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ROSEVILLE, CALIFORNIA
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SHATTUCK ANIMAL CARE CLINIC

2573 SHATTUCK AVENUE
BERKELEY, CALIFORNIA

APPROVED FOR THE OWNER BY:

APPROVED FOR THE DESIGNER BY:

ISSUE	DESCRIPTION	DATE
△	-	00.00.00

STAMP:

REF NORTH:

SCALE:

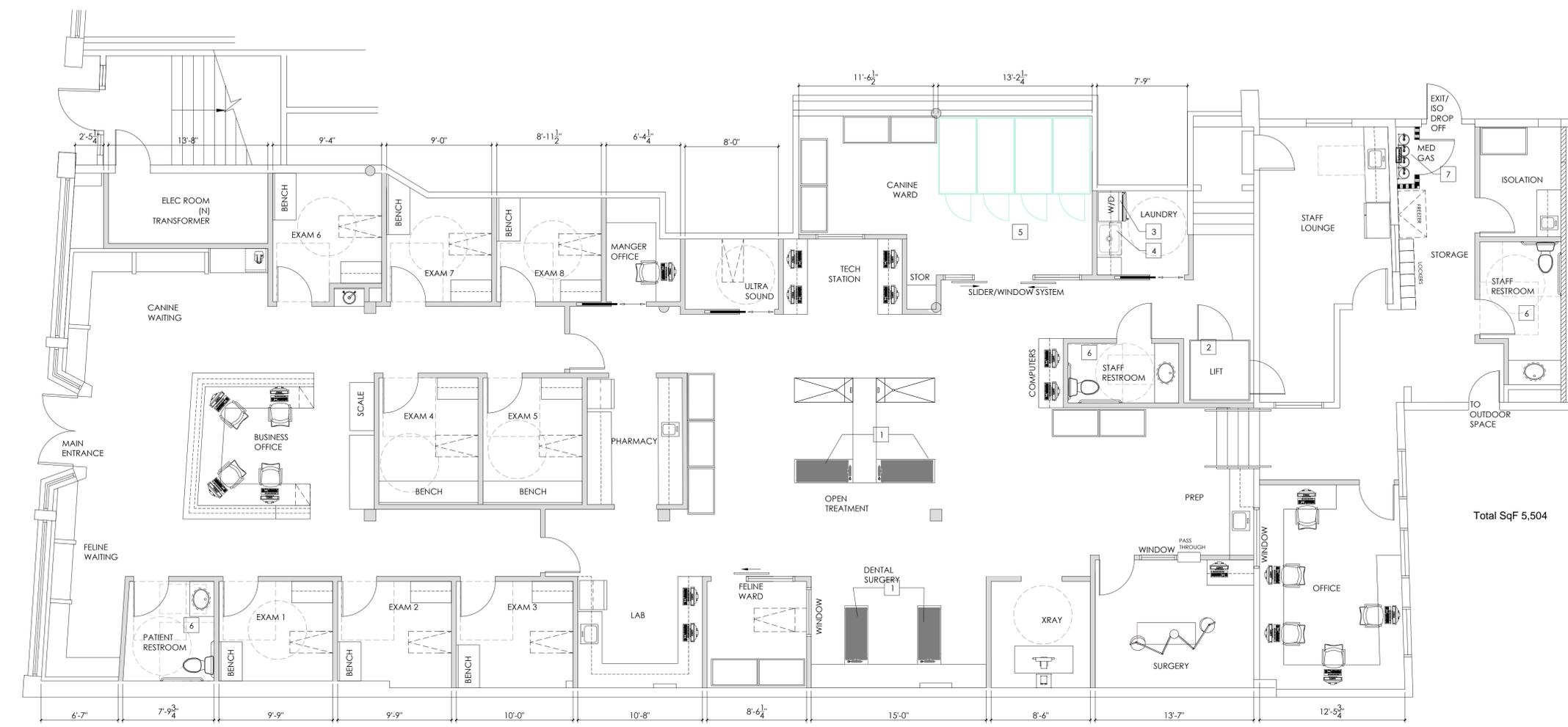
PROJECT NO: 231025

DRAWN BY: JR PLOT DATE: 011.01.2023

SHEET NO:

FLOOR PLAN

A3.0



FLOOR PLAN SCALE: 3/16" = 1'-0"

