER COAT ENAMEL FINISH.
   B. CAB SILLS: EXTRUDED ALUMINUM, MILL FINISH.
6. HANDRAIL: PROVIDE 4" FLAT METAL BAR ON SIDE AND REAR WALLS ON FRONT OPENING CARS AND SIDE WALLS ONLY ON FRONT AND REAR OPENING CARS. HANDRAILS SHALL HAVE A STAINLESS STEEL, NO. 4 BRUSHED FINISH.
7. VENTILATION: MANUFACTURER'S STANDARD EXHAUST FAN, MOUNTED ON THE CAR TOP.

B. CAR TOP INSPECTION: PROVIDE A CAR TOP INSPECTION STATION WITH AN "AUTO-INSPECTION" SWITCH, AN "EMERGENCY STOP" SWITCH, AND CONSTANT PRESSURE "UP AND DOWN" DIRECTION AND SAFETY BUTTONS TO MAKE THE NORMAL OPERATING DEVICES INOPERATIVE. THE STATION WILL GIVE THE INSPECTOR COMPLETE CONTROL OF THE ELEVATOR. THE CAR TOP INSPECTION STATION SHALL BE MOUNTED IN THE DOOR OPERATOR ASSEMBLY.

2.07 DOOR OPERATION

A. DOOR OPERATION: PROVIDE A DIRECT CURRENT MOTOR DRIVEN HEAVY DUTY OPERATOR DESIGNED TO OPERATE THE CAR AND HOISTWAY DOORS SIMULTANEOUSLY. DOOR MOVEMENTS SHALL BE ELECTRICALLY CUSHIONED AT BOTH LIMITS OF TRAVEL AND THE DOOR OPERATING MECHANISM SHALL BE ARRANGED FOR MANUAL OPERATION IN EVENT OF POWER FAILURE. DOORS SHALL AUTOMATICALLY OPEN WHEN THE CAR ARRIVES AT THE LANDING AND AUTOMATICALLY CLOSE AFTER AN ADJUSTABLE TIME INTERVAL OR WHEN THE CAR IS DISPATCHED TO ANOTHER LANDING. CLOSED-LOOP, MICROPROCESSOR CONTROLLED MOTOR-DRIVEN LINEAR DOOR OPERATOR, WITH ADJUSTABLE TORQUE LIMITS, ALSO ACCEPTABLE. AC CONTROLLED UNITS WITH OIL CHECKS OR OTHER DEVIATIONS ARE NOT ACCEPTABLE.
1. NO UN-NECESSARY DOOR OPERATION: THE CAR DOOR SHALL OPEN ONLY IF THE CAR IS STOPPING FOR A CAR OR HALL CALL, ANSWERING A CAR OR HALL CALL AT THE PRESENT POSITION OR SELECTED AS A DISPATCH CAR.
2. DOOR OPEN TIME SAVER: IF A CAR IS STOPPING IN RESPONSE TO A CAR CALL ASSIGNMENT ONLY (NO COINCIDENT HALL CALL), THE CURRENT DOOR HOLD OPEN TIME IS CHANGED TO A SHORTER FIELD PROGRAMMABLE TIME WHEN THE ELECTRONIC DOOR PROTECTION DEVICE IS ACTIVATED.
3. DOUBLE DOOR OPERATION: WHEN A CAR STOPS AT A LANDING WITH CONCURRENT UP AND DOWN HALL CALLS, NO CAR CALLS, AND NO OTHER HALL CALL ASSIGNMENTS, THE CAR DOOR OPENS TO ANSWER THE HALL CALL IN THE DIRECTION OF THE CAR'S CURRENT TRAVEL. IF AN ONWARD CAR CALL IS NOT REGISTERED BEFORE THE DOOR CLOSES TO WITHIN 6 INCHES OF FULLY CLOSED, THE TRAVEL WILL REVERSE AND THE DOOR WILL REOPEN TO ANSWER THE OTHER CALL.
4. NUDGING OPERATION: THE DOORS SHALL REMAIN OPEN AS LONG AS THE ELECTRONIC DETECTOR SENSES THE PRESENCE OF A PASSENGER OR OBJECT IN THE DOOR OPENING. IF DOOR CLOSING IS PREVENTED FOR A FIELD PROGRAMMABLE TIME, A BUZZER WILL SOUND. WHEN THE OBSTRUCTION IS REMOVED, THE DOOR WILL BEGIN TO CLOSE AT REDUCED SPEED. IF THE INFRA-RED DOOR PROTECTION SYSTEM DETECTS A PERSON OR OBJECT WHILE

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

ELEVATOR SPECIFICATION SHEET

SHEET NUMBER:

EL-1

CLOSING ON NUDGING, THE DOORS WILL STOP AND RESUME CLOSING ONLY AFTER THE OBSTRUCTION HAS BEEN REMOVED.

5. LIMITED DOOR REVERSAL: IF THE DOORS ARE CLOSING AND THE INFRA-RED BEAM(S) IS INTERRUPTED, THE DOORS WILL REVERSE AND REOPEN PARTIALLY. AFTER THE OBSTRUCTION IS CLEARED, THE DOORS WILL BEGIN TO CLOSE.
6. DOOR OPEN WATCHDOG: IF THE DOORS ARE OPENING, BUT DO NOT FULLY OPEN AFTER A FIELD ADJUSTABLE TIME, THE DOORS WILL RECYCLE CLOSED THEN ATTEMPT TO OPEN SIX TIMES TO TRY AND CORRECT THE FAULT.
7. DOOR CLOSE WATCHDOG: IF THE DOORS ARE CLOSING, BUT DO NOT FULLY CLOSE AFTER A FIELD ADJUSTABLE TIME, THE DOORS WILL RECYCLE OPEN THEN ATTEMPT TO CLOSE SIX TIMES TO TRY AND CORRECT THE FAULT.
8. DOOR CLOSE ASSIST: WHEN THE DOORS HAVE FAILED TO FULLY CLOSE AND ARE IN THE RECYCLE MODE, THE DOOR DRIVE MOTOR SHALL HAVE INCREASED TORQUE APPLIED TO POSSIBLY OVERCOME MECHANICAL RESISTANCE OR DIFFERENTIAL AIR PRESSURE AND ALLOW THE DOOR TO CLOSE.

B. DOOR PROTECTION DEVICES: PROVIDE A DOOR PROTECTION SYSTEM USING 150 OR MORE MICROPROCESSOR CONTROLLED INFRA-RED LIGHT BEAMS. THE BEAMS SHALL PROJECT ACROSS THE CAR OPENING DETECTING THE PRESENCE OF A PASSENGER OR OBJECT. IF DOOR MOVEMENT IS OBSTRUCTED, THE DOORS SHALL IMMEDIATELY REOPEN.

2.08 CAR OPERATING STATION

A. CAR OPERATING STATION, GENERAL: THE MAIN CAR CONTROL IN EACH CAR SHALL CONTAIN THE DEVICES REQUIRED FOR SPECIFIC OPERATION MOUNTED IN AN INTEGRAL SWING RETURN PANEL REQUIRING NO APPLIED FACEPLATE. SWING RETURN SHALL HAVE A BRUSHED STAINLESS STEEL FINISH. THE MAIN CAR OPERATING PANEL SHALL BE MOUNTED IN THE RETURN AND COMPLY WITH HANDICAP REQUIREMENTS. PUSHBUTTONS THAT ILLUMINATE USING LONG LASTING LED'S SHALL BE INCLUDED FOR EACH FLOOR SERVED, AND EMERGENCY BUTTONS AND SWITCHES SHALL BE PROVIDED PER CODE. ALL POLYCARBONATE PUSHBUTTONS SHALL BE MANUFACTURED WITH MICROBAN® ANTIMICROBIAL PROTECTION. SWITCHES FOR CAR LIGHT AND ACCESSORIES SHALL BE PROVIDED.

B. EMERGENCY COMMUNICATIONS SYSTEM: INTEGRAL PHONE SYSTEM PROVIDED.

C. AUXILIARY OPERATING PANEL: NOT REQUIRED

D. COLUMN MOUNTED CAR RIDING LANTERN: A CAR RIDING LANTERN SHALL BE INSTALLED IN THE ELEVATOR CAB AND LOCATED IN THE ENTRANCE. THE LANTERN, WHEN ILLUMINATED, WILL INDICATE THE INTENDED DIRECTION OF TRAVEL. THE LANTERN WILL ILLUMINATE AND A SIGNAL WILL SOUND WHEN THE CAR ARRIVES AT A FLOOR WHERE IT WILL STOP. THE LANTERN SHALL REMAIN ILLUMINATED UNTIL THE DOOR(S) BEGIN TO CLOSE.

E. SPECIAL EQUIPMENT: NOT APPLICABLE

2.09 CONTROL SYSTEMS

A. CONTROLLER: THE ELEVATOR CONTROL SYSTEM SHALL BE MICROPROCESSOR BASED AND SOFTWARE ORIENTED. CONTROL OF THE ELEVATOR SHALL BE AUTOMATIC IN OPERATION BY MEANS OF PUSH BUTTONS IN THE CAR NUMBERED TO CORRESPOND TO FLOORS SERVED, FOR REGISTERING CAR STOPS, AND BY "UP-DOWN" PUSH BUTTONS AT EACH INTERMEDIATE LANDING AND "CALL" PUSH BUTTONS AT TERMINAL LANDINGS.

B. AUTOMATIC LIGHT AND FAN SHUT DOWN: THE CONTROL SYSTEM SHALL EVALUATE THE SYSTEM ACTIVITY AND AUTOMATICALLY TURN OFF THE CAB LIGHTING AND VENTILATION FAN DURING PERIODS OF INACTIVITY. THE SETTINGS SHALL BE FIELD PROGRAMMABLE.

C. SPECIAL OPERATION: NOT APPLICABLE

2.10 HALL STATIONS

A. HALL STATIONS, GENERAL: PROVIDE BUTTONS WITH RED-ILLUMINATING LED HALOS TO INDICATE THAT A CALL HAS BEEN REGISTERED AT THAT FLOOR FOR THE INDICATED DIRECTION. PROVIDE 1 SET OF PUSHBUTTON RISERS. PROVIDE ONE PUSHBUTTON RISER WITH FACEPLATES HAVING A BRUSHED STAINLESS STEEL FINISH.
1. PHASE 1 FIREFIGHTER'S SERVICE KEY SWITCH, WITH INSTRUCTIONS, SHALL BE INCORPORATED INTO THE HALL STATION AT THE DESIGNATED LEVEL.
2. ALL POLYCARBONATE PUSHBUTTONS BE MANUFACTURED WITH HAVE MICROBAN® ANTIMICROBIAL PROTECTION.

B. FLOOR IDENTIFICATION PADS: PROVIDE DOOR JAMB PADS AT EACH FLOOR. JAMB PADS SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

C. HALL POSITION INDICATOR: NOT APPLICABLE

D. HALL LANTERNS: NOT APPLICABLE

E. SPECIAL EQUIPMENT: NOT APPLICABLE

2.11 MISCELLANEOUS ELEVATOR COMPONENTS

A. OIL HYDRAULIC SILENCER: INSTALL AN OIL HYDRAULIC SILENCER (MUFFLER DEVICE) AT THE POWER UNIT LOCATION. THE SILENCER SHALL CONTAIN PULSATION ABSORBING MATERIAL INSERTED IN A BLOWOUT PROOF HOUSING ARRANGED FOR INSPECTING INTERIOR PARTS WITHOUT REMOVING UNIT FROM OIL LINE.

PART 3 EXECUTION

3.01 EXAMINATION

A. BEFORE STARTING ELEVATOR INSTALLATION, INSPECT HOISTWAY, HOISTWAY OPENINGS, PITS AND MACHINE ROOMS/CONTROL SPACE. AS CONSTRUCTED AND VERIFY ALL CRITICAL DIMENSIONS, AND EXAMINE SUPPORTING STRUCTURES AND ALL OTHER CONDITIONS UNDER WHICH ELEVATOR WORK IS TO BE INSTALLED. DO NOT PROCEED WITH ELEVATOR INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO THE INSTALLER.

B. INSTALLATION CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.

3.02 INSTALLATION

A. INSTALL ELEVATOR SYSTEMS COMPONENTS AND COORDINATE INSTALLATION OF HOISTWAY WALL CONSTRUCTION.
1. WORK SHALL BE PERFORMED BY COMPETENT ELEVATOR INSTALLATION PERSONNEL IN ACCORDANCE WITH ASME A17.1, MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
2. COMPLY WITH THE NATIONAL ELECTRICAL CODE FOR ELECTRICAL WORK REQUIRED DURING INSTALLATION.

B. JACK UNIT EXCAVATION (IF REQUIRED BY THE TYPE OF JACK PROVIDED): DRILL OR OTHERWISE EXCAVATE BELOW ELEVATOR PIT CONSTRUCTION AS REQUIRED TO INSTALL THE JACK UNIT.
1. INSTALL CASING FOR JACK UNIT.
2. PROVIDE HDPE JACK PROTECTION SYSTEM FOR ALL IN GROUND JACKS.
3. SET CASING FOR JACK UNIT ASSEMBLY PLUMB, AND PARTIALLY FILL WITH WATER-SETTLED SAND, ELIMINATING VOIDS. BACK FILL DEPTH SHALL BE SUFFICIENT TO HOLD THE BOTTOM OF THE JACK IN PLACE OVER TIME.

C. COORDINATION: COORDINATE ELEVATOR WORK WITH THE WORK OF OTHER TRADES, FOR PROPER TIME AND SEQUENCE TO AVOID CONSTRUCTION DELAYS. USE BENCHMARKS, LINES, AND LEVELS DESIGNATED BY THE CONTRACTOR, TO ENSURE DIMENSIONAL COORDINATION OF THE WORK.

D. ALIGNMENT: COORDINATE INSTALLATION OF HOISTWAY ENTRANCES WITH INSTALLATION OF ELEVATOR GUIDE RAILS FOR ACCURATE ALIGNMENT OF ENTRANCES WITH CARS. WHERE POSSIBLE, DELAY FINAL ADJUSTMENT OF SILLS AND DOORS UNTIL CAR IS OPERABLE IN SHAFT. REDUCE CLEARANCES TO MINIMUM SAFE, WORKABLE DIMENSIONS AT EACH LANDING.

E. LUBRICATE OPERATING PARTS OF SYSTEM WHERE RECOMMENDED BY MANUFACTURER.

3.03 FIELD QUALITY CONTROL

A. ACCEPTANCE TESTING: UPON COMPLETION OF THE ELEVATOR INSTALLATION AND BEFORE PERMITTING USE OF ELEVATOR, PERFORM ACCEPTANCE TESTS AS REQUIRED BY A17.1 CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. PERFORM OTHER TESTS, IF ANY, AS REQUIRED BY GOVERNING REGULATIONS OR AGENCIES.

B. ADVISE OWNER, CONTRACTOR, ARCHITECT, AND GOVERNING AUTHORITIES IN ADVANCE OF DATES AND TIMES TESTS ARE TO BE PERFORMED ON THE ELEVATOR.

3.04 ADJUSTING

A. MAKE NECESSARY ADJUSTMENTS OF OPERATING DEVICES AND EQUIPMENT TO ENSURE ELEVATOR OPERATES SMOOTHLY AND ACCURATELY.

3.05 CLEANING

A. BEFORE FINAL ACCEPTANCE, REMOVE PROTECTION FROM FINISHED SURFACES AND CLEAN AND POLISH SURFACES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR TYPE OF MATERIAL AND FINISH PROVIDED. STAINLESS STALL SHALL BE CLEANED WITH SOAP AND WATER AND DRIED WITH A NON-ABRASIVE SURFACE; SHALL NOT BE CLEANED WITH BLEACHED-BASED CLEANSERS.

B. AT COMPLETION OF ELEVATOR WORK, REMOVE TOOLS, EQUIPMENT, AND SURPLUS MATERIALS FROM SITE. CLEAN EQUIPMENT ROOMS AND HOISTWAY. REMOVE TRASH AND DEBRIS.

3.06 PROTECTION

A. AT TIME OF SUBSTANTIAL COMPLETION OF ELEVATOR WORK, OR PORTION THEREOF, PROVIDE SUITABLE PROTECTIVE COVERINGS, BARRIERS, DEVICES, SIGNS, OR OTHER SUCH METHODS OR PROCEDURES TO PROTECT ELEVATOR WORK FROM DAMAGE OR DETERIORATION. MAINTAIN PROTECTIVE MEASURES THROUGHOUT REMAINDER OF CONSTRUCTION PERIOD.

