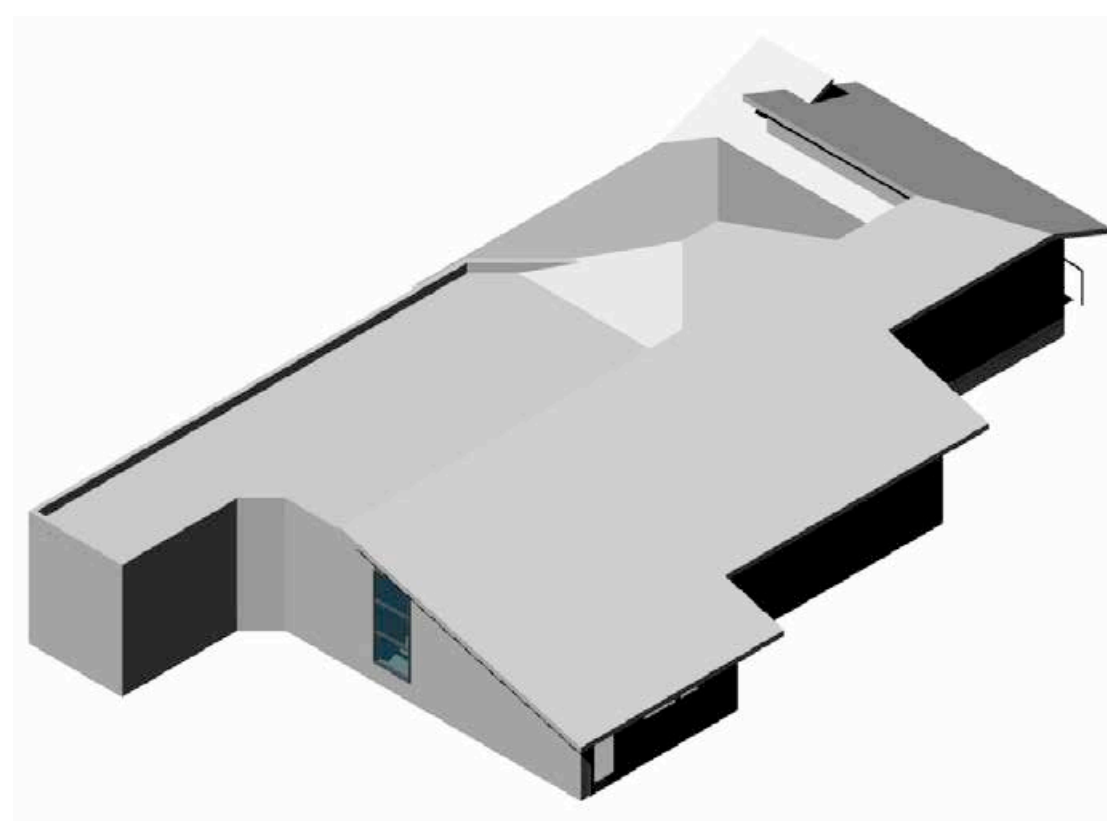
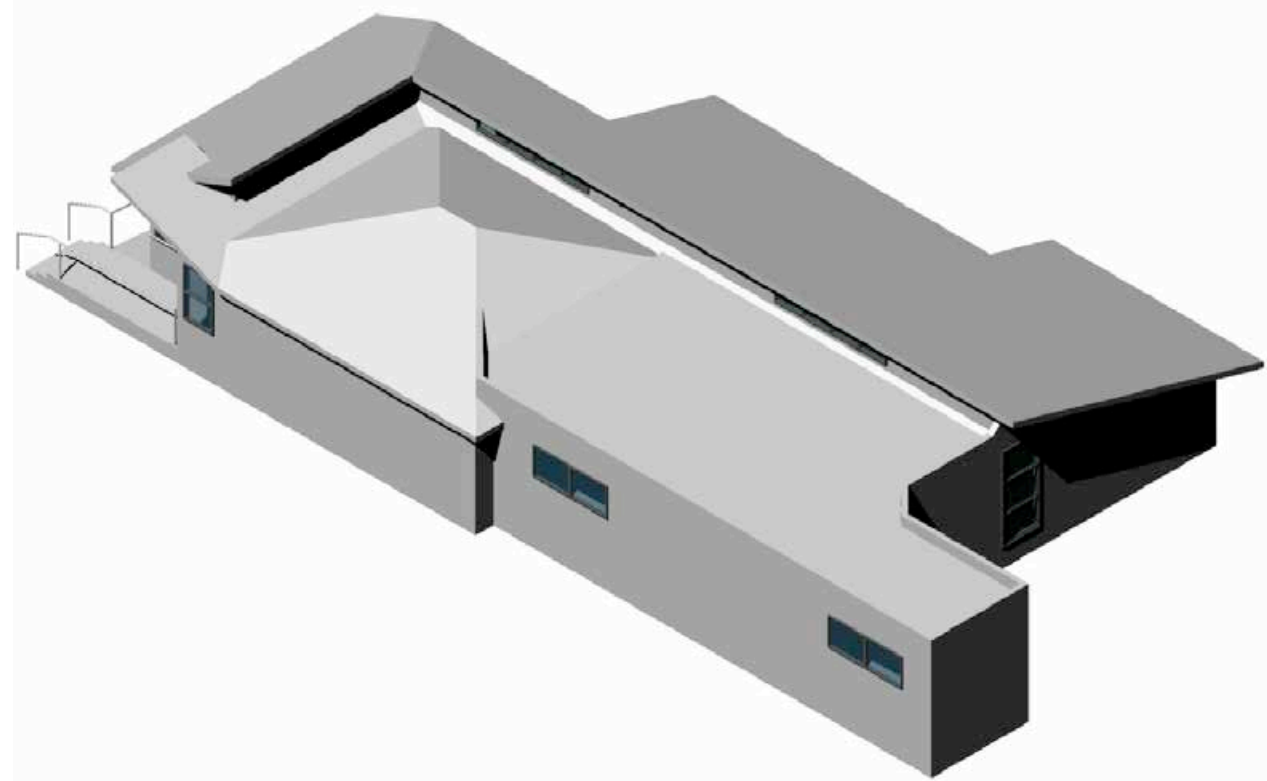


NORTH-EAST ISOMETRIC



SOUTH-WEST ISOMETRIC



NORTH-WEST ISOMETRIC



NORTH-EAST VIEW

**BIDDERS PLANS
AS OF 2/17/20**

**TO HELP EVERYONE
CONSTRUCTION DOCUMENTS**

LENNOX CLINIC, 10223 FIRMONA AVE., LENNOX, CA 90304

PROJECT DATA

PLANNING INFORMATION:	
PROJECT DESCRIPTION	2,007 SF ADDITION TO EXISTING OUTPATIENT MEDICAL CLINIC. PROJECT SHALL CONFORM WITH OSHPD 3 - PRIMARY CARE CLINICS REQUIREMENTS (CBC 1228.6).
PARCEL ADDRESS	10233 FIRMONA AVE, LENNOX, CA 90304
PARCEL DESCRIPTION	TR=288 S 51.2' OF E 150' OF LOT 104, APN 4036-007-902,
PARCEL SIZE (TOTAL)	8,430 SF
ZONING	R-2
PLANNING DISTRICT	-
SETBACKS	SIDE: 5'-0"
FRONT: 15'-0"	
REAR: EXISTING	
HEIGHT LIMIT	45' (VERIFY)
PROPOSED BUILDING HEIGHT	15'-11"
FIRE ZONE	N/A
LOT COVERAGE	-
BUILDING INFORMATION:	
APPLICABLE CODE	2016 CBC 2013 CA MECHANICAL CODE 2013 CA PLUMBING CODE 2013 CA ENERGY CODE 2013 CA GREEN BUILDING CODE 2012 NFPA 101 LA COUNTY MUNICIPAL CODE (VERIFY)
BUILDING TYPE	TYPE V-B, NON-RATED
OCCUPANCY TYPES	B
MAXIMUM ALLOWABLE AREA (PER TABLE 503)	9,000 S.F.
MAXIMUM ALLOWABLE HEIGHT (PER TABLE 503)	2 STORIES
AREA CALCULATIONS	
AREA PER ZONING CODE	1438.8 S.F. EXISTING -739.8 S.F. DEMOLISH +2006.9 ADDITION
TOTAL	2205.9 S.F.
BUILDING CODE GSF	2,726 S.F.
BUILDING CODE NSF	-769 S.F. (BATH/HALLWAYS) 1,957 S.F.
SPRINKLERS	NOT REQUIRED BY CBC. NOT PROVIDED CBC CHAPTER 9 REQUIRES SPRINKLERS IF ANESTHESIA WILL BE USED ABOVE THE FIRST FLOOR
EXTERIOR WALL PROTECTION (TABLE 601)	V-B BEARING: NONE NON BEARING: NONE
INTERIOR WALL PROTECTION	V-B BEARING: NONE NON BEARING: NONE
ALLOWABLE OPENINGS (PER 705.8.1)	PER EXCEPTION 2: "BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED PROTECTED OPENINGS
OCCUPANT LOAD	2,726 S.F. - 258 S.F. (NET ASSEMBLY) 2,468 S.F./100 = 24.7 OCCUPANTS 258 S.F./15 = 17.2 OCCUPANTS 41.9 TOTAL OCCUPANTS
REQUIRED EXITS (PER 1015.1.1 AND TABLE 1021.1)	1 EACH FLOOR, NFPA 101 CHAPTER 20 REQUIRES 2 EXITS PER FLOOR.
EGRESS WIDTH (PER SECTION 1005):	25 X 0.2" = 5.0"
STAIR WIDTH:	25 X 0.3" = 7.5"
MAXIMUM TRAVEL DISTANCE: (PER TABLE 1016.2)	NON-SPRINKLERED: 200' SPRINKLERED: 300'
FIRE ALARM:	NOT REQUIRED PER 907.2.2.1 & NFPA101 - NOT PROVIDED
PARKING:	

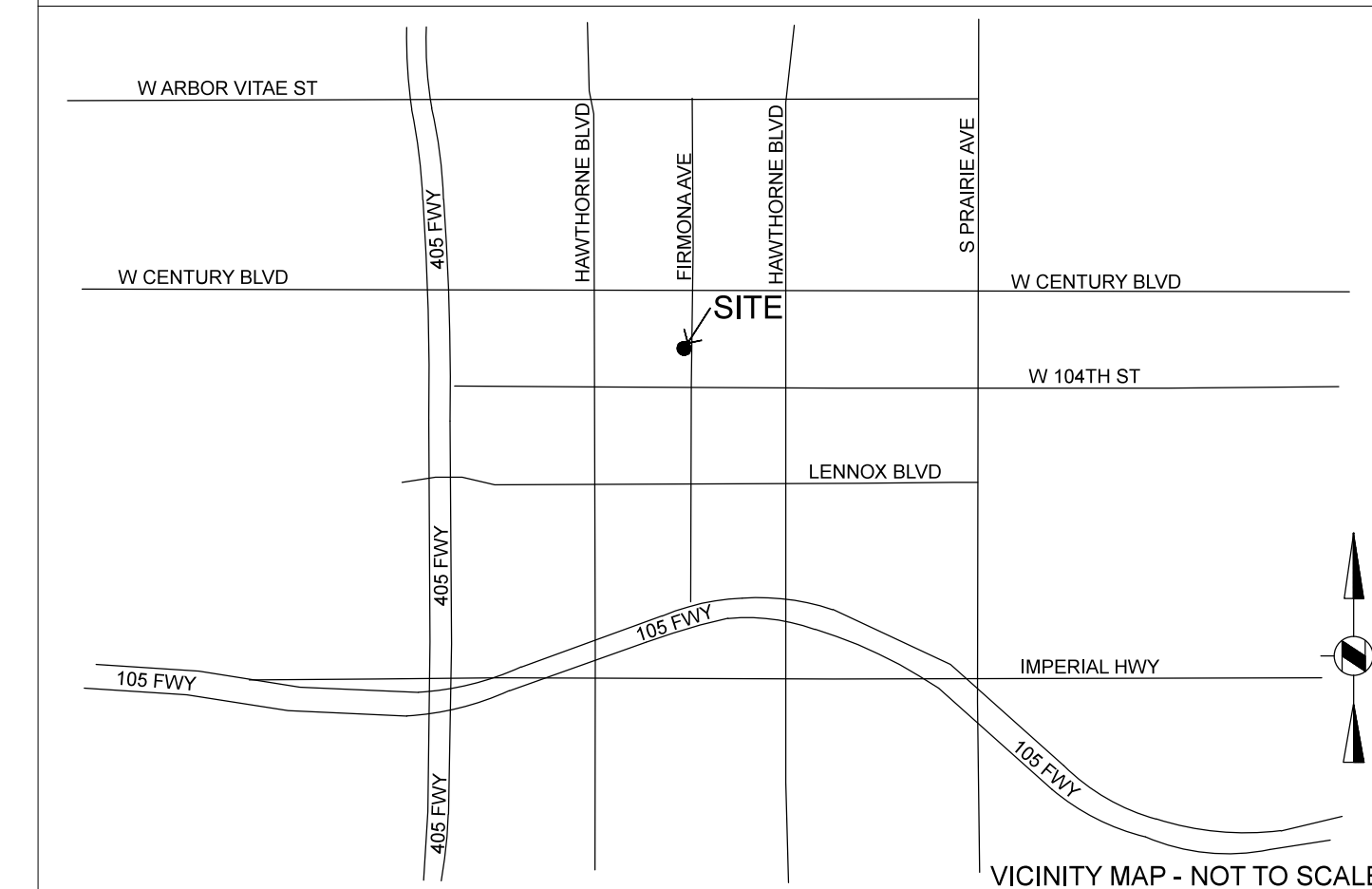
PROJECT DIRECTORY

OWNER	TO HELP EVERYONE 714 W. OLYMPIC BLVD. SUITE 1106 LOS ANGELES, CA 90015 CONTACT: CHERYL TRINIDAD CHIEF DEVELOPMENT AND COMMUNICATIONS OFFICER T. 323.730.1920 EXT. 3074 E. CTRINIDAD@TOHELP EVERYONE.ORG
DESIGN & CONSTRUCTION MANAGEMENT	TOTUM CORP. 15130 VENTURA BLVD., STE. 327 SHERMAN OAKS, CA 91403 PRINCIPAL IN CHARGE OF DESIGN: GIULIO ZAVOLTA T. 310.291.4074 E. GIULIO@TOTUMCONSULTING.COM PRINCIPAL IN CHARGE OF CONSTRUCTION: DANNY KAYE T. 310.351.0138 E. DANNY@TOTUMCONSULTING.COM PROJECT ARCHITECT: KEVIN SOUTHERLAND T. 310.614.2852 E. KEVIN@TOTUMCONSULTING.COM
STRUCTURAL ENGINEER	KPFF CONSULTING ENGINEERS 700 S. FLOWER ST. SUITE 2100 PROJECT ENGINEER: FRANCISCO NGUYEN T. 213.310.8519 E. FRANCISCO.NGUYEN@KPFF.COM
MECHANICAL / ELECTRICAL / PLUMBING	V & M ELECTRICAL ENGINEERING, INC VLADAMIR TSIDULKO, P.E. (ELECTRICAL) CHET BARSZCZ (MECHANICAL & PLUMBING) 3330 BARHAM BOULEVARD, SUITE 204 LOS ANGELES, CA 90068 T. 323.851.9964 E. VME@VMELECTRICAL.COM
CIVIL ENGINEER	KPFF CONSULTING ENGINEERS 700 S. FLOWER ST. SUITE 2100 PROJECT ENGINEER: DOUG CONLON T. 213.266.5282 E. DOUGLAS.CONLON@KPFF.COM
LANDSCAPE ARCHITECT	M+M LANDSCAPE ARCHITECTURE AND HORTICULTURE CONSULTING LANDSCAPE ARCHITECT: ANNA MENDIOLA, ASLA T. 562.706.6266 E. ANNAMENDIOLA1@GMAIL.COM

SHEET INDEX

ARCHITECTURAL	MECHANICAL
A0.1 TITLE SHEET PROJECT INFORMATION A0.2a GENERAL NOTES & ABBREVIATIONS A0.2b GENERAL NOTES A0.2c GENERAL NOTES A0.4a DISABLED ACCESS NOTES A0.4b DISABLED ACCESS NOTES A0.4c DISABLED ACCESS NOTES A0.5a DISABLED ACCESS DIAGRAMS & DETAILS A0.5b DISABLED ACCESS DIAGRAMS & DETAILS	M-1.0 SCOPE OF WORK AND SPECIFICATIONS M-1.1 AIR BALANCE SPECIFICATIONS AND DETAILS M-1.2 EQUIPMENT CUT-SHEETS M-2.0 MECHANICAL PLAN FIRST FLOOR M-2.1 MECHANICAL PLAN ROOF M-2.2 MECHANICAL SECTIONS M-3.0 TITLE-24 FORMS-1 M-3.1 TITLE-24 FORMS-2
CIVIL	ELECTRICAL
C0.1 TITLE SHEET C1.0 SURVEY (FOR REFERENCE ONLY) C1.1 DEMOLITION PLAN C1.2 EROSION CONTROL PLAN C1.3 GRADING PLAN C1.4 UTILITY PLAN C1.5 PAVING PLAN C5.0 CIVIL DETAILS	E-1 ELECTRICAL LEGEND, SHORT SPECS & LIGHTING FIXTURE SCHEDULE E-2 GENERAL HEALTHCARE FACILITY REQUIREMENTS NOTES E-3 TITLE 24 CALCULATIONS (INDOOR) E-4 TITLE 24 (INDOOR) E-5 TITLE 24 CALCULATIONS E-6 TITLE 24 CALCULATIONS (OUTDOOR) E-7 SINGLE LINE DIAGRAM E-8 ELECTRICAL SITE PLAN DEMOLITION E-9 ELECTRICAL SITE PLAN POWER E-10 FLOOR PLAN LIGHTING E-11 EMERGENCY LIGHTING PHOTOMETRICS E-12 FLOOR PLAN POWER E-13 ROOF PLAN POWER
ARCHITECTURAL (CONTINUED)	PLUMBING
A1.1 SITE PLAN A2.0 DEMOLITION PLAN A2.1 FLOOR PLAN A2.2 ROOF PLAN A2.3 REFLECTED CEILING PLAN A2.4 POWER & EQUIPMENT PLAN A2.5 FURNITURE & FINISH PLAN A3.1 BUILDING ELEVATIONS A3.2 BUILDING ELEVATIONS A4.1 BUILDING SECTIONS A4.2 BUILDING SECTIONS A8.1 INTERIOR ELEVATIONS A8.2 INTERIOR ELEVATIONS A8.3 INTERIOR ELEVATIONS A8.4 INTERIOR ELEVATIONS A8.5 INTERIOR ELEVATIONS A9.1 MILLWORK DETAILS A9.2 INTERIOR DETAILS A9.3 DOOR & WINDOW DETAILS A9.4 EXTERIOR DETAILS A10.1 DOOR & WINDOW SCHEDULE	P-1.0 SCOPE OF WORK AND EQUIPMENT SPECIFICATIONS P-1.1 PLUMBING FIXTURES AND SPECIFICATIONS P-1.2 PLUMBING FIXTURES CW/HW/DRAIN LOADS P-1.3 WATER HEATER SPECIFICATIONS AND DETAILS P-2.0 CW / HW ONE-LINE DIAGRAM & SCHEMATIC P-3.0 SANITARY DRAIN / VENT ONE-LINE DIAGRAM & SCHEMATIC
STRUCTURAL	LANDSCAPE
S0.0 SHEET INDEX, SYMBOLS, AND ABBREVIATIONS S0.1 GENERAL NOTES S0.2 GENERAL NOTES S2.0 FOUNDATION AND FIRST FLOOR FRAMING PLAN S2.1 ROOF FRAMING PLAN S4.0 TYPICAL CONCRETE DETAILS S4.1 TYPICAL CONCRETE DETAILS S5.0 TYPICAL WOOD DETAILS S5.1 TYPICAL WOOD DETAILS S5.2 WOOD SECTIONS & DETAILS	L1.1 PLANTING PLAN L2.1 IRRIGATION PLAN

VICINITY MAP



integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

date	12/14/2018	sheet	A0.1
job #		title	TITLE SHEET PROJECT INFORMATION
drawn by	GI	checked by	GI
remarks	DESIGN DEVELOPMENT FINISHES PRESENTATION 30% CONSTRUCTION DOCUMENTS 50% CONSTRUCTION DOCUMENTS PLAN CHECK SUBMITTAL		



integrated
design
construction
management
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

- 36. UNSPECIFIED MATERIALS SHALL BE NEW, FIRST LINE MATERIALS BY A RECOGNIZED MANUFACTURER.
37. WHERE AVAILABLE, MANUFACTURER'S GUARANTEE AND OPERATING INSTRUCTIONS SHALL BE PROVIDED TO THE OWNER IN WRITING.
38. ALL CONSTRUCTION AND INSTALLATIONS SHALL COMPLY WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS AND INSTRUCTIONS AS WELL AS APPLICABLE FEDERAL, STATE AND LOCAL ADOPTED ORDINANCES.
39. THE MEANS AND METHODS (INCLUDING SAFETY PRECAUTIONS) OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
40. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT TO THE OWNER.
41. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK IN HIS TRADE REQUIRED BY OTHER TRADES I.E. OPENINGS, HOLES, BLOCKING ETC.
42. WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD OF THE STRUCTURE IN QUESTION, ADEQUATE SHORING AND/OR BRACING SHALL BE PROVIDED WHERE ITEMS HAVE NOT ATTAINED DESIGN STRENGTH.
43. LICENSES AND PERMITS NECESSARY TO THE PERFORMANCE, COMPLETION, AND APPROVAL OF THE WORK AND ALL INSPECTION AND OTHER APPLICABLE FEES [EXCLUDING BUILDING PERMIT FILING FEE] SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
44. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK REQUIRED BY ONE TRADE FROM ANOTHER AND TO ENSURE THAT ALL COSTS ARE INCLUDED IN THE INCLUDED IN THE CONTRACT PRICE.
45. ALL CHANGE ORDERS ARE TO BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ALL ASSOCIATED COSTS IF CHANGE ORDER WORK IS COMMENCED WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
46. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY.
47. IF CONFLICTS EXISTS BETWEEN PLANS, NOTES, & SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED AND THAT THE MORE EXPENSIVE SHALL PREVAIL WITH RESPECT TO COSTS
48.ANY EXCESS MATERIALS NOT ATTACHED AND/OR INSTALLED IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

B. SITEWORK, DEMOLITION, FOUNDATIONS, ETC.

- 1. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT. (HSC 17922.5, EFF. 3/6/76).
2. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY UNSTABLE OR QUESTIONABLE SOIL OR GEOLOGICAL CONDITIONS ENCOUNTERED DURING EXCAVATION.
3. WHERE A SOILS AND/OR GEOLOGY REPORT AND/OR GRADING PRE-INSPECTION REPORT HAS BEEN MADE, THEY SHALL BE CONSIDERED A PART OF THE CONSTRUCTION DOCUMENTS, AND CONTRACTOR SHALL FOLLOW ANY RECOMMENDATIONS CONTAINED THEREIN.
4. WHERE INTERIOR CRAWL SPACE OR ROOM, PIT OR BASEMENT FLOOR SLABS ARE BELOW EXTERIOR FINISH GRADE, CONTRACTOR SHALL PROVIDE DRAINAGE AT FOOTING PERIMETER WITH MIRADRI 860 MEMBRANE OR EQUAL WATERPROOFING OF ALL EXTERIOR SURFACES OF FOUNDATION RETAINING WALLS. DRAINAGE SHALL CONSIST OF 4" MIN. DIAMETER PVC SCHEDULE 40 PERFORATED PIPE SET BELOW FLOOR LINE, SLOPED TO DRAIN, AND CONNECTED UNDERGROUND TO APPROVED STORM DRAINAGE SYSTEM OR STREET. SOLID PIPE COLLECTING RUNOFF AND RUNNING TO THE STREET SHALL BE 6" MIN. DIAMETER PVC SCH 40 PIPE. PIPE SHALL BE SURROUNDED WITH 2 FEET OF 3/4" WASHED GRAVEL AND TOPPED WITH A FILTRATION FABRIC. DIRECTION OF HOLES IN PIPE SHOULD FACE DOWNWARD. PROTECT CARPORT AND LARGE EXTERIOR RETAINING WALLS WITH MIRADRAIN 6000 XL OR EQUIVALENT AND MIRAFLAY WATERPROOFING. TO BE INSTALLED BY A CERTIFIED INSTALLER PER RECOMMENDATIONS ON EXPOSED ROCK SURFACE, WHICH IS SMOOTHED TO ELIMINATE SHAPE PROJECTIONS AND DEEP HOLES. GAP BETWEEN WALL AND WATERPROOFING TO BE FILLED WITH SAND/CEMENT SLURRY.
5. ALL CONCRETE FLOOR SLABS SHALL BE POURED OVER 2" OF SAND OVER A CONTINUOUS MINIMUM 6 MIL WATERPROOF MEMBRANE SET ON 2" SAND BED OVER 4" CRUSHED ROCK ON NATURAL OR COMPACTED SOIL. FOR SLABS SET BELOW EXTERIOR GRADES, THE CRUSHED ROCK BED SHALL BE DRAINED TO STORM DRAIN SYSTEM OR RELIEVED AT PERIMETER WITH A PERFORATED PIPE CONNECTED TO APPROVED STORM DRAIN SYSTEM OR STREET TO PREVENT SUBFLOOR SATURATION.
6. ANY LANDSCAPE OR PLANTER RETAINING WALLS AGAINST EARTH WHICH ARE SPECIFIED WITHOUT PERIMETER DRAINS SHALL BE PROVIDED WITH ADEQUATE WEEP HOLES SURROUNDED ON THE BACKSIDE BY A MINIMUM 6" OF GRAVEL BACKFILL AT BASE OF WALL. ALL ENCLOSED PLANTERS SHALL BE WATERPROOFED ON THE INSIDE AND SUPPLIED WITH BOTTOM DRAINS CONNECTED TO STORM DRAIN SYSTEM.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF ALL FINISHED GRADE SURFACES, SIDEWALKS AND PATIOS AWAY FROM STRUCTURES AND VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE PROPERLY DRAINED, WITH NO PONDING.
8. CONTRACTOR SHALL REMOVE ALL EXCAVATED OR EXCESS SOIL, DEBRIS AND MATERIALS NOT REQUIRED BY CONSTRUCTION, CONFIRM ANY ITEMS TO REMAIN, OR TO BE SALVAGED WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
9. DAMP-PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN I.C.C. SECTION R406.1.
10. CONTRACTOR SHALL PROVIDE TICKETS FOR ALL SPOILS LEAVING THE SITE.

C. FRAMING, ETC.

- 1. DIMENSIONS IN PLAN ARE TO FACE OF STUD TYPICALLY U.N.O.
2. VERTICAL DIMENSIONS ARE TO TOP OF STRUCTURAL FRAMING U.N.O.
3. ALL NEW EXTERIOR WALLS ARE 2 X 6 @ 16" O.C. U.N.O.
4. ALL NEW INTERIOR WALLS ARE 2 X 4 @ 16" O.C. U.N.O.
5. IN ADDITION TO ANY STRUCTURAL GRADE REQUIREMENTS, ALL EXPOSED WOOD BEAMS AND POSTS SHALL BE SELECTED FOR BEST APPEARANCE GRADE, WITH A MINIMUM OF KNOTS, CRACKS AND CHECKS.
6. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ATTIC AREAS AND PLUMBING AS REQUIRED BY CODE AND SHALL CONFIRM ACCESS LOCATIONS WITH ARCHITECT PRIOR TO FRAMING.
7. CONTRACTOR SHALL PROVIDE SCREENED THROUGH-WALL VENTILATION TO ENCLOSED GARAGE AREAS IF REQUIRED BY CODE AND SHALL CONFIRM VENT LOCATIONS WITH ARCHITECT PRIOR TO FRAMING.
8. CONTRACTOR SHALL COORDINATE FRAMING WITH PROPOSED LOCATIONS OF ELECTRICAL, MECHANICAL AND PLUMBING WORK SO AS TO AVOID CHANGES IN FRAMING WHICH MIGHT CONFLICT WITH PROPOSED EQUIPMENT, FIXTURE OR DIFFUSER LOCATIONS.
9. PROVIDE FRAMED OPENINGS FOR MEDICINE CABINETS, IF ANY, DURING ROUGH FRAMING, CONFIRMING SIZE, LOCATION AND HEIGHTS OF OPENINGS WITH ARCHITECT PRIOR TO CONSTRUCTION.
10. PROVIDE BLOCKING AS REQUIRED FOR CABINETS, TOILET PAPER HOLDERS, TOWEL BARS AND OTHER SPECIALTY ITEMS.
11. ALL EXPOSED WOOD BEAMS, DECKING OR OTHER MEMBERS INSTALLED PRIOR TO ENCLOSING THE BUILDING ENVELOPE AND COMPLETING ROOFING MEMBRANE SHALL BE PROTECTED DURING CONSTRUCTION AGAINST MOISTURE, STAINING AND OTHER DAMAGE BY PROTECTING WITH WEATHERPROOF PLASTIC WRAPPERS AND ADDITIONAL PROTECTIVE MEASURES AS MAY BE REQUIRED.
12. USE KILN-DRIED FRAMING FOR ALL FRAMED FLOOR OR WALL AREAS TO RECEIVE CERAMIC TILE, MARBLE OR GRANITE.
13. CROSS BRIDGE OR SOLID BLOCK JOINTS @ 8'-0" O.C. MAX. OR AS NOTED ON STRUCTURAL DRAWINGS.
14. PROVIDE 2X SOLID BLOCKING BETWEEN JOISTS AND RAFTERS @ POINTS OF SUPPORT.
15. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)

SEE STRUCTURAL NOTES AND DRAWINGS FOR ADDITIONAL INFORMATION.

A. GENERAL

- 1. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER IN WRITING OF ANY RECOMMEND CHANGES TO THE FOLLOWING NOTES AND SPECIFICATIONS AND SHALL SUBMIT WRITTEN CONFIRMATION TO ARCHITECT OF ANY CHANGES AND RECEIVE ARCHITECT'S WRITTEN APPROVAL PRIOR TO ORDERING OR INSTALLATION.
2. THE WORD "CONTRACTOR" MEANS THE GENERAL CONTRACTOR AND, WHERE APPLICABLE BY TRADE, SUBCONTRACTORS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL NOTES PRIOR TO FINALIZING CONSTRUCTION CONTRACT.
4. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF ALL EXISTING CONDITIONS AT THE SITE AND REPORT TO THE ARCHITECT IN WRITING ANY DISCREPANCIES BETWEEN THE ACTUAL EXISTING CONDITIONS AND THE DRAWINGS FOR THE ARCHITECT'S DECISIONS AND INSTRUCTIONS BEFORE PROCEEDING WITH ANY WORK AFFECTED BY SUCH DISCREPANCIES.
5. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS, INCLUDING CURRENT AMERICANS WITH DISABILITIES ACT (ADA), AND TITLE 24 ENERGY REQUIREMENTS.
6. PRIOR TO FINALIZING CONTRACT PRICES, CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NOTES AND DRAWINGS TO INCLUDE ANY SUBCONTRACT REQUIREMENTS OR INFORMATION WHICH MAY NOT BE INDICATED ON SUBCONTRACTOR'S SHEETS OR NOTES, BUT WHICH ARE INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ALL WORKS, DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT PRIOR TO COMMENCING WORK. DURING CONSTRUCTION, THE OWNER AND ARCHITECT ARE TO BE ADVISED REGARDING ANY DISCREPANCIES IN MEASUREMENT, DIMENSION, LOCATION OR DETAILS PRIOR TO CONTRACTOR'S PROCEEDING WITH THAT PORTION OF THE WORK.
8. CONTRACTOR SHALL CONSULT REPRESENTATIVES OF LOCAL UTILITIES, INCLUDING GAS, WATER, POWER, SEWER, TELEPHONE AND TV, WHERE APPLICABLE, CONCERNING LOCATIONS AND AVAILABILITY OF UTILITIES PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES.
9. CONTRACTOR SHALL RECORD LOCATIONS AND ELEVATIONS OF ALL EXISTING AND NEW UTILITY LINES, MAINS, AND METERS ON SITE PLAN AND DELIVER TO ARCHITECT ON COMPLETION OF CONSTRUCTION.
10. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS ON DRAWINGS. IN NO EVENT IS A DIMENSION TO BE SCALED OFF THE DRAWINGS. IN GENERAL, LARGER SCALE DRAWINGS WILL GOVERN OVER SMALLER SCALE DRAWINGS. THE CONTRACTOR WILL BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH AFFECTED WORK.
11. DETAILS ARE INTENDED TO SHOW FINAL EFFECT OF PARTS OF CONSTRUCTION. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT PARTICULAR JOB SITE DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED WITHIN THE SCOPE OF THE WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED IN DETAILS ARE TO BE FIRST REVIEWED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL KEEP PREMISES SECURE, CLEAN, AND HAZARD FREE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THEIR EQUIPMENT, MATERIALS, AND WORK IN NEAT, CLEAN, ORDERLY, AND SAFE CONDITION AT ALL TIMES.
13. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES, WATERPROOFING, AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH CONSTRUCTION.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES ON THE JOB SITE IF NECESSARY OR REQUIRED BY LOCAL CODE.
15. CONTRACTOR SHALL REVIEW ALL ITEMS NOTED "VERIFY OR CONFIRM WITH OWNER OR ARCHITECT" WHICH MIGHT AFFECT COSTS PRIOR TO FINALIZING CONSTRUCTION CONTRACT AND SUBCONTRACTS, AND SHALL CONFIRM FINAL DECISIONS REGARDING SELECTION, MATERIALS, COLOR, FINISH OR OTHER SPECIFICATIONS NOT YET DECIDED REGARDING THESE ITEMS. CONTRACTOR SHALL INCLUDE THE COST OF THESE ITEMS WITHIN THE ORIGINAL CONTRACT PRICE.
16. SUBMITTALS: CONTRACTOR TO PROVIDE CUT SHEETS, MANUFACTURER'S SPECIFICATIONS, MATERIAL AND FINISH SAMPLES FOR ARCHITECT'S REVIEW PRIOR TO FINALIZING ITEM PURCHASE. SUBMITTALS REQUIRED FOR (BUT NOT LIMITED TO): ITEMS REQUIRING CONFIRMATION OF LAYOUT; PLUMBING FIXTURES, LIGHTING FIXTURES, APPLIANCES, SECURITY SYSTEM, DESIGN BUILD ITEMS, WINDOW ASSEMBLIES, SEALANT, WATERPROOFING MEMBRANES, SKYLIGHT ASSEMBLIES, DOOR HARDWARE, FINISH MATERIALS, FINISHES (PAINT, STAIN ETC); CABINETS, CUSTOM FABRICATIONS, STRUCTURAL STEEL, ITEMS LISTED AS REQUIRING REVIEW IN CONSULTANT'S DRAWINGS OR SPECIFICATIONS.
A. SHOP DRAWINGS: PROVIDE DIGITAL COPIES FOR ARCHITECT'S REVIEW.
B. CUT SHEETS/MANUFACTURER'S SPECIFICATIONS: PROVIDE DIGITAL COPIES FOR ARCHITECT'S REVIEW.
C. MATERIAL SAMPLES: PROVIDE 3 OF EACH ITEM FOR ARCHITECT'S REVIEW.
D. PAINT: FINAL COLOR TO BE CONFIRMED BY 9 SQ. FT. SAMPLE IN PLACE, WHERE A 9 SQ. FT. SAMPLE IS NOT PRACTICAL [RAILINGS, ETC.] SAMPLE IN PLACE TO BE 3' LONG.
E. OTHER FINISHES: PROVIDE SAMPLE ON MIN 8" SQUARE PIECE OF FINISH MATERIAL FOR REVIEW.
17. THE ARCHITECT WILL HAVE 7 BUSINESS DAYS TO COMPLETE REVIEW OF ALL SUBMITTALS.
18. DESIGN BUILD ITEMS: SUBCONTRACTOR, GENERAL CONTRACTOR, OWNER AND ARCHITECT TO MEET PRIOR TO COMPLETION OF BID TO CONFIRM SCOPE OF WORK, SHOP DRAWINGS AND [WHERE APPLICABLE] MANUFACTURER'S SPECIFICATIONS WILL BE PROVIDED FOR ARCHITECT'S REVIEW PER GENERAL NOTES A16 & A17 PRIOR TO START OF WORK.
19. SUBSTITUTIONS: SUBSTITUTIONS WILL ONLY BE CONSIDERED WHERE THE OWNER WILL ATTAIN ADVANTAGE IN PRICE OR TIME REQUIRED TO COMPLETE THE WORK. SUBSTITUTIONS WILL ONLY BE CONSIDERED PRIOR TO COMMENCING WORK, UNDER NO CIRCUMSTANCES WILL SUBSTITUTIONS BE ALLOWED DUE TO THE CONTRACTOR'S FAILURE TO ORDER MATERIAL IN A TIMELY MANNER TO MEET CONSTRUCTION SCHEDULES.
20. DESIGN WORK IS THE RESPONSIBILITY OF THE ARCHITECT. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OUTLINED IN THESE DRAWINGS UNDERTAKEN WITHOUT CONSULTATION OF THE ARCHITECT (OR ANY UNFORSEEN CONDITIONS RESULTING THERE FROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR RESPECTIVELY AS STIPULATED IN THE OWNER/ARCHITECT AGREEMENT, THE ARCHITECT SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.
21. UNLESS ITEMS ARE SPECIFICALLY ITEMIZED AS NOT INCLUDED IN CONTRACT (NIC), THEY WILL BE ASSUMED TO BE INCLUDED IN THE ESTIMATE OR CONTRACT PRICE.
22. ANY ALLOWANCE ITEMS SHALL BE SPECIFICALLY IDENTIFIED AS ALLOWANCES AND INCLUDED IN THE ESTIMATE OR CONTRACT PRICE.
23. THE GENERAL CONTRACTOR SHALL REIMBURSE ARCHITECT FOR LABOR AND OTHER COSTS INVOLVED IN PROVIDING, RESEARCHING, ADDITIONAL DRAWINGS, DETAILS, OR ENGINEERING TO REVIEW SUBSTITUTIONS OR TO ADJUST THE DESIGN OR CONSTRUCTION DOCUMENTS DUE TO ERRORS, CHANGES, OR SUBSTITUTIONS MADE BY CONTRACTORS DURING CONSTRUCTION, SUCH REIMBURSEMENTS SHALL NOT BE INCLUDED IN THE PROJECT CONSTRUCTION COST AND SHALL BE PAID BY THE CONTRACTOR WITHOUT REIMBURSEMENT FROM THE OWNER.
24. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY EXTRA COSTS ARISING FROM THE EXECUTION OF HIS CONTRACT OR SUBCONTRACTS AND SHALL RECEIVE OWNER'S WRITTEN APPROVAL OF SAME PRIOR TO DOING THE WORK.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING THAT ALL GENERAL AND SUBCONTRACT WORK IS BEING ACCOMPLISHED ACCORDING TO THE MOST CURRENT CONSTRUCTION DOCUMENTS, INCLUDING REVISIONS.
26. UNLESS OTHER ARRANGEMENTS ARE MADE, OWNER SHALL PROVIDE ADEQUATE PROPERTY AND LIABILITY INSURANCE IN ADDITION TO CONTRACTOR'S INSURANCE TO COVER ALL NEW WORK. THIS INSURANCE SHALL INCLUDE THE INTERESTS OF THE OWNER AND CONTRACTOR IN THE WORK, BUT SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITIES UNDER THE CONTRACT OR AS ITEMIZED ABOVE.
27. CONTRACTOR SHALL NOT USE ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS IN THE CONSTRUCTION, AND SHALL ADVISE OWNER OF ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS RECOMMENDED, SELECTED OR SPECIFIED PRIOR TO PURCHASING OR INSTALLING.
28. CONTRACTOR SHALL PROVIDE PROPER VENTILATION, CLEARANCES AND FIRE PROTECTION FOR ALL NEW FIREPLACES, OVENS, WATER HEATERS, FURNACES, VENTS AND FLUES AS REQUIRED BY THE DRAWINGS, SPECIFICATIONS AND CODE.
29. CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND INSPECTOR.
30. SHORING AND BRACING: PROVIDE SHORING AND BRACING TO PRESERVE THE STRUCTURAL INTEGRITY AND PREVENT COLLAPSE OF EXISTING CONSTRUCTION THAT IS CUT INTO OR ALTERED AS PART OF THE SCOPE OF WORK.
31. DO NOT OVERLOAD ANY PART OF THE STRUCTURE BEYOND ITS SAFE CARRYING CAPACITY BY PLACING MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEM THEREON.
32. ALL LINES, SYMBOLS, NOTES, SHADING, HATCHING, POCHÉ AND OTHER GRAPHIC DEVICES CONTAINED IN THE DRAWINGS CONTAIN SPECIFIC OR INFERRED MEANINGS. ITEMS INDICATED IN THIS WAY ARE REQUIRED BY THE OWNER AND ARCHITECT TO BE INCLUDED IN THE GENERAL CONTRACTOR'S ORIGINAL BID, ANY ITEMS WHICH REQUIRE FURTHER CLARIFICATION BY THE ARCHITECT FOR THE SPECIFIC BENEFIT OF THE CONTRACTOR MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO SUBMISSION OF THE BID.
33. THE CONTRACTOR SHALL PAY SPECIFIC ATTENTION TO ALL DIMENSIONED AND INFERRED PLAN AND SECTIONAL SPATIAL RELATIONSHIPS, AND SHALL VERIFY ALL AXES, SYMMETRIES AND ALIGNMENTS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
34. ANY DIMENSIONS MARKED 'CLEAR' WILL NOT BE ADJUSTED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
35. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY NORMALLY OBTAINABLE IN THE RESPECTIVE TRADES AND EXECUTED BY SKILLED JOURNEYMEN. WORK WHICH, IN THE OPINION OF THE ARCHITECT, IS INFERIOR OR IMPROPERLY PERFORMED, SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

ABBREVIATIONS

Table with 4 columns: SYMBOLS USED, ABBREVIATIONS, & AND, @ AT, CENTERLINE, PERPENDICULAR, ROUND, DIAMETER, etc.

sheet title job # date remarks drawn by checked by project title

Table with columns: FINISHES PRESENTATION, 30% CONSTRUCTION DOCUMENTS, 50% CONSTRUCTION DOCUMENTS, PLAN CHECK SUBMITTAL, and a grid for drawing dates and status.

GENERAL NOTES & ABBREVIATIONS

A0.2a



integrated
design
construction
management
sustainability
totum

F. COMMUNICATION ELEMENTS AND FEATURES CONTINUED...

29. IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES, COMPLIANT ENTRANCES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. DIRECTIONAL SIGNS COMPLYING WITH 11B-703.5 VISUAL CHARACTERS THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH 11B-404 SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. DIRECTIONAL SIGNS COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. **§11B-216.6 (SEE EXCEPTIONS)**

30. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST COMPLIANT TOILET ROOM OR BATHING ROOM WITHIN THE FACILITY SHALL BE PROVIDED. SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. WHERE CLUSTERED SINGLE USER TOILET ROOMS OR BATHING FACILITIES ARE PERMITTED TO USE EXCEPTIONS TO 11B-213.2 TOILET AND BATHING ROOMS, TOILET ROOMS OR BATHING FACILITIES COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA UNLESS ALL TOILET ROOMS AND BATHING FACILITIES COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. EXISTING BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC TOILET ROOMS OR BATHING ROOMS FOR PUBLIC USE THAT COMPLY WITH THESE BUILDING STANDARDS SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING LOBBY OR ENTRANCE ON A SIGN COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. **§11B-216.8**

31. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 11B-703.4 INSTALLATION HEIGHT AND LOCATION. **§11B-703.4**

A. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER LINE OF RAISED CHARACTERS. **§11B-703.4.1 (SEE EXCEPTION)**

B. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY

EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE. **11B-703.4.2 (SEE EXCEPTION)**

32. VISUAL CHARACTERS SHALL COMPLY WITH THE FOLLOWING, EXCEPT WHERE VISUAL CHARACTERS COMPLY WITH 11B-703.2 RAISED CHARACTERS AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH 11B-703.3 BRAILLE, THEY SHALL NOT BE REQUIRED TO COMPLY WITH 11B-703.5.2 THROUGH 11B-703.5.6, 11B-703.5.8 AND 11B-703.5.9:

A. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH, CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. **§11B-703.5.1**

B. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH. **§11B-703.5.2**

C. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. **§11B-703.5.3**

D. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". **§11B-703.5.4**

E. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 11B-703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I". **§11B-703.5.5 (SEE EXCEPTION)**

F. VISUAL CHARACTERS SHALL BE 40 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B-703.5.6 (SEE EXCEPTIONS)**

G. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. **§11B-703.5.7**

H. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS. EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT. **§11B-703.5.8**

I. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT. **§11B-703.5.9**

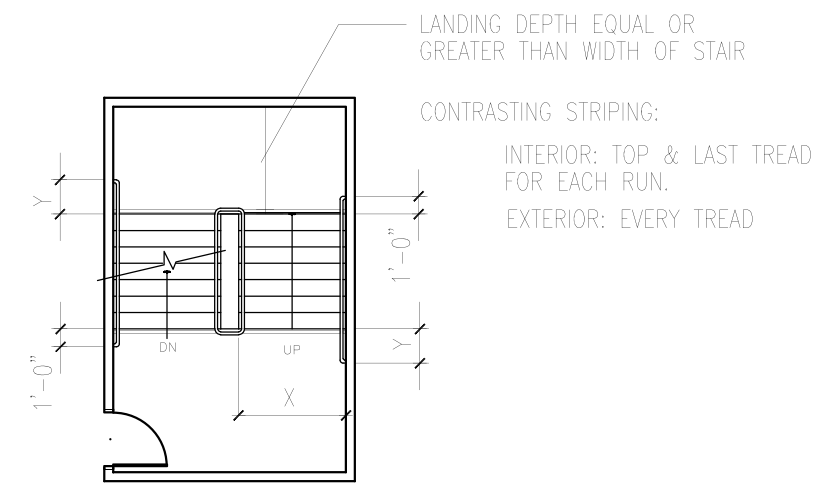
J. TEXT SHALL BE IN A HORIZONTAL FORMAT. **§11B-703.5.10**

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

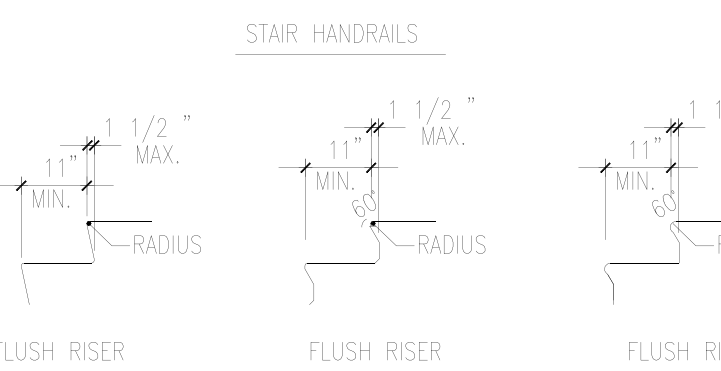
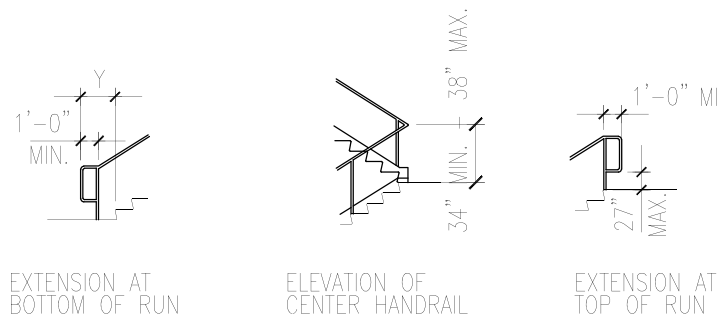
date	job #	title	remarks	drawn by	checked by	project title
01/29/2019						
02/15/2019			FINISHES PRESENTATION	GI		
03/11/2019			30% CONSTRUCTION DOCUMENTS	GI		
03/29/2019			50% CONSTRUCTION DOCUMENTS	GI		
			PLAN CHECK SUBMITTAL	GI		

DISABLED ACCESS NOTES

A0.4c

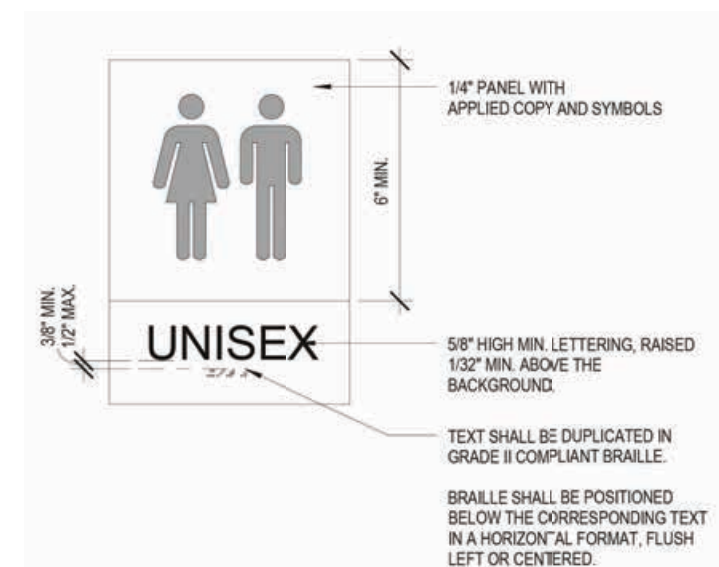
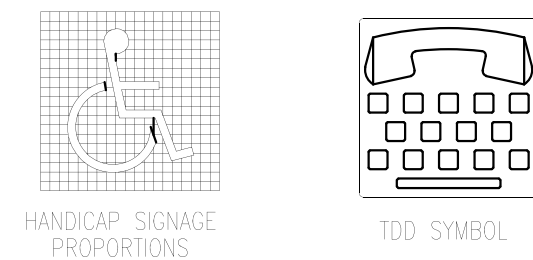


- NOTES:
1. X = 44" MIN. WIDTH. SEE PLANS FOR ACTUAL DIMENSIONS.
2. Y = WIDTH OF ONE TREAD PLUS 12"

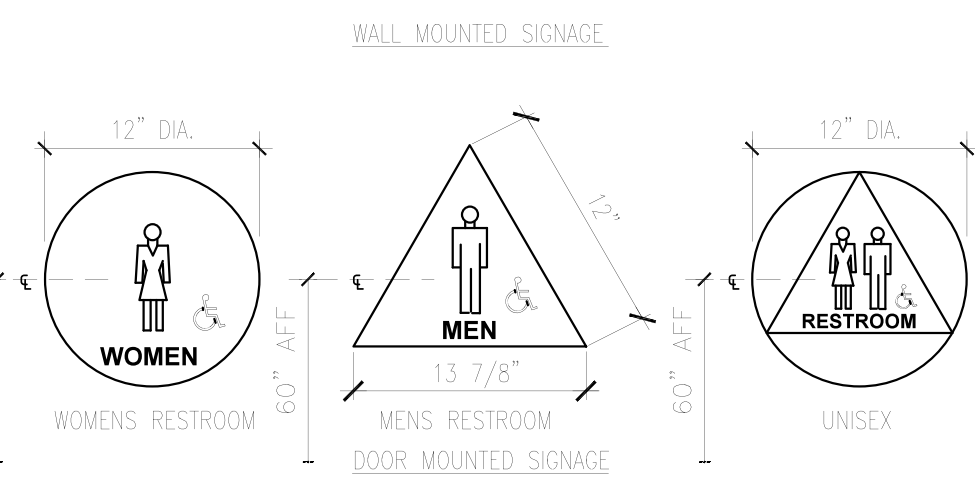


STAIRS
SCALE: NONE

9

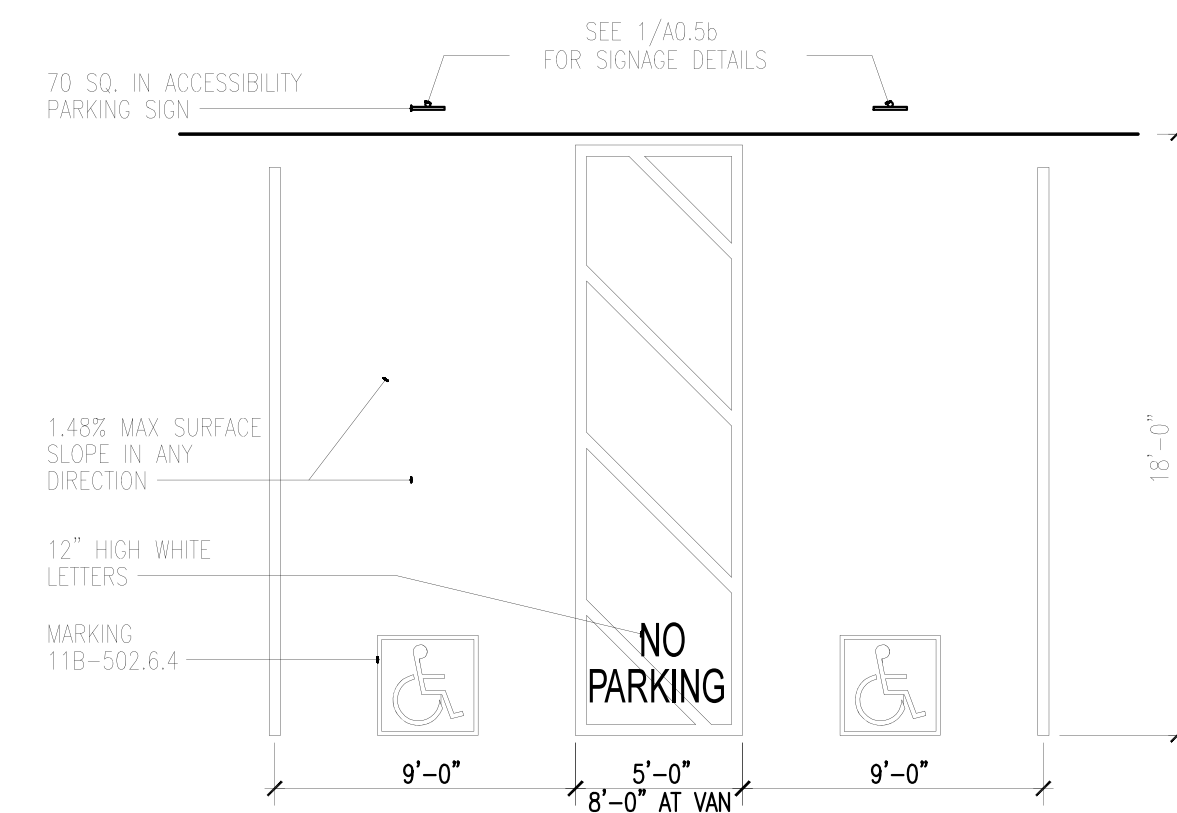


- NOTES:
1. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH.
2. PICTOGRAMS SHALL CONTRAST WITH FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
3. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD.
4. TACTILE CHARACTERS SHALL BE 48 INCHES MIN AFF, MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES MAX AFF, MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.



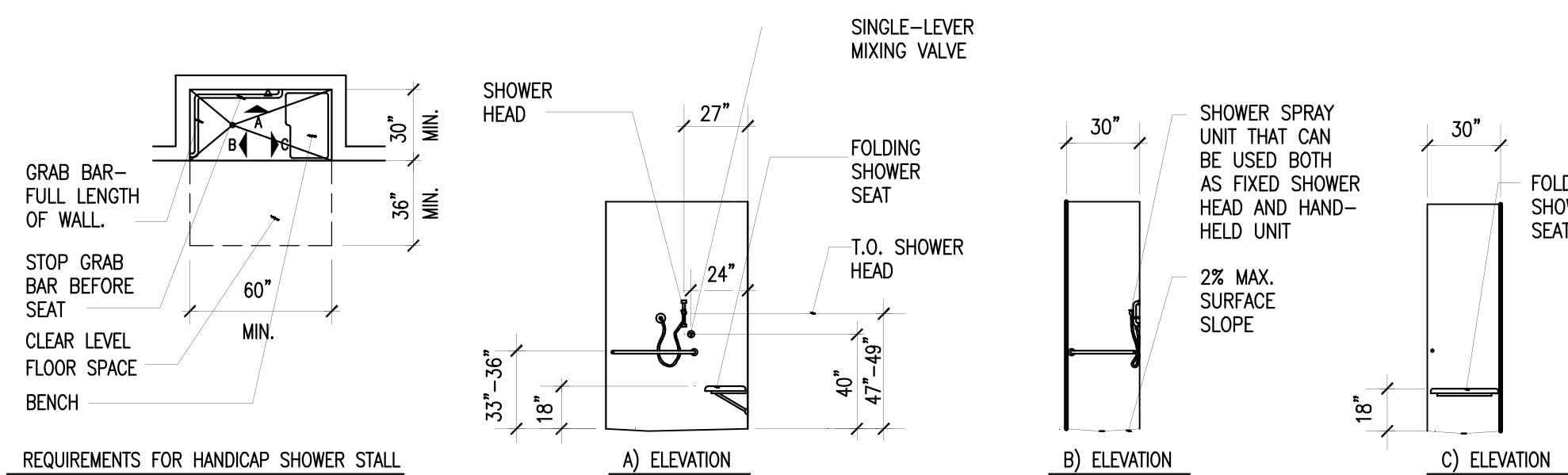
SIGNAGE
SCALE: NONE

8



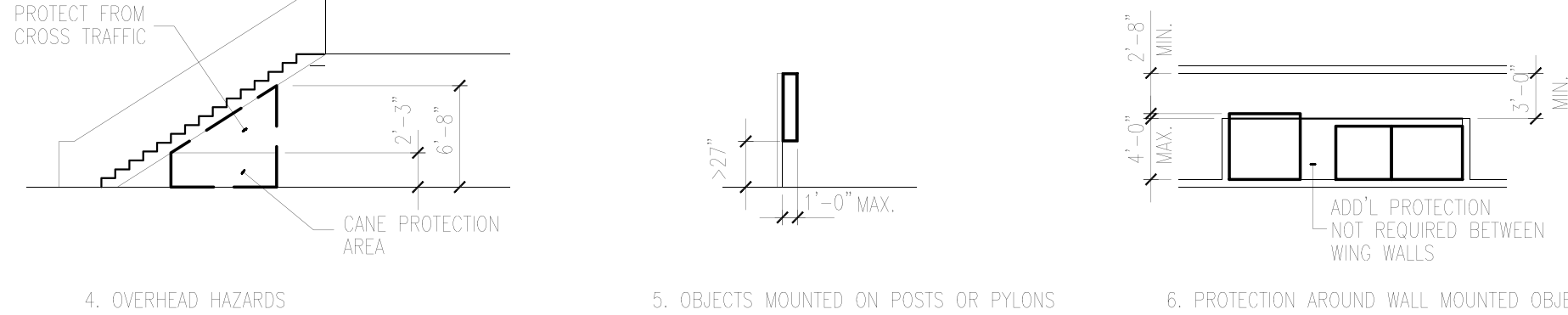
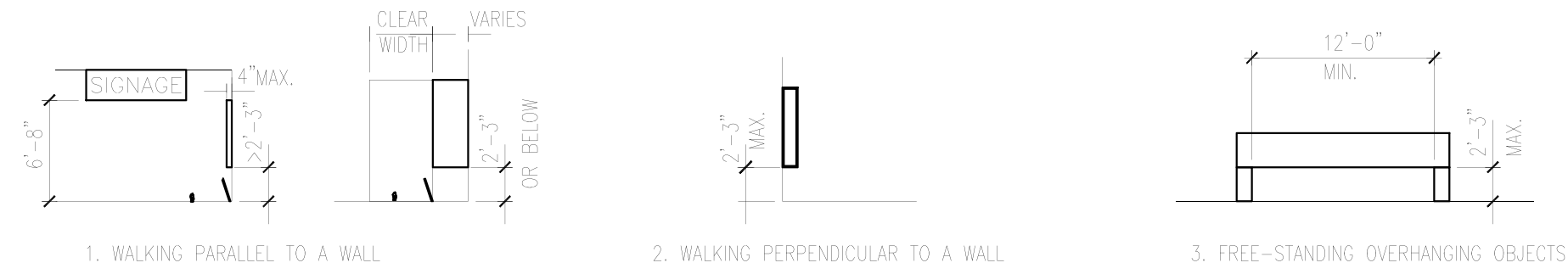
PARKING
SCALE: NONE

6



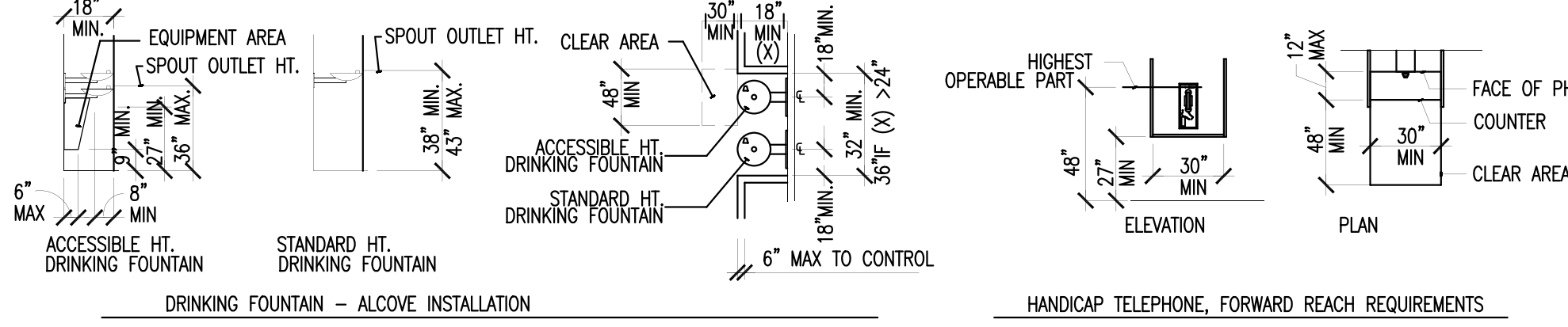
SHOWERS
SCALE: NONE

5



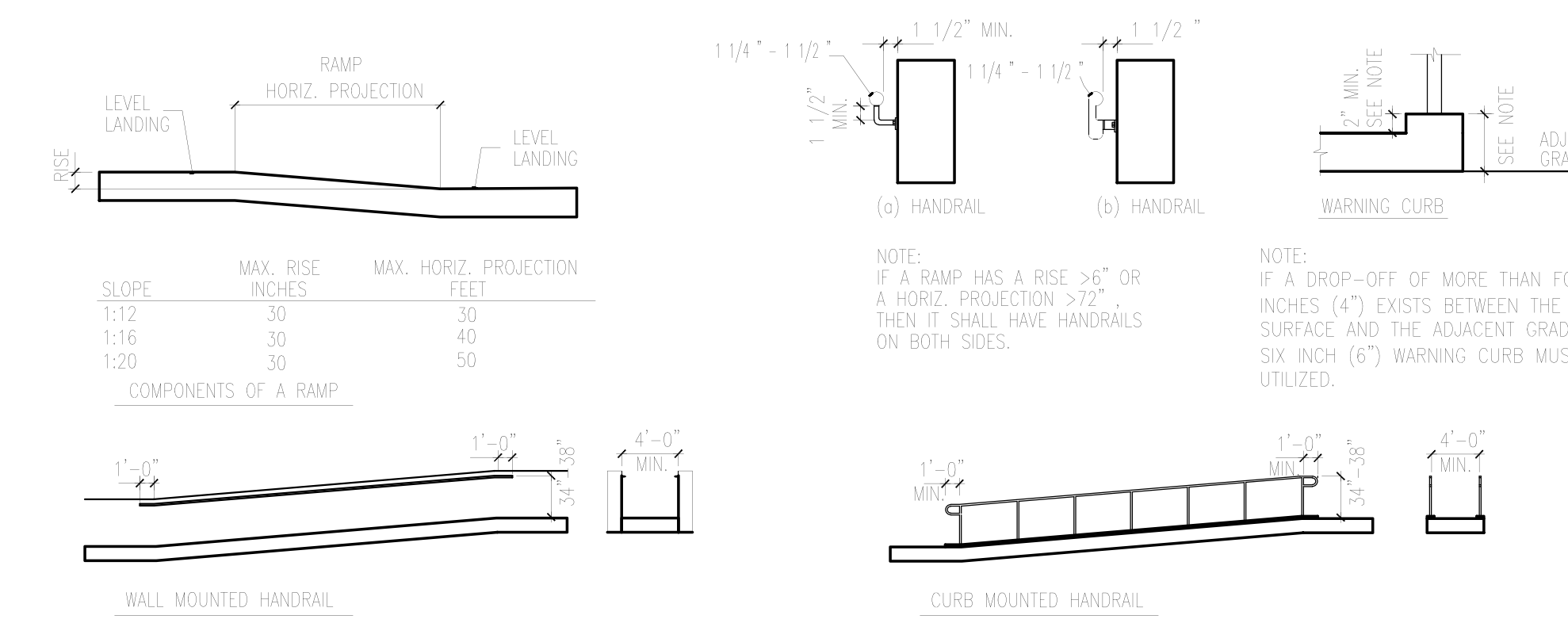
PROTRUDING OBJECTS
SCALE: NONE

4



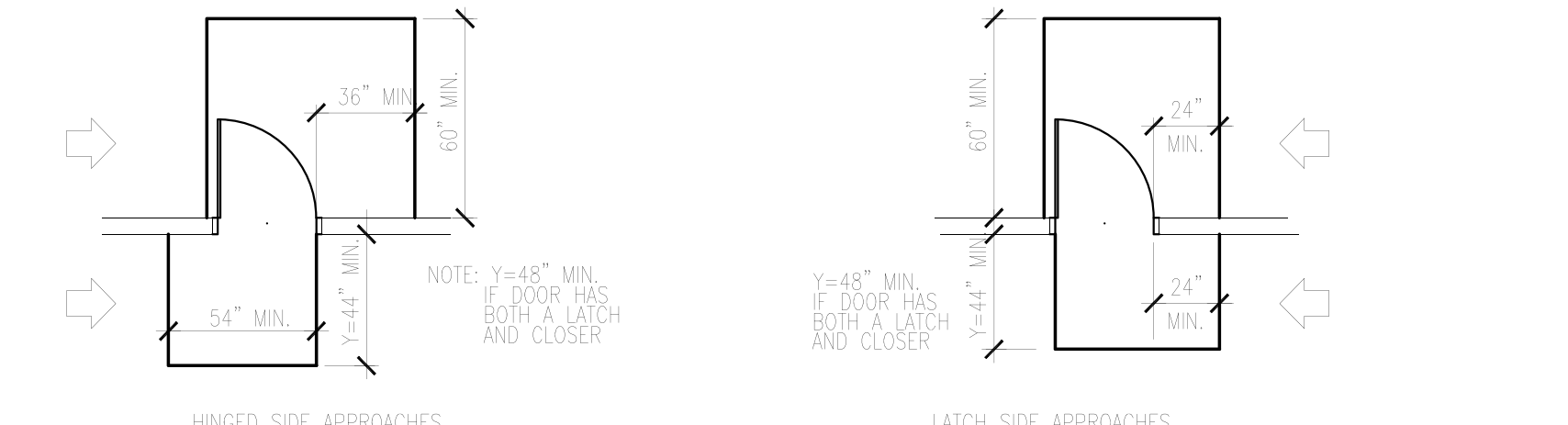
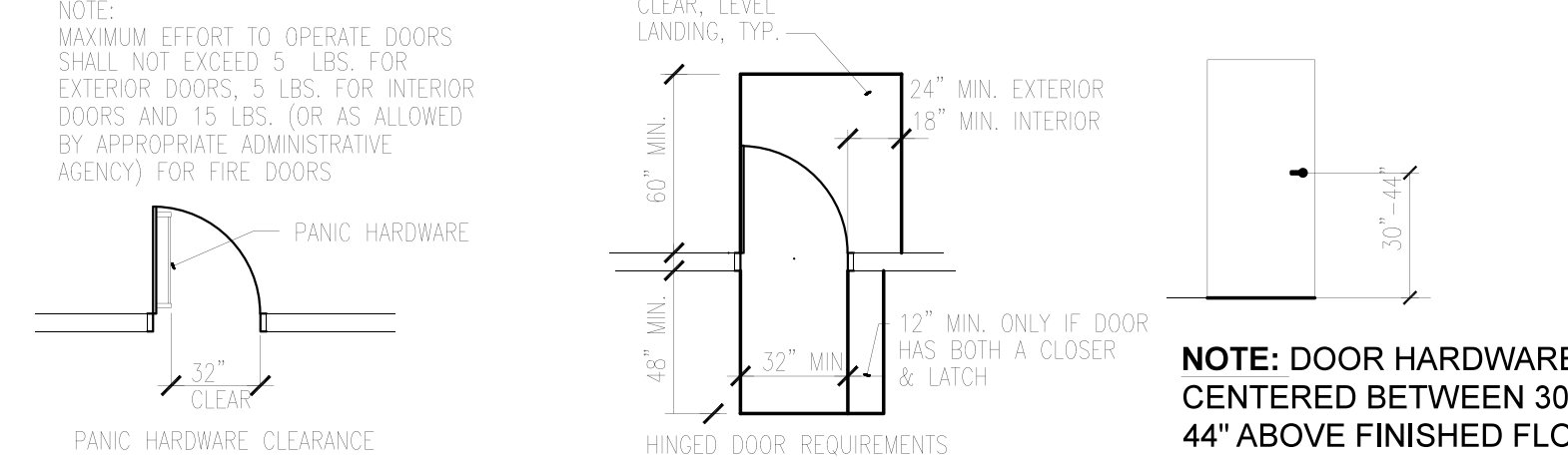
DRINKING FOUNTAIN/ TELEPHONE RECESS
SCALE: NONE

3

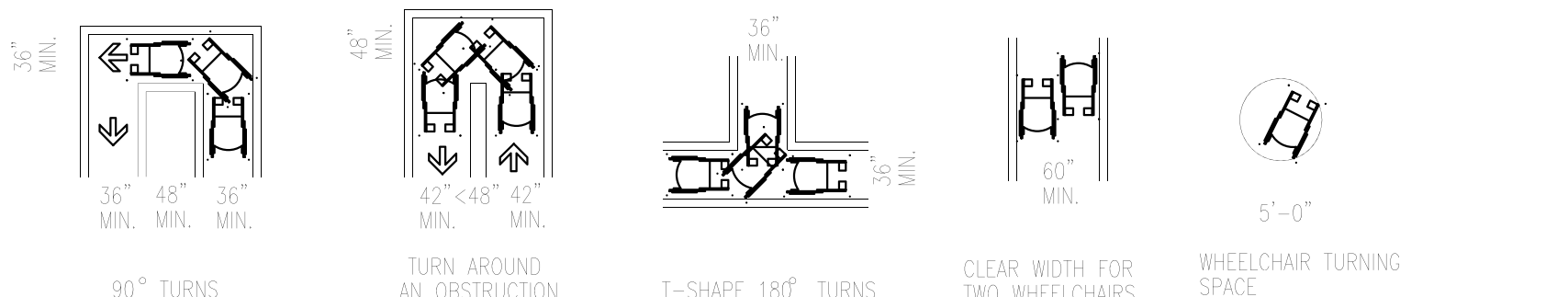


RAMPS
SCALE: NONE

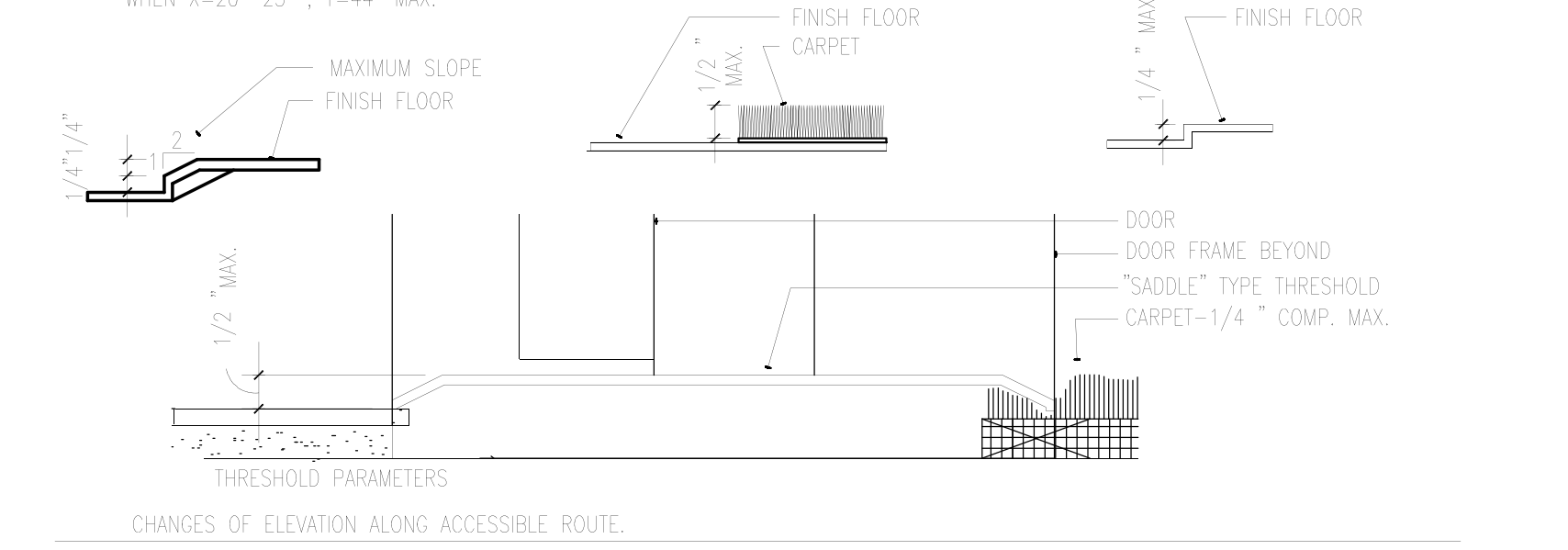
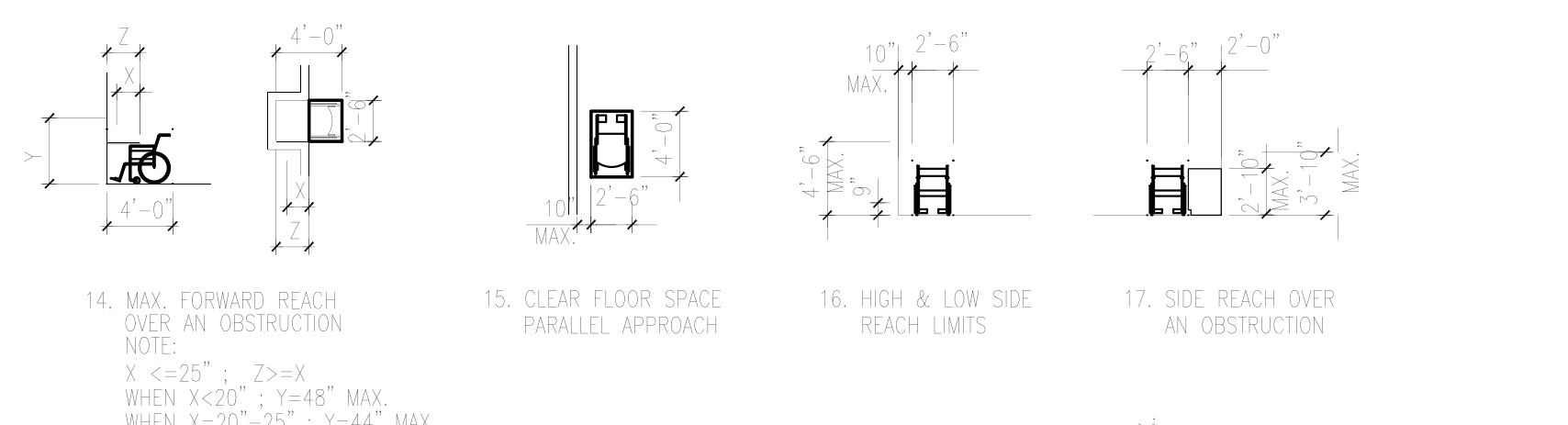
2



DOORWAY REQUIREMENTS



WHEELCHAIR TURNING REQUIREMENTS IN AN ACCESSIBLE ROUTE



ACCESSIBLE ROUTE
SCALE: NONE

1

DESCRIPTION	URINAL	LAVATORY	TOILET	TOWEL BAR	TOILET TISSUE HOLDER	GRAB BAR	CLOTHES HOOK	MIRROR
NOTE: MOUNTING HEIGHT FROM FINISHED FLOOR TO HIGHEST OPERABLE CONTROL	48" MIN. SMOOTH, HARD, NON-ABSORBENT MATERIAL	17" MIN. 48" MIN. 34" MIN. 48" MIN. 48" MIN.	17" - 19" 17" - 19"	5'-6" MAX.	7" - 9" MAX. 18"	3'-6" MIN. 33" - 36"	48" MAX.	5'-6" MAX.
	SWITCHES	TELEPHONE	PAPER TOWEL DISPENSER W/ WASTE	SANITARY NAPKIN VENDOR	COMBINATION TP/SEAT CLR. NAPKIN DISPENSER	SOAP DISPENSER	GRAB BAR @ TOILETS	GRAB BAR
	48" MAX.	48" MAX.	3'-6" MAX.	3'-6" MAX.	12" MAX.	12" MAX.	12" - 24" MAX. MIN. 33" - 36"	1-1/2" MAX.

TOILET FIXTURES & ACCESSORIES
SCALE: NONE

7



integrated
design
construction
management
sustainability
totum

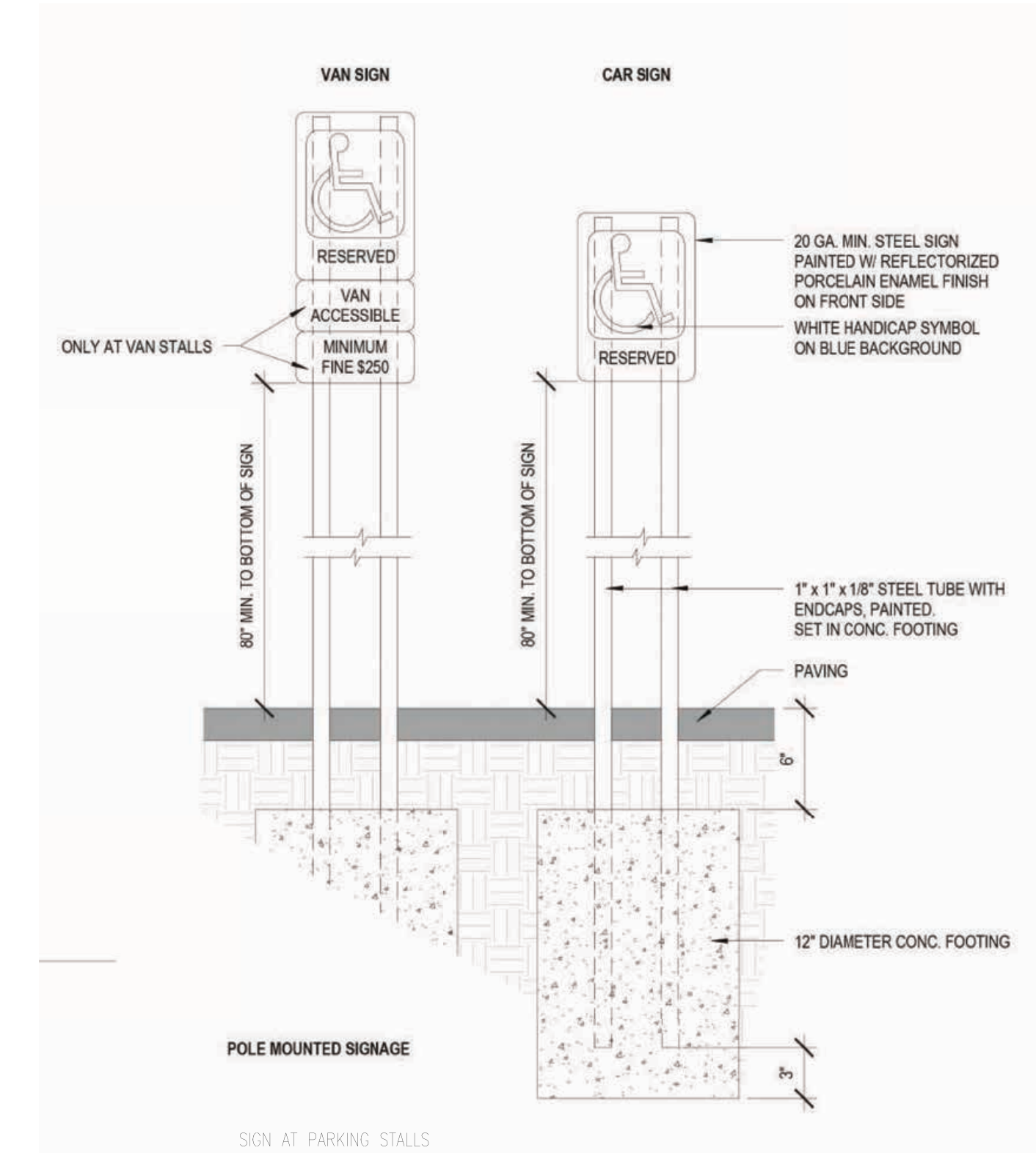
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

date	job #	title	checked by	project title
01/29/2019				
02/15/2019				
03/11/2019				
03/29/2019				

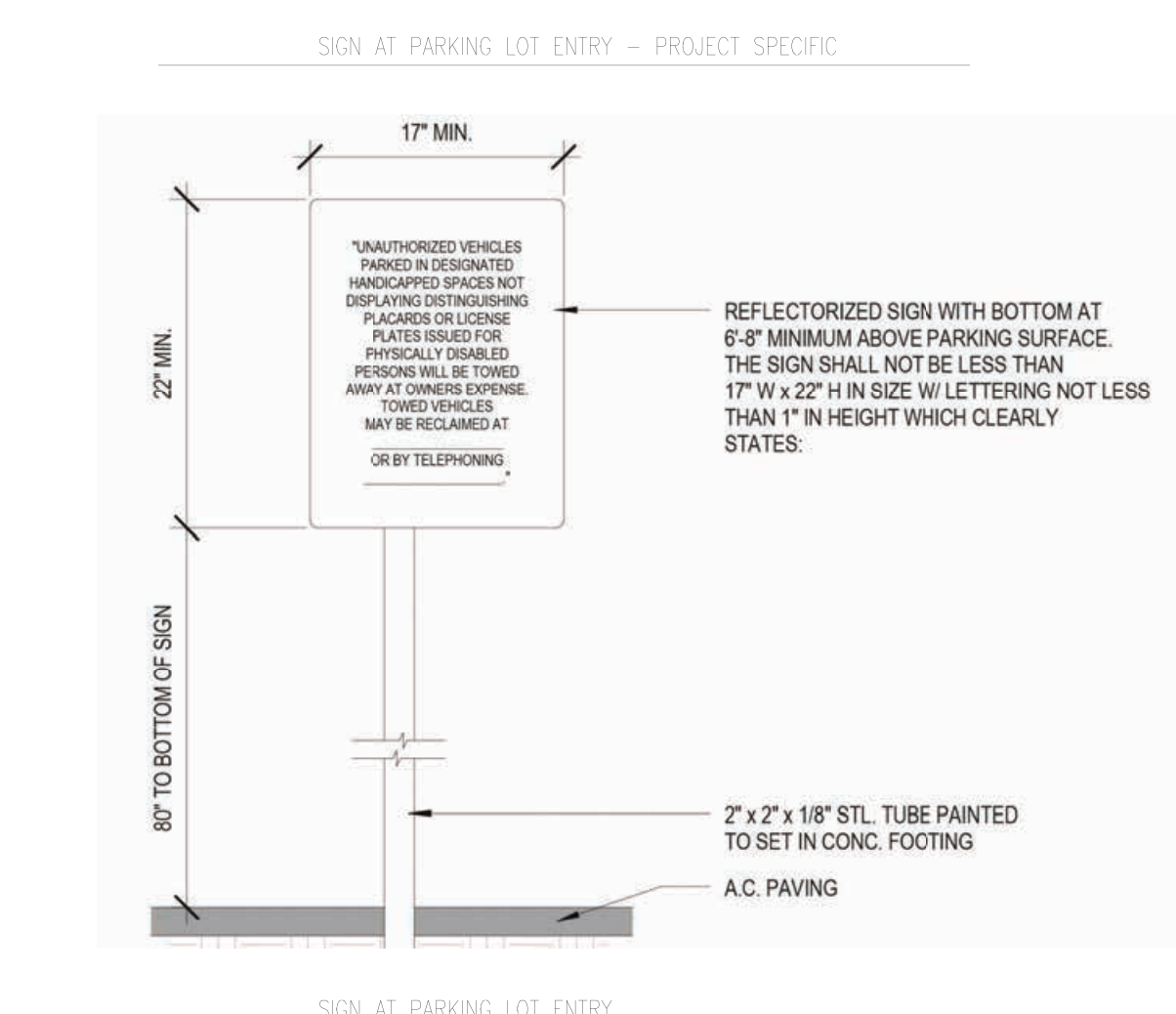
FINISHES PRESENTATION
30% CONSTRUCTION DOCUMENTS
50% CONSTRUCTION DOCUMENTS
PLAN CHECK SUBMITTAL

DISABLED ACCESS DIAGRAMS & NOTES

A0.5a



SIGN AT PARKING STALLS



SIGN AT PARKING LOT ENTRY

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

sheet title job # date remarks drawn by checked by project title

date	remarks	drawn by	checked by	project title
01/29/2019	FINISHES PRESENTATION	GI		
02/15/2019	30% CONSTRUCTION DOCUMENTS	GI		
03/11/2019	50% CONSTRUCTION DOCUMENTS	GI		
03/29/2019	PLAN CHECK SUBMITTAL	GI		

DESIGN SURVEY

SHEET 1 OF 1



LENNOX SCHOOL DISTRICT
NEW FAMILY CLINIC

PREPARED FOR:
MS. CHERYL TRINIDAD
TO HELP EVERYONE (T.H.E.)
714 WEST OLYMPIC BOULEVARD, SUITE 1106
LOS ANGELES, CA 90015

PROJECT # 1800845
DATE PREPARED 12/06/2018
DRAWN BY DB
CHECKED BY BR

REVISIONS

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

DESIGN DEVELOPMENT
FINISHES PRESENTATION
30% CONSTRUCTION DOCUMENTS
50% CONSTRUCTION DOCUMENTS
PLAN CHECK SUBMITTAL

DATE	BY	REVISIONS
12/14/2018		
01/25/2019		
03/11/2019		
03/29/2019		



integrated
design
construction
management
sustainability
totum



700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

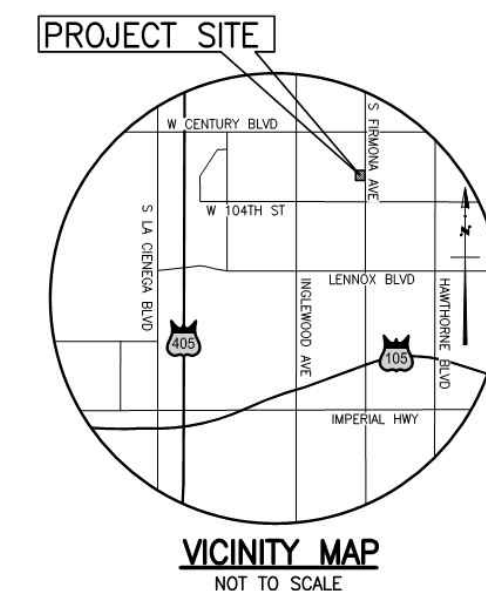
NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

DESIGN DEVELOPMENT
FINISHES PRESENTATION
30% CONSTRUCTION DOCUMENTS
50% CONSTRUCTION DOCUMENTS
PLAN CHECK SUBMITTAL

DATE	BY	REVISIONS
12/14/2018		
01/25/2019		
03/11/2019		
03/29/2019		

SURVEY (FOR REFERENCE ONLY)

C1.0



LEGEND

- AREA DRAIN
- BOLLARD
- CURB DRAIN
- ELECTRIC PULLBOX
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GUY ANCHOR
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ SIGN
- ⊕ STORM DRAIN MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ PALM
- ⊕ TREE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- BL BOLLARD
- CL CENTERLINE
- CAB CABINET
- CATV CABLE/TV
- CB CATCH BASIN
- CD CURB DRAIN
- CO CLEANOUT
- COMM COMMUNICATIONS
- CONC CONCRETE
- DR DOOR
- DWY DRIVEWAY
- EG EDGE OF GUTTER
- ELEC ELECTRIC
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESTAB ESTABLISHED
- FD FOUND
- FF FINISHED FLOOR
- FL FLOWLINE
- GB GRADE BREAK
- ICV IRRIGATION CONTROL VALVE
- INV INVERT
- LA LANDSCAPE AREA
- L&T LEAD TACK AND TAG
- MH MANHOLE
- NG NATURAL GROUND
- OH OVERHANG
- PL PROPERTY LINE
- PP POWERPOLE
- R/W RIGHT-OF-WAY
- RSR RISER
- SCD SEWER CLEANOUT
- SD STORM DRAIN
- SN SIGN
- SNF SEARCHED NOTHING FOUND
- SS SANITARY SEWER
- TEL TELEPHONE
- TG TOP OF GRADE
- TP TRANSFORMER PAD
- TRANS TRANSFORMER
- TW TOP OF WALL
- TYP TYPICAL
- UNK UNKNOWN
- UTIL UTILITY
- WIF WROUGHT IRON FENCE
- WV WATER VALVE
- WLT WALL
- N'LY NORTHERLY
- S'LY SOUTHERLY
- E'LY EASTERLY
- W'LY WESTERLY
- NE'LY NORTHEASTERLY
- NW'LY NORTHWESTERLY
- SE'LY SOUTHEASTERLY
- SW'LY SOUTHWESTERLY

LINETYPES

- ▨ BUILDING FOOTPRINT
- ▨ BUILDING OVERHANG
- ▨ CHAINLINK FENCE
- ▨ CONCRETE CURB
- ▨ RIGHT OF WAY LINE
- ▨ STREET CENTERLINE
- ▨ WALL
- ▨ WROUGHT IRON FENCE

COMMENTS

DATES OF SURVEY NOVEMBER 15, 2018
 SITE ADDRESS 10213 FIRMONA AVENUE, INGLEWOOD, CALIFORNIA 90304
 10223 FIRMONA AVENUE, INGLEWOOD, CALIFORNIA 90304
 APN NO. 4036-007-901
 4036-007-902
 BOUNDARY LINES THIS IS A TOPOGRAPHIC SURVEY ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED.
 BASIS OF BEARINGS THE BASIS OF BEARINGS FOR THIS SURVEY IS N 00°02'00" E ALONG THE CENTERLINE OF S FIRMONA AVENUE AS SHOWN ON TRACT NO. 288, FILED IN BOOK 14, PAGES 162 THROUGH 163, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.
 BENCH MARK LOS ANGELES COUNTY BM SD-66, CENTURY BLVD & FIRMONA (FORMERLY FIR AVE) N E COR. BT SPK IN CURB 33' E OF E-END COR
 ELEV = 90.267 FT
 UTILITIES ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
 FLOOD INSURANCE RATE MAP ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1780F EFFECTIVE DATE SEPTEMBER 26, 2005.

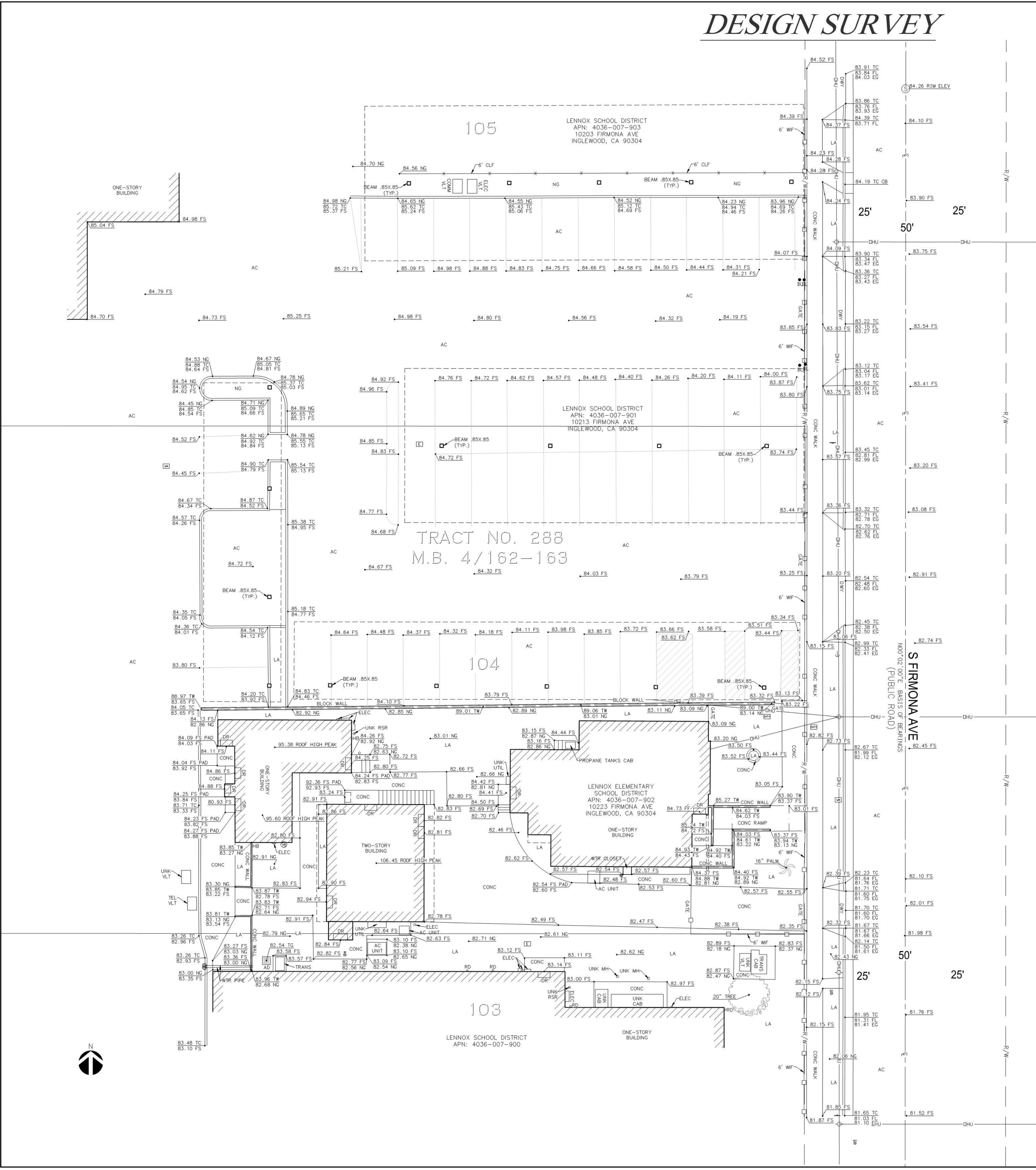
PREPARED UNDER THE DIRECTION OF:

PRELIMINARY

ROBERT ROSEN, PLS. E348
BUCK.ROSEN@KPFF.COM DATE

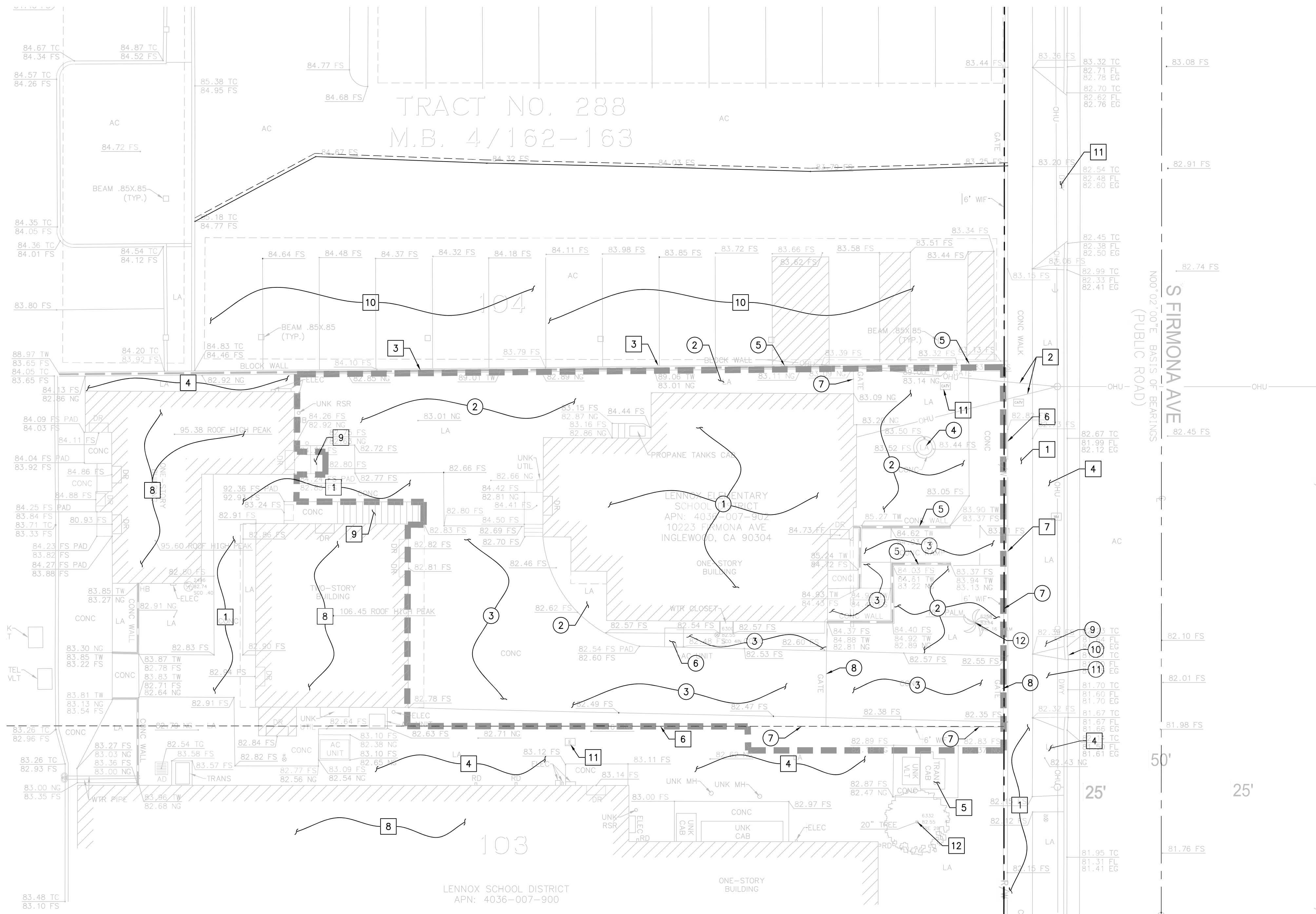


FOR REFERENCE ONLY



P:\2018\18007453_Lennox_School_District_-_NECDWG(SHEET)1800743-C1.DWG (Rev. Mar. 29, 2019 - 4:13pm)

Sheet title: 1800845 12/06/2018 DB BR



GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION NOTES:

- PROTECT-IN-PLACE**
- 1 PROTECT-IN-PLACE EXISTING CONCRETE PAVEMENT.
 - 2 PROTECT-IN-PLACE EXISTING OVERHEAD UTILITIES.
 - 3 PROTECT-IN-PLACE EXISTING BLOCK WALL.
 - 4 PROTECT-IN-PLACE EXISTING LANDSCAPE AREA.
 - 5 PROTECT-IN-PLACE EXISTING TRANSFORMER AND PAD.
 - 6 PROTECT-IN-PLACE EXISTING WROUGHT IRON FENCE.
 - 7 PROTECT-IN-PLACE EXISTING GATE.
 - 8 PROTECT-IN-PLACE EXISTING STRUCTURE.
 - 9 PROTECT-IN-PLACE EXISTING STAIRCASE.
 - 10 PROTECT-IN-PLACE EXISTING ASPHALT PAVEMENT.
 - 11 PROTECT-IN-PLACE EXISTING PULL BOX. ADJUST TO GRADE IF NEEDED.

DEMOLISH & REMOVE

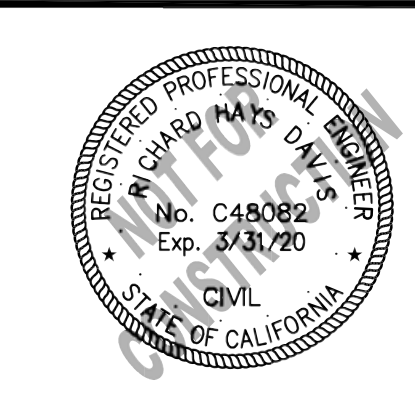
- 1 DEMOLISH & REMOVE PORTION OF EXISTING BUILDING. SEE SHEET A2.0 FOR CONTINUATION.
- 2 DEMOLISH & REMOVE EXISTING LANDSCAPE AREA.
- 3 DEMOLISH & REMOVE EXISTING CONCRETE PAVEMENT.
- 4 DEMOLISH & REMOVE EXISTING PLANTER.
- 5 DEMOLISH & REMOVE PORTION OF EXISTING CONCRETE WALL. SEE SHEET A1.1.
- 6 DEMOLISH & REMOVE EXISTING AC UNIT.
- 7 DEMOLISH & REMOVE PORTION OF EXISTING WROUGHT IRON FENCE. SEE SHEET A1.1.
- 8 DEMOLISH & REMOVE EXISTING FENCE.
- 9 DEMOLISH & REMOVE PORTION OF EXISTING LANDSCAPE AREA FOR PROPOSED DRIVEWAY WIDENING.
- 10 DEMOLISH & REMOVE PORTION OF EXISTING CURB AND GUTTER FOR PROPOSED DRIVEWAY WIDENING.
- 11 DEMOLISH & REMOVE EXISTING DRIVEWAY.
- 12 DEMOLISH & REMOVE EXISTING TREE.

LEGEND:

- — — — — LIMIT OF WORK
- - - - - PROPERTY LINE
- /// /// DEMOLITION LINE



integrated
design
construction
management
sustainability
totum

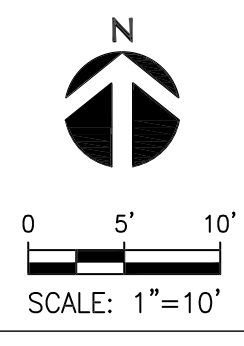


kpff

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

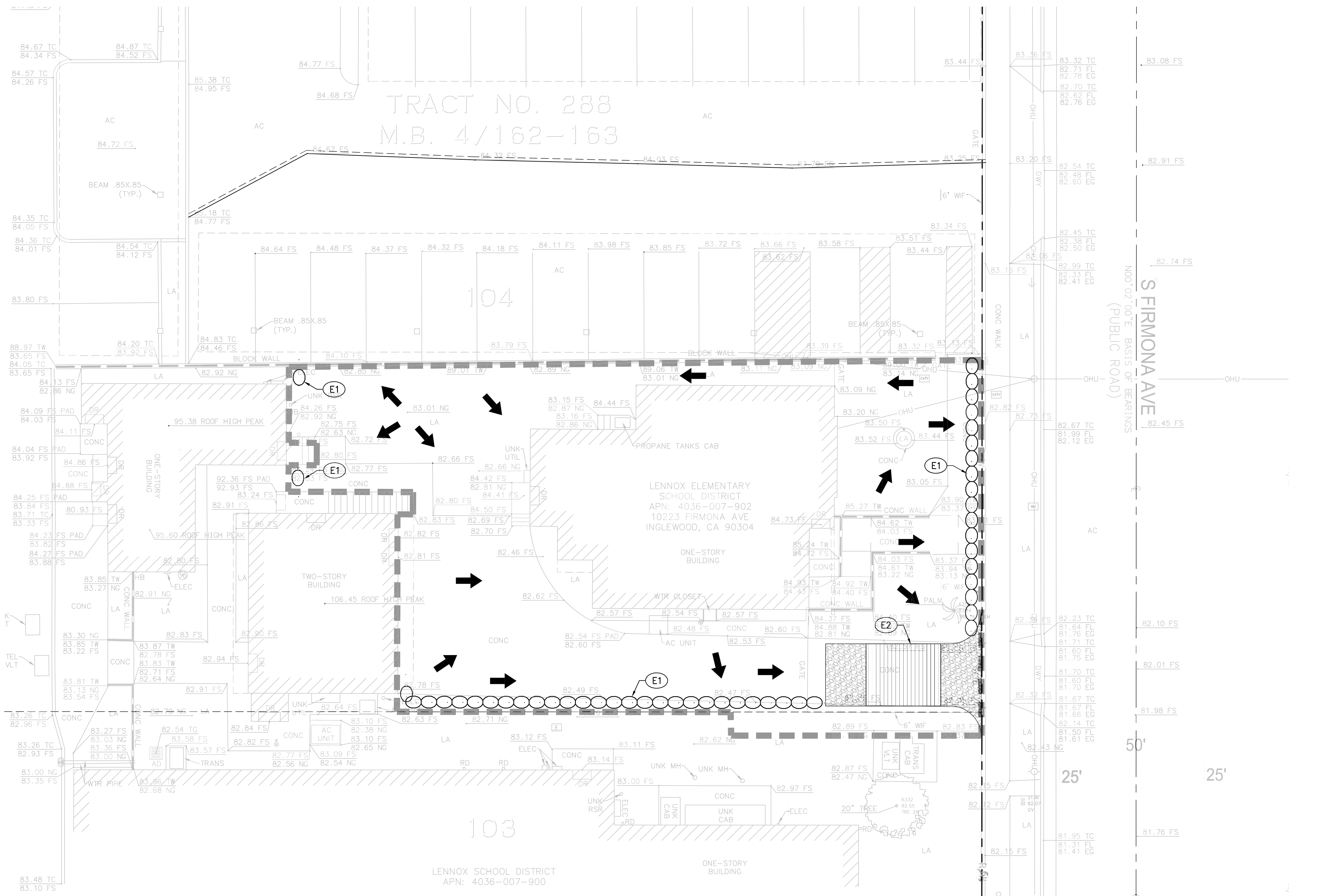
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

date	job #	sheet	remarks
12/14/2018			DESIGN DEVELOPMENT
07/29/2019			FINISHES PRESENTATION
02/15/2019			30% CONSTRUCTION DOCUMENTS
03/11/2019			50% CONSTRUCTION DOCUMENTS
03/29/2019			PLAN CHECK SUBMITTAL



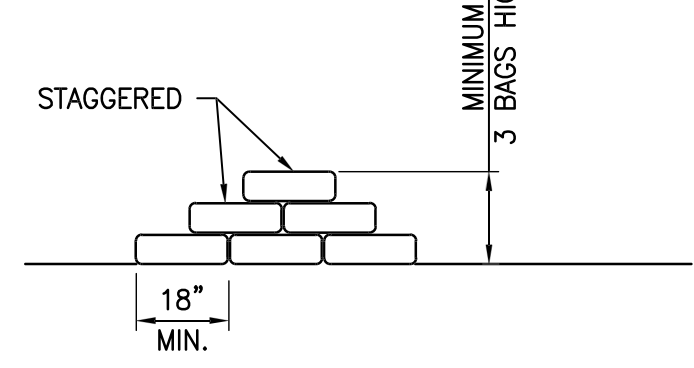
DEMOLITION PLAN

C1.1

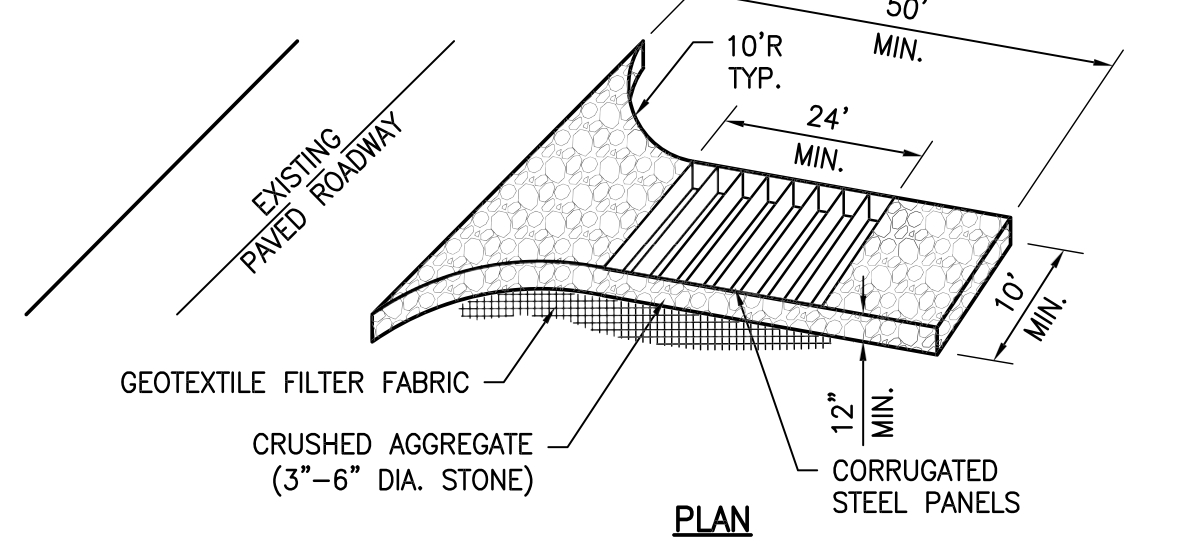
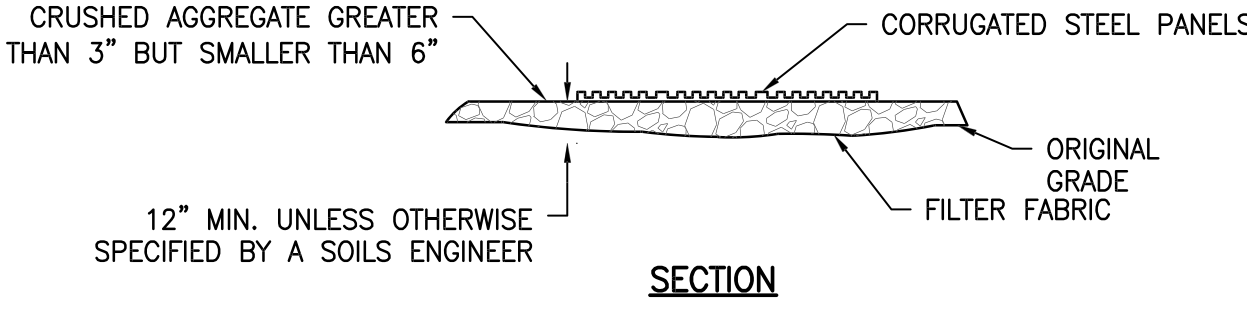
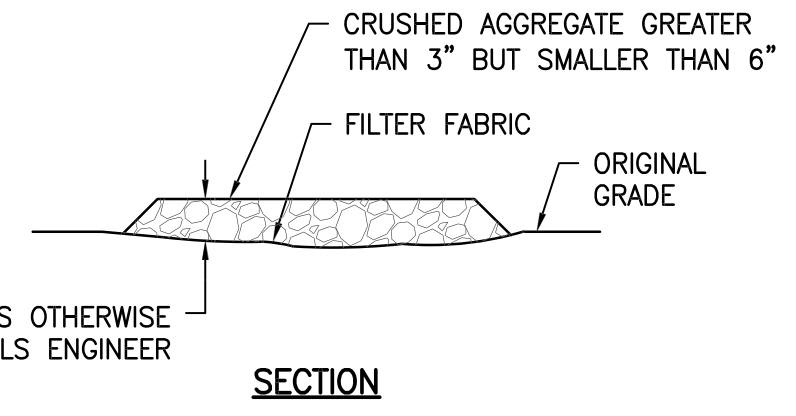


SLOPE INCLINATION	MAXIMUM SHEET FLOW LENGTH (FOR SLOPE INTERRUPTION)
< 4:1 (H:V)	*20'
4:1-2:1 (H:V)	*15'
> 2:1 (H:V)	*10'

* FIRST ROW NEAR SLOPE TOE



- NOTES:**
- BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
 - BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
 - FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
 - TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
 - USE PYRAMID APPROACH WHEN STACKING BAGS.



