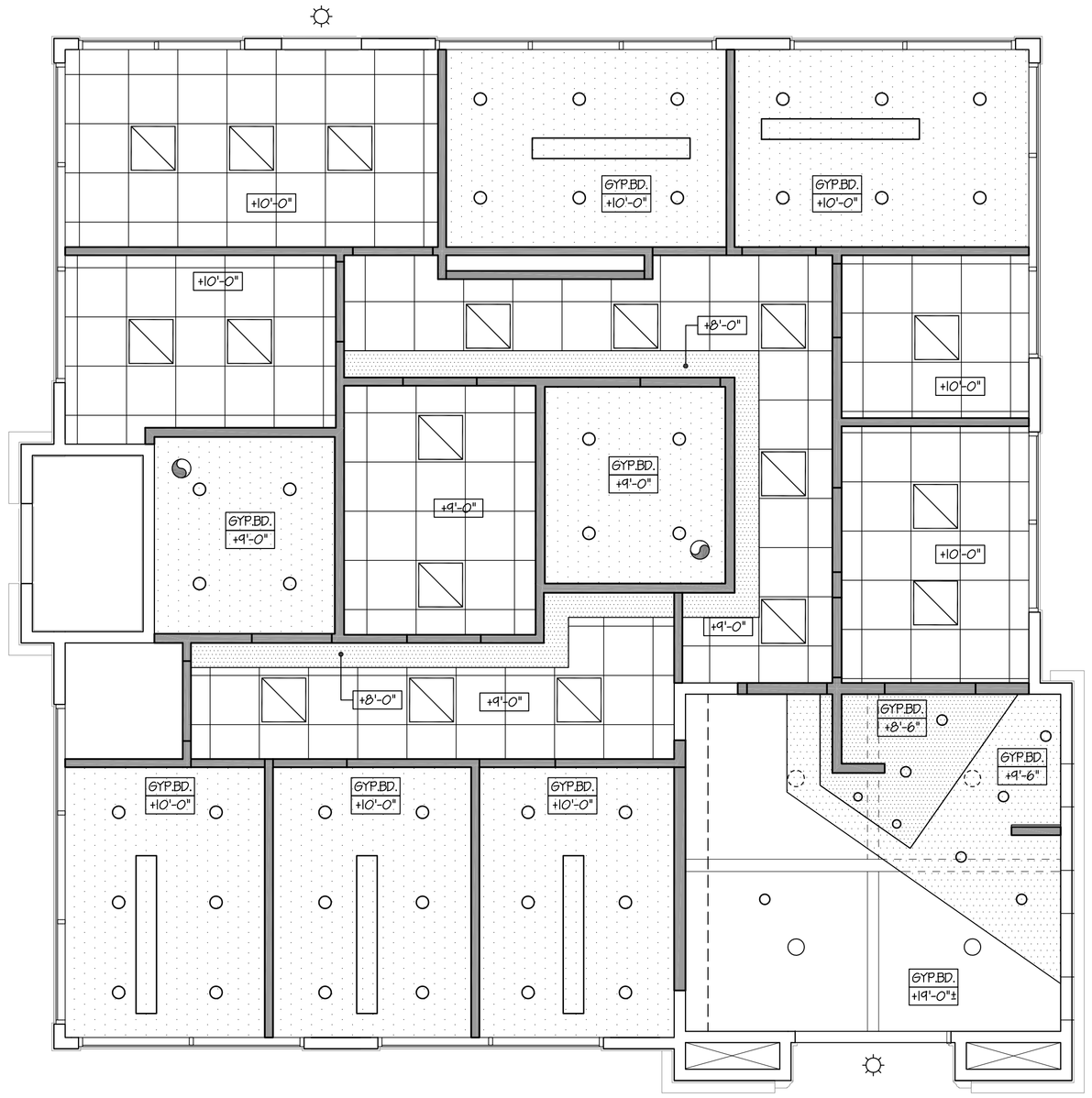

REFLECTED CEILING PLAN LEGEND

- 2 x 2 ACOUSTICAL CEILING SYSTEM @ +10'-0" U.N.O. "ARMSTRONG" T-BAR CEILING SYSTEM, WHITE MATTE FINISH, W/ 2'x2' "ARMSTRONG" TEGULAR, LAY-IN ACOUSTICAL CEILING TILE, WHITE OR EQ.
- 5/8" TYPE 'X' GYP. BD CEILING @ +9'-0"
- EXHAUST FAN W/ 15 MIN AIR CHANGE MIN.
- EXIT SIGN, DIRECTIONAL ARROW AS REQ'D
- EGRESS LIGHTING, PER CBC 1006

