HANDICAP NOTES

1. PROVIDE HANDICAP INDENTIFICATION SYMBOL AT ENTRY DOORS PER CODE.
2. DOOR HARDWARE SHALL BE LEVER TYPE.
3. MAXIUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS.
4. BOTTOM 10" OF DOORS SHALL BE SMOOTH UNINTERRUPTED SURFACE OR INSTALL 10" KICKPLATE.
5. PROVIDE RESTROOM INDENTIFICATION SYMBOLS CONFORMING TO HANDICAP REQUIREMENTS.
6. PROVIDE A SELF-CLOSING DEVICE ON HANDICAP WATER CLOSET ENCLOSURE DOOR.
7. FAUCET CONTROLS SHALL BE OPERABLE WITH THE ELECTRONIC SENSOR TYPE CONTROLS

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.

NOTE: ALL EXIT AND EMERGENCY LIGHT ARE THE RESPONSIBILITY OF THE LIGHTING CONTRACTOR & TO BE INSTALLED PER LOCAL CODE.

GENERAL SWITCH LOCATIONS AND WIRING TO BE DETERMINED BY LIGHTING CONTRACTOR PER LOCAL CODE AND BE APPROVED BY OWNER.

NOTE :

CONNECT EXIST AIR SUPPLY AND RETURN TO EXISTING A/C UNITS ON ROOF VERIFY LOCATION OF UNITS. RELOCATE DUCTS ACCORDING TO CFM REQUIRED FOR EACH SPACE AND BALANCE SYSTEM TO ACHEIVE EVEN AIR FLOW THRU OUT.

GENERAL NOTES

ALL WORK SHALL BE IN COMPLIANCE WITH THE C.B.C. (2007) U.M.C., U.P.C. AND THE NATIONAL ELECTRIC CODES AND ALL LOCAL CODES AND ORDINANCES.

MECHANICAL AND ELECTRICAL CONTRACTORS TO SURVEY EXISTING CONDITIONS AND PROVIDE THAT THEIR RESPECTIVE SYSTEMS BE COMPLETE AND OPERATIONAL, AND SHALL PROVIDE TITLE 24 FORMS AS REQUIRED.

GENERAL NOTES

2 X 6 @ 16" O.C. EXT. WALLS (R-15 INSUL.)
2 X 6 @ 16" O.C. PLUMBING WALLS
12" PLATE HEIGHT (TYPICAL U.O.N.)
PLATE HEIGHTS ARE FROM CONCRETE SLAB F.F.
7/8" STUCCO EXTERIOR FINISH
1/2" GYP BD. WALL AND CEILING COVER
SEE CONTRACTOR\OWNERS FOR ALL FIXTURES, APPLIANCES CABINETS AND FLOOR COVERING PREFERENCES.
R-38 ATTIC INSULATION
DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALED DRAWINGS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE DESIGNER, CONTRACTOR AND ENGINEER OF RECORD.

GENERAL NOTES

ALL NEW GYPSUM BD. SHALL RECEIVE METAL GROUNDS & CORNER TRIM

PROVIDE HORIZONTAL BACKING FOR CABINETRY SHELVING AND ACCESSORIES AS REQUIRED

INSTALL BATT INSULATION FOR SOUND IN WALLS & ON CEILING AT ALL TOILET ROOMS

ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE

ALIGN FINISHES OF ALL NEW TO EXISTING WALL CONDITIONS WHERE POSSIBLE

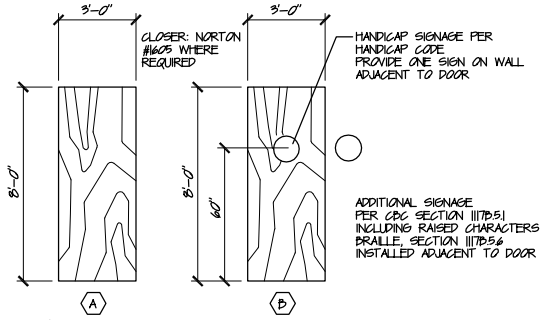
ALL CABINETRY, FIXTURES AND ACCESSORIES SHALL BE CONSTRUCTED AND INSTALLED PER APPLICABLE CODES

TAPE, SAND, PROVIDE FINISH AND PAINT TO MATCH BUILDING STANDARDS

INSTALL SELF-CLOSER AND PRIVACY LOCKS AT ALL DOORS SERVING RESTROOMS

VERIFY ALL LOCKING AND KEYING REQUIREMENTS WITH LANDLORD

INSTALL WALL MOUNTED DOOR STOPS AT ALL DOORS TO PREVENT DAMAGE TO ADJACENT WALLS/WINDOWS



1 3/4" SOLID CORE
BIRCH VENEER W/PAINT GRADE W/ TIMELY METAL FRAMES, PANIC HARDWARE WHERE REQUIRED

1 3/4" SOLID CORE
BIRCH VENEER W/PAINT GRADE W/ TIMELY METAL FRAMES (9/4 RATED WHERE REQUIRED)

ALL STOREFRONT MAIN EXIT DOORS: INSIDE OF DOOR LOCK TO HAVE LABEL SHOWING "LOCKED" OR "UNLOCKED" & SHALL BE OPERABLE FROM INSIDE WITHOUT A KEY.
ALL EXIT DOORS SHALL HAVE A SIGN ADJACENT TO DOOR READING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".

