NEW MEDICAL OFFICE TENANT IMPROVEMENT

3933 Coffee Road Bakersfield, Ca.

ABBREVIATIONS

AB = ANCHOR BOLT
ABV = ABOVE
ADJ = ADJUSTABLE
APPROX = APPROXIMATE
BD = BOARD
BF = BALLOON FRAMING
BLDG = BUILDING
BLK = BLOCK
BLKG = BLOCKING
BM = BEAM
BRG = BEARING
CAB = CABINET
CEIL = CEILING
CL = CENTERLINE
CLG = CEILING
CLR = CLEAR
COL = COLUMN
COMB = COMBINATION
CONC = CONCRETE
CONT = CONTINUOUS
DIA = DIAMETER
DIM = DIMENSION
DS = DOWN SPOUT
DWG = DRAWING
EJ = EXPANSION JOINT
ELEC = ELECTRICAL
FAB = FABRICATION
FF = FINISH FLOOR
FG = FIXED GLASS
FLR = FLOOR
FLOUR = FLUORESCENT
FOB = FACE OF BEAM
FOC = FACE OF CONCRETE
FAM = FACE OF MASONRY
FOS = FACE OF STUDS
FTG = FOOTING
GA = GAUGE
GI = GALVANIZED IRON
GLS = GLASS, GLAZING
GYP = GYPSUM
HDR = HEADER
HORIZ = HORIZONTAL
HT = HEIGHT
HVAC = HEATING VENTILATION AIR CONDITIONING
LAM = LAMINATED
MAX = MAXIMUM
MB = MACHINE BOLT
MC = MEDICINE CABINET
MECH = MECHANICAL
MFG = MANUFACTURER
MIN = MINIMUM
MISC = MISCELLANEOUS
MTL = METAL
NIC = NOT IN CONTRACT
NTS = NOT TO SCALE
OBS = OBSCURE
OC = ON CENTER
OP'G = OPENING
OPT = OPTIONAL
POC = POINT OF CONNECTION
PL = PROPERTY LINE
PT = POINT
PVC = POLYVINYL CHLORIDE
RAD = RADIUS
RDL = ROOF DRAIN LINE
REQ'D = REQUIRED
RDWD = REDWOOD
SHT = SHEET
SHT'G = SHEATHING
SPEC = SPECIFICATIONS
SQ = SQUARE
STD = STANDARD
T & G = TONGUE & GROOVE
TEMP = TEMPERED
TOB = TOP OF BRACE
TOC = TOP OF CRICKET
TOS = TOP OF SHEETING
TOP = TOP OF PLYWOOD
TP = TOP PLATE HEIGHT
TYP = TYPICAL
UON = UNLESS OTHERWISE NOTED
VER = VERTICAL
WH = WATER HEATER
WIC = WALK IN CLOSET
W/O = WITHOUT
WD = WOOD
WI = WROUGHT IRON
@ = AT
W/ = WITH
O/ = OVER

GENERAL NOTES

All new work shall comply with the minimum standards set by:

ALL WORK SHALL CONFORM TO ALL RELEVANT LAWS, ORDINANCES, RULES, AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING CODES AND THEIR LOCAL ADOPTED AMENDMENTS:

2007 CALF. ADMINISTRATIVE CODE TITLE 24
2007 CALF. BUILDING CODE
2007 CALF. PLUMBING CODE
2007 CALF. MECHANICAL CODE
2007 CALF. ELECTRICAL CODE
PUBLIC RESOURCES CODE 4291 REGULATIONS
2007 CALF. FIRE CODE
AND ALL APPLICABLE STANDARDS, ORDINANCES AND REGULATIONS OF ALL AGENCIES WITH JURISDICTION OVER THEIR WORK.

Address Numbers:

NUMBERS SHALL BE CLEARLY VISIBLE FROM THE CENTER LINE OF THE ROADWAY FRONTING THE BUILDING AND THEY SHALL CONTRAST WITH THEIR BACKGROUND (UFC 501.4)

Inspections/Approvals:

THE FIRE DEPARTMENT SHALL INSPECT/APPROVE THE FOLLOWING:

1. FIRE ALARM SYSTEM ACCEPTANCE TEST PRIOR TO OCCUPANCY.
2. FINAL OCCUPANCY SIGN OFF – PRIOR TO OCCUPANCY.
3. ALL REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL OCCUPANCY APPROVAL, EXCEPT AS NOTED OTHERWISE.
4. THE FIRE DEPARTMENT SHALL BE GIVEN 24 HOURS MINIMUM NOTICE FOR ALL INSPECTIONS. (UFC ARTICLE 10)

General Fire Safety:

1. "NO PARKING", "FIRE LANE" SIGNS SHALL BE POSTED AT EACH ENTRANCE. SIGNS SHALL BE DESIGNED PER PORTERVILLE FIRE DEPARTMENT SPECIFICATIONS. ALL CURBING NOT WITHIN A PARKING SPACE SHALL BE PAINTED RED TO DESIGNATE THE FIRE LANES.
2. "NO SMOKING" SIGNS SHALL BE POSTED IN SUFFICIENT QUANTITY AND SIZE TO PROHIBIT ALL SMOKING EXCEPT IN DESIGNATED AREAS.