WALL LEGEND

- (E) PARTITION TO REMAIN
- (N) FULL HEIGHT FIRE PARTITION, ONE-HOUR RATED CONSTRUCTION, 25 GA 3 3/8" METAL STUDS @ 24" OC WITH 5/8" TYPE "X" GYP BD ON EACH SIDE. SEE DETAILS
- (N) CEILING HEIGHT PARTITION, 25 GA 3 3/8" METAL STUDS @ 24" OC WITH 5/8" TYPE "X" GYP BD ON EACH SIDE. SEE DETAILS

KEY NOTES

- 1 WET EXAM TABLE
- 2 ADA LIFT, SIZE TBD
- 3 STACKED FRONT LOADING WASHER/DRYER
- 4 MOP SINK W/WATER HEATER ABOVE
- 5 INSTALL FLOOR DRAIN & HOSE BIB
- 6 NEW RESTROOM PLUMBING FIXTURES
- 7 ONE HOUR RATED MEDICAL GAS ROOM W/PROPER VENTILATION. SEE MED GAS ROOM NOTES

MED GAS ROOM NOTES

1. MEDICAL GAS CYLINDERS @ MED GAS ROOM TO CONSIST OF TWO (2) 10" OXYGEN & TWO (2) NITROUS TANKS WITHIN THE ROOM. TANKS SHALL BE FLOOR MOUNTED AND STRAPPED TO WALL MOUNTS. THE FOUR TANKS SHALL BE LESS THAN 56" IN HEIGHT. IN TOTAL THE FOUR TANKS WILL HOLD LESS THAN 1000 TOTAL CUBIC SQUARE FEET OF GAS STORED AT ANY ONE TIME.
2. ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723 BASED ON THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
3. PER 2022 CFC SECTION 5306.2.1 - A 1 HOUR EXTERIOR ROOM SHALL BE A ROOM OR ENCLOSURE SEPARATED FROM THE REMAINDER OF THE BUILDING BY FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OF THE CBC OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711 OF THE CBC OR BOTH WITH A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR. OPENINGS BETWEEN THE ROOM OR ENCLOSURE AND INTERIOR SPACES SHALL BE SELF-CLOSING SMOKE & DRAFT-CONTROL ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR. ROOMS SHALL HAVE NOT LESS THAN ONE EXTERIOR WALL THAT IS PROVIDED WITH NOT LESS THAN 2 NON-CLOSABLE LOUVERED VENTS. EACH VENT SHALL A MIN FREE OPENING AREA OF 36 SQUARE INCHES AT NORMAL TEMPERATURE AND PRESSURE OF GAS STORED IN THE ROOM AND SHALL BE NOT LESS THAN 72 SQUARE INCHES IN AGGREGATE FREE OPENING AREA. ONE VENT SHALL BE WITHIN 6" OF THE FLOOR AND ONE SHALL BE WITHIN 6" OF THE CEILING. ROOMS SHALL BE PROVIDED WITH NOT LESS THAN ONE AUTOMATIC SPRINKLER TO PROVIDE CONTAINER COOLING IN CASE OF FIRE.
3. PER 2022 CFC SECTION 5306.2.2 - WHERE AN EXTERIOR WALL CANNOT BE PROVIDED FOR THE ROOM, AUTOMATIC SPRINKLERS SHALL BE INSTALLED WITHIN THE ROOM. THE ROOM SHALL BE EXHAUSTED THROUGH A DUCT TO THE EXTERIOR. SUPPLY AND EXHAUST DUCTS SHALL BE ENCLOSED IN A 1-HOUR RATED SHAFT ENCLOSURE FROM THE ROOM TO THE EXTERIOR. APPROVED MECHANICAL VENTILATION SHALL COMPLY WITH CMC AND BE PROVIDED AT A MIN RATE OF 1 CUBIC FOOT PER MINUTE PER SF OF THE AREA OF THE ROOM.
4. MED GAS ROOM IS A 1 HOUR RATED ENCLOSURE. FIRE RATED PARTITIONS SHALL BE BUILT TO ROOF DECK. VENTILATE/EXHAUST ROOM THROUGH DUCTS TO THE EXTERIOR. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.