DOOR SCHEDULE

BUILDING ANALYSIS

OFFICE TENANT IMPROVEMENT

BUILDING OCCUPANCY:	B
FIRE SPRINKLERS:	NO
TYPE OF CONSTRUCTION:	VB

OCCUPANT LOAD

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

AREA ANALYSIS

OFFICE BUILDING

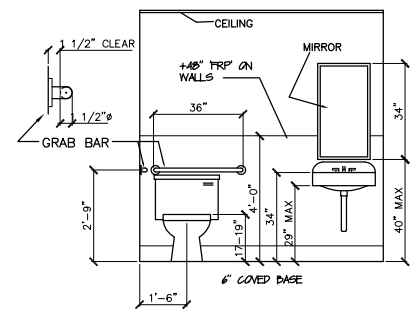
BASIC ALLOWABLE AREA:	9000 SQ FT
AREA MODIFICATION (506)	$A_a = [A_t + [A_t \times I_f] + [A_t \times I_s]]$
	$A_a = [9000 + [9000 \times .25] + [9000 \times 0]]$
	$A_a = 11{,}250$ SQ FT
FRONTAGE INCREASE:	$I_f = [F/P - 0.25]W/30$
	$I_f = [177/354' - 0.25]30/30$
	$I_f = .25$
NEW OFFICE TI	9,135 SQ FT
9,135 < 11,250	

LEGEND

NEW 2x6 EXT. STUD WALL AT 16" O.C. W/ R-19 INSUL.

NEW 2x4 STUD WALL AT 16" O.C.

* FLUSH CONTROL ON 'WIDE SIDE' OF W.C.
* COVER HOT WATER & DRAIN LINES
* LAV. FAUCET CONTROLS – LEVER , PUSH, OR ELEC. SENSOR TYPE



TYP. TOILET ELEV.

SCALE: 3/8" = 1'-0"

ALL DIMENSIONS SHOWN AS PER A.D.A. STANDARDS

RESTROOM NOTES

FLOOR - SEAMLESS SHEET VINYL
WALLS - FRP PANELS
1/4" POLISHED MIRROR
1 1/2" ø2" GRAB BAR
1 1/2" 36" GRAB BAR
6" VINYL COVED BASE
TOWEL DISPENSER B-3944
TOILET SEAT COVER DISP. B-288
SOAP DISPENSER B-12

ALL RESTROOM EQUIP. SHALL BE BOBRICK OR EQUAL

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 CALIF. ADMINISTRATIVE CODE TITLE 24
2007 CALIF. BUILDING CODE
2007 CALIF. PLUMBING CODE
2007 CALIF. MECHANICAL CODE
2007 CALIF. ELECTRICAL CODE
2007 CALIF. FIRE CODE
PUBLIC RESOURCES CODE 4291 REGULATIONS
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 901.4.4)

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. (CFC ARTICLE 10)

General Fire Safety:

1. "NO PARKING", "FIRE LANE" SIGNS SHALL BE POSTED AT EACH ENTRANCE. SIGNS SHALL BE DESIGNED PER BAKERSFIELD 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 BAKERSFIELD 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 CALIF. STATE FIRE MARSHALL.