Fire Alarm Systems:

A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 STANDARDS. PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE PORTERVILLE FIRE DEPARTMENT.

Life Safety Requirements:

1. EMERGENCY LIGHTING SHALL BE PROVIDED FOR EMERGENCY EGRESS. THERE SHALL BE ONE LUMEN AT THE FLOOR.
2. CALCULATIONS SHALL BE PROVIDED FOR THE EMERGENCY LIGHTING LUMENS.
3. A POWER OFF TEST WILL BE REQUIRED PRIOR TO OCCUPANCY TO DETERMINE EMERGENCY LIGHTING ADEQUACY.

THE OCCUPANT LOAD, AS DETERMINED BY THE BUILDING OFFICIAL, SHALL BE POSTED IN A CLEARLY VISIBLE LOCATION.

Storage of Combustible Materials:

ALL STORAGE SHALL BE 12'-0" OR LESS. ANY STORAGE HIGHER THAN 12' REQUIRES FIRE DEPARTMENT REVIEW AND APPROVAL.

ALL DECORATIONS SHALL BE FLAME RETARDANT IN ACCORDANCE WITH THE CALIFORNIA STATE FIRE MARSHALL.

PROJECT ANALYSIS

NEW OFFICE BLDG

TOTAL BUILDING AREA: 9135

OCCUPANT LOAD

OFFICE AREA: 2,053 SQ FT / 100 = 21 OCCUPANTS
RESTROOMS : 115 SQ FT
TOTAL BUILDING AREA: 2,053 SQ FT

B – OCCUPANCY
TYPE VB CONSTRUCTION

AREA ANALYSIS

CODE ANALYSIS
2007 CBC

FIRE SPRINKLERS NO

CONSTRUCTION
TYPE VB – NON RATED

BASIC ALLOWABLE AREA: 9000 SQ FT

AREA MODIFICATION (506) $A_a = \{A_t + [A_t \times I_f]\} + [A_t \times I_{sp}]\}$

$A_a = \{9000 + [9000 \times .25\ ]\} + [9000 \times 1\ ]\}$

$A_a = 20{,}250$ SQ FT

FRONTAGE INCREASE: $I_f = [F/P - 0.25\ ]W/30$

$I_f = [177'/354' - 0.25\ ]30/30$

$I_f = .25$

NEW OFFICE BLDG 9,135 SQ FT INCLUDING TENANT IMPROVEMENT

9,135 < 20,250

GENERAL NOTES

1. ALL DOOR HARDWARE SHALL COMPLY WITH THE REQUIREMENTS OF CALIFORNIA BUILDING CODES CHAPTER 10.
2. STOREFRONT DOORS SHALL HAVE 10" MINIMUM BOTTOM RAIL.
3. MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND 5 POUNDS FOR INTERIOR.
4. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL EFFORT.
5. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED PER U.B.C.
6. NUMBER AND LOCATION OF FIRE EXTINGUISHERS SHALL BE DETERMINED BY FIELD INSPECTION.

CONSULTANTS

ENGINEER:

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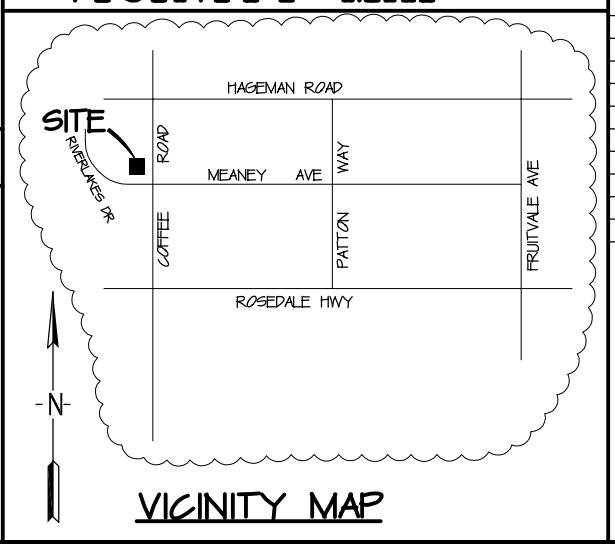
GENERAL CONTRACTOR:

VICINITY MAP



VICINITY MAP

SHEET INDEX

SHEET	DESCRIPTION
T–1	TITLE SHEET / GENERAL NOTES
A–2	1ST FLOOR PLAN
A–3	REFLECTED CEILING PLAN
H–1	HANDICAP DETAIL SHEETS
H–2	HANDICAP DETAIL SHEETS
M–1	MECHANICAL PLAN
P–1	PLUMBING PLAN
E–1	SIGNAL & POWER PLAN
E–2	LIGHTING PLAN
T24	TITLE 24

ENGINEER STAMP

REVISIONS

PROJECT

MEDICAL OFFICE TENANT IMPROVEMENT
For DR. SUMEET BHINDER
3933 COFFEE RD. BAKERSFIELD, CA.

DRAWN
RSF
CHECKED
RSF
DATE
6/29/2010
SCALE
1/4"=1'-0"
PROJECT NO.
08-124R
SHEET
T1
SHEET#