SHEET NOTES

1. REFER TO SHEET A6.0 FOR ALL DOOR AND WINDOW NOTES AND TYPES.
2. INSTALL A SMOOTH, HARD, NONABSORBENT SURFACE ON RESTROOM FLOORS THAT EXTENDS UP ONTO THE WALLS AT LEAST 4". ALSO, SPECIFY A SMOOTH, HARD, NONABSORBENT SURFACE ON THE RESTROOM WALLS TO A HEIGHT OF 4'-0" ABOVE THE FLOOR WITHIN 2'-0" OF THE WATER CLOSET.
2. 11B-308 REACH RANGES:
2022CBC SECTION 11B-308.2 FORWARD REACH:
11B-308.2.1 UNOBSTRUCTED, WHERE FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
11B-308.2.2 OBSTRUCTED HIGH REACH: WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION, THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX AND THE REACH DEPTH SHALL BE 25" MAX.
3. 2022 CBC SECTION 11B-308.3 SIDE REACH:
11B-308.3.1 UNOBSTRUCTED, WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX AND THE LOW SIDE REACH SHALL BE 15" MIN ABOVE THE FINISH FLOOR OR GROUND.
4. PER 2022 CBC SECTION 11B-904.4.1 PARALLEL APPROACH TO SALES & SERVICE COUNTERS: A PORTION OF THE COUNTER SURFACE THAT IS 36" LONG MIN AND 34" HIGH MAX ABOVE FINISH FLOOR SHALL BE PROVIDED. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE 36" MIN LENGTH OF COUNTER. PER 11B-305.3 SIZE, THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30" MIN BY 48" MIN.
5. ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723 BASED ON THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.

