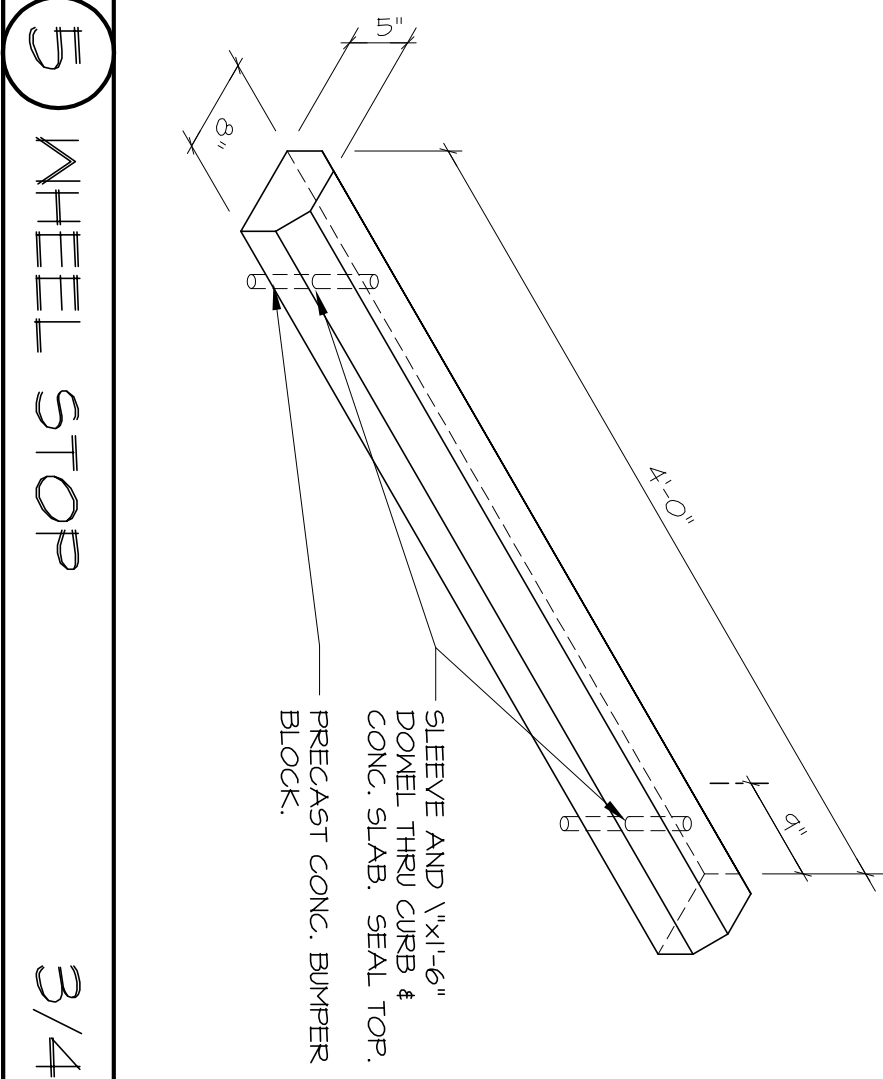
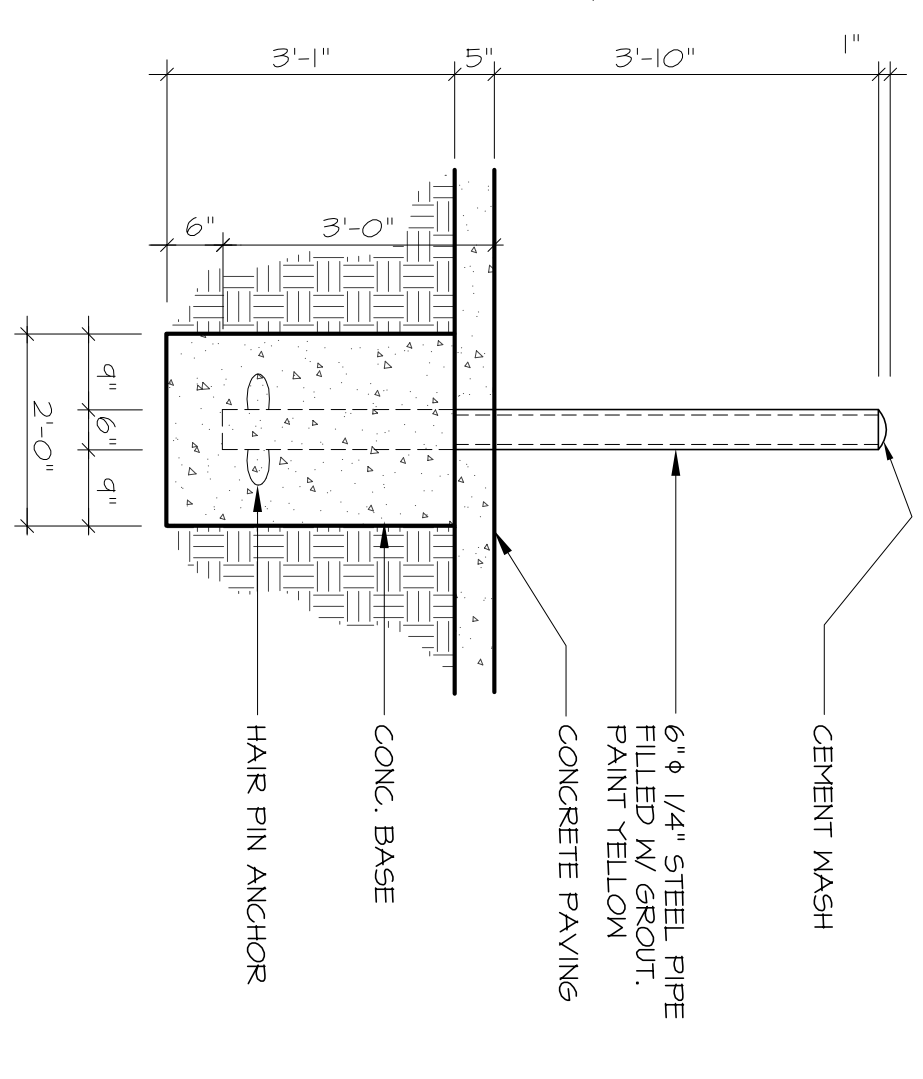


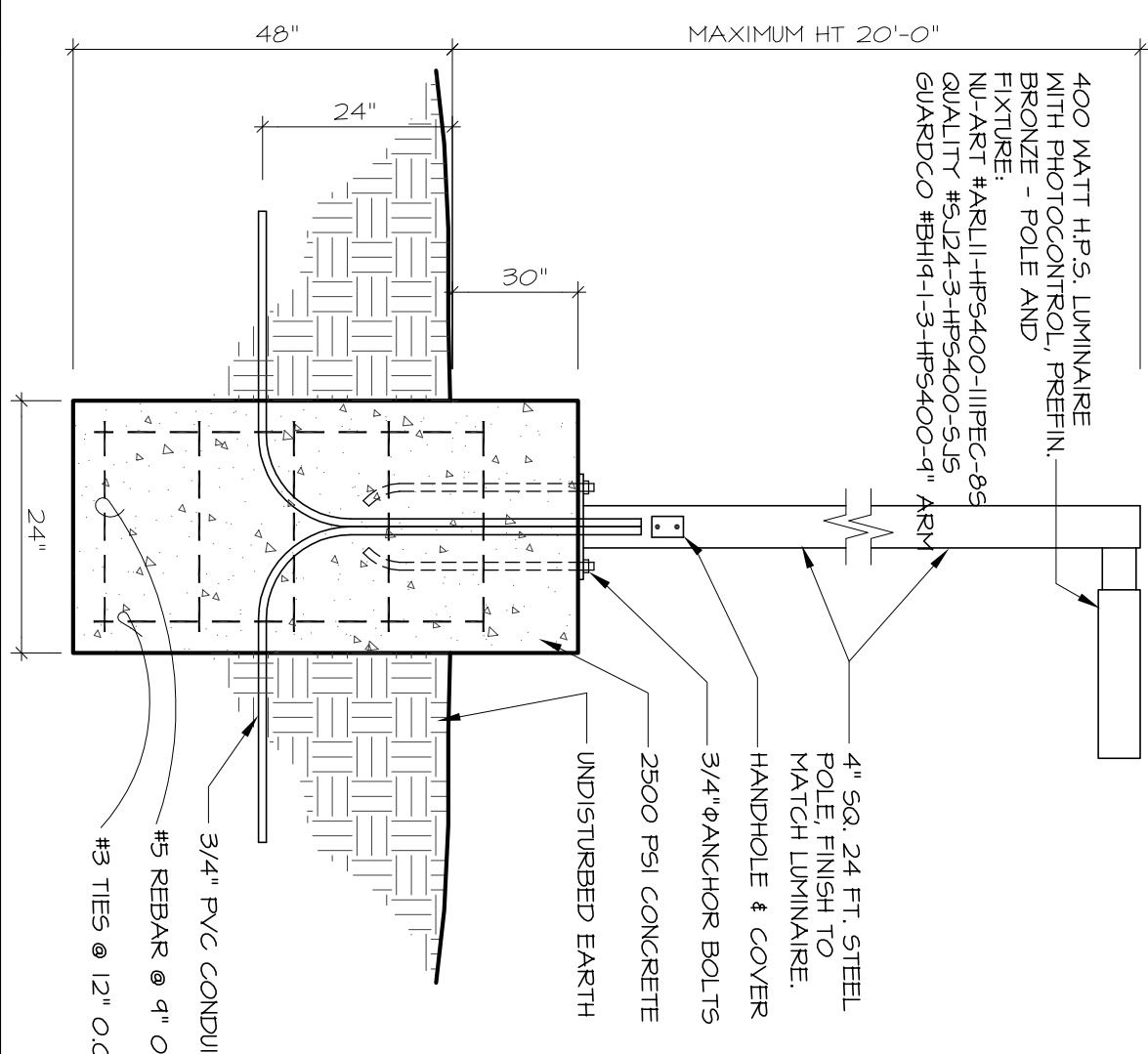
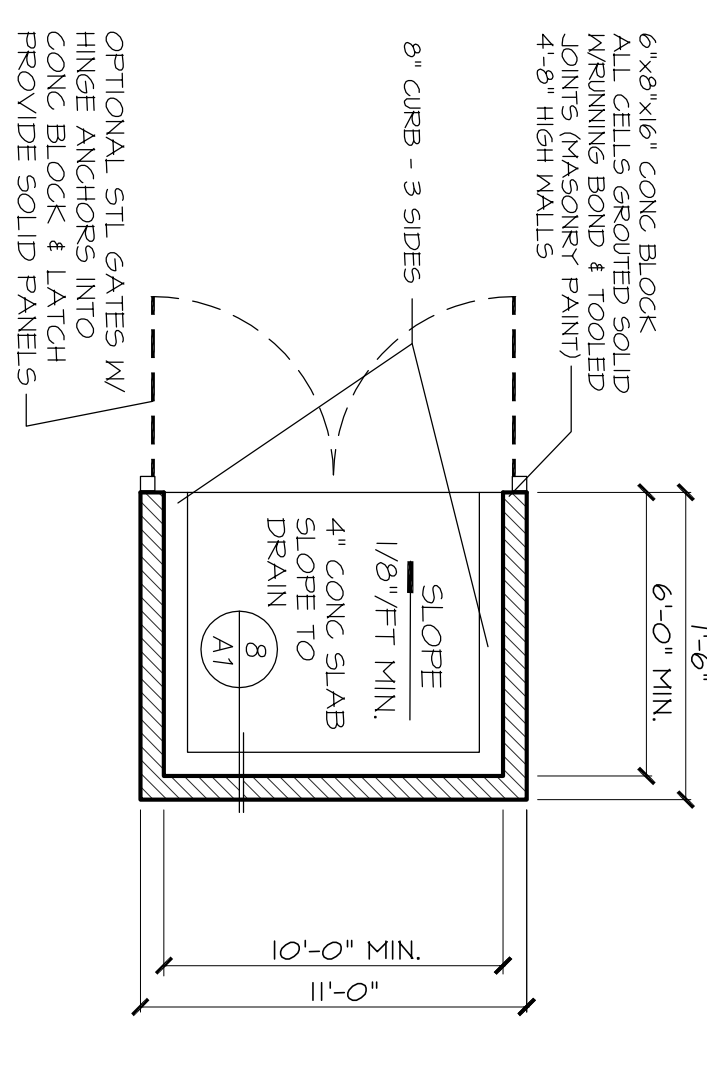
12/26/2011 PLAN CHK

PROJECTA

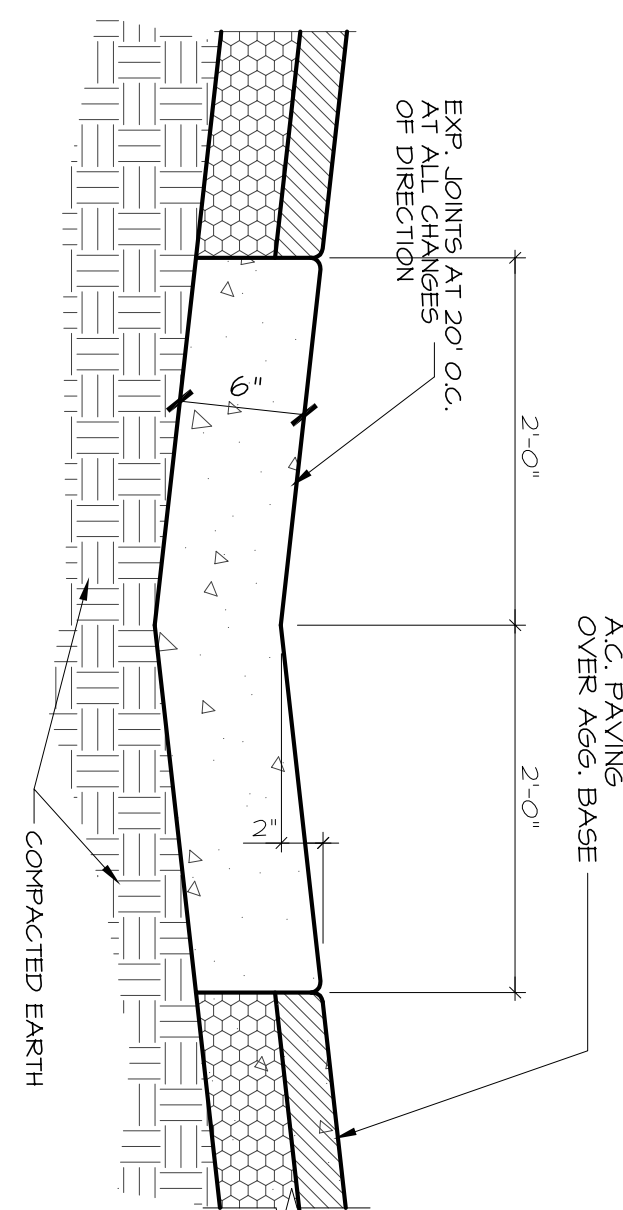
5 WHEEL STOP 3/4"



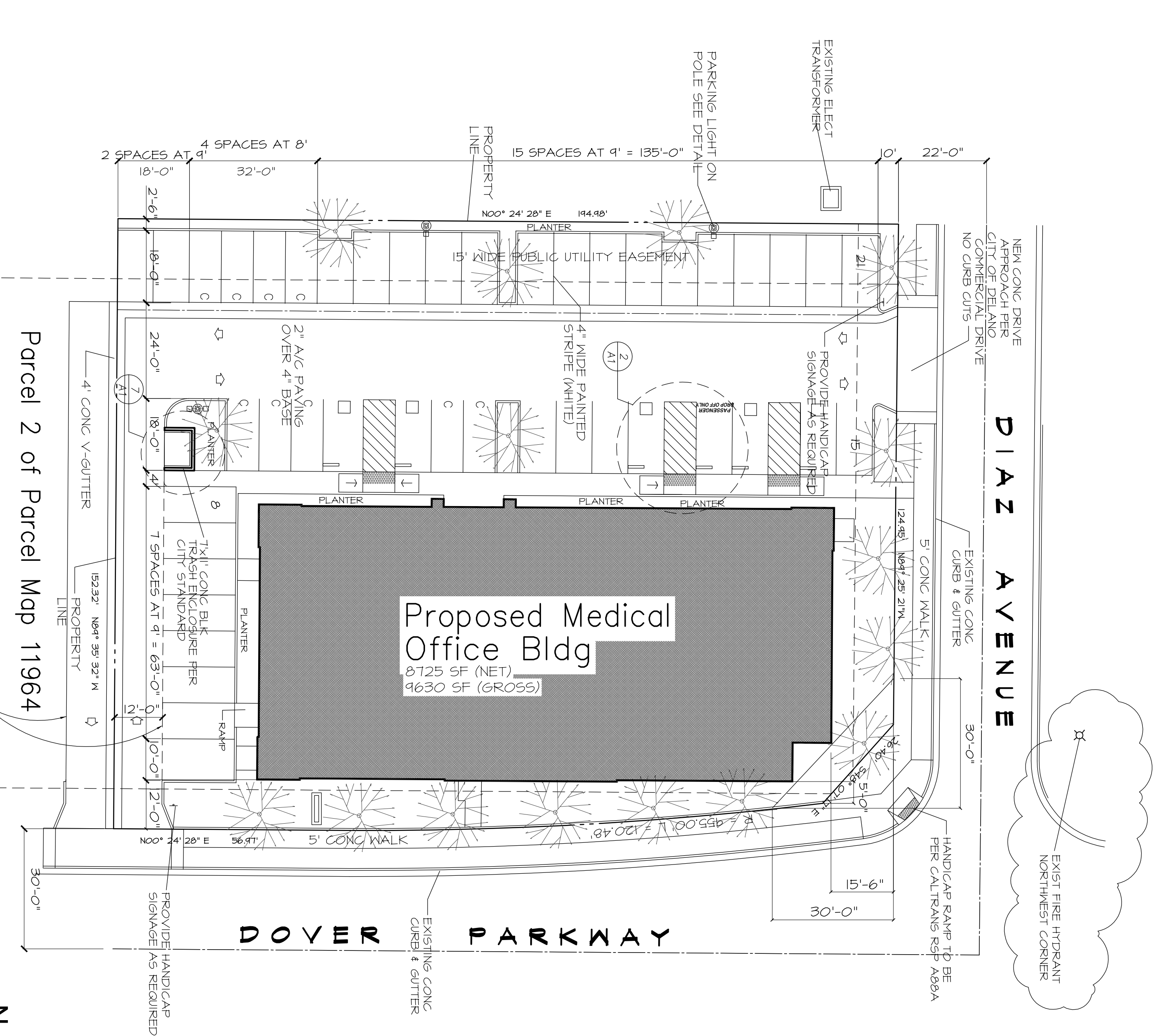
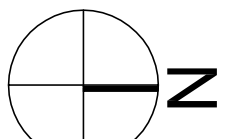
TRASH ENCLOSURE WALL	
BASED ON CITY OF DELAND STANDARD STR1 REFERENCE BIN ENCL.	
SITE	ANALYSIS
SITE AREA	24,057 SF (0.67 GROSS ACRE)
Parcel 2, Parcel Map 11464	422-010-27
APN:	B/1 21
OCCUPANCY:	VA
TYPE OF CONSTRUCTION:	
BUILDING AREA:	9630 SQ. FT.(GROSS)
PROPOSED MED OFFICE	160 SQ. FT.
MECHANICAL SPACE	745 SQ. FT.
STORAGE SPACE	8725 SQ. FT.
TOTAL NET	
ZONING:	CO
PARKING REQUIREMENTS:	
PROPOSED:	44 SPACES



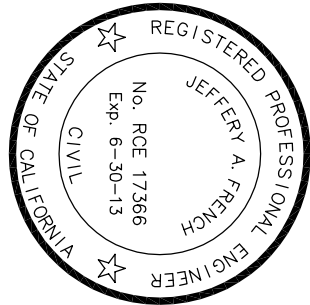
8) PARKING LIGHT



110 CONC. V-GUTTER


$$1'' = 20' - 0$$


ENGINEER STAMP



REVISIONS

PROJECT

OFFICE BLDG FOR
For Da Vita/AKMG
DIAZ AVENUE. DELANO, CA.