3.07 DEMONSTRATION

A. INSTRUCT OWNER'S PERSONNEL IN PROPER USE, OPERATIONS, AND DAILY MAINTENANCE OF ELEVATORS. REVIEW EMERGENCY PROVISIONS, INCLUDING EMERGENCY ACCESS AND PROCEDURES TO BE FOLLOWED AT TIME OF FAILURE IN OPERATION AND OTHER BUILDING EMERGENCIES. TRAIN OWNER'S PERSONNEL IN NORMAL PROCEDURES TO BE FOLLOWED IN CHECKING FOR SOURCES OF OPERATIONAL FAILURES OR MALFUNCTIONS.

B. MAKE A FINAL CHECK OF EACH ELEVATOR OPERATION, WITH OWNER'S PERSONNEL PRESENT, IMMEDIATELY BEFORE DATE OF SUBSTANTIAL COMPLETION. DETERMINE THAT CONTROL SYSTEMS AND OPERATING DEVICES ARE FUNCTIONING PROPERLY.

3.08 ELEVATOR SCHEDULE

A. ELEVATOR QTY. 1
1. ELEVATOR MODEL: MARQUIS 25
2. RATED CAPACITY: 2500 LBS.
3. RATED SPEED: 80 FT./MIN.
4. OPERATION SYSTEM: TAC32
5. TRAVEL: 10'-2"
6. LANDINGS: 1 TOTAL
7. OPENINGS:
   A. FRONT: 0
   B. REAR: 0
8. CLEAR CAR INSIDE: 5' - 8" WIDE X 4' - 3" DEEP
9. CAB HEIGHT: THECABHEIGHT NOMINAL
10. HOISTWAY ENTRANCE SIZE: 3' - 6" WIDE X 7'-0" HIGH
11. DOOR TYPE: SINGLE SPEED
12. POWER CHARACTERISTICS: 208 VOLTS, 3 PHASE, 60 HZ.
13. SEISMIC REQUIREMENTS: ZONE 3+
14. FIXTURE & BUTTON STYLE: SIGNA4 SIGNAL FIXTURES WITH MICROBAN® ANTIMICROBIAL PROTECTION.
15. SPECIAL OPERATIONS: NONE

3.09 SPECIAL CONDITIONS (NOTE: ADD SPECIAL CONDITIONS AS NEEDED)

END OF SECTION

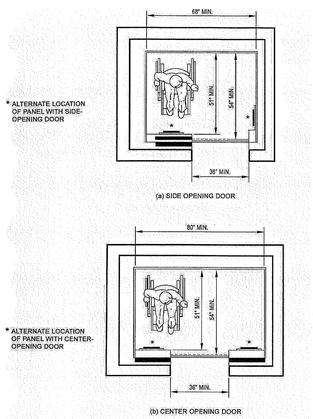

FIGURE 11B-40A—MINIMUM DIMENSIONS OF ELEVATOR CARS

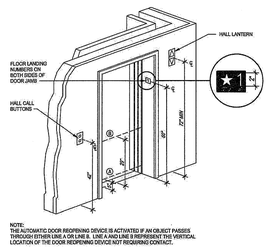

FIGURE 11B-40C—HOISTWAY AND ELEVATOR ENTRANCES

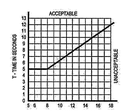

FIGURE 11B-40D—GRAPH OF TIMING EQUATION

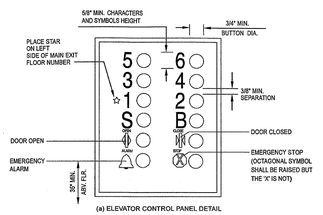

FIGURE 11B-40B—ELEVATOR CONTROL PANEL

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
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REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

ELEVATOR SPECIFICATION SHEET

SHEET NUMBER:

EL~2

CERTIFICATE OF COMPLIANCE AND FIELD INSPECTION ENERGY CHECKLIST (Part 2 of 3) ENV-1C

Project Name: San Palo Partners, LLP Medical Offices — Date: 6/27/2011

ROOFING PRODUCT (COOL ROOFS)

(Note if the roofing product is not CRRC certified, this compliance approach cannot be used). Go to Overall Envelope Approach or Performance Approach.

CHECK APPLICABLE BOX BELOW IF EXEMPT FROM THE ROOFING PRODUCT "COOL ROOF" REQUIREMENTS:	Pass	Fail[1]	N/A
☐ Roofing compliance not required in Climate Zones 1 and16 with a Low-Sloped. 2:12 pitch or less.	☐	☐	☐
☐ Roofing compliance not required in Climate Zone 1 with a Steep-Sloped with less than 5 lb/ft². Greater than 2:12 pitch.	☐	☐	☐
☐ Low-sloped Wood framed roofs in Climate Zones 3 and 5 are exempted, solar reflectance and thermal emittance or SRI that have a U-factor of 0.039 or lower. See Opaque Surface Details roof assembly, Column H of ENV-2C.	☐	☐	☐
☐ Low-sloped Metal building roofs in Climate Zone 3 and 5 are exempted, solar relectance and thermal emittance or SRI that have a U-factor of 0.048 or lower. See Opaque Surface Details roof assembly below, Column H of ENV-2C.	☐	☐	☐
☐ The roof area covered by building integrated photovoltaic panels and building integrated solar thermal panels are exempted. Solar reflectance and thermal emittance or SRI, see spreadsheet calculator at www.energy.ca.gov/title24/	☐	☐	☐
☐ Roof constructions that have thermal mass over the roof membrane with a weight of at least 25 lb/ft² are exempt from the Cool Roof criteria below.	☐	☐	☐
☐ High-rise residential buildings and hotels and motels with low-sloped roofs in Climate Zones 1 through 9, 12 and 16 are exempted from the low-sloped roofing criteria.	☐	☐	☐

1. If Fail then describe on this page of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

CRRC Product ID Number[1]	Roof Slope ≤ 2:12	Roof Slope > 2:12	Product Weight < 5lb/ft²	Product Weight ≥ 5lb/ft²	Product Type[2]	Aged Solar Reflectance[3]	Thermal Emmitance	SRI[5]	Pass	Fail[6]
	☐	☐	☐	☐		☐ 4			☐	☐
	☐	☐	☐	☐		☐ 4			☐	☐
	☐	☐	☐	☐		☐ 4			☐	☐
	☐	☐	☐	☐		☐ 4			☐	☐
	☐	☐	☐	☐		☐ 4			☐	☐
	☐	☐	☐	☐		☐ 4			☐	☐

1. The CRRC Product ID Number can be obtained from the Cool Roof Rating Council's Rated Product Directory at www.coolroofs.org/products/search.php
2. Indicate the type of product is being used for the roof top, i.e. single-ply roof, asphalt roof, metal roof, etc.
3. If the Aged Reflectance is not available in the Cool Roof Rating Council's Rated Product Directory then use the Initial Reflectance value from the same directory and use the equation $(0.2+0.7(\rho_{initial} - 0.2)$ to obtain a calculated aged value. Where ρ is the Initial Solar Reflectance from the Cool Roof Rating Council's Rated Product Directory.
4. Check box if the Aged Reflectance is a calculated value using the equation above.
5. The SRI value needs to be calculated from a spreadsheet calculator at http://www.energy.ca.gov/title24/
6. If Fail then describe on this page of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

To apply **Liquid Field Applied Coatings**, the coating must be applied across the entire roof surface and meet the dry mil thickness or coverage recommended by the coatings manufacturer and meet minimum performance requirements listed in §118(i)4. Select the applicable coating:

☐ Aluminum-Pigmented Asphalt Roof Coating ☐ Cement-Based Roof Coating ☐ Other ______

Discrepancies:

EnergyPro 5.1 by EnergySoft User Number: 3865 **RunCode: 2011-06-27T16:37:25** ID: 503-24-11 Page 9 of 47

CERTIFICATE OF COMPLIANCE AND FIELD INSPECTION ENERGY CHECKLIST (Part 1 of 3) ENV-1C

Project Name: San Palo Partners, LLP Medical Offices — Date: 6/27/2011
Project Address: 5000 San Palo Road Atascadero — Climate Zone: 4 — Total Cond. Floor Area: 5,410 — Addition Floor Area: 1,510

GENERAL INFORMATION

Building Type: ☑ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel Guest Room
☐ Schools (Public School) ☐ Relocatable Public School Bldg. ☑ Conditioned Spaces ☐ Unconditioned Spaces
☐ Skylight Area for Large Enclosed Space ≥ 8000 ft² (If checked include the ENV-4C with submittal)
Phase of Construction: ☐ New Construction ☐ Addition ☑ Alteration
Approach of Compliance: ☐ Component ☑ Overall Envelope ☐ Unconditioned (file affidavit)
Front Orientation: N, E, S, W or in Degrees: 45 deg

FIELD INSPECTION ENERGY CHECKLIST

OPAQUE SURFACE DETAILS / INSULATION

Tag/ID	Assembly Type	Area (ft²)	Orientation N, E, S, W	U-Factor	Cavity R-Value	Exterior R-Value	Exterior Furring[3]	Interior R-Value	Interior Furring[3]	Joint Appendix 4	Condition Status	Pass	Fail[2]
9	Roof	790	(N)	0.056	R-19					4.2.2-A10	Existing	☐	☐
10	Wall	418	(NE)	0.110	R-11					4.3.1-A2	Existing	☐	☐
11	Wall	234	(SE)	0.110	R-11					4.3.1-A2	Existing	☐	☐
12	Door	20	(SE)	0.500	None					4.5.1-A4	Existing	☐	☐
13	Wall	438	(SW)	0.110	R-11					4.3.1-A2	Existing	☐	☐
14	Slab	1,690	(N)	0.730	None					4.4.7-A1	Existing	☐	☐
15	Roof	1,500	(N)	0.056	R-19					4.2.2-A10	Existing	☐	☐
16	Wall	223	(NW)	0.110	R-11					4.3.1-A2	Existing	☐	☐
												☐	☐
												☐	☐

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail, then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. A fail does not meet compliance.

FENESTRATION SURFACE DETAILS

Tag/ID	Fenestration Type	Area (ft²)	Orientation N, E, S, W	Max U-Factor	U-Factor Source	Max (R)SHGC	SHGC Source	Overhang	Conditions Status	Pass	Fail[2]
9	Window	18	(SW)	1.280	Default	0.800	Default	☐	Existing	☐	☐
10	Window	12	(NE)	1.280	Default	0.800	Default	☐	Existing	☐	☐
								☐		☐	☐
								☐		☐	☐
								☐		☐	☐
								☐		☐	☐
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								☐		☐	☐

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

EnergyPro 5.1 by EnergySoft User Number: 3865 **RunCode: 2011-06-27T16:37:25** ID: 503-24-11 Page 7 of 47

PERFORMANCE CERTIFICATE OF COMPLIANCE (Part 3 of 3) PERF-1C

Project Name: San Palo Partners, LLP Medical Offices — Date: 6/27/2011

ZONE INFORMATION

System Name	Zone Name	Occupancy Type	Floor Area (sqft.)	Inst. LPD (W/sf)[1]	Ctrl. Credits (W/sf)[2]	Allowed LPD Area (W/sf)[3]	Allowed LPD Tailored (W/sf)[4]	Proc. Loads (W/sf)
HVAC UNIT A	Medical Offices	Comp Bldg Medical and Clin	710	0.710				
	Medical Offices Addition	Comp Bldg Medical and Clin	1,510	1.149				
HVAC UNIT B	Medical Offices	Comp Bldg Medical and Clin	1,690	0.801				
HVAC UPSTAIRS	Medical Offices	Comp Bldg Medical and Clin	1,500	0.793				

Notes: 1. See LTG-1C (items marked with asterisk, see LTG-1-C by others) 2. See LTG-2C 3. See LTG-3C (by others) 4. See LTG-4C — Items above require special documentation

EXCEPTIONAL CONDITIONS COMPLIANCE CHECKLIST

The local enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The local enforcement agency determines the adequacy of the justifications, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

The exceptional features listed in this performance approach application have specifically been reviewed. Adequate written justification and documentation for their use have been provided by the applicant.

Authorized Signature or Stamp ______

EnergyPro 5.1 by EnergySoft User Number: 3865 **RunCode: 2011-06-27T16:37:25** ID: 503-24-11 Page 5 of 47

PERFORMANCE CERTIFICATE OF COMPLIANCE (Part 1 of 3) PERF-1C

Project Name: San Palo Partners, LLP Medical Offices — Date: 6/27/2011
Project Address: 5000 San Palo Road Atascadero — Climate Zone: CA Climate Zone 04 — Total Cond. Floor Area: 5,410 — Addition Floor Area: 1,510

GENERAL INFORMATION

Building Type: ☑ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel Guest Room
☐ Relocatable - indicate ☐ specific climate zone ☐ all climates
Phase of Construction: ☐ New Construction ☐ Addition ☑ Alteration

STATEMENT OF COMPLIANCE

This certificate of compliance lists the building features and specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to a Building using the performance compliance approach.

The documentation author hereby certifies that the documentation is accurate and complete.

Documentation Author
Name: Lee Falkenstern PE — Signature: [signature] Digitally signed by Lee Falkenstern DN: cn=Lee Falkenstern, o=LDF Engineering Inc., ou, email=lee_ldf@sbcglobal.net, c=US Date: 2011.06.27 16:39:31 -07'00'
Company: LDF Engineering Inc. — Date: 6/27/2011
Address: 777 Kiler Canyon Road — Phone: 805) 239 3666
City/State/Zip: Paso Robles, CA 93446

The Principal Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application. The proposed building has been designed to meet the energy efficiency requirements contained in sections 110, 116 through 118, and 140 through 149 of Title 24, Part 6. Please check one:

ENV.	LTG.	MECH.	
☐	☐	☐	I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am licensed in the State of California as a civil engineer, mechanical engineer, electrical engineer, or I am a licensed architect.
☐	☐	☐	I affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code by section 5537.2 or 6737.3 to sign this document as the person responsible for its preparation; and that I am a licensed contractor performing this work.
☐	☐	☐	I affirm that I am eligible under Division 3 of the Business and Professions Code to sign this document because it pertains to a structure or type of work described as exempt pursuant to Business and Professions Code Sections 5537, 5538 and 6737.1.

Principal Envelope Designer
Name: Ken Nagahara — Signature:
Company: KMN Architect — Date:
Address: 610 10th Street, Unit A — License #:
City/State/Zip: Paso Robles , CA 93446 — Phone: 805-238-5501

Principal Mechanical Designer
Name: — Signature:
Company: — Date:
Address: — License #:
City/State/Zip: , — Phone:

Principal Lighting Designer
Name: — Signature:
Company: — Date:
Address: — License #:
City/State/Zip: , — Phone:

INSTRUCTIONS TO APPLICANT COMPLIANCE & WORKSHEETS (check box if worksheets are included)

☑	ENV-1C	Certificate of Compliance. Required on plans.	☑	MECH-1C	Certificate of Compliance. Required on plans.
☑	LTG-1C	Certificate of Compliance. Required on plans.	☑	MECH-2C	Air/Water Side/Service Hot Water & Pool Requirements.
☐	LTG-2C	Lighting Controls Credit Worksheet.	☑	MECH-3C	Mechanical Ventilation and Reheat.
☐	LTG-3C	Indoor Lighting Power Allowance.	☑	MECH-5C	Mechanical Equipment Details.

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CERTIFICATE OF COMPLIANCE AND FIELD INSPECTION ENERGY CHECKLIST (Part 3 of 3) ENV-1C

Project Name: San Palo Partners, LLP Medical Offices — Date: 6/27/2011

Required Acceptance Tests

Designer:

This form is to be used by the designer and attached to the plans. Listed below is the acceptance test for Envelope Fenestrations system. The designer is required to check the acceptance tests and list all the fenestration products that require an acceptance test. If all the site-built fenestration of a certain type requires a test, list the different fenestration products and the number of systems. The NA7 Section in the Appendix of the Nonresidential Reference Appendices Manual describes the test. Since this form will be part of the plans, completion of this section will allow the responsible party to budget for the scope of work appropriately.

Enforcement Agency:

Systems Acceptance. Before Occupancy Permit is granted for a newly constructed building or space or whenever new fenestration is installed in the building or space shall be certified as meeting the Acceptance Requirements.
The ENV-2A form is not considered a complete form and is not to be accepted by the enforcement agency unless the boxes are checked and/or filled and signed. In addition, a Certificate of Acceptance forms shall be submitted to the enforcement agency that certifies plans, specifications, installation certificates, and operating and maintenance information meet the requirements of §10-103(b) of Title 24 Part 6. The field inspector must receive the properly filled out and signed forms before the building can receive final occupancy. A copy of the ENV-2A for each different fenestration product line must be provided to the owner of the building for their records.