- NOTES:**
- THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
 - ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

- STREET MAINTENANCE NOTES**
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
 - SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
 - PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

BMP NOTES:

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

- EC1-SCHEDULING
- EC2-PRESERVATION OF EXISTING VEGETATION
- EC3-HYDRAULIC MULCH
- EC4-HYDRAGEEDING
- EC5-SOIL BINDERS
- EC6-STRAW MULCH
- EC7-GEOTEXTILES AND MATS
- EC8-WOOD MULCHING
- EC9-EARTH DIKES AND DRAINAGE SWALES
- EC10-VELOCITY-DISSIPATION-DEVICES
- EC11-SLOPE-DRAINS
- EC12-STREAMBANK-STABILIZATION
- EC13-RESERVED
- EC14-COMPOST BLANKET
- EC15-SOIL PREPARATION/ROUGHENING
- EC16-NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1-SILT FENCE
- SE2-SEDIMENT BASIN
- SE3-SEDIMENT TRAP
- SE4-CHECK DAM
- SE5-FIBER ROLLS
- SE6-GRAVEL BAG BERM
- SE7-STREET SWEEPING AND VACUUMING
- SE8-SANDBAG BARRIER
- SE9-STRAW BALE BARRIER
- SE10-STORM-DRAIN-INLET-PROTECTION
- SE11-ACTIVE-TREATMENT-SYSTEMS
- SE12-MANUFACTURED-LINEAR-SEDIMENT-CONTROLS
- SE13-COMPOST-SOCKS-AND-BERMS
- SE14-BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

- TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC2-STABILIZED CONSTRUCTION ROADWAY
- TC3-ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

- WE1-WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

- NS1-WATER CONSERVATION PRACTICES
- NS2-DEWATERING OPERATIONS
- NS3-PAVING AND GRINDING OPERATIONS
- NS4-TEMPORARY STREAM-CROSSING
- NS5-CLEAR-WATER-DIVERSION
- NS6-ILLEGAL CONNECTION/DISCHARGE
- NS7-POTABLE WATER/IRRIGATION
- NS8-VEHICLE-AND-EQUIPMENT-CLEANING
- NS9-VEHICLE-AND-EQUIPMENT-FUELING
- NS10-VEHICLE-AND-EQUIPMENT-MAINTENANCE
- NS11-PILE DRIVING OPERATIONS
- NS12-CONCRETE CURING
- NS13-CONCRETE FINISHING
- NS14-MATERIAL-OVER-WATER
- NS15-DEMOLITION-ADJACENT-TO-WATER
- NS16-TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

- WM1-MATERIAL DELIVERY AND STORAGE
- WM2-MATERIAL USE
- WM3-STOCKPILE MANAGEMENT
- WM4-SPILL PREVENTION AND CONTROL
- WM5-SOLID WASTE MANAGEMENT
- WM6-HAZARDOUS WASTE MANAGEMENT
- WM7-CONTAMINATED SOIL MANAGEMENT
- WM8-CONCRETE WASTE MANAGEMENT
- WM9-SANITARY/SEPTIC WASTE MANAGEMENT
- WM10-LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES:

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
- WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
- EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
- A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
PHONE NUMBER: _____

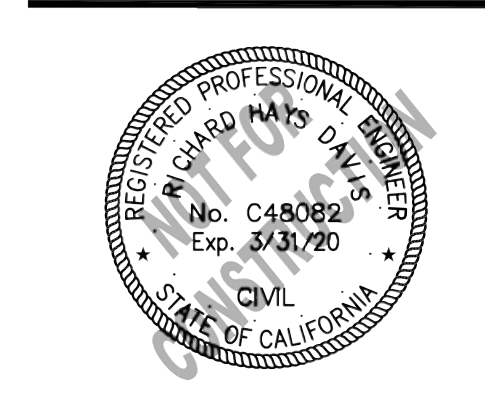
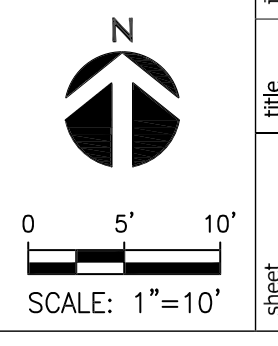
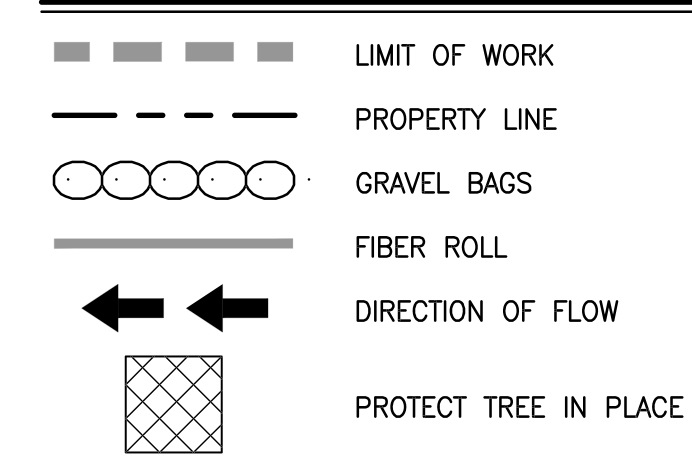
DUST CONTROL NOTES:

- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL ENSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
- PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

EROSION CONTROL NOTES:

- (E1) PLACE GRAVEL BAGS TRIPLE ROW PER DETAIL 1, HEREON.
- (E2) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, HEREON.

LEGEND



kpf

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpf.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

date	job #	date	checked by	project title
12/14/2018				
07/29/2019				
02/15/2019				
03/11/2019				
03/29/2019				

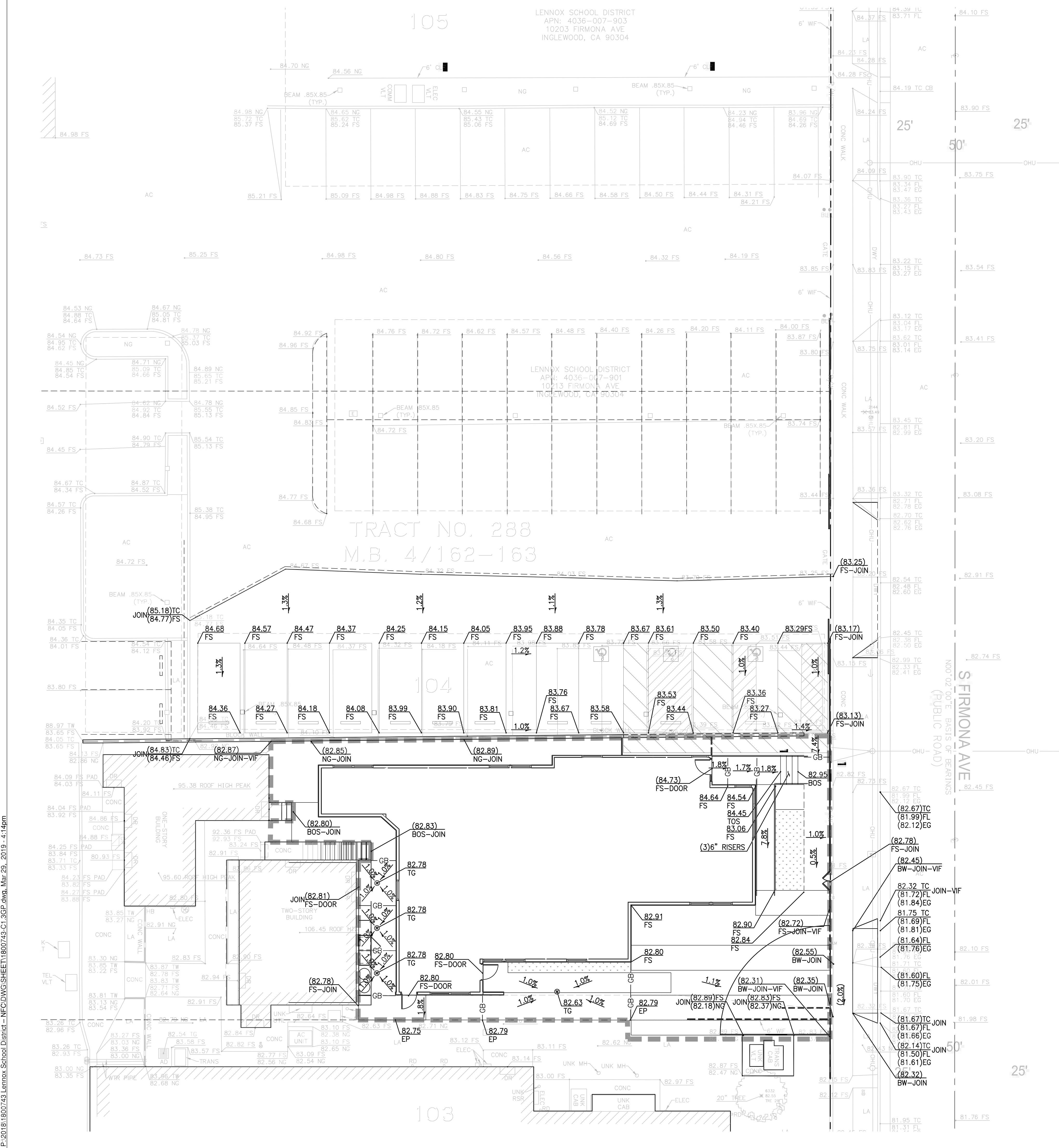
DESIGN DEVELOPMENT
FINISHES PRESENTATION
30% CONSTRUCTION DOCUMENTS
50% CONSTRUCTION DOCUMENTS
PLAN CHECK SUBMITTAL

EROSION CONTROL PLAN

C1.2

P:\2018\18007431\Lennox_School_District - NFO\DWG\SHEET\1800743-C1_2.EC.dwg, Mar 29, 2019, 4:13pm

P:\2018\18007431\Lennox School District - NFD\DWG\SHEET\1800743-C1.dwg, Mar 29, 2019 - 4:14pm



LEGEND

- LIMIT OF WORK
- - - PROPERTY LINE
- - - SAWCUT AND JOIN



integrated
design
construction
management
sustainability
totum

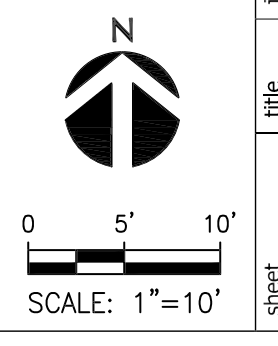


kpff

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

date	job #	sheet	description
12/14/2018			DESIGN DEVELOPMENT
07/29/2019			FINISHES PRESENTATION
09/11/2019			30% CONSTRUCTION DOCUMENTS
09/29/2019			50% CONSTRUCTION DOCUMENTS
			PLAN CHECK SUBMITTAL



GRADING PLAN

C1.3



integrated
design
construction
management
sustainability
totum



kpff

700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- (SD1) PVC, SDR-35 STORM DRAIN PIPE PER DETAIL 1, SHEET C5.0. SIZE AND SLOPE PER PLAN.
- (SD2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SD3) CLEANOUT. PER DETAIL 2, SHEET C5.0.
- (SD4) AREA DRAIN, PER DETAIL 3, SHEET C5.0.
- (SD5) PRECAST CONCRETE CATCH BASIN. JENSEN PRECAST PRODUCTS OR APPROVED EQUIVALENT. SIZE AND GRATE BEARING TYPE PER PLAN.
- (SD6) STORMWATER TREATMENT UNIT. PER DETAIL [___], SHEET [___].

SANITARY SEWER

- (SS1) PVC, SDR-35 SANITARY SEWER PIPE PER DETAIL [___]. SIZE AND SLOPE PER PLAN.
- (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SS3) CLEANOUT. PER DETAIL [___], SHEET [___].
- (SS4) PRECAST CONCRETE MANHOLE PER APWA STANDARD PLAN 200-2.

DOMESTIC WATER

- (W1) PVC C-900 DOMESTIC WATER PIPE PER DETAIL [___], SHEET [___]. SIZE PER PLAN.
- (W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (W3) BACKFLOW PREVENTION DEVICE. PER DETAIL [___], SHEET [___].
- (W4) WATER METER VAULT. INSTALLATION BY [LOCAL WATER PROVIDER, CONTRACTOR]. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.

FIRE WATER

- (F1) PVC C-900 FIRE WATER PIPE PER DETAIL [___], SHEET [___]. SIZE AND MATERIAL PER PLAN.
- (F2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (F3) BACKFLOW PREVENTION DEVICE. PER DETAIL [___], SHEET [___].
- (F4) WATER METER VAULT. INSTALLATION BY [LOCAL WATER PROVIDER, CONTRACTOR]. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE FIRE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.
- (F5) FIRE HYDRANT. PER DETAIL [___], SHEET [___].
- (F6) FIRE DEPARTMENT CONNECTION.
- (F7) POST INDICATOR VALVE.

OTHER UTILITIES

- (U1) ELECTRICAL CONDUIT. SEE ELECTRICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSES ONLY.
- (U2) GAS LINE. SEE GAS COMPANY DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSES ONLY.
- (U3) MECHANICAL LINE. SEE MECHANICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSES ONLY.

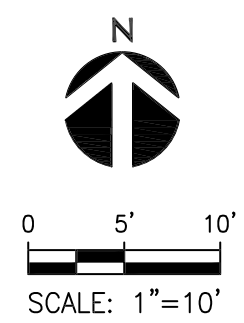
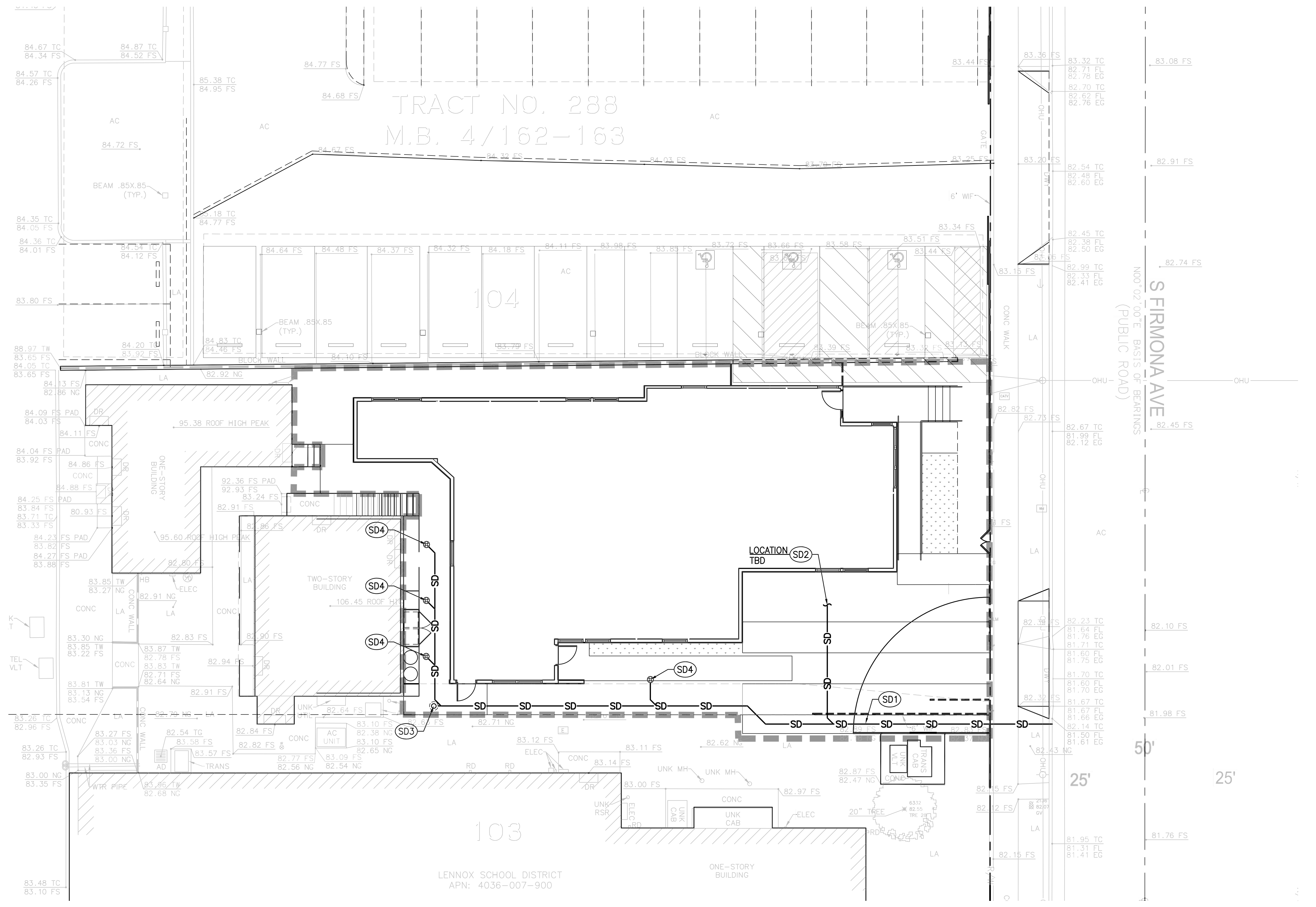
LEGEND:

- LIMIT OF WORK
- - - PROPERTY LINE
- SS--- SANITARY SEWER
- W--- WATER
- DW--- DOMESTIC WATER
- FW--- FIRE WATER
- SD--- STORM DRAIN
- G--- GAS
- E--- ELECTRIC
- T--- TELEPHONE
- PERFORATED PIPE
- ⊕ POINT OF CONNECTION
- COORDINATION POINT
- ⊕ CAP OR PLUG
- ⊕ UTILITY MANHOLE
- ⊕ UTILITY CLEANOUT
- ⊕ STORM DRAIN INLET
- ⊕ AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- ⊕ FIRE HYDRANT
- ⊕ THRUST BLOCK
- ⊕ FIRE DEPARTMENT CONNECTION (FDC)
- ⊕ POST INDICATOR VALVE (PIV)
- ⊕ WATER VALVE
- ⊕ BACKFLOW ASSEMBLY
- ⊕ UTILITY METER VAULT

NOTE:
IRRIGATION WATER METER, LINES AND APPURTENANCES BY OTHERS.

NOTE:
ALL BMP'S PROPOSED AS A PART OF THIS PROJECT ARE TO BE INSPECTED BY THE ENGINEER OF RECORD AFTER INSTALLATION AND PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

NOTE:
PRIOR TO THE INSTALLATION OF ALL STORM DRAIN AND SEWER MAIN LINE CONNECTIONS, THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN LINE. IF CONDITIONS DIFFER FROM THOSE ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED.

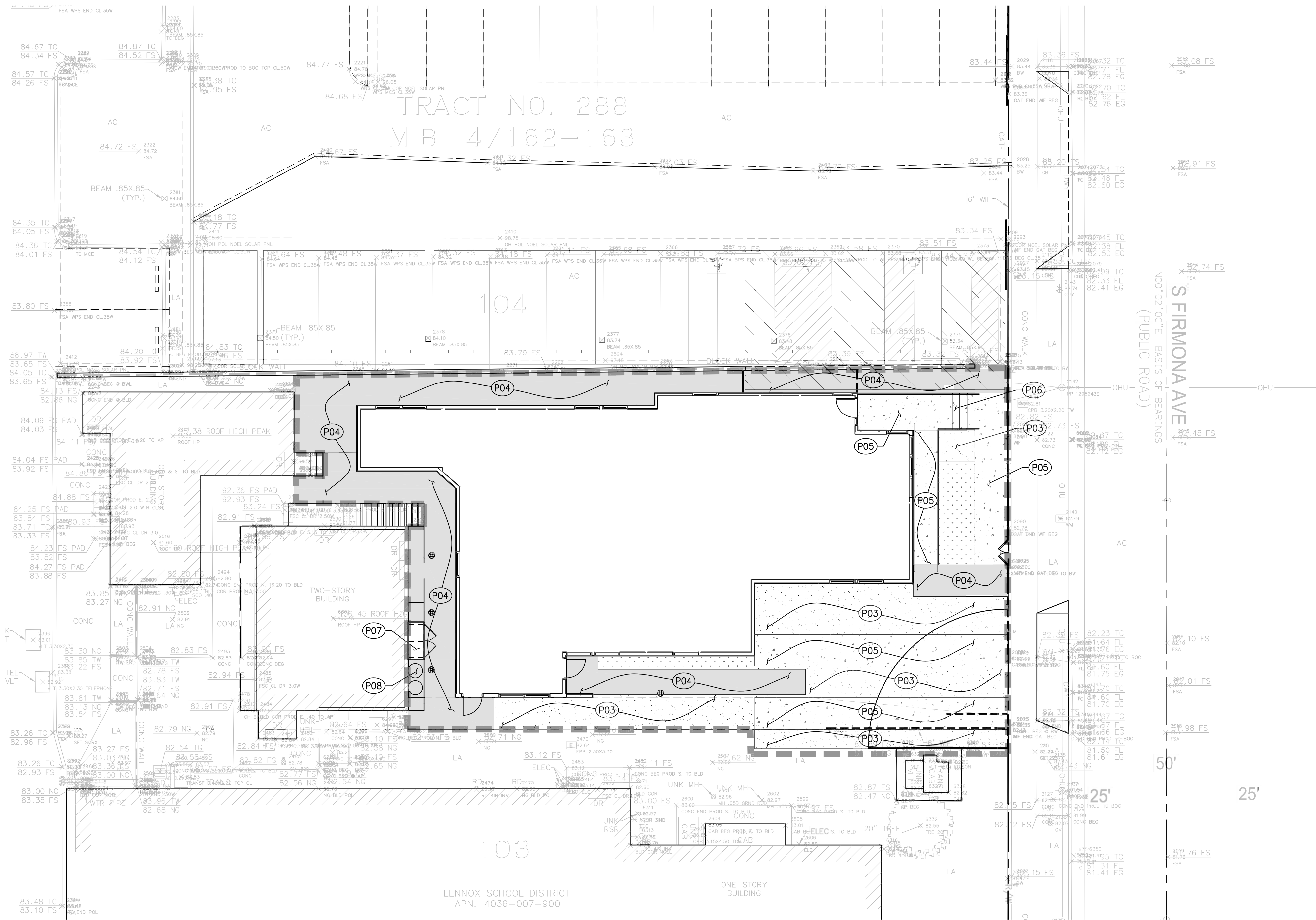


drawn by: [] checked by: [] project title: []
remarks: []
date: [] job # []
sheet []

DATE	DESCRIPTION
12/14/2018	DESIGN DEVELOPMENT
07/29/2019	FINISHES PRESENTATION
02/15/2019	30% CONSTRUCTION DOCUMENTS
03/11/2019	50% CONSTRUCTION DOCUMENTS
03/29/2019	PLAN CHECK SUBMITTAL

UTILITY PLAN

C1.4



PAVING CONSTRUCTION NOTES

- (P01) CONCRETE CURB. PER DETAIL X, SHEET C5.X.
- (P02) CONCRETE CURB AND GUTTER. PER DETAILX, SHEET C5.X.
- (P03) DECOMPOSED GRANITE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (P04) ASPHALT CONCRETE PAVEMENT. PER DETAIL X, SHEET C5.0.
- (P05) CONCRETE PAVEMENT. PER DETAIL 4 ON SHEET C5.0.
- (P06) STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (P07) WATER HEATER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (P08) WASTE ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.

LEGEND

- LIMIT OF WORK
- - - - - PROPERTY LINE
- [Pattern] CONCRETE PAVING (REFER TO SHEET C5.0 FOR DETAILS)
- [Pattern] ASPHALT (REFER TO SHEET [Cx.XX] FOR DETAILS)
- [Pattern] DECOMPOSED GRANITE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- [Pattern] PA PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)

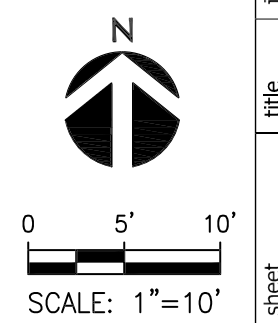
NOTE TO CONTRACTOR/CONSTRUCTION SURVEYOR:

CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.



700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213-418-0201
F: 213-266-5294
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

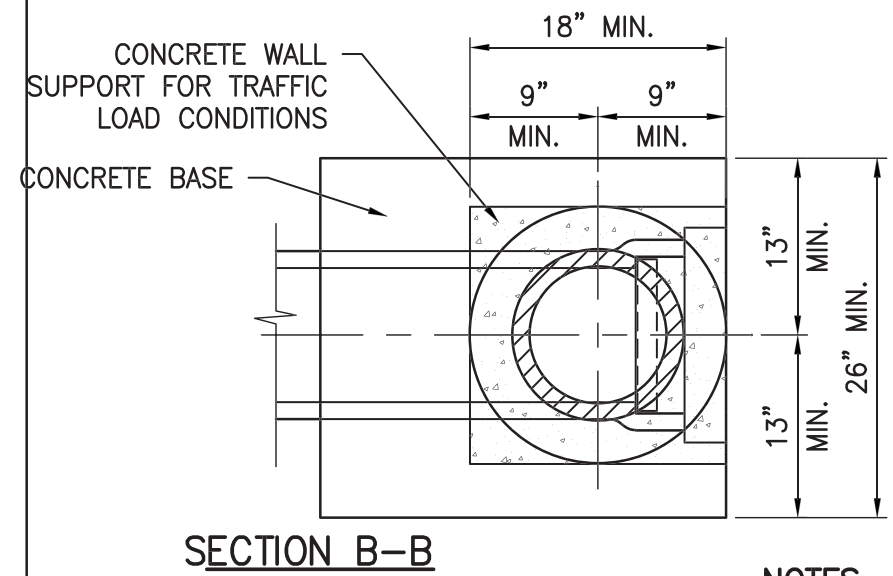
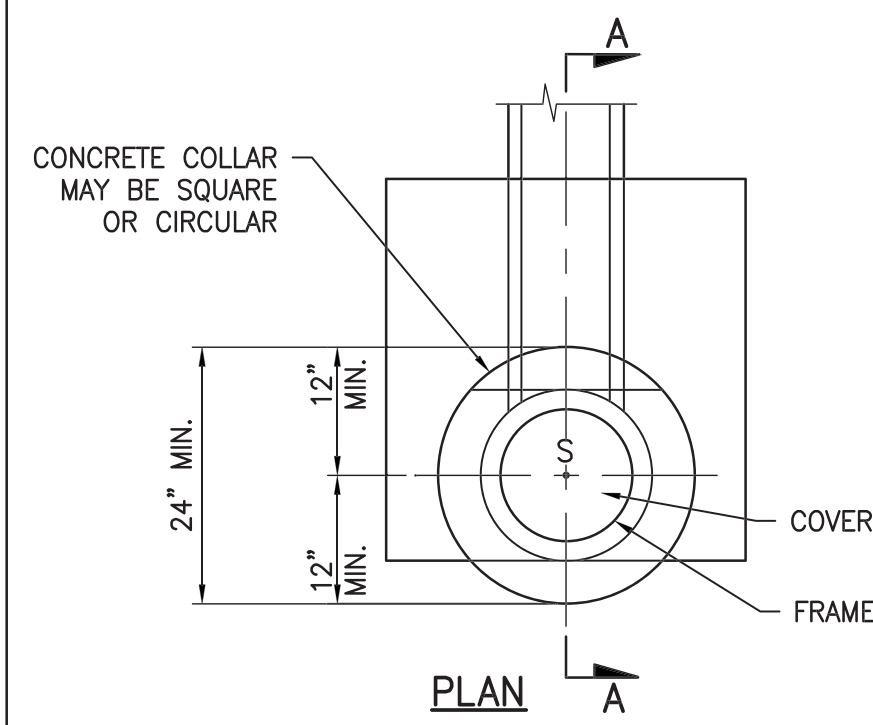


date	job #	remarks
12/14/2018		DESIGN DEVELOPMENT
07/29/2019		FINISHES PRESENTATION
02/15/2019		30% CONSTRUCTION DOCUMENTS
03/11/2019		50% CONSTRUCTION DOCUMENTS
03/29/2019		PLAN CHECK SUBMITTAL

PAVING PLAN

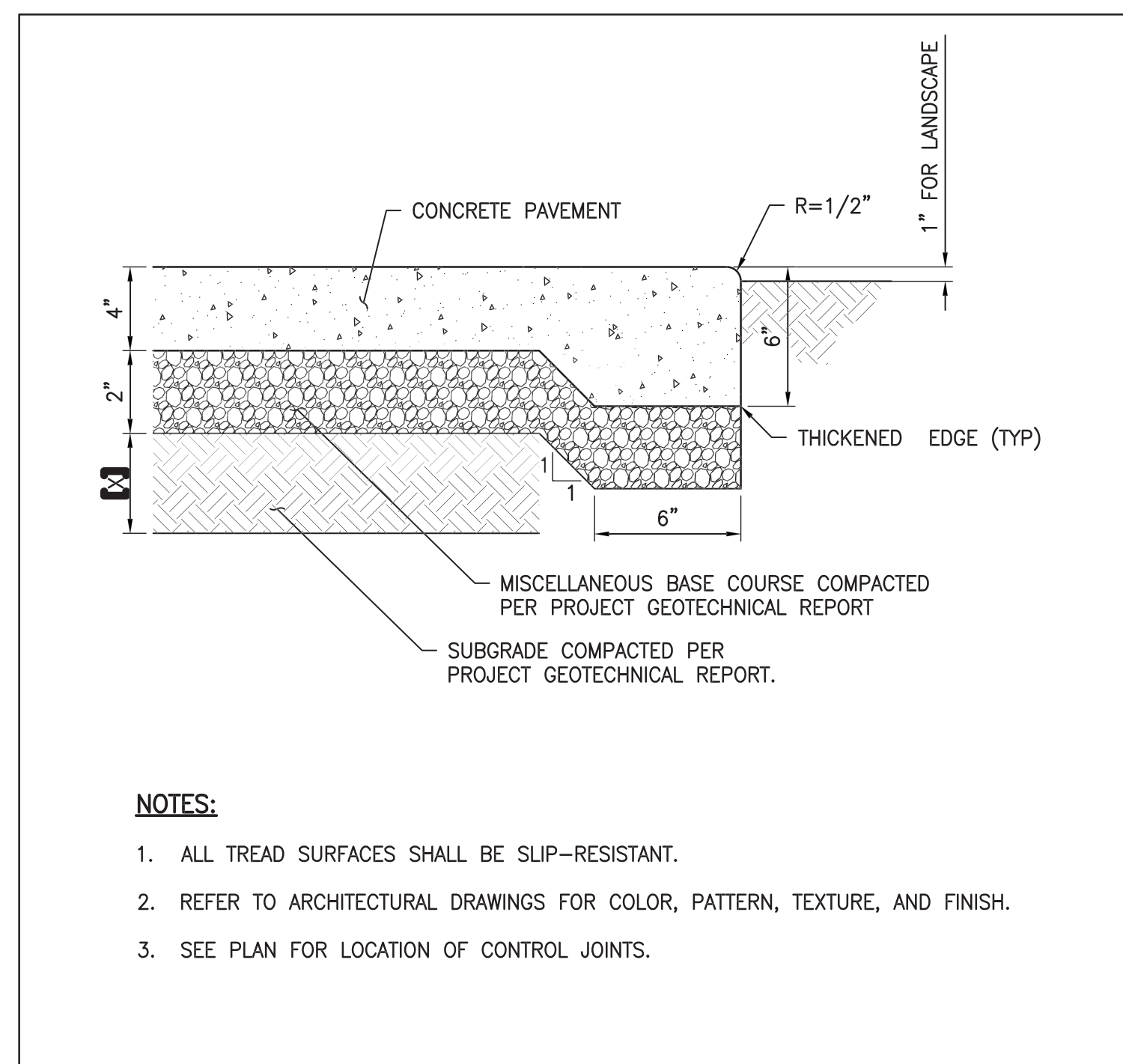
C1.5

P:\2018\18007431 Lemax School District - NFD\DWG\SHEET\1800743-C5.0-DT.dwg, Mar 29, 2019, 4:14pm

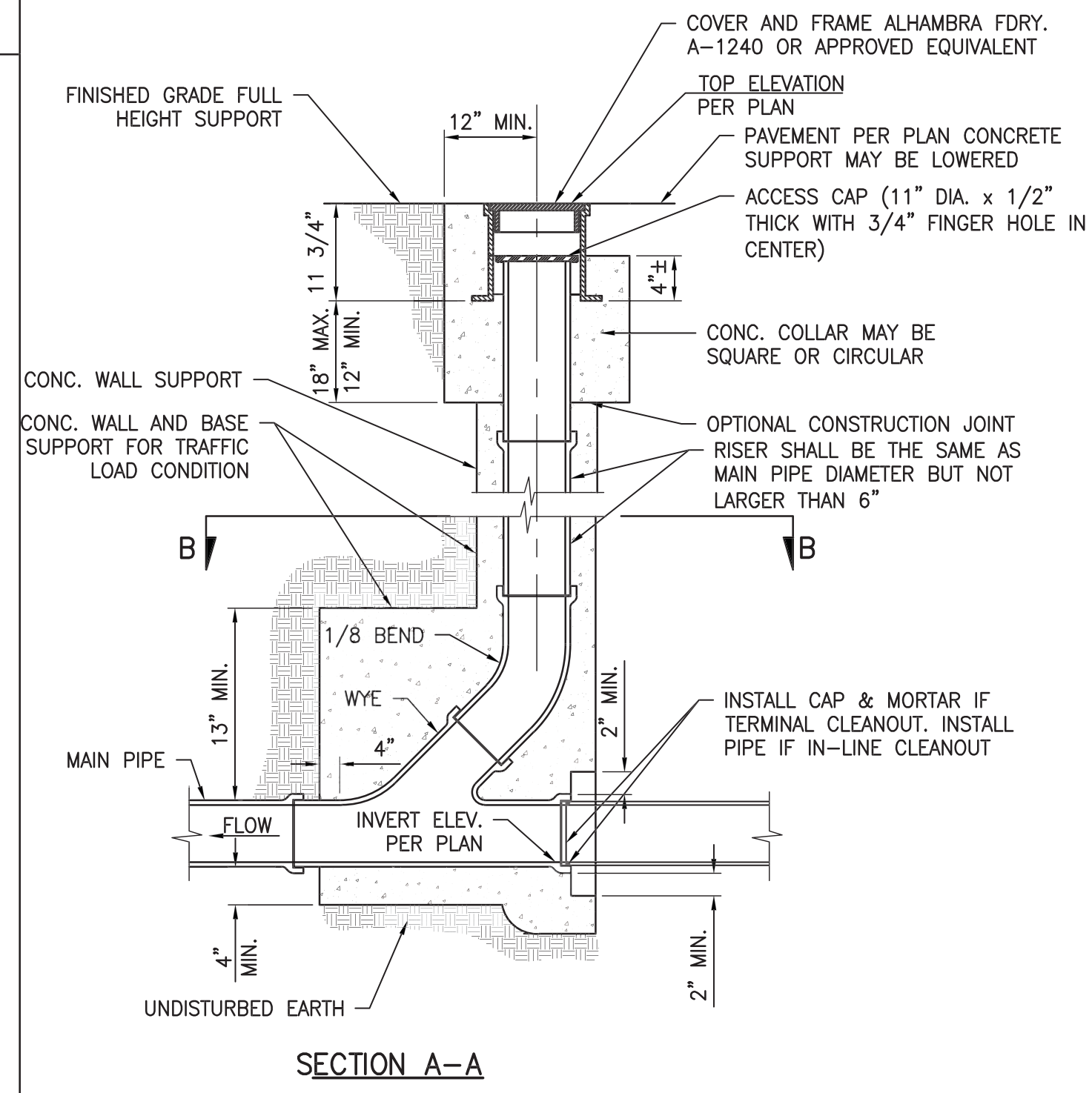


NOTES

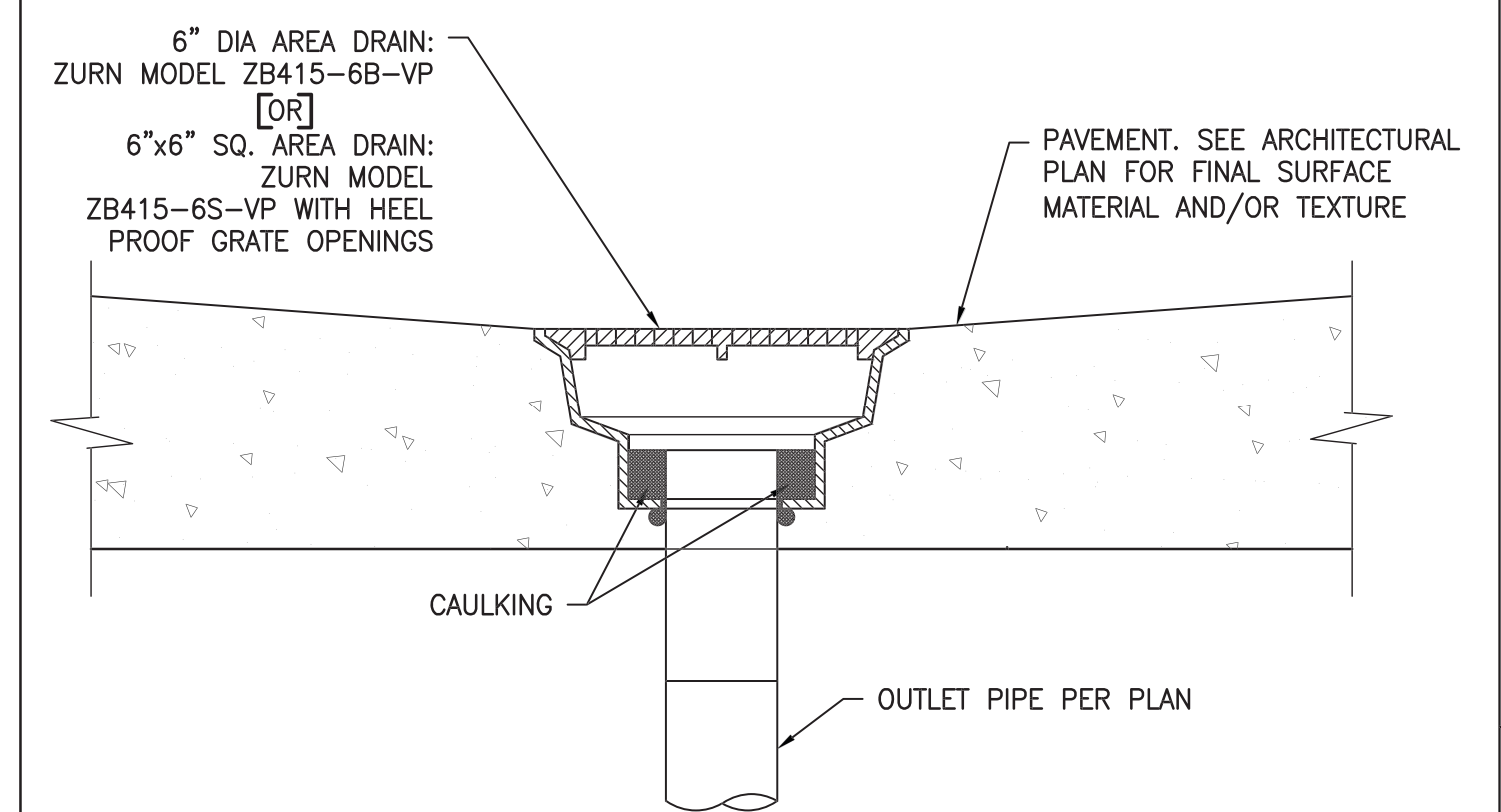
- SEE PROJECT PLANS FOR INVERT ELEVATION.
- PIPE AND FITTINGS, EXCEPT AS OTHERWISE SHOWN ON HEREON, SHALL BE OF THE SAME MATERIAL AS THE SEWER, UNLESS APPROVED ADAPTERS ARE UTILIZED AND MAY BE ANY OF THE FOLLOWING:
 - A. VC PIPE
 - B. PE PIPE
 - C. ABS SOLID PIPE
 - D. ABS COMPOSITE PIPE
 - E. PVC PLASTIC PIPE
- PIPES AND FITTINGS SHALL BE PROPERLY ALIGNED AND MAINTAINED WHILE CONCRETE IS BEING PLACED AND ALLOWED TO HARDEN. JOINTS FOR PIPES AND FITTINGS SHALL BE MADE PRIOR TO PLACING CONCRETE. CONCRETE FOR BEDDING, ENCASEMENT, AND WALL SUPPORT FOR PIPES AND FITTINGS SHALL BE PLACED UNIFORMLY AROUND THE PIPE AND FITTINGS AS SHOWN HEREON TO MAINTAIN PROPER ALIGNMENT.
- THE ACCESS FRAME, COVER AND CAP SHALL BE CAST IRON. THE FINGER HOLES MAY BE DRILLED OUT OR MAY BE BLOCKED OUT PRIOR TO CASTING; THEY SHALL NOT BE PUNCHED OUT.
- THE CONTRACTOR, AT HIS OPTION, MAY PLACE EITHER CIRCULAR OR SQUARE CONCRETE PIPE WALL SUPPORTS AS SHOWN HEREON.



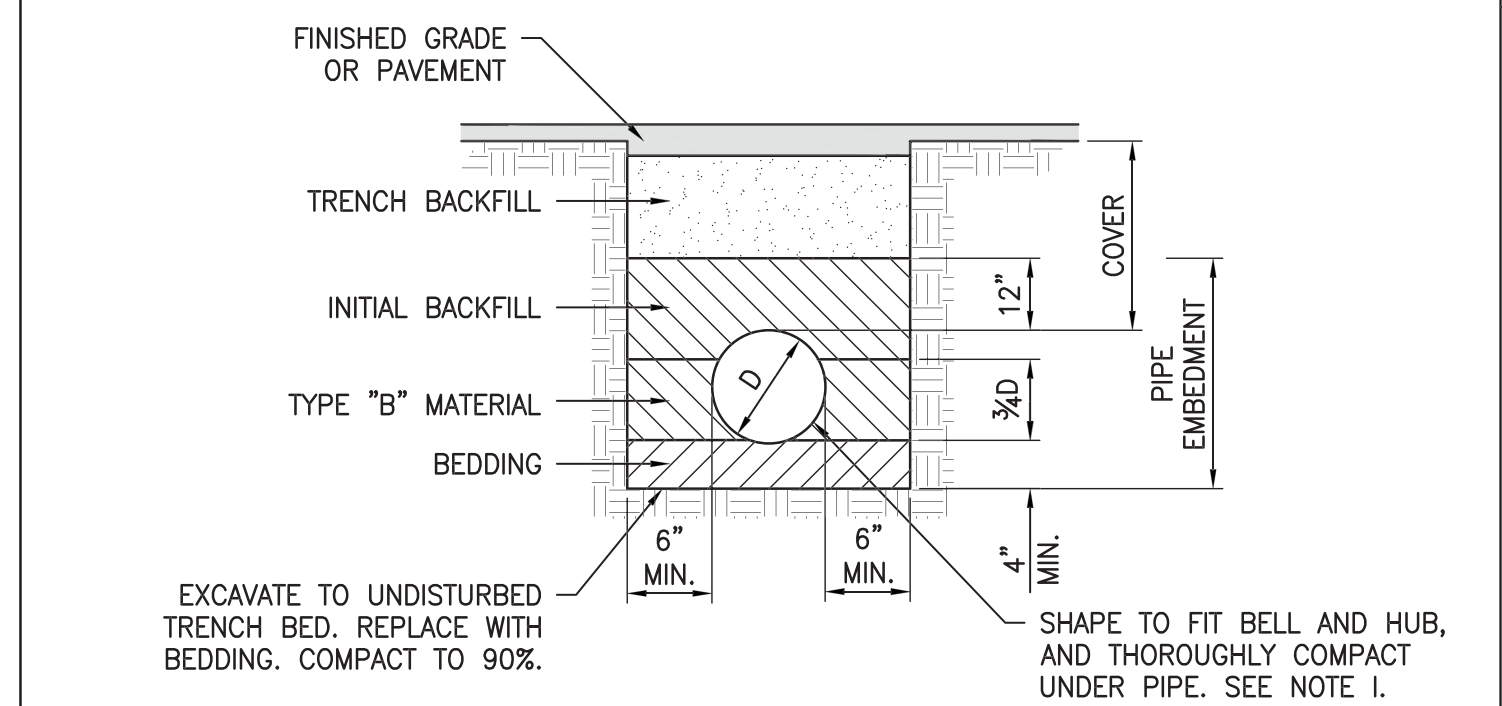
4 CONCRETE WALK SECTION N.T.S.



2 STANDARD CLEANOUT N.T.S.



3 NON-TRAFFIC AREA DRAIN N.T.S.



- BEDDING** CLEAN COARSE SAND.
- CLEAN COARSE SAND** SHALL CONFORM TO THE REQUIREMENTS OF SAND FOR PORTLAND CEMENT CONCRETE AS SPECIFIED IN SECTION 200-1.5.5 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION.
- INITIAL BACKFILL** NATIVE MATERIAL - MAXIMUM SIZE NOT TO EXCEED 1 1/2".
- TRENCH BACKFILL** NATIVE MATERIAL - 90% COMPACTION MIN. (95% COMPACTION IN UPPER 3.0' OF PAVED AREAS). UP TO CLASS IV SOILS, TYPE ML,CL, FINE GRAINED, LL<50, MEDIUM TO NO PLASTICITY, NOTE, IF CLASS IV SOIL, TYPE MH OR ALL CLASS V SOILS THEN USE CLEAN COURSE SAND.
- "TYPE" B MATERIAL** SHALL BE ONE OF THE FOLLOWING:
- NATIVE FREE DRAINING MATERIAL OR CRUSHED ROCK CONFORMING TO SUBSECTION 200-1.2 AND TABLE 200-1.2.1(A) OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION". FOR PIPES UP TO AND INCLUDING 15", MAXIMUM ROCK GRADATION SHALL BE 3/4". FOR PIPES OVER 15", MAXIMUM ROCK GRADATION SHALL BE 1".
 - CLEAN COARSE SAND.

NOTES:

- EXCAVATE FOR BELLS OR HUBS SO FULL LOAD IS CARRIED BY PIPE BARRELS.
- TYPE "B" MATERIAL SHALL BE PLACED IN A MANNER SUCH AS SLICING SHOVEL-SPADING, OR SHOVEL RODDING TO INSURE COMPLETE FILLING OF THE "HAUNCH AREAS" BELOW THE PIPE. (JETTING OF TYPE "B" MATERIAL IS NOT AUTHORIZED UNLESS PREVIOUSLY APPROVED).
- TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 217-2 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION. WATER DENSIFIED BACKFILL SHALL NOT BE USED.

1 FLEXIBLE PIPE BEDDING DETAIL N.T.S.



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

date	job #	sheet	revision	description
12/14/2018				
07/29/2019				
02/15/2019				
03/11/2019				
03/29/2019				

DESIGN DEVELOPMENT
FINISHES PRESENTATION
90% CONSTRUCTION DOCUMENTS
50% CONSTRUCTION DOCUMENTS
PLAN CHECK SUBMITTAL

CIVIL DETAILS

C5.0



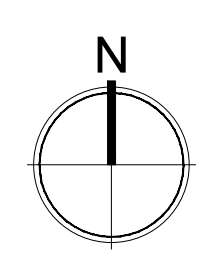
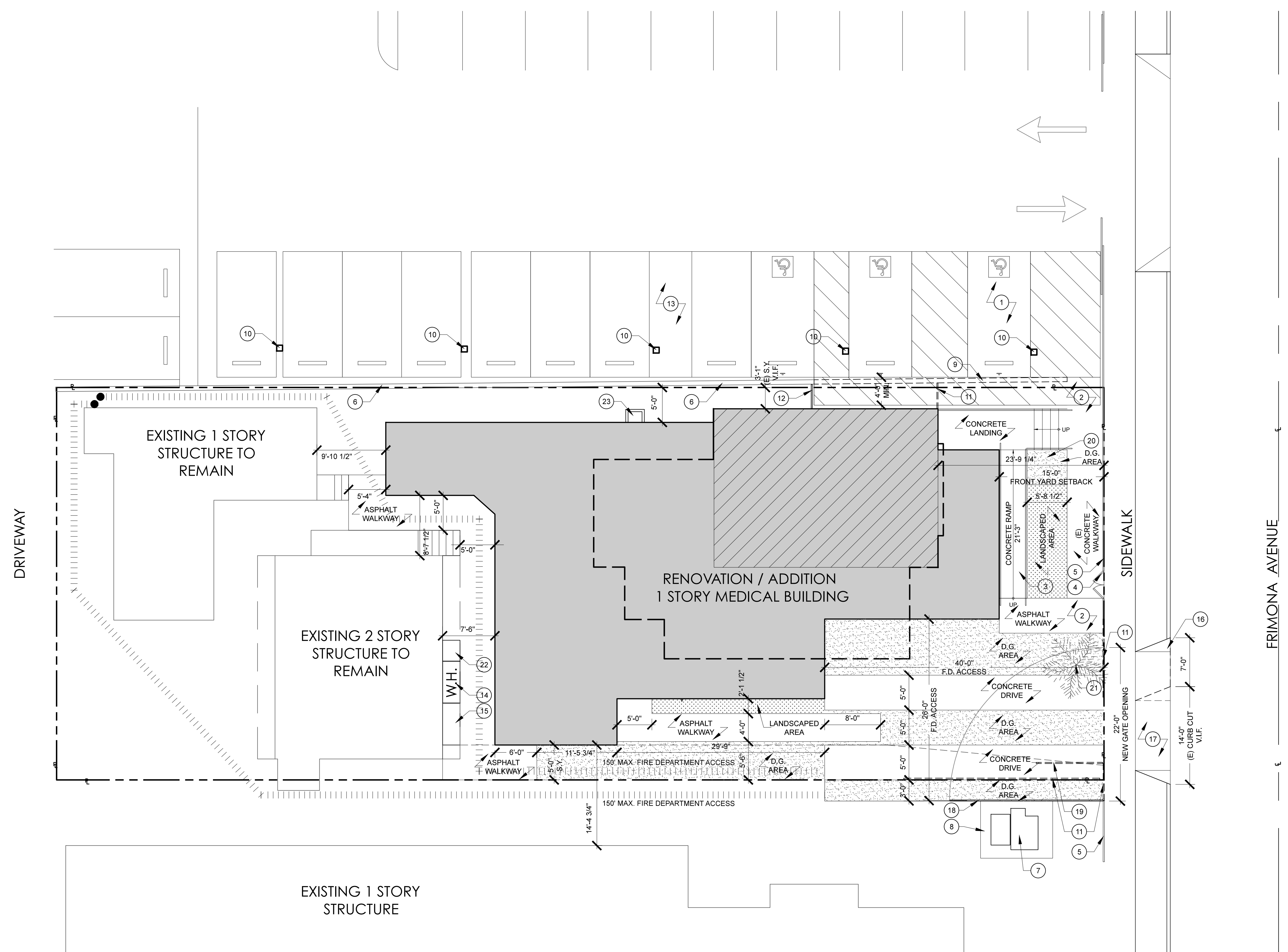
SITE KEY NOTES

- 1 NEW ACCESSIBLE PARKING LAYOUT TO COINCIDE WITH EXISTING POSTS
- 2 NEW HARDSCAPED ACCESSIBLE WALKWAY
- 3 ACCESSIBLE RAMP
- 4 EXISTING GATE TO REMAIN - REPAINT
- 5 EXISTING FENCE TO REMAIN - REPAINT
- 6 EXISTING CMU WALL TO REMAIN
- 7 EXISTING ELECTRICAL TRANSFORMER
- 8 EXISTING TRANSFORMER PAD, V.I.F.
- 9 EXISTING CMU WALL TO BE DEMOLISHED
- 10 EXISTING ROOF CANOPY POSTS TO REMAIN
- 11 EXISTING FENCE TO BE REMOVED TO COMPLY WITH NEW OPENING
- 12 NEW FENCE TO BE ADDED TO MATCH EXISTING
- 13 PROPOSED BICYCLE PARKING
- 14 NEW WATER HEATERS WITH ENCLOSURE - SEE PLUMBING
- 15 NEW WASTE ENCLOSURE
- 16 NEW CURB CUT
- 17 EXISTING CURB CUT
- 18 NEW DRIVEWAY GATE
- 19 (E) DRIVEWAY GATE TO BE REMOVED
- 20 5' WIDE STROLLER PARKING AREA ON D.G.
- 21 EXISTING TREE TO BE REMOVED
- 22 NEW ELECTRICAL DISTRIBUTION BOARD, ON CONCRETE PAD - SEE ELECTRICAL
- 23 24" x 18" CRAWLSPACE ACCESS

LEGEND

- FIRE APPARATUS ACCESS ROAD PER FIRE CODE 503.2.1.
- FIREFIGHTER ACCESS PATHS TO ALL PORTIONS OF BUILDING EXTERIOR, PER FIRE CODE 503.1.1.
- AREA OF EXISTING BUILDING TO REMAIN
- OUTLINE OF EXISTING BUILDING

date	sheet	title	job #	date	remarks
12/14/2018		SITE PLAN			DESIGN DEVELOPMENT
01/29/2019					FINISHES PRESENTATION
02/15/2019					30% CONSTRUCTION DOCUMENTS
03/11/2019					50% CONSTRUCTION DOCUMENTS
03/29/2019					PLAN CHECK SUBMITTAL



SITE PLAN
1/8"=1'-0"

X-A1.1 **1**



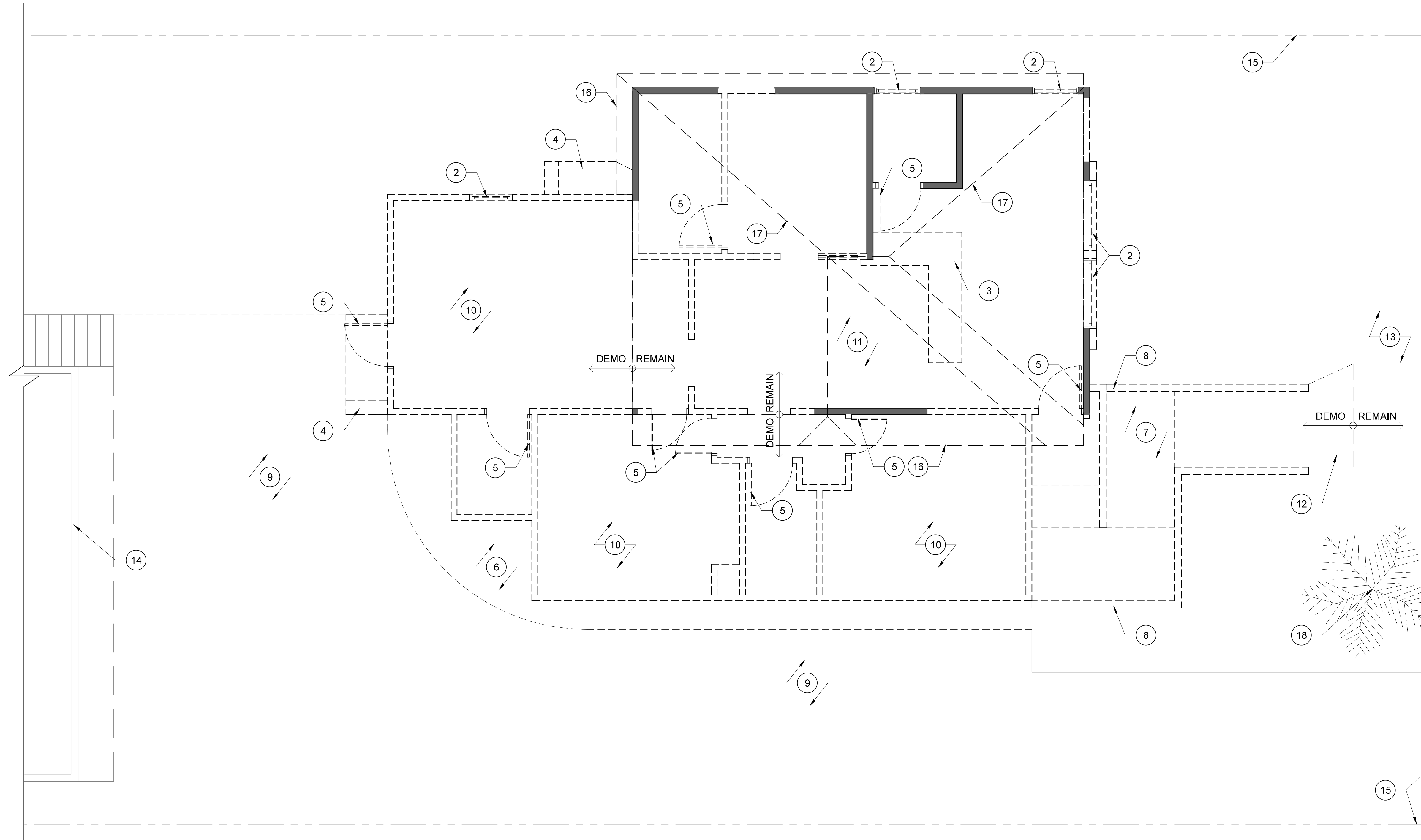
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

DEMOLITION KEY NOTES

- ① NOT USED
- ② (E) WINDOW, GLAZING, AND FRAMES TO BE REMOVED
- ③ (E) MILLWORK TO BE REMOVED
- ④ (E) EXTERIOR STEPS TO BE DEMOLISHED
- ⑤ (E) DOOR, FRAME, AND HARDWARE TO BE REMOVED
- ⑥ (E) LANDSCAPING PLANTER TO BE REMOVED
- ⑦ (E) CONCRETE RAMP TO BE REMOVED
- ⑧ (E) STAIR, LANDINGS, WALLS, GUARDRAILS, ETC. TO E REMOVED
- ⑨ (E) CONCRETE DRIVEWAY TO BE REMOVED AS REQUIRED FOR NEW ADDITION
- ⑩ (E) FLOOR STRUCTURE TO BE DEMOLISHED
- ⑪ (E) FLOOR STRUCTURE TO REMAIN
- ⑫ (E) WALKWAY TO BE DEMOLISHED AS REQUIRED BY NEW HARDSCAPE LAYOUT
- ⑬ (E) WALKWAY TO REMAIN
- ⑭ (E) BUILDING TO REMAIN
- ⑮ (E) SITE BOUNDARY. SEE A.1.1 SITE PLAN FOR MORE SITE RELATED DEMOLITION INFORMATION
- ⑯ EXTENT OF EXISTING ROOF TO REMAIN
- ⑰ EXISTING ROOF ABOVE TO REMAIN, SHORE UP AS REQUIRED
- ⑱ EXISTING TREE TO BE REMOVED

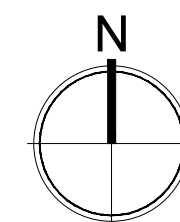
WALL LEGEND

- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING WALL TO REMAIN



NOTE

- 1. CONTRACTOR TO VISIT SITE W/ ARCHITECT & CLIENT PRIOR TO SUBMITTING FINAL BID TO CONFIRM EXACT SCOPE OF DEMOLITION.



DEMOLITION PLAN

1/4"=1'-0"

X-420

1

sheet: title: job #: date: remarks: drawn by: checked by: project title:

date	description
12/14/2018	DESIGN DEVELOPMENT
01/29/2019	FINISHES PRESENTATION
02/15/2019	30% CONSTRUCTION DOCUMENTS
03/11/2019	50% CONSTRUCTION DOCUMENTS
03/29/2019	PLAN CHECK SUBMITTAL

DEMOLITION PLAN

A2.0



integrated
design
construction
management
sustainability
totum

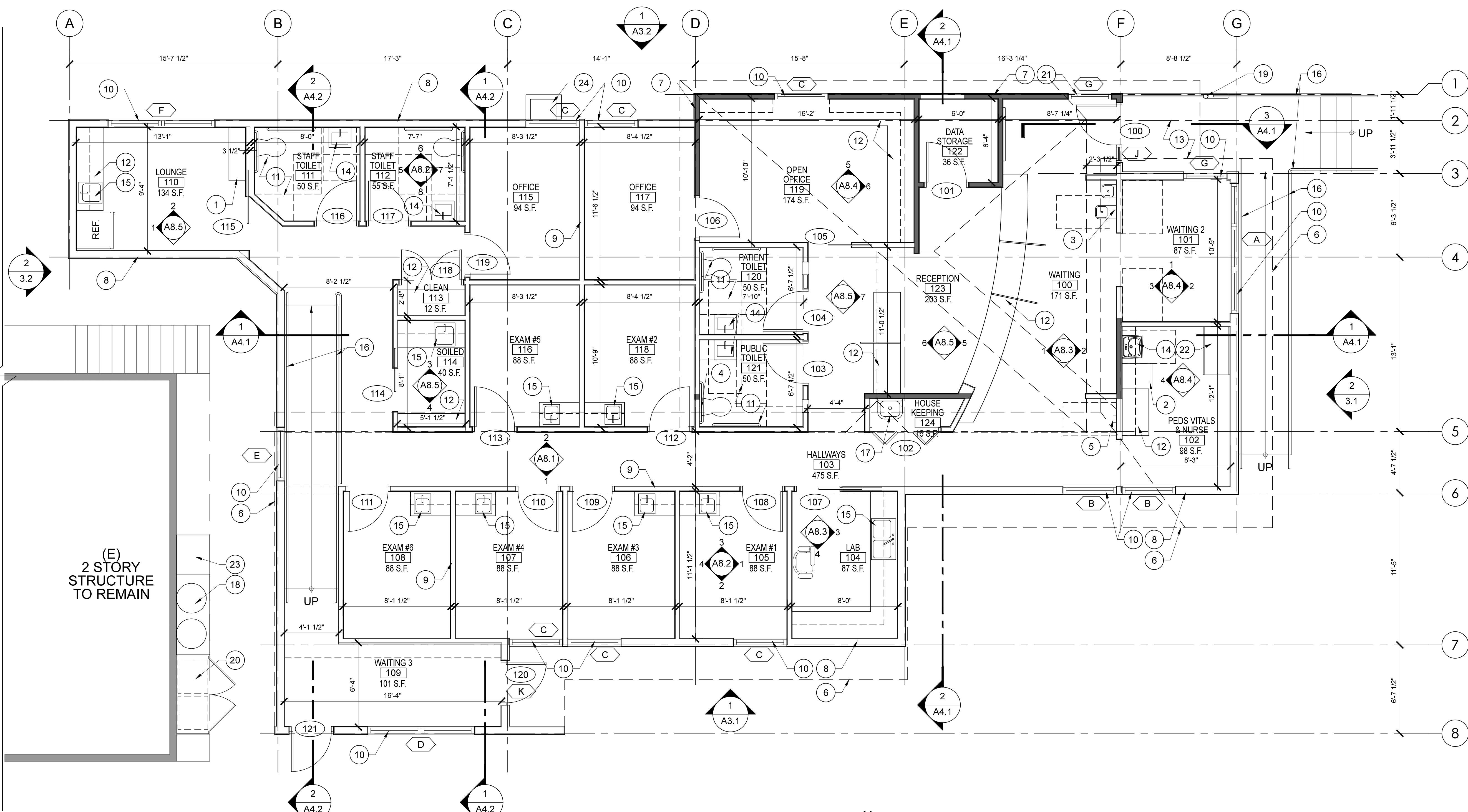
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

PLAN KEY NOTES

- 1 EMPLOYEE STORAGE
- 2 MEDICATION DISPENSING UNIT
- 3 ADA ACCESSIBLE DRINKING FOUNTAIN HIGH & LOW - SEE 3/A0.5
- 4 BED-PAN FLASHING DEVICE
- 5 ACCESSIBLE TELEPHONE
- 6 SOFFIT / ROOF ABOVE
- 7 (E) 2X4 STUDS W/ STUCCO EXTERIOR & GYP. BOARD INTERIOR, TYPICAL
- 8 (N) 2X6 STUDS W/ STUCCO EXTERIOR & GYP. BOARD INTERIOR, TYPICAL
- 9 (N) 2X4 STUDS & GYP. BOARD WALL, TYPICAL
- 10 (N) ALUMINUM FRAMED WINDOW
- 11 (N) ADA ACCESSIBLE BATHROOM
- 12 (N) BUILT-IN MILLWORK
- 13 (N) CONCRETE WALKWAY
- 14 (N) WALL-HUNG SINK
- 15 (N) SINK CABINET
- 16 (N) PAINTED STEEL HANDRAIL / GUARDRAIL
- 17 SERVICE SINK - NOT ADA COMPLIANT
- 18 WATER HEATERS WITH ENCLOSURE - SEE PLUMBING
- 19 STEEL POST FOR ROOF OVERHANG. SEE STRUCTURAL. SEE ELEVATIONS
- 20 WASTE ENCLOSURE
- 21 (N) WINDOW IN EXISTING OPENING
- 22 PEDIATRIC EXAM TABLE W/ SCALE
- 23 NEW ELECTRICAL DISTRIBUTION BOARD, ON CONCRETE PAD - SEE ELECTRICAL
- 24 24" X 18" CRAWLSPACE ACCESS

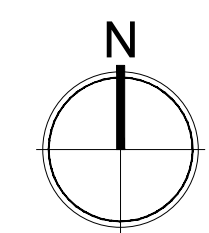
WALL LEGEND

- EXTERIOR WALL (2X6)
- INTERIOR WALL (2X4)
- EXISTING WALL TO REMAIN



NOTE

- 1. EXACT EQUIPMENT LOCATION TO BE CONFIRMED WITH OWNER
- 2. ALL DIMENSIONS ARE TO FACE OF STUDS U.N.O.



FLOOR PLAN
1/4"-1'-0"

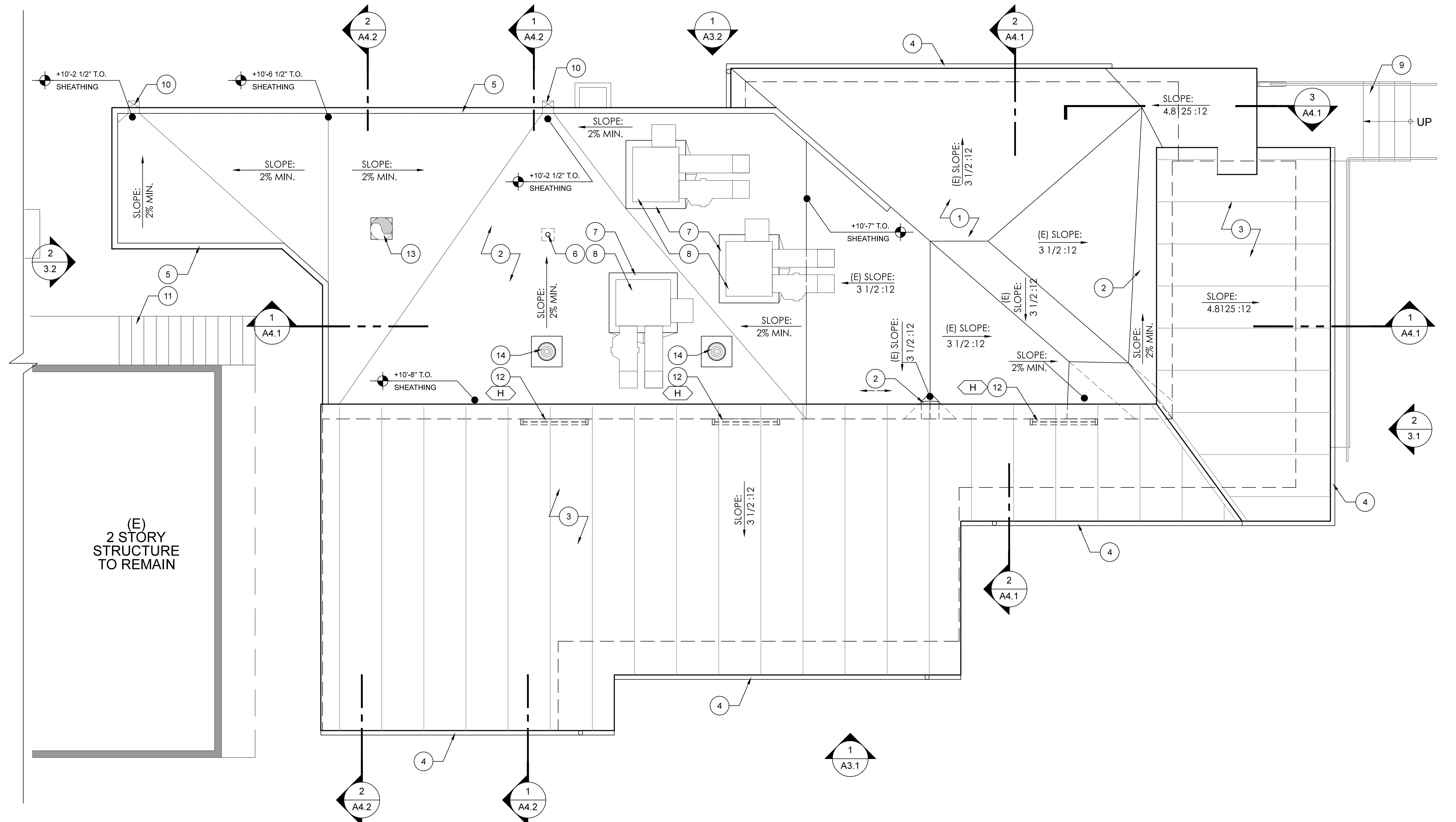
X-A2.1 1

Sheet: title: job #: date: remarks: drawn by: checked by: project title:

DESIGN DEVELOPMENT	12/14/2018
FINISHES PRESENTATION	01/29/2019
30% CONSTRUCTION DOCUMENTS	02/15/2019
50% CONSTRUCTION DOCUMENTS	03/11/2019
PLAN CHECK SUBMITTAL	03/29/2019

FLOOR PLAN

A2.1

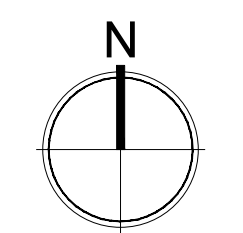


- ROOF KEY NOTES**
- 1 EXISTING ROOF, ASPHALT SHINGLES TO BE REPLACED
 - 2 CLASS "A" SINGLE PLY PVC ROOFING, 2% MIN. SLOPE
 - 3 CLASS "A" METAL ROOFING
 - 4 GUTTER
 - 5 PARAPET WITH PAINTED METAL TRIM CAP
 - 6 FALL ARREST ANCHORAGE
 - 7 BUILT UP MECHANICAL EQUIPMENT PLATFORM
 - 8 MECHANICAL EQUIPMENT- SEE MECHANICAL
 - 9 NEW EXTERIOR STAIR BELOW
 - 10 DRAIN / DOWNSPOUT / OVERFLOW SCUPPER-DOWNSPOUTS INTO FLOW THROUGH LID PLANTER
 - 11 EXISTING STAIR BELOW
 - 12 CLEARSTORY WINDOWS BELOW, SEE 2/A8.1
 - 13 EXHAUST FAN - SEE MECHANICAL
 - 14 14" Ø TUBULAR SKYLIGHT



TO HELP EVERYONE
 LENNOX CLINIC
 10223 FIRMONA AVE.
 LENNOX, CA 90304

ROOF PLAN
 1/4"=1'-0"



Sheet: _____ Title: _____ Job #: _____ Date: _____ Remarks: _____

date	description
09/19/2018	SCHEMATIC DESIGN
12/14/2018	DESIGN DEVELOPMENT
02/29/2019	FINISHES PRESENTATION
02/15/2019	30% CONSTRUCTION DOCUMENTS
03/11/2019	50% CONSTRUCTION DOCUMENTS
03/29/2019	PLAN CHECK SUBMITTAL

ROOF PLAN

A2.2

X-422 1



integrated
design
construction
management
sustainability
totum

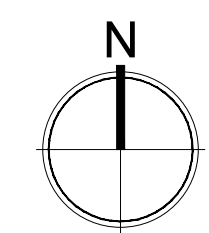
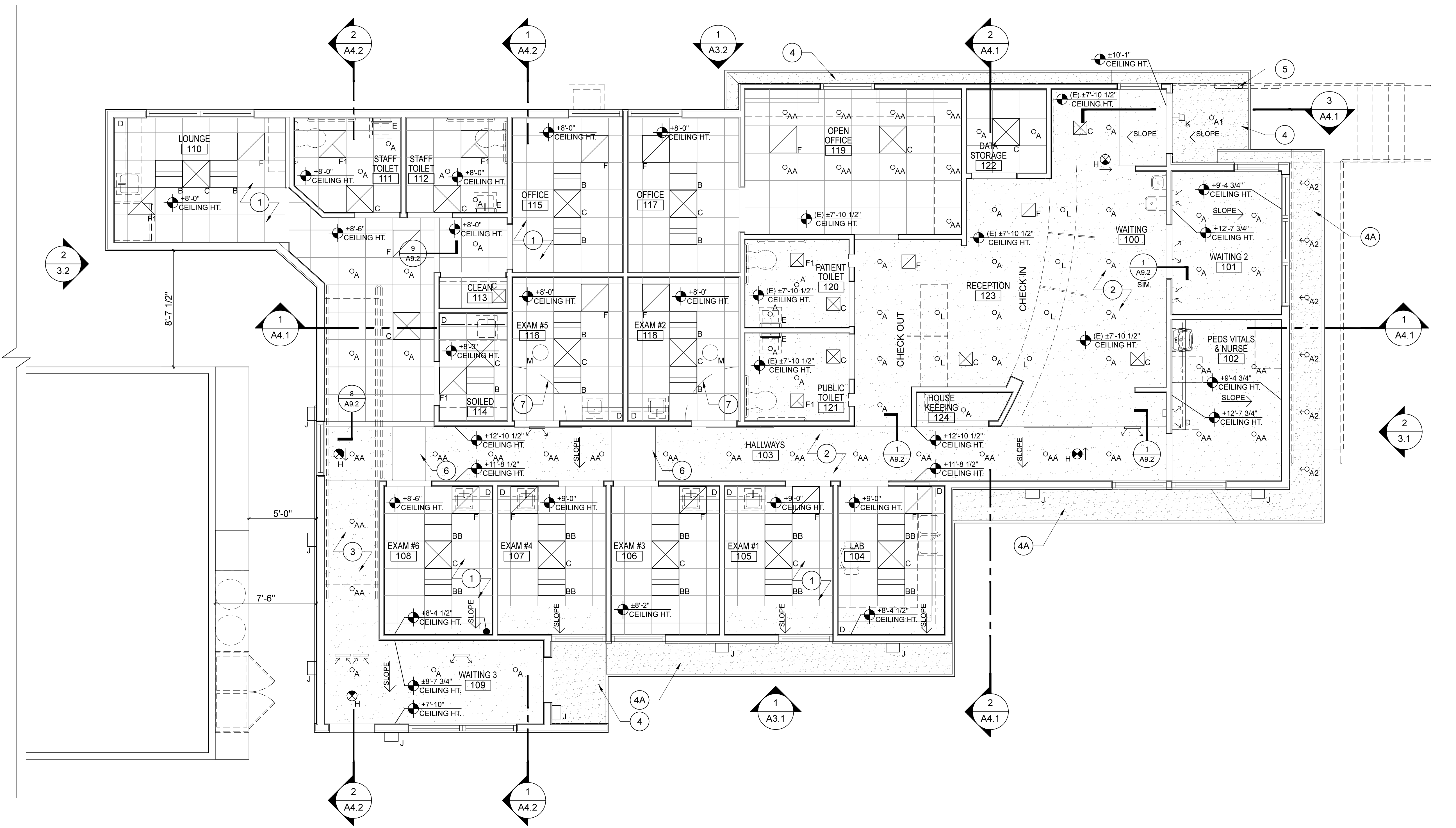
RCP KEY NOTES

- 1 2' X 2' ACOUSTIC CEILING TILES
- 2 PAINTED GYP. BOARD CEILING
- 3 SOFFIT FOR MECHANICAL DUCTS
- 4 STUCCO SOFFIT FINISH - COLOR A
- 4A STUCCO SOFFIT FINISH - COLOR B
- 5 STEEL POST FOR ROOF OVERHANG, SEE STRUCTURAL
- 6 EXPOSED MECHANICAL DUCTS ENCLOSED IN PAINTED METAL JACKET
- 7 CEILING MOUNTED CURTAINS, N.I.C.

LEGEND

- A ○ LUM-TECH 6" LED 14W RECESSED DOWNLIGHT LEDH-CFK6-14-8-30-UZTD -LEDT-R64-WH, OR LITHONIA 6" LDN6 RECESSED DOWNLIGHT LDN6-30/15-L06WR-
- AA ○ LUM-TECH 6" LED 23W RECESSED DOWNLIGHT LEDH-CFK6-23-8-30-UZTD -LEDT-R64-WH, OR LITHONIA 6" LDN6 RECESSED DOWNLIGHT LDN6-30/25-L06WR-
- A1 ○ LUM-TECH 6" LED RECESSED DOWNLIGHT EXT. APPROVED, OR LITHONIA 6" LDN6 RECESSED DOWNLIGHT LDN6-30/15-L06WR-WL
- A2 ○ LUM-TECH 6" LED RECESSED DOWNLIGHT WALL-WASH EXT. APPROVED, OR LITHONIA 6" LDN6 RECESSED WALL-WASH LDN6-30/15-LW6WR-WL
- B □ 24" X 24" WILLIAMS AT1 FIXTURE AT1-22-L40/835-DIM-UNV OR 24"X24" LITHONIA 2FSL2 2FSL-40L-EZ1-LP835
- BB □ 24" X 24" WILLIAMS AT1 FIXTURE AT1-22-L50/835-DIM-UNV OR 24"X24" LITHONIA 2FSL2 2FSL-40L-EZ1-LP835
- C ⊠ FLAT PANEL DIFFUSER
- D --- UNDER-CABINET LIGHTING SSL - UNDERLINE EDGE UNLE - VARIES- 3K-WH (OR ALTERNATE)
- E ▬ MIRROR-LUX - ADA MIRROR WITH LIGHTS MLWC4018
- F □ RETURN AIR GRILLE
- F1 ⊠ EXHAUST AIR GRILLE
- H ⊗ EXIT SIGN EELP - EDG SURFACE MOUNT LED EDGELIT
- J □ WALL-SCONCE, WET-LOCATION FC LIGHTING, FCW1011LED (OR ALTERNATE)
- K □ WALL-SCONCE, TBD
- L ○ LUM-TECH 3" LED RECESSED DOWNLIGHT DLED9531-14-UZTD-TML2341ST-14-8-35-M-WH (OR ALTERNATE)
- M ○ 14" Ø SOLATUBE TUBULAR SKYLIGHT

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



REFLECTED CEILING PLAN

1/4"=1'-0"

X-423 1

sheet title job # date remarks
 12/14/2018
 01/29/2019
 02/15/2019
 03/11/2019
 03/29/2019
 DESIGN DEVELOPMENT
 FINISHES PRESENTATION
 30% CONSTRUCTION DOCUMENTS
 50% CONSTRUCTION DOCUMENTS
 PLAN CHECK SUBMITTAL

REFLECTED CEILING PLAN

A2.3



integrated
design
construction
management
sustainability
totum

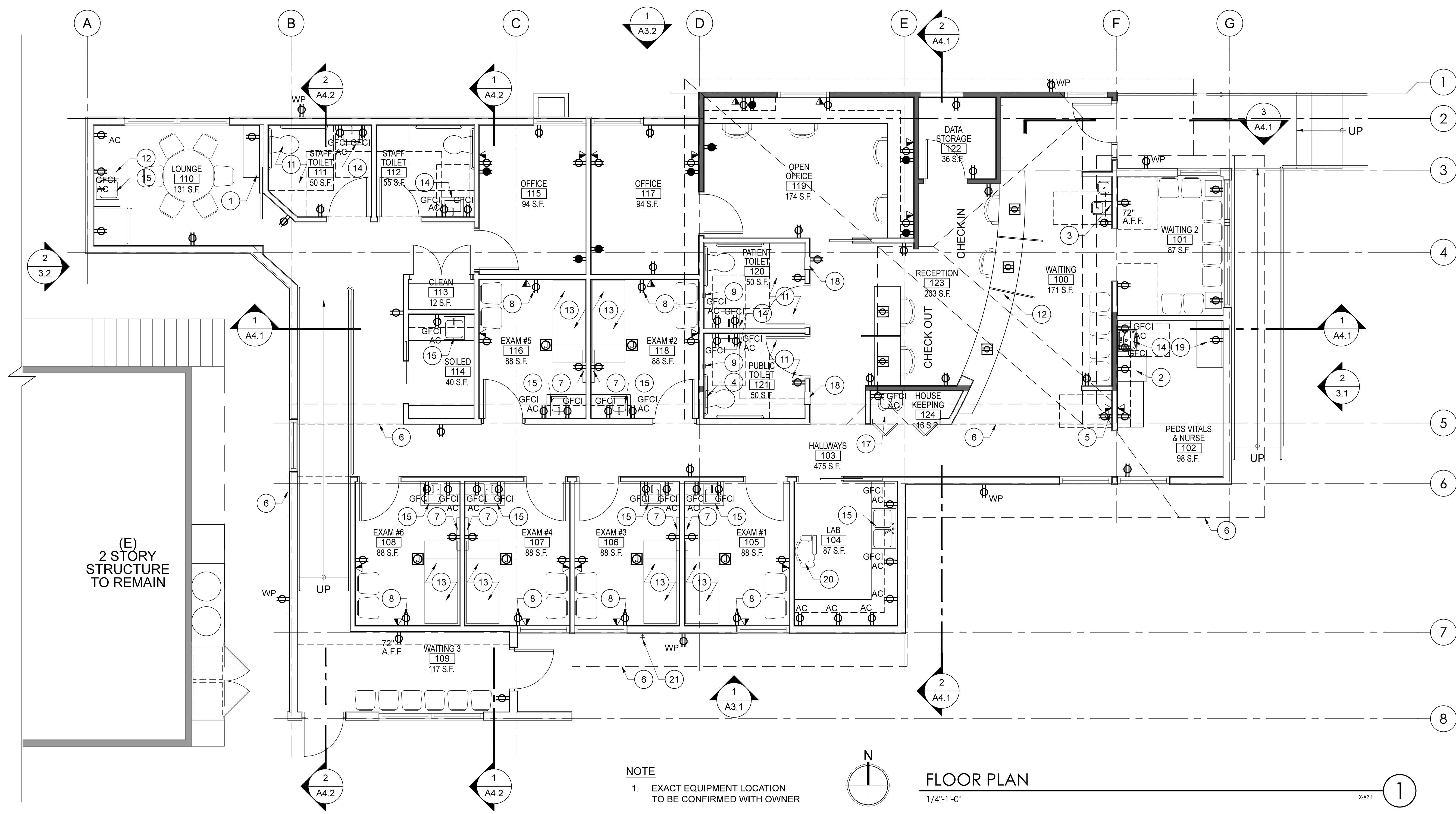
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

PLAN KEY NOTES

- 1 EMPLOYEE STORAGE
- 2 MEDICATION DISPENSING UNIT
- 3 ADA ACCESSIBLE DRINKING FOUNTAIN HIGH & LOW - SEE 3/A0.5
- 4 BED-PAN FLASHING DEVICE
- 5 ACCESSIBLE TELEPHONE
- 6 SOFFIT / ROOF ABOVE
- 7 WALL MTD VITALS STATION
- 8 FOR ELECTRONIC MEDICAL RECORDS STATION
- 9 NURSE CALL STATION
- 10 NOT USED
- 11 (N) ADA ACCESSIBLE BATHROOM
- 12 (N) BUILT-IN MILLWORK
- 13 EXAM TABLE
- 14 (N) WALL-HUNG SINK
- 15 (N) SINK CABINET
- 16 NOT USED
- 17 SERVICE SINK - NOT ADA COMPLIANT
- 18 SPECIMEN PASS-THROUGH CABINET (SEE RESTROOM ACCESSORY LEGEND A-9)
- 19 PEDIATRIC EXAM TABLE W/ SCALE
- 20 BLOOD DRAW CHAIR
- 21 HOSE BIB - SEE PLUMBING

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE +18" A.F.F. U.O.N.
- QUADRUPEX RECEPTACLE +18" A.F.F. (U.O.N.)
- DUPLEX RECEPTACLE-MTD. ABOVE COUNTER
- DUPLEX RECEPTACLE - GROUND FAULT CIRCUIT INTERRUPTER +18" A.F.F. (U.O.N.)
- DUPLEX RECEPTACLE - OUTDOOR +18" A.F.F. (U.O.N.) - LOCKABLE
- DUPLEX RECEPTACLE - DEDICATED CIRCUIT +18" A.F.F. (U.O.N.)
- DUPLEX RECEPTACLE - FULLY SWITCHED +18" A.F.F. (U.O.N.)
- DUPLEX RECEPTACLE - DEDICATED CIRCUIT - FLOOR MTD.
- DUPLEX RECEPTACLE - FLOOR MTD.
- COMBINATION TELE / DATA OUTLET
- JUNCTION BOX
- RECESSED FLOOR JUNCTION BOX
- HOSE BIB



NOTE
1. EXACT EQUIPMENT LOCATION TO BE CONFIRMED WITH OWNER

FLOOR PLAN
1/4"=1'-0"

PLUMBING FIXTURE LEGEND							
LOCATION	TYPE	FIXTURE	MODEL #	MFR.	FINISH	COLOR	NOTES
RESTROOMS #111 #112 #120	1	TOILET WITH 1.1GPF CADET FLOWISE	AMERICAN STANDARD 2467.100	AMERICAN STANDARD	-	WHITE	HIGH EFFICIENCY ADA COMPLIANT
	2	LAVATORY	KOHLER - K-2084-N SOHO - WALL-HUNG SINK	KOHLER	-	WHITE	ADA COMPLIANT
	3	FAUCET	AMERICAN STANDARD - ELECTRONIC SINGLE HOLE - 6055.104	AMERICAN STANDARD	-	CHROME	ADA COMPLIANT PLUG-IN
RESTROOM #121	4	TOILET	HIGH CLIFF ULTRA K-96057-L	KOHLER	-	WHITE	ADA COMPLIANT
	5	BEDPAN WASHER	BEDPAN WASHER DIVERTER KIT 6047.820.002	AMERICAN STANDARD	-	CHROME	ADA COMPLIANT
MEDICAL EXAM RM #105 - 108, 116 & 118	8	LAVATORY	SINGLE BOWL SBL-ADA-1815-A-GR (1 HOLE CENTERED)	JUST MANUFACTURING COMPANY	-	SS	ADA COMPLIANT PLUG-IN
	9	FAUCET	AMERICAN STANDARD - ELECTRONIC SINGLE HOLE - 6055.104	AMERICAN STANDARD	-	CHROME	ADA COMPLIANT PLUG-IN
	10	SINK	WALL-MOUNT HANDWASH SINK WITH SENSOR FAUCET A-544-912-S	JUST MANUFACTURING COMPANY	-	SS	ADA COMPLIANT PLUG-IN
SOILED #114	11	SINK	SINGLE BOWL (3 HOLES ON 4" CENTERS) SL-2119-A-GR	JUST MANUFACTURING COMPANY	-	SS	ADA COMPLIANT
	12	FAUCET	JMC J-1174-KS	JUST MANUFACTURING COMPANY	-	CHROME	ADA COMPLIANT
MEDICAL LAB #104	13	SINK	DOUBLE BOWL SINK DLN-2137-A-GR	JUST MANUFACTURING COMPANY	-	SS	ADA COMPLIANT
	14	FAUCET	JMC J-1174-KS	JUST MANUFACTURING COMPANY	-	CHROME	ADA COMPLIANT
HOUSEKEEPING #124	15	SINK	BANNON K-6718	KOHLER	-	WHITE	
	16	FAUCET	897-RCF	CHICAGO FAUCETS	-	CHROME	
WAITING RM. #100	17	DRINKING FOUNTAIN	BL-LEVEL WALL MOUNTED WATER FOUNTAIN LZ(S)TL8	ELKAY	-	TBD	ADA COMPLIANT
STAFF LOUNGE #110	18	SINK	SINGLE BOWL (1 HOLE CENTERED) SL-2119-A-GR	JUST MANUFACTURING COMPANY	-	SS	ADA COMPLIANT
	19	FAUCET	OLETTO KPF-2620	KRAUS	-	CHROME	ADA COMPLIANT

RESTROOM ACCESSORY LEGEND							
LOCATION	TYPE	FIXTURE	MODEL #	MFR.	FINISH	COLOR	NOTES
RESTROOMS #111 #112	A-1	TOILET TISSUE DISPENSER	B-2888 CLASSIC SERIES - SURFACE MTD. MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	SATIN		STAINLESS STEEL
	A-2	SEAT-COVER DISPENSER	B-221 CLASSIC SERIES - SURFACE MTD. SEAT-COVER DISPENSER	BOBRICK	SATIN		STAINLESS STEEL
	A-3	SOAP DISPENSER	B-2111 SURFACE MTD. - SOAP DISPENSER	BOBRICK	SATIN		STAINLESS STEEL
	A-4	GRAB BAR	B-5806 SERIES 1 1/4" DIM. GRAB BAR WITH SNAP FLANGE (36" LONG @ BACK OF TOILET)	BOBRICK	SATIN		STAINLESS STEEL
	A-5	GRAB BAR	B-5806 SERIES 1 1/4" DIM. GRAB BAR WITH SNAP FLANGE (42" LONG @ SIDE OF TOILET)	BOBRICK	SATIN		STAINLESS STEEL
	A-6	PAPER TOWEL DISPENSER & WASTE RECEPTACLE	B-3699 CLASSIC SERIES - SURFACE MTD. PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	BOBRICK	SATIN		STAINLESS STEEL
RESTROOMS #120 #121	A-1	TOILET TISSUE DISPENSER	B-2888 CLASSIC SERIES - SURFACE MTD. MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	SATIN		STAINLESS STEEL
	A-2	SEAT-COVER DISPENSER	B-221 CLASSIC SERIES - SURFACE MTD. SEAT-COVER DISPENSER	BOBRICK	SATIN		STAINLESS STEEL
	A-3	SOAP DISPENSER	B-2111 SURFACE MTD. - SOAP DISPENSER	BOBRICK	SATIN		STAINLESS STEEL
	A-4	GRAB BAR	B-5806 SERIES 1 1/4" DIM. GRAB BAR WITH SNAP FLANGE (36" LONG @ BACK OF TOILET)	BOBRICK	SATIN		STAINLESS STEEL
	A-5	GRAB BAR	B-5806 SERIES 1 1/4" DIM. GRAB BAR WITH SNAP FLANGE (42" LONG @ SIDE OF TOILET)	BOBRICK	SATIN		STAINLESS STEEL
	A-6	PAPER TOWEL DISPENSER & WASTE RECEPTACLE	B-3699 CLASSIC SERIES - SURFACE MTD. PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	BOBRICK	SATIN		STAINLESS STEEL
	A-7	NOT USED					
	A-8	BBY CHANGING STATION	KB200 HORIZONTAL WALL MOUNTED BABY CHANGING STATION	KOALA KARE		T.B.D.	
	A-9	SPECIMEN PASS-THROUGH	B-505 RECESSED SPECIMEN PASS-THROUGH CABINET	BOBRICK	SATIN		STAINLESS STEEL

12/14/2016
 01/29/2019
 02/15/2019
 03/11/2019
 03/29/2019
 DESIGN DEVELOPMENT
 FINISHES PRESENTATION
 30% CONSTRUCTION DOCUMENTS
 50% CONSTRUCTION DOCUMENTS
 PLAN CHECK SUBMITTAL
 drawn by: checked by: project title: remarks: date: job #: title: sheet:

POWER & EQUIPMENT PLAN

A2.4

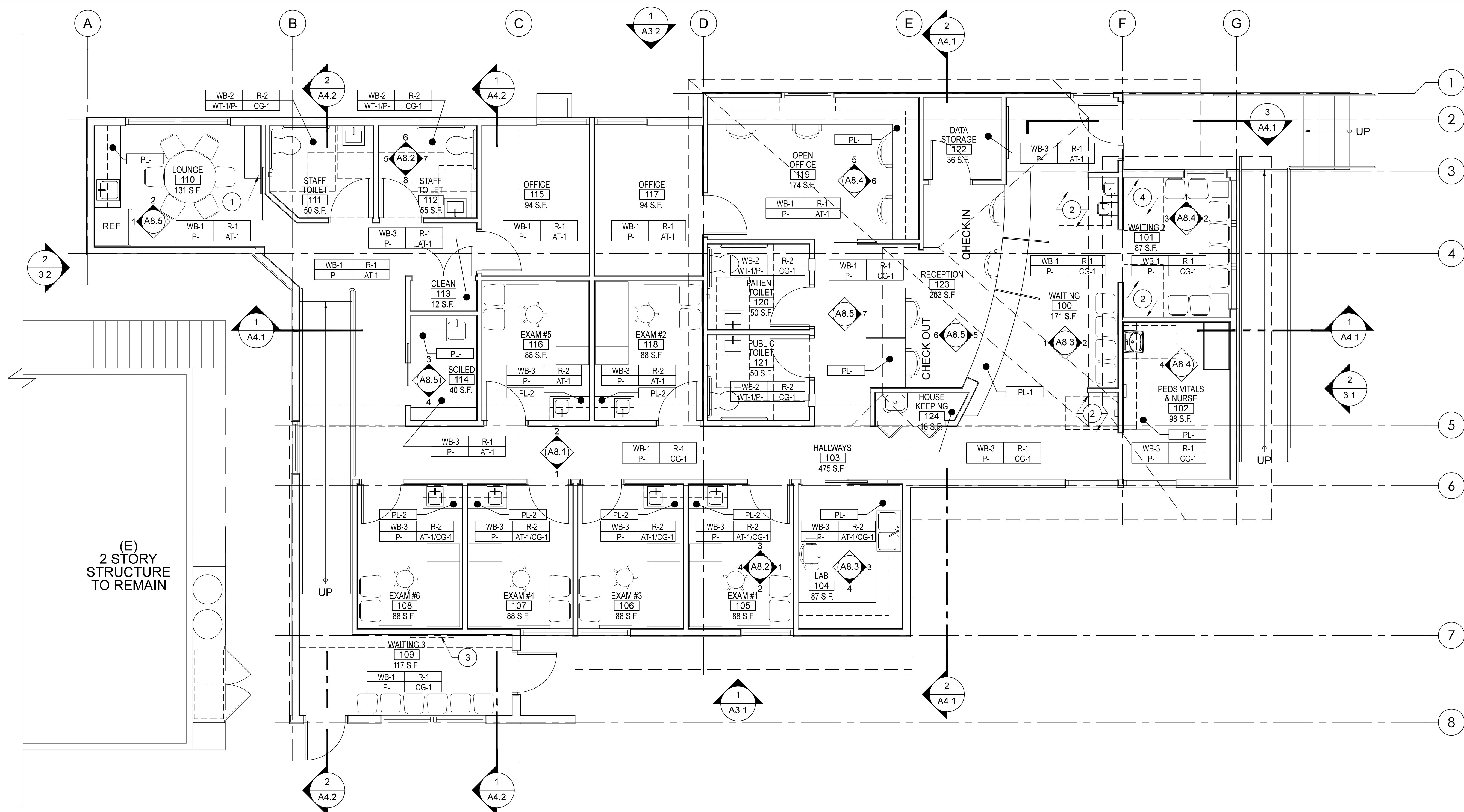


integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

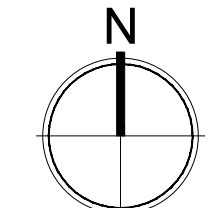
PLAN KEY NOTES

- 1 EMPLOYEE STORAGE
- 2 WHEELCHAIR ACCESSIBLE SPACE
- 3 WALL-HUNG TV ABOVE
- 4 CHILDREN PLAY AREA



(E)
2 STORY
STRUCTURE
TO REMAIN

NOTE
1. EXACT EQUIPMENT LOCATION
TO BE CONFIRMED WITH OWNER



FURNITURE & FINISH PLAN

1/4"=1'-0"

X-A21

1

FINISH LEGEND						FINISH CALLOUTS						
LOCATION	TYPE	MATERIAL	DESCRIPTION	MFR.	FINISH	LOCATION	TYPE	MATERIAL	DESCRIPTION	MFR.	FINISH	NOTES
BASE	WB-1	MDF	1"x4" MDF WALL BASE	-	PAINTED	WALL	P-1	GYP. BOARD	PAINTED GYPSUM BOARD	DUNN EDWARDS	TBD	
	WB-2	TILE BASE	COVE BASE TILE	TBD	TBD		P-2	GYP. BOARD	PAINTED GYPSUM BOARD	DUNN EDWARDS	TBD	
FLOOR	WB-3	VINYL BASE	TBD	TBD	TBD	PF-1	PROTECTIVE FILM	TBD	TBD	TBD		
	R-1	RESILIENT FLOORING	6"x48" VINYL PLANKS - NATURAL CREATIONS - IRONWOOD OAK	ARMSTRONG ARBORART	IRON ERA NA163	WT-1	WALL TILE	4 1/4" x 4 1/4" GLAZED TILE	DALTILE	SEMI-GLOSS	COMPOSED OF 3 TILE COLORS, SPA 0148 WATERFALL 0169 DESERT GRAY X114	
	R-2	RESILIENT FLOORING	6"x48" VINYL PLANKS - NATURAL CREATIONS - IRONWOOD OAK	ARMSTRONG ARBORART	OUR GLASS OAK NA161	ST-1	STUCCO	SAND FINISH - COLOR A	LAHABRA MERLEX INTEGRAL 16/20	PAINTED	SEE COLOR ELEVATION FOR LAYOUT	
	R-1-ALT	RESILIENT FLOORING	VINYL-SHEET	ARMSTRONG DECCART	OAK 37360 BONA FIDE	ST-2	STUCCO	SAND FINISH - COLOR B	LAHABRA MERLEX INTEGRAL 16/20	P-2090 THUNDER SKY		
	T-1	FLOOR TILE	TBD	TBD	TBD	DF-1	DOOR FRAMES	FACTORY PAINTED STEEL	TBD	TBD	SEE DOOR SCHEDULE A10.1	
CF-1	CONCRETE	SEALED CONCRETE	TBD	TBD	WF-1	WINDOW FRAMES	FIBERGLASS	TBD	TBD	SEE WIND. SCHEDULE A10.1		
E-1	DEX-O-TEX	EPOXY FLOOR FINISH	CROSSFIELD PRODUCTS	TBD	GR-1	STEEL GUARDRAILS	PAINTED STEEL GUARDRAILS	TBD	TBD			
MILLWORK	PL-1	PLASTIC LAM.	PLASTIC LAMINATE	FORMICA	8821-90 JUST BLUE - GLOSS	SC-1	STEEL COLUMN	PAINTED STEEL COLUMN	TBD	TBD		
	PL-2	PLASTIC LAM.	PLASTIC LAMINATE	FORMICA	3202-90 OTTER GLOSS FINISH	AT-1	ACOUSTIC CEILING TILE	2'x2' DUNE W/ 9/16" BEVELED OR SILHOUETTE GRID	ARMSTRONG	REGULAR FINE TEXTURE		
	PL-3	PLASTIC LAM.	PLASTIC LAMINATE	FORMICA	6901-MICRODOT VIBRANT GREEN	CG-1	GYPSUM BOARD	PAINTED GYPSUM BOARD	DUNN EDWARDS	TBD		
	PL-4	PLASTIC LAMINATE	PLASTIC LAMINATE	FORMICA	948-90 WHITE GLOSS FINISH	ST-3	STUCCO CEILING	SAND FINISH - COLOR B	LAHABRA MERLEX INTEGRAL 16/20	P-2090 THUNDER SKY	SOME SOFFITS TO BE PAINTED TO MATCH COLOR A	
	PL-5	PLASTIC LAMINATE	PLASTIC LAMINATE	FORMICA	5342-SP EARTH SCULPTED FIN.	BR-1	BUILT-UP ROOFING	CLASS "A" ROOFING	TBD	TBD		
	PL-6	PLASTIC LAMINATE	PLASTIC LAMINATE	FORMICA	918-SP N. WHITE SCULPTED FIN.	MC-1	METAL CAP	PAINTED METAL TRIM CAP	TBD	TBD		
	PL-7	PLASTIC LAMINATE	PLASTIC LAMINATE	FORMICA	948-SP WHITE SCULPTED FIN.	SM-1	SHEET METAL	PAINTED BONDERIZED SHEET METAL	TBD	TBD		
					MR-1	METAL ROOFING	MULTI-RIB METAL ROOFING	MCELROY METAL	ROMAN BLUE OR SLATE GRAY			
					AS-1	ASPHALT SHINGLES	TBD	TBD	TBD			

LOCATION	TYPE	MATERIAL	DESCRIPTION	MFR.	FINISH	NOTES
BASE						
WALLS						
FLOOR						
CEILING						
ROOF						

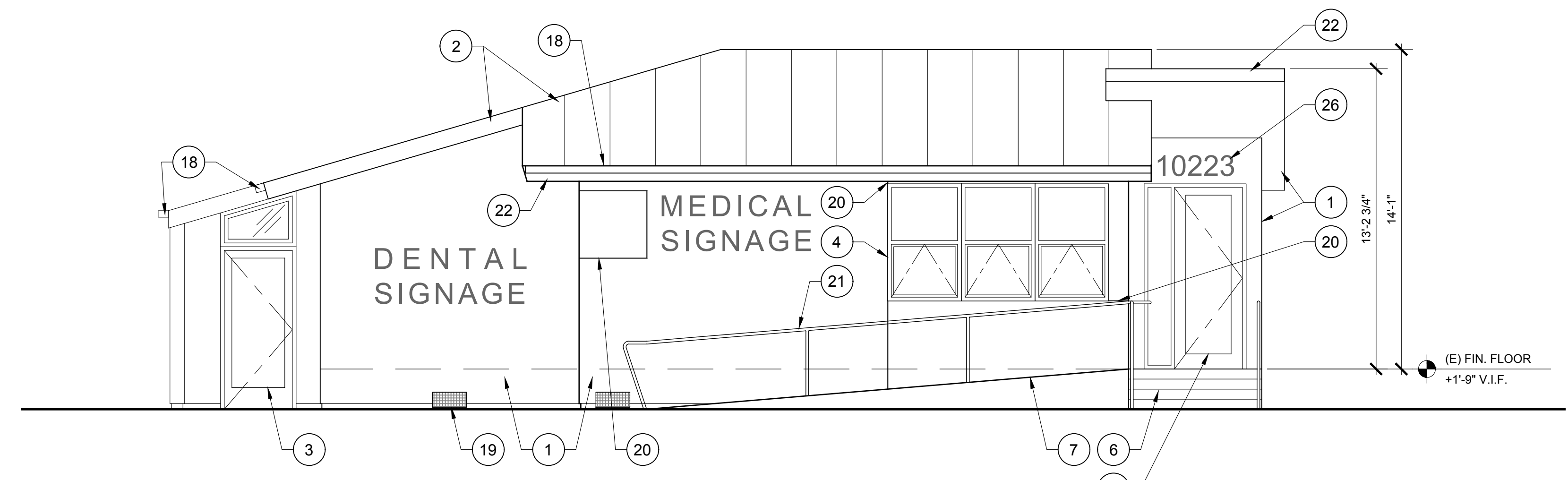
NOTES:
1. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.

Drawn by: checked by: project title: remarks: date: job #: title: sheet:

DATE	DESCRIPTION
12/14/2016	DESIGN DEVELOPMENT
01/29/2019	FINISHES PRESENTATION
02/15/2019	30% CONSTRUCTION DOCUMENTS
03/17/2019	50% CONSTRUCTION DOCUMENTS
03/29/2019	PLAN CHECK SUBMITTAL

FURNITURE & FINISH PLAN

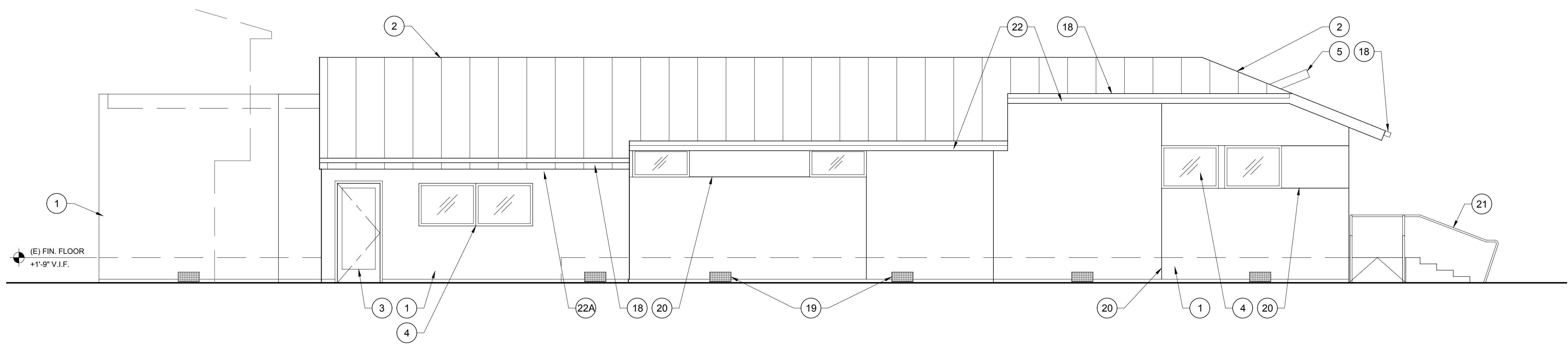
A2.5



EAST ELEVATION

1/4"=1'-0"

2



SOUTH ELEVATION

1/4"=1'-0"

1

ELEV/SECTION KEY NOTES

- 1 (N) STUCCO FINISH
- 2 (N) METAL ROOF
- 2A CLASS A SINGLE PLY ROOF OVER TAPERED RIP STRIPS, TYPICAL
- 3 (N) ALUMINUM FRAMED GLASS DOOR
- 4 (N) ALUMINUM FRAMED WINDOW
- 5 (N) ROOF STRUCTURE BEYOND
- 5A BUILDING BEYOND
- 6 (N) CONCRETE STEPS
- 7 (N) ADA ACCESSIBLE RAMP
- 8 EXISTING ROOF / BUILDING- PATCH / REPAIR / RE-ROOF ROOF AS NECESSARY
- 9 (N) WINDOW IN EXISTING OPENING
- 10 (N) FLOOR JOISTS- SEE STRUCTURAL
- 11 (N) PAINTED GYP. BOARD WALLS / CEILINGS
- 11A (N) PAINTED GYP. BOARD AT EXISTING WALLS / CEILINGS
- 12 (N) FLOORING- SEE SCHEDULE
- 13 ACT CEILING
- 14 (E) CONCRETE FTG.- V.I.F.
- 14A (N) CONCRETE FTG.- SEE STRUCTURAL
- 15 CRICKET / SLOPE AS REQUIRED
- 16 ACCESSIBLE CONCRETE RAMP W/ CLEAR SEALER
- 17 MECHANICAL DUCT / EQUIPMENT
- 18 PAINTED METAL RAIN GUTTER / DOWNSPOUT
- 19 CRAWL SPACE VENTING- 16 @ 8"x18", 16 SF TOTAL
- 20 1/4" ALUMINUM REVEAL
- 21 PAINTED STEEL HANDRAIL
- 22 PAINTED METAL FASCIA
- 22A WRAP METAL ROOFING DOWN TO FASCIA
- 23 PAINTED STEEL SUPPORT- SEE STRUCTURAL
- 24 (E) BUILDING
- 25 BATT INSULATION- SEE TITLE 24 REPORT
- 26 8" TALL BRUSHED ALUMINUM NUMBERS ON STANDOFFS



integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

sheet title job # date remarks drawn by checked by project title

date	remarks
03/11/2019	50% CONSTRUCTION DOCUMENTS
03/29/2019	PLAN CHECK SUBMITTAL

BUILDING ELEVATIONS

A3.1

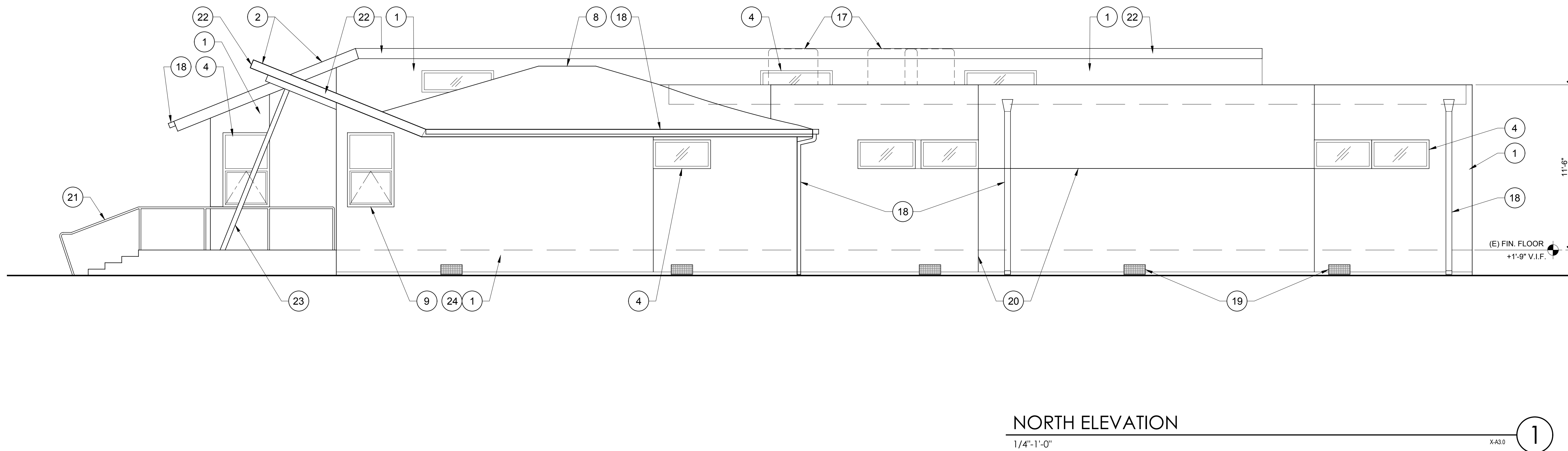
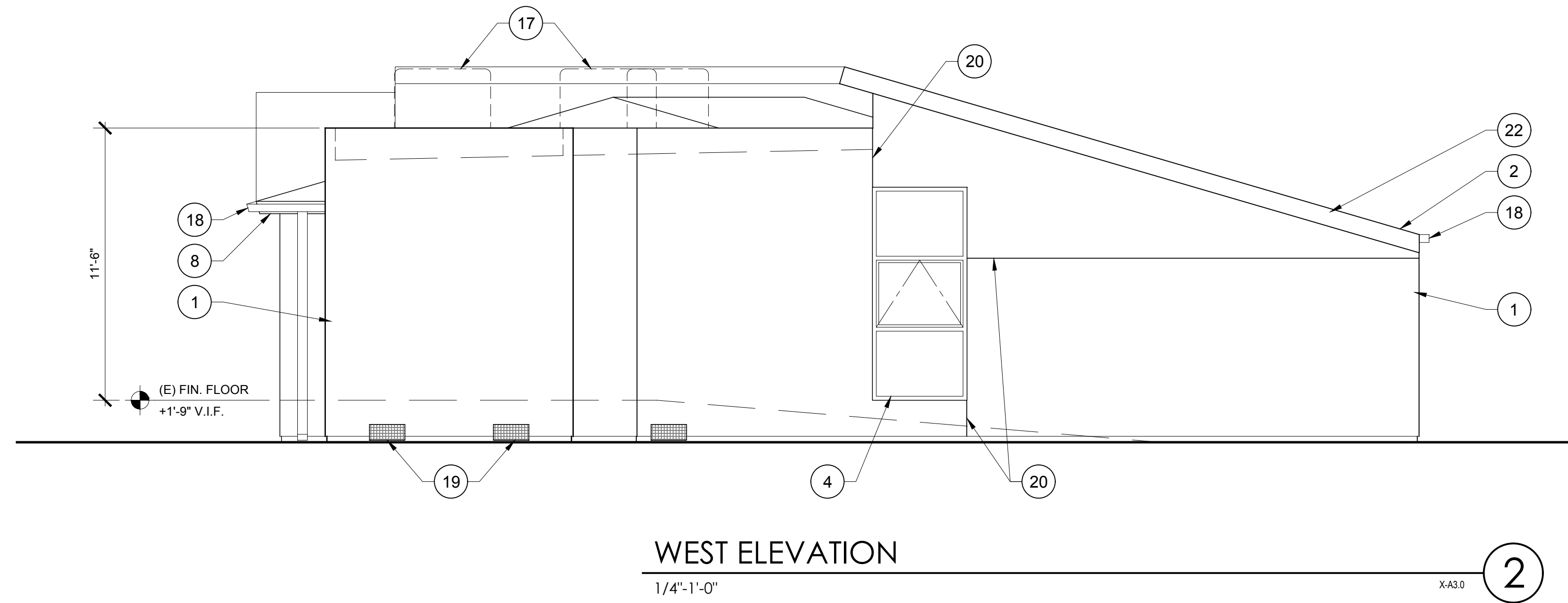


integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

ELEV/SECTION KEY NOTES

- 1 (N) STUCCO FINISH
- 2 (N) METAL ROOF
- 2A CLASS A SINGLE PLY ROOF OVER TAPERED RIP STRIPS, TYPICAL
- 3 (N) ALUMINUM FRAMED GLASS DOOR
- 4 (N) ALUMINUM FRAMED WINDOW
- 5 (N) ROOF STRUCTURE BEYOND
- 5A BUILDING BEYOND
- 6 (N) CONCRETE STEPS
- 7 (N) ADA ACCESSIBLE RAMP
- 8 EXISTING ROOF / BUILDING- PATCH / REPAIR / RE-ROOF ROOF AS NECESSARY
- 9 (N) WINDOW IN EXISTING OPENING
- 10 (N) FLOOR JOISTS- SEE STRUCTURAL
- 11 (N) PAINTED GYP. BOARD WALLS / CEILINGS
- 11A (N) PAINTED GYP. BOARD AT EXISTING WALLS / CEILINGS
- 12 (N) FLOORING- SEE SCHEDULE
- 13 ACT CEILING
- 14 (E) CONCRETE FTG.- V.I.F.
- 14A (N) CONCRETE FTG.- SEE STRUCTURAL
- 15 CRICKET / SLOPE AS REQUIRED
- 16 ACCESSIBLE CONCRETE RAMP W/ CLEAR SEALER
- 17 MECHANICAL DUCT / EQUIPMENT
- 18 PAINTED METAL RAIN GUTTER / DOWNSPOUT
- 19 CRAWL SPACE VENTING- 16 @ 8"x18", 16 SF TOTAL
- 20 1/4" ALUMINUM REVEAL
- 21 PAINTED STEEL HANDRAIL
- 22 PAINTED METAL FASCIA
- 22A WRAP METAL ROOFING DOWN TO FASCIA
- 23 PAINTED STEEL SUPPORT- SEE STRUCTURAL
- 24 (E) BUILDING
- 25 BATT INSULATION- SEE TITLE 24 REPORT
- 26 8" TALL BRUSHED ALUMINUM NUMBERS ON STANDOFFS



sheet title job # date remarks drawn by checked by project file

.....