DRAWN	RSF
CHECKED	RSF
DATE	9/09/2011
SCALE	1/4"=1'-0"
PROJECT NO.	11-108R
SHEET	

A3

SHEET#

1	2	3	5
CONC PAD FOOTING	EXTERIOR FOOTING	INTERIOR FOOTING	HOLDDOWNS

FOUNDATION NOTES

- FOUNDATIONS ARE DESIGNED FOR A 1500 P.S.F. UNIFORM PRESSURE. DO NOT EXCEED 3000 P.S.F. FOR CONTINUOUS FOOTINGS AND 3000 P.S.F. FOR PAD FOOTINGS.
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS. USE NO MORE THAN 7 GALLONS OF WATER PER SACK OF CEMENT.
- REINFORCING STEEL SHALL BE INTERMEDIATE GRADE (F_y = 60,000 P.S.I., MINIMUM) DEFORMED BARS. SCHEDULING TO ASTM A633, GRADE 60. SPICES SHALL BE TO ASTM A633, GRADE 60. SPICES SHALL BE 40 IN. MASONRY.
- CRACK CONTROL IN CONCRETE SLABS SHALL BE AT LOCATED AT APPROX. 400 SQ. FT. GRIDS.
- CONTRACTOR TO VERIFY ALL UNDER SLAB UTILITIES PRIOR TO POURING SLAB.
- FOOTINGS SHALL BE POURED IMMEDIATELY AFTER EXCAVATION, INSPECTION & PERTINENT APPROVAL.
- LAP TOP BARS AT CENTER OF SPAN; LAP BOTTOM BARS AT SUPPORTS.
- EXTERIOR FRAME WALLS ARE TO BE SECURED W/ 5/8" P.D.F. OR ROUND STUDS AT 16" O.C. PROVIDE 3x3x1/4" WASHER W/ MIN. 7" EMBEDMENT INTO CONCRETE.
- ALL INTERIOR WALLS TO BE SECURED W/ POWER DRIVEN PINS PER MANUF. SPECS. U.O.N. USE ICBO REPORT NO. 2388.
- SLAB THICKNESS AT INTERIOR WALLS SECURED W/ POWDER DRIVEN PINS SHALL BE THREE TIMES THE FASTENER PENETRATION PER ICBO EVALUATION REPORT NO. 1280.
- SLAB REINFORCEMENT TO BE SUPPORTED W/ DOBRTS PRIOR TO POURING SLAB.
- SLAB REINFORCEMENT TO BE SUPPORTED W/ DOBRTS PRIOR TO POURING SLAB.

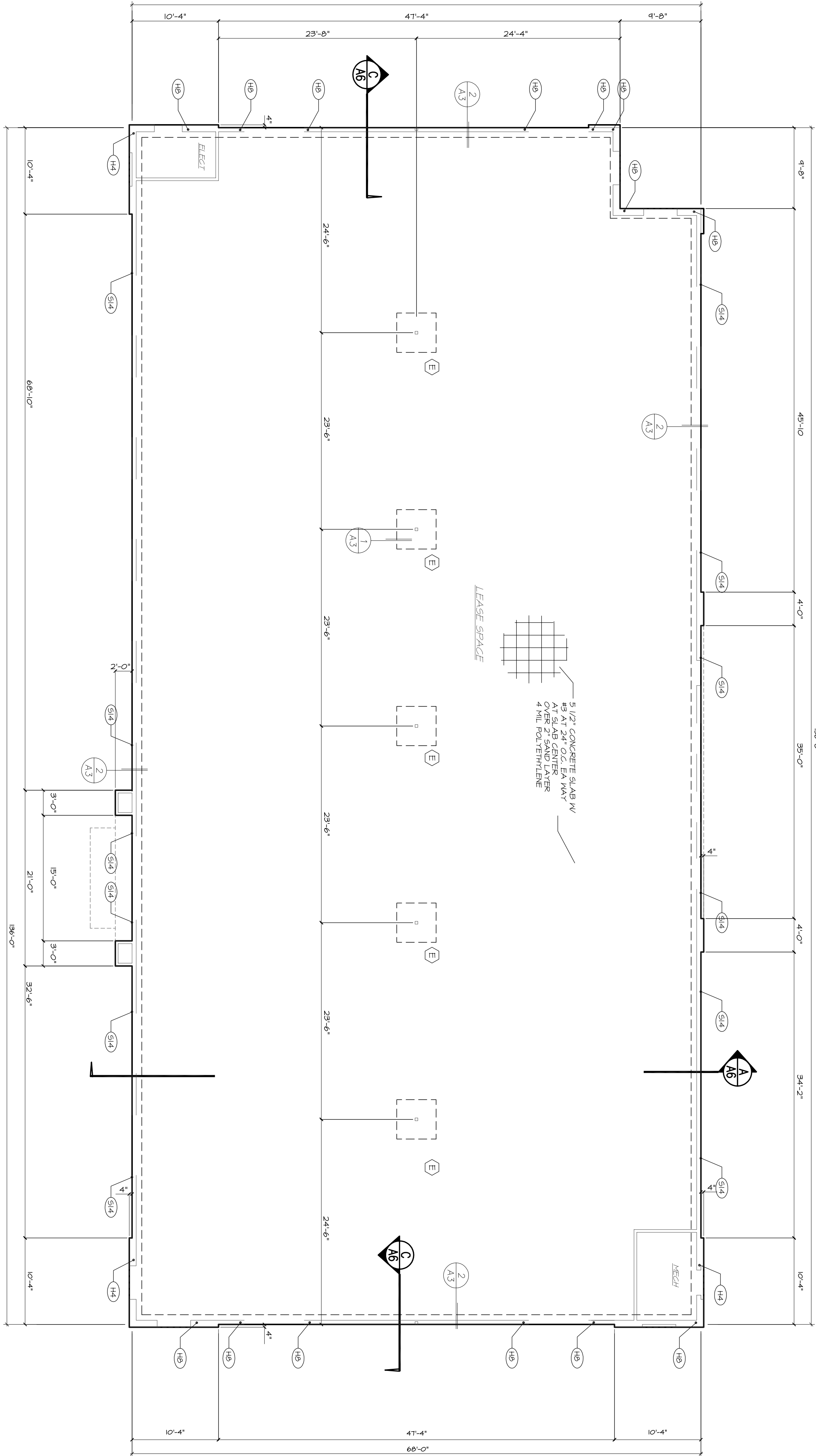
HOLDDOWN SCHEDULE

HOLDDOWN	LOAD
S10	5THD10 3400
S14	5THD14 3615
N48	N5160 FLR TO FLR 3645
N60	N5160 FLR TO FLR 4830
N72	N5172 FLR TO FLR 4830
I2	H012 W 55TB16 ANCHOR BOLT 3075
H4	H014 W 55TB20 ANCHOR BOLT 4565
H5	H015 W 55TB24 ANCHOR BOLT 5645
H8	H018 W 55TB24 ANCHOR BOLT 5980

ALL HOLD DOWNS TO BE SIMPSON STRONG-TIE. ALL ANCHORS TO BE 55TB20 OR GREATER DEPTH FOOTINGS TO ACCOMMODATE ANCHOR LENGTH.

FOOTING SCHEDULE

- A 18" SQ x 12" DP W/3-#4 EA WAY
- B 24" x 40" x 12" DP W/3-#4 EA WAY
- C 24" SQ x 18" DP W/3-#4 EA WAY
- D 24" x 48" x 18" DP W/4-#4 EA WAY
- E 48" SQ x 24" DP W/4-#5 EA WAY
- F 33" SQ x 18" DP W/4-#4 EA WAY
- G 20" x 32" x 12" DP W/3-#4 EA WAY

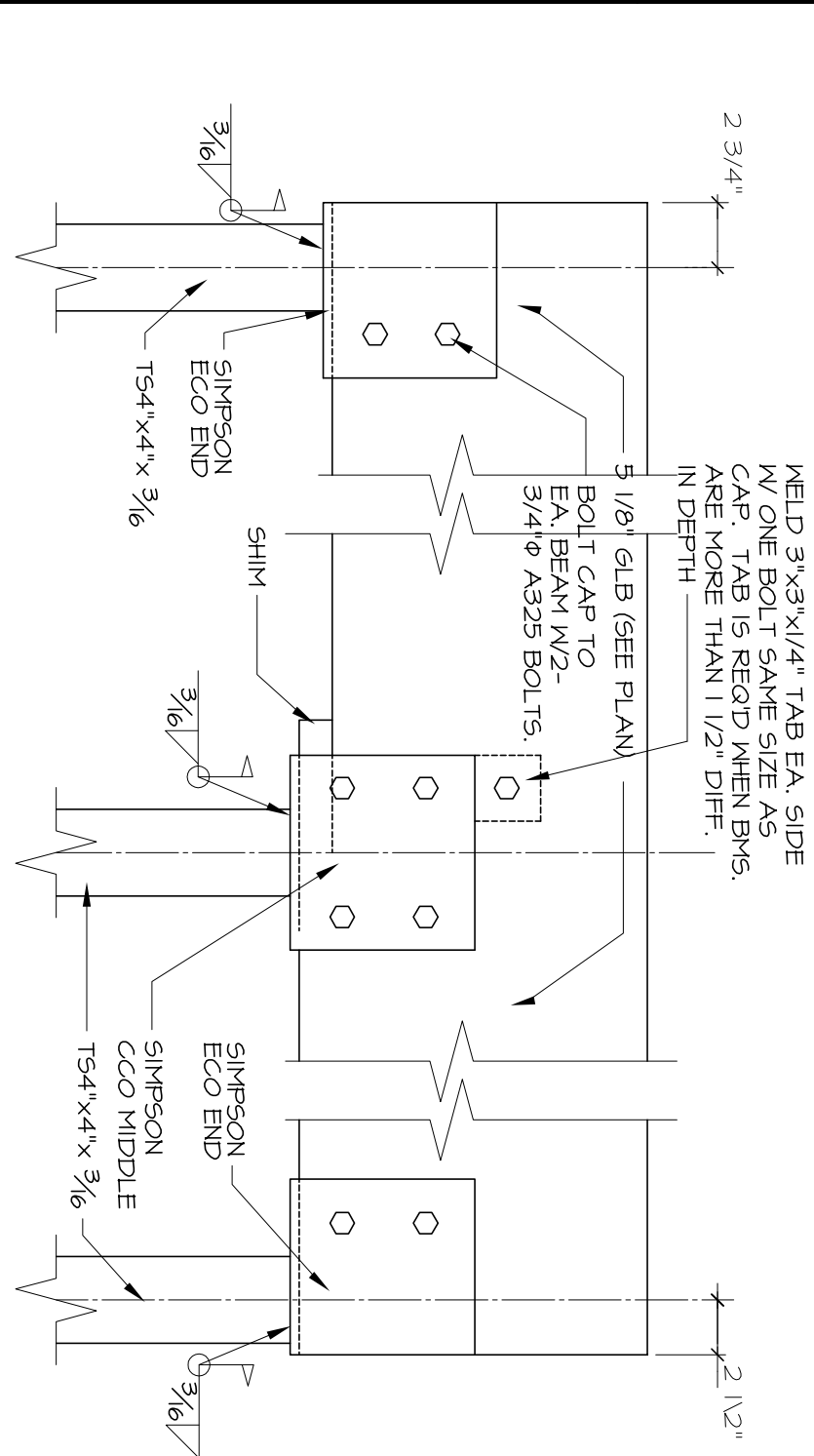
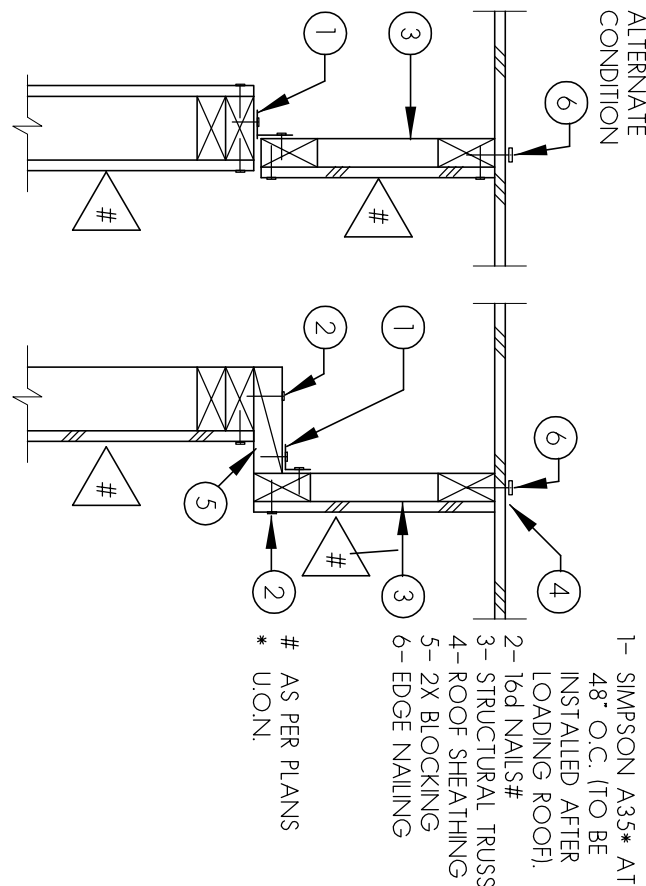
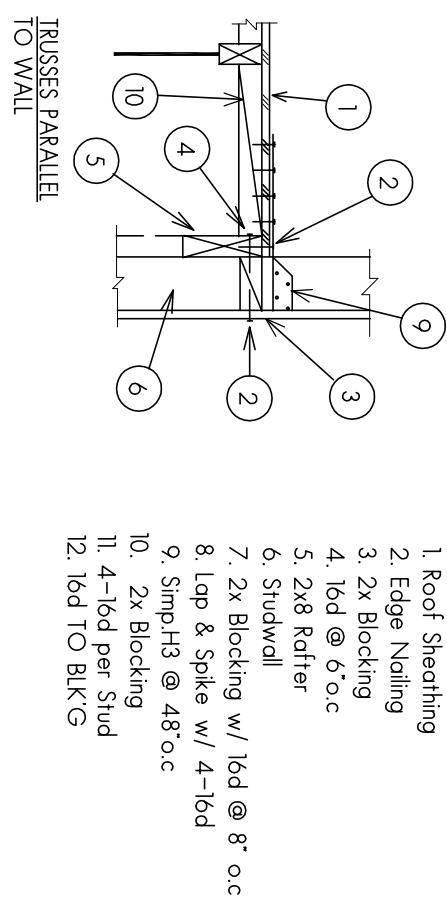
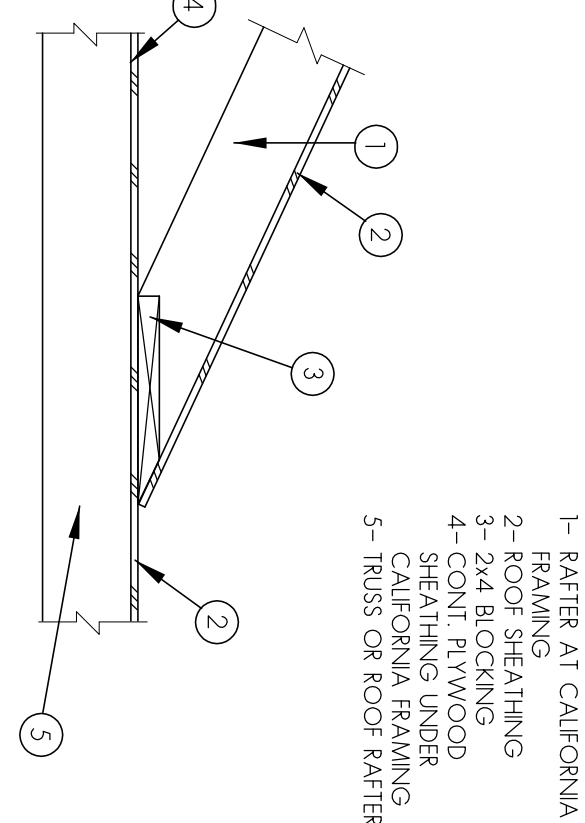
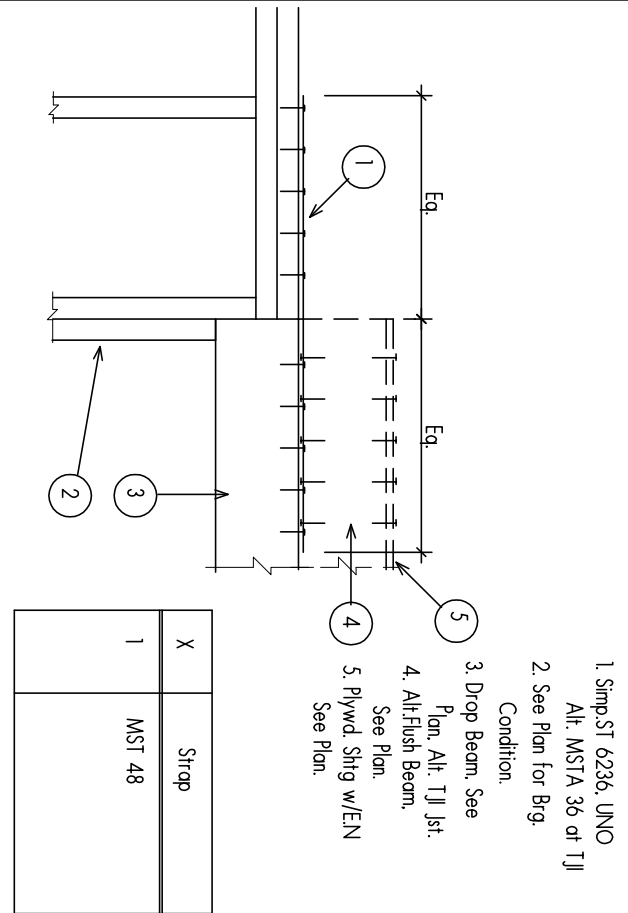
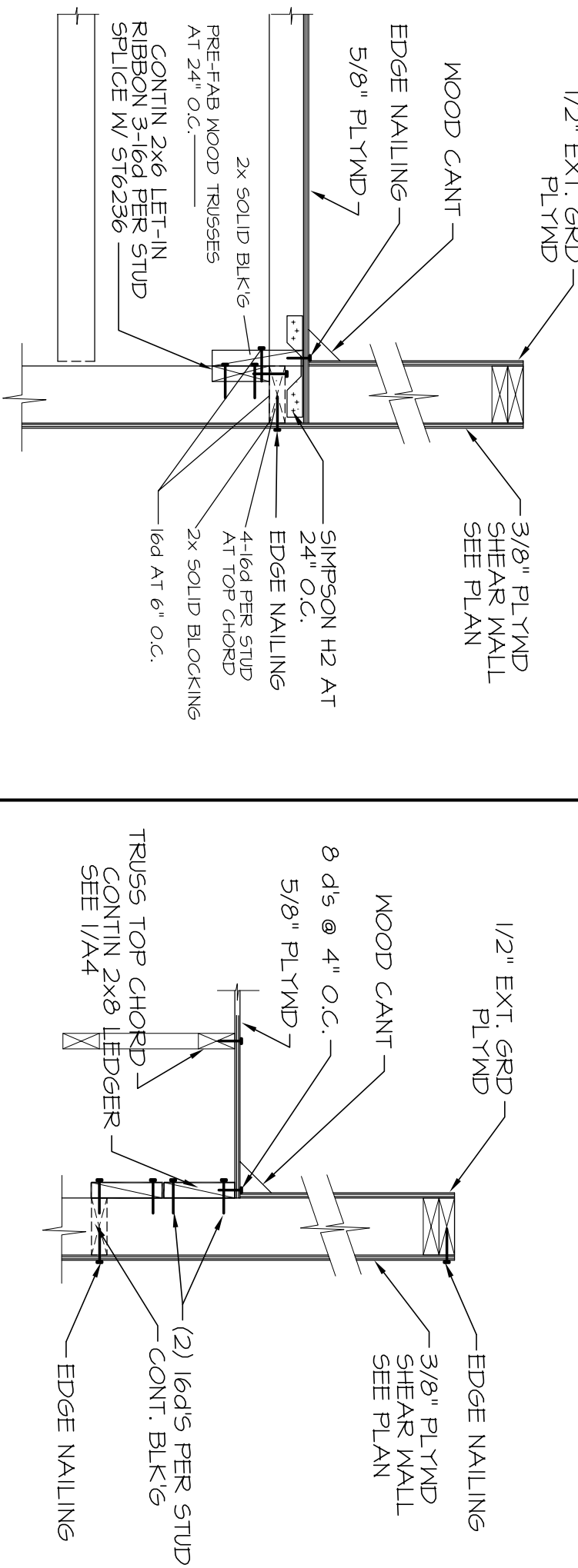