Test Description: Fenestration Products Name or ID Requiring Testing or Verification	Area of like Products	ENV-2A: Building Envelope Acceptance Test	Test Performed By:
Double Metal Clear	192	☑	
Single Metal Clear Door	40	☑	
Double Metal Tinted	20	☑	
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EnergyPro 5.1 by EnergySoft User Number: 3865 **RunCode: 2011-06-27T16:37:25** ID: 503-24-11 Page 10 of 47

CERTIFICATE OF COMPLIANCE AND FIELD INSPECTION ENERGY CHECKLIST (Part 1 of 3) ENV-1C

Project Name: San Palo Partners, LLP Medical Offices — Date: 6/27/2011
Project Address: 5000 San Palo Road Atascadero — Climate Zone: 4 — Total Cond. Floor Area: 5,410 — Addition Floor Area: 1,510

GENERAL INFORMATION

Building Type: ☑ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel Guest Room
☐ Schools (Public School) ☐ Relocatable Public School Bldg. ☑ Conditioned Spaces ☐ Unconditioned Spaces
☐ Skylight Area for Large Enclosed Space ≥ 8000 ft² (If checked include the ENV-4C with submittal)
Phase of Construction: ☐ New Construction ☐ Addition ☑ Alteration
Approach of Compliance: ☐ Component ☑ Overall Envelope ☐ Unconditioned (file affidavit)
Front Orientation: N, E, S, W or in Degrees: 45 deg

FIELD INSPECTION ENERGY CHECKLIST

OPAQUE SURFACE DETAILS / INSULATION

Tag/ID	Assembly Type	Area (ft²)	Orientation N, E, S, W	U-Factor	Cavity R-Value	Exterior R-Value	Exterior Furring[3]	Interior R-Value	Interior Furring[3]	Joint Appendix 4	Condition Status	Pass	Fail[2]
17	Wall	240	(SE)	0.110	R-11					4.3.1-A2	Existing	☐	☐
18	Wall	363	(SW)	0.110	R-11					4.3.1-A2	Existing	☐	☐
19	Door	20	(SW)	0.500	None					4.5.1-A4	Existing	☐	☐
20	Wall	388	(NE)	0.110	R-11					4.3.1-A2	Existing	☐	☐
												☐	☐
												☐	☐
												☐	☐
												☐	☐
												☐	☐
												☐	☐

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail, then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. A fail does not meet compliance.

FENESTRATION SURFACE DETAILS

Tag/ID	Fenestration Type	Area (ft²)	Orientation N, E, S, W	Max U-Factor	U-Factor Source	Max (R)SHGC	SHGC Source	Overhang	Conditions Status	Pass	Fail[2]
								☐		☐	☐
								☐		☐	☐
								☐		☐	☐
								☐		☐	☐
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								☐		☐	☐

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

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CERTIFICATE OF COMPLIANCE AND FIELD INSPECTION ENERGY CHECKLIST (Part 1 of 3) ENV-1C

Project Name: San Palo Partners, LLP Medical Offices — Date: 6/27/2011
Project Address: 5000 San Palo Road Atascadero — Climate Zone: 4 — Total Cond. Floor Area: 5,410 — Addition Floor Area: 1,510

GENERAL INFORMATION

Building Type: ☑ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel Guest Room
☐ Schools (Public School) ☐ Relocatable Public School Bldg. ☑ Conditioned Spaces ☐ Unconditioned Spaces
☐ Skylight Area for Large Enclosed Space ≥ 8000 ft² (If checked include the ENV-4C with submittal)
Phase of Construction: ☐ New Construction ☐ Addition ☑ Alteration
Approach of Compliance: ☐ Component ☑ Overall Envelope ☐ Unconditioned (file affidavit)
Front Orientation: N, E, S, W or in Degrees: 45 deg

FIELD INSPECTION ENERGY CHECKLIST

OPAQUE SURFACE DETAILS / INSULATION

Tag/ID	Assembly Type	Area (ft²)	Orientation N, E, S, W	U-Factor	Cavity R-Value	Exterior R-Value	Exterior Furring[3]	Interior R-Value	Interior Furring[3]	Joint Appendix 4	Condition Status	Pass	Fail[2]
1	Wall	222	(SW)	0.110	R-11					4.3.1-A2	Existing	☐	☐
2	Slab	710	(N)	0.730	None					4.4.7-A1	Existing	☐	☐
3	Wall	138	(SW)	0.074	R-19					4.3.1-A5	New	☐	☐
4	Slab	1,510	(N)	0.730	None					4.4.7-A1	New	☐	☐
5	Wall	411	(NW)	0.074	R-19					4.3.1-A5	New	☐	☐
6	Wall	405	(NE)	0.074	R-19					4.3.1-A5	New	☐	☐
7	Wall	128	(SE)	0.074	R-19					4.3.1-A5	New	☐	☐
8	Roof	1,510	(N)	0.031	R-30					4.2.1-A20	New	☐	☐
												☐	☐
												☐	☐

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail, then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. A fail does not meet compliance.

FENESTRATION SURFACE DETAILS

Tag/ID	Fenestration Type	Area (ft²)	Orientation N, E, S, W	Max U-Factor	U-Factor Source	Max (R)SHGC	SHGC Source	Overhang	Conditions Status	Pass	Fail[2]
1	Window	76	(SW)	0.790	Default	0.700	Default	☐	New	☐	☐
2	Window	20	(SW)	1.250	Default	0.800	Default	☐	New	☐	☐
3	Window	32	(NW)	0.790	Default	0.700	Default	☐	New	☐	☐
4	Window	42	(NE)	0.790	Default	0.700	Default	☐	New	☐	☐
5	Window	42	(SE)	0.790	Default	0.700	Default	☐	New	☐	☐
6	Window	20	(SE)	1.250	Default	0.800	Default	☐	New	☐	☐
7	Window	20	(NE)	0.710	Default	0.600	Default	☐	New	☐	☐
8	Window	18	(NW)	1.280	Default	0.800	Default	☐	Existing	☐	☐
								☐		☐	☐
								☐		☐	☐

1. See Instructions in the Nonresidential Compliance Manual, page 3-96.
2. If Fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

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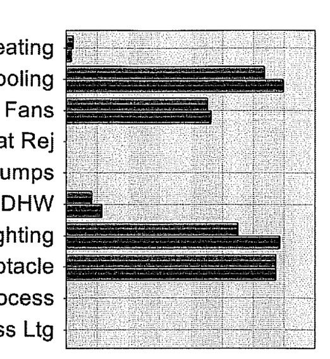
PERFORMANCE CERTIFICATE OF COMPLIANCE (Part 2 of 3) PERF-1C

Project Name: San Palo Partners, LLP Medical Offices — Date: 6/27/2011

ANNUAL TDV ENERGY USE SUMMARY (kBtu/sqft-yr)

Energy Component	Standard Design	Proposed Design	Compliance Margin
Space Heating	1.72	2.40	-0.69
Space Cooling	69.71	63.45	6.26
Indoor Fans	46.37	45.37	1.00
Heat Rejection	0.00	0.00	0.00
Pumps & Misc.	0.00	0.00	0.00
Domestic Hot Water	11.40	8.31	3.09
Lighting	68.52	55.06	13.46
Receptacle	67.20	67.20	0.00
Process	0.00	0.00	0.00
Process Lighting	0.00	0.00	0.00
TOTALS	264.92	241.79	23.13
Percent better than Standard		8.7 %	(8.7 % excluding process)



BUILDING COMPLIES

GENERAL INFORMATION

Building Orientation	(NE) 45 deg	Conditioned Floor Area	5,410	sqft.
Number of Stories	2	Unconditioned Floor Area	0	sqft.
Number of Systems	4	Conditioned Footprint Area	3,910	sqft.
Number of Zones	4	Natural Gas Available On Site	Yes	

	Orientation	Gross Area		Glazing Area		Glazing Ratio
Front Elevation	(NE)	1,285	sqft.	74	sqft.	5.8 %
Left Elevation	(SE)	684	sqft.	62	sqft.	9.1 %
Rear Elevation	(SW)	1,294	sqft.	114	sqft.	8.8 %
Right Elevation	(NW)	683	sqft.	50	sqft.	7.2 %
Total		3,946	sqft.	299	sqft.	7.6 %
Roof		3,800	sqft.	0	sqft.	0.0 %

	Standard		Proposed		
Prescriptive Lighting Power Density	1.100	W/sqft.	0.884	W/sqft.	Prescriptive Values for Comparison only. See LTG-1C for allowed LPD.
Prescriptive Envelope TDV Energy	99,685		143,384		

Remarks:
Standard Building (Compliance)

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KMN ARCHITECT
• ARCHITECTURE •
• GRAPHICS •
• DESIGN •
KEN M. NAGAHARA
Principal
Ph. (805) 238-5501
610 10th Street, Suite A Paso Robles, Ca. 93446 Fax (805) 239-5853

PLAN PREPARED FOR:
PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.
FILE NAME
DRAWN BY DJK
DATE 08/24/11
SHEET TITLE:
TITLE 24 DOCUMENTS

SHEET NUMBER:
T-24a

CERTIFICATE OF COMPLIANCE and FIELD INSPECTION ENERGY CHECKLIST (Part 3 of 4) MECH-1C

Project Name: *San Palo Partners, LLP Medical Offices* | Date: *6/27/2011*

Required Acceptance Tests

Designer:

This form is to be used by the designer and attached to the plans. Listed below are all the acceptance tests for mechanical systems. The designer is required to check the applicable boxes by all acceptance tests that apply and listed all equipment that requires an acceptance test. If all equipment of a certain type requires a test, list the equipment description and the number of systems. The NA number designates the Section in the Appendix of the Nonresidential Reference Appendices Manual that describes the test. Since this form will be part of the plans, completion of this section will allow the responsible party to budget for the scope of work appropriately.

Building Departments:

Systems Acceptance: Before occupancy permit is granted for a newly constructed building or space, or a new space-conditioning system serving a building or space is operated for normal use, all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance.
Systems Acceptance: Before occupancy permit is granted. All newly installed HVAC equipment must be tested using the Acceptance Requirements.

The MECH-1C form is not considered a completed form and is not to be accepted by the building department unless the correct boxes are checked. The equipment requiring testing, person performing the test (Example: HVAC installer, TAB contractor, controls contractor, PE in charge of project) and what Acceptance test must be conducted. The following checked-off forms are required for **ALL** newly installed equipment. In addition a Certificate of Acceptance forms shall be submitted to the building department that certifies plans, specifications, installation, certificates, and operating and maintenance information meet the requirements of §10-103(b) and Title-24 Part 6. The building inspector must receive the properly filled out and signed forms before the building can receive final occupancy.

TEST DESCRIPTION		MECH-2A	MECH-3A	MECH-4A	MECH-5A	MECH-6A	MECH-7A	MECH-8A	MECH-9A	MECH-10A	MECH-11A
Equipment Requiring Testing or Verification	Qty.	Outdoor Ventilation For VAV & CAV	Constant Volume & Single-Zone Unitary	Air Distribution Ducts	Economizer Controls	Demand Control Ventilation DCV	Supply Fan VAV	Valve Leakage Test	Supply Water Temp. Reset	Hydronic System Variable Flow Control	Automatic Demand Shed Control
Lennox GS1MP-36B-070/13ACX036	2	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐
Lennox GS1MP-60C-090/13ACX060	2	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐

LIGHTING MANDATORY MEASURES: NONRESIDENTIAL — LTG-MM

Project Name: *San Palo Partners, LLP Medical Offices* — Date: *6/27/2011*

Indoor Lighting Measures:

§131(d):	**Shut-off Controls**	
	1.	For every floor, all interior lighting systems shall be equipped with a separate automatic control to shut off the lighting. This automatic control shall meet the requirements of Section 119 and may be an occupancy sensor, automatic time switch, or other device capable of automatically shutting off the lighting.
	2.	Override for Building Lighting Shut-off: The automatic building shut-off system is provided with a manual, accessible override switch in sight of the lights. The area of override is not to exceed 5,000 square feet.
§119(h):		Automatic Control Devices Certified: All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the manufacturer.
§111:		Fluorescent Ballast and Luminaires Certified: All fluorescent fixtures specified for the project are certified and listed in the Directory. All installed fixtures shall be certified.
§131(a):		Individual Room/Area Controls: Each room and area in this building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls.
§131(b):		Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 0.8 watts per square foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within the room.
§131(c):		Daylight Area Control: All rooms with windows and skylights that are greater than 250 square feet and that allow for the effective use of daylight in the area shall have 50% of the lamps in each daylit area controlled by a separate switch; or the effective use of daylight cannot be accomplished because the windows are continuously shaded by a building on the adjacent lot. Diagram of shading during different times of the year is included on plans.
§131(c):		Display Lighting. Display lighting shall be separately switched on circuits that are 20 amps or less.6.

Outdoor Lighting Measures:

§130(c)1:	Mandatory lighting power determination for medium base sockets without permanently installed ballasts
§132(a):	All permanently installed luminaires with lamps rated over 100 Watts either have a lamp efficacy of at least 60 lumens per Watt or are controlled by a motion sensor.
§132(b):	All Luminaires with lamps rated greater than 175 Watts in hardscape area, including parking lots, building entrances, canopies, and all outdoor sales areas meet the Cutoff Requirements.
§132(c)1:	All permanently installed outdoor lighting meets the control requirements listed.
§132(c):	Building facades, parking lots, garages, canopies, and outdoor sales areas meet the Multi-Level Lighting Requirements listed.

MECHANICAL MANDATORY MEASURES: NONRESIDENTIAL — MECH-MM

Project Name: *San Palo Partners, LLP Medical Offices* — Date: *6/27/2011*

Equipment and System Efficiencies

§111:	Any appliance for which there is a California standard established in the Appliance Efficiency Regulations will comply with the applicable standard.
§115(a):	Fan type central furnaces shall not have a pilot light.
§123:	Piping, except that conveying fluids at temperatures between 60 and 105 degrees Fahrenheit, or within HVAC equipment, shall be insulated in accordance with Standards Section 123.
§124:	Air handling duct systems shall be installed and insulated in compliance with Sections 601, 602, 603, 604, and 605 of the CMC Standards.

Controls

§122(e):		Each space conditioning system shall be installed with one of the following:
	1A.	Each space conditioning system serving building types such as offices and manufacturing facilities (and all others not explicitly exempt from the requirements of Section 112 (d)) shall be installed with an automatic time switch with an accessible manual override that allows operation of the system during off-hours for up to 4 hours. The time switch shall be capable of programming different schedules for weekdays and weekends and have program backup capabilities that prevent the loss of the device's program and time setting for at least 10 hours if power is interrupted; or
	1B.	An occupancy sensor to control the operating period of the system; or
	1C.	A 4-hour timer that can be manually operated to control the operating period of the system.
	2.	Each space conditioning system shall be installed with controls that temporarily restart and temporarily operate the system as required to maintain a setback heating and/or a setup cooling thermostat setpoint.
§122(g):		Each space conditioning system serving multiple zones with a combined conditioned floor area more than 25,000 square feet shall be provided with isolation zones. Each zone: shall not exceed 25,000 square feet; shall be provided with isolation devices, such as valves or dampers that allow the supply of heating or cooling to be setback or shut off independently of other isolation areas; and shall be controlled by a time control device as described above.
§122(c):		Thermostats shall have numeric setpoints in degrees Fahrenheit (F) and adjustable setpoint stops accessible only to authorized personnel.
§122(b):		Heat pumps shall be installed with controls to prevent electric resistance supplementary heater operation when the heating load can be met by the heat pump alone
§122(a&b):		Each space conditioning system shall be controlled by an individual thermostat that responds to temperature within the zone. Where used to control heating, the control shall be adjustable down to 55 degrees F or lower. For cooling, the control shall be adjustable up to 85 degrees F or higher. Where used for both heating and cooling, the control shall be capable of providing a deadband of at least 5 degrees F within which the supply of heating and cooling is shut off or reduced to a minimum.

Ventilation

§121(e):	Controls shall be provided to allow outside air dampers or devices to be operated at the ventilation rates as specified on these plans.
§122(f):	All gravity ventilating systems shall be provided with automatic or readily accessible manually operated dampers in all openings to the outside, except for combustion air openings.
§121(f):	Ventilation System Acceptance. Before an occupancy permit is granted for a newly constructed building or space, or a new ventilating system serving a building or space is operated for normal use, all ventilation systems serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance

Service Water Heating Systems

§113(c)		Installation
	3.	Temperature controls for public lavatories. The controls shall limit the outlet Temperature to 110°F.
	2.	Circulating service water-heating systems shall have a control capable of automatically turning off the circulating pump when hot water is not required.