MS

50% CONSTRUCTION DOCUMENTS
PLAN CHECK SUBMITTAL

03/11/2019
02/27/2019

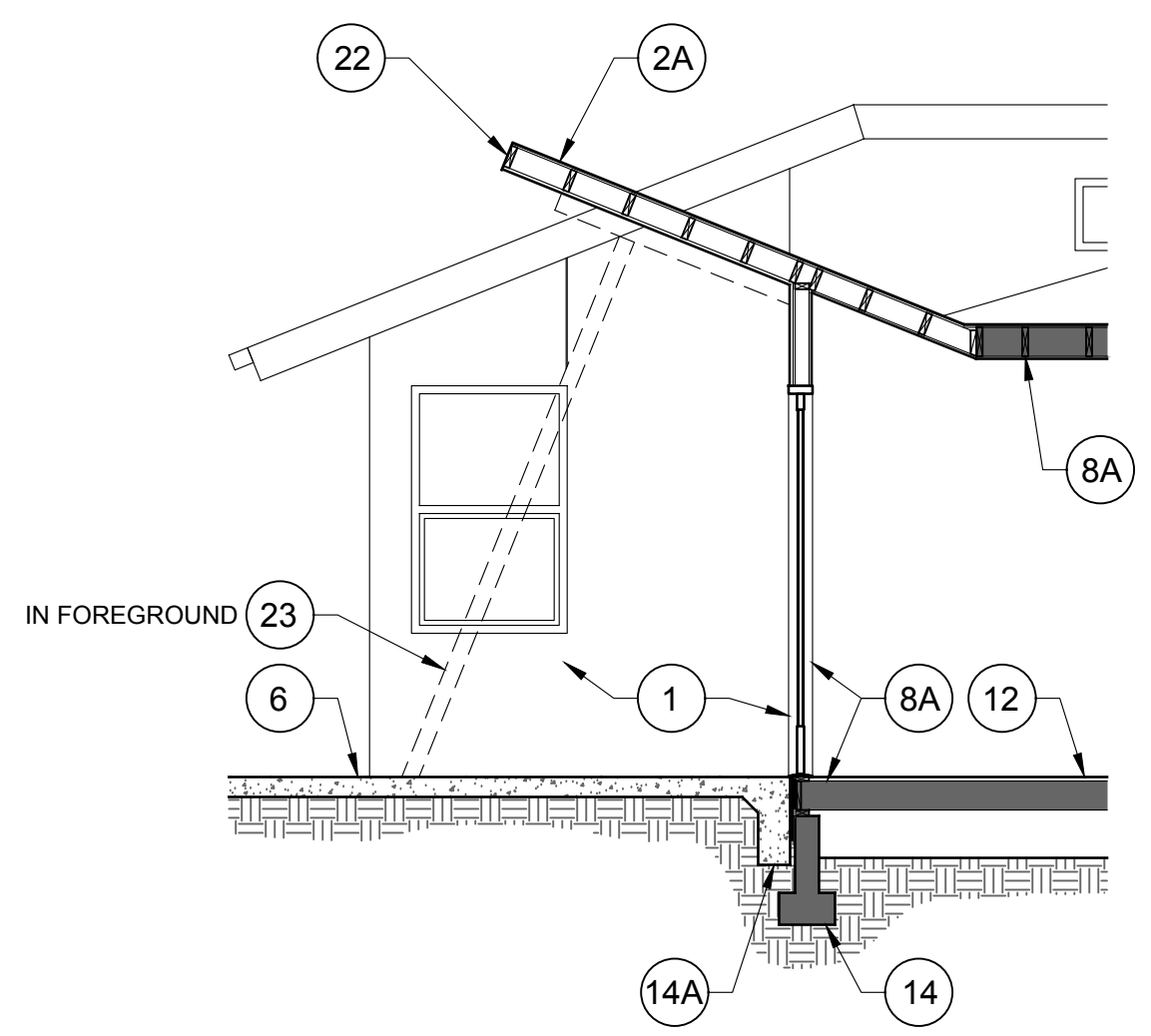
BUILDING ELEVATIONS

A3.2



ELEV/SECTION KEY NOTES

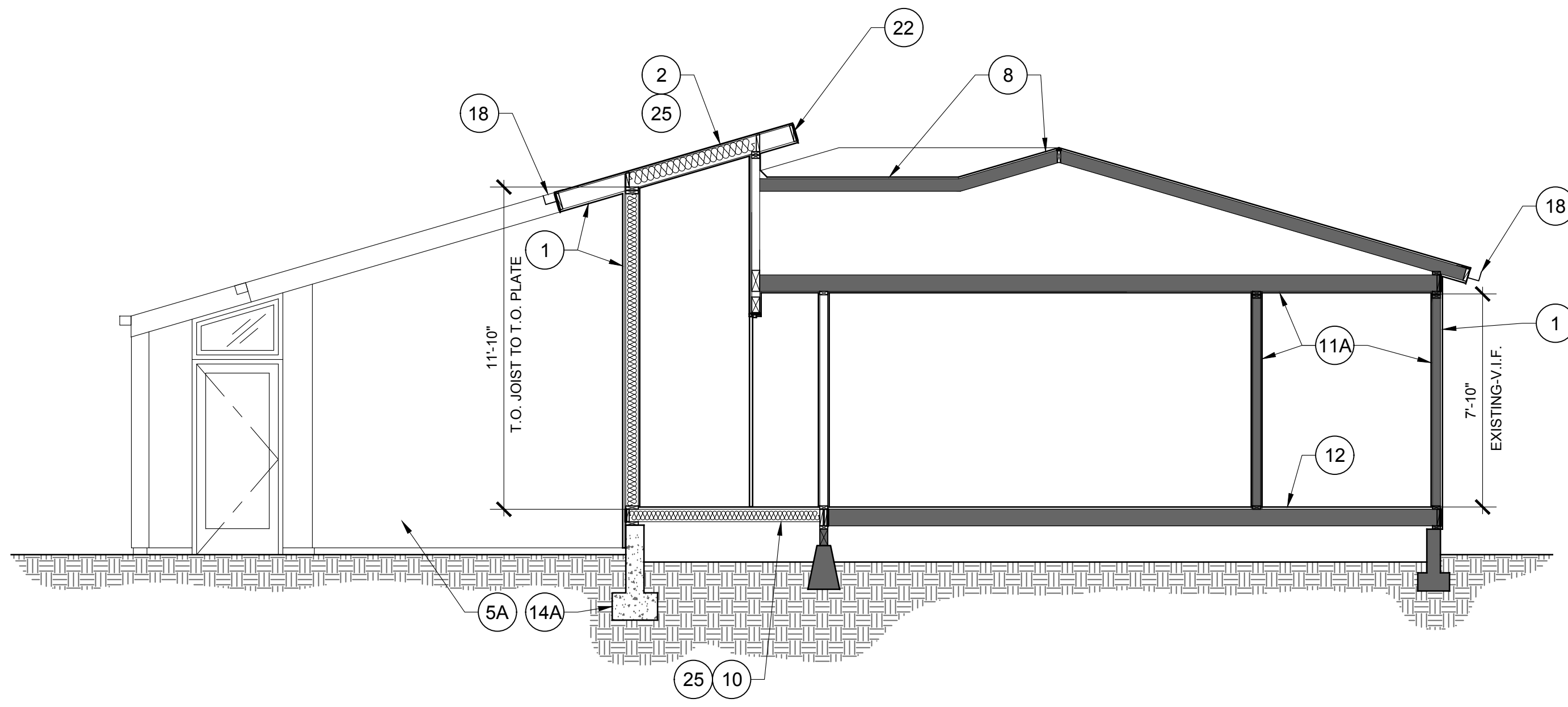
- 1 (N) STUCCO FINISH
- 2 (N) METAL ROOF
- 2A CLASS A SINGLE PLY ROOF OVER TAPERED RIP STRIPS, TYPICAL
- 3 (N) ALUMINUM FRAMED GLASS DOOR
- 4 (N) ALUMINUM FRAMED WINDOW
- 5 (N) ROOF STRUCTURE BEYOND
- 5A BUILDING BEYOND
- 6 (N) CONCRETE STEPS
- 7 (N) ADA ACCESSIBLE RAMP
- 8 EXISTING ROOF / BUILDING- PATCH / REPAIR / RE-ROOF ROOF AS NECESSARY
- 9 (N) WINDOW IN EXISTING OPENING
- 10 (N) FLOOR JOISTS- SEE STRUCTURAL
- 11 (N) PAINTED GYP. BOARD WALLS / CEILINGS
- 11A (N) PAINTED GYP. BOARD AT EXISTING WALLS / CEILINGS
- 12 (N) FLOORING- SEE SCHEDULE
- 13 ACT CEILING
- 14 (E) CONCRETE FTG.- V.I.F.
- 14A (N) CONCRETE FTG.- SEE STRUCTURAL
- 15 CRICKET / SLOPE AS REQUIRED
- 16 ACCESSIBLE CONCRETE RAMP W/ CLEAR SEALER
- 17 MECHANICAL DUCT / EQUIPMENT
- 18 PAINTED METAL RAIN GUTTER / DOWNSPOUT
- 19 CRAWL SPACE VENTING- 16 @ 8"x18", 16 SF TOTAL
- 20 1/4" ALUMINUM REVEAL
- 21 PAINTED STEEL HANDRAIL
- 22 PAINTED METAL FASCIA
- 22A WRAP METAL ROOFING DOWN TO FASCIA
- 23 PAINTED STEEL SUPPORT- SEE STRUCTURAL
- 24 (E) BUILDING
- 25 BATT INSULATION- SEE TITLE 24 REPORT
- 26 8" TALL BRUSHED ALUMINUM NUMBERS ON STANDOFFS



BUILDING SECTION

1/4"=1'-0"

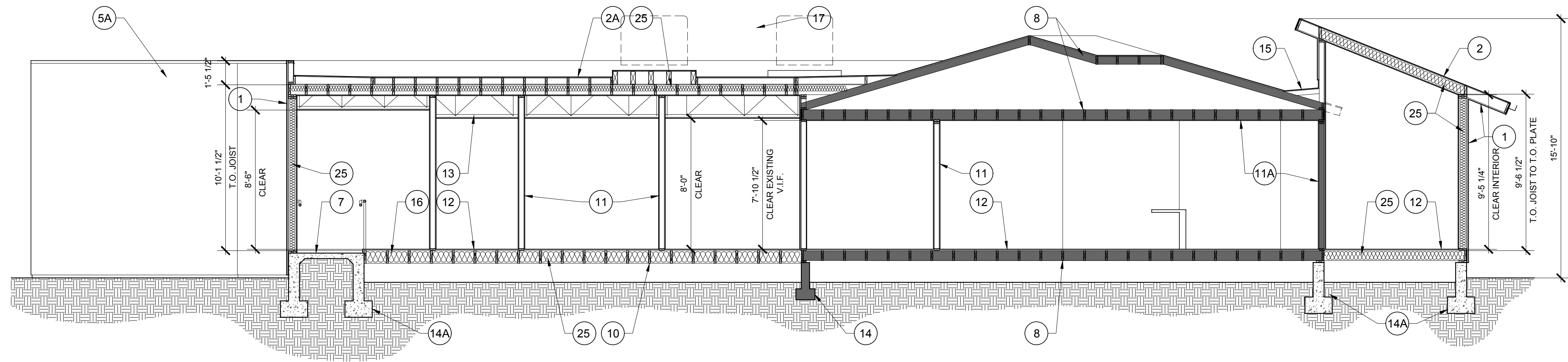
3



BUILDING SECTION

1/4"=1'-0"

2



BUILDING SECTION

1/4"=1'-0"

1

sheet title job # date remarks drawn by checked by project title

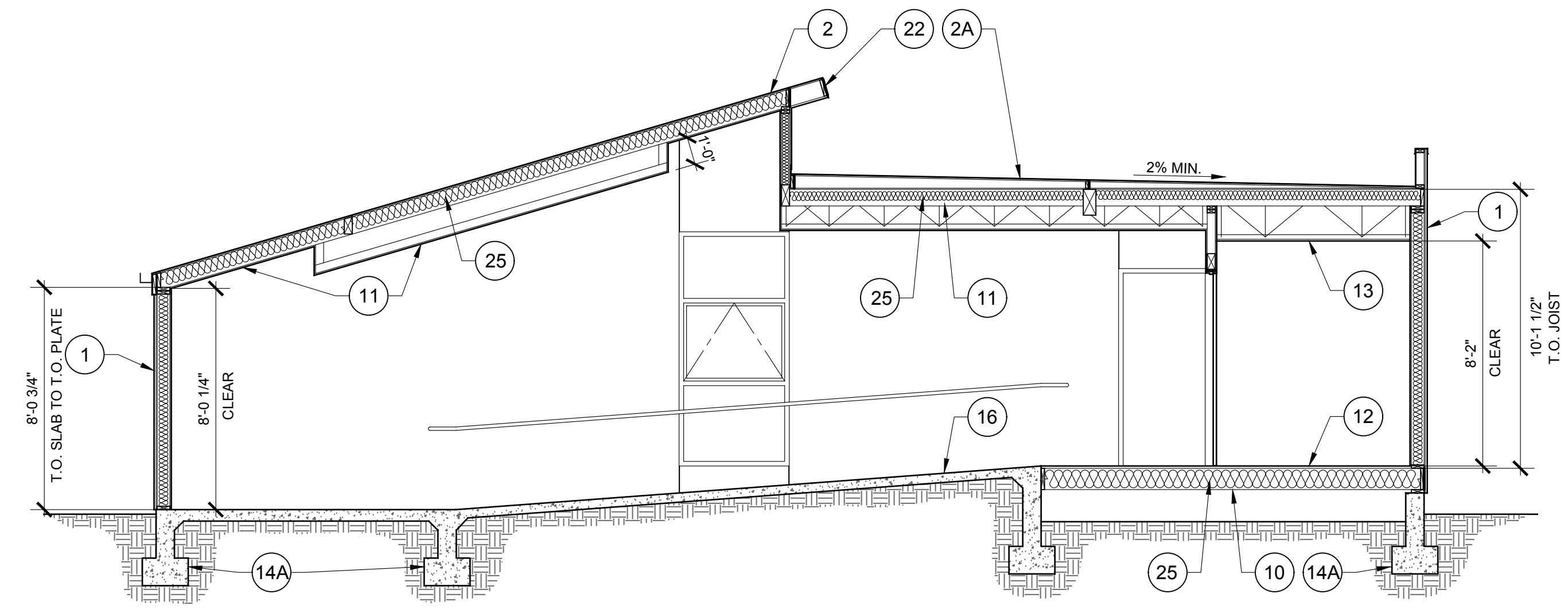
date	job #	remarks
03/11/2019		50% CONSTRUCTION DOCUMENTS PLAN CHECK SUBMITTAL
03/29/2019		



integrated
design
construction
management
sustainability
totum

ELEV/SECTION KEY NOTES

- 1 (N) STUCCO FINISH
- 2 (N) METAL ROOF
- 2A CLASS A SINGLE PLY ROOF OVER TAPERED RIP STRIPS, TYPICAL
- 3 (N) ALUMINUM FRAMED GLASS DOOR
- 4 (N) ALUMINUM FRAMED WINDOW
- 5 (N) ROOF STRUCTURE BEYOND
- 5A BUILDING BEYOND
- 6 (N) CONCRETE STEPS
- 7 (N) ADA ACCESSIBLE RAMP
- 8 EXISTING ROOF / BUILDING - PATCH / REPAIR / RE-ROOF ROOF AS NECESSARY
- 9 (N) WINDOW IN EXISTING OPENING
- 10 (N) FLOOR JOISTS- SEE STRUCTURAL
- 11 (N) PAINTED GYP. BOARD WALLS / CEILINGS
- 11A (N) PAINTED GYP. BOARD AT EXISTING WALLS / CEILINGS
- 12 (N) FLOORING- SEE SCHEDULE
- 13 ACT CEILING
- 14 (E) CONCRETE FTG.- V.I.F.
- 14A (N) CONCRETE FTG.- SEE STRUCTURAL
- 15 CRICKET / SLOPE AS REQUIRED
- 16 ACCESSIBLE CONCRETE RAMP W/ CLEAR SEALER
- 17 MECHANICAL DUCT / EQUIPMENT
- 18 PAINTED METAL RAIN GUTTER / DOWNSPOUT
- 19 CRAWL SPACE VENTING- 16 @ 8"x18", 16 SF TOTAL
- 20 1/4" ALUMINUM REVEAL
- 21 PAINTED STEEL HANDRAIL
- 22 PAINTED METAL FASCIA
- 22A WRAP METAL ROOFING DOWN TO FASCIA
- 23 PAINTED STEEL SUPPORT- SEE STRUCTURAL
- 24 (E) BUILDING
- 25 BATT INSULATION- SEE TITLE 24 REPORT
- 26 8" TALL BRUSHED ALUMINUM NUMBERS ON STANDOFFS

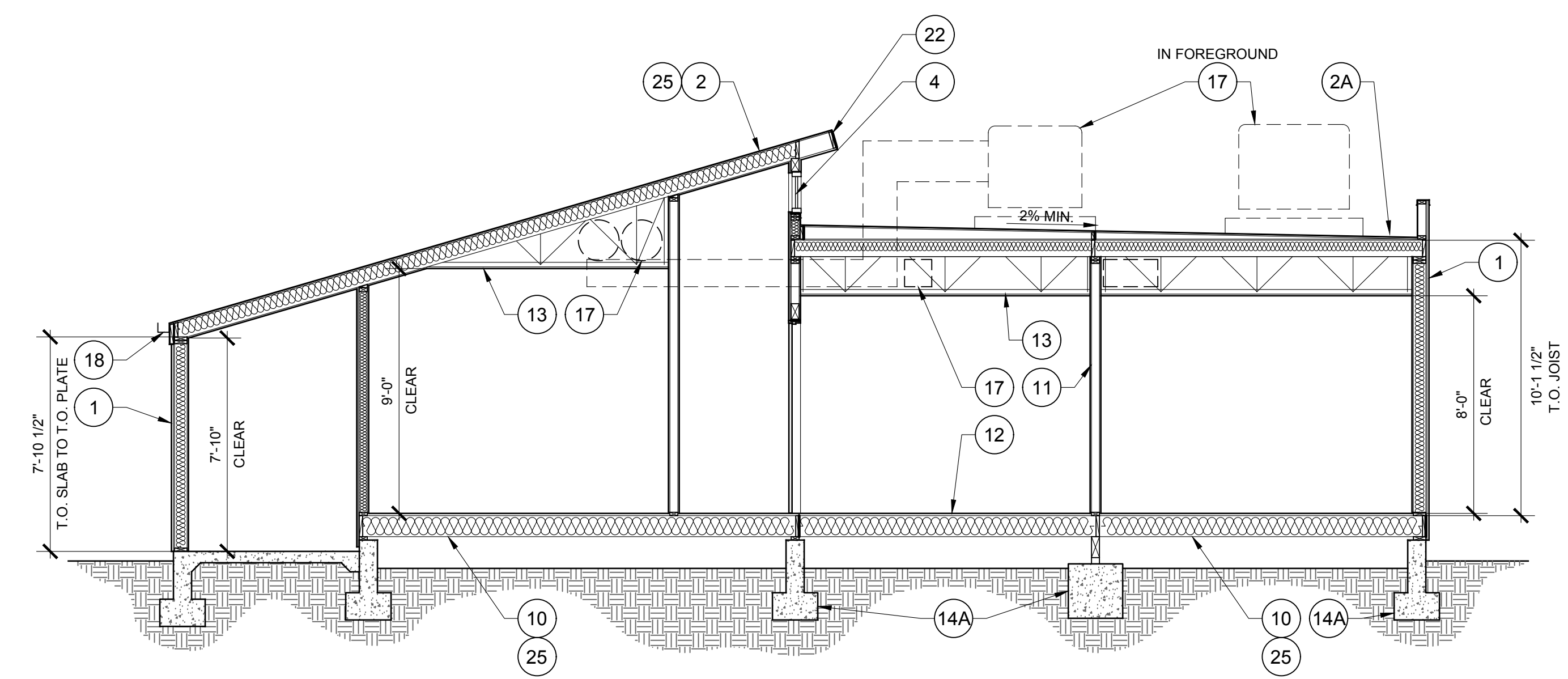


BUILDING SECTION

1/4"=1'-0"

X:44.0

2



BUILDING SECTION

1/4"=1'-0"

X:44.0

1

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

sheet title job # date remarks drawn by checked by project title

ALIS

50% CONSTRUCTION DOCUMENTS
PLAN CHECK SUBMITTAL

03/11/2019
03/29/2019

BUILDING SECTIONS

A4.2

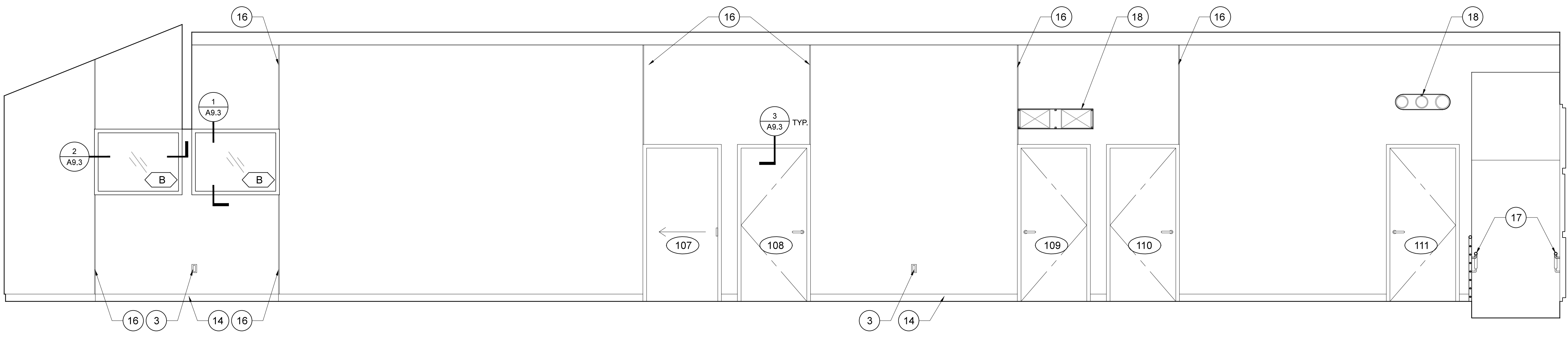
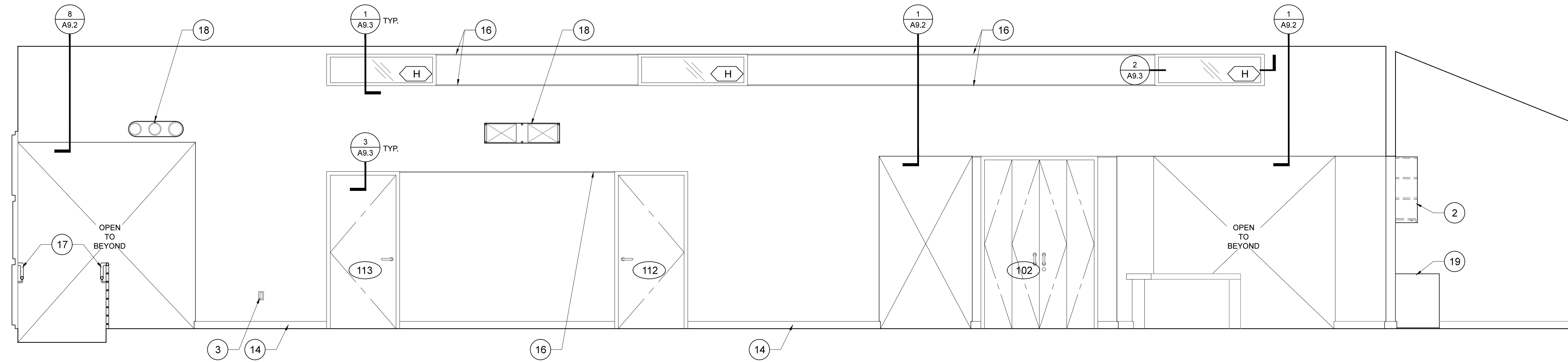


integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

INTERIOR KEY NOTES

- 1 BASE STORAGE CABINETS
34" H.
- 2 WALL HUNG CABINETS
- 3 POWER / DATA OUTLET/
KEYPAD
(SEE POWER & EQUIPMENT
PLAN A2.4 FOR DETAILS)
- 4 UNDER-CABINET LIGHTING
(SEE RCP A2.3 FOR
DETAILS)
- 5 BASE SINK CABINETS
- 6 ADA ACCESSIBLE SINK,
KNEE CLEARANCE SEE A0.5
FOR DETAILS
- 7 ADA GRAB BARS,
SEE A0.5 FOR DETAILS
- 8 TOILET SEAT COVER
DISPENSER,
SEE A0.5 FOR DETAILS
- 9 TOILET TISSUE HOLDER,
SEE A0.5 FOR DETAILS
- 10 WALL HUNG MIRROR W/
LIGHT
- 11 WALL-HUNG SINK
SEE PLUMBING LEGEND
- 12 SURFACE MOUNT PAPER
TOWEL DISPENSER AND
WASTE RECEPTACLE
- 13 NURSE CALL STATION
- 14 WALL BASE, SEE A2.5 FOR
FINISH
- 15 DRINKING FOUNTAIN, SEE
A2.4 FOR PLUMBING
- 16 1/2" METAL REVEAL
- 17 RAMP HAND/GUARDRAILS
- 18 EXPOSED MECHANICAL
DUCTS IN PAINTED METAL
JACKETS, SEE MECHANICAL
DRAWINGS
- 19 DESK COUNTER /
MILLWORK
- 20 RECEPTION DESK /
MILLWORK
- 21 WALL-HUNG SINK COUNTER
- 22 WALL-HUNG TV
- 23 TILE FINISHED WALL, SEE
FINISH SCHEDULE
- 24 OPEN AREA AT
WORKSTATION
- 25 OPTIONAL SURFACE
MOUNTED SOAP
DISPENSER
- 26 WALL MOUNTED STORAGE
SHELVES



sheet title job # date remarks drawn by checked by project title

date	remarks
12/14/2018	DESIGN DEVELOPMENT
01/29/2019	FINISHES PRESENTATION
02/15/2019	30% CONSTRUCTION DOCUMENTS
03/11/2019	50% CONSTRUCTION DOCUMENTS
03/29/2019	PLAN CHECK SUBMITTAL

INTERIOR ELEVATIONS

A8.1

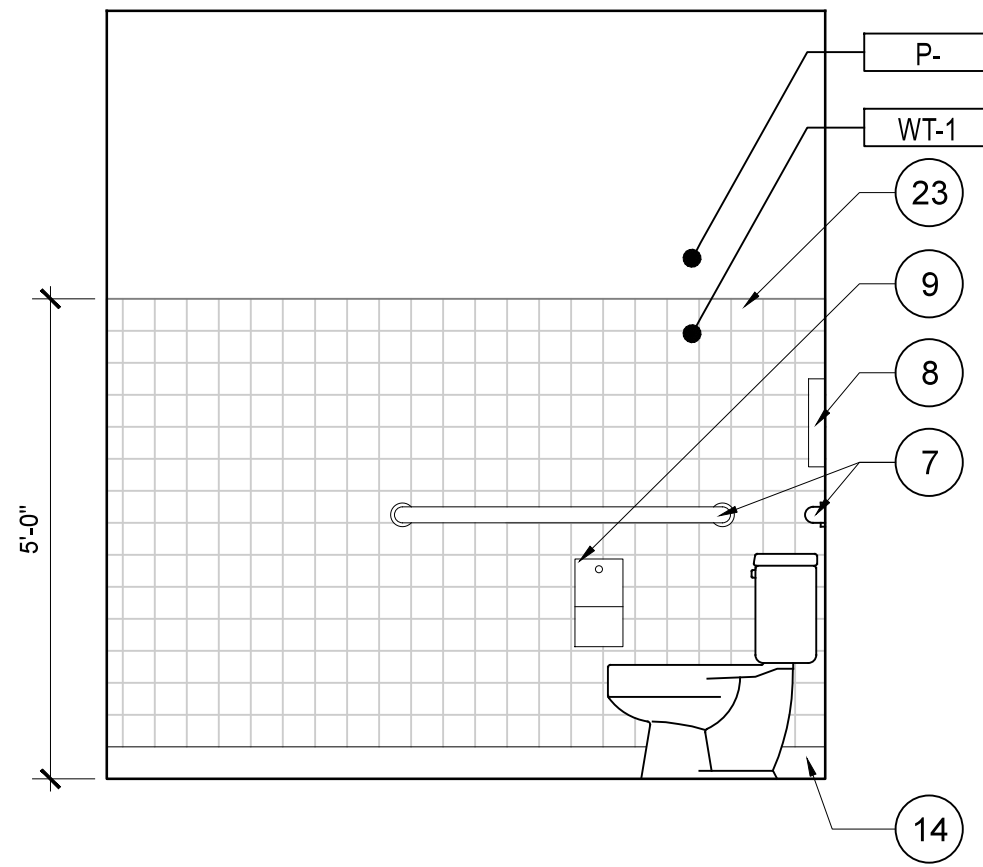


integrated
design
construction
management
sustainability
totum

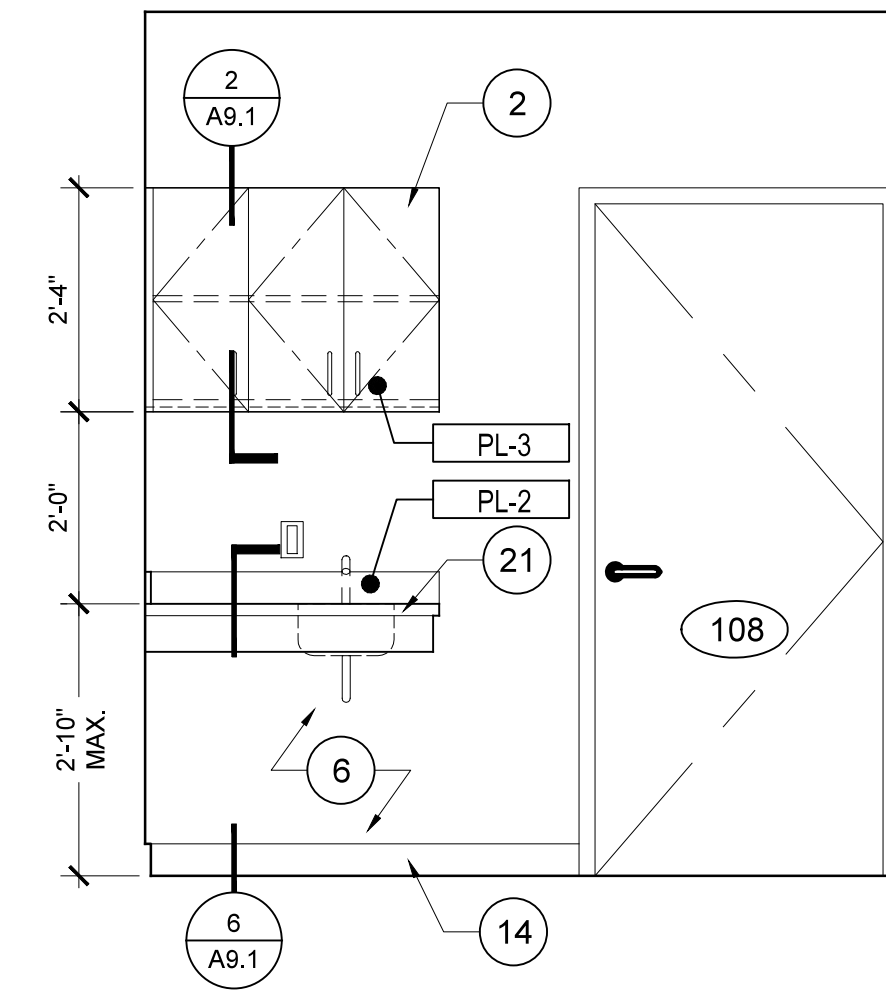
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

INTERIOR KEY NOTES

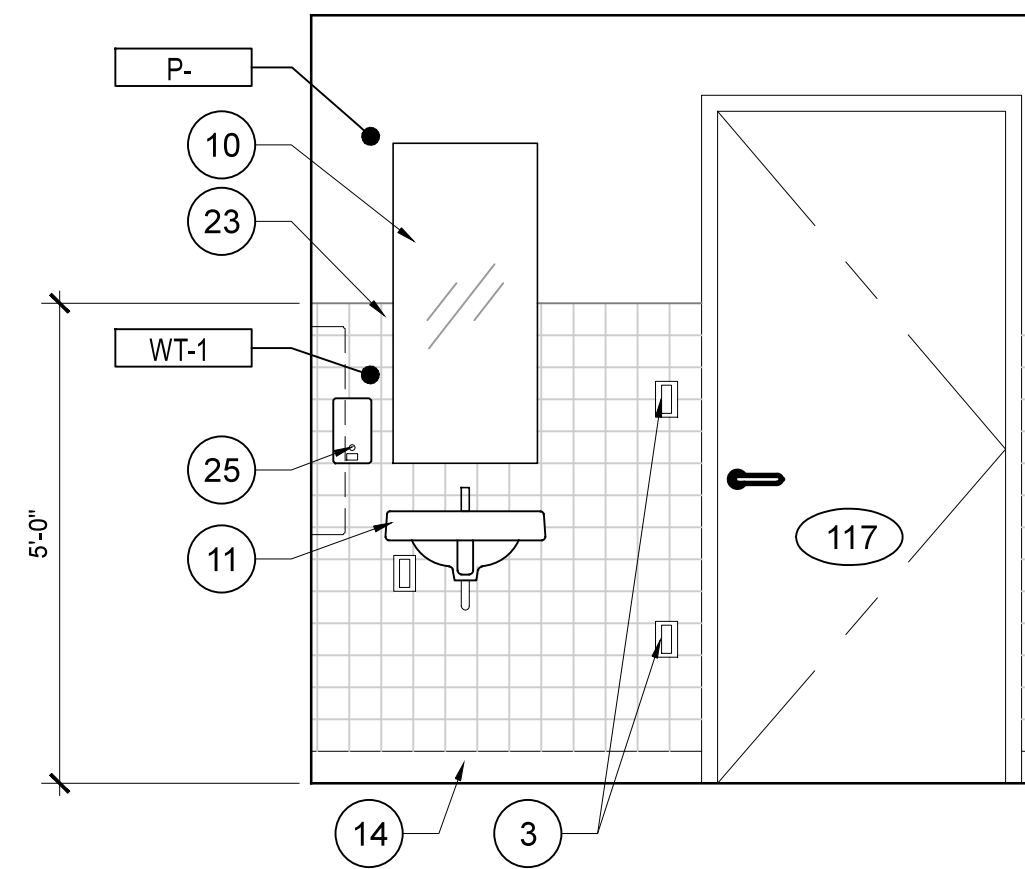
- 1 BASE STORAGE CABINETS
34" H.
- 2 WALL HUNG CABINETS
- 3 POWER / DATA OUTLET/
KEYPAD
(SEE POWER & EQUIPMENT
PLAN A2.4 FOR DETAILS)
- 4 UNDER-CABINET LIGHTING
(SEE RCP A2.3 FOR
DETAILS)
- 5 BASE SINK CABINETS
- 6 ADA ACCESSIBLE SINK,
KNEE CLEARANCE SEE A0.5
FOR DETAILS
- 7 ADA GRAB BARS,
SEE A0.5 FOR DETAILS
- 8 TOILET SEAT COVER
DISPENSER,
SEE A0.5 FOR DETAILS
- 9 TOILET TISSUE HOLDER,
SEE A0.5 FOR DETAILS
- 10 WALL HUNG MIRROR W/
LIGHT
- 11 WALL-HUNG SINK
SEE PLUMBING LEGEND
- 12 SURFACE MOUNT PAPER
TOWEL DISPENSER AND
WASTE RECEPTACLE
- 13 NURSE CALL STATION
- 14 WALL BASE, SEE A2.5 FOR
FINISH
- 15 DRINKING FOUNTAIN, SEE
A2.4 FOR PLUMBING
- 16 1/2" METAL REVEAL
- 17 RAMP HAND/GUARDRAILS
- 18 EXPOSED MECHANICAL
DUCTS IN PAINTED METAL
JACKETS, SEE MECHANICAL
DRAWINGS
- 19 DESK COUNTER /
MILLWORK
- 20 RECEPTION DESK /
MILLWORK
- 21 WALL-HUNG SINK COUNTER
- 22 WALL-HUNG TV
- 23 TILE FINISHED WALL, SEE
FINISH SCHEDULE
- 24 OPEN AREA AT
WORKSTATION
- 25 OPTIONAL SURFACE
MOUNTED SOAP
DISPENSER
- 26 WALL MOUNTED STORAGE
SHELVES



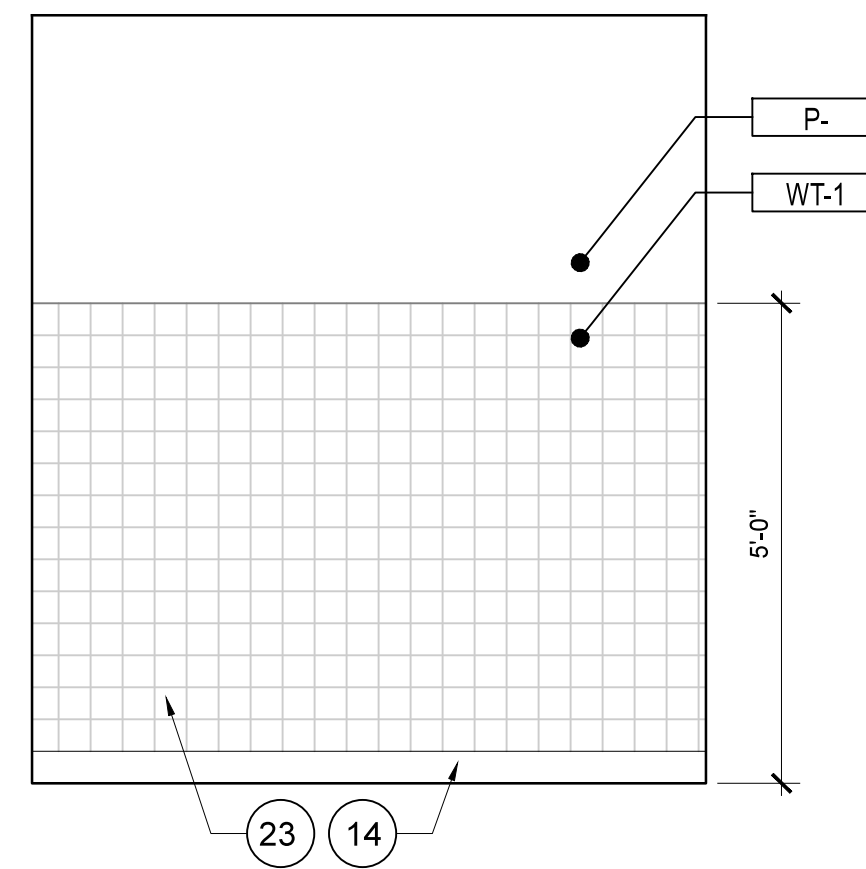
RESTROOM #112
1/2'-1'-0" X-A8.0 6



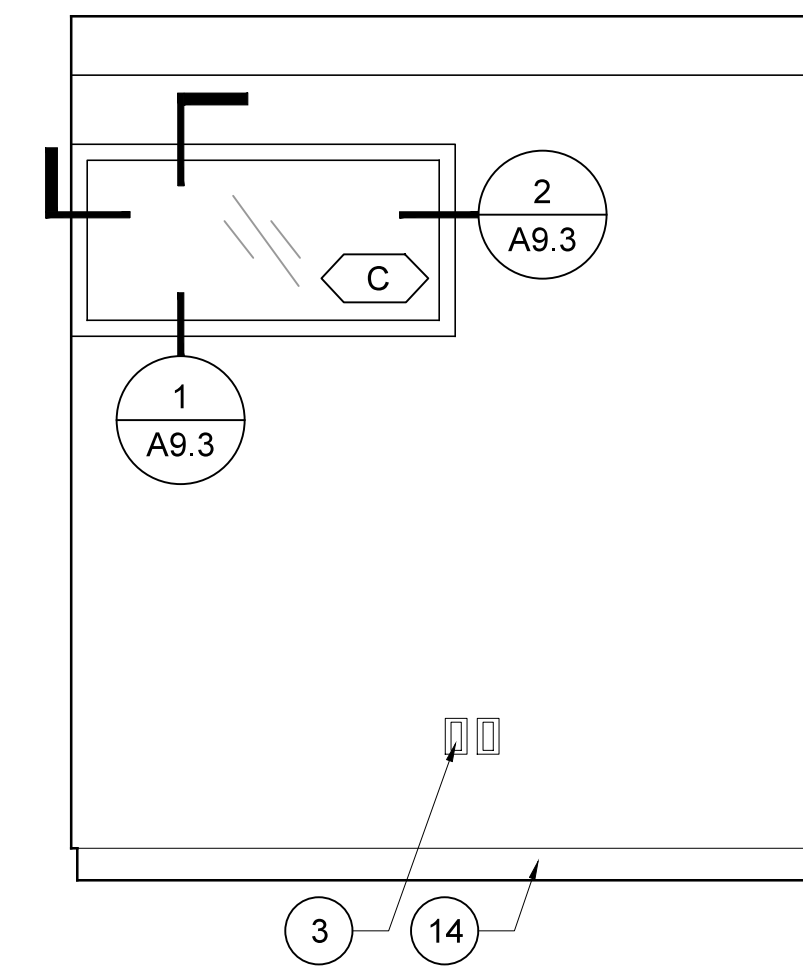
EXAM RM. #105
1/2'-1'-0" X-A8.0 3



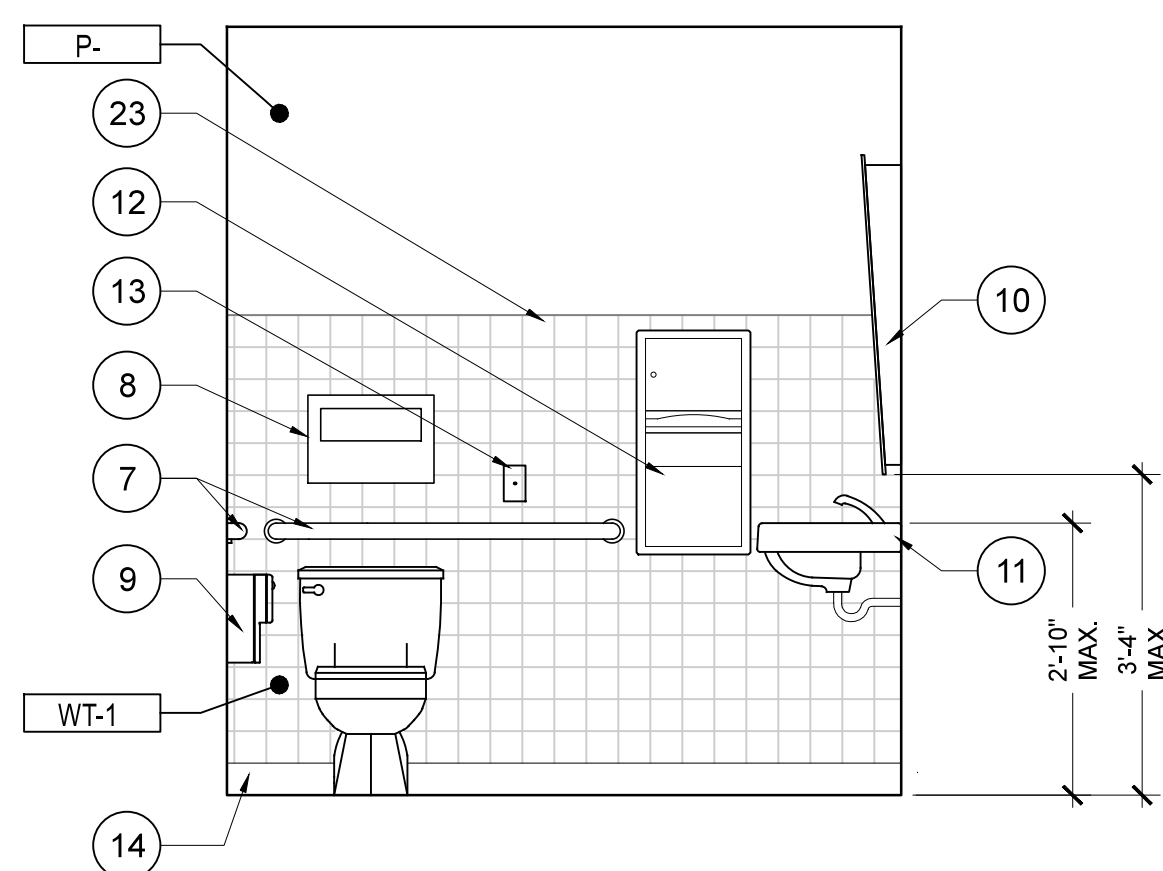
RESTROOM #112
1/2'-1'-0" X-A8.0 8



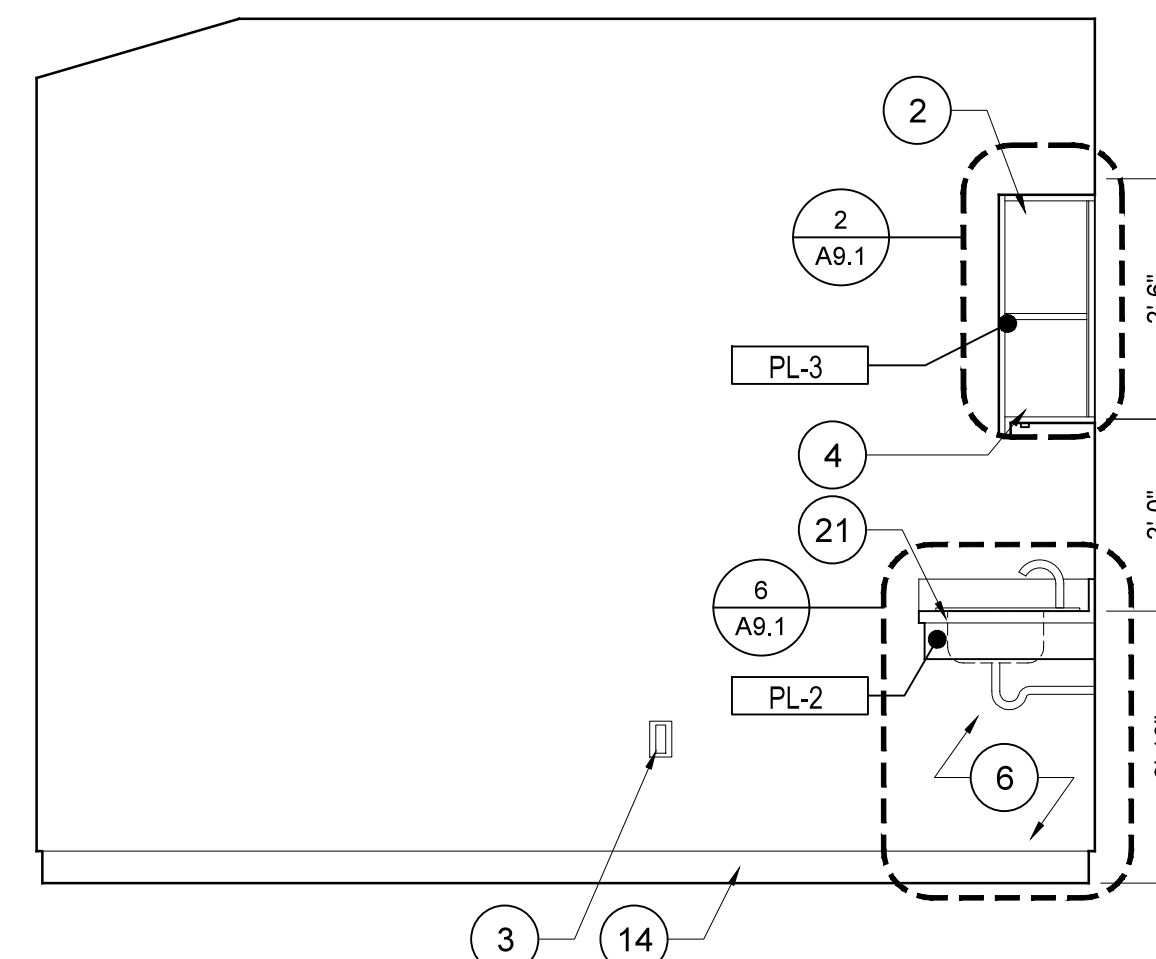
RESTROOM #112
1/2'-1'-0" X-A8.0 5



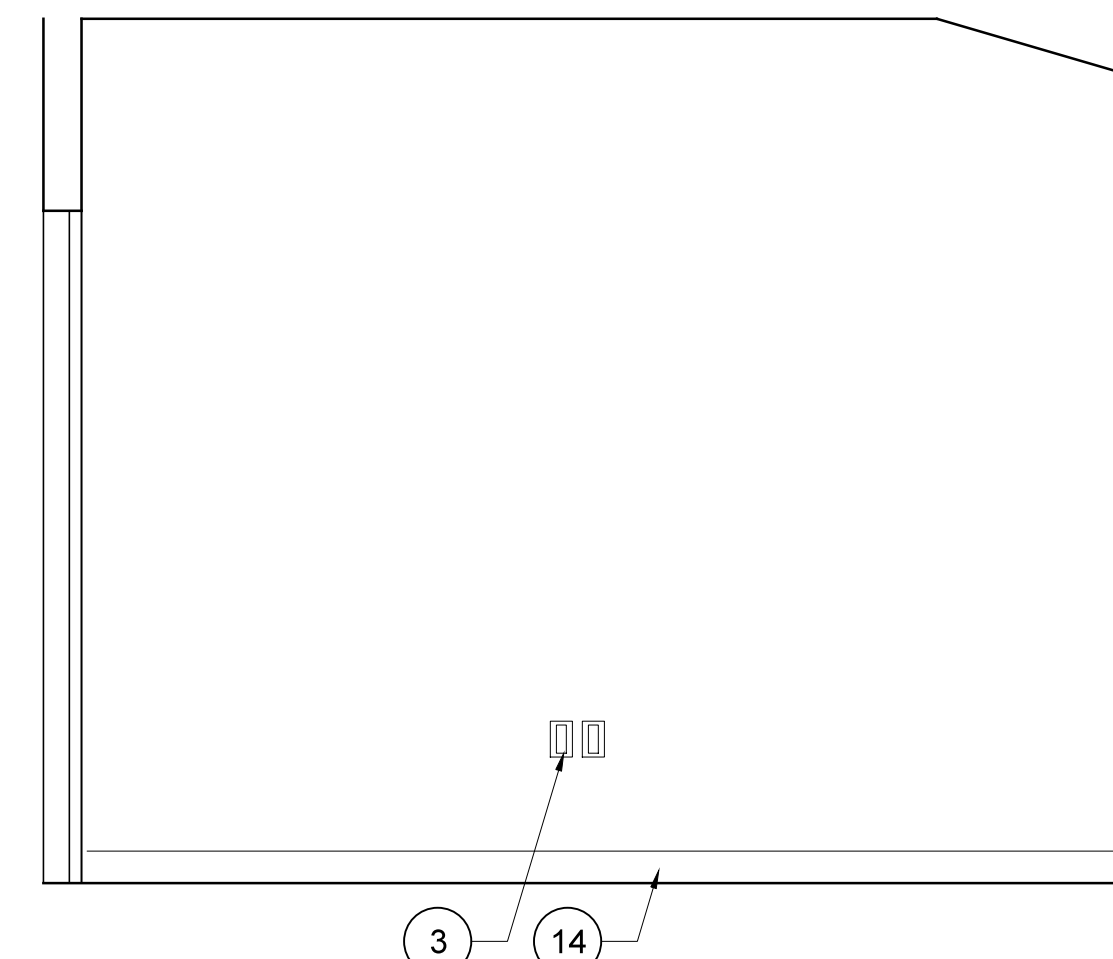
EXAM RM. #105
1/2'-1'-0" X-A8.0 2



RESTROOM #112
1/2'-1'-0" X-A8.0 7



EXAM RM. #105
1/2'-1'-0" X-A8.0 4



EXAM RM. #105
1/2'-1'-0" X-A8.0 1

Sheet Title Job # Date Remarks Drawn by Checked by Project Title

Sheet	Title	Job #	Date	Remarks	Drawn by	Checked by	Project Title
12/14/2018				DESIGN DEVELOPMENT			
01/29/2019				FINISHES PRESENTATION			
02/15/2019				30% CONSTRUCTION DOCUMENTS			
03/11/2019				50% CONSTRUCTION DOCUMENTS			
03/29/2019				PLAN CHECK SUBMITTAL			

INTERIOR ELEVATIONS

A8.2

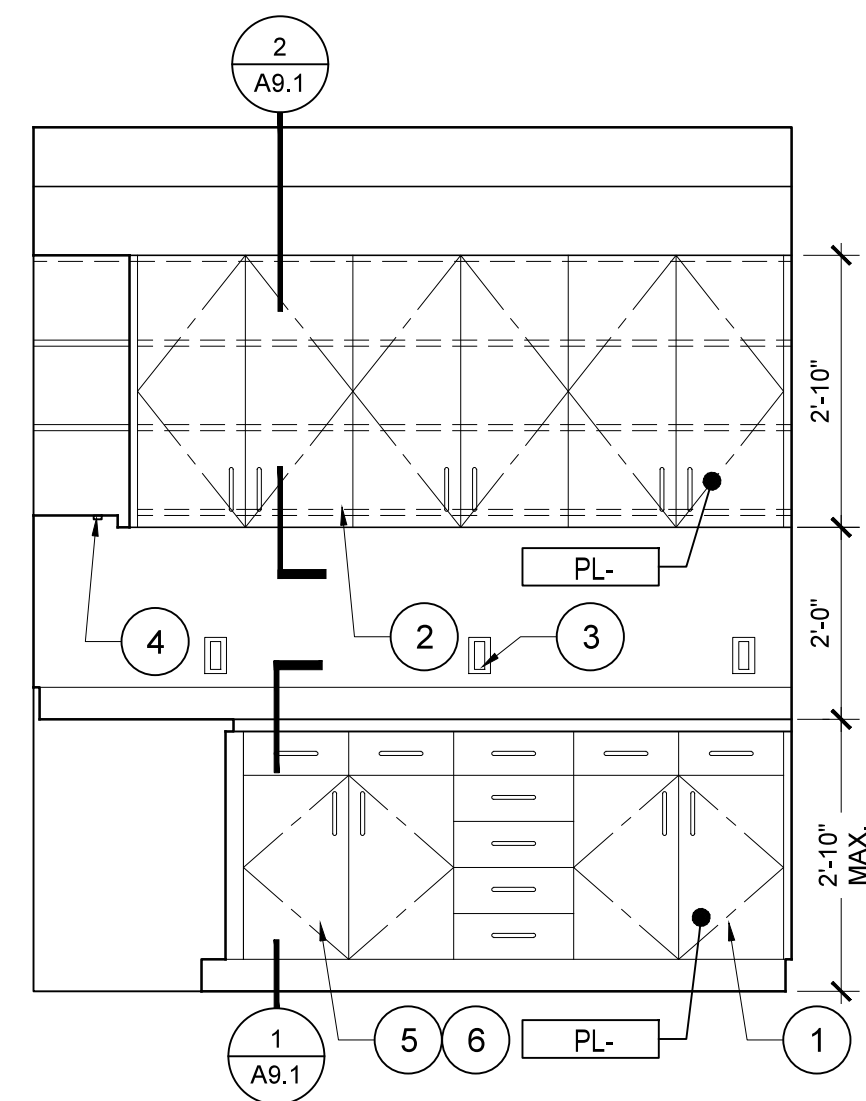


integrated
design
construction
management
sustainability
totum

INTERIOR KEY NOTES

- 1 BASE STORAGE CABINETS
34" H.
- 2 WALL HUNG CABINETS
- 3 POWER / DATA OUTLET/
KEYPAD
(SEE POWER & EQUIPMENT
PLAN A2.4 FOR DETAILS)
- 4 UNDER-CABINET LIGHTING
(SEE RCP A2.3 FOR
DETAILS)
- 5 BASE SINK CABINETS
- 6 ADA ACCESSIBLE SINK,
KNEE CLEARANCE SEE A0.5
FOR DETAILS
- 7 ADA GRAB BARS,
SEE A0.5 FOR DETAILS
- 8 TOILET SEAT COVER
DISPENSER,
SEE A0.5 FOR DETAILS
- 9 TOILET TISSUE HOLDER,
SEE A0.5 FOR DETAILS
- 10 WALL HUNG MIRROR W/
LIGHT
- 11 WALL-HUNG SINK
SEE PLUMBING LEGEND
- 12 SURFACE MOUNT PAPER
TOWEL DISPENSER AND
WASTE RECEPTACLE
- 13 NURSE CALL STATION
- 14 WALL BASE, SEE A2.5 FOR
FINISH
- 15 DRINKING FOUNTAIN, SEE
A2.4 FOR PLUMBING
- 16 1/2" METAL REVEAL
- 17 RAMP HAND/GUARDRAILS
- 18 EXPOSED MECHANICAL
DUCTS IN PAINTED METAL
JACKETS, SEE MECHANICAL
DRAWINGS
- 19 DESK COUNTER /
MILLWORK
- 20 RECEPTION DESK /
MILLWORK
- 21 WALL-HUNG SINK COUNTER
- 22 WALL-HUNG TV
- 23 TILE FINISHED WALL, SEE
FINISH SCHEDULE
- 24 OPEN AREA AT
WORKSTATION
- 25 OPTIONAL SURFACE
MOUNTED SOAP
DISPENSER
- 26 WALL MOUNTED STORAGE
SHELVES

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

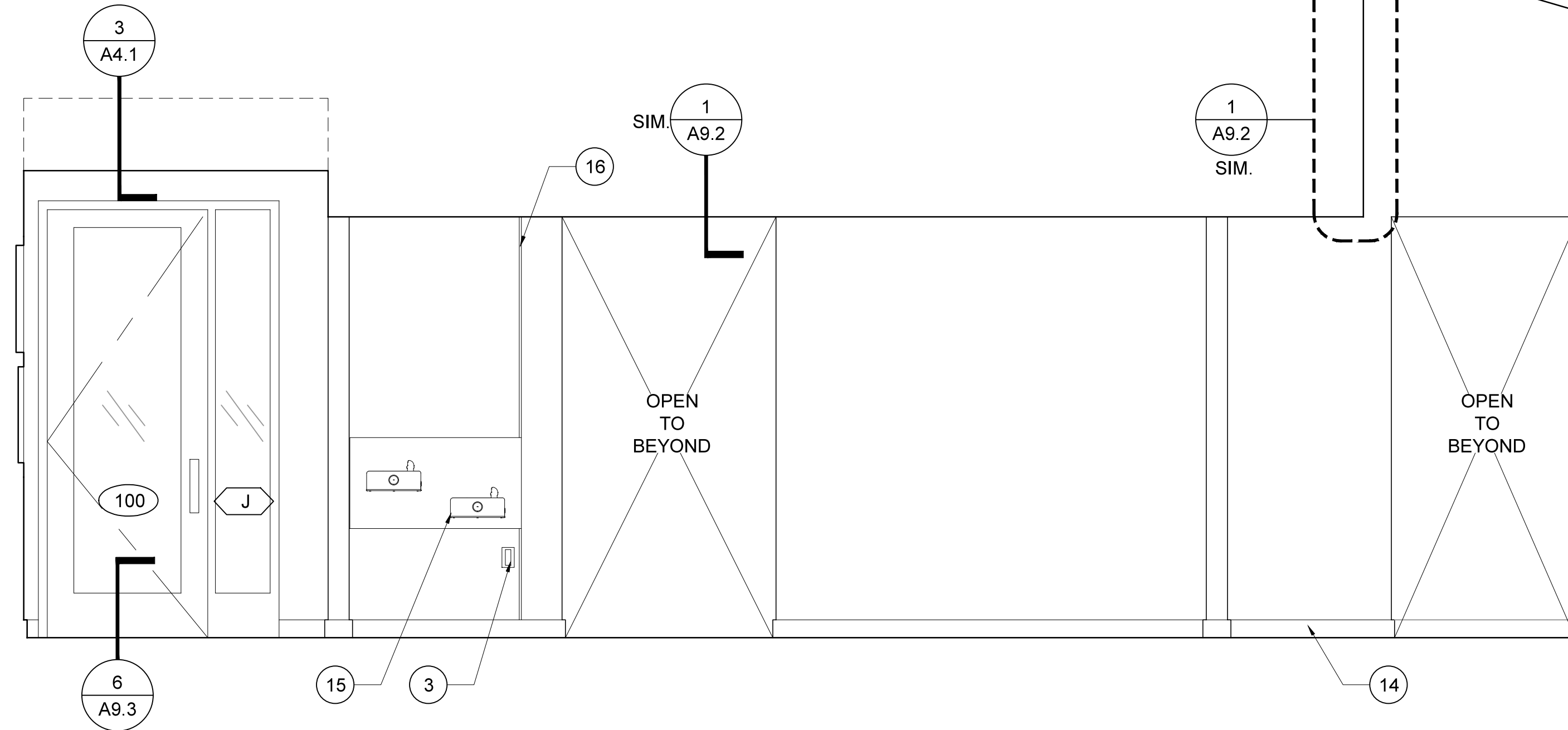


LAB #104

1/2"-1'-0"

X-A8.0

4

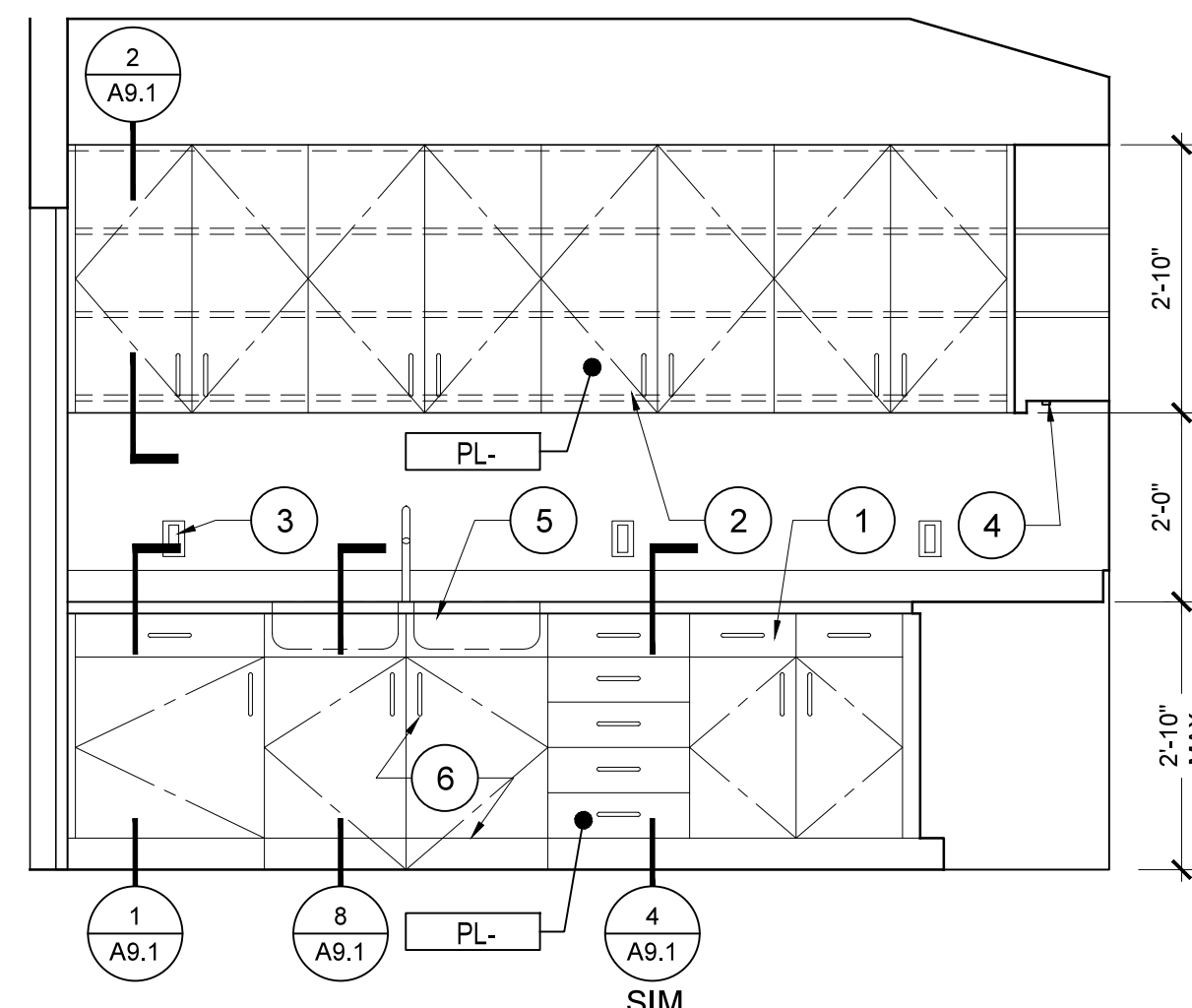


WAITING #100

1/2"-1'-0"

X-A8.0

2

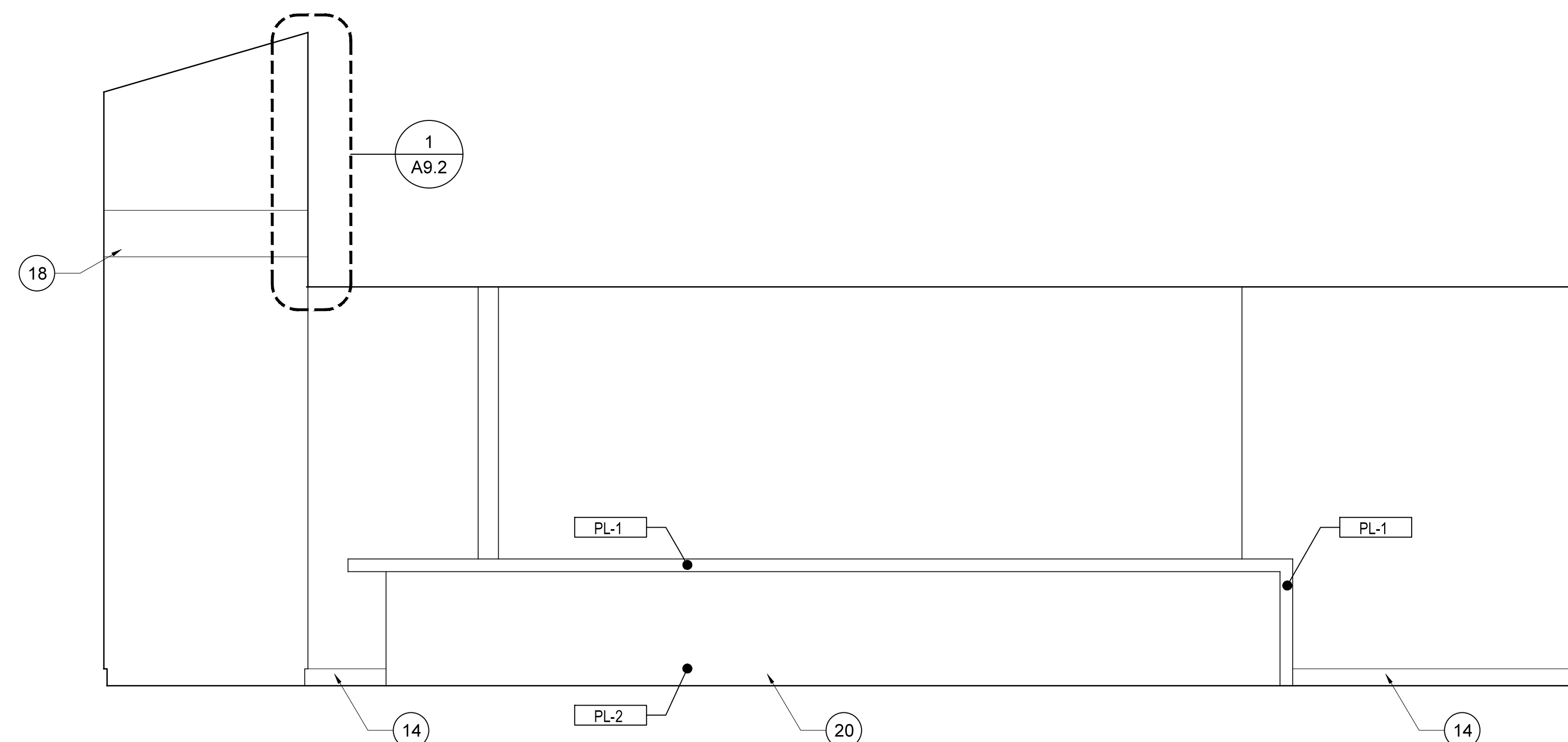


LAB #104

1/2"-1'-0"

X-A8.0

3



WAITING #100

1/2"-1'-0"

X-A8.0

1

Sheet title job # date remarks drawn by checked by project title

date	job #	remarks	drawn by	checked by	project title
12/14/2018		DESIGN DEVELOPMENT			
01/29/2019		FINISHES PRESENTATION			
02/15/2019		30% CONSTRUCTION DOCUMENTS			
03/11/2019		50% CONSTRUCTION DOCUMENTS			
03/29/2019		PLAN CHECK SUBMITTAL			

INTERIOR ELEVATIONS

A8.3

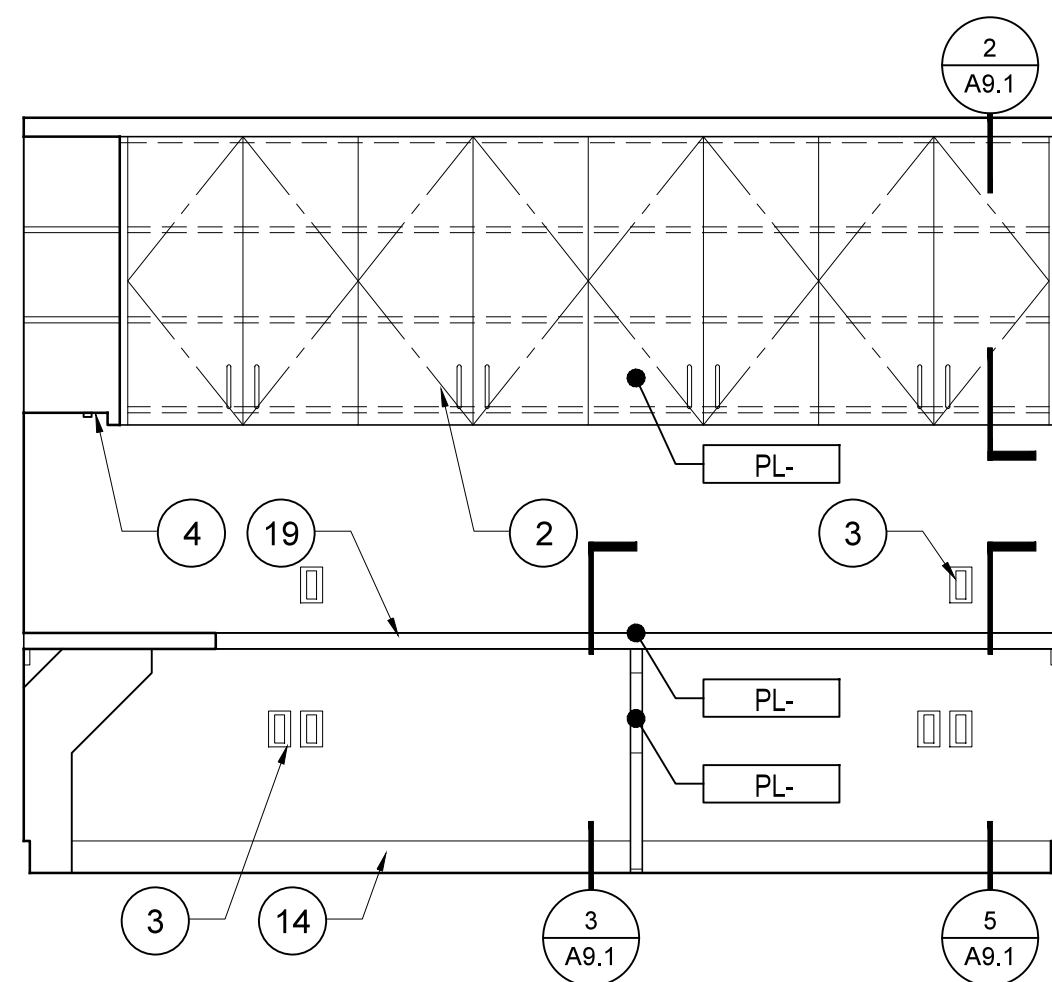
INTERIOR KEY NOTES

- 1 BASE STORAGE CABINETS
34" H.
- 2 WALL HUNG CABINETS
- 3 POWER / DATA OUTLET/
KEYPAD
(SEE POWER & EQUIPMENT
PLAN A2.4 FOR DETAILS)
- 4 UNDER-CABINET LIGHTING
(SEE RCP A2.3 FOR
DETAILS)
- 5 BASE SINK CABINETS
- 6 ADA ACCESSIBLE SINK,
KNEE CLEARANCE SEE A0.5
FOR DETAILS
- 7 ADA GRAB BARS,
SEE A0.5 FOR DETAILS
- 8 TOILET SEAT COVER
DISPENSER,
SEE A0.5 FOR DETAILS
- 9 TOILET TISSUE HOLDER,
SEE A0.5 FOR DETAILS
- 10 WALL HUNG MIRROR W/
LIGHT
- 11 WALL-HUNG SINK
SEE PLUMBING LEGEND
- 12 SURFACE MOUNT PAPER
TOWEL DISPENSER AND
WASTE RECEPTACLE
- 13 NURSE CALL STATION
- 14 WALL BASE, SEE A2.5 FOR
FINISH
- 15 DRINKING FOUNTAIN, SEE
A2.4 FOR PLUMBING
- 16 1/2" METAL REVEAL
- 17 RAMP HAND/GUARDRAILS
- 18 EXPOSED MECHANICAL
DUCTS IN PAINTED METAL
JACKETS, SEE MECHANICAL
DRAWINGS
- 19 DESK COUNTER /
MILLWORK
- 20 RECEPTION DESK /
MILLWORK
- 21 WALL-HUNG SINK COUNTER
- 22 WALL-HUNG TV
- 23 TILE FINISHED WALL, SEE
FINISH SCHEDULE
- 24 OPEN AREA AT
WORKSTATION
- 25 OPTIONAL SURFACE
MOUNTED SOAP
DISPENSER
- 26 WALL MOUNTED STORAGE
SHELVES



integrated
design
construction
management
sustainability
totum

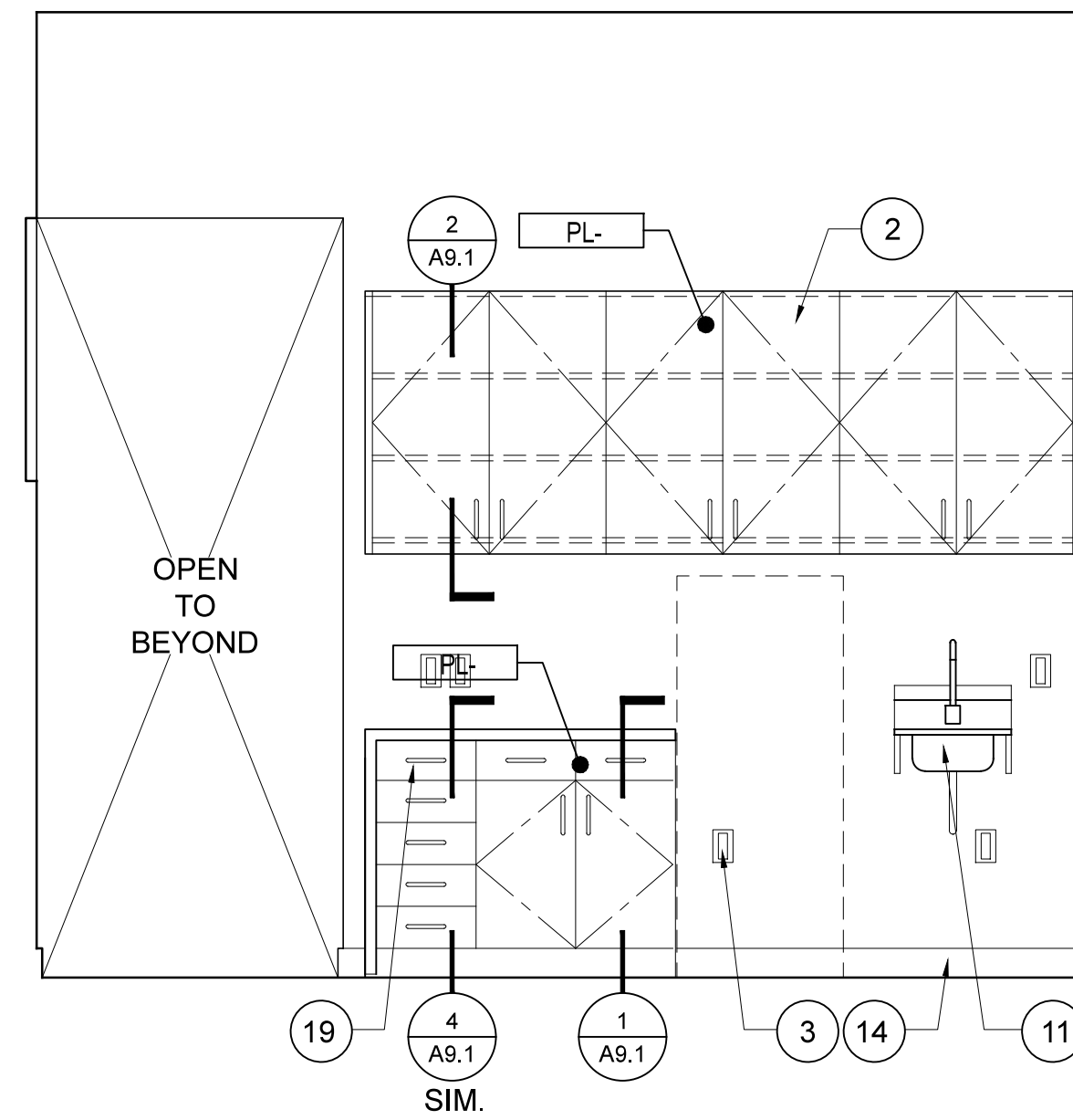
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



OPEN OFFICE #119

1/2"-1'-0"

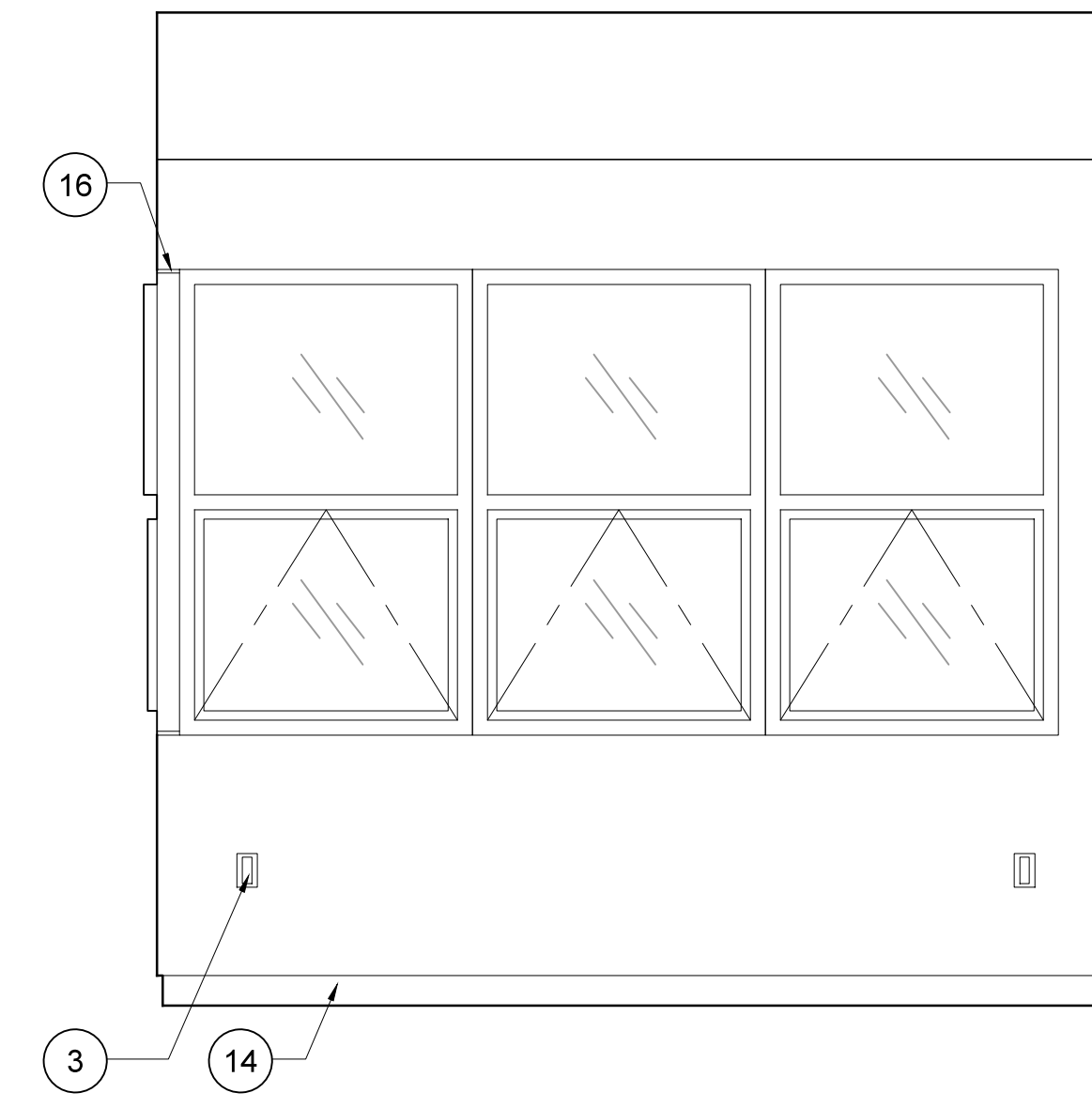
6



PEDS VITALS & NURSE #102

1/2"-1'-0"

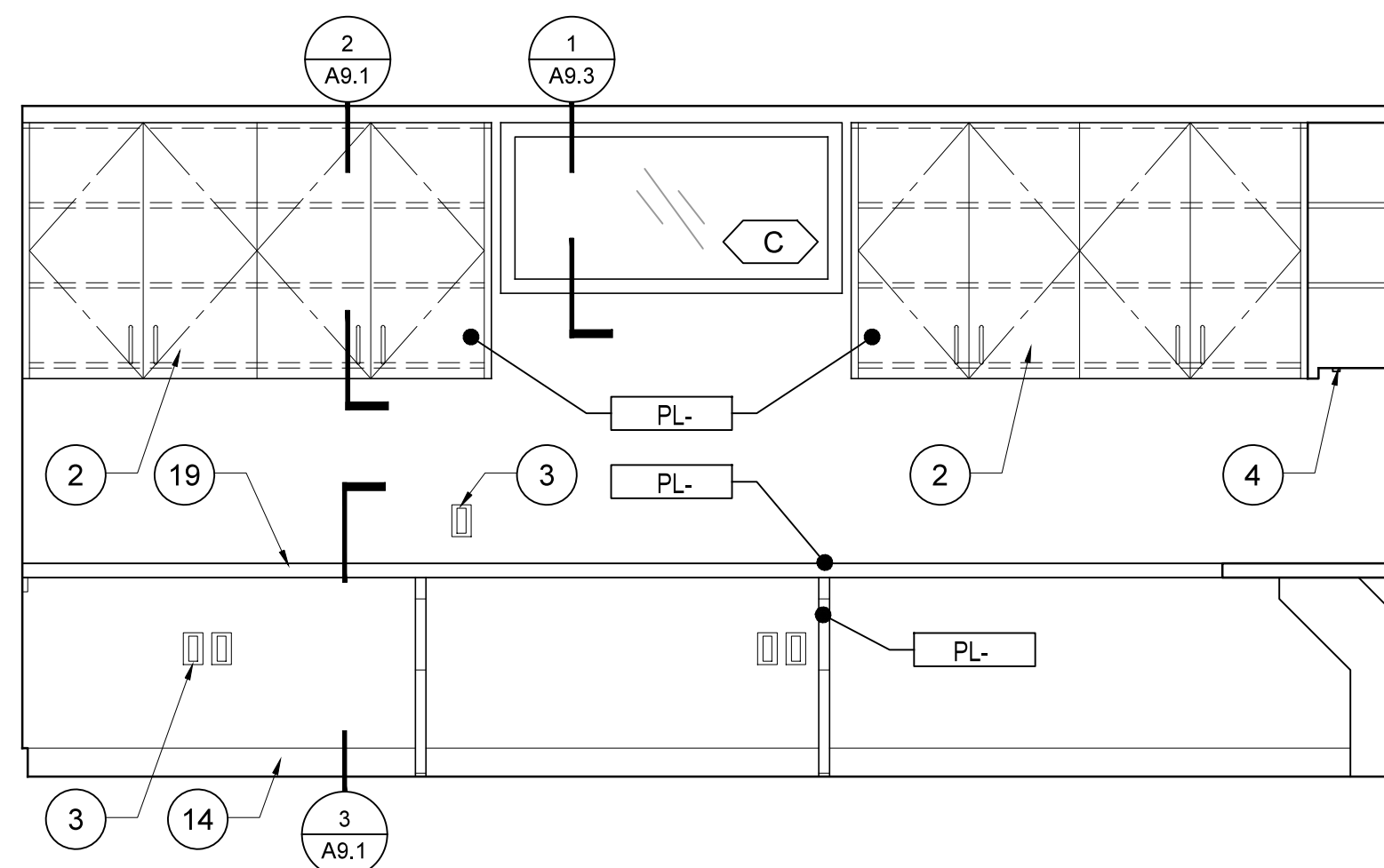
4



WAITING #101

1/2"-1'-0"

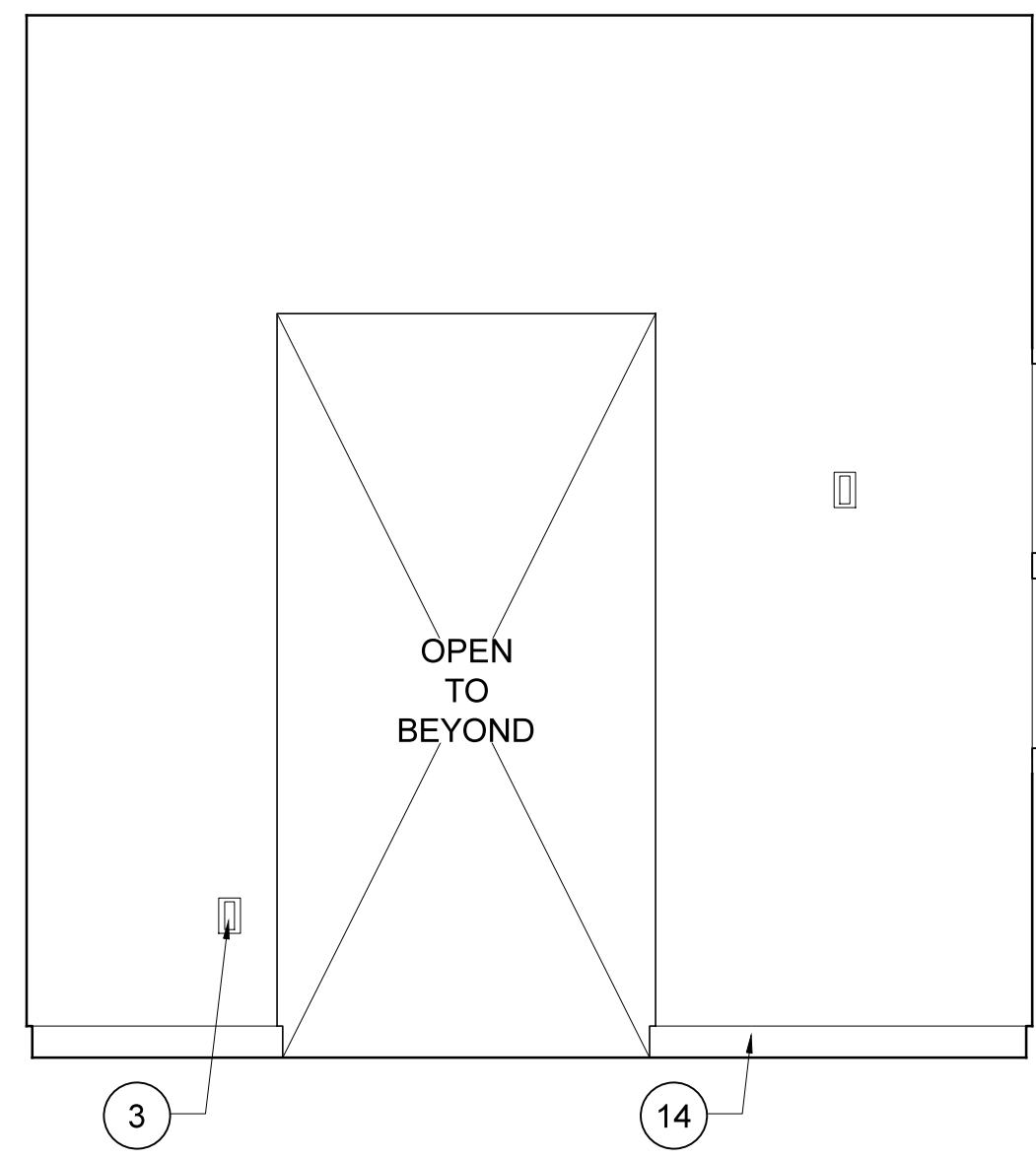
2



OPEN OFFICE #119

1/2"-1'-0"

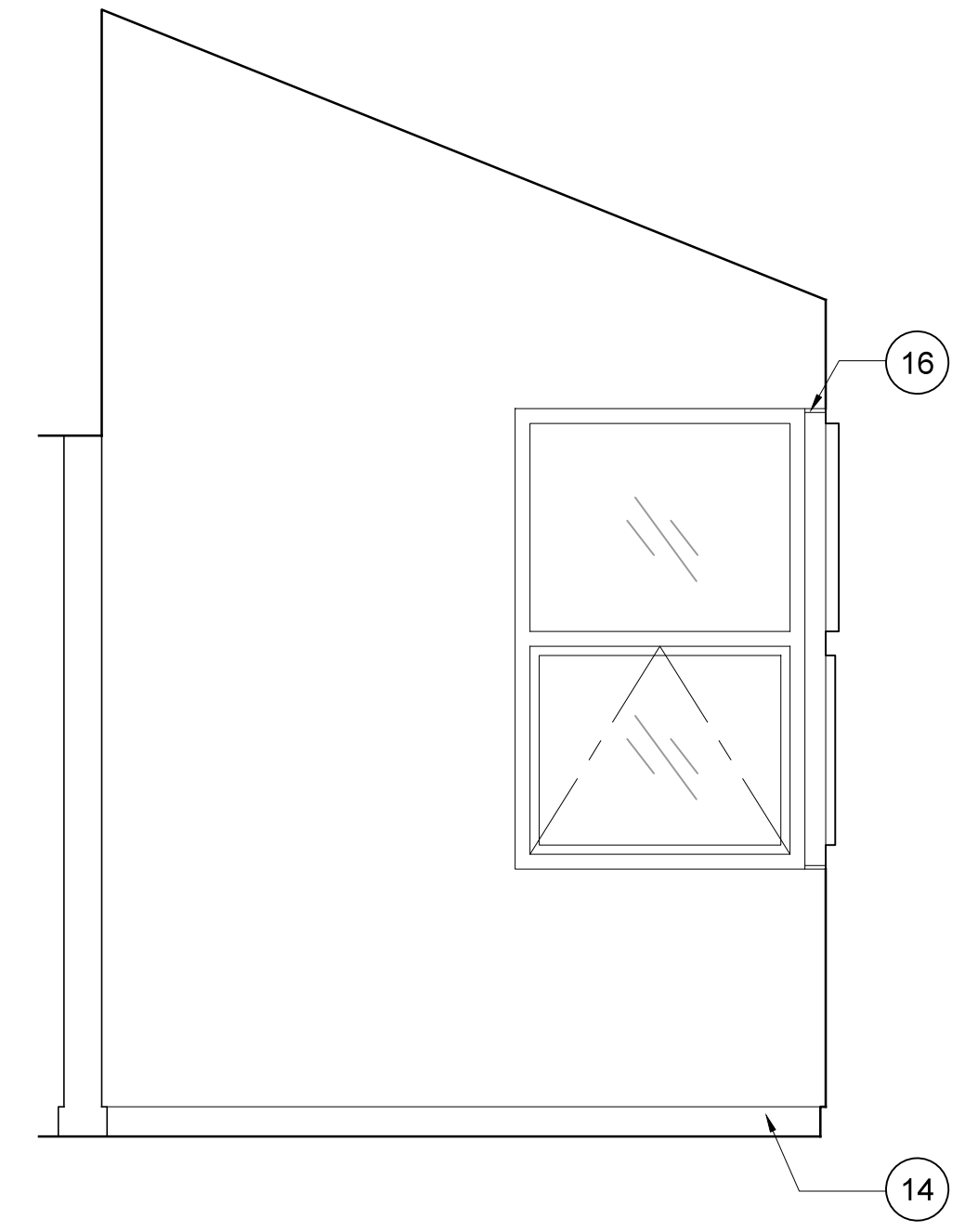
5



WAITING #101

1/2"-1'-0"

3



WAITING #101

1/2"-1'-0"

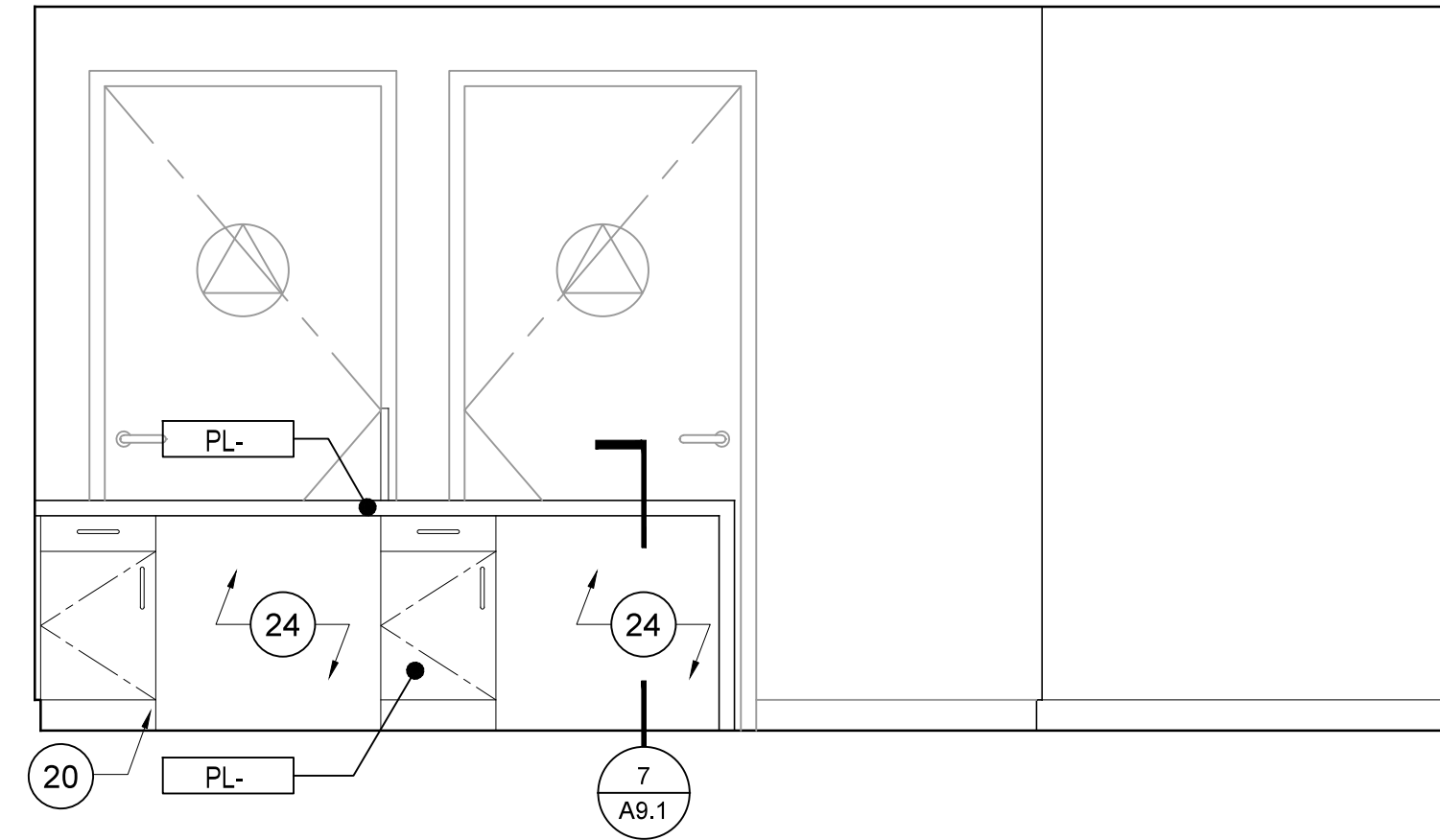
1

Sheet Title Job # Date Remarks Drawn by Checked by Project Title

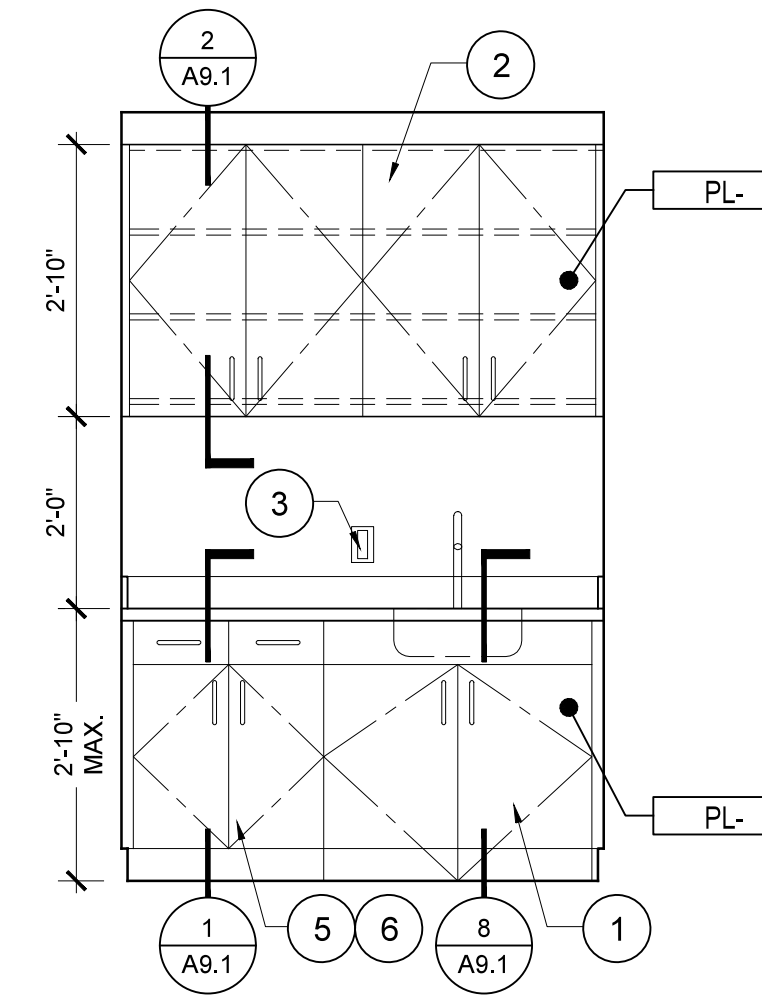
Sheet	Title	Job #	Date	Remarks	Drawn by	Checked by	Project Title
12/14/2018				DESIGN DEVELOPMENT			
01/29/2019				FINISHES PRESENTATION			
02/15/2019				30% CONSTRUCTION DOCUMENTS			
03/11/2019				50% CONSTRUCTION DOCUMENTS			
03/29/2019				PLAN CHECK SUBMITTAL			

INTERIOR ELEVATIONS

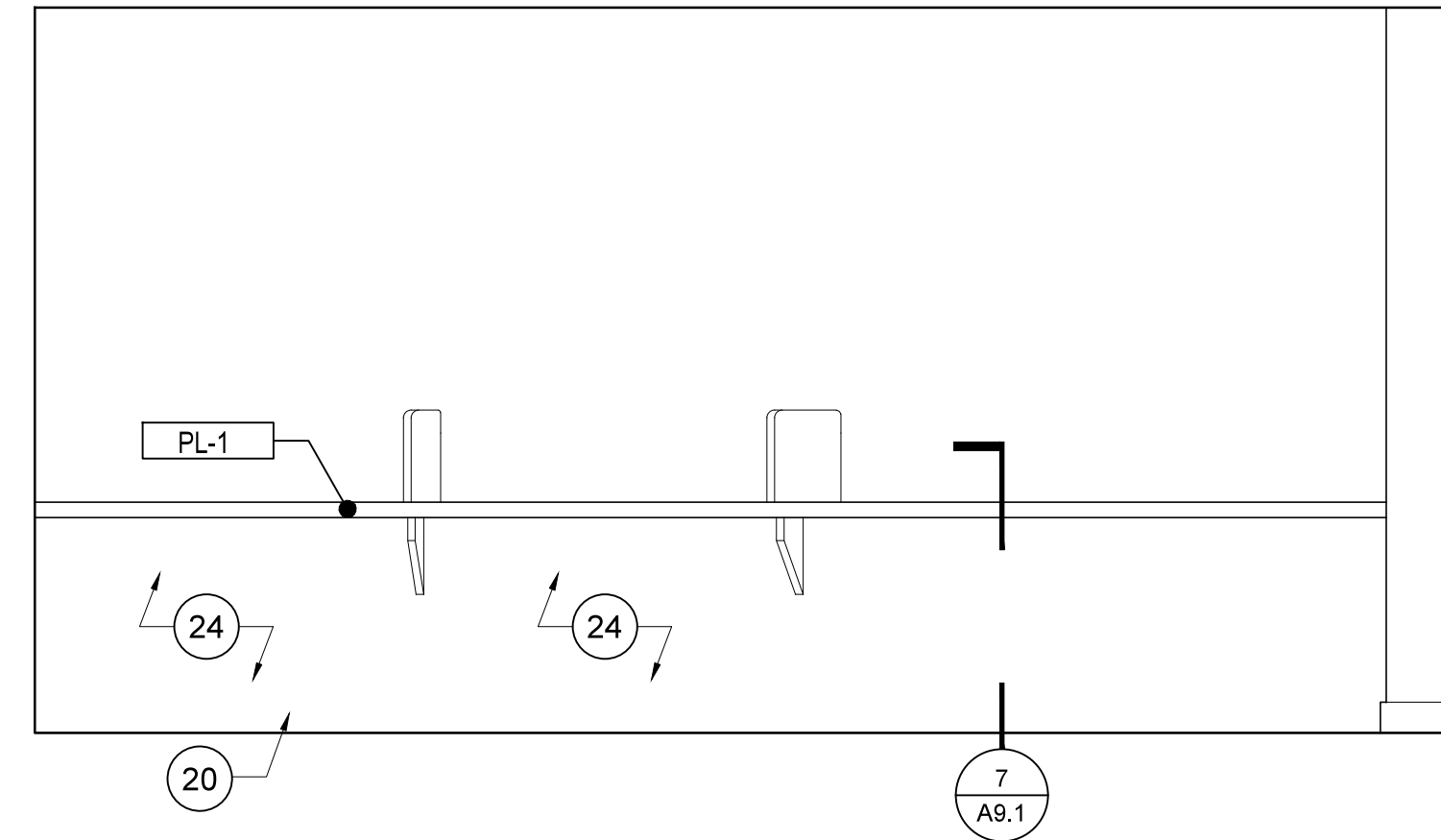
A8.4



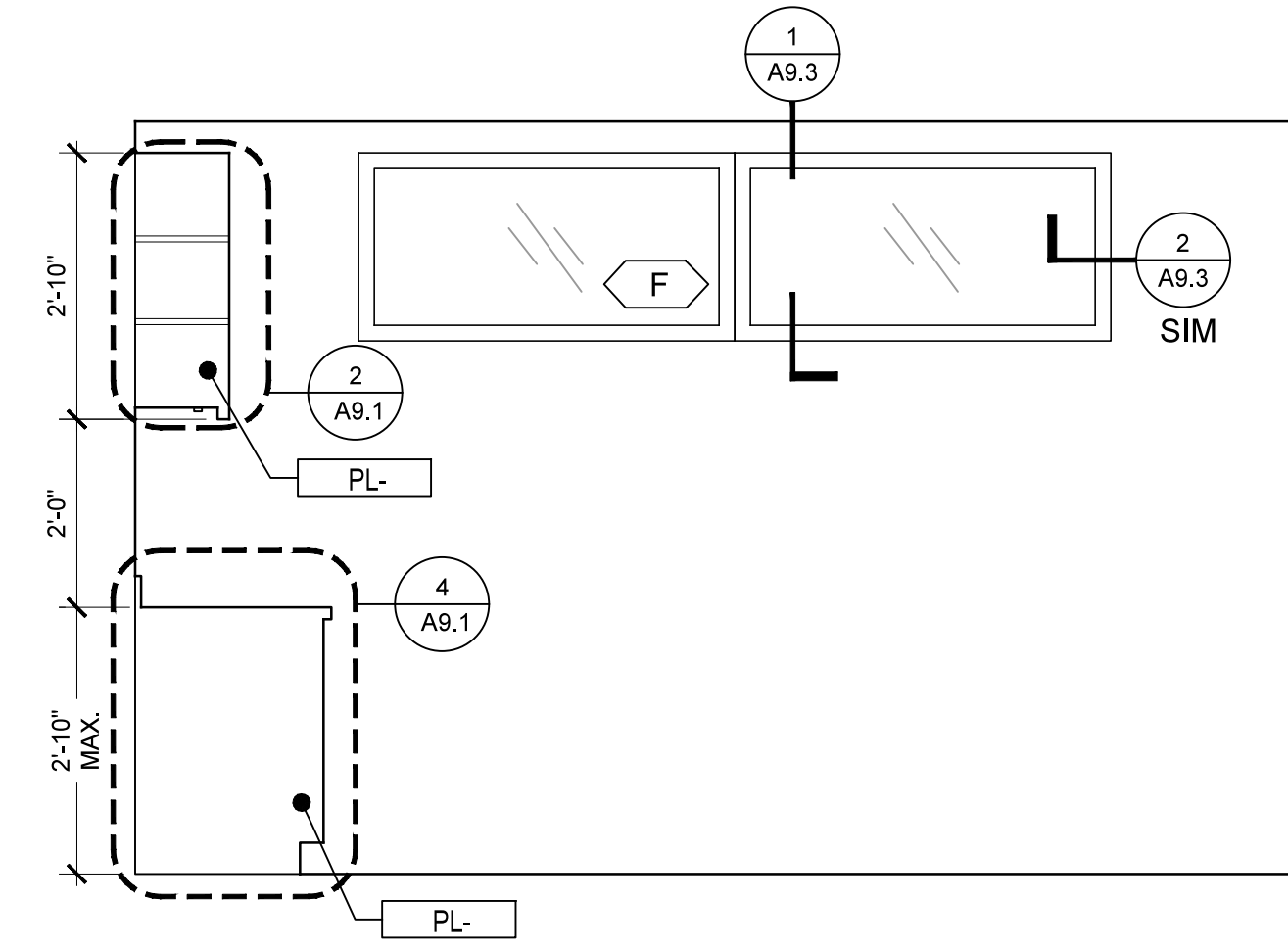
RECEPTION - CHECK OUT #123
1/2"-1'-0" X-A8.0 6



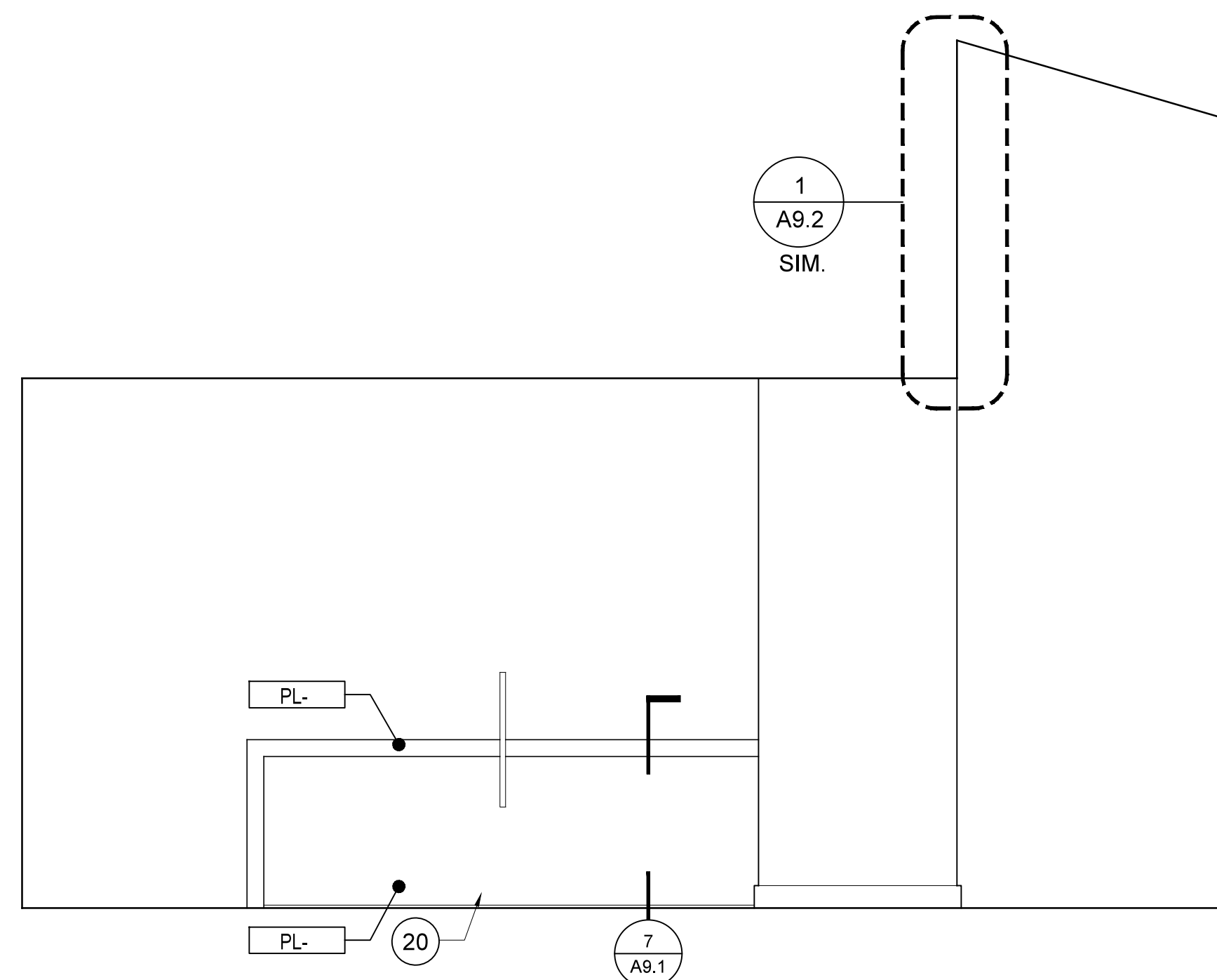
SOILED #114
1/2"-1'-0" X-A8.0 3



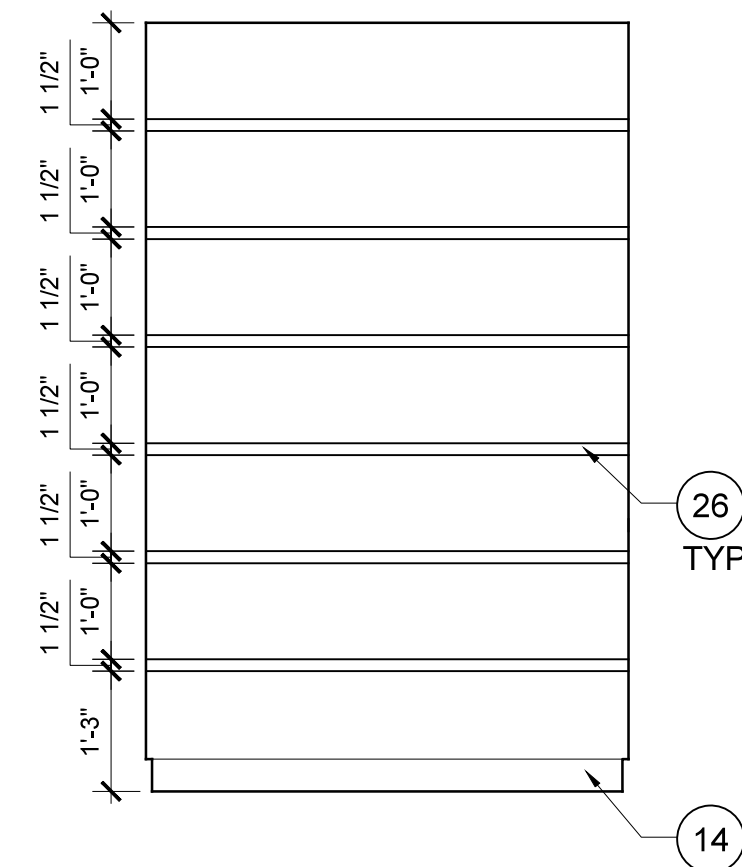
RECEPTION - CHECK IN #123
1/2"-1'-0" X-A8.0 5