1- SWIMPON A35* AT 48" O.C. TO BE INSULATED AFTER FINISHING ROOF.
 2- 1/2" INSUL.#
 3- STRUCTURAL RAFTERS
 4- ROOF SHEATHING
 5- ROOF FRAMING
 6- FLOOR SLAB

AS PER PLANS
 * UON

REVISIONS

1	TRUSSES TO WALL	1"	2	ROOF TO WALL	1"	3	DRAG CONNECTION	1"	4	CRICKET FRAMING	1"	5	SHEAR TRANSFER		6	SHEAR TRANSFER
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7	ROOF BEAM TO POST	1 1/2"
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TRUSS NOTES

1. DOUBLE TRUSS UNDER A.C. UNIT. VERIFY LOCATION AND WEIGHT OF UNIT.
2. TRUSS DIAGRAMS REPRESENTS INTENT NOT ACTUAL DESIGN. MANUFACTURER TO VERIFY DIMENSIONS OF TRUSS WITH PLANS.
3. TRUSSES SHALL BE "GANGNAI" TYPE. MANUFACTURER SHALL PROVIDE ALL CALCS. AND ENGINEERED DRAWINGS FOR ALL WOOD TRUSSES. MANUF. SHALL PROVIDE ALL HARDWARE.

NOTE :
SEE FLOOR PLAN FOR ALL POST SIZES AND
LOCATIONS FOR ALL BEAM SUPPORTS

PREFABRICATED METAL PLATE CONNECTED TRUSSES:

SHALL BE MANUFACTURED BY AN I.C.B.O. APPROVED MANUFACTURING CO. TOBSSES SHALL BE DESIGNED AND FABRICATED BY THE MANUFACTURER FOR THE SPECIFIC CONDITIONS INDICATED. THE DESIGN OF ALL UNITS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE I.C.B.O. APPROVED DESIGNER. ALL JOINTS, CONNECTIONS, AND SECTION PROPERTIES APPROVED BY A CALIFORNIA REGISTERED CIVIL ENGINEER AND SHOP DRAWINGS SHALL BE PREPARED AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER AND SHALL BE SUBMITTED (5 SETS) TO THE MANUFACTURER FOR APPROVAL PRIOR TO FABRICATION. THE RULES AND REGULATIONS SHALL HAVE PRIOR APPROVAL OF A BUILDING OFFICIAL. PER SEC. 100.3-2 CBC

NOTE THAT DEAD LOADS (DL) SHOWN INCLUDE AN ALLOWANCE FOR THE WEIGHT OF THE TRUSS. TRUSS DESIGNER TO PROVIDE FOR THE FOLLOWING CANISTER TRUSS IN ACCORDANCE WITH STANDARD PRACTICE.

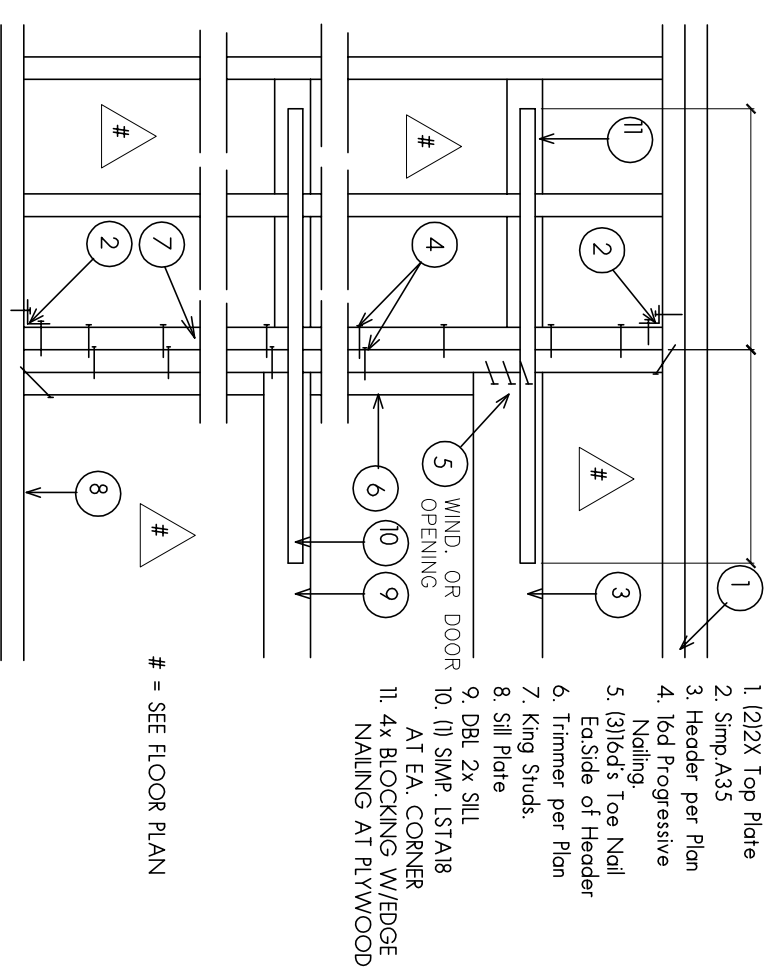
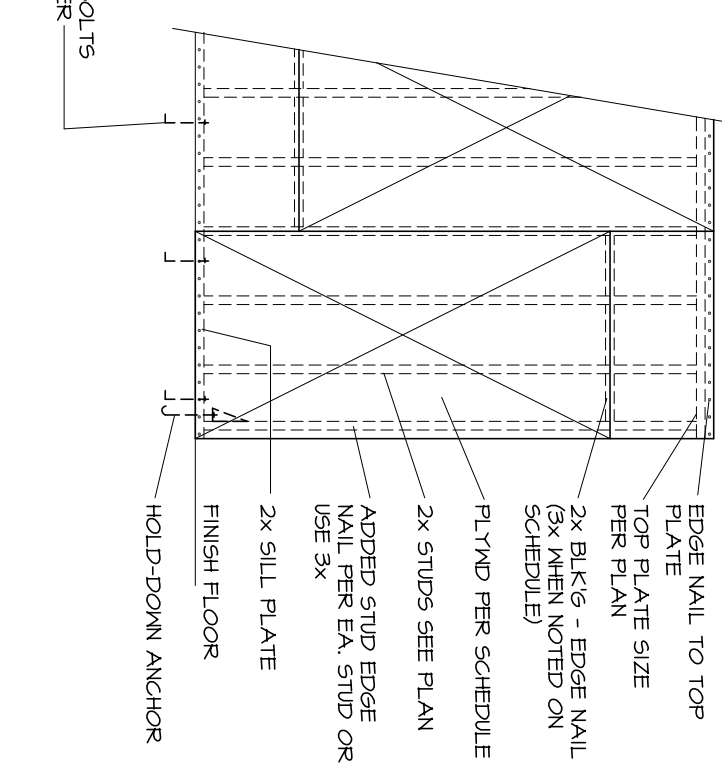
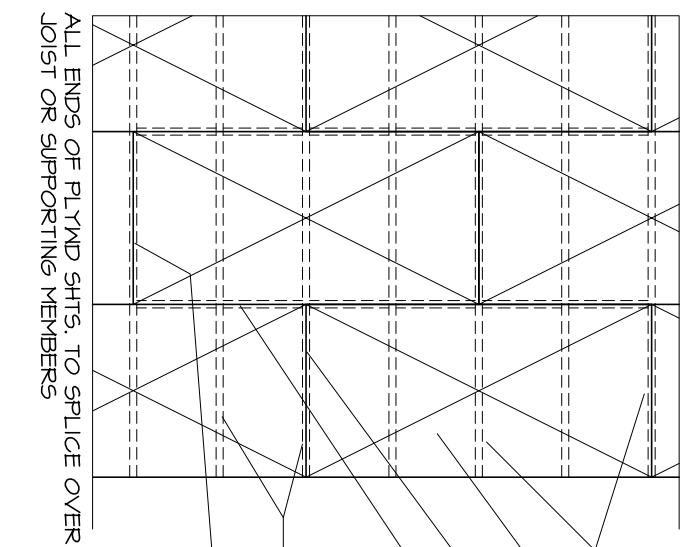
THE TRUSSES SHALL BE FABRICATED WITH A WOOD MOISTURE CONTENT OF 14% OR LESS.

ROOF FRAMING NOTES

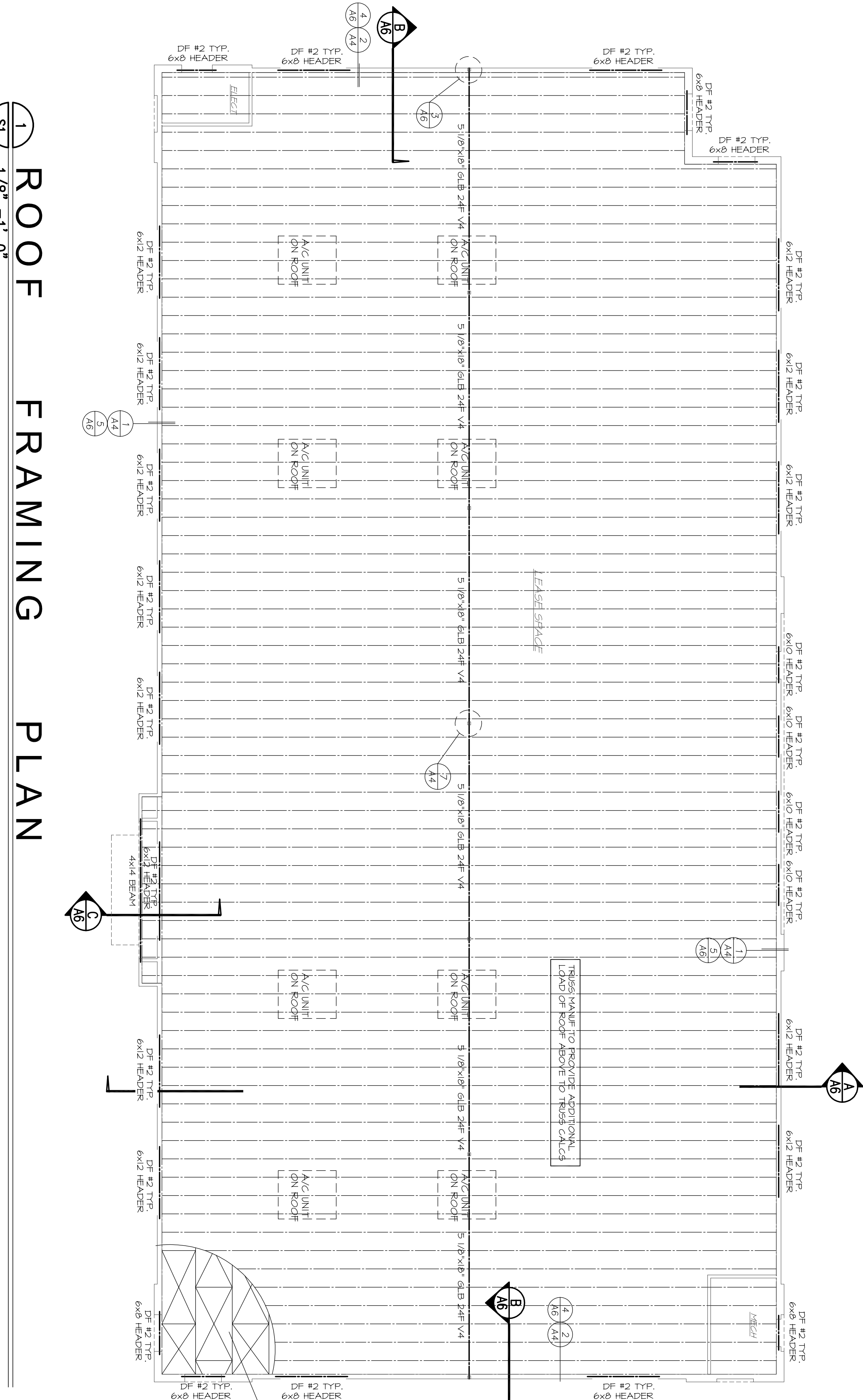
1. ROOF SHEATHING TO BE 5/8" CPX PLYWOOD (Pc 22/40) 1/2" COMMON NAILING @ 12" ON CENTER. ORIENTED STRAND BOARD OR GYPSUM BOARD.
2. ROOF SLOPE: 1/2":12
3. TYPICAL ROOFING TO BE 4 PLY BUILT-UP ROOFING (10 LBS/FT²)
4. ALL BEAMS SHALL BE SUPPORTED BY 2X TRIMMER OR OR 4X POST BELOW
5. ALL HEADERS TO BE 4X6 BEAM UNLESS NOTED OTHERWISE
6. ALL METAL FASTENERS SHALL BE "SIMPSON" BRAND OR APPROVED EQUAL
7. ALL STRUTS SHALL BE INSTALLED PRIOR TO ROOF SHEATHING
8. ALL GU-LU-16 BEAMS(G/L) SHALL BE GRADE 24F + COMB. V4 OR V5 WITH STANDARD 1600" RADIUS CAMBER, U.N.O.
9. ALL BOLTS THROUGH LUMBER TO BE 1/16" MAX. OVERSIZED.
10. ALL POST TO BEAM CONNECTIONS SHALL HAVE SIMPSON PC OR EPC CONNECTORS, UNLESS DETAILED OTHERWISE.
11. CONTRACTOR SHALL VERIFY AND COORDINATE THE WEIGHTS AND UNITS AND PROVIDE ADDITIONAL FRAMING AS REQUIRED FOR PROPER SUPPORT.
- 12.

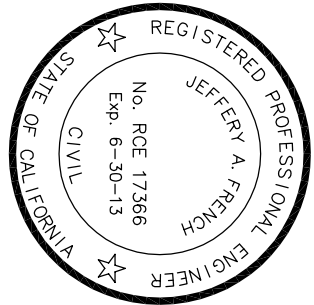
NOTE
SEE TRUSS LAYOUT BY TRUSS MANUF.
FOR FINAL INSTALLATION OF TRUSSES &
GIRDER, DRAG TRUSSES. REFER TO
TRUSS MANUF. FOR HANGER SPECS.
SIMPSON OR EQ.

NOTE
DIFFERED TRUSS SUBMITTAL SHALL CONFORM TO
CBC 106.3.4.2. SUBMIT TRUSS CALCS AND DRAWINGS
TO ENGINEER OF RECORD FOR REVIEW TO ENSURE
CONFORMANCE W/ ALL DESIGN CRITERIA. FORWARD
THESE APPROVED TRUSS CALCS TO THE BLDG DEPT
FOR APPROVAL PRIOR TO INSTALLATION.



8	TYP. PL W/D SHEATHING	9	TYP. SHEAR PANEL	10	SHEAR AT OPENING	1"
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REVISIONS
12/21/2011 PLAN CHK