MECHANICAL EQUIPMENT DETAILS (Part 1 of 2) — MECH-5C

Project Name: *San Palo Partners, LLP Medical Offices* — Date: *6/27/2011*

CHILLER AND TOWER SUMMARY

Equipment Name	Type	Qty.	Efficiency	Tons	PUMPS Qty.	PUMPS GPM	PUMPS BHP	PUMPS Pump Control

DHW / BOILER SUMMARY

System Name	Type	Distribution	Qty.	Rated Input	Vol. (Gals).	Energy Factor or RE	Standby Loss or Pilot	Tank Ext. R-Value	Status
Rinnai 2532FFU	*Instant Gas*	*No Pipe Insulation*	*1*	*180,000*	*0*	*0.85*	*n/a*	*n/a*	*New*
Rinnai 2532FFU	*Instant Gas*	*No Pipe Insulation*	*1*	*180,000*	*0*	*0.85*	*n/a*	*n/a*	*New*
Rinnai 2532FFU	*Instant Gas*	*No Pipe Insulation*	*1*	*180,000*	*0*	*0.85*	*n/a*	*n/a*	*New*

MULTI-FAMILY CENTRAL WATER HEATING DETAILS

Control	Hot Water Pump Qty.	Hot Water Pump HP	Type	Hot Water Piping Length (ft) In Plenum	Outside	Buried	Add ½" Insulation
							☐
							☐
							☐

CENTRAL SYSTEM RATINGS

System Name	Type	Qty.	HEATING Output	HEATING Aux. kW	HEATING Efficiency	COOLING Output	COOLING Efficiency	Status
Lennox GS1MP-36B-070/13ACX036	*Split DX*	*2*	*62,000*	*0.0*	*92% AFUE*	*35,000*	*13.0 SEER / 11.2 EER*	*New*
Lennox GS1MP-60C-090/13ACX060	*Split DX*	*2*	*92,000*	*0.0*	*92% AFUE*	*58,000*	*14.0 SEER / 11.5 EER*	*New*

CENTRAL SYSTEM FAN SUMMARY

System Name	Fan Type	Economizer Type	SUPPLY FAN CFM	SUPPLY FAN BHP	RETURN FAN CFM	RETURN FAN BHP
Lennox GS1MP-36B-070/13ACX036	*Constant Volume*	*No Economizer*	*1,200*	*0.50*	*none*	
Lennox GS1MP-60C-090/13ACX060	*Constant Volume*	*No Economizer*	*2,000*	*1.00*	*none*	

ENVELOPE MANDATORY MEASURES: NONRESIDENTIAL — ENV-MM

Project Name: *San Palo Partners, LLP Medical Offices* — Date: *6/27/2011*

DESCRIPTION

Building Envelope Measures:

§118(a):	Installed insulating material shall have been certified by the manufacturer to comply with the California Quality Standards for insulating material, Title 20 Chapter 4, Article 3.
§118(c):	All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2602 and 707 of Title 24, Part 2.
§118(f):	The opaque portions of framed demising walls in nonresidential buildings shall have insulation with an installed R-value of no less than R-13 between framing members.
§117(a):	All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.
§116(a) 1:	Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft.² of window area, 0.3 cfm/ft.² of door area for residential doors, 0.3 cfm/ft.² of door area for nonresidential single doors (swinging and sliding), and 1.0 cfm/ft.² for nonresidential double doors (swinging).
§116(a) 2:	Fenestration U-factor shall be rated in accordance with NFRC 100, or the applicable default U-factor.
§116(a) 3:	Fenestration SHGC shall be rated in accordance with NFRC 200, or NFRC 100 for site-built fenestration, or the applicable default SHGC.
§116(b):	Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).

WATER SIDE SYSTEM REQUIREMENTS (Part 2 of 2) — MECH-2C

Project Name: *San Palo Partners, LLP Medical Offices* — Date: *6/27/2011*

		WATER[2] SIDE SYSTEMS: Chillers, Towers, Boilers, Hydronic Loops			
Item or System Tags (i.e. AC-1, RTU-1, HP-1)[1]					
Number of Systems					
		Indicate Page Reference on Plans or Specification[2]			
MANDATORY MEASURES	**T-24 Sections**				
Equipment Efficiency	112(a)				
Pipe Insulation	123				
PRESCRIPTIVE MEASURES					
Cooling Tower Fan Controls	144(a & b)				
Cooling Tower Flow Controls	144(h)				
Variable Flow System Design	144(h)				
Chiller and Boiler Isolation	144(l)				
CHW and HHW Reset Controls	144(l)				
WLHP Isolation Valves	144(l)				
VSD on CHW, CW & WLHP Pumps>5HP	144(l)				
DP Sensor Location	144(l)				

1. The proposed equipment need to match the building plans schedule or specifications. If a requirement is not applicable, put "N/A" in the column next to applicable section.
2. For each chiller, cooling tower, boiler, and hydronic loop (or groups of similar equipment) fill in the reference to sheet number and/or specification section and paragraph number where the required features are documented. If a requirement is not applicable, put "N/A" in the column next to applicable section.

		Service Hot Water, Pool Heating		
Item or System Tags (i.e. WH-1, WHP, DHW, etc...)[1]		*DHW Heater*	*DHW Heater*	*DHW Heater*
Number of Systems		*1*	*1*	*1*
		Indicate Page Reference on Plans or Schedule[2]		
MANDATORY MEASURES	**T-24 Sections**			
SERVICE HOT WATER				
Certified Water Heater	111, 113(a)	*Rinnai 2532FFU*	*Rinnai 2532FFU*	*Rinnai 2532FFU*
Water Heater Efficiency	113(b)	*0.85 EF*	*0.85 EF*	*0.85 EF*
Service Water Heating Installation	113(c)	*Controls Req.*	*Controls Req.*	*Controls Req.*
Pipe Insulation	123	*n/a*	*n/a*	*n/a*
POOL AND SPA				
Pool and Spa Efficiency and Control	114(a)	*n/a*	*n/a*	*n/a*
Pool and Spa Installation	114(b)	*n/a*	*n/a*	*n/a*
Pool Heater – No Pilot Light	115(c)	*n/a*	*n/a*	*n/a*
Spa Heater – No Pilot Light	115(d)	*n/a*	*n/a*	*n/a*
Pipe Insulation	123	*Required*	*Required*	*Required*

1. The Proposed equipment needs to match the building plans schedule or specifications. If a requirement is not applicable, put "N/A" in the column next to applicable section.
2. For each water heater, pool heater and domestic water loop (or groups of similar equipment) fill in the reference to sheet number and/or specification section and paragraph number where the required features are documented. If a requirement is not applicable, put "N/A" in the column next to applicable section.

MECHANICAL VENTILATION AND REHEAT — MECH-3C

Project Name: *San Palo Partners, LLP Medical Offices* — Date: *6/27/2011*

	MECHANICAL VENTILATION (§121(b)2) AREA BASIS			OCCUPANCY BASIS					REHEAT LIMITATION (§144(d)) VAV MINIMUM				
	A	B	C	D	E	F	G	H	I	J	K	L	M	N
Zone/System		Condition Area (ft²)	CFM per ft²	Min CFM By Area B X C	Number Of People	CFM per Person	Min CFM by Occupant E X F	REQ'D V.A. Max of D or G	Design Ventilation Air CFM	50% of Design Zone Supply CFM	B X 0.4 CFM / ft²	Max. of Columns H, J, K, 300 CFM	Design Minimum Air Setpoint	Transfer Air
Medical Offices		*710*	*0.15*	*107*	*7.1*	*15.0*	*107*	*107*	*107*					
Medical Offices Addition		*1,510*	*0.15*	*227*	*15.1*	*15.0*	*227*	*227*	*227*					
HVAC UNIT A							*Total*	*333*	*333*					
Medical Offices		*1,690*	*0.15*	*254*	*16.9*	*15.0*	*254*	*254*	*254*					
HVAC UNIT B							*Total*	*254*	*254*					
Medical Offices		*1,500*	*0.15*	*225*	*15.0*	*15.0*	*225*	*225*	*225*					
HVAC UPSTAIRS							*Total*	*225*	*225*					
				Totals					Column I Total Design Ventilation Air					

C	Minimum ventilation rate per Section §121, Table 121-A.
E	Based on fixed seat or the greater of the expected number of occupants and 50% of the CBC occupant load for egress purposes for spaces without fixed seating.
H	Required Ventilation Air (REQ'D V.A.) is the larger of the ventilation rates calculated on an AREA BASIS or OCCUPANCY BASIS (Column D or G).
I	Must be greater than or equal to H, or use Transfer Air (column N) to make up the difference.
J	Design fan supply CFM (Fan CFM) x 50% or the design zone outdoor airflow rate per §121.
K	Condition area (ft²) x 0.4 CFM / ft²; or
L	Maximum of Columns H, J, K, or 300 CFM
M	This must be less than or equal to Column I, and greater than or equal to the sum of Columns H plus N.
N	Transfer Air must be provided where the Required Ventilation Air (Column H) is greater than the Design Minimum Air (Column M). Where required, transfer air must be greater than or equal to the difference between the Required Ventilation Air (Column H) and the Design Minimum Air (Column M). Column H minus M.

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REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

TITLE 24 DOCUMENTS

SHEET NUMBER:

T-24c

MASONRY NOTES AND REQUIREMENTS

CONCRETE BLOCK.............ASTM C90, Grade N, Type I, Normal Wt, f'm=1500psi.

MORTAR...........................• Minimum Compressive Strength of 2500 psi at 28 days.
- Slump to be maintained at 2 1/2" to 3".
- ASTM C270, Type M, with Type II Portland Cement.
- Proportions: (By volume)
  1 part Portland Cement (ASTM C150).
  1/4 part Hydrated Lime (ASTM C207).
  2 1/4 to 3 parts Sand. (ASTM C144).

GROUT............................• Minimum Compressive strenth of 2000 psi at 28 days.
- Slump to be minimum 8" to 10" with 3/8" Pea Gravel.
- ASTM C476, with Type I or II Portland Cement.
- Proportions (By volume):
  1 part Portland Cement (ASTM C150).
  1 to 2 parts Pea Gravel.
  2 1/4 to 3 parts sand. (ASTM C144)
- Placement of all grout to be per the requirements set forth in CBC section 2104.1.2.7.
- Solid grout all cells (with or without rebar).
- Low Lift Grouting: Block to be grouted shall not exceed 4'-0" in height, and shall be grouted in one continuous operation. All grout shall be vibrated when placed, and a second time appx. 1/2 hr after placing.
- When grouting is stopped for more than one hour, keep grout cold joint minimum 1 1/2" below the top of the blocks.

WATER..............................All water must be potable, clean and free of deleterious amounts of acid, alkalies or organic materials.

CONSTRUCTION................• All construction methodology shall conform to the requirements of the 2010 CBC, section 2104
- Bond shall be provided by lapping units in successive vertical courses (Running Bond).
- All masonry walls in excess of 10'-0" in height shall be braced to withstand a wind load of 10psf, applied perpendicular to wall in either directin, during construction. Bracing shall remain in place until the supporting element (roof diaphragm, etc.) is completed and attached.

REBAR.............................• All rebar to conform to ASTM A615.
  #4 bars & smaller...........Grade 40.
  #5 bars & larger.............Grade 60.
- Adjacent rebar laps to be staggered minimum of 24"
  Lap lengths: #3, #4..........24"
  #5,...............30"
  #6, #7, #8..........42"
- All bars shall be free of loose and flaky rust and scale, grease, or other material which might affect or impair bond.

INSPECTIONS....................Special Inspection, when required on plans or details, shall conform to the 2010 CBC, Section 1704.5 and 2105, using the "Unit Strength Method" for deturmining unit compressive strength, as described in 2105.2.2.1.2.

JOB VERTICAL LOADS
SHEET NO. 5 OF
CALCULATED BY DT/JK DATE
CHECKED BY DATE
SCALE

• ROOF:

ROOFING (TILE) .... 10.0 #/□
TRUSSES or RAFTERS 3.0
PLYWOOD 1.5
GYP. BOARD 2.5
INSULATION 5
MECH. / ELECT 1.0
MISC 1.5
22.0 PSF

- ADJUSTED FOR SLOPE (5 : 12) .... 24.0 PSF
- LIVE LOAD PER C.B.C. 1607.11 .... 20.0 PSF

• FLOOR:

FLOOR JOISTS .... 4.0 #/□
FLOORING 3.0
PLYWOOD 2.5
GYP. BOARD 2.5
INSULATION 5
MECH. / ELECT 5
MISC 1.0
14.0 PSF

- LIVE LOAD PER C.B.C. T-1607.1 .... 50.0 PSF

• WALLS:

	INTERIOR	EXTERIOR
SIDING (EXTERIOR) .. STUCCO	—	10.0 PSF
PLYWOOD (1 SIDE)	—	1.5
GYP. BOARD	4.0 #/□	2.0
INSULATION	.5	.5
MECH. / ELECT.	.5	.5
STUDS	1.5	1.5
MISC	.5	—
	7.0 PSF	16.0 PSF

JOB VERTICAL LOADS
SHEET NO. 6 OF
CALCULATED BY DT/JK DATE
CHECKED BY DATE
SCALE

• LIVE LOADS: (CBC SECTION 1607)

- ROOF: (CBC 1607.11)

$L_R = L_o R_1 R_2$ WHERE .... $12^{PSF} \leq L_R \leq 20^{PSF}$
$L_o = 20^{PSF}$ (CBC T-1607.1)

AND....
$R_1 = 1.0$ (IF $A_t < 200\square$) $R_2 = 1.0$ (IF $F \leq 4$)
$R_1 = 1.2 - .001 A_t$ ($200 \leq A_t \leq 600\square$) $R_2 = 1.2 - .05F$ ($4 < F < 12$)
$R_1 = .6$ (IF $A_t > 600\square$) $R_2 = .6$ (IF $F \geq 12$)

→ ROOF LIVE LOADS: (PSF)

SLOPE \ AREA	R_2	≤ 200□	≤ 300□	≤ 400□	≤ 500□	≤ 600□
R_1	—	1.0	.9	.8	.7	.6
1/4 : 12	1.0	20	18	16	14	12 ←
4 : 12	1.0	20	18	16	14	12
5 : 12	.95	19	17.1	15.2	13.3	12 ←
6 : 12	.9	18	16.2	14.4	12.6	12
8 : 12	.8	16	14.4	12.8	12	12

- FLOOR: (CBC 1607.9.2)

$L_F = L_o - R(L_o)$ WHERE ..... $R_1 = .08(A_t - 150)$ FOR $A_t \geq 150\square$
$= L_o(1 - R)$ LIMITS (SMALLER OF): $R_{MAX} = 23.1(1 + {}^{DL}/_{LL_o})$
OR.... 60% FOR VERT. MEMBERS
40% FOR HORIZ MEMBERS
FOR.... $L_o \leq 100^{PSF}$ (ONLY)
AND.... $L_F = .8 L_o$ IF SUPPORTING (2) OR MORE FLOORS.