42 ft 8 in

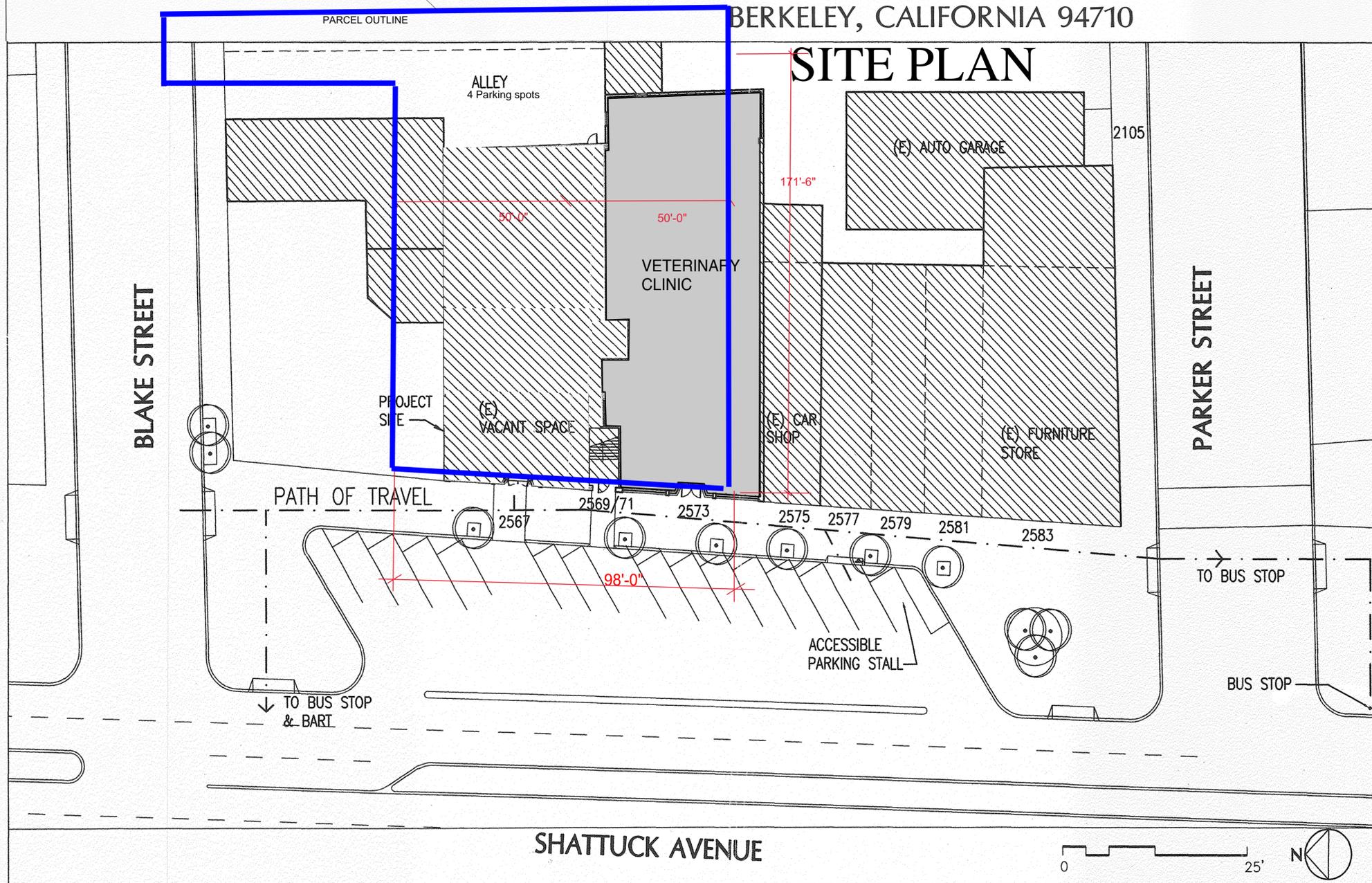
118 ft 8 in

Total SqF 5,504

SHATTUCK ANIMAL CARE CLINIC

2573 SHATTUCK AVENUE
BERKELEY, CALIFORNIA 94710

SITE PLAN



PROJECT DESCRIPTION

INTERIOR IMPROVEMENTS
DEFERRED SUBMITTALS (DESIGN-BUILD)
 ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS TO BE DESIGN-BUILD UNDER SEPARATE PERMITS.
 CONTRACTOR TO OBTAIN PERMIT AND PAY REQUIRED FEES.
NOTE:
 ALL DEFERRED SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OF RECORD PRIOR TO BEING SUBMITTED FOR PERMIT.

DRAWING INDEX

- ARCHITECTURAL**
- A-1 COVER SHEET
 - A-2 DEMOLITION PLAN
 - A-3 FLOOR PLAN
 - A-4 REFLECTED CEILING PLAN
 - A-5 INTERIOR ELEVATIONS
 - A-6 INTERIOR ELEVATIONS
 - A-7 DOOR/WINDOW SCHEDULES & DETAILS
 - A-8 ROOM FINISH SCHEDULES & DETAILS
 - A-9 POWER & SIGNAL PLAN, SPECIFICATIONS

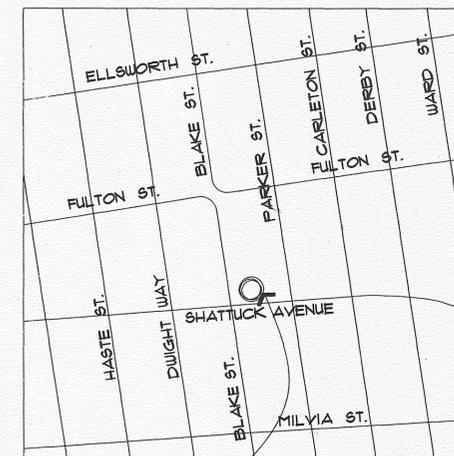
PROJECT ROSTER

ARCHITECT	OWNER
LJ2 INTERIORS	DR LEAH ISAACSON DVM
520 VERNON ST	DR THOMAS MINTURN DVM
ROSEVILLE, CA	2573 SHATTUCK AVE.
(916) 303-4343	BERKLEY, CA

SYMBOLS

- | | | | |
|---------------------|--|--------------------|--|
| SECTION REFERENCE | | INTERIOR ELEVATION | |
| PROPERTY LINE | | | |
| GRID LINE REFERENCE | | | |
| DOOR MARK | | | |
| WINDOW MARK | | | |
| ROOM NUMBER | | | |