PROJECT

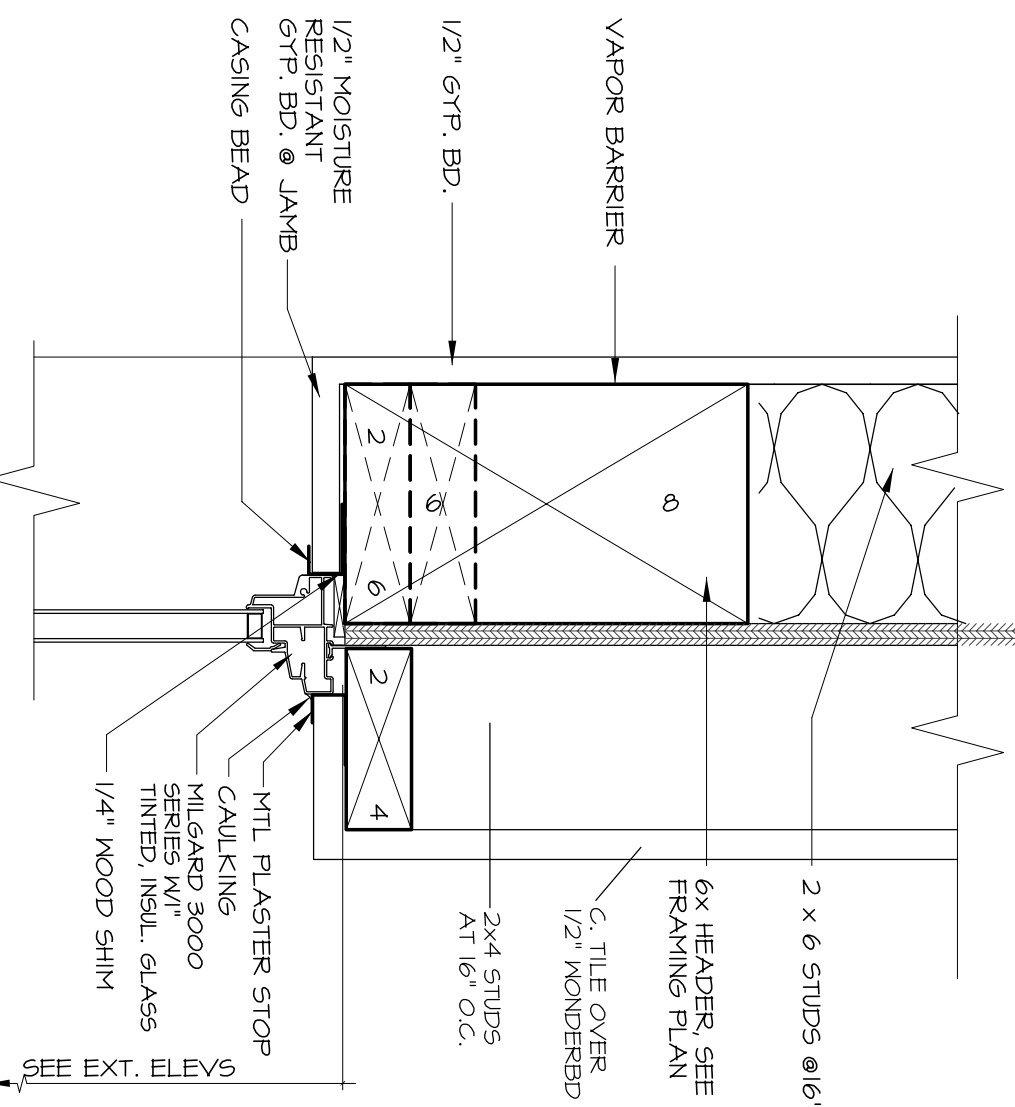
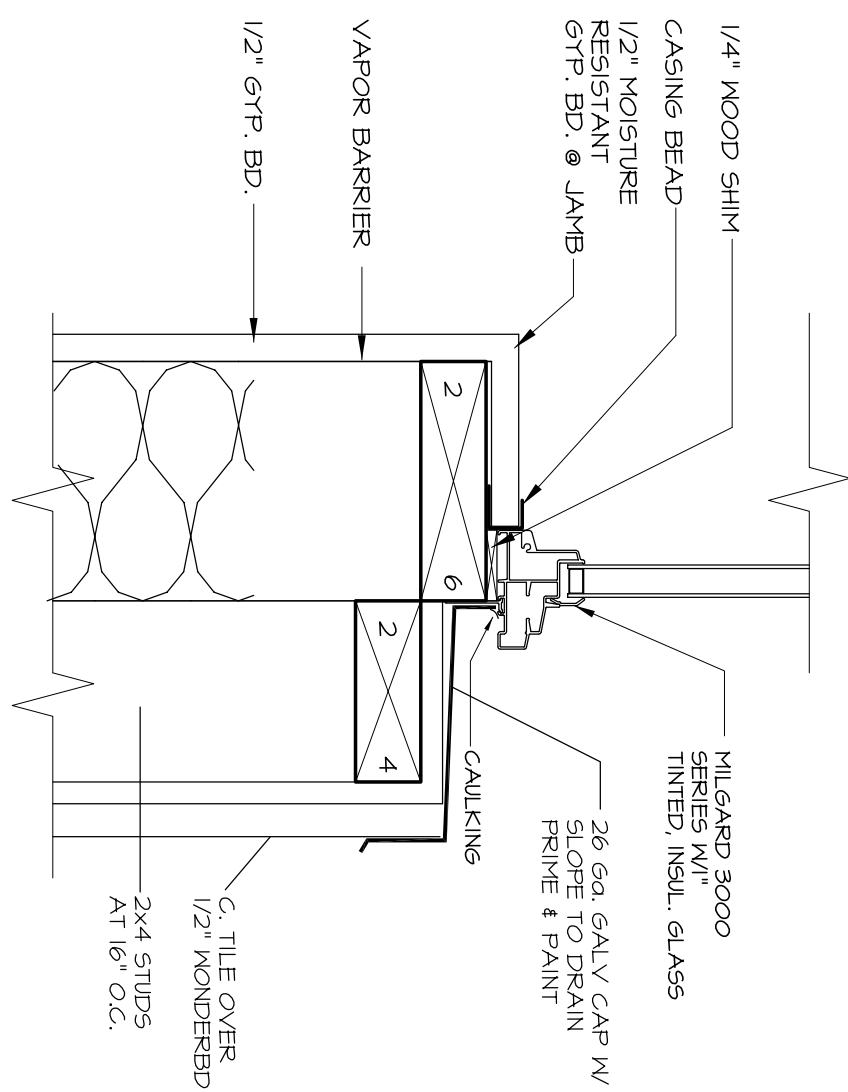
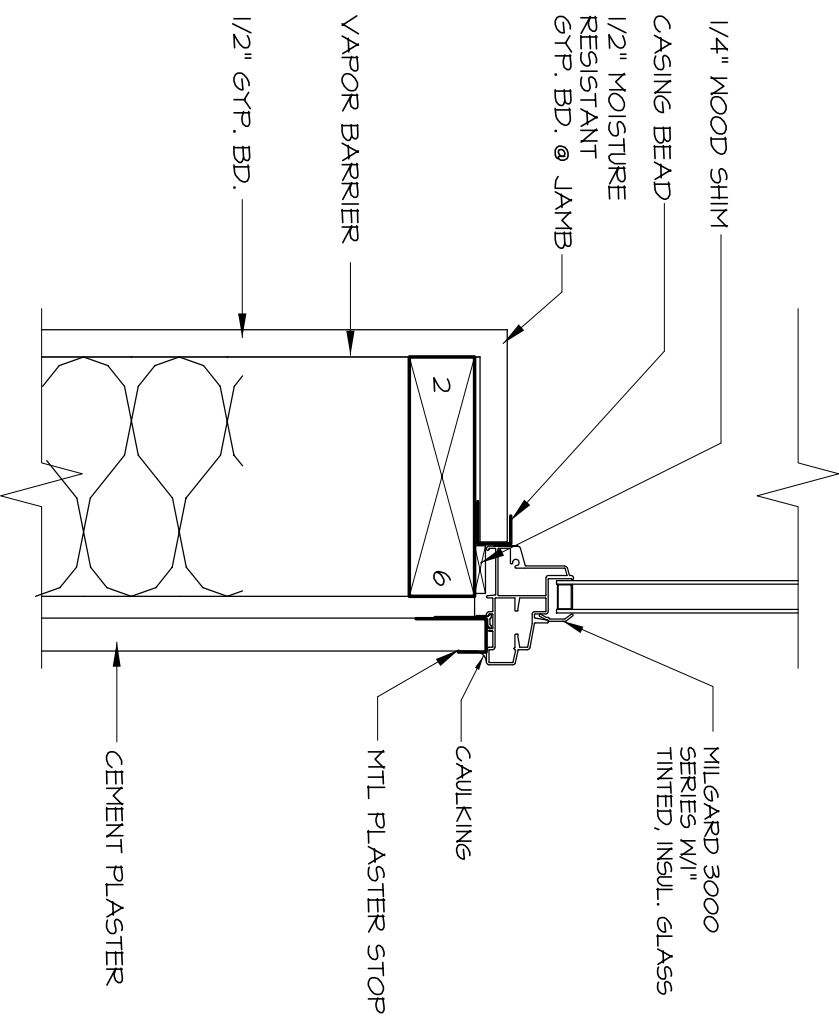
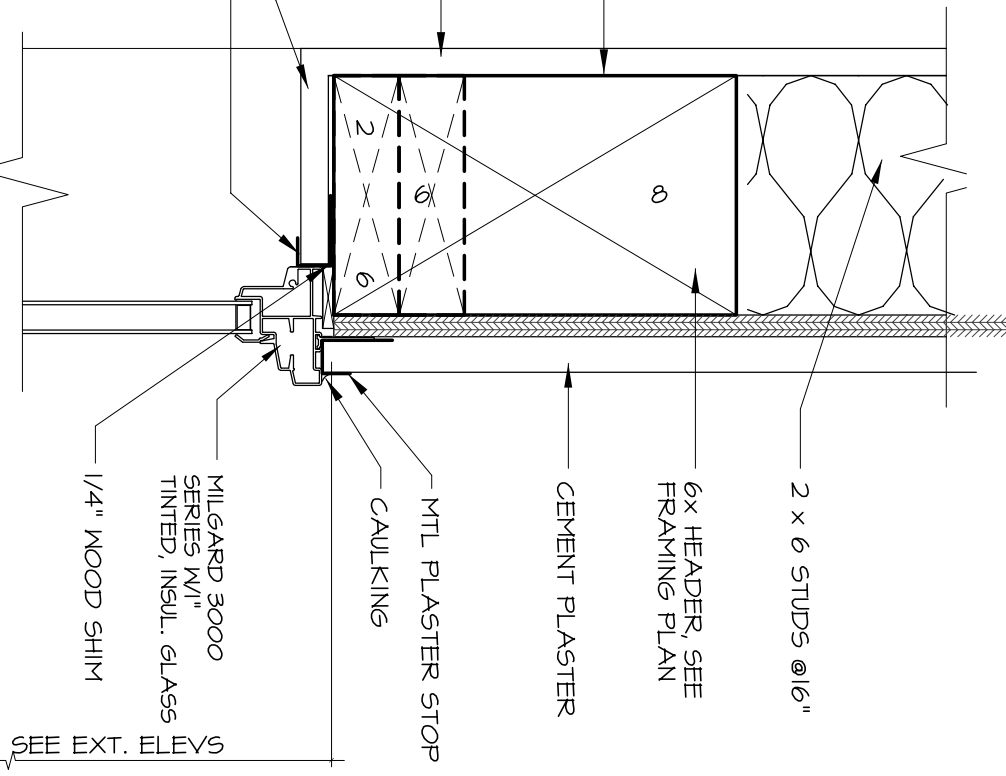
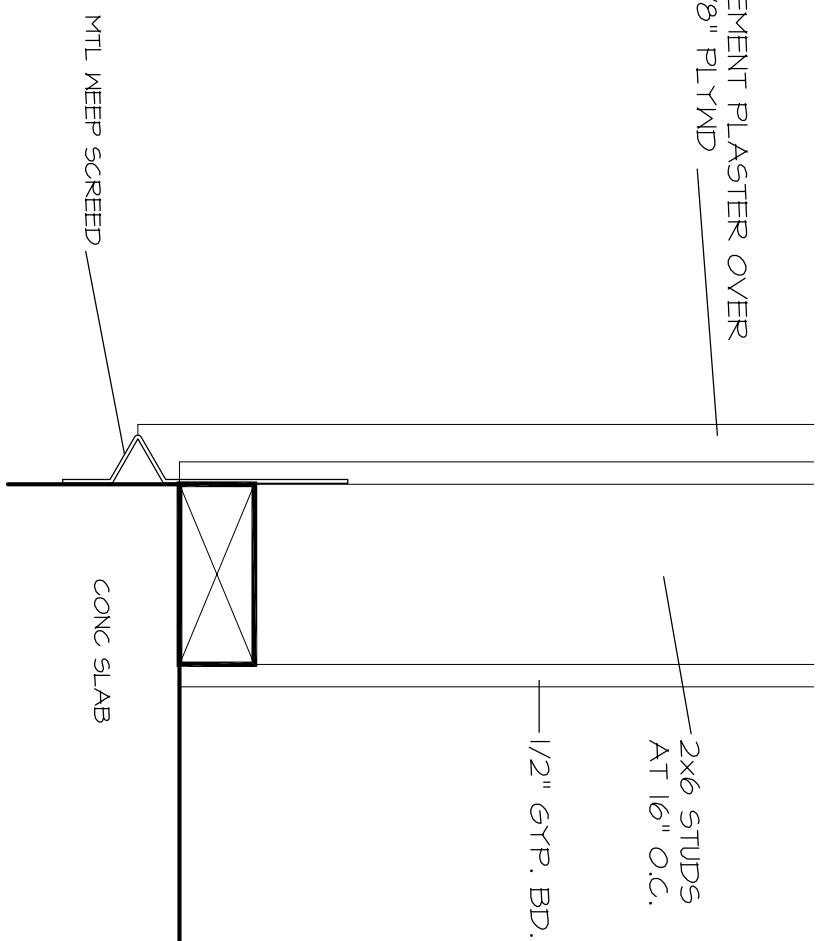
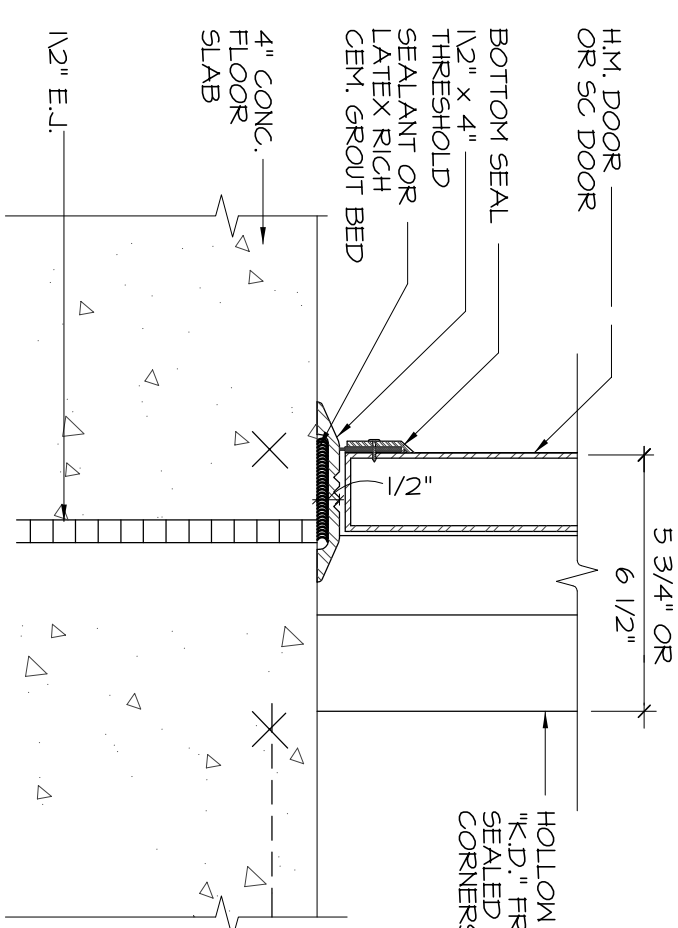
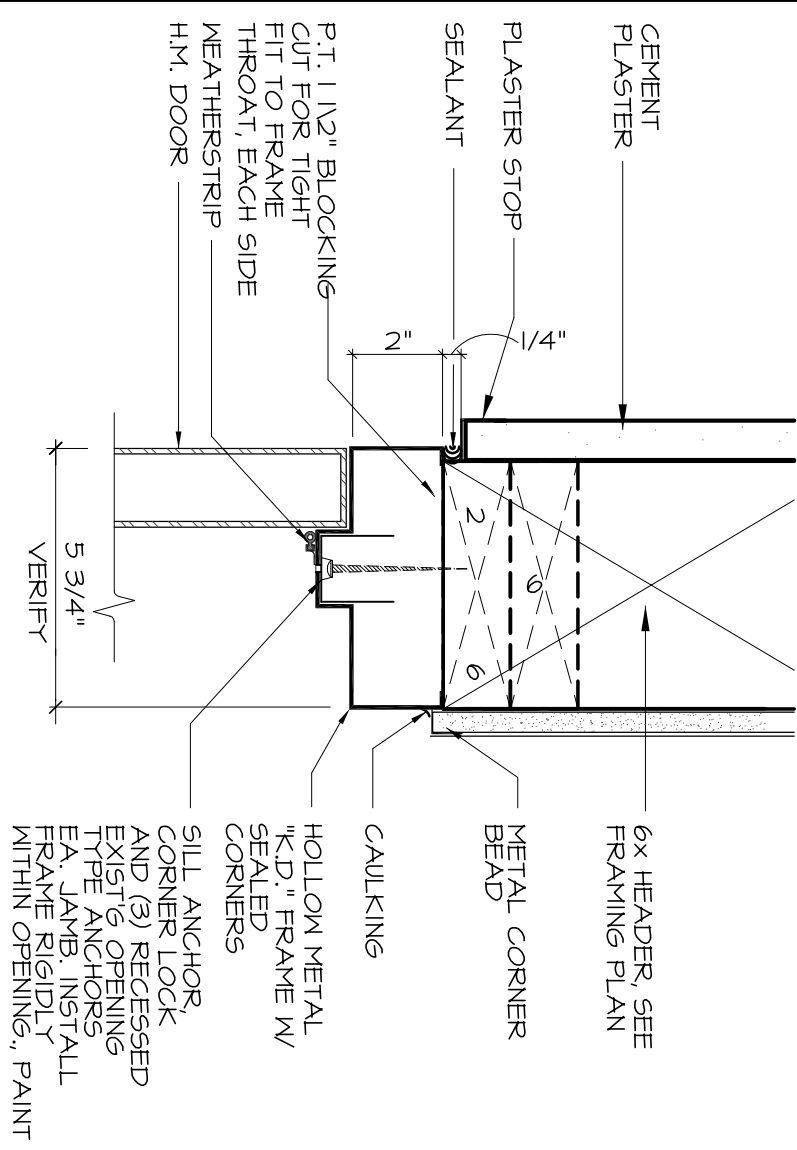
DELANO, CA.

OFFICE BLDG FOR
For Da Vita/AKMG
DIAZ AVENUE.