MECHANICAL NOTES

1. M.E.P. IS DESIGN/BUILD.
2. SUBMIT PROPOSED LIGHTING LAYOUT AND THERMOSTAT/ DIFFUSER/RETURN AND ZONONG LOCATIONS TO ARCHITECT FOR DESIGN REVIEW ONLY.
3. BALANCE SYSTEM AS REQUIRED.
4. PROVIDE AIR RETURN FOR EACH SPACE.
5. PROVIDE VENTILATION TO RESTROOM. VENTILATION SHALL BE DIRECTLY TO THE OUTSIDE. CBC 1203.4

REFLECTED CEILING GENERAL NOTES

1. U.N.O. T-BAR CEILING TO BE INSTALLED AT +10'-0"
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING LAYOUT. CONTRACTOR TO CONFIRM QUANTITY/FOOTCANDLES AS REQUIRED FOR THE FUNCTIONAL USE OF THE ROOM/AREAS.
3. UNLESS OTHERWISE SHOWN, LIGHTING FIXTURES ARE TO BE PLACED CENTERED IN GIVEN SPACE
4. LIGHTING SHALL BE DUAL SWITCHED IN ALL ROOMS EXCEEDING 100 SQ.FT. IN AREA PER TITLE 24 REQUIREMENT. COORDINATE / VERIFY W/ TENANT EXTENT OF SWITCHING.
5. PROVIDE SEISMIC STRUTS AND BRACING AS REQUIRED BY CODE.
6. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL. CBC SEC. 1006
7. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. CBC SEC. 1006.4
8. FIRE SPRINKLER LOCATION IS DESIGN/BUILD BY THE CONTRACTOR.
9. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.

FIRE SPRINKLER NOTES

1. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE U.B.C. STANDARD 9-1.
2. DESIGN/ MODIFY SPRINKLER SYSTEM & OR ALARM AS REQUIRED AS DESIGN BUILD BY CONTRACTOR
3. VERIFY CONTROL VALVES AND WATER FLOW ALARMS ARE MONITORED BY A CENTRAL ALARM MONITORING SERVICE.
4. ELECTRICAL SUBCONTRACTOR TO VERIFY THE CONNECTION OF THE FIRE SPRINKLER ALARM AND TELEPHONE WARNING AS REQUIRED.
5. ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT VENTURA COUNTY FIRE PREVISION MANDATES PER NFPA 13 ADOPTED CODES AND CURRENT UNIFORM FIRE CODES.

CONSTRUCTION PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL. 3-5/8" MTL STUDS, 25ga @ 16" O.C. W/ 1-LAYER 5/8" TYPE 'X' GYP. BD EA SIDE. ACCOUSTICAL INSULATION OFFICES AND RESTROOM WALLS. SEE DETAIL 1/A-9.2
- NEW 7'-0" HIGH WALL. 3-5/8" MTL STUDS, 25ga @ 16" O.C. W/ 1-LAYER 5/8" TYPE 'X' GYP. BD EA SIDE. SEE DETAIL 2/A-9.2
- (FE) FIRE EXTINGUISHER IN RECESSED CABINET @ +48" TO TOP OF HANDLE MAX.
- (#) DOOR NUMBER, SEE DOOR SCHEDULE ON SHEET A-9.1
- NAME / # ROOM NUMBER, SEE FINISH SCHEDULE ON SHEET A-9.1
- 60 INCH DIA CLEAR TURNING SPACE
- ALIGN WALLS

CONSTRUCTION GENERAL NOTES

1. VERIFY ALL EQUIPMENT HOOK-UPS W/ MEP PLANS AND OWNER PRIOR TO CONSTRUCTION
2. NOTIFY ARCHITECT/TENANT UPON PARTITION LAYOUT FOR REVIEW.
3. DOORS/WINDOWS PER DOOR/WINDOW SCHEDULE ON SHEET A-9.1.
4. ADHERE TO ALL BUILDING STANDARDS.
5. INSTALL SOUND INSULATION IN ALL (N) WALLS.
6. PREPARE ALL WALLS FOR PAINT.
7. CLEAN-UP TO INCLUDE WINDOW WASHING, WINDOW BLINDS, ETC. UPON PROJECT COMPLETION.
8. INSTALL M.R. 5/8" TYPE 'X' GYPSUM WALL BOARD IN TOILET, SHOWER AND STORAGE ROOM AND ALL OTHER 'WET' LOCATIONS.
9. INSTALL INTERIOR SIGN PLAQUES FOR ALL ROOMS/AREAS - 3" x 10" ACRYLIC PLAQUE TO MEET A.D.A. REQUIREMENTS, COORDINATE WITH TENANT.
10. POSTING OF OCCUPANT LOAD SIGN SHALL BE BY MEANS OF A DURABLE SIGN (1" HIGH LETTERS) HAVING CONTRASTING COLOR FROM THE BACKGROUND TO WHICH IT IS ATTACHED. SUCH SIGNS SHALL INDICATE THE NUMBER OF OCCUPANTS FOR EACH ROOM USE. NO PERSON SHALL DEFACE OR REMOVE SUCH SIGNS EXEPT AS AUTORIZED BY ENFORCING AGENCY.
11. WHEN SIGNS ARE USED TO IDENTIFY PERMANENT ROOMS AND SPACES OF BUILDINGS BRAILLE MUST BE INCLUDED AS A PART OF SIGNAGE. CBC 1117B.5.1.1.
12. WHEN SIGNS ARE USED TO IDENTIFY EXIT DOORS, EXIT STAIRWAYS, EXIT RAMPS OR EXIT ROUTES, TACTILE SIGNS PER CBC 1117B.5.1 ARE REQUIRED. CBC 1011.3