→ FLOOR LIVE LOADS: (PSF)

LL_o \ AREA		R_{MAX}	≤ 150□	≤ 200□	≤ 300□	≤ 400□	≤ 500□
R_1		—	.0	4%	12%	20%	28%
40	60%=24 DL=14	31%	40	38	35	32	29
50	30 16	31%	50	48	44	40	36
50+15	39 18	29%	65	62	57	52	47 ←
100	60 18	27%	100	96	88	80	72

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VERTICAL (FRAMING) NOTES AND REQUIREMENTS:

1. All framing lumber, timber and plywood to be grade stamped with a stamp of the association under whose grading rules it was produced. Lumber to be of the following minimums with a moisture content not to exceed 19%:
   bearing studs and headers(UON)..............................DF-L #2.
   non-brg studs, plates and blocking.............................Standard grade DF.
   posts, beams, roof rafters, ceiling joists, floor joist,.......................DF-L #1.
   lumber in contact with concrete or masonry.......................pressure treated DF-L #1.
2. Where Pre-Engineered roof trusses are specified on framing plans, the design, fastening, bracing, and other requirements related to the truss unit(s) are to be provided by an approved manufacturer and are not within the scope of these calculations. Prior to fabrication, contractor shall submit truss design, calculations and details (as provided by mfr.) to Engineer for his review, and to the local building department for their approval. Trusses shall be installed with all bearing plates, hardware, blocking, bracing, etc..., per mfrs. design package. The preceding items shall be installed prior to any truss loading.
3. "GT" refers to a girder truss by others, Trusses shall bear on "bearing walls" only (provide 'DTC' truss clips and minimum 1/2" gap atop interior, non-brg walls). Truss to truss hanger connections by supplier.
4. Manufactured lumber, Glue-Laminated (GLB) or Laminated-Veneer (LVL or PSL), shall be of the following minimums:

GLB's (24F-V4 DF/DF)	LVL's (1.8E/DF)	PSL's (2.0E/DF)
Fb=2400 psi, Fv=165 psi	Fb=2600 psi, Fv=285 psi	Fb=2900 psi, Fv=290 psi
E=1.8xE6 psi	E=1.8xE6 psi	E=2.0xE6 psi
Camber: Standard (r=2000')	Camber: None	Camber: None

5. All posts shall be as wide as the beam which it supports unless a "Simpson" post cap is used. Posts not in walls to receive post bases and caps.
6. Wall studs shall be balloon framed to bottom of rafters, cieling joists, or truss bottom chords. Use 2x4 studs @ 16"o/c for heights less than 9'-6", and 2x6 @ 16"o/c to a maximum height of 15"-6".
7. "Header" or "HDR" indicates a continuous dbl 2x top plate over the member. All top plates broken by a beam or header shall be strapped with an MSTC40 centered on break.
8. All headers at NEW bearing lines or shear lines to be 4x12 #2 (U.O.N.). Use 2x trimmer below header and a 2x king stud extended to top plate with (1) A34 clip to top plate, (8) 16d into header and 16d @ 6"o/c (stagg'd) to trimmer. All interior, non-bearing headers not specifically sized shall be 4 x 6 #2.
9. Floor joists to be min. PER PLANS @ 16" o/c (U.O.N.). Provide double floor joists under parallel walls and at all roof support posts.
10. Refer to CBC Table 2304.9.1 for minimum nailing requirements. All nails to be 'common' type nails.
11. 2 x solid blocking shall be placed between joists, rafters and trusses at both ends and all supports. Provide bridging or blocking at intervals of 8'-0"' at floor joists.
12. All double members to be nailed together with (2) rows of 16d nails @ 12" o/c, staggered (U.O.N.).
13. All metal framing connectors referenced in the calculations are "Simpson Strong Tie". Substitutions of equal (approved) connectors is acceptable with the written permission of the Engineer. Framing anchors shall be nailed or bolted to their full capacity (all holes to be filled) with fasteners specified by "Simpson".
14. All bolts in wood shall conform to ASTM 307. Holes for bolts shall be bored with a bit 1/32" to 1/16" larger than the nominal bolt diameter. Cut washers shall be placed under heads and nuts of all bolts and under heads of lags. Double cut washers shall be used for bolts connecting wood ledgers to concrete or masonry walls. All bolts shall be re-tightened prior to application of plywood, plaster, etc.
15. Lag screws shall be screwed into pre-drilled holes the same diameter as the root of the thread.
16. No structural members (joists, plates, studs beams etc.) shall be notched, cut or drilled (except for those holes required for bolting) unless specifically noted.
17. Interior, non-bearing non-shear walls to be anchored with "Simpson" (ICC-ES-ER-4546) or "Hilti", 0.145" dia. shot pins @ 24" o/c for slabs (3" long at 2x sill, 4" at 3x sill). At wood floors, nail w/ (2) 16d @ 16" o/c at 2x sills or use (1)SDS1/4x4.5 @ 16"o/c at 3x 's. Center shot pins, nails and screws on sill plates.

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LATERAL NOTES AND REQUIREMENTS:

HORIZONTAL DIAPHRAGMS

Roof Sheathing (Tile)..............Use 19/32" CDX Struct II (5-ply or better) with exterior glue and Panel ID # 24/0 with ____d nails @ ____, 6, 12 (Boundary, Edge, Field).

Roof Sheathing (all others)....Use 15/32" CDX Struct II (5-ply or better) with exterior glue and Panel ID # 24/0 with 8 d nails @ 6, 6, 12 (Boundary, Edge, Field). } ELEVATOR ROOF

Floor Sheathing....................Use 3/4" CDX Struct II (5-ply or better) with exterior glue and Panel ID # 40/20 with 10d nails @ 6, 6, 10 (Boundary, Edge, Field).

Nail requirements..................All nails specified are common. Where "air-gun" nailing is used, care shall be take to use TRUE common nail equivalents regarding diameter and length.

Blocking..............................Use solid, full depth blocking with (3) 16d toe nails for 24" long and (2) 16d toe nails for 16" long blocks (typical each end).

Application...........................“Panels” shall be plywood (Group 1 or 2) APA performance rated panels conforming to CBC.
Panels to be applied perpendicular to supports and shall be staggered.
Nail heads shall NOT be driven through outer laminant of panels.
Provide 2x blocking and min. 24" wide finish layout panel at all ridge lines.

VERTICAL DIAPHRAGMS (SHEARWALLS)

Material and Nailing.............Refer to Shearwall Schedule for material specifications and nail spacing.
All nails in plywood shearwalls to be common wire (16d "sinkers' are OK).
Box nails may be used if number increased by 33%
Where "air-gun nails" are used care should be taken to use TRUE common nail equivalents regarding diameter and length.

Blocking..............................All edges of plywood shearwalls to be FULLY BLOCKED AND NAILED with full perimeter nails.
Plywood shall be edge nailed to end studs or posts and to any member attached to a holdown.

Application...........................“Panels” shall be plywood (Group 1 or 2) or APA performance rated panels.
Panels to be applied horizontally or vertically to studs spaced at 16" o/c max.
Nail heads shall NOT be driven through outer laminate of panel.
Where sheathing is applied to both sides of a wall, offset vertical joints by minimum one stud bay.
Do not penetrate shearwall plywood or plates with electrical panels, conduits, plumbing pipes or other such items.

Top Plates............................Use (15) 16d equally spaced per splice. Each plate to be of 2x material matching the wall width. All lap splices to be a min of 4'-0" in length.

Anchor Bolts (foundations)........See Shearwall schedule for proper bolt spacing. (Maximum spacing to be 5'-0")
Use 5/8" Dia. x 12" long (min) ASTM A-36 bolts with 2" hook and minimum 7" embedment into mono pour footing or 4" minimum embedment into bottom portion of 2-pour footings.
Provide min (2) bolts per sill plate and (1) bolt within 12" of splices and ends.
Holes in sill plates for A.B.'s shall be the bolt shank diameter + 1/16".
No over-sizing is allowed, use **plate washers** where bearing against wood, **plate washers** to be minimum 3"x3"x1/4" thk. A-36 steel. (BPS 5/8-3)

Holdown Specifications........All holdowns and straps to be "Simpson Strong Tie" or equal.
All holdown installations to be per manufacturers specifications.
Holdown bolts to be tied in place prior to foundation inspection and concrete installation, straps to be nailed at all holes.
All holdowns and straps to be bolted or nailed to 4x4 #1 (min) post at extreme ends of shearwalls, edge nail shearwall material to said post for its full height.

(PLCH MEDICAL) 3 REV'D

GENERAL SPECIFICATIONS FOR CONCRETE:

1. All concrete shall have 3000 psi minimum compressive strength at 28 days and shall be normal weight (UON). *Note: Foundation concrete designed for 2500 psi, Special inspection is / not required.*
2. All work shall comply with CBC chapter 19, current ACI Building code (ACI 318), and the latest edition of the 'ACI' manuals of construction practice.
3. The maximum slump shall be: Slabs.................3" (plus or minus 1")
   All other work......4" (plus or minus 1")
4. The minimum cement content shall be 5½ sacks per cu. yd and shall be Portland cement, type I or II, low alkali, per ASTM C-150 and shall conform to CBC 1905.2.
5. Maximum water-cement ratio: 6.75 gal. per #94 sack. Any water reducing agents added shall be used to reduce the water/cement ratio. Admixtures shall be approved be Engineer.
6. Aggregate shall conform to ASTM C-33. Maximum aggregate size shall be 1" (UON). Use ¾" aggregate for slab on grade. Use only aggregates known not to cause excessive shrinkage.
7. Concrete placement:
   A. Concrete shall not free-fall more than five (5) feet. Use tremie, pump, or other approved methods as required.
   B. Vibrate all concrete (including slabs) as it is placed with a mechanical vibrator operated by experienced personnel. Reinforcing and forms shall not be vibrated.
8. Curing: Freshly deposited concrete shall be protected from premature drying and excessively hot or cold temperatures, and shall be maintained with minimal moisture loss at a relatively constant temperature for the period of time necessary for the hydration of the cement (typically 7 days).
9. Unless specifically detailed or noted otherwise, construction and control joints shall be provided on all concrete slabs, and shall be located such that the area within the joints does not exceed 400 sq. ft., and is roughly square without interior corners.

GENERAL SPECIFICATIONS FOR REINFORCING:

1. Reinforcing steel shall be clean of rust, grease or other material likely to impair bond.
2. All reinforcing steel to be continuous and lapped (with staggered splices at adjacent bars) min 24" at splices, 20" at corners. Reinforcing bars shall have minimum bend radius of (6) times the bar diameter. Bars shall not be heated to facilitate bending. Once bent, steel shall not be straightened.
3. Reinforcing bars to be deformed bars conforming to ASTM A-615:
   #3, #4............Grade 40 #5 & larger.........Grade 60
4. All reinforcing steel, anchor bolts and foundation hardware shall be located in the formwork and held firmly in place prior to and during concrete placement by means of wire supports.
5. Concrete cover is required as follows over reinforcing:
   3"..........where concrete is exposed to and cast against earth.
   2"..........where concrete is exposed to earth but cast against formwork.
   1½"........where not exposed to earth or weather.
6. Reinforcing steel shall not be welded, unless specifically noted on the structural drawings. If allowed, welding shall conform to ACI 3.5.2 and ASTM A-706, Grade 60.

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GENERAL SPECIFICATIONS FOR SOILS:

1. It is recommended that on building sites exhibiting characteristics of instability (including but not limited to: loose surface soils, moisture variations, soil type variations, expansiveness, and slope instabiliy), A soils investigation be performed (unless waived by the local building review agency). Any deviation from the design values shown below shall be brought to the engineers attention.
2. Refer to soils report or foundation investigation for compaction, fill, backfilling, and site preparation requirements and procedures. Where said report is not required by local building officials, follow minimum CBC recommendations.
3. Allowable soil values and foundation design based upon:
   (X) Minimum CBC Allowables.
   ( ) Soils Report by:
   File #: Dated:
4. Minimum required soil bearing (DL+LL) to be 1000 p.s.f.
5. Expansive index = MED (assumed* / from report)
   *verification may be required by building official
6. Actual soil conditions which deviate appreciably from that shown above shall be reported to the project engineer immediately.
7. All site work and grading shall be done in accordance with a soil engineers recommendations, provided by others.
8. Positive drainage shall be provided away from the proposed structure (min 4% slope).

GENERAL SPECIFICATIONS FOR FOUNDATIONS:

1. Minimum footing requirements for stud walls shall be per table 1805.4.2 of the CBC, unless A soils investigation requires otherwise. Where a soils report exists, soils engineer shall approve all site work and foundation excavations prior to installation of reinforcing steel or concrete.
2. Foundations shall not be poured until all required formwork, reinforcing steel, holdowns, etc. have been properly placed and inspected by the local building official / inspector.
3. All required backfill at footings, utility trenches, and retaining walls shall be compacted to at least 90% of maximum density unless otherwise noted on a soils report.
4. Carry all foundations to required depths into compacted fill or natural soil (per project soils report) or as required by expansion index (low=15", medium=21", high =27") whichever is deeper. Excavate to required depths and dimensions, cut square and smooth with firm level bottoms, remove all loose material and debris, moisten several times just prior to pouring concrete. *Note;* no standing water is allowed in excavations during concrete placement.
5. All foundation excavations shall be horizontal, level, and stepped to conform to any contour slope of the project site. In addition, footings on slopes shall have a minimum embedment such that there is at least (7) seven feet of horizontal distance from bottom of footing to the face of slope.
6. Mositure condensation under floor coverings has become critical due to the use of water-soluable adhesives, etc.; therefore, it is suggested that moisture sensative slabs not be constructed during inclement weather conditions.
7. Anchor bolts to be full diameter, cut thread made from ASTM A-36 steel by an American manufacturer and installed per "Lateral Requirements" on the following pages.
8. See "General Specifications for Concrete" for concrete requirements.

STRUCTURAL DESIGN CRITERIA (CBC Section 1603.1):

A) Floor Live Loads:
Uniformly Distributed Load....... 50.0 psf
Concentrated Load.................. N/A lbs.
Impact Load.......................... N/A
Live Load Reduction................ Y / (N)

B) Roof Live Load:
Uniformly Distributed Load........ 20.0 psf

C) Wind Design Data:
Design Procedure .... SIMPLIFIED
Basic Wind Speed (3-mile gust) = 85.0 mph
Wind Exposure...................... C
Wind Importance Factor (I)......... 1.0
Internal Pressure Coefficient....... N/A
Design Pressure for Components and Cladding (not specifically designed by the Registered Design Professional)........ 18.0 psf

D) Earthquake Design Data:
Design Procedure .... SIMPLIFIED
Seismic Importance Factor (I)............. 1.0
Occupancy Category...........I / II , II
Mapped Spectral Response Accelerations......S_S= 1.12 , S_1 = .49
Site Class.. D
Spectral Response Coefficients.............. S_{DS}= .79 , S_{D1}= .49
Seismic Design Category............................SDC= D
Basic Seismic Force Resisting System........ 2x BRG STUDS w/ PLYWOOD SHEARWALLS
Response Modification Factor (R)............... 6.5
Seismic Response Coefficient (Cs).............. .177
Design Base Shear (V).............................. .223 WDL (LRFD)
Analysis Procedure Used.......................... ASD

STATEMENT OF STRUCTURAL INSPECTIONS: (CBC Section 1705.1):

Special Inspection (is) / ~~is not~~ required for this project as required by design.

When applicable, Special Inspections shall be provided in accordance with the following *"Special Inspection and Structural Observation Requirements"*.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION REQUIREMENTS: 16

SPECIAL INSPECTIONS:

1. The engineer accepts no responsibility for ***special inspections*** during construction, or for the method or form of construction. Job site visits by the engineer do not constitute an official inspection.

2. Where "CONTINUOUS INSPECTION", "PERIODIC INSPECTION", or "SPECIAL INSPECTION" is required on the plans, the contractor, owner, or his agent shall employ an independent, approved* testing and inspection agency to provide a Deputy Inspector on site. Said Deputy Inspector shall understand that they as such, are acting as the agent of the engineer, architect, and governing jurisdictions.
(* per CBC Section 1703)

3. Continuous Special Inspection, except where Periodic Special Inspection is allowed below, is required for the following:

Concrete: reinforcing, placing of concrete, during taking of test specimens, etc., as specified by CBC Table 1704.4 (except not required for foundation concrete if f'c design strength is not more than 2500 psi, and for site work concrete fully supported on earth).
Masonry: during preparation and taking of masonry test specimens, placing of all masonry units, placement of masonry reinforcement, inspection of grout space immediately prior to closing of cleanouts, during all grouting operations, etc., as specified by CBC Table 1704.5.1.
Epoxy/adhesive anchors in concrete and masonry per current 'ICC' report.
Structural wood: periodic special inspection is required for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shearwalls, wood diaphragms, drag struts, braces, shear panels and hold-downs.
Exception: *not required where shearwall fastener spacing is more than 4 inches on center.*
High strength bolts: installation of high strength bolts shall be periodically inspected in accordance with current AISC specifications.
Shop welding:* if not performed in an approved fabrication shop per CBC Section 1704.2.
Field welding:* of load supporting steel members.
* the special inspector need not be continuously present during welding of single-pass fillet welds not exceeding 5/16" size, provided the materials, qualifications of welding procedures, and welder certifications are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding.