DRAWN
RSF
CHECKED
RSF
DATE
9/09/2011
SCALE
1/4"=1'-0"
PROJECT NO.
11-108R
SHEET

A5

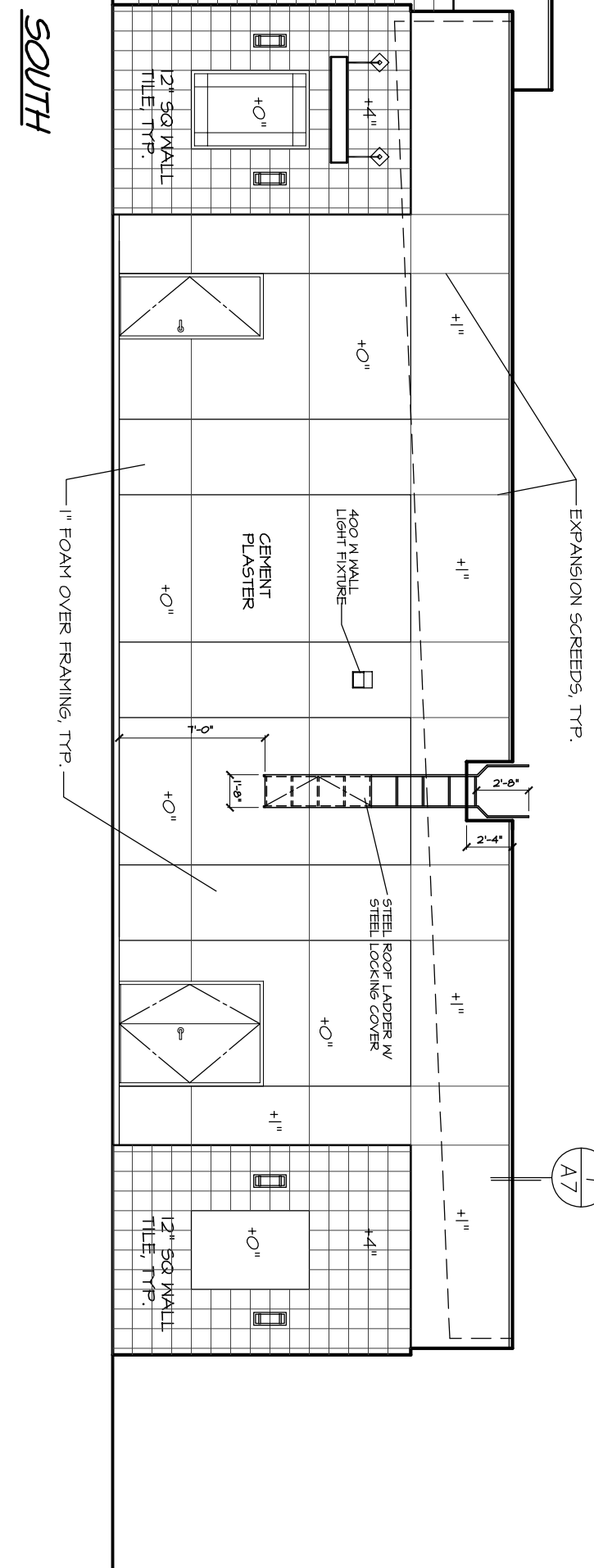
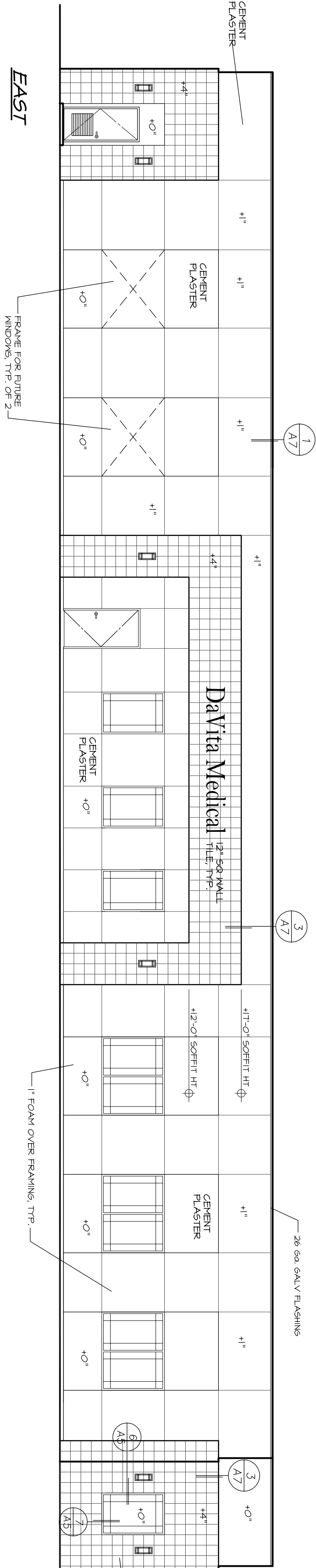
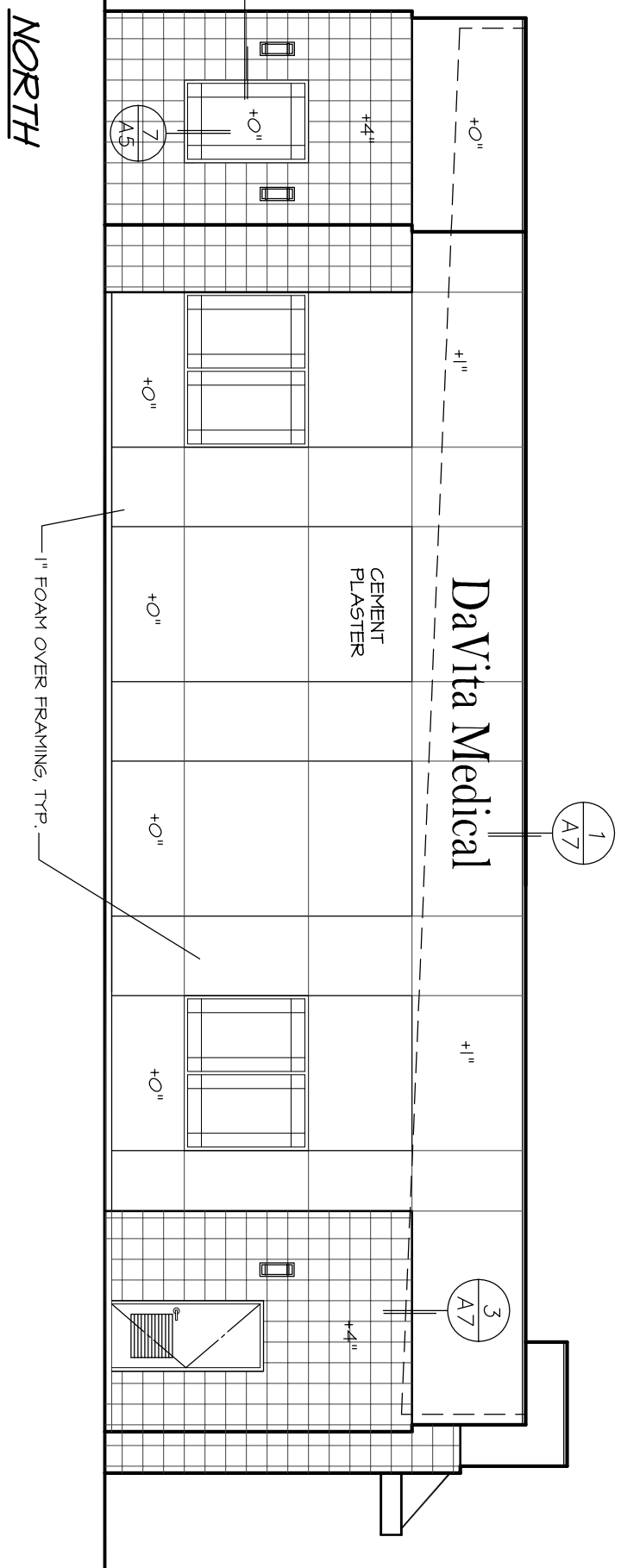
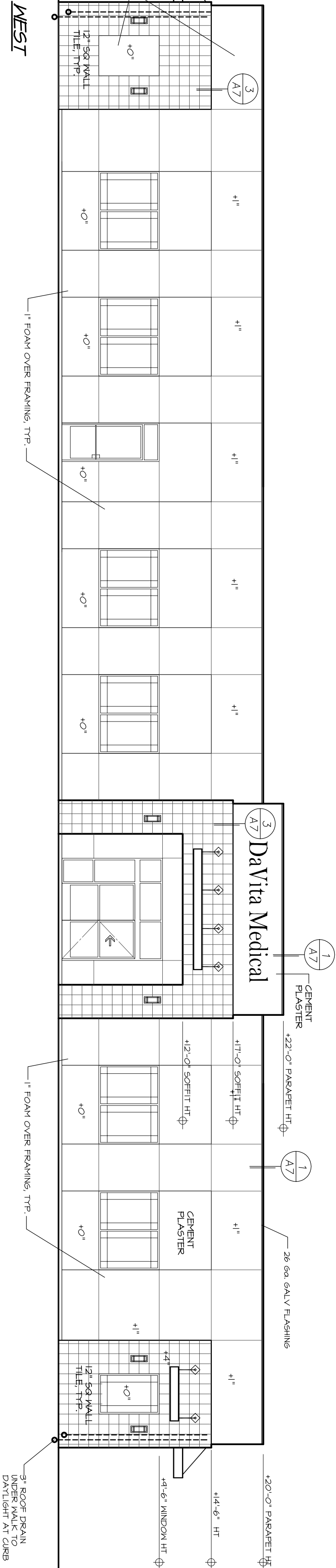
SHEET#



6 STOREFRONT HEAD/JAMB 3"

7 STOREFRONT SILL 3"

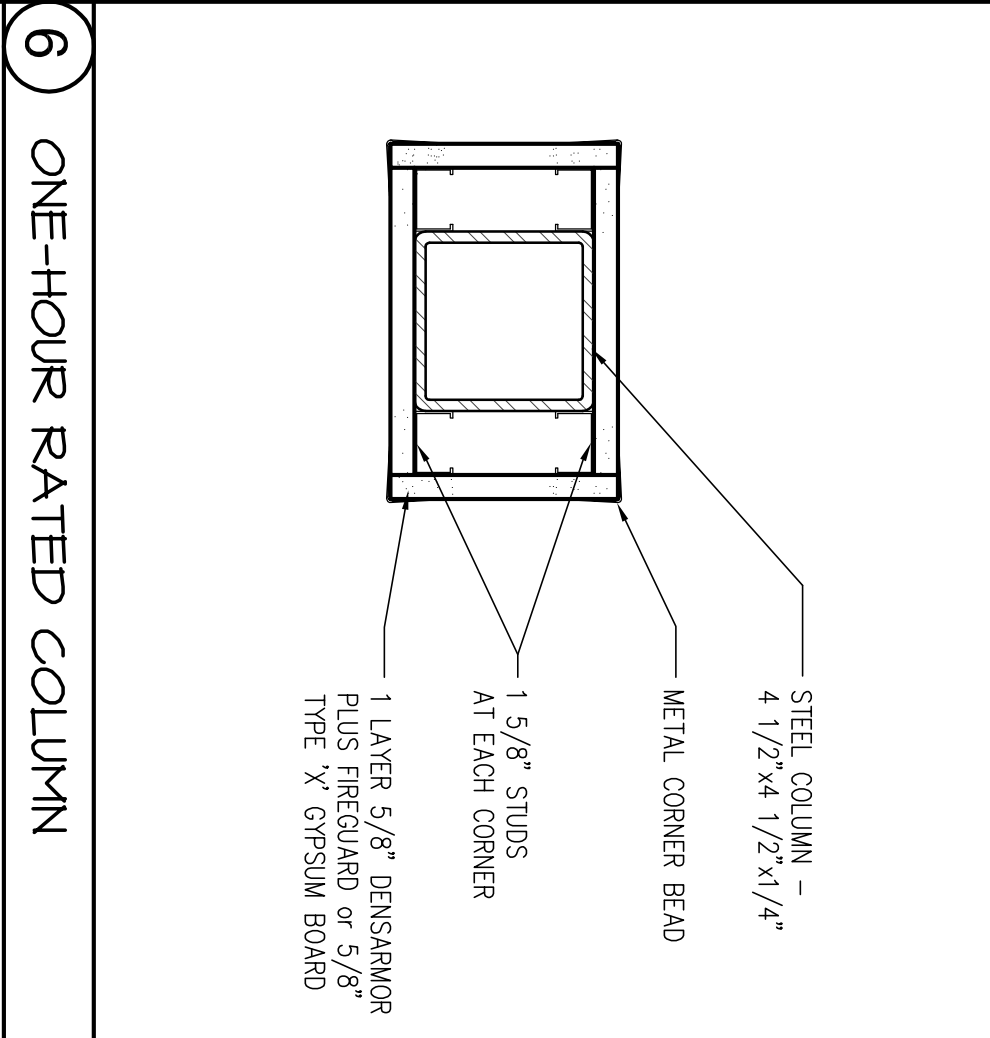
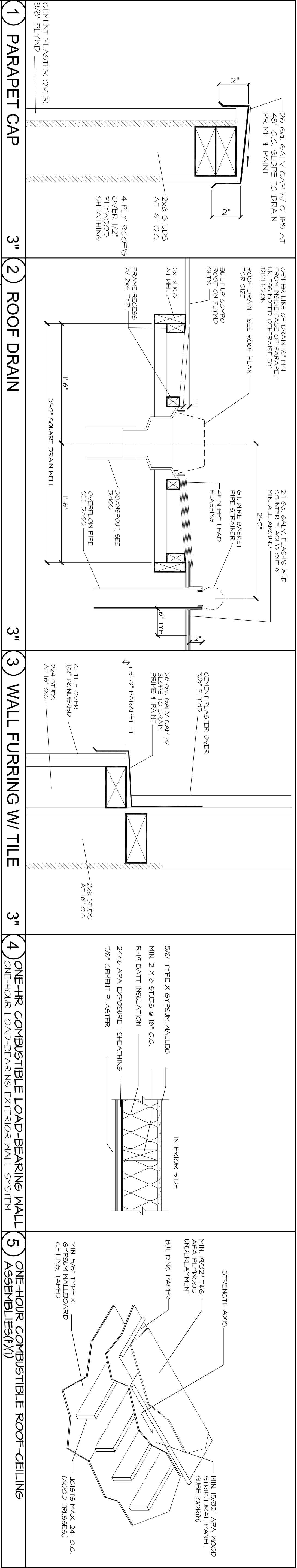
BLDG COLORS
STUCCO (BODY) EL DORADO PRODUCTS MOJAVE #G-57
ACCENT, EL DORADO HACIENDA #G-59
WINDOWS/DOORS, BROWN
WALL TILE MULTICOLOR SLATE TILES



EXTERIOR ELEVATIONS

1/16"=1'-0"

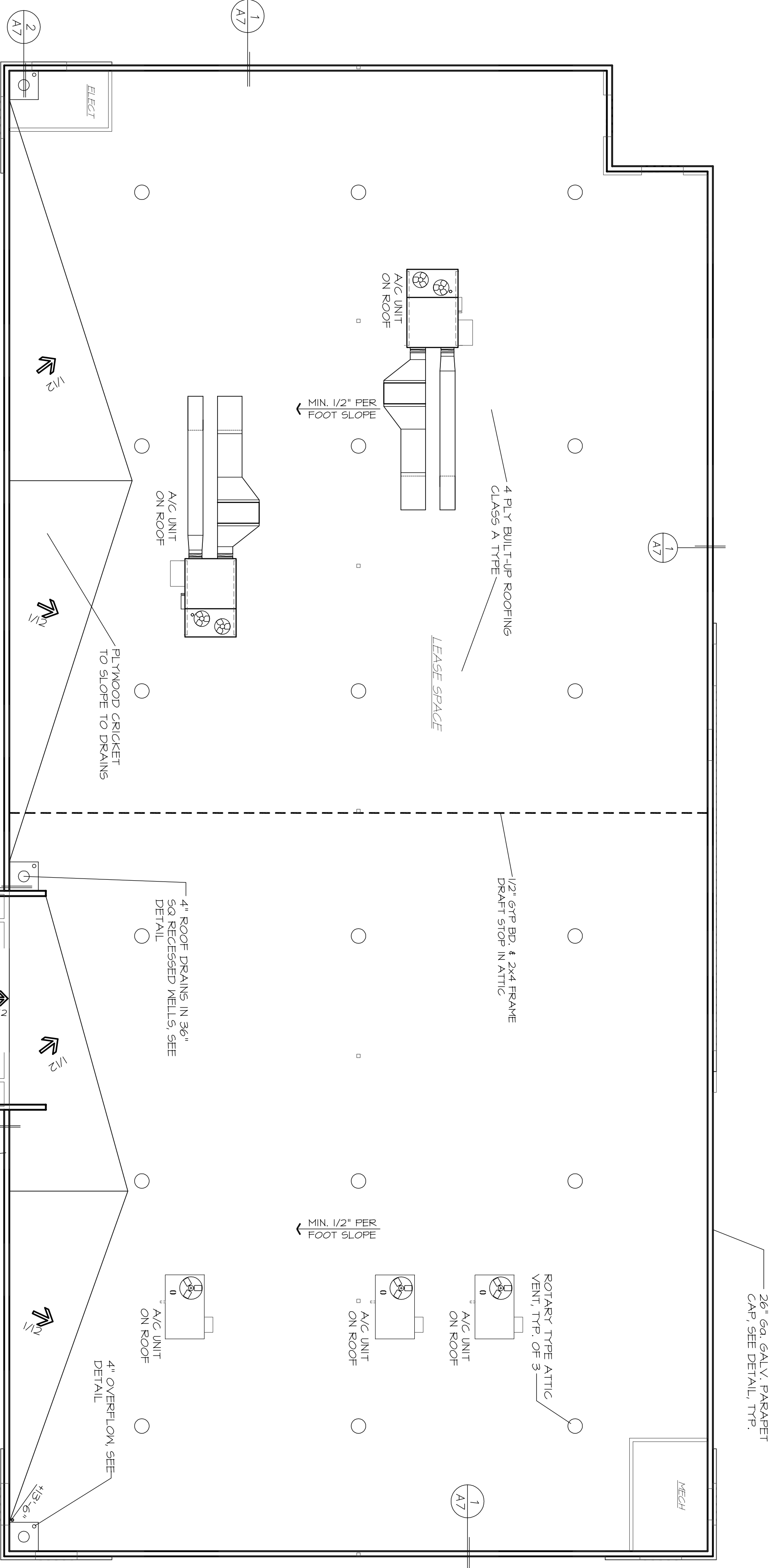
SHEET#



ATTIC VENTILATION CALCS

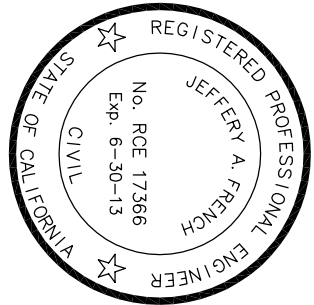
9630 S.F. / 300 = 32.1 S.F.
32.1 S.F. X 4622 SO. IN. = 148,366 SQ. IN.
PROVIDE (18) ROTARY VENTS AT 140 SQ. IN. EA. MIN.
18 X 140 = 2520 SQ. INCHES
2520 SQ. INCHES / 32.1 S.F. = 785.36 SQ. INCHES
PROVIDE (30) EXHAUST VENTS AT 86 SQ. IN. MIN.
30 X 86 = 2580 SQ. INCHES
2580 SQ. INCHES / 32.1 S.F. = 799.06 SQ. INCHES
2520 + 2260 = 4780 SQ. INCHES
OF ATTIC VENTILATION PROVIDED

4770 SQ. IN. > 4622 SQ. IN. THEREFORE COMPLIES



1 ROOF PLAN

1/8" = 1'-0"



REVISIONS

NO.	DESCRIPTION

PROJECT

OFFICE BLDG FOR
For Da Vita/AKMG
DIAZ AVENUE. DELANO, CA.

DRAWN	RSF
CHECKED	RSF
DATE	9/09/2011
SCALE	1/4"=1'-0"
PROJECT NO.	11-108R
SHEET	

ENGINEER STAMP

REVISIONS

PROJECT

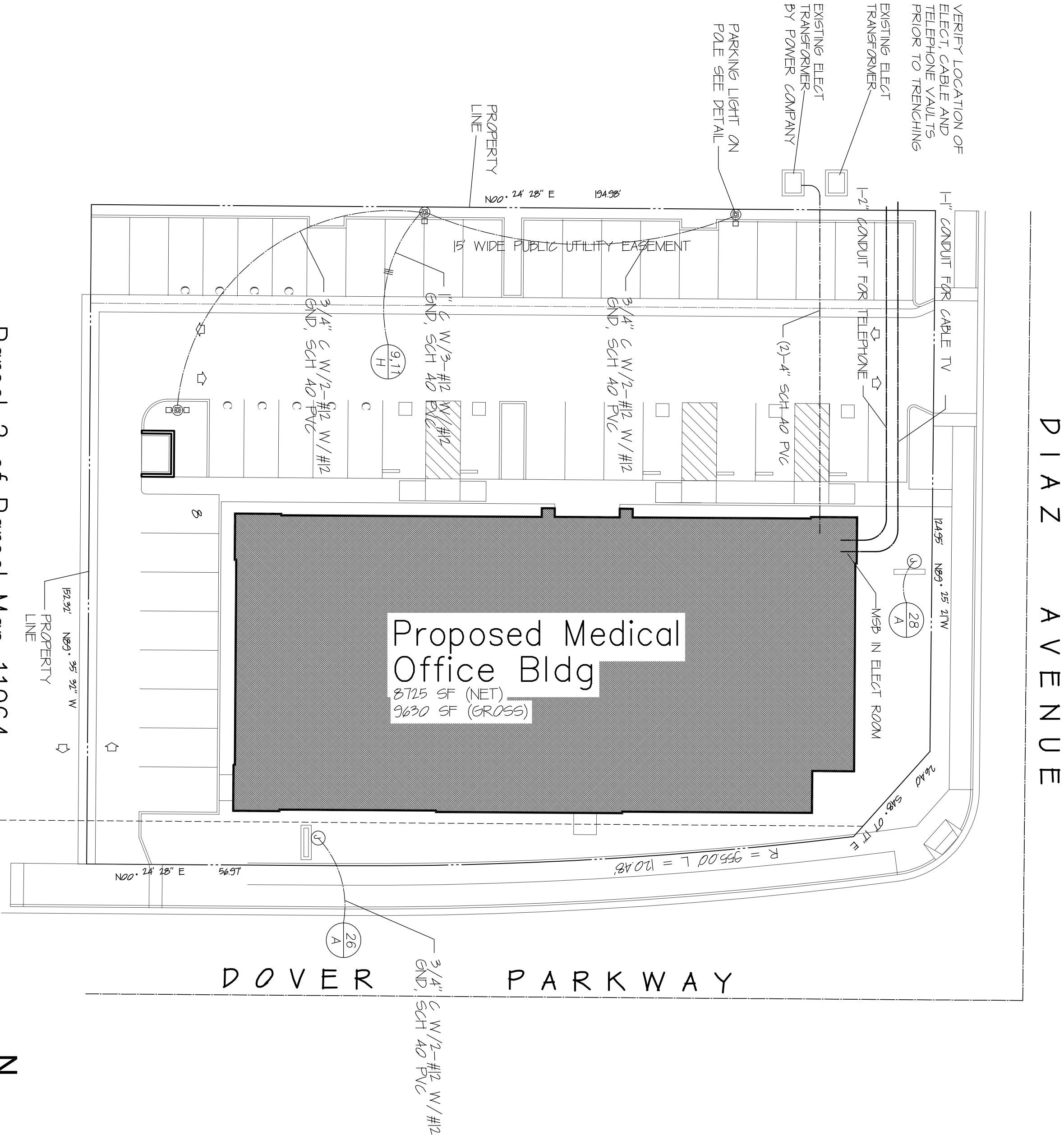
OFFICE BLDG FOR
For Da Vita/AKMG
DIAZ AVENUE DELANO, CA.