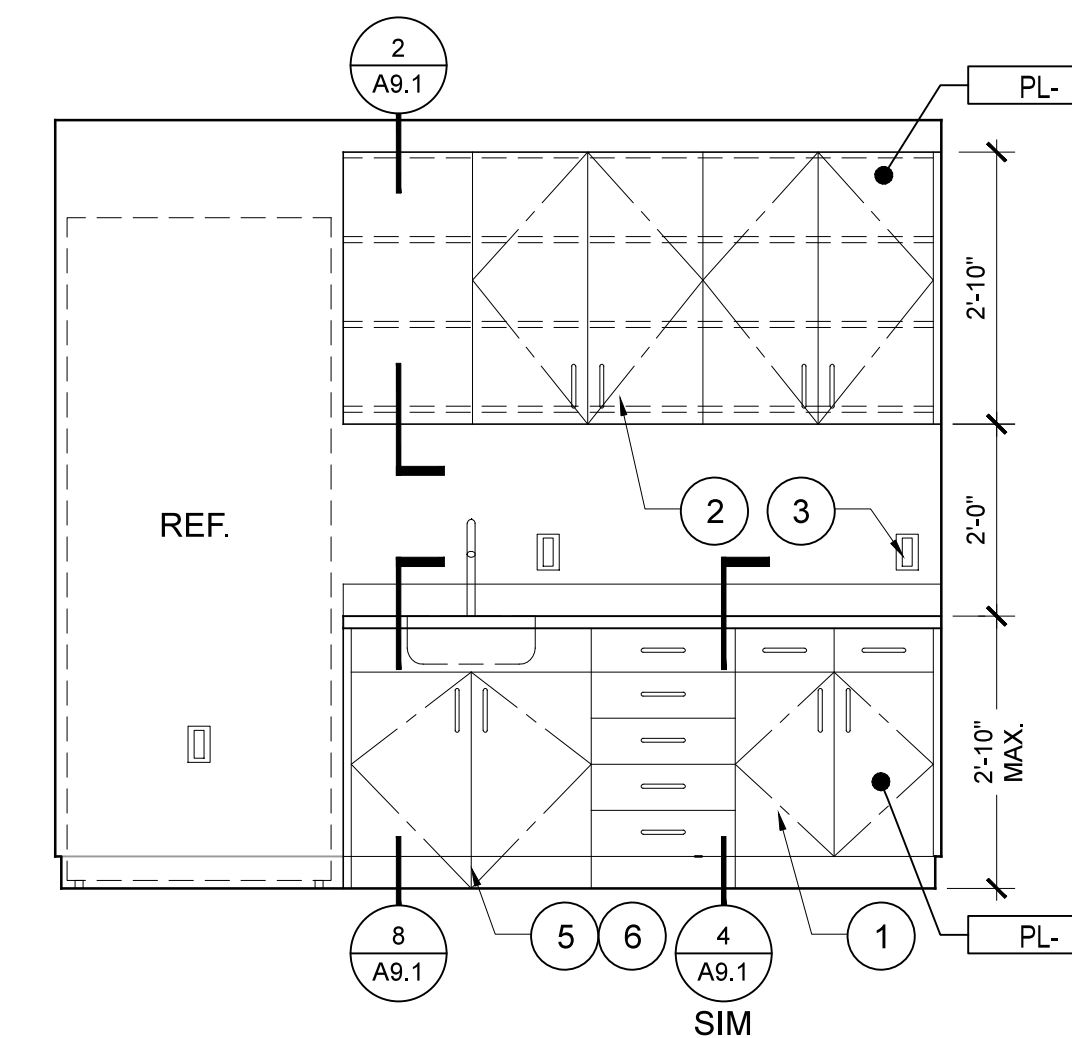
LOUNGE #110
1/2"-1'-0" X-A8.0 2



RECEPTION - CHECK OUT #123
1/2"-1'-0" X-A8.0 7



SOILED #114
1/2"-1'-0" X-A8.0 4



LOUNGE #110
1/2"-1'-0" X-A8.0 1

INTERIOR KEY NOTES

- 1 BASE STORAGE CABINETS 34" H.
- 2 WALL HUNG CABINETS
- 3 POWER / DATA OUTLET / KEYPAD (SEE POWER & EQUIPMENT PLAN A2.4 FOR DETAILS)
- 4 UNDER-CABINET LIGHTING (SEE RCP A2.3 FOR DETAILS)
- 5 BASE SINK CABINETS
- 6 ADA ACCESSIBLE SINK, KNEE CLEARANCE SEE A0.5 FOR DETAILS
- 7 ADA GRAB BARS, SEE A0.5 FOR DETAILS
- 8 TOILET SEAT COVER DISPENSER, SEE A0.5 FOR DETAILS
- 9 TOILET TISSUE HOLDER, SEE A0.5 FOR DETAILS
- 10 WALL HUNG MIRROR W/ LIGHT
- 11 WALL-HUNG SINK SEE PLUMBING LEGEND
- 12 SURFACE MOUNT PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
- 13 NURSE CALL STATION
- 14 WALL BASE, SEE A2.5 FOR FINISH
- 15 DRINKING FOUNTAIN, SEE A2.4 FOR PLUMBING
- 16 1/2" METAL REVEAL
- 17 RAMP HAND/GUARDRAILS
- 18 EXPOSED MECHANICAL DUCTS IN PAINTED METAL JACKETS, SEE MECHANICAL DRAWINGS
- 19 DESK COUNTER / MILLWORK
- 20 RECEPTION DESK / MILLWORK
- 21 WALL-HUNG SINK COUNTER
- 22 WALL-HUNG TV
- 23 TILE FINISHED WALL, SEE FINISH SCHEDULE
- 24 OPEN AREA AT WORKSTATION
- 25 OPTIONAL SURFACE MOUNTED SOAP DISPENSER
- 26 WALL MOUNTED STORAGE SHELVES



integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

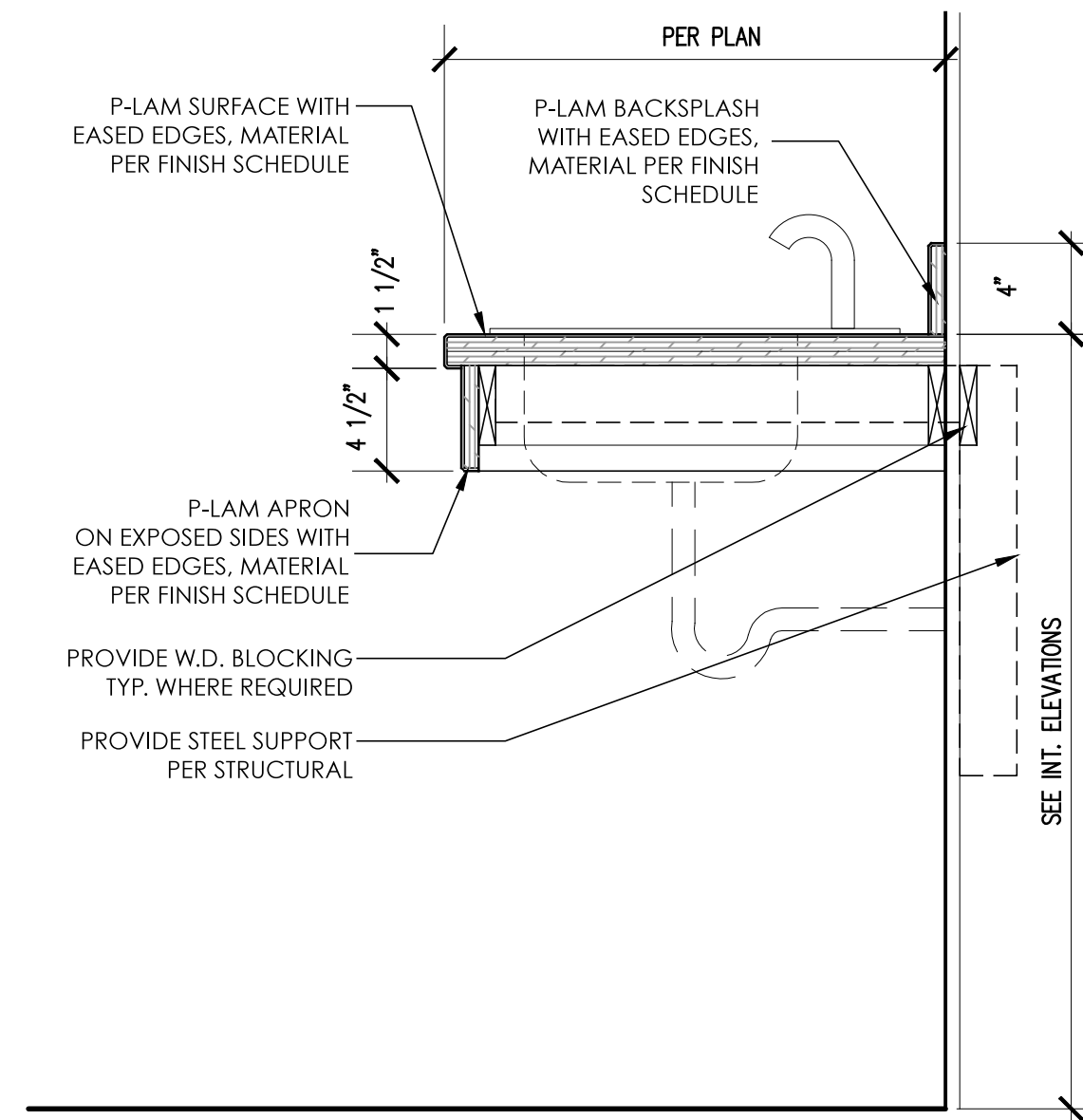
Sheet title job # date remarks drawn by checked by project title

GI	GI	GI
----	----	----

01/29/2019	FINISHES PRESENTATION
02/13/2019	30% CONSTRUCTION DOCUMENTS
03/11/2019	50% CONSTRUCTION DOCUMENTS
03/29/2019	PLAN CHECK SUBMITTAL

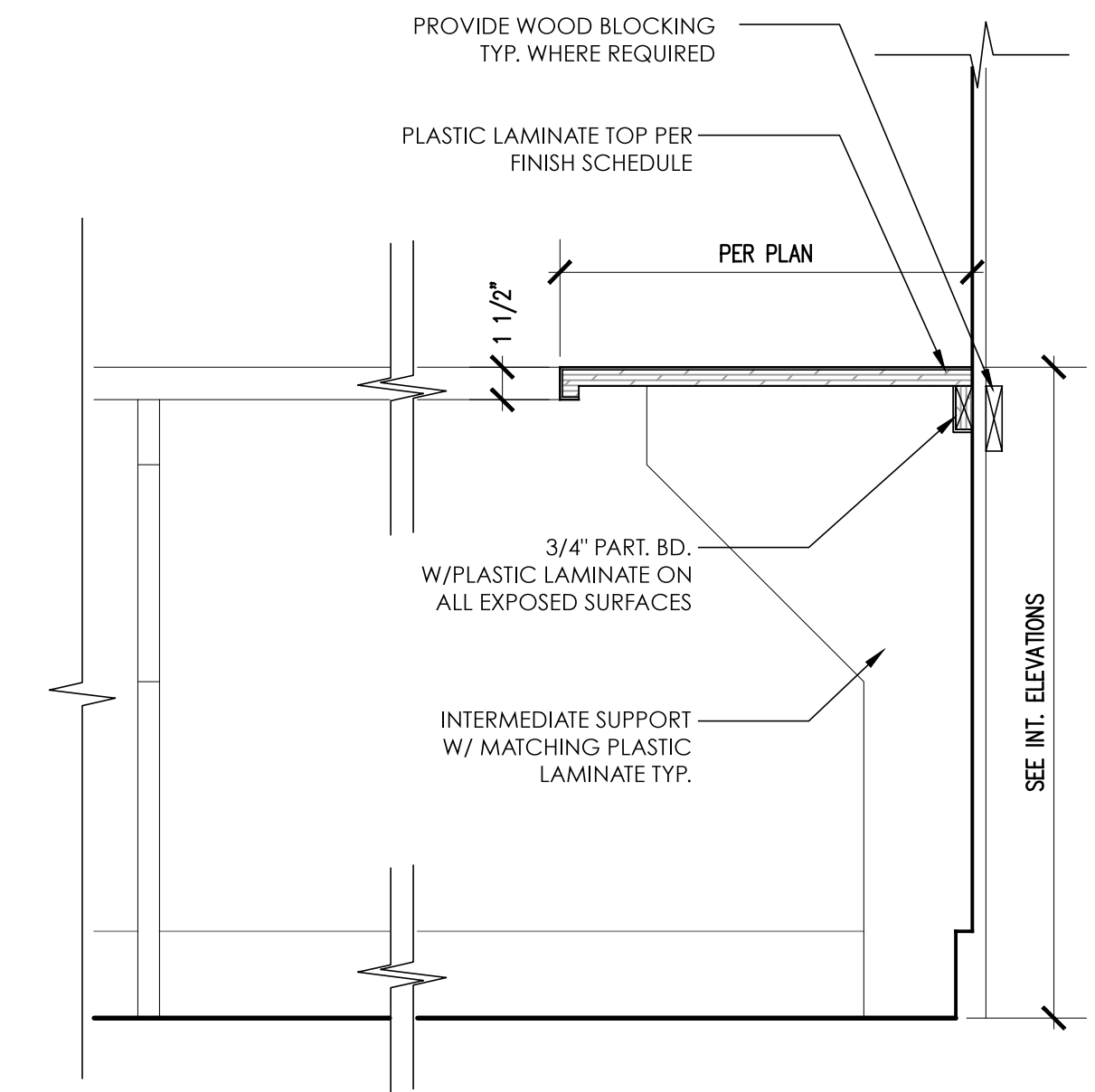
INTERIOR ELEVATIONS

A8.5



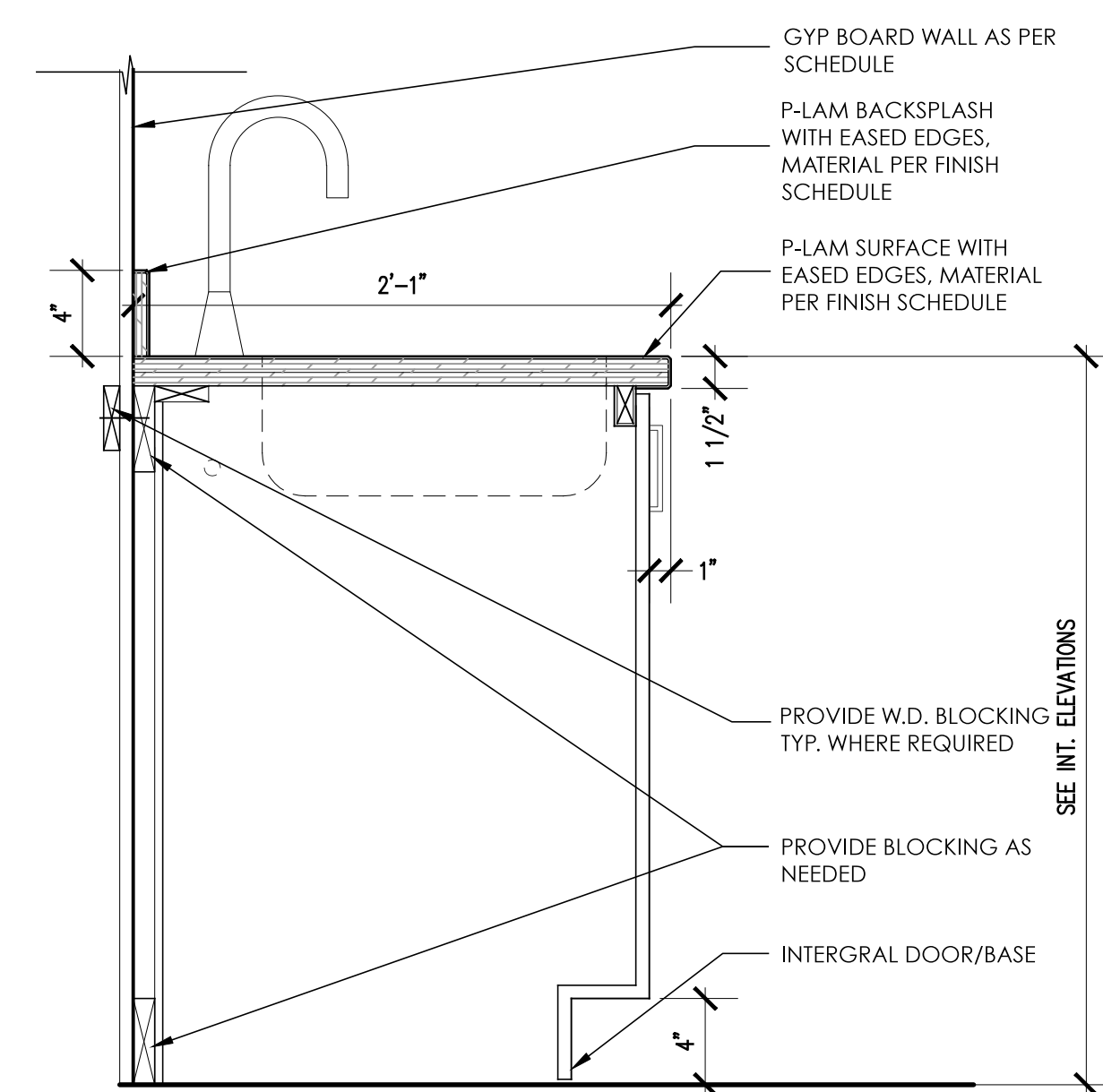
WALL HUNG SINK COUNTER
SCALE: 1-1/2" = 1'-0"

6



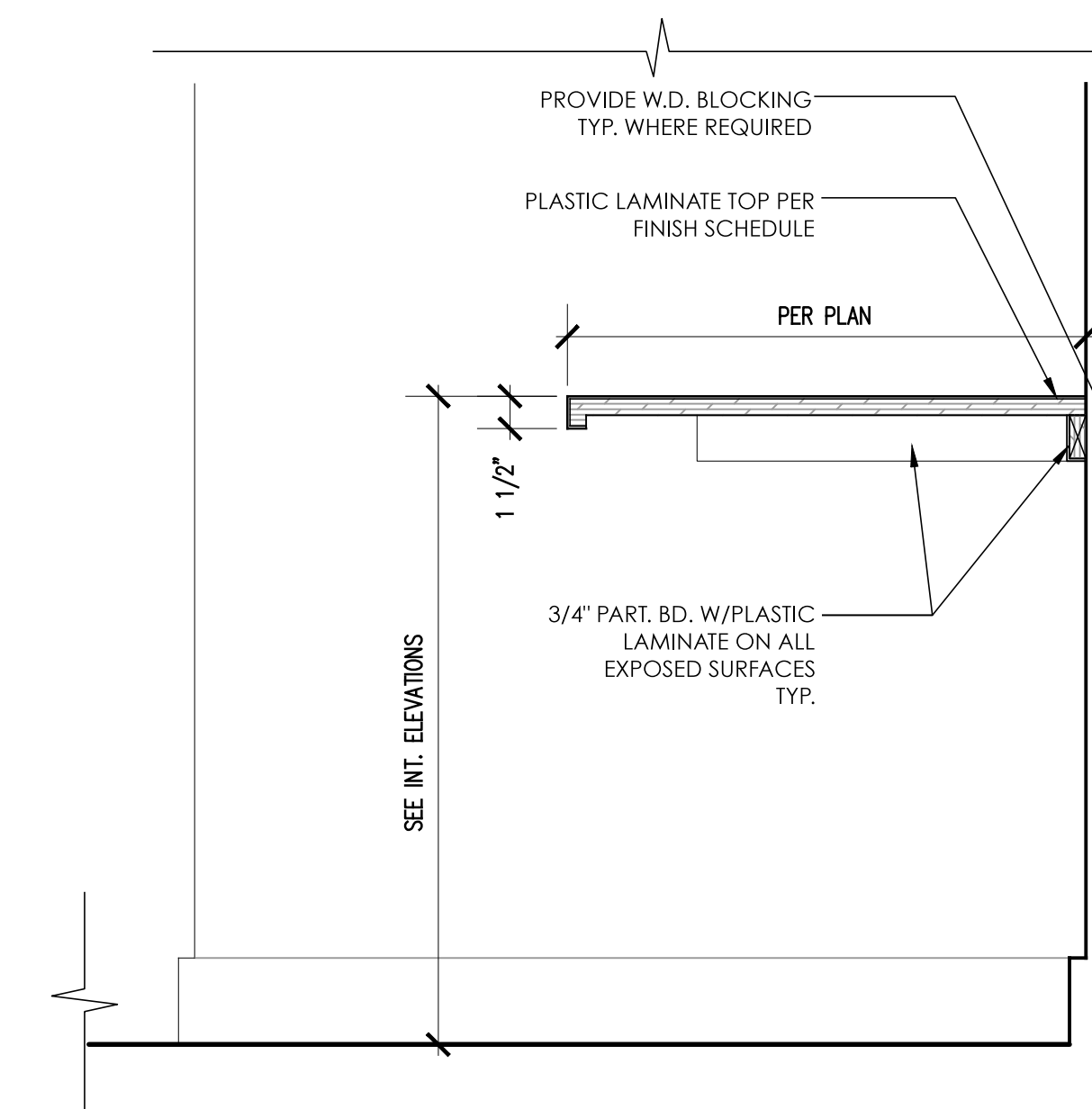
WALL HUNG CABINET/ WORK COUNTER
SCALE: 1-1/2" = 1'-0"

3



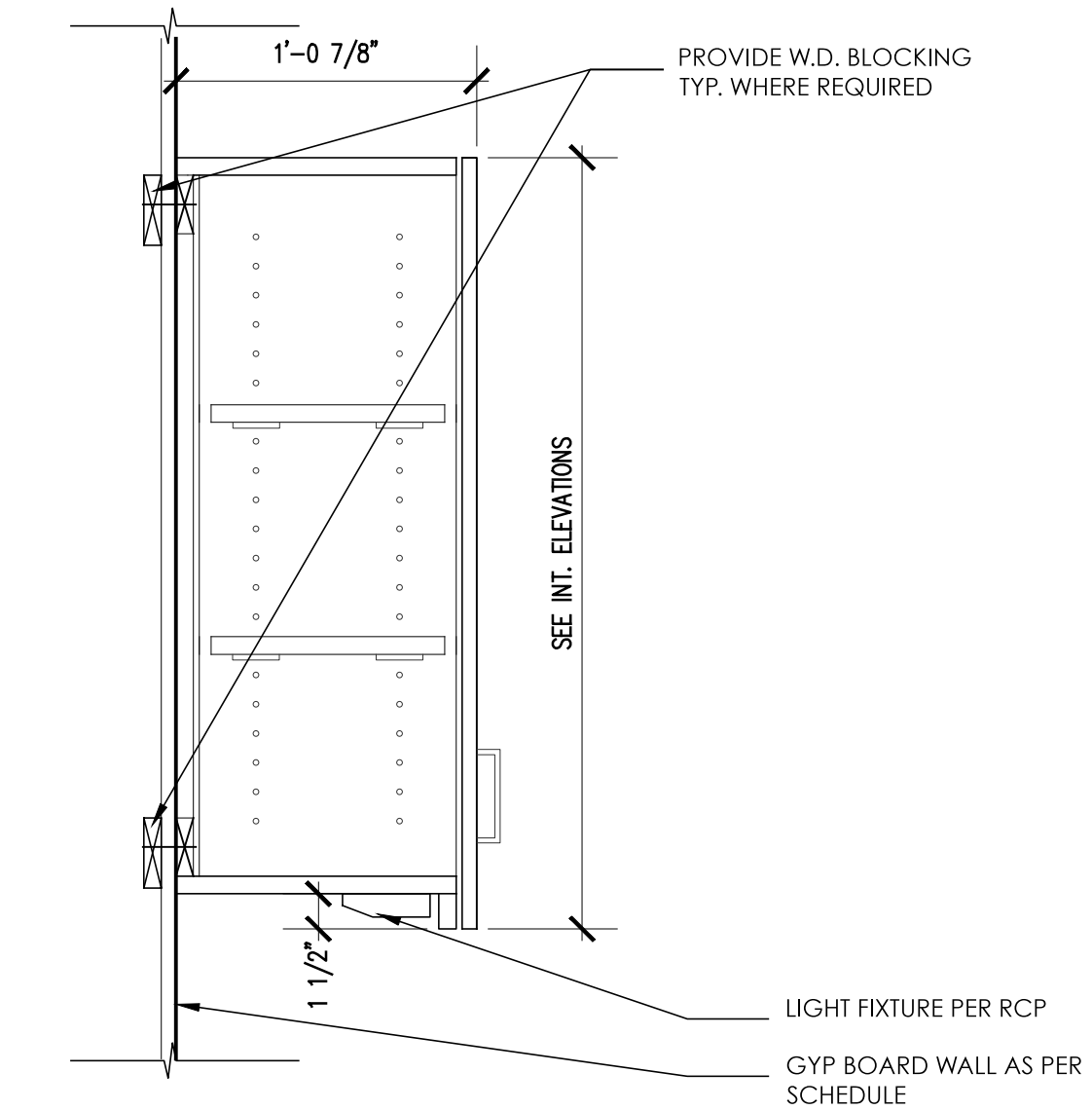
BASE STORAGE CABINET
SCALE: 1-1/2" = 1'-0"

8



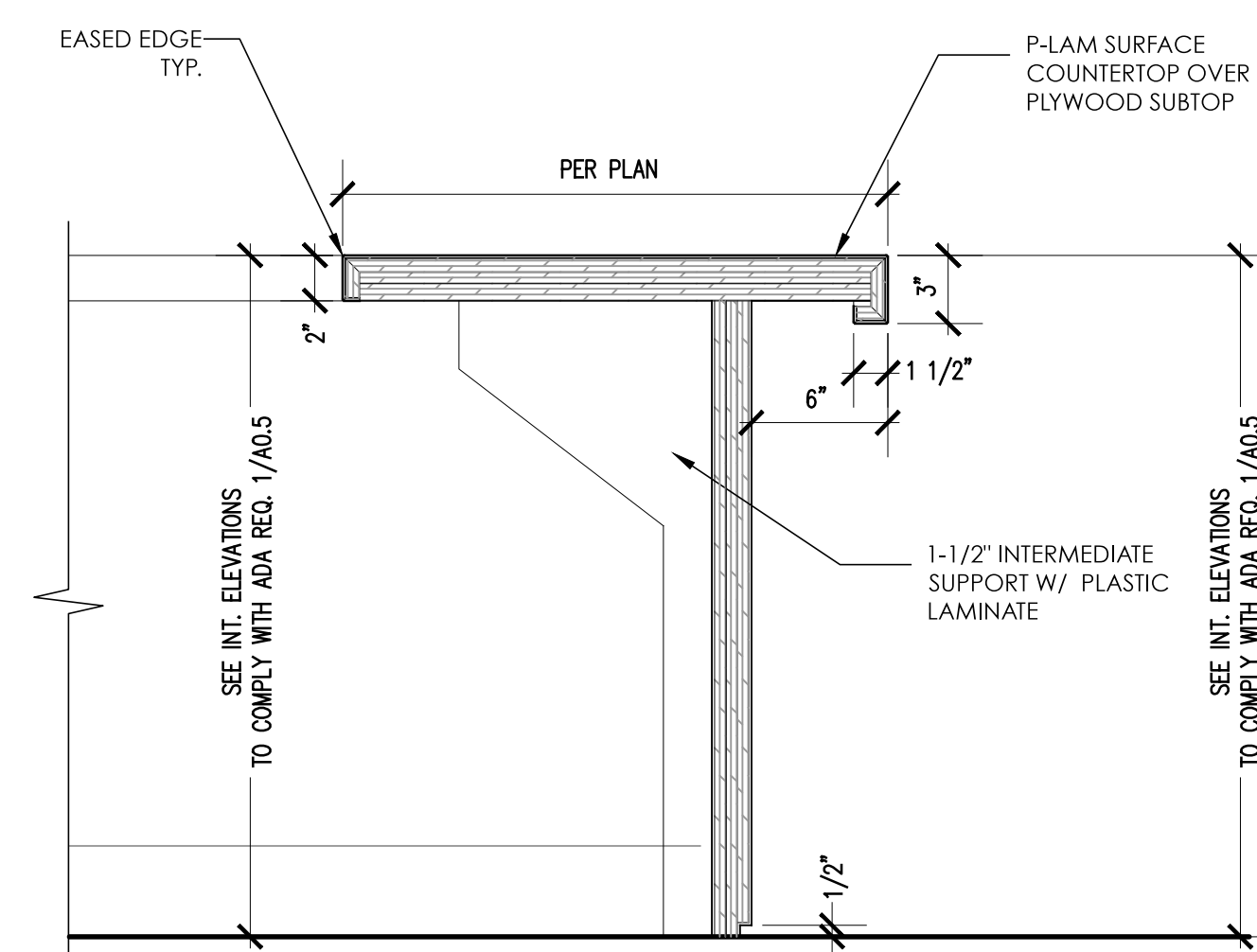
WALL HUNG WORK COUNTER
SCALE: 1-1/2" = 1'-0"

5



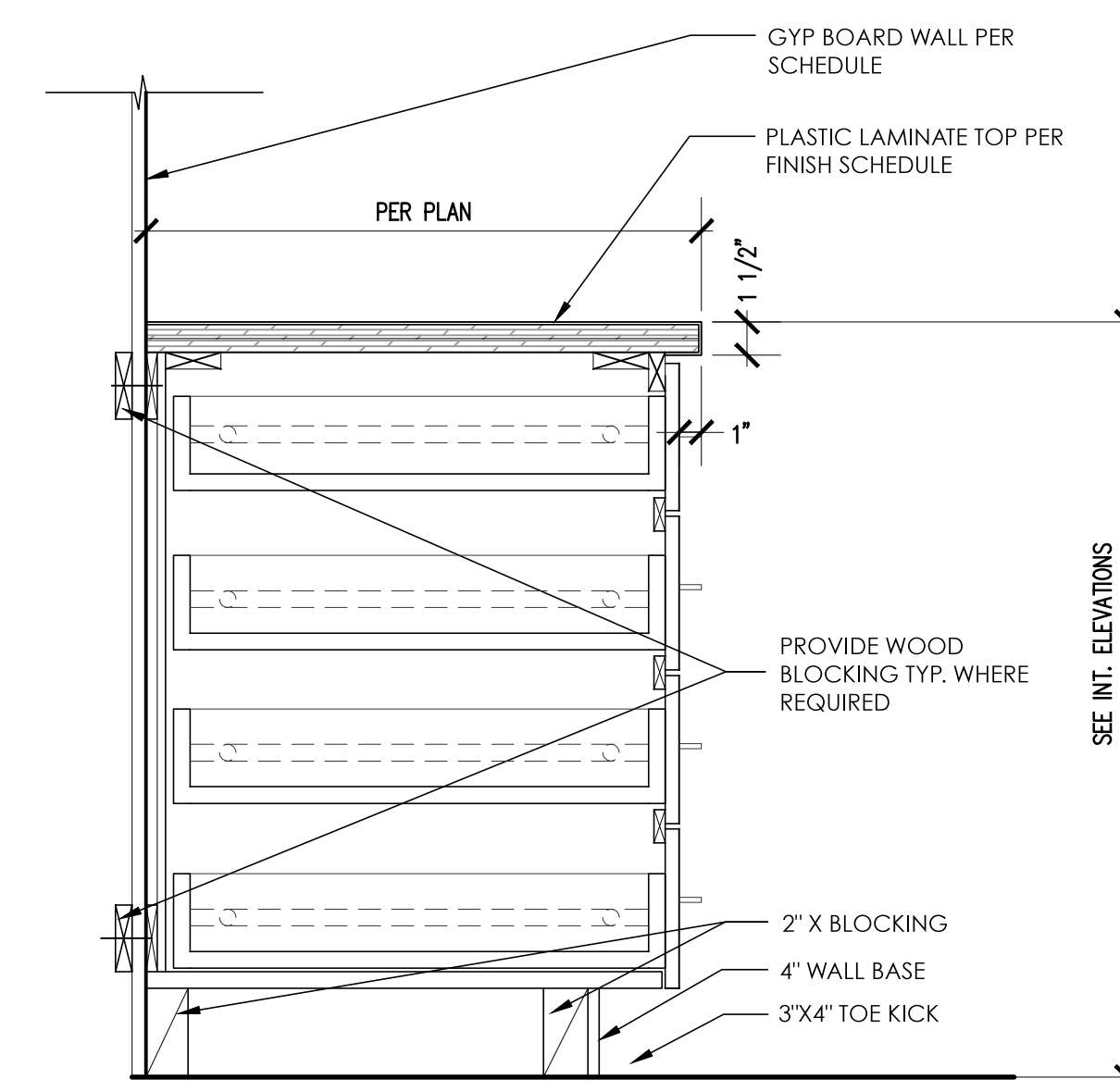
WALL HUNG CABINET
SCALE: 1-1/2" = 1'-0"

2



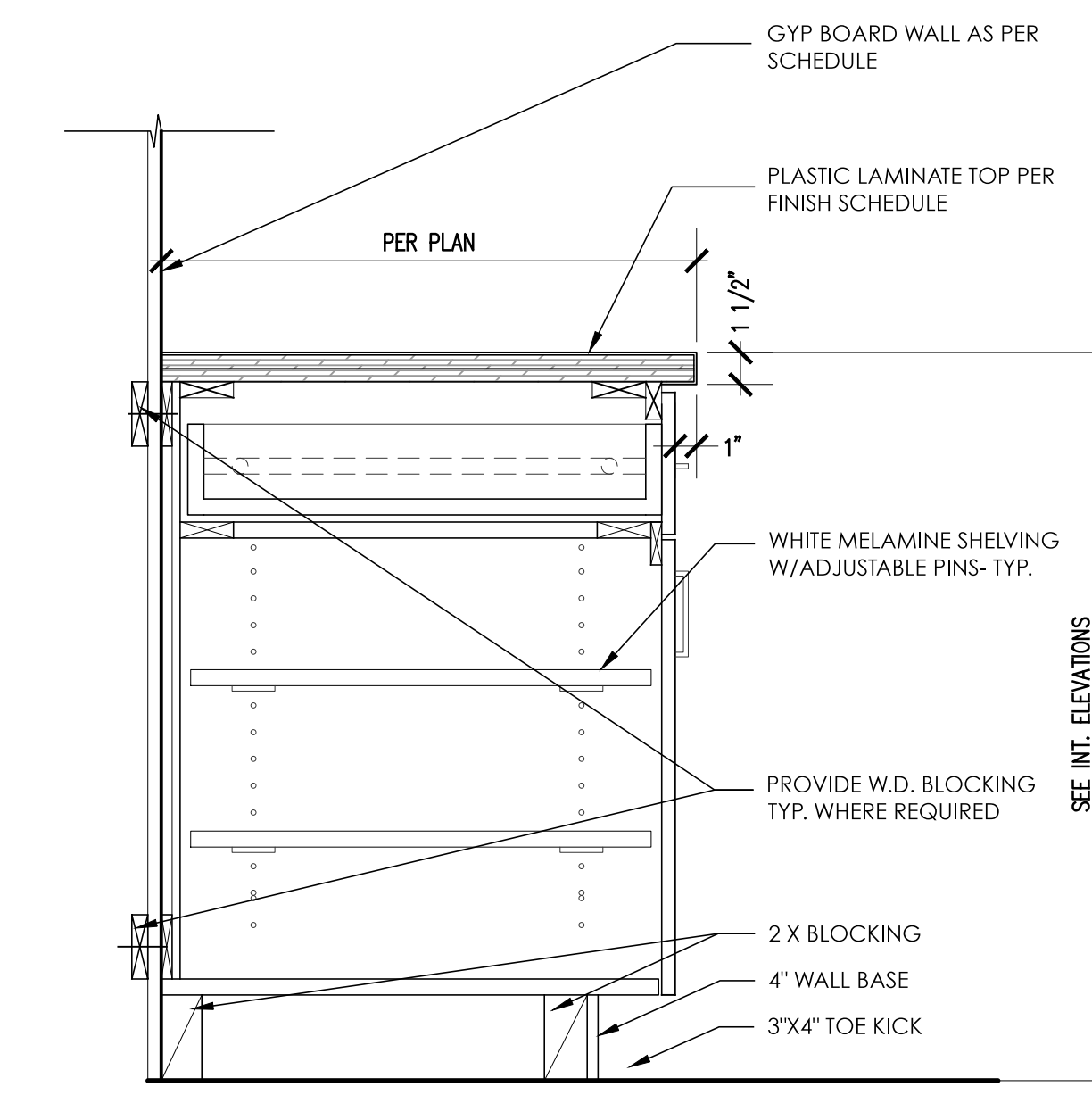
RECEPTION COUNTER
SCALE: 1-1/2" = 1'-0"

7



BASE DRAWER CABINET
SCALE: 1-1/2" = 1'-0"

4



BASE STORAGE CABINET
SCALE: 1-1/2" = 1'-0"

1

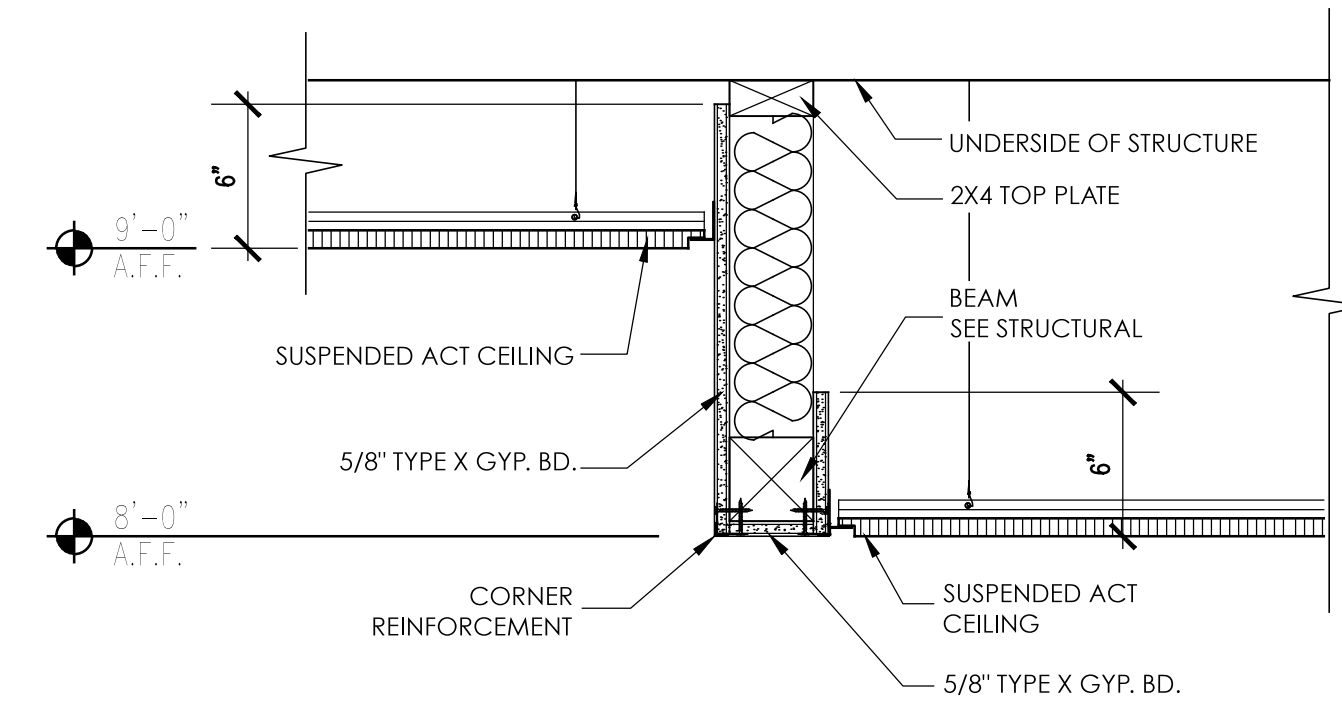
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

Sheet: _____ Title: MILLWORK DETAILS Job #: _____ Date: _____ Drawn by: _____ Checked by: _____ Project title: _____

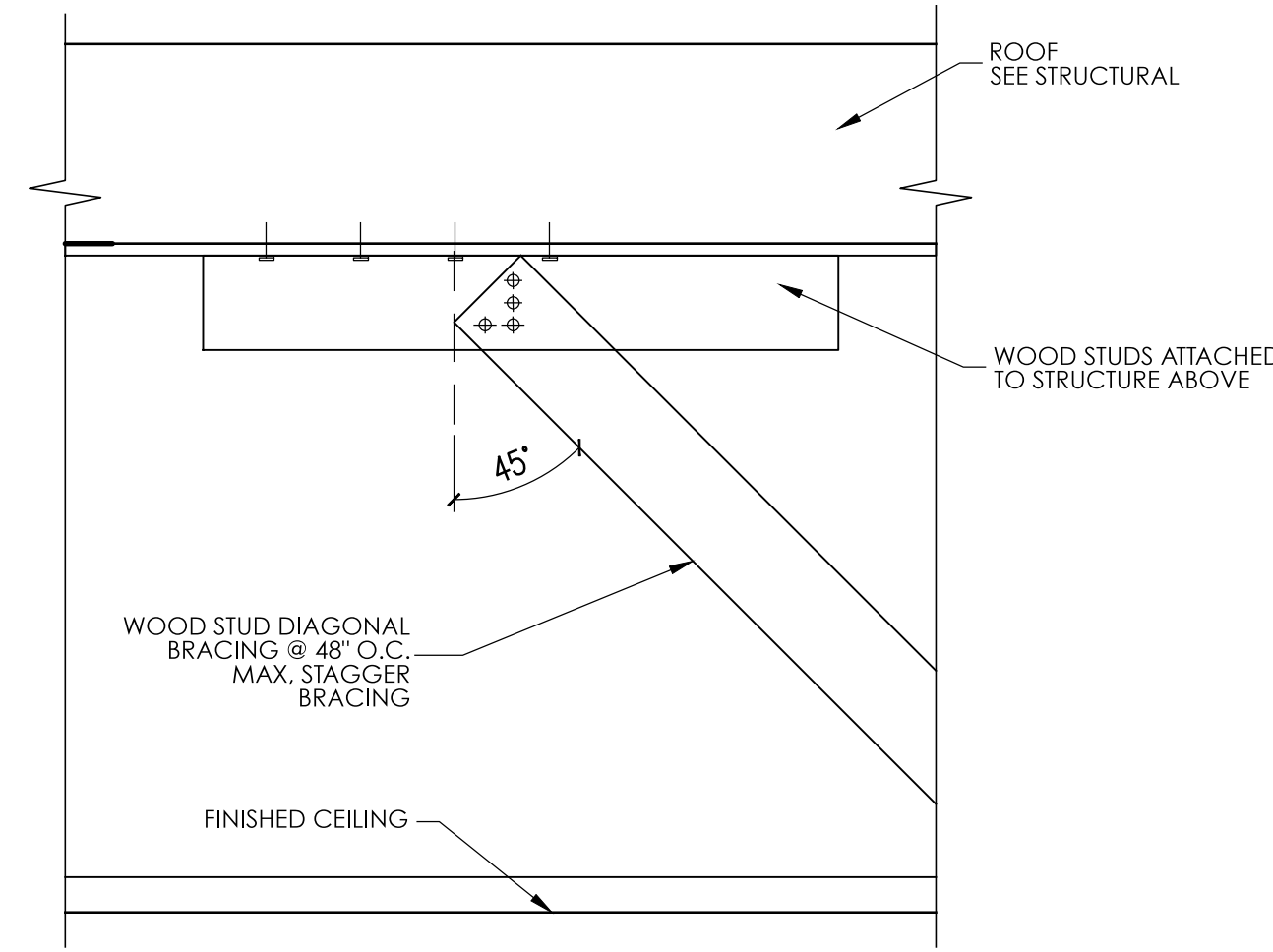
date	description
01/29/2019	FINISHES PRESENTATION
02/15/2019	30% CONSTRUCTION DOCUMENTS
03/17/2019	50% CONSTRUCTION DOCUMENTS
03/29/2019	PLAN CHECK SUBMITTAL



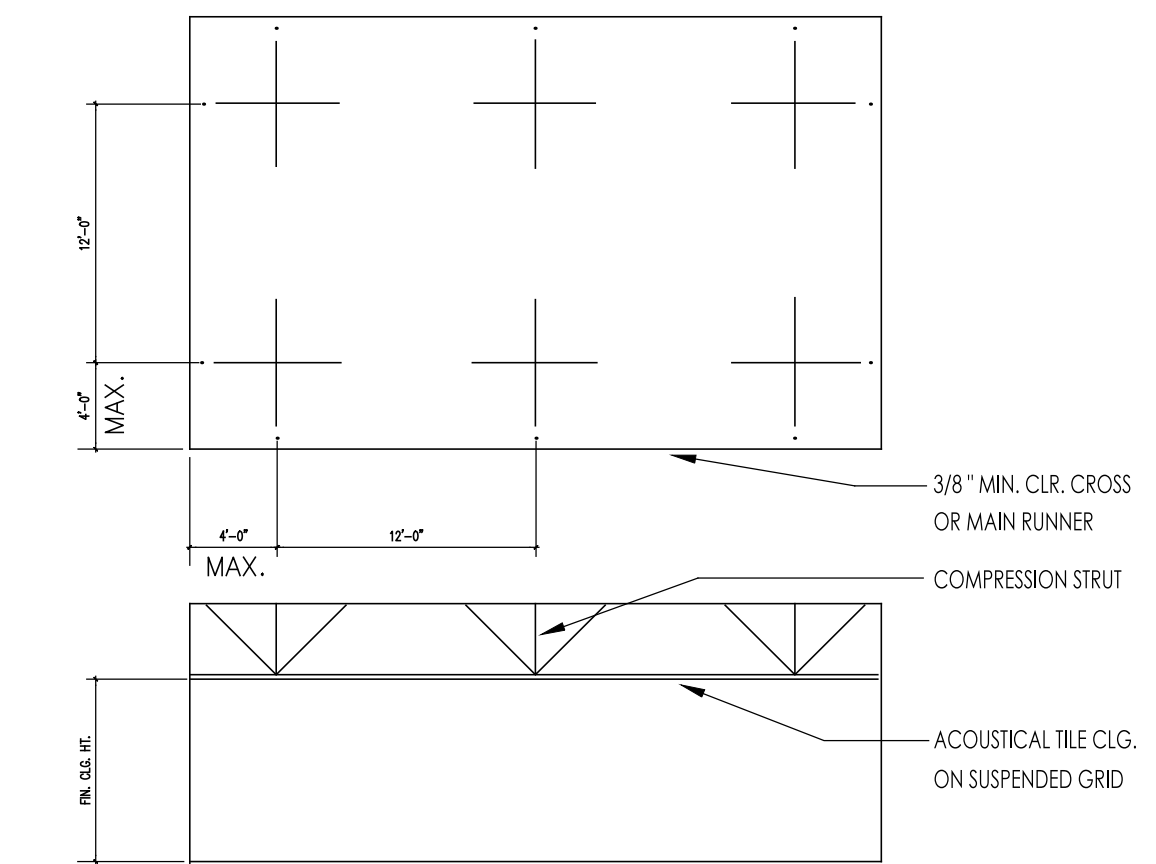
integrated
design
construction
management
sustainability
totum



CEILING HEIGHT CHANGE
SCALE: 1-1/2" = 1'-0" **9**

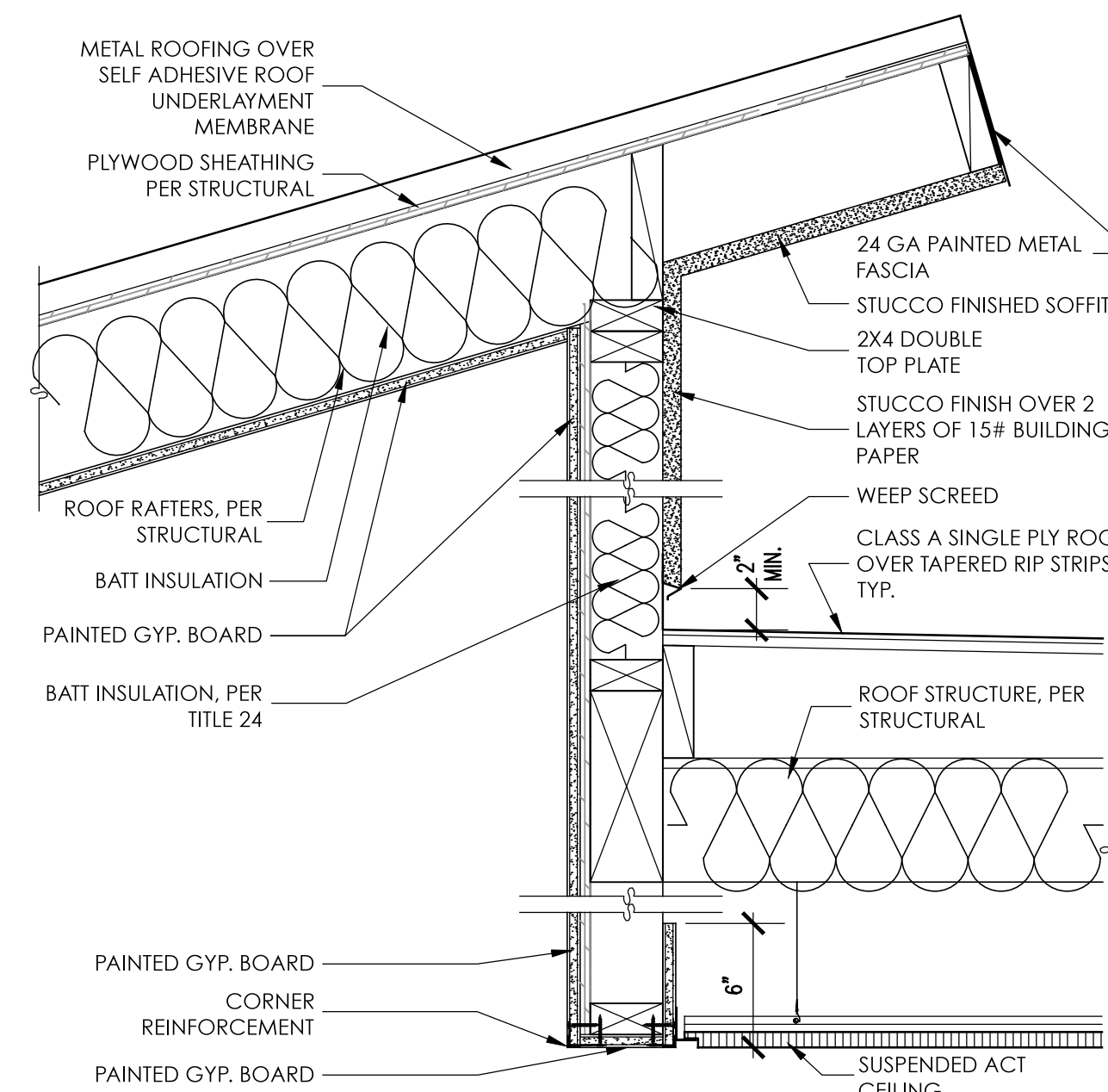


ATTACHMENT AT BRACING
SCALE: 3" = 1'-0" **6**

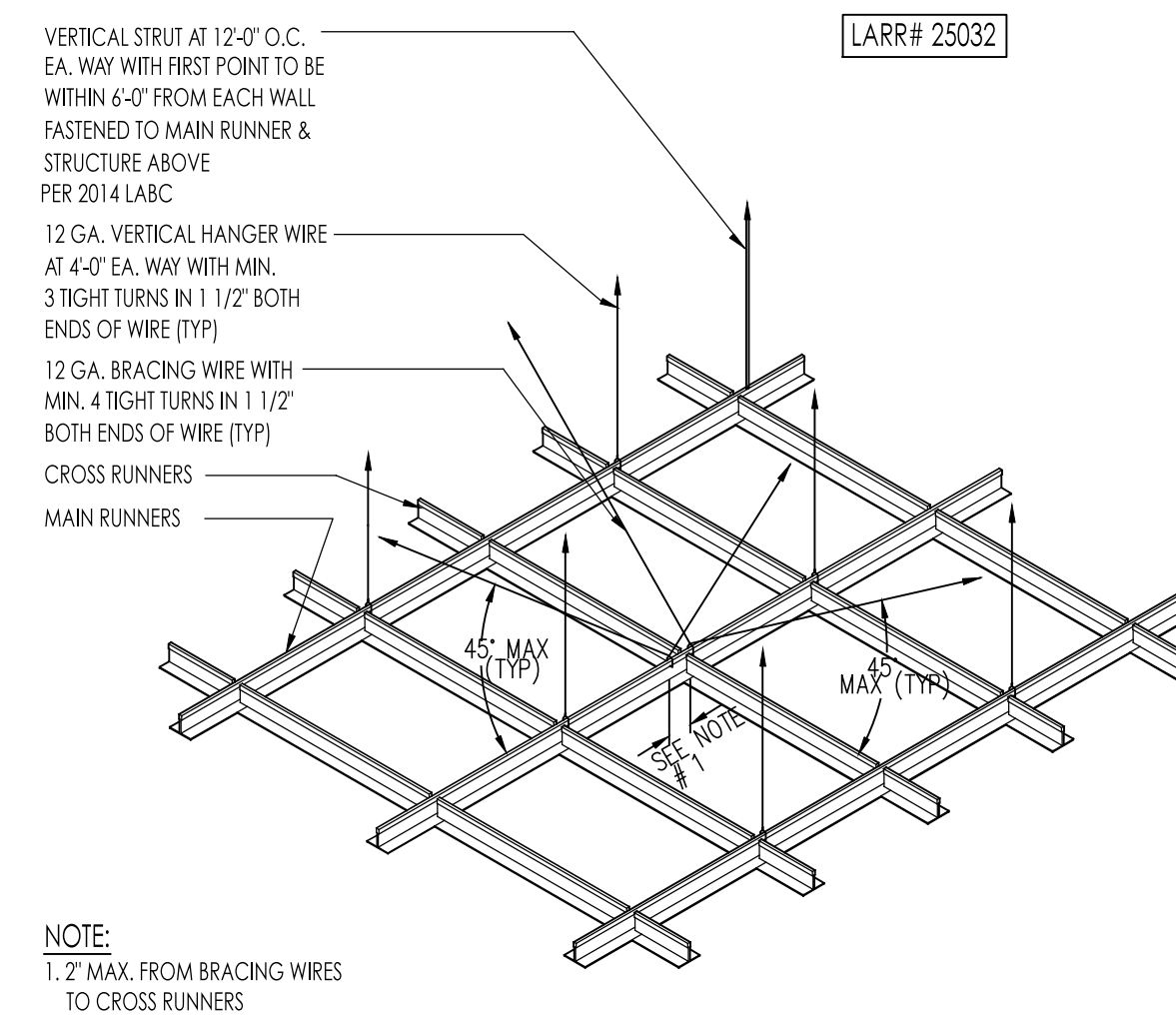


NOTE: TIE ADJACENT WALLS TO CEILING MAIN & CROSS RUNNER
NOTE: INSTALL CLG. GRID USING NO.12 GA. SPLAY WIRE HANGERS
@ 45.90 DEGREE TO EA. OTHER (4 WIRES) BEGINNING 4'-0"
FROM STARTING POINT OF GRID & TILE LAYOUT AND IN
BOTH DIRECTIONS @ 12'-0" THEREAFTER

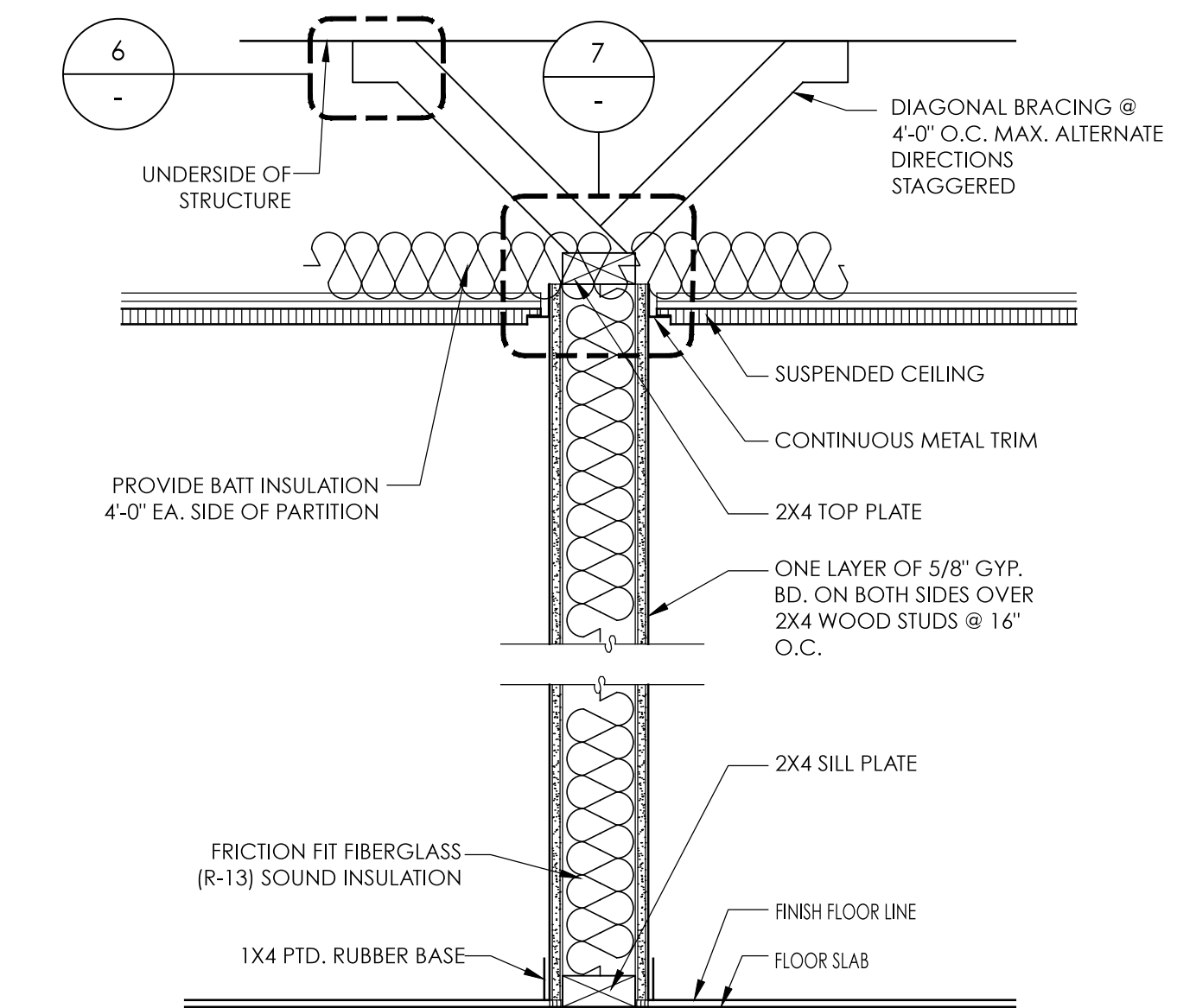
SUSPENDED CEILING BRACING DIAGRAM 3
SCALE: 1-1/2" = 1'-0"



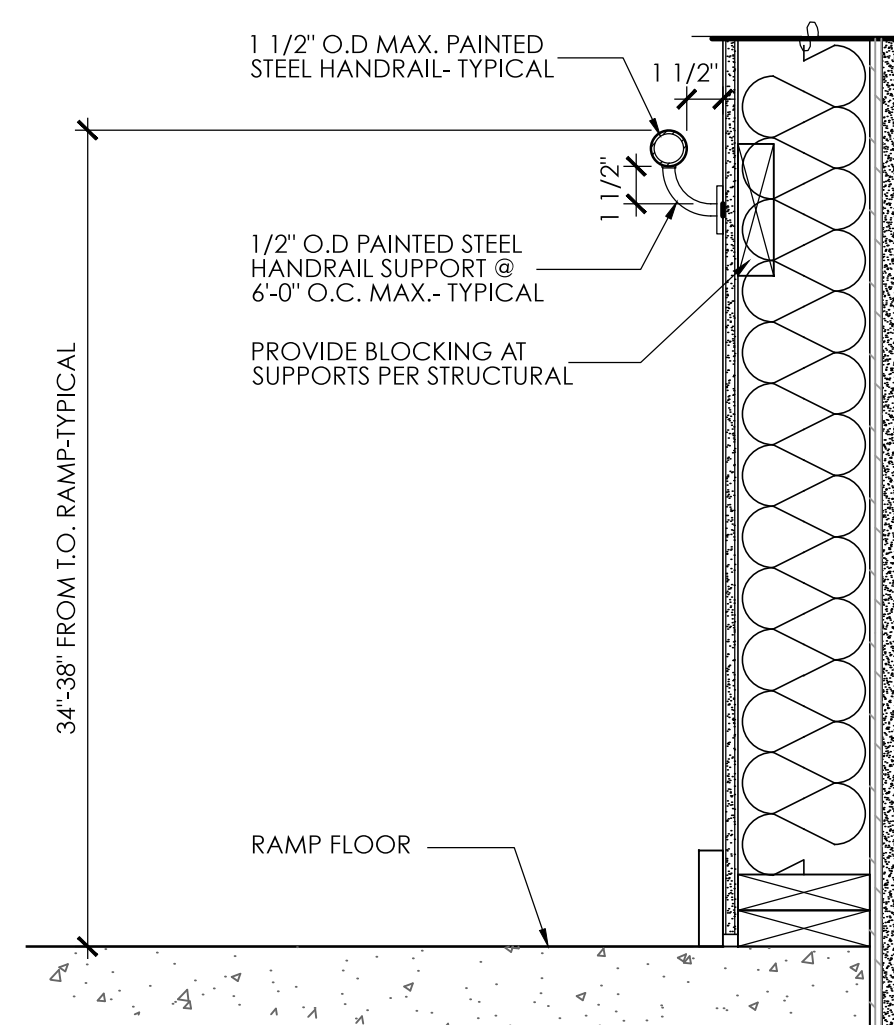
CEILING HEIGHT CHANGE @ HALLWAY
SCALE: 1-1/2" = 1'-0" **8**



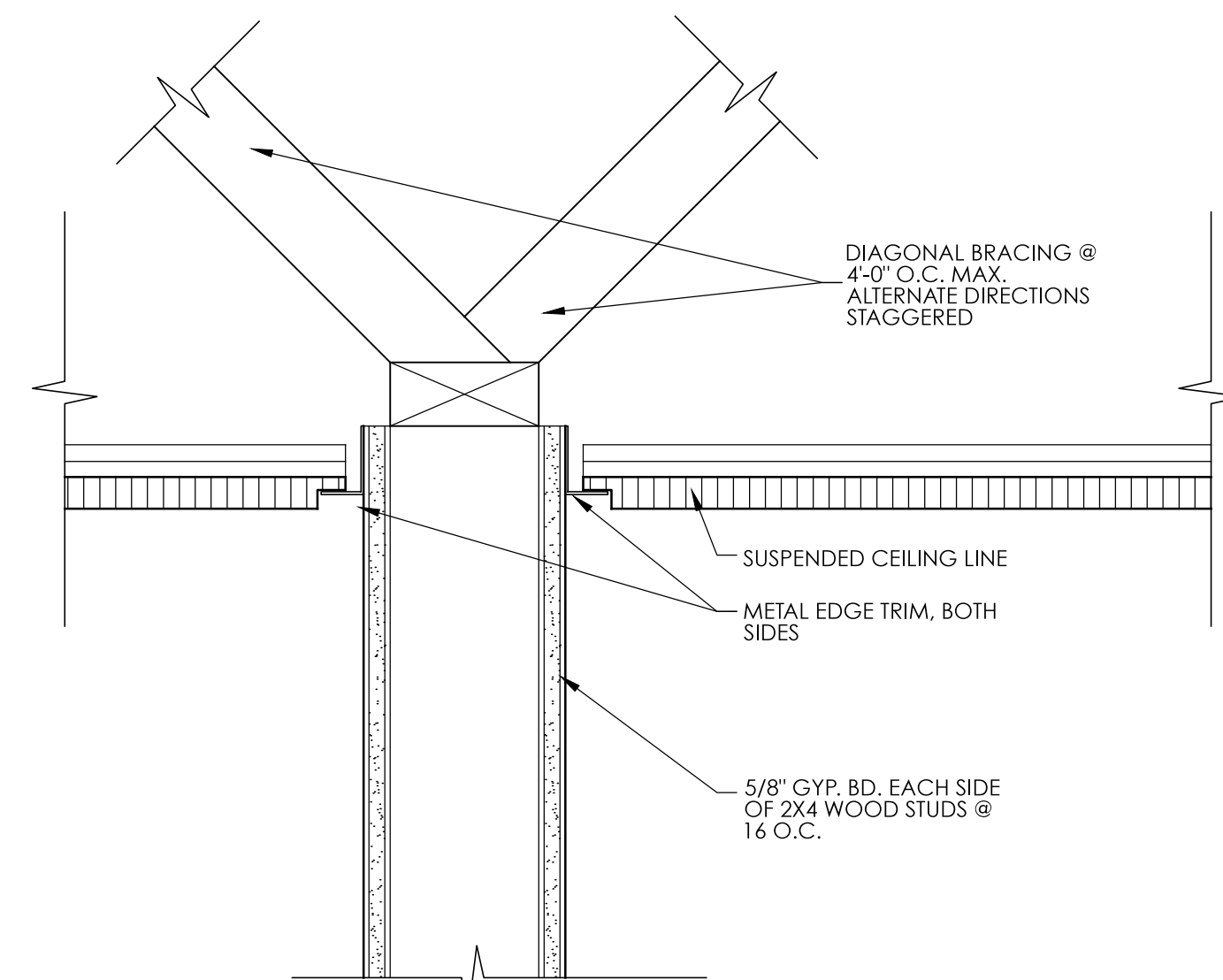
SUSPENDED CEILING GRID
SCALE: 3" = 1'-0" **5**



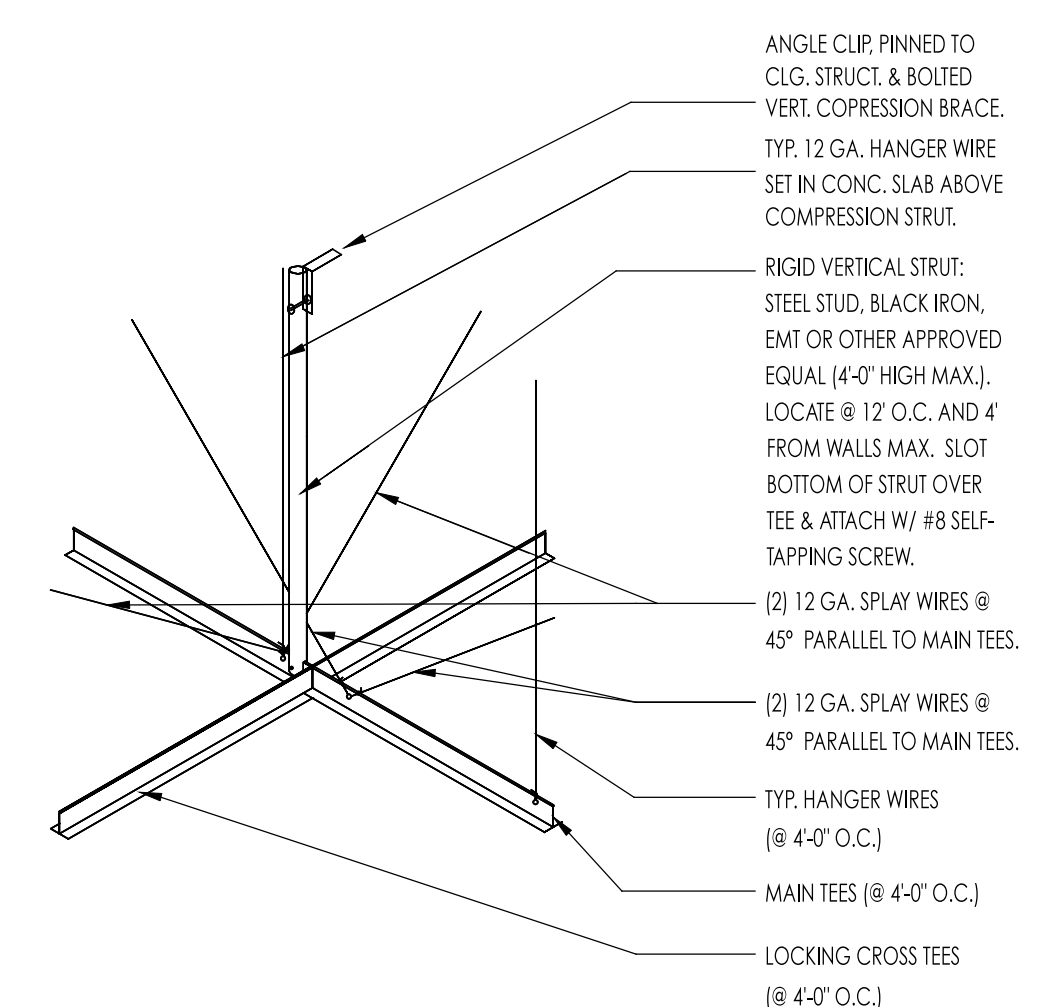
CEILING HEIGHT PARTITION
SCALE: 1-1/2" = 1'-0" **2**



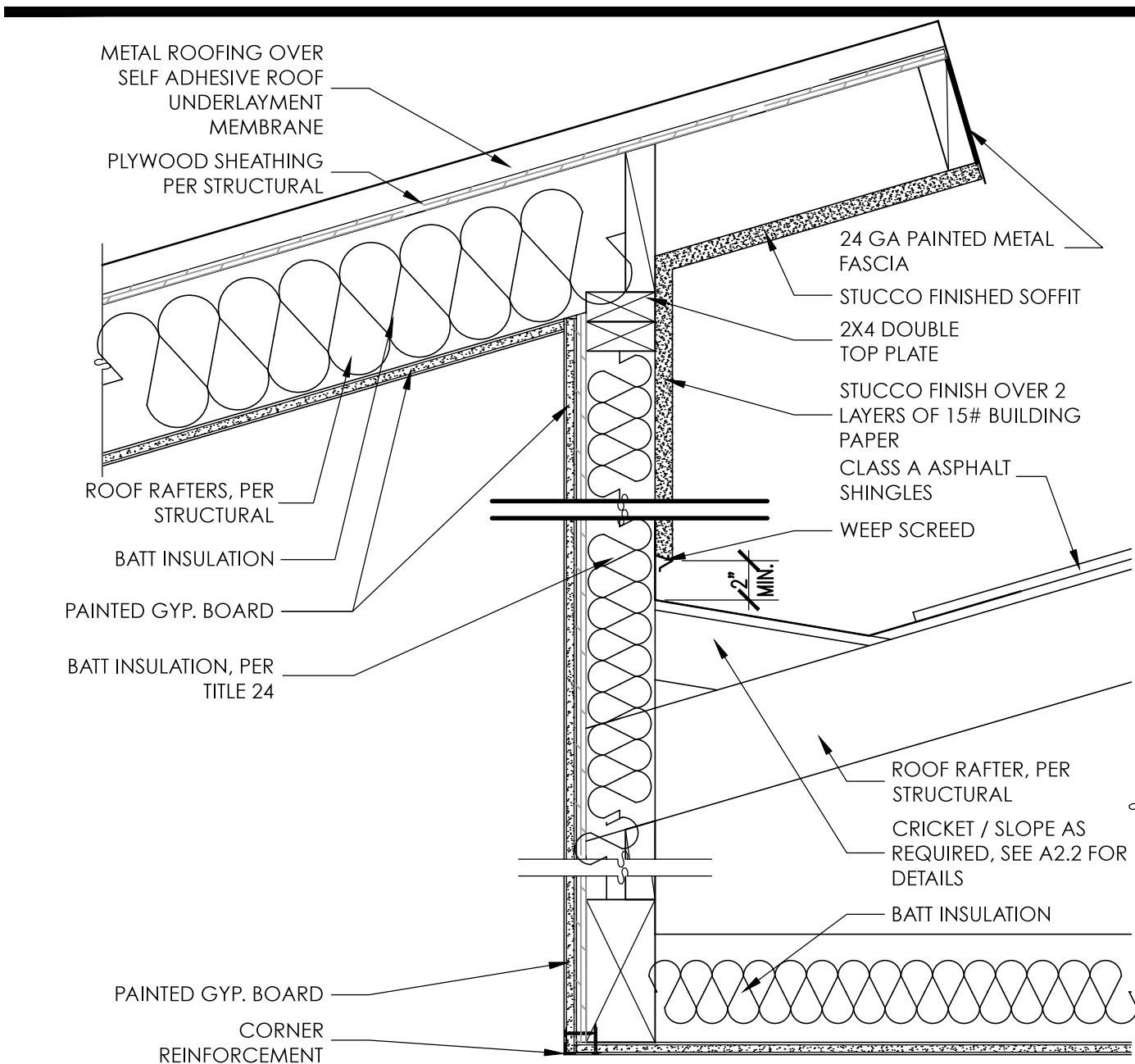
HANDRAIL AT RAMP
SCALE: 1-1/2" = 1'-0" **10**



CEILING DETAIL
SCALE: 3" = 1'-0" **7**



SUSPENDED CEILING STRUT BRACING
SCALE: 1-1/2" = 1'-0" **4**



CEILING HEIGHT CHANGE @ HALLWAY
SCALE: 1-1/2" = 1'-0" **1**

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

Drawn by _____ checked by _____ project title _____

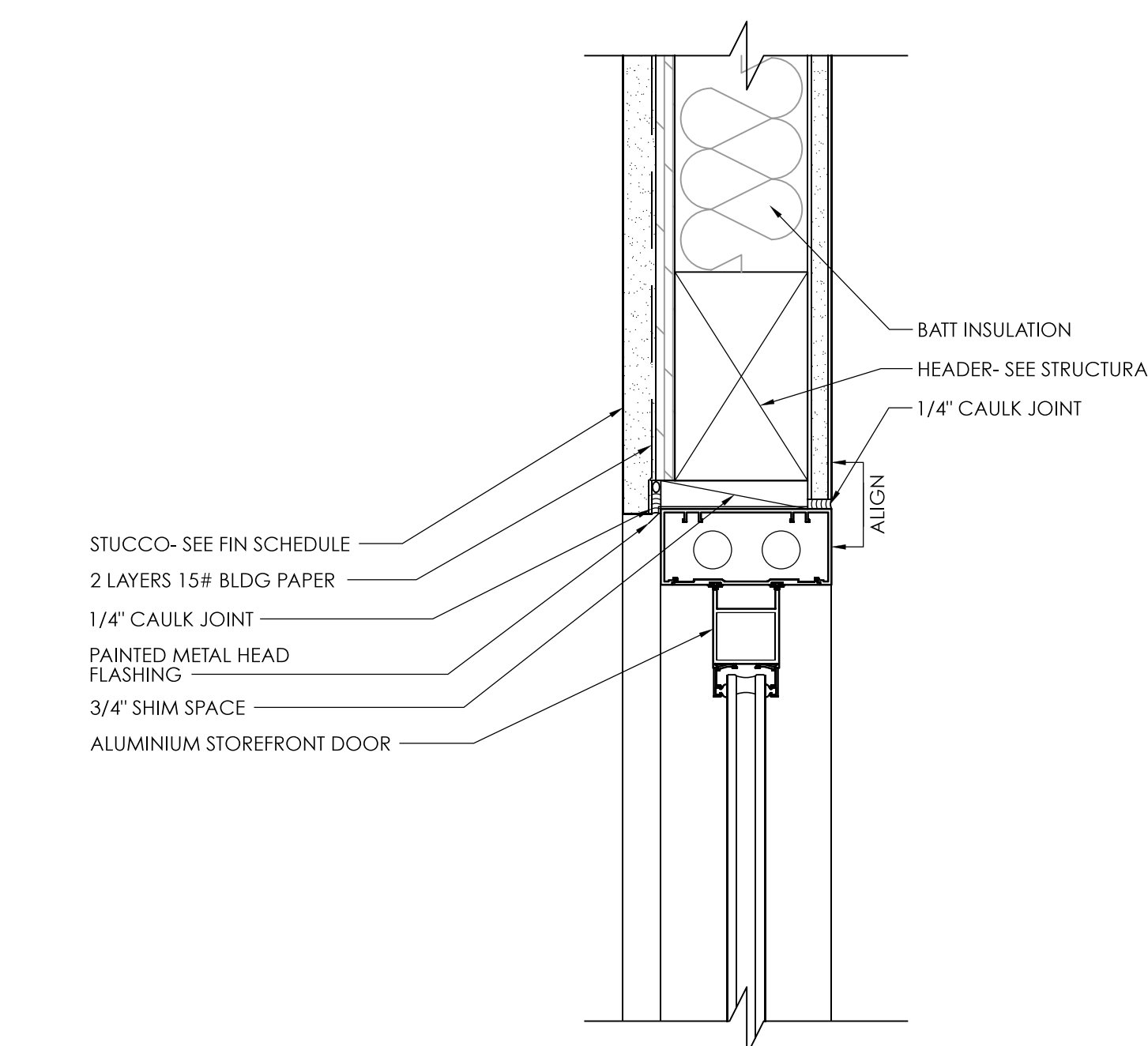
GI	GI	GI	GI	GI	GI
----	----	----	----	----	----

FINISHES PRESENTATION	DATE
30% CONSTRUCTION DOCUMENTS	01/29/2019
50% CONSTRUCTION DOCUMENTS	02/15/2019
PLAN CHECK SUBMITTAL	03/09/2019

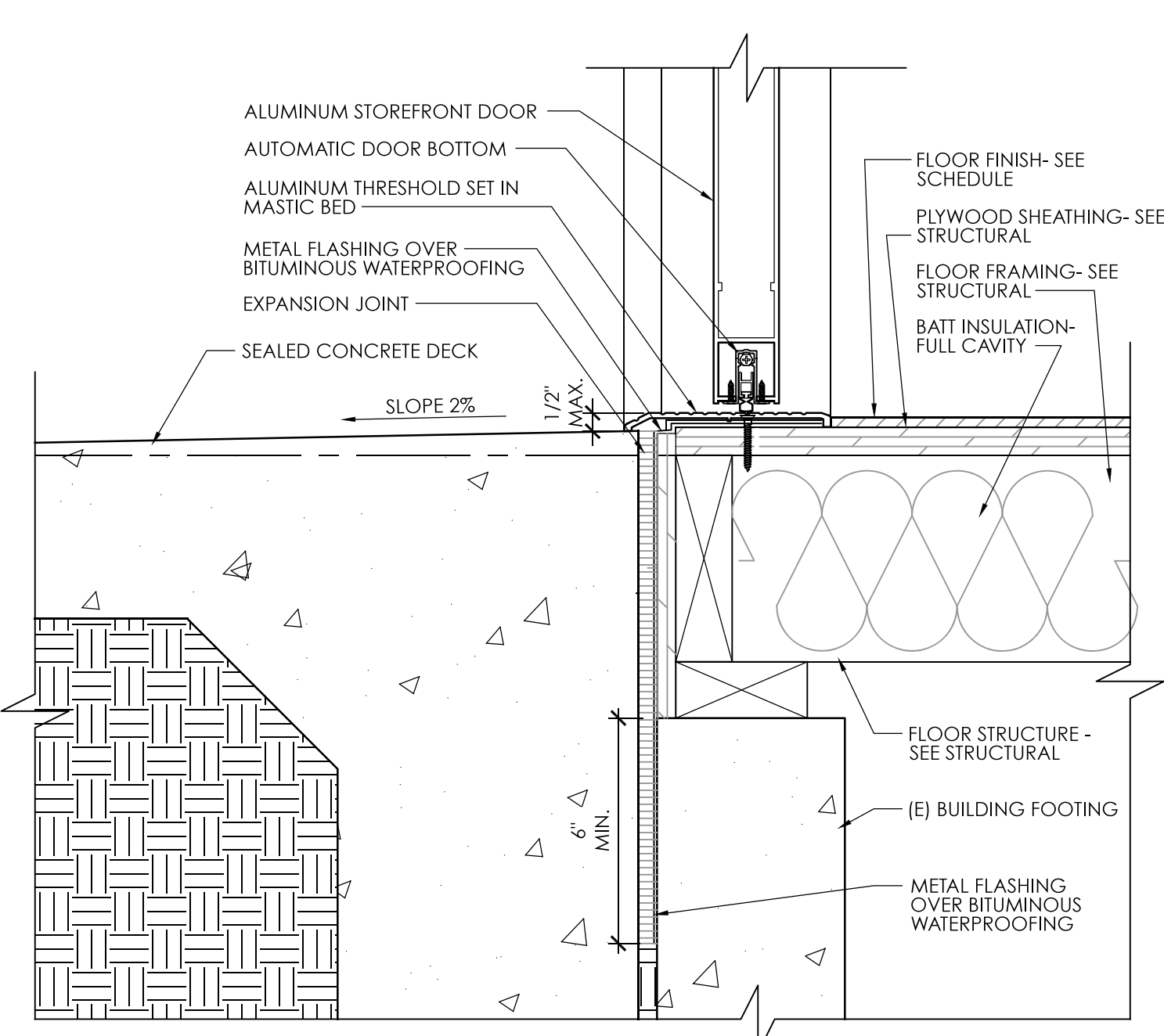
remarks	date	job #

INTERIOR DETAILS

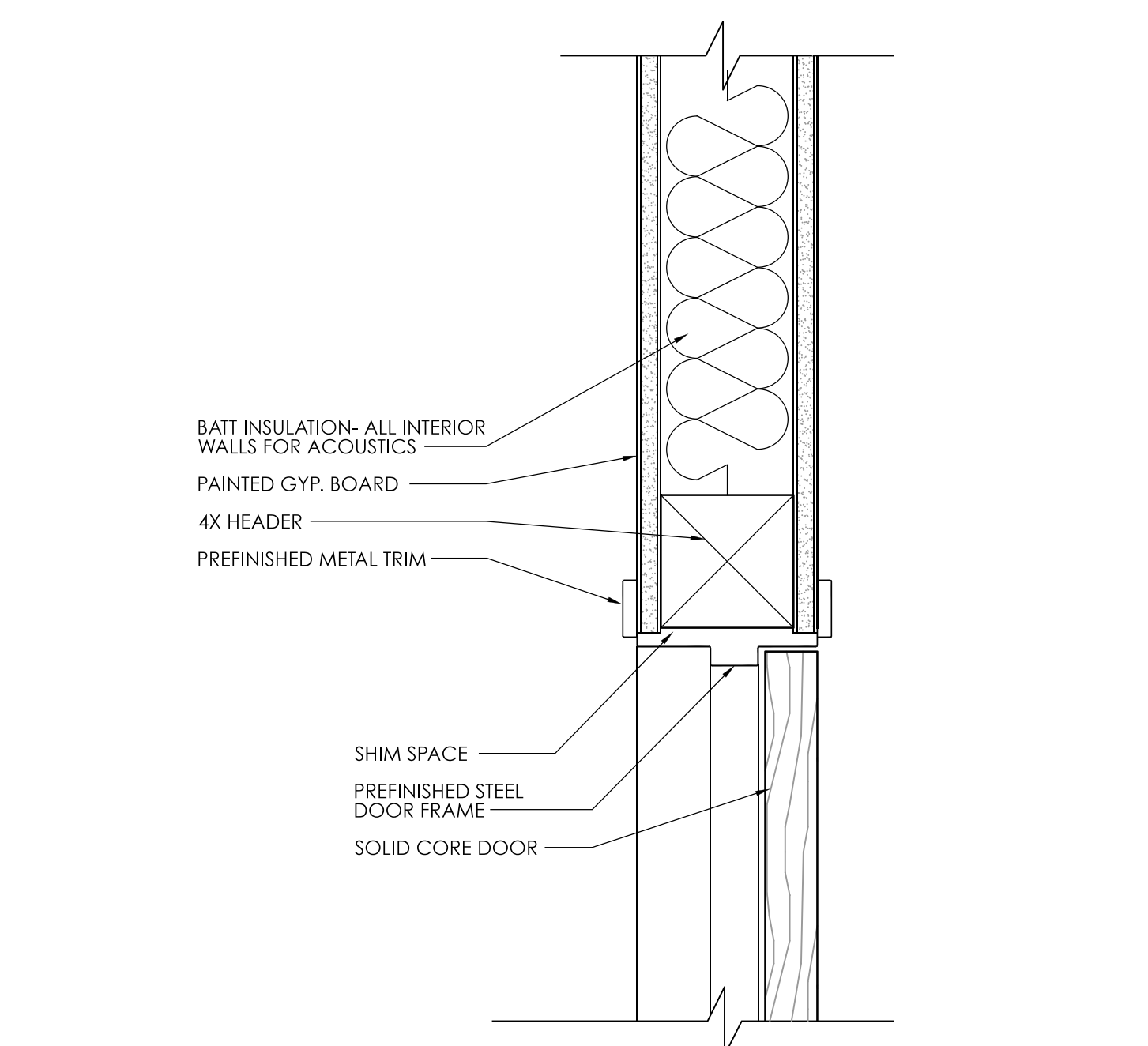
A9.2



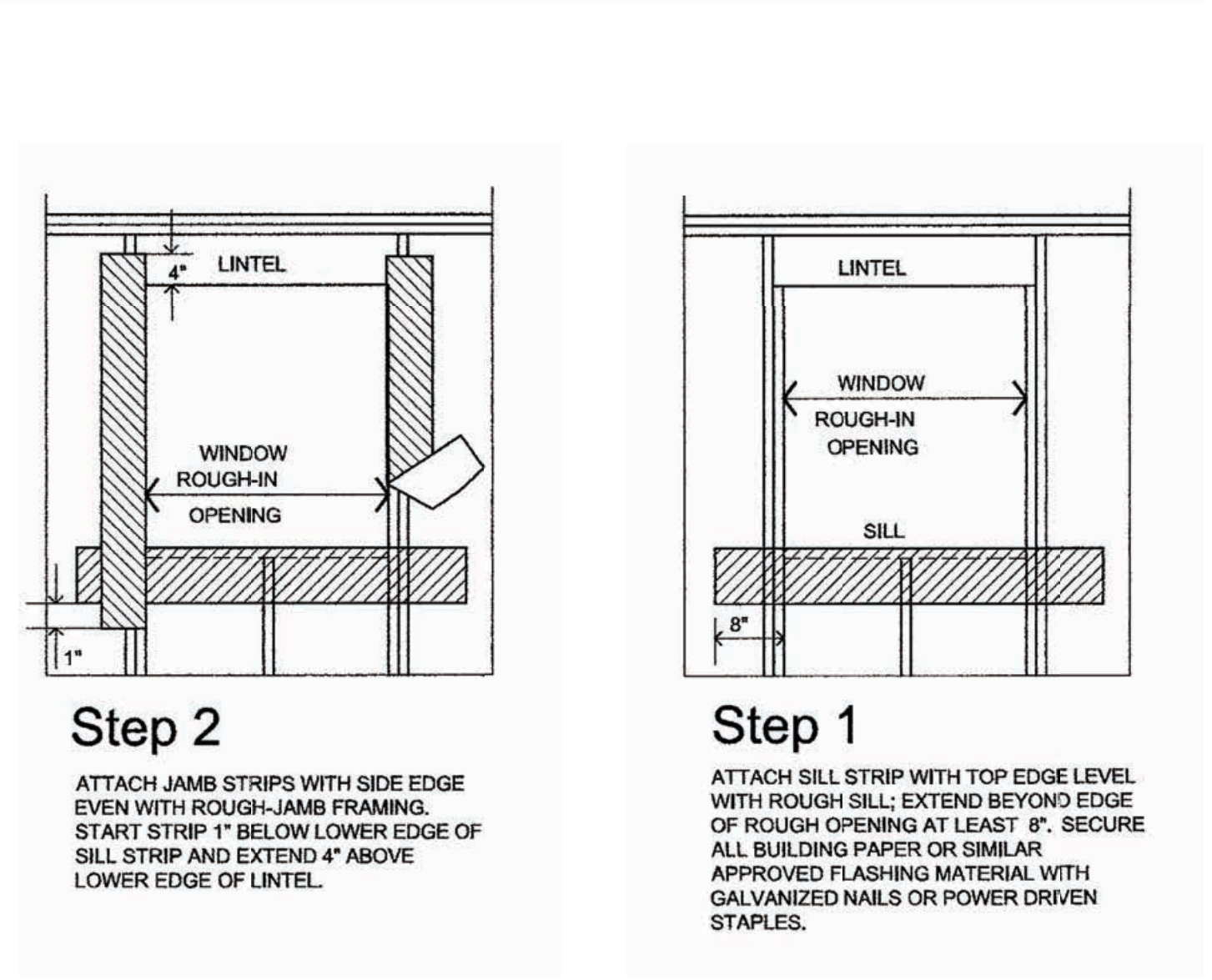
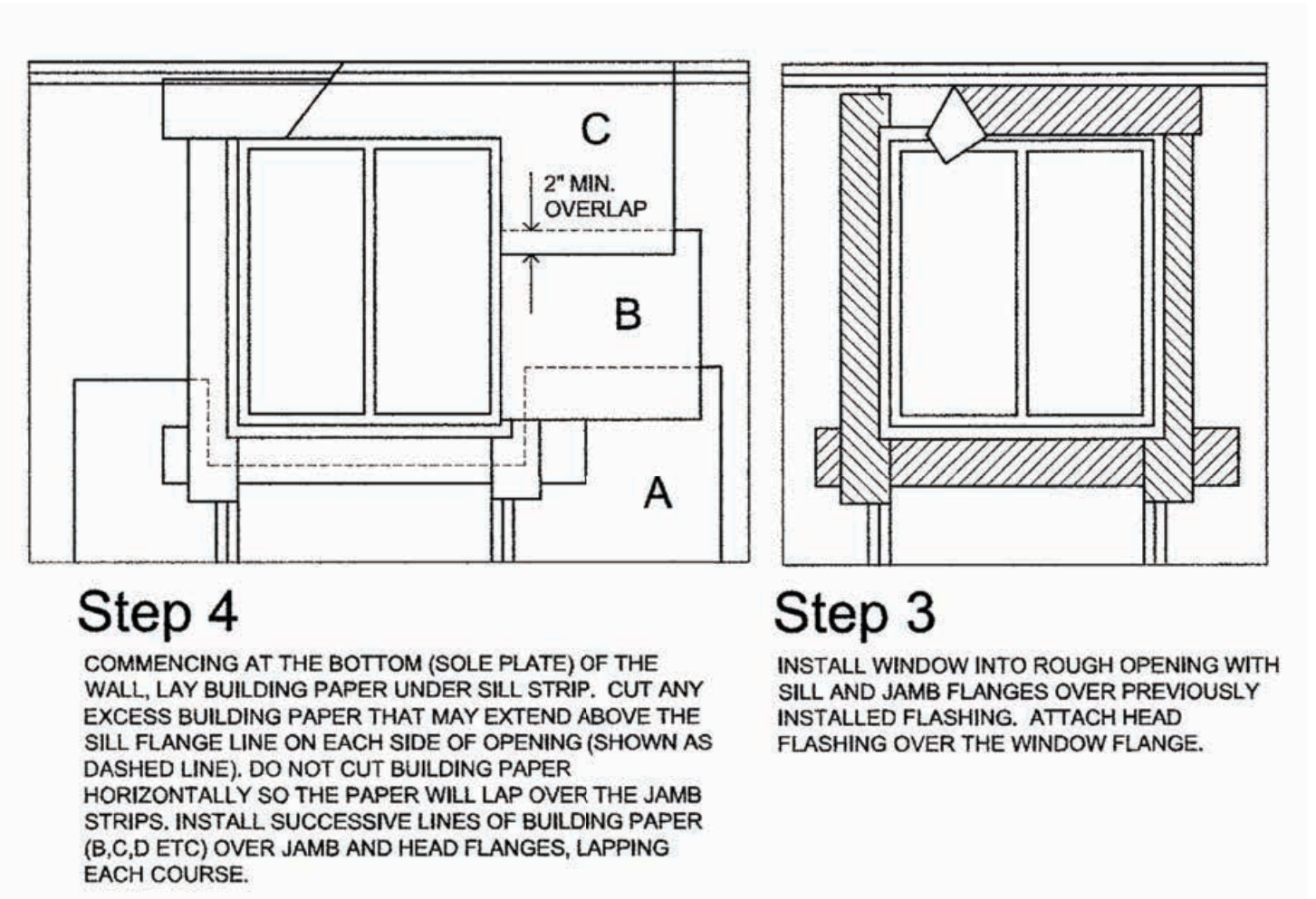
EXTERIOR DOOR HEAD-JAMB SIM. SCALE: 3" = 1'-0" dt-dr02 8



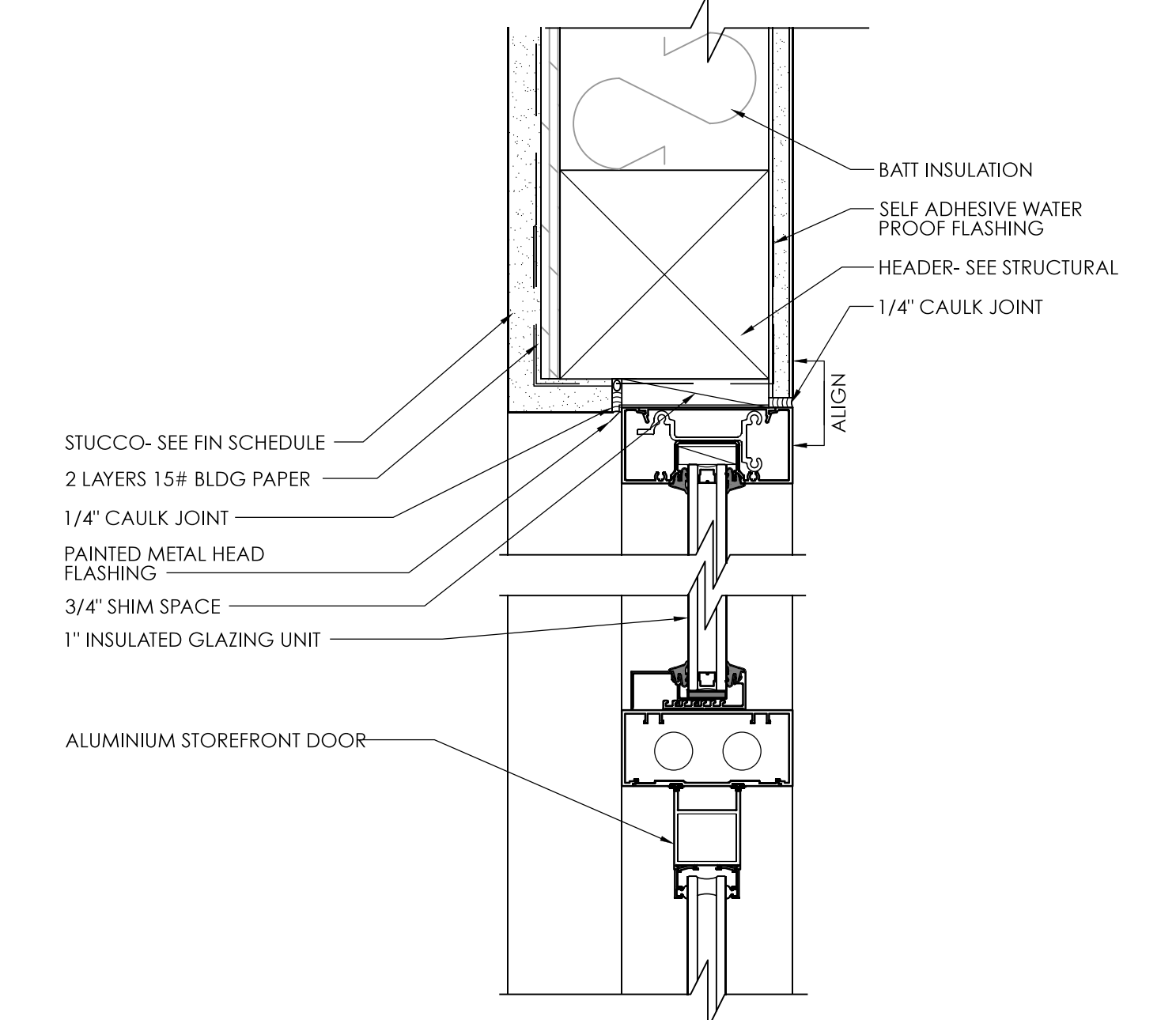
MAIN ENTRANCE DOOR SCALE: 3" = 1'-0" dt-wa07 6



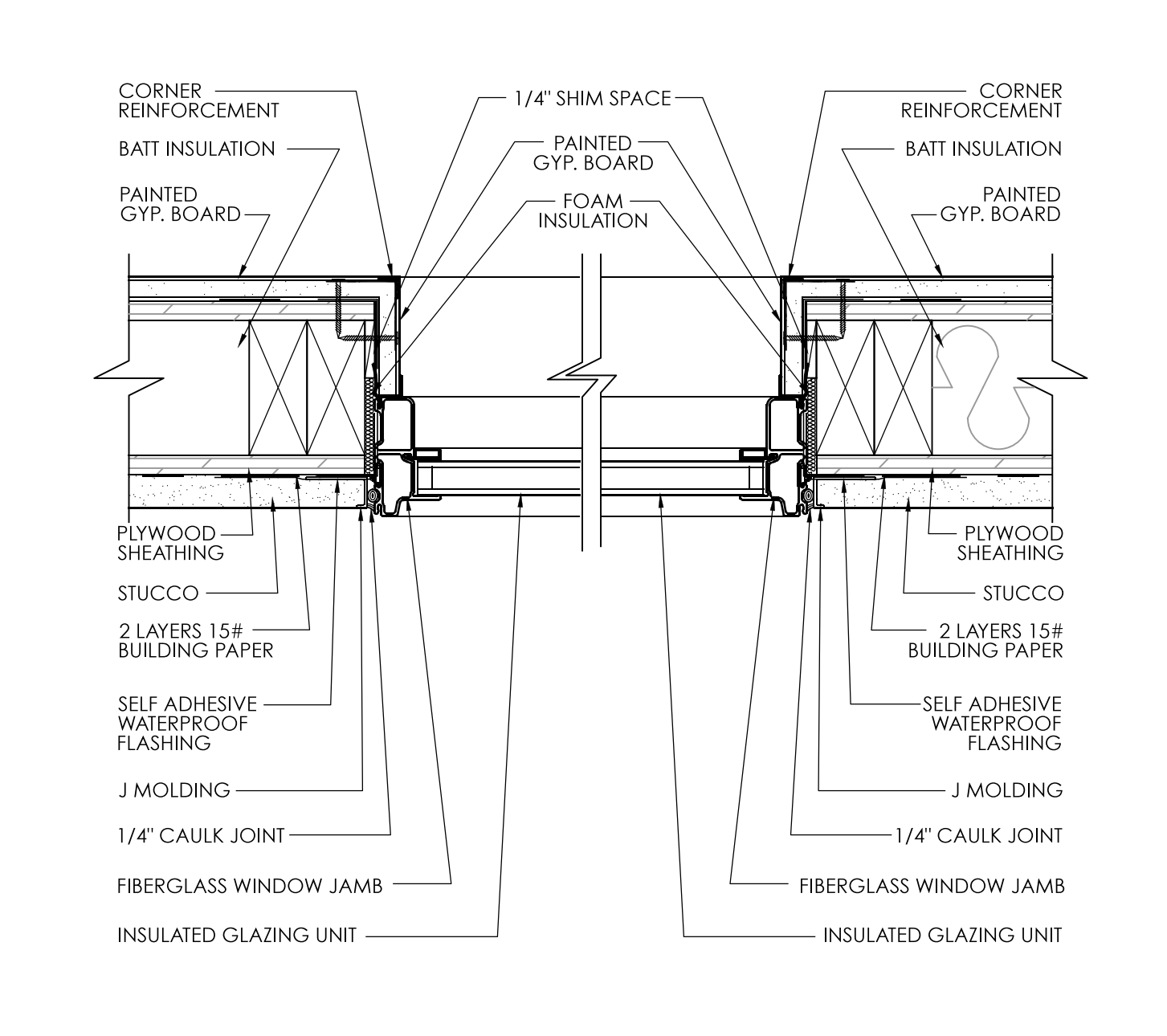
TYPICAL INTERIOR DOOR HEAD-JAMB SIM SCALE: 3" = 1'-0" dt-dr03 3



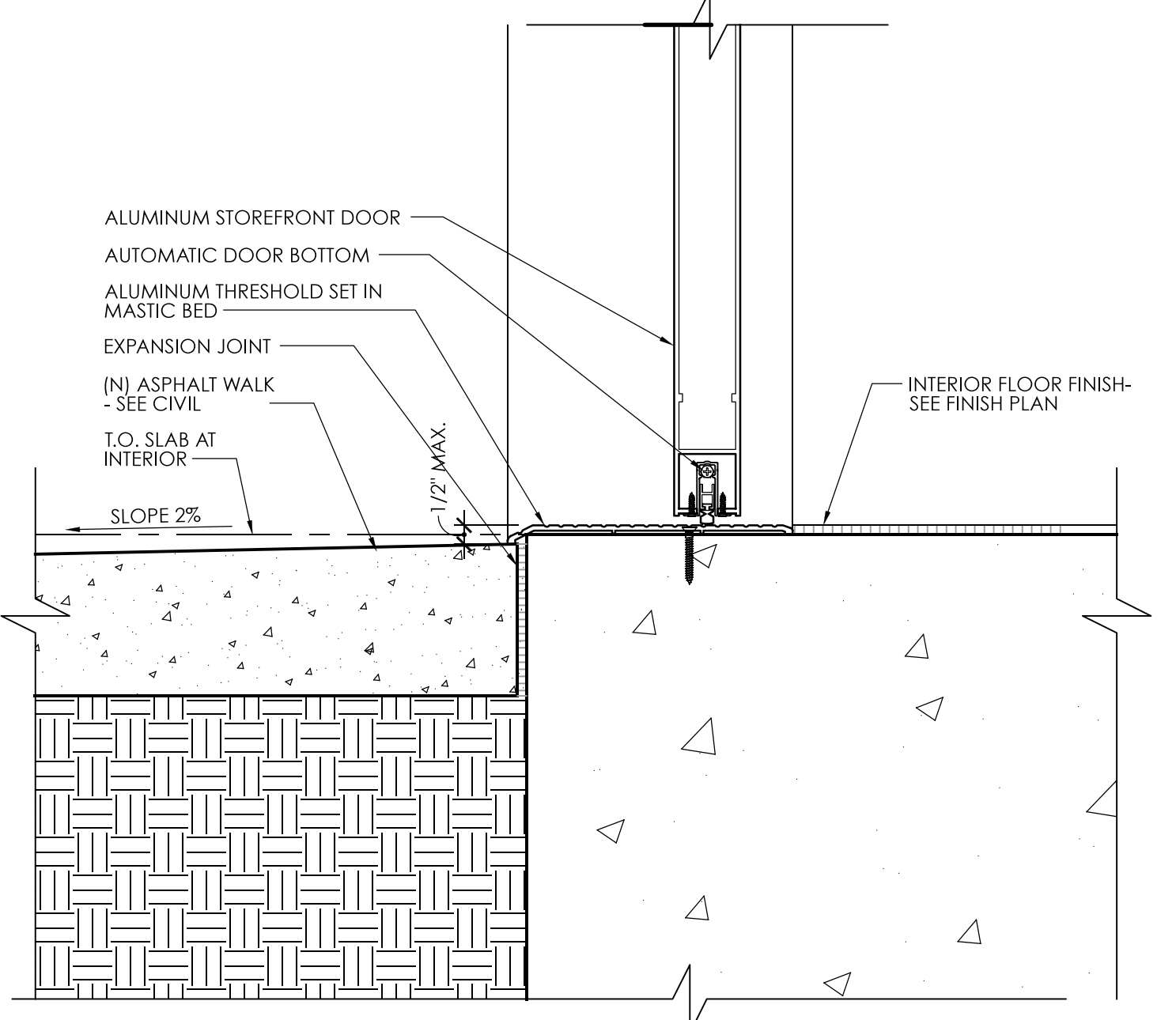
WINDOW FLASHING DETAILS SCALE: 3" = 1'-0" 7



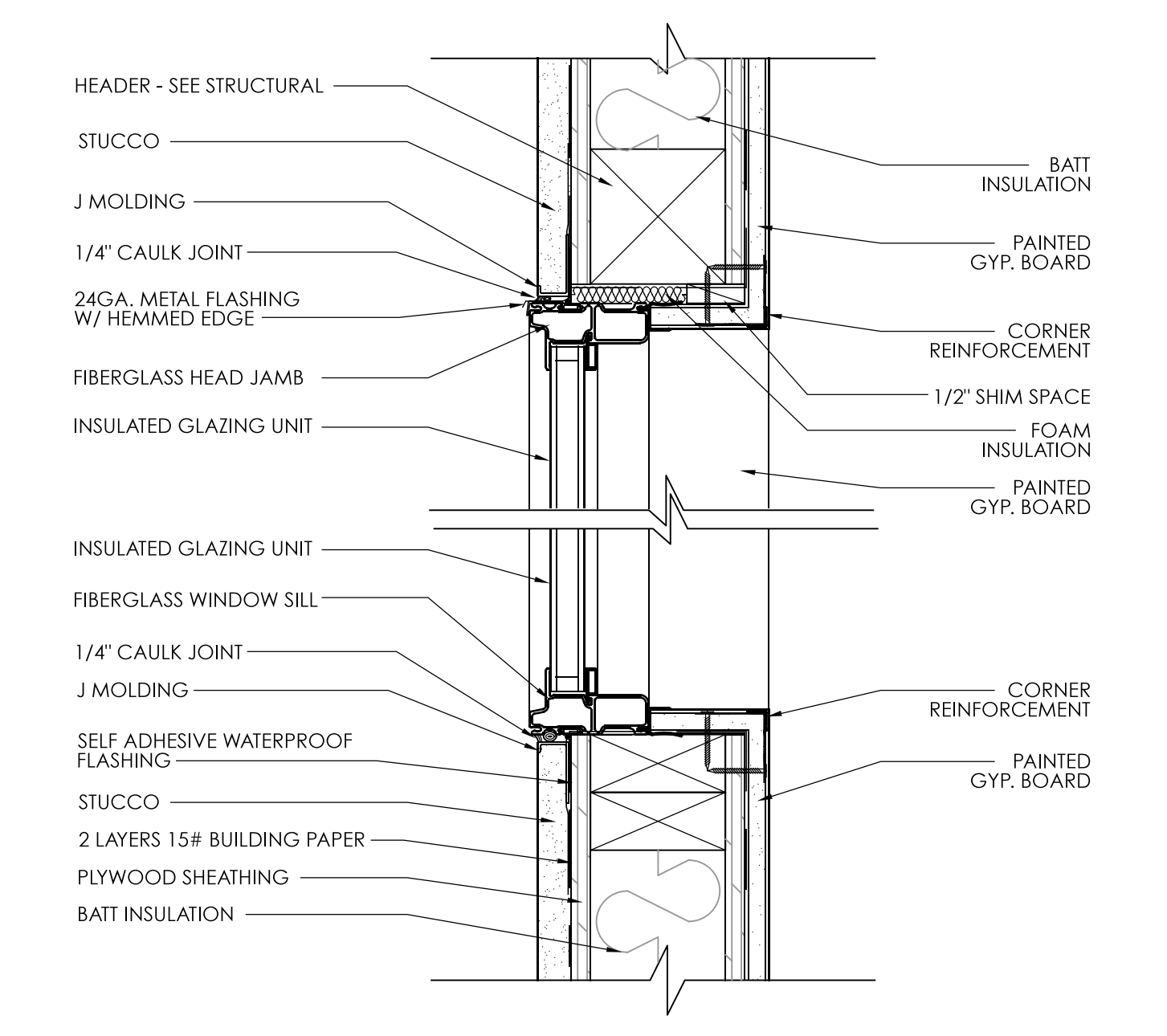
STOREFRONT DOOR HEAD-JAMB SIM. SCALE: 3" = 1'-0" dt-dr01 5



FIXED WINDOW JAMB-TYPICAL SCALE: 3" = 1'-0" dt-wd04 2



DOOR SILL/THRESHOLD SCALE: 3" = 1'-0" dt-dr04 4



FIXED WINDOW SILL & HEAD SCALE: 3" = 1'-0" dt-wd03 1

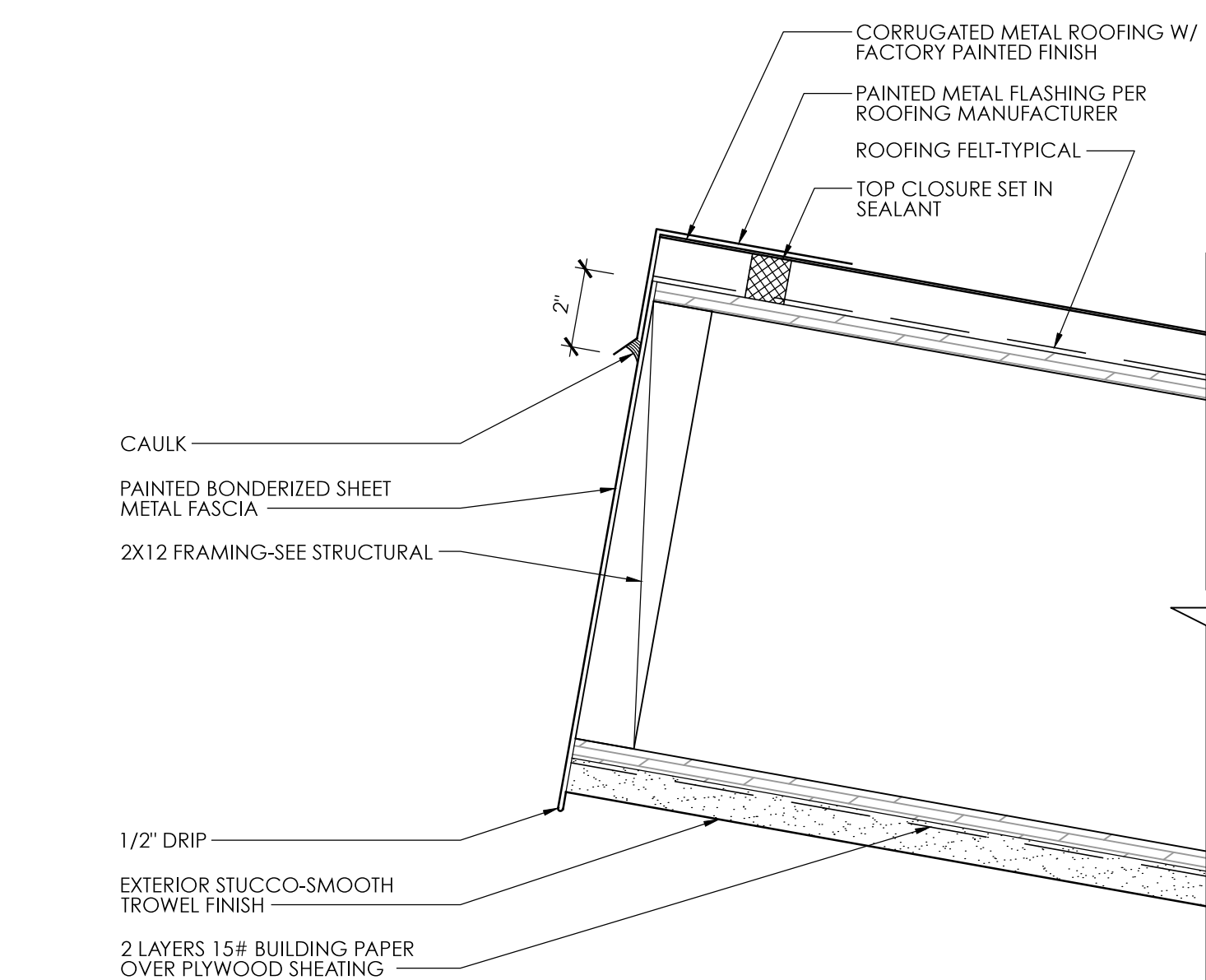
TO HELP EVERYONE LENNOX CLINIC 10223 FIRMONA AVE. LENNOX, CA 90304

Table with 4 columns: sheet, title, job #, date, remarks. Row 1: 50% CONSTRUCTION DOCUMENTS PLAN CHECK SUBMITTAL, 03/29/2019, 13/11/2019.