CEILING JOIST SPAN

USING DOUGLAS FIR NO. 2 GRADE

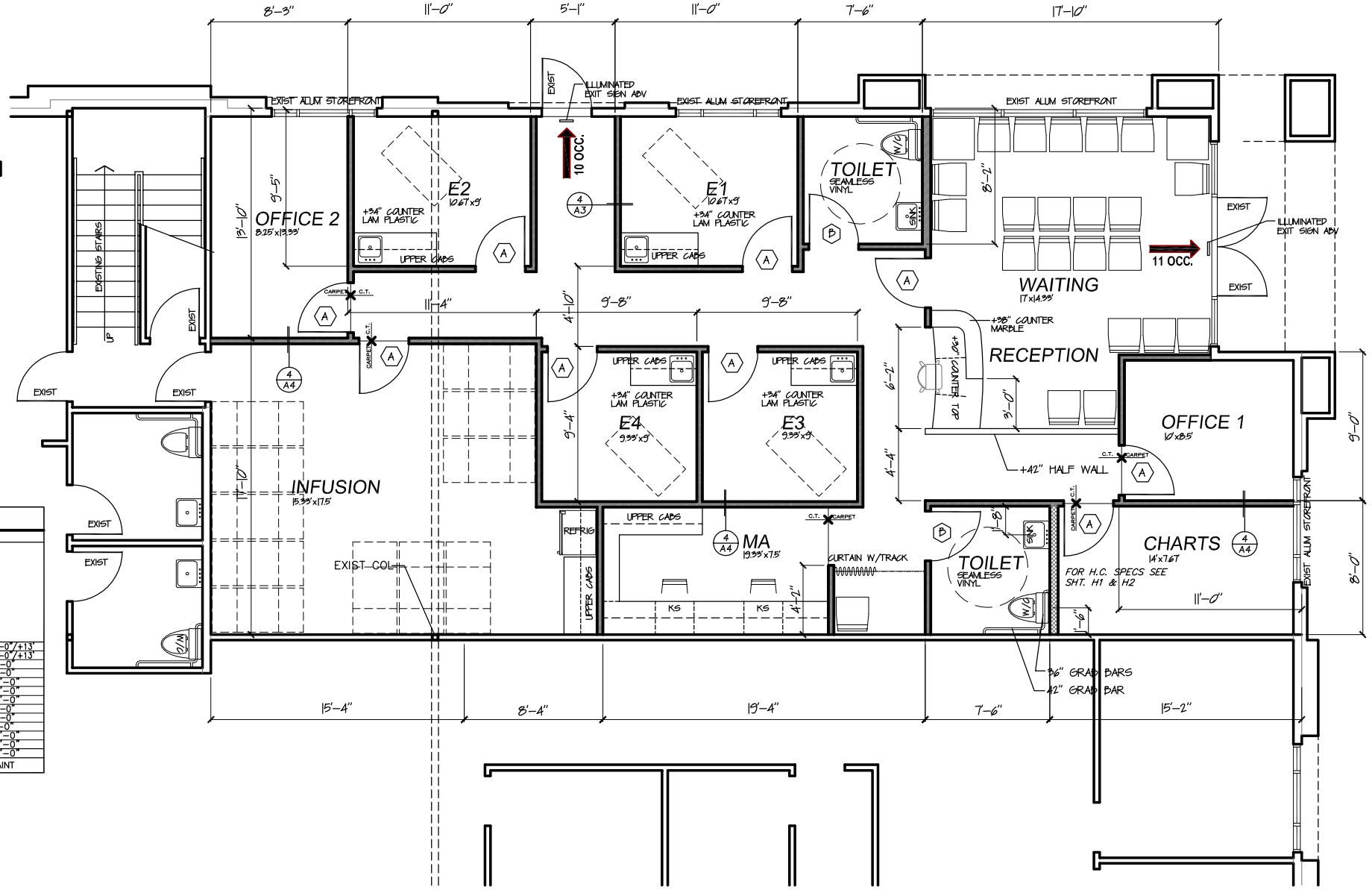
MEMBER	16" O.C.	24" O.C.
2x4	8'-7"	7'-0"
2x6	16'-9"	13'-8"
2x8	21'-2"	17'-3"
2x10	25'-10"	21'-2"

room finish schedule

ROOMS	FLOORS: CARPET	CER. TILE	WOOD BASE	TILE BASE	RUBBER TOWN BASE	LAM PLASTIC	WALLS: TEXTURE	PAINT	CEILING FINISH: ENAMEL FLAT	FACTORY FINISH	TEXTURE	PAINT	ENAMEL FLAT ACOUSTICAL PANEL	
	C			6"	6"	48"	A	B	E	F	G	A	B	F	G	
WAITING 1			3		5		A			F		A	B		G	+12'-0"/+13'
RECEPTION			3		5		A			F		A	B		G	+12'-0"/+13'
OFFICE 1	1				5		A			F			B		G	+10'-0"
OFFICE 2	1				5		A			F			B		G	+10'-0"
INFUSION	1				5		A			F			B		G	+10'-0"
EXAM 1			3		5		A			F			B		G	+10'-0"
EXAM 2			3		5		A			F			B		G	+10'-0"
EXAM 3			3		5		A			F			B		G	+10'-0"
EXAM 4			3		5		A			F			B		G	+10'-0"
TOILETS			3			6	A	B	E			A		E		+8'-0"
STOR							A			F		A			F	+10'-0"
MA	1				5		A			F		A	B		G	+10'-0"
CHARTS					5		A			F		A	B		G	+10'-0"

ALL FLAT SOFFITS TO RECEIVE ADJACENT WALL TEXTURE AND PAINT

TWO COATS OF PAINT ON ALL HARD WALLS AND CEILINGS
• +48" LAM PLASTIC W/ WOOD TRIM ON WALLS AT TOILETS



FLOOR PLAN

1/A1 — 1/4" = 1'-0"

LEASE SPACE
2035 SF (1960 SF NET)

ENGINEER STAMP

REGISTERED PROFESSIONAL ENGINEER
JEFFERY A. FRENCH
EXP. 6-30-2011
No. RCE 17366
CIVIL
STATE OF CALIFORNIA

REVISIONS

PROJECT

MEDICAL OFFICE FOR
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: A2
SHEET#