DRAWN	RSF
CHECKED	RSF
DATE	10/09/2011
SCALE	1/4"=1'-0"
PROJECT NO.	11-106R

SHEET

E1

SHEET#

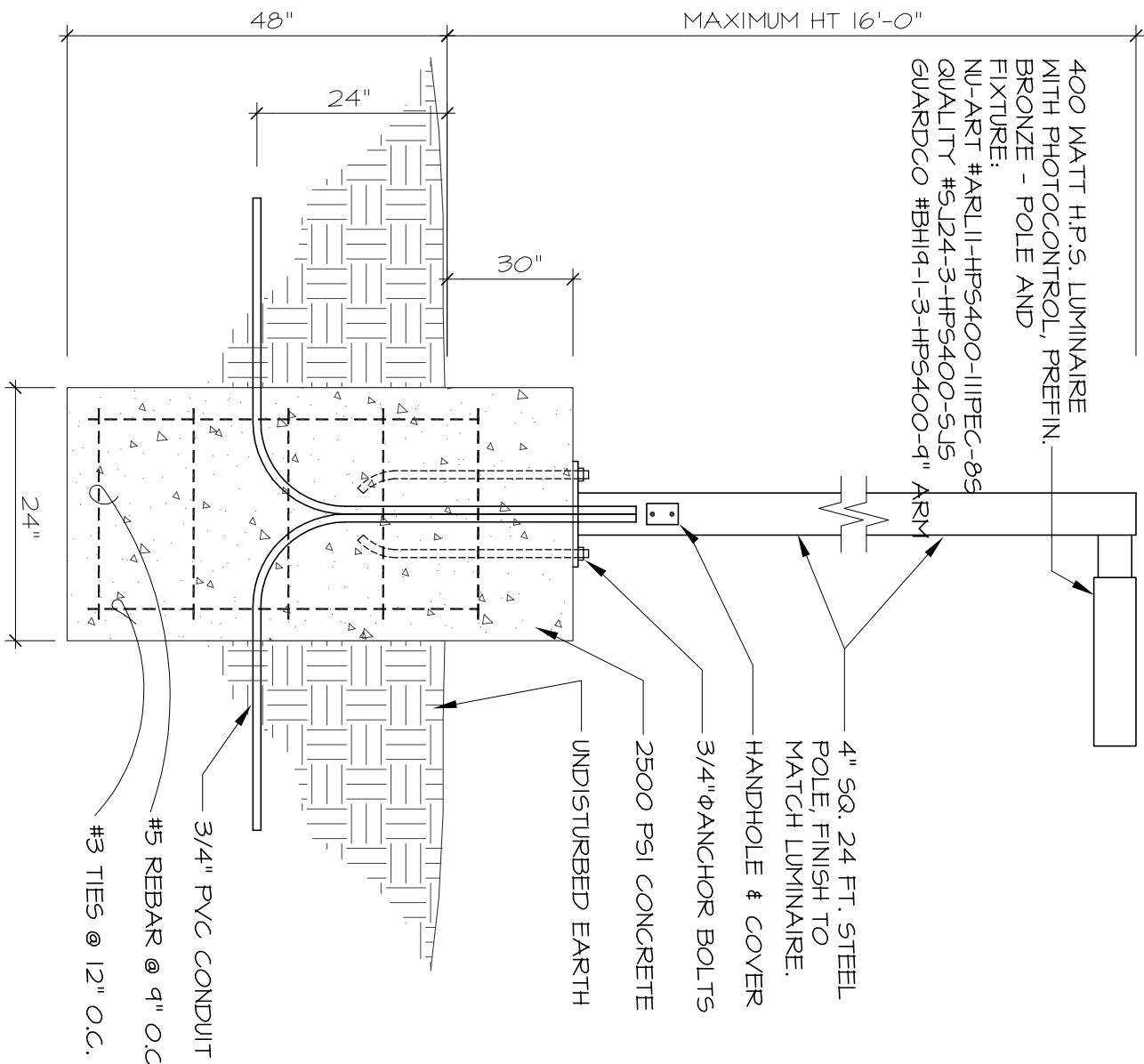


ELECTRICAL SITE PLAN

Parcel 2 of Parcel Map 11964

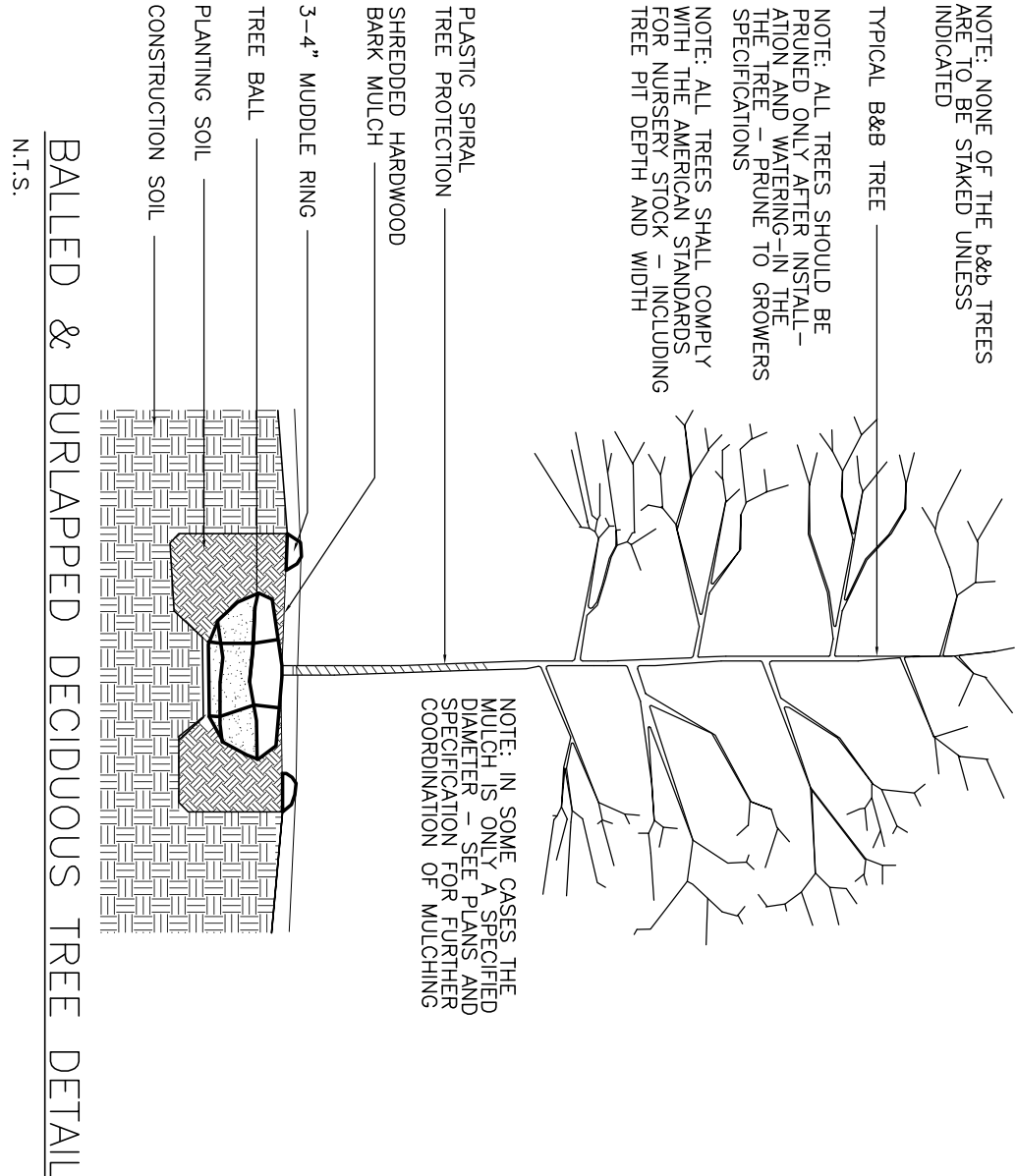
1" = 30'-0"

PARKING LIGHT



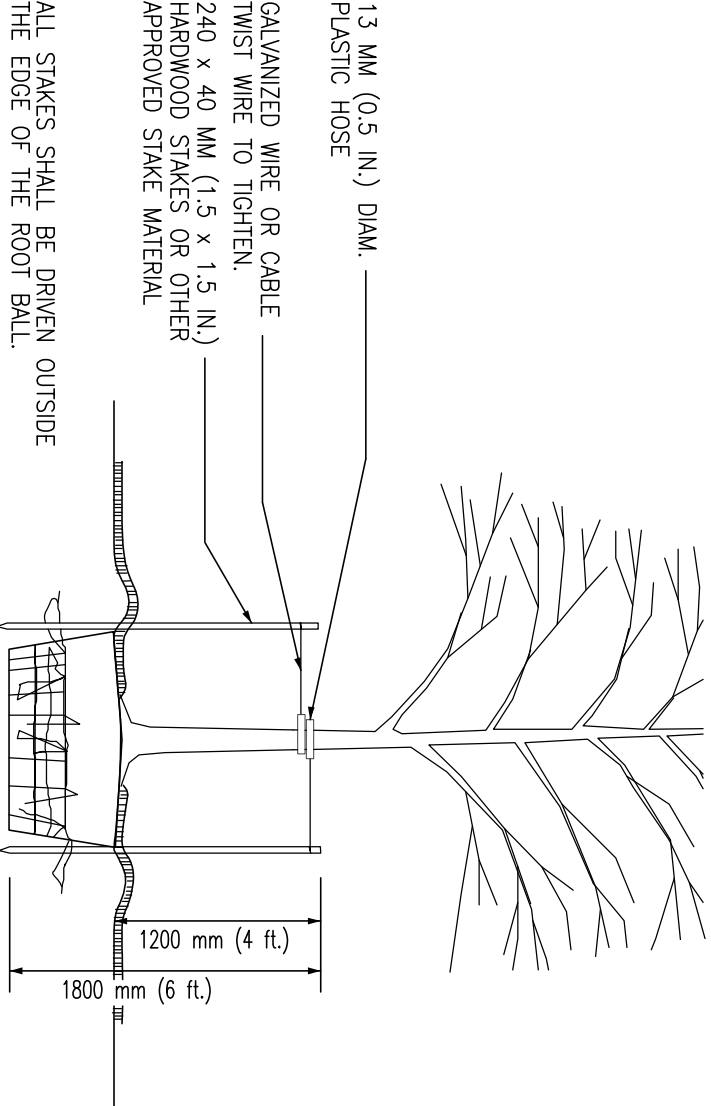
SYMBOL	DESCRIPTION	SIZE
A	FRAXINUS OXYCOPRA "RAYWOODII" "RAYWOOD"	44H" 15 GAL
B	PIRUS KAWAKAMII "FLOWERING FEAR"	15 GAL
C	ACER NEDUNDO CALIFORNICUM "CALIF BOX ELDER"	15 GAL
D	CINNAMOMUM CANPHORA "CANPHOR TREE"	15 GAL
E	SAMBUCUS CAERULEA "BLUE ELDERBERRY" OR FRUNUS GERASTERAS "FRUITLESS PLUM"	15 GAL
F	CONVOLVULIS CNEORUM "MORNING GLORY"	5 GAL
G	TEUCRIUM FRUTIGANS "GERMANDER"	5 GAL
H	RAPHIOLEPS INDICA "SPRINGTIME"	5 GAL
J	PITTOSPORUM TOBIRA "WHEELERS DWARF"	5 GAL
K	PHOTINIA FRAXERII "REDTIP PHOTINIA"	5 GAL
GROUND COVER: HYPERICUM CALYCEUM "CREETING ST. JOHNSWORT" AT 12" O.C. IV REDWOOD CHIPS		
LAWN: HYPERED BERMUNDA		

LANDSCAPE AREA SHALL BE FULLY IRRIGATED W/ AUTOMATIC CONTROLS AND THERS
CONTROLLERS SHALL HAVE MOISTURE SENSING DEVICES
PER CALIF GREEN CODE SECT. 5.304.3



BALLED & BURLAPPED DECIDUOUS TREE DETAIL
N.T.S.

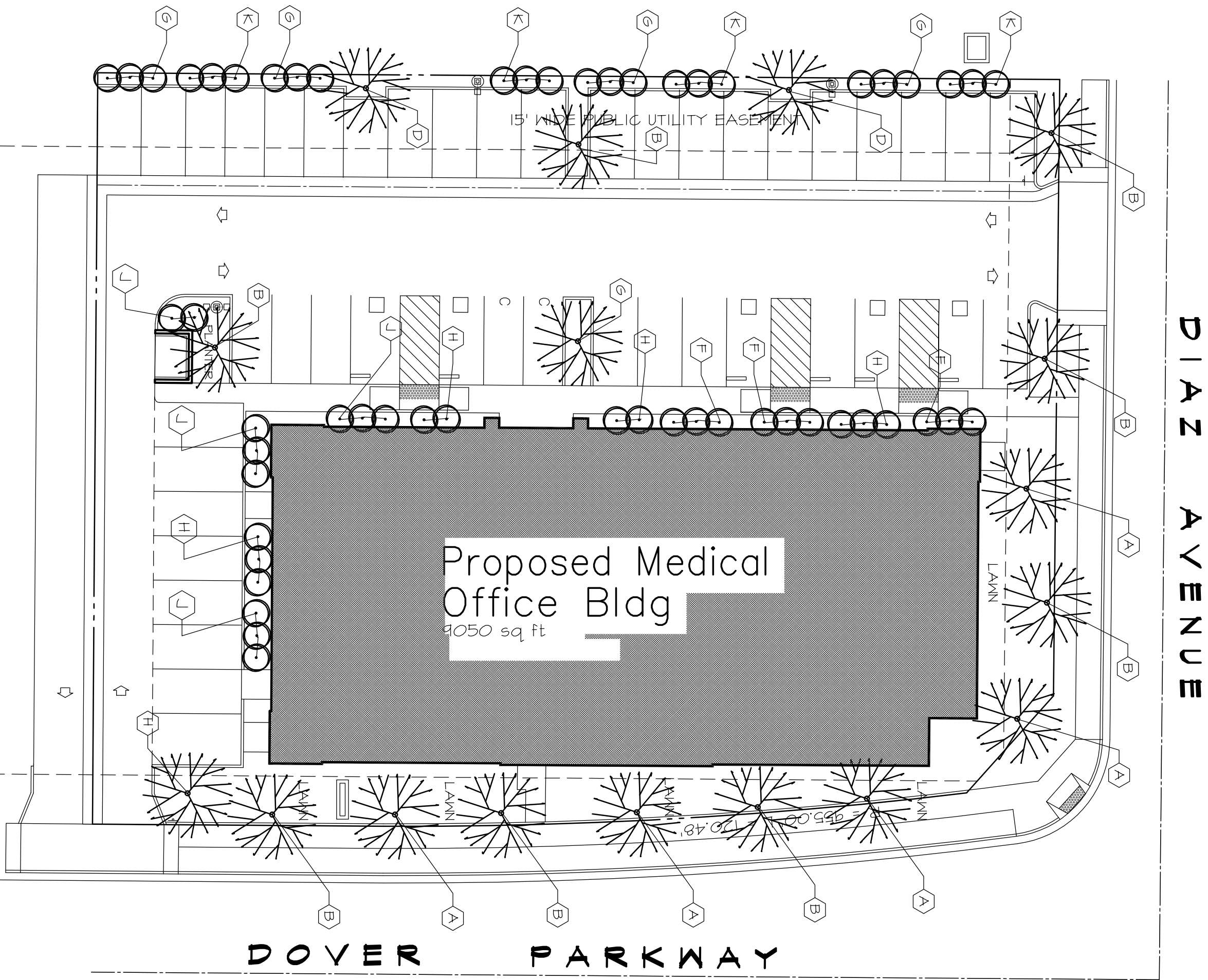
WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE
TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE
TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM.
TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.
THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:
o TREES WITH ROOT - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
o TREES WITH ROOT - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
o PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
o ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
o ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
o TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

NOTES
1. PLEASE REFER TO INTRODUCTION AND USE CRITERIA PRIOR TO USING THIS DETAIL.

TREE STAKING DETAIL - TREES 75MM (3 IN.) CALIPER OR LESS



1 SITE PLAN
1" = 30'-0"

ENGINEER STAMP

REVISIONS

PROJECT

OFFICE BLDG FOR
For Da Vita/AKMG
DIAZ AVENUE DELANO, CA.

DRAWN	RSF
CHECKED	RSF
DATE	7/09/2011
SCALE	1/4"=1'-0"
PROJECT NO.	11-106R
SHEET	

SHEET#

1

REVISIONS

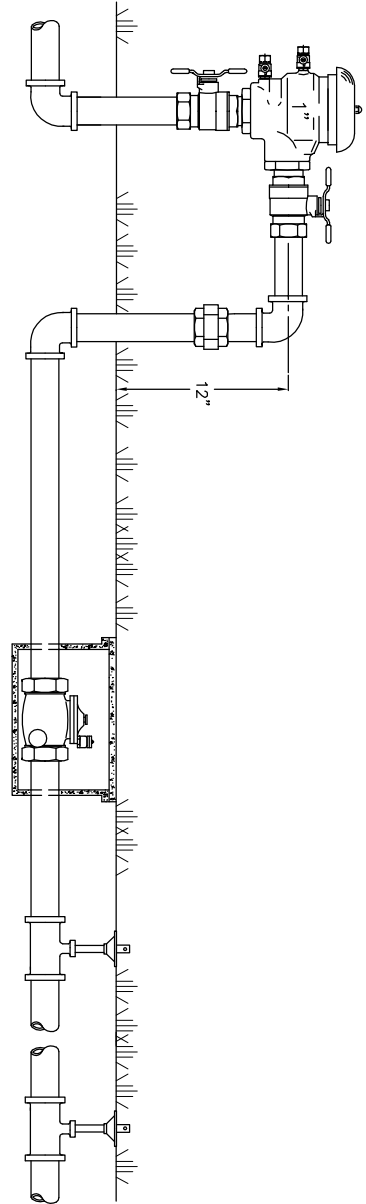
PROJECT

OFFICE BLDG FOR
For Da Vita/AKMG
DIAZ AVENUE DELANO, CA.

