KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS
2323 Knoll Drive, Ventura, California

ORIGINAL BUILDING CLASSIFICATION - 1975 PERMIT (FOR REFERENCE ONLY):

GOVERNING AGENCY:	CITY OF VENTURA, CALIFORNIA
BUILDING CODE:	UNIFORM BUILDING CODE 1973 EDITION
PLAN CHECK NO.:	1467
JOB ADDRESS:	2323 KNOLL DRIVE
TYPE OF CONSTRUCTION:	TYPE IV, 1-HR (NON-COMBUSTIBLE MATERIALS 1-HOUR CONSTRUCTION) NON-SPRINKLERED
OCCUPANCY GROUP	F-2 (OFFICE)
FIRE ZONE:	3
AREA OF BUILDING:	42,776 SF
ALLOWABLE AREA:	72,000 SF (BASED ON SEPARATION ON 4 SIDES)
SPECIAL CONDITIONS:	SPRINKLERS IN BASEMENT REQUIRE SEPARATE PERMIT

CODE ISSUES (THIRD & FOURTH FLOORS):

CHANGE OF OCCUPANCY (FROM GROUP B OFFICE) TO:

ASSEMBLY GROUP A-2
COMMON ROOMS / SERVING KITCHEN

RESIDENTIAL GROUP R-1
CONGREGATE RESIDENCE,
TRANSIENT (SLEEPING ROOMS)

REQUIRED OCCUPANCY SEPARATIONS:

GROUP A-2	TO GROUP R-1	**1-HOUR**
GROUP A-2	TO GROUP B	**1-HOUR**
GROUP R-1	TO GROUP B	**1-HOUR**

REQUIRED EXITS:

FROM ASSEMBLY AREA	**2 EXITS**
FROM THIRD STORY	**2 EXITS**
FROM FOURTH STORY	**2 EXITS**

ACCESSIBILITY (ADA)

TITLE 24 ENERGY (MECHANICAL & LIGHTING)

FIRE PROTECTION:

NOTE: THE ENTIRE BUILDING IS CURRENTLY PROTECTED BY AN EXISTING FIRE SPRINKLER SYSTEM.

MODIFY THE EXISTING FIRE SPRINKLERS AT THE THIRD & FOURTH FLOORS FOR REMODEL

PROVIDE SMOKE DETECTION & OCCUPANT NOTIFICATION IN SLEEPING ROOMS

PROVIDE FIRE ALARMS

PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS FROM SLEEPING ROOMS BELOW THE FOURTH STORY (CALIFORNIA BUILDING CODE, SECTION 1031)

BUILDING CODE - REVISION HISTORY:

THE EXISTING UNION OIL OFFICE BUILDING WAS PERMITTED IN 1976 UNDER THE **1973 UNIFORM BUILDING CODE**, AND WAS CLASSIFIED AS:

- **CONSTRUCTION TYPE IV, 1-HR**
  (NON-COMBUSTIBLE MATERIALS,1-HOUR CONSTRUCTION)
- **OCCUPANCY GROUP F-2**
  (OFFICE)

AS OF THE **1976 UNIFORM BUILDING CODE**, THESE CLASSIFICATIONS WERE RENAMED:

- **CONSTRUCTION TYPE IV, 1-HR**
  WAS CHANGED TO **TYPE II, 1-HR.**
- **OCCUPANCY GROUP F-2**
  WAS CHANGED TO **GROUP B-2.**

FOR THE KNOLL DRIVE EMERGENCY SHELTER PERMIT IN 2018, UNDER THE **2016 CALIFORNIA BUILDING CODE,** THE BUILDING WAS CLASSIFIED AS:

- **CONSTRUCTION TYPE II-A**
  (NON-COMBUSTIBLE MATERIALS,
  1-HOUR CONSTRUCTION,
  SPRINKLERED)
- **ASSEMBLY GROUP A-2 OCCUPANCY**
  (COMMON ROOM / KITCHEN)
- **BUSINESS GROUP B OCCUPANCY**
  (EXISTING AND NEW OFFICES)
- **RESIDENTIAL GROUP R-1 OCCUPANCY**
  (ISOLATION SLEEPING ROOMS:
  CONGREGATE RESIDENCE, TRANSIENT,
  WITH MORE THAN 10 OCCUPANTS)
- **RESIDENTIAL GROUP R-2 OCCUPANCY**
  (MEN'S & WOMEN'S DORMITORIES:
  CONGREGATE RESIDENCE, NON-TRANSIENT,
  WITH MORE THAN 16 OCCUPANTS)

FOR THIS PERMIT, UNDER THE **2022 CALIFORNIA BUILDING CODE,** THE BUILDING WILL BE CLASSIFIED AS:

- **CONSTRUCTION TYPE II-A**
  (NON-COMBUSTIBLE MATERIALS,
  1-HOUR CONSTRUCTION,
  SPRINKLERED)
- **ASSEMBLY GROUP A-2 OCCUPANCY**
  (COMMON ROOMS / KITCHENS)
- **BUSINESS GROUP B OCCUPANCY**
  (OFFICES / CLINIC)
- **RESIDENTIAL GROUP R-1 OCCUPANCY**
  (SLEEPING ROOMS:
  CONGREGATE RESIDENCE, TRANSIENT,
  WITH MORE THAN 10 OCCUPANTS)
- **RESIDENTIAL GROUP R-2 OCCUPANCY**
  (EXISTING DORMITORIES AT FIRST FLOOR:
  CONGREGATE RESIDENCE, NON-TRANSIENT,
  WITH MORE THAN 16 OCCUPANTS)

PROJECT IDENTIFICATION

PROJECT ADDRESS:	2323 KNOLL DRIVE VENTURA, CALIFORNIA
ASSESSOR'S PARCEL NO.:	084-0-051-015
ZONE:	CITY OF VENTURA MPD (MANUFACTURING PLANNED DEVELOPMENT)
PROJECT DESCRIPTION:	CONVERT 19,306 SF OF EXISTING OFFICE SPACE AT THE THIRD & FOURTH FLOORS OF AN EXISTING 4-STORY CONCRETE-FRAME BUILDING, FOR USE AS A RECUPERATIVE CARE FACILITY TO PROVIDE SHORT TERM HOUSING DURING RECOVERY PERIOD

OWNER

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
800 SOUTH VICTORIA AVENUE / #1670
VENTURA, CALIFORNIA 93009

ATTN: JONATHAN JACOBSON
ENGINEERING SERVICES
805-654-2022

PROJECT TEAM

ARCHITECT:	**ANDERSON KULWIEC APPLEBY ARCHITECTS** 854 EAST MAIN STREET, SUITE 100 SANTA PAULA, CALIFORNIA 93060 ATTN: DAVE ANDERSON, AIA 805-933-0225
CIVIL ENGINEER:	**ECG ENCOMPASS CONSULTANT GROUP** 333 NORTH LANTANA ST, SUITE 287 CAMARILLO, CALIFORNIA 93010 ATTN: GLEN PACE, PE 805-416-8701
STRUCTURAL ENGINEER:	**WAHBA F. WAHBA ENGINEERING, INC.** 23586 CALABASAS RD, SUITE 211 CALABASAS, CALIFORNIA 91302 ATTN: EMIL HANNA, PE 818-709-7590
MECHANICAL ENGINEER:	**AE GROUP MECHANICAL ENGINEERS, INC.** 838 EAST FRONT STREET VENTURA, CALIFORNIA 93001 ATTN: HUGH MCTERNAN, PE 805-653-1722
ELECTRICAL ENGINEER:	**PARVIZ EBRAHIMI, INC.** 25101 THE OLD ROAD SANTA CLARITA, CALIFORNIA 91381 ATTN: DANA TONAI, PE 818-991-7371
FIRE SPRINKLER ENGINEER:	**COSCO FIRE PROTECTION** 1075 WEST LAMBERT ROAD, BUILDING D BREA, CALIFORNIA 92821 ATTN: CASEY HOWARD 714-989-1800 EXT. 11204
FIRE ALARM ENGINEER:	**COSCO FIRE PROTECTION** 1075 WEST LAMBERT ROAD, BUILDING D BREA, CALIFORNIA 92821 ATTN: MICKEY CLYDE 714-240-3264
LANDSCAPE ENGINEER:	**KIESEL DESIGN** 375 EAST MAIN STREET VENTURA, CALIFORNIA 93001 ATTN: JACK KIESEL 805-947-0730
SOILS ENGINEER:	**RYBAK GEOTECHNICAL, INC.** 16022 ARMINTA STREET, SUITE 7 VAN NUYS, CALIFORNIA 91406 ATTN: RICHARD RYBAK 818-785-0550

LIST OF DRAWINGS

SHEET NO.	SHEET TITLE
GENERAL	
A-001	TITLE SHEET
A-002	GENERAL NOTES
A-003	CODE DIAGRAMS
A-004	CODE DIAGRAMS - THIRD & FOURTH FLOORS
A-005	EGRESS DIAGRAMS
A-006	PLUMBING FIXTURE CALCULATIONS - THIRD FLOOR
A-007	PLUMBING FIXTURE CALCULATIONS - FOURTH FLOOR
CIVIL	
T-1	TOPOGRAPHIC MAP
C-1	GRADING COVER SHEET
C-2	EROSION CONTROL PLAN
C-3	EROSION CONTROL DETAILS
C-4	GRADING PLAN
C-5	SECTIONS
C-6	DETAILS
W-1	WALL TITLE SHEET AND GENERAL NOTES
W-2	WALL PLANS AND PROFILES
W-3	RETAINING WALL DETAILS
W-4	RETAINING WALL DETAILS
ARCHITECTURAL	
A-101	DEMOLITION SITE PLAN
A-102	EXISTING BASEMENT & PENTHOUSE FLOOR PLANS (NO WORK)
A-103	EXISTING FIRST FLOOR PLAN & CEILING PLAN (NO WORK)
A-104	DEMOLITION SECOND FLOOR PLAN & CEILING PLAN
A-105	DEMOLITION THIRD FLOOR PLAN & CEILING PLAN
A-106	DEMOLITION FOURTH FLOOR PLAN & CEILING PLAN
A-111	SITE PLAN
A-112	PATIO / ENTRY PLAN
A-113	LANDING SECTIONS
A-114	RAMP SECTIONS
A-115	TERRACE SECTIONS
A-116	RAMP SECTION
A-121	SECOND FLOOR PLAN & CEILING PLAN
A-122	THIRD FLOOR PLAN & CEILING PLAN
A-123	FOURTH FLOOR PLAN & CEILING PLAN
A-124	PENTHOUSE PLAN
A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTION
A-302	BUILDING SECTION
A-401	ENLARGED FLOOR PLANS - THIRD FLOOR
A-402	ENLARGED FLOOR PLANS - THIRD FLOOR
A-403	ENLARGED FLOOR PLANS - FOURTH FLOOR
A-404	ENLARGED FLOOR PLANS - FOURTH FLOOR
A-411	INTERIOR ELEVATIONS
A-412	INTERIOR ELEVATIONS
A-413	INTERIOR ELEVATIONS
A-414	INTERIOR ELEVATIONS
A-415	INTERIOR ELEVATIONS
A-416	INTERIOR ELEVATIONS
A-417	INTERIOR ELEVATIONS
A-418	INTERIOR ELEVATIONS
A-501	DETAILS - WALLS
A-502	DETAILS - WALLS
A-503	DETAILS - CEILING
A-504	DETAILS - DOORS
A-505	DETAILS - WINDOWS
A-506	DETAILS - CASEWORK
A-507	DETAILS - ACCESSIBILITY
A-508	DETAILS - SITE
A-509	DETAILS - FIRESTOPPING
A-510	DETAILS - METAL WALL FRAMING
A-601	ROOM FINISH SCHEDULE - THIRD FLOOR
A-602	ROOM FINISH SCHEDULE - FOURTH FLOOR
A-603	DOOR SCHEDULES
A-604	WINDOW SCHEDULES
A-701	DOOR HARDWARE
A-702	DOOR HARDWARE
A-703	DOOR HARDWARE
A-704	MATERIAL SPECIFICATIONS
STRUCTURAL	
S-1.0	STRUCTURAL SPECIFICATIONS
S-2.1	ENLARGED PLAN
S-2.2	SECOND FLOOR FRAMING PLAN
S-3.0	THIRD FLOOR FRAMING PLAN
S-4.0	FOURTH FLOOR FRAMING PLAN
S-5.0	SITE SECTION
S-5.1	BUILDING SECTION
S-6.0	OPENING SECTION
S-6.1	OPENING SECTION
SD-1.0	DETAILS
SD-1.1	DETAILS
SD-2	DETAILS

LIST OF DRAWINGS

SHEET NO.	SHEET TITLE
MECHANICAL	
M-101	MECHANICAL NOTES & SCHEDULE
M-102	MECHANICAL SCHEDULE
M-201	FIRST & SECOND FLOOR DEMOLITION & EXISTING MECHANICAL FLOOR PLAN
M-202	THIRD & FOURTH FLOOR DEMOLITION MECHANICAL FLOOR PLAN
M-203	EXISTING ROOF & BASEMENT MECHANICAL FLOOR PLAN
M-204	EXISTING SHAFT MECHANICAL DEMOLITION PLAN
M-301	FIRST & SECOND FLOOR MECHANICAL PLAN
M-302	THIRD FLOOR MECHANICAL PLAN
M-303	FOURTH FLOOR MECHANICAL PLAN
M-304	ROOF & BASEMENT MECHANICAL FLOOR PLAN
M-401	EXISTING SHAFT MECHANICAL PLAN
M-402	BOILER PIPING & VAV DETAILS
M-501	MECHANICAL DETAILS
M-601	MECHANICAL CONTROLS
M-602	MECHANICAL CONTROLS
M-603	MECHANICAL CONTROLS
M-604	MECHANICAL CONTROLS
PLUMBING	
P-101	PLUMBING NOTES & SCHEDULE
P-200	PLUMBING SITE PLAN
P-201	FIRST & SECOND FLOOR EXISTING & DEMO PLUMBING FLOOR PLAN
P-202	THIRD & FOURTH FLOOR DEMOLITION PLUMBING FLOOR PLANS
P-203	EXISTING ROOF PLUMBING PLAN
P-301	FIRST FLOOR EXISTING & SECOND FLOOR PLUMBING PLANS
P-302	THIRD & FOURTH FLOOR PLUMBING FLOOR PLAN (WATER ONLY)
P-303	THIRD & FOURTH FLOOR PLUMBING FLOOR PLAN (SEWER & VENT ONLY)
P-304	ROOF & BASEMENT PLUMBING FLOOR PLAN
P-401	THIRD FLOOR ENLARGED PLUMBING PLAN
P-402	FOURTH FLOOR ENLARGED PLUMBING PLAN
P-501	PLUMBING DETAILS
P-502	PLUMBING RISER DIAGRAMS
P-503	PLUMBING RISER DIAGRAMS
P-601	PLUMBING CUTSHEETS
P-602	PLUMBING CUTSHEETS
ELECTRICAL	
E-001	ELECTRICAL SYMBOLS, NOTES, ABBREVIATIONS
E-110	ELECTRICAL DEMOLITION (3RD FLOOR)
E-120	ELECTRICAL DEMOLITION (4TH FLOOR)
E-130	ELECTRICAL ROOF DEMO PLAN
E-200	PARTIAL ELECTRICAL SITE PLAN
E-210	POWER AND LIGHTING PLANS (3RD FLOOR)
E-211	POWER PLAN (4TH FLOOR)
E-220	FIXTURE SCHEDULE AND LIGHTING PLAN (3RD FLOOR)
E-221	LIGHTING PLAN (4TH FLOOR)
E-230	NLIGHT CONTROL PLAN (3RD FLOOR)
E-231	NLIGHT CONTROL PLAN (4TH FLOOR)
E-240	ELECTRICAL HVAC PLANS (3RD & 4TH FLOOR)
E-250	ELECTRICAL ROOF PLAN / 1ST FLOOR SMOKE FIRE DAMPERS
E-300	SINGLE LINE DIAGRAM
E-310	PANELSCHEDULES
E-400	ELECTRICAL DETAILS
E-410	NLIGHT CONTROL SCHEMATIC DIAGRAM (3RD FLOOR)
E-411	NLIGHT CONTROL SCHEMATIC DIAGRAM (4TH FLOOR)
E-500	NRCC-ELC-E ELECTRICAL DISTRIBUTION
E-501	VOLTAGE DROP CALCULATIONS
E-510	NRCC-LTI INDOOR LIGHTING
E-520	NCRC-LTO-E OUTDOOR LIGHTING
FIRE SPRINKLERS	
FP-1.0	RCP AND PIPING PLAN 3RD FLOOR
FP-2.0	RCP AND PIPING PLAN 4TH FLOOR
FIRE ALARM	
FA 1.00	FIRE ALARM COVER SHEET
FA 2.00	FIRST FLOOR PLAN / THIRD FLOOR PLAN / FOURTH FLOOR PLAN
FA 3.00	PARTIAL RISER DIAGRAM / CALCULATIONS
FA 4.00	WIRING DETAILS / MOUNTING DETAILS
FA 5.00	BASEMENT / SECOND FLOOR PLAN / PENTHOUSE FLOOR PLAN - FOR REFERENCE ONLY
LANDSCAPE	
L0.0	LANDSCAPE COVER SHEET
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION NOTES
L2.3	IRRIGATION DETAILS
L2.4	IRRIGATION DETAILS
L2.5	IRRIGATION SPECIFICATIONS
L2.6	IRRIGATION SPECIFICATIONS
L3.1	PLANTING PLAN
L3.2	PLANTING DETAILS
L3.3	PLANTING SPECIFICATIONS
L3.4	PLANTING SPECIFICATIONS
L3.5	MAINTENANCE SPECIFICATIONS
L4.1	LIGHTING PLAN

VENTURA COUNTY HEALTH CARE AGENCY

PUBLIC VENTURA COUNTY WORKS

ANDERSON KULWIEC APPLEBY
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

PROFESSIONAL SEALS

LICENSED ARCHITECT — DAVID L. ANDERSON — C-11165 — 9/30/2027 — STATE OF CALIFORNIA

PERMIT APPROVAL STAMP

PERMIT NO	BP25 - 01950	
NO	REVISION	DATE
5		
4	Issue for Bid	3/20/2026
3	Resubmit Plan Check	2/18/2026
2	Submit Plan Check	6/13/2025
1	Schematic Design 100%	3/7/2025

COUNTY EXECUTIVE OFFICE

DIRECTOR OF PUBLIC WORKS

DEPUTY DIRECTOR OF PUBLIC WORKS

PUBLIC WORKS PROJECT MANAGER

PROJECT TITLE AND ADDRESS

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS
2323 KNOLL DRIVE
VENTURA, CALIFORNIA 93003

COUNTY SPEC NUMBER	**CP26-26**
COUNTY PROJECT NUMBER	**P6T26008**
DRAWN BY **MFA**	CHECKED BY **DLA**
CONSULTANT JOB NO **2023-101**	DATE **3/20/2026**
COUNTY DWG NO	SHEET **1** OF **154**

SHEET TITLE

TITLE SHEET

SHEET NO

A-001

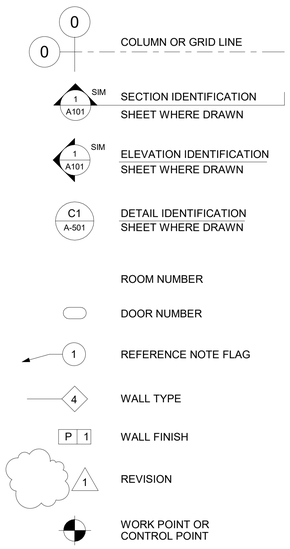
DATE: 3/21/2026 7:53:16 AM

DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@tulwiecgroup.com.rvt

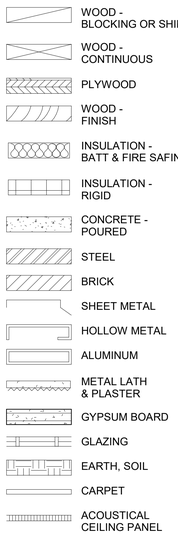
ABBREVIATIONS:

&	AND
L	ANGLE
C	CENTERLINE
D	PENNY
±	PLUS OR MINUS
AB	ANCHOR BOLT
AC	ASPHALTIC
A/C	CONCRETE
ACOUS	AIR CONDITIONING
AD	ACOUSTICAL
ADJ	AREA DRAIN
AFF	ADJACENT
ALT	ABOVE FINISH FLOOR
ALUM	ALTERNATE
ANOD	ALUMINUM ANODIZED
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOT	BOTTOM
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CI	CAST IRON
CJ	CONTROL JOINT
C/L	CHAIN LINK
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTR	CENTER
CW	COLD WATER
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDTN	FOUNDATION
FG	FIXED GLASS
FH	FIRE HYDRANT
FIN	FINISH
FL	FLOOR LINE
FLR	FLOOR
FLUOR	FLUORESCENT
FOC	FACE OF
FOM	CONCRETE/CURB
FOS	FACE OF MASONRY
FT	FACE OF STUDS/SLAB
FTG	FOOT/FEET
FURG	FOOTING FURRING
GA	GAGE/GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GLU LAM	GLUE-LAMINATED
GND	GROUND
GR LN	GRADE LINE
GYP	GYPSUM
HB	HOSE BIBB
HCP	HANDICAPPED
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTR	HEATER
HW	HOT WATER
ID	INSIDE DIMENSION
IN	INCH/INCHES
INCAND	INCANDESCENT
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT
LIN	LINEAR
LOC	LOCATION
LT	LIGHT
LT WT	LIGHTWEIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFG	MANUFACTURING
MFR	MANUFACTURER
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
MULL	MULLION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE
OH	DIAMETER
OPNG	OVERHEAD
OPP	OPENING OPPOSITE
PH	PANIC HARDWARE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLMB	PLUMBING
G	PLYWOOD
PLYW	POINT OF
D	CONNECTION
POC	PAIR
PR	PRESSURE-TREATED
PT	PARTITION
PTN	POLYVINYL CHLORIDE
PVC	POWER
PWR	
QT	QUARRY TILE
R	RISER/RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RS	ROUGH SAWN/RESAWN
S	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SH	SHELF/SHELVING
SHR	SHOWER
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SMS	SHEET METAL
SPEC	SCREW
SQ	SPECIFICATION(S)
SST	SQUARE
SSK	STAINLESS STEEL
STA	SERVICE SINK
STD	STATION
STL	STANDARD
STOR	STEEL
STRUCT	STORAGE
SUSP	STRUCTURAL
SYM	SUSPENDED SYMBOL
T	TREAD
T&B	TOP & BOTTOM
TEL	TELEPHONE
TEMP	TEMPORARY
T&G	TONGUE & GROOVE
THK	THICK
TJ	TOOL JOINT
TMPD	TEMPERED
TOB	TOP OF BEAM
TOC	TOP OF CURB
TOLDGR	TOP OF LEDGER
TOP	TOP OF PAVEMENT
TOSHTHG	TOP OF SHEATHING
TOS	TOP OF
TOW	SLAB/STEEL
TYP	TOP OF WALL TYPICAL
U/	UNDER
UGND	UNDERGROUND
UNFIN	UNFINISHED
UNO	UNLESS NOTED
UP	OTHERWISE
UR	UTILITY POLE URINAL
VCT	VINYL COMPOSITION
VERT	TILE
VEST	VERTICAL
VR	VESTIBULE
VWC	VAPOR RETARDANT VINYL WALL COVERING
W	WIDE/WIDTH
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDS	WOOD SCREW
WDW	WINDOW
WGL	WIRED GLASS
WH	WATER HEATER
WIC	WOODWORK INSTITUTE OF CALIFORNIA
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD DRAIN/YARD

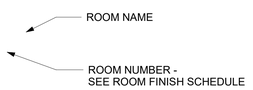
SYMBOLS



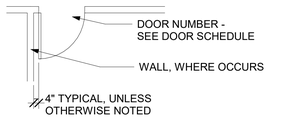
MATERIAL IDENTIFICATION



ROOM IDENTIFICATION



DOOR IDENTIFICATION



WINDOW IDENTIFICATION

BUILDING HEIGHT

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
2022 CBC TABLE 504.3

	OCCUPANCY GROUP: A-2	B	R-1	R-2
ALLOWABLE BUILDING HEIGHT: (S = SPRINKLERED)	85 FT	85 FT	85 FT	85 FT
ACTUAL BUILDING HEIGHT:	61 FT	61 FT	61 FT	61 FT

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
2022 CBC TABLE 504.4

	A-2	B	R-1	R-2
ALLOWABLE NUMBER OF STORIES: (S = SPRINKLERED)	4	6	5	5
ACTUAL NUMBER OF STORIES:	4	4	4	4

BUILDING AREA

ALLOWABLE BUILDING AREA IN SQUARE FEET
2022 CBC TABLE 506.2

	OCCUPANCY GROUP: A-2	B	R-1	R-2
ALLOWABLE AREA FACTOR (A(t): (SM = SPRINKERED, MULTI-STORY)	46,500 SF	112,500 SF	72,000 SF	72,000 SF

ACTUAL BUILDING AREA

	A-2	B	R-1	R-2	TOTAL
(E) FIRST FLOOR:	2,920 SF	2,960 SF	288 SF	3,456 SF	9,624 SF
(E) SECOND FLOOR:	---	9,624 SF	---	---	9,624 SF
THIRD FLOOR:	5,692 SF	1,414 SF	2,544 SF	---	9,650 SF
FOURTH FLOOR:	5,744 SF	1,346 SF	2,566 SF	---	9,656 SF
TOTAL:	14,356 SF	15,344 SF	5,398 SF	3,456 SF	38,554 SF

FLOORS NOT INCLUDED IN BUILDING AREA

(E) BASEMENT: 3,220 SF

BASEMENTS NOT INCLUDED IN TOTAL ALLOWABLE FLOOR AREA OF BUILDING (2022 CBC SECTION 506.1.3)

(E) PENTHOUSE: 514 SF

EQUIPMENT PLATFORMS NOT INCLUDED IN BUILDING AREA OR NUMBER OF STORIES (2022 CBC SECTION 505.3)

ALLOWABLE AREA FOR MIXED OCCUPANCIES

THE SUM OF RATIOS OF ACTUAL BUILDING AREA DIVIDED BY ALLOWABLE AREA
2022 CBC SECTION 508.4.2, SEPARATED OCCUPANCIES, ALLOWABLE BUILDING AREAS

FIRST FLOOR:

OCCUPANCY GROUP: A-2 B R-1 R-2

2,920 SF / 46,500 SF + 2,960 SF / 112,500 SF + 288 SF / 72,000 SF + 3,456 SF / 72,000 SF =

0.063 + 0.026 + 0.004 + 0.048 = **0.141 < 1.00 (OK)**

SECOND FLOOR:

OCCUPANCY GROUP: B

9,624 SF / 112,500 SF

0.086 < 1.00 (OK)

THIRD FLOOR:

OCCUPANCY GROUP: A-2 B R-1

5,692 SF / 46,500 SF + 1,414 SF / 112,500SF + 2,544 SF / 72,000 SF =

0.122 + 0.013 + 0.035 = **0.170 < 1.00 (OK)**

FOURTH FLOOR:

OCCUPANCY GROUP: A-2 B R-1

5,744 SF / 46,500 SF + 1,346 SF / 112,500 SF + 2,566 SF / 72,000 SF =

0.124 + 0.012 + 0.036 = **0.172 < 1.00 (OK)**

ALLOWABLE AREA - TOTAL BUILDING:

AGGREGATE SUM OF RATIOS OF ACTUAL FLOOR AREA DIVIDED BY ALLOWABLE AREA
2022 CBC SECTION 506.2.2, MIXED OCCUPANCY, MUTISTORY BUILDINGS

FIRST FLOOR: 0.141

SECOND FLOOR: 0.086

THIRD FLOOR: 0.170

FOURTH FLOOR: 0.172

TOTAL: 0.569 < 2.00 (OK)

APPLICABLE CODES

GOVERNING AGENCY:	COUNTY OF VENTURA, CALIFORNIA
BUILDING CODES:	CALIFORNIA BUILDING CODE 2022 EDITION
	CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 EDITION
EXISTING BUILDING CODE:	INTERNATIONAL EXISTING BUILDING CODE 2021 EDITION
FIRE CODE:	CALIFORNIA FIRE CODE 2022 EDITION
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE, 2022 EDITION
PLUMBING CODE:	CALIFORNIA PLUMBING CODE, 2022 EDITION
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE, 2022 EDITION
ACCESSIBILITY:	CALIFORNIA TITLE 24
	AMERICANS WITH DISABILITIES ACT

BUILDING CODE CLASSIFICATION

CONSTRUCTION TYPE

TYPE II-A NON-COMBUSTIBLE MATERIALS
1-HOUR CONSTRUCTION

SPRINKLERED

OCCUPANCY CLASS

GROUP A-2	ASSEMBLY	**COMMON ROOMS / KITCHENS:** FOOD & DRINK
GROUP B	BUSINESS	**OFFICES / CLINIC**
GROUP R-1	CONGREGATE RESIDENCE TRANSIENT	**SLEEPING ROOMS**
GROUP R-2	CONGREGATE RESIDENCE NON-TRANSIENT	**DORMITORIES**

BUILDING DEPARTMENT NOTES

A. THESE DRAWINGS CALL OUT NOTATIONS BY REFERENCE NUMBERS. CAREFULLY CHECK NOTES AGAINST CALL-OUTS ON DRAWINGS. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECTS BEFORE PROCEEDING WITH WORK.

B. DO NOT SCALE DRAWINGS

C. SEPARATE PERMITS WILL BE REQUIRED FOR PLUMBING, MECHANICAL, AND ELECTRICAL WORK AS APPLICABLE.

D. A SEPARATE PERMIT IS REQUIRED FOR RETAINING WALLS AND FENCES, TRASH ENCLOSURES, SIGNS, AND SHALL BE OBTAINED FROM THE INSPECTION SERVICES DIVISION PRIOR TO INSTALLATION.

E. MATERIAL AND EQUIPMENT NECESSARY FOR WORK, SHALL NOT BE PLACED OR STORED ON PUBLIC PROPERTY SO AS TO OBSTRUCT FREE AND CONVENIENT APPROACH TO AND USE OF ANY FIRE HYDRANT, FIRE OR POLICE ALARM BOX, UTILITY BOX, CATCH BASIN OR MANHOLE OR SO TO INTERFERE WITH THE FREE FLOW OF WATER IN STREET OR ALLEY GUTTER.

PARKING REQUIRED

USE	AREA		PARKING RATIO		SPACES REQUIRED
OFFICE / CLINIC:	15,344 SF	/	300	=	52 SPACES
ASSEMBLY:	14,356 SF	/	300	=	48 SPACES
RESIDENTIAL:	105 BEDS	/	4	=	27 SPACES
TOTAL:					**127 SPACES**

PARKING PROVIDED

STANDARD:	136 SPACES	95%
HANDICAP:	7 SPACES	5%
TOTAL SPACES PROVIDED:	**143 SPACES**	**100%**

GENERAL NOTES

A. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS, EXCEPT WHERE EXCEEDED HEREIN.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE. DISCREPANCIES AND/OR VARIATIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. CONTRACTOR WILL ASSUME ALL RESPONSIBILITY OF CONSTRUCTION IF ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

C. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATIONS OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT. IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN THE CONSTRUCTION DOCUMENTS.

D. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

E. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT.

F. EXTERIOR EXIT DOORS SHALL NOT HAVE FLUSH BOLTS OR SURFACE BOLTS.

G. HEIGHT OF THRESHOLDS AT EXIT DOORS SHALL BE 1/2" MAXIMUM, WITH A 1/4" MAXIMUM VERTICAL RISE.

H. GLASS DOORS AND ADJACENT PANELS SHALL BE TEMPERED GLASS.

I. GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOORS, WITHIN 24" OF DOORS, AND AT SHOWERS, SHALL BE TEMPERED GLASS.

FIRE DEPARTMENT NOTES

A. **ADDRESS NUMBERS:**
APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

B. **FIRE EXTINGUISHERS:**
PROVIDE FIRE EXTINGUISHERS WITHIN SPECIFIED TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

C. **KNOX BOX:**
MOUNTING HEIGHT FOR THE KNOX BOX AND/OR KEY SWITCH SHALL NOT TO EXCEED 6' ABOVE THE GROUND LEVEL/ FINISHED FLOOR. PROVIDE (3) SETS OF KEYS (WITH PERMANENT ENGRAVED IDENTIFICATION) FOR ALL EXTERIOR DOORS, GATES, FIRE ALARM PANEL, AND OTHERS AS DIRECTED BY THE FIRE INSPECTOR.

D. **FIRE SPRINKLERS - NEW SYSTEM:**
A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE STRUCTURE IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13 AND THE REQUIREMENTS OF THE VENTURA CITY FIRE DEPARTMENT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.

E. **FIRE ALARM - NEW SYSTEM:**
PROVIDE A FIRE ALARM SYSTEM CAPABLE OF NOTIFYING THE OCCUPANTS, AUDIBLY AND VISUALLY, UPON ACTIVATION. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT. FIRE ALARM CONTRACTOR WILL PROVIDE THE FIRE DEPARTMENT WITH A RECORD OF COMPLETION CERTIFYING PROPER INSTALLATION OF THE SYSTEM.

F. **FIRE ALARM:**
SPRINKLER SYSTEMS WITH MORE THAN 20 HEADS MUST BE SUPERVISED FOR WATER FLOW AND CONTROL VALVE TAMPER BY AN APPROVED CENTRAL STATION PROPRIETARY OR REMOTE STATION SERVICE. FIRE ALARM PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.

G. **REQUIRED VENTURA CITY FD INSPECTIONS:**
FOR ALL INSPECTIONS, CALL 805-339-4333.
FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:

1. OVERHEAD FIRE SPRINKLER ROUGH
2. FIRE SPRINKLER FINAL
3. FIRE ALARM ROUGH
4. FIRE ALARM FINAL

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT — David L. Anderson — C-11165 — 9/30/2027 RENEWAL DATE — STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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GENERAL NOTES

Date: 20 March 2026

Sheet Number:
A-002

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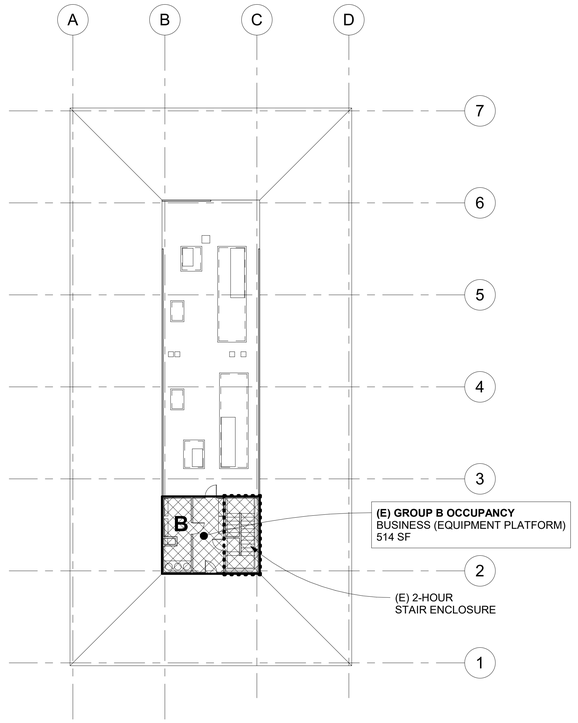
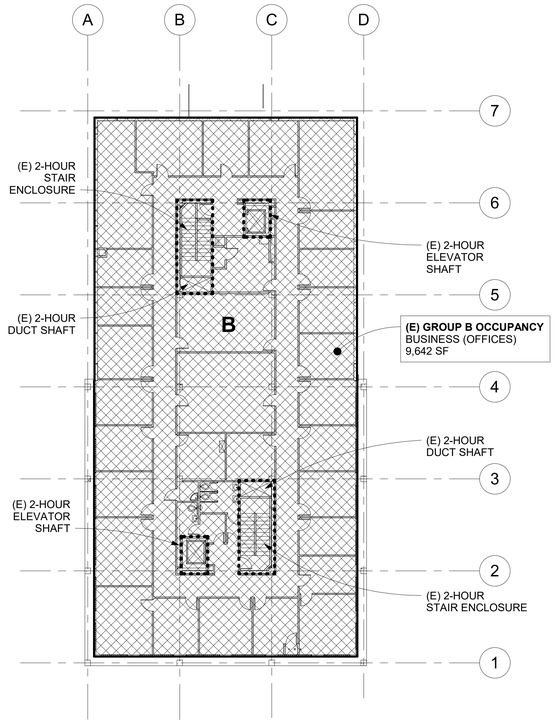


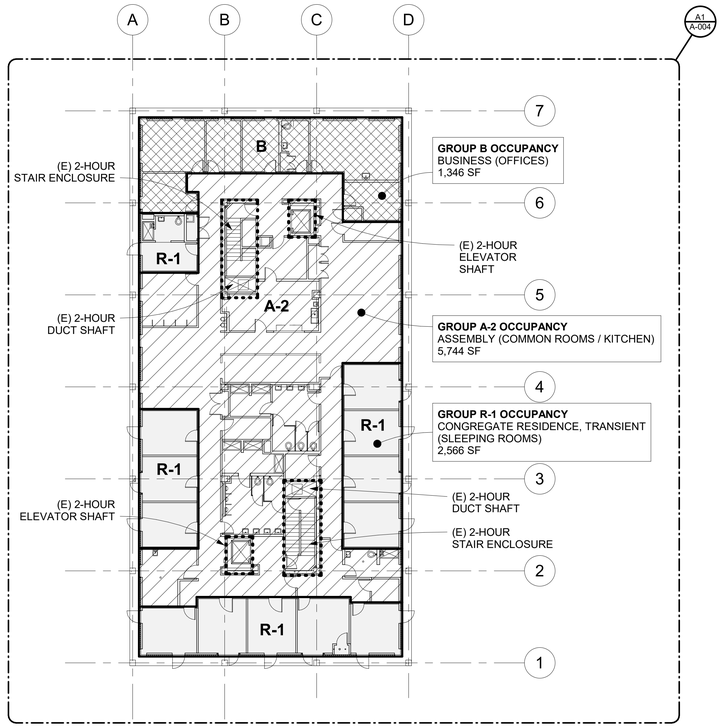
C1 A-003 PENTHOUSE - CODE DIAGRAM
1/16" = 1'-0"

PENTHOUSE FLOOR AREA:	
GROUP B OCCUPANCY:	514 SF
(NOT INCLUDED IN BUILDING AREA)	



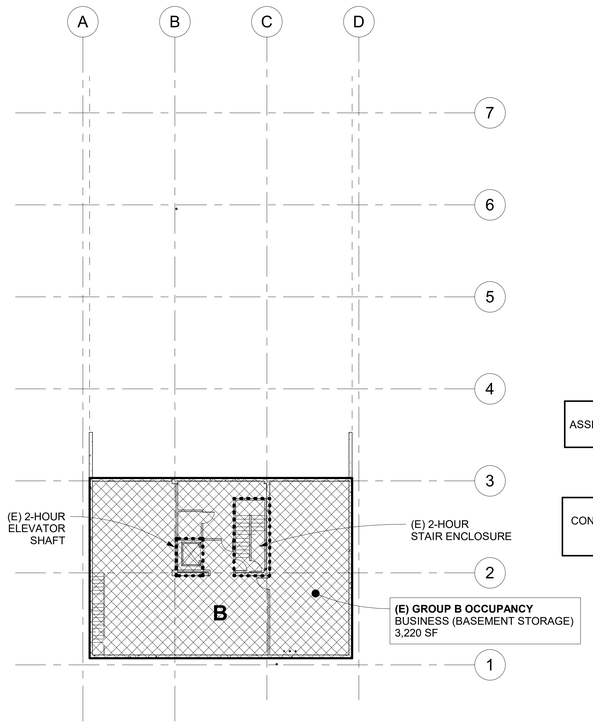
C3 A-003 SECOND FLOOR - CODE DIAGRAM
1/16" = 1'-0"

SECOND FLOOR AREA:	
GROUP B OCCUPANCY:	9,642 SF



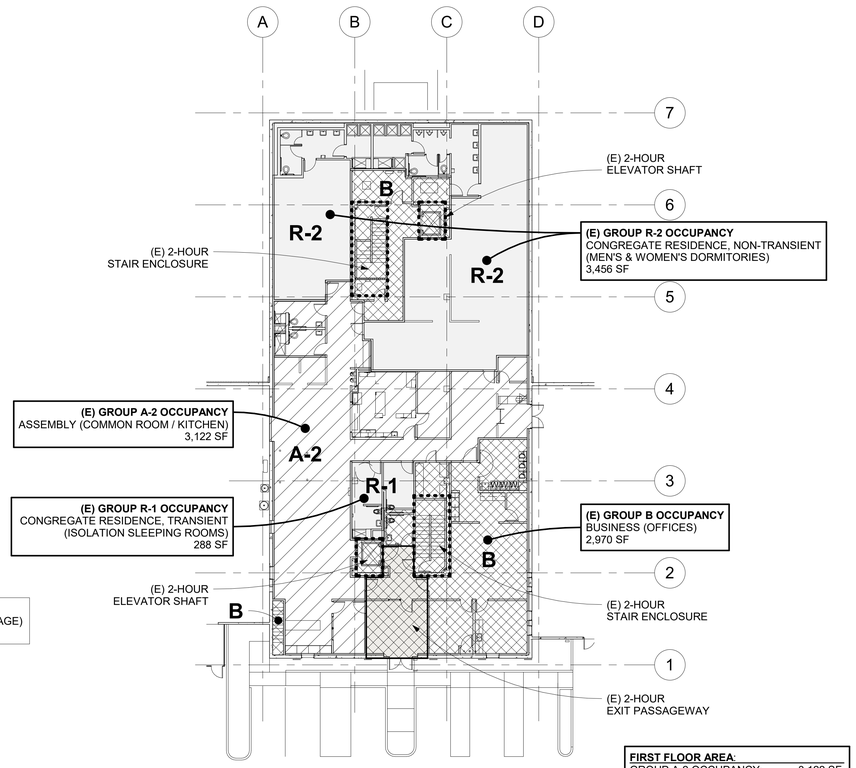
C5 A-003 FOURTH FLOOR - CODE DIAGRAM
1/16" = 1'-0"

FOURTH FLOOR AREA:	
GROUP A-2 OCCUPANCY:	5,744 SF
GROUP B OCCUPANCY:	1,346 SF
GROUP R-1 OCCUPANCY:	2,566 SF
TOTAL FOURTH FLOOR AREA:	9,656 SF



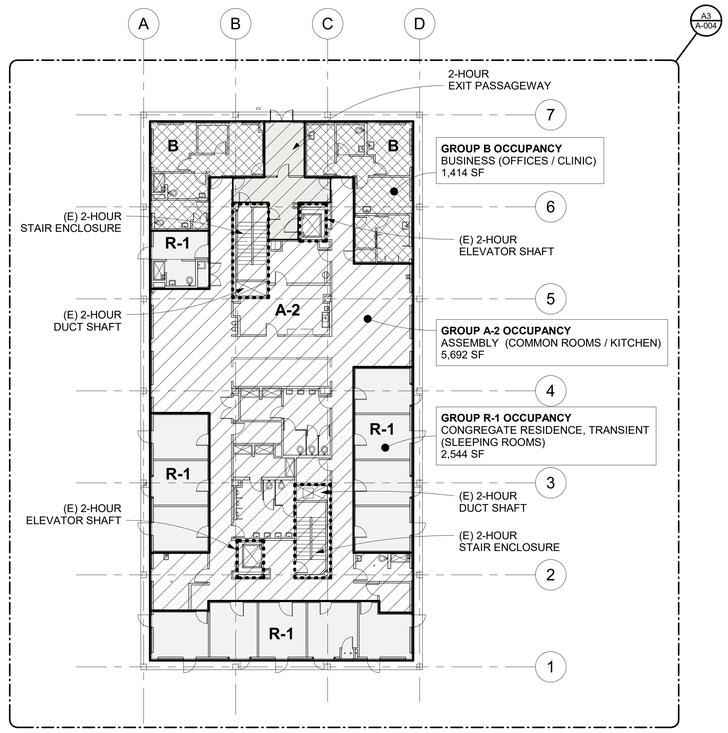
A1 A-003 BASEMENT FLOOR - CODE DIAGRAM
1/16" = 1'-0"

BASEMENT FLOOR AREA:	
GROUP B OCCUPANCY:	3,220 SF
(NOT INCLUDED IN BUILDING AREA)	



A3 A-003 FIRST FLOOR - CODE DIAGRAM
1/16" = 1'-0"

FIRST FLOOR AREA:	
GROUP A-2 OCCUPANCY:	3,122 SF
GROUP B OCCUPANCY:	2,970 SF
GROUP R-1 OCCUPANCY:	288 SF
GROUP R-2 OCCUPANCY:	3,456 SF
TOTAL FIRST FLOOR AREA:	9,624 SF



A5 A-003 THIRD FLOOR - CODE DIAGRAM
1/16" = 1'-0"

THIRD FLOOR AREA:	
GROUP A-2 OCCUPANCY:	5,692 SF
GROUP B OCCUPANCY:	1,414 SF
GROUP R-1 OCCUPANCY:	2,544 SF
TOTAL THIRD FLOOR AREA:	9,650 SF

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ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

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CODE DIAGRAMS

Date: 20 March 2026
Sheet Number:
A-003

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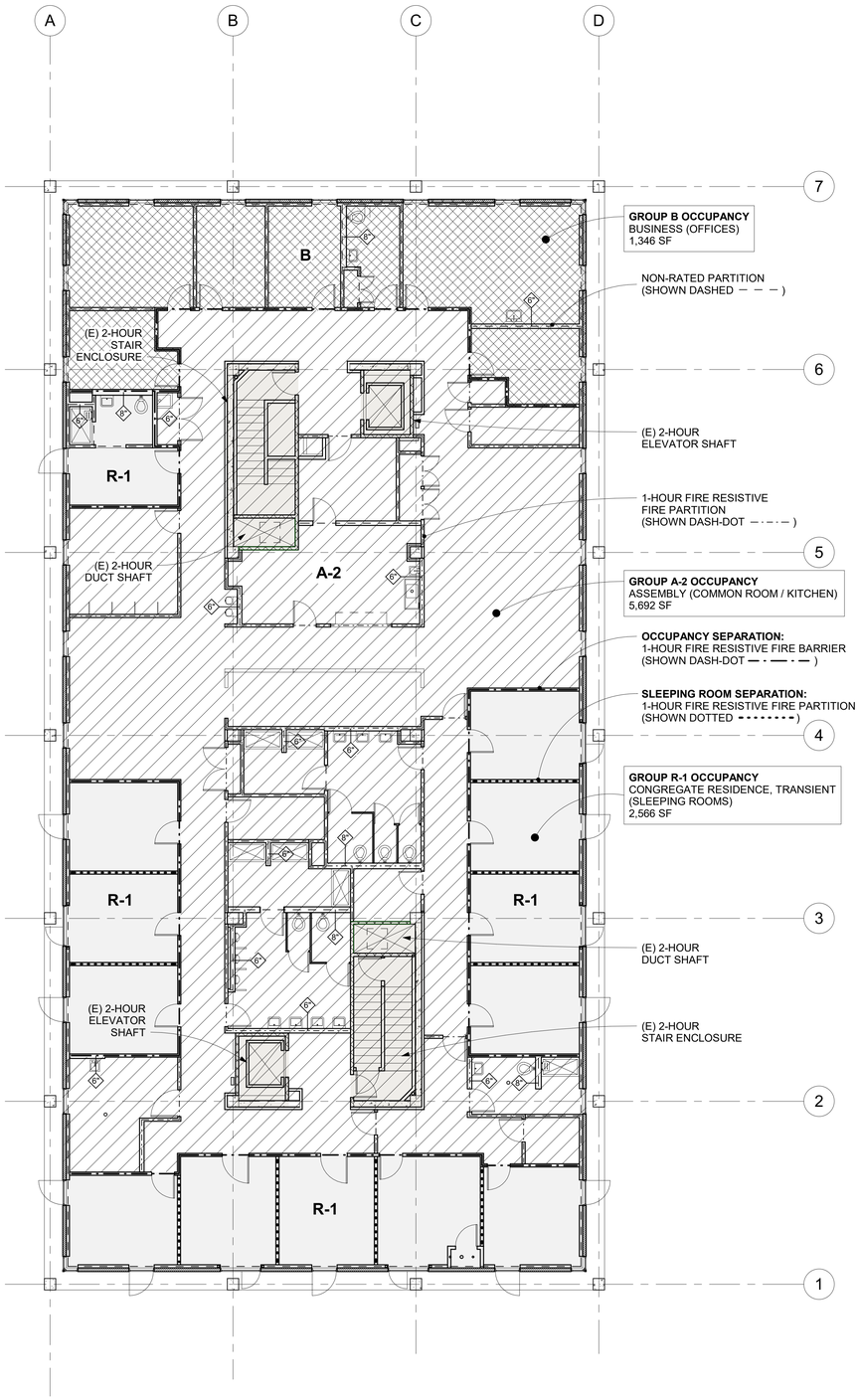

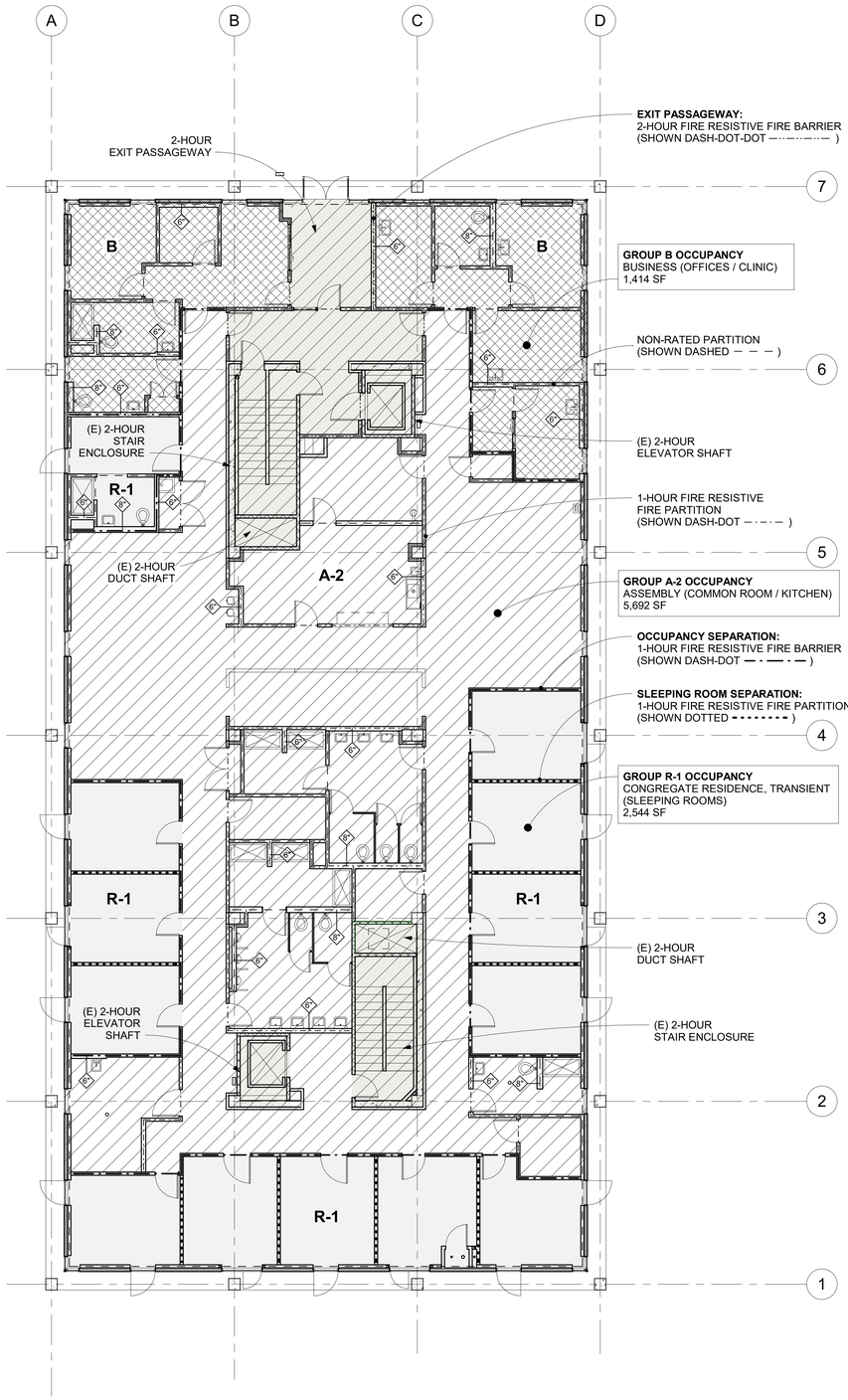

WALL LEGEND

A-122

EXISTING CONCRETE WALLS, TO REMAIN

EXISTING EXTERIOR CMU WALLS, TO REMAIN

EXISTING INTERIOR PARTITIONS, TO REMAIN

(E) 3-1/4" STEEL STUDS AT 16" O.C., WITH
(E) 3/4" GYPSUM PLASTER OVER METAL LATH, EACH SIDE

EXISTING 2-HOUR FIRE RATED STAIR ENCLOSURES, ELEVATOR SHAFTS, & DUCT SHAFTS, TO REMAIN

(E) 18 GA. STEEL STUDS AT 16" O.C., WITH
(E) 3/4" GYPSUM PLASTER OVER METAL LATH, EACH SIDE

NEW NON-RATED INTERIOR PARTITION

MIN. 3-5/8" STEEL STUDS AT 16" O.C.,
UP TO UNDERSIDE OF (E) CONCRETE FLOOR OR ROOF ABOVE ,
WITH 1-LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE
(UP TO 6" ABOVE CEILING) -
PROVIDE FIBERGLAS BATT SOUND INSULATION

(SEE DETAILS A5/A-501& B5/A-501)

NOTE: PROVIDE 6" OR 8" STUDS WHERE INDICATED -
SEE PLUMBING WALL LEGEND, BELOW

NEW NON-RATED FURRED WALL

(E) CMU WALL, WITH NEW FURRING:
MIN. 3-5/8" STEEL STUDS AT 16" O.C.,
UP TO UNDERSIDE OF (E) CONCRETE FLOOR OR ROOF ABOVE ,
WITH 1-LAYER 5/8" TYPE "X" GYPSUM BOARD AT EXPOSED SIDE
(UP TO 6" ABOVE CEILING) -
PROVIDE FIBERGLAS BATT SOUND INSULATION

(SEE DETAIL D1/A-502)

NOTE: PROVIDE 6" OR 8" STUDS WHERE INDICATED -
SEE PLUMBING WALL LEGEND, BELOW

NEW 1-HOUR FIRE PARTITION (CBC SECTION 708)
PER CBC TABLE 721.1(2), ITEM NO. 13-1.1

MIN. 3-5/8" STEEL STUDS AT 16" O.C.,
WITH 1-LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE,
UP TO UNDERSIDE OF (E) CONCRETE FLOOR OR ROOF ABOVE -
PROVIDE FIBERGLAS BATT SOUND INSULATION -
PROVIDE FIRESTOPPING AT ALL CABLE, PIPE AND DUCT
PENETRATIONS

(SEE DETAILS A3/A-501, B3/A-501, A4/A-509)

NOTE: PROVIDE 6" OR 8" STUDS WHERE INDICATED -
SEE PLUMBING WALL LEGEND, BELOW

NEW INTERIOR SLEEPING ROOM SEPARATION WALL -
1-HOUR FIRE PARTITION (CBC SECTION 708)
PER CBC TABLE 721.1(2), ITEM NO. 13-1.1

MIN. 3-5/8" STEEL STUDS AT 16" O.C.,
WITH 1-LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE,
UP TO UNDERSIDE OF (E) CONCRETE FLOOR OR ROOF ABOVE -
PROVIDE FIBERGLAS BATT SOUND INSULATION -
PROVIDE FIRESTOPPING AT ALL CABLE, PIPE AND DUCT
PENETRATIONS

(SEE DETAILS A3/A-501, B3/A-501, A4/A-509)

NOTE: PROVIDE 6" OR 8" STUDS WHERE INDICATED -
SEE PLUMBING WALL LEGEND, BELOW

NEW INTERIOR OCCUPANCY SEPARATION WALL -
1-HOUR FIRE RESISTIVE FIRE BARRIER (CBC SECTION 707)
PER CBC TABLE 721.1(2), ITEM NO. 13-1.1

MIN. 3-5/8" STEEL STUDS AT 16" O.C.,
WITH 1-LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE,
UP TO UNDERSIDE OF (E) CONCRETE FLOOR OR ROOF ABOVE -
PROVIDE FIBERGLAS BATT SOUND INSULATION -
PROVIDE FIRESTOPPING AT ALL CABLE, PIPE AND DUCT
PENETRATIONS

(SEE DETAILS A3/A-501, B3/A-501, A4/A-509)

NOTE: PROVIDE 6" OR 8" STUDS WHERE INDICATED -
SEE PLUMBING WALL LEGEND, BELOW

NEW INTERIOR EXIT PASSAGEWAY WALL -
2-HOUR FIRE RESISTIVE FIRE BARRIER (CBC SECTION 707)
PER CBC TABLE 721.1(2), ITEM NO. 13-1.2

3-5/8" STEEL STUDS AT 16" O.C.,
WITH 2-LAYERS 5/8" TYPE "X" GYPSUM BOARD EACH SIDE,
UP TO UNDERSIDE OF (E) CONCRETE FLOOR ABOVE -
PROVIDE FIBERGLAS BATT SOUND INSULATION -
PROVIDE FIRESTOPPING AT ALL CABLE, PIPE AND DUCT
PENETRATIONS

(SEE DETAILS A1/A-501, B1/A-501, A4/A-509)

PLUMBING WALL LEGEND

A-122

6" STEEL STUDS
AT ALL PLUMBING WALLS WITH
WASTE AND/OR VENT PIPING

8" STEEL STUDS
AT ALL PLUMBING WALLS WITH
WALL-HUNG WATER CLOSETS

A1 / A-004 FOURTH FLOOR - CODE DIAGRAM
1/8" = 1'-0"

A3 / A-004 THIRD FLOOR - CODE DIAGRAM
1/8" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT — David L. Anderson — C-11165 — 9/30/2027 RENEWAL DATE — STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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CAD File Name:

Sheet Title:
CODE DIAGRAMS - THIRD & FOURTH FLOORS

Date: 20 March 2026

Sheet Number:
A-004

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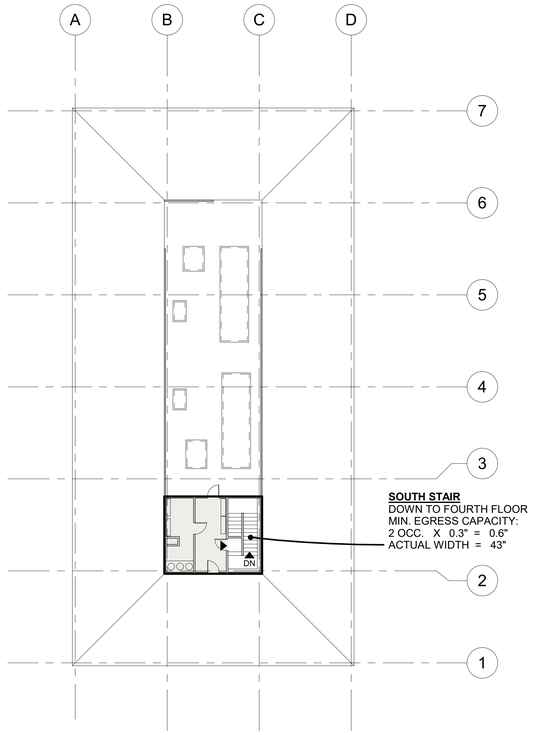
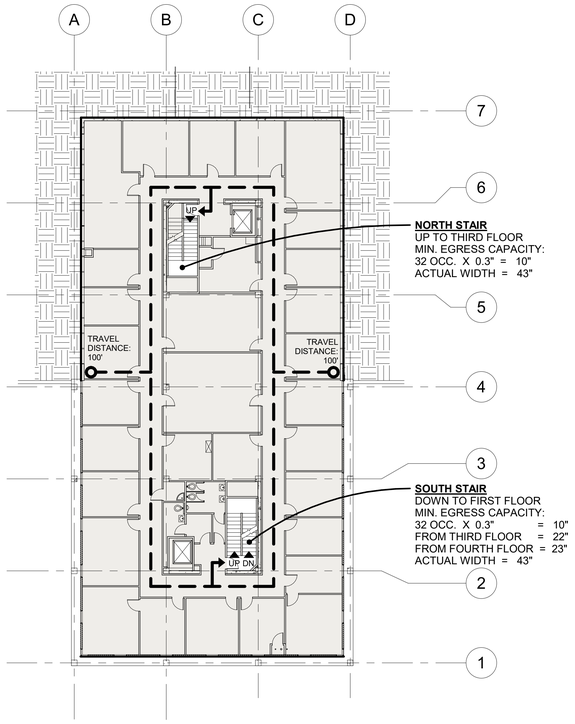


MECHANICAL EQUIPMENT:
514 SF / 300 = 2 OCCUPANTS

1 EXIT REQUIRED
1 EXIT PROVIDED

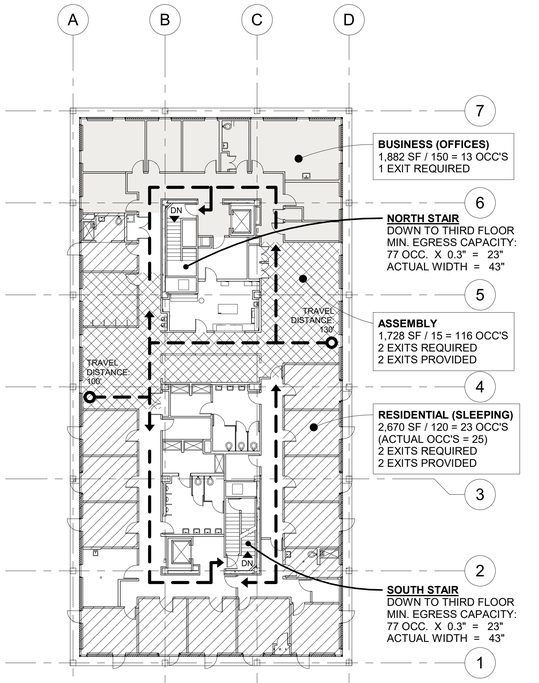
C1 PENTHOUSE FLOOR - EGRESS DIAGRAM
A-005 1/16" = 1'-0"



BUSINESS:
9,352 SF / 150 = 63 OCCUPANTS

2 EXITS REQUIRED
2 EXITS PROVIDED

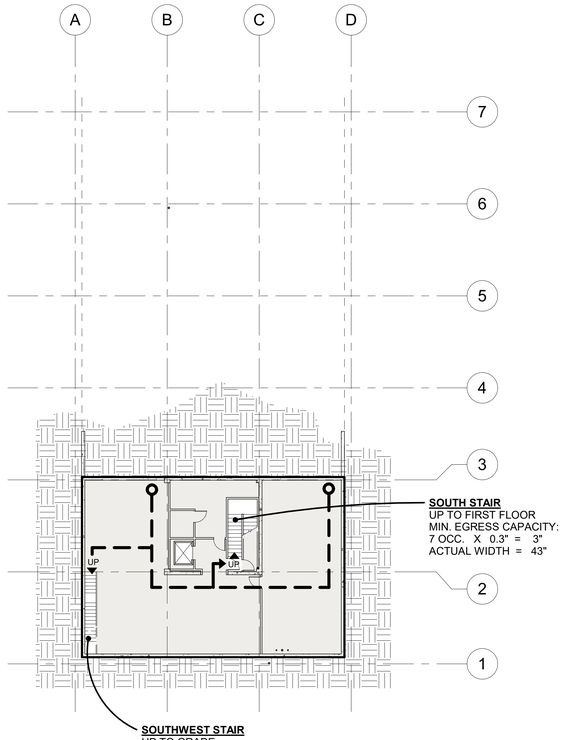
A2 SECOND FLOOR - EGRESS DIAGRAM
A-005 1/16" = 1'-0"



BUSINESS:	1,882 SF / 150	=	13 OCCUPANTS
ASSEMBLY:	1,728 SF / 15	=	116 OCCUPANTS
RESIDENTIAL:	2,670 SF / 120	=	25 OCCUPANTS
TOTAL:			154 OCCUPANTS

2 EXITS REQUIRED
2 EXITS PROVIDED

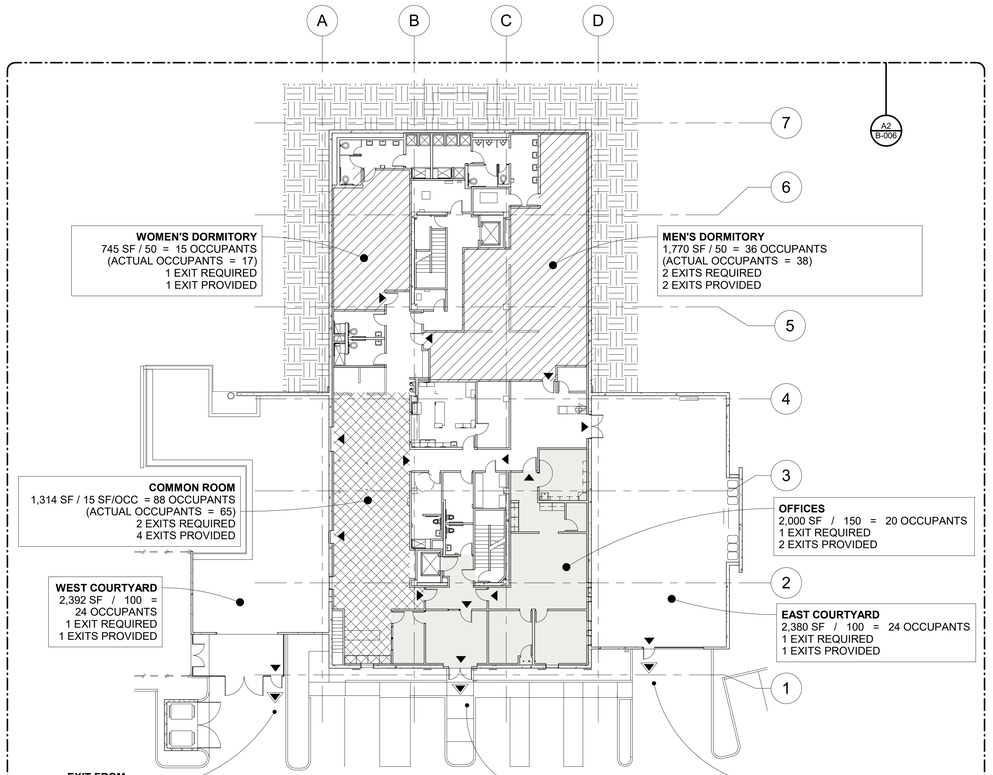
A1 FOURTH FLOOR - EGRESS DIAGRAM
A-005 1/16" = 1'-0"



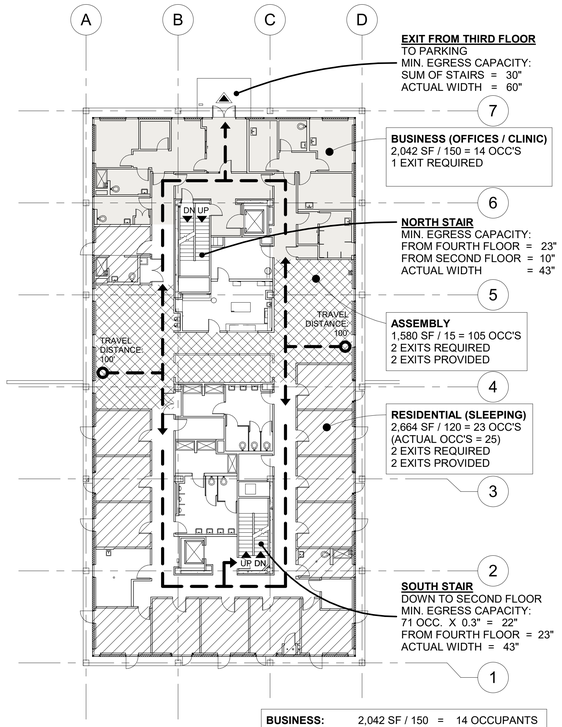
STORAGE:
3,220 SF / 500 = 7 OCCUPANTS

1 EXIT REQUIRED
1 EXIT PROVIDED

A4 BASEMENT FLOOR - EGRESS DIAGRAM
A-005 1/16" = 1'-0"



C4 FIRST FLOOR - EGRESS DIAGRAM
A-005 1/16" = 1'-0"



BUSINESS:	2,042 SF / 150	=	14 OCCUPANTS
ASSEMBLY:	1,580 SF / 15	=	105 OCCUPANTS
RESIDENTIAL:	2,664 SF / 120	=	23 OCCUPANTS
TOTAL:			142 OCCUPANTS

2 EXITS REQUIRED
2 EXITS PROVIDED

C2 THIRD FLOOR - EGRESS DIAGRAM
A-005 1/16" = 1'-0"

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
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2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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EGRESS DIAGRAMS

Date: 20 March 2026
Sheet Number:
A-005

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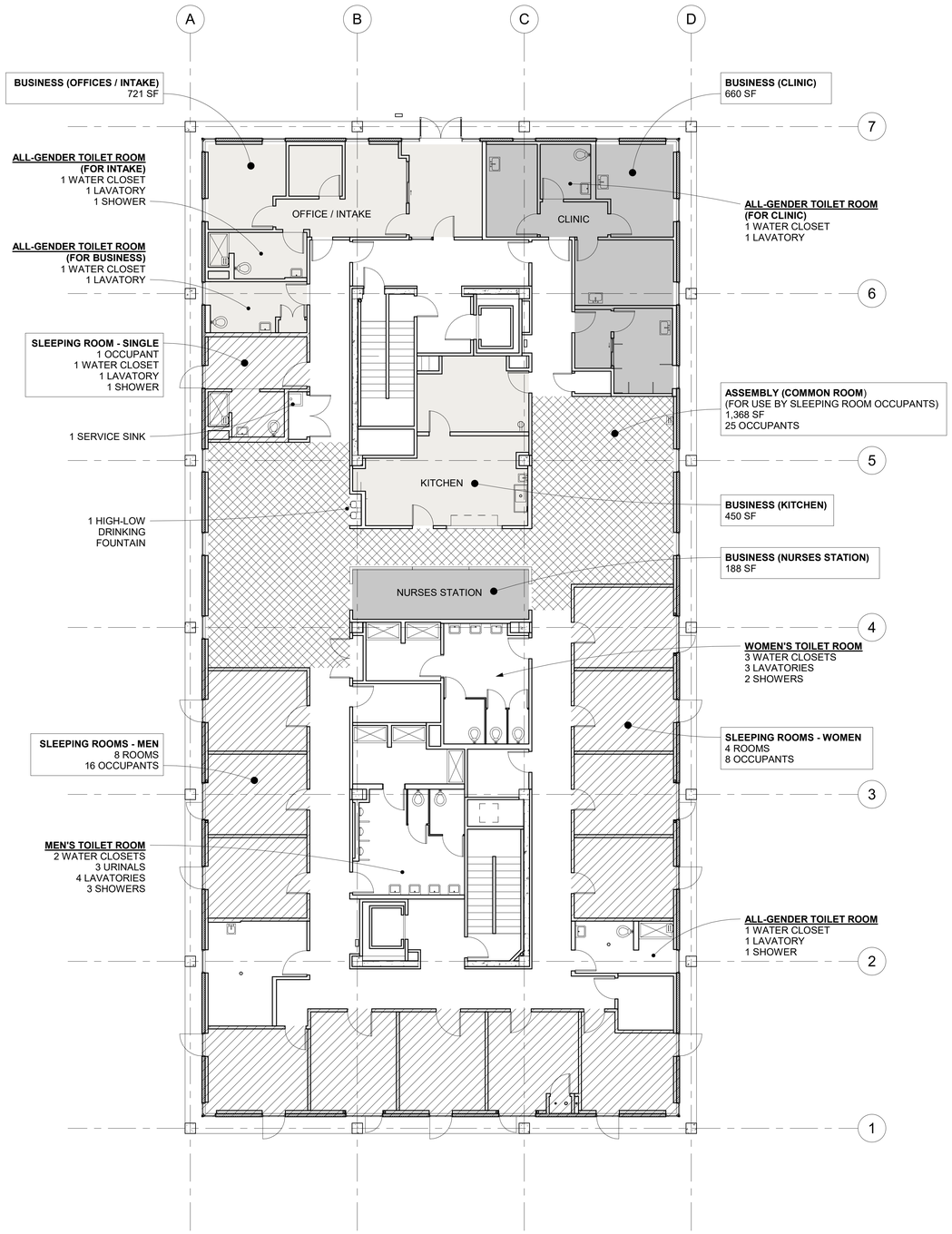

A2 PLUMBING FIXTURE CALCULATIONS - THIRD FLOOR
A-006 1/8" = 1'-0"

PLUMBING FIXTURES - BUSINESS

BUSINESS OCCUPANT LOAD, FOR PLUMBING:
PER 2022 CALIFORNIA PLUMBING CODE, TABLE 4-1

OCCUPANCY	FLOOR AREA		LOAD FACTOR		OCCUPANT LOAD
BUSINESS:					
OFFICE / INTAKE	721 SF	/	150	=	**5**
CLINIC	656 SF	/	150	=	**5**
NURSES STATION	188 SF	/	150	=	**2**
KITCHEN	449 SF	/	50	=	**9**
TOTAL:	2,041 SF				**21**

PLUMBING FIXTURES REQUIRED, FOR BUSINESS:
PER 2022 CALIFORNIA PLUMBING CODE, SECTION 422.2, EXCEPTION (3):

IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS, INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES

PLUMBING FIXTURES PROVIDED, FOR BUSINESS:

	WATER CLOSETS	LAVATORIES	SHOWERS
ALL-GENDER TOILET ROOMS			
(FOR BUSINESS):	**1**	**1**	**---**
(FOR OFFICE / INTAKE):	**1**	**1**	**1**
(FOR CLINIC):	**1**	**1**	**---**

PLUMBING FIXTURES - RESIDENTIAL

SLEEPING ROOM OCCUPANT LOAD, FOR PLUMBING:

ROOM TYPE	NO. ROOMS	OCCUPANT LOAD MALE	FEMALE	SINGLE ROOM
SLEEPING ROOMS (MALE)	8	**16**	---	---
SLEEPING ROOMS (FEMALE)	4	---	**8**	---
SLEEPING ROOM (SINGLE)	1	**1**	---	**1**

PLUMBING FIXTURES REQUIRED, FOR SLEEPING ROOMS:
PER 2022 CALIFORNIA PLUMBING CODE, TABLE 422.1
GROUP "R-2" RESIDENTIAL OCCUPANCY, DORMITORY

OCCUPANT LOAD		WATER CLOSETS	URINALS	LAVATORIES	SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
MALE	**16**	**2** (11-35 OCC)	**1** (1-25)	**2** (13-32)	**2** (9-16)		
FEMALE	**8**	**1** (1 - 8 OCC)	---	**1** (1 - 12)	**1** (1 - 8)		
SINGLE ROOM	**1**	**1** (1 - 8 OCC)	---	**1** (1 - 12)	**1** (1 - 8)		
TOTAL	**25**	**4**	**1**	**4**	**4**	**1** (1-150)	**1**

PLUMBING FIXTURES PROVIDED, FOR SLEEPING ROOMS:

	WATER CLOSETS	URINALS	LAVATORIES	SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
MALE	**2**	**3**	**4**	**3**		
FEMALE	**3**	---	**3**	**2**		
SINGLE ROOM	**1**	---	**1**	**1**		
ALL-GENDER	**1**	---	**1**	**1**		
TOTAL					**1**	**1**

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

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Architect's Project Number:
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GSA Program Number:
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Sheet Title:
PLUMBING FIXTURE CALCULATIONS - THIRD FLOOR

Date: 20 March 2026
Sheet Number:
A-006

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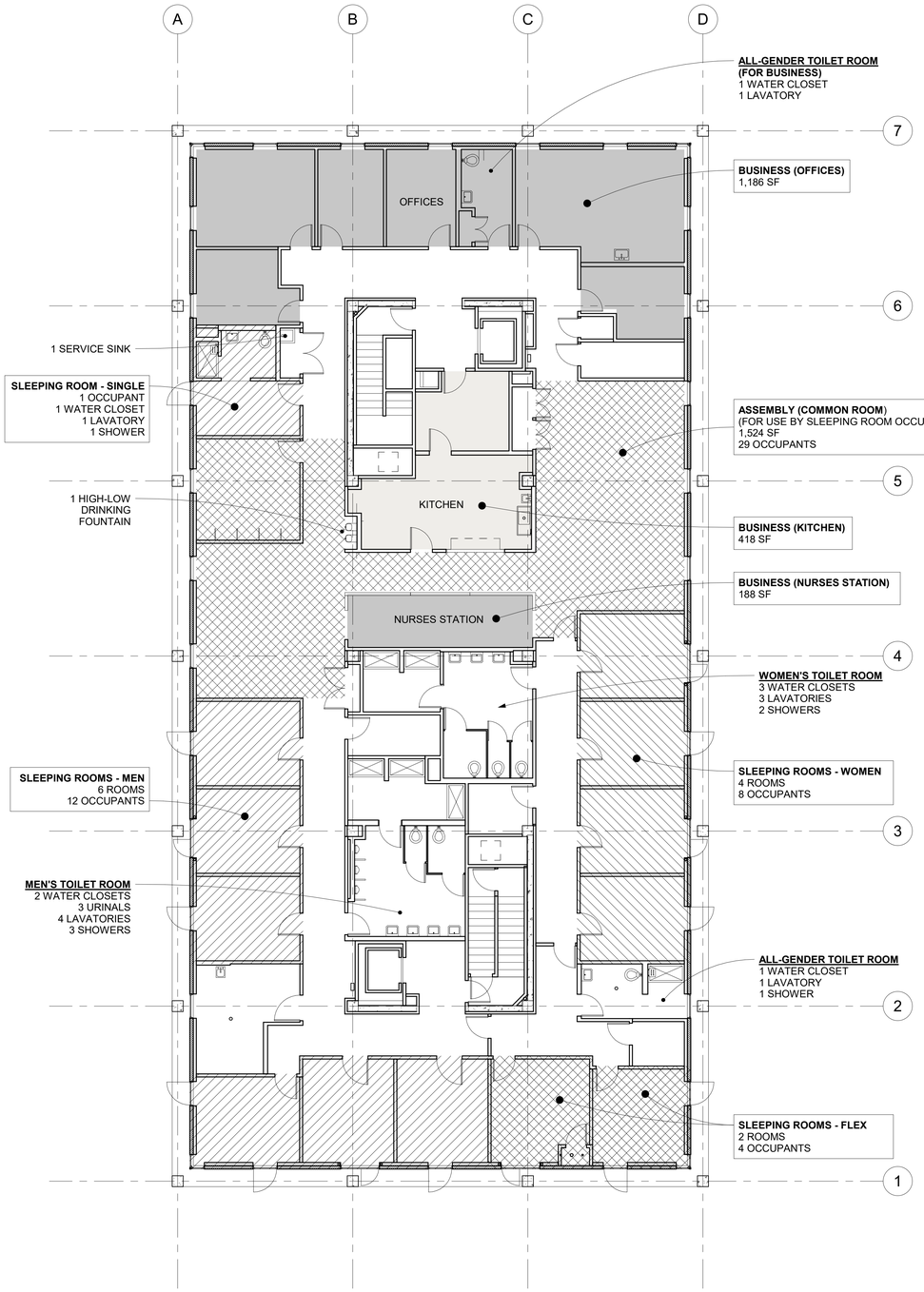

A2 A-007 PLUMBING FIXTURE CALCULATIONS - FOURTH FLOOR
1/8" = 1'-0"

PLUMBING FIXTURES - BUSINESS

BUSINESS OCCUPANT LOAD, FOR PLUMBING:
PER 2022 CALIFORNIA PLUMBING CODE, TABLE 4-1

OCCUPANCY	FLOOR AREA		LOAD FACTOR	OCCUPANT LOAD
BUSINESS:				
OFFICE	1,168 SF	/	150	**8**
NURSES STATION	188 SF	/	150	**2**
KITCHEN	418 SF	/	50	**9**
TOTAL:	1,774 SF			**19**

PLUMBING FIXTURES REQUIRED, FOR BUSINESS:
PER 2022 CALIFORNIA PLUMBING CODE, SECTION 422.2, EXCEPTION (3):

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PLUMBING FIXTURES PROVIDED, FOR BUSINESS:

	WATER CLOSETS	LAVATORIES
ALL-GENDER TOILET ROOM:	**1**	**1**

PLUMBING FIXTURES - RESIDENTIAL

SLEEPING ROOM OCCUPANT LOAD, FOR PLUMBING:

ROOM TYPE	NO. ROOMS	OCCUPANT LOAD MALE	FEMALE	SINGLE ROOM
SLEEPING ROOMS (MALE)	8	**16**	---	---
SLEEPING ROOMS (FEMALE)	6	---	**12**	---
SLEEPING ROOM (SINGLE)	1	**1**	---	**1**

PLUMBING FIXTURES REQUIRED, FOR SLEEPING ROOMS:
PER 2022 CALIFORNIA PLUMBING CODE, TABLE 422.1
GROUP "R-2" RESIDENTIAL OCCUPANCY, DORMITORY

OCCUPANT LOAD		WATER CLOSETS	URINALS	LAVATORIES	SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
MALE	**16**	**2** (11-35 OCC)	**1** (1-25)	**2** (13-32)	**2** (9-16)		
FEMALE	**12**	**2** (9 - 28 OCC)	---	**1** (1 - 12)	**2** (9-16)		
SINGLE ROOM	**1**	**1** (1 - 8 OCC)	---	**1** (1 - 12)	**1** (1 - 8)		
TOTAL	**29**	**5**	**1**	**4**	**5**	**1** (1-150)	**1**

PLUMBING FIXTURES PROVIDED, FOR SLEEPING ROOMS:

	WATER CLOSETS	URINALS	LAVATORIES	SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
MALE	**2**	**3**	**4**	**3**		
FEMALE	**3**	---	**3**	**2**		
SINGLE ROOM	**1**	---	**1**	**1**		
ALL-GENDER	**1**	---	**1**	**1**		
TOTAL					**1**	**1**

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
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Project:
KNOLL DRIVE
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THIRD & FOURTH FLOORS

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1	3/7/2025	Schematic Design 100%

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Sheet Title:
PLUMBING FIXTURE CALCULATIONS - FOURTH FLOOR

Date: 20 March 2026
Sheet Number:
A-007

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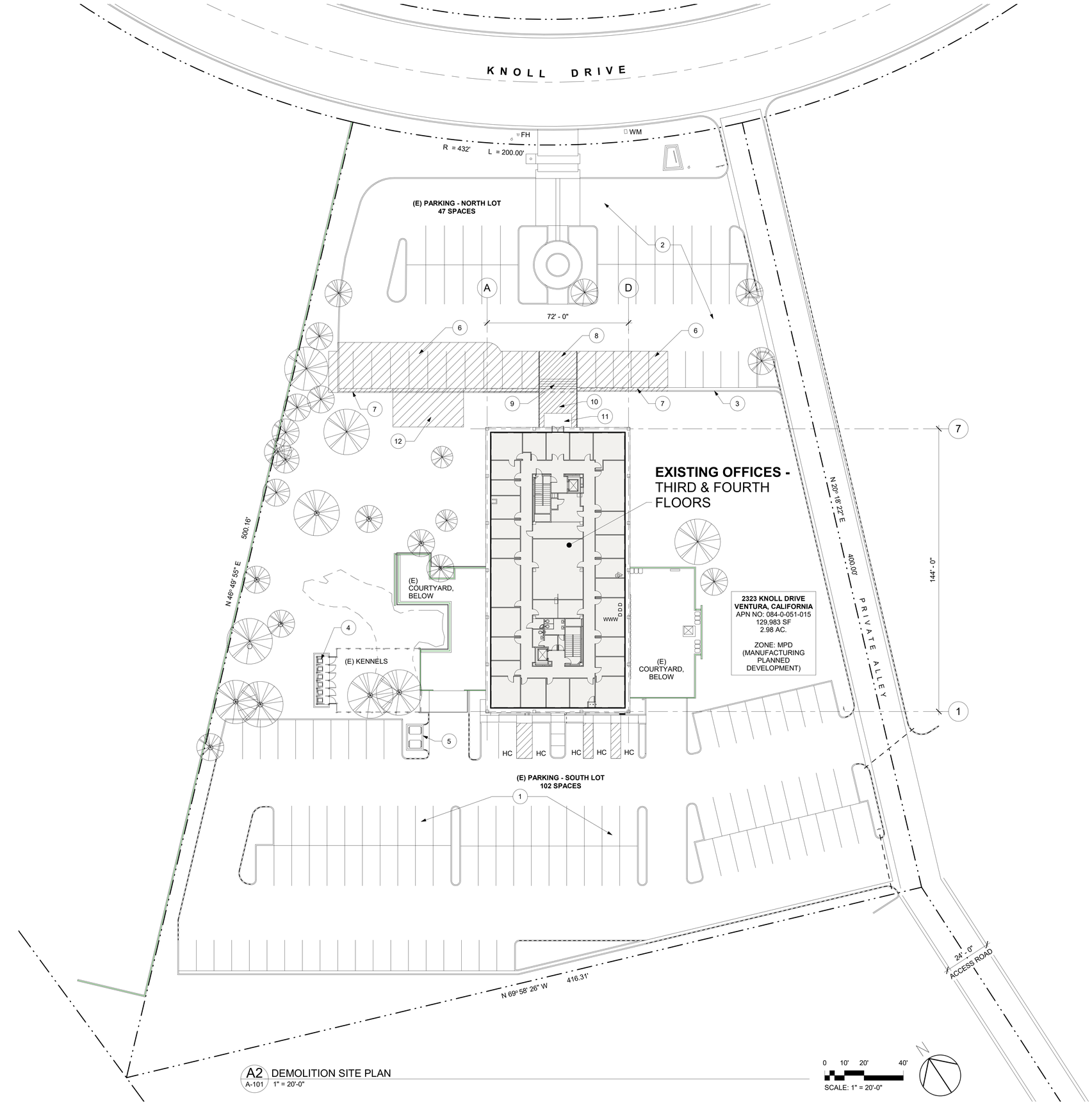

A2 DEMOLITION SITE PLAN
A-101 1" = 20'-0"

REFERENCE NOTES

A-XXX

1. (E) PARKING, TO REMAIN
2. (E) AC PAVING, TO REMAIN
3. (E) CONCRETE CURB & GUTTER, TO REMAIN
4. (E) KENNELS, TO REMAIN
5. (E) TRASH ENCLOSURE, TO REMAIN
6. REMOVE PORTION OF (E) AC PAVING (SHOWN HATCHED) - SEE CIVIL DRAWINGS
7. REMOVE PORTION OF (E) CONCRETE CURB & GUTTER
8. REMOVE (E) CONCRETE PAVING (SHOWN HATCHED) - SEE CIVIL DRAWINGS
9. REMOVE (E) CONCRETE STAIRS (SHOWN HATCHED) - SEE CIVIL DRAWINGS
10. REMOVE PORTION OF (E) CONCRETE LANDING (SHOWN HATCHED) - SEE STRUCTURAL DRAWINGS
11. PORTION OF (E) CONCRETE LANDING, TO REMAIN
12. EXCAVATE PORTION OF (E) TERRAIN, FOR NEW TERRACED PATIO

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
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DEMOLITION SITE PLAN

Date: 20 March 2026
Sheet Number:
A-101

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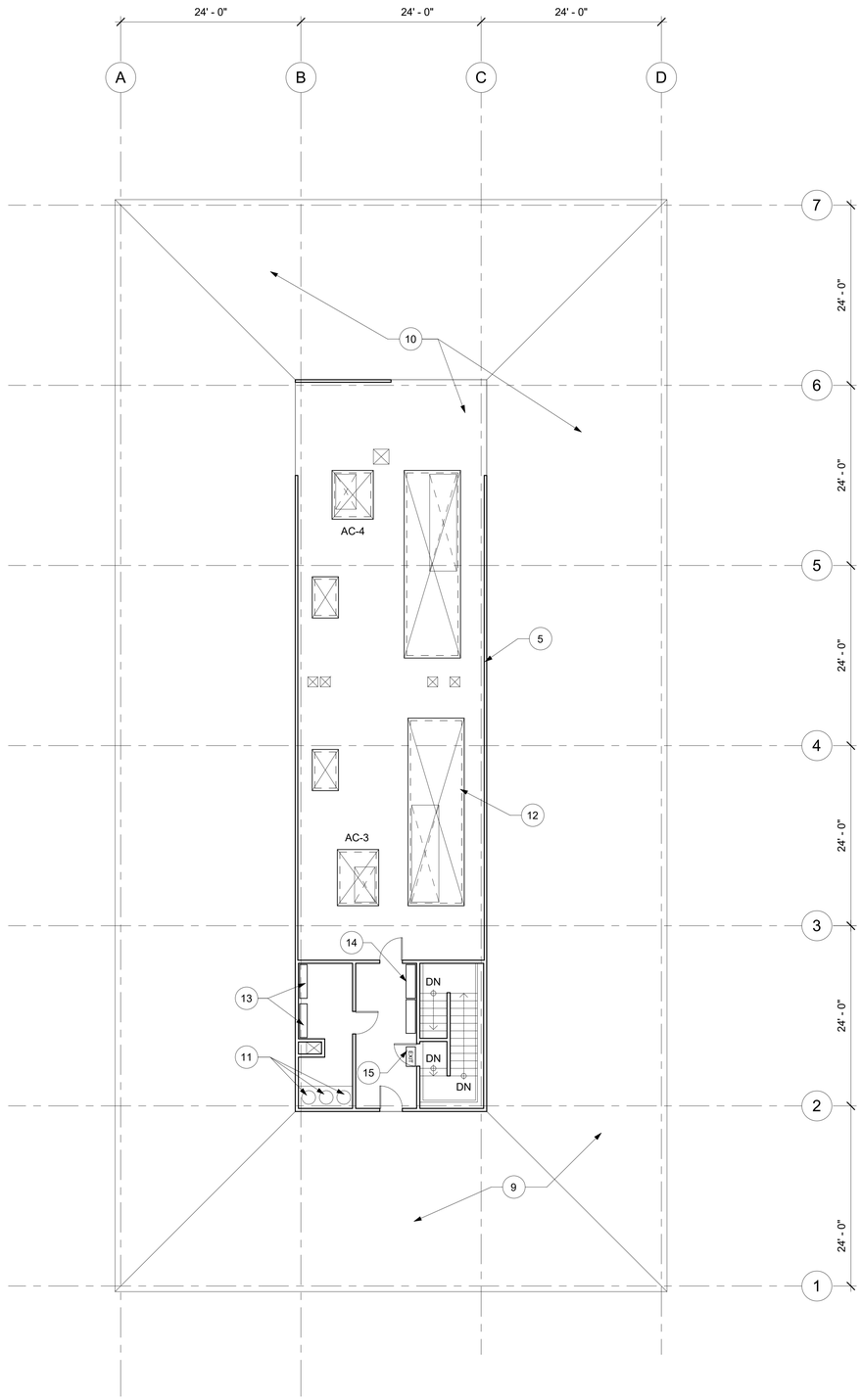

REFERENCE NOTES

A-XXX

1. (E) CONCRETE FLOOR
2. (E) CONCRETE WALL
3. (E) INTERIOR PARTITION
4. (E) STAIR
5. (E) SCREEN WALL, TO REMAIN
6. (E) METAL STAIR
7. (E) ELEVATOR
8. (E) ELEVATOR EQUIPMENT
9. (E) ROOF AREA
10. (E) ROOF, TO REMAIN - TYPICAL
11. (E) WATER HEATERS - SEE PLUMBING DRAWINGS
12. (E) MECHANICAL EQUIPMENT, TO REMAIN - TYPICAL (SEE MECHANICAL DRAWINGS)
13. (E) HVAC CONTROLS, TO REMAIN
14. (E) ELECTRICAL PANELS, TO REMAIN
15. (E) NON-ILLUMINATED EXIT SIGN
16. (E) FIRE RISER (ABOVE) - SEE FIRE PROTECTION DRAWINGS
17. (E) DRY STANDPIPE IN STAIRWELL, TO REMAIN

A1 A-102 EXISTING PENTHOUSE FLOOR PLAN (NO WORK)
1/8" = 1'-0"

A3 A-102 EXISTING BASEMENT FLOOR PLAN (NO WORK)
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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EXISTING BASEMENT & PENTHOUSE FLOOR PLANS (NO WORK)

Date: 20 March 2026

Sheet Number:
A-102

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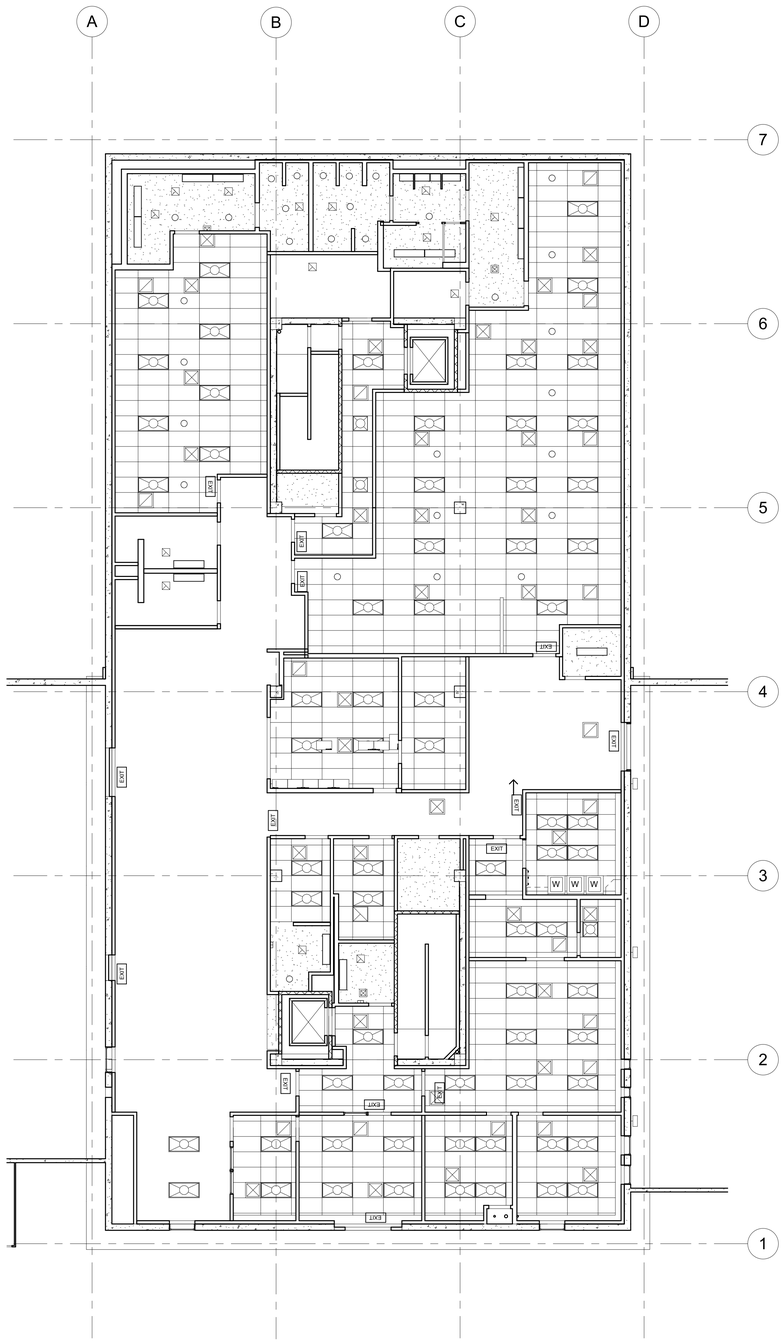
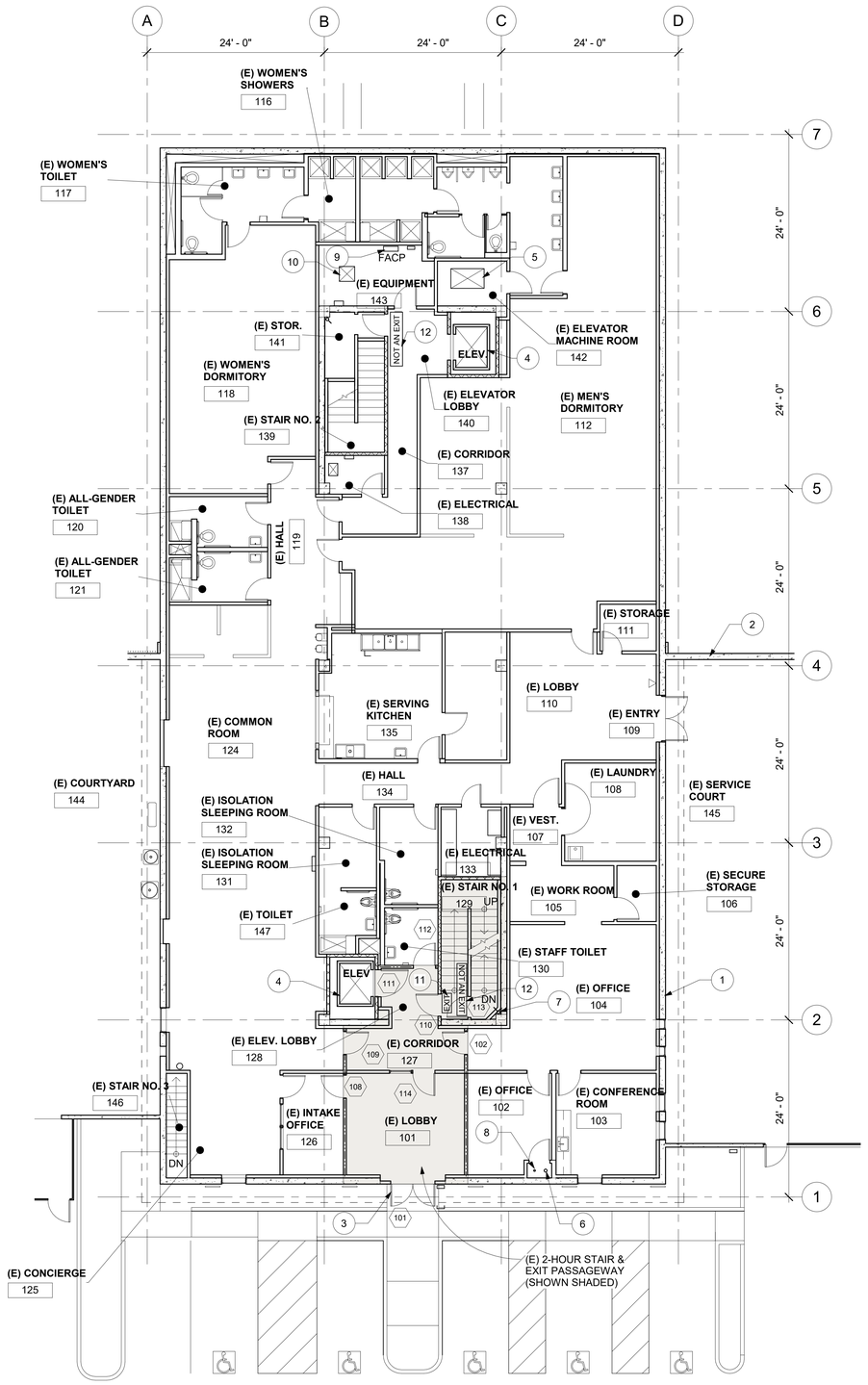


A1 EXISTING FIRST FLOOR REFLECTED CEILING PLAN (NO WORK)
A-103 1/8" = 1'-0"



A3 EXISTING FIRST FLOOR PLAN (NO WORK)
A-103 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

A-XXX

1. (E) CONCRETE WALL
2. (E) RETAINING WALL
3. (E) ALUMINUM STOREFRONT DOOR
4. (E) ELEVATOR, TO REMAIN
5. (E) ELEVATOR EQUIPMENT, TO REMAIN
6. (E) FIRE RISER - SEE FIRE PROTECTION DRAWINGS
7. (E) DRY STANDPIPE IN STAIRWELL, TYPICAL - TO REMAIN
8. (E) FIRE CONTROL RISER - SEE FIRE PROTECTION DRAWINGS
9. (E) FIRE ALARM PANEL - SEE FIRE ALARM DRAWINGS
10. (E) DATA RACK, TO REMAIN
11. (E) NON-ILLUMINATED EXIT SIGN
12. (E) NON-ILLUMINATED "NOT AN EXIT" SIGN

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

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Sheet Title:
EXISTING FIRST FLOOR PLAN & CEILING PLAN (NO WORK)

Date: 20 March 2026

Sheet Number:
A-103

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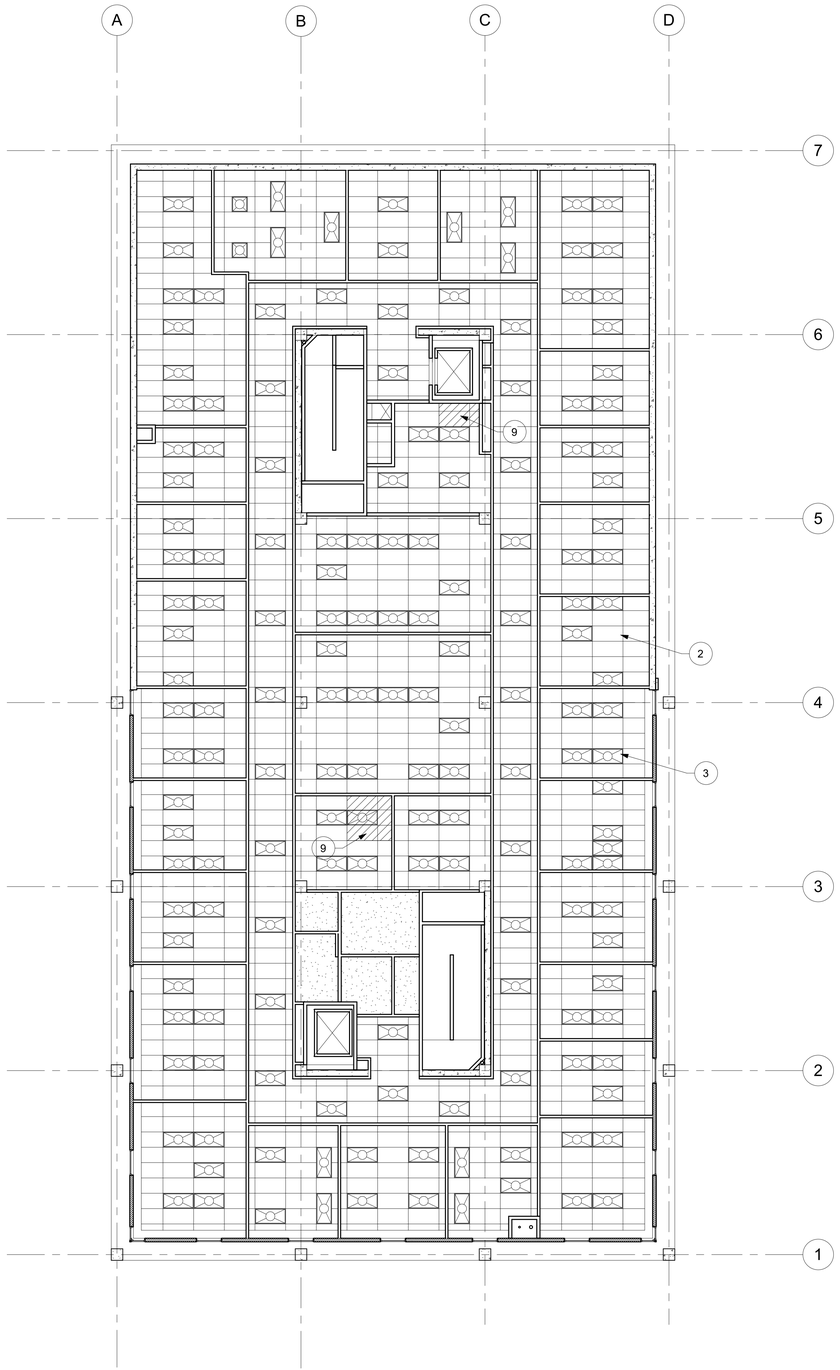

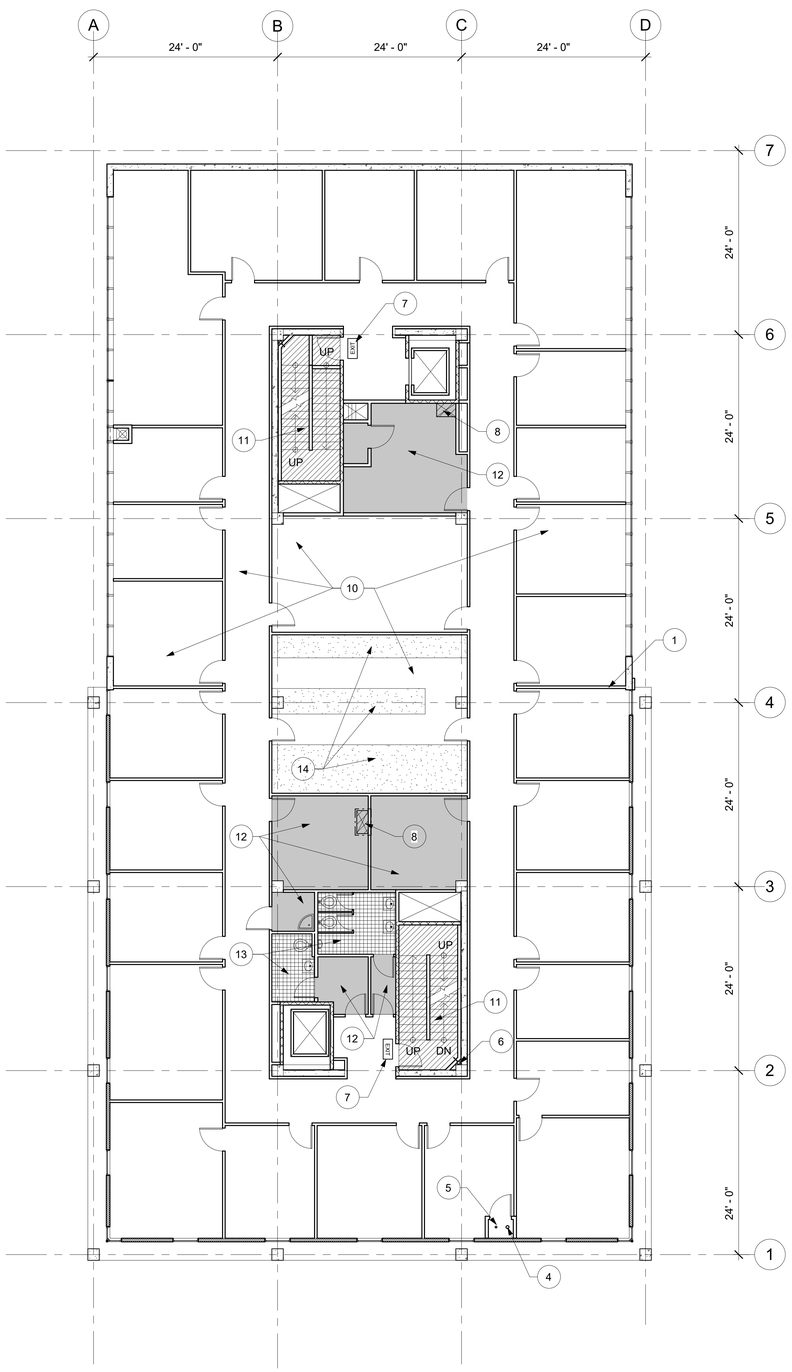

REFERENCE NOTES

A-XXX

1. (E) INTERIOR PARTITION, TO REMAIN - TYPICAL
2. (E) SUSPENDED ACOUSTING CEILING, TYPICAL - TO REMAIN
3. (E) RECESSED LIGHTING FIXTURE, TO REMAIN, TYPICAL - TO REMAIN
4. (E) FIRE RISER - SEE FIRE PROTECTION DRAWINGS
5. (E) FIRE CONTROL RISER - SEE FIRE PROTECTION DRAWINGS
6. (E) DRY STANDPIPE IN STAIRWELL, TYPICAL - TO REMAIN
7. (E) NON-ILLUMINATED EXIT SIGN
8. REMOVE PORTION OF (E) FLOOR STRUCTURE FOR NEW DUCT SHAFT - SEE STRUCTURAL DRAWINGS
9. REMOVE PORTION OF (E) SUSPENDED CEILING FOR NEW DUCT SHAFT
10. (E) CARPET FLOORING, TO REMAIN - TYPICAL ALL AREAS, EXCEPT AS NOTED
11. (E) VINYL TILE FLOORING AT STAIR, TO REMAIN (SHOWN HATCHED)
12. (E) SHEET VINYL FLOORING, TO REMAIN (SHOWN SHADED)
13. (E) CERAMIC TILE FLOORING, TO REMAIN (SHOWN CROSS-HATCHED)
14. (E) CONCRETE FLOOR, TO REMAIN (SHOWN STIPPLED)

A1 DEMOLITION SECOND FLOOR REFLECTED CEILING PLAN
A-104 1/8" = 1'-0"

A3 DEMOLITION SECOND FLOOR PLAN
A-104 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

N

DATE: 4/13/2026 7:15:47 AM

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ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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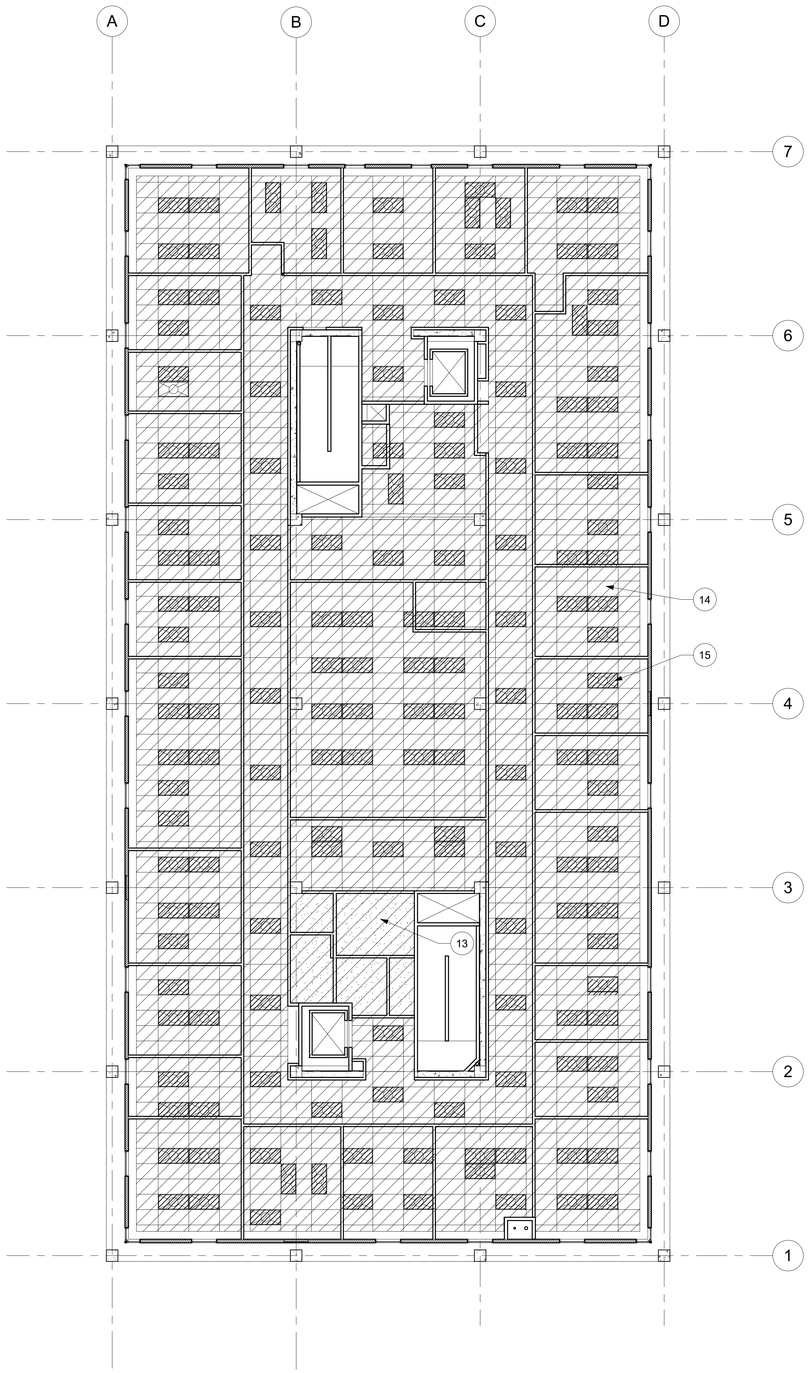
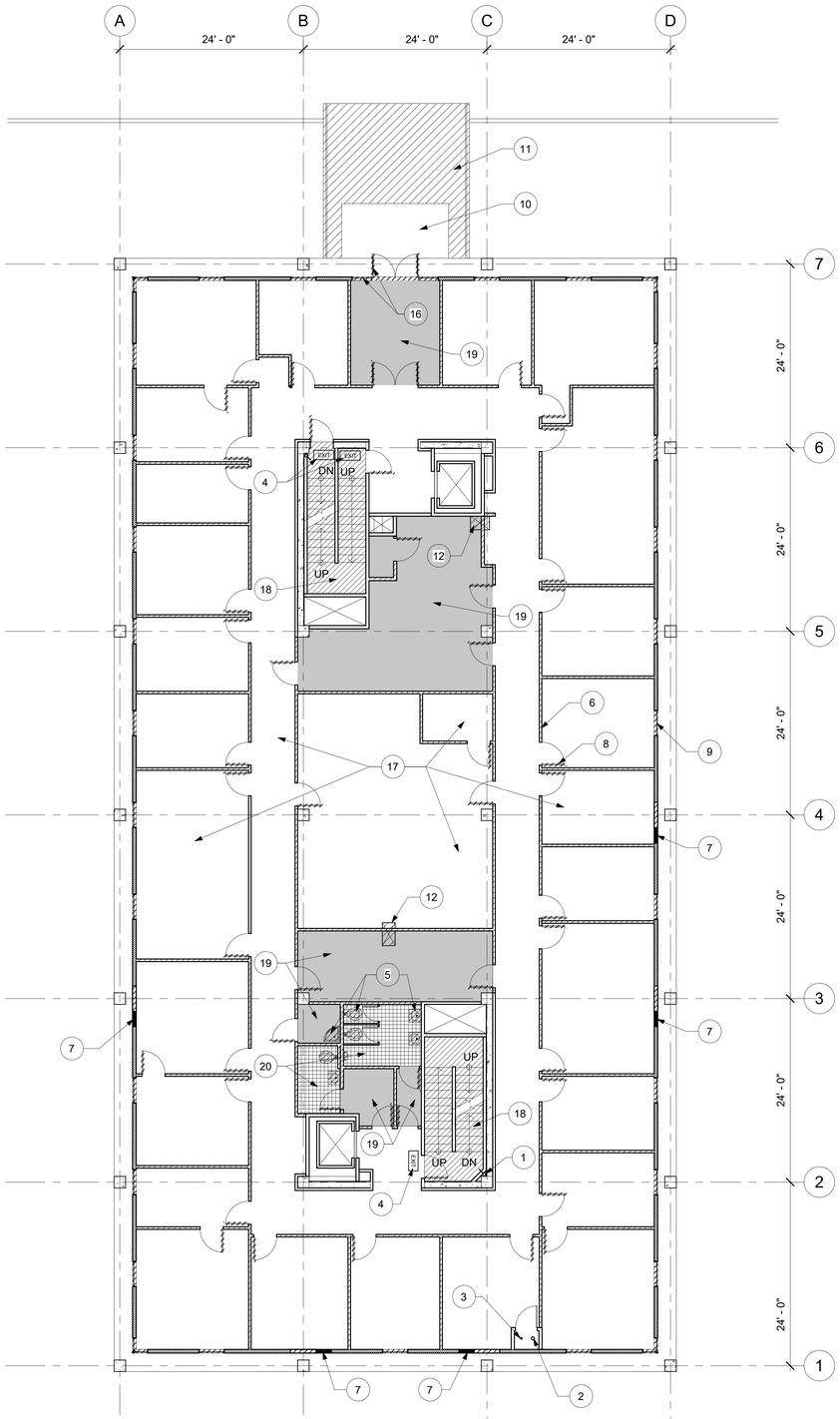
Sheet Title:
DEMOLITION SECOND FLOOR PLAN & CEILING PLAN

Date: 20 March 2026

Sheet Number:
A-104

ISSUE FOR BID





REFERENCE NOTES

A-XXX

1. (E) DRY STANDPIPE IN STAIRWELL, TYPICAL - TO REMAIN
2. (E) FIRE RISER - SEE FIRE PROTECTION DRAWINGS
3. (E) FIRE CONTROL RISER - SEE FIRE PROTECTION DRAWINGS
4. (E) NON-ILLUMINATED EXIT SIGN
5. REMOVE (E) PLUMBING FIXURES & TOILET PARTITIONS, TYPICAL (SHOWN HATCHED)
6. REMOVE (E) INTERIOR PARTITION, TYPICAL (SHOWN HATCHED)
7. REMOVE PORTION OF (E) EXTERIOR MASONRY WALL FOR WIDENED WINDOW OPENING, TYPICAL (5) PLACES (SHOWN HATCHED) - SEE STRUCTURAL
8. REMOVE (E) DOOR, TYPICAL (SHOWN HATCHED)
9. REMOVE (E) EXTERIOR WINDOW & FRAME, TYPICAL (SHOWN HATCHED)
10. PORTION OF (E) CONCRETE LANDING, TO REMAIN - SEE STRUCTURAL DRAWINGS
11. REMOVE PORTION OF (E) CONCRETE LANDING (SHOWN HATCHED)
12. SAWCUT & REMOVE PORTION OF (E) CONCRETE FLOOR FOR NEW DUCT SHAFT - SEE STRUCTURAL DRAWINGS
13. REMOVE (E) GYPSUM BOARD CEILING, TYPICAL (SHOWN HATCHED)
14. REMOVE (E) SUSPENDED ACOUSTING CEILING, TYPICAL (SHOWN HATCHED)
15. REMOVE (E) RECESSED LIGHTING FIXTURES, TYPICAL (SHOWN HATCHED)
16. REMOVE (E) EXTERIOR STOREFRONT AND ENTRY DOORS (SHOWN HATCHED)
17. REMOVE (E) CARPET FLOORING - TYPICAL ALL AREAS, EXCEPT AS NOTED
18. (E) VINYL TILE FLOORING AT STAIR, TO REMAIN (SHOWN HATCHED)
19. REMOVE (E) SHEET VINYL FLOORING (SHOWN SHADED)
20. REMOVE (E) CERAMIC TILE FLOORING (SHOWN CROSS-HATCHED)

A1 A-105 DEMOLITION THIRD FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

A3 A-105 DEMOLITION THIRD FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

N

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

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KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

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Ventura, California 93003

Owner:
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4	3/20/2026	Issue for Bid
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1	3/7/2025	Schematic Design 100%

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Sheet Title:
DEMOLITION THIRD FLOOR PLAN & CEILING PLAN

Date: 20 March 2026

Sheet Number:
A-105

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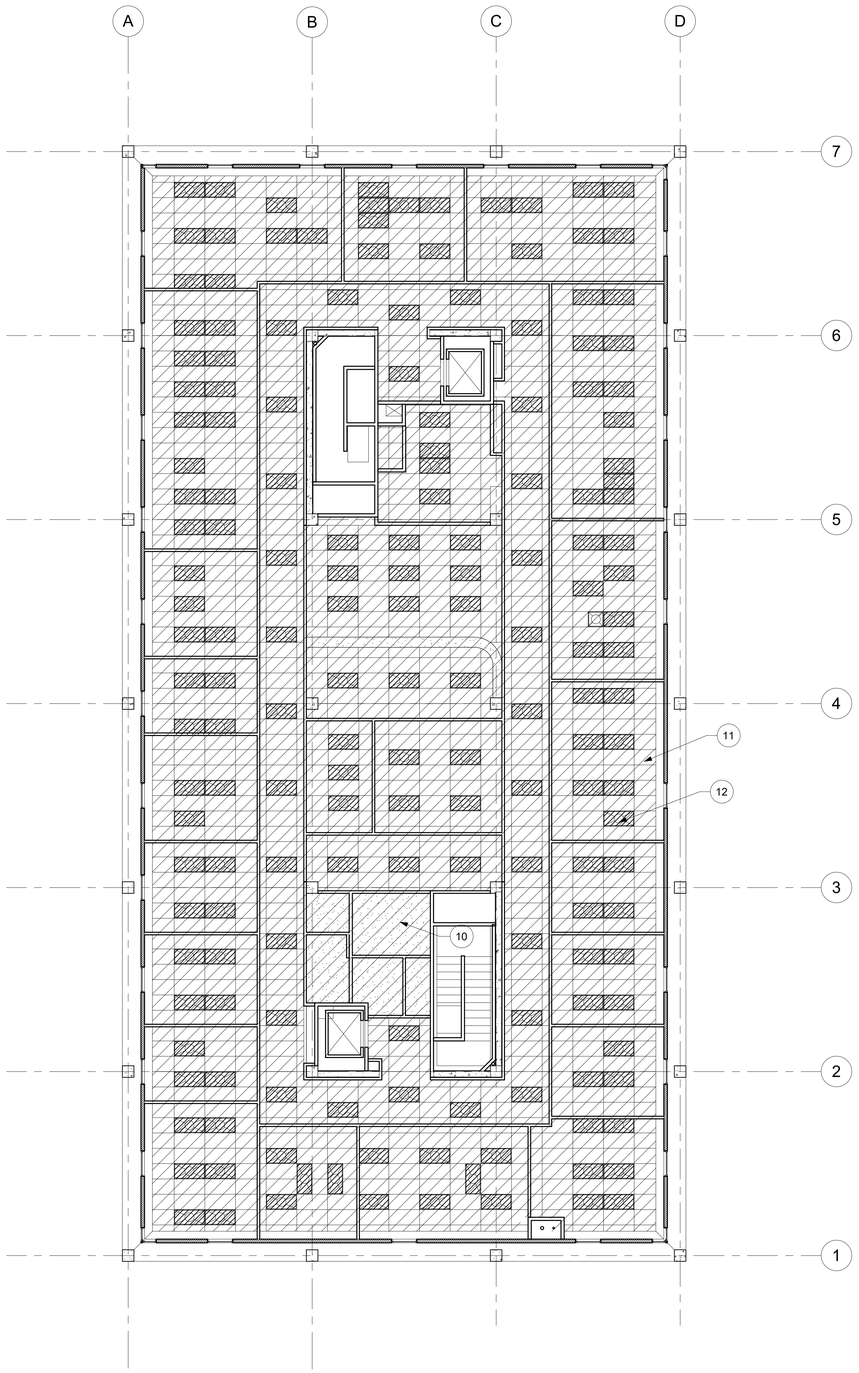

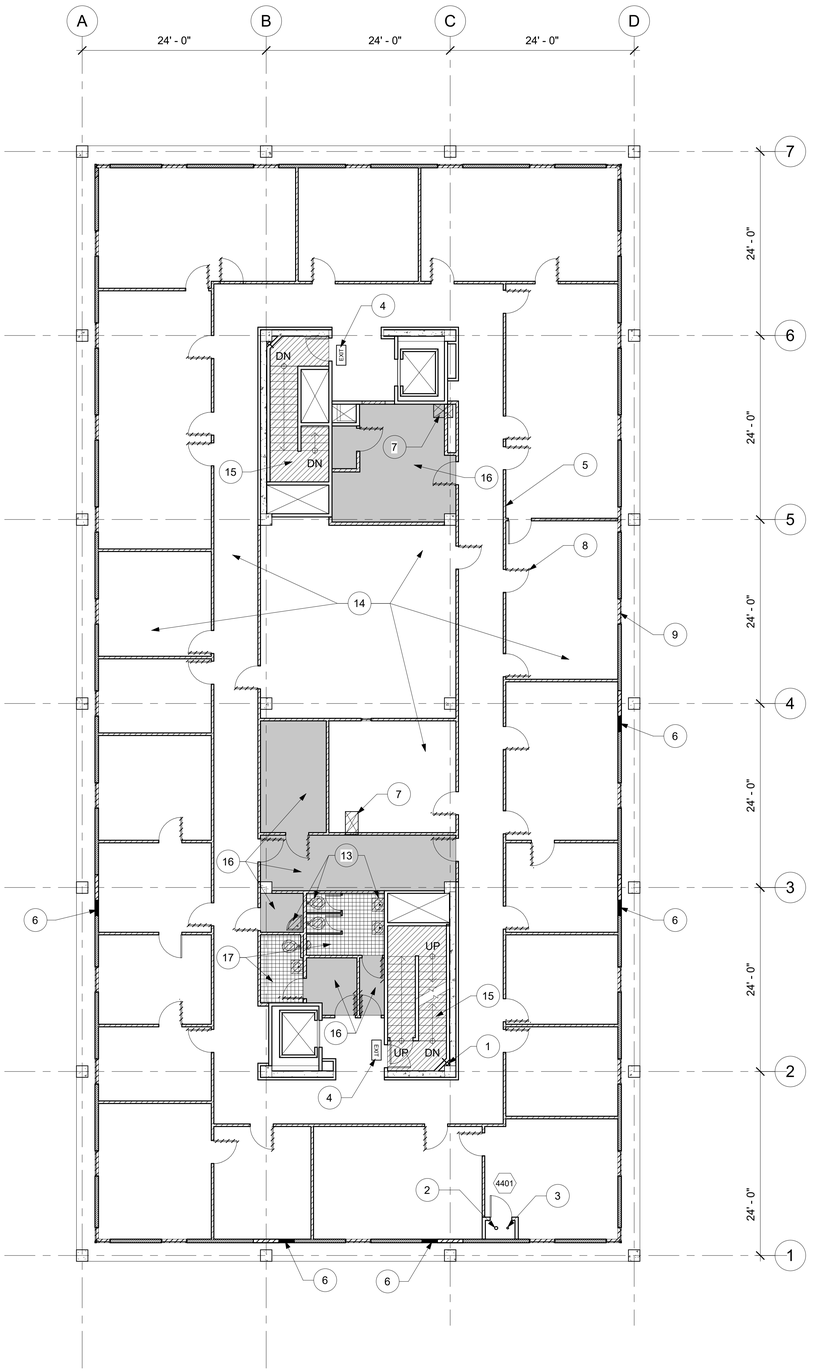

REFERENCE NOTES

A-XXX

1. (E) DRY STANDPIPE IN STAIRWELL, TYPICAL - TO REMAIN
2. (E) FIRE RISER - SEE FIRE PROTECTION DRAWINGS
3. (E) FIRE CONTROL RISER - SEE FIRE PROTECTION DRAWINGS
4. (E) NON-ILLUMINATED EXIT SIGN
5. REMOVE (E) INTERIOR PARTITION, TYPICAL (SHOWN HATCHED)
6. REMOVE PORTION OF (E) EXTERIOR MASONRY WALL FOR WIDENED WINDOW OPENING, TYPICAL (5) PLACES (SHOWN HATCHED) - SEE STRUCTURAL
7. SAWCUT & REMOVE PORTION OF (E) CONCRETE FLOOR FOR NEW DUCT SHAFT - SEE STRUCTURAL DRAWINGS
8. REMOVE (E) DOOR, TYPICAL (SHOWN HATCHED)
9. REMOVE (E) EXTERIOR WINDOW & FRAME, TYPICAL (SHOWN HATCHED)
10. REMOVE (E) GYPSUM BOARD CEILING, TYPICAL (SHOWN HATCHED)
11. REMOVE (E) SUSPENDED ACOUSTIC CEILING, TYPICAL (SHOWN HATCHED)
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13. REMOVE (E) PLUMBING FIXURES & TOILET PARTITIONS, TYPICAL (SHOWN HATCHED)
14. REMOVE (E) CARPET FLOORING - TYPICAL ALL AREAS, EXCEPT AS NOTED
15. (E) VINYL TILE FLOORING AT STAIR, TO REMAIN (SHOWN HATCHED)
16. REMOVE (E) SHEET VINYL FLOORING (SHOWN SHADED)
17. REMOVE (E) CERAMIC TILE FLOORING (SHOWN CROSS-HATCHED)

A1 A-106 DEMOLITION FOURTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

A3 A-106 DEMOLITION FOURTH FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
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(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

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GSA Program Number:
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Sheet Title:
DEMOLITION FOURTH FLOOR PLAN & CEILING PLAN

Date: 20 March 2026

Sheet Number:
A-106

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DATE: 4/13/2026 7:15:49 AM
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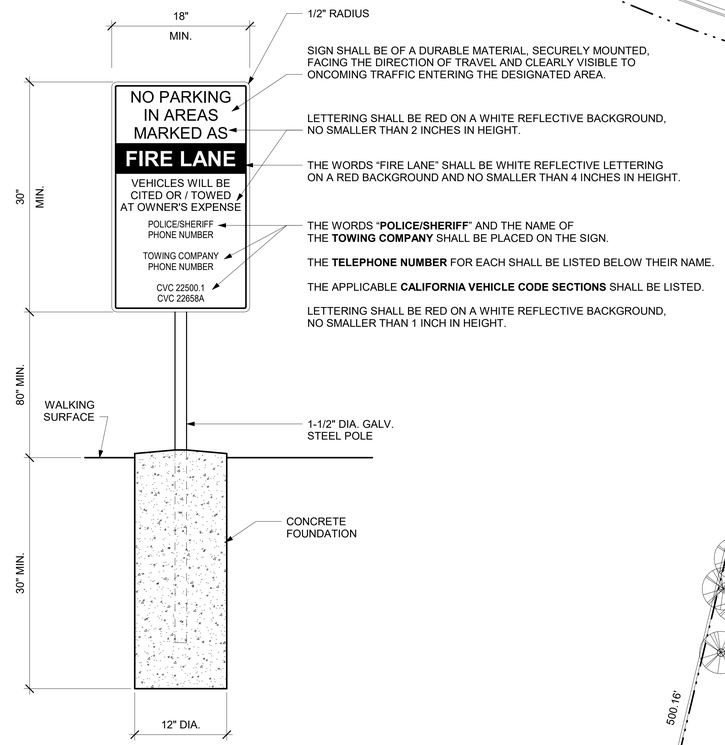
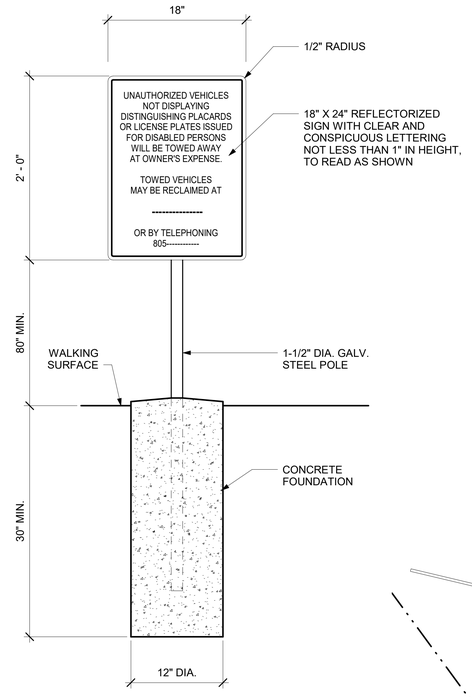
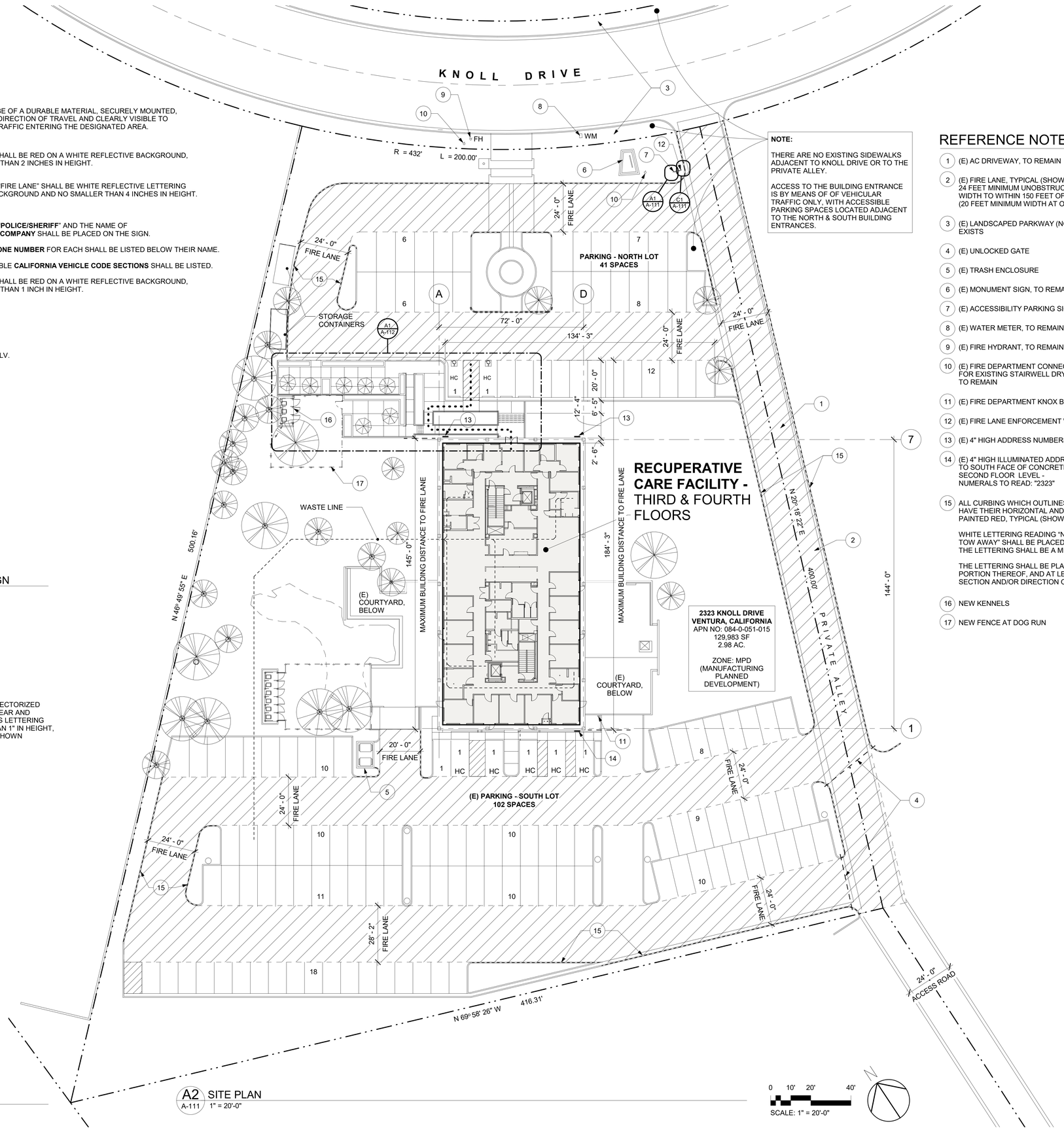


C1 FIRE LANE ENFORCEMENT WARNING SIGN
A-111 1 1/2" = 1'-0"



A1 ACCESSIBLE PARKING SIGN
A-111 1 1/2" = 1'-0"



A2 SITE PLAN
A-111 1" = 20'-0"

SCALE: 1" = 20'-0"

REFERENCE NOTES

A-XXX

1. (E) AC DRIVEWAY, TO REMAIN
2. (E) FIRE LANE, TYPICAL (SHOWN HATCHED) - 24 FEET MINIMUM UNOBSTRUCTED ROADWAY WIDTH TO WITHIN 150 FEET OF ALL BUILDINGS (20 FEET MINIMUM WIDTH AT ONE-WAY TRAFFIC)
3. (E) LANDSCAPED PARKWAY (NO PUBLIC SIDEWALK EXISTS
4. (E) UNLOCKED GATE
5. (E) TRASH ENCLOSURE
6. (E) MONUMENT SIGN, TO REMAIN
7. (E) ACCESSIBILITY PARKING SIGN
8. (E) WATER METER, TO REMAIN
9. (E) FIRE HYDRANT, TO REMAIN
10. (E) FIRE DEPARTMENT CONNECTION FOR EXISTING STAIRWELL DRY STANDPIPE SYSTEM, TO REMAIN
11. (E) FIRE DEPARTMENT KNOX BOX
12. (E) FIRE LANE ENFORCEMENT WARNING SIGN
13. (E) 4" HIGH ADDRESS NUMBERS, TO REMAIN
14. (E) 4" HIGH ILLUMINATED ADDRESS NUMBERS, MOUNTED TO SOUTH FACE OF CONCRETE BUILDING FRAME AT SECOND FLOOR LEVEL - NUMERALS TO READ: "2323"
15. ALL CURBING WHICH OUTLINES THE FIRE LANES SHALL HAVE THEIR HORIZONTAL AND VERTICAL SURFACES PAINTED RED, TYPICAL (SHOWN DASHED) -

    WHITE LETTERING READING "NO PARKING – FIRE LANE – TOW AWAY" SHALL BE PLACED ON TOP OF THE CURB. THE LETTERING SHALL BE A MINIMUM OF 4 INCHES TALL

    THE LETTERING SHALL BE PLACED EVERY 50 FEET OR PORTION THEREOF, AND AT LEAST ONCE ON EACH SECTION AND/OR DIRECTION OF CURB
16. NEW KENNELS
17. NEW FENCE AT DOG RUN

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
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1	3/7/2025	Schematic Design 100%

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Sheet Title:
SITE PLAN

Date: 20 March 2026
Sheet Number:
A-111

ISSUE FOR BID

DATE: 3/21/2026 7:53:36 AM
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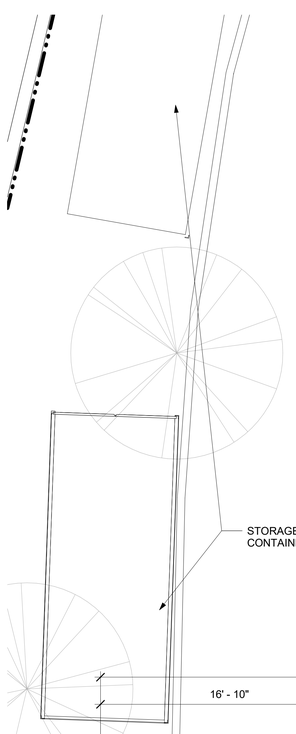
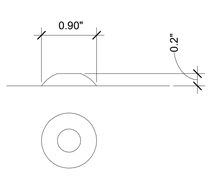
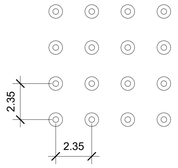
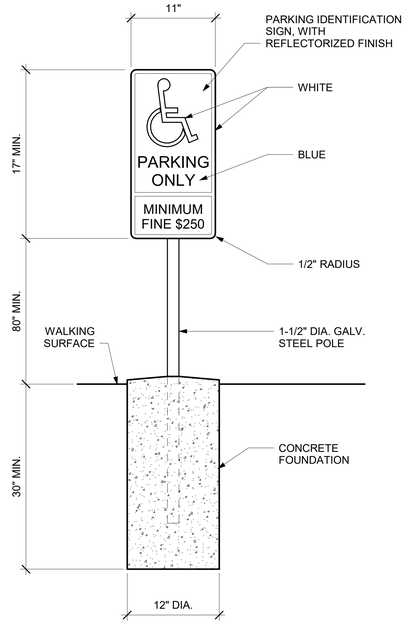


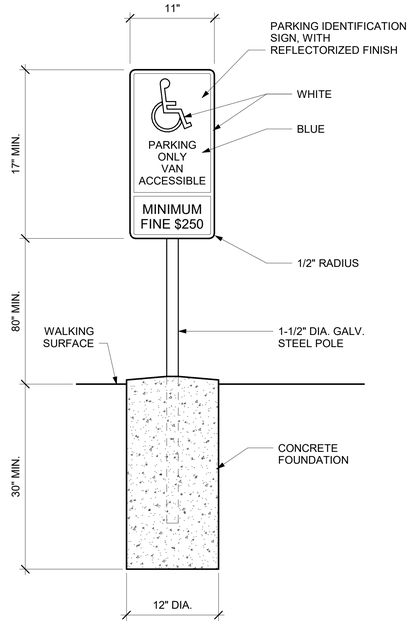




D2 DETECTABLE WARNING SURFACE
A-112 3" = 1'-0"



D3 (E) ACCESSIBLE PARKING SIGN
A-112 1 1/2" = 1'-0"

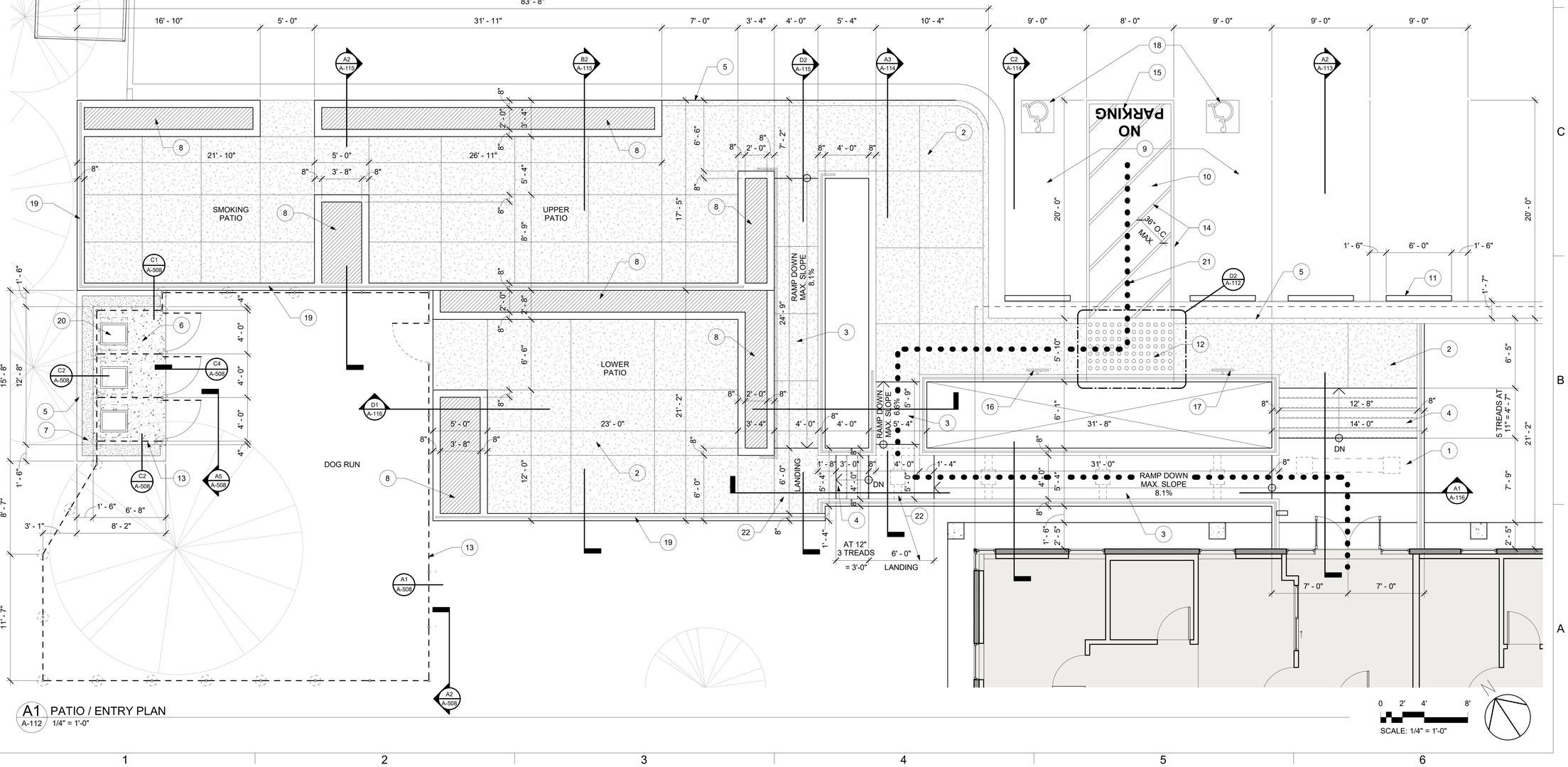


D4 (E) VAN ACCESSIBLE PARKING SIGN
A-112 1 1/2" = 1'-0"

REFERENCE NOTES

A-XXX

1. (E) CONCRETE LANDING
2. CONCRETE PAVING
3. CONCRETE RAMP
4. CONCRETE STAIR
5. CONCRETE CURB
6. CONCRETE SLAB - SLOPE TO GRAVEL PERIMETER
7. GRAVEL PERIMETER
8. RAISED PLANTER - SEE LANDSCAPE DRAWINGS
9. ACCESSIBLE PARKING SPACE - MAXIMUM 2% SLOPE IN ANY DIRECTION
10. PASSENGER LOADING AREA - MAXIMUM 2% SLOPE IN ANY DIRECTION
11. CONCRETE WHEEL STOP, TYP. FOR (4)
12. DETECTABLE WARNING SURFACE
13. CHAIN LINK FENCE
14. BLUE STRIPING, TYP.
15. 12" HIGH WHITE LETTERS
16. ACCESSIBLE PARKING SIGN - SEE D3/A-112
17. VAN ACCESSIBLE PARKING SIGN - SEE D4/A-112
18. SYMBOL OF ACCESSIBILITY
19. STEEL GUARDRAIL
20. WOODEN DOGHOUSE (BY OWNER)
21. EXTERIOR ACCESSIBLE PATH OF TRAVEL - MAXIMUM 2% CROSS SLOPE; MAXIMUM 5% SLOPE IN DIRECTION OF TRAVEL
22. PROVIDE MIN. 72" LONG LANDING AT BOTTOM OF RAMP



A1 PATIO / ENTRY PLAN
A-112 1/4" = 1'-0"

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

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DATE: 3/21/2026 7:53:38 AM

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
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C-11165
9/30/2027
RENEWAL DATE
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REVISIONS		
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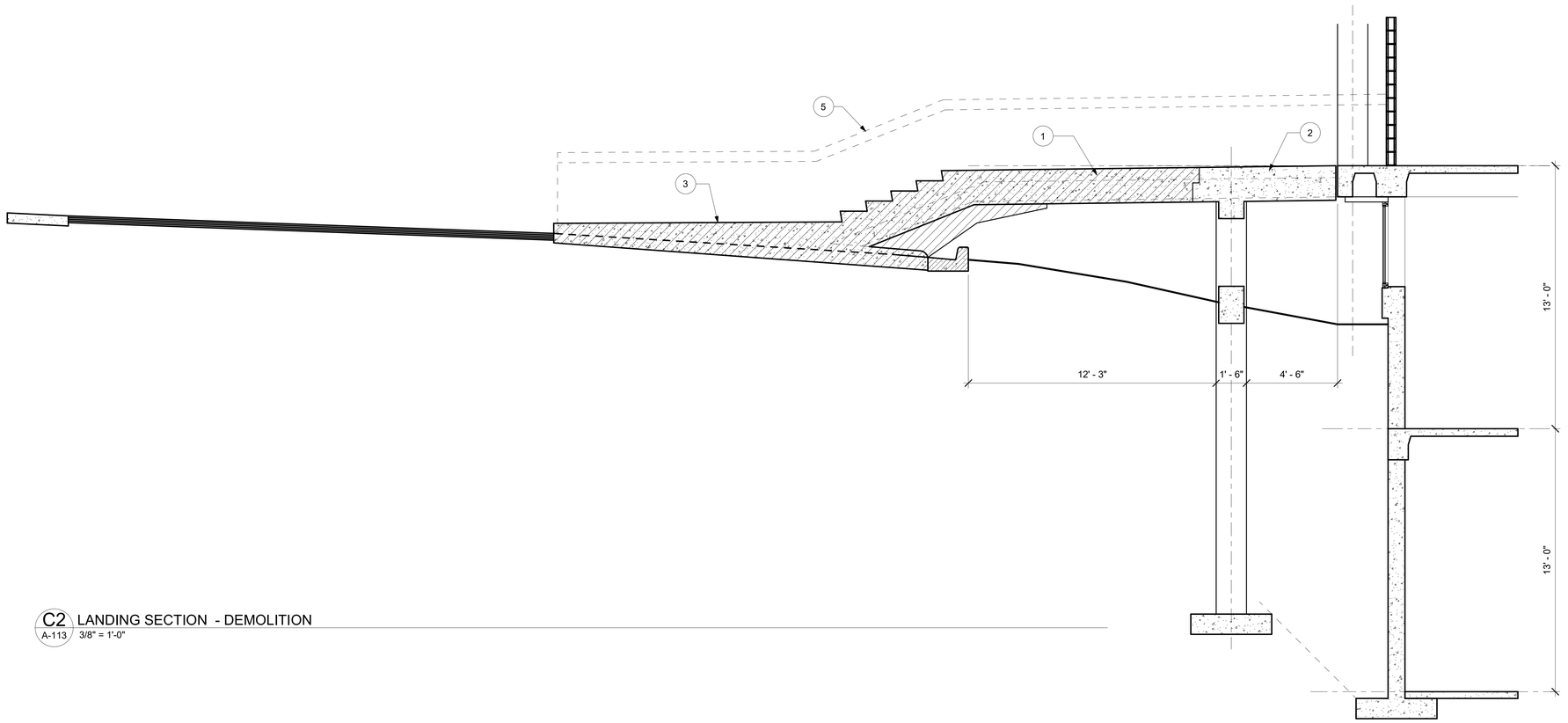
Checked by: Checker
CAD File Name:

Sheet Title:
PATIO / ENTRY PLAN

Date: 20 March 2026
Sheet Number:
A-112
ISSUE FOR BID

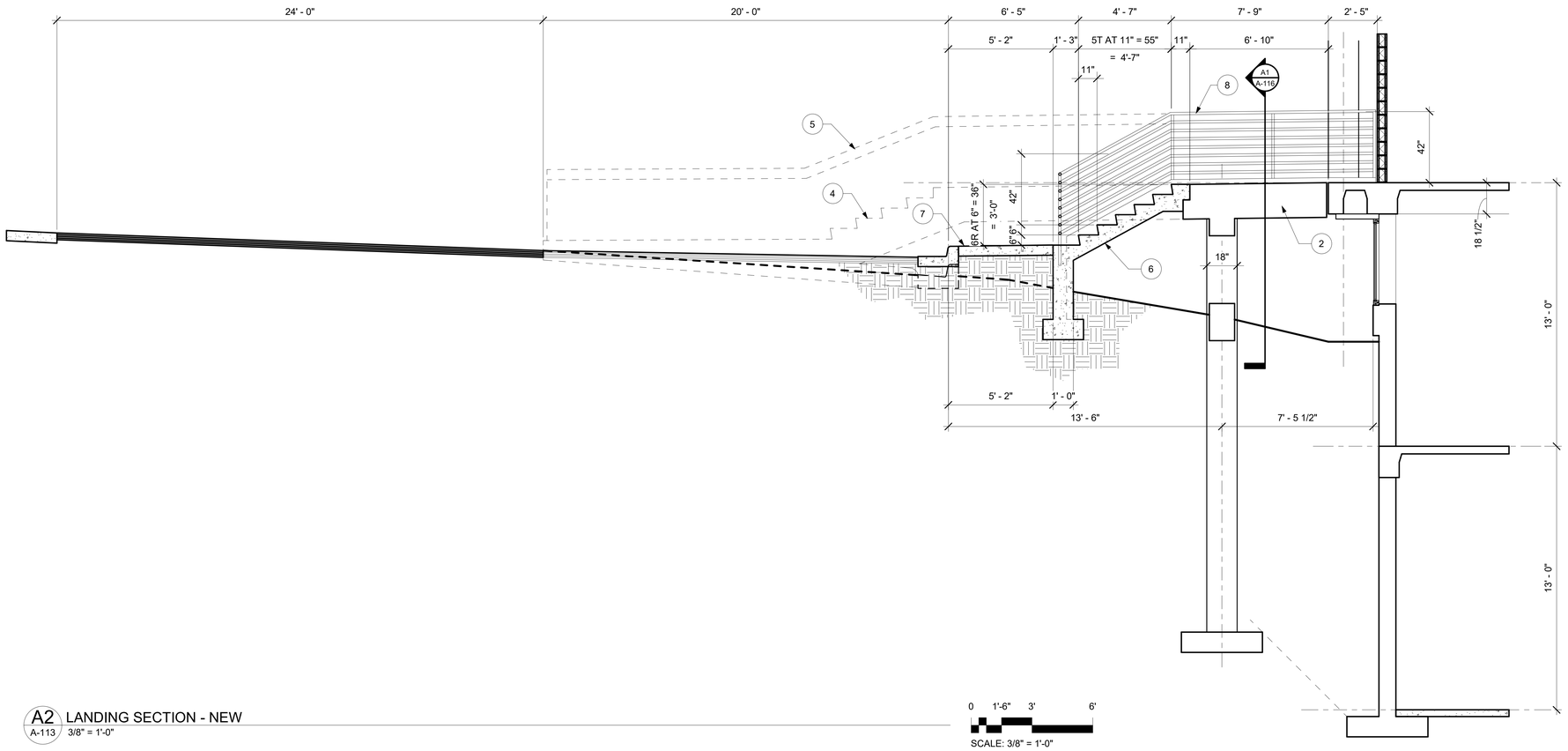


C2 LANDING SECTION - DEMOLITION
A-113 3/8" = 1'-0"

REFERENCE NOTES

A-XXX

1. REMOVE PORTION OF (E) CONCRETE LANDING
2. PORTION OF (E) CONCRETE LANDING, TO REMAIN - SEE STRUCTURAL DRAWINGS
3. REMOVE CONCRETE WALK
4. LINE OF (E) CONCRETE STAIR, TO BE REMOVED
5. LINE OF (E) RAILING, TO BE REMOVED
6. NEW CONCRETE STAIR - SEE STRUCTURAL DRAWINGS
7. NEW CONCRETE WALK - SEE CIVIL DRAWINGS
8. NEW METAL GUARDRAIL



A2 LANDING SECTION - NEW
A-113 3/8" = 1'-0"

0 1'-6" 3' 6'
SCALE: 3/8" = 1'-0"

DATE: 3/21/2026 7:53:39 AM

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ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
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Checked by: Checker
CAD File Name:

Sheet Title:
LANDING SECTIONS

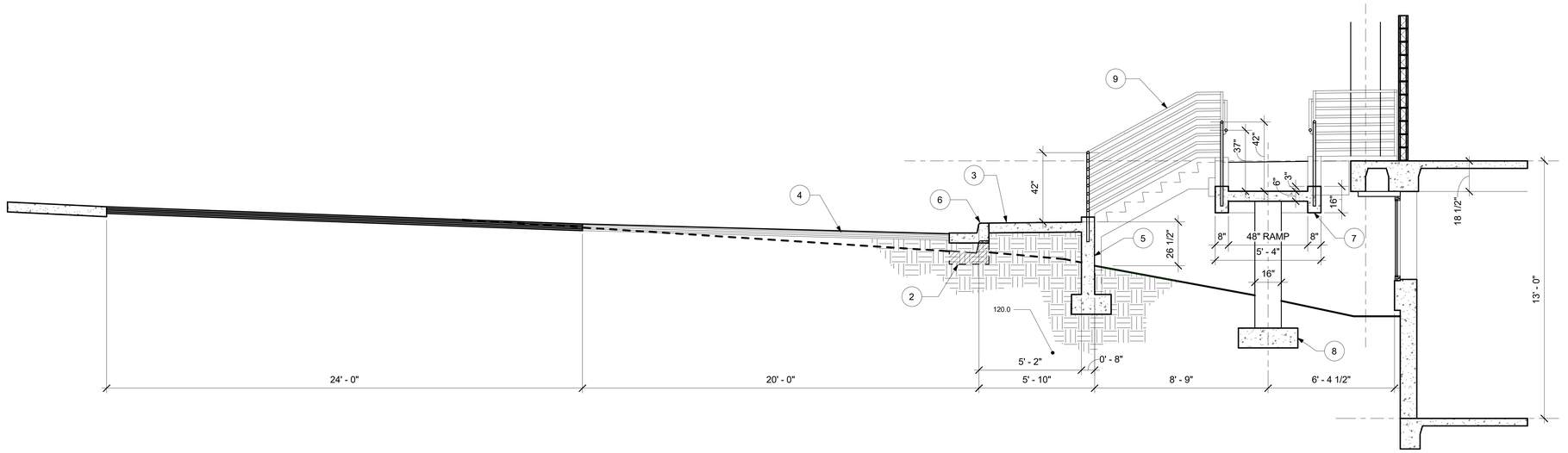
Date: 20 March 2026
Sheet Number:
A-113

ISSUE FOR BID

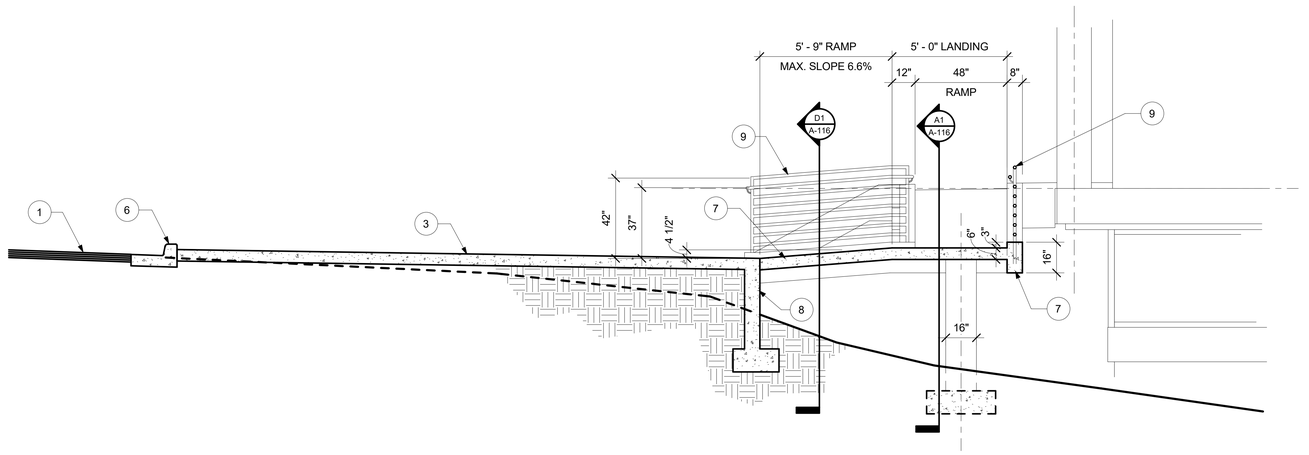
REFERENCE NOTES

A-XXX

1. (E) AC PAVING, TO REMAIN
2. REMOVE (E) CONCRETE CURB & GUTTER
3. NEW CONCRETE WALK - SEE CIVIL DRAWINGS
4. NEW AC PAVING - SEE CIVIL DRAWINGS
5. CONCRETE RETAINING WALL
6. NEW CONCRETE CURB & GUTTER
7. CONCRETE RAMP - SEE STRUCTURAL DRAWINGS
8. CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
9. METAL RAILING



C2 A-114 RAMP CROSS SECTION
3/8" = 1'-0"



A3 A-114 RAMP SECTION
3/8" = 1'-0"

0 1'-6" 3' 6'
SCALE: 3/8" = 1'-0"

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
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Sheet Title:
RAMP SECTIONS

Date: 20 March 2026
Sheet Number:
A-114

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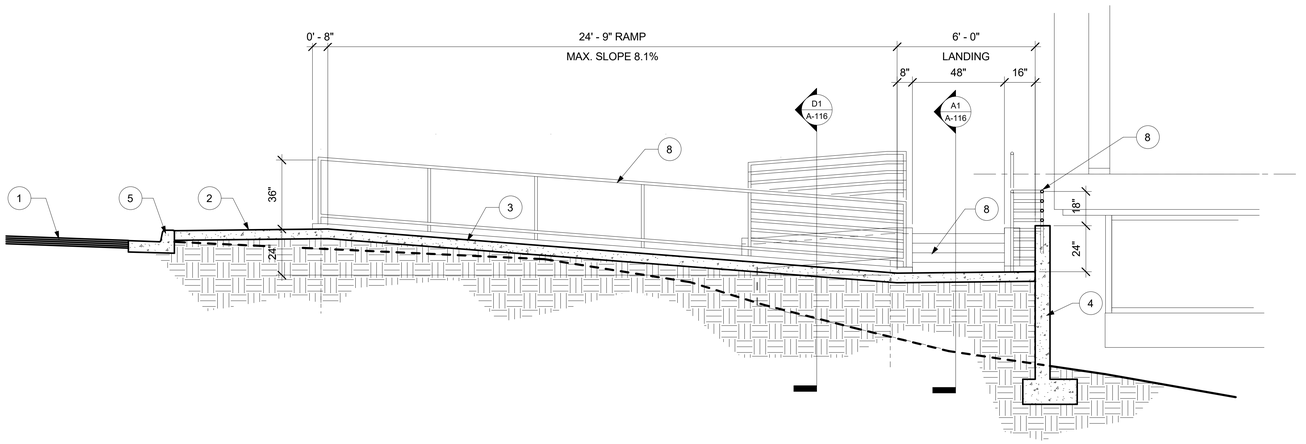
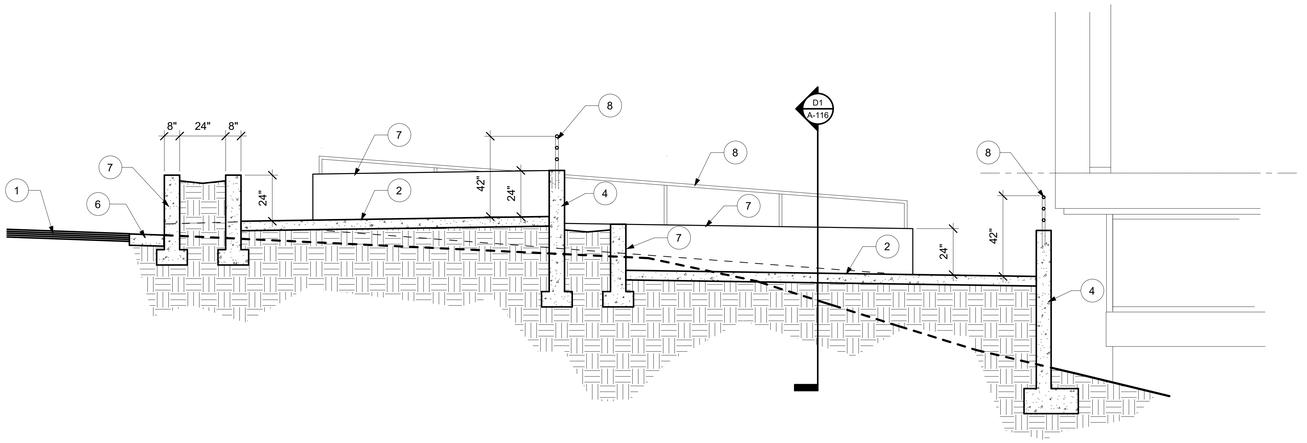
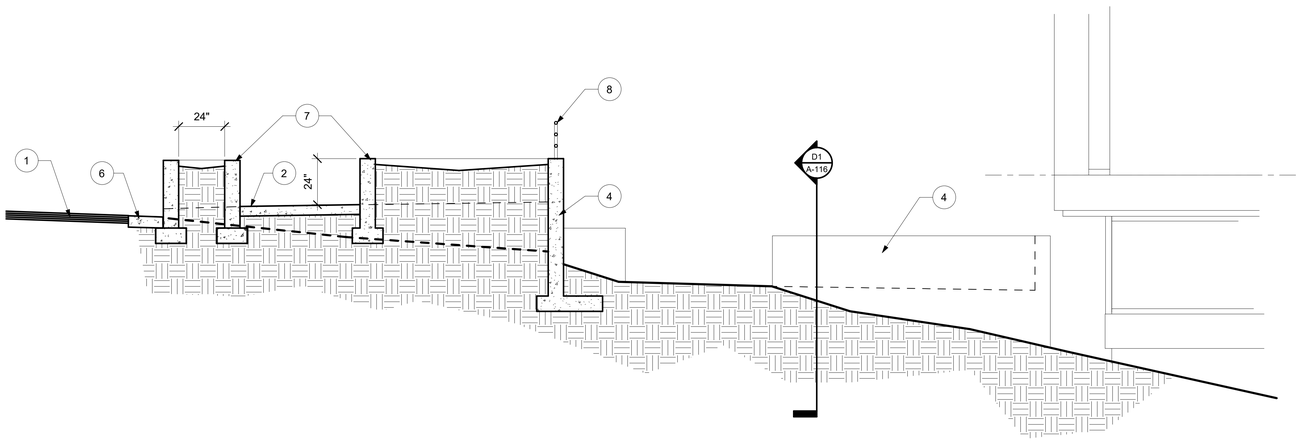


D2 RAMP SECTION
A-115 3/8" = 1'-0"



B2 TERRACE SECTION
A-115 3/8" = 1'-0"



A2 TERRACE SECTION
A-115 3/8" = 1'-0"

0 1'-6" 3' 6'
SCALE: 3/8" = 1'-0"

REFERENCE NOTES
A-XXX

1. (E) AC PAVING, TO REMAIN
2. CONCRETE WALK - SEE CIVIL DRAWINGS
3. CONCRETE RAMP - SEE CIVIL DRAWINGS
4. CONCRETE RETAINING WALL - SEE CIVIL DRAWINGS
5. CONCRETE CURB & GUTTER
6. CONCRETE GUTTER
7. CONCRETE PLANTER BOX - SEE LANDSCAPE DRAWINGS
8. METAL RAILING

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
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KNOLL DRIVE
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Sheet Title:
TERRACE SECTIONS

Date: 20 March 2026

Sheet Number:
A-115

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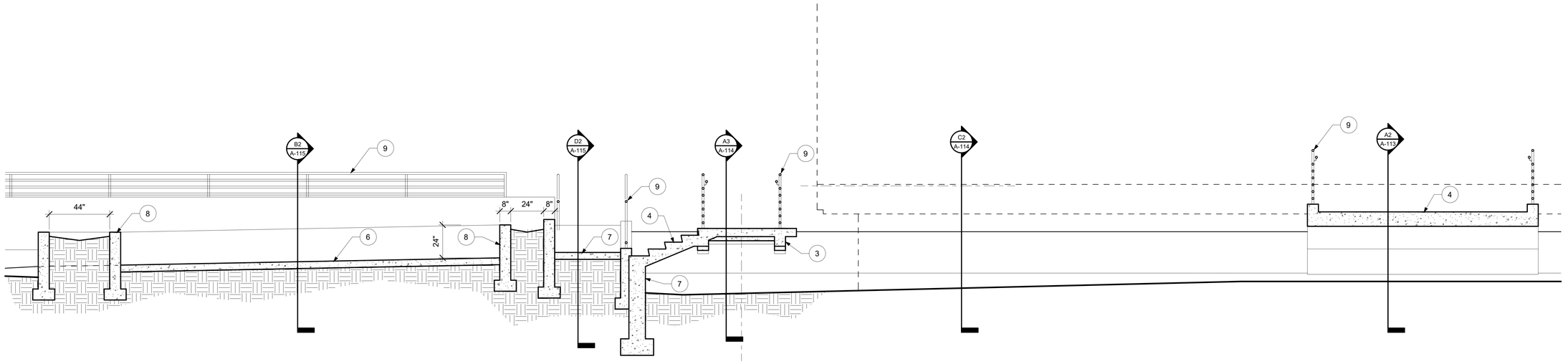
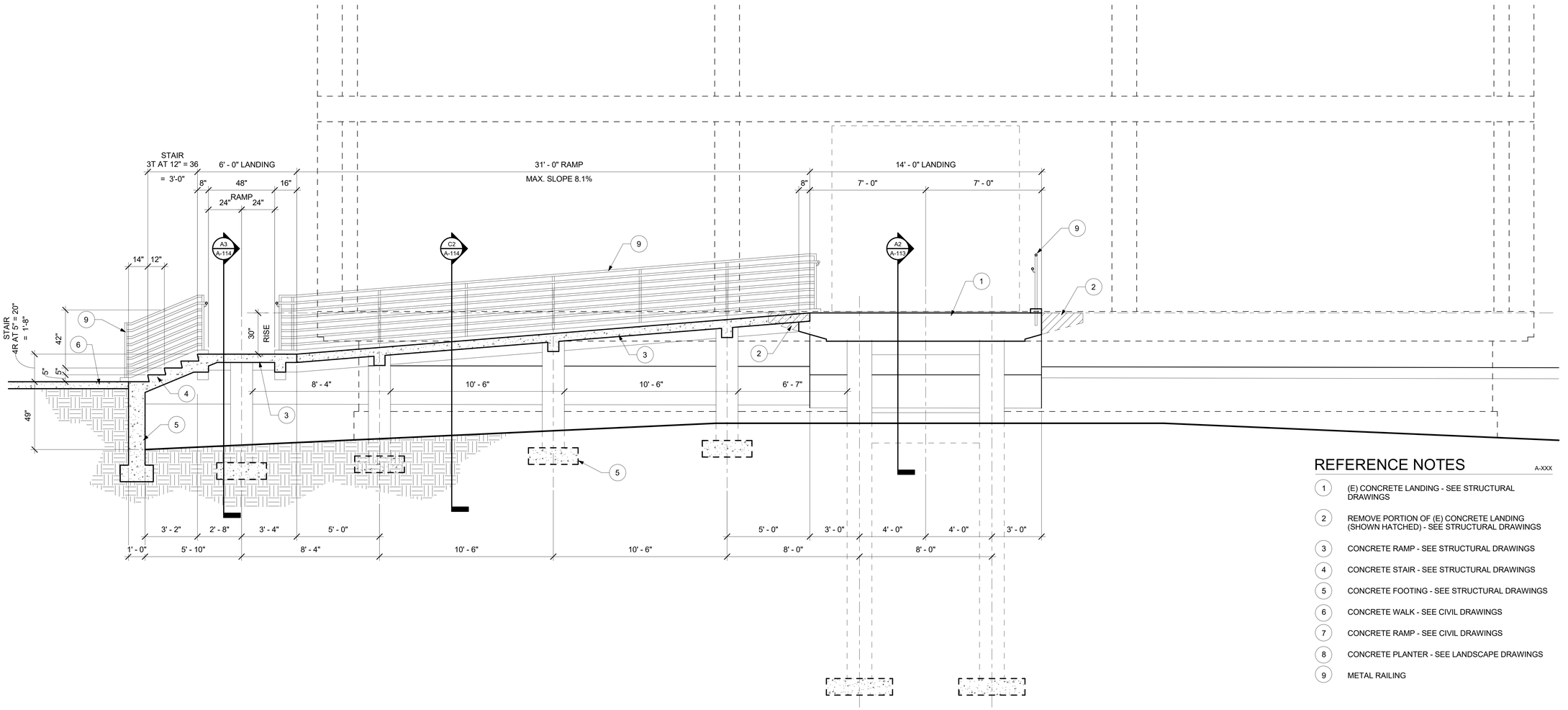


D1 A-116 RAMP SECTION
3/8" = 1'-0"



A1 A-116 RAMP SECTION
3/8" = 1'-0"

REFERENCE NOTES

A-XXX

1. (E) CONCRETE LANDING - SEE STRUCTURAL DRAWINGS
2. REMOVE PORTION OF (E) CONCRETE LANDING (SHOWN HATCHED) - SEE STRUCTURAL DRAWINGS
3. CONCRETE RAMP - SEE STRUCTURAL DRAWINGS
4. CONCRETE STAIR - SEE STRUCTURAL DRAWINGS
5. CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS
6. CONCRETE WALK - SEE CIVIL DRAWINGS
7. CONCRETE RAMP - SEE CIVIL DRAWINGS
8. CONCRETE PLANTER - SEE LANDSCAPE DRAWINGS
9. METAL RAILING

0 1'-6" 3' 6'
SCALE: 3/8" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
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THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
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800 South Victoria Avenue
Ventura, California 93009

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Sheet Title:
RAMP SECTION

Date: 20 March 2026
Sheet Number:
A-116
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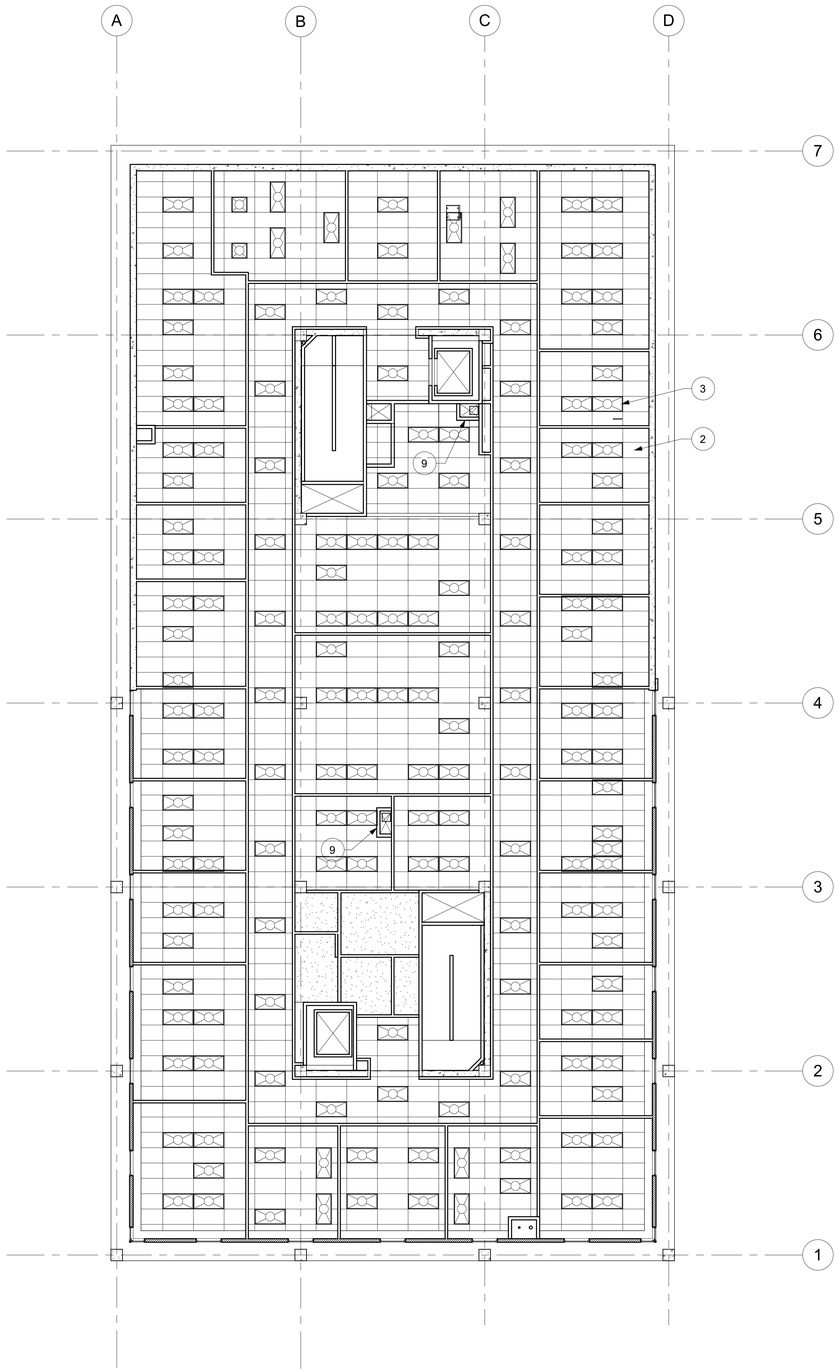

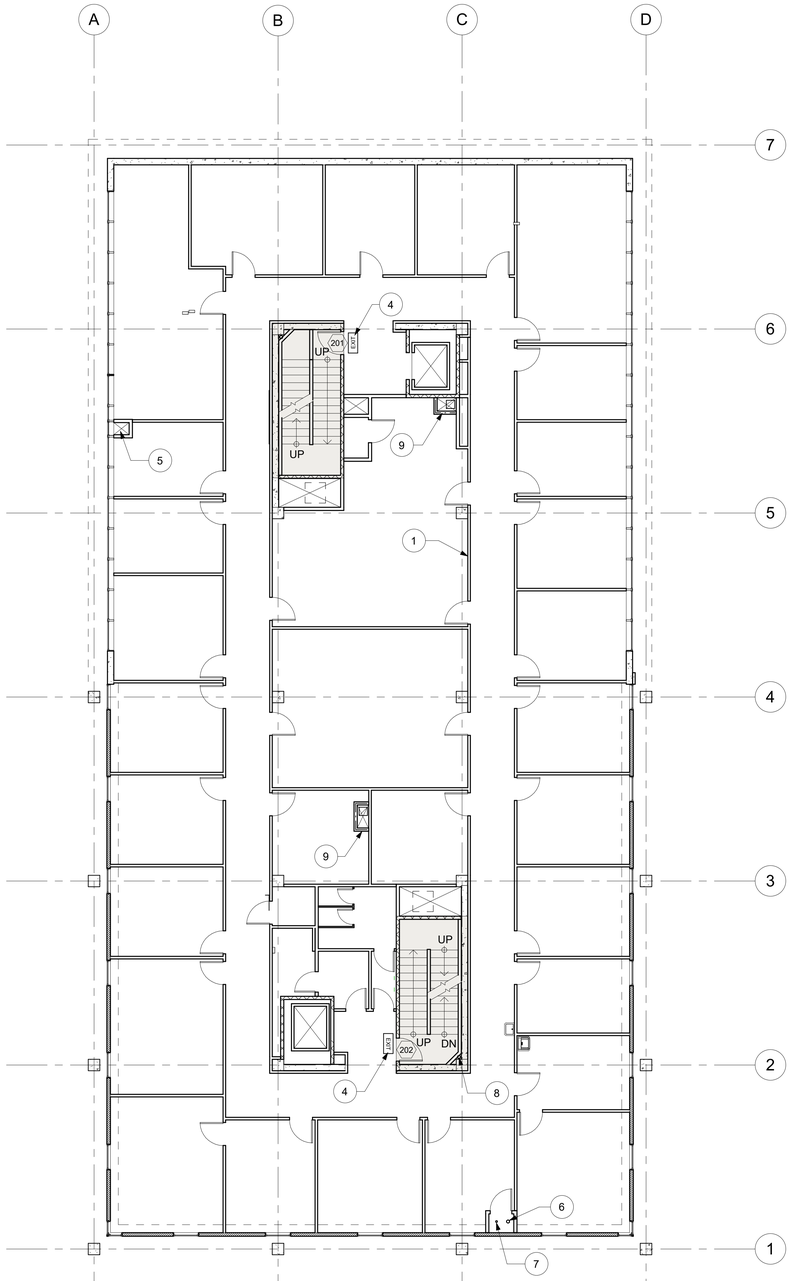

REFERENCE NOTES

A-XXX

1. (E) INTERIOR PARTITION, TO REMAIN - TYPICAL
2. (E) SUSPENDED ACOUSTIC CEILING, TO REMAIN - TYPICAL
3. (E) RECESSED LIGHTING FIXTURE, TO REMAIN - TYPICAL
4. (E) NON-ILLUMINATED EXIT SIGN, TO REMAIN
5. (E) EXHAUST AIR DUCT CHASE, TO REMAIN
6. (E) FIRE RISER
7. (E) FIRE CONTROL RISER
8. (E) DRY STANDPIPE IN STAIRWELL, TO REMAIN
9. NEW AIR DUCT CHASE

