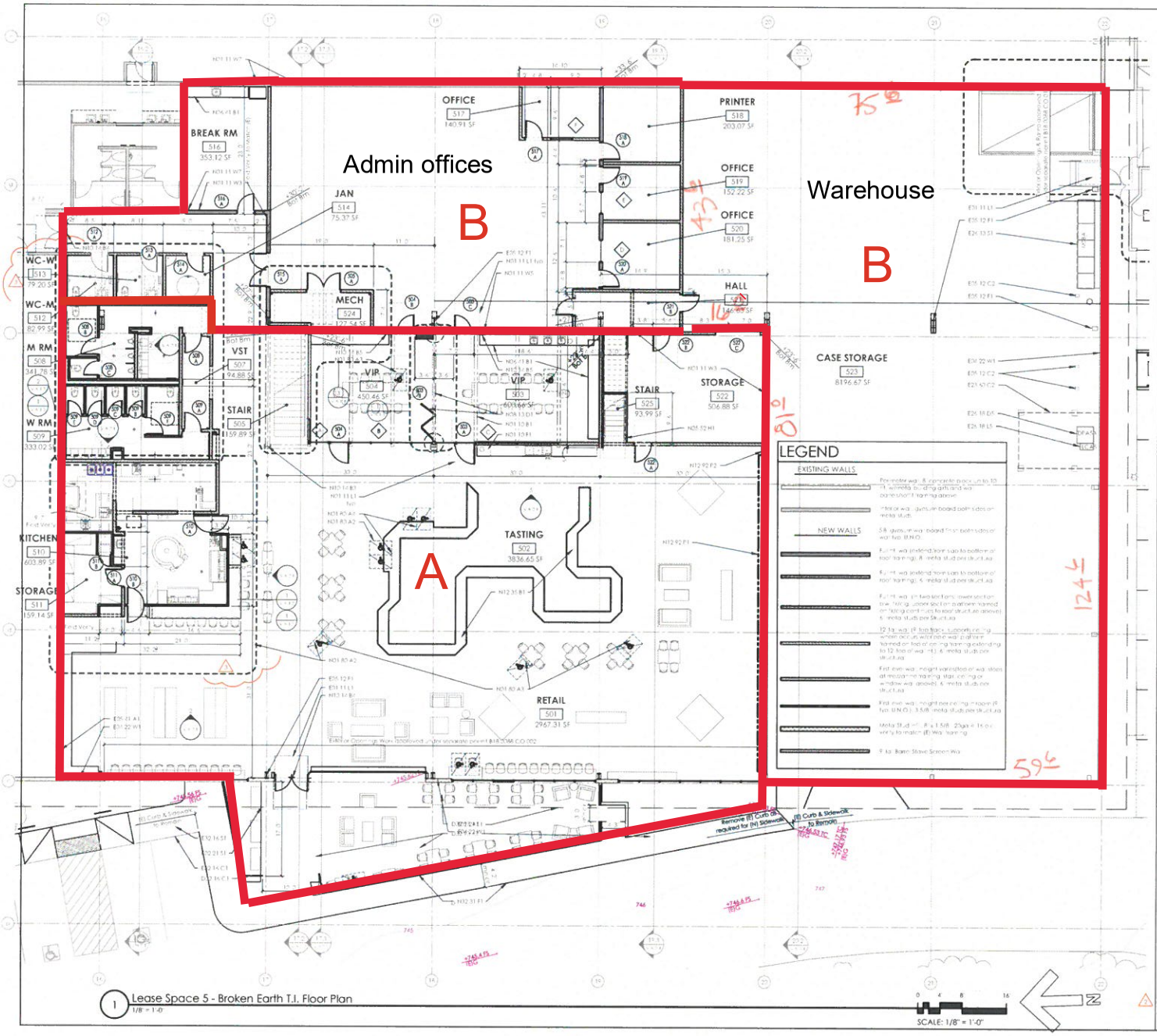

1 Lease Space 5 - Broken Earth T.I. Floor Plan
1/8" = 1'-0"

REFERENCE KEYNOTES

EXISTING TO REMAIN - SHOWN SOLID (NOTES W/E PREFIX)