LOCATION MAP



PROJECT LOCATION

REVISIONS

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BERKELEY, CA

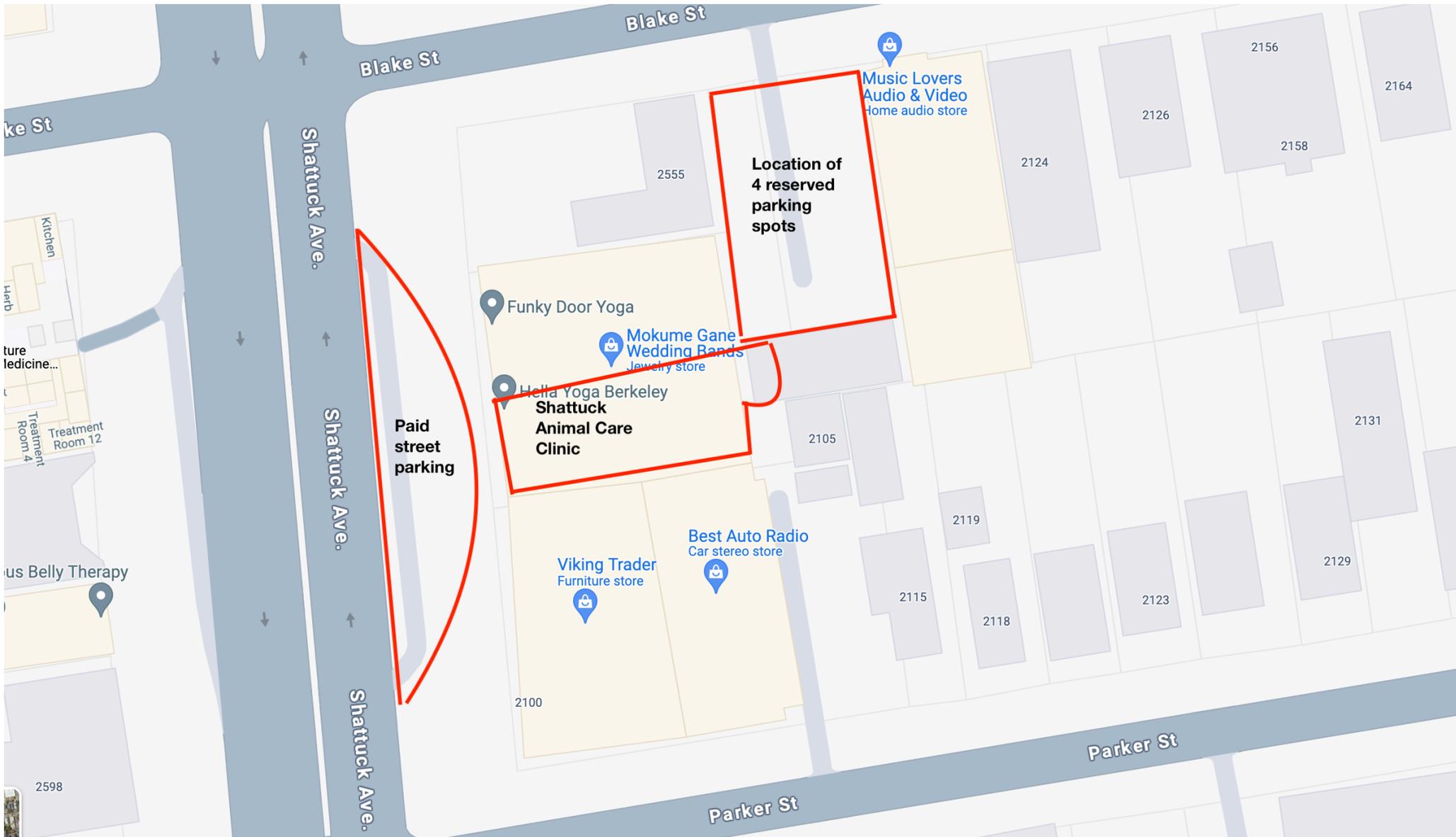
PERMIT SUBMITTAL

COVER SHEET

DATE: 5/24/2023
JOB:
DRAWN:

A-1





Paid street parking

Location of 4 reserved parking spots

Funky Door Yoga

Mokume Gane
Wedding Bands
Jewelry store

Hella Yoga Berkeley
Shattuck
Animal Care
Clinic

Viking Trader
Furniture store

Best Auto Radio
Car stereo store

Music Lovers
Audio & Video
Home audio store

ke St

Shattuck Ave.

Shattuck Ave.

Shattuck Ave.

Blake St

Parker St

Parker St

Kitchen
Herb

ture
medicine...

Treatment
Room 4
Treatment
Room 12

us Belly Therapy

2598

2555

2100

2105

2119

2115

2118

2123

2129

2124

2126

2156

2158

2164

2131