A1 SECOND FLOOR REFLECTED CEILING PLAN
A-121 1/8" = 1'-0"

A3 SECOND FLOOR PLAN
A-121 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

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GSA Program Number:
CEO23100

Project:

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RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

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Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
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SECOND FLOOR PLAN & CEILING PLAN

Date: 20 March 2026
Sheet Number:
A-121

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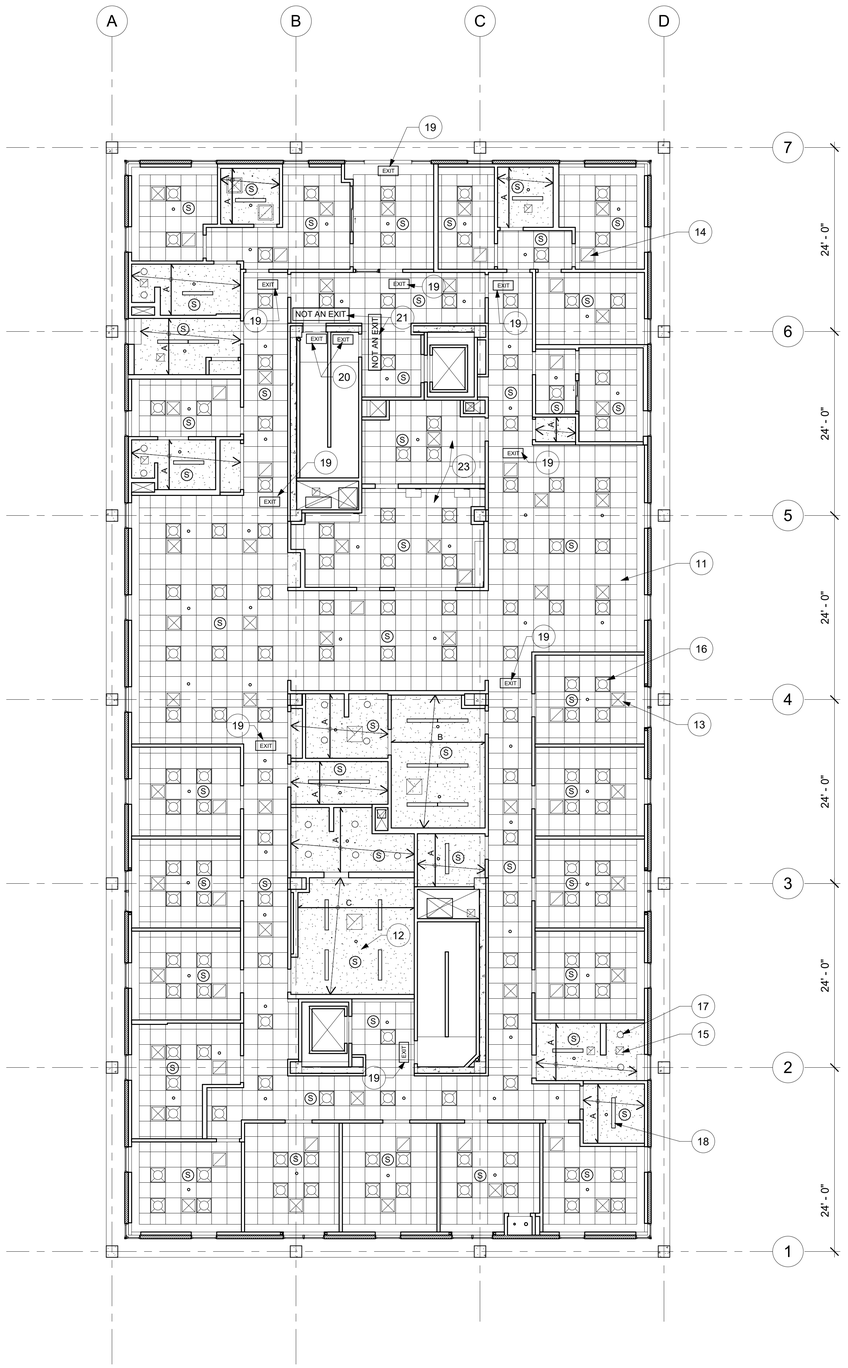

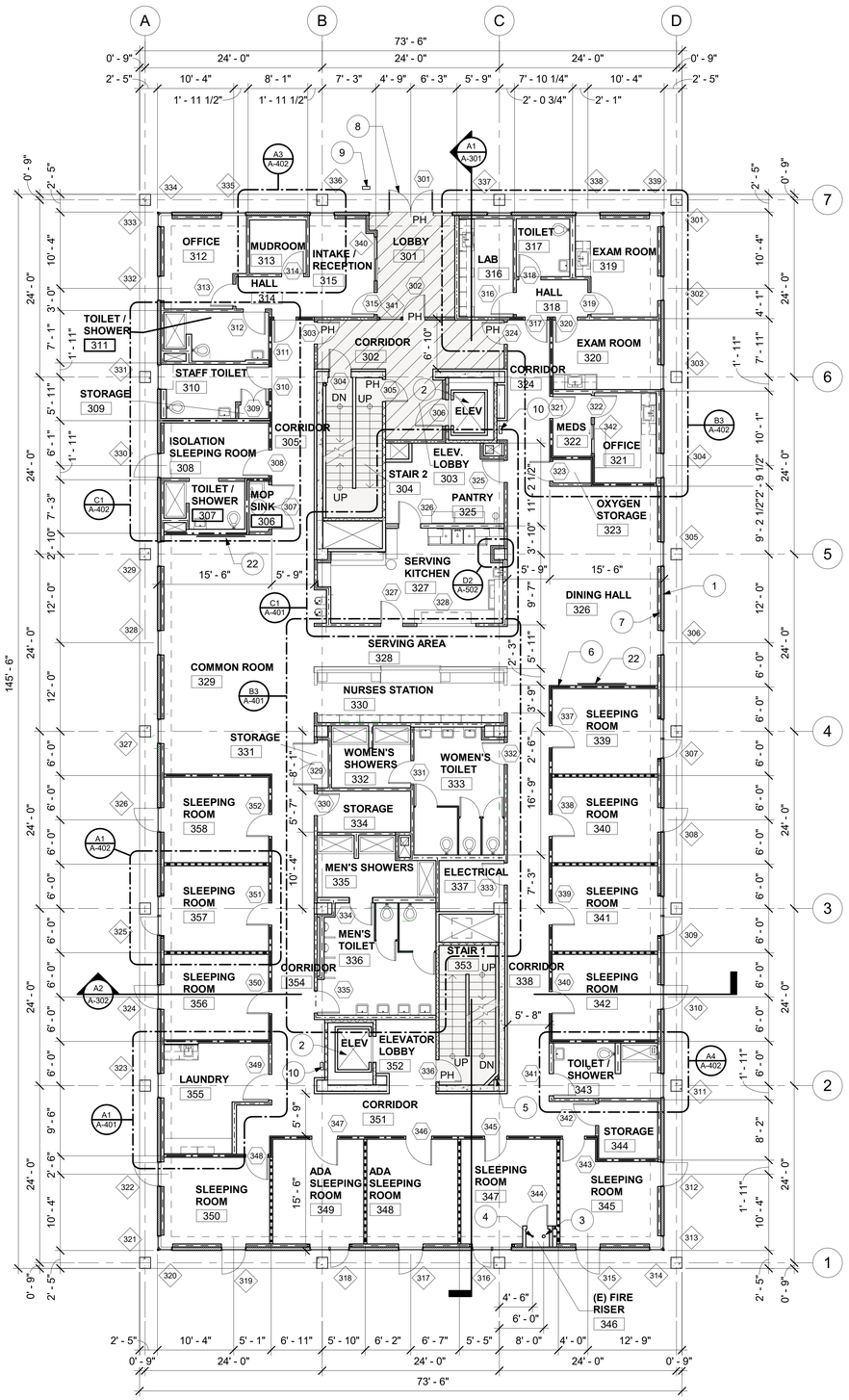

REFERENCE NOTES

A-XXX

1. (E) EXTERIOR CMU WALL, TYPICAL
2. (E) ELEVATOR (DOES NOT MEET GENERAL STRETCHER REQUIREMENTS)
3. (E) FIRE RISER
4. (E) FIRE CONTROL RISER
5. (E) DRY STANDPIPE IN STAIRWELL, TO REMAIN
6. NEW INTERIOR PARTITION, TYPICAL
7. FURRED WALL, TYICAL
8. NEW ENTRY DOORS & STOREFRONT
9. DOOR OPEN REQUEST BUTTON & PEDESTAL - BY OWNER
10. FIRE EXTINGUISHER WITH WALL BRACKET - 2A:10B:C
11. NEW SUSPENDED ACOUSTIC CEILING (+9'-0" A.F.F, TYPICAL) - SEE SUSPENDED CEILING NOTES, SHEET A-503
12. NEW GYPSUM BOARD CEILING (+8'-0" A.F.F., TYPICAL) - 5/8" TYPE "X" WATER-RESISTANT GYPSUM BOARD ON 6" STEEL CEILING JOISTS AT 16" O.C. - SEE DETAILS, SHEET A-502 NOTE: AT SPANS GREATER THAN 11'-0" PROVIDE 1/2 POINT BRACING; AT SPANS GREATER THAN 16'-0" INSTALL JOISTS AT 12" O.C.
13. TYPICAL SUPPLY AIR REGISTER - SEE MECHANICAL DRAWINGS
14. TYPICAL RETURN AIR REGISTER - SEE MECHANICAL DRAWINGS
15. TYPICAL EXHAUST AIR REGISTER - SEE MECHANICAL DRAWINGS
16. TYPICAL RECESSED LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
17. TYPICAL RECESSED DOWNLIGHT - SEE ELECTRICAL DRAWINGS
18. TYPICAL CEILING-MOUNTED LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
19. ILLUMINATED EXIT SIGN - SEE ELECTRICAL DRAWINGS
20. (E) NON-ILLUMINATED EXIT SIGN
21. NON-ILLUMINATED "NOT AN EXIT" SIGN
22. WALL MOUNTED VIDEO SCREEN - BY OWNER
23. NEW SUSPENDED TILE CEILING - WASHABLE - SERVIING KITCHEN & FOOD STORAGE

CEILING FRAMING SCHEDULE

A-122

- A: 5/8" TYPE "X" GYPSUM BOARD ON STEEL CEILING JOISTS: ClarkDietrich ProSTUD 20 600PDS125-18 STEEL DRYWALL STUDS AT 16" O.C. - MAX. SPAN 10'-11"
- B: 5/8" TYPE "X" GYPSUM BOARD ON STEEL CEILING JOISTS: ClarkDietrich ProSTUD 20 600PDS125-18 STEEL DRYWALL STUDS AT 16" O.C., BRACED AT MID-SPAN - MAX. SPAN 15'-6"
- C: 5/8" TYPE "X" GYPSUM BOARD ON STEEL CEILING JOISTS: ClarkDietrich ProSTUD 20 600PDS125-18 STEEL DRYWALL STUDS AT 12" O.C., BRACED AT MID-SPAN - MAX. SPAN 16'-10"

WALL LEGEND

A-122

SEE ALSO WALL LEGEND & PLUMBING WALL LEGEND, SHEET A-004

- **EXISTING CONCRETE WALLS, TO REMAIN**
- **EXISTING EXTERIOR CMU WALLS, TO REMAIN**
- **EXISTING INTERIOR PARTITIONS, TO REMAIN**
- **EXISTING 2-HOUR FIRE RATED STAIR ENCLOSURES, ELEVATOR SHAFTS, & DUCT SHAFTS, TO REMAIN**
- **NEW NON-RATED INTERIOR PARTITION**
- **NEW NON-RATED FURRED WALL**
- **NEW 1-HOUR FIRE PARTITION (CBC SECTION 708)** PER CBC TABLE 721.1(2), ITEM NO. 13-1.1
- **NEW INTERIOR SLEEPING ROOM SEPARATION WALL - 1-HOUR FIRE PARTITION (CBC SECTION 708)** PER CBC TABLE 721.1(2), ITEM NO. 13-1.1
- **NEW INTERIOR OCCUPANCY SEPARATION WALL - 1-HOUR FIRE RESISTIVE FIRE BARRIER (CBC SECTION 707)** PER CBC TABLE 721.1(2), ITEM NO. 13-1.1
- **NEW INTERIOR EXIT PASSAGEWAY WALL - 2-HOUR FIRE RESISTIVE FIRE BARRIER (CBC SECTION 707)** PER CBC TABLE 721.1(2), ITEM NO. 13-1.2

A1 THIRD FLOOR REFLECTED CEILING PLAN
A-122 1/8" = 1'-0"

A3 THIRD FLOOR PLAN
A-122 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

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GSA Program Number:
CEO23100

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KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
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Sheet Title:
THIRD FLOOR PLAN & CEILING PLAN

Date: 20 March 2026

Sheet Number:
A-122

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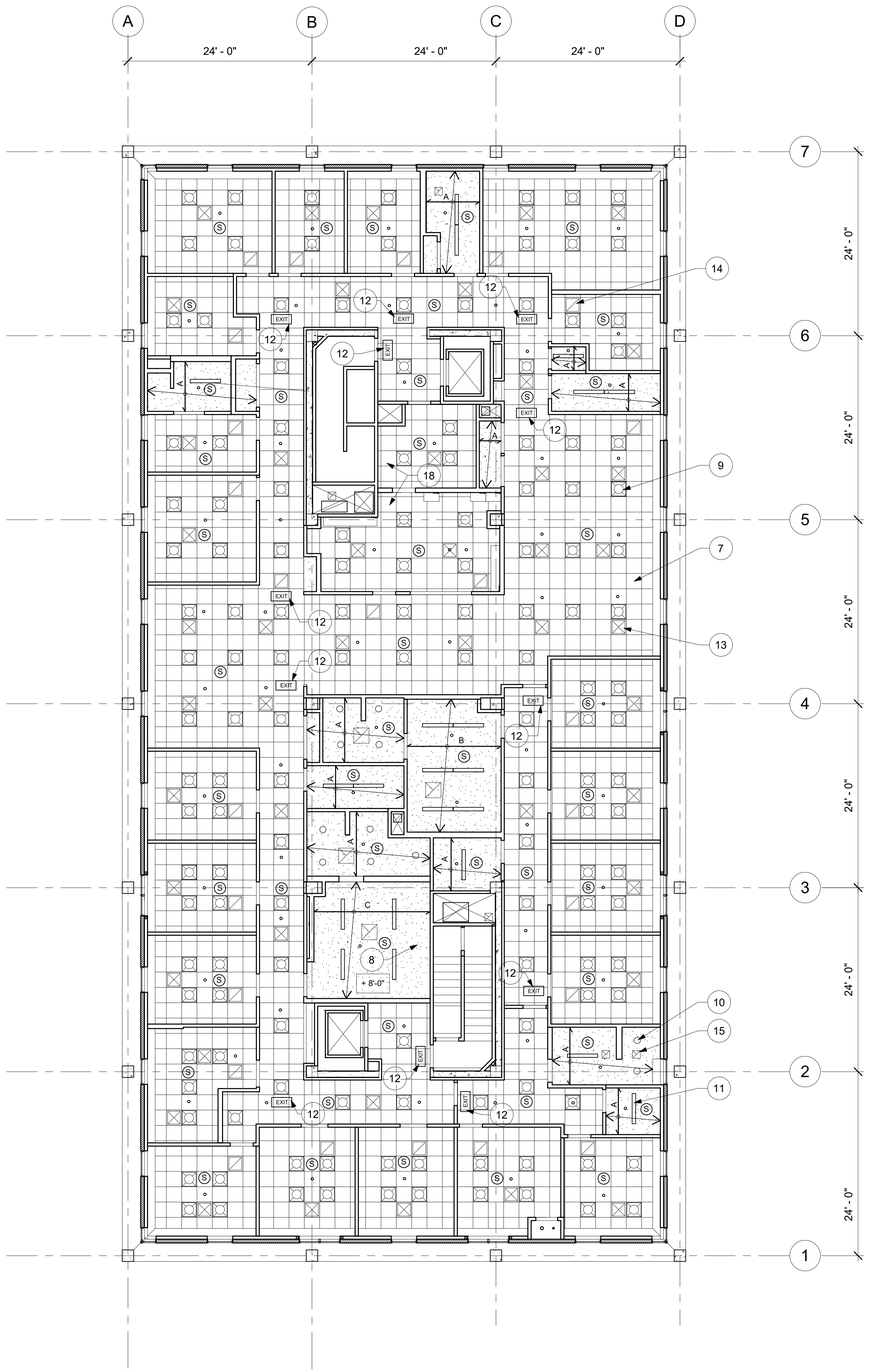

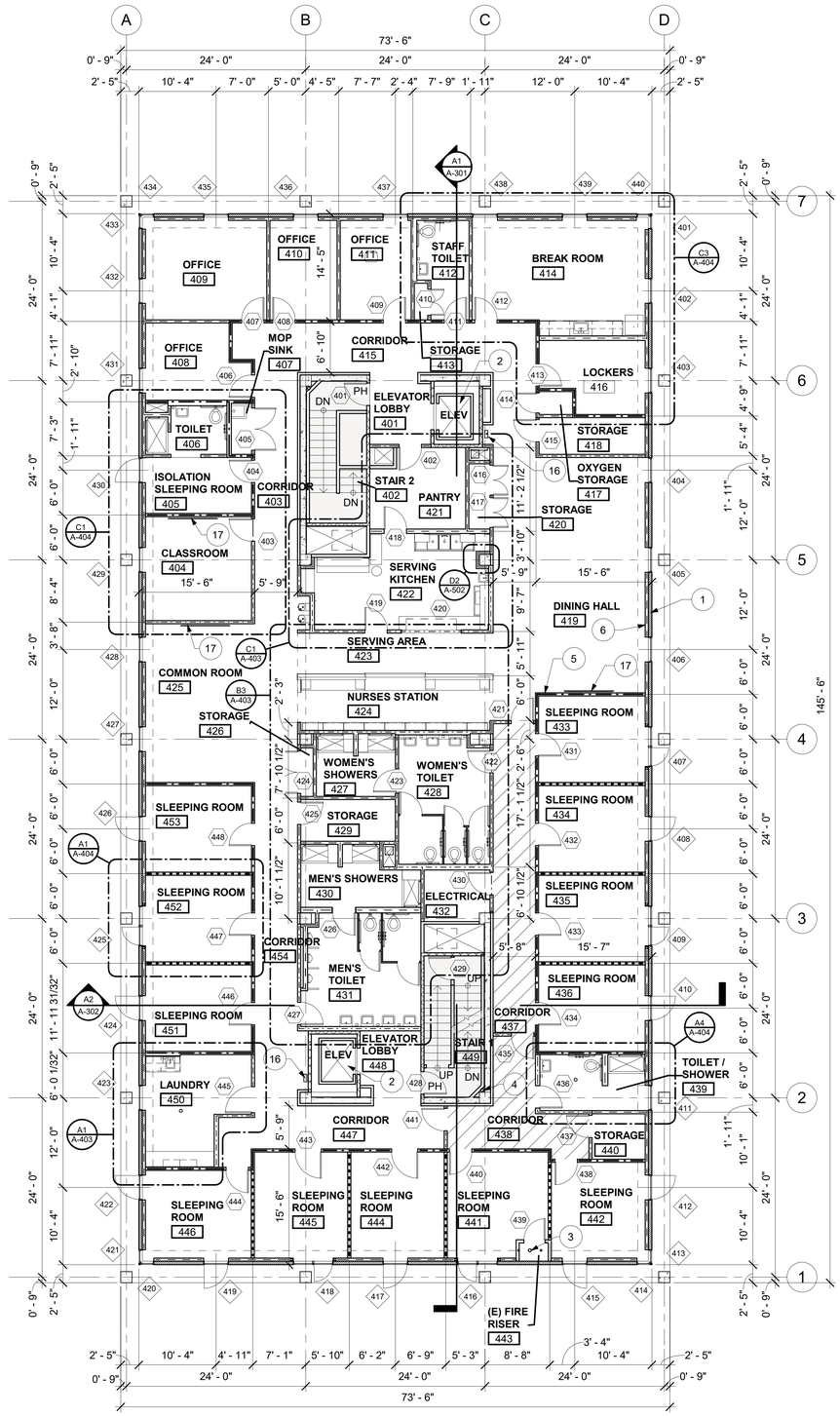

REFERENCE NOTES

A-XXX

1. (E) EXTERIOR CMU WALL, TYPICAL
2. (E) ELEVATOR (DOES NOT MEET GENERAL STRETCHER REQUIREMENTS)
3. (E) FIRE RISER
4. (E) DRY STANDPIPE IN STAIRWELL, TO REMAIN
5. NEW INTERIOR PARTITION, TYPICAL
6. FURRED WALL, TYPICAL
7. NEW SUSPENDED ACOUSTIC CEILING (+9'-0" A.F.F, TYPICAL) - SEE SUSPENDED CEILING NOTES, SHEET A-503
8. NEW GYPSUM BOARD CEILING (+8'-0" A.F.F., TYPICAL) - 5/8" TYPE "X" WATER-RESISTANT GYPSUM BOARD ON 6" STEEL CEILING JOISTS AT 16" O.C. - SEE DETAILS, SHEET A-502 NOTE: AT SPANS GREATER THAN 11'-0" PROVIDE 1/2 POINT BRACING; AT SPANS GREATER THAN 16'-0" INSTALL JOISTS AT 12" O.C.
9. TYPICAL RECESSED LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
10. TYPICAL RECESSED DOWNLIGHT - SEE ELECTRICAL DRAWINGS
11. TYPICAL CEILING-MOUNTED LIGHTING FIXTURE - SEE ELECTRICAL DRAWINGS
12. ILLUMINATED EXIT SIGN - SEE ELECTRICAL DRAWINGS
13. TYPICAL SUPPLY AIR REGISTER - SEE MECHANICAL DRAWINGS
14. TYPICAL RETURN AIR REGISTER - SEE MECHANICAL DRAWINGS
15. TYPICAL EXHAUST AIR REGISTER - SEE MECHANICAL DRAWINGS
16. FIRE EXTINGUISHER WITH WALL BRACKET - 2A:10B:C
17. WALL MOUNTED VIDEO SCREEN - BY OWNER
18. NEW SUSPENDED TILE CEILING - WASHABLE - SERVING KITCHEN & FOOD STORAGE

CEILING FRAMING SCHEDULE

A-122

A — 5/8" TYPE "X" GYPSUM BOARD ON STEEL CEILING JOISTS: ClarkDietrich ProSTUD 20 600PDS125-18 STEEL DRYWALL STUDS AT 16" O.C. - MAX. SPAN 10'-11"

B — 5/8" TYPE "X" GYPSUM BOARD ON STEEL CEILING JOISTS: ClarkDietrich ProSTUD 20 600PDS125-18 STEEL DRYWALL STUDS AT 16" O.C., BRACED AT MID-SPAN - MAX. SPAN 15'-6"

C — 5/8" TYPE "X" GYPSUM BOARD ON STEEL CEILING JOISTS: ClarkDietrich ProSTUD 20 600PDS125-18 STEEL DRYWALL STUDS AT 12" O.C., BRACED AT MID-SPAN - MAX. SPAN 16'-10"

WALL LEGEND

A-122

SEE ALSO WALL LEGEND & PLUMBING WALL LEGEND, SHEET A-004

- **EXISTING CONCRETE WALLS, TO REMAIN**
- **EXISTING EXTERIOR CMU WALLS, TO REMAIN**
- **EXISTING INTERIOR PARTITIONS, TO REMAIN**
- **EXISTING 2-HOUR FIRE RATED STAIR ENCLOSURES, ELEVATOR SHAFTS, & DUCT SHAFTS, TO REMAIN**
- **NEW NON-RATED INTERIOR PARTITION**
- **NEW NON-RATED FURRED WALL**
- **NEW 1-HOUR FIRE PARTITION (CBC SECTION 708)** PER CBC TABLE 721.1(2), ITEM NO. 13-1.1
- **NEW INTERIOR SLEEPING ROOM SEPARATION WALL - 1-HOUR FIRE PARTITION (CBC SECTION 708)** PER CBC TABLE 721.1(2), ITEM NO. 13-1.1
- **NEW INTERIOR OCCUPANCY SEPARATION WALL - 1-HOUR FIRE RESISTIVE FIRE BARRIER (CBC SECTION 707)** PER CBC TABLE 721.1(2), ITEM NO. 13-1.1

A1 A-123 FOURTH FLOOR REFLECTED CEILING PLAN 1/8" = 1'-0"

A3 A-123 FOURTH FLOOR PLAN 1/8" = 1'-0"

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

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

	Date	Description
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Num	Date	Description
4	3/20/2026	Issue for Bid
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Sheet Title:
FOURTH FLOOR PLAN & CEILING PLAN

Date: 20 March 2026

Sheet Number:
A-123

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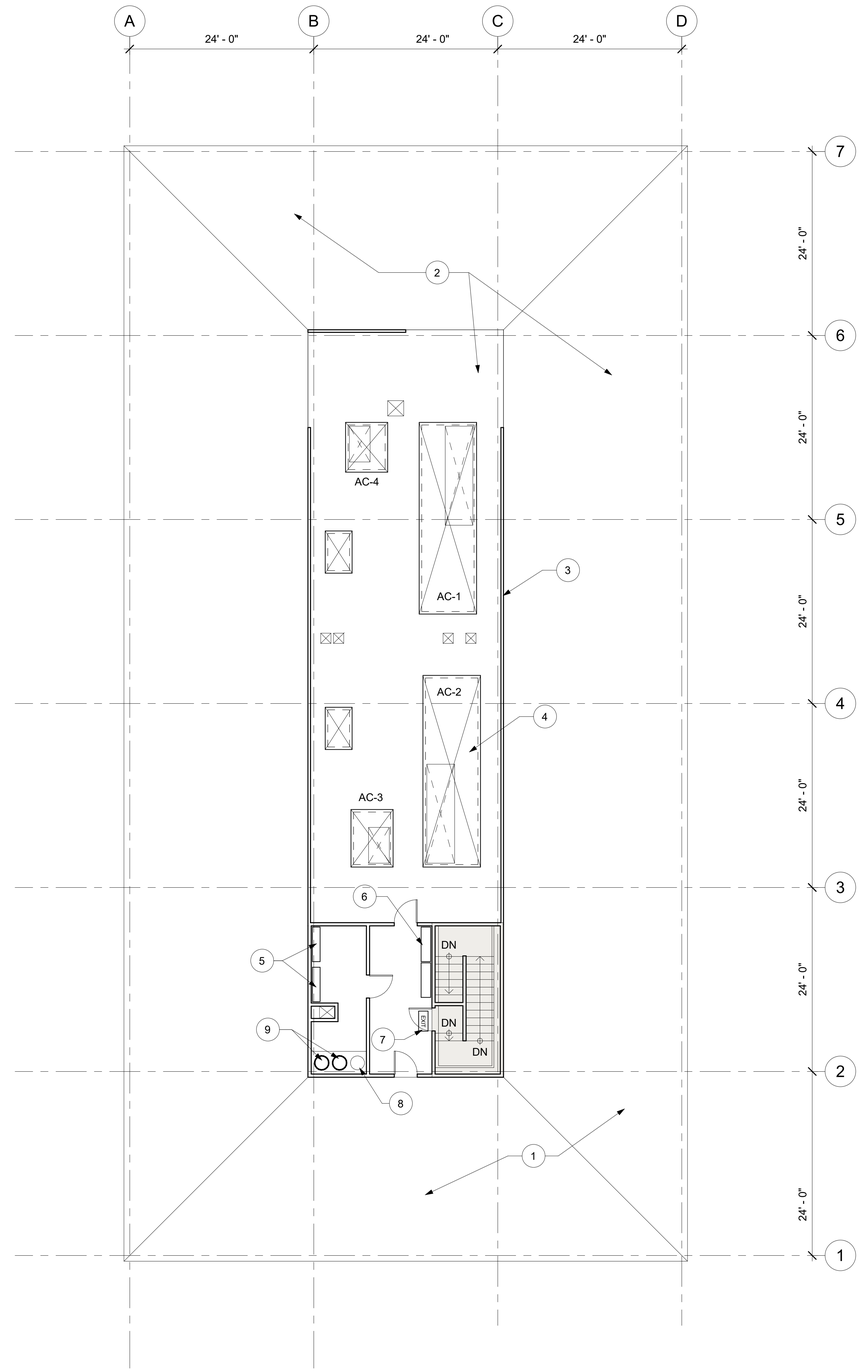

REFERENCE NOTES

A-XXX

1. (E) ROOF AREA
2. (E) ROOF, TO REMAIN - TYPICAL
3. (E) SCREEN WALL, TO REMAIN
4. (E) MECHANICAL EQUIPMENT, TO REMAIN - TYPICAL (SEE MECHANICAL DRAWINGS)
5. (E) HVAC CONTROLS, TO REMAIN
6. (E) ELECTRICAL PANELS, TO REMAIN
7. (E) NON-ILLUMINATED EXIT SIGN
8. (E) WATER HEATER, TO REMAIN
9. NEW WATER HEATERS ON RAISED PLATFORM - SEE PLUMBING DRAWINGS

A3 A-124 PENTHOUSE FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

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KNOLL DRIVE
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THIRD & FOURTH FLOORS

2323 Knoll Drive
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COUNTY OF VENTURA
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800 South Victoria Avenue
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Sheet Title:
PENTHOUSE PLAN

Date: 20 March 2026
Sheet Number:
A-124

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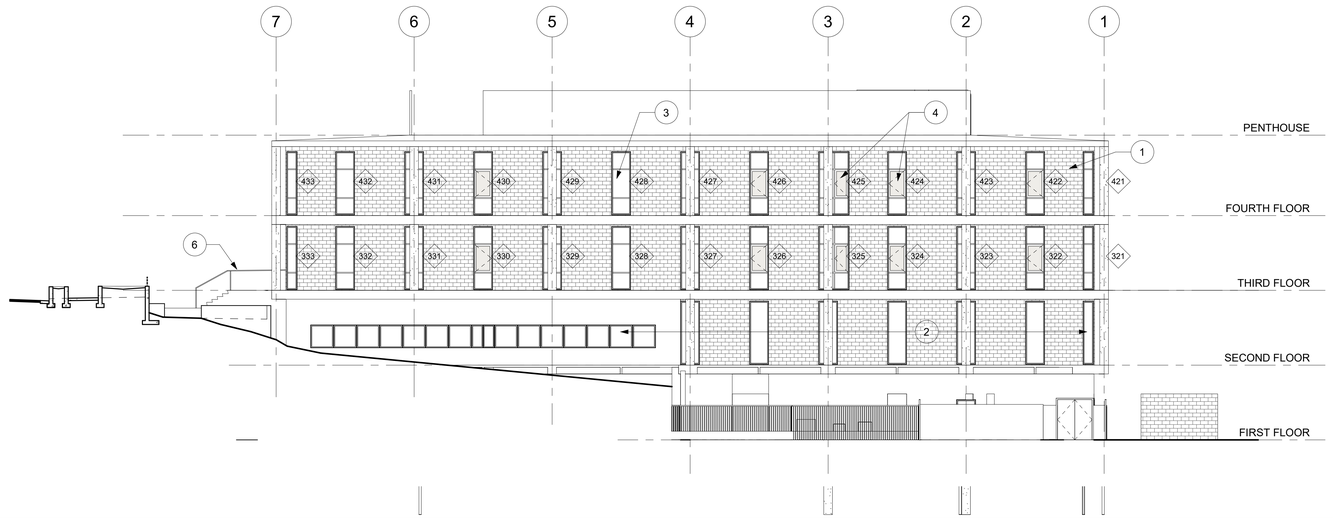
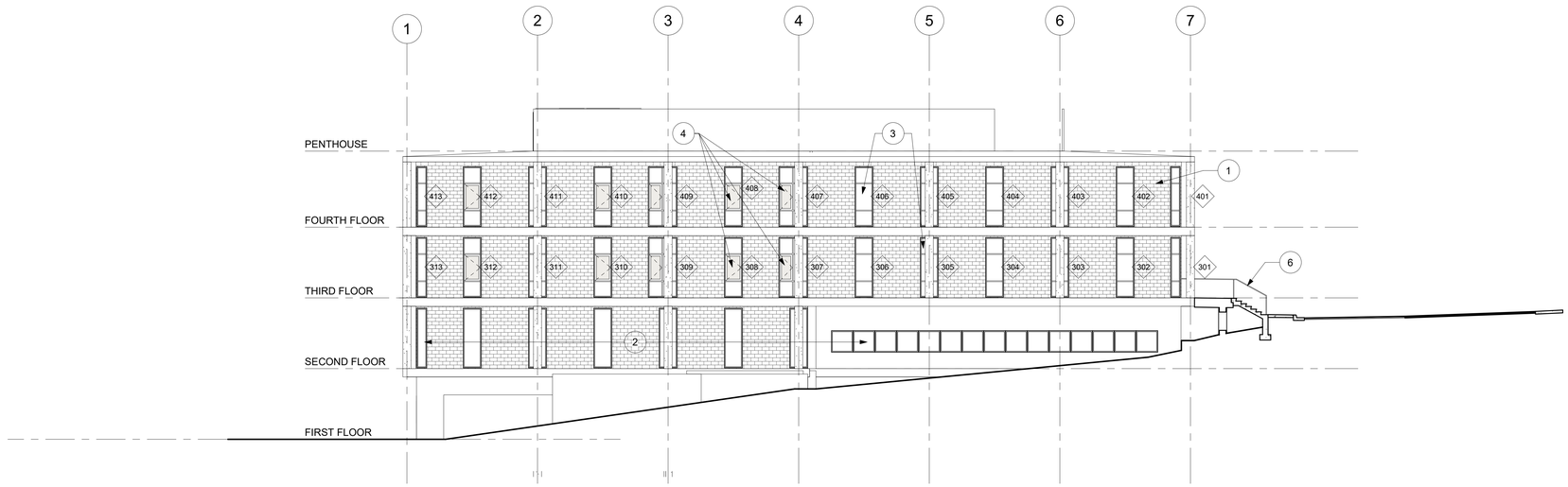
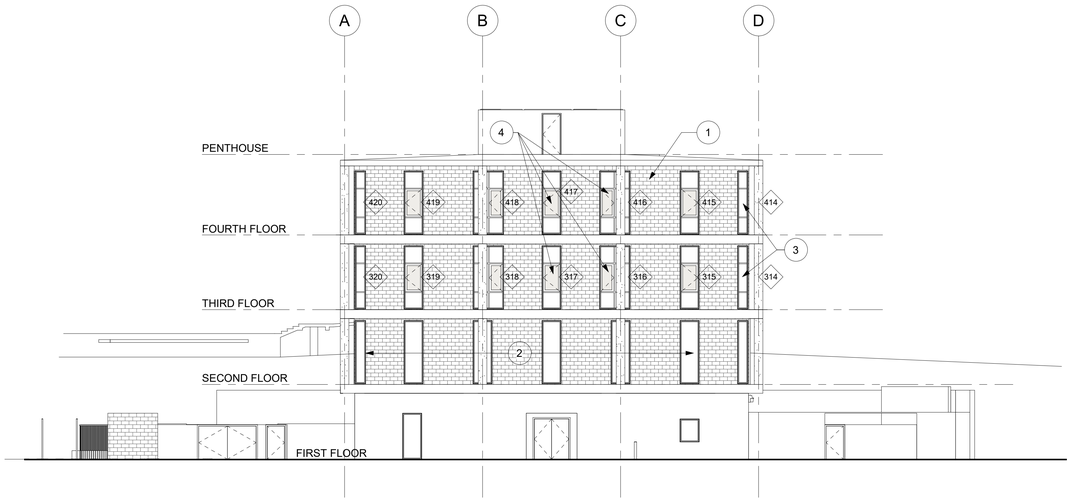


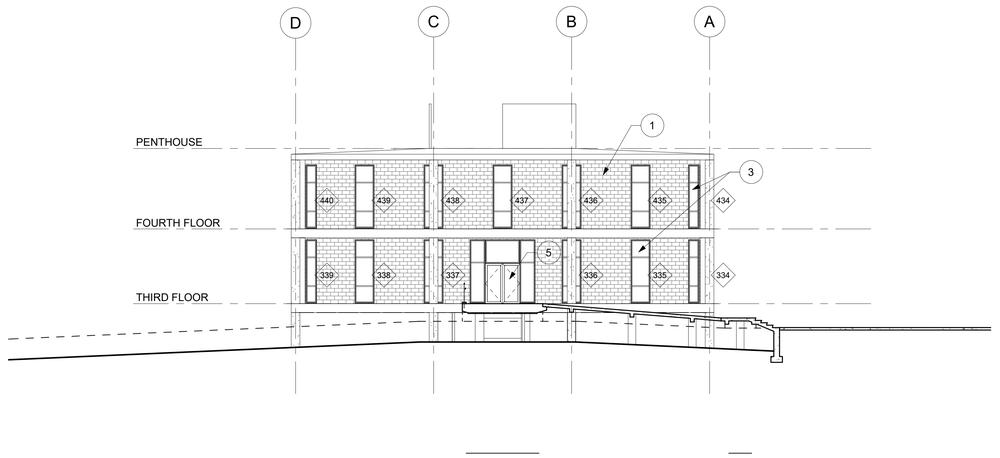
D1 WEST ELEVATION
A-201 3/32" = 1'-0"



B1 EAST ELEVATION
A-201 3/32" = 1'-0"



A1 SOUTH ELEVATION
A-201 3/32" = 1'-0"



A4 NORTH ELEVATION
A-201 3/32" = 1'-0"

0 6' 12' 24'
SCALE: 3/32" = 1'-0"

REFERENCE NOTES

A-XXX

1. (E) EXTERIOR CMU WALL, TYPICAL
2. (E) EXTERIOR ALUMINUM WINDOWS AT THE SECOND FLOOR, TO REMAIN
3. REPLACE ALL EXTERIOR ALUMINUM WINDOWS AT THE THIRD & FOURTH FLOORS
4. NEW CASEMENT WINDOW AT SLEEPING ROOMS (SHOWN SHADED), TYPICAL
5. NEW ALUMINUIM STOREFRONT & ENTRY DOORS
6. METAL RAILING

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
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2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

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EXTERIOR ELEVATIONS

Date: 20 March 2026
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A-201

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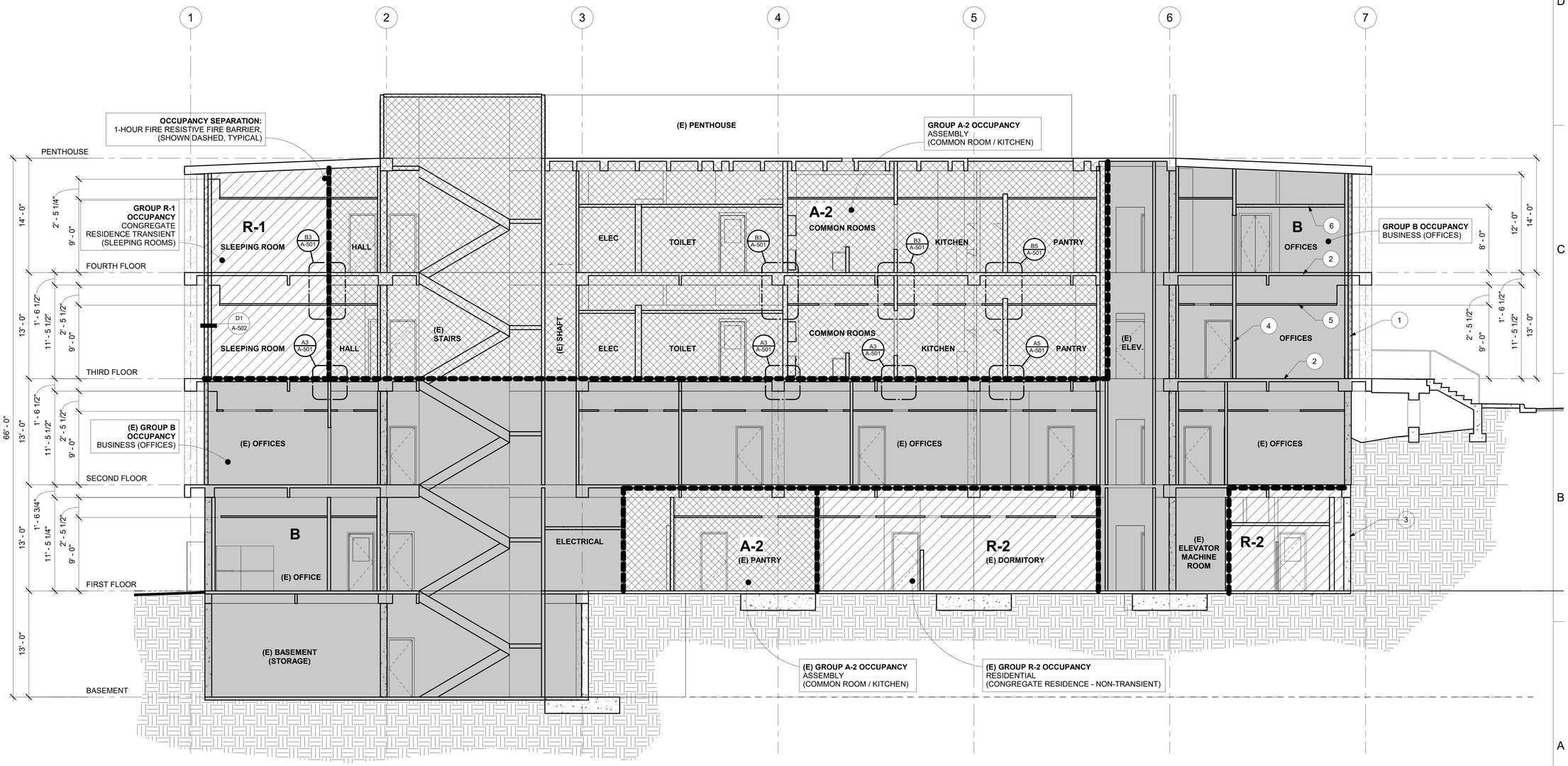
REFERENCE NOTES

A-XXX

1. (E) EXTERIOR CMU WALL, TO REMAIN - TYPICAL
2. (E) CONCRETE FLOOR
3. (E) CONCRETE RETAINING WALL
4. NEW INTERIOR PARTITION, TYPICAL
5. NEW SUSPENDED ACOUSTIC CEILING, TYPICAL
6. NEW GYPSUM BOARD CEILING, TYPICAL



A1 BUILDING SECTION
A-301 3/16" = 1'-0"

0 3' 6' 12'
SCALE: 3/16" = 1'-0"

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
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Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

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Sheet Title:
BUILDING SECTION

Date: 20 March 2026
Sheet Number:
A-301

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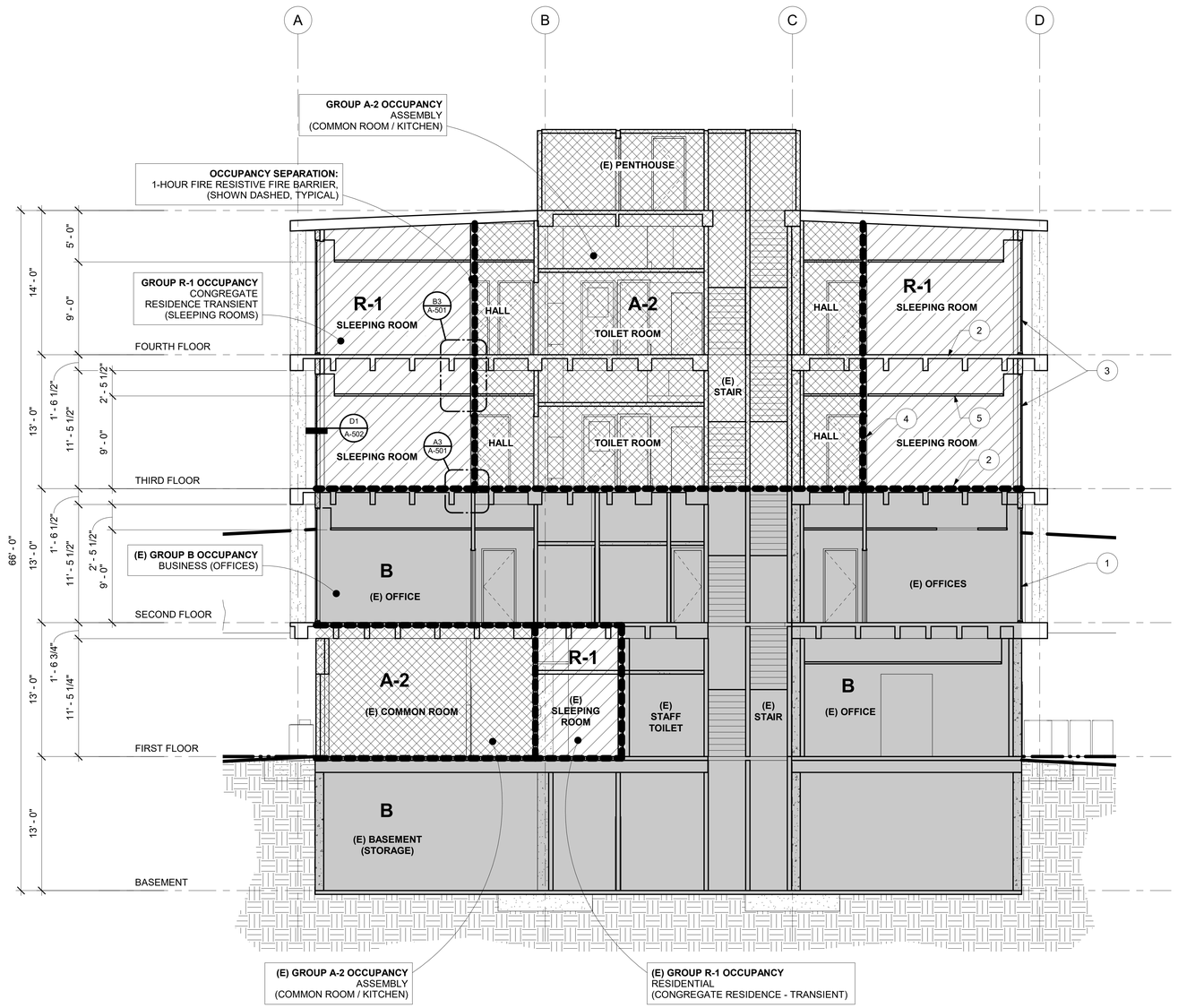
REFERENCE NOTES

A-XXX

1. (E) EXTERIOR ALUMINUM WINDOWS AT SECOND FLOOR, TO REMAIN - TYPICAL
2. (E) CONCRETE FLOOR
3. REPLACE ALL EXTERIOR ALUMINUM WINDOWS AT THIRD & FOURTH FLOORS - TYPICAL
4. NEW INTERIOR PARTITION, TYPICAL
5. NEW SUSPENDED ACOUSTIC CEILING, TYPICAL



A2 / A-302 BUILDING SECTION
3/16" = 1'-0"

0 3' 6' 12'
SCALE: 3/16" = 1'-0"

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

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GSA Program Number:
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KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
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Owner:

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GSA PROJECTS GROUP

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BUILDING SECTION

Date: 20 March 2026

Sheet Number:
A-302

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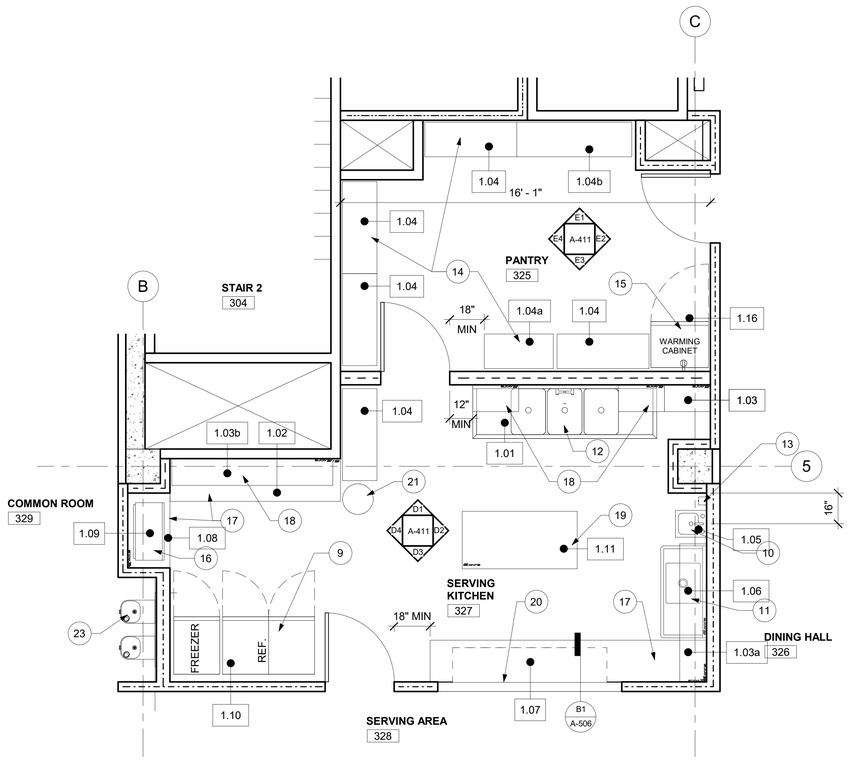
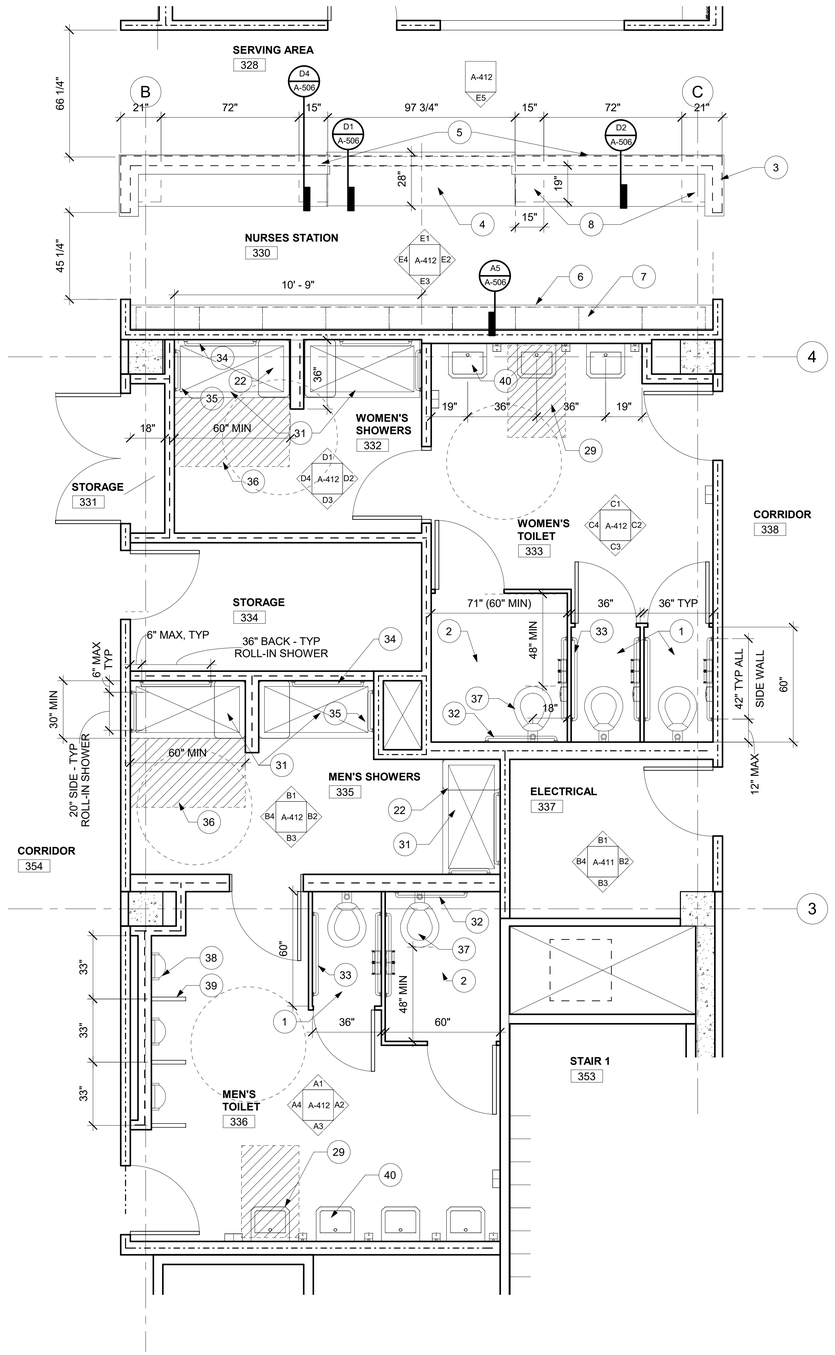
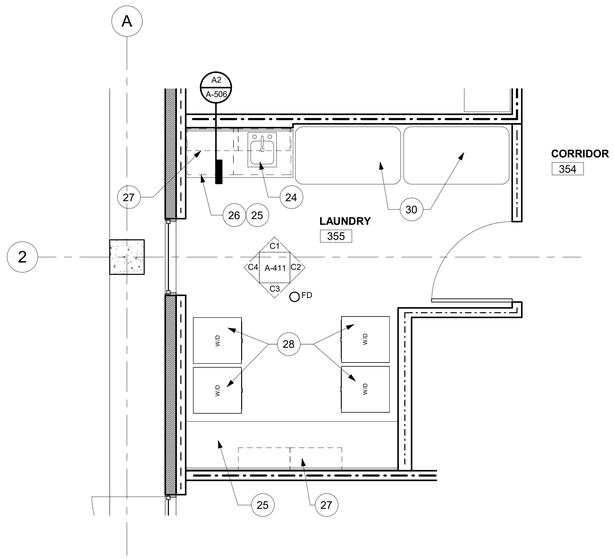


C1 ENLARGED PLAN - ROOMS 325 / 327
A-401 3/8" = 1'-0"



B3 ENLARGED PLAN - ROOMS 330 / 331 / 332 / 333 / 334 / 335 / 336 / 337
A-401 3/8" = 1'-0"



A1 ENLARGED PLAN - ROOM 355
A-401 3/8" = 1'-0"

0 1'-6" 3' 6'
SCALE: 3/8" = 1'-0"

REFERENCE NOTES

A-XXX

1. AMBULATORY TOILET STALL; 35" MIN - 37" MAX WIDE X 60" MIN LONG; PROVIDE GRAB BARS EACH SIDE
2. WHEELCHAIR ACCESSIBLE TOILET STALL; PROVIDE GRAB BARS - A-507
3. WALL BELOW COUNTER
4. LOW COUNTER / DESK
5. HIGH COUNTER
6. BASE CABINET - 12" DEEP, WITH COUNTER ABOVE
7. UPPER CABINET - 12" DEEP
8. DESK DRAWER UNIT, TO MATCH CABINETS
9. FREEZER - REFIGERATOR, BY OWNER
10. HANDWASH SINK WITH SPLASH GUARD
11. FOOD PREP SINK
12. 3-COMPARTMENT WAREWASHING SINK
13. KITCHEN / RESTROOM ACCESSORIES - SEE INTERIOR ELEVATIONS
14. DRY FOOD STORAGE - BY OWNER; 50% OF SHELVING SHALL BE BETWEEN 15" AND 48" A.F.F.
15. WARMING CABINET - FOOD STORAGE - BY OWNER; PROVIDE POWER; CONFIRM CLEARANCE REQUIRED
16. MICROWAVE - BY OWNER
17. STAINLESS STEEL COUNTER
18. STAINLESS STEEL UPPER SHELF
19. STAINLESS STEEL WORK TABLE
20. ROLL-UP SERVING COUNTER DOOR; STAINLESS STEEL
21. TRASH RECEPTCLE - BY OWNER
22. SHOWER SEAT, ADA
23. HI-LOW DRINKING FOUNTAIN - ADA ACCESSIBLE
24. SINK - UTILITY; SEE PLUMBING PLANS
25. COUNTER
26. BASE CABINETS
27. UPPER SHELVES - 12" DEEP; TO MATCH CABINET
28. STACKED WASHER / DRYER; EQUIPMENT BY OWNER; PROVIDE POWER, PLUMBING HOOK-UPS, AND VENTING
29. 30" x 48" CLEAR FLOOR SPACE
30. ROLLING LAUNDRY CART, BY OWNER
31. SHOWER - STANDARD TYPE ROLL-IN SHOWER, ADA; 60" MIN X 30" MIN
32. GRAB BAR - TYP - SEE A-511 ACCESSIBILITY
33. GRAB BAR - 42" SIDE WALL, TYP
34. GRAB BAR - 36" BACK WALL, TYP.
35. GRAB BAR - 20" SIDE WALL, STANDARD SHOWER, TYP
36. 36" X 60" CLEAR
37. WATER CLOSET - WALL MOUNTED, SEE PLUMBING PLANS
38. URINAL - WALL MOUNTED, SEE PLUMBING PLANS
39. PRIVACY SCREEN
40. LAVATORY - WALL MOUNTED; SEE PLUMBING; PROVIDE CLAMSHELL -TYPE FIBERGLASS ENCASED INSULATION ON DRAIN LINES, TYP.

NOTES:

A. SEE SHEET A-601 FOR KITCHEN EQUIPMENT

B. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

C. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

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Sheet Title:
ENLARGED FLOOR PLANS - THIRD FLOOR

Date: 20 March 2026
Sheet Number:
A-401
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DATE: 3/21/2026 7:54:00 AM
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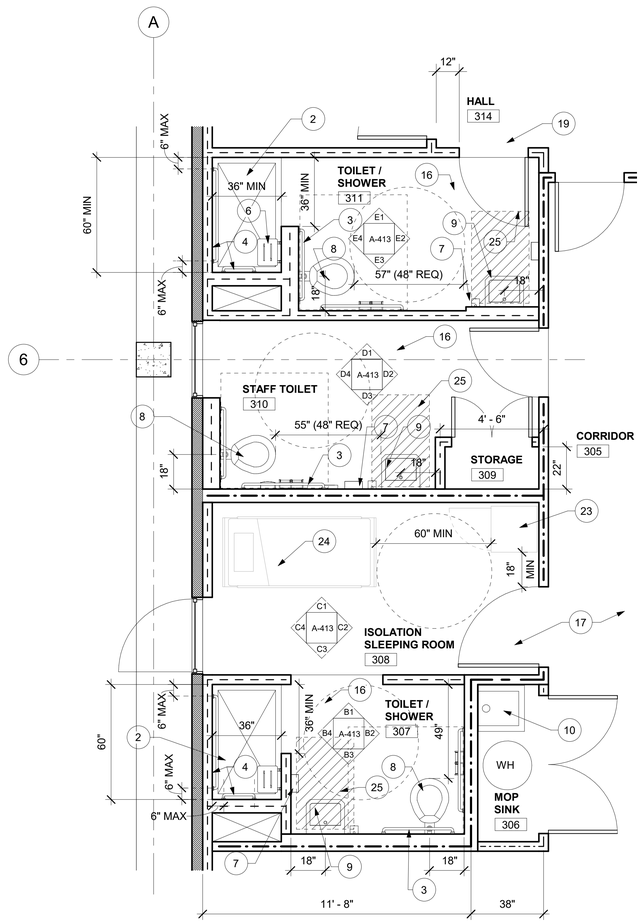
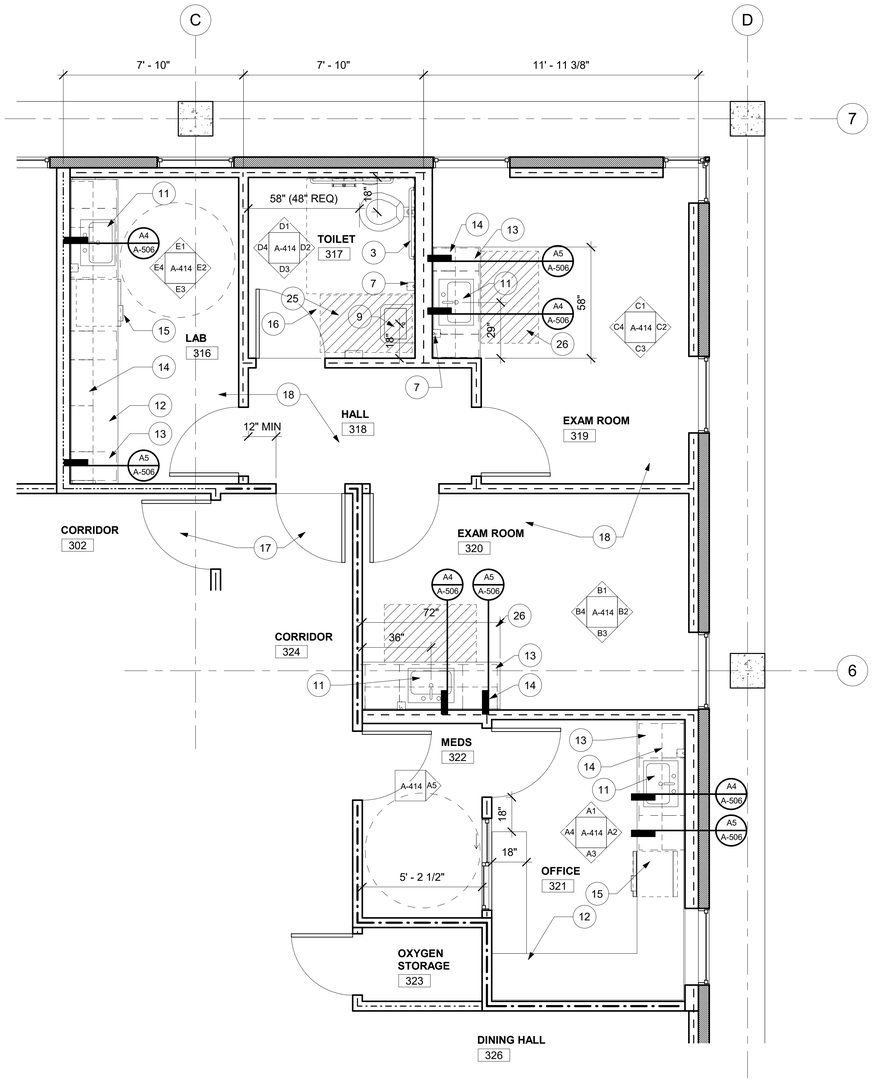
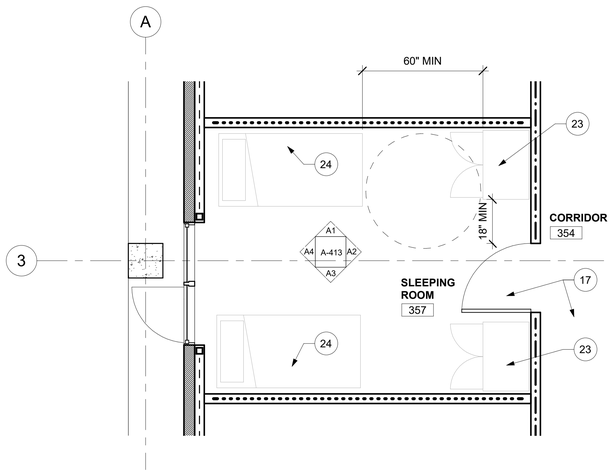


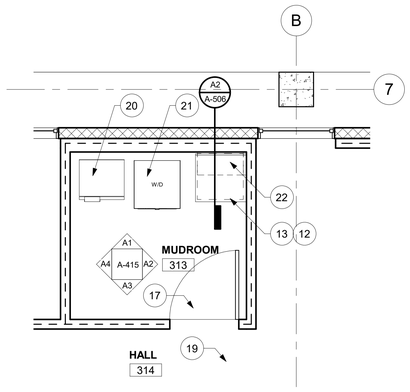
C1 ENLARGED PLAN - ROOMS 306 / 307 / 308 / 309 / 310 / 311
A-402 3/8" = 1'-0"



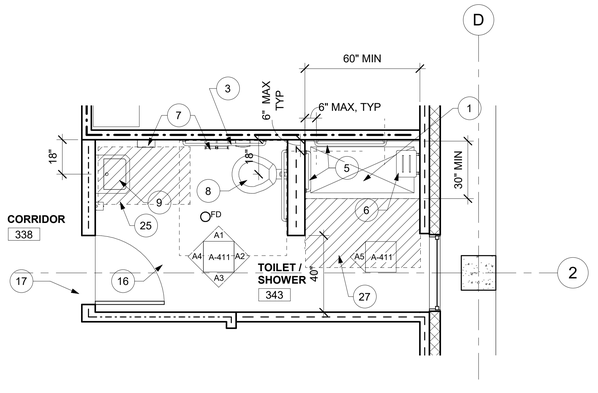
B3 ENLARGED PLAN - ROOMS 316 / 317 / 318 / 319 / 320 / 321 / 322 / 323
A-402 3/8" = 1'-0"



A1 ENLARGED PLAN - ROOM 357
A-402 3/8" = 1'-0"



A3 ENLARGED PLAN - ROOM 313
A-402 3/8" = 1'-0"



A4 ENLARGED PLAN - ROOM 343
A-402 3/8" = 1'-0"

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

REFERENCE NOTES

A-XXX

1. SHOWER - STANDARD ROLL-IN; 30" MIN X 60" MIN.
2. ALTERNATE ROLL-IN SHOWER COMPARTMENT; 36" MIN X 60" MIN
3. GRAB BARS - TYP; SEE SHEET A-507 ACCESSIBILITY
4. GRAB BARS - ALTERNATE ROLL-IN SHOWER: 48" AT BACK WALL; 16" AT SIDE WALL; GRAB BARS SHALL NOT BE PROVIDED ABOVE SEAT
5. GRAB BARS - STANDARD ROLL-IN SHOWER: 36" AT BACK WALL; 20" AT SIDE WALL; GRAB BARS SHALL NOT BE PROVIDED ABOVE SEAT
6. SHOWER SEAT - TYP.
7. SINK / RESTROOM ACCESSORIES - SEE INTERIOR ELEVATIONS
8. WATER CLOSET - WALL MOUNTED
9. LAVATORY - WALL MOUNTED; SEE PLUMBING PLANS; PROVIDE CLAM-SHELL TYPE FIBERGLASS ENCASED INSULATION ON DRAIN LINES, TYP.
10. UTILITY SINK - SEE PLUMBING PLANS
11. SINK, AS PER PLUMBING
12. COUNTER, AS PER FINISH SCHEDULE
13. BASE CABINET
14. UPPER CABINET
15. UNDER COUNTER REFIGERATOR, AS PER OWNER; COORDINATE SPACE REQUIREMENTS WITH OWNER
16. TILE FLOOR
17. (E) CONCRETE FLOOR WITH NEW FINISH
18. LVT FLOOR
19. CARPET
20. HOTBOX - EQUPMENT BY OWNER; PROVIDE POWER
21. STACKED WASHER / DRYER; EQUIPMENT BY OWNER; PROVIDE POWER, PLUMBING HOOK-UPS, AND VENTING
22. OPEN SHELVES, TO MATCH CABINET
23. LOCKABLE COTHING / PERSONAL ITEM STORAGE; BY OWNER - FOR REFERENCE ONLY
24. BED - BY OWNER; FOR REFERENCE ONLY
25. 30" x 48" CLEAR FLOOR SPACE
26. 30" x 48" CLEAR FLOOR SPACE - PARALLEL APPROACH
27. 36" X 60" CLEAR FLOOR SPACE

NOTES:

A. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

B. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: Author
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CAD File Name:

Sheet Title:
ENLARGED FLOOR PLANS - THIRD FLOOR

Date: 20 March 2026

Sheet Number:
A-402

ISSUE FOR BID

DATE: 3/21/2026 7:54:03 AM

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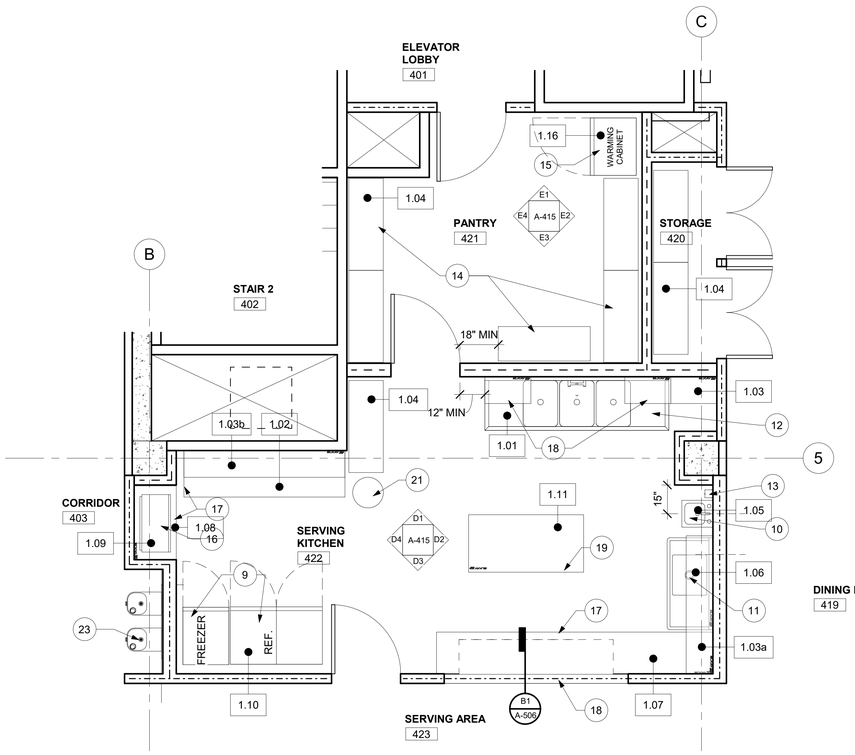
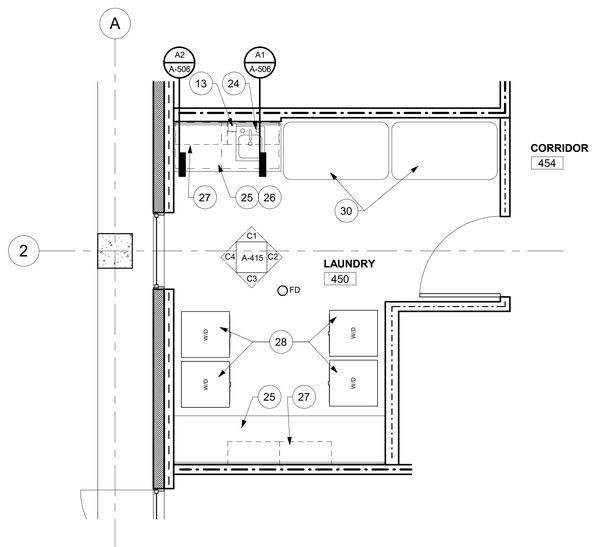
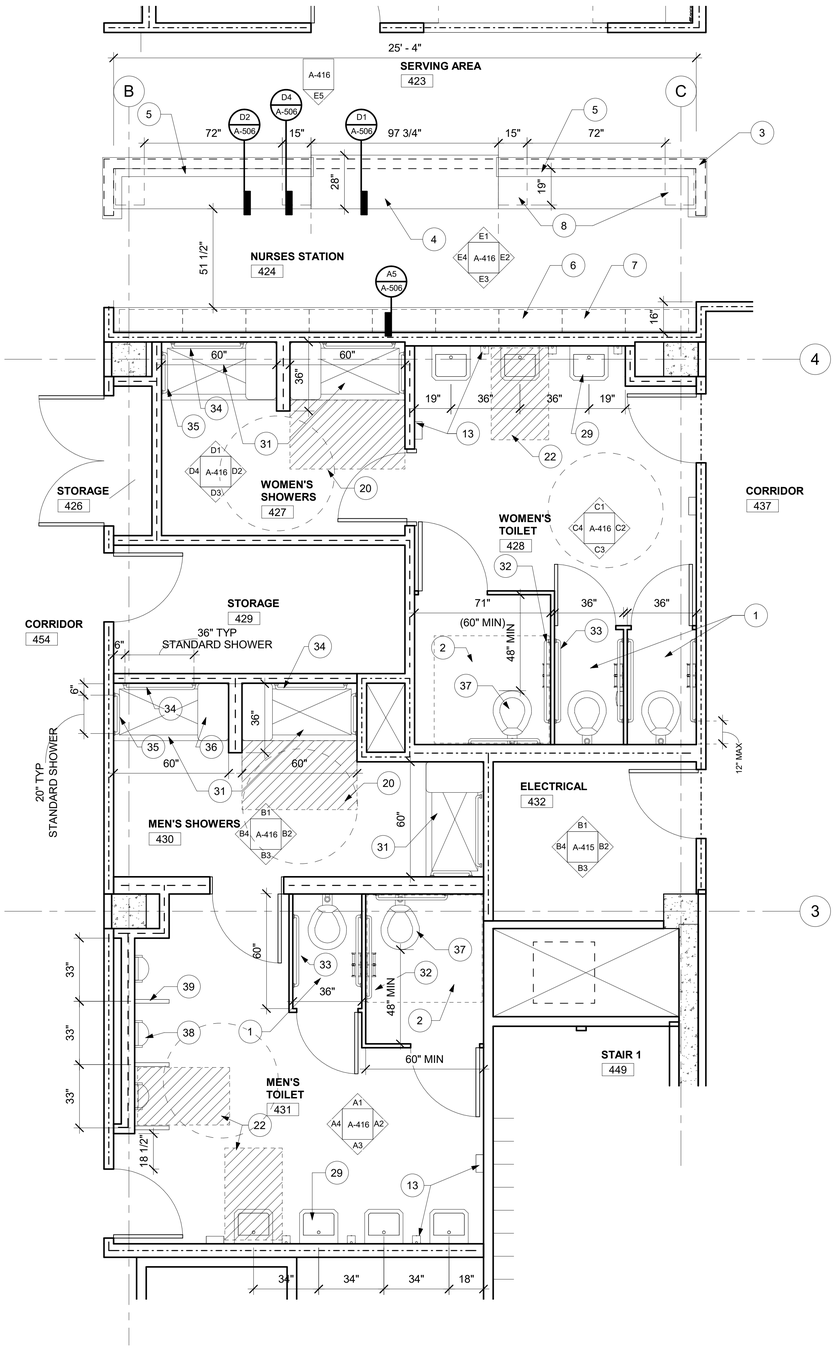


C1 ENLARGED PLAN - ROOMS 421 / 422 / 423
A-403 3/8" = 1'-0"



A1 ENLARGED PLAN - ROOM 451
A-403 3/8" = 1'-0"



B3 ENLARGED PLAN - ROOMS 427 / 428 / 429 / 430 / 431 / 432 / 433
A-403 3/8" = 1'-0"

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

REFERENCE NOTES

A-XXX

1. AMBULATORY TOILET STALL; 35" MIN TO 37" MAX WIDE X 60" MIN LONG; PROVIDE GRAB BARS EACH SIDE
2. WHEELCHAIR ACCESSIBLE TOILET STALL; PROVIDE GRAB BARS AS SHEET A-507
3. WALL BELOW COUNTER
4. LOW COUNTER / DESK
5. HIGH COUNTER
6. BASE CABINET - 12" DEEP, WITH COUNTER ABOVE
7. UPPER CABINET - 12" DEEP, WITH COUNTER ABOVE
8. DESK DRAWER UNIT - TO MATCH CABINET
9. FREEZER - REFIGERATOR - BY OWNER
10. HANDWASH SINK WITH SPLASH GUARD
11. FOOD PREPARATION SINK: SINK : 18 " X 18" X 12" DEEP MIN. , INTEGRAL DRAINBOARD - 18" X 18" MIN.
12. 3-COMPARTMENT WAREWASHING SINK
13. KITCHEN / RESTROOM / SINK ACCESSORIES - SEE INTERIOR ELEVATIONS
14. DRY FOOD STORAGE - BY ONWER; 50% OF SHELVING SHALL BE BETWEEN 15" AND 48" A.F.F.
15. WARMING CABINET - FOOD STORAGE - BY OWNER; PROVIDE POWER; CONFIRM REQUIRED CLEARANCE
16. MICROWAVE - BY OWNER
17. COUNTER - STAINLESS STEEL
18. SHELF - WALL MOUNTED STAINLESS STEEL
19. WORK TABLE - STAINLESS STEEL
20. 36" x 60" CLEAR FLOOR SPACE
21. TRASH RECEPTACLE, BY OWNER
22. 30" x 48" CLEAR FLOOR SPACE
23. HI-LOW DRINKING FOUNTAIN - ADA ACCESSIBLE
24. SINK - UTILITY; SEE PLUMBING PLANS
25. COUNTER - AS PER FINISH SCHEDULE
26. BASE CABINET
27. UPPER SHELVES - 12" DEEP, TO MATCH CABINET
28. STACKED WASHER / DRYER; EQUIPMENT BY OWNER; PROVIDE POWER, PLUMBING HOOK-UPS, AND VENTING
29. LAVATORY - WALL MOUNTED; SEE PLUMBING; PROVIDE CLAMSHELL-TYPE FIBERGLASS ENCASED INSULATIN ON DRAIN LINES, TYP.
30. ROLLING LAUNDRY CART; BY OWNER
31. STANDARD ROLL-IN ADA SHOWER; 30" MIN X 60" MIN
32. GRAB BAR, TYP. A-511
33. GRAB BAR - 42" - TYP. AT SIDE WALL
34. GRAB BAR - 36" - TYP. AT BACK WALL
35. GRAB BAR - 20" - TYP. AT SIDE WALL,STANDARD ROLL-IN SHOWER, TYP
36. SHOWER SEAT, ADA
37. WATER CLOSET - WALL MOUNTED; SEE PLUMBING PLAN
38. URINAL - WALL MOUNTED
39. PRIVACY SCREEN

NOTES:

A. SEE SHEET A-602 FOR KITCHEN EQUIPMENT

B. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

C. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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CAD File Name:

Sheet Title:
ENLARGED FLOOR PLANS - FOURTH FLOOR

Date: 20 March 2026

Sheet Number:
A-403

ISSUE FOR BID

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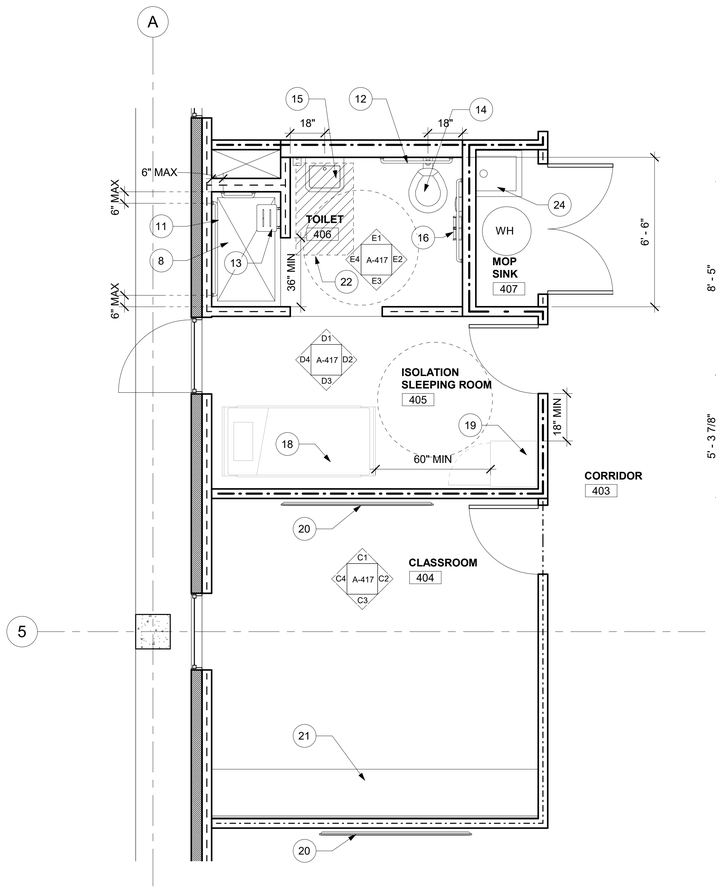
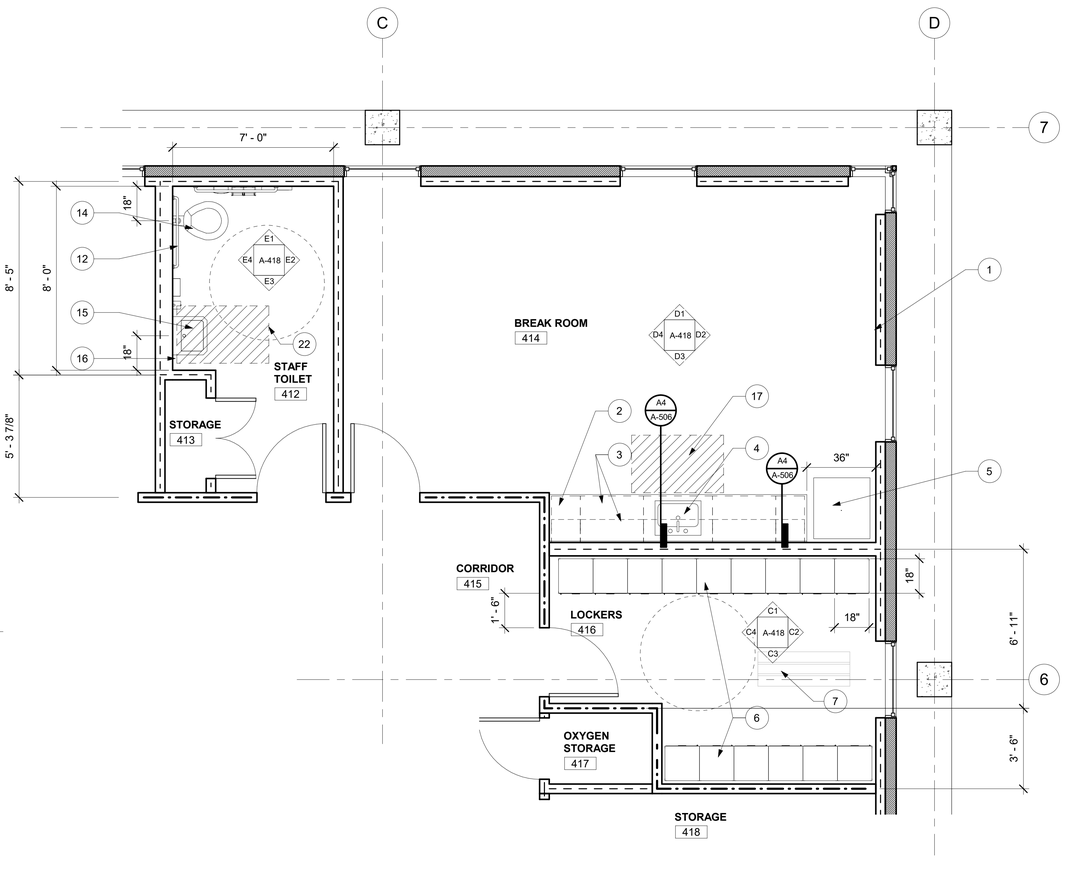




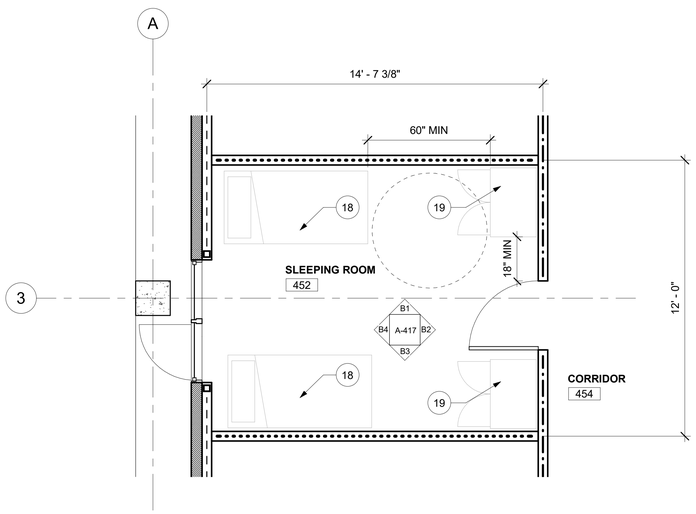
REFERENCE NOTES

A-XXX

1. FURRED WALL - TYPICAL
2. COUNTER, AS PER FINISH LEGEND
3. LOWER & UPPER CABINETS, AS PER FINISH SCHEDULE
4. SINK, AS PER PLUMBING PLANS
5. REFIGERATOR, BY OWNER; CONFIRM SIZE & CLEARANCE PRIOR TO INSTALLING CABINETS; PROVDIE POWER
6. LOCKERS; 18" WIDE X 18" DEEP, DOUBLE HIGH
7. LOW BENCH, BY OWNER
8. SHOWER - ALTERNATE TYPE ROLL-IN; 36" MIN X 60" MIN
9. SHOWER - STANDARD ROLL-IN; 30" MIN X 60" MIN
10. GRAB BARS - STANDARD ROLL-IN SHOWER: 48" AT BACK WALL; 20" AT SIDE WALL; GRAB BARS SHALL NOT BE PROVIDED ABOVE SEAT
11. GRAB BARS - ALTERNATE ROLL-IN SHOWER; 48" AT BACK WALL; 16" AT SIDE WALL; GRAB BARS SHALL NOT BE PROVIDED ABOVE SEAT
12. GRAB BARS - TYP. SEE SHEET A-507
13. SHOWER SEAT, ADA
14. WATER CLOSET - WALL HUNG
15. LAVATORY - WALL HUNG; PROVIDE CLAM-SHELL-TYPE FIBERGLASS ENCASED INSULATION ON DRAIN LINES, TYP
16. SINK / TOILET ACCESSORIES - SEE INTERIOR ELEVATIONS
17. 30" X 48" CLEAR FLOOR SPACE - PARALLEL APPROACH
18. BED - BY OWNER; FOR REFERENCE ONLY
19. LOCKABLE STORAGE - BY OWNER; FOR REFERENCE ONLY
20. FLAT SCREEN MONITOR - BY OWNER; PROVIDE POWER
21. COUNTER / DESK, PER FINISH LEGEND, WITH UNDER COUNTER SUPPORTS
22. 30" X 48" CLEAR FLOOR SPACE
23. 36" X 60" CLEAR FLOOR SPACE
24. MOP SINK, AS PER PLUMBING

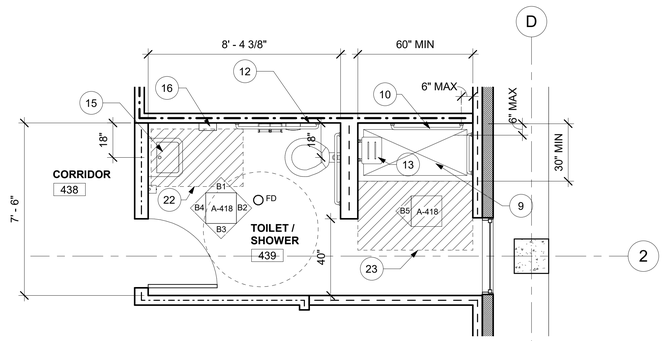
C1 ENLARGED PLAN - ROOMS 405 / 406 / 407

A-404 3/8" = 1'-0"



C3 ENLARGED PLAN - ROOMS 412 /413 / 414 / 417 / 418

A-404 3/8" = 1'-0"



A1 ENLARGED PLAN - ROOM 453

A-404 3/8" = 1'-0"

A4 ENLARGED PLAN - ROOM 440

A-404 3/8" = 1'-0"

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

NOTES:

A. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

B. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Sheet Title:
ENLARGED FLOOR PLANS - FOURTH FLOOR

Date: 20 March 2026

Sheet Number:
A-404

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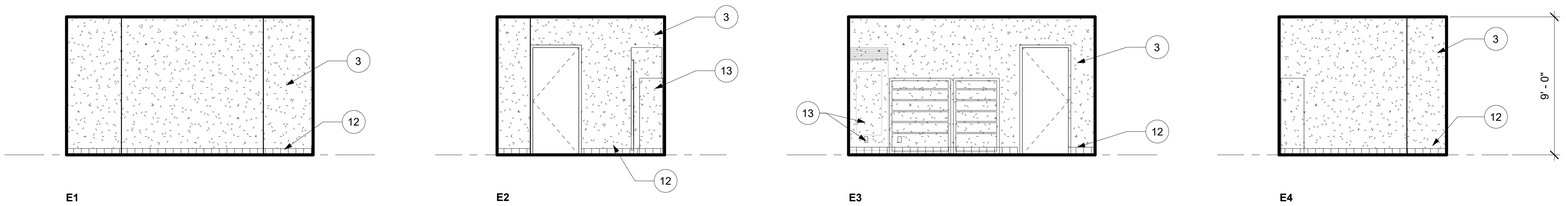
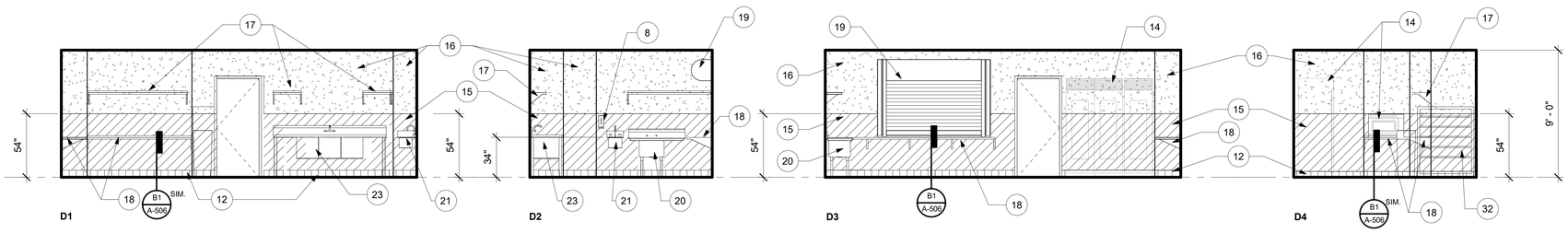


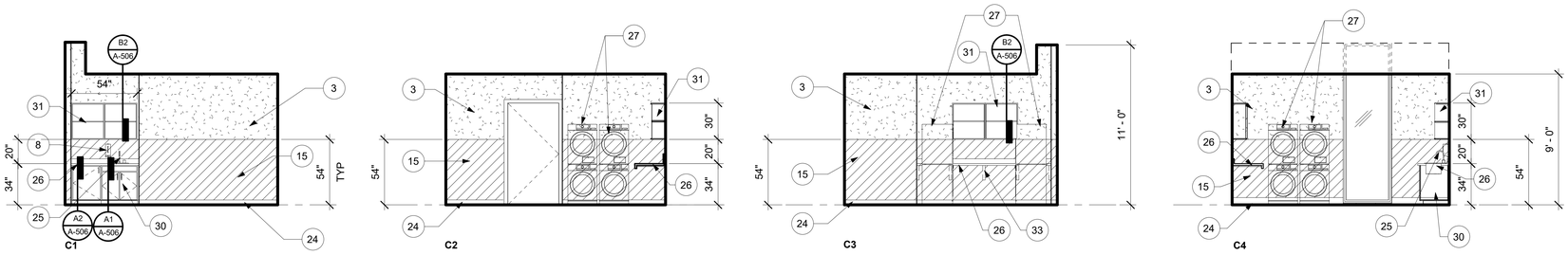
E1 INTERIOR ELEVATIONS - PANTRY - 325

A-411 1/4" = 1'-0"



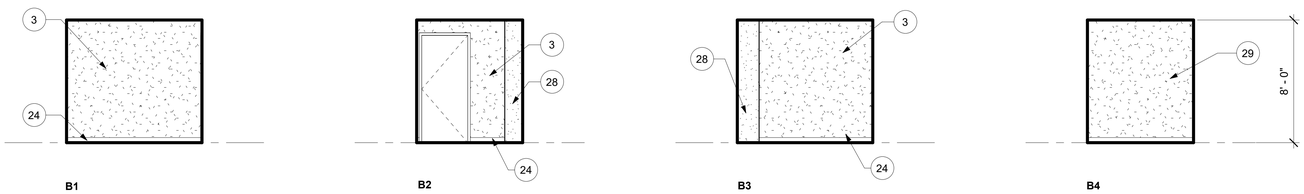
D1 INTERIOR ELEVATIONS - SERVING KITCHEN - 327

A-411 1/4" = 1'-0"



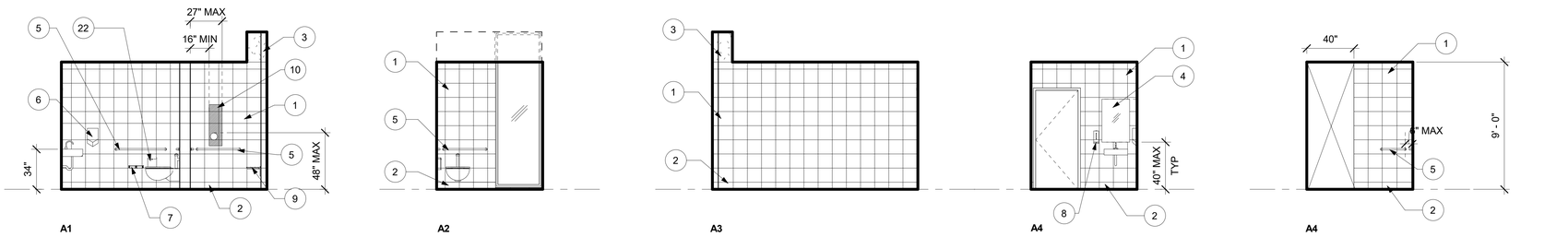
C1 INTERIOR ELEVATIONS - LAUNDRY - 355

A-411 1/4" = 1'-0"



B1 INTERIOR ELEVATIONS - ELECTRICAL - 337

A-411 1/4" = 1'-0"



A1 INTERIOR ELEVATIONS - TOILET / SHOWER - 343

A-411 1/4" = 1'-0"

0 2' 4' 8'

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

REFERENCE NOTES

A-XXX

1. WALL TILE AS PER FINISH SCHEDULE
2. TILE COVE BASE AS PER FINISH SCHEDULE
3. GYPSUM BOARD
4. MIRROR - TYPE 1 - FRAMELESS STAINLESS STEL MIRROR, BOBRICK B-1556
5. GRAB BARS, SEE A-507FOR ACCESSIBILITY DETAILS
6. HAND DRYER DYSON AIRBLADE, TYPICAL AT ALL TOILET ROOMS
7. TOILET TISSUE DISPENSER FOR TWO ROLLS, BOBRICK MODEL B-265; TYP ALL TOILETS
8. SOAP DISPENSER - HEAVY DUTY STAINLESS STEEL SURFACE MOUNTED, BOBRICK
9. SHOWER SEAT; ADA - SOLIDPHENOLIC FOLDING SHOER SEAT, RECTANGULAR; BOBRICK; INSTALL AS PER MANUFACTURER'S INSTRUCTIONS
10. SHOWER CONTROL UNIT WITH HAND-HELD SHOWER SPRAY, 59" LONG HOSE
11. SHOWER HEAD
12. QUARRY TILE COVE BASE
13. WARMING CABINET, BY OWNER; PROVIDE POWER AS PER ELECTRICAL PLANS
14. EQUIPMENT BY OWNER; PROVIDE POWER AS PER ELECTRICAL PLANS
15. FRP - WASHABLE WALL BOARD, AS PER FINISH SCHEDULE
16. GYPSUM BOARD - WATER RESISTANT, PAINT FINISH
17. STAINLESS STEEL SHELF - SEE KITCHEN EQUIPMENT SCHEDULE
18. STAINLESS STEEL COUNTER
19. ROLLING STEEL COUNTER DOOR, CLOPAY MODEL CESC20 - COUNTER DOOR WITH WLEDED INTEGRAL FRAME, HEAD & JAMB; STAINLESS STEEL CURTAN SLATS IN STAINLESS STEEL PUSH-UP OPERATION
20. PREP SINK
21. HANDWASH SINK WITH SPASH GUARD
22. SANITARY NAPKIN DIPOSAL
23. THREE COMPARTMENT SINK
24. BASE TRIM - RTB, AS PER FINISH SCHEDULE
25. UTILITY SINK, AS PER PLUMBING
26. COUNTER, AS PER FINISH LEGEND
27. STACKED WASHER/DRYER - PROVIDE HOOK-UPS, POWER, AND VENTING; EQUIPMENT BY OWNER
28. CONCRETE COLUMN - EXISTING
29. INSTALL ELECTRICAL - AS PER ELECTRICAL PLANS
30. BASE CABINET
31. OPEN SHELVES, WITH ADJUSTABLE SHELVES
32. TRASH RECEPTACLE, BY OWNER
33. CONCEALED COUNTERTOP BRACKETS

NOTES:

A. SEE SHEET A-601 FOR KITCHEN EQUIPMENT

B. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

C. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
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ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
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Santa Paula, California 93060
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3	2/18/2026	Re-submit Plan Check
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1	3/7/2025	Schematic Design 100%

REVISIONS

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Drawn by: Author

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CAD File Name:

Sheet Title:
INTERIOR ELEVATIONS

Date: 20 March 2026

Sheet Number:
A-411

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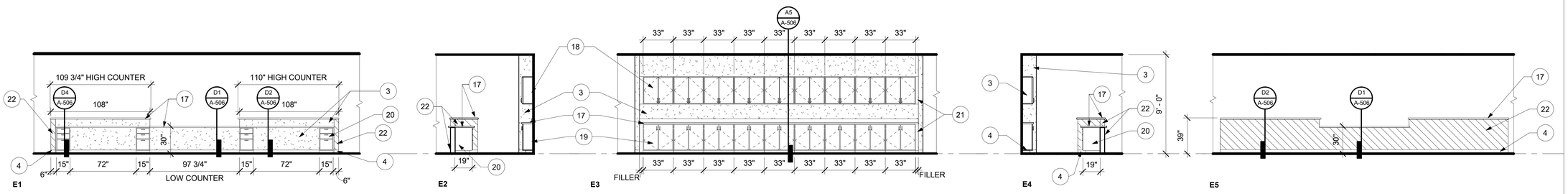
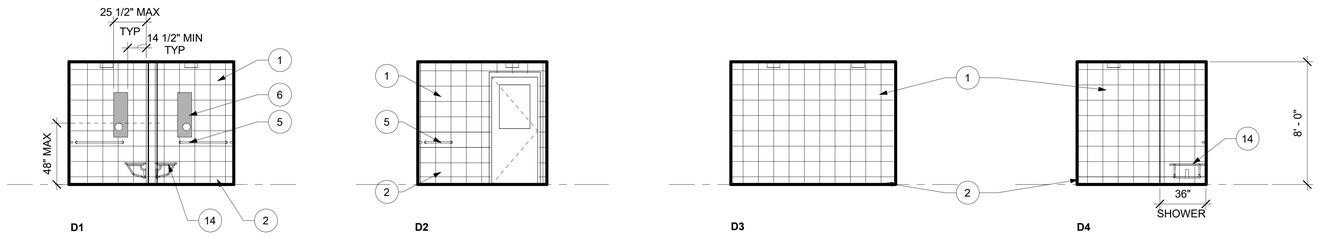


E1 E2 E3 E4 E5

E1 INTERIOR ELEVATIONS - NURSES STATION - 330
A-412 1/4" = 1'-0"



D1 D2 D3 D4

D1 INTERIOR ELEVATIONS - WOMEN'S SHOWERS- 332
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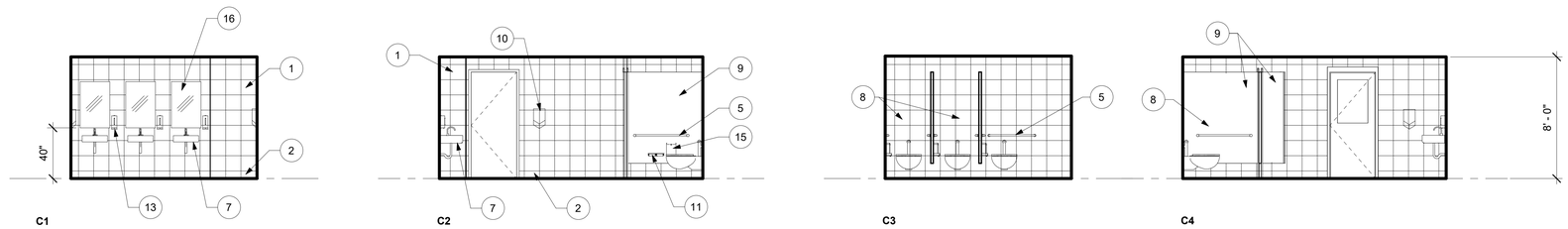
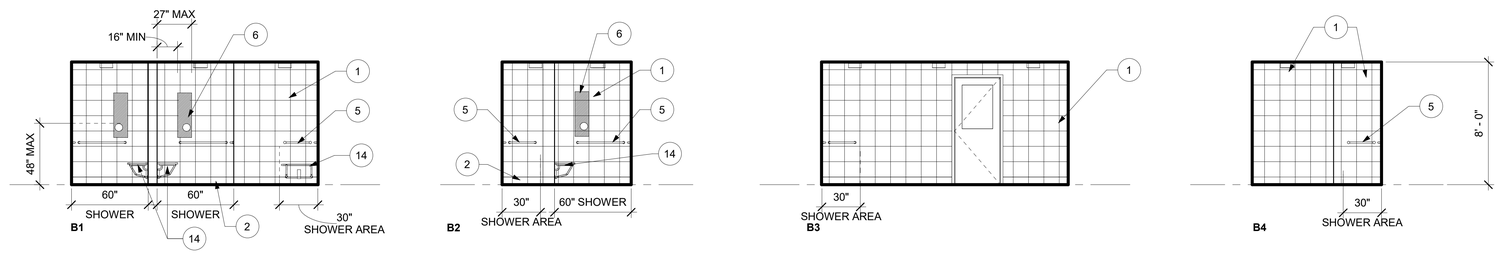


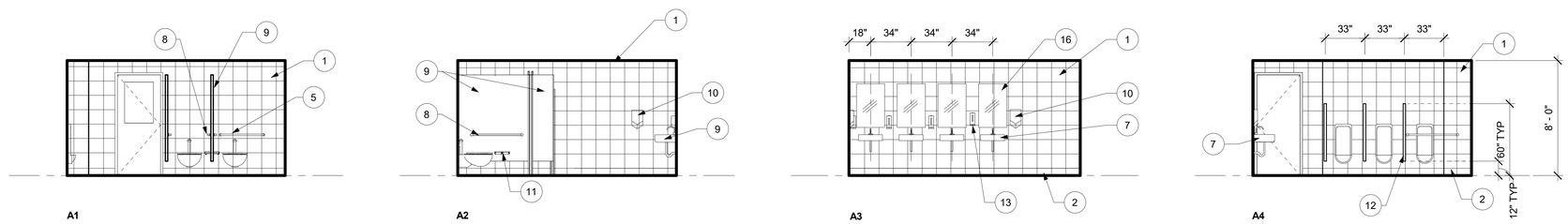
C1 C2 C3 C4

C1 INTERIOR ELEVATIONS - WOMEN'S TOILET- 333
A-412 1/4" = 1'-0"



B1 B2 B3 B4

B1 INTERIOR ELEVATIONS - MEN'S SHOWERS - 335
A-412 1/4" = 1'-0"



A1 A2 A3 A4

A1 INTERIOR ELEVATIONS - MEN'S TOILET - 336
A-412 1/4" = 1'-0"

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

REFERENCE NOTES
A-XXX

1. WALL TILE, AS PER SCHEDULE
2. TILE COVE BASE, AS PER SCHEDULE
3. GYPSUM BOARD
4. BASE TRIM - RTB, AS PER FINISH SCHEDULE
5. GRAB BARS
6. SHOWER CONTROL - ADA - HAND-HELD SHOWER SPRAY UNIT, WITH 59" LONG HOSE
7. LAVATORY (SEE PLUMBING PLANS); PROVIDE CLAMSHELL-TYPE FIBERGLASS INCASED INSULATION ON DRAIN LINES; TYPICAL ALL
8. AMBULATORY STALL - PROVIDE GRAB BAR ON EACH SIDE OF PARTITION WALL
9. PARTITIONS - TOILET
10. HAND DRYER - DYSON AIRBLADE; TYP. ALL TOILET ROOMS
11. TOILET TISSUE DISPENSER FOR TWO ROLLS; BOBRICK MODEL B-265; TYP ALL TOILETS
12. URINAL SCREEN
13. SOAP DISPENSER - HEAVY DUTY STAINLESS STEEL
14. SHOWER SEAT - ADA
15. SANITARY NAPKIN DISPOSAL, TYP
16. MIRROR
17. COUNTER, AS PER FINISH LEGEND
18. UPPER CABINETS - 12" DEEP
19. LOWER CABINETS - 12" DEEP
20. DRAWER UNIT FOR DESK - TO MATCH CABINETS
21. FILLER FOR CABINET - AS REQUIRED; TYP. ALL
22. LOW WALL AT NURSE STATION; LAMINATE FINISH - SEE FINISH LEGEND

NOTES:

A. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

B. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: Author
Checked by: Checker
CAD File Name:

Sheet Title:
INTERIOR ELEVATIONS

Date: 20 March 2026

Sheet Number:
A-412

ISSUE FOR BID

DATE: 3/21/2026 7:54:16 AM

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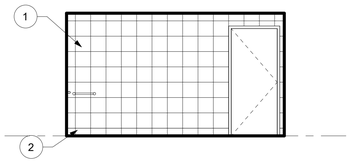

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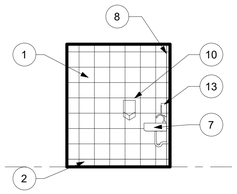

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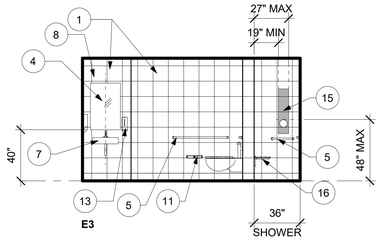

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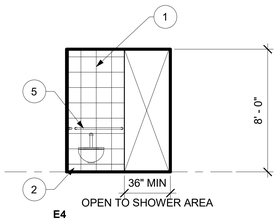
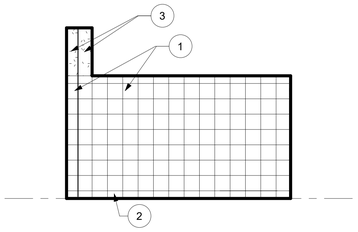


E4

E1 INTERIOR ELEVATIONS - TOILET / SHOWER - 331

A-413 1/4" = 1'-0"



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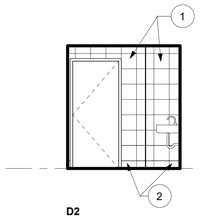

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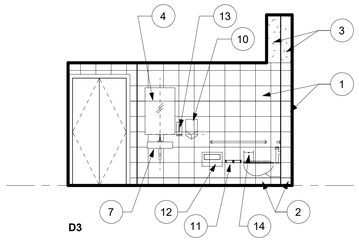

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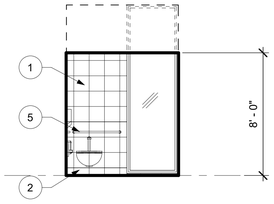

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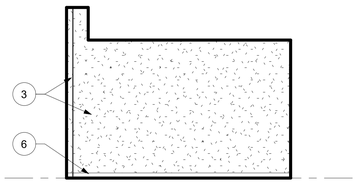
D1 INTERIOR ELEVATIONS - STAFF TOILET - 310

A-413 1/4" = 1'-0"



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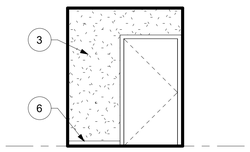

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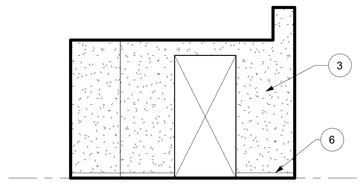

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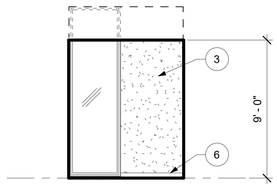

C4

C1 INTERIOR ELEVATIONS - ISOLATION SLEEPING ROOM - 308

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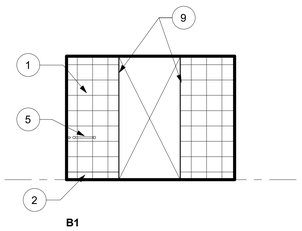

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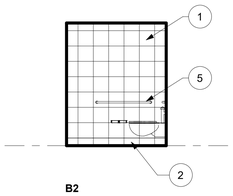

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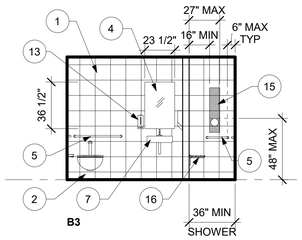

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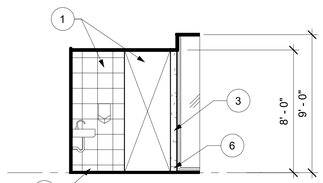

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B1 INTERIOR ELEVATIONS - TOILET / SHOWER - 307

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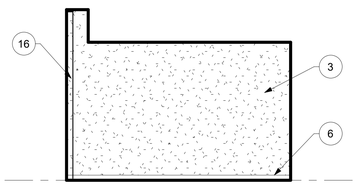

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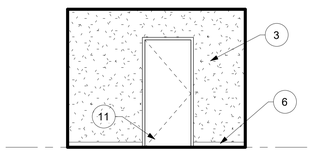

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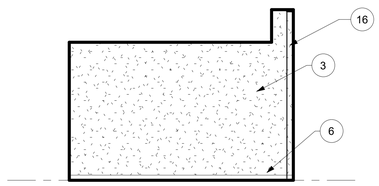

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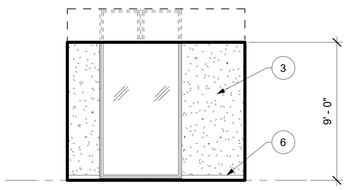

A4

A1 INTERIOR ELEVATIONS - SLEEPING ROOM - 357 (TYPICAL)

A-413 1/4" = 1'-0"

0 2' 4' 8'

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

REFERENCE NOTES

A-XXX

1. WALL TILE - AS PER SCHEDULE
2. TILE COVE BASE - AS PER SCHEDULE
3. GYPSUM BOARD
4. MIRROR - TYPE 1 FRAMELESS
5. GRAB BARS - SEE A-507, ACCESSIBILITY DETAILS
6. BASE - RTB, AS PER SCHEDULE
7. LAVATORY (SEE PLUMBING PLANS); PROVIDE CLAMSHELL-TYPE FIBERGLASS ENCASED INSULATION ON DRAIN LINES; TYPICAL ALL
8. FURRED WALL
9. WALL TILE - AS PER SCHEDULE; BULLNOSE EDGE AT OPEN WALL EDGE
10. HAND DRYER - DYSON AIRBLADE; TYPICAL ALL TOILET ROOMS
11. TOILET TISSUE DISPENSER FOR TWO ROLLS, BOBRICK MODEL B-265; TYP. ALL TOILETS
12. TOILET SEAT COVER DISPENSER
13. SOAP DISPENSER - HEAVY DUTY STAINLESS STEEL
14. SANITARY NAPKIN DISPOSAL
15. SHOWER CONTROL - ADA - HAND-HELD SHOWER SPRAY UNIT, WITH 59" LONG HOSE
16. SHOWER SEAT - ADA

NOTES:

A. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

B. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: Author

Checked by: Checker

CAD File Name:

Sheet Title:
INTERIOR ELEVATIONS

Date: 20 March 2026

Sheet Number:
A-413

ISSUE FOR BID

DATE: 3/21/2026 7:54:19 AM

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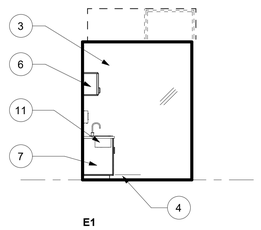

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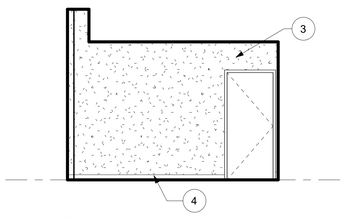

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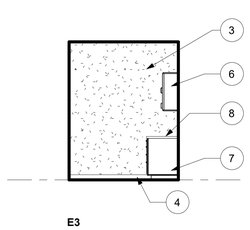

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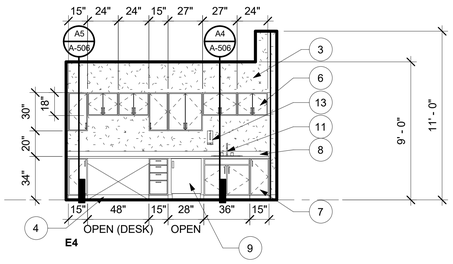
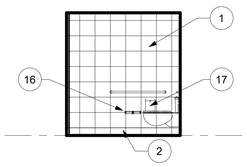


E4

E1 INTERIOR ELEVATIONS - LAB - 316

A-414 1/4" = 1'-0"



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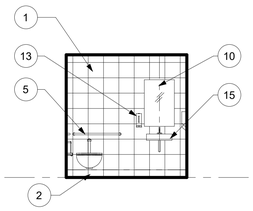

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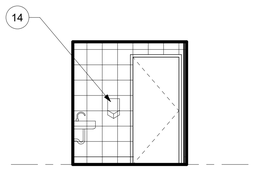

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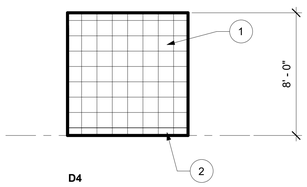

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D1 INTERIOR ELEVATIONS - TOILET - 317

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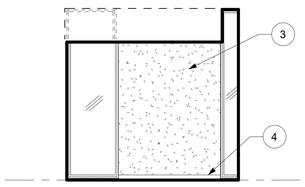

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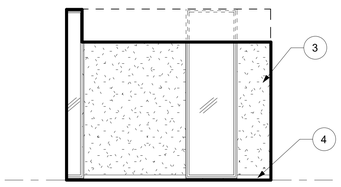

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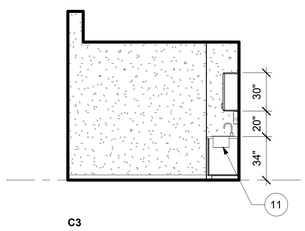

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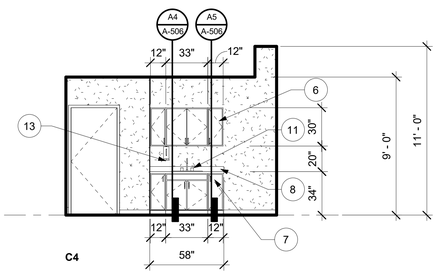

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C1 INTERIOR ELEVATIONS - EXAM ROOM - 319

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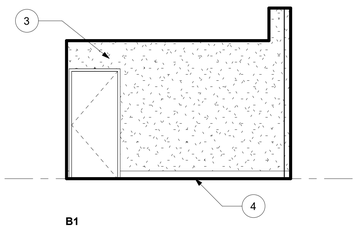

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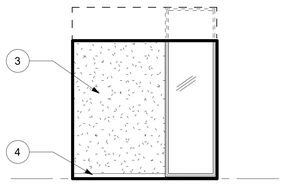

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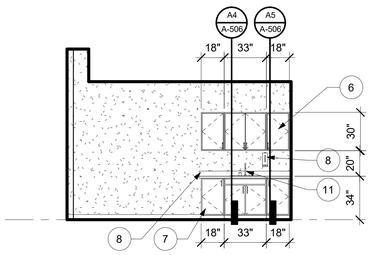

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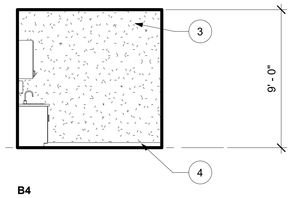

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B1 INTERIOR ELEVATIONS - EXAM ROOM - 320

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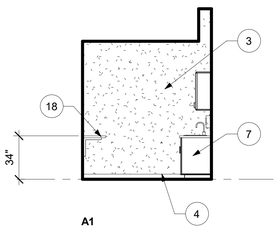

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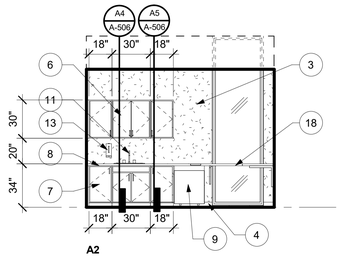

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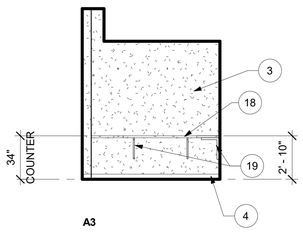

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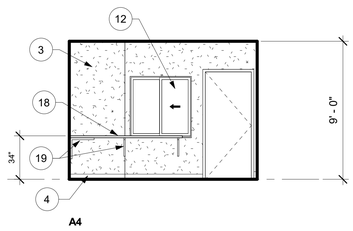

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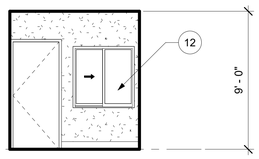

A1 INTERIOR ELEVATIONS - OFFICE - 321

A-414 1/4" = 1'-0"

A5 INTERIOR ELEVATIONS - MEDS - 322

A-414 1/4" = 1'-0"

0 2' 4' 8'

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

REFERENCE NOTES

A-401

1. WALL TILE - AS PER FINISH SCHEDULE
2. TILE COVE BASE - AS PER FINISH SCHEDULE
3. GYPSUM BOARD
4. BASE TRIM - RTB, AS PER FINISH SCHEDULE
5. GRAB BARS - SEE A-511 FOR ACCESSIBILITY DETAILS
6. UPPER CABINETS
7. BASE CABINETS
8. COUNTER, AS PER FINISH LEGEND
9. UNDER COUNTER REFRIGERATOR - BY OWNER
10. MIRROR - TYPE 1 - FRAMELESS
11. SINK - AS PER PLUMBING; PROVIDE PARALLEL ADA ACCESS
12. PASS-THRU WINDOW; LOCKABLE FROM OFFICE SIDE
13. SOAP DISPENSER - STAINLESS STEEL, WALL MOUNTED
14. HAND DRYER
15. LAVATORY - SEE PLUMBING PLANS - PROVIDE CLAMSHELL-TYPE FIBERGLASS ENCASED INSULATION ON DRAIN LINES - TYP. ALL
16. TOILET TISSUE DISPENSER
17. SANITARY NAPKIN DISPOSAL, TYP
18. COUNTER - DESK; OPEN BELOW
19. CONCEALED COUNTERTOP BRACKETS

NOTES:

A. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

Num	Date	Description

ISSUE RECORD

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Drawn by: Author

Checked by: Checker

CAD File Name:

Sheet Title:
INTERIOR ELEVATIONS

Date: 20 March 2026

Sheet Number:
A-414

ISSUE FOR BID

DATE: 3/21/2026 7:54:23 AM

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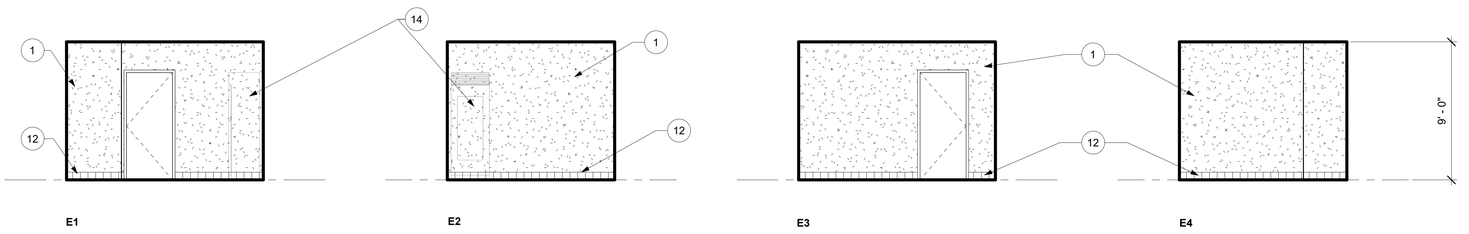
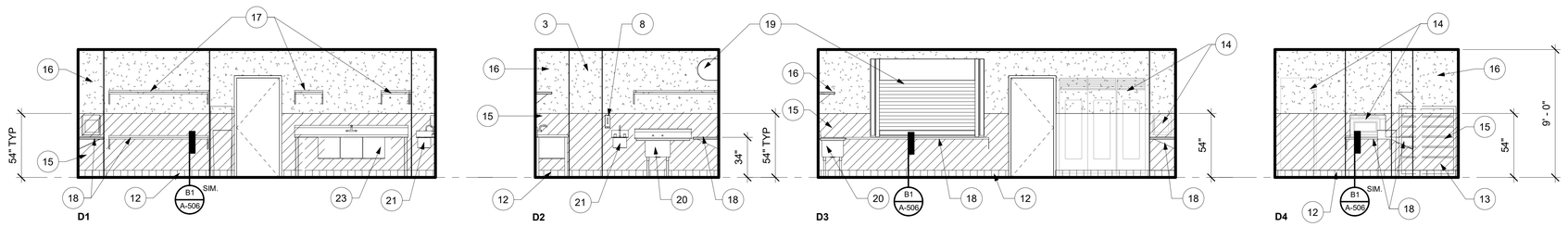


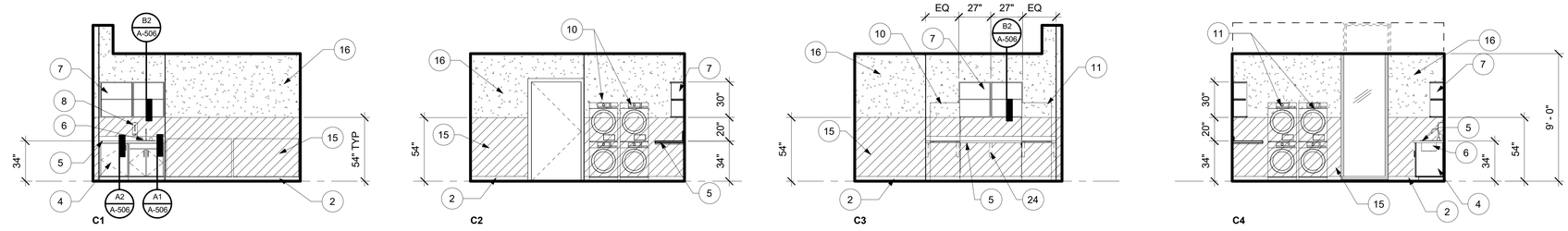
E1 INTERIOR ELEVATIONS - PANTRY - 421

A-415 1/4" = 1'-0"



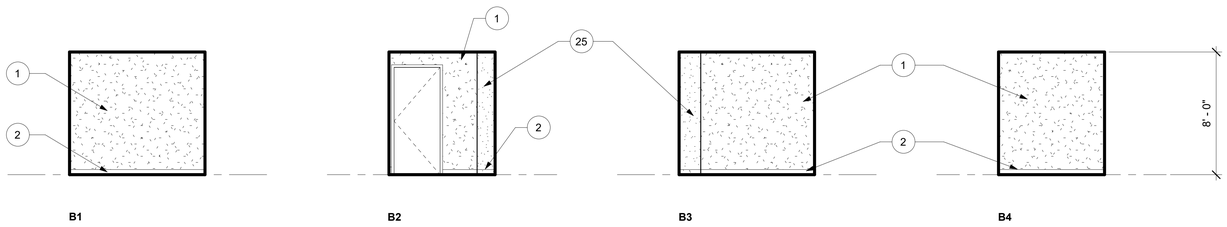
D1 INTERIOR ELEVATIONS - SERVING KITCHEN - 422

A-415 1/4" = 1'-0"



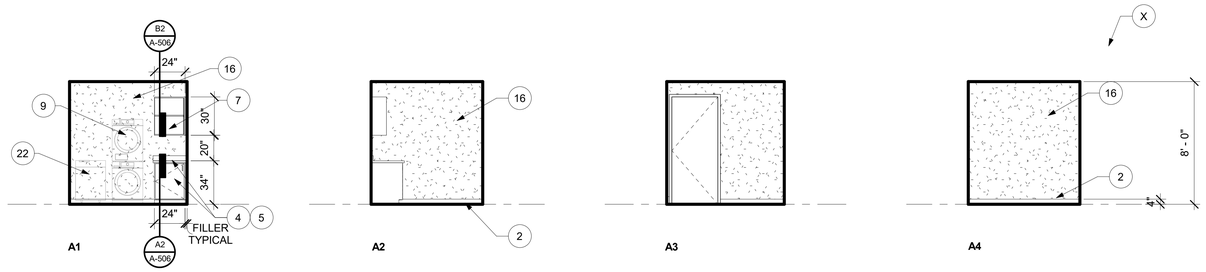
C1 INTERIOR ELEVATIONS - LAUNDRY - 450

A-415 1/4" = 1'-0"



B1 INTERIOR ELEVATIONS - ELECTRICAL - 432

A-415 1/4" = 1'-0"



A1 INTERIOR ELEVATIONS - MUDROOM - 313

A-415 1/4" = 1'-0"

0 2' 4' 8'

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

REFERENCE NOTES

A-XXX

1. GYPSUM BOARD
2. BASE TRIM - RTB, AS PER SCHEDULE
3. FURRED COLUMN
4. BASE CABINETS
5. COUNTER, AS PER FINISH LEGEND
6. SINK, AS PER PLUMBING
7. OPEN SHELVES WITH ADJUSTABLE SHELVES; SEE FINISH SCHEDULE
8. SOAP DISPENSESR - HEAVY DUTY STAINLESS STEEL, WALL MOUNTED
9. WASHER/DRYER - STACKED UNIT; BY OWNER; PROVIDE POWER, UTILITY HOOK-UP & VENTING
10. WASHER - DOUBLE STACKED UNIT; BY OWNER; PROVIDE POWER AND UTILITY HOOK-UPS
11. DRYER - DOUBLE STACKED UNIT; BY OWNER; PROVIDE POWER AND VENTING; TO COMPLY WITH CBC 11B-611
12. QUARRY TILE COVE BASE
13. TRASH RECEPTACLE, BY OWNER
14. EQUIPMENT BY OWNER; PROVIDE POWER AS PER ELECTRICAL PLANS
15. FRP - WASHABLE WALL BOARD, AS PER FINISH SCHEDULE
16. GYPSUM BOARD, WATER RESISTANT, WASHABLE PAINT FINISH
17. STAINLESS STEEL SHELVES - BACK EDGE OF SHELVES SHALL BE SEALED TO THE WALL WITH SILICONE SEALANT OR EQ.
18. STAINLESS STEEL COUNTER
19. ROLLING STEEL COUNTER DOOR, CLOPAY MODEL CESC20 COUNTER DOOR WITH WELDED INTEGRAL FRAME, HEAD & JAMB; STAINLESS STEEL CURTAIN SLATS IN STAINLESS STEEL PUSH-UP OPERATION
20. STAINLESS STEEL FOOD PREP SINK - SEE PLUMBING DRAWINGS
21. HAND WASH SINK WITH SPASH GUARD
22. HOTBOX - FURNISHING BY OWNER
23. 3-COMPARTMENT WAREWASHING SINK
24. CONCEALED COUNTERTOP BRACKETS
25. CONC. COLUMN - PAINT FINISH

NOTES:

A. SEE SHEET A-602 FOR KITCHEN EQUIPMENT

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by: Author
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CAD File Name:

Sheet Title:
INTERIOR ELEVATIONS

Date: 20 March 2026

Sheet Number:
A-415

ISSUE FOR BID

DATE: 3/21/2026 7:54:26 AM

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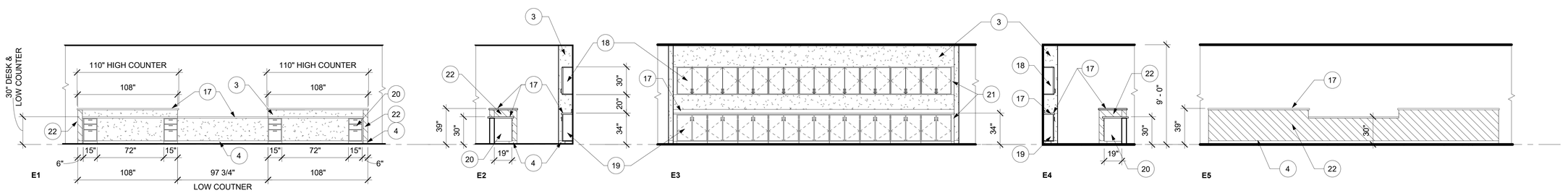
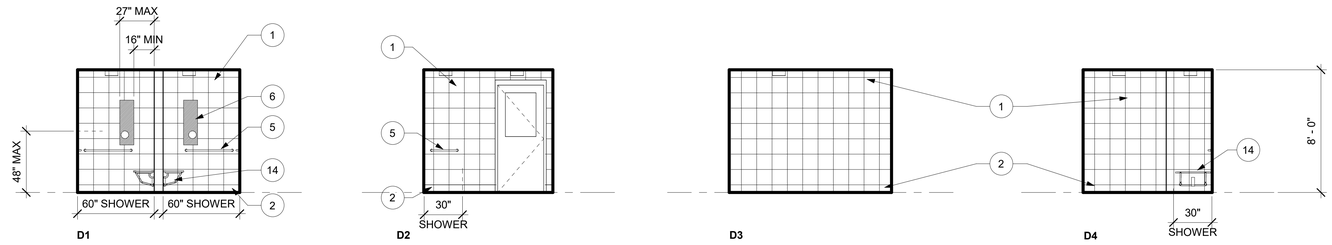


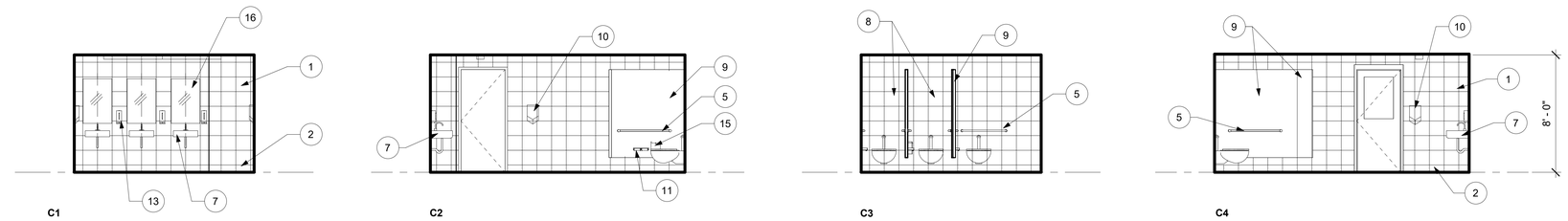
E1 INTERIOR ELEVATIONS - NURSES STATION - 424

A-416 1/4" = 1'-0"



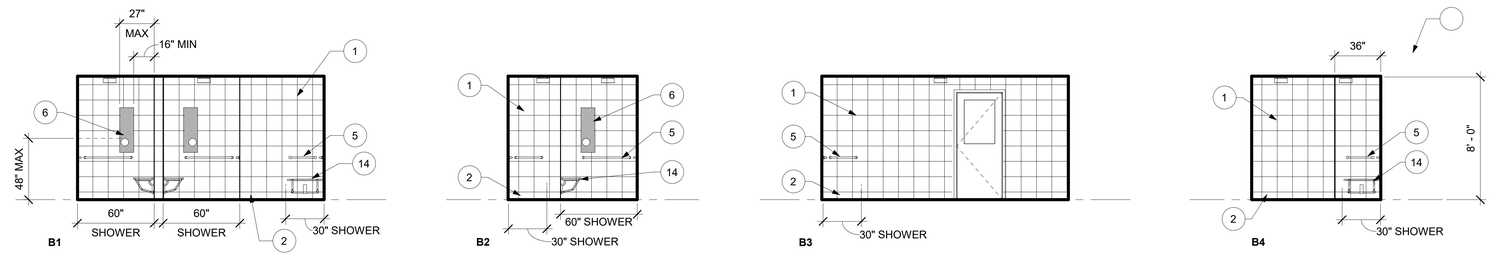
D1 INTERIOR ELEVATIONS - WOMEN'S SHOWERS - 427

A-416 1/4" = 1'-0"



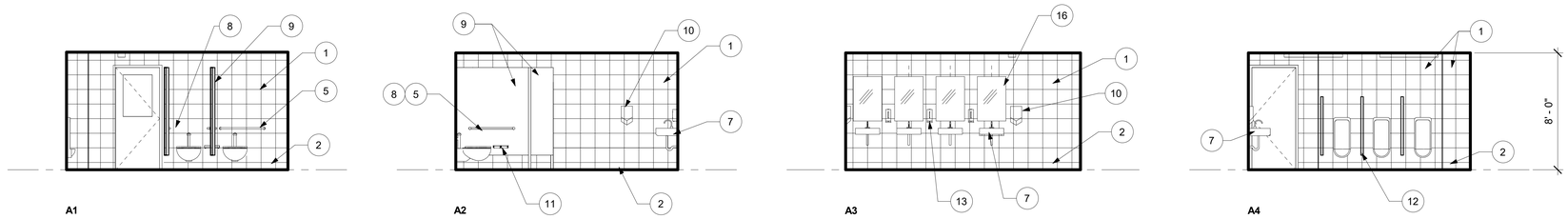
C1 INTERIOR ELEVATIONS - WOMEN'S TOILET - 428

A-416 1/4" = 1'-0"



B1 INTERIOR ELEVATIONS - MEN'S SHOWERS - 430

A-416 1/4" = 1'-0"



A1 INTERIOR ELEVATIONS - MEN'S TOILET - 431

A-416 1/4" = 1'-0"

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

REFERENCE NOTES

A-XXX

1. WALL TILE, TYP.
2. TILE COVE BASE, AS PER FINISH SCHEDULE; GROUT TO MATCH FLOOR TILE GROUT
3. GYP. BOARD
4. BASE TRIM - RTB, AS PER FINISH SCHEDULE
5. GRAB BARS; ADA COMPLIANT (SEE A-511 ACCESSIBILITY DETAILS); 1 1/2" ROUND STAINLESS STEEL
6. SHOWER CONTROL & HAND-HELD SHOWER SPRAY UNIT, WITH 59" LONG HOSE - ADA
7. LAVATORY (SEE PLUMBING DRAWINGS); PROVIDE CLAMSHELL-TYPE FIBERGLASS ENCASED INSULATION ON DRAIN LINES, TYPICAL ALL
8. AMBULATORY STALL - PROVIDE GRAB BAR ON EACH SIDE OF PARTITION WALL
9. PARTITIONS - TOILET
10. HAND DRYER, DYSON AIRBLADE, TYP.
11. TOILET TISSUE DISPENSER FOR TWO ROLLS; BOBRICK MODEL B-265; TYP. ALL TOILETS
12. URINAL SCREEN
13. SOAP DISPENSER - HEAVY DUTY, STAINLESS STEEL, SURFACE MOUNTED SOAP DISPENSER, BOBRICK 818615, OR EQ.
14. SHOWER SEAT, ADA
15. SANITARY NAPKIN DISPOSAL - TYP
16. MIRROR - TYPE 1; FRAMELESS STAINLESS STEEL MIRROR. BOBRICK B-1556, 23 1/2" X 35 1/2"
17. COUNTER, AS PER FINISH SCHEDULE
18. UPPER CABINETS - 12" DEEP
19. LOWER CABINETS - 12" DEEP
20. DRAWER UNIT - TO MATCH CABINETS
21. FILLER FOR CABINET - AS REQUIRED; TYP. ALL
22. LOW WALL - LAMINATE FINISH - SEE FINISH LEGEND

NOTES:

A. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

B. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by: Author

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CAD File Name:

Sheet Title:
INTERIOR ELEVATIONS

Date: 20 March 2026

Sheet Number:
A-416

ISSUE FOR BID

DATE: 3/21/2026 7:54:31 AM

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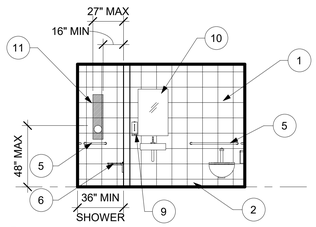

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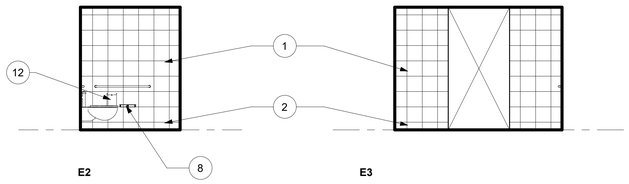

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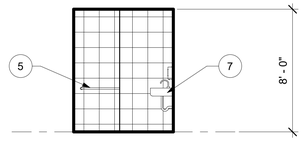
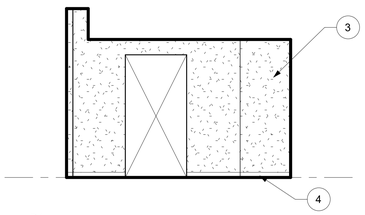


E4

E1 INTERIOR ELEVATIONS - TOILET - 406

A-417 1/4" = 1'-0"



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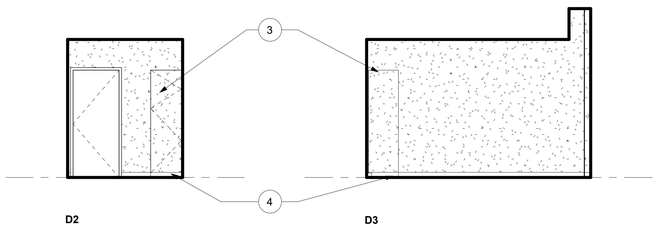
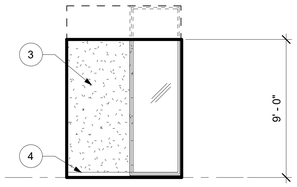


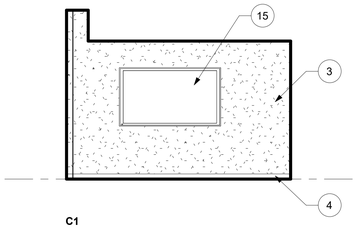
D2 D3



D4

D1 INTERIOR ELEVATIONS - ISOLATION SLEEPING ROOM - 405

A-417 1/4" = 1'-0"



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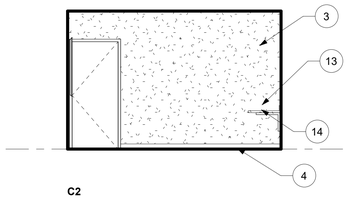

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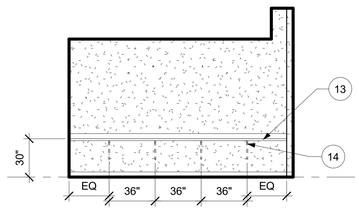

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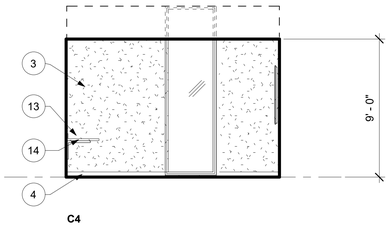
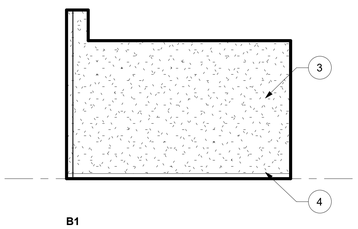


C4

C1 INTERIOR ELEVATIONS - CLASSROOM - 404

A-417 1/4" = 1'-0"



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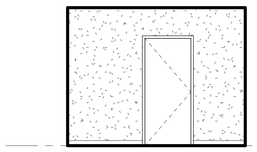

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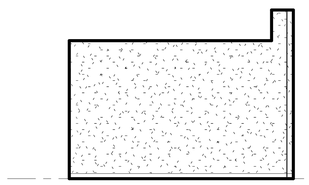
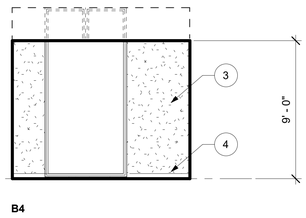


B3



B4

B1 INTERIOR ELEVATIONS - SLEEPING ROOM - 452 (TYPICAL)

A-417 1/4" = 1'-0"

0 2' 4' 8'

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

REFERENCE NOTES

A-XXX

1. WALL TILE, AS PER FINISH SCHEDULE
2. TILE COVE BASE, AS PER FINISH SCHEDULE
3. GYPSUM BOARD
4. BASE TRIM - RTB, AS PER FINISH SCHEDULE
5. GRAB BARS; SEE A-507, ACCESSIBILITY DETAILS
6. SHOWER SEAT - ADA - SOLID PHENOLIC FOLDING SHOWER SEAT, RECTANGULAR, BOBRICK; INSTALL AS PER MANUFACTURER'S DIRECTIONS
7. LAVATORY - SEE PLUMBING PLANS; PROVIDE CLAMSHELL-TYPE FIBERGLASS ENCASED INSULATION ON DRAIN LINE; TYPICAL ALL
8. TOILET TISSUE DISPENSER FOR TWO ROLLS, BOBRICK MODEL B-265, TYP. ALL TOILETS
9. SOAP DISPENSER - HEAVY DUTY, STAINLESS STEEL, SURFACE MOUNTED, BOBRICK 818615, OR EQ.
10. MIRROR - TYPE 1: FRAMELESS STAINLESS STEEL MIRROR; BOBRICK B-1556
11. SHOWER CONTROL & HAND-HELD SHOWER SPRAY UNIT, WITH 59" LONG HOSE - DIMENSIONS PER D3/A-403
12. SANITARY NnapkIN DISPOSAL - TYP
13. COUNTER, AS PER FINISH LEGEND; PROVIDE POWER AS PER ELECTRICAL PLANS
14. CONCEALED COUNTERTOP BRACKETS
15. FLAT SCREEN - BY OWNER; PROVIDE POWER

NOTES:

A. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

B. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

Num	Date	Description

ISSUE RECORD

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Drawn by: Author

Checked by: Checker

CAD File Name:

Sheet Title:
INTERIOR ELEVATIONS

Date: 20 March 2026

Sheet Number:
A-417

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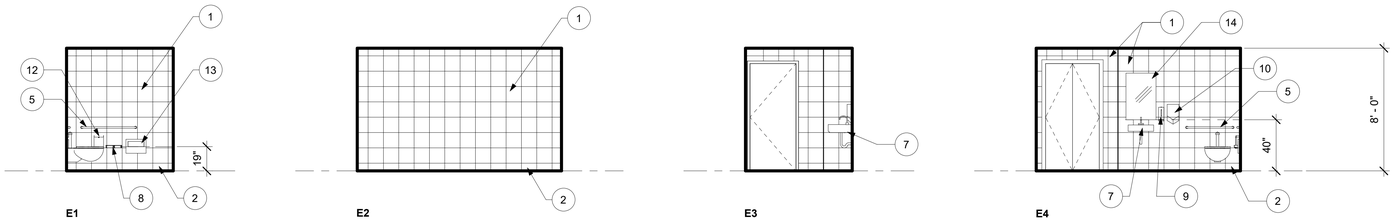
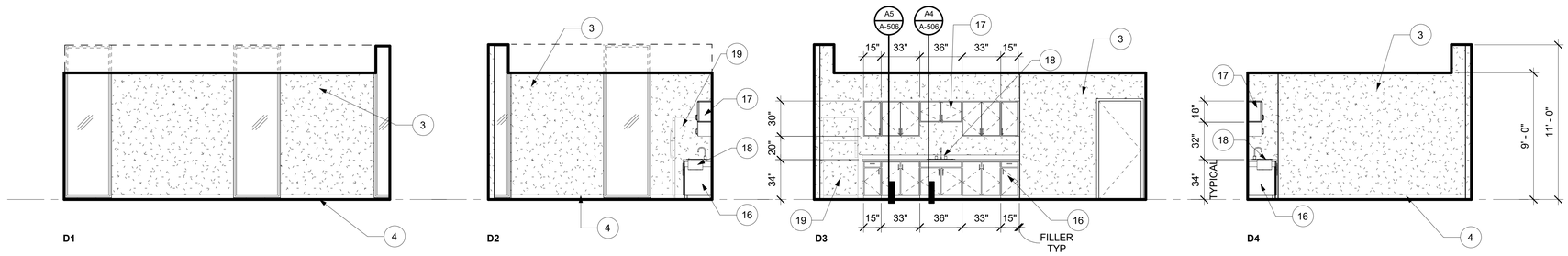


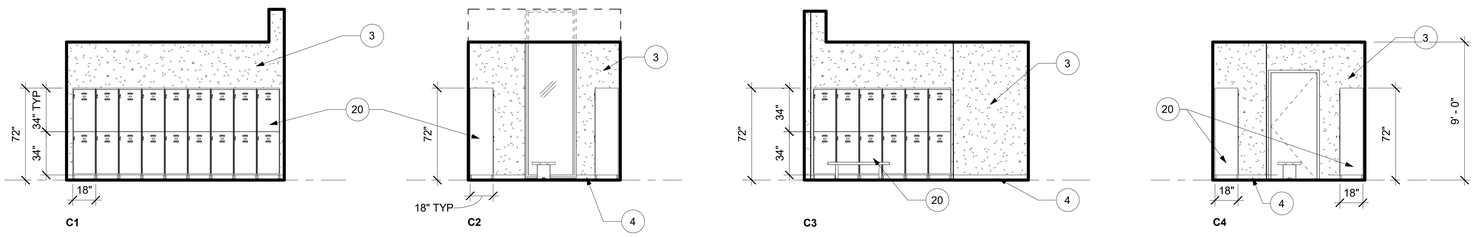
E1 INTERIOR ELEVATIONS - STAFF TOILET - 412

A-418 1/4" = 1'-0"



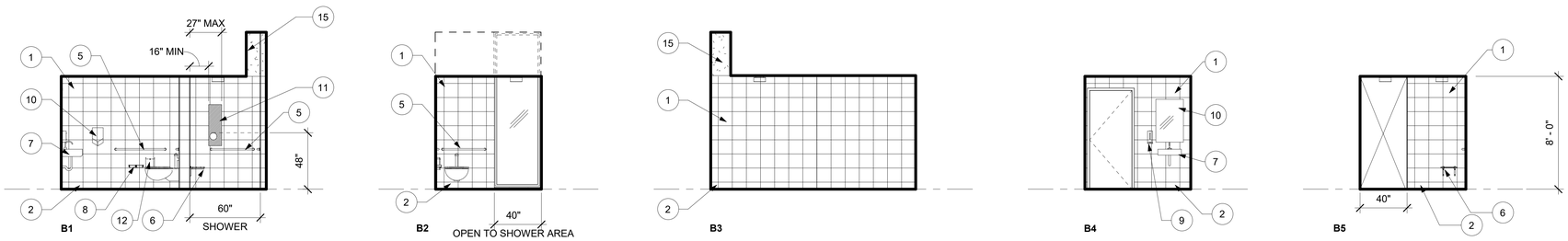
D1 INTERIOR ELEVATIONS - BREAK ROOM - 414

A-418 1/4" = 1'-0"



C1 INTERIOR ELEVATIONS - LOCKERS - 416

A-418 1/4" = 1'-0"



B1 INTERIOR ELEVATIONS - TOILET / SHOWER - 439

A-418 1/4" = 1'-0"

0 2' 4' 8'

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

REFERENCE NOTES

A-XXX

1. WALL TILE, AS PER SCHEDULE
2. TILE COVE BASE, AS PER SCHEDULE
3. GYPSUM BOARD
4. BASE - RTB - AS PER SCHEDULE
5. GRAB BARS; SEE A-507 FOR ACCESSIBILITY DETAILS
6. SHOWER SEAT, ADA
7. LAVATORY (SEE PLUMBING) PROVIDE CLAMSHELL-TYPE FIBERGLASS ENCASED INSULATION ON DRAIN LINES, TYPICAL ALL
8. TOILET TISSUE DISPENSER FOR TWO ROLLS; BOBRICK MODEL B-265 OR EQ.; TYPICAL
9. SOAP DISPENSER - HEAVY DUTY STAINLESS STEEL SURFACE MOUNTED SOAP DISPENSER, BOBRICK
10. HAND DRYER - DYSON AIRBLADE, TYPICAL
11. SHOWER CONTROL UNIT WITH HAND-HELD SHOWER SPRAY, 59" LONG HOSE - ADA
12. SANITARY NAPKIN DISPOSAL - BOBRICK B-270 OR EQ.
13. TOILET SEAT COVER DISPENSER , SURFACE MOUNT - BOBRICK B-221 OR EQ.
14. MIRROR - STAFF
15. GYPSUM BOARD - WATER RESISTANT , PAINT FINISH
16. BASE CABINETS WITH COUNTER, AS PER FINISH LEGEND
17. UPPER CABINETS, AS PER FINISH LEGEND
18. SINK, AS PER PLUMBING PLANS
19. REFRIGERATOR, BY OWNER; PROVIDE POWER; CONFIRM CLEARANCES PRIOR TO INSTALLING CABINETS
20. LOCKERS - DOUBLE HIGH - 18" WIDE X 18" DEEP X 72" HIGH

NOTES:

A. SEE SHEET A-507 FOR FIXTURE MOUNTING HEIGHTS

B. ACCESSIBLE SHOWERS SHALL COMPLY WITH CBC 11B-608, TYP.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
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INTERIOR ELEVATIONS

Date: 20 March 2026

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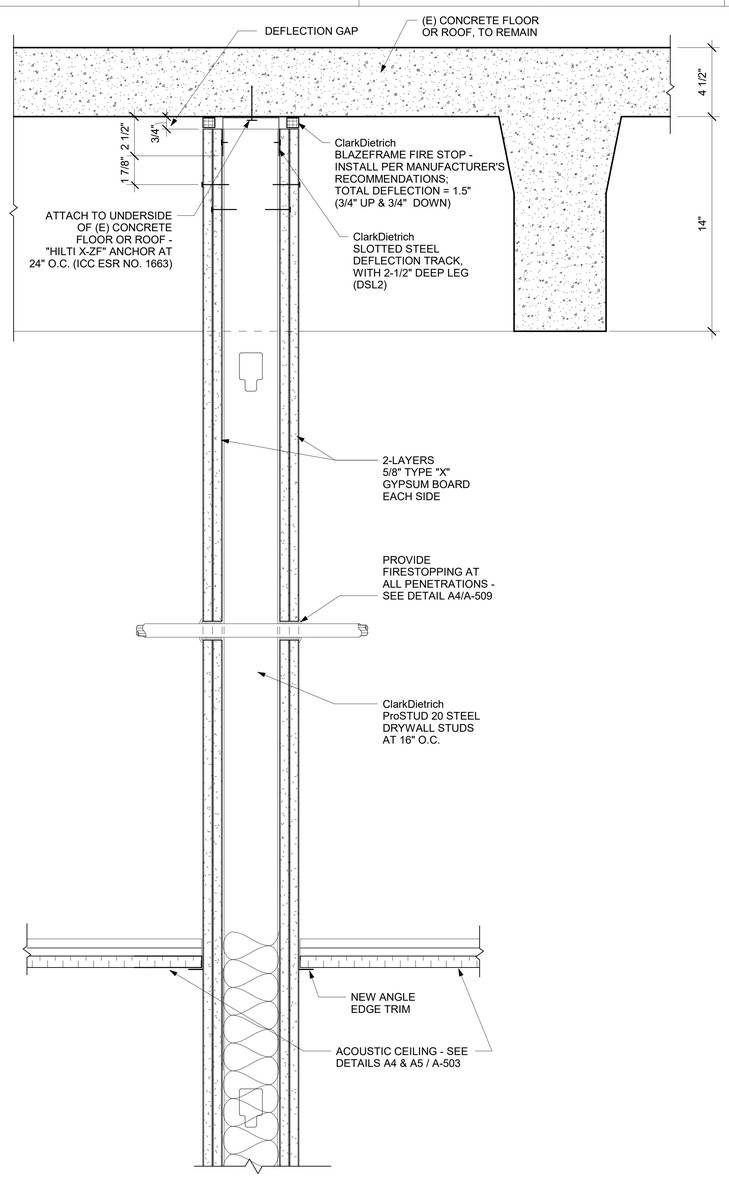
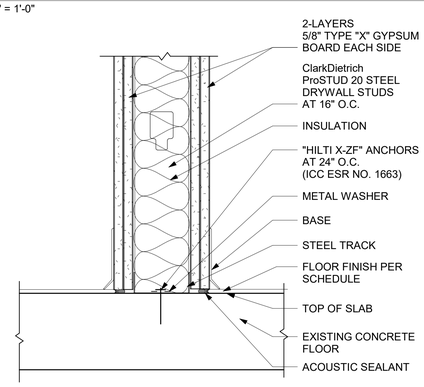


PER CBC TABLE 721.1(2), ITEM NO. 13-1.2

B1 2-HOUR FIRE BARRIER - TO FLOOR OR ROOF ABOVE

A-501 3" = 1'-0"

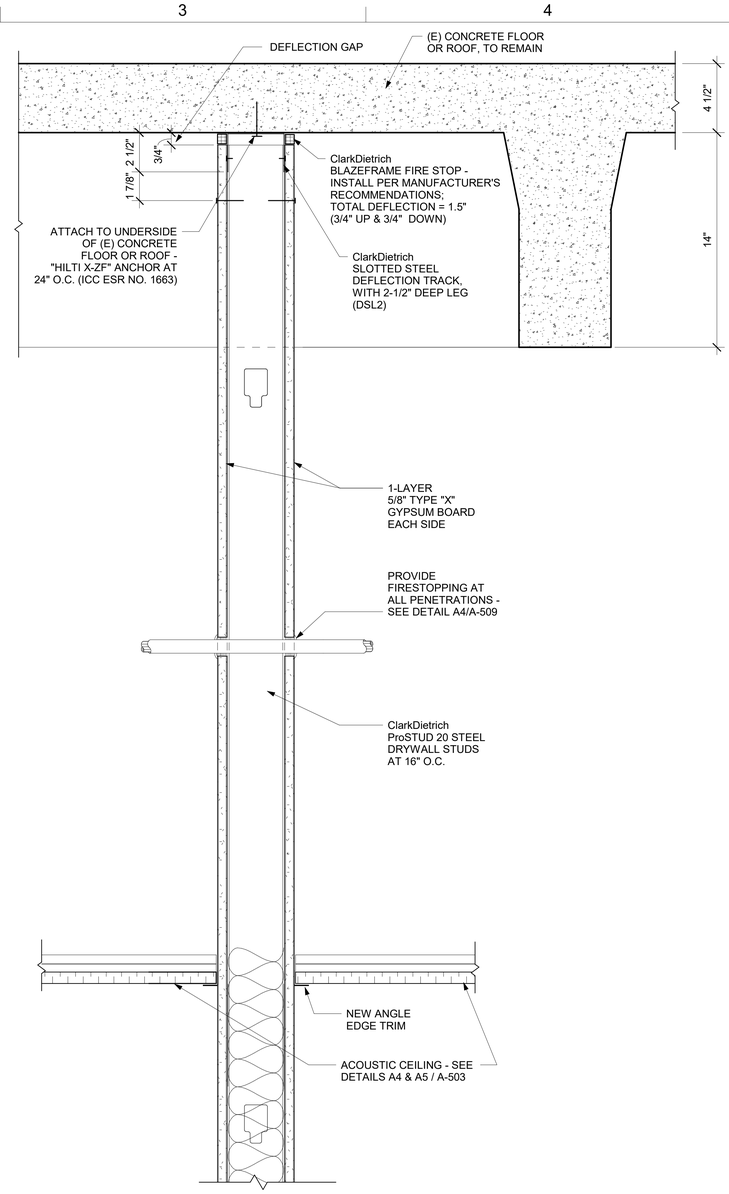


PER CBC TABLE 721.1(2), ITEM NO. 13-1.2

SEE WALL LEGEND & PLUMBING WALL LEGEND, SHEET A-004 FOR STUD SIZES

A1 NEW 2-HOUR FIRE BARRIER - AT BASE

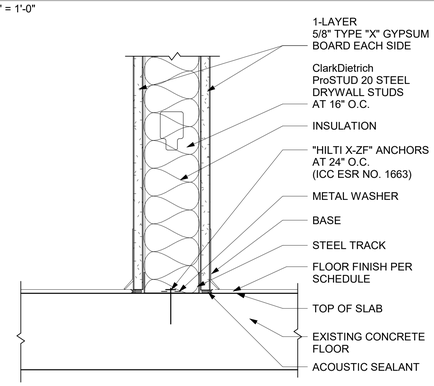
A-501 3" = 1'-0"



PER CBC TABLE 721.1(2), ITEM NO. 13-1.1

B3 1-HOUR FIRE PARTITION / 1-HOUR FIRE BARRIER - TO DECK ABOVE

A-501 3" = 1'-0"

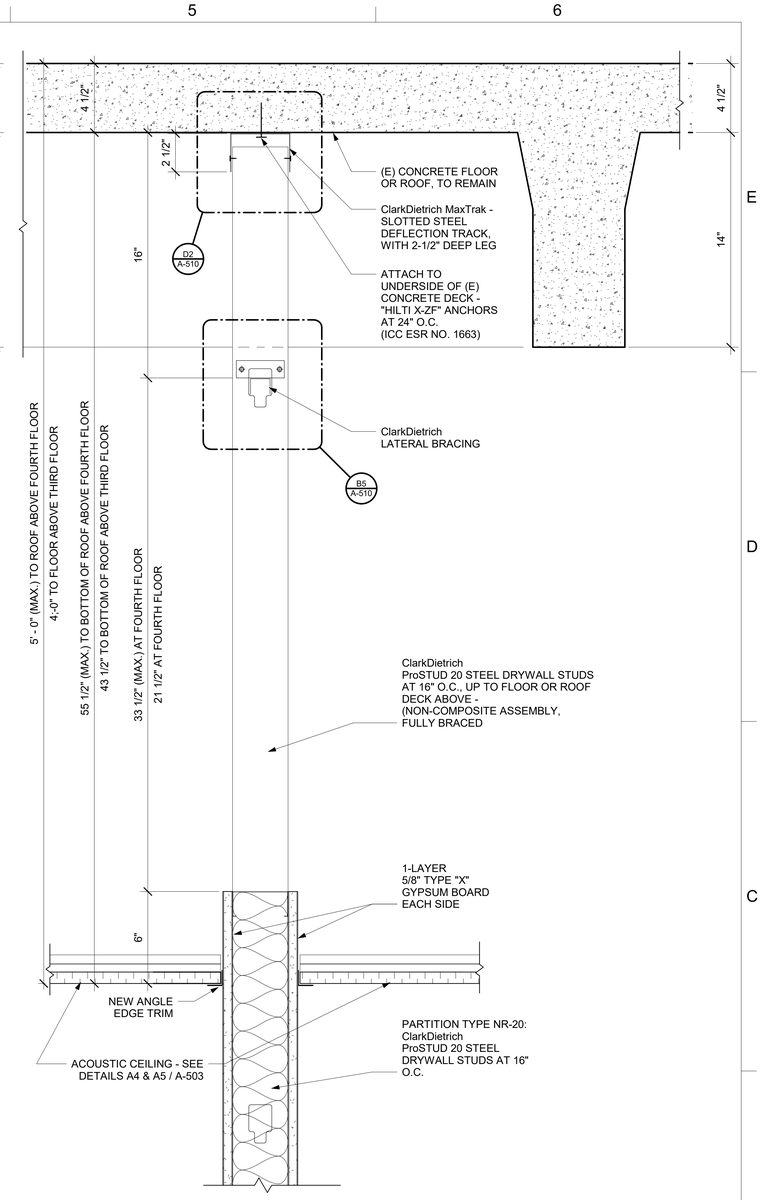


PER CBC TABLE 721.1(2), ITEM NO. 13-1.1

SEE WALL LEGEND & PLUMBING WALL LEGEND, SHEET A-004 FOR STUD SIZES

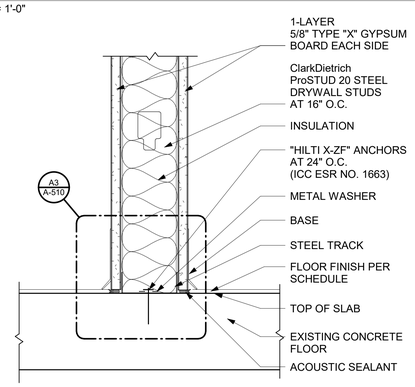
A3 1-HOUR FIRE PARTITION / 1-HOUR FIRE BARRIER - AT BASE

A-501 3" = 1'-0"



B5 NON-RATED PARTITION - TO FLOOR OR ROOF ABOVE

A-501 3" = 1'-0"



SEE WALL LEGEND & PLUMBING WALL LEGEND, SHEET A-004 FOR STUD SIZES

A5 NON-RATED PARTITION - AT BASE

A-501 3" = 1'-0"

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GSA Program Number:
CEO23100

Project:

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Date Description
REVISIONS

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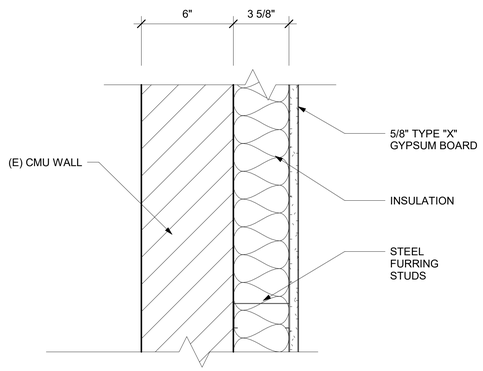
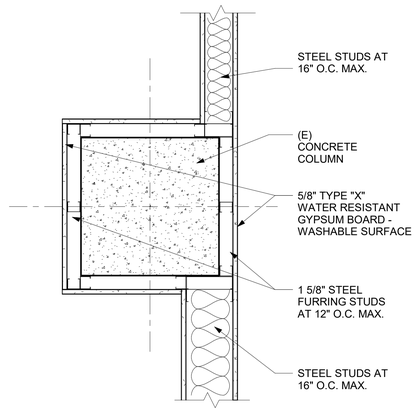
Sheet Title:
DETAILS - WALLS

Date: 20 March 2026
Sheet Number:
A-501

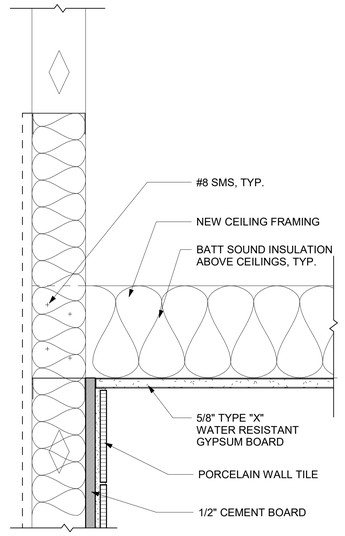
ISSUE FOR BID



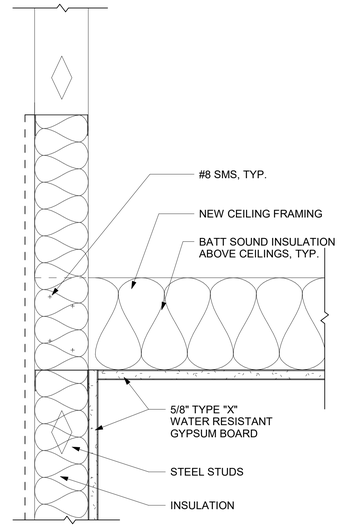
D1 FURRED WALL
A-502 3" = 1'-0"



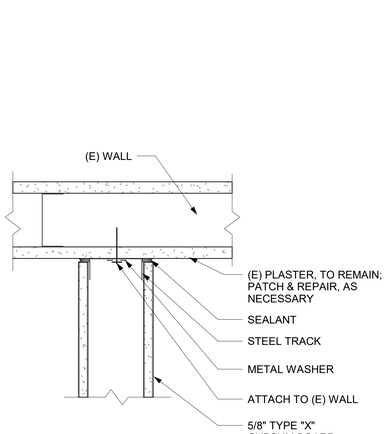
D2 FURRED COLUMN
A-502 1 1/2" = 1'-0"



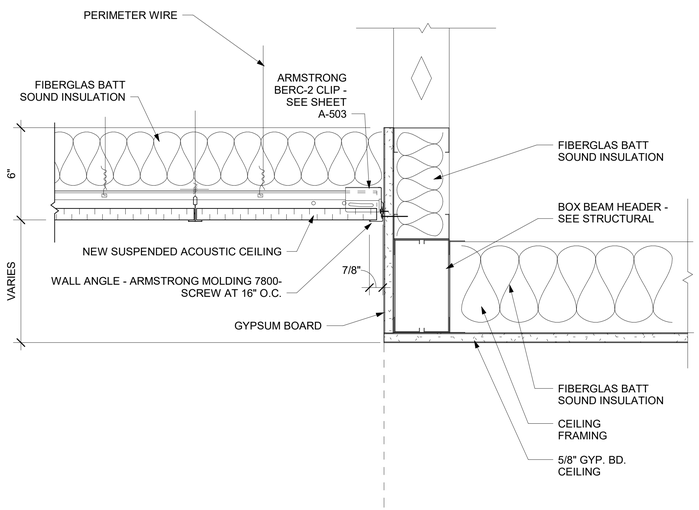
C4 WALL TO GYP. BD. CEILING - AT TILE
A-502 3" = 1'-0"



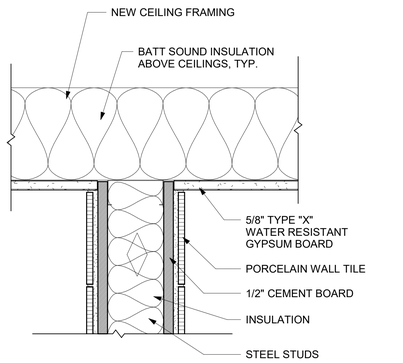
C5 WALL TO GYPSUM BOARD CEILING
A-502 3" = 1'-0"



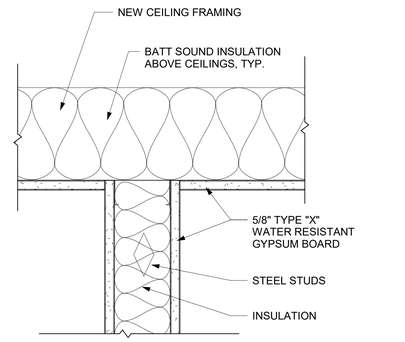
B1 NEW WALL @ (E) WALL
A-502 3" = 1'-0"



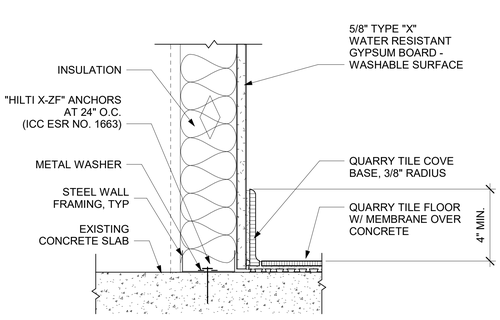
B2 CEILING TRANSITION
A-502 3" = 1'-0"



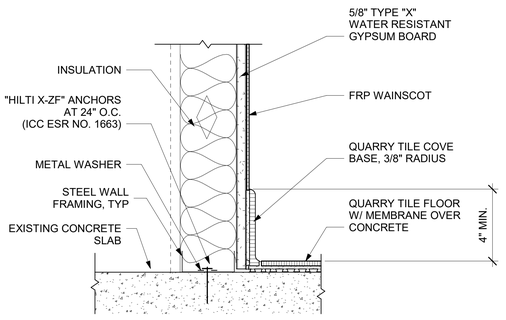
B4 WALL TO GYP. BD. CEILING - AT TILE
A-502 3" = 1'-0"



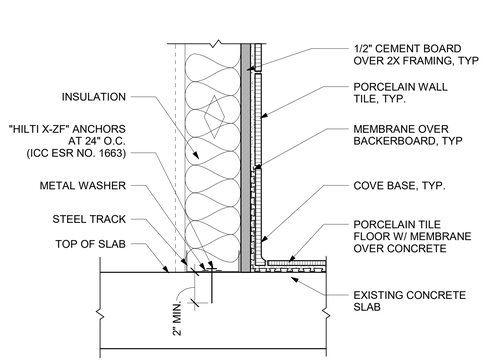
B5' WALL TO GYPSUM BOARD CEILING
A-502 3" = 1'-0"



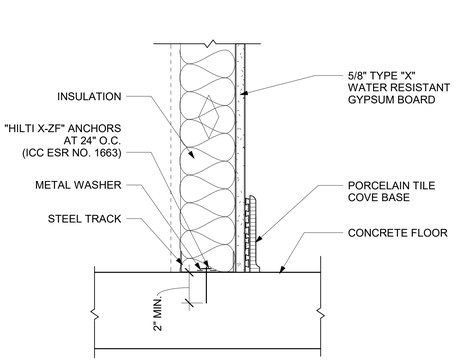
A1 PARTITION @ BASE - QUARRY TILE COVE BASE
A-502 3" = 1'-0"



A2 PARTITION @ BASE - FRP FINISH, QUARRY TILE COVE BASE
A-502 3" = 1'-0"



A4 PARTITION @ BASE - TILE FINISH, WITH TILE FLOOR
A-502 3" = 1'-0"



A5 PARTITION @ BASE - TILE BASE
A-502 3" = 1'-0"

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SUSPENDED CEILING NOTES:

A. 2'-0" X 2'-0" ARMSTRONG SUSPENDED CEILING -

SUSPENSION SYSTEM:
ARMSTRONG SEISMIC Rx SUSPENSION SYSTEM

GRID: SUPRAFINE XL
9/16" EXPOSED TEE SYSTEM
HEAVY DUTY

TILE: ARMSTRONG ULTIMA / CIRRUS 9/16" BEVELED TEGULAR - SEE FINISH SCHEDULE

B. SUSPENDED ACOUSTICAL TILE CEILING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH **ICC-ES EVALUATION REPORT NUMBER ESR-1308.**

C. SUSPENDED ACOUSTICAL TILE CEILING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH
ASCE 7-16, SECTION 13.5.6.2.

D. ARMSTRONG SEISMIC Rx SUSPENSION SYSTEM SHALL BE SEISMICALLY QUALIFIED IN ACCORDANCE WITH **ASCE 7-16 SECTION 13.2.5**

E. SUSPENDED ACOUSTICAL TILE CEILING IN SEISMIC DESIGN CATEGORY E SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH:
- **ASTM C635**
- **ASTM C636**
- **ASTM E580, SECTION 5 -**
SEISMIC DESIGN CATEGORIES D, E, AND F

F. PERIODIC SPECIAL INSPECTION IS REQUIRED
DURING INSTALLATION OF SUSPENDED CEILING SYSTEM AND SHALL BE CONDUCTED PER
SECTION 4.9 OF ESR-1308

G. PROVIDE A SEISMIC SEPARATION JOINT THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SF, EACH WITH A RATIO OF THE LONG TO SHORT DIMENSION LESS THAN OR EQUAL TO 4. (**SEE DETAIL B5, SHEET A-503**).

H. EACH JOINT CLIP AT SEISMIC SEPARATION JOINTS SHALL BE ATTACHED WITH MINIMUM TWO SCREWS

I. PROVIDE SEISMIC BRACING AT 12'-0" O.C. EACH DIRECTION. (**SEE DETAILS D4 & D5, SHEET A-503**).

J. PROVIDE PERIMETER SUPPORTING CLOSURE ANGLES NOT LESS THAN 7/8" INCHES IN WIDTH.
(**SEE DETAILS A4 & A5, SHEET A-503**).

K. PERIMETER CLOSURE ANGLES SHALL BE SCREWED TO SUPPORTING FRAMING.

L. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE PERIMETER CLOSURE ANGLE USING AN ARMSTRONG BERC-2 CLIP OR POP RIVET.

M. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL BE ATTACHED TO THE PERIMETER CLOSURE ANGLE USING AN ARMSTRONG BERC-2 CLIP, WITH A 3/4" CLEARANCE FROM THE WALL.

N. PROVIDE SUPPORT WIRES WITHIN 8" OF PERIMETER.
(**SEE DETAILS A4 & A5, SHEET A-503**).

O. ADD 2 WIRES PER LIGHT FIXTURE WHERE OCCURS

P. PROVIDE 2" OVERSIZED TRIM RINGS FOR SPRINKLERS AND OTHER PENETRATIONS

ASCE 7-16 SECTION 13.5.6.2:

INDUSTRY STANDARD CONSTRUCTION FOR ACOUSTICAL TILE CEILINGS.

UNLESS DESIGNED IN ACCORDANCE WITH **SECTION 13.5.6.3**, OR SEISMICALLY QUALIFIED IN ACCORDANCE WITH **SECTION 13.2.5** OR **13.2.6**, ACOUSTICAL TILE CEILINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THIS SECTION.

SUSPENDED CEILING SEISMIC REQUIREMENTS
SEISMIC DESIGN (CATEGORY E)

ACOUSTICAL TILE CEILINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH **ASTM C635**, **ASTM C636**, AND **ASTM E580, SECTION 5 - SEISMIC DESIGN CATEGORIES D, E, AND F** AS MODIFIED BY THIS SECTION.

ACOUSTICAL TILE CEILINGS SHALL ALSO COMPLY WITH THE FOLLOWING:

A. PERIMETER SUPPORT:

THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE OR CHANNEL SHALL BE NOT LESS THAN 2" UNLESS QUALIFIED PERIMETER SUPPORTING CLIPS ARE USED.

CLOSURE ANGLES OR CHANNELS SHALL BE SCREWED OR OTHERWISE POSITIVELY ATTACHED TO WALL STUDS OR OTHER SUPPORTING STRUCTURES.

PERIMETER SUPPORTING CLIPS SHALL BE QUALIFIED IN ACCORDANCE WITH APPROVED TEST CRITERIA PER **SECTION 13.2.5**.

PERIMETER SUPPORTING CLIPS SHALL BE ATTACHED TO THE SUPPORTING CLOSURE ANGLE OR CHANNEL WITH A MINIMUM OF TWO SCREWS PER CLIP AND SHALL BE INSTALLED AROUND THE ENTIRE CEILING PERIMETER.

IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE OR PERIMETER SUPPORTING CLIP.

THE OTHER END OF THE CEILING GRID IN EACH HORIZONTAL DIRECTION SHALL HAVE A MINIMUM 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE OR PERIMETER SUPPORTING CLIP.

B. SEISMIC SEPARATION JOINT:

A SEISMIC SEPARATION JOINT THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SF, EACH WITH A RATIO OF THE LONG TO SHORT DIMENSION LESS THAN OR EQUAL TO 4, SHALL BE PROVIDED.

(ALTERNATE: PERFORM STRUCTURAL ANALYSES OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES WHICH DEMONSTRATE THAT CEILING PENETRATIONS AND CLOSURE ANGLES OR CHANNELS PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT.)

EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES OR CHANNELS IN ACCORDANCE WITH **PARAGRAPH A** ABOVE, AND WITH HORIZONTAL RESTRAINTS OR BRACING.

ARMSTRONG CEILINGS: ICC-ES EVALUATION REPORT NO. ESR-1308

DESIGN AND INSTALLATION REQUIREMENTS:

GENERAL:

A. THE SUSPENDED CEILING FRAMING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH **ESR-1308 REPORT** AND THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.

B. THE SUSPENDED CEILING FRAMING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH **CBC 2019 SECTIONS 808, 1613** AND **2506.2.1** FOR CEILING SYSTEMS UP TO 4 PSF.

MAIN RUNNERS:

A. MAIN RUNNERS SHALL BE INSTALLED AND LEVELED TO WITHIN 1/4" IN 10 FT, WITH THE SUPPORTING WIRE TAUT.

B. VERTICAL SUPPORT HANGER WIRE SHALL BE INSTALLED WITHIN 3 INCHES OF THE MAIN RUNNER FIRE EXPANSION RELIEF.

C. THE DESIGN LOADS FOR MAIN RUNNERS SHALL BE LESS THAN OR EQUAL TO THE CAPACITIES ALLOWED IN TABLE 2 OF **ESR-1308**.

D. SUPPORTS FOR THE MAIN RUNNERS THAT CONSIST OF VERTICAL HANGERS, PERIMETER HANGERS, AND LATERAL FORCE BRACING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODE.

CROSS RUNNERS:

A. MAIN RUNNERS, OR OTHER CROSS RUNNERS, SHALL SUPPORT CROSS RUNNERS TO WITHIN 1/32" OF THE REQUIRED CENTER-TO-CENTER SPACING. THIS TOLERANCE MUST BE NONCUMULATIVE BEYOND 12 FT.

B. INTERSECTING RUNNERS SHALL BE INSTALLED TO FORM A RIGHT ANGLE TO THE SUPPORTING MEMBERS.

C. THE MAXIMUM DESIGN LOAD CAPACITIES FOR CROSS RUNNERS SHALL BE LESS THAN OR EQUAL TO THE CAPACITIES ALLOWED IN TABLE 3 OF **ESR-1308**.

SEISMIC DESIGN REQUIREMENTS:

A. SEISMIC DESIGN AND INSTALLATION DETAILS OF THE CEILING SYSTEMS SHALL BE IN ACCORDANCE WITH **ASCE 7-16**, **SECTION 13.5.6**, AS REFERENCED IN **CBC SECTION 1613**.

INSTALLATION WITH BERC-2 CLIPS,
FOR SEISMIC DESIGN CATEGORIES D, E AND F:

A. THE MAIN RUNNER SHALL BE RATED HEAVY-DUTY AND HAVE A MINIMUM SIMPLE SPAN ALLOWABLE UNIFORM LOAD OF 16.35 LBS. PER LINEAL FT., WITH A MAXIMUM CEILING WEIGHT PERMITTED AT 4 LBS. PER SQ. FT.

B. THE MAIN AND CROSS RUNNERS MUST BE AS DESCRIBED IN TABLE 2 AND 3 OF **ESR-1308**.

C. THE BERC-2 CLIPS ARE USED TO SECURE THE MAIN RUNNERS AND CROSS RUNNERS TO THE WALL MOLDING, AS SHOWN IN FIGURE 2 OF **ESR-1308**.

D. A NOMINALLY 7/8" WALL MOLDING IS USED IN LIEU OF THE 2" PERIMETER SUPPORTING CLOSURE ANGLE REQUIRED BY **ASTM SECTION 5.2.2 E580,** AND **ASCE 7-16 SECTION 13.5.6.2.2** FOR SEISMIC DESIGN CATEGORIES D, E AND F.

E. THE CEILING SYSTEM MUST BE AS PRESCRIBED BY THE APPLICABLE CODE EXCEPT FOR THE USE OF THE BERC-2 CLIPS, THE USE OF THE 7/8" WALL MOLDING, AND THE ELIMINATION OF SPREADER BARS.

F. THE BERC-2 CLIPS ARE ATTACHED TO THE WALL MOLDING BY SLIDING THE LOCKING LANCES OVER THE HEM OF THE VERTICAL LEG OF THE WALL MOLDING.

G. BERC-2 CLIPS INSTALLED ON THE TWO ADJACENT WALLS WHERE THE RUNNERS MUST BE FIXED (ATTACHED WALL), ARE ATTACHED TO THE RUNNER BY A NO. 7 X 7/16" LONG (MINIMUM) SELF-PIERCING SHEET METAL SCREW THROUGH THE FIXED HOLE IN THE CLIP AND THE TOP FLANGE BULB OF THE RUNNER.