4. ***Special inspection*** *shall be provided for the following specific phases of construction:*

	Item	Required?	Remarks
A.	Soils compliance prior to foundation inspection.	~~Yes~~ N/A	Per soils report
B.	Structural concrete over 2500 psi	NO	
C.	Structural masonry / Retaining walls	N/A	
D.	Epoxy / Adhesive anchors	YES	
E.	Structural wood		
F.	High strength bolting	N/A	
G.	Field welding	N/A	
H.	Sprayed-on fireproofing	Per Architect	---
I.	Other:		

REQUIRED TESTING:

~~Structural testing for seismic resistance shall be provide as noted below and per CBC Section 1708.~~
~~1. Concrete cylinders for 28 day strength (2 cylinders average) for each class of concrete, not less than once a day, not less than once for each 150 cu. yds., and not less than once for each 5,000 sf of slabs.~~
~~2. Concrete masonry units shall be tested prior to construction to verify compressive strength of 1900psi minimum.~~
~~3. Concrete masonry units shall be tested during construction for compressive strength to show compliance with 1900 psi minimum.~~
~~4. Masonry grout shall be tested for each 5,000 sf of wall area, but not less than (1) test per project, to show compliance with minimum compressive strength of 2,000 psi per CBC Section 2105.2.2.1.2.~~
~~5. Non-destructive testing of all full penetration (complete joint penetration) welded connections.~~

STRUCTURAL OBSERVATIONS:

1. The owner shall employ the design engineer, or another licensed engineer or architect designated by the design engineer, to perform ***structural observations*** per CBC 1709.4 as indicated below. Observed deficiencies shall be reported in writing to the owners representative, special inspector, contractor, and building official. Owner or general contractor shall submit a copy of the structural observation report(s) to the governing agency.

2. Structural observation visits to the project site by engineer, or his designated representative, (support services) shall not include inspections of safety or protective measures, nor construction procedures, techniques or methods. Any support services performed by the engineer, during any phase of construction, shall be distinguished from continuous and detailed inspection services (as required by any regulating governmental agency, i.e. local building department) provided by others. These support services, whether of material or work, are performed solely for the purposes of assisting in quality control and in achieving conformance with contract documents, but to not guarantee contractor's performance and shall not be construed as supervision of construction.

3. The Architect or Engineer and the contractor and appropriate subcontractors shall hold a pre-construction meeting to review the details of the structural system to be structurally observed.

4. Scheduling: It is the responsibility of the project General Contractor to verify plans and details are being followed and to make deficiencies known to the engineer early enough to allow for correction prior to requesting final structural observations.

5. ***Structural observations*** *shall be provided for the following phases of construction:*

	Item	Required?	Remarks
A.	Foundation reinforcing	YES	
B.	Structural masonry / Retaining wall reinf'g	N/A	
C.	Anchor bolts / Uplift (tension) anchors	YES	
D.	Shearwalls / Diaphragms / Collectors	YES	
E.	Structural wood framing / Ledgers	NO	
F.	Wall to diaphragm ties	NO	
G.	Moment frame attachment to framing	N/A	
H.	Structural steel	N/A	
I.	Upon completion of structural work for conformance to plans and specifications.	YES	
J.	Other:		

KMN
ARCHITECT
• ARCHITECTURE •
• GRAPHICS •
• DESIGN •
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PLAN PREPARED FOR:

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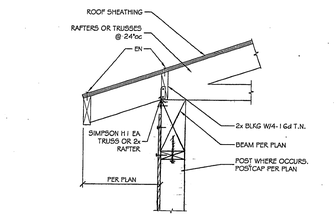
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

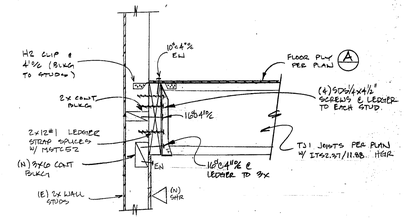
REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.
FILE NAME
DRAWN BY DJK
DATE 08/24/11
SHEET TITLE:
STRUCTURAL NOTES

SHEET NUMBER:
S-1



U WALL TO BEAM



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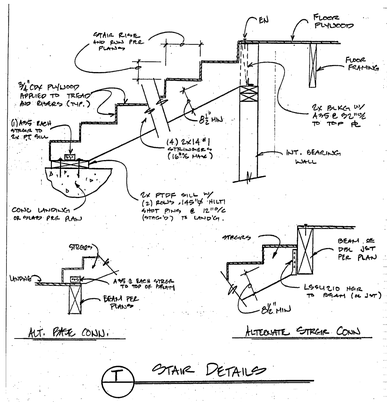
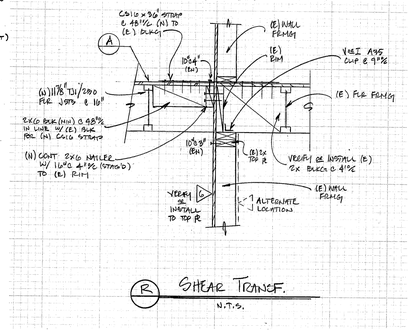


ALT. STAIR CONN. | ALTERNATE STRINGER CONN.

T STAIR DETAILS



R SHEAR TRANSF.
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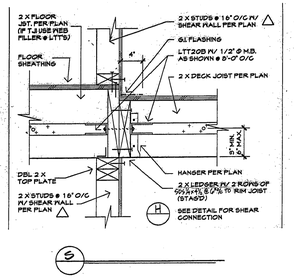

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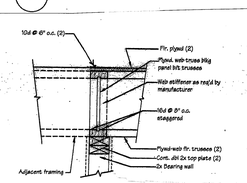
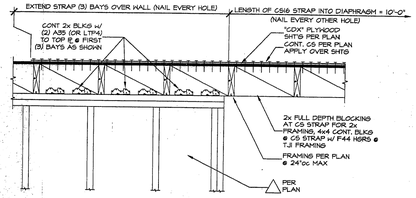
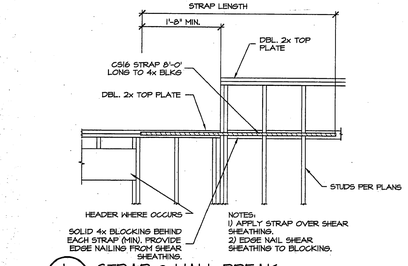


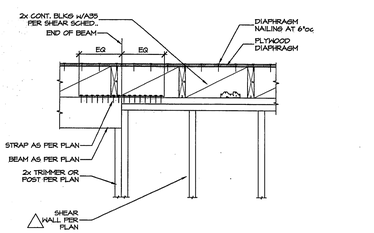
Q FLR TRUSSES @ BRG. WALL ⊥



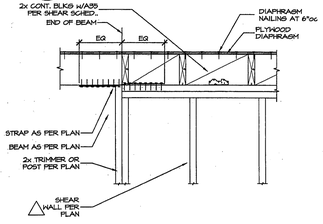
K DIAPHRAGM STRAP



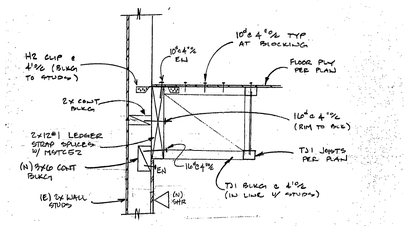
L STRAP @ WALL BREAK



M DROPPED BEAM TO TOP PLATE



N FLUSH BEAM TO TOP PLATE



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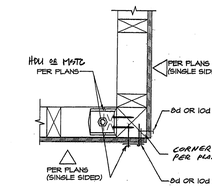
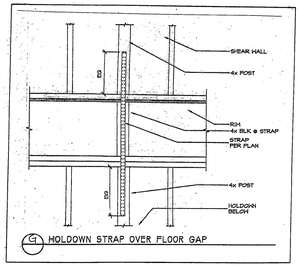
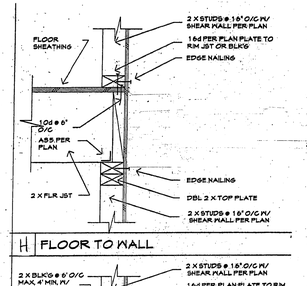


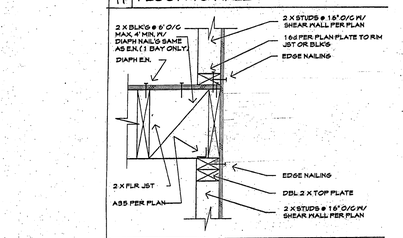
F DBL. SHEAR WALL AT CORNER



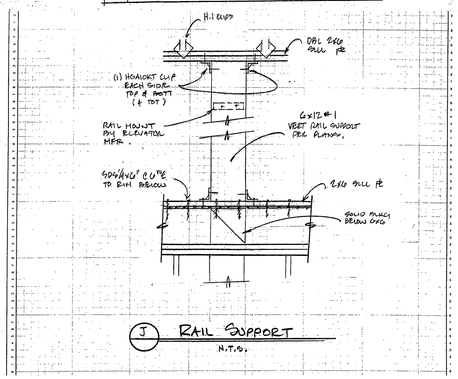
G HOLDOWN STRAP OVER FLOOR GAP



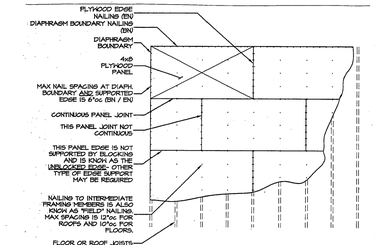
H FLOOR TO WALL



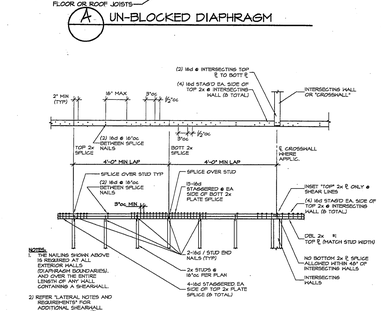
I FLOOR TO WALL



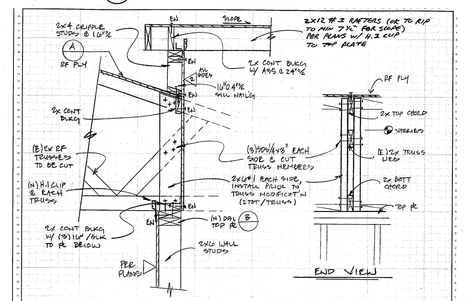
J RAIL SUPPORT
N.T.S.



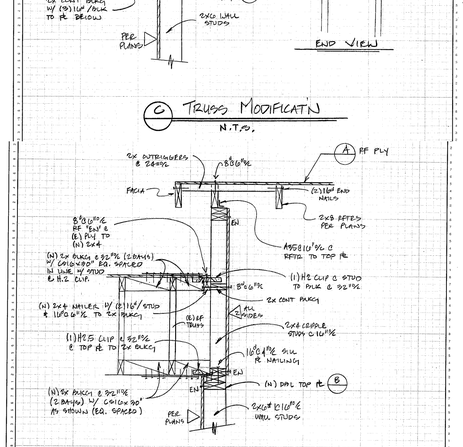
A UN-BLOCKED DIAPHRAGM



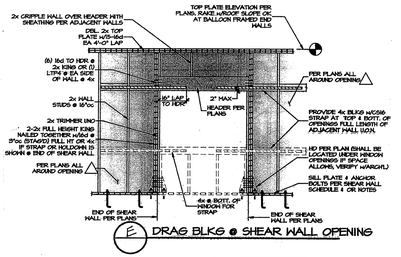
B TYPICAL PLATE SPLICE



C TRUSS MODIFICATN
N.T.S.



D ELEVATOR SIDEWALL & RF
N.T.S.



E DRAG BLKG @ SHEAR WALL OPENING

KMN ARCHITECT
◦ ARCHITECTURE ◦
◦ GRAPHICS ◦
◦ DESIGN ◦
KEN M. NAGAHARA
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PLAN PREPARED FOR:

PMS MEDICAL GROUP ATASCADERO OFFICES
5000 SAN PALO ROAD
ATASCADERO, CA 93422

REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

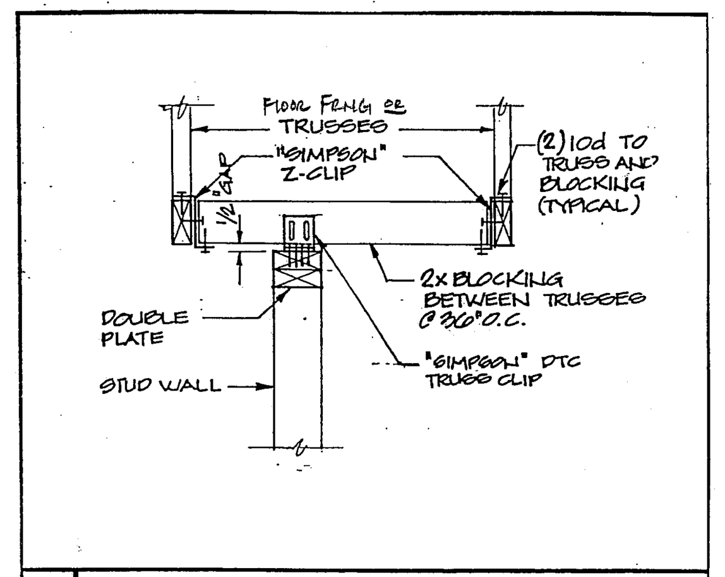
DATE 08/24/11

SHEET TITLE:

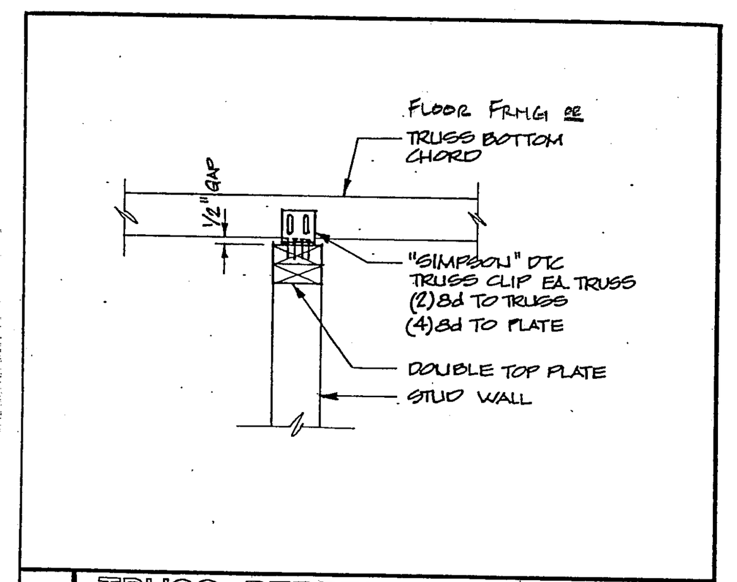
STRUCTURAL DETAILS

SHEET NUMBER:

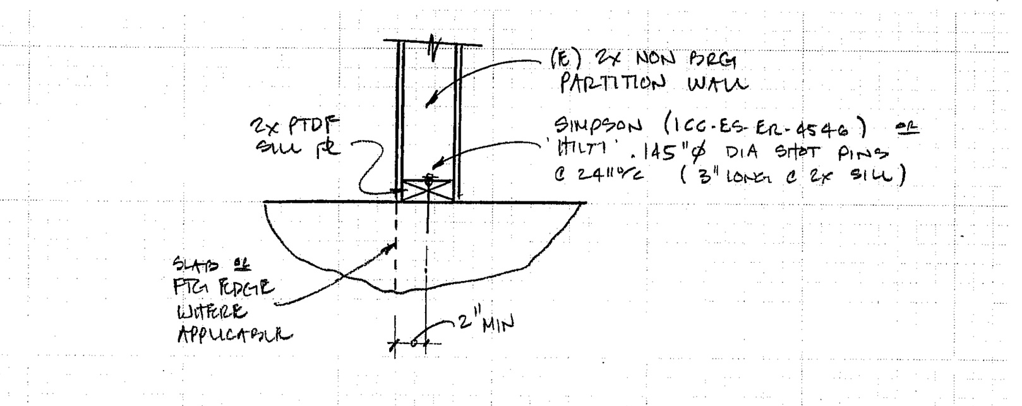
D~1



JJ TRUSS PARALLEL WITH WALL



KK TRUSS PERPENDICULAR TO WALL



LL PARTITION ANCHOR

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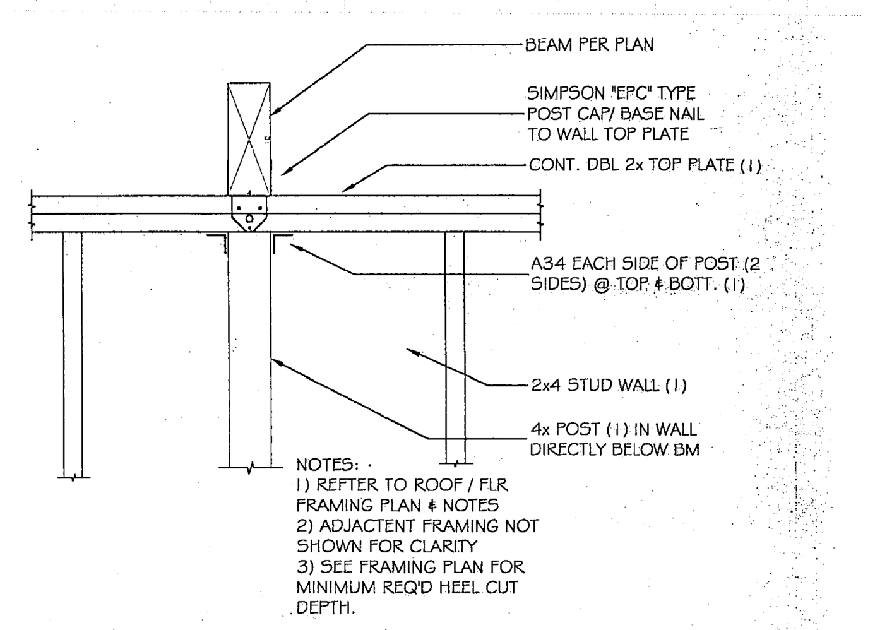
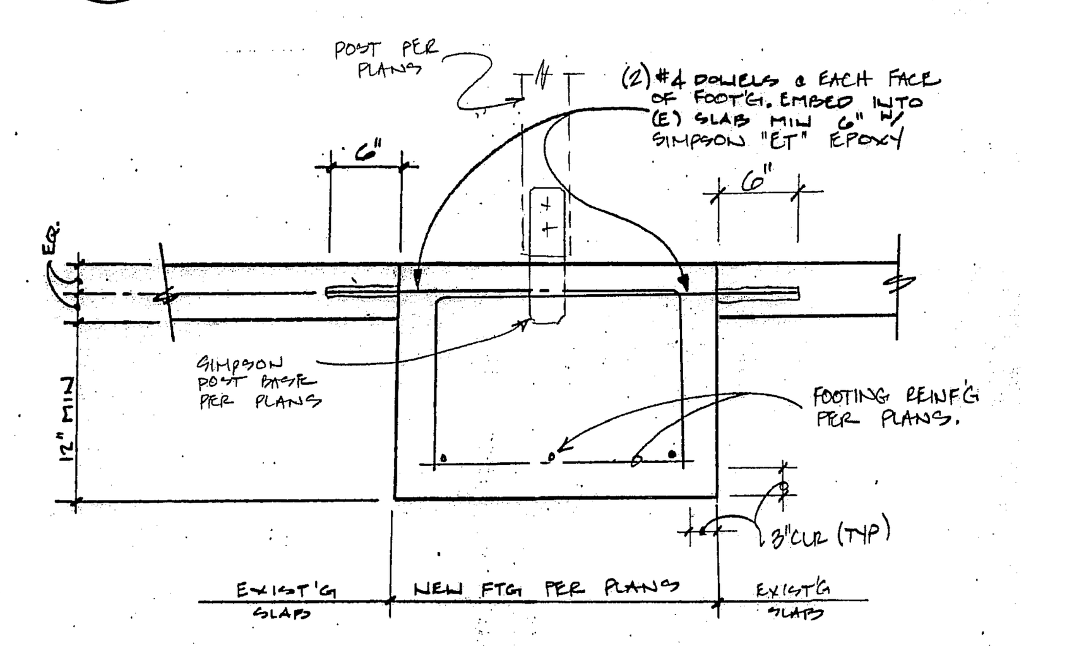
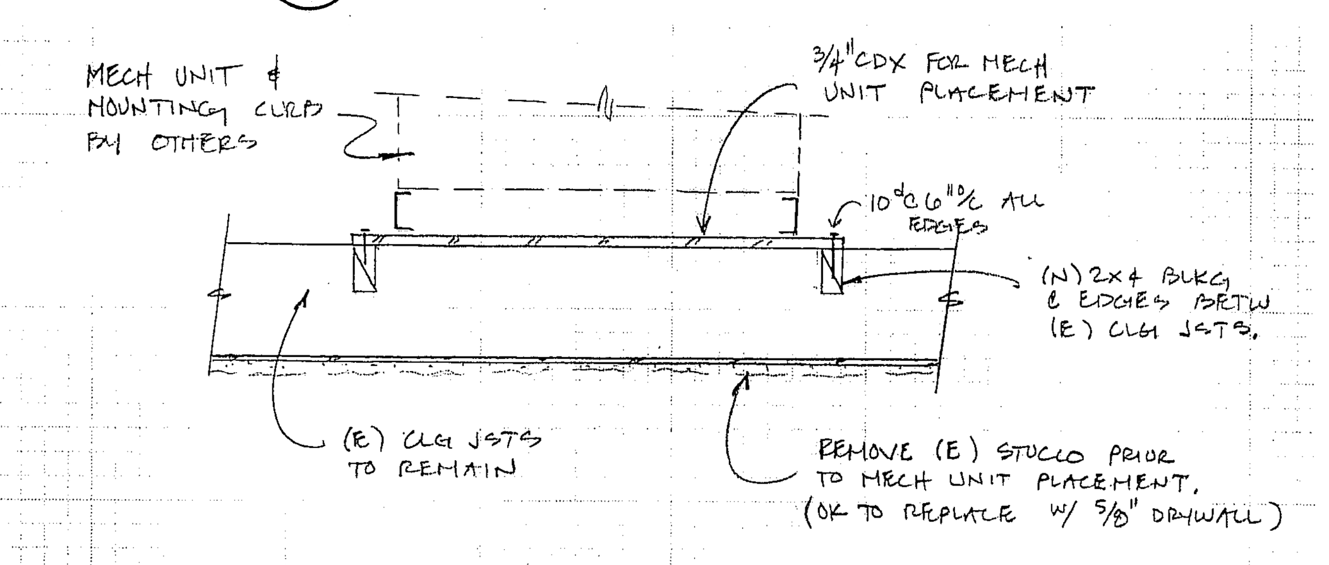


MM POST TO BEAM W/NO PLATE BREAK



NN SAWCUT PAD FOOTING



OO PLATFORM @ UNIT 'A'

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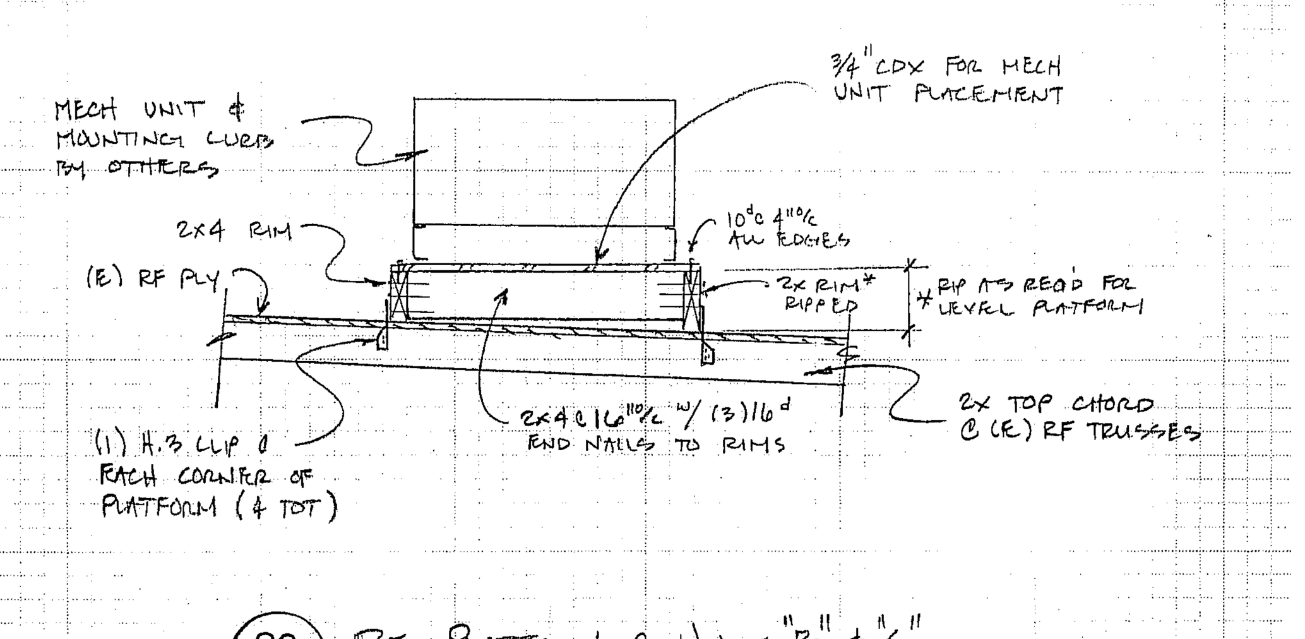
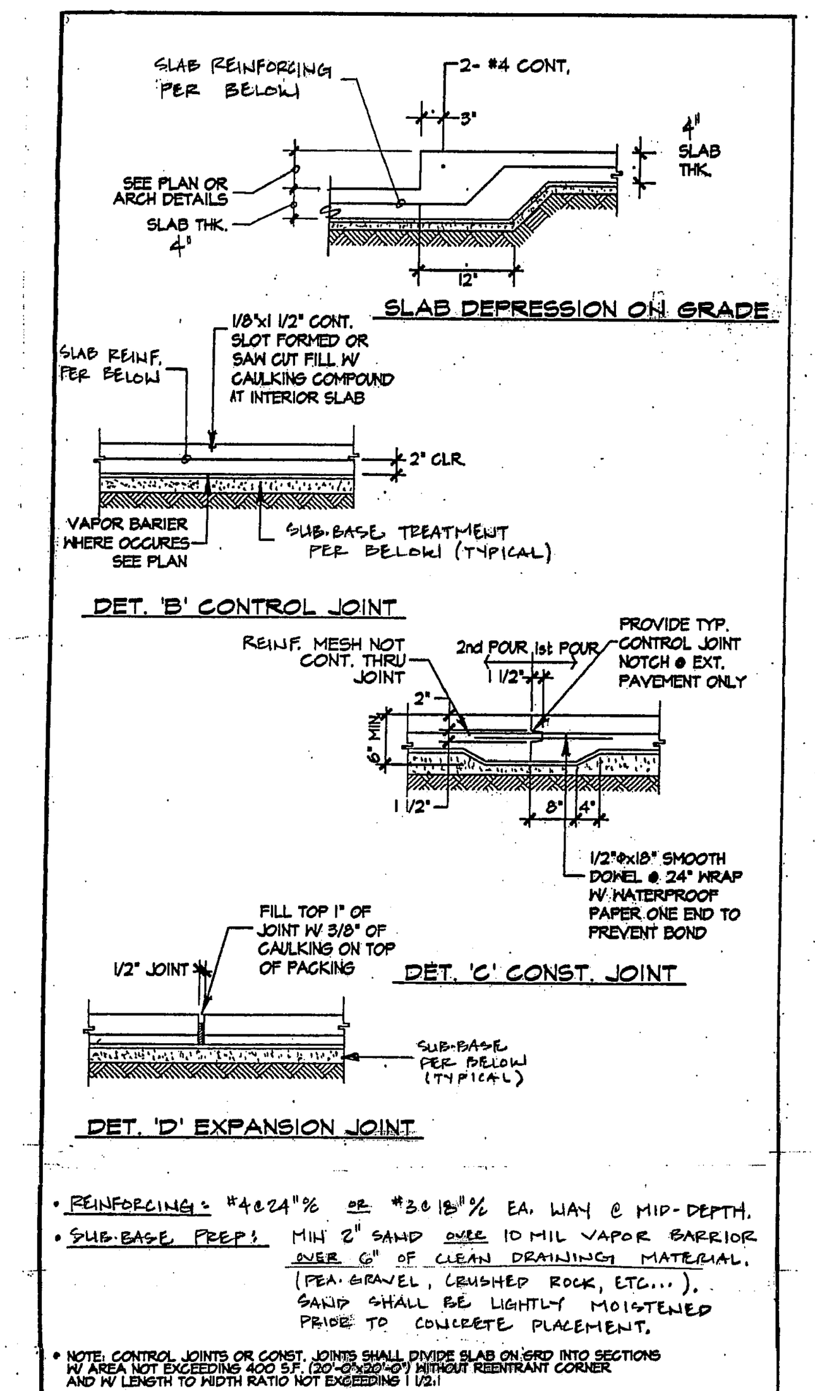


PP RF PLATFORM @ UNIT "B" & "C"

N.T.S.



HH CONCRETE SLAB ON GRADE (4" THK)

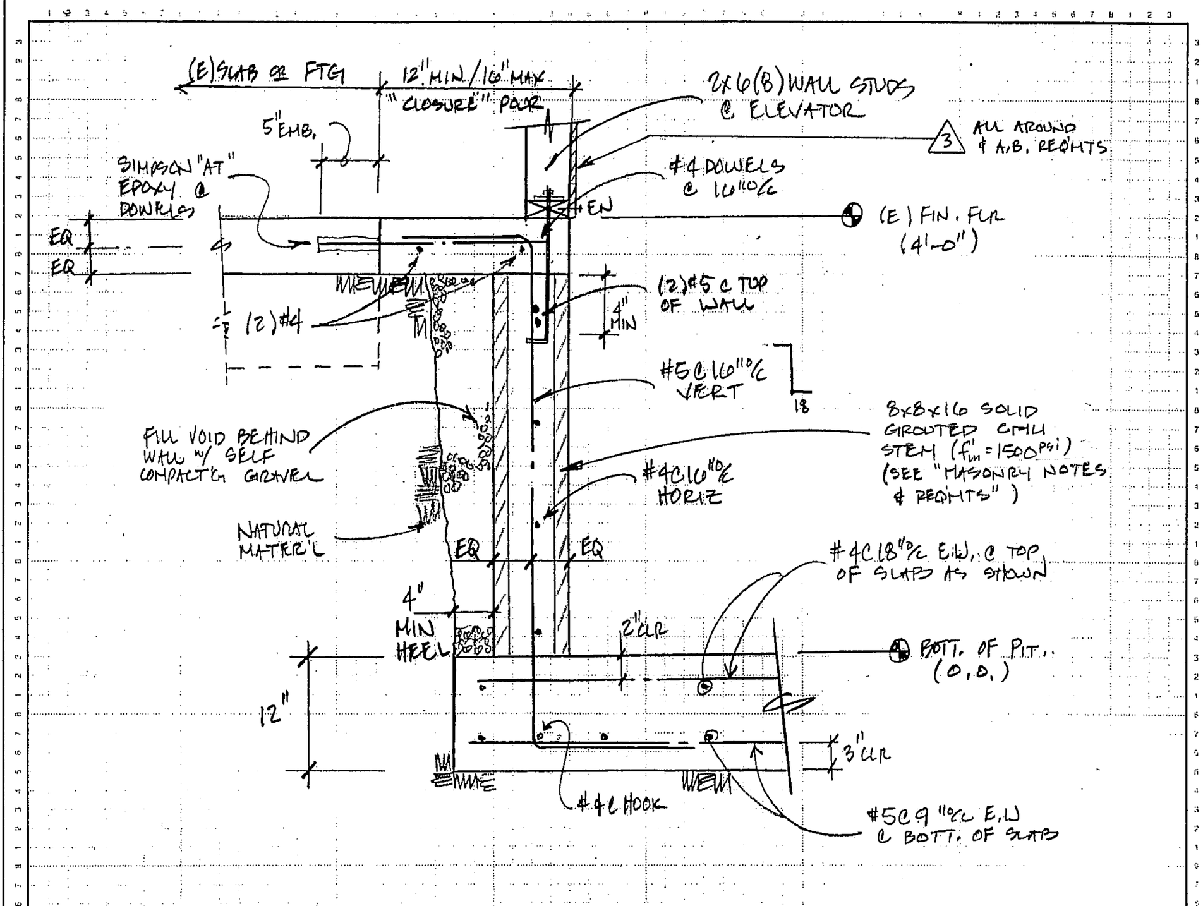
JOB

SHEET NO. OF

CALCULATED BY DATE

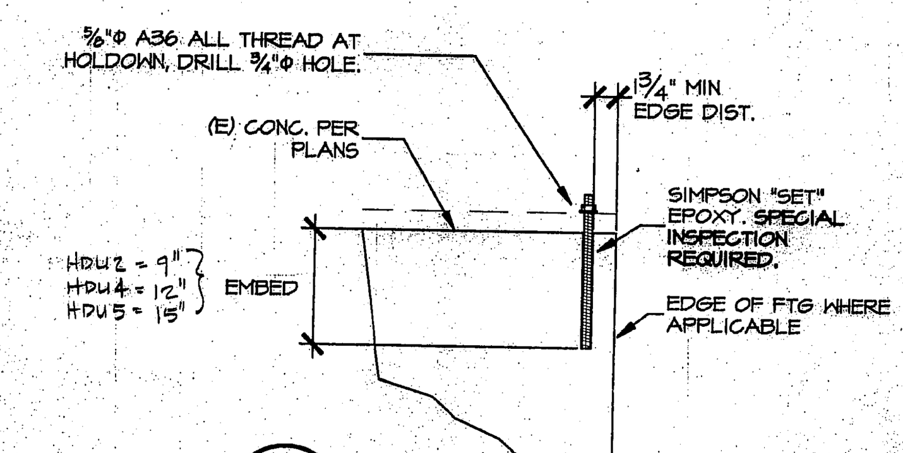
CHECKED BY DATE

SCALE



II ELEVATOR PIT SIDEWALL

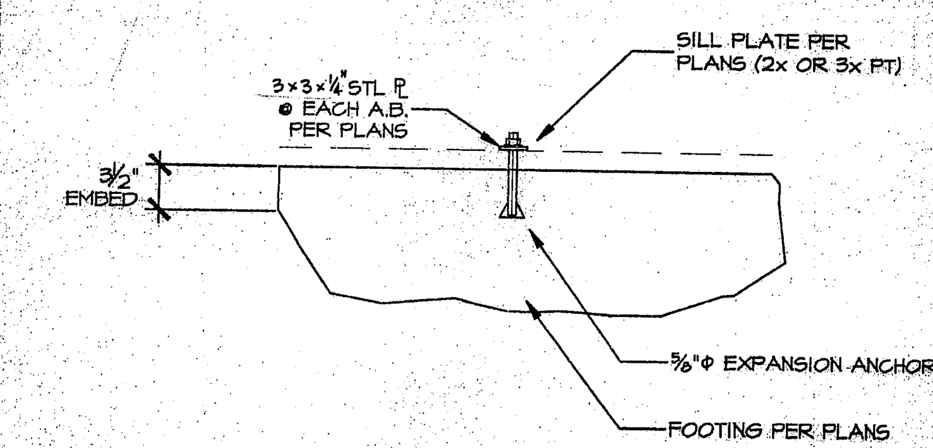
N.T.S.