E01 - GENERAL

E01 11 L1 - LEVEL LANDING, REFER TO ACCESSIABLE DETAIL SHEET

E02 - SITE SURVEY - EXISTING SITE FEATURES

E02 21 S1 - LINE OF EXISTING SOFFIT AND ROOF EDGE ABOVE

E04 - MASONRY

E04 22 W1 - EXISTING 8" CONCRETE BLOCK WALL, PARTIALLY GROUTED

E05 - METAL

E05 12 C2 - STEEL COLUMN SUPPORT FOR ELECTRICAL DISTRIBUTION CABLE TRAYS

E05 12 F1 - PRE-ENGINEERED BUILDING STRUCTURAL STEEL FRAME

E05 41 A1 - EXISTING METAL STUD WALL WITH 5/8" GYP BOARD EACH SIDE

E23 - HVAC

E23 60 C2 - SWAMP COOLER ELEVATED ON STRUCTURAL STEEL SUPPORTS

E26 - ELECTRICAL

E26 13 S1 - BLDG PRIMARY SERVICE A: (E) BUILDING IS SEVERED BY TWO PRIMARY SERVICES. SERVICE A LOCATED AT THE SOUTH SIDE OF THE BUILDING AND SERVICE B LOCATED AT THE EAST SIED OF THE BUILDING; SEE ELECTRICAL

E26 18 D5 - DISTRIBUTION PANEL DPA5 A; SEE ELECTRICAL

E26 18 L5 - MAIN LOAD CENTER LC5A; SEE ELECTRICAL

NEW IMPROVEMENTS - SHOWN SOLID (NOTES W/N PREFIX)

N01 - GENERAL

N01 10 B1 - LINE OF BEAM ABOVE

N01 10 F1 - LINE OF FLOOR ABOVE

N01 11 L1 - LEVEL LANDING, REFER TO ACCESSIABLE DETAIL SHEET

N01 11 W3 - FULL HEIGHT 8" METAL STUD WALL, SEE STRUCTURAL, NON RATED CONSTRUCTION, 5/8" GYPSUM BOARD EACH SIDE, TEXTURE AND PAINT FINISH PER OWNER SELECTION, SUBMIT SAMPLES FOR APPROVAL PRIOR TO COMMENCING WORK

N01 11 W5 - FULL HEIGHT WALL CONTINUES OVER LOWER FLOOR/CEILING

N01 11 W7 - NEW WALL TO ALIGN WITH EXISTING WALL

N01 80 A2 - 30 X 48 CLEAR FLOOR SPACE FOR WHEEL CHAIR ACCESS, TYP.

N01 80 A3 - ACCESSIBLE TABLE SPACE, SURFACE HEIGHT 28"-34" ABOVE FINISH FLOOR, PROVIDE 30" X 48" CLEAR FLOOR SPACES (AS SHOWN BY DASHED LINE); PROVIDE 19" DEEP KNEE AND TOE CLEARANCE SPACE PER CBC 11B-306 REFER TO ACCESSIABLE DETAIL SHEET

N01 80 A4 - ACCESSIBLE COUNTER SPACE, SURFACE HEIGHT 28"-34" ABOVE FINISH FLOOR, PROVIDE (2) 30" X 48" CLEAR FLOOR SPACES (AS SHOWN BY DASHED LINE); PROVIDE 19" DEEP MIN. X 27" HIGH KNEE & TOE CLEARANCE SPACE PER CBC 11B-306, SEE ACCESSIBILITY DETAILS SHEET

N05 - METAL

N05 52 H1 - METAL PIPE STAIR HANDRAIL: 1-1/2" GRIP SPACED 1-1/2" FROM WALL OR ADJACENT OBJECTS; TOP OF THE GRIPPING SURFACE SHALL BE 34" MIN. - 38" MAX. ABOVE LINE OF NOSINGS AT STAIR TREADS & ABOVE THE WALKING SURFACE AT LANDINGS; HANDRAILS SHALL EXTEND 12" MIN. BEYOND THE TOP RISER AND 12" + TREAD DEPTH BEYOND THE BOTTOM RISER; SEE ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION

N06 - WOOD, PLASTICS & COMPOSITES

N06 41 B1 - BASE CABINET, PROVIDE SHOP DRAWINGS FOR ARCHITECTS & TENANT'S REVIEW & APPROVAL PRIOR TO FABRICATION

N08 - OPENINGS

N08 13 D1 - FOLDING METAL DOORS AS SCHEDULED, PROVIDE ADA COMPLIANT THRESHOLD WITH GAP NOT TO EXCEED 1/2"; PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL; FIELD VERIFY DIMENSIONS PRIOR TO FABRICATING DOOR

N10 - SPECIALTES

N10 14 B3 - MAXIMUM OCCUPANCY SIGN IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN

N10 14 B4 - MAXIMUM OCCUPANCY SIGN MOUNTED ON WALL PANEL ABOVE DOOR AT A HEIGHT THAT IS READILY VISIBLE AND CONSPICUOUS. SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND LIST THE MAXIMUM NUMBER OF OCCUPANTS FOR THE ROOM CAPACITY AND FOR THE TOTAL FACILITY CAPACITY AS NOTED ON THESE PLANS, TYP.

N10 14 B5 - MAXIMUM OCCUPANCY SIGN MOUNTED ON WALL ADJACENT TO DOOR/OPENING AT A HEIGHT THAT IS READILY VISIBLE AND CONSPICUOUS. SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND LIST THE MAXIMUM NUMBER OF OCCUPANTS AS NOTED ON THESE PLANS, PROVIDE SUBMITTAL INCLUDING WORKING TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATING SIGNS, TYP.

N12 - FURNISHING

N12 35 B1 - MODULAR BAR FURNISHED BY TENANT AND CONTRACTOR INSTALLED

N12 92 F1 - INDOOR PLANTER VEGETATED WALL SYSTEM AS MANUFACTURED BY LIVEWALL, LLC; MAX WEIGHT OF 22 PSF WHEN PLANTED AND SATURATED; PROVIDE SHOP DRAWINGS FOR ARCHITECT & STRUCTURAL ENGINEER REVIEW AND APPROVAL. INCLUDE ALL FASTENING AND ANCHORAGE INFORMATION; SIDE FEED IRRIGATION; REFER TO SHEET V A-4.3 FOR DETAILS; INSTALL PER MANUFACTURER'S INSTRUCTIONS

N12 92 P2 - IRRIGATION RISER WITH VALVE ASSEMBLIES IN CONCEALED CHASE MONTED ON SURFACE OF WALL; REFER TO SHEET V A-4.3 FOR DETAILS; INSTALL PER LIVEWALL LLC INSTRUCTIONS

N32 - SITE

N32 31 F1 - DECORATIVE METAL FENCE/BARRIER: 30" HIGH MIN.-42" HIGH MAX. PAINTED STEEL TO MATCH STOREFRONT, MATCH INTERIOR GUARDRAIL IN APPEARANCE, SEE DETAIL 4.1/V A-4.2 SIMILAR

LICENSED ARCHITECT
KEITH B. HALL
C-23863
May 31 2019
RENEWAL DATE
STATE OF CALIFORNIA

KEITH HALL | ARCHITECT
architecture planning development services
PACIFIC COAST DESIGN CENTER
75 HOURSA STREET SUITE 145 SAN LUIS OBISPO CALIFORNIA 93401
805.541.9160 / 805.541.2514 www.pacificdesigncenter.com

consultants:

client:
Broken Earth
5625 Hwy 46 East
Paso Robles, Ca. 93446

Broken Earth
Lease 5 TI

Ramada
Commercial
Complex
1650 Ramada Drive
Paso Robles Ca 93446

date/purpose:
2018-11-21 / T.I. Build Permit Submittal (R)
2019-01-14 / Plan Check #1 Resubmittal
2019-01-30 / Plan Check #2 Resubmittal
2019-02-11 / K.H Rev - Dimension Coord.

job no: 10151
file: v a-1.1 5 t.i. floor plan.dwg
application no:

COPYRIGHT

sheet name:
L5 T.I. Floor Plan

sheet number:
V A-1.1