H. BERC-2 CLIPS INSTALLED ON OPPOSITE WALLS WHERE THE RUNNERS MUST NOT BE FIXED TO THE CLIPS (UNATTACHED WALLS), THE CLIPS MUST NOT BE MECHANICALLY CONNECTED TO THE RUNNER BY ANY FASTENER AND MUST ALLOW THE TERMINAL RUNNER END TO MOVE 3/4" TOWARDS AND AWAY FROM THE WALL.

NOTE: THE INSTALLATION OF A NO. 7 X 7/16" LONG (MINIMUM) SELF PIERCING SHEET METAL SCREW THROUGH THE HORIZONTAL SLOTTED HOLE IS OPTIONAL.

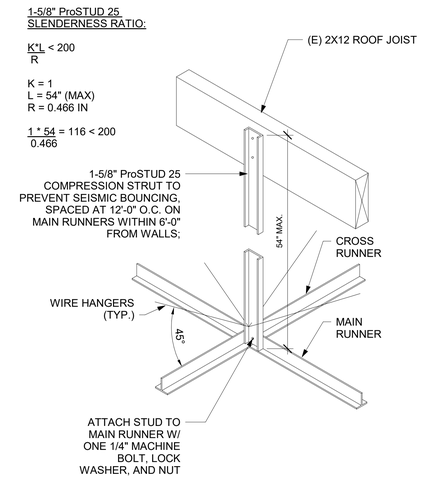
I. UNDER THE **2019 CBC**, AS REQUIRED BY **ASCE 7-16 SECTION 13.5.6.2.2**, BERC-2 CLIPS MUST BE SCREWED TO THE WALL MOLDING WITH A TOTAL OF TWO (2) SCREWS, AND THE WALL MOLDING MUST BE POSITIVELY ATTACHED TO THE WALL STUDS OR OTHER SUPPORTING STRUCTURE.

J. BERC-2 CLIPS INSTALLED IN THIS MANNER ARE AN ACCEPTABLE MEANS OF PREVENTING RUNNERS FROM SPREADING IN LIEU OF SPACER BARS (STABILIZER BARS) REQUIRED IN **ASTM E580 SECTION 5**.

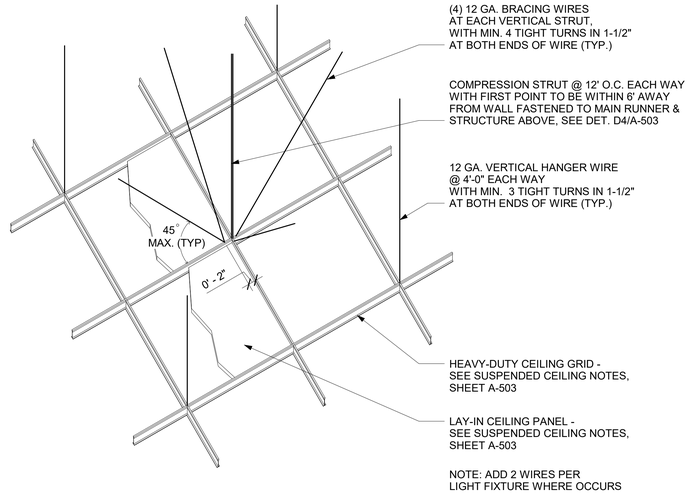
NOTE: **ASTM E580** IS REFERENCED IN **ASCE 7**, WHICH IS REFERENCED IN THE **2019 CBC, SECTION 1613**.

K. A SINGLE 1/8" DIAMETER STEEL POP RIVET COMPLYING WITH **INDUSTRIAL FASTENER INSTITUTE STANDARD IFI-114** MAY BE USED IN LIEU OF BERC-2 PERIMETER CLIPS TO SECURE THE MAIN RUNNERS AND CROSS RUNNERS TO THE WALL MOLDING ON TWO ADJACENT WALLS (ATTACHED WALLS).

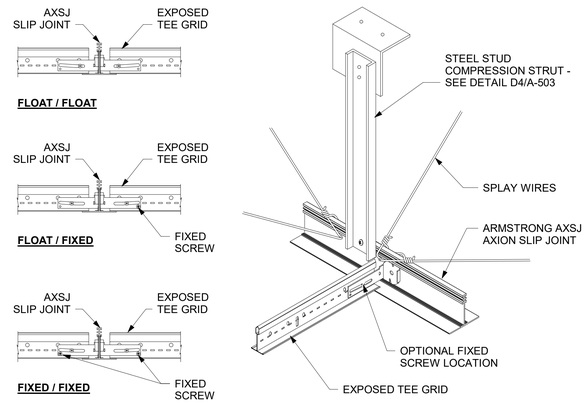
THE CENTER OF THE RIVET MUST BE 1/4" FROM THE EDGE OF THE WALL ANGLE.



D4 A-503 COMPRESSION STRUT
1" = 1'-0"

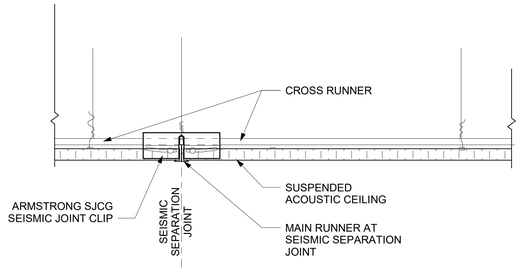


D5 A-503 SUSPENDED CEILING BRACING
1" = 1'-0"

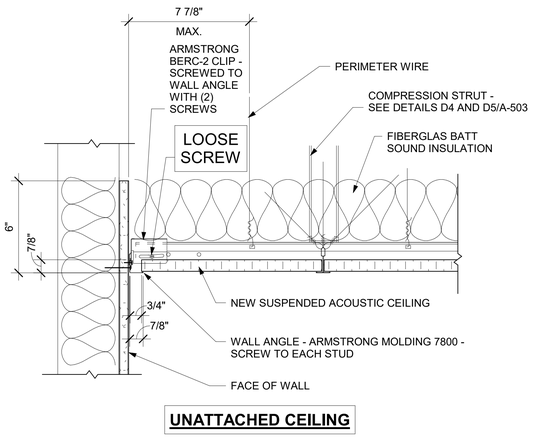


B4 A-503 SUSPENDED CEILING SLIP JOINT
3" = 1'-0"

NOTE:
SEE ADDITIONAL SUSPENDED CEILING NOTES, SHEET A-503

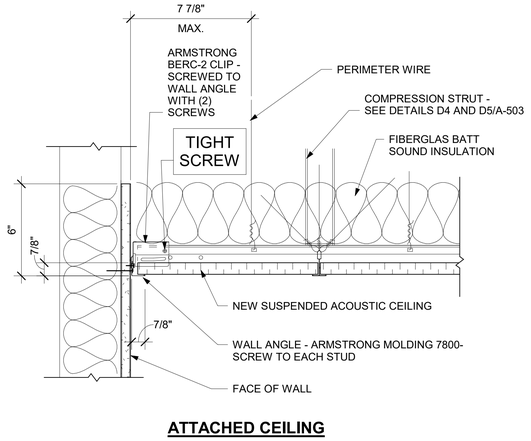


B5 A-503 SEISMIC SEPARATION JOINT
3" = 1'-0"



UNATTACHED CEILING

A4 A-503 NEW CEILING - UNATTACHED TO WALL
3" = 1'-0"



ATTACHED CEILING

A5 A-503 NEW CEILING - ATTACHED TO WALL
3" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

Num	Date	Description

ISSUE RECORD

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Checked by: Checker
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Sheet Title:
DETAILS - CEILING

Date: 20 March 2026

Sheet Number:
A-503

ISSUE FOR BID

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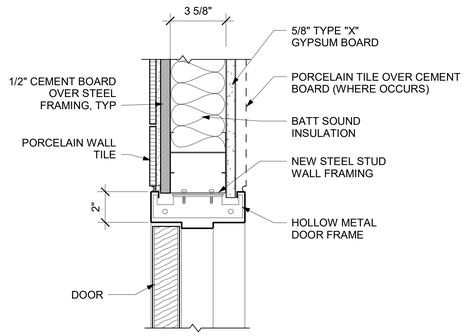
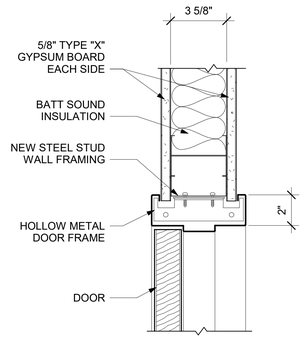


D3 DOOR IN HOLLOW METAL FRAME - HEAD (AT TILE)
A-504 3" = 1'-0"



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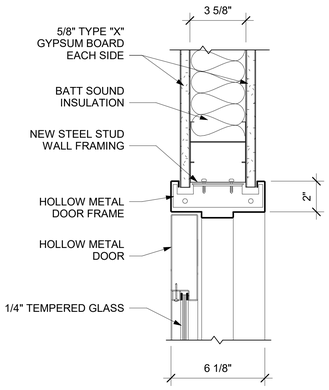

D5 HOLLOW METAL DOOR - JAMB
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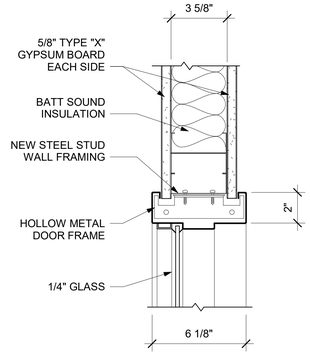

C1 HOLLOW METAL WINDOW - HEAD
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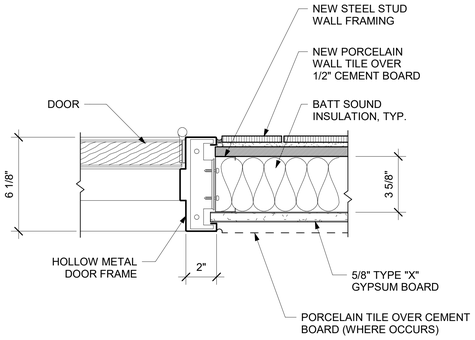

C3 DOOR IN HOLLOW METAL FRAME - JAMB (AT TILE)
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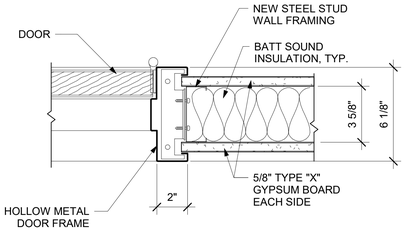

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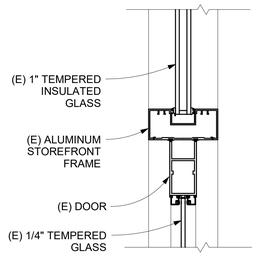
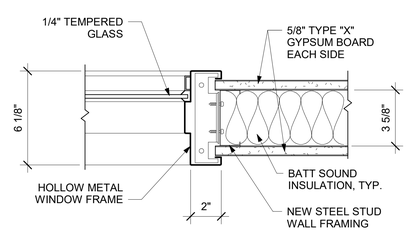
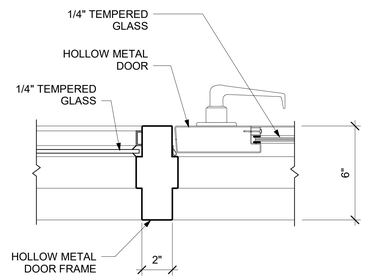


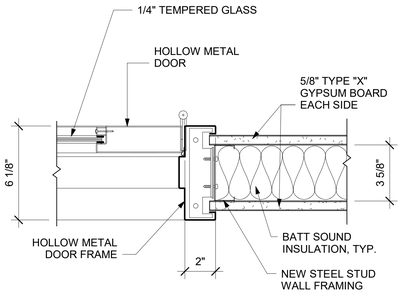
C5 EXTERIOR ALUMINUM DOOR - TRANSOM
A-504 3" = 1'-0"



B1 HOLLOW METAL WINDOW - JAMB
A-504 3" = 1'-0"



B3 HOLLOW METAL DOOR / WINDOW - MULLION
A-504 3" = 1'-0"



B4 HOLLOW METAL DOOR - JAMB
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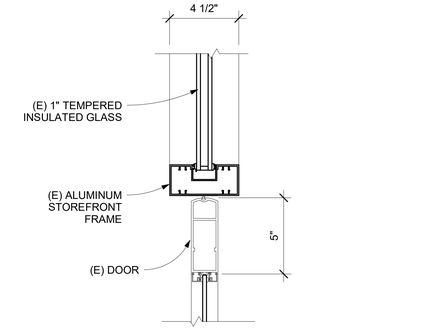

B5 EXTERIOR ALUMINUM DOOR - JAMB
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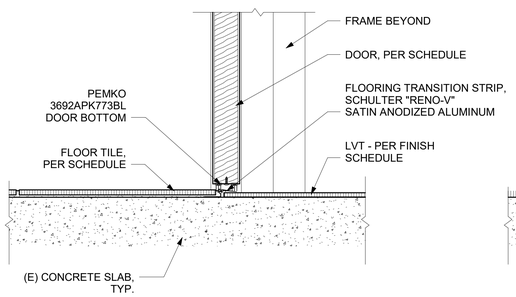

A3 THRESHOLD - LVT TO TILE
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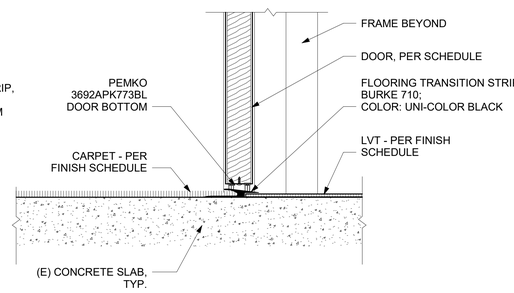

A4 THRESHOLD - LVT TO CARPET
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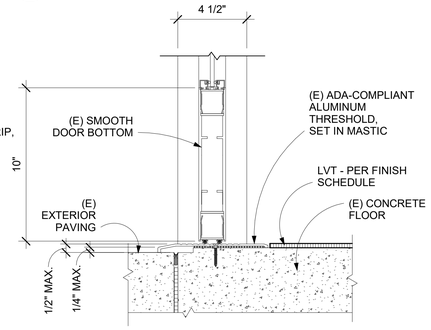

A5 EXTERIOR ALUMINUM DOOR - SILL
A-504 3" = 1'-0"

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DATE: 3/21/2026 7:54:42 AM

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT — David L. Anderson — C-11165 — 9/30/2027 RENEWAL DATE — STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

Num	Date	Description

ISSUE RECORD

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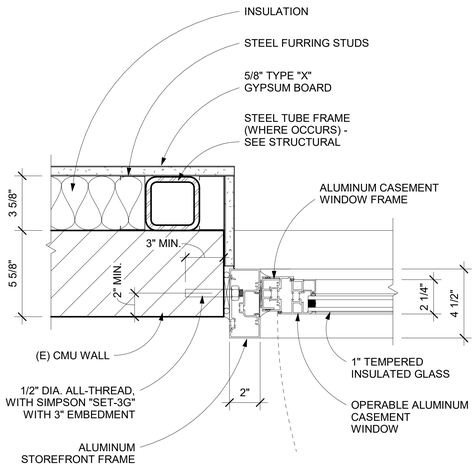
Sheet Title:
DETAILS - DOORS

Date: 20 March 2026

Sheet Number:
A-504

ISSUE FOR BID



B1 EXTERIOR CASEMENT WINDOW - JAMB
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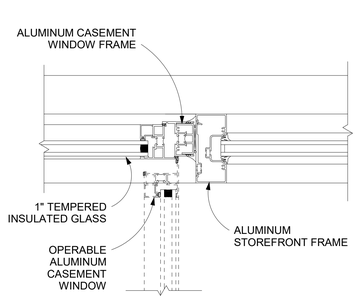

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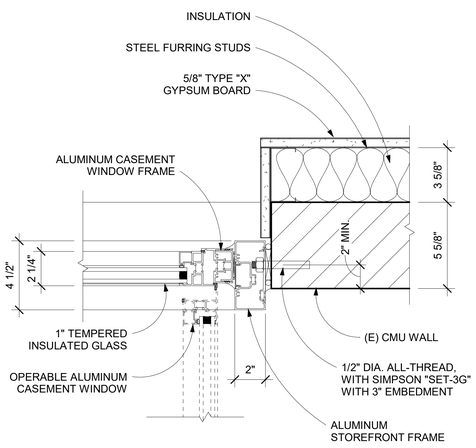

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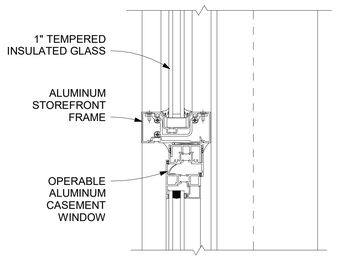

B4 EXTERIOR CASEMENT WINDOW - HEAD
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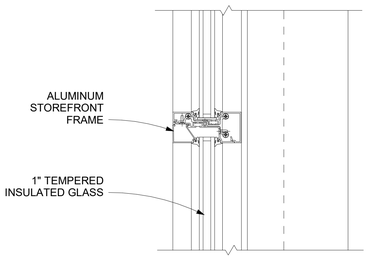

B5 EXTERIOR ALUMINUM WINDOW - MULLION
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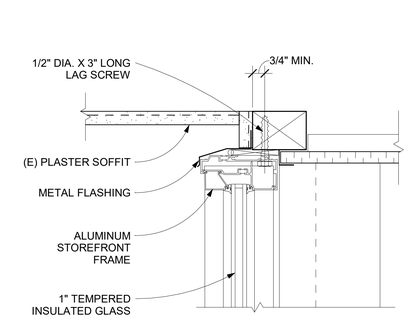
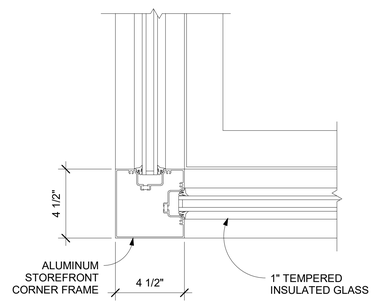


C5 EXTERIOR ALUMINUM WINDOW - HEAD
A-505 3" = 1'-0"



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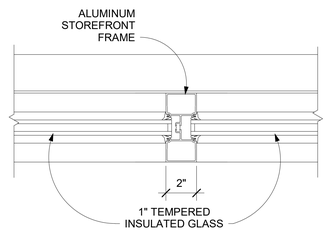

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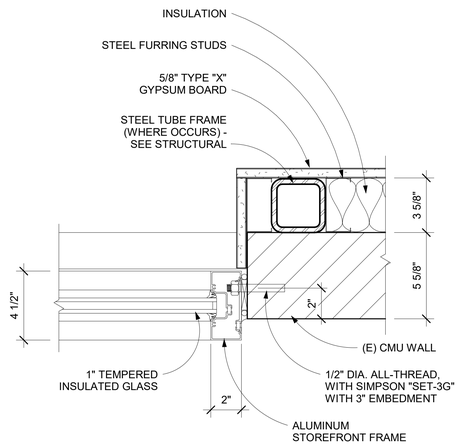

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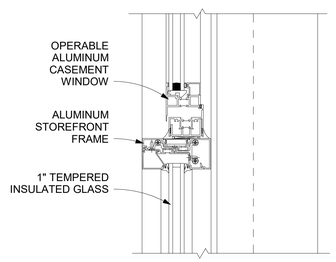

A4 EXTERIOR CASEMENT WINDOW - SILL
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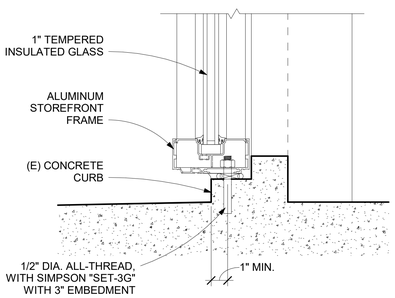

A5 EXTERIOR ALUMINUM WINDOW - SILL
A-505 3" = 1'-0"

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ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
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1	3/7/2025	Schematic Design 100%

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DETAILS - WINDOWS

Date: 20 March 2026
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A-505
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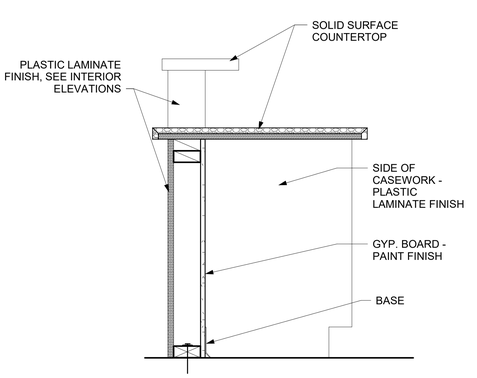
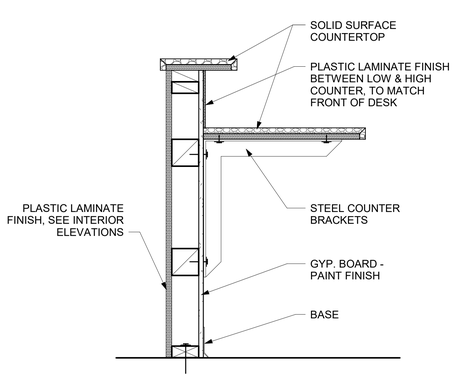


D1 BRACKET @ PLASTIC LAMINATE COUNTER
A-506 1 1/2" = 1'-0"



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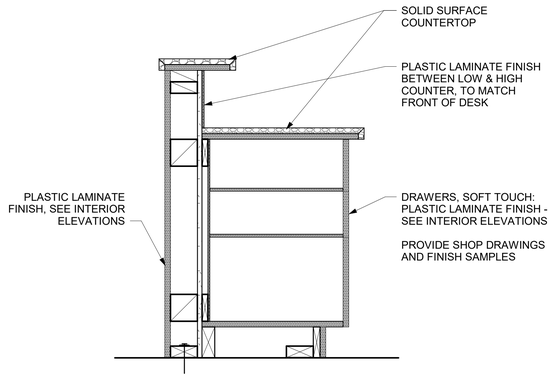

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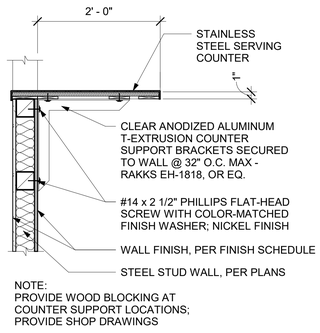
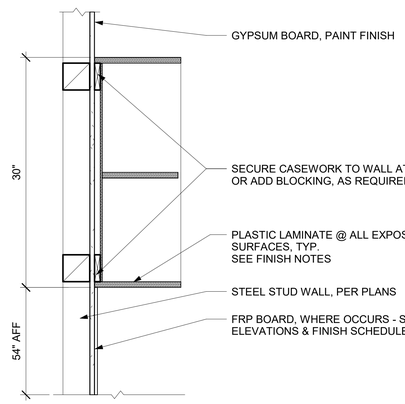
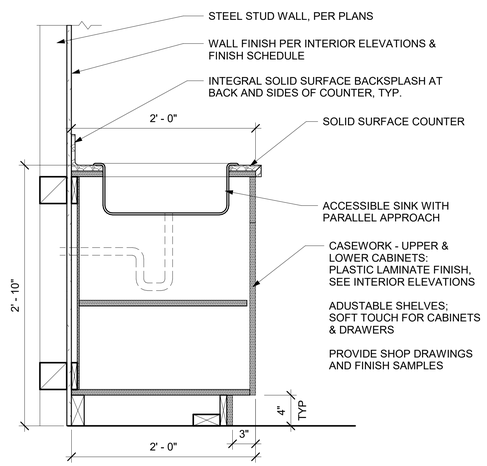


NOTE:
PROVIDE WOOD BLOCKING AT COUNTER SUPPORT LOCATIONS;
PROVIDE SHOP DRAWINGS

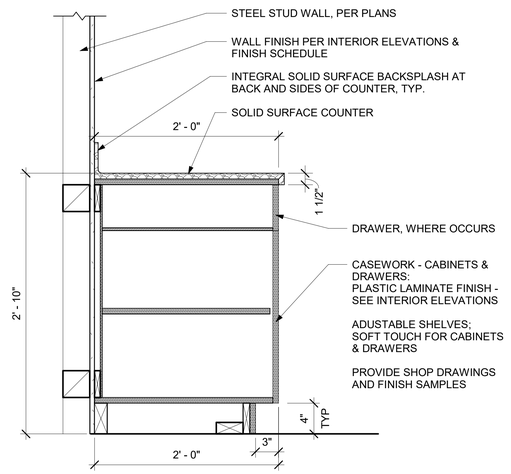
B1 STAINLESS STEEL COUNTER SUPPORT
A-506 1" = 1'-0"



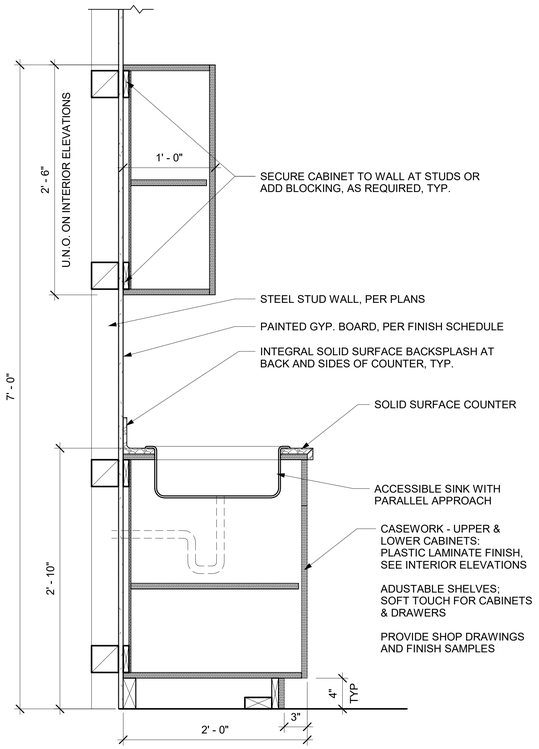
B2 OPEN SHELVES
A-506 1 1/2" = 1'-0"



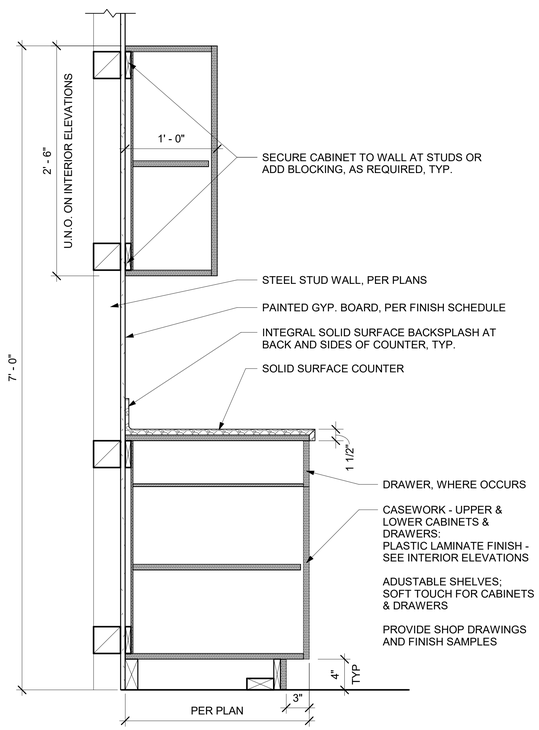
A1 BASE CABINETS W/ SINK
A-506 1 1/2" = 1'-0"



A2 BASE CABINET
A-506 1 1/2" = 1'-0"



A4 UPPER & BASE CABINETS W/ SINK
A-506 1 1/2" = 1'-0"



A5 BASE & UPPER CABINETS
A-506 1 1/2" = 1'-0"

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DETAILS - CASEWORK

Date: 20 March 2026

Sheet Number:
A-506

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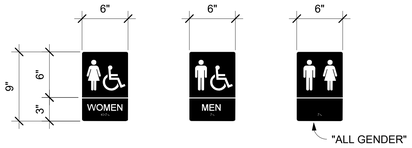


ROOM IDENTIFYING SIGNS:

THE SIGN MATERIAL SHALL BE NON-GLARE MATTE BLACK, TO CONTRAST WITH THE WALL.

THE SIGN SHALL INCLUDE A PICTOGRAM WITH BORDER DIMENSION 6 INCH MINIMUM IN HEIGHT. THE PICTOGRAM SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.

LETTERS AND NUMERALS SHALL BE RAISED 1/32 INCH UPPER CASE, SANS SERIF TYPE. CHARACTERS SHALL BE AT LEAST 5/8 INCH HIGH, BUT NO HIGHER THAN 2 INCH. CHARACTERS SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE.

THE SIGN SHALL BE MOUNTED ON THE WALL ADJACENT TO THE STRIKE SIDE OF THE DOOR, AT A HEIGHT OF 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR SURFACE, MEASURED FROM THE CENTERLINE OF THE SIGN

SIGNS SHALL COMPLY WITH CBC 11B-703.6.

DOORWAYS LEADING TO THE **WOMEN'S ACCESSIBLE TOILET ROOM** SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER.

THE SIGN MATERIAL SHALL BE NON-GLARE MATTE BLACK, TO CONTRAST WITH THE DOOR.

THE SIGN SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

THE GEOMETRIC SYMBOL SHALL BE MOUNTED ON THE DOOR, AT A HEIGHT OF 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR SURFACE, MEASURED FROM THE CENTERLINE OF THE SYMBOL, AND CENTERED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR.

SIGNS SHALL COMPLY WITH CBC 11B-703.7.2.6.

DOORWAYS LEADING TO THE **MEN'S ACCESSIBLE TOILET ROOM** SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4 INCH THICK, WITH EDGES 12 INCHES LONG, AND A VERTEX POINTING UPWARD.

THE SIGN MATERIAL SHALL BE NON-GLARE MATTE BLACK, TO CONTRAST WITH THE DOOR.

THE SIGN SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

THE GEOMETRIC SYMBOL SHALL BE MOUNTED ON THE DOOR, AT A HEIGHT OF 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR SURFACE, MEASURED FROM THE CENTERLINE OF THE SYMBOL, AND CENTERED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR.

SIGNS SHALL COMPLY WITH CBC 11B-703.7.2.6.

THE DOORWAY LEADING TO THE **ALL GENDER ACCESSIBLE TOILET ROOM** SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER.

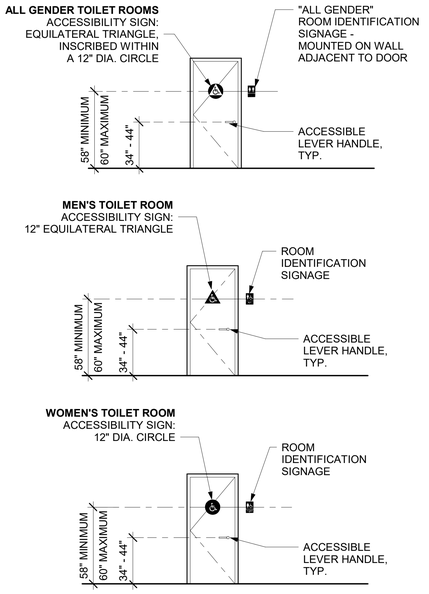
THE SIGN MATERIAL SHALL BE ADA COMPLIANT NON-GLARE MATTE FINISH. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, AND THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR.

THE SIGN SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

THE GEOMETRIC SYMBOL SHALL BE MOUNTED ON THE DOOR, AT A HEIGHT OF 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR SURFACE, MEASURED FROM THE CENTERLINE OF THE SYMBOL, AND CENTERED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR.

SIGNS SHALL COMPLY WITH CBC 11B-703.7.2.6.

D2 TOILET ROOM ACCESSIBILITY SIGNAGE
A-507 1 1/2" = 1'-0"

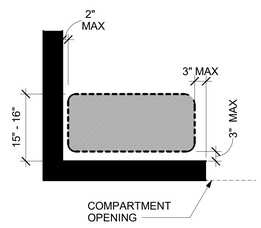


ALL GENDER TOILET ROOMS
ACCESSIBILITY SIGN:
EQUILATERAL TRIANGLE, INSCRIBED WITHIN A 12" DIA. CIRCLE

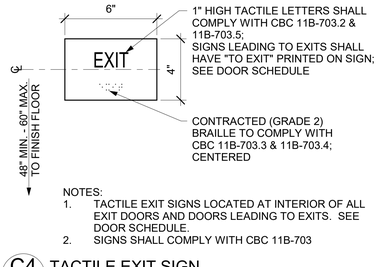
MEN'S TOILET ROOM
ACCESSIBILITY SIGN:
12" EQUILATERAL TRIANGLE

WOMEN'S TOILET ROOM
ACCESSIBILITY SIGN:
12" DIA. CIRCLE

D6 SIGNAGE AT ACCESSIBLE TOILETS
A-507 1/4" = 1'-0"



C3 ALT. SHOWER COMPARTMENT SEAT
A-507 3/4" = 1'-0"



NOTES:
1. TACTILE EXIT SIGNS LOCATED AT INTERIOR OF ALL EXIT DOORS AND DOORS LEADING TO EXITS. SEE DOOR SCHEDULE.
2. SIGNS SHALL COMPLY WITH CBC 11B-703

C4 TACTILE EXIT SIGN
A-507 3" = 1'-0"

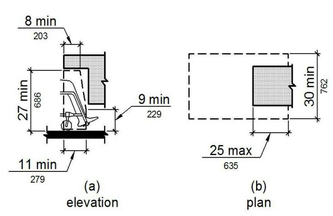
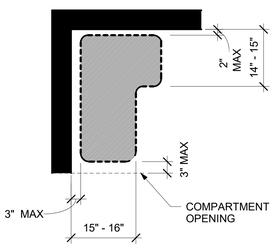
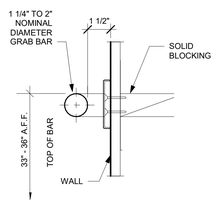


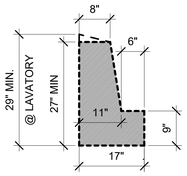
FIGURE *11B*-306.3
KNEE CLEARANCE



B3 SHOWER COMPARTMENT SEAT
A-507 3/4" = 1'-0"



B4 GRAB BAR MOUNTING, TYP.
A-507 3" = 1'-0"



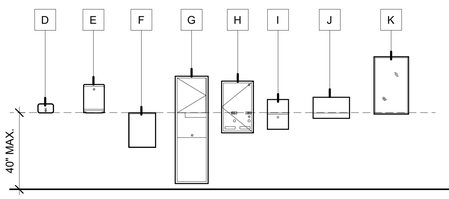
B5 KNEE & TOE CLEARANCE, TYP.
A-507 3/4" = 1'-0"

B6 DRINKING FOUNTAIN SECTION
A-507 1/2" = 1'-0"

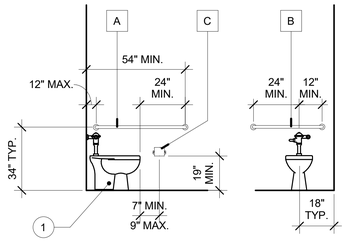
TOILET ACCESSORIES

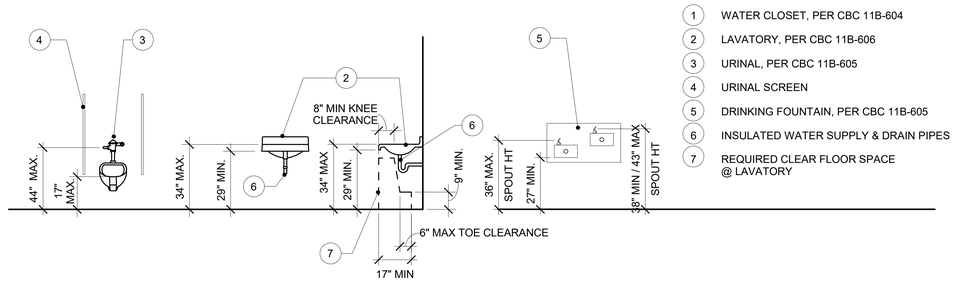
A	1 1/2" DIA. GRAB BAR @ SIDE WALL - 1 1/2" MIN. FROM WALL, 42" LONG MIN.
B	1 1/2" DIA. X 36" LONG GRAB BAR @ BACK - 1 1/2" MIN. FROM WALL
C	TOILET PAPER DISPENSER
D	SOAP DISPENSER
E	PAPER TOWEL DISPENSER
F	PAPER TOWEL DISPOSAL
G	COMBINATION PAPER TOWEL DISPENSER/DISPOSAL
H	FEMININE NAPKIN/TAMPON VENDER
I	FEMININE NAPKIN DISPOSAL
J	TOILET SEAT COVER DISPENSER
K	MIRROR

NOTE:
- ALL OPERABLE PARTS SHALL BE 40" MAX. A.F.F.
- COMPLY WITH ALL ADA AND TITLE 24 REQUIREMENTS



A1 TOILET ACCESSORIES MOUNTING HEIGHTS - TYPICAL
A-507 3/8" = 1'-0"





A3 PLUMBING FIXTURE MOUNTING HEIGHTS - TYPICAL
A-507 3/8" = 1'-0"

FIXTURE NOTES

1. WATER CLOSET, PER CBC 11B-604
2. LAVATORY, PER CBC 11B-606
3. URINAL, PER CBC 11B-605
4. URINAL SCREEN
5. DRINKING FOUNTAIN, PER CBC 11B-605
6. INSULATED WATER SUPPLY & DRAIN PIPES
7. REQUIRED CLEAR FLOOR SPACE @ LAVATORY

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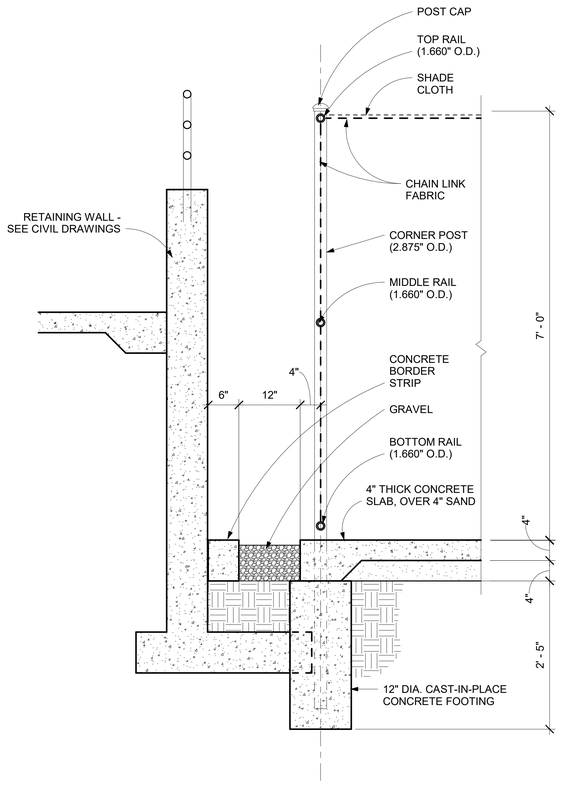
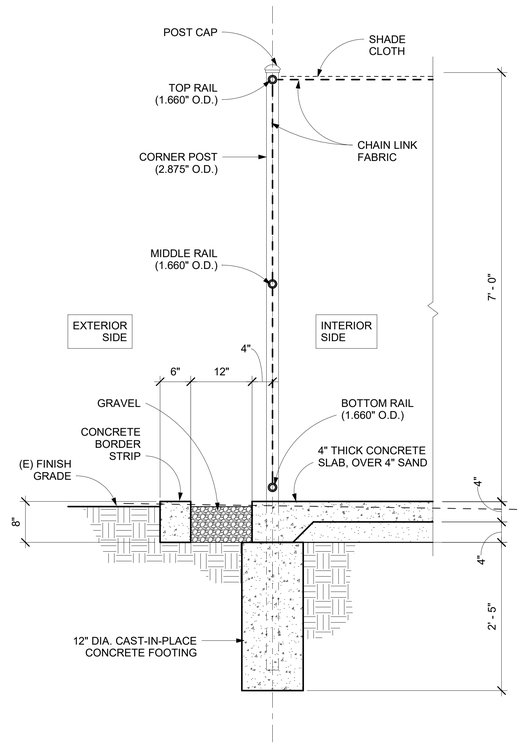
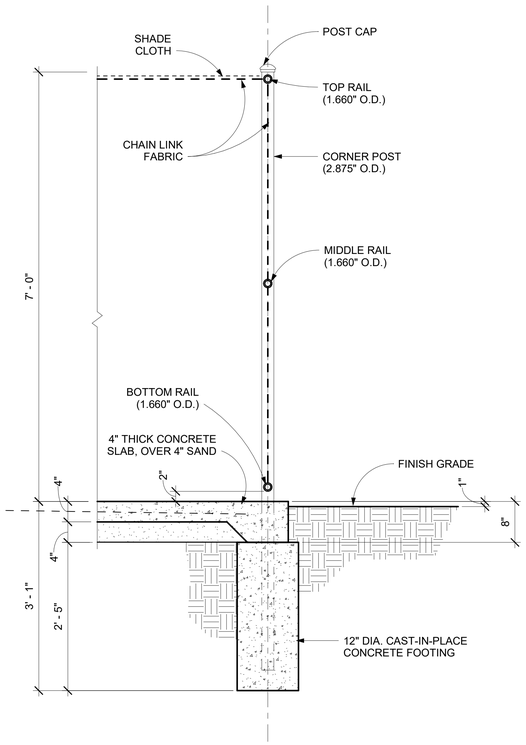


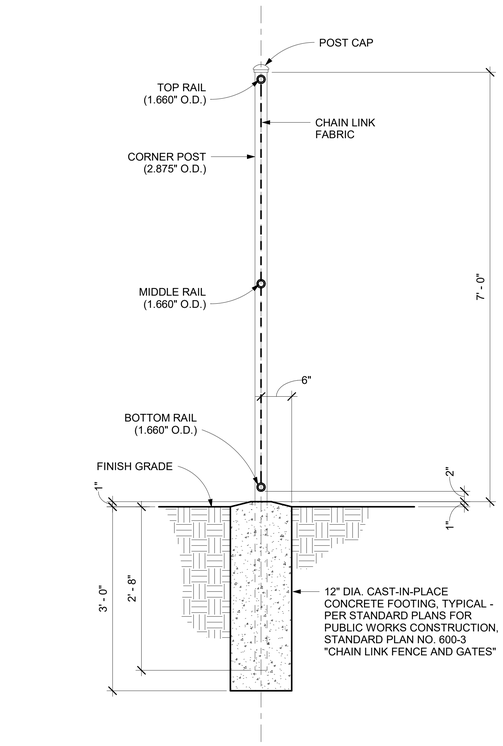
C1 A-508 CHAIN LINK FENCE SECTION - AT BORDER STRIP
1" = 1'-0"



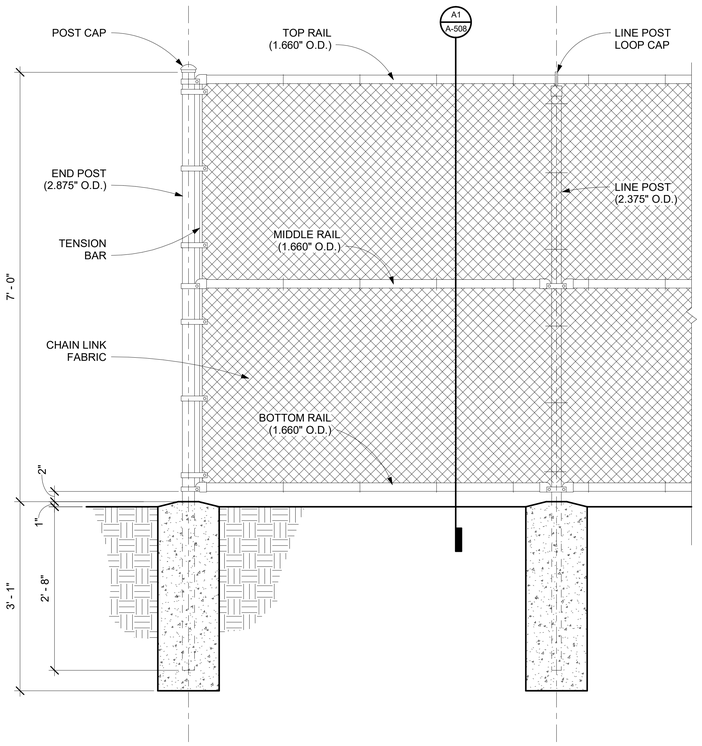
C2 A-508 CHAIN LINK FENCE SECTION - AT BORDER STRIP
1" = 1'-0"



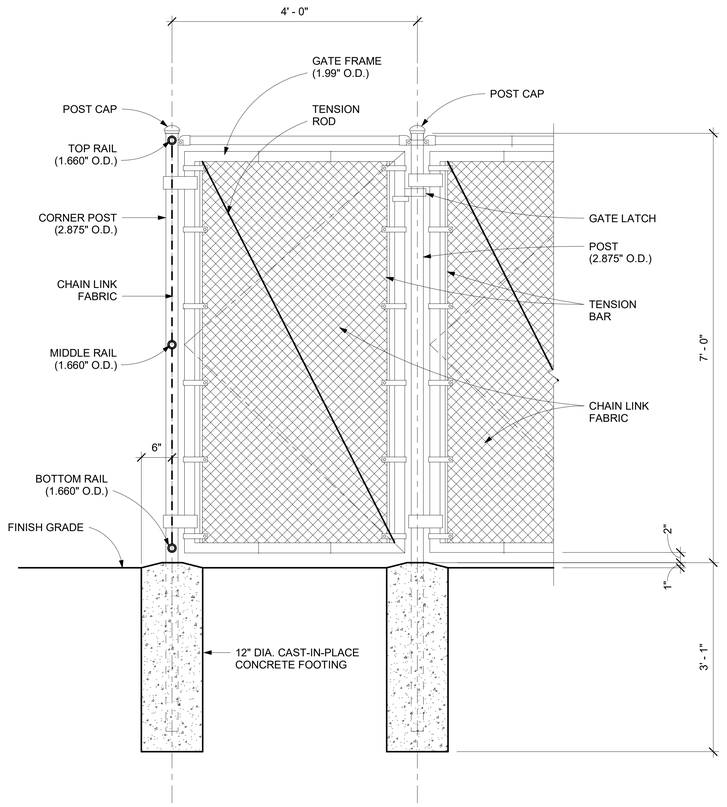
C4 A-508 CHAIN LINK FENCE SECTION - AT CONCRETE PAD
1" = 1'-0"



A1 A-508 TYPICAL CHAIN LINK FENCE - SECTION
1" = 1'-0"



A2 A-508 TYPICAL CHAIN LINK FENCE - ELEVATION
1" = 1'-0"



A5 A-508 CHAIN LINK GATE
1" = 1'-0"

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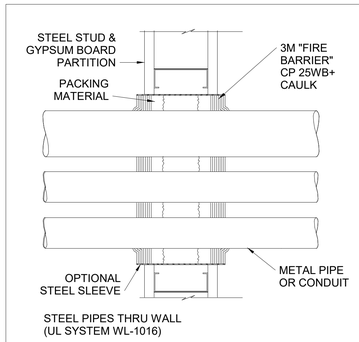
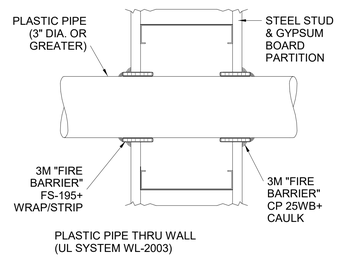
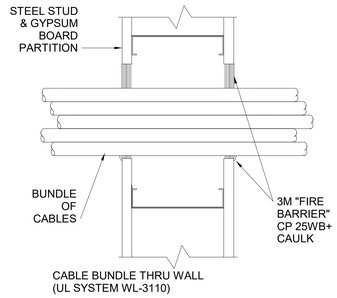


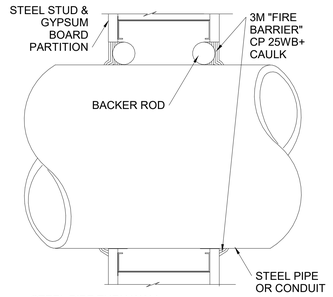
STEEL PIPES THRU WALL
(UL SYSTEM WL-1016)



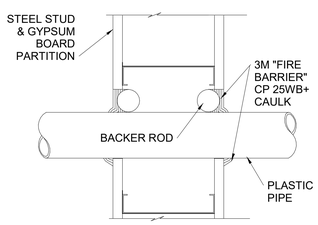
PLASTIC PIPE THRU WALL
(UL SYSTEM WL-2003)



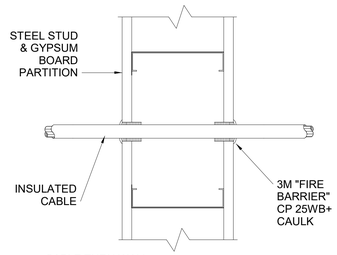
CABLE BUNDLE THRU WALL
(UL SYSTEM WL-3110)



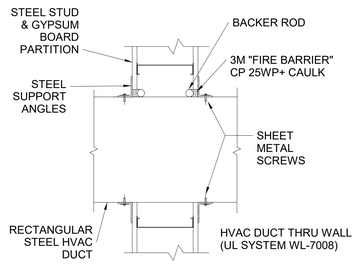
STEEL PIPE THRU WALL
(UL SYSTEM WL-1001)

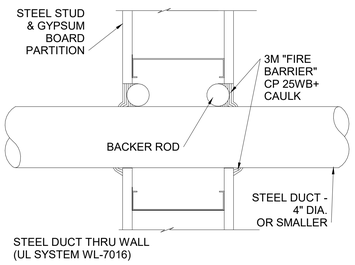


PLASTIC PIPE THRU WALL
(UL SYSTEM WL-2088)

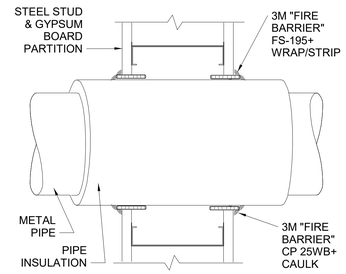


CABLE THRU WALL
(UL SYSTEM
WL-3001)





STEEL DUCT THRU WALL
(UL SYSTEM WL-7016)



INSULATED STEEL PIPE THRU WALL
(UL SYSTEM WL-5001)

A4 INTUMESCENT FIRESTOPPING AT 1-HOUR PARTITION
(TYPICAL CONDITIONS ARE SHOWN) - SEE ICC EVALUATION REPORT NO. ER-5530

1 1/2" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP
800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: Author
Checked by: Checker
CAD File Name:

Sheet Title:
DETAILS - FIRESTOPPING

Date: 20 March 2026
Sheet Number:
A-509

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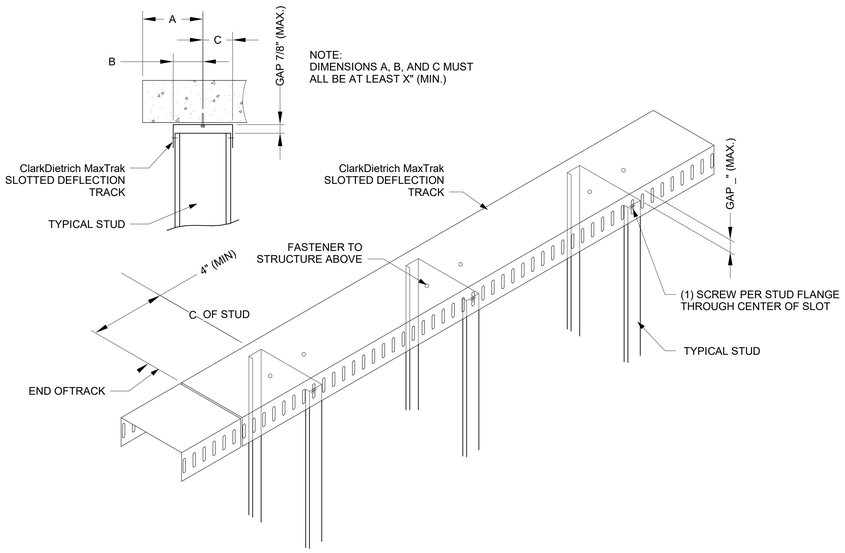
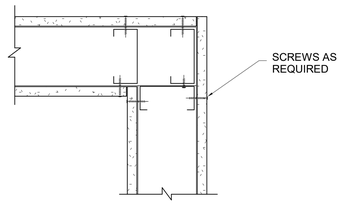
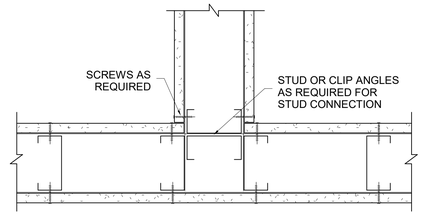


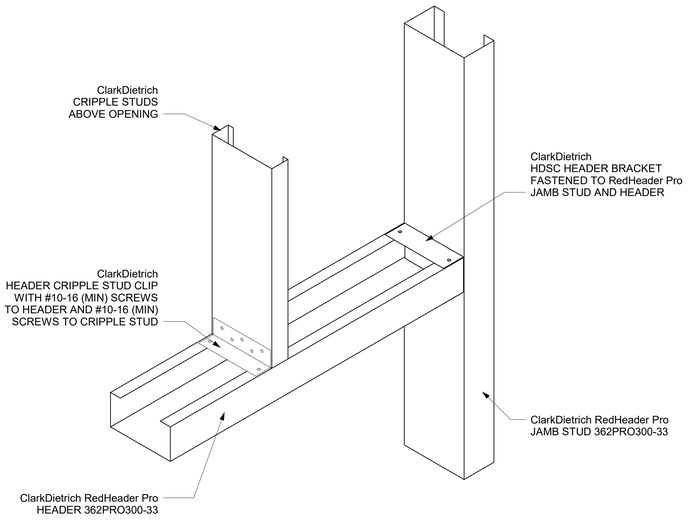
D2 MaxTrak SLOTTED DEFLECTION TRACK
A-510 1 1/2" = 1'-0"



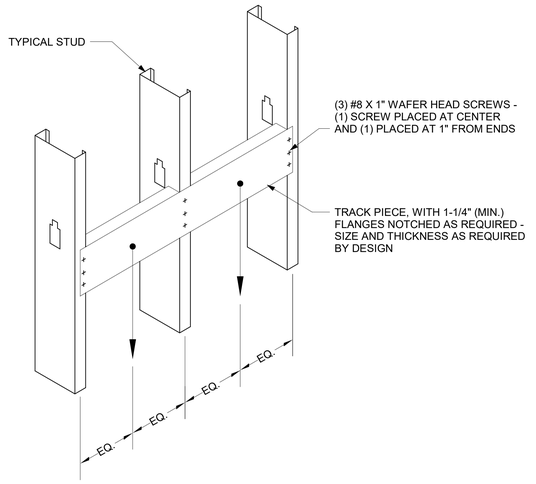
D4 TYPICAL CORNER STUD FRAMING
A-510 3" = 1'-0"



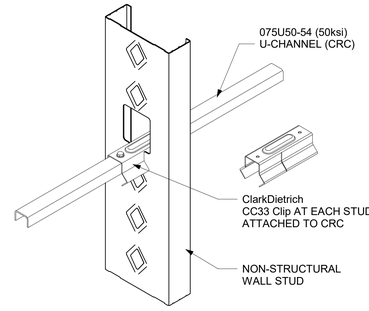
D5 TYPICAL INTERSECTION STUD FRAMING
A-510 3" = 1'-0"



B2 CRIPPLE STUD CONNECTION TO REDHEADER PRO
A-510 1 1/2" = 1'-0"

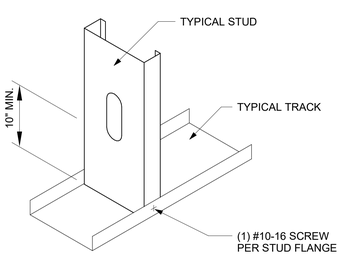


B4 BACKING PLATE
A-510 1" = 1'-0"



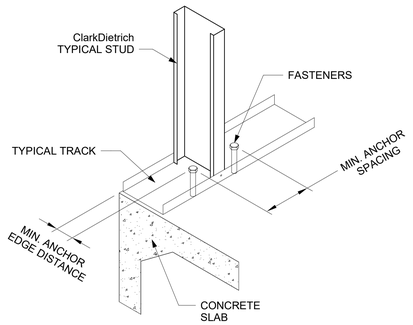
FOR USE WITH 3-5/8" AND 6"
NON-STRUCTURAL STUDS ONLY

B5 LATERAL BRACING
A-510 1" = 1'-0"

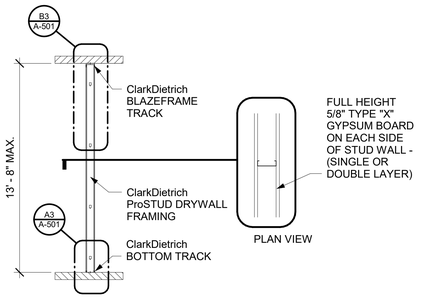


NOTE:
INSTALL STUDS WITH SAME
FIRST KNOCKOUT DIMENSION
FOR TYPICAL BRIDGING
ALIGNMENT

A2 STUD TO TRACK CONNECTION
A-510 1 1/2" = 1'-0"



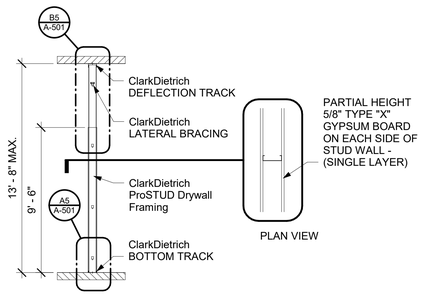
A3 BASE CONNECTION TO SLAB
A-510 1" = 1'-0"



FRAMING NOTES:

1. LATERAL BRACING OF WALL NOT REQUIRED ON COMPOSITE WALLS.
2. APPLY GYPSUM BOARD FULL HEIGHT IN THE VERTICAL ORIENTATION TO EACH STUD FLANGE - INSTALL USING MINIMUM #6 TYPE S DRYWALL SCREWS SPACED A MINIMUM OF 12" O.C. TO THE FRAMING MEMBERS.
3. ADDITIONAL WALL BLOCKING IS REQUIRED FOR THE SUPPORT OF ITEMS ATTACHED TO FACE OF WALL - SEE WALL BACKING DETAILS.

A4 WALL SECTION - COMPOSITE
A-510 1/4" = 1'-0"



FRAMING NOTES:

1. BRACE WALL LATERALLY - SEE TYPICAL LATERAL BRACING DETAILS
2. ADDITIONAL WALL BLOCKING IS REQUIRED FOR THE SUPPORT OF ITEMS ATTACHED TO FACE OF WALL - SEE WALL BACKING DETAILS..

A5 WALL SECTION - NON-COMPOSITE
A-510 1/4" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT — David L. Anderson — C-11165 — 9/30/2027 RENEWAL DATE — STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
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1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by: Author
Checked by: Checker
CAD File Name:

Sheet Title:
DETAILS - METAL WALL FRAMING

Date: 20 March 2026
Sheet Number:
A-510
ISSUE FOR BID

DATE: 3/21/2026 7:54:49 AM
DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_dandersonj@kulwiecgroup.com.rvt

A602 FINISH LEGEND

MARK	ITEM	PRODUCT INFORMATION	COLOR
(E)	EXISTING TO REMAIN, PATCH & REPAIR AS NEEDED	--	--
(E) CONC	EXISTING CONCRETE	TREATED - SEALER	--
ACT-1	CEILING - ACOUSTIC TILE	ARMSTRONG CIRRUS, 2'-0" X 2'-0" RECTANFULAR LAY-IN, HUMIGUARD PLUS	--
ACT-2	CEILING - ACOUSTIC TILE - WASHABLE	ARMSTRONG KITCHEN ZONE, 2'-0" X 2'-0" LAY-IN, HUMIGUARD PLUS	--
CNTR	COUNTER TOP - SOLID SURFACE	CORIAN - SOLID SURFACE	WEATHERED AGGREGATE
CPT	CARPET	GSA STANDARD - MOHAWK GROUP GT091 "BY THE BOOK" - CONFIRM WITH OWNER	327 BRAINY
FF	FF	--	--
FRP	FRP WALL BOARD	MARLITE FIBERGLAS REINFORCED PANEL; ARTIZAN MAX	2913 - WAVY BUTTER
GB - WR	GYPSUM BOARD, 5/8" TYPE "X", WATER RESISTNT	--	--
GLASS	GLASS STOREFRONT	--	BRONZE ANODIZED
GYP BD	GYPSUM BOARD, 5/8" TYPE "X"	--	--
LAM1	LAMINATE - LOW WALL - NURSE STATION	LAMINART - WILSONART LAMINATE	5050 - T - BEIGE EDGEWAVE
LAM2	CASEWORK - LAUNDRY ROOM - CABINET & SHELVING	WILSONART LAMINATE	D91-60 - SLATE GREY
LAM3	CASEWORK - CABINETS	LAMINART - WILSONART LAMINATE	3133 - METROPOLITAN OAK
LVT	LUXURY VINYL TILE	TARKETT - LATITUDE WOOD PLWD	7541 - PARABLE
P-1	PAINT - WALL	DUNN EDWARDS INTERIOR GRADE LATEX, EGGSHELL FINISH	PEARL WHITE - DEW328
P-2	PAINT - CEILING	DUNN EDWARDS INTERIOR GRADE LATEX, FLAT FINISH	PEARL WHITE - DEW328
P-3	PAINT - WASHABLE	DUNN EDWARDS INTERIOR GRADE LATEX, SEMI-GLOSS	PEARL WHITE - DEW328
PT (COVE)	PORCELAIN TILE - COVE BASE	12" X 12" DALTILE GLAZED PORCELAIN FLOOR TILE; CONTINENTAL SLATE (MATCH FLOOR TILE)	CS52 - BRAZILIAN GREEN
PT (FLOOR)	PORCELAIN TILE - FLOOR	12" X 12" DALTILE GLAZED PORCELAIN FLOOR TILE; CONTINENTAL SLATE	CS52 - BRAZILIAN GREEN
PT (FLOOR) - GROUT	FLOOR TILE GROUT	CUSTOM BUILDING PRODUCTS, 1/8" GROUT JOINTS	#09 NATURAL GRAY
PT (WALL)	PORCELAIN TILE - WALL	12" X 12" DALTILE GLAZED PORCELAIN WALL TILE, CONTINENTAL SLATE	CS50 - EGYPTIAN BEIGE
PT (WALL) - ACCENT	ACCENT BAND - TILE - WALL	3" WIDE DALTILE ACCENT BAND COLOR WAVE GLASS, 1" X 2" GLASS TILE, BRICK	CASHMERE CW22 BLEND
PT (WALL) - GROUT	WALL TILE GROUT	CUSTOM BUILDING PRODUCTS, 1/8" GROUT JOINTS	#127 ANTIQUE LINEN
QT	QUARRY TILE - FLOOR	6" X 6" AMERICAN OLEAN QUARRY TILE	FAWN GRAY Q06 (2)
QT - GROUT	QUARRY TILE GROUT	CUSTOM BUILDING PRODUCTS,1/4" GROUT JOINT	#59 SADDLE BROWN
QT CB	QUARRY TILE COVE BASE	5" X 6" AMERICAN OLEAN QUARRY TILE - COVE ROUND TOP BASE	FAWN GRAY Q06 (2)
RTB	RUBBER TOPSET BASE	4" HIGH BASE TRIM, BURKE FLOORING	#701 - BLACK

A601 ROOM FINISH SCHEDULE - THIRD FLOOR

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE	MATERIAL NORTH	FINISH NORTH	MATERIAL EAST	FINISH EAST	MATERIAL SOUTH	FINISH SOUTH	MATERIAL WEST	FINISH WEST	MATERIAL CEILING	FINISH CEILING	NOTES
301	LOBBY	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
302	CORRIDOR	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
303	ELEV. LOBBY	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
304	STAIR 2	(E)	(E)	(E)	P-1	(E)	P-1	(E)	P-1	(E)	P-1	(E)	--	
305	CORRIDOR	LVT	RTB	GYP BD	P-1	GYP BD	P-1	--	--	GYP BD	P-1	ACT-1	FF	
306	MOP SINK	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
307	TOILET / SHOWER	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
308	ISOLATION SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
309	STORAGE	PT	PT CB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
310	STAFF TOILET	PT	PT CB	PT	FF	PT	FF	PT	FF	PT / GYP BD	FF - P-2	GYP BD - WR	P-2	
311	TOILET / SHOWER	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
312	OFFICE	CPT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
313	MUDROOM	LVT	RTB	GYP BD - WR	P-1	GYP BD - WR	P-1	GYP BD - WR	P-1	GYP BD - WR	P-1	GYP BD - WR	P-2	
314	HALL	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
315	INTAKE / RECEPTION	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
316	LAB	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
317	TOILET	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
318	HALL	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
319	EXAM ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
320	EXAM ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
321	OFFICE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
322	MEDS	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
323	OXYGEN STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
324	CORRIDOR	LVT	RTB	GYP BD	P-1	GYP BD	P-1	--	--	GYP BD	P-1	ACT-1	FF	
325	PANTRY	QT	QT CB	GYP BD	FF	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-2	FF	
326	DINING HALL	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
327	SERVING KITCHEN	QT	QT CB	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	ACT-2	FF	1
328	SERVING AREA	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
329	COMMON ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
330	NURSES STATION	LVT	RTB	GYP BD	P-1	GYP BD / LAM	P-1 / FF	GYP BD	P-1	GYP BD / LAM	P-1 / FF	ACT-1	FF	3
331	STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
332	WOMEN'S SHOWERS	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
333	WOMEN'S TOILET	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
334	STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
335	MEN'S SHOWERS	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
336	MEN'S TOILET	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
337	ELECTRICAL	(E)	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	2
338	CORRIDOR	LVT	RTB	--	--	GYP BD	P-1	--	--	GYP BD / (E)	P-1	ACT-1	FF	
339	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
340	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
341	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
342	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
343	TOILET / SHOWER	PT	PT CB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
344	STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
345	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
346	(E) FIRE RISER	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)	
347	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
348	ADA SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
349	ADA SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
350	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
351	CORRIDOR	LVT	RTB	(E)	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
352	ELEVATOR LOBBY	LVT	RTB	(E)	P-1	(E)	P-1	--	--	(E)	P-1	ACT-1	FF	
353	STAIR 1	(E)	(E)	(E)	P-1	(E)	P-1	(E)	P-1	(E)	P-1	(E)	P-2	
354	CORRIDOR	LVT	RTB	--	--	GYP BD	P-1	--	--	GYP BD	P-1	ACT-1	FF	
355	LAUNDRY	LVT	RTB	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	ACT-1	FF	1
356	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	FRP / GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
357	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	FRP / GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
358	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	FRP / GYP BD	P-1	GYP BD	P-1	ACT-1	FF	

TOILET ACCESSORY NOTES

TOILET PARTITIONS & URINAL SCREENS:

ASTM A 666, TYPE 304, NO. 4 RANDOM GROUND FINISH, BRUSHED STAINLESS; STAINLESS STEEL PILASTERS, SHOES; CONTINUOUS STAINLESS STEEL BRACKETS - COMPARTMENT DOORS SHALL COMPLY WITH 11B-604.8.1.2. DOORS SHALL BE SELF-CLOSING AND DOOR PULLS COMPLYING WITH 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH.

CEILING NOTES

CEILINGS:

ARMSTRONG SUSPENDED CEILING - PRELUDE XL, HEAVY DUTY, 2'-0" X 2'-0"; ICC-ES EVALUATION REPORT NUMBER ESR-1308; PERIODIC SPECIAL INSPECTION IS REQUIRED DURING INSTALLATION OF SUSPENDED CEILING SYSTEM AND SHALL BE CONDUCTED PER SECTION 4.9 OF ESR-1308

FINISH NOTES

1. FRP WAINSCOT - 56" HIGH
2. EXISTING CONCRETE COLUMNS: PAINT FINISH WITH WASHABLE PAINT - P-3; RTB BASE
3. LOW WALL AT NURSE STATION - LAMINATE FINISH; SEE INTERIOR ELEVATIONS
4. MATCH TYPICAL TOILET ROOMS FOR FINISH; SEE INTERIOR ELEVATIONS
5. EXISTING CONCRETE; CLEAN AND PATCH AS NEEDED
6. ACCENT BAND ON WALL TILE
7. PROVIDE SAMPLES OF MATERIALS - CARPET, TILE, BASE, PAINT, FRP, CEILING TILE, LAMINATE - TO ARCHITECT & OWNER FOR REVIEW AND APPROVAL

EQUIPMENT NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED ON 6" HIGH, ROUND, METAL LEGS, OR APPROVED CASTERS
2. FOOD PREP & UTENSIL WASHING SINKS SHALL DRAIN THROUGH A MIN. 1" AIRGAP INTO A FLOOR SINK
3. PER CBC 11B-804.6.6, AT LEAST 50 PERCENT OF FREEZER SPACE SHALL BE 54 INCHES MAX. ABOVE FINISH FLOOR
4. DRY FOOD STORAGE: SHELVES MOUNTED ON THE FLOOR TO BE INSTALLED ON ROUND, SIX-INCH METAL EQUIPMENT LEGS WITH A CLEAR UNOBSTRUCTED AREA BELOW.

KITCHEN EQUIPMENT - THIRD FLOOR

ITEM NO.	QTY.	DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS	WATER		WASTE
						HOT	COLD	
1.01	1	THREE-COMPARTMENT SINK	ELKAY	S3C18X18-2-18X	NOTE 2	1/2"	1/2"	FLOOR SINK
1.02	1	STAINLESS STEEL WORK TABLE	ELKAY	EWT24S84-STG-4X		N/A		N/A
1.03	3	SHELF, WALL MOUNTED	ELKAY	EWMS-14-24X		N/A		N/A
1.03a	1	SHELF, WALL MOUNTED	ELKAY	EWMS-14-72X		N/A		N/A
1.03b	1	SHELF, WALL MOUNTED	ELKAY	EWMS-14-84X		N/A		N/A
1.04	5	SHELVING, DRY STORAGE	METRO	SUPER ERECTA SHELF	18" D X 48" L W/ 5 SHELVES MIN., NOTE 1	N/A		N/A
1.04a	1	SHELVING, DRY STORAGE	METRO	SUPER ERECTA SHELF	18" D X 36" L W/ 5 SHELVES MIN., NOTE 1	N/A		N/A
1.04b	1	SHELVING, DRY STORAGE	METRO	SUPER ERECTA SHELF	18" D X 60" L W/ 5 SHELVES MIN., NOTE 1	N/A		N/A
1.05	1	HAND SINK	ELKAY	EHS-18X		1/2"	1/2"	DIRECT
1.06	1	FOOD PREP SINK	ELKAY	S1C18X18-2-18X	NOTE 2	1/2"	1/2"	FLOOR SINK
1.07	1	STAINLESS STEEL COUNTER	CUSTOM FABRICATED	CUSTOM FABRICATED		N/A		N/A
1.08	1	STAINLESS STEEL WORK TABLE	ELKAY	EWT24S36-STG-4X		N/A		N/A
1.09	1	MICROWAVE				N/A		N/A
1.10	1	REFRIGERATOR / FREEZER	BEVERAGE-AIR	HBRF72-1	NOTES 1, 3	N/A		SELF-CONTAINED
1.11	1	STAINLESS STEEL WORK TABLE	ELKAY	EWT30S60-STG-4X		N/A		N/A
1.12	2	WATER HEATER (ROOF)	RHEEM	GHE100SU/SS-200	100 GAL, 199,000 BTUH			DIRECT
1.12a	2	WATER HEATER (MOP SINK)	RHEEM	XE30P06U20U1	30 GAL			DIRECT
1.13	1	MOP SINK	FIAT	TSB3000		3/4"	3/4"	N/A
1.14	1	MOP AND BROOM HOLDER	BOBRICK	B-223 X 24		N/A		N/A
1.16	1	WARMING CABINET	AVANTCO	HPESDS-1836		N/A		N/A

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: Author
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CAD File Name:

Sheet Title:
ROOM FINISH SCHEDULE - THIRD FLOOR

Date: 20 March 2026
Sheet Number:
A-601

ISSUE FOR BID

DATE: 3/21/2028 7:54:51 AM
DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@kulwiecgroup.com.rvt

A602 FINISH LEGEND

MARK	ITEM	PRODUCT INFORMATION	COLOR
(E)	EXISTING TO REMAIN, PATCH & REPAIR AS NEEDED	--	--
(E) CONC	EXISTING CONCRETE	TREATED - SEALER	--
ACT-1	CEILING - ACOUSTIC TILE	ARMSTRONG CIRRUS, 2'-0" X 2'-0" RECTANFULAR LAY-IN, HUMIGUARD PLUS	--
ACT-2	CEILING - ACOUSTIC TILE - WASHABLE	ARMSTRONG KITCHEN ZONE, 2'-0" X 2'-0" LAY-IN, HUMIGUARD PLUS	--
CNTR	COUNTER TOP - SOLID SURFACE	CORIAN - SOLID SURFACE	WEATHERED AGGREGATE
CPT	CARPET	GSA STANDARD - MOHAWK GROUP GT091 "BY THE BOOK" - CONFIRM WITH OWNER	327 BRAINY
FF	FF	--	--
FRP	FRP WALL BOARD	MARLITE FIBERGLAS REINFORCED PANEL; ARTIZAN MAX	2913 - WAVY BUTTER
GB - WR	GYPSUM BOARD, 5/8" TYPE "X", WATER RESISTNT	--	--
GLASS	GLASS STOREFRONT	--	BRONZE ANODIZED
GYP BD	GYPSUM BOARD, 5/8" TYPE "X"	--	--
LAM1	LAMINATE - LOW WALL - NURSE STATION	LAMINART - WILSONART LAMINATE	5050 - T - BEIGE EDGEWAVE
LAM2	CASEWORK - LAUNDRY ROOM - CABINET & SHELVING	WILSONART LAMINATE	D91-60 - SLATE GREY
LAM3	CASEWORK - CABINETS	LAMINART - WILSONART LAMINATE	3133 - METROPOLITAN OAK
LVT	LUXURY VINYL TILE	TARKETT - LATITUDE WOOD PLWD	7541 - PARABLE
P-1	PAINT - WALL	DUNN EDWARDS INTERIOR GRADE LATEX, EGGSHELL FINISH	PEARL WHITE - DEW328
P-2	PAINT - CEILING	DUNN EDWARDS INTERIOR GRADE LATEX, FLAT FINISH	PEARL WHITE - DEW328
P-3	PAINT - WASHABLE	DUNN EDWARDS INTERIOR GRADE LATEX, SEMI-GLOSS	PEARL WHITE - DEW328
PT (COVE)	PORCELAIN TILE - COVE BASE	12" X 12" DALTILE GLAZED PORCELAIN FLOOR TILE; CONTINENTAL SLATE (MATCH FLOOR TILE)	CS52 - BRAZILIAN GREEN
PT (FLOOR)	PORCELAIN TILE - FLOOR	12" X 12" DALTILE GLAZED PORCELAIN FLOOR TILE; CONTINENTAL SLATE	CS52 - BRAZILIAN GREEN
PT (FLOOR) - GROUT	FLOOR TILE GROUT	CUSTOM BUILDING PRODUCTS, 1/8" GROUT JOINTS	#09 NATURAL GRAY
PT (WALL)	PORCELAIN TILE - WALL	12" X 12" DALTILE GLAZED PORCELAIN WALL TILE, CONTINENTAL SLATE	CS50 - EGYPTIAN BEIGE
PT (WALL) - ACCENT	ACCENT BAND - TILE - WALL	3" WIDE DALTILE ACCENT BAND COLOR WAVE GLASS, 1" X 2" GLASS TILE, BRICK	CASHMERE CW22 BLEND
PT (WALL) - GROUT	WALL TILE GROUT	CUSTOM BUILDING PRODUCTS, 1/8" GROUT JOINTS	#127 ANTIQUE LINEN
QT	QUARRY TILE - FLOOR	6" X 6" AMERICAN OLEAN QUARRY TILE	FAWN GRAY Q06 (2)
QT - GROUT	QUARRY TILE GROUT	CUSTOM BUILDING PRODUCTS,1/4" GROUT JOINT	#59 SADDLE BROWN
QT CB	QUARRY TILE COVE BASE	5" X 6" AMERICAN OLEAN QUARRY TILE - COVE ROUND TOP BASE	FAWN GRAY Q06 (2)
RTB	RUBBER TOPSET BASE	4" HIGH BASE TRIM, BURKE FLOORING	#701 - BLACK

A602 ROOM FINISH SCHEDULE - FOURTH FLOOR

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE	MATERIAL NORTH	FINISH NORTH	MATERIAL EAST	FINISH EAST	MATERIAL SOUTH	FINISH SOUTH	MATERIAL WEST	FINISH WEST	MATERIAL CEILING	FINISH CEILING	NOTES
401	ELEVATOR LOBBY	LVT	RTB	(E)	P-1	(E)	P-1	(E)	P-1	(E)	P-1	ACT-1	FF	
402	STAIR 2	(E)	(E)	(E)	P-1	(E)	P-1	(E)	P-1	(E)	P-1	(E)	P-2	
403	CORRIDOR	LVT	RTB	--	--	GYP BD	P-1	--	--	GYP BD	FF / P-1	ACT-1	FF	
404	CLASSROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
405	ISOLATION SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
406	TOILET	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
407	MOP SINK	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
408	OFFICE	CPT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
409	OFFICE	CPT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
410	OFFICE	CPT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
411	OFFICE	CPT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
412	STAFF TOILET	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
413	STORAGE	PT	PT CB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD - WR	P-2	
414	BREAK ROOM	LVT	RTB	GYP BD	FF / P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
415	CORRIDOR	LVT	RTB	GYP BD	P-1	GYP BD	P-1	(E)	P-1	GYP BD	P-1	ACT-1	FF	
416	LOCKERS	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	FF / P-1	ACT-1	FF	
417	OXYGEN STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
418	STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
419	DINING HALL	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
420	STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
421	PANTRY	QT	QT CB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-2	FF	
422	SERVING KITCHEN	QT	QT CB	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	FRP / GYP BD	P-1	ACT-2	FF	1
423	SERVING AREA	LVT	RTB	GYP BD	P-1	--	--	GYP BD	P-1	--	--	ACT-1	FF	
424	NURSES STATION	LVT	RTB	GYP BD	P-1	GYP BD / LAM	P-1 / FF	GYP BD	P-1	GYP BD / LAM	P- / FF	ACT-1	FF	3
425	COMMON ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
426	STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
427	WOMEN'S SHOWERS	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
428	WOMEN'S TOILET	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
429	STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
430	MEN'S SHOWERS	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
431	MEN'S TOILET	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
432	ELECTRICAL	(E) CONC	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	2
433	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
434	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
435	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
436	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	FRP / GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
437	CORRIDOR	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
438	CORRIDOR	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
439	TOILET / SHOWER	PT	PT CB	PT	FF	PT	FF	PT	FF	PT	FF	GYP BD - WR	P-2	
440	STORAGE	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-2	
441	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
442	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
443	(E) FIRE RISER	(E) CONC	(E)	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
444	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
445	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
446	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
447	CORRIDOR	LVT	RTB	(E)	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
448	ELEVATOR LOBBY	LVT	RTB	(E)	P-1	(E)	P-1	--	--	(E)	P-1	ACT-1	FF	
449	STAIR 1	(E)	(E)	(E)	P-1	(E)	P-1	(E)	P-1	(E)	P-1	(E)	P-2	
450	LAUNDRY	LVT	RTB	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	FRP / GYP BD	FF / P-1	ACT-1	FF	1
451	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
452	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
453	SLEEPING ROOM	LVT	RTB	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	ACT-1	FF	
454	CORRIDOR	LVT	RTB	--	--	GYP BD	P-1	--	--	GYP BD	P-1	ACT-1	FF	

TOILET ACCESSORY NOTES

TOILET PARTITIONS & URINAL SCREENS:

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CEILINGS:

ARMSTRONG SUSPENDED CEILING - PRELUDE XL, HEAVY DUTY, 2'-0" X 2'-0"; ICC-ES EVALUATION REPORT NUMBER ESR-1308; PERIODIC SPECIAL INSPECTION IS REQUIRED DURING INSTALLATION OF SUSPENDED CEILING SYSTEM AND SHALL BE CONDUCTED PER SECTION 4.9 OF ESR-1308

FINISH NOTES

1. FRP WAINSCOT - 56" HIGH
2. EXISTING CONCRETE COLUMNS: PAINT FINISH WITH WASHABLE PAINT - P-3; RTB BASE
3. LOW WALL - NURSE STATION - LAMINATE FINISH - SEE INTERIOR ELEVATION
4. MATCH TYPICAL TOILET ROOMS FOR FINISH; SEE INTERIOR ELEVATIONS
5. EXISTING CONCRETE; CLEAN AND PATCH AS NEEDED
6. ACCENT BAND ON WALL TILE
7. PROVIDE SAMPLES OF MATERIALS - CARPET, TILE, BASE, PAINT, FRP, CEILING TILE, LAMINATE - TO ARCHITECT & OWNER FOR REVIEW AND APPROVAL

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2. FOOD PREP & UTENSIL WASHING SINKS SHALL DRAIN THROUGH A MIN. 1" AIRGAP INTO A FLOOR SINK
3. PER CBC 11B-804.6.6, AT LEAST 50 PERCENT OF FREEZER SPACE SHALL BE 54 INCHES MAX. ABOVE FINISH FLOOR
4. DRY FOOD STORAGE: SHELVES MOUNTED ON THE FLOOR TO BE INSTALLED ON ROUND, SIX-INCH METAL EQUIPMENT LEGS WITH A CLEAR UNOBSTRUCTED AREA BELOW.

KITCHEN EQUIPMENT - FOURTH FLOOR

ITEM NO.	QTY.	DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS	WATER HOT	WATER COLD	WASTE
1.01	1	THREE-COMPARTMENT SINK	ELKAY	S3C18X18-2-18X	NOTE 2	1/2"	1/2"	FLOOR SINK
1.02	1	STAINLESS STEEL WORK TABLE	ELKAY	EWT24S84-STG-4X		N/A		N/A
1.03	3	SHELF, WALL MOUNTED	ELKAY	EWMS-14-24X		N/A		N/A
1.03a	1	SHELF, WALL MOUNTED	ELKAY	EWMS-14-72X		N/A		N/A
1.03b	1	SHELF, WALL MOUNTED	ELKAY	EWMS-14-84X		N/A		N/A
1.04	4	SHELVING, DRY STORAGE	METRO	SUPER ERECTA SHELF	18" D X 48" L W/ 5 SHELVES MIN., NOTE 1	N/A		N/A
1.04a	2	SHELVING, DRY STORAGE	METRO	SUPER ERECTA SHELF	18" D X 36" L W/ 5 SHELVES MIN., NOTE 1	N/A		N/A
1.04b	1	SHELVING, DRY STORAGE	METRO	SUPER ERECTA SHELF	18" D X 60" L W/ 5 SHELVES MIN., NOTE 1	N/A		N/A
1.05	1	HAND SINK	ELKAY	EHS-18X		1/2"	1/2"	DIRECT
1.06	1	FOOD PREP SINK	ELKAY	S1C18X18-2-18X	NOTE 2	1/2"	1/2"	FLOOR SINK
1.07	1	STAINLESS STEEL COUNTER	CUSTOM FABRICATED	CUSTOM FABRICATED		N/A		N/A
1.08	1	STAINLESS STEEL WORK TABLE	ELKAY	EWT24S36-STG-4X		N/A		N/A
1.09	1	MICROWAVE				N/A		N/A
1.10	1	REFRIGERATOR / FREEZER	BEVERAGE-AIR	HBRF72-1	NOTES 1, 3	N/A		SELF-CONTAINED
1.11	1	STAINLESS STEEL WORK TABLE	ELKAY	EWT30S60-STG-4X		N/A		N/A
1.12	2	WATER HEATER (ROOF)	RHEEM	GHE100SU/SS-200	100 GAL, 199,000 BTUH			DIRECT
1.12a	2	WATER HEATER (MOP SINK)	RHEEM	XE30P06U20U1	30 GAL			DIRECT
1.13	1	MOP SINK	FIAT	TSB3000		3/4"	3/4"	N/A
1.14	1	MOP AND BROOM HOLDER	BOBRICK	B-223 X 24		N/A		N/A
1.15	15	LOCKERS			TWO DOOR 18x18x34 LOCKERS	N/A		N/A
1.16	1	WARMING CABINET	AVANTCO	HPESDS-1836		N/A		N/A

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

Num Date Description
ISSUE RECORD

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Drawn by: Author
Checked by: Checker
CAD File Name:

Sheet Title:
ROOM FINISH SCHEDULE - FOURTH FLOOR

Date: 20 March 2026
Sheet Number:
A-602

ISSUE FOR BID

DATE: 3/21/2026 7:54:53 AM
DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@kulwiecgroup.com.rvt

A603 DOOR SCHEDULE - FOURTH FLOOR

MARK	TYPE	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	GLASS THICKNESS	HARDWARE SET	CLOSER	FIRE LABEL	SMOKE & DRAFT SEALS	PANIC	CARD READER	DOOR NOTES
401	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	29	YES	1-1/2 HR	YES	YES		
402	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	20	YES	20 MIN	YES	---	YES	
403	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	20	YES	20 MIN	YES	---		
404	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	31	YES	1 HR	YES	---		
405	C	5' - 8"	6' - 8"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	09	YES	20 MIN	YES	---	YES	
406	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	36	YES	1 HR	YES	---	YES	
407	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	36	YES	1 HR	YES	---	YES	
408	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	36	YES	1 HR	YES	---	YES	
409	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	36	YES	1 HR	YES	---	YES	
410	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	11	---	---	---	---		
411	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	12	YES	1 HR	YES	---	YES	
412	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	20	YES	1 HR	YES	---	YES	
413	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	20	YES	1 HR	YES	---	YES	
414	C	2' - 8"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	37	YES	20 MIN	YES	---	YES	
415	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	37	YES	20 MIN	YES	---	YES	
416	C	4' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	09	YES	20 MIN	YES	---	YES	
417	C	4' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	09	YES	20 MIN	YES	---	YES	
418	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	16	---	---	---	---		
419	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	23	YES	20 MIN	YES	---	YES	
420	F	8' - 0"	5' - 6"		SS	FF	FF	SS	---	---	24	YES	20 MIN	YES	---		PROVIDE FUSIBLE LINK
421	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	38	YES	20 MIN	YES	---		
422	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	27	YES	20 MIN	YES	---		
423	D	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	26	---	---	---	---		
424	C	5' - 8"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	09	YES	20 MIN	YES	---	YES	
425	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	25	YES	20 MIN	YES	---	YES	
426	D	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	28	---	---	---	---		
427	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	27	YES	20 MIN	YES	---		
428	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	29	YES	1-1/2 HR	YES	YES		
429	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	06	---	---	---	---		
430	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	25	YES	20 MIN	YES	---	YES	
431	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	30	YES	1 HR	YES	---		
432	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	30	YES	1 HR	YES	---		
433	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	30	YES	1 HR	YES	---		
434	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	30	YES	1 HR	YES	---		
435	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	38	YES	20 MIN	YES	---		
436	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	31	YES	20 MIN	YES	---		
437	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	22	YES	20 MIN	YES	---	YES	EXISTING
438	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	32	YES	1 HR	YES	---		
439	B	2' - 10"	7' - 0"	0' - 1 3/4"	---	---	---	---	---	---	33	---	---	---	---		
440	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	32	YES	1 HR	YES	---		
441	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	38	YES	20 MIN	YES	---		
442	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	34	YES	1 HR	YES	---		
443	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	34	YES	1 HR	YES	---		
444	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	32	YES	1 HR	YES	---		
445	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	35	YES	20 MIN	YES	---	YES	
446	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	30	YES	1 HR	YES	---		
447	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	30	YES	1 HR	YES	---		
448	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	P	HM	---	---	30	YES	1 HR	YES	---		

A603 DOOR SCHEDULE - THIRD FLOOR

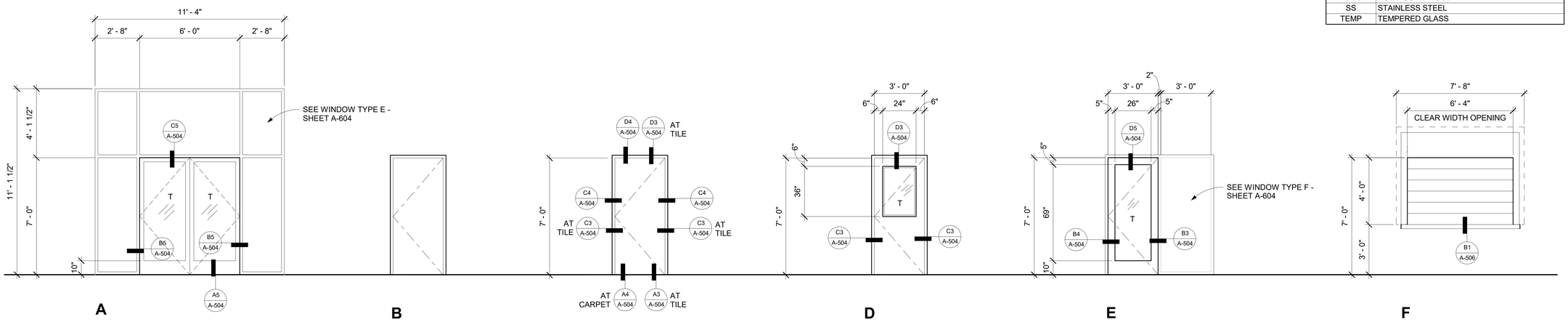
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	GLASS THICKNESS	HARDWARE SET	CLOSER	FIRE LABEL	SMOKE & DRAFT SEALS	PANIC	CARD READER	DOOR NOTES
301	A	6' - 0"	7' - 0"	0' - 1 3/4"	ALUM	ANOD	ALUM	ANOD	TEMP	1" INSUL	03	---	---	---	YES	YES	
302	E	3' - 0"	7' - 0"	0' - 1 3/4"	HM	P	HM	P	TEMP	1/4"	04	---	---	---	YES	YES	
303	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	05	YES	1-1/2 HR	YES	YES	---	PROVIDE MAGNETIC HOLD-OPEN
304	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	06	YES	1-1/2 HR	YES	---	YES	
305	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	07	YES	1-1/2 HR	YES	YES	---	
306	C	3' - 8"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	08	YES	1-1/2 HR	YES	---	---	PROVIDE MAGNETIC HOLD-OPEN
307	C	6' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	09	YES	20 MIN	YES	---	YES	
308	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	10	YES	1 HR	YES	---	---	
309	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	11	---	---	---	---	---	
310	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	12	YES	1 HR	YES	---	YES	
311	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	13	YES	1 HR	YES	---	YES	
312	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	14	---	---	---	---	---	
313	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	15	---	---	---	---	YES	
314	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	16	---	---	---	---	---	
315	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	17	YES	1-1/2 HR	YES	---	YES	
316	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	18	---	---	---	---	YES	
317	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	19	YES	1 HR	YES	---	YES	
318	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	14	---	---	---	---	---	
319	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	16	---	---	---	---	---	
320	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	16	---	---	---	---	---	
321	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	20	YES	1 HR	YES	---	---	
322	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	21	---	---	---	---	YES	
323	C	2' - 8"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	22	YES	20 MIN	YES	---	YES	
324	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	05	YES	1-1/2 HR	YES	YES	---	PROVIDE MAGNETIC HOLD-OPEN
325	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	20	YES	20 MIN	YES	---	YES	
326	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	16	---	---	---	---	---	
327	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	23	YES	20 MIN	YES	---	YES	
328	F	8' - 0"	5' - 6"		SS	FF	SS	FF	---	---	24	YES	20 MIN	YES	---	---	PROVIDE FUSIBLE LINK
329	C	5' - 8"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	09	YES	20 MIN	YES	---	YES	
330	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	25	YES	20 MIN	YES	---	YES	
331	D	3' - 0"	7' - 0"	0' - 1 3/4"	HM	P	HM	P	---	---	26	---	---	---	---	---	
332	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	27	YES	20 MIN	YES	---	---	
333	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	25	YES	20 MIN	YES	---	YES	
334	D	3' - 0"	7' - 0"	0' - 1 3/4"	HM	P	HM	P	---	---	28	---	---	---	---	---	
335	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	27	YES	20 MIN	YES	---	---	
336	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	29	YES	1-1/2 HR	YES	YES	---	
337	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	30	YES	1 HR	YES	---	---	
338	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	30	YES	1 HR	YES	---	---	
339	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	30	YES	1 HR	YES	---	---	
340	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	30	YES	1 HR	YES	---	---	
341	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	31	YES	20 MIN	YES	---	---	
342	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	22	YES	20 MIN	YES	---	YES	
343	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	32	YES	1 HR	YES	---	---	
344	B	2' - 10"	7' - 0"	0' - 1 3/4"	---	---	---	---	---	---	33	---	---	---	---	---	EXISTING
345	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	30	YES	1 HR	YES	---	---	
346	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	34	YES	1 HR	YES	---	---	
347	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	34	YES	1 HR	YES	---	---	
348	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	32	YES	1 HR	YES	---	---	
349	C	3' - 6"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	35	YES	20 MIN	YES	---	YES	
350	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	30	YES	1 HR	YES	---	---	
351	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	30	YES	1 HR	YES	---	---	
352	C	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	FF	HM	P	---	---	30	YES	1 HR	YES	---	---	

A603 DOOR SCHEDULE - SECOND FLOOR

MARK	TYPE	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	GLASS THICKNESS	HARDWARE SET	CLOSER	FIRE LABEL	SMOKE & DRAFT SEALS	PANIC	CARD READER	DOOR NOTES
201	B	3' - 0"	7' - 0"	0' - 1 3/4"	---	---	---	---	---	---	1	Y	1-1/2 HR	Y	---	---	EXISTING
202	B	3' - 0"	7' - 0"	0' - 1 3/4"	---	---	---	---	---	---	2	Y	1-1/2 HR	Y	---	---	EXISTING

A603 DOOR LEGEND

MARK	DESCRIPTION
ALUM	ALUMINUM
ANOD	DARK ANODIZED FINISH
FF	FACTORY FINISH
HM	HOLLOW METAL
P	PAINT FINISH - SEE FINISH SCHEDULE
SCWD	SOLID CORE WOOD
SS	STAINLESS STEEL
TEMP	TEMPERED GLASS



A

EXTERIOR

PAIR OF ALUMINUM DOORS
IN ALUMINUM STOREFRONT -
1" INSULATED TEMPERED GLASS

B

INTERIOR

EXISTING SOLID CORE WOOD DOOR
IN EXISTING HOLLOW METAL FRAME

C

INTERIOR

NEW SOLID CORE WOOD DOOR
IN NEW HOLLOW METAL FRAME

D

INTERIOR

NEW HOLLOW METAL DOOR
IN NEW HOLLOW METAL FRAME -
WITH 22" X 34" VISION LITE

E

INTERIOR

NEW HOLLOW METAL / GLASS DOOR
IN NEW HOLLOW METAL FRAME -
1/4" TEMPERED GLASS

F

INTERIOR

OVERHEAD ROLL-UP
PASS-THRU DOOR

A1 / A-603 DOOR TYPES
3/8" = 1'-0"

DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@kulwiecgroup.com.rvt

DATE: 3/21/2026 7:54:56 AM

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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CAD File Name:

Sheet Title:
DOOR SCHEDULES

Date: 20 March 2026

Sheet Number:
A-603

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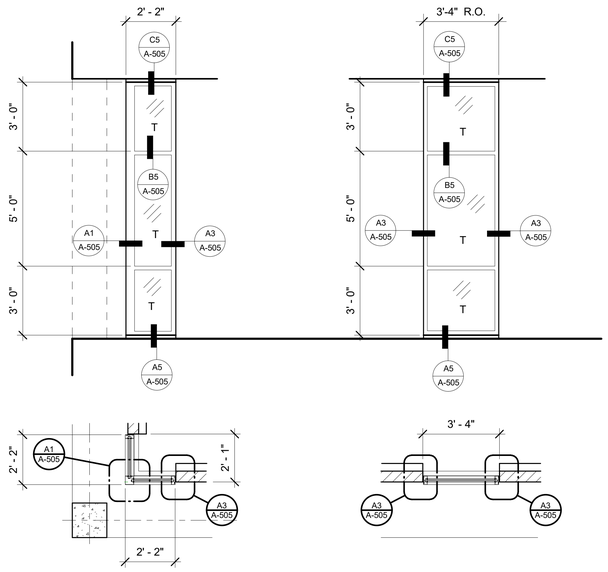


A

EXTERIOR

NEW ALUMINUM
STOREFRONT IN (E) OPENING -
1" INSULATED TEMPERED GLASS

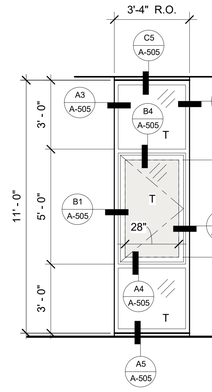
(REMOVE (E) ALUMINUM STOREFRONT)

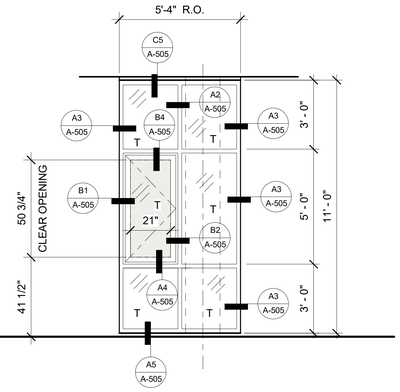
B

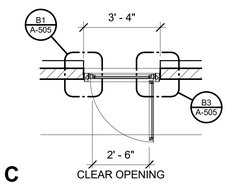
EXTERIOR

NEW ALUMINUM
STOREFRONT IN (E) OPENING -
1" INSULATED TEMPERED GLASS

(REMOVE (E) ALUMINUM STOREFRONT)





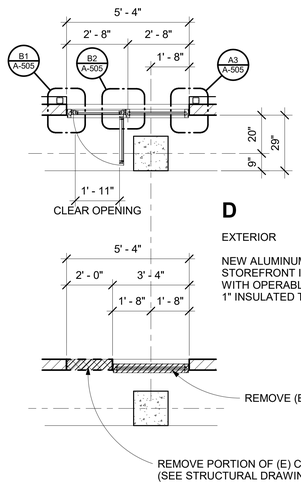


C

EXTERIOR

NEW ALUMINUM
STOREFRONT IN (E) OPENING,
WITH OPERABLE CASEMENT WINDOW -
1" INSULATED TEMPERED GLASS

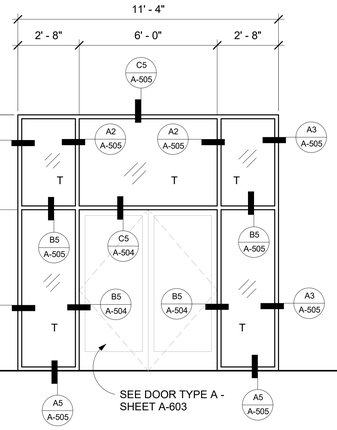
(REMOVE (E) ALUMINUM STOREFRONT)



D

EXTERIOR

NEW ALUMINUM
STOREFRONT IN (E) OPENING,
WITH OPERABLE CASEMENT WINDOW -
1" INSULATED TEMPERED GLASS



E

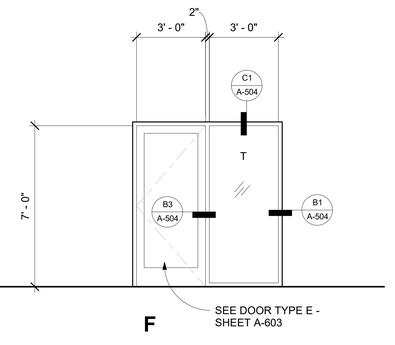
EXTERIOR

NEW ALUMINUM
STOREFRONT IN (E) OPENING -
1" INSULATED TEMPERED GLASS

(REMOVE (E) ALUMINUM STOREFRONT)

ATTACH STOREFRONT TO THE EXISTING CMU WALL & CONCRETE SILL, WITH MINIMUM (4) 1/2" DIA. ALL-THREAD, WITH SIMPSON "SET-3G" x 3" EMBED. (ESR-4844) EA. SIDE.

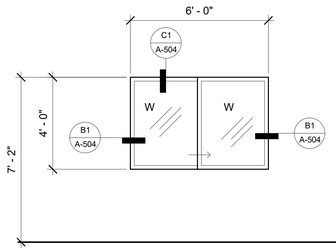
ATTACH STOREFRONT TO THE EXISTING WOOD HEADER, WITH MINIMUM (4) 1/2" DIA. X 3" LONG LAG SCREWS.



F

INTERIOR

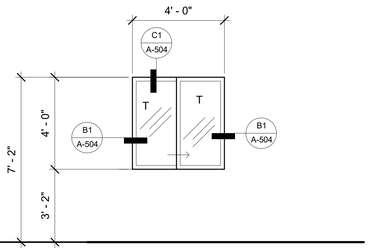
NEW SIDELIGHT IN HOLLOW METAL FRAME -
1/4" TEMPERED GLASS



G

INTERIOR

1-1/2" HOUR FIRE RATED
STEEL SLIDING WINDOW
IN HOLLOW METAL FRAME
1/4" WIRE GLASS



H

INTERIOR

STEEL SLIDING WINDOW
IN HOLLOW METAL FRAME
1/4" TEMPERED GLASS

A1 WINDOW TYPES
A-604 3/8" = 1'-0"

A604 WINDOW SCHEDULE - FOURTH FLOOR

MARK	TYPE	Width	HEIGHT	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	GLASS THICKNESS	U VALUE	FIRE LABEL	WINDOW NOTES
401	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
402	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
403	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
404	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
405	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
406	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
407	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
408	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
409	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
410	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
411	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
412	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
413	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
414	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
415	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
416	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
417	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
418	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
419	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
420	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
421	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
422	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
423	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
424	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
425	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
426	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
427	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
428	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
429	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
430	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
431	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
432	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
433	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
434	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
435	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
436	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
437	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
438	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
439	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
440	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	

A604 WINDOW SCHEDULE - THIRD FLOOR

MARK	TYPE	Width	HEIGHT	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	GLASS THICKNESS	U VALUE	FIRE LABEL	WINDOW NOTES
301	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
302	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
303	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
304	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
305	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
306	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
307	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
308	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
309	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
310	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
311	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
312	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
313	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
314	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
315	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
316	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
317	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
318	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
319	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
320	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
321	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
322	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
323	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
324	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
325	D	5' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
326	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
327	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
328	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
329	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
330	C	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
331	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
332	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
333	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
334	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
335	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
336	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
337	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
338	B	3' - 4"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
339	A	1' - 10"	11' - 0"	ALUM	ANOD	TEMP	1" INSUL		---	
340	G	6' - 0"	4' - 0"	HM	P	WIRE	1/4"	---	1-1/2 HR	
341	F	3' - 0"	7' - 0"	HM	P	TEMP	1/4"	---	---	
342	H	4' - 0"	4' - 0"	HM	P	TEMP	1/4"	---	---	

A604 WINDOW LEGEND

MARK	DESCRIPTION
ALUM	ALUMINUM
ANOD	DARK ANODIZED FINISH
FF	FACTORY FINISH
HM	HOLLOW METAL
P	PAINT FINISH - SEE FINISH SCHEDULE
TEMP	TEMPERED GLASS

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

	Date	Description
REVISIONS		
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%
Num	Date	Description
ISSUE RECORD		

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Drawn by: Author
Checked by: Checker
CAD File Name:

Sheet Title:
WINDOW SCHEDULES

Date: 20 March 2026
Sheet Number:
A-604
ISSUE FOR BID

DATE: 3/21/2026 7:54:59 AM
DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@kulwiecgroup.com.rvt

DOOR HARDWARE SPECIFICATIONS

SECTION 08 71 00
DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Door hardware, including electric hardware.
2. Storefront and entrance door hardware.
3. Third-party inspection report for fire-rated door assemblies.
4. Wall or floor-mounted electromagnetic hold-open devices.
5. Power supplies for electric hardware.
6. Door position switches.
7. Cylinders for doors fabricated with locking hardware.
8. Point-to-point wiring diagrams for electric hardware.

B. Related Divisions:

1. Division 06 – door hardware installation
2. Division 07 – Section "Joint Sealants" for sealant requirements applicable to threshold installation specified in this section.
3. Division 08 – metal doors and frames, wood doors, integrated security systems, storefront and glazed curtainwall systems.
4. Division 26 – sections for connections to electrical power system and for low-voltage wiring.
5. Division 28 – sections for coordination with other components of electronic access control system.

C. Specific Omissions: Hardware for the following is specified or indicated elsewhere.

1. Windows.
2. Cabinets, including open wall shelving and locks.
3. Signs.
4. Toilet accessories, including grab bars.
5. Installation.
6. Rough hardware.
7. Conduit, junction boxes & wiring.
8. Access doors and panels.

1.2 REFERENCES:

A. Use date of standard in effect as of Bid date.

1. American National Standards Institute
   a) ANSI/BHMA A156.1 - A156.29, and ANSI/BHMA A156.31 - Standards for Hardware and Specialties.
2. BHMA – Builders Hardware Manufacturers Association
3. 2022 California Building Code.
   a) Chapter 11B – Accessibility To Public Buildings, Public Accommodations, Commercial Buildings and Public Housing.
4. DHI – Door and Hardware Institute.
5. NFPA – National Fire Protection Association
   a) NFPA 80 2022 Edition – Standard for Fire Doors and Other Opening Protectives.
   b) NFPA 105 – Smoke and Draft Control Door Assemblies
   c) NFPA 252 – Fire Tests of Door Assemblies
6. UL – Underwriters Laboratories
   a) UL10C – Positive Pressure Fire Tests of Door Assemblies.
   b) UL 305 – Panic Hardware
7. WHI – Warnock Hersey Incorporated State of California Building Code
8. Local applicable codes
9. SDI – Steel Door Institute
10. WI – Woodwork Institute
11. AWI – Architectural Woodwork Institute
12. NAAMM – National Association of Architectural Metal Manufacturers

B. Abbreviations

1. Manufacturers: see table at 2.1.A of this section.
2. Finishes: see 2.7 of this section.

1.3 SUBMITTALS & SUBSTITUTIONS

A. SUBMITTALS: Submit electronic copy of schedule. Organize vertically formatted schedule into "Hardware Sets" with index of doors and headings, indicating complete designations of every item required for each door or opening. Minimum 10pt font size. Include following information:

1. Type, style, function, size, quantity, and finish of hardware items.
2. Use BHMA Finish codes per ANSI A156.18.
3. Name, part number and manufacturer of each item.
4. Fastenings and other pertinent information.
5. Location of hardware set coordinated with floor plans and door schedule.
6. Explanation of abbreviations, symbols, and codes contained in schedule.
7. Mounting locations for hardware.
8. Door and frame sizes, materials, and degrees of swing.
9. List of manufacturers used and their nearest representative with address and phone number.
10. Catalog cuts.
11. Point-to-point wiring diagrams.
12. Manufacturer's technical data and installation instructions for electronic hardware.

B. Bid and submit manufacturer's updated/improved item if scheduled item is discontinued.

C. Deviations: Highlight, encircle or otherwise identify deviations from "Schedule of Finish Hardware" on submittal with notations clearly designating those portions as deviating from this section.

D. If discrepancy between drawings and scheduled material in this section, bid the more expensive of the two choices, note the discrepancy in the submittal and request direction from Architect for resolution.

E. Substitutions per Division 1. Include product data and indicate benefit to the Project. Furnish operating samples on request.

F. Items listed with no substitute manufacturers have been requested by Owner to meet existing standard.

G. Furnish as-built/as-installed schedule with closeout documents, including keying schedule, riser and point-to-point wiring diagrams, manufacturers' installation, adjustment and maintenance information, and supplier's final inspection report.

1.4 QUALITY ASSURANCE:

A. Qualifications:

1. Hardware supplier: direct factory contract supplier who employs a hardware consultant, available at reasonable times during course of work for project hardware consultation to Owner, Architect and Contractor.
   a) Responsible for detailing, scheduling, and ordering of finish hardware. Detailing implies that the submitted schedule of hardware is correct and complete for the intended function and performance of the openings.

B. Hardware: Free of defects, blemishes, and excessive play. Obtain each kind of hardware (latch and locksets, exit devices, hinges, and closers) from one manufacturer.

C. Exit Doors: Operable from inside with single motion without the use of a key or special knowledge or effort.

D. Fire-Rated Openings: NFPA 80 compliant. Hardware UL10C (positive pressure) compliant for given type/size opening and degree of label. Provide proper latching hardware, non-flaming door closers, approved-bearing hinges, and resilient seals. Coordinate with wood door section for required intumescent seals. Furnish openings complete.

E. Furnish hardware items required to complete the work in accordance with specified performance level and design intent, complying with manufacturers' instructions and code requirements.

1.5 DELIVERY, STORAGE AND HANDLING:

A. Delivery: coordinate delivery to appropriate locations (shop or field).

1. Permanent keys and cores: secured delivery direct to Owner's representative.

B. Acceptance at Site: Items individually packaged in manufacturers' original containers, complete with proper fasteners and related pieces. Clearly mark packages to indicate contents, locations in hardware schedule and door numbers.

C. Storage: Provide securely locked storage area for hardware, protect from moisture, sunlight, paint, chemicals, dust, excessive heat and cold, etc.

1.6 PROJECT CONDITIONS AND COORDINATION:

A. Where exact types of hardware specified are not adaptable to finished shape or size of members requiring hardware, provide suitable types having as nearly as practical the same operation and quality as type specified, subject to Architect's approval.

B. Coordination: Coordinate hardware with other work. Furnish hardware items of proper design for use on doors and frames of the thickness, profile, swing, security and similar requirements indicated, as necessary for proper installation and function, regardless of omissions or conflicts in the information on the Contract Documents. Furnish related trades with the following information:

1. Location of embedded and attached items to concrete.
2. Location of wall-mounted hardware, including wall stops. Note: Careful coordination required for reinforcement/blocking for wall stop support. If random inspection yields an unsupported wall stop, all locations will be rebuilt at no expense to the Owner or Architect.
3. Location of finish floor materials and floor-mounted hardware.
4. At masonry construction, coordinate with the anchoring and hollow metal supplier prior to frame installation by placing a strip of insulation, wood, or foam, on the back of the hollow metal frame behind the rabbet section for continuous hinges, as well as at rim panic hardware strike locations, silencers, coordinators, and door closer arm locations. When the frame is grouted in place, the backing will allow drilling and tapping without dulling or breaking the installer's bits.
5. Locations for conduit and raceways as needed for electrical, electronic, and electro-pneumatic hardware items. Fire/life-safety system interfacing. Point-to-point wiring diagrams plus riser diagrams to related trades.
6. Coordinate: low-voltage power supply locations.
7. Coordinate: flush top rails of doors at out swinging exteriors, and throughout where adhesive-mounted seals occur.
8. Manufacturers' templates to door and frame fabricators.

C. Check Shop Drawings for doors and entrances to confirm that adequate provisions will be made for proper hardware installation.

D. Environmental considerations: segregate unused recyclable paper and paper product packaging, uninstalled metals, and plastics, and have these sent to a recycling center.

1.7 WARRANTY:

A. Part of respective manufacturers' regular terms of sale. Provide manufacturers' written warranties.

B. Include factory order numbers with close-out documents to validate warranty information, required for Owner in making future warranty claims:

C. Minimum warranties:

1.	Mortise Locksets:	Ten years mechanical Three years electrical
2.	Exit Devices:	Ten years mechanical Three years electrical
3.	Closers:	Thirty years mechanical
4.	Hinges:	One year
5.	Continuous Hinges	Lifetime, One year for electrified
6.	Other Hardware	Two years

1.8 COMMISSIONING:

A. Conduct these tests prior to request for certificate of substantial completion:

1. With installer present, test door hardware operation with climate control system and stairwell pressurization system both at rest and while in full operation.
2. With installer, access control contractor and electrical contractor present, test electrical, electronic, and electro-pneumatic hardware systems for satisfactory operation.
3. With installer and electrical contractor present, test hardware interfaced with fire/life-safety system for proper operation and release.

PART 2 PRODUCTS

2.1 MANUFACTURERS:

A. Listed acceptable alternate manufacturers: these will be considered; submit for review products with equivalent function and features of scheduled products.

ITEM:	MANUFACTURER:	ACCEPTABLE ALTERNATE:
Hinges	(IVE) Ives	Bommer
Continuous Hinges	(IVE) Ives	Select
Key System	(SCH) Schlage	Owner standard
Mechanical Locks	(SCH) Schlage	Owner standard
Electronic Locks	(SCE) Schlage Electronics	Owner standard
Exit Devices	(VON) Von Duprin	Owner standard
Closers	(LCN) LCN	Owner standard
Auto Flush Bolts	(IVE) Ives	DCI
Coordinators	(IVE) Ives	DCI
Push & Pull Plates	(IVE) Ives	Rockwood, Trimco
Kickplates	(IVE) Ives	Rockwood, Trimco
Stops & Holders	(IVE) Ives	Rockwood, Trimco
Overhead Stops	(GLY) Glynn-Johnson	ABH
Thresholds	(ZER) Zero	NGP, Pemko
Seals & Bottoms	(ZER) Zero	NGP, Pemko

2.2 HINGING METHODS:

A. Drawings typically depict doors at 90 degrees, doors will actually swing to maximum allowable. Use wide-throw conventional or continuous hinges as needed up to 8 inches in width to allow door to stand parallel to wall for true 180-degree opening. Advise architect if 8-inch width is insufficient.

B. Conform to manufacturer's published hinge selection standard for door dimensions, weight and frequency, and to hinge selection as scheduled. Where manufacturer's standard exceeds the scheduled product, furnish the heavier of the two choices, notify Architect of deviation from scheduled hardware.

C. Conventional Hinges: Steel or stainless-steel pins and approved bearings. Hinge open widths minimum, but of sufficient throw to permit maximum door swing.

1. Out-swinging exterior doors: non-ferrous with non-removable (NRP) pins and security studs.
2. Non-ferrous material exteriors and at doors subject to corrosive atmospheric conditions.

D. Continuous Hinges:

1. Geared-type aluminum.
   a) Use wide-throw units where needed for maximum degree of swing, advise architect if commonly available hinges are insufficient.
   b) If units are used at storefront openings, color-coordinate hinge finish with storefront color. Custom anodizing and custom powder coat finishes subject to Architect approval.
2. Pinned steel/stainless steel type: continuous stainless steel, 0.25-inch diameter stainless-steel hinge pin.
   a) Use engineered application-specific wide-throw units as needed to provide maximum swing degree of swing, advise architect if required width exceeds 8 inches.

E. Pivots: high-strength forged bronze or stainless steel, tilt-on precision bearing and bearing pin.

1. Bottom and intermediate pivots: adjustability of minus 0.063 inch, plus 0.125 inch.

F. Floor Closers: hydraulically controlled, cement case, maximum degree dead stop permitted by trim or adjacent structure. Special pins, floor pans and longer spindles when needed to accommodate floor and jamb conditions.

2.3 LOCKSETS, LATCHSETS, DEADBOLTS:

A. Mortise Locksets and Latchsets: as scheduled.

1. Chassis: cold-rolled steel, handing field-changeable without disassembly.
2. Universal lock case – 10 functions in one case.
3. Floating mounting tabs automatically adjusts to fit a beveled door edge.
4. Latchbolts: 0.75 inch throw stainless steel anti-friction type.
5. Lever Trim: through-bolted, accessible design, cast lever or solid extruded bar type levers as scheduled. Filled hollow tube design unacceptable.
   a) Spindles: security design independent breakaway. Breakage of outside lever does not allow access to inside lever's hubworks to gain wrongful entry.
   b) Inside lever applied by screwless shank mounting – no exposed trim mount screws.
   c) Levers rotate up or down for ease of use.
6. Furnish solid cylinder collars with wave springs. Wall of collar to cover rim of mortise cylinder.
7. Turnpieces: accessible offset turn-lever design not requiring pinching or twisting motions to operate.
8. Deadbolts: stainless steel 1-inch throw.
9. Electric operation: Manufacturer-installed continuous duty solenoid.
10. Strikes: 16 gage curved steel, bronze or brass with 1-inch-deep box construction, lips of sufficient length to clear trim and protect clothing.
11. Scheduled Lock Series and Design: Schlage L series, 03A design.
12. Certifications:
    a) ANSI A156.13, 1994, Grade 1 Operational.
    b) ANSI/ASTM F476-84 Grade 31 UL Listed.
13. Accessibility: Require not more than 5 lb to retract the latchbolt or deadbolt, or both, per CBC 2022 11B-404.2.7 and 11B-309.4.
14. Accepted substitutions: None.

2.4 EXIT DEVICES / PANIC HARDWARE

A. General features:

1. Independent lab-tested 1,000,000 cycles.
2. Push-through push-pad design. No exposed push-pad fasteners, no exposed cavities when operated. Return stroke fluid dampeners and rubber bottoming dampeners, plus anti-rattle devices.
3. Deadlocking latchbolts, 0.75-inch projection.
4. End caps: impact-resistant, flush-mounted. No raised edges or lips to catch carts or other equipment.
5. No exposed screws to show through glass doors.
6. Non-handed basic device design with center case interchangeable with all functions, no extra parts required to effect change of function.
7. Accessibility: Require not more than 5 lb. to retract the latchbolt, per CBC 2022 11B-404.2.7 and 11B-309.4.
   a) Mechanical method: Von Duprin "AX - feature", where touchpad directly retracts the latchbolt with 5 lb. or less of force. Provide testing lab certification confirming that the mechanical device is independent third-party tested to meet this 5 lb. requirement.

B. Specific features:

1. Non-Fire Rated Devices: cylinder dogging.
2. Lever Trim: breakaway type, forged brass or bronze escutcheon min. 0.130-inch thickness, compression spring drive, match lockset lever design.
3. Fire-Labeled Devices: UL label indicating "Fire Exit Hardware". Vertical rod devices less bottom rod (LBR) unless otherwise scheduled.
4. Electrically Operated Devices: Single manufacturer source for electric latch retraction devices, electrically controlled trim, power transfers, power supplies, monitoring switches and controls.
5. Accepted substitutions: None.

2.5 CLOSERS

A. Surface Closers: 4011/4111

1. Full rack-and-pinion type cylinder with removable non-ferrous cover and cast-iron body. Double heat-treated pinion shaft, single piece forged piston, chrome-silicon steel spring.
2. ISO 2000 certified. Units stamped with date-of-manufacture code.
3. Independent lab-tested 10,000,000 cycles.
4. Non-sized and adjustable. Place closers inside building, stairs and rooms.
5. Plates, brackets, and special templating when needed for interface with particular header, door and wall conditions and neighboring hardware.
6. Advanced Variable Backcheck (AVB): where scheduled, these units commence backcheck at approximately 45 degrees.
7. Adjust doors to open with not more than 5.0-pounds pressure to open at exterior doors and 5.0-pounds at interior doors. As allowed per 2022 California Building Code Section 11B-404.2.9, local authority may increase the allowable pressure for fire doors to achieve positive latching, but not to exceed 15-pounds.
   a) Exception: exterior doors' pressure-to-open may be increased to 8.5-pounds if: at a single location, and one of a bank of eight leafs or fraction of eight, and one leaf of this bank is fitted with a low- or high-energy operator.
8. Separate adjusting valves for closing speed, latching speed and backcheck, fourth valve for delayed action where scheduled.
9. Extra-duty arms (EDA) at exterior doors scheduled with parallel arm units. EDA arms: rigid main and forearm, reinforced elbow.
10. Exterior door closers: tested to 100 hours of ASTM B117 salt spray test, furnish data on request.
11. Exterior doors: seasonal adjustments not required for temperatures form 120 degrees F to -30 degrees F, furnish checking fluid data on request.
12. Non-flaming fluid will not fuel door or floor covering fires.
13. Pressure Relief Valves (PRV) not permitted.
14. Accepted substitutions: None.

2.6 OTHER HARDWARE

A. Automatic Flush Bolts: Low operating force design.

B. Overhead Stops: Non-plastic mechanisms and finished metal end caps. Field-changeable hold-open, friction and stop-only functions.

C. Kick Plates: Four beveled edges, .050 inches minimum thickness, height and width as scheduled. Sheet-metal screws of bronze or stainless steel to match other hardware.

D. Door Stops: Provide stops to protect walls, casework, or other hardware.

1. Unless otherwise noted in Hardware Sets, provide floor type with appropriate fasteners. Where floor type cannot be used, provide wall type. If neither can be used, provide overhead type.
2. Locate overhead stops for maximum possible opening. Consult with Owner for furniture locations. Minimum: 90deg stop / 95deg dead stop. Note degree of opening in submittal.

E. Seals: Four-fingered type at head & jambs. Inelastic, rigid back, not subject to stretching. Self-compensating for warp, thermal bow, door settling, and out-of-plumb. Adhesive warranted for life of installation.

1. Proposed substitutions: submit for approval.
2. Three-fingered type at hinge jambs of doors fitted with continuous hinges where jamb leaf of hinge is fastened to the frame reveal.

F. Automatic door bottoms: low operating force units. Doors with automatic door bottoms plus head and jamb seals cannot require more than two pounds operating force to open when closer is disconnected.

1. Include automatic type door bottoms, as opposed to fixed sweeps, at stairs and elevator lobbies to allow fine-tuning of pressurization systems.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: Author
Checked by: Checker
CAD File Name:

Sheet Title:
DOOR HARDWARE

Date: 20 March 2026

Sheet Number:
A-701

ISSUE FOR BID

DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@kulwiecgroup.com.rvt

DATE: 3/21/2026 7:55:01 AM

DOOR HARDWARE SPECIFICATIONS

G. Thresholds: As scheduled and per details. Comply with CBC 2022 11B-404.2.5. Substitute products: certify that the products equal or exceed specified material's thickness. Proposed substitutions: submit for approval.
   1. Saddle thresholds: 0.125 inches minimum thickness.
   2. Exteriors: Seal perimeter to exclude water and vermin. Use sealant complying with requirements in Division 7 "Thermal and Moisture Protection". Minimum 0.25-inch diameter fasteners and lead expansion shield anchors, or Red-Head #SFS-1420 (or approved equivalent) Flat Head Sleeve Anchors. National Guard Products' "COMBO" or Pemko Manufacturing's "FHSL".
   3. Fire-rated openings, 90-minutes or less duration: use thresholds to interrupt floor covering material under the door where that material has a critical radiant flux value less than 0.22 watts per square centimeter, per NFPA 253. Use threshold unit as scheduled. If none scheduled, include a 0.25in high 5in wide saddle in the bid, and request direction from Architect.
   4. Fire-rated openings, 3-hour duration: Thresholds, where scheduled, to extend full jamb depth.
   5. Plastic plugs with wood or sheet metal screws are not an acceptable substitute for specified fastening methods.
   6. Fasteners: Generally, exposed screws to be Phillips or Robertson drive. Pinned TORX drive at high security areas. Flat head sleeve anchors (FHSL) may be slotted drive. Sheet metal and wood screws: full thread. Sleeve nuts: full length to prevent door compression.

H. Through-bolts: Do not use. Coordinate with wood doors; ensure provision of proper blocking to support wood screws for mounting panic hardware and door closers. Coordinate with metal doors and frames; ensure provision of proper reinforcement to support machine screws for mounting panic hardware and door closers.
   1. Exception: surface-mounted overhead stops, holders, and friction stays.

I. Wall- & Floor-mounted electromagnetic door holders: LCN's SEM series or approved equivalent. Incorporate into U.L. listed fire & life-safety system, doors release to allow closure and latching when door's zone is in alarm state. Use minimum projection required to allow door to open as widely as allowed by wall conditions and projection of door hardware.

2.7 FINISH:

A. Generally: BHMA 626 Satin Chromium.
   1. Areas using BHMA 626: furnish push-plates, pulls and protection plates of BHMA 630, Satin Stainless Steel, unless otherwise scheduled.

B. Door closers: factory powder coated to match other hardware, unless otherwise noted.

2.8 KEYING REQUIREMENTS:

A. Key System: (Verify with Owner) Schlage Everest utility-patented keyway, interchangeable core. Utility patent protection to extend at least until 2029. Key blanks available only from factory-direct sources, not available from after-market key blank manufacturers. For estimate use factory GMK charge. Initiate and conduct meeting(s) with Owner and Allegion representatives to determine system keyway(s), keybow styles, structure and degree of geographic exclusivity. Furnish Owner's written approval of the system; do not order keys or cylinders without written confirmation of actual requirements from the Owner. Contractor will install permanent cylinders/cores.

B. Keys
   1. Existing factory registered master key system.
   2. Construction keying: furnish temporary keyed-alike cores. Remove at substantial completion and install permanent cylinders/cores in Owner's presence. Demonstrate that construction key no longer operates.
   3. Furnish 10 construction keys.
   4. Furnish 2 construction control keys.
   5. Furnish 2 Emergency keys per each L9485 Faculty Restroom Lock

C. Key Cylinders: furnish utility patented, 6-pin solid brass construction.

D. Cylinder cores: furnish keyed at factory of lock manufacturer where permanent records are maintained. Locks and cylinders same manufacturer.

E. Permanent keys: use secured shipment direct from point of origination to Owner.
   1. For estimate: 3 keys per change combination, 5 master keys per group, 5 grand-master keys, 3 control keys.
   2. For estimate: VKC stamping plus "DO NOT DUPLICATE".
   3. Bitting List: use secured shipment direct from point of origination to Owner upon completion.

PART 3 - EXECUTION

3.1 ACCEPTABLE INSTALLERS:

A. Can read and understand manufacturers' templates, suppliers' hardware schedule and printed installation instructions. Can readily distinguish drywall screws from manufacturers' furnished fasteners. Available to meet with manufacturers' representatives and related trades to discuss installation of hardware.

3.2 PREPARATION:

A. Ensure that walls and frames are square and plumb before hardware installation. Make corrections before commencing hardware installation. Installation denotes acceptance of wall/frame condition.

B. Locate hardware per SDI-100 and applicable building, fire, life-safety, accessibility, and security codes.
   1. Notify Architect of code conflicts before ordering material.
   1. Locate latching hardware between 34 inches to 44 inches above the finished floor, per California Building Code, Section 1008.1.9.2 and 11B-404.2.7.
   2. Locate panic hardware between 36 inches to 44 inches above the finished floor.

C. Overhead stops: before installing, determine proposed locations of furniture items, fixtures, and other items to be protected by the overhead stop's action.

3.3 INSTALLATION

A. Install hardware per manufacturer's instructions and recommendations. Do not install surface-mounted items until finishes have been completed on substrate. Set units level, plumb and true to line and location. Adjust and reinforce attachment substrate for proper installation and operation. Remove and reinstall or replace work deemed defective by Architect.

   1. Gaskets: install jamb-applied gaskets before closers, overhead stops, rim strikes, etc; fasten hardware over and through these seals. Install sweeps across bottoms of doors before astragals, cope sweeps around bottom pivots, trim astragals to tops of sweeps.
   2. Use manufacturers' fasteners furnished with hardware items or submit Request for Substitution with Architect.
   3. Replace fasteners damaged by power-driven tools.

B. Locate floor stops no more than 4 inches from walls and not within paths of travel. See paragraph 2.2 regarding hinge widths, door should be well clear of point of wall reveal. Point of door contact no closer to the hinge edge than half the door width. Where situation is questionable or difficult, contact Architect for direction.

C. Door Closers: Mount closers on room side of corridor doors, inside of exterior doors, and stair side of stairway doors from corridors. Closers shall not be visible in corridors, lobbies and other public spaces unless approved by Architect.

D. Closer/Holders: Mount closer/holders on room side of corridor doors, inside of exterior doors, and stair side of stairway doors.

E. Locate overhead stops for minimum 90 degrees at rest and for maximum allowable degree of swing.

F. Thresholds: Set thresholds in full bed of sealant complying with requirements specified in Division 07 Section "Joint Sealants".

G. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.

H. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.

I. Power Supplies: Locate power supplies as indicated or, if not indicated, above accessible ceilings or in equipment room, or alternate location as directed by Architect.
   1. Coordination: Coordinate provision with the security systems provider to mitigate excessive or redundant purchase.
   2. Configuration: Provide least number of power supplies required to adequately serve doors with electrified door hardware.

J. Drill pilot holes for fasteners in wood doors and/or frames.

3.4. ADJUSTING

A. Adjust and check for proper operation and function. Replace units, which cannot be adjusted to operate freely and smoothly.
   1. Hardware damaged by improper installation or adjustment methods: repair or replace to Owner's satisfaction.
   2. Adjust doors to fully latch with no more than 1 pound of pressure.
      a) Door closer valves: turn valves clockwise until at bottom – do not force. Turn valves back out one and one-half turns and begin adjustment process from that point. Do not force valves beyond three full turns counterclockwise.

B. Inspection of fire door assemblies and means-of-egress panic-hardware doors: Per 2022 NFPA-80 5.2.1: hire an independent third-party inspection service to prepare a report listing these doors and include a statement that there are zero deficiencies with the fire-rated assemblies and the openings with panic hardware.

C. Fire-rated doors:
   1. Wood doors: adjust to 0.125 inches clearance at heads, jambs, and meeting stiles.
   2. Steel doors: adjust to 0.063 inches minimum to 0.188 inches maximum clearance at heads, jambs, and meeting stiles.
   3. Adjust wood and steel doors to 0.75 inches maximum clearance (undercut) above threshold or finish floor material under door.

D. Final inspection: Installer to provide letter to Owner that upon completion installer has visited the Project and has accomplished the following:
   1. Has re-adjusted hardware.
   2. Has evaluated maintenance procedures and recommend changes or additions and instructed Owner's personnel.
   3. Has identified items that have deteriorated or failed.
   4. Has submitted written report identifying problems.

3.5 DEMONSTRATION:

A. Demonstrate mechanical hardware and electrical, electronic, and pneumatic hardware systems, including adjustment and maintenance procedures.

3.6 PROTECTION/CLEANING:

A. Cover installed hardware, protect from paint, cleaning agents, weathering, carts/barrows, etc. Remove covering materials and clean hardware just prior to substantial completion.

B. Clean adjacent wall, frame and door surfaces soiled from installation / reinstallation process.

3.7 SCHEDULE OF FINISH HARDWARE

A. See door schedule in drawings for hardware set assignments.

B. Do not order material until submittal has been reviewed, stamped, and signed by Architect's door hardware consultant.

C. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.

Opt. #: OPT0428868-V1

HARDWARE GROUP NO. 01
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5		652	IVE
1	EA	FIRE EXIT HARDWARE	AX-98-L-F-03		626	VON
1	EA	RIM CYLINDER	20-057 ICX		626	SCH
1	EA	FSIC CORE	23-030		626	SCH
1	EA	KICK PLATE	4011		689	LCN
1	EA	SURFACE CLOSER	8400 10" X 2" LDW B-CS		630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D		626	IVE
1	EA	GASKETING	188SBK PSA		BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER			
1	EA	DOOR BOTTOM	369AA-Z49		AA	ZER
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER

HARDWARE GROUP NO. 02
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5		652	IVE
1	EA	STOREROOM LOCK	L9080T 03A		626	SCH
1	EA	FSIC CORE	23-030		626	SCH
1	EA	SURFACE CLOSER	4011		689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D		626	IVE
1	EA	GASKETING	188SBK PSA		BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER			
1	EA	DOOR BOTTOM	369AA-Z49		AA	ZER
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER

HARDWARE GROUP NO. 03
Provide each PR door(s) with the following:

2	EA	CONT. HINGE	112XY TWP CON		628	IVE
1	EA	ELEC PANIC HARDWARE	RX-QELX-AX-3549A-EO-LBL-CON		626	VON
1	EA	ELEC PANIC HARDWARE	RX-QELX-AX-3549A-T-360T-LBL-CON		626	VON
1	EA	INTERFACE BOX	JB7			VON
1	EA	MORTISE CYLINDER	20-061 ICX X K510-730 36-083 36-082-037		626	SCH
1	EA	FSIC CORE	23-030		626	SCH
2	EA	90 DEG OFFSET PULL	8190HD 12" O		630	IVE
2	EA	SURFACE CLOSER	4111 AVB EDA		689	LCN
2	EA	MOUNTING PLATE	4110-18 SRT AS REQ'D		689	LCN
2	EA	FLOOR STOP	FS441		626	IVE
1	EA	RAIN DRIP	142AA (OMIT @ OVERHANG)		AA	ZER
2	SET	SEAL	WEATHER SEALS BY DOOR MANUFACTURE			
2	EA	DOOR SWEEP	8192AA		AA	ZER
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER
6	EA	WIRE HARNESS	CON-X LENGTH AS REQ'D			SCH
1	EA	CARD READER	CARD READER AND WIRING BY DIV. 28			B/O
2	EA	DOOR CONTACT	7764		628	SCE
1	EA	POWER SUPPLY	PS902 900-2RS 900-BBK 120/240 VAC			VON
1	EA	DIAGRAM	PROVIDE FACTORY POINT TO POINT WIRING DIAGRAM			VON

CARD READER AND WIRING BY DIVISION 28.

HARDWARE GROUP NO. 04
Provide each SGL door(s) with the following:

2	EA	HINGE	5BB1HW 4.5 X 4.5 NRP		652	IVE
1	EA	ELECTRIC HINGE	5BB1HW 4.5 X 4.5 CON TW8		652	IVE
1	EA	ELEC PANIC HARDWARE	RX-QELX-AX-98-L-03		626	VON
1	EA	INTERFACE BOX	JB7			VON
1	EA	RIM CYLINDER	20-057 ICX		626	SCH
1	EA	MORTISE CYLINDER	20-061 ICX X K510-730 XQ11-948 36-083 36-082-037		626	SCH
2	EA	FSIC CORE	23-030		626	SCH
1	EA	SURFACE CLOSER	4111 EDA		689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D		626	IVE
1	EA	GASKETING	188SBK PSA		BK	ZER
2	EA	WIRE HARNESS	CON-X LENGTH AS REQ'D			SCH
1	EA	CARD READER	CARD READER AND WIRING BY DIV. 28			B/O
1	EA	DOOR CONTACT	7764		628	SCE
1	EA	POWER SUPPLY	PS902 900-2RS 900-BBK 120/240 VAC			VON
1	EA	DIAGRAM	PROVIDE FACTORY POINT TO POINT WIRING DIAGRAM			VON

HARDWARE GROUP NO. 05
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5		652	IVE
1	EA	FIRE EXIT HARDWARE	AX-98-L-BE-F-03		626	VON
1	EA	RIM CYLINDER	20-057 ICX		626	SCH
1	EA	FSIC CORE	23-030		626	SCH
1	EA	SURFACE CLOSER	4111 EDA		689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	MAGNET	SEM7800 SEREIS AS REQ'D		689	LCN
1	EA	GASKETING	188SBK PSA		BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER			
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER

CONNECT MAG HOLDER TO FIRE LIFE SAFETY SYSTEM.

HARDWARE GROUP NO. 06
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5		652	IVE
1	EA	STOREROOM LOCK	L9080T 03A		626	SCH
1	EA	FSIC CORE	23-030		626	SCH
1	EA	SURFACE CLOSER	4111 EDA		689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D		626	IVE
1	EA	GASKETING	188SBK PSA		BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER			
1	EA	DOOR BOTTOM	369AA-Z49		AA	ZER
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER

HARDWARE GROUP NO. 07
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5		652	IVE
1	EA	FIRE EXIT HARDWARE	AX-98-L-F-03		626	VON
1	EA	RIM CYLINDER	20-057 ICX		626	SCH
1	EA	FSIC CORE	23-030		626	SCH
1	EA	SURFACE CLOSER	4111 EDA		689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D		626	IVE
1	EA	GASKETING	188SBK PSA		BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER			
1	EA	DOOR BOTTOM	369AA-Z49		AA	ZER
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER

HARDWARE GROUP NO. 08
Provide each SGL door(s) with the following:

1	EA	CONT. HINGE	700		630	IVE
1	EA	PASSAGE SET	L9010 03A		626	SCH
1	EA	SURFACE CLOSER	4111 EDA		689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS		630	IVE
1	EA	MAGNET	SEM7800 SEREIS AS REQ'D		689	LCN
1	EA	GASKETING	188SBK PSA		BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER			
1	EA	DOOR BOTTOM	369AA-Z49		AA	ZER
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER

CONNECT MAG HOLDER TO FIRE LIFE SAFETY SYSTEM.

HARDWARE GROUP NO. 09
Provide each PR door(s) with the following:

6	EA	HINGE	5BB1HW 4.5 X 4.5		652	IVE
1	EA	CONST LATCHING BOLT	FB51P/FB61P AS REQ'D		630	IVE
1	EA	DUST PROOF STRIKE	DP1/DP2 AS REQ'D		626	IVE
1	EA	STOREROOM LOCK	L9080T 03A		626	SCH
1	EA	FSIC CORE	23-030		626	SCH
1	EA	COORDINATOR	COR X FL		628	IVE
2	EA	MOUNTING BRACKET	MB1/MB2 AS REQ'D		689	IVE
2	EA	SURFACE CLOSER	4111 SCUSH		689	LCN
2	EA	KICK PLATE	8400 10" X 1" LDW B-CS		630	IVE
1	EA	GASKETING	188SBK PSA		BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER			
1	EA	MEETING STILE	383AA		AA	ZER
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER

HARDWARE GROUP NO. 10
Provide each SGL door(s) with the following:

1	EA	CONT. HINGE	700		630	IVE
1	EA	PRIVACY LOCK W/ OUTSIDE INDICATOR	L9040 03A L583-363 OS-OCC		626	SCH
1	EA	SURFACE CLOSER	4011		689	LCN
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS		630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D		626	IVE
1	EA	GASKETING	188SBK PSA		BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER			
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED		A	ZER

ANDERSON KULWIEC APPLEBY
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:
KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS — Date / Description

ISSUE RECORD

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Drawn by: Author
Checked by: Checker
CAD File Name:

Sheet Title:
DOOR HARDWARE

Date: 20 March 2026
Sheet Number:
A-702

ISSUE FOR BID

DATE: 3/21/2026 7:55:07 AM
DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@kulwiecgroup.com.rvt

DOOR HARDWARE SPECIFICATIONS

HARDWARE GROUP NO. 11
Provide each PR door(s) with the following:

6	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	CONST LATCHING BOLT	FB51P/FB61P AS REQ'D	630	IVE
1	EA	DUST PROOF STRIKE	DP1/DP2 AS REQ'D	626	IVE
1	EA	STOREROOM LOCK	L9080T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
2	EA	OH STOP	90S	630	GLY
1	EA	GASKETING	188SBK PSA	BK	ZER
1	EA	MEETING STILE	383AA	AA	ZER

HARDWARE GROUP NO. 12
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	FACULTY RESTROOM/HOTEL W/ OUTSIDE INDICATOR	L9485T 03A L583-363 OS-OCC	626	SCH
1	EA	FSIC CORE	30-120	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 13
Provide each SGL door(s) with the following:

2	EA	HINGE	5BB1HW 4.5 X 4.5 NRP	652	IVE
1	EA	ELECTRIC HINGE	5BB1HW 4.5 X 4.5 CON TW8	652	IVE
1	EA	EU MORTISE LOCK	L9092TEU 03A CON 12/24 VDC	626	SCH
1	EA	INTERFACE BOX	JB7		VON
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4111 EDA	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER
2	EA	WIRE HARNESS	CON-X LENGTH AS REQ'D		SCH
1	EA	CARD READER	CARD READER AND WIRING BY DIV. 28		B/O
1	EA	DOOR CONTACT	7764	628	SCE
1	EA	POWER SUPPLY	PS904 900-4R 900-BBK 120/240 VAC OR BY DIV. 28		VON
1	EA	DIAGRAM	PROVIDE FACTORY POINT TO POINT WIRING DIAGRAM		VON

HARDWARE GROUP NO. 14
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PRIVACY LOCK W/ OUTSIDE INDICATOR	L9040 03A L583-363 OS-OCC	626	SCH
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 15
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	OFFICE/ENTRY LOCK	L9050T 03A L583-363	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 16
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PASSAGE SET	L9010 03A	626	SCH
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

MOUNT WALL STOP/HOLDER TOWARDS TOP OF DOOR.

HARDWARE GROUP NO. 17
Provide each SGL door(s) with the following:

2	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	ELECTRIC HINGE	5BB1HW 4.5 X 4.5 CON TW8	652	IVE
1	EA	EU MORTISE LOCK	L9092TEU 03A CON 12/24 VDC	626	SCH
1	EA	INTERFACE BOX	JB7		VON
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER
2	EA	WIRE HARNESS	CON-X LENGTH AS REQ'D		SCH
1	EA	CARD READER	CARD READER AND WIRING BY DIV. 28		B/O
1	EA	DOOR CONTACT	7764	628	SCE
1	EA	POWER SUPPLY	PS904 900-4R 900-BBK 120/240 VAC OR BY DIV. 28		VON
1	EA	DIAGRAM	PROVIDE FACTORY POINT TO POINT WIRING DIAGRAM		VON

HARDWARE GROUP NO. 18
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	CLASSROOM LOCK	L9070T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 19
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	CLASSROOM LOCK	L9070T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4111 EDA	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 20
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	CLASSROOM LOCK	L9070T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 21
Provide each SGL door(s) with the following:

2	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	ELECTRIC HINGE	5BB1HW 4.5 X 4.5 CON TW8	652	IVE
1	EA	EU MORTISE LOCK	L9092TEU 03A CON 12/24 VDC	626	SCH
1	EA	INTERFACE BOX	JB7		VON
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
2	EA	WIRE HARNESS	CON-X LENGTH AS REQ'D		SCH
1	EA	CARD READER	CARD READER AND WIRING BY DIV. 28		B/O
1	EA	DOOR CONTACT	7764	628	SCE
1	EA	POWER SUPPLY	PS904 900-4R 900-BBK 120/240 VAC OR BY DIV. 28		VON
1	EA	DIAGRAM	PROVIDE FACTORY POINT TO POINT WIRING DIAGRAM		VON

HARDWARE GROUP NO. 22
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	STOREROOM LOCK	L9080T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4111 EDA	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 23
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	CLASSROOM LOCK	L9070T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	OH STOP	100S	630	GLY
1	EA	SURFACE CLOSER	4011 ST-1544	689	LCN
1	EA	MOUNTING PLATE	4020-18 SRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 24
Provide each RU door(s) with the following:

1	SET	NOTE	ALL HARDWARE BY ROLL UP DOOR MANUFACTURER/SUPPLIER

HARDWARE GROUP NO. 25
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	STOREROOM LOCK	L9080T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 26
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	PASSAGE SET	L9010 03A	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 1" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 27
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	CLASSROOM LOCK	L9070T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 28
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	PASSAGE SET	L9010 03A	626	SCH
1	EA	SURFACE CLOSER	4111 EDA	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER

HARDWARE GROUP NO. 29
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	FIRE EXIT HARDWARE	AX-98-L-BE-F-03	626	VON
1	EA	RIM CYLINDER	20-057 ICX	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	DOOR BOTTOM	369AA-Z49	AA	ZER
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

CONNECT MAG HOLDER TO FIRE LIFE SAFETY SYSTEM.

HARDWARE GROUP NO. 30
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	PASSAGE SET	L9010 03A	626	SCH
1	EA	OH STOP	100S	630	GLY
1	EA	SURFACE CLOSER	4011 ST-1544	689	LCN
1	EA	MOUNTING PLATE	4020-18 SRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 31
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	PRIVACY LOCK W/ OUTSIDE INDICATOR	L9040 03A L583-363 OS-OCC	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 32
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	PASSAGE SET	L9010 03A	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 1" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 33
Provide each SGL door(s) with the following:

1	EA	NOTE	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN

HARDWARE GROUP NO. 34
Provide each SGL door(s) with the following:

1	EA	CONT. HINGE	700	630	IVE
1	EA	PASSAGE SET	L9010 03A	626	SCH
1	EA	OH STOP	100S	630	GLY
1	EA	SURFACE CLOSER	4011 ST-1544	689	LCN
1	EA	MOUNTING PLATE	4020-18 SRT	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 35
Provide each SGL door(s) with the following:

1	EA	CONT. HINGE	700	630	IVE
1	EA	CLASSROOM LOCK	L9070T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE
1	EA	WALL STOP	WS406/407CVX	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 36
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	OFFICE/ENTRY LOCK	L9050T 03A L583-363	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4011	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	FLOOR STOP	FS436/FS438 AS REQ'D	626	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 37
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA	STOREROOM LOCK	L9080T 03A	626	SCH
1	EA	FSIC CORE	23-030	626	SCH
1	EA	SURFACE CLOSER	4111 SCUSH	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

HARDWARE GROUP NO. 38
Provide each SGL door(s) with the following:

3	EA	HINGE	5BB1HW 4.5 X 4.5	652	IVE
1	EA	PASSAGE SET	L9010 03A	626	SCH
1	EA	SURFACE CLOSER	4111 EDA	689	LCN
1	EA	KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE
1	EA	MAGNET	SEM7800 SEREIS AS REQ'D	689	LCN
1	EA	GASKETING	188SBK PSA	BK	ZER
1	SET	SEAL	INTUMESCENT SEALS BY DOOR MANUFACTURER/SUPPLIER		
1	EA	THRESHOLD	547A-NH-223 OR AS DETAILED	A	ZER

CONNECT MAG HOLDER TO FIRE LIFE SAFETY SYSTEM.

END OF SECTION

DATE: 3/21/2026 7:55:13 AM

DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@kulwiecgroup.com.rvt

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT David L. Anderson C-11165 9/30/2027 RENEWAL DATE STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:
KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description

FINISH - MARK	ITEM	PRODUCT	NOTES
FLOORING			
CPT	Carpet	Manufacturer: Mohawk Group Product: Carpet Tile Series: GT091 By the Book Tile Color: 327 Brainy Size: 24 in. x 24 in.	- Transition strips between carpet and LVT to be Mannington transition 710, Black 701 - Install per manufacturer's instructions
LVT	Luxury Vinyl Tile	Manufacturer: Tarkett Collection: iD Latitude Wood Color: 7541 Parable Size: 6 in. x 48 in. plank	- Install per manufacturer's instructions
PT (Floor)	Porcelain Floor Tile	Manufacturer: DalTile Product: Colorbody Porcelain Floor Tile Series: Continental Slate Color: Brazilian Green CS52 Thickness: 5/16 in. Size: 12 in. x 12 in.	- Provide matching 6" cove base - Transition strips between tile and LVT to be Schluter RENO-V, satin anodized aluminum - Install per manufacturer's instructions - Waterproofing and Crack Prevention Membrane: RedGard - Mortar: ProLite Tile and Stone Mortar - Grout: CEG-Lite Epoxy Grout, #09 Natural Gray - 1/8" grout joints - Sealant - 100% Silicone Sealant
QT	Quarry Tile	Manufacturer: American Olean Product: Quarry Tile Color: Fawn Gray 0Q06 Thickness: 1/2 in. Size: 6 in. x 6 in.	- Provide matching cove base - Waterproofing and Crack Prevention Membrane: RedGard - Mortar: ProLite Tile and Stone Mortar - Grout: CEG-Lite Epoxy Grout, #59 Saddle Brown - 1/8" grout joints - Sealant - 100% Silicone Sealant
RTB	Rubber Topset Base	Manufacturer: Mannington Product: Burkebase Type TP Construction: Thermoplastic Rubber Color: Black 701 Size: 4 in.	- Install per manufacturer's instructions - Provide toeless base in areas with carpet, coved base in areas with resilient flooring or concrete - Provide factory pre-formed corners for inside and outside corners

FINISH - MARK	ITEM	PRODUCT	NOTES
WALLS			
PT (Wall)	Porcelain Wall Tile	Manufacturer: DalTile Product: Colorbody Porcelain Wall Tile Series: Continental Slate Color: Egyptian Beige CS50 Thickness: 5/16 in. Size: 12 in. x 12 in.	- Waterproofing and Crack Prevention Membrane: RedGard - Mortar: Versabond Flex Fortified Thin Set Mortar - Grout: CEG-Lite Epoxy Grout, #127 Antique Linen - Sealant - 100% Silicone Sealant
P-1	Interior Paint - Walls	Manufacturer: Dunn Edwards Product: Suprema, Interior Eggshell Paint Color: Pearl White DEW328	- Primer per manufacturer's recommendation for each substrate
P-2	Interior Paint - Ceilings	Manufacturer: Dunn Edwards Product: Suprema, Interior Flat Paint Color: Pearl White DEW328	- Primer per manufacturer's recommendation for each substrate
P-3	Interior Paint - Washable	Manufacturer: Dunn Edwards Product: Suprema, Interior Semi-Gloss Paint Color: Pearl White DEW328	- Primer per manufacturer's recommendation for each substrate
FRP	FRP Wall Board	Manufacturer: Marlite Product: Fiberglas Reinforced Panel Series: Artizan Max Color: 2913 - Wavy Butter	- Provide Harmonizing Aluminum Trim at edges and corners - Use manufacturer approved adhesives
CEILINGS			
ACT-1	Suspended Acoustic Ceiling	Manufacturer: Armstrong Product: Cirrus Edge detail: Square Lay-in Color: White Size: 24 in. x 24 in.	- Suspension System: Prelude XL, heavy duty, White - Humiguard Plus
ACT-2	Suspended Acoustic Ceiling - Washable	Manufacturer: Armstrong Product: Kitchen Zone Edge detail: Square Lay-in Color: White Size: 24 in. x 24 in.	- Suspension System: Prelude XL, heavy duty, White - Humiguard Plus

FINISH - MARK	ITEM	PRODUCT	NOTES
OPENINGS			
SCWD	Solid Core Wood Doors	Product: Flush Heavy Duty Particleboard Core Door Grade: Custom Finish: Factory-Finished Wilsonart Laminate Color: 7960K-18 Studio Teak	- Heavy Duty, 5 ply construction - Core: 34lb. particleboard
ALUM	Interior Aluminum Frames & Doors	Manufacturer: Western Integrated Materials, Inc. Product: Extruded Aluminum frames Design: Rectilinear Face Profile: 2 in. Finish: Dark Bronze Anodized Glazing: 1/4" Clear Tempered Glass	
ALUM	Exterior Aluminum Storefront Frames	Manufacturer: Kawneer Product: TriFab 451T System: 2" x 4-1/2" center glazed for 1" glass Finish: Dark Bronze Anodized Glazing: 1/4" SNR 50 on Crystal Gray / 1/2" Air Space / 1/4" Clear Glass - per schedule	
	Door Hardware	Manufacturers: See detailed specification Finish: Satin Chrome	- See full specification for complete hardware sets

FINISH - MARK	ITEM	PRODUCT	NOTES
CASEWORK			
CNTR	Solid Surface Counter	Manufacturer: Corian Product: Solid Surface Edge: per drawings Color: Weathered Aggregate	
LAM-1	Plastic Laminate - Low Wall @ Nurse Station	Manufacturer: Laminart Product: Grade HGS plastic-laminate Finish: Textured Color: 5050-T Beige Edgewave	
LAM-2	Plastic Laminate - Cabinets	Manufacturer: Laminart Product: Grade HGS plastic-laminate Finish: SuperMatte Color: 3133-SM Metropolitan Oak	- Frameless cabinet construction with flush overlay doors & drawers - Drawer sides & backs: Solid hardwood - Drawer bottoms: Hardwood plywood - Edgebanding: Plastic laminate matching adjacent surfaces - Catches: Magnetic catches - Soft close on all drawers and doors
LAM-2	Plastic Laminate - Laundry Room & Mud Room	Manufacturer: Laminart Product: Grade HGS plastic-laminate Finish: Matte Color: D91-60 Slate Grey	- Frameless cabinet construction with flush overlay doors & drawers - Drawer sides & backs: Solid hardwood - Drawer bottoms: Hardwood plywood - Edgebanding: Plastic laminate matching adjacent surfaces - Catches: Magnetic catches - Soft close on all drawers and doors
	Butt Hinges	Soft close, 2-3/4 in., semi-concealed, five knuckle, steel Finish: Satin nickel	
	Wire Pulls	Back mounted, solid metal, 4 in. long, 5/16 in. diameter Finish: Satin nickel	
	Drawer & Cabinet Locks	Keyed cam locks at casework in all public areas Finish: Satin nickel	

FINISH - MARK	ITEM	PRODUCT	NOTES
DRINKING FOUNTAIN			
	Drinking Fountain	Manufacturer: Elkay Product: Drinking Fountain w/ Bottle Filling Station Color: Stainless Steel	- See Plumbing Drawings
TOILET PARTITIONS			
	Toilet Partitions & Privacy Screens	Manufacturer: Hadrian Product: Stainless Steel Toilet Partitions Configuration: Floor Mounted Overhead Braced Height: per drawings Finish: No. 4 Random Ground Finish	- Continuous hinges & brackets - Coat hook at all doors - Stainless steel hardware including pulls, brackets, latches, shoes, hinges, etc. - See Toilet Accessory Notes for additional information
TOILET ACCESSORIES			
	Hand dryer	Manufacturer: Dyson Product: Airblade V Color: Sprayed Nickel	
	Double-Roll Toilet Tissue Dispenser	Manufacturer: Bobrick Product: B-265 Finish: Satin	
	Surface-Mounted Heavy Duty Manual Liquid Soap Dispenser	Manufacturer: Bobrick Product: 818615 Material: Stainless Steel Finish: Satin	- Wall mounted per manufacturer recommendations - Capacity: 40 fl. oz.
	Mirror	Manufacturer: Bobrick Product: B-1556 Finish: Bright Polished Stainless Steel Size: per drawings	- Frameless Stainless Steel - 1/4" (6mm) return concealing 1/4" (6mm) tempered masonite backing - Install per manufacturer recommendations
	Surface-Mounted Mop and Broom Holder	Manufacturer: Bobrick Product: B-223 x 24 Finish: Satin	- Type 304 Stainless Steel - 3 anti-slip mop holders - Install per manufacturer recommendations
	Shower Seat	Manufacturer: Bobrick Product: B-5191 Finish: Ivory Phenolic, Satin Stainless Steel Size: 18" wide, projects 15 13/16" from wall	- Seat - 5/16" (8mm) thick solid phenolic - Frame and mounting bracket - type 304 stainless steel with self-locking mechanism - Provide proper backing and anchorage to support design load of 500 lbs. - Install per manufacturer recommendations

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

LICENSED ARCHITECT
David L. Anderson
C-11165
9/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

Num Date Description

ISSUE RECORD

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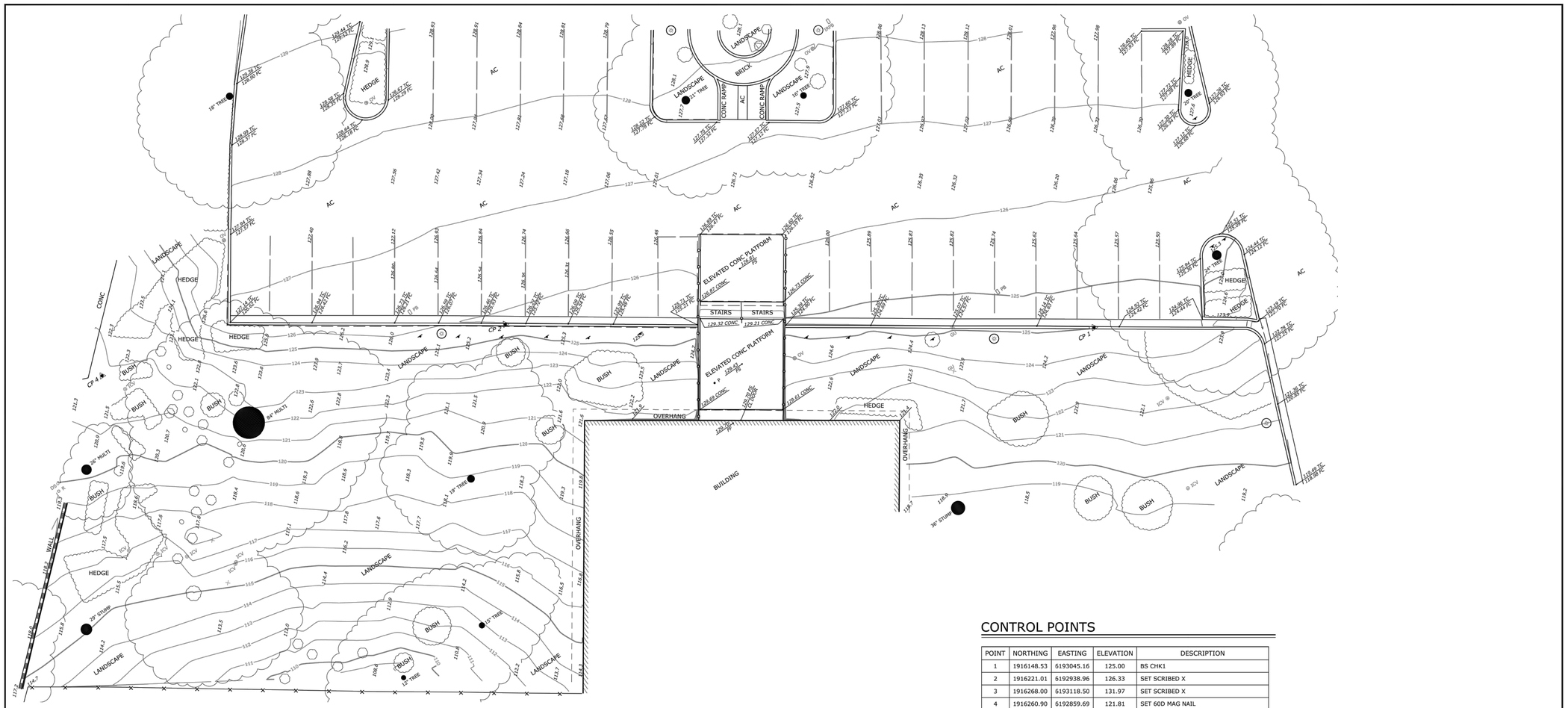
Drawn by: Author
Checked by: Checker
CAD File Name:

Sheet Title:
MATERIAL SPECIFICATIONS

Date: 20 March 2026
Sheet Number:
A-704

ISSUE FOR BID

DATE: 3/21/2026 7:55:18 AM
DRAWING PATH: C:\Users\dave\Documents\2023-101 Knoll Recuperative Care - CD_danderson@kulwiecgroup.com.rvt



CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1916148.53	6193045.16	125.00	BS CHK1
2	1916221.01	6192938.96	126.33	SET SCRIBED X
3	1916268.00	6193118.50	131.97	SET SCRIBED X
4	1916260.90	6192859.69	121.81	SET 60D MAG NAIL

SURVEY NOTES

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=10', WITH A 1 FOOT CONTOUR INTERVAL FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES ON MARCH 11, 2024, AT THE REQUEST OF ANDERSON KULWIEC APPLEBY ARCHITECTS.

2. BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 5, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) OVLS & SOMT BEING SOUTH 82°47'52.01" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

3. ELEVATIONS

THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PER GPS TIES & GEOID MODELING (GEOID18) TO CGPS STATION OVLS. ELLIPSOID HEIGHTS ARE CONSTRAINED PER CSRC. NO COUNTY BENCHMARKS WERE MEASURED IN THIS SURVEY.

4. UTILITIES

SURFACE UTILITY FEATURES SHOWN HEREON WERE LOCATED AS A PART OF THE FIELD SURVEY PERFORMED BY ECG BASED ON VISIBILITY ON THE DATE OF SURVEY. NO RESEARCH OR MAPPING OF SUBSURFACE UTILITIES HAS BEEN PERFORMED.

N

SCALE: 1"=10'
0 10 20 30

MAPPING LEGEND *(ITEMS LISTED BELOW MAY NOT BE SHOWN ON MAP)*

ABBREVIATIONS

AC	ASPHALT CONCRETE	LTT	LEAD, TACK & TAG
BW	BACK OF WALK	M	MEASURED
CATV	CABLE TV	N'LY	NORTHERLY
CAB	CABINET	NE'LY	NORTHEASTERLY
CB	CATCH BASIN	NW'LY	NORTHWESTERLY
CF	CALCULATED FROM	N	NORTH
CL	CENTERLINE	OAK	OAK TREE
CLF	CHAIN LINK FENCE	OHW	OVERHEAD WIRES
CMP	CORRUGATED METAL PIPE	PB	PULLBOX
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE (PIPE)
COMM	COMMUNICATIONS	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R/W	RIGHT OF WAY
CP	CONTROL POINT	S'LY	SOUTHERLY
DI	DRAIN INLET	SE'LY	SOUTHEASTERLY
DS	DOWN SPOUT	SW'LY	SOUTHWESTERLY
E'LY	EASTERLY	S	SOUTH
E	EAST	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
ELEC	ELECTRIC	SYC	SYCAMORE TREE
EUC	EUCALYPTUS TREE	TC	TOP OF CURB
FC	FACE OF CURB (AT BOTTOM)	TG	TOP OF GRATE
FF	FINISHED FLOOR	TS	TRAFFIC SIGNAL
FL	FLOW LINE	TW	TOP OF WALL
FND	FOUND	TXR	TRANSFORMER
FOC	FIBER OPTIC CABLE	UM	UTILITY MARK
FS	FINISHED SURFACE	UNK	UNKNOWN
FTC	FROM TRUE CORNER	VC	VITRIFIED CLAY (PIPE)
HCR	HANDICAP RAMP	VT	VAULT
HDPE	HIGH DENSITY POLYETHYLENE (PIPE)	W	WEST
IP	IRON PIPE	W'LY	WESTERLY

SYMBOLS

	- BACK FLOW PREVENTER
	- BOLLARD
DI	- DRAIN INLET
FDC	- FIRE DEPARTMENT CONNECTION
FH	- FIRE HYDRANT
GUY	- GUY-ANCHOR
HB	- HOSE BIB
MB	- MAILBOX
GM	- GAS METER
WM	- WATER METER
TMH	- TELEPHONE MANHOLE
FOMH	- FIBER OPTIC MANHOLE
SDMH	- STORM DRAIN MANHOLE
SMH	- SEWER MANHOLE
MH	- MANHOLE
CATV	- CABLE TV PULLBOX
COMM	- COMMUNICATION PULLBOX
ELPB	- ELECTRIC PULLBOX
GAS	- GAS PULLBOX
SLPB	- STREET LIGHT PULLBOX
TSPB	- TRAFFIC SIGNAL PULLBOX
WPB	- WATER PULLBOX
	- PILASTER
PIV	- POST INDICATOR VALVE
GUY-P	- GUY POLE
	- POLE - LIGHT
	- POLE - TRAFFIC SIGNAL ARM
	- POLE - TRAFFIC SIGNAL
UP	- POLE - UTILITY
R	- UTILITY RISER
SCO	- SEWER CLEAN OUT
SIGN	- SIGN
SIGN	- SIGN W/ DOUBLE POST
	- TREE
	- UTILITY MARK
GV	- GAS VALVE
ICV	- IRRIGATION CONTROL VALVE
V	- VALVE (UNSPECIFIED)
WV	- WATER VALVE
CP1	- CONTROL POINT
	- FOUND MONUMENT AS NOTED
2529.43 TC	- SPOT ELEVATION (GROUND SURVEY)
2529.4	- SPOT ELEVATION (GROUND SURVEY)
382.2	- SPOT ELEVATION (AERIAL SURVEY)

LINETYPES

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- FLOWLINE
- BUILDING OVERHANG
- BUILDING FACE
- CONTOUR LINE
- CURB
- CENTERLINE
- EDGE OF PAVEMENT
- CHAINLINK/BARBWIRE FENCE
- POST FENCE
- WOOD FENCE
- GUARD RAIL
- WALL
- CABLE TV
- COMMUNICATIONS
- ELECTRIC
- FIBER OPTIC CABLE
- IRRIGATION
- NATURAL GAS
- SANITARY SEWER
- STORM DRAIN
- TRAFFIC SIGNAL
- WATER
- OVERHEAD WIRE
- PAINTED STRIPING

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

PROFESSIONAL LAND SURVEYOR — BENJAMIN F. HARDIN — NO 8552 — STATE OF CALIFORNIA

Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

PROJECT SURVEYOR
P.L.S. 8552
DATE: 4/1/2024

TOPOGRAPHIC MAP
RECUPERATIVE CARE FACILITY
2323 KNOLL DRIVE
VENTURA, CA

SCALE: HORIZ. _____ VERT. _____
0902topo.dwg
WORK ORDER 0902
DRAWN BY: DW
CHECKED BY:
SHEET NO. 1 OF 1

DRAWING: n:\projects\0902\geo\cad\0902topo.dwg

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER — GLEN H. PACE — NO 61468 — CIVIL — STATE OF CALIFORNIA

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

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Drawn by: RMS
Checked by: GHP
CAD File Name:

Sheet Title:
TOPOGRAPHIC MAP

Date: 20 March 2026
Sheet Number:
T-1
ISSUE FOR BID

GENERAL GRADING NOTES

1. GRADING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE VENTURA COUNTY BUILDING CODE (VCBC) APPENDIX J - GRADING, LATEST EDITION AND VENTURA COUNTY PUBLIC WORKS AGENCY (VCPWA) GRADING PERMIT CONDITIONS.
2. THE GRADING PERMIT AND WORK SHOWN IN THESE PLANS IS VALID ONLY TO THE EXTENT OF THE VENTURA COUNTY BUILDING CODE APPENDIX J - GRADING. PERMITS OR PERMISSIONS THAT MAY BE REQUIRED BY OTHER REGULATORY AGENCIES OR INTERESTED PARTIES ARE THE RESPONSIBILITY OF THE PERMITTEE.
3. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO ANY GRADING ACTIVITY OR LAND DISTURBANCES WITH THE FOLLOWING PARTIES PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, GEOTECHNICAL ENGINEERING PROFESSIONAL, GEOLOGICAL PROFESSIONAL, VCPWA INSPECTOR, AND OTHER JURISDICTIONAL AGENCIES WHEN REQUIRED.
4. THE PERMITTEE SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ANY EXISTING UNDERGROUND FACILITIES.
5. AN EXCAVATOR PLANNING TO CONDUCT AN EXCAVATION SHALL NOTIFY UNDERGROUND SERVICE ALERT–SOUTHERN CALIFORNIA (TOLL FREE AT 811) AT LEAST TWO WORKING DAYS, AND NOT MORE THAN 14 CALENDAR DAYS, BEFORE BEGINNING THAT EXCAVATION. THE EXCAVATOR SHALL OBTAIN A DIGALERT TICKET REQUESTING THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES AND SHALL RENEW TICKET(S) AS REQUIRED TO MAINTAIN VALIDITY THROUGHOUT THE DURATION OF GRADING ACTIVITIES. THE EXCAVATOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING ALL SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED BY ITS OPERATIONS. THE EXCAVATOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND STRUCTURES FOUND AT THE SITE. (REF: CALIFORNIA GOVERNMENT CODE SECTION 4216.)
6. HEAVY EQUIPMENT NOISE SHALL NOT BEGIN UNTIL AFTER 7:00 A.M AND SHALL END BY 7:00 P.M. SAMEDAY. NO WORK BEYOND 4:30 PM UNLESS APPROVED BY VCPWA.
7. TOTAL TRUCK ROUND TRIPS FOR THE GRADING OPERATIONS CARRYING EARTH MATERIALS SHALL NOT EXCEED 5 TRUCKS PER HOUR OR OCCUR DURING PEAK TRAFFIC HOURS - UNLESS AUTHORIZED TO DO SO UNDER AN APPROVED DISCRETIONARY GRADING PERMIT AND APPROVAL BY VCPWA GRADING INSPECTOR. TRUCK TRAFFIC SHALL NOT CREATE A SAFETY HAZARD FOR INGRESS OR EGRESS ROUTES SUCH AS TRUCK STAGING, CLOGGING TURN POCKETS, OR LINE OF SIGHT.
8. NO GRADING ACTIVITY SHALL OCCUR IN ANY WETLAND, BLUE-LINE STREAM, RED-LINE CHANNEL, OR FLOODPLAIN WITHOUT THE PROPER PERMITS & PERMISSION FROM THE VCPWA & VENTURA COUNTY RESOURCE MANAGEMENT AGENCY (RMA), OR OTHER AUTHORITIES HAVING JURISDICTION.
9. RETAINING WALLS, BRIDGES, AND OTHER STRUCTURES REQUIRE A SEPARATE PERMIT FROM BUILDING AND SAFETY.
10. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGICAL PROFESSIONAL, WHERE EMPLOYED) CONTAINED IN THE REPORTS AS APPROVED BY VCPWA SHALL BE A PART OF THIS GRADING PLAN.
11. ALL DISTURBED SURFACES SUBJECT TO EROSION SHALL BE PROTECTED IN ACCORDANCE WITH THE VENTURA COUNTYWIDE MUNICIPAL STORMWATER NPDES PERMIT. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FULLY FUNCTIONAL.
12. ALL AREAS TO RECEIVE FILL SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGICAL PROFESSIONAL WHERE EMPLOYED) AND VCPWA INSPECTOR AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES, AND PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR FILL.
13. ALL MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL (I.E. LUMBER, LOGS, BRUSH, COMPRESSIBLE SOILS, OR ANY ORGANIC MATERIALS OR RUBBISH) SHALL BE REMOVED FROM THE SITE. MATERIALS SUCH AS CONSTRUCTION INERT DEBRIS, OR IMPORTED MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL AND VCPWA GRADING INSPECTOR PRIOR TO USE IN COMPACTED FILL. WHERE EXCAVATED MATERIAL IS LARGER THAN TWELVE INCHES IN LARGEST DIMENSION, IT MUST BE BROKEN INTO SMALLER PARTICLE SIZES, BEFORE BEING USED AS FILL.
14. THE GEOTECHNICAL ENGINEERING PROFESSIONAL SHALL DIRECT THE REMOVAL OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS SEPTIC TANKS, IRRIGATION LINES, ETC.
15. ANY WATER WELL LOCATED WITHIN THE AREA OF DISTURBANCE SHALL BE REPORTED TO VCPWA, WATERSHED PROTECTION, WATER RESOURCES DIVISION, PRIOR TO ITS MODIFICATION, ABANDONMENT, OR DESTRUCTION.
16. ANY OIL WELL LOCATED WITHIN THE AREA OF DISTURBANCE SHALL BE REPORTED TO THE STATE OF CALIFORNIA, GEOLOGIC ENERGY MANAGEMENT DIVISION PRIOR TO ITS MODIFICATION, ABANDONMENT, OR DESTRUCTION.
17. ALL TEMPORARY EXCAVATIONS AND KEYS FOR BUTTRESS OR STABILIZATION FILLS MUST BE EXAMINED BY THE GEOLOGICAL PROFESSIONAL, GEOTECHNICAL ENGINEERING PROFESSIONAL, AND VCPWA INSPECTOR TO ENSURE THAT ALL POTENTIAL PLANES OF FAILURE HAVE BEEN EXPOSED IN THE EXCAVATION AND WILL BE ADEQUATELY SUPPORTED BY THE PROPOSED BUTTRESS. FIELD CERTIFICATION MUST BE SUBMITTED BY THE CONSULTANTS PRIOR TO PLACING FILL.
18. THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGICAL PROFESSIONAL,WHERE EMPLOYED) SHALL PROVIDE RECOMMENDATIONS AND APPROVE CORRECTIVE WORK TO ENSURE SLOPE STABILITY WHERE UNSTABLE MATERIAL IS EXPOSED.
19. THE USE OF CORRUGATED STEEL PIPE IS NOT ALLOWED IN ANY COUNTY RIGHTS OF WAY. THE USE OF CORRUGATED STEEL PIPE ON PRIVATE PROPERTY SHOULD BE MINIMIZED. HOWEVER, IF USED SHOULD BE COATED TO MINIMIZE CORROSION AND EXTEND USEFUL SERVICE LIFE.
20. PRIOR TO ANY CLEARANCES FOR BUILDING AND SAFETY PERMIT ISSUANCE OR INSPECTION, THE FOLLOWING ITEMS SHALL BE APPROVED BY VCPWA:
    A. ALL ROUTINE INSPECTION REPORTS AS REQUIRED BY VCBC OR OTHERWISE REQUESTED BY BUILDING OFFICIAL;
    B. ROUGH GRADE SOILS ENGINEERING (AND ENGINEERING GEOLOGY, IF APPLICABLE) REPORTS SUMMARIZING ALL EARTHWORK PERFORMED AND CONCLUDING THAT THE WORK HAS BEEN COMPLETED ACCORDING TO THE APPROVED REPORTS.
21. FINAL SOILS ENGINEERING AND (IF APPLICABLE) ENGINEERING GEOLOGY REPORTS SUMMARIZING ALL EARTHWORK PERFORMED SINCE ROUGH GRADING AND CONCLUDING THAT THE WORK HAS BEEN COMPLETED ACCORDING TO THE APPROVED REPORTS SHALL BE SUBMITTED WITH THE AS-BUILT PLANS (RECORD DRAWING) TO VCPWA PRIOR TO FINAL INSPECTION BY THE VCPWA INSPECTOR.
22. IF CULTURAL RESOURCES ARE ENCOUNTERED DURING CONSTRUCTION, CONSTRUCTION ACTIVITIES SHALL HALT IN THE AREA OF THE FINDINGS. A QUALIFIED ARCHEOLOGICAL CONSULTANT SHALL BE NOTIFIED AND A SITE EVALUATION CONDUCTED AS NECESSARY TO ASSESS THE SITE AND DETERMINE FURTHER MITIGATION MEASURES, AS APPROPRIATE.
23. HORIZONTAL AND VERTICAL LOCATION AND ACCURACY OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE PERMITTEE AND MAY REQUIRE VERIFICATION BY LICENSED LAND SURVEYOR WHEN ADJACENT TO PROPERTY LINES.

EARTHWORK QUANTITIES

CUT: 50 CU. YDS. EXPORT: 0 CU. YDS. DISPOSAL SITE N/A

FILL: 102 CU. YDS IMPORT: 52 CU. YDS SOURCE TBD

THIS PROJECT INCLUDES POST CONSTRUCTION BMP'S _____ YES X NO

THE TOTAL ESTIMATED DISTURBED AREA OF GRADING AND CONSTRUCTION IS 0.16 ACRES. PROJECTS THAT ARE 1.0 ACRE OR GREATER IN DISTURBED AREA WILL REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI) AS APPROVED BY THE STATE REGIONAL WATER QUALITY CONTROL BOARD AS DESCRIBED ABOVE.

AVERAGE NATURAL SLOPE IN THE AREA OF GRADING 2 % (CALCULATED PER VCBC SECTION J102.1)

THE TOTAL AMOUNT OF IMPERVIOUS AREA TO BE CONSTRUCTED AS PART OF THIS PROJECT IS 4,950 SQ. FT.

ADVISORY: THE PLANTING OF NATIVE VEGETATION IS RECOMMENDED ON ALL GRADED SLOPES. PLEASE VISIT THE VENTURA COUNTY PUBLIC WORKS WEBSITE AT https://www.vcpublicworks.org/ws/development/inspection FOR A MEMORANDUM BY THE VENTURA COUNTY WATERSHED PROTECTION THAT PROVIDES INFORMATION FOR SEEDING GRADED AREAS.

LAND DEVELOPMENT SERVICES MUST BE NOTIFIED TEN (10) WORKING DAYS PRIOR TO ANY EXPORT/IMPORT TO/FROM THE PROJECT SITE.

PERMITS

VENTURA COUNTY PWA - ROADS & TRANSPORTATION
ENCROACHMENT PERMIT NO.
_____ DATE _____

VENTURA COUNTY PWA - WATERSHED PROTECTION
WATERCOURSE PERMIT NO.
_____ DATE _____

CALTRANS
ENCROACHMENT PERMIT NO.
_____ DATE _____

VENTURA COUNTY PWA - LAND DEVELOPMENT SERVICES
FLOODPLAIN DEVELOPMENT PERMIT NO.
_____ DATE _____

ENGINEERED GRADING INSPECTION CERTIFICATES

JOB ADDRESS OR LOT AND TRACT NO: 2323 KNOLL DRIVE VENTURA, CA 93009

ROUGH GRADING CERTIFICATION

(A) BY GEOTECHNICAL ENGINEERING PROFESSIONAL

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK AND TESTING DURING GRADING. I FURTHER CERTIFY THAT WHERE THE REPORTS OF A GEOLOGICAL PROFESSIONAL, RELATIVE TO THIS SITE, HAVE RECOMMENDED THE INSTALLATION OF BUTTRESS FILLS OR OTHER SIMILAR STABILIZATION MEASURES, SUCH EARTHWORK CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN.

LOT NOS:_____

SEE REPORTS DATED: _____

FOR TEST DATA, RECOMMENDED ALLOWABLE SOIL BEARING VALUES & OTHER SPECIAL RECOMMENDATIONS,

GEOTECHNICAL ENGINEERING PROFESSIONAL _____ REG. NO _____ DATE _____
(SIGNATURE)

SEAL

(B) BY GEOLOGICAL PROFESSIONAL

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL OF THE RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK DURING GRADING.

LOT NOS: _____

GEOLOGICAL PROFESSIONAL _____ CERT. NO. _____ DATE _____
(SIGNATURE)

SEAL

(C) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF ROUGH GRADING INCLUDING GRADING TO APPROXIMATE FINAL ELEVATIONS; PROPERTY LINES LOCATED AND STAKED, CUT AND FILL SLOPES CORRECTLY GRADED AND LOCATED IN ACCORDANCE WITH THE APPROVED DESIGN; SWALES AND TERRACES GRADED READY FOR PAVING; BERMS INSTALLED; AND REQUIRED DRAINAGE SLOPES PROVIDED ON THE BUILDING PADS. I FURTHER CERTIFY THAT WHERE REPORT OR REPORTS OF A GEOLOGICAL PROFESSIONAL AND/OR GEOTECHNICAL ENGINEERING PROFESSIONAL HAVE BEEN PREPARED RELATIVE TO THIS SITE, THE RECOMMENDATIONS CONTAINED IN SUCH REPORTS HAVE BEEN INCORPORATED IN THE DESIGN.

LOT NOS: _____

CIVIL ENGINEER _____ REG. NO. _____ DATE _____
(SIGNATURE)

SEAL

GRADING CONTRACTOR CERTIFICATION

BY GRADING CONTRACTOR

I CERTIFY THAT THE GRADING WAS DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, THE GRADING ORDINANCE, AND THE RECOMMENDATIONS OF THE CIVIL ENGINEER, GEOTECHNICAL ENGINEERINING PROFESSIONAL AND GEOLOGICAL PROFESSIONAL IT IS UNDERSTOOD THAT THIS CERTIFICATION INCLUDES ONLY THOSE ASPECTS OF THE WORK THAT CAN BE DETERMINED BY ME, AS A COMPETENT GRADING CONTRACTOR, WITHOUT SPECIAL EQUIPMENT OR PROFESSIONAL SKILLS.

GRADING CONTRACTOR _____ LICENSE NO. _____ DATE _____

FINAL GRADING CERTIFICATION

BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED PLANS. ALL DRAINAGE DEVICES REQUIRED BY THE GRADING PERMIT, GRADING PLANS AND GRADING ORDINANCE HAVE BEEN INSTALLED. EROSION TREATMENT OF SLOPES AND IRRIGATION SYSTEMS (WHERE REQUIRED) HAVE BEEN INSTALLED. ADEQUATE PROVISIONS HAVE BEEN MADE FOR DRAINAGE OF SURFACE WATERS FROM EACH BUILDING SITE AS OF THIS DATE.