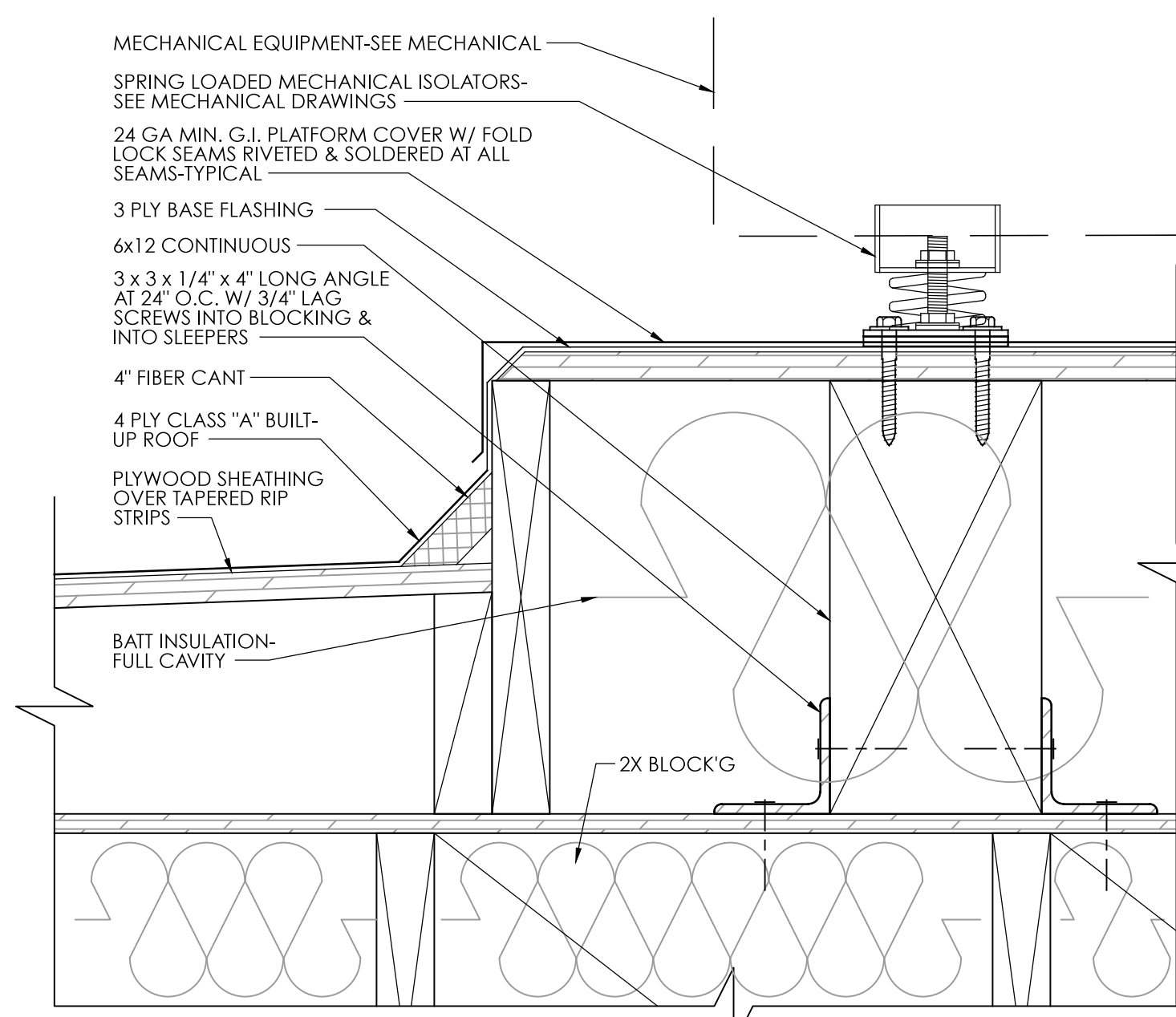


integrated
design
construction
management
sustainability
totum

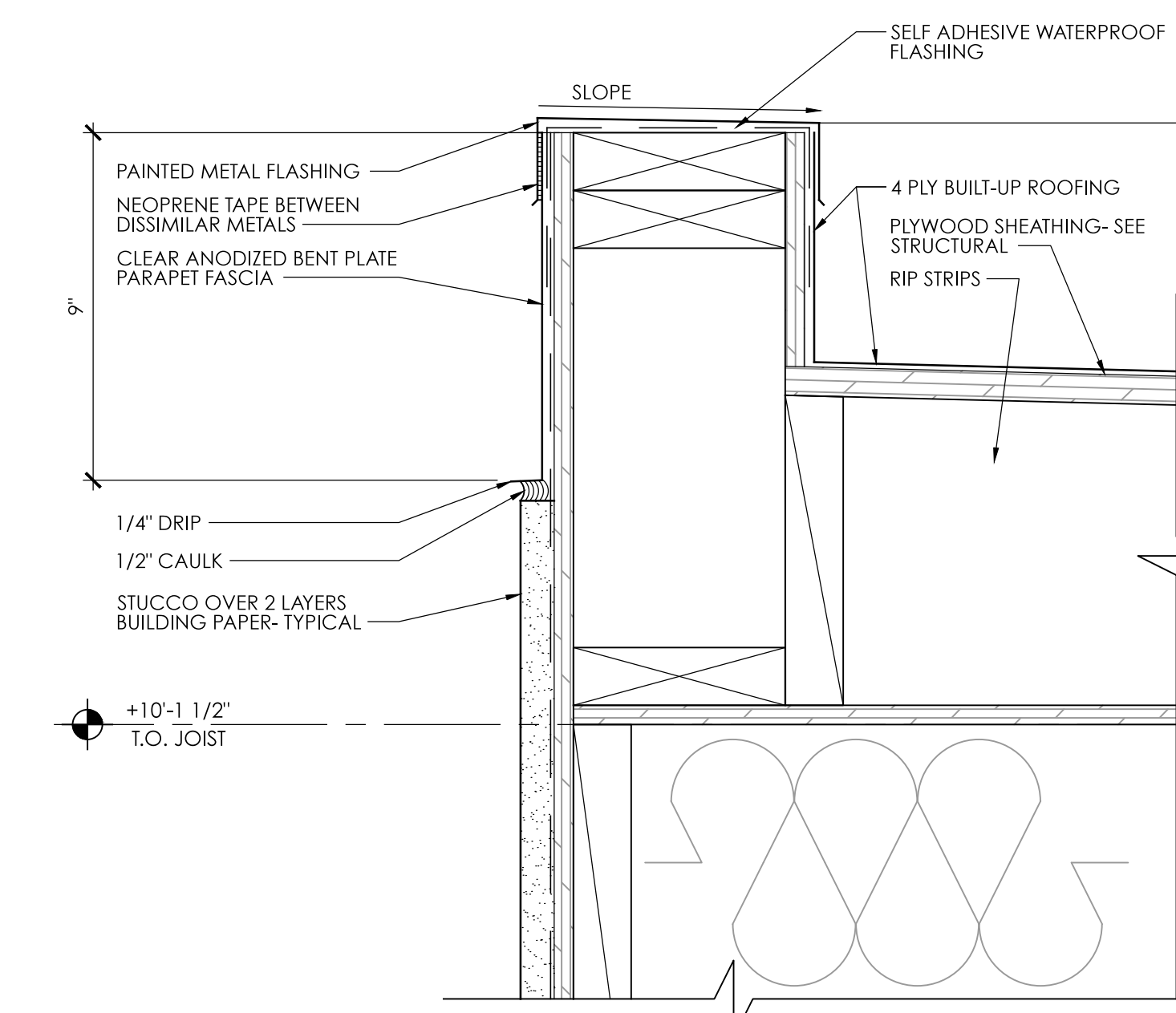
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



EAVE CORRUGATED METAL ROOF
SCALE: 3" = 1'-0" 3
dl-rf03



EQUIPMENT PLATFORM
SCALE: 3" = 1'-0" 2
dl-rf02



PARAPET CAP-TYPICAL
SCALE: 3" = 1'-0" 1
dl-rf01

sheet: _____ title: _____ job #: _____ date: _____
 remarks: _____
 drawn by: _____ checked by: _____ project title: _____
 GL: _____
 PLAN CHECK SUBMITTAL
 03/29/2019
 EXTERIOR DETAILS

A9.4



integrated
design
construction
management
sustainability
totum

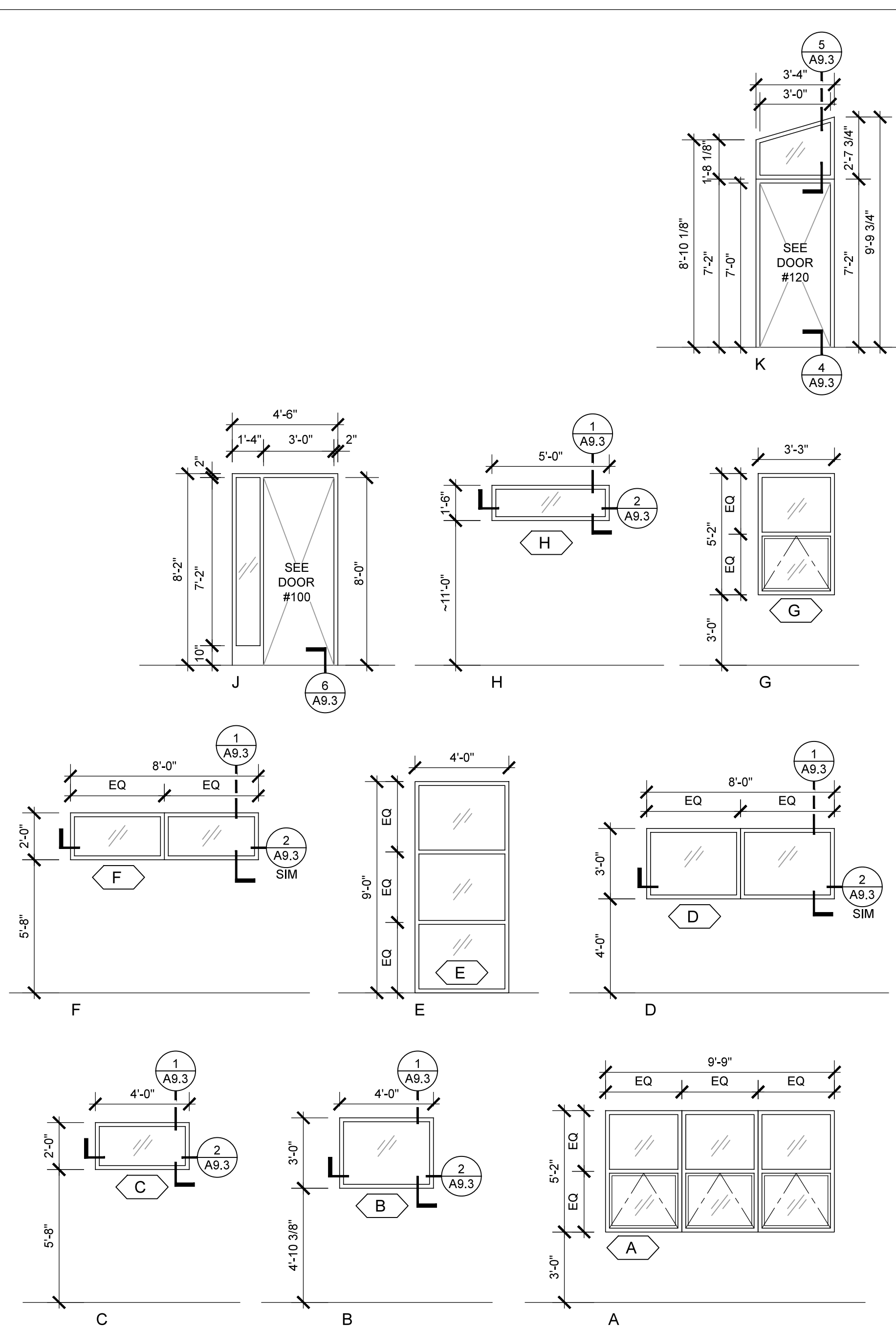
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

DOOR SCHEDULE		DOOR SCHEDULE NOTES	DOOR HARDWARE SCHEDULE
DOOR TYPES		1. ALUMINUM STOREFRONT SYSTEM TO BE - 2" x 4 1/2" CENTER GLAZED W/ 1" THICK INSULATED GLAZING UNITS AND CLEAR ANODIZED FINISH. 2. THIS SCHEDULE IS INTENDED AS A GUIDE. CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD. 3. ALL GLAZED DOORS TO BE TEMPERED PER 2016 C.B.C. SEC. 2406. 4. COORDINATE JAMB/HEAD DIMENSIONS WITH VARYING WALL THICKNESSES. 5. COORDINATE KEYING OF ALL DOORS WITH OWNER 6. ALL DOOR AND DOOR FRAME SIZES AND ROUGH OPENINGS ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. 7. ALL INTERIOR DOOR FRAMES TO BE TIMELY. 8. STOREFRONT SYSTEM AND WINDOWS BY ARCADIA OR SIMILAR. 9. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, BUILDING CODE 1010.1.9.	<u>INTERIOR DOORS:</u> #1 HINGES: IVES 3CB1 - 652 LOCKSETS: SCHLAGE L9050 W/ 06 LEVER, FINISH 626 CLOSER: LCN 4040 SERIES, FINISH 689 #2 POWERED LOCKS: SCHLAGE L9080EU WITH POWER SUPPLY PS904 #3 SLIDING DOORS: LOCKS & PULLS BY TRIMCO 1069 SERIES
a	INTERIOR SOLID CORE PAINTED WOOD DOOR		<u>EXTERIOR DOORS:</u> #4 AS PROVIDED BY STOREFRONT MANUFACTURER TO BE APPROVED BY CLIENT
b	INTERIOR SOLID CORE PAINTED WOOD DOOR		
c	ALUMINUM FRAMED DUAL GLAZED GLASS DOORS - EXTERIOR		
d	INTERIOR SOLID CORE PAINTED WOOD SLIDING DOOR		
e	INTERIOR SOLID CORE PAINTED WOOD BI-FOLD DOOR		
f	INTERIOR SOLID CORE PAINTED WOOD DOOR - PAIR		
g	ALUMINUM FRAMED DUAL GLAZED GLASS DOORS - EXTERIOR		
h	INTERIOR SOLID CORE PAINTED WOOD SLIDING DOOR WITH CLEAR GLASS INSERT		
j	INTERIOR SOLID CORE PAINTED WOOD DOOR WITH CLEAR GLASS INSERT		
k			

DOOR NUMBER	ROOM NAME	SIZE			TYPE	MATERIAL	FINISH	GLAZING	HARDWARE SET	NOTES
		WIDTH	HEIGHT	THK.						
100	WAITING RM. #100	3'-0"	8'-0"		g	TBD			#4	EXTERIOR DOOR - PART OF STOREFRONT J
101	DATA STORAGE #122	3'-0"	7'-0"		b				#1	
102	HOUSE KEEPING	5'-0"	7'-8"		e				#1	
103	TOILET #121	3'-0"	7'-0"		a				#1	
104	TOILET #120	3'-0"	7'-0"		b				#1	
105	OPEN OFFICE #119	3'-3"	7'-0"		h				#3	SLIDING DOOR WITH CLEAR TEMPERED GLASS WINDOW - ADA POCKET DOOR PULL
106	OFFICE #117	3'-0"	7'-0"		j				#1	WINDOW WITH CLEAR TEMPERED GLASS
107	LAB #104	3'-3"	7'-0"		d				#3	SLIDING DOOR - ADA POCKET DOOR PULL
108	EXAM RM. #105	3'-0"	7'-0"		b				#1	
109	EXAM RM. #106	3'-0"	7'-0"		a				#1	
110	EXAM RM. #107	3'-0"	7'-0"		b				#1	
111	EXAM RM. #108	3'-0"	7'-0"		a				#1	
112	EXAM RM. #118	3'-0"	7'-0"		a				#1	
113	EXAM RM. #116	3'-0"	7'-0"		b				#1	
114	SOILED #114	3'-3"	7'-0"		d				#3	SLIDING DOOR - ADA POCKET DOOR PULL
115	LOUNGE #110	4'-0"	7'-0"		d				#3	SLIDING DOOR - ADA POCKET DOOR PULL
116	TOILET #111	3'-0"	7'-0"		a				#1	
117	TOILET #112	3'-0"	7'-0"		b				#1	
118	CLEAN #113	4'-6"	7'-0"		f				#1	
119	OFFICE #115	3'-0"	7'-0"		j				#1	WINDOW WITH CLEAR TEMPERED GLASS
120	WAITING #109	3'-0"	7'-0"		g	TBD			#4	EXTERIOR DOOR - PART OF STOREFRONT K
121	WAITING #109	3'-0"	7'-0"		c	TBD			#4	EXTERIOR DOOR

WINDOW SCHEDULE		WINDOW SCHEDULE NOTES	WINDOW SCHEDULE NOTES
WINDOW TYPES:		1. ALL FIXED GLAZING TO BE MILGARD, MARVIN OR SIMILAR, DUAL GLAZED, _ 2. STOREFRONT SYSTEM AND WINDOWS BY MARVIN, MILGARD OR SIMILAR.	1. THIS SCHEDULE IS INTENDED AS A GUIDE ONLY. DIMENSIONS INDICATE UNIT NET OPENING SIZE FOR LIGHT, VENTILATION, AND EGRESS CODE COMPLIANCE. ROUGH OPENING DIMENSIONS ARE NOT PROVIDED IN THIS SCHEDULE. CONTRACTOR TO VERIFY ALL REQUIRED ROUGH OPENINGS PRIOR TO FABRICATION. 2. COORDINATE HEAD AND JAMB DIMENSIONS WALL THICKNESSES PER WALL TYPE DETAILS. 3. APPROVED SAFETY GLASS SHALL BE INSTALLED AT ALL HAZARDOUS LOCATIONS PER THE REQUIREMENTS 4. CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS, BETWEEN EXTERIOR WALL PANELS. 5. SEE MANUFACTURER SPECIFICATIONS TO COORDINATE ROUGH OPENING AND MULTIPLE ASSEMBLY ROUGH OPENING DIMENSIONS. 6. ALL MITERED GLAZING TO BE MONOLITHIC. SEE NOTE 13 BELOW FOR GLAZING SPEC. 7. ALL EMERGENCY EGRESS WINDOWS TO HAVE MIN. 24" CLEAR HEIGHT, MIN. 20" CLEAR WIDTH, MAX. 44" SILL HEIGHT, AND MINIMUM 5.7 SQ. FT. CLEAR AREA PER R310.1 8. ALL INSULATED GLASS IN WINDOWS SHALL MEET THE FOLLOWING PERFORMANCE DATA: U-FACTOR: 0.39 SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.40 9. ALL INSULATED GLASS IN DOORS SHALL MEET THE FOLLOWING PERFORMANCE DATA: U-FACTOR: 0.39 SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.35 10. ALL MONOLITHIC GLASS SHALL MEET THE FOLLOWING PERFORMANCE DATA: U-FACTOR: 1.04 SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.76

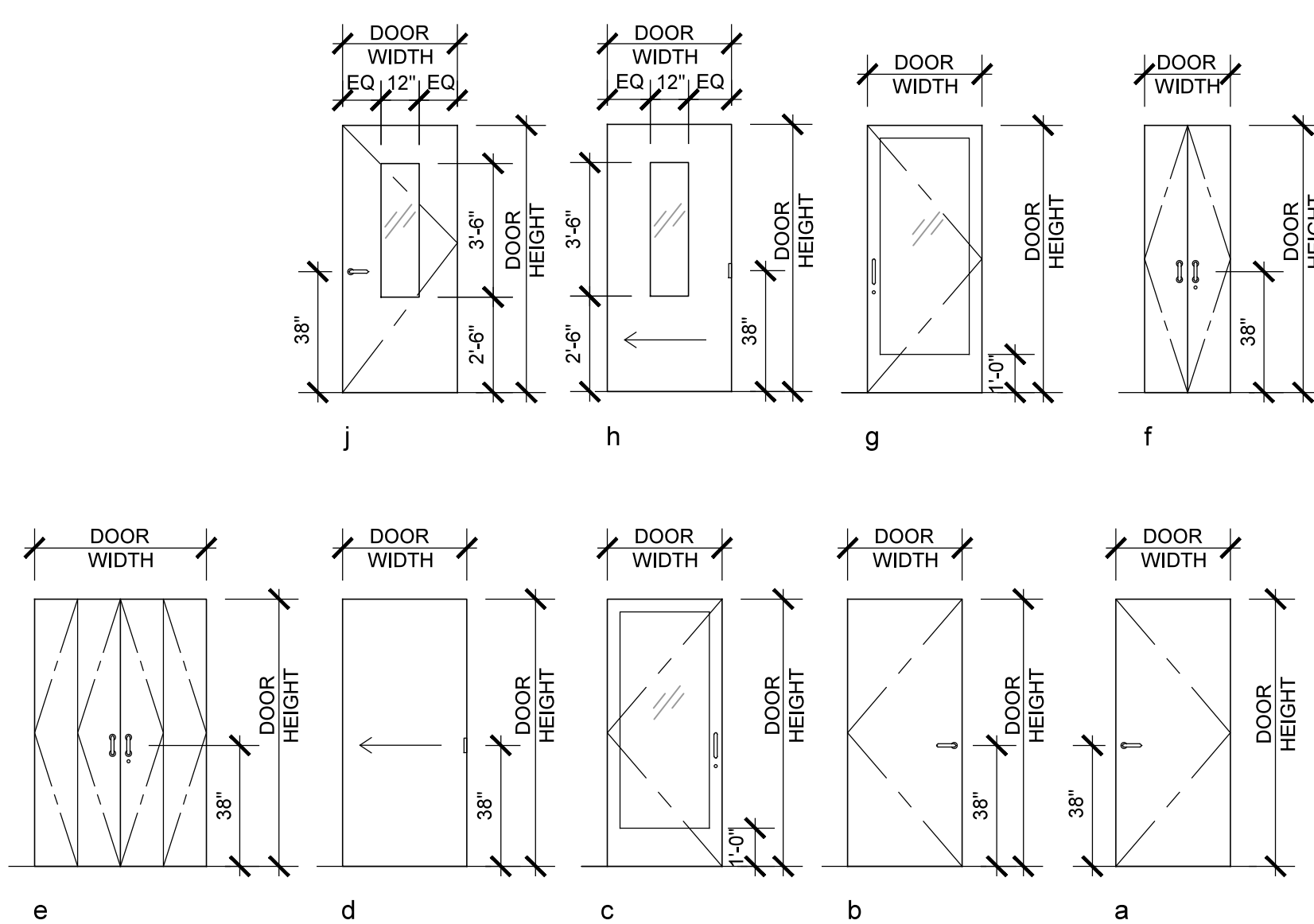
WINDOW TAG	ROOM NAME	WINDOW TYPE	SIZE		GLAZING			FRAME		DETAILS		NOTES
			WIDTH	HEIGHT	FINISH	TYPE	TEMPERED	MATERIAL	FINISH	HEAD		
A	WAITING #101	FIXED/ AWNING	9'-9"	5'-2"				FIBERGLASS				
B	MULTIPLE LOCATION	FIXED	4'-0"	3'-0"				FIBERGLASS				
C	MULTIPLE LOCATION	FIXED	4'-0"	2'-0"				FIBERGLASS				
D	WAITING #109	FIXED	8'-0"	3'-0"				FIBERGLASS				
E	HALLWAY #103	FIXED	4'-0"	9'-0"			YES	FIBERGLASS				
F	LOUNGE #110	FIXED	8'-0"	2'-0"				FIBERGLASS				
G	MULTIPLE LOCATION	FIXED/ AWNING	3'-3"	5'-2"				FIBERGLASS				
H	HALLWAY #103	FIXED	5'-0"	1'-6"				FIBERGLASS				
J	WAITING #100	FIXED	SEE DRAWING	SEE DRAWING			YES	TBD				CLEARSTORY WINDOWS
K	WAITING #109	FIXED	SEE DRAWING	SEE DRAWING			YES	TBD				STOREFRONT



STOREFRONTS AND WINDOWS

1/4"=1'-0"

2



DOORS

1/4"=1'-0"

1

date: 12/14/2018
 title: DOOR & WINDOW SCHEDULE
 job #:
 sheet:
 drawn by:
 checked by:
 project title:
 DESIGN DEVELOPMENT
 FINISHES PRESENTATION
 30% CONSTRUCTION DOCUMENTS
 50% CONSTRUCTION DOCUMENTS
 PLAN CHECK SUBMITTAL

A10.1

ABBREVIATION

TB	TIE BEAM
T & B	TOP AND BOTTOM
T & G	TONGUE & GROOVE
TO	TOP OF
TOC	TOP OF CURB; TOP OF CONCRETE
TOF	TOP OF FOOTING
TEMP	TEMPERATURE; TEMPORARY
THRU	THROUGH
THK	THICKNESS/THICK
THR	THREADED
TOP or T	TOP
TOS	TOP OF STEEL/TOP OF SLAB
TOW	TOP OF WALL
TSG	TAPPED STEEL GIRDER
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UNO	UNLESS NOTED OTHERWISE
UT	ULTRA-SONIC TEST
VERT	VERTICAL
VSH	VERTICAL SLOTTED HOLES
W	W SHAPE
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WORK POINT; WATERPROOF
WT	WEIGHT; STRUCTURAL TEE SHAPE
WWF	WELDED WIRE FABRIC
STRUCTURAL STEEL SHAPES	
W	W SHAPE
C	AMERICAN STD CHANNEL SHAPE
MC	MISC CHANNEL SHAPE
L	ANGLE SHAPE
WT, ST, MT	STRUCT TEE SHAPE
PIPE	STANDARD PIPE SHAPE
PIPE-X	EXTRA STRONG PIPE SHAPE
PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
TS	STRUCT TUBING SHAPE
H or HORIZ	HORIZONTAL
HDR	HEADER
HGR	HANGER
HGT	HEIGHT
HOSP	HOSPITAL
HP	HIGH POINT
HS	HIGH STRENGTH
HSR	HORIZONTALLY SLOTTED HOLES
HT	HEIGHT
HR	HARD ROCK
ID	INSIDE DIAMETER
IF	INSIDE FACE
I-JST	I-JOIST
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INSP	INSPECTION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIPS
KSI	KIPS PER SQUARE INCH
LAB	LABORATORY
LB(S) OR #	POUND(S)
LF	LINEAL FOOT
LIN	LINEAL; LINEAR
LLBB	LONG LEGS BACK-TO-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LSL	LONG SLOTTED HOLES
LT WT	LIGHTWEIGHT
LVL	LEVEL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MISCELLANEOUS CHANNEL SHAPE
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM; MINUTE
MISC	MISCELLANEOUS
(N)	NEW
N	NORTH
NF	NEAR FACE
NIC	NOT IN CONTRACT
NORM	NORMAL
NO or #	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
PARA OR //	PARALLEL
PC	PRECAST; PIECE
PERP	PERPENDICULAR
PI	PLYWOOD INDEX
PL	PLATE
PL	PROPERTY LINE
PLF	PONDS PER LINEAL FOOT
PLCS	PLACES
PLY	PLYWOOD
PROP	PROPERTY
PT	POST TENSIONED
PW	PLATE WASHER
PJP	PARTIAL JOINT PENETRATION WELD
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
#	POUND; NUMBER
REF	REFERENCE
REINF	REINFORCE; REINFORCING
REQD	REQUIRED
RF	ROOF
RW	RETAINING WALL
Ø	ROUND; DIAMETER
SCHED	SCHEDULE
SECT	SECTION
SEP	SEPERATION
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLBB	SHORT LEGS BACK-TO-BACK
SOG	SLAB ON GRADE
SN	SHEAR NAIL
SPCG	SPACING
SPECS	SPECIFICATIONS
SPCL	SPECIAL
SQ	SQUARE
SS	SELECT STRUCTURAL
SSL	SHORT SLOTTED HOLES
STAGG	STAGGER
STD	STANDARD
STGR	STAGGER
STIFF	STIFFENERS
STIRR	STIRRUP
STL	STEEL
STRUCT	STRUCTURAL
STRUCT I	STRUCTURAL I
SW	SHEAR WALL
SYM	SYMMETRICAL

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AGGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APPRVD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL; ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION
AWS	AMERICAN WELDING SOCIETY
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ASTM &	AMERICAN SOCIETY FOR TESTING MATERIALS AND
AT	AT
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAIL
BNDRY	BOUNDARY
BOT OR B	BOTTOM
BRC	BRACE
BRG	BEARING
BT	BENT
BTWN	BETWEEN
CANT	CANTILEVER
CAM OR C	CAMBER
CC	CENTER TO CENTER
CG	CENTER OF GRAVITY
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT; CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE; CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSION
CONC	CONCRETE
CONN	CONNECTION; CONNECT
CONSTR	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
CONTR	CONTRACTOR
CJP	COMPLETE JOINT PENETRATION WELD
CTR	CENTER
CTSK	COUNTERSINK; COUNTERSUNK
CU FT	CUBIC FOOT
d	PENNY (NAIL OR BAR DIA)
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR/LARCH
DIA OR Ø	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DO	DITTO (REPEAT)
DWG	DRAWING
DWL	DOWEL
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDMENT
EN	EDGE NAIL
ENGR	ENGINEER
EQ	EQUAL OR EQUIVALENT
EQUIP	EQUIPMENT
ES	EACH SIDE
ETC	ET CETERA
EW	EACH WAY
EXIST or (E)	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FF	FAR FACE
FF	FINISHED FLOOR
FIN	FINISH
FJ	FLOOR JOIST
FL	FLOOR LINE
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAIL
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FULL PENETRATION; FIRE PROOFING
FRMG	FRAMING
FS	FULL SIZE; FAR SIDE
FT	FOOT; FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLUED LAMINATED BEAM
GR	GRADE
GRND	GROUND

SYMBOLS

	SECTION REFERENCE BUBBLE
	DETAIL REFERENCE BUBBLE WITH ARROW
	DETAIL REFERENCE BUBBLE
	FULL HEIGHT SECTION INDICATOR
	ELEVATION OF WALL OR FRAME
	NORTH ARROW
	SLOPE
	EARTH LAYER
	STEPPED SURFACE; FLOOR DEPRESSION
	SLOPPED SURFACE
	INDICATES SAND OR GROUT
	INDICATES GRAVEL
	TOP OF SLAB ELEVATION
	WELDED WIRE FABRIC (WWF LAYER)
	FOOTING TYPE
	INDICATES MASONRY WALLS
	STEEL TUBE COLUMN
	STEEL PIPE COLUMN
	WIDE FLANGE STEEL COLUMN
	MEMBER SPLICE
	TOP OF STEEL ± ELEVATION
	NUMBER OF EVENLY SPACED SHEAR STUDS
	SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
	BEAM CAMBER AT MID-SPAN
	STEEL IN CROSS SECTION
	DIRECTION OF SPAN
	ANGLE BRACE
	DOUBLE ANGLE BRACE
	DRAG STRUT CONNECTION
	FULL HEIGHT STIFFENER CONNECTION
	MOMENT CONNECTION
	STEPPED FOOTING

INDEX OF STRUCTURAL DRAWINGS

S0.0	SHEET INDEX, SYMBOLS AND ABBREVIATIONS
S0.1	STRUCTURAL GENERAL NOTES
S0.2	STRUCTURAL GENERAL NOTES
S2.0	FOUNDATION AND FLOOR FRAMING PLAN
S2.1	ROOF FRAMING PLAN
S4.0	TYPICAL CONCRETE DETAILS
S4.1	TYPICAL CONCRETE DETAILS
S5.0	TYPICAL WOOD DETAILS
S5.1	TYPICAL WOOD DETAILS
S5.2	WOOD SECTIONS & DETAILS



kpff
700 S. Flower St, Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

Sheet: _____ Title: _____ Job #: _____ Date: _____

drawn by: _____ checked by: _____ project title: _____

remarks:

2018/12/17
02/28/2019

DEVELOPMENT DESIGN
PLAN CHECK SUBMITTAL

2018/12/17
02/28/2019

SHEET INDEX, SYMBOLS, AND ABBREVIATIONS

S0.0

REINFORCING STEEL

- 1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE, ASTM A615 UNO.
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. REINFORCING BAR SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. MINIMUM SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE AS PER THE CODE SECTION 1912. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
5. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E70XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF "STRUCTURAL WELDING CODE-- REINFORCING STEEL", AWS-D11.4, LATEST REVISION AND "STRUCTURAL WELDING CODE-- STEEL", AWS 1.4, LATEST REVISION. WHERE A CONFLICT OCCURS IN THE CODES THE MORE STRINGENT PROVISION SHALL CONTROL. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-706.
7. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
8. BARS IN SLABS SHALL BE SECURELY SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, PRIOR TO PLACING CONCRETE.
9. CONCRETE PROTECTION FOR REINFORCEMENT:
CAST-IN-PLACE NON PT CONCRETE, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
LOCATION OF REINFORCED CONCRETE MINIMUM TOLERANCE, IN COVER, IN. (+ &/OR -)
a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3 +/-3/8
b. CONCRETE EXPOSED TO EARTH OR WEATHER:
NO. 6 THROUGH NO. 18 BAR 2 +/-3/8
NO 5 BAR, W31 OR D31 WIRE & SMALLER 1 1/2 +/-3/8
c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS, JOISTS 3/4 +/-1/4
BEAMS, COLUMNS 1 1/2 +/-1/4
10. WHERE REINFORCING IS SHOWN CONTINUOUS THROUGH CONSTRUCTION JOINTS, MECHANICAL BAR SPLICE DEVICES MAY BE USED. MECHANICAL BAR SPLICE DEVICES MAY ALSO BE USED IN LIEU OF LAP SPLICES. SIZES AND TYPES SHOULD BE SELECTED AS INDICATED IN THIS NOTE. TYPE "1" MECHANICAL SPLICE DEVICES MUST DEVELOP AT LEAST 125% OF THE SPECIFIED YIELD STRENGTH OF THE BAR. SPLICES SHALL BE STAGGERED A MINIMUM OF 2'-0" O.C. TYPE "2" MECHANICAL SPLICES MUST DEVELOP THE LESSER OF 95% OF THE ULTIMATE TENSILE STRENGTH OR 160% OF THE SPECIFIED YIELD STRENGTH OF THE BAR. TYPE "2" SPLICES MUST BE USED FOR SHEAR WALLS AND MOMENT FRAMES, UNLESS NOTED OTHERWISE DEVICE SPECIFICATIONS SHALL BE SUBMITTED FOR APPROVAL BY KPFF.

CONCRETE

- 1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318, LATEST EDITION.
2. REINFORCED CONCRETE IS DESIGNED BY THE "ULTIMATE STRENGTH DESIGN METHOD"
3. CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED TESTING LABORATORY AND THE COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE PROPORTIONED BASED ON SECTION 1905 OF THE CODE. CONCRETE MIXES SHALL BE STAMPED AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II/V.
5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
6. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:
LOCATION IN STRUCTURE STRENGTH (PSI) DENSITY (PCF) W/C RATIO SLUMP (in.)
ALL CONC 3000 150 0.50 4
7. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C-94.
8. PLACEMENT OF CONCRETE SHALL CONFORM TO CODE SECTION 1905 AND PROJECT SPECIFICATIONS. CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED.
9. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THESE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
11. ALL ANCHOR BOLTS INSTALLED IN CONCRETE SHALL CONFORM TO THE ASTM DESIGNATION F-1554, GRADE 36. ALL ANCHOR BOLTS SHALL BE EITHER BENT BAR ANCHOR BOLTS OR HEADED ANCHOR BOLTS. BENT BAR ANCHOR BOLTS SHALL HAVE A HOOK WITH A 90-DEGREE BEND WITH AN INSIDE DIAMETER OF 3 BOLT DIAMETERS, PLUS AN EXTENSION OF ONE AND A HALF BOLT DIAMETERS AT THE FREE END. EMBEDMENT SPECIFIED FOR BENT BAR ANCHOR BOLTS SHALL BE MEASURED PERPENDICULAR FROM THE CONCRETE SURFACE TO THE BEARING SURFACE OF THE BENT BAR MINUS ONE BAR DIAMETER. HEADED ANCHOR BOLTS SHALL HAVE A STANDARD BOLT HEAD. EMBEDMENT SPECIFIED FOR HEADED ANCHOR BOLTS SHALL BE MEASURED PERPENDICULAR FROM THE CONCRETE SURFACE TO THE BEARING SURFACE OF THE BOLT HEAD.
12. ALL DRILLED AND EPOXY ANCHOR BOLTS INSTALLED IN CONCRETE SHALL BE THREADED ROD CONFORMING TO THE ASTM DESIGNATION A-36 UNLESS OTHERWISE NOTED.
13. CEMENT USED IN THE FOUNDATION OF MIX DESIGN SHALL BE REDUCED BY NOT LESS THAN 20% (MAXIMUM 30%) THROUGH USE OF FLY ASH OR OTHER ACCEPTABLE CEMENT REPLACEMENT PRODUCTS (4.403.2)

STRUCTURAL OBSERVATION

- 1. STRUCTURAL OBSERVATION IS REQUIRED FOR STRUCTURAL SYSTEM IN ACCORDANCE WITH SECTION 1704 OF THE CODE. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATION. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.
2. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.

Table with 2 columns: CONSTRUCTION STAGES and ELEMENTS/CONNECTIONS TO BE OBSERVED. Rows include FOUNDATIONS (REINF/CONC/AB) and SHEAR WALL PANELS (NAILING/HOLDOWNS).

ICC RESEARCH REPORTS

- 1. ADHESIVE (EPOXY) ANCHORS:
a. HILTI HIT RE-500 V3 ADHESIVE ANCHORS ESR-3814
b. CIA INJECTION ADHESIVE ADHESIVE ESR-1702
c. SIMPSON SET XP ADHESIVE ESR-2508
2. EXPANSION ANCHORS:
a. POWERS WEDGE ANCHORS ESR-2502
b. HILTI KB-TZ CONCRETE ANCHORS ESR-1917
c. SIMPSON WEDGE-ALL ANCHORS ESR-1396
3. WOOD FRAMING METAL STRAPS, HANGERS AND HOLD DOWNS:
a. SIMPSON ESR-2330 ESR-2105 ESR-2549
b. USP, MITEK ESR-2266 ESR-2685 ESR-3445

FOUNDATION

- 1. FOUNDATION DESIGN BASED ON PRESUMPTIVE VALUES OF TABLE 1806.2 IN THE CODE.
2. CONTINUOUS AND/OR SPREAD FOOTINGS ARE DESIGNED BASED AN ALLOWABLE VERTICAL BEARING CAPACITY* OF 1,500 PSF AND A PASSIVE EARTH PRESSURE OF 100 PCF.
*ALLOWABLE BEARING MAY BE INCREASED BY 1/3 FOR WIND AND SEISMIC LOAD CASES.
3. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE, IF REQUIRED.
4. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
5. CONTRACTOR TO PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
6. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING THE CONCRETE AND REINFORCING CONTRACTOR TO NOTIFY THE INSPECTOR WHEN INSPECTION OF EXCAVATION IS READY. INSPECTOR TO SUBMIT LETTER OF COMPLIANCE.
7. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT AND APPROVED BY THE SOILS ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE SOILS ENGINEER REPRESENTATIVE PER CODE SECTION 3317, VOLUME I.
8. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED UNLESS NOTED OTHERWISE. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

GENERAL

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
2017 COUNTY OF LOS ANGELES BUILDING (LACC) CODE BASED ON THE 2016 CALIFORNIA BUILDING CODE, TITLE 24 C.C.R. AND LATEST REVISIONS REFERRED TO HEAR AS "THE CODE", AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES & STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
a. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
b. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.
c. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
d. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
e. FLOOR AND ROOF FINISHES.
f. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
a. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
b. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
c. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
8. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. FOR ANY FURTHER RESTRICTIONS ON OPENINGS IN STRUCTURAL ELEMENTS, SEE APPLICABLE SECTIONS BELOW.
9. CONDUITS LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED. NO PIPES SHALL BE EMBEDDED IN STRUCTURAL CONCRETE.
10. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
11. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
12. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
13. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LA COUNTY INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 17099.1.
14. DESIGN LOADS:
a. LIVE LOADS:
ROOF AREA 15 PSF (REDUCIBLE)
FLOOR 50 PSF (REDUCIBLE)
CORRIDOR 100 PSF (NON-REDUCIBLE)
PARTITIONS 15 PSF
14. WIND ANALYSIS PER CHAPTER 16 DIVISION III OF THE CODE
BASIC WIND SPEED, V_ult = 110 MPH
WIND EXPOSURE CATEGORY = B
WIND IMPORTANCE FACTOR = 1.0
COMPONENTS AND CLADDING DESIGN WIND PRESSURE FOR LOW RISE BUILDINGS, H < 60 FT PER ASCE 7-10 SECTION 6.5.12.4.1
EXTERNAL PRESSURE COEFFICIENTS, GCP GIVEN IN ASCE 7-10, FIGURES 6-11 THRU 6-16
INTERNAL PRESSURE COEFFICIENTS, GCPI GIVEN IN ASCE 7-10, FIGURES 6-5
15. SEISMIC ANALYSIS PER CHAPTER 16 OF 2016 LOS CALIFORNIA BUILDING CODE & ASCE 7-10. UTILIZING THE EQUIVALENT LATERAL FORCE PROCEDURE.
SEISMIC LOADS:
SEISMIC CATEGORY = D WOOD BEARING SHEAR WALL SYSTEM
Ss = 1.688 Sps = 1.126 R = 6.5
S1 = 0.621 Sd1 = 0.621 Cd = 4.0
F0 = 1.0 Om = 3.0
Fv = 1.5
Sms = 1.688
Sm1 = 0.932



700 S. Flower St, Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

Table with 10 columns for drawing and check status.

Table with 10 columns for drawing and check status.

Table with 10 columns for drawing and check status.

GENERAL NOTES

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

FROM TABLE 1705.3 OF THE CODE

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X
2. REINFORCING BAR WELDING: a. VERIFY WELD ABILITY OF REINFORCING BARS OTHER THAN ASTM A706; b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND c. INSPECT ALL OTHER WELDS.	X	X
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X	X
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X
9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES; AND b. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X

SPECIAL INSPECTIONS

- THE ITEMS CHECKED WITH A "X" SHALL BE INSPECTED IN ACCORDANCE WITH CBC CHAPTER 17 BY A CERTIFIED INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE PROJECT SPECIFICATIONS, THE SPECIFIC GENERAL NOTES SECTIONS AND THE CODE SECTIONS REFERENCED THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
- CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION CBC SECTION 1702. PERIODIC SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT TIME INTERVALS NECESSARY TO CONFIRM THAT ALL WORK REQUIRING INSPECTION IS IN COMPLIANCE.
- THE STEEL FRAMING SHALL BE INSPECTED TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS, SUCH AS BRACING, STIFFENING, MEMBER LOCATIONS AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION.
- ALL WELDS SHALL BE VISUALLY INSPECTED.
- ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY OR BY USE OF A COMPARABLE APPROVED METHOD.
- CONTINUOUS INSPECTION IS REQUIRED FOR WELDING OF REINFORCING THAT RESISTS FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, REINFORCEMENT. PERIODIC INSPECTION MAY BE USED FOR OTHER WELDED REINFORCING.
- INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c > 2500 psi, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.

REQUIRED VERIFICATION AND INSPECTION FOR SOILS

FROM TABLE 1705.6 OF THE CODE

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	-
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

WOOD (CONTINUED)

- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR, VISUALLY GRADED OR MACHINE GRADED UNDER THE 1970 LUMBER GRADING RULES OF WEST COAST LUMBER INSPECTION BUREAU. ALL LUMBER SHALL BEAR LEGIBLE IDENTIFICATION STAMP. ALL FRAMING MEMBERS SHALL BE AS FOLLOWS:
THICKNESS GRADE
2" NOM. AND SMALLER GRADE NO. 2
LARGER THAN 2" NOM. (EXCEPT AS SHOWN ON PLANS) GRADE NO. 1
- LUMBER SHALL BE DRY AND WELL SEASONED, AND THE MOISTURE CONTENT SHALL NOT EXCEED 19%.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE FIELD-TREATED PER AWWA M4.
- ALL STRUCTURAL PLYWOOD SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL I WITH EXTERIOR GLUE CONFORMING TO THE LATEST EDITION OF PS 1, U.N.O. ALL PANELS SHALL BEAR LEGIBLE DFPA STAMPS.
- ALL SHEARWALL SHEATHING AND NAILING SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.
- ALL SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL BOLTS FOR WOOD MEMBERS EXCLUDING ANCHOR BOLTS (A.B.) CALLED OUT ON DRAWINGS SHALL CONFORM TO THE ASTM DESIGNATION A-307.
- ALL ANCHOR BOLTS (A.B.) CALLED OUT ON DRAWINGS, INCLUDING HOLDOWN STUD/POST THRU BOLTS SHALL HAVE STEEL SQUARE PLATE WASHERS AS LISTED BELOW UNDER THE HEAD AND/OR NUT BEARING ON WOOD.
BOLT DIAMETER 1/2" 5/8" 3/4" 7/8" 1"
WASHER THICKNESS 3/16" 1/4" 5/16" 5/16" 3/8"
WASHER WIDTH 2" 2 1/2" 2 3/4" 3" 3 1/2"
- ALL BOLTS CALLED OUT ON DRAWINGS, EXCEPT AS SPECIFIED IN NOTE 9 SHALL HAVE STANDARD STEEL WASHERS UNDER THE HEAD AND/OR NUT WHERE THE HEAD AND/OR NUT IS BEARING ON WOOD.
- ALL HOLDOWN BOLTS SHALL BE RETIGHTENED BEFORE CLOSING-IN.
- ALL WALLS SHALL HAVE BRACING PROVIDED BY ONE OF THE METHODS REQUIRED BY CODE SECTION 2320.11.3.
- PROVIDE DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO THE JOISTS.
- PROVIDE SOLID, FULL BLOCKING UNDER PARTITIONS WHICH ARE PERPENDICULAR TO THE JOISTS.
- ALL POSTS TO TOP OR BOTTOM PLATE CONNECTION SHALL BE SIMP A34 EA. SIDE (U.N.O.) IF POST IS AT END OF PLATE (2) 16d TOE NAILS MAY BE SUBSTITUTED AT THAT POST EDGE ONLY.
- USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
- FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HARDWARE SHALL BE FULLY NAILED FOR MAXIMUM CAPACITY, UNLESS NOTED OTHERWISE. HANGERS NOT SHOWN SHALL BE SIMPSON HU OR HW OF SIZE RECOMMENDED FOR MEMBER.
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THEMANUFACTURED BY SIMPSON STRONG-TIE (OR ENGINEER APPROVED POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. NAILS OR GALVANIZED BOX.
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL BE TESTED AND SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE TESTING SHALL BE CONDUCTED BASED ON THE PROBE-TYPE OR CONTACT-TYPE TESTING METHODS. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2-FEET AND 4-FEET FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND WOOD FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE CITY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSURE WALL AND FLOOR FRAMING (4.505.3)

WOOD

- UNLESS OTHERWISE DETAILED OR SPECIFIED ON THE PLANS ALL NAILING SHALL CONFORM TO THE FOLLOWING TABLE :

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL (T.N.)	3-8d
2. BRIDGING TO JOIST, T.N. EA. END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EA. JOIST, FACE NAIL (F.N.)	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EA. JOIST, F.N.	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND F.N.	2-16d
6. SOLE PL TO JOIST OR BLK'G, TYP F.N. SOLE PL TO JOIST OR BLK'G, AT BRACED WALL PANELS	16d @16"OC 3-16d PER 16"
7. TOP PL TO STUD, END NAIL (E.N.)	2-16d
8. STUD TO SOLE PL	4-8d, T.N. OR 2-16d, E.N.
9. DOUBLE STUDS, F.N.	16d @24"OC
10. DOUBLE TOP PLs, TYPICAL F.N. DOUBLE TOP PLs LAP SPLICE	16d @16"OC 8-16d
11. BLK'G BETWEEN JOISTS OR RAFTERS TO TOP PL, T.N.	3-8d
12. RIM JOIST TO TOP PL, T.N.	8d AT 6"OC
13. TOP PLs, LAPS AND INTERSECTIONS, F.N.	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d @16"OC ALONG EA. EDGE
15. CEILING JOISTS TO PL, T.N.	3-8d
16. CONTINUOUS HEADER TO STUD, T.N.	4-8d
17. CEILING JOIST, LAPS OVER PARTITIONS, F.N.	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, F.N.	3-16d
19. RAFTER TO PL, T.N.	3-8d
20. 1" BRACE TO EA. STUD AND PL, F.N.	2-8d
21. 1"x8" SHT'G OR LESS TO EA. BEARING, F.N.	2-8d
22. WIDER THAN 1"x8" SHT'G TO EA. BEARING, F.N.	3-8d
23. BUILT-UP CORNER STUDS	16d @ 24"OC
24. BUILT-UP GIRDER AND BEAMS	20d @2"OC @ T&B AND STAGGERED 2-20d @ ENDS AND @ EA. SPLICE
25. 2" PLANKS	2-16d @ EA. BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: ² SUBFLOOR AND WALL SHT'G (TO FRAMING): 1/2" AND LESS 8d ⁴ OR 6d ³ 19/32" TO 3/4" 7/8" TO 1" 8d ⁴ 1 1/8" TO 1 1/4" COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" AND LESS 6d ⁵ 7/8" TO 1" 8d ⁵ 1 1/8" TO 1 1/4" 10d ⁴ OR 6d ⁵	
27. PANEL SIDING (TO FRAMING): ² 1/2" OR LESS 6d ⁶ 5/8" 6d ⁶	
28. FIBERBOARD SHEATHING: ⁷ 1/2" 25/32"	No.11 6d ⁸ 6d ⁴ No.16 6d ⁹ No.11 6d ⁴ 8d ⁹ No.16 6d ⁹
29. INTERIOR PANELING 1/4" 3/8"	4d ¹⁰ 6d ¹¹

FOOTNOTES

- THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED AT 6" ON CENTER AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS OF THE CODE.
- COMMON OR DEFORMED SHANK.
- COMMON.
- DEFORMED SHANK.
- CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF THE CODE.
- FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6" ON CENTER AT INTERMEDIATE SUPPORTS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16" HEAD AND 1 1/4" LENGTH FOR 1/2" SHT'G AND 1 1/2" LENGTH FOR 25/32" SHT'G CONFORMING TO THE REQUIREMENTS OF THE CODE.
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHT'G CONFORMING TO THE REQUIREMENTS OF THE CODE.
- PANEL SUPPORTS AT 16" [20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED ON 6" PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.



integrated
design
construction
management
sustainability
totum



700 S. Flower St, Suite 2100
Los Angeles, CA 90017
P: 213.418.0201
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

File: K:\2018\1800657 - New Family Clinic - Lennox School District\5 SDraft\1800657 - S0.2 - GENERAL NOTES.dwg
 Plot: 1800657 - New Family Clinic - Lennox School District\5 SDraft\1800657 - S0.2 - GENERAL NOTES.dwg
 User: jg
 Date: 02/28/2019 10:24:35 AM
 Sheet: 1800657 - New Family Clinic - Lennox School District\5 SDraft\1800657 - S0.2 - GENERAL NOTES.dwg

title: S0.2, job #: 1800657, date: 02/28/2019, remarks: DEVELOPMENT DESIGN PLAN CHECK SUBMITTAL, drawn by: jg, checked by: jg, project title: TO HELP EVERYONE LENNOX CLINIC

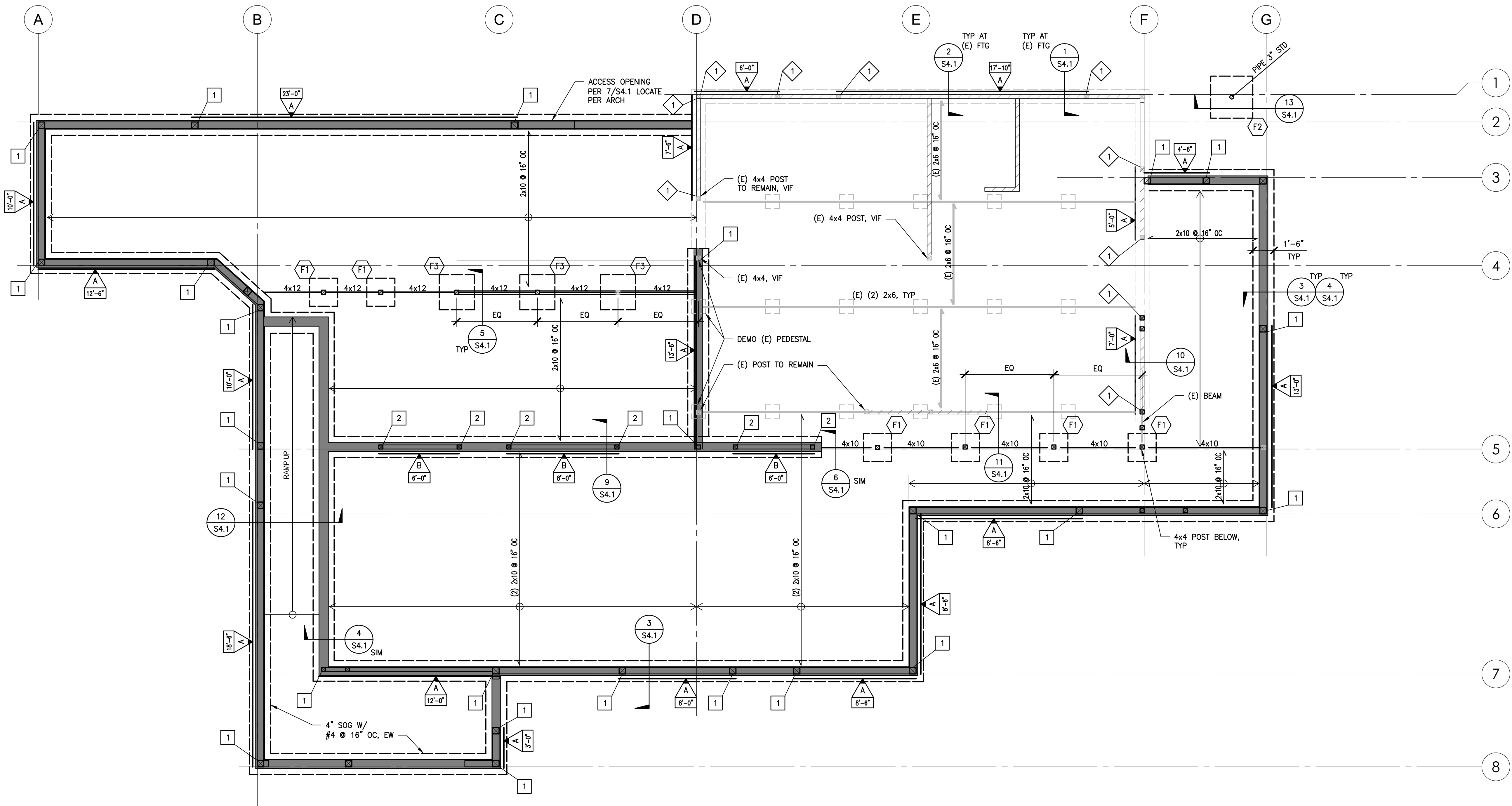


integrated
design
construction
management
sustainability
totum

kpff

700 S. Flower St, Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



PLAN NOTES:

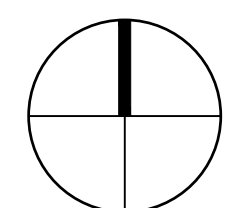
- SEE SHEET S0.1 & S0.2 FOR GENERAL NOTES.
- SEE SHEET S4.0, 4.1 FOR TYPICAL CONCRETE DETAILS.
- SEE SHEET S5.0, & S5.1 FOR TYPICAL WOOD DETAILS.
- ALL SLAB OPENINGS AND DEPRESSIONS SHALL BE LOCATED AND COORDINATED PER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
- SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CURB HEIGHTS, SLAB LEVEL, MEP EQUIPMENT PADS, SHAFT OPENING LOCATIONS AND DIMENSIONS NOT SHOWN.
- FLOOR SHEATHING:
3/4" 1&G CDX PLY WITH 10d @ 6/6/12, PROVIDE FLAT 2x4 BLKG AT ALL SHEATHING EDGES NOT SUPPORTED BY FRAMING, SEE 5/S5.0 FOR DETAILS.

LEGEND:

- INDICATES TOP OF SLAB/FLOOR ELEVATION WITH RESPECT TO FIRST LEVEL FF, 0'-0" ON S PLANS=XXX.XX" ON CIVIL PLANS.
- INDICATES SLAB DEPRESSION.
- INDICATES (E) CONCRETE PEDESTAL.
- INDICATES (E) WALL FOOTING.
- INDICATES FOUNDATION.
- INDICATES CONC STEM WALL SEE 3/S4.1 FOR DETAILS.
- INDICATES NEW SHEARWALL TYPE AND LENGTH ABOVE SEE 1/S5.0 FOR DETAILS.
- INDICATES SHEAR/BEARING WALL SEE 3/S5.0 FOR DETAILS.
- INDICATES NON-BEARING WALL, SEE 2/S5.0 FOR DETAILS.
- INDICATES EXISTING WALL FRAMING TO REMAIN, SEE ARCH.
- INDICATES WOOD HEADER, SEE 2/S5.0 & 3/S5.0 FOR SCHED.
- INDICATES HOLD DOWN, SEE 8/S4.1 & 1/S4.1
- INDICATES WOOD JOIST DIRECTION.
- INDICATES WOOD POST BELOW.
- INDICATES QUANTITY OF STRAPS
- INDICATES DBL 2x CONT. BLK'G W/ SIMP. CMST14, SEE DETAIL -/-.
- INDICATES QUANTITY OF STRAPS
- INDICATES BEAM PER PLAN OR DBL 2x JOIST W/ SIMP. CMST14, SEE DETAIL -/-.
- INDICATES DOUBLE TOP PLATE SPLICE PER 4/S5.0

FOUNDATION AND FIRST FLOOR FRAMING PLAN

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



Sheet Title Job # Date Remarks Drawn by Checked by Project Title

DEVELOPMENT DESIGN
PLAN CHECK SUBMITTAL

2018/12/17
02/28/2019

FOUNDATION AND
FIRST FLOOR FRAMING PLAN

S2.0

File: K:\2018\1800657 - New Family Clinic - Lennox School District\5 SD\1800657 - S2.0 - FDN AND FLOOR FRAMING PLAN.dwg
User: jg
XREFS: 1800657 - xref - arch - X-42.1.dwg, 1800657 - xref - TB24.36.dwg, 1800657 - xref - grids.dwg, TB12.18.dwg

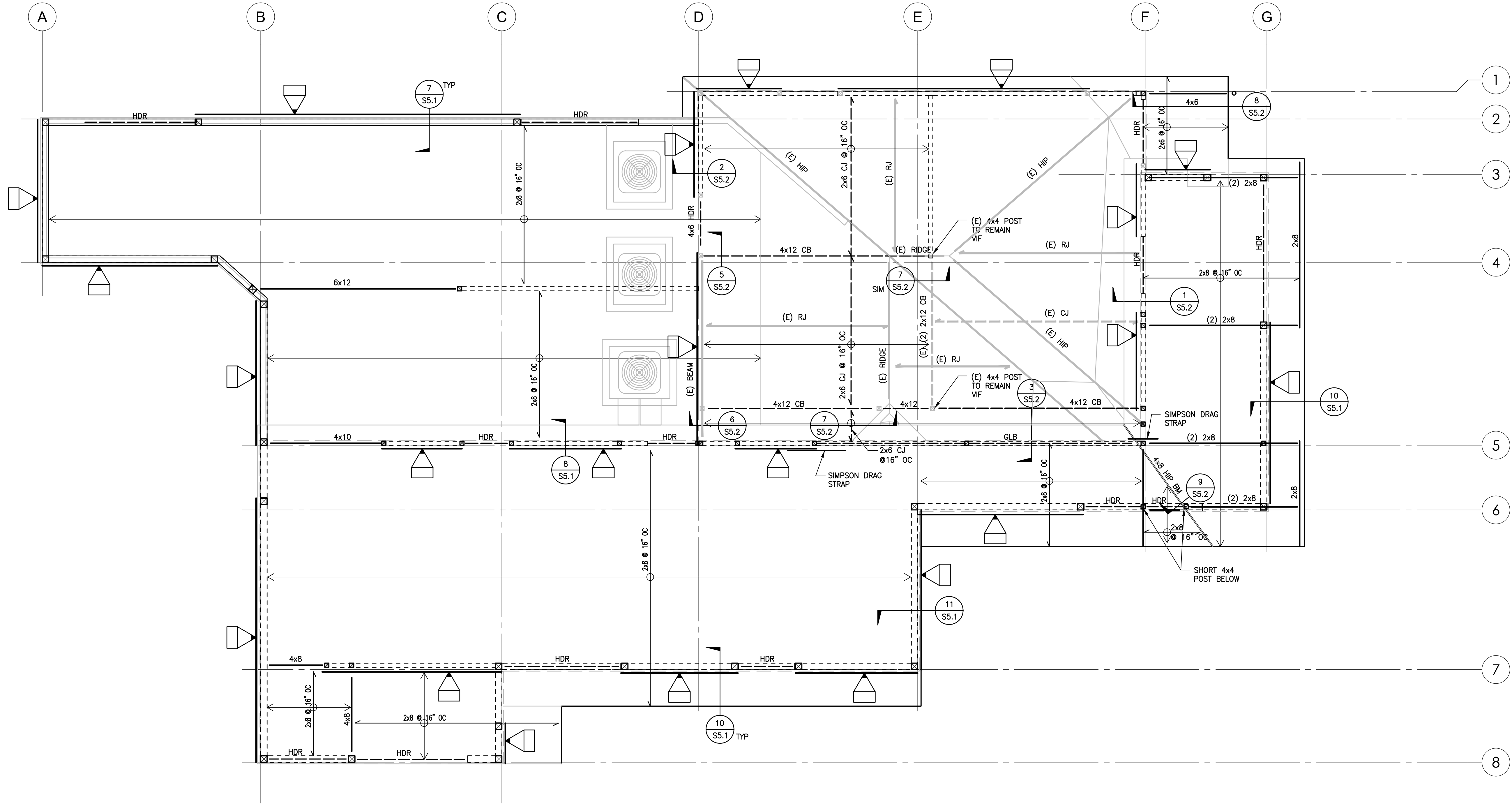


integrated
design
construction
management
sustainability
totum

kpff

700 S. Flower St, Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



PLAN NOTES:

1. SEE SHEET S0.1 & S0.2 FOR GENERAL NOTES.
2. SEE SHEET S4.0, 4.1 FOR TYPICAL CONCRETE DETAILS.
3. SEE SHEET S5.0, & S5.1 FOR TYPICAL WOOD DETAILS.
4. ALL SLAB OPENINGS AND DEPRESSIONS SHALL BE LOCATED AND COORDINATED PER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
5. SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CURB HEIGHTS, SLAB LEVEL, MEP EQUIPMENT PADS, SHAFT OPENING LOCATIONS AND DIMENSIONS NOT SHOWN.
6. ROOF SHEATHING:
3/4" T&G CDX PLY WITH 8d @ 6/6/12. PROVIDE FLAT 2x4 BLKG AT ALL SHEATHING EDGES NOT SUPPORTED BY FRAMING, SEE 5/S5.0 FOR DETAILS.

LEGEND:

- (xxx'-xx") INDICATES TOP OF SLAB/FLOOR ELEVATION WITH RESPECT TO FIRST LEVEL FF, 0'-0" ON S PLANS=XXX.XX' ON CIVIL PLANS.
- INDICATES (E) CONCRETE PEDESTAL.
- INDICATES (E) WALL FOOTING.
- INDICATES FOUNDATION.
- INDICATES SHEAR/BEARING WALL SEE 3/S5.0 FOR DETAILS.
- INDICATES SHEARWALL PER FLOOR/FOUNDATION PLAN.
- INDICATES SHEAR/BEARING WALL SEE 3/S5.0 FOR DETAILS.
- INDICATES NON-BEARING WALL, SEE 2/S5.0 FOR DETAILS.
- INDICATES EXISTING WALL FRAMING TO REMAIN, SEE ARCH.
- HDR INDICATES WOOD HEADER, SEE 2/S5.0 & 3/S5.0 FOR SCHED.
- X INDICATES HOLD DOWN, SEE 8/S4.1
- INDICATES WOOD JOIST DIRECTION.
- INDICATES WOOD POST BELOW.
- X INDICATES QUANTITY OF STRAPS
- X INDICATES DBL 2x CONT. BLK'G W/ SIMP. CMST14, SEE DETAIL --/-. INDICATES BEAM PER PLAN OR DBL 2x JOIST W/ SIMP. CMST14, SEE DETAIL --/-. INDICATES DOUBLE TOP PLATE SPLICE PER 4/S5.0

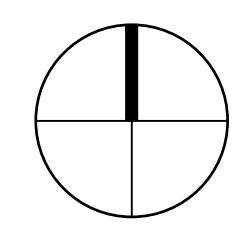
File: K:\2018\180657 - New Family Clinic - Lennox School District\5 SDraw\180657 - S2.1 - ROOF FRAMING PLAN.dwg
XREFS: 180657 - xref - TB24-35.dwg 180657 - xref - Level 2 - Roof.dwg 180657 - xref - arch - X-A2.1.dwg 180657 - xref - girder.dwg X-A2.1.dwg TB12-18.dwg

drawn by | checked by | project title

2018/12/17 02/28/2019	DEVELOPMENT DESIGN PLAN CHECK SUBMITTAL		

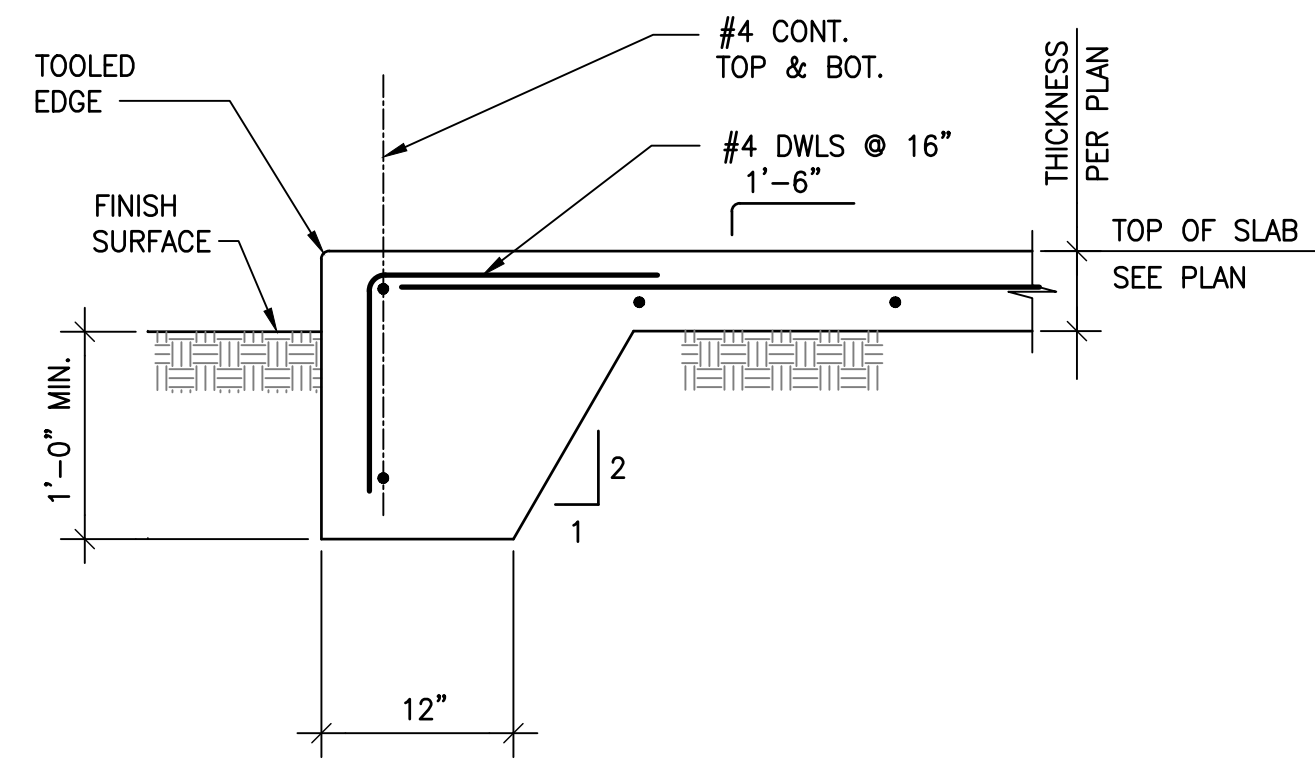
ROOF FRAMING PLAN

1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

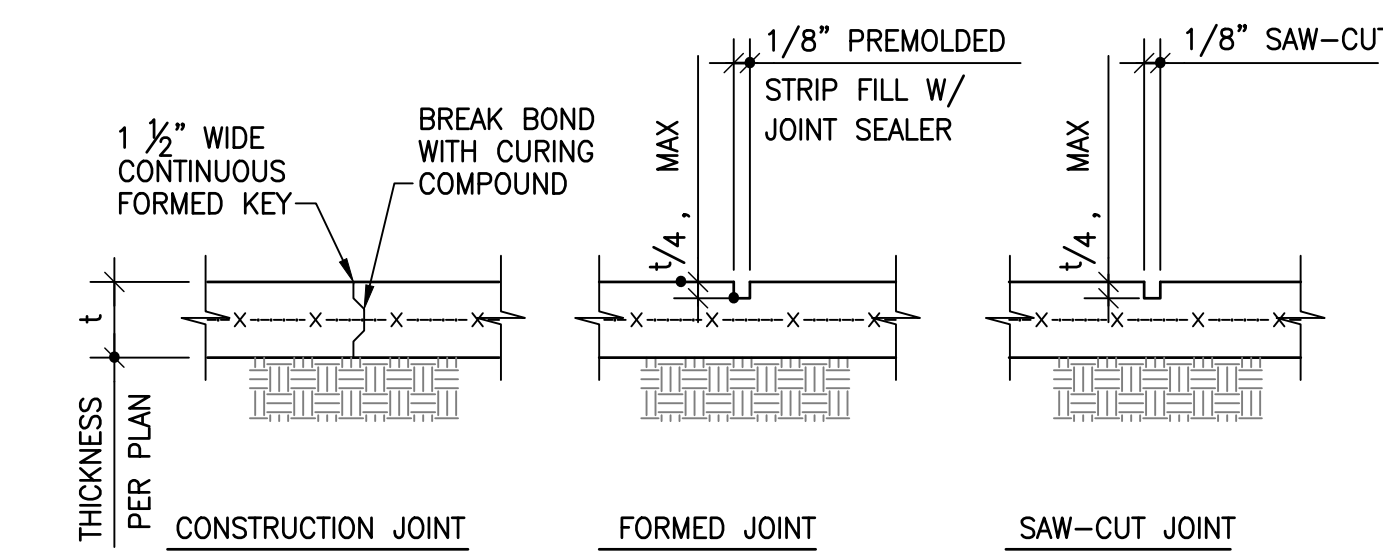


S2.1

BAR SIZE	LAP CLASS	REINFORCING BAR TENSION LAP SCHEDULE											
		fc = 3,000 psi						fc = 4,000 psi					
		NORMAL WEIGHT CONCRETE			LIGHT WEIGHT CONCRETE			NORMAL WEIGHT CONCRETE			NORMAL WEIGHT CONCRETE		
		TOP BARS		OTHER BARS	TOP BARS		OTHER BARS	TOP BARS		OTHER BARS	TOP BARS		OTHER BARS
CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2		
#3	A	1'-10"	2'-9"	1'-5"	2'-1"	2'-4"	3'-6"	1'-10"	2'-9"	1'-7"	2'-4"	1'-3"	1'-10"
	B	2'-4"	3'-6"	1'-10"	2'-9"	3'-1"	4'-7"	2'-4"	3'-6"	2'-1"	3'-1"	1'-7"	2'-4"
#4	A	2'-5"	3'-7"	1'-10"	2'-9"	3'-2"	4'-8"	2'-5"	3'-7"	2'-1"	3'-1"	1'-7"	2'-5"
	B	3'-2"	4'-8"	2'-5"	3'-7"	4'-1"	6'-1"	3'-2"	4'-8"	2'-9"	4'-1"	2'-1"	3'-1"
#5	A	3'-0"	4'-6"	2'-4"	3'-6"	3'-11"	5'-10"	3'-0"	4'-6"	2'-7"	3'-11"	2'-0"	3'-0"
	B	3'-11"	5'-10"	3'-0"	4'-6"	5'-1"	7'-7"	3'-11"	5'-10"	3'-5"	5'-1"	2'-7"	3'-11"
#6	A	3'-7"	5'-5"	2'-9"	4'-2"	4'-8"	7'-0"	3'-7"	5'-5"	3'-1"	4'-8"	2'-5"	3'-7"
	B	4'-8"	7'-0"	3'-7"	5'-5"	6'-1"	9'-2"	4'-8"	7'-0"	4'-1"	6'-1"	3'-1"	4'-8"
#7	A	5'-3"	7'-10"	4'-0"	6'-0"	6'-9"	10'-2"	5'-3"	7'-10"	4'-6"	6'-9"	3'-6"	5'-3"
	B	6'-9"	10'-2"	5'-3"	7'-10"	8'-10"	13'-2"	6'-9"	10'-2"	5'-11"	8'-10"	4'-6"	6'-9"
#8	A	6'-0"	8'-11"	4'-7"	6'-11"	7'-9"	11'-8"	6'-0"	8'-11"	5'-2"	7'-9"	4'-0"	6'-0"
	B	7'-9"	11'-8"	6'-0"	8'-11"	10'-2"	15'-2"	7'-9"	11'-8"	6'-9"	10'-2"	5'-2"	7'-9"
#9	A	6'-9"	10'-2"	5'-2"	7'-9"	8'-9"	13'-2"	6'-9"	10'-2"	5'-10"	8'-9"	4'-6"	6'-9"
	B	8'-9"	13'-2"	6'-9"	10'-2"	11'-5"	17'-0"	8'-9"	13'-2"	7'-7"	11'-5"	5'-10"	8'-9"
#10	A	7'-7"	11'-5"	5'-10"	8'-9"	9'-10"	14'-9"	7'-7"	11'-5"	6'-7"	9'-10"	5'-1"	7'-7"
	B	9'-10"	14'-9"	7'-7"	11'-5"	12'-9"	19'-3"	9'-10"	14'-9"	8'-6"	12'-9"	6'-7"	9'-10"
#11	A	8'-5"	12'-8"	6'-6"	9'-8"	10'-11"	16'-4"	8'-5"	12'-8"	7'-3"	10'-11"	5'-7"	8'-5"
	B	10'-11"	16'-4"	8'-5"	12'-8"	14'-2"	21'-3"	10'-11"	16'-4"	9'-6"	14'-2"	7'-3"	10'-11"

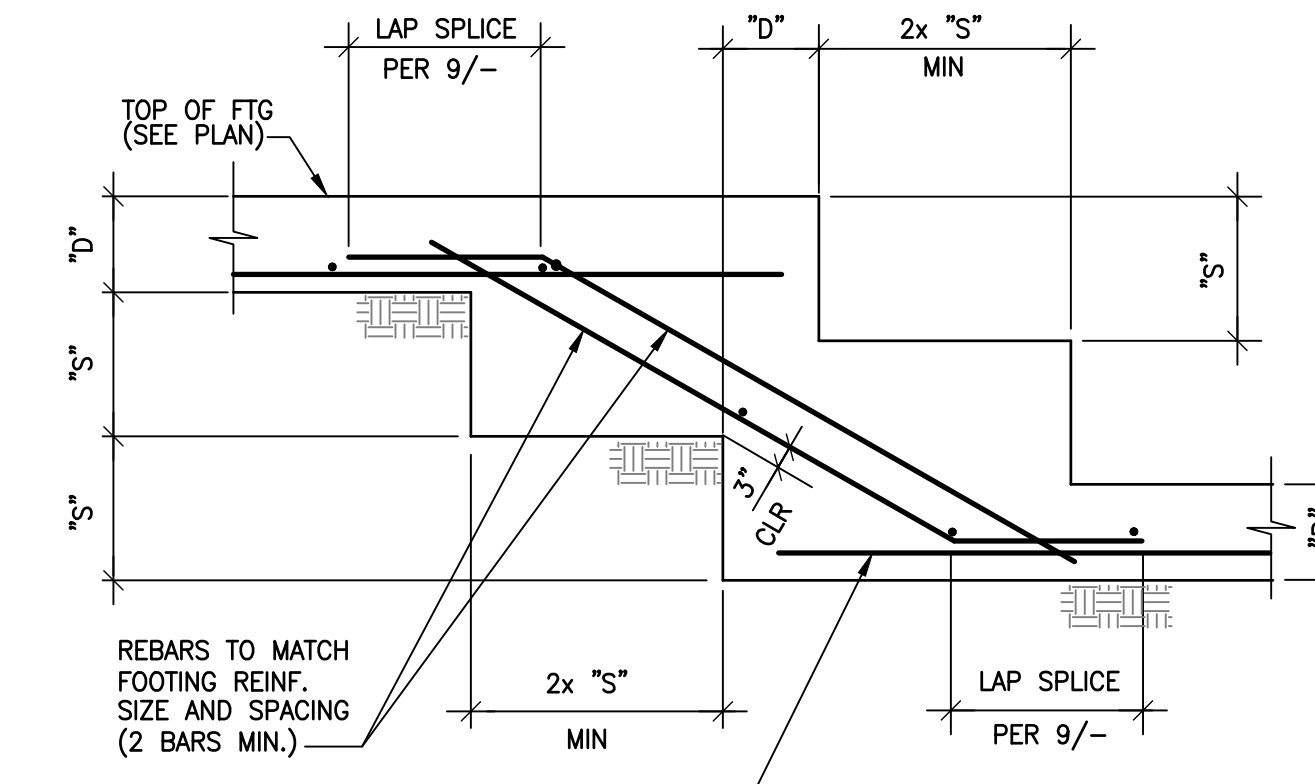


EDGE OF SLAB ON GRADE SCALE 1"=1'-0" **5**

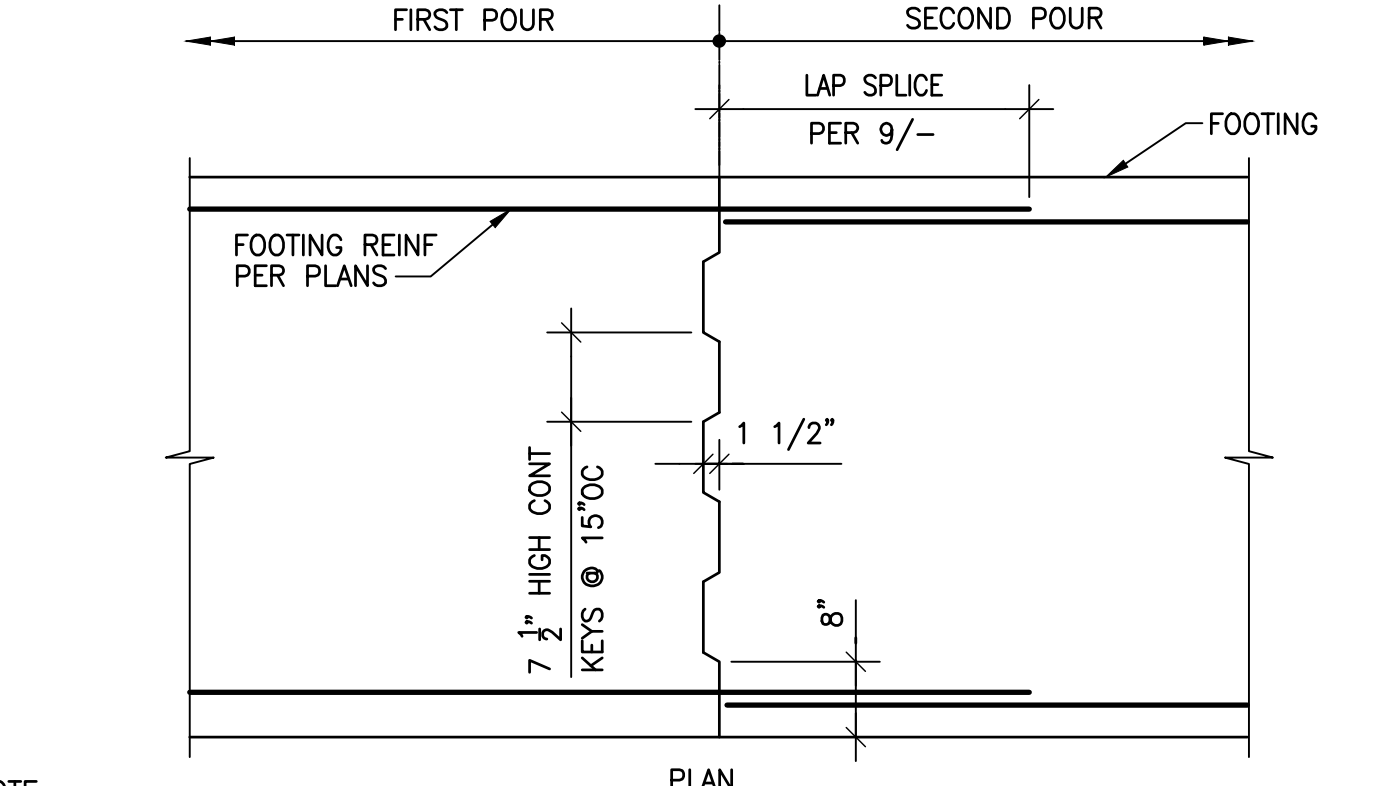


SLAB ON GRADE CONTROL JOINT SCALE 1"=1'-0" **1**

NOTES:
 1. CONTROL JOINTS TO BE LOCATED AT COLUMN CENTER LINES AND AT 20'-0" O.C. MAX. AND EVERY 400 SQUARE FEET.
 2. IF SAW-CUT CONTROL JOINT TO BE USED, SAW-CUT WITHIN 24 HOURS OF POUR.
 3. CONSTRUCTION JOINT TO BE LOCATED AS PER NOTES #1 AND #2 UNLESS SPECIFICALLY INDICATED ON PLANS.

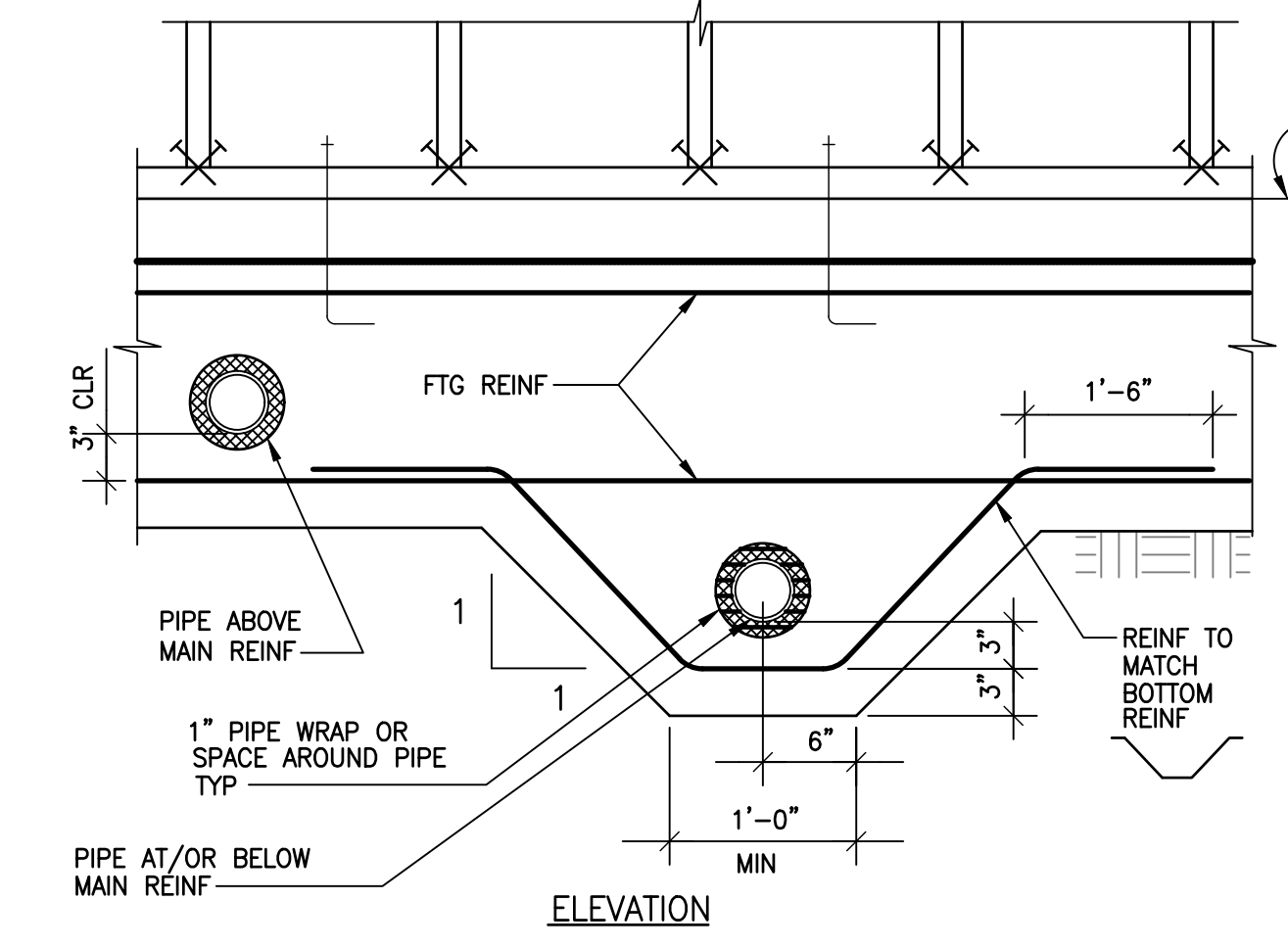


STEPPED FOOTING DETAIL SCALE 1"=1'-0" **6**

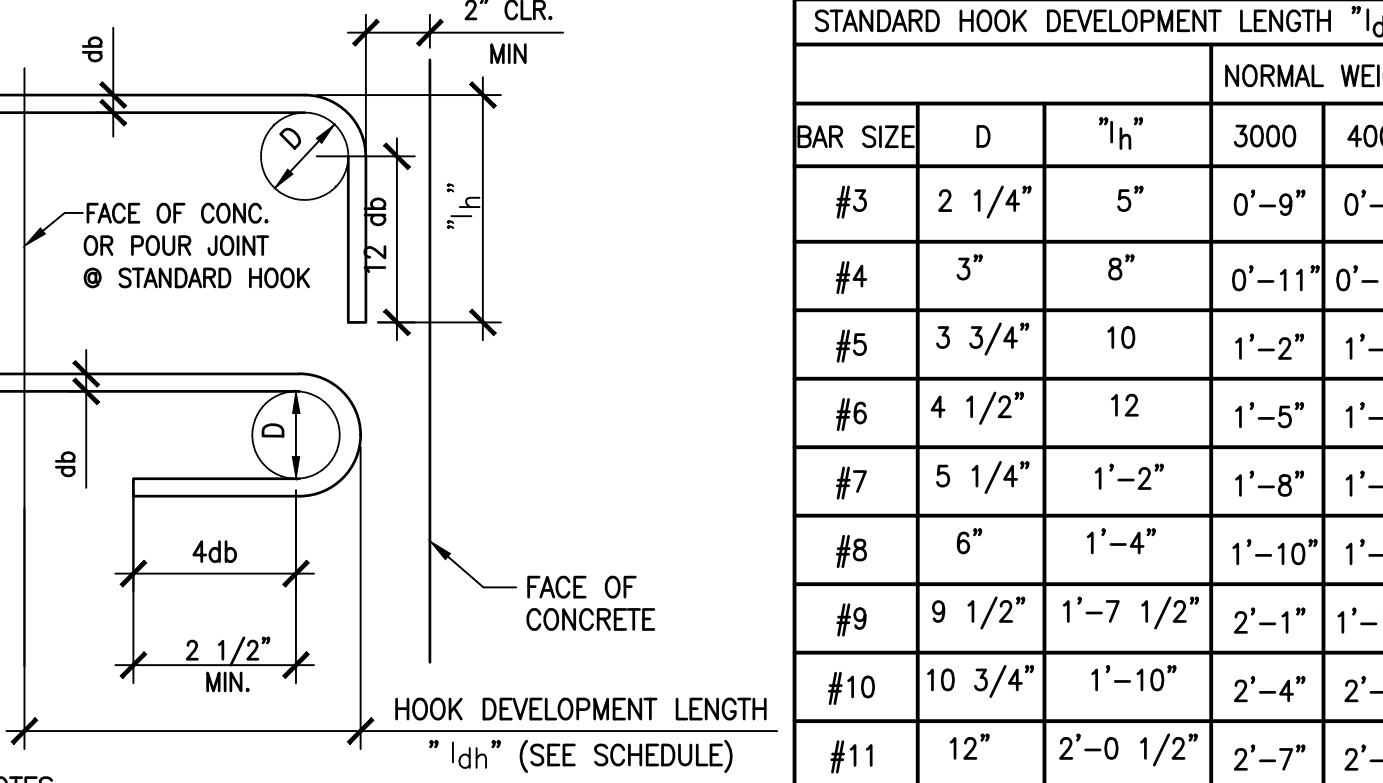


CONT. FOOTING CONSTRUCTION JOINT SCALE 1"=1'-0" **2**

NOTE:
 1. WHERE CONTINUOUS FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4" OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.
 2. CONSTRUCTION JOINTS IN FOOTING SHALL BE LOCATED FROM ANY SHEARWALL HOLDDOWN A MINIMUM OF 2'-0" FROM ANY SHEARWALL HOLDDOWN



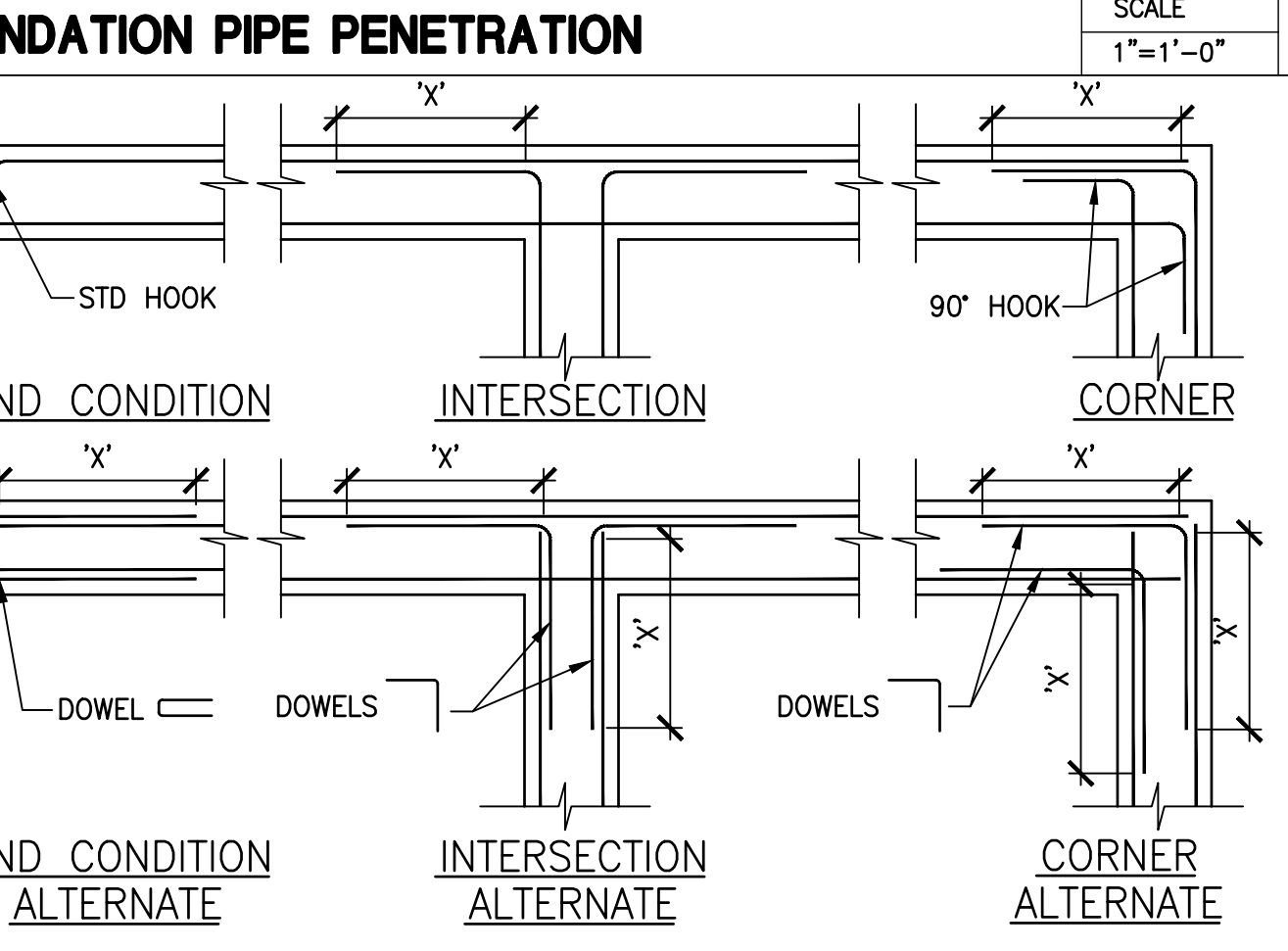
FOUNDATION PIPE PENETRATION SCALE 1"=1'-0" **7**



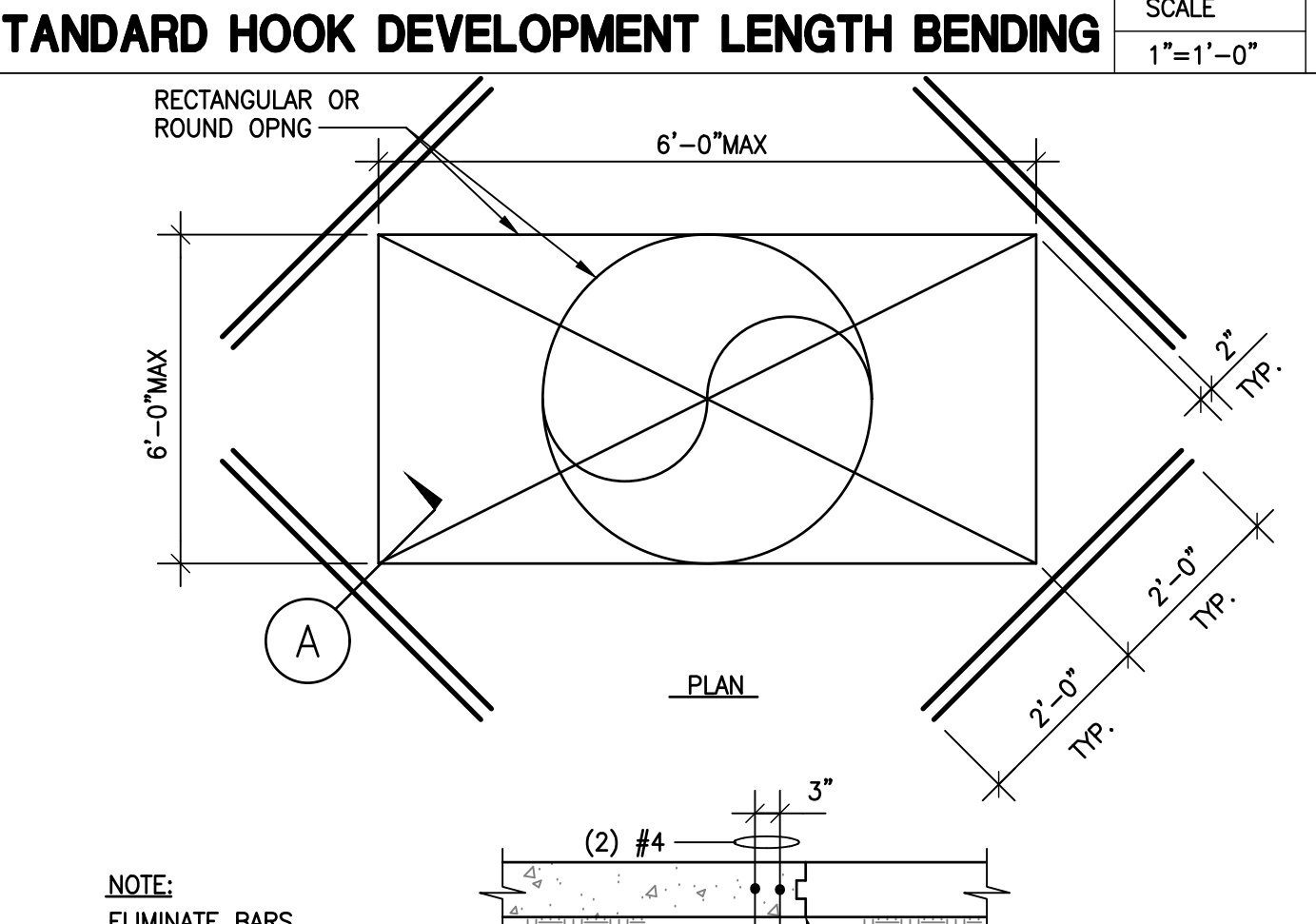
STANDARD HOOK DEVELOPMENT LENGTH BENDING SCALE 1"=1'-0" **3**

NOTES:
 1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE. UNO ON PLANS
 2. MINIMUM SIDE COVER = 2 1/2"

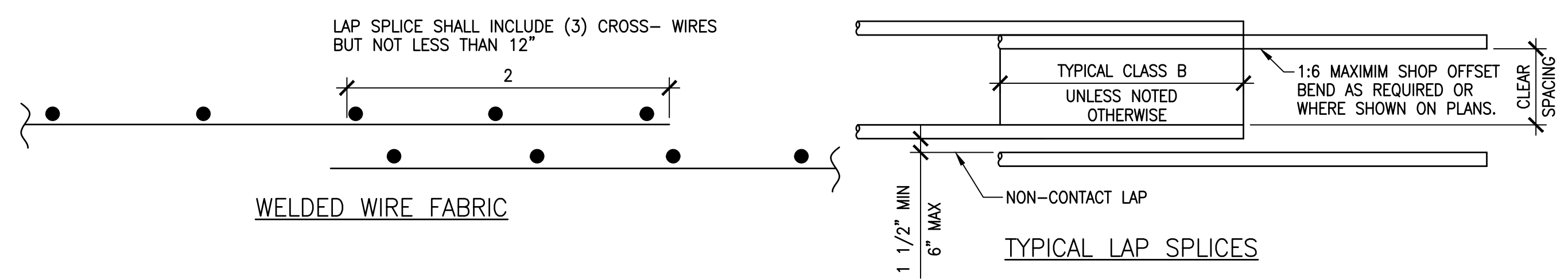
BAR SIZE	D	STANDARD HOOK DEVELOPMENT LENGTH "ldh"		
		NORMAL WEIGHT	3000	4000
#3	2 1/4"	5"	0'-9"	0'-8"
#4	3"	8"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-8"	1'-5"
#8	6"	1'-4"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-7"	2'-3"



TYPICAL CONC FOOTING REINFORCING DETAIL SCALE 1"=1'-0" **8**



OPENING IN SLAB ON GRADE SCALE 1/2"=1'-0" **4**



WELDED WIRE FABRIC

LAP SPLICE SHALL INCLUDE (3) CROSS-WIRES BUT NOT LESS THAN 12"

TYPICAL LAP SPLICES

NON-CONTACT LAP

1:6 MAXIMUM SHOP OFFSET BEND AS REQUIRED OR WHERE SHOWN ON PLANS.

STAGGERED SPLICING

NOTES:
 1. CASES 1 AND 2 WHICH DEPEND ON CLEAR CONCRETE COVER AND THE CENTER-TO-CENTER SPACING OF THE BARS ARE DEFINED AS:
 CASE 1: COVER AT LEAST 1db AND c-c SPACING AT LEAST 2db
 CASE 2: COVER LESS THAN 1db OR c-c SPACING LESS THAN 2db
 2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
 3. OTHER BARS INCLUDE VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
 4. BAR SPLICES NOT COVERED BY THIS SCHEDULE ARE SPECIFICALLY DETAILED AND DIMENSIONED ON PLANS.
 5. ALL SPLICES SHALL BE CLASS "B" UNLESS NOTED OTHERWISE ON PLANS.
 6. FOR DEVELOPMENT LENGTH, Ld, USE CLASS A LAP SPLICE LENGTH.
 7. FOR SHEAR WALL REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.25.

DEVELOPMENT AND SPLICES OF CONCRETE REINFORCING BARS SCALE 1"=1'-0" **9**

TYPICAL CONC FOOTING REINFORCING DETAIL SCALE 1"=1'-0" **8**

OPENING IN SLAB ON GRADE SCALE 1/2"=1'-0" **4**



TO HELP EVERYONE
 LENNOX CLINIC
 10223 FIRMONA AVE.
 LENNOX, CA 90304

Drawn by: _____ Checked by: _____

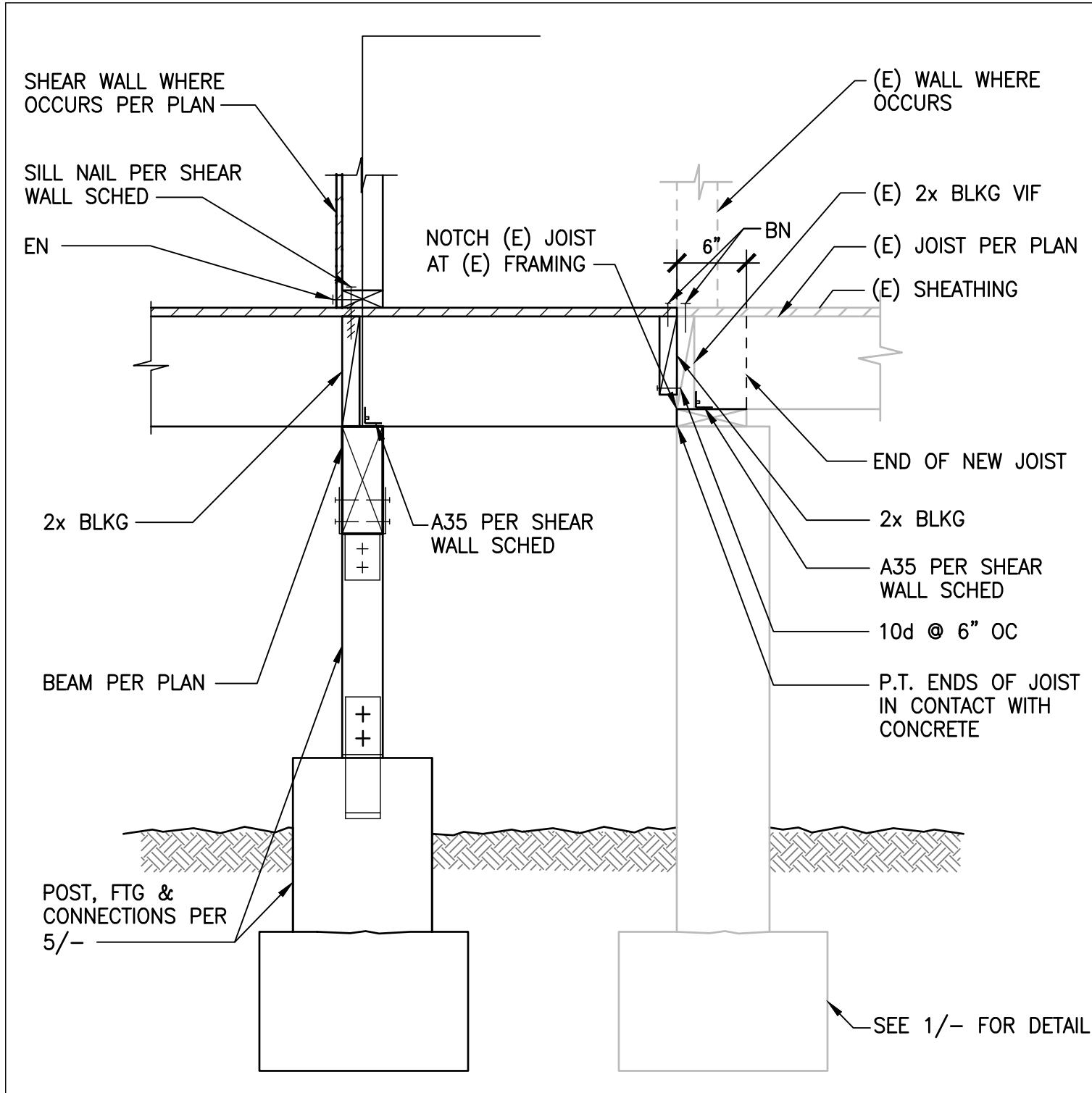
2018/12/17
 02/28/2019

DEVELOPMENT DESIGN
 PLAN CHECK SUBMITTAL

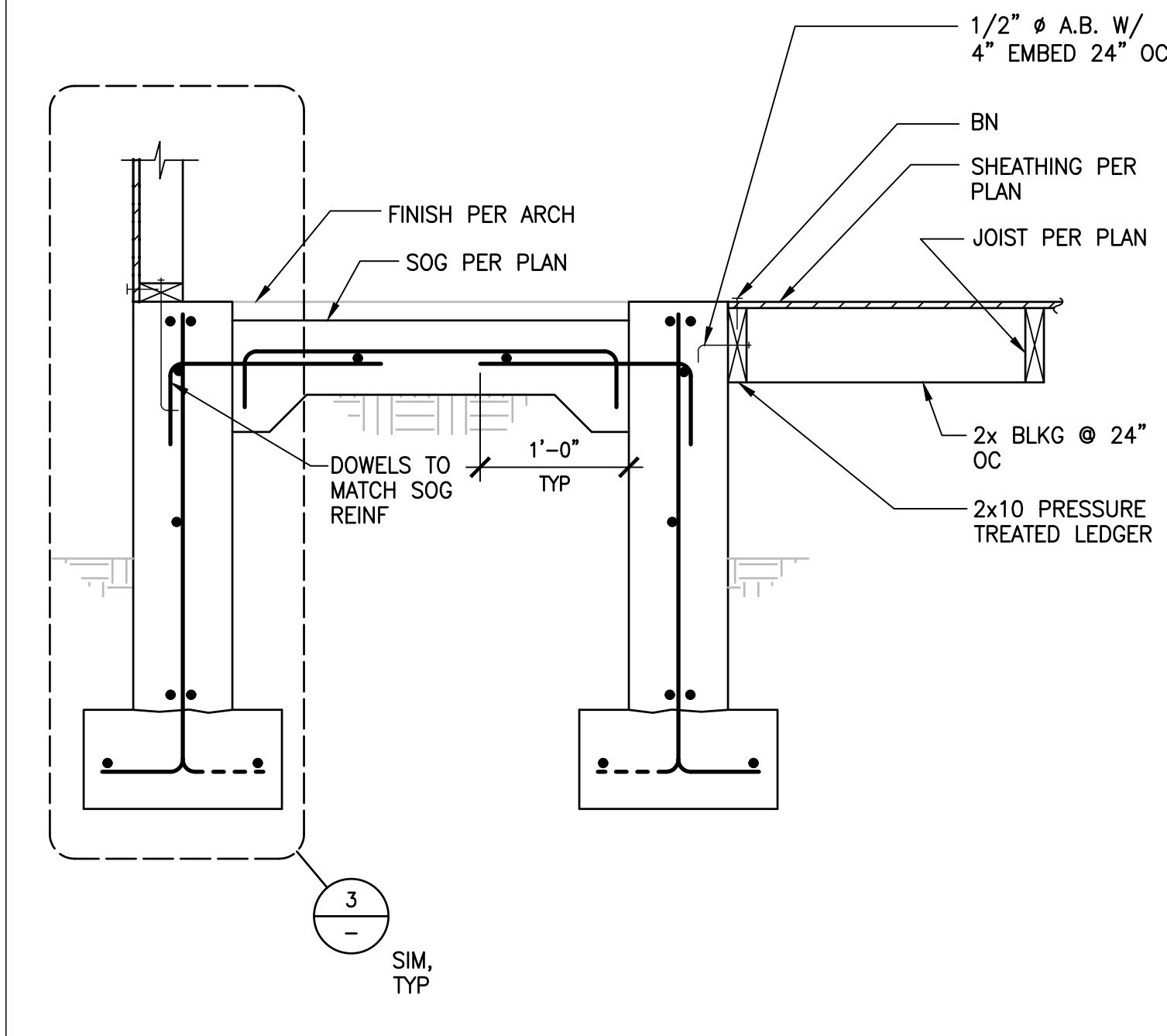
TYPICAL CONCRETE DETAILS

S4.0

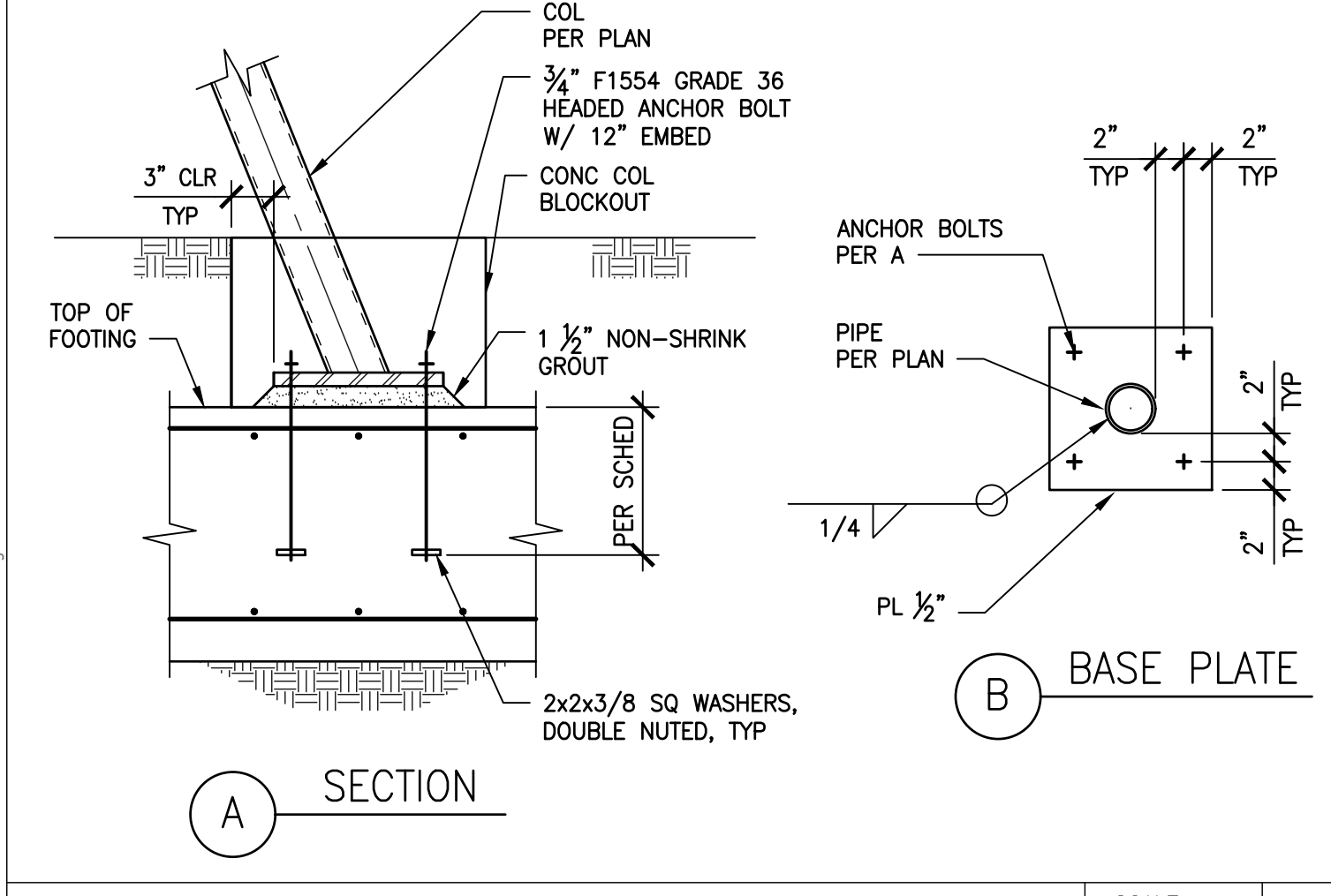
File: K:\2018\1800657 - New Family Clinic - Lennox School District\5 SDraft\1800657 - S4.0 - TYPICAL CONCRETE DETAILS.dwg
 at: _____
 XREF: 1800657 - area - 1800657.dwg