CONSTRUCTION GENERAL NOTES CONT.

13. PROVIDE VENTILATION TO RESTROOM. VENTILATION SHALL BE DIRECTLY TO OUTSIDE. CBC 1203.4
14. GAS WATER HEATER NOT PERMITTED IN TOILET ROOMS. CPC 505.1
15. ACCESSIBLE COUNTERS SHALL HAVE 36 INCHES MIN. WIDE SECTION AT 34 INCHES ABOVE FLOOR FINISH, WITH KNEE CLEARANCE. CBC 1122B
16. EXIT SHALL NOT PASS THROUGH KITCHENS, STORE ROOMS OR SPACES USED FOR SIMILAR PURPOSES. CBC 1014.2
17. TOILET FACILITIES SHALL COMPLY WITH THE ACCESSIBILITY REUIREMENTS OF THE CBC 1118.1 AND 1134B.1.
18. SANITARY FACILITIES ARE REQUIRED TO PROVIDE TWO SEPARATE TYPES OF SIGNAGE. ONE LOCATED ON THE DOORWAY TO THE FACILITY AND ONE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF DOOR. SIGNAGE TO BE AS SPECIFIED IN CBC 1115B.6 AND 1117B.5.
19. DOOR FOR THE ACCESSIBLE TOILET SHALL BE PROVIDED WITH A LATCH THAT DOES NOT REQUIRE GRASP OR TWISTING, AND A U-SHAPE OR LOOP IMMIDIATELY BELOW THE LATCH ON THE INSIDE AND OUTSIDE OF THE DOOR.
20. PROFESSIONAL MEDICAL OFFICES AND DENTAL OFFICES SHALL BE MADE ACCESSIBLE AND SHALL ALSO COMPLY WITH CBC 1109B. THE EXAMINATION AND TREATMENT ROOMS SHALL BE MADE ACCESSIBLE. THREATMENT ROOMS SHALL COMPLY WITH CBC 1109B.6 AND 1109B.7 AT LEAST ONE DIAGNOSTIC AND TREATMENT ROOM SHALL HAVE A CLEAR TURNING SPACE OF 60" DIA.
21. MINIMUM MANEUVERING CLEARANCE SHALL BE AS SHOWN IN CBC FIG. 11B-26A AND 11B-26B.
22. AT LEAST ONE TREATMENT ROOM SHALL HAVE A 60" TURNING DIAMETER. CBC SEC. 1109B.4 AND 1109B.5
23. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. CFC SEC.509.1
24. APPROVED ACCESS SHALL BE PROVIDED AND MAINTAINED FOR ALL FIRE PROTECTION EQUIPMENT TO PERMIT IMMEDIATE SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT. STORAGE, TRASH AND OTHER MATERIALS OR OBJECTS SHALL NOT BE PLACED OR KEPT IN SUCH A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING READILY ACCESSIBLE. CFC SEC.509.2
25. PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OFTRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL. CFC SEC. 906.5.

REFLECTED CEILING PLAN | SCALE : 1/4" = 1'-0"

CONSTRUCTION PLAN | SCALE : 1/4" = 1'-0"

No.	Revision Date

TOM OSWALT , ARCHITECT
2965 Hillcrest Drive, Suite 303
Thousand Oaks, California 91362
T.805 373-8555 F.805 373-6642
E.ozzarch@aol.com

SYCAMORE DENTAL OFFICE

WOOD RANCH PROFESSIONAL CENTER
SIMI VALLEY, CA

Prepared for :

TOM OSWALT
A R C H I T E C T

REGISTERED PROFESSIONAL ARCHITECT
THOMAS G. OSWALT
No. C014578
Signature
Date
STATE OF CALIFORNIA

Date :	01/06/2012
Job :	SYCAMOREDTL
Drawn :	A.K.
Approved :	T.O.
Scale :	1/4" = 1'-0"
Sheet :	A-1