LOT NOS:_____

CIVIL ENGINEER _____ REG. NO. _____ DATE _____
(SIGNATURE)

SEAL

AS-BUILT DRAWING CERTIFICATION

BY CIVIL ENGINEER

I CERTIFY THAT THE WORK SHOWN ON VCPWA DRAWING NO'S _____ THROUGH _____, (_____ SHEETS TOTAL), MARKED WITH "AS-BUILT" HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, AND REFERENCED SPECIFICATIONS.

CIVIL ENGINEER _____ REG. NO. _____ DATE _____
(SIGNATURE)

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

GENERAL STORMWATER NOTES:

THE LEGALLY RESPONSIBLE PERSON OF ANY PROPERTY IN WHICH GRADING ACTIVITIES OR OTHER SOIL DISTURBANCE ACTIVITIES ARE PERFORMED, INCLUDING PERMITTEE, SHALL COMPLY WITH THE LATEST AND APPLICABLE NPDES REQUIREMENTS. EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED BEFORE GRADING BEGINS. DURING GRADING ACTIVITIES, ALL BMP'S SHALL BE UPDATED AS NECESSARY TO PREVENT EROSION AND ANY ILLICIT DISCHARGE OF CONSTRUCTION RELATED POLLUTANTS. EROSION CONTROL BMP'S ARE LISTED ON COUNTY FORMS SW-1, SW-2, OR SW-HR.

1. **GENERAL CONSTRUCTION PERMIT.** PROJECTS THAT CAUSE SOIL DISTURBANCE OF ONE ACRE OR MORE, OR THAT ARE PART OF A COMMON PLAN OF DEVELOPMENT OR SALE THAT CAUSE SOIL DISTURBANCE OF ONE ACRE OR MORE ARE REQUIRED TO OBTAIN COVERAGE UNDER NPDES CALIFORNIA STATEWIDE GENERAL CONSTRUCTION PERMIT NO. CAS000002, AS A NUMBER ASSIGNED TO THE PROJECT BY THE STATE WATER RESOURCES CONTROL BOARD, COMPLETED AND SIGNED NOTICE OF INTENT (NOI) AND PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE SUBMITTED AND IMPLEMENTED DURING ALL GRADING ACTIVITIES.
2. **COUNTY'S STORM DRAIN SYSTEM.** ILLICIT DISCHARGES INTO THE COUNTY'S STORM DRAIN SYSTEM AS A RESULT OF GRADING, CLEARING, CONSTRUCTION, DEMOLITION, AND OTHER SOIL DISTURBANCE ACTIVITIES ARE PROHIBITED.
3. **INSPECTIONS.** EROSION CONTROL AND PERMANENT STORMWATER TREATMENT BMP'S ARE SUBJECT TO INSPECTIONS AS REQUIRED BY THE PERMIT ORDER NO., R4-2010-0108, AS AMENDED FROM TIME TO TIME.
4. **PUMPED WATER DISCHARGES.** DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
5. **SANITARY FACILITIES.** PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
6. **EMERGENCY WORK.** A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1ST TO APRIL 15TH). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

PROJECT BMP'S

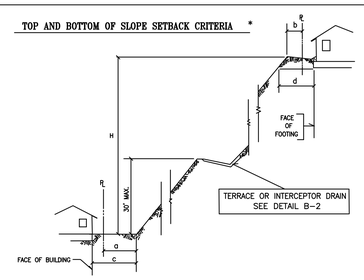
THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CASQA CONSTRUCTION BMP ONLINE HANDBOOK MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER, QUALIFIED SWPP DEVELOPER, PRACTITIONER OR THE BUILDING OFFICIAL). CERTAIN BMP'S ARE REQUIRED AS PART OF THE STORMWATER FORMS SW-1, SW-2 AND SW-HR. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT THE BMP'S LISTED HEREON MATCH THE APPROVED STORMWATER FORMS ON FILE AND ARE IMPLEMENTED AND MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION. THE INSPECTOR OR BUILDING OFFICIAL MAY PERFORM UNANNOUNCED SITE INSPECTIONS TO ENSURE THAT THE PROJECT MAINTAINS THE BMP'S AS LISTED BELOW.

BMP DESCRIPTIONS AND DETAILS CAN BE OBTAINED FROM THE CALIFORNIA STORMWATER HANDBOOKS AT WWW.CASQA.ORG

COMPLETE CHECKLIST BELOW FOR APPLICABLE PROJECT BMP'S

	EROSION CONTROL
X	EC1 – SCHEDULING
X	EC2 – PRESERVATION EXISTING VEGETATION
-	EC3 – HYDRAULIC MULCH
-	EC4 – HYDROSEEDING
-	EC5 – SOIL BINDERS
-	EC6 – STRAW MULCH
-	EC7 – GEOTEXTILES & MATS
-	EC8 – WOOD MULCHING
-	EC9 – EARTH DIKES & DRAINAGE SWALES
-	EC10 – VELOCITY DISSIPATION DEV.
-	EC11 – SLOPE DRAINS
-	EC12 – STREAMBANK STABILIZATION
-	EC14 – COMPOST BLANKETS
-	EC15 – SOIL PREPARATION/ROUGHENING
-	EC16 – NON-VEGETATED STABILIZATION
	TEMPORARY SEDIMENT CONTROL
X	SE1 – SILT FENCE
-	SE2 – SEDIMENT BASIN
-	SE3 – SEDIMENT TRAP
X	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 – TEMPORARY SILT DIKE
-	SE13 – COMPOST SOCKS & BERMS
-	SE14 – BIOFILTER BAGS
	WIND EROSION CONTROL
-	WE1 – WIND EROSION CONTROL
	EQUIPMENT TRACKING
X	TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
-	TC2 – STABILIZED CONSTRUCTION ROADWAY
-	TC3 – ENTRANCE/OUTLET TIRE WASH
	NON-STORMWATER MANAGEMENT
X	NS1 – WATER CONSERVATION PRACTICES
-	NS2 – DEWATERING OPERATIONS
X	NS3 – PAVING & GRINDING OPERATIONS
-	NS4 – TEMPORARY STREAM CROSSING
-	NS5 – CLEAR WATER DIVERSION
-	NS6 – ILLICIT CONNECTION/DISCHARGE
-	NS7 – POTABLE WATER/IRRIGATION
-	NS8 – VEHICLE & EQUIPMENT CLEANING
-	NS9 – VEHICLE & EQUIPMENT FUELING
-	NS10 – VEHICLE & EQUIPMENT MAINTENANCE
-	NS11 – PILE DRIVING OPERATIONS
-	NS12 – CONCRETE CURING
-	NS13 – CONCRETE FINISHING
-	NS14 – MATERIAL & EQUIPMENT USE
-	NS15 – DEMOLITION ADJACENT TO WATER
-	NS16 – TEMPORARY BATCH PLANTS
	WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
X	WM1 – MATERIAL DELIVERY & STORAGE
-	WM2 – MATERIAL USE
X	WM3 – STOCKPILE MANAGEMENT
X	WM4 – SPILL PREVENTION & CONTROL
X	WM5 – SOLID WASTE MANAGEMENT
-	WM6 – HAZARDOUS WASTE MANAGEMENT
-	WM7 – CONTAMINATION SOIL MANAGEMENT
X	WM8 – CONCRETE WASTE MANAGEMENT
X	WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
-	WM10 – LIQUID WASTE MANAGEMENT
	ADDITIONAL BMP'S SELECTED

TOP AND BOTTOM OF SLOPE SETBACK CRITERIA *

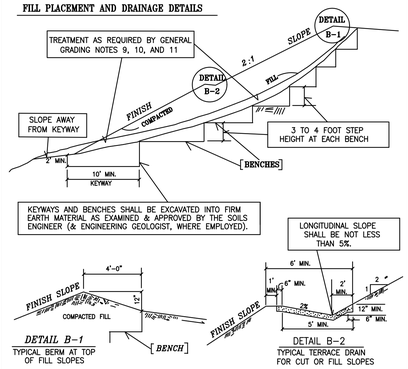


H(IN FEET)	a	b	c	d
ANY HEIGHT	2' MIN (H/2)* 20' MAX	2' MIN (H/5)* 10' MAX	(H/2)* 15' MAX	(H/3)* 40'MAX

* FROM C B C SEC. 1808.7 AND APPENDIX J – SEC. J109
R (SITE BOUNDARY)

DETAIL A
NTS

FILL PLACEMENT AND DRAINAGE DETAILS



DETAIL B-1
TYPICAL BERM AT TOP OF FILL SLOPES

DETAIL B-2
TYPICAL TERRACE DRAIN FOR CUT OR FILL SLOPES

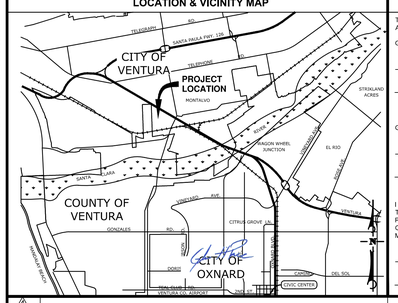
1) TERRACE DRAINS, INTERCEPTOR DRAINS & DOWNDRAINS SHALL BE CONSTRUCTED OF MINIMUM 3" REINFORCED CONCRETE REINFORCED WITH 6 x 6 x 10 x 10 W.W.M. & SHALL BE OF EITHER SEMI-CIRCULAR OR TRIANGULAR CROSS SECTION.
2) FOR INTERCEPTOR DRAIN AT TOP OF CUT SLOPES AND DOWN DRAINS, MINIMUM WIDTH OF 3 FEET.

DETAIL B
NTS

SHEET LEGEND

1. GRADING COVER SHEET
2. EROSION CONTROL PLAN
3. EROSION CONTROL DETAILS
4. GRADING PLAN
5. SECTIONS
6. DETAILS

LOCATION & VICINITY MAP



APPROVAL BY CONSULTANTS

THIS GRADING PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC - IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATION OF THE SUPPORTIVE REPORT(S) DATED:

GEOTECHNICAL ENGINEERING REPORTS: REPORT PROJECT #4141 Dated:NOV, 9 20 24

(GEOTECHNICAL PROFESSIONAL SIGNATURE)
RICHARD RYBAK (PRINT NAME) 2,131 (RCE/GE NO.)

RYBAK GEOTECHNICAL, INC.
16022 ARMINTA STREET, SUITE 7
VAN NUYS, CA 91406
(818) 785-0550
RRYBAK@RYBAKGEOTECHNICAL.COM

GEOLOGICAL REPORTS: _____ 20_____

(GEOLOGICAL PROFESSIONAL SIGNATURE)
(PRINT NAME) (CERT. NO.)

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH THE ADOPTED COUNTY STANDARDS, AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN THE PROFESSIONAL ENGINEERS ACT. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS BY THE COUNTY OF VENTURA IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF RECORD, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

(CIVIL ENGINEER SIGNATURE)
GLEN H. PACE (PRINT NAME) 61,468 (RCE NO.)

ENCOMPASS CONSULTING GROUP, INC.
333 N. LANTANA ST, SUITE 287
CAMARILLO, CA 93010
(805) 322-4443
GLEN.PACE@ECGCIVIL.COM

OWNER/APPLICANT

COUNTY OF VENTURA
KNOLL DRIVE RECUPERATIVE CARE FACILITY
2323 KNOLL DRIVE
VENTURA, CA 93003
CONTACT: BRUCE WARD
(805) 602-7312

BENCH MARK DATA

ELEVATIONS

THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PER GPS TIES & GEOID MODELING (GEOID12B) TO CGPS STATION OVLS. ELLIPSOID HEIGHTS ARE CONSTRAINED PER CSRC. NO COUNTY BENCHMARKS WERE MEASURED IN THIS SURVEY.

TOPOGRAPHY DATA

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=10', WITH A 1 FOOT CONTOUR INTERVAL FROM DATA COLLECTED IN A FIELD STUDY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES ON MARCH 11, 2024, AT THE REQUEST OF ANDERSON KULWIEC APPLEBY ARCHITECTS.

REGISTERED PROFESSIONAL ENGINEER GLEN H. PACE NO 61468 CIVIL STATE OF CALIFORNIA

WDID: N/A APN: 084-0-051-015 GP _____

5						
4						
3						
2						
1						
	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE	

REV. AUG 2022

ECG Encompass Consultant Group — 333 N. LANTANA ST SUITE 287 CAMARILLO, CA 93010 PHONE: 805.322.4443 WWW.ECGCIVIL.COM

PLAN DATE: 3/18/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:
_____ _____
LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO. _____
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
GRADING PLAN COVER SHEET
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 1 OF 6
VCPWA DRAWING NO. _____

N:\projects\0902\engineering\acad\improvements\0902 GD_new_titlesheet.dwg

DRAWING PATH:

DATE:

ANDERSON KULWIEC APPLEBY
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:
REGISTERED PROFESSIONAL ENGINEER GLEN H. PACE NO 61468 CIVIL STATE OF CALIFORNIA

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:
KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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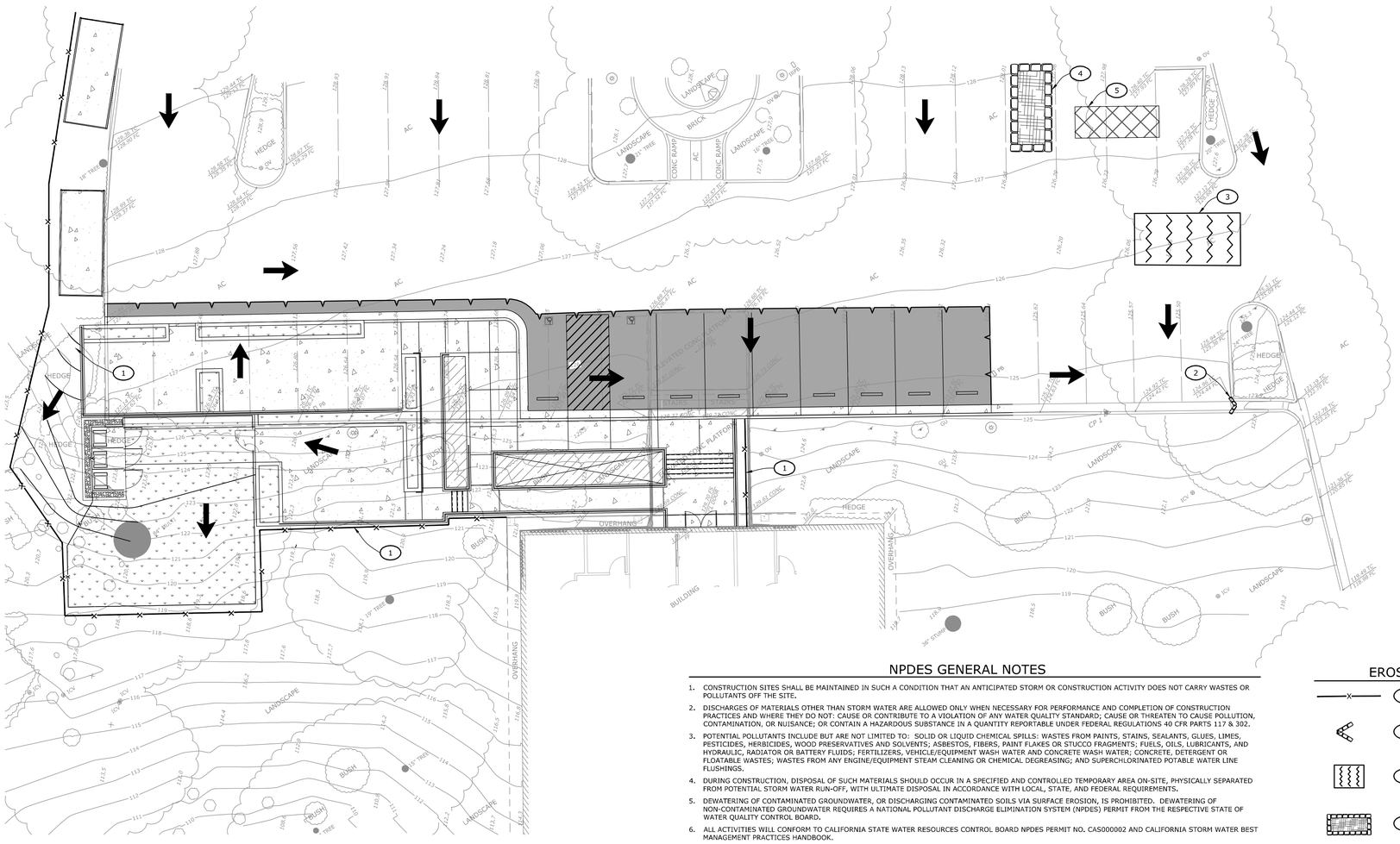
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF ANDERSON KULWIEC APPLEBY ARCHITECTS AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ANDERSON KULWIEC APPLEBY ARCHITECTS.

Drawn by: RAR
Checked by: GHP
CAD File Name:

Sheet Title:
GRADING COVER SHEET

Date: 20 March 2026
Sheet Number:
C-1
ISSUE FOR BID



NPDES GENERAL NOTES

1. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM OR CONSTRUCTION ACTIVITY DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE.
2. DISCHARGES OF MATERIALS OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 & 302.
3. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS: WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS, FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
4. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
5. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION, IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE OF WATER QUALITY CONTROL BOARD.
6. ALL ACTIVITIES WILL CONFORM TO CALIFORNIA STATE WATER RESOURCES CONTROL BOARD NPDES PERMIT NO. CAS000002 AND CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK.
7. THE PROJECT CONTRACTOR SHALL INCORPORATE BEST MANAGEMENT PRACTICE (BMP'S) APPLICABLE TO THE DEVELOPMENT. BMP'S FOR THIS PROJECT WILL INCLUDE (BUT ARE NOT LIMITED TO THE FOLLOWING):
   - A. ALL STORM DRAIN INLETS SHALL BE LABELED "DON'T DUMP - DRAINS TO OCEAN"
   - B. ALL AREAS SHALL BE MAINTAINED FREE OF LITTER AND DEBRIS TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS FROM ENTERING THE STORM DRAIN OR BEING BLOWN OFF THE SITE. NO CLEANING AGENT OR OTHER POLLUTANT SHALL BE DISCHARGED INTO THE STORM DRAIN SYSTEM. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN OR DISCARDED ON SITE. WASH WATER SHALL BE COLLECTED BY VACUUM OR OTHER SUCH APPROPRIATE METHOD AND DISCARDED AT AN APPROVED DISPOSAL LOCATION.
   - C. ALL STORM DRAINS SHALL BE CLEANED, USING APPROPRIATE METHODS AND TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE
8. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
9. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
10. THE FOLLOWING BMPS FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION - STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK (CONSTRUCTION), NEWEST EDITION, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE:
11. THE FOLLOWING INSPECTIONS ARE REQUIRED FOR WORK COMPLETED WITH A POLLUTION, SEDIMENT AND EROSION CONTROL PERMIT:
    - A. SITE INVESTIGATION: UPON SUBMITTAL OF AN APPLICATION FOR A POLLUTION, SEDIMENT AND EROSION CONTROL PERMIT;
    - B. INITIAL INSPECTION: WHEN PERMITTEE IS READY TO BEGIN WORK, OR DURING THE EARLY STAGES OF THE PERMITTED WORK;
    - C. DRAINAGE DEVICES: PRIOR TO BURIAL OF PIPING OR POURING OF CONCRETE;
    - D. FINAL INSPECTION: WHEN ALL EROSION CONTROL WORK, INCLUDING INSTALLATION OF DRAINAGE STRUCTURES, OTHER PROTECTIVE DEVICES, SEEDING AND SLOPE STABILIZATION HAS BEEN COMPLETED.

EROSION CONTROL CONSTRUCTION NOTES

1. CONSTRUCT SILT FENCE PER BMP SE-1 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK AND DETAIL "A" ON SHEET C-3, PRIOR TO AND DURING GRADING AND THE ESTABLISHMENT OF SITE LANDSCAPING AND PLANTINGS.
2. CONSTRUCT TEMPORARY GRAVEL BAG CHECK DAM OR CATCH BASIN SEDIMENT BARRIER PER BMP SE-4 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK. SEE DETAIL "E" ON SHEET C-3. ALL GRAVEL BAGS MUST BE IN PLACE DURING PROJECT CONSTRUCTION.
3. CONSTRUCT "RUMBLE RACKS" AT ALL CONSTRUCTION SITE EXITS. RECOMMENDED LOCATION SHOWN. SEE BMP TC-1 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK AND DETAIL "B" ON SHEET C-3.
4. PROPOSED CONCRETE WASH-OFF AREA PER BMP WM-8 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK AND DETAIL "C" ON SHEET C-3. WASH-OFF AREA SHALL BE IN PLACE AT ALL TIMES DURING GRADING AND PAVING OPERATIONS. CONTRACTOR SHALL NOT TRACK SOLIDS OR CONCRETE WASH OUT OR DEBRIS ON PUBLIC ROADWAYS. RECOMMENDED LOCATION SHOWN.
5. PROPOSED STOCKPILE AND MATERIAL STORAGE AREA PER BMP WM-1 AND WM-3 IN CURRENT CASQA CONSTRUCTION BMP HANDBOOK AND DETAIL "D" ON SHEET C-3.

DRAINAGE FLOW PATH

SCALE: 1"=10'
0 10 20

REGISTERED PROFESSIONAL ENGINEER GLEN H. PACE NO 61468 CIVIL STATE OF CALIFORNIA

WDID: N/A APN: 084-0-051-015 GP

REV.	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
5					
4					
3					
2					
1					

REV. AUG 2022

ECG Encompass Consultant Group, 333 N. LANTANA ST SUITE 287 CAMARILLO, CA 93010 PHONE: 805.322.4443 WWW.ECGCIVIL.COM

PLAN DATE: 3/18/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:

LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
EROSION CONTROL PLAN
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 2 OF 6
VCPWA DRAWING NO.

DRAWING PATH: N:\projects\0902\engineering\grade\improvements\0902 GD.dwg

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER GLEN H. PACE NO 61468 CIVIL STATE OF CALIFORNIA

Architect's Project Number: 2023-101

GSA Program Number: CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
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800 South Victoria Avenue
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	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

Num Date Description

ISSUE RECORD

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Checked by: GHP

CAD File Name:

Sheet Title:

EROSION CONTROL PLAN

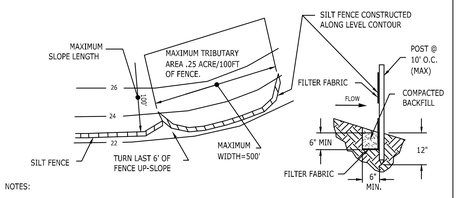
Date: 20 March 2026

Sheet Number:

C-2

ISSUE FOR BID

A SILT FENCE SE-1



NOTES:

CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.

SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.

TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.

LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

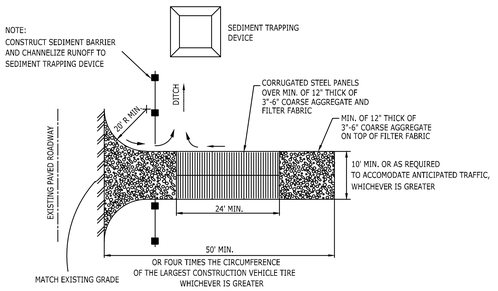
DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.

WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.

REFER ALSO TO BMP SE-1 FROM 2013 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

B STABILIZED CONSTRUCTION ENTRANCE TC-1

NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE



NOTES:

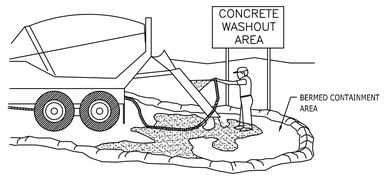
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE SE-7

NOTES:

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

C CONCRETE WASTE MANAGEMENT WM-8



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2013 CALIFORNIA CONSTRUCTION BMP HANDBOOK

D MATERIAL STORAGE AND DELIVERY WM-1

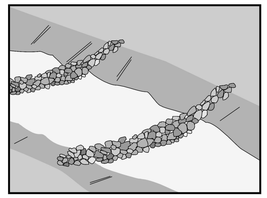
APPLY BMP WM-1 FROM THE 2013 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E CHECK DAMS SE-4

Check Dams SE-4



Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-12 Manufactured Linear Sediment Controls
SE-14 Biofilter Bags

Description and Purpose
A check dam is a small barrier constructed of rock, gravel bags, sandbags, fiber rolls, or other proprietary products, placed across a constructed swale or drainage ditch. Check dams reduce the effective slope of the channel, thereby reducing scour and channel erosion by reducing flow velocity and increasing residence time within the channel, allowing sediment to settle.

Suitable Applications
Check dams may be appropriate in the following situations:

- To promote sedimentation behind the dam.
- To prevent erosion by reducing the velocity of channel flow in small intermittent channels and temporary swales.
- In small open channels that drain 10 acres or less.
- In steep channels where stormwater runoff velocities exceed 5 ft/s.
- During the establishment of grass linings in drainage ditches or channels.
- In temporary ditches where the short length of service does not warrant establishment of erosion-resistant linings.
- To act as a grade control structure.

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WDID: N/A APN: 084-0-051-015 GP

NO.	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
1					
2					
3					
4					
5					

REV. AUG 2022

ECG Encompass Consultant Group
333 N. LANTANA ST
SUITE 287
CAMARILLO, CA 93010
PHONE: 805.322.4443
WWW.ECGCIVIL.COM

PLAN DATE: 3/18/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:
LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
EROSION CONTROL DETAILS
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 3 OF 6
VCPWA DRAWING NO.

DRAWING PATH: N:\projects\0902\Engineering\acad\improvements\0902 GD.dwg

ANDERSON KULWIEC APPLEBY
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

Architect's Project Number: 2023-101

GSA Program Number: CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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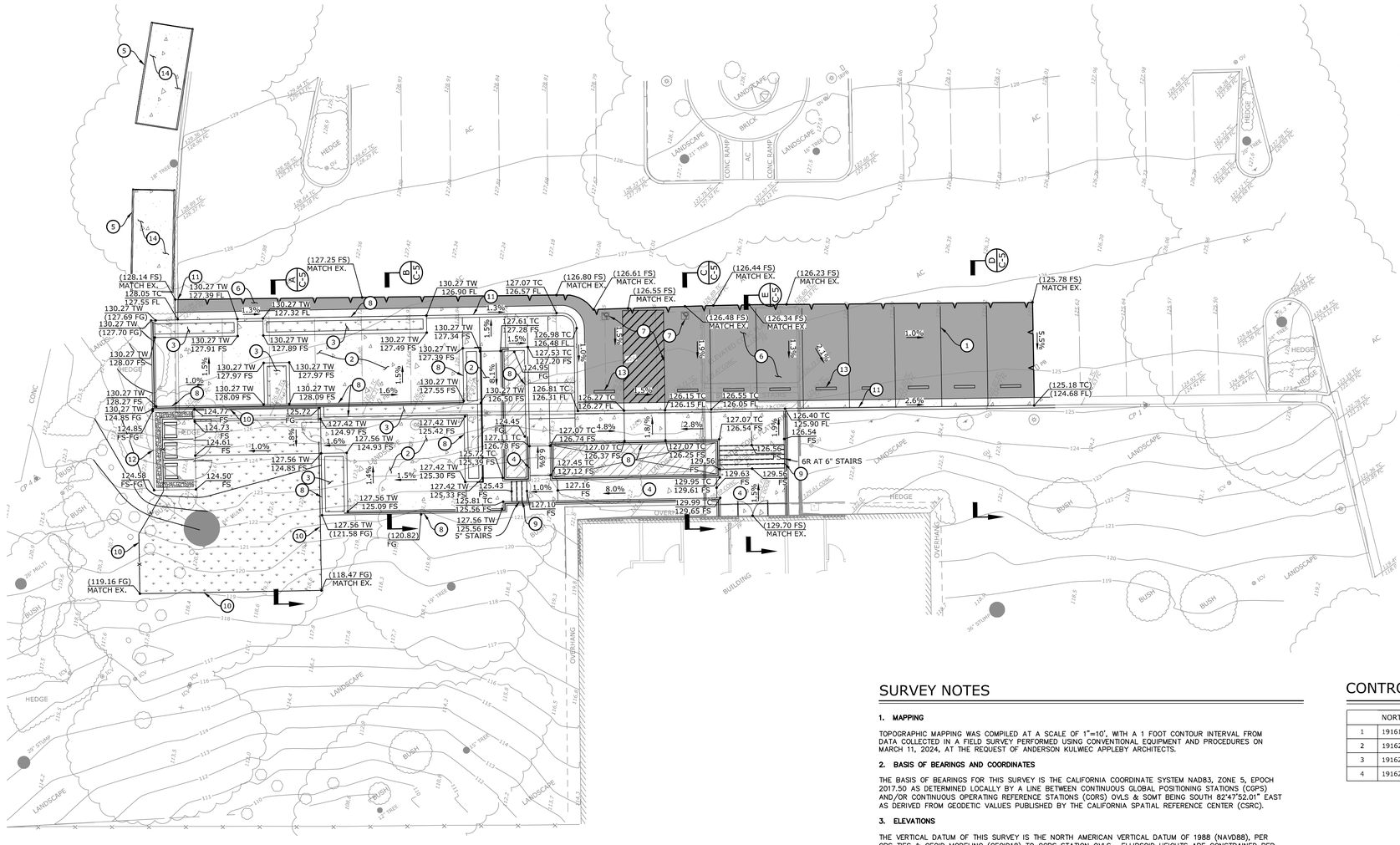
Sheet Title:
EROSION CONTROL DETAILS

Date: 20 March 2026

Sheet Number:
C-3

ISSUE FOR BID



CONSTRUCTION NOTES

1. CONSTRUCT WHITE PARKING STRIPING AS SHOWN.
2. CONSTRUCT PEDESTRIAN CONCRETE PAVING PER DETAILS "A", "B", "C", AND "D" ON SHEET C-6.
3. CONSTRUCT RAISED BEDS PER LANDSCAPE ARCHITECT'S PLANS.
4. CONSTRUCT CONCRETE RAMP AND LANDINGS PER STRUCTURAL ENGINEER'S PLANS.
5. STORAGE CONTAINER TO BE INSTALLED PER ARCHITECT'S PLANS.
6. CONSTRUCT ASPHALT CONCRETE PAVEMENT PER DETAIL "E" ON SHEET C-6.
7. CONSTRUCT ADA STALL PER DETAIL "F" ON SHEET C-6.
8. CONSTRUCT RETAINING WALL PER SEPARATE PLANS.
9. CONSTRUCT 6" CONCRETE STEPS PER STRUCTURAL ENGINEER'S PLANS.
10. INSTALL CHAIN LINK FENCE PER ARCHITECT'S PLANS.
11. CONSTRUCT TYPE "A" CONCRETE CURB AND GUTTER PER CITY OF SAN BUENAVENTURA STANDARD DETAIL NO. 107.
12. INSTALL DOG KENNELS PER ARCHITECT'S PLANS.
13. INSTALL CONCRETE WHEEL STOP PER DETAIL "G" ON SHEET C-6.
14. CONSTRUCT CONCRETE PAVING PER DETAILS "H" ON SHEET C-6.

CONSTRUCTION LEGEND

- PROPOSED PC CONCRETE
- PROPOSED LANDSCAPING
- PROPOSED AC PAVEMENT
- PROPOSED GRAVEL
- DIRT
- SAWCUT

SURVEY NOTES

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=10', WITH A 1 FOOT CONTOUR INTERVAL FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES ON MARCH 11, 2024, AT THE REQUEST OF ANDERSON KULWIEC APPLEBY ARCHITECTS.

2. BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 5, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) OVLS & SOMT BEING SOUTH 82°47'52.01" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

3. ELEVATIONS

THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), PER GPS TIES & GEOID MODELING (GEOID18) TO CGPS STATION OVLS. ELLIPSOID HEIGHTS ARE CONSTRAINED PER CSRC. NO COUNTY BENCHMARKS WERE MEASURED IN THIS SURVEY.

4. UTILITIES

SURFACE UTILITY FEATURES SHOWN HEREON WERE LOCATED AS A PART OF THE FIELD SURVEY PERFORMED BY ECG BASED ON VISIBILITY ON THE DATE OF SURVEY. NO RESEARCH OR MAPPING OF SUBSURFACE UTILITIES HAS BEEN PERFORMED.

CONTROL POINTS

	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1916148.53	6193045.16	125.00	BS CHK1
2	1916221.01	6192938.96	126.33	SET SCRIBED X
3	1916268.00	6193118.50	131.97	SET SCRIBED X
4	1916260.90	6192859.69	121.81	SET 60D MAG NAIL

EXISTING UTILITIES NOTE

EXACT SIZE, DEPTH AND LOCATION OF EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR TO FIELD VERIFY SIZE, DEPTH AND LOCATION OF ALL UTILITIES IN AND AROUND THE CONSTRUCTION AREA AND NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

SCALE: 1"=10'
0 10 20

WDID: N/A APN: 084-0-051-015 GP

DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE

REV. AUG 2022

ECG Encompass Consultant Group
333 N. LANTANA ST
SUITE 287
CAMARILLO, CA 93010
PHONE: 805.322.4443
WWW.ECGCIVIL.COM

PLAN DATE: 3/18/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:

LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
GRADING PLAN
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 4 OF 6
VCPWA DRAWING NO.

DRAWING PATH: N:\projects\0960\2\engineering\acad\improvements\0902 GD.dwg

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER GLEN H. PACE NO 61468 CIVIL STATE OF CALIFORNIA

Architect's Project Number: 2023-101

GSA Program Number: CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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Sheet Title:
GRADING PLAN

Date: 20 March 2026
Sheet Number:
C-4
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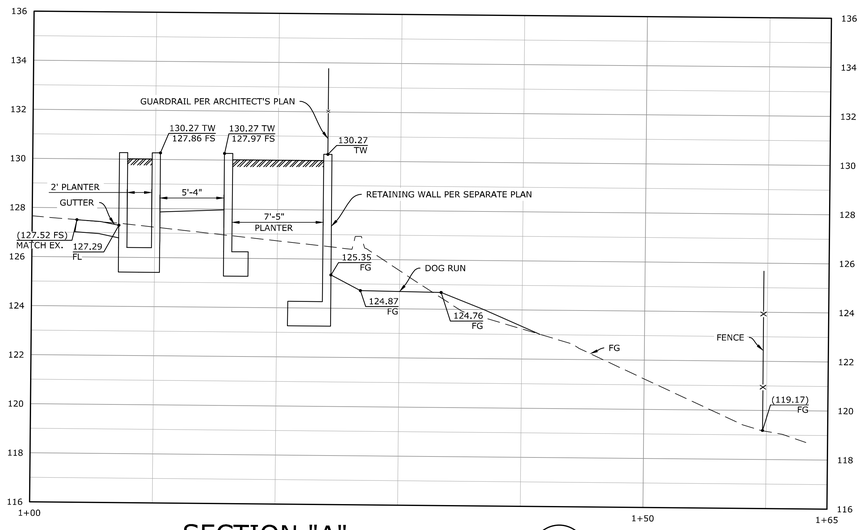
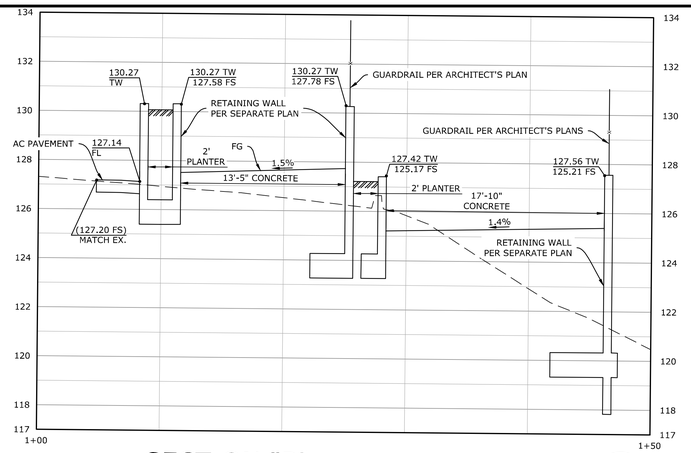


SECTION "A"

A

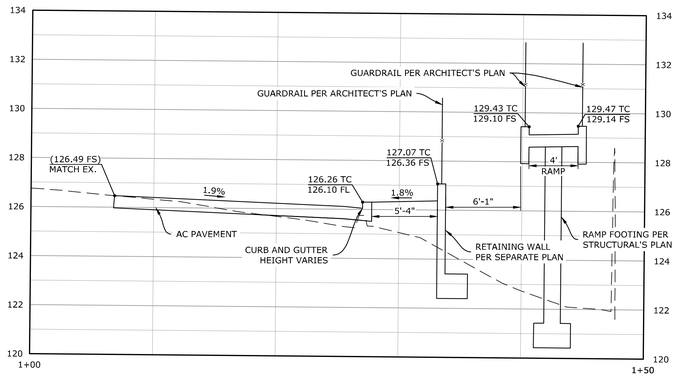
SCALE:1"= 5' HORZ
1"= 2.5' VERT



SECTION "B"

B

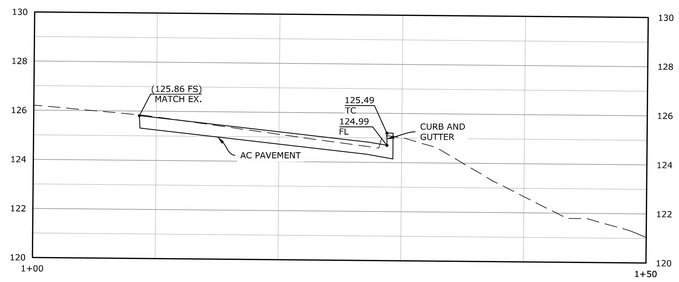
SCALE:1"= 5' HORZ
1"= 2.5' VERT



SECTION "C"

C

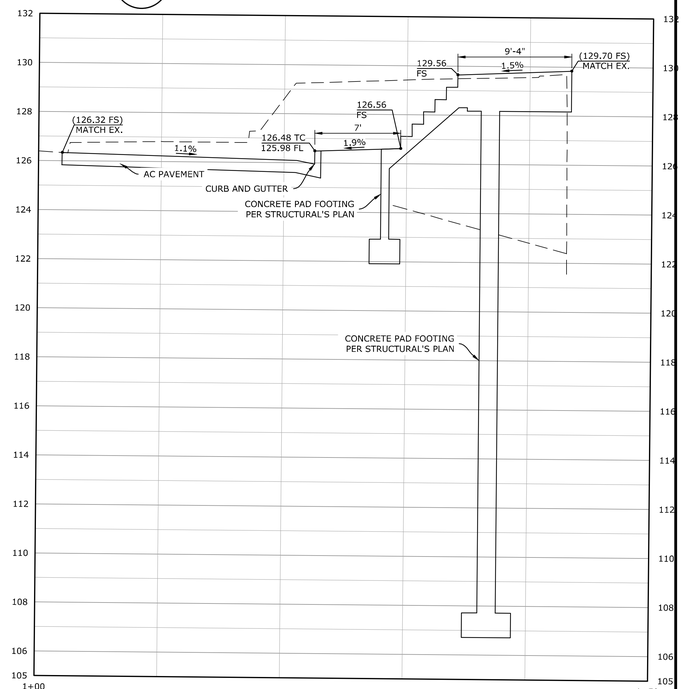
SCALE:1"= 5' HORZ
1"= 2.5' VERT



SECTION "D"

D

SCALE:1"= 5' HORZ
1"= 2.5' VERT



SECTION "E"

E

SCALE:1"= 5' HORZ
1"= 2.5' VERT

WDID: N/A APN: 084-0-051-015 GP

REGISTERED PROFESSIONAL ENGINEER
GLEN H. PACE
NO 61468
CIVIL
STATE OF CALIFORNIA

	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
5					
4					
3					
2					
1					

REV: AUG 2022

ECG Encompass Consultant Group
333 N. LANTANA ST
SUITE 287
CAMARILLO, CA 93010
PHONE: 805.322.4443
WWW.ECGCIVIL.COM

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LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
SECTIONS
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 5
OF 6
VCPWA DRAWING NO.

N:\projects\0902\engineering\acad\improvements\0902 CD.dwg

DRAWING PATH:

DATE:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER
GLEN H. PACE
NO 61468
CIVIL
STATE OF CALIFORNIA

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

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1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Sheet Title:
SECTIONS

Date: 20 March 2026
Sheet Number:
C-5

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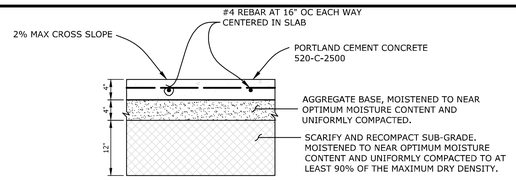
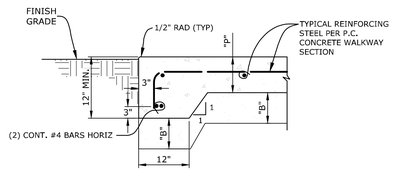


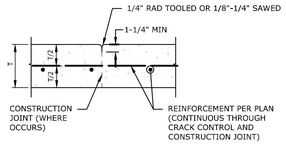
NOTES:
1. CONSTRUCT THICKENED EDGE AT WALKWAY PERIMETER PER DETAIL "B" THIS SHEET
2. SAWCUT OR TOOLED CRACK CONTROL JOINTS AT 5' MAX O.C. E.W. PER DETAIL "C" THIS SHEET
3. CONSTRUCT EXPANSION JOINTS AT 10' MAX O.C. E.W. AND AT ADJACENT STRUCTURES PER DETAIL "D" THIS SHEET
4. SECTION IS ESTIMATE ONLY. SOILS ENGINEER TO GIVE FINAL RECOMMENDATION BASED ON R-VALUE TEST RESULTS TAKEN PRIOR TO CONSTRUCTION.

PCC WALKWAY PAVEMENT SECTION (A)
N.T.S.



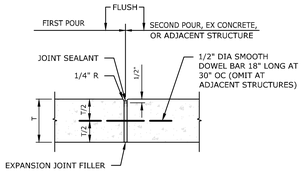
"B"= BASE LAYER THICKNESS (INCHES)

PCC PAVEMENT OR WALKWAY THICKENED EDGE (B)
N.T.S.



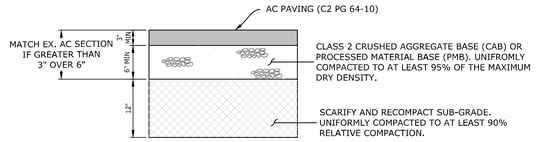
NOTES:
1. SEE SPECIFICATIONS FOR TYPE JOINT SEALANT & EXPANSION JOINT FILLER.
2. CONSTRUCTION JOINTS SHALL ONLY BE LOCATED WHERE A CRACK CONTROL JOINT OR OTHER JOINT WOULD OTHERWISE HAVE BEEN REQUIRED.
3. SEE PLAN FOR THICKNESS, T.
4. CRACK CONTROL JOINTS TO BE SPACED AT 5' MAX O.C. E.W.

CONSTRUCTION/CRACK CONTROL JOINT (C)
N.T.S.

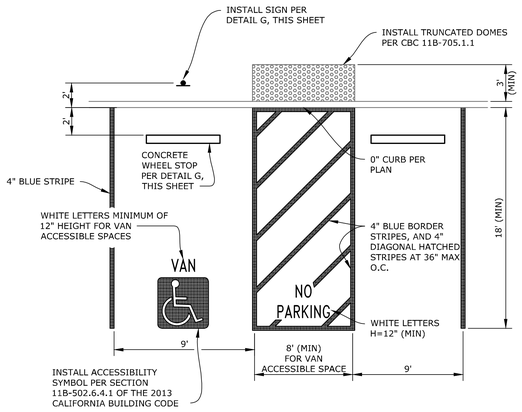


NOTES:
1. SEE SPECIFICATIONS FOR TYPE JOINT SEALANT & EXPANSION JOINT FILLER.
2. USE SMOOTH BARS FOR DOWELS COATED TO PREVENT BOND, GREASE ONE END PRIOR TO SECOND POUR.
3. SEE PLAN FOR THICKNESS, T.
4. PROVIDE ADEQUATE SUPPORT FOR DOWELS TO ENSURE THEY REMAIN LEVEL WITH FINISH SURFACE.
5. STOP SLAB REINFORCING AT EXPANSION JOINTS.

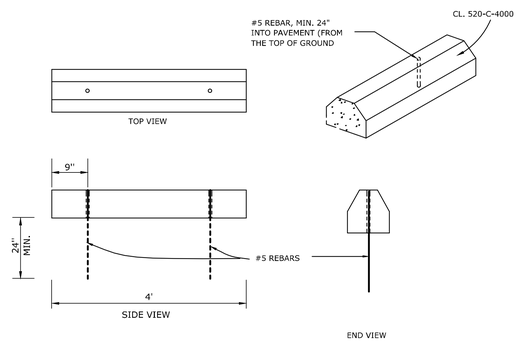
EXPANSION JOINT (D)
N.T.S.



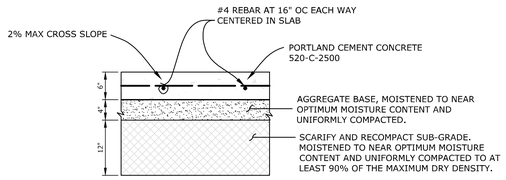
ASPHALT PAVEMENT SECTION (E)
N.T.S.



ACCESSIBLE PARKING DETAIL (F)
SCALE: N.T.S.



CONCRETE WHEEL STOP (G)
SCALE: N.T.S.



NOTES:
1. CONSTRUCT THICKENED EDGE AT PERIMETER PER DETAIL "B" THIS SHEET
2. SAWCUT OR TOOLED CRACK CONTROL JOINTS AT 15' MAX O.C. E.W. PER DETAIL "C" THIS SHEET
3. CONSTRUCT EXPANSION JOINTS AT 10' MAX O.C. E.W. AND AT ADJACENT STRUCTURES PER DETAIL "D" THIS SHEET

STORAGE SLAB SECTION (H)
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
GLEN H. PACE
NO 61468
CIVIL
STATE OF CALIFORNIA

WDID: N/A APN: 084-0-051-015 GP

	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
5					
4					
3					
2					
1					

REV: AUG 2022

ECG Encompass Consultant Group
333 N. LANTANA ST
SUITE 287
CAMARILLO, CA 93010
PHONE: 805.322.4443
WWW.ECGCIVIL.COM

PLAN DATE: 3/18/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:

LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
DETAILS
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 6 OF 6
VCPWA DRAWING NO.

DRAWING PATH: N:\projects\0902\engineering\acad\improvements\0902 GD.dwg

ANDERSON KULWIEC APPLEBY
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER
GLEN H. PACE
NO 61468
CIVIL
STATE OF CALIFORNIA

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:
KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: RAR
Checked by: GHP
CAD File Name:

Sheet Title:
DETAILS

Date: 20 March 2026
Sheet Number:
C-6
ISSUE FOR BID

GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC) AND THE 2024 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK).
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS (CAL-OSHA).
3. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT FOR PROPOSED RECUPERATIVE CARE FACILITY AT 2323 KNOLL DRIVE VENTURA, COUNTY OF VENTURA, CALIFORNIA PREPARED BY RYBAK GEOTECHNICAL, INC., PROJECT NO.: 4141, DATED NOVERMBER 9, 2024.
4. THE GENERAL CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AND/OR APPROPRIATE UTILITY AGENCIES TO VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING ANY EXCAVATION.
5. THE LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY; ALL UTILITIES MAY NOT BE SHOWN.
6. DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION, EXCAVATION, AND GRADING.
7. PROVIDE MEANS TO PREVENT SURFACE WATER FROM ENTERING EXCAVATIONS.
8. TEMPORARY CUTS SHALL NOT EXCEED SLOPES RECOMMENDED IN THE SOILS REPORT NOR THOSE SHOWN ON THE PLANS.
9. ALL FOUNDATION EXCAVATIONS AND SUBGRADES SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.

REINFORCING STEEL

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
2. REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE DRAWINGS AND SHALL BE HELD FIRMLY IN PLACE PRIOR TO PLACING CONCRETE.
3. HOOKS SHALL BE STANDARD HOOKS PER ACI 318-19, SECTION 25.3 UNLESS DETAILED OTHERWISE.
4. LAP SPLICES SHALL BE PER ACI 318-19, SECTION 25.5. SPLICES SHALL BE STAGGERED TO AVOID A WEAKENED PLANE.
5. DOWELS SHALL BE THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCING UNLESS NOTED OTHERWISE.
6. BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL THAT MAY IMPAIR BOND.

CONCRETE FOR WALLS AND FOOTINGS

1. PORTLAND CEMENT CONCRETE FOR FOOTINGS AND WALL STEMS SHALL BE TYPE 560-C-3250 PER GREENBOOK SPECIFICATION WITH 15% CLASS F FLYASH (BY WEIGHT) CONFORMING TO ASTM C618.
2. CEMENT SHALL BE ASTM C150, TYPE II/V; MAX SLUMP 4-INCHES.
3. CONCRETE FOR USE IN FOOTINGS AND WALL STEMS SHALL NOT HAVE ENTRAINED AIR. THE MAXIMUM WATER-CEMENT RATIO SHALL BE 0.50 UNLESS OTHERWISE NOTED.
4. AGGREGATES SHALL BE NON-REACTIVE WHEN TESTED IN ACCORDANCE WITH ASTM C289 AND SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33; 3/4" MAXIMUM SIZE AGGREGATE.
5. ADMIXTURES SHALL CONFORM TO ASTM C494, ASTM C260, ASTM C618 AND/OR ASTM F402, AS APPLICABLE.
6. THE CONCRETE MIX DESIGN SHALL SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO USE.
7. FINISH FOR HORIZONTAL CONCRETE SURFACE SHALL BE FINE BROOM FINISH IN A DIRECTION PERPENDICULAR TO THE MAIN DIRECTION OF TRAVEL; VERTICAL SURFACES AND SEAT WALLS SHALL BE HARD STEEL TROWEL OR FORM FINISH.
8. CONCRETE WALL STEMS SHALL BE CONSTRUCTED IN 12-INCH LIFTS. LIFTS OF UP TO 24-INCHES MAY BE CONSTRUCTED, PROVIDED ADEQUATE CONSOLIDATION INTO THE LAYER BELOW IS ACCOMPLISHED. LIFTS UP TO 48-INCHES MAY BE CONSTRUCTED, PROVIDED THE CONCRETE MIX, FORMWORK, AND WALL STEMS HAVE BEEN DESIGNED TO ACCOMMODATE IT. FORMWORK, JOINTS & EMBEDMENTS SHALL CONFORM TO ACI 347 AND ACI 318.

RETAINING WALL NOTES

1. DRAINAGE BEHIND THE WALL IS REQUIRED FOR WALLS RETAINING MORE THAN 3-FEET OF SOIL. A CONTINUOUS 12-INCH WIDE GRAVEL COLUMN WRAPPED IN FILTER FABRIC SHALL BE PLACED AT THE BACK OF WALL FROM THE TOP OF FOOTING ELEVATION TO WITHIN 12" OF FINISHED SURFACE. FILTER FABRIC SHALL BE MIRAFI 140-NC OR APPROVED EQUIVALENT.
2. THE PERFORATED PIPE LINE SHALL EXTEND ALONG THE WALL FOOTING. THE PIPE SHALL BE SLOPED TO PROMOTE DRAINAGE, PERFORATIONS SHALL BE POINTED DOWN AT 5- AND 7-O'CLOCK. THE WALL SHALL BE CORED AND SLEEVED WITH 2-INCH DIAMETER SLEEVES AT LOCATIONS SHOWN PER PLAN. HOLES SHALL BE ANGLED SO AS TO PROMOTE DRAINAGE. AT THE CONTRACTOR'S OPTION, THE CORING MAY BE PERFORMED AFTER THE WALL IS POURED, PROVIDED THE HOLES DO NOT DAMAGE THE VERTICAL STEEL. LOCATION OF THE VERTICAL STEEL SHALL BE MARKED PRIOR TO GROUTING OR AFTER BY X-RAY OR OTHER APPROVED METHODS.
3. GRANULAR BACKFILL MATERIAL SHALL BE PLACED BEHIND THE GRAVEL AT A 45-DEGREE LINE PROJECTED FROM THE BACK OF FOOTING TO 1-FOOT FROM DAYLIGHT. BACKFILL SHALL BE MECHANICALLY COMPACTED IN LOOSE LAYERS NOT MORE THAN 8 INCHES IN THICKNESS, WATERED AS NECESSARY TO ACHIEVE THE PROPER MOISTURE CONTENT, AND MECHANICALLY COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. BACKFILL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES, AND ANY ROCKS LARGER THAN 6 INCHES IN DIMENSION. BACKFILL SHALL BE ON-SITE SOILS. IF IMPORTED SOILS SHOULD CONSIST OF RELATIVELY GRANULAR SOILS WITH AN EXPANSION INDEX OF LESS THAN 20, AND BE FREE OF VEGETATION, DEBRIS, AND DELETERIOUS MATERIALS, AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO USE. THE TOP 12" OF FINAL BACKFILL SHALL BE NATIVE OR TOP SOIL, TO PROMOTE PLANT GROWTH.
4. PRIOR TO BACKFILL OR THE APPLICATION OF THE DRAINAGE SYSTEM BEHIND THE WALL, THE RETAINING PORTION OF THE STEM IN CONTACT WITH SOIL SHALL BE SEALED WITH A ONE-COMPONENT, MOISTURE-CURING, BITUMEN-MODIFIED POLYURETHANE ELASTOMERIC WATERPROOFING MEMBRANE (787 ELASTOMERIC FLUID-APPLIED WATERPROOFING MEMBRANE BY HENRY, OR APPROVED EQUIVALENT). WATERPROOFING MEMBRANE SHALL BE PROTECTED FROM DAMAGE DURING WALL BACKFILL.
5. CONCRETE WALL STEMS SHALL HAVE A 1/2-INCH WIDE EXPANSION JOINT TO ACCOMMODATE FOR TEMPERATURE EXPANSION. EXPANSION JOINT MATERIAL SHALL BE ASPHALT IMPREGNATED FIBER NON-EXTRUDING EXPANSION JOINT MATERIAL (W.R. MEADOWS FIBER EXPANSION JOINT MATERIAL OR APPROVED EQUIVALENT). EXPANSION JOINTS SHALL BE LOCATED PER WALL PROFILE. SPACING SHALL NOT EXCEED 24-FEET UNLESS NOTED OTHERWISE. SEE CONCRETE EXPANSION JOINT DETAIL.
6. CONCRETE WALL STEMS SHALL HAVE CRACK CONTROL JOINTS AT 12-FEET (MAXIMUM SPACING) ON CENTER UNLESS NOTED OTHERWISE. SEE CRACK CONTROL JOINT DETAIL.
7. VERTICAL EXPANSION JOINTS ON RETAINING WALLS SHALL BE COVERED WITH WATERPROOF MATERIAL PLACED DIRECTLY ON THE BACK SIDE (RETAINING SIDE) OF THE WALL (MIRADRI 860/861 BY CARLISLE OR APPROVED EQUIVALENT). MATERIAL SHALL BE 24-INCHES WIDE, CENTERED ON THE EXPANSION JOINT, AND RUN FROM THE TOP OF FOOTING TO JUST BELOW THE FINISH GRADE.
8. VERTICAL EXPANSION JOINTS ON THE PORTION OF WALL ABOVE FINISHED GRADE SHALL BE SEALED WITH A UV-RESISTANT, FLEXIBLE SEALANT (MASTERSEAL NP-1 BY BASF OR SIKAFLEX-2 C NS EZ BY SIKA OR APPROVED EQUIVALENT) PLACED OVER THE JOINT.

REINFORCING BAR LAP SPLICE SCHEDULE (in)

BAR SIZE (UNCOATED)	MASONRY*	CONCRETE**			
	f'm (psi)	f'c (psi)			
	1500	2500	3250	4000	5000
#4	26	32	28	25	23
#5	40	39	35	31	28
#6	72	47	42	37	34
#7	84	69	60	54	49
#8	96	78	69	62	56

*BARS #4-#6 CALCULATED PER TMS 402-16 / TMS 602-16, AND BARS #7-#8 CALCULATED PER CBC 2107.2.1
**PER ACI 318-22 25.4.2.2

LIST OF ABBREVIATIONS

ADDL	ADDITIONAL	INV	INVERT
ARCH	ARCHITECT	LF	LINEAL FEET
BC	BEGIN CURVE	LOL	LAYOUT LINE
BEG	BEGIN	MAX	MAXIMUM
BOT	BOTTOM	MIN	MINIMUM
CBC	CALIFORNIA BUILDING CODE	N/A	NOT APPLICABLE
CL	CENTER LINE	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	PCF	POUNDS PER CUBIC FOOT
CONC	CONCRETE	PERF	PERFORATED
CONT	CONTINUOUS	PT	POINT OF INTERSECTION
DIA	DIAMETER	PIP	PROTECT IN PLACE
EA	EACH	PIL	PILASTER
EC	END CURVE	PL	PROPERTY LINE
EF	EACH FACE	PSF	POUNDS PER SQUARE FOOT
EG	EXISTING GRADE	PVC	POLYVINYL CHLORIDE
EJ	EXPANSION JOINT	REINF	REINFORCEMENT
ELEV	ELEVATION	RET	RETAINED
EW	EACH WAY	SDR	STANDARD DIMENSION RATIO
FG	FINISHED GRADE	STD	STANDARD
FL	FLOW LINE	TC	TOP OF CURB
FS	FINISHED SURFACE	TF	TOP OF FOOTING
GB	GRADE BREAK	TW	TOP OF WALL
HORIZ	HORIZONTAL	TYP	TYPICAL
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER	VERT	VERTICAL

STRUCTURAL DESIGN CRITERIA: RETAINING WALLS

FLOOR LIVE LOAD:	N/A
ROOF LIVE LOAD:	N/A
ROOF SNOW LOAD:	N/A
WIND DESIGN DATA:	CBC 1603.1.4
ULTIMATE DESIGN WIND SPEED	100 mph
NOMINAL DESIGN WIND SPEED	78 mph
WIND RISK CATEGORY	I
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFF.	N/A
DESIGN WIND FORCE (FREESTANDING WALLS)	N/A
EARTHQUAKE DESIGN DATA:	CBC 1603.1.5
SEISMIC IMPORTANCE FACTOR	1.0
RISK CATEGORY	I
MAPPED SPECTRAL RESPONSE ACCELERATIONS	SS = 1.954, S1 = 0.733
SITE CLASS	D
SPECTRAL RESPONSE ACCELERATIONS	SDS = 1.47, SD1 = 1.38
SEISMIC DESIGN CATEGORY	E
SEISMIC FORCE RESISTING SYSTEM	N/A
DESIGN BASE SHEAR	N/A
SEISMIC RESPONSE COEFFICIENT	N/A
RESPONSE MODIFICATION FACTOR	N/A
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE
SOIL DESIGN DATA (PER SOILS REPORT):	
DESIGN BEARING PRESSURE	3000 PSF
LATERAL PASSIVE	250 PCF
FRICTION COEFFICIENT	0.40
SOIL ACTIVE PRESSURE	30 PCF, LEVEL BACKFILL
FLOOD DESIGN DATA:	N/A
SPECIAL LOADS:	100 PSF PEDESTRIAN SURCHARGE WHERE OCCURS

TABLE 1705.3

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

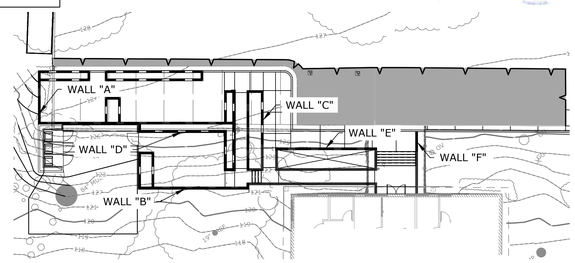
TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	CBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement.	–	X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	–
2. Reinforcing bar welding:				
a. Verify weldability of reinforcing bars other than ASTM A706	–	X	AWS D1.4, ACI 318: 26.6.4	–
b. Inspect single-pass fillet welds, maximum $\frac{5}{16}$";	–	X		
c. Inspect all other welds.	X	–		
3. Inspect anchors cast in concrete.	–	X	ACI 318: 17.8.2	–
4. Inspect anchors post-installed in hardened concrete members:				
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	X	–	ACI 318: 17.8.2.4, ACI 318: 17.8.2	–
b. Mechanical anchors and adhesive anchors not defined in 4.a.	–	X		
5. Verify use of required design mix.	–	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	–	ASTM C31, ASTM C172, ACI 318: 26.5, 26.12	–
7. Inspect concrete and shotcrete placement for proper application techniques.	X	–	ACI 318: 26.5	–
8. Verify maintenance of specified curing temperature and techniques.	–	X	ACI 318: 26.5.3-26.5.5	–
9. Inspect prestressed concrete for:				
a. Application of prestressing forces; and	X	–	ACI 318: 26.10	–
b. Grouting of bonded prestressing tendons.	X	–		
10. Inspect erection of precast concrete members.	–	X	ACI 318: 26.9	–
11. For precast concrete diaphragm connections or reinforcement at joints in certain seismic categories:				
a. Installation of embedded parts	X	–	ACI 318: 26.13.1.3, ACI 550.5	–
b. Completion of continuity of reinforcement across joints	X	–		
c. Completion of connections in the field.	X	–		
12. Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 550.5.	–	X	ACI 318: 26.13.1.3	–
13. 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	–	ACI 318: 26.11.2	–
14. Inspect formwork for shape, location and dimensions of the concrete member being formed.	–	X	ACI 318: 26.11.1.2(b)	–

CBC TABLE 1705.6

REQUIRED VERIFICATIONS AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	APPLICABLE TO WORK IN THIS PLAN SET
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	X	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X	X
3. Perform classification and testing of compacted fill materials.	-	X	X
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill.	X	-	X
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	-	X	X

THIS PLAN WAS PEER REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR REPORT Proj. 4141 DATED 11/4/24 GE 2141 2/18/26



INDEX MAP
SCALE: 1"=20'

WDID: N/A APN: 084-0-051-015 GP

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
5					
4					
3					
2					
1					

REV. AUG 2022

ECG Encompass Consultant Group
333 N. LANTANA ST
SUITE 287
CAMARILLO, CA 93010
PHONE: 805.322.4443
WWW.ECGCIVIL.COM

PLAN DATE: 02/13/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:
LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
WALL TITLE SHEET AND GENERAL NOTES
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 1 OF 4
VCPWA DRAWING NO.

N:\projects\0902\engineering\acad\improvements\0902_wall plans.dwg

DRAWING PATH:

DATE:

ANDERSON KULWIEC APPLEBY
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN
David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

Architect's Project Number: 2023-101

GSA Program Number: CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
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REVISIONS

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Drawn by:

Checked by:

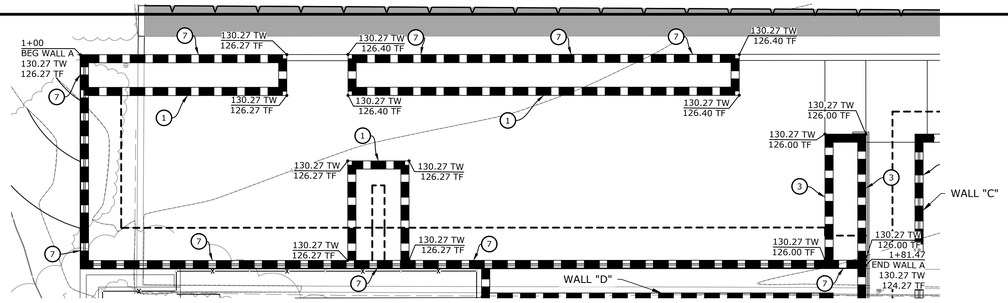
CAD File Name:

Sheet Title:
WALL TITLE SHEET AND GENERAL NOTES

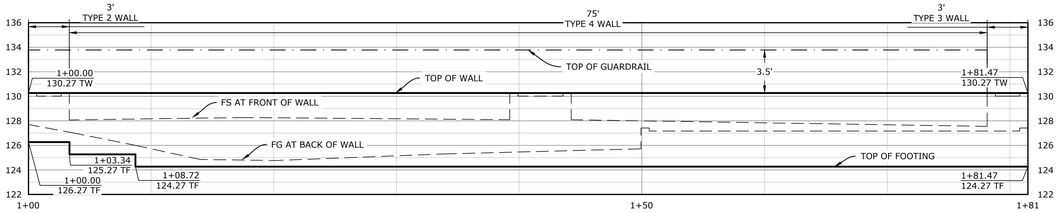
Date: 20 March 2026

Sheet Number:
W-1

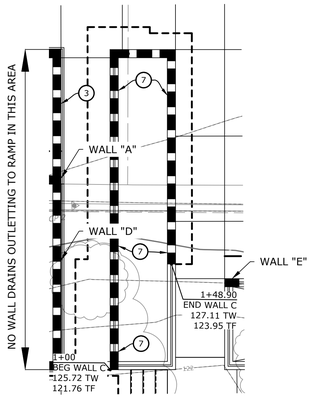
ISSUE FOR BID



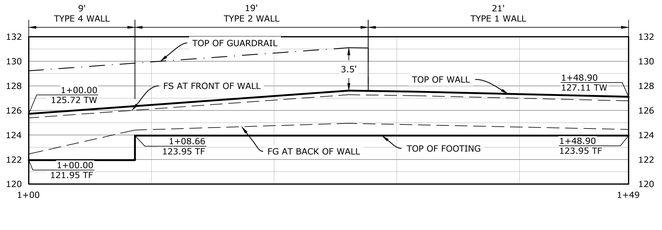
WALL "A" PLAN
SCALE: 1"=5'



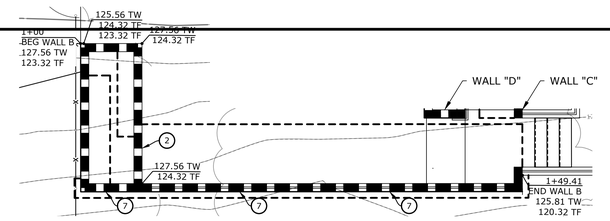
WALL "A" PROFILE
SCALE: 1"=5' VERT
1"=5' HORIZ



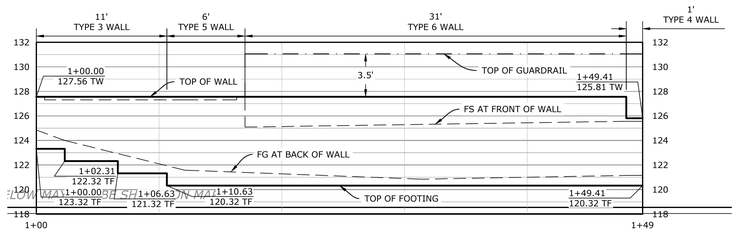
WALL "C" PLAN
SCALE: 1"=5'



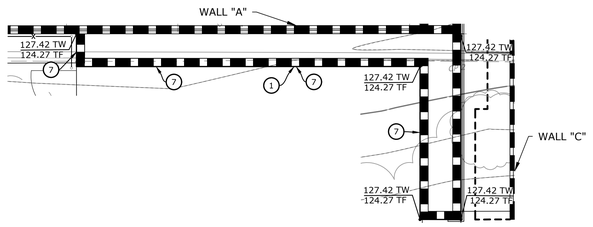
WALL "C" PROFILE
SCALE: 1"=5' VERT
1"=5' HORIZ



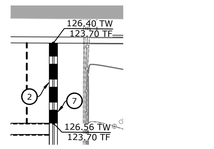
WALL "B" PLAN
SCALE: 1"=5'



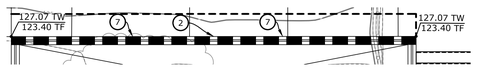
WALL "B" PROFILE
SCALE: 1"=5' VERT
1"=5' HORIZ



WALL "D" PLAN
SCALE: 1"=5'



WALL "F" PLAN
SCALE: 1"=5'



WALL "E" PLAN
SCALE: 1"=5'

CONSTRUCTION NOTES

1. CONSTRUCT WALL TYPE 1 PER DETAIL "E" ON SHEET W-3.
2. CONSTRUCT WALL TYPE 2 PER DETAIL "F" ON SHEET W-3.
3. CONSTRUCT WALL TYPE 3 PER DETAIL "G" ON SHEET W-3.
4. CONSTRUCT WALL TYPE 4 PER DETAIL "H" ON SHEET W-3.
5. CONSTRUCT WALL TYPE 5 PER DETAIL "I" ON SHEET W-4.
6. CONSTRUCT WALL TYPE 6 PER DETAIL "J" ON SHEET W-4.
7. CONSTRUCT WALL DRAIN THROUGH FACE OF WALL PER WALL DETAILS.

LEGEND

FOOTING
WALL

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

SCALE: 1"=5'
0 5 10

THIS PLAN HAS BEEN REVIEWED AND CONCURS IN THE RECOMMENDATIONS OF OUR REPORT. EXCEPTIONS HAVE NOT BEEN CHECKED. Prog 4141 DATED 11/4/24 GE 2131 2/18/26

WDID: N/A APN: 084-0-051-015 GP

	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
4					
3					
2					
1					
0					

REV. AUG 2022

ECG Encompass Consultant Group
333 N. LANTANA ST
SUITE 287
CAMARILLO, CA 93010
PHONE: 805.322.4443
WWW.ECGCIVIL.COM

PLAN DATE: 2/13/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:
LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY
PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
WALL PLANS AND PROFILES
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 2
OF 4
VCPWA DRAWING NO.

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ANDERSON KULWIEC APPLEBY
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by:
Checked by:
CAD File Name:

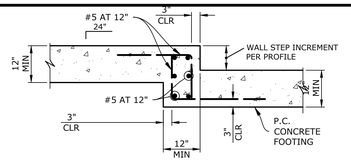
Sheet Title:
WALL PLANS AND PROFILES

Date: 20 March 2026

Sheet Number:
W-2

ISSUE FOR BID

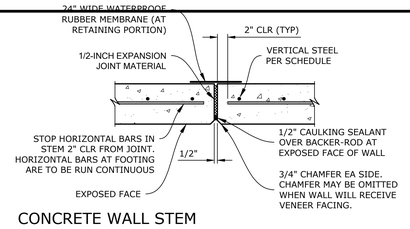
DATE:
DRAWING PATH:
N:\projects\0902\engineering\acad\improvements\0902_wall plans.dwg



NOTE: REINFORCEMENT SHOWN IS IN ADDITION TO THAT SHOWN IN THE WALL DETAIL(S).

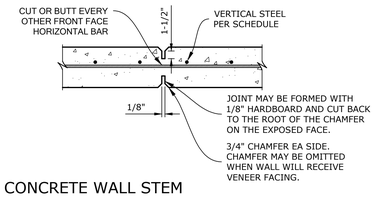
TYPICAL STEP FOOTING DETAIL (A)

SCALE: N.T.S.



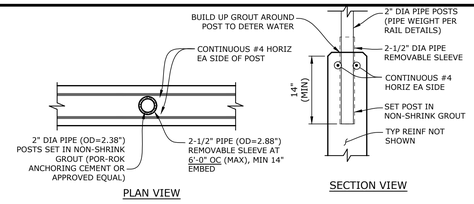
CONCRETE WALL STEM EXPANSION JOINT (EJ) DETAIL (B)

SCALE: N.T.S.



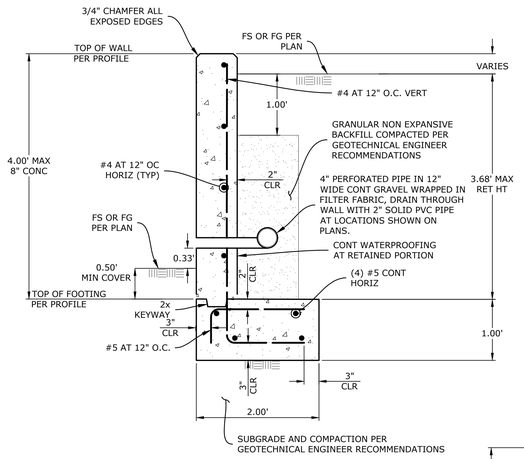
CONCRETE WALL STEM CRACK CONTROL JOINT (CCJ) DETAIL (C)

SCALE: N.T.S.



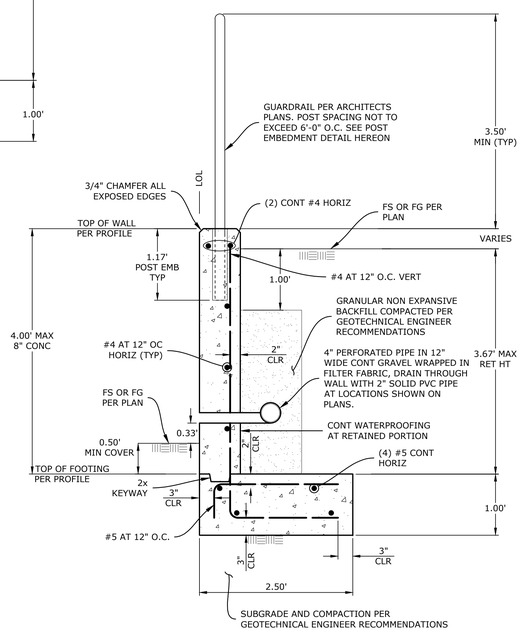
POST EMBEDMENT DETAIL (D)

N.T.S.



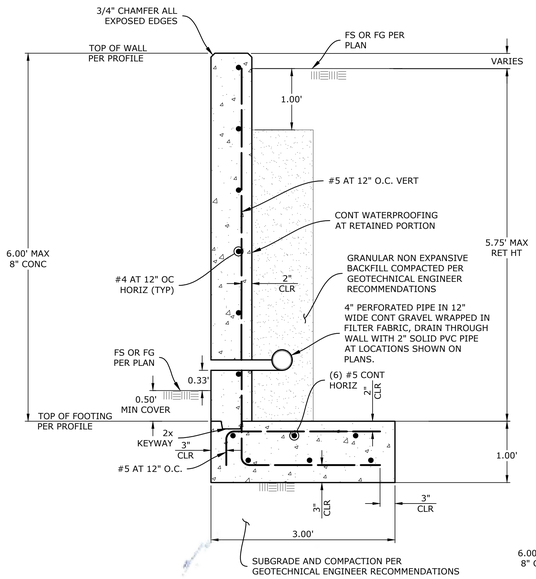
WALL TYPE 1 (E)

SCALE: 1" = 1'



WALL TYPE 2 (F)

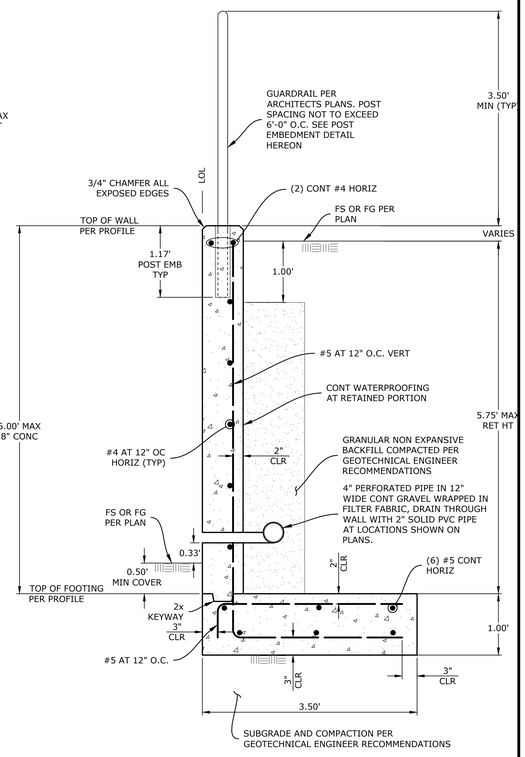
SCALE: 1" = 1'



WALL TYPE 3 (G)

SCALE: 1" = 1'

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR REPORT DATED 11/9/24 AND IS FOUND TO HAVE NOT BEEN OMITTED. Reg. 4141 Date 11/9/24 GE 2331 2/18/26



WALL TYPE 4 (H)

SCALE: 1" = 1'

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

WDID: N/A APN: 084-0-051-015 GP

5					
4					
3					
2					
1					
REV: AUG 2022	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE

ECG Encompass Consultant Group — 333 N. LANTANA ST SUITE 287, CAMARILLO, CA 93010, PHONE: 805.322.4443, WWW.ECGCIVIL.COM

PLAN DATE: 2/13/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:

LAND DEVELOPMENT SERVICES ENGINEERING SERVICES VENTURA COUNTY PUBLIC WORKS AGENCY — DATE

VENTURA COUNTY PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
RETAINING WALL DETAILS
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 3 OF 4

VCPWA DRAWING NO.

DRAWING PATH: N:\projects\0902\engineering\acad\improvements\0902_wall plans.dwg

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER GLEN H. PAGE NO 61468 CIVIL STATE OF CALIFORNIA

Architect's Project Number: 2023-101

GSA Program Number: CEO23100

Project:

KNOLL DRIVE RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by:

Checked by:

CAD File Name:

Sheet Title:

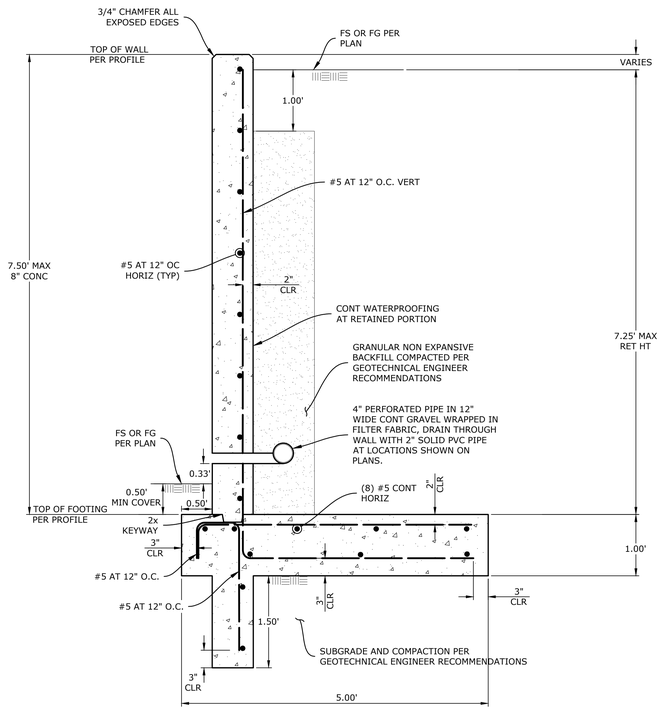
RETAINING WALL DETAILS

Date: 20 March 2026

Sheet Number:

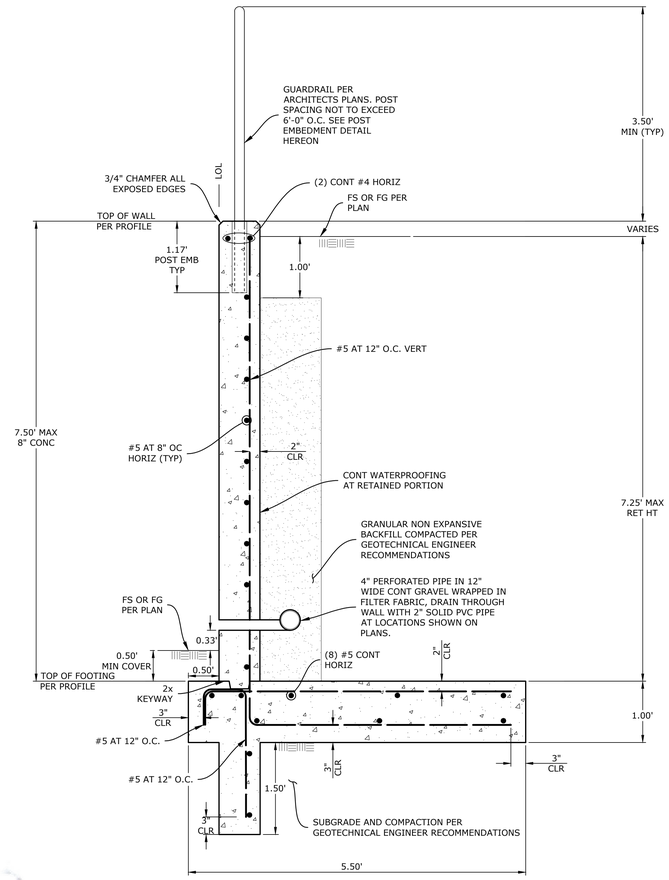
W-3

ISSUE FOR BID



WALL TYPE 5

SCALE: 1" = 1'



WALL TYPE 6

SCALE: 1" = 1'

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF OUR REPORT(S) DATED ... IT DOES NOT CERTIFY THE DESIGN OR CONSTRUCTION.
Reg. 4141 11/9/24 DATE
GE 2131 2/18/26

REGISTERED PROFESSIONAL ENGINEER — GLEN H. PAGE — NO 61468 — CIVIL — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — RONALD RAMIREZ — Number 3178 — GEOTECHNICAL — STATE OF CALIFORNIA

WDID: N/A APN: 084-0-051-015 GP

	DESCRIPTION OF REVISION	RCE	DATE	APP.	APP. DATE
4					
3					
2					
1					
REV: AUG 2022					

ECG Encompass Consultant Group — 333 N. LANTANA ST SUITE 287 CAMARILLO, CA 93010 PHONE: 805.322.4443 WWW.ECGCIVIL.COM

PLAN DATE: 2/13/2026 PREP BY: RAR

APPROVED FOR GRADING & DRAINAGE IMPROVEMENTS:

LAND DEVELOPMENT SERVICES DATE
ENGINEERING SERVICES
VENTURA COUNTY PUBLIC WORKS AGENCY

VENTURA COUNTY PUBLIC WORKS AGENCY
LAND DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO. 0902

KNOLL DRIVE RECUPERATIVE CARE FACILITY
RETAINING WALL DETAILS
2323 KNOLL DRIVE VENTURA, CA 93003

SHEET 4 OF 4
VCPWA DRAWING NO.

N:\projects\0902\engineering\lacad\improvements\0902_wall plans.dwg

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

Consultants:

REGISTERED PROFESSIONAL ENGINEER — GLEN H. PAGE — NO 61468 — CIVIL — STATE OF CALIFORNIA

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by:

Checked by:

CAD File Name:

Sheet Title:
RETAINING WALL DETAILS

Date: 20 March 2026

Sheet Number:
W-4

ISSUE FOR BID

STRUCTURAL OBSERVATION NOTES:

STRUCTURAL OBSERVATION IS NECESSARY. COMPLY WITH THE FOLLOWING PROCEDURES:

1) A PRE-CONSTRUCTION MEETING INCLUDING THE ENGINEER OR ARCHITECT AND AN APPROPRIATE SUBCONTRACTOR SHALL BE HELD TO REVIEW THE DETAILS OF THE STRUCT RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, URAL SYSTEM TO BE STRUCTURALLY OBSERVED.

2) DURING THE COURSE OF CONSTRUCTION, THE ENGINEER / ARCHITECT SHALL VISUALLY REVIEW THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE WITH THE APPROVED PLANS, ANY OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, TO THE CONTRACTOR AND TO THE DEPARTMENT.

3) UPON COMPLETION OF THE APPLICABLE SHEAR WALLS AND / OR THE ANCHORAGE SYSTEM AND PRIOR TO COVERING THE SHEAR WALLS/ANCHORAGE SYSTEM, THE ENGINEER / ARCHITECT PERFORMING THE STRUCTURAL OBSERVATION SHALL SUBMIT A LETTER TO THE DEPARTMENT WITH HIS /HER WET STAMP AND SIGNATURE AT TESTING TO :

(1) THE DATE ON WHICH THE PRE-CONSTRUCTION MEETING WAS HELD.

(2) THE DATE ON WHICH VISUAL REVIEWS WERE CONDUCTED. THE LETTER SHALL ALSO IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

4) PRIOR TO COVERING THE WORK, THE SHEAR WALLS AND / OR ANCHORAGE SYSTEM SHALL BE INSPECTED AND APPROVED BY THE DEPARTMENT INSPECTION STAFF ASSIGNED TO THE PROJECT SUCH APPROVAL BY THE DEPARTMENT IS REQUIRED PRIOR TO COVERING. THE ENGINEER / ARCHITECT PERFORMING THE STRUCTURAL OBSERVATION IS NOT AUTHORIZED TO APPROVE THE COVERING OF THE SHEAR WALLS / ANCHORAGE SYSTEM HIS / HER STRUCTURAL OBSERVATIONS ARE ADVISORY ONLY AND THEY DO NOT IN ANY WAY BIND THE DEPARTMENT OF CONSTITUTE A CERTIFICATION THAT THE SHEAR WALLS WILL PASS DEPARTMENT INSPECTION.

STRUCTURAL OBSERVATION PROGRAM:

1) THE OWNER SHALL EMPLOY THE ENGINEER OF RECORD OR ARCHITECT OF RECORD REGISTERED / LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO DO STRUCTURAL OBSERVATION.

NAME: WAHBA F. WAHBA ENGINEERING INC.

DESIGNATED
NAME: EMIL R. HANNA LICENSE #: C63602

2) THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND THE APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE OBSERVED.
3) THE ENGINEER / ARCHITECT OF RECORD SHALL PERFORM THE FOLLOWING OBSERVATIONS:
A) FOOTING
B) CONCRETE SLAB

REGIONAL UNIFORM CODE PROGRAM
Committee 1-3: Structural Observation

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 2323 KNOLL DRVENTURA, CA 93003
PERMIT APPL. NO.:
DESCRIPTION OF WORK: CONVERT EXISTING THIRD & FORTH FLOOR OFFICE SPACE TO RECUPERATIVE CARE FACILITY
ARCHITECT: ANDERSON KULWIEC APPLEBY ARCHITECTS
ENGINEER: WAHBA F. WAHBA ENGINEERING INC.

STRUCTURAL OBSERVATION
(only checked items are required)

FIRM OR INDIVIDUAL RESPONSIBLE FOR THE STRUCTURAL OBSERVATION
NAME: WAHBA F. WAHBA ENGINEERING INC. PHONE: (818)709-7590 CA REGISTRATION: C63602

FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ FOOTING, STEM WALLS, PIERS	☐ CONCRETE	☐ STEEL MOMENT FRAME	☒ CONCRETE
☐ MAT FOUNDATION	☐ MASONRY	☐ STEEL BRACED FRAME	☐ STEEL DECK
☐ CAISSON, PILES, GRADE BEAMS	☐ WOOD	☐ CONCRETE MOMENT FRAME	☐ WOOD
☐ STEPPG/RETAING FOUNDATION, HILLSIDE SPECIAL ANCHORS	☐ OTHERS:	☐ MASONRY WALL FRAME	☒ OTHERS: CONCRETE SLAB
☐ OTHERS:	URM	☐ OTHERS: STEEL COL.	

DECLARATION BY OWNER
I, THE OWNER OF THE PROJECT, DECLARE THAT THE ABOVE LISTED FIRM OR INDIVIDUAL IS HIRED BY ME TO BE THE STRUCTURAL OBSERVER.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)
I, THE ARCHITECT OR ENGINEER OF RECORD FOR THE PROJECT, DECLARE THAT THE ABOVE LISTED FIRM OR INDIVIDUAL IS DESIGNATED BY ME TO BE RESPONSIBLE FOR THE STRUCTURAL OBSERVATION.

Signature License No. Date

WIND DESIGN	MAIN WIND FORCE RESISTING SYSTEM		
	BASIC WIND SPEED	MPH	93
	EXPOSURE CATEGORY		B
	WIND IMPORTANCE	I_W =	1.0
	INTERNAL PRESSURE COEFFICIENT	Cpi =	+/- 0.18
	TOPOGRAPHIC FACTOR	Kzt =	1.0
	WIND ANALYSIS PROCEDURE USED:		METHOD 2 - ANALYTICAL
	COMPONENT & CLADDING PRESSURES FOR DESIGN		PSF
	WALL CLADDING, TYPICAL ZONE		16
	WALL CLADDING, EDGE ZONE WITHIN 7 FEET OF CORNERS		17.74
	ROOF CLADDING, MIDDLE ZONE		16
	ROOF CLADDING, EDGE ZONE WITHIN 30 FEET OF EDGE		27.87
	ROOF CLADDING, CORNER ZONE WITHIN 5 FEET OF CORNERS		16
	UPLIFT LOAD (NET) TYPICAL ZONE		37.05
	UPLIFT LOAD (NET) EDGE ZONE		7.87
	UPLIFT LOAD (NET) CORNER ZONE		17.05

MIN. SIZE STEEL PLATE WASHERS

BOLT SIZE	PLATE SIZE
½"	¼" x 3" x 3"
⅝"	¼" x 3" x 3"
¾"	⅜" x 3" x 3"
⅞"	⅜" x 3" x 3"
1"	⅜" x 3½" x 3½"

REQUIRED SPECIAL INSPECTIONS:

IN ADDITION TO REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704 OF CALIFORNIA BUILDING CODE.

1) ALL FIELD WELDING.
2) STRUCTURAL CONCRETE OVER 2,500 P.S.I
3) SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION
4) HIGH-STRENGTH BOLTS
5) EPOXY WORK.

FOUNDATION:

1) FOUNDATION DESIGN IS BASED ON SOILS INVESTIGATION BY RAYBAK GEOTECHNICAL, INC. PROJECT # 4141 DATED NOVEMBER 09, 2024

2) SOIL BEARING CAPACITY IS 3,000 P.S.F. FOR CONVENTIONAL CONTINUOUS AND ISOLATED FOUNDATIONS.

3) ALL FOOTINGS SHALL BE FOUNDED A MINIMUM OF 18" BELOW LOWEST ADJACENT FINAL COMPACTED SUB GRADE

4) EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY SOIL ENGINEER PRIOR TO PLACING CONCRETE .

5) PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION , THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT :

A) THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT .

B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED .

C) THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT .

6) SEE SOIL REPORT FOR ALL OTHER RECOMMENDATIONS .

7) IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

EPOXY :

1) FOLLOW MANUFACTURER RECOMMENDATIONS.
2) CONTINUOUS INSPECTION REQUIRED.
3) USE SIMPSON "SET-3G" EPOXY (ESR - 4057)

NOTES:

1) THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE :WAHBA F. WAHBA ENGINEERING INC WHO IS RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, ALSO REVIEWING REPORTS FROM OTHER ENGINEERS, INSPECTORS AND TESTING AGENCIES REQUIRED IN CHAPTER 17 FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING AND COORDINATING THEIR SUBMITTAL TO THE BUILDING OFFICIAL.

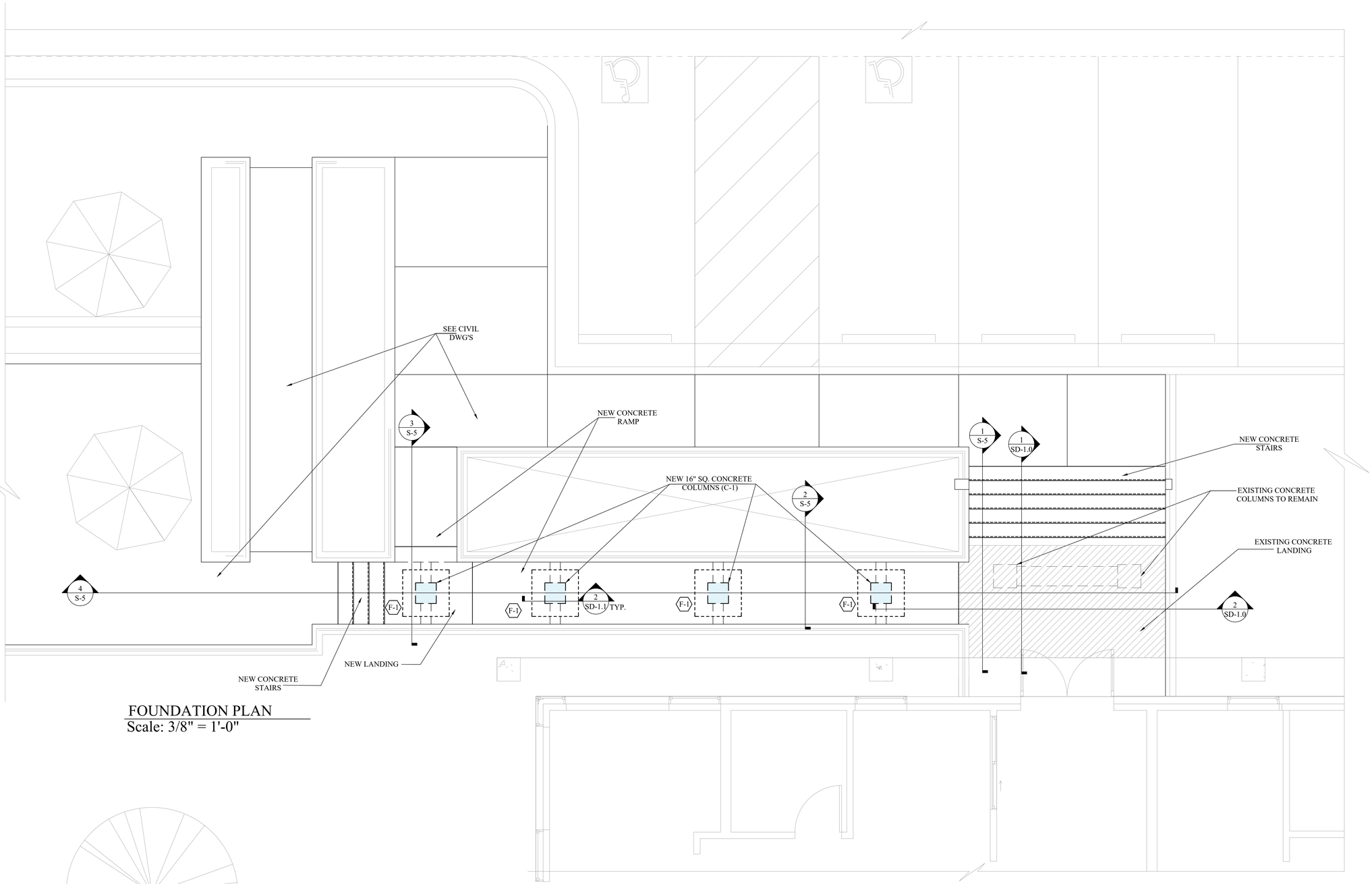
2) THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING BY THE OWNER IF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS CHANGED OR IS UNABLE TO CONTINUE TO PERFORM THE DUTIES.

CONCRETE :

1) ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE A.C.I. BUILDING CODE (A.C.I. 318) AND C.B.C. (2022)

2) CONCRETE USED SHALL HAVE THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS :

A) FOOTINGS - - -



FOUNDATION PLAN
Scale: 3/8" = 1'-0"

FOUNDATION SCHEDULE

I.D.	SIZE		THK.	REBAR		NOTE
	WIDTH	LENGTH		LONGIT.	TRANSV.	
F-1	3'-0"	3'-0"	12"	3 # 5 EA. WAY @ BOTTOM & 2 # 5 EA. WAY @ TOP		

LEGEND

FOOTING PER SCHEDULE

EXISTING CONCRETE LANDING

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

WAHBA F. WAHBA ENGINEERING, INC.
CONSULTING ENGINEERS
STRUCTURAL DESIGN

REGISTERED PROFESSIONAL ENGINEER
EMIL R. RANNA
C 63602
EXP. 09/30/26
CIVIL
STATE OF CALIFORNIA

23586 CALABASAS RD., SUITE #211,
CALABASAS, CA 91302
TEL : (818)709-7590 E-MAIL : wfweng@gmail.com

Architect's Project Number: 2023-101
Structural Engineer Project Number: 2413
GSA Program Number: CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE
CARE FACILITY

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

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Checked by: E.H.
CAD File Name: 2413

Sheet Title:

ENLARGED PLAN

Date: 20 March 2026

Sheet Number:

S-2.1

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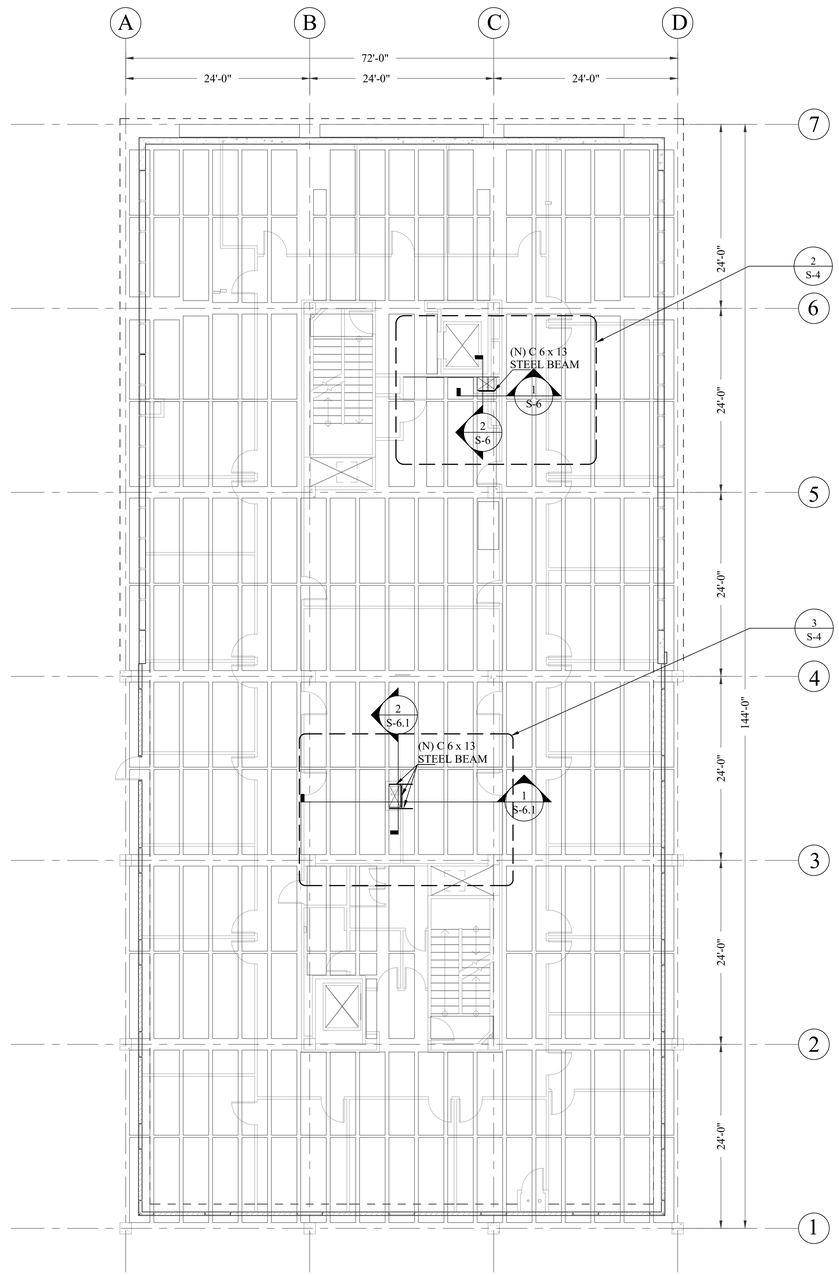

SECOND FLOOR FRAMING PLAN

Scale: 1/8" = 1'-0"

N

ANDERSON KULWIEC APPLEBY

ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
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WAHBA F. WAHBA ENGINEERING, INC.
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STRUCTURAL DESIGN

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CAD File Name: 2413

Sheet Title:

SECOND FLOOR
FRAMING PLAN

Date: 20 March 2026

Sheet Number:

S-2.2

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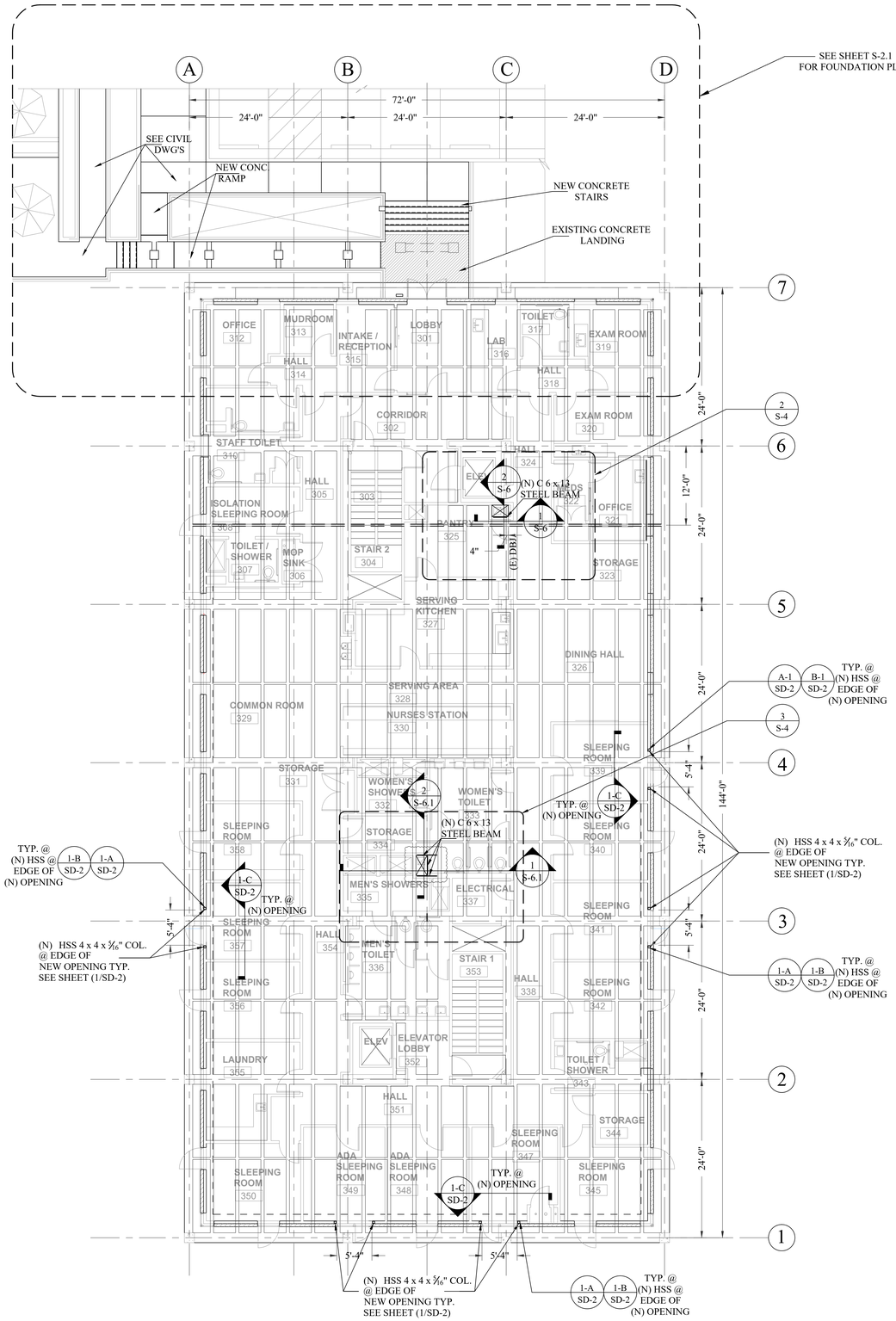

1 THIRD FLOOR FRAMING PLAN
Scale: 1/8" = 1'-0"

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ARCHITECTS

ARCHITECTURE
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INTERIOR DESIGN

David Anderson A.I.A., Architect
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CAD File Name: 2413

Sheet Title:

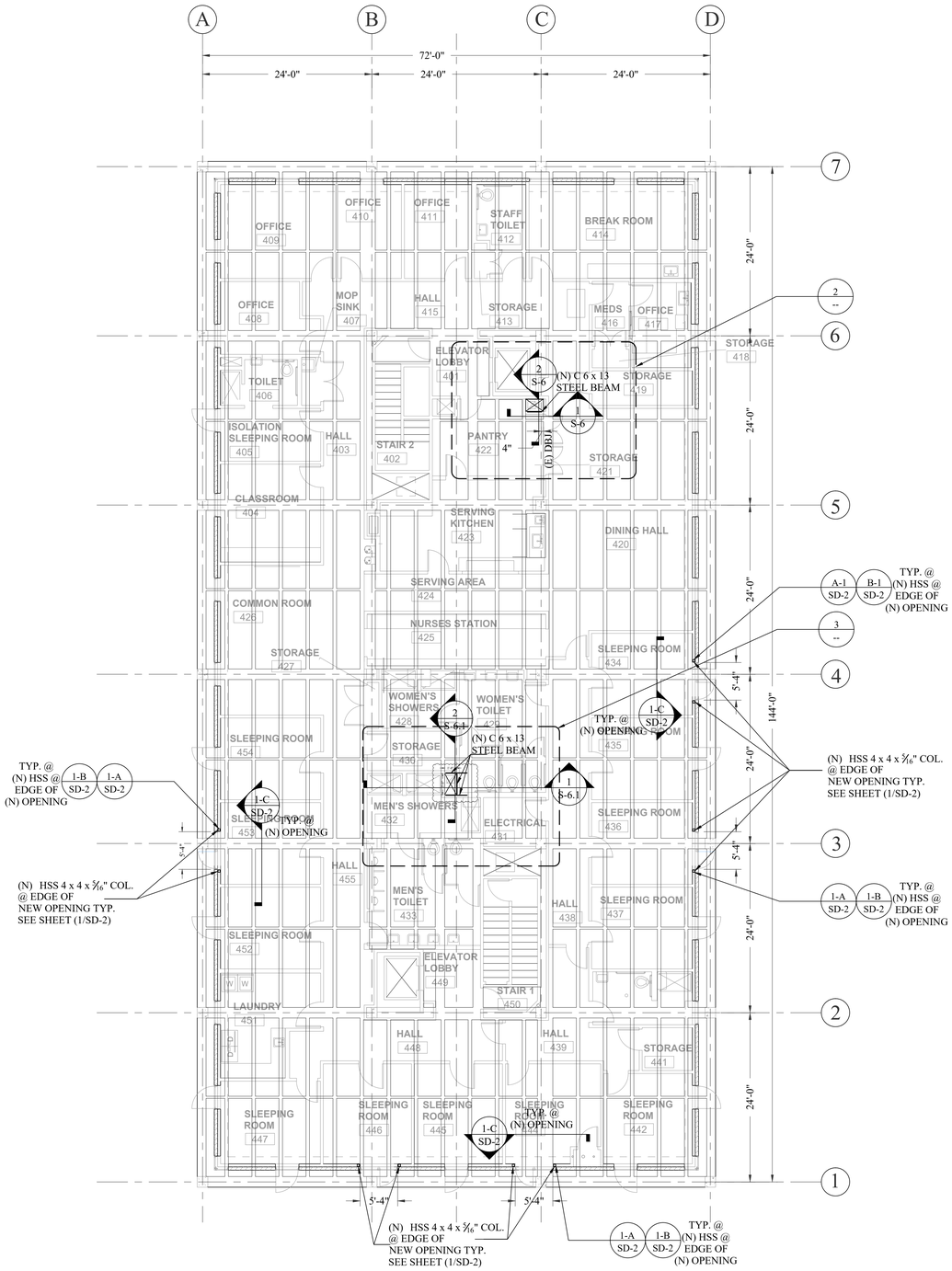
THIRD FLOOR
FRAMING PLAN

Date: 20 March 2026

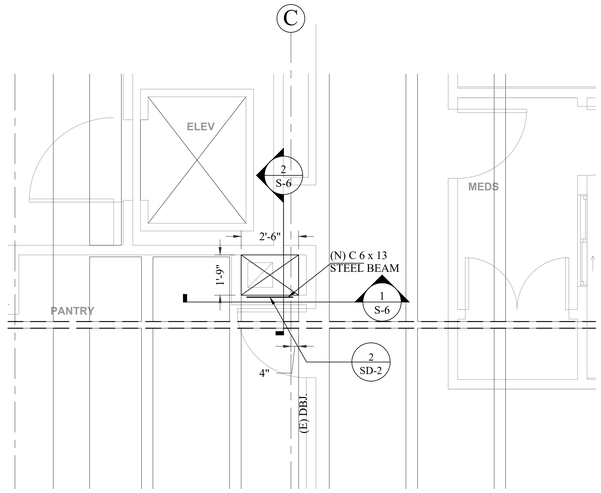
Sheet Number:

S-3.0

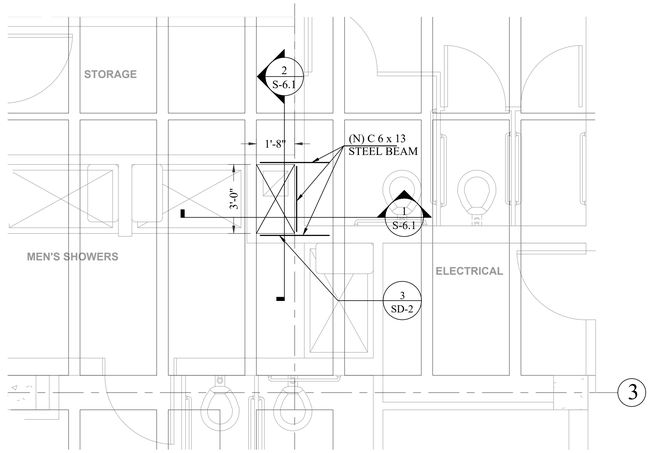
ISSUE FOR BID



FORTH FLOOR FRAMING PLAN
Scale: 1/8" = 1'-0"



2 OPENING ENLARGED FRAMOING PLAN
Scale: 3/8" = 1'-0"



3 OPENING ENLARGED FRAMOING PLAN
Scale: 3/8" = 1'-0"

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ARCHITECTS

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Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

WAHBA F. WAHBA ENGINEERING, INC.
CONSULTING ENGINEERS
STRUCTURAL DESIGN

REGISTERED PROFESSIONAL ENGINEER EMIL R. WAHBA C 63602 EXP. 09/30/26 CIVIL STATE OF CALIFORNIA

23586 CALABASAS RD., SUITE #211,
CALABASAS, CA 91302
TEL : (818)709-7590 E-MAIL : wfweng@gmail.com

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Checked by: E.H.
CAD File Name: 2413

Sheet Title:

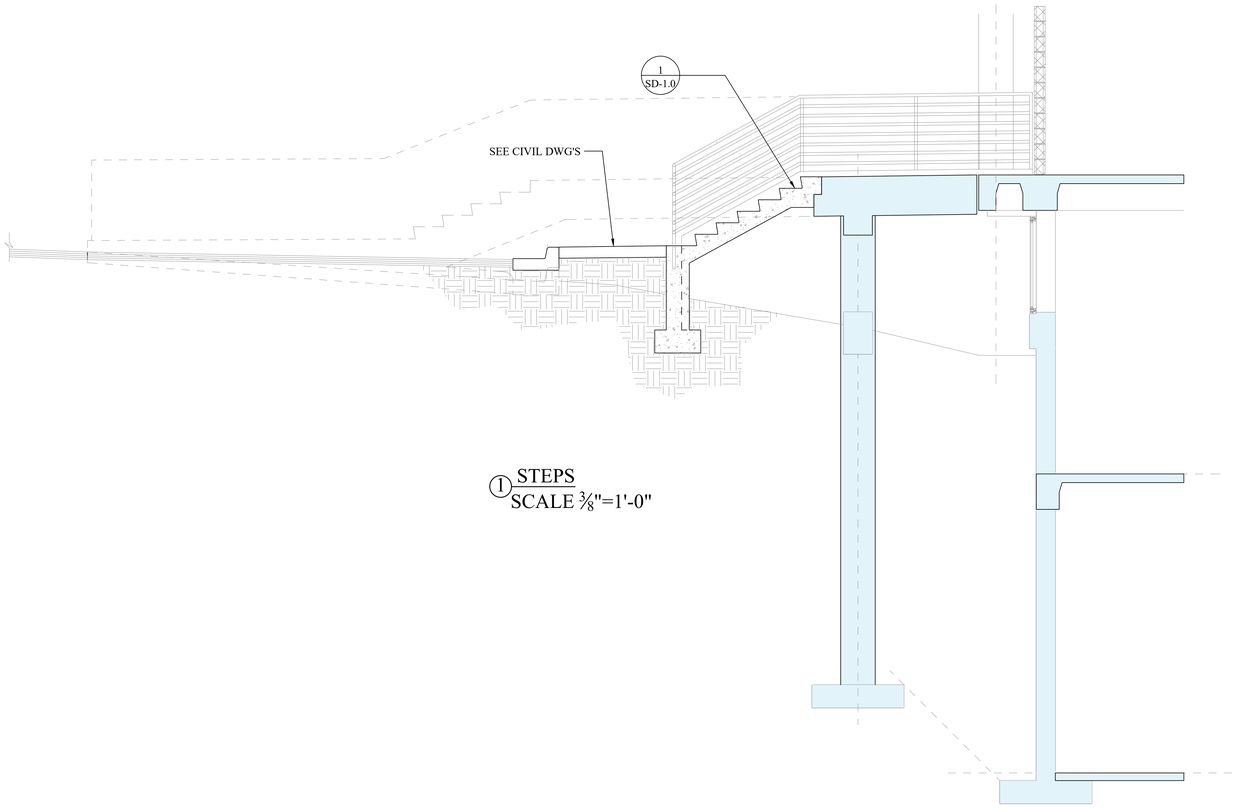
FORTH FLOOR
FRAMING PLAN

Date: 20 March 2026

Sheet Number:

S-4.0

ISSUE FOR BID



① STEPS
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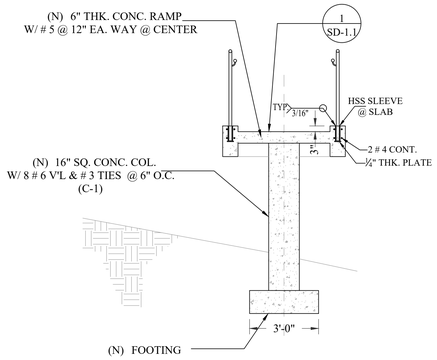

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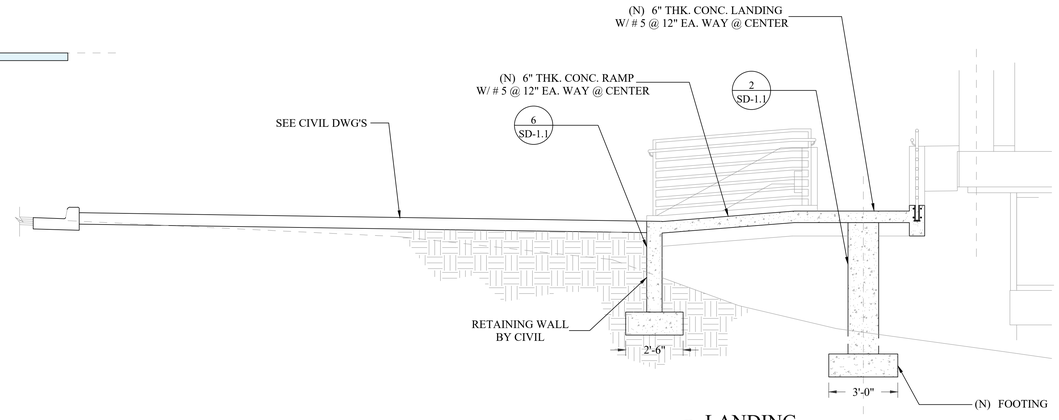

③ LANDING
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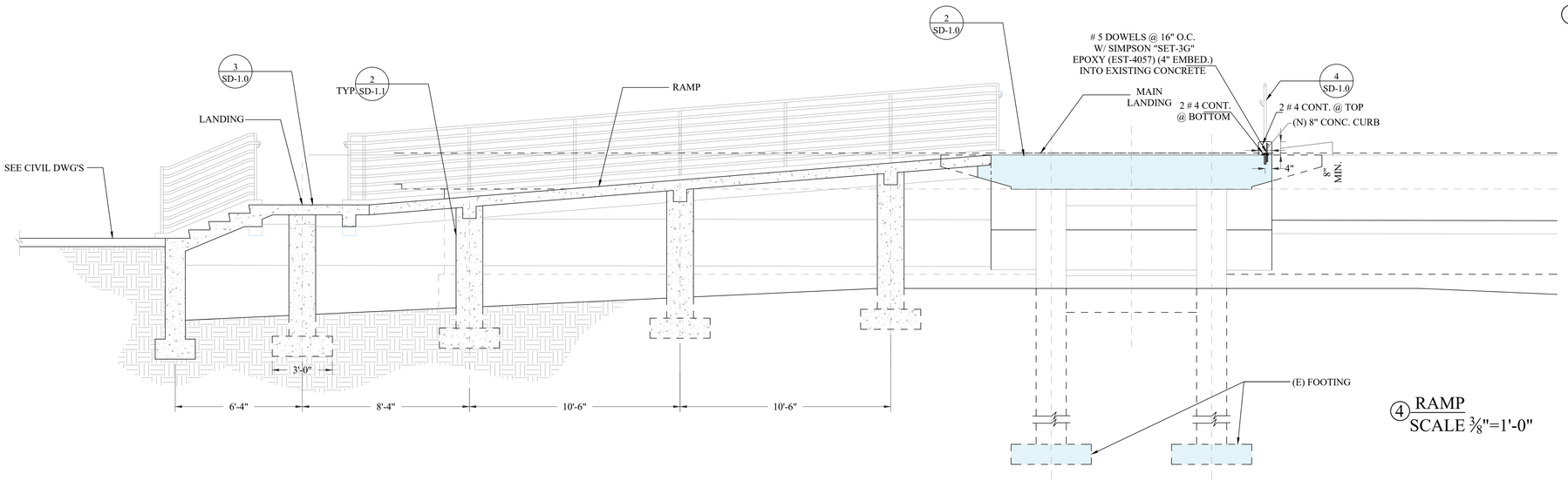

④ RAMP
SCALE ⅜"=1'-0"

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INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

WAHBA F. WAHBA ENGINEERING, INC.
CONSULTING ENGINEERS
STRUCTURAL DESIGN

REGISTERED PROFESSIONAL ENGINEER
EMIL R. RANNA
C 63602
EXP. 09/30/26
CIVIL
STATE OF CALIFORNIA

23586 CALABASAS RD., SUITE #211,
CALABASAS, CA 91302
TEL : (818)709-7590 E-MAIL : wfweng@gmail.com

Architect's Project Number: 2023-101
Structural Engineer Project Number: 2413
GSA Program Number: CEO23100

Project:

KNOLL DRIVE
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CAD File Name: 2413

Sheet Title:

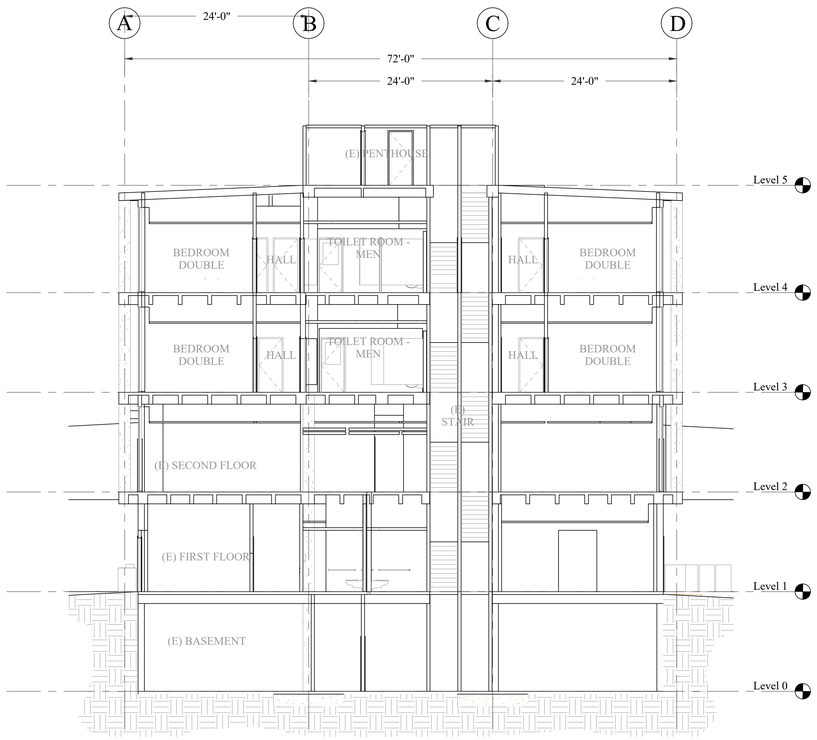
SITE SECTION

Date: 20 March 2026

Sheet Number:

S-5.0

ISSUE FOR BID



1 BUILDING SECTION
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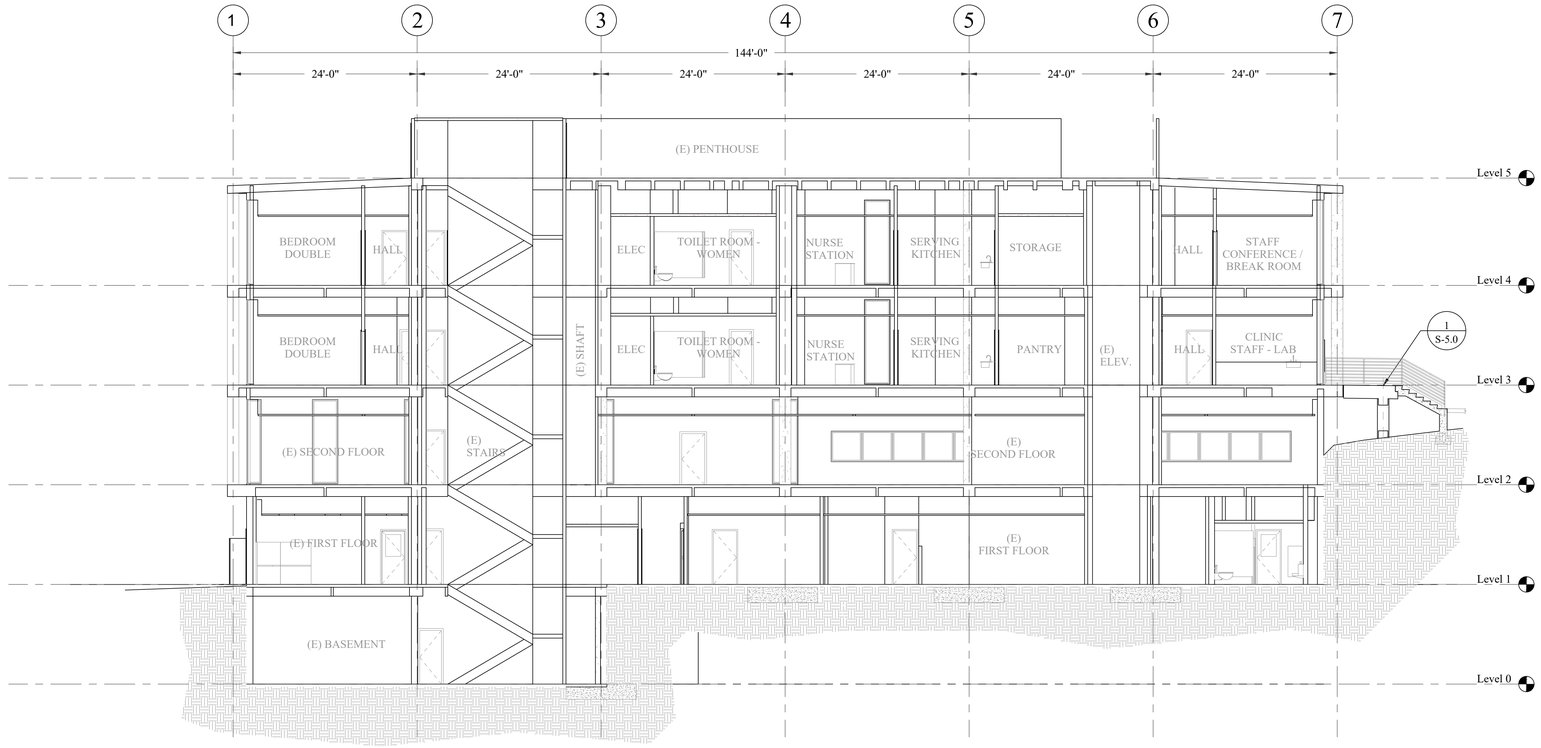

2 BUILDING SECTION
Scale: 1/8" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

WAHBA F. WAHBA ENGINEERING, INC.
CONSULTING ENGINEERS
STRUCTURAL DESIGN

REGISTERED PROFESSIONAL ENGINEER
EMIL R. HANNA
C 63602
EXP. 09/30/26
CIVIL
STATE OF CALIFORNIA

23586 CALABASAS RD., SUITE #211,
CALABASAS, CA 91302
TEL : (818)709-7590 E-MAIL : wfweng@gmail.com

Architect's Project Number: 2023-101
Structural Engineer Project Number: 2413
GSA Program Number: CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE
CARE FACILITY

2323 Knoll Drive
Ventura, California 93003

Owner:

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GSA PROJECTS GROUP
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Checked by: E.H.
CAD File Name: 2413

Sheet Title:

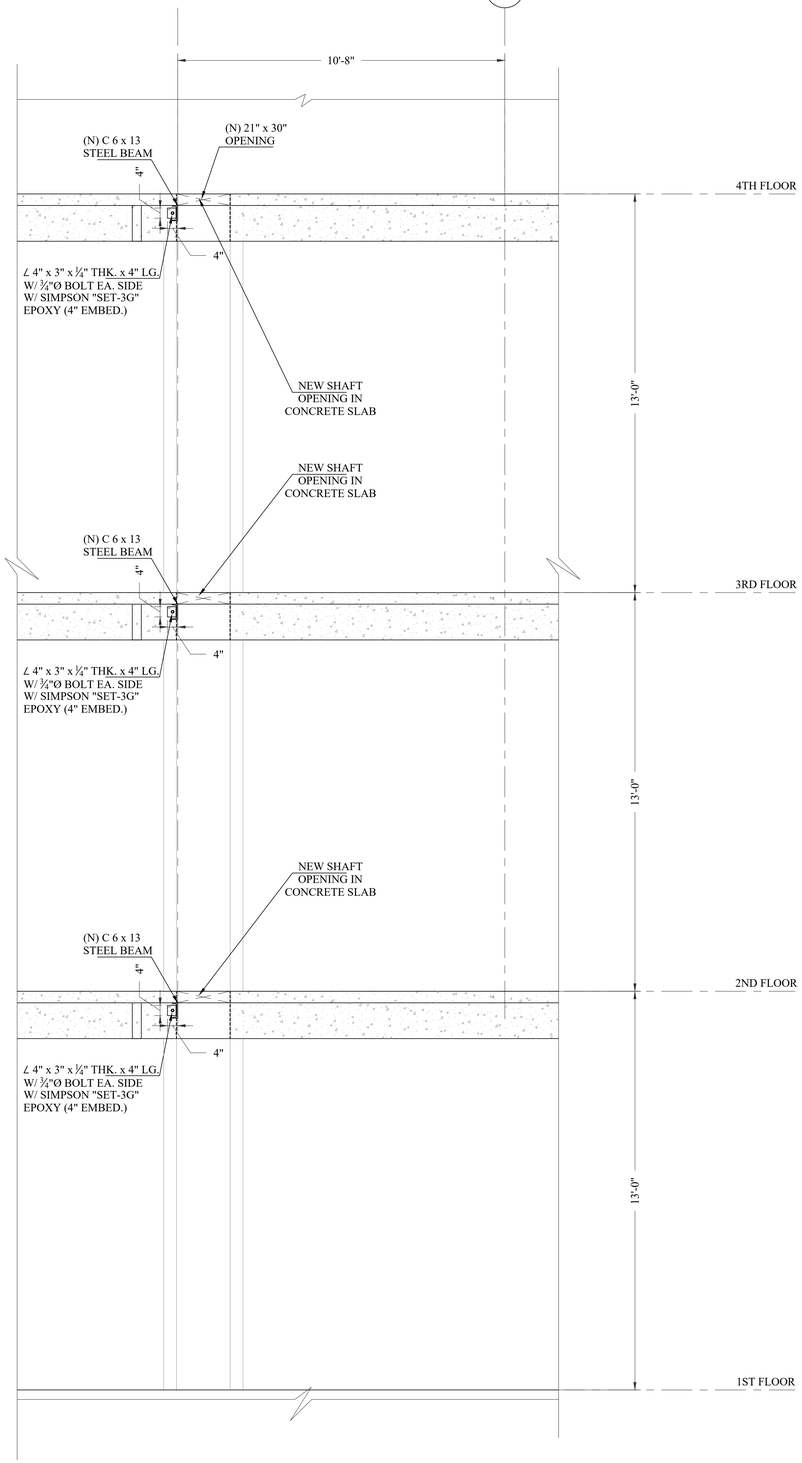
BUILDING SECTION

Date: 20 March 2026

Sheet Number:

S-5.1

ISSUE FOR BID



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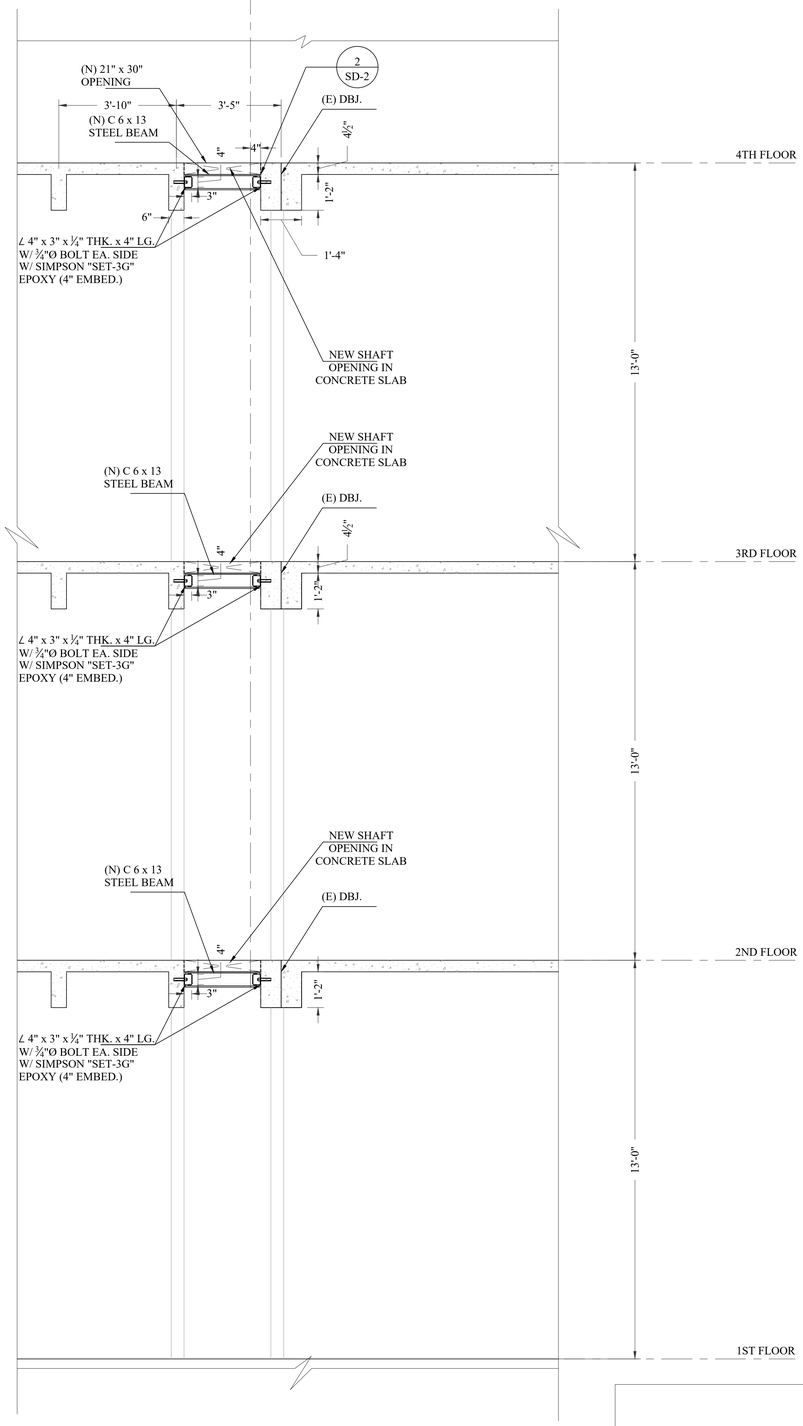
OPENING SECTION 2



SCALE : ½" = 1'-0"

OPENING SECTION 1

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
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854 East Main Street, Suite 100
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CIVIL
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Architect's Project Number: 2023-101
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GSA Program Number: CEO23100

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KNOLL DRIVE RECUPERATIVE CARE FACILITY

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Checked by: E.H.
CAD File Name: 2413

Sheet Title:

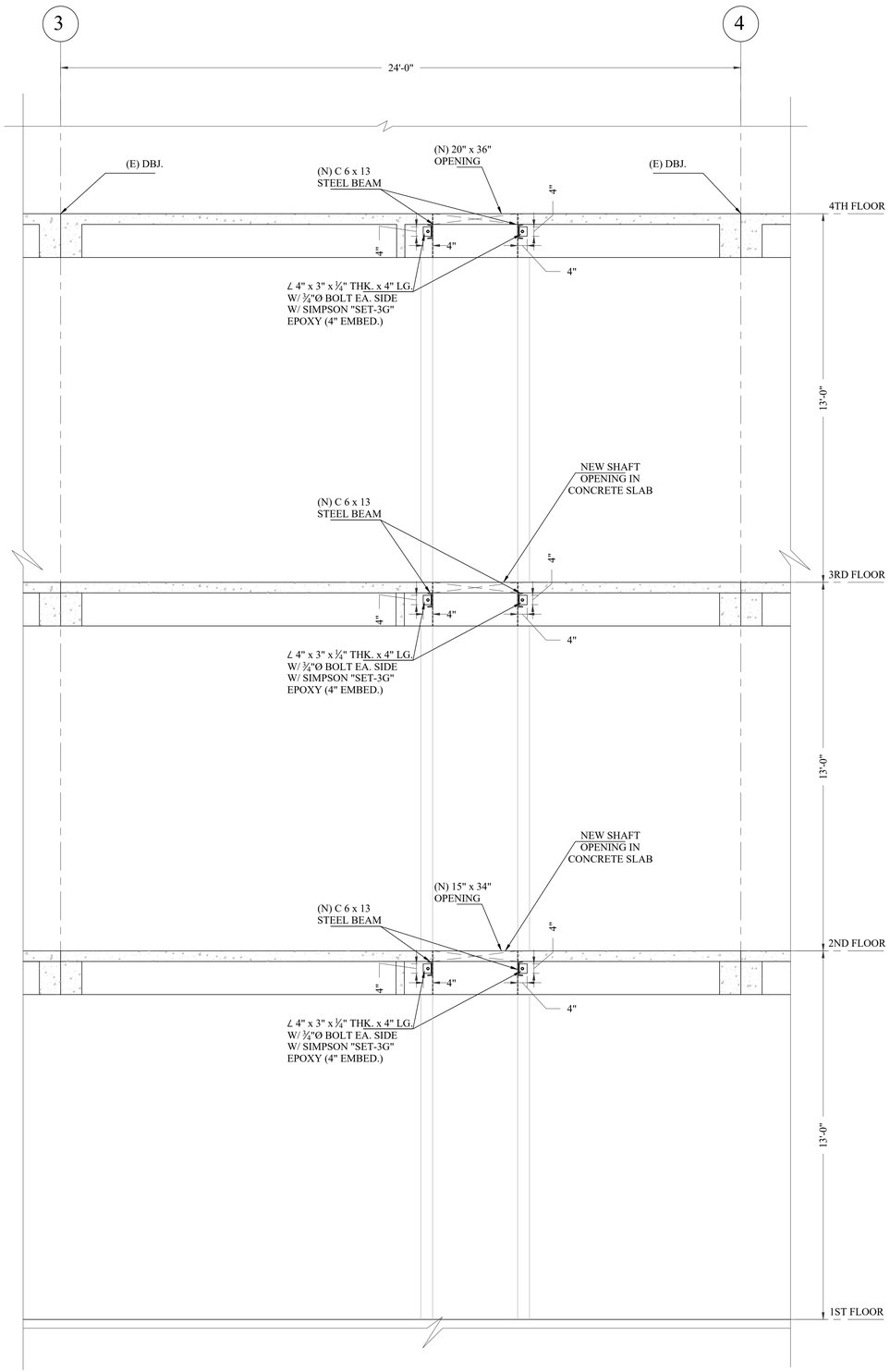
OPENING SECTION

Date: 20 March 2026

Sheet Number:

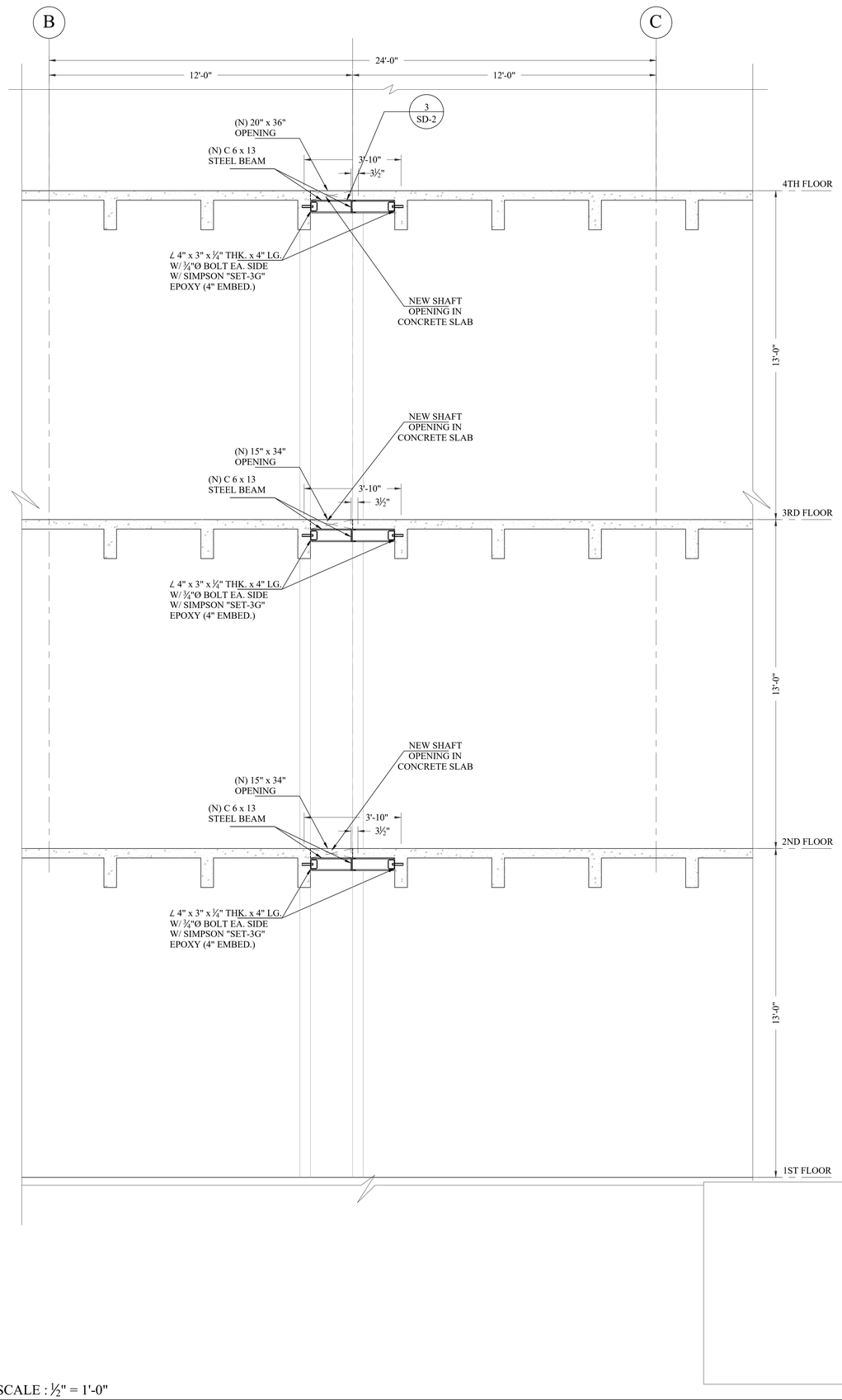
S-6

ISSUE FOR BID



SCALE : ½" = 1'-0"

OPENING SECTION 2



SCALE : ½" = 1'-0"

OPENING SECTION 1

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Checked by: E.H.
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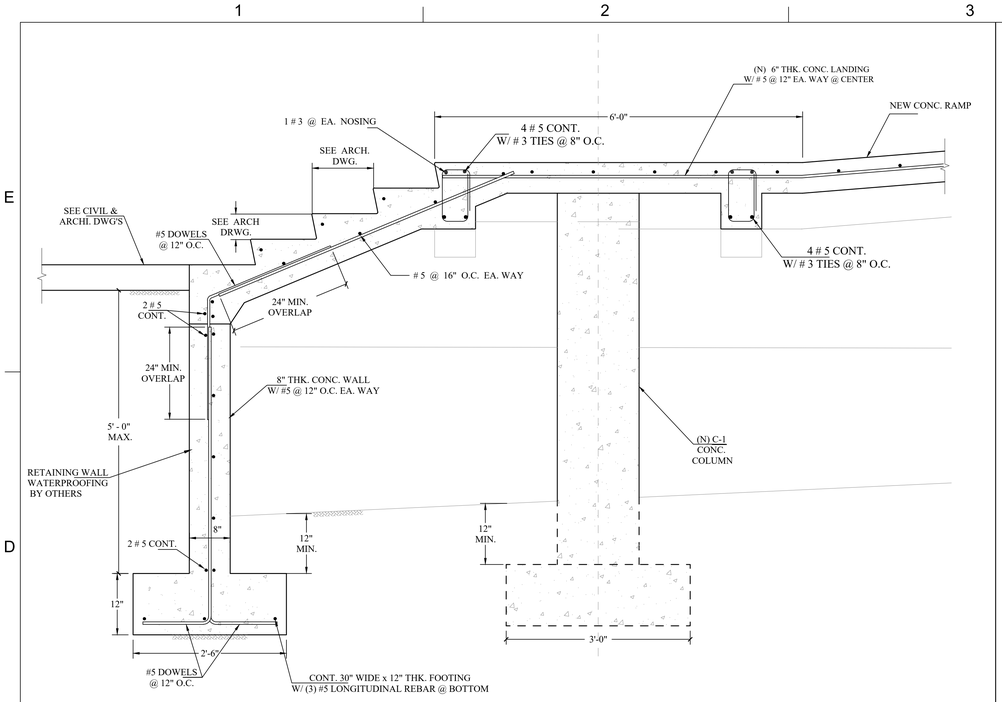
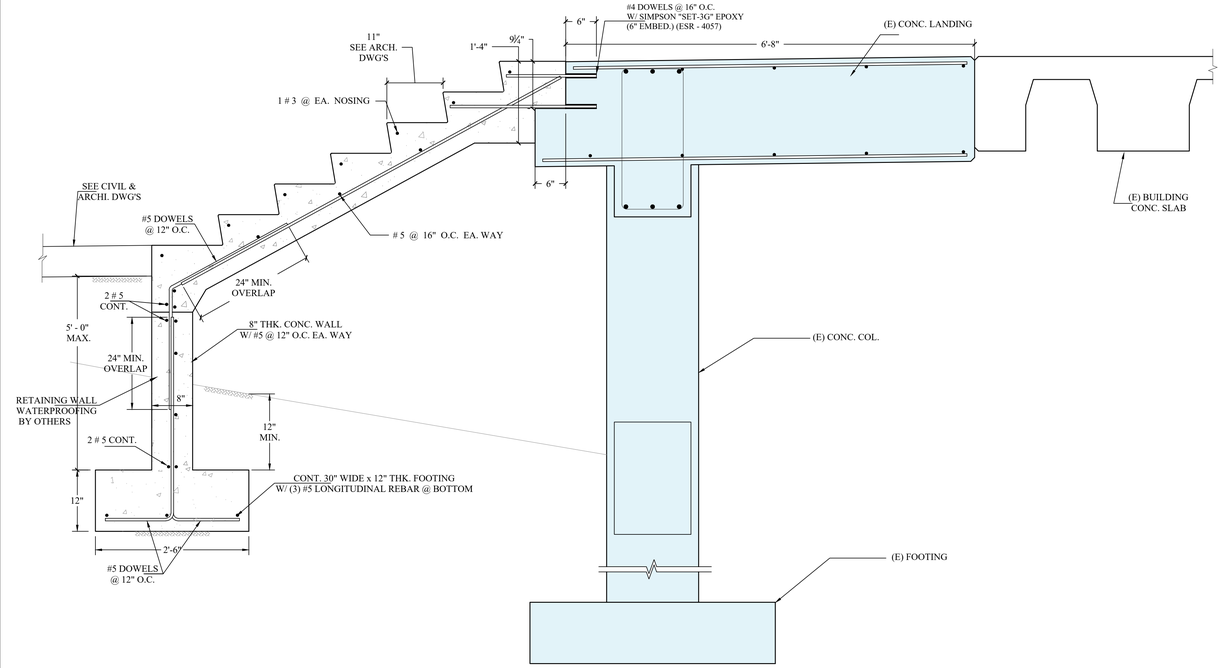
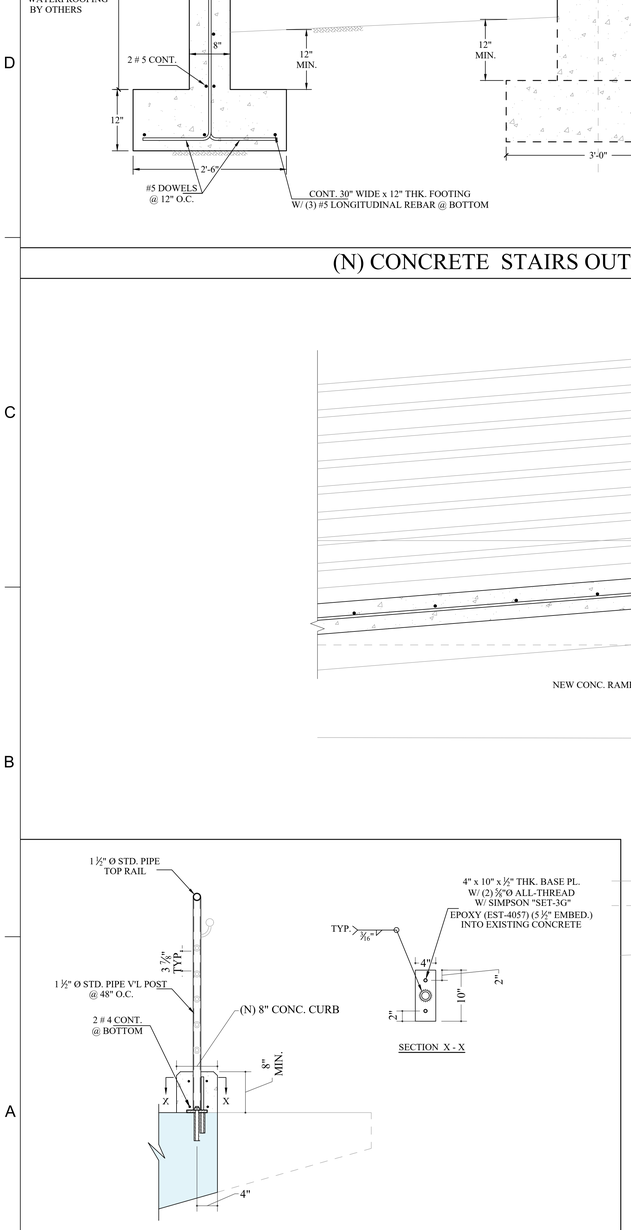


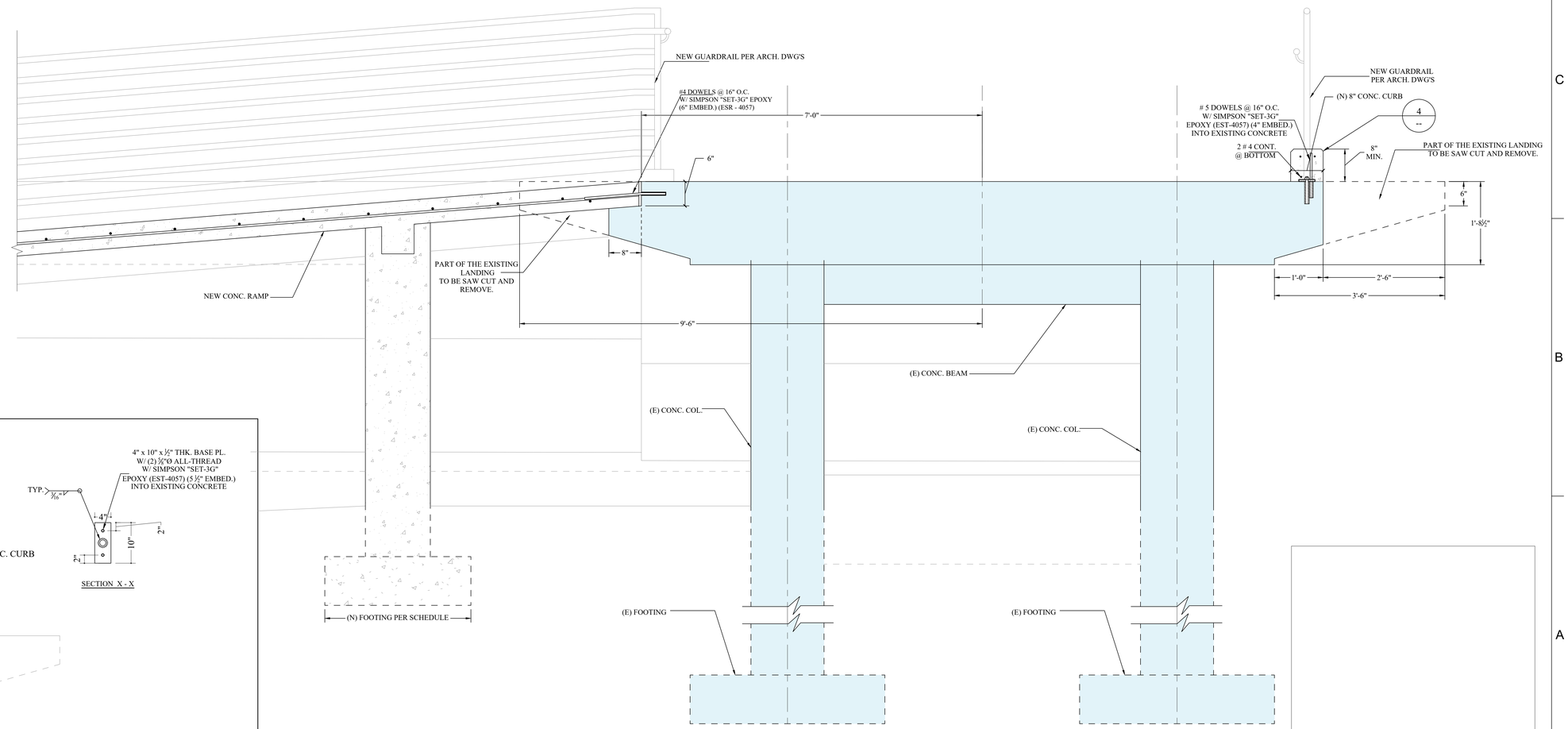
(N) CONCRETE STAIRS OUTSIDE | 3



(N) CONCRETE STAIRS OUTSIDE | 1



HAND RAIL DETAIL | 4



EXTERIOR CONCRETE LANDING& NEW CONCRETE RAMP | 2

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

WAHBA F. WAHBA ENGINEERING, INC.
CONSULTING ENGINEERS
STRUCTURAL DESIGN

REGISTERED PROFESSIONAL ENGINEER
EMIL R. RANNA
C 63602
EXP. 09/30/26
CIVIL
STATE OF CALIFORNIA

23586 CALABASAS RD., SUITE #211,
CALABASAS, CA 91302
TEL : (818)709-7590 E-MAIL : wfweng@gmail.com

Architect's Project Number: 2023-101
Structural Engineer Project Number: 2413
GSA Program Number: CEO23100

Project:

KNOLL DRIVE RECUPERATIVE CARE FACILITY

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP
800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by: A.N.
Checked by: E.H.
CAD File Name: 2413

Sheet Title:

DETAILS

Date: 20 March 2026
Sheet Number:

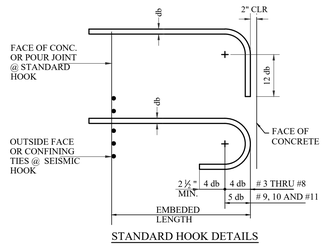
SD-1.0

ISSUE FOR BID

BAR		AREA (SQ.IN.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.56	
		DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	# 3		# 4		# 5		# 6		# 7		# 8		# 9		# 10		# 11	
			TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
1	COVER ≥ 2db AND CLEAR SPACING ≥ 4 db	3000	16	12	18	14	22	17	26	20	38	29	43	33	49	38	55	42	61	47
		4000	16	12	16	12	19	15	23	18	33	25	37	29	42	33	47	37	53	41
		5000	16	12	16	12	17	14	21	17	30	23	33	26	38	30	42	33	48	37
2	ALL OTHERS	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78
		4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67
		5000	17	14	23	17	28	22	33	26	49	38	56	43	63	49	71	55	78	60
3	COVER < db OR CLEAR SPACING < 2 db	3000					54	41	64	50	94	72	107	83	121	93	136	105	151	116
		4000					47	36	56	43	81	63	93	72	105	81	118	91	131	101
		5000					42	32	50	39	73	57	83	65	94	73	106	81	117	90
STANDARD	ALL OTHERS	3000	6		8		10		12		14		16		18		20			
		4000	6		7		9		10		12		14		15		17			
		5000	6		7		8		9		11		13		14		16			

D SCALE

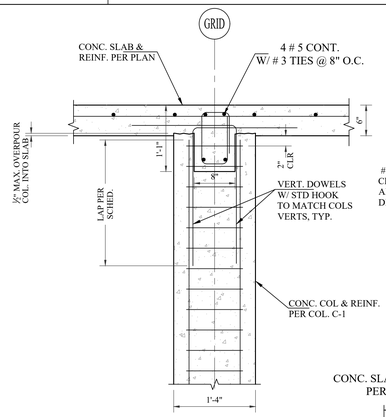
TYPICAL REINFORCING GRADE 60 HOOK SCHEDULE



STANDARD HOOK DETAILS

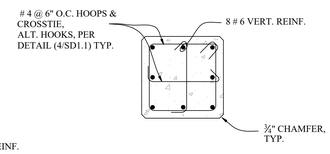
NOTES :

1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE.
2. MINIMUM SIDE COVER = 2 ½"

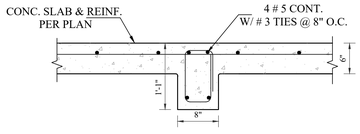


SEC X-X

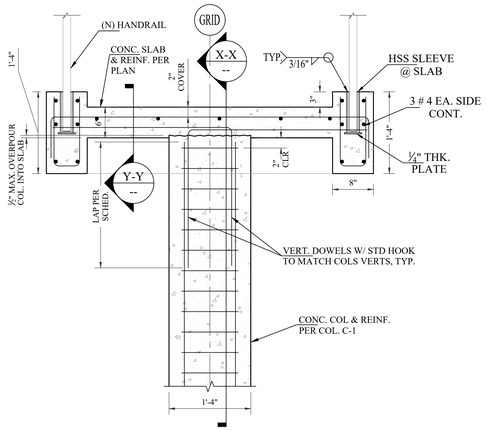
NOTE:
ADDITIONAL INFORMATION PER DETAILS



C-1: 16"x16" CONCRETE COLUMN



SEC Y-Y

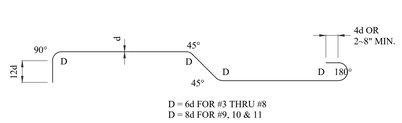


COLUMN VERTICAL REINFORCING LAP SPLICE SCHEDULE

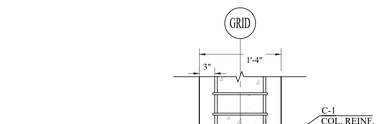
f'c (psi)	#5	#6	#7	#8	#9	#10	#11
5000	19	23	30	34	42	51	61

NOTE:
TABULATED VALUES ARE IN INCHES.

REINFORCED SLAB / CONCRETE COLUMN DETAILS



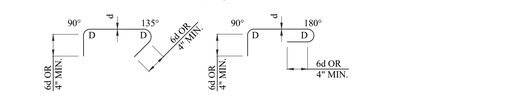
TYPICAL LAP SPLICES

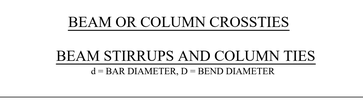


STAGGERED SPLICING

BAR		AREA (SQ.IN.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.56	
		DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
CLASS B	CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	# 3		# 4		# 5		# 6		# 7		# 8		# 9		# 10		# 11	
				TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
	1	COVER ≥ 2db AND CLEAR SPACING ≥ 4 db	3000	21	16	23	18	28	22	34	26	49	38	56	43	63	49	71	55	79	61
			4000	21	16	21	16	25	19	29	23	43	33	49	37	55	42	62	47	68	53
			5000	21	16	21	16	23	17	26	21	39	30	44	33	49	38	56	42	61	48
	2	ALL OTHERS	3000	28	22	38	29	47	36	56	43	81	63	93	72	105	81	118	91	131	101
			4000	25	19	33	25	41	31	49	37	71	54	81	62	91	70	102	79	114	87
			5000	23	17	30	23	37	28	44	33	64	49	72	56	81	63	91	71	102	78
	3	COVER < db OR CLEAR SPACING < 2 db	3000					70	54	84	64	122	94	139	107	157	121	177	136	196	151
			4000					61	47	73	56	106	81	121	93	136	105	153	118	170	131
			5000					55	42	65	50	95	73	108	83	121	94	137	105	152	117

TYPICAL REINFORCING GRADE 60 SPLICE SCHEDULE





STIRRUP

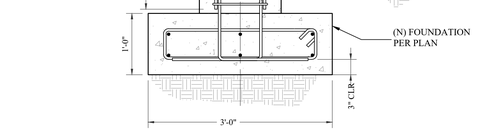
STIRRUP OR TIE

BEAM OR COLUMN CROSSTIES

BEAM STIRRUPS AND COLUMN TIES

d = BAR DIAMETER, D = BEND DIAMETER

STANDARD HOOKS AND BENDS - BEAM STIRRUPS AND COLUMN TIES

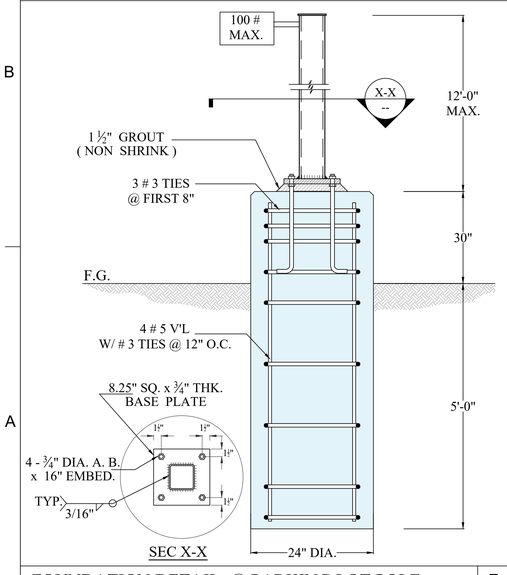


COLUMN VERTICAL REINFORCING LAP SPLICE SCHEDULE

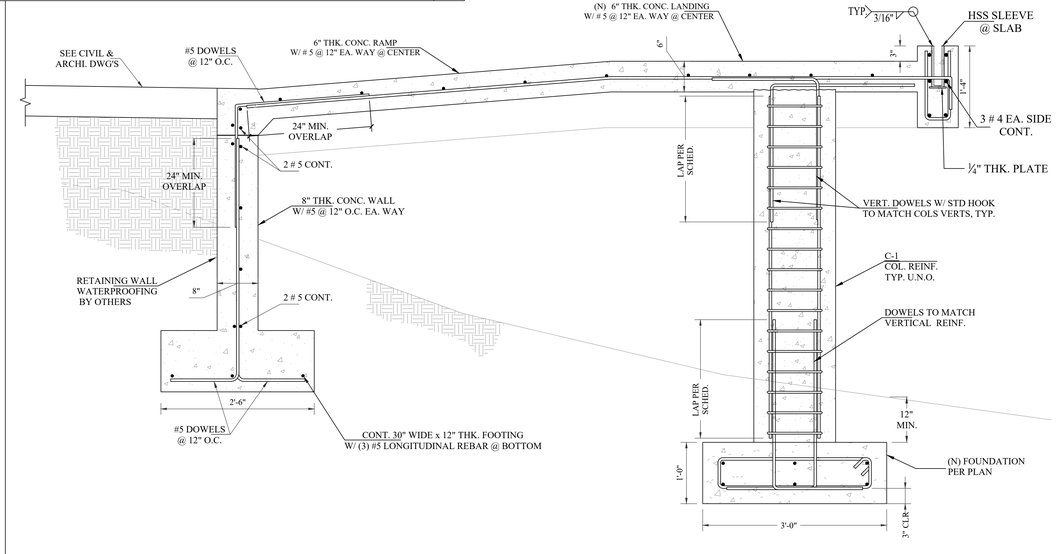
f'c (psi)	#5	#6	#7	#8	#9	#10	#11
5000	19	23	30	34	42	51	61

NOTE:
TABULATED VALUES ARE IN INCHES.

CONCRETE COLUMN / FOOTING DETAILS



. FOUNDATION DETAIL @ PARKING LOT POLE



CONCRETE COLUMN / LANDING DETAILS

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

WAHBA F. WAHBA ENGINEERING, INC.
CONSULTING ENGINEERS
STRUCTURAL DESIGN

REGISTERED PROFESSIONAL ENGINEER EMIL R. RAHHA C 63602 EXP. 09/30/26 STRUCTURAL CIVIL STATE OF CALIFORNIA

23586 CALABASAS RD., SUITE #211, CALABASAS, CA 91302
TEL : (818)709-7590 E-MAIL : wfweng@gmail.com

Architect's Project Number: 2023-101
Structural Engineer Project Number: 2413
GSA Program Number: CEO23100

Project:

KNOLL DRIVE RECUPERATIVE CARE FACILITY

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: A.N.
Checked by: E.H.
CAD File Name: 2413

Sheet Title:

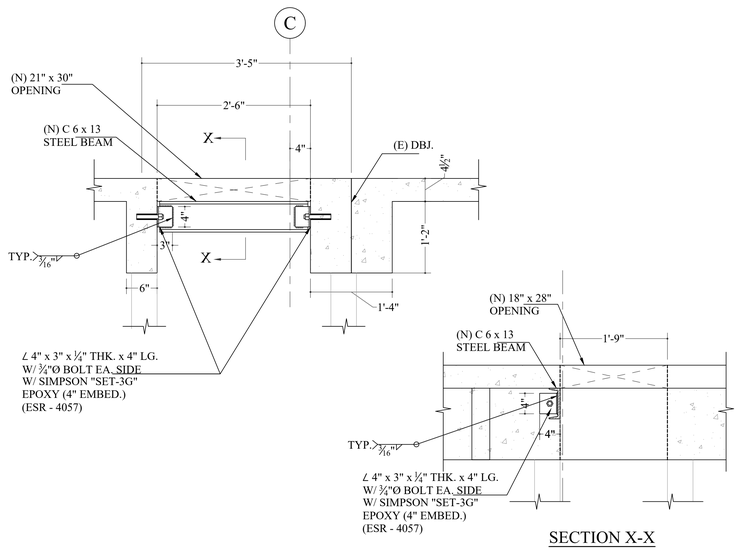
DETAILS

Date: 20 March 2026

Sheet Number:

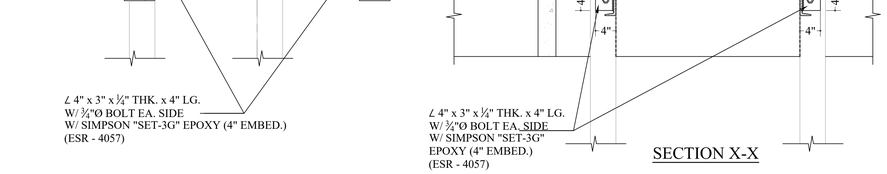
SD-1.1

ISSUE FOR BID



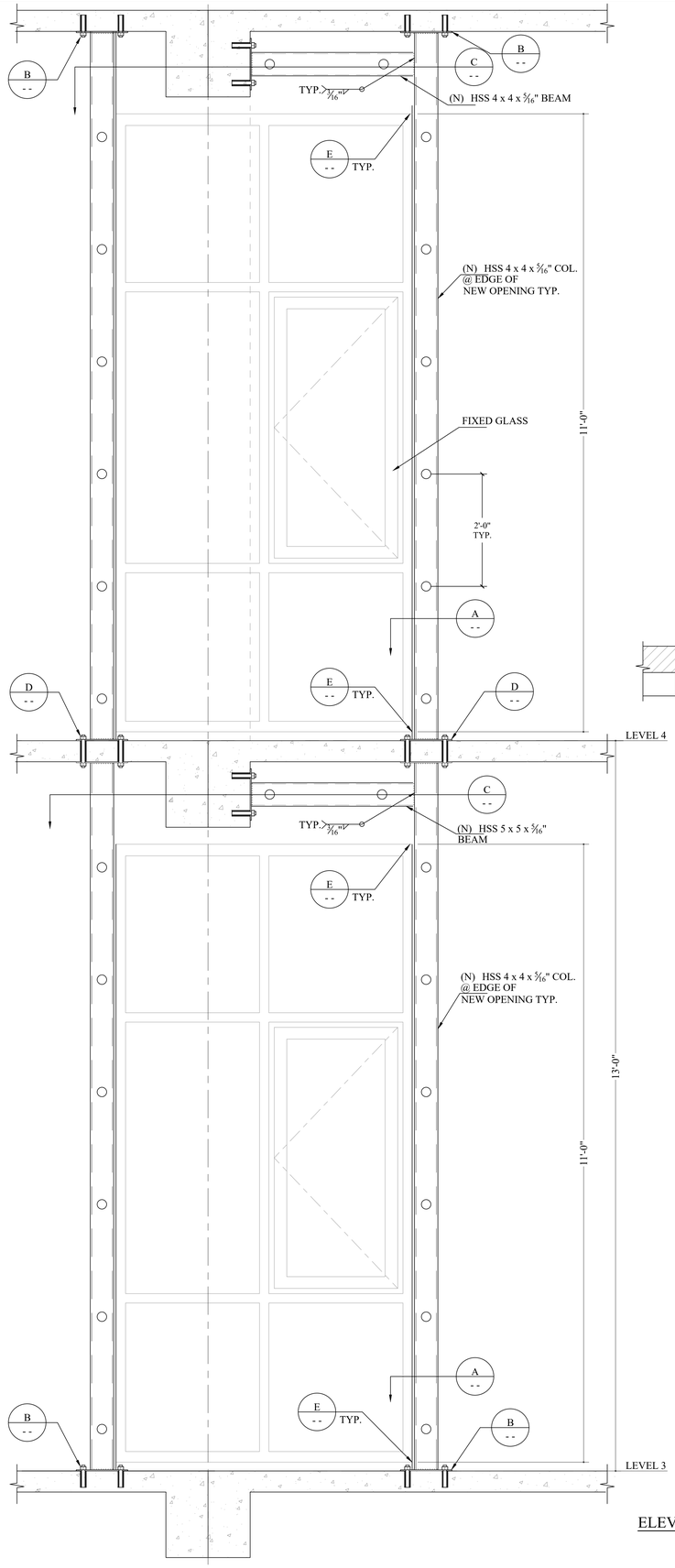
SECTION X-X

NEW OPENING DETAIL | 2

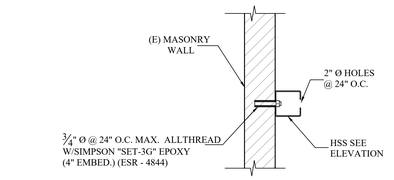


SECTION X-X

NEW OPENING DETAIL | 3



ELEVATION VIEW



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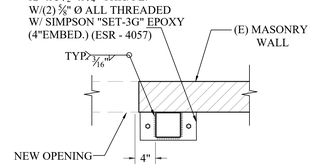

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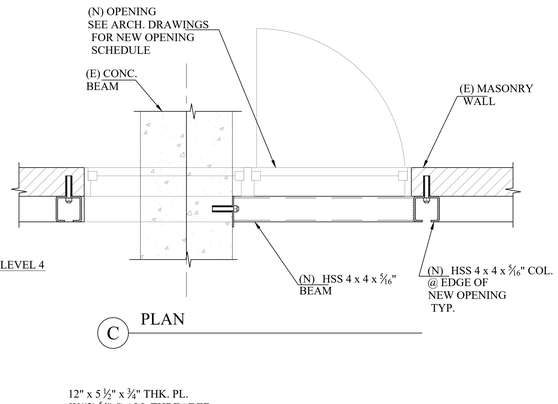
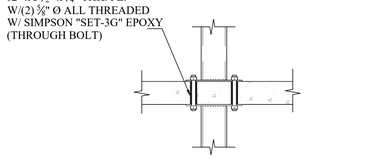


C PLAN



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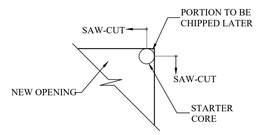

E

STEEL COLUMN/ MASONRY WALL CONNECTION | 1

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
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STRUCTURAL DESIGN

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EMIL R. RANNA
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ISSUE RECORD

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Drawn by: A.N.
Checked by: E.H.
CAD File Name: 2413

Sheet Title:

DETAILS

Date: 20 March 2026
Sheet Number:

SD-2

ISSUE FOR BID

MECHANICAL NOTES

1. SCOPE OF WORK: WORK INCLUDES THE FOLLOWING: FURNISH AND INSTALL ALL EQUIPMENT AND CONTROLS SHOWN ON THE MECHANICAL, STRUCTURAL, AND ELECTRICAL DRAWINGS AND DESCRIBED IN THESE NOTES, AND THE CONTRACT DOCUMENTS. WORK INCLUDES BUT IS NOT LIMITED TO: INSTALLATION OF NEW EXHAUST FAN, DUCTING, AIR DISTRIBUTION, CONTROLS; AND STARTUP AND COMMISSIONING OF CONTROL SYSTEMS AS DESCRIBED IN THE CONTRACT DOCUMENTS. INCLUDED ARE ALL DEVICES NEEDED TO MAKE COMPLETE AND FUNCTIONAL SPACE CONDITIONING SYSTEMS AND CONTROLS. CONTRACTOR SHALL FURNISH AND INSTALL, MAKE OPERABLE, AND TEST ALL SYSTEMS AND MECHANICAL EQUIPMENT SHOWN ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS AND CONTRACT DOCUMENTS. IN CONNECTION THEREWITH, CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL NECESSARY DEVICES, HARDWARE, AND SYSTEMS REQUIRED TO MAKE SAID EQUIPMENT PROPERLY AND SAFELY OPERABLE, INCLUDING BUT NOT LIMITED TO, MOUNTING HARDWARE, INSULATION, DUCT SYSTEMS, REGISTERS/DIFFUSERS, CONTROL SYSTEMS, AND PATCHING AND PAINTING.

2. EXAMINATION OF SITE AND CONTRACT DOCUMENTS. EACH BIDDER SHALL, AT ITS SOLE COST AND EXPENSE, INSPECT THE SITE OF THE PROPOSED WORK TO BECOME FULLY ACQUAINTED WITH CONDITIONS RELATING TO THE WORK AND TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES, AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT DOCUMENTS AND COST THEREOF. BIDDERS SHALL THOROUGHLY REVIEW AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS, INCLUDING WITHOUT LIMITATION, THE SPECIFICATIONS AND THE DRAWINGS. THE FAILURE OR OMISSION OF ANY BIDDER TO RECEIVE OR EXAMINE ANY OF THE CONTRACT DOCUMENTS, FORMS, INSTRUMENTS, ADDENDA, OR OTHER DOCUMENTS OR TO INSPECT THE SITE SHALL NOT RELIEVE SUCH BIDDER FROM ANY OBLIGATIONS WITH RESPECT TO THE BID PROPOSAL. THE CONTRACT OR THE WORK REQUIRED UNDER THE CONTRACT DOCUMENTS. THE OWNER ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY BIDDER FOR, NOR SHALL THE OWNER BE BOUND BY, ANY UNDERSTANDINGS, REPRESENTATIONS OR AGREEMENTS OF THE OWNER'S AGENTS, EMPLOYEES OR OFFICERS CONCERNING THE CONTRACT DOCUMENTS OR THE WORK MADE PRIOR TO EXECUTION OF THE CONTRACT.

3. INTERPRETATION OF DRAWINGS, SPECIFICATIONS OR CONTRACT DOCUMENTS, IF ANY BIDDER IS IN DOUBT AS TO THE TRUE MEANING OF ANY PART OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS; FINDS DISCREPANCIES, ERRORS OR OMISSIONS THEREIN; OR FINDS VARIANCES IN ANY OF THE CONTRACT DOCUMENTS WITH APPLICABLE RULES, REGULATIONS, ORDINANCES AND/OR LAWS, A WRITTEN REQUEST FOR AN INTERPRETATION OR CORRECTION THEREOF MAY BE SUBMITTED TO THE ENGINEER. IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE BIDDER TO SUBMIT SUCH REQUEST IN SUFFICIENT TIME FOR THE PREPARATION OF A RESPONSE THERETO AND DELIVERY OF SUCH RESPONSE TO ALL BIDDERS PRIOR TO THE SCHEDULED CLOSING FOR RECEIPT OF BID PROPOSALS. ANY REQUEST OF ANY BIDDER, PURSUANT TO THE FOREGOING SENTENCE THAT IS MADE LESS THAN SEVEN DAYS PRIOR TO THE SCHEDULED CLOSING DATE FOR THE RECEIPT OF BID PROPOSALS SHALL BE DEEMED UNTIMELY. ANY INTERPRETATION OR CORRECTION OF THE CONTRACT DOCUMENTS WILL BE MADE ONLY BY WRITTEN ADDENDUM DULY ISSUED BY THE OWNER OR THE ENGINEER, A COPY OF ANY SUCH ADDENDUM WILL BE MAILED OR OTHERWISE DELIVERED TO EACH BIDDER RECEIVING A SET OF THE CONTRACT DOCUMENTS. NO PERSON IS AUTHORIZED TO RENDER AN ORAL INTERPRETATION OR CORRECTION OF ANY PORTION OF THE CONTRACT DOCUMENTS TO ANY BIDDER, AND NO BIDDER IS AUTHORIZED TO RELY ON ANY SUCH ORAL INTERPRETATION OR CORRECTION. FAILURE TO REQUEST INTERPRETATION OR CLARIFICATION OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS PURSUANT TO THE FOREGOING SHALL BE DEEMED TO BE A WAIVER OF ANY DISCREPANCY, DEFECT, OR CONFLICT THEREIN.

4. DIMENSIONS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON WORKING DRAWINGS. ALL SIZES OF EQUIPMENT AND MATERIALS SHALL BE VERIFIED WITH EQUIPMENT MANUFACTURER.

5. CODES AND STANDARDS: ALL WORK SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), TITLE 24 2022 CALIFORNIA CODE OF REGULATIONS (CCR), 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CALIFORNIA ELECTRIC CODE, 2022 CALIFORNIA FIRE CODE, VENTURA COUNTY BUILDING CODE, THE STATE OF CALIFORNIA, EQUIPMENT MANUFACTURER'S RECOMMENDED PROCEDURES, AND STANDARD CONSTRUCTION PRACTICES. NOTE: ALL MECHANICAL EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH THE EQUIPMENT SCHEDULE, AND SHALL BE NEW AND FREE FROM DEFECTS. CONTRACTOR SHALL OBTAIN APPROVED INSPECTIONS FOR ALL WORK AS REQUIRED BY OWNER AND LOCAL JURISDICTION. CONTRACTOR SHALL MAINTAIN IN EFFECT ALL INSURANCE REQUIRED BY STATE LAWS, LOCAL JURISDICTION AND GENERAL CONTRACTOR/OWNER. WHERE CONFLICT OR VARIATION EXISTS AMONGST CODES, SPECIFICATIONS OR DRAWINGS, THE MOST STRINGENT SHALL GOVERN.

NOTE: WHERE TWO OR MORE CODES CONFLICT, THE MOST RESTRICTIVE SHALL APPLY. NOTHING IN THESE PLANS AND SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO APPLICABLE CODES.

6. CONSTRUCTION OBSERVATION: IN ADDITION TO THE REQUIREMENT FOR OBTAINING INSPECTIONS BY THE LOCAL JURISDICTION, CONTRACTOR SHALL NOTIFY ENGINEER AT APPROPRIATE TIMES DURING THE CONSTRUCTION PROCESS SO THAT ENGINEER CAN VISIT SITE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS.

7. SUBMITTALS REQUIRED: PRIOR TO ORDERING EQUIPMENT AND MATERIALS, CONTRACTOR SHALL FURNISH TO ENGINEER / OWNER SUBMITTALS AND SHOP DRAWINGS OF ALL EQUIPMENT AND MATERIALS PROPOSED FOR USE IN THIS PROJECT. ORDERING OF EQUIPMENT AND MATERIALS SHALL ONLY PROCEED AFTER SATISFACTORY REVIEW OF ALL SUBMITTALS BY CONTRACTOR / ENGINEER / OWNER. COPIES OF ALL OWNER'S MANUALS, WARRANTIES AND OTHER WRITTEN INFORMATION REGARDING SYSTEMS SHALL BE PRESENTED TO OWNER PRIOR TO THE COMPLETION OF THE PROJECT.

8. UNIT LOCATIONS: EQUIPMENT AND SYSTEM LOCATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL STRUCTURAL MEMBERS AND EXISTING CONDITIONS IN THE FIELD, AND LOCATE UNITS AND DUCTWORK TO AVOID INTERFERENCE. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. ALLOW CLEARANCE FOR DUCTWORK AND PIPING. ALL CLEARANCES REQUIRED BY UNIT MANUFACTURER SHALL BE MAINTAINED, ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH CODES AND THE RECOMMENDED INSTALLATION PROCEDURES PUBLISHED BY THE MANUFACTURER.

9. DUCTWORK: CONTRACTOR SHALL INSTALL DUCTWORK IN THE APPROXIMATE LOCATIONS SHOWN ON THE DRAWINGS. ALL DUCTWORK SHALL BE SECURELY ANCHORED TO THE BUILDING IN AN APPROVED MANNER THAT WILL RENDER IT ABSOLUTELY FREE FROM VIBRATION AND LATERAL MOVEMENT. ALL NECESSARY TRANSITIONS AND OFFSETS TO AVOID STRUCTURE & OTHER TRADES ARE NOT INTENDED TO BE SHOWN AND IT IS THE INTENT OF THIS PARAGRAPH THAT ALL TRANSITIONS AND OFFSETS REQUIRED TO INSTALL THE DUCTWORK TO AVOID OTHER TRADES AND STRUCTURE BE PROVIDED BY THE CONTRACTOR WITHOUT COST TO THE OWNER.