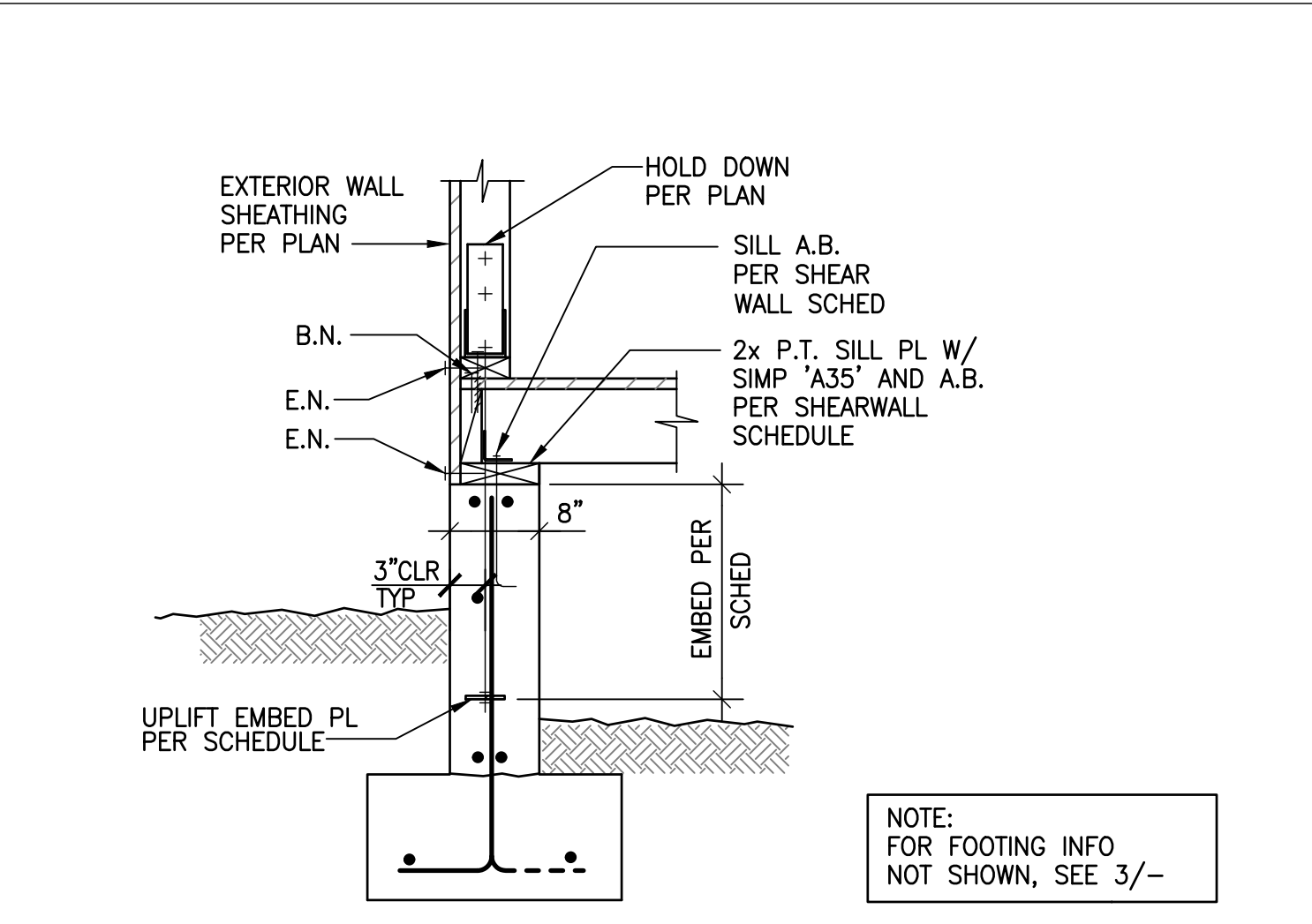
JOISTS AT NEW AND EXISTING FOOTING SCALE 1"=1'-0" **11**



SECTION AT RAMP SCALE 1"=1'-0" **12**



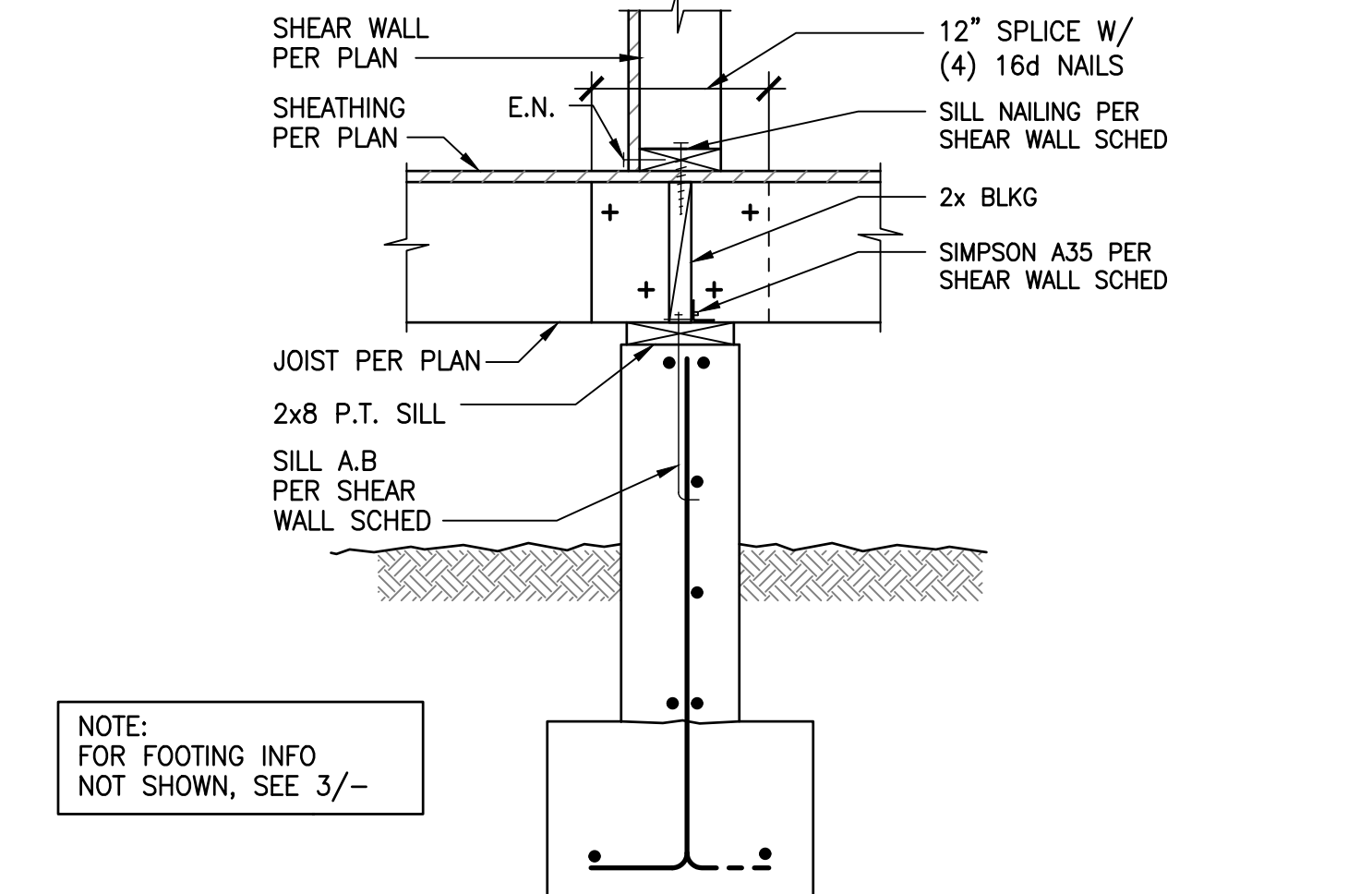
BASE PLATE DETAIL SCALE 1"=1'-0" **13**



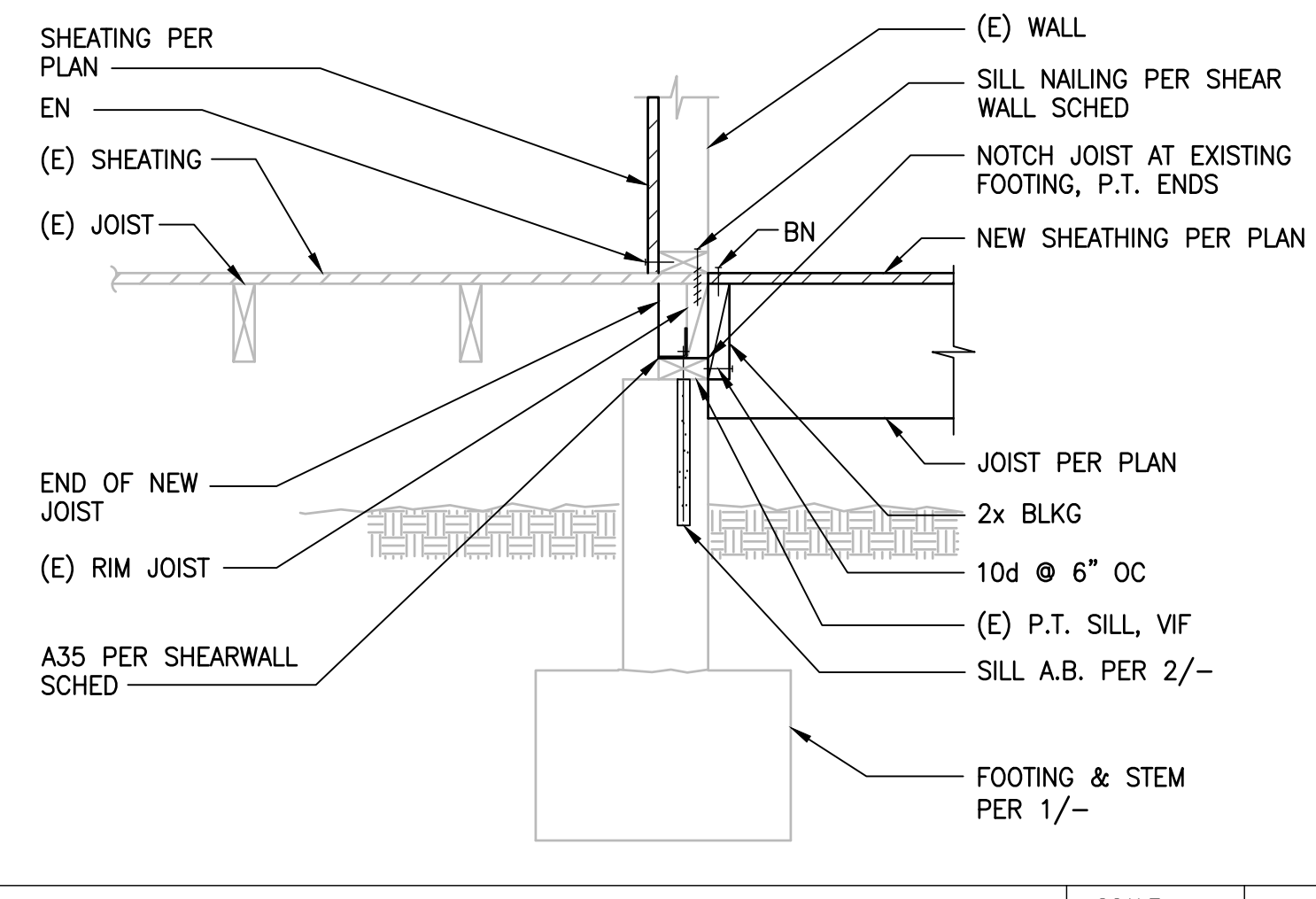
HOLD-DOWN SCHEDULE				
SYMBOL	HOLD-DOWN	A307 ROD	UPLIFT WASHER	MIN EMBED
1	HDU2-SDS2.5	5/8"	PL 3"x3"x1/2"	12"
2	HDU4-SDS2.5	5/8"	PL 3"x3"x1/2"	12"
3	HDU5-SDS2.5	5/8"	PL 3"x3"x1/2"	12"
4	HDU8-SDS2.5	7/8"	PL 3"x3"x1/2"	12"

- NOTES:**
1. INCREASE FOOTING DEPTH AS REQ'D TO ACHIEVE EMBEDMENT DEPTH.
 2. HOLD-DOWN CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN 1/16" OVERSIZED AT THE CONNECTOR OF THE HOLD-DOWN TO THE POST.
 3. HOLD-DOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

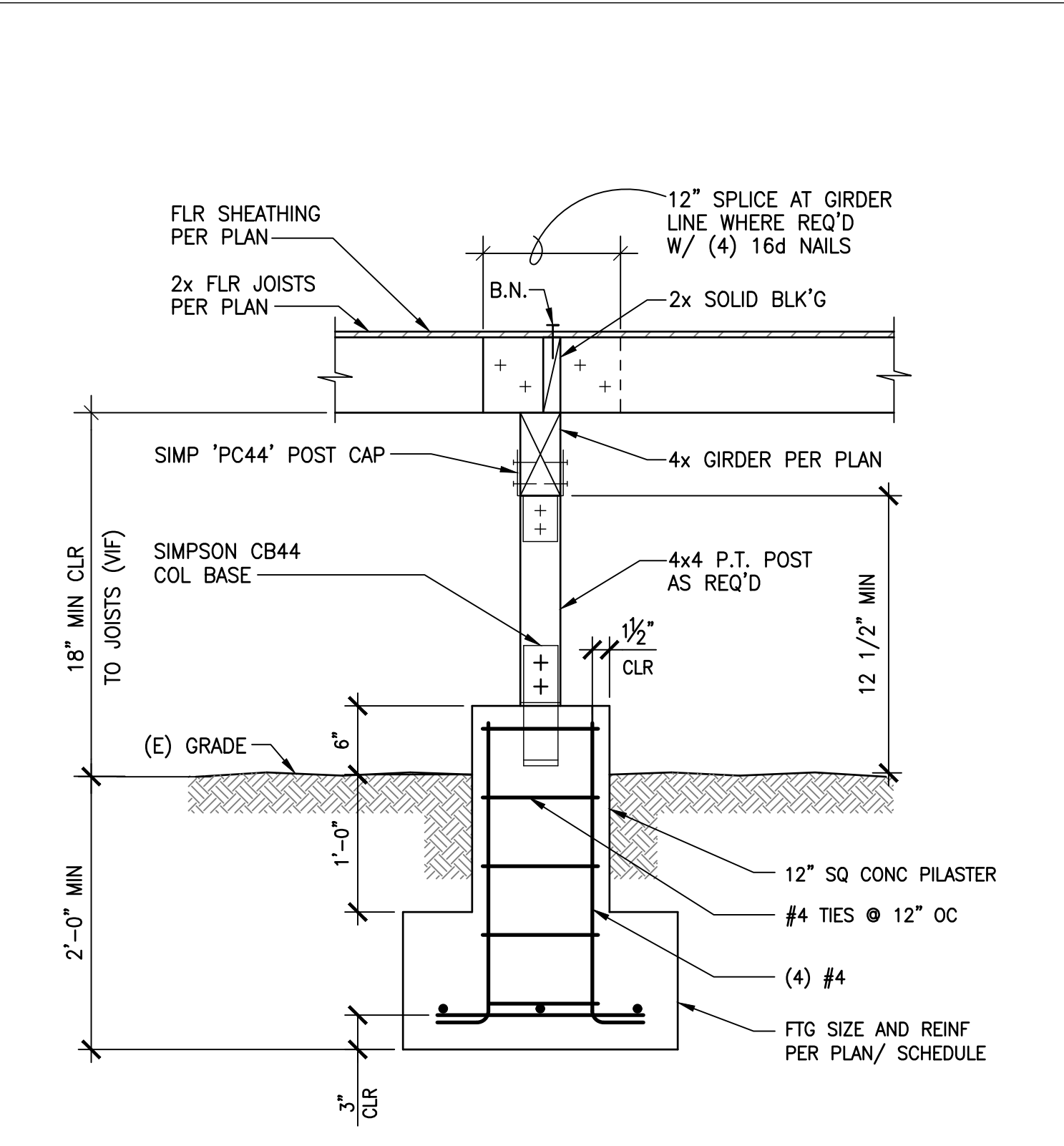
HOLD DOWN AT CONCRETE STEM WALL SCALE 1"=1'-0" **8**



TYPICAL INTERIOR FOUNDATION SCALE 1"=1'-0" **9**

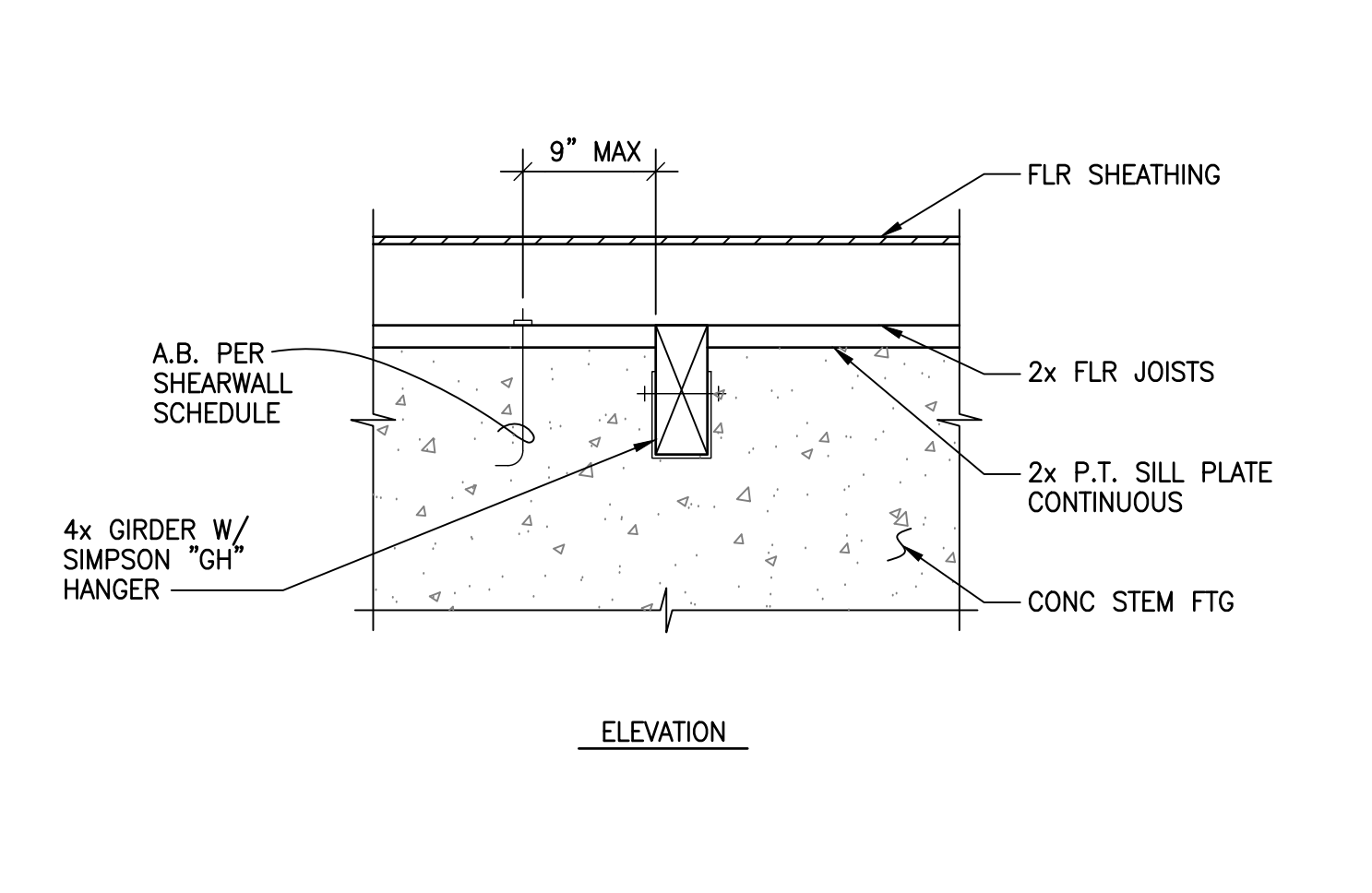


NEW FRAMING TO EXISTING SCALE 1"=1'-0" **10**

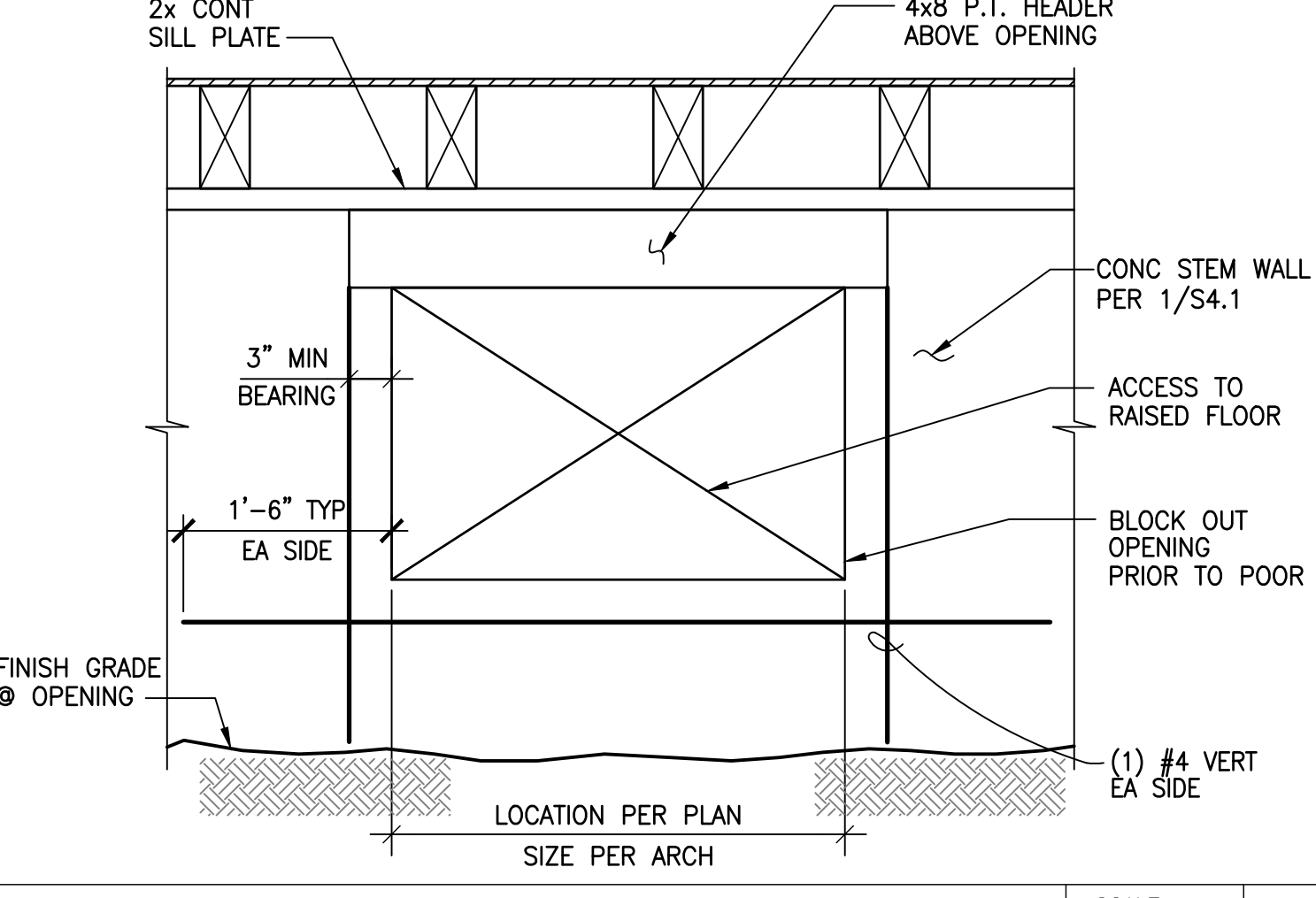


FOOTING SCHEDULE			
MARK	SIZE		REINFORCING
	DEPTH	WxL	
F1	1'-0"	2'-0"x2'-0"	#4 @ 12" OC EW
F2	1'-6"	3'-0"x3'-0"	#4 @ 12" OC EW T&B

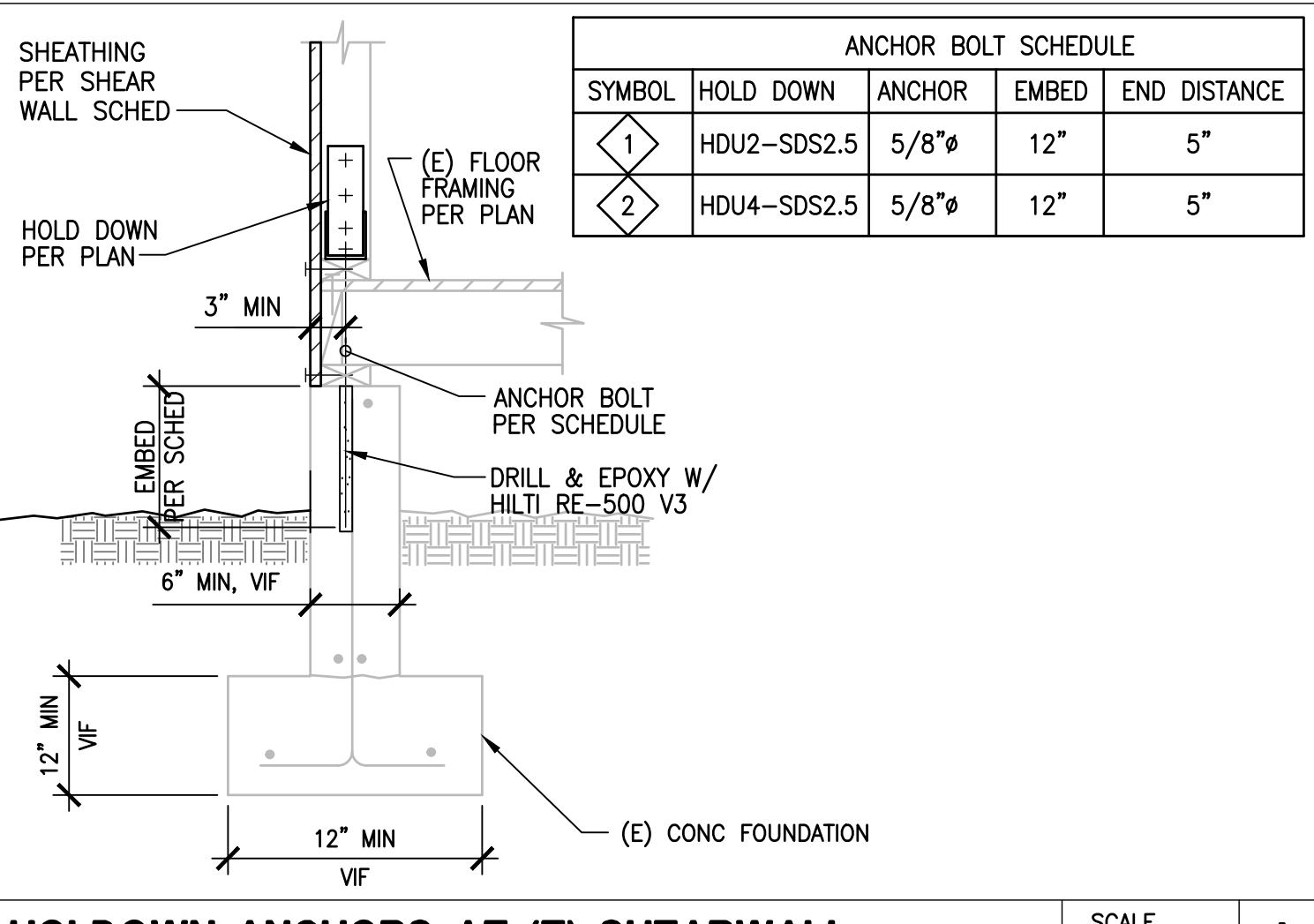
JOIST/GIRDER AT FOOTING SCALE 1"=1'-0" **5**



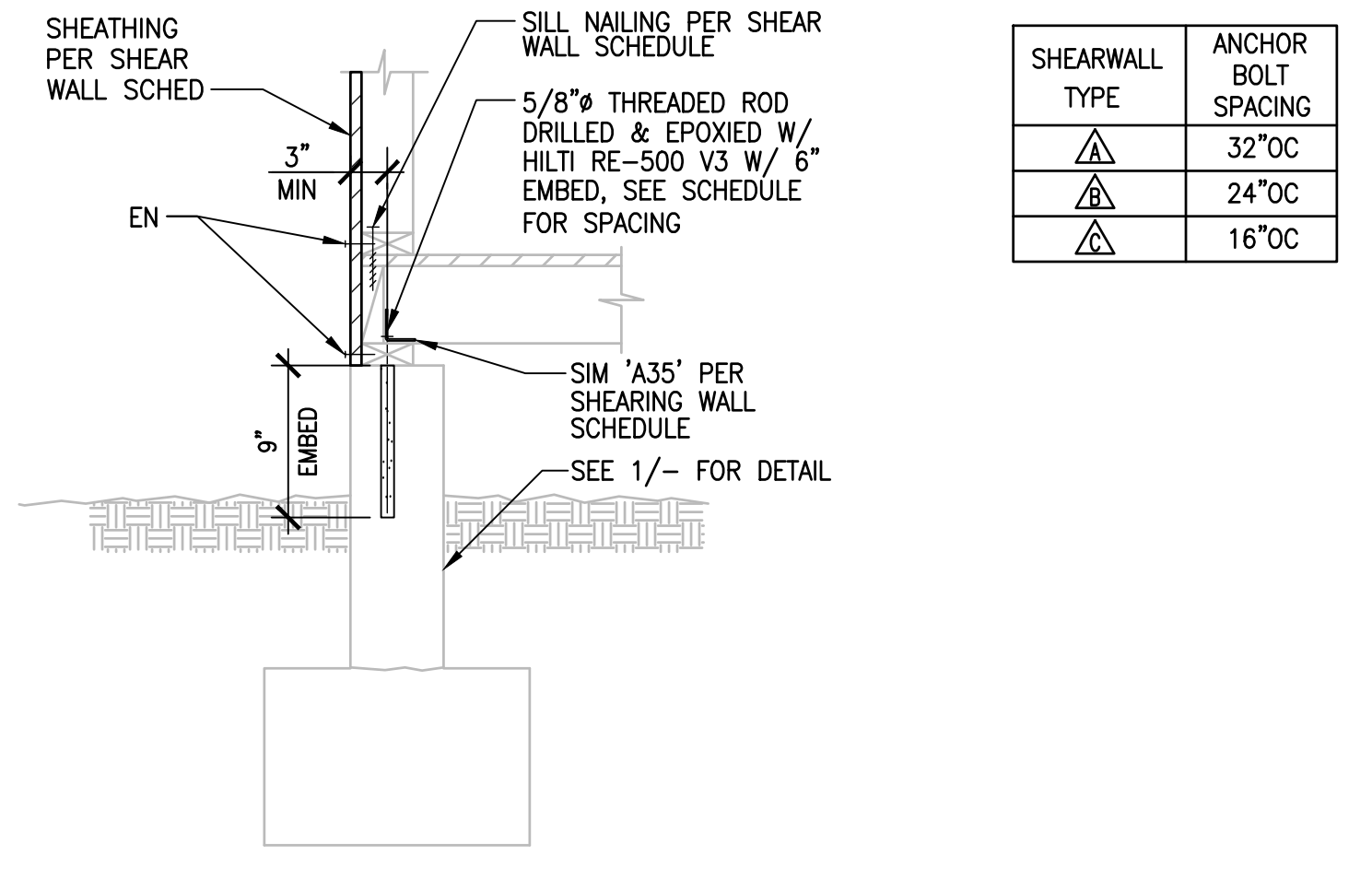
GIRDER AT STEM FOOTING SCALE 1"=1'-0" **6**



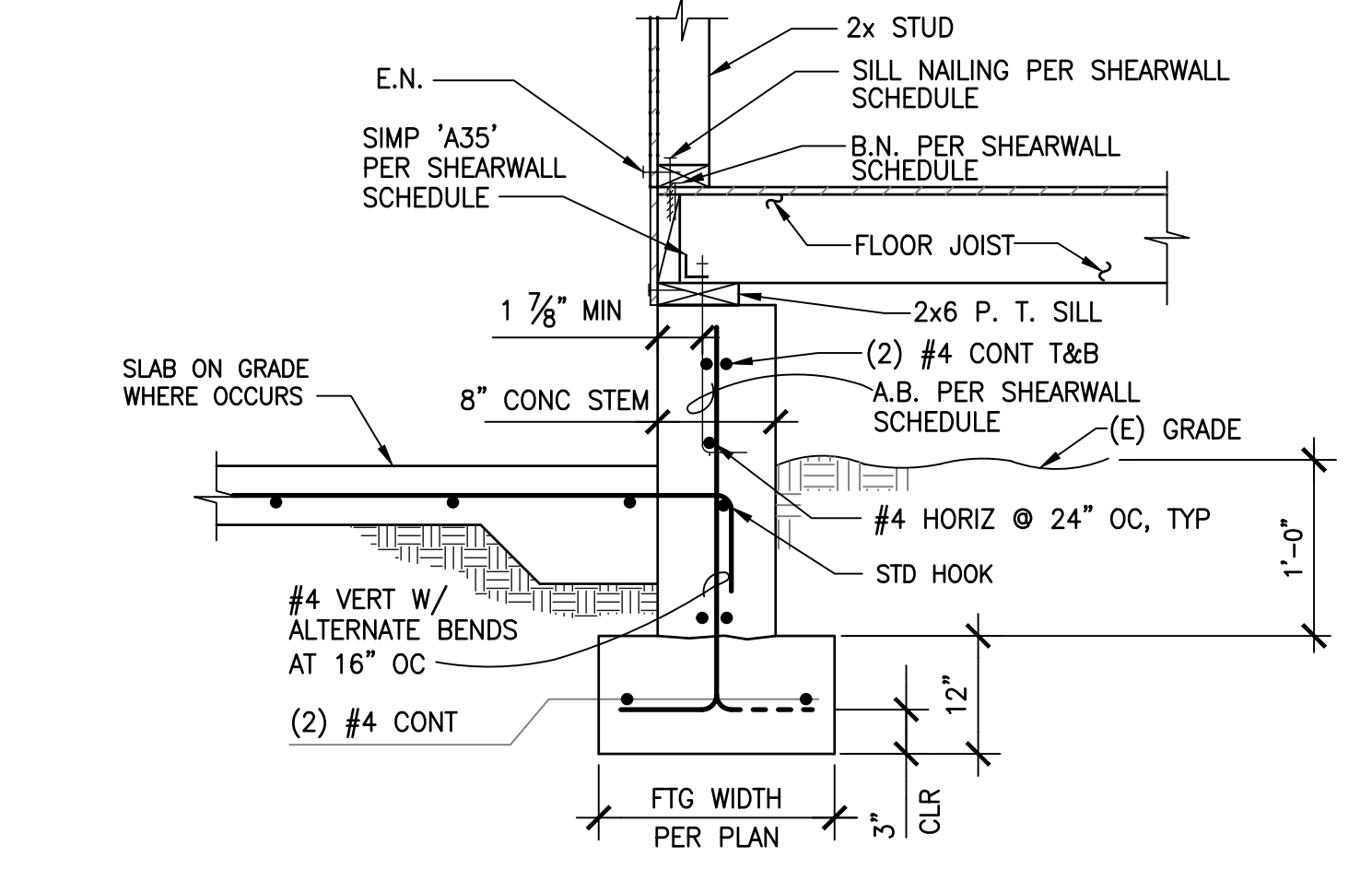
OPENING IN (E) CONCRETE STEM WALL SCALE NTS **7**



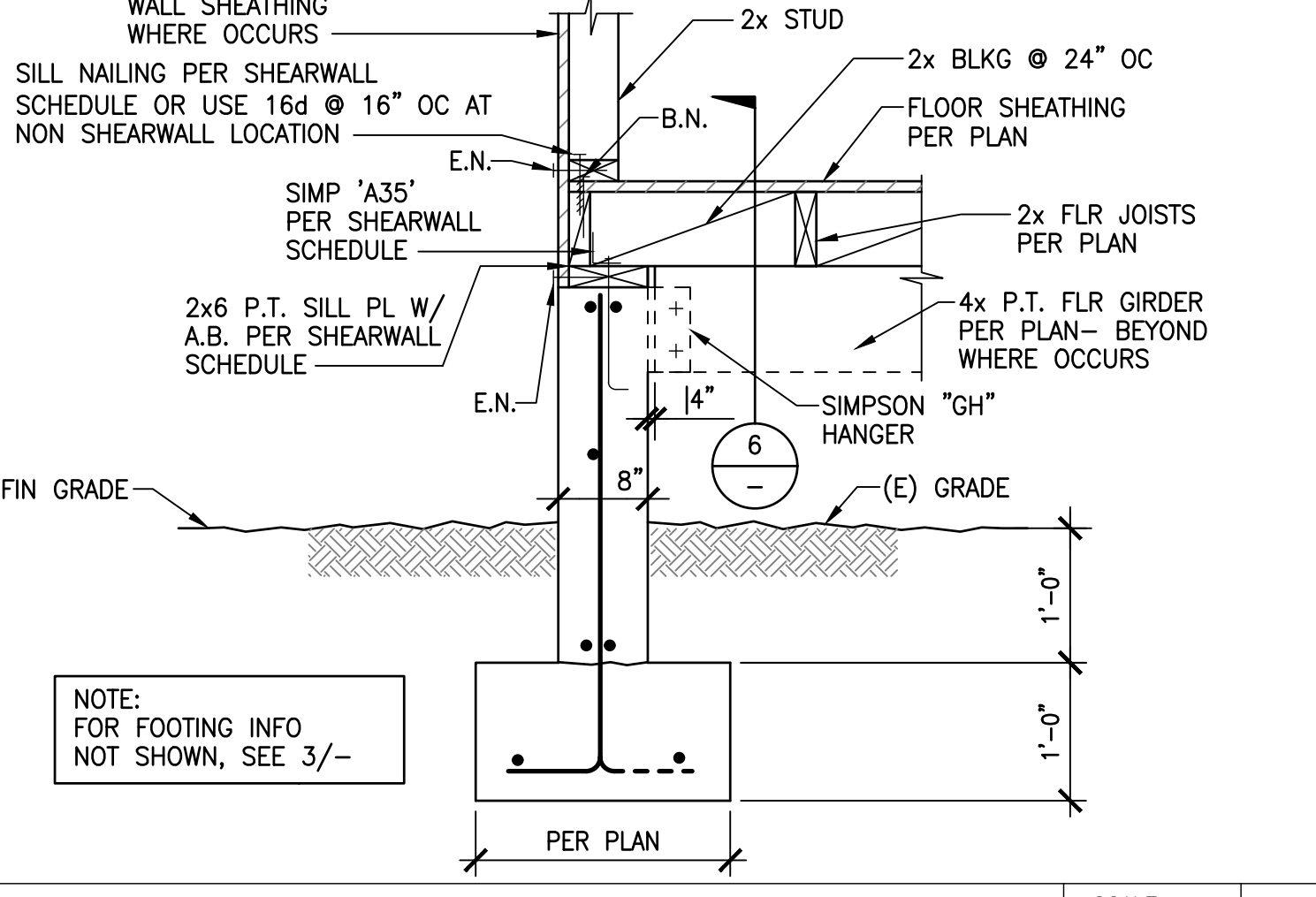
HOLDDOWN ANCHORS AT (E) SHEARWALL SCALE 1"=1'-0" **1**



SILL PLATE ANCHORAGE AT (E) SHEARWALL SCALE 1"=1'-0" **2**



TYPICAL EXTERIOR FOUNDATION SCALE 1"=1'-0" **3**



TYPICAL EXTERIOR FOUNDATION JOISTS PARALLEL SCALE 1"=1'-0" **4**



TO HELP EVERYONE
LENNOX CLINIC
 10223 FIRMONA AVE.
 LENNOX, CA 90304

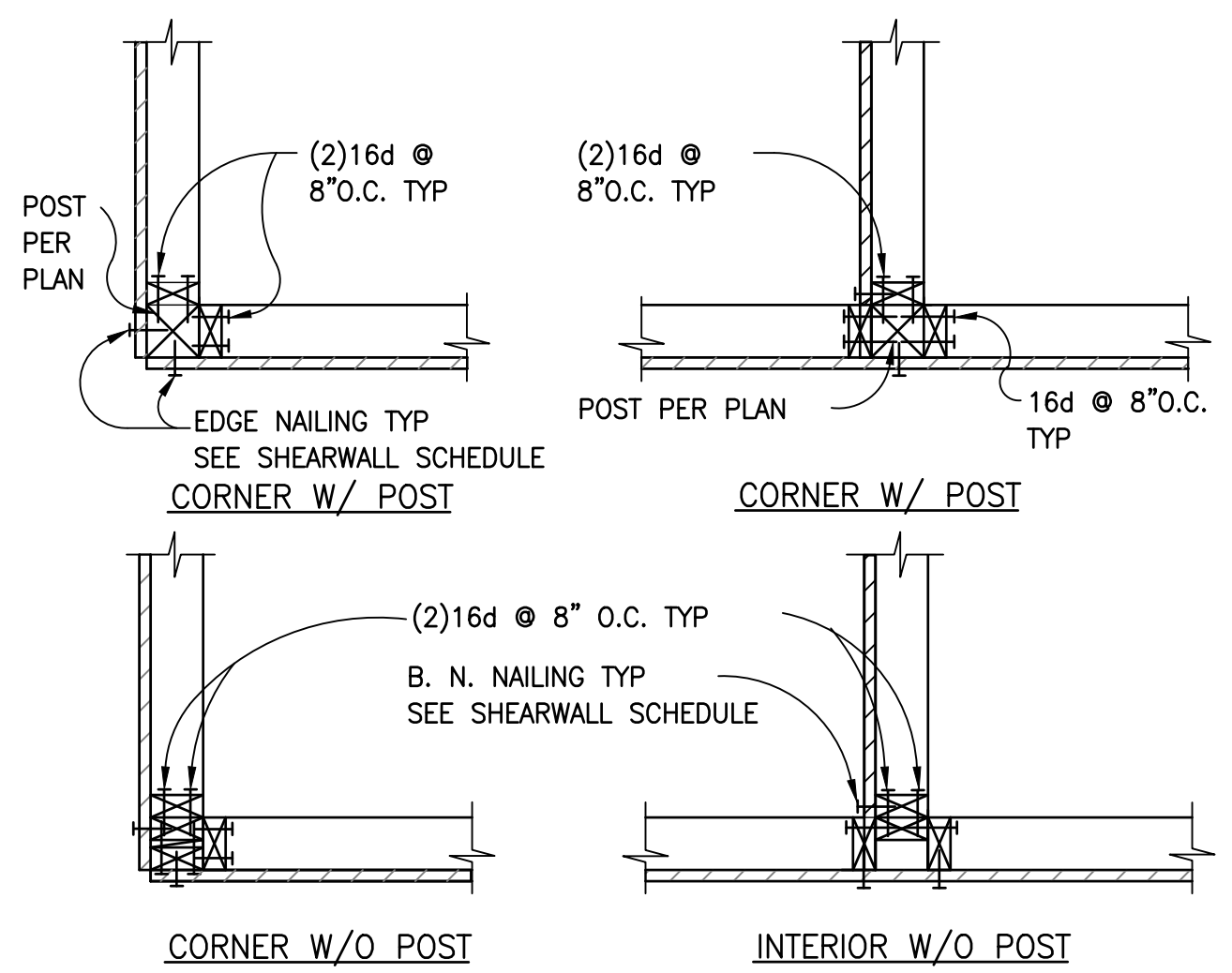
DATE	DESCRIPTION
2018/12/17	DEVELOPMENT DESIGN PLAN CHECK SUBMITTAL
02/28/2019	PLAN CHECK SUBMITTAL

2018/12/17
02/28/2019

TYPICAL CONCRETE DETAILS

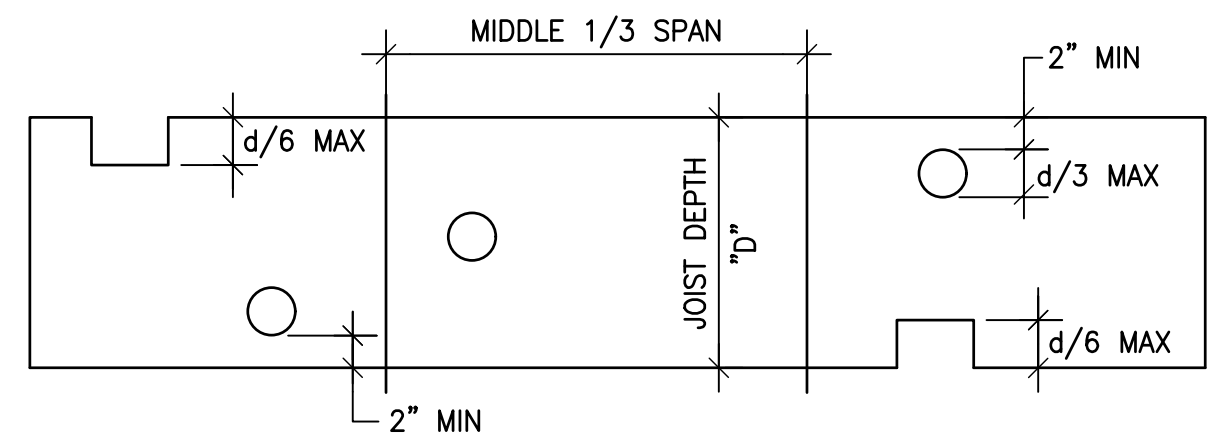
S4.1

File: K:\2018\1800657 - New Family Clinic - Lennox School District\5 SDraft\1800657 - S4.1 - TYPICAL CONCRETE DETAILS.dwg
 at: 12/17/2018 10:00:00 AM
 XREF: 1800657 - area: 1800657.dwg



- NOTES:**
- SEE FRAMING PLAN FOR SHEARWALL FACE OF WALL, ONE SIDE, TWO SIDE AND SCHEDULE REFERENCES.
 - ALL STUDS 1 1/2" THK. U.N.O.

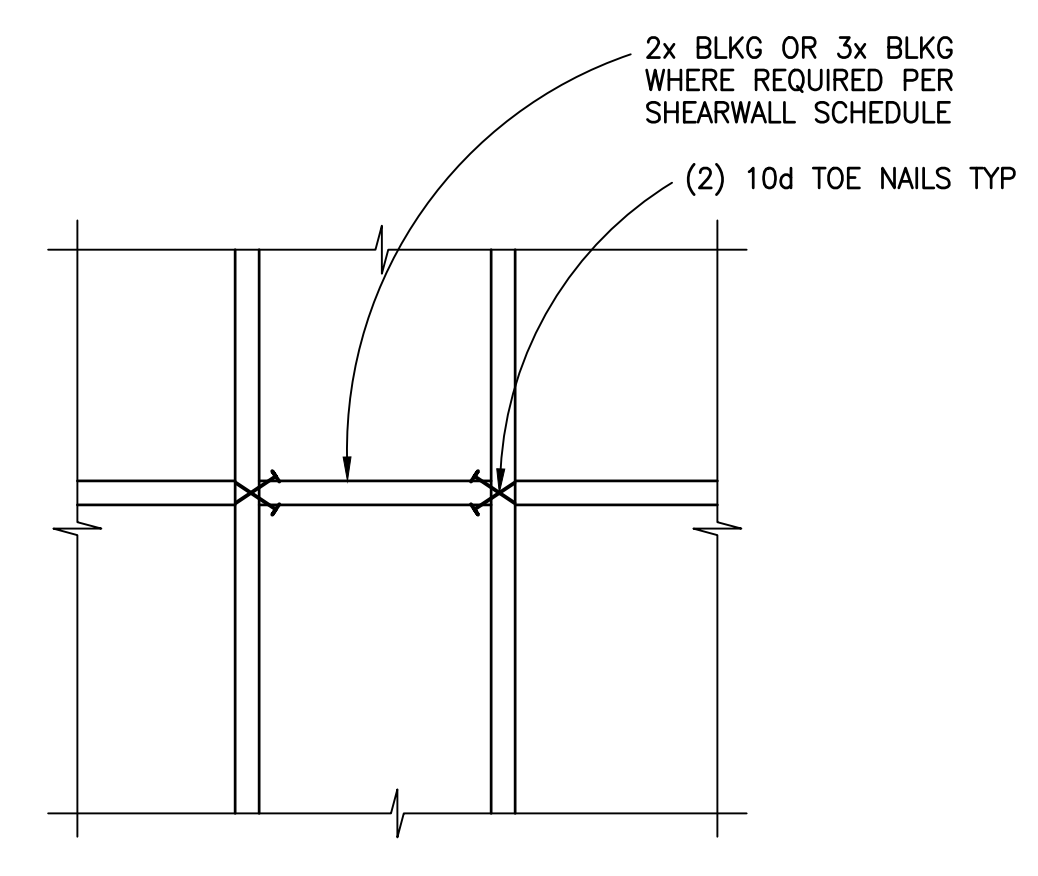
SHEARWALL INTERSECTION FRAMING SCALE 1"=1'-0" **6**



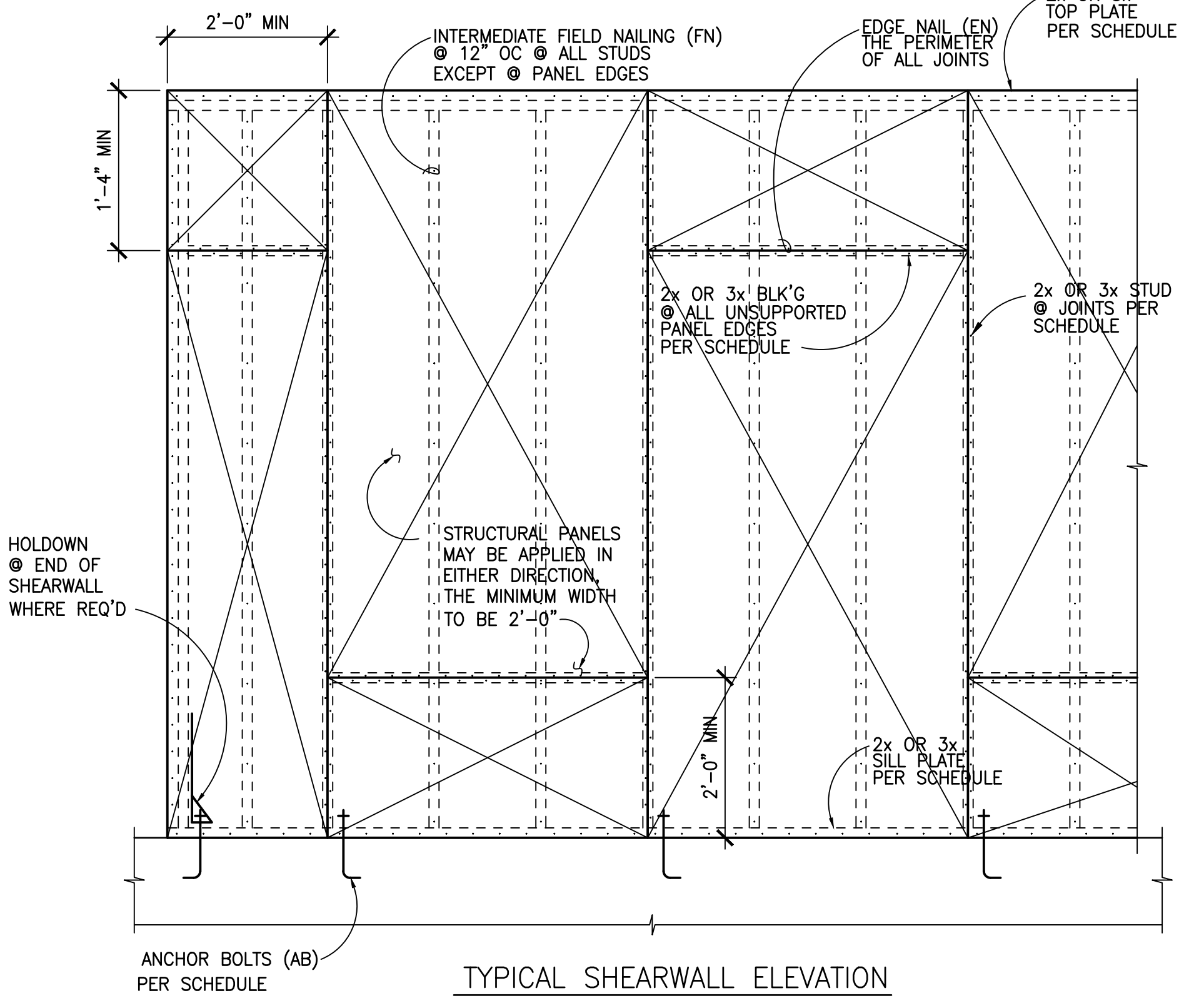
JOIST SIZE	MAX. BORE DIA. "d"	MAX NOTCH DEPTH x WIDTH
2x6	1 3/4"	1" x 2"
2x8	2 3/8"	1" x 2 1/2"
2x10	3 3/4"	1 5/8" x 3"
2x12	4 3/8"	2" x 4"

- NOTES:**
- NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST SECTION WITHOUT STRUCTURAL ENGINEERS APPROVAL.
 - NOTCHES NOT PERMITTED IN MIDDLE-THIRD OF JOIST SPAN.
 - NOTCH WIDTHS GREATER THAN SHOWN ABOVE NOT PERMITTED WITHOUT STRUCTURAL ENGINEERS APPROVAL.

BORING AND NOTCHING OF JOISTS SCALE 1"=1'-0" **7**



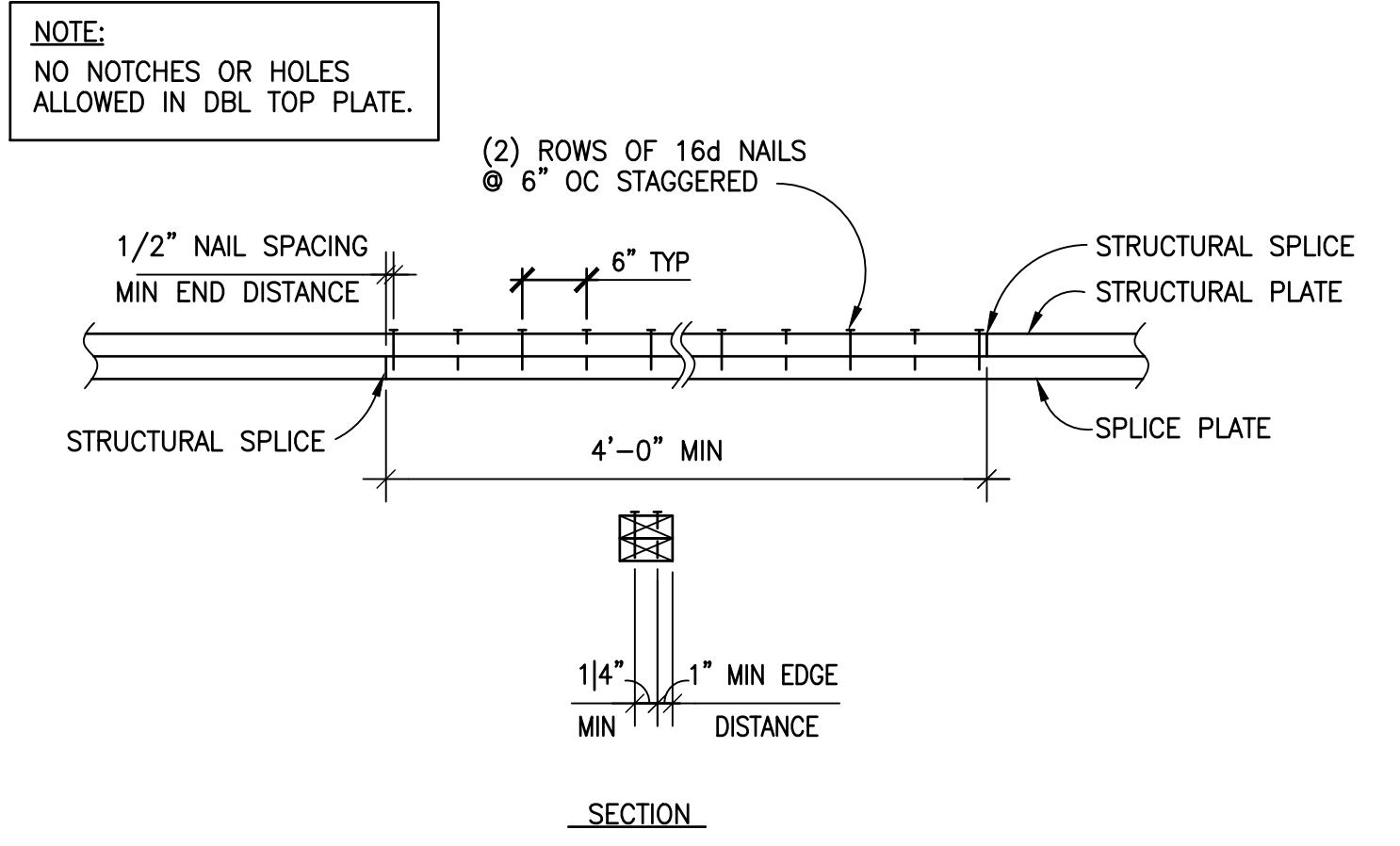
TYPICAL BLOCKING AT WALL SCALE 1"=1'-0" **8**



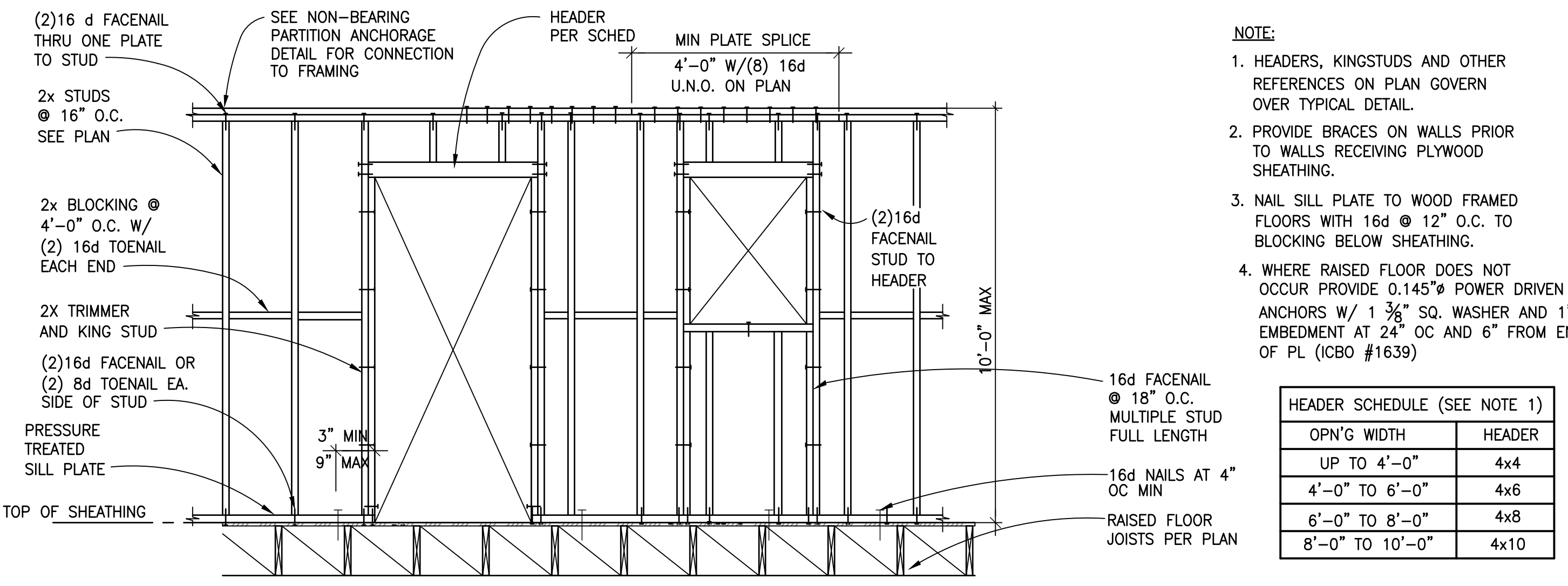
TYPICAL SHEARWALL ELEVATION

SHEARWALL SCHEDULE

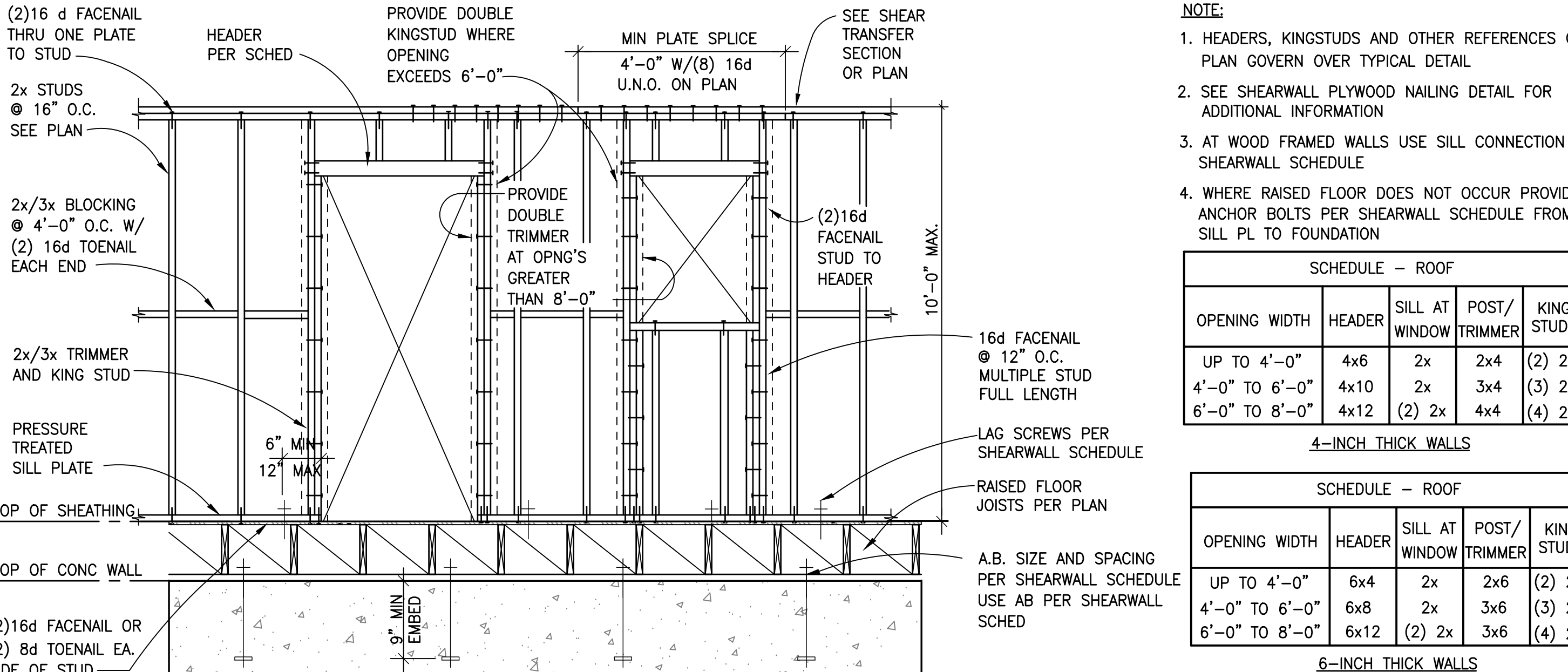
WALL SYMBOL	SHEATHING	FRAMING SIZE	NAILING		TOP PLATE	SILL ATTACHMENT		SHEAR CAPACITY PER SDPWS-15 TABLE 4.3A
			EDGE	INTERMEDIATE SUPPORTS		NAILS / LAG SCREWS	ANCHOR BOLTING @ MUDSILL	
A	15/32" STRUCT 1 SINGLE SIDED	2x	10d @ 6" OC	10d @ 12" OC	12" OC	1/2" LAG @ 12" OC	5/8" @ 36" OC	340 plf
B	15/32" STRUCT 1 SINGLE SIDED	3x	10d @ 4" OC	10d @ 12" OC	8" OC	1/2" LAG @ 9" OC	5/8" @ 24" OC	510 plf
C	15/32" STRUCT 1 SINGLE SIDED	3x	10d @ 3" OC	10d @ 12" OC	8" OC	1/2" LAG @ 6" OC	5/8" @ 24" OC	665 plf



DBL TOP PLATE SPLICE CONNECTION SCALE 1"=1'-0" **4**



INTERIOR NON-BEARING STUD WALL FRAMING SCALE 1"=1'-0" **2**



EXTERIOR AND INTERIOR BEARING / SHEARWALL FRAMING SCALE 1"=1'-0" **3**

DIAPHRAGM DETAIL SCALE 1"=1'-0" **5**

- NOTES (CONTINUED):**
- ANCHOR BOLTS SHALL BE 5/8" WITH A 9" MIN EMBEDMENT INTO CONCRETE OR MASONRY AND A MINIMUM EDGE DISTANCE OF 1 7/8". THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ANCHOR BOLTS LOCATED WITHIN 6" TO 12" FROM EACH END OF THE SILL PLATE.
 - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY SPECIFIED.
 - USE MIN 4x END POSTS AT ALL SHEARWALLS UNLESS OTHERWISE NOTED.
 - WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL (DOUBLE SIDED), PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, AND NAILS ON EACH SIDE SHALL BE STAGGERED.
 - INDIVIDUAL PIECES OF PLYWOOD SHALL NOT BE LESS THAN 16" IN LEAST DIMENSION NOR LESS THAN 5 SQFT IN TOTAL AREA.

- NOTES:**
- ALL PLYWOOD SHALL BE 4 PLY MINIMUM AND ALL PANEL EDGES SHALL BE BLOCKED.
 - ALL NAILS SHALL BE COMMON NAILS.
 - PROVIDE EDGE NAILING AT ALL EDGES OF SHEATHING, END STUDS, SILL PLATES AND TOP PLATES.
 - FRAMING SIZE REFERS TO THE MINIMUM WIDTH OF ALL FRAMING MEMBERS RECEIVING EDGE NAILING AND INDICATED ON SCHEDULE. 3x FRAMING REFERS TO A SINGLE 3" NOMINAL MEMBER.
 - NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHEN NAILS ARE SPACED 3" O.C. OR CLOSER.
 - NAILS SHALL BE 1/2" MINIMUM FROM PLYWOOD PANEL EDGE. NAILS SHALL BE 3/8" MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
 - SILL NAILS OR LAGS APPLY TO SILL PLATE ATTACHMENTS WHERE THE SHEAR WALL IS LOCATED ABOVE A CRIPPLE WALL, ANOTHER SHEARWALL OR OTHER WOOD FRAMING. WHERE SILL PLATE IS ON TOP OF CONCRETE OR MASONRY SEE ANCHOR BOLTING COLUMN FOR REQUIRED ATTACHMENT.
 - NAILS ARE NOT PERMITTED WITH 3x OR GREATER SILL PLATES. LAG BOLTS SHALL BE 3/8" UNLESS NOTED OTHERWISE WITH A PENETRATION (NOT INCLUDING LENGTH OF TAPERED TIP) INTO BASE FRAMING OF 3" MINIMUM. BASE FRAMING SHALL BE DOUBLE 2x TOP PLATE OR 3x BLOCKING MINIMUM.
 - CUT WASHERS ARE TO BE USED AT LAGS AT SILL PLATE CONNECTIONS.
 - APPROVED 2 1/2"x2 1/2"x1/4" PLATE WASHERS SHALL BE USED AT SILL PLATES (MUDSILL) RESTING ON CONCRETE OR MASONRY ONLY.

File: K:\2018\1800657 - New Family Clinic - Lennox School District\5 SDraft\1800657 - S5.0 - TYPICAL WOOD DETAILS.dwg
 Date: 02/28/2019 10:24:35 AM
 User: jrb
 Title: TYPICAL WOOD DETAILS



kpff
 700 S. Flower St, Suite 2100
 Los Angeles, CA 90017
 07-213-418-0201
www.kpff.com

TO HELP EVERYONE
 LENNOX CLINIC
 10223 FIRMONA AVE.
 LENNOX, CA 90304

2018/12/17
 02/28/2019
 DEVELOPMENT DESIGN
 PLAN CHECK SUBMITTAL
 TYPICAL WOOD DETAILS
 S5.0

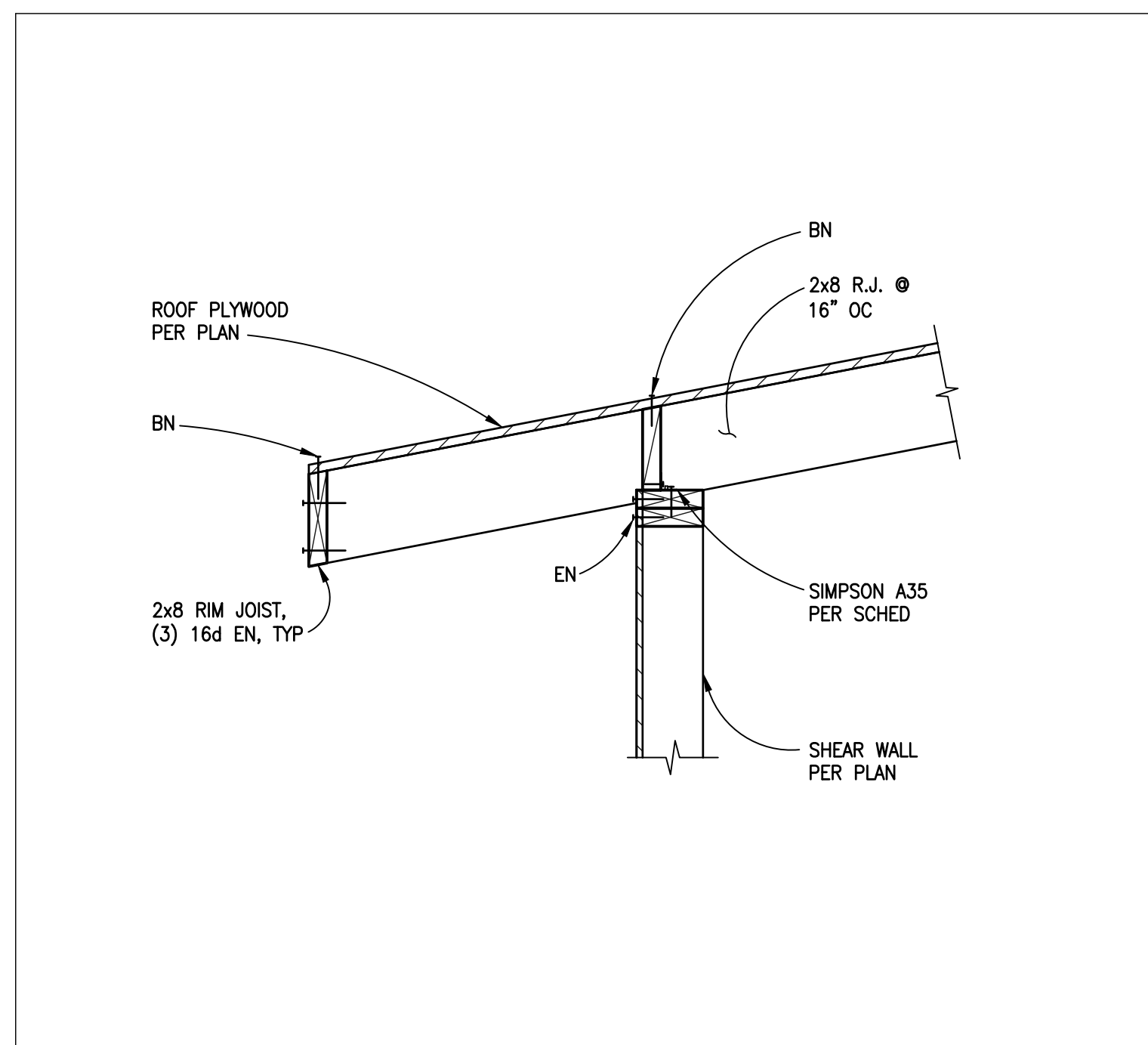


integrated
design
construction
management
sustainability
totum

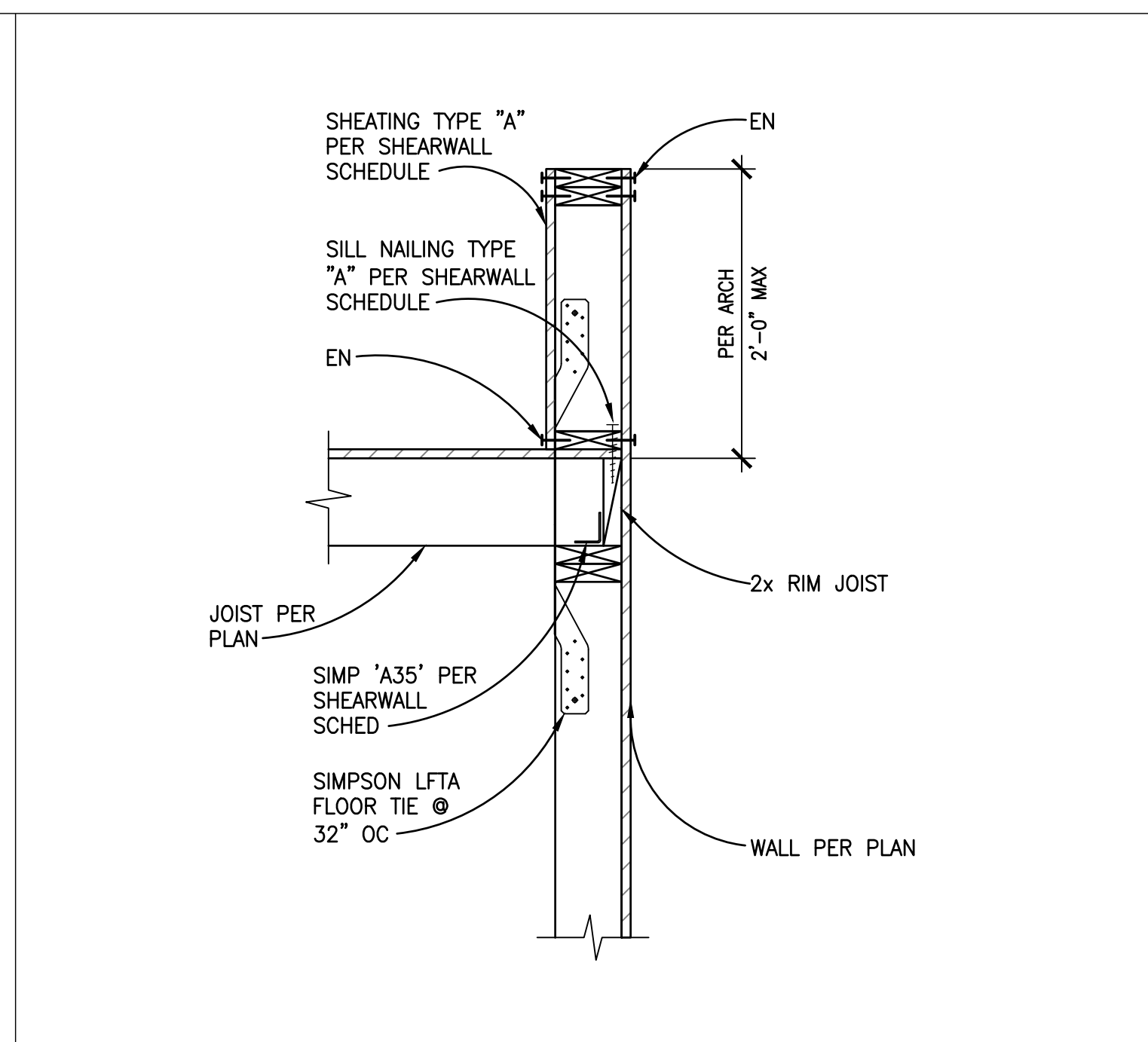
kpff

700 S. Flower St, Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

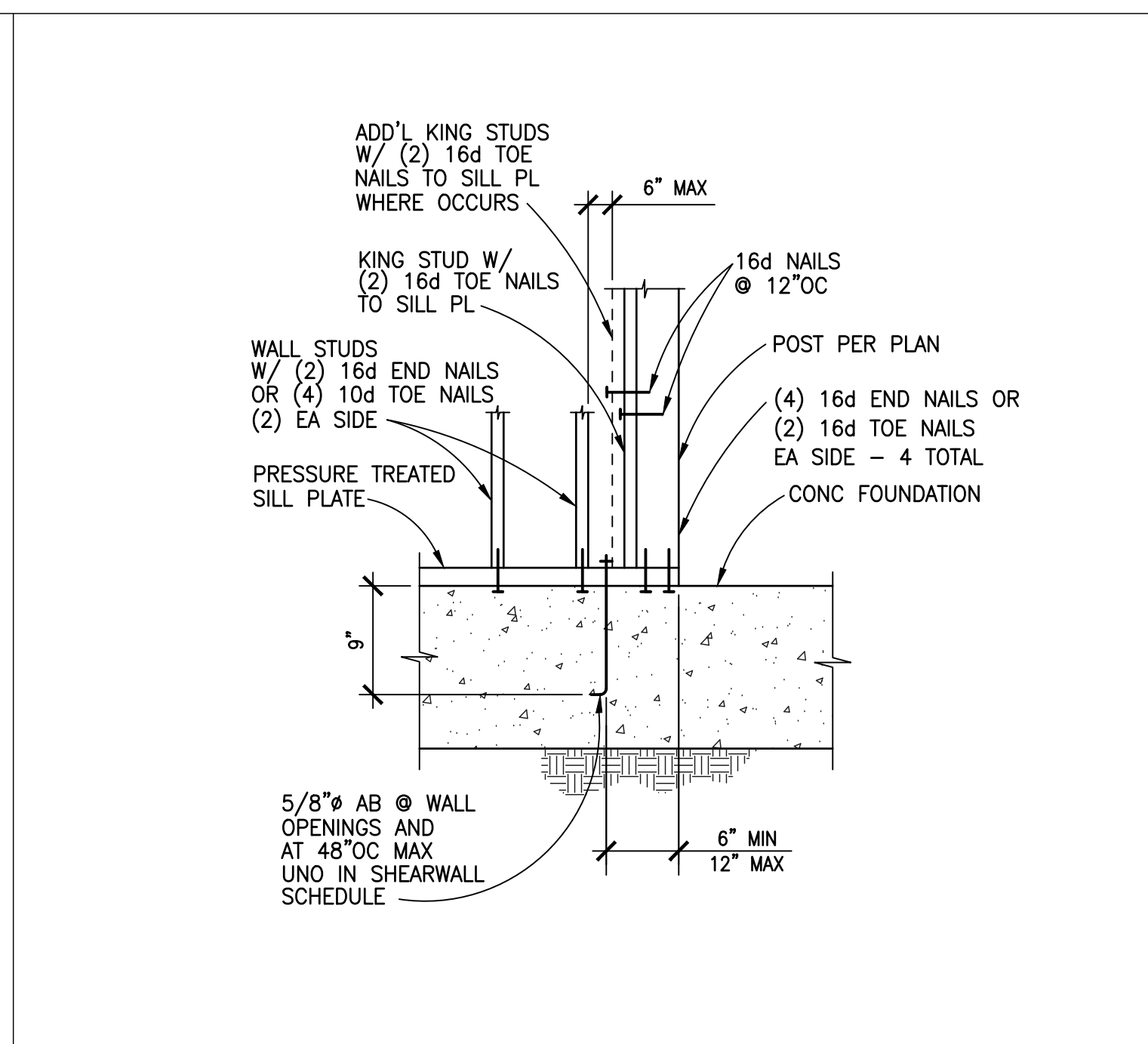
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



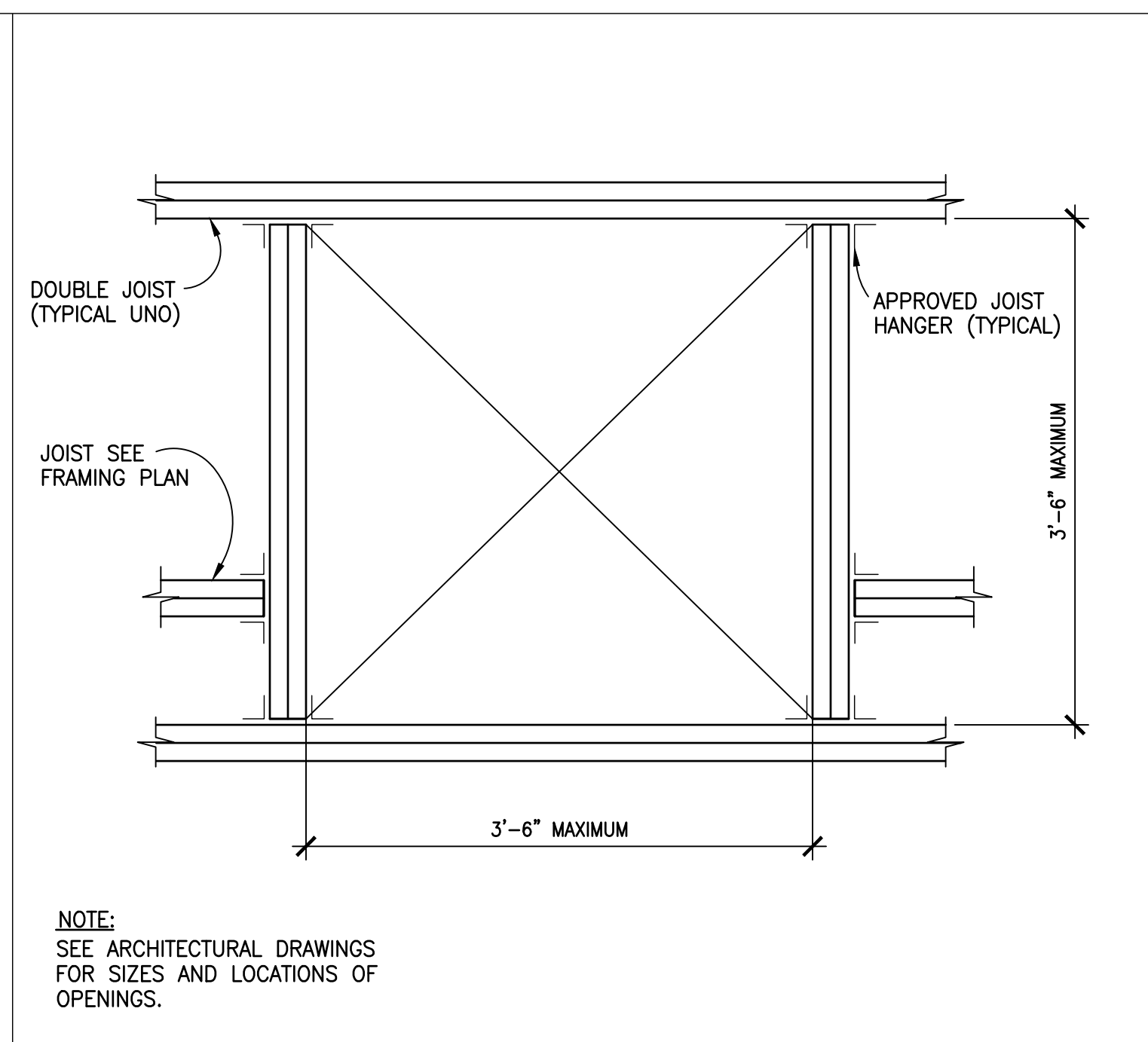
SLOPING ROOF EAVE SCALE 1" = 1'-0" 10



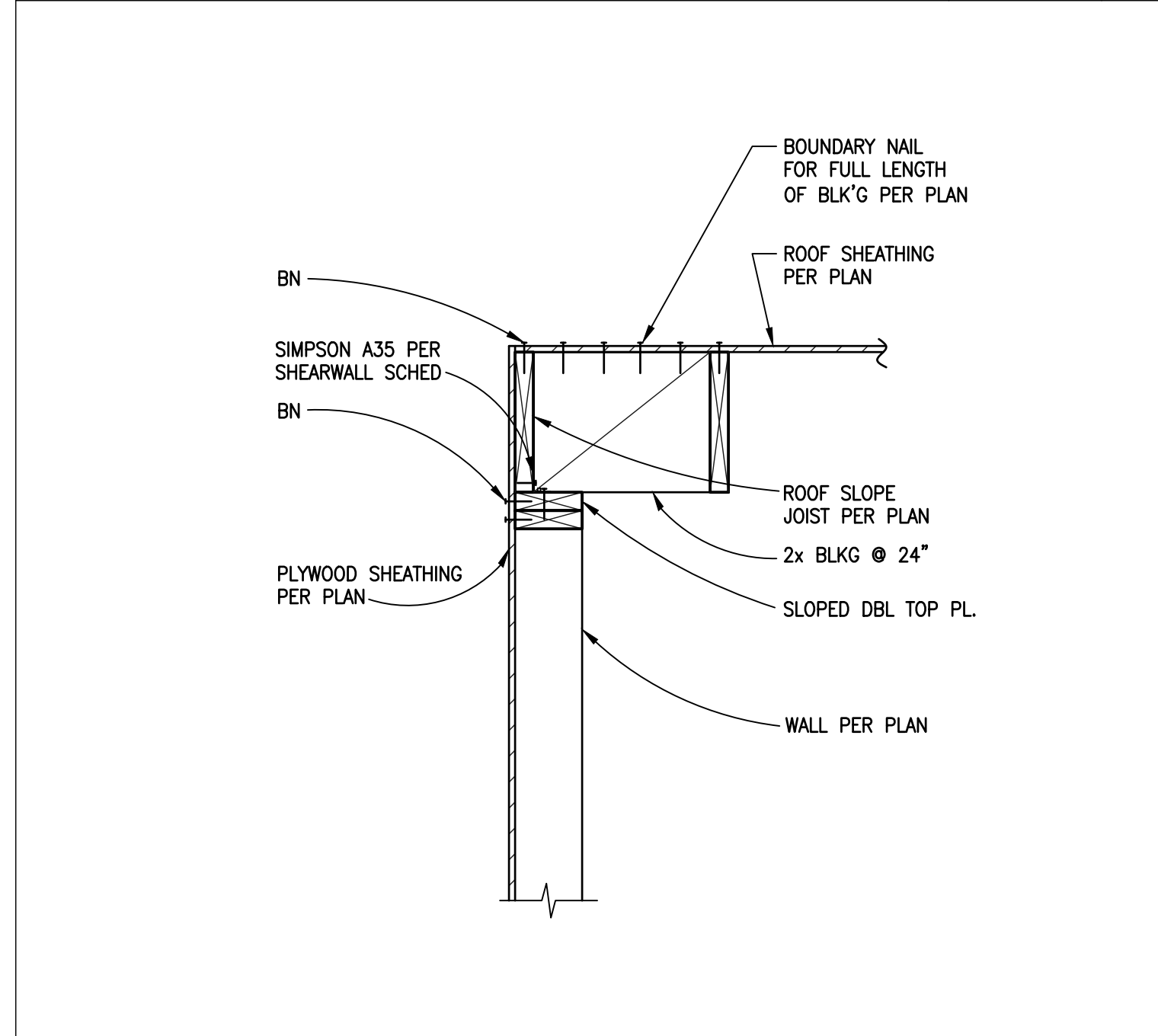
PARAPET WALL DETAIL SCALE 1" = 1'-0" 7



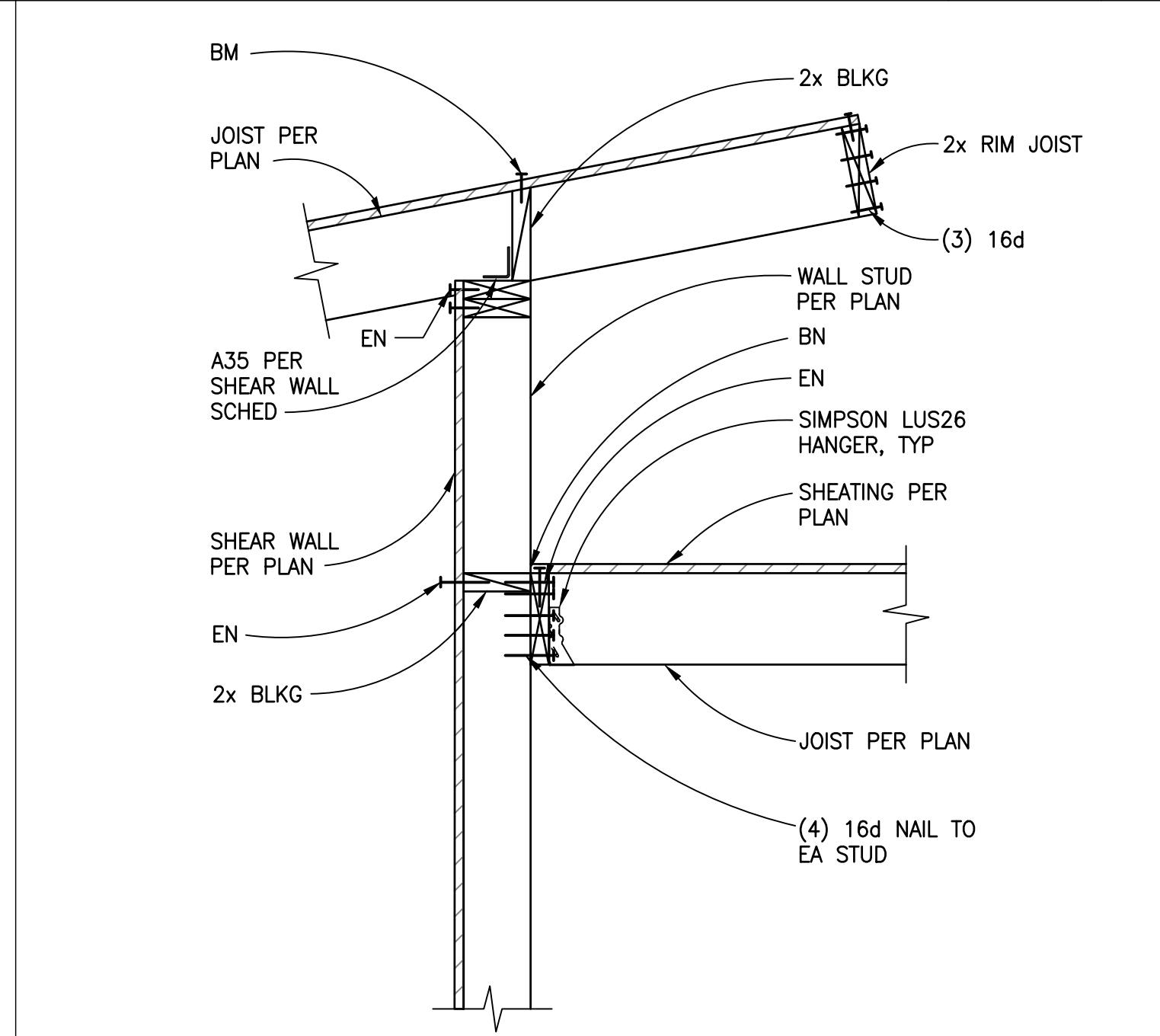
EDGE OF SILL PLATE SCALE 1" = 1'-0" 4



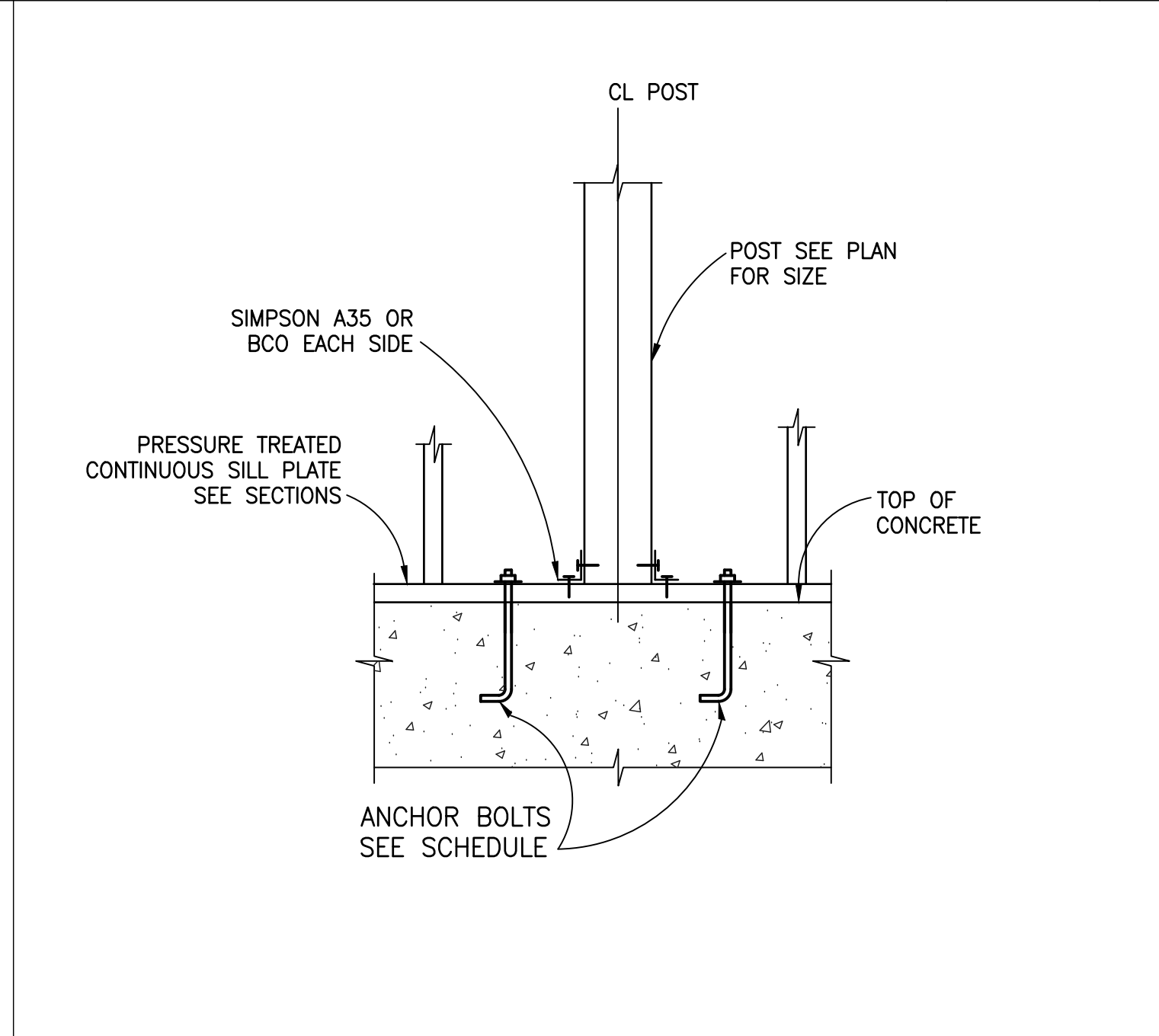
TYPICAL FLOOR/ROOF OPENING SCALE 1" = 1'-0" 1



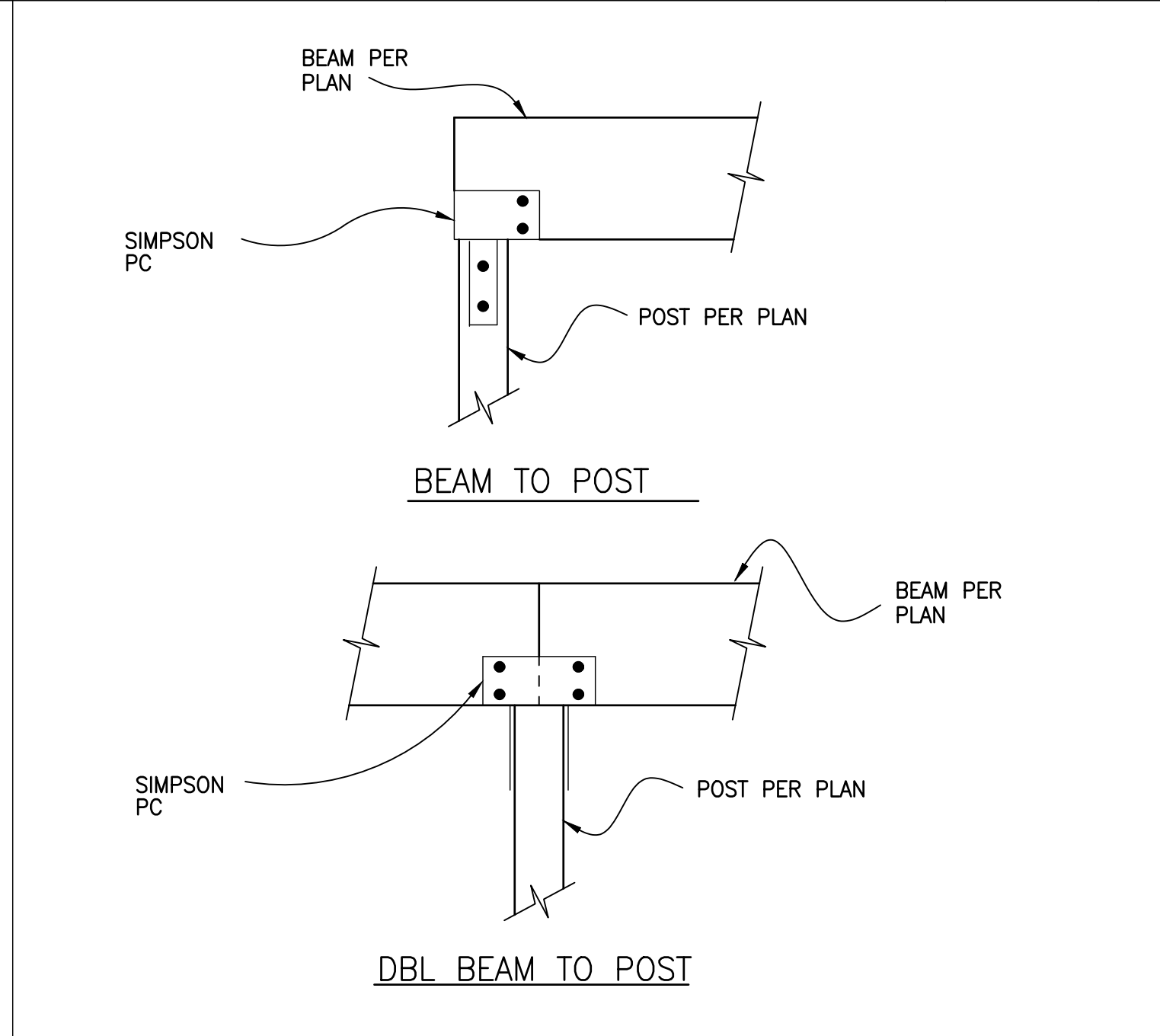
TYP SECTION AT EXT WALL PARALLEL TO JOIST SCALE 1" = 1'-0" 11



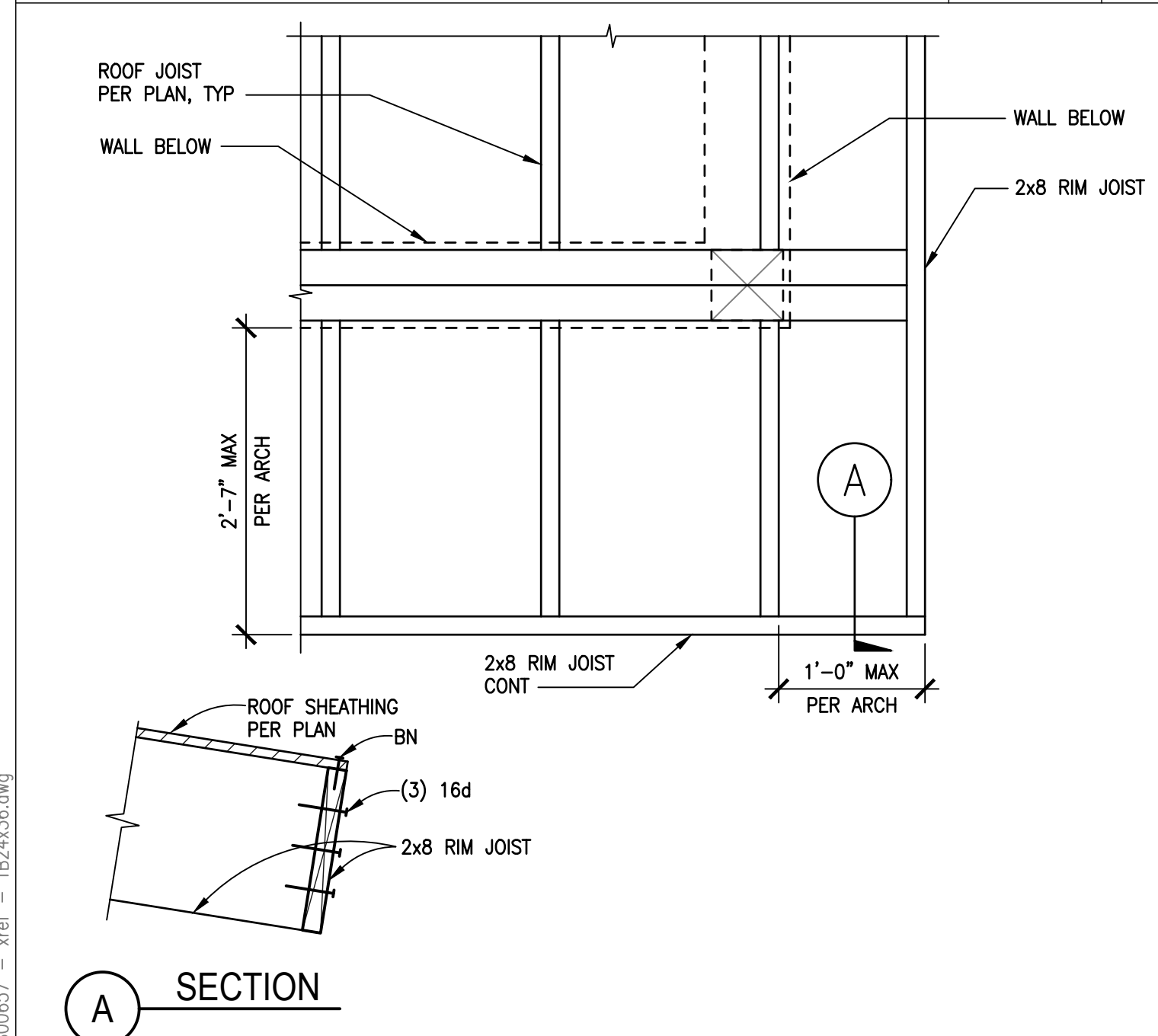
ROOF ELEVATION TRANSITION SCALE 1" = 1'-0" 8



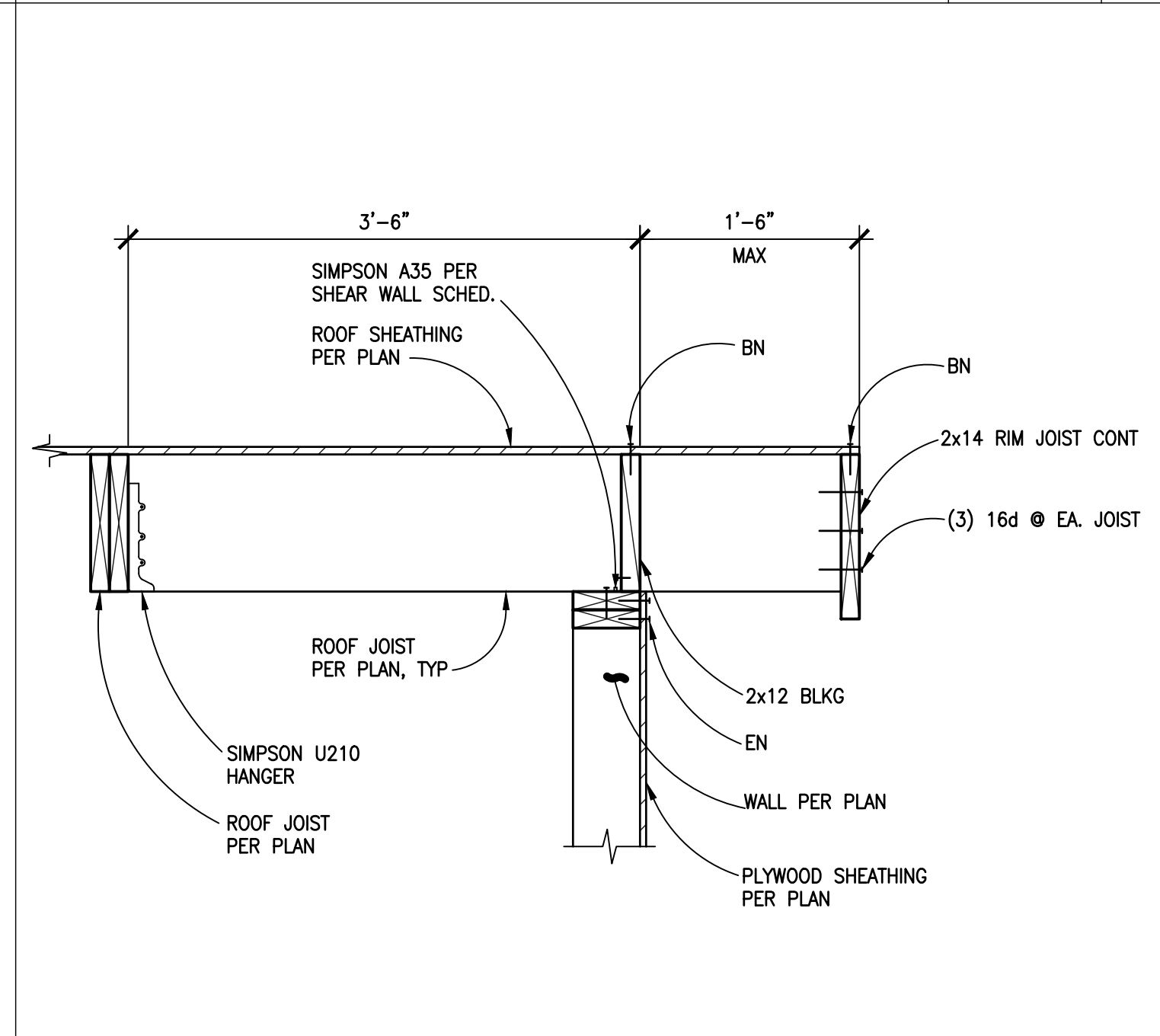
TYPICAL WOOD POST ON SILL PLATE SCALE 1" = 1'-0" 5



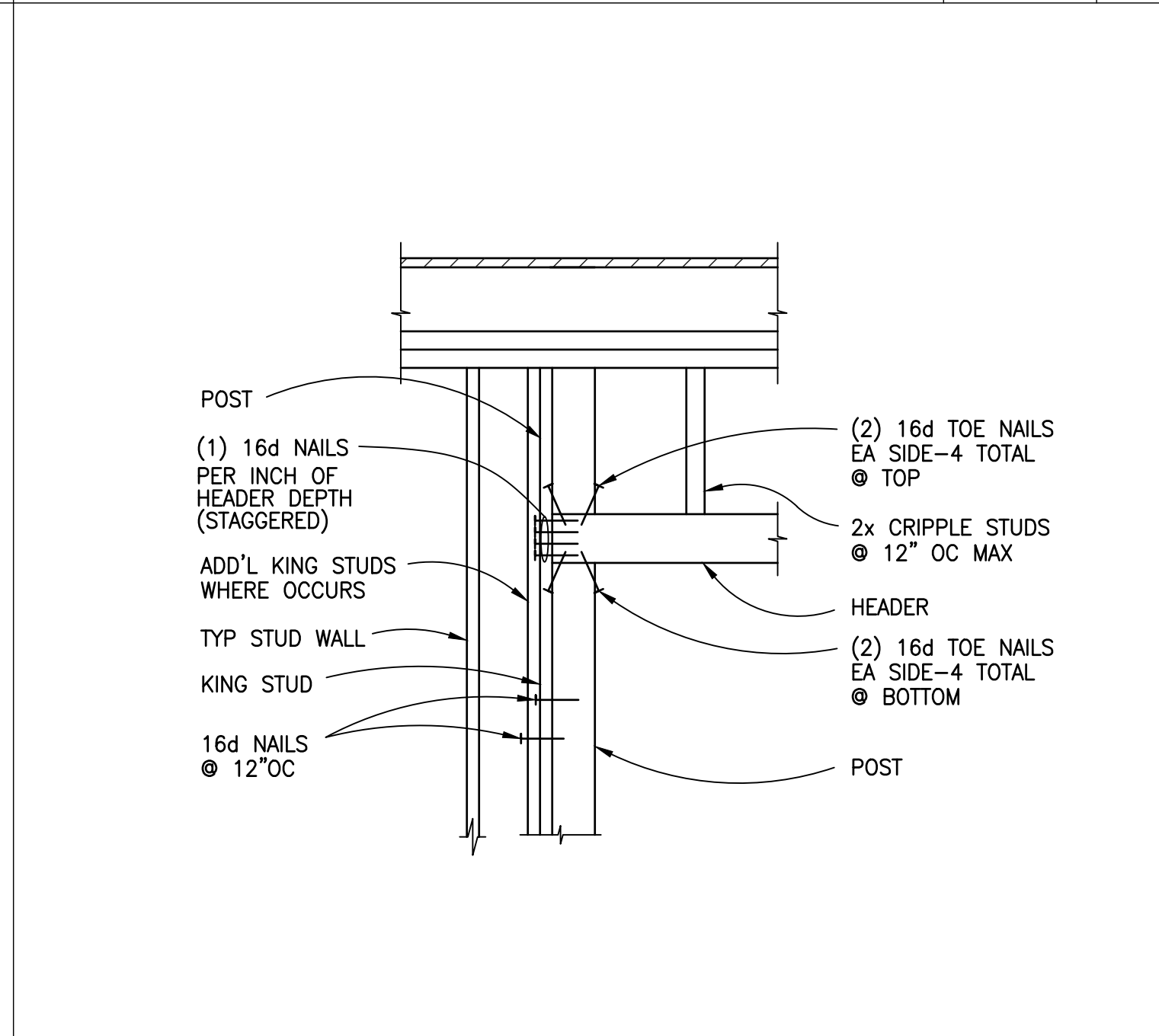
POST CONNECTION SCALE 1" = 1'-0" 2



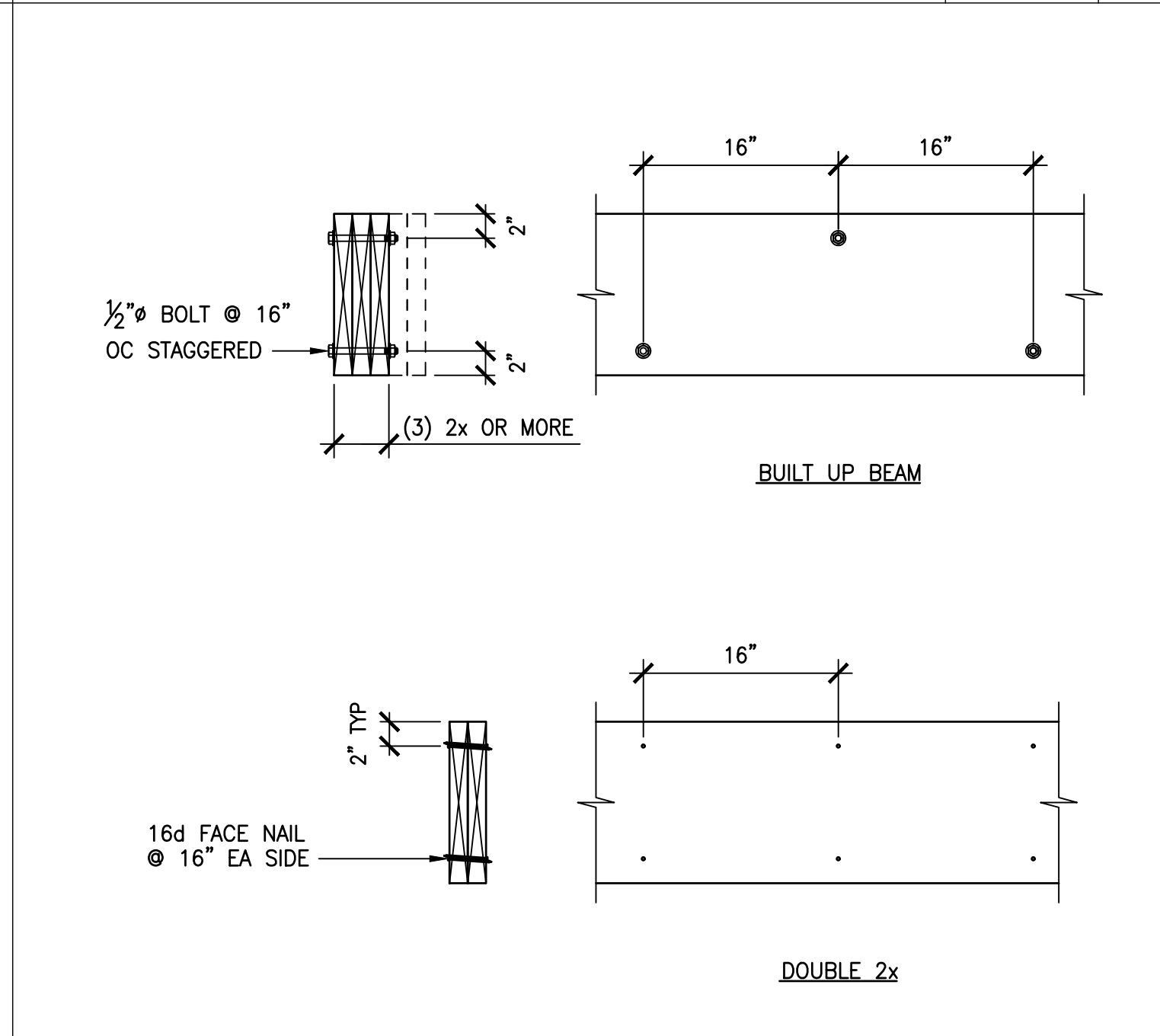
JOIST PARALLEL TO INTERIOR SHEAR WALL SCALE 1" = 1'-0" 12



SLOPING ROOF RAKE EAVE SCALE 1" = 1'-0" 9



DETAIL SCALE 1" = 1'-0" 6



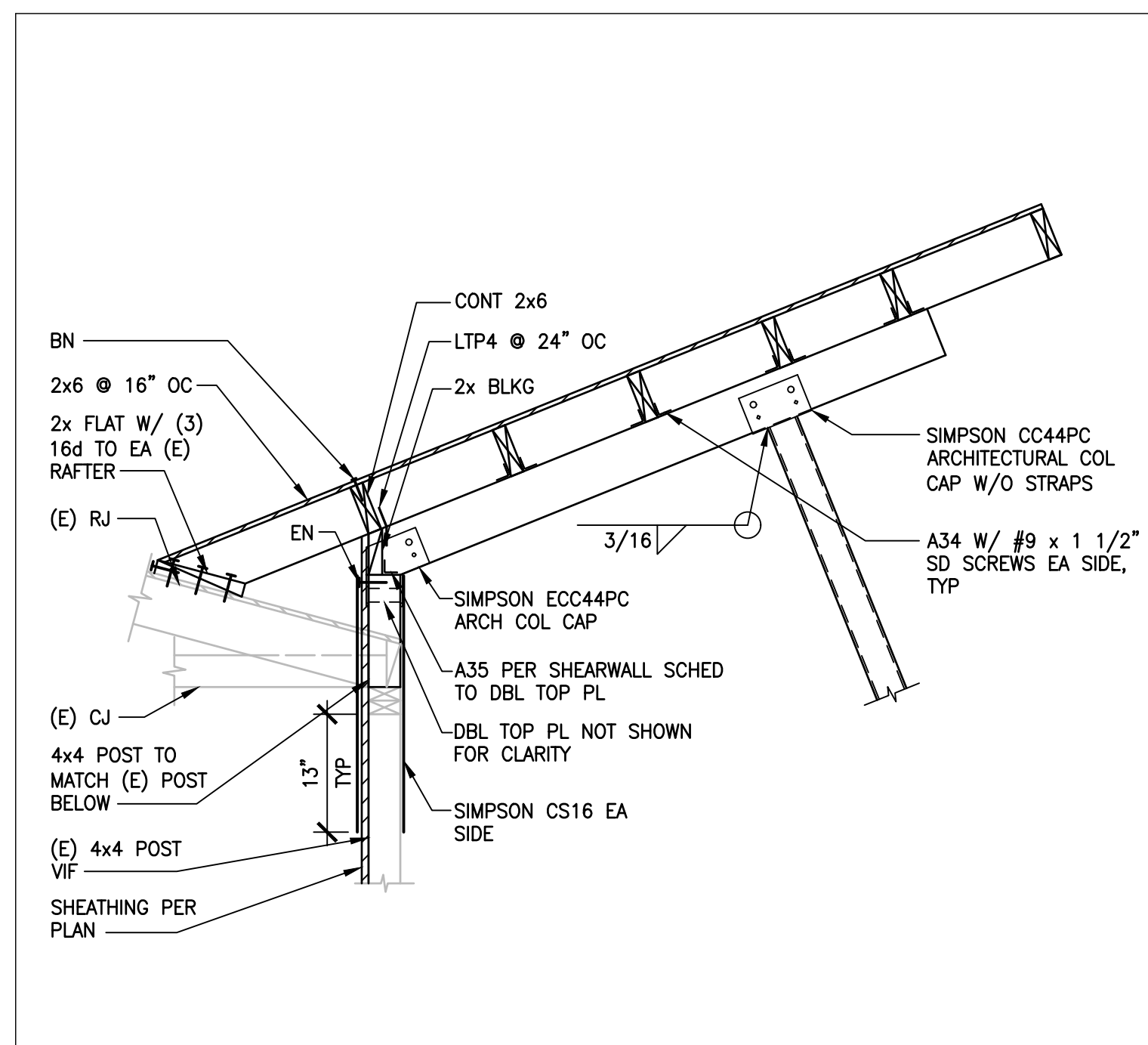
BUILT UP BEAM / JOIST SECTION SCALE 1" = 1'-0" 3

Drawn by: [] checked by: [] project title: []
date: [] job # []
title []
2018/12/17
02/28/2019
DEVELOPMENT DESIGN
PLAN CHECK SUBMITTAL
TYPICAL WOOD DETAILS