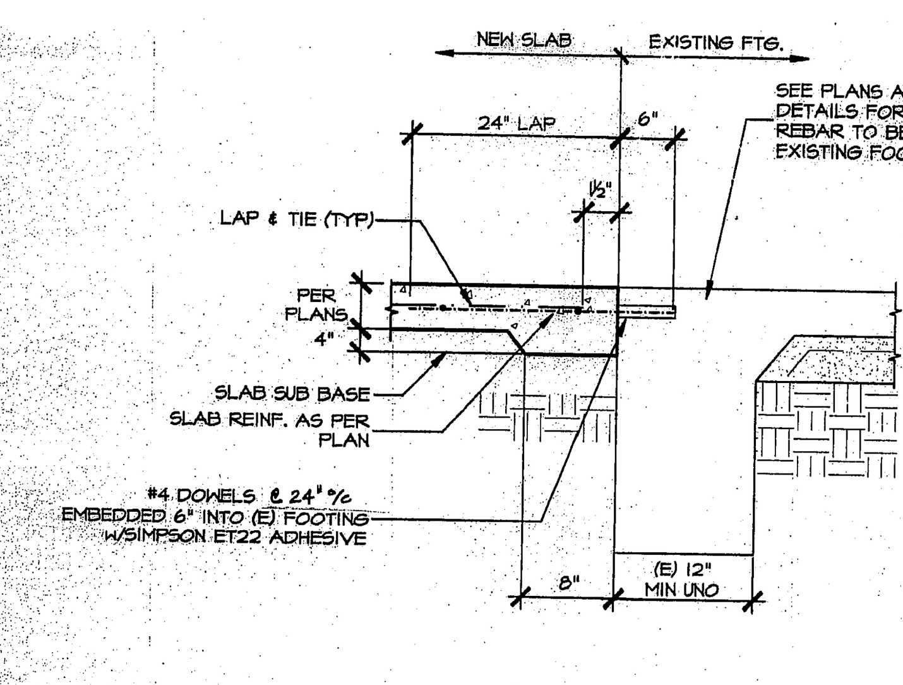
DD EPOXY ANCHOR @ HDU

REDHEADS:

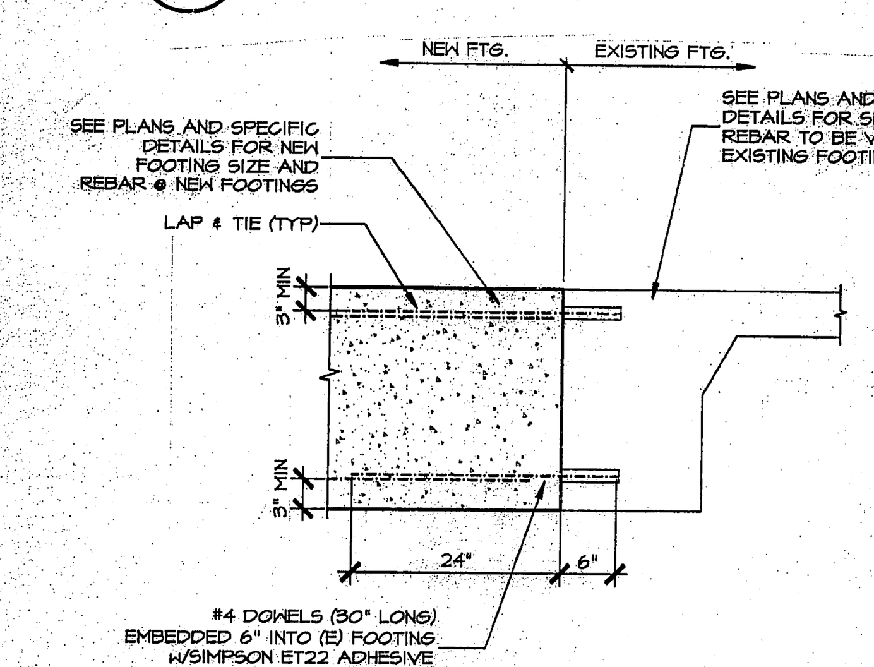
INDICATES NUMBER OF ANCHOR BOLTS REQUIRED PER EXISTING WALL. IF THIS AMOUNT DOES NOT EXIST, MAKE UP THE DIFFERENCE BY ADDING REDHEADS.... "READHEADS" SHALL BE 5/8"Ø WEDGE ANCHORS WITH MINIMUM 3 3/4" EMBEDMENT INTO EXISTING FOOTING.



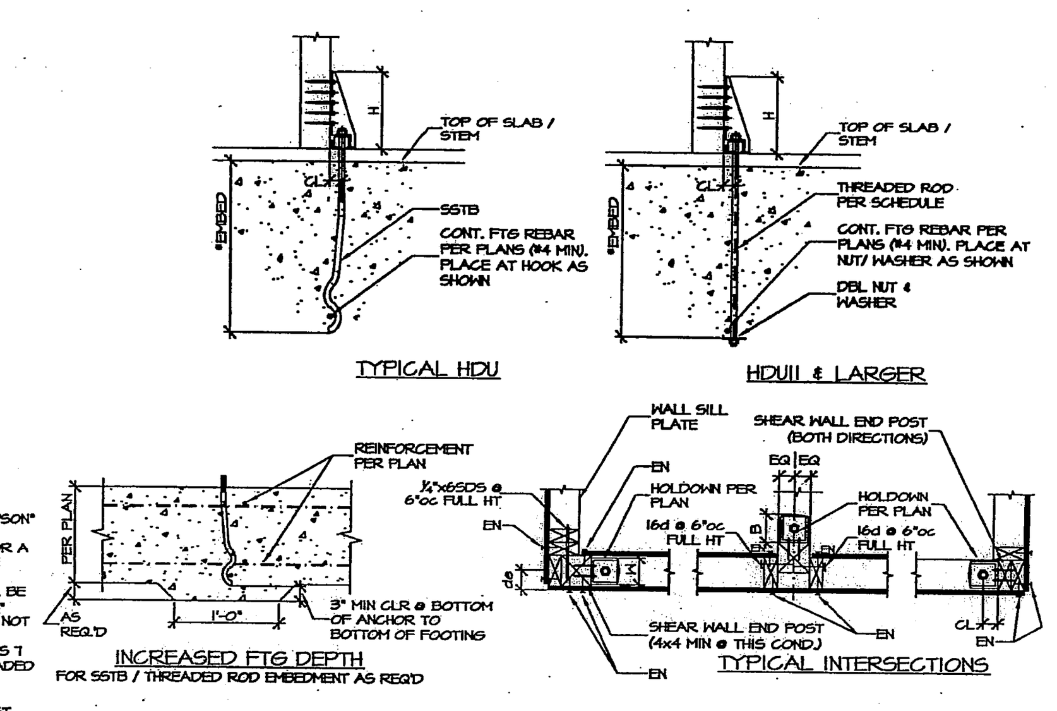
EE ANCHOR BOLT @ (E) FTG



FF (N) SLAB @ (E) FOOTING



GG (N) FTG TO (E) FTG



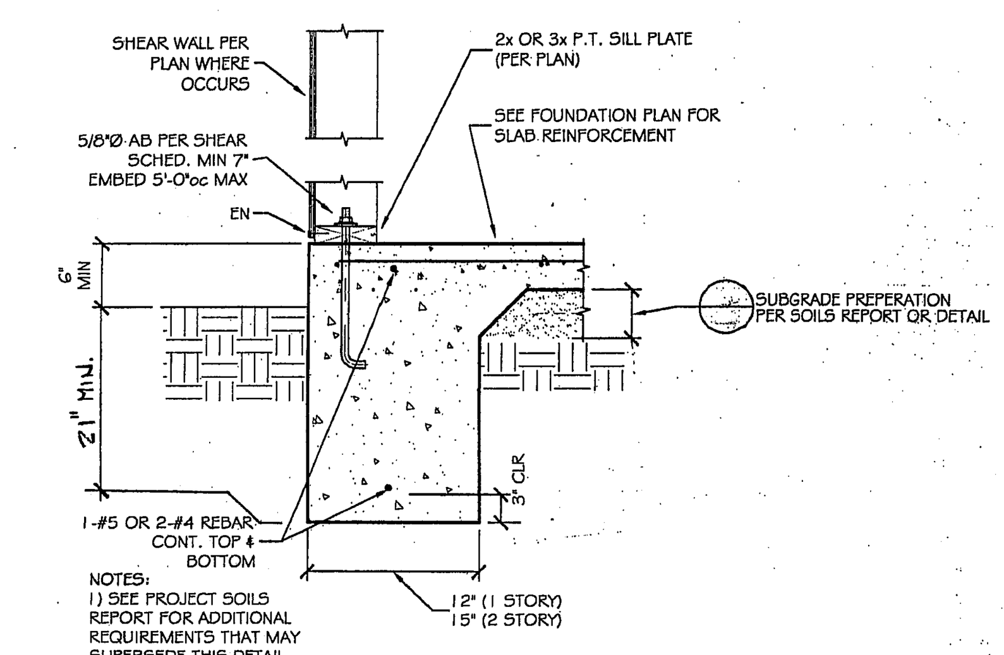
HOLDOWN NOTES:

1. HOLDOWNS ARE PER "SIMPSON" CATALOG.
2. USE NYLON LOCKING NUT OR A THREAD ADHESIVE ON THE ANCHOR BOLT.
3. ANCHOR BOLT NUTS SHALL BE FINGER TIGHT PLUS 1/3 TO 1/2" TURN WITH A WRENCH. DO NOT OVER-TORQUE THE NUT.
4. RE-TIGHTEN ANCHOR BOLTS 7 DAYS AFTER ROOF IS LOADED & PRIOR TO CLOSING THE STRUCTURE.
5. "de" FOR FOUNDATION CAST AGAINST, AND EXPOSED TO EARTH IS TO BE 1/2 OF WALL WIDTH.
6. HOLDOWN BOLTS SHALL BE TIED IN PLACE PRIOR TO INSPECTION.
7. EMBEDMENT SHALL BE BELOW COLD JOINT WHERE OCCURS.
8. SIMPSON SSTB 'L' BOLTS SHALL BE USED @ 3x PLATES
9. THREADED ROD STOCK MAY BE USED IN LIEU OF SSTB. THREADED ROD STOCK SHALL BE A-36 STL OR BETTER

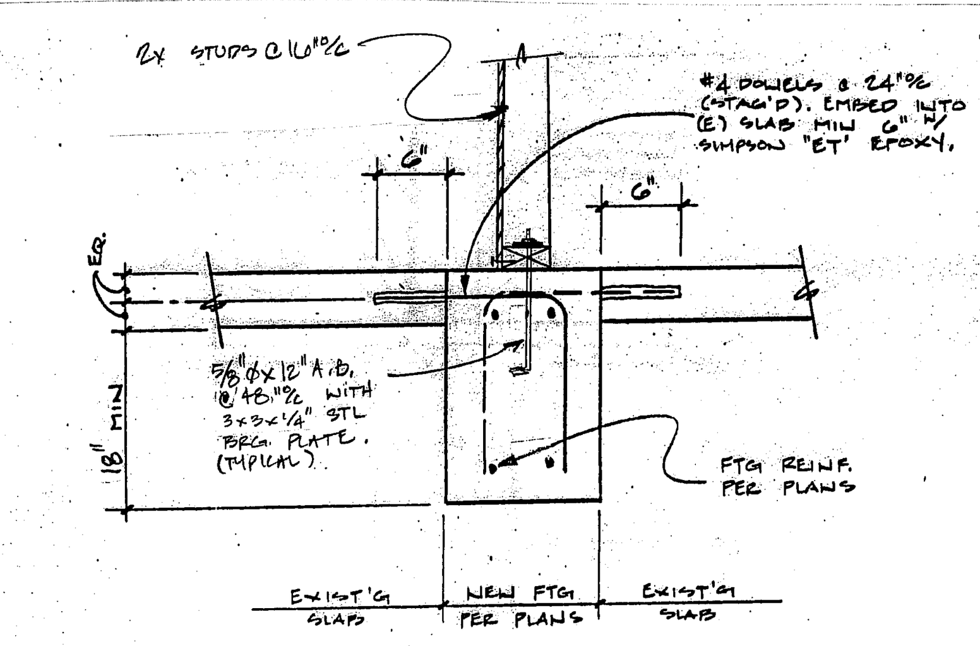
HOLDOWN SCHEDULE (HDU)

ANCHOR TYPE	POST	W (in)	H (in)	B (in)	CL (in)	ANCHOR DIA.	ANCHOR TYPE	ANCHOR EMBEDMENT	CONNECTION TO POST
HDU2-SDS2.5	2-2x	3	8 11/16"	3 1/4"	1 1/4"	5/8"	SSTB20	16 5/8"	6-SDS 1/4"x2.5"
HDU4-SDS2.5	4x	3	10 15/16"	3 1/4"	1 1/4"	5/8"	SSTB24	20 5/8"	10-SDS 1/4"x2.5"
HDU5-SDS2.5	4x	3	13 3/16"	3 1/4"	1 1/4"	5/8"	SSTB34	28 5/8"	14-SDS 1/4"x2.5"
HDU8-SDS2.5	4x	3	16 5/8"	3 1/2"	1 1/4"	7/8"	SSTB34	28 5/8"	20-SDS 1/4"x2.5"
HDU11-SDS2.5	6x	3	22 1/4"	3 1/2"	1 1/4"	1"	THREADED ROD	32"	30-SDS 1/4"x2.5"
HDU14-SDS2.5	6x	3	25 11/16"	3 1/2"	1 9/16"	1"	THREADED ROD	36"	36-SDS 1/4"x2.5"

AA TYPICAL HOLDOWN



BB TYPICAL PERIMETER FOOTING



CC SAWCUT CONT. FOOTING

KMN ARCHITECT

• ARCHITECTURE •
• GRAPHICS •
• DESIGN •

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REVISION LOG

REV.	DESCRIPTION	DATE
1	REVISIONS	07/22/11
2	REVISIONS	08/24/11

PROJECT NO.

FILE NAME

DRAWN BY DJK

DATE 08/24/11

SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

D-2