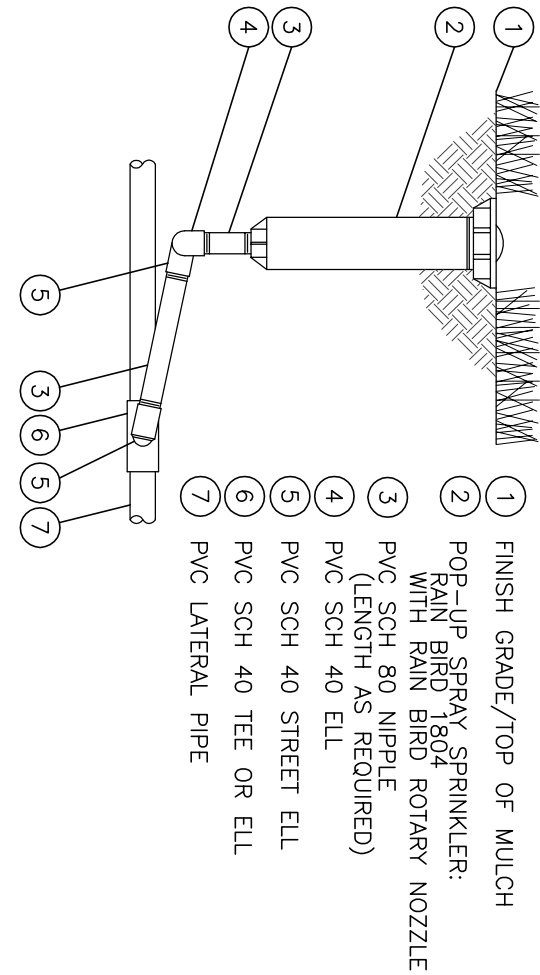
DRAWN	RSF
CHECKED	RSF
DATE	11/09/2011
SCALE	1/4"=1'-0"
PROJECT NO.	11-106R
SHEET	

SYMBOL	DESCRIPTION	HEADTYPE	SIZE
●	1803 RANBRD 3" POP-UP	FULL HEAD	1/2"
◐	1803 RANBRD 3" POP-UP	1/2 HEAD	1/2"
◑	1803 RANBRD 3" POP-UP	3/4 HEAD	1/2"
◒	1803 RANBRD 3" POP-UP	1/4 HEAD	1/2"
◓	1803 RANBRD 3" POP-UP	1/3 HEAD	1/2"
○	1803 RANBRD 3" POP-UP	CENTER STRIP	1/2"
◔	1400 RANBRD	BUBBLER	1/2"
◕	TORO V1550 POP-UP	POP-UP ROTOR	3/4"
◖	PA-55 RANBRD SHRUB	SHRUB HEAD	1/2"
◗	RANBRD FE	AUTOMATIC VALVE	1", 1 1/2"
⊕	PROVIDE 2" ANTI-SIPHON VALVE AT MAIN SHUT OFF, TYPICAL		
	PROVIDE YARD BOX FOR VALVES		

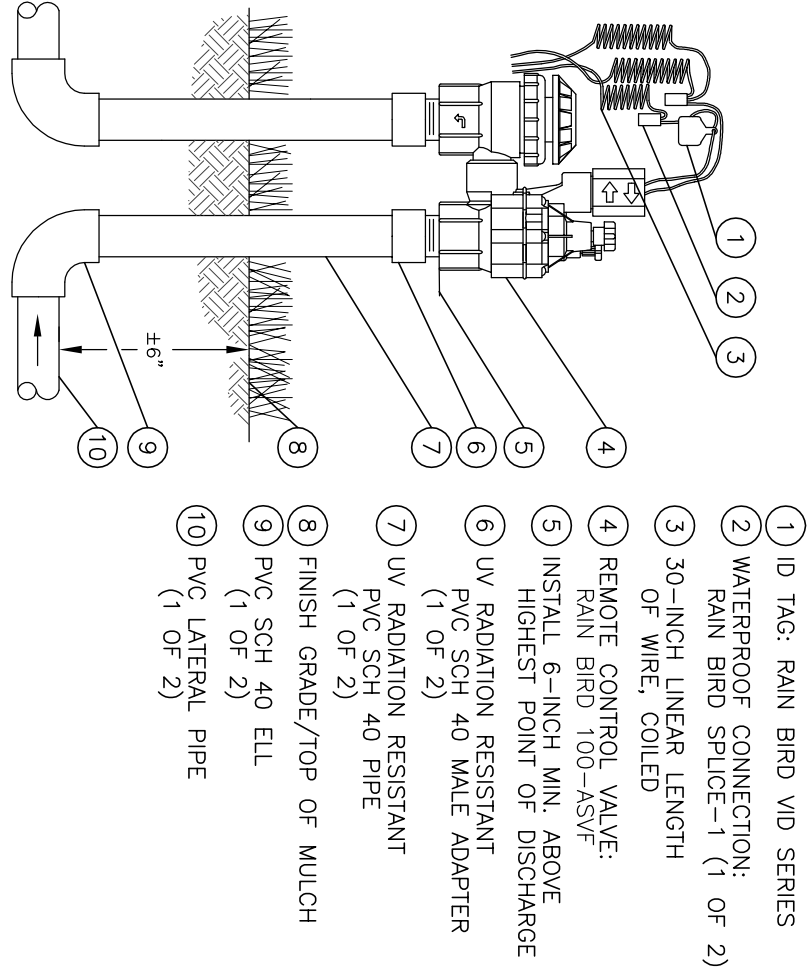
PROVIDE A FULL AUTOMATIC SPRINKLER SYSTEM
1/2 STATION CONTROLLER WITH MOISTURE SENSOR TO BE INSTALLED
IN MECH ROOM SOUTHEAST CORNER OF BUILDING



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation

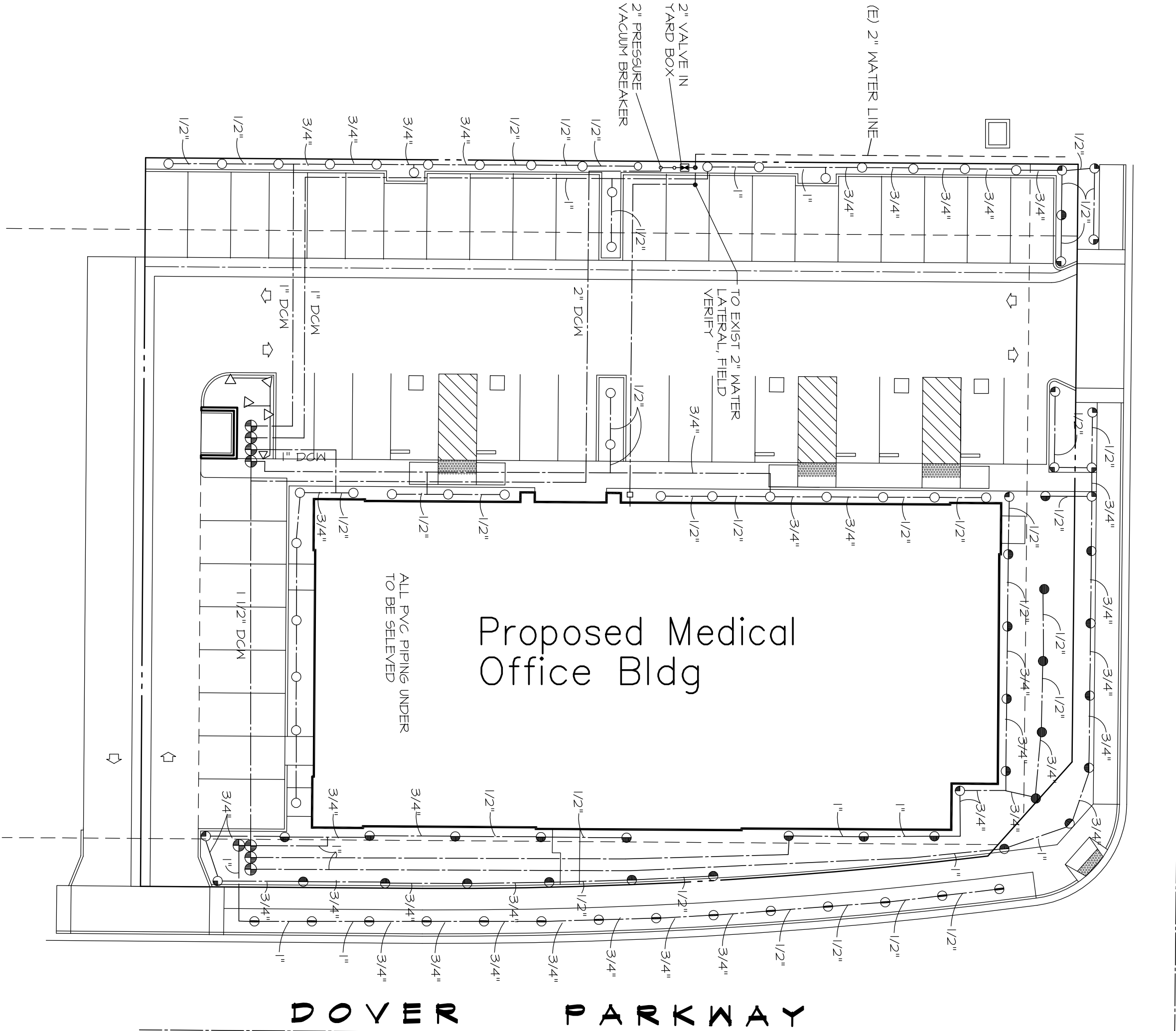


POP-UP SPRINKLER



POP-UP SPRINKLER

DIAZ AVENUE



SITE IRRIGATION PLAN

AIR CONDITIONING SPECIFICATIONS

1. PROVIDE COMPLETE AIR CONDITIONING SYSTEMS INCLUDING ALL AIR CONDITIONING UNITS, DUCTWORK, INSULATION AND CONTROL'S.
2. ALL SYSTEMS TO BE IN ACCORDANCE WITH GOVERNING CODES AND ORDINANCES AND APPROVED BY GOVERNING INSPECTION AGENCIES, OBTAIN ALL PERMITS AND PAY ALL FEES.
3. DUCTWORK TO BE FABRICATED OF GALVANIZED STEEL, IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE (OR SIMILAR DUCT CONSTRUCTION MANUAL, IF PRESERVE CLASS IS DESIGNATED)
4. ALL SUPPLY AND RETURN AIR DUCTS SHALL BE LINED FROM GLASS TO A MINIMUM OF 1/2" BOUND WITH 1 - 3" BOUND VINYL COATED GLASS FIBER LINING. DIMENSIONS ARE NET INSIDE THE LINING. (OR AS ALTERNATE CLASS DUCTWORK SHALL BE LINED WITH 1/2" VINYL COATED GLASS FIBER LINING FOR ENTIRE RUN)
5. RECTANGULAR DUCTWORK HAS GENERALLY BEEN SHOWN BECAUSE OF SPACE LIMITATIONS WHICH WILL NOT ALLOW THE USE OF ROUND DUCTS. HOWEVER, ROUND DUCTS ARE PERMITTED IF THEY MEET THE FOLLOWING OPTION IF IT WILL FIT. FLEX DUCT SHALL BE LIMITED TO THE LAST 6' OF THE RUN FOR REGISTER CONNECTION.
6. ALL SQUARE OR RECTANGULAR DUCT TURNING FROM 45 DEGREES TO 90 DEGREES INCLUDING TURNING TO REGISTERS SHALL BE EQUIPPED WITH AIR FLOW TURNING VANES. LONG HAIRPINS ELBOWS MAY ALSO BE USED. ALL DUCT TRANSITIONS TO BE MADE AS SMOOTH AS POSSIBLE WITH PROPORTIONAL BELTS, NO CORN AND TAP.
7. ALL DUCT TRANSVERSE JOINTS TO BE TAPED AIR TIGHT WITH 4" WIDE CANVASES AND ARABOL.
8. ALL GRAVITY VENTS, EXHAUST FANS, AND C.A. INTAKES SHALL BE EQUIPPED WITH BACKFLOW DAMPERS. (EXCEPT EXHAUST DUCTS FROM CLASS 1 GEORGE HOODS.)
9. ALL CONCEALED SUPPLY AND RETURN AIR DUCTS NOT LINED SHALL BE INSULATED WITH 2" - 3/4" POUND GLASS FIBER DUCT WRAP FOL FOL FACED (R-7 MIN)
10. PROVIDE ALL CONTROL'S, THERMOSTATS, RELAYS AND CONTACTORS NECESSARY FOR PROPER AUTOMATIC OPERATION OF THE SYSTEMS. DIMENSIONS SHALL BE TITLE 24 APPROVED.
11. VERIFY VOLTAGE AND PHASE AVAILABLE ON JOBSITE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.

EQUIPMENT SCHEDULE

AC	CARRIER 440/500, 14 TON 645 HEAT / 180,000 BTUH 645 IN/OUT
PL/CG	200V, 1P, 32 FLA 132D BARS / IN SMOKE DETECTOR IN SUPPLY / AIR DUCT
AC	CARRIER 440/500, 15 TON 645 HEAT / ELECTRIC COOL, 125,000 BTUH 645 IN/OUT
CG	200V, 1P, 32 FLA 132D BARS / IN SMOKE DETECTOR IN SUPPLY / AIR DUCT
AC	CARRIER 440/500, 16 TON 645 HEAT / ELECTRIC COOL, 150,000 BTUH 645 IN/OUT
CG	200V, 1P, 32 FLA 132D BARS / IN SMOKE DETECTOR IN SUPPLY / AIR DUCT
AC	CARRIER 440/500, 16 TON 645 HEAT / ELECTRIC COOL, 150,000 BTUH 645 IN/OUT
CG	200V, 1P, 32 FLA 132D BARS / IN SMOKE DETECTOR IN SUPPLY / AIR DUCT
AC	CARRIER 440/500, 16 TON 645 HEAT / ELECTRIC COOL, 150,000 BTUH 645 IN/OUT
CG	200V, 1P, 32 FLA 132D BARS / IN SMOKE DETECTOR IN SUPPLY / AIR DUCT
BT	COOL # 500 CFM EXHAUST FAN, 1V 500 CFM AT 5 SP INTERLOCK 1V LIGHT

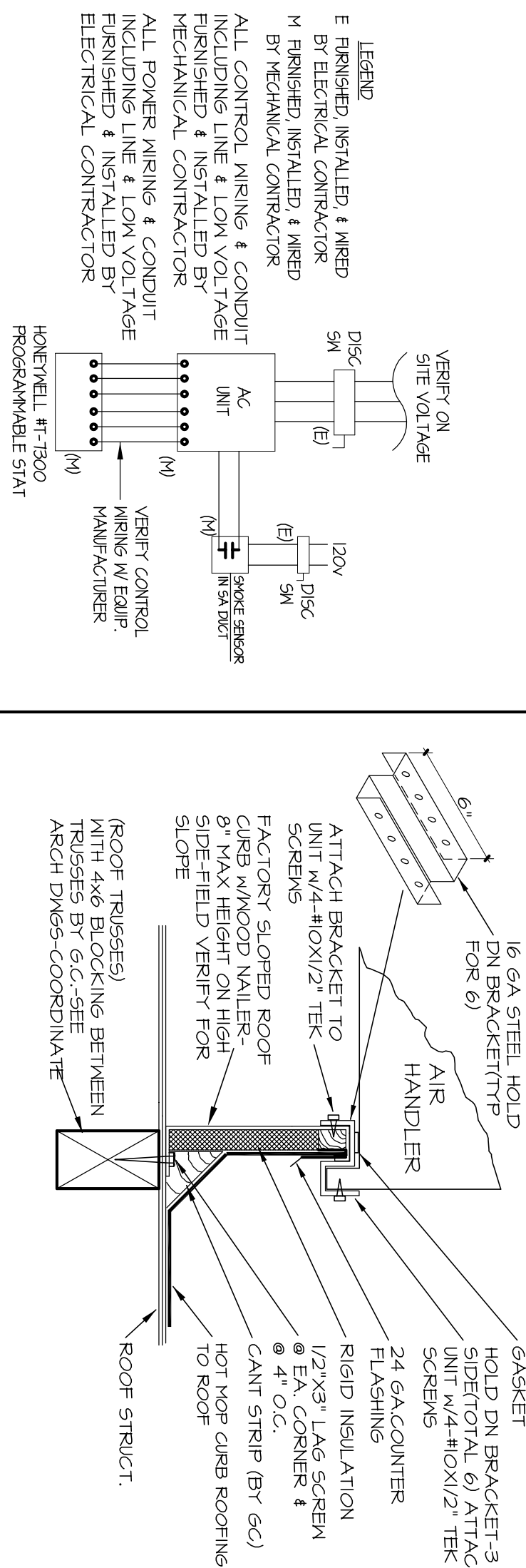
MANDATORY NOTES

2. ALL DICTION ON ROOF TO BE LINED W/ 1" LINER. ALL DIRECTIONS SHOWN ARE NET INSIDE OF LINING.
3. ALL DICTION WORK IN ATTIC TO BE SEALED W/ HIGH PRESSURE DUCT SEALANT AND COVERED W/ 2" FOIL FACED FIBER GLASS.
4. ALL DICTION TO BE SEALED W/ DUCT SEALANT.
5. AIR BARLAGE TO BE PERFORMED FOR END OF PROJECTIONS.
6. SEE ARCHITECTURAL PLANS FOR EXACT UNIT LOCATION / ORIENTATION
7. ALL CRILLERS TO BE 2550VAT RHP-PP / & G550 WITH A MC RATING NOT TO EXCEED 25 MC (DO NOT USE OEDS)
8. ALL UNITS TO OPERATE 1 HOUR BEFORE OPENING & CONTINUOUSLY DURING OCCUPIED MODE.