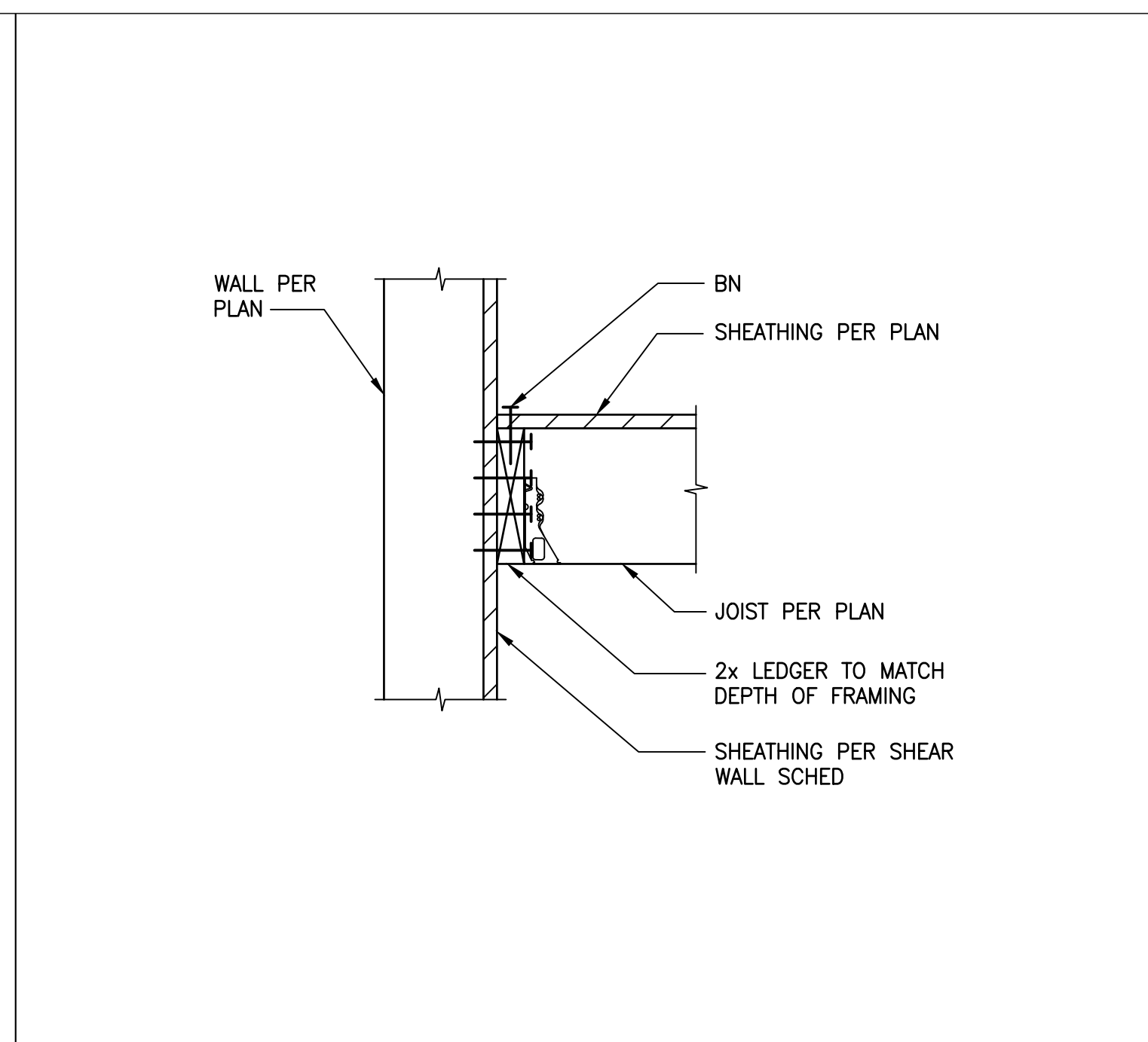
File: K:\2018\1800657 - New Family Clinic - Lennox School District\5 SDraft\1800657 - S5.1 - TYPICAL WOOD DETAILS.dwg
User: [] at []
XREF: 1800657 - area - 1800657.dwg

S5.1

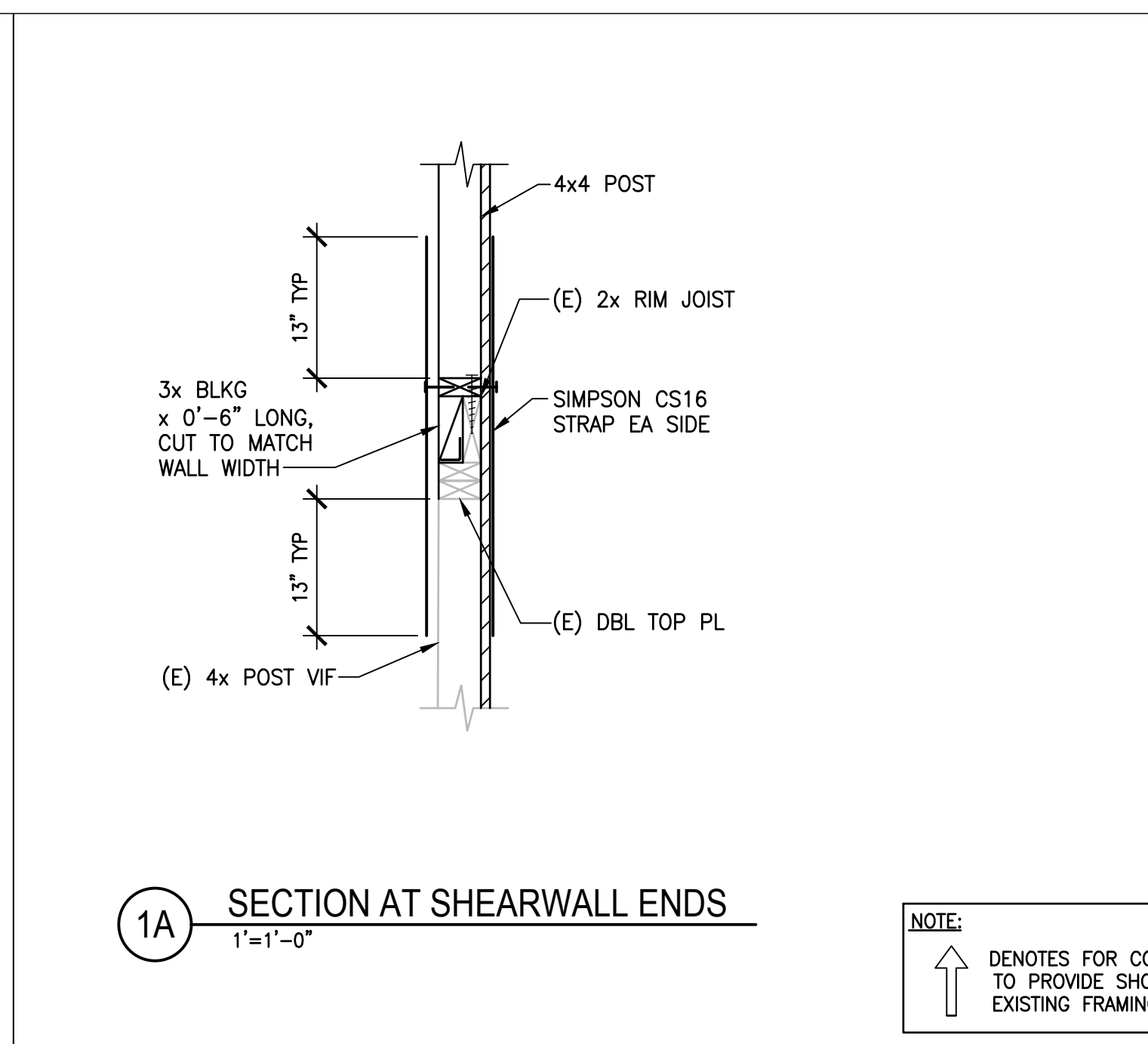
File: K:\2018\1800657 - New Family Clinic - Lennox School District\5 SDraft\1800657 - S5.2 - WOOD SECTIONS & DETAILS.dwg
User: jrb
Date: 1/23/2019 10:25:56 AM
XREF: 1800657 - area - TB24-35.dwg X-A4.dwg TB17-18.dwg



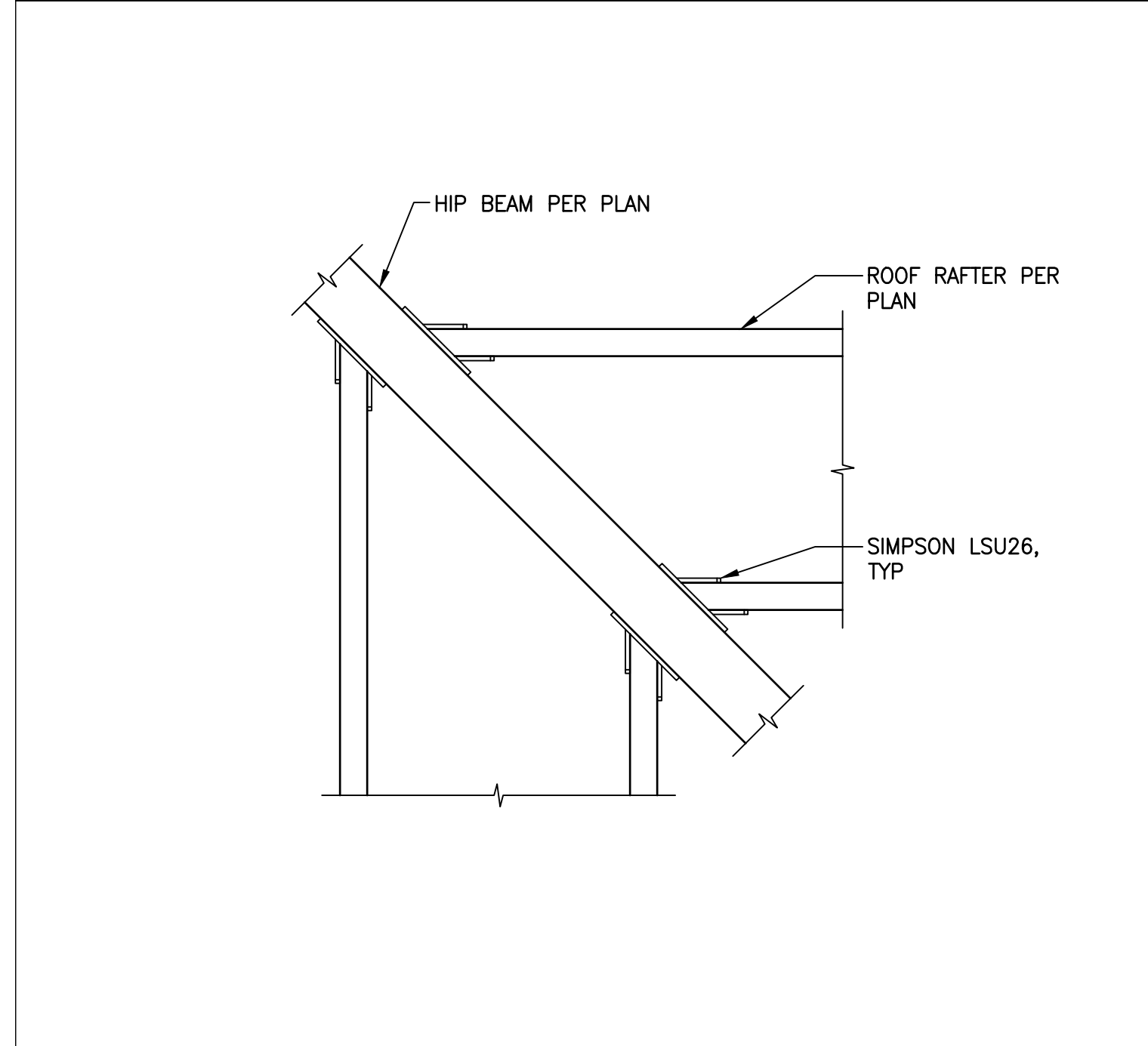
CANOPY SECTION SCALE 3/4"=1'-0" **8**



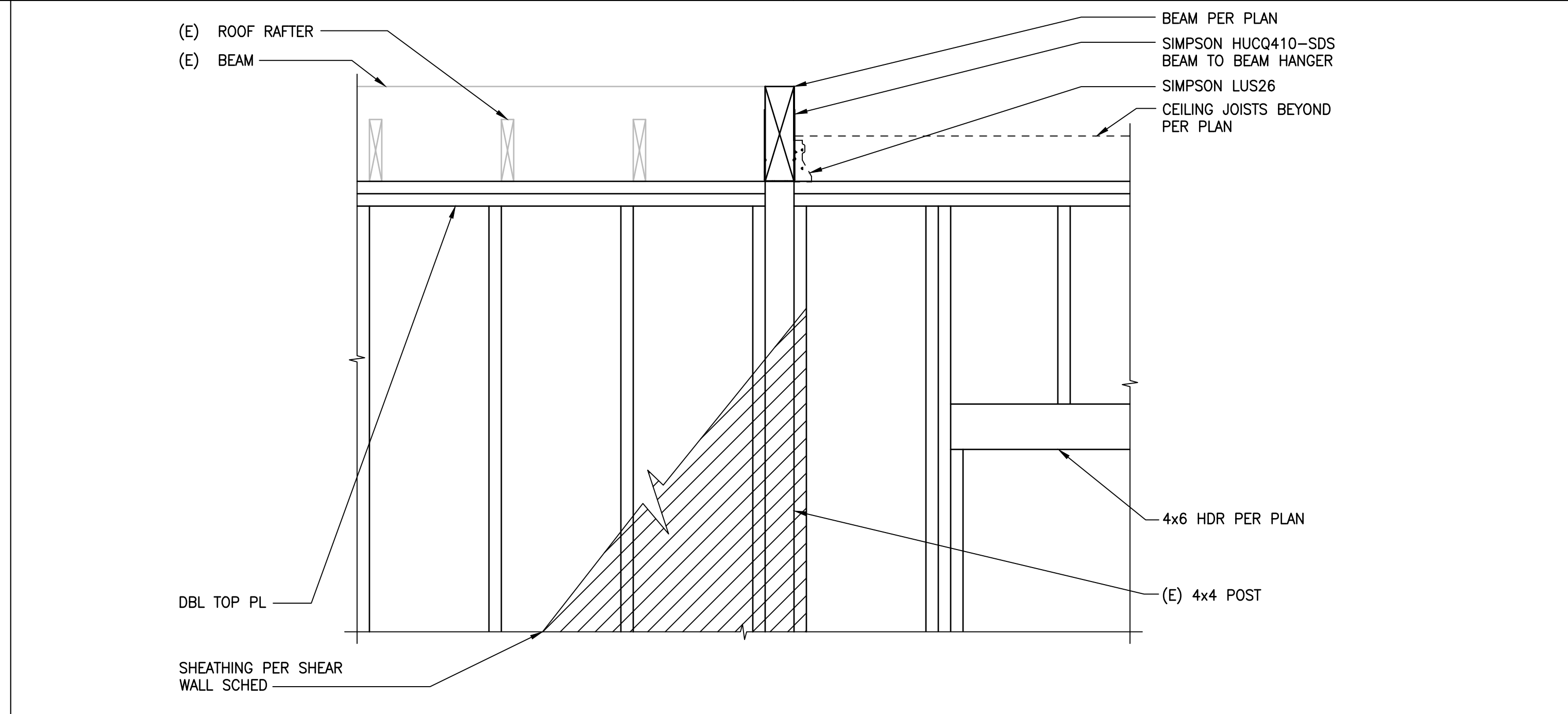
LEDGER CONN SCALE 1 1/2"=1'-0" **4**



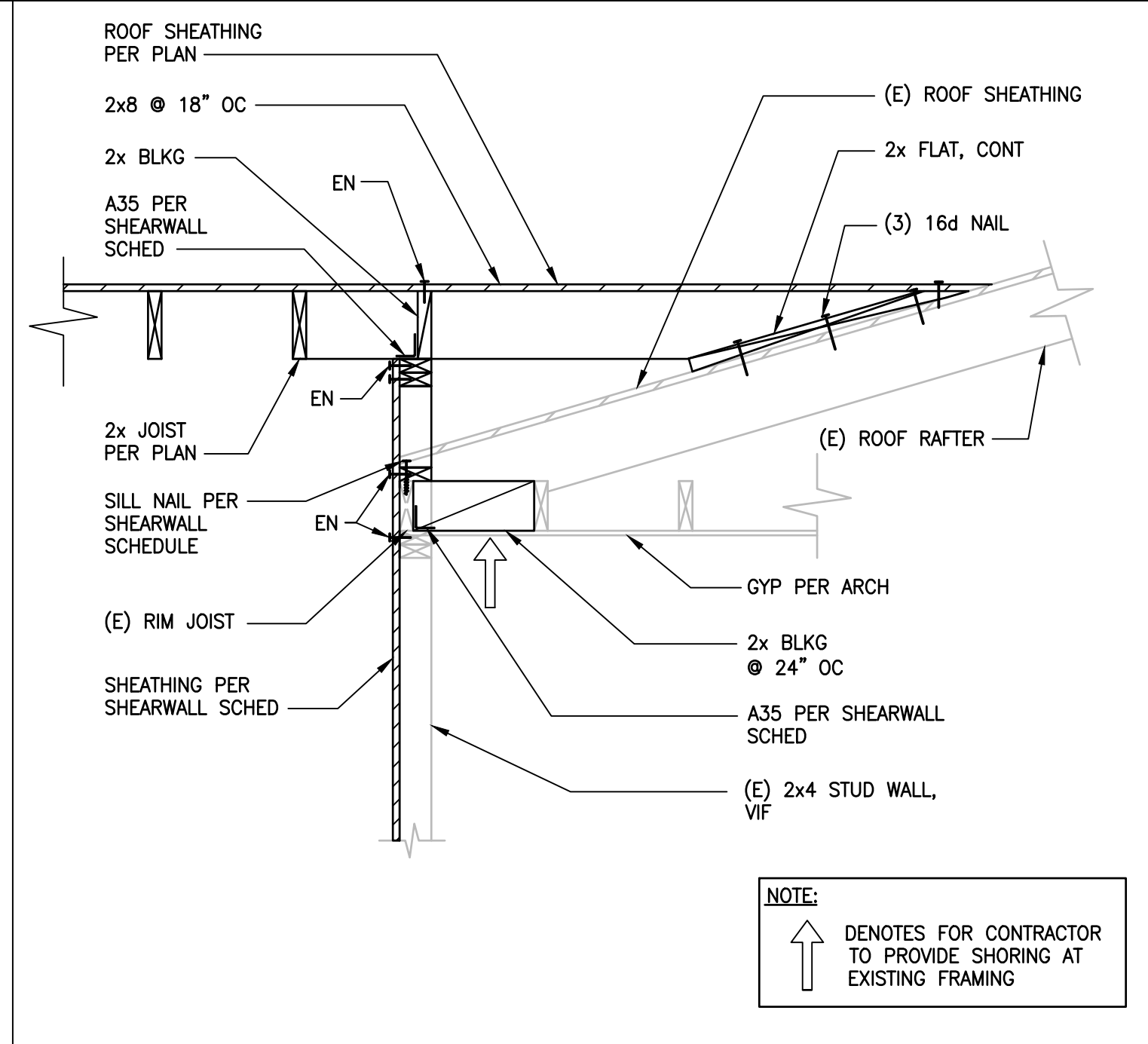
SECTION SCALE 1"=1'-0" **1**



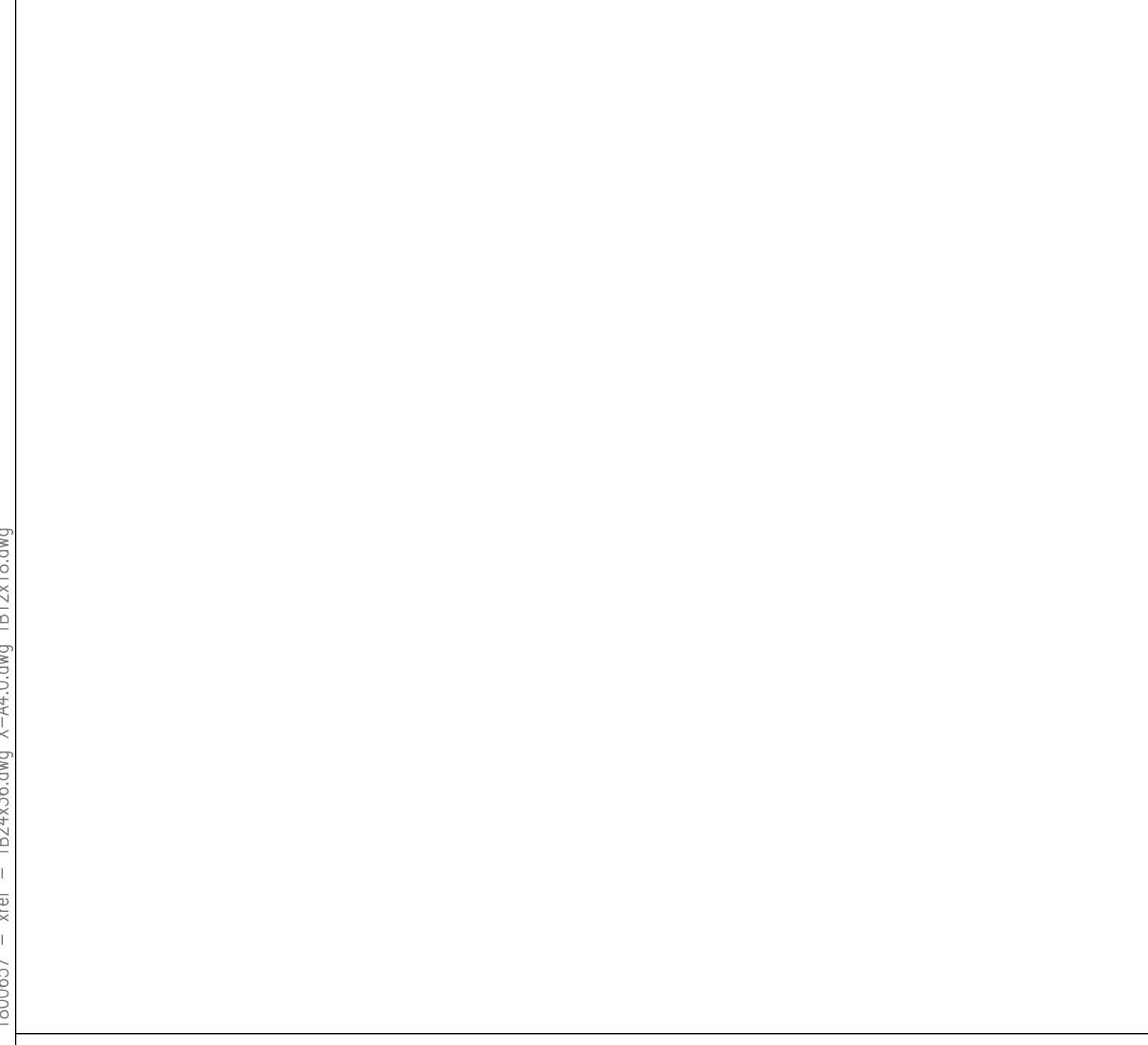
CONNECTION AT HIP BEAM SCALE 1 1/2"=1'-0" **9**



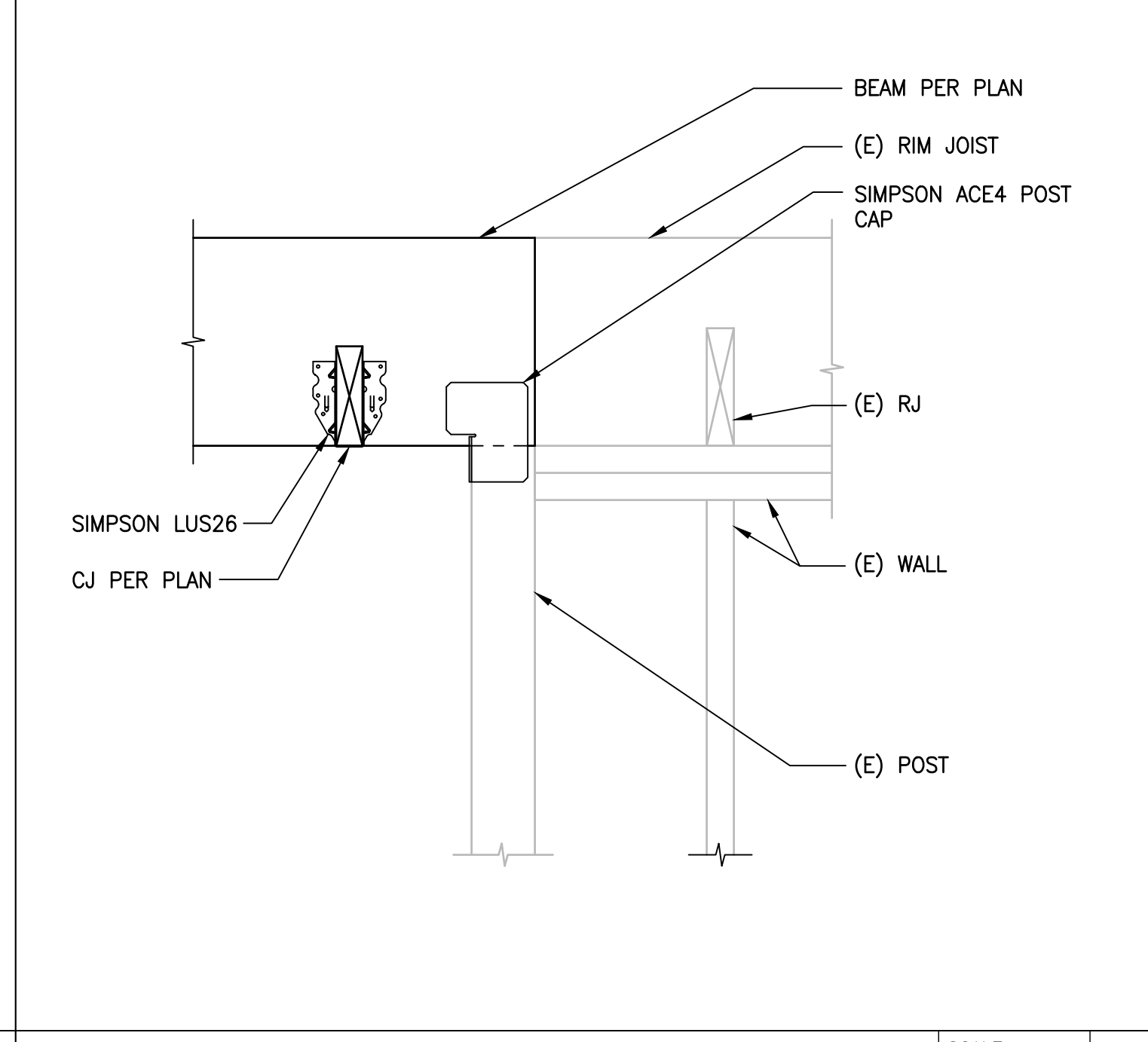
BEAMS TO EXISTING POST SCALE 1"=1'-0" **5**



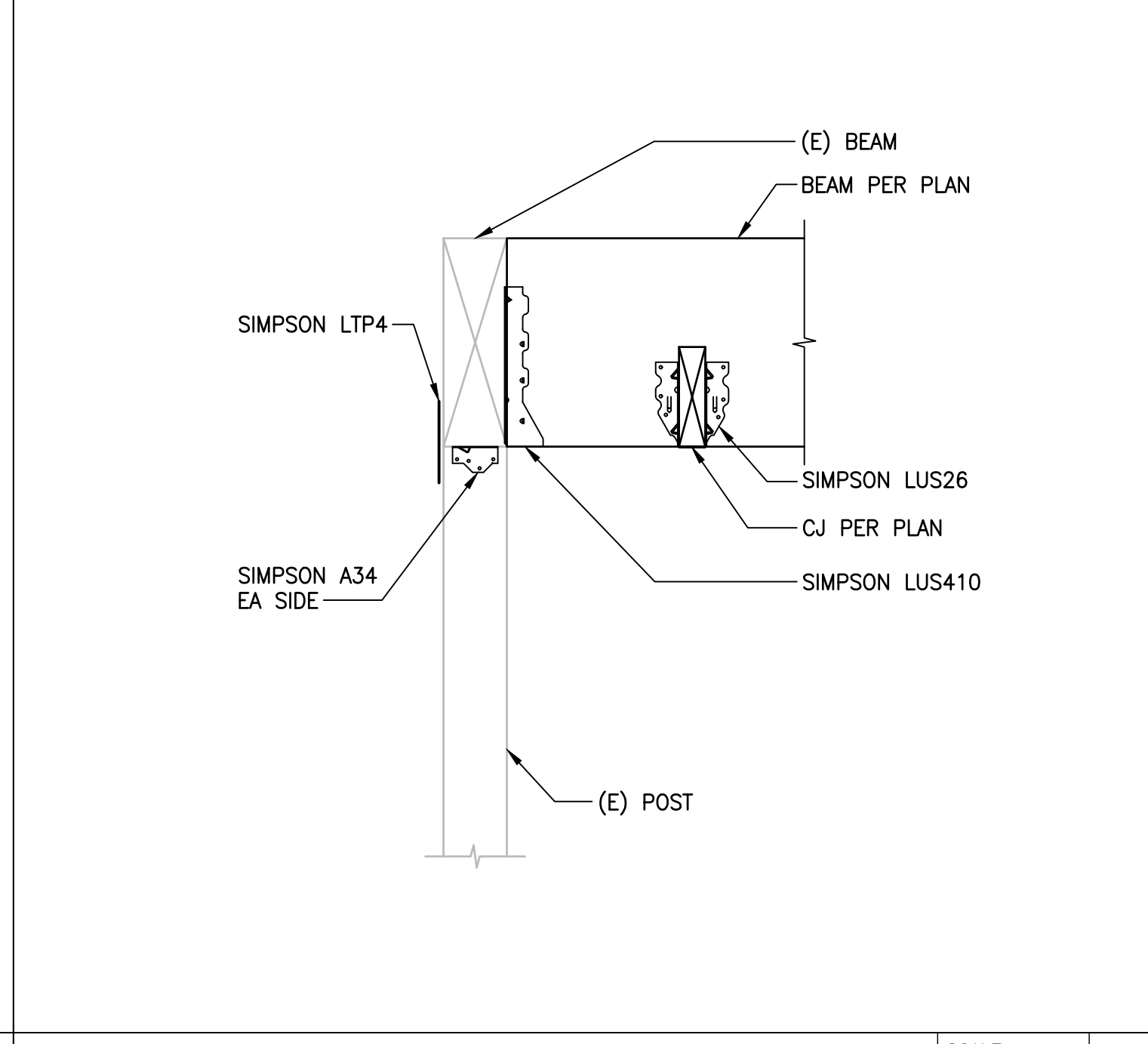
SECTION SCALE 3/4"=1'-0" **2**



DETAIL SCALE 1 1/2"=1'-0" **7**



DETAIL SCALE 1 1/2"=1'-0" **6**



SECTION SCALE 3/4"=1'-0" **3**

NOTE:
↑ DENOTES FOR CONTRACTOR TO PROVIDE SHORING AT EXISTING FRAMING

NOTE:
↑ DENOTES FOR CONTRACTOR TO PROVIDE SHORING AT EXISTING FRAMING

NOTE:
↑ DENOTES FOR CONTRACTOR TO PROVIDE SHORING AT EXISTING FRAMING

SCOPE OF WORK

The work under this contract consists of furnishing all labor, materials, permits, inspection fees, and supplementary services required for the complete installation of environmental heat pumps, environmental ducting, environmental diffusers, restroom exhaust ducting and intakes, exhaust fans, and make-up air supply fans as shown on these documents. Installation shall include any additional work as may be required by any special jobsite conditions or coordination with other trades.

MATERIALS

All materials furnished under this contract shall be new, free from defects, and shall conform with the standards of the UL or FM, where such standards have been established, and shall be so labeled. Incidental materials not specifically specified herein that are required to complete the installation shall be of the highest quality for the use intended.

Manufacturer’s names and catalog numbers are used to designate the material or equipment as a means of establishing grade, quality, and performance. Substitutions will be considered with a submittal of the proposed substitution, review, and the permission of the owner.

INSTALLATION

The entire installation shall be made in a neat, workmanship-like, finished, and safe matter. Conceal all refrigerant, condenser, and water piping in finished areas, unless otherwise noted. Dielectric protection shall be provided at all dissimilar metal junctions or contact points. Roof and wall penetrations shall be properly sealed against weather penetration.

Installation documentation and manuals for all equipment provided and installed shall be provided and attached to the air handler units in a transparent pocket, or provided as a packaged document set, for the owner or inspector to review on demand.

Provide complete copies of all test and balance reports attached to the air handler unit, or provided as a packaged document set, for the owner or inspector to review on demand.

CODES, PERMITS, FEES, INSPECTIONS, RULES, AND REGULATIONS

Installers / contractors shall comply with all requirements of local, county, state, and federal codes, ordinances, and regulations. obtain and pay for all permits, inspections, etc., where required.

MANDATORY MEASURES

1. HEATING AND COOLING EQUIPMENT SHALL MEET THE EFFICIENCY REQUIREMENTS OF TITLE-24 SECTION 110.1 OR SECTION 110.2.
2. EACH SYSTEM NOT CONTROLLED BY A BUILDING ENERGY MANAGEMENT SYSTEM SHALL HAVE A SETBACK THERMOSTAT IN COMPLIANCE WITH TITLE-24 SECTION 120.2.
 - WHEN TO CONTROL HEATING, THE THERMOSTAT SHALL BE CAPABLE OF BEING SET DOWN TO 55°F OR LOWER.
 - WHEN TO CONTROL COOLING, THE THERMOSTAT SHALL BE CAPABLE OF BEING SET UP TO 85°F OR HIGHER.
 - WHEN USED TO CONTROL BOTH HEATING AND COOLING, THE THERMOSTAT SHALL PROVIDE A "DEADBAND" OF AT LEAST 5°F WITHIN WHICH NO HEATING OR COOLING ENERGY IS SUPPLIED. VENTILATION FANS SHALL CONTINUE TO RUN AS PROGRAMMED.
 - WHEN NOT IN USE THE HEATING/COOLING EQUIPMENT SHALL BE SHUT DOWN.
3. ALL THERMOSTATS SHALL HAVE A CLOCK MECHANISM THAT ALLOWS THE OCCUPANT TO PROGRAM THE TEMPERATURE SETPOINTS FOR AT LEAST 4 PERIODS WITHIN EVERY 24 HOURS IN COMPLIANCE WITH TITLE-24 SECTION 120.2.
 NOTE: HEAT PUMPS/AIR HANDLERS IN THIS PROJECT DO NOT USE SUPPLEMENTAL ELECTRIC HEATING. NO ADDITIONAL CONTROLS ARE REQUIRED FOR THIS FUNCTION.
 NOTE: SPLIT SYSTEM HEAT PUMPS/AIR HANDLERS USED IN THIS PROJECT DO NOT USE ECONOMIZERS. NO ADDITIONAL CONTROLS ARE REQUIRED FOR THIS FUNCTION.
4. VENTILATION (OUTSIDE AIR) FOR OCCUPANTS SHALL BE PROVIDED AT A MINIMUM OF 15CFM PER PERSON CALCULATED BY THE LARGEST OF:
 - THE EXPECTED OCCUPANCY OF EMPLOYEES/EQUIPMENT OPERATORS OR 50% OF MAXIMUM OCCUPANT LOAD ASSUMED FOR EGRESS PURPOSES.
 - 0.15 CFM/sf OF CONDITIONED AREA.
 - AS RECOMMENDED PER ASHRAE STANDARD 170-2013, VENTILATION OF HEALTHCARE FACILITIES
5. AIR HANDLER FANS SHALL BE PROGRAMMED TO START 1 HOUR PRIOR TO SCHEDULED OCCUPANCY AND **RUN CONTINUOUSLY WHILE OCCUPIED**.
6. DAMPERS SHALL BE INSTALLED AT ALL DIFFUSERS AND INLETS, INCLUDING OUTSIDE VENTILATION AIR CONNECTIONS TO AIR HANDLERS, TO CONTROL THE AIR FLOW AS SPECIFIED IN THIS DOCUMENT.
7. ENVIRONMENTAL HEATING/COOLING DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6, AS REQUIRED FOR TITLE-24 CLIMATE ZONE 8 (THIS LOCATION). DUCT INSULATION SHALL MEET ANY REQUIREMENTS FOR ADDITIONAL INSULATION IF REQUIRED BY LOCAL CODES.

Materials

All materials furnished under this contract shall be new, free from defects, and shall conform with the standards of the UL and FM where such standards have been established, and shall be so labeled. Incidental materials not specified herein that are required to complete the work shall be of first (highest) quality for the use intended. Manufacturer’s names and catalog numbers are used to designate the item of material or equipment as a means of establishing grade and quality. Manufacturers of a similar quality will be considered upon submittal by the contractor and may be substituted with written approval.

Indirect Waste Condensate Drains, Non-condensing equipment, Pressure Relief Valve Drains:

Type L copper with wrought copper fittings. Use lead-free 95/5 solder for all field joints.

Indirect Waste Condensate Drains - Condensing Appliances/Equipment
Schedule 40 PVC pipe with solvent weld fittings, thread/socket adapters at point of connection to equipment.
Alternate: "Tygon 2375" Ultra Chemical Resistant or PTFE flexible tubing with molded PTFE barbed or compression fittings to match tubing size.

Insulation
[TBD]

Filters
[TBD]

NOTE: THIS IS AN OSHPD-3 MEDICAL OFFICE

MECHANICAL EQUIPMENT

Environmental HVAC - SEE TABLE M-1.1

Thermostat
Honeywell [TBD]Low Voltage Programmable Thermostat with auto-adjust for daylight savings time, 7-day / 4-period program retention in memory in case of power outage, filter change reminder, and large LCD display for single stage heating/cooling with heat pump.

Provide and install twisted pair wire to connect thermostat to rooftop heat pump units.

Provide insulated base for exterior wall mounting (where so required) and locking thermostat cover when placed in public access areas.

Exhaust Fan - Roof Mounted
Greenheck Model G-098 Centrifugal Roof Downblast Direct Drive Fan 208V/1Ø VG-1/4 HP Vari-Green motor, rated for continuous duty at 655 CFM @ 0.30 ESP.

Provide complete with Greenheck model 12"x12" WD-100 horizontal mount exhaust damper (air flow up) with aluminum blades and vinyl blade seals.

Provide Greenheck 19"x19" curb for seismic certification.

Intake Air Grilles
RETURN AIR - DROP CEILING AREAS
Titus Model PAR 24"x24" square face to match ceiling style (drop-in or tegular) with integral balance damper. Diffuser neck to match duct size specified on plan, provide square-to-round adapter to match duct size shown on plan.

RETURN AIR - HARD LID AREAS
Titus Model 350R 0° deflection return air grille with integral mounted balancing damper. Provide square-to-round adapter to transition to duct size shown on plan. Square dimension to match exhaust duct specified on plan.

SIDE WALL INTAKE
Titus Model 350RS 12"x18", standard #22 white finish, 3/4" blade spacing, with adjustable opposed blade damper, no filter.

EXHAUST - DROP CEILING AREAS
Titus Model PAR 24"x24" square face to match ceiling style (drop-in or tegular) with integral balance damper. Diffuser neck to match duct size specified on plan, provide square-to-round adapter to match duct size shown on plan.

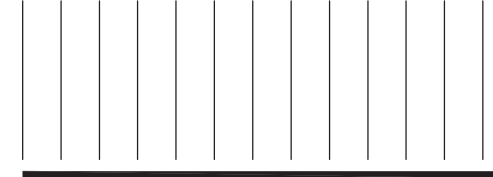
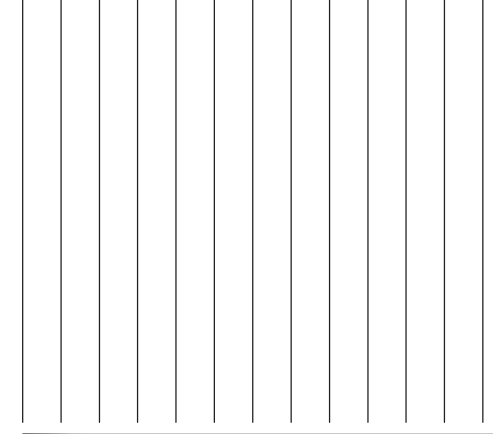
EXHAUST - HARD LID AREAS
Titus Model 350R 35° deflection return air grille with integral mounted balancing damper. Provide square-to-round adapter to transition to duct size shown on plan.

Supply Diffusers
DROP CEILING / HARD LID
Titus Model PAS with round duct inlet and 24"x24" square face to match ceiling style (drop-in or tegular). Diffuser neck size to match supply duct. Provide in duct damper Titus AG-100 or D-100 as required by duct/diffuser interface and access required.

RESTROOM HARD LID / JANITOR ROOMS / EQUIPMENT ROOM
Titus Model 250 4-way throw steel frame surface mount diffuser. Square dimension to match duct size. Provide separate in-duct damper Titus AG-100 or D-100 as required by duct/diffuser interface and access required.



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



29-Mar-19 CJB
18-08003.01

Scope of Work and Specifications

M-1.0

C.J. Barszcz & Associates
9030 W. Sahara Ave #172 Las Vegas, NV 89117
702-240-7240 https://cjbarszczassoc.com
Consulting Mechanical Engineers



sheet date job # job # remarks

HEAT PUMP EQUIPMENT SPECIFICATIONS

Mark (HP-)	Mfg	Model	Total Cooling Capacity	Total Heating Capacity	Unit Weight	SEER	HSPF	Voltage	FLA	MOCP	Evap Fan CFM	Total ESP	Ent Air DB	Ent Air WB	Lvg Air DB	Lvg Air WB	Total Cooling Req	Sensible Cooling Req	Heating Req	Notes
1	Trane	4WCY4036C1000A	37000	33200	550	14.25	8.00	208/1P/60	26.2	40	1194	0.60	79.2	65.9	58.5	57.2	34600	29100	22200	Unit weight column includes curb, economizer, + 10% allowance for misc. hardware
2	Trane	4WCY4030C1000A	30000	27600	534	14.25	8.00	208/1P/60	19.2	30	1002	0.70	76.9	64.4	58.0	56.9	25500	22800	13300	
3	Trane	4WCY4036C1000A	37000	33200	550	14.25	8.00	208/1P/60	26.2	40	1194	0.60	78.9	66.3	59.6	58.4	33300	28100	20400	

HEAT PUMP EQUIPMENT NOTES

- ALL UNITS CONFIGURED FOR HORIZONTAL SUPPLY/RETURN.
- PROVIDE ROOFTOP PACKAGE UNITS WITH THE FOLLOWING OPTIONS:
 - Micro-MeH CRBK-IMP2SFA-0801 STRUCTURALLY CALCULATED KNOCKDOWN CURB (EST WT 45 LBS)
 - Micro-MeH ECC-IMP2SCA-DYZB ECONOMIZER WITH BAROMETRIC RELIEF (EST WT 83 LBS)
 - 17-1/2" x 21-1/4" BAROMETRIC RELIEF HOOD PER Micro-MeH INSTALLATION DRAWING.
 - AUXILIARY RELAY (Micro-MeH 9901-5030)
 - (4) WIRE LEADS (Micro-MeH 9901-0134)
- PROVIDE AIR FILTER SET FOR EACH HEAT PUMP CONSISTING OF:
 - (1) 20"x25"x2" MERV 8 INSIDE UNIT - 30% EFF
 - (1) 20"x25"x4" MERV 14 IN SUPPLY SIDE FILTER HOLDER - 90% EFF (SEE PLAN VIEW/DETAIL)
 Mfg:

AIR BALANCE SUMMARY

Zone	Room #	Area (SF)	Cing Ht (ft)	Volume (ft3)	Occupancy	OSA/Person	OSA/sf	OSA by Occ	OSA by Area	OSA Req'd	Exhaust Req'd	Filter Reqmt	Supply CFM	ACH Req'd	ACH Specified	ACH OSA	HVAC System	Pressurization (Airflow Direction)		
Check In Entryway	100	54	7.86	424	0	15	0.15	0	8	15	NR	30%	170	4	24.0	2.1	HP-1	Neutral/No requirement		
Waiting 2	101	87	11.00	957	8	15	0.15	120	13	135	100	30% + 90%	310	4	19.4	8.5	HP-1	Negative (32.3% exhaust)		
Lounge	110	135	8.17	1103	4	15	0.15	60	20	60	60	30%	210	4	11.4	3.3	HP-1	Negative (28.6% exhaust)		
Staff Toilet 111	111	52	8.17	425	1	15	0.15	15		70	75	30%	75	10	10.6	9.9	HP-1	Neutral (100% exhaust)		
Staff Toilet 112	112	54	8.17	441	1	15	0.15	15		75	75	30%	75	10	10.2	10.2	HP-1	Neutral (100% exhaust)		
Office 1	115	94	8.17	768	2	15	0.15	30	14	30	NR	30%	95	4	7.4	2.3	HP-1	Neutral/No requirement		
Office 2	117	94	8.17	768	2	15	0.15	30	14	30	NR	30%	95	4	7.4	2.3	HP-1	Neutral/No requirement		
Open Office	119	165	7.86	1297	3	15	0.15	45	25	45	NR	30%	135	4	6.2	2.1	HP-1	Neutral/No requirement		
Data Storage	122	42	7.86	330	1	15	0.15	15	6	15	NR	30%	35	4	6.4	2.7	HP-1	Neutral/No requirement		
Ped Vitals & Nurse	102	98	11.00	1078	2	15	0.15	30	15	40	NR	30% + 90%	125	4	7.0	2.2	HP-2	Neutral/No requirement		
Hallways - East	103	91	13.50	1229	0	15	0.15	0	14	14	NR	30% + 90%	125	4	6.1	2.0	HP-2	Neutral/No requirement		
Lab	104	88	9.00	792	1	15	0.15	15	13	15	NR	30% + 90%	80	4	6.1	2.0	HP-2	Neutral/No requirement		
Exam 1	105	88	9.00	792	2	15	0.15	30	13	30	NR	30% + 90%	125	4	9.5	2.3	HP-2	Neutral/No requirement		
Exam 3	106	88	9.00	792	2	15	0.15	30	13	30	NR	30% + 90%	125	4	9.5	2.3	HP-2	Neutral/No requirement		
Exam 4	107	88	9.00	792	2	15	0.15	30	13	30	NR	30% + 90%	125	4	9.5	2.3	HP-2	Neutral/No requirement		
Waiting 3	109	102	9.75	995	6	15	0.15	90	15	90	100	30% + 90%	330	4	19.9	5.4	HP-2	Negative (30.3% exhaust)		
Hallways - Core	103	160	12.25	1960	0	15	0.15	0	24	35	NR	30% + 90%	135	4	4.1	2.0	HP-3	Neutral/No requirement		
Exam 6	108	88	9.00	792	2	15	0.15	30	13	30	NR	30% + 90%	75	4	5.7	2.3	HP-3	Neutral/No requirement		
Clean	113	13	9.00	117	0	15	0.15	0	2	5	NR	30% + 90%	25	10	12.8	2.6	HP-3	Positive (100% Supply)		
Soiled	114	40	9.00	360	1	15	0.15	15	6	60	75	30%	60	10	10.0	10.0	HP-3	Neutral (100% exhaust)		
Exam 5	116	88	9.00	792	2	15	0.15	30	13	30	NR	30% + 90%	80	4	6.1	2.3	HP-3	Neutral/No requirement		
Exam 2	118	88	9.00	792	2	15	0.15	30	13	30	NR	30% + 90%	80	4	6.1	2.3	HP-3	Neutral/No requirement		
Patient Toilet 1	120	50	7.86	393	1	15	0.15	15		75	75	30% + 90%	75	10	11.5	11.5	HP-3	Neutral (100% exhaust)		
Patient Toilet 2	121	50	7.86	393	1	15	0.15	15		75	75	30% + 90%	75	10	11.5	11.5	HP-3	Neutral (100% exhaust)		
Check In	123	243	7.86	1910	5	15	0.15	75	36	81	NR	30% + 90%	195	4	6.1	2.5	HP-3	Neutral/No requirement		
Check Out	123	94	7.86	739	3	15	0.15	45	14	45	NR	30% + 90%	85	4	6.9	3.7	HP-3	Neutral/No requirement		
Housekeeping	124	15	7.86	118	1	15	0.15	15	2	20	20	30% + 90%	20	10	10.2	2.0	HP-3	Neutral (100% exhaust)		
Hallways - West	N/A	227	12.25	2781	0	15	0.15	0	34	50	NR	30% + 90%	355	4	7.7	2.0	HP-3	Neutral/No requirement		
Totals		2576								1260	655		3495							

AIR BALANCE NOTES

- "Neutral Airflow" INDICATES (Return + Exhaust) = Supply OR Return = Supply
- "Negative Airflow" INDICATES (Return + Exhaust) > Supply BY % SHOWN.
- "Positive Airflow" INDICATES (0% Return) OR (Supply) > (Return + Exhaust) BY % SHOWN.

C.J. Barszcz & Associates
 9030 W. Sahara Ave #172 Las Vegas, NV 89117
 702-240-7240 https://cjbarszczassoc.com
 Consulting Mechanical Engineers



integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
 LENNOX CLINIC
 10223 FIRMONA AVE.
 LENNOX, CA 90304

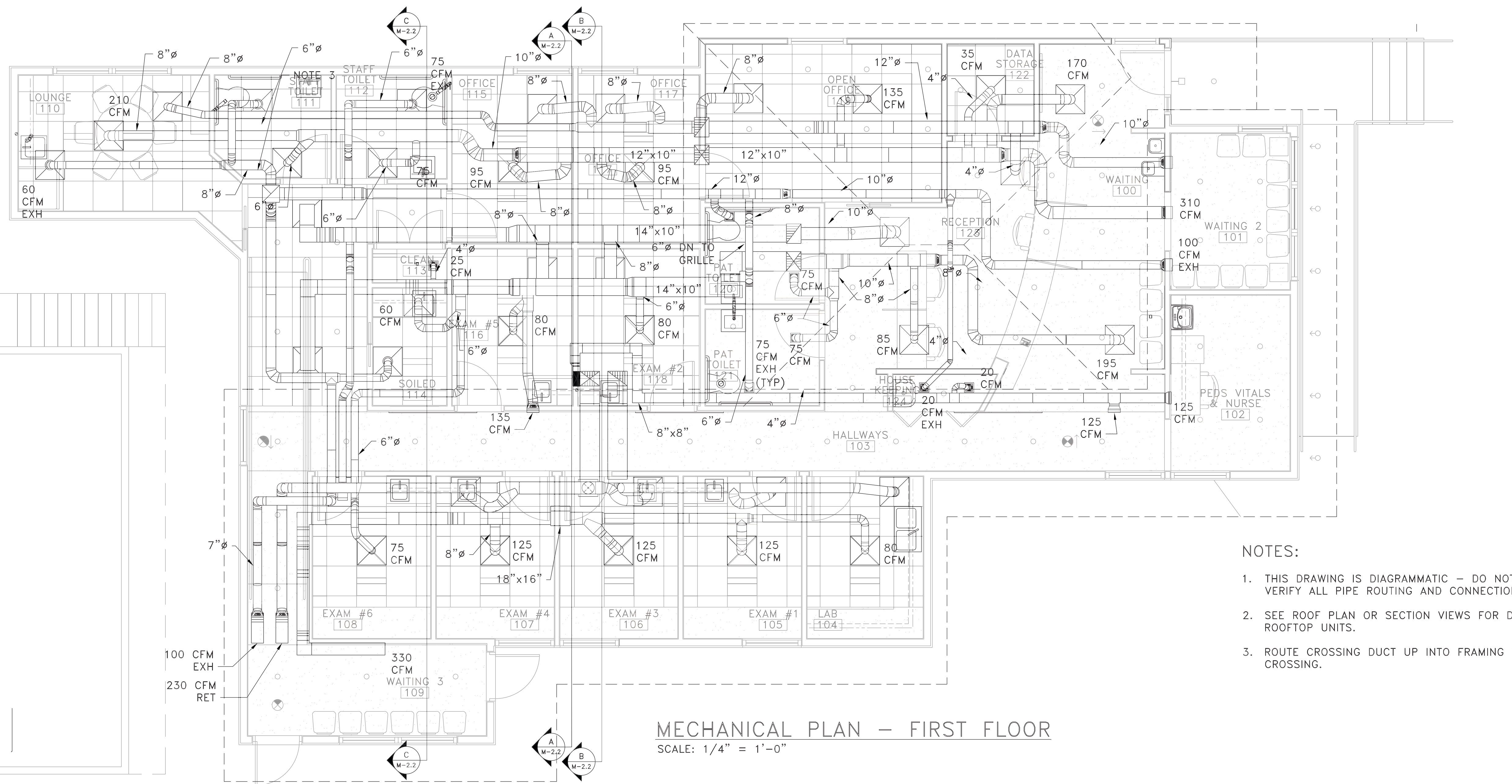
sheet: _____ date: _____ job #: _____ remarks: _____ drawn by: _____ checked by: _____ project title: _____

29-Mar-19 CJB
 18-08003.01
 Air Balance Specifications and Details

M-1.1



integrated
design
construction
management
sustainability
totum



MECHANICAL PLAN — FIRST FLOOR
SCALE: 1/4" = 1'-0"

NOTES:

1. THIS DRAWING IS DIAGRAMMATIC — DO NOT SCALE. FIELD VERIFY ALL PIPE ROUTING AND CONNECTION POINTS.
2. SEE ROOF PLAN OR SECTION VIEWS FOR DUCTING TO ROOFTOP UNITS.
3. ROUTE CROSSING DUCT UP INTO FRAMING TO CLEAR DUCT CROSSING.

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

drawn by | checked by | project title
date | job #
remarks
sheet

29-Mar-19	CJB
18-08003.01	

MECHANICAL PLAN
FIRST FLOOR

M-2.0

C.J. Barszcz & Associates
9030 W. Sahara Ave #172 Las Vegas, NV 89117
702-240-7240 https://cjbarszczassoc.com
Consulting Mechanical Engineers

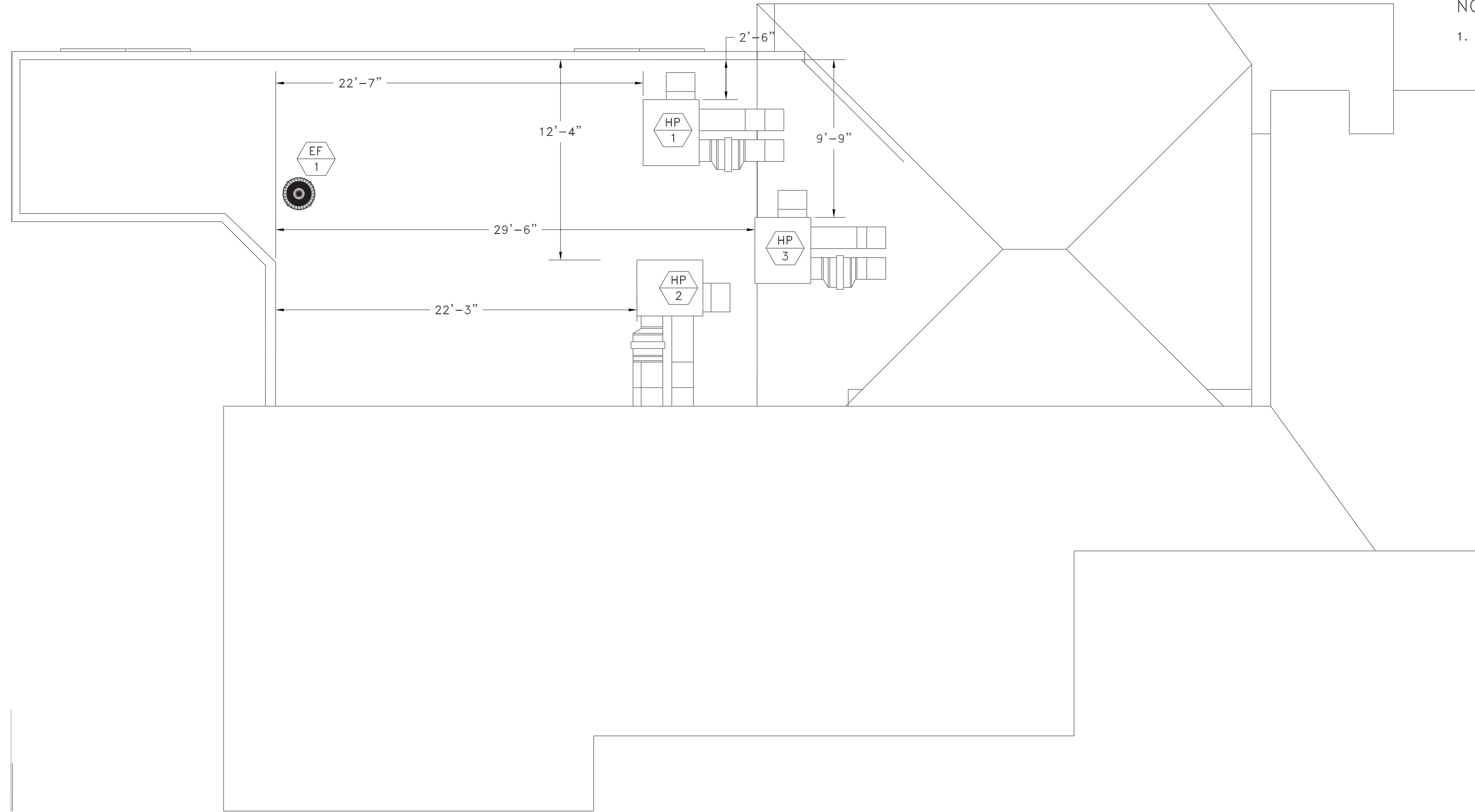




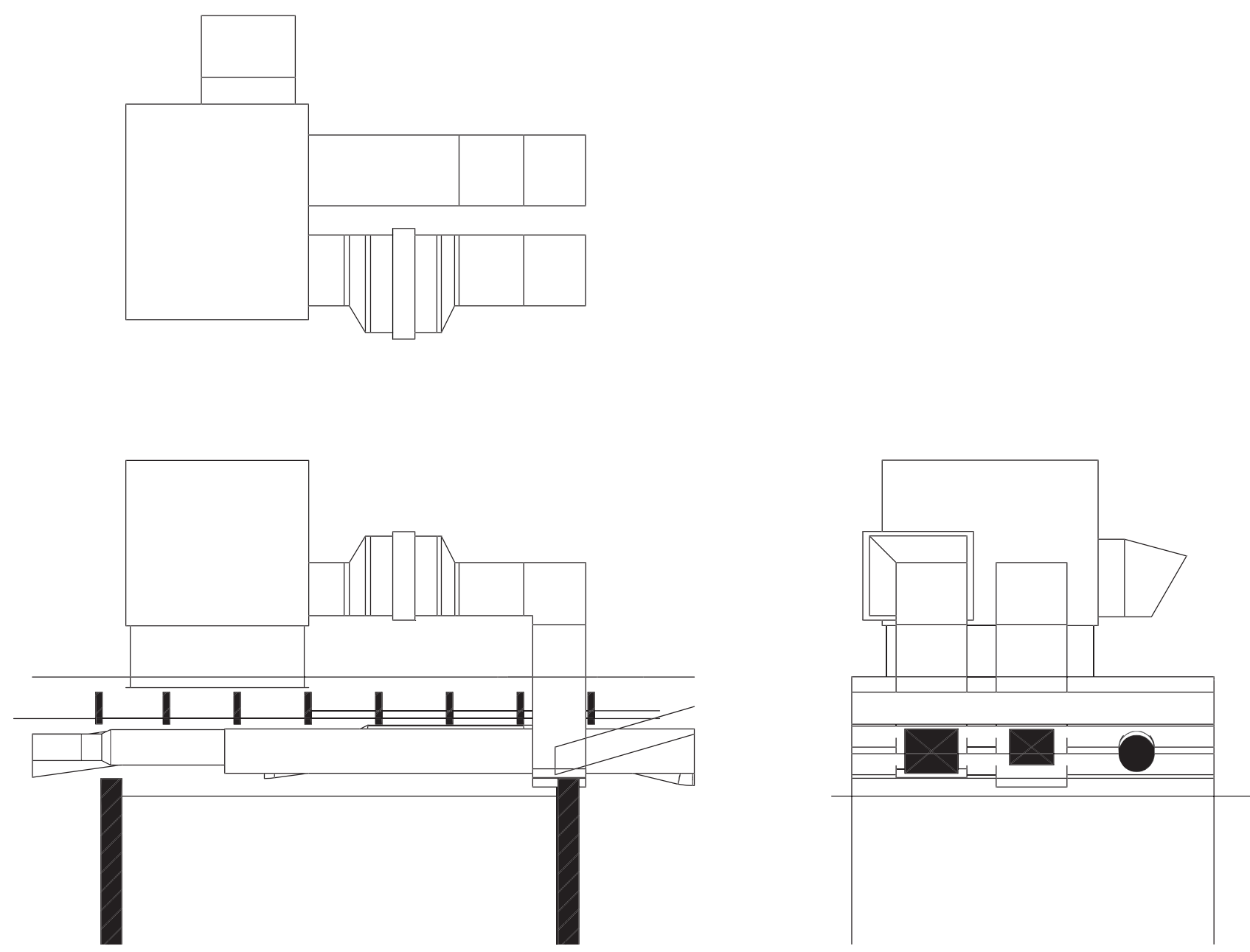
integrated
design
construction
management
sustainability
totum

NOTE:

- 1. THIS DRAWING IS DIAGRAMMATIC - DO NOT SCALE. FIELD VERIFY ALL PIPE ROUTING AND CONNECTION POINTS.



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



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

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

DATE	BY	REVISION
29-Mar-19	CJB	18-08003.01

MECHANICAL PLAN
ROOF

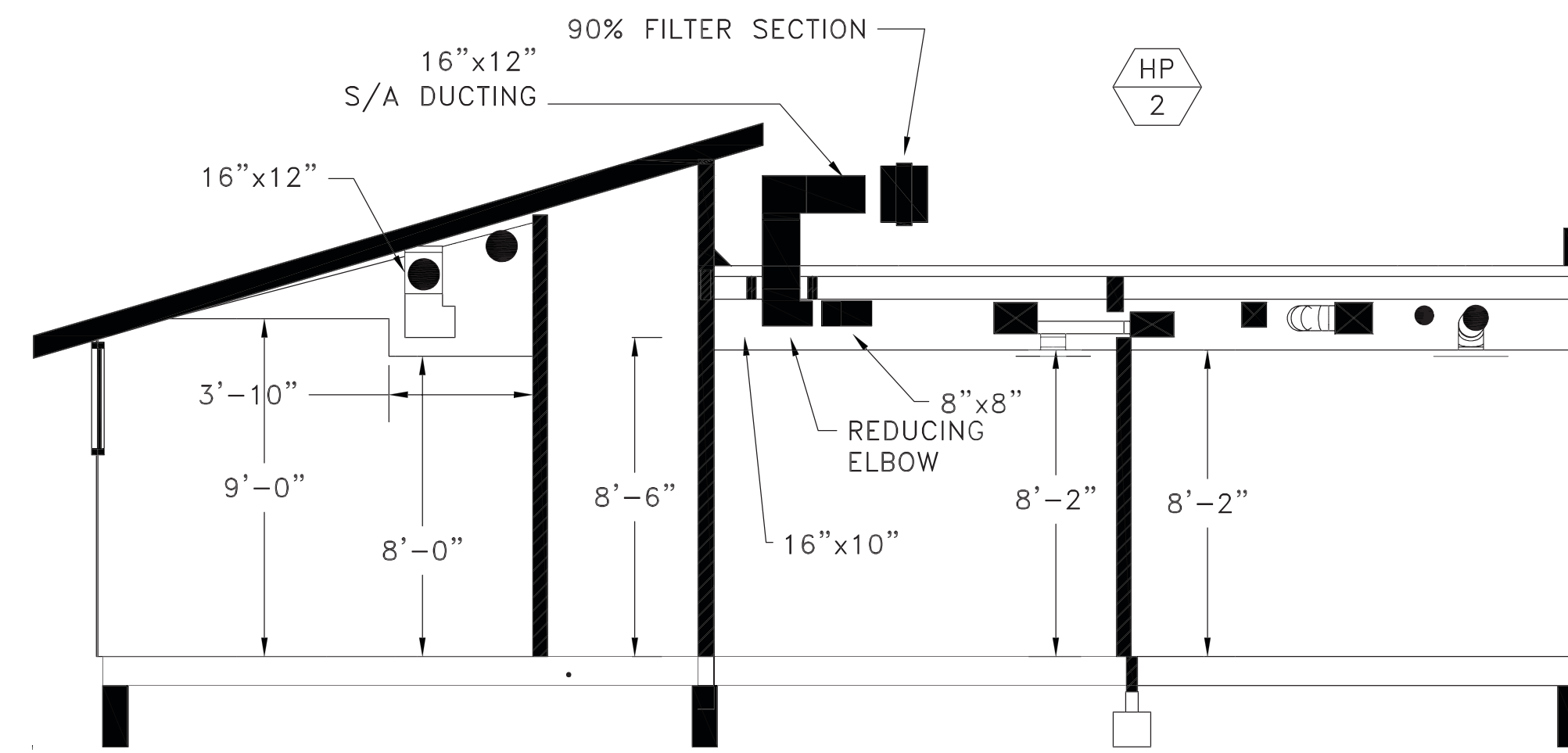
M-2.1



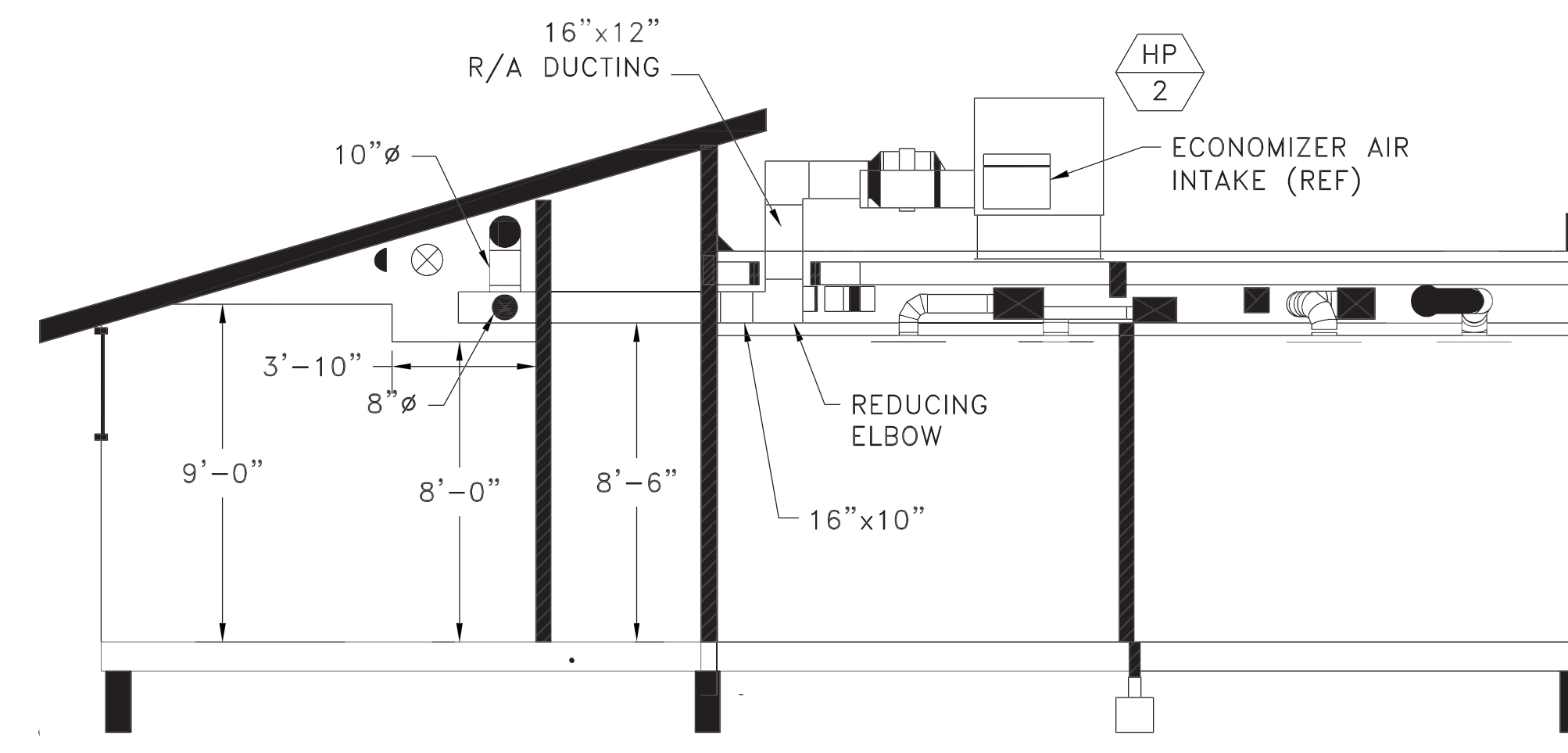
integrated
design
construction
management
sustainability
totum

NOTE:

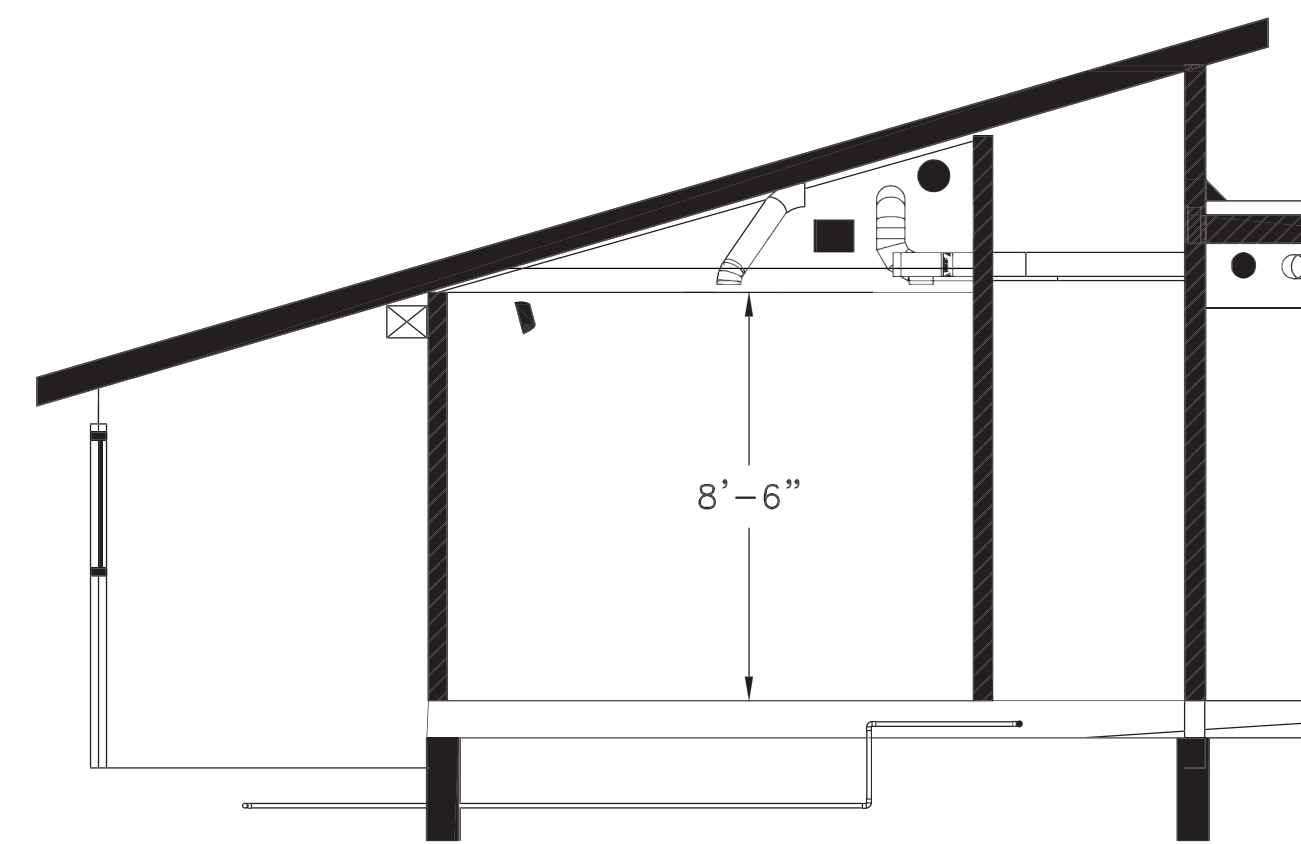
1. THIS DRAWING IS DIAGRAMMATIC – DO NOT SCALE. FIELD VERIFY ALL PIPE ROUTING AND CONNECTION POINTS.



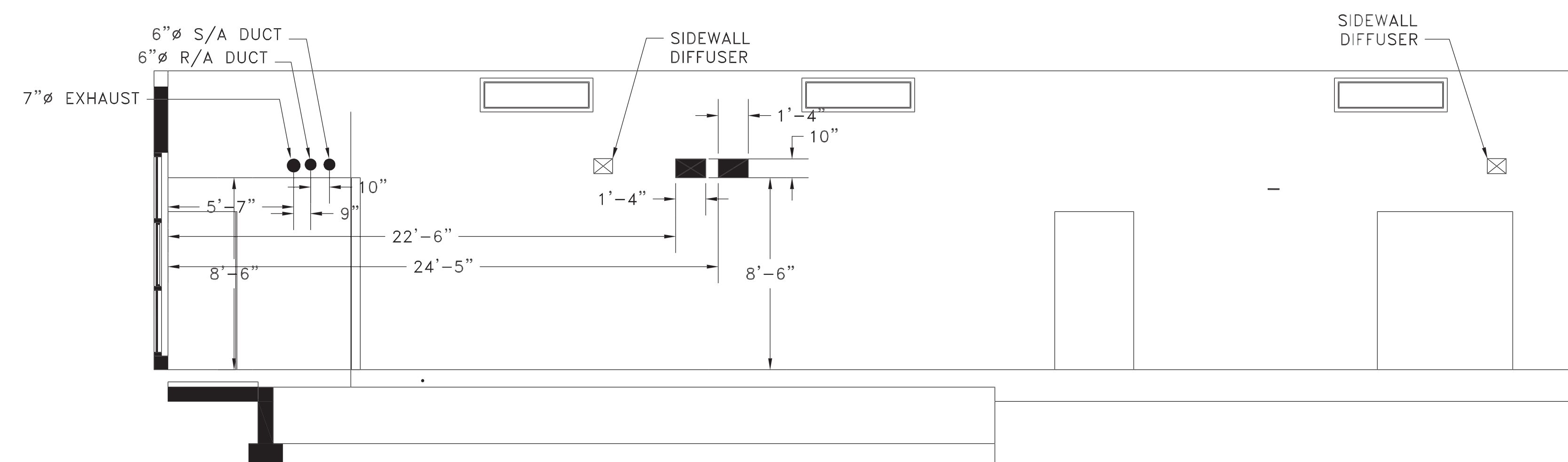
SECTION A-A
SCALE: 1/4" = 1'-0"



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



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



Project Name: To Help Everyone (Lennox Clinic) Date Prepared: 05-Mar-2019

A. Mechanical Ventilation and Reheat

In lieu of this compliance document, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet. Mechanical Ventilation and Reheat worksheet available on the Energy Commission's website at: <http://www.energy.ca.gov/title24/2016standards/>.
 Note: In all of the calculations that compare a supply quantity to the REQ'D V.A. quantity, the actual percentage of outdoor air in the supply is ignored.
 Areas in buildings for which natural ventilation is used should be clearly designated. Specifications must require that building operating instructions include explanations of the natural ventilation system.

ACTUAL DESIGN (FROM EQUIPMENT SCHEDULES, ETC)	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21
DOWNSTREAM VAV BOX (REQ'D)																					
DESIGN PRIMARY COOLING AIRFLOW (CFM)																					
DESIGN PRIMARY HEATING AIRFLOW (CFM)																					
CONTROL TYPE (VAV)																					
TRANSFER AIRFLOW (CFM)																					
COMPUTED AREA (ft ²)																					
MIN CFM PER AREA																					
MIN CFM BY AREA																					
NUMBER OF PEOPLE																					
CFM PER PERSON																					
MIN CFM BY OCCUPANT																					
MIN CFM BY ROOM																					
REQ'D VENT AIRFLOW (CFM)																					
COMPLETED																					
MADE DESIGN PRIMARY COOLING AIR																					
MADE DESIGN PRIMARY HEATING AIR																					
COMPLETED																					
PRIMARY COOLING AIR AIRFLOW																					
COMPLETE?																					

Add Row Remove Last

Project Name: To Help Everyone (Lennox Clinic) Date Prepared: 05-Mar-2019

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Chester J. Barszcz
 Signature Date: _____
 Company: C.J. Barszcz & Associates
 Address: 9030 W. Sahara Ave #172
 City/State/Zip: Las Vegas, NV 89117
 Phone: 702.240.7240

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
 1. The information provided on this Certificate of Compliance is true and correct.
 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Chester J. Barszcz
 Signature Date: _____
 Company: C.J. Barszcz & Associates
 Address: 9030 W. Sahara Ave #172
 City/State/Zip: Las Vegas, NV 89117
 License: M-25802
 Phone: 702.240.7240

Project Name: To Help Everyone (Lennox Clinic) Date Prepared: 05-Mar-2019

A. MECHANICAL COMPLIANCE FORMS & WORKSHEETS

For detailed instructions on the use of this and all Energy Standards compliance documents, refer to the 2016 Nonresidential Manual. Note: The Enforcement Agency may require all compliance documents to be incorporated into the building plans. The NRCC-MCH-04-E and NRCC-MCH-05-E are alternative compliance documents to NRCC-MCH-01-E, NRCC-MCH-02-E and NRCC-MCH-03-E for projects using only single zone packaged HVAC systems.

YES	NO	Form	Title
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-MCH-04-E (1 of 2)	Certificate of Compliance. Required on plans when used.
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-MCH-04-E (2 of 2)	Mechanical Acceptance Tests. Required on plans when used.
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-MCH-05-E (1 of 2)	HVAC Prescriptive Requirements. It is required on plans when used.
<input type="checkbox"/>	<input type="checkbox"/>	NRCC-MCH-05-E (2 of 2)	Mechanical SWH Equipment Summary is required for all submittals with service water heating, pools or spas. It is required on plans where applicable.

Project Name: To Help Everyone (Lennox Clinic) Date Prepared: 05-Mar-2019

Designer:

This compliance document 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 list 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 compliance document 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 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 NRCC-MCH-04-E compliance document is not considered a completed document and is not to be accepted by the building department unless the correct boxes are checked. The equipment requiring testing, persons 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 and replaced equipment. In addition a Certificate of Acceptance compliance documents shall be submitted to the building department that certifies plans, specifications, installation certificates, and operating and maintenance information meet the requirements of Section 10-103(b) and Title 24 Part 6. The building inspector must receive the properly filled out and signed compliance documents before the building can receive final occupancy.

Test Description	MCH-02-A	MCH-03-A	MCH-04-A	MCH-05-A	MCH-06-A	MCH-07-A	MCH-11-A	MCH-12-A	MCH-14-A	MCH-18-A	Test Performed By:
Equipment Requiring Testing or Verification	# of Units	Outdoor Air	Single Zone Unitary	Air Distribution Ducts	Economizer Controls	Demand Control Ventilation (DCV)	Supply Fan VAV	Automatic Demand Shed Control	FDD for Packaged DX Units	Distributed Energy Storage DX AC-Systems	Energy Management Control System
HP-1	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HP-2	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HP-3	1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Add Row Remove Last

Project Name: To Help Everyone (Lennox Clinic) Date Prepared: 05-Mar-2019

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Chester J. Barszcz
 Signature Date: _____
 Company: C.J. Barszcz & Associates
 Address: 9030 W. Sahara Ave #172
 City/State/Zip: Las Vegas, NV 89117
 Phone: 702.240.7240

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
 1. The information provided on this Certificate of Compliance is true and correct.
 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Chester J. Barszcz
 Signature Date: _____
 Company: C.J. Barszcz & Associates
 Address: 9030 W. Sahara Ave #172
 City/State/Zip: Las Vegas, NV 89117
 License: M-25802
 Phone: 702.240.7240

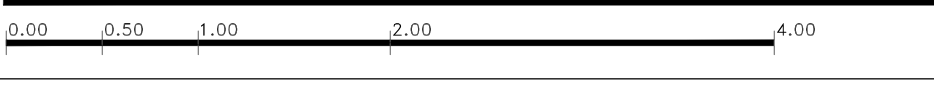


integrated
 design
 construction
 management
 sustainability
totum

TO HELP EVERYONE
 LENNOX CLINIC
 10223 FIRMONA AVE.
 LENNOX, CA 90304

C.J. Barszcz & Associates
 9030 W. Sahara Ave #172 Las Vegas, NV 89117
 702-240-7240 <https://cjbarszczassoc.com>
 Consulting Mechanical Engineers

drawn by _____ checked by _____ project title _____
 remarks _____
 date _____
 sheet _____
 29-Mar-19 CJB
 18-08003.01
 TITLE-24 FORMS - 2
M-3.1



ELECTRICAL SPECIFICATION

- 1. GENERAL
THE PROVISIONS OF THE GENERAL CONDITIONS ARE PART OF THIS SECTION AS THOUGH FULLY SET FORTH HEREIN. BEFORE SUBMITTING THIS BID, THE BIDDER SHALL VISIT THE SITE, DETERMINE ANY EXISTING CONDITIONS WHICH MAY AFFECT THE COST OF WORK UNDER THIS SECTION, AND INCLUDE ALLOWANCE FOR SUCH IN HIS BID.
2. WORK INCLUDED:
FURNISH MATERIALS AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND AS NECESSARY TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO THESE MAJOR ITEMS:
A. PROVIDE NEW DISTRIBUTION BOARD.
B. PROVIDE NEW BRANCH CIRCUITS, WIRING, OUTLETS, LIGHTING FIXTURES AND WIRING DEVICES AS SHOWN AND SCHEDULED.
C. PROVIDE ALL REQUIRED LAMPS.
D. PROVIDE DATA/TELEPHONE OUTLETS WITH CONDUIT STUBBED INTO CEILING SPACE AND WITH NYLON PULL CORD.
E. PROVIDE SUPPORTS FOR FOR ALL LIGHT FIXTURES.
F. TEST THE COMPLETED WORK. CORRECT ANY DEFECTS TO THE SATISFACTION OF CLIENT REPRESENTATIVE.
3. ELECTRICAL DRAWINGS:
IN GENERAL, THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE LOCATIONS OF OUTLETS AND EQUIPMENT AND THE CIRCUIT ARRANGEMENT OF THE REQUIRED WIRING. ALTHOUGH NOT NECESSARILY INDICATING THE ACTUAL RUNS OF CONDUCTORS, THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS COORDINATION WITH THE WORK OF OTHER TRADES AND THE SITUATION WILL PERMIT. THE DRAWINGS ARE NOT INTENDED TO BE SCALED, AND THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LIMITATIONS OF THE BUILDING STRUCTURE AND FINISH. ANY DISCREPANCIES, CONFLICTS, OR QUESTIONABLE POINTS SHALL BE IMMEDIATELY REPORTED TO ENGINEER. IF THE RELOCATION OF ANY OUTLETS IS REQUIRED, IT SHALL BE MADE BY THE CONTRACTOR WITHOUT EXTRA COST, PROVIDED THE NEW LOCATIONS NOT MORE THAN FIVE FEET FROM LOCATION SHOWN ON THE DRAWINGS AND PROVIDED THE CHANGE IS ORDERED BEFORE THE OUTLET IS INSTALLED. ALL ITEMS NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS OR NOTED ON THE DRAWINGS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE INCLUDED.
4. ORDINANCE REQUIREMENTS:
THE ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND OTHER LEGAL REQUIREMENTS. IN CASE OF CONFLICTS BETWEEN CODE REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY, EXCEPT THAT WHERE THE REQUIREMENTS OF THESE SPECIFICATIONS EXCEED CODE REQUIREMENTS, THE SPECIFICATION SHALL GOVERN. ALL LIGHTING WORK SHALL COMPLY WITH STATE OF CALIFORNIA TITLE 24 REQUIREMENTS.
5. PERMITS AND INSPECTIONS:
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE EXECUTION OF HIS WORK. HE SHALL ARRANGE FOR A PAY FOR ALL REQUIRED TESTS AND INSPECTIONS. HE SHALL GIVE ALL NOTICES REQUIRED BY ANY AND ALL LAWS, RULES, REGULATIONS AND ORDINANCES WHICH PERTAIN TO HIS WORK.
6. TESTS:
CONTRACTOR SHALL CONDUCT SUCH TESTS OF ANY PORTION OF INSTALLATION AS MAY BE NECESSARY TO INSURE FULL COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. THE COST OF TESTING SHALL BE BORNE BY THE CONTRACTOR AND CONTRACTOR SHALL PROVIDE ALL INSTRUMENTS, EQUIPMENT, LABOR AND MATERIALS TO COMPLETE TEST. SHOULD THESE TESTS INDICATE ANY DEFECT IN MATERIALS OR POOR WORKMANSHIP OR VARIANCE WITH REQUIREMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL MAKE ANY CHANGES NECESSARY AND REMEDY ANY DEFECTS AT HIS OWN EXPENSE.
7. GUARANTEE:
EQUIPMENT AND ACCESSORIES INSTALLED UNDER THIS SECTION SHALL CARRY THE MANUFACTURER'S GUARANTEE FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE EQUIPMENT. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN A FORM ACCEPTABLE TO CLIENTS, THE ENTIRE ELECTRICAL INSTALLATION AGAINST DEFECTIVE MATERIALS AND IMPROPER WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. DURING THE PERIOD COVERED BY THE GUARANTEE, CONTRACTOR SHALL MAKE NECESSARY REPLACEMENTS AND REPAIRS AT NO COST TO CLIENT.
8. COOPERATION WITH OTHERS:
THE CONTRACTOR SHALL CONSULT AND COOPERATE FULLY WITH ALL OTHER CONTRACTORS FURNISHING LABOR, MATERIALS, OR SERVICES, SO THAT THE WORK, AS A WHOLE SHALL BE EXECUTED IN THE MOST EFFICIENT MANNER, AND WITHOUT CONFLICT OR DELAY.
9. MATERIALS:
ALL MATERIALS AND EQUIPMENT USED IN THE ELECTRICAL WORK HEREIN SPECIFIED SHALL BE NEW (UNLESS OTHERWISE NOTED OR SCHEDULED), AND SUITED TO THE INTENDED USE, AND SHALL BE LISTED BY THE UNDERWRITERS' LABORATORIES, INC., AND SHALL MEET THEIR REQUIREMENTS AND BEAR THEIR LABEL WHENEVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS REGULARLY FURNISHED BY THAT AGENCY. ALL MATERIALS AND EQUIPMENT SHALL BE OF THE MAKES AND TYPES SPECIFIED, AND NO SUBSTITUTIONS WILL BE ALLOWED UNLESS APPROVED IN WRITING BY ENGINEER. ENGINEER RESERVES THE RIGHT TO REJECT ANY MATERIAL OR EQUIPMENT, EITHER BEFORE OR AFTER INSTALLATION, IF IN HIS OPINION, THE MATERIAL, EQUIPMENT, OR INSTALLATION IS NOT IN COMPLIANCE WITH THESE SPECIFICATIONS.

- 10. CONDUIT INSTALLATION:
ALL CONDUITS INSTALLED IN FINISHED AREAS SHALL BE CONCEALED EXCEPT AS OTHERWISE INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED. ELECTRIC METALLIC TUBING, IN SIZE TWO INCHES OR SMALLER, SHALL BE USED WHERE EXPOSED TO DRY LOCATIONS, IN STUD WALLS, FURRED CEILINGS AND SIMILAR LOCATIONS. FLEXIBLE STEEL CONDUIT SHALL BE USED, IN SHORT LENGTHS, FOR FINAL CONNECTIONS TO LIGHTING FIXTURES AT LOCATIONS WHERE E.M.T. IS IMPRACTICAL. USE RIGID STEEL CONDUIT FOR ANY OTHER INSTRUCTIONS. USE OF ROMEX, MC CABLES OR OTHER TYPES OF SIMILAR WIRING METHODS WILL NOT BE PERMITTED. SUPPORT HORIZONTAL RUNS OF CONDUIT NOT MORE THAN 10' OF CENTER. INSTALL ALL RACEWAYS TRUE & PARALLEL TO BUILDING LINES. MINIMUM SIZE OF CONDUIT USED IN PROJECTS SHALL BE 1/2" DIAMETER. CONDUITS INSTALLED IN TRENCHES SHALL BE PVC, SCHEDULE 40.
11. WIRE AND CABLE:
FURNISH AND INSTALL WIRES AND CABLES OF THE SIZE AND TYPE SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. UNLESS OTHERWISE SPECIFIED ALL WIRE AND CABLE SHALL BE U.L. STANDARD ANNEALED COPPER WIRE WITH U.S. 600-VOLT INSULATION. WIRES SHALL BE TYPE "THW", "THHN" OR "THHW". ALL BRANCH CIRCUIT WIRE NO.12 THROUGH NO.8 SHALL BE COLOR CODED. POWER CIRCUITS SHALL BE BLACK, RED, AND YELLOW. LIGHTING CIRCUITS SHALL BE WHITE, AND THREE COLORS. GREEN WIRES SHALL BE USED ONLY FOR EQUIPMENT GROUND.
12. CONDUCTOR IDENTIFICATION:
ALL POWER AND LIGHTING FEEDERS SHALL BE TAGGED AT EACH POINT WHERE THE CONDUIT RUN IS BROKEN. ALL BRANCH CIRCUIT CONDUCTORS AT PANELBOARDS AND SWITCHBOARDS SHALL BE IDENTIFIED WITH "E-2" CODE MARKERS.
13. WIRING DEVICES:
ALL WIRING DEVICES SHALL BE FIRST QUALITY, "SPECIFICATION" GRADE, AND SHALL BE OF COLOR SELECTED BY ARCHITECT. EQUIVALENT ITEMS MAKE BY ARROW-HART, HUBBELL OR SIERRA WILL BE CONSIDERED EQUAL AND ACCEPTABLE.
14. LIGHTING FIXTURES:
THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES AS INDICATED ON DRAWINGS. CONTRACTOR SHALL PROVIDE HANGERS AND ACCESSORIES NECESSARY TO MAKE A COMPLETE INSTALLATION. COORDINATE ALL LIGHTING INSTALLATION WITH REFLECTED CEILING PLAN PROVIDED BY ARCHITECT. VERIFY EXACT FIXTURE TYPE, LENS AND FINISHES WITH ARCHITECT. VERIFY FIXTURE CATALOG NUMBER AND MANUFACTURER ARE INDICATED ON ELECTRICAL PLANS.
15. EQUIPMENT CONNECTION:
IT SHALL BE CLEAR THAT ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONNECTIONS FROM J-BOX OR DISCONNECT SWITCH TO HVAC, PLUMBING, KITCHEN, OR OTHER TYPE OF EQUIPMENT, UNLESS IT IS SPECIFICALLY STATED THAT THOSE CONNECTION SHALL BE MADE BY OTHERS.
16. EQUIPMENT CONTROLS AND INTERLOCK:
CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH ALL CONTROL-INTERLOCK REQUIREMENTS AND DIAGRAMS INDICATED ON HVAC, PLUMBING AND OTHER TRADE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONTROL DEVICES (MAGNETIC MOTOR STARTERS, RELAYS, SELECTOR SWITCHES, PUSH BUTTON STATIONS, ETC.) AND PROVIDE ALL NECESSARY WIRING, CONDUIT SYSTEM AND CONNECTIONS TO HAVE A COMPLETE AND OPERABLE CONTROL-INTERLOCK SYSTEM, UNLESS THIS WORK IS SPECIFICALLY EXCLUDED FROM CONTRACTOR'S SCOPE OF WORK.
17. SWITCHBOARDS, PANELBOARDS AND PANELS DIRECTORIES:
CONTRACTOR SHALL PROVIDE ACCURATE AND CORRECT PANELBOARD AND PANEL DIRECTORIES WITH INDICATION OF CIRCUIT NUMBER, TYPE OF LOAD AND LOAD SIZE FED BY THIS CIRCUIT.
18. ELECTRICAL BOXES:
MOUNT BOXES TO BUILDING STRUCTURE WITH SUPPORTING FACILITIES INDEPENDENT OF RACEWAYS ENTERING OF LEAVING BOXES. SET BOXES SQUARE AND TRUE WITH RESPECT TO BUILDING FINISHED SURFACES.
19. EXISTING OBSTRUCTIONS:
WHERE REQUIRED INSTALLATION OF ELECTRICAL EQUIPMENT AND DEVICES INTERFERES WITH EXISTING BUILDING STRUCTURAL, HVAC OR OTHER OBSTRUCTIONS, INSTALL ELECTRICAL EQUIPMENT IN THE NEAREST VICINITY OF INDICATED LOCATION CLEAR OF ANY OBSTRUCTIONS. VERIFY AND MAINTAIN ALL CODE REQUIRED CLEARANCES. NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO EQUIPMENT INSTALLATIONS.
20. CLEANING:
THE ELECTRICAL CONTRACTOR SHALL REMOVE FROM SITE ALL PACKING CARTONS, SCRAP MATERIALS, AND OTHER RUBBISH AND LEAVE THE PREMISES IN A CONDITION ACCEPTABLE TO THE CLIENT.

INDOOR/OUTDOOR LIGHTING FIXTURE SCHEDULE

Table with 4 columns: TYPE, SYMBOL, DESCRIPTION, COMMENTS. Lists various lighting fixtures such as recessed downlights, wall washers, and sconces with their specifications and lumens.

ELECTRICAL SYMBOLS

FOR LIGHTING FIXTURE LEGEND, SEE FIXTURE SCHEDULE, SAME DRAWING.

- Sa LIGHTING TOGGLE SWITCH, SUBSCRIPT "a" DENOTES OUTLET CONTROLLED
D - DENOTES DIMMER
CONVENIENT DUPLEX OUTLET, 120 V, 1 PHASE, 20 A +15" A.F.F. U.O.N.
DOUBLE DUPLEX OUTLET, 120 V, 1 PHASE, 20 A +15" A.F.F. U.O.N.
DUPLEX OUTLET ON DEDICATED CIRCUIT
FLOOR MOUNTED DUPLEX OUTLET.
FLOOR MOUNTED QUAD OUTLET.
JUNCTION BOX
CONDUIT RUN CONCEALED IN WALL OR CEILING, 2#12 + 1#12 GND, 1/2" C
3#12 + 1#12 GND, 1/2" C
4#12 + 1#12 GND, 1/2" C
HOME RUN TO PANEL "D", CIRCUIT #2
TELEPHONE /DATA OUTLET, 15" A.F.F. U.O.N. STUB 3/4" C.O. TO THE SPACE ABOVE CEILING
PANEL, 120/208V, 3 PHASE, 4 WIRE, RATING AS NOTED
LIGHTING FIXTURE DESCRIPTION, FIXTURE TYPE "A", TOTAL WATTAGE INCLUDING CONTROLLERS: 14 WATTS
ROOM NUMBER
NUMBERED NOTES
FUSED DISCONNECT SWITCH, RATING AS NOTED.
MANUAL MOTOR STARTER WITH OVERLOAD PROTECTION.

ABBREVIATIONS

- A AMPERE
A.F.F. ABOVE FINISHED FLOOR
C.O. CONDUIT ONLY
GFI GROUND FAULT INTERRUPTER
U.O.N. UNLESS OTHERWISE NOTED
V VOLT
W WATT
WP WEATHER PROOF



integrated design construction management sustainability totum



TO HELP EVERYONE LENNOX CLINIC 10223 FIRMONA AVE. LENNOX, CA 90304

Table with columns for project file, project title, date, remarks, and sheet number.

ELECTRICAL LEGEND, SHORT SPECS & LIGHTING FIXTURE SCHEDULE

V & M ELECTRICAL ENGINEERING, INC. 3330 Barnham Boulevard, Suite 204 Los Angeles, CA 90066 (323)851-9964 Fax (323)851-0153 E-mail: vme@vmelectrical.com

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Indoor Lighting
Project Name: LENNOX CLINIC Date Prepared: 10/02/18 NRCC-LTI-01-E (Page 1 of 6)

A. General Information

Climate Zone: Conditioned Floor Area: 2,715 SF
Unconditioned Floor Area:

Building Type: Nonresidential High-Rise Residential Hotel/Motel
 Schools Relocatable Public Schools Conditioned Spaces Unconditioned Spaces

Phase of Construction: New Construction Addition Alteration

Method of Compliance: Complete Building Area Category Tailored

Project Address: 10223 FIRMONA AVE. LENOX, CA 90340

B. Lighting Compliance Documents (select yes for each document included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

YES	NO	COMP. DOC.	TITLE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-01-E	Certificate of Compliance. All Pages required on plans for all submittals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-02-E	Lighting Controls, Certificate of Compliance, and PAF Calculation. All Pages required on plans for all submittals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-03-E	Indoor Lighting Power Allowance
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-04-E	Tailored Method Worksheets
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-05-E	Line Voltage Track Lighting Worksheets
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-06-E	Indoor Lighting Existing Conditions

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Indoor Lighting
Project Name: LENNOX CLINIC Date Prepared: 10/02/18 NRCC-LTI-01-E (Page 2 of 6)

C. Summary of Allowed Lighting Power

Conditioned and Unconditioned space Lighting must not be combined for compliance.

Indoor Lighting Power for Conditioned Spaces		Indoor Lighting Power for Unconditioned Spaces	
	Watts		Watts
01	Installed Lighting NRCC-LTI-01-E, Table H, page 5 + 1,597	Installed Lighting NRCC-LTI-01-E, Table H, page 5 +	
02	Portable Only for Offices NRCC-LTI-01-E, Table G, page 4 +		
03	Minus Lighting Control Credits NRCC-LTI-02-E, page 2 -	Minus Lighting Control Credits NRCC-LTI-02-E, page 2 -	
04	Adjusted Installed Lighting Power (row 1 plus row 2 minus row 3) = 1,597	Adjusted Installed Lighting Power (row 1 minus row 3) = 0	
Complies ONLY if Installed \leq Allowed (Box 04 < Box 05)		Complies ONLY if Installed \leq Allowed (Box 04 < Box 05)	
05	Allowed Lighting Power Conditioned NRCC-LTI-03-E, page 1 Alterations with replacement luminaires that have at least 50/35% lower power compared to the original existing luminaires, may instead use the allowed wattage from NRCC-LTI-06, page 2 2,214	Allowed Lighting Power Unconditioned NRCC-LTI-03-E, page 1 Alterations with replacement luminaires that have at least 50/35% lower power compared to the original existing luminaires, may instead use the allowed wattage from NRCC-LTI-06, page 2	

D. Declaration of Required 240 Hificates of Installation

Declare by selecting yes for all of the Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form/Title	Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> Field Inspector
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	<input type="checkbox"/> Field Inspector
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/> Field Inspector
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/> Field Inspector
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/> Field Inspector

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Indoor Lighting
Project Name: LENNOX CLINIC Date Prepared: 10/02/18 NRCC-LTI-01-E (Page 5 of 6)

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:
 CONDITIONED SPACE UNCONDITIONED SPACE

H. Indoor Lighting Schedule and Field Inspection Energy Checklist

Name or Item Tag	Luminaire Schedule	Installed Watts				Location	Field Inspector ¹	
		03	04	05	06		07	08
	Complete Luminaire Description (i.e. 3 lamp fluorescent troffer, F3278, one dimmable electronic ballast)	Watts per Luminaire	How wattage was determined CEC Default from NMB According to §13103(c)	Number Luminaires	Total Installed Watts in this area (NPS x LPS)	Primary Function area in which these luminaires are installed	Pass	Fail
A	DOWNLIGHT LED FIXTURE	14	<input type="checkbox"/>	36	504	WAITING AREAS, DATA ROOM - HALLWAY	<input type="checkbox"/>	<input type="checkbox"/>
AA	DOWNLIGHT LED FIXTURE	23	<input type="checkbox"/>	28	644	CHECK OUT AREAS - RESTROOMS	<input type="checkbox"/>	<input type="checkbox"/>
A1,A2	DOWNLIGHT LED FIXTURE	34	<input type="checkbox"/>	7	238	NURSE STATION, HALLWAYS	<input type="checkbox"/>	<input type="checkbox"/>
B	2X2 LED FIXTURE	44	<input type="checkbox"/>	11	484	BUILDING ENTRY, ADA RAMP	<input type="checkbox"/>	<input type="checkbox"/>
BB	2X2 LED FIXTURE	50	<input type="checkbox"/>	10	500	EXAM ROOMS 116, 118 OFFICES 115 & 117	<input type="checkbox"/>	<input type="checkbox"/>
E	MIRROR-LUX	18	<input type="checkbox"/>	2	36	LOUNGE, 115 & SIGNED UNDER 114	<input type="checkbox"/>	<input type="checkbox"/>
J	EXTERIOR FIXTURE	24	<input type="checkbox"/>	9	216	RESTROOMS	<input type="checkbox"/>	<input type="checkbox"/>
K	WALL SCONCE	50	<input type="checkbox"/>	1	50	BUILDING PERIMETER	<input type="checkbox"/>	<input type="checkbox"/>
L	RECESSED LED DOWNLIGHT	14	<input type="checkbox"/>	6	84	BUILDING ENTRY	<input type="checkbox"/>	<input type="checkbox"/>
INSTALLED WATTS PAGE TOTAL:					2756	RECEPTION/CHECK IN	<input type="checkbox"/>	<input type="checkbox"/>
Enter sum total of all pages into NRCC-LTI-01-E, Page 2								

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
Indoor Lighting
Project Name: LENNOX CLINIC Date Prepared: 10/02/18 NRCC-LTI-01-E (Page 6 of 6)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: VLADIMIR TSIDLKO
Documentation Author Signature: *[Signature]*
Company: V&M ELECTRICAL ENGINEERING INC.
Signature Date: 10/02/18
Address: 3330 BARHAM BLVD, SUITE #204
City/State/Zip: LOS ANGELES CALIF., 90068
Phone: 1-323-851-9964

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The information provided on this Certificate of Compliance is true and correct.
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: VLADIMIR TSIDLKO
Responsible Designer Signature: *[Signature]*
Company: V&M ELECTRICAL ENGINEERING INC.
Date Signed: 08/14/2018
Address: 3330 BARHAM BLVD, SUITE #204
City/State/Zip: LOS ANGELES CALIF., 90068
License: #E11834
Phone: 1-323-851-9964

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance April 2016



integrated
design
construction
management
sustainability
totum



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

architect
professional stamp
drawn by
checked by
project title
VT
KG
remarks
date
job #
sheet

V & M ELECTRICAL ENGINEERING, INC.
3330 Barham Boulevard, Suite 204
Los Angeles, CA 90068
(323)851-9964 Fax (323)851-0153
E-mail: vme@vmelectrical.com

TITLE 24 CALCULATIONS
(INDOOR)

STATE OF CALIFORNIA
INDOOR LIGHTING - LIGHTING CONTROLS

CEC-NRCC-LTI-02-E (Revised 01/18)
CERTIFICATE OF COMPLIANCE
Indoor Lighting - Lighting Controls
Project Name: LENNOX CLINIC Date Prepared: 12/03/18
CALIFORNIA ENERGY COMMISSION NRCC-LTI-02-E (Page 1 of 3)

A. Mandatory Lighting Control Declaration Statements (Indicate if the measure applies by checking yes or no below.)

YES	NO	Control Requirements
<input type="radio"/>	<input checked="" type="radio"/>	Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 20 Appliance Efficiency Regulations in accordance with Section 110.9.
<input checked="" type="radio"/>	<input type="radio"/>	Lighting shall be controlled by a lighting control system or energy management control system in accordance with §110.9. An Installation Certificate shall be submitted in accordance with Section 130.4(b).
<input type="radio"/>	<input checked="" type="radio"/>	One or more Track Lighting Integral Current Limiters shall be installed which have been certified to the Energy Commission in accordance with §110.9 and §130.0. Additionally, an Installation Certificate shall be submitted in accordance with Section 130.4(b).
<input type="radio"/>	<input checked="" type="radio"/>	A Track Lighting Supplementary Overcurrent Protection Panel shall be installed in accordance with Section 110.9 and Section 130.0. Additionally, an Installation Certificate shall be installed in accordance with Section 130.4(b).
<input checked="" type="radio"/>	<input type="radio"/>	All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with Section 130.1.
<input checked="" type="radio"/>	<input type="radio"/>	All luminaires shall be functionally controlled with manual ON and OFF lighting controls in accordance with Section 130.3(a).
<input type="radio"/>	<input checked="" type="radio"/>	General lighting shall be separately controlled from all other lighting systems in an area. Floor and wall display, window display, case display, ornamental, and special effects lighting shall each be separately controlled on circuits that are 20 amps or less. When track lighting is used, general, display, ornamental, and special effects lighting shall each be separately controlled; in accordance with Section 130.1(a)(4).
<input checked="" type="radio"/>	<input type="radio"/>	The general lighting of any enclosed area 100 square feet or larger, with a connected lighting load that exceeds 0.5 watts per square foot shall meet the multi-level lighting control requirements in accordance with Section 130.1(b).
<input checked="" type="radio"/>	<input type="radio"/>	All installed indoor lighting shall be equipped with controls that meet the applicable Shut-Off control requirements in Section 130.1(c).
<input type="radio"/>	<input checked="" type="radio"/>	Lighting in all Daylit Zones shall be controlled in accordance with the requirements in Section 130.1(d) and daylight zones are shown on the plans.
<input type="radio"/>	<input checked="" type="radio"/>	Lighting power in buildings larger than 10,000 square feet shall be capable of being automatically reduced in response to a Demand Responsive Signal in accordance with Section 130.1(e).
<input checked="" type="radio"/>	<input type="radio"/>	Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with Section 130.4(a). The controls required to meet the Acceptance Requirements include automatic daylight controls, automatic shut-off controls, and demand responsive controls.

STATE OF CALIFORNIA
INDOOR LIGHTING - LIGHTING CONTROLS

CEC-NRCC-LTI-02-E (Revised 01/18)
CERTIFICATE OF COMPLIANCE
Indoor Lighting - Lighting Controls
Project Name: LENNOX CLINIC Date Prepared: 12/03/18
CALIFORNIA ENERGY COMMISSION NRCC-LTI-02-E (Page 2 of 3)

A separate document must be filled out for Conditioned and Unconditioned Spaces. This page is used only for the following:
 CONDITIONED SPACES UNCONDITIONED SPACES

B. Mandatory and Prescriptive Indoor Lighting Control Schedule, PAF Calculation, and Field Inspection Checklist

Lighting Control Schedule		Standards Complying With 1 (√ all that apply, or leave empty if Exempted)												Field Inspector			
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	PAF Credit Calculation 2 Test Required	% Acceptance	Pass/Fail
Location in Building	Type/Description of Lighting Control (i.e.: occupancy sensor, automatic time switch, dimmer, automatic daylight, etc.)	# of Units	§130.1(a)	§130.6(a)	§130.1(c)	§130.1(d)	§130.1(e)	§140.6(a)	§140.6(d)	§140.6(d)(2)	§140.6(d)	0	0	0	0	0	0
OFFICES, EXAM ROOMS, NURSE, WAIT AREA, LOUNGE, LAB,	OCCUPANCY SENSOR/DIMMERS	10		√	√							0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Control Credit PAGE TOTAL (Sum of Column 13): 0																	
IF MULTIPLE PAGES ARE USED, ENTER SUM TOTAL OF Control Credit for all pages HERE (Sum of all Column 13):																	
Enter Control Credit total into NRCC-LTI-01-E, Page 1.																	

3. §130.1(a) = Manual area controls; §130.6(b) = Multi Level; §130.1(c) = Auto Shut-Off; §130.1(d) = Mandatory Daylight; §130.1(e) = Demand Responsive; §140.6(d) = Additional lighting controls installed to earn a PAF; §140.6(d) = Prescriptive Secondary Daylight Daylight Controls.
2. Check Table 140.6-A for correct Factor. PAFs shall not be traded between conditioned and unconditioned spaces. As a condition to earn a PAF, an Installation Certificate is also required to be filled out, signed, and submitted.

STATE OF CALIFORNIA
INDOOR LIGHTING - LIGHTING CONTROLS

CEC-NRCC-LTI-02-E (Revised 01/18)
CERTIFICATE OF COMPLIANCE
Indoor Lighting - Lighting Controls
Project Name: LENNOX CLINIC Date Prepared: 12/03/18
CALIFORNIA ENERGY COMMISSION NRCC-LTI-02-E (Page 3 of 3)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: VLADIMIR TSIDLUKO Documentation Author Signature: [Signature]
Company: V&M ELECTRICAL ENGINEERING INC. Signature Date: 12/03/18
Address: 3330 BARHAM BLVD, SUITE #204 CEA Certification Identification (if applicable):
City/State/Zip: LOS ANGELES CALIF., 90068 Phone: 1-323-851-9964

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.
Responsible Designer Name: VLADIMIR TSIDLUKO Responsible Designer Signature: [Signature]
Company: V&M ELECTRICAL ENGINEERING INC. Date Signed: 12/03/18
Address: 3330 BARHAM BLVD, SUITE #204 License: #E11834
City/State/Zip: LOS ANGELES CALIF., 90068 Phone: 1-323-851-9964

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE

CEC-NRCC-LTI-03-E (Revised 04/16)
CERTIFICATE OF COMPLIANCE
Certificate of Compliance - Indoor Lighting Power Allowance
Project Name: LENNOX CLINIC Date Prepared: 12/03/18
CALIFORNIA ENERGY COMMISSION NRCC-LTI-03-E (Page 1 of 4)

A separate page must be filled out for Conditioned and Unconditioned Spaces. This page is only for:
 CONDITIONED spaces UNCONDITIONED spaces

A. SUMMARY TOTALS OF LIGHTING POWER ALLOWANCES
If using Complete Building Method for compliance, use only the total in column (a) as total allowed building watts.
If using Area Category Method, Tailored Method, or a combination of Area Category and Tailored Method for compliance, use only the total in column (b) as the total allowed building watts

	(a)	(b)
01 Complete Building Method Allowed Watts. Documented in section 8 of NRCC-LTI-03-E (below on this page)	0	
02 Area Category Method Allowed Watts. Documented in section C-1 of NRCC-LTI-03-E (below on this page)		
03 Tailored Method Allowed Watts. Documented in section A of NRCC-LTI-04-E		
TOTAL ALLOWED BUILDING WATTS. Enter number into correct cell on NRCC-LTI-31, Page 2, Row 1	0	0

Check here if building contains both conditioned and unconditioned areas.

B. COMPLETE BUILDING METHOD LIGHTING POWER ALLOWANCE

01	02	03	04
TYPE OF BUILDING (from §140.6 Table 140.6-B)	WATTS PER FT ²	COMPLETE BLDG. AREA	ALLOWED WATTS
			0
Total Area:			
Total Watts. Enter Total Watts into section A, row 1 (Above on this page).			0

C-1 AREA CATEGORY METHOD TOTAL LIGHTING POWER ALLOWANCES

Watts	
Total from section C-2.	2,214
Total from section C-3.	
Total Watts. Enter Total Watts into section A, row 2 (Above on this page).	2,214

For Alterations Only - Reduced lighting power option (Total Allowed Watts x 0.85). Enter this value into section A, row 2 if using this option.

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE

CEC-NRCC-LTI-03-E (Revised 04/16)
CERTIFICATE OF COMPLIANCE
Certificate of Compliance - Indoor Lighting Power Allowance
Project Name: LENNOX CLINIC Date Prepared: 12/03/18
CALIFORNIA ENERGY COMMISSION NRCC-LTI-03-E (Page 2 of 4)

A separate page must be filled out for Conditioned and Unconditioned Spaces. This page is only for:
 CONDITIONED spaces UNCONDITIONED spaces

C-2 AREA CATEGORY METHOD GENERAL LIGHTING POWER ALLOWANCE
Do not include portable lighting for offices. Portable lighting for offices shall be documented only in Section G of NRCC-LTI-01-E.
Separately list lighting for each primary function area as defined in §100.1 of the Standards.