10. MATERIALS - DUCTWORK: ALL DUCTWORK FOR HVAC SYSTEMS SHALL BE GALVANIZED STEEL CONFORMING TO ASTM SPEC A653/A653M. (EXCEPTION: ACOUSTIC FLEXIBLE FIBERGLASS DUCTWORK SHALL BE USED FOR THE FINAL CONNECTION TO HVAC SYSTEMS).

ALL ROUND DUCTWORK SHALL BE GALVANIZED CONSTRUCTION WITH GAUGES AND CONNECTIONS AS FOLLOWS: UP TO 14" DIAMETER (INCLUDING FITTINGS) - 26 GAUGE WITH 2" CRIMP JOINT. OVER 14" TO 23" DIAMETER (INCLUDING FITTINGS) - 24 GAUGE WITH 2" CRIMP JOINT. OVER 23" TO 37" DIAMETER - 22 GAUGE. WHERE NECESSARY TO MAKE FIELD CONNECTIONS BETWEEN PLAIN END DUCT, SLIP JOINT CONNECTORS SHALL BE PROVIDED. JOINT CONNECTION AND SEALING: SHEET METAL SCREW ALL FIELD MADE JOINTS WITH A MINIMUM OF THREE SCREWS. SPACING OF SCREWS NOT TO EXCEED TWELVE INCHES ON CENTER. COVER ALL FIELD MADE JOINTS WITH HARDCAST "IRON-GRIP 601" PREMIUM FLEXIBLE WATER BASED DUCT SEALANT. FITTINGS AT RECTANGULAR DUCT TAKEOFF SHALL BE SPIN-IN TYPE, COMPLETE WITH LOCKING TYPE VOLUME DAMPERS AT ALL LOCATIONS WHETHER SHOWN ON THE PLANS OR NOT.

RECTANGULAR DUCTWORK SHALL BE MADE FROM GALVANIZED STEEL SHEETS. DUCT CONSTRUCTION, AND REINFORCING SHALL BE PER TABLE 6-1 OF THE 2022 CALIFORNIA MECHANICAL CODE. DUCTWORK SHALL BE OF THE FOLLOWING GAUGES: UP TO 12" - 26 GAUGE. 13"-30" - 24 GAUGE. EXTERIOR DUCTWORK SHALL BE GALVANIZED COATED MEETING THE ASTM G-90 REQUIREMENTS. RECTANGULAR DUCTING SHALL BE CONNECTED WITH DUCTMATE 35 CONNECTORS.

CURVED ELBOWS SHALL HAVE CENTRALIZE RADIUS NOT LESS THAN THE WIDTH OF THE DUCT. WHERE ABRUPT TURNS AND ELBOWS ARE USED, TURNING VANES SHALL BE PROVIDED. TAKEOFFS FROM MAIN DUCTS SHALL BE MADE WITH 45 DEGREE ANGLES WITH VOLUME DAMPERS WHERE SHOWN. ALL PANELS SHALL BE CROSS BROKEN TO ENSURE RIGIDITY.

11. DUCT SUPPORTS AND HANGERS: DUCT SUPPORTS SHALL BE PER THE 2022 CALIFORNIA MECHANICAL CODE. RECTANGULAR DUCTS WITH A MAXIMUM SIZE NOT EXCEEDING 30" AND ALL ROUND DUCTS SHALL BE SUPPORTED WITH ONE INCH WIDE 18 GAUGE HANGER STRAPS. SUPPORTS SHALL BE LOCATED ON TWO OPPOSITE SIDES OF THE DUCT, SHALL BE METAL SCREWED TO THE SIDES AND BOTTOM OF THE DUCT, SHALL BE SPACED AT NOT MORE THAN 7'-8" ON CENTERS AND SHALL BE LATERALLY BRACED. SECURE STRAPS TO STRUCTURAL FRAMING PER SMACNA STDS.

12. DUCT INSULATION: CONCEALED SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH 2" THICK, THREE QUARTER POUND PER CUBIC FOOT FOIL SCRIMP VAPOR BARRIER FACED FIBERGLASS FLEXIBLE DUCT INSULATION. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSULATION SHALL HAVE A MINIMUM INSULATION OF R-6. SUPPLY AND RETURN AIR PLENUMS AND OTHER DUCTWORK WHERE INDICATED SHALL BE INTERNALLY LINED WITH 1" THICK LINER. LINER SHALL BE 1-1/2 POUND PER CUBIC FOOT DENSITY GLASS FIBER DUCT LINER WITH A VINYL COATING, WITH A FLAME SPREAD OF LESS THAN .25 AS PER NFPA NO 90A.

13. VOLUME DAMPERS: LOCKING SHEET METAL VOLUME DAMPERS SHALL BE INSTALLED AT THE POINT OF TAKEOFF FROM MAIN DUCTING AT ALL LOCATIONS SHOWN ON PLANS AND ELSEWHERE AS NECESSARY FOR PROPER BALANCING OF THE SYSTEM. BALANCING AT DIFFUSERS OR RETURN AIR GRILLES ONLY WILL NOT BE PERMITTED. PROVIDE & LOCATE POTTORFF RCS REMOTE DAMPER ADJUSTMENT OR ACCESS DOORS AS REQUIRED FOR BALANCING AFTER FINISH SURFACES ARE INSTALLED.

14. BALANCING: FOLLOWING INSTALLATION, CONTRACTOR SHALL START UP AND BALANCE ALL HVAC SYSTEMS TO CONFORM TO AIR VOLUMES INDICATED ON PLANS. COPIES OF BALANCING RECORDS SHALL BE FURNISHED TO BUILDING OWNER AND PROJECT ENGINEER.

15. VIBRATION ISOLATION: INSTALL FLEXIBLE CONNECTIONS BETWEEN MECHANICAL EQUIPMENT AND DUCTWORK. SEE MECHANICAL DETAILS & SPECIFICATIONS FOR SPECIFIC TYPE.

16. COORDINATION: MECHANICAL CONTRACTOR SHALL COORDINATE WORK WITH GENERAL CONTRACTOR AND ALL RELATED TRADES. COORDINATION OF EXACT LOCATIONS AND ELEVATIONS TO AVOID CONFLICTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

17. CLEANUP: EVERY DAY, AND AFTER ALL WORK HAS BEEN COMPLETED, CONTRACTOR SHALL CLEAN ENTIRE JOBSITE OF ALL DEBRIS ASSOCIATED WITH MECHANICAL SYSTEMS. EXPOSED PARTS WHICH ARE TO BE PAINTED SHALL BE THOROUGHLY CLEANED READY FOR PAINTING.

18. WIRING: ALL WIRING SHALL BE PERFORMED IN ACCORDANCE WITH NEC REQTS. ALL WIRING SHALL BE IN CONDUIT. ALL INTERIOR LOW VOLTAGE AND CONTROL WIRING SHALL BE IN WIREMOLD AND IN FAN ROOMS SHALL BE IN CONDUIT. EXPOSED CONDUIT SHALL BE INSTALLED IN A SQUARE, PLUMB, AND LEVEL MANNER WITH THOUGHT GIVEN TO THE FINAL APPEARANCES. PROVIDE TO ENGINEER SHOP DRAWING FOR CONTROL TRANSFORMER CONFIGURATIONS DETAILING CIRCUITS TO BE USED, LOAD CALCULATIONS, WIRE SIZES, AND LOCATIONS. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT NATIONAL ELECTRICAL CODE AND ELECTRICAL SPECIFICATIONS. ALL TRANSFORMERS SHALL BE PROTECTED BY PROPERLY SIZED CIRCUIT BREAKER OR FUSE(S). ALL TRANSFORMERS SHALL HAVE RESETABLE BREAKER ON THE LOAD SIDE. ALL LOW VOLTAGE CONTROL & COMMUNICATIONS WIRING SHALL BE DONE ACCORDING TO MANUFACTURERS INSTALLATION MANUAL. PROVIDE SUBMITTALS ON WIRE AND ENCLOSURES.

19. EXISTING CONDITIONS: THE CONTRACTOR SHALL PROMPTLY INFORM THE PROJECT MANAGER IN WRITING OF ANY EXISTING CONDITION THAT COMPROMISES SAFETY INCLUDED BUT NOT LIMITED TO; ELECTRICAL, DUCT, PIPE OR EQUIPMENT SUPPORT, OR STRUCTURAL. IF ANY DEVICE, ELECTRICAL OR MECHANICAL, DOES NOT FUNCTION PROPERLY, THE CONTRACTOR SHALL PROMPTLY INFORM THE PROJECT MANAGER IN WRITING OF THE NATURE OF THE FAILURE, ANY PROPOSED REMEDY, AND THE COST OF REPAIR OR REPLACEMENT. CONTRACTOR SHALL INSPECT ALL VISIBLE EQUIPMENT AND PROVIDE A WRITTEN REPORT ON ANY DEFICIENCY.

20. WARRANTY: THE CONTRACTOR SHALL WARRANT THAT ALL SYSTEMS, SUBSYSTEMS, COMPONENT PARTS, AND DATABASE SOFTWARE ARE FULLY FREE FROM DEFECTIVE DESIGN, MATERIALS, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

21. ALL MECHANICAL SYSTEMS SHALL BE CLEARLY & PERMANENTLY LABELED. LABEL SHALL DETAIL THE AREA SERVED & UNIT TAG.

22. CORRECTION OF WORK: THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK THE OWNER OR ENGINEER FINDS DEFECTIVE OR FAILING TO CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS REQUIRED BY THE CONTRACT DOCUMENTS, IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY AFTER RECEIPT OF A WRITTEN NOTICE FROM THE OWNER TO DO SO.

23. AS-BUILT DRAWINGS SHALL BE GIVEN TO THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT. INCLUDED IN THE AS-BUILTS SHALL BE DOCUMENTATION AND TWO COPIES OF THE ANNOTATED PROGRAMMING ON MAGNETIC MEDIA AND PRINTED SHEETS.

24. COMMISSIONING: CONTRACTOR SHALL CONFIRM THAT BUILDING SYSTEMS HAVE BEEN INSTALLED, PROPERLY STARTED, AND CONSISTENTLY OPERATED IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL SYSTEMS ARE COMPLETE AND FUNCTIONING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AT SUBSTANTIAL COMPLETION, AND THAT CONTRACTOR HAS PROVIDED OWNER ADEQUATE SYSTEM DOCUMENTATION AND TRAINING. COMMISSIONING INCLUDES DEFERRED AND/OR SEASONAL TESTS AS APPROVED BY OWNER.

25. GREEN CODE. ALL REQUIREMENTS OF THE 2022 CALIFORNIA GREEN CODE SECTION 5.410 SHALL BE COMPLIED WITH, INCLUDING COMMISSIONING, FUNCTIONAL PERFORMANCE TESTING, AND DOCUMENTATION AND TRAINING FOR ALL HVAC SYSTEMS. PROVIDE TRAINED CONTROL TECHNICIAN FOR 4 HOURS TO DEMONSTRATE TO ENGINEER THAT ALL ELEMENTS ARE FUNCTIONING PROPERLY.

26. AIR BALANCE. CONTRACTOR SHALL DO AN INITIAL AIR BALANCE TO PRIOR TO STARTING THE WORK TO ENSURE THE EXISTING MECHANICAL EQUIPMENT SPECIFIED ON THE DRAWINGS IS OPERATING EFFICIENTLY, DISTRIBUTING THE TOTAL AIR AND MEETING DESIGN SPECIFICATION. CONTRACTOR IS TO NOTIFY ENGINEER AND OWNER THE RESULTS OF EACH SYSTEM FOR COORDINATION.

27. MECHANICAL BOILERS AND PUMPS. PRIOR TO STARTING THE WORK, CONTRACTOR SHALL RUN AN INITIAL TEST OF THE EXISTING BOILERS AND PUMPS TO REMAIN TO ENSURE EQUIPMENT IS OPERATING EFFICIENTLY AND PER DESIGN. CONTRACTOR SHALL RECORD TEMPERATURE GAGES, PRESSURE AND ANY OTHER DATA THAT CAN BE ACQUIRED. CONTRACTOR IS TO REPORT THE RESULTS TO THE ENGINEER AND OWNER FOR REVIEW.

28. HYDRONIC HOT WATER PIPING CHEMICAL WATER TREATMENT SHALL BE INSTALLED. CONTRACTOR SHALL PROVIDE TREATMENT PROGRAM INCLUDING CALCULATIONS, LIST OF CHEMICALS AND QUANTITIES OF CHEMICALS TO BE USED, PROVIDE WRITTEN REPORT CONTAINING LOG AND PROCEDURE OF SYSTEM CLEANING, GIVING TIMES, DATES, PROBLEMS AND CONDITION OF WATER. THE WATER TREATMENT CHEMICAL AND SERVICE SUPPLIER SHALL BE A RECOGNIZED SPECIALIST, ACTIVE IN THE FIELD OF INDUSTRIAL WATER TREATMENT, WHOSE BUSINESS IS IN THE FIELD OF WATER TREATMENT, AND WHO HAS FULL TIME PERSONNEL WITHIN THE TRADING AREA OF THE JOB SITE.

GREEN BUILDING NOTES

1. GENERAL CONTRACTOR SHALL ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS, OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. WASTE MANAGEMENT PLAN SHALL:
A.) IDENTIFY THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
B.) DETERMINE IF MATERIAL WILL BE SORTED ON-SITE OR MIXED
C.) IDENTIFY DIVERSION FACILITIES WHERE MATERIALS COLLECTED WILL BE TAKEN.
D.) SPECIFY THE AMOUNT OF MATERIALS DIVERTED WHICH SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BOTH.

2. RECYCLE WASTE MATERIAL BEING REMOVED FROM SITE TO THE GREATEST EXTENT POSSIBLE. RECORD ALL AMOUNTS DISPOSED AND ALL AMOUNTS RECYCLED.

3. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION: AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUCT OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. PER THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, C.G.B.S.C., SECTION 5.504.3

GENERAL NOTES

1. CUTTING, BORING SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED ON THE DRAWINGS OR ACCEPTED BY THE ARCHITECT & THE ENGINEER.

2. ALL WELDING SHALL BE SPECIALLY INSPECTED BY AN AWS-CWI QUALIFIED INSPECTOR APPROVED BY THE ENGINEER.

3. ALL BRACING OF DUCTS AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES AS APPROVED BY THE ENGINEER.

WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT & THE MECHANICAL ENGINEER.

A COPY OF THE GUIDELINES PUBLISHED BY SMACNA AND APPROVED BY THE ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB AT ALL TIMES.

AIR DISTRIBUTION SCHEDULE

CDT	CEILING DIFFUSER, T-BAR. TITUS MODEL PAS TYPE-3; WHITE. 24"x24" MODULE, NECK SIZE ON PLANS.
RAT	RETURN AIR, T-BAR. TITUS MODEL PAR TYPE-3; WHITE. 24"x24" MODULE, NECK SIZE ON PLANS.
EGT	EXHAUST GRILLE, T-BAR OR SURFACE MOUNT. TITUS MODEL PAR TYPE-1; WHITE. 16"x16" MODULE, NECK SIZE ON PLANS.
TGT	TRANSFER GRILLE, T-BAR OR SURFACE MOUNT PER PLAN. TITUS MODEL PAR TYPE-1; WHITE. 16"x16" MODULE, NECK SIZE ON PLANS.

EQUIPMENT SCHEDULE - EXISTING

AC 1 (E) EXISTING	(EXISTING) CARRIER PACKAGED ROOFTOP UNIT, MODEL 50DD054. 50 TON, 2 - STAGE COOLING. 20,000 CFM @ 2.20 " WC ESP. W/ ECONOMIZER. ELEC. DATA - 460/3/60. SET OSA TO 2,095 CFM. RE-BALANCE & RE-SHEAVE. (IF NECESSARY).
AC 2 (E) EXISTING	(EXISTING) CARRIER PACKAGED ROOFTOP UNIT, MODEL 50DD054. 50 TON, 2 - STAGE COOLING. 20,000 CFM @ 2.20 " WC ESP. W/ ECONOMIZER. ELEC. DATA - 460/3/60. SET OSA TO 3,205 CFM. RE-BALANCE & RE-SHEAVE. (IF NECESSARY).
EF 2 (E) EXISTING	JENN AIR ROOFTOP UNIT EXHAUST FAN.1375 CFM @ 1.0. ELEC. DATA - 115/1/60, 3/4" HP
EF 3 (E) EXISTING	JENN AIR ROOFTOP UNIT EXHAUST FAN. 250 CFM @ 0.65. ELEC. DATA - 115/1/60, 1/4" HP
B 1 (E) EXISTING	BOILER. RAYPAK 587TP. INPUT 587,000 BTUH, OUTPUT 440,000 BTUH
B 2 (E) EXISTING	BOILER. RAYPAK 587TP. INPUT 587,000 BTUH, OUTPUT 440,000 BTUH
P 1 (E) EXISTING	PUMP. BELL & GOSSETT 1531 313T 44 GPM @ 80 FT OF HEAD
P 2 (E) EXISTING	PUMP. BELL & GOSSETT 1531 313T 44 GPM @ 80 FT OF HEAD

SERVICE SCHEDULE

AT EXISTING PACKAGE ROOFTOP UNITS PROVIDE COMPLETE SERVICE INCLUDING COIL CLEANING, NEW FILTERS AND BELTS. REPLACE EXISTING DUCT SMOKE DETECTORS AND RECONNECT TO FIRE ALARM. CHECK REFRIGERANT CHARGE. VERIFY ECONOMIZER FUNCTION. VERIFY ALL MODES OF OPERATION.

SERVICE BOILERS - VERIFY OPERATION

LUBRICATE PUMPS IF APPLICABLE. VERIFY OPERATION

EQUIPMENT SCHEDULE - NEW

EF 1	NEW ROOFTOP EXHAUST FAN. GREENHECK MODEL G-160-VG 2765 CFM @ 1.0 IN. WG. W/ BACK DRAFT DAMPER AND MANUFACTURE ROOF CURB. OP WT: 126 LBS ELEC. DATA - 460/3/60, 2 HP, MCA 4 AMPS AND MOCP 15 AMPS
EF 4	NEW ROOFTOP UNIT EXHAUST FAN. GREENHECK MODEL G-120-VG 1200 CFM @ 0.75 IN. WG. W/ BACK DRAFT DAMPER AND MANUFACTURE ROOF CURB. OP WT: 75 LBS ELEC. DATA - 115/1/60, 1/2 HP, MCA 8 AMPS AND MOCP 15 AMPS

BUILDING NOTES

1. ALL WORK SHALL CONFORM WITH THE 2022 CALIFORNIA BUILDING CODE, (CBC), THE 2012 INTERNATIONAL BUILDING CODE, (IBC), AND ALL LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES OR INCONSISTENCIES.

3. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHER-WISE WEAKENED EXCEPT AS ALLOWED BY THE CALIFORNIA BUILDING CODE OR APPROVED BY THE ENGINEER.

4. THE ENGINEER SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORSEEN CONDITION WHICH EFFECTS THE STRUCTURAL STABILITY OF THE BUILDING PRIOR TO CONTINUING WITH CONSTRUCTION. SHOULD ANY CONDITION ARISE WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR A DISCREPANCY BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUING WITH THE WORK.

5. IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ENGINEER.

6. REVIEW OF SHOP DRAWINGS MEANS REVIEW OF GENERAL METHOD OF FABRICATION ONLY. DIMENSIONS AND QUANTITIES MAY NOT BE CHECKED, AND REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS UNLESS SPECIFICALLY SO INDICATED IN THE REVIEW.

7. THE ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR INSPECTION DURING CONSTRUCTION, BUT WILL RESOLVE STRUCTURAL ITEMS BROUGHT TO HIS ATTENTION DURING CONSTRUCTION.

8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL ADEQUATELY BRACE ELEMENTS OF THE STRUCTURE DURING CONSTRUCTION TO INSURE THE SAFETY OF THE STRUCTURE.

9. PATCHING MATERIALS, GENERAL: AS REQUIRED FOR ORIGINAL INSTALLATION AND TO MATCH SURROUNDING CONSTRUCTION.
A.) CONTRACTOR SHALL PROVIDE SAME PRODUCTS OR TYPES OF CONSTRUCTION AS THAT IN EXISTING STRUCTURE, AS NEEDED TO PATCH, EXTEND OR MATCH EXISTING.
B.) GENERALLY, THE CONTRACT DOCUMENTS WILL NOT DEFINE PRODUCTS OR STANDARDS OF WORKMANSHIP PRESENT IN EXISTING CONSTRUCTION. CONTRACTOR SHALL DETERMINE PRODUCTS BY INSPECTION AND NECESSARY TESTING AND DETERMINE QUALITY OF WORKMANSHIP BY USING EXISTING AS A SAMPLE FOR COMPARISON.
C.) THE PRESENCE OF A PRODUCT, FINISH, OR TYPE OF CONSTRUCTION REQUIRES THAT PATCHING, EXTENDING OR MATCHING SHALL BE PERFORMED AS NECESSARY TO MAKE WORK COMPLETE AND CONSISTENT WITH IDENTICAL STANDARDS OF QUALITY.

10. PATCHING OF BUILDING FINISH MATERIALS: CONTRACTOR SHALL MATCH EXISTING PRODUCTS AND FINISHES. CONTRACTOR SHALL CONFIRM COLORS, PATTERNS, AND TEXTURES WITH ARCHITECT/OWNER. CONTRACTOR SHALL CUSTOM CUT NEW MATERIALS TO FIT AND TO MATCH JOINT PATTERNS WITH EXISTING MATERIALS. CONTRACTOR SHALL CUSTOM CUT NEW MATERIALS TO SIZE TO MATCH EXISTING CONSTRUCTIONS.

11. PATCHING OF ROOF: CONTRACTOR SHALL PATCH AND MATCH EXISTING ADJACENT SURFACE. WHERE PENETRATIONS HAVE OCCURRED TO FINISH SURFACE TO REMAIN, CONTRACTOR SHALL PATCH PENETRATIONS AND REPAIR TO WATERTIGHT CONDITION. ROOF PATCHING SHALL BE PERFORMED BY LICENSED ROOFING CONTRACTOR WITH EXPERIENCE WITH THE ROOF TYPE TO BE PATCHED. RESTORE EXPOSED FINISHES OF PATCH AREAS AND EXTEND RESTORATION INTO ADJOINING CONSTRUCTION IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING

VAV SCHEDULE

VAV BOX TAG LVL # (VAV-# #-#) AC #	TITUS MODEL # SIZE	ROOM(S) SERVED	VAV BOX CFM MAX/MIN	HEATING		BOX & COIL AIR PRESSURE DROP	HEATING COIL GPM DELTA 30	COIL HYDRONIC PRESSURE DROP FT OF H2	HYDRONIC SUPPLY	BELIMO VALVE
				MBH	# OF COIL ROWS					
VAV-1 3-1	DESV-09	SLEEPING RM	690/300	8.2	ONE ROW	0.1	1.0	0.41	1/2"	B309
VAV-1 3-2	DESV-12	SLEEPING RM	965/450	9.2	ONE ROW	0.1	1.0	0.54	1/2"	B309
VAV-1 3-3	DESV-09	SLEEPING RM	700/350	7.9	ONE ROW	0.1	1.0	0.41	1/2"	B309
VAV-1 3-4	DESV-12	SLEEPING RM	1060/600	12.2	ONE ROW	0.1	1.0	0.54	1/2"	B309
VAV-2 3-5	DESV-14	SLEEPING RM	1250/800	16.0	ONE ROW	0.09	1.0	0.43	1/2"	B309
VAV-2 3-6	DESV-14	COMMON RM 329	1220/610	10.7	ONE ROW	0.09	1.0	0.43	1/2"	B309
VAV-2 3-7	DESV-07	KITCHEN/NURSERY	405/200	3.0	ONE ROW	0.08	1.0	0.64	1/2"	B309
VAV-2 3-8	DESV-12	DINING ROOM	1185/600	9.8	ONE ROW	0.13	1.0	0.54	1/2"	B309
VAV-2 3-9	DESV-10	HALL/LOBBY	825/400	9.0	ONE ROW	0.13	1.0	0.43	1/2"	B309
VAV-2 3-10	DESV-09	EXAM OFFICE	595/290	7.9	ONE ROW	0.1	1.0	0.41	1/2"	B309
VAV-2 3-11	DESV-09	OFFICE	580/290	7.7	ONE ROW	0.1	1.0	0.41	1/2"	B309
VAV-1 4-1	DESV-12	SLEEPING RM	970/335	13.1	ONE ROW	0.13	1.0	0.54	1/2"	B309
VAV-1 4-2	DESV-16	SLEEPING RM	1865/600	25.0	ONE ROW	0.15	1.7	1.07	1/2"	B309
VAV-1 4-3	DESV-12	SLEEPING RM	980/490	12.8	ONE ROW	0.1	1.0	0.54	1/2"	B309
VAV-1 4-4	DESV-16	SLEEPING RM	1590/600	23.0	ONE ROW	0.15	1.5	1.07	1/2"	B309
VAV-1 4-5	DESV-16	LAUNDRY 450/HALL	1600/800	15.5	ONE ROW	0.15	1.0	1.07	1/2"	B309
VAV-1 4-6	DESV-24	SLEEPING RM	2170/800	31.0	ONE ROW	0.08	2.1	1.3	3/4	B318
VAV-2 4-7	DESV-14	HALL	1340/670	13.6	ONE ROW	0.09	1.0	0.43	1/2"	B309
VAV-2 4-8	DESV-14	COMMON RM 425	1340/700	18.1	ONE ROW	0.09	1.2	0.43	1/2"	B309
VAV-2 4-9	DESV-14	KITCHEN & NURSING STATION	1340/620	21.3	ONE ROW	0.09	1.4	0.43	1/2"	B309
VAV-2 4-10	DESV-24	DINING ROOM 419	2280/1140	27.9	ONE ROW	0.08	1.9	1.31	1/2"	B309
VAV-2 4-11	DESV-12	ISOLATION 405 & CLSRM 404	1160/565	14.5	ONE ROW	0.13	1.0	0.54	1/2"	B309
VAV-2 4-12	DESV-12	LOCKERS 416 & HALL	1130/565	15.5	ONE ROW	0.13	1.0	0.54	1/2"	B309
VAV-2 4-13	DESV-16	OFFICE	1655/850	23.5	ONE ROW	0.15	1.6	1.07	1/2"	B309
VAV-2 4-14	DESV-16	BREAK ROOM	1530/700	20.8	ONE ROW	0.15	1.4	1.07	1/2"	B309
VAV-2 4-15	DESV-12	OFFICE	1000/400	15.0	ONE ROW	0.13	1.0	0.54	1/2"	B309

EXISTING SECOND FLOOR HOT WATER COILS

TAG	CFM	GPM	LINE SIZE
HWC - 2-1	2410	5	3/4"
HWC - 2-2	1915	4.5	3/4"
HWC - 2-3	1265	3	3/4"
HWC - 2-4	600	1	3/4"
HWC - 2-5	675	1.5	3/4"
HWC - 2-6	1850	4	3/4"
HWC - 2-7	1675	4	3/4"
	TOTAL	23	

HOT WATER PIPE SIZE PER 2022 CPC

MAX GPM	LINE SIZE
2.5	1/2"
6.0	3/4"
10.0	1"
15.5	1-1/4"
22.0	1-1/2"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER — MARILYN RAVENDER APPLEBY — No. M32401 — MECHANICAL — STATE OF CALIFORNIA

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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CAD File Name:

Sheet Title:
MECHANICAL SCHEDULE

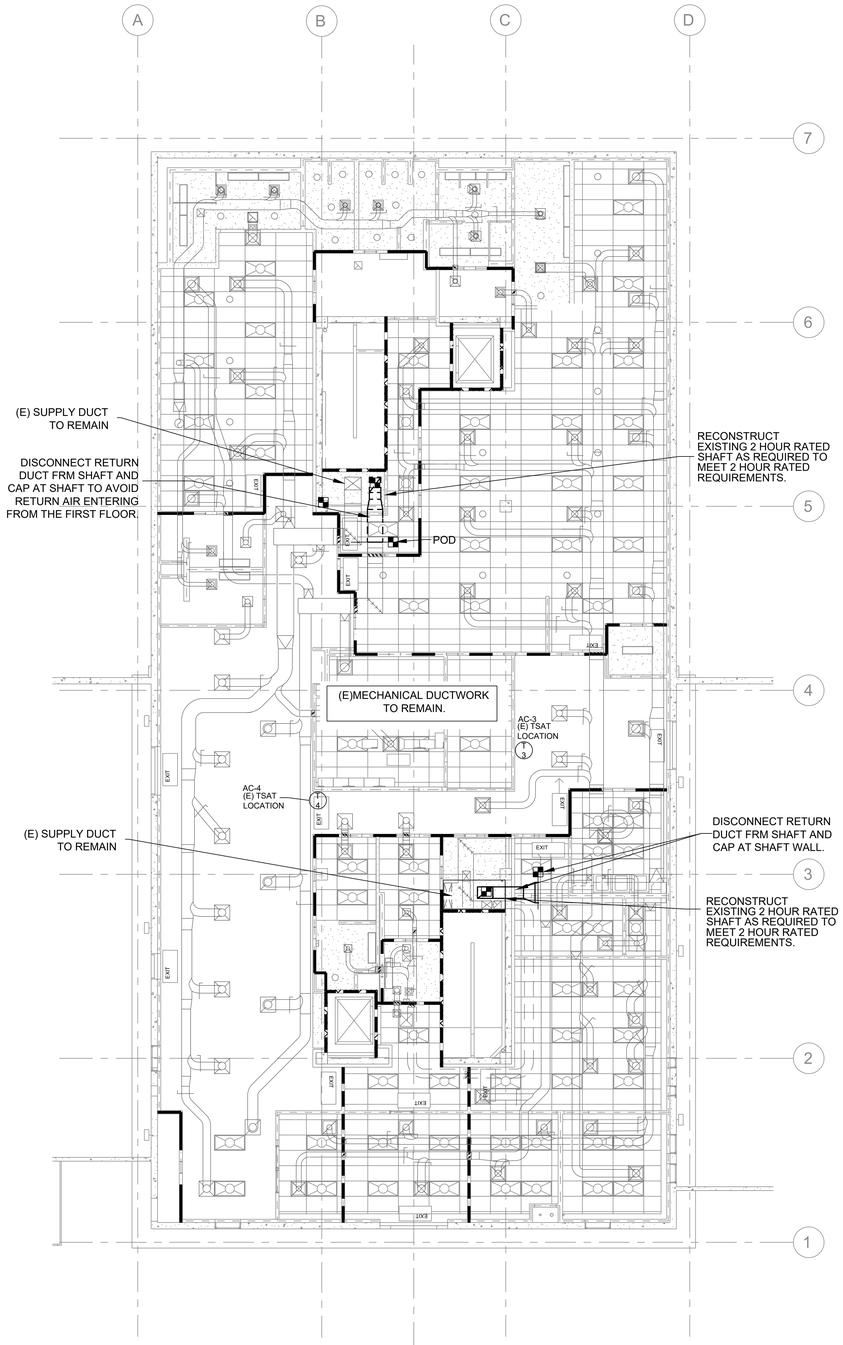
Date: 20 March 2026

Sheet Number:
M-102

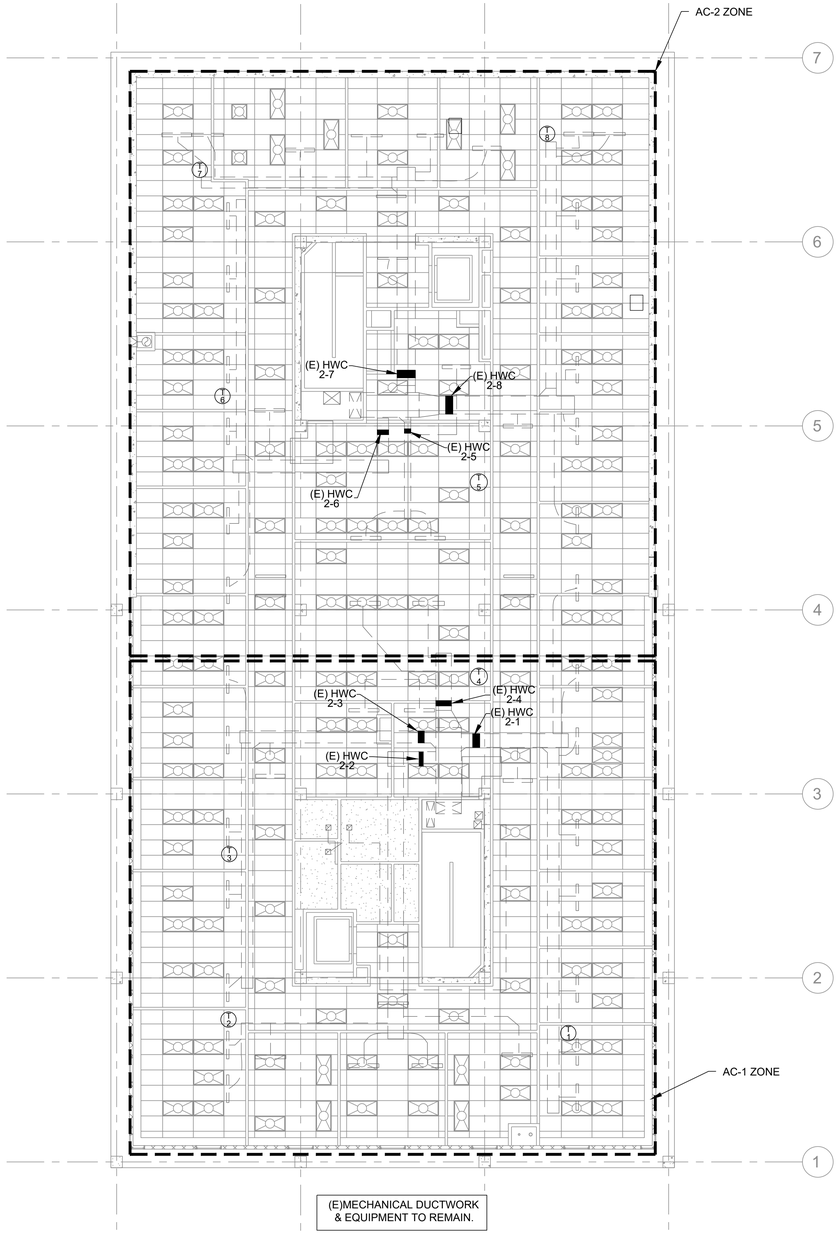
ISSUE FOR BID

DATE:

DRAWING PATH:



1 M-201 FIRST FLOOR DEMOLITION MECHANICAL PLAN
1/8" = 1'-0"



2 M-201 SECOND FLOOR EXISTING MECHANICAL PLAN
1/8" = 1'-0"

DRAWING PATH:

DATE:

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

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KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1
	Date	Description

REVISIONS

Num	Date	Description
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3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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Checked by:

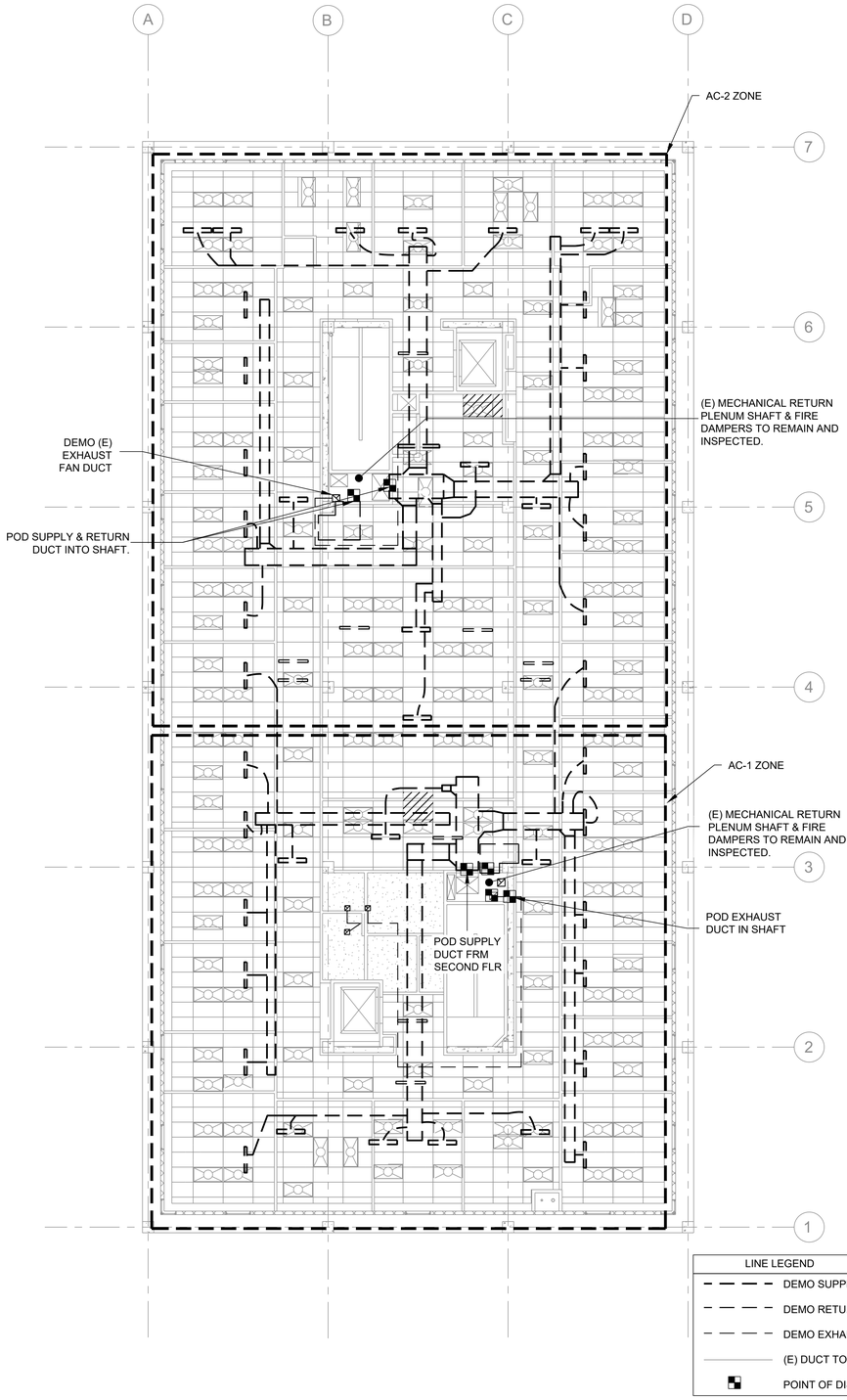
CAD File Name:

Sheet Title:
FIRST & SECOND FLOOR DEMOLITION & EXISTING MECHANICAL FLOOR PLAN

Date: 20 March 2026

Sheet Number:
M-201

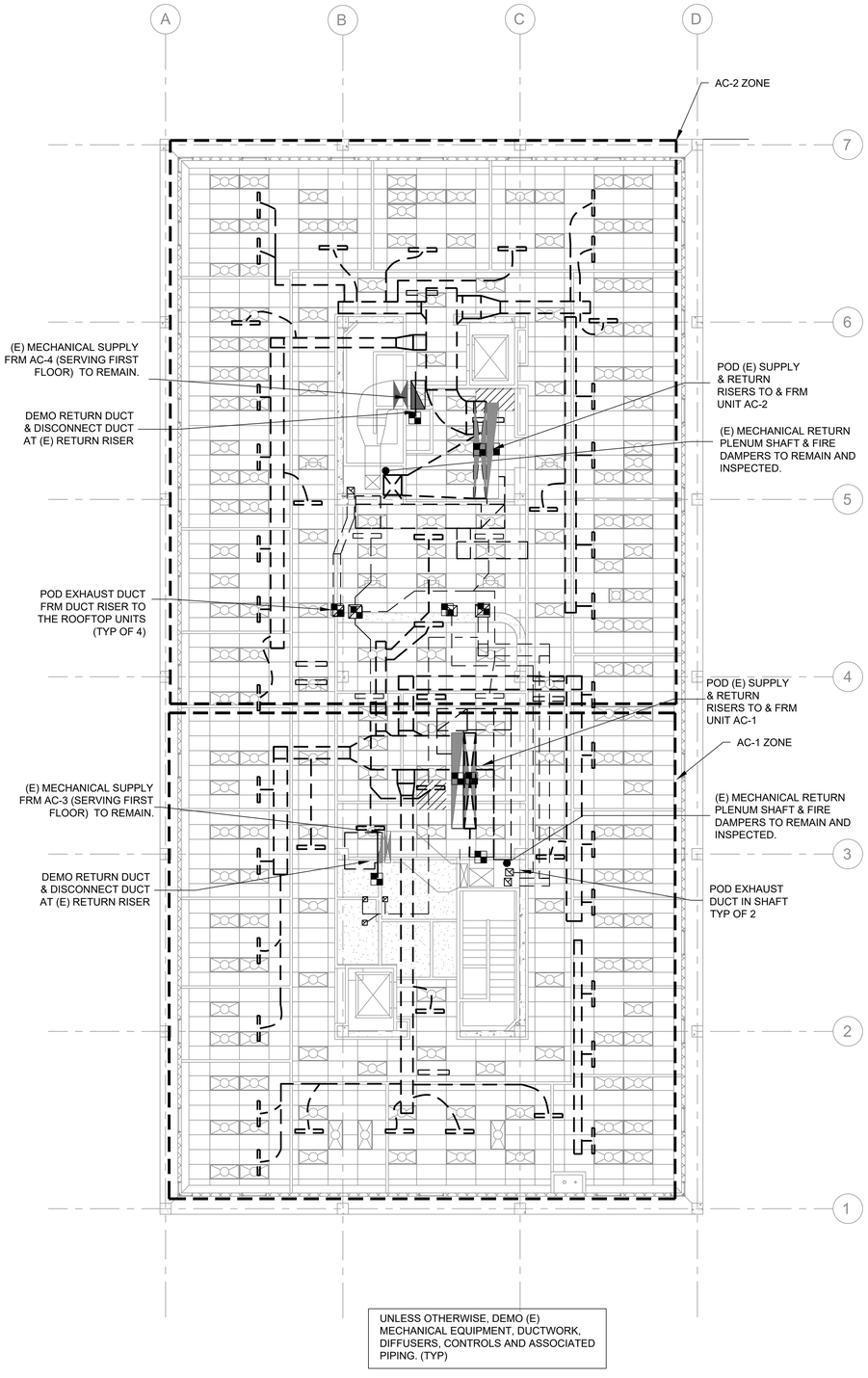
ISSUE FOR BID



LINE LEGEND

DEMO SUPPLY	
DEMO RETURN	
DEMO EXHAUST	
(E) DUCT TO REMAIN	
POINT OF DISCONNECT	

1 M-202 THIRD FLOOR DEMOLITION MECHANICAL PLAN
1/8" = 1'-0"



UNLESS OTHERWISE, DEMO (E) MECHANICAL EQUIPMENT, DUCTWORK, DIFFUSERS, CONTROLS AND ASSOCIATED PIPING. (TYP)

2 M-202 FOURTH FLOOR DEMOLITION MECHANICAL PLAN
1/8" = 1'-0"

DATE:

DRAWING PATH:

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

1	3/13/2026	REVISION 1
△	Date	Description

REVISIONS

4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%
Num	Date	Description

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Drawn by:

Checked by:

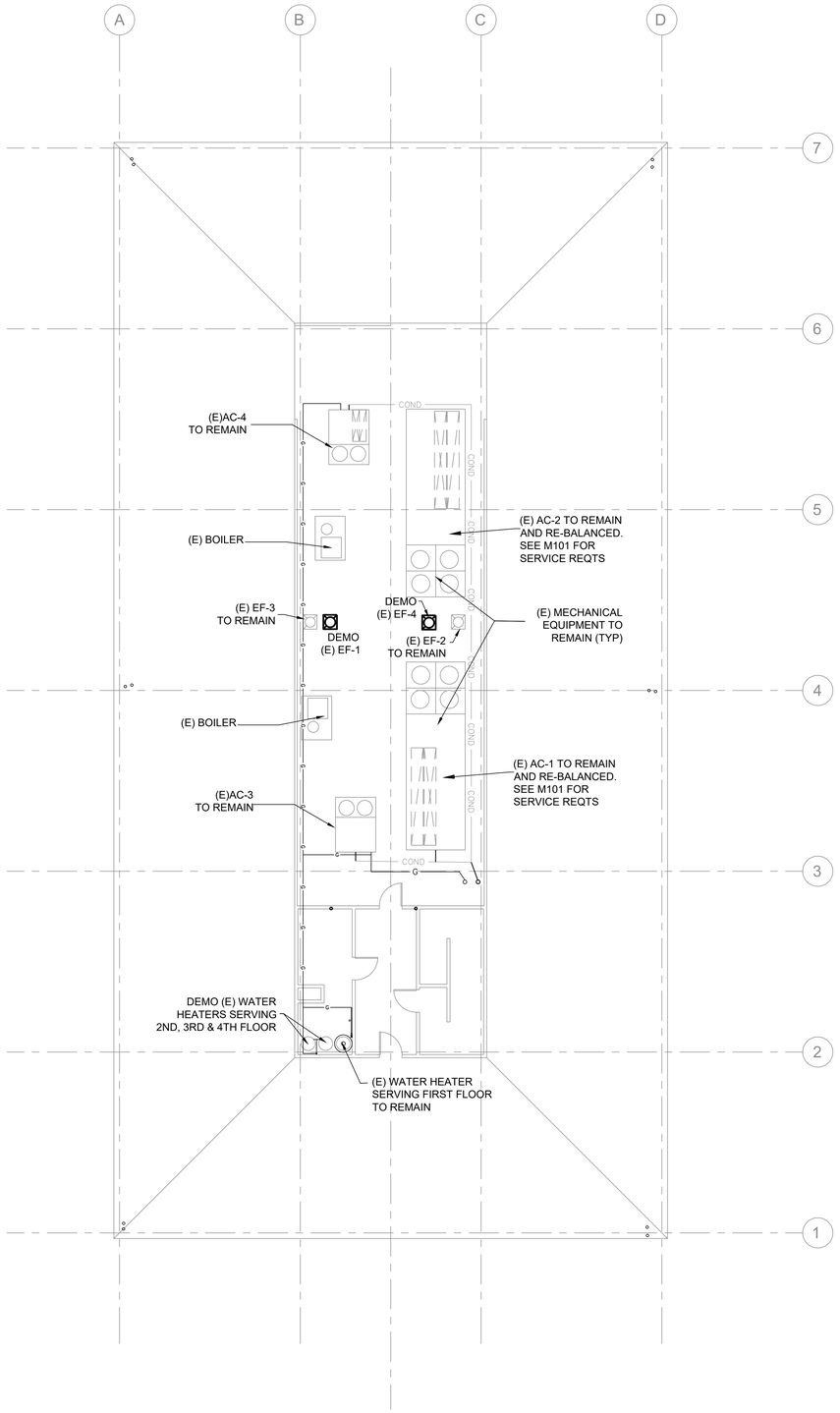
CAD File Name:

Sheet Title:
THIRD & FOURTH FLOOR DEMOLITION MECHANICAL FLOOR PLAN

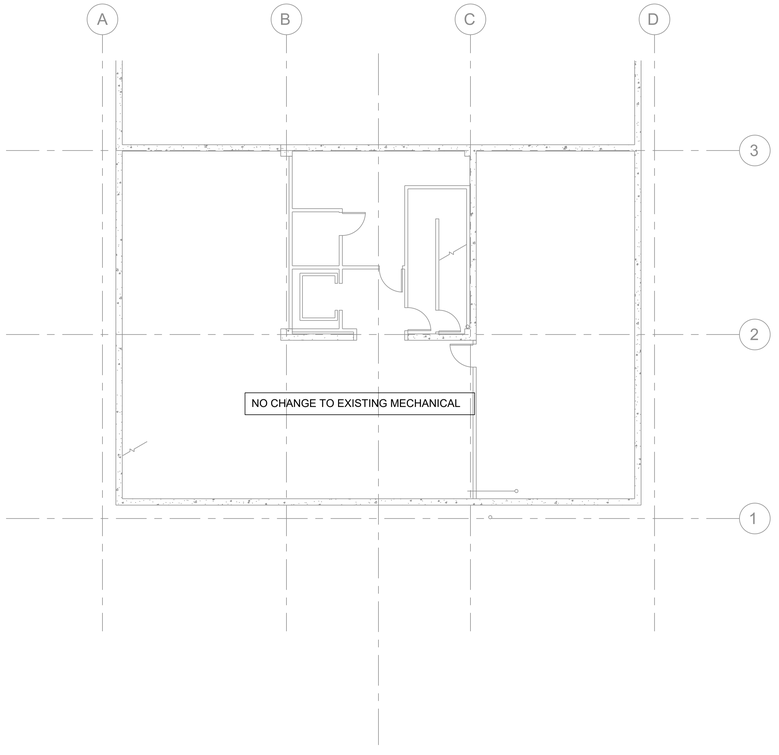
Date: 20 March 2026

Sheet Number:
M-202

ISSUE FOR BID



1 M-203 ROOF DEMOLITION MECHANICAL PLAN
1/8" = 1'-0"



2 M-203 BASEMENT EXISTING MECHANICAL PLAN
1/8" = 1'-0"

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ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

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2023-101

GSA Program Number:
CEO23100

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KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
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GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

	Date	Description
1	3/13/2026	REVISION 1

REVISIONS

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Drawn by:

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CAD File Name:

Sheet Title:
EXISTING ROOF & BASEMENT MECHANICAL FLOOR PLAN

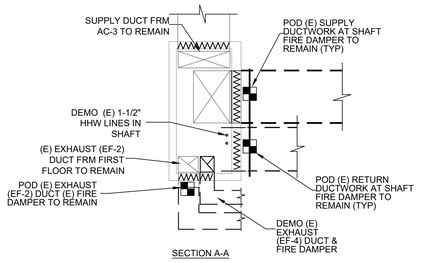
Date: 20 March 2026

Sheet Number:
M-203

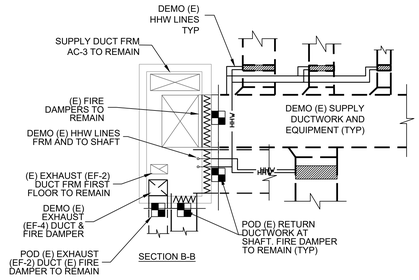
ISSUE FOR BID

DATE:

DRAWING PATH:



SECTION A-A



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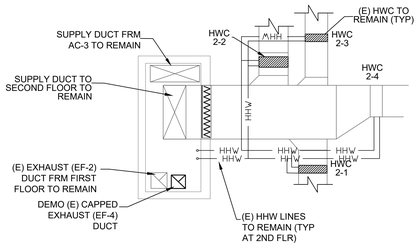
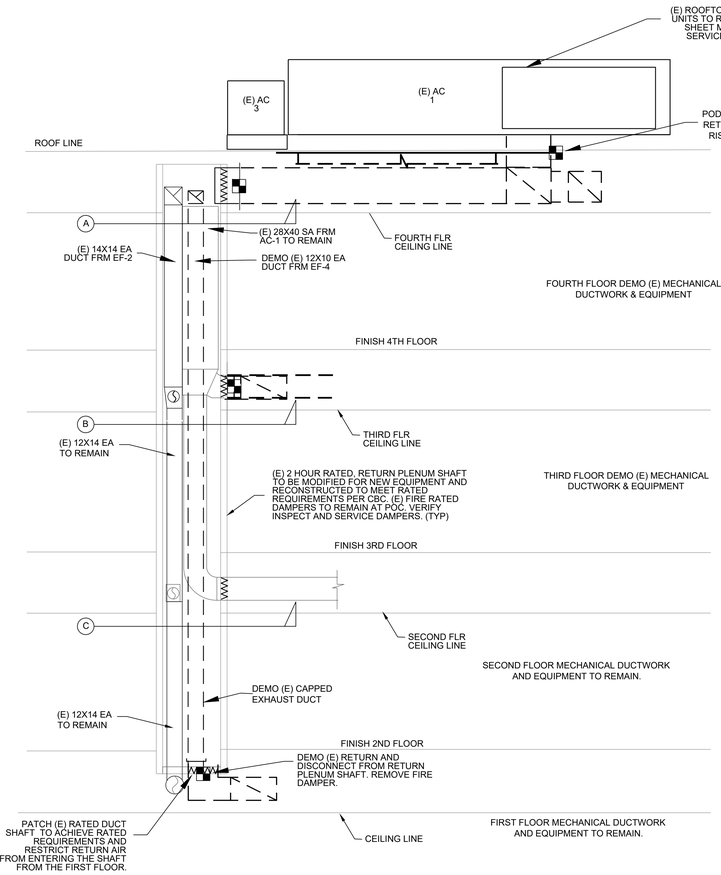


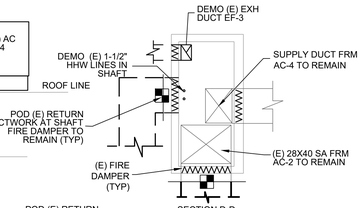
SECTION C-C



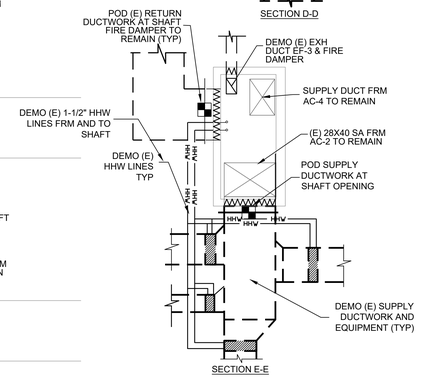
1) PRIOR TO DEMOLITION, CONTRACTOR SHALL VERIFY UNITS, DUCTWORK AND PIPING WILL NOT INTERRUPT WITH OTHER ZONES OUTSIDE SCOPE OF WORK.

2) (E) FIRE DAMPER AT RATED SHAFTS TO REMAIN INSPECT & SERVICE PER NFPA 80

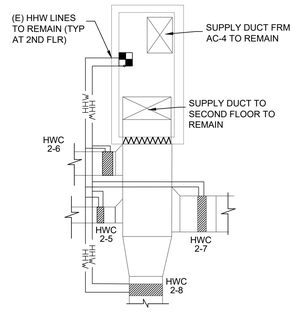
LINE LEGEND
DEMO SUPPLY
DEMO RETURN
DEMO EXHAUST
(E) EXHAUST TO REMAIN
(E) DUCT TO REMAIN
POINT OF DISCONNECT



SECTION D-D



SECTION E-E



SECTION F-F

1 M-204 EXISTING SHAFT MECHANICAL DEMOLITION PLAN
NO SCALE

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1
Δ	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
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2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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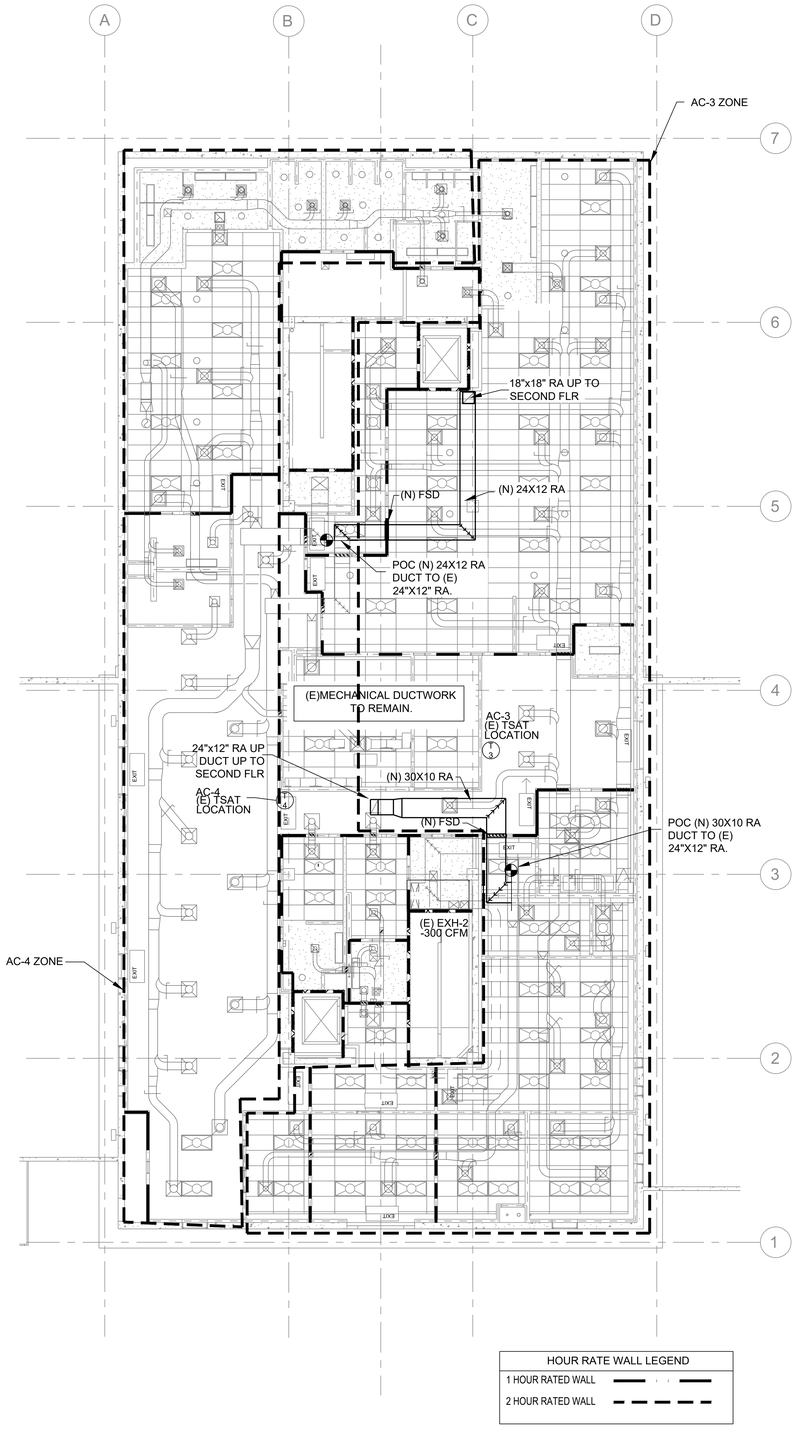
CAD File Name:

Sheet Title:
EXISTING SHAFT MECHANICAL DEMOLITION PLAN

Date: 20 March 2026

Sheet Number:
M-204

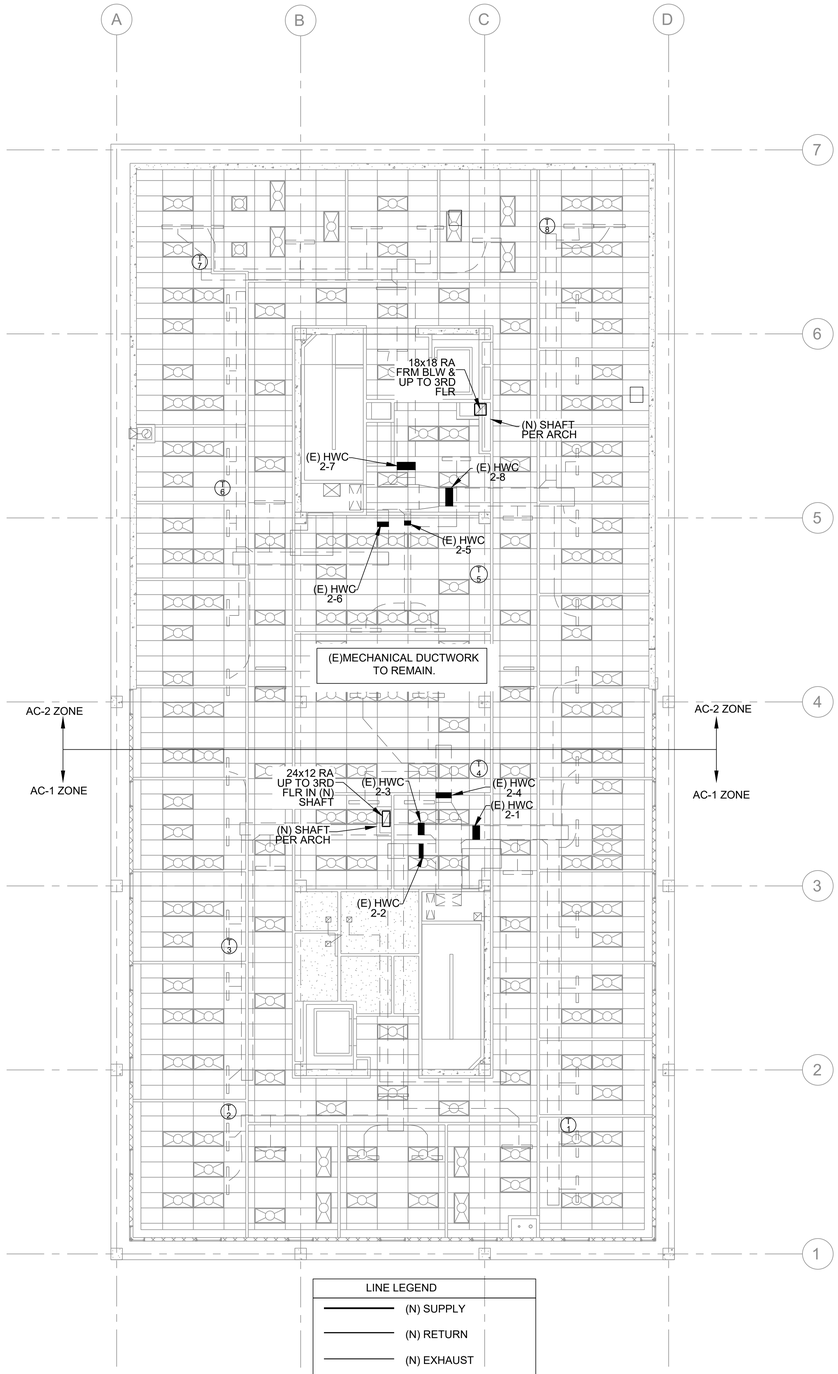
ISSUE FOR BID



HOUR RATE WALL LEGEND

1 HOUR RATED WALL	
2 HOUR RATED WALL	

1 M-301 FIRST FLOOR MECHANICAL PLAN
1/8" = 1'-0"



LINE LEGEND

(N) SUPPLY	
(N) RETURN	
(N) EXHAUST	
(E) DUCT TO REMAIN	
POINT OF CONNECTION	

2 M-301 SECOND FLOOR MECHANICAL PLAN
1/8" = 1'-0"

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
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800 South Victoria Avenue
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Num	Date	Description
1	3/13/2026	REVISION 1
	Date	Description

REVISIONS

Num	Date	Description
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1	3/7/2025	Schematic Design 100%

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Checked by:

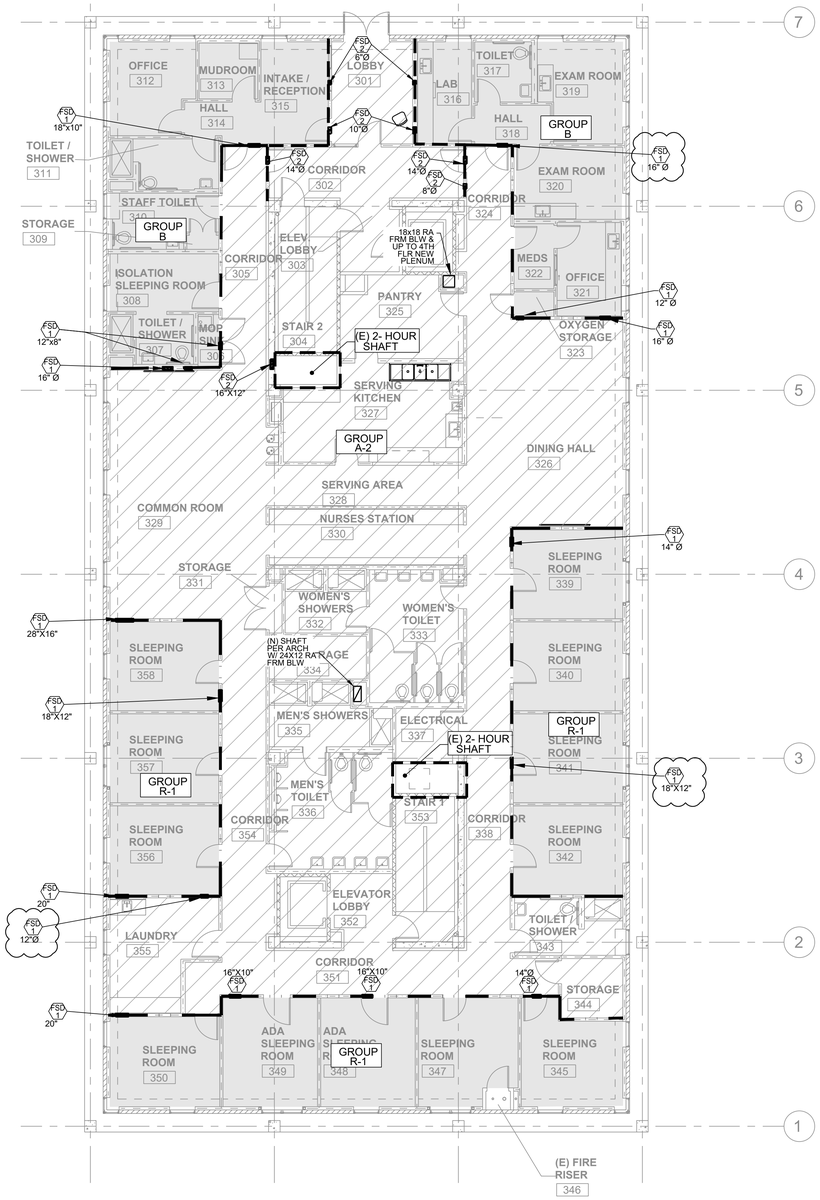
CAD File Name:

Sheet Title:
FIRST & SECOND FLOOR MECHANICAL PLAN

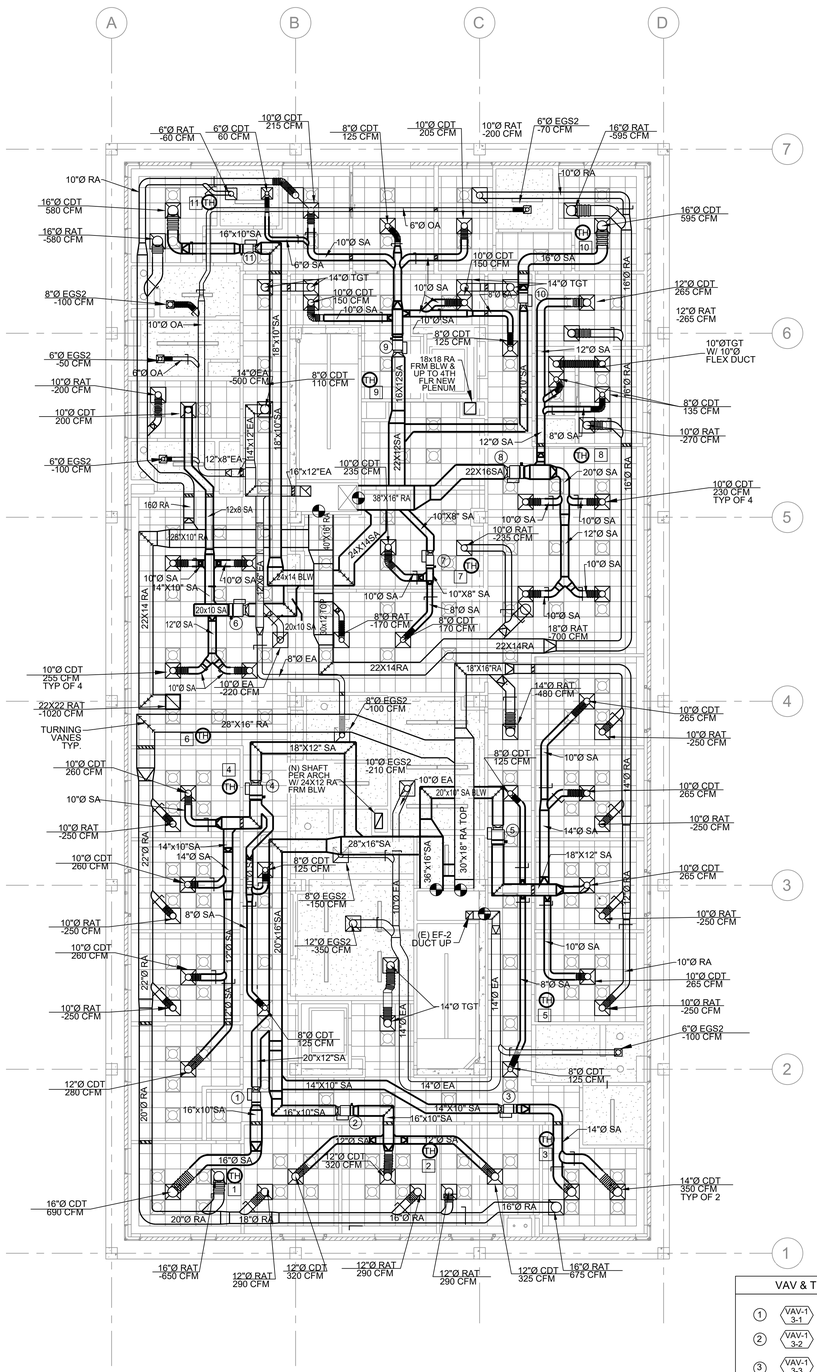
Date: 20 March 2026

Sheet Number:
M-301

ISSUE FOR BID



1 THIRD FLOOR MECHANICAL FLOOR PLAN
M-302 1/8" = 1'-0"



2 THIRD FLOOR MECHANICAL RCP PLAN
M-302 1/8" = 1'-0"

HOUR RATE WALL LEGEND	
1 HOUR RATED WALL	
2 HOUR RATED WALL	

SEE SHEET A-004 FOR MORE INFORMATION ON RATED AND FIRE RESISTIVE WALLS.

LINE LEGEND	
	(N) SUPPLY
	(N) RETURN
	(N) EXHAUST
	(E) DUCT TO REMAIN
	POINT OF CONNECTION

VAV & THERMOSTAT TAGS			
1	VAV-1 3-1	1	THERMOSTAT
2	VAV-1 3-2	2	THERMOSTAT
3	VAV-1 3-3	3	THERMOSTAT
4	VAV-1 3-4	4	THERMOSTAT
5	VAV-1 3-5	5	THERMOSTAT
6	VAV-2 3-6	6	THERMOSTAT
7	VAV-2 3-7	7	THERMOSTAT
8	VAV-2 3-8	8	THERMOSTAT
9	VAV-2 3-9	9	THERMOSTAT
10	VAV-2 3-10	10	THERMOSTAT
11	VAV-2 3-11	11	THERMOSTAT

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1
	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by:

Checked by:

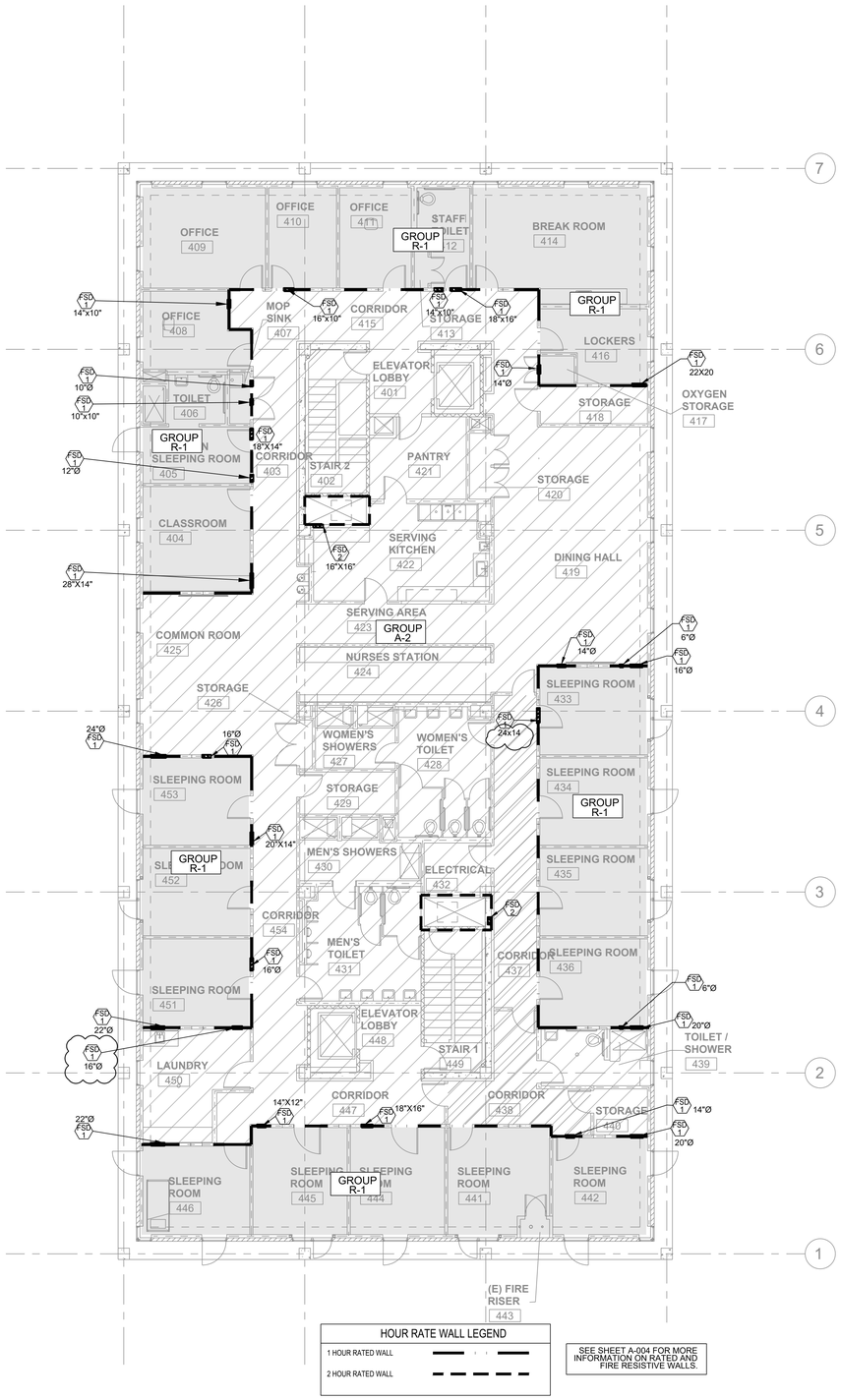
CAD File Name:

Sheet Title:
THIRD FLOOR MECHANICAL PLAN

Date: 20 March 2026

Sheet Number:
M-302

ISSUE FOR BID



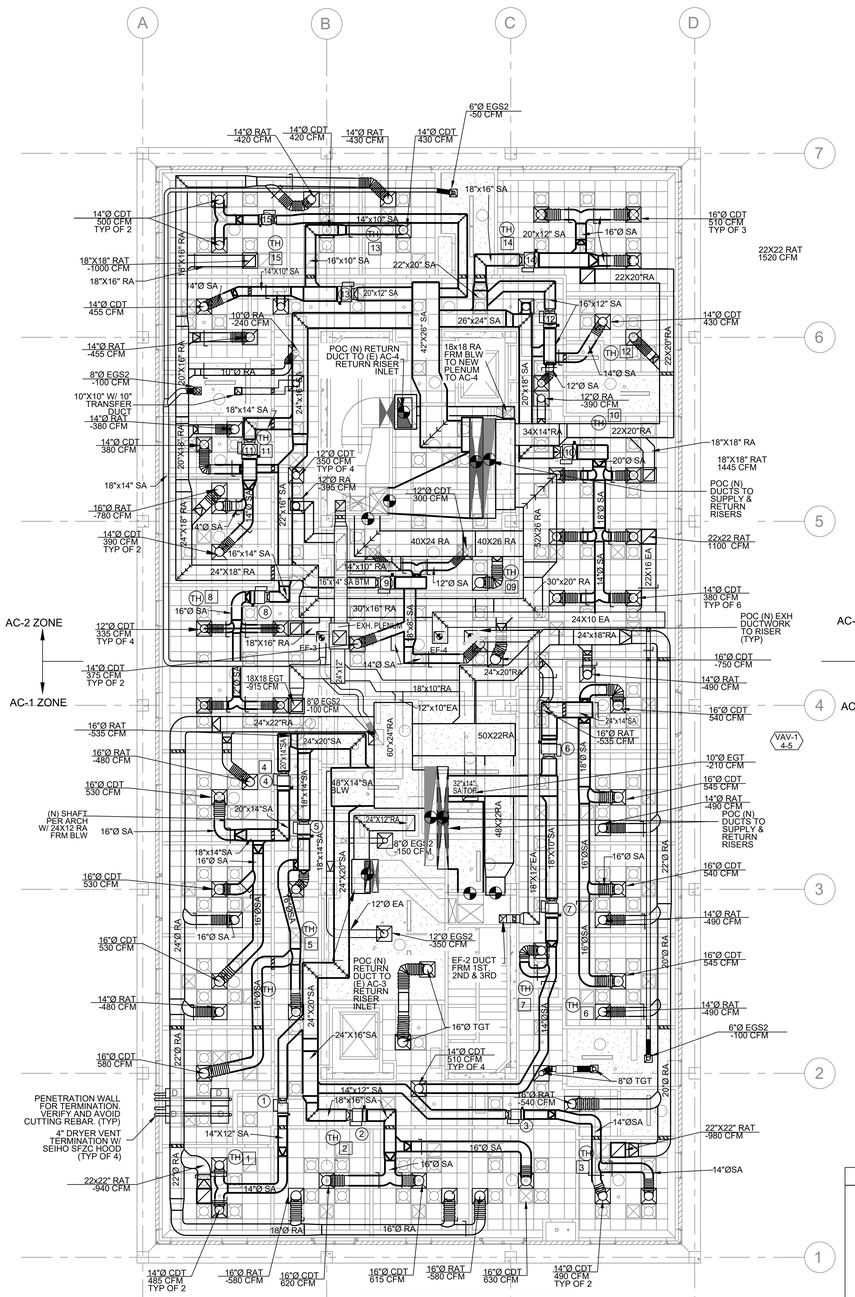
HOUR RATE WALL LEGEND

1 HOUR RATED WALL

2 HOUR RATED WALL

SEE SHEET A-004 FOR MORE INFORMATION ON RATED AND FIRE RESISTIVE WALLS.

1 FOURTH FLOOR MECHANICAL FLOOR PLAN
M-303 1/8" = 1'-0"



LINE LEGEND

(N) SUPPLY

(N) RETURN

(N) EXHAUST

(E) DUCT TO REMAIN

POINT OF CONNECTION

VAV & THERMOSTAT TAGS

1	VAV-1 4-1	1	THERMOSTAT
2	VAV-1 4-2	2	THERMOSTAT
3	VAV-1 4-3	3	THERMOSTAT
4	VAV-1 4-4	4	THERMOSTAT
5	VAV-1 4-5	5	THERMOSTAT
6	VAV-1 4-6	6	THERMOSTAT
7	VAV-1 4-7	7	THERMOSTAT
8	VAV-2 4-8	8	THERMOSTAT
9	VAV-2 4-9	9	THERMOSTAT
10	VAV-2 4-10	10	THERMOSTAT
11	VAV-2 4-11	11	THERMOSTAT
12	VAV-2 4-12	12	THERMOSTAT
13	VAV-2 4-13	13	THERMOSTAT
14	VAV-2 4-14	14	THERMOSTAT
15	VAV-2 4-15	15	THERMOSTAT

2 FOURTH FLOOR MECHANICAL RCP PLAN
M-303 1/8" = 1'-0"

DRAWING PATH:

DATE:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

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Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
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Drawn by:

Checked by:

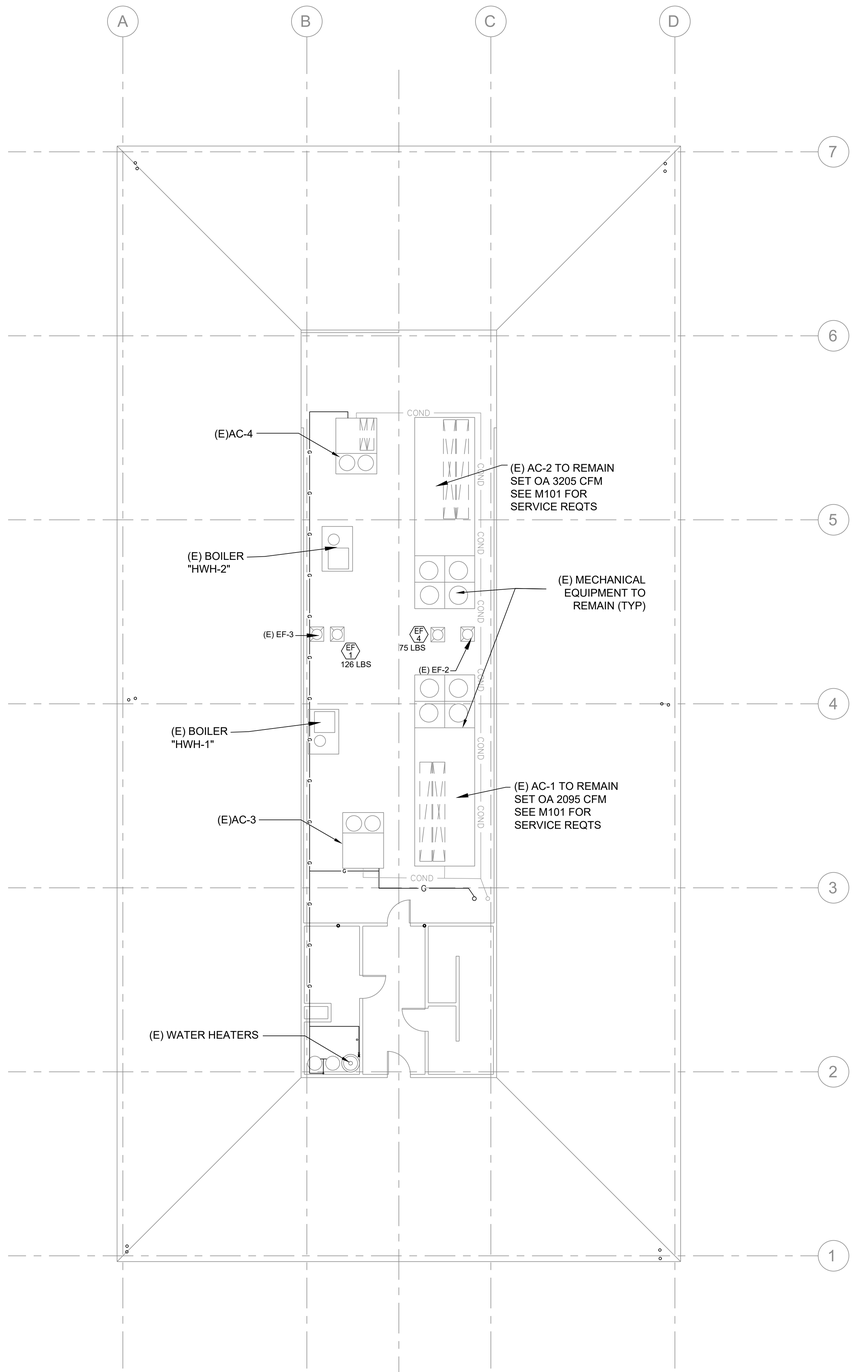
CAD File Name:

Sheet Title:
FOURTH FLOOR MECHANICAL PLAN

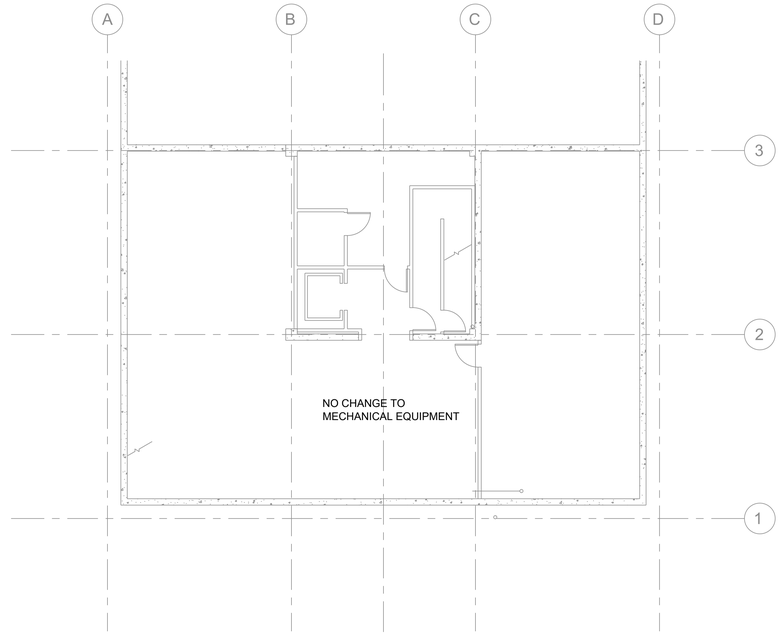
Date: 20 March 2026

Sheet Number:
M-303

ISSUE FOR BID



1 M-304 ROOF MECHANICAL PLAN
1/8" = 1'-0"



2 M-304 BASEMENT EXISTING MECHANICAL PLAN
1/8" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

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Mechanical Engineers
838 East Front Street
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hugh@aegroupme.com

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Drawn by:

Checked by:

CAD File Name:

Sheet Title:
ROOF & BASEMENT MECHANICAL FLOOR PLAN

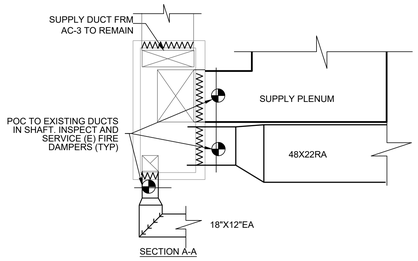
Date: 20 March 2026

Sheet Number:
M-304

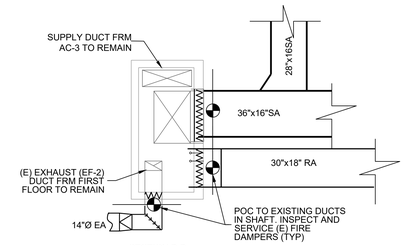
ISSUE FOR BID

DATE:

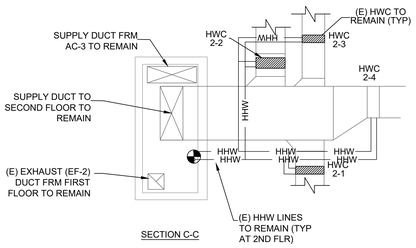
DRAWING PATH:



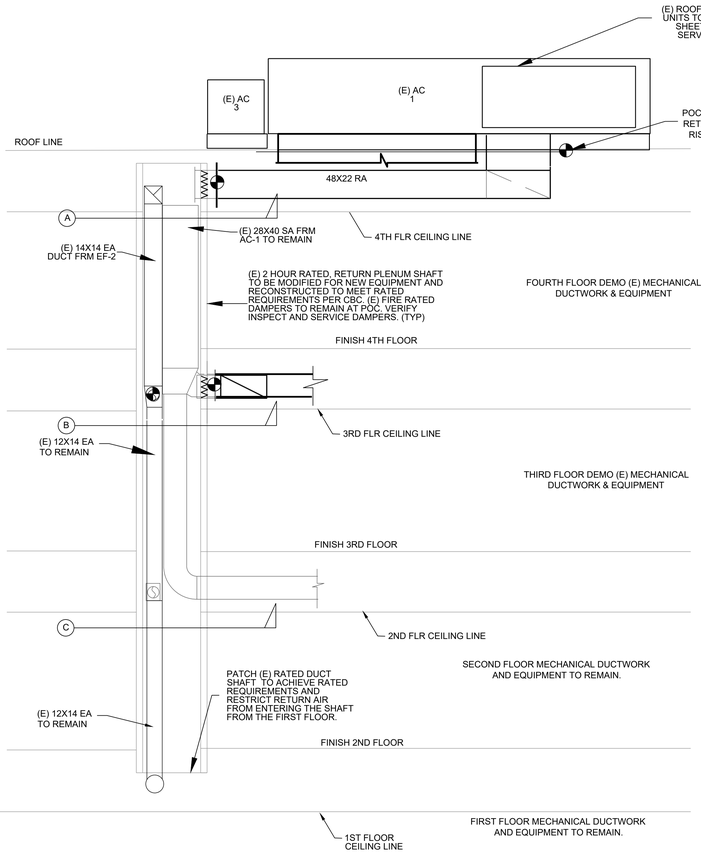
SECTION A-A

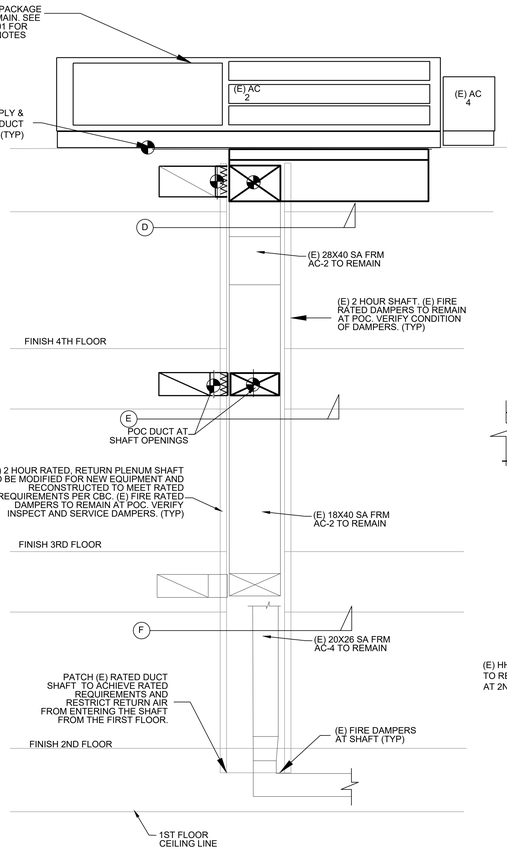


SECTION B-B



SECTION C-C

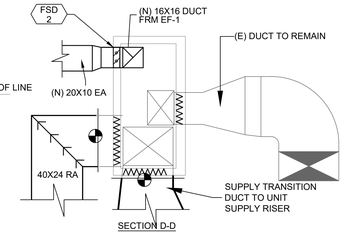




1) PRIOR TO DEMOLITION, CONTRACTOR SHALL VERIFY UNITS, DUCTWORK AND PIPING WILL NOT INTERRUPT WITH OTHER ZONES OUTSIDE SCOPE OF WORK.

2) (E) FIRE DAMPER AT SHAFTS TO REMAIN INSPECT & SERVICE PER NFPA 80

LINE LEGEND
(N) SUPPLY
(N) RETURN
(N) EXHAUST
(E) EXHAUST TO REMAIN
(E) DUCT TO REMAIN
POINT OF DISCONNECT



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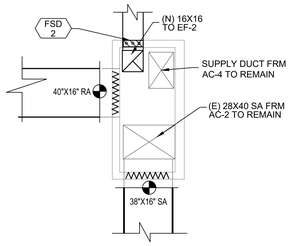
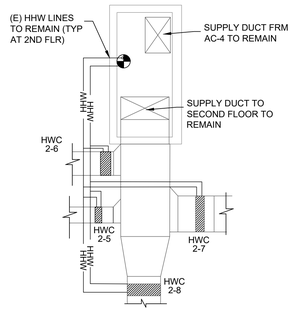


SECTION E-E



SECTION F-F

1 M-401 EXISTING SHAFT MECHANICAL PLAN
NO SCALE

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
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Drawn by:

Checked by:

CAD File Name:

Sheet Title:
EXISTING SHAFT MECHANICAL PLAN

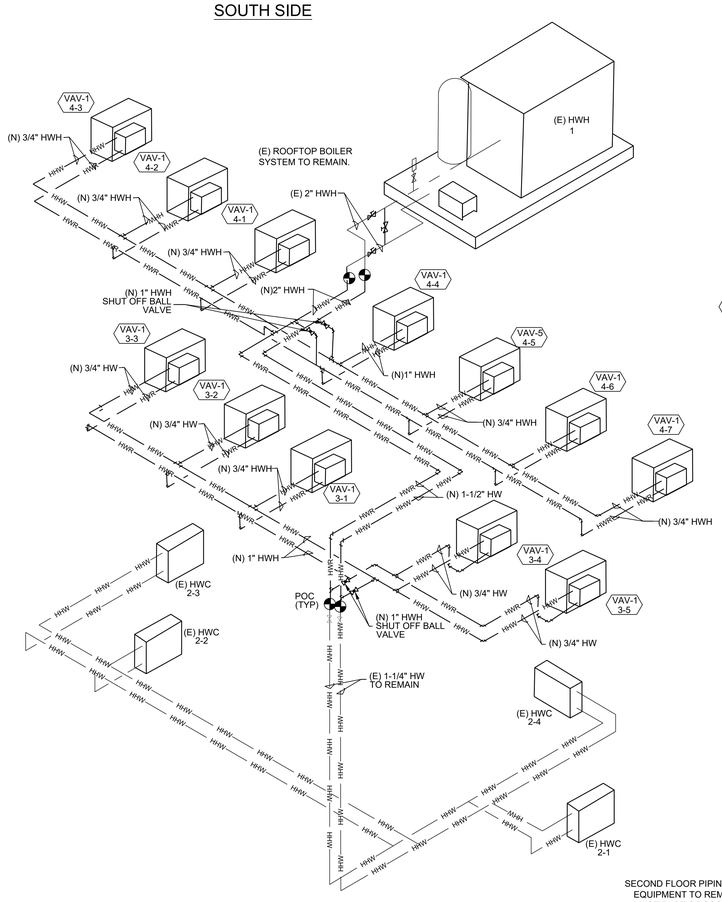
Date: 20 March 2026

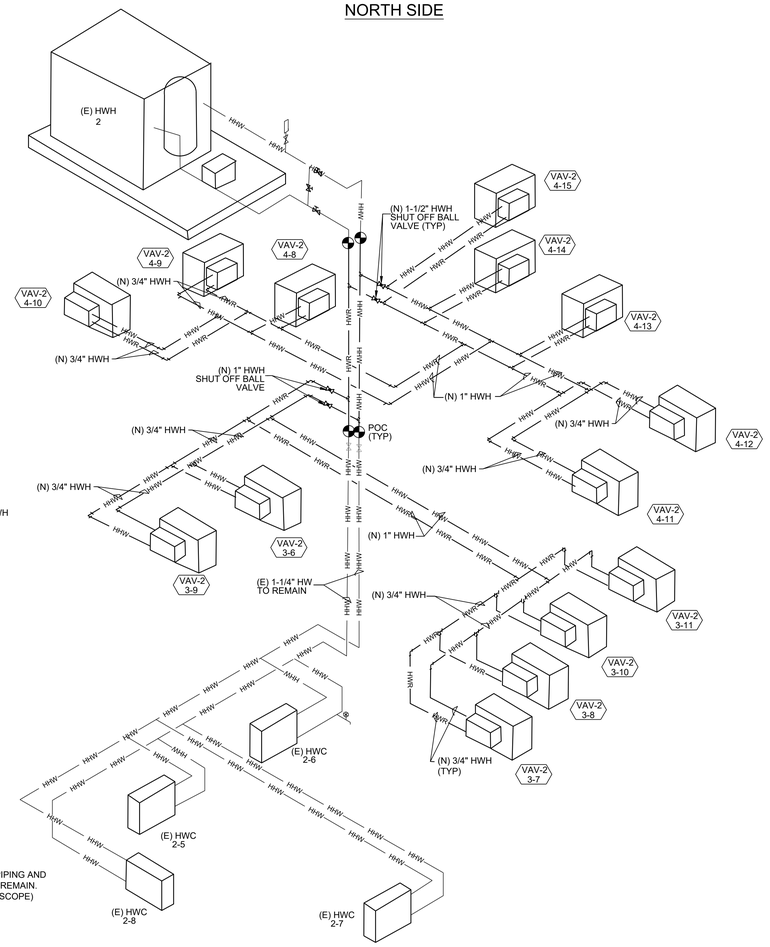
Sheet Number:
M-401

ISSUE FOR BID

DATE:

DRAWING PATH:

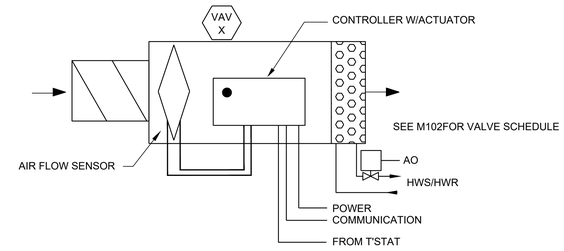




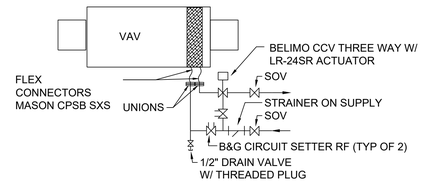
SECOND FLOOR PIPING AND EQUIPMENT TO REMAIN. (NOT PART OF SCOPE)

NOTES:
1. FLUSH & CLEAN PIPING AFTER LEAKAGE TESTING
2. INSTALL HYDRONIC CHEMICAL TREATMENT

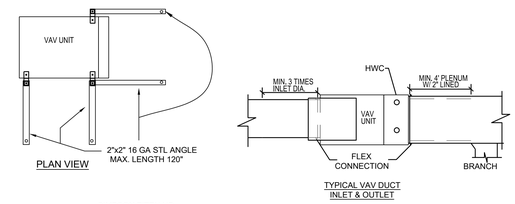
1 / M-402 MECHANICAL HOT WATER PIPING DIAGRAM
NO SCALE

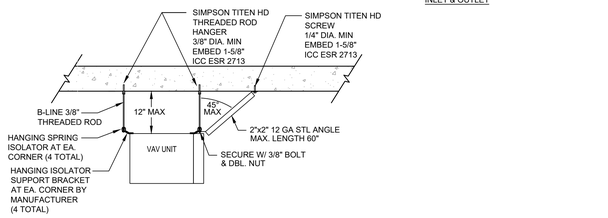


2 / M-402 VAV CONTROL FLOW DIAGRAM (TYP TO ALL VAVS)
NO SCALE



3 / M-402 VAV PIPING DETAIL (TYP TO ALL VAVS)
NO SCALE





4 / M-402 VAV ANCHORAGE DETAIL (TYP TO ALL VAVS)
NO SCALE

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
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Checked by:

CAD File Name:

Sheet Title:
BOILER PIPING & VAV DETAILS

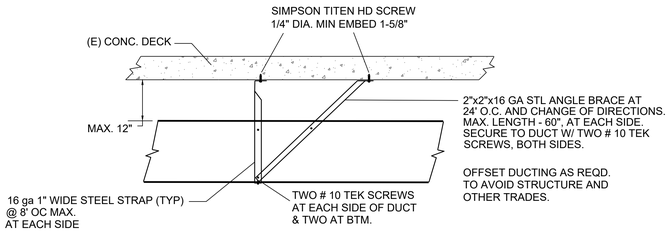
Date: 20 March 2026

Sheet Number:
M-402

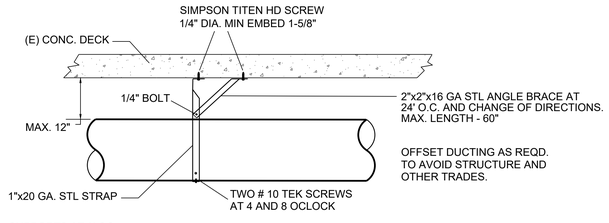
ISSUE FOR BID

DATE:

DRAWING PATH:

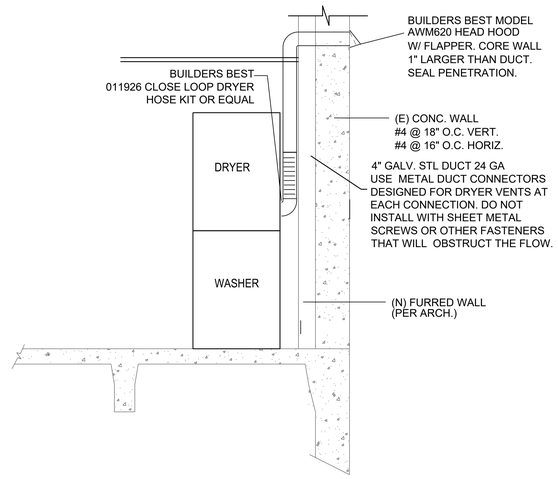


RECTANGULAR DUCT

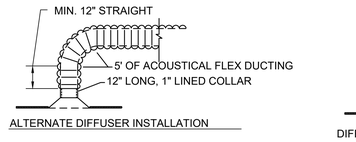


ROUND DUCT

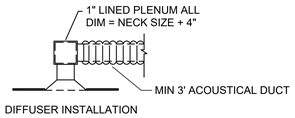
1 DUCT SUPPORT DETAILS
SCALE: NO SCALE



2 DRYER VENT DETAILS
SCALE: NO SCALE

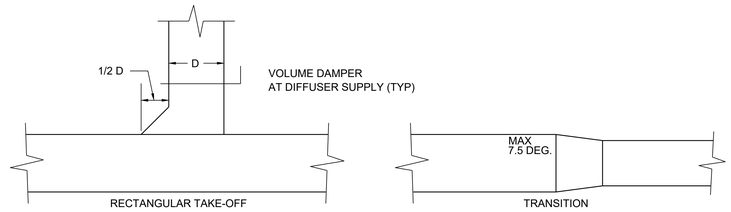


ALTERNATE DIFFUSER INSTALLATION



DIFFUSER INSTALLATION

3 DIFFUSER INSTALLATION DETAIL
SCALE: NO SCALE



4 TYPICAL DUCT CONSTRUCTION & SUPPORT STANDARDS
SCALE: NO SCALE

5 FIRESMOKE DAMPERS
SCALE: NO SCALE

POTTORFF® — model FSD-141

1½ hour • **UL class 1** — combination fire smoke damper triple-V blade

Application

The FSD-141 combination fire smoke damper employs triple-V blades for point-of-origin control of fire and smoke in static and dynamic smoke management systems. The FSD-141 is qualified to 2,000 ft/min (10.2 m/s) and 4 in.wg. (1.0 kPa) and may be installed in vertical walls or partitions, or horizontally in floors or assemblies with fire resistance ratings up to 2 hours.

Standard Construction

Frame: 5" × 1" (127 × 25) galvanized steel hat channel with interlocking corner gusset. Equivalent to 13 gauge (2.4) channel frame. Low profile head and sill are used on sizes less than 13" (330) high.

Blades: 6" x 16 gauge (152 × 1.6) galvanized steel — triple-V.

Sleeve: 16" × 20 gauge (406 × 1.0) galvanized steel.

Axles: ½" (13) diameter plated steel hex.

Linkage: Concealed in frame.

Bearings: Stainless steel oilite, sleeve-type.

Seals: Silicone blade edge seals [450°F (232°C) rating] and flexible stainless steel jamb seals.

Actuator: 120 VAC, power-open, spring-close, external mount.

Fire Closure Device: HS-10 (electric actuators)
PFV (pneumatic actuators)

Fire Closure Temperature: 165°F (75°C).

Minimum Size: 6" x 6" (152 x 152)

Maximum Size: Single section: 36" x 48" (914 x 1219)
Vertical mount: 144" x 96" (3658 x 2438)
Horizontal mount: 108" x 48" (2743 x 1219)

Options

☐ Alternate actuator:
☐ Internal mount (actuator in air-stream).
☐ 24 VAC ☐ 24 VDC** ☐ 230 VAC ☐ Pneumatic

☐ DRS-30 — Two temperature fire closure device.
(Includes PI-50 switch package)

☐ PI-50 — Dual position indicator switch package.

☐ Alternate factory installed sleeve:
Gauge: ☐ 18 (1.3) ☐ 16 (1.6) ☐ 14 (2.0) ☐ 10 (3.4)
Length: ☐ 20" (508) ☐ 24" (610) ☐ Other_____
☐ Side Plate ☐ No Sleeve (Actuator must be internally mounted)

☐ Transitions: ☐ Flanged
☐ Round ☐ Oval
☐ Duct connections: ☐ 1" (25) S-dip
☐ DM25 ☐ DM35 ☐ S & Drive ☐ Ward

☐ Retaining angle systems:
Gauge: ☐ 20 (1.0) ☐ 16 (1.6)
Picture frame: ☐ SSRF (single-side) ☐ DSPF (2-sided)
Individual angle sets: ☐ SS (single-side) ☐ DS (2-sided)

☐ Alternate fire closure temperature:
☐ 212°F (100°C) ☐ 250°F (121°C)
☐ 350°F (177°C)

☐ Duct smoke detector factory mounted and wired:
☐ D4120 (100-4,000 fpm [0.5-20.3 m/s])
☐ 2151 (0-3,000 fpm [0-15.2 m/s])

☐ Duct access door factory mounted in common sleeve.

☐ Remote control stations:
☐ RCP-1 (single) ☐ RCP-1K (single, key controlled)
☐ RCP-1M (single, momentary switch)

☐ Generic mullion for oversized masonry or concrete wall openings.

** Maximum Temperature: 250°F (121°C)
Information is subject to change without notice or obligation.

Ratings

UL 555 Fire Resistance Rating: 1½ hour (vertical and horizontal)

UL 555S Leakage Class: 1 [8 cfm/sq.ft. @ 4 in.wg.] [(0.04 m³/s/m² @ 1.0 kPa)]

UL HNLJ.V-S: Ventilation Duct Assemblies

Maximum Dynamic Closure Velocity: 2,000 fpm (10.2 m/s)

Maximum UL555S Rated Pressure: 4 in.wg. (1.0 kPa)

Maximum Temperature: 350°F (177°C)

Listings

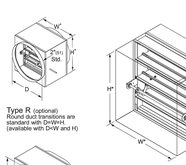
UL 555 and 555S listing: R11767

CSFM listing: 3225-0368:110 and 3230-0368:111

New York City MEA listing: 295-98-E

Meets NFPA Standards: 90A, 92A, 92B and 101

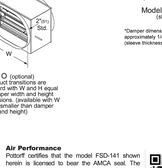
Meets Building Code Standards: IBC, NBC, NFPA, SBC and UBC



Type R (optional)
Round duct transitions are standard with D=W=H. (available with D=W and H)

Model **FSD-141**
(standard)

*Damper dimensions furnished approximately 1/4" (6) undersize. (sleeve thickness not included)



Type O (optional)
Oval duct transitions are standard with W and H equal to damper width and height dimensions. (available with W and H smaller than damper width and height)

Air Performance
Pottorff certifies that the model FSD-141 shown herein is licensed to bear the AMCA seal. The ratings shown are based on tests and procedures performed in accordance with AMCA publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings only.

NOTE: Dimensions in parentheses ( ) are millimeters.

Fire Smoke Dampers **FSD141** (12) January 2025

POTTORFF® — model FSD-341

3 hour • **UL class 1** — combination fire smoke damper triple-V blade

Application

The FSD-341 combination fire smoke damper employs triple-V blades for point-of-origin control of fire and smoke in static and dynamic smoke management systems. The FSD-341 is qualified to 2,000 ft/min (10.2 m/s) and 4 in.wg. (1.0 kPa) and may be installed in vertical walls or partitions with fire resistance ratings up to 4 hours.

Standard Construction

Frame: 5" × 1" (127 × 25) galvanized steel hat channel with interlocking corner gusset. Equivalent to 13 gauge (2.4) channel frame. Low profile head and sill are used on sizes less than 13" (330) high.

Blades: 6" x 16 gauge (152 × 1.6) galvanized steel — triple-V.

Sleeve: 16" × 20 gauge (406 × 1.0) galvanized steel.

Axles: ½" (13) diameter plated steel hex.

Linkage: Concealed in frame.

Bearings: Stainless steel oilite, sleeve-type.

Seals: Silicone blade edge seals and flexible metal jamb seals.

Actuator: 120 VAC, power-open, spring-close, external mount.

Fire Closure Device: HS-10 (electric actuators)
PFV (pneumatic actuators)

Fire Closure Temperature: 165°F (75°C).

Minimum Size: 6" x 6" (152 x 152)

Maximum Size: Single section: 36" x 48" (914 x 1219)
Multiple section: 108" x 96" (2743 x 2438)

Options

☐ Alternate actuator:
☐ Internal mount (actuator in air-stream).
☐ 24 VAC ☐ 24 VDC** ☐ 230 VAC ☐ Pneumatic

☐ DRS-30 — Two temperature fire closure device.
(Includes PI-50 switch package)

☐ PI-50 — Dual position indicator switch package.

☐ Alternate factory installed sleeve:
Gauge: ☐ 18 (1.3) ☐ 16 (1.6) ☐ 14 (2.0) ☐ 10 (3.5)
Length: ☐ 20" (508) ☐ 24" (610) ☐ Other_____
☐ Side Plate ☐ No Sleeve (Actuator must be internally mounted)

☐ Transitions: ☐ Flanged
☐ Round ☐ Oval
☐ Duct connections: ☐ 1" (25) S-dip
☐ DM25 ☐ DM35 ☐ S & Drive ☐ Ward

☐ 1½" x 1½" x 16 ga (38 x 38 x 1.6) retaining angle systems:
Picture frame: ☐ DSPF (2-side)
Individual angle set: ☐ DS (2-side)

☐ Alternate fire closure temperature:
☐ 212°F (100°C) ☐ 250°F (121°C)
☐ 350°F (177°C)

☐ Duct smoke detector factory mounted and wired:
☐ D4120 (100-4,000 fpm [0.5-20.3 m/s])
☐ 2151 (0-3,000 fpm [0-15.2 m/s])

☐ Duct access door factory mounted in common sleeve.

☐ Remote control stations:
☐ RCP-1 (single) ☐ RCP-1K (single, key controlled)
☐ RCP-1M (single, momentary switch)

** Maximum Temperature: 250°F (121°C)
Information is subject to change without notice or obligation.

Ratings

UL 555 Fire Resistance Rating: 3 hour (vertical)

UL 555S Leakage Class: 1 [8 cfm/sq.ft. @ 4 in.wg.] [(0.04 m³/s/m² @ 1.0 kPa)]

UL HNLJ.V-S: Ventilation Duct Assemblies

Maximum Dynamic Closure Velocity: 2,000 fpm (10.2 m/s)

Maximum UL555S Rated Pressure: 4 in.wg. (1.0 kPa)

Maximum Temperature: 350°F (177°C)

Listings

UL 555 and 555S listing: R11767

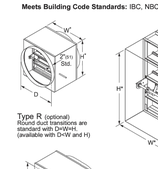
CAN/ULC S112 and CAN/ULC S112.1 listing: R11767

CSFM listing: 3225-0368:110 and 3230-0368:111

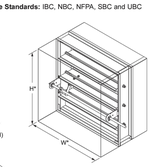
New York City MEA listing: 295-98-E

Meets NFPA Standards: 90A, 92A, 92B and 101

Meets Building Code Standards: IBC, NBC, NFPA, SBC and UBC

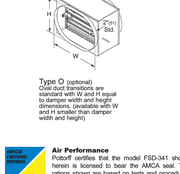


Type R (optional)
Round duct transitions are standard with D=W=H. (available with D=W and H)



Model **FSD-341**
(standard)

*Damper dimensions furnished approximately 1/4" (6) undersize. (sleeve thickness not included)



Type O (optional)
Oval duct transitions are standard with W and H equal to damper width and height dimensions. (available with W and H smaller than damper width and height)

Air Performance
Pottorff certifies that the model FSD-341 shown herein is licensed to bear the AMCA seal. The ratings shown are based on tests and procedures performed in accordance with AMCA publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings only.

NOTE: Dimensions in parentheses ( ) are millimeters.

Fire Smoke Dampers **FSD341** (12) January 2025

POTTORFF® — 1½ hour — combination fire smoke dampers vertical installation instructions

The following installation details apply to models **FSD-141, FSD-142, FSD-143, FSD-151, FSD-151V, FSD-152, FSD-152V, FSD-171** and **FSD-172**

Vertical Mount

All dimensions shown in ( ) are in millimeters.
Illustration depicts damper installed vertical right side up. Damper may also be installed upside down.

Illustrations show triple-V bladed (140/170 type), steel airfoil blade (150 type) similar.

CLASSIFIED SEE DETAILS ON UL CLASSIFICATION MARKING ON ENCLOSED PRODUCT

A. Concrete or masonry fire partition shown. See Wood Stud and/or Steel Stud Framing for Fire Dampers In Drywall and/or Cavity Shaftwall Partitions Supplemental Installation Instructions for further vertical mount installation details. The opening shall be a minimum of ½" (6) with a maximum of ½" (19) larger than the overall damper and sleeve assembly size. When openings are larger than ½" (19), but less than 6" (152) the mounting angles must be a minimum of 16 gauge (1.5) and must be tall enough to overlap the opening by a minimum of 1" (25). Damper must be installed with leading edge of closed blade within the partition.

B. For rigid type duct connections, the sleeve shall be a minimum of 16 gauge (1.5) for dampers up to 36" wide by 24" high (914 x 610) and 14 gauge (1.9) for larger units. When lighter gauge sleeves are used, one or more of commonly used breakaway style connections are required. Refer to Sleeve Termination Supplemental Installation Instructions for further details. In no case will the sleeve gauge be less than the duct gauge to which it is connected. Damper sleeve shall not extend more than 16" (406) beyond the rated partition on the actuator side. The opposite side extension shall be a maximum of 6" (152) unless an access door is installed in the sleeve which then permits the extension to be a maximum of 16" (406).

C. Mounting angles shall be a minimum of 1-½" x 1-½" x 16 gauge (38 x 38 x 1.5). For opening sizes ≤80" wide (2032), 96" tall (2438) and not exceeding 26.67 square feet (2.48 square meters) mounting angles are required on only one side of the damper and can be attached to the sleeve and the partition. For larger openings (or optional on smaller openings) 1-½" x 1-½" x 16 gauge (38 x 38 x 1.5) mounting angles are required on both sides of the partition and must be attached to the sleeve only. Attachment to the sleeve shall be with a minimum of #10 (M5) screws or bolts, ¼-¿" (4.8) diameter steel rivets, Quick-Lock joints, or welds at 12" (305) o.c. maximum. Attachment to the partition/opening shall be with minimum #10 (M5) fasteners with a minimum length as follows: For metal studs and the angles under the drywall, the fasteners must be a minimum of ½" (12.7) long. For metal studs and the angles over the drywall the fastener must be a minimum of ½" (12.7) longer than the thickness of the drywall, i.e. if the partition has one layer of ⅝" (15.9) drywall on the attachment side, the screws must be ½" + ⅝" = 1⅛" (12.7 + 15.9 = 28.6) long. For wood stud openings, the minimum length is 1-½" (38) longer than the thickness of the drywall on the attachment side. For concrete or masonry openings, the anchors must be a minimum of #10 (M5) fasteners: screws, bolts or self-tapping masonry screws. Fasteners in the partition should be spaced at 12" (305) o.c. maximum. There must be a minimum of two connections per side on all four sides. A minimum of ¾" x 20 gauge (19 x 1) flange termination may be used in lieu of mounting angles. Refer to Sleeve Termination Supplemental Installation Instructions and Framing for Fire Dampers for further details. Ensure that the attachment device does not interfere with the operation of the damper and the free movement of the damper blades.

Note: If optional sealing between the mounting angle (or flange) leg and the surface of the partition, wall, or floor and/or between the mounting angle leg and the surface of the damper sleeve is required, any of the following sealants may be used: Dow-Corning 700 or 732 or GE RTV 108 or SCS 1201 RTV These sealants must be applied such that they do not intrude into the annular space between the outside surface of the damper sleeve and the opening of the partition, wall or floor into which the damper/sleeve is installed. The annular space between damper sleeve and wall opening must not be filled with firestop materials such as fill, void, or cavity materials.

D. When joining multiple sections or fastening the damper to the sleeve, the damper shall be fastened with ¼-" (4.8) diameter steel rivets, Quick-Lock Joints, welds or #10 (M5) bolts or sheet metal screws at 8" (203) o.c. maximum. There must be a minimum of two connections per side, top and bottom. For vertical installations >108" wide x 96" high (2743 x 2438), a minimum 14 gauge x 5" wide (1.9 x 127) supplemental steel mullion is required. The mullion must be the same length as the opening/duct height. The mullion must be installed between the damper frames running parallel to the opening/duct height located at the center of the assembly. Supplemental support mullions should be attached to the damper frames using any of the same fasteners indicated previously in this section.

E. A continuous bead of Dow-Corning 700 or 732, or GE RTV 108 or SCS 1201 RTV silicone rubber sealant shall be applied between the damper and the sleeve and between sections of a multiple damper assembly. Sealant is only required on one side of the damper.

F. Fire/Leakage rated dampers and qualified operators are tested together by Underwriters Laboratories and are factory installed to qualify for standard damper/operator warranties. Damper operator/actuator must be tested prior to system start-up to ensure proper operation. Before applying power to the operator/actuator, the power must be verified.

DUCT SIZES	GALVANIZED STEEL				STAINLESS
	FSD-141, 142, 143	FSD-151, 152	FSD-151V, 152V	FSD-171, 172	FSD-141, 142, 143
Maximum Single Section	36" x 48" (914 x 1219)	32" x 48" (813 x 1219)	48" x 32" (1219 x 813)	24" x 24" (610 x 610)	36" x 48" (914 x 1219)
Maximum Multiple Section	144" x 96" (3658 x 3438)	144" x 90" (3658 x 2438)	48" x 64" (1219 x 1626)	N/A	72" x 48" or 36" x 96" (1829 x 1219 or 914 x 2438)

The above information for dampers installed in a vertical fire separation pertains to those where the damper blades are horizontal. However, as an exception, if the dampers are Model FSD-141 and are 8" (152) wide by 6" (152) high, they may be installed with the blades in a vertical orientation. All other installation details are as outlined above except that the mounting angle on the top of the damper sleeve needs only to be a minimum of ½" (19) tall.

Information is subject to change without notice or obligation. **NOTE:** Dimensions in parentheses ( ) are millimeters.

Fire Smoke Dampers **HFBD341** April 2016

POTTORFF® — 3 hour — combination fire smoke dampers installation instructions

The following installation details apply to models **FSD-341, FSD-342, FSD-343, FSD-351 and FSD-352**

Vertical Mount

CLASSIFIED SEE DETAILS ON UL CLASSIFICATION MARKING ON ENCLOSED PRODUCT

Notes:
- All dimensions shown in ( ) are in millimeters.
- Illustration depicts damper installed vertical right side up. Damper may also be installed up side down.
- Illustration shows triple-V bladed (340 type), steel Airfoil blade (350 type) similar.

A. Concrete or masonry fire partition shown. The opening shall be a minimum of ½" (6) with a maximum of ½" (19) larger than the overall damper and sleeve assembly size. When openings are larger than ½" (19), but less than 6" (152) the mounting angles must be a minimum of 16 gauge (1.5) and must be tall enough to overlap the opening by a minimum of 1" (25). Damper must be installed with leading edge of closed blade within the partition.

B. For rigid type duct connections, the sleeve shall be a minimum of 16 gauge (1.5) for dampers up to 36" wide by 24" high (914 x 610) and 14 gauge (1.9) for larger units. When lighter gauge sleeves are used, one or more of commonly used breakaway style connections are required. Refer to Sleeve Termination Installation Instructions for further details. In no case will the sleeve gauge be less than the duct gauge to which it is connected. Damper sleeve shall not extend more than 16" (406) beyond the rated partition on the actuator side. The opposite side extension shall be a maximum of 6" (152) unless an access door is installed in the sleeve which then permits the extension to be a maximum of 16" (406).

C. Mounting angles shall be a minimum of 1-½" x 1-½" x 16 gauge (38 x 38 x 1.5). Do not fasten or weld angles together at the corners. The angles shall be attached to the sleeve, not the partition, with ¼-" (4.8) diameter steel rivets, Quick-Lock Joints, welds, No. 10 (M5) bolts or sheet metal screws at 8" (203) o.c. maximum. A minimum of two connections per side, top and bottom. Mounting angles shall overlap the wall a minimum of 1" (25). A minimum ¾" x 20 gauge (19 x 1) flange termination may be used in lieu of mounting angles on one side. Refer to Sleeve Termination Installation Instructions for further details. Ensure that attachment device does not interfere with the operation of the damper and the free movement of the damper blades.

D. When joining multiple sections or fastening the damper to the sleeve, the damper shall be fastened with ¼-" (4.8) diameter steel rivets, Quick-Lock Joints, welds, or No. 10 (M5) bolts or sheet metal screws at 8" (203) o.c. maximum. A minimum of two connections per side, top and bottom. For joining multiple section high dampers, a minimum 14 gauge x 5" wide (1.9 x 27) supplemental steel mullion is required. The mullion must be the same length as opening/duct width. The mullion must be installed between the damper frames running parallel to the opening/duct height and at the center of the assembly. Supplemental support mullions should be attached to the damper frames using any of the same fasteners indicated previously in this section.

E. A continuous bead of Dow-Corning 700 or 732, or GE RTV 108 or SCS 1201 RTV silicone rubber sealant shall be applied between the damper and the sleeve and between sections of a multiple damper assembly. Sealant is only required on one side of the damper.

F. Fire/Leakage rated dampers and qualified operators are tested together by Underwriters Laboratories and are factory installed to qualify for standard damper/operator warranties. Damper operator/actuator must be tested prior to system start-up to ensure proper operation. Before applying power to the operator/actuator, the power must be verified.

DUCT SIZES	GALVANIZED STEEL		STAINLESS STEEL
	FSD-341, 342, 343	FSD-351, 352	FSD-342, 343
Maximum Single Section	36" x 48" (914 x 1219)	30" x 48" (762 x 1219)	36" x 48" (914 x 1219)
Maximum Multiple Section	108" x 96" * (2743 x 2438)	120" x 96" * (3048 x 2438)	N/A
Minimum	6" x 6" (152 x 152)	8" x 8" (203 x 203)	6" x 6" (152 x 152)

Note: The annular space between damper sleeve and wall opening must not be filled with firestop materials such as fill, void, or cavity materials. However, if optional sealing between the retaining angle (or flange) leg and the surface of the partition, wall, or floor and/or between the retaining angle leg and the surface of the damper sleeve is required, any of the following sealants may be used:
Dow-Corning 700 or 732 GE RTV 108 or SCS 1201 RTV
These sealants must be applied such that they do not intrude into the annular space between the outside surface of the damper sleeve and the opening of the partition, wall or floor into which the damper/sleeve is being installed.

*Combination fire smoke damper sizes larger than 72" x 48" (1829 x 1219) or 36" x 96" (914 x 2438) require electric or pneumatic actuators and a HS-10 or DRS-30 fire closure device.

Underwriters Laboratories file #R11767
City of New York listing # MEA 295-98-E
The product is also listed by CSFM file # 3225-0368:110 and 3230-0368:111 and conforms to NFPA 90A and NFPA 92A.

Information is subject to change without notice or obligation. **NOTE:** Dimensions in parentheses ( ) are millimeters.

Fire Smoke Dampers **UFBD341** August 2011

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1
	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by:

Checked by:

CAD File Name:

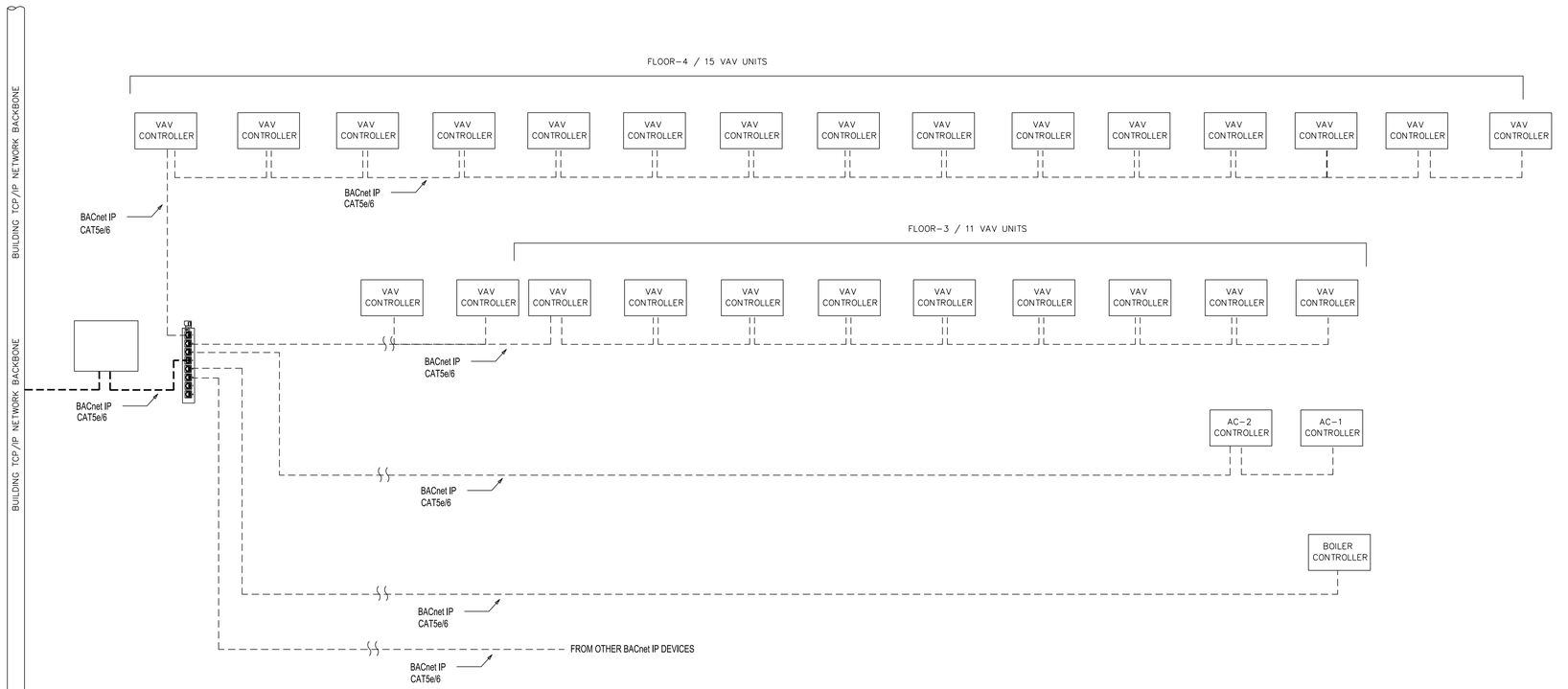
Sheet Title:
MECHANICAL DETAILS

Date: 20 March 2026

Sheet Number:
M-501

ISSUE FOR BID

DRAWING PATH:



NETWORK RISER DIAGRAM

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
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(805) 933-0225
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Ventura, California 93001-2925
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hugh@aegroupme.com

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COUNTY OF VENTURA
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Ventura, California 93009

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1	3/13/2026	REVISION 1

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by:

Checked by:

CAD File Name:

Sheet Title:
MECHANICAL CONTROLS

Date: 20 March 2026

Sheet Number:
M-601

ISSUE FOR BID

DATE:

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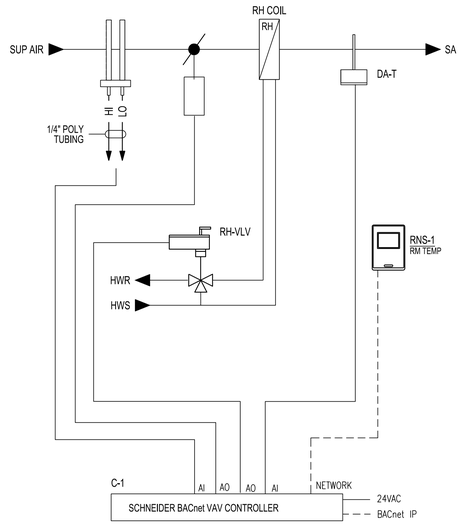

VAV CONTROL

Point Name		Hardware Points AI	AO	BI	BO	Software Points AV	BV	Schedule	Trend	Alarm	Show on Graphic
Discharge Air Temperature		x							x	x	x
Damper Control	(Embeded on Controller)		x								
RH Coil Valve Control			x								
Air Diff Pressure	(Embeded on Controller)	x									
Zone Temperature	(Networked))								x		x
Totals		2	2						2	1	2

VAV CONTROLLER WITH RH COIL A1

VAV BOX WITH REHEAT SEQUENCE OF OPERATIONS:

1. GENERAL
   1.1 VAV BOXES ARE CONTROLLED BY AN APPLICATION SPECIFIC CONTROLLER (ASC). THE ASC CONTROLS THE VAV BOX AIR FLOW INDEPENDENT OF SYSTEM PRESSURE FLUCTUATION AND CONTROLS THE HEATING COIL CONTROL VALVE.
   1.2 THE ASC SHALL MONITOR THE AIR FLOW (CFM) AND DISCHARGE AIR TEMPERATURE AT EACH BOX AND SHALL DISPLAY THIS INFORMATION AT THE BAS OPERATOR WORKSTATION.
   1.3 THE BMS SHALL BE CAPABLE OF SETTING INDIVIDUAL VAV BOX OCCUPIED/UNOCCUPIED TEMPERATURE SET POINTS INDIVIDUALLY OR GLOBALLY CHANGING SET POINTS OF A SELECTED GROUP OF VAV BOXES. CONTROL OF THE OCCUPIED/UNOCCUPIED SET POINT TEMPERATURE SHALL BE BASED ON THE TIME OF DAY SCHEDULE OR A MANUAL SOFTWARE TOGGLE AT THE BMS OPERATOR WORKSTATION. THE OCCUPIED MODE TEMPERATURE SETTING SHALL BE 72 DEGREE F FOR COOLING AND HEATING. THE UNOCCUPIED TEMPERATURE SET POINT SHALL BE 10F ABOVE OR BELOW THE RESPECTIVE OCCUPIED SETTING.
2. VAV BOX OPERATION
   2.1 THE ASC TO MODULATE THE PRIMARY AIR DAMPER TO MAINTAIN A CONSTANT AIR FLOW VALUE AS INDICATED ON THE TERMINAL UNIT SCHEDULE. THE HOT WATER CONTROL VALVE SHALL MODULATE TO MAINTAIN THE ROOM TEMPERATURE SET POINT OF 72F. THE VAV BOX CONTROLLER SHALL MONITOR A DISCHARGE AIR TEMPERATURE SENSOR AND SHALL LIMIT THE HOT WATER CONTROL VALVE TO MAINTAIN A MAXIMUM DISCHARGE AIR TEMPERATURE OF 85F.
   2.2 WHERE ROOM PRESSURE CONTROLLERS ARE SHOWN THE VAV BOX ASC SHALL ADJUST SUPPLY AIR FLOW FROM THE SCHEDULED AIR FLOW SET POINT IN RESPONCE TO ROOM PRESSURE CONTROLLER TO MAINTAIN THE ROOM PRESSURIZATION SET POINT. IF A ROOM PRESSURE CONTROLLER SENSES A LOSS OF PRESSURIZATION, THE LOCAL CONTROLLER SHALL SOUND AN ALARM. IF THE CONDITION PERSISTS FOR OVER 5 MINUTES AN ALARM SHALL BE INITIATED AT THE BAS OPERATOR WORKSTATION IDENTIFYING THE SPECIFIC ROOM IN ALARM.

SEQUENCE OF OPERATION A2

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
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Architect's Project Number:
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REVISIONS

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3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
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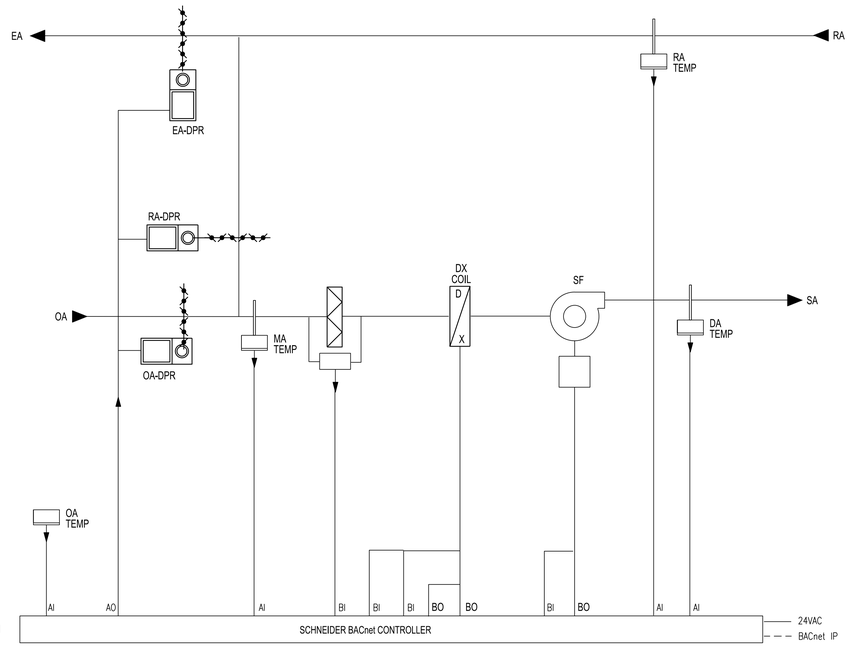

AC-1 UNIT FLOW DIAGRAM (TYPICAL FOR AC-2) A1

AC Control Sequence of Operation

1. System Start-Up:
- The AC starts when enabled by the Building Management System (BMS) or a local schedule.
- The supply fan (single-speed) is commanded ON.
- Fan status is monitored via a fan status switch.
- Air filter status is monitored via a differential pressure switch.

2. Damper Operation:
- Upon start-up, the outside air (OA), return air (RA), and exhaust air (EA) dampers modulate to maintain the desired mixed air temperature.
- Dampers are controlled to achieve a minimum outside air requirement and to optimize energy efficiency.

3. Temperature Monitoring:
- Sensors monitor:
- Outside air temperature (OAT)
- Return air temperature (RAT)
- Mixed air temperature (MAT)
- Discharge air temperature (DAT)

4. Cooling Control (DX Coil – Two-Stage):
- If the discharge air temperature rises above the cooling setpoint:
- Stage 1 cooling is activated.
- If the temperature continues to rise, Stage 2 cooling is activated.
- Cooling stages are deactivated in reverse order as the temperature drops below setpoints with appropriate deadbands.

5. Safety and Alarms:
- If the fan status does not match the command, a fan failure alarm is generated.
- If the filter differential pressure exceeds the threshold, a dirty filter alarm is generated.
- If the mixed air temperature drops below a low limit (e.g., to prevent coil freezing), the system shuts down or initiates a preheat sequence if available.

6. System Shutdown:
- On shutdown, the cooling stages are turned off.
- Dampers return to their closed or default positions.
- The supply fan is turned off.

SEQUENCE OF OPERATION A2

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ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
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GSA Program Number:
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Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

1	3/13/2026	REVISION 1
	Date	Description

REVISIONS

Num	Date	Description
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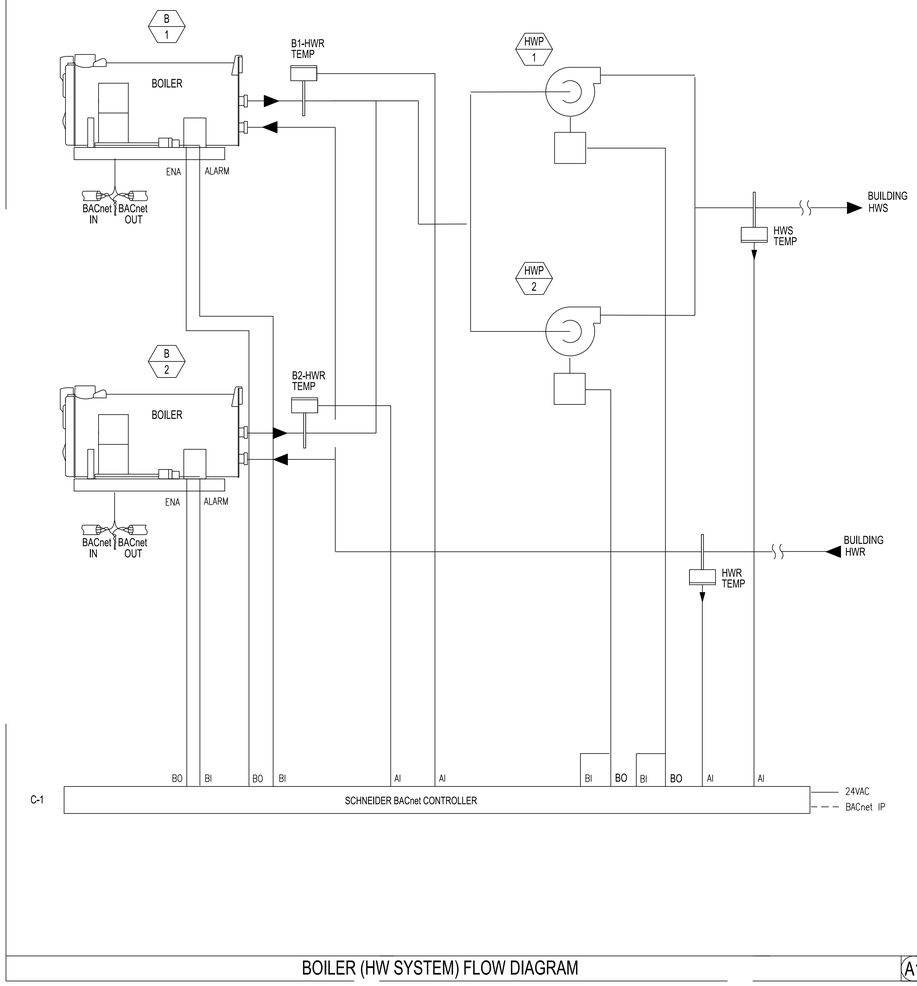

BOILER (HW SYSTEM) FLOW DIAGRAM A1

Boilers Sequence with Lead–Lag Logic

1. Start–Up Conditions
- System starts when building hot water supply temperature (T_supply) drops below setpoint.
- Lead pump and lead boiler are enabled first.
- Pumps and boilers alternate roles (lead/lag) based on runtime or schedule (e.g., every 24 hours or weekly).

2. Lead–Lag Rotation Logic
- Lead Boiler: Initially Boiler 1 (B1), rotates with Boiler 2 (B2) based on:
- Runtime hours
- Scheduled time (e.g., daily at midnight)
- Manual override
- Lead Pump: Initially Pump 1 (P1), rotates with Pump 2 (P2) using same criteria.

3. Boiler Control Logic
- If T_supply < setpoint − ΔT:
- Enable lead boiler
- If T_supply remains below setpoint after delay (e.g., 5 min):
- Enable lag boiler
- If T_supply > setpoint + ΔT:
- Disable lag boiler
- If still high, disable lead boiler
- If lead boiler alarm is active:
- Switch to lag boiler

4. Pump Control Logic
- Enable lead pump when heating demand is present.
- If lead pump fails (e.g., no flow or alarm):
- Enable lag pump
- Both pumps can run if needed for flow capacity or redundancy.

5. Monitoring and Alarms
- Monitor:
- T_supply, T_return
- T_B1_return, T_B2_return
- Boiler and pump alarms

SEQUENCE OF OPERATION A2

BOILER-1&2 CONTROL

	Hardware Points				Software Points					
Point Name	AI	AO	BI	BO	AV	BV	Schedule	Trend	Alarm	Show on Graphic
Building Hot Water Supply Temperature	x							x	x	x
Building Hot Water Return Temperature	x							x	x	x
Boiler-1 Hot Water Return Temperature	x							x	x	x
Boiler-1 Hot Water Return Temperature	x							x	x	x
Boiler-1 Enable				x						x
Boiler-2 Enable				x						x
Boiler-1 Alarm			x					x	x	x
Boiler-2 Alarm			x					x	x	x
Hot Water Pump-1 Command				x						x
Hot Water Pump-2 Command				x						x
Hot Water Pump-1 Running Status			x					x	x	x
Hot Water Pump-2 Running Status			x					x	x	x
Totals	4	0	4	4				8	8	12

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
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PLUMBING NOTES

1. SCOPE OF WORK: PLUMBING WORK INCLUDES THE FOLLOWING: DEMOLITION OF EXISTING PLUMBING FIXTURES & PIPING BOTH BELOW GRADE & ABOVE GRADE PIPING INDICATED ON THE THE PLUMBING AND ARCHITECTURAL DRAWINGS. FURNISH AND INSTALL ALL PIPING AND PLUMBING FIXTURES SHOWN ON THE PLUMBING AND ARCHITECTURAL DRAWINGS AND DESCRIBED IN THESE NOTES AND THE BOOK SPECIFICATIONS. UNLESS OTHERWISE DIRECTED BY BUILDING OWNER, CONTRACTOR SHALL ARRANGE FOR AND PAY ALL FEES FOR CONNECTIONS TO UTILITIES FOR WATER AND SEWER. IN CONNECTION WITH THIS WORK, CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL NECESSARY LABOR, DEVICES, HARDWARE AND SYSTEMS REQUIRED TO MAKE SAID SYSTEMS PROPERLY AND SAFELY OPERABLE, INCLUDING, BUT NOT LIMITED TO, CONCRETE SAW CUTTING, TRENCHING AND BACKFILL, MOUNTING AND SUPPORT HARDWARE, FRAMING, INSULATION, VALVES, CLEANOUTS AND PATCHING & PAINTING.

2. EXAMINATION OF SITE AND CONTRACT DOCUMENTS. EACH BIDDER SHALL, AT ITS SOLE COST AND EXPENSE, INSPECT THE SITE OF THE PROPOSED WORK TO BECOME FULLY ACQUAINTED WITH CONDITIONS RELATING TO THE WORK AND TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT DOCUMENTS AND COST THEREOF. BIDDERS SHALL THOROUGHLY REVIEW AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS, INCLUDING WITHOUT LIMITATION, THE SPECIFICATIONS AND THE DRAWINGS. THE FAILURE OR OMISSION OF ANY BIDDER TO RECEIVE OR EXAMINE ANY OF THE CONTRACT DOCUMENTS, FORMS, INSTRUMENTS, ADDENDA, OR OTHER DOCUMENTS OR TO INSPECT THE SITE SHALL NOT RELIEVE SUCH BIDDER FROM ANY OBLIGATIONS WITH RESPECT TO THE BID PROPOSAL, THE CONTRACT OR THE WORK REQUIRED UNDER THE CONTRACT DOCUMENTS. THE OWNER ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY BIDDER FOR, NOR SHALL THE OWNER BE BOUND BY, ANY UNDERSTANDINGS, REPRESENTATIONS OR AGREEMENTS OF THE OWNER'S AGENTS, EMPLOYEES OR OFFICERS CONCERNING THE CONTRACT DOCUMENTS OR THE WORK MADE PRIOR TO EXECUTION OF THE CONTRACT. THE SUBMISSION OF A BID PROPOSAL SHALL BE DEEMED PRIMA FACIE EVIDENCE OF THE BIDDER'S FULL COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.

3. INTERPRETATION OF DRAWINGS, SPECIFICATIONS OR CONTRACT DOCUMENTS. IF ANY BIDDER IS IN DOUBT AS TO THE TRUE MEANING OF ANY PART OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS; FINDS DISCREPANCIES, ERRORS OR OMISSIONS THEREIN; OR FINDS VARIANCES IN ANY OF THE CONTRACT DOCUMENTS WITH APPLICABLE RULES, REGULATIONS, ORDINANCES AND/OR LAWS, A WRITTEN REQUEST FOR AN INTERPRETATION OR CORRECTION THEREOF MAY BE SUBMITTED TO THE ENGINEER. IT IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE BIDDER TO SUBMIT SUCH REQUEST IN SUFFICIENT TIME FOR THE PREPARATION OF A RESPONSE THERETO AND DELIVERY OF SUCH RESPONSE TO ALL BIDDERS PRIOR TO THE SCHEDULED CLOSING FOR RECEIPT OF BID PROPOSALS. ANY REQUEST OF ANY BIDDER, PURSUANT TO THE FOREGOING SENTENCE THAT IS MADE LESS THAN SEVEN DAYS PRIOR TO THE SCHEDULED CLOSING DATE FOR THE RECEIPT OF BID PROPOSALS SHALL BE DEEMED UNTIMELY. ANY INTERPRETATION OR CORRECTION OF THE CONTRACT DOCUMENTS WILL BE MADE ONLY BY WRITTEN ADDENDUM DULY ISSUED BY THE OWNER OR THE ENGINEER, A COPY OF ANY SUCH ADDENDUM WILL BE MAILED OR OTHERWISE DELIVERED TO EACH BIDDER RECEIVING A SET OF THE CONTRACT DOCUMENTS. NO PERSON IS AUTHORIZED TO RENDER AN ORAL INTERPRETATION OR CORRECTION OF ANY PORTION OF THE CONTRACT DOCUMENTS TO ANY BIDDER, AND NO BIDDER IS AUTHORIZED TO RELY ON ANY SUCH ORAL INTERPRETATION OR CORRECTION. FAILURE TO REQUEST INTERPRETATION OR CLARIFICATION OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS PURSUANT TO THE FOREGOING SHALL BE DEEMED TO BE A WAIVER OF ANY DISCREPANCY, DEFECT, OR CONFLICT THEREIN.

4. DIMENSIONS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON WORKING DRAWINGS. ALL SIZES OF EQUIPMENT AND MATERIALS SHALL BE VERIFIED WITH EQUIPMENT MANUFACTURER. ALL PLUMBING FIXTURES SHALL BE INSTALLED PER THE DIMENSIONS ON THE ARCHITECTURAL DRAWINGS.

5. CODES AND STANDARDS: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE TITLE 24 2022 CALIFORNIA CODE OF REGULATIONS (CCR), 2022 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24 CCR, THE 2022 CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24 CCR, THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CALIFORNIA FIRE CODE, VENTURA COUNTY BUILDING CODE, THE STATE OF CALIFORNIA, THE LOCAL JURISDICTION, AND STANDARD CONSTRUCTION PRACTICES. ALL PLUMBING FIXTURES SHALL BE IN STRICT ACCORDANCE WITH THE FIXTURE SCHEDULE, AND SHALL BE NEW AND FREE FROM DEFECTS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES, AND SHALL OBTAIN APPROVED INSPECTIONS FOR ALL WORK AS REQUIRED BY OWNER, AND LOCAL JURISDICTION. CONTRACTOR SHALL MAINTAIN IN EFFECT ALL INSURANCE REQUIRED BY STATE LAWS, LOCAL JURISDICTION, AND GENERAL CONTRACTOR / OWNER. WHERE CONFLICT OR VARIATION EXISTS AMONGST CODES, STANDARDS SPECIFICATIONS, OR DRAWINGS, THE MOST STRINGENT SHALL GOVERN.

6. SUBMITTALS REQUIRED: PRIOR TO ORDERING FIXTURES AND MATERIALS, CONTRACTOR SHALL FURNISH SUBMITTALS OF ALL FIXTURES AND MATERIALS PROPOSED FOR USE IN THIS PROJECT. ALL FIXTURES AND MATERIALS SHALL BE INSTITUTIONAL GRADE HEAVY DUTY QUALITY. ORDERING OF FIXTURES AND MATERIALS SHALL ONLY PROCEED AFTER SATISFACTORY REVIEW OF ALL SUBMITTALS BY ENGINEER / OWNER. COPIES OF ALL OWNER'S MANUALS, WARRANTIES, AND OTHER WRITTEN INFORMATION REGARDING SYSTEMS SHALL BE SUBMITTED TO OWNER.

7. CONSTRUCTION OBSERVATION: IN ADDITION TO THE REQUIREMENT FOR OBTAINING INSPECTIONS BY THE LOCAL JURISDICTION, CONTRACTOR SHALL NOTIFY ENGINEER AT APPROPRIATE TIMES DURING THE CONSTRUCTION PROCESS SO THAT ENGINEER CAN VISIT SITE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS.

8. TRENCHING: MATERIAL SHALL BE EXCAVATED FROM TRENCHES AND PILED ADJACENT TO THE TRENCH. MATERIAL SHALL BE PILED IN SUCH A MANNER THAT WILL CAUSE A MINIMUM OF INCONVENIENCE TO PUBLIC TRAVEL. ALL ROCK, BOULDERS, AND STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX (6) INCHES UNDER AND AROUND PIPES. EXCAVATIONS SHALL BE KEPT FREE OF WATER. TRENCHES SHALL BE DUG TO TRUE AND SMOOTH BOTTOM GRADES AND IN ACCORDANCE WITH THE LINES INDICATED ON DRAWINGS AND AS DIRECTED. TRENCH WIDTHS SHALL NOT EXCEED 30 INCHES OR 1.5 TIMES OUTSIDE DIAMETER OF THE PIPE PLUS 18 INCHES WHICHEVER IS GREATER. MINIMUM TRENCH WIDTH SHALL BE THE OUTSIDE DIAMETER OF PIPE INSTALLED PLUS 12 INCHES.

DEPTH OF TRENCHING FOR WATER PIPING SHALL BE SUCH AS TO GIVE A MINIMUM COVER OF 18 INCHES OVER THE TOP OF THE PIPE. DEEPER EXCAVATION MAY BE REQUIRED DUE TO LOCALIZED BREAKS IN GRADE, OR TO INSTALL THE NEW PIPING UNDER EXISTING CULVERTS OR OTHER UTILITIES WHERE NECESSARY.

TRENCHING FOR SEWERS AND DRAINS SHALL BE OF SUFFICIENT WIDTH TO PERMIT PROPER JOINTING OF THE PIPE AND BACKFILLING OF MATERIAL ALONG THE SIDES OF THE PIPE. TRENCH WIDTH AT THE SURFACE OF THE GROUND SHALL BE KEPT TO THE MINIMUM AMOUNT NECESSARY TO INSTALL THE PIPE IN A SAFE MANNER, TRENCHES SHALL BE EXCAVATED BELOW THE BARREL OF THE PIPE A SUFFICIENT DISTANCE TO PROVIDE FOR BEDDING MATERIAL.

WHERE THE TRENCH BOTTOM IS IN A MATERIAL WHICH IS UNSUITABLE FOR FOUNDATION OR WHICH WILL MAKE IT DIFFICULT TO OBTAIN UNIFORM BEARING FOR THE PIPE, SUCH MATERIAL SHALL BE REMOVED AND A STABLE FOUNDATION PROVIDED. THIS SHALL INCLUDE THE PREPARATION OF THE NATIVE TRENCH BOTTOM AND/OR THE TOP OF THE FOUNDATION MATERIAL TO A UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF PIPE RESTS FIRMLY ON A SUITABLE PROPERLY COMPACTED MATERIAL. GRAVEL TO BE USED FOR FOUNDATION PURPOSES SHALL BE OF A TYPE AND GRADATION TO PROVIDE A SOLID COMPACT BEDDING IN THE TRENCH.

9. BACKFILL: CONTRACTOR SHALL PROTECT BURIED CAST IRON PIPING WITH DOUBLE-WRAPPED 8-MIL POLYETHYLENE, AND PROVIDE BACKFILL 6" MIN. ALL AROUND PIPE USING CLEAN SAND BACKFILL PER THE SOILS REPORT.

TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE PIPE FROM DAMAGE, MOVEMENT AND SHIFTING. COMPACTION EQUIPMENT USED ABOVE THE PIPE ZONE SHALL BE OF A TYPE THAT DOES NOT INJURE THE PIPE. WHERE ORIGINAL EXCAVATED MATERIAL IS UNSUITABLE FOR TRENCH BACKFILL, BACKFILL GRAVEL SHALL BE PLACED. UNSUITABLE MATERIAL SHALL BE REMOVED TO A DISPOSAL AREA. WHEREVER A TRENCH IS EXCAVATED IN A PAVED ROADWAY, SIDEWALK OR OTHER AREA WHERE MINOR SETTLEMENTS WOULD BE DETRIMENTAL AND WHERE NATIVE EXCAVATED MATERIAL IS NOT SUITABLE FOR COMPACTION AS BACKFILL, TRENCH SHALL BE BACKFILLED WITH BACKFILL GRAVEL. WARNING TAPE MARKERS AND TRACER WIRES SHALL BE INSTALLED DURING BACKFILL OPERATIONS.

WHERE BACKFILL IS REQUIRED TO BE COMPACTED TO A SPECIFIED DENSITY, TESTS FOR COMPLIANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY. ALLOW TESTING SERVICE TO INSPECT AND APPROVE EACH SUBGRADE AND FILL LAYER BEFORE FURTHER FILL, BACKFILL OR CONSTRUCTION WORK IS PERFORMED.

10. UNDERGROUND ALERT: BEFORE LAYING OUT PIPING AND PERFORMING TRENCHING, CONTRACTOR SHALL DETERMINE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. CONTACT "DIG ALERT / UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA" - 1-800-422-4133. CONTRACTOR SHALL ALSO CONTACT OWNER'S REPRESENTATIVE TO ASCERTAIN LOCATIONS OF UNDERGROUND PIPING AND OTHER CONDITIONS AFFECTING TRENCHING, AND SHALL PERFORM TESTING AND SUBSURFACE EXPLORATION AS NECESSARY TO LOCATE UTILITIES. CONFIRM PIPE ELEVATION AT POINTS OF CONNECTION.

11. PIPING LOCATIONS: PIPING LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL LATERAL STUBS, OFFSETS, OBSTRUCTIONS, ETC. REQUIRED IN THE FIELD. THE ACTUAL LOCATIONS OF LINES, CLEANOUTS AND CONNECTIONS MAY VARY PROVIDED THAT COMPLETE SYSTEMS ARE SIZED AND INSTALLED IN COMPLIANCE WITH CODES. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.

12. CORRECTION OF WORK: THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK THE OWNER FINDS DEFECTIVE OR FAILING TO CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS REQUIRED BY THE CONTRACT DOCUMENTS. IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY AFTER RECEIPT OF A WRITTEN NOTICE FROM THE OWNER TO DO SO.

13. WATER PIPING: ALL ABOVE GROUND COLD AND HOT WATER PIPES IN BUILDINGS SHALL BE U.S. MANUFACTURED TYPE "L" HARD COPPER WITH U.S. MANUFACTURED WROUGHT COPPER FITTINGS AND (NON-LEAD) SOLDER SWEAT JOINTS. ALL UNDERGROUND WATER PIPING IN BUILDINGS SHALL BE U.S. MANUFACTURED TYPE "K" SOFT COPPER, WITH NO JOINTS ALLOWED UNDER SLABS. UNDERGROUND JOINTS NOT UNDER SLABS SHALL BE BRAZED. ALL WATER SHUT-OFF VALVES SHALL BE BALL TYPE OF BRONZE CONSTRUCTION, NIBCO S-685-80-LF, OR EQUAL. WHERE PIPES PIERCE FINISHED SURFACES, CHROME PLATED CAST BRASS ESCUTCHEONS WITH SET SCREW (BRASSCRAFT CB SERIES OR EQUAL) SHALL BE INSTALLED. LAVATORY AND SINK STOPS SHALL BE HEAVY PATTERN, ANGLE, 1/2" FIP INLET, 1/2" MIP OUTLET, WITH LOOSE KEY, CHROME PLATED C36000 BRASS, BRASSCRAFT KT SERIES, CHICAGO FAUCET 442-LKABCP, OR EQUAL. CONNECT STOPS WITH CHROME PLATED BRASS NIPPLES INTO FIP ADAPTERS BEHIND ESCUTCHEONS. SUPPLY TUBES SHALL BE BRAIDED STAINLESS STEEL WITH 1/2" FITTINGS AT BOTH ENDS, FLUIDMASTER NO-BURST.

14. WATER PRESSURE: WATER PRESSURE SHALL BE MAINTAINED AT A MINIMUM OF 60 PSI. IF WATER PRESSURE IS IN EXCESS OF 80 PSI, AN APPROVED WATER PRESSURE REGULATOR AND PRESSURE RELIEF VALVE SHALL BE INSTALLED.

15. WASTE AND VENT PIPING: ALL DRAINS, VENTS, FITTINGS, AND THE BUILDING DRAIN SHALL BE U.S. MANUFACTURED "NO-HUB" CAST IRON WITH FOUR-BAND NSF-CERTIFIED STAINLESS STEEL BAND CLAMPS. ALL BURIED CAST IRON PIPING SHALL BE DOUBLE-WRAPPED WITH 8 MIL POLYETHYLENE AND BACKFILLED WITH CLEAN SAND MINIMUM 6" ALL AROUND. (SEE NOTE 9.) THE BUILDING SEWER (BEYOND 5 FEET OF FOUNDATION) SHALL BE PVC PLASTIC GRAVITY SEWER PIPE MEETING THE REQUIREMENTS OF ASTM D3034-SDR35. EXTENSIONS TO SERVE CLEANOUTS AT GRADE SHALL BE NO-HUB CAST IRON WITH STAINLESS STEEL BAND CLAMPS. ALL LINES SHALL BE SLOPED @ 1/4"/FT MIN OR IN COMPLIANCE WITH CODE. WHERE VENT PIPES PENETRATE THE ROOF, PIPING SHALL BE FLASHED AND COUNTER-FLASHED. VANDAL-PROOF VENT CAPS (JR SMITH 1748, ZURN Z-193, OR EQUAL) SHALL BE INSTALLED ON EVERY PLUMBING VENT. SINKS SHALL BE INSTALLED WITH ADA COMPLIANT OFFSET PERFORATED GRID DRAIN ASSEMBLIES, AMER STD, OR EQUAL. LAVATORY AND SINK P-TRAPS SHALL BE INSTITUTIONAL GRADE CHROME PLATED VANDAL-PROOF HEAVY DUTY CAST BRASS, McGUIRE MFG CO "VANDAL TRAP", OR EQUAL. FOR SINK INSTALLATIONS WITH HOT WATER ONLY, WITH McGUIRE PROWRAP ADA INSULATION. WHERE DRAINS PENETRATE WALLS, CHROME PLATED CAST BRASS ESCUTCHEONS WITH SET SCREWS SHALL BE INSTALLED.

16. PROVIDE ALL PIPING NEEDED FOR KITCHEN FIXTURES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO TAILPIECE, TRAPS AND TRAP ARMS. ALL EXPOSED INDIRECT DRAIN AND VENT PIPING SHALL BE U.S. MANUFACTURED DWV COPPER WITH SOLDERED WASTE FITTINGS. TERMINATE INDIRECT DRAIN AT FLOOR SINK PER ENVIRONMENTAL HEALTH REQUIREMENTS. INSTALL ALL PLUMBING FIXTURES ON PLUMBING & ARCHITECTURAL PLANS, INCLUDING COLD AND HOT WATER CONNECTIONS AND DRAINS.

17. CLEANOUTS: WALL CLEANOUTS SHALL BE CAST IRON CLEANOUT TEE WITH COUNTERSUNK BRONZE PLUG AND ROUND STAINLESS STEEL COVER WITH VANDAL-PROOF -SCREWS - J.R. SMITH 4532S-UY; ZURN Z-1446-BP-VP, OR EQUAL. FLOOR CLEANOUTS SHALL BE CAST IRON BODY WITH BRONZE PLUG AND SQUARE ADJUSTABLE NON-SKID NICKEL-BRONZE TOP WITH VANDAL PROOF TOP FOR FINISHED FLOOR, J.R. SMITH 4043S-PB, ZURN ZN-1400-TVP, OR EQUAL. CLEANOUTS TO GRADE SHALL BE J.R. SMITH 4253S OR EQUAL WITH BRONZE PLUG AND NON-SKID COVER WITH LIFTING DEVICE SET FLUSH WITH SURFACE FOR PAVED AREAS. NON-TRAFFIC OR NONSURFACED AREAS SHALL BE INSTALLED WITH CAST IRON CLEANOUT RISERS TERMINATING WITH BRONZE PLUG WITHIN CONCRETE YARD BOX WITH CAST IRON COVER AND THE WORDS "BUILDING SEWER CLEANOUT" MARKED ON COVER.

18. PIPING SUPPORT: ALL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA PLUMBING CODE. HORIZONTAL WATER PIPES AND CONDENSATE DRAINS SHALL BE HUNG WITH SUPERSTRUT C-727-F ADJUSTABLE FELT-LINED PIPE HANGERS, THREADED ROD, AND BEAM ATTACHMENT BRACKETS, LOCATED AT SIX FOOT MAXIMUM INTERVALS. VERTICAL WATER PIPES AND CONDENSATE DRAINS SHALL BE SUPPORTED AT THEIR BASES AND AT EACH STORY OR AT TEN FOOT MAXIMUM INTERVALS. TO PREVENT SWAYING, PROVIDE LATERAL BRACING AT SIX FOOT INTERVALS ANCHORED TO OVERHEAD FRAMING. HORIZONTAL NATURAL GAS PIPING SHALL BE SUSPENDED WITH THE SAME HARDWARE AS FOR WATER PIPING, EXCEPT WITHOUT FELT LINER, LOCATED EVERY TEN FEET FOR PIPES 3/4" AND SMALLER, AND TWELVE FEET MAXIMUM FOR PIPES 1" AND LARGER. VERTICAL NATURAL GAS PIPING SHALL BE SUPPORTED AT EACH STORY HEIGHT. TO PREVENT SWAYING, PROVIDE LATERAL BRACING AT TEN FOOT INTERVALS ANCHORED TO OVERHEAD FRAMING.

HORIZONTAL CAST IRON PIPING SHALL BE HUNG WITH SUPERSTRUT C-710 ADJUSTABLE CLEVIS HANGERS. THREADED ROAD, AND BEAM ATTACHMENT BRACKETS, LOCATED AT FIVE FOOT MAXIMUM INTERVALS. TO PREVENT SWAYING, PROVIDE LATERAL BRACING AT FIVE FOOT INTERVALS ANCHORED TO OVERHEAD FRAMING. VERTICAL PIPING SHALL BE SUPPORTED AT EACH FLOOR WITH SUPERSTRUT C-720 RISER CLAMPS AND AT MIDSPAN WITH C-708 CLAMPS INTO SUPERSTRUT CHANNEL.

19. INSULATION: INSULATE ALL HOT WATER PIPING WITH 1/2 INCH CLOSED CELL INSULATION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THERE SHALL BE NO GAPS IN THE INSULATION. INSULATE DRAIN TRAPS BELOW LAVS & SINKS WITH MCGUIRES PROWRAP ACCESS INSULATION OR LAVSHIELD . INSTALL 1 INCH THICK INSULATION AT EXTERIOR PIPE RISERS.

20. TESTING: ALL PIPING AND FIXTURES INSTALLED SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA PLUMBING CODE. ALL FIXTURES AND EQUIPMENT SHALL BE FUNCTION TESTED WITH A WRITTEN REPORT PROVIDED DETAIL THE PROPER OPERATION AND ADJUSTMENT OF EACH FIXTURE OR PIECE OF EQUIPMENT.

21. ROUGH-IN: EXCEPT WHERE INDICATED IN THE FIXTURE SCHEDULE FOR ACCESSIBLE FIXTURES, PIPING ROUGH-IN SHALL BE IN PRECISE ACCORDANCE WITH THE STANDARD ROUGH-IN DIMENSIONS PUBLISHED BE THE MANUFACTURER. ALL FIXTURES SHALL BE LOCATED IN STRICT CONFORMANCE WITH THE ARCHITECTURAL PLANS. COORDINATE W/ FRAMING & CONCRETE CONTRACTORS FOR BACKING AS REQD.

22. STERILIZATION: ALL WATER PIPING SHALL BE FLUSHED AND STERILIZED. FLUSH EACH UNIT OF WATER SUPPLY AND DISTRIBUTION SYSTEM THOROUGHLY WITH CLEAN WATER AT THE HIGHEST VELOCITIES ATTAINABLE. STERILIZE WATER LINES BY FILLING WITH A SOLUTION CONTAINING FIFTY (50) PARTS OF CHLORINE PER MILLION PARTS OF WATER AND HOLDING THE SOLUTION THEREIN FOR AT LEAST EIGHT (8) HOURS WITH A WATER HEAD OF AT LEAST FIVE FEET ABOVE THE HIGHEST POINT IN THE SYSTEM. CONTINUE FLUSHING UNTIL THE RESIDUAL CHLORINE IS APPROXIMATELY, BUT NOT MORE THAN, TWO (2.0) PARTS PER MILLION. TAKE SAMPLES PER LAB REQUIREMENTS AND PROVIDE TEST RESULTS. IF HARMFUL BACTERIA ARE PRESENT, REDO STERILIZATION PROCEDURE.

23. LOW-FLOW FIXTURES: THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS NOTED BELOW. CPC 402.0. REF. TABLE 5.303.2.2 (CGBC)

a) WATER CLOSETS = 1.28 GALLONS PER FLUSH MAX.
b) LAVATORY FAUCETS - 0.5 GPM MAX.
c) SINK FAUCETS - 2.2 GPM MAX.
d) SHOWER - 1.8 GPM MAX.

24. MAINTAIN A MINIMUM OF TEN FEET OF CLEARANCE BETWEEN ANY AIR INTAKE AND ALL VENTS AND FLUES.

25. AS-BUILT DRAWINGS SHALL BE GIVEN TO THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.

26. WARRANTY: THE CONTRACTOR SHALL WARRANT THAT ALL SYSTEMS, SUBSYSTEMS, AND COMPONENT PARTS ARE FULLY FREE FROM DEFECTIVE DESIGN, MATERIALS, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

27. CLEANUP: CONTRACTOR SHALL THOROUGHLY CLEAN ENTIRE JOBSITE EVERY DAY OF ALL DEBRIS ASSOCIATED WITH MECHANICAL & PLUMBING INSTALLATION.

28. COORDINATION DURING CONSTRUCTION: THE CONTRACTOR SHALL COORDINATE ANY NECESSARY CHANGES IN WORK SCHEDULING WITH OWNER TO MINIMIZE THE DISRUPTION. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK TO BUILDING(S), SITE IMPROVEMENTS AND EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.

29. CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND ENGINEER.

30. HOT WATER PIPING SHALL BE INSULATED AS PER ENERGY CONSERVATION STANDARDS, CBC 1115B.4.3 ITEM 4. T-24 ENERGY. INSULATE ALL PIPING WITH CLOSED CELL INSULATION.

31. HOT WATER MAX TEMPERATURE SHALL BE 120 DEGREES AFTER TEMP VALVE.

32. CONDENSATE DRAINS: ALL CONDENSATE DRAINS SHALL BE U.S. MANUFACTURED TYPE "L" HARD COPPER, SLOPED AT 1/4" PER FOOT MINIMUM. DRAINS SHALL DISCHARGE WHERE INDICATED INTO AN APPROVED INDIRECT WASTE RECEPTOR. INSULATE ALL PIPING WITH 1 INCH THICK CLOSED CELL INSULATION.

GREEN BUILDING NOTES

1. GENERAL CONTRACTOR SHALL ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS, OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. WASTE MANAGEMENT PLAN SHALL:
A.) IDENTIFY THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
B.) DETERMINE IF MATERIAL WILL BE SORTED ON-SITE OR MIXED
C.) IDENTIFY DIVERSION FACILITIES WHERE MATERIALS COLLECTED WILL BE TAKEN.
D.) SPECIFY THE AMOUNT OF MATERIALS DIVERTED WHICH SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BOTH.

2. RECYCLE WASTE MATERIAL BEING REMOVED FROM SITE TO THE GREATEST EXTENT POSSIBLE. RECORD ALL AMOUNTS DISPOSED AND ALL AMOUNTS RECYCLED.

PLUMBING FIXTURE SCHEDULE

SYMBOL	WASTE	VENT	CW	HW	DESCRIPTION
WC 1	4	2	1-1/2	-	TOILET, WHITE VITREOUS CHINA, ELONGATED BOWL, WALL MOUNT. KOHLER "KINGSTON" K-4325-0. WITH BEMIS EXTRA HEAVY DUTY SOLID PLASTIC SEAT. W/ SLOAN MANUAL FLUSHOMETER MODEL ROYAL 3910168-111, 1.28 GPF. SEE ARCHITECTURAL PLANS FOR ADA COMPLIANT REQUIREMENTS FOR HEIGHTS AND LOCATIONS FOR EACH TOILET. INSTALL ON JR SMITH 0544FY FLOOR MOUNTED CARRIER.
U 1	2	1-1/2	1	-	URINAL, WHITE BARDON, WALL HUNG, KOHLER MODEL K4904-ET-0, URINAL & FLUSHOMETER COMBO. 1/8 GALLON PER FLUSH , 2" SPUD, SLOAN MANUAL FLUSHOMETER MODEL 186. INSTALL ON JR SMITH OR ZURN FLOOR MOUNTED CARRIER. SEE ARCHITECTURAL PLANS FOR ADA COMPLIANT INSTALLATION REQTS.
L 1	2	1-1/2	1/2	1/2	LAVATORY, WALL MOUNT, WHITE VITREOUS CHINA, KOHLER "BRENHAM" K-1997-SS1N-0, W/ SINGLE HOLE. WITH SLOAN FAUCET EAF-275-ISM. SOLAR POWERED, SENSOR ACTIVATED. WITH INTEGRAL SPOUT TEMPERATURE MIXER. PROVIDE TRUEBRO LAV TRAP WRAP GUARD. SEE ARCHITECTURAL PLANS FOR ADA COMPLIANT REQUIREMENTS FOR HEIGHTS AND LOCATIONS FOR EACH LAVATORY. INSTALL ON JR SMITH OR ZURN FLOOR MOUNTED CARRIER.
DF 1	2	1-1/2	1/2	-	DRINKING FOUNTAIN: BOTTLE FILLING STATION, WALL MOUNTED, STAINLESS STEEL, VANDAL-RESISTANT. ELKAY MODEL LVRCTLDDWSK. INCLUDE HANGER BRACKET. SEE ARCHITECTURAL DETAILS FOR ADA INSTALLATION DIMENSIONS. POWER: 115V/ 60HZ, 15 WATTS.
SH 1	-	-	1/2	1/2	SHOWER, SINGLE STATION, WALL MOUNTED, ADA COMPLIANT. ACORN APEX MODEL 450BADA SERIES. SURFACE MOUNTED, WITH T/P TEMPERATURE - PRESSURE BALANCING MIXING VALVE, SUPPLY FLOW CONTROL 1.5 GPM. SEE ARCHITECTURAL PLANS FOR LOCATIONS AND ADA COMPLIANT INSTALLATION REQTS.
SH 2	-	-	1/2	1/2	SHOWER, SINGLE STATION, WALL MOUNTED, ACORN APEX MODEL 450B SERIES. SURFACE MOUNTED, WITH T/P TEMPERATURE - PRESSURE BALANCING MIXING VALVE, SUPPLY FLOW CONTROL 1.5 GPM. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
SHD 1	2	1-1/2	1/2 (TP)		SHOWER DRAIN. JR SMITH MODEL #2005Y-B, ZURN MODEL #415 NH TYPE "J", OR EQUAL.NO-HUB WITH SQUARE TOP. WITH JR SMITH 2692 QUAD CLOSE TRAP SEAL.
FD 1	2	1-1/2	1/2 (TP)	-	FLOOR DRAIN. JR SMITH MODEL #2005Y-B-P, ZURN MODEL #415 J OR EQUAL. WITH SQUARE TOP, NO HUB AND TRAP PRIMER CONNECTION.
FS 1	2	1-1/2	1/2 (TP)	-	FLOOR SINK, JR SMITH FIG. 3101Y-C-U-12, 8-1/2" SQUARE TOP, NICKEL BRONZE RIM, HALF GRATE, & SEDIMENT BUCKET.
MS 1	3	1-1/2	3/4	3/4	MOP SINK. FIAT PRODUCTS MODEL TSB3000. PROVIDE W/ MOP SERVICE BASIN FITTING, HOSE AND HOSE BRACKET, AND STAINLESS STEEL WALL GUARDS. CHICAGO FAUCET MODEL 897-RCF W/ WALL BRACE, & VACUUM BREAKER SPOUT WITH PAIL HOOK.
WHA 1	-	-	1	-	WATER HAMMER ARRESTOR. JR SMITH 5005 OR EQUAL. LOCATE INSIDE WALL WITH JR SMITH 4730-U-NB, STAINLESS STEEL ACCESS COVER WITH VANDAL-PROOF SCREWS.
WHA 2	-	-	1	-	WATER HAMMER ARRESTOR. JR SMITH 5010 OR EQUAL. LOCATE INSIDE WALL WITH JR SMITH 4730-U-NB STAINLESS STEEL ACCESS COVER WITH VANDAL-PROOF SCREWS.
TP 1	-	-	1/2	-	TRAP PRIMER, MIFAB M-500, INSTALL IN COLD WATER LINE WITH JR SMITH 4730-U-NB STAINLESS STEEL ACCESS COVER PER DETAIL 7/P-501. INSTALL W/MI-DU DISTRIBUTION UNIT WHERE MULTIPLE TRAPS ARE SERVED.
SOV 1	-	-	-	-	SHUT-OFF VALVE. NIBCO S-685-80-LF. 1/2" THRU 2", BRONZE BALL VALVE, FULL PORT, SOLDER END. WHEN LOCATED IN RESTROOM CEILING BEHIND JR SMITH, 15x15, 4730-U-NB STAINLESS STEEL ACCESS COVER W/ VANDAL PROOF SCREWS, TO PROVIDE INDIVIDUAL RESTROOM ISOLATION FOR SERVICE. SIZE ON PLANS.
S 1	2	1-1/2

NOTES:

1. BEFORE COMMENCING WORK, INDEPENDENTLY VERIFY OR DETERMINE THE PRESENCE OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES AND DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL SUCH FACILITIES WHICH MAY AFFECT OR BE AFFECTED BY CONSTRUCTION. THIS WILL REQUIRE INVESTIGATION, POT HOLING AND SURVEYING. PROVIDE RESULTS OF THIS INVESTIGATION AND SURVEY TO OWNERS REPRESENTATIVE FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW.

2. IN ANY CASE, UPON BECOMING AWARE OF EXISTING BURIED PIPELINES, CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE DRAWING AND WHICH MAY AFFECT OR BE AFFECTED BY CONSTRUCTION, IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING.

3. VERIFY ALL CONNECTION SIZES & LOCATIONS AT BEGINNING OF PROJECT.

4. CUT, PATCH, AND PAINT FINISHED SURFACES AS REQUIRED. CONTRACTOR SHALL PATCH & REPAIR ALL SURFACES DISTURBED BY PIPE INSTALLATION. RESTORE FLOORS, WALLS, PAVEMENT, AND OTHER AFFECTED SURFACES TO MATCH ADJACENT EXISTING SURFACES IN MATERIAL, THICKNESS, TEXTURE AND FINISH. (1)

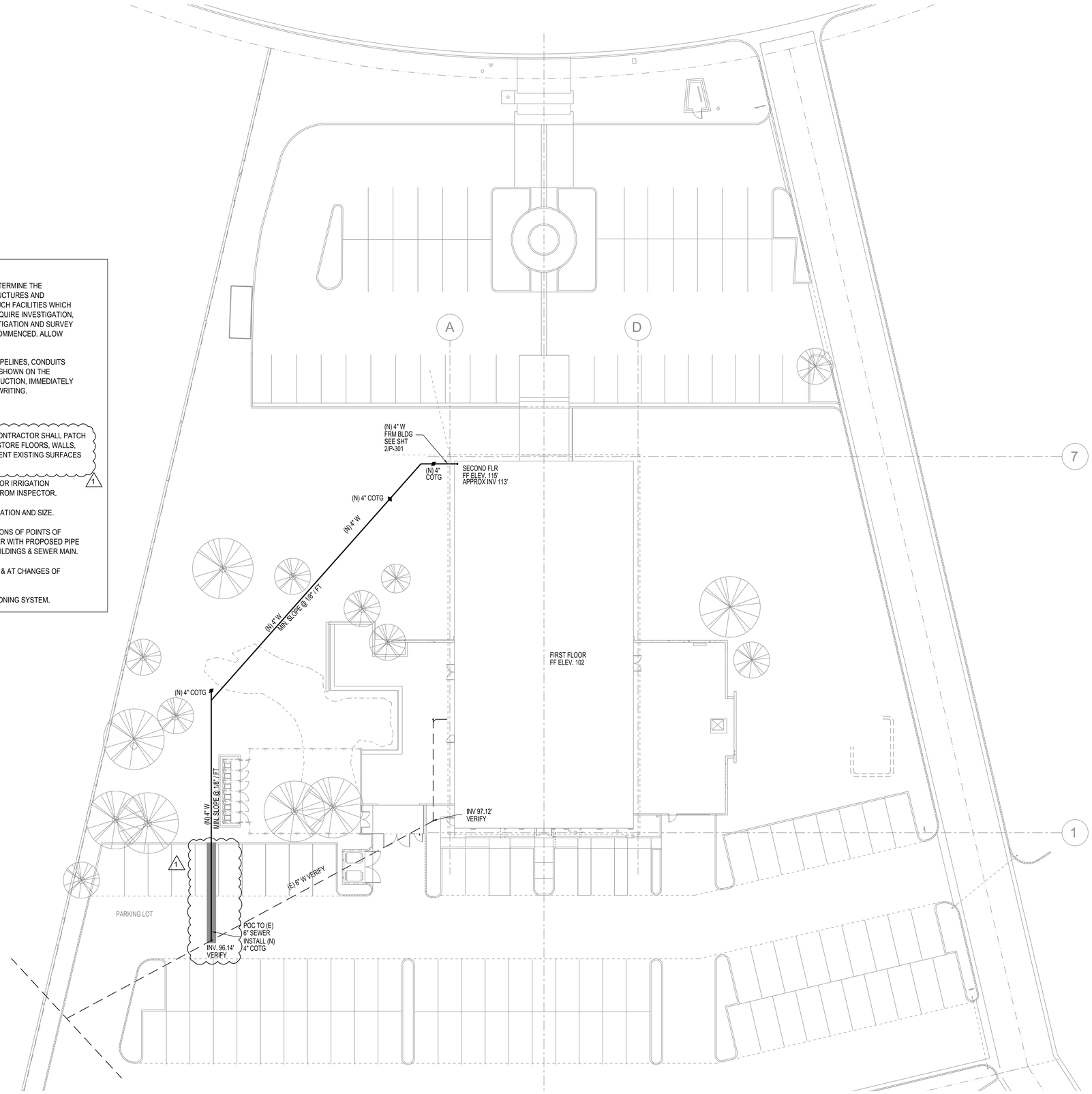
5. REPAIR ANY DAMAGED (E) PIPING, CONDUIT, IRRIGATION PIPE, OR IRRIGATION WIRING. DO NOT COVER UNTIL RECEIVING POSITIVE APPROVAL FROM INSPECTOR.

6. PROVIDE CONNECTION TO (E) SITE SEWER PIPING. VERIFY LOCATION AND SIZE.

7. AT BEGINNING OF PROJECT POT HOLE & SURVEY FOR ELEVATIONS OF POINTS OF CONNECTIONS. PROVIDE SHOP DRAWINGS TO PROJECT MANAGER WITH PROPOSED PIPE SLOPE TO ACCOMMODATE EXISTING CONNECTION POINTS AT BUILDINGS & SEWER MAIN.