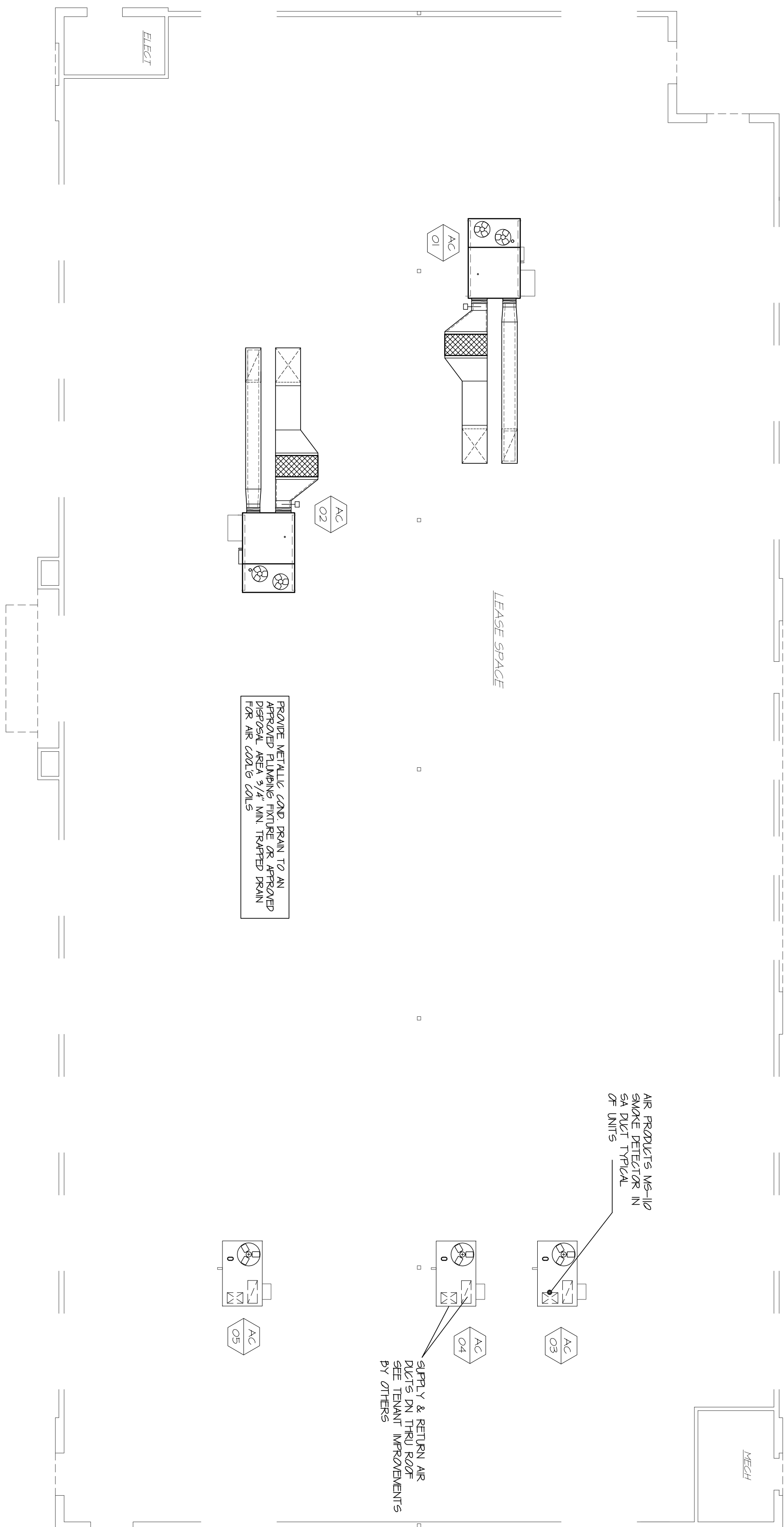
3. ALL UNITS TO BE ENROUTE TO WORK DELAYED ONE HOUR DURING OCCUPIED MODE.

- ② SMOKE DETECTOR MANUAL RESET CONTROLLER TYPICAL PER AC UNIT MOUNT ADJACENT TO STAT.

2) AC UNIT CONTROL DIAGRAM (3) A/C UNIT MOUNTINGS



2) AC UNIT CONTROL DIAGRAM (3) A/C UNIT MOUNTINGS



MECHANICAL PLAN

$$\frac{1}{M1} \quad 1/8^{**} = 1 - 0^{**}$$

ENGINEER STAMP

REVISIONS

PROJECT

OFFICE BLDG FOR
For Da Vita/AKMG
DIAZ AVENUE. DELANO, CA.

DRAFT


UNCLASSIFIED

10/09/2011

$$1/4"=1'-0"$$

11-108R

SHEET



SHEET#

ENGINEER STAMP

REVISIONS

PROJECT

OFFICE BLDG FOR
For Da Vita/AKMG
DIAZ AVENUE DELANO, CA.

DRAWN

RSF

CHECKED

RSF

DATE

10/09/2011

SCALE

1/4"=1'-0"

PROJECT NO.

11-108R

SHEET

P1

SHEET#

D I A Z A V E N U E

D O V E R P A R K W A Y

Proposed Medical
Office Bldg

8725 SF (NET)
9690 SF (GROSS)

EXISTING ELEC
TRANSFORMER

(E) 2" WATER LINE

(E) MANHOLE

12.5' 18.5' 21'

(E) 8" SEWER

TO EXIST 2" WATER
LATERAL FIELD
VERIFY

PROPERTY
LINE

15' WIDE PUBLIC UTILITY EASEMENT

TO EXIST SEWER
LATERAL FIELD
VERIFY

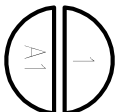
4" TWO WAY CO.

12.5' 18.5' 21' W

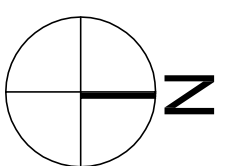
PROPERTY
LINE

Parcel 2 of Parcel Map 11964

PLUMBING SITE PLAN



1" = 30'-0"



PLUMBING SYMBOLS	
_____	BUILDING SEWER TO PUBLIC SEWER
_____	DOMESTIC COLD WATER - DCM
_____	DOMESTIC HOT WATER - DHW
_____6_____	GAS LINE - G
-----	VENT - VO
_____	_____
_____	_____

PLUMBING SCHEDULE	
_____	_____
HB	HOSE BIBB W/ VACUUM BREAKER & LOCKABLE BOX
1	3/4" DCM
SA	1/2" SPLIT HEAD OR EQ. SHOCK ABSORBER IN WALL BOX W/ COVER STAINLESS STEEL
1	_____

TOILET AND SINKS TO BE AMERICAN STANDARD OR EQUAL

PLUMBING GENERAL NOTES - SCHED 40 PVC/DWV

- 1

PROVIDE COMPLETE PLUMBING SYSTEM INCLUDING ALL FIXTURES, PIPING, HANGERS, SUPPORTS, AND CONNECTIONS TO WATER MAIN AND MAIN SEWER.
- 2

PLUMBING SYSTEM TO BE IN ACCORDANCE WITH COVERING CODES, PLUMBING CODES AND ALL APPLICABLE PERMITS. PROVIDE ALL CHARGES AND FEES, OBTAIN ALL PERMITS, OBTAIN AND PAY FOR GAS AND WATER SERVICES AND VETTERS.
- 3

INSULATE ALL HOT WATER COPPER LINES W/ 1" FOIL FACE FIBERGLASS WRAP WITH FIRE RETARDANT JACKET
- 4

ALL COLD & HOT WATER LINES TO BE COPPER, TYPE L, SOLDER TO BE LEAD FREE. PEX TUBING MAY BE USED AS AN OPTION.
- 5

PLUMBING CONTRACTOR TO HANGING AND INSTALL SCHEDULE 40 GALV STEEL OR TYPE 1/4" COPPER CONDENSATE DRAIN LINES FROM ALL AIR CONDITIONING UNITS AND EQUIPMENT TO PLUMBING SYSTEM.
- 6

ALL SOIL, WASTE, VENT, DRAINAGE LINES TO BE PVC-DWV.
- 7

ALL WATER LINE OUTSIDE OFE
- 8

GAS LINES TO BE SCHEDULE 40 BLACK STEEL PIPE WITH STANDARD HANGERS OR SUPPORTS EVERY 6' FOR 1/2" PIPE, 8' FOR 3/4" AND 1" PIPE. GAS LINES SHALL BE SUPPORTED AT FLOOR AND AT CEILING WITH IRON PIPE CLAMPS. BRANCHES FROM ALL LINES SHALL HAVE SEPARATE SUPPORTS, SPRINGS FOR HOT AND COLD WATER LINES
- 9

ALL FLOOR TYPE WATER CLOSETS SHALL BE SET ON SLOPE TWO PVC FLOOR FLANGE.
- 10

ALL BLACK AND GALVANIZED STEEL PIPE INSTALLED UNDERGROUND SHALL BE "TRANSEX" TAP. ALL FIELD JOINTS AND FITTINGS SHALL HAVE A DOUBLE WRAP OF "TRANSEX" TAPE.
- 11

TEST ALL SOIL, WASTE, VENT, DRAINAGE, WATER & GAS LINES PER 2007 CRC.
- 12

ALL PLUMBING FIXTURES TO BE SUPPLIED COMPLETE INCLUDING ALL "P" TRAPS, ANGLE OR STRAIGHT STOPS, ETC.
- 13

HANGERS & SUPPORTS: INSTALL PIPE THAT IT MAY EXPAND OR CONTRACT FREELY. HANGERS OR SUPPORTS SHALL HAVE HANGERS OR SUPPORTS EVERY 6' FOR 1/2" PIPE, 8' FOR 3/4" AND 1" PIPE. 1" FOR 1 1/4" AND LARGER PIPE. HORIZONTAL CAST IRON SHALL BE SUPPORTED AT FLOOR AND AT CEILING WITH IRON PIPE CLAMPS. BRANCHES FROM ALL LINES SHALL HAVE SEPARATE SUPPORTS, PROVIDE SOUND AND ELECTROLYSIS ISOLATORS AT ALL HANGERS AND SPRINGS FOR HOT AND COLD WATER LINES

FIXTURE UNIT CALC

FIXTURE	QUANTITY	DWV/DW	WASTE UNITS	TOTAL
DRINKING FOUNTAINS	2	3/4"	1/2	1
LAVATORIS	2	3/4"	1	2
WATER CLOSETS	5	3/4"	4	20
URINAL	1	3/4"	2	2
FLOOR DRAINS	2		2	4
FUTURE FIXTURES	0		0	0
TOTAL FIXTURE UNITS				28

ALL WORK SHALL CONFORM TO ALL RELEVANT LAWS, ORDINANCES, RULES, AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING CODES AND THEIR LOCAL POSTED AMENDMENTS:
200 CALF. PLUMBING CODE
200 CALF. AMMENDMENT CODE TITLE 24
200 CALF. BUILDING CODE
200 CALF. FIRE CODE

ENGINEER STAMP

REVISIONS	
PROJECT	

DELANO, CA.

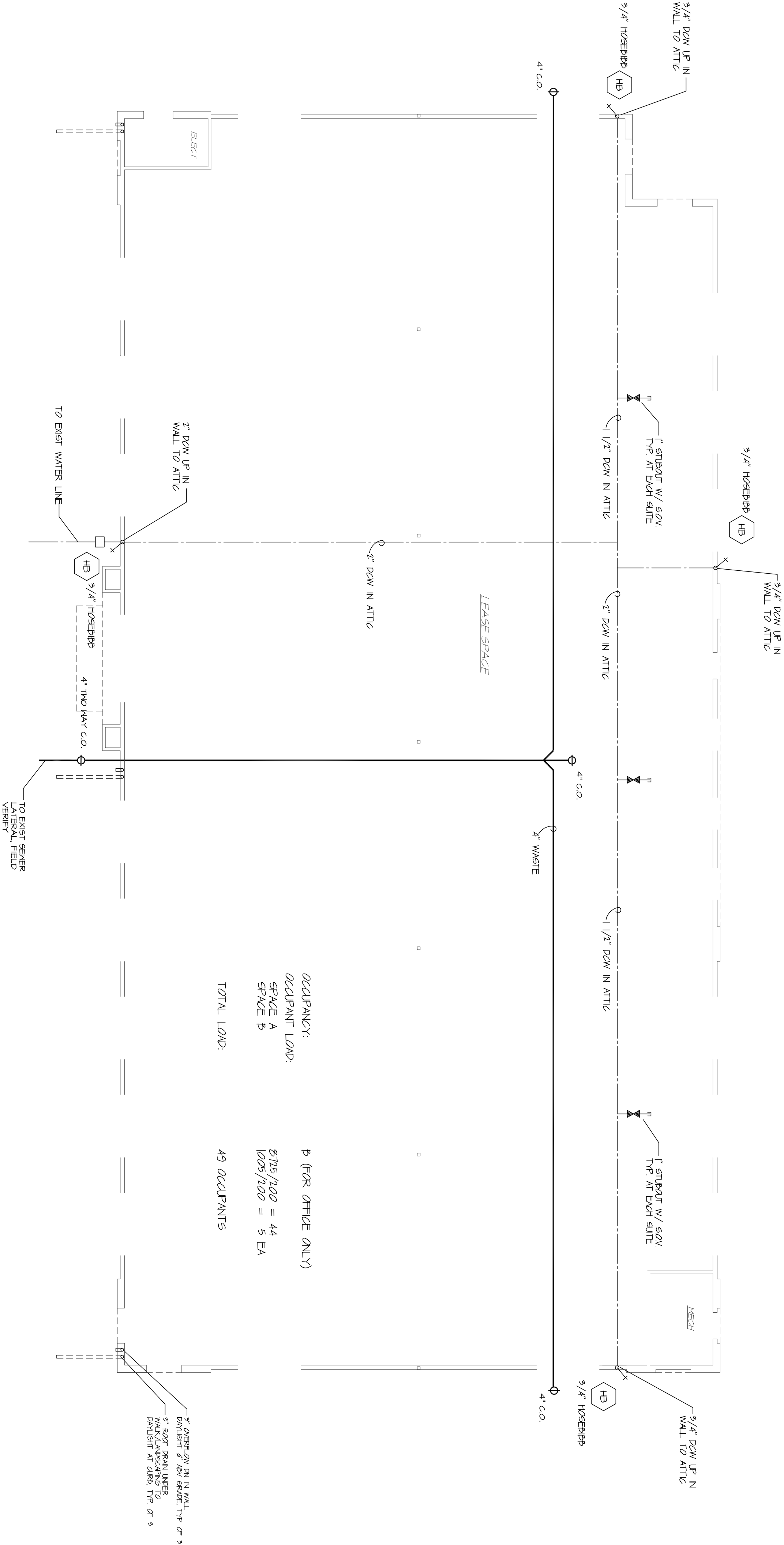
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DIAZ AVENUE.

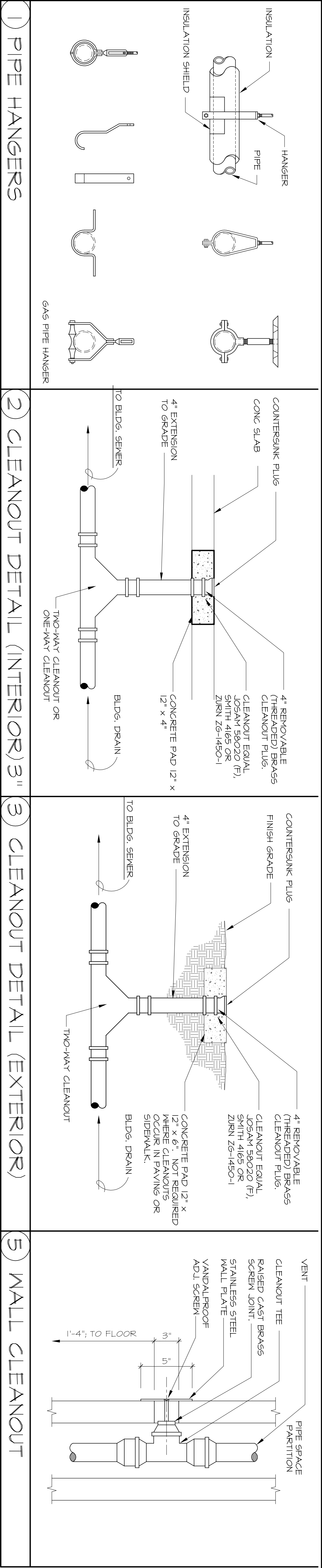
DRAWN	
RSF	
CHECKED	
RSF	
DATE	
10/09/2011	
SCALE	
1/4"=1'-0"	
PROJECT NO.	
11-108R	
SHEET	

P2

PLUMBING PLAN

1/8" = 1'-0"





PLUMBING SYMBOLS	
_____	BUILDING SEWER TO PUBLIC SEWER
_____	DOMESTIC COLD WATER - DCW
_____	DOMESTIC HOT WATER - DHW

_____	GAS LINE - G

_____	VENT - VO

GAS LOAD CALC

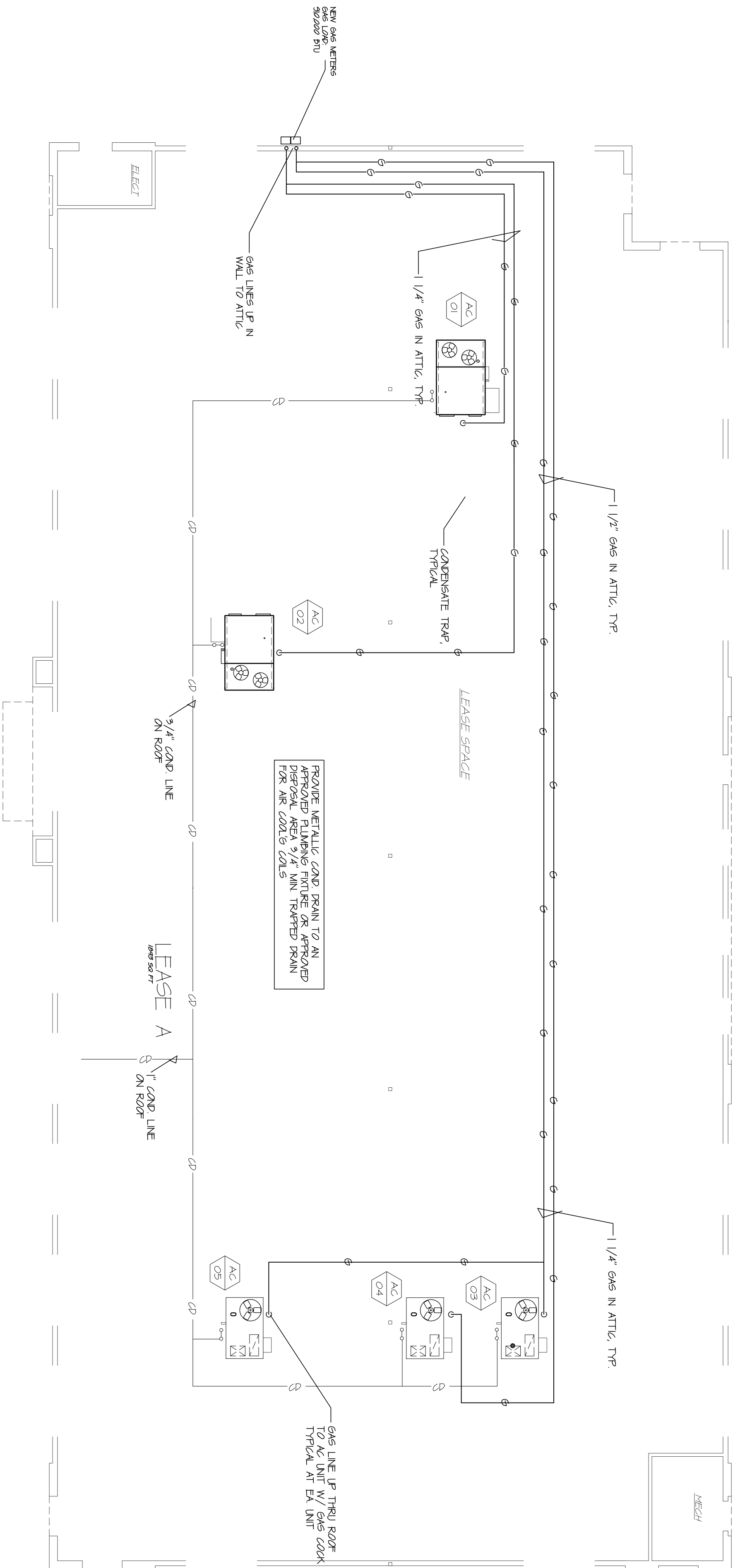
AR. CONDITIONG 8 UNITS X 35000 BTUH = 280000 BTUH

(2) WATER HEATERS 150000 BTUH

TOTAL 430000 BTUH

USE 2" GAS PIPE (MAN)

USE 3/4" GAS PIPE (TO EA UNIT)



1) GAS PLUMBING PLAN

PT 1/8" = 1'-0"

ENGINEER STAMP	OFFICE BLDG FOR For Da Vita/AKMG DIAZ AVENUE. DELANO, CA.
REVISIONS	
PROJECT	
DRAWN RSF	P3
CHECKED RSF	
DATE 10/09/2011	
SCALE 1/4"=1'-0"	
PROJECT NO. 11-108R	
SHEET	