01	02	03	04
AREA CATEGORY (From §140.6 Table 140.6-C)	WATTS PER FT ²	AREA (ft ²)	ALLOWED WATTS
OFFICES	1.0	327	327
EXAM/SOILED/LAB/PEDS VITALS	1.2	668	801
CHECK IN/OUT/CORRIDOR/RESTROOMS/HOUSE KEK.	0.6	660	396
LOUNGE, /WAIT AREA	0.9	345	310
LOBBY	0.95	400	380
TOTALS		2,715	

Enter sum total Area Category allowed watts into section C-1 of NRCC-LTI-03-E (this compliance document) 2,214 WATTS

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE

CEC-NRCC-LTI-03-E (Revised 04/16)
CERTIFICATE OF COMPLIANCE
Certificate of Compliance - Indoor Lighting Power Allowance
Project Name: LENNOX CLINIC Date Prepared: 12/03/18
CALIFORNIA ENERGY COMMISSION NRCC-LTI-03-E (Page 4 of 4)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: VLADIMIR TSIDLUKO Documentation Author Signature: [Signature]
Company: V&M ELECTRICAL ENGINEERING INC. Signature Date: 10/02/18
Address: 3330 BARHAM BLVD, SUITE #204 CEA Certification Identification (if applicable):
City/State/Zip: LOS ANGELES CALIF., 90068 Phone: 1-323-851-9964

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.
Responsible Designer Name: VLADIMIR TSIDLUKO Responsible Designer Signature: [Signature]
Company: V&M ELECTRICAL ENGINEERING INC. Date Signed: 12/03/18
Address: 3330 BARHAM BLVD, SUITE #204 License: #E11834
City/State/Zip: LOS ANGELES CALIF., 90068 Phone: 1-323-851-9964

integrated
design
construction
management
sustainability
totum



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

drawn by / checked by / project title / sheet / date / job # / remarks

VT	KG	REMARKS

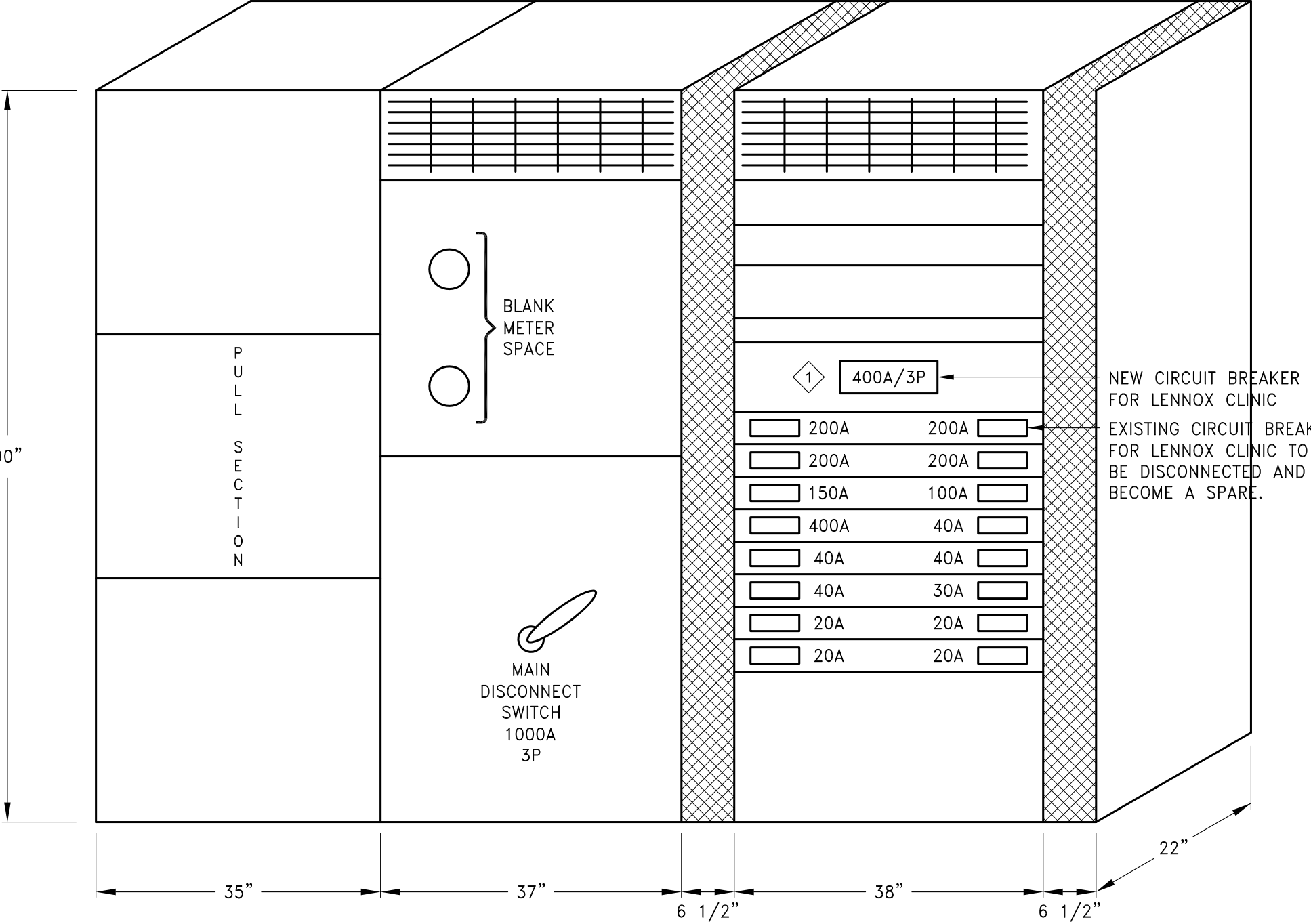
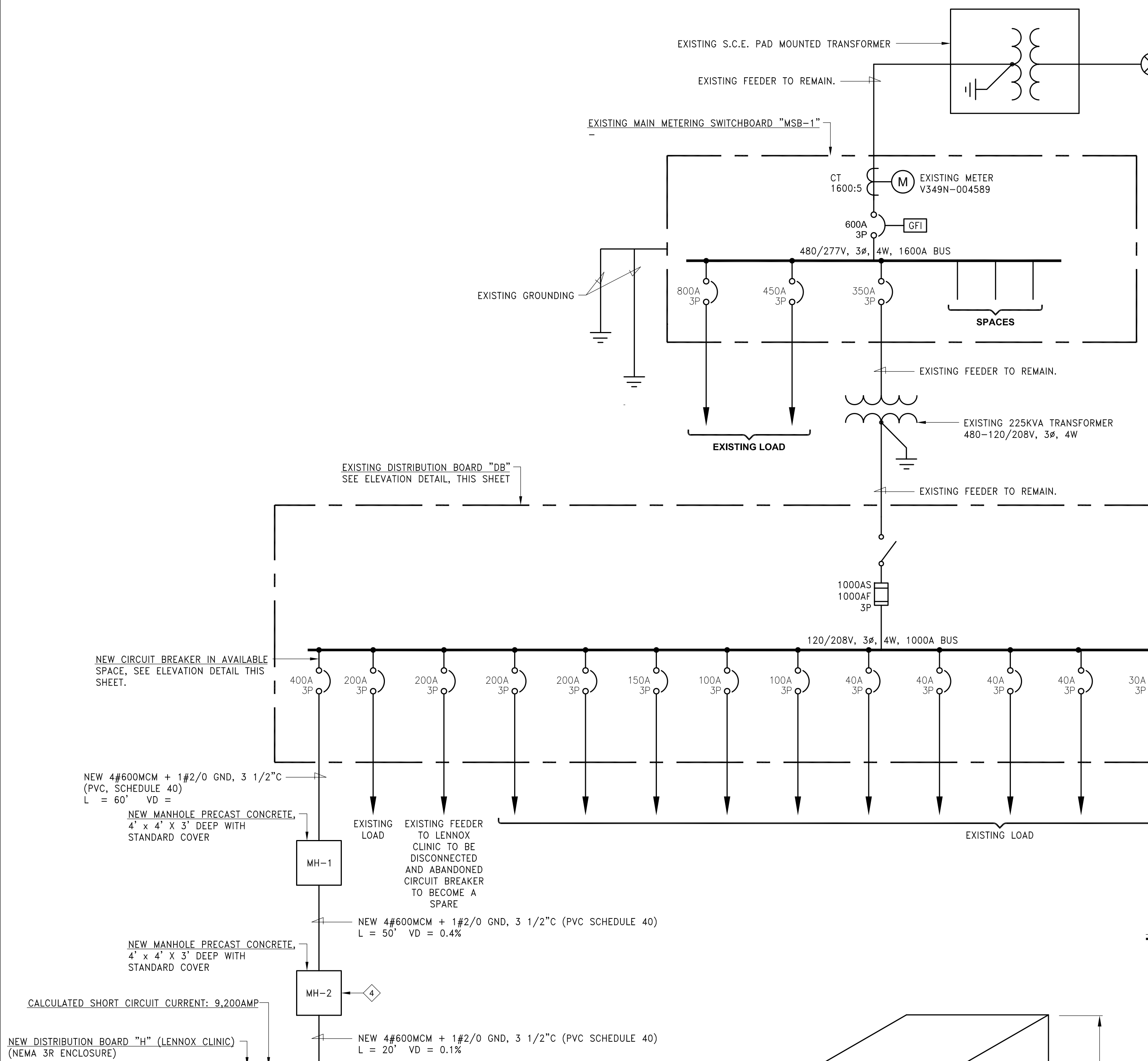
TITLE-24 (INDOOR)

V & M ELECTRICAL ENGINEERING, INC.
3330 Barham Boulevard, Suite 204
Los Angeles, CA 90068
(323)851-9964 Fax (323)851-0153
E-mail: vme@vmelectrical.com

E-4



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



NEW DISTRIBUTION BOARD "H" LOAD CALCULATIONS

- 1. FEEDER #1: 26.8 AMP x 208V = 5.6KW
- 2. FEEDER #2: 19.2 AMP x 208V = 4.0KW
- 3. FEEDER #3: 26.2 AMP x 208V = 5.6KW
- 4. FEEDER #4: NEW PANEL "L" 3.5KW
- 5. FEEDER #5: NEW PANEL "P" 27.4KW
- 6. FEEDER #6: 43.2 AMP x 208V = 9KW
- 7. FEEDER #7: 43.2 AMP x 208V = 9KW

TOTAL: 64.1KWATT OR 71KVA @ 0.9 P.F.
OR 197AMP @ 120/208V, 3 PHASE, 4 WIRE SYSTEM BOARD SHALL BE RATED 400AMP.
EXISTING MAIN METERING SWITCHBOARD "MSB-1" LOAD CALCULATIONS (N.E.C. 220-87)
MAXIMUM DEMAND x 1.25 + NEW LOAD (BOARD "H")
145 x 1.25 + 71 = 252KVA OR 303AMP @ 480/277V, 3Ø, 4W BOARD "MSB" IS RATED 1600AMP

DISTRIBUTION BOARD "DB"

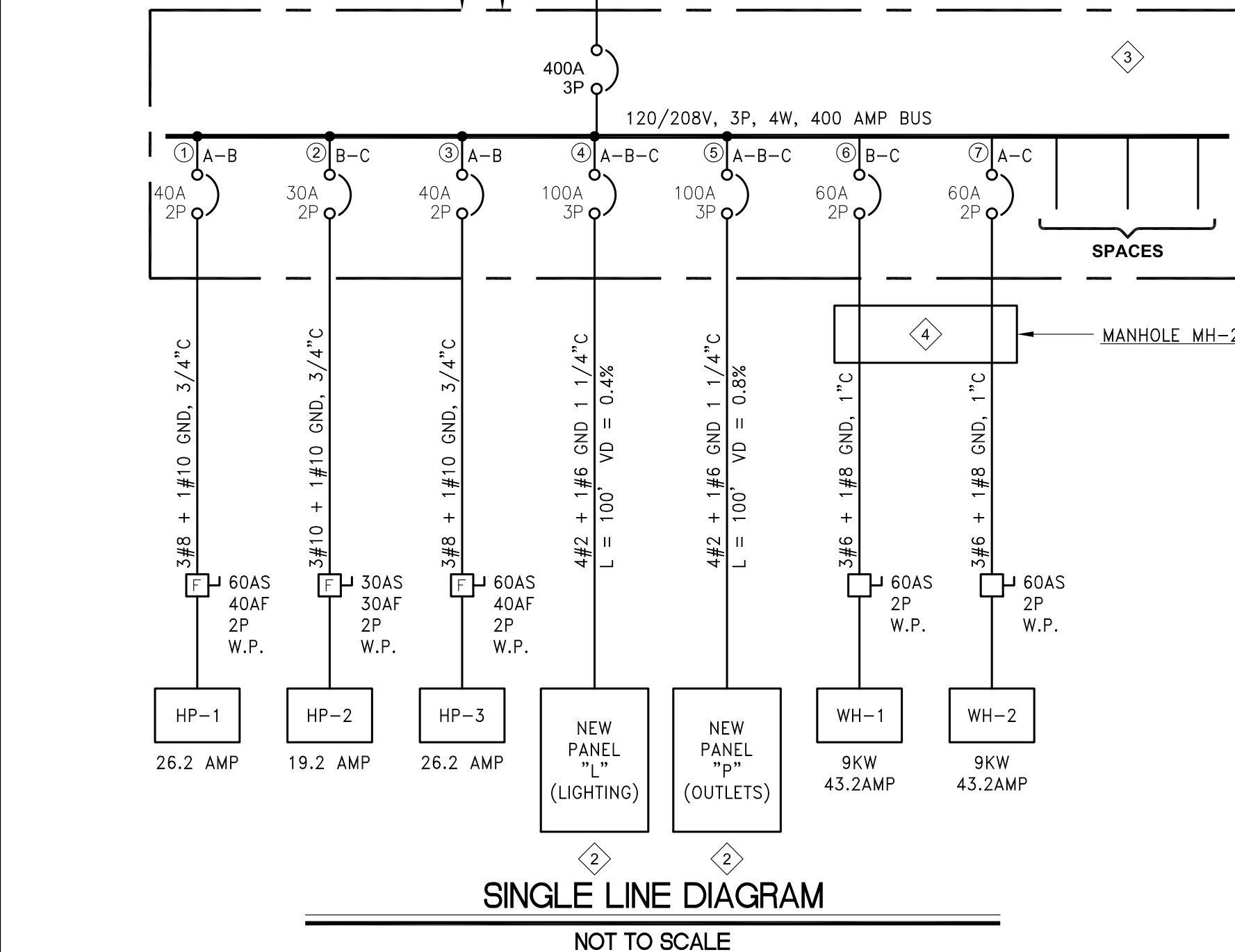
NOT TO SCALE

ELECTRICAL BILLS SUMMARY OF EXISTING SERVICE "MSB-1" METER #V349N-004589

DATES	MAXIMUM KWATT	P.F.	MAXIMUM KVA	COMMENTS
12/19/17 - 1/20/18	97	0.9	108	
1/20/18 - 2/16/18	104	0.9	116	
2/16/18 - 3/22/18	96	0.9	107	
3/22/18 - 4/19/18	104	0.9	116	
4/19/18 - 5/18/18	92	0.9	102	
5/18/18 - 6/19/18	90	0.9	100	
6/19/18 - 7/19/18	129	0.9	143	
7/19/18 - 8/17/18	115	0.9	128	
8/17/18 - 9/21/18	129	0.9	143	
9/21/18 - 10/18/18	119	0.9	132	
10/18/18 - 11/20/18	109	0.9	121	
11/20/18 - 12/21/18	104	0.9	116	
12/21/17 - 1/19/19	131	0.9	145	MAXIMUM DEMAND

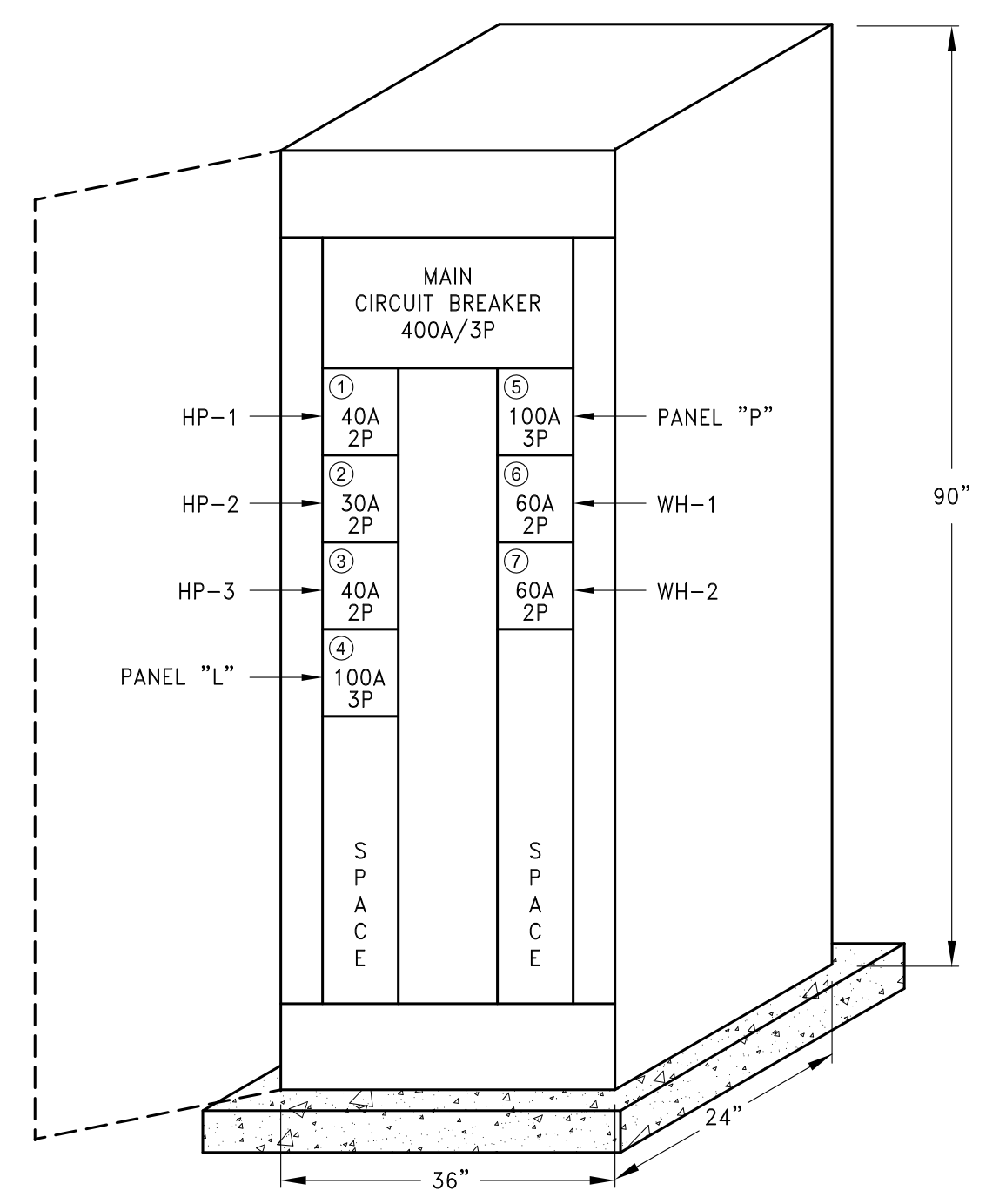
NUMBERED NOTE - (THIS SHEET ONLY)

- 1 NEW CIRCUIT BREAKER IN AVAILABLE SPACE. NEW CIRCUIT BREAKER TO MATCH EXISTING IN MANUFACTURER AND INTERRUPTING CAPACITY.
- 2 PANEL SHALL HAVE 10,000 AMP SHORT CIRCUIT CURRENT RATING.
- 3 BOARD SHALL BE BRACED FOR 50,000AMP AND ALL CIRCUIT BREAKERS SHALL HAVE 10,000 AMP SHORT CIRCUIT INTERRUPTING CAPACITY.
- 4 FEEDERS TO RUN THROUGH MANHOLE MH-2.



SINGLE LINE DIAGRAM

NOT TO SCALE



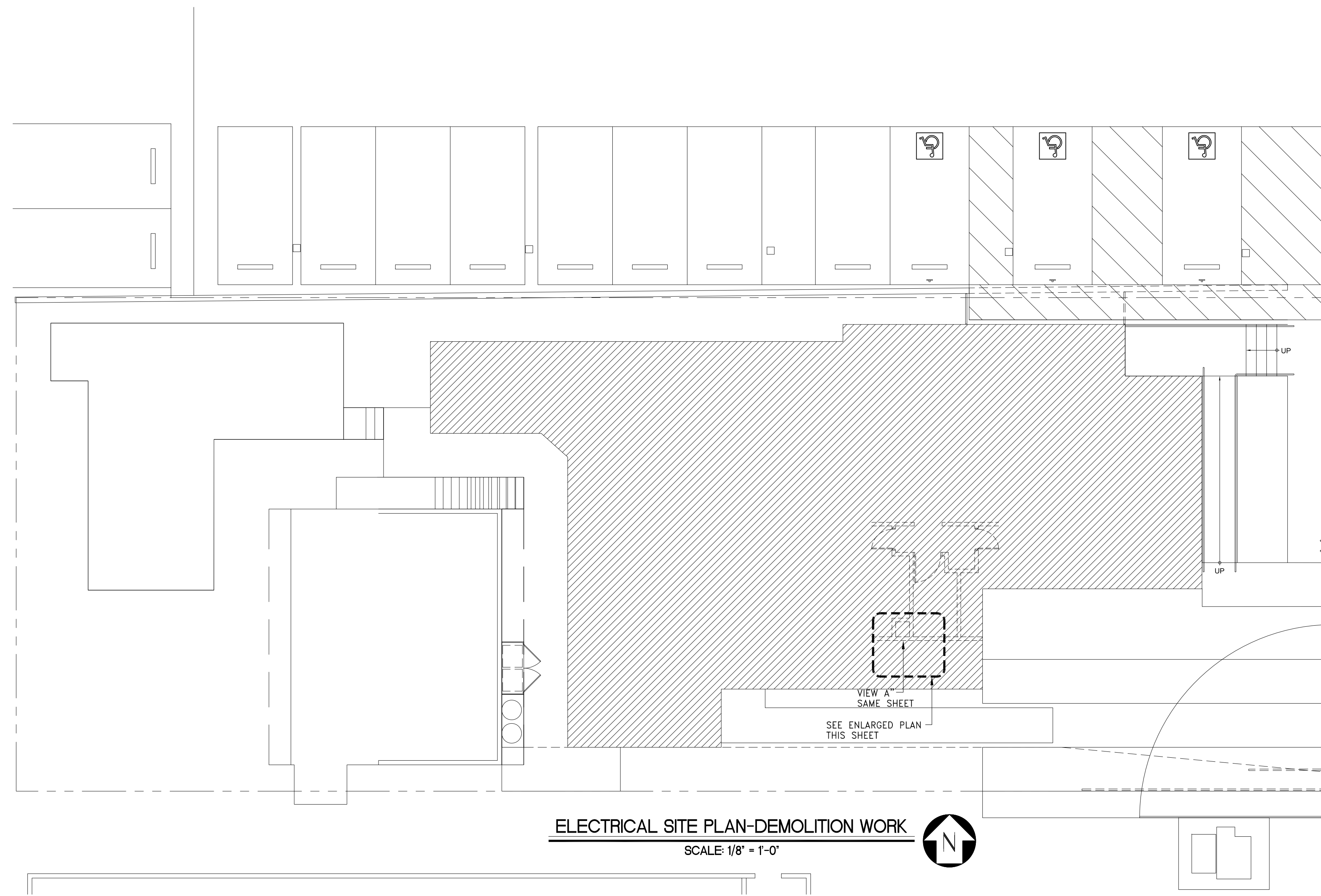
NEW DISTRIBUTION BOARD "H"

ELEVATION DETAIL

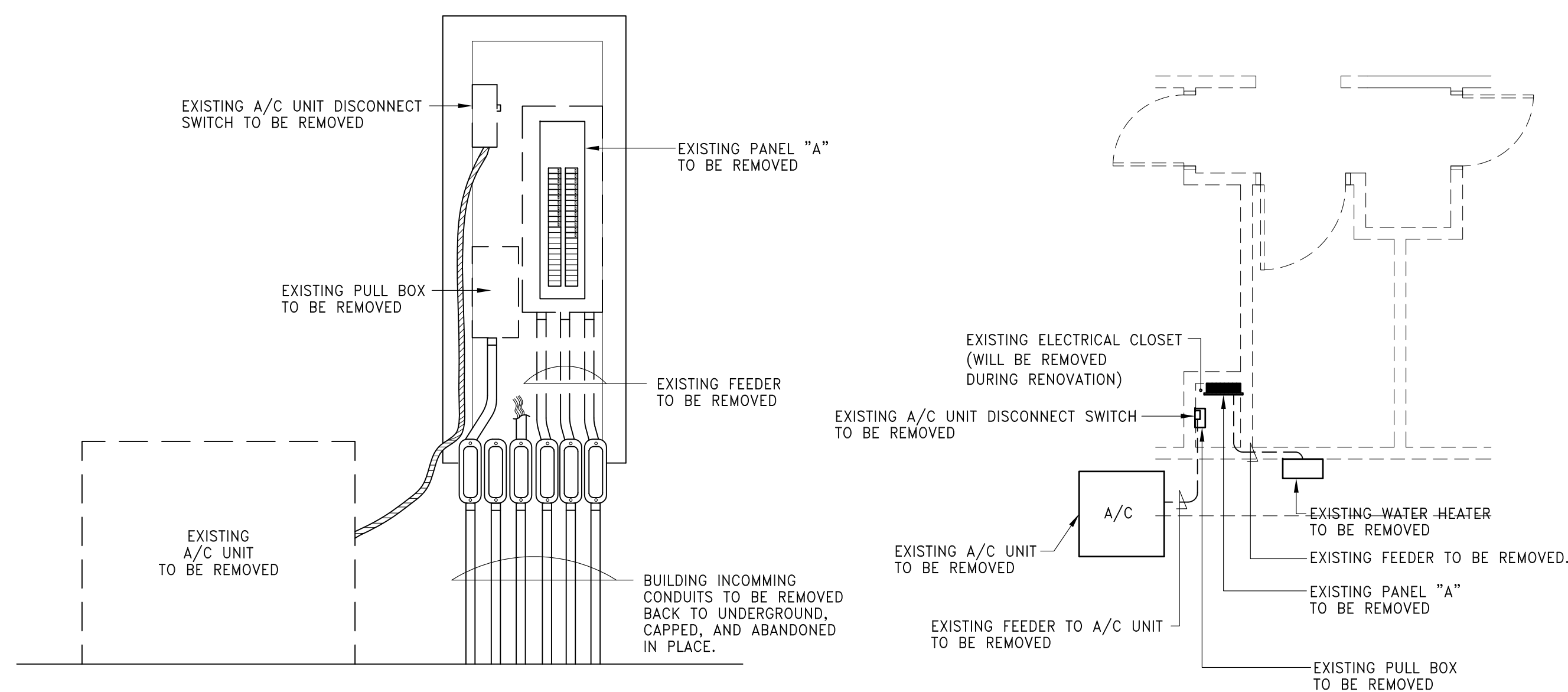
(NEMA 3R ENCLOSURE)

NOT TO SCALE

architect
professional stamp
checked by
project file
remarks
date
job #
sheet



ELECTRICAL SITE PLAN-DEMOLITION WORK
SCALE: 1/8" = 1'-0"



VIEW "A" - DEMOLITION WORK
SCALE: N.T.S.

EXISTING ENLARGED ELECTRICAL CLOSET DEMO PLAN
SCALE: 1/4" = 1'-0"



integrated
design
construction
management
sustainability
totum



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

date	remarks	checked by	project file

ELECTRICAL SITE PLAN
DEMOLITION

V & M ELECTRICAL ENGINEERING, INC.
3330 Barnham Boulevard, Suite 204
Los Angeles, CA 90068
(323)851-9964 Fax (323)851-0153
E-mail: vme@vmelectrical.com



integrated
design
construction
management
sustainability
totum



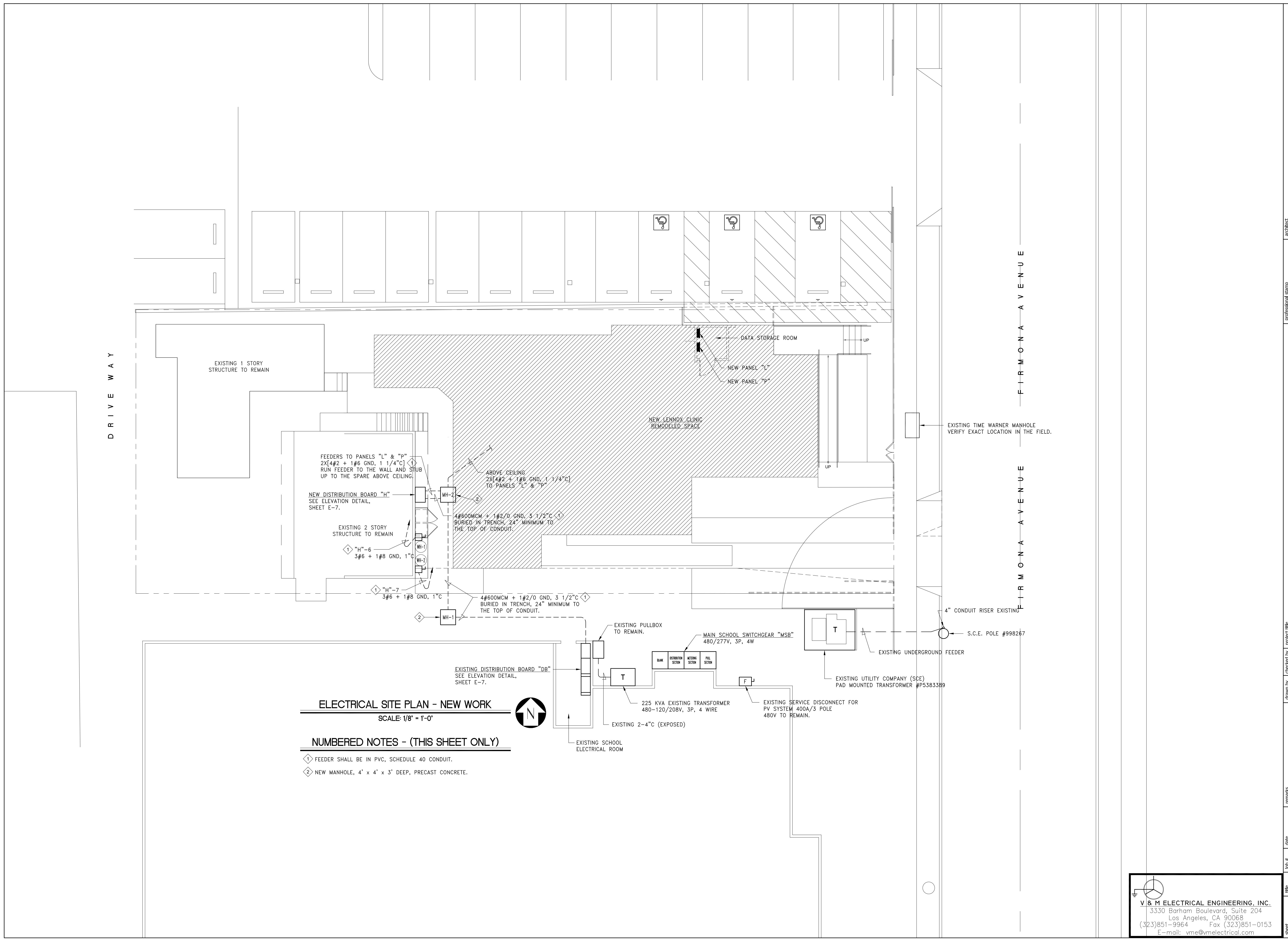
TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

VT	
XG	

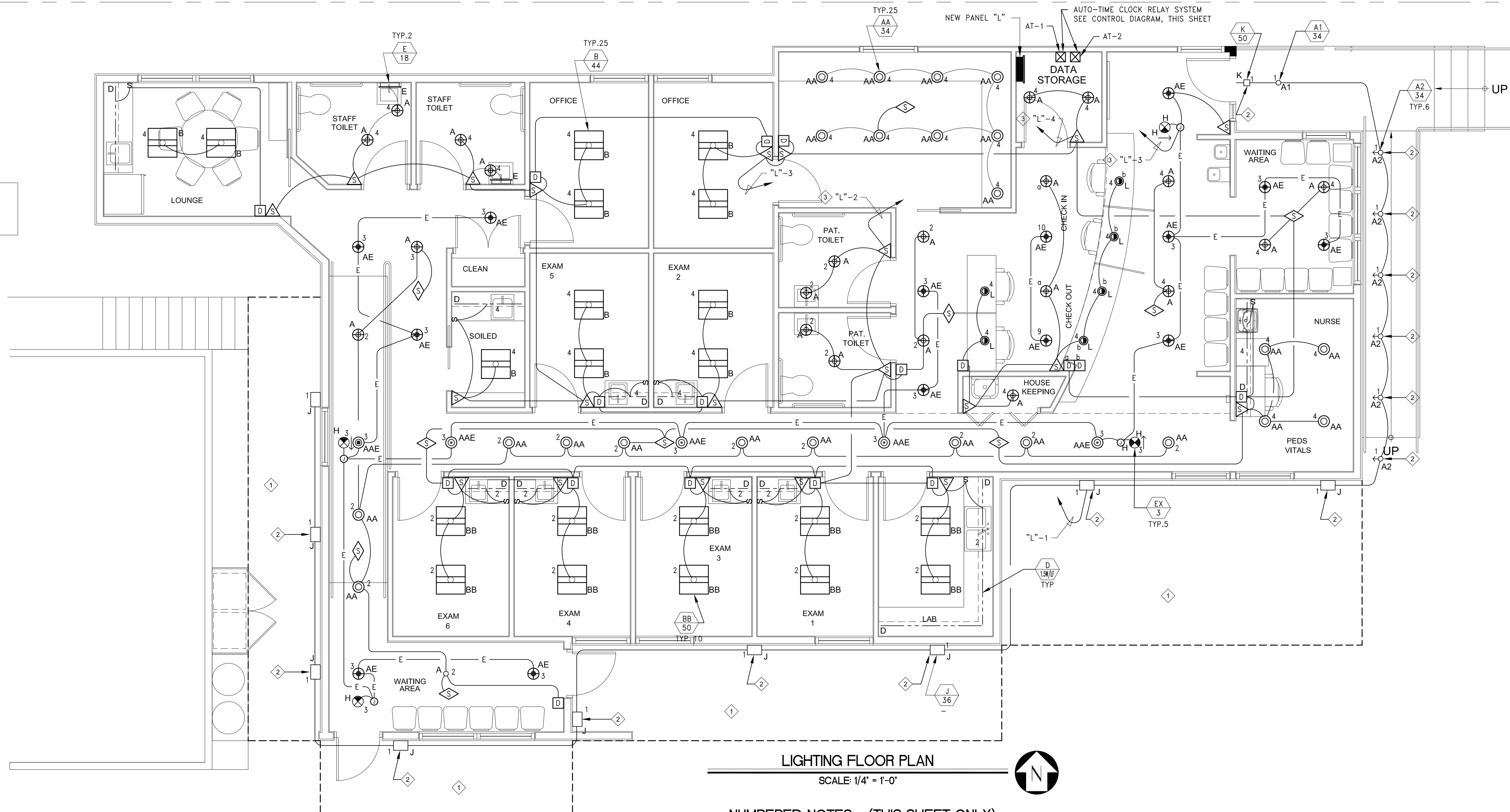
ELECTRICAL SITE PLAN
POWER

E-9

sheet:
 date:
 remarks:
 job #:
 drawn by:
 checked by:
 project file:
 professional stamp:
 architect:



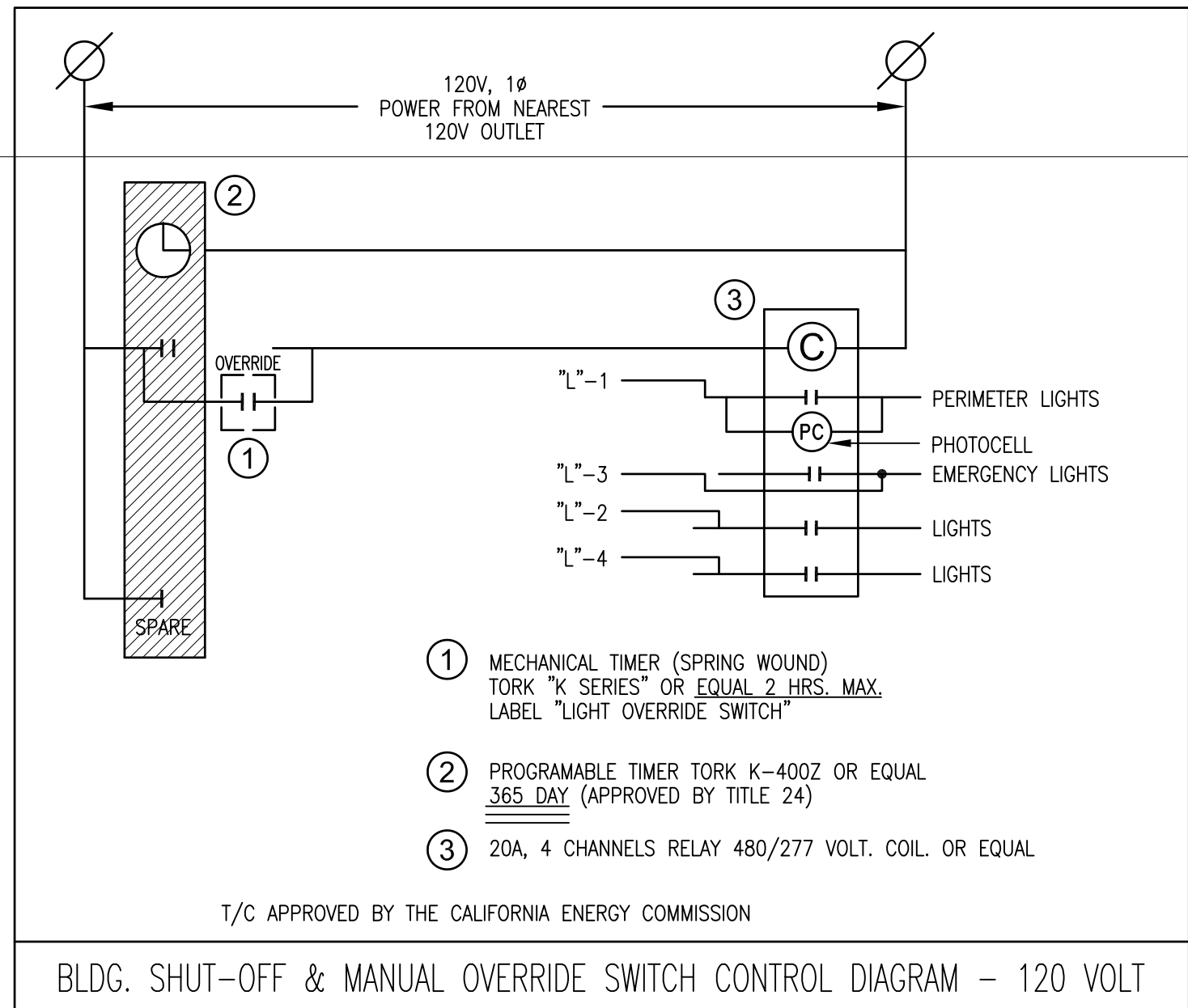
V & M ELECTRICAL ENGINEERING, INC.
 3330 Barnham Boulevard, Suite 204
 Los Angeles, CA 90068
 (323)851-9964 Fax (323)851-0153
 E-mail: vme@vmelectrical.com



LIGHTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

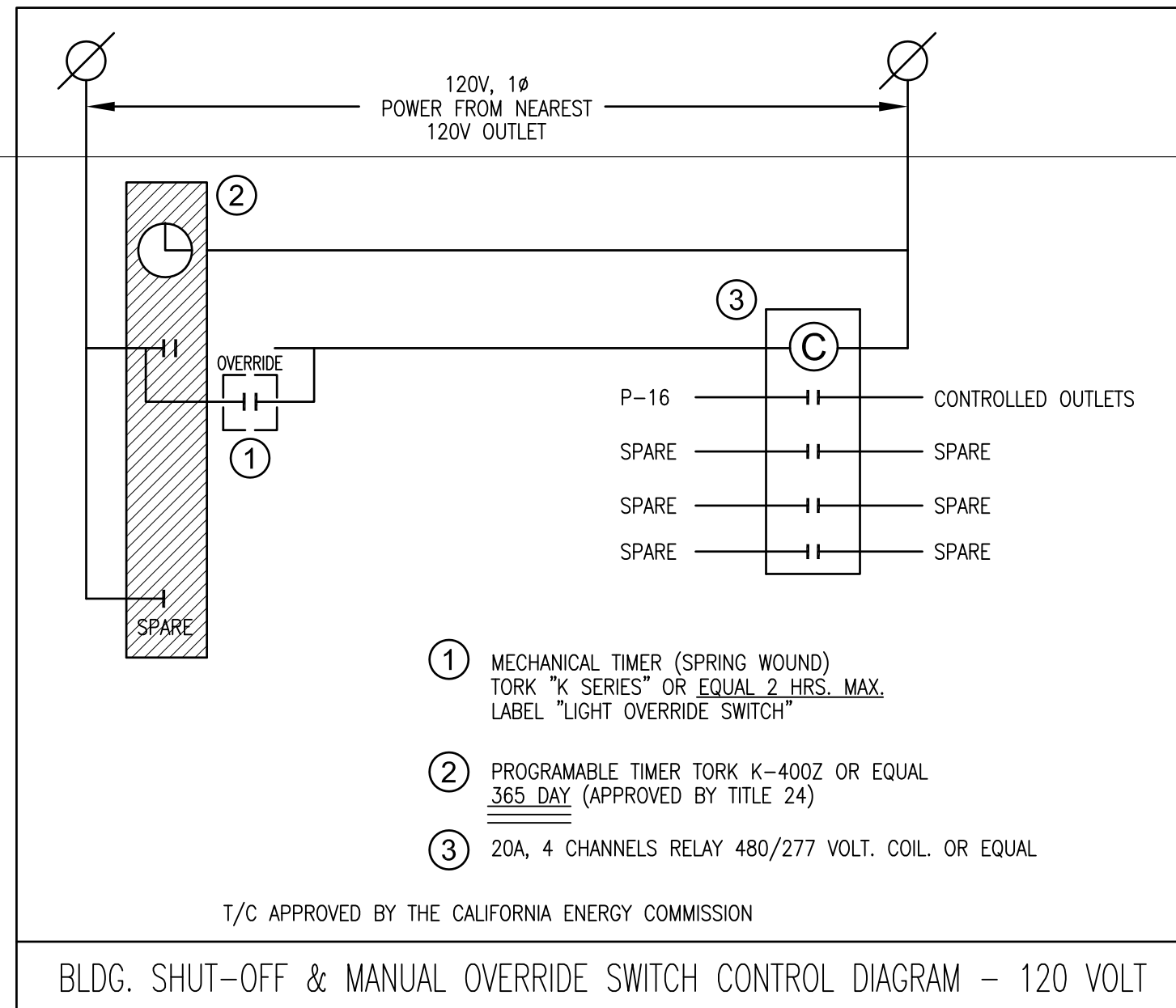
NUMBERED NOTES - (THIS SHEET ONLY)

- ① AREA FOR TITLE 24 CALCULATIONS. SEE EMERGENCY LIGHTING PHOTOMETRICS, SHEET E-11.
- ② FIXTURES TO BE CONTROLLED BY AUTO-TIME CLOCK AND PHOTOCELL (ON-BY PHOTOCELL, OFF-BY TIME CLOCK) CLIENT TO DETERMINE "OFF" TIME. LOCATE PHOTOCELL POINTING NORTH SEE DIAGRAM, THIS SHEET.
- ③ RUN HOMERUN THROUGH AUTO-TIME CLOCK. SEE DIAGRAM THIS SHEET.



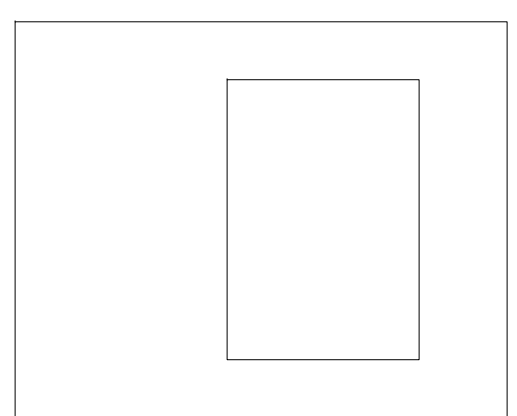
BLDG. SHUT-OFF & MANUAL OVERRIDE SWITCH CONTROL DIAGRAM - 120 VOLT

AUTO-TIMER CONTROL "AT-1"



BLDG. SHUT-OFF & MANUAL OVERRIDE SWITCH CONTROL DIAGRAM - 120 VOLT

AUTO-TIMER CONTROL "AT-2"



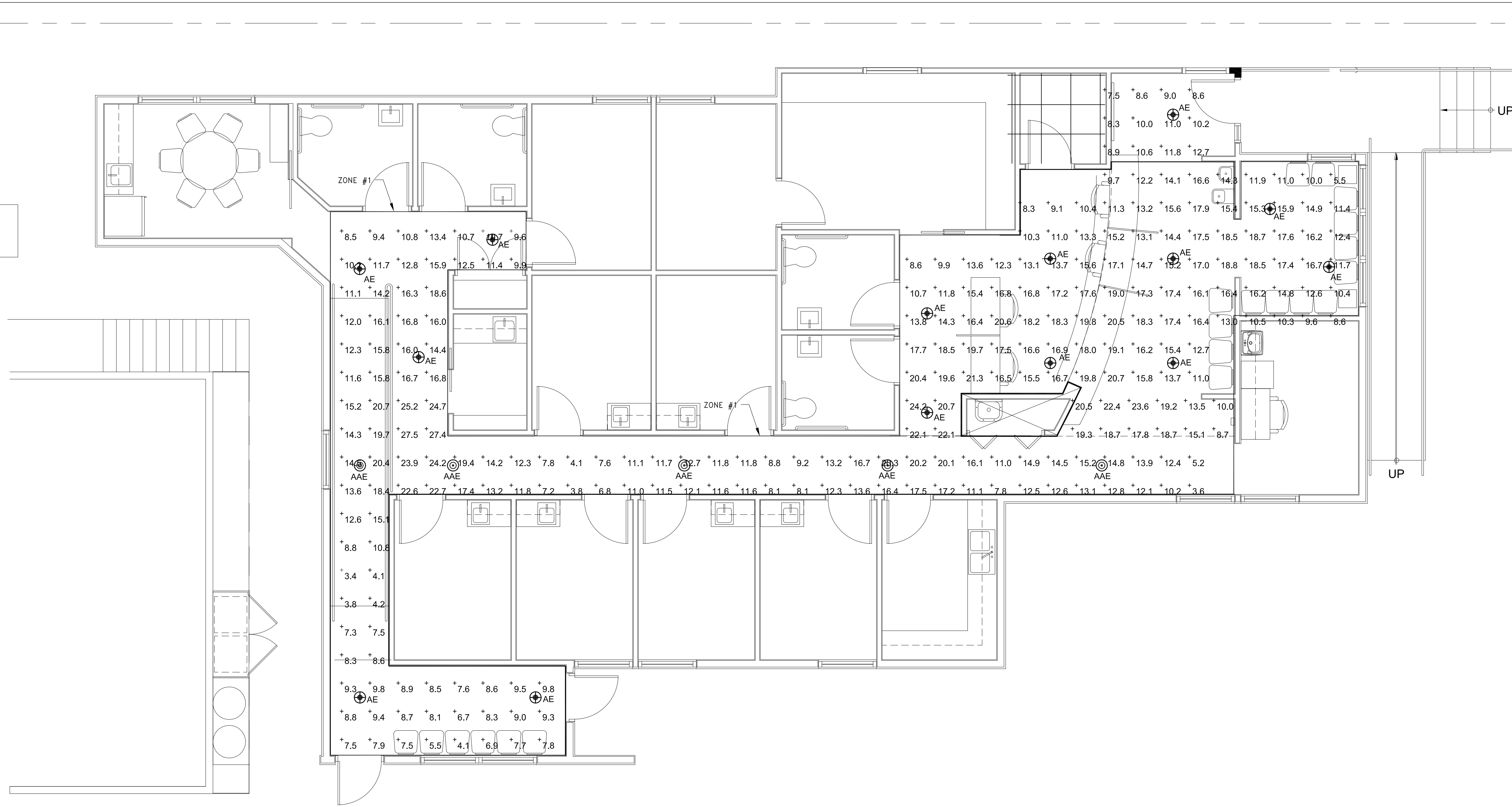
integrated
design
construction
management
sustainability
totum



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

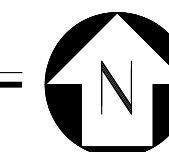
drawn by	checked by	project title
VT		
KG		
remarks		
date		
job #		
sheet		

V & M ELECTRICAL ENGINEERING, INC.
3330 Barnham Boulevard, Suite 204
Los Angeles, CA 90068
(323)851-9964 Fax (323)851-0153
E-mail: vme@vmelectrical.com



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	13.7 fc	27.5 fc	3.4 fc	8.1:1	4.0:1

EMERGENCY LIGHTING PHOTOMETRICS
SCALE: 1/4" = 1'-0"



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	14		CCT: 3062K, CRI:83.9Ra	LED-ARFK6-14-80-3000K-CREE	LED_CREE CXA1512-K4	1	LED-ARFK6-14-80-3000K-CREE.IES	1152	1	15.3
	B	5	ISM		LED-ARFK6-23-3000K-CREE	CREE	1	LED-ARFK6-23-3000K-CREE.IES	1723	1	21.9

V & M ELECTRICAL ENGINEERING, INC.
 3330 Barnham Boulevard, Suite 204
 Los Angeles, CA 90068
 (323)851-9964 Fax (323)851-0153
 E-mail: vme@vmelectrical.com



integrated
design
construction
management
sustainability
totum



architect
professional stamp

TO HELP EVERYONE
LENNOX CLINIC
 10223 FIRMONA AVE.
 LENNOX, CA 90304

drawn by
checked by
project file
remarks
date
job #
sheet

VT	_____
KG	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

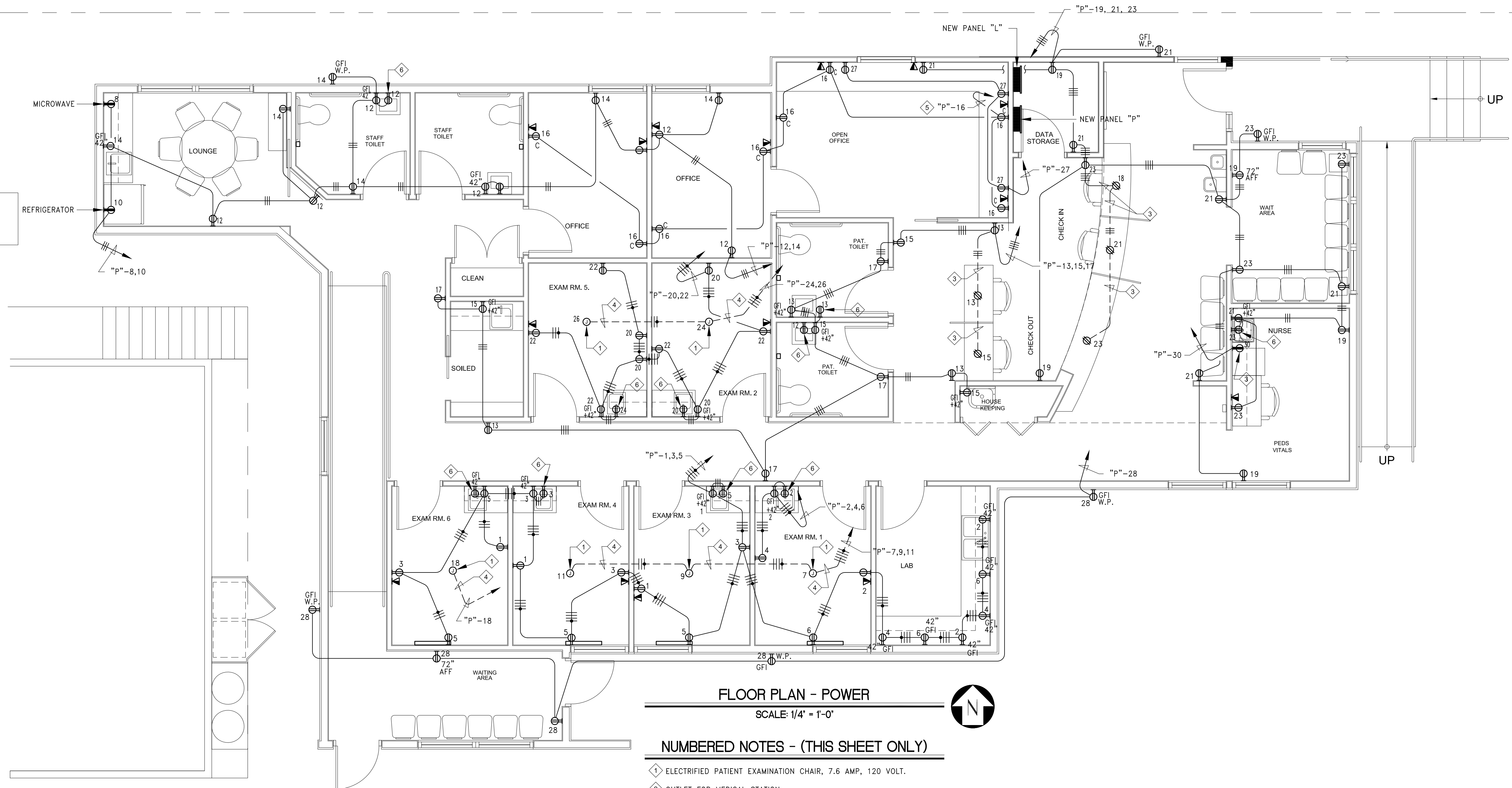
EMERGENCY LIGHTING
PHOTOMETRICS



integrated
design
construction
management
sustainability
totum



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



FLOOR PLAN - POWER
SCALE: 1/4" = 1'-0"

NUMBERED NOTES - (THIS SHEET ONLY)

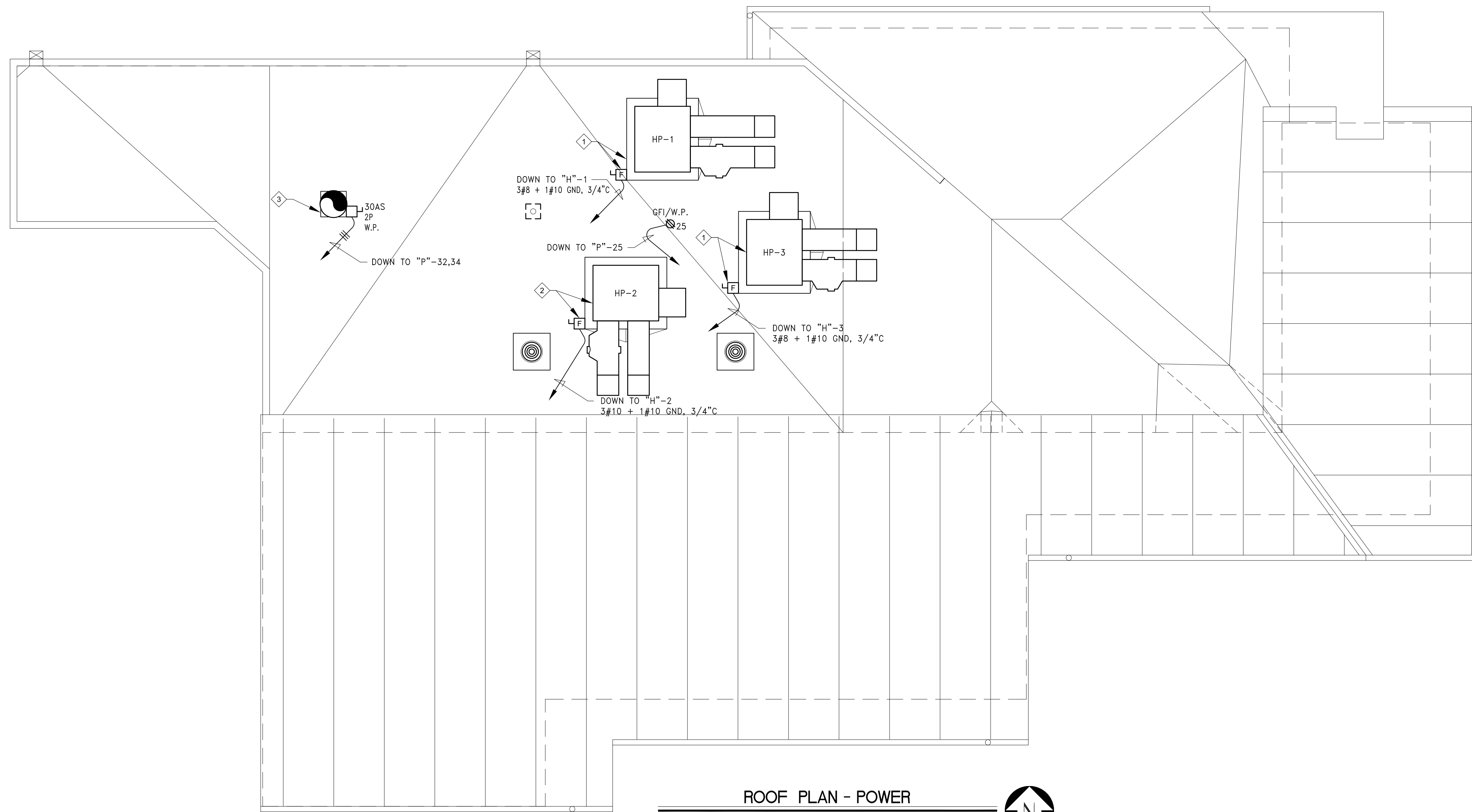
- ① ELECTRIFIED PATIENT EXAMINATION CHAIR, 7.6 AMP, 120 VOLT.
- ② OUTLET FOR MEDICAL STATION.
- ③ FEEDER TO BE INSTALLED IN THE FLOOR.
- ④ RUN HOMERUN IN THE FLOOR TO THE NEAREST WALL AND STUB UP TO THE SUSPENDED CEILING.
- ⑤ RUN HOMERUN THROUGH AUTO-TIMER SEE DIAGRAM, SHEET E-
- ⑥ OUTLET UNDER SINK FOR ELECTRIFIED FAUCET.

Sheet: _____ Date: _____ Remarks: _____
 Drawn by: _____ Checked by: _____ Project Title: _____
 Professional Stamp: _____

VT	
KG	

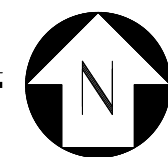
FLOOR PLAN
POWER

V & M ELECTRICAL ENGINEERING, INC.
 3330 Barnham Boulevard, Suite 204
 Los Angeles, CA 90068
 (323)851-9964 Fax (323)851-0153
 E-mail: vme@vmelectrical.com



ROOF PLAN - POWER

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



NUMBERED NOTES - (THIS SHEET ONLY)

- ① HEAT PUMP HP-1 & HP-3.
208V, 1 PHASE, 26.2 AMP. PROVIDE 60AS, 40AF, 2P W.P.
SAFETY DISCONNECT SWITCH RUN 1/2" C.O. TO RESPECTIVE THERMOSTATS.
- ② HEAT PUMP HP-2.
208V, 1 PHASE, 19.2 AMP. PROVIDE 30AS, 30AF, 2P W.P.
SAFETY DISCONNECT SWITCH RUN 1/2" C.O. TO RESPECTIVE THERMOSTATS.
- ③ EXHAUST FAN, 208V, 1 PHASE, 1/4HP
PROVIDE SAFETY DISCONNECT SWITCH 30AS, 2 POLE, W.P.
VERIFY IF MOTOR STARTER AND CONTROLS ARE PROVIDED BY THE
MANUFACTURER AND MAKE ALL NECESSARY CONNECTIONS TO HAVE
FANS OPERABLE.



integrated
design
construction
management
sustainability
totum



TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

architect
professional stamp
drawn by / checked by / project title
remarks
date
job #
sheet

VT	
XG	

ROOF PLAN
POWER

V & M ELECTRICAL ENGINEERING, INC.
3330 Barnham Boulevard, Suite 204
Los Angeles, CA 90068
(323)851-9964 Fax (323)851-0153
E-mail: vme@vmelectrical.com

MANDATORY MEASURES

Hot Water Piping Insulation

Hot water piping shall be insulated per Title-24 requirements for non-residential applications, (Section 120.3 and Table 120.3-A).

Service hot water piping (105°F - 140°F) shall be insulated with minimum R-4.5 with a minimum rating temperature of 150°F. Insulation thickness shall be minimum 1.0" thick on pipes less than 1" in diameter and 1.5" thick on pipes between 1.0" and 1.5" in diameter.

Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind, including but not limited to, the following:

- Insulation exposed to weather shall be suitable for outdoor service by either being rated by the manufacturer for outdoor use or by being covered e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover.
- Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.

Service hot water systems with recirculating pumps shall be provided with controls (a timer) that shall be capable of turning off the system.

An automatic air release valve shall be installed on the recirculation loop piping on the inlet side of the recirculating pump no more than 4 feet from the pump. This valve shall be mounted on a vertical riser at least 12" in length and accessible for maintenance and repair. Alternately, the pump shall be installed in a vertical section of the return line.

A check valve shall be installed between the circulating pump and the water heater to prevent water from flowing backward through the recirculation loop.

A hose bibb shall be installed between the pump and the water heater for system priming and bleeding air from the recirculating system.

Provide isolation valves on both sides of the pump for maintenance.

Water Conservation Ordinance Notes - (Form GRN 18N)

- Section 5.303.1 Building is existing and TI is less than 50,000 sf.
- Section 5.303.2 Projects having a CW supply of 2" or less may use the prescriptive method outlined in Section 5.303.2. See fixture specifications and related notes on this sheet.
- Section 5.304 There are no modifications to landscaping in this project
- Section 5.305.4 This project uses existing condenser water piping.
- Section 610.4.1 Connections length between a hot water supply fixture (faucet) and the hot water circulating system header shall not exceed 15 feet of 3/4" copper piping (see sheet P-1.1).

Codes, Permits, Fees, Inspections, Rules and Regulations

The Installer shall comply with all requirements of City, County, State, and Federal codes ordinances, and regulations. The Installer shall obtain and pay for all construction permits, inspections, etc., as required.

All work shall be performed in compliance with the following codes and standards:

- 2016 California Building Code
- 2016 California Mechanical code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Code (Title-24)
- 2016 California Green Building Standards Code

SCOPE OF WORK

The work under this contract consists of furnishing all labor, materials, permits, inspection fees, and services required for the complete installation of the plumbing work shown on these documents and as required by any special conditions identified at the jobsite. The General and Special Conditions of the contract are hereby made a part of this section.

The scope of the work includes the installation, alteration, relocation, and connection of pipes, fixtures, water heaters, and appliances as shown on these documents for hot and cold fresh water supply, waste, and vent connections as applicable. Coordinate with other trades where required for connection of condensate drains or other connections to appliances and kitchen equipment.

Materials

All materials furnished under this contract shall be new, free from defects, and shall conform with the standards of the UL and NSF where such standards have been established, and shall be so labeled. Incidental materials not specified herein that are required to complete the work shall be of first (highest) quality for the use intended. Manufacturer's names and catalog numbers are used to designate the item of material or equipment as a means of establishing grade and quality. Manufacturers of a similar quality will be considered upon submittal by the contractor and may be substituted with written approval.

Installation

The entire installation shall be made in a neat, workmanship-like, finished, and safe manner. Conceal all piping in finished areas, unless otherwise noted. The entire installation shall be subject to the Project Architect's and Owner's approval.

Provide dielectric protection at all dissimilar metal junctions or contact points. Roof and wall penetrations shall be properly sealed against weather penetration.

ALL PIPING SHALL BE BRACED OR SUPPORTED INDEPENDENTLY. Equipment connections shall not be used to support the weight of attached piping.

ALL EQUIPMENT AND FIXTURES SHALL BE BRACED OR SUPPORTED INDEPENDENTLY. Piping alone shall not be used to support the weight of fixtures or equipment.

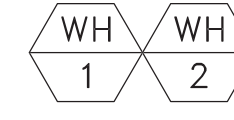
All equipment and fixtures shall be installed per manufacturer's recommendations which shall have precedence over this drawing in all cases. Contact Engineer for confirmation prior to deviating from this document.

Materials

- Water Piping**
Type L copper with wrought copper fittings. Use lead-free 95/5 solder for all field joints.
- Drain, Waste, and Vent Piping**
Standard weight cast iron no-hub and matching fittings.
- Storm Drains**
Standard weight cast iron no-hub and matching fittings.
- Indirect Waste Condensate Drains**
Type L copper with wrought copper fittings. Use lead-free 95/5 solder for all field joints.
- Fuel Gas Piping**
Black steel - Schedule 40, with black steel or malleable iron threaded fittings.

NOTE: THIS IS AN OSHPD-3 MEDICAL OFFICE

Equipment



Water Heater (2 Required)
American Water Heaters Model ITCE31-50, 50 gallon tank, with immersion thermostat, electronic controls and CSA/ASME rated temperature/pressure relief valve.
Power input: 6kW @ 208V/1Ø/60 29 max amps
Minimum inlet temperature: 60°F
Supply loop temperature: 120°F, ΔT = 60°F, 41 gph recovery capacity (per tank)
CAUTION: NO CONNECTIONS TO SINKS OR LAVATORIES AT THIS TEMPERATURE.
Provide complete with lead-free isolation/service valves and mixing valve at any faucet connection. See fixture table for detail on mixing valves.



Expansion Tank
Watts model DETA-5 ASME rated pressurized expansion tank for potable hot water with carbon steel shell, stainless steel system connection, and FDA approved butyl bladder.
Precharge = 40 psi
Total tank volume = 3.5 gallons (Estimated actual total volume = 2.92)
Max acceptance = 1.3 gallons (Estimated actual acceptance = 0.75 gallons)
Static weight: 22 lbs
Estimated weight at full acceptance: 52 lbs
Max allowable temperature = 240°F (Max design temperature = 120°F)
Estimated system volume: 125 gallons (2 x 50 gal WH + 15 gal in piping + 10% misc)

Expansion Tank Support Bracket

HoldRite model "Quick Strap #QS-12" thermal expansion tank mounting bracket or equal. Stainless steel bracket and straps, load capacity 70 lbs. Provide fasteners compatible with mounting surface.



Hot Water Circulation Pump
Taco model 008-IFC circulating pump, stainless steel flanged body with 1/25 HP, 115V, 60 Hz motor.

Hot Water Circulation Pump Timer

Intermatic model ET-1705-120VAC-SPST Electronic Timer to control hot water circulation pump with integral steel NEMA Type-3 enclosure. Pump and timer to be same voltage (120V/1Ø/60) with internal battery backup. Programmable for 7-day operation, 28 events (up to 4 points per day), EPROM program memory, CA Title-24 compliant. Coordinate installation with Electrical Contractor.

Water Heater Enclosure

HoldRite model "Quick Strap #QS-12" thermal expansion tank mounting bracket. Stainless steel bracket and straps, load capacity 70 lbs. Provide fasteners compatible with mounting surface.

Hot Water Return Flow Control Valve

ICSS model ICSS075FFH-1 in-line stainless steel flow controller, cartridge code "A+" (1.0 GPM), pressure range "H" (5 - 60 psi differential), 1/2" FPT inlet, 1/2" FPT union outlet. Alternate end style may be substituted for installation convenience.

Hot Water Recirculating Line Check Valve

Watts LFWCV (threaded) or LFWCVS (sweat fitting) brass lead-free swing check valve. Size to match pipe size where installed.

Drinking Water Fountain

TO BE PROVIDED BY OWNER

Fixtures

- See fixture table sheet P-1.1
- JS JANITOR SINK
- SK COUNTERTOP SINK
- LAV LAVATORY
- WC WATER CLOSET / TOILET

NOTE: ALL FIXTURES LISTED FOR DESIGN REFERENCE ONLY. VERIFY ALL FIXTURES WITH ARCHITECT OR MEDICAL SYSTEM DESIGNER PRIOR TO PURCHASE OR INSTALLATION.

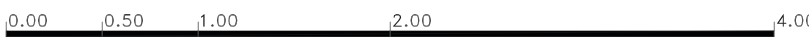
- All faucets in public restrooms shall be self-closing or self-closing metering faucets
- All fixtures, equipment, piping, and materials shall be listed (UL, IAPMO, City of Los Angeles, etc.) as required.
- All plumbing fixtures shall meet the flow requirements specified in the Los Angeles Plumbing Code.



integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

C.J. Barszcz & Associates
 9030 W. Sahara Ave #172 Las Vegas, NV 89117
 702-240-7240 https://cjbarszczassoc.com
 Consulting Mechanical Engineers



sheet: _____
 date: _____
 job #: 29-Mar-19 CJB
 remarks: _____
 drawn by: _____
 checked by: _____
 project title: Scope of Work and Equipment Specifications

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

29-Mar-19 CJB
18-08003.01

Scope of Work and Equipment Specifications

P-1.0

FIXTURE TABLE (BY ROOM)											
Index	Mark	Location	Function	Type	Fixture	Manufacturer	Model	Description	Finish	Color	Notes
1	WC-1	111	Restroom	1	Toilet	American Standard	2467.100	Cadet Flowise 1.1 GPF high-efficiency		White	Provide American Standard 5901.110T elongated, antimicrobial, open-front seat
2	LAV-1	111	Restroom	2	Lavatory	Kohler	K-2084-N Soho	Wall-hung sink		White	Provide K-8998 P-Trap with cleanout plug, drain tube assembly with fixed grid
3		111	Restroom	3	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
4	WC-2	112	Restroom	1	Toilet	American Standard	2467.100	Cadet Flowise 1.1 GPF high-efficiency		White	Provide American Standard 5901.110T elongated, antimicrobial, open-front seat
5	LAV-2	112	Restroom	2	Lavatory	Kohler	K-2084-N Soho	Wall-hung sink		White	Provide K-8998 P-Trap with cleanout plug, drain tube assembly with fixed grid
6		112	Restroom	3	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
7	WC-3	120	Restroom	1	Toilet	American Standard	2467.100	Cadet Flowise 1.1 GPF high-efficiency		White	Provide American Standard 5901.110T elongated, antimicrobial, open-front seat
8	LAV-3	120	Restroom	2	Lavatory	Kohler	K-2084-N Soho	Wall-hung sink		White	Provide K-8998 P-Trap with cleanout plug, drain tube assembly with fixed grid
9		120	Restroom	3	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
10	WC-4	121	Restroom	4	Toilet	Kohler	K-96057-L Highline	High efficiency elongated bowl; 1.28 gpf		White	Provide American Standard 5901.110T elongated, antimicrobial, open-front seat
11		121	Restroom	5B	Bedpan Washer	American Standard	6047.820.002	Bedpan washer diverter kit	Chrome		1.28 gpf piston-operated manual flush valve; 1" CW inlet; 1-1/2" top spud
12	LAV-4	121	Restroom	6	Lavatory	Kohler	K-2084-N Soho	Wall-hung sink		White	Provide K-8998 P-Trap with cleanout plug, drain tube assembly with fixed grid
13		121	Restroom	7	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
14	SK-1	105	Exam Rm	8	Sink	Just Mfg	SBL-ADA-1815-A-GR	Single bowl, single hole centered faucet punch	SS		Provide complete with J-15-CB fixed strainer grid & drain tailpiece
15		105	Exam Rm	9	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
16	SK-2	106	Exam Rm	8	Sink	Just Mfg	SBL-ADA-1815-A-GR	Single bowl, single hole centered faucet punch	SS		Provide complete with J-15-CB fixed strainer grid & drain tailpiece
17		106	Exam Rm	9	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
18	SK-3	107	Exam Rm	8	Sink	Just Mfg	SBL-ADA-1815-A-GR	Single bowl, single hole centered faucet punch	SS		Provide complete with J-15-CB fixed strainer grid & drain tailpiece
19		107	Exam Rm	9	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
20	SK-4	108	Exam Rm	8	Sink	Just Mfg	SBL-ADA-1815-A-GR	Single bowl, single hole centered faucet punch	SS		Provide complete with J-15-CB fixed strainer grid & drain tailpiece
21		108	Exam Rm	9	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
22	SK-5	116	Exam Rm	8	Sink	Just Mfg	SBL-ADA-1815-A-GR	Single bowl, single hole centered faucet punch	SS		Provide complete with J-15-CB fixed strainer grid & drain tailpiece
23		116	Exam Rm	9	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
24	SK-6	118	Exam Rm	8	Sink	Just Mfg	SBL-ADA-1815-A-GR	Single bowl, single hole centered faucet punch	SS		Provide complete with J-15-CB fixed strainer grid & drain tailpiece
25		118	Exam Rm	9	Faucet	American Standard	Selectronic 6057.104	Commercial single hole elect faucet	Chrome		For LAV-1; 0.35 gpm, 0.044 gal per cycle. Provide PK00.HAC hard-wired AC power supply kit (NO BATTERY SUPPLY); Provide 605XTMV1070 mixing valve (ASSE Certified for 0.35 gpm operation)
26	SK-7	102	Nurse Station	10	Sink	Just Mfg	A-544-912-S	Single bowl, single hole centered faucet punch	SS		Provide Just JT-150 trap and Just J-15-FS drain
27		102	Nurse Station	10	Faucet	Just Mfg	JSL-46-AC	Institutional elect faucet	Chrome		For SK-7; plug-in power option; Laminar flow 2.0 GPM, adjustable cycle time. Provide JTM47 thermostatic anti-scald mixing valve. Adjust temp to 105F Set cycle time to 0 (active until no activity sensed)
28	SK-8	114	Soiled	11	Sink	Just Mfg	SL-2119-A-GR	Single bowl, 3-hole, 4" centers	SS		Provide complete with J-35 stainless steel basket strainer w/locking shell
29		114	Soiled	12	Faucet	Just Mfg	J-1174-KS	Concealed ledgemount, 8" centers	Chrome		For SK-8
30	SK-9	104	Medical Lab	13	Sink	Just Mfg	DLN-2137-A-GR	Double bowl, 3-hole, 4" centers	SS		Integra-Drain integral drain system includes custom basket strainer & tailpiece
31		104	Medical Lab	14	Faucet	Just Mfg	J-1174-KS	Concealed ledgemount, 8" centers	Chrome		For SK-9
32	SK-9	104	Medical Lab	14B	Eyewash - Faucet Mount	Just Mfg	JG-1100		Chrome		
33	SK-11	124	Housekeeping	15	Sink	Kohler	K-6718 (Bannon)	Single bowl, standard wall mount, enamel finish		White	Provide K-6673-NA Adjustable support trap with cleanout plug & fixed strainer grid
34		124	Housekeeping	16	Faucet	Chicago Faucets	897-RCF		Chrome		For SK-11
35	DF-1	100	Waiting Room	17	Drinking Fountain	Elkay	LZ(S)TL8		TBD	TBD	**BY OWNER-INSTALLED BY GC
36	SK-10	110	Staff Lounge	18	Sink	Just Mfg	SL-2119-A-GR	Single bowl, single hole centered faucet punch	SS		Provide complete with J-35 stainless steel basket strainer w/locking shell
37		110	Staff Lounge	19	Faucet	Kraus	Oiletto KPF-2620		Chrome		For SK-10



integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

drawn by [] checked by [] project title []
remarks []
date [] job # []
sheet []

29-Mar-19 CJB

18-08003.01

Plumbing Fixtures and Specifications

P-1.1

C.J. Barszcz & Associates
9030 W. Sahara Ave #172 Las Vegas, NV 89117
702-240-7240 https://cjbarszczassoc.com
Consulting Mechanical Engineers

0.00 0.50 1.00 2.00 4.00

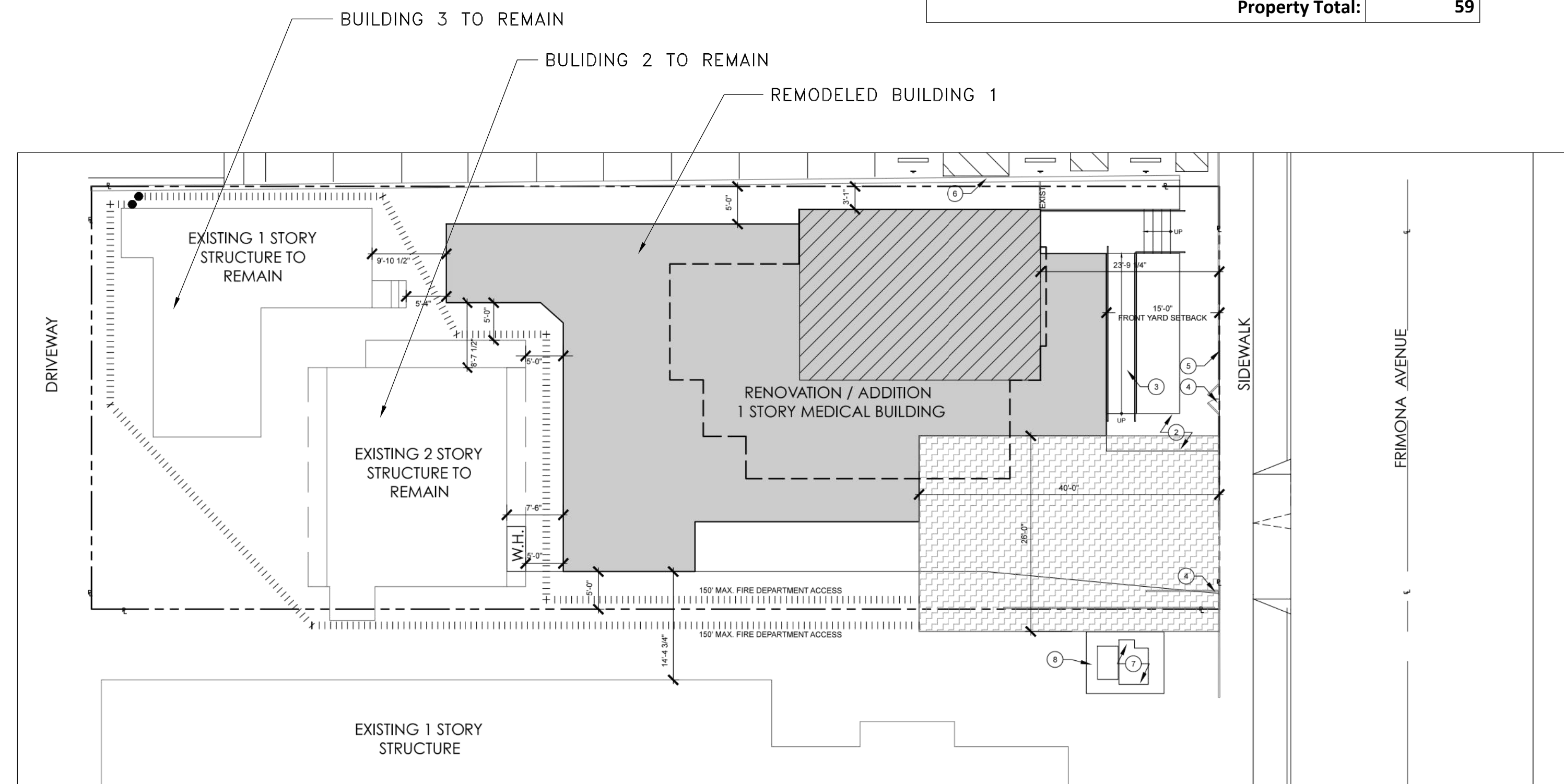
ESTIMATED WATER CONSUMPTION				
Eq Mark	Location	CW FU	HW FU	HW GPH
LAV-01	Building 1 - Restrm - Staff 1	0.75	0.75	2
LAV-01	Building 1 - Restrm - Patient 1	0.75	0.75	3 0.4 gpm @ sink => (15) 30 sec hand wash per hr
LAV-02	Building 1 - Restrm - Staff 2	0.75	0.75	2
LAV-02	Building 1 - Restrm - Patient 2	0.75	0.75	3 0.4 gpm @ sink => (15) 30 sec hand wash per hr
SK-1	Building 1 - Exam 1	0.75	0.75	2 0.4 gpm @ sink => 5 per hr (30 sec * 2) = 12 min/visit
SK-2	Building 1 - Exam 2	0.75	0.75	2 0.4 gpm @ sink => 5 per hr (30 sec * 2) = 12 min/visit
SK-3	Building 1 - Exam 3	0.75	0.75	2 0.4 gpm @ sink => 5 per hr (30 sec * 2) = 12 min/visit
SK-4	Building 1 - Exam 4	0.75	0.75	2 0.4 gpm @ sink => 5 per hr (30 sec * 2) = 12 min/visit
SK-5	Building 1 - Exam 5	0.75	0.75	2 0.4 gpm @ sink => 5 per hr (30 sec * 2) = 12 min/visit
SK-6	Building 1 - Exam 6	0.75	0.75	2 0.4 gpm @ sink => 5 per hr (30 sec * 2) = 12 min/visit
SK-7	Building 1 - Lab	0.75	0.75	3
SK-8	Building 1 - Soiled	0.75	0.75	3
SK-9	Building 1 - Nurse Office	0.75	0.75	2
SK-10	Building 1 - Lounge	2.25	2.25	2
SK-11	Building 1 - Housekeeping	2.25	2.25	5
WC-01	Building 1 - Restrm - Staff 1	2.5		
WC-02	Building 1 - Restrm - Staff 2	2.5		
WC-03	Building 1 - Restrm - Patient 1	2.5		
WC-04	Building 1 - Restrm - Patient 2	2.5		
Landscaping	Building 1 - Exterior	1.0		
Sub-Total Water Supply		25.25	14.25	
Total Building Water Supply CWFU		39.5		
Total HW GPH (Building 1)				37
Sink-1	Building 2 - Kitchen	0.75	0.75	All fixtures existing to remain - not part of remodel
Cuspidor	Building 2 - Dental Sta	1.00		
Lavatory-1	Building 2 - Dental Sta	0.75	0.75	
Toilet 1	Building 2 - Dental	2.5		
Lavatory	Building 2 - Dental	0.75	0.75	
Tub/Shower	Building 2 - 2nd Flr	3.0	3.0	
Lavatory-2	Building 2 - 2nd Flr	0.75	0.75	
Toilet	Building 2 - 2nd Flr	2.5		
Landscaping	Exterior	1.0		
Sub-Total Building Water Supply		13.00	6.00	
Total Building Water Supply CWFU		19		
Tub/Shower	Building 3 - Restrm	3.00	3.00	All fixtures existing to remain - not part of remodel
Lavatory-2	Building 3 - Restrm	0.75	0.75	
Toilet	Building 3 - Restrm	2.5		
Landscaping	Exterior	1.0		
Sub-Total Building Water Supply		7.25	3.75	
Total Building Water Supply CWFU		11		
Total Meter Water Supply CWFU		69.5		
Meter Water Supply (GPM) per Chart A 2.1(1)		35		

POTABLE WATER HYDRAULIC CALCULATION		
Item	PRESSURE LOSS (psig)	AVAILABLE PRESSURE (psig)
SUPPLY PRESSURE (set at regulator)		60
PRESSURE LOSS TO HEIGHT (14' ABOVE METER)	6.1	53.9
PRESSURE REGULATOR (No regulator required - supply < 80 psi)	0	53.9
METER PRESSURE LOSS (NEW 1" Ø METER)	4.2	49.7
MINIMUM RESIDUAL PRESSURE REQUIRED	-	15
PRESSURE AVAILABLE FOR FRICTION LOSS		34.7
DIST TO MOST REMOTE FIXTURE (feet)		
	160	
PIPE FITTING ALLOWANCE FACTOR		
	1.25	
DEVELOPED PIPE LENGTH INCLUDING FITTING ALLOWANCE (160 x 1.25) = 200		
ALLOWABLE FRICTION LOSS (34.7 psig / 200 ft x 100) @ 7 fps		
		17.4 psi / 100 ft

WATER PIPE SIZING											
FIXTURE UNITS versus FRICTION LOSS (PSI/100 ft)											
TYPE L COPPER											
Friction Loss psi / 100 ft	Nominal Pipe Diameter (inches)	Internal Pipe Diameter (inches)									
		0.545	0.785	1.025	1.265	1.505	1.985	2.465	2.945	3.425	3.905
17	Cold Water - Flush Valve	0	0	0	14	35	132	329	666	1091	1668
	Cold Water - Flush Tank	4	16	30	56	103	254	455	719	1091	1668
17.5	Hot Water (5 ft/s max)	3	8	16	28	46	119	245	406	585	840
	Cold Water - Flush Valve	0	0	0	14	35	132	329	666	1091	1668
17.5	Cold Water - Flush Tank	4	16	30	56	103	254	455	719	1091	1668
	Hot Water (5 ft/s max)	3	8	16	28	46	119	245	406	585	840

PLUMBING FIXTURE FLOW RATES	
Non-residential Occupancies	
Fixture Type	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	2.0 gpm @ 80 psi
Kitchen faucets	1.8 gpm @ 60 psi
Lavatory faucets, commercial/non-residential	0.4 gpm @ 60 psi
Wash fountains	1.8*[rim space/20] gpm @ 60 psi
Flushometer tank water closets	1.28 gal/flush
Urinals	0.125 gal/flush

FIXTURE DRAINAGE REQUIREMENTS		
Eq Mark	Location	Drainage FU
JS-1	Building 1 - Housekeeping	3
SK-1	Building 1 - Exam 1	1
SK-2	Building 1 - Exam 2	1
SK-3	Building 1 - Exam 3	1
SK-4	Building 1 - Exam 4	1
SK-5	Building 1 - Exam 5	1
SK-6	Building 1 - Exam 6	1
SK-7	Building 1 - Lab	2
SK-7	Building 1 - Soiled	2
SK-8	Building 1 - Lounge	2
SK-9	Building 1 - Nurse Office	1
LAV-01	Building 1 - Restrm - Staff 1	1
LAV-02	Building 1 - Restrm - Staff 2	1
LAV-01	Building 1 - Restrm - Patient 1	1
LAV-02	Building 1 - Restrm - Patient 2	1
WC-01	Building 1 - Restrm - Staff 1	4
WC-02	Building 1 - Restrm - Staff 2	4
WC-03	Building 1 - Restrm - Patient 1	4
WC-04	Building 1 - Restrm - Patient 2	4
Building Sub-Total		36
Sink-1	Building 2 - Kitchen	2
Cuspidor	Building 2 - Dental Sta	1
Lavatory-1	Building 2 - Dental Sta	1
Toilet 1	Building 2 - Dental	4
Lavatory	Building 2 - Dental	1
Tub/Shower	Building 2 - 2nd Flr	2
Lavatory-2	Building 2 - 2nd Flr	1
Toilet	Building 2 - 2nd Flr	4
Building Sub-Total		16
Tub/Shower	Building 3 - Restrm	2
Lavatory-2	Building 3 - Restrm	1
Toilet	Building 3 - Restrm	4
Building Sub-Total		7
Property Total:		59



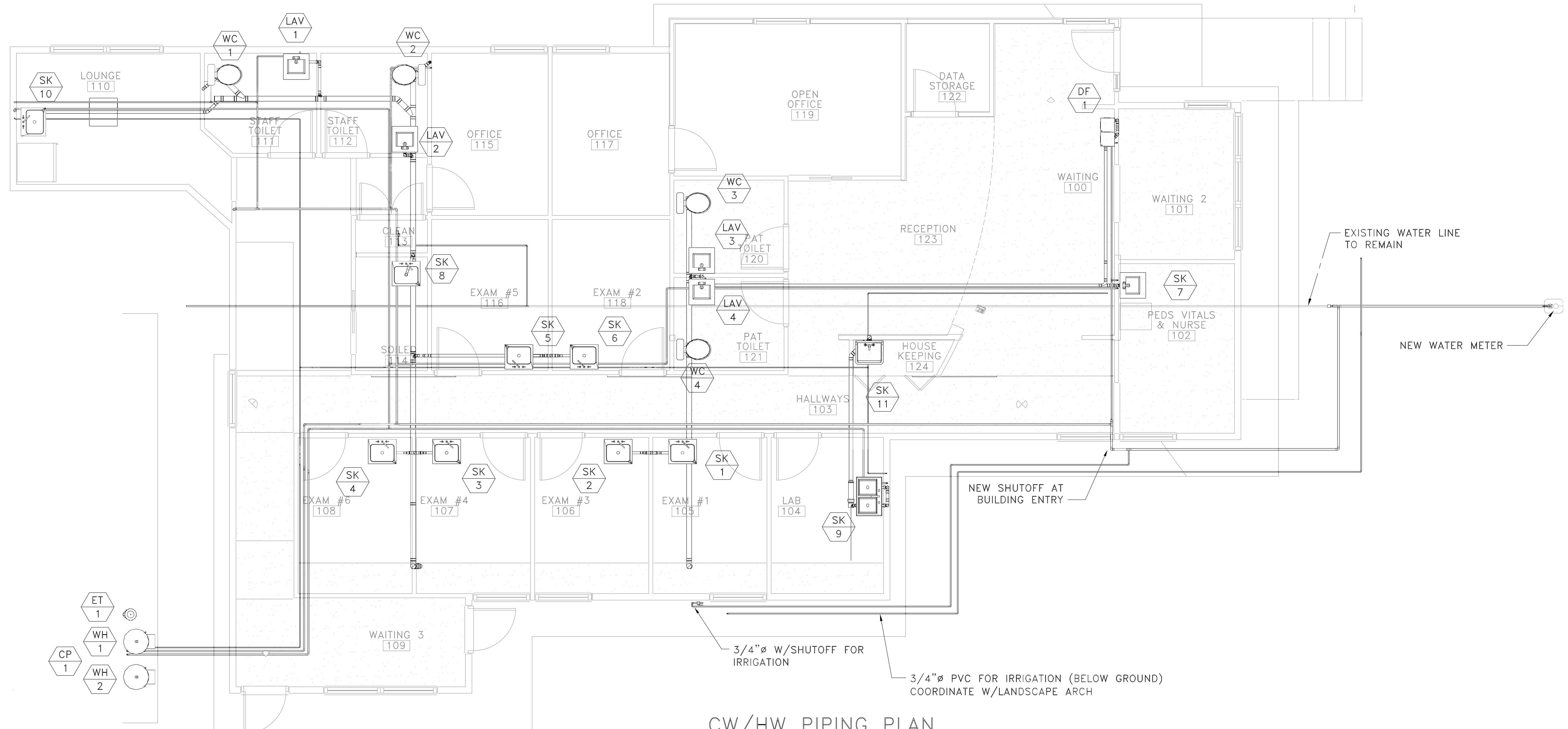
SITE PLAN
SCALE: NONE

NOTE:
SITE PLAN REPRODUCED HERE ONLY TO INDICATE BUILDING REFERENCES.
SEE ARCHITECT'S PLAN FOR DETAIL.

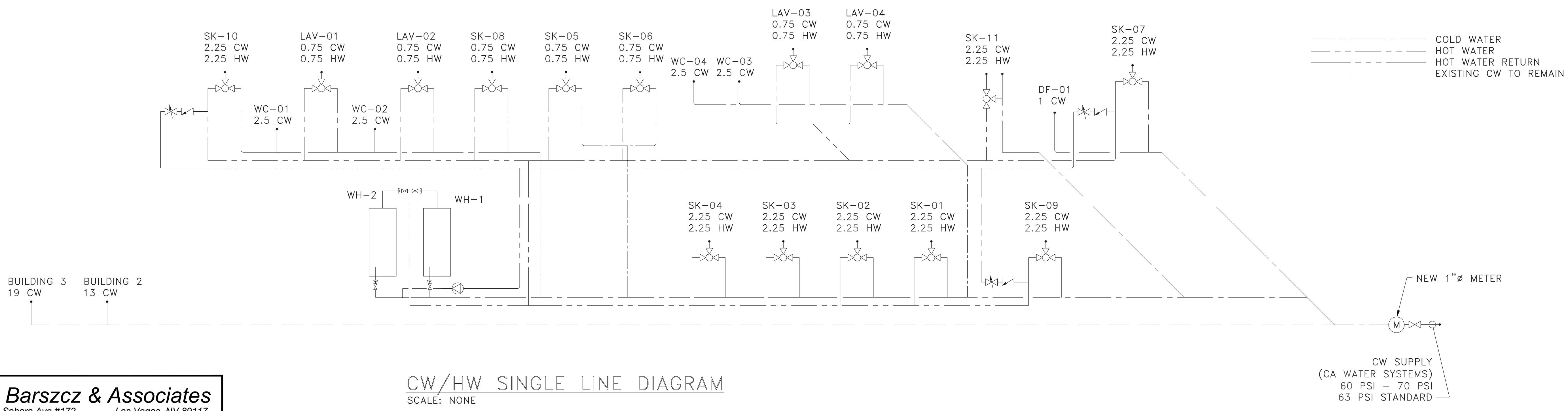


integrated
design
construction
management
sustainability
totum

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304



CW/HW PIPING PLAN
SCALE: 1/4" = 1'-0"

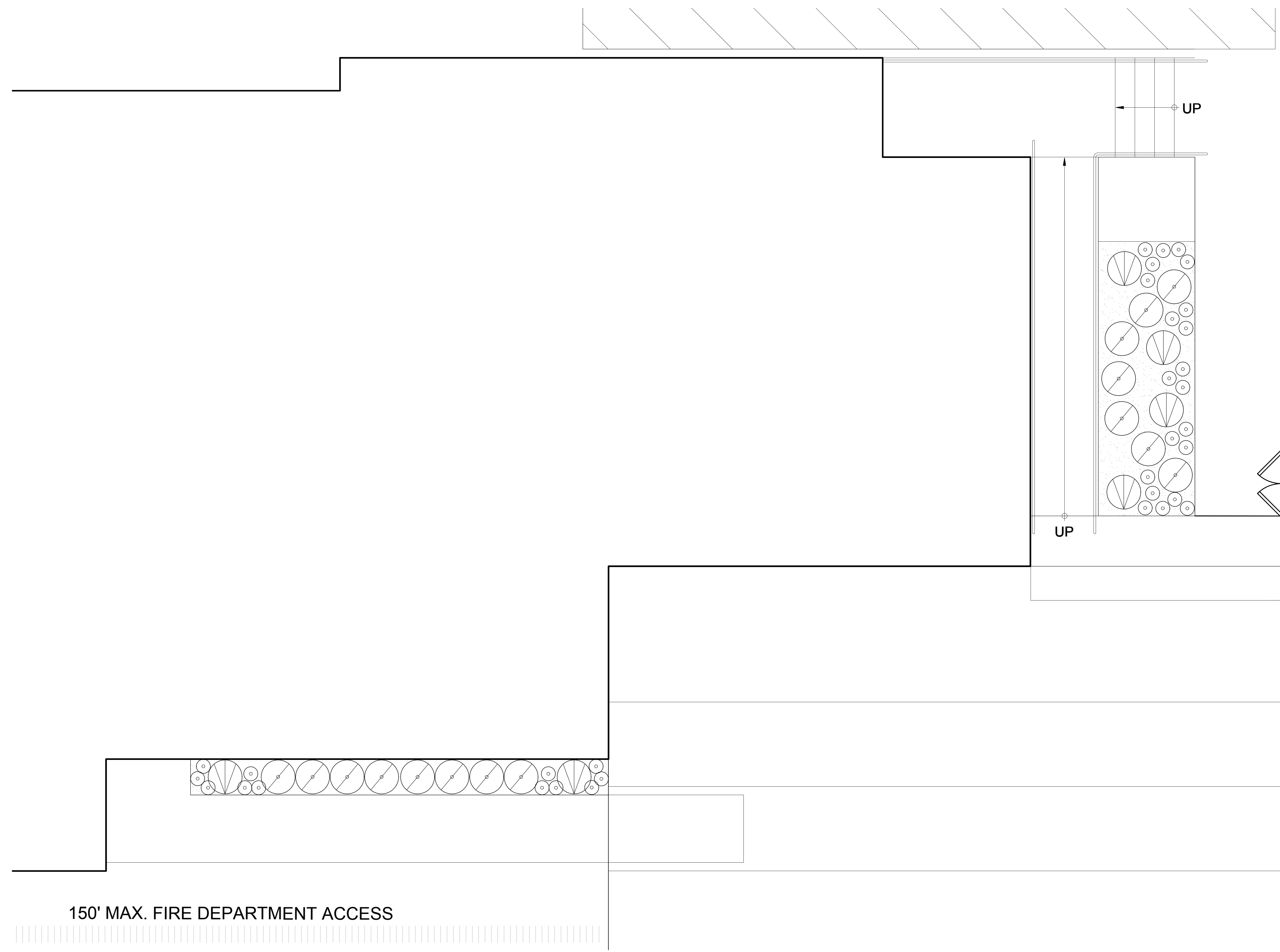


CW/HW SINGLE LINE DIAGRAM
SCALE: NONE

C.J. Barszcz & Associates
9030 W. Sahara Ave #172 Las Vegas, NV 89117
702-240-7240 <https://cjbarszczassoc.com>
Consulting Mechanical Engineers

sheet: 0.00 0.50 1.00 2.00 4.00
 date: 29-Mar-19
 job #: 18-08003.01
 remarks: CW/HW One-line Diagram & Schematic
 drawn by: [blank] checked by: project title

P-2.0



PLANTING NOTES

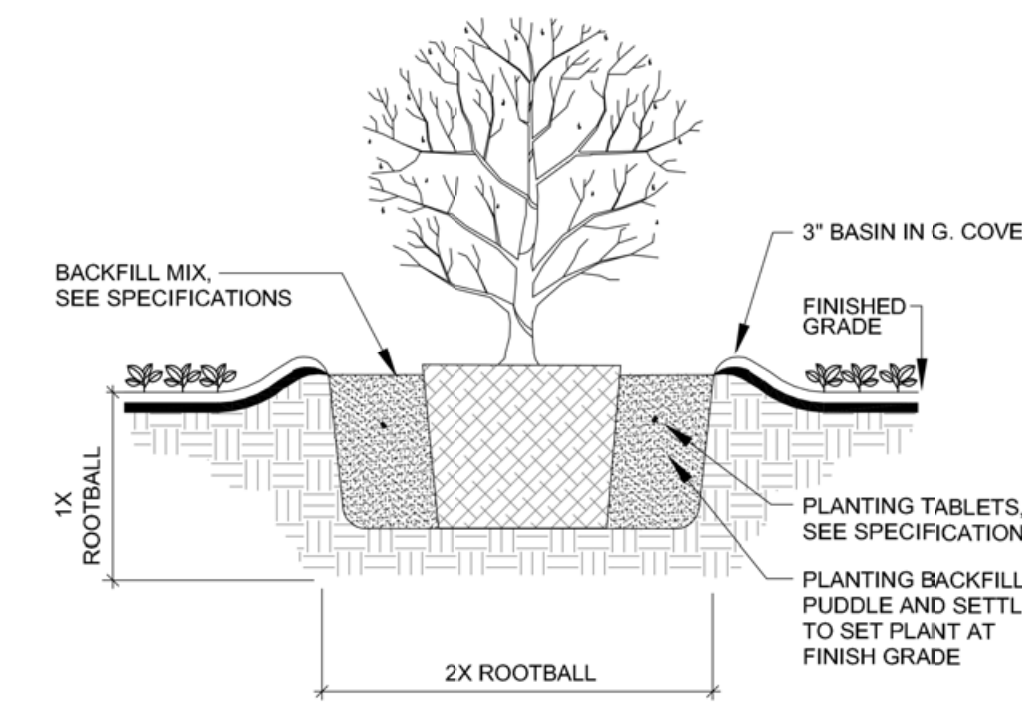
1. THE CONTRACTOR SHALL CALL FOR A PRE-PLANTING MEETING WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (8-1-1) TWO DAYS PRIOR TO EXCAVATION FOR PLANTING.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY THEIR WORK.
4. ALL PLANTING AND IRRIGATION SHALL BE MAINTAINED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) DAYS. THE CONTRACTOR SHALL SCHEDULE A WALKTHROUGH AT 30-DAY INTERVALS PRIOR TO ACCEPTANCE.
5. THE DESIGN SHOWN IS DIAGRAMMATIC. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO BIDDING.
6. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT A 2% MINIMUM FOR LANDSCAPED AREAS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED BUILDING PERMITS PRIOR TO COMMENCING CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST BETWEEN EXISTING SITE CONDITIONS AND PLANS.
9. ALL CONSTRUCTION SHALL MEET OR EXCEED LOCAL CONTROLLING JURISDICTION.
10. THE CONTRACTOR SHALL TAKE GREAT CARE TO PROTECT EXISTING SITE AMENITIES DURING THE PROCESS OF CONSTRUCTION.
11. THE CONTRACTOR SHALL REMOVE ROCKS 1" DIAMETER AND LARGER FROM WITHIN THE TOP 12" OF THE FINISH GRADE OF THE LANDSCAPE AREAS.
12. ALL LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF 3" MEDIUM GRIND BARK MULCH.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT
15. SEE DETAILS AND NOTES FOR STAKING METHODS, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
16. IF CONFLICT ARISES BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECTS FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.
17. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
18. PRIOR TO DELIVERY CONTRACTOR SHALL SUBMIT PHOTOS OF ALL REPRESENTATIVE PAN MATERIAL WITH SPECIFICATIONS ON PHOTOS INDICATING HEIGHT AND WIDTH. PHOTOS SHALL INCLUDE NAME, ADDRESS AND PHONE NUMBER OF SUPPLIERS. CONTRACTOR WILL INSTALL MATERIAL INFERIOR TO INDUSTRY STANDARDS AT THEIR OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. IT IS THE CONTRACTOR'S REQUIREMENT TO WARRANTY ALL PLANT MATERIALS. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR A MINIMUM OF 90 DAYS AFTER ACCEPTANCE OF THE PLANTING.
20. ALL PLANT MATERIAL SHALL BE DELIVERED WITH LABELS CLEARLY INDICATING THE SPECIES AND VARIETY OF PLANT MATERIAL.
21. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT WHEN SHRUBS HAVE BEEN LOCATED ON THE SITE PER PLANTING LAYOUT. LANDSCAPE ARCHITECT SHALL APPROVE FINAL LAYOUT PRIOR TO PLANTING.
22. CONTRACTOR SHALL SUBMIT RECEIPTS OF ALL TOPSOIL, AMENDMENTS AND FERTILIZERS FOR LANDSCAPE ARCHITECT APPROVAL.
23. CONTRACTOR TO PROVIDE RODENT AND PEST CONTROL, REPLACE DAMAGED PLAN MATERIAL AT NO COST TO OWNER.

SOIL MANAGEMENT REPORT

1. IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL MANAGEMENT REPORT SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO PLANTING.
2. SUBMIT SOIL SAMPLE FROM THE LANDSCAPE AREAS FOR ANALYSIS AND RECOMMENDATION.
3. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
4. THE SOIL ANALYSIS SHALL INCLUDE:
 - a. SOIL TEXTURE;
 - b. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOUL TEXTURE INFILTRATION RATE TABLE;
 - c. PH;
 - d. TOTAL SOLUBLE SALTS;
 - e. SODIUM;
 - f. PERCENT ORGANIC MATTER; AND
 - g. RECOMMENDATIONS.
5. THE SOIL MANAGEMENT REPORT SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECTURE PRIOR TO THE INSTALLATION PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
6. THE CONTRACTOR SHALL HAVE AN INSPECTION BY THE LANDSCAPE ARCHITECT VERIFYING IMPLEMENTATION OF SOIL MANAGEMENT REPORT RECOMMENDATIONS.
7. CONTRACTOR SHALL MACHINE ROTOTILL AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1,000 S.F.

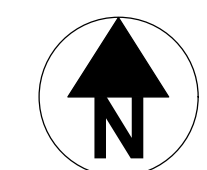
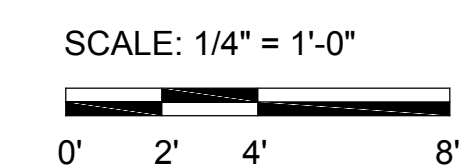
PLANT AND MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	HT X W	WATER USE
	HESPERALOE PARVIFLORA	RED YUCCA 'PERPA'	1 GAL.	15	2' HT X 2' W	LOW
	ACHILLEA MILLEFOLIUM	YARROW 'TERRA COTTA YARROW'	1 GAL.	6	12" HT X 2' W	LOW
	FESTUCA GLAUCA	BLUE FESCUE 'ELIJAH BLUE'	1 GAL.	33	10" HT X 10" W	LOW
	---	SMALL BARK MULCH	175 SQ. FT.			3" DEPTH THROUGHOUT PLANTERS
	AGRIFORM FERTILIZER TABS 12-12-12	---				AS DIRECTED PER LABEL RECOMMENDATIONS ORGANIC COMPOSTED SOIL CONDITIONER - (INCORPORATE INTO SOIL PER LABEL RECOMMENDATIONS)



NOTE:
ALL PLANT BASINS SHALL RECEIVE A 2" DEEP LAYER OF APPROVED MULCH. INSTALL SHRUB SO THAT TOP PORTION OF ROOT BALL SITS 1/2"-1" ABOVE SURROUNDING GRADE.

SHRUB PLANTING DETAIL



integrated
design
construction
management
sustainability
totum

M+M LANDSCAPE
ARCHITECTURE
HORTICULTURAL
CONSULTING

mmlandscape@totum.com
562.706.6266 562.213.3222

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

sheet title job # date remarks drawn by checked by project file

AM

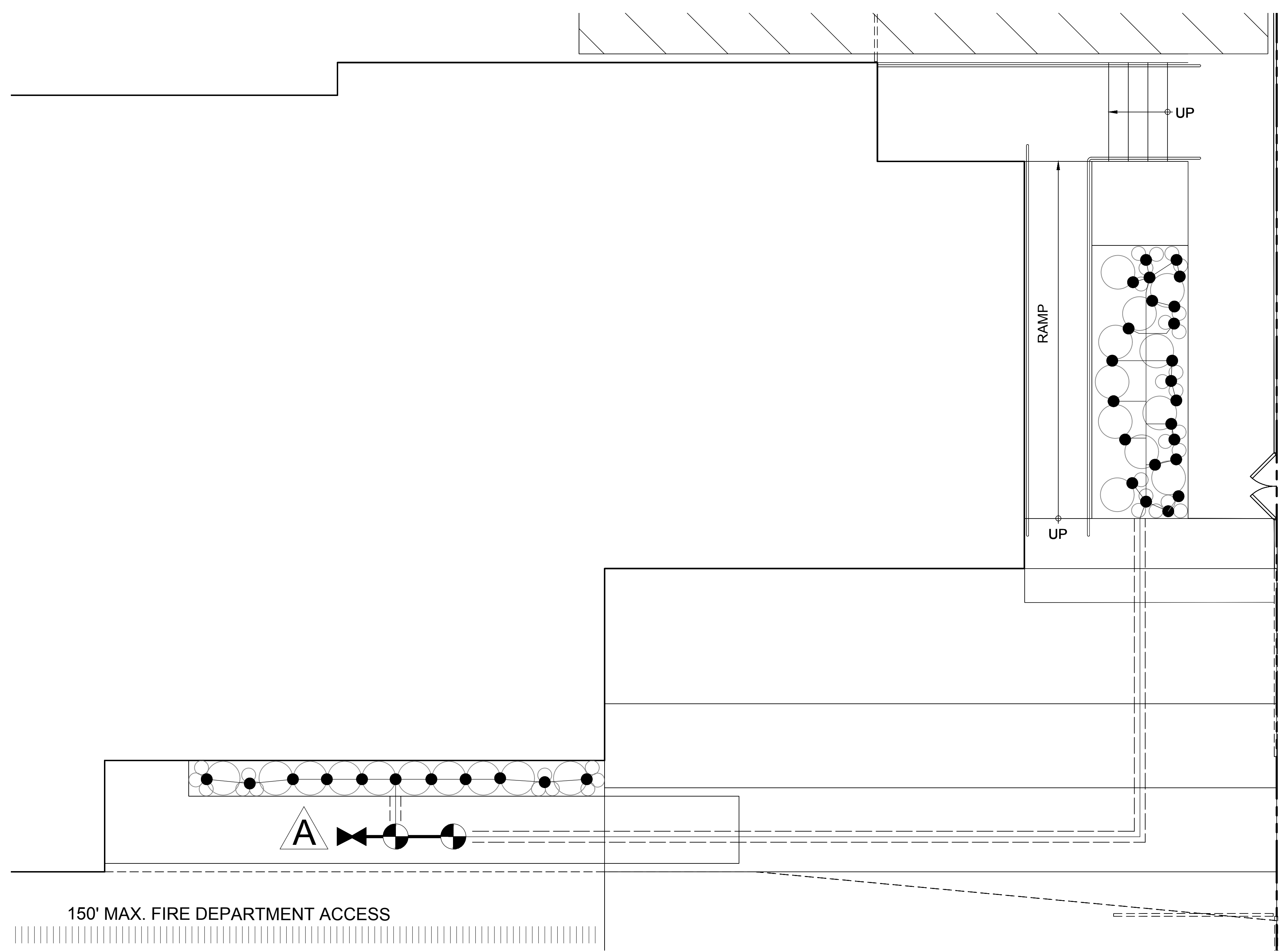
OF

PLAN CHECK SUBMITTAL

03/29/19

PLANTING PLAN

L1.1



PLANTING NOTES

1. THE CONTRACTOR SHALL CALL FOR A PRE-PLANTING MEETING WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (8-1-1) TWO DAYS PRIOR TO EXCAVATION FOR PLANTING.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY THEIR WORK.
4. ALL PLANTING AND IRRIGATION SHALL BE MAINTAINED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) DAYS. THE CONTRACTOR SHALL SCHEDULE A WALKTHROUGH AT 30-DAY INTERVALS PRIOR TO ACCEPTANCE.
5. THE DESIGN SHOWN IS DIAGRAMMATIC. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO BIDDING.
6. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT A 2% MINIMUM FOR LANDSCAPED AREAS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED BUILDING PERMITS PRIOR TO COMMENCING CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST BETWEEN EXISTING SITE CONDITIONS AND PLANS.
9. ALL CONSTRUCTION SHALL MEET OR EXCEED LOCAL CONTROLLING JURISDICTION.
10. THE CONTRACTOR SHALL TAKE GREAT CARE TO PROTECT EXISTING SITE AMENITIES DURING THE PROCESS OF CONSTRUCTION.
11. THE CONTRACTOR SHALL REMOVE ROCKS 1" DIAMETER AND LARGER FROM WITHIN THE TOP 12" OF THE FINISH GRADE OF THE LANDSCAPE AREAS.
12. ALL LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF 3" MEDIUM GRIND BARK MULCH.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT
15. SEE DETAILS AND NOTES FOR STAKING METHODS, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
16. IF CONFLICT ARISES BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECTS FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.
17. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
18. PRIOR TO DELIVERY CONTRACTOR SHALL SUBMIT PHOTOS OF ALL REPRESENTATIVE PAN MATERIAL WITH SPECIFICATIONS ON PHOTOS INDICATING HEIGHT AND WIDTH. PHOTOS SHALL INCLUDE NAME, ADDRESS AND PHONE NUMBER OF SUPPLIERS. CONTRACTOR WILL INSTALL MATERIAL INFERIOR TO INDUSTRY STANDARDS AT THEIR OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. IT IS THE CONTRACTOR'S REQUIREMENT TO WARRANTY ALL PLANT MATERIALS. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR A MINIMUM OF 90 DAYS AFTER ACCEPTANCE OF THE PLANTING.
20. ALL PLANT MATERIAL SHALL BE DELIVERED WITH LABELS CLEARLY INDICATING THE SPECIES AND VARIETY OF PLANT MATERIAL.
21. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT WHEN SHRUBS HAVE BEEN LOCATED ON THE SITE PER PLANTING LAYOUT. LANDSCAPE ARCHITECT SHALL APPROVE FINAL LAYOUT PRIOR TO PLANTING.
22. CONTRACTOR SHALL SUBMIT RECEIPTS OF ALL TOPSOIL, AMENDMENTS AND FERTILIZERS FOR LANDSCAPE ARCHITECT APPROVAL.
23. CONTRACTOR TO PROVIDE RODENT AND PEST CONTROL, REPLACE DAMAGED PLAN MATERIAL AT NO COST TO OWNER.

SOIL MANAGEMENT REPORT

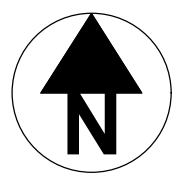
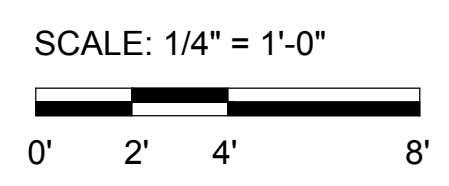
1. IN ORDER TO REDUCE RUNOFF AND ENCOURAGE HEALTHY PLANT GROWTH, A SOIL MANAGEMENT REPORT SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO PLANTING.
2. SUBMIT SOIL SAMPLE FROM THE LANDSCAPE AREAS FOR ANALYSIS AND RECOMMENDATION.
3. SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
4. THE SOIL ANALYSIS SHALL INCLUDE:
 - a. SOIL TEXTURE;
 - b. INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOUL TEXTURE INFILTRATION RATE TABLE;
 - c. PH;
 - d. TOTAL SOLUBLE SALTS;
 - e. SODIUM;
 - f. PERCENT ORGANIC MATTER; AND
 - g. RECOMMENDATIONS.
5. THE SOIL MANAGEMENT REPORT SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECTURE PRIOR TO THE INSTALLATION PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
6. THE CONTRACTOR SHALL HAVE AN INSPECTION BY THE LANDSCAPE ARCHITECT VERIFYING IMPLEMENTATION OF SOIL MANAGEMENT REPORT RECOMMENDATIONS.
7. CONTRACTOR SHALL MACHINE ROTOTILL AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1,000 S.F.

IRRIGATION NOTES

1. IRRIGATION SYSTEM IS BASED ON MINIMUM AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION PLANS. VERIFY PERMANENT WATER PRESSURE BEFORE THE START OF CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON THE PLAN AND ACTUAL SITE PRESSURE READING AT IRRIGATION POINT OF CONNECTION TO LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, ASSUME FULL RESPONSIBILITY FOR REVISIONS.
2. THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL ALL IRRIGATION WITHIN LANDSCAPE AREAS WHERE POSSIBLE.
3. FLUSH AND ADJUST THE IRRIGATION SYSTEM FOR OPTIMUM PERFORMANCE.
4. DO NOT WILLFULLY INSTALL IRRIGATION SYSTEM AS INDICATED ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT EXISTING OBSTRUCTIONS, GRADE DIFFERENCES IN AREA DIMENSIONS AND OTHER SITE-SPECIFIC INFORMATION THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. NOTIFY THE LANDSCAPE ARCHITECT OF SUCH OBSTRUCTIONS OR DIFFERENCES FOR RESOLUTION. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REVISIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, WALL/HARDSCAPE LOCATIONS, ETC. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES, ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SUFFICIENTLY SIZED SLEEVES FOR CONTROL WIRES AND NON-PRESSURE LATERAL PIPING UNDER PAVED AREAS, IN ADDITION TO CONTROL WARES AND LATERAL LINE PIPING SLEEVES SHOWN ON THE PLANS.
7. INSTALL PIPING, RELATED MATERIALS AND EQUIPMENT AS SHOWN ON THE DRAWINGS. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS, INCLUDING SPRINKLER SWING JOINT AND VALVE ASSEMBLIES. DO NOT USE PIPE DOPE.
8. THE ESTABLISHMENT OF AUTOMATIC SEASONAL ADJUSTMENTS AND BASIC CONTROLLER PROGRAMMING IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONNECT IRRIGATION MAINLINE AND BALL VALVE TO EXTERIOR WATER SOURCE.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	DETAIL
	RAINBIRD	ESP-TM2-120V- (4 STATION 120VAC)	SMART IRRIGATION CONTROLLER- ADD LNK WIFI AND WIRED BEX RAIN SENSORINSTALL IN EXTERIOR WALL MOUNT CABINET	X / X
	LASCO	101N-LINE SIZE	FULL BLOCK INDUSTRIAL TRUE UNION BALL VALVE	X / X
	RAINBIRD	XAC2-075-PRF	RESIDENTIAL CONTROL ZONE KIT W/ ANTI SIPHON VALVE	X / X
	RAINBIRD	XBT-20	XERI-BVG EMITTER ON SCH 80 PVC RISER	X / X
	—	SCH. 40 PVC	NON-PRESSURE LATERAL LINES SCH. 40 PVC-SIZE NOTED ON PLAN	X / X
	—	SCH. 40 PVC	PRESSURE MAIN LINE - SCH.40 PVC-SIZE NOTED ON PLAN	X / X
	—	—	SLEEVE	X / X



integrated
design
construction
management
sustainability
totum

M+M LANDSCAPE
ARCHITECTURE
HORTICULTURAL
CONSULTING
mmlandscapedesign17@yahoo.com
562.706.6266 562.213.3222

TO HELP EVERYONE
LENNOX CLINIC
10223 FIRMONA AVE.
LENNOX, CA 90304

Sheet: _____ Title: _____ Job #: _____ Date: 03/29/19
 Remarks: _____
 Drawn by: _____ Checked by: _____ Project file: _____
 OF: _____
 PLAN CHECK SUBMITTAL

PLANTING PLAN
 L2.1