8. CLEANOUTS SHALL BE LOCATED A MAXIMUM OF 100 FT. APART & AT CHANGES OF DIRECTIONS GREATER THAN 135 DEGREES.

9. CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND FUNCTIONING SYSTEM.



1 P-200 PLUMBING SITE PLAN
1/16" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

1	3/13/2026	REVISION 1
	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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Sheet Title:
PLUMBING
SITE PLAN

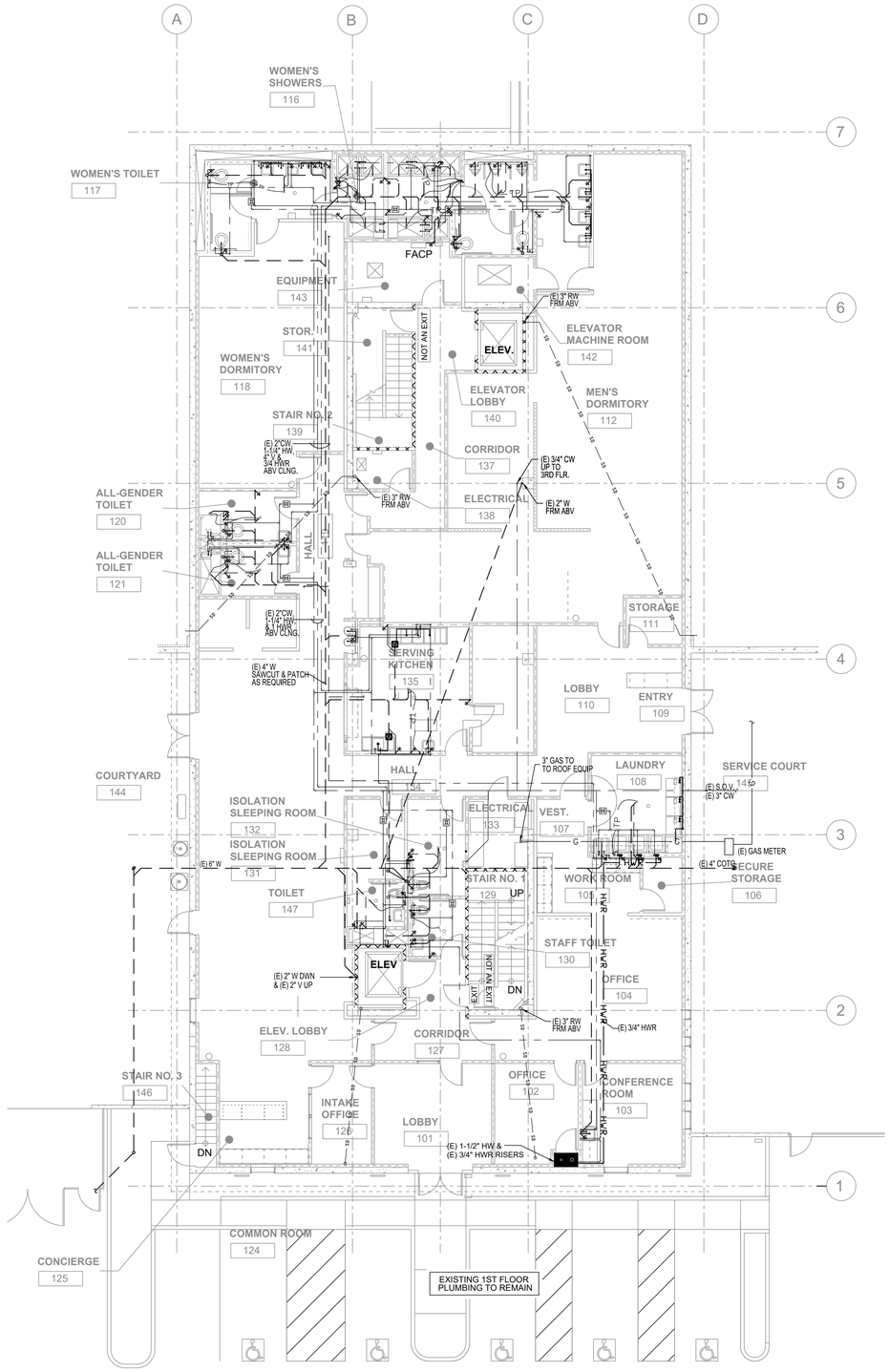
Date: 20 March 2026

Sheet Number:
P-200

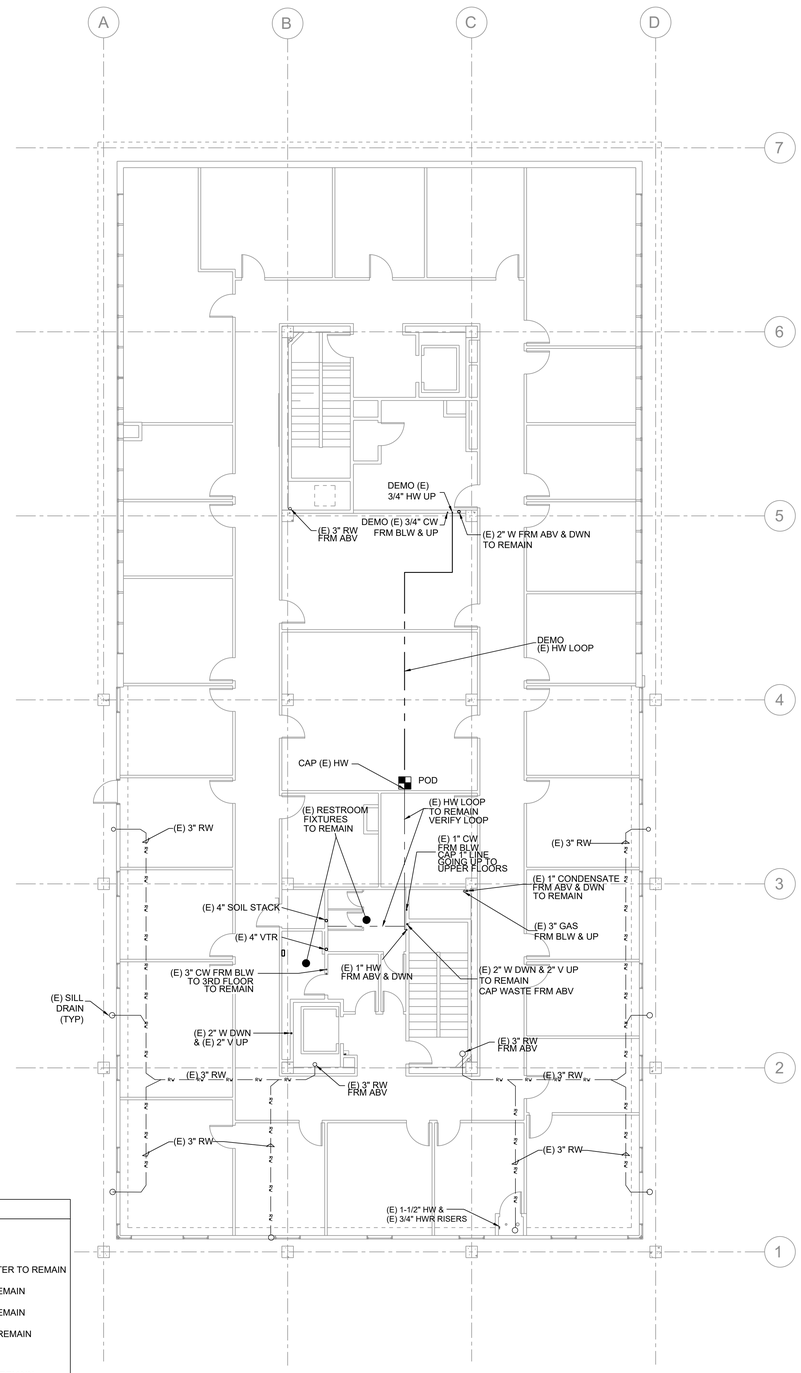
ISSUE FOR BID

DATE:

DRAWING PATH:



1 FIRST FLOOR EXISTING PLUMBING PLAN
P-201 1/8" = 1'-0"



2 SECOND FLOOR DEMOLITION PLUMBING PLAN
P-201 1/8" = 1'-0"

LINE LEGEND	
	DEMO CW
	DEMO HW
RW RW	(E) RAIN WATER TO REMAIN
	(E) CW TO REMAIN
	(E) HW TO REMAIN
HWR HWR	(E) HWR TO REMAIN
	DEMO VENT
	(E) VENT TO REMAIN
	DEMO WASTE
	(E) WASTE TO REMAIN

NOTES:
1. EXISTING BUILDING PIPING AS SHOWN ON THE DRAWINGS PROVIDED BY RECORD DWGS IS INDICATED ON THIS PLAN. HOWEVER THE PIPING LOCATIONS AND SIZES HAVE NOT BEEN INDEPENDENTLY VERIFIED AND MAY NOT BE COMPLETE.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPES, LOCATION, SIZE,AND COMPLETE FUNCTIONING SYSTEM, DETERMINING ACTUAL LOCATIONS WILL REQUIRE INVESTIGATION.

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

Num	Date	Description
1	3/13/2026	REVISION 1

REVISIONS

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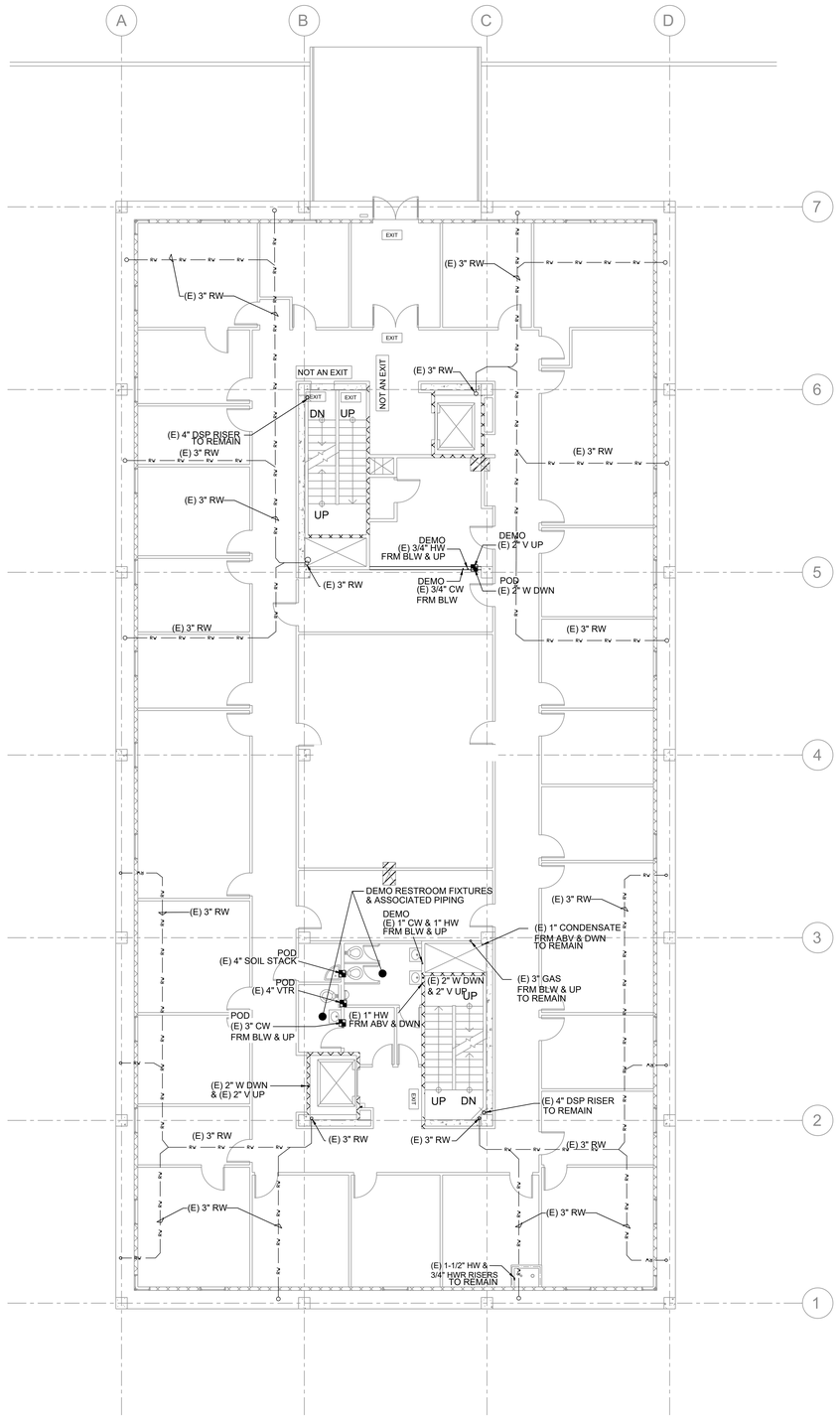
Sheet Title:
FIRST & SECOND FLOOR EXISTING & DEMO PLUMBING FLOOR PLAN

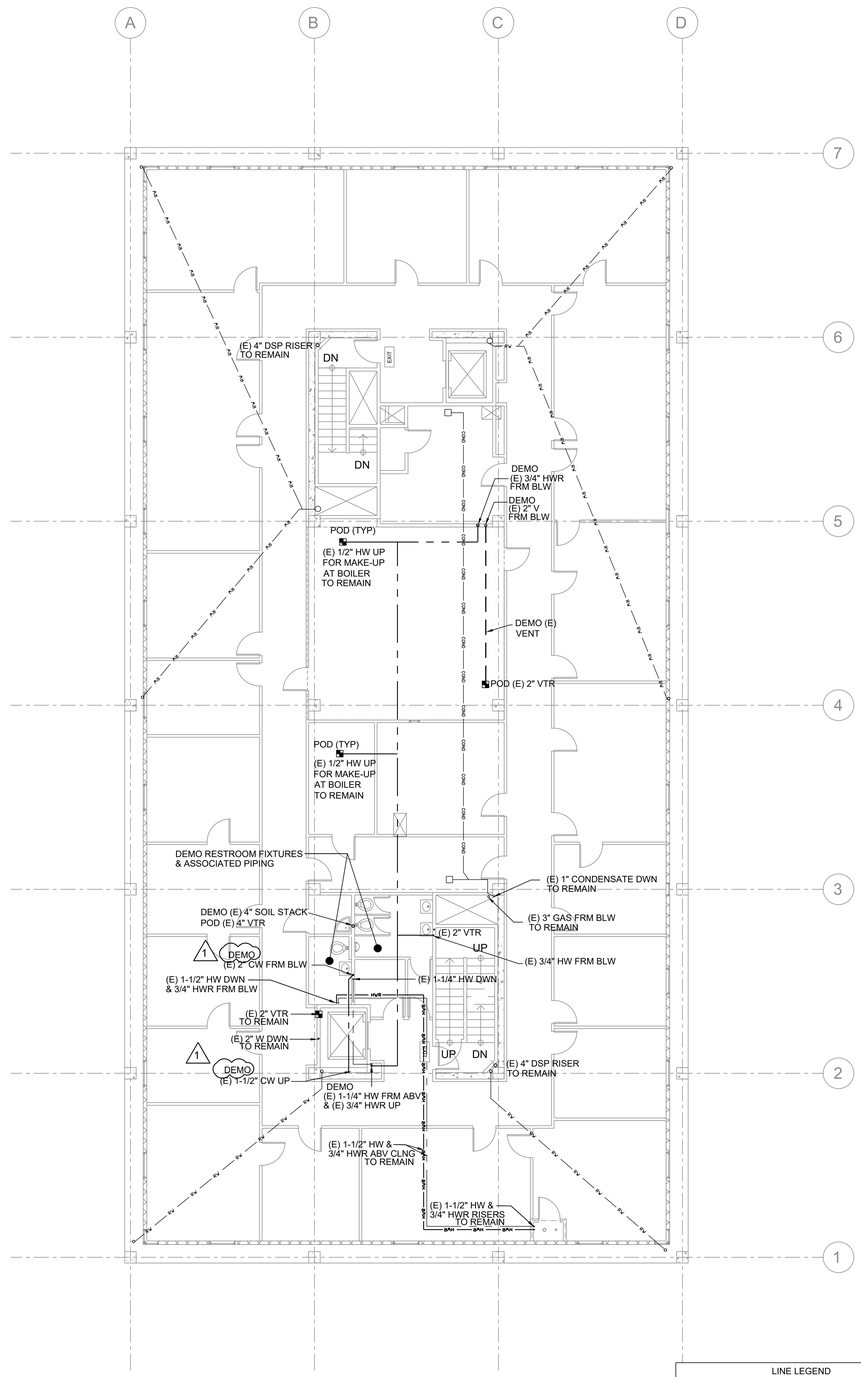
Date: 20 March 2026

Sheet Number:
P-201

ISSUE FOR BID



1 P-202 THIRD FLOOR DEMOLITION PLUMBING PLAN
1/8" = 1'-0"



2 P-202 FOURTH FLOOR DEMOLITION PLUMBING PLAN
1/8" = 1'-0"

NOTES:
1. EXISTING BUILDING PIPING AS SHOWN ON THE DRAWINGS PROVIDED BY RECORD DWGS IS INDICATED ON THIS PLAN. HOWEVER THE PIPING LOCATIONS AND SIZES HAVE NOT BEEN INDEPENDENTLY VERIFIED AND MAY NOT BE COMPLETE.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPES, LOCATION, SIZE,AND COMPLETE FUNCTIONING SYSTEM, DETERMINING ACTUAL LOCATIONS WILL REQUIRE INVESTIGATION.

LINE LEGEND	
	DEMO CW
	DEMO HW
RV RV	(E) RAIN WATER TO REMAIN
	(E) CW TO REMAIN
	(E) HW TO REMAIN
HWR HWR	(E) HWR TO REMAIN
	DEMO VENT
	(E) VENT TO REMAIN
	DEMO WASTE
	(E) WASTE TO REMAIN

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER MARILYN RAYENDER APPLEBY No. M32401 CIVIL STATE OF CALIFORNIA

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

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COUNTY OF VENTURA
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800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1
	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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Sheet Title:
THIRD & FOURTH FLOOR DEMOLITION PLUMBING FLOOR PLANS

Date: 20 March 2026

Sheet Number:
P-202

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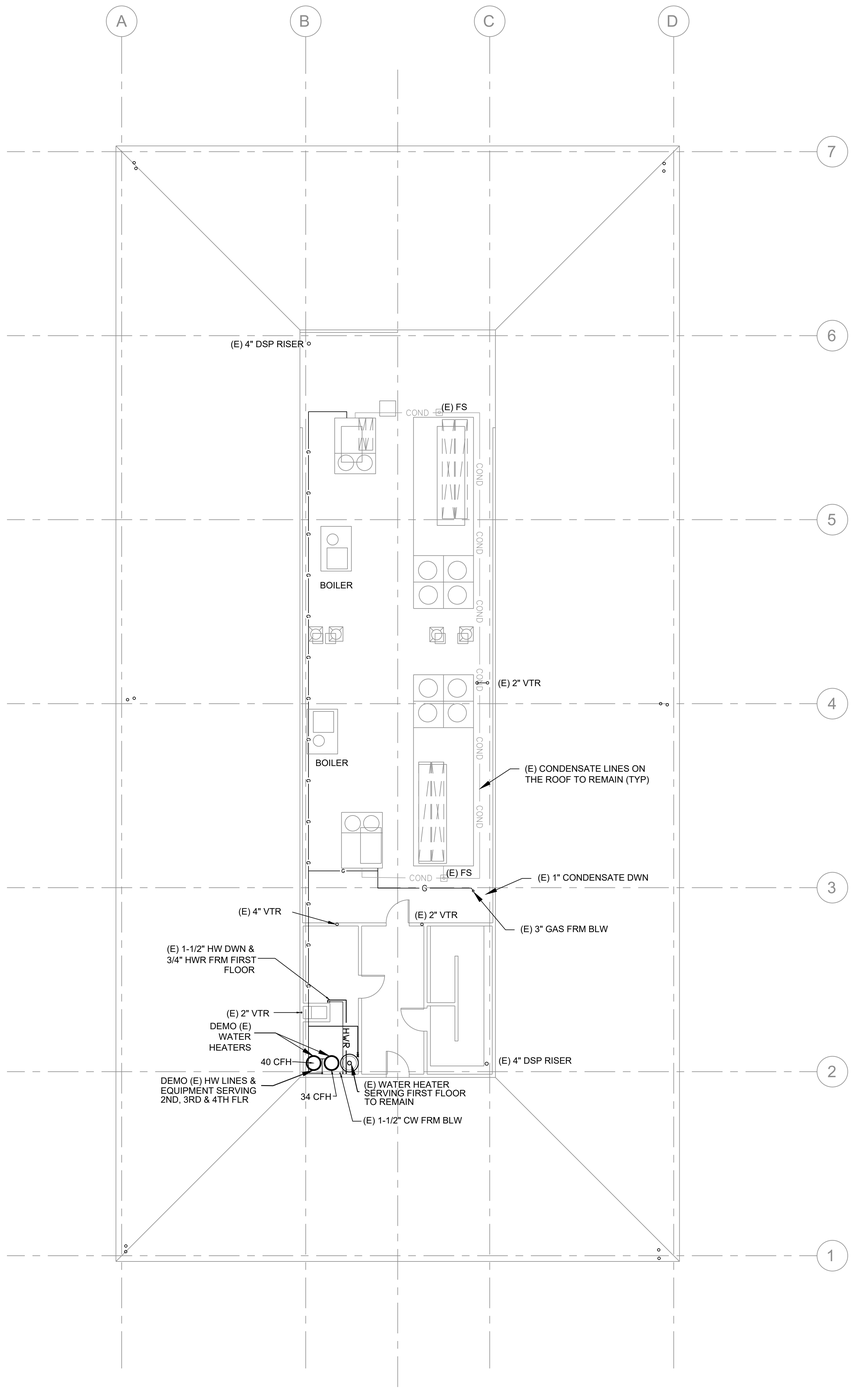

1 EXISTING ROOF PLUMBING PLAN
P-203 1/8" = 1'-0"

NOTES:
1. EXISTING BUILDING PIPING AS SHOWN ON THE DRAWINGS PROVIDED BY RECORD DWGS IS INDICATED ON THIS PLAN. HOWEVER THE PIPING LOCATIONS AND SIZES HAVE NOT BEEN INDEPENDENTLY VERIFIED AND MAY NOT BE COMPLETE.
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ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
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KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

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COUNTY OF VENTURA
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800 South Victoria Avenue
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1	3/13/2026	REVISION 1
	Date	Description

REVISIONS

Num	Date	Description
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2	6/13/2025	Submit Plan Check
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CAD File Name:

Sheet Title:
EXISTING ROOF PLUMBING PLAN

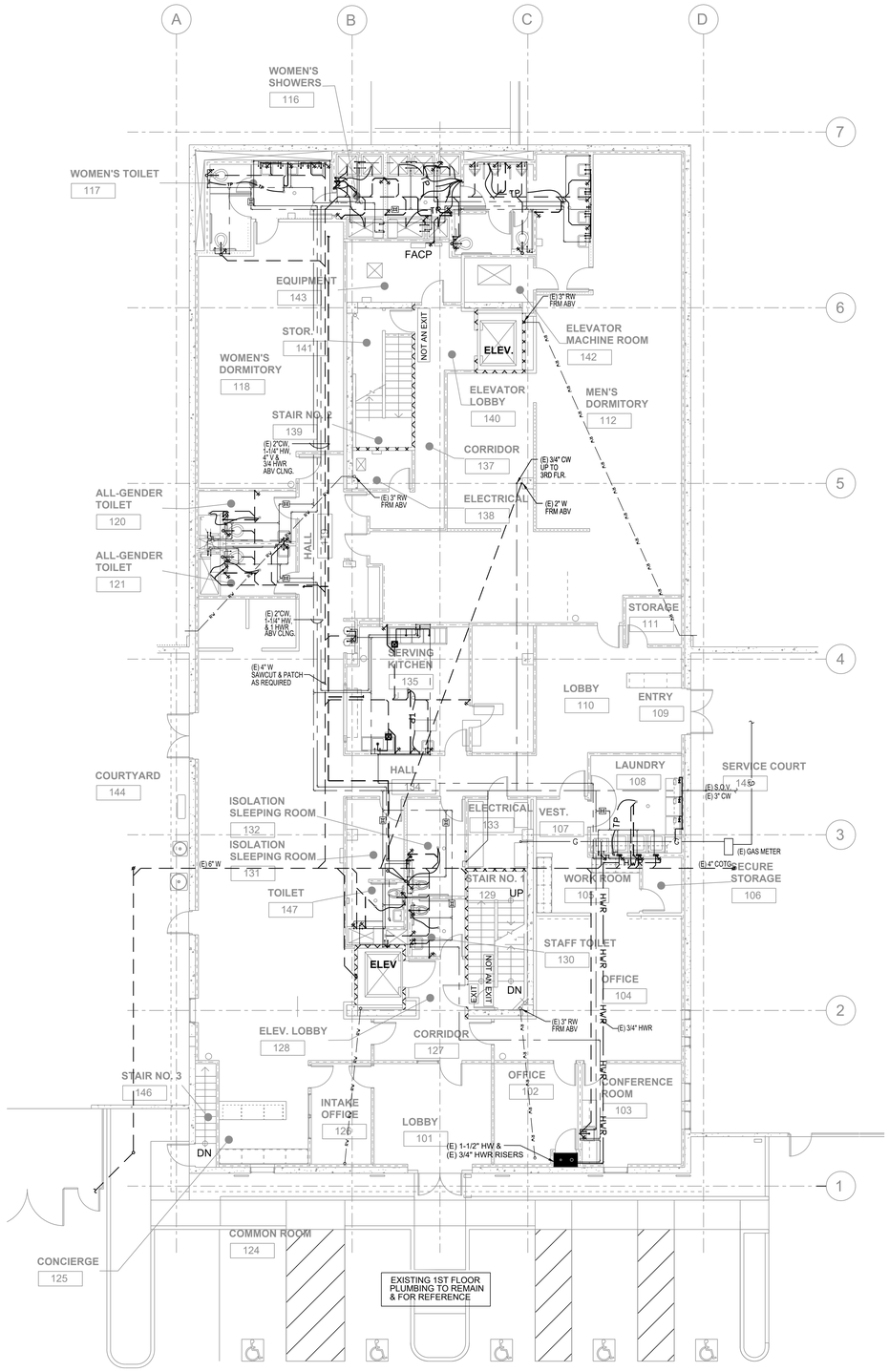
Date: 20 March 2026

Sheet Number:
P-203

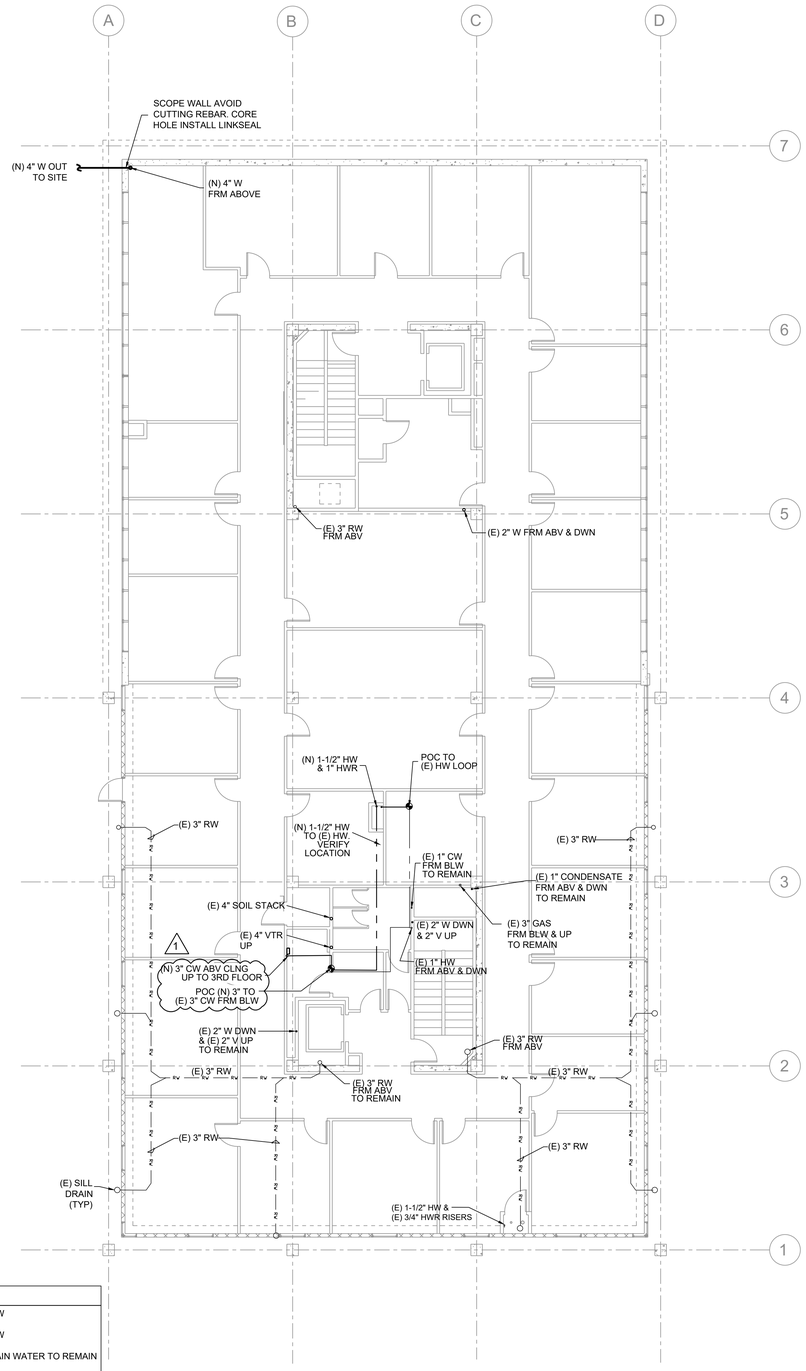
ISSUE FOR BID

DATE:

DRAWING PATH:



1 FIRST FLOOR EXISTING PLUMBING PLAN
P-301 1/8" = 1'-0"



2 SECOND FLOOR PLUMBING PLAN
P-301 1/8" = 1'-0"

LINE LEGEND	
	(N) CW
	(N) HW
RW RW	(E) RAIN WATER TO REMAIN
	(E) CW TO REMAIN
	(E) HW TO REMAIN
HWR HWR	(E) HWR TO REMAIN
	(N) VENT
	(E) VENT TO REMAIN
	(N) WASTE
	(E) WASTE TO REMAIN

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1
Δ	Date	Description

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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Drawn by:
Checked by:
CAD File Name:

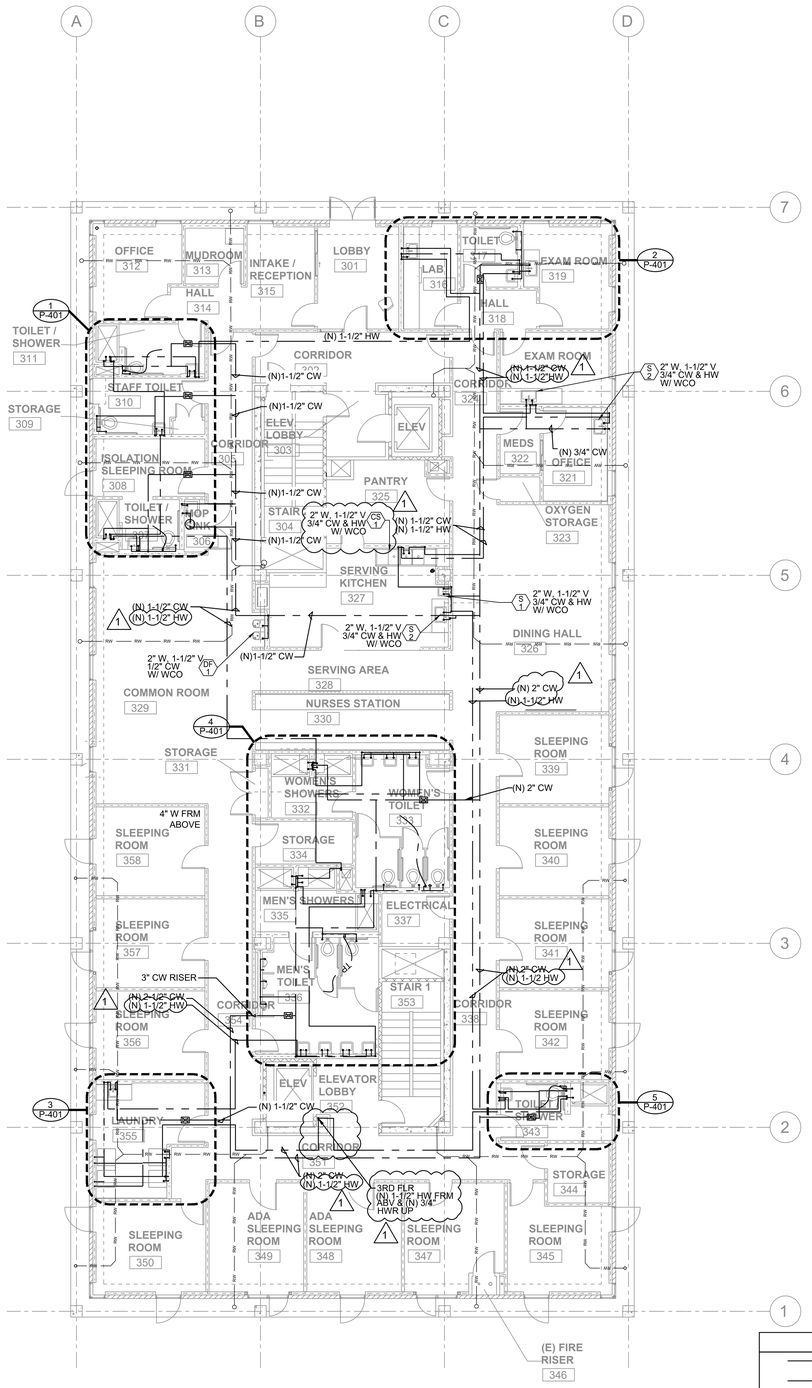
Sheet Title:
FIRST FLOOR EXISTING & SECOND FLOOR PLUMBING PLANS

Date: 20 March 2026

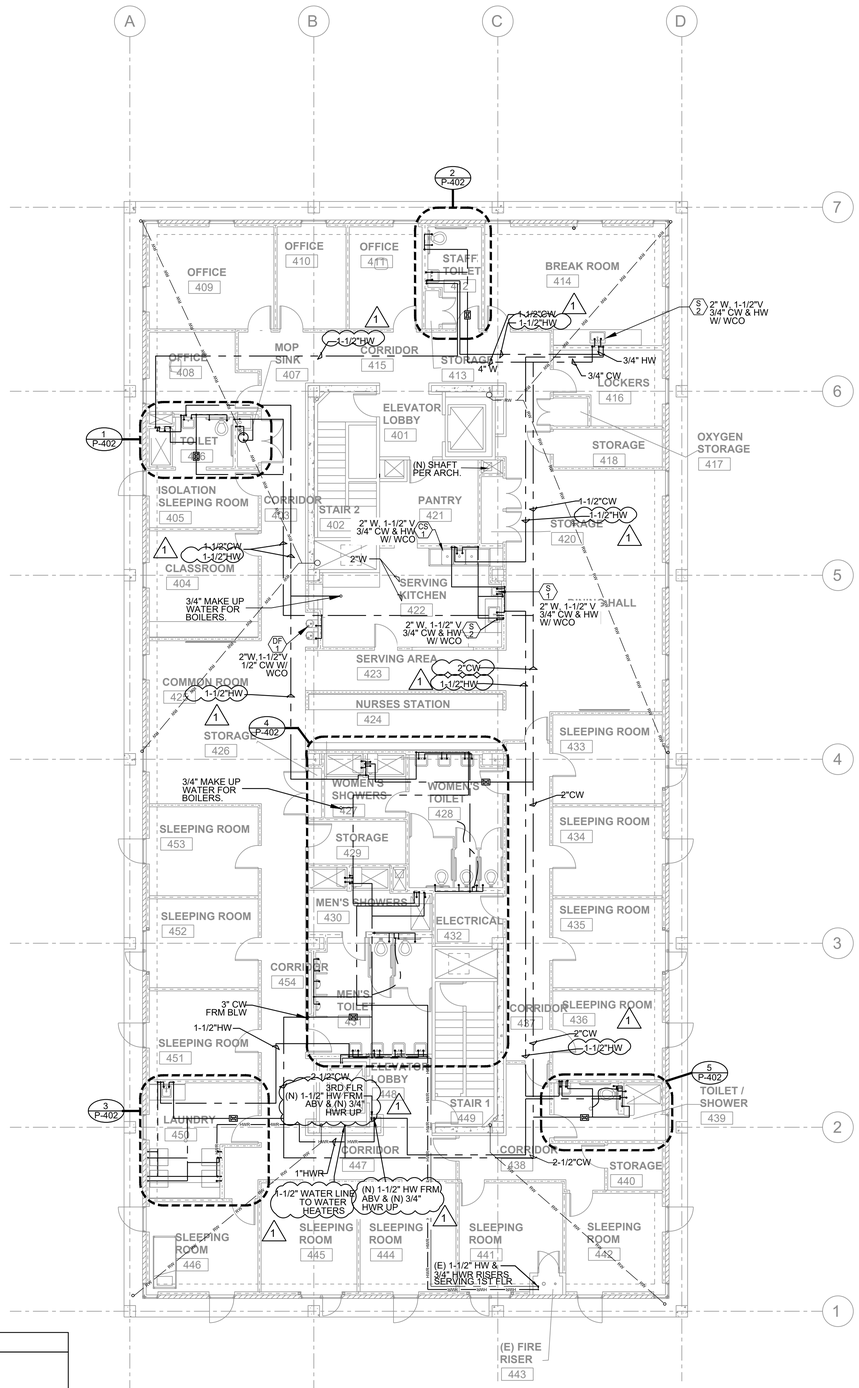
Sheet Number:
P-301

ISSUE FOR BID

DATE:
DRAWING PATH:



1 THIRD FLOOR PLUMBING PLAN (WATER ONLY)
P-302 1/8" = 1'-0"



2 FOURTH FLOOR PLUMBING PLAN (WATER ONLY)
P-302 1/8" = 1'-0"

LINE LEGEND	
	(N) CW
	(N) HW
RW RW	(E) RAIN WATER TO REMAIN
	(E) CW TO REMAIN
	(E) HW TO REMAIN
HWR HWR	(E) HWR TO REMAIN
	(N) VENT
	(E) VENT TO REMAIN
	(N) WASTE
	(E) WASTE TO REMAIN

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

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GSA Program Number:
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	Date	Description

REVISIONS

Num	Date	Description
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2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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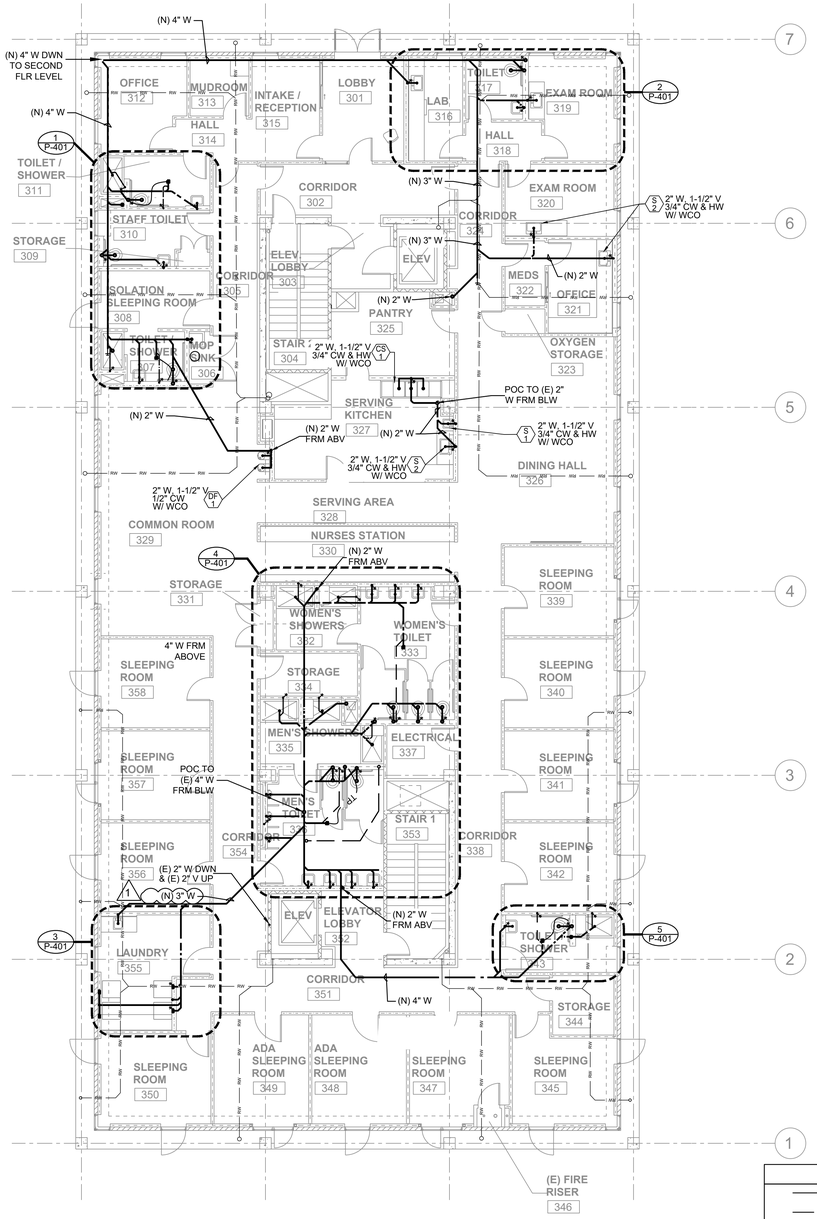
Drawn by:
Checked by:
CAD File Name:

Sheet Title:
THIRD & FOURTH FLOOR PLUMBING FLOOR PLAN (WATER ONLY)

Date: 20 March 2026

Sheet Number:
P-302

ISSUE FOR BID

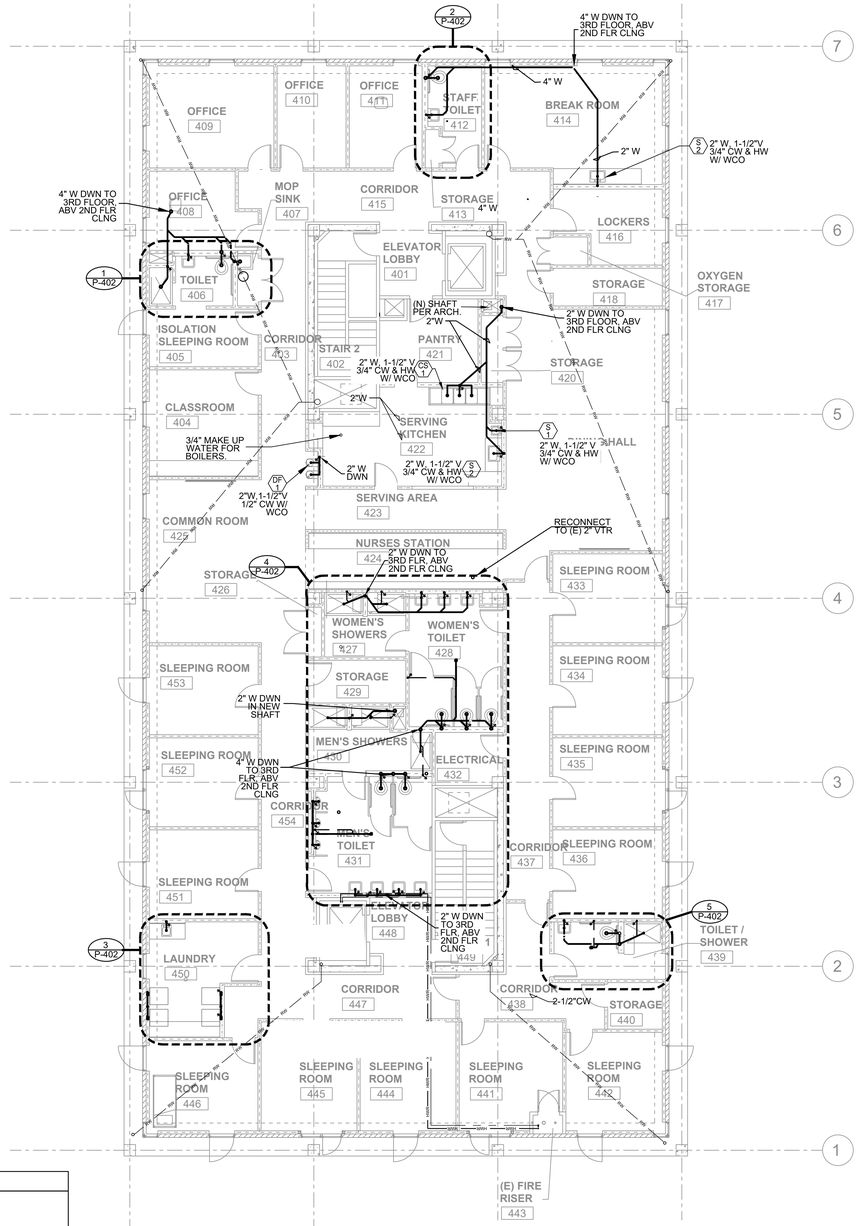


1 CONNECT VENTS ABV CEILING AND SIZE PER CPC 703.2 (TYP)

1 THIRD FLOOR PLUMBING PLAN (SEWER & VENT ONLY) P-303
1/8" = 1'-0"

LINE LEGEND

	(N) CW
	(N) HW
RW RW	(E) RAIN WATER TO REMAIN
	(E) CW TO REMAIN
	(E) HW TO REMAIN
HWR HWR	(E) HWR TO REMAIN
	(N) VENT
	(E) VENT TO REMAIN
	(N) WASTE
	(E) WASTE TO REMAIN



1 CONNECT VENTS ABV CEILING AND SIZE PER CPC 703.2 (TYP)

2 FOURTH FLOOR PLUMBING PLAN (SEWER & VENT ONLY) P-303
1/8" = 1'-0"

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
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GSA Program Number:
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Project:

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THIRD & FOURTH FLOORS

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	Date	Description

REVISIONS

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1	3/7/2025	Schematic Design 100%

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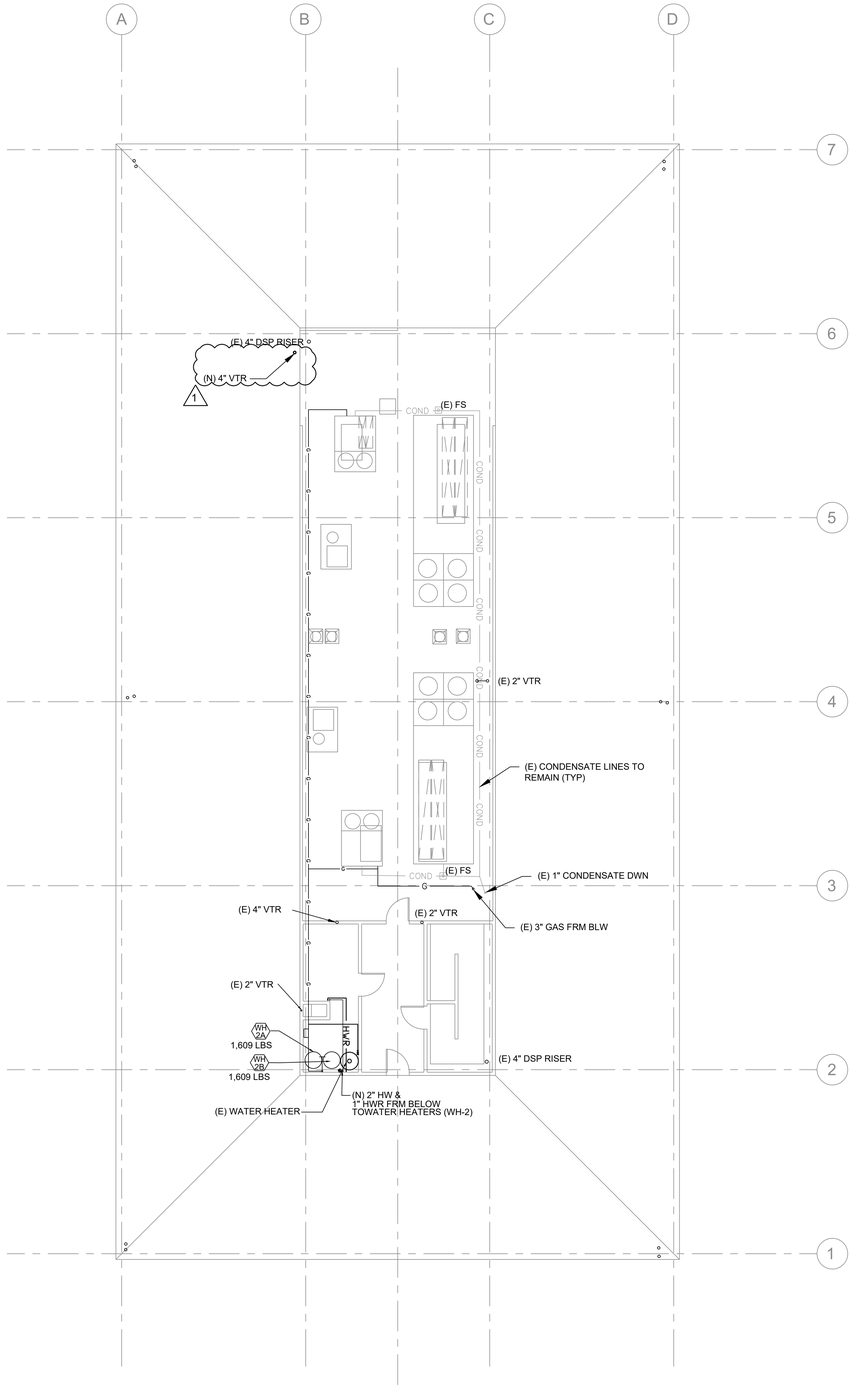
Checked by:
CAD File Name:

Sheet Title:
THIRD & FOURTH FLOOR PLUMBING FLOOR PLAN (SEWER & VENT ONLY)

Date: 20 March 2026

Sheet Number:
P-303

ISSUE FOR BID



1 PLUMBING ROOF PLAN
P-304 1/8" = 1'-0"

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

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THIRD & FOURTH FLOORS

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	Date	Description

REVISIONS

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Drawn by:

Checked by:

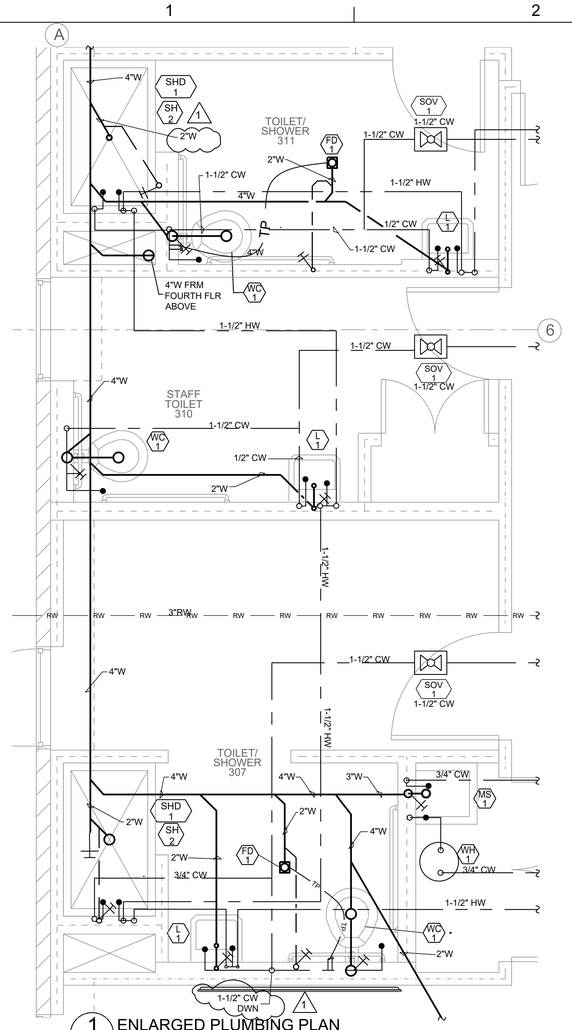
CAD File Name:

Sheet Title:
ROOF & BASEMENT PLUMBING FLOOR PLAN

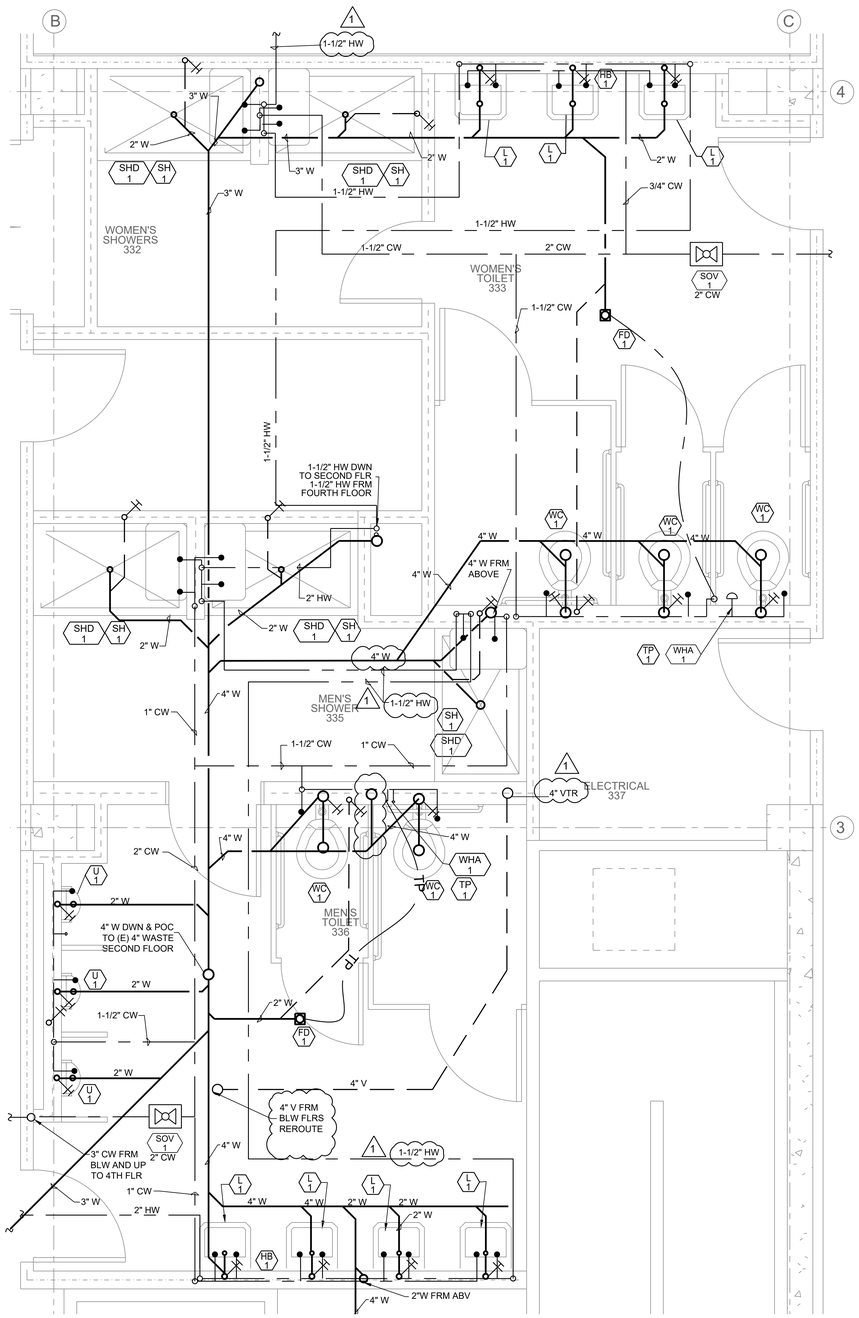
Date: 20 March 2026

Sheet Number:
P-304

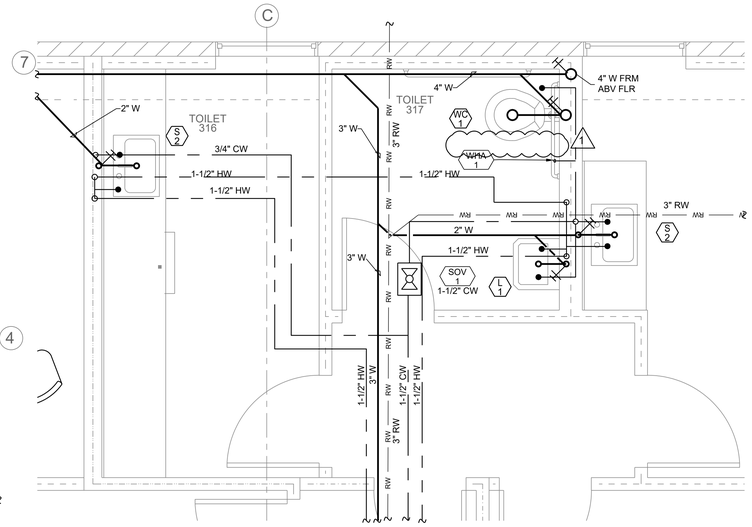
ISSUE FOR BID



1 ENLARGED PLUMBING PLAN
P-401 1/2" = 1'-0"

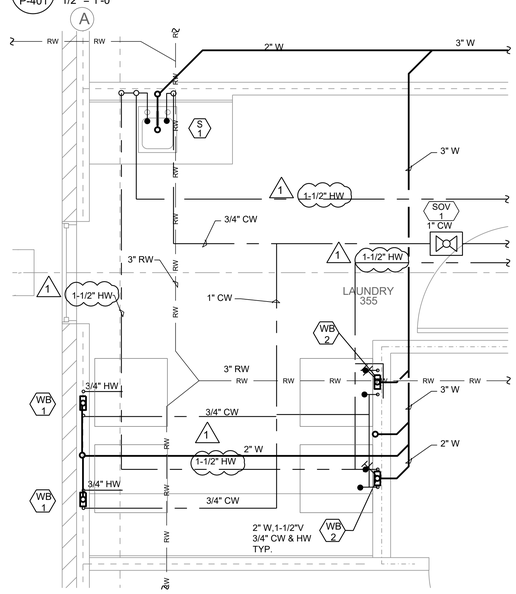


4 ENLARGED PLUMBING PLAN
P-401 1/2" = 1'-0"



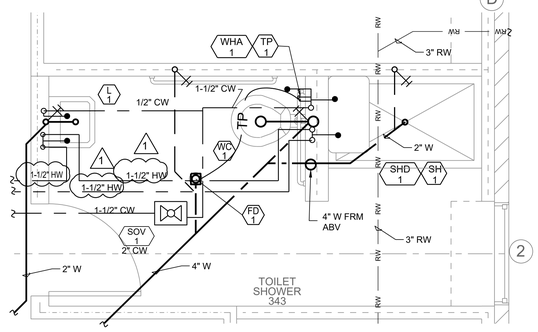
2 ENLARGED PLUMBING PLAN
P-401 1/2" = 1'-0"

TYPICAL FIXTURE PIPE SCHEDULE	
TAG	CALL OUT
WC 1	4" W, 2" V, 1-1/2" CW W/ WCO
L 1	2" W, 1-1/2" V, 1/2" CW & HW W/ WCO
MS 1	3" W, 2" V, 3/4" CW & HW W/ WCO
U 1	2" W, 1-1/2"V, 1" CW, W/ WCO
WH 1	3/4" CW & HW
FD 1	2" W, 1-1/2" V, W/ WCO
SHD 1 SH 1 SH 2	2" W, 1-1/2" V, 1/2" CW & HW
S 1	2" W, 1-1/2" V, 3/4" CW & HW W/ WCO



3 ENLARGED PLUMBING PLAN
P-401 1/2" = 1'-0"

1 CONNECT VENTS ABV CEILING AND SIZE PER CPC 703.2 (TYP)



5 ENLARGED PLUMBING PLAN
P-401 1/2" = 1'-0"

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

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Ventura, California 93009

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Δ	Date	Description

REVISIONS

Num	Date	Description
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1	3/7/2025	Schematic Design 100%

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Checked by:

CAD File Name:

Sheet Title:
THIRD FLOOR
ENLARGED
PLUMBING PLAN

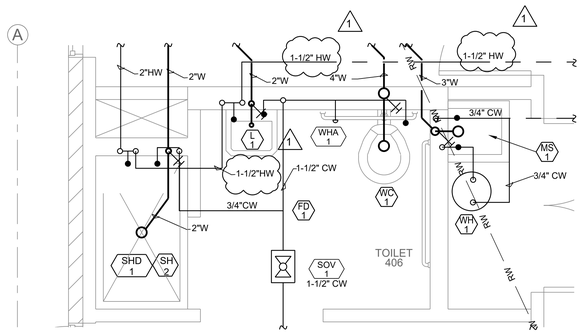
Date: 20 March 2026

Sheet Number:
P-401

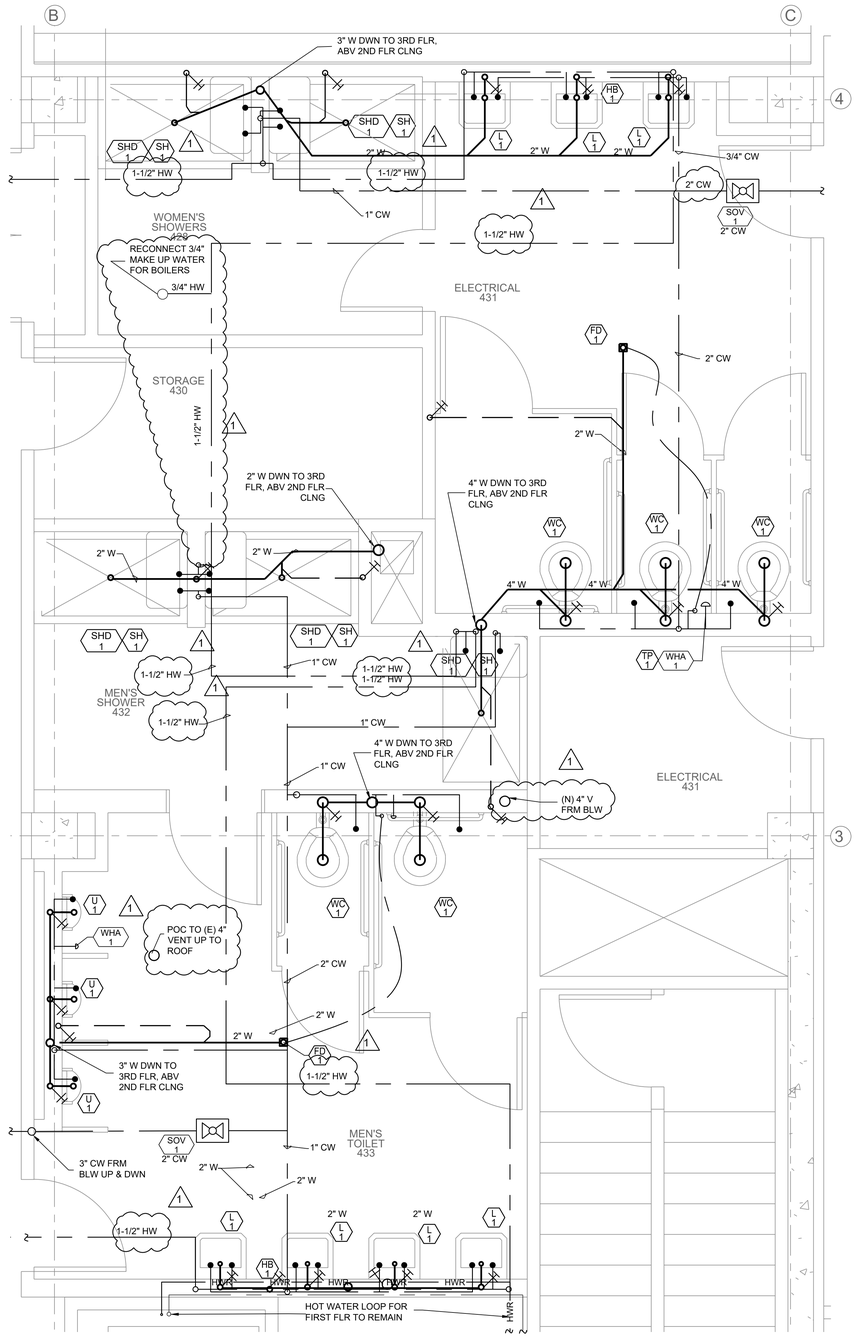
ISSUE FOR BID

DATE:

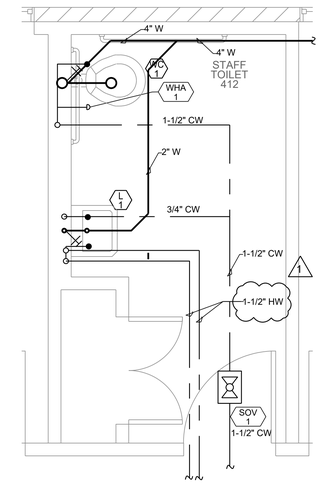
DRAWING PATH:



1 P-402 ENLARGED PLUMBING PLAN
1/2" = 1'-0"

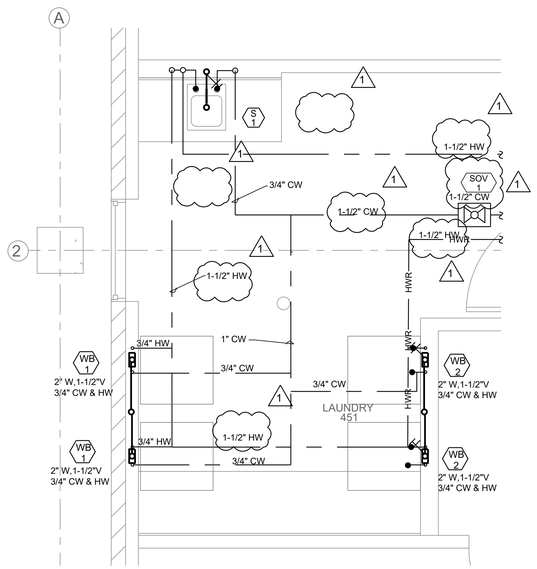


4 P-402 ENLARGED PLUMBING PLAN
1/2" = 1'-0"



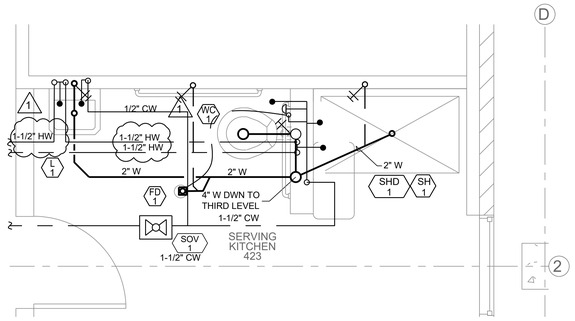
2 P-402 ENLARGED PLUMBING PLAN
1/2" = 1'-0"

TYPICAL FIXTURE PIPE SCHEDULE	
TAG	CALL OUT
WC 1	4" W, 2" V, 1-1/2" CW W/ WCO
L 1	2" W, 1-1/2" V, 1/2" CW & HW W/ WCO
MS 1	3" W, 2" V, 3/4" CW & HW W/ WCO
U 1	2" W, 1-1/2"V, 1" CW, W/ WCO
WH 1	3/4" CW & HW
FD 1	2" W, 1-1/2" V, W/ WCO
SHD 1 SH 1 SH 2	2" W, 1-1/2" V, 1/2" CW & HW



3 P-402 ENLARGED PLUMBING PLAN
1/2" = 1'-0"

1 CONNECT VENTS ABV CEILING AND SIZE PER CPC 703.2 (TYP)



5 P-402 ENLARGED PLUMBING PLAN
1/2" = 1'-0"

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ARCHITECTURE
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1	3/7/2025	Schematic Design 100%

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Drawn by:

Checked by:

CAD File Name:

Sheet Title:
FOURTH FLOOR ENLARGED PLUMBING PLAN

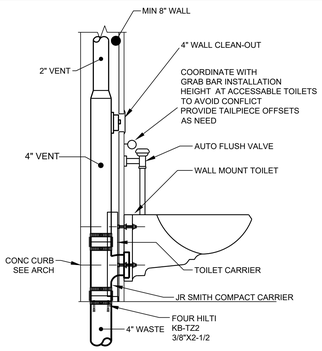
Date: 20 March 2026

Sheet Number:
P-402

ISSUE FOR BID

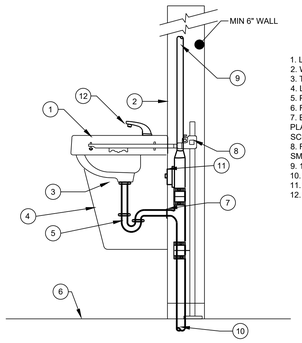
DATE:

DRAWING PATH:



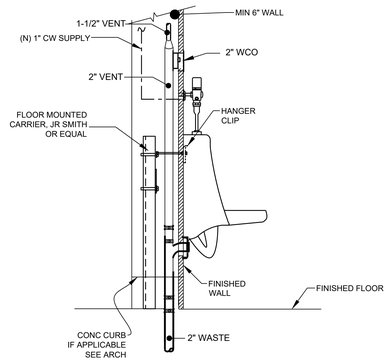
NOTE:
SEE ARCH DRAWINGS FOR ACCESSIBILITY REQUIREMENTS.

1 P-501 WATER CLOSET DETAIL
SCALE: NO SCALE

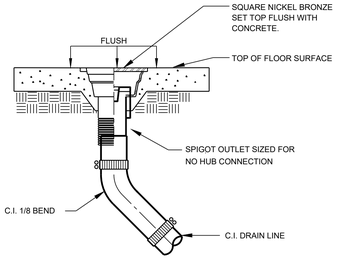


1. LAVATORY
2. WALL
3. TAILPIECE W/GRID STRAINER
4. LAV SHIELD
5. P-TRAP
6. FINISHED FLOOR
7. ESCUTCHEON PLATE, CHROME PLATED CAST BRASS W/SET SCREW
8. FLOOR MOUNTED CARRIER, JR SMITH OR EQUAL
9. 1-1/2" VENT
10. 2" WASTE
11. 2" CLEANOUT
12. FAUCET

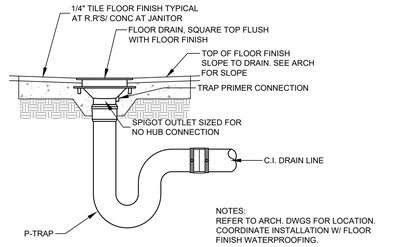
2 P-501 LAVATORY DRAIN PIPE DETAIL
SCALE: NO SCALE



3 P-501 URINAL DETAIL
SCALE: NO SCALE

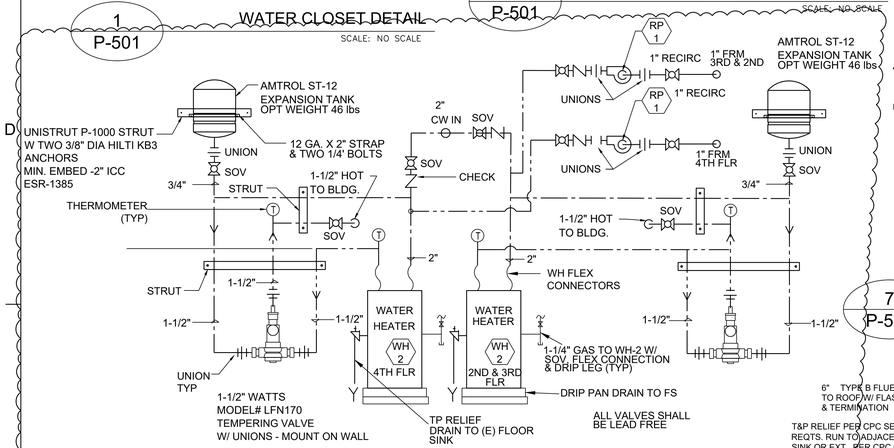


4 P-501 FLOOR CLEAN-OUT (FCO)
SCALE: NO SCALE

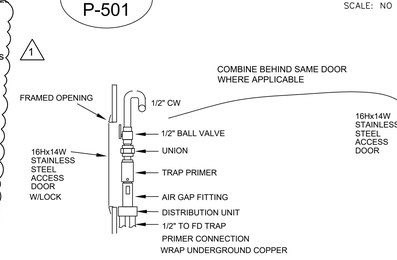


NOTES:
REFER TO ARCH. DWGS FOR LOCATION. COORDINATE INSTALLATION W/ FLOOR FINISH WATERPROOFING.

5 P-501 FLOOR DRAIN DETAIL
SCALE: NO SCALE

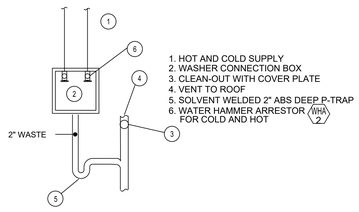


6 P-501 WATER HEATER PIPING DIAGRAM
SCALE: NO SCALE



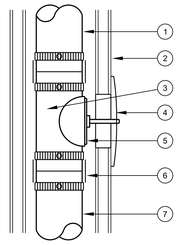
7 P-501 TRAP PRIMER DETAIL
SCALE: NO SCALE

8 P-501 WATER HAMMER ARRESTOR
SCALE: NO SCALE

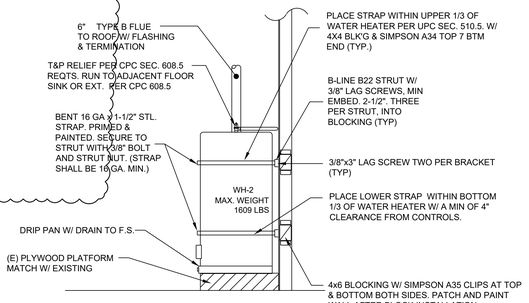


1. HOT AND COLD SUPPLY
2. WASHER CONNECTION BOX
3. CLEAN-OUT WITH COVER PLATE
4. VENT TO ROOF
5. SOLVENT WELDED 2" ABS DEEP P-TRAP
6. WATER HAMMER ARRESTOR (WHA 2) FOR COLD AND HOT

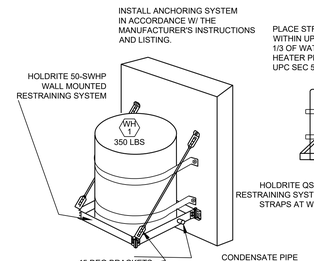
9 P-501 WASHER BOX DETAIL
SCALE: NONE



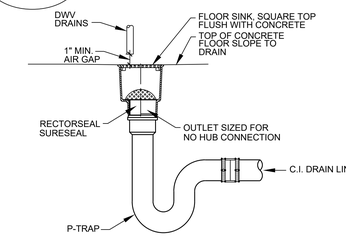
10 P-501 WALL CLEANOUT DETAIL
SCALE: NO SCALE



11 P-501 WATER HEATER DETAIL
SCALE: NO SCALE



13 P-501 WALL HUNG WATER HEATER DETAIL
SCALE: NO SCALE



12 P-501 FLOOR SINK DETAIL
SCALE: NO SCALE

GAS SYSTEM SIZING PER CHAPTER 12 CPC (3RD & 4TH FLOOR OPTION)								
(E)WATER HEATER (WH-1)		1	199000			199000		
(E)AC-3		1	275000			275000		
(E)AC-4		1	275000			275000		
(E)HWH-1		1	587000			587000		
(E)HWH-2		1	587000			587000		
(E)DRYERS		3	22500			67500		
(N) WATER HEATER		2	199900			399800		
TOTAL						2390300	BTUH	
CFH @ 1,000 BTUH/CFH						2390.3	CFH	
DISTANCE TO FURTHEST APPLIANCE						172	FT	
SIZE (175 FT)	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
CFH	37	77	144	296	443	854	1360	2410

KNOLL DRIVE WATER CALCULATION 2022 CALIFORNIA PLUMBING CODE									
	QTY	CW	HW	TOTAL CW F.U.	TOTAL HW F.U.				
WATER CLOSET	18	5	0	90	0				
(E)WATER CLOSET	12	5	0	60	0				
URINAL	6	3	0	18	0				
(E)URINAL	4	3	0	12	0				
LAVATORY	22	1	0.75	22	16.5				
(E)LAVATORY	14	1	0.75	14	10.5				
MOP SINK	2	3	2.25	6	4.5				
(E)MOP SINK	2	3	2.25	6	4.5				
HAND SINK	11	1.5	1.125	16.5	12.375				
(E)HAND SINK	4	1.5	1.125	6	4.5				
COMP SINK 18X24	2	2	1.5	4	3				
(E)SHOWER	11	2	1.5	22	16.5				
SHOWER	14	2	1.5	28	21				
DRINKING FOUNTAIN	4	0.5	0	2	0				
WASHER	9	4	3	36	27				
(E)WASHER	3	4	3	12	9				
HOSE BIB #1	1	2.5	0	2.5	0				
HOSE BIB OVER 1	5	1	0	5	0				
TOTAL				362	129.38				
DEMAND LOAD FROM CHART A-3						125	GPM		
SITE PRESSURE						80	PSI		
MAXIMUM DISTANCE TO FURTHEST FIXTURE						515	FT		
PLUS 50% FOR FITTINGS						257.5	FT		
TOTAL						772.5	FT		
MIN. PRESSURE AT FIXTURE						25	PSI		
PRESSURE AVAILABLE FOR FRICTION				80PSI - 25 PSI =		55			
PRESSURE AVAILABLE PER HUNDRED FEET OF COPPER					(45PSI/TOT. FT.)X100=			7.1	PSI/100FT
PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"
MAXIMUM FLOWRATE	2.8 GPM	7.9 GPM	18 GPM	26 GPM	38 GPM	65 GPM	100 GPM	180 GPM	225 GPM
TANK TYPE FIXTURE UNITS	1	10	26	44	78	200	326	638	1130
FLUSH VALVE FIXTURE UNIT	-	-	-	9	25	93	195	559	1130
HW (MAX. GPM @ 5FPS)	2.8 GPM	7.2 GPM	12 GPM	18 GPM	26 GPM	50 GPM	70 GPM	110 GPM	
TANK TYPE FIXTURE UNITS	0.8	6.5	16	26	44	127	225	431	

HILTI — Product information

High-performance intumescent firestop sealant FS-ONE MAX

Applications
- For effectively sealing most common through penetrations in a variety of base materials
- For use on concrete, masonry and drywall
- Mixed and multiple penetrations
- Metal pipe penetrations: copper, steel and EMT
- Insulated metal pipe penetrations: steel and copper
- Plastic pipe penetrations: closed or vented

Advantages
- US-produced: "Buy American" compliant
- One product for a variety of common through penetrations
- Cost-effective, easy-to-use solution
- Water-based and paintable
- Industry-leading VOC results
- Ethylene glycol-free

Chemical resistant | Mold and mildew resistant | rated | FBC

Intertek | FM APPROVED | cULus — FILL, VOID OR CAVITY MATERIAL FOR UL® W-TYPE/(G)-TYPE THROUGH-PENETRATION FIRESTOP SYSTEMS — SEE UL FIRE RESISTANCE DIRECTORY XHIT

Technical data	
Chemical basis	Water-based acrylic dispersion
Approx. Density	84.3 lb/ft³
Color	Red
Application temperature range	41 - 104 °F
Approx. cure time[1]	4 mm/3 days
Temperature resistance range	-4 to 212 °F
Mold and mildew performance	Class 0 (ASTM G21-96)
Mold and mildew resistance	Yes
Surface burning characteristics UL 723 (ASTM E84)	Flame spread: 0 Smoke development: 10
Tested in accordance with	UL 1479, ASTM E814, ASTM E84, CAN/ ULC-S115, ASTM G21, ASTM E90
California State fire marshal approval	CSFM Listing 4485-1200:0108 for FS-ONE MAX Intumescent Firestop Sealant
Expansion ratio (unrestricted, up to)	1:5

[1] at 70°F/21°C, 50% relative humidity

Order Designation	Package Content	Item number
FS-ONE MAX 20oz foil (3 case + disp)	1x Foil pack dispenser manual CS 270-P1, 75x Firestop sealant FS-ONE MAX 20 oz foil	3530252
FS-ONE MAX 10oz tube (1 case)	12x Firestop sealant FS-ONE MAX 10 oz cartridge	3530249
FS-ONE MAX 5 gallon (10 pails)	10x Firestop sealant FS-ONE MAX 5 gallon pail	3530263
FS-ONE MAX 20oz foil (1 case)	25x Firestop sealant FS-ONE MAX 20 oz foil	3530250
FS-ONE MAX 20oz foil (3 cases)	75x Firestop sealant FS-ONE MAX 20 oz foil	3530251
FS-ONE MAX 20oz Foil-Pallet	600x FSONE-MAX 20 oz foil, 290x Bulk Shipping Condition	3534713
FS-ONE MAX 10 oz cartridge		2101531
FS-ONE MAX 5 gallon pail		2101533

Hilti. Outperform. Outlast.

Hilti, Inc. (USA) 1-800-879-8000 | www.us.hilti.com | en español 1-800-879-5000 | Hilti (Canada) Corp. 1-800-363-4458 | www.hilti.ca

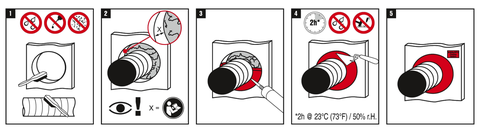
14 P-501 FIRESTOP PIPE SEALANT DETAIL
SCALE: NO SCALE

HILTI / FS-ONE MAX

2101774-08.2024

SCAN ME — UL: www.hilti.com cUL: www.hilti.ca www.hilti.group

es Antes de usar y para detalles específicos de aplicación, véase la información que acompaña al producto Hilti, el listado publicado por terceros y las aprobaciones nacionales. Solamente para los usuarios profesionales.



DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER — No. M33040 — MARILYN RAVENDRA APPLEBY — CIVIL — STATE OF CALIFORNIA

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP
800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Checked by:

CAD File Name:

Sheet Title:
PLUMBING DETAILS

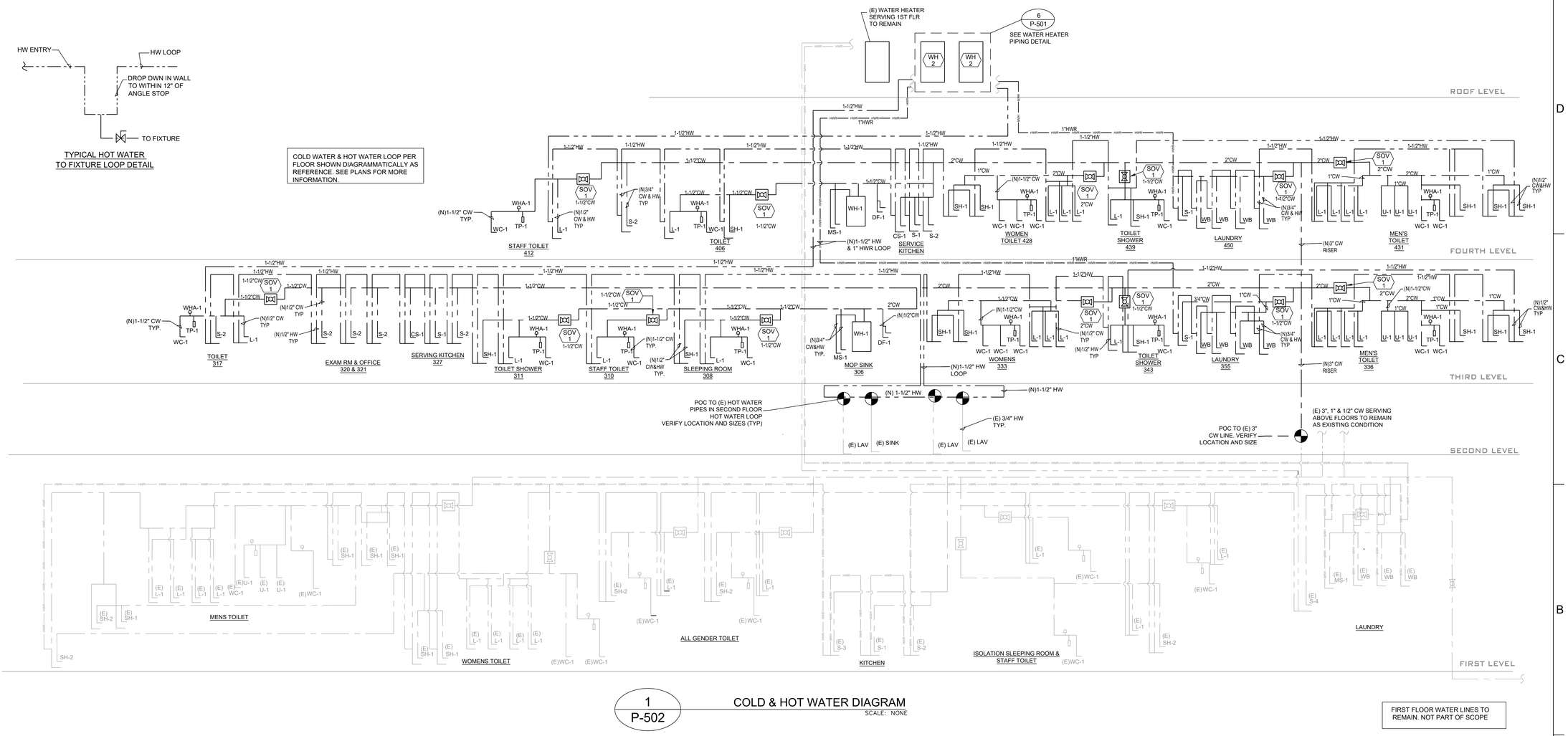
Date: 20 March 2026

Sheet Number:
P-501

ISSUE FOR BID

TYPICAL HOT WATER TO FIXTURE LOOP DETAIL

COLD WATER & HOT WATER LOOP PER FLOOR SHOWN DIAGRAMMATICALLY AS REFERENCE. SEE PLANS FOR MORE INFORMATION.



1 / P-502 COLD & HOT WATER DIAGRAM

SCALE: NONE

FIRST FLOOR WATER LINES TO REMAIN. NOT PART OF SCOPE

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER — TAYLOR RAVENDON BRADLEY — No. M33501 — CIVIL — STATE OF CALIFORNIA

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1
1	Date	Description

REVISIONS

Num	Date	Description
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3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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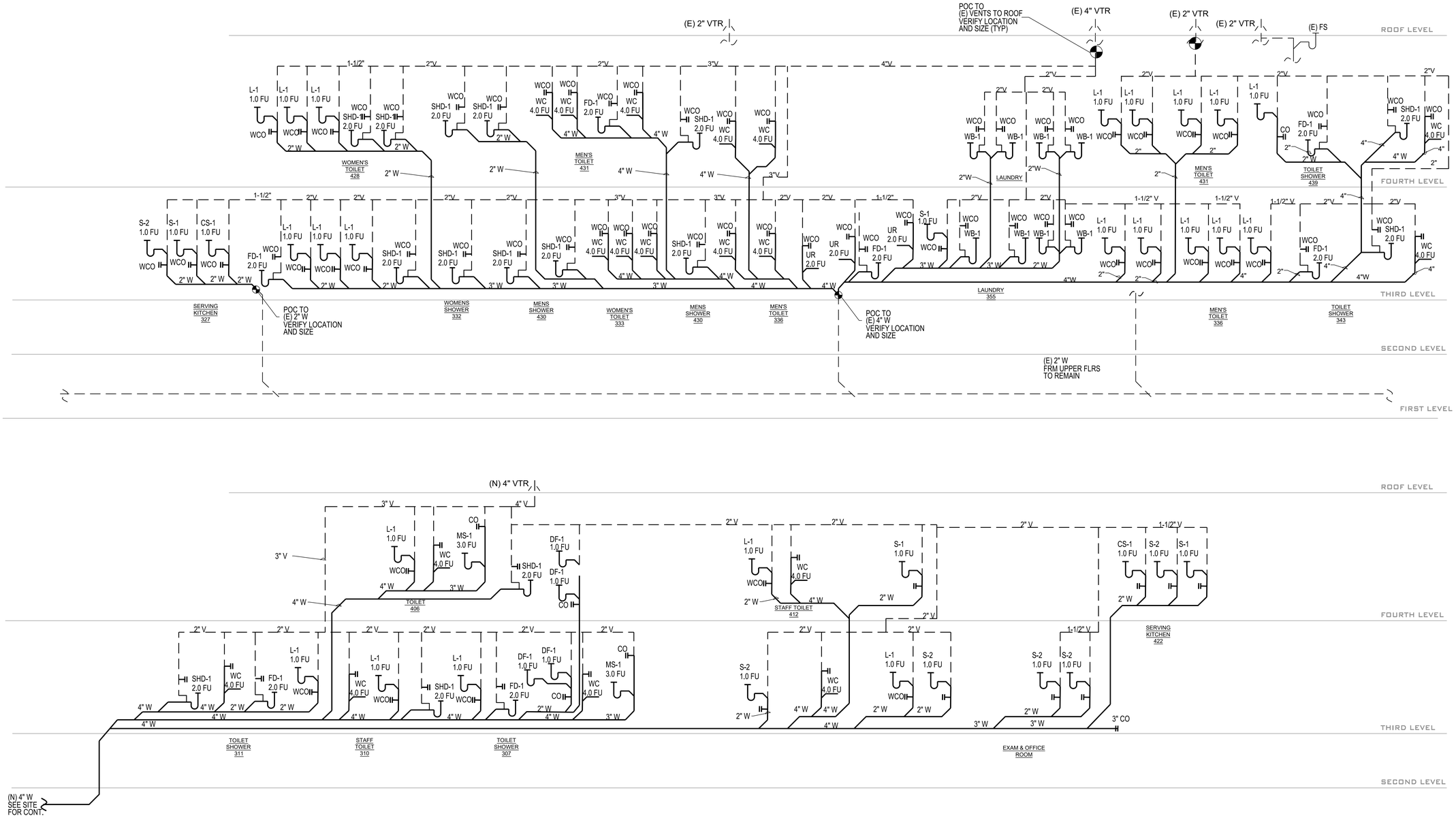
Sheet Title:
PLUMBING RISER DIAGRAMS

1

Date: 20 March 2026

Sheet Number:
P-502

ISSUE FOR BID



1
P-503

WASTE & VENT RISER DIAGRAM

SCALE: NONE

CONNECT VENTS ABV CEILING, WASTE & VENT SHALL BE SIZED PER CPC 703.2 (TYP)

DRAWING PATH:

DATE:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER — MARILYN RAVENDRA APPLEBY — No. M33501 — MAIN E.E. — STATE OF CALIFORNIA

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
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KNOLL DRIVE
RECUPERATIVE CARE FACILITY
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ISSUE RECORD

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Sheet Title:
PLUMBING RISER DIAGRAMS

Date: 20 March 2026

Sheet Number:
P-503

ISSUE FOR BID

WC-1

KOHLER.

Kingston™
Top spud flushometer bowl
K-4325

Features
- Elongated bowl offers added room and comfort
- Siphon jet
- 1-1/2" (38 mm) top spud
- 1.28 or 1.6 gpf (4.8 or 6.0 lpf) depending on flushometer specified
- Will replace K-4330 and K-4330-L bowls

Material
- Vitreous china

Installation
- Wall-mount
- This product is not designed or intended for bariatric use

Recommended Replacements
- This product is replaced by K-84325 Top spud flushometer bowl.

ADA | CSA B651 | OBC

Codes/Standards
ASME A112.19.2/CSA B45.1
DOE - Energy Policy Act 1992
EPA WaterSense®
California Energy Commission (CEC)
ADA
ICC/ANSI A117.1
CSA B651
OBC

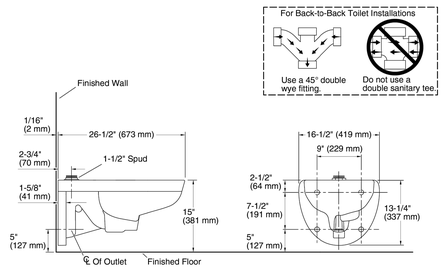
KOHLER® One-Year Limited Warranty
See website for detailed warranty information.

THE BOLD LOOK OF KOHLER.

WC-1

KOHLER.

Kingston™
Top spud flushometer bowl
K-4325



Technical Information
All product dimensions are nominal.

Toilet type:	Wall-mount
Waste Outlet:	Wall
Bowl shape:	Elongated
Spud size:	1-1/2", Inlet, Top
Trap passageway:	2-1/8" (54 mm)
Water surface size:	10-1/2" x 9" (267 mm x 229 mm)
Rim to water surface:	5-1/4" (133 mm)
Seat-mounting holes:	5-1/2" (140 mm)

Fixture Supply Requirements

Min static pressure:	35 psi (241.3 kPa)
Max static pressure:	80 psi (551.6 kPa)
Min flowing pressure:	25 psi (172.4 kPa)
Min flow rate:	25 gpm (94.6 lpm)

Notes
Install this product according to the installation instructions.

Refer to manufacturer's instructions and local codes for flushometer requirements.

For back-to-back toilet installations: Use only a 45° double wye fitting.

Ensure valve is braced properly.

Ensure pressure and flow are correct.

ADA, OBC, CSA B651 compliant when installed to the specific requirements of these regulations.

Plumbing codes may require elongated toilets and elongated, open-front seats in public bathrooms.

Accessibility standards may require controls to be located on the open side of the toilet.

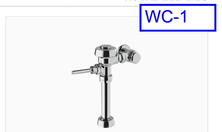
1-800-4KOHLER (1-800-456-4537)
Kohler Co. reserves the right to make revisions without notice to product specifications.
For the most current Specification Sheet, go to www.kohler.com USA or www.kohler.ca Canada
2-14-2025 23:07 - US/CA

THE BOLD LOOK OF KOHLER.

SLOAN.

ROYAL® MANUAL FLUSHOMETER
ROYAL 111-1.28

WC-1



CODE NUMBER
3910168

DESCRIPTION
1.28 gpf, Polished Chrome Finish, Fixture Connection Top Spud, Single Flush, Royal® Exposed Manual Water Closet Flushometer.

DETAILS
- Flush Volume: 1.28 gpf (4.8 Lpf)
- Finish: Polished Chrome (CP)
- Valve: Diaphragm
- Valve Body Material: Semi-red Brass
- Fixture Type: Water Closet
- Fixture Connection: Top Spud
- Rough-In Dimension: 11 ½" (292mm)
- Spud Coupling: 1 ½" (38mm)
- Supply Pipe: 1" (25mm)

FEATURES
- PERMEX® Synthetic Rubber Diaphragm with Dual Filtered Fixed Bypass
- Sweat Solder Adapter with Cover Tube & Cast Wall Flange with Set Screw
- Non-Hold-Open Handle, Fixed Metering Bypass and No External Volume Adjustment to Ensure Water Conservation
- Diaphragm, Handle Packing and Vacuum Breaker to be molded from PERMEX® Rubber Compound for Chloramine Resistance
- ADA Compliant Metal Oscillating Non-Hold-Open Handle
- 1" I.P.S. Screwdriver Bak-Chek® Angle Stop with Free Spinning Vandal Resistant Stop Cap

VIDEOS
PVD Special Finishes

COMPLIANCES & CERTIFICATIONS

(ADA Compliant, BAA Compliant, BABAA Compliant, BREEAM Materials Credit, BREEAM Water Credit, Carbon Neutral, cUPC Certified, cUPC Green Certified, EPD, Green Globes Materials & Resources Credit, Green Globes Water Credit, HPD, LBC Credit, LEED Materials & Resources EPD Credit, LEED Materials & Resources HPD Credit, LEED V4 Water Efficiency Credit, Made in the USA, Satisfies LEED Credits, UPC Certified, WaterSense Listed, WELL Building Standard)

RECOMMENDED SPECIFICATION
Valve Body, Cover, Tailpiece and Control Stop shall be in conformance with ASTM Alloy Classification for Semi- Red Brass. Valve shall be in compliance with the applicable sections of ASSE 1037 and ANSI/ASME 112.19.2.

VALVE OPERATING PRESSURE (FLOWING)
15–80 PSI (103–552 kPa). Specific fixtures may require greater minimum flowing pressure - consult manufacturer requirements.

DOWNLOADS
- Royal Exposed Installation Instructions
- Control Stop Repair and Maintenance Guide
- Flush Connections Flanges Repair and Maintenance Guide
- Tail Piece Repair and Maintenance Guide
- Royal Manual Diaphragm Flushometer Repair and Maintenance Guide
- Tools/Accessories
- Bumper Pipe and Tube Supports Repair & Maintenance Guide
- Flushometer Pressure gauges
- Additional Downloads

SLOAN.

ROYAL® MANUAL FLUSHOMETER
ROYAL 111-1.28

WC-1

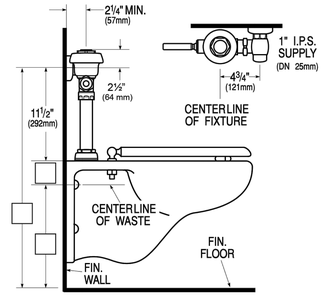
NOTES
All information contained within this document subject to change without notice.

Looking for other variations of the ROYAL 111 product? View the general spec sheet with all options.

WaterSense compliant when used with a WaterSense compliant fixture

WARRANTY
View Warranty information

ROUGH-IN



Sloan 10500 Seymour Ave, Franklin Park, IL 60131
Phone: 800.982.5839 • Fax: 800.447.8329 • sloan.com

Code 3910168 • Downloaded 06/12/25 • Revised 04/28/25 • View Latest Version

U-1

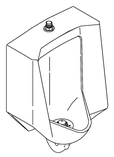
KOHLER.

BARDON™ 1/8th GPF

Features
Vitreous china
Washout
3/4" top spud
14" (356 mm) extended rim
0.125 gpf (0.47 lpf) to 1.0 gpf (3.8 lpf)
WaterSense® compliant when used with WaterSense flushometer
Will replace K-4960-ET urinal

HIGH EFFICIENCY URINAL (HEU)
K-4904-ET

ADA



Codes/Standards Applicable
Specified model meets or exceeds the following:
ADA
ICC/ANSI A117.1
ASME A112.19.2/CSA B45.1
EPA WaterSense®

Colors/Finishes
0: White
Other: Refer to Price Book for additional colors/finishes

Accessories
CP: Polished Chrome

Specified Model

Model	Description	Colors/Finishes
K-4904-ET	High Efficiency Urinal (HEU) with 3/4" top spud	❑ 0 ❑ Other_____

Recommended Accessories		
K-10668	WAVE DC flushometer – 0.125 gpf (0.47 lpf)	❑ CP
K-10949	Touchless DC urinal flushometer with TriPoint™ technology – 0.125 gpf (0.47 lpf)	❑ CP
K-13520	Manual washdown urinal flushometer – 0.125 gpf (0.47 lpf)	❑ CP
K-10675	WAVE DC flushometer - 0.5 gpf (1.9 lpf)	❑ CP
K-10958	Touchless DC urinal flushometer with TriPoint technology - 0.5 gpf (1.9 lpf)	❑ CP
K-13519	Manual washdown urinal flushometer - 0.5 gpf (1.9 lpf)	❑ CP
K-10676	WAVE DC flushometer - 1.0 gpf (3.8 lpf)	❑ CP
K-10960	Touchless DC flushometer with TriPoint technology - 1.0 gpf (3.8 lpf)	❑ CP
K-13518	Manual washdown urinal flushometer - 1.0 gpf (3.8 lpf)	❑ CP

Product Specification
The washout urinal shall be made of vitreous china with a 3/4" top spud. Urinal shall have a 14" (356 mm) extended rim. Urinal shall use 0.125 gpf (0.47 lpf) to 1.0 gpf (3.8 lpf) depending on flushometer specified. Urinal shall be WaterSense compliant when used with WaterSense flushometer. Urinal shall be Kohler Model K-4904-ET-_____.

U-1

BARDON™ 1/8th GPF

Technical Information

Fixture:	
Configuration	3/4" top spud urinal
Water per flush	0.125 gpf (0.47 lpf) to 1.0 gpf (3.8 lpf)*
Spud inlet size	3/4"
* Designed to flush with 0.125 gpf (0.47 lpf) to 1.0 gpf (3.8 lpf) of water when installed with a water-saving flushometer.	

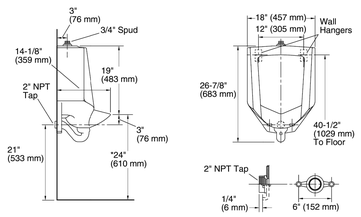
Included components:	
3/4" inlet spud	18376
2" outlet spud	18766
Strainer	85061
Hanger (2 required)	64512

Installation Notes
Install this product according to the installation guide.

Refer to manufacturer's instructions and local codes for flushometer requirements.

Will comply with **ADA** when installed per Section 605 Urinals of the ADA 2010 Standards for Accessible Design.

*Urinal complies with ADA requirements when rim is mounted no higher than 17" (432 mm) from finished floor.



Outlet Detail

Product Diagram
BARDON™ 1/8th GPF HIGH EFFICIENCY URINAL (HEU)
Page 2 of 2
1116031-4-**F**

THE BOLD LOOK OF KOHLER.

SLOAN.

SLOAN® MANUAL FLUSHOMETER
SLOAN 186

U-1

Image for a standard SLOAN 186 shown

OPTIONS

Flush Volume
- ☐ 1.0 gpf (3.8 Lpf) (1.0)
- ☐ 0.5 gpf (1.9 Lpf) (0.5)
- ☐ 0.125 gpf (0.5 Lpf) (0.125)
- ☐ 1.5 gpf (5.7 Lpf) (1.5)
- ☐ 0.25 gpf (0.9 Lpf) (0.25)
- ☐ 3.5 gpf (13.2 Lpf) (3.5)

Water Efficiency
- ☐ High Efficiency
- ☐ Low Consumption
- ☐ Water Saver

Bypass
- ☐ Dual-Filtered Fixed Bypass Diaphragm
- ☐ Dual-Filtered Bypass

Handle
- ☐ Saniguard®
- ☐ Front of Valve (H)
- ☐ Nickel-Silver (YA)

Push Button
- ☐ Metal Index (L)

Control Stop
- ☐ Less (LSTOP)

Vacuum Breaker
- ☐ Less (XYV)

Offset
- ☐ 2" (51mm) (2-OFST)

Adapter
- ☐ Cast Set Screw Wall Flange (YBC)

Pipe Support
- ☐ Split Ring (YJ)

Special Features
- ☐ Less Logo (LL)

Compliances & Certifications
- ☐ BAA Compliant
- ☐ BABAA Compliant
- ☐ UPC Certified
- ☐ ADA Compliant
- ☐ Made in the USA
- ☐ cUPC Certified
- ☐ Satisfies LEED Credits

DESCRIPTION
Sloan® Exposed Manual Urinal Flushometer

FEATURES
- Flush volumes start as low as 0.125 gpf/0.5 Lpf
- Water conservation is aided by the ADA-compliant, non-hold-open handle, which prevents urinal from exceeding intended flush volume
- Flush accuracy is controlled by CID™ technology, also enhancing water efficiency
- Integrity of the product is maintained with the vandal-resistant stop cap
- Durability is facilitated with high copper, low zinc brass castings for dezincification resistance
- Adjustable tailpiece to accommodate different height requirements
- High chloramine resistant PERMEX synthetic rubber diaphragm with Linear Filtered Bypass and Vortex Cleansing Action
- Valve body, Cover, Tailpiece and Control Stop shall be in compliance with ASTM Alloy Classification for Semi-Red Brass
- Valve shall be in compliance to the applicable sections of ASSE 1037.

DOWNLOADS
- Sloan Exposed Installation Instructions
- Sloan Exposed (Spanish) Installation Instructions
- Control Stop Repair and Maintenance Guide
- Flush Connections Flanges Repair and Maintenance Guide
- Tail Piece Repair and Maintenance Guide
- Sloan Flushometer Repair and Maintenance Guide

L-1

KOHLER.

Brenham™
Wall-Mount Bathroom Sink
K-1997-SS1N

Features
With hanger
Without overflow
Single-hole drilling
1-15/16" x 19-3/4" (49 x 502 mm)
Antimicrobial finish inhibits the growth of mold-, mildew-, stain-, and odor-causing bacteria on the fixture surface. This product does not protect users against bacteria, viruses, or other disease organisms. Always clean and wash this product thoroughly before and after each use

Material
Vitreous china

Installation
Wall-mount
Drilled for concealed arm carrier installation

Optional Products/Accessories
K-8998 P-Trap
K-1998 Shroud

ADA | CSA B651 | OBC

Codes/Standards
ASME A112.19.2/CSA B45.1
ADA
ICC/ANSI A117.1
CSA B651
OBC

KOHLER® Vitreous China Bathroom Sink Lifetime Limited Warranty
See website for detailed warranty information.

Available Colors/Finishes
Color tiles intended for reference only.

Color	Code	Description
	0	White

THE BOLD LOOK OF KOHLER.

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ARCHITECT — MARILYN RAVENDRA APPLEBY — No. M33504 — STATE OF CALIFORNIA

Consultants:

AE Group
Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1
REVISIONS		
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%
ISSUE RECORD		

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Drawn by:
Checked by:
CAD File Name:

Sheet Title:
PLUMBING CUTSHEETS

Date: 20 March 2026

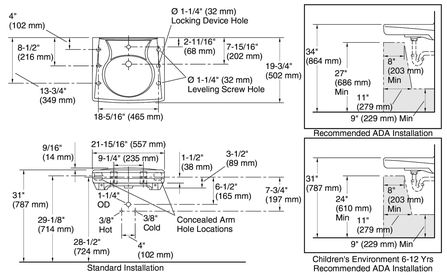
Sheet Number:
P-601

ISSUE FOR BID

L-1

KOHLER®

Brenham™
Wall-Mount Bathroom Sink
K-1997-SS1N



Recommended ADA Installation

Standard Installation

Children's Environment 6-12 Yrs
Recommended ADA Installation

Technical Information
All product dimensions are nominal.

Basin configuration:	Single Bowl
Bowl area (Only):	Length: 14-3/8" (365 mm) Width: 12-5/16" (313 mm) Water depth: 3-1/4" (83 mm)
With overflow:	Yes
Number of deck holes:	2
Faucet hole(s):	1-3/8" (35 mm)
Drain hole:	1-3/4" (44 mm)

Notes
Install this product according to the installation instructions.

ADA, OBC, CSA B651 compliant when installed to the specific requirements of these regulations.

SLOAN® OPTIMA SYSTEMS®

L-1

SLOAN SOLIS®

EAF-275

Solar Powered, Electronic Hand Washing Faucet

EAF-275-ISM

▶ **Description**
Solar Powered, Sensor Activated Electronic Hand Washing Faucet for pre-tempered or hot and cold water operation.

▶ **Models**

☐ EAF-275	Single Supply Faucet (For pre-mixed water only)
☐ EAF-275-ISM	With Integral Spout Temperature Mixer (For Hot and Cold water supply connection)
☐ EAF-275-ISM-IC	With Integral Spout Temperature Mixer and i.q.-**Click** Feature

▶ **Flow Rate**
☐ EAF-12 0.5 gpm/1.9 Lpm Multi-Stream Laminar Spray Head

▶ **Specifications**
Solar Powered, Sensor Activated, Electronic, Chrome Plated Constructed Metal, Hand Washing Faucet with the following features:
- Modular One-piece Construction with all Concealed Components above deck
- Double Infrared Sensors with Automatic Setting Feature
- Automatic Self-adapting Sensor Technology
- Solar Powered
- Magnetic Solenoid Valve
- Water Supply Connection with Flexible High-pressure Hose and Strainer
- Appropriate Mounting Hardware included
- Includes 6 VCC Lithium Battery Back-up Power Source

▶ **Variations**
☐ ISM Integral Spout Mixer

▶ **Accessories**

• Trim Plates
☐ ETF-312-A Trim Plate for 4" (102 mm) Centerset Sink
☐ ETF-510-A Trim Plate for 8" (203 mm) Centerset Sink
Trim Plates must be specified and ordered separately.

• Spout End Devices
☐ EAF-10 2.2 gpm/8.3 Lpm Aerated Stream Spray Head
☐ EAF-13 2.2 gpm/8.3 Lpm Laminar Stream Spray Head
☐ EAF-53 1.5 gpm/5.7 Lpm Laminar Stream Spray Head
☐ EAF-54 1.0 gpm/3.8 Lpm Laminar Stream Spray Head
☐ EAF-51 0.35 gpm/1.3 Lpm Multi-Stream Laminar Spray Head

• Faucet Extension Kits
☐ EAF-35-A Faucet Extension Kit
☐ EAF-30-A Faucet Extension Kit (International Version – has G1/2" inlet connections) – Hose Length 18-7/8" (479 mm)
☐ EAF-40-A Faucet Extension Kit (California OSHPD Requirement) – Hose Length 15-1/8" (384 mm)

▶ **Warranty**
3 year (limited)

▶ **Compliant to:**
ASME A112.18.1-2005/CSA B125.1-05, ISO/IEC 17025

The new Optima solar powered faucet — Bringing intelligence to water

The first solar powered electronic faucet's integrated power plant transforms light into electrical energy. Optimal performance any place, any time; in sunlight or even artificial light. The unique "Solar Energy Module" utilizes any light source efficiently.

Sloan's new Optima EAF-275 Series electronic hand washing faucets operate by means of a dual infrared sensor and microprocessor based logic. The modular design incorporates all of the operating components of the faucet, including the sensor, solenoid, circuitry and solar energy module above the sink within a die-cast metal spout.

ISM models feature an integral temperature control lever which allows the user to adjust the water temperature. This adjustment can also be converted to a fixed setting. EAF faucets ordered without the ISM variation must be connected to a single, pre-tempered water supply.

LOW-LEAD C UPC US

This product may contribute to LEED credits. See details on LEED calculation worksheet.

This space for Architect/Engineer approval

Job Name _____ Date _____
Model Specified _____ Quantity _____
Variations Specified: _____
Customer/Wholesaler _____
Contractor _____
Architect _____

The information contained in this document is subject to change without notice.

ELKAY® SPECIFICATIONS

ezH2O® Vandal-Resistant Bottle Filling Station & Bi-Level Cooler
Filtered Non-Refrigerated Stainless
Model LVRCTLDDWSK

DF-1

PRODUCT SPECIFICATIONS
ezH2O® Vandal-Resistant Bottle Filling Station & Bi-Level Cooler Filtered Non-Refrigerated Stainless. Features shall include Filtered, Green Ticker™, Laminar Flow, Real Drain, Vandal Resistant, Visual Filter Monitor. Furnished with Vandal Resistant bubbler. Electronic Bottle Filler Button with Mechanical Front Bubbler Button activation. Product shall be Wall Mount (On Wall), for Indoor + Outdoor applications, serving 2 station(s). Unit shall be certified to UL 399 and CAN/CSA C22.2 No. 120.

Special Features:	Filtered, Green Ticker™, Laminar Flow, Real Drain, Vandal Resistant, Visual Filter Monitor
Finish:	Stainless Steel
Power:	115V/60Hz
Bubbler Style:	Vandal Resistant
Activation by:	Electronic Bottle Filler Button with Mechanical Front Bubbler Button
Mounting Type:	Wall Mount (On Wall)
Chilling Capacity:	Non-refrigerated
Full Lead Amps	1
Rated Watts:	15
Dimensions (L x W x H):	36-1/8" x 18-5/8" x 38-13/16"
Approx. Shipping Weight:	115 lbs.
Installation Location:	Indoor + Outdoor
No. of Stations Served:	2

**When used in non-temperature controlled environments, unit(s) must be adequately winterized and/or protected from extreme heat to prevent damage where climates dictate.

Special Note: When used in non-temperature-controlled environments, unit(s) must be adequately winterized and/or protected from extreme heat to prevent damage where climates dictate. The filters are certified for water temperatures up to 100°F.

- Mechanically-Activated unit continues to supply water in event of service disruptions.
- Visual Filter Monitor: LED Filter Status Indicator for when filter change is necessary.
- Standard Filter Included: Filter is tested and certified to NSF/ANSI 42, 53, 372 and 401 for the reduction of lead, microplastics, Class 1 particulate, cysts, and chlorine taste and odor. 3,000 gallon capacity or 1 year after installation.
- Green Ticker: Informs user of number of 20 oz. plastic water bottles saved from waste.
- Laminar flow provides clean fill with minimal splash.
- Real Drain System eliminates standing water.

PART:_____QTY: _____
PROJECT:_____
CONTACT:_____
DATE:_____
NOTES:_____
APPROVAL:_____

Included with Product: **Water Cooler (LVRCTLDDWSC), Bottle Filler (LVRCWS), Filter**

▼ Ships in multiple boxes.
A Century of Tradition and Quality.
For more than 100 years, Elkay has been making innovative products and providing exceptional customer care. We take pride in offering plumbing products that make life easier, inspire change and leave the world a better place.

PRODUCT COMPLIANCE
ADA & ICC A117.1
ASME A112.19.3/CSA B45.4
CAN/CSA C22.2 No. 120
GreenSpec®
NSF/ANSI 42, 53, 61 (Ω≤1), 372 (lead free), & 401
UL 399

Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards. Installation may require additional components and/or construction features to be fully compliant. Consult the local Authority Having Jurisdiction if necessary.
Installation Instructions (PDF) - 98982C

Electrical components and water system are warranted for 12 months from date of installation. **Warranty pertains to drinking water applications only. Non-drinking water applications are not covered under warranty.**
Warranty (PDF)

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

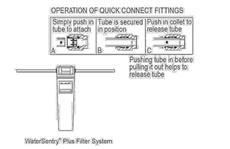
ELKAY® SPECIFICATIONS

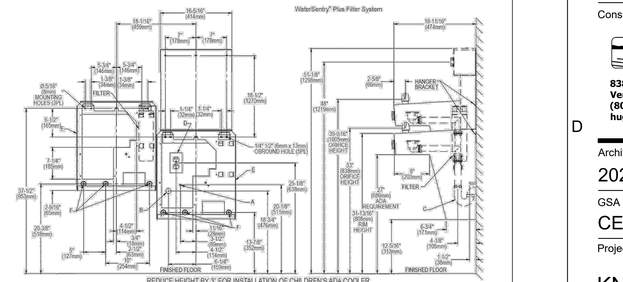
ezH2O® Vandal-Resistant Bottle Filling Station & Bi-Level Cooler
Filtered Non-Refrigerated Stainless
Model LVRCTLDDDWSK

DF-1

IMPORTANT!
INSTALLER PLEASE NOTE :
This water cooler has been designed and built to provide water to the user which has not been altered by materials in the cooler waterways. The grounding of electrical equipment such as telephone, computer, etc. to water lines is a common procedure. The grounding may be in the building but may also occur away from the building. This grounding can cause electrical feedback into a water cooler creating an electrolysis which creates a metallic taste or causes an increase in the metal content of the water. This condition is avoidable by installing the cooler using the proper materials as shown below.

NOTICE
This water cooler must be connected to the water supply using a dielectric coupling. The cooler is furnished with a non-metallic strainer which meets this requirement. The drain trap which is provided by the installer should also be plastic to completely isolate the cooler from the building plumbing system. Mount bottle filler unit on bracket attached to wall by 6 holes (as shown). Water and electrical wall connect through pre-punched hole in basin.





REDUCE HEIGHT BY 3" FOR INSTALLATION OF CHILDREN'S ADA COOLER

LEGEND:
A = Recommended Water Supply location. Shut-off Valve (not furnished) to accept 3/8" O.D. unplated copper tube. Up to 3" (76mm) maximum out from wall.
B = Recommended Waste Outlet location. To accommodate 1-1/2" nominal drain. Drain stub 2" (51mm) out from wall.
C w/ 1-1/2" Trap (not furnished).
D = Electrical Supply (3) Wire Recessed Box Duplex Outlet.
E = Insure proper ventilation by maintaining 6" (152mm) minimum clearance from cabinet louvers to wall.
F = 7/16" (11mm) Bolt Holes for fastening to wall.
Note : New Installations Must Use Ground Fault Circuit Interrupter (GFCI).

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

SH-1

Shower-Ware® 450BADA Series
Apex Surface Mounted Showers - ADA Compliant*

EMGI CONTROLS INSIDE
• Patented D697,591
• D Acorn Engineering Co.

458BADA-W (Shown with 1108-3)
Fixture May Show Some Available Options

Please visit www.acorneng.com for most current specifications.

Apex Surface Mounted Showers - ADA Compliant*

Shower includes an ADA compliant Control Valve with a Patented Ligature Resistant ADA Compliant Tri-Lever Handle (Standard with T/P Valve only), Lever Handle or Pushbutton, a Quick-Disconnect Handheld Shower with On/Off Pushbutton, Vacuum Breaker and Flow Control, and a Surface Mounted Soap Dish. Folding Seat and Grab Bar are not included. Unit conforms with ANSI, UFAS and ADA requirements for accessibility* *(Refer to disclaimer)*.

***Disclaimer:** [ADA 609.3] Guideline Section and Figure reference indicate *"The space between the Grab Bar and projecting objects above shall be 12 inches (305 mm) minimum."* Whenever possible Acorn Engineering Company recommends installation of a Flush Mount Shower Housing design (410 Series) for compliance and assumes no responsibility for Surface Mount Shower Housings deemed as non-conforming.

Compliance is subject to the interpretation and requirements of the Local Code Authority.

Shower Housing is 18 gage, type 304 stainless steel with #4 satin finish. Top and bottom of Housing have 30° slope.

Reach. All Controls, Soap Dish, etc., must be 38" to 48" from the finished floor to be within reach of a seated bather.

Handheld Shower Spray includes Pushbutton for On/Off control with non-positive shutoff, 60" long Stainless Steel Hose, Quick-Disconnect, Vacuum Breaker and 1.5 GPM Flow Control. Shower Housing has one low Mounting Bracket and one high Mounting Bracket for using Handheld Shower as a Fixed Head in either position.

Valve Control may be selected with either Hot and Cold Mixing Valve or Single Temperature Metering Pushbutton [ADA 309.4, CBC 11B-309.4]. Valve assembly includes Pressure Rated Flexible Supply Hose Connectors to assist with install.
- **-Type B** Thermostatic/Pressure Balancing H&C Mixing Valve is ASSE 1016 compliant to compensate for fluctuation in temperature and pressure. Includes patented ligature resistant Tri-Lever Handle (-LVR Lever Handle is optional).
- **-Type 6** Air-Control Single Temp Pushbutton Metering Valve, non-hold open design. Timing from 5 to 60 seconds.
- **-Type 0** Electronic Single Temp Pushbutton Metering Valve styles provide an array of timing and programming options. Refer to individual Electronic Valve submittal sheets for specific data.

Fasteners. Acorn furnishes all exposed tamper-resistant fasteners necessary to complete the on-site shower assembly; however, concealed wall fasteners or Anchor Shields are not furnished.

GUIDE SPECIFICATION
Provide and install Acorn Apex Surface Mounted, ADA Compliant Wall Shower with Hi-Lo Mounting Brackets (specify model number and options). Shower Housing shall be fabricated from 18 gage, type 304 stainless steel and shall have a #4 satin finish. Housing Top and Bottom shall have a 30° slope. Exposed trim shall be chrome-plated brass. Fixture shall be furnished with an ADA compliant Control Valve with a Patented Ligature Resistant ADA Compliant Tri-Lever Handle, Lever Handle or Pushbutton, Quick-Disconnect Handheld Shower with On/Off Pushbutton, Vacuum Breaker and 1.5 GPM Flow Control, valve supply flexible Hose connectors and a surface mounted Soap Dish. Units to conform with ANSI, UFAS and ADA requirements for accessibility.

SH-1

Shower-Ware®: 450BADA Apex Surface Mounted Showers - ADA Compliant

MODEL NUMBER AND OPTIONS SELECTION

SERIES
☑ 4 Apex

TYPE
☑ -5 Surface Mounted ADA Shower

VALVE SELECTION (Must Specify)
☐ -0 Electronic Valves, Single Temp. Metering (Must Specify Type Where Indicated Below)
☐ -6 Air-Control, Single Temperature Metering
☐ -8 T/P Temperature-Pressure Balancing Mixing Valve With Patented Ligature Resistant ADA Tri-Lever Handle (ASSE 1016 Compliant)

SUPPLY (Must Specify)
☐ -T Top
☐ -W Wall

ELECTRONIC VALVE SELECTION
Master-Trol (Electronic)
☐ -EVS1 Single Temp
☐ -EVSP1 Single Temp, Piezo Button

Master-Trol PLUS (Electronic)
☐ -MTP1 Single Temp
☐ -MTPP1 Single Temp, Piezo Button

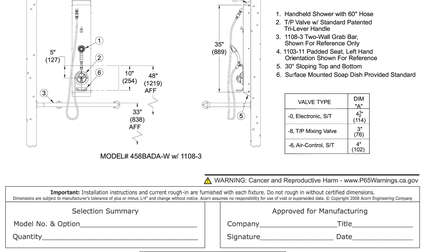
Time-Trol (Electronic)
☐ -MVC1 Single Temp

Programmable (Electronic) w/9VDC Plug-In Transformer
☐ -PPZ1 Single Temp Programmable Piezo Button

VALVE OPTIONS
☐ -CI Cycle Interrupt for Time-Trol Valves
☐ -LVR Lever Handle (-8 Valve Only)
☐ -PBH Hemispherical Pushbutton (-6 Valve or -MV)
☐ -TF Transformer, 120VAC to 24VAC (-MVC option only)

PRODUCT OPTIONS
☐ -BS Built-in Liquid Soap System (Not ADA Compliant)
☐ -EG Enviro-Glaze Color, Specify_____
☐ -PSO Positive Shut-Off for Handshower Quick-Disconnect
☐ -RD Recessed Soap Dish (May conflict with Certain ADA requirements)
☐ -SC Supply Cover, Ceiling Height_____

Please visit ***www.acorneng.com*** for most current specifications.



VALVE TYPE	DIM "A"
-0, Electronic, S/T	4" (114)
-8, T/P Mixing Valve	3" (76)
-6, Air-Control, S/T	4" (102)

MODEL# 458BADA-W w/ 1108-3

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

Important: Installation instructions and current rough-in are furnished with each fixture. Do not rough in without certified dimensions.
Dimensions are subject to manufacturer's tolerance of plus or minus 1/4" and change without notice. Acorn assumes no responsibility for use of old or superseded data. © Copyright 2008 Acorn Engineering Company

Selection Summary	Approved for Manufacturing
Model No. & Option_____	Company_____Title_____
Quantity_____	Signature_____ Date_____

SH-2

Shower-Ware® 450B Series
Apex Type 5 Surface Mounted Showers

EMGI CONTROLS INSIDE
• Patented D697,591
• Ⓓ Acorn Engineering Co.

458B-W-RD
Fixture May Show Some Available Options

CSH-WSA Showerhead is EPA WaterSense Certified

Please visit ***www.acorneng.com*** for most current specifications.

Apex Type 5 Surface Mounted Showers

Housing is 18 gage, type 304 stainless steel with satin finish.

Control Valve type is indicated by selected Apex model number. Valves with removable Cartridges contain all wearing parts and are serviced from the face of the Shower for easy maintenance. Valves are tamper-resistant and may include an easy to close mechanism and low leverage Handle to protect the operating parts from excessive torque. Valves have flexible Hose supply connectors.

Showerhead is solid brass, triple chrome-plated and include built-in 1.6 GPM flow restrictor. The Acorn Logan Wizard Showerhead design provides self-cleaning with every use and has an adjustable spray pattern from a coarse stream to a fine mist.

Fasteners. Acorn furnishes all exposed tamper-resistant fasteners necessary to complete the on-site Shower assembly; however, concealed wall fasteners or Anchor Shields are not furnished.

GUIDE SPECIFICATION
Provide and install Acorn Apex Surface Mounted Showers (specify model number and options). Housing shall be 18 gage, type 304 stainless steel with satin finish. Valve shall have flexible Hose supply connectors. Showerhead shall be Acorn Logan Wizard with adjustable spray from a coarse stream to a fine mist. Installation shall be made in accordance with manufacturer's recommendations and details.

SH-2

Shower-Ware®: 450B Apex Type 5 Surface Mounted Showers

Showerhead Discharge Height
(Not Part of Model Number)
☐ 6'-0" ☐ 5'-6" ☐ 5'-0" ☐ Other (Specify) _____

MODEL NUMBER AND OPTIONS SELECTION

SERIES
☑ 4 Apex

TYPE
☑ -5 Surface Mounted Shower

VALVE (Must Specify)
☐ -0 Electronic Valves, Single-Temp Metering (Must Specify Type Where Indicated Below)
☐ -6 Air-Control, Single Temperature Metering
☐ -8 T/P Temperature-Pressure Balancing Mixing Valve With Patented Ligature Resistant Tri-Lever Handle (ASSE 1016 Compliant)

SUPPLY (Must Specify)
☐ -T Top
☐ -W Wall

ELECTRONIC VALVE SELECTION
Master-Trol® (Electronic)
☐ -EVS1 Single Temp
☐ -EVSP1 Single Temp, Piezo Button

Master-Trol® PLUS (Electronic)
☐ -MTP1 Single Temp
☐ -MTPP1 Single Temp, Piezo Button

Time-Trol® (Electronic)
☐ -MVC1 Single Temp

Programmable (Electronic) w/9VDC Plug-In Transformer
☐ -PPZ1 Single Temp Programmable Piezo Button

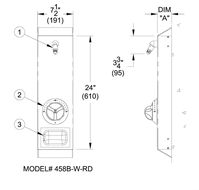
VALVE OPTIONS
☐ -CI Cycle Interrupt for Time-Trol Valves
☐ -LVR Lever Handle (-8 Valve)
☐ -MV Metering Valve in Riser (Air-Control)
☐ -PBH Hemispherical Pushbutton (-6 Valve or -MV)
☐ -TF Transformer, 120VAC to 24VAC (-MVC option only)

SHOWERHEAD OPTIONS
☐ -CSH Conical Showerhead (Ligature Resistant)
☐ CSH-WSA WaterSense 1.5 GPM Conical Showerhead (Ligature Resistant)
☐ -F Flow Control
☐ 2.0 GPM (Not Available For Use in California)
☐ -FX Handheld Shower With 60" Stainless Steel Hose (In Lieu of Conventional Showerhead)
☐ -QD Quick-Disconnect
☐ -PSO -QD w/ Positive Shut-Off
☐ -MSH Multi-Stream Showerhead
☐ -P Penal Showerhead
☐ -Y Universal Ball Joint
☐ -YY Lockable Universal Ball Joint

PRODUCT OPTIONS
☐ -BS Built-in Liquid Soap System
☐ -D Surface Mounted Soap Dish
☐ -EG Enviro-Glaze Color, Specify_____
☐ -FG 14 Gauge Material Construction
☐ -GR24 24" Glide Rail (For -FX Handheld Shower. Shipped Loose for Wall Mounting)
☐ -RD Recessed Soap Dish
☐ -SC Supply Cover, Ceiling Height_____

Programmable (Electronic) w/9VDC Plug-In Transformer
☐ -PPZ1 Single Temp Programmable Piezo Button

Please visit ***www.acorneng.com*** for most current specifications.



MODEL# 458B-W-RD

VALVE TYPE	DIM "A"
-0, Electronic, S/T	4" (114)
-8, T/P Mixing Valve	3" (76)
-6, Air-Control, S/T	4" (102)

NOTES:
1. Showerhead
2. T/P Valve w/ Standard Patented Tri-Lever Handle
3. Optional -RD Recessed Soap Dish Shown

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

Important: Installation instructions and current rough-in are furnished with each fixture. Do not rough in without certified dimensions.
Dimensions are subject to manufacturer's tolerance of plus or minus 1/4" and change without notice. Acorn assumes no responsibility for use of old or superseded data. © Copyright 2007 Acorn Engineering Company

Selection Summary	Approved for Manufacturing
Model No. & Option_____	Company_____Title_____
Quantity_____	Signature_____ Date_____

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER — No. M 33340 — MARILYN L. APPLEBY — STATE OF CALIFORNIA

Consultants:

AE Group Mechanical Engineers
838 East Front Street
Ventura, California 93001-2925
(805) 653-1722
hugh@aegroupme.com

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:
KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
1	3/13/2026	REVISION 1

REVISIONS

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by:

Checked by:

CAD File Name:

Sheet Title:
PLUMBING CUTSHEETS

Date: 20 March 2026

Sheet Number:
P-602

ISSUE FOR BID

PROJECT SCOPE

REMODEL TWO FLOORS OF EXISTING 4 STORY OFFICE BUILDING TO RECUPERATIVE CARE FACILITY. EXISTING SWITCHBOARD TO FEED NEW 277/480V PANEL BOARDS, STEP DOWN TRANSFORMERS AND 120/208V PANEL BOARDS. NEW LIGHTING AND RECEPTACLES TO BE PROVIDED ON REMODELED FLOORS.
REMAINING 2 FLOORS TO REMAIN AS IS.

ELECTRICAL GENERAL NOTES

1. PRIOR TO SUBMITTING BID PROPOSAL CONTRACTOR, SHALL VISIT THE JOB SITE AND FULLY ACQUAINT HIMSELF WITH EXISTING CONDITIONS OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE DRAWINGS AND SPECIFICATIONS OF OTHER DISCIPLINES OF THE DESIGN TEAM FOR ADDITIONAL REQUIREMENTS OF THE ELECTRICAL WORK WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS CONSTRUCTION DOCUMENTS. NOTIFY CONSTRUCTION MANAGER OF ANY CONFLICT OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.

DRAWINGS LIST

E-001 SYMBOLS, NOTES, ABBREVIATIONS

E-110 ELECTRICAL DEMOLITION (3RD FLOOR)
E-120 ELECTRICAL DEMOLITION (4TH FLOOR)
E-130 ELECTRICAL DEMOLITION (ROOF)

E-200 PARTIAL ELECTRICAL SITE PLAN
E-210 POWER PLAN (3RD FLOOR)
E-211 POWER PLAN (4TH FLOOR)

E-220 FIXTURE SCHEDULE AND LIGHTING PLAN (3RD FLOOR)
E-221 LIGHTING PLAN (4TH FLOOR)
E-230 NLIGHT CONTROL PLAN (3RD FLOOR)
E-231 NLIGHT CONTROL PLAN (4TH FLOOR)

E-240 HVAC ELECTRICAL PLANS (3RD & 4TH FLOOR)
E-250 HVAC ELECTRICAL PLANS (1ST FLOOR & ROOF)

E-300 SINGLE LINE DIAGRAM,
E-310 PANEL SCHEDULES

E-400 ELECTRICAL DETAILS

E-410 NLIGHT CONTROL SCHEMATIC DIAGRAM (3RD FLOOR)
E-411 NLIGHT CONTROL SCHEMATIC DIAGRAM (4TH FLOOR)

E-500 NRCC-ELC-E ELECTRICAL DISTRIBUTION
E-501 VOLTAGE DROP CALCULATION
E-510 NRCC-LTI-E INDOOR LIGHTING
E-520 NRCC-LT0-E OUTDOOR LIGHTING

SPECIFICATIONS

PART 1: GENERAL REQUIREMENTS

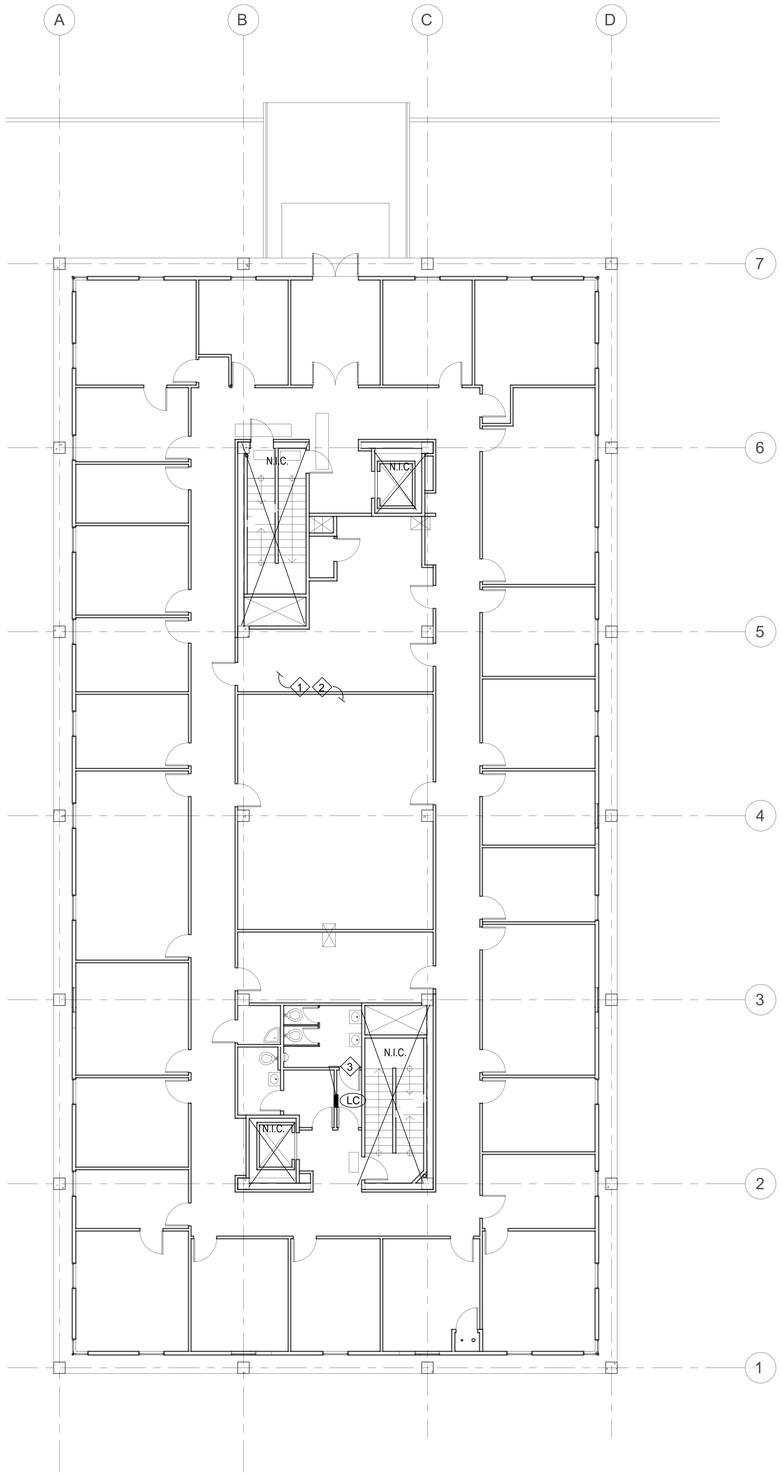
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERABLE ELECTRICAL SYSTEM AS ON ON THE DRAWINGS.
2. THE CONTRACTOR FOR THIS WORK IS REQUIRED TO READ THE ENTIRE SPECIFICATION AND REVIEW DRAWINGS FOR ALL OTHER TRADES.
3. ARCHITECTURAL SPECIFICATIONS, GENERAL, SPECIAL AND SUPPLEMENTAL CONDITIONS SHALL FORM A PART OF THIS CONSTRUCTION DOCUMENT.
4. PRIOR TO CONTRACTOR SUBMITTING HIS BID, HE SHALL VISIT THE JOB SITE TO BECOME COMPLETELY FAMILIAR WITH ALL ASPECTS OF THE NEW CONSTRUCTION AND ALL REQUIREMENTS THAT MAY BE IMPOSED BY THE OWNER. FAILURE TO DO THIS WILL RELIEVE OWNER FROM ANY FINANCIAL OBLIGATION FOR EXTRA WORK OR COST INCURRED BY THE CONTRACTOR. CONTRACTOR TO TAKE NOTE OF ALLOWABLE WORK HOURS, ON-SITE STORAGE FACILITIES AND AVAILABLE PARKING AND INCLUDE THIS IN HIS BID.
5. THE CONTRACTOR SHALL PROVIDE ALL LABORS, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS, FINAL CONNECTIONS AND DETAILS NECESSARY TO PROVIDE COMPLETE AND FULLY FUNCTIONAL ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS.
6. UNLESS SPECIFICALLY NOTE OTHERWISE, MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDE ALL COMPONENTS THEREOF, SHALL BE NEW AND UNDERWRITER' LABORATORY LISTED (UL). PRODUCTS OF A SIMILAR NATURE SHALL BE OF THE SAME TYPE AND MANUFACTURER.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS AND FEES REQUIRED AND RELATED TO THE WORK.
8. CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY LIGHT AND POWER FOR CONSTRUCTION.
9. ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER. ELECTRICAL EQUIPMENT SHALL BE FIRMLY SECURED TO THE SURFACE ON WHICH IT IS MOUNTED.
10. ALL WORK SHALL CONFORM TO NEC 2020 EDITION, CEC 2022, THE STATE'S, COUNTY'S, CITY'S AND LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, 2022 CBC CODE, 2022 ENERGY CODES, AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS.
11. ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATION, SERVICING MAINTENANCE AND REPAIR. ELECTRICAL EQUIPMENT AND DEVICES REQUIRING MAINTENANCE AND TESTING INSTALLED IN CEILING SPACES SHALL BE ACCESSIBLE. AREAS WITH HARD CEILINGS SHALL BE PROVIDED WITH AN ACCESS PANEL. COORDINATE LOCATIONS WITH ARCHITECT PRIOR ROUGH-INS.
12. PER NEC SECTION 110-3(B) LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING. TORQUE SCREWDRIVER AND WRENCHES SHALL BE USED TO PERFORM TERMINATION TIGHTENING. TORQUE FOOT-POUND VALUES SHALL BE PER MANUFACTURER'S PUBLISHED DATA.
13. NOTHING DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THE APPLICABLE CODES AND REGULATIONS.
14. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, EQUIPMENT AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FORM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AS A WHOLE BY THE OWNER. SHOULD ANY DEFECTS OCCUR DURING THIS PERIOD THE CONTRACTOR SHALL PROMPTLY REPAIR OR REPLACE DEFECTIVE ITEMS AT NO ADDITIONAL COST TO THE OWNER. REFER TO ARCHITECTURAL GENERAL SPECIFICATIONS FOR FURTHER REQUIREMENTS.
15. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. SIZES, LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WERE POSSIBLE, BUT MAY BE DISTORTED FOR CLARITY. FINAL LOCATIONS OF OUTLETS AND EQUIPMENT SHALL BE ADJUSTED AS DICTATED BY EXISTING CONDITIONS. IT IS NOT WITHIN THE SCOPE OF THE DRAWINGS TO SHOWN ALL NECESSARY BENDS, OFFSETS, JUNCTION BOXES AND PULL BOXES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK TO CONFORM TO THE STRUCTURE. EXACT LOCATION OF CONDUIT RUNS AND ROUTING TO BE DETERMINED IN THE FIELD TO SUIT CONDITIONS.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL EQUIPMENT AND WIRING AS REQUIRED AND AS INDICATED ON THE ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS AND SPECIFICATIONS. SEE MECHANICAL/PLUMBING DRAWINGS FOR EXACT EQUIPMENT LAYOUTS AND OTHER REQUIREMENTS INCLUDING SIZES, VOLTAGES, CONTROL WIRING, CONTROL DEVICES TO BE FURNISHED AND/OR INSTALLED.
17. ANY ERROR, OMISSION OR DESIGN DISCREPANCY OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND/OR SITE SUPERVISOR FOR CLARIFICATION OR CORRECTION PRIOR INSTALLATION .
18. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE AND OBTAIN APPROVAL FOR ALL NECESSARY ADJUSTMENTS IN CIRCUITING AS REQUIRED TO ACCOMMODATE THE RELOCATIONS OF EQUIPMENT AND/OR DEVICES WHICH ARE AFFECTED BY ANY APPROVED AUTHORIZED CHANGE. ALL CHANGES SHALL BE CLEARLY INDICATED ON THE RECORD (AS-BUILT) DRAWINGS.
19. THE WORD "VERIFY LOCATION" ABBREVIATED AS "VL" SHALL MEAN TO COORDINATE THE EXACT LOCATION OF THE DEVICE OR EQUIPMENT BEING REFERRED TO WITH THE OWNER'S REPRESENTATIVE AND TO PROVIDE NECESSARY ADJUSTMENTS.
20. THE WORD "WIRING " MEANS CONDUITS, FITTINGS, WIRES, CABLES, WIRING DEVICES, OUTLET BOXES. ALL CONSTRUCTION MATERIAL AN LABORS AS NEEDED INCLUDING ALL CONNECTIONS AS REQUIRED AND APPLICABLE.
21. IN CASES WHERE THE MANUFACTURER OF THE EQUIPMENT AND MATERIAL USED IN THIS PROJECT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED, SUCH DIRECTIONS SHALL BE FOLLOWED WITHOUT ADDITIONAL COST TO THE OWNER.
22. LOCATIONS SHOWN ON ARCHITECTURAL CEILING PLANS OR ON WALL ELEVATIONS SHALL TAKE PRECEDENCE OVER ELECTRICAL PLAN LOCATIONS.
23. MISSING MOUNTING HEIGHTS FOR ALL ELECTRICAL DEVICES MUST BE OBTAINED FROM ARCHITECT PRIOR ROUGH INS.
24. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY DIMENSIONS, CLEARANCES, OBSTRUCTIONS, TYPE OF CONSTRUCTIONS, DOOR SWINGS, SINK AND SPLASH BOARD DIMENSIONS AND BATH MIRRORS, TO CLEAR SWITCHES AND RECEPTACLES PRIOR TO INSTALLATION.
25. PRIOR TO START OF INSTALLATION THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF EACH LIGHT FIXTURE, SWITCH, DISCONNECT, RACEWAY, PANEL BOARD, OUTLET OCCUPANCY SENSOR, WIREMOLD, FIRE ALARM DEVICE, DATA PORT, SPEAKER, MISCELLANEOUS PROJECT DEVICE, ETC WITH OWNER'S REPRESENTATIVE. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY OUTLET OR DEVICE UP TO 8 FEED FROM LOCATION INDICATED ON THE PLANS AT NO ADDITIONAL COST.
26. ALL REQUIRED POWER OUTAGES THAT ARE NECESSARY IN ORDER TO COMPLETE ANY PORTION OF THE WORK SHALL BE ENTIRELY AT THE OWNER'S CONVENIENCE ANT AT A TIME DESIGNATED BY HIM AND BE FULLY COORDINATED WITH THE OWNER'S REPRESENTATIVE. A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER SHALL BE GIVEN TO THE OWNER OF TIME DESIRED. OWNER SHALL APPROVE TIME OF OUTAGE BEFORE CONTRACTOR DISCONNECTS ANY CIRCUITS. CONTRACTOR SHALL FURNISH, INSTALL AND REMOVE ANY TEMPORARY JUMPERS, ETC. TO MAINTAIN ALL LOADS THAT THE OWNER DESIGNATES AS NOT BEING ABLE TO SHUT DOWN DURING CONSTRUCTION.
27. CONTRACTOR TO SECURE PERMISSION FROM THE OWNER BEFORE PERFORMING ANY CUTTING OR PATCHING WORK WHICH IS LIKELY TO AFFECT THE STRENGTH OF A STRUCTURAL MEMBER. ALL PENETRATIONS THROUGH CONCRETE CONSTRUCTION SHALL BE DONE BY THE MEANS DENOTED BY THE ARCHITECT.
28. WHERE ELECTRICAL RACEWAYS ARE INSTALLED THROUGH 2 TO 4-HOUR RATED FLOORS OR WALLS, THE CONTRACTOR SHALL PROVIDE APPROPRIATE FITTINGS APPROVED BY ALL LOCAL AUTHORITIES FOR THE INTENDED PURPOSE AND APPLICATION. FITTINGS SHALL SEAL TIGH THE INTERIOR AND EXTERIOR OF EACH RACEWAY PENETRATION TO PROHIBIT FIRE PASSING FROM ONE ARE TO ANOTHER.
29. SUBMIT SHOP DRAWING OF ELECTRICAL EQUIPMENT SPECIFIED HEREIN TO ARCHITECT FOR REVIEW AND APPROVAL.
30. WHERE EQUIPMENT IS IDENTIFIED BY MANUFACTURER AND CATALOG NUMBER, IT SHALL BE CONSTRUED AS THE BASE OF REQUIREMENTS FOR QUALITY AN PERFORMANCE. IF THE CONTRACTOR SUBMITS SUBSTITUTE EQUIPMENT FOR APPROVAL ,IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SUFFICIENT SUPPORTING DATA TO PERMIT EVALUATION OF THE PROPOSED SUBSTITUTE WITH RESPECT TO QUALITY, PERFORMANCE, SERVICEABILITY AND WARRANTY. THE ENGINEER'S DECISION AS TO WHETHER THE SUBMITTED EQUIPMENT IS ACCEPTABLE SHALL BE FINAL AND BINDING. ALL CHANGES NECESSARY TO ACCOMMODATE THE SUBSTITUTED EQUIPMENT SHALL BE MADE AT THE CONTRACTOR'S EXPENSE, AND SHALL BE AS APPROVED BY THE ENGINEER. DETAILED DRAWINGS INDICATING THE REQUIRED CHANGES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME THE SUBSTITUTION IS REQUESTED.
31. ELECTRICAL EQUIPMENT FOR THIS PROJECT SHALL BE ORDERED BASED ON APPROVED AND PERMITTED SET OF CONSTRUCTION DOCUMENT AND APPROVED SHOP DRAWINGS. DO NOT PRE-ORDER ANY EQUIPMENT UNLESS APPROVED BY THE ARCHITECT.
32. CONTRACTOR SHALL MAKE ALL SCHEDULING AND ARRANGEMENT WITH THE 3RD PARTY INSPECTION AND COMMISSIONING OF LIGHTING AND POWER SYSTEM IN COMPLIANCE WITH CALIFORNIA TITLE 24 ENERGY ORDINANCE. CONTRACTOR SHALL BE BE RESPONSIBLE FOR ALL INCURRED COST.
33. CONTRACTOR TO TEST ALL PARTS OF THE ELECTRICAL INSTALLATION FOR PROPER PHASING, CONTINUITY, SHORTS AND GROUNDS PRIOR TO PLACING IN SERVICE. CONTRACTOR TO MAKE RECORDS OF ALL TESTS AND DELIVER TO THE ARCHITECT FOR VERIFICATION.
34. BEFORE FINAL ACCEPTANCE ELECTRICAL EQUIPMENT INCLUDING LIGHTING FIXTURES SHALL BE CLEANED AND BE FREE FROM DIRT, GREASE AND FINGER MARKS, ALL TO THE SATISFACTION OF THE ARCHITECT.
35. CONTRACTOR TO PROVIDE AN AS-BUILT DRAWING SET FOR ALL ELECTRICAL WORK INSTALLED IN THE PROJECT. AS-BUILT SET MUST INCLUDE ALL DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS, INFORMATION REGARDING ALL CHANGE ORDERS, DIMENSIONED LOCATIONS OF ALL SPARE CONDUIT STUB-OUTS, ALL PANEL CIRCUIT DIRECTORIES AGAINST ACTUAL CIRCUIT ASSIGNMENT AND A DIAGRAM OF ALL EQUIPMENT CONNECTIONS. AT THE CONCLUSION OF THE WORK, DELIVER AS-BUILT DRAWINGS TO THE OWNER'S REPRESENTATIVE.
36. AT COMPLETION OF WORK, CONTRACTOR SHALL CLEAN UP AND REMOVE ALL DEBRIS AND MATERIALS NOT INSTALLED IN WORK, DISPOSE IN AN ENVIRONMENTALLY APPROVE MANNER, LEAVING THE PREMISE CLEAN.
37. MAXIMUM COMBINED VOLTAGE DROP ON BOTH THE INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5%.
38. ALL MULTI-BRANCH CIRCUIT SHALL BE PROVED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.
39. PROVIDE SEISMIC RESTRAINS FOR EQUIPMENT AS NEEDED. ALL SEISMIC RESTRAINTS MUST BE CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER.
40. PROVIDE EXPANSION/DEFLECTION FITTINGS FOR CONDUITS CROSSING EXPANSION JOINTS. FITTINGS SHALL BE SUITABLE FOR CONDITIONS TO BE ENCOUNTERED. VERIFY WITH OWNER'S REPRESENTATIVE PRIOR COMMENCING WORK.
41. ALL EXTERIOR ELECTRICAL DEVICES AND EQUIPMENT SHALL BE WEATHERPROOF AND WEATHER RESISTANT (NEC-406.8)
42. PROVIDE 1.8" POLYPROPYLENE PULL ROPE IN ALL EMPTY CONDUITS. IDENTIFY CONDUITS AT EACH END WITH TAGS IDENTIFYING OTHER END OF CONDUIT
43. MANUALLY OPERATED ELECTRICAL EQUIPMENT SHALL REQUIRED 36"(UON) CLEAR AND UNOBSTRUCTED SPACE IN FRONT OF EQUIPMENT.

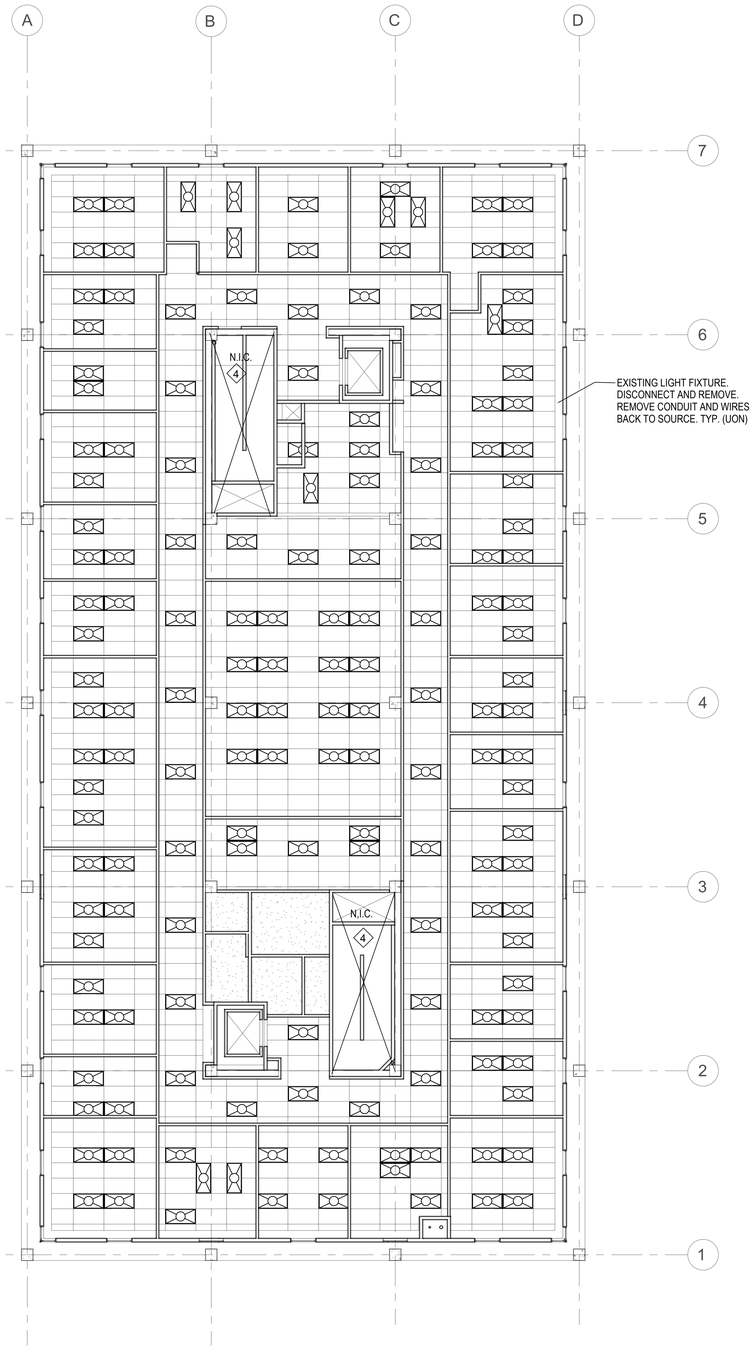
PART 2 : PRODUCTS AND INSTALLATION

1. CONDUITS:
   - A. INTERMEDIATE METALLIC CONDUIT(IMC):PROVIDE LIGHT WEIGHT STEEL THAT IS HOT-DIPPED GALVANIZED.
   - B. ELECTRIC METALLIC TUBING: PROVIDE TUBING OF HIGH GRADE STEEL WITH EXTERIOR PROTECTIVE COATING OF ZINC.
   - C. RIGID ALUMINUM CONDUIT: PROVIDE LIGHT WEIGHT CONDUIT WITH THREADED CONNECTORS AND FITTINGS.
   - D. FLEXIBLE STEEL CONDUIT: PROVIDE LIGHT WEIGHT STEEL GALVANIZED CONDUIT.
   - E. FLEXIBLE ALUMINUM CONDUIT: PROVIDE LIGHT WEIGHT FLEXIBLE ALUMINUM CONDUIT.
   - F. FLEXIBLE CONDUIT CONNECTORS AND FITTINGS: PROVIDE DIE-CAST FITTINGS OF THE TYPE THAT SCREWS INSIDE OF THE CONDUIT.
   - G. FLEXIBLE LIQUIDTIGHT STEEL CONDUIT AND FITTINGS: SHALL BE LIGHT WEIGHT STEEL GALVANIZED WITH AN EXTRUDED POLYVINYL CHLORIDE COVER.
   - H. PLASTIC CONDUIT AND FITTINGS: PROVIDE HEAVY WALL SCHEDULE 40.
   - I. SLEEVES: SHALL BE COATED GALVANIZED STEEL PIPE.
   - J. SEALANT: FIRE RATED EQUAL TO WALL OR CEILING PENETRATED.
   - K. USE RIGID STEEL CONDUIT WHERE DIRECTLY EXPOSED TO WEATHER AND SUBJECT TO ABNORMAL CONDITIONS.
   - L. USE "EMT" AND ALUMINUM CONDUITS FOR ALL SIZES UP TO 2 INCHES IN DRY LOCATION.
   - M. FLEXIBLE STEEL CONDUIT: USE FOR SHORT MOTOR CONNECTIONS AND CONNECTIONS TO RECESS MOUNTED FIXTURES AND FOR GENERAL LIGHTING, POWER AND COMMUNICATIONS WIRING. FLEXIBLE CONDUIT SHALL NOT BE USED FOR CONDUIT FEEDER, STUB-UP, AND STUB-OUTS.
   - N. ALUMINUM FLEXIBLE CONDUIT: MAY BE USED IN DRY WALLS FOR GENERAL LIGHTING AND POWER BRANCH CIRCUITING ONLY.
   - O. USE INSULATED BUSHINGS AND LOCKNUTS ON ALL CONDUITS WHERE ENTERING PULL AND JUNCTION BOXES, OUTLET BOXES AND CABINETS.
   - P. TAG ALL EMPTY CONDUITS AT EACH ACCESSIBLE END WITH A PERMANENT TAG IDENTIFYING THE PURPOSE OF THE CONDUIT AND THE LOCATION OF THE OTHER END.
   - Q. IN SUSPENDED CEILING DO NOT SECURE CONDUIT TO THE CEILING SUPPORT WIRES.
   - R. GENERALLY, ALL CONDUIT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS APPROVED BY THE OWNER'S CONSTRUCTION MANAGER. PAINTING OF CONDUITS WILL BE BY GENERAL CONTRACTOR.
   - S. ALL PULL WIRES ARE TO BE LABELED FOR PURPOSE DESIGNATED.
   - T. ALL CONDUIT PENETRATIONS THROUGH BUILDING WALLS, FLOORS, SURFACES, MUST BE FULLY COORDINATED WITH ARCHITECT/SITE SUPERVISOR/ BUILDING'S ENGINEER IN ADVANCE. PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS MUST BE PROVIDED WITH FIRE RATED MATERIALS TO COMPLY WITH BUILDING STRUCTURAL RATING.
   - U. ALL WIRING MUST BE INSTALLED IN CONDUIT. WIRING IN CEILING PLENUM MUST CONFORM TO THE APPLICABLE CODES.
   - V. ALL ROOF AND EXTERIOR WALL PENETRATIONS MUIST BE FULLY COORDINATED WITH ARCHITECT AND MUST BE WEATHERPROOFED.
   - W. MAINTAIN A MINIMUM OF 6" CLEARANCE BETWEEN ALL CONDUIT SLEEVES. VERIFY WITH GENERAL CONTRACTOR.
   - X. PVC CONDUIT SHALL NOT BE ALLOWED FOR ABOVE GROUND WIRING (UON).
   - Y. ANCHORS NOT CAST INTO CONCRETE SHALL BE EXPANSION SHIELD TYPE, PHILLIPS "RED HEAD", HILTI, OR EQUAL.
   - Z. EXPANSION COUPLINGS SHALL BE OZ TYPE "AX" OR "DX" OR EQUAL WITH BONDING JUMPER.
2. CONDUCTORS :
   - A. SINGLE CONDUCTOR COPPER WIRE WITH 600 VOLTS INSULATION SHALL BE USED FOR GENERAL WIRING IN CONDUIT UNLESS OTHERWISE SHOWN.
   - B. CONDUCTORS 10-AWG AND LARGER SHALL BE STRANDED TYPE. CONDUCTORS 12-AWG AND SMALLER SHALL BE SOLID WITH COLOR CODED INSULATION.
   - C. PROVIDE CONDUCTORS TYPE THWN-2 FOR DRY AND WET LOCATIONS AND THHN FOR DRY LOCATIONS ONLY.
   - D. NO WIRE AMPACITY REDUCTION SHALL BE ALLOWED ON THE FEEDERS AND BRANCH CIRCUIT WIRING INCLUDING NEUTRALS UNLESS APPROVED BY THE ENGINEER.
   - E. WIRES AND CONDUITS SIZES INDICATED THROUGHOUT THE DRAWINGS ARE BASED ON COPPER CONDUCTORS, NO ALUMINUM WIRES ALLOWED.
   - F. ALL WIRES SHALL BE COPPER AND IN CONDUIT (UON).
   - G. 'MC" CABLES SHALL BE MANUFACTURED TO UL STANDARDS. CABLES SHALL BE CONSTRUCTED OF INTERLOCKED METAL ARMOR AND COPPER CONDUCTORS.
   - H. INSTALLATION OF THE "MC" CABLES SHALL BE IN FULL COMPLIANCE WITH "NEC" REQUIREMENTS.
   - I. BENDING RADIUS SHALL BE 7 TIMES (MIN.) THE EXTERNAL DIAMETER OF THE CABLE. SUPPORT CABLES WITHIN 12" OF BOXES AND EVERY 6' INTERVAL.
   - J. "MC" CABLES SHALL BE TERMINATED ON THE OUTLET BOXES VIA UL LISTED CONNECTOR.
3. BOXES :
   - A. OUTLET AND JUNCTION BOXES SHALL BE GALVANIZED PRESSED STEEL WITH PLUGGED HOLES. ALL BOXES SHALL BE OF NEC CODE SIZE FOR THE NUMBER OF WIRES OR CONDUITS PASSING THROUGH OR TERMINATING THEREIN, BUT IN NO CASE SHALL ANY BOX BE LESS THAN THE FOLLOWING: OUTLETS WITH 9 OR LESS #12 CONDUCTORS SHALL BE 4" SQUARE BY 2-1/2 " DEEP AND OUTLETS WITH 10-18 #12 CONDUCTORS SHALL BE 4-11/16 " SQUARE AND 2-1/8" DEEP. NO PLASTIC BOXES SHALL BE ALLOWED.
   - B. ALL JUNCTION BOXES SHALL CLEARLY INDICATE WITH PERMANENT BLACK MARKER, IN 1/2" LETTERING THE PANEL AND CIRCUIT DESIGNATION AND FUNCTION OF ALL CONDUCTORS CONTAINED WITHIN THAT JUNCTION BOX.
   - C. DO NOT EXCEED THE EQUIVALENT OF THREE 90 DEG. BENDS BETWEEN GENERAL WIRING PULL AND JUNCTION BOXES.
   - D. DO NOT USE SECTIONALIZED BOXES EXCEPT WHERE INDICATED.
   - E. THE DRAWINGS DO NOT NECESSARILY SHOW EVERY PULL BOXES REQUIRED. PROVIDE BOXES AS REQUIRED.
   - F. LIGHT FIXTURE OUTLET BOXES SHALL BE EQUIPPED WITH FIXTURE-SUPPORTING DEVICE, AS REQUIRED BY THE UNIT TO BE INSTALLED.
   - G. EXPOSE BOXES IN MECHANICAL AREAS OR EXPOSED TO WEATHER SHALL BE CAST METAL WEATHERPROOF BOXES WITH GROUNDING TERMINAL, THREADED HUBS ANG GASKETS.
   - H. TELEPHONE AND DATA OUTLETS SHALL BE A MINIMUM 4-11/16 INCHES SQUARE BY 2-1/I8" INCHES. DEEP.
   - I. CONDULETS SHALL BE CAST METAL WITH THREADED HUBS TYPE "FS" OR "FD" SERIES, MANUFACTURED BY CROUSE-HINDS, APPLETON OR EQUAL.
   - J. PROVIDE METAL BOXES FOR FIRE ALARM SYSTEM.
   - K. EXTERIOR BOXES SHALL BE "FS" TYPE BOXES WITH THREADED HUBS AS REQUIRED AND FULLY GASKETED UNLESS OTHERWISE NOTED.
4. WIRING DEVICES :
   - A. DUPLEX RECEPTACLES SHALL BE 20A, 120V UNLESS OTHERWISE INDICATED. COLOR SHALL BE AS SELECTED BY THE OWNER/ARCHITECT.
   - B. PROVIDE COVER PLATE FOR ALL WIRING DEVICES. COVER PLATE IN THE FINISHED AREAS SHALL BE PLASTIC (UON), COLOR AS PER ARCHITECT SELECTION.
   - C. WIRING DEVICES SHALL BE OF EXTRA HEAVY DUTY TYPE AND THE PRODUCTS OF HUBBELL, PASS & SEYMOUR OR LEVITON.
   - D. ALL RECEPTACLE AND SWITCH COVER PLATES SHALL CLEARLY INDICATE ON THE INSIDE OF THE PLATE THE CIRCUIT NUMBER AND THE SOURCE OF POWER FEEDING THAT SWITCH OR RECEPTACLE.
5. LIGHTING :
   - A. LIGHTING FIXTURES SHALL BE COMPLETE WITH ALL GLASSWARE, FITTERS, CANOPIES, SOCKETS, MOUNTING BRACKETS, REFLECTORS, LAMPS, LED DRVERS AND ALL ACCESSORIES AS REQUIRED.
   - B. FIXTURE SCHEDULE INDICATES GENERAL DESCRIPTION OF LIGHTING FIXTURES AND MANUFACTURER'S CATALOG NUMBERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STUDY THE SCHEDULE AND CAREFULLY REVIEW ELECTRICAL AND ARCHITECTURAL PLANS AND SPECIFICATIONS TO DETERMINE THE CORRECT CEILING CONFIGURATION AND FIXTURES TO BE FURNISHED SO THAT BOTH CEILING SYSTEM AND LIGHT FIXTURE
   - C. COORDINATE EXACT LOCATION OF THE LIGHTING FIXTURES WITH THE ARCHITECTURAL DRAWINGS.
   - D. ALL LIGHTING FIXTURES WHETHER OR NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
   - E. INSTALL LIGHTING FIXTURES IN COMPLIANCE WITH APPLICABLE REGULATIONS PERTAINING TO SEISMIC RESTRAINTS.
   - F. REMOVE ALL DIRT, OIL OR GREASE FROM LIGHT FIXTURES. CLEAN ALL GLASS, LENSES, ETC. AND POLISH FIXTURES AND TRIM.
   - G. SELF-CONTAINED EMERGENCY LIGHTING FIXTURES SHALL BE SWITCHABLE UNDER NORMAL OPREATING CONDITIONS. RUN AN EXTRA HOT WIRE FOR EMERGENCY OPERATION.
   - H. SUPPORT LIGHT FIXTURES SEPARATELY FROM THE CEILING SYSTEM WHERE CEILING MEMBRANES ARE NOT STRUCTURALLY CAPABLE OF SUPPORTING LIGHT FIXTURES, OR WHERE REQUIRED BY THE CODES.
6. DISTRIBUTION
   - A. PROVIDE BRANCH CIRCUIT PANEL BOARDS AS SPECIFIED ON PLANS. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE AND SHALL BE RATED "HACR" RATED FOR HVAC EQUIPMENT. PROVIDE COPPER BUS PANEL BOARD
   - B. FLUSH-MOUNTED PANEL SHALL BE PROVIDE WITH TRIM AND DOOR CONSTRUCTED OF CODE GAUGE SHEET STEEL AND SHALL HAVE FACTORY FINISH. DOOR SHALL BE FITTED WITH HINGES, SPRING CATCH LATCH AND CYLINDER LOCK. PROVIDE 2 KEYS WITH EACH PANEL. PROVIDE DIRECTORY CARD HOLDER AND ENGRAVED NAMEPLATE.
   - C. PROVIDE CIRCUIT BREAKERS AS SHOWN ON PLANS. CIRCUIT BREAKERS SHALL HAVE A MINIMUM INTERRUPTING RATING EQUAL TO BUT NOT LESS THAN THE AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL.
   - D. CIRCUIT BREAKERS USED FOR DIRECT SWITCHING OF LIGHTING CIRCUITS, SHALL BE SWITCH DUTY RATED
   - E. PROVIDE NEATLY TYPED CIRCUIT INDEX CARDS, CORRECTLY IDENTIFYING ALL CIRCUITS AND MOUNTED IN THE CARD HOLDERS. ALL PANEL LIGHTING AND POWER BRANCH CIRCUITING ONLY.
   - F. PANELBOARDS SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRICAL ARC FLASH HAZARDS, CEC 110.16. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENTS, SERVICING OR MAINTENANCE OF THE EQUIPMENT.
   - G. CONTROL DEVICES SHALL NOT BE MOUNTED MORE THAN 6'-6" ABOVE THE FLOOR.
   - H. PROVIDE DRY TYPE TRANSFORMER WITH RATING AS INDICATED ON PLANS. TRANSFORMERS SHALL BE ENERGY EFFICIENT TYPE, CLASS H INSULATION, TO BE PROVIDED WITH (2)-2 1/2% TAPS ABOVE AND (4)-2 1/2% TAPS BELOW NORMAL RATED PRIMARY VOLTAGE RATINGS. TRANSFORMER SHALL BE PROVIDED WITH VIBRATION ISOLATORS AND TO BE SUITABLE FOR 150 DEG TEMP RISE, NEMA TYPE 3R ENCLOSURE.
7. MISCELLANEOUS :
   - A. PROVIDE GROUNDING SYSTEM PER NEC-250 AND AS INDICATED ON PLANS.
   - B. ALL METAL AND NON-CURRENT CARRYING PART OF THE ELECTRICAL EQUIPMENT SHALL BE BONDED TO GROUND PER NEC CODES ARTICLE 250.

CHANGES TO EXISTING

1. BEFORE SUBMITTING THE BID PROPOSAL, THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY ACQUAINT HIMSELF WITH THE JOB CONDITIONS AND VERIFY LOCATION OF EXISTING EQUIPMENT.
2. ALL WORK SHALL BE PERFORMED TO CHANGE EXISTING ELECTRICAL INSTALLATION AS INDICATED OR AS REQUIRED TO PROVIDE NEW WORK.
3. INFORMATION GIVEN ON THE DRAWINGS REGARDING EXISTING INSTALLATION HAS BEEN OBTAINED FROM THE BEST SOURCES AVAILABLE, HOWEVER IT CANNOT BE GUARANTEED IN ALL RESPECTS. VERIFY ALL SUCH INFORMATION BEFORE PROCEEDING WITH THE NEW WORK THAT MAY BE AFFECTED UPON. INCLUDE, AS A PART OF THE CONTRACT, ALL WORK THAT ARE REQUIRED TO PRODUCE INDICATED RESULT.
4. EXCEPT AS MAY BE SPECIFICALLY INDICATED OTHERWISE, ALL ELECTRICAL MATERIALS AND EQUIPMENT REMOVED FROM EXISTING INSTALLATION IN THE COURSE OF PERFORMING THE INDICATED WORK AND NOT SHOWN TO BE REUSED SHALL BE TREATED AS FOLLOWS:
   - A. ALL CONDUITS, CONDUCTORS, OUTLET BOXES AND FITTINGS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
   - B. ALL OTHER REMOVED ITEMS SHALL BE TURNED OVER TO THE OWNER AND DISPOSED OF AS DIRECTED BY THE OWNER.
5. CLEAN ALL REMOVED ITEMS THAT ARE TO BE REUSED. WHERE A CHOICE IS POSSIBLE SELECT THE BEST OF THE REMOVED ITEMS FOR REUSE.
6. BEFORE ANY DEMOLITION WORK PROCEEDS IN ANY AREA, SURVEY AREA AND DETERMINE SOURCES OF ALL ELECTRICAL FEEDERS, CIRCUITS ETC., FOUND IN THIS AREA. DISCONNECT AND/ OR RE-ROUT





EXISTING LIGHT FIXTURE. DISCONNECT AND REMOVE. REMOVE CONDUIT AND WIRES BACK TO SOURCE. TYP. (UON)

E1 E-110 ELECTRICAL DEMOLTION (3RD FLOOR)
1/8" = 1'-0"

0 4' 8' 16'

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

GENERAL NOTES

1 - INFORMATION REGARDING EXISTING CONDITIONS HAS BEEN OBTAINED FROM THE BEST SOURCES AVAILABLE. CONTRACTOR MUST FIELD VERIFY BRANCH CIRCUITS PRIOR DOING ANY WORK. RED MARK AS-BUILT DRAWINGS WITH PANEL AND BRANCH CIRCUIT NUMBER.

2- CONTRACTOR TO REROUTE EXISTING WIRING THAT WILL REMAIN AND IS IN CONFLICT WITH NEW WORK IN ORDER TO MAINTAIN CIRCUIT CONTINUITY TO REMAINING ELECTRICAL ITEMS.

3 -PRIOR TO SUBMITTING THE BID, CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE CONDITIONS AFFECTING THE WORK. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF WORK.

REFERENCED NOTES:

1. DISCONNECT AND REMOVE ELECTRICAL DEVICES ON WALLS. REMOVE CONDUIT AND WIRES BACK TO SOURCE. TYPICAL FOR ENTIRE FLOOR, UON.

2. SEE MECHANICAL DRAWINGS FOR MODIFICATION TO EXISTING HVAC SYSTEM. COORDINATE WITH MECHANICAL AND MECHANICAL CONTROLS CONTRACTOR FOR WORK. ANY EQUIPMENT NOT SHOWN TO BE REMOVED IS TO REMAIN IN PLACE AND BRANCH CIRCUIT CONTINUITY MUST BE MAINTAINED. CONTRACTOR TO PROVIDE ALL MATERIAL AND LABOR IF WIRING MUST BE MODIFIED TO ACCOMMODATE NEW WORK.

3. DISCONNECT AND REMOVE EXISTING 120/208V PANEL . REMOVE CONDUIT AND WIRES BACK TO SOURCE. RECONNECT BRANCH CIRCUIT WIRING TO EQUIPMENT DETERMINED TO REMAIN TO NEW 120/208V PANEL "3LA". PROVIDE NEW CONDUIT AND WIRES AND MARK CIRCUIT ON AS-BUILT.

4. EXISTING STAIRWAY LIGHTS TO REMAIN. MAINTAIN CIRCUIT CONTINUITY TO LIGHT FIXTURES. IF EXISTING BRANCH CIRCUIT IS FED FROM PANEL THAT IS REMOVED DURING DEMOLITION, RECONNECT TO SPARE BRANCH CIRCUIT IN NEW PANEL. CONTRACTOR TO DETERMINE CORRECT VOLTAGE PANEL AND PROVIDE ALL MATERIAL AND LABOR FOR LIGHTING OPERATION. MARK BRANCH CIRCUIT ON AS-BUILT DRAWINGS.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DANA S TOKAI E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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Sheet Title:
ELECTRICAL DEMOLITION (3RD FLOOR)

Date: 20 March 2026
Sheet Number:
E-110

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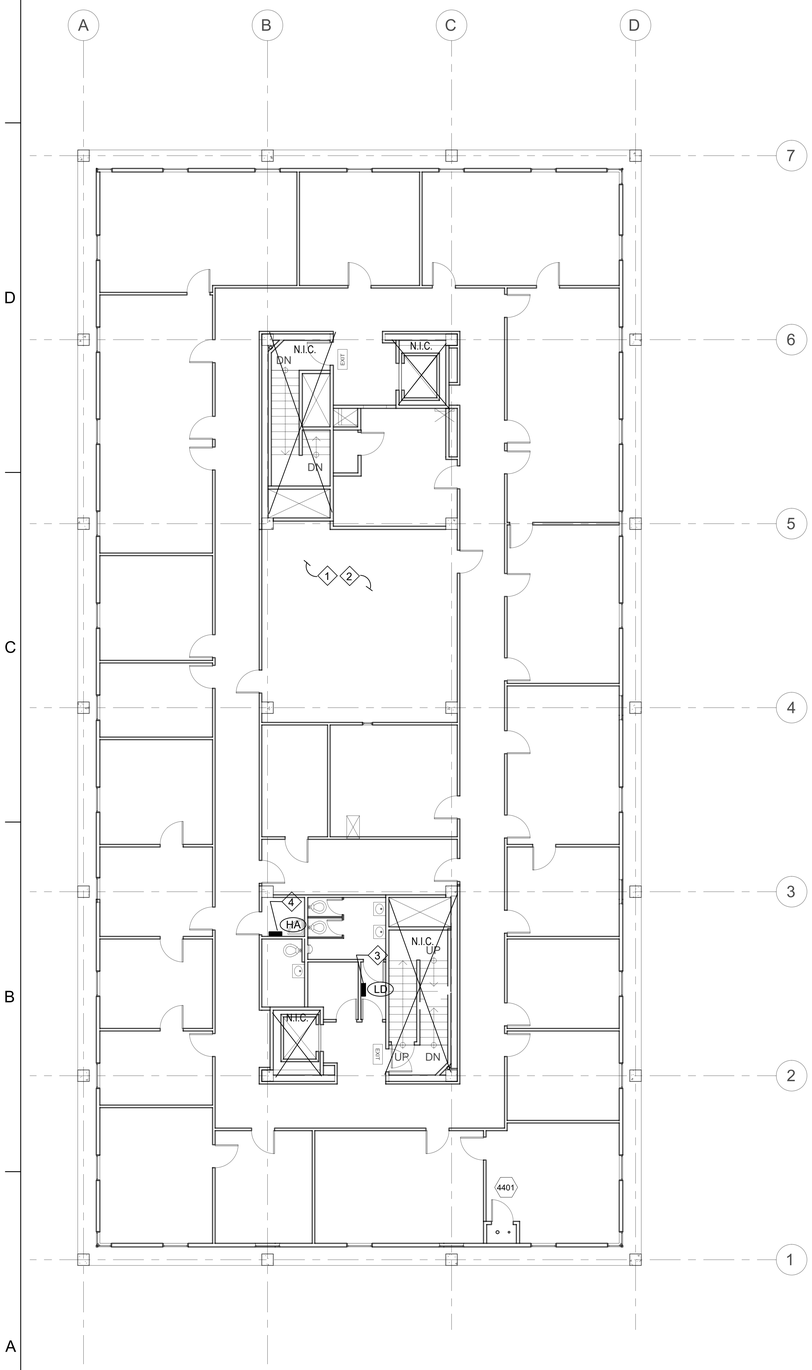

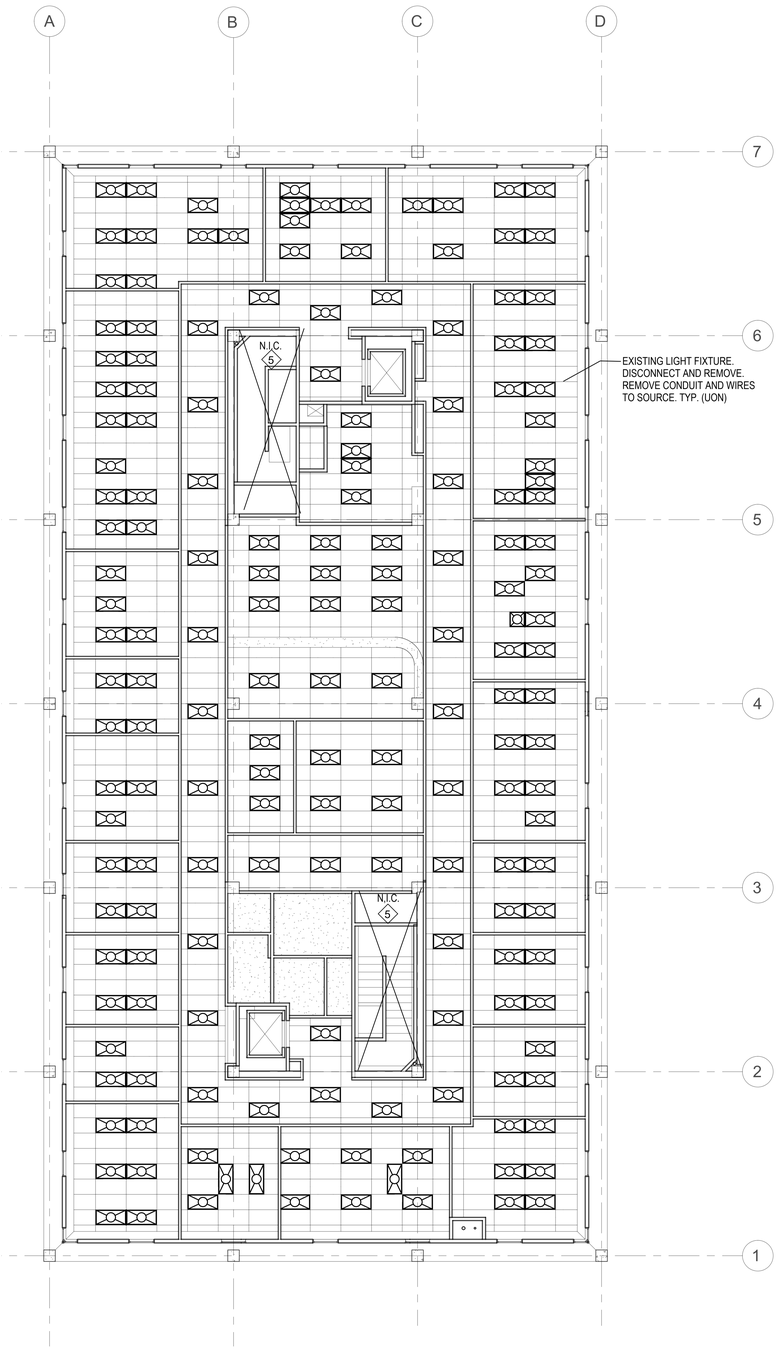

E1 E-120 ELECTRICAL DEMOLTION (4TH FLOOR)
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1 - INFORMATION REGARDING EXISTING CONDITIONS HAS BEEN OBTAINED FROM THE BEST SOURCES AVAILABLE. CONTRACTOR MUST FIELD VERIFY BRANCH CIRCUITS PRIOR DOING ANY WORK. RED MARK AS-BUILT DRAWINGS WITH PANEL AND BRANCH CIRCUIT NUMBER.

2- CONTRACTOR TO REROUTE EXISTING WIRING THAT WILL REMAIN AND IS IN CONFLICT WITH NEW WORK IN ORDER TO MAINTAIN CIRCUIT CONTINUITY TO REMAINING ELECTRICAL ITEMS.

3 -PRIOR TO SUBMITTING THE BID, CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE CONDITIONS AFFECTING THE WORK. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF WORK.

REFERENCED NOTES:

1. DISCONNECT AND REMOVE ELECTRICAL DEVICES ON WALLS. REMOVE CONDUIT AND WIRES BACK TO SOURCE. TYPICAL FOR ENTIRE FLOOR, UON.

2. SEE MECHANICAL DRAWINGS FOR MODIFICATION TO EXISTING HVAC SYSTEM. COORDINATE WITH MECHANICAL AND MECHANICAL CONTROLS CONTRACTOR FOR WORK. ANY EQUIPMENT NOT SHOWN TO BE REMOVED IS TO REMAIN IN PLACE AND BRANCH CIRCUIT CONTINUITY MUST BE MAINTAINED. CONTRACTOR TO PROVIDE ALL MATERIAL AND LABOR IF WIRING MUST BE MODIFIED TO ACCOMMODATE NEW WORK.

3. DISCONNECT AND REMOVE EXISTING 120/208V PANEL . REMOVE CONDUIT AND WIRES BACK TO SOURCE. RECONNECT EQUIPMENT THAT HAS BEEN DETERMINED TO REMAIN TO NEW 120/208V PANEL "4LA". PROVIDE NEW CONDUIT AND WIRES AND MARK CIRCUIT ON AS-BUILT.

4. DISCONNECT AND REMOVE EXISTING 277/480V PANEL . REMOVE CONDUIT AND WIRES BACK TO SOURCE. RECONNECT EQUIPMENT THAT HAS BEEN DETERMINED TO REMAIN TO NEW 277/480V PANEL "4HA". PROVIDE NEW CONDUIT AND WIRES AND MARK CIRCUITS ON AS-BUILT.

5. EXISTING STAIRWAY LIGHTS TO REMAIN. MAINTAIN CIRCUIT CONTINUITY TO LIGHT FIXTURES. IF EXISTING BRANCH CIRCUIT IS FED FROM PANEL THAT IS REMOVED DURING DEMOLITION, RECONNECT TO SPARE BRANCH CIRCUIT IN NEW PANEL. CONTRACTOR TO DETERMINE CORRECT VOLTAGE PANEL AND PROVIDE ALL MATERIAL AND LABOR FOR LIGHTING OPERATION. MARK BRANCH CIRCUIT ON AS-BUILT DRAWINGS.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DANA S TONAI E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

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Sheet Title:
ELECTRICAL DEMOLITION (4TH FLOOR)

Date: 20 March 2026

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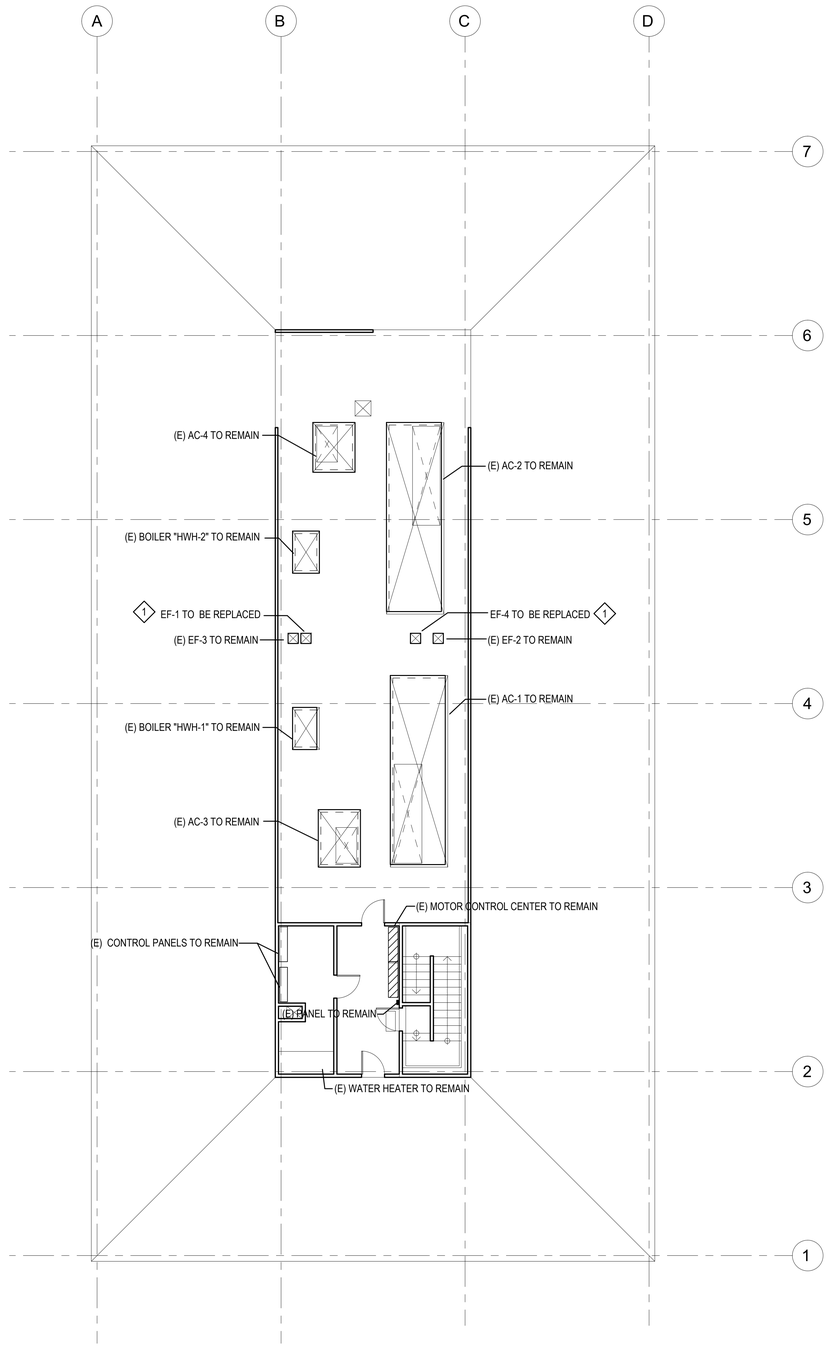

E1 / E-130 ELECTRICAL ROOF DEMO PLAN
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

GENREAL NOTES:

1. EXISTING EQUIPMENT NOT SPECIFICALLY SHOWN TO BE DEMOLISHED SHALL REMAIN AND BRANCH CIRCUIT CONTINUITY TO EQUIPMENT SHALL BE MAINTAINED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE NECESSARY DEMOLITION WORK REQUIRED TO ACCOMMODATE THE REMODELING WITHIN THE VARIOUS AREA AND TO RESTORE CONTINUITY OF ALL EXISTING CIRCUITING THAT IS TO REMAIN THAT BECOMES DISTURBED AS A RESULT OF THE NEW WORK. CONTRACTOR TO FURNISH ALL LABOR AND MATERIAL TO REROUTE CIRCUITRY TO REMAIN, WIRING TO BE CONCEAL FROM VIEW IN PUBLIC AREAS AND MAINTAIN ALL CODE REQUIRED CLEARANCES AND ACCESSIBILITY. FIELD VERIFY ALL CONDITIONS AND REQUIREMENTS PRIOR TO STARTING WORK. WHERE EXISTING CONDUIT BECOME EXPOSED AS A RESULT OF THE NEW WORK, CONTRACTOR SHALL REWORK AS REQUIRED TO SUIT CONDITIONS TO CONCEAL SUCH CONDUIT FROM VIEW IN ALL PUBLIC AREAS.
3. EXISTING RECEPTACLES ARE NOT SHOWN BUT MUST REMAIN. MAINTAIN CIRCUIT CONTINUITY TO ALL RECEPTACLES IN PENTHOUSE AND ON ROOF.

REFERENCED NOTES:

1 DISCONNECT EXISTING EXHAUST FAN. CONDUIT MAY BE REUSED FOR NEW WORK IF NOT IN CONFLICT WITH NEW WORK.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER
DANA S TOKAY
E 14963
Exp. 6/30/27
ELECTRICAL
STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
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KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

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1	3/7/2025	Schematic Design 100%

Num Date Description
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Sheet Title:
ELECTRICAL ROOF DEMO PLAN

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Sheet Number:
E-130

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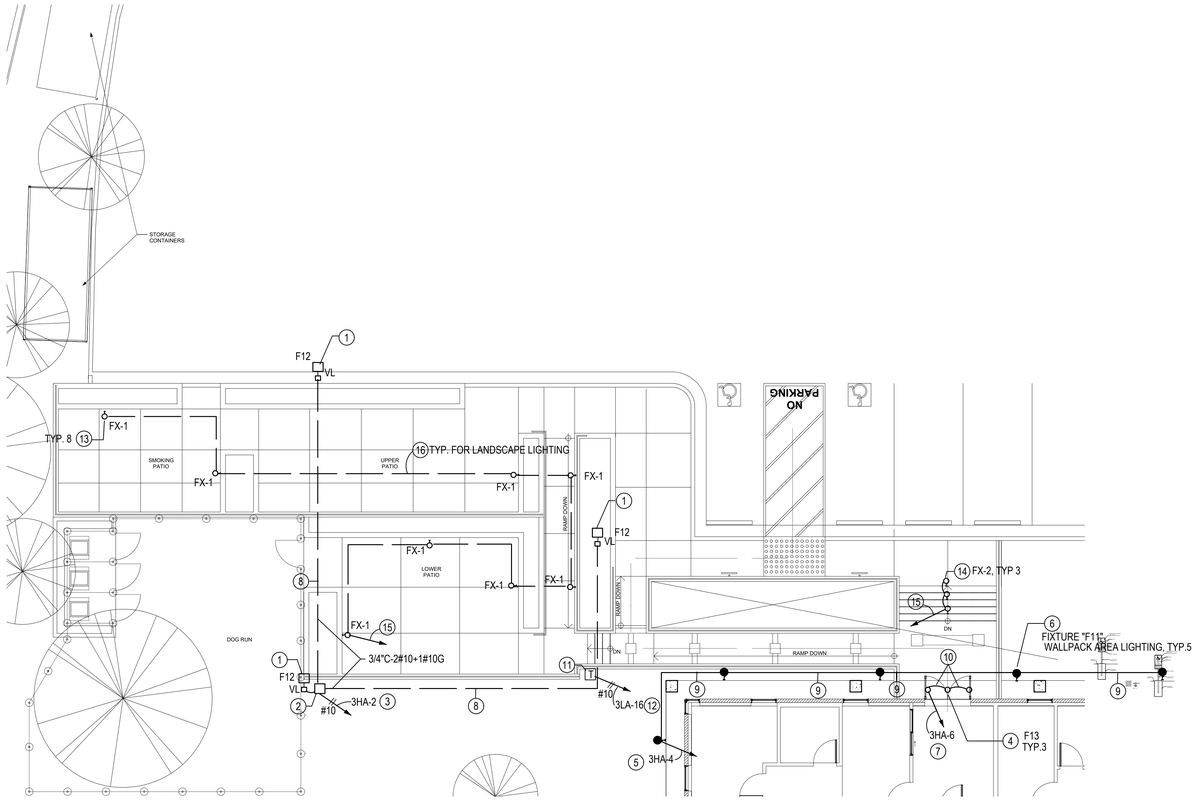
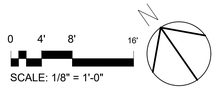


E1 PARTIAL ELECTRICAL SITE PLAN
E-200 1/8" = 1'-0"



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

GENERAL NOTES

1. CONDUIT ROUTING MAY HAVE BEEN DRAWN OFFSET FOR DRAWING CLARITY. ALL FINAL CONDUIT RUNS MUST BE REFLECTED ON THE AS-BUILT.
2. ALL UNDERGROUND CONDUITS SHALL BE 24" BELOW GRADE MIN. (UON).
3. UG ELECTRICAL INSTALLATION SHALL BE FULLY COORDINATED WITH UG WATER PIPING, IRRIGATION LINES, GAS PIPING AND SEWER PIPING SYSTEM PRIOR ROUGH-INS. ALSO, UG WORK MUST BE FULLY COORDINATED WITH BUILDING FOOTINGS. CONDUITS SHALL NOT BE RUN THROUGH BUILDING FOOTINGS.
4. ALL METAL AND NON-CURRENT CARRYING METAL PARTS PERTAINING TO ELECTRICAL SYSTEM EQUIPMENT MUST BE POSITIVELY BONDED TO GROUND.
5. PROVIDE WEATHERPROOFING/FIREPROOFING AT ALL CONDUIT PENETRATIONS THROUGH ROOF AND WALLS PER ARCHITECTURAL DETAILS/SPECIFICATIONS.
6. UNDERGROUND CONDUCTORS FOR SITE LIGHTING SHALL BE #10AWG MIN. CONDUITS SHALL BE 3/4" MINIMUM.

REFERENCED NOTES

1. PROVIDE POLE MOUNTED AREA LIGHTING ON 12' POLE AND 30" CONCRETE BASE, VL. SEE FIXTURE SCHEDULE ON E220 FOR INFO.
2. PROVIDE 13" X 24" X 24" COMPOSITE HANDHOLD ASSEMBLY. MOUNT BOX UNDERGROUND FLUSH WITH GRADE.
3. HOMERUN 3 /4"-2#10+ 1 #10 GND + 2 # 14 (0-10V DIMMING CONTROL) TO PANEL 3HA-2 VIA RELAY PANEL RP-1. EXACT ROUTING TO APPROVED BY ARCHITECT PRIOR INSTALLATION.
4. REPLACE EXISTING RECESSED DOWNLIGHTS WITH NEW. PATCH AND PAINT SURFACES AS NEEDED TO MATCH EXISTING.
5. HOMERUN 3 /4"-3#10 (UNSWITCHED LEG, SWITCHED LEG, NEUTRAL)+ 1 #10 GND + 2 # 14 (0-10V DIMMING CONTROL) TO PANEL 3HA-4 VIA RELAY PANEL RP-2. EXACT ROUTING TO APPROVED BY ARCHITECT PRIOR INSTALLATION. RUN UNSWITCHED LEG OF BRANCH CIRCUIT FOR OPERATION OF EMERGENCY BATTERY PACK.
6. SURFACE WALL MOUNTED FIXTURES. MOUNT ON EXTERIOR EDGE OF LEDGE. PROVIDE BACK BOX .ROUTE CONDUIT SURFACE MOUNTED ON UPPER SIDE OF LEDGE. VERIFY CONDUIT ROUTING AND LOCATION OF CONDUI T PENETRATION INTO BUILDING PRIOR TO ROUGH-INS.
7. HOMERUN 3 /4"-2#12 (SWITCHED LEG, NEUTRAL)+ 1 #12 GND + 2 # 14 (0-10V DIMMING CONTROL) TO PANEL 3HA-6 VIA RELAY PANEL RP-3. EXACT ROUTING TO APPROVED BY ARCHITECT PRIOR INSTALLATION.
8. 3 /4"C/PVC 40/UNDERGROUND-2#10 + 1 #10 G + 2 #14 (0-10V DIMMING CONTROL).
9. 3 /4"C-3#10 + 1 #10G + 2 #14 (0-10V DIMMING CONTROL).
10. 1 /2"C-2#10 + 1#10G + 1 # 14 (0-10V DIMMING CONTROL).
11. PROVIDE AND INSTALL 150VA, 120V-12 V , 1 CIRCUIT LANDSCAPE LIGHTING TRANSFORMER (VL) SPJ LIGHTING CAT #. FB-150-120M12. PROVIDE ALL CONNECTIONS COMPLETE.
12. HOMERUN 3 /4" - 2 #10 + 1 # 10G TO PANEL 3LA - 16 VIA RELAY PANEL RP-4. EXACT ROUTING TO BE APPROVED BY ARCHITECT/OWNER PRIOR INSTALLATION.
13. 12V RECESSED LANDSCAPE WALL LIGHTS FX-1 WITH CONCRETE POUR BOX, VL. INSTALL PER MANUFACTURER'S INSTRUCTION. ALSO SEE LANDSCAPE DRAWINGS FOR INFO.
14. 12 V RECESSED STEP LIGHT FX-2 WITH CONCRETE POUR BOX, VL INSTALL PER MANUFACTURER'S INSTRUCTION. ALSO SEE LANDSCAPE DRAWINGS FOR INFO.
15. 1 /2" CONDUIT-2#12+1#12G TO LANDSCAPE LIGHTING TRANSFORMER.
16. 1 /2" C - 2 #12 + 1 #12 G.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DINA S TONAI E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

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25101 THE OLD ROAD
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TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

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Sheet Title:
PARTIAL ELECTRICAL SITE PLAN

Date: 20 March 2026

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E-200

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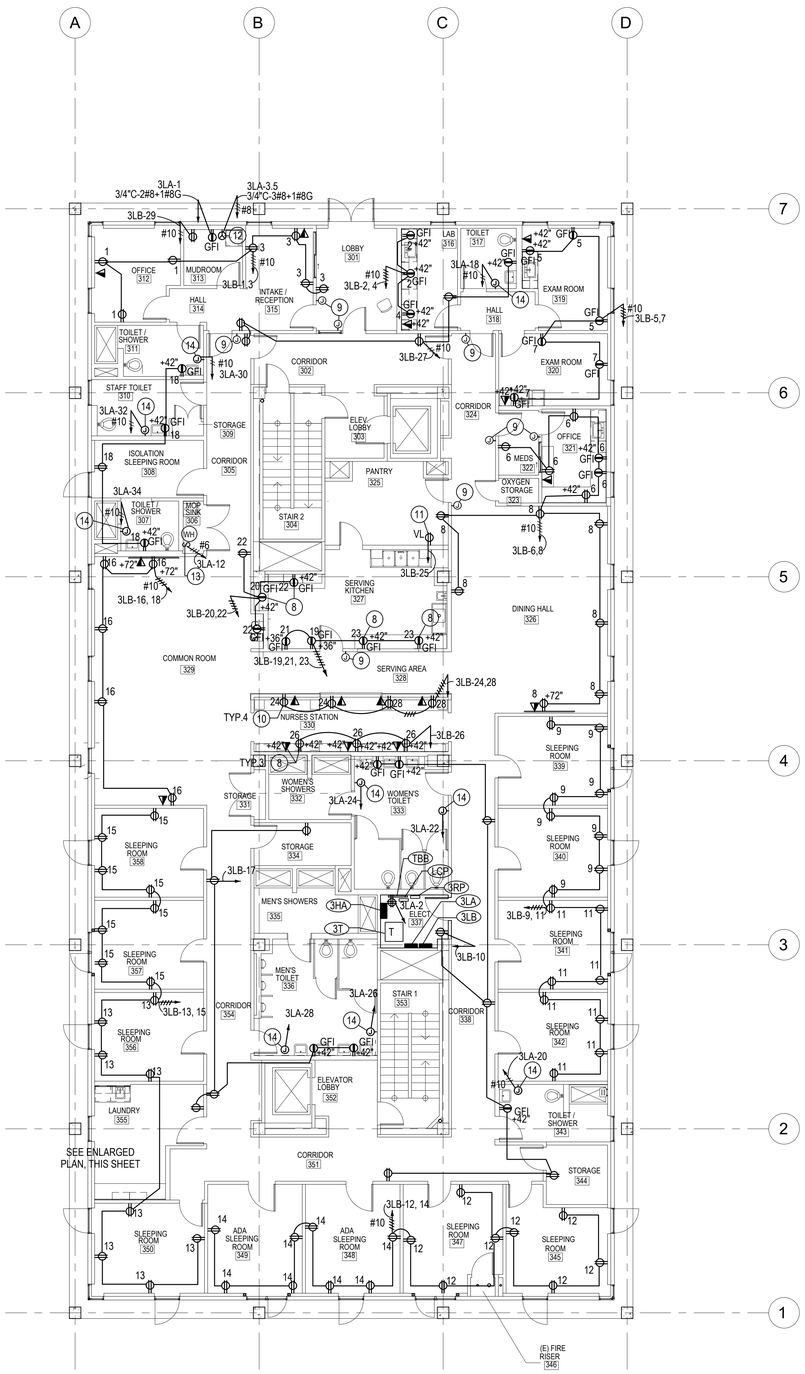
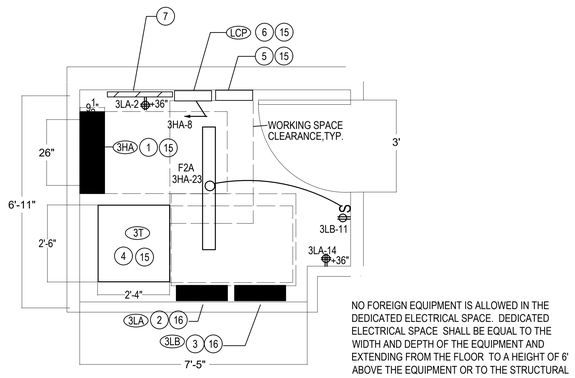


GENERAL NOTES

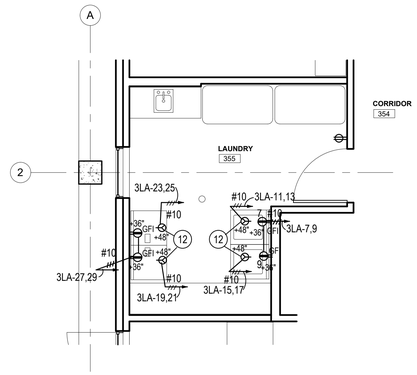
1. PROVIDE CODE SIZED EQUIPMENT GROUND FOR EACH BRANCH CIRCUIT.
2. WIRING MAY BE SHOWN OFFSET FOR DRAWING CLARITY. ALL CONDUIT SHALL BE CONCEALED.
3. ELECTRICAL EQUIPMENT LOCATIONS ARE SHOWN DIAGRAMMATICALLY, VERIFY LOCATION OF ALL DEVICES AGAINST ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY DIMENSIONS, CLEARANCES, OBSTRUCTIONS, TYPE OF CONSTRUCTION, DOOR SWINGS, SINK AND SPLASH BOARD DIMENSIONS AND BATH MIRRORS TO CLEAR SWITCHES AND RECEPTACLES PRIOR TO INSTALLATION.
5. CONTRACTOR TO EXAMINE PLANS AND VERIFY IN FIELD LOCATIONS OF ALL FIRE RATED WALLS, CEILINGS AND FLOORS. CONTRACTOR SHALL SEAL ALL ELECTRICAL SYSTEM PENETRATIONS THROUGH FIRE RATED WALLS, CEILING AND FLOORS WITH U.L. LISTED MATERIAL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
6. MAXIMUM COMBINED VOLTAGE DROP ON BOTH THE INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST LOAD OR OUTLET SHALL NOT EXCEED 5%.
7. PROVIDE SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT. DO NO SHARE THE NEUTRAL CONTRACTOR TO VERIFY EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT PRIOR INSTALLATION.
8. PROVIDE NYLON PULL ROPE IN ALL CONDUITS ONLY.
9. PROVIDE COMBINATION AFCI PROTECTION FOR ALL SLEEPING ROOM OUTLETS OR DEVICES IN A READILY ACCESS8IBLE LOCATION
10. MAINTAIN WORKING SPACE CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT LIKELY TO REQUIRE EXAMINATION,ADJUSTMENTS, SERVICING OR MAINTENANCE WHILE ENERGIZED

REFERENCED NOTES:

1. NEW 400A, 480/277VY, 3 PHASE, 4 WIRE PANEL. SEE SINGLE LINE DIAGRAM FOR INFO. MAINTAIN 48" CLEAR SPACE IN FRONT OF PANEL.
2. NEW 200A, 120/208VY ,3 PHASE 4 WIRE, 200A MAIN CIRCUIT BREAKER POWER PANEL
3. NEW 100A, 120/208VY, 3 PHASE, 4 WIRE, MLO POWER PANEL.
4. NEW 75 KVA, 480V PRMARY, 120/208VY SECONDARY.
5. LIGHTING RELAY PANEL, NLIGHT ARP.
6. LIGHTING CONTROLLER, NLIGHT ECLIPSE , ETHERNET CONNECTION. GRAPHIC TOUCHSCREEN NLIGHT NGWY2-GFX
7. 30" X 8'HX 3/4"TH PAINTED BACKBOARD
8. ELECTRICAL DEVICES MOUNTED ABOVE COUNTER. VERIFY LOCATION PRIOR ROUGH-INS.
9. PROVIDE 4S JUNCTION BOX FOR SECURITY SYSTEM, AT +42", VL. EXTEND 3 /4" CONDUIT ONLY TO ABOVE ACCESSIBLE CEILING.
10. MOUNT 4S OUTLET BOXES FOR RECEPTACLES AND TEL/DATA OUTLETS UNDER COUNTERTOP, VL.
11. PROVIDE 20A,120V RECEPTACLE FOR WARMING CABINET, VL.
12. PROVIDE 30A, 120/ 240V, 3 POLE, 4 WIRE RECEPTACLE FOR DRYER, VL.
13. PROVIDE 30A, 120V LOCAL DISCONNECT FOR ELECTRIC WATER HEATER, VL. MAKE ALL CONNECTIONS COMPLETE . HOMERUN 1"C-2#6+1#6 G TO PANEL.
14. PROVIDE FLUSH MOUNTING JUNCTION BOX FOR CONNECTION TO HAND DRYER, VL. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL CONNECTIONS COMPLETE.
15. MAINTAIN WORKING SPACE CLEARANCE THE WIDTH OF THE EQUIPMENT OF MINIMUM OF 30" (WHICHEVER IS GREATER) X 48" DEEP X 6 1 /2" HIGH.
16. MAINTAIN WORKING SPACE CLEARANCE THE WIDTH OF THE EQUIPMENT OR MINIMUM OF 30" (WHICHEVER IS GREATER) X 36" DEEP X 6 1 /2' HIGH.



NO FOREIGN EQUIPMENT IS ALLOWED IN THE DEDICATED ELECTRICAL SPACE. DEDICATED ELECTRICAL SPACE SHALL BE EQUAL TO THE WIDTH AND DEPTH OF THE EQUIPMENT AND EXTENDING FROM THE FLOOR TO A HEIGHT OF 6' ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER.



ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DANA S TOKAI E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by:
Checked by:
CAD File Name:

Sheet Title:
POWER AND LIGHTING PLANS (3RD FLOOR)

Date: 20 March 2026

Sheet Number:
E-210

ISSUE FOR BID

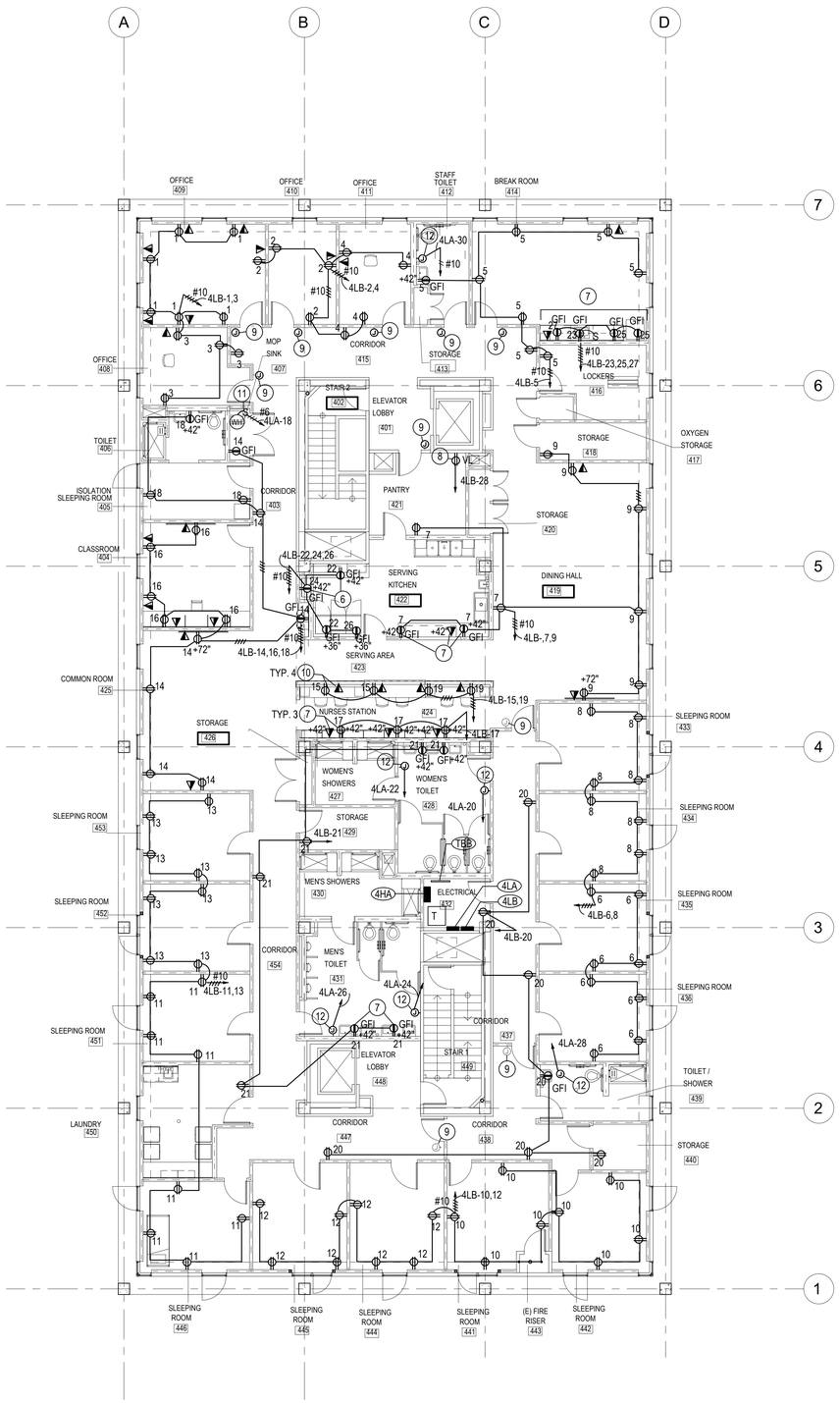
DATE:
DRAWING PATH:

E1 POWER PLAN (3RD FLOOR)
E-210 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

E2 ENLARGED ELECTRICAL ROOM(3RD FLOOR)
E-210 1/2" = 1'-0"

E3 ENLARGED LAUNDRY ROOM(3RD FLOOR)
E-210 1/4" = 1'-0"



GENERAL NOTES

1. PROVIDE CODE SIZED EQUIPMENT GROUND FOR EACH BRANCH CIRCUIT.
2. WIRING MAY BE SHOWN OFFSET FOR DRAWING CLARITY. ALL CONDUIT SHALL BE CONCEALED.
3. ELECTRICAL EQUIPMENT LOCATIONS ARE SHOWN DIAGRAMMATICALLY, VERIFY LOCATION OF ALL DEVICES AGAINST ARCHITECTURAL PLANS.
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7. PROVIDE SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT. DO NO SHARE THE NEUTRAL.CONTRACTOR TO VERIFY EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT PRIOR INSTALLATION.
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REFERENCED NOTES:

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2. NEW 200A, 120/208VY ,3 PHASE 4 WIRE, 200A MAIN CIRCUIT BREAKER POWER PANEL. SEE SINGLE LINE DIAGRAM FOR INFO
3. NEW 100A, 120/208VY, 3 PHASE, 4 WIRE, MLO POWER PANEL. SEE SINGLE LINE DIAGRAM FOR INFO.
4. NEW 75 KVA, 480V PRMARY, 120/208VY SECONDARY. SEE SINGLE LINE DIAGRAM FOR INFO.
5. 30" X 8'HX 3/4"TH PAINTED BACKBOARD
6. 30A, 120/240V, 3 POLE, 4 WIRE RECEPTACLE FOR ELECTRIC DRYER, VL.
7. ELECTRICAL DEVICES MOUNTED ABOVE COUNTER, VL.
8. RECEPTACLE FOR WARMING CABINET, VL.
9. PROVIDE 4S JUNCTION BOX FOR SECURITY SYSTEM, VL. EXTEND 3/ 4" C.O. WITH PULLSTRING TO ABOVE ACCESSIBLE CEILING.
10. MOUNT 4S OUTLET BOXES FOR RECEPTACLES AND TEL/DATA UNDER COUNTERTOP, VL.
11. PROVIDE 30A, 120V LOCAL DISCONNECT SWITCH FOR WATER HEATER. MAKE ALL CONNECTIONS COMPLETE. HOMERUN 1"C-2#6+1#6G TO PANEL
12. .PROVIDE FLUSH MOUNTING JUNCTION BOX FOR CONNECTION TO HAND DRYER, VL. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL CONNECTIONS COMPLETE.
13. MAINTAIN WORKING SPACE CLEARANCE THE WIDTH OF THE EQUIPMENT OF MINIMUM OF 30" (WHICHEVER IS GREATER) X 48" DEEP X 6 1 /2' HIGH.
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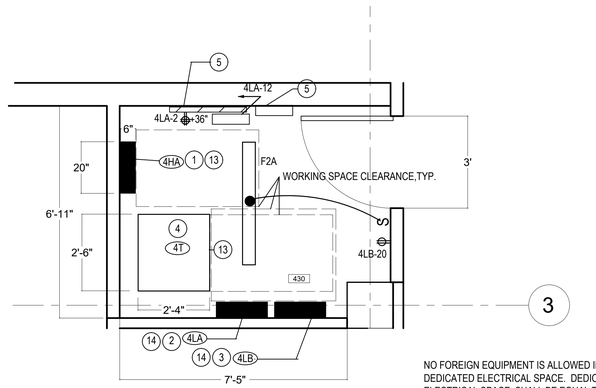

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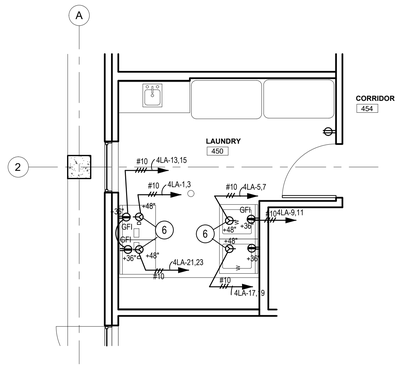

E1 E-211 POWER PLAN (4TH FLOOR)
1/8" = 1'-0"

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

E2 E-211 ENLARGED ELECTRICAL ROOM(4TH FLOOR)
1/2" = 1'-0"

E3 E-211 ENLARGED LAUNDRY ROOM(4TH FLOOR)
1/4" = 1'-0"

DRAWING PATH:

DATE:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
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854 East Main Street, Suite 100
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SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by:

Checked by:

CAD File Name:

Sheet Title:
POWER PLAN
(4TH FLOOR)

Date: 20 March 2026

Sheet Number:
E-211

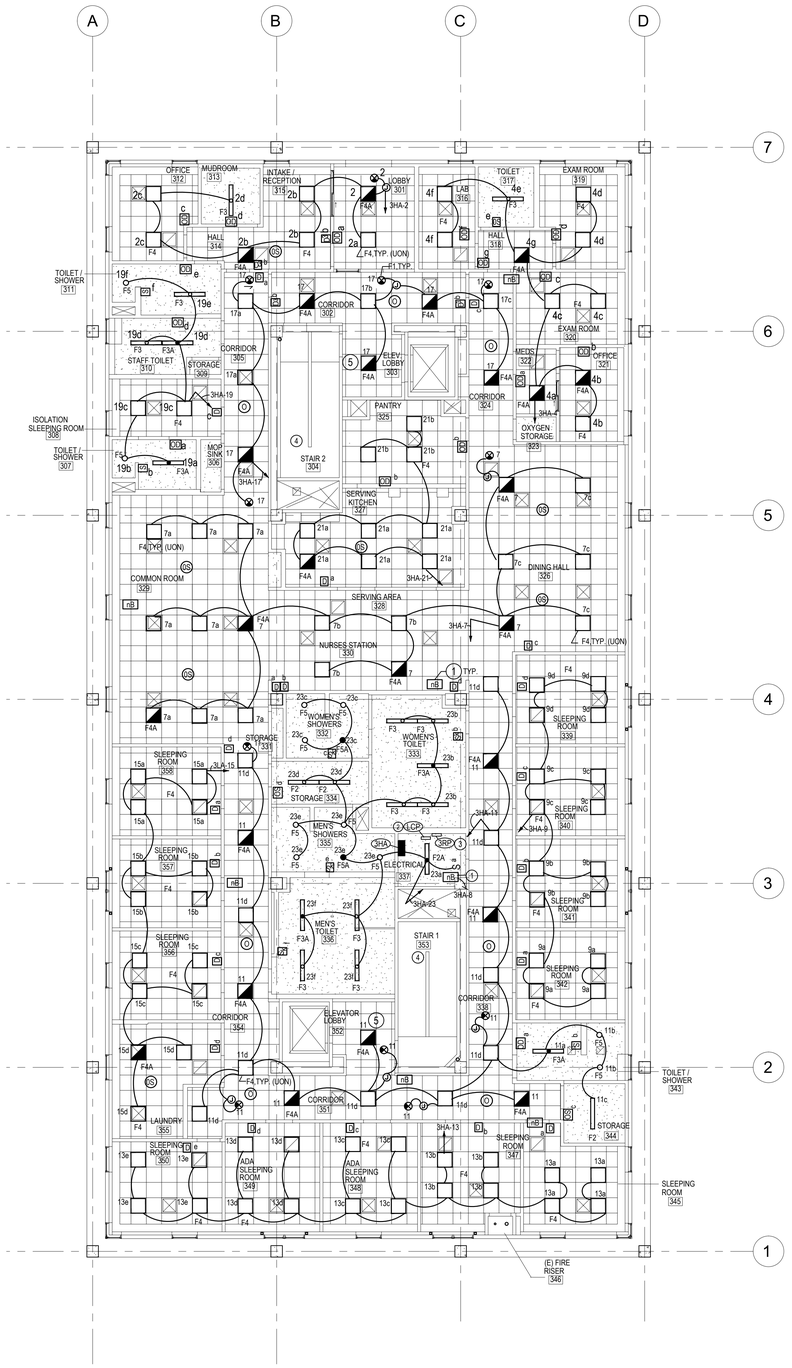
ISSUE FOR BID

FIXTURE SCHEDULE

DESIG / WATTS	LAMPS	DESCRIPTION	FINISH	MOUNTING
F1 / 3W	LED 4000°K	COMBINATION EMERGENCY EXIT LIGHT, LED LIGHT BAR, WHITE THERMOPLASTIC HOUSING, 90 MIN.EMERGENCY BATTERY PACK. LITHONIA LIGHTING: ECBG- LED-M6	GREEN LETTERS	UNIVERSAL MOUNTING
F2 / 32W	LED 4000°K	STRIP LIGHT, 4' LENGTH, 5000 LUMENS ROUND DIFFUSE LENS MVOLT , 0-10V DIMMING, 80 CRI. NLIGHT ENABLED. LITHONIA LIGHTING: CLX-L48-5000LM-SEF-RDL-MVOLT-EZ1-40K-80CRI-N100-WH	WHITE	SURFACE
F2A / 32W	LED 4000°K	SIMILAR TO "F2" EXCEPT WITH 90 MIN BATTERY PACK. MVOLT , 0-10V DIMMING, 80 CRI. NLIGHT ENABLED. LITHONIA LIGHTING: CLX-L48-5000LM-SEF-RDL-MVOLT-EZ1-40K-80CRI--N100-E10W-WH	WHITE	SURFACE
F3 / 40W	LED 4000°K	WRAPAROUND, 4' LENGTH,4800 LUMENS, CURVED SMOOTH LENS, NLIGHT 0-10 DIMMING LITHONIA LIGHTING: BLWP4-48L-ADSMT-EZ1-LP840-N100	WHITE	SURFACE
F3A / 40W	LED 4000°K	WRAPAROUND, 4' LENGTH,4800 LUMENS, CURVED SMOOTH LENS, 90 MIN EMERGENCY BATTERY PACK, NLIGHT 0-10 DIMMING LITHONIA LIGHTING: BLWP4-48L-ADSMT-EZ1-LP830-N100-E10WLCP	WHITE	SURFACE
F4 / 32W	LED 4000°K	LED: 2'X2' TROFFER, 4000LM, CURVED SMOOTH CENTER BASKET MVOLT, NLIGHT 0-10V DIMMING, LITHONIA LIGHTING: 2BLT2-40L-ADSM-EZ1-LP840-N100-	WHITE	RECESSED
F4A / 32W	LED 4000°K	SIMILAR TO "F4" EXCEPT WITH 90 MIN BATTERY PACK LITHONIA LIGHTING: 2BLT2-40L-ADSM-EZ1-LP840-N100-E10WLCP	WHITE	RECESSED
F5 / 20W	LED 4000°K	LED: 6" DIA DOWNLIGHT, VANDAL RESISTANT 2000LM, MVOLT, NLIGHT 0-10V DIMMING, GOTHAM LIGHTING: EVO6VR-40/20-WR-MWD-PCL-MVOLT-GZ10-NLT(277V)-DWH	WHITE	RECESSED
F5A / 20W	LED 4000°K	SIMIAR TO "F5" EXCEPT WITH 90 MIN BATTERY PACK GOTHAM LIGHTING: EVO6VR-40/20-WR-MWD-PCL-MVOLT-GZ10-NLT(277V)-DWH-E10WCPR	WHITE	RECESSED
		FIXTURE TYPE F6-F10 RESERVED		
F11 / 12W	LED 2700°K	LED: WALL MOUNT, 1500LM, FORWARD THROW, 277V, BACK BOX 0-10V DIMMING, EMERGENCY BATTERY BACKUP. LITHONIA LIGHTING: WST-LED-P1-27K-VF-MVOLT-BBW-DMG-E20WH-DDBXD	DARK BRONZE	WALL
F12 / 33W	LED 2700°K	LED: POLE MOUNTED AREA LIGHT FIXTURE, 4800 LM, TYPE 5 WIDE DISTRIBUITION,NLIGHT 0-10V DIMMING, WET LOCATION LISTED, LITHONIA LIGHTING DSX0-LED-P1-27K-80CRI-T5W-MVOLT-SPA-DMG-DDBXD POLE: SSS-12-4C-DM19AS-DDBXD	DARK BRONZE	12' POLE ON 30" CONCRETE BASE
F13 / 3.4W	LED 2700°K	LED: 6" DIA RETROFIT DOWNLIGHT, 250 LM, 277V, 0-10V DIMMING, DAMP LOCATION LISTED, GOTHAM LIGHTING: EVO6R-27/02-WR-MWD-MVOLT-EZ1	WHITE	RECESSED
FX-1 / 2W	LED 2700°K	LED: : RECESSED 12V WALL LIGHT, SPJ LIGHTING: SPJ-MSL2-PVDS-2W-27K-12V (PVD SATIN FINISH, INSTALLED THROUGHOUT)I	BRASS SATIN FINSIH	RECESSED
FX-2 / 6W	LED 2700°K	LED: : RECESSED 12V STEP LIGHT, SPJ LIGHTING: SPJ-MSL2-12-DS-PVDS-6W-27K-12V (PVD SATIN FINISH, INSTALLED THROUGHOUT)I	BRASS SATIN FINSIH	RECESSED

FIXTURE SCHEDULE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING PROPER TYPES OF TRIMS FOR ALL RECESSED FIXTURES TO FIT THE CEILING BEING INSTALLED.
2. FIXTURE TYPES IN CONTACT WITH INSULATION SHALL HAVE U.L. LISTED THERMAL BARRIER.
3. CONTRACTOR SHALL VERIFY THE TYPE OF CEILING BEFORE ORDERING NEW FIXTURES. CONTRACTOR IS FULLY RESPONSIBLE TO PROVIDE ALL MOUNTING BRACKETS TO FIT CEILING CONDITIONS AT NO EXTRA CHARGE TO THE OWNER.



E1 / E-220 POWER PLAN (3RD FLOOR)
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

LEGEND	
S	ON/OFF TOGGLE SWITCH, LINE VOLTAGE
S	ON/OFF WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
D	ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
D3	3-WAY ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
OO	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF/RAISE/LOWER LOW VOLTAGE. NLIGHT ENABLED, CAT 5E CONTROL. NLIGHT CAT. NWSXA-PDT-LV-DX-WH WITH WS-xPODA WALL PLATE
OS	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nWSXA-PDT-LV-WH WITH WS-xPODA WALL PLATE
K	NLIGHT ENABLED MOMENTARY KEY SWITCH. nLIGHT CAT. nPOD-KEY-WH
OS	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY. nLIGHT CAT. nCM9-PDT-RJB
O	OCCUPANCY SENSOR, CEILING MOUNTED . NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY, LARGE MOTION. nLIGHT CAT. nCM10-PDT-RJB
n8	8 PORT NLIGHT NETWORK BRIDGE WITH POWER SUPPLY. nLIGHT CAT. nBRG8-KIT
	EXIT SIGN
	LED STRIP OR WRAPAROUND LIGHT FIXTURE
	LED STRIP OR WRAPAROUND LIGHT FIXTURE WITH EMERGENCY BATTERY PACK
	2' X 2' RECESSED LED TROFFER
	2' X 2' RECESSED LED TROFFER WITH EMERGENCY BATTERY PACK
○	RECESSED LED DOWNLIGHT
●	RECESSED LED DOWNLIGHT WITH EMERGENCY BATTERY PACK

GENERAL NOTES

1. EXACT LOCATION OF LIGHT FIXTURES MUST BE COORDINATED AGAINST ARCHITECTURAL DRAWINGS.
2. WIRING MAY HAVE BEEN SHOWN OFFSET FOR DRAWING CLARITY.
3. CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH INSTALLATION.
4. CONTRACTOR SHALL PROVIDE ALL BACKING, BRACKETS, SUPPORTS AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
5. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES AND WIREING REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.
6. ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
7. PROVIDE "NLIGHT" LIGHTING CONTROL SYSTEM.
8. PROVIDE PLENUM RATED CAT 5E CABLES.
9. CONNECT LOW VOLTAGE LED SWITCHES, DIMMERS, OCCUPANCY SENSOR, POWER PACK/RELAYS, NLIGHT ENABLED LIGHT FIXTURES, NLIGHT AUTOMATIC DIMMING DEVICES, MISCELLANEOUS N LIGHT DEVICES, ETC. FOR A FULLY OPERATIONAL SYSTEM. VERIFY AND PROVIDE NLIGHT LIGHTING CONTROL CABLING REQUIREMENTS PER LIGHTING CONTROL VENDOR'S SHOP DRAWINGS AND SUBMITTALS.
10. PROVIDE A CODE SIZED EQUIPMENT GROUND WIRE WITH EVERY BRANCH CIRCUIT WHETHER OR NOT IF IT IS SHOWN ON THE DRAWING.
11. PROVIDE A SEPARATE NEUTRAL WITH EACH BRANCH CIRCUIT. DO NOT SHARE THE NEUTRAL .

LIGHTING CONTROL SYSTEM

1. CONTRACTOR TO PROVIDE A FULLY NETWORKED LIGHTING CONTROL SYSTEM WITH ETHERNET GATEWAY AND BRIDGES CONNECTING THE TWO FLOORS.
2. SWITCHES AND SCHEDULE SHALL BE PROGRAMMED PER OWNERS REQUIREMENT.
3. LIGHTING CONTROL SYSTEM COMPONENTS SHALL BE PRODUCTS OF ACUITY BRANDS "NLIGHT LIGHTING CONTROL SYSTEM".
4. CONTRACTOR MUST CONSULT WITH LOCAL NLIGHT REPRESENTATIVE/VENDOR TO DETERMINE ALL COMPONENTS FOR A COMPLETE SYSTEM AND SUBMIT SHOP DRAWINGS PRIOR INSTALLATION
5. FACTORY START-UP SERVICES SHALL BE REQUIRED. SERVICES SHALL INCLUDE COMMISSIONING OF THE INSTALLED LIGHTING SYSTEM AS WELL AS ADJUSTMENTS AND PROGRAMMING OF THE COMPONENTS PER OWNER'S REQUIREMENTS INCLUDING SCHEDULE OF THE BUILDING OPERATION. FACTORY START-UP MUST INCLUDE AT LEAST 4 HOURS OF TRAINING TO THE OWNER'S REPRESENTATIVE. ALL COST FOR A COMPLETE INSTALLATION INCLUDING COST OF FACTORY START-UP MUST BE INCLUDED IN THE BID.
6. ALSO SEE NLIGHT RISER DIAGRAMS ON SHEETS E410 AND E411 FOR INFO.

REFERENCED NOTES

1. PROVIDE NLIGHT 8 PORT NETWORK BRIDGE WITH PS150 POWER PACK. CONNECT TO CIRCUIT 3HA-8.
2. PROVIDE NLIGHT ECLYPSE SYSTEM LIGHTING CONTROLLER IN NEMA 1 ENCLOSURE AND TOUCHSCREEN INTERFACE, VL. NLIGHT CAT. nECY-MVOLT-BAC-SVS-ENC-GFXK. PROVIDE ALL NECESARY EQUIPMENT FOR FULLY PROGRAMMABLE SYSTEM. ALSO SEE SHEET E410 FOR INFO.
3. PROVIDE NLIGHT ARP LIGHTING RELAY PANEL (VL) TO INTERLOCK EXTERIOR LIGHTS WITH THE ECLYPSE LIGHTING CONTROL SYSTEM. PROVIDE 8 FIELD CONFIGURABLE RELAYS, 120 TO 277VOLT, 1-VOLTAGE BARRIER, IN A 8 RELAY SURFACE MOUNTED ENCLOSURE,WITH HINGED LOCKABLE COVER AND DUSK TO DAWN ANALOG SENSOR WITH SWITCHING/DIMMING THRESHOLD REMOTELY ADJUSTABLE. NLIGHT CAT. ARP- INTENC08-NLT-8 FRC-MVOLT-1VB-HLK-SM-AR APS OL. PROVIDE ALL CONNECTIONS AND PROGRAMMING COMPLETE.
4. EXISTING STAIRWAY LIGHTING TO REMAIN., MAINTAIN CIRCUIT CONTINUITY TO LIGHTS. IF EXISTING BRANCH CIRCUIT PANEL WAS REMOVED , PROVIDE ALL MATERIALS AND LABOR TO RECONNECT TO SPACE CIRCUIT BREAKER IN NEW PANEL. INDICATE BRANCH CIRCUIT ON AS-BUILT DRAWINGS. CONTRACTOR TO FIELD VERIFY LIGHTING BRANCH CIRCUIT VOLTAGE.
5. LIGHT FIXTURE IN ELEVATOR LOBBY TO REMAIN ON AT ALL TIMES.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
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854 East Main Street, Suite 100
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(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DANA S TOKAY E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

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Sheet Title:

FIXTURE SCHEDULE AND LIGHTING PLAN (3RD FLOOR)

Date: 20 March 2026

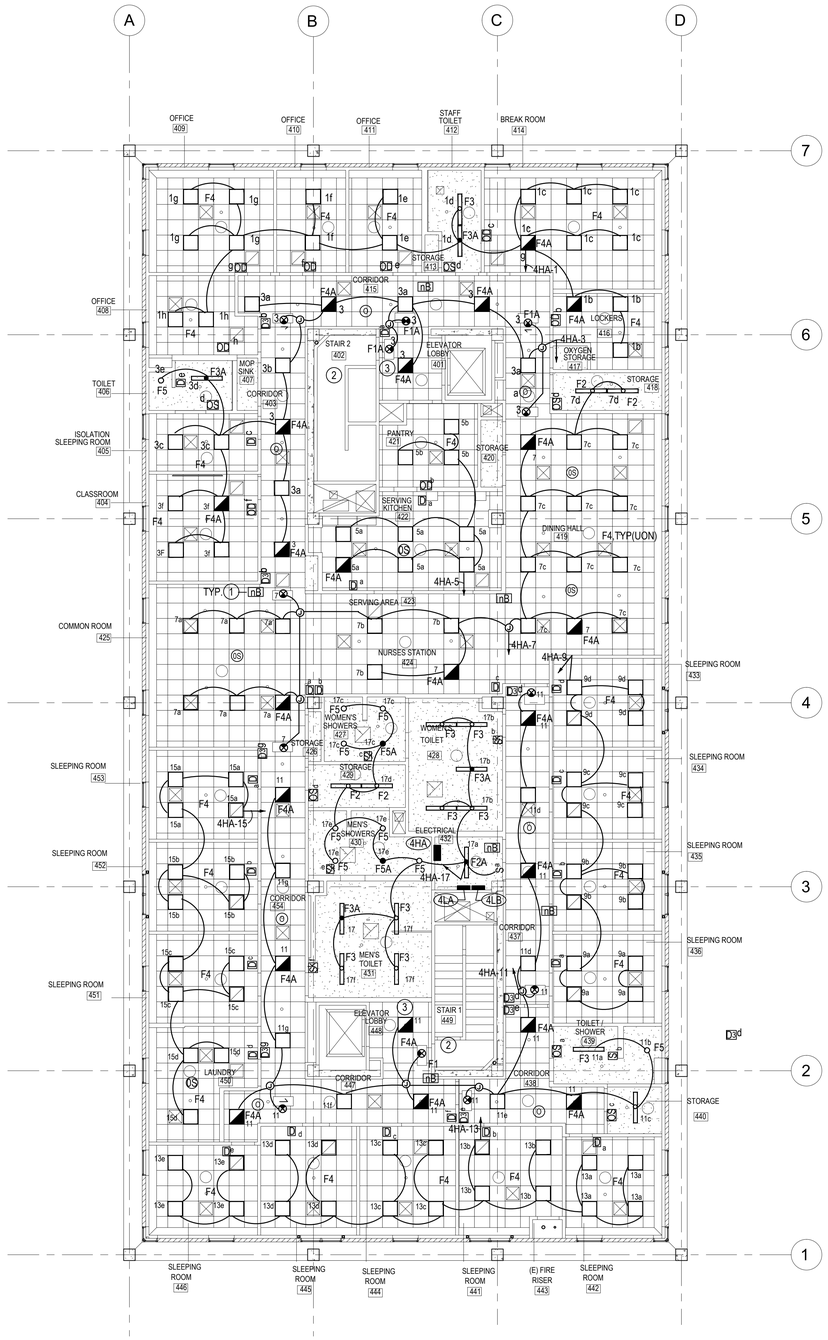
Sheet Number:

E-220

ISSUE FOR BID

DATE:

DRAWING PATH:



E1 LIGHTING PLAN (4TH FLOOR)
E-221 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

LEGEND	
S	ON/OFF TOGGLE SWITCH, LINE VOLTAGE
[S]	ON/OFF WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
[D]	ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
[D3]	3-WAY ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
[OD]	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF/RAISE/LOWER LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL NLIGHT CAT. NWSXA-PDT-LV-DX-WH WITH WS-xPODA WALL PLATE
[OS]	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nWSXA-PDT-LV-WH WITH WS-xPODA WALL PLATE
[K]	NLIGHT ENABLED MOMENTARY KEY SWITCH. nLIGHT CAT. nPOD-KEY-WH
(OS)	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY. nLIGHT CAT. nCM9-PDT-RJB
(O)	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY, LARGE MOTION. nLIGHT CAT. nCM10-PDT-RJB
[nB]	8 PORT NLIGHT NETWORK BRIDGE WITH POWER SUPPLY. nLIGHT CAT. nBRG8-KIT
	EXIT SIGN
	LED STRIP OR WRAPAROUND LIGHT FIXTURE
	LED STRIP OR WRAPAROUND LIGHT FIXTURE WITH EMERGENCY BATTERY PACK
	2' X 2' RECESSED LED TROFFER
	2' X 2' RECESSED LED TROFFER WITH EMERGENCY BATTERY PACK
○	RECESSED LED DOWNLIGHT
●	RECESSED LED DOWNLIGHT WITH EMERGENCY BATTERY PACK

GENERAL NOTES

1. EXACT LOCATION OF LIGHT FIXTURES MUST BE COORDINATED AGAINST ARCHITECTURAL DRAWINGS.
2. WIRING MAY HAVE BEEN SHOWN OFFSET FOR DRAWING CLARITY.
3. CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH INSTALLATION.
4. CONTRACTOR SHALL PROVIDE ALL BACKING, BRACKETS, SUPPORTS AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
5. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES AND WIREING REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.
6. ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
7. PROVIDE "NLIGHT" LIGHTING CONTROL SYSTEM.
8. PROVIDE PLENUM RATED CAT 5E CABLES.
9. CONNECT LOW VOLTAGE LED SWITCHES, DIMMERS, OCCUPANCY SENSOR, POWER PACK/RELAYS, NLIGHT ENABLED LIGHT FIXTURES, NLIGHT AUTOMATIC DIMMING DEVICES, MISCELLANEOUS N LIGHT DEVICES, ETC. FOR A FULLY OPERATIONAL SYSTEM. VERIFY AND PROVIDE NLIGHT LIGHTING CONTROL CABLING REQUIREMENTS PER LIGHTING CONTROL VENDOR'S SHOP DRAWINGS AND SUBMITTALS.
10. PROVIDE A CODE SIZED EQUIPMENT GROUND WIRE WITH EVERY BRANCH CIRCUIT WHETHER OR NOT IF IT IS SHOWN ON THE DRAWING.
11. PROVIDE A SEPARATE NEUTRAL WITH EACH BRANCH CIRCUIT. DO NOT SHARE THE NEUTRAL .

LIGHTING CONTROL SYSTEM

1. CONTRACTOR TO PROVIDE A FULLY NETWORKED LIGHTING CONTROL SYSTEM WITH ETHERNET GATEWAY AND BRIDGES CONNECTING THE TWO FLOORS. SYSTEM
2. SWITCHES AND SCHEDULE SHALL BE PROGRAMMED PER OWNERS REQUIREMENT.
3. LIGHTING CONTROL SYSTEM COMPONENTS SHALL BE PRODUCTS OF ACUITY BRANDS "NLIGHT LIGHTING CONTROL SYSTEM".
4. CONTRACTOR MUST CONSULT WITH LOCAL NLIGHT REPRESENTATIVE/VENDOR TO DETERMINE ALL COMPONENTS AND HAVE COMPLETE SYSTEM SHOP DRAWING PREPARED PRIOR INSTALLATION
5. FACTORY START-UP SERVICES SHALL BE REQUIRED. SERVICES SHALL INCLUDE COMMISIONING OF THE INSTALLED LIGHTING SYSTEM AS WELL AS ADJUSTMENTS AND PROGRAMMING OF THE COMPONENTS PER OWNER'S REQUIREMENTS AND SCHEDULE OF THE BUILDING OPERATION. FACTORY START-UP MUST INCLUDE AT LEAST 4 HOURS OF TRAINING TO THE OWNER'S REPRESENTATIVE. ALL COST FOR A COMPLETE INSTALLATION INCLUDING COST OF FACTORY START-UP MUST BE INCLUDED IN THE BID.
6. ALSO SEE NLIGHT RISER DIAGRAMS ON E410 AND E411 FOR INFO.

REFERENCED NOTES

1. PROVIDE NLIGHT 8 PORT NETWORK BRIDGE WITH PS150 POWER PACK. CONNECT TO CIRCUIT 4HA-8.
2. EXISTING STAIRWAY LIGHTING TO REMAIN , MAINTAIN CIRCUIT CONTINUITY TO LIGHTS. IF EXISTING BRANCH CIRCUIT PANEL WAS REMOVED , PROVIDE ALL MATERIALS AND LABOR TO RECONNECT TO SPACE CIRCUIT BREAKER IN NEW PANEL. INDICATE BRANCH CIRCUIT ON AS-BUILT DRAWINGS. CONTRACTOR TO FIELD VERIFY LIGHTING BRANCH CIRCUIT VOLTAGE.
3. LIGHT FIXTURE IN ELEVATOR LOBBY TO REMAIN ON AT ALL TIMES.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

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Checked by:
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Sheet Title:
LIGHTING PLAN (4TH FLOOR)

Date: 20 March 2026

Sheet Number:
E-221

ISSUE FOR BID

DATE:
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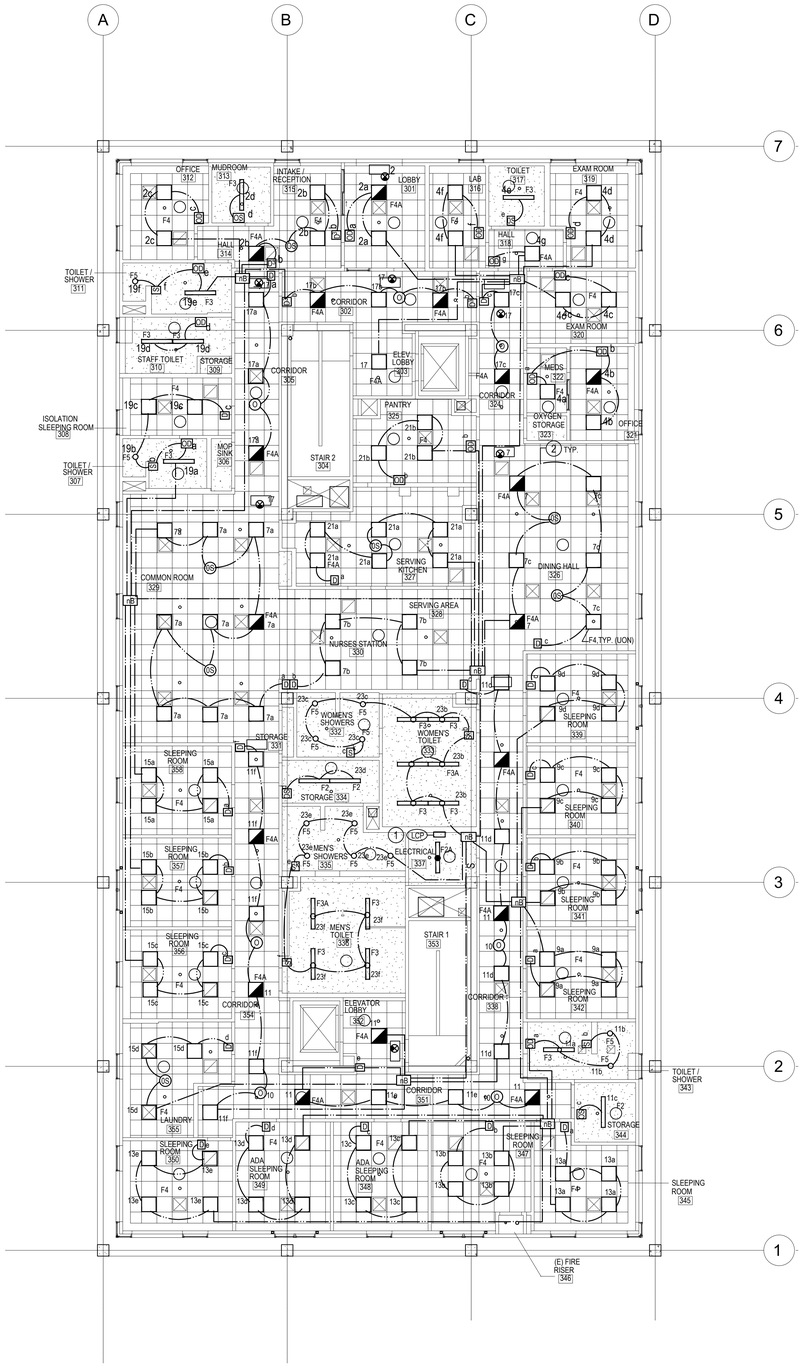

E2 NLIGHT CONTROL PLAN (3RD FLOOR)
E-230 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

LEGEND	
S	ON/OFF TOGGLE SWITCH, LINE VOLTAGE
nS	ON/OFF WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
nD	ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
nD3	3-WAY ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
nOD	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF/RAISE/LOWER LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. NLIGHT CAT. NWSXA-PDT-LV-DX-WH WITH WS-xPODA WALL PLATE
nOS	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nWSXA-PDT-LV-WH WITH WS-xPODA WALL PLATE
nK	NLIGHT ENABLED MOMENTARY KEY SWITCH. nLIGHT CAT. nPOD-KEY-WH
nOS	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY. nLIGHT CAT. nCM9-PDT-RJB
nB	8 PORT NLIGHT NETWORK BRIDGE WITH POWER SUPPLY. nLIGHT CAT. nBRG8-KIT
	EXIT SIGN
	LED STRIP OR WRAPAROUND LIGHT FIXTURE
	LED STRIP OR WRAPAROUND LIGHT FIXTURE WITH EMERGENCY BATTERY PACK
	2' X 2' RECESSED LED TROFFER
	2' X 2' RECESSED LED TROFFER WITH EMERGENCY BATTERY PACK
	RECESSED LED DOWNLIGHT
	RECESSED LED DOWNLIGHT WITH EMERGENCY BATTERY PACK
PL	PLUG CONTROLLER 20A, CAT 5e NETWORK. nLIGHT nPP20 PL
nECY	LIGHTING CONTROLLER NETWORK HEAD END

GENERAL NOTES

1. EXACT LOCATION OF LIGHT FIXTURES MUST BE COORDINATED AGAINST ARCHITECTURAL DRAWINGS.
2. CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH INSTALLATION.
3. WIRING MAY HAVE BEEN SHOWN OFFSET FOR DRAWING CLARITY.
4. ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
5. PROVIDE PLENUM RATED CAT 5E CABLES.
6. CONNECT LOW VOLTAGE LED SWITCHES, DIMMERS, OCCUPANCY SENSOR, POWER PACK/RELAYS, NLIGHT ENABLED LIGHT FIXTURES, NLIGHT AUTOMATIC DIMMING DEVICES, MISCELLANEOUS N LIGHT DEVICES, ETC. FOR A FULLY OPERATIONAL SYSTEM. VERIFY AND PROVIDE NLIGHT LIGHTING CONTROL CABLING REQUIREMENTS PER LIGHTING CONTROL VENDOR'S SHOP DRAWINGS AND SUBMITTALS.
7. PROVIDE A CODE SIZED EQUIPMENT GROUND WIRE WITH EVERY BRANCH CIRCUIT WHETHER OR NOT IF IT IS SHOWN ON THE DRAWING.
8. CONTRACTOR TO PROGRAM AND NLIGHT DEVICES AND SYSTEM SCHEDULE AND SETTINGS PER OWNER'S REQUIREMENTS.

REFERENCED NOTES

1. PROVIDE NLIGHT ECYLPSE LIGHTING CONTROLLER. SEE SHEET E220 FOR INFO. ALSO SEE SHEET E410 3RD FLOOR NLIGHT CONTROL RISER DIAGRAM AND SHEET E411 4TH FLOOR NLIGHT CONTROL RISER DIAGRAM.
2. PLENUM RATED CAT 6 CABLE.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

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Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

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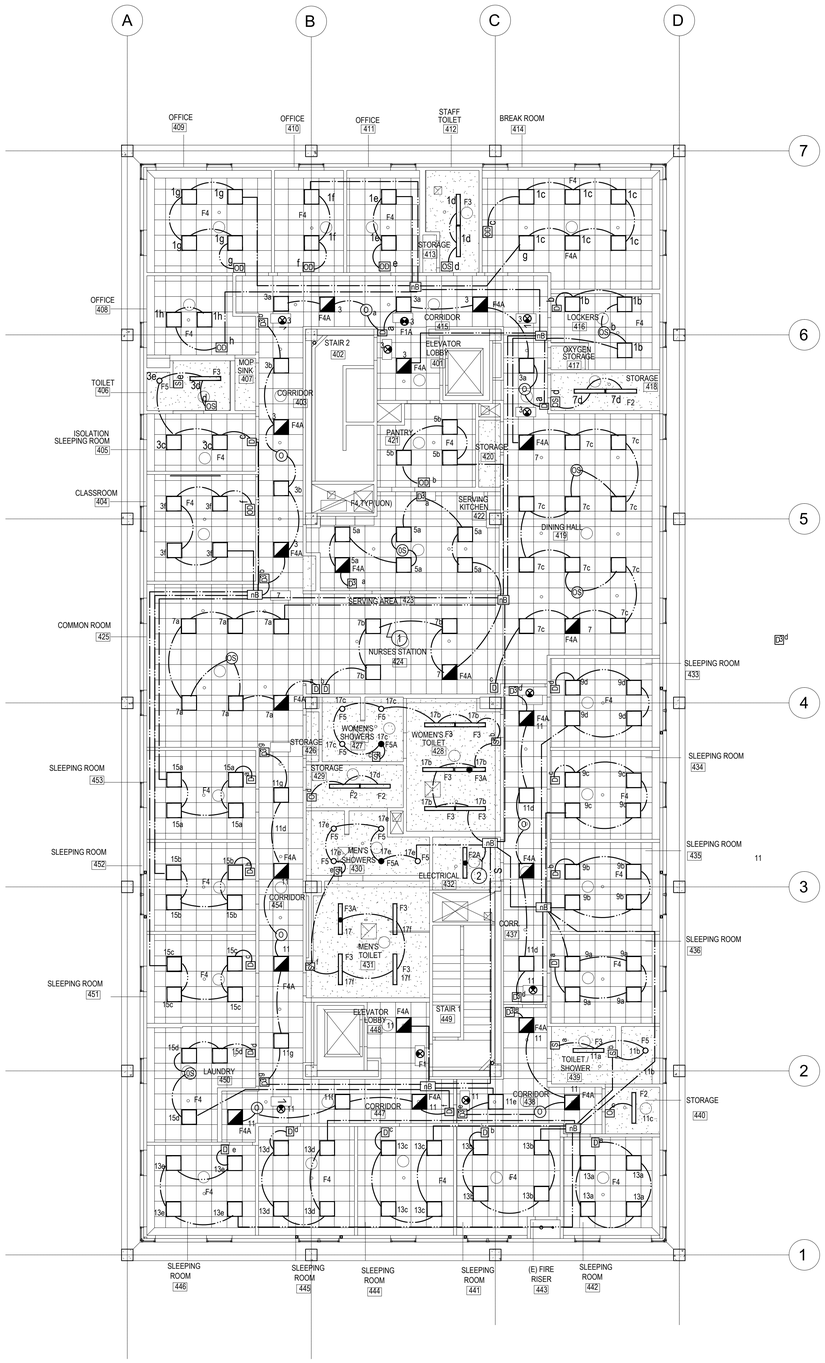
Sheet Title:
NLIGHT CONTROL PLAN (3RD FLOOR)

Date: 20 March 2026

Sheet Number:
E-230

ISSUE FOR BID

DATE:
DRAWING PATH:



E1 / E-231 NLIGHT CONTROL PLAN (4TH FLOOR)
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

LEGEND	
S	ON/OFF TOGGLE SWITCH, LINE VOLTAGE
S	ON/OFF WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
D	ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
DX	3-WAY ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
OD	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF/RAISE/LOWER LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. NLIGHT CAT. NWSXA-PDT-LV-DX-WH WITH WS-xPODA WALL PLATE
OS	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nWSXA-PDT-LV-WH WITH WS-xPODA WALL PLATE
K	NLIGHT ENABLED MOMENTARY KEY SWITCH. nLIGHT CAT. nPOD-KEY-WH
OS	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY. nLIGHT CAT. nCM9-PDT-RJB
O	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY, LARGE MOTION. nLIGHT CAT. nCM10-PDT-RJB
nB	8 PORT NLIGHT NETWORK BRIDGE WITH POWER SUPPLY. nLIGHT CAT. nBRG8-KIT
	EXIT SIGN
	LED STRIP OR WRAPAROUND LIGHT FIXTURE
	LED STRIP OR WRAPAROUND LIGHT FIXTURE WITH EMERGENCY BATTERY PACK
	2' X 2' RECESSED LED TROFFER
	2' X 2' RECESSED LED TROFFER WITH EMERGENCY BATTERY PACK
	RECESSED LED DOWNLIGHT
	RECESSED LED DOWNLIGHT WITH EMERGENCY BATTERY PACK

GENERAL NOTES

1. EXACT LOCATION OF LIGHT FIXTURES MUST BE COORDINATED AGAINST ARCHITECTURAL DRAWINGS.
2. CONTRACTOR SHALL VERIFY LOCATION, CEILING TYPE, TRIM AND REQUIREMENTS OF ALL LIGHT FIXTURES AND CONTROL PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH INSTALLATION.
3. WIRING MAY HAVE BEEN SHOWN OFFSET FOR DRAWING CLARITY.
4. ALL ITEMS ARE NEW UNLESS OTHERWISE NOTED.
5. PROVIDE PLENUM RATED CAT 5E CABLES.
6. CONNECT LOW VOLTAGE LED SWITCHES, DIMMERS, OCCUPANCY SENSOR, POWER PACK/RELAYS, NLIGHT ENABLED LIGHT FIXTURES, NLIGHT AUTOMATIC DIMMING DEVICES, MISCELLANEOUS N LIGHT DEVICES, ETC. FOR A FULLY OPERATIONAL SYSTEM. VERIFY AND PROVIDE NLIGHT LIGHTING CONTROL CABLING REQUIREMENTS PER LIGHTING CONTROL VENDOR'S SHOP DRAWINGS AND SUBMITTALS.
7. PROVIDE A CODE SIZED EQUIPMENT GROUND WIRE WITH EVERY BRANCH CIRCUIT WHETHER OR NOT IF IT IS SHOWN ON THE DRAWING.
8. ALSO SEE 3RD FLOOR NLIGHT RISER DIAGRAM ON E410 AND 4TH FLOOR NLIGHT RISER DIAGRAM ON E411 FOR INFO.

REFERENCED NOTES.

1. USE PLENUM RATED CAT 6 CABLES TO CONNECT NLIGHT DEVICES.
2. ROUTE CAT 6 CABLE IN CONDUIT DOWN TO 3RD FLOOR ELECTRICAL ROOM TO CONNECT TO THE NLIGHT ECLYPSE CONTROLLER.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
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Santa Paula, California 93060
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Consultants:

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NLIGHT CONTROL PLAN (4TH FLOOR)

Date: 20 March 2026

Sheet Number:

E-231

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DATE:

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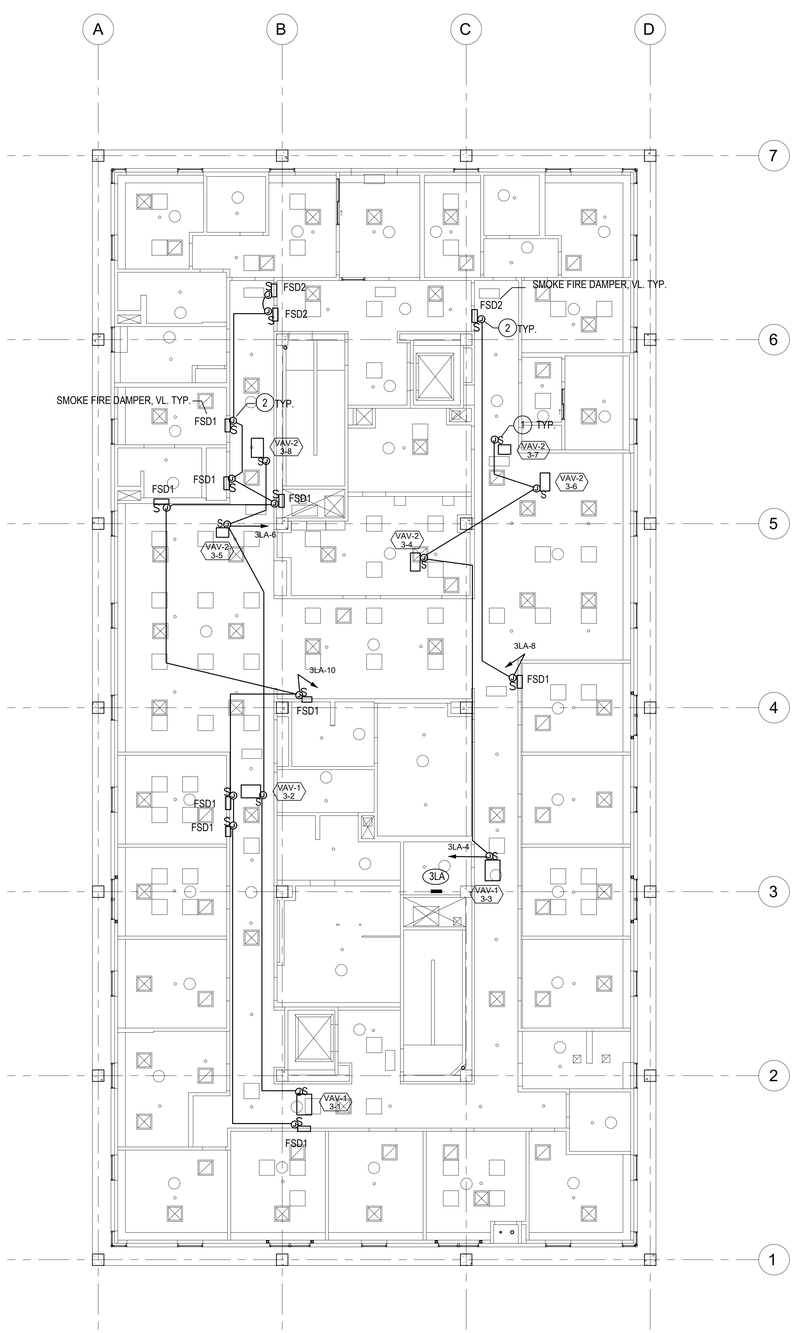
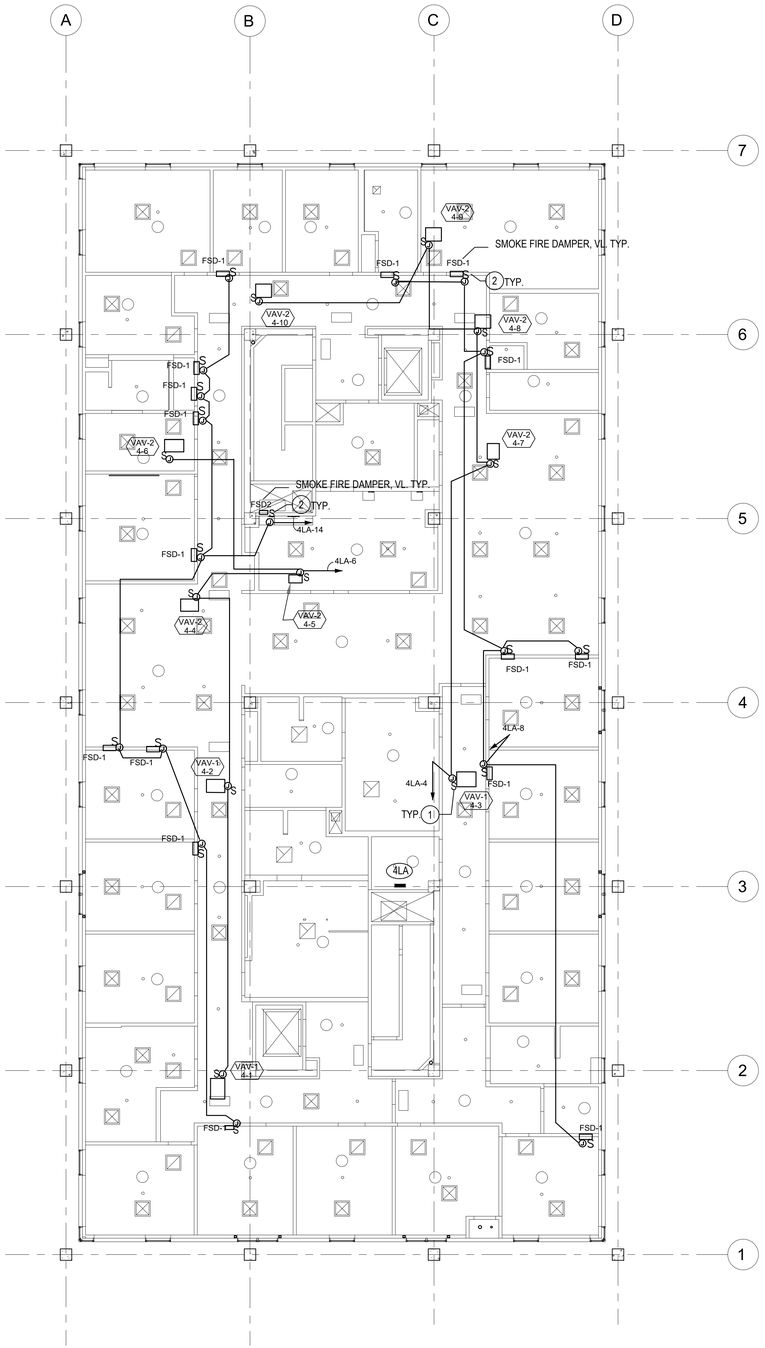


E1 HVAC ELECTRICALPLAN (3RD FLOOR)
E-240 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



E2 HVAC ELECTRICAL PLAN (4TH FLOOR)
E-240 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1 - WIRING MAY BE SHOWN OFFSET FOR DRAWING CLARITY.

2 - PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTOR WITH ALL BRANCH CIRCUIT WIRING WHETHER OR NOT SHOWN ON THE DRAWING.

3 - PROVIDE FIRESTOP AT WALL PENETRATIONS TO MAINTAIN BUILDING FIRE RATING INTEGRITY.

4 - MAXIMUM COMBINED VOLTAGE DROP ON BOTH THE INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5%

5 - CONTRACTORS IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR AND CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWINGS. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM THE APPROVED PLAN CHECK (PERMIT SET) OF DRAWINGS.

6 - PROTECT IN PLACE EXISTING BRANCH CIRCUIT WIRING NOT SHOWN ON THE PLANS.

7 - CONTRACTORS MUST REVIEW MECHANICAL, PLUUMBING, FIRE ALARM SYSTEM CONSTRUCTION DOCUMENTS FOR EQUIPMENT, CONTROL DEVICES, AND WIRING THAT IS REQUIRED TO BE FURNISHED AND INSTALLED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PROVIDE AND INSTALL THE EQUIPMENT WHETHER OR NOT IT IS SHOWN ON THE ELECTRICAL PLANS.

8 - EXACT LOCATION OF MECHANICAL EQUIPMENT MUST BE COORDINATED AGAINST MECHANICAL DRAWINGS.

9 - PROVIDE ALL CONDUIT AND CONTROL WIRING FOR VAV/HVAC SYSTEM. SEE MECHANICAL DRAWINGS FOR INTERLOCK AND CONTROLS.

REFERENCED NOTES:

1 PROVIDE 20A, 120V, 1P LOCAL DISCONNECT SWITCH FOR VAV,VL. COORDINATE ALL WORK WITH MECHANICAL CONTROLS CONTRACTOR AND MAKE ALL CONNECTIONS COMPLETE.

2 PROVIDE 20A, 120V, 1P LOCAL DISCONNECT FOR SMOKE FIRE DAMPER. MOUNT IN ACCESSIBLE CEILING, VL. COORDINATE ALL WORK WITH MECHANICAL CONTROLS AND FIRE ALARM SYSTEM CONTRACTOR PRIOR WORK. PROVIDE ALL CONNECTIONS COMPLETE.

ANDERSON KULWIEC APPLEBY
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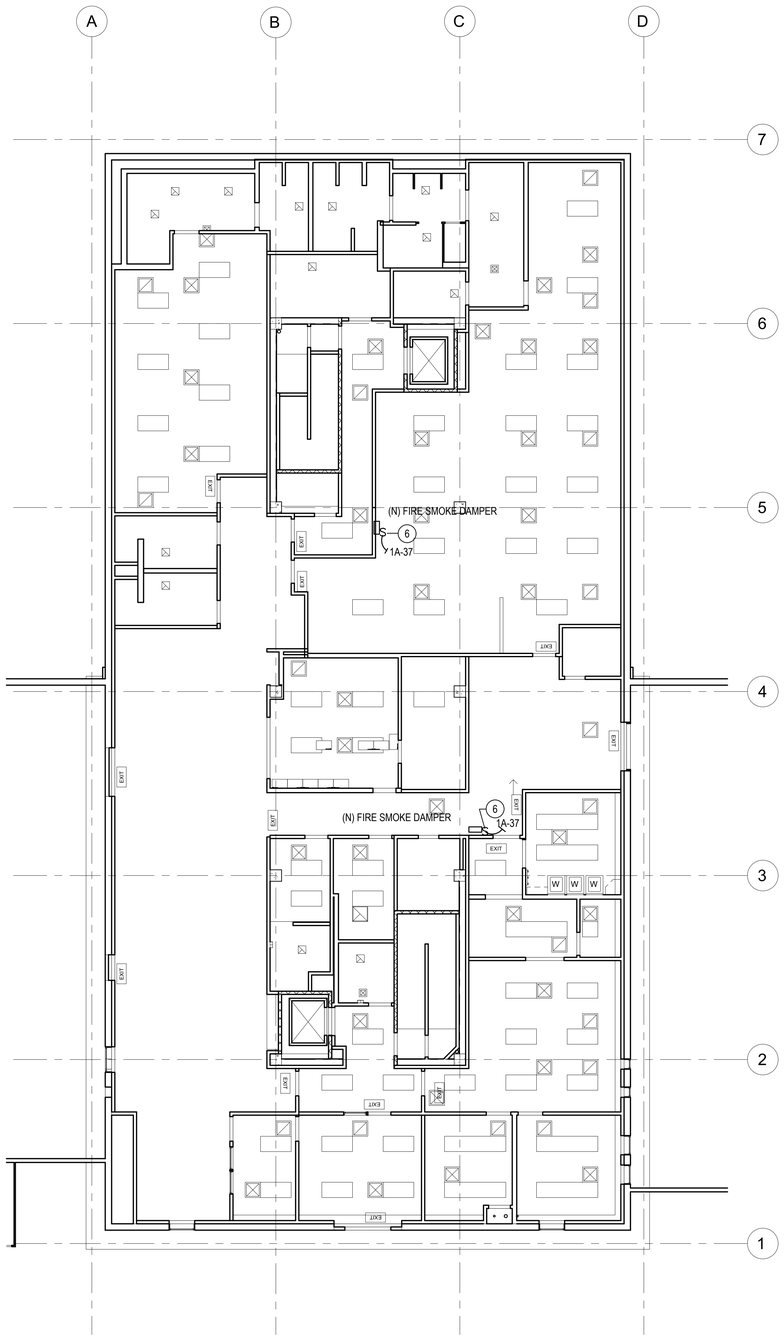
Sheet Title:
ELECTRICAL HVAC PLANS
(3RD & 4TH FLOOR)

Date: 20 March 2026

Sheet Number:
E-240

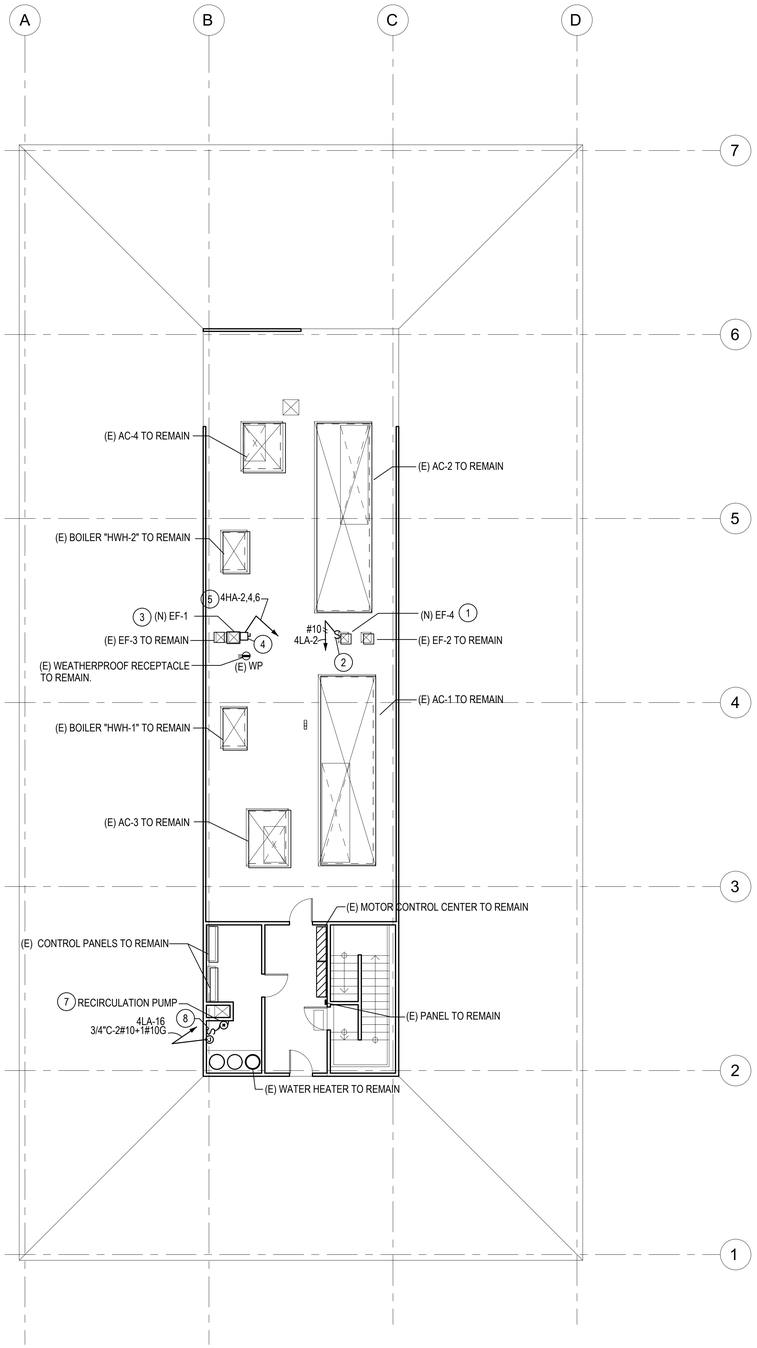
ISSUE FOR BID

DATE:
DRAWING PATH:



E2 E-250 1ST FLOOR FIRE SMOKE DAMPERS
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



E1 E-250 ELECTRICAL ROOF PLAN
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1 - WIRING MAY BE SHOWN OFFSET FOR DRAWING CLARITY.

2 - PROVIDE CODE SIZED EQUIPMENT GROUNDING CONDUCTOR WITH ALL BRANCH CIRCUIT WIRING WHETHER OR NOT SHOWN ON THE DRAWING.

3 - PROVIDE FIRESTOP AT WALL PENETRATIONS TO MAINTAIN BUILDING FIRE RATING INTEGRITY.

4 - MAXIMUM COMBINED VOLTAGE DROP ON BOTH THE INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5%

5 - CONTRACTORS IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR AND CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWINGS. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM THE APPROVED PLAN CHECK (PERMIT SET) OF DRAWINGS.

6 - PROTECT IN PLACE EXISTING BRANCH CIRCUIT WIRING NOT SHOWN ON THE PLANS.

7 - CONTRACTORS MUST REVIEW MECHANICAL, PLUUMBING, FIRE ALARM SYSTEM CONSTRUCTION DOCUMENTS FOR EQUIPMENT, CONTROL DEVICES, AND WIRING THAT IS REQUIRED TO BE FURNISHED AND INSTALLED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PROVIDE AND INSTALL THE EQUIPMENT WHETHER OR NOT IT IS SHOWN ON THE ELECTRICAL PLANS.

8 - EXACT LOCATION OF MECHANICAL EQUIPMENT MUST BE COORDINATED AGAINST MECHANICAL DRAWING.S

9 - PROVIDE ALL CONDUIT AND CONTROL WIRING FOR VAV/HVAC SYSTEM. SEE MECHANICAL DRAWINGS FOR INTERLOCK AND CONTROLS.

10 - CONDUIT HOMERUNS FOR ROOF-TOP MECHANICAL EQUIPMENT ON ROOF SHALL BE 3/4"C (UON).

11 - LOCAL SAFETY DISCONNECT SWITCHES SHALL BE HEAVY DUTY AND ``HP" RATED AND FUSIBLE WITH RK5-DE FUSES.

12 - SEE ARCHITECTURAL DETAILS/SPECIFICATIONS FOR WEATHERPROOFING AND SEALING CONDUIT PENETRATIONS THROUGH THE ROOF.

13 - NO EXPOSED CONDUIT RUNS SHALL BE ALLOWED ON ROOF(UON).

14 - ELEC EQUIPMENT MOUNTED ON ROOF OR EXPOSED TO WEATHER SHALL BE (WP) TYPE. FURTHER, EQUIPMENT ENCLOSURE MUST BE BONDED TO THE GROUND WIRE.

REFERENCED NOTES:

1. NEW 1/4 HP, 120V EXHAUST FAN, EF-4. PROVIDE ALL CONTROL WIRING COMPLETE. SEE MECHANICAL DRAWINGS FOR INFO.
2. PROVIDE 20A, 1P, 120V WEATHERPROOF LOCAL DISCONNECT SWITCH FOR EF-4 ,VL. SEE MECHANICAL DRAWINGS FOR INFO.
3. NEW 2 HP, 480V, 3 PH, EXHAUST FAN, EF-1 PROVIDE ALL CONTROL WIRING COMPLETE. SEE MECHANICAL DRAWINGS FOR INFO.
4. PROVIDE WEATHERPROOF 30A, 480V, 3P COMBINATION DISCONNECT WITH NEMA SIZE 0 STARTER WITH OVERLOADS TO MATCH MOTOR NAMEPLATE RATING. MOUNT ON STEEL STRUT SUPPORTS, VL. PROVIDE 48" UNOBSTRUCTED SPACE IN FRONT OF DISCONNECT. PROVIDE INTERLOCK PER MECHANICAL DRAWINGS.
5. 3/4"C-3#12+1#12G.
6. PROVIDE 20A,120V, 1P LOCAL DISCONNECT FOR SMOKE FIRE DAMPER IN ACCESSIBLE CEILING PROVIDE CONDUIT AND WIRES TO CONNECT TO EXISTING SMOKE FIRE DAMPER CIRCUIT "1A-37". FIELD VERIFY BRANCH CIRCUIT. COORDINATE ALL WORK WITH MECHANICAL AND FIRE ALARM SYSTEM CONTRACTORS AND PROVIDE ALL CONNECTIONS COMPLETE.
7. RECIRCULATION PUMP, VL. SEE PLUMBING DRAWINGS FOR INFO.
8. PROVIDE 20A, 120V LOCAL DISCONNECT FOR RECIRCULATION PUMP, VL. SEE PLUMBING DRAWINGS FOR INFO. PROVIDE ALL CONNECTIONS COMPLETE.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DANA S TOKAY E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Date	Description

REVISIONS

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by:
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CAD File Name:

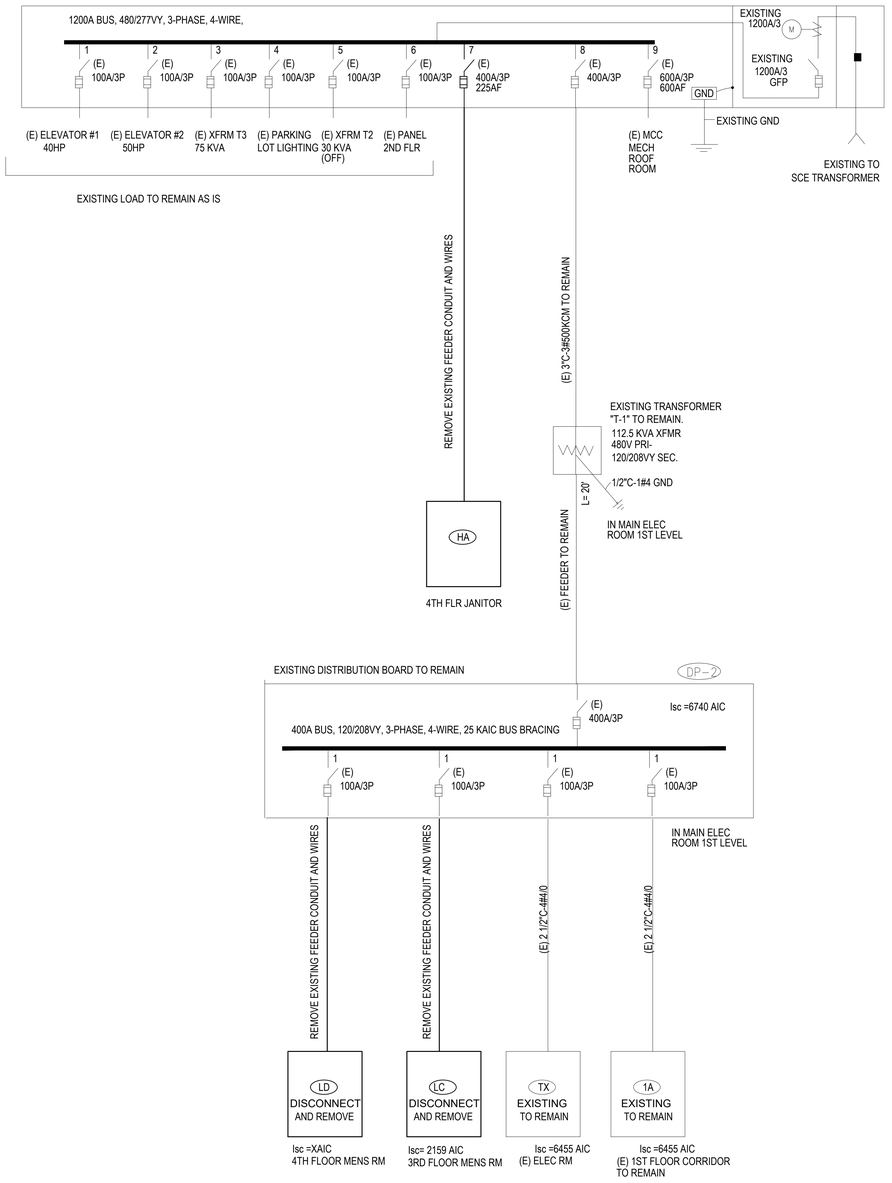
Sheet Title:
ELECTRICAL ROOF PLAN/1ST FLOOR SMOKE FIRE DAMPERS

Date: 20 March 2026

Sheet Number:
E-250

ISSUE FOR BID

DATE:
DRAWING PATH:



E1 / E-300 SINGLE LINE DIAGRAM-EXISTING CONDITION
SCALE: NONE

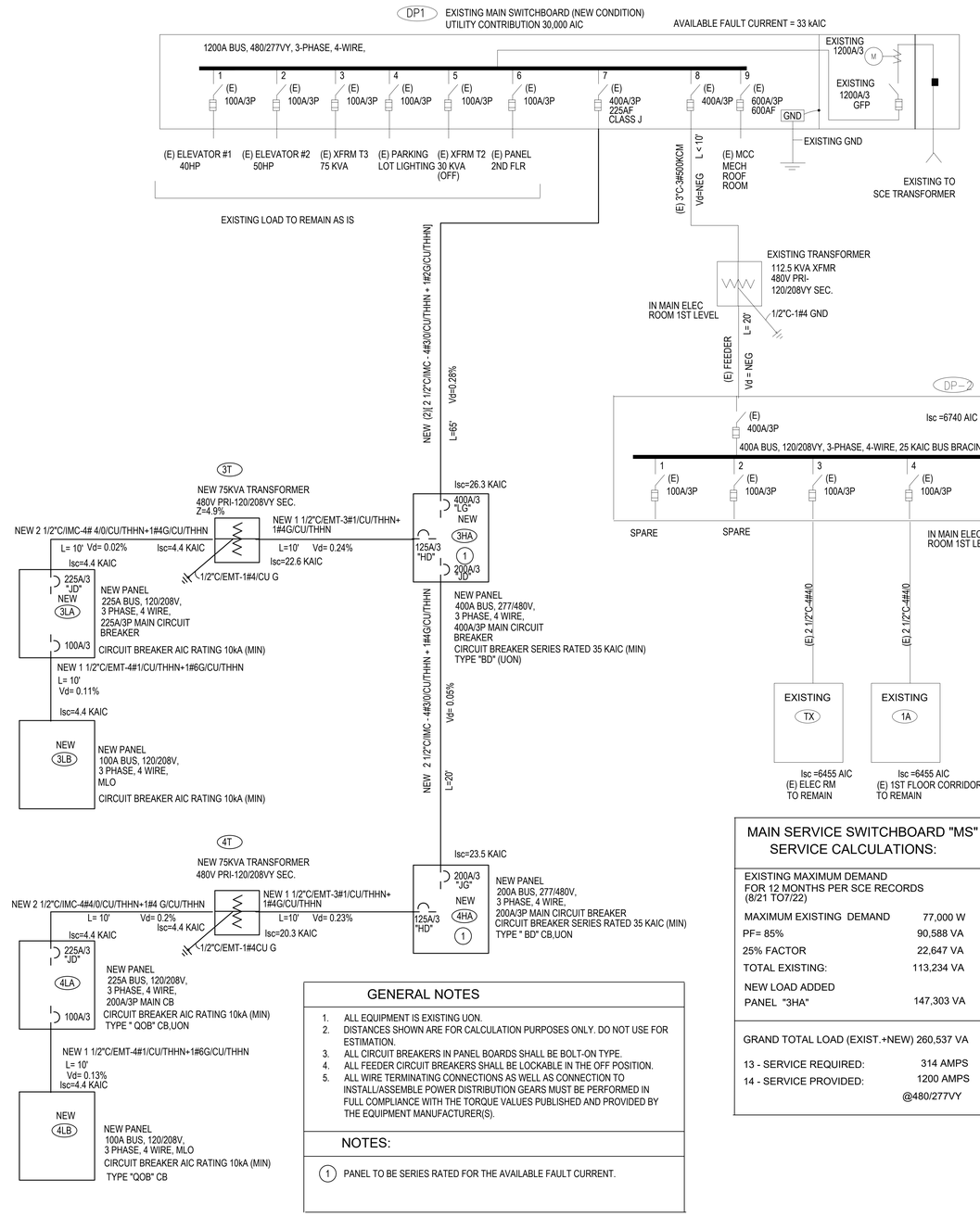
SERIES RATING NOTES:
CIRCUIT BREAKERS INSTALLED AS SERIES RATED, SHALL BE UL LISTED FOR SERIES RATING FOR (35,000) AMPS OF SHORT CIRCUIT DUTY. EQUIPMENT WITH SERIES RATING WILL BE FIELD MARKED: "CAUTION SERIES RATED SYSTEM FOR (35,000) AMPS", IDENTIFIED REPLACEMENT COMPONENTS REQUIRED (NEC 110-22). CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE EQUIPMENT SHOP DWNGS. FROM THE MANUFACTURER IDENTIFYING ALL CIRCUIT BREAKERS TYPES THAT ARE USED FOR SERIES RATING, SUBMIT SHOP DWNGS. FOR APPROVAL.

"SQ-D" CIRCUIT BREAKER AIC RATINGS

TYPE	AIC RATING	VOLTAGE	TYPE	AIC RATING	VOLTAGE
LG	35,000 AIC	480/277V	QOB	10,000 AIC	240V
JG	35,000 AIC	480/277V	JD	25,000 AIC	240V
HD	18,000 AIC	480/277V			
JD	18,000 AIC	480/277V			
BD	18,000 AIC	480/277V			

"SQ-D" CIRCUIT BREAKERS SERIES RATING

SYS. VOLT	UL SERIES RATING (AIC)	MAIN		BRANCH		
		TYPE	AMPS MAX	TYPE	AMPS RANGE	POLES
480/277V	35,000A	LG	600A/3	BD	15-60 A	1
				BD	15-125 A	2,3
				HD	15-150 A	2,3
				JD	70-250 A	2,3
480/277V	35,000A	JG	250A/3	BD	15-60 A	1
				BD	15-125 A	2,3
				HD	15-150 A	2,3



MAIN SERVICE SWITCHBOARD "MS" SERVICE CALCULATIONS:	
EXISTING MAXIMUM DEMAND FOR 12 MONTHS PER SCE RECORDS (8/21 TO7/22)	
MAXIMUM EXISTING DEMAND	77,000 W
PF= 85%	90,588 VA
25% FACTOR	22,647 VA
TOTAL EXISTING:	113,234 VA
NEW LOAD ADDED	
PANEL "3HA"	147,303 VA
GRAND TOTAL LOAD (EXIST.+NEW)	260,537 VA
13 - SERVICE REQUIRED:	314 AMPS
14 - SERVICE PROVIDED:	1200 AMPS
	@480/277VY

GENERAL NOTES

1. ALL EQUIPMENT IS EXISTING UON.
2. DISTANCES SHOWN ARE FOR CALCULATION PURPOSES ONLY. DO NOT USE FOR ESTIMATION.
3. ALL CIRCUIT BREAKERS IN PANEL BOARDS SHALL BE BOLT-ON TYPE.
4. ALL FEEDER CIRCUIT BREAKERS SHALL BE LOCKABLE IN THE OFF POSITION.
5. ALL WIRE TERMINATING CONNECTIONS AS WELL AS CONNECTION TO INSTALL/ASSEMBLE POWER DISTRIBUTION GEARS MUST BE PERFORMED IN FULL COMPLIANCE WITH THE TORQUE VALUES PUBLISHED AND PROVIDED BY THE EQUIPMENT MANUFACTURER(S).

NOTES:

(1) PANEL TO BE SERIES RATED FOR THE AVAILABLE FAULT CURRENT.

E2 / E-300 SINGLE LINE DIAGRAM-NEW CONDITION
SCALE: NONE

MAXIMUM UTILITY FAULT CURRENT CONTRIBUTION PER SOUTHERN CALIFORNIA EDISION ESR-1 SECTION 13

13.2 Greater than 10000 A—Multi-Family Residential (Three or More Grouped Meters), Commercial, and Industrial

Table 1–5: Short-Circuit Current

Phase	Serving Voltage	Service Entrance Ampacities	Utilities Contribution to Fault Current will Not Exceed
Single	120/240	600 or less	42,000
Three	120/208 or 240	800 or less	42,000
Three	480	1200 or less	30,000

E3 / E-300 UTILITY CONTRIBUTION
SCALE: NONE

A. UTILITY CONTRIBUTION AT CONNECTION Isc = 30000 — TOTAL OF ALL MOTOR FLA = 410 AMPS — MOTOR CONTRIBUTION (6 x MOTOR FLA) x 10% = 2706 AMPS

SHORT CIRCUIT LOCATION	VOLTAGE (E_{LL})	PHASE	WIRE SIZE	CONDUIT	#COND/PH (n)	DISTANCE IN FEET (L)	AVAILABLE SHORT CIRCUIT CURRENT AT BEGINNING OF CIRCUIT (Isy)	CONDUCTOR CONSTANT (C)	TRANS-FORMER KVA (Vtransform er)	TRANS-FORMER IMPEDANCE (%Z)	TRANS-FORMER VOLTAGE AT PRIMARY (Vprimary)	f FACTOR CONDUCTORS f = 1.732 x L x Isy / (C x n x E_{LL}) OR TRANSFORMER f = 1.732 x (Isy x Vprimary x %Z / (1000xVxtransformer)	M=1/(1+f)	MOTOR CONTRI-BUTION	AVAILABLE SHORT CIRCUIT AMPS AT LOCATION Isc=Isy X M
B. AT PANEL 3HA	480	3	#3/0 AWG/CU	(2)2 1/2" IMC	2	65	30000	12844				0.274	0.785	2706	26256 Amps
C. AT TRANSFORMER PRIMARY	480	3	#1 AWG/CU	1 1/2"C EMT	1	10	22091	7293				0.109	0.902	2706	22632 Amps
D. AT TRANSFORMER SECONDARY							19926		75	4.9	480	10.823	0.085	2706	4400 Amps
E. PANEL 3A	208	3	#4/0 AWG/CU	2 1/2" IMC	1	10	1694	15082				0.009	0.991	2706	4385 Amps
F. PANEL 3B	208	3	#1 AWG/CU	1 1/2" EMT	1	10	1679	7293				0.019	0.981	2706	4353 Amps
G. AT PANEL 4HA	480	3	#3/0 AWG/CU	2 1/2" IMC	1	20	23550	12844				0.132	0.883	2706	23501 Amps
H. AT TRANSFORMER PRIMARY	480	3	#1 AWG/CU	1 1/2"C EMT	1	10	19336	7293				0.096	0.912	2706	20340 Amps
I. AT TRANSFORMER SECONDARY							20610		75	4.9	480	11.194	0.082	2706	4396 Amps
J. PANEL 4A	208	3	#4/0 AWG	2 1/2" IMC	1	10	1690	15082				0.009	0.991	2706	4381 Amps
K. PANEL 4B	208	3	#1 AWG	1 1/2" EMT	1	10	1675	7293				0.019	0.981	2706	4349 Amps

E4 / E-300 FAULT CURRENT CALCULATIONS
SCALE: NONE

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
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(805) 933-6609 FAX

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Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
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CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

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Ventura, California 93003

Owner:

COUNTY OF VENTURA
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Drawn by: DT
Checked by: DT
CAD File Name:

Sheet Title:
SINGLE LINE DIAGRAM

Date: 20 March 2026
Sheet Number:
E-300

ISSUE FOR BID

PANEL: 3HA NEW NEMA 1 — FED FROM SWITCHBOARD "MS"

LOCATION: 3RD FLR ELEC | Minimum Isc Rating: 35 kAIC SERIES RATED | VOLTAGE: 277/480VY | 3 PHASE | BUS SIZE: 400 A | 4 WIRE | MAIN: 400A/3 CB | MOUNTING: SURFACE

	LOCATION	VA ØA	VA ØB	VA ØC	LCL	OUTLETS MISC	OUTLETS REC	OUTLETS LT	CB	CKT NO.		CKT NO.	CB	OUTLETS MISC	OUTLETS REC	OUTLETS LT	LCL	VA ØA	VA ØB	VA ØC	LOCATION	
1	PANEL 4HA	25211				1			200	1		2	20			3		102			POLE AREA LIGHTS	1
			23381							3		4	20			5			60		EXTERIOR BLDG	1
				25335					3	5		6	20			3				12	SOFFIT DOWN	1
1 2	COMMON ROOM LTS	608						19	20	7		8	20	11				500			LIGHTING CONTROL	1
1 2	SLEEPING ROOMS SE		512					16	20	9		10	20								SPARE	
1 2	CORRIDOR SOUTH			544				17	20	11		12	20								SPARE	
1 2	SLEEPING ROOM S	640						20	20	13		14	20								SPARE	
1 2	SLEEPING ROOM W		512					16	20	15		16	20								SPARE	
1 2	CORRIDOR NORTH			288				9	20	17		18									SPARE	
1 2	NORTH WEST LTS	284						9	20	19		20									SPACE	
1 2	KITCHEN		288					9	20	21		22										
1 2	SOUTH CENTRAL LTS			636				21	20	23		24										
	SPACE								20	25		26										
									20	27		28										
									20	29		30										
										31		32										
										33		34										
										35		36										
										37		38	125					22910			TRANSFORMER T-3A	
										39		40							23290			
										41		42	3							24220		
	TOTAL	26743	24663	24803														23512	23350	24232	TOTAL	

CONNECTED LOAD (W)= ØA: 50255 ØB: 48013 ØC: 48035

NOTES: PROVIDE 35,000 AICS SERIES RATED BRANCH CIRCUIT BREAKERS
1 PROVIDE CIRCUIT BREAKER LOCK-OUT.
2 PROVIDE COMBINATION AFCI TYPE CIRCUIT BREAKER

TOTAL CONNCTD. LOAD:	147303
LCL:	9690 (LCL)+2823(LM) = 12513
LCL @25%:	3128
TOTAL LOAD (VA):	150431
AMPS:	181

PANEL: 4HA NEW NEMA 1 — FED FROM PANEL "3HA"

LOCATION: 4TH FLOOR ELEC | Minimum Isc Rating: 35 kAIC SERIES RATED | VOLTAGE: 277/480VY | 3 PHASE | BUS SIZE: 200 A | 4 WIRE | MAIN: 200A/3 CB | MOUNTING: SURFACE

	LOCATION	VA ØA	VA ØB	VA ØC	LCL	OUTLETS MISC	OUTLETS REC	OUTLETS LT	CB	CKT NO.		CKT NO.	CB	OUTLETS MISC	OUTLETS REC	OUTLETS LT	LCL	VA ØA	VA ØB	VA ØC	LOCATION	
1 2	NORTH ROOMS LTS	688						21	20	1		2	15	1				941			EF-1	1
1 2	NORTH HALLWAY LTS		588					23	20	3		4							941			
1 2	KITCHEN LTS			288				9	20	5		6	3							941		
1 2	DINING + COMMON LTS	752						23	20	7		8	20	5				500			LIGHTING CONTROL	1
1 2	EAST ROOMS LTS		512					16	20	9		10	20								SPARE	
1 2	SOUTH HALLWAY LTS			580				18	20	11		12	20								SPARE	
1 2	SOUTH ROOMS LTS	640						20	20	13		14	20								SPARE	
1 2	WEST ROOM LTS		480					15	20	15		16	20								SPARE	
1 1	RESTROOMS LTS			676				22	20	17		18	20								SPARE	
	SPACE									19		20									SPACE	
										21		22										
										23		24										
										25		26										
										27		28										
										29		30										
										31		32										
										33		34										
										35		36										
										37		38	125	1				21690			TRANSFORMER T-4A	1
										39		40							20860			
										41		42	3							22850		
	TOTAL	2080	1580	1544														23131	21801	23791	TOTAL	

CONNECTED LOAD (W)= ØA: 25211 ØB: 23381 ØC: 25335

NOTES: PROVIDE 35,000 AIC SERIES RATED BRANCH CIRCUIT BREAKERS (MIN)
1 PROVIDE CIRCUIT BREAKER LOCK-OUT.
2 PROVIDE COMBINATION AFCI TYPE CIRCUIT BREAKER

TOTAL CONNCTD. LOAD:	73927
LCL:	5204 (LCL)+2823(LM) = 8027
LCL @25%:	2007
TOTAL LOAD (VA):	75934
AMPS:	91 A

PANEL: 3LA NEW NEMA 1 — FED FROM PANEL "3HA" VIA TRANSFORMER "3T"

LOCATION: 3RD FLOOR ELEC | Minimum Isc Rating: 10 kAIC FULLY RATED | VOLTAGE: 120/208VY | 3 PHASE | BUS SIZE: 225 A | 4 WIRE | MAIN: 225A/3 CB | MOUNTING: SURFACE

	LOCATION	VA ØA	VA ØB	VA ØC	LCL	OUTLETS MISC	OUTLETS REC	OUTLETS LT	CB	CKT NO.		CKT NO.	CB	OUTLETS MISC	OUTLETS REC	OUTLETS LT	LCL	VA ØA	VA ØB	VA ØC	LOCATION	
	WASHER	1500					1		20	1		2	20		2			360			TBB	
	DRYER 313		2500				1		30	3		4	20	4					200		VAV	1
	DRYER 313			2500					2	5		6	20	4						200	VAV	1
	WASHER 355	1500					1		20	7		8	20	3				150			SMOKE FIRE DAMPER-EAST	1
	WASHER 355		1500				1		20	9		10	20	3					500		SMOKE FIRE DAMPER-WEST	1
	DRYER 355			2500			1		30	11		12	25	1						2000	MOP SINK WH-1	1
	DRYER 355	2500							2	13		14	20		2			360			SECURITY	
	DRYER 355		2500				1		30	15		16	20	1					150		LANDSCAPE LIGHTING	1
	DRYER 355			2500					2	17		18	20	1						1000	HAND DRYER 317	1
	DRYER 355	2500					1		30	19		20	20	1				1000			HAND DRYER 343	1
	DRYER 355		2500						2	21		22	20	1					1000		HAND DRYER WOMENS 333	1
	DRYER 355			2500					30	23		24	20	1						1000	HAND DRYER WOMENS 333	1
	DRYER 355	2500							2	25		26	20	1				1000			HAND DRYER MENS 336	1
	WASHER 355		1500				1		20	27		28	20	1					1000		HAND DRYER MENS 336	1
	WASHER 355			1500					20	29		30	20	1						1000	HAND DRYER SHOWER 311	1
	SPARE								20	31		32	20	1				1000			HAND DRYER TOILET 310	1
	SPARE								20	33		34	20	1					1000		HAND DRYER TOILET 307	1
	SPARE								20	35		36	20								SPARE	
	SPACE									37		38	100	1				8540			PANEL 3LB	
										39		40							8940			
										41		42	3							7520		
	TOTAL	10500	10500	11500														12410	12790	12720	TOTAL	

CONNECTED LOAD (W)= ØA: 22910 ØB: 23290 ØC: 24220

NOTES: PROVIDE 10,000 AIC RATED BREAKERS (MIN)
1 PROVIDE CIRCUIT BREAKER LOCK-OUT.
2 PROVIDE COMBINATION AFCI TYPE CIRCUIT BREAKER

TOTAL CONNCTD. LOAD:	70420
LCL:	2150
LCL @25%:	538
TOTAL LOAD (VA):	70958
AMPS:	197 A

PANEL: 4LA NEW NEMA 1 — FED FROM PANEL "4HA" VIA TRANSFORMER "4T"

LOCATION: 4TH FLOOR ELEC | Minimum Isc Rating: 10 kAIC FULLY RATED | VOLTAGE: 120/208VY | 3 PHASE | BUS SIZE: 225 A | 4 WIRE | MAIN: 225A/3 CB | MOUNTING: SURFACE

	LOCATION	VA ØA	VA ØB	VA ØC	LCL	OUTLETS MISC	OUTLETS REC	OUTLETS LT	CB	CKT NO.		CKT NO.	CB	OUTLETS MISC	OUTLETS REC	OUTLETS LT	LCL	VA ØA	VA ØB	VA ØC	LOCATION	
	DRYER 450	2500					1		30	1		2	20		2			360			TBB	
	DRYER 450		2500						2	3		4	20	5					250		VAV-EAST	1
	DRYER 450			2500			1		30	5		6	20	5						250	VAV-WEST	1
	DRYER 450	2500							2	7		8	15	7				350			SMOKE FIRE DAMPERS-EAST	1
	WASHER 450		1500				1		20	9		10	15	1					960		EF-4	1
	WASHER 450			1500			1		20	11		12	20		2					360	SECURITY	
	WASHER 450	1500					1		20	13		14	15	10				500			SMOKE FIRE DAMPERS-WEST	1
	WASHER 450		1500				1		20	15		16	15	1					890		RECIRCULATION PUMP	1
	DRYER 450			2500			1		30	17		18	25	1						2000	WH-1 MOP SINK	1
	DRYER 450	2500							2	19		20	20	1				1000			HAND DRYER WOMENS	1
	DRYER 450		2500				1		30	21		22	20	1					1000		HAND DRYER WOMENS	1
	DRYER 450			2500					2	23		24	20	1						1000	HAND DRYER MENS	1
	SPARE								20	25		26	20	1				1000			HAND DRYER MENS	1
									20	27		28	20	1					1000		HAND DRYER SHOWER 439	1
									20	29		30	20	1						1000	HAND DRYER STAFF 412	1
	SPACE									31		32									SPACE	
										33		34										
										35		36										
										37		38	100	1				9480			PANEL 3LB	
										39		40							8760			
										41		42	3							9240		
	TOTAL	9000	8000	9000														12690	12860	13850	TOTAL	

CONNECTED LOAD (W)= ØA: 21690 ØB: 20860 ØC: 22850

NOTES: PROVIDE 10,000 AIC RATED BREAKERS (MIN)
1 PROVIDE CIRCUIT BREAKER LOCK-OUT.
2 PROVIDE COMBINATION AFCI TYPE CIRCUIT BREAKER

TOTAL CONNCTD. LOAD:	65400
LCL:	2960
LCL @25%:	740
TOTAL LOAD (VA):	66140
AMPS:	184 A

PANEL: 3LB NEW NEMA 1 — FED FROM PANEL "3LA"

LOCATION: 3RD FLOOR ELEC RM | Minimum Isc Rating: 10 kAIC FULLY RATED | VOLTAGE: 120/208VY | 3 PHASE | BUS SIZE: 100 A | 4 WIRE | MAIN: MLO | MOUNTING: SURFACE

	LOCATION	VA ØA	VA ØB	VA ØC	LCL	OUTLETS MISC	OUTLETS REC	OUTLETS LT	CB	CKT NO.		CKT NO.	CB	OUTLETS MISC	OUTLETS REC	OUTLETS LT	LCL	VA ØA	VA ØB	VA ØC	LOCATION	
	OFFICE 312	540					3		20	1		2	20		2			360			LAB 316	
	RECEPTION		720				4		20	3		4	20		1				600		LAB 316 FREEZER	
	EXAM 319			540			3		20	5		6	20		6					1080	OFFICE 321	
	EXAM 320	540					3		20	7		8	20		7			1260			DINING HALL	2
2	SLEEPING 339 & 340		1440				8		20	9		10	20		8				1440		CORRIDOR SOUTHEAST	2
2	SLEEPING 341 & 342			1440			8		20	11		12	20		8					1440	SLEEPING 345 & 347	2
2	SLEEPING 350 & 356	1440					8		20	13		14	20		8			1440			SLEEPING 348 & 349	2
2	SLEEPING 357 & 358		1440				8		20	15		16	20		5				900		COMMON ROOM 329	2
2	CORRIDOR SOUTHWEST			1080			6		20	17		18	20		4					720	ISOLATION RM	2
2	REFRIGERATOR	600					1		20	19		20	20		1			1200			MICROWAVE	2
2	FREEZER		600				1		20	21		22	20		3				540		DF	2
2	KITCHEN SOUTH			360			2		20	23		24	20		2					360	NURSE NORTHWEST	
2	FOOD WARMER	600					1		20	25		26	20		3			540			NURSE SOUTH	
2	CORRIDOR NORTH		900				5		20	27		28	20		2				360		NURSE NORTHEAST	
2	HOT BOX RECEPTACLE			500			1		20	29		30	20								SPARE	
	SPARE								20	31		32									SPACE	
	SPARE								20	33		34										
	SPARE								20	35		36										
	SPACE									37		38										
										39		40										
										41		42										
	TOTAL	3740	5100	3920														4800	3840	3600	TOTAL	

CONNECTED LOAD (W)= ØA: 8540 ØB: 8940 ØC: 7520

NOTES: PROVIDE 10,000 AIC RATED BREAKERS (MIN)
2 PROVIDE COMBINATION AFCI TYPE CIRCUIT BREAKER

TOTAL CONNCTD. LOAD:	25000
LCL:	0
LCL @25%:	0
TOTAL LOAD (VA):	25000
AMPS:	69 A

PANEL: 4LB NEW NEMA 1 — FED FROM PANEL "4LA"

LOCATION: 4TH FLOOR ELEC RM | Minimum Isc Rating: 10 kAIC FULLY RATED | VOLTAGE: 120/208VY | 3 PHASE | BUS SIZE: 100 A | 4 WIRE | MAIN: MLO | MOUNTING: SURFACE

	LOCATION	VA ØA	VA ØB	VA ØC	LCL	OUTLETS MISC	OUTLETS REC	OUTLETS LT	CB	CKT NO.		CKT NO.	CB	OUTLETS MISC	OUTLETS REC	OUTLETS LT	LCL	VA ØA	VA ØB	VA ØC	LOCATION	
	OFFICE 409	1080					6		20	1		2	20		4			720			OFFICE 410	
	OFFICE 408		720				4		20	3		4	20		4				720		OFFICE 411	
2	BREAKROOM			1440			8		20	5		6	20		8					1440	SLEEPING 435 436	2
2	KITCHEN	720					4		20	7		8	20		8			1440			SLEEPING 433 434	2
2	STORAGE + DINING		1080				6		20	9		10	20		8				1440		SLEEPING 441 442	2
2	SLEEPING 446 451			1440			8		20	11		12	20		8					1440	SLEEPING 444 445	2
2	SLEEPING 452 453	1440					8		20	13		14	20		7			1260			COMMON + CORRIDOR	2
	NURSE NORTH		360				2		20	15		16	20		5				900		CLASSROOM 404	2
	NURSE SOUTH			540			3		20	17		18	20		3					540	SLEEPING 405 + RR	2
	NURSE EAST	360					2		20	19		20	20		7			1260			SOUTH CORRIDORS	2
	NURSE EAST		1260				7		20	21		22	20		2				680		KITCHEN FRIDGE	2
2	BREAKROOM GB			1200			1		20	23		24	20		1					1200	KITCHEN MICROWAVE	2
2	BREAKROOM REF	600					2		20	25		26	20		1			600			KITCHEN FREEZER	2
2	BREAKROOM MW		1000				1		20	27		28	20		1				600		KITCHEN WARMER	2
	SPARE									29		30									SPARE	
	SPACE									31		32									SPACE	
										33		34										
										35		36										
										37		38										
										39		40										
										41		42										
	TOTAL	4200	4420	4620														5280	4340	4620	TOTAL	

CONNECTED LOAD (W)= ØA: 9480 ØB: 8760 ØC: 9240

NOTES: PROVIDE 10,000 AIC RATED BREAKERS (MIN)
2 PROVIDE COMBINATION AFCI TYPE CIRCUIT BREAKER

TOTAL CONNCTD. LOAD:	27480
LCL:	0
LCL @25%:	0
TOTAL LOAD (VA):	27480
AMPS:	76

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER — DANA S TONAI — E 14963 — Exp. 6/30/07 — ELECTRICAL — STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:
KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: DT
Checked by: DT
CAD File Name:

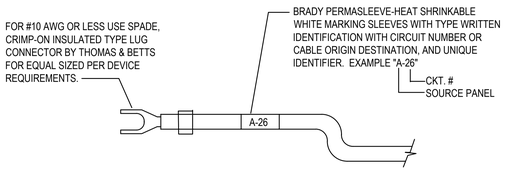
Sheet Title:
PANEL SCHEDULES

Date: 20 March 2026
Sheet Number:
E-310

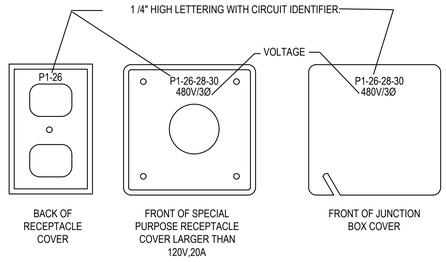
ISSUE FOR BID

DRAWING PATH:

NOTE: CONTRACTOR SHALL PROVIDE CONDUCTOR AND JUNCTION BOX LABELING TO ALL POWER FEEDERS, BRANCH CIRCUITS, GROUNDED CONDUCTORS, CONTROL, COMMUNICATIONS, FIRE ALARM AND SECURITY CONDUCTORS.



A) TYPICAL CONDUCTOR LABEL

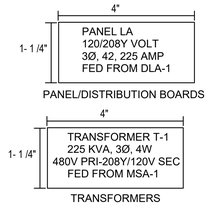


B) TYPICAL DEVICE COVER PLATE LABELING

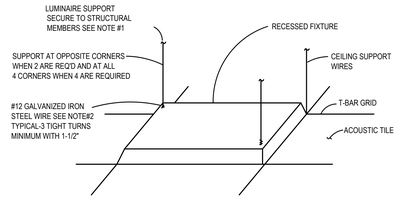
E1 / E-400 TYPICAL LABELING DETAIL
SCALE: NTS

NOTE: CONTRACTOR SHALL PROVIDE NAMEPLATES ON ALL ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO PANELBOARDS, FEEDER BREAKERS, PULL BOXES, DISCONNECTS, ETC.

IDENTIFICATION SHALL MATCH PROJECT SPECIFIC DETAILS



E2 / E-400 TYPICAL NAMEPLATE DETAILS
SCALE: NTS



1. INSTALL LUMINAIRE SUPPORTS IN ACCORDANCE WITH THE REQUIREMENTS OF INTERPRETATION OF REGULATIONS IR-4-7-3, TITLE 24, PART 1 AND CALIFORNIA CODE OF REGULATION.

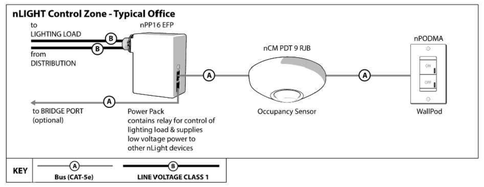
2. SUPPORT RECESSED LUMINAIRES IN ACCORDANCE WITH FOLLOWING TABLE:

TYPE OF CEILING	LUMINAIRE SIZE	LUMINAIRE WEIGHT	WIRE HANGER
HEAVY DUTY ALL INTERMEDIATE	2X4 OR LESS ALL ALL	<56 LBS >56 LBS ALL	2#12GA (SLACK) 4#12GA (TAUT) 4#12GA (TAUT)

E3 / E-400 TYPICAL LAY-IN FIXTURE MOUNTING DETAIL
SCALE: NTS

Installing a Control Zone

nLight devices in zones can be wired together in any order, using CAT-5e cables. Daisy-chain (linear) topology is required. Any factory T-tap devices have been confirmed by the factory. Control zones can have a maximum of 128 nLight devices wired together in any order on a single bus of CAT-5e cables. The maximum cable length for a zone is 1500 feet. Typically, one or more of the devices in a zone will supply sufficient bus power for all devices in the zone (see bus power section on reverse) to power up and begin default operation without any additional configuration.



CAT5e Writing Steps *(Note: Assuming all line voltage/dimming wiring completed)*

1. Locate one of the devices that provides power to the bus, and run CAT-5e cable to the next nLight device in the daisy chain. Install connectors as necessary, terminating cables according to TS568B. Review the tips in the *Do's and Don'ts* section to ensure install goes smoothly.
2. If the device location has not previously been recorded, do so during installation. It is very helpful information to have later on. There are two Serial ID# stickers on every nLight device; use the second sticker to record the device location. Adjacent to the sticker, record the device type (i.e., LED fixture or ceiling sensor) and location (i.e., Room 216 Row 2 ceiling).
3. Plug the CAT-5e cable into the power-supplying device. It does not matter which of the RJ45 ports you plug into on a device with two ports.
4. Plug the other end of the CAT-5e cable into an available RJ45 port at the next device.
5. As soon as the device is plugged in and has bus power, the LED should display a rapid flash followed by two blinks as the device boots up. If you don't see LEDs come on, re-check the cable, using the tips from the *Do's and Don'ts* table.
6. As each device is added, you'll see LED activity during network discovery, after which the LEDs will settle into default states. Power Pack and switch (WallPOD) LEDs will be either solid on or off; occupancy sensor LEDs light up according to what they observe. If the LEDs on a device are instead blinking in a pattern, see the *Device Blink Codes* table, at right.

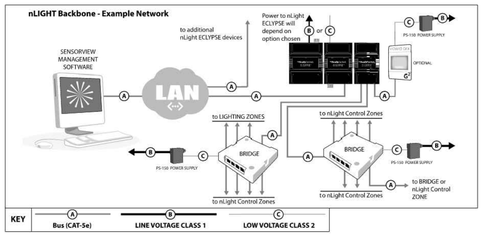
Troubleshooting the Zone – Device Blink Codes

All nLight devices are equipped with status LEDs. These LEDs are used in conjunction with the device's push button for programming and configuration, but the rest of the time they indicate status and display any error code that may be present at the device. The table at the right tells how to interpret common error codes from the LED blinks.

Blink Pattern	Meaning
Device has two LEDs, and the left LED is on solid (not blinking)	Device is Polling on the nLight network, this is expected operation.
Constant rapid flash of all LEDs	A device firmware update is in process. Wait for the update to complete. *(Note: if on a photocell device, transition mode)*
Rapid flash for 1 second, followed by two blinks	No TIA-485 communications between devices. Check CAT-5e cable connections, pins, etc.
Rapid flash for 1 second, followed by three blinks	Low voltage on the port; this indicates a lack of bus power. Add a bus-powering device to supply additional voltage. **See *nLight Power Considerations*** for more info.
Rapid flash for 1 second, followed by four blinks	This indicates a device's firmware is incompatible with the other devices in this zone. Newer firmware devices will display this blink pattern. Remove the device and replace it with an up-to-date unit, or use SensorView Software to update the device's firmware to a compatible version.

Installing a Backbone

An nLight backbone consists of devices called "Bridges" and "nLight ECLYPSES" connected with CAT-5e cables. Individual control zones are each cabled to a port on a Bridge, which may also be cabled to other Bridges or directly to a single nLight ECLYPSE. One or more nLight ECLYPSE devices are then typically linked together over an Ethernet LAN/WAN (not provided) to a host computer or server (supplied by customer) running the SensorView® management software.



Writing Steps

1. Start by installing the nLight ECLYPSE. Confirm that the controller and optional display (nGWY2 GFX) are powered, and the display is cabled to the port marked "GFX" on the controller. A beating green heart symbol on the display indicates communication is present between the two devices. *(Note: no other devices besides the nLight ECLYPSE should be cabled to the rear of the nGWY2 GFX device)*
2. The device count should register one on the display. *(Note: Display is optional. nLight Explorer is an application pre-loaded to each controller that can also be used - see "nLight Explorer User Guide" for more information.)*
3. Plug in the first Bridge to the Port 1 on the controller. The display will show the device count increment by one.
4. Plug in one nLight zone at a time to the Bridge. Check that the controller's device count increments by the number of devices added in each zone. If it is not already recorded, write down the Bridge location, Control Zone name, and the Bridge port number used. *(Note: if it is not convenient to get the device count from the nLight ECLYPSE controller, see "**Checking Device Count from Bridge**" at right)*
5. Repeat Step 4 until all zones are connected to the first Bridge. *(Note: additional Bridges may be connected to Bridge ports. For example, a Bridge may be cabled to 3 downstream wired zones, 2 downstream Bridges, and the upstream nLight ECLYPSE.)*
6. Repeat Steps 3 - 5 using Port 2 on the nLight ECLYPSE if necessary.

Troubleshooting the Zone – Device Blink Codes

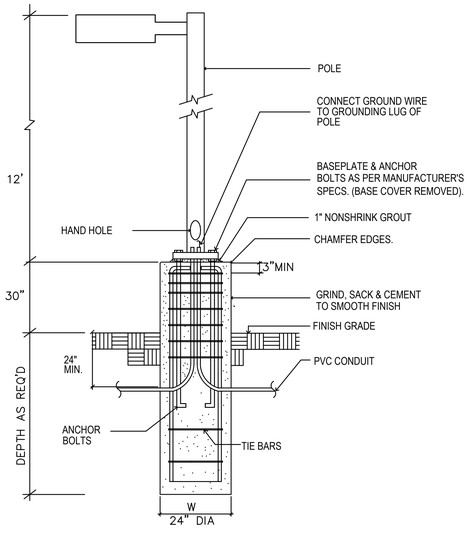
You can see the status of an individual Zone as it is connected to the Bridge by observing the LED for that Bridge Port, and interpreting its Blink Pattern when in port status mode.

Port Status Blink Pattern	Meaning
1 Blink	Zone is healthy.
2 Blinks	Upstream Bridge or Gateway is detected.
3 Blinks	nCOMKIT Connected to Port/Zone.
4 Blinks	Downstream Bridge is detected.
5 Blinks	Too many Adds/Deletes on the port. Reset the Bridge.
6 Blinks	Two Bridge ports are cabled together, creating a Bridge Loop. Check Bridge wiring and remove the loop.

You should also observe the device count at the nLight ECLYPSE, and check that the count increments correctly as each Control Zone is cabled to its Bridge port.

Checking Device Count from Bridge

The Bridge has a push-button and one indicator LED per port. Pressing the push-button causes the LEDs to toggle between port status mode and device count mode. In device count mode, each port LED (one after another) reports the number of detected devices by blinking out a two digit number - 1st DIGIT (pause) 2nd DIGIT. Rapid blinking indicates the number zero. If the count is greater than 99, three digits will be blinked in a similar manner. A port LED that does not blink, or blinks erratically, indicates a broken or miswired CAT-5e connection.

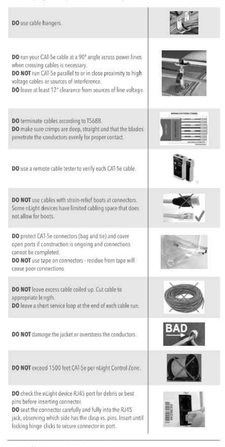


REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR FOOTING DESIGN.

E5 / E-400 TYPICAL POLE MOUNTED FIXTURE BASE DETAIL
SCALE: NTS

Do's and Don'ts - Tips for Success

Here are some best practices to follow and some of the most common mistakes to avoid. Keeping these tips in mind will assure you have a successful install.



DO use cable hangers.

DO run your CAT-5e cable at a 90° angle across power lines when crossing cables is necessary.
DO NOT run CAT-5e parallel to or in close proximity to high voltage cables or sources of interference.
DO leave at least 12" clearance from sources of line voltage.

DO terminate cables according to TS688.
DO make sure crimps are deep, straight and that the blades penetrate the conductors evenly for proper contact.

DO use a remote cable tester to verify each CAT-5e cable.

DO NOT use cables with strain-relief boots at connectors. Some nLight devices have limited cabling space that does not allow for boots.

DO protect CAT-5e connectors (bag and tie) and cover open ports if construction is ongoing and connections cannot be completed.
DO NOT use tape on connectors - residue from tape will cause poor connections.

DO NOT leave excess cable coiled up. Cut cable to appropriate length.
DO leave a short service loop at the end of each cable run.

DO NOT damage the jacket or overstress the conductors.

DO NOT exceed 1500 feet CAT-5e per nLight Control Zone.

DO check the nLight device RJ45 port for debris so best pins before inserting connector.
DO seat the connector carefully and fully into the RJ45 jack, observing which side has the clasp vs. pins. Insert until locking hinge clicks to secure connector in port.

Need help? Contact Tech Support at **800-535-2465**.

One Lithonia Way | Conyers, Georgia 30012 | Phone: 800.535.2465 | www.acuitybrands.com
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AcuityBrands.

Terminology

Understanding these terms will help you make the most of this guide.

nLight device - An intelligent digital device having the ability to communicate over an nLight network. Device types include occupancy sensors, photocells, power/relay packs, wall switches, dimmers and panels.

Blink Codes - nLight devices show status and diagnostic codes by blinking their LED(s) in defined patterns.

CAT-5e - network cable to connect nLight devices. The TS688 wiring standard is required for the order of conductors in the cable termination (RJ45 plug).

RJ45 - Physical standard describing the mating connectors used on CAT-5e cabling in both nLight bus networks and IEEE 802.3 Ethernet networks.

Bus - the CAT-5e cable connecting the devices in an nLight Control Zone. The bus enables communications between devices using the TIA-485 Standard and carries low-voltage DC operating power for the devices.

Lighting Zone - A group of lights wired or configured to operate together.

Control Zone - A collection of nLight devices and/or nLight enabled luminaires that function together in order to control a space's lighting. Typically, one control zone per room is used, however large areas (such as open offices) may require multiple zones. Zones can also be subdivided via configuration to cover several small rooms.

Backbone - The communication network formed by nLight Bridges and eLight® ECLYPSE™ devices that is required to deploy remote or time-based changes, such as a scheduled override, out to a device, groups of devices, or zone(s). Additionally, advanced features, such as performance monitoring and interfacing with higher-level BMS systems, require the end-to-end network connectivity that the backbone provides.

Bridge (nBRG 8) - nLight backbone device with 8 RJ45 ports to connect control zones, other Bridges, or an nLight ECLYPSE. Bridges act as hubs by aggregating communication traffic from connected zones onto the backbone. Bridges also act as routers by forwarding information from the backbone out to the applicable zones. Additionally, Bridges combine system power from zones that are net contributors of power and distribute it to zones that are net consumers of power.

nLight® ECLYPSE™ – An nLight backbone device that maintains a database of all downstream nLight devices, provides time clock functionality, stores custom operating profiles, and displays system status. This device links an nLight backbone to the host computer of the SensorView Management software via an Ethernet LAN/WAN network. This devices also hosts on-board edge applications that provide system information (e.g. nLight Explorer) and is a BACnet native device (BTL listed BACnet Building Controller). It supports connection to a touch screen display (nGWY2 GFX), and is optionally sold within an enclosure and powered by a 24V power supply (PS500K).

WallPod® (or nPODMA) - general term for an nLight wall station. WallPods are available in many configurations that enable occupants to issue On, Off, Raise, Lower, and/or Scene selection commands. WallPods have model numbers that start with nPOD(M).

Out of the Box - It Just Works

nLight devices ship with default settings so that they simply work, right out of the box. With as little as a switch or sensor and a Power Pack wired to lights, you can create a perfectly functional nLight Control Zone.

Consider a simple office with an nPODM wall switch and a Power Pack wired to the room's light fixture. The nPODM broadcasts switch status (ON/OFF) on Channel 1, and the Power Pack tracks (obeys) switch status changes on Channel 1. Right out of the box, the nPODM can control the room's lighting.

This table shows default Broadcast (status) channels for a sampling of nLight WallPod switches, and default Tracking (listening) channels for common Power Pack devices; devices with ZP or 6P indicate multiple gangs.

Switch Channels

	Device	1	2	3	4
Broadcast	nPODMA	x			
	nPODMA 2P	x	x		
	nPODMA 6P	x	x	x	x
Tracking	nPP16 D EFP	x			
	nPP16 D SW2 EFP		x		
	nPP PCD	x			
	ARP, INTENCOB NLT	x			

Occupancy Channel (default) - All sensors broadcast on Channel 1. All devices tracking, track Occupancy Channel 1.

Photocell Channel (default) - All sensors broadcast on Channel 1. All devices tracking, track Photocell Channel 1.

Defaults	Broadcast	Track
Occupancy	Channel 1	Channel 1
Photocell	Channel 1	Channel 1

nLight Power Considerations

Each nLight zone supports up to 128 devices. Some devices provide power, others consume it. Most nLight devices use only 3-4 mA, some up to ~8mA; nLight power generating devices typically provide 30-40 mA per RJ45 port.

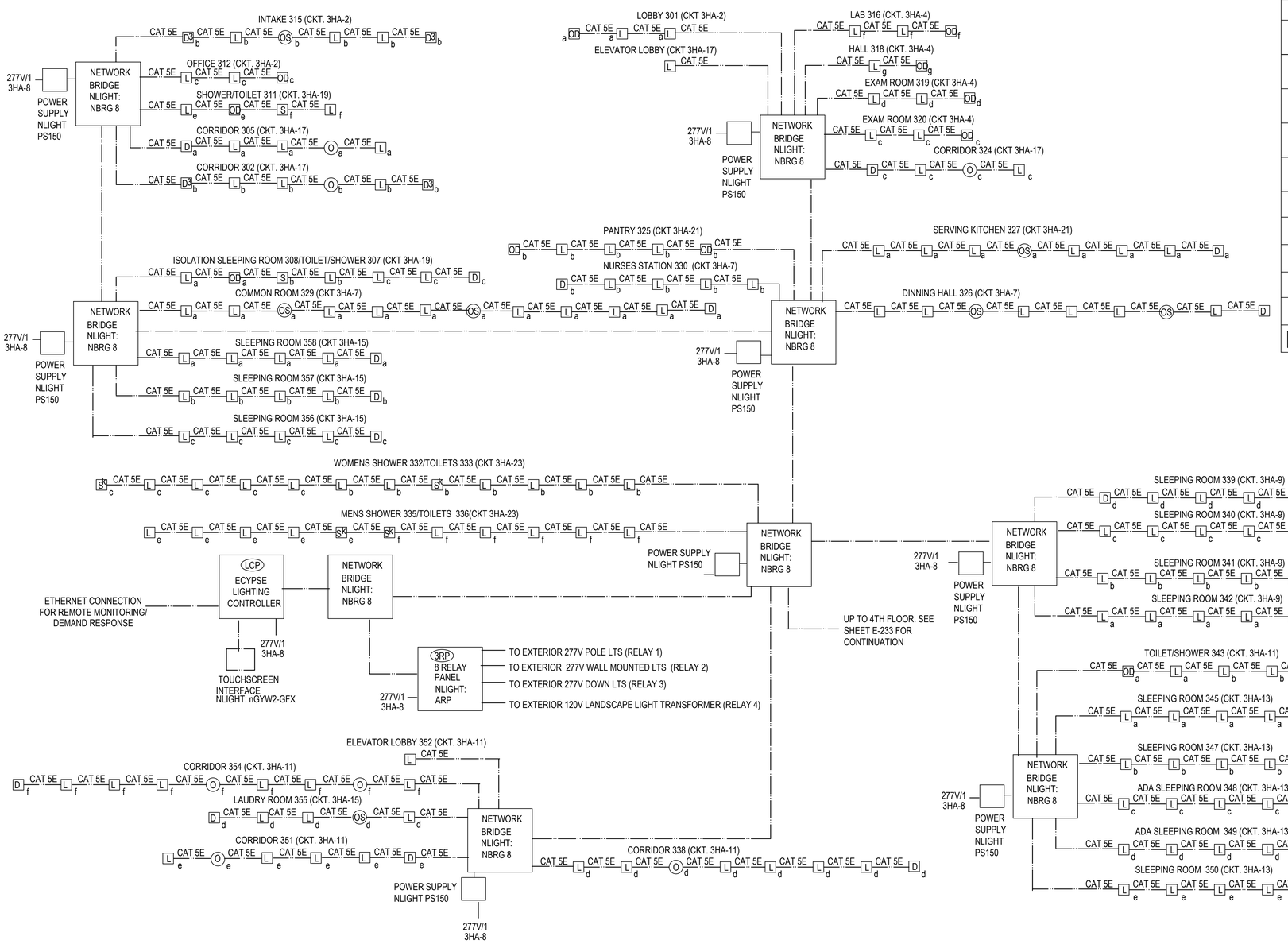
For nLight zones with more than 6 devices, you should carefully budget power consumption to ensure that all devices have adequate power. Device data sheets give accurate power generation or consumption values:

Tips to avoid Low Voltage in a Control Zone

- Remember that nLight device placement is flexible. Locate Power Packs mid-Zone. Ex: in an 11-device Control Zone, place Power Pack as device #6. Each side of the Power Pack offers 40mA, or 8mA per device. If the Power Pack were device #1 or #11, less power is available per device.
- Calculate the power load and make sure there are enough power-supplying devices placed appropriately in the Control Zone.
- A Bridge can redistribute power from Zones with a surplus to Zones with a deficit. When coupled with a PS150 supply, a Bridge has ~90mA available to share with connected Zones that need power.

The illustration below shows how a Bridge can share power with Control Zones that need it, as well as re-distribute power from Zones with excess power.

nBRG 8
Ethernet to Bridge
nLight ECLYPSE
Ethernet to Bridge
Ethernet to Bridge
nLight ECLYPSE
nBRG 8
Ethernet to Bridge
Ethernet to Bridge
Ethernet to Bridge



E1 E-320 LIGHTING CONTROL SCHEMATIC DIAGRAM(3RD FLOOR)
NTS

LEGEND	
S	ON/OFF WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
D	ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
D3	3-WAY ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
DD	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF/RAISE/LOWER LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. NLIGHT CAT. NWSXA-PDT-LV-DX-WH WITH WS-xPODA WALL PLATE
DS	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nWSXA-PDT-LV-WH WITH WS-xPODA WALL PLATE
SK	NLIGHT ENABLED MOMENTARY KEY SWITCH. nLIGHT CAT. nPOD-KEY-WH
OS	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY. nLIGHT CAT. nCM9-PDT-RJB
O	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY, LARGE MOTION,. nLIGHT CAT. nCM10-PDT-RJB
L	NLIGHT ENABLED LIGHT FIXTURE
PL	PLUG CONTROLLER 20A, CAT 5e NETWORK. nLIGHT nPP20 PL
nECY	LIGHTING CONTROLLER NETWORK HEAD END

LIGHTING CONTROL SYSTEM NOTES

A. CONTRACTOR SHALL PROVIDE LIGHTING CONTROL SYSTEM CAPABLE OF THE FOLLOWING:

1. SWITCHES AND DIGITAL WALLPOD DIMMER/SWITCHES CONTROLLING LIGHTS AS SHOWN ON THE PLANS.
2. CEILING MOUNTED OCCUPANCY SENSORS AND OCCUPANCY WALL DIMMERS/SWITCHES TO AUTOMATICALLY SHUT OFF LIGHTING AS SHOWN ON THE PLANS.
3. LIGHTING MANAGEMENT CONTROLLER WITH ASTRONOMIC TIME CLOCK PROGRAMMABLE TO SHUT OFF LIGHTING DURING UNOCCUPIED HOURS AND HOLIDAY SCHEDULING OPTION.
4. SYSTEM SHALL HAVE DEMAND RESPONSE CAPABILITIES.
5. OUTDOOR LIGHT CONTROLS TO INCLUDE:
   a. AUTOMATIC SCHEDULING CONTROL CAPABLE TO REDUCE OUTDOOR LIGHTING BY 50-90% DURING PRE-PROGRAMMED UNOCCUPIED PERIODS.
   b. THE AUTOMATIC SCHEDULING CONTROLS SHALL ALLOW A MINIMUM OF 2 NIGHT TIME PERIODS WITH INDEPENDENTLY PROGRAMMED LIGHTING LEVELS.
   c. THE AUTOMATIC SCHEDULING CONTROLS MAY INCLUDE AN OVERRIDE FUNCTION FOR A MAXIMUM OF 2 HOURS.
6. PROVIDE ACUITY BRANDS nLIGHT CONTROLLER, nLIGHT WALL PODS, OCCUPANCY LIGHT LEVEL SENSORS AND ALL NECESSARY SOFTWARE AND INTERFACES FOR A COMPLETE OPERATIONAL AND MODIFIABLE SYSTEM.
7. CONTRACTOR TO INSTALL, PROGRAM AND TEST THE LIGHTING CONTROL SYSTEM TO THE SATISFACTION OF THE OWNER. .
8. CONTRACTOR SHALL PROVIDE NLIGHT CONTROL SOFTWARE "SENSORVIEW" AND DIGITALLY PROGRAM AND ADDRESS ALL PROJECT AREA LIGHT FIXTURES FOR A FULLY DIGITALLY CONTROLLED/ADDRESS NLIGHT CONTROL SYSTEM.
9. REFER TO THE INSTALLATION INSTRUCTIONS FURNISHED WITH EACH DEVICE FOR COMPLETE WIRING REQUIREMENTS. ALL COMPONENTS, DEVICES, ROUGH-INS AND WIRING MUST BE PROVIDED FOR A COMPLETE AND SATISFACTORY OPERATIONAL SYSTEM.
10. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE SYSTEM REQUIREMENTS AS SPECIFIED HEREIN WITH THE LOCAL REP PRIOR TO ORDER. LOCAL REP SHALL ASSIST THE CONTRACTOR TO SPECIFY ALL THE PIECES THAT WILL BE NEEDED FOR A COMPLETE AND OPERATIONAL SYSTEM.
11. CONTRACTOR SUBMIT SHOP DRAWINGS OF THE SYSTEM FOR APPROVAL PRIOR TO ORDER.
12. LOCAL REP SHALL ASSIST CONTRACTOR IN PROGRAMMING SYSTEM PER OWNER'S SCHEDULING REQUIREMENTS AND PROVIDE 4 HOUR TRAINING TO OWNER'S REPRESENTATIVE ON PROGRAMMING AND USE OF THE SYSTEM. ALL COST SHALL BE INCLUDED IN INITIAL BID.
13. LOCAL REP SHALL PROVIDE COMMISSIONING FOR THE PERFORMANCE OF THE LIGHTING CONTROL SYSTEM AFTER COMPLETION. LOCAL REP SHALL AIM AND ADJUST LIGHT SENSORS AND CONTROL DEVICES AS REQUIRED. CONTRACTOR SHALL INCLUDE ALL RELATED COST IN THE INITIAL BID PRICE.

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DANA S TOKAY E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description

LEGEND	
S	ON/OFF WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
D	ON/OFF/RAISE/LOWER WALL SWITCH, LOW VOLTAGE, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nPODMA-DX-WH WITH WS-xPODA WALL PLATE
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DS	OCCUPANCY SENSOR DUAL TECHNOLOGY WALL SWITCH, ON/OFF, NLIGHT ENABLED, CAT 5E CONTROL. nLIGHT CAT. nWSXA-PDT-LV-WH WITH WS-xPODA WALL PLATE
SK	NLIGHT ENABLED MOMENTARY KEY SWITCH. nLIGHT CAT. nPOD-KEY-WH
OS	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY. nLIGHT CAT. nCM9-PDT-RJB
O	OCCUPANCY SENSOR, CEILING MOUNTED , NLIGHT ENABLED, CAT 5E CONTROL DUAL TECHNOLOGY, LARGE MOTION,. nLIGHT CAT. nCM10-PDT-RJB
L	NLIGHT ENABLED LIGHT FIXTURE
nECY	LIGHTING CONTROLLER NETWORK HEAD END

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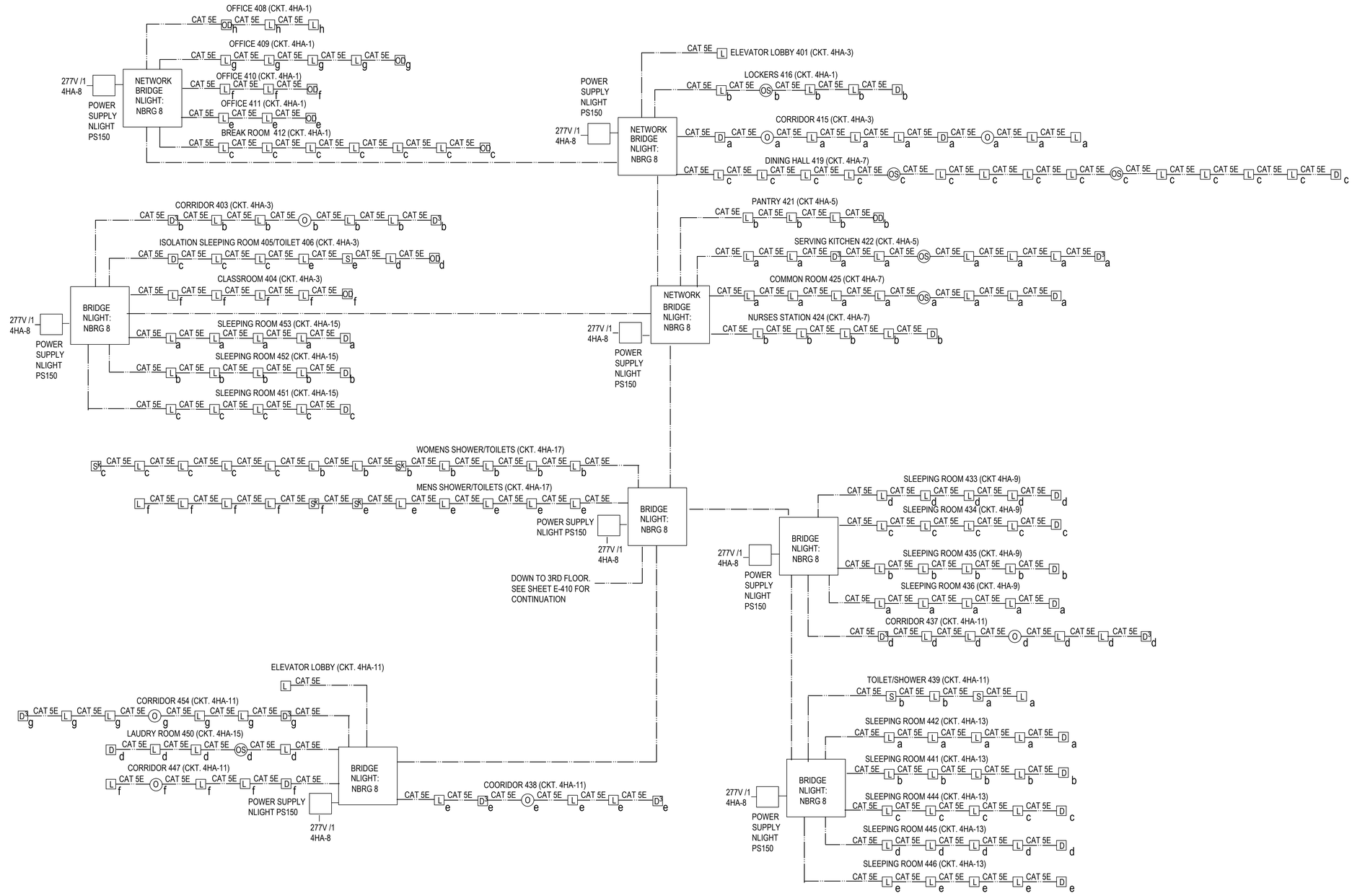

E1 / E-411 NLIGHT CONTROL SCHEMATIC DIAGRAM (4TH FLOOR)
NTS

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER — DANA S. TOKAY — E 14963 Exp. 6/30/27 — ELECTRICAL — STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by:

Checked by:

CAD File Name:

Sheet Title:
NLIGHT CONTROL SCHEMATIC DIAGRAM (4TH FLOOR)

Date: 20 March 2026

Sheet Number:
E-411

ISSUE FOR BID

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2F for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4bvi	
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 1 of 4)
Project Address: 2323 KNOLL DR, VENTURA CA 93003	**Date Prepared:** 2025-04-14T21:56:26-04:00

A. GENERAL INFORMATION

01	Project Location (city)	VENTURA	02	Climate Zone	6
			03	Occupancy Types Within Project:	Healthcare Facility

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
DP1	Add/Alt to feeders and branch circuits only	---	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.1/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1] FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.
[2] If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.
[3] Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 2 of 4)
	Date Prepared: 2025-04-14T21:56:26-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND		AND	Yes	AND			COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Pii/ 180.2(b)4bviic.

01	02				03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method				Location of Voltage Drop Calculations*	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
							Pass	Fail
DP1	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E300, E501	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

[1] FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Schema Version: rev 20220101 Compliance ID: 229779-0425-0004 Report Generated: 2025-04-14 18:56:28

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 3 of 4)
	Date Prepared: 2025-04-14T21:56:26-04:00

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Schema Version: rev 20220101 Compliance ID: 229779-0425-0004 Report Generated: 2025-04-14 18:56:28

STATE OF CALIFORNIA
Electrical Power Distribution CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 4 of 4)
Project Address: 2323 KNOLL DR, VENTURA CA 93003	**Date Prepared:** 2025-04-14T21:56:26-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Dana Tonai	Documentation Author Signature:
Company: Parviz Ebrahimi Inc.	Signature Date: 6/5/2025
Address: 25101 THE OLD ROAD	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SANTA CLARITA, CA 91381	Phone: (818) 991-7371

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: Dana Tonai	Responsible Designer Signature:
Company: Parviz Ebrahimi Inc	Date Signed: 6/5/2025
Address: 25101 THE OLD ROAD	License: E14963
City/State/Zip: SANTA CLARITA, CA 91381	Phone: (818) 991-7371

Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Schema Version: rev 20220101 Compliance ID: 229779-0425-0004 Report Generated: 2025-04-14 18:56:28

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
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INTERIOR DESIGN

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THIRD & FOURTH FLOORS

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Owner:
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Ventura, California 93009

Date	Description

REVISIONS

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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Drawn by: DT
Checked by: DT
CAD File Name:

Sheet Title:

NRCC-ELC-E
ELECTRICAL
DISTRIBUTION

Date: 20 March 2026

Sheet Number:

E-500

ISSUE FOR BID

DATE:
DRAWING PATH:

PANEL "3HA"

CIRCUIT NUMBER	VOLTAGE	PHASE	LOAD (VA)	AMPS	DISTANCE (FT)	WIRE SIZE (AWG)	VOLTAGE DROP	% VOLTAGE DROP
3HA-7	277	1	608	2.2	86	#12	0.63	0.23
3HA-9	277	1	512	1.8	68	#12	0.4	0.14
3HA-11	277	1	544	2	75	#12	0.5	0.18
3HA-13	277	1	640	2.3	89	#12	0.68	0.25
3HA-15	277	1	512	1.8	81	#12	0.48	0.17
3HA-17	277	1	288	1	110	#12	0.36	0.13
3HA-19	277	1	284	1	116	#12	0.38	0.14
3HA-21	277	1	288	1	90	#12	0.3	0.11
3HA-23	277	1	636	2.3	56	#12	0.43	0.16
3HA-2	277	1	102	0.4	220	#10	0.18	0.06
3HA-4	277	1	60	0.2	200	#12	0.13	0.05
3HA6	277	1	50	0.2	150	#12	0.1	0.04
3HA6	277	1	500	1.8	150	#12	0.89	0.32

PANEL "3LA"

CIRCUIT NUMBER	VOLTAGE	PHASE	LOAD (VA)	AMPS	DISTANCE (FT)	WIRE SIZE (AWG)	VOLTAGE DROP	% VOLTAGE DROP
3LA-1	120	1	1500	12.5	150	8	3.19	2.66
3LA-3,5	208	1	5000	24	150	8	4.08	1.96
3LA-7	120	1	1500	12.5	90	10	2.3	1.92
3LA-9	120	1	1500	12.5	90	10	2.3	1.92
3LA-11,13	208	1	5000	24	100	10	4.9	2.36
3LA-15,17	208	1	5000	24	100	10	4.9	2.36
3LA-19,21	208	1	5000	24	100	10	4.24	2.04
3LA-23,25	208	1	5000	24	100	10	4.24	2.04
3LA-27	120	1	1500	12.5	90	10	1.99	1.66
3LA-29	120	1	1500	12.5	90	10	2.3	1.92
3LA-2	120	1	360	3	5	12	0.05	0.04
3LA-4	120	1	200	1.7	150	12	0.84	0.7
3LA-6	120	1	200	1.7	150	12	0.84	0.7
3LA-8	120	1	150	1.3	150	12	0.65	0.54
3LA-10	120	1	500	4.2	150	12	2.08	1.73
3LA-12	120	1	2000	16.7	130	8	2.84	2.37
3LA-14	120	1	360	3	10	12	0.1	0.08
3LA-16	120	1	150	1.3	220	10	0.58	0.48
3LA-18	120	1	1000	8.3	105	10	1.78	1.48
3LA-20	120	1	1000	8.3	50	10	0.85	0.71
3LA-22	120	1	1000	8.3	30	12	0.82	0.68
3LA-24	120	1	1000	8.3	35	12	0.96	0.8
3LA-26	120	1	1000	8.3	40	12	1.1	0.92
3LA-28	120	1	1000	8.3	40	12	1.1	0.92
3LA-30	120	1	1000	8.3	150	10	2.54	2.12
3LA-32	120	1	1000	8.3	140	10	2.37	1.98
3LA-34	120	1	1000	8.3	130	10	2.2	1.83

PANEL "3LB"

CIRCUIT NUMBER	VOLTAGE	PHASE	LOAD (VA)	AMPS	DISTANCE (FT)	WIRE SIZE (AWG)	VOLTAGE DROP	% VOLTAGE DROP
3LB-1	120	1	540	4.5	150	10	1.38	1.15
3LB-3	120	1	720	6	140	10	1.71	1.43
3LB-5	120	1	540	4.5	136	10	1.25	1.04
3LB-7	120	1	540	4.5	135	10	1.24	1.03
3LB-9	120	1	1440	12	78	12	3.1	2.58
3LB-11	120	1	1440	12	75	12	2.98	2.48
3LB-13	120	1	1440	12	100	10	2.45	2.04
3LB-15	120	1	1440	12	95	10	2.33	1.94
3LB-17	120	1	1080	9	79	12	2.35	1.96
3LB-19	120	1	600	5	81	12	1.34	1.12
3LB-21	120	1	600	5	85	12	1.41	1.18
3LB-23	120	1	360	3	82	12	0.81	0.68
3LB-25	120	1	600	5	73	12	1.21	1.01
3LB-27	120	1	900	7.5	115	10	1.76	1.47
3LB-2	120	1	360	3	135	10	0.83	0.69
3LB-4	120	1	600	5	135	10	1.38	1.15
3LB-6	120	1	1080	9	114	10	2.09	1.74
3LB-8	120	1	1260	10.5	114	10	2.44	2.03
3LB-10	120	1	1440	12	68	12	2.7	2.25
3LB-12	120	1	1440	12	110	10	2.69	2.24
3LB-14	120	1	1440	12	110	10	2.69	2.24
3LB-16	120	1	900	7.5	128	10	1.96	1.63
3LB-18	120	1	720	6	130	10	1.59	1.33
3LB-20	120	1	1200	10	98	12	3.24	2.7
3LB-22	120	1	540	4.5	93	12	1.38	1.15
3LB-24	120	1	360	3	80	12	0.79	0.66
3LB-26	120	1	540	4.5	75	12	1.12	0.93
3LB-28	120	1	360	3	75	12	0.74	0.62

PANEL "4HA"

CIRCUIT NUMBER	VOLTAGE	PHASE	LOAD (VA)	AMPS	DISTANCE (FT)	WIRE SIZE (AWG)	VOLTAGE DROP	% VOLTAGE DROP
4HA-1	277	1	688	2.5	135	#12	1.12	0.4
4HA-3	277	1	288	1	119	#12	0.39	0.14
4HA-5	277	1	288	1	99	#12	0.33	0.12
4HA-7	277	1	752	2.7	103	#12	0.92	0.33
4HA-9	277	1	512	1.8	78	#12	0.46	0.17
4HA-11	277	1	580	2.1	86	#12	0.6	0.22
4HA-13	277	1	640	2.3	100	#12	0.76	0.27
4HA-15	277	1	480	1.7	900	#12	5.06	1.83
4HA-17	277	1	676	2.4	65	#12	0.52	0.19
4HA-2,4,6	480	3	2823	3.4	100	#12	0.97	0.2
4HA-8	277	1	500	1.8	150	#12	0.89	0.32

PANEL "4LA"

CIRCUIT NUMBER	VOLTAGE	PHASE	LOAD (VA)	AMPS	DISTANCE (FT)	WIRE SIZE (AWG)	VOLTAGE DROP	% VOLTAGE DROP
4LA-1,3	208	1	5000	24	100	10	4.24	2.04
4LA-5,7	208	1	5000	24	100	10	4.24	2.04
4LA-9	120	1	1500	12.5	100	10	2.55	2.13
4LA-11	120	1	1500	12.5	100	10	2.55	2.13
4LA-13	120	1	1500	12.5	100	10	2.55	2.13
4LA-15	120	1	1500	12.5	100	10	2.55	2.13
4LA-17,19	208	1	5000	24	100	10	4.24	2.04
4LA-21,23	208	1	5000	24	100	10	4.24	2.04
4LA-2	120	1	360	3	5	12	0.05	0.04
4LA-4	120	1	250	2.1	100	12	0.69	0.58
4LA-6	120	1	250	2.1	150	12	1.04	0.87
4LA-8	120	1	350	2.9	150	12	1.87	1.56
4LA-10	120	1	960	8	100	10	2.12	1.77
4LA-12	120	1	360	3	150	12	1.93	1.61
4LA-14	120	1	500	4.2	150	12	2.71	2.26
4LA-16	120	1	890	7.4	70	10	1.37	1.14
4LA-18	120	1	2000	16.7	130	6	2.32	1.93
4LA-20	120	1	1000	8.3	35	12	1.25	1.04
4LA-22	120	1	1000	8.3	40	12	1.43	1.19
4LA-24	120	1	1000	8.3	45	12	0.99	0.83
4LA-26	120	1	1000	8.3	50	12	1.1	0.92
4LA-28	120	1	1000	8.3	70	12	1.54	1.28
4LA-30	120	1	1000	8.3	70	12	1.54	1.28

PANEL "4LB"

CIRCUIT NUMBER	VOLTAGE	PHASE	LOAD (VA)	AMPS	DISTANCE (FT)	WIRE SIZE (AWG)	VOLTAGE DROP	% VOLTAGE DROP
4LB-1	120	1	1080	9	150	10	2.76	2.3
4LB-3	120	1	720	6	150	10	1.84	1.53
4LB-5	120	1	1440	12	120	10	2.94	2.45
4LB-7	120	1	720	6	90	10	1.1	0.92
4LB-9	120	1	1080	9	95	10	1.75	1.46
4LB-11	120	1	1440	12	100	10	2.45	2.04
4LB-13	120	1	1440	12	90	10	2.2	1.83
4LB-15	120	1	360	3	58	12	0.58	0.48
4LB-17	120	1	540	4.5	53	12	0.79	0.66
4LB-19	120	1	360	3	54	12	0.54	0.45
4LB-21	120	1	1260	10.5	82	12	2.85	2.38
4LB-23	120	1	1200	10	120	10	2.45	2.04
4LB-25	120	1	600	5	120	10	1.22	1.02
4LB-27	120	1	1000	8.3	120	10	2.03	1.69
4LB-2	120	1	720	6	150	10	1.84	1.53
4LB-4	120	1	720	6	150	10	1.84	1.53
4LB-6	120	1	1440	12	70	12	2.78	2.32
4LB-8	120	1	1440	12	70	12	2.78	2.32
4LB-10	120	1	1440	12	105	10	2.57	2.14
4LB-12	120	1	1440	12	105	10	2.57	2.14
4LB-14	120	1	1260	10.5	130	10	2.79	2.33
4LB-16	120	1	900	7.5	120	10	1.84	1.53
4LB-18	120	1	540	4.5	130	10	1.19	0.99
4LB-20	120	1	1260	10.5	80	12	2.78	2.32
4LB-22	120	1	680	5.7	95	10	1.11	0.93
4LB-24	120	1	1200	10	95	10	1.94	1.62
4LB-26	120	1	600	5	95	10	0.97	0.81
4LB-28	120	1	600	5	90	10	0.92	0.77

DATE:

DRAWING PATH:

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DANA S FORAN E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: DT
Checked by: DT
CAD File Name:

Sheet Title:
VOLTAGE DROP CALCULATIONS

Date: 20 March 2026

Sheet Number:
E-501

ISSUE FOR BID

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 1 of 9)
Project Address: 2323 KNOLL DR, VENTURA CA 93003	**Date Prepared:** 2025-04-04T20:43:20-04:00

A. GENERAL INFORMATION

01	Project Location (city)	VENTURA	04	Total Conditioned Floor Area (ft²)	17,004
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	4
• Healthcare Facility					

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	17004	Area Category Method	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	17004			

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 4 of 9)
	Date Prepared: 2025-04-04T20:43:20-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Field Inspector	
		Pass	Fail
Required >= 4,000W subject to multilevel	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Skylit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
BEDS	Healthcare / Assisted Living Physical Therapy	Readily Accessible	Dimmer	NA: 24 hour/365 day	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
NURSES STATION	Healthcare / Assisted Living Nurse Station	Readily Accessible	Dimmer	NA: 24 hour/365 day	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
OFFICES	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
BREAK ROOM	Lounge	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
SOCIAL	Lounge	Readily Accessible	Dimmer	NA: 24 hour/365 day	Included	Included	No	☐	☐
DINING	Dining - Family	Readily Accessible	Dimmer	NA: 24 hour/365 day	Included	Included	No	☐	☐
KITCHEN	Kitchen/ Food Preparation	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
PANTRY	Kitchen/ Food Preparation	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 7 of 9)
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N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 2 of 9)
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C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)					Compliance Results
	01	02	03	04		05		06	07		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	Total Allowed (Watts)	≥	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	=	Total Adjusted (Watts) *Includes Adjustments	05 must be >= 08 140.6 / 170.2(e)
	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(See Table P)			
Conditioned		10,962.55			=	10,962.55	≥	10,140		=	10140	COMPLIES
Unconditioned					=		≥			=		
Controls Compliance (See Table H for Details)												COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)												

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 5 of 9)
	Date Prepared: 2025-04-04T20:43:20-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

LAUNDRY	Laundry	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
RESTROOMS	Restroom	Readily Accessible	NA: Restrooms	NA: 24 hour/365 day	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
CORRIDORS	Corridor	Auth. Personnel	Dimmer	NA: 24 hour/365 day	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
STORAGE	Storage - MF common areas	Readily Accessible	NA: Enclosed area <100SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
ELECTRICAL	Electrical Mechancial Telephone Room	Readily Accessible	NA: Enclosed area <100SF	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
CLINIC EXAM	Hospital - Exam/Treatment	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
CLINIC LAB	Hospital - Imaging	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
						13			
						Plan Sheet Showing Daylit Zones:			
						E-210, E-220			

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
BEDS	Healthcare / Assisted Living Physical Therapy	0.85	4,684	3,981.4	No	No
NURSES STATION	Healthcare / Assisted Living Nurse Station	0.75	979	734.25	No	No
OFFICES	Office (<=250 square feet)	0.65	857	557.05	No	No
BREAK ROOM	Lounge	0.55	319	175.45	No	No

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 8 of 9)
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U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	BEDS; NURSES STATION; OFFICES; BREAK ROOM; SOCIAL; DINING; KITCHEN; PANTRY; LAUNDRY; RESTROOMS; CORRIDORS; STORAGE; ELECTRICAL; CLINIC EXAM; CLINIC LAB
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	SOCIAL; DINING
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	BEDS; NURSES STATION; OFFICES; BREAK ROOM; SOCIAL; DINING; KITCHEN; PANTRY; LAUNDRY; RESTROOMS; CORRIDORS; STORAGE; ELECTRICAL; CLINIC EXAM; CLINIC LAB

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 3 of 9)
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F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
F2	4' strip light 7000lm	No	NA	47	Mfr. Spec	6	No	282	☐	☐
F2A	4' strip light 7000lm	No	NA	47	Mfr. Spec	2	No	94	☐	☐
F3	4' WRAP	No	NA	47	Mfr. Spec	24	No	1,128	☐	☐
F3A	4' WRAP	No	NA	47	Mfr. Spec	4	No	188	☐	☐
F4	2X2 RECESSED TROFFER, 4000LM LED, 0-10V DIM	No	NA	32	Mfr. Spec	212	No	6,784	☐	☐
F4A	2X2, 4000LM LED, 0-10V DIM EM BATT	No	NA	32	Mfr. Spec	37	No	1,184	☐	☐
F5	6" DIA DL, 2000LM LED, 0-10V DIM	No	NA	20	Mfr. Spec	24	No	480	☐	☐
						Total Designed Watts: CONDITIONED SPACES		10,140		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 6 of 9)
	Date Prepared: 2025-04-04T20:43:20-04:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

SOCIAL	Lounge	0.55	1,034	568.7	No	No
DINING	Dining - Family	0.4	1,183	473.2	No	No
KITCHEN	Kitchen/ Food Preparation	0.95	544	516.8	No	No
PANTRY	Kitchen/ Food Preparation	0.95	360	342	No	No
LAUNDRY	Laundry	0.45	427	192.15	No	No
RESTROOMS	Restroom	0.65	2,143	1,392.95	No	No
CORRIDORS	Corridor	0.4	3,611	1,444.4	No	No
STORAGE	Storage - MF common areas	0.45	345	155.25	No	No
ELECTRICAL	Electrical Mechancial Telephone Room	0.4	119	47.6	No	No
CLINIC EXAM	Hospital - Exam/Treatment	1.15	269	309.35	No	No
CLINIC LAB	Hospital - Imaging	0.6	120	72	No	No
			TOTALS:	16,994	10,962.55	See Tables J, or P for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 9 of 9)
Project Address: 2323 KNOLL DR, VENTURA CA 93003	**Date Prepared:** 2025-04-04T20:43:20-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Dana Tonai	Documentation Author Signature:
Company: Parviz Ebrahimi Inc	Signature Date: 6/5/2025
Address: 25101 THE OLD ROAD	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SANTA CLARITA, CA 91381	Phone: (818) 991-7371

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: Dana Tonai	Responsible Designer Signature:
Company: Parviz Ebrahimi Inc	Date Signed: 6/5/2025
Address: 25101 THE OLD ROAD	License: E14963
City/State/Zip: SANTA CLARITA, CA 91381	Phone: (818) 991-7371

ANDERSON KULWIEC APPLEBY
ARCHITECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER — DANA S. TONAI — E 14963 — Exp. 6/30/27 — ELECTRICAL — STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
Consulting Electrical Engineers
25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE
RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: DT

Checked by: DT

CAD File Name:

Sheet Title:

NRCC-LTI INDOOR LIGHTING

Date: 20 March 2026

Sheet Number:

E-510

ISSUE FOR BID

DRAWING PATH:

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2I, for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 1 of 8)
Project Address: 2323 KNOLL DR, VENTURA CA 93003	**Date Prepared:** 2025-06-01T20:58:15-04:00

A. GENERAL INFORMATION

01	Project Location (city)	VENTURA	04	Total Illuminated Hardscape Area (ft²)	6752
02	Climate Zone	6			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☒ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☐ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
♦ Healthcare Facility					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2I, / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☐ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6		
☒ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	● Yes	○ No
03	04	05	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 2 of 8)
	Date Prepared: 2025-06-01T20:58:15-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv										Compliance Results		
01		02		03		04		05	06	07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6i (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6i (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6i (See Table L)	+	Per Specific Area 140.7(d)3 / 170.2(e)6i (See Table M)	OR Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	= Total Allowed (Watts)	≥ Total Actual (Watts)	07 must be >= 08
186.04	+	10.2	+	---	+	---	+	---	OR ---	= 196.24	≥ 172.2	COMPLIES
Shielding Compliance (See Table G for Details)												N/A
Controls Compliance (See Table H for Details)												COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 3 of 8)
	Date Prepared: 2025-06-01T20:58:15-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires [2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
									Pass	Fail
F11	WALL MOUNTED AREA LIGHT 1500LM LED	☐ Linear	12	Mfr. Spec	5	Existing Alteration	☐	60	NA: < 6200 lumens ☐	☐
F12	POLE AREA LIGHT	☐ Linear	34	Mfr. Spec	3	Existing Alteration	☐	102	NA: < 6200 lumens ☐	☐
F13	6" DIA DOWNLIGHT 250 LM	☐ Linear	3.4	Mfr. Spec	3	Existing Alteration	☐	10.2	NA: < 6200 lumens ☐	☐
							Total Design Watts:	172.2		

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 4 of 8)
	Date Prepared: 2025-06-01T20:58:15-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
GENERAL HARDSCAPE: "F11"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
GENERAL HARDSCAPE: "F12"	Astronomical Timer	Provided	Provided	☐	☐
ENTRANCE: "F13"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5 A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 5 of 8)
	Date Prepared: 2025-06-01T20:58:15-04:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

01				
☒ General Hardscape Allowance Table I (below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
GENERAL HARDSCAPE	6752	0.019	128.29	385	0.15	57.75	186.04
					Initial Wattage Allowance for Entire Site (Watts):		
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		186.04

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 6 of 8)
	Date Prepared: 2025-06-01T20:58:15-04:00

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B[1]	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				
		# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
ENTRANCE	Building Entrance/Exit	1	15	15	F13	3.4	3	10.2	10.2
							Total Design Watts for this Area:	10.2	
							Total Allowance (Watts) All Areas:		10.2

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 7 of 8)
	Date Prepared: 2025-06-01T20:58:15-04:00

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: KNOLL DRIVE RECUPERATIVE CARE FACILITY	**Report Page:** (Page 8 of 8)
Project Address: 2323 KNOLL DR, VENTURA CA 93003	**Date Prepared:** 2025-06-01T20:58:15-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Dana Tonai	Documentation Author Signature:
Company: Parviz Ebrahimi Inc	Signature Date: 6/5/2025
Address: 25101 THE OLD ROAD	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: SANTA CLARITA, CA 91381	Phone: (818) 991-7371

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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1. The information provided on this Certificate of Compliance is true and correct.
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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.
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Responsible Designer Name: Dana Tonai	Responsible Designer Signature:
Company: Parviz Ebrahimi Inc	Date Signed: 6/5/2025
Address: 25101 THE OLD ROAD	License: E14963
City/State/Zip: SANTA CLARITA, CA 91381	Phone: (818) 991-7371

ANDERSON KULWIEC APPLEBY
ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

REGISTERED PROFESSIONAL ENGINEER DANA S TONAI E 14963 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA

Consultants:

Parviz Ebrahimi, Inc.
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25101 THE OLD ROAD
SANTA CLARITA, CALIFORNIA 91381
TEL. : (818) 991-7371 EMAIL:info.peinc@earthlink.net

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE **RECUPERATIVE CARE FACILITY**
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
REVISIONS		
4	3/202026	Issue for Bid
3	2/18/2026	ReSubmit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

ISSUE RECORD

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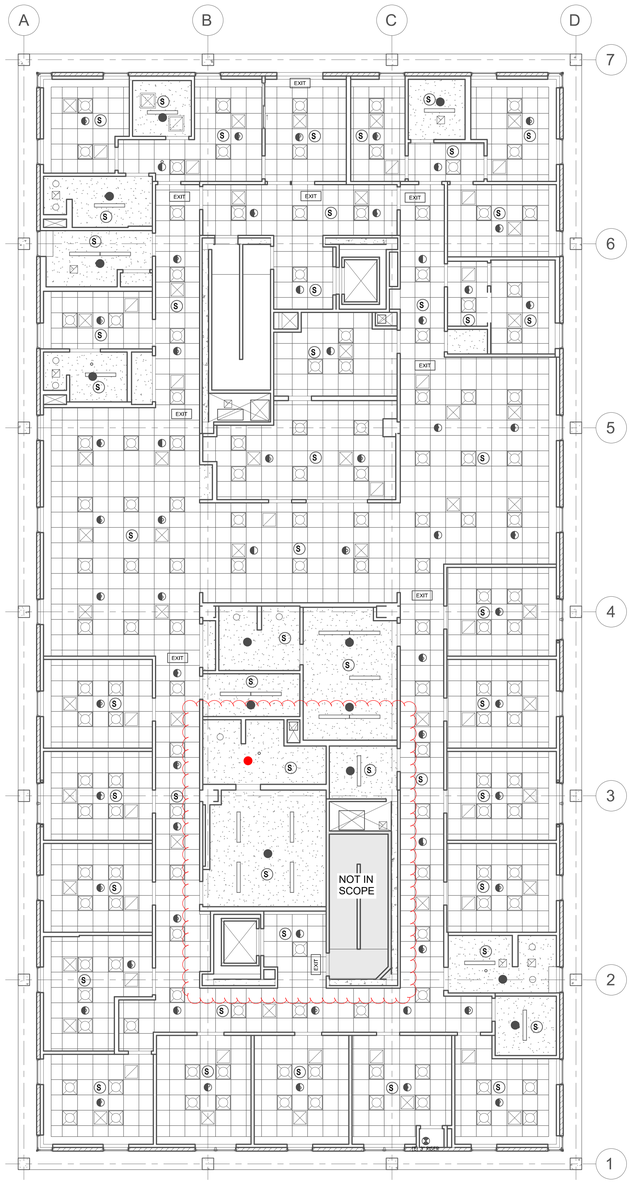
Drawn by: DT
Checked by: DT
CAD File Name:

Sheet Title:
NRCC-LTO-E
OUTDOOR LIGHTING

Date: 20 March 2026
Sheet Number:
E-520

ISSUE FOR BID

DRAWING PATH:



2 1 0 4 8

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

FIRE SPRINKLER - RCP : 3rd FLOOR SCALE: 1/8" = 1'-0" 1

2 1 0 4 8

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

FIRE SPRINKLER - PIPING PLAN : 3rd FLOOR SCALE: 1/8" = 1'-0" 2

PROJECT IDENTIFICATION:

PROJECT ADDRESS: 2323 KNOLL DRIVE
VENTURA, CA

ASSESSOR'S PARCEL NO.: 084-0-051-015

ZONE: CITY OF VENTURA
MPD (MANUFACTURING PLANNED DEVELOPMENT)

PROJECT DESCRIPTION: CONVERT 19,306 SF OF EXISTING OFFICE SPACE AT THE THIRD & FOURTH FLOORS OF AN EXISTING 4-STORY CONCRETE-FRAME BUILDING, FOR USE AS A RECUPERATIVE CARE FACILITY

BUILDING CODE CLASSIFICATION

CONTRUCTION TYPE

TYPE II-A NON-COMBUSTIBLE MATERIALS
1-HOUR CONSTRUCTION

SPRINKLERED

OCCUPANCY CLASS

GROUP A-2	ASSEMBLY	COMMON ROOMS / KITCHEN: FOOD & DRINK
GROUP B	BUSINESS	OFFICES / CLINIC
GROUP R-1	CONGREGATE RESIDENCE NON-TRANSIENT	DORMITORIES

PROJECT INFORMATION

COUNTY OF VENTURA, CALIFORNIA

CALIFORNIA TITLE 24

ADA STANDARDS

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA BUILDING CODE VOLUME 1 AND 2

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

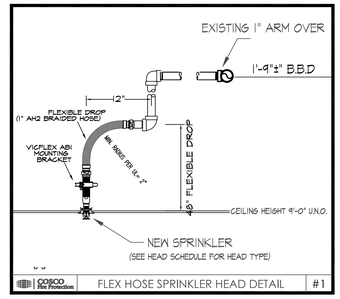
2022 CALIFORNIA REFERENCE STANDARDS

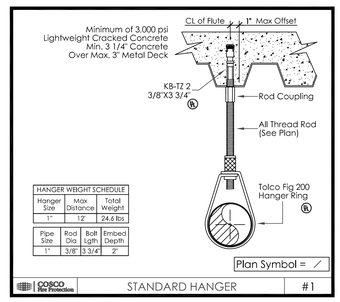
2022 CALIFORNIA GREEN BUILDING CODE

2022 CALIFORNIA ENERGY CODE

2022 NFPA 13

APPLICABLE CODES





HANGER WEIGHT SCHEDULE		
Hanger Size	Max Distance	Total Weight
1"	12'	24.6 lbs

Pipe Size	Rod Dia	Bolt Lgth	Embed Depth
1"	3/8"	3 3/4"	2"

HANGER LOADS AND SPACING

NOMINAL PIPE SIZE	WEIGHT WATER FILLED PIPE PER FOOT	MAXIMUM DISTANCE BETWEEN HANGERS	TEMP. LOAD PER NFPA 13 (2022) 17.4.3.1	MAXIMUM LOAD PER HANGER
1"	2.09 LBS.	12 FEET	250 LBS.	274.80 LBS.
1¼"	2.63 LBS.	12 FEET	250 LBS.	288.16 LBS.
1½"	3.61 LBS.	15 FEET	250 LBS.	304.15 LBS.
2"	5.13 LBS.	15 FEET	250 LBS.	326.95 LBS.
2½"	7.09 LBS.	15 FEET	250 LBS.	360.36 LBS.
3"	10.82 LBS.	15 FEET	250 LBS.	412.30 LBS.
4"	16.40 LBS.	15 FEET	250 LBS.	496.00 LBS.
6"	31.85 LBS.	15 FEET	250 LBS.	729.25 LBS.
8"	49.70 LBS.	15 FEET	250 LBS.	995.50 LBS.

NFPA 13 (2022) 17.4.3.1 - SPRINKLER PIPING SHALL BE SUBSTANTIALLY SUPPORTED FROM THE BUILDING STRUCTURE, WHICH MAY SUPPORT THE ADDED LOAD OF THE WATER-FILLED PIPE PLUS A MINIMUM OF 250 lbs. (1kg) APPLIED AT THE POINT OF HANGING

DETAILS

CENSED FIRE PROTECTION CONTRACTOR
COSCO FIRE PROTECTION, INC.
CLASSIFICATION
C-16
LICENSE NO.
577421
EXP. DATE - 9-30-25
Angel Robles
STATE OF CALIFORNIA

APPROVAL STAMP

FIRE SPRINKLER LEGEND

- EXISTING PIPING
- NEW PIPING
- EXISTING SPRINKLER LOCATION
- PIPE HANGER
- NEW SPRINKLER LOCATION
- RISE UP
- DROP DOWN
- SPRINKLER RISER

GENERAL NOTES

A. IT IS THE RESPONSIBILITY OF THE OWNER TO PROPERLY MAINTAIN THE FIRE PROTECTION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES.

B. THE FIRE PROTECTION CONTRACTOR WILL PROVIDE THE OWNER WITH NECESSARY MANUAL FOR THE UP KEEP OF THE SYSTEM AS WELL AS A COPY ON NFPA #25.

C. ALL NEW 1" - 1½" PIPE TO BE SCH 40 BLACK STEEL WITH DUCTILE IRON CL150 FITTINGS. ALL NEW 2"- 8" PIPE TO BE SCH 10 BLACK STEEL PIPE WITH GROOVED END FITTINGS

D. ONLY NEW SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THE SPRINKLER SYSTEM.

E. THE SYSTEM SHALL EMPLOY THE USE OF APPROVED MATERIALS AND DEVICES.

F. FIRE PROTECTION PLANS SHALL BE APPROVED PRIOR THE INSTALLATION OF ANY PIPE. A SET OF APPROVED PLANS SHALL BE MAINTAINED AT ALL TIMES AT THE JOB SITE.

G. A APPOINTMENT SHALL BE MADE A MINIMUM OF TWO WORKING DAYS IN ADVANCE WITH THE APPROPRIATE FIRE PREVENTION DIVISION REGIONAL OFFICE FOR ALL INSPECTIONS AND TEST.

H. ALL UNDERGROUND MAINS AND LEAD-IN CONNECTIONS SHALL BE FLUSHED AS INDICATED IN NFPA PRIOR TO CONNECTING TO THE OVERHEAD PIPING. THE FLUSHING SHOULD BE PERFORMED AT THE TIME OF THE HYDROSTATIC TEST, AND SHALL BE WITNESSED BY THE FIRE PREVENTION DIVISION INSPECTOR.

I. SYSTEM PIPING SHALL BE TESTED AT 200 PSI FOR TWO HOURS OR AT 50 PSI ABOVE THE MAXIMUM SYSTEM OPERATING PRESSURE, WHICH EVER IS GREATER.

J. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING, FACE THE STREET, BE VISIBLE AND ACCESSIBLE HAVE NST FEMALE INLETS, HAVE PROTECTIVE CAPS AND AN ACCESSIBLE APPROVED CHECK VALVE LOCATED IN THE MAIN LINE (AS CLOSE TO THE INLETS AS POSSIBLE.

K. ALL VALVES AND FIRE DEPARTMENTS CONNECTIONS SHALL HAVE PERMANENTLY AFFIXED SIGNS, INDICATING THEIR FUNCTION.

L. A STOCK OF SPARE SPRINKLERS OF EACH STYLE TYPE, AND TEMPERATURE RATING ALONG WITH A SPRINKLER WRENCH SHALL BE LOCATED AT THE MAIN RISER.

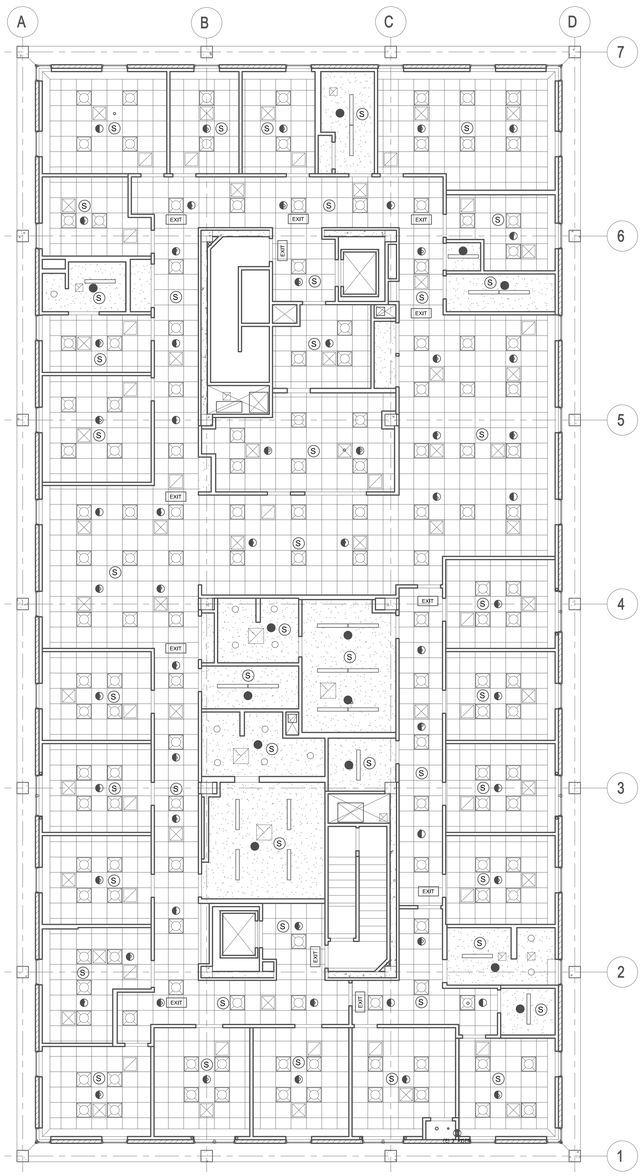
M. ANY PORTION OF A WET FIRE PROTECTION SYSTEM EXPOSED TO FREEZING TEMPERATURES SHALL BE ADEQUATELY PROTECTED. (HEAT TAPE IS NOT AN ACCEPTABLE METHOD OF PROTECTION)

N. WELDING SHALL BE PERFORMED PER NFPA 13 REQUIREMENTS.

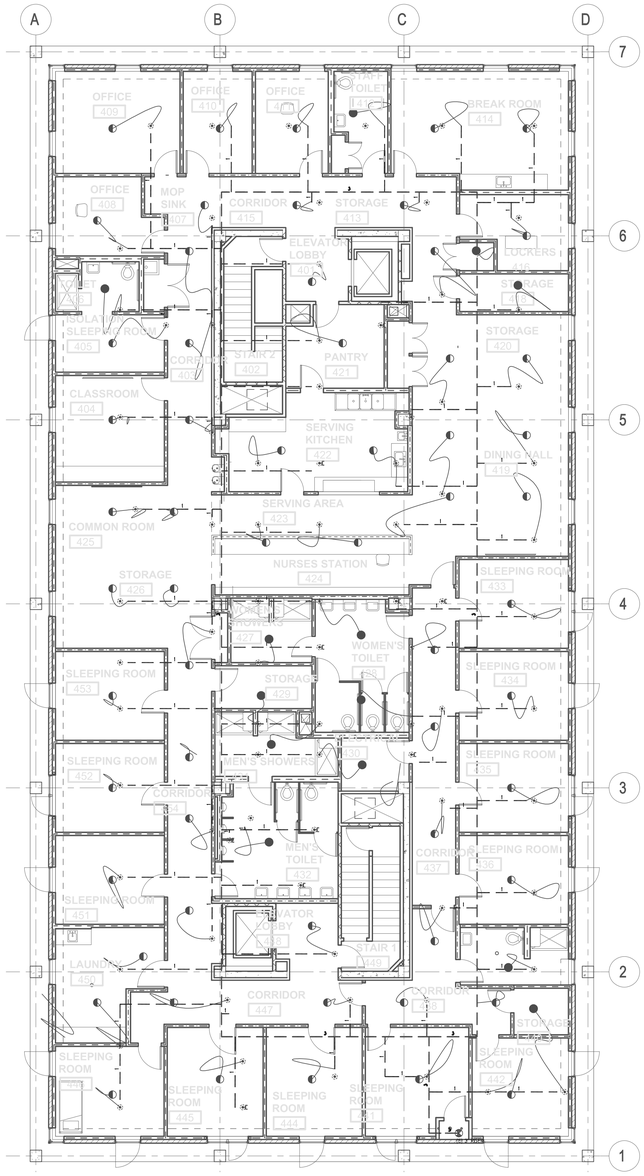
O. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY LISTED APPROVED CENTRAL PROPRIETARY, OR REMOTE STATION, OR LOCAL ALARM WHEN APPROVED BY THE CHIEF. WITH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OF SPRINKLERS IS 20 OR MORE.

VICINITY MAP

Ventura College
Ventura College Stadium
Ventura College Aquatic Center
Ventura College Athletic Fields
Ventura College Athletic Fields
Ventura College Athletic Fields



FIRE SPRINKLER - RCP : 4th FLOOR SCALE: 1/8" = 1'-0" 1



FIRE SPRINKLER - PIPING PLAN : 4th FLOOR SCALE: 1/8" = 1'-0" 2

LICENSED FIRE PROTECTION CONTRACTOR
COSCO FIRE PROTECTION, INC.
CLASSIFICATION C-16
LICENSE NO. 577421
EXP. DATE - 9-30-26
Angel Robles
STATE OF CALIFORNIA

APPROVAL STAMP

FIRE SPRINKLER LEGEND

- EXISTING PIPING
- NEW PIPING
- EXISTING SPRINKLER LOCATION
- PIPE HANGER
- NEW SPRINKLER LOCATION
- RISE UP
- DROP DOWN
- SPRINKLER RISER

GENERAL NOTES

A. IT IS THE RESPONSIBILITY OF THE OWNER TO PROPERLY MAINTAIN THE FIRE PROTECTION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES.

B. THE FIRE PROTECTION CONTRACTOR WILL PROVIDE THE OWNER WITH NECESSARY MANUAL FOR THE UP KEEP OF THE SYSTEM AS WELL AS A COPY ON NFPA #25.

C. ALL NEW 1" - 1½" PIPE TO BE SCH 40 BLACK STEEL WITH DUCTILE IRON CL150 FITTINGS. ALL NEW 2"- 8" PIPE TO BE SCH 10 BLACK STEEL PIPE WITH GROOVED END FITTINGS

D. ONLY NEW SPRINKLERS SHALL BE EMPLOYED IN THE INSTALLATION OF THE SPRINKLER SYSTEM.

E. THE SYSTEM SHALL EMPLOY THE USE OF APPROVED MATERIALS AND DEVICES.

F. FIRE PROTECTION PLANS SHALL BE APPROVED PRIOR THE INSTALLATION OF ANY PIPE. A SET OF APPROVED PLANS SHALL BE MAINTAINED AT ALL TIMES AT THE JOB SITE.

G. A APPOINTMENT SHALL BE MADE A MINIMUM OF TWO WORKING DAYS IN ADVANCE WITH THE APPROPRIATE FIRE PREVENTION DIVISION REGIONAL OFFICE FOR ALL INSPECTIONS AND TEST.

H. ALL UNDERGROUND MAINS AND LEAD-IN CONNECTIONS SHALL BE FLUSHED AS INDICATED IN NFPA PRIOR TO CONNECTING TO THE OVERHEAD PIPING. THE FLUSHING SHOULD BE PERFORMED AT THE TIME OF THE HYDROSTATIC TEST, AND SHALL BE WITNESSED BY THE FIRE PREVENTION DIVISION INSPECTOR.

I. SYSTEM PIPING SHALL BE TESTED AT 200 PSI FOR TWO HOURS OR AT 50 PSI ABOVE THE MAXIMUM SYSTEM OPERATING PRESSURE, WHICH EVER IS GREATER.

J. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING, FACE THE STREET, BE VISIBLE AND ACCESSIBLE HAVE NST FEMALE INLETS, HAVE PROTECTIVE CAPS AND AN ACCESSIBLE APPROVED CHECK VALVE LOCATED IN THE MAIN LINE (AS CLOSE TO THE INLETS AS POSSIBLE.

K. ALL VALVES AND FIRE DEPARTMENTS CONNECTIONS SHALL HAVE PERMANENTLY AFFIXED SIGNS, INDICATING THEIR FUNCTION.

L. A STOCK OF SPARE SPRINKLERS OF EACH STYLE TYPE, AND TEMPERATURE RATING ALONG WITH A SPRINKLER WRENCH SHALL BE LOCATED AT THE MAIN RISER.

M. ANY PORTION OF A WET FIRE PROTECTION SYSTEM EXPOSED TO FREEZING TEMPERATURES SHALL BE ADEQUATELY PROTECTED. (HEAT TAPE IS NOT AN ACCEPTABLE METHOD OF PROTECTION)

N. WELDING SHALL BE PERFORMED PER NFPA 13 REQUIREMENTS.

O. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY LISTED APPROVED CENTRAL PROPRIETARY, OR REMOTE STATION, OR LOCAL ALARM WHEN APPROVED BY THE CHIEF, WITH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OF SPRINKLERS IS 20 OR MORE.

REVISIONS

NO.	DESCRIPTION	DATE	BY

SPRINKLER HEAD LEGEND:

SYMBOL	S/N	ORIFICE	NPT	K-FACT	HEAD FINISH	PLATE FINISH	TEMP	QUAN
VIKING OR SSM RECESSED PENDENT SPRINKLER	VK300	½"	½"	5.6	CHROME	CHROME	155°	59
VIKING OR CONCEALED SPRINKLERS	VK402	½"	½"	5.6	BRASS	WHITE	155°	13

TOTAL SPRINKLERS THIS SHEET = 72

APPROVALS BY: VENTURA COUNTY

COSCO Fire Protection
FIRE PROTECTION AND LIFE SAFETY SPECIALISTS
LOS ANGELES OFFICE
1075 West Lambert Road, Building D
Brea, California 92821-2944
office (714) 989-1800 • fax (714) 989-1801
California C-16 LIC. # 577421
www.coscofire.com
SAN DIEGO • LOS ANGELES • FRESNO • SAN FRANCISCO • SACRAMENTO • PORTLAND • SEATTLE • ANCHORAGE

PROJECT:
KNOLL DRIVE RECUPERATIVE CARE
2323 KNOLL DRIVE
VENTURA, CA 93003

CONTACT WITH:
ANDERSON KULWIEC APPLEY
854 E. MAIN ST. SUITE 100
SANTA PAULA, CA 93060

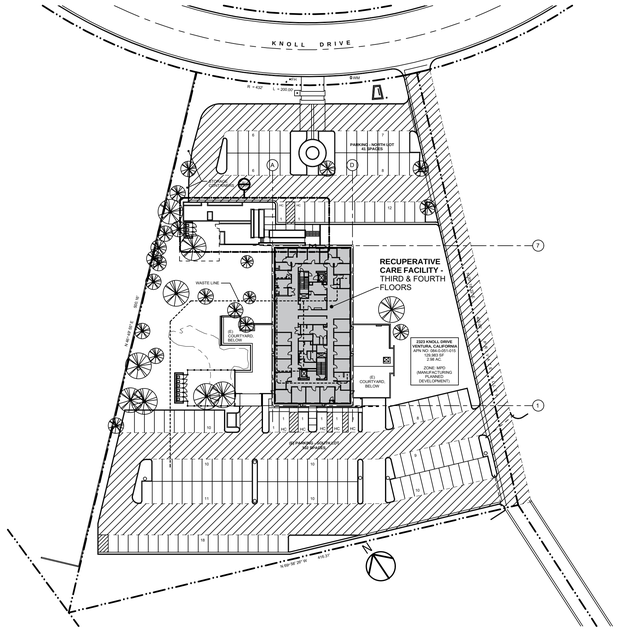
DRAWING TITLE:
KNOLL DRIVE RECUPERATIVE CARE - RCP AND PIPING PLAN 4TH FLOOR

DATE : 3-20-2026
SCALE : 1/8" = 1'-0"
DRAWN BY : A.R.
JOB NO. LS-2646
SHEET NO. FP-2.0

MATERIAL LIST

SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION	C.S.F.M. #	MOUNTING	ROUGH-IN BOX CONDUIT	QTY
FACP	NOTIFIER	NFS-320	ADDRESSABLE FIRE ALARM CONTROL PANEL	7165-0028:0243	72" TO TOP A.F.F.	PROVIDED	EX
RPS	HONEYWELL	HPF-PSBB	REMOTE POWER SUPPLY	7315-1637:0505	72" TO TOP A.F.F.	PROVIDED BY COSCO	2
	MK BATTERY	ES 7-12	12V 7AH BATTERY, SEALED LEAD ACID	----	INSIDE PSE	----	4
FATC	BY OTHERS	24" X 24" X 6"	FIRE ALARM TERMINAL CABINET	FURNISHED BY OTHERS	FURNISHED BY OTHERS	PROVIDED BY ELECTRICIAN	--
②	NOTIFIER	FSP-951	ADDRESSABLE PHOTOELECTRIC SMOKE DETECTOR	7272-0028:0503	CEILING MOUNTED	4S, 2-1/8" DEEP W/ 3-O RING	33
	SYSTEM SENSOR	B300-6	6" FLANGED MOUNTING DETECTOR BASE	7300-1653:0109			33
M	NOTIFIER	FMM-1	ADDRESSABLE MONITOR MODULE	7300-0028:0219	WALL MOUNTED	4S, 2-1/8" DEEP BOX	2
RM	NOTIFIER	FRM-1	ADDRESSABLE RELAY MODULE	7300-0028:0219	WALL MOUNTED	4S, 2-1/8" DEEP BOX	1
CM	NOTIFIER	FCM-1	ADDRESSABLE CONTROL MODULE	--	SURFACE	CEILING MOUNT	2
DM	NOTIFIER	FDM-1	ADDRESSABLE DUAL MONITOR MODULE	7300-0028:0219	WALL MOUNTED	4S, 2-1/8" DEEP BOX	2
R	SYSTEM SENSOR	PR-1	POWER RELAY	7300-1653:0172	WALL MOUNTED	4S, 2-1/8" DEEP BOX	1
S	SYSTEM SENSOR	SCWLED	MULTI-CANDELA STROBE, CEILING MOUNTED, WHITE	7125-1653:0504	CEILING MOUNTED	4S, 2-1/8" DEEP W/ 1-1/2" EXTENSION BOX	32
S	SYSTEM SENSOR	PC2WLED	MULTI-CANDELA SPEAKER/STROBE, CEILING MOUNTED, WHITE	7125-1653:0505	CEILING MOUNTED	4S, 2-1/8" DEEP W/ 1-1/2" EXTENSION BOX	29
S	SYSTEM SENSOR	SGWKLED	MULTI-CANDELA WEATHERPROOF STROBE WALL MOUNTED	7125-1653:0537	WALL MOUNTED	4S, 2-1/8" DEEP W/ 1-1/2" EXTENSION BOX	9
	SYSTEM SENSOR	P2WL-LF	LOW FREQUENCY SOUNDER STROBE	7125-1653:0517	WALL MOUNTED	4X4X1.5-INCH BACK BOX - S8BW.	2
	SYSTEM SENSOR	HWL-LF	LOW FREQUENCY SOUNDER	7135-1653:0516	WALL MOUNTED	4X4X1.5-INCH BACK BOX - S8BW.	24
EOL	--	---	END OF LINE RESISTOR	---	---	---	--
J	---	---	JUNCTION BOX	---	---	---	--
MF	FURNISHED BY OTHERS	FURNISHED BY OTHERS	WATERFLOW SWITCH (POINT OF CONTACT ONLY)	FURNISHED BY OTHERS	FURNISHED BY OTHERS	FURNISHED BY OTHERS	--
TS	FURNISHED BY OTHERS	FURNISHED BY OTHERS	TAMPER SWITCH (POINT OF CONTACT ONLY)	FURNISHED BY OTHERS	FURNISHED BY OTHERS	FURNISHED BY OTHERS	--

SITE PLAN



BUILDING INFORMATION

FUTURE INFORMATION

CONSTRUCTION TYPE:	TYPE IV
OCCUPANCY:	A-2/ B/ R-1
BUILDING HEIGHT	61' - 0"
SPRINKLERED:	YES
SQUARE FEET:	20,000 S.F.
STORIES:	4
ASSESSOR'S ID NO:	084-0-051-015
BUILDING PERMIT NUMBER:	--
OWNER:	COUNTY OF VENTURA GSA PROJECTS GROUP 800 SOUTH VICTORIA AVENUE VENTURA, CA 93009

EXISTING INFORMATION

CONSTRUCTION TYPE:	TYPE IV
OCCUPANCY:	F-2
BUILDING HEIGHT	53' - 0"
SPRINKLERED:	NON-SPRINKLERED
SQUARE FEET:	42,776 S.F.
STORIES:	4
ASSESSOR'S ID NO:	084-0-051-015
OWNER:	COUNTY OF VENTURA GSA PROJECTS GROUP 800 SOUTH VICTORIA AVENUE VENTURA, CA 93009

EXISTING SEQUENCE OF OPERATIONS

		OUTPUTS																								
		FACP PANEL LOCAL ANNUNCIATOR TO SOUND	FACP PANEL LED INDICATOR TO ILLUMINATE	FACP PANEL ALARM CONDITION DISPLAYED	FACP PANEL ALARM CONDITION DISPLAYED	FACP PANEL SUPERVISORY CONDITION DISPLAYED	FACP PANEL WATER FLOW ALARM CONDITION DISPLAYED	TROUBLE SIGNAL SENT TO BUILDING FACP REMOTE DISPLAY	ALARM SIGNAL SENT TO BUILDING FACP REMOTE DISPLAY	SUPERVISORY SIGNAL SENT TO BUILDING FACP REMOTE DISPLAY	WATER FLOW SIGNAL SENT TO BUILDING FACP REMOTE DISPLAY	ALARM HORN/STROBE TO ACTIVATE CODE 3 TEMPORAL	FACP RELAY TO ENERGIZE FOR HVAC SHUTDOWN	FACP RELAY TO ENERGIZE FOR DAMPER CLOSURE	ELEVATOR FIRE HAT	ELEVATOR PRIMARY RECALL	ELEVATOR ALTERNATE RECALL
INPUTS	LOW BATTERY	●	●					●									
	GROUND FAULT	●	●					●									
	OPEN CIRCUIT	●	●					●									
	NAC SHORT	●	●					●									
	ANY ONE DETECTOR	●	●		●				●				●	●			
	SPRINKLER RISER TAMPER	●	●			●				●							
	SPRINKLER RISER WATER FLOW	●	●				●				●		●				
	ELEVATOR LOBBY SMOKE (1ST FLR)	●	●		●				●				●				●
	ELEVATOR LOBBY SMOKE (2ND,3RD OR 4TH FLR)	●	●		●				●				●			●	
	MACHINE ROOM SMOKE DETECTOR	●	●		●				●				●				●
	MACHINE ROOM HEAT DETECTOR	●	●		●				●				●			●	●

BUILDING CODES & STANDARDS

AS OF JANUARY 1, 2023

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (CCR)

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1 TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART2, TITLE 24 C.C.R.
(BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC))
2022 CALIFORNIA ELECTRICAL (CEC), PART 3, TITLE 24 C.C.R.
(BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC))
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
(BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC))
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R
(BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC))
2022 CALIFORNIA FIRE CODE (CFC) , PART 9, TITLE 24 C.C.R
(BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC))
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

NFPA	13 - AUTOMATIC SPRINKLER SYSTEMS	2022 EDITION
NFPA	70 - NATIONAL ELECTRICAL CODE	2020 EDITION
NFPA	72 - NATIONAL FIRE ALARM CODES (AS AMENDED IN CHAPTER 35 OF THE 2022 CBC)	2022 EDITION

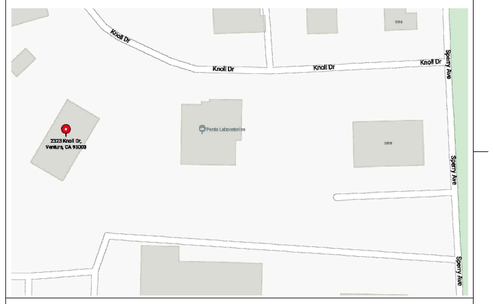
GENERAL NOTES

1. ALL FIRE ALARM WIRING AND CONDUIT SHALL BE IN ACCORDANCE WITH NFPA 70 AND 72, TITLE 24, THE CITY HAVING JURISDICTION AND THE MANUFACTURER REQUIREMENTS.
2. ALL FIRE ALARM EQUIPMENT SHALL BE C.S.F.M AND U.L. LISTED.
3. ALL JUNCTION BOXES SHALL BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
4. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL 120VAC POWER REQUIREMENTS FOR THE FIRE ALARM SYSTEM UNLESS OTHERWISE NOTED.
5. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIRE ALARM TERMINAL CABINETS, JUNCTION BOXES, DEVICE BACKBOXES AND CONDUIT UNLESS OTHERWISE NOTED.
6. ALL BACKBOXES PROVIDED BY COSCO FIRE PROTECTION, INC. SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
7. ALL WIRING SHALL BE INSTALLED IN AN APPROVED METALLIC (EMT) RACEWAY 3/4" CONDUIT (MINIMUM).
8. THE FIRE ALARM CONTROL PANEL AND POWER SUPPLIES ARE NOT TO BE USED AS A TERMINAL CABINET OR WIREWAY.
9. ALL CONTRACTOR WIRING MUST ENTER AT THE TOP AND NO LOWER THAN 8" FROM BOTTOM ON THE SIDES OF THE FIRE ALARM CONTROL PANEL.
10. ALL FIRE ALARM WIRING MUST TEST FREE OF GROUNDS, SHORTS AND OPENS.
11. T-TAPPING IS PROHIBITED FOR ALL CLASS A.
12. ALL VISUAL CIRCUITS SHALL BE WIRED WITH #12 AWG WIRE.
13. ALL INITIATING DEVICES (ADDRESSABLE) SHALL BE WIRED WITH #18 TP AWG WIRE.
14. AUDIO/VISUAL DEVICES TO ACTIVATE ON FLOOR OF ALARM, FLOOR ABOVE AND FLOOR BELOW.
15. AUDIBILITY OF ALARM AND VOICE COMMUNICATION SHALL BE NOT LESS THAN 15db ABOVE AMBIENT SOUND THROUGHOUT AREA OF ALARM AND SHALL BE CODE 3 TEMPORAL. THEY SHALL NOT BE LESS THAN 75dba THROUGHOUT AREA OF ALARM.
16. SMOKE DETECTORS SHALL NOT BE PLACED WITHIN 3 FEET OF AC REGISTERS OR WITHIN 1 FOOT OF FLORESCENT LIGHT FIXTURES AND SPRINKLER HEADS.
17. SMOKE DETECTORS AND HEAT DETECTOR LOCATIONS ARE BASED ON SMOOTH CEILINGS WITH MAXIMUM HEIGHT OF 10 FEET UNLESS OTHERWISE NOTED.
20. CENTRAL STATION: EXISTING PREVIOUSLY APPROVED.
21. FOR SERVICE CALL: COSCO FIRE PROTECTION, INC. AT 1-800-525-3473.
22. EXPOSED WIRE OR CABLE NOT PERMITTED.
23. COSCO FIRE PROTECTION WILL PROVIDE INSTALLATION MANUAL AND INSTRUCTION MANUAL.
24. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
25. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
26. THE FIRE WARNING SYSTEM SHALL BE CHECKED APPROVED BY THE FIRE DEPARTMENT BEFORE THE APPROVAL OF THE FINAL PLANS.
27. THE FIRE WARNING SYSTEM SHALL BE SUPPLIED FROM AN APPROVED SOURCE.
28. FIRE WARNING EQUIPMENT SHALL BE LISTED BY A CITY RECOGNIZED TESTING LABORATORY AND SHALL BE APPROVED BY THE STATE FIRE MARSHALL.
29. A DECIBLE METER WILL BE PROVIDED DURING WITNESSED TEST BY NATIONAL FIRE INSPECTOR TO VERIFY THE REQUIRED 15dB ABOVE AMBIENT NOISE.
30. FIRE PROTECTIVE SIGNALING SYSTEMS SHALL BE EQUIPPED WITH APPROVED CONTROL PANEL AND ANNUNCIATOR.
31. POWER LIMITED CIRCUIT CONDUCTORS SHALL RUN SEPARATELY FROM NON POWER LIMITED CIRCUIT. BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
32. THE NOTIFICATION APPLIANCE CIRCUIT AND ANY OTHER CIRCUIT NECESSARY FOR THE OPERATION OF THE NOTIFICATION APPLIANCE CIRCUIT SHALL BE PROTECTED FROM THE POINT AT WHICH THEY EXIT THE CONTROL UNIT THE POINT THAT THEY ENTER THE NOTIFICATION ZONE THAT THEY SERVE USING ONE OR MORE OF THE FOLLOWING METHODS.
33. ALARM ANNUNCIATOR ZONES SHALL NOT ENCOMPASS MORE THAN ONE FLOOR LEVEL.
34. A FLOOR WITH BUILDING OUTER WALLS, FIRE OR SMOKE COMPARTMENT BOUNDARIES, FLOOR SEPARATION, OR OTHER FIRE SAFETY SUBDIVISIONS ALLOWING RELOCATION OF OCCUPANTS FROM ONE AREA TO ANOTHER AREA ON THE SAME FLOOR SHALL BE CONSIDERED AS SEPARATE ZONES AND WOULD REQUIRE A DEDICATED ANNUNCIATOR CIRCUIT.
35. THE PRIMARY POWER SUPPLY OF THE FIRE ALARM SYSTEM SHALL BE CONNECTED TO A DEDICATED BRANCH CIRCUIT OF A HIGH DEGREE RELIABLE BUILDING LIGHT AND POWER SERVICE.
36. EXCEPT AS PERMITTED, FIRE ALARM SYSTEMS SHALL BE PROVIDED WITH AT LEAST TWO INDEPENDENT AND RELIABLE POWER SUPPLIES, ONE PRIMARY AND ONE SECONDARY.
37. FIRE PROTECTIVE SIGNALING SYSTEM IS A POWER LIMITED.
38. PER CFC SECTION 907.6.3, THE FIRE ALARM SYSTEM SHALL IDENTIFY THE SPECIFIC INITIATING DEVICE ADDRESSES. DEVICE ADDRESSES WILL BE DETERMINED DURING SYSTEM PROGRAMMING AND TESTING AND WILL BE PROVIDED ON THE AS-BUILT RECORD SET DRAWINGS UPON PROJECT COMPLETION.

SHEET INDEX

DWG #	DESCRIPTION
FA 1.00	COVER SHEET
FA 2.00	FIRST FLOOR PLAN/ THIRD FLOOR PLAN/ FOURTH FLOOR PLAN
FA 3.00	PARTIAL RISER DIAGRAM/ CALCULATIONS/ PANEL DETAILS
FA 4.00	WIRING DETAILS/ MOUNTING DETAILS
FA 5.00	BASEMENT/ SECOND FLOOR PLAN/ PENTHOUSE FLOOR PLAN FOR REFERENCE ONLY

VICINITY MAP



SCOPE OF WORK

SYSTEM TYPE:

NEW TENANT IMPROVEMENT - **FIRE ALARM AND DETECTION SYSTEM** CONNECTED TO A PREVIOUSLY APPROVED **FIRE ALARM SYSTEM** FULLY COMPLIANT WITH LOCAL AND STATE CODES AND STANDARDS TO INCLUDE THE FOLLOWING:
- EXISTING FIRE ALARM CONTROL UNIT.
- EXISTING REMOTE ANNUNCIATOR.
- EXISTING OFFSITE MONITORING.
- EXISTING SMOKE DETECTION FOR NEW HVAC SYSTEMS REQUIRED TO BE SHUTOFF.
- OCCUPANT NOTIFICATION FOR NEW AREAS OF CONSTRUCTION.
- EXISTING FIRE ALARM COVERS 1ST,2ND FLOORS.
- EXISTING ELEVATOR RECALL.
- FIRE ALARM TO BE EXTENDED TO 3RD AND 4TH FLOORS.

NFPA PATHWAY CLASS AND SURVIVABILITY:
- SLC - Class (B)
- NAC - Class (B)
- Survivability Level (1)

DETAILED SYSTEM DESCRIPTION:

OFFSITE MONITORING:
- EXISTING TO REMAIN AS PREVIOUSLY APPROVED.

COSCO FIRE PROTECTION SPECIFIC WORK:
- FURNISH AND INSTALL LOW VOLTAGE WIRE/CABLE, DEVICES, AND CONTROL EQUIPMENT.
- SYSTEM PROGRAMMING.
- FINAL INSPECTION.
- USER TRAINING.

PROVIDED BY (COSCO) AND INSTALLED BY OTHERS:
- REMOTE POWER SUPPLY CABINET BACKBOXES.

PROVIDED, INSTALLED AND/OR POWERED BY OTHERS:
- DEDICATED 120VAC CIRCUIT(S) AND LOCK ON DEVICES.

AHJ APPROVAL STAMPS

ANDERSON KULWIEC APPLEBY
[redacted]
ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:
KNOLL DRIVE RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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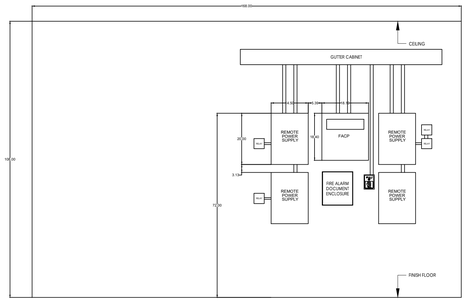
Drawn by: DRW
Checked by: CHK
CAD File Name:

Sheet Title:
COVER SHEET

Date: 20 March 2026
Sheet Number:
FA 1.00

ISSUE FOR BID

DATE: 01 January, 2000
DRAWING PATH: FILE PATH



ELEVATION DETAIL EQUIPMENT 143

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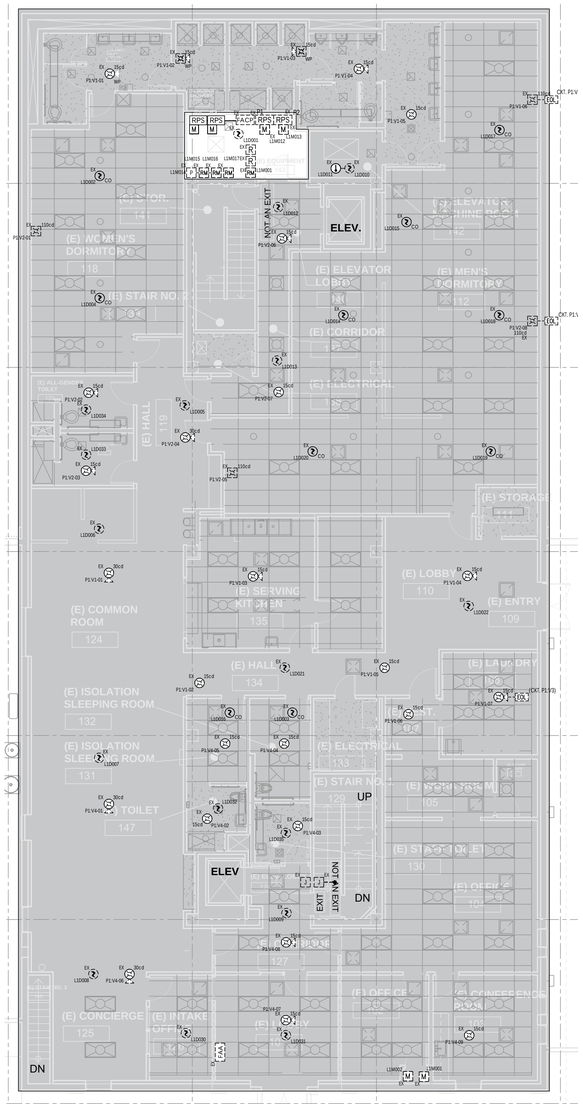
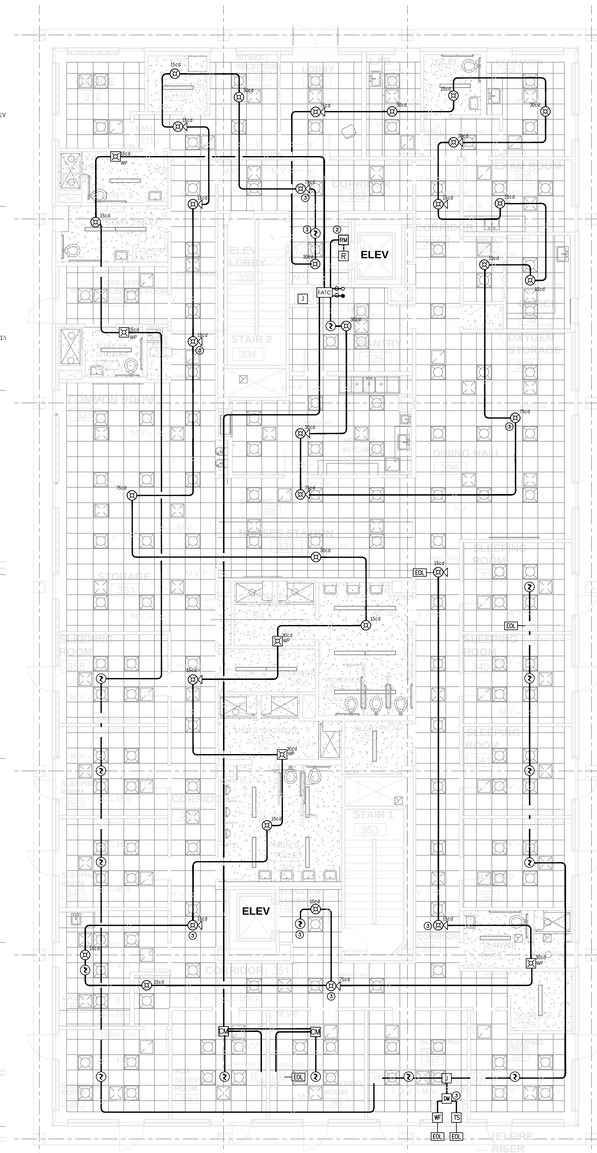


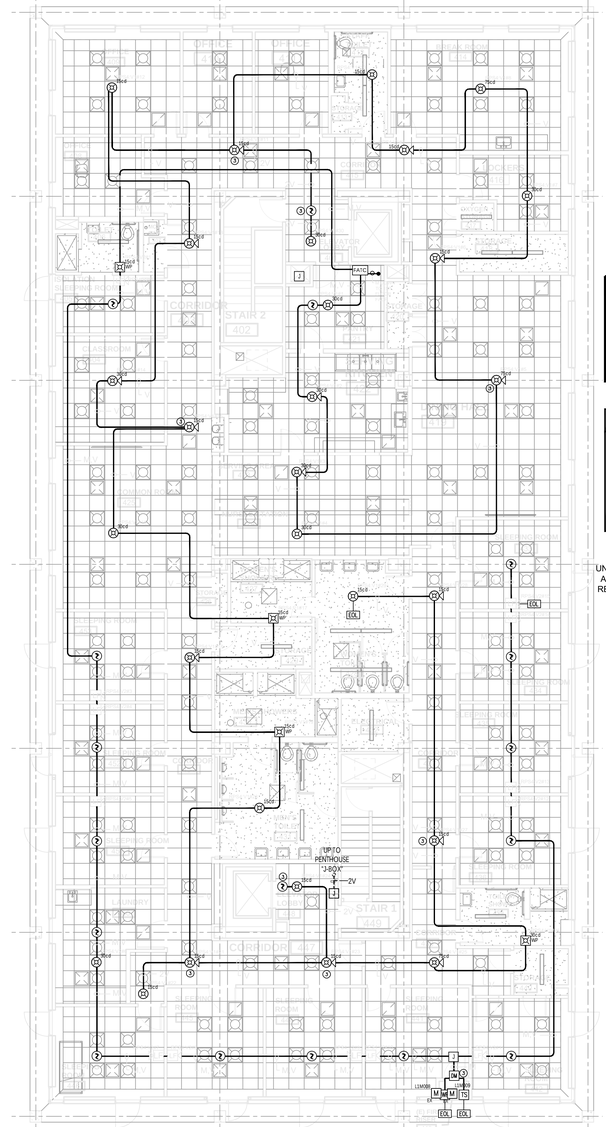
EXISTING TO REMAIN FIRST FLOOR PLAN

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



THIRD FLOOR PLAN

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



FOURTH FLOOR PLAN

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

SYMBOL LEGEND

DEVICE SYMBOL	DESCRIPTION
EX FACP	FIRE ALARM CONTROL PANEL (EXISTING)
EX FAD	FIRE ALARM DOCUMENT CABINET (EXISTING)
EX FAA	KEYPAD ANNUNICTOR (EXISTING)
RPS	REMOTE POWER SUPPLY
FATC	FIRE ALARM TERMINAL CABINET
EX DACT	DIGITAL ALARM COMMUNICATOR (EXISTING)
EX PS	MANUAL PULL STATION (EXISTING)
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
H	HEAT DETECTOR
M	MONITOR MODULE
EX DM	DUAL MONITOR MODULE
RM	ADDRESSABLE RELAY MODULE
CM	CONTROL MODULE
DM	DUAL MONITOR MODULE
TS	TAMPER SWITCH (BY OTHERS)
WF	WATERFLOW SWITCH (BY OTHERS)
R	MULTI VOLTAGE RELAY
	CEILING MOUNT STROBE
WP	WEATHERPROOF WALL MOUNT STROBE
	CEILING MOUNT HORN/STROBE
J	JUNCTION BOX
EOL	END OF LINE RESISTOR
EX	EXISTING TO REMAIN
NW	NEW
ID	IN-DUCT
WP	WEATHERPROOF
	CONDUIT UP
	CONDUIT DN.

SHEET NOTES

1. ALL NEW WIRING SHALL BE IN 3/4" CONDUIT UNLESS OTHERWISE NOTED.
2. CONTROL RELAY FOR DOOR HOLDER. COORDINATE EXACT LOCATION WITH ELECTRICAL CONTRACTOR.
3. REMOVE EXISTING DEVICE AND REPLACE WITH NEW DEVICE.
4. ALL CEILING HEIGHTS ARE NOT MORE THAN 10 FEET, UNLESS OTHERWISE NOTED.

WIRE SCHEDULE

DESIG.	WIRE/CABLE	CIRCUIT TYPE
V	2 #12 THHN/THWN STRANDED	NOTIFICATION CIRCUIT
M	2 #16 TP (RED JACKET)	SLC LOOP CIRCUIT
E	2 #14 THHN/THWN STRANDED	MONITOR / / CONTROL
P	2 #14 THHN/THWN STRANDED	24VDC POWER
UE	2 #14 THHN/THWN STRANDED	UNDERGROUND MONITOR/CONTROL

NOTE: PROVIDE PERMANENT IDENTIFICATION LABEL FOR ALL WIRING.

CABLE DESIGNATIONS

NEW CONDUIT

CONDUIT (EXISTING)

SHADED AREA
(NOT IN CONTRACT)

ALL MODIFICATIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY COSCO ENGINEERING PRIOR TO IMPLEMENTATION. UNAUTHORIZED DEVIATIONS MAY RESULT IN ADDITIONAL COSTS, DELAYS, AND REQUIRED REDESIGNS. THE CONDUIT INSTALLING CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND COORDINATING ANY NECESSARY CHANGES.

ANDERSON KULWIEC APPLEBY
[redacted]

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

REVISIONS

ISSUE RECORD

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Drawn by: DRW

Checked by: CHK

CAD File Name:

Sheet Title:
FIRST FLOOR PLAN / THIRD FLOOR PLAN / FOURTH FLOOR PLAN

Date: 20 March 2026

Sheet Number:
FA 2.00

ISSUE FOR BID

DATE: 01 January, 2000

DRAWING PATH: FILE PATH

DATE: 01 January, 2000

DRAWING PATH: FILE PATH

KNOLL DRIVE RECUPERATIVE CARE FACILITY - EXISTING - BATTERY CALCULATION - NFS-320

PART NUMBER	DESCRIPTION		QTY.	SUPERVISORY CURRENT(A) UNIT	TOTAL	ALARM CURRENT(A) UNIT	TOTAL
NFS-320	FIRE ALARM CONTROL PANEL (BASIC EQUIPMENT)		1	0.2500	0.2500	0.2500	0.2500
TDU-80	REMOTE ANNUNCIATOR		1	0.0250	0.0250	0.0640	0.0640
UDACT	DIGITAL COMMUNICATOR/TRANSMITTER		1	0.0400	0.0400	0.1000	0.1000
	PANEL TOTALS			SUPERVISORY	0.3150	ALARM	0.4140
	INITIATING DEVICES AND MODULES			SUPERVISORY		ALARM	
PART NUMBER	DESCRIPTION		QTY.	CURRENT		CURRENT	
FRM-1	RELAY MODULE, ADDRESSABLE		6	0.0003	0.0015	0.0065	0.0390
PST-851	INTELLIGENT ADDRESS. THERMAL DETECTOR WITH FLASHSCAN		1	0.0003	0.0003	0.0065	0.0065
FMM-1	MONITOR MODULE, ADDRESSABLE		18	0.0004	0.0063	0.0050	0.0900
PSP-851	INTELLIGENT ADDRESSABLE PHOTO DETECT; WITH FLASHSCAN.		24	0.0003	0.0072	0.0065	0.1560
FCO-851	ADVANCED MULTI-CRITERIA FIRE/CO DETECTOR		8	0.0003	0.0024	0.0072	0.0576
NBG-12LX	MANUAL PULL STATION, ADDRESSABLE		1	0.0004	0.0004	0.0050	0.0050
B300-6	PLUG-IN DETECTOR BASE		29	0.0002	0.0049	0.0000	0.0000
PSP-951	INTELLIGENT ADDRESSABLE PHOTO DETECT; WITH FLASHSCAN.		33	0.0002	0.0066	0.0045	0.1485
PR-1	MULTI-VOLTAGE RELAY		3	0.0150	0.0450	0.0000	0.0000
FCM-1	CONTROL MODULE, ADDRESSABLE		2	0.0005	0.0010	0.0065	0.0130
FDM-1	ADDRESSABLE DUAL MONITOR MODULE, 2 CLASS B		2	0.0008	0.0015	0.0064	0.0128
	INITIATING DEVICES AND MODULES TOTALS			SUPERVISORY	0.0771	ALARM	0.5284
	VISUAL DEVICES			SUPERVISORY		ALARM	
PART NUMBER	DESCRIPTION	CANDELA	QTY.	CURRENT		CURRENT	
B2005-LF	SOUNDER BASE-LOW FREQUENCY 520hz - HIGH SETTIN	HIGH	8	0.0006	0.0044	0.0900	0.7200
	VISUAL DEVICES TOTALS			SUPERVISORY	0.0044	ALARM	0.7200
				SUB TOTAL	0.597	ALARM	1.662
	STANDBY TIME (HOURS)	24			STANDBY	9.516	AH
	ALARM TIME (MINUTES)	5	0.083	HRS.	ALARM	0.139	AH
					REQUIRED	9.655	AH
				25% DE-RATING FACTOR		2.414	AH
				REQUIRED BATTERY SIZE		12.068	AH
				(2) BATTERIES TO BE PROVIDED AT		26	AH

KNOLL DRIVE RECUPERATIVE CARE - NEW RPS 3 - BATTERY CALCULATION - HPF-PS6B

PART NUMBER	DESCRIPTION		QTY.	SUPERVISORY CURRENT(A) UNIT	TOTAL	ALARM CURRENT(A) UNIT	TOTAL
HPF-PS6B	POWER SUPPLY, 24VDC 6 AMP.		1	0.1390	0.1390	0.1570	0.1570
	PANEL TOTALS			SUPERVISORY	0.1390	ALARM	0.1570
	VISUAL DEVICES			SUPERVISORY		ALARM	
PART NUMBER	DESCRIPTION	CANDELA	QTY.	CURRENT		CURRENT	
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	15	11	0.0000	0.0000	0.0180	0.1980
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	30	6	0.0000	0.0000	0.0220	0.1320
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	75	2	0.0000	0.0000	0.0700	0.1400
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	15	8	0.0000	0.0000	0.0350	0.2800
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	30	2	0.0000	0.0000	0.0380	0.0760
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	75	4	0.0000	0.0000	0.0870	0.3480
SGWLED	WEATHER PROOF STROBE WALL WHITE	15	2	0.0000	0.0000	0.0350	0.0700
SGWLED	WEATHER PROOF STROBE WALL WHITE	30	3	0.0000	0.0000	0.0380	0.1140
P2WL-LF	SOUNDER/STROBE WALL MOUNT, WHITE, HIGH SETTI	185 HIGH	2	0.0000	0.0000	0.2660	0.5320
HWL-LF	SOUNDER, WHITE, WALL, LOW SETTING	LOW	11	0.0000	0.0000	0.0780	0.8580
	VISUAL DEVICES TOTALS			SUPERVISORY	0.0000	ALARM	2.7480
				SUB TOTAL	0.139	ALARM	2.906
	STANDBY TIME (HOURS)	24			STANDBY	3.336	AH
	ALARM TIME (MINUTES)	5	0.083	HRS.	ALARM	0.242	AH
					REQUIRED	3.578	AH
				25% DE-RATING FACTOR		0.895	AH
				REQUIRED BATTERY SIZE		4.473	AH
				(2) BATTERIES INSIDE BB-100 CABINET AT		7	AH

KNOLL DRIVE RECUPERATIVE CARE - NEW RPS 3 - VOLTAGE DROP CALCULATION - HPF-PS6B

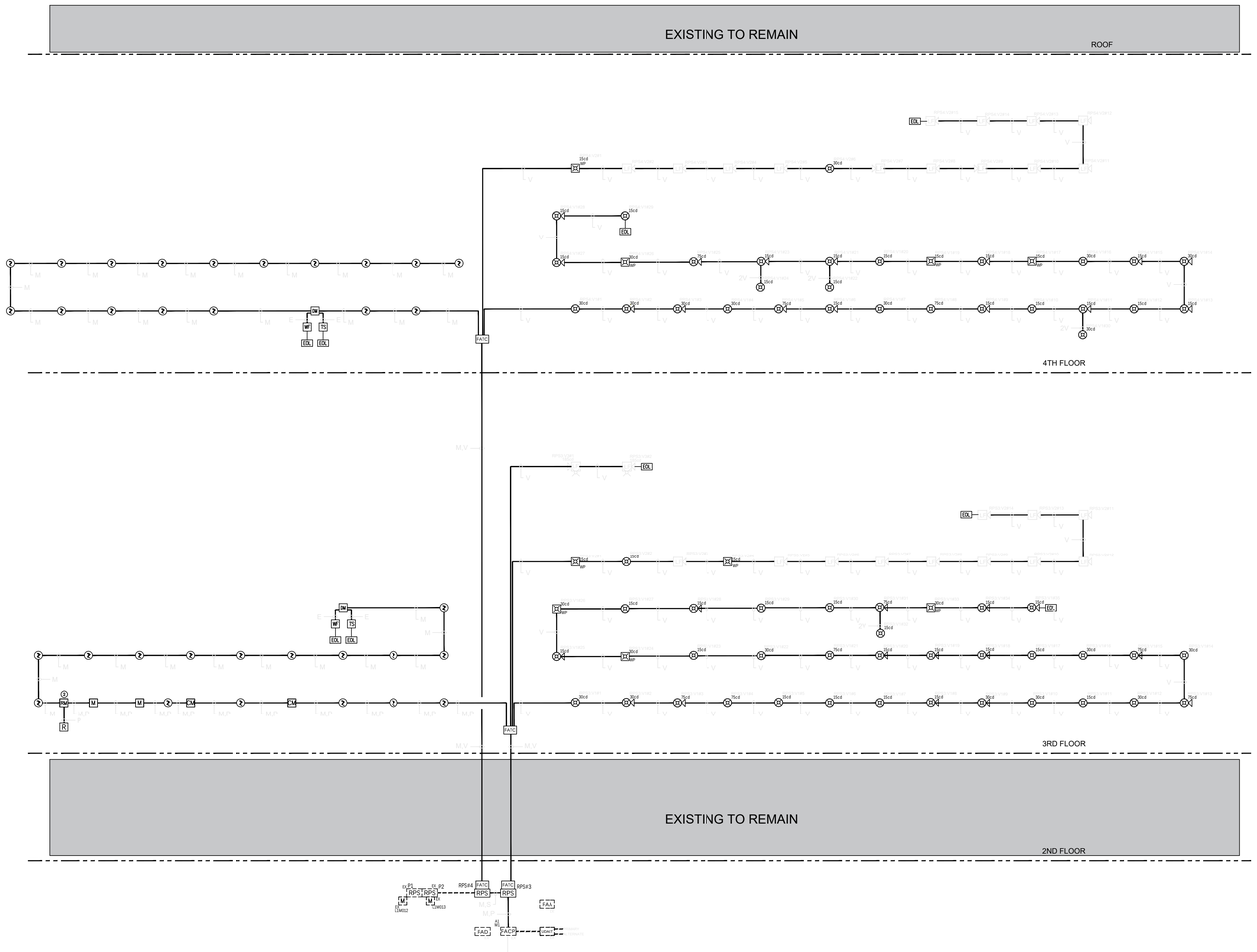
PART NUMBER	EQUIPMENT MODEL	CANDELA	DEVICE CURRENT	CIRCUIT # FA-V1 QTY.	AMPS	CIRCUIT# FA-V2 QTY.	AMPS	CIRCUIT# FA-V3 QTY.	AMPS	CIRCUIT# FA-V4 QTY.	AMPS
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	15	0.0180	10	0.1800	1	0.0180				
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	30	0.0220	6	0.1320						
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	75	0.0700	2	0.1400						
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	15	0.0350	8	0.2800						
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	30	0.0380	2	0.0760						
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	75	0.0870	4	0.3480						
SGWLED	WEATHER PROOF STROBE WALL WHITE	15	0.0350			2	0.0700				
SGWLED	WEATHER PROOF STROBE WALL WHITE	30	0.0380	3	0.1140						
P2WL-LF	SOUNDER/STROBE WALL MOUNT, WHITE, HIGH SETT	185 HIGH	0.2660					2	0.5320		
HWL-LF	SOUNDER, WHITE, WALL, LOW SETTING	LOW	0.0780			11	0.8580				
VOLTAGE DROP CALCULATIONS		TOTALS		35	1.27	14	0.946	2	0.532	0	0
DISTANCE (FEET)				550		420		200			
WIRE SIZE (AWG)				12 AWG		12 AWG		12 AWG		12 AWG	
WIRE RESISTANCE (OHMS/1000 FT)				1.98		1.98		1.98		1.98	
TOTAL RESISTANCE (OHMS)				2.178		1.6632		0.792		0	
TOTAL CURRENT (mA)				1.270		0.946		0.532		0.000	
VOLTAGE DROP (VOLTS)				2.766		1.573		0.421		0.000	
% VOLTAGE DROP				13.56%		7.71%		2.07%		0.00%	
OPERATING VOLTAGE (OPERATING VOLTAGE OF DEVICE IS 16 - 33 VDC)				17.63		18.83		19.98		20.40	
VOLTAGE DROP FORMULAS:				PER NFPA 72, 2022 18.3.2							
TOTAL RESISTANCE = (2 x DISTANCE x WIRE RESISTANCE) / 1000											
VOLTAGE DROP = TOTAL CURRENT x TOTAL RESISTANCE											
% VOLTAGE DROP = (VOLTS DROPPED / 20.4VDC * 100											

KNOLL DRIVE RECUPERATIVE CARE - NEW RPS 4 - BATTERY CALCULATION - HPF-PS6B

PART NUMBER	DESCRIPTION		QTY.	SUPERVISORY CURRENT(A) UNIT	TOTAL	ALARM CURRENT(A) UNIT	TOTAL
HPF-PS6B	POWER SUPPLY, 24VDC 6 AMP.		1	0.1390	0.1390	0.1570	0.1570
	PANEL TOTALS			SUPERVISORY	0.1390	ALARM	0.1570
	VISUAL DEVICES			SUPERVISORY		ALARM	
PART NUMBER	DESCRIPTION	CANDELA	QTY.	CURRENT		CURRENT	
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	15	6	0.0000	0.0000	0.0180	0.1080
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	30	6	0.0000	0.0000	0.0220	0.1320
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	75	1	0.0000	0.0000	0.0700	0.0700
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	15	10	0.0000	0.0000	0.0350	0.3500
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	30	3	0.0000	0.0000	0.0380	0.1140
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	75	2	0.0000	0.0000	0.0870	0.1740
SGWLED	WEATHER PROOF STROBE WALL WHITE	15	3	0.0000	0.0000	0.0350	0.1050
SGWLED	WEATHER PROOF STROBE WALL WHITE	30	1	0.0000	0.0000	0.0380	0.0380
HWL-LF	SOUNDER, WHITE, WALL, LOW SETTING	LOW	13	0.0000	0.0000	0.0780	1.0140
	VISUAL DEVICES TOTALS			SUPERVISORY	0.0000	ALARM	2.1050
				SUB TOTAL	0.139	ALARM	2.262
	STANDBY TIME (HOURS)	24			STANDBY	3.336	AH
	ALARM TIME (MINUTES)	5	0.083	HRS.	ALARM	0.189	AH
					REQUIRED	3.525	AH
				25% DE-RATING FACTOR		0.881	AH
				REQUIRED BATTERY SIZE		4.406	AH
				(2) BATTERIES INSIDE BB-100 CABINET AT		7	AH

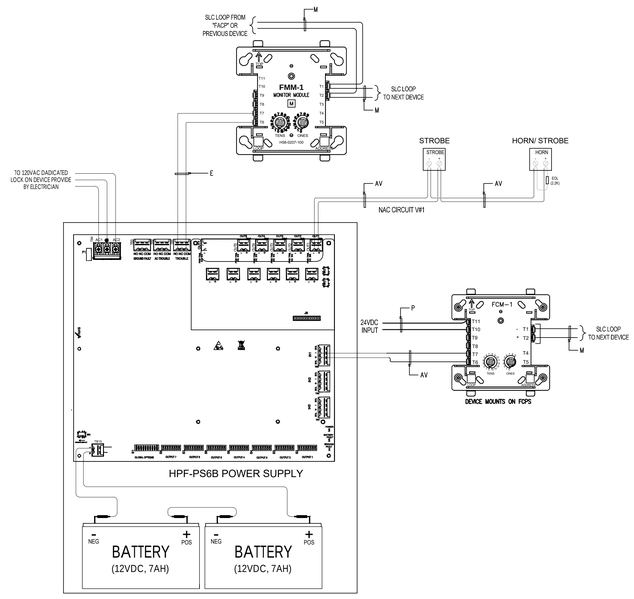
KNOLL DRIVE RECUPERATIVE CARE - NEW RPS 4 - VOLTAGE DROP CALCULATION - HPF-PS6B

PART NUMBER	EQUIPMENT MODEL	CANDELA	DEVICE CURRENT	CIRCUIT # FA-V1 QTY.	AMPS	CIRCUIT# FA-V2 QTY.	AMPS	CIRCUIT# FA-V3 QTY.	AMPS	CIRCUIT# FA-V4 QTY.	AMPS
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	15	0.0180	6	0.1080						
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	30	0.0220	5	0.1100	1	0.0220				
SCWLED	STROBE CEILING MULTI-CANDELA, WHITE	75	0.0700	1	0.0700						
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	15	0.0350	10	0.3500						
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	30	0.0380	3	0.1140						
PC2WLED	2 WIRE HORN/STROBE CEILING MOUNT, WHITE	75	0.0870	2	0.1740						
SGWLED	WEATHER PROOF STROBE WALL WHITE	15	0.0350	2	0.0700	1	0.0350				
SGWLED	WEATHER PROOF STROBE WALL WHITE	30	0.0380	1	0.0380						
HWL-LF	SOUNDER, WHITE, WALL, LOW SETTING	LOW	0.0780			13	1.0140				
VOLTAGE DROP CALCULATIONS		TOTALS		30	1.034	15	1.071	0	0	0	0
DISTANCE (FEET)				700		350					
WIRE SIZE (AWG)				12 AWG		12 AWG		12 AWG		12 AWG	
WIRE RESISTANCE (OHMS/1000 FT)				1.98		1.98		1.98		1.98	
TOTAL RESISTANCE (OHMS)				2.772		1.386		0		0	
TOTAL CURRENT (mA)				1.034		1.071		0.000		0.000	
VOLTAGE DROP (VOLTS)				2.866		1.484		0.000		0.000	
% VOLTAGE DROP				14.05%		7.28%		0.00%		0.00%	
OPERATING VOLTAGE (OPERATING VOLTAGE OF DEVICE IS 16 - 33 VDC)				17.53		18.92		20.40		20.40	
VOLTAGE DROP FORMULAS:				PER NFPA 72, 2022 18.3.2							
TOTAL RESISTANCE = (2 x DISTANCE x WIRE RESISTANCE) / 1000											
VOLTAGE DROP = TOTAL CURRENT x TOTAL RESISTANCE											
% VOLTAGE DROP = (VOLTS DROPPED / 20.4VDC * 100											



PARTIAL RISER DIAGRAM

SCALE: NOT TO SCALE



HONEYWELL HPF-PS6B REMOTE POWER SUPPLY

SYMBOL LEGEND

DEVICE SYMBOL	DESCRIPTION
EX FACP	FIRE ALARM CONTROL PANEL (EXISTING)
EX FAD	FIRE ALARM DOCUMENT CABINET (EXISTING)
EX FAA	KEYPAD ANNUNCITOR (EXISTING)
RPS	REMOTE POWER SUPPLY
FATC	FIRE ALARM TERMINAL CABINET
EX DACT	DIGITAL ALARM COMMUNICATOR (EXISTING)
EX	MANUAL PULL STATION (EXISTING)
	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
M	MONITOR MODULE
DM	DUAL MONITOR MODULE
RM	ADDRESSABLE RELAY MODULE
CM	CONTROL MODULE
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TS	TAMPER SWITCH (BY OTHERS)
WF	WATERFLOW SWITCH (BY OTHERS)
R	MULTI VOLTAGE RELAY
	CEILING MOUNT STROBE
WP	WEATHERPROOF WALL MOUNT STROBE
	CEILING MOUNT HORN/STROBE
J	JUNCTION BOX
EOL	END OF LINE RESISTOR
EX	EXISTING TO REMAIN
NW	NEW
ID	IN-DUCT
WP	WEATHERPROOF
	CONDUIT UP / CONDUIT DN.

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2. CONTROL RELAY FOR DOOR HOLDER. COORDINATE EXACT LOCATION WITH ELECTRICAL CONTRACTOR.
3. REMOVE EXISTING DEVICE AND REPLACE WITH NEW DEVICE.
4. ALL CEILING HEIGHTS ARE NOT MORE THAN 10 FEET, UNLESS OTHERWISE NOTED.

WIRE SCHEDULE

DESIG.	WIRE/CABLE	CIRCUIT TYPE
V	2 #12 THHN/THWN STRANDED	NOTIFICATION CIRCUIT
M	2 #16 TP (RED JACKET)	SLC LOOP CIRCUIT
E	2 #14 THHN/THWN STRANDED	MONITOR / CONTROL
P	2 #14 THHN/THWN STRANDED	24VDC POWER
UE	2 #14 THHN/ THWN STRANDED	UNDERGROUND MONITOR/CONTROL

NOTE: PROVIDE PERMANENT IDENTIFICATION LABEL FOR ALL WIRING.

CABLE DESIGNATIONS

NEW CONDUIT

CONDUIT (EXISTING)

SHADED AREA
(NOT IN CONTRACT)

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ANDERSON KULWIEC APPLEBY

[redacted]

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:

COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
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1	3/7/2025	Schematic Design 100%

Num Date Description

ISSUE RECORD

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Drawn by: DRW

Checked by: CHK

CAD File Name:

Sheet Title:

PARTIAL RISER DIAGRAM / CALCULATIONS

Date: 20 March 2026

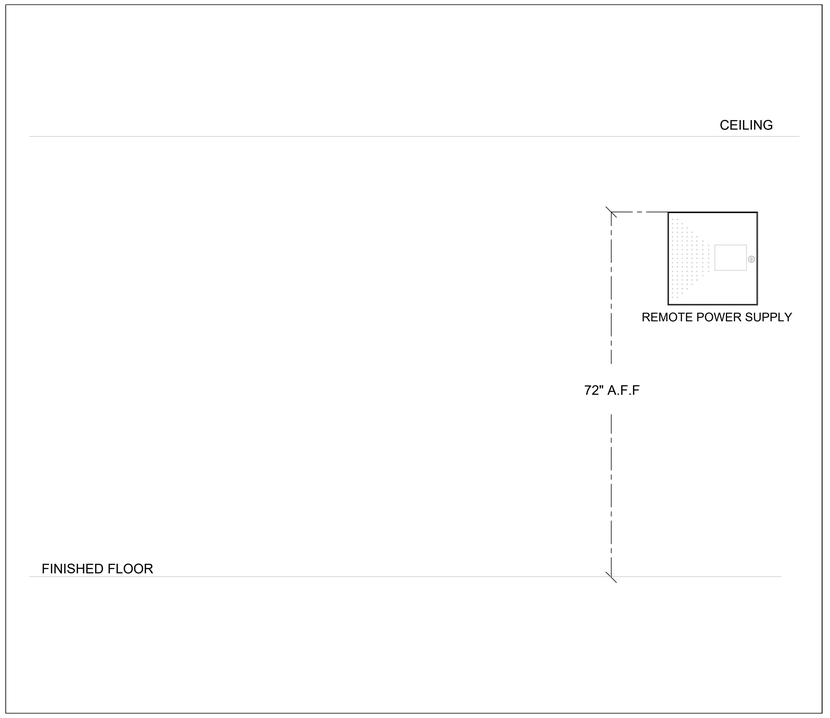
Sheet Number:

FA 3.00

ISSUE FOR BID

DATE: 01 January, 2000

DRAWING PATH: FILE PATH



9 BACKBOX MOUNTING ELEVATION DETAIL

SCALE: NONE

ANSI/UL1479 (ASTM E814)
F RATINGS 1 AND 2 HR (SEE ITEMS 1 AND 3)
T RATING 0 AND 1/2 HR (SEE ITEM 2)
L RATING (WITHOUT MOVEMENT) AT AMBIENT
LESS THAN 1 CFM/SQ FT
L RATING (WITHOUT MOVEMENT) AT 400°F LESS THAN 1 CFM/SQ FT
M RATING (MOVEMENT) SEE TABLE 1

CAN/ULC S115
F RATINGS 0, 1 AND 2 HR (SEE ITEMS 1, 2 AND 3)
FT RATING 0 HR
FH RATINGS 0, 1 AND 2 HR (SEE ITEMS 1, 2 AND 3)
FTH RATING 0 HR L RATING AT AMBIENT LESS THAN 5.1 L/S/M2
L RATING AT 204°C LESS THAN 5.1 L/S/M2

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February 03, 2025

SECTION A-A

1. WALL ASSEMBLY THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 2-1/2 IN. (64 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC. FOR M RATING AND ITEMS 2F AND 2G, STEEL STUDS TO BE MIN 3-5/8 IN. (92 MM) WIDE. WHEN STEEL STUDS ARE USED AND THE DIAM OF OPENING EXCEEDS THE WIDTH OF STUD CAVITY, THE OPENING SHALL BE FRAMED ON ALL SIDES USING LENGTHS OF STEEL STUD INSTALLED BETWEEN THE VERTICAL STUDS AND SCREW-ATTACHED TO THE STEEL STUDS AT EACH END. THE FRAMED OPENING IN THE WALL SHALL BE 4 TO 6 IN. (102 TO 152 MM) WIDER AND 4 TO 6 IN. (102 TO 152 MM) HIGHER THAN THE DIAM OF THE PENETRATING ITEM SUCH THAT, WHEN THE PENETRATING ITEM IS INSTALLED IN THE OPENING, A 2 TO 3 IN. (51 TO 76 MM) CLEARANCE IS PRESENT BETWEEN THE PENETRATING ITEM AND THE FRAMING ON ALL FOUR SIDES.
B. GYPSUM BOARD* 5/8 IN. (16 MM) THICK, 4 FT (122 CM) WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 32-1/4 IN. (819 MM) FOR STEEL STUD WALLS. MAX DIAM OF OPENING IS 14-1/3 IN. (368 MM) FOR WOOD STUD WALLS.
THE F AND FH RATINGS OF THE FIRESTOP SYSTEM ARE EQUAL TO THE FIRE RATING OF THE WALL ASSEMBLY. THE M RATING IS APPLICABLE ONLY TO 1 HR RATED WALLS.
2. THROUGH-PENETRANTS ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE FOR ITEMS 2A TO 2E SHALL BE MIN 0 IN. TO MAX 2-1/4 IN. (57 MM). THESE PIPES/TUBINGS MAY BE INSTALLED WITH CONTINUOUS POINT CONTACT. THE ANNULAR SPACE FOR ITEMS 2F AND 2G SHALL BE MIN 0 IN. TO MAX 1-1/2 IN. (38 MM). PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
A. STEEL PIPE NOM 30 IN. (762 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. IRON PIPE NOM 30 IN. (762 MM) DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
C. CONDUIT NOM 4 IN. (102 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR 6 IN. (152 MM) DIAM STEEL CONDUIT.
D. COPPER TUBING NOM 6 IN. (152 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
E. COPPER PIPE NOM 6 IN. (152 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
F. ALUMINUM PIPE NOM 2 IN. (51 MM) DIAM (OR SMALLER) SCHEDULE 5 (OR HEAVIER) ALUMINUM PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
G. ALUMINUM CONDUIT NOM 2 IN. (51 MM) DIAM (OR SMALLER) ALUMINUM ELECTRIC METALLIC TUBING (EMT) OR RIGID ALUMINUM CONDUIT FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
THE HOURLY T RATINGS OF THE FIRESTOP SYSTEM ARE EQUAL TO 0 HR WHEN ITEMS 2A TO 2E ARE USED AND EQUAL TO 1/2 HR WHEN ITEMS 2F AND 2G ARE USED. THE HOURLY CAN F AND FH RATINGS ARE EQUAL TO 0 HR WHEN ITEMS 2F AND 2G ARE USED.
3. FILL, VOID OR CAVITY MATERIAL* SEALANT MIN 5/8 IN. (16 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT OR CONTINUOUS CONTACT LOCATIONS BETWEEN PIPE AND WALL, A MIN 1/2 IN. (13 MM) DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PIPE WALL INTERFACE ON BOTH SURFACES OF WALL.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC FS-ONE MAX INTUMESCENT SEALANT.
THE M RATING FOR THE FIRESTOP SYSTEM IS DEPENDENT ON THE VARIABLES AS NOTED IN THE TABLE 1 BELOW.

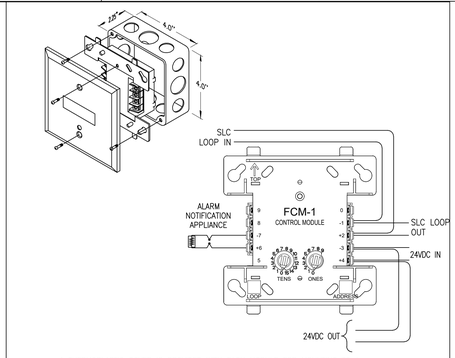
TABLE 1

MOVEMENT DIRECTION	PENETRANT ITEM	NOMINAL PENETRANT DIA.	ANNULAR SPACE	MOVEMENT	SEALANT DEPTH	F-RATING	L RATING WITH MOVEMENT
Y	2A, 2C*	2 IN.	MAX 2-1/4 IN.	5%	5/8 IN.	1 HR	N/A
Z	2A, 2C*	2 IN.	2-1/4 IN.	0.25 IN.	5/8 IN.	1 HR	N/A

* RIGID STEEL CONDUIT
* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

7 FIRE-STOPPING DETAIL (FERROUS PIPE)

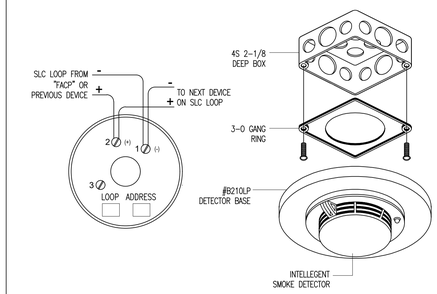
SCALE: NONE



A THERMOPLASTIC COVER IS PROVIDED WITH EACH MODULE FOR MOUNTING TO A DEEP FOUR INCH SQUARE MOUNTING BOX.

4 FCM-1 ADDRESSABLE CONTROL MODULE DETAIL

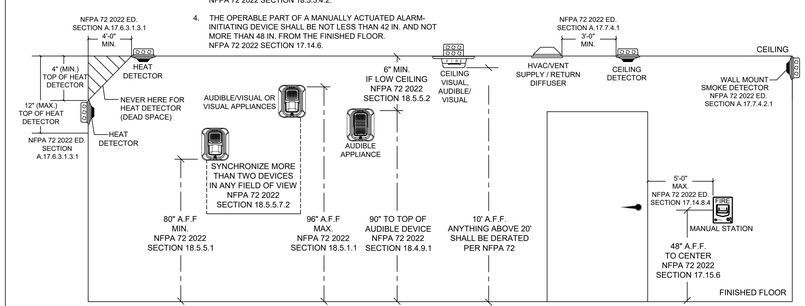
SCALE: NONE



3 FSP-951 ADDRESSABLE SMOKE DETECTOR DETAIL

SCALE: NONE

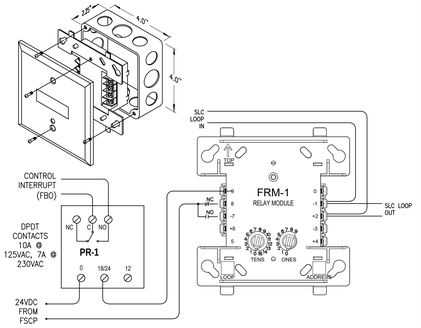
NOTES:
1. ALL WALL-MOUNTED VISUAL SIGNALING APPLIANCES SHALL BE MOUNTED SUCH THAT THE ENTIRE BOTTOM LENS IS NOT LESS THAN 80 IN. AND TOP OF LENS IS NOT GREATER THAN 96 IN. ABOVE THE FINISHED FLOOR (A.F.F.) NFPA 72 2022 SECTION 18.5.5.1.
2. ALL WALL MOUNTED AUDIBLE DEVICES SHALL BE A MINIMUM OF 90 IN. A.F.F. TO TOP OF DEVICE. NFPA 72 2022 SECTION 18.4.9.1.
3. AREAS HAVING MORE THAN 2 STROBES IN THE FIELD OF VIEW SHALL BE SYNCRONIZED. NFPA 72 2022 SECTION 18.5.5.4.2.
4. THE OPERABLE PART OF A MANUALLY ACTUATED ALARM-INITIATING DEVICE SHALL BE NOT LESS THAN 42 IN. AND NOT MORE THAN 48 IN. FROM THE FINISHED FLOOR. NFPA 72 2022 SECTION 17.14.6.
5. SPOT-TYPE SMOKE DETECTORS SHALL BE LOCATED ON THE CEILING OR, IF ON A SIDEWALL, BETWEEN THE CEILING AND 12 IN. (300 mm) DOWN FROM THE CEILING TO THE TOP OF THE DETECTOR. NFPA 72 2022 SECTION 17.7.4.2.1.
6. SPOT-TYPE HEAT-SENSING FIRE DETECTORS SHALL BE LOCATED ON THE CEILING NOT LESS THAN 4 IN. (100 mm) FROM THE SIDEWALL OR ON THE SIDEWALLS BETWEEN 4 IN. AND 12 IN. (100 mm AND 300 mm) FROM THE CEILING. NFPA 72 2022 SECTION 17.6.3.1.3.1.



* DE-RATED STROBES SHALL MEET THE REQUIREMENTS OF 2016 NFPA 72 SECTION 18.5.5.6 "PERFORMANCE - BASED ALTERNATIVE".

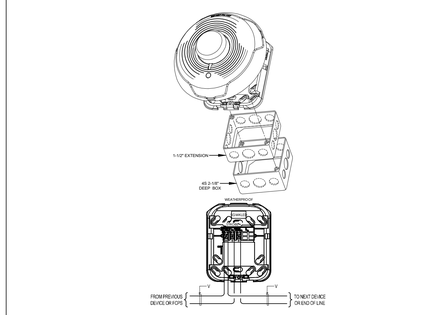
8 TYPICAL DEVICE MOUNTING ELEVATION FOR NEW EQUIPMENT

SCALE: NONE



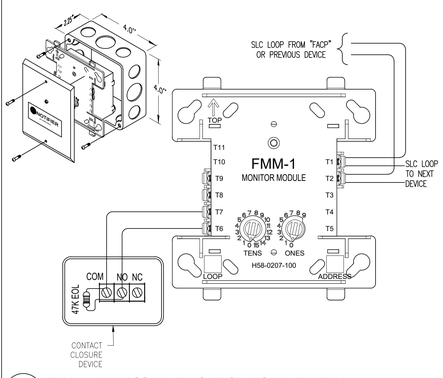
6 ADDRESSABLE OUTPUT MODULE DETAIL HVAC SHUT DOWN/ SMOKE GUARD

SCALE: NONE



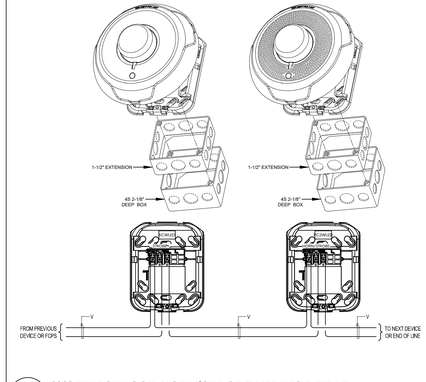
2 WALL MOUNT WEATHERPROOF STROBE DETAIL

SCALE: NONE



5 FMM-1 ADDRESSABLE MONITOR MODULE DETAIL

SCALE: NONE



1 SYSTEM SENSOR HORN/STROBE WIRING DETAIL

SCALE: NONE

ANDERSON KULWIEC APPLEBY
[redacted]
ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:
KNOLL DRIVE
RECUPERATIVE
CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
Ventura, California 93003

Owner:
COUNTY OF VENTURA
GSA PROJECTS GROUP

800 South Victoria Avenue
Ventura, California 93009

Num	Date	Description
4	3/20/2026	Issue for Bid
3	2/18/2026	Re-submit Plan Check
2	6/13/2025	Submit Plan Check
1	3/7/2025	Schematic Design 100%

Num Date Description
ISSUE RECORD

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Drawn by: DRW
Checked by: CHK
CAD File Name:

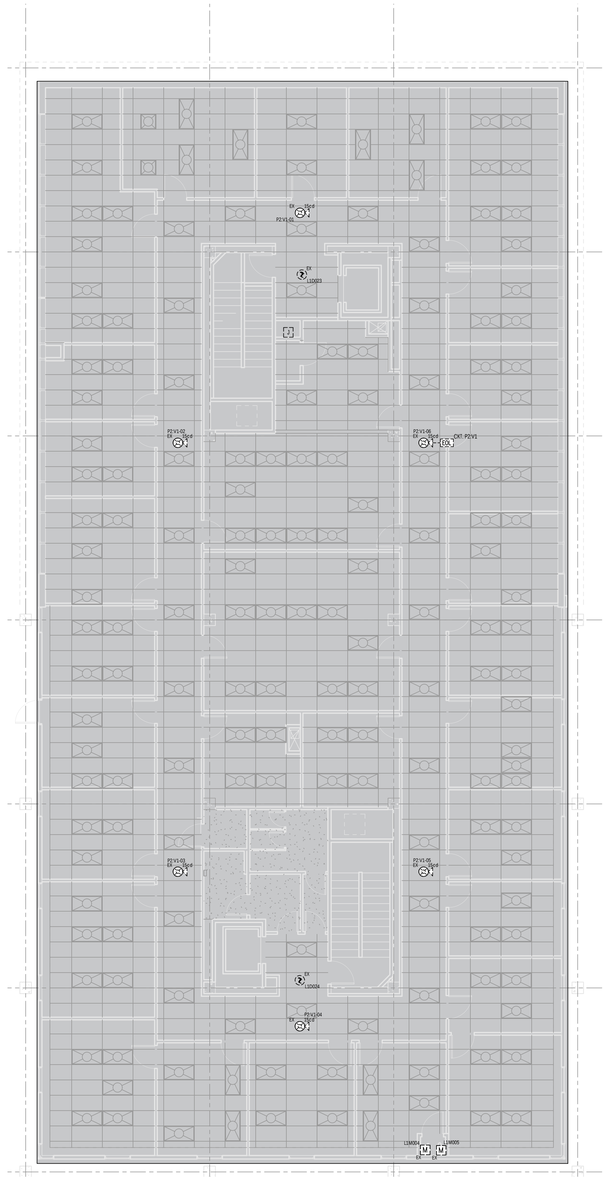
Sheet Title:
WIRING DETAILS / MOUNTING DETAILS

Date: 20 March 2026
Sheet Number:
FA 4.00

ISSUE FOR BID

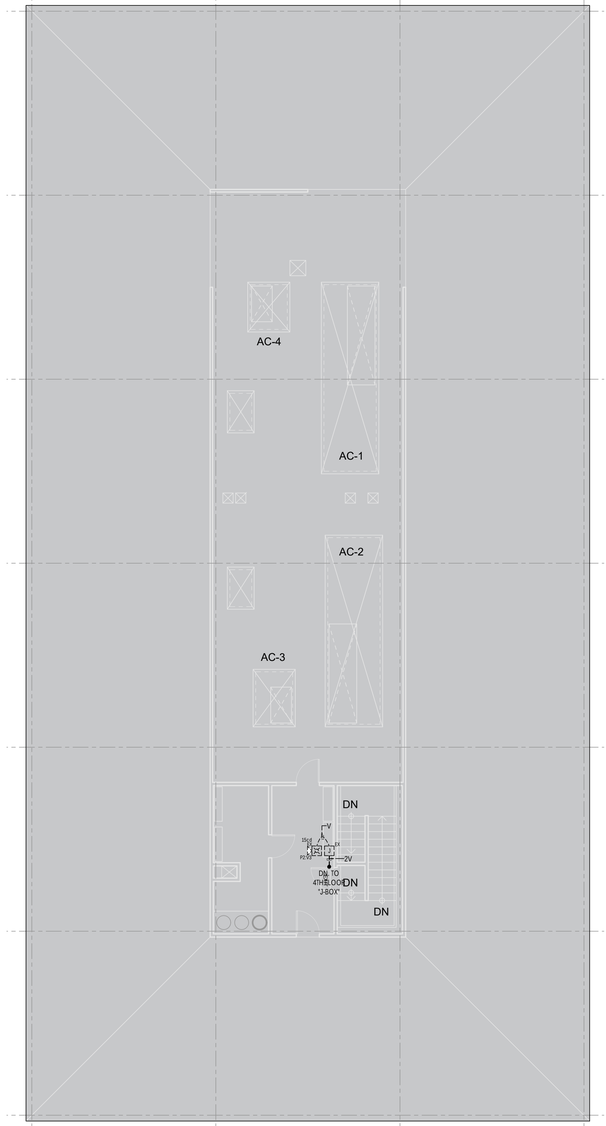
EXISTING TO REMAIN BASEMENT

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



EXISTING TO REMAIN SECOND FLOOR PLAN

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



EXISTING TO REMAIN PENTHOUSE FLOOR PLAN

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

SYMBOL LEGEND

DEVICE SYMBOL	DESCRIPTION
EX FACP	FIRE ALARM CONTROL PANEL (EXISTING)
EX FAD	FIRE ALARM DOCUMENT CABINET (EXISTING)
EX FAA	KEYPAD ANNUNICTOR (EXISTING)
RPS	REMOTE POWER SUPPLY
FATC	FIRE ALARM TERMINAL CABINET
EX DACT	DIGITAL ALARM COMMUNICATOR (EXISTING)
EX	MANUAL PULL STATION (EXISTING)
	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
M	MONITOR MODULE
EX DM	DUAL MONITOR MODULE
RM	ADDRESSABLE RELAY MODULE
CM	CONTROL MODULE
DM	DUAL MONITOR MODULE
TS	TAMPER SWITCH (BY OTHERS)
WF	WATERFLOW SWITCH (BY OTHERS)
R	MULTI VOLTAGE RELAY
	CEILING MOUNT STROBE
WP	WEATHERPROOF WALL MOUNT STROBE
	CEILING MOUNT HORN/STROBE
J	JUNCTION BOX
EOL	END OF LINE RESISTOR
EX	EXISTING TO REMAIN
NW	NEW
ID	IN-DUCT
WP	WEATHERPROOF
	CONDUIT UP CONDUIT DN.

SHEET NOTES

1. ALL NEW WIRING SHALL BE IN 3/4" CONDUIT UNLESS OTHERWISE NOTED.
2. CONTROL RELAY FOR DOOR HOLDER. COORDINATE EXACT LOCATION WITH ELECTRICAL CONTRACTOR.
3. REMOVE EXISTING DEVICE AND REPLACE WITH NEW DEVICE.
4. ALL CEILING HEIGHTS ARE NOT MORE THAN 10 FEET, UNLESS OTHERWISE NOTED.

WIRE SCHEDULE

DESIG.	WIRE/CABLE	CIRCUIT TYPE
V	2 #12 THHN/THWN STRANDED	NOTIFICATION CIRCUIT
M	2 #16 TP (RED JACKET)	SLC LOOP CIRCUIT
E	2 #14 THHN/THWN STRANDED	MONITOR / CONTROL
P	2 #14 THHN/THWN STRANDED	24VDC POWER
UE	2 #14 THHN/THWN STRANDED	UNDERGROUND MONITOR/CONTROL

NOTE: PROVIDE PERMANENT IDENTIFICATION LABEL FOR ALL WIRING.

CABLE DESIGNATIONS

NEW CONDUIT

CONDUIT (EXISTING)

SHADED AREA
(NOT IN CONTRACT)

ALL MODIFICATIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY COSCO ENGINEERING PRIOR TO IMPLEMENTATION. UNAUTHORIZED DEVIATIONS MAY RESULT IN ADDITIONAL COSTS, DELAYS, AND REQUIRED REDESIGNS. THE CONDUIT INSTALLING CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND COORDINATING ANY NECESSARY CHANGES.

ANDERSON KULWIEC APPLEBY

[redacted]

ARCHITECTURE
PLANNING
INTERIOR DESIGN

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
854 East Main Street, Suite 100
Santa Paula, California 93060
(805) 933-0225
(805) 933-6609 FAX

Consultants:

Architect's Project Number:
2023-101

GSA Program Number:
CEO23100

Project:

KNOLL DRIVE RECUPERATIVE CARE FACILITY
THIRD & FOURTH FLOORS

2323 Knoll Drive
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Owner:
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REVISIONS

ISSUE RECORD

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Drawn by: DRW

Checked by: CHK

CAD File Name:

Sheet Title:
BASEMENT / SECOND FLOOR PLAN / PENTHOUSE FLOOR PLAN FOR REF. ONLY

Date: 20 March 2026

Sheet Number:
FA 5.00

ISSUE FOR BID

DATE: 01 January, 2000

DRAWING PATH: FILE PATH

KNOLL DRIVE RECUPERATIVE CARE FACILITY

2323 KNOLL DRIVE
VENTURA, CA 93003

TOTAL LANDSCAPE AREA: 1810 SF

Vicinity Map

N.T.S.

General Notes

1. The Landscape Contractor (Contractor) shall notify **Underground Service Alert (USA) before start of construction at (800) 422-4133**.

2. The California Public Utilities Code mandates that the gas company (Southern California Gas) is notified a **minimum of two days prior** to the start of construction.

3. Site conditions may change due to unforeseen circumstances that occur as projects undergo construction. If a proposed built element, grade change or landscape feature seems problematic and it is evident that contruction may not proceed per the approved drawings, the Landscape Contractor shall call the Landscape Architect to coordinate any issues before continuing with site work.

4. Contractor shall confirm all field dimensions and conditions prior to the start of work. Any discrepancies with plans shall be reported to the Owner and Landscape Architect.

5. Contractor shall make modifications to material and/or method of installation as required by local code and Conditions of Approval, but shall notify the Owner and Landscape Architect of such changes prior to construction.

Best Management Practices for Construction Activities:

1. Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud" packaging, etc

2. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

3. Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the site.

4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a **solid** waste.

5. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

6. Sediments and other material may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

Project Compliance Notes:

1. No land use may be inaugurated, or structure occupied, until a final inspection has been completed verifying that the landscape area has been installed as required by the approved entitlement.

2. Project is in compliance with area plan policies and standards

3. Reference Architect's renderings for photo simulations

Sheet Index

LANDSCAPE

L0.0	Cover Sheet
L2.1	Irrigation Plan
L2.2	Irrigation Notes
L2.3	Irrigation Details
L2.4	Irrigation Details
L2.5	Irrigation Specifications
L2.6	Irrigation Specifications
L3.1	Planting Plan
L3.2	Planting Details
L3.3	Planting Specifications
L3.4	Planting Specifications
L3.5	Maintenance Specifications
L4.1	Lighting Plan

Abbreviations

APROX.	-	approximate
D	-	depth
DG	-	decomposed granite
DIA	-	diameter
(E)	-	existing
EQ.	-	equal
H.	-	height
MAX.	-	maximum
MIN.	-	minimum
LF	-	linear foot
L.O.W.	-	limit of work
O.C.	-	on center
(P)	-	proposed
PA	-	planting area
R	-	radius
SF	-	square foot
SIM.	-	similar
TBD	-	to be determined
TBDIF	-	to be determined in field
TYP.	-	typical
W.	-	width
W/	-	with
GPM.	-	gallons per minute
DI	-	drain inlet
FTG	-	footing
CLR	-	clear
SOG	-	slab on grade
T&B	-	top and bottom
CONC	-	concrete
PERF	-	perferated
MFR	-	manufacturer
CONT	-	continuous
SSD	-	see structural detail
CIP	-	crafted in plance
GFCI	-	ground fault circuit interrupter

Owner

County of Ventura GSA
Project's Group
6800 Bishop Rd.
800 South Victoria Ave
Ventura, CA 93009

Architect

David Anderson A.I.A., Architect
Marilyn Appleby A.I.A., Architect
Anderson Kulweic Appleby
854 East Main Street, Suite 100
Santa Paula CA 930600
(805) 933-0225

Landscape Architect

Jack Kiesel
Kiesel Design
375 E Main Street
Ventura, CA 93001
tel: 805.947.0730
email: jack@kieseldesign.com
CA License #: 5206

Project No. **24-05**

KIESEL • DESIGN
Kiesel Landscape Architecture, Inc.

375 E Main Street
Ventura, CA 93001
O: 805.947.0730
kieseldesign.com

Knoll Drive Recuperative Care Facility

2323 Knoll Drive
Ventura, CA 93003

GSA# CEO23100

APN# 084-0-051-015

Submittals:

#	DATE	NAME
1	10.24.24	Preliminary Plan
2	02.24.25	Schematic Drawings
3	05.15.25	Progress CD Set
4	5.30.25	Progress CD Set
5	06.15.25	1st City Submittal
6	3.20.26	Issue for Bid

LICENSED LANDSCAPE ARCHITECT
Jack Kiesel #5206
Signature
12.31.26
Renewal Date
03.20.26
Date
STATE OF CALIFORNIA

Type: For Bid

Initial Setup Date:
SEPT 09, 2024

Drawn By:

NAME	DATE
S. Colbert	06/2025

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Title:

Cover Sheet

Sheet Number:

L0.0

Notes:

1. Precise location of irrigation back flow device, controller and sensor shall be coordinated with Owner or Owner's authorized representative prior to construction.

2. Irrigation audit to be requested and obtained by landscape contractor for the certification of completion.

I have complied with criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

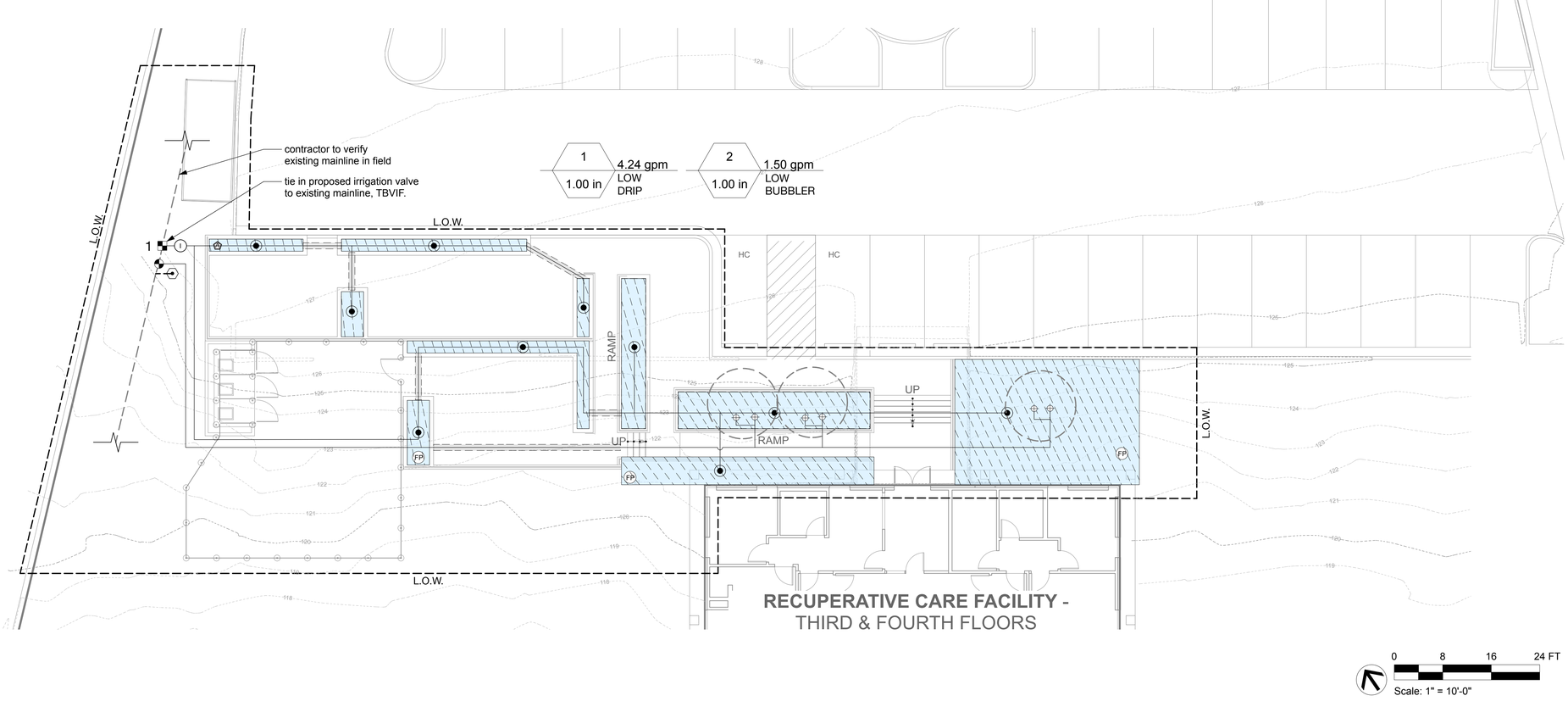
03.20.2026

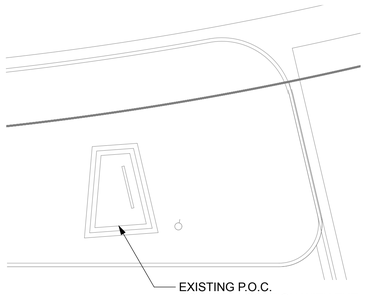
JACK KIESEL, LANDSCAPE ARCHITECT #5206. DATE

Irrigation Equipment Schedule

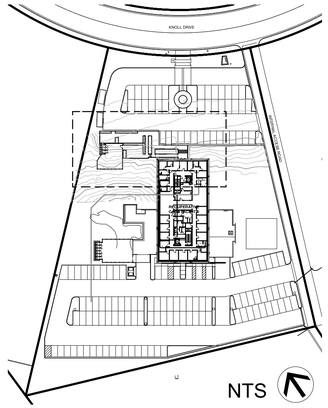
symbol on plan	description	brand and model	detail	requirements
W	1" Water Meter	Provided by developer		
	existing mainline			Location of existing mainline to be verified by contractor in field.
	new lateral line pipe for potable water	SCH 40 PVC, W/ SCH 40 PVC fittings	2 / L2.4	depth of cover : 12" MIN. lateral pipes to be 1" unless otherwise noted; no class 200 pipe is to be used.
	sleeve pipe for main, laterals and wires under paving and through walls	SCH 40 PVC, W/ SCH 40 PVC couplings	3 / L2.4	depth of cover : same as main and laterals. glue all couplings; sleeve size to be MIN. 2.5x diameter of passing pipe; shallow depth under paving is not permitted.
	pressure regulating drip valve W/ basket filter	HUNTER ICZ101-LF-40 (1")	4 / L2.3	HUNTER MB-0811 Multi-purpose box, install in planting as shown on detail sheet
A	air relief valve	HUNTER PLD-AVR	3 / L2.3	install MIN. (1) air relief valve for each valve at hydrozone high point in a MB-0811 Hunter Multi Purpose Box
FP	manual flush valve	PVC Ball Valve	2 / L2.3	plumb to tubing per details on detail sheet
	quick-coupling valve	HUNTER HQ44-LRC-AW	5 / L2.3	confirm location with owner prior to installation; install per manufacturer's instructions.
	.25 GPM, pressure compensating (20-90PSI) below grade tree bubbler;	HUNTER RZWS-18	4 / L2.5	position evenly spaced around root ball. do not damage root ball. install 2 per each 24" and 36" box tree.
	0.6 GPH subsurface drip irrigation; 0.43 in/hr precip. rate @ 30 or 40 PSI **space drip lines at 18" O.C.; install laterals parallel to grade**	HUNTER HDL-06-18	6,7 / L2.3	burial depth: 4" below grade - coordinate layout with planting plan, see planting sheets; **space drip lines at 18" O.C.; place landscape staple @ every 3' on center, install laterals parallel to grade**
	pipe transition point in drip box	Pipe Transition point from PVC lateral to drip tubing with riser in 6" drip box.	4 / L2.4	install per detail
I	drip system operation indicator; one per drip valve assembly	HUNTER ECO-INDICATOR	1 / L2.3	place as close as possible to corresponding drip valve assembly; bury indicator to be flush with finish grade
XX / X — HYDROZONE/ VALVE NUMBER; GPM; WATER USE; VALVE SIZE (in.)	valve designation on plan		—	valve number: brand into lid of valve box with 1 1/4" high numbers corresponding to controller stations, using a CHRISTY's brander and dies, or equal. valve numbers on plan are suggested order.

ALL IRRIGATION EQUIPMENT SHOWN IN PAVING FOR DESIGN CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTING AREAS UNLESS OTHERWISE SPECIFIED





KEY MAP



0 8 16 24 FT

Scale: 1" = 10'-0"

Project No. 24-05

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Ventura, CA 93001
O: 805.947.0730
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6	3.20.26	Issue for Bid

LICENSED LANDSCAPE ARCHITECT — Jack Kiesel #5206 — Signature 12.31.26 Renewal Date — 03.20.26 Date — STATE OF CALIFORNIA

Type: For Bid

Initial Setup Date:
SEPT 09, 2024

Drawn By:

NAME	DATE
S. Colbert	06/2025

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Title:

Irrigation Plan

Sheet Number:

L2.1

Irrigation Notes:

1. Install drip irrigation system per City of Ventura standards.

2. Verify location of water meter.

3. This plan is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible. No elbows or 45˚ ells may be placed under paving, these are to be located in planting areas only. Avoid conflicts with utilities, new planting, new site or architectural elements.

4. Do not install the irrigation system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative.

5. Irrigation system is designed assuming a static water pressure of approximately **60 PSI at point-of-connection**. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection and report any discrepancies to the landscape architect.

6. It is the intent of this plan to provide adequate irrigation to all planting areas. Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to insure 100% irrigation coverage of all planting areas.

7. Install the irrigation system in accordance with all local codes.

8. Piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

9. Flush all lines and adjust all emitters for maximum performance. Call landscape architect and owner 48 hours in advance for coverage tests.

10. Adjust flow controls for proper performance and valve longevity.

11. Provide sleeving for mainline below driveways, sidewalks, and walls.

12. Irrigation lines shall be buried at the following minimum depths:
    PVC pressure mainline:18"
    PVC lateral line:12"
    PVC lines 2-1/2" or larger: 24"

13. Total landscaped area, excluding hardscape, gravel & DG = (1,389) SF
    total area of drip = (1,389) SF or 100%

Irrigation System Design Criteria:
proposed water meter, assumed **60 PSI static pressure.**
maximum flow = 5 FT/SEC. velocity in main line pipe.

Water Pressure Note:
Contractor shall verify P.O.C. static pressure in field prior to beginning any work. Notify landscape architect for any discrepancies not similar to static pressure given by water purveyor.

PSI: **60 PSI (CONTRACTOR TO VERIFY IN FIELD)**

Note A:
Point of connection shall be a 1" water meter with a 4" service line. Verify the actual location, size and water pressure in the field prior to starting work. If any of the P.O.C. information shown on these drawing is found to be different than the actual P.O.C. information gathered in the field, immediately notify the landscape architect. Should the contractor fail to verify the P.O.C. information any changes required by low pressure or volume shall be the sole responsibility of the contractor.

Static Water Pressure	60	PSI
Design Water Pressure	20	PSI
Maximum System Demand	4.24	GPM

Note:
This design is diagrammatic. All equipment shown in paved areas is for design clarity only and is to be installed within planting areas.

Valve Location Note:
Electric control valves and isolation valve locations on this drawing are approximate. The landscape contractor shall stake out each electrical control valve and isolation valve location for review and approval by owner prior to installation of all valves. Final location and exact positioning for electric control valves and isolation valves shall be determined by the owner. Minor modifications of electric control valves and isolation valve locations as requested by the owner shall be provided by the contractor at no additional cost to the owner. Failure to obtain owner's approval prior to the installation shall cause the contractor to make owner directed revisions at no additional cost to the owner. In general, unless otherwise directed by owner, all valves shall be installed three feet from edge of hardscape, walk or curb in shrub planting areas.

Notes:
Mainline shown within paving for clarity only, actual mainline location to be a minimum of 18" off adjacent hardscape and other obstacles TYP.

All lateral lines with greater than five feet of elevation change shall have the king BROS. MOD. NO. KSC-(XXX)-S (appropriate line size) swing check valve installed at every five (5) feet of elevation change minimum. Contractor shall verify all swing check valve locations with owner's authorized representative prior to commencing work.

Irrigation sleeves shown for major street, driveway and hardscape crossings for clarity only. Contractor shall install sleeving below all paving, hardscape, etc. and as directed by owner's authorized representative.

All piping, mainline and lateral, and wire shall be sleeved under paving. All sleeves to be minimum 2.5x diameter of irrigation pipe sleeves. All mainline shall be accompanied with a minimum 2-inch diameter wire sleeve. Sleeving to extend minimum 12-inches beyond paving.

Bubblers and lateral lines are shown within paving and buildings for clarity only, actual location to be within planter. Bubblers shall be aligned with trees and as directed by owner's authorized representative. Confirm all layout in field with owner's authorized representative prior to commencing work.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE. (MWELO 492.6).

03.20.2026

JACK KIESEL, LANDSCAPE ARCHITECT #5206. DATE

MAWA & ETWU CALCULATIONS

Site Information

Site Name → *Knoll Drive Recuperative Care Facility*
Site Type → Institutional | Allowed ETAF: 0.45
Annual Eto (inches/yr) → 43.5

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.3	Low	Drip	0.81	0.4	1,374	509	13,725
2	0.3	Low	Drip	0.81	0.4	15	6	150
					SUBTOTAL →	**1,389**	**514**	**13,875**
Special Landscape Areas								
0					1	0	0	0
					SUBTOTAL →	**0**	**0**	**0**
						Estimated Total Water Use (ETWU) →		**13,875**
						Maximum Allowed Water Allowance (MAWA) →		**16,858**

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 514
Total Area 1,389
Average ETAF 0.37

All Landscape Areas
Total ETAF x Area 514
Total Area 1,389
Sitewide ETAF 0.37

Notes:

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

Project No. **24-05**

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GSA# CEO23100

APN# 084-0-051-015

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Signature
12.31.26
Renewal Date
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STATE OF CALIFORNIA

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Drawn By:

NAME	DATE
S. Colbert	06/2025

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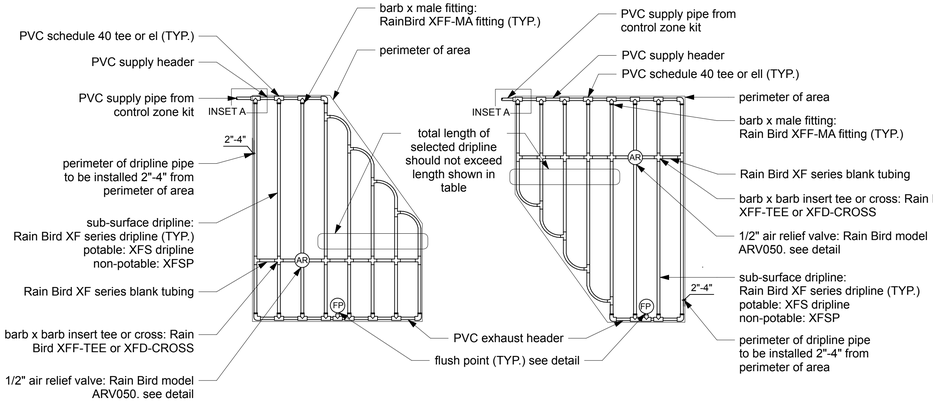
Title:

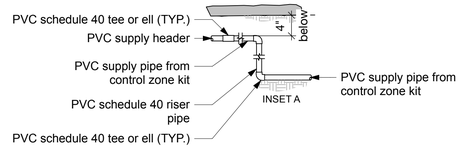
Irrigation Notes

Sheet Number:

L2.2

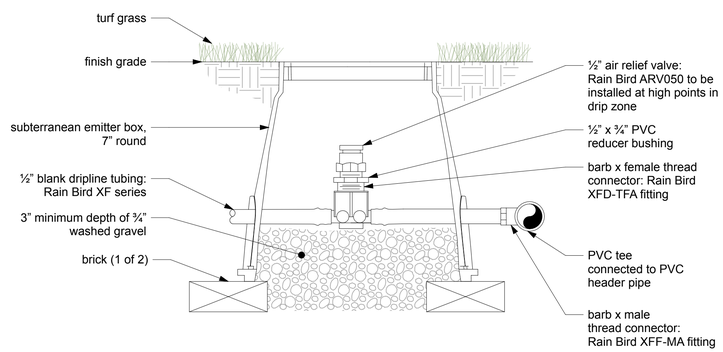


7 Irregular Sub-Surface Dripline Layout
NTS

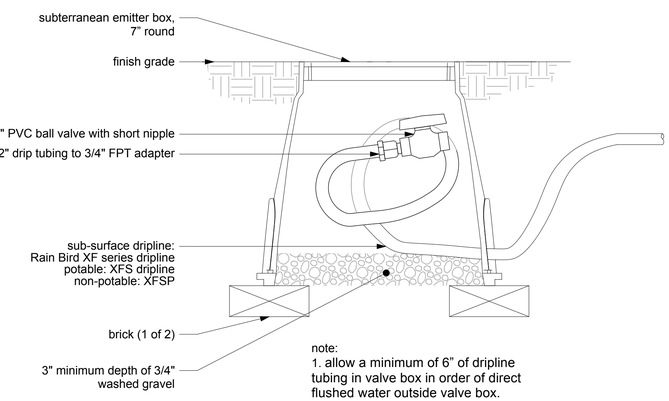


XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

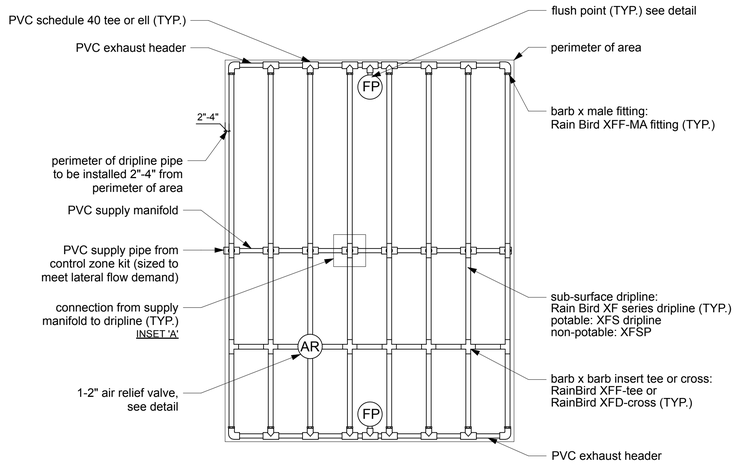
note:
1. distance between lateral row and emitter spacing to be based on soil type, plant materials and changes in elevation. see Rain Bird XFS dripline installation guide for suggested spacings.
2. length of longest dripline lateral should not exceed the maximum length shown in the accompanying table.
3. Air relief valve to be installed at high point of area.
4. when using 17mm insert fitting with design pressure over 50 psi, it is recommended that stainless steel clamps be installed on each fitting.



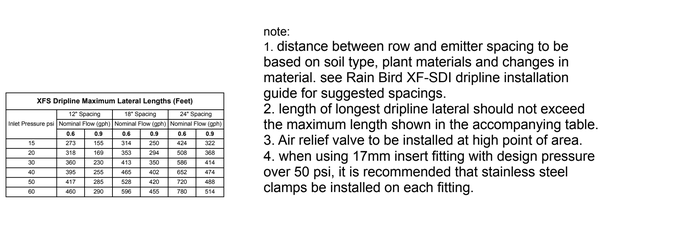
3 Sub-Surface Dripline Air Relief Valve
NTS



note:
1. allow a minimum of 6" of dripline tubing in valve box in order of direct flushed water outside valve box.

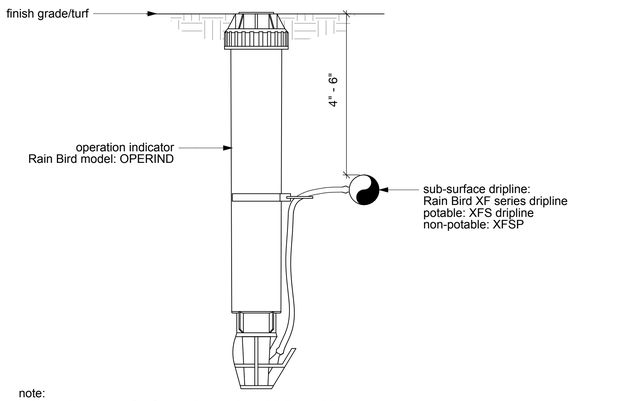


6 Sub-Surface Dripline Center Feed Layout
NTS



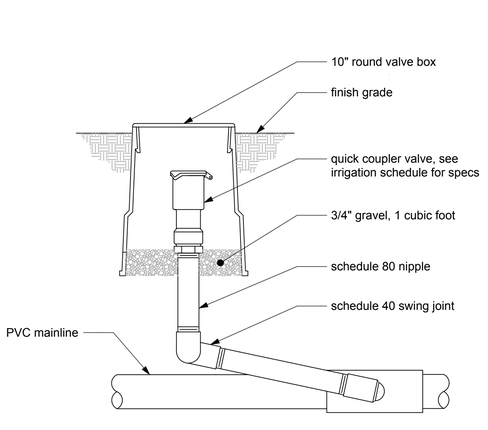
XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

note:
1. distance between row and emitter spacing to be based on soil type, plant materials and changes in material. see Rain Bird XF-SDI dripline installation guide for suggested spacings.
2. length of longest dripline lateral should not exceed the maximum length shown in the accompanying table.
3. Air relief valve to be installed at high point of area.
4. when using 17mm insert fitting with design pressure over 50 psi, it is recommended that stainless steel clamps be installed on each fitting.

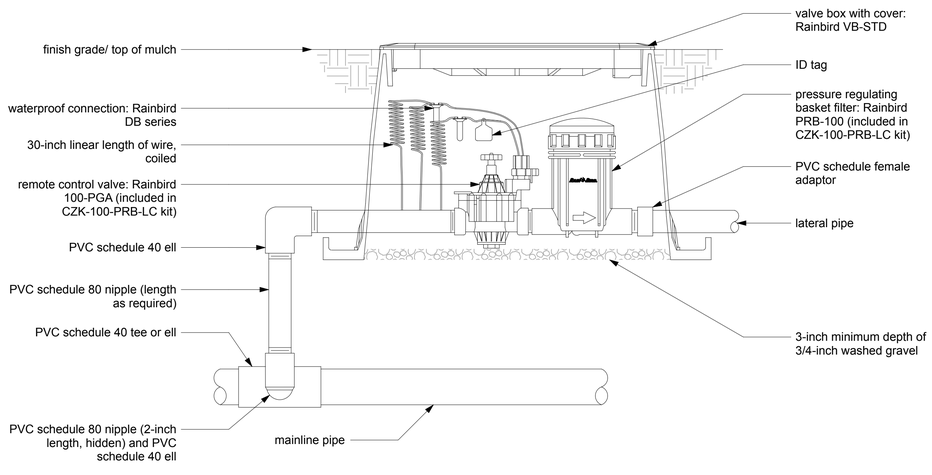


note:
1. insert barb transfer fitting directly into dripline tubing.
2. van nozzle may be set to closed, or if it is desired to see spray from the nozzle, set the arc to ¼ pattern. the flow from the nozzle, 0.3 GPM, should be accounted for in the system design.

2 Sub-Surface Dripline Flush Point
NTS



5 Quick Coupler
NTS



4 Commericial Control Zone Kit
NTS

1 Dripline Operation Indicator
NTS

Project No. **24-05**

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Kiesel Landscape Architecture, Inc.

375 E Main Street
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O: 805.947.0730
kieseldesign.com

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Jack Kiesel #5206
Signature
12.31.26
Renewal Date
03.20.26
Date
STATE OF CALIFORNIA

Type: For Bid

Initial Setup Date:
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Drawn By:

NAME	DATE
S. Colbert	06/2025

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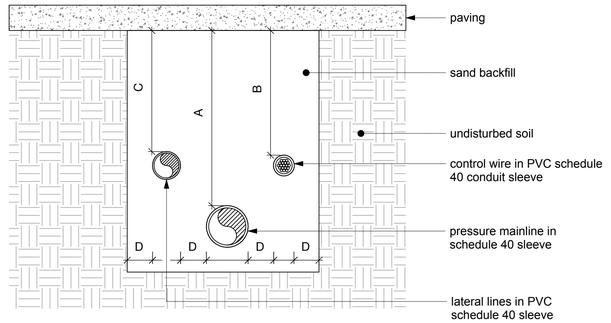
Title:

Irrigation Details

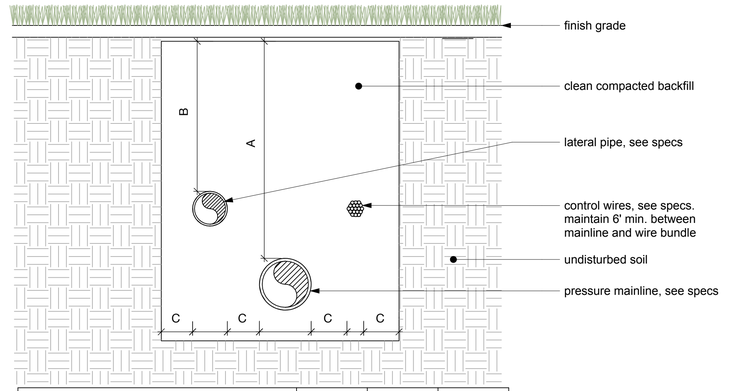
Sheet Number:

L2.3



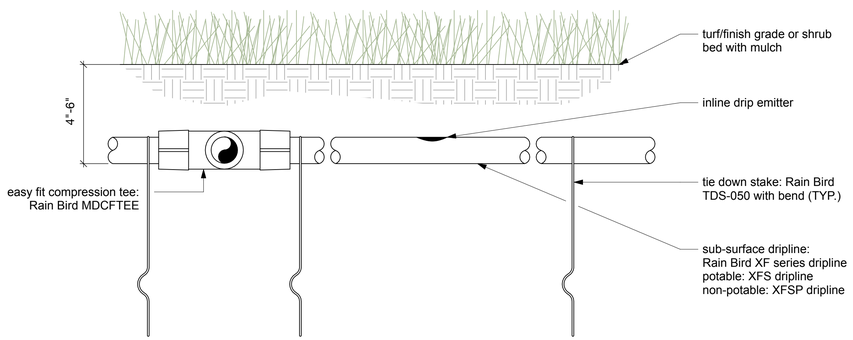
DIMENSION	A	B	C	D
1/4" TO 4" IN SIZE	36"	24"	24"	4"

3 Sleeve Installation
NTS



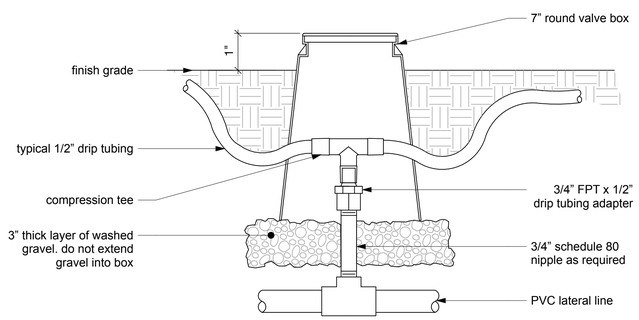
DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

2 Pipe Detail
NTS



note:
1. place tie down stakes every three feet in sand, four feet in loam, and five feet in clay.
2. at fittings where three is a change of direction such as trees or elbows, use tie-down stakes on each leg of the change of direction.
3. insertion plow and trenched installations do not require the down stakes.

1 Sub-Surface Dripline Burial
NTS



4 Sub-Surface Dripline Transition Point
NTS

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S. Colbert	06/2025

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Title:

Irrigation Details

Sheet Number:

L2.4

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.2 Quality Assurance:

A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

C. Explanation of Drawings:

1. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.

2. The word Landscape Architect as used herein shall refer to the Owner's authorized representative.

3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

1.3 Submittals:

A. Material List:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.

2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.

3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

4. Approval of any item, alternate, or substitute indicated only that the product apparently the requirements of the drawings and specifications on the basis of the information or samples submitted.

5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record Drawings:

1. The Contractor shall provide and keep up to date a complete "record" set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.

2. The Contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.

3. Before the date of the final inspection, the Contractor shall transfer all information from the record prints to a sepia mylar or mylar procured from the Landscape Architect. All work shall be neat, drawn in waterproof ink by a technical ink pen designed specifically for use on mylar material. Work completed in felt tip pen or ball point pen will be rejected because of the non-permanent nature of both devices. All work shall be subject to approval by the Landscape Architect.

4. The Contractor shall dimension from two permanent points of reference the location of the following items:

a. Connection to existing water lines
b. Connections to existing electrical power
c. Gate valves
d. Routing of pressure main line pipe
e. Sprinkler control valves
f. Routing of control and common wire
g. Quick coupling valves
h. Other related equipment as directed by the Landscape Architect.

5. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed mylars to the Landscape Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site.

C. Controller Charts:

1. Record drawings shall be approved by the Landscape Architect before controller charts are prepared.

2. Provide one controller chart for each controller supplied.

3. The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's authorized representative.

4. The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.

5. The chart shall be a blackline or blueline ozalid print and a different color shall be used to indicate the area of coverage for each control valve station.

6. When completed and approved, the chart shall be sealed by a plastic laminating process. the plastic laminating sheets shall be a minimum of 10 mil. thickness each.

D. Operation and Maintenance

1. Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two hard cover binders with three rings each containing the following information:

a. Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives.
b. Catalog and parts sheets on every material and equipment installed under this contract.
c. Guarantee statement (Section 1.05).
d. Complete operating and maintenance instructions on all major pieces of equipment.

2. In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as part of this contract the following tools:

a. Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.

b. Two five-foot valve keys for operation of gate valves (as required).

c. Two keys for each automatic controller or enclosure.
d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.

2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Landscape Architect.

1.4 Product Protection, Storage, and Handling:

A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.5 Analysis of samples and tests: None.

1.6 Guarantee:

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.

B. A copy of the guarantee form shall be included in the operations and maintenance manual (Section 1.03, D).

C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make repairs or replacements within a reasonable time after receipt of written notice from the Owner. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

(The above statement is to be followed by the project name, location, signature, address, and telephone number of Irrigation Contractor, in addition to the date of acceptance).

PART 2 - MATERIALS

2.1 General: Use only new materials of brands and types noted on the drawings, specified herein, or approved equals.

A. PVC pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2-inches and larger shall be PVC Class 315.

2. Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)

3. Pressure main line piping for sizes 1 and 1/2 inch and smaller shall be PVC Schedule 40 with solvent welded joints.

4. Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).

5. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.

6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.

7. All PVC pipe must bear the following markings:

a. Manufacturer's name
b. Nominal pipe size
c. Schedule or class
d. Pressure rating in PSI
e. NSF (National Sanitation Foundation) approval
f. Date of extrusion

8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be Schedule 40 PVC with solvent-weld joints, unless otherwise noted on the Irrigation Notes sheet.
2. Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.
3. Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

C. Gate Valve:

1. Gate valves 3-inches and smaller shall be 125-lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, have threaded ends, and be equipped with bronze wheel handle.

2. Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.

3. All gate valves shall be installed per installation detail.

D. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.

E. Backflow Preventer Unit:

1. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.

2. Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shall be similar to Bailey 100A or approved equal.

F. Check Valves:

1. Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.

2. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.

G. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.

2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

3. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.

4. An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.

5. All splices shall be made with Rainbird ST-03UL Snap-Tite wire connector with PT/S5 sealer or approved equal. Use one wire connector per wire splice.

6. Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.

H. Automatic Controller:

1. Automatic controller shall be of size and type shown on the drawings.

2. Final location of automatic controller shall be approved by the Owner's authorized representative prior to installation.

3. Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor.

I. Electric Control Valves:

1. Electric control valves shall be of the size and type shown on the drawings.

2. Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

J. Control Valve Boxes:

1. Use Hunter MB0811. with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.

2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.

K. Sprinkler Heads:

1. All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.

2. All spray type sprinklers shall have a screw adjustment.

3. Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.

4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

PART 3 - EXECUTION

3.1 Inspection:

A. Site Conditions:

1. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.

2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.

3. Coordinate installation of sprinkler irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.

4. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

3.2 Preparation:

A. Physical Layout:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.

2. All layout shall be approved by Landscape Architect prior to installation.

Project No. 24-05

KIESEL • DESIGN
Kiesel Landscape Architecture, Inc.

375 E Main Street
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O: 805.947.0730
kieseldesign.com

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APN# 084-0-051-015

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2	02.24.25	Schematic Drawings
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4	5.30.25	Progress CD Set
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LICENSED LANDSCAPE ARCHITECT
Jack Kiesel #5206
Signature
12.31.26
Renewal Date
03.20.26
Date
STATE OF CALIFORNIA

Type: For Bid

Initial Setup Date:
SEPT 09, 2024

Drawn By:

NAME	DATE
S. Colbert	06/2025

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Title:

Irrigation Specifications

Sheet Number:

L2.5

B. Water Supply:

1. Sprinkler irrigation system shall be connected to water supply points of connection as shown on drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 Installation:

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings and as noted.

2. Provide for a minimum cover of 18-inches for all pressure supply lines.

3. Provide for a minimum cover of 12-inches for all non-pressure lines.

4. Provide for a minimum cover of 18-inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities.

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Landscape Architect.

4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer two-inches below the pipe and six-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.

2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.

2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of the Landscape Architect.

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-weld methods shall be as recommended by the pipe and fitting manufacturer.

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor.

2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.

2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.4 Temporary Repairs: The Owner reserves the right to make temporary repairs to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.5 Existing Trees: Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control:

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.

2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.

3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.

4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.

2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight.

Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.

4. Sustain pressure in tested lines for not less than three hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.

6. Contractor shall furnish force pump & all other test equipment necessary.

When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.

7. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.7 Maintenance:

A. Landscape shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, flushing, filter cleaning, and repairing irrigation equipment, resetting the automatic controller, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, and weeding in all landscape areas.

B. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.

C. The Landscape Architect reserves the right to waive or shorten the operation period.

3.8 Clean-up: Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

3.9 Final Observation Prior to Acceptance:

A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.

B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.

3.10 Observation Schedule:

A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated:

1. Pre-job conference - 7 days.
2. Pressure supply line installation and testing - 48 hours.
3. Automatic controller installation - 48 hours.
4. Control wire installation - 48 hours.
5. Lateral line and sprinkler installation - 48 hours.
6. Coverage test - 48 hours.
7. Observation to begin maintenance period - 7 days.
8. Final Observation - 7 days.

B. When observations have been conducted by other than the Landscape Architect, show evidence of when & by whom these observations were made.

C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

END

KIESEL • DESIGN
Kiesel Landscape Architecture, Inc.

375 E Main Street
Ventura, CA 93001
O: 805.947.0730
kieseldesign.com

Project No. 24-05

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GSA# CEO23100

APN# 084-0-051-015

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LICENSED LANDSCAPE ARCHITECT
Jack Kiesel #5206
Signature
12.31.26
Renewal Date
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Date
STATE OF CALIFORNIA

Type: For Bid

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Drawn By:

NAME	DATE
S. Colbert	06/2025

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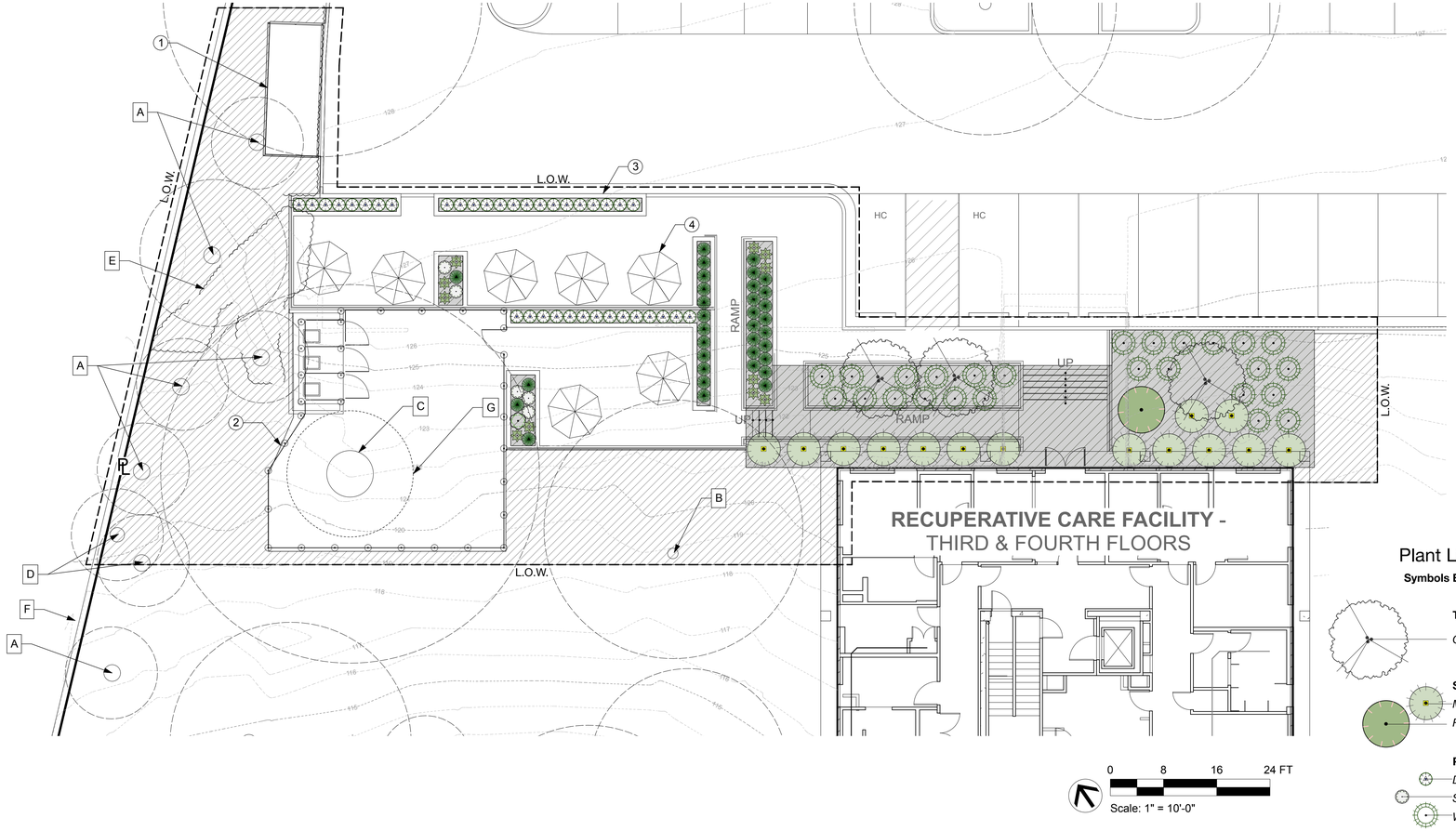
Title:

Irrigation Specifications

Sheet Number:

L2.6



0 8 16 24 FT

Scale: 1" = 10'-0"

Planting Notes

Important note: All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting.

1. Prior to starting work, Contractor shall take representative soil samples from the project site. Soil shall be analyzed by an approved commercial soil testing laborator for suitability for ornamental planting. A copy of the results of the soil analysis shall be submitted to the Owner and Landscape Architect. Contractor shall follow the recommendations of the soils lab as to the application of fertilizer & amendments to provide a suitable medium for planting. The Contractor shall notify the Landscape Architect and Owner of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Contractor assuming financial responsibility for any damage to plants.

2. Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials.

3. All plants are identified by typical symbols and quantities in each area. Plant quantities indicated on the plan are approximate and are provided for the convenience of the contractor. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding. In the event of discrepancies in plant count, quantities indicated by plant symbols shall prevail.

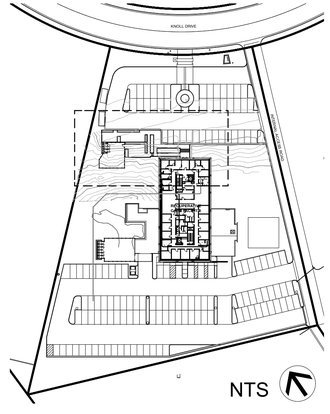
4. As noted above, all plant materials shall be set out as shown on plan by Contractor for approval by Landscape Architect. Landscape Architect shall inspect Contractor layout prior to actual plant installation. Landscape Architect shall be given 48 hours notice to inspect Contractor layout prior to final plant installation.

5. Contractor shall provide and install 3" Agromin Organic Harvest Cover Mulch in all planted areas unless otherwise noted. Mulch shall be spread evenly. Contractor to provide Landscape Architect with samples of mulch for approval prior to installation.

6. Linear Root Barriers shall be provided for all trees 5 'or closer to paving and curbs.

7. All (P) trees are single standard form trunks unless otherwise noted.

KEY MAP



Materials Legend

Material		Size	Area
	Agromin Organic Harvest Cover Mulch 3"	N/A	1,810 SF
	Proposed Mulch Area *consider options for additional plantings		

Plant List

Symbols	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	WUCOLS
	Trees						
	Cercis canadensis 'Forest Pansy' (multi)	Forest Pansy Redbud	24" box	3	15 - 35 ft	20 - 35 ft	
	Shrubs						
	Mahonia 'Golden Abundance'	Hybrid Oregon Grape	5 gal	14	5-8 ft.	6'	Low
	Ribes sanguineum	Flowering Currant	5 gal	1	8 - 10 ft	6 - 8 ft	Low
	Perennials						
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	2 gal	37	2 - 3 ft	1 - 2 ft	Low
	Stachys byzantina	Lamb's-ears	1 gal	5	1 - 1.5 ft	1 - 2 ft	Med
	Woodwardia fimbriata	Giant Chain Fern	5 gal	26	3 - 5 ft	4-6'	Low
	Succulents						
	Aeonium 'Mint Saucer'	Green Aeonium	2 gal	1	2 - 3 ft	2 - 3 ft	Low
	Aloe vera	Aloe Vera	5 gal	11	2 - 3 ft	1 - 2 ft	Low
	Grasses						
	Lomandra 'Baby Breeze'	Evergreen Baby Mat Rush	5 gal	34	1 -2 ft	1 - 2 ft	Low
	Total			132			

Existing Notes

- A (E) coral tree
- B (E) monterey pine tree 19" DBH
- C (E) coral tree multi-trunk tree 84" DBH
- D (E) multi-trunk coral tree 26" DBH
- E (E) bougainvillea to be removed
- F (E) concrete wall
- G (E) Approximate limit of exposed root zone

Proposed Notes

1. (P) storage per Architect
2. (P) fence per Architect
3. (p) raised planter per Civil. See sheet L3.2 for planter material detail
4. (p) furniture per Architect

Existing Tree Protection & Removal Notes

All existing plant material to remain and be protected unless otherwise noted.

(E) tree symbol

(E) shrub

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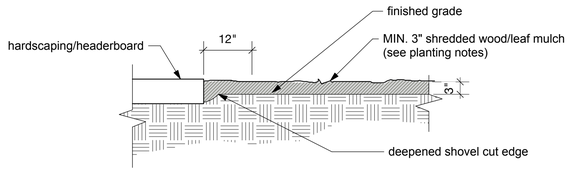
Title:

Planting Plan

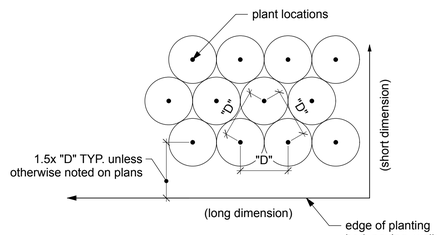
Sheet Number:

L3.1



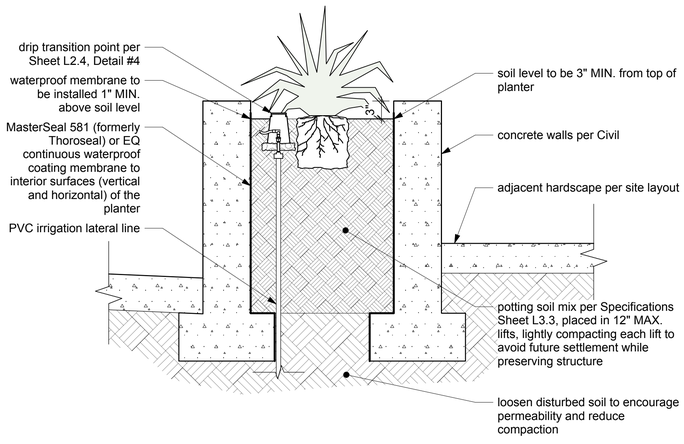
note:
mulch under trees and shrubs to blend into ground cover areas

3 Mulch Installation (under shrubs)
NTS

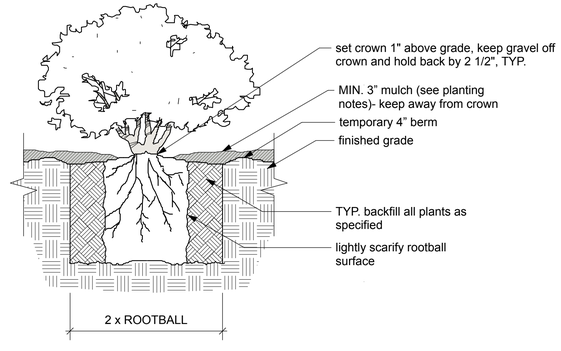


Note: Locate all plants spaced equidistant ("D") from each other as noted on planting legend.

2 Groundcover Installation
NTS



4 Raised Landscape Planters
NTS



1 Shrub Planting
NTS

Project No. 24-05

KIESEL • DESIGN
Kiesel Landscape Architecture, Inc.

375 E Main Street
Ventura, CA 93001
O: 805.947.0730
kieseldesign.com

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2323 Knoll Drive
Ventura, CA 93003

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LICENSED LANDSCAPE ARCHITECT
Jack Kiesel #2006
Signature
12.31.26
Renewal Date
03.20.26
Date
STATE OF CALIFORNIA

Type: For Bid

Initial Setup Date:
SEPT 09, 2024

Drawn By:

NAME	DATE
S. Colbert	06/2025

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Title:

Planting Details

Sheet Number:

L3.2

SECTION 32 91 13 – SOIL PREPARATION

PART 1 – GENERAL

1.1 SUMMARY A. This section includes requirements for planter soil mix to be used in raised planters for landscape planting.

1.2 RELATED SECTIONS A. Section 32 93 00 – PlantsB. Section 03 30 00 – Cast-in-Place Concrete (for raised planter construction)

1.3 SUBMITTALS A. Soil Mix Composition Report: Submit certified laboratory analysis of proposed planter soil mix including:

1 pH, CEC, organic matter content, texture, bulk density, nutrient levels, and soluble salts
2 Source and composition of all mix components
3 Infiltration rate and sieve analysis

B. Product Samples: Submit one 1-gallon sample of planter soil mix.

1.4 DELIVERY, STORAGE, AND HANDLING
A. Deliver soil mix in clean, labeled bulk loads or supersacks.
B. Protect from contamination and moisture until installation.

PART 2 – PRODUCTS

2.1 RAISED PLANTER SOIL MIX

A. Description: Provide a lightweight, free-draining planting soil mix formulated for use in raised concrete planters. Soil shall support intended plant material and remain structurally and chemically stable over time.

B. Composition (by volume):

1 40–60% screened sandy loam or decomposed granite (mineral aggregate)
2 20–30% STA-certified compost (composted organic matter)
3 10–20% pumice or perlite (inorganic amendment for drainage and porosity)

C. Performance Criteria:

1 pH: 6.0 – 7.5
2 Organic Matter Content: 5–10% by weight
3 Cation Exchange Capacity (CEC): > 10 meq/100g
4 Soluble Salts (EC): < 2.0 dS/m
5 Bulk Density: 0.75–1.20 g/cm³
6 Infiltration Rate: 2–5 inches/hour

D. Physical Properties:

1 No more than 10% passing No. 200 sieve
2 Free of deleterious materials, including weeds, glass, metal, and plastics

E. Optional Additives (if approved by Landscape Architect):

1 Biochar for increased nutrient retention
2 Mycorrhizal fungi for plant establishment

PART 3 – EXECUTION

3.1 INSTALLATION

A. Install planter soil mix only after waterproofing, drainage systems, and protection board are in place and approved.

B. Place soil in maximum 12" lifts, lightly compacting each lift to avoid future settlement while preserving structure.

C. Avoid overwatering or placing soil when saturated.

D. Final grade shall be 1–2" below top of planter to allow for mulch and irrigation coverage.

3.2 FIELD QUALITY CONTROL

A. Soil testing may be performed by Owner’s representative to confirm compliance.
B. If results are not within specified ranges, replace soil mix at no additional cost.

3.3 CLEANUP

A. Remove excess materials and leave site clean and ready for planting.

END OF SECTION 32 91 13

SECTION 02900

LANDSCAPE PLANTING

PART 1 GENERAL

1.01 GENERAL PROVISIONS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

B. Furnish all labor, materials and equipment necessary to provide and install all trees, plants and groundcovers as shown on the Drawings. The Contractor's work shall include:
1. Take representative soil samples.
2. Prepare soil for planting and furnish all soil amendments.
3. Contract grow all plant materials.
4. Install all plant materials per the planting plan.
5. Stake, tie and guy plant materials as specified.
6. Dispose of trash, debris and surplus materials.
7. Maintain the planting in a vigorous, healthy condition until final project acceptance.
8. Guarantee all 24” box size and larger trees for a period of 90 days following the date of final project completion

1.02 QUALITY ASSURANCE

A. Contractor must have knowledge and experience with the native plants specified. Contractor must also have successfully completed native landscape projects of similar size and nature and demonstrate familiarity and competence with planting techniques and identification of plants native to the Southern California region.

1.03 SUBMITTALS

A. Submit documentation to the Landscape Architect within 15 days after award of the Contract that provision has been made and acted upon for contract growing and acceptable sourcing of all plant materials. Contractor shall be responsible for all material listed on the plant list. All substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All materials shall be subject to inspection by the Landscape Architect at any time after confirmation of ordering.

B. The Contractor shall furnish the Landscape Architect with copies of receipts for all amendments specified in Article 2.01 - Materials.

C. Certified copies of soils analysis results.

D. Manufacturer's or Supplier's installation instructions.

E. Samples of each of the following:
1. Edging materials and accessories to verify type selected.
2. Mulch material to verify quality selected.
3. Soil amendment materials

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Delivery:
1. Deliver soil amendments to site bearing manufacturer's guaranteed chemical analysis, name, rademark, and conformance to State law.
2. Deliver all plants and stockpile with legible identification labels.
a. State correct scientific plant name and size for each clone, species, or cultivar indicated on plant list.
b. Use durable waterproof labels with water-resistant ink that will remain legible for at least 60 days.
3. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
4. While stored on site, all seed and container plants to be fully protected from damage, which could adversely affect germination or plant health.
5. The Contractor shall notify the Landscape Architect 7 days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.

B. Storage:
1. Store plant material in shade and protect from weather and mechanical damage.
2. Maintain and protect plant material not to be planted within 4 hours in a healthy, vigorous condition.

C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading and storing of plant materials. Plant materials that have been damaged in any way shall be discarded, and, if installed, shall be replaced with undamaged materials at the Contractor's expense.

1.05 JOB CONDITIONS

A. Site Conditions: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify the Landscape Architect before planting.

B. Field Conditions: The planting plan is diagrammatic. Scaled dimensions are approximate. Prior to proceeding with installation work, the Contractor shall verify all dimensions with field conditions and notify the Landscape Architect of any deviation on the Drawing.

PART 2 PRODUCTS

2.01 MATERIALS

A. All materials shall be of standard, approved and first-grade quality and shall be in prime condition when installed and accepted. Commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturer's guaranteed analysis. Contractor shall supply the Landscape Architect with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturer's guaranteed analysis.

B. Organic Amendment: For rates of application, see section 3.02 Preparation
1. Shall be All Around Compost (available from All Around Irrigation, 4760 Carpinteria Avenue, Carpinteria CA (805) 684.3115) or approved equal, incorporated with on-site soils at the application site prior to use.
2. The compost shall not contain paint, petroleum products, herbicides, fungicides or other chemical residues that would be harmful to plant or animal life. Contaminants and deleterious materials such as plastic, glass, metal, dirt, or rocks shall not exceed 0.1 percent.
3. Particle Size: 97 percent passing through 1/2” screen.
4. Salinity: Salinity of compost shall not be excessive.
5. N -P-K : Less than 5 percent.
6. Organic Content: Minimum 40 percent
7. pH: Shall range from 6.0 - 8.0
8. Moisture: Shall be less than 30%.
9. Weed Seeds and pathogens: Shall be eliminated through minimum sterilization procedure of 15 days at 55° Celsius.
10. Must pass Solvita Compost Maturity test as in article 3.02

C. Soil Amendments: refer to soils report.

D. Fertilizer: refer to soils report.

E. Imported Topsoil: refer to soils report.

F. Soil for planting areas on rooftops or equivalent: N/A.

G. Plant Material:
1. Quality: Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and rating. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and have well "hardened" systems and vigorous and fibrous root systems which are not root- or pot-bound. In the event of disagreement as to condition of root system, the root conditions of the plants furnished by the Contractor in containers will be determined by removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container-grown plants are from several sources, the roots of not less than two plants from each source of each species or variety will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples. The Landscape Architect is the sole judge as to acceptability. Any defective plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the Contractor.
2. Size: The size of the plants shall correspond with that normally expected for species and variety of commercially available nursery stock or as specified on Drawings. The minimum acceptable size of all plants measured before pruning with the branches in normal position, shall conform with the measurements, if any, specified on the Drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in the Contract Price.
3. Replacement: All plants not conforming to the requirements herein specified, shall be considered defective and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of work and replaced with new plants at the Contractor's expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the Drawings. Under no condition will there be any substitutions of plants or sizes listed on the Drawings, except with the expressed consent of the Landscape Architect, in accordance with Sections relating to Changes in Work and Control of Materials.
4. Pruning: At no time shall trees or plant materials be pruned, trimmed or topped prior to delivery. Any alteration of their shape shall be conducted only with the approval of the Landscape Architect.
5. Plant material shall be true to name and variety as specified on the plans. In cases of discrepancy, botanical names shall take precedence over common names. Substitute plant material will not be permitted unless specifically approved in writing by the Landscape Architect, in accordance with Sections relating to Changes in Work and Control of Materials.
6. Nursery Grown and Collected Stock:
a. Grown under climatic conditions similar to those in locality of Project.
b. Container-grown stock in vigorous, healthy condition, not root-bound or with root system hardened off.
c. Use only flatted or liner stock plant material which is well established in removable containers or formed homogeneous soil sections.
7. Substitute plant material will not be permitted unless specifically approved in writing by the Landscape Architect.

Project No. 24-05

KIESEL • DESIGN
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375 E Main Street
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O: 805.947.0730
kieseldesign.com

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Jack Kiesel #5206
Signature
12.31.26
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Planting Specifications

Sheet Number:

L3.3

H. Guying and Staking Materials: Install per plant list.
   1. Wood Tree Stakes: Lodge pole pine, 2-inch (min. nominal size) diameter by 8 feet long (5 gal., 15 gal. plants), by 10 long feet long for box trees 24-inch or larger, no split stakes.
   2. Ties: V.I.T. twist brace, in manufacturer's suggested lengths, as manufactured by V.I.T. Company, (714)-891-8338, or approved equal.
   3. Guy Wire: 10 gauge galvanized.
   4. Turnbuckles/Compression Springs: 1/2 inch galvanized.
   5. PVC Pipe: 1/2 Schedule 40 (white).
   6. Rubber Hose: rubber garden-type.

I. Tree Paint: Morrison Tree Seal, Cabot Tree Paint, or equal.

J. Water: Must be potable, and/or reclaimed water (as supplied by the specified water purveyor) containing no substances harmful to plant life.

K. Mulch: All planting areas, to a minimum depth of 3" wood mulch, unless otherwise noted on Materials Plan.

PART 3 EXECUTION

3.01 EXAMINATION

A. Obtain certification that final grades to within 0.1 foot have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc.

B. Inspect trees, shrubs and liner stock for injury, insect infestation and trees and shrubs for improper pruning.

C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

D. The Contractor shall verify the locations of underground utilities prior to excavation. Damage to any such utilities resulting from the Contractor's work shall be repaired at his/her expense.

E. The Contractor shall investigate the site for any subsurface drainage or unusual soil conditions which might prove detrimental to the success of the design as specified on the plan insofar as growth and survival of plant material is concerned. Should any such condition exist, the Contractor shall notify the Landscape Architect and submit a proposal for corrective measures and their cost. Should the Contractor fail to provide such notification, he will be held solely responsible for any corrections deemed necessary by the Landscape Architect should damage occur.

3.02 PREPARATION

A. Soil Analysis:
   1. Contractor shall amend and fertilize as recommended by the report to provide a suitable medium for planting. The Contractor shall notify the Landscape Architect of harmful substances found in the soil. Failure to act as specified may result in Contractor assuming financial responsibility for damage to plants.

B. Soil Preparation:
   1. After approximate finished grades have been established, soil shall be conditioned and fertilized according to recommendations provided in the soil analysis report.
   2. At the time of planting, the top 3 inches of all areas to be planted shall be free of stones, stumps, or other deleterious matter 1 inch in diameter or larger, and shall be free from all wire, plaster or similar objects that would be a hindrance to planting or maintenance.
   3. Soils which have been compacted by construction activity shall be loosened and made suitable for planting by disking, ripping, or other appropriate means.

C. Soil Preparation: On structure soils
   1. The soil mix shall be delivered to the site thoroughly mixed and placed while damp, but not wet.
   2. Fertilizer shall be added at time of placement according to rates described above.
   3. The planting mix shall be crowned in the center of all planting areas, installed to the very top of the surrounding planter walls.
   4. Prior to planting thoroughly water soils for one week and top off with additional material to top of surrounding planter walls. Crown center of planting areas to 2" above surrounding planter walls.

D. Final Grades:
   1. Minor modifications to grade may be required to establish the final grade.
   2. Finish grading shall insure proper drainage of the site.
   3. All areas shall be graded so that the final grades will be 2 inches below adjacent paved areas, sidewalks, valve boxes, clean-outs, drains, manholes, etc., or as indicated on Drawings.
   4. Surface drainage shall be directed away from all building foundations and paved areas.
   5. Eliminate erosion scars prior to commencing maintenance period.
   6. Site should be received within +/-0.10' of finish grade. It is the Landscape Contractor's responsibility to verify and notify the Landscape Architect if additional site grading is needed.

E. Disposal of Excess Soil: Dispose of any unacceptable soil at an offsite location approved by Owner's Representative.

F. Weed Eradication:
   1. Prior to installation of plants, planting area will be free of exotics, invasives, or other plant material likely to inhibit or confine native plant growth. All weed removal operations to be performed at the direction of the Landscape Architect. Mechanical removal of weeds is preferred in most cases.
      a. Removal process should not promote spreading of weeds.
      b. Remove plants prior to seed distribution, or assure no seeds are distributed during removal processes.
      c. Entire root system of plants that reproduce by rhizome or stolon must be removed.
   2. Contractor shall obtain all permits associated with the application of herbicides and application shall be by licensed personnel.
      a. No spraying shall occur without prior approval of Owner's Representative of Contractor's methods to protect non-target species.
      b. No application will be permitted when wind speed exceeds 5 MPH.
      c. No spraying will be allowed when coastal fog is present, unless effectiveness under these conditions is demonstrated.
      d. No spraying shall be permitted within 24 hours of rainfall.
      e. No non-target plants shall be contaminated by spray drift.
      f. Ambient temperatures shall be within the recommended range for each of the specified herbicides.
      g. Target plants shall not be disturbed until the herbicide has taken effect, approximately 4 to 6 weeks, depending on the time of year.

3.03 PLANTING INSTALLATION

A. General:
   1. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice. Optimal time for planting California natives is November to February. If possible, construction scheduling shall be coordinated to allow planting to occur during this time.
   2. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
   3. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.

B. Installation of Imported Topsoil: Contractor to provide and install imported topsoil in all planting areas as required to a finish grade of 2 inches below the top of adjacent concrete paving or curbs. Allow for settling.

C. Lay-Out of Plantings: All containerized plants shall be laid out in their containers at the locations indicated by the Drawings before plant pits are dug. All such locations shall be approved by the Landscape Architect. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect. It shall be the Contractor's responsibility to confirm with the Landscape Architect and governing agencies the location and depth of all underground utilities and obstructions.

D. Planting of Trees, Shrubs and Groundcovers:
   1. Excavation for planting shall include the stripping and stockpiling of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits, and planting beds.
   2. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.
   3. Protect all areas from excessive compaction when trucking plants and other material to the planting site.
   4. Center plant in pit or trench.
   5. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the root ball for all trees and shrubs. For individual plant holes, a fork should be used rather than a shovel to loosen clay soils in order to reduce possible layering of soil types.
   6. Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
   7. Drainage: Good drainage is essential to the establishment and continued health of plants native to dry regions. If the soil will not allow water to drain out of a hole one (1) foot deep in one(1) hour, the Contractor shall notify the Landscape Architect of such a condition before planting begins.
   8. All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly-filled hole to thoroughly saturate the root ball and adjacent soil.
   9. Container Removal:
      a. Do not injure root ball.
      b. After removing plant, superficially cut edge roots with knife on 3 sides.
   10. Box Removal:
      a. Remove bottom of plant boxes before planting.
      b. Remove sides of box without damage to root ball after positioning plant and partly backfilling.
   11. Plant Tablets:
      a. The Contractor shall consult with the nurseryman supplying the various plant materials as to the conditions under which they were grown, adding pre-plant fertilizer only if the nurseryman believes it necessary.
      b. If planting occurs in the fall or winter, a time released fertilizer, such as Agriform tablets or Woodace IBDU briquettes should be incorporated according to manufacturer's specifications.
      c. A shorter duration time released fertilizer, such as Osmocote 14-14-14, should be used for spring plantings.
      d. Summer planting of drought tolerant plants is not recommended, but if absolutely necessary, no additional fertilizer should be added until October.
   12. Backfill:
      a. The remainder of the hole shall then be backfilled and thoroughly watered. DO NOT OVERLY COMPACT BACKFILL BY STEPPING ON OR TAMPING SOIL. If settling occurs after initial watering, additional backfilling may be necessary.
      b. All planting holes shall be backfilled with: (per cubic yard of mix)
         (1) 3 parts by volume on-site soil.
         (2) 2 parts by volume mature compost, tested for maturity as specified in section 02900Part 2.01 B.
      c. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least 2 inches of water. The basins shall be constructed of amended backfill materials. Remove basin in all turf areas after initial watering.
      d. Backfill in containers on structure planting areas shall consist of 100% soil mix as specified above.
   13. Watering:
      a. Drought tolerant plants, (plants which are native to areas which receive most of their yearly rainfall during the winter months, or those which receive small amounts of rain just a few times a year), once established in their environment, do not need, and often dislike large amounts of water and fertilizer.
      b. Extra care should be taken to prevent over watering in clay soil situations. Extremely heavy or very poorly drained soils are not recommended for these plantings, and if such conditions occur, the Contractor shall notify the Landscape Architect prior to planting.
   14. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to shape the plant material as directed by the Landscape Architect. Pruning may not be done prior to delivery of plants.
   15. Staking and Guying: Staking and guying of all trees shall be completed immediately after planting. All stakes and guys shall be installed as indicated in details.

3.04 OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Landscape Architect in advance for the following site visits, according to the time indicated:
   1. Plant material review: 48 hours.
   2. Plant layout review: 48 hours.
   3. Soil preparation and planting operations: One tree with each type of specified staking shall be approved prior to planting of trees: 48 hours.
   4. Pre-maintenance: 7 days.
   5. Final walk-through: 7 days.

B. When observations are conducted by someone other than the Landscape Architect, the Contractor shall show evidence in writing of when and by whom these inspections were made.

C. No site visits shall commence without all items noted in previous observation reports either completed or remedied unless such compliance has been waived by the Landscape Architect. Failure to accomplish punch list tasks or prepare adequately for desired inspections shall make the Contractor responsible for reimbursing the Landscape Architect at his current billing rates per hour portal to portal (plus transportation costs). No further site visits shall be scheduled until this charge has been paid and received.

END OF SECTION 02900

Project No. 24-05

KIESEL • DESIGN
Kiesel Landscape Architecture, Inc.

375 E Main Street
Ventura, CA 93001
O: 805.947.0730
kieseldesign.com

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Title:

Planting Specifications

Sheet Number:

L3.4

SECTION 02970

LANDSCAPE MAINTENANCE

PART 1 GENERAL

1.01 GENERAL PROVISIONS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

B. Furnish all labor, material, equipment and services required to maintain the landscape in an attractive condition as specified herein for a period of 1 year.

C. Related Sections:
1. Section 02900 – Landscape Planting
2. Section 02800 – Irrigation System

1.02 QUALITY ASSURANCE

A. Work Force: Contractor's representative shall be experienced in landscape maintenance and shall have received an education in ornamental horticulture.

1.03 MAINTENANCE PERIOD

A. Continuously maintain all landscape & irrigation work during the progress of the work and during the maintenance period until final acceptance of the work by the Owner's Authorized Representative's Authorized Representative.

B. Improper maintenance or possible poor conditions of any planting at the termination of the scheduled maintenance period may cause postponement of the final acceptance date of the Contract. Maintenance shall be continued by the Contractor until all work is acceptable.

C. In order to carry out the plant establishment work, furnish sufficient labor adequate to perform the work during the plant maintenance period.

D. Start of Maintenance Criteria: Maintenance period shall not start until all elements of construction, planting, and irrigation for the entire Project are Substantially Complete. Project will not be segmented into maintenance phases unless specifically authorized in writing by the Owner's Authorized Representative.

E. The Contractor shall request an inspection to begin the plant maintenance period after all planting and related work has been completed in accordance with the Contract Documents. A prime requirement is that all groundcover areas be planted. If such criteria is met to the satisfaction of the Landscape Architect, a notification will be issued to the Contractor to establish the effective beginning date of the period.

F. Any day when the Contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as one of the plant maintenance working days.

G. The Contractor's maintenance period will be extended if the provisions required within the Drawings and Specifications are not filled.

H. The Contractor shall submit a schedule of all activities planned during the maintenance period. This shall be accepted by the Landscape Architect prior to the start of maintenance. All schedule changes shall be documented and accepted by the Landscape Architect.

1.04 GUARANTEE AND REPLACEMENT

A. All plant material installed under the Contract shall be guaranteed against any and all poor, inadequate or inferior materials and workmanship for a period of 1 year from date of Substantial Completion. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the Contractor at his expense.

B. Any materials found to be dead, missing or in poor condition during the maintenance period shall be replaced immediately. The Landscape Architect shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the Contractor within 15 days of written notification by the Owner's Authorized Representative.

1.05 INSPECTIONS

A. Normal progress inspection shall be requested by the Contractor from the Landscape Architect at least 7 days in advance of anticipated inspection. Inspections are as follows:
1. Commencement of maintenance. (Pre-maintenance)
2. At 30 day intervals through maintenance period.
3. Completion of maintenance period - final walk-through: 10 days prior to end of maintenance period.

B. All conditions noted in Section 02900 Landscaping shall apply herein.

1.06 FINAL ACCEPTANCE OF THE PROJECT

A. Prior to the date of the final walk-through, the Contractor shall deliver to the Landscape Architect, Record Drawings prepared in accordance with Section D1.11 Records of Construction Changes.

PART 2 – PRODUCTS

2.01 MATERIALS

A. All materials used shall either conform to landscape planting specifications in other Sections or shall otherwise be acceptable to the Owner's Authorized Representative. The Owner's Authorized Representative shall be given monthly record of all herbicides, insecticides and disease control chemicals used.

B. Tree/Shrub/Groundcover Fertilizer: To be applied as specifically recommended by the soil analysis

PART 3 – EXECUTION

3.01 MAINTENANCE

A. Maintenance shall be according to the following standards:
1. All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than 10 days. Watering, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the maintenance period.
2. The Contractor shall be responsible for maintaining adequate protection of the area. Damaged areas shall be repaired at the Contractor's expense.

3.02 TREE AND SHRUB CARE

A. Avoiding Damage: Plants native to dry regions are often some of the most tenacious and tough plants in the landscape. Once established they will thrive on neglect, but not negligence. Care must be taken to avoid breakage of limbs, scarring of tree or shrub bark, damage to root systems and generally any damage which will enable disease to establish a foothold in the plant.

B. Irrigation:
1. The Contractor shall maintain the landscape in a healthy and vigorous condition, insuring that the plants are watered frequently enough to avoid wilting between watering, but not so frequently as to leave the soil

constantly wet. Attention must be paid to the changes in the environment, such as hot, dry winds, or rain, which will alter irrigation intervals.
2. Drought tolerant plants, (plants which are native to areas which receive most of their yearly rainfall during the winter months, or those which receive small amounts of rain just a few times a year), once established in their environment, do not need, and often dislike large amounts of water and fertilizer.
3. Plants native to dry areas are susceptible to root rot and other diseases due to over-watering in a landscape situation. A plant which is container grown in a very light soil may be planted in a type of soil, such as clay, which holds water for a much longer time. The plant may dry out while the surrounding soil remains moist or it may remain saturated for extended periods.
4. Poor drainage and tight soil are the most common problems with native plant success.
5. Special care and greater than average observation on the part of the personnel responsible for planting and establishment of drought tolerant plants must occur to ensure success.
6. Recently planted container plants require frequent watering, regardless of whether they will become drought tolerant once established. The Contractor shall check the condition of newly planted areas at least twice weekly to determine irrigation schedules.
7. During hot spells, and/or for plants which are in direct sun all day or are in areas where the sun is very warm in the afternoon, watering may have to be done every other day.
8. During the rainy season, watering basins should be leveled out to match the surrounding terrain so as to prevent over-watering of the plants.
9. Maintain a large enough water basin around plants so that enough water can be applied to establish moisture through the major root zone.

A. Soil Level Changes: It is essential to be aware of the soil level of the plants as they are removed from the containers when planting, and to keep the level of soil at the base of the plant equal to or slightly above the surrounding soil surface. Changes in soil levels around the plants, even after becoming established, will adversely affect their health and growth.

B. Plants should retain, as much as possible, a natural habit, without the imposition of man-made shapes upon them. Shaping shrubs into tight balls or clipping a massing of plants into a squared off hedge should be avoided, as it detracts from the overall blending of plant forms.

1. Trees:
a. Pruning of trees shall be completed only with consent of the Landscape Architect. Trees shall be pruned without consent of the Landscape Architect when necessary to prevent damage to persons and/or property. Prune trees to select and develop permanent scaffold

branches that are smaller in diameter than the trunk or branch to which they are attached which have vertical spacing of from 18 inches to 48 inches and radial orientation so as not to overlay one another; to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns; to maintain a natural appearance; to balance crown with roots.
b. Under no circumstances will stripping of lower branches ("raising-up") of young trees be permitted. Lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth (tapered trunk). Lower branches can be cut flush with the trunk only after the tree is able to stand erect without staking or other support. Sucker growth shall be removed if deemed appropriate by the Landscape Architect.
c. Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Damaged trees or those that constitute health or safety hazards shall be pruned at any time of the year as required to eliminate these conditions.
d. Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Stakes and guys are to be inspected to prevent girdling of trunks or branches and to prevent rubbing that causes bark wounds. Replace all broken stakes and ties with specified materials.

2. Shrubs:
a. No shrubs equal to or greater than 15 gallon size shall be pruned without consent of the Landscape Architect. The objectives of shrub pruning are the same as for trees. Shrubs shall not be clipped into balled or boxed forms under any circumstances unless specified on the planting plans.
b. All pruning cuts shall be made to lateral branches or buds or flush with the trunk. "Stubbing" will not be permitted.

C. Weed Control: Keep basins and areas between plants free of weeds. Hand weeding is required. No herbicides may be used.

D. Insect and Disease Control: Maintain a reasonable control with approved materials.

E. Fertilization:
1. Careful observation of plant health and site conditions must take place prior to any supplemental fertilizer applications. Plants which have been exposed to an excess of fertilizer will be adversely affected for a long period of time, and attempts to leach out excessive fertilizer from the soil may result in drowning the plants.

2. Fertilizing should be restricted to light applications of a low nitrogen formulation during winter and spring, or one application of a time released fertilizer in the fall. The Contractor should refer to the graphs provided for specific application rates and times.
3. Avoid applying fertilizer to the root ball and base of main stem; rather, spread evenly under plant to drip line.
4. After application, water thoroughly.

F. Replacement of Plants: Replace dead, dying and missing plants and plants of a size, condition and variety acceptable to the Owner's Authorized Representative's Authorized Representative at Contractor's expense.

3.03 GROUNDCOVER CARE

A. Weed Control: Control weeds by mechanical means so as to cause minimal damage to planted materials.

B. Watering: Water enough that moisture penetrates throughout root zone and only as frequently as necessary to maintain healthy growth.

C. Fertilization: Fertilize as Specified in the soils report.

D. Remove trash weekly.

E. Replace dead and missing plants at Contractor's expense.

3.05 IRRIGATION SYSTEM

A. The Contractor shall check weekly all systems for proper operation:
1. Check pressure regulator for correct pressure setting (PSI).
2. Check controller program for correct operation.

B. Set and program automatic controllers for seasonal water requirements. Give Owner's Authorized Representative's Authorized Representative a key to controllers and written instructions on how to turn off system in case of emergency.

C. Contractor is responsible for the complete operation and maintenance of the irrigation system except as noted herein (See 1.05 - Guarantee and Replacement).

D. Repair/correct all damages/malfunctions to irrigation system at Contractor's expense. Repairs shall be made within 1 watering period.

END OF SECTION 02970

Project No. 24-05

KIESEL • DESIGN
Kiesel Landscape Architecture, Inc.

375 E Main Street
Ventura, CA 93001
O: 805.947.0730
kieseldesign.com

Knoll Drive Recuperative Care Facility

2323 Knoll Drive
Ventura, CA 93003

GSA# CEO23100

APN# 084-0-051-015

Submittals:

#	DATE	NAME
1	10.24.24	Preliminary Plan
2	02.24.25	Schematic Drawings
3	05.15.25	Progress CD Set
4	5.30.25	Progress CD Set
5	06.15.25	1st City Submittal
6	3.20.26	Issue for Bid

LICENSED LANDSCAPE ARCHITECT
Jack Kiesel #5206
Signature
12.31.26
Renewal Date
03.20.26
Date
STATE OF CALIFORNIA

Type: For Bid

Initial Setup Date:
SEPT 09, 2024

Drawn By:

NAME	DATE
S. Colbert	06/2025

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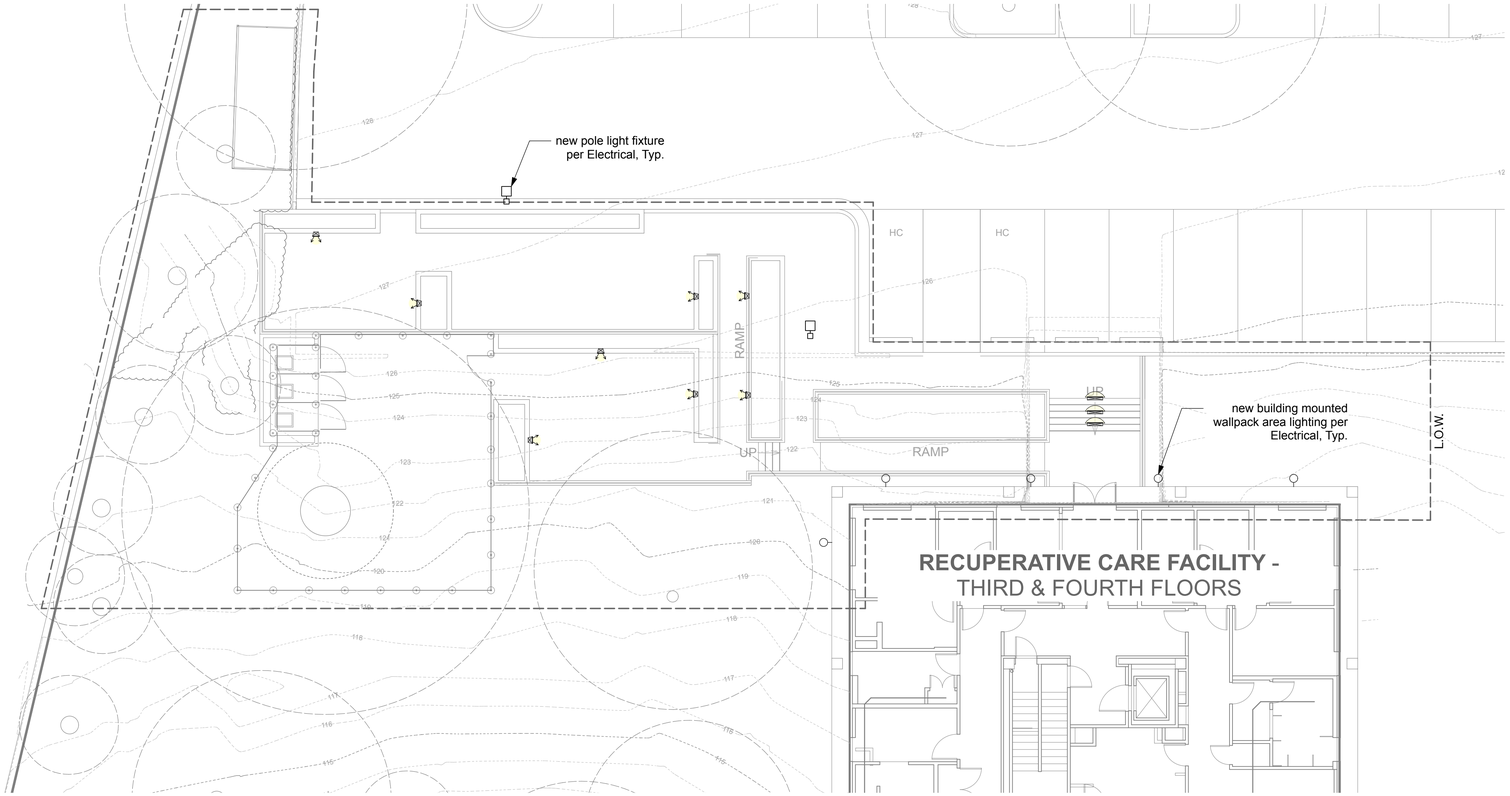
Title:

Maintenance Specifications

Sheet Number:

L3.5



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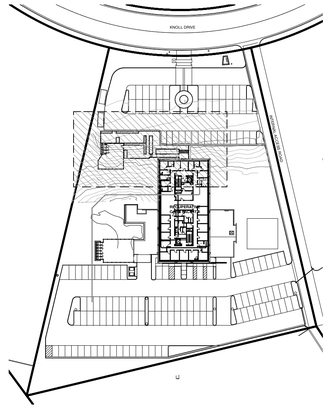
KEY MAP



Lighting General Notes

1. Electrical/lighting contractor to verify location of existing underground utilities prior to excavation. Repair any damage to existing utilities, pipes or related facilities at contractor's expense and in a manner approved by General Contractor. Notify Landscape Architect of any discrepancies in the layout of work prior to excavation of any work.

2. Landscape Architect shall be notified 48 hours in advance of any site inspections.

3. All electrical installations and wiring by others. Electrical/lighting contractor shall provide sleeves for all lighting conduit underneath paved areas.

4. For timers and switches refer to Electrical Engineer's plan.

5. Install all fixtures per manufacturer's recommendations.

6. There shall be required observations by Landscape Architect prior to execution of any work including after staking, prior to pouring concrete, prior to backfilling and rough grading, in addition to inspection of all required sleeving.

7. Electrical/lighting contractor to orchestrate safety lighting and proposed mood lighting/optics to maximize performance.

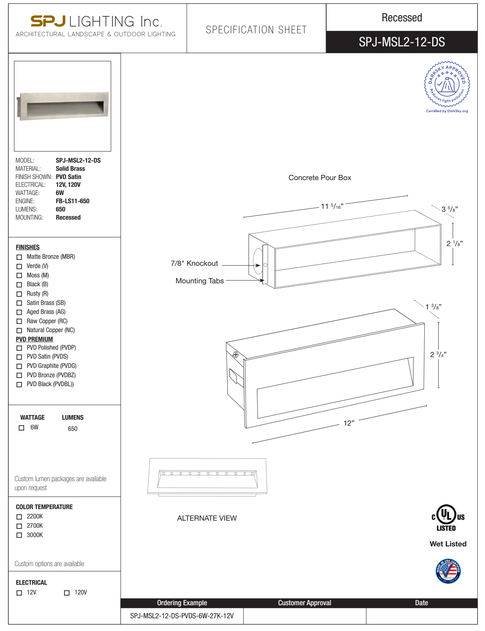
8. Electrical Engineer to confirm voltage prior to ordering. All proposed landscape lighting can be specified between 8-15V.

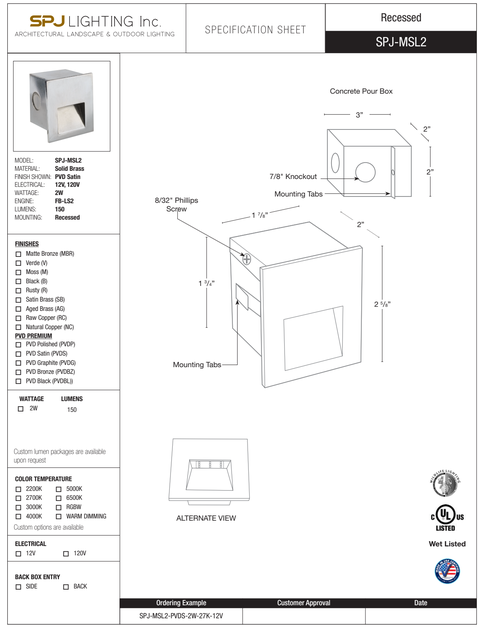
9. Recommend on-site nighttime landscape lighting walk-through to confirm optics (i.e. spot, wide-angle, flood) for accent lighting prior to ordering. Fixtures should provide the minimum intensity needed for the intended lighting of sculptural plantings.

10. In general, all outdoor landscape lighting shall be designed and oriented to control glare, minimize light trespass onto adjacent properties, minimize direct upward light emission, promote effective security, and avoid interference with the safe operation of motor vehicles.

Lighting Legend

Proposed Fixture	Type	# of fixtures	Manufacturer	Description	Comments
	FX-1	8	SPJ Lighting	LED Recessed Wall Light	SPJ-MSL2-PVDS-2W-27K-12V (PVD satin finish, installed throughout) 2" deep back box
	FX-2	3	SPJ Lighting	LED Recessed Step Light	SPJ-MSL2-12-DS-PVDS-6W-27K-12V (PVD satin finish, wall lights for entry stairwell) 3 5/8" deep back box
		11 TOTAL FIXTURES			
T	FX-3	1	SPJ	Transformer 150W FB-150-120M12	Not rated for underwater fixtures Located in the field by Electrician in coordination W/ Owner





Project No. **24-05**

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Title:

Lighting Plan

Sheet